FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 10

DARY

DARY

USED 10" SEWER FORCE MAIN

PROPOSED 12" GRAVITY SEWER

PROPOSED SEWER PUMP STATION NO. 2
PAD ELEVATION: 514.0
PAD AREA: 9970 S.F.

OTAY LAKES ROAD

PROPOSED 12" GRAVITY SEWER

PROPOSED 20' WIDE DRAINAGE EASEMENT

EXISTING STORM DRAIN TO BE REMOVED

PROPOSED STORM DRAIN STUBBED FOR FUTURE EXTENSION TO FUTURE BASIN

EXISTING 60' OTAY LAKES ROAD RIGHT-OF-WAY (EASEMENT) TO REMAIN (THIS PORTION)

RANCHO JAMAL MAP NO. 999

EXISTING PROJECT BOUNDARY
PROPOSED PROJECT BOUNDARY

OFF-SITE PERMISSION TO GRADE REQUIRED

WATER QUALITY BASIN #4
6.4 AC.FT. PROVIDED
TOP=535.0
W.L.=518.0
BOT=515.0

PROPOSED 30' WIDE STORM DRAIN EASEMENT

OS 13B-E
OPEN SPACE
3.7 ACRES

HOA LOT 13B-1
0.1 ACRES

12' WIDE BASIN MAINTENANCE SERVICE RAMP

PROPOSED CLEAN WATER BASIN RISER

PROPOSED 12" GRAVITY SEWER

PROPOSED STORM DRAIN LOW FLOW DIVERSION

RETAINING WALL

EXISTING STORM DRAIN TO BE REMOVED

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' WIDE DRAINAGE EASEMENT

EXISTING 60' OTAY LAKES ROAD RIGHT-OF-WAY (EASEMENT) TO REMAIN (THIS PORTION)

OFF-SITE PERMISSION TO GRADE REQUIRED

PROPOSED 12" GRAVITY SEWER

PROPOSED 20' WIDE DRAINAGE EASEMENT

HOA LOT 13B-2
18.0 ACRES

PROPOSED 100' WIDE LIMITED BUILDING ZONE EASEMENT

TIE PROPOSED 8" SEWER FORCE MAIN TO PROPOSED 12" GRAVITY SEWER AT PROPOSED MANHOLE

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

PORTION OF EXISTING OTAY LAKES ROAD EASEMENT TO BE VACATED
PROPOSED ADDITIONAL OTAY LAKES ROAD R.O.W. (ESMT.) DEDICATION

PROPOSED OTAY LAKES ROAD, R.O.W. (60' R.O.W.-ESMT. DEDICATION, 700' RADIUS, 5% SUPERELEVATION-SEE TM SHT. 2)

PROPOSED 8" FORCE MAIN

EXISTING STORM DRAIN TO BE REMOVED

OFF-SITE PERMISSION TO GRADE REQUIRED

PROPOSED 8" SEWER FORCE MAIN

PROPOSED 20' WIDE DRAINAGE EASEMENT

EXISTING STORM DRAIN TO BE REMOVED

EXISTING 60' WIDE OTAY LAKES ROAD RIGHT-OF-WAY (EASEMENT) TO REMAIN (THIS PORTION)

EXISTING STORM DRAIN TO BE REMOVED

PROPOSED 20' WIDE DRAINAGE EASEMENT

EXISTING OTAY LAKES ROAD EDGE OF PAVEMENT

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

OFF-SITE PERMISSION TO GRADE REQUIRED

OFF-SITE PERMISSION TO GRADE REQUIRED

OFF-SITE PERMISSION TO GRADE REQUIRED

PROPOSED 20" WATER MAIN

PROPOSED 12" WATER MAIN

STRADA

PIAZZA

HOA LOT 13B-11
1.0 ACRES

HOA LOT 13B-12
1.3 ACRES

OS 13B
OPEN SPACE
7.0 ACRES

S-1
SCHOOL
LOT AREA: 10.0 ACRES
PAD AREA: 10.0 ACRES

VIA VENETO

HOA LOT 13B-7
0.1 ACRES

SEE SHT. 5 FOR TYPICAL GATED ENTRY DIMENSIONS
GATED ENTRY (W/ KNOX BOX)

SEE SHT. 5 FOR TYPICAL GATED ENTRY DIMENSIONS

PROPOSED 12" WATER MAIN

ANELLO AREZZO (PVT.DR.)

PIAZZA RAZZOLA (PVT.DR.)

CORTE ROSANNA (PVT.DR.)

VIA CETONA (PVT.DR.)

GUIDA MAURINO (PVT.DR.)

HOA LOT 13B-10
0.1 ACRES

VIA BRESCIA (PVT.DR.)

HOA LOT 13B-8
1.2 ACRES

VIALE BEVAGNA (PVT.DR.)

HOA LOT 13B-6
1.5 ACRES

PIAZZA MONZA (PVT.DR.)

PIAZZA AREZZO (PVT.DR.)

HOA LOT 13B-5
1.4 ACRES

CIRCULO ALMAIFI (PVT.DR.)

CORTE FOSILI (PVT.DR.)

ANELLO PENNETTE (PVT.DR.)

HOA LOT 13B-9
1.3 ACRES

PENNETTE (PVT.DR.)

CORTE TARANTO (PVT.DR.)

CORTE BAROLO (PVT.DR.)

PIAZZA ANELLO (PVT.DR.)

P13B-2
PARK
PAD AREA: 1.6 ACRES
LOT AREA: 2.4 ACRES

CIRCULO ALMALFI (PVT.DR.)

HOA LOT 13B-2
18.0 ACRES

HOA LOT 13B-4
1040 SF

HOA LOT 13B-3
1910 SF

PROJECT BOUNDARY

PROPOSED 8" SEWER FORCE MAIN

EXISTING STORM DRAIN TO BE REMOVED

PROPOSED OTAY LAKES ROAD R.O.W. (ESMT.) DEDICATION

EXISTING OTAY LAKES ROAD EDGE OF PAVEMENT

EXISTING OTAY LAKES ROAD RIGHT-OF-WAY TO BE VACATED

PROPOSED OTAY LAKES ROAD R.O.W. (60' R.O.W.-ESMT. DEDICATION, 700' RADIUS, 5% SUPERELEVATION-SEE TM SHT. 2)

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

PORTION OF EXISTING OTAY LAKES ROAD EASEMENT TO BE VACATED

EXISTING PROJECT BOUNDARY

PROPOSED PROJECT BOUNDARY

OTAY LAKES ROAD

R-3A

R-3B

R-3C

R-3D

MAP

H&A

0 100 200 300
SCALE 1"=100'

PREPARED BY:	TENTATIVE MAP /PRELIMINARY GRADING PLAN TM 5361 (B)	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414	**OTAY RANCH VILLAGE 13-B** County Of San Diego, California	8 OF 15

W.O. 2807-002

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