












### Legend

-  Commercial
-  Industrial
-  Governmental
-  Sewer Treatment Facility
-  Water Treatment Facility
-  Existing South Alamo Canal
-  Proposed South Alamo Canal
-  Imperial Fault
-  Alquist-Priolo Earthquake Fault Zone Limits
-  Electrical Substation
-  Future Electrical Substation

#### OVERALL SPA LAND USE SUMMARY\*

LAND USE TYPE	TOTAL AC.	% OF TOTAL
RETAIL/COMMERCIAL	281	16%
INDUSTRIAL	1,140	64%
RIGHTS-OF-WAY & EASEMENTS	242	14%
VEHICLE INSPECTION FACILITY	25	1%
INTERNATIONAL PORT OF ENTRY	87	5%
<b>TOTAL</b>	<b>1,775</b>	<b>100%</b>

\*Based upon total SPA approvals gross acreages.

#### PRIVATE OWNERSHIP LAND USE SUMMARY\*

LAND USE TYPE	TOTAL AC.	% OF TOTAL
RETAIL/COMMERCIAL	281	20%
INDUSTRIAL	1,140	80%
<b>TOTAL</b>	<b>1,421</b>	<b>100%</b>

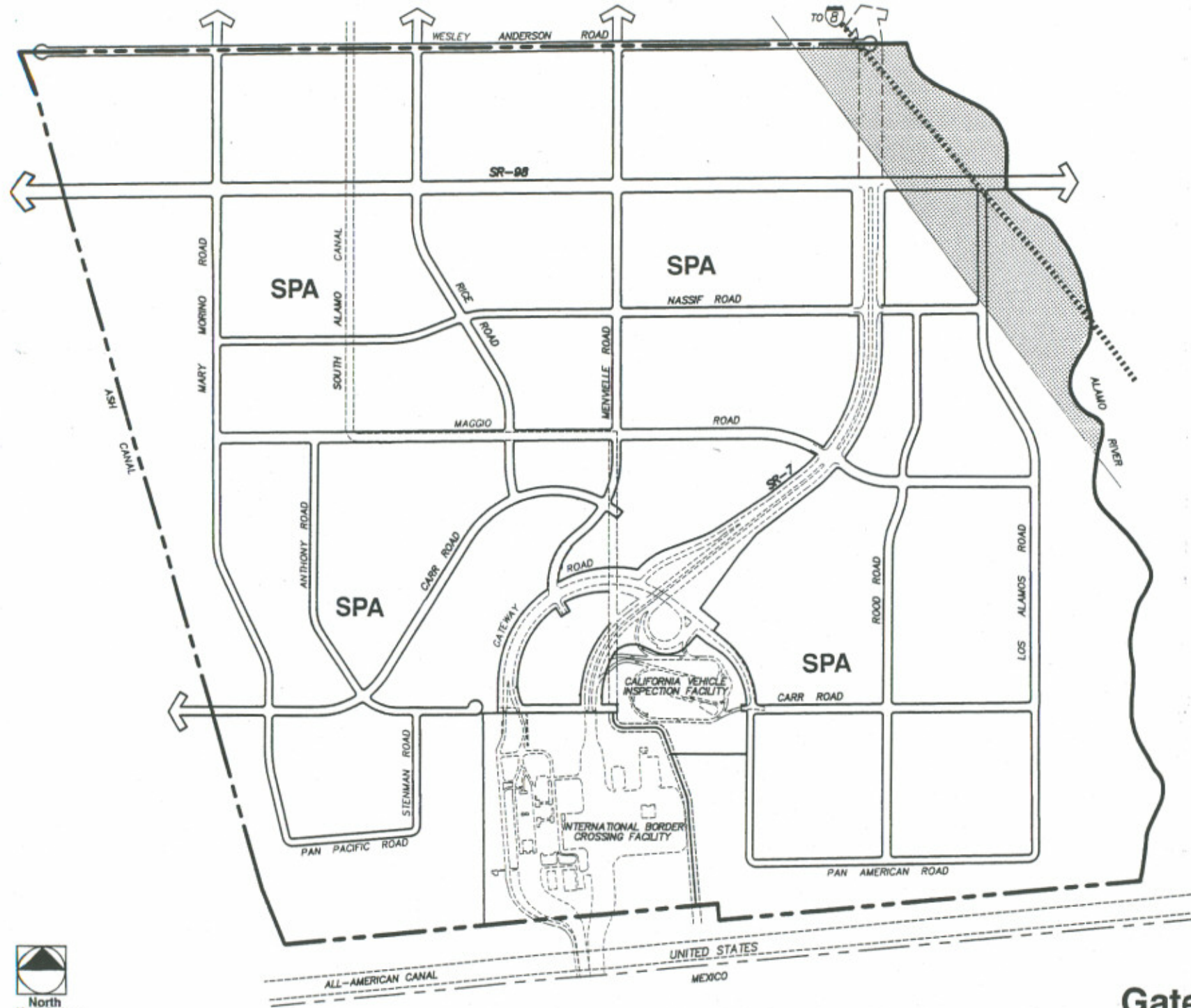
\*Based upon total net developable acreages. Includes Streets and driveways.

## Land Use Plan Gateway Of The Americas

Exhibit No. III-1





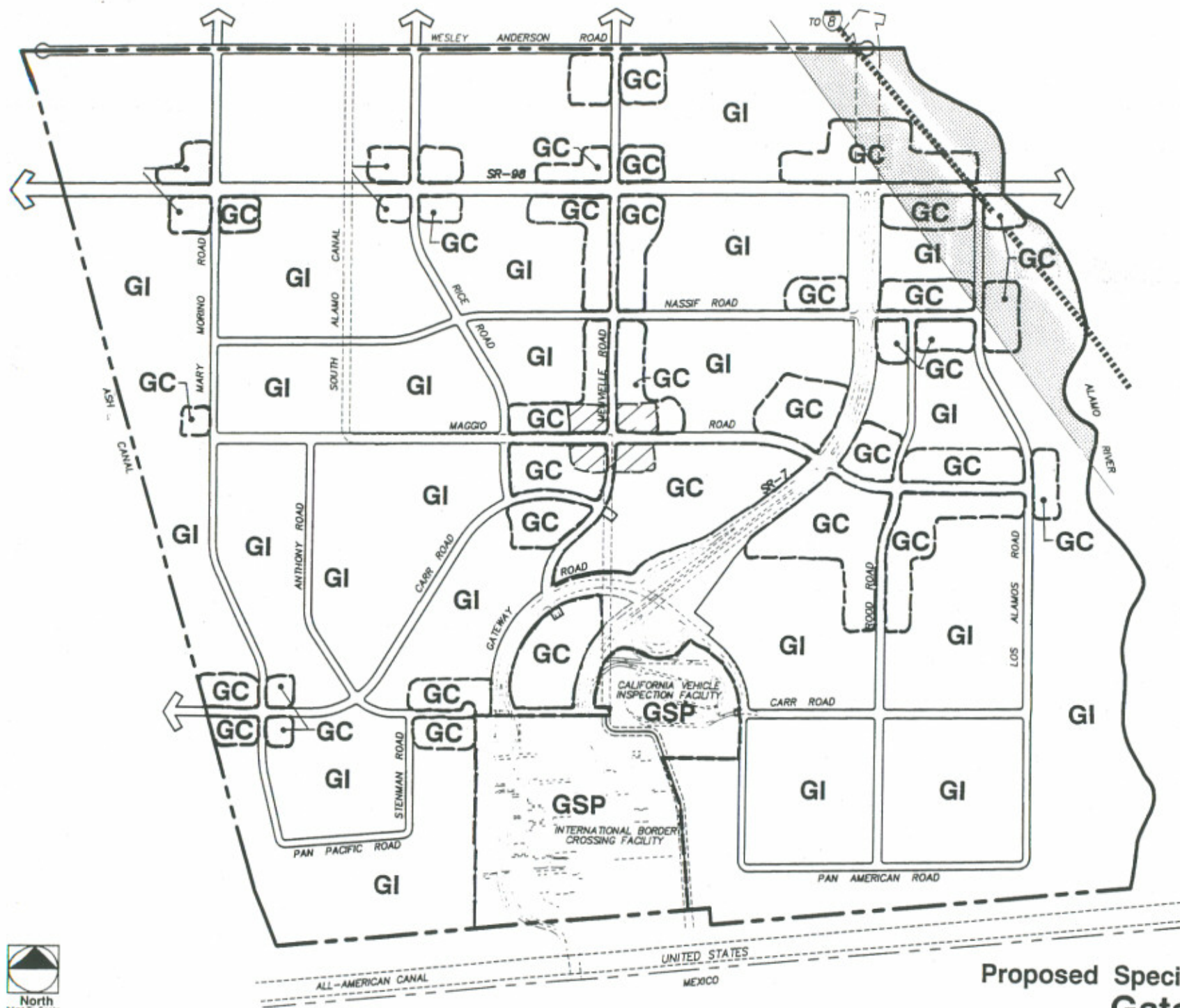


### Legend

- SPA** Specific Plan Area
- ..... Imperial Fault
- ▒ Alquist-Priolo Overlay Zone

## Proposed Zoning Gateway Of The Americas

Exhibit No. III-2



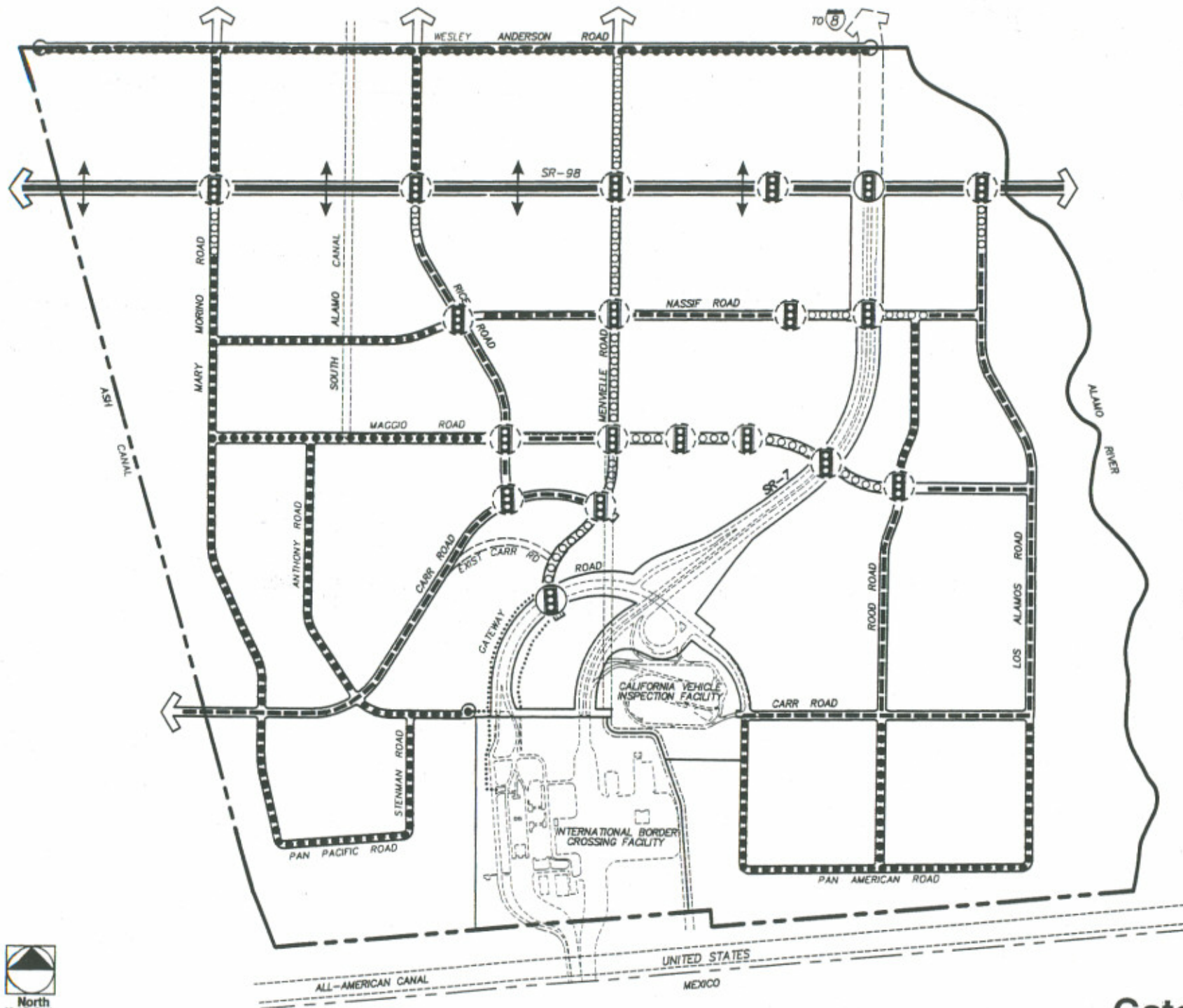
**Legend**

- GC** Gateway Commercial
- GI** Gateway Industrial
- GSP** Government/Special Public
- ..... Imperial Fault
- Alquist-Priolo Overlay Zone
- ▨ Gateway Central Commercial Overlay



**Proposed Specific Plan Land Use Designations  
Gateway Of The Americas**





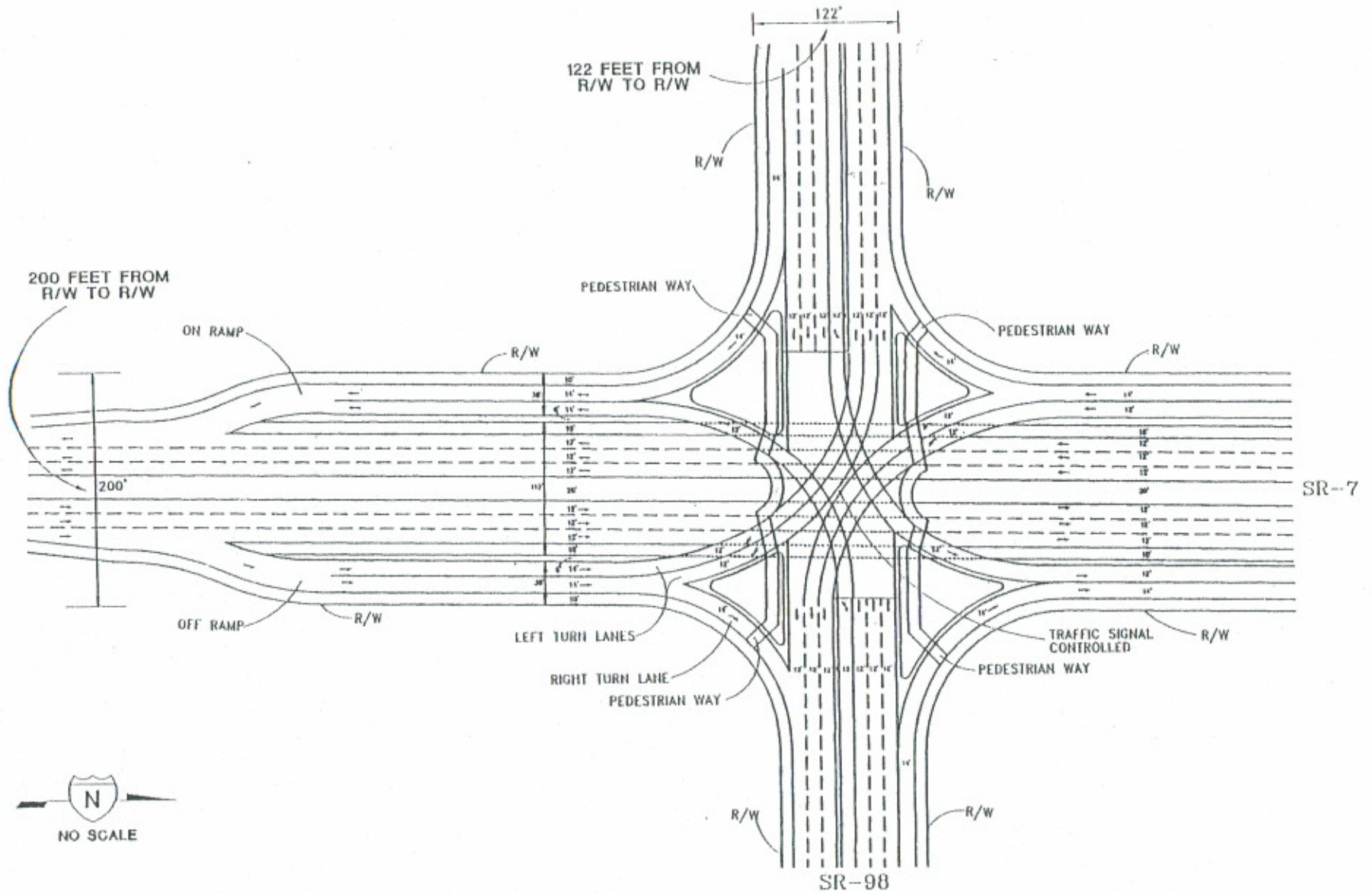
**Legend**

- 6 Lane Prime Arterial (SR-98)
  - 4 Lane Major Arterial (Median)
  - - - 4 Lane Collector (no Median) (Secondary Arterial)
  - 2 Lane Local
  - ⊞ Existing Traffic Signals
  - ⊞ Proposed Future Traffic Signals
  - ↔ Access Points
  - ⋯ Pedestrian (Non-Motorized)\*
- \* Sidewalk not contained in street right of way. All other roads shown contain sidewalks both sides.

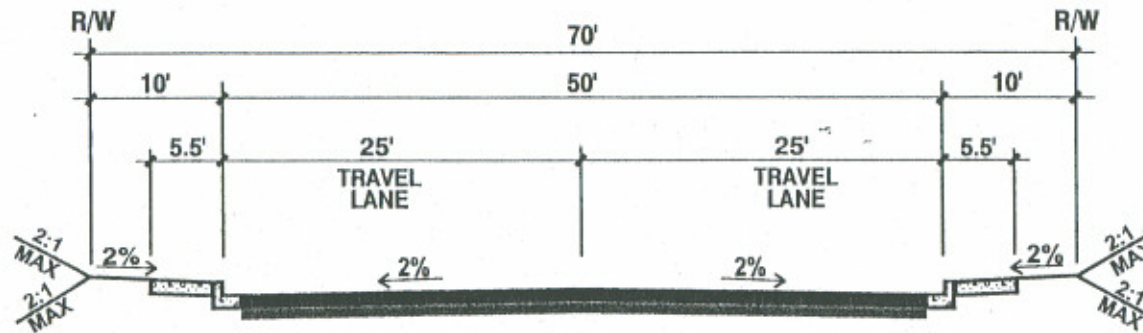
Proposed signals will require approval of Caltrans.



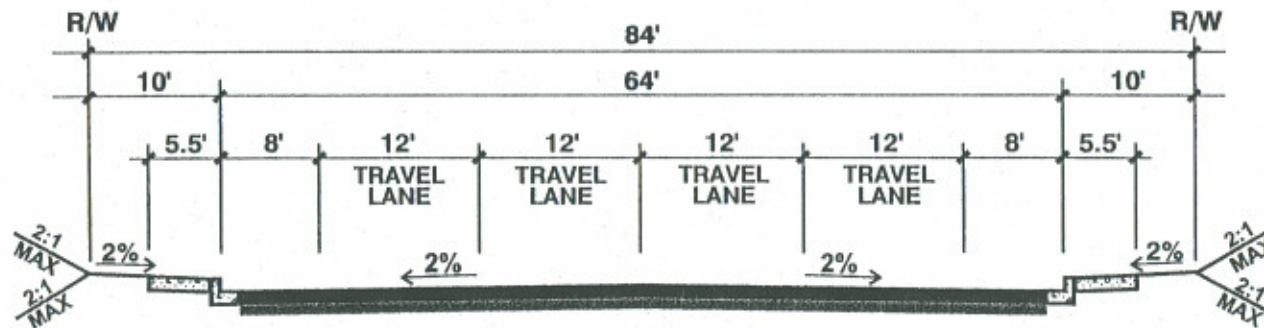
**Circulation Plan  
Gateway Of The Americas**



**SR 7/SR 98 Interchange Design Concept**  
 (For Possible Future Use @ General Plan Buildout)  
**Gateway Of The Americas**



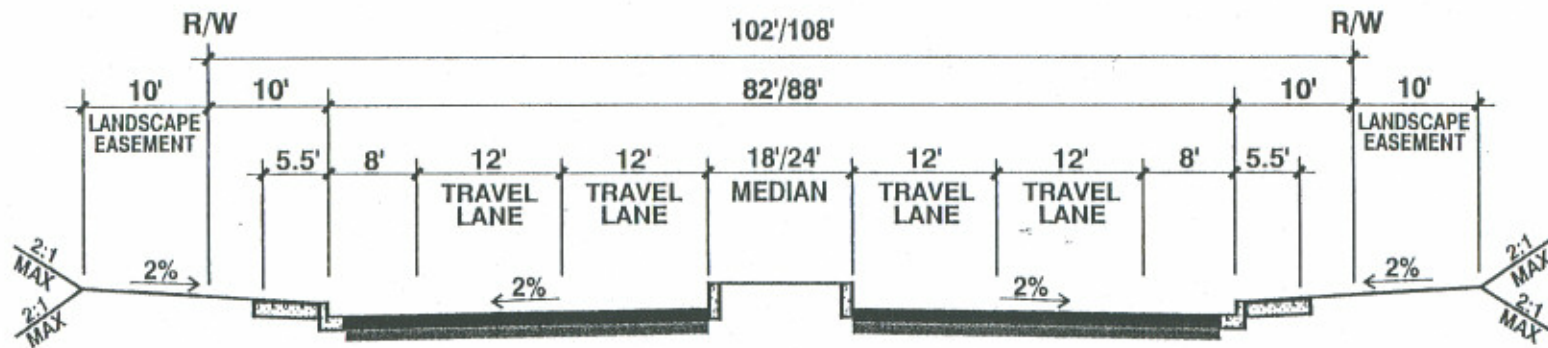
**2 Lane Local Street**



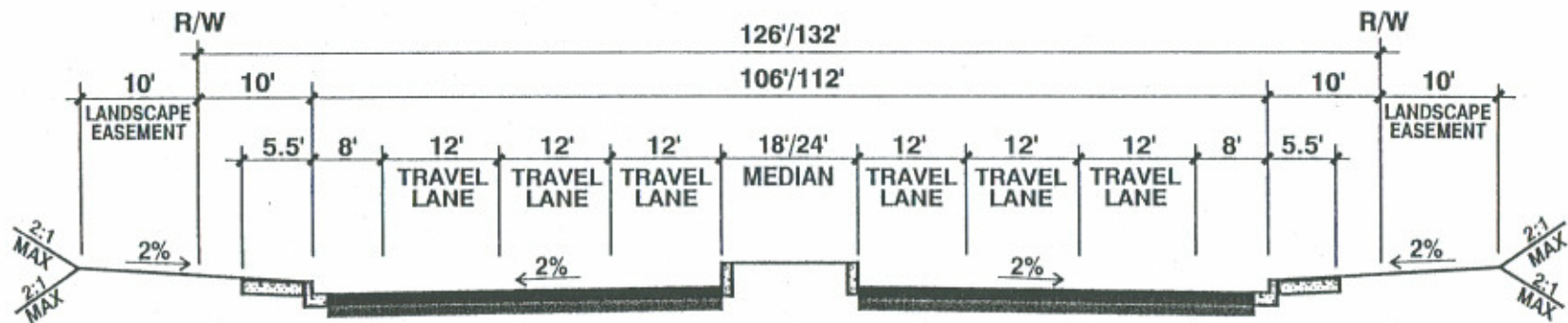
**4 Lane Collector (Secondary Arterial)**

**Typical Street Cross Sections  
Gateway Of The Americas**



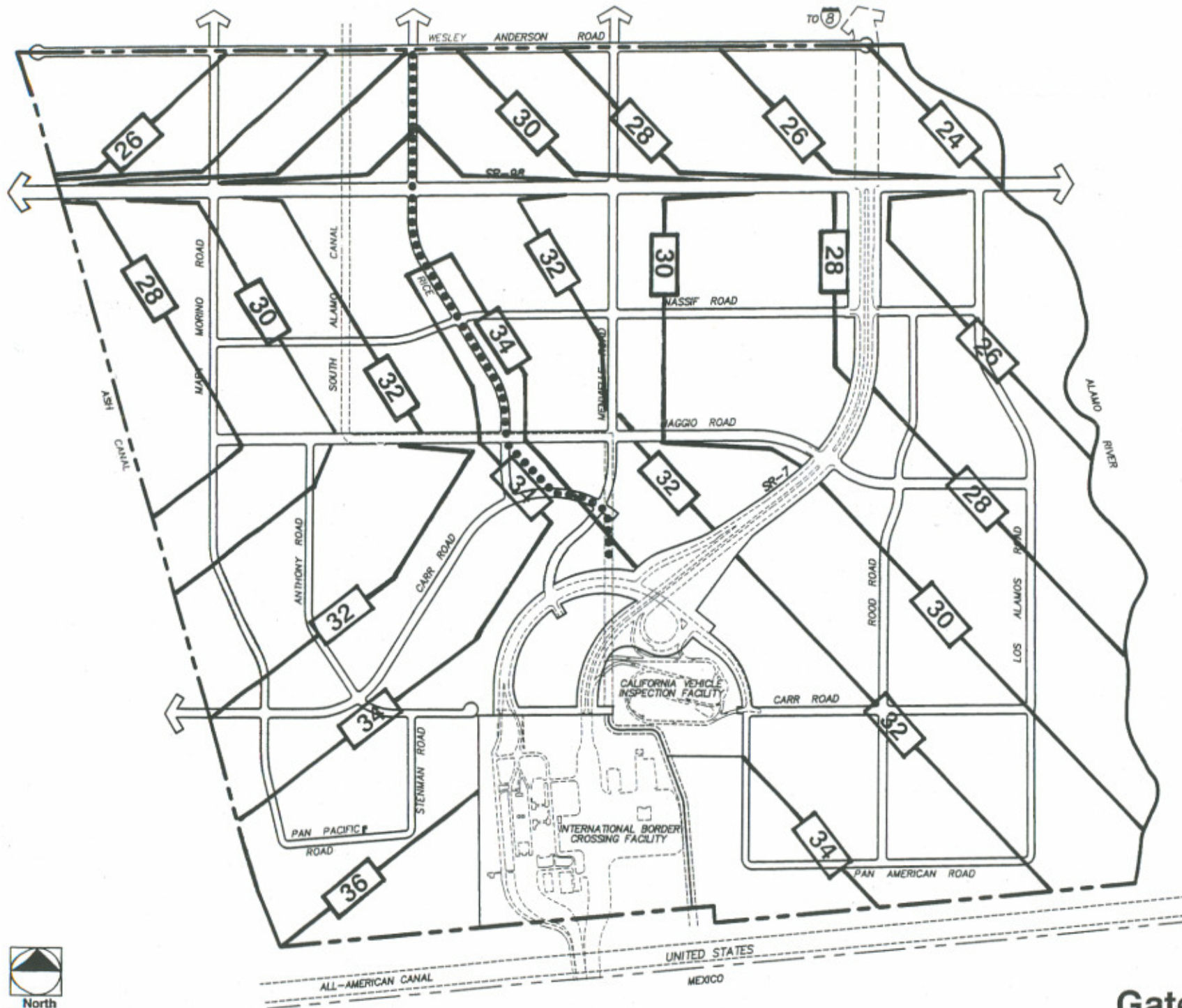


**4 Lane Major Arterial (median with single or dual left turn)**



**Prime Arterial (median with single or dual left turn)**

**Typical Street Cross Sections  
Gateway Of The Americas**



**Legend**

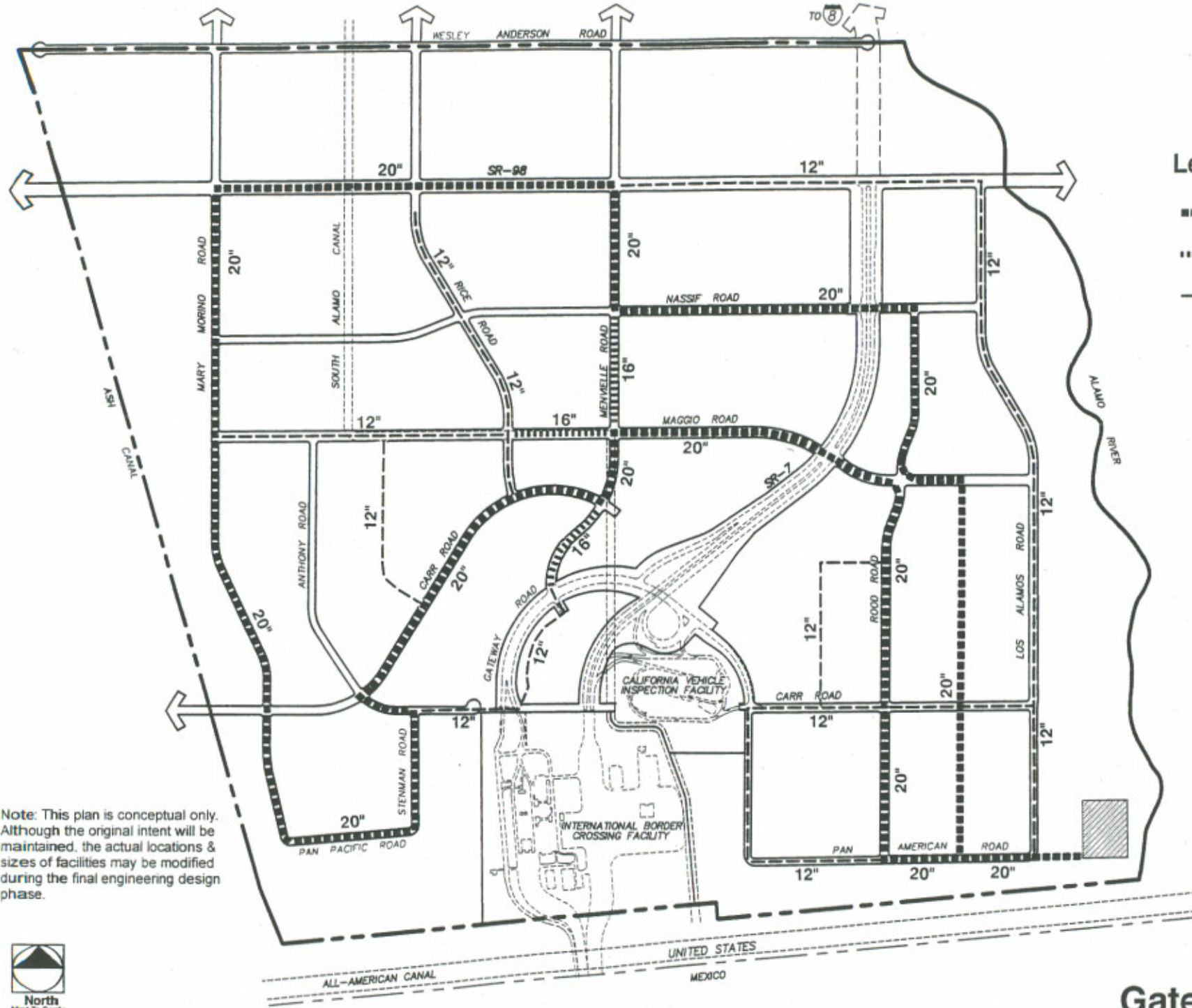
- Proposed Finish Contour (Rough Grade)
- 32 Proposed Elevation
- ..... Ridge Line

**Grading Concept Plan  
Gateway Of The Americas**

Exhibit No. III-6







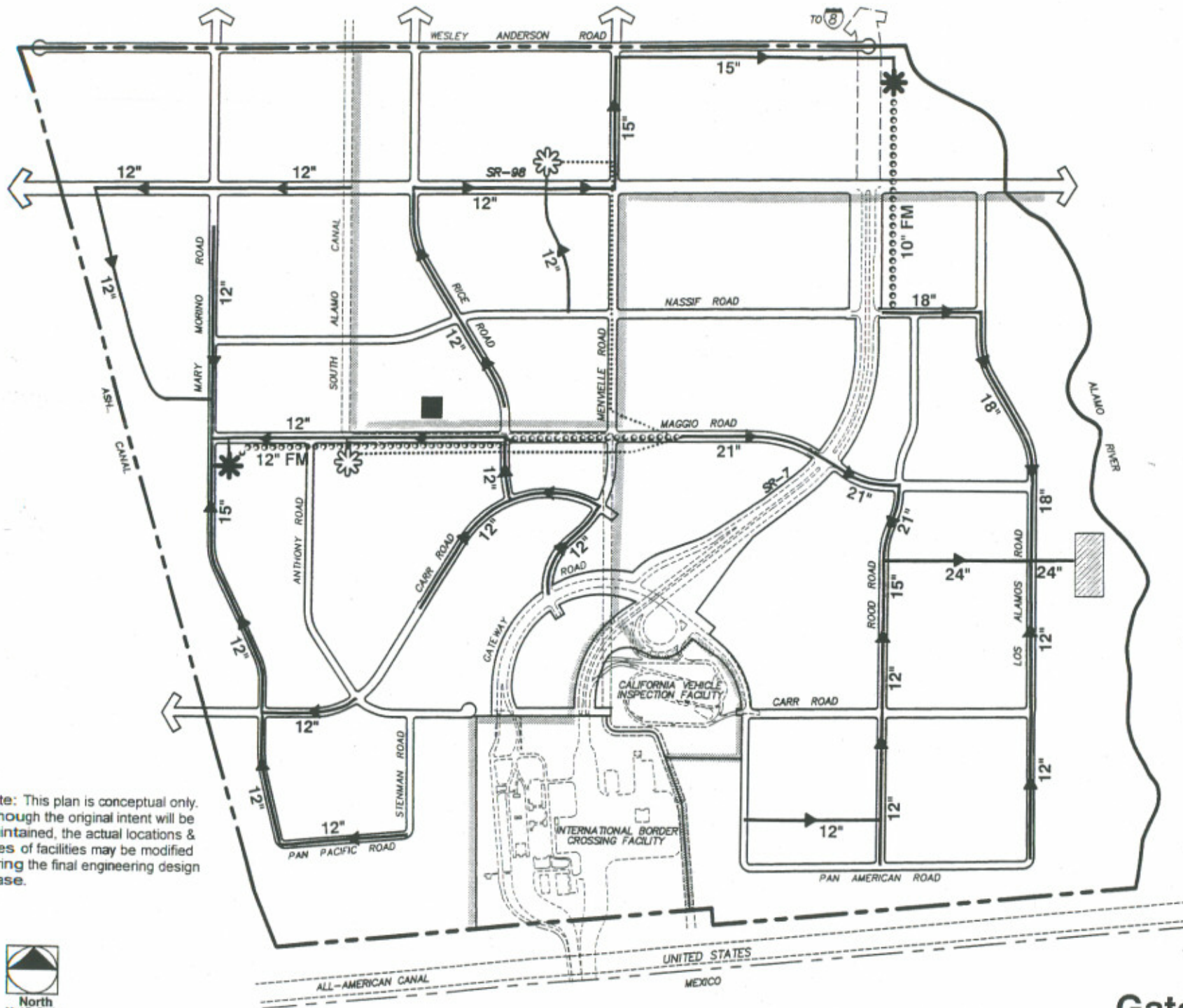
**Legend**

- Proposed 20" Major Transmission Main
- ..... Proposed 16" Main
- - - - Proposed 12" Main
- ▨ Proposed Water Treatment Plant

Note: This plan is conceptual only. Although the original intent will be maintained, the actual locations & sizes of facilities may be modified during the final engineering design phase.



**Water Concept Plan  
Gateway Of The Americas**



**Legend**

-  Temporary Lift Station
-  Permanent Lift Station
-  Gravity Sewer Trunk
-  Force Main
-  Temporary Force Main
-  Basin Line
-  Proposed Sewer Treatment Plant
-  Temporary Leach Field

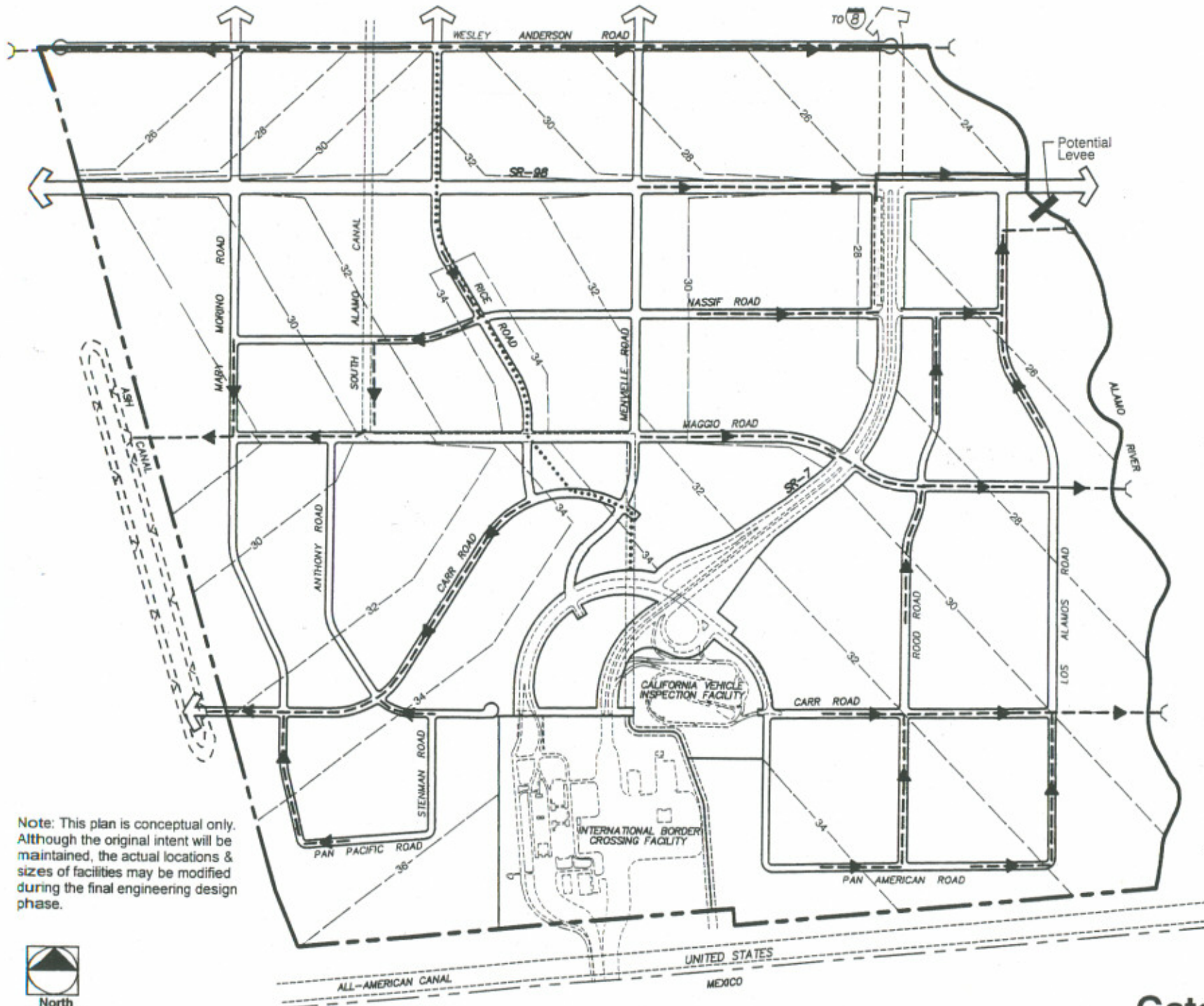
Note: This plan is conceptual only. Although the original intent will be maintained, the actual locations & sizes of facilities may be modified during the final engineering design phase.









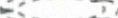
**Sewer Concept Plan  
Gateway Of The Americas**

Exhibit No. III-8





### Legend

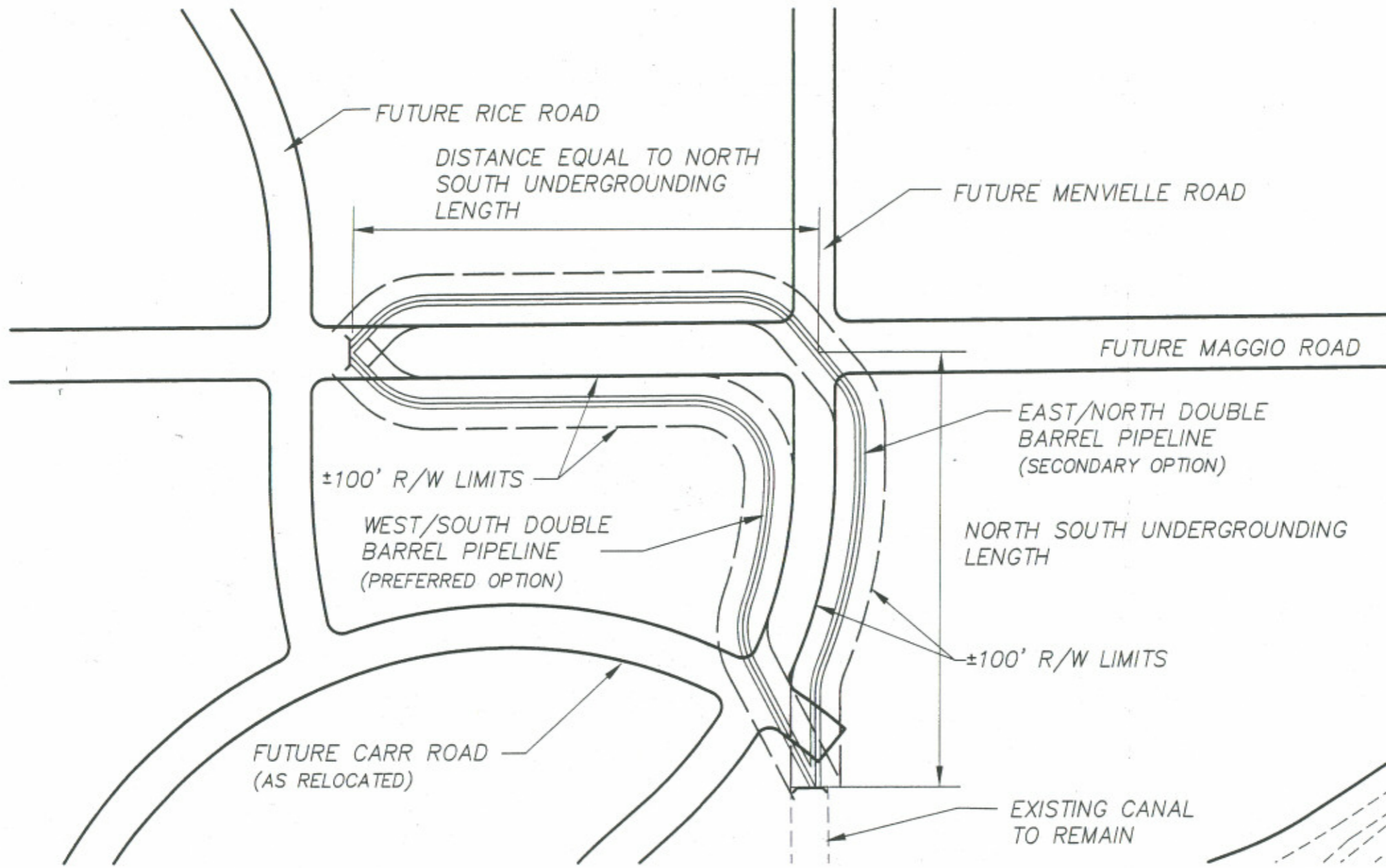
-  Proposed Finish Contour (Rough Grade)
-  Proposed Elevation
-  Ridge Line
-  Caltrans Detention Basin
-  Existing 60" Caltrans Storm Drain
-  Proposed Storm Drain
-  Proposed Detention Basin

Note: This plan is conceptual only. Although the original intent will be maintained, the actual locations & sizes of facilities may be modified during the final engineering design phase.



## Drainage Concept Plan Gateway Of The Americas

Exhibit No. III-9



**South Alamo Canal Undergrounding  
At Menvielle / Maggio Roads  
Gateway Of The Americas**

