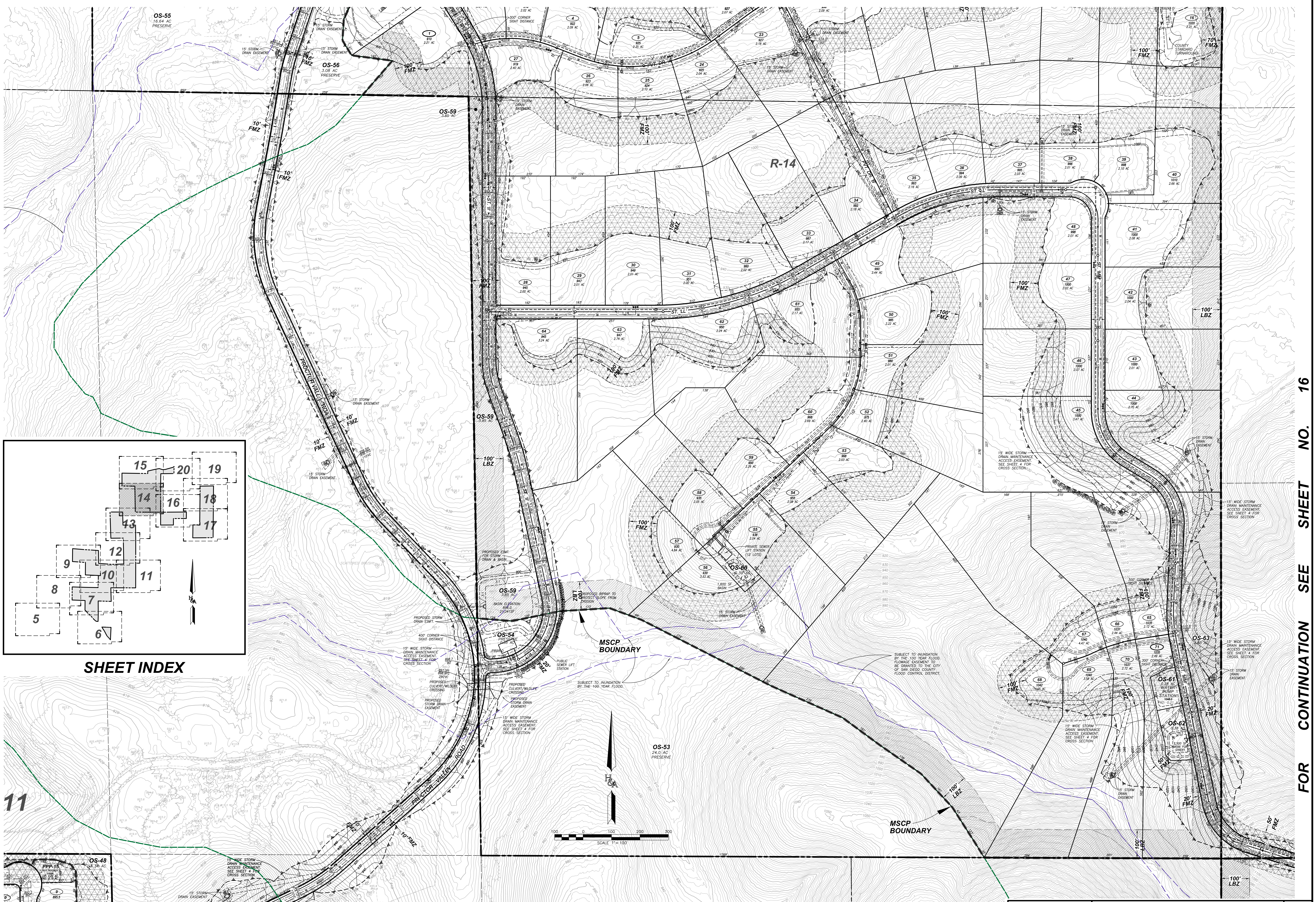
FOR CONTINUATION SEE SHEET NO. 15



FOR CONTINUATION SEE SHEET NO. 16

FOR CONTINUATION SEE SHEET NO. 13

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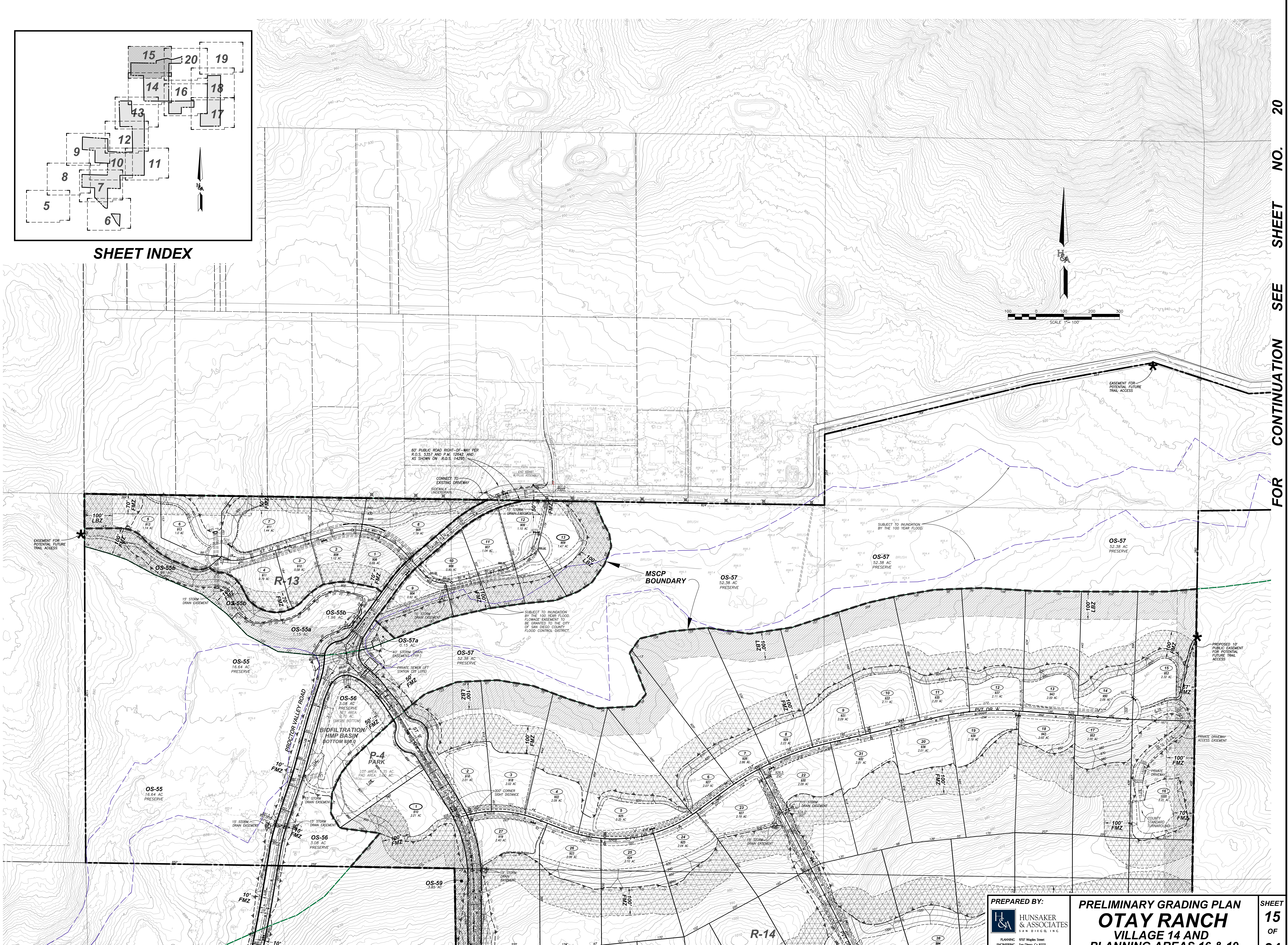
PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
14
OF
24

W.O. 2421-31



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SCALE 1"= 100'
100 0 100 200 300
60' PUBLIC ROAD RIGHT-OF-WAY PER R.O.S. 5357 AND P.M. 12642. AND AS SHOWN ON R.O.S. 14295
CONNECT TO EXISTING DRIVEWAY
SIDEWALK UNDERDRAIN
END CONST. W/PLUG ASSEMBLY
EXIST. 8" ACP
PROCTOR VALLEY RD.
EXIST. 10" ACP
15' STORM DRAIN EASEMENT
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS
100' LBZ
70' FMZ
50' FMZ
100' FMZ
10' FMZ
57' FMZ
R-13
R-14
ST. 'JJ'
ST. 'KK'
ST. 'II'
PVT. DR. 'A'
OS-55b 1.96 AC
OS-55a 1.15 AC
OS-55 16.64 AC PRESERVE
OS-57a 0.15 AC
OS-57 52.38 AC PRESERVE
OS-56 3.08 AC PRESERVE NET AREA: 0.70 AC. (BASIN BOTTOM)
OS-59 3.85 AC
MSCP BOUNDARY
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD. FLOWAGE EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.
40' STORM DRAIN EASEMENT (TYP.)
PRIVATE SEWER LIFT STATION (25 LOTS)
PROCTOR VALLEY ROAD
BIOFILTRATION/ HMP BASIN BOTTOM 880.0
P-4 PARK
LOT AREA: 1.35 AC. PAD AREA: 1.00 AC.
300' CORNER SIGHT DISTANCE
PROPOSED 10' PUBLIC EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS
PRIVATE DRIVEWAY ACCESS EASEMENT
PRIVATE DRIVEWAY
COUNTY STANDARD TURNAROUND
TREES
BRUSH
POOL

FOR CONTINUATION SEE SHEET NO. 20

FOR CONTINUATION SEE SHEET NO. 14

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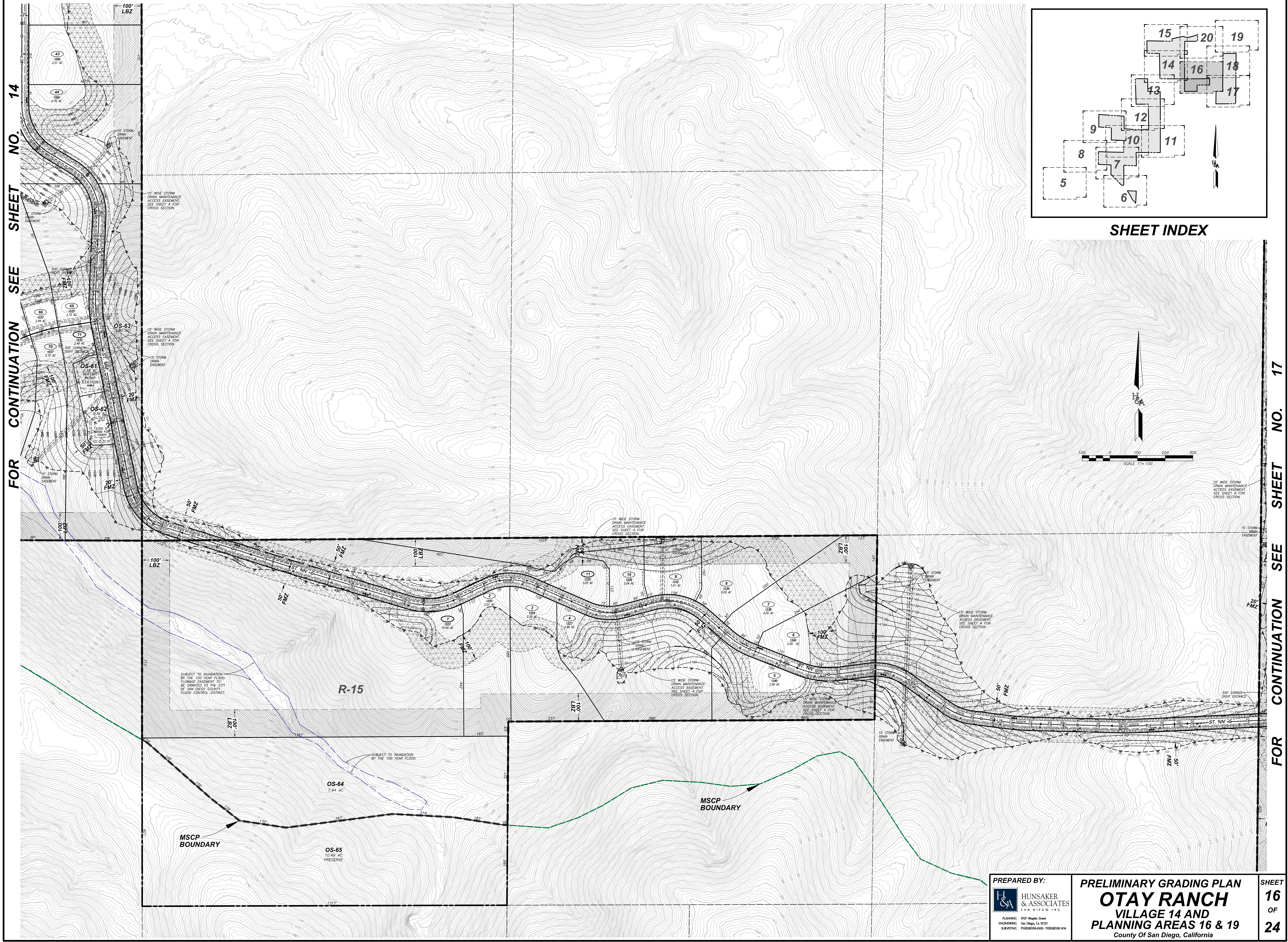

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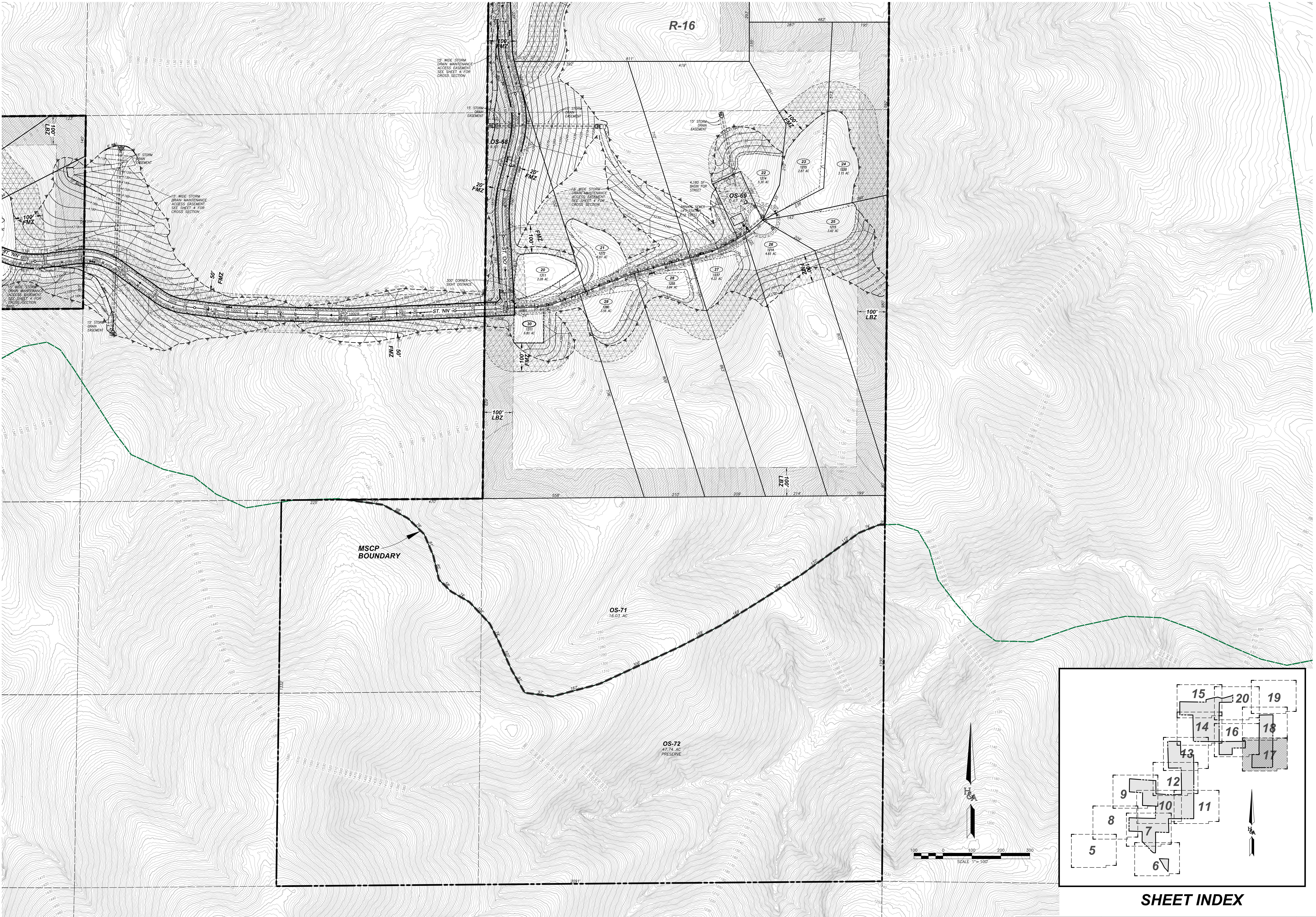
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 16 (Per Exist SRP Plan).dwg[]Feb-09-2018:12:03

FOR CONTINUATION SEE SHEET NO. 18

FOR CONTINUATION SEE SHEET NO. 16



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