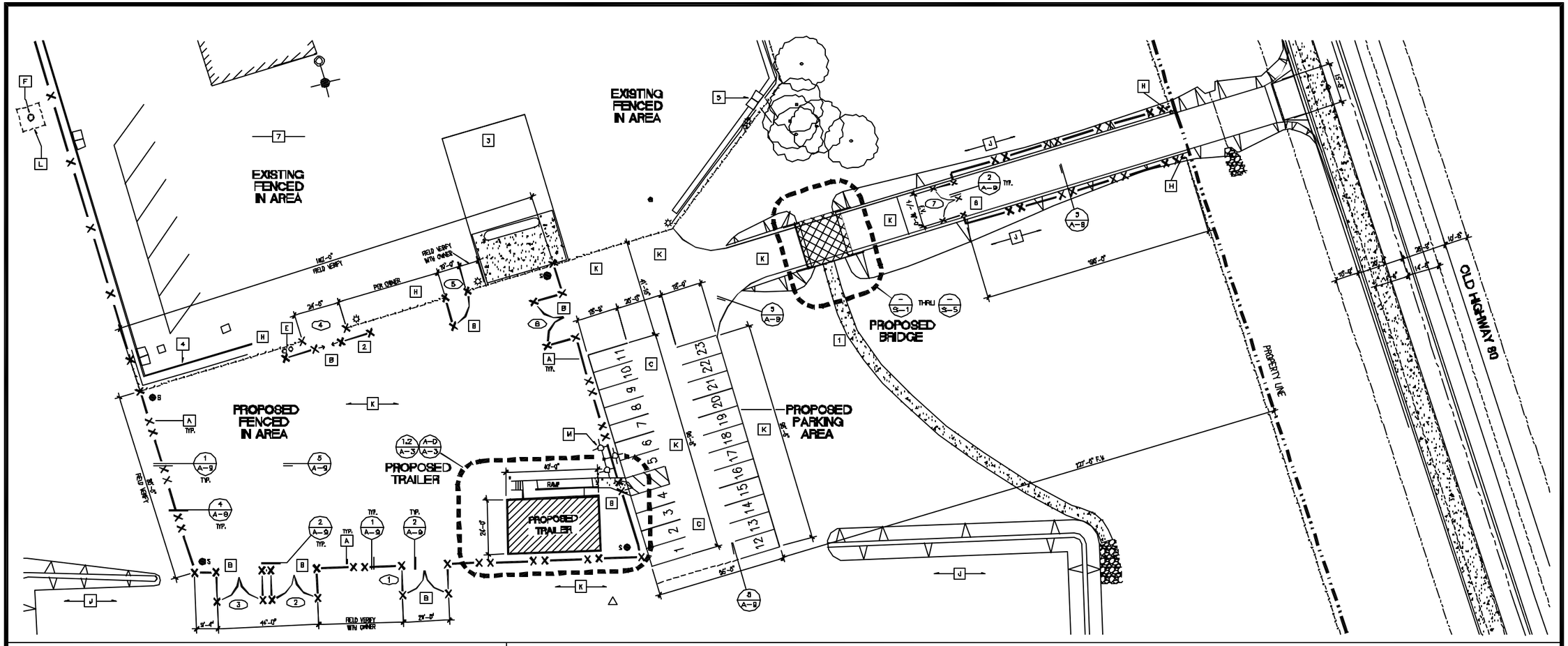

1 ENLARGED SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 10' 20' 40' 80'

OWNERS / PERMITTEES

NAME:

ADDRESS:

TELEPHONE NO:

SHORT LEGAL DESCRIPTION:

A.P.N. NO:

SITE ADDRESS:

SPIEGEL NANCE DESIGN

ARCHITECTURE AND PLANNING INC

LICENSED ARCHITECT LOREN CURTIS SPIEGEL C18,684 REG. 2-20-2008 STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME

R.C.E.

EXPIRES:

EXISTING ITEM SYMBOL LEGEND

- EXIST. ELEVATION
- EXIST. STORM DRAIN
- EXIST. WATER
- EXIST. GAS
- EXIST. ELECTRICAL
- EXIST. IRRIGATION LINE
- EXIST. SEWER
- EXIST. CONDUIT
- EXIST. PROPERTY LINE
- EXIST. EASEMENT
- EXIST. GATES
- INTER CONTOURS
- EXIST. CHAINLINK FENCE
- EXIST. BARBED FENCE
- EXIST. CONCRETE PAD
- EXIST. PARKING STRIPING
- EXIST. PRESSURE REGULATING ELECT. REMOTE CONTROL VALVE FOR IRRIGATION
- EXIST. REDUCED PRESSURE BACKFLOW PREVENTER
- EXIST. LIGHT STANDARD (DUAL)
- EXIST. LIGHT STANDARD (SINGLE)
- EXISTING CATCH BASIN
- EXIST. SPRINKLER HEAD
- EXIST. SERVICE POLE
- EXIST. BUNTIE SWALE W/ DIRECTION OF FLOW
- EXIST. BERMS
- EXIST. ABOVE GROUND TANK
- EXIST. SHRUBS
- EXIST. TREE
- EXIST. POLE LIGHT
- SECURITY POLICE, SEE ELECTRICAL DRAWINGS.

DEMOLITION ITEM SYMBOL LEGEND

- EXIST. SHRUBS TO BE REMOVED
- EXIST. TREE TO BE REMOVED
- EXIST. PHACHOE POWER POLE BE REMOVED
- EXIST. SPRINKLER HEAD TO BE REMOVED
- EXIST. IRRIGATION CONTROL TO BE REMOVED

NEW ITEM SYMBOL LEGEND

- NEW CHAINLINK FENCE 6'-0" U.N.O. BARBWIRE TO MATCH EXISTING
- NEW GATE TO MATCH NEW CHAINLINK FENCE
- TRAILER — PROPOSED 24' X 40' TRAILER
- NEW PARKING AREA IN G.S., STRIPING
- NEW GATE TO MATCH NEW 6'-0" CHAINLINK FENCE WILL BE UNLOCKED DURING TRAVELER USE
- NEW CONCRETE BRIDGE SEE STRUCTURAL DRAWINGS
- NEW LIGHT STANDARD, SEE ELECTRICAL DRAWINGS. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONE A, CLASS II AREA. LIGHT WILL BE FULLY SHIELDED WITH LOW SODIUM LAMPS.
- NEW TRAINING POLE INSTALLED BY CLIENT
- SUPER BANK UNDER SEPARATE DVL PERMIT
- NEW GATE NUMBER REFERENCE
- H NEW FIRE HYDRANT

EXISTING KEYNOTES

1. EXISTING PORTION OF CONC. SWALE TO REMAIN.
2. EXISTING STORED MATERIALS. OWNER TO MOVE AS NEEDED.
3. EXISTING CONCRETE PAD TO REMAIN.
4. EXISTING PERIMETER A.C. CURB TO REMAIN.
5. EXISTING LOW PARTIAL FILTER IN ESTEUCO CURB TO REMAIN, TYP.
6. EXISTING GATE, TO BE REPLACED WITH NEW GATE.
7. EXISTING ASPHALT CONCRETE PAVING TO REMAIN.

NEW WORK KEYNOTES

- A NEW PERIMETER FENCE AS INDICATED. SEE NEW ITEM SYMBOL LEGEND. FIELD VERIFY PERIMETER STAKING WITH OWNER PRIOR TO INSTALLATION.
- B NEW GATE AS INDICATED. SEE NEW ITEM SYMBOL LEGEND. FIELD VERIFY PERIMETER STAKING WITH OWNER PRIOR TO INSTALLATION. ALL TO BE CONNECTED TO SECURITY SYSTEM.
- C NEW PARKING AREA OF DECOMPOSED GRANITE, NO STRIPING, NO WHEEL STOPS. FENCE KLINE LIMITS PARKING. LINES SHOWN FOR PARKING COUNT ONLY. NO PAINTED STRIPING. 2% SLOPE TO DRAIN.
- D REMOVE EXISTING GATES AT END OF EXISTING DRIVE. INSTALL NEW GATES. FIELD VERIFY EXACT LOCATION WITH OWNER.
- E CONNECT TRAILER POWER INTO EXISTING CONDUITS, FIELD VERIFY EXACT LOCATION. SEE ELECTRICAL DRAWINGS. SEE TRAILER DRAWINGS IN THIS SET.
- F CONNECT TRAILER TO NEW NATURAL WATER COMBO INSTALLED WELL. SEE ELECTRICAL DRAWINGS. EXACT LOCATION TO BE DETERMINED. WELL AND PERMIT TO BE UNDER SEPERATE PERMIT AND CONTRACT.
- G NEW LIGHT POLE PER ELECTRICAL DRAWINGS. FIELD VERIFY TYPE AND HEIGHT TO MATCH EXISTING SITE POLES. SEE ELECTRICAL DRAWINGS.
- H REMOVE PORTION OF EXISTING FENCE AS REQUIRED FOR NEW GATE INSTALLATION. REMOVE ALL COMPONENTS TO 1' BELOW GRADE. INSTALL NEW END FENCE POSTS.
- J ALL EARTHWORK AND GRADING IS BEING PERMITTED UNDER SEPARATE DRAWINGS AND CONTRACT. SHOWN HERE FOR REFERENCE LOCATION ONLY.
- K ROUGH GRADE AND CLEAN ALL IN PATHWAY WITHIN THE FENCED AREA, THE NEW PARKING AREA, DRIVE, AND FOR 10' OUTSIDE ALL SIDES OF THE PROPOSED TRAILER. INSTALL NEW DECOMPOSED GRANITE OR COMPACTED SUB-GRADE PER REFERENCED DETAILS. D.G. SHALL BE VIRGIN (NEW) AS SUPPLIED BY HANSONS, NO EQUAL.
- L ESTIMATED 15' X 10' PRE-ENGINEERED / PRE-FABRICATED FUTURE BUILDING FOR WELL COVER AND SECURITY. NOT PART OF THIS CONTRACT. TO BE PERMITTED SEPERATELY UNDER SEPERATE CONTRACT.
- M NEW LIGHT FIXTURE SHALL MEET REQUIREMENTS OF ZONE A, CLASS II AREA. LIGHT WILL BE FULLY SHIELDED WITH LOW SODIUM LAMPS.

SITE DATA

ACCESSORS PARCEL NUMBER (APN) 527-010-12

EXIST. TOTAL ACREAGE	19.19
EXIST. USABLE ACREAGE	19.19
EXIST. USABLE ACREAGE IN USE	3.5
EXIST. NUMBER OF STRUCTURES	2
EXIST. NET SQ. FT. BLDG.	9,750
EXIST. GROSS BLDG. SQ. FT.	10,679
EXIST. USABLE SITE SQ.FT.	830,847
EXIST. SITE SQ.FT. IN USE	151,998
EXIST. USABLE YARD SQ.FT.	96,694
EXIST. TOTAL PARKING SPACES	38
EXIST. TOTAL PARKING S.F.	9,139
EXIST. TOTAL PARCEL SQ. FT.	835,847
EXIST. ADMIN. BLDG. SQ. FT.	4,485
EXIST. WAREHOUSE SQ. FT.	3,343
EXIST. GARAGE SQ. FT.	2,850
NEW TRAILER SQ. FT.	720
NEW TRAILER NUMBER STORIES.	1
NEW TRAILER FIRE RATED	TYPE V, 1-HOUR
NEW PARKING SPACES	24 (INSTRIPED)

BID SET: 10-1-07

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN

BY: Loren Spiegel LOREN SPIEGEL DATE: 5-23-07

CRE NO: C18,684 EXPIRES: 7-16-07

DEPT. OF PLANNING AND LAND USE

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.

APPROVED BY:

DATE:

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

REZONE PERMIT NO. N/A

SPECIAL USE PERMIT NO. N/A

TENTATIVE MAP NO. N/A

BENCH MARK

DESCRIPTION: CALTRANS MONUMENT "JOANNE" 2" I.P. W/STO CON. DISC

LOCATION 1.02X" RT. OF 2.06H-SD "E8", FROM THE OLD BUCKMAN SPRINGS AND HWY 80 JUNCTION EAST OF PINE VALLEY, CO ABOUT 0.55 MILE SOUTHEAST ALONG OLD HWY 80 TO DIRT ROAD LEFT. MONUMENT IS ALONG SCATTERED TREES ABOUT 400' RIGHT (SOUTHWEST) OF HWY. 80 AND ABOUT 1.38' NORTHEAST OF US. B.L.O. 1/4 COR 20/29

ELEVATION 3274.48 DATUM MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	29
A-2	DEPARTMENT OF PUBLIC WORKS	SHEETS

PLANS FOR:

SDGE

CONSTRUCTION DOCUMENTATION MOUNTAIN EMPIRE OPERATOR TRAINING FACILITY
3107B3 OLD HIGHWAY 80
PINE VALLEY, CA. 91962

CALIFORNIA COORDINATE INDEX 214-1923

APPROVED DIRECTOR OF PUBLIC WORKS BY:

ARCHITECT OF RECORD Loren Spiegel C18,684