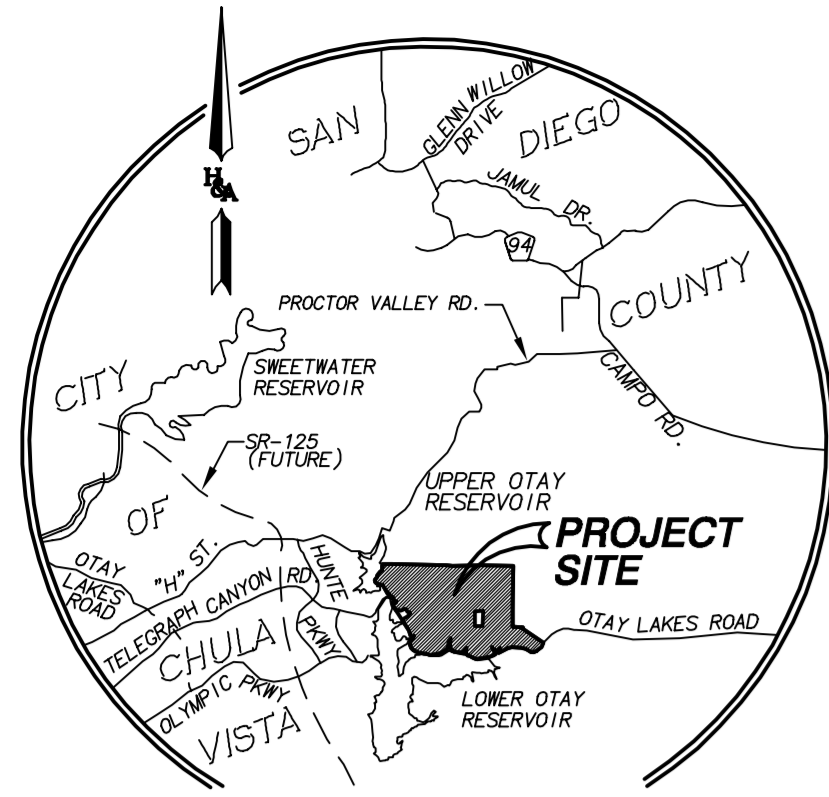


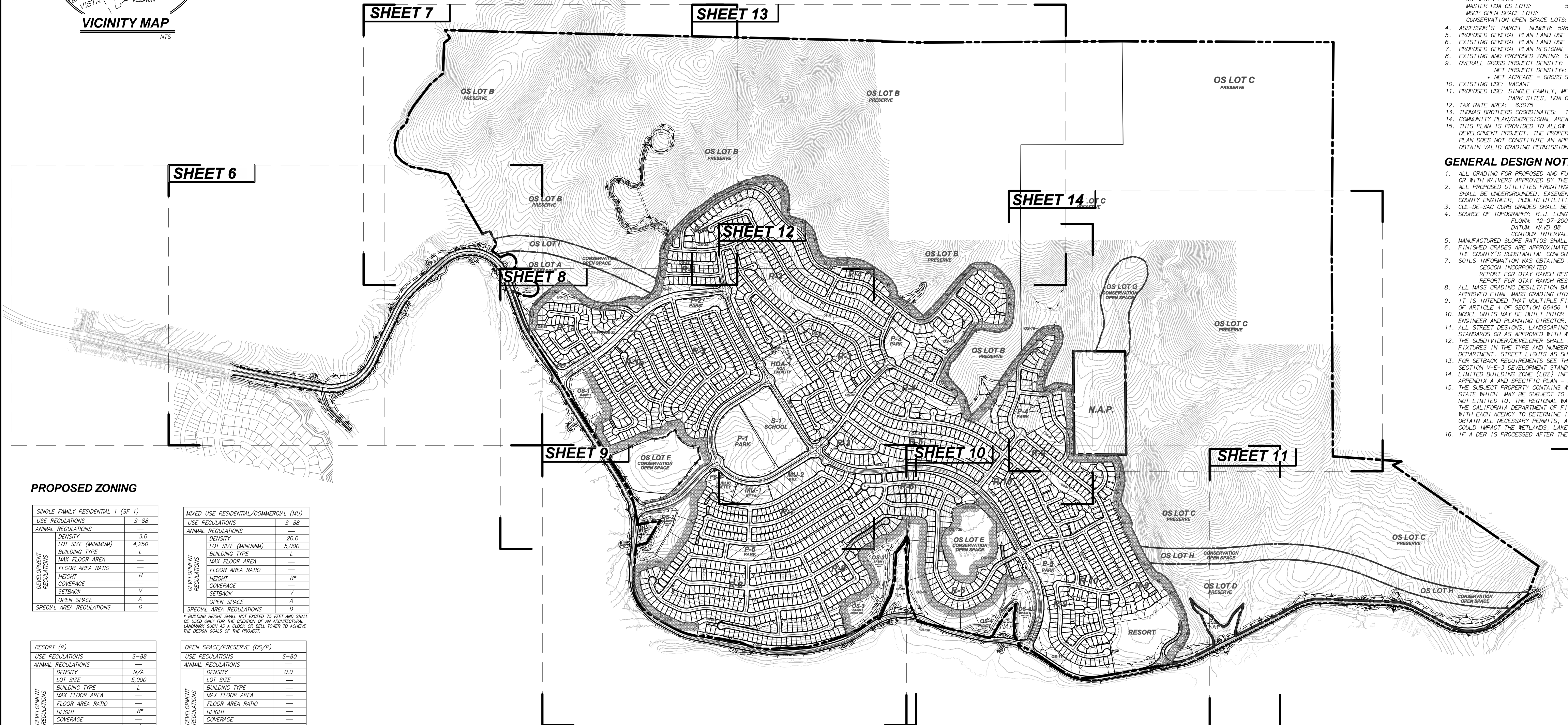
REPLACEMENT TENTATIVE MAP / PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)

County Of San Diego, California



VICINITY MAP NTS



KEY MAP SCALE: 1"=500'

GENERAL NOTES

- 1. TOTAL PROPOSED PROJECT GROSS SITE AREA: 1869.0 ACRES
2. TOTAL NUMBER OF UNITS: 1,938
SINGLE FAMILY: 1,881
MULTIFAMILY: 57
3. TOTAL NO. LOTS: 1,962
SF RESIDENTIAL LOTS: 1,881
NE.1. R-14: 46
NE.1. R-1B: 101
NE.1. R-2: 213
NE.1. R-3: 288
NE.1. R-4: 284
NE.1. R-5: 54
NE.1. R-6: 145
NE.1. R-7: 187
NE.1. R-8: 249
NE.1. R-9: 205
NE.1. R-10: 109
PUBLIC SAFETY LOTS: 1 (PS-1)
SCHOOL LOTS: 1 (S-1)
MIXED USE LOTS: 2 (MU-1, MU-2)
HOA FACILITY LOT: 1 (HOA-1)
RESORT LOT: 1
PARK LOTS: 6 (P-1 THROUGH P-6)
OS BASIN LOTS: 4 (OS-1 THROUGH OS-4)
MASTER HOA OS LOTS: 58 (SEE TAB SHEET 17)
MSP OPEN SPACE LOTS: 4 (OS-A THROUGH OS-D)
CONSERVATION OPEN SPACE LOTS: 5 (OS-E, OS-F, OS-G, OS-H AND OS-I)
ASSESSOR'S PARCEL NUMBER: 598-130-04, 05, 06, 07 & 598-140-04, 05, 06 & 647-020-14, 647-030-05
5. PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
6. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: CURRENT URBAN DEVELOPMENT AREA (CUDA) & ECA
8. EXISTING AND PROPOSED ZONING: OSB SPECIFIC PLAN AND OS-B OPEN SPACE
9. OVERALL GROSS PROJECT DENSITY: 1.04 D.U./AC. (1,938 D.U. / 5/1869.0 GROSS AC.)
NET PROJECT DENSITY: 2.54 D.U./AC. (1,938 D.U. / 761.8 NET AC.)
* NET ADJACENT TO GROSS SITE AREA MINUS PRESERVE AREA
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MIXED USE, PUBLIC SAFETY, SCHOOL SITE, PARK SITES, HOA OPEN SPACE, PRESERVE OPEN SPACE
12. TAX RATE AREA: 63075
13. THOMAS BROTHERS COORDINATES: 1312 B2 THRU C2 AND B2 THRU B6
14. COMMUNITY PLAN/SUBREGIONAL AREA: OTAY SUBREGIONAL PLAN ACT
15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL, TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- 1. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH WAIVERS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. (SEE SHEET 3 FOR WAIVERS)
2. ALL PROPOSED UTILITIES FRONTING OR ALONG THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT SHALL BE UNDERGRADED. EASEMENTS SHALL BE PROVIDED, REMOVED OR RE-LOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. OLE-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
4. SOURCE OF TOPOGRAPHY: R. J. LUND FLOWN: 12-07-2000 & 04-20-2009 DATUM: NAVD 88 CONTOUR INTERVALS: 2' / 10' FEET
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 CUT, 2:1 FILL MAX).
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL GOVERNANCE.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GEORGE HADZOPOLAKIS, R. J. LUND REPORT FOR OTAY RANCH RESORT VILLAGE DATED 3-19-10
8. ALL MASS GRADING OSCILLATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
9. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66406, 1 OF THE SUBDIVISION MAP ACT.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. ALL STREET PAVEMENT, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
12. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
13. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION V-E-3 DEVELOPMENT STANDARDS FOR TABLE 8-SETBACK TABLE.
14. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, APPENDIX A AND SPECIFIC PLAN - PRESERVE CODE PLAN EXHIBIT D.
15. THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
16. IF A DER IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

PROPOSED ZONING

Table with 2 columns: Zoning Type (SINGLE FAMILY RESIDENTIAL 1 (SF 1)), Use Regulations (S-8B), Animal Regulations (3.0), Density (4,250), etc.

Table with 2 columns: Zoning Type (MIXED USE RESIDENTIAL/COMMERCIAL (MU)), Use Regulations (S-8B), Animal Regulations (20.0), Density (5,000), etc.

Table with 2 columns: Zoning Type (RESORT (R)), Use Regulations (S-8B), Animal Regulations (N/A), Density (5,000), etc.

Table with 2 columns: Zoning Type (OPEN SPACE/PRESERVE (OS/P)), Use Regulations (S-80), Animal Regulations (0.0), Density (5,000), etc.

LEGEND

- Subdivision Boundary, Proposed Lot Line, Proposed Neighborhood Boundary, Existing Lot Number, Proposed Lot Number, Proposed Residential Neighborhood, Proposed HOA Lot, Proposed Open Space, Proposed Earthen Swale, Existing Earthen Swale, Proposed Terrace Drain, Proposed Brown Ditch, Proposed Riprap, Proposed Easement Line, Existing Easement Line, Title Report Item No., Proposed Fill Slope, Proposed Cut Slope, Proposed Percent of Street Grade, Proposed Sewage Force Main, Proposed Bio-Filtration Units.

LEGAL DESCRIPTION

SEE SHEET 18

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT RAW CUT: APPROXIMATELY 14,000,000 C.Y. RAW FILL: APPROXIMATELY 14,000,000 C.Y. TOTAL GRADED AREA: APPROXIMATELY 715.0 ACRES

GRADING QUANTITIES SHOWN REPRESENT RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

CONDOMINIUM NOTE

THIS MAP PROPOSES CONDOMINIUMS AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SITES PROPOSED FOR CONDOMINIUM UNITS ARE MU-1, THE 57 UNIT MIXED USE SITE AND THE RESORT SITE WHERE TOTAL NUMBER UNITS ARE TO BE DETERMINED. THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

PUBLIC UTILITIES AND DISTRICTS

- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
WATER: OTAY MUNICIPAL WATER DISTRICT
SEWER: CITY OF CHULA VISTA
POLICE: COUNTY SHERIFF'S DEPARTMENT
SCHOOLS: CHULA VISTA ELEMENTARY AND SWEETWATER UNION HIGH
FIRE: SAN DIEGO COUNTY FIRE AUTHORITY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 18 & 19 ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-40.1(b) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ABBREVIATIONS

- FP FLOOD PLAIN S SEWER
VC VERTICAL CURVE # WATER
MH MANHOLE RW RECLAIMED WATER
ROP REINFORCED CONCRETE PIPE IE INVERT ELEVATION
SD STORM DRAIN R/W RIGHT OF WAY
NTS NOT TO SCALE PL PROPERTY LINE
ELEV ELEVATION GB GRADE BREAK
FL FLOW LINE PI POINT OF INTERSECTION (V.C.)
TW TOP OF WALL P PAD ELEVATION
BW BOTTOM OF WALL SF GROSS SQ. FT.
TF TOP OF FOOTING NSF NET SQ. FT.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 MAPLES STREET
SAN DIEGO, CA 92101
(858) 558-1400 FX
(858) 558-1414 FX

OWNERS/SUBDIVIDERS

LAKEVIEW 1, LLC (UNDIVIDED 30%)
A CALIFORNIA LIMITED LIABILITY COMPANY
LAKEVIEW 2, LLC (UNDIVIDED 70%)
A CALIFORNIA LIMITED LIABILITY COMPANY
(AS TENANTS IN COMMON)
610 WEST ASH STREET
SUITE 1500
SAN DIEGO, CA 92101
(619) 234-4050

REPRESENTATIVE

MOLLER OTAY LAKES INVESTMENT, LLC
IN C/O DANSK INVESTMENT GROUP
A DELAWARE LIMITED LIABILITY COMPANY
6581 COLLING DRIVE, SUITE 611
MOORPARK, CA 93021
(805) 278-7320

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEMAN" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS 14TH DAY OF OCTOBER, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

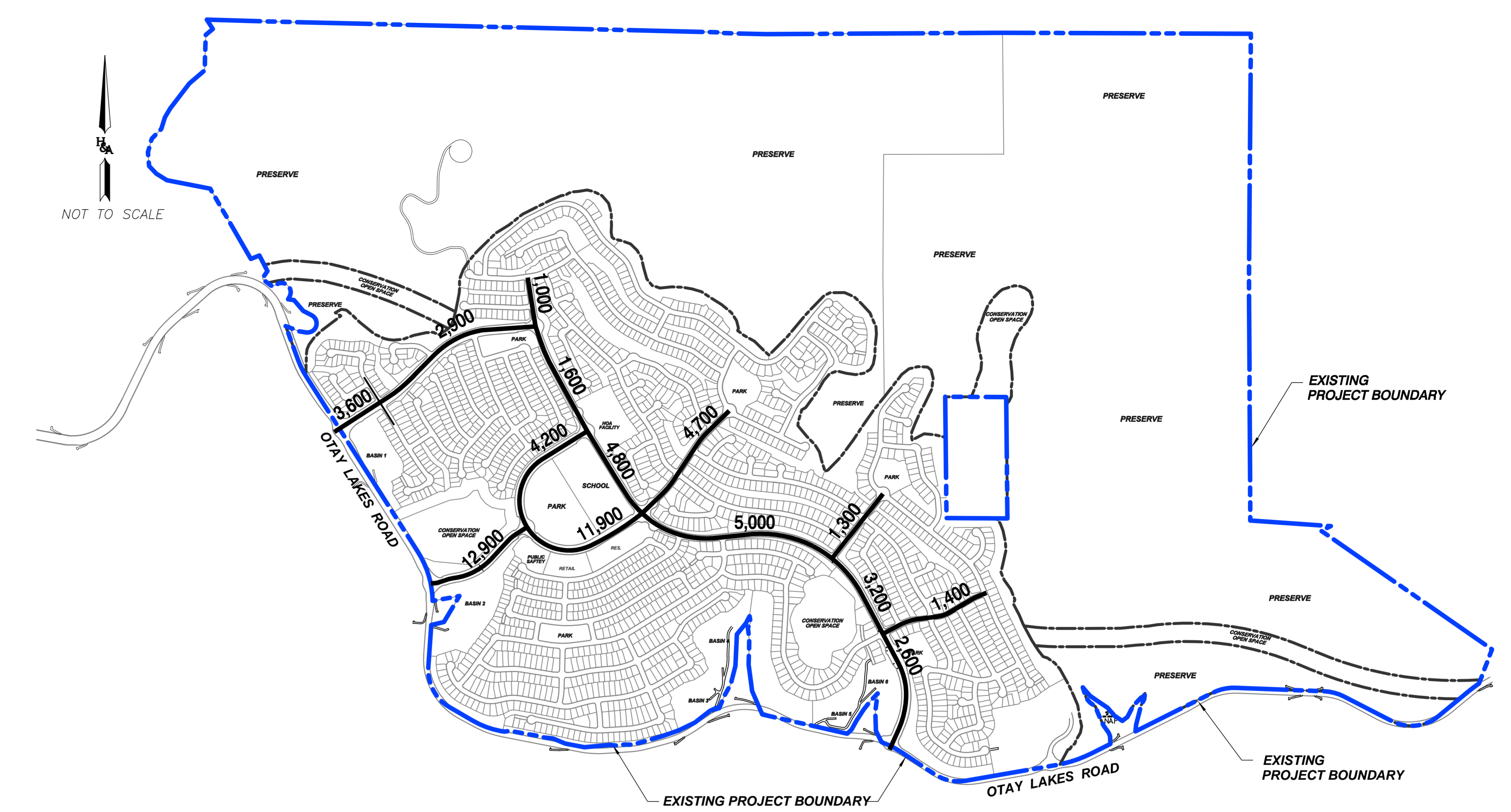
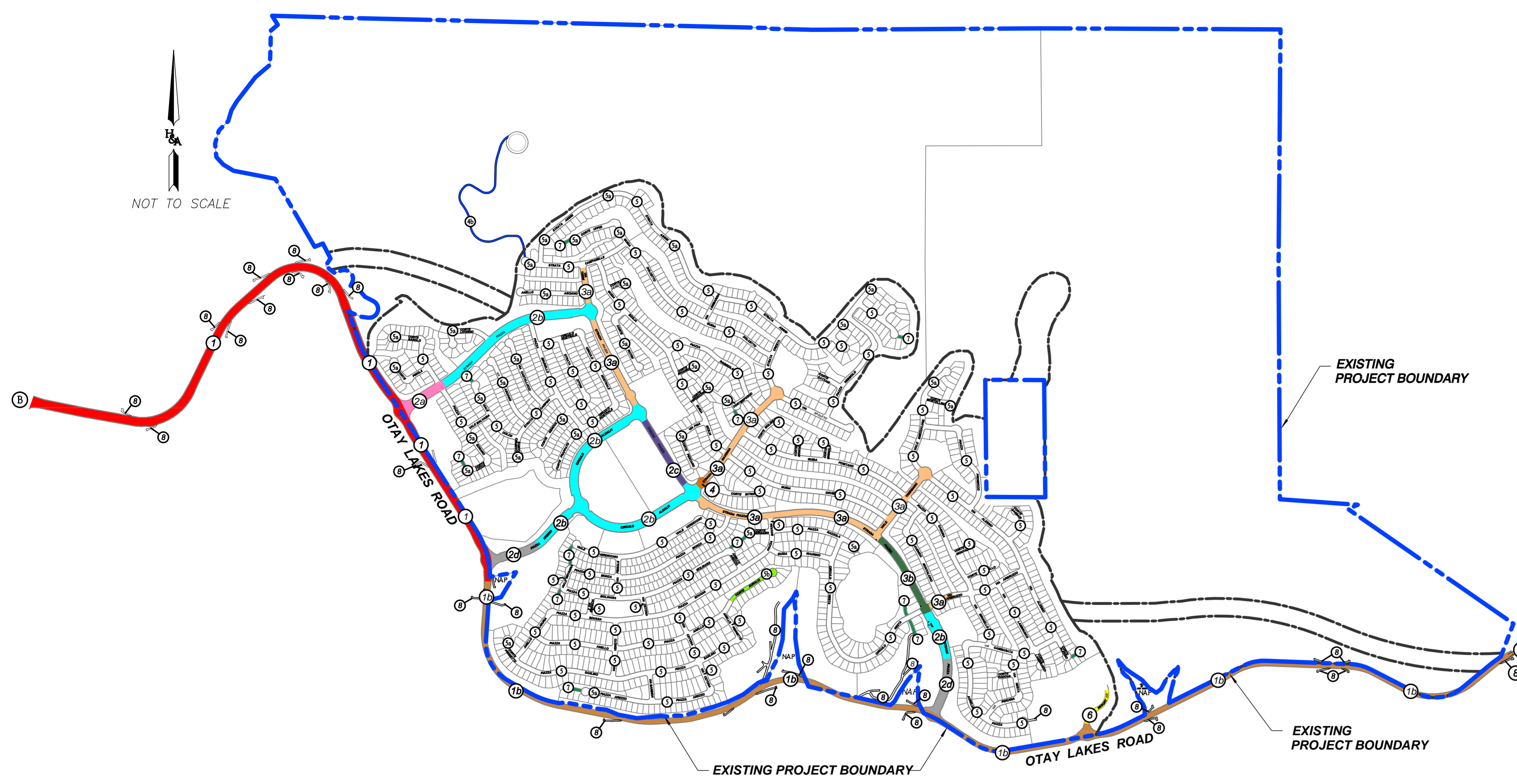
LAKEVIEW 1, LLC MOLLER OTAY LAKES INVESTMENT, LLC

LAKEVIEW 2, LLC

Notary seal for Alisa S. Vialpando, R.C.E., 47945, expires 12/31/19.

Table with 3 columns: NO., REVISIONS, DATE BY. Includes entries for 1st, 2nd, and 3rd submissions.

Prepared by: HUNSAKER & ASSOCIATES. Replacement Tentative Map / Preliminary Grading Plan, Otay Ranch Village 13 (EIR Alternative H), County Of San Diego, California. Sheet 1 of 20.

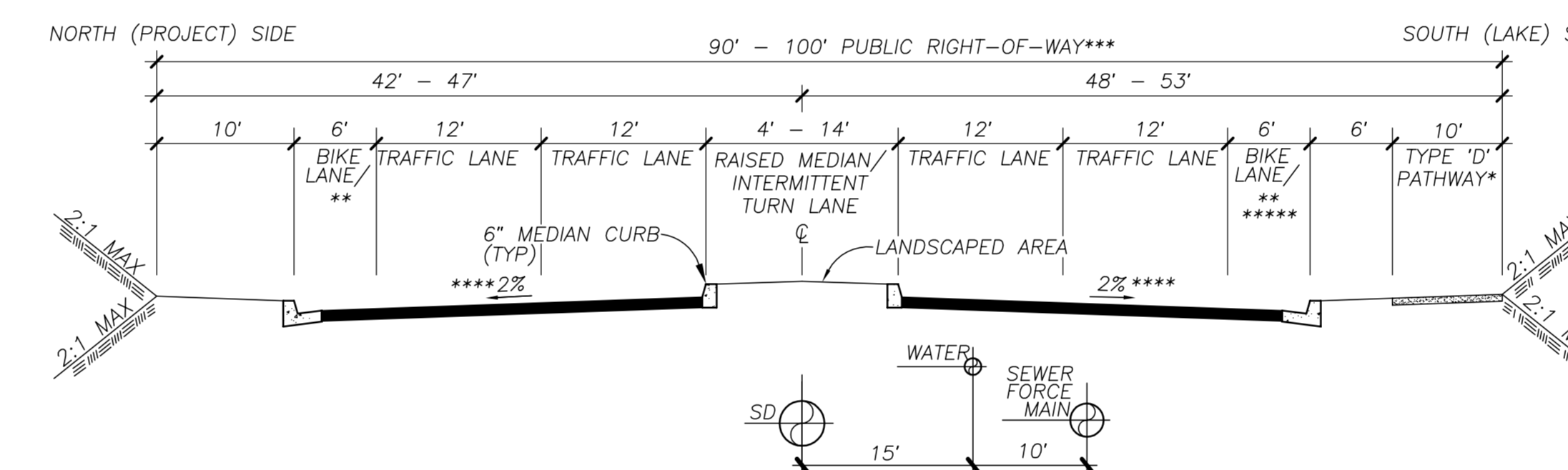


STREET CROSS SECTION INDEX

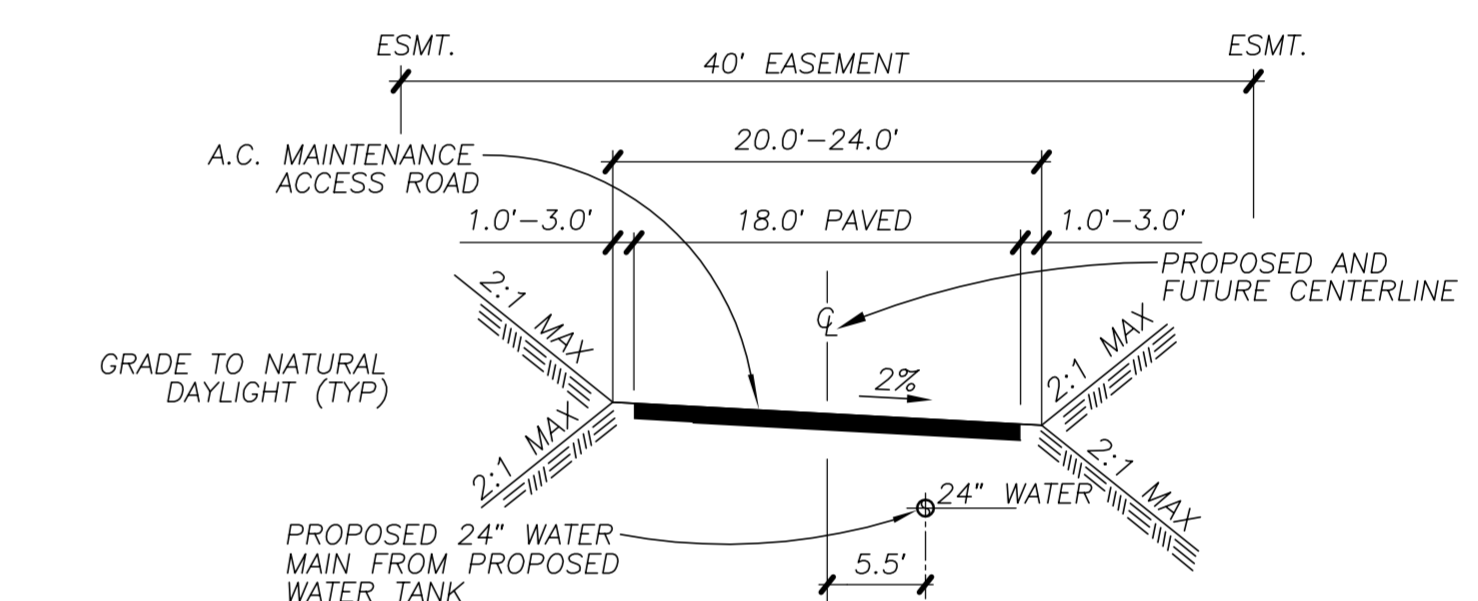
LEGEND

- 1 BOULEVARD WITH INTERMITTENT TURN LANES MODIFIED (90-100')
- 1b COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES MODIFIED (60')
- 2a BOULEVARD WITH MEDIAN (106')
- 2b LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (100')
- 2c LIGHT COLLECTOR (72')
- 2d BOULEVARD WITH MEDIAN (100')
- 3a MINOR COLLECTOR (68')
- 3b MINOR COLLECTOR (76')
- 4 GATED ENTRY RESIDENTIAL (90')
- 4b WATER TANK ACCESS ROAD (20')
- 5 RESIDENTIAL ROAD (56')
- 5a RESIDENTIAL CUL-DE-SAC ROAD (53')
- 5b RESIDENTIAL ROAD SINGLE LOADED (43.5')
- 6 RESORT ROAD (40')
- 7 PRIVATE ROAD (32')
- 8 BASIN/STORM DRAIN/HEADWALL MAINTENANCE ACCESS EASEMENT (15')

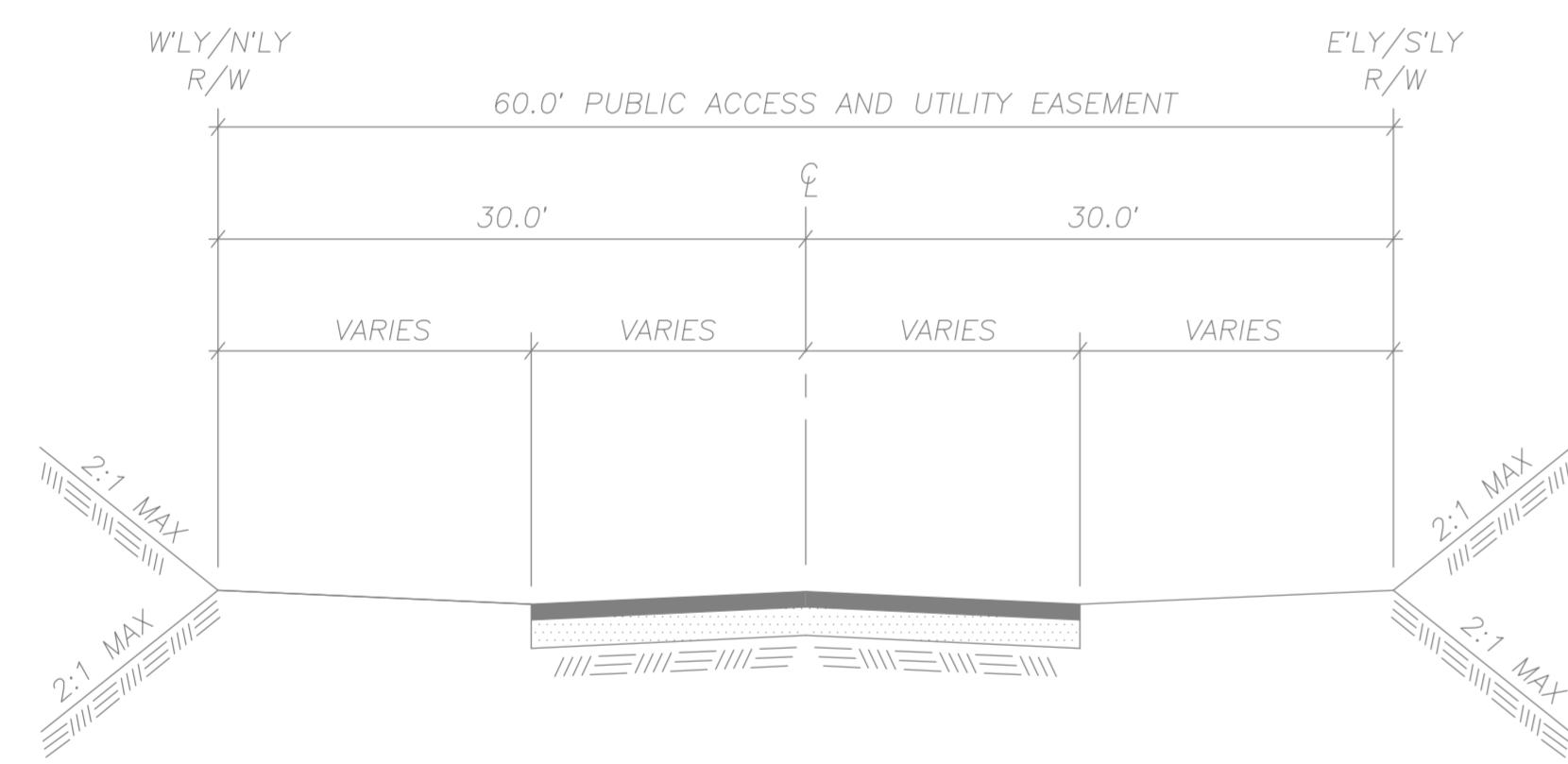
INTERNAL BACKBONE ROADWAY ADT'S



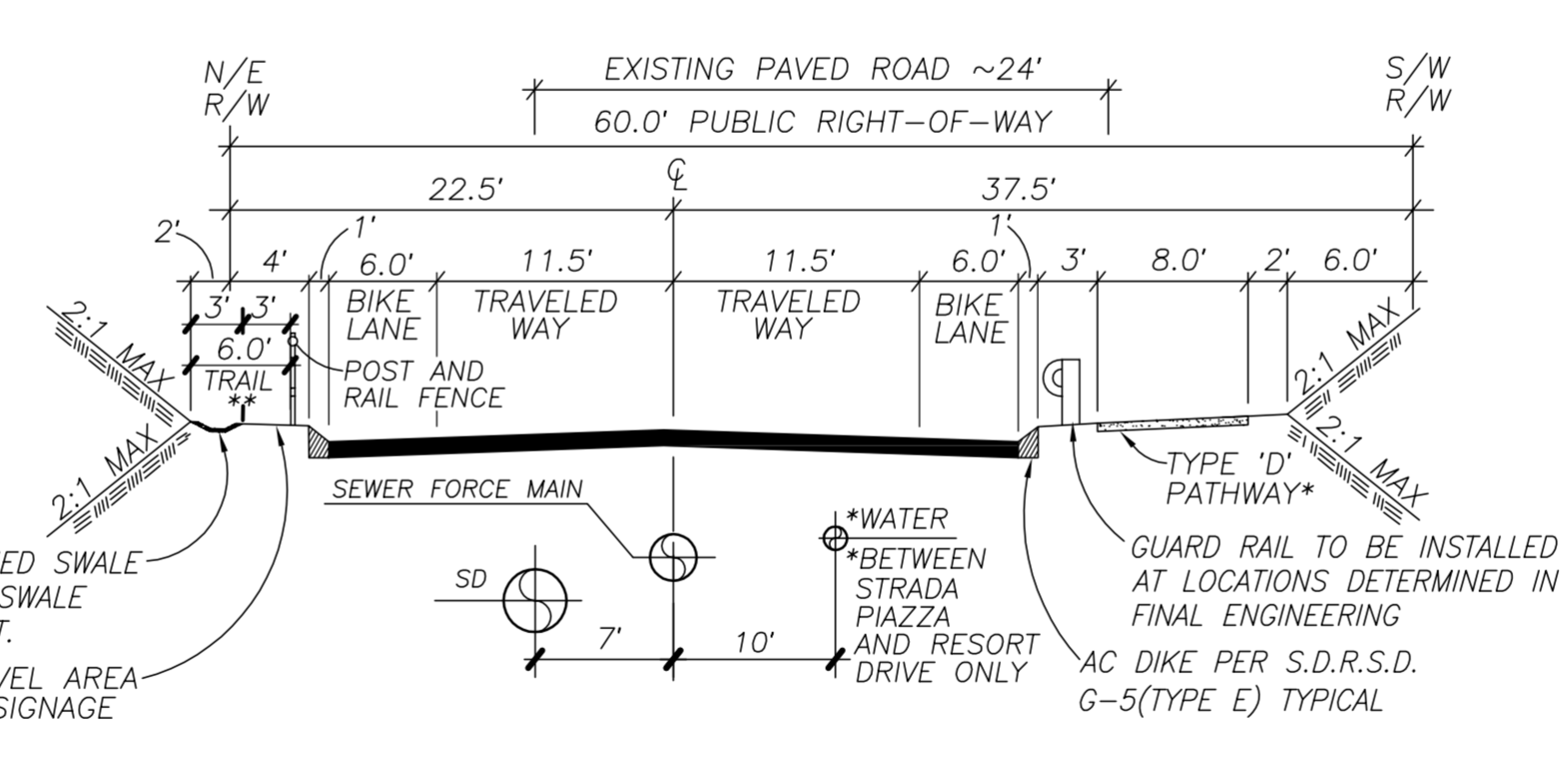
1 OTAY LAKES ROAD PUBLIC ROAD
BOULEVARD WITH INTERMITTENT TURN LANES (MODIFIED) NTS
*PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD.
**EMERGENCY REFUGE AREA.
***RIGHT OF WAY WIDTH VARIES FROM 90' TO 100' BETWEEN SECTIONS B AND 1b
****SEE PLAN FOR PRECISE SUPERELEVATION GRADES.
40 MPH DESIGN SPEED



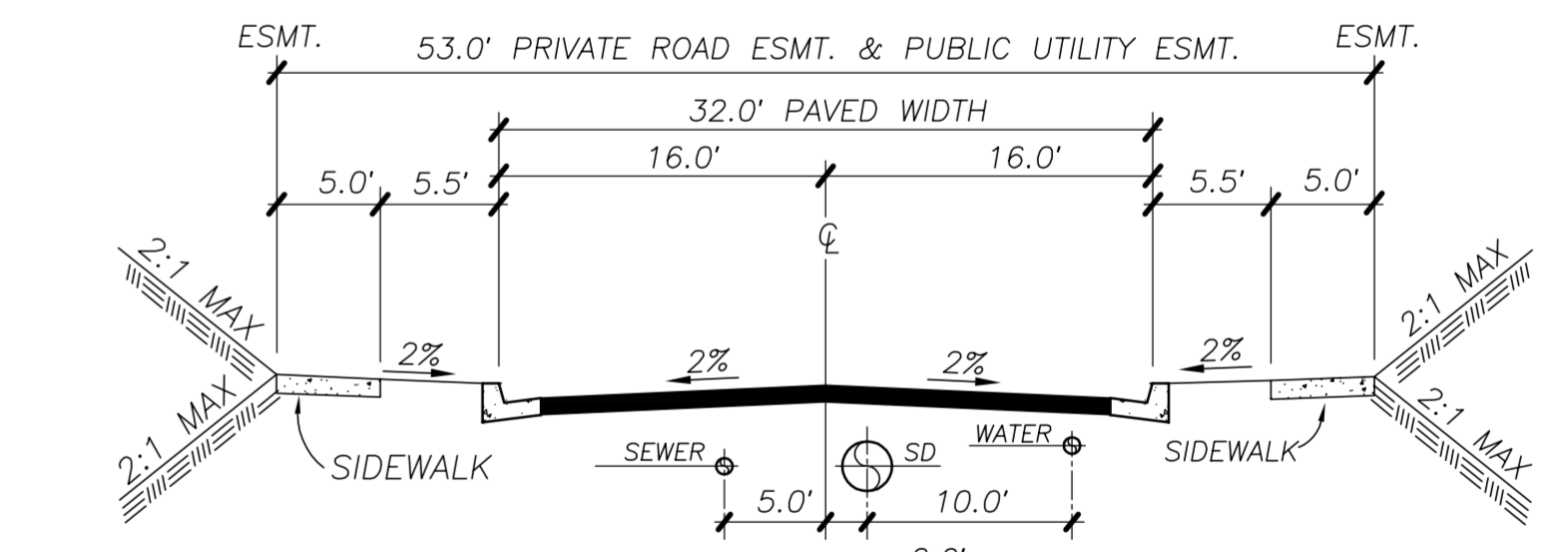
4b MAINTENANCE ACCESS ROAD TO PROPOSED WATER TANK PRIVATE ROAD NTS



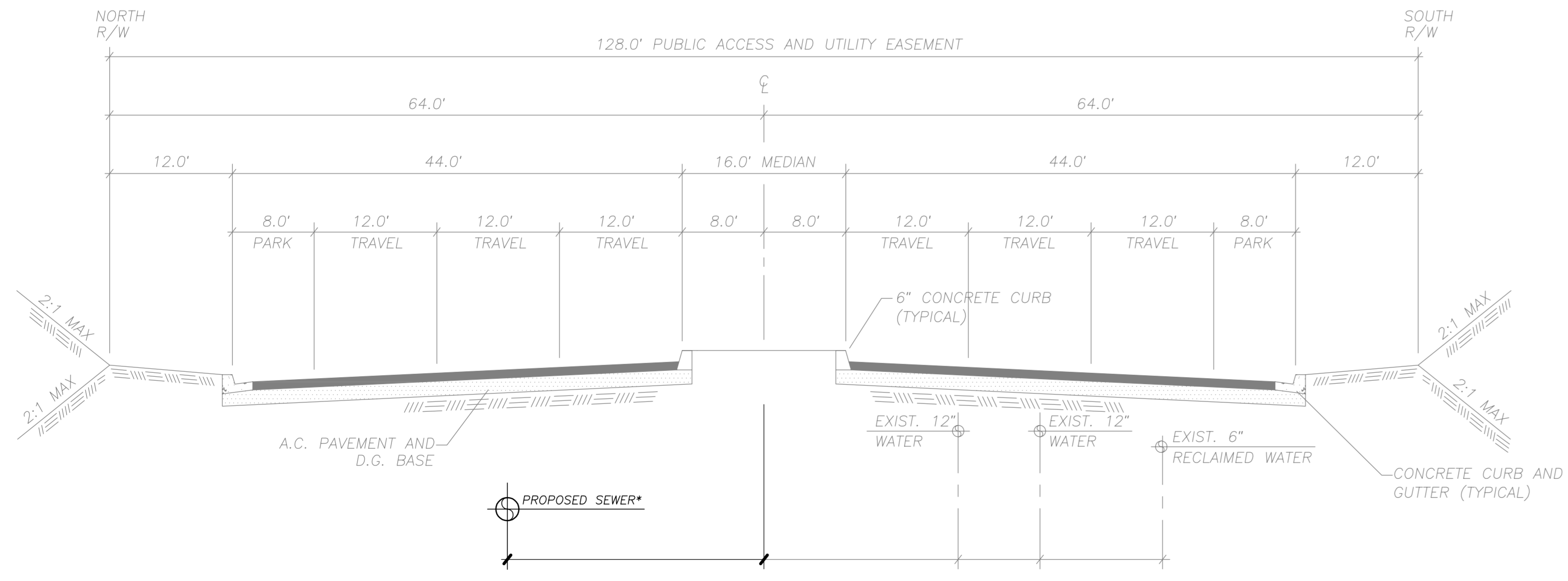
A EXISTING OTAY LAKES ROAD PUBLIC ROAD
45 MPH DESIGN SPEED NTS



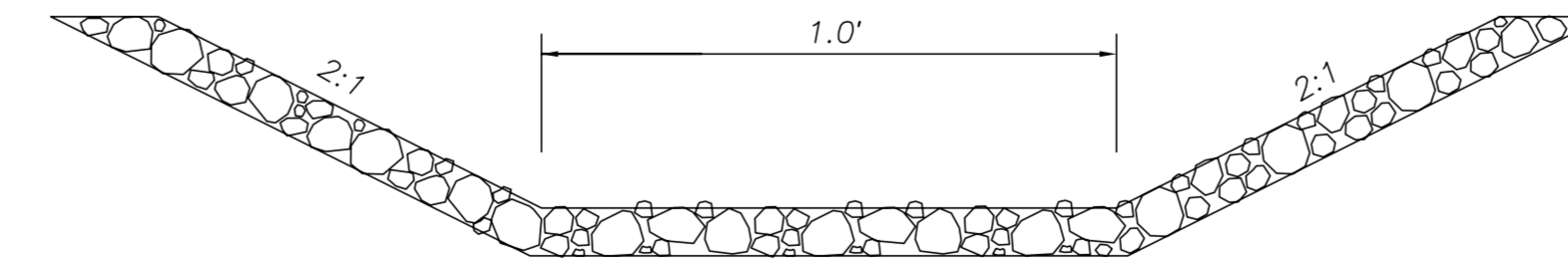
1b OTAY LAKES ROAD PUBLIC ROAD
COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES (MODIFIED) NTS
*PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD.
** TRAIL LOCATION SUBJECT TO FINAL DETERMINATION BETWEEN PIAZZA URBINO AND STRADA PIAZZA WHERE NO TRAIL IS PROPOSED, ROCK LINED SWALE WILL BE PROVIDED
40 MPH DESIGN SPEED



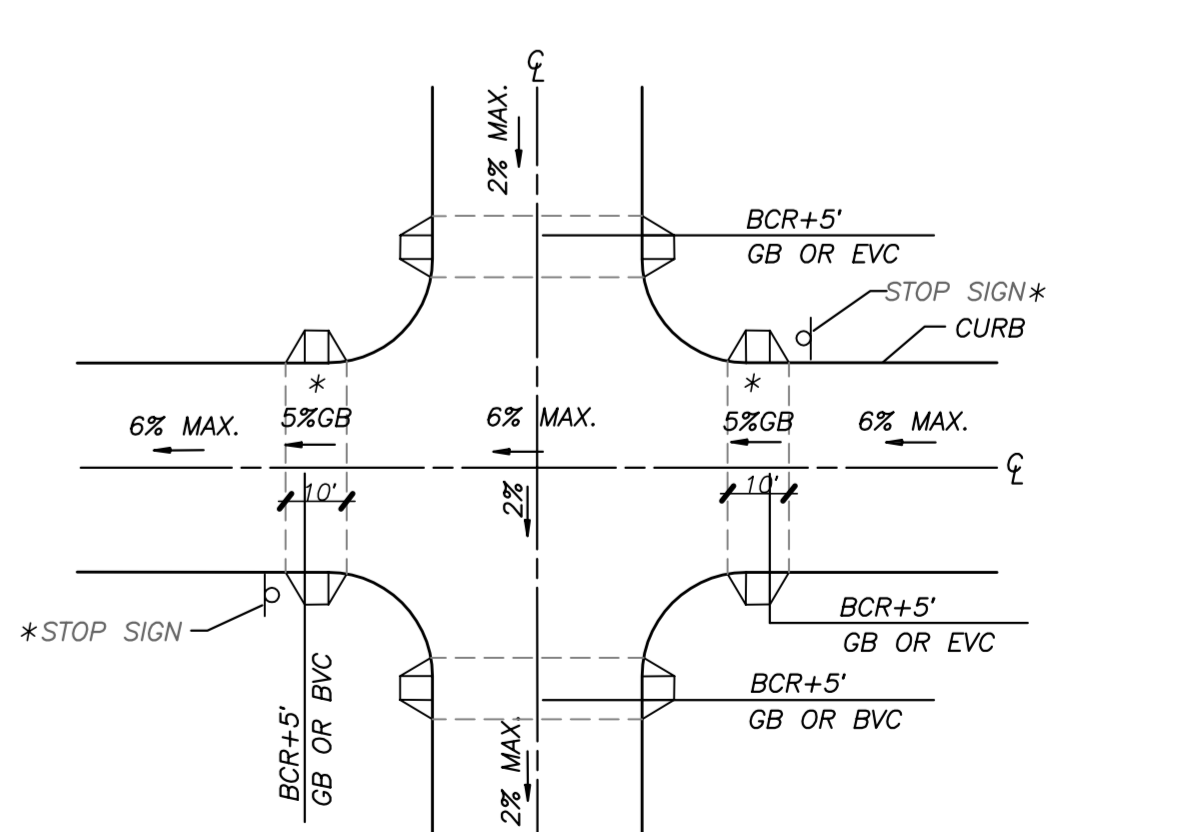
5a RESIDENTIAL CUL-DE-SAC ROAD PRIVATE ROAD NTS
PARKING PERMITTED ON ONE SIDE OF ROAD
25 MPH DESIGN SPEED
LESS THAN 200 ADT



B EXISTING OTAY LAKES ROAD PUBLIC ROAD
55 MPH DESIGN SPEED NTS
* GRAVITY SEWER OR FORCE MAIN OCCURS AT VARIOUS REACHES OF OTAY LAKES ROAD.



1' DEEP ROCK LINED SWALE DETAIL
*SEE GREEN STREET STANDARDS NTS



TYPICAL INTERSECTION FOR ACCESSIBILITY
*NOTE: IF BOTH DIRECTIONS ARE STOP CONTROLLED THE CROSS SLOPE OF THE PAVED ACCESS MUST BE 2% NTS

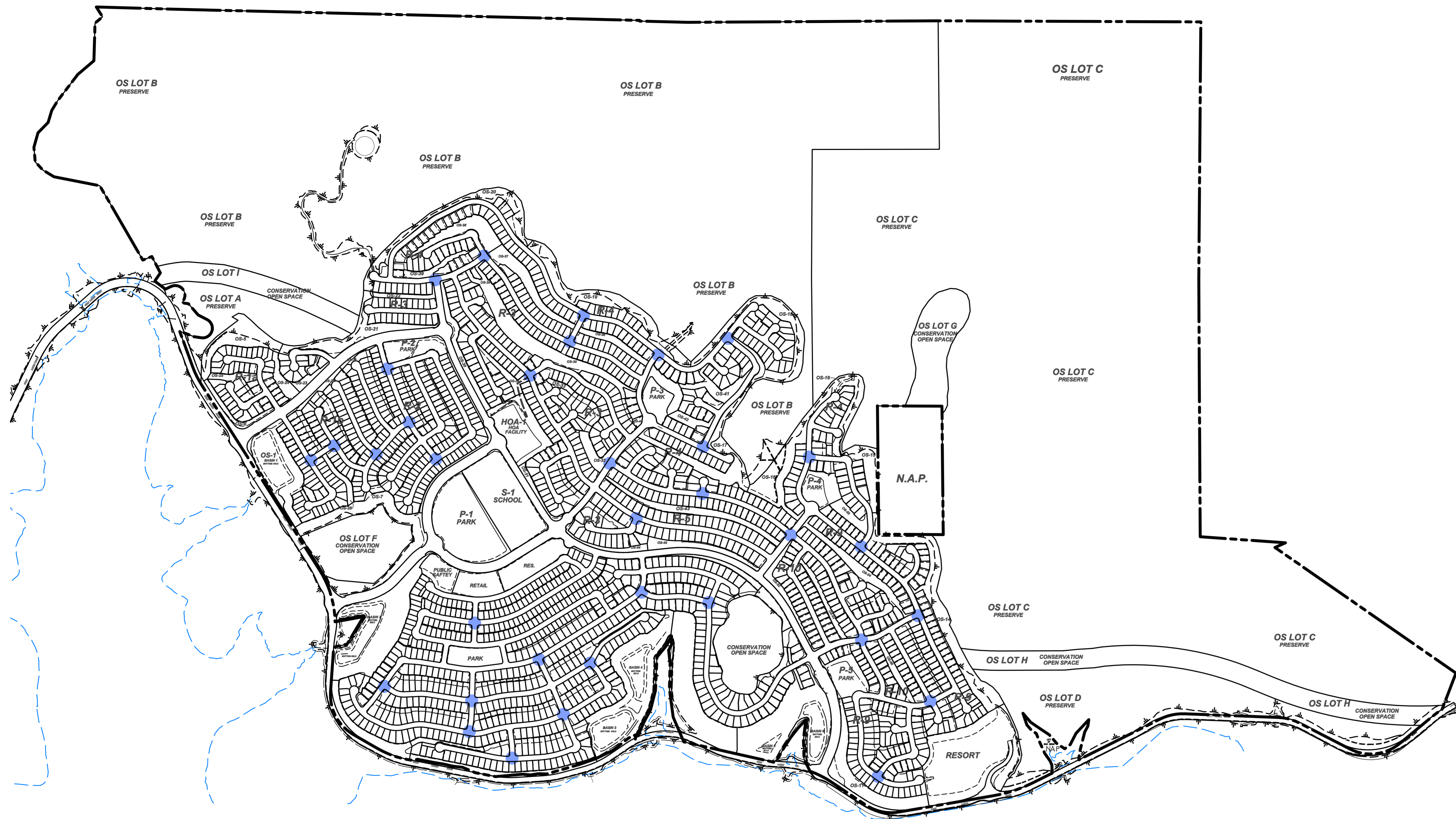
PREPARED BY:
HUNSAKER & ASSOCIATES
ENGINEERING
San Diego, CA 92121

REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

SHEET
2
OF
20

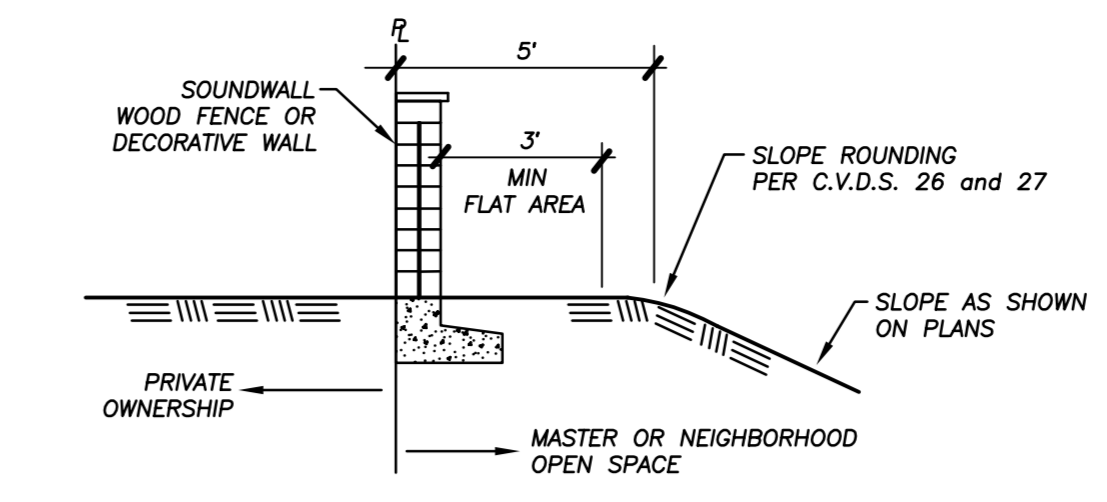
PLANNING: 9707 Hughes Street
SAN DIEGO, CA 92121
SURVEYING: PH880808-000-000808080808

R:\08821\APP\TM DR AT H Sd\Otay\13 - PRELIM GRADING EIR ALT H - SH 02.dwg\Map-07-2019.20.dwg

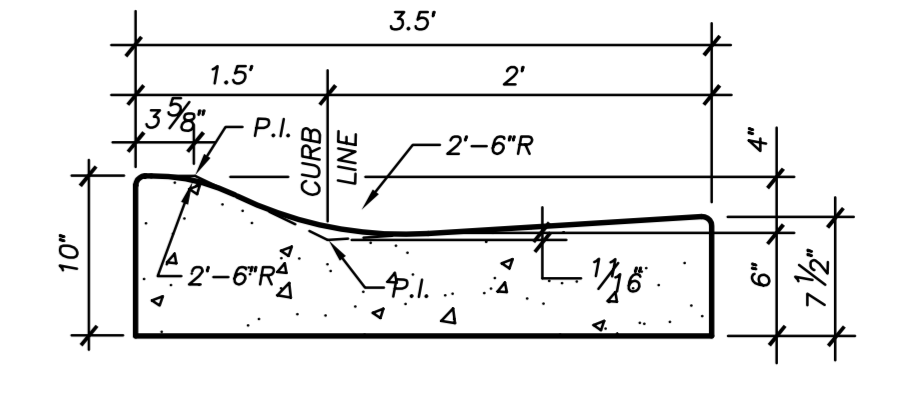


● POTENTIAL NECKDOWN LOCATIONS
 - - - 100 YEAR FLOODLINES

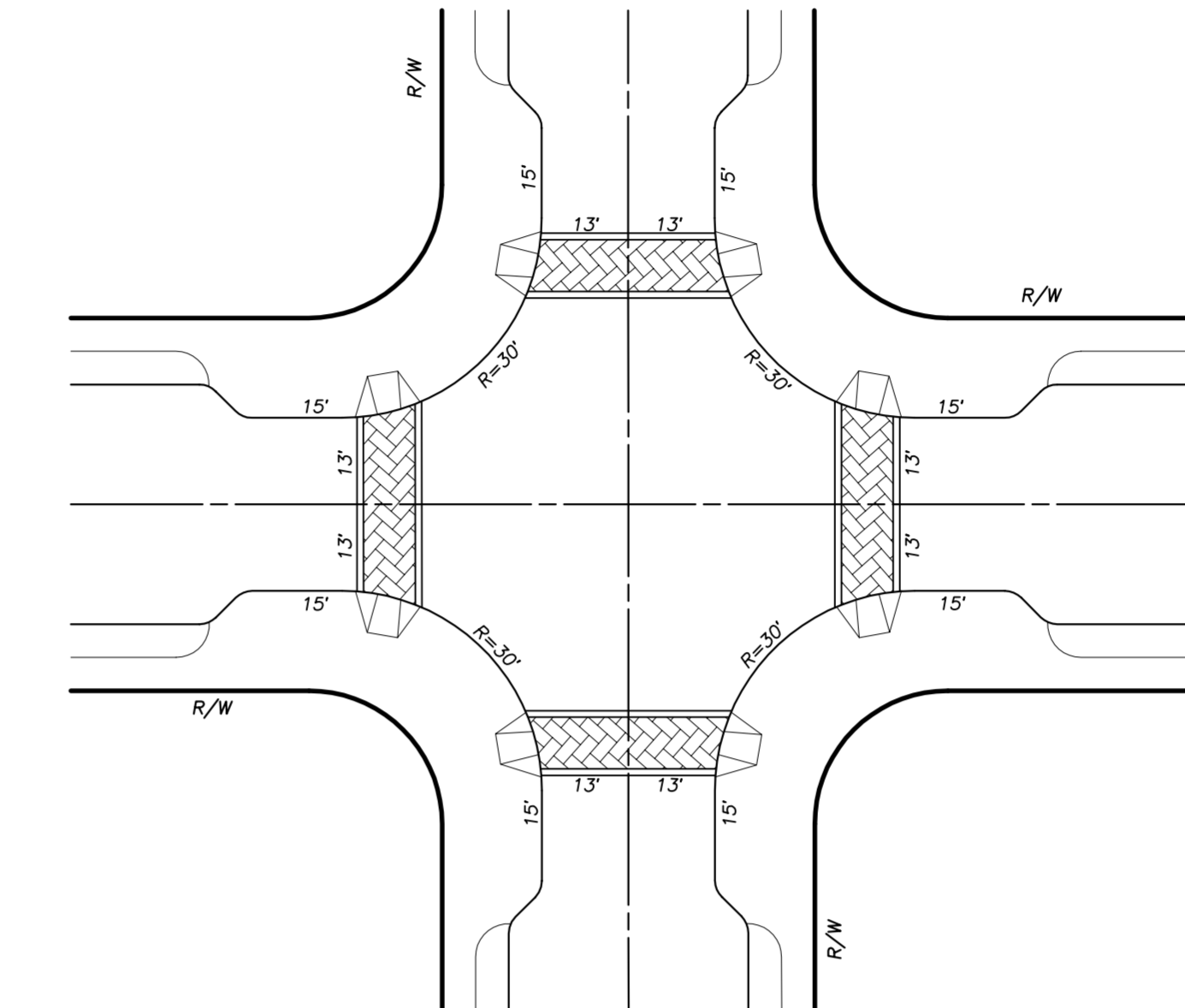
POTENTIAL INTERSECTION NECKDOWN LOCATIONS AND 100 YR. FLOODLINE DETAIL
 N.T.S.



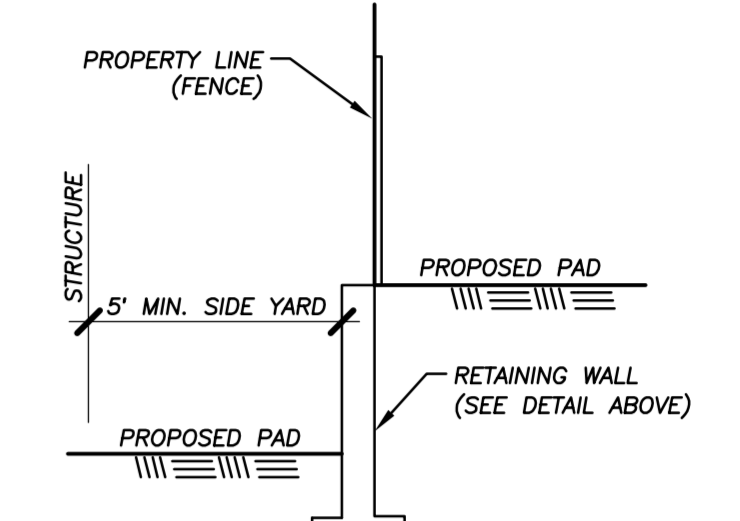
**SHELF ROUNDING DETAIL
 UPPER PROPERTY LINE**
 NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS
 NOT TO SCALE



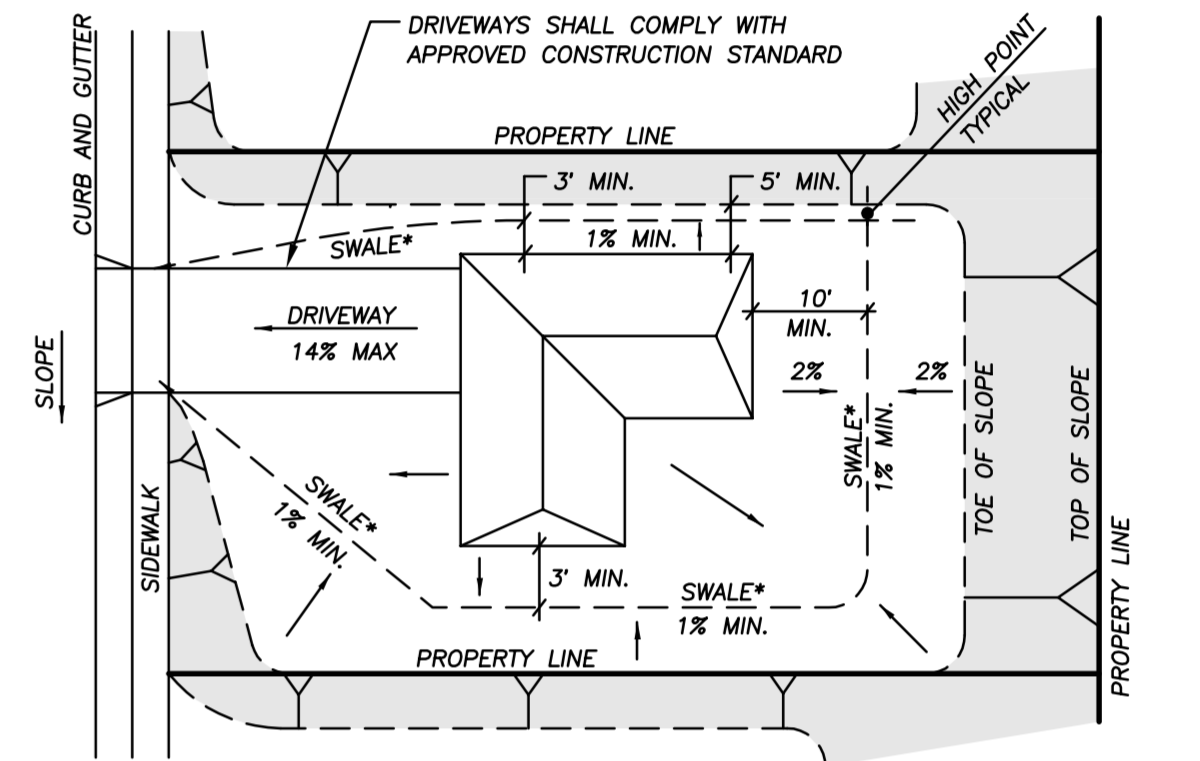
MODIFIED 4" ROLLED CURB SECTION
 TRANSITIONS AND LOCATION OF ROLLED CURBS AND STANDARD 6" CURB TO BE DETERMINED AT FINAL ENGINEERING
 N.T.S.



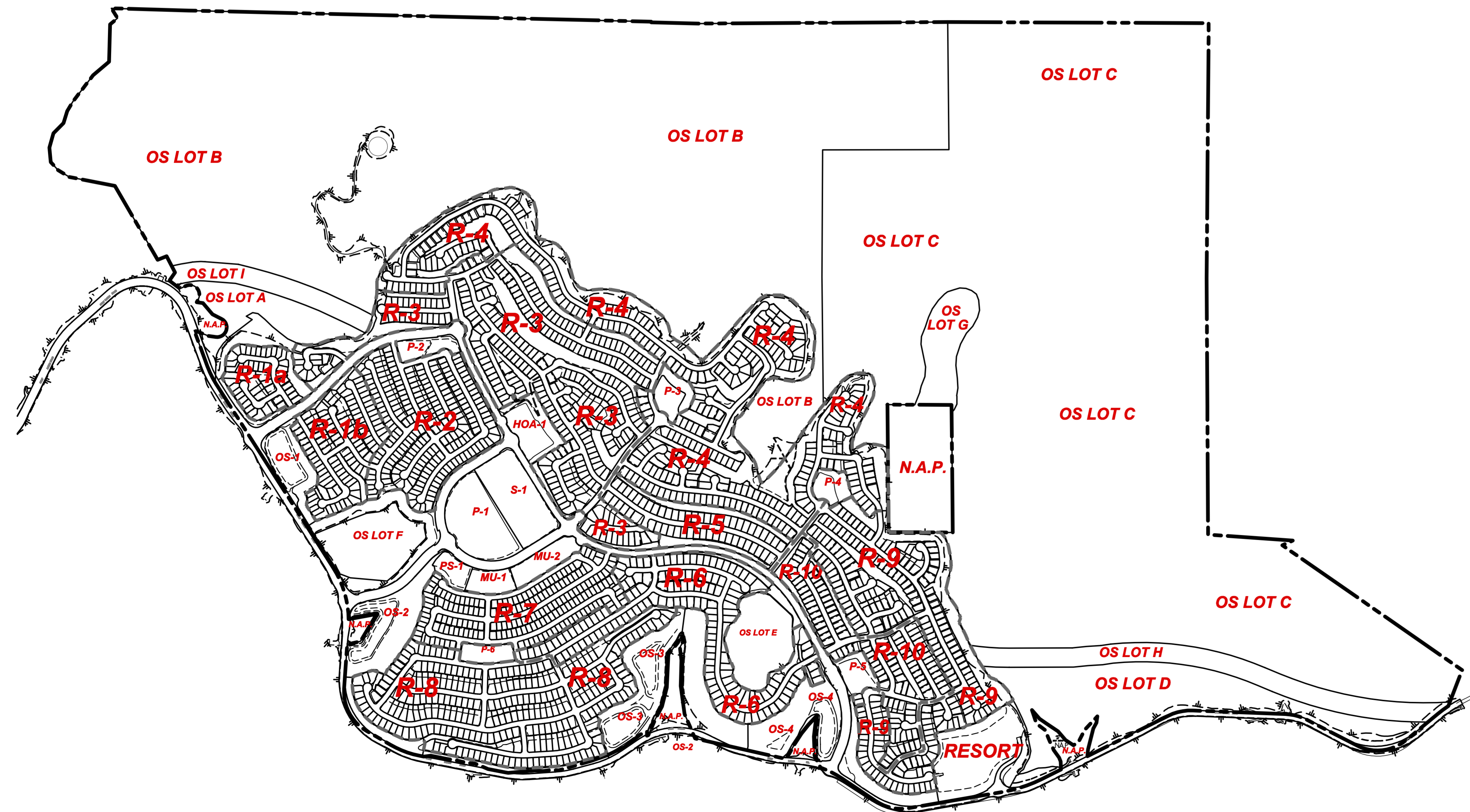
TYPICAL INTERSECTION NECKDOWN
 DIMENSIONS MAY VARY
 ● SEE POTENTIAL LOCATIONS ON DETAIL
 NOT TO SCALE



**SIDE YARD DETAIL
 TYPICAL PROPERTY LINE**
 N.T.S.

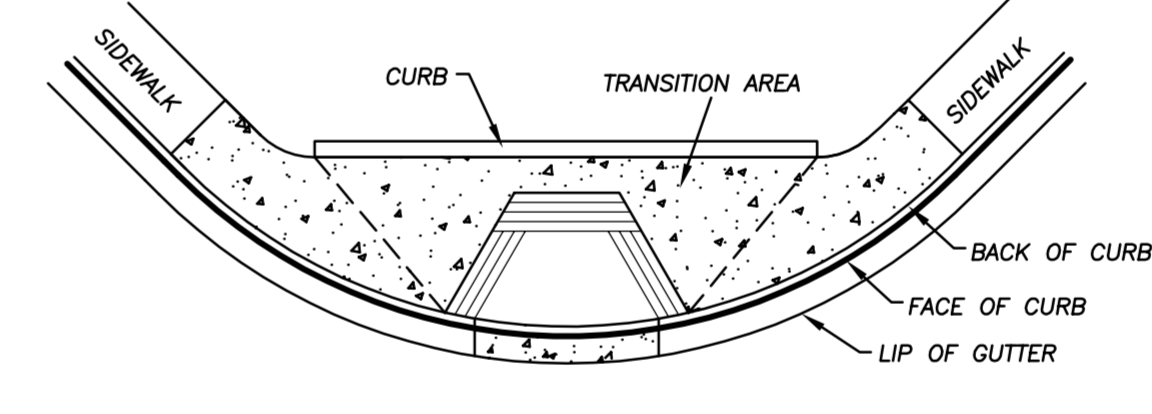


TYPICAL LOT DRAINAGE DETAIL
 OPTIONAL USE OF AREA DRAINS WITH SWALES
 N.T.S.

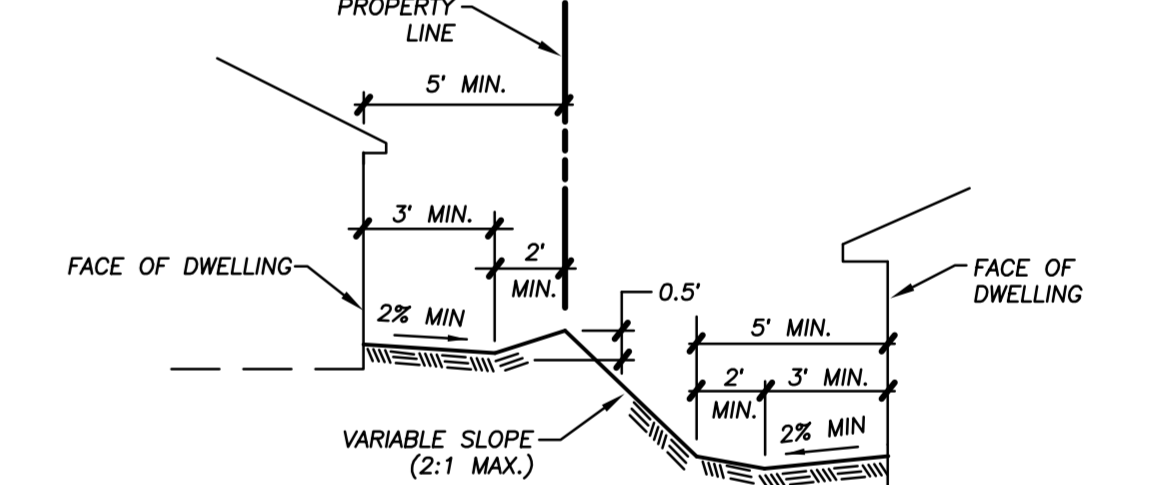


LEGEND
 - - - PROPOSED NEIGHBORHOOD BOUNDARY
 - - - PROPOSED RESIDENTIAL NEIGHBORHOOD **R-3A**

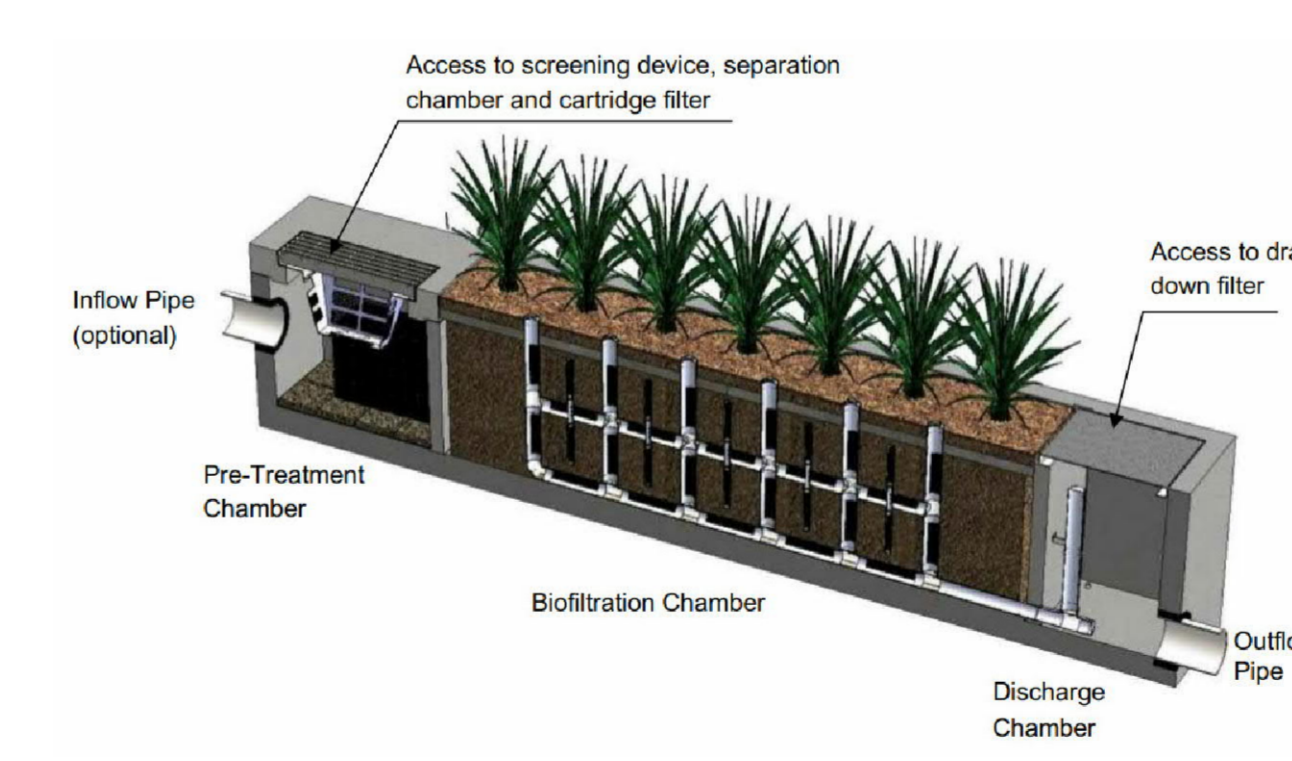
NEIGHBORHOOD DETAILS
 N.T.S.



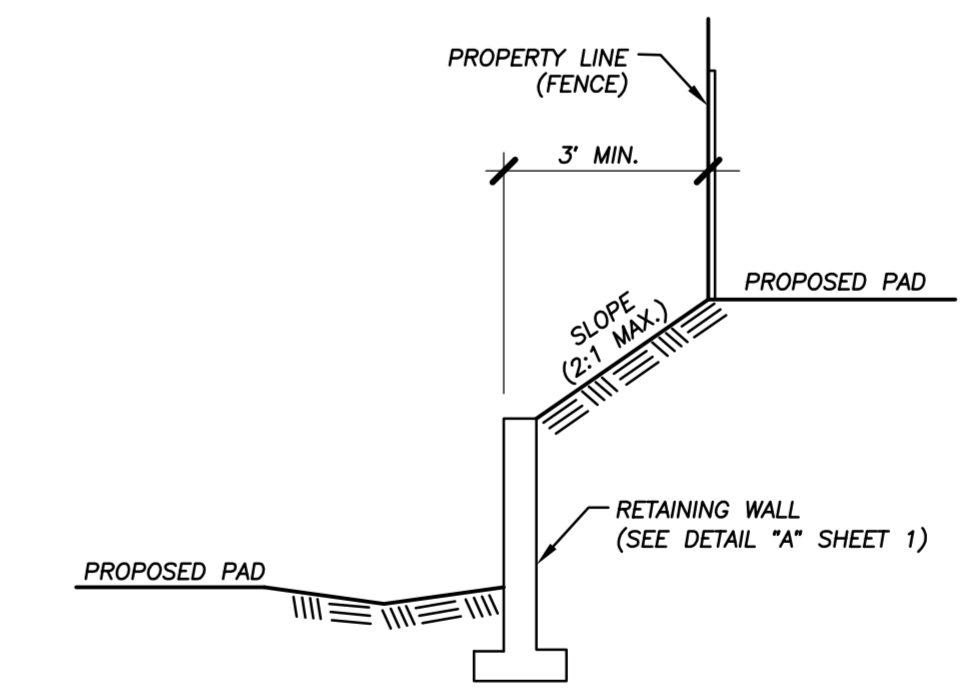
TYPICAL PEDESTRIAN RAMP DETAIL
 RAMP PER ADA REQUIREMENTS
 SEE LANDSCAPE PLANS
 N.T.S.



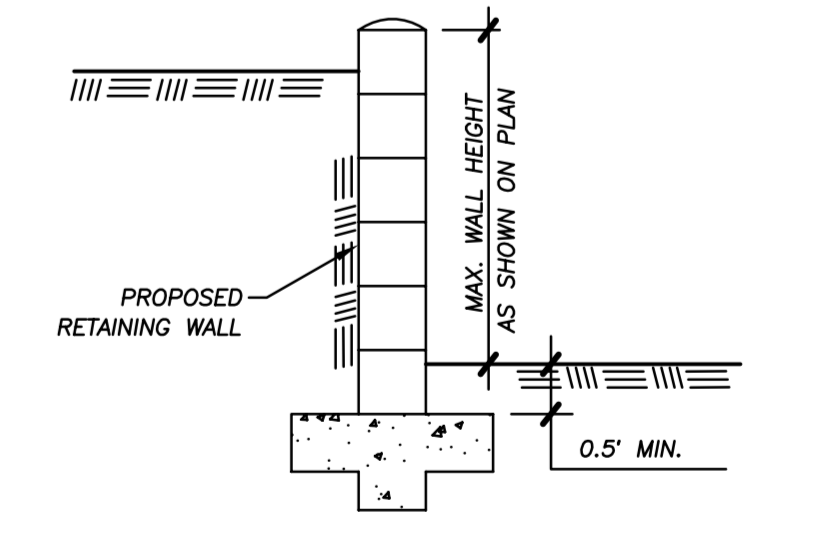
TYPICAL DRAINAGE SWALE
 NOT TO SCALE



TYPICAL BIFILTRATION UNIT
 BIO-FILTRATION UNIT AS REFERRED TO IN SWAMP DATED AUGUST 2018
 MANUFACTURER, MODEL NUMBER, AND SIZING TO BE DETERMINED IN FINAL ENGINEERING

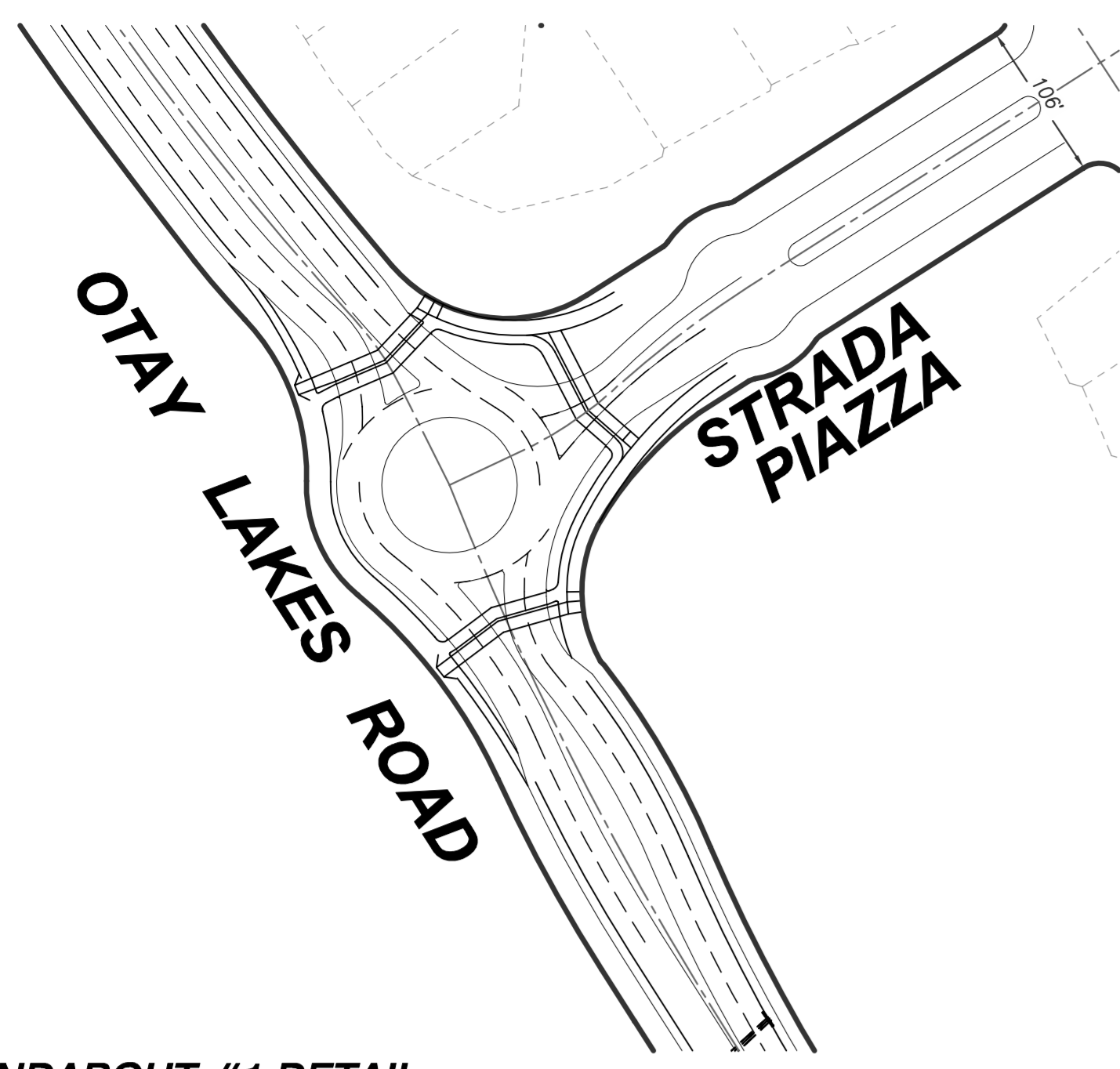


**PLANTABLE AREA DETAIL
 TYPICAL PROPERTY LINE - SIDE YARD**
 NOT TO SCALE

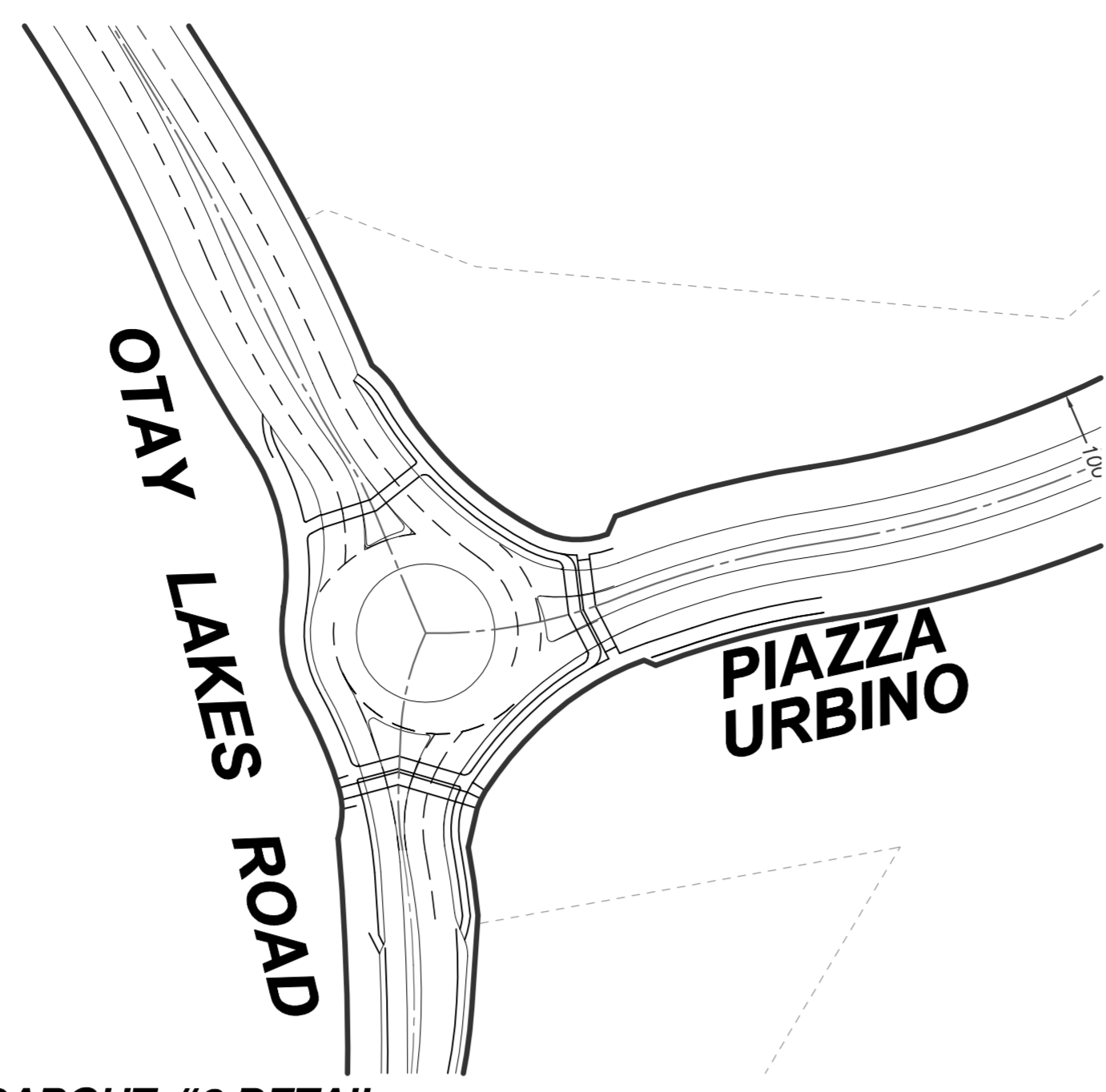


TYPICAL RETAINING WALL SECTION
 N.T.S.

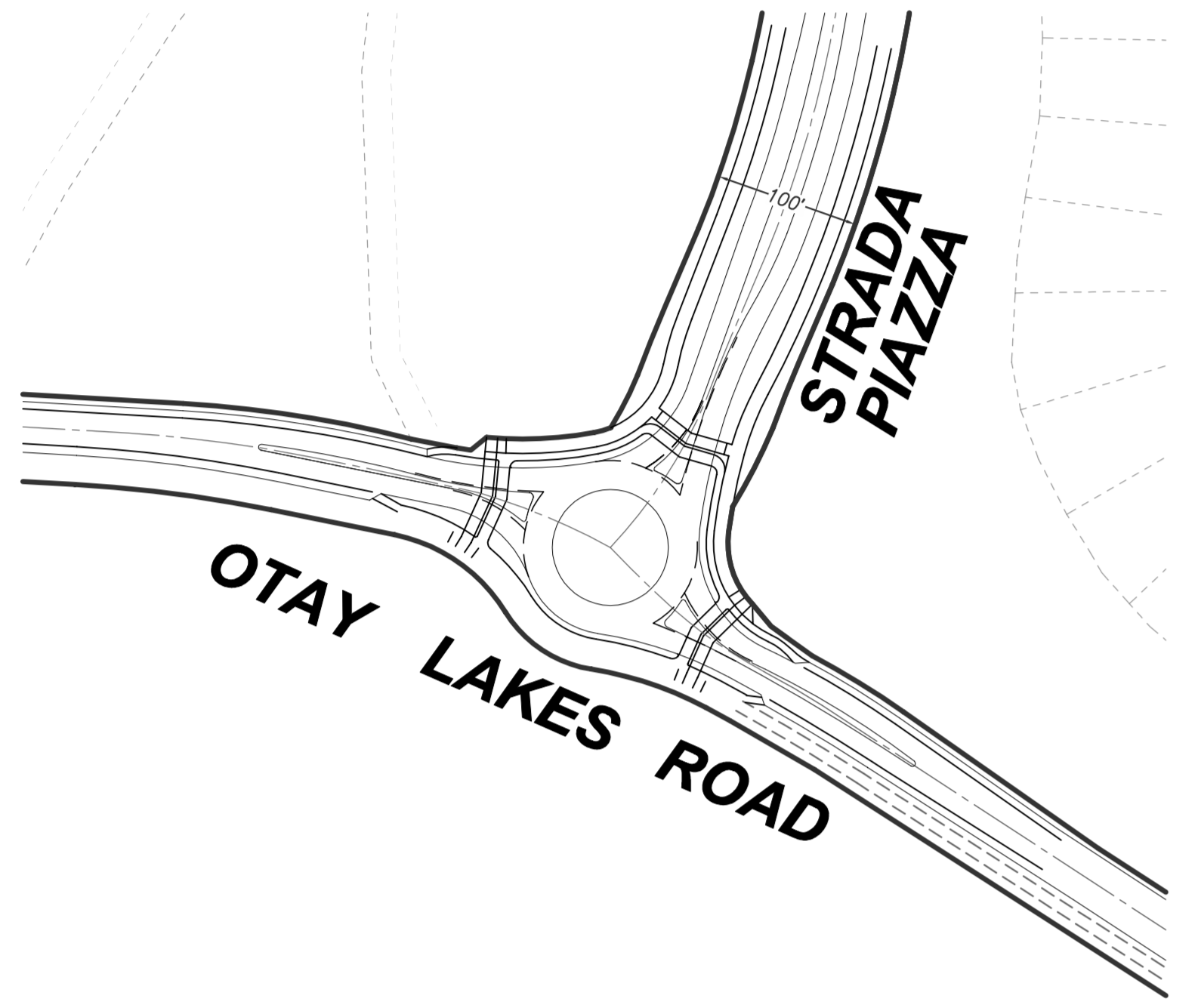
PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA 9307 Maple Street San Diego, CA 92121 PHONE: 619-594-8000 FAX: 619-594-8144	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 4
		OF 20



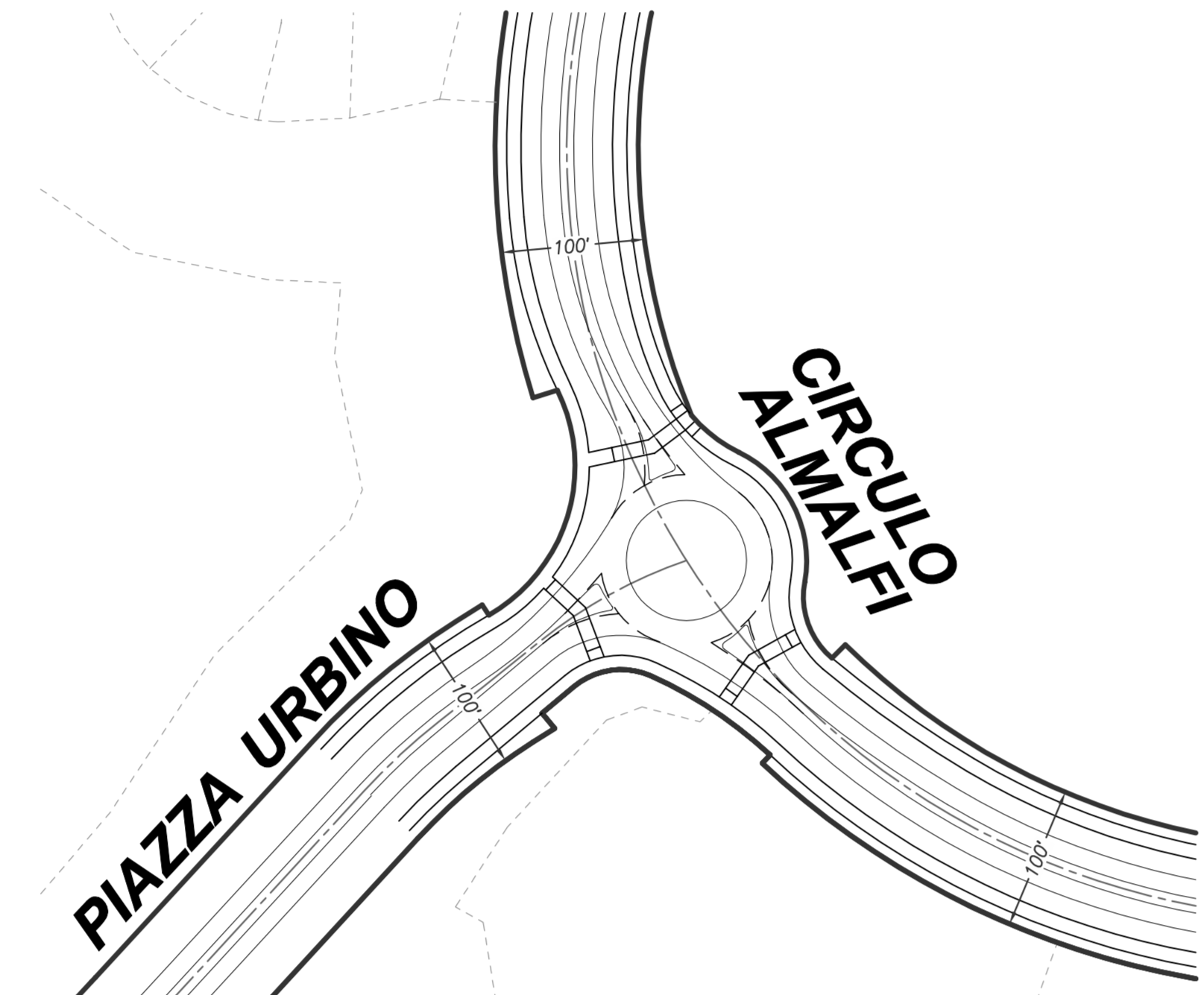
ROUNDABOUT #1 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



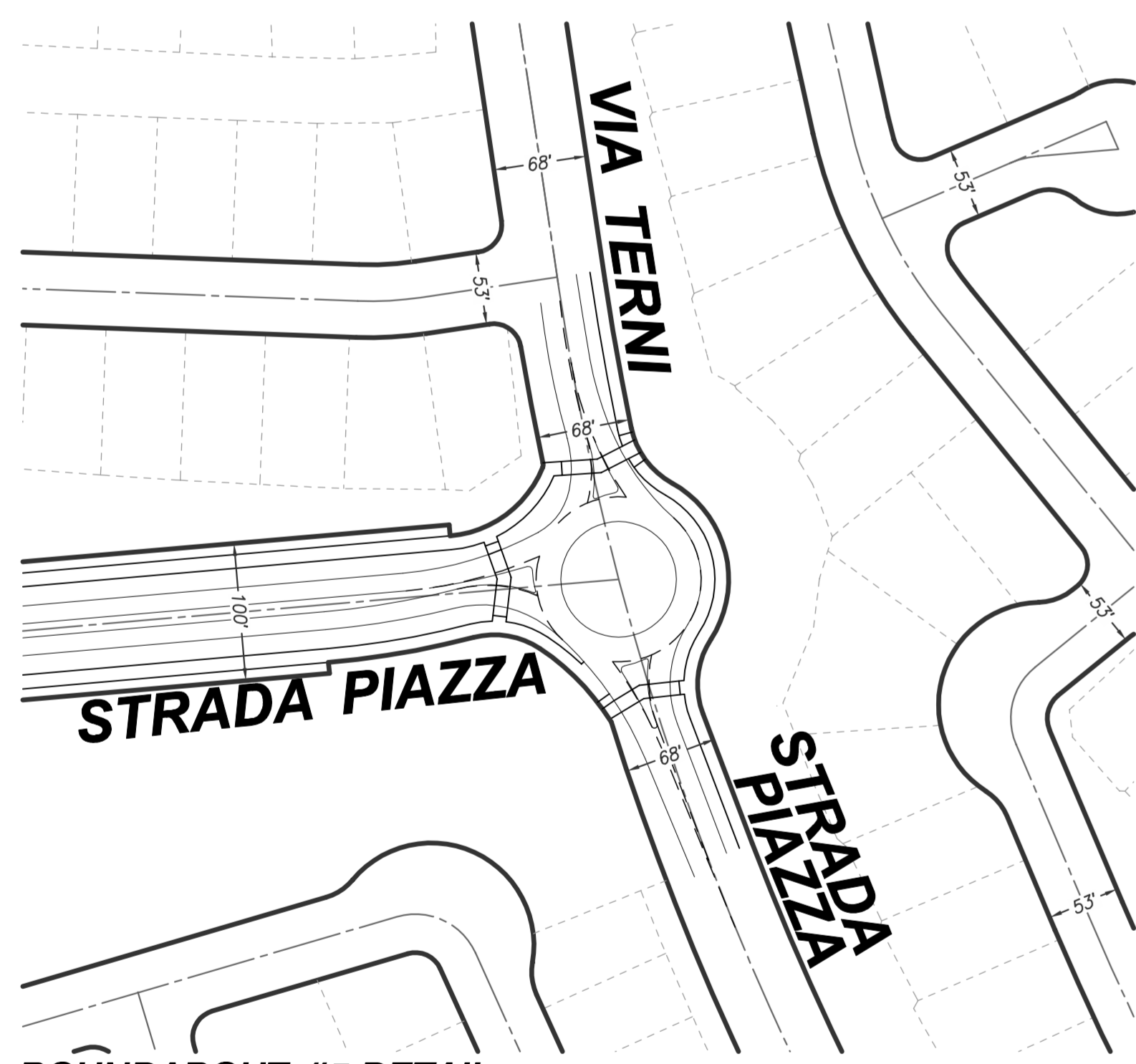
ROUNDABOUT #2 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



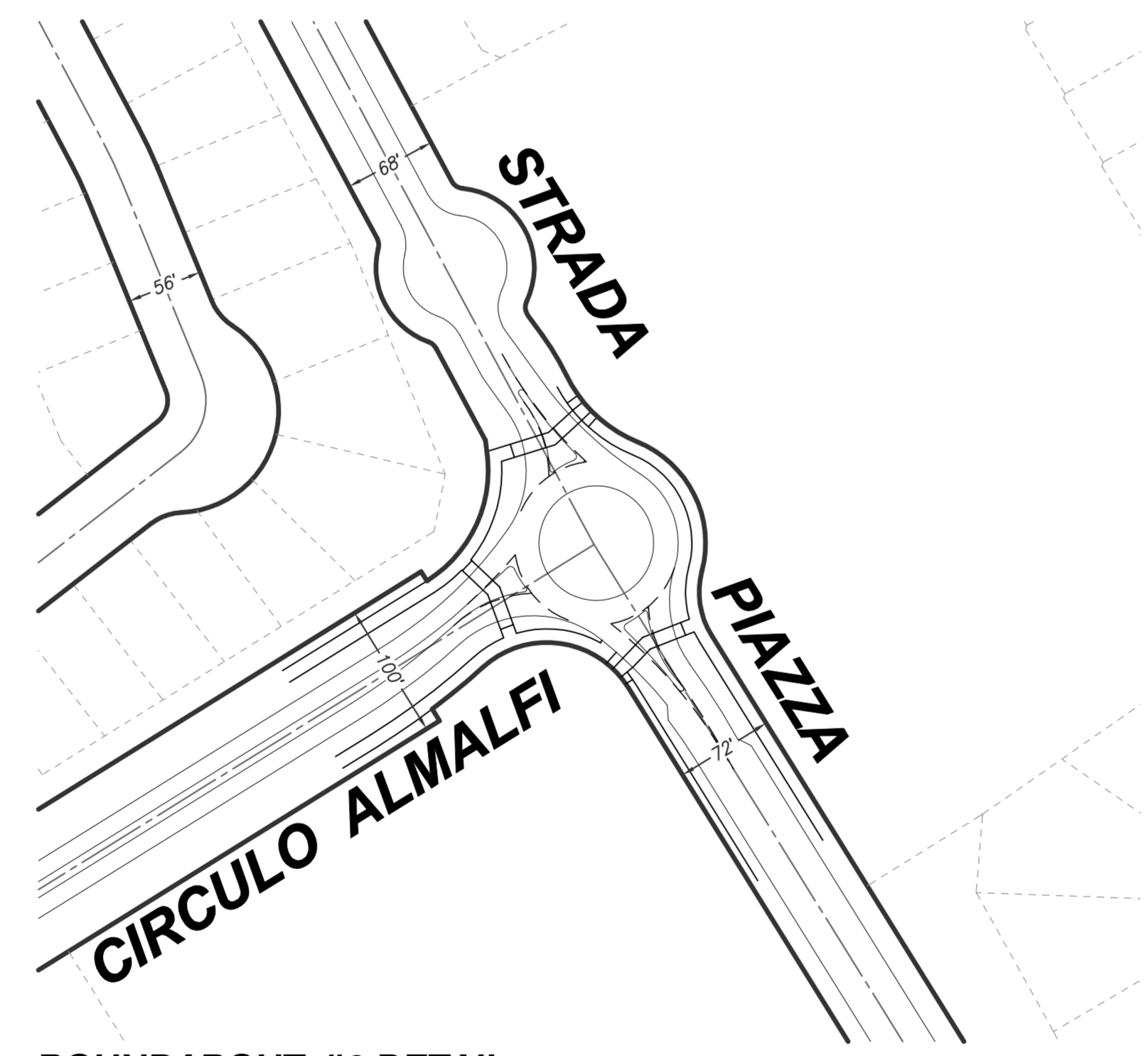
ROUNDABOUT #3 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



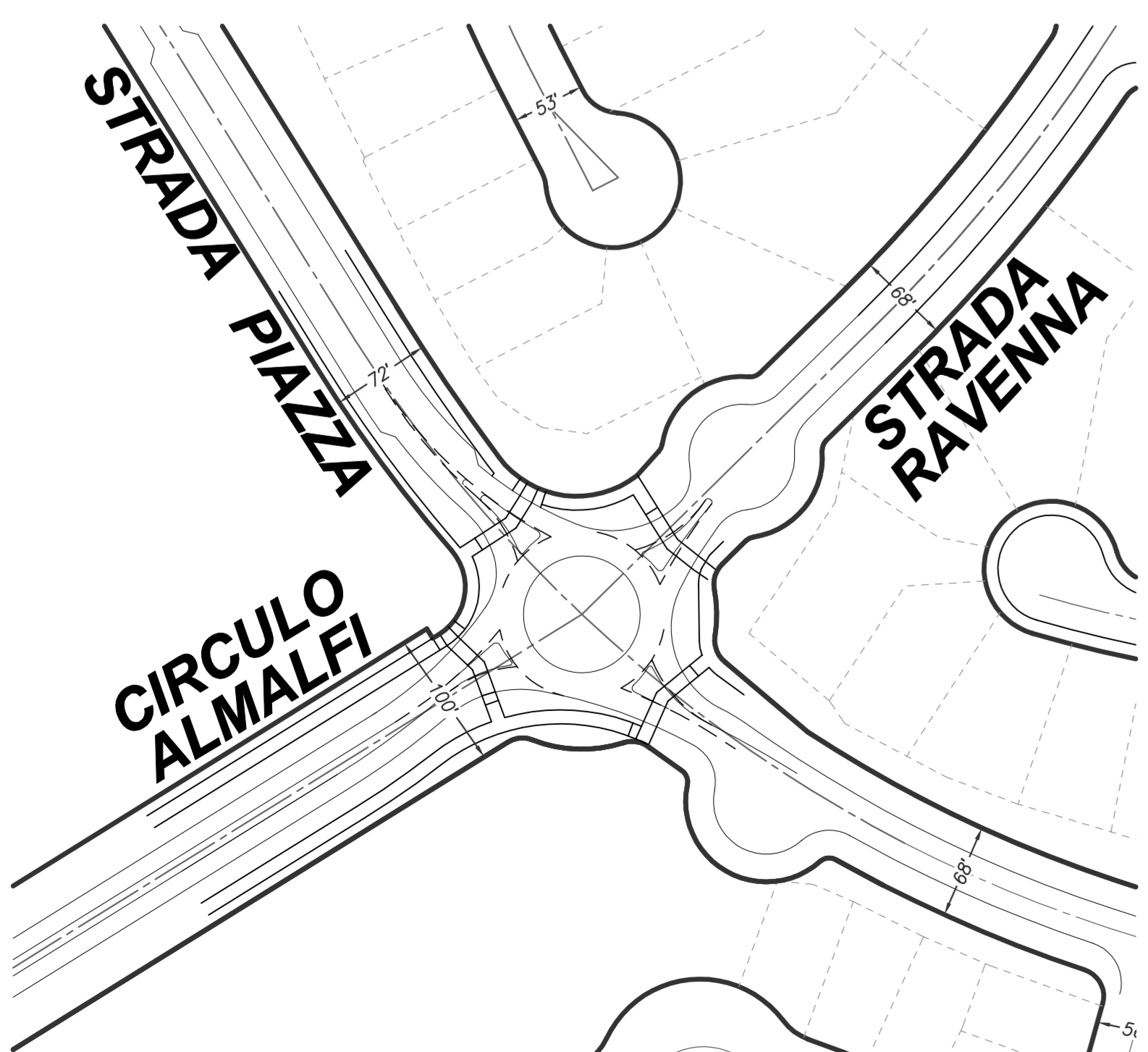
ROUNDABOUT #4 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #5 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #6 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



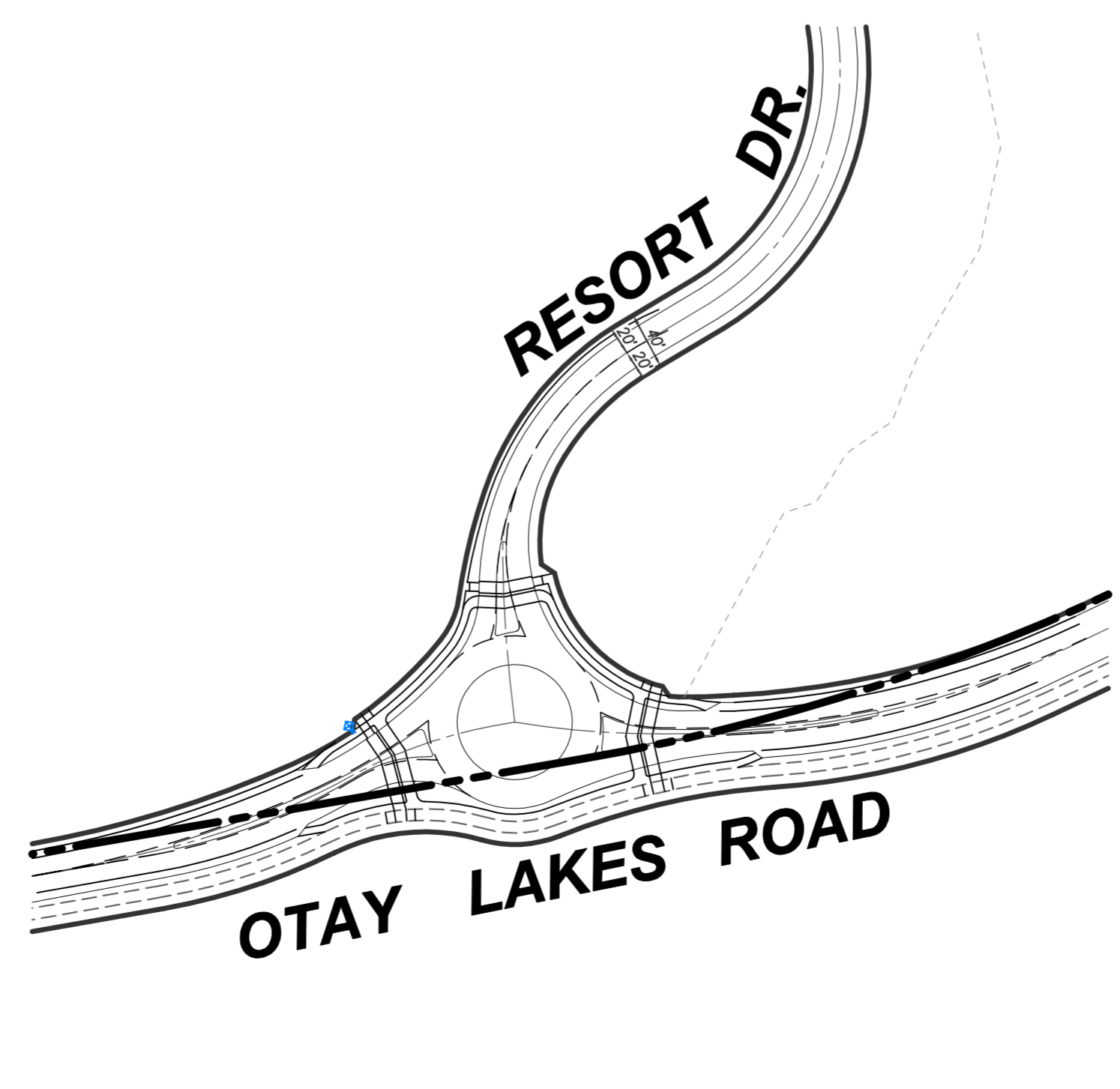
ROUNDABOUT #7 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



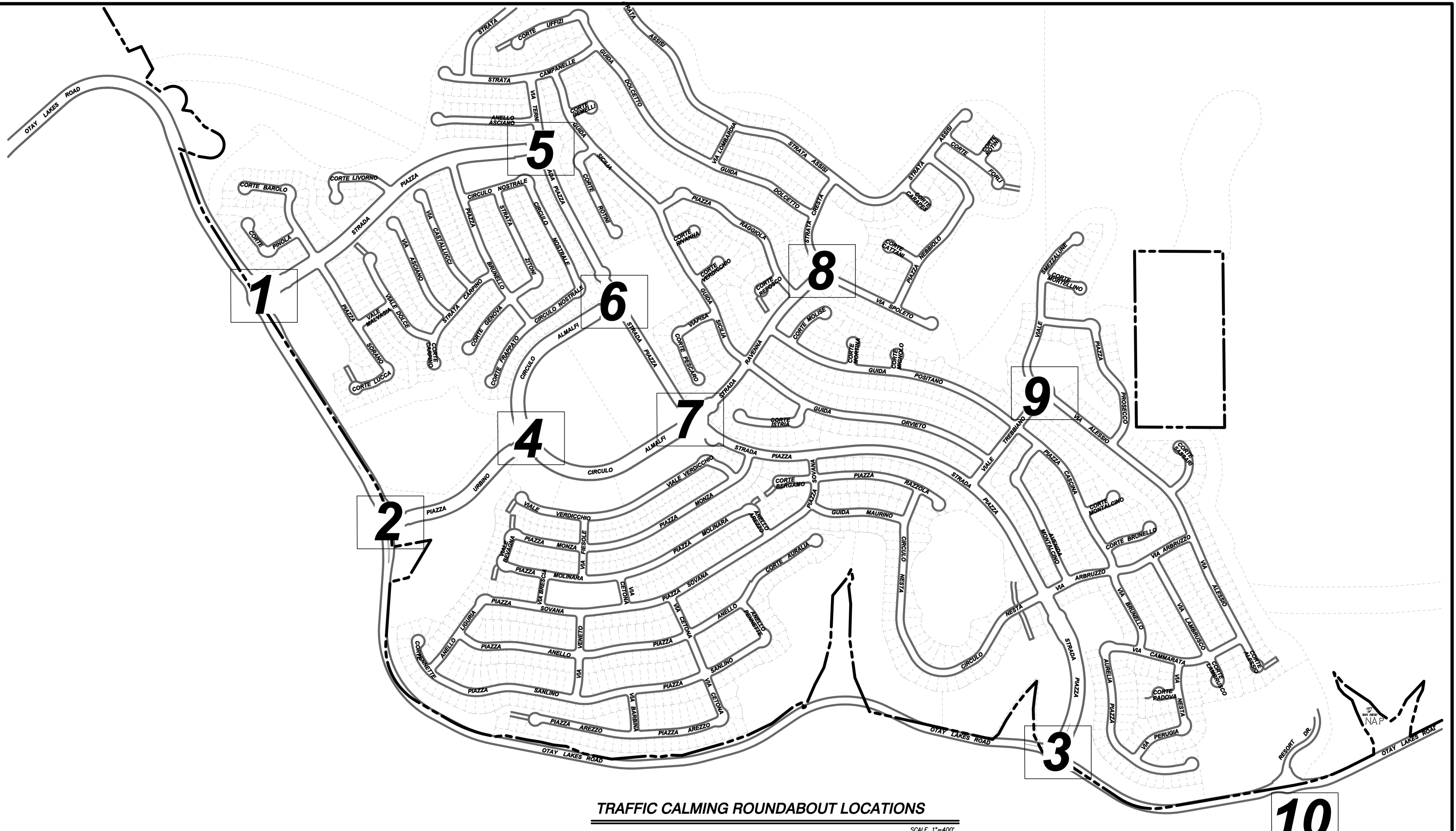
ROUNDABOUT #8 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



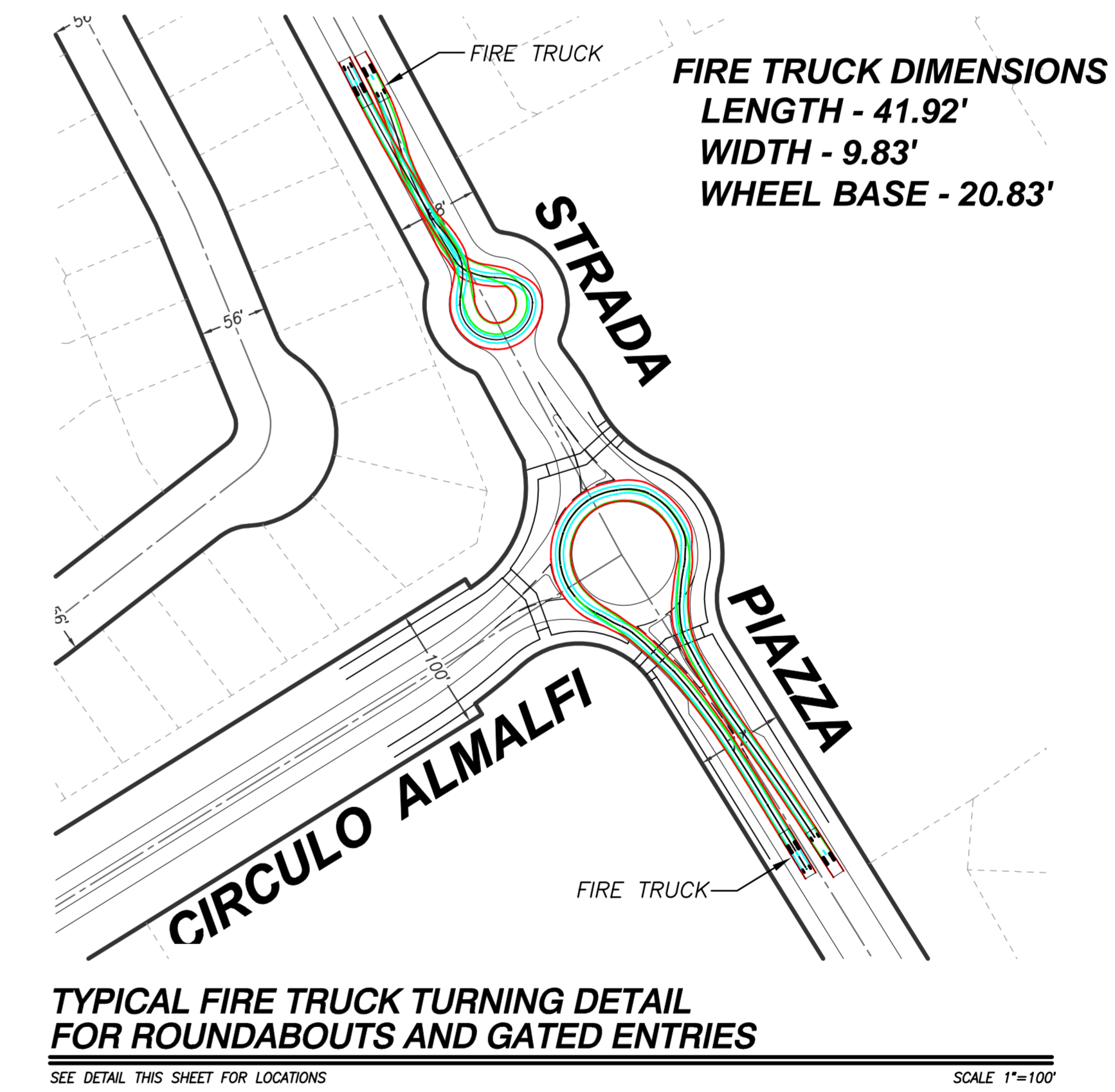
ROUNDABOUT #9 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #10 DETAIL
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



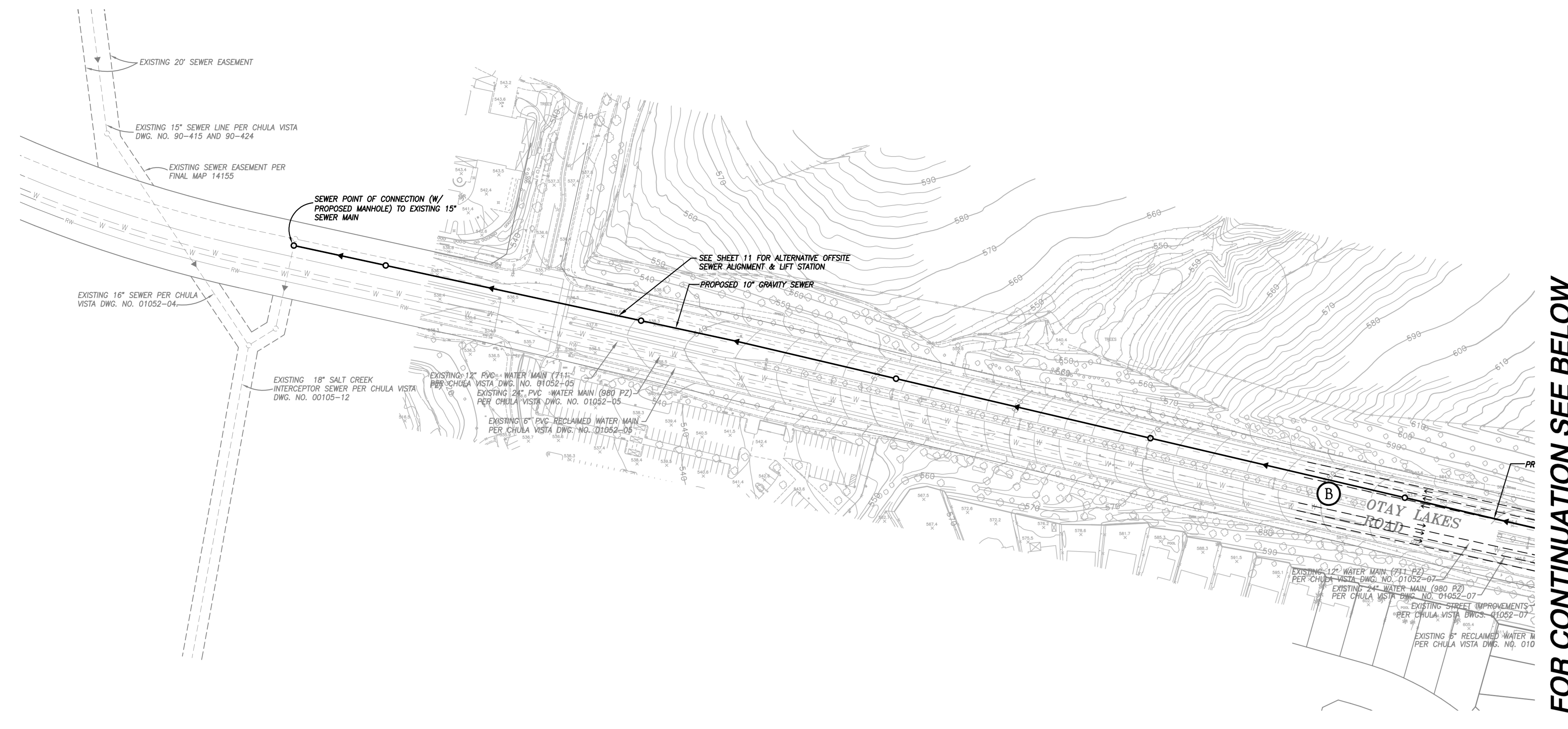
TRAFFIC CALMING ROUNDABOUT LOCATIONS
 SCALE 1"=400'



TYPICAL FIRE TRUCK TURNING DETAIL FOR ROUNDABOUTS AND GATED ENTRIES
 SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Hughes Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858058-500; PH858058-514	ROUNDABOUT DETAILS REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California		SHEET 5 OF 20
	R:\09821\8781\TM DR AL H 5361\09821-13 - PRELIM GRADING DR AL1 H - 541 05.dwg[2011-12-20]16:13:16		

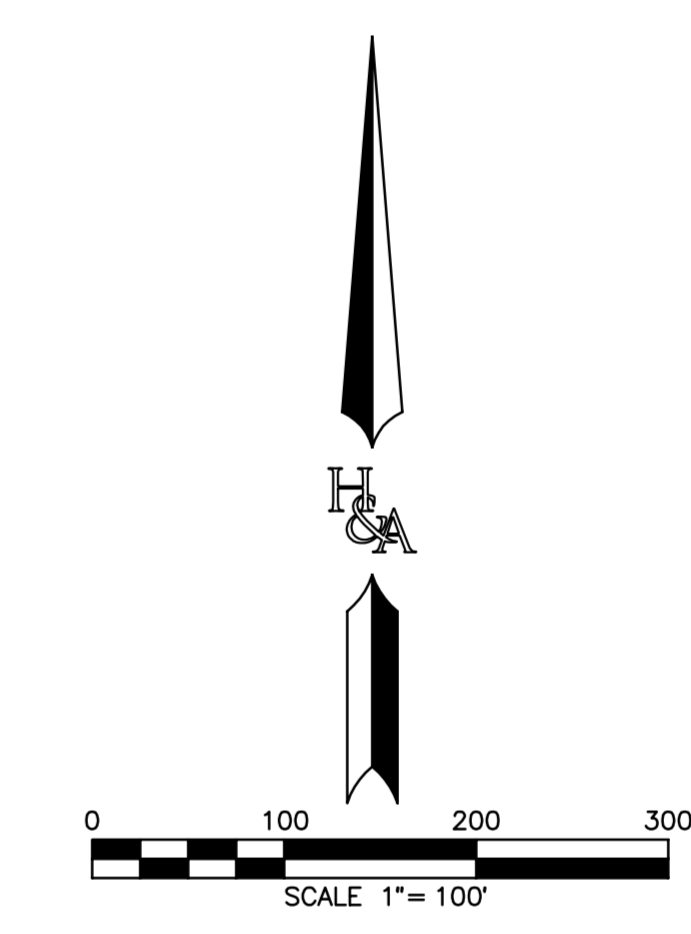
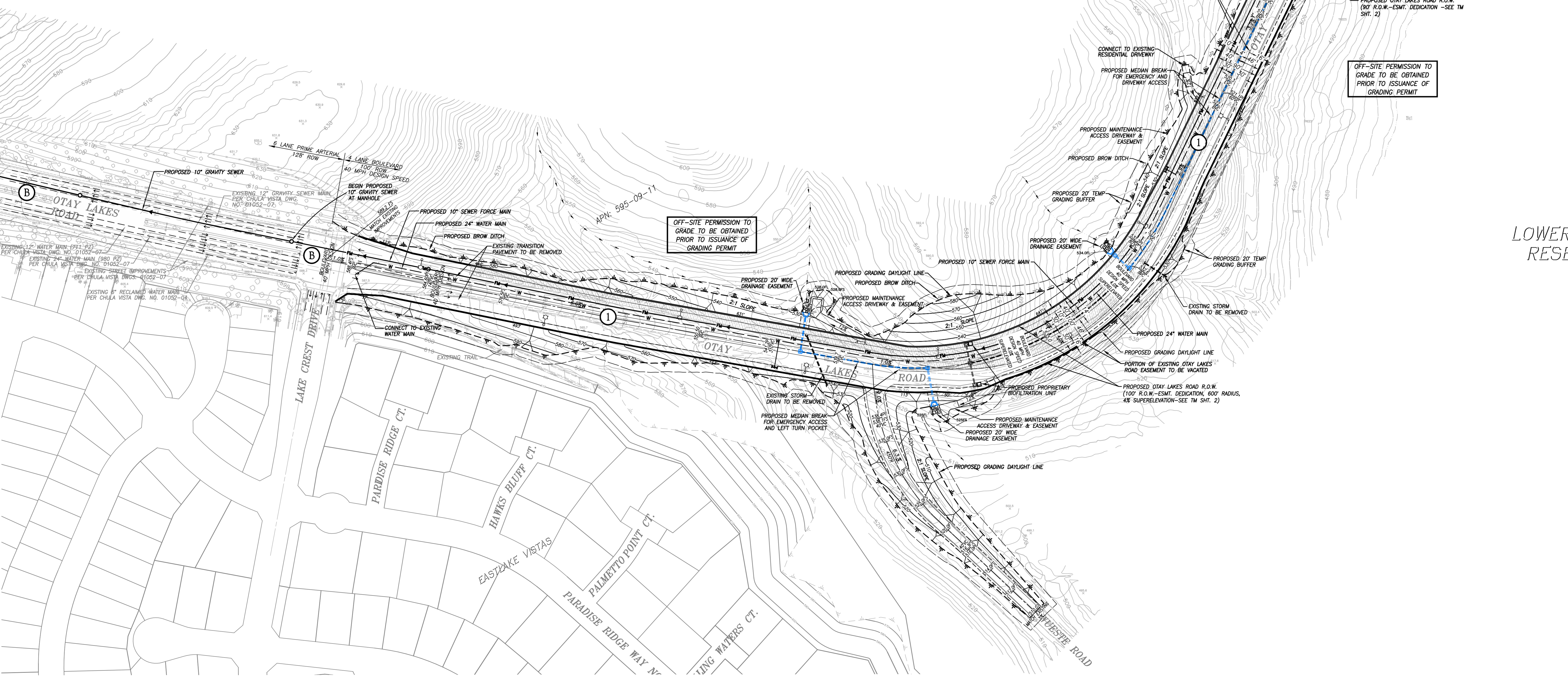
FOR CONTINUATION SEE SHEET 7



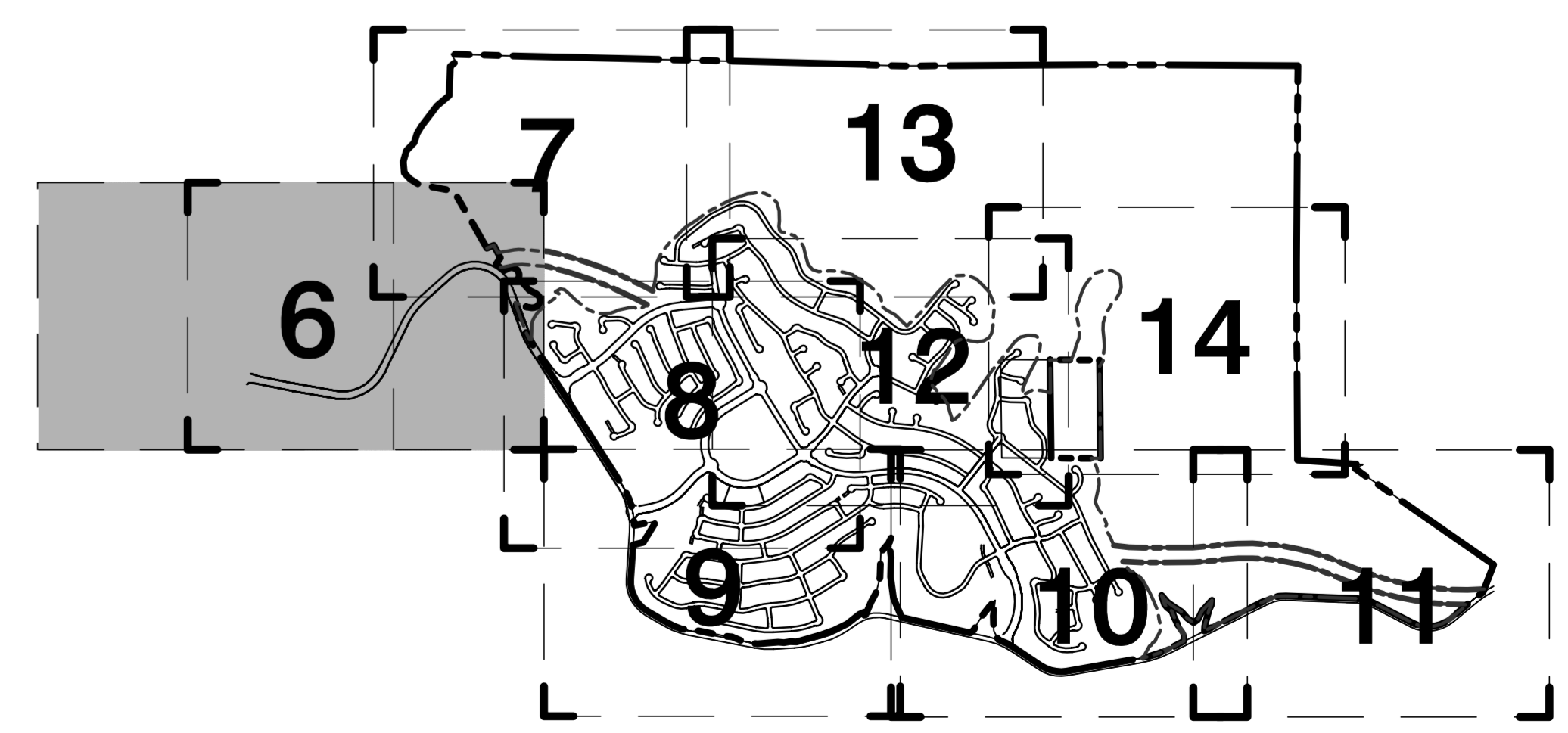
FOR CONTINUATION SEE BELOW

OFFSITE SEWER POINT OF CONNECTION TO THE EXISTING SALT CREEK SEWER INTERCEPTOR
(SEE SHT. 11 FOR OFFSITE SEWER ALTERNATIVE)

FOR CONTINUATION SEE ABOVE

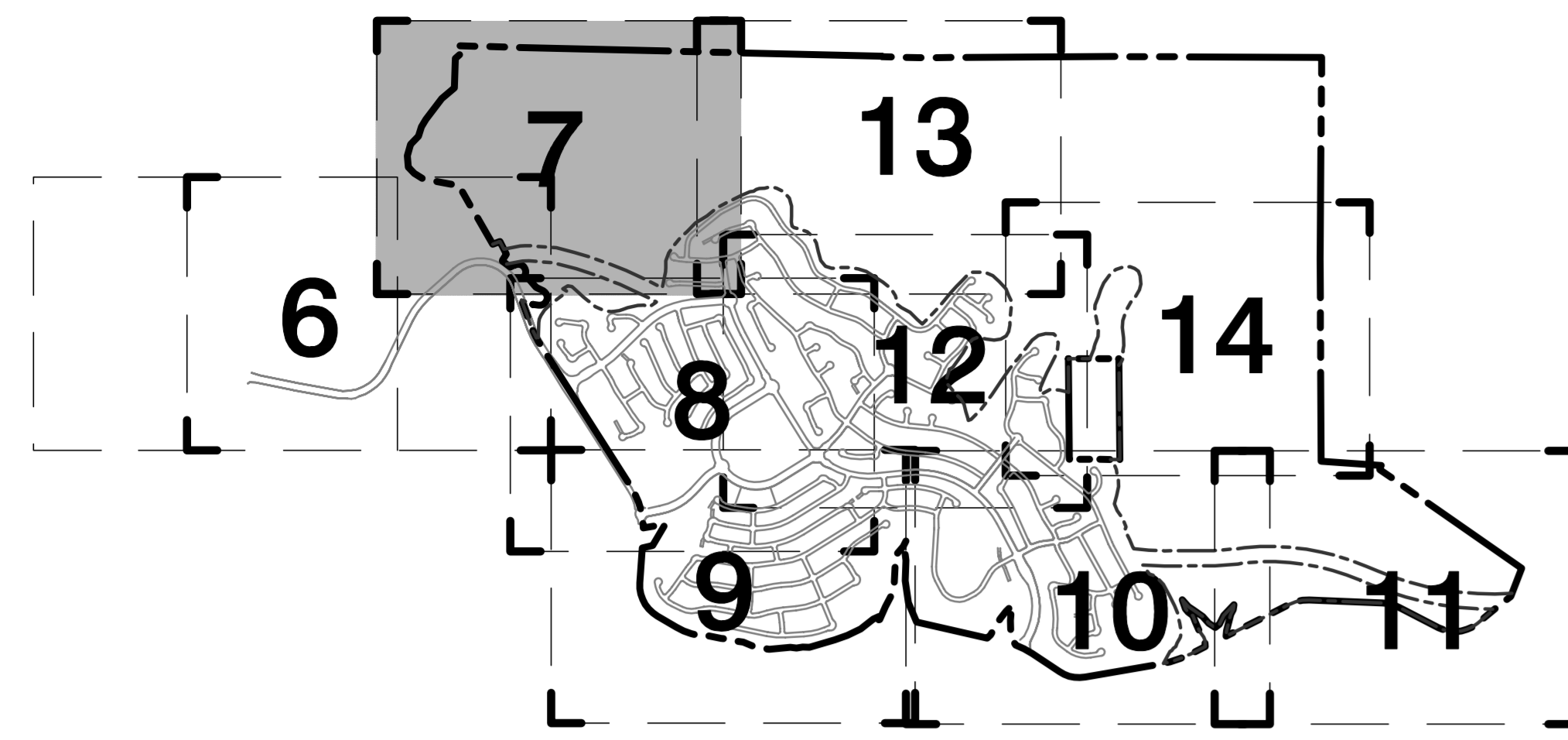


LOWER OTAY RESERVOIR



FOR CONTINUATION SEE SHEET 8

<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES S.A. DESIGN INC.</p> <p>PLANNING: 9707 Mable Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH82858-8500 / FC83858583414</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 6 OF 20</p>
	<p><small>R:\0282\APM\TM DR AL R\0282\Map\13 - PRELIM GRADING EIR ALT H - SH 06.dwg[2011-12-20]16:13:09</small></p>	



OS LOT B PRESERVE

515.23 ACRES

OS LOT B PRESERVE

515.23 ACRES

OS LOT B PRESERVE

515.23 ACRES

OS LOT I

LOT AREA: 9.9 AC.

OS LOT A PRESERVE

CONSERVATION OPEN SPACE

WATER TANK
PAD ELEV: 800

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

PROPOSED 24" WATER MAIN (90' R.O.W. - ESM, DEDICATION 500' RADIUS, SEE SUBDEVELOPMENT SET TM SH. 2)

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 30" WIDE DRAINAGE EASEMENT

PROPOSED 10" RET. WALL

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 13

<p>HUNSAKER & ASSOCIATES ENGINEERING</p> <p>9707 Miraloma Street San Diego, CA 92121 PH: 619-594-8500 FAX: 619-594-8514</p>	<p>PREPARED BY:</p> <p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 7 OF 20</p>
	<p><small>R:\1082\619\TM 5361 - RPL 1\5361-0103.dwg 12-2016 13:09</small></p>	

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 12

OS LOT A PRESERVE

14.07 ACRES

CONSERVATION OPEN SPACE

OS LOT F CONSERVATION OPEN SPACE (THORNMINT)

LOT AREA: 13.40 AC.

OS-1 BASIN 1

BOTTOM: 510.0
LOT AREA: 6.92 AC.
NET AREA: 2.59 AC.

HOA-1 HOA FACILITY

LOT AREA: 6.13 AC.
NET AREA: 3.44 AC.

S-1 SCHOOL

LOT AREA: 10.16 AC.
NET AREA: 9.81 AC.

P-1 PARK

LOT AREA: 10.55 AC.
NET AREA: 9.58 AC.

PS-1 PUBLIC SAFETY

LOT AREA: 2.30 AC.
NET AREA: 1.69 AC.

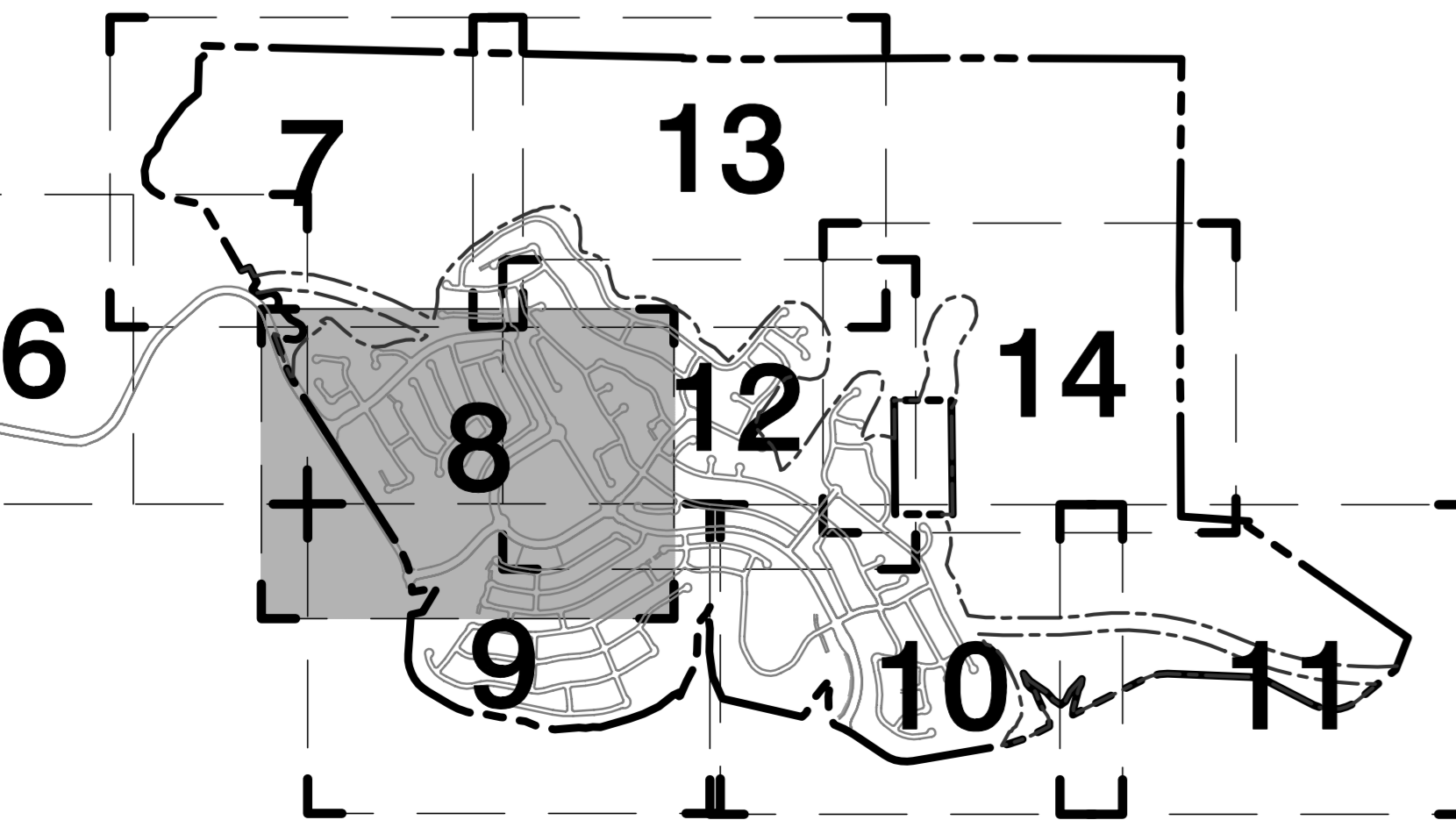
MU-1 RETAIL

LOT AREA: 2.99 AC.
NET AREA: 2.52 AC.

MU-2 RES.

LOT AREA: 3.89 AC.
NET AREA: 3.69 AC.

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY



OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

EXISTING STORM DRAIN TO BE REMOVED



PREPARED BY:

HUNSAKER & ASSOCIATES
ENGINEERING ARCHITECTURE

9707 Mables Street
San Diego, CA 92123
PH: 619-594-5000 FAX: 619-594-5114

REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

OS LOT F CONSERVATION OPEN SPACE (THORNMINT)
LOT AREA: 13.40 AC.

PARA
LOT AREA: 10.55 AC.
NET AREA: 9.98 AC.

PS-1 PUBLIC SAFETY
LOT AREA: 2.30 AC.
NET AREA: 1.69 AC.

MU-1 RETAIL
LOT AREA: 2.69 AC.
NET AREA: 2.52 AC.

MU-2 RES.
LOT AREA: 3.89 AC.
NET AREA: 3.69 AC.

OS-2 BASIN 2
BOTTOM: 502.0
LOT AREA: 11.83 AC.
NET AREA: 2.09 AC.

P-6 PARK
LOT AREA: 2.43 AC.
NET AREA: 2.43 AC.

OS-3 BASIN 4
BOTTOM: 531.0
LOT AREA: 12.88 AC.
NET AREA: 1.49 AC.

OS-51
0.22 AC.

R-8

R-8

OS-3 BASIN 3
BOTTOM: 515.0
LOT AREA: 12.98 AC.
NET AREA: 1.99 AC.

OS-8
2.62 ACRES

OS-50
0.78 AC.

OS-10
0.63 ACRES

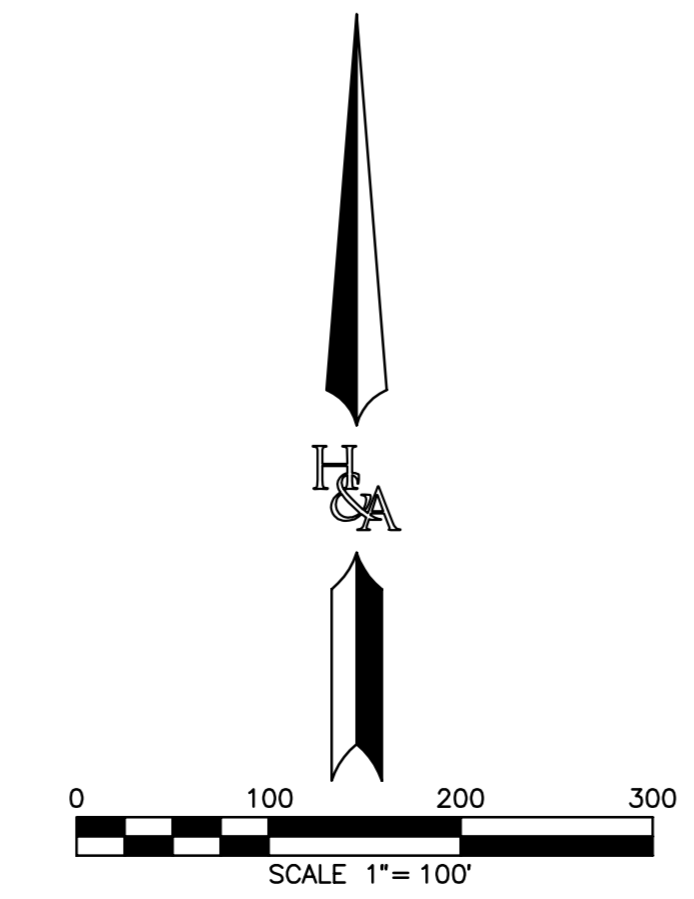
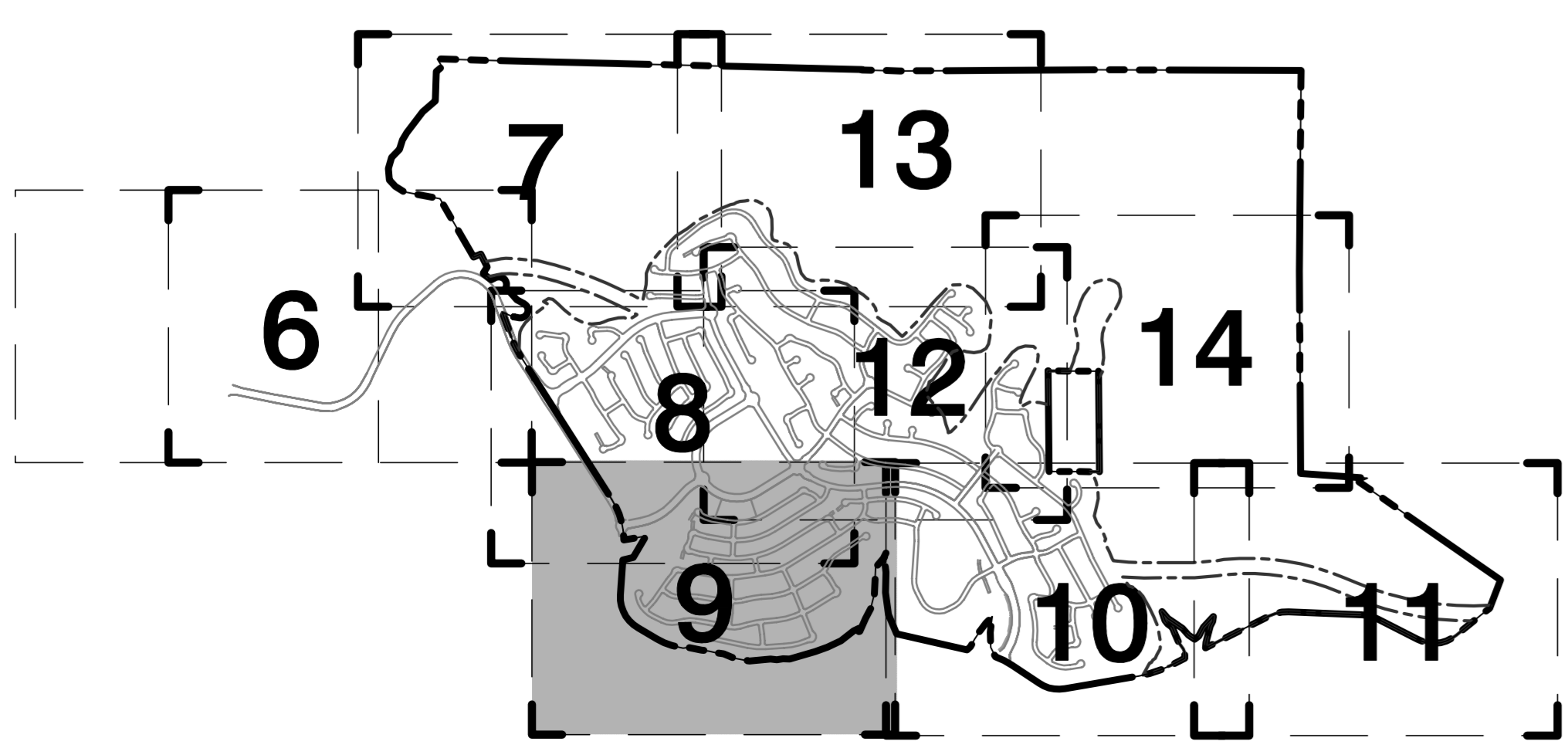
OS-9
1.78 ACRES


OS-9B
0.63 ACRES

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

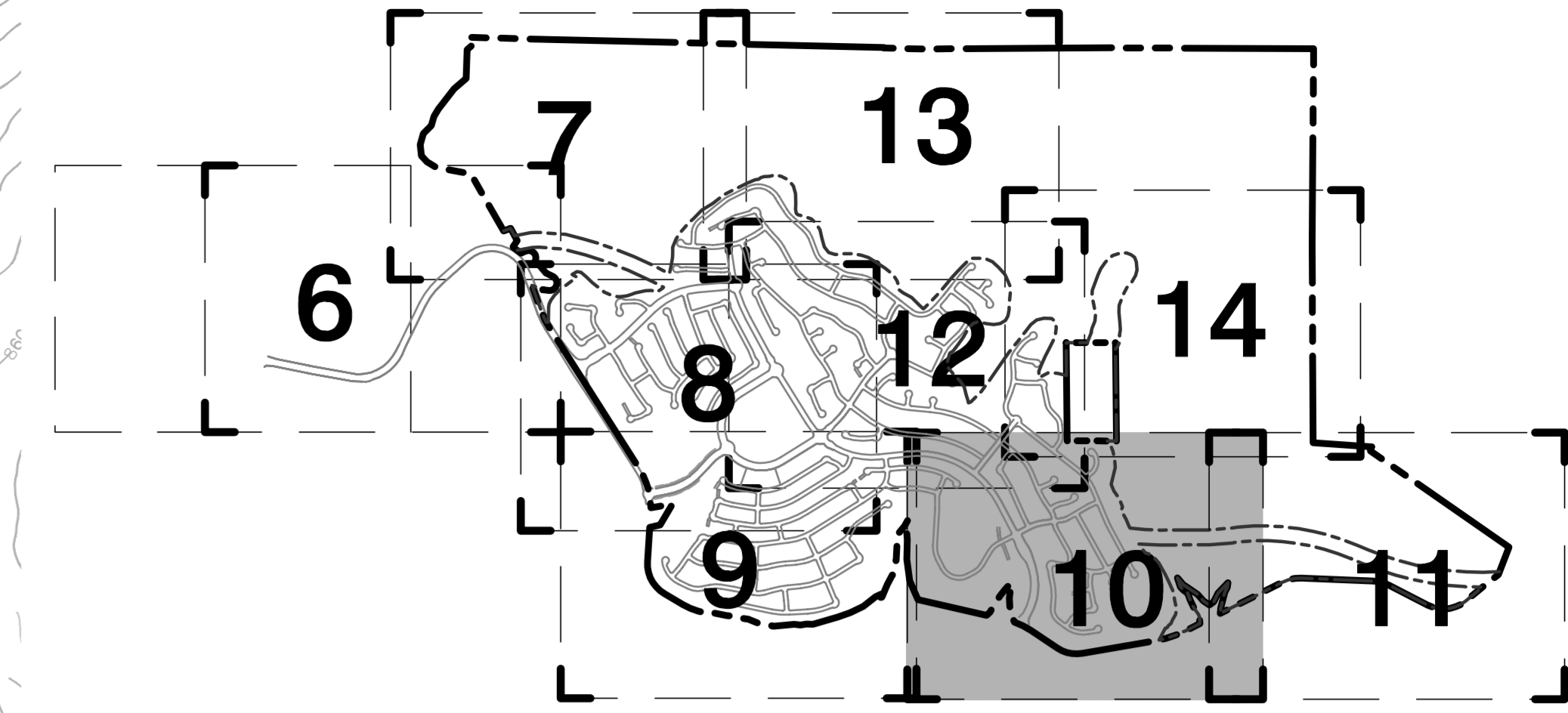
EXISTING PROJECT BOUNDARY
PROPOSED PROJECT BOUNDARY



 <p>HUNSAKER & ASSOCIATES S.A. 0118-1, INC.</p> <p>PLANNING: 9051 Maple Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH82858-600- F00385858-3414</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 9 OF 20</p>
	<p>PREPARED BY:</p>	

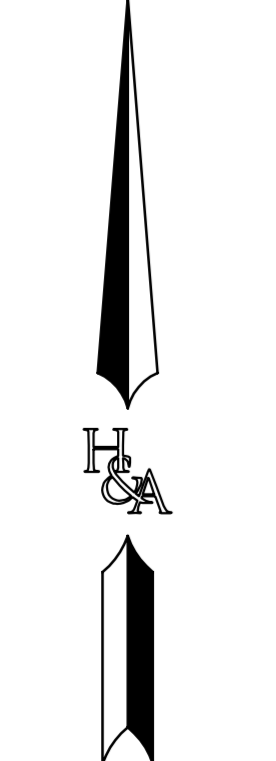
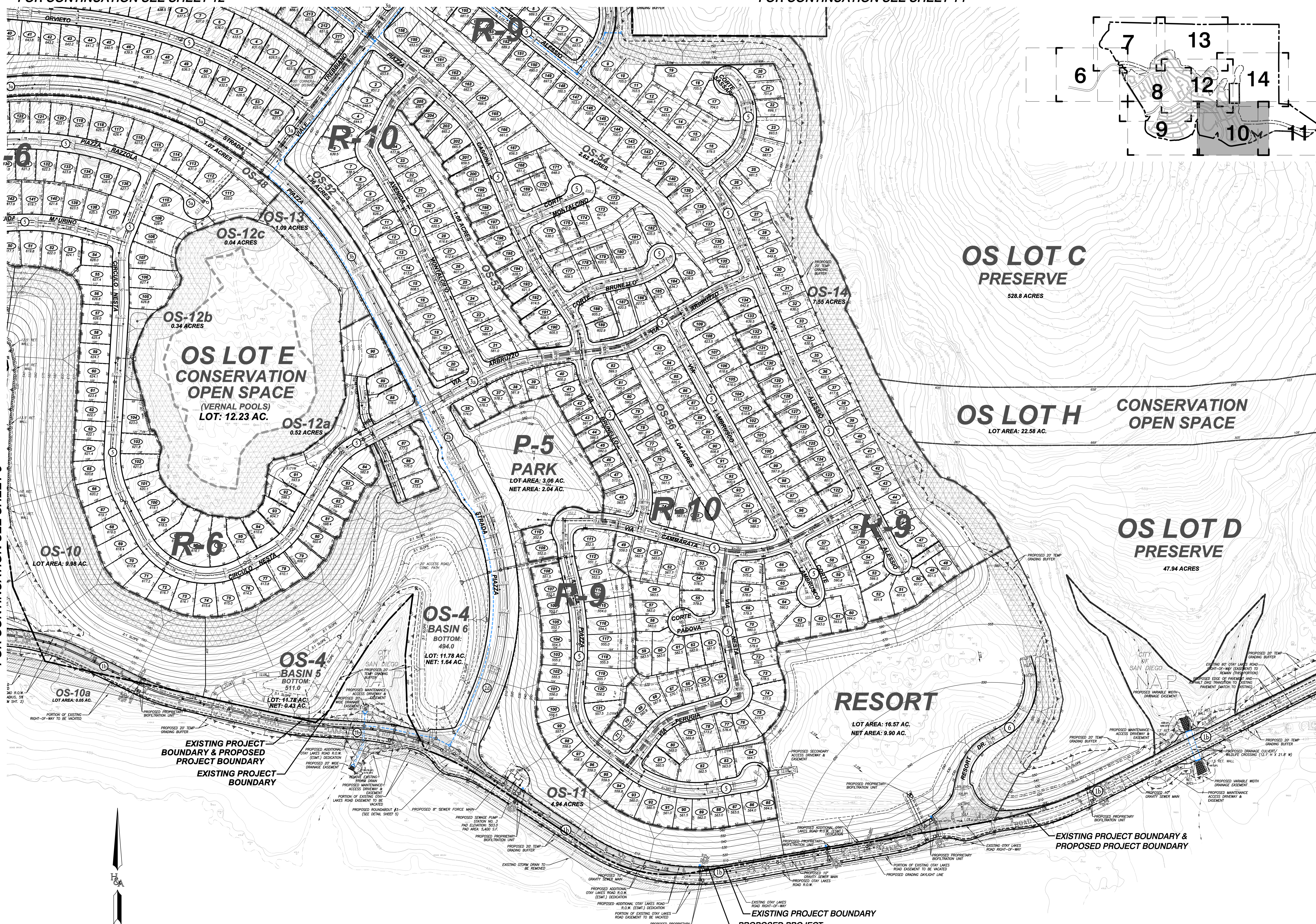
FOR CONTINUATION SEE SHEET 10


R:\198821\APM\TM 5361 - RPL 1\5361-13-001-001.dwg 12-2018 13:05



FOR CONTINUATION SEE SHEET 9

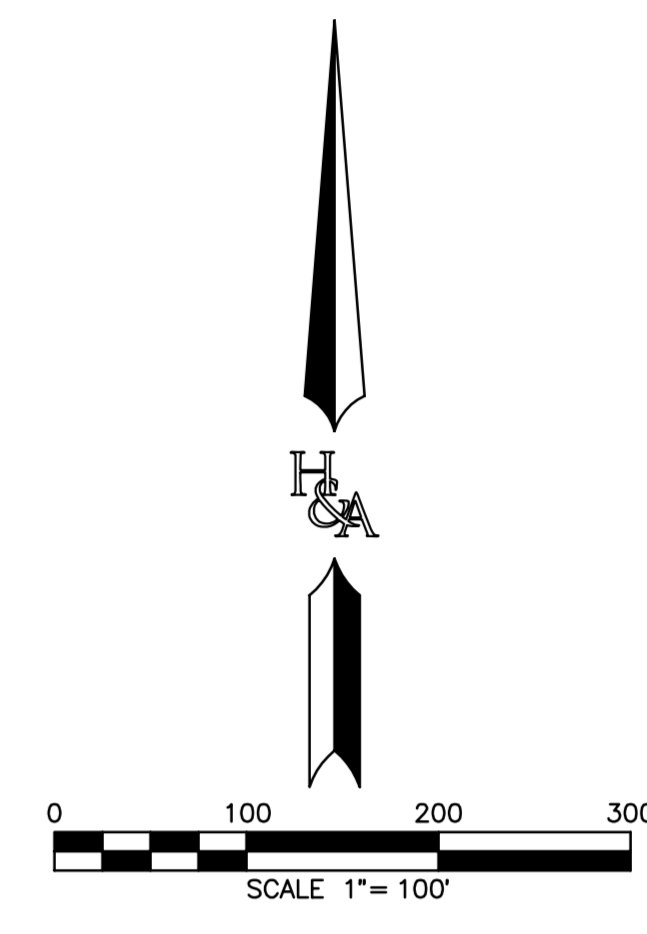
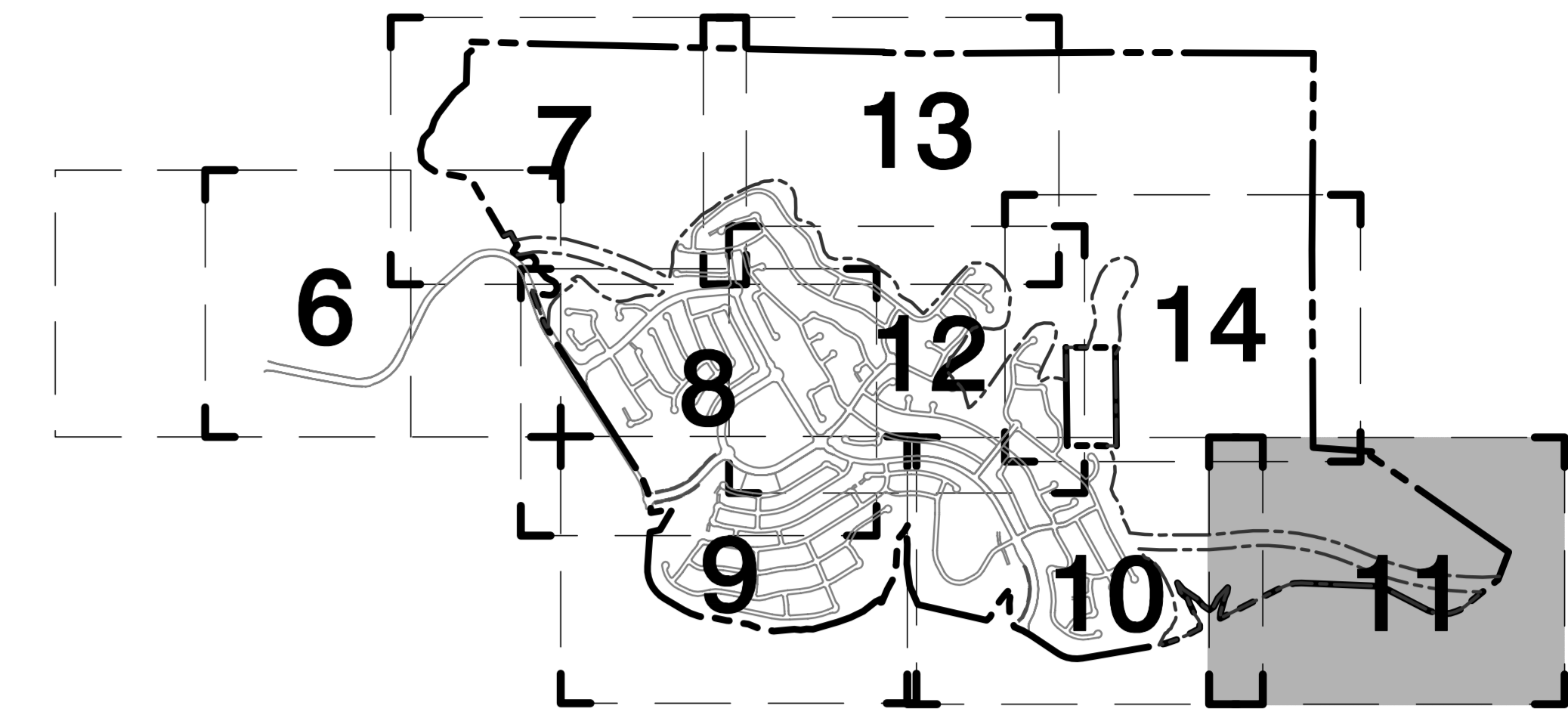
FOR CONTINUATION SEE SHEET 11



<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES S.A. D.B.S. INC.</p> <p>PLANNING: 9050 W. 16th Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH882858-6000 / FC8385583434</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 10 OF 20</p>
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R:\10821\APM\TM DR AP H 5361\10821-13 - PRELIM GRADING EIR ALT H - SH 10.dwg[2012-08-12 10:54:13]

FOR CONTINUATION SEE SHEET 14



OS LOT C
PRESERVE

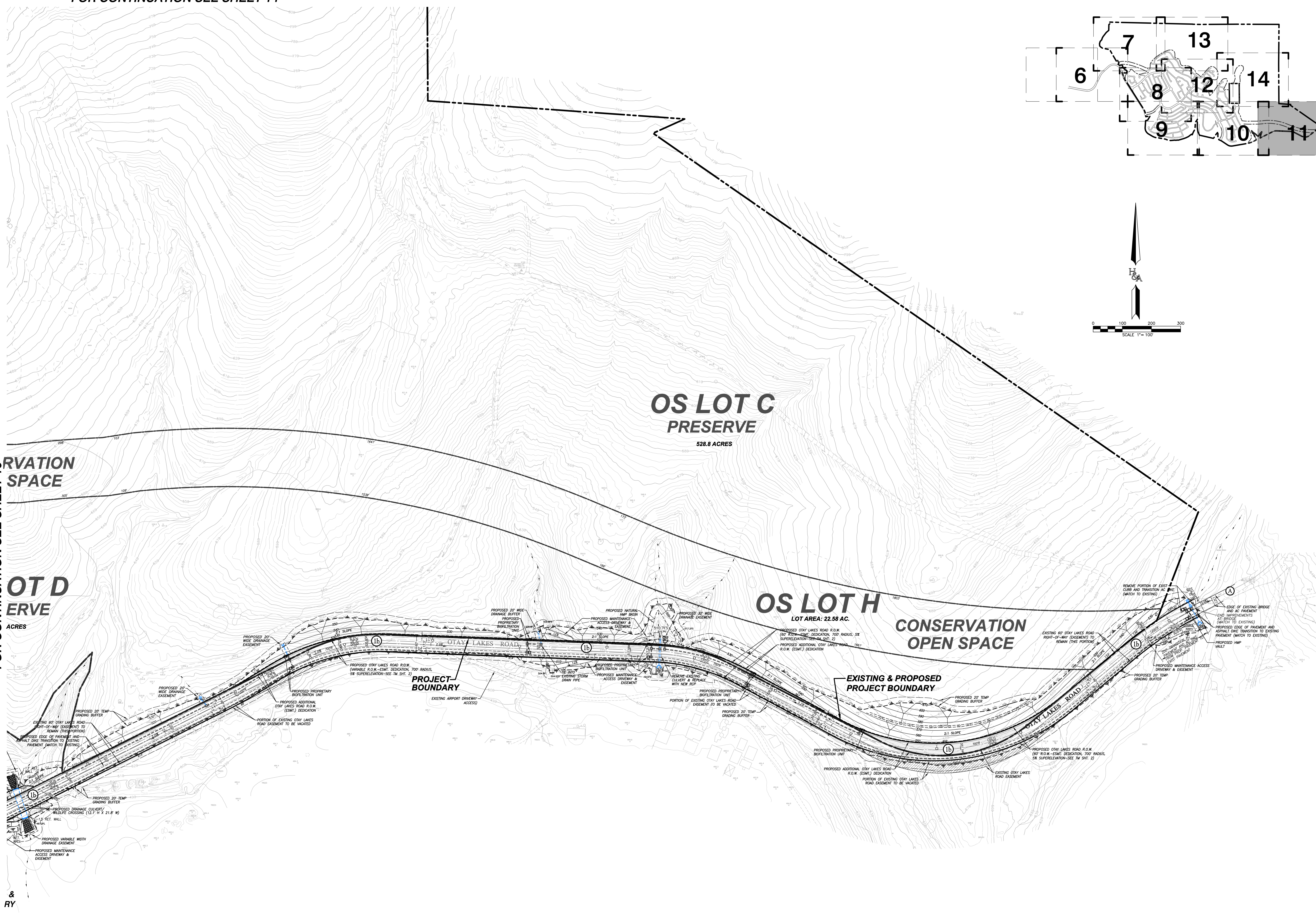
528.8 ACRES

OS LOT H

LOT AREA: 22.58 AC.

CONSERVATION
OPEN SPACE

FOR CONTINUATION SEE SHEET 10
CONSERVATION
SPACE
OS LOT D
PRESERVE
ACRES



&
RY

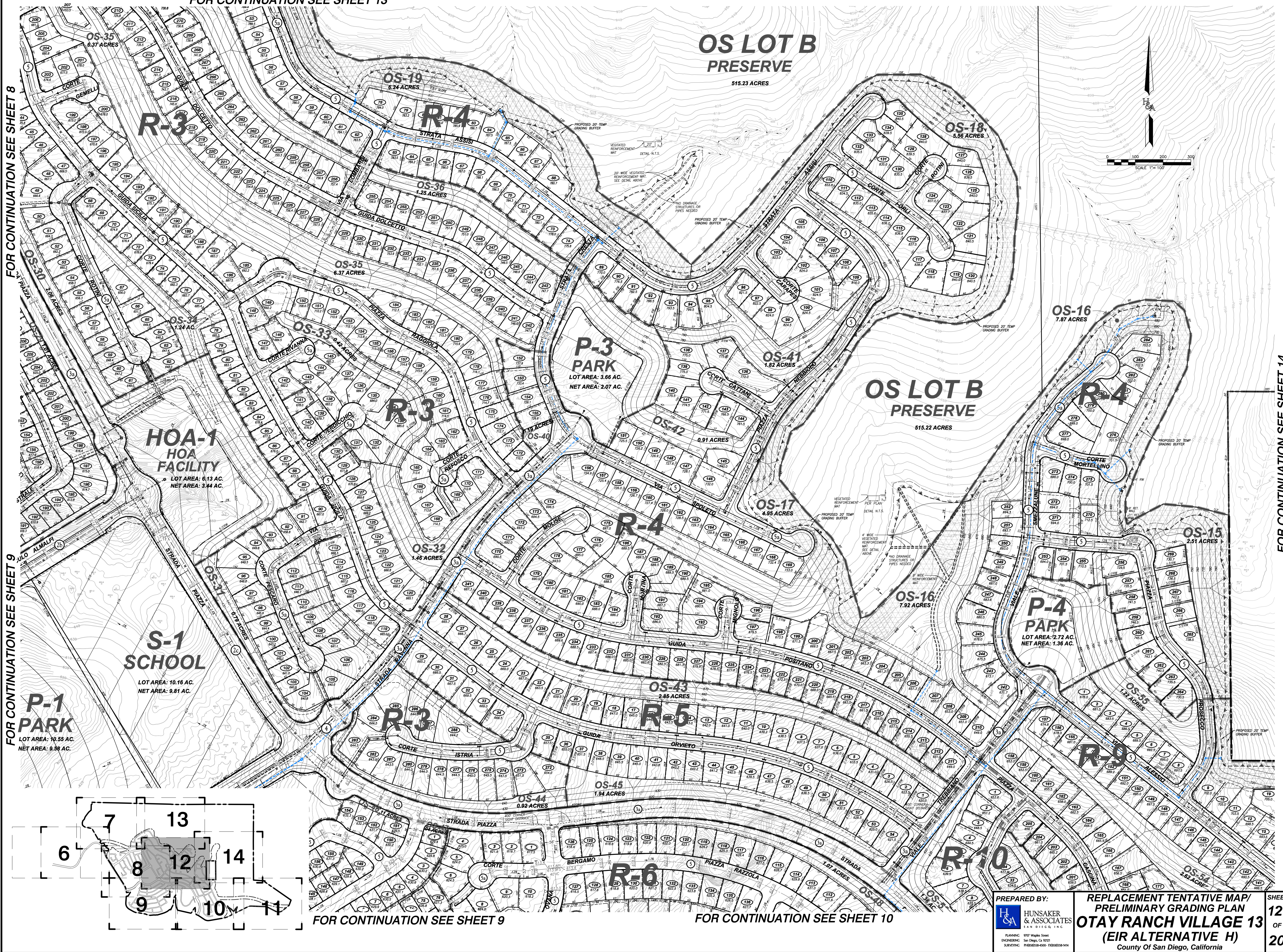
<p>HUNSAKER & ASSOCIATES S.A.B. DESIGN, INC. ENGINEERING 1901 Hughes Street San Diego, CA 92101 PH: 619-594-8500 FAX: 619-594-8414</p>	<p>PREPARED BY:</p> <p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)</p> <p>County Of San Diego, California</p>	<p>SHEET 11 OF 20</p>
	<p><small>R:\098218\TM 5361-13 - PRELIM GRADING DR ALT H - SHEET 11.dwg [2012-12-20 10:13:03 AM]</small></p>	

FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 14



OS LOT B PRESERVE
515.23 ACRES

OS LOT B PRESERVE
515.22 ACRES

OS-16
7.87 ACRES

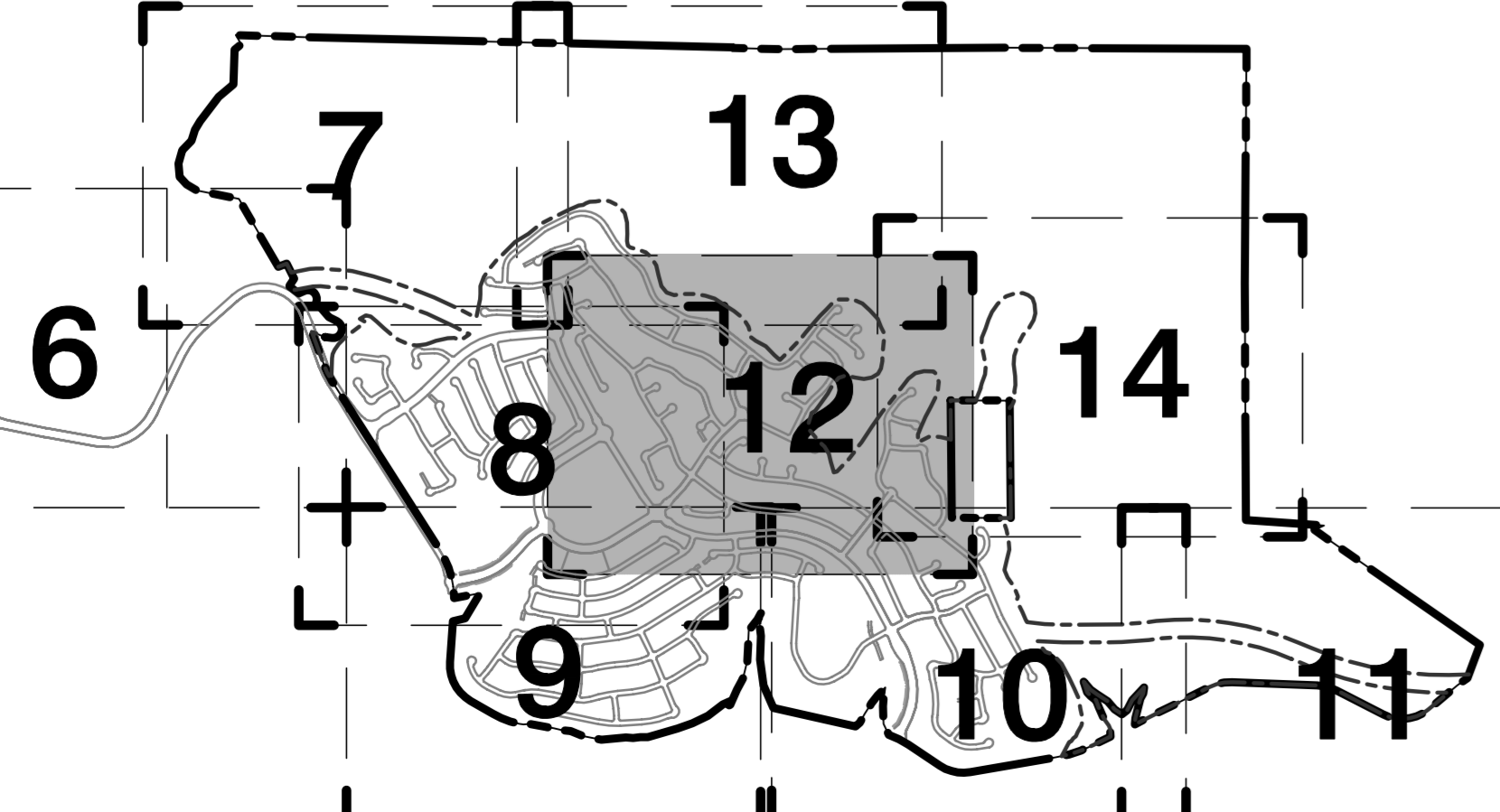
HOA-1 HOA FACILITY
LOT AREA: 6.13 AC.
NET AREA: 3.44 AC.

P-3 PARK
LOT AREA: 3.66 AC.
NET AREA: 2.07 AC.

S-1 SCHOOL
LOT AREA: 10.16 AC.
NET AREA: 9.81 AC.

P-1 PARK
LOT AREA: 10.55 AC.
NET AREA: 9.38 AC.


P-4 PARK
LOT AREA: 2.72 AC.
NET AREA: 1.36 AC.



FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 10

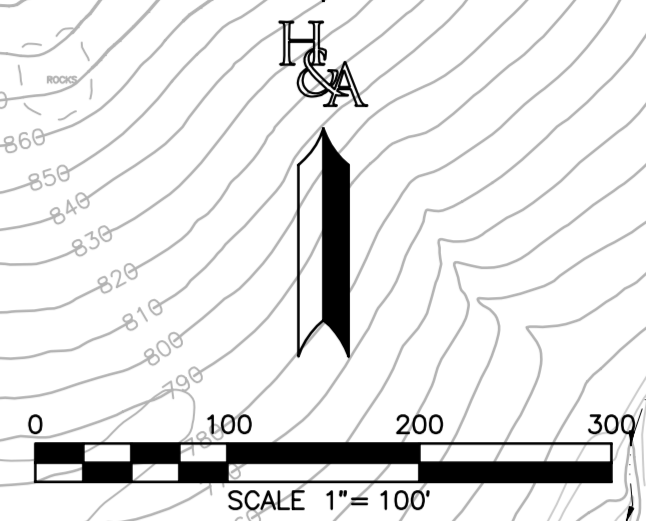
PREPARED BY:



HUNSAKER & ASSOCIATES
PLANNING ENGINEERING SURVEYING
9707 Miraflores Street
San Diego, CA 92123
PH: 619-594-8000 FAX: 619-594-8114

**REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)**
County Of San Diego, California

SHEET 12 OF 20

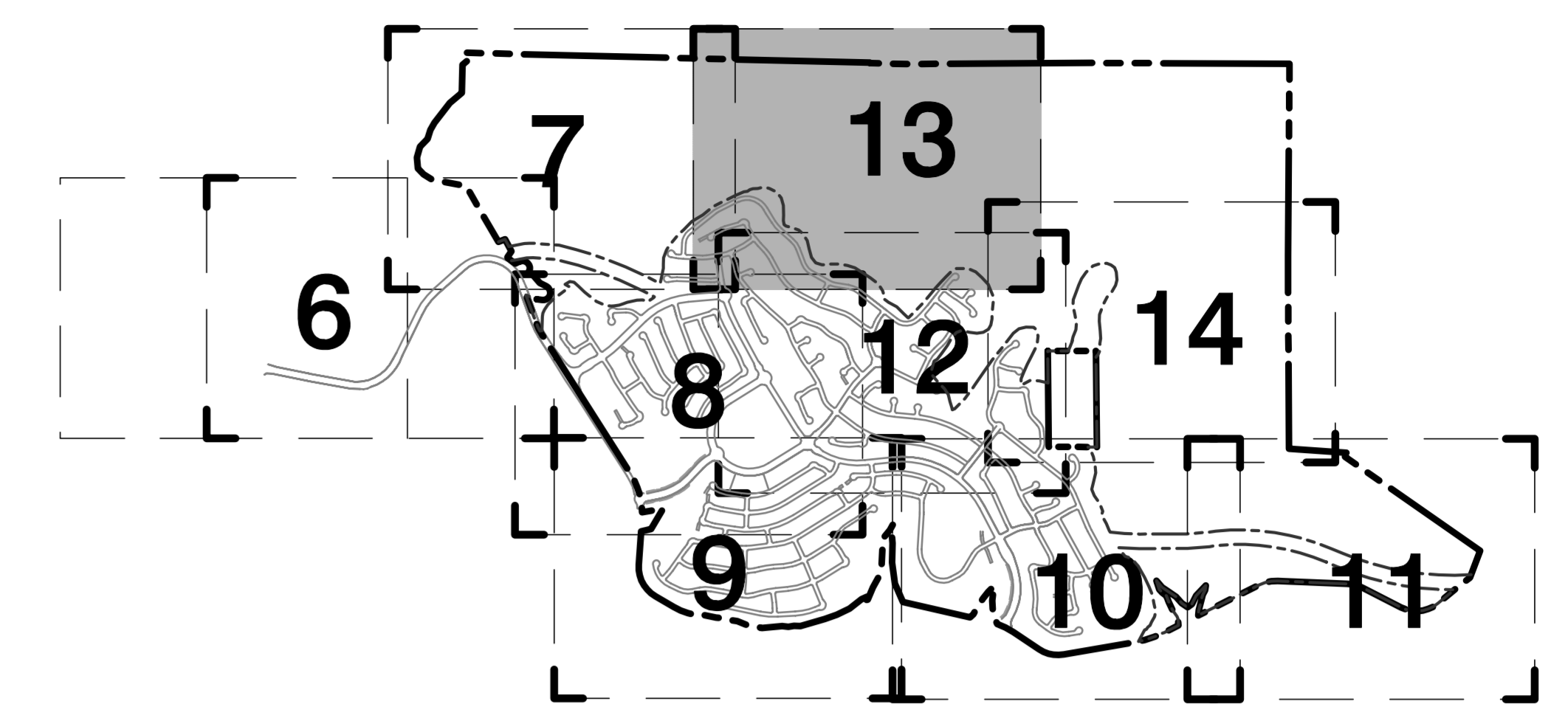
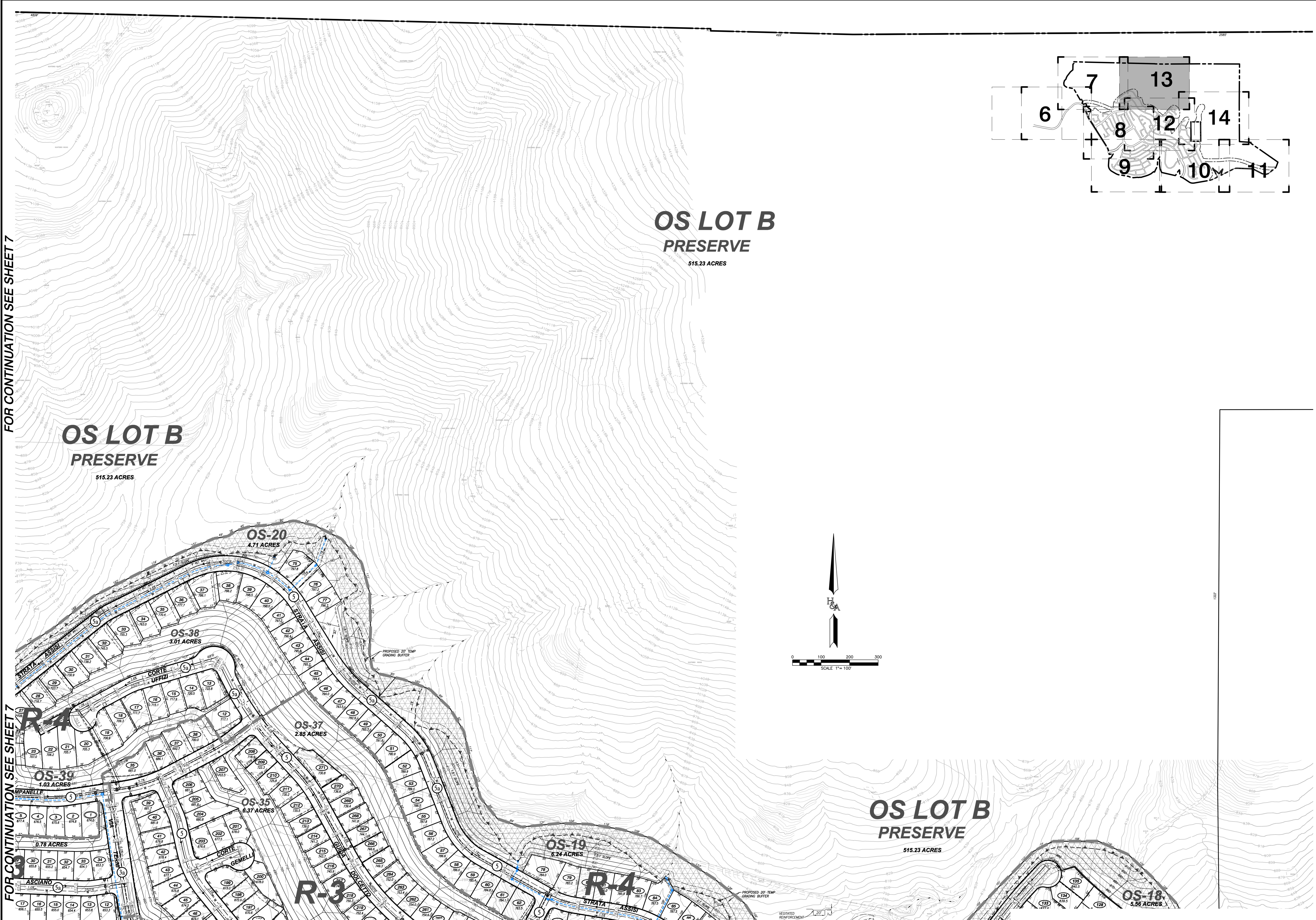


FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

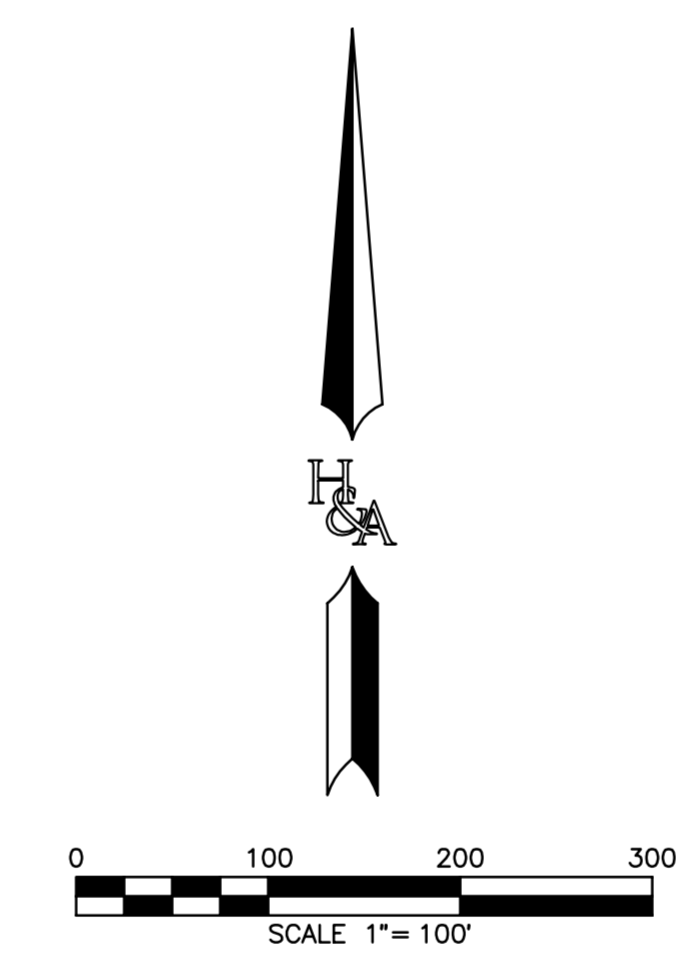
FOR CONTINUATION SEE SHEET 12



**OS LOT B
PRESERVE**
515.23 ACRES

**OS LOT B
PRESERVE**
515.23 ACRES

**OS LOT B
PRESERVE**
515.23 ACRES



PREPARED BY: HUNSAKER & ASSOCIATES <small>SAN DIEGO, INC.</small> PLANNING: 9707 Mable Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858358-8500 - FC858358-3414	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 13 OF 20
	<small>R:\09821\RP\TM DR AL H SDA\Village 13 - PRELIM GRADING DR AL1 H - SH 13.dwg [2011-12-20 12:56:06] 13.02</small>	

FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 12

FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 11

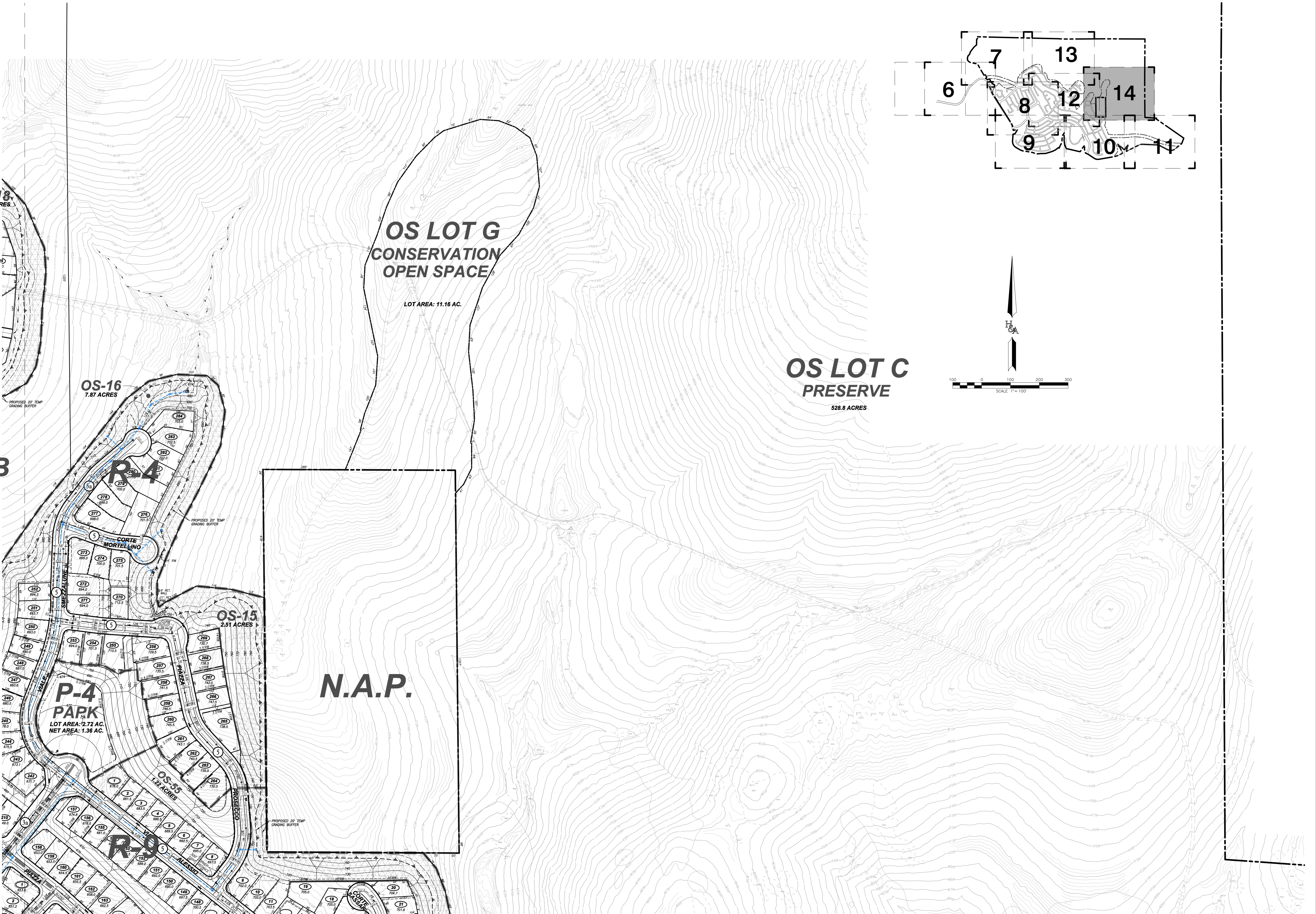
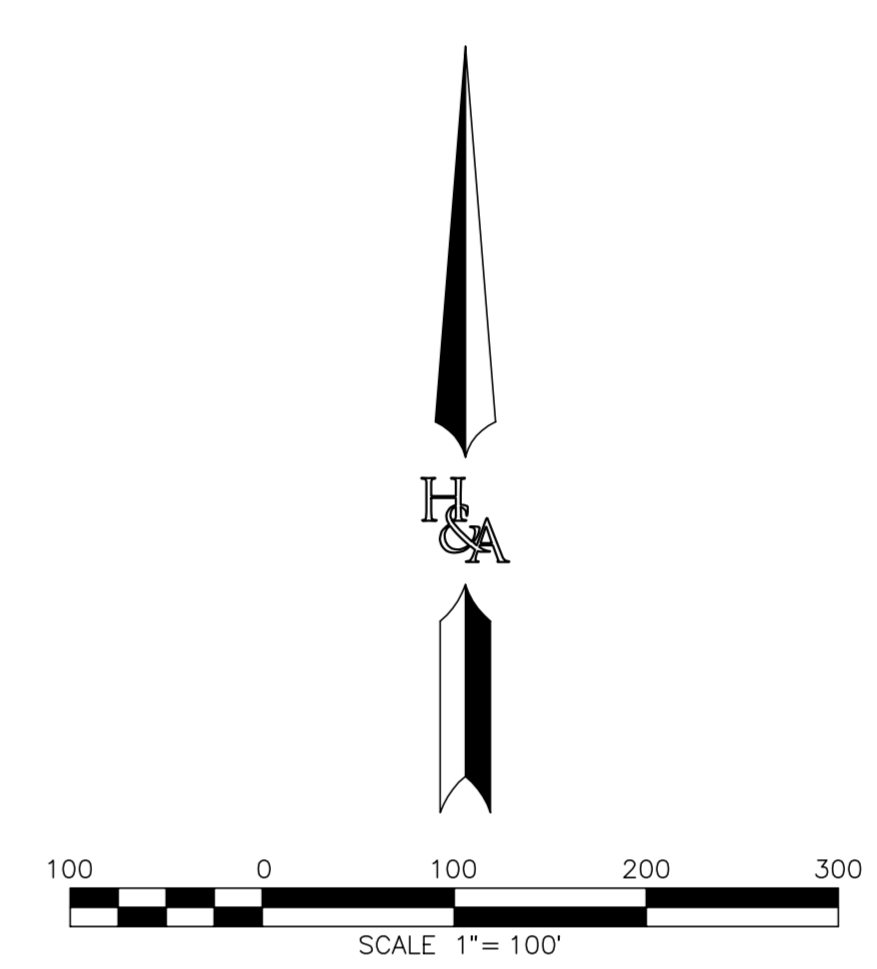
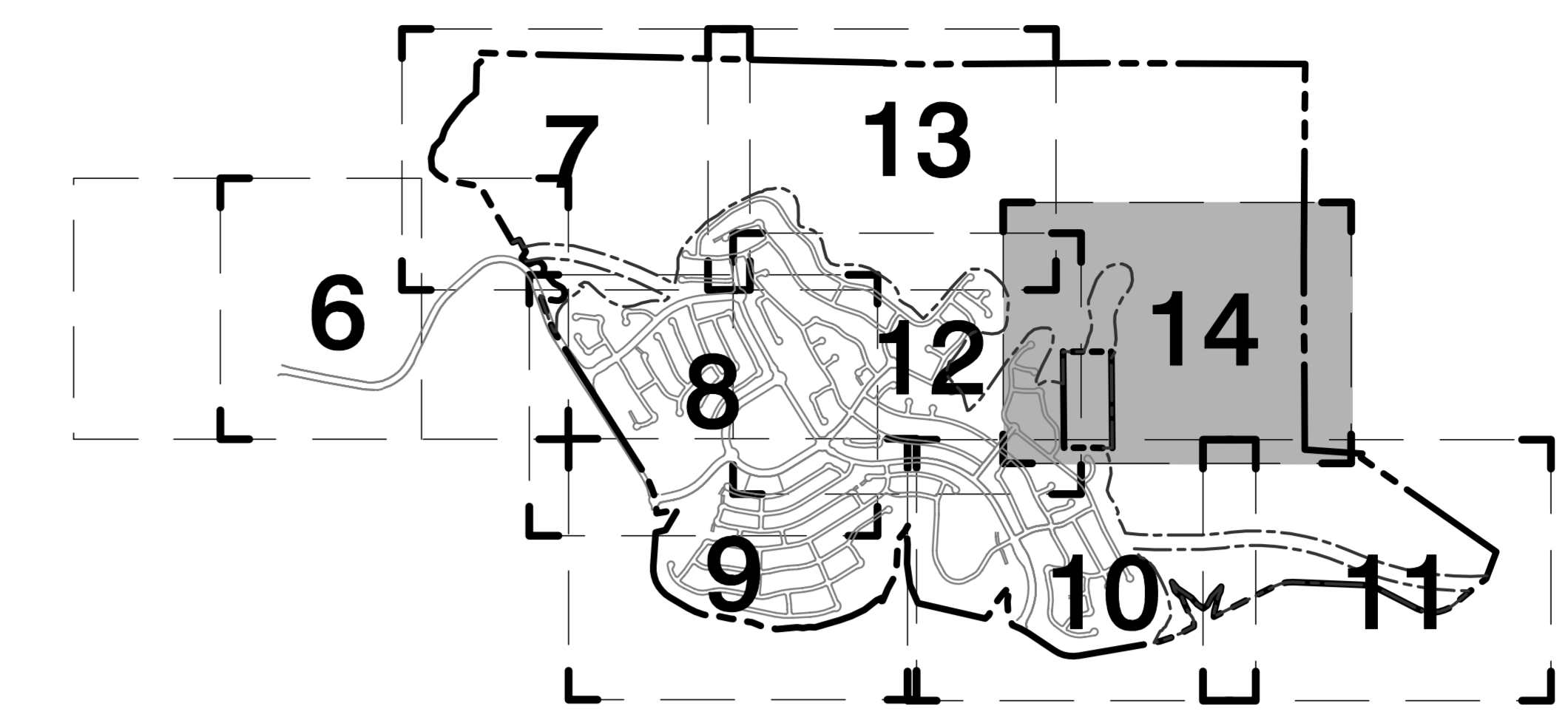
**OS LOT G
CONSERVATION
OPEN SPACE**


LOT AREA: 11.16 AC.

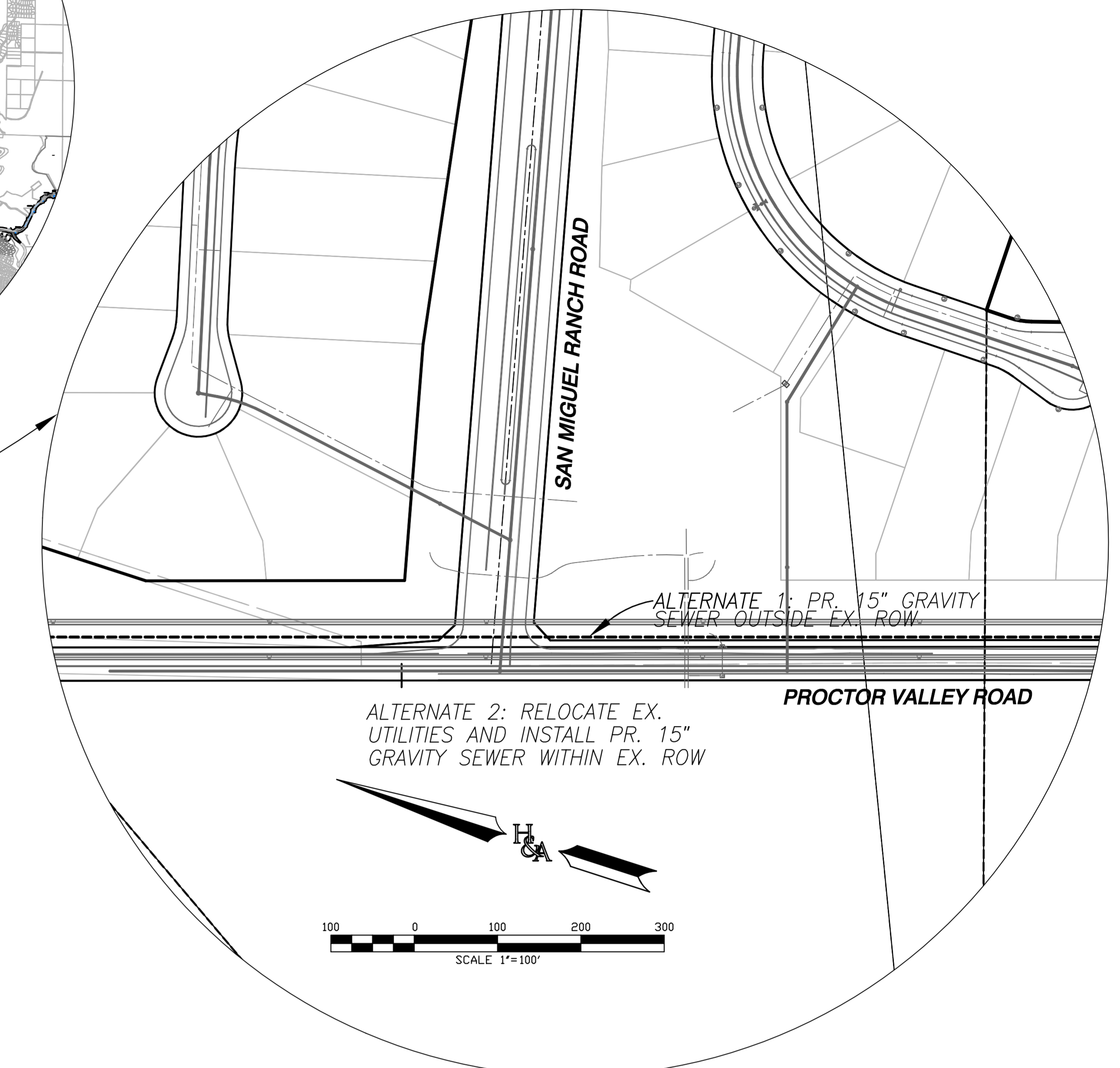
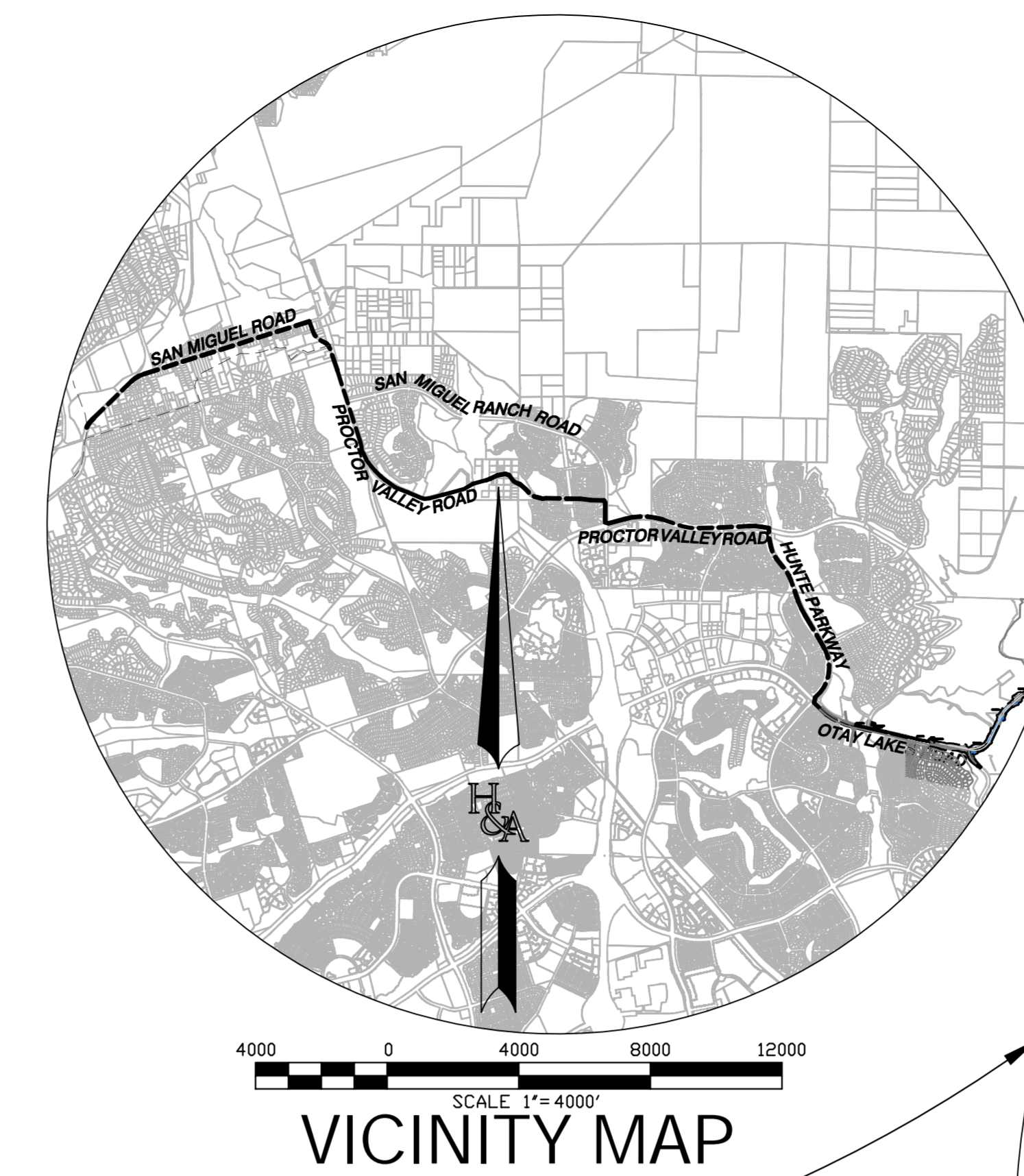
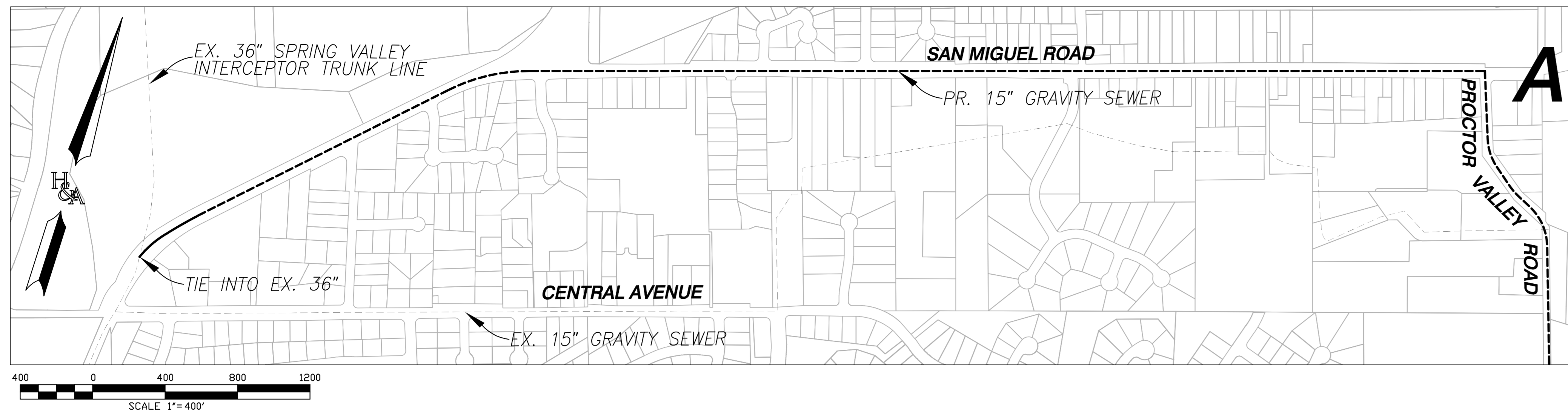
**OS LOT C
PRESERVE**

528.8 ACRES

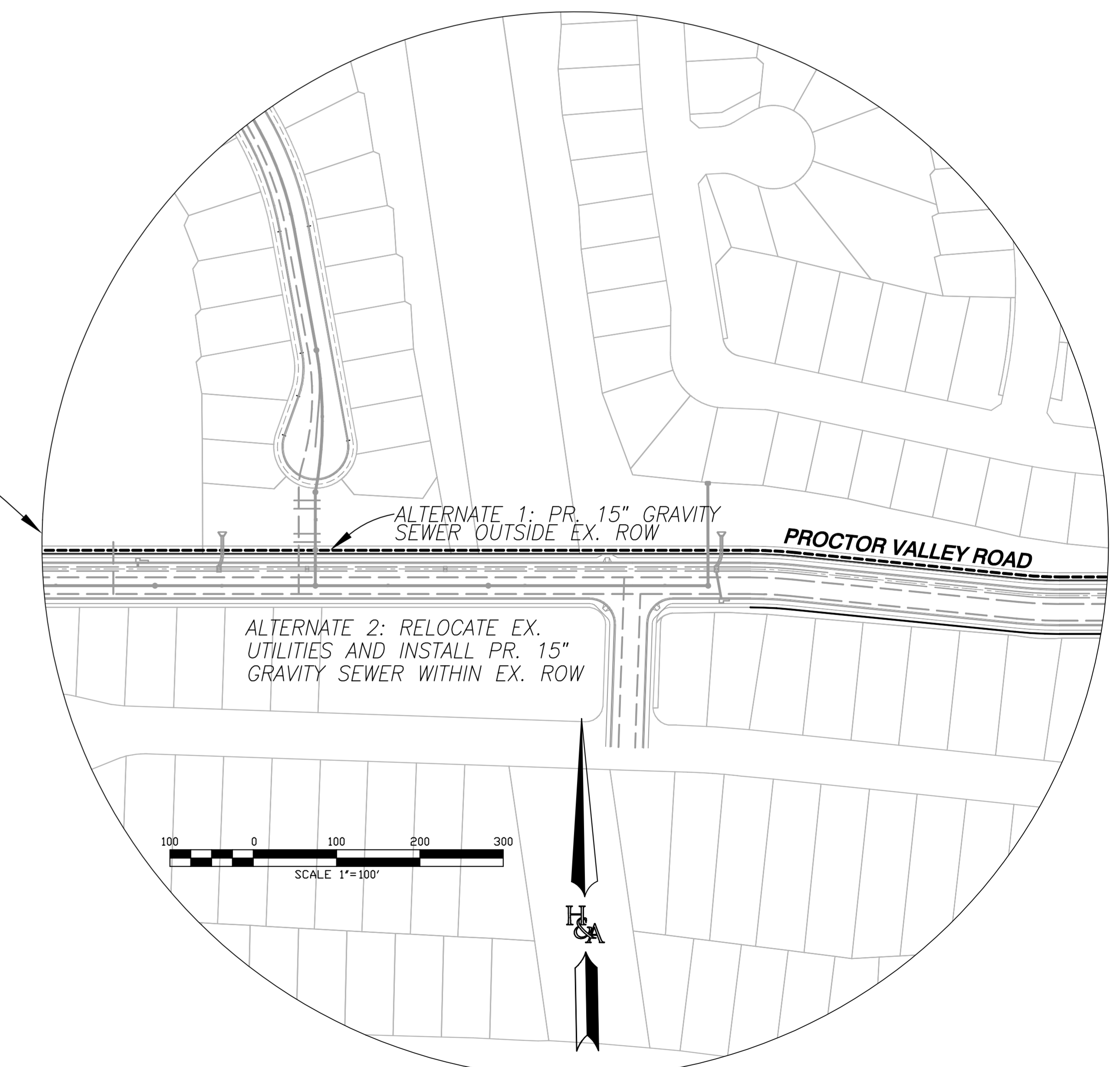
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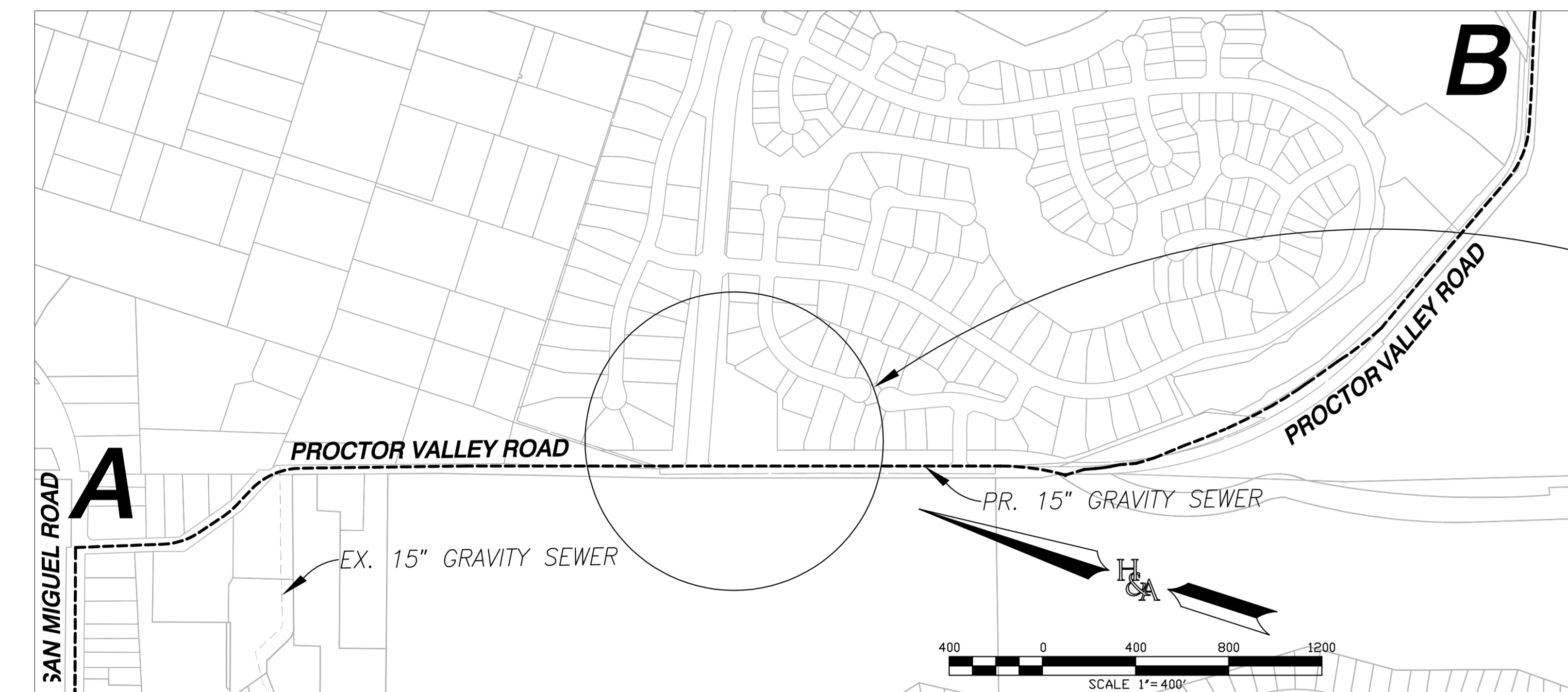
 <p>HUNSAKER & ASSOCIATES SAN DIEGO, CA</p> <p>PLANNING: 9707 Mable Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH028058-000-FC0380583414</p>	<p>PREPARED BY:</p> <p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 14 OF 20</p>
	<p><small>R:\0282\0282\TM DR AL H 5361\0282-13 -- PRELIM GRADING DR AL1 H -- SH 14.dwg [2011-12-20 12:54]</small></p>	



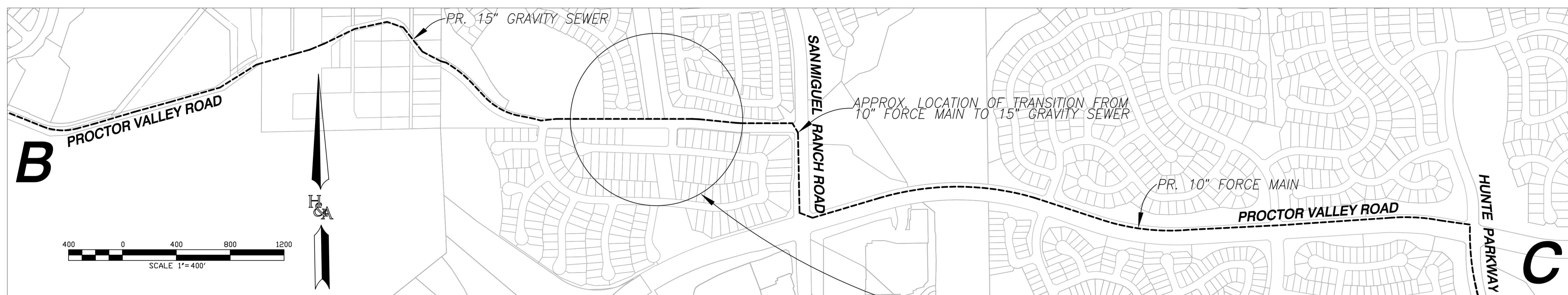
ALTERNATIVES 1 & 2



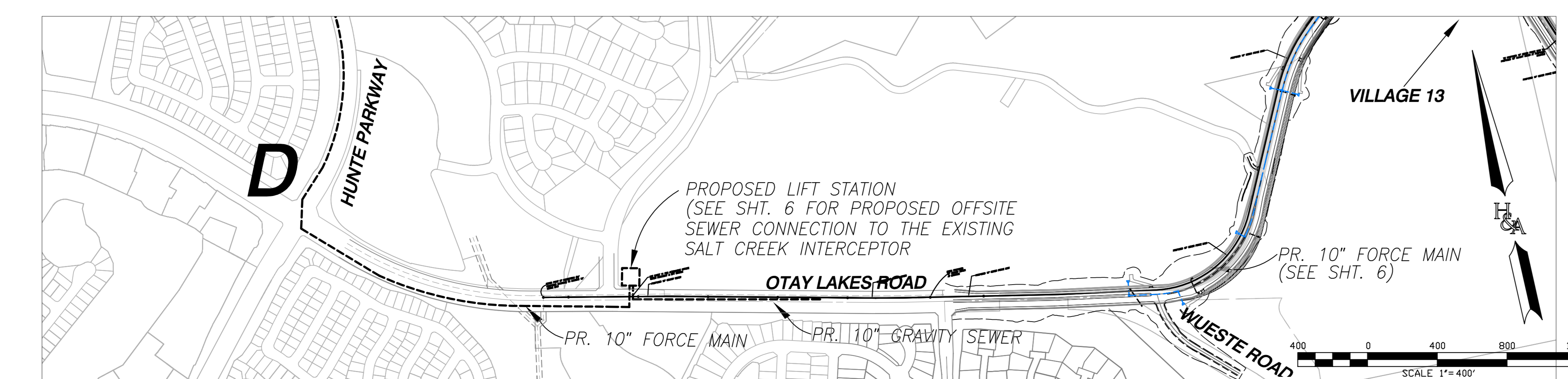
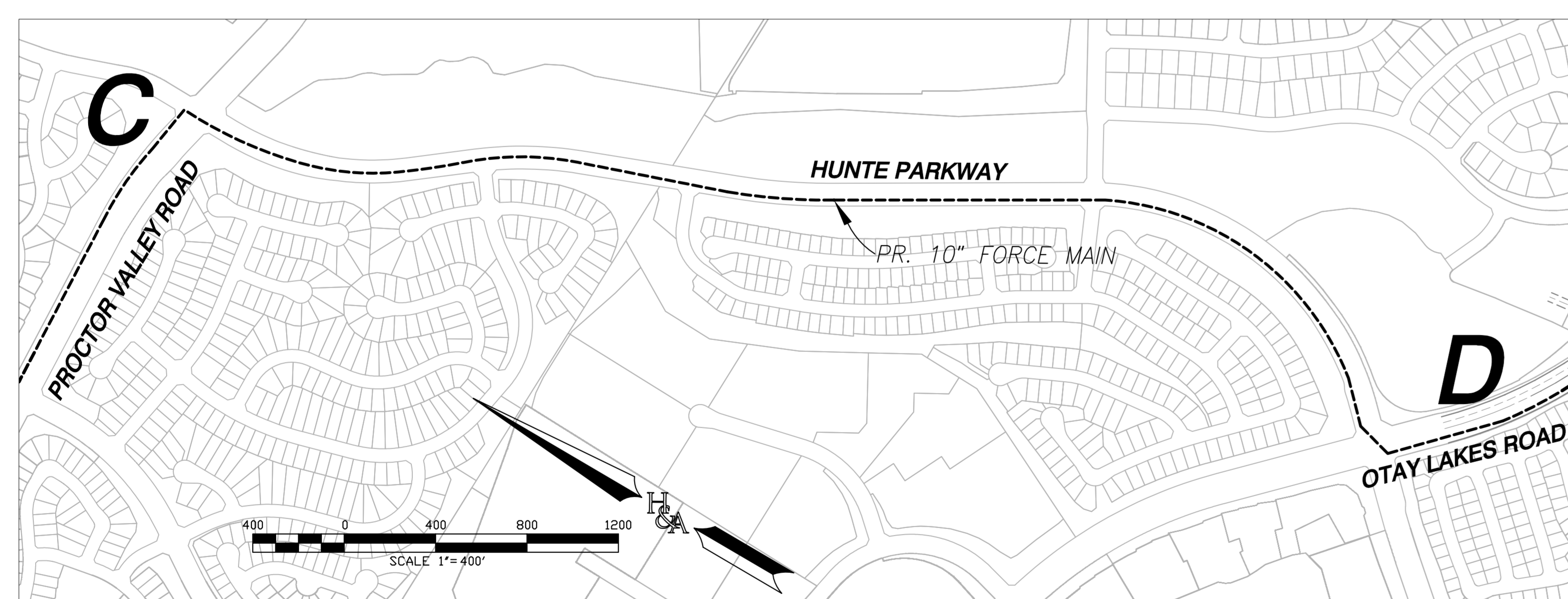
ALTERNATIVES 1 & 2
OFFSITE SEWER ALTERNATIVE



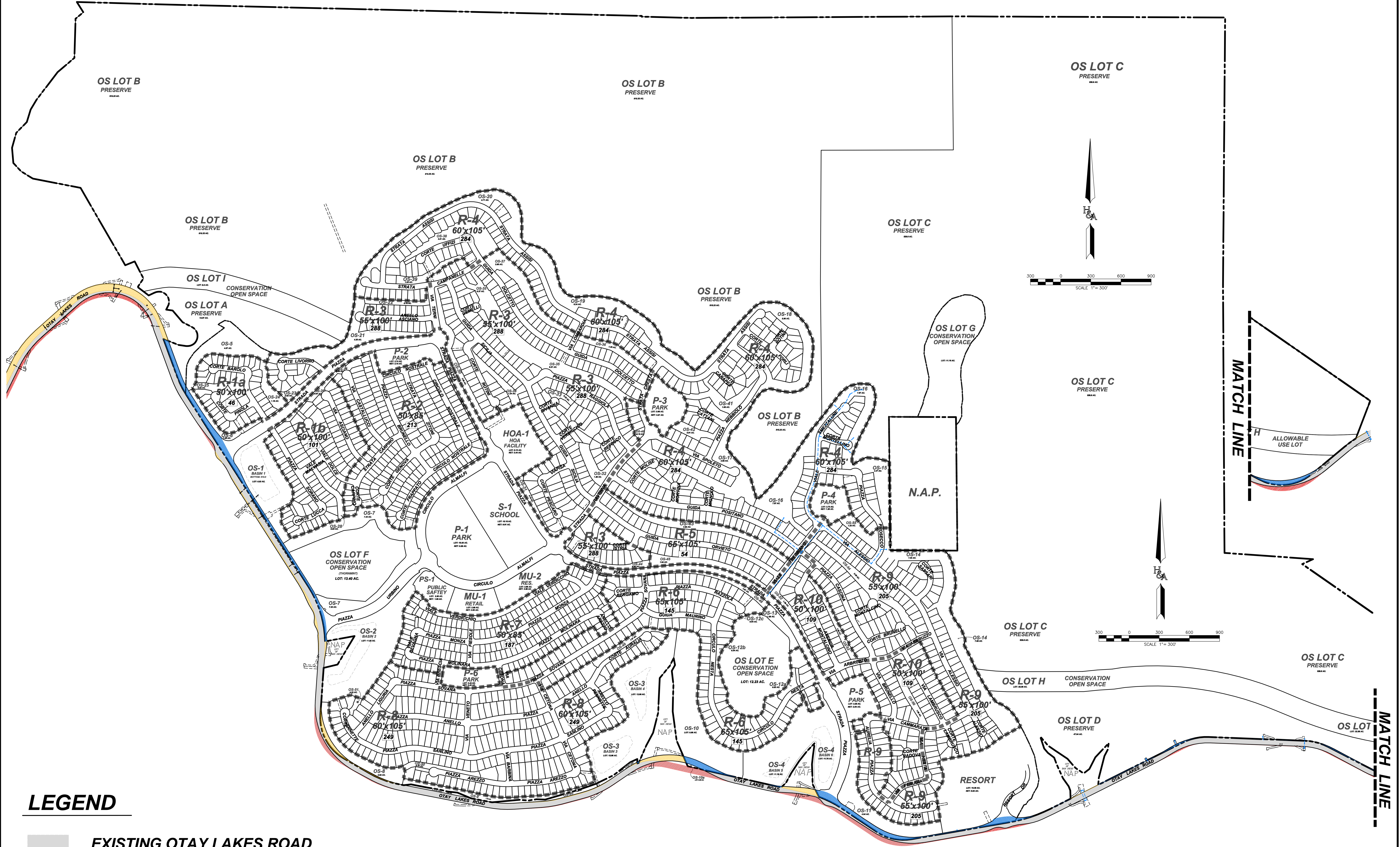
SEE RIGHT FOR 100 SCALE DETAIL




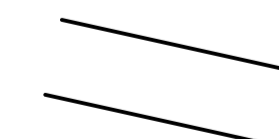


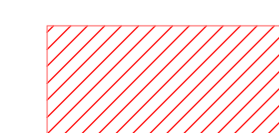
SEE RIGHT FOR 100 SCALE DETAIL



<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES SAN DIEGO, CA</p> <p>PLANNING: 9707 Miraflores Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH020508-000 - FC030508-000</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN</p>	<p>SHEET 15 OF 20</p>
	<p>OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)</p> <p>County Of San Diego, California</p>	<p>R:\10882\878\TM DR AL H 5361\Village 13 - PRELIM GRADING DR ALT H - SH 15.dwg [2011-12-20 12:46]</p>



LEGEND

-  EXISTING OTAY LAKES ROAD
-  PROPOSED OTAY LAKES RD ROW
-  PROPOSED ONSITE OLR DEDICATION
-  PROPOSED OFFSITE OLR ACQUISITION
-  PROPOSED OFFSITE OLR VACATION

TM LOTTING DETAIL

SCALE: 1" = 300'

TM LOTTING

<p>PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, CA PLANNING 9701 Miramar Street ENGINEERING San Diego, CA 92121 SURVEYING PH: 619-594-5500 FAX: 619-594-5514</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 16 OF 20</p>
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NEIGHBORHOOD LOT AREA ANALYSIS

SUMMARY

Main data table with 10 columns for neighborhoods (R-1A to R-10) and rows for lot numbers, lot areas, and various metrics. Includes a summary table at the bottom right.

Summary table with columns: NEIGHBORHOOD, LAND USE, DWELLING UNITS, LOT SIZE, ACREAGE. Rows include R-1A through R-10 and SUBTOTAL.

Summary table with columns: NEIGHBORHOOD, LAND USE, DWELLING UNITS, TARGET DENSITY, NEIGH. ACREAGE. Rows include MU-1 through MU-2 and SUBTOTAL.

Summary table with columns: RESIDENTIAL TOTAL, DWELLING UNITS, TARGET DENSITY, NEIGH. ACREAGE.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include PS-1 through PS-2 and SUBTOTAL.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include S-1 through S-6 and SUBTOTAL.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include HOA-1 and SUBTOTAL.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include OS-1 through OS-36 and SUBTOTAL.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include RES SUBTOTAL SF, RES AVG LOT SIZE, CIRCULATION AC, and CIRCULATION AC.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include RESUBTOTAL, RESUBTOTAL, RESUBTOTAL, RESUBTOTAL, RESUBTOTAL.

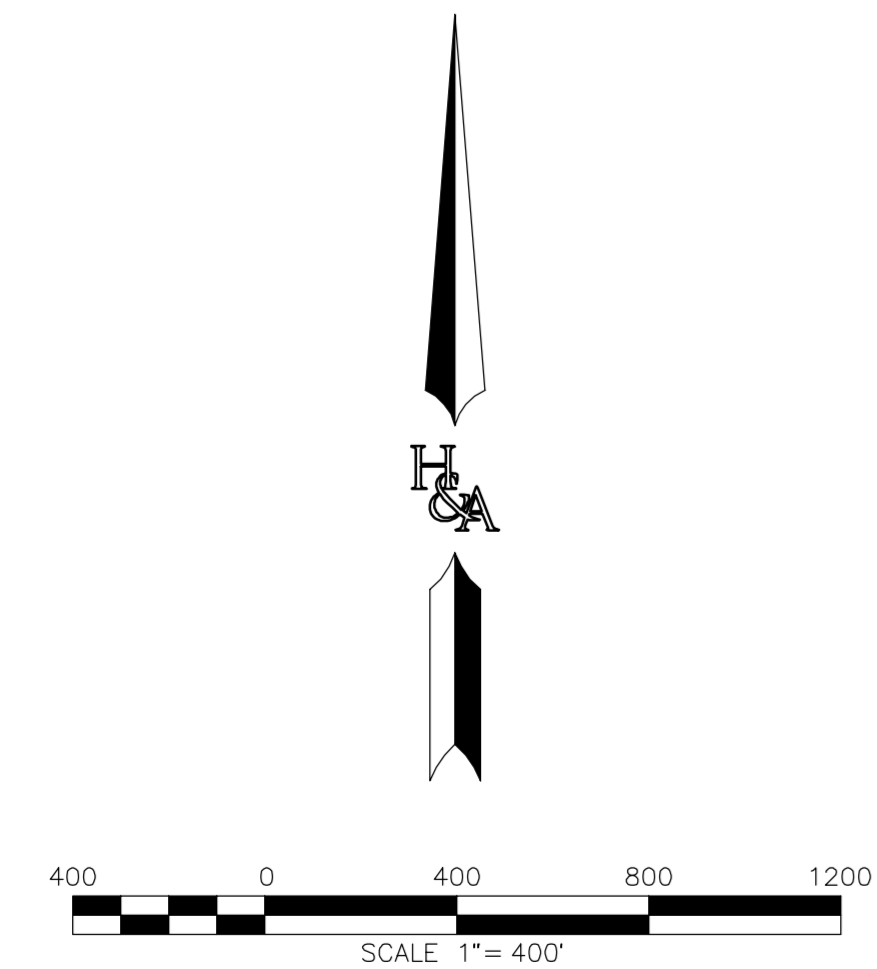
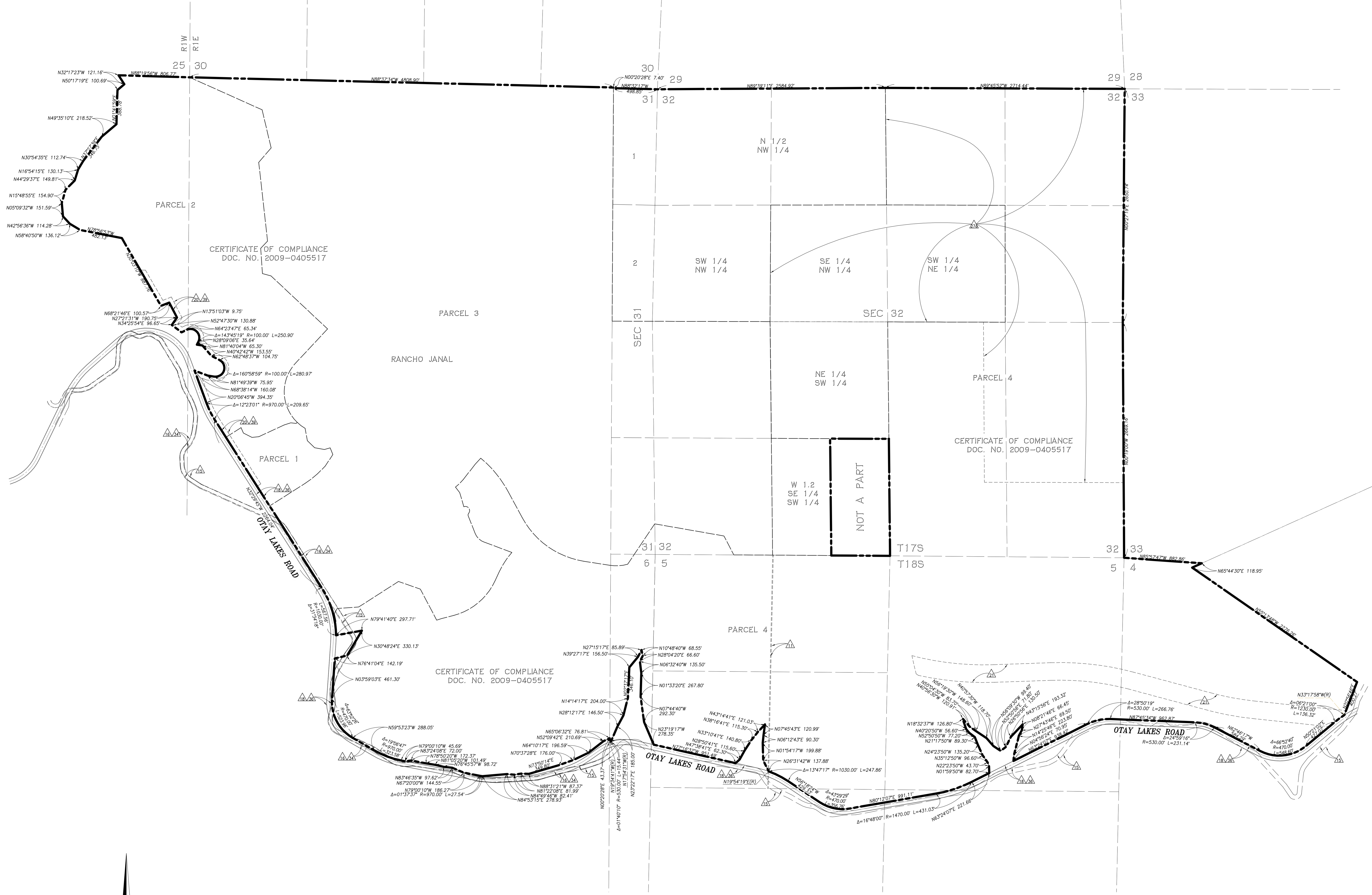
Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include RESORT-1, RESORT-1, RESORT-1, RESORT-1, RESORT-1.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include OS LOT A, OS LOT B, OS LOT C, OS LOT D.


Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include ROADS w/ Preserve, ROADS w/ Preserve, ROADS w/ Preserve.

Summary table with columns: NEIGHBORHOOD, LAND USE, NEIGH. ACREAGE/LOT SIZE. Rows include OVERALL TOTAL, OVERALL TOTAL, OVERALL TOTAL.

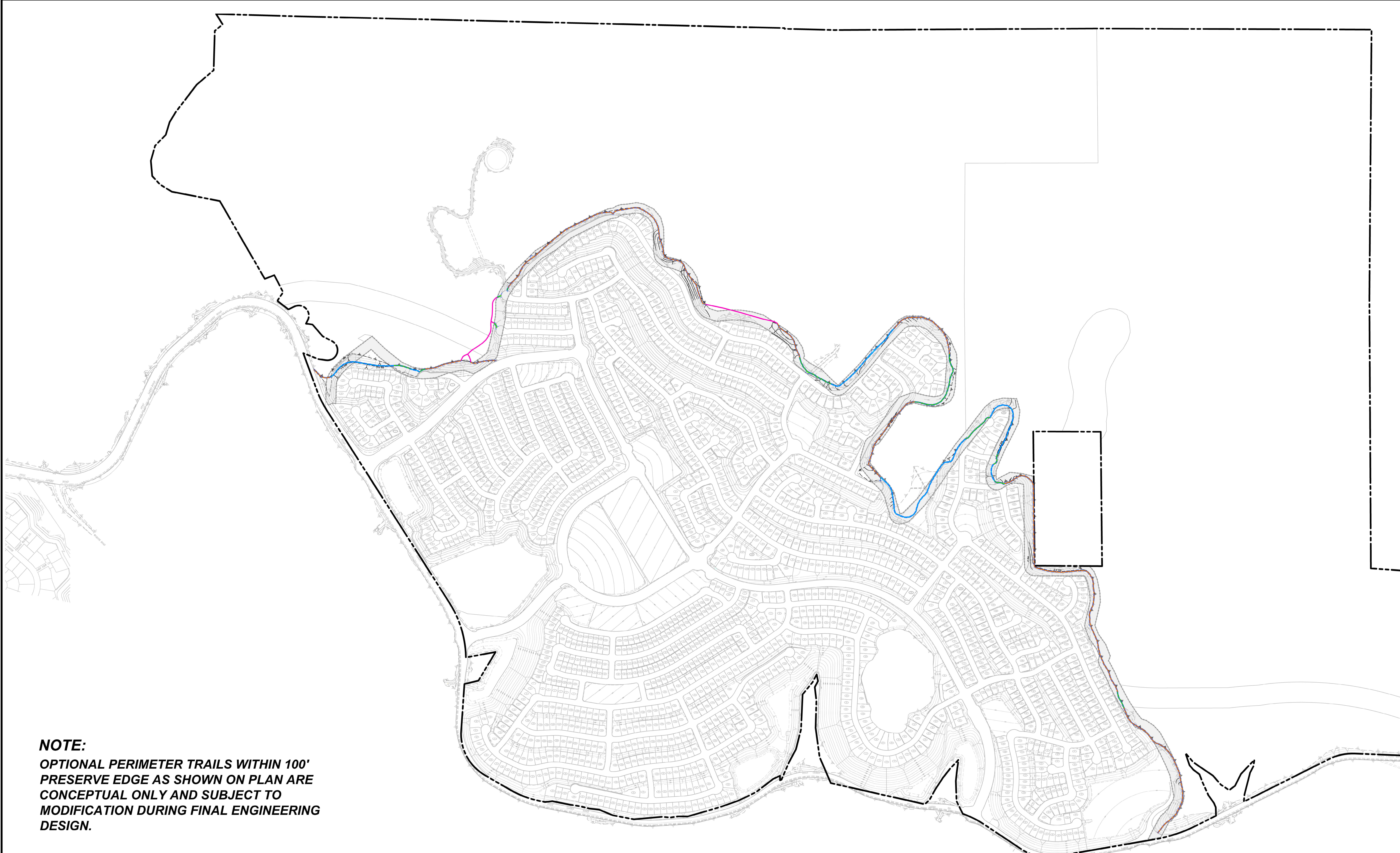
NEIGHBORHOOD LOT AREAS PREPARED BY: HUNSAKER & ASSOCIATES REPLACEMENT TENTATIVE MAP/PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County of San Diego, California



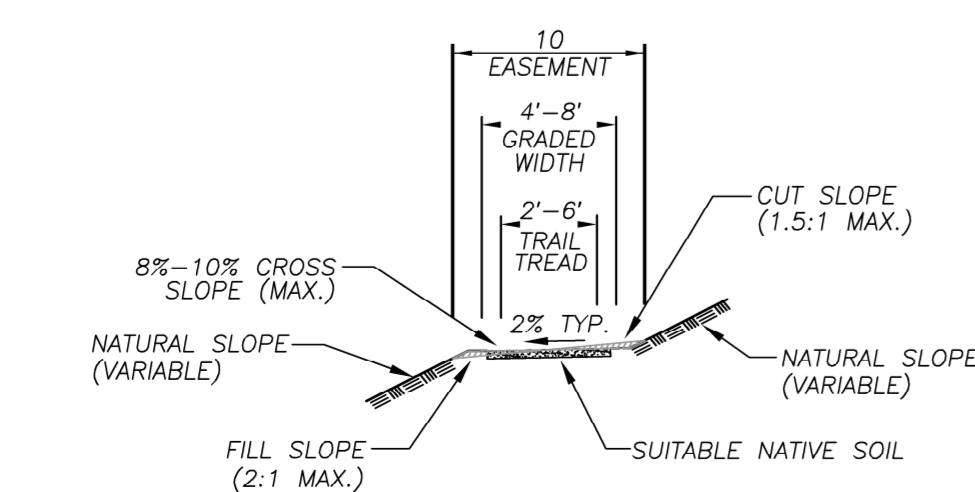
EXISTING BOUNDARY AND ENCUMBRANCES

<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES S.A. B.L.E.C., INC.</p> <p>PLANNING 9701 Waples Street ENGINEERING San Diego, CA 92121 SURVEYING PH: 619-594-5500 FAX: 619-594-5514</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 19 OF 20</p>
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R:\09821\876\1\TM DR A4 H 54\1\Map 13 - PRELIM GRADING DR ALT H - SH 19.dwg[2011-12-20 12:40]



NOTE:
OPTIONAL PERIMETER TRAILS WITHIN 100'
PRESERVE EDGE AS SHOWN ON PLAN ARE
CONCEPTUAL ONLY AND SUBJECT TO
MODIFICATION DURING FINAL ENGINEERING
DESIGN.



TYPE C TRAIL - PRIMITIVE TRAIL

NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES"
 NOT TO SCALE

NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS

LEGEND

- PERIMETER TRAIL OPTION AT PAD GRADE
- PERIMETER TRAIL OPTION BELOW PAD GRADE
- PERIMETER TRAIL OPTION ABOVE PAD GRADE
- EXISTING TRAIL
- 100' PRESERVE EDGE

CONCEPTUAL PERIMETER TRAIL OPTION

<p>PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING: 9701 Miraflores Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858158-6500 FAX858158-3434</small></p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 20 OF 20</p>
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