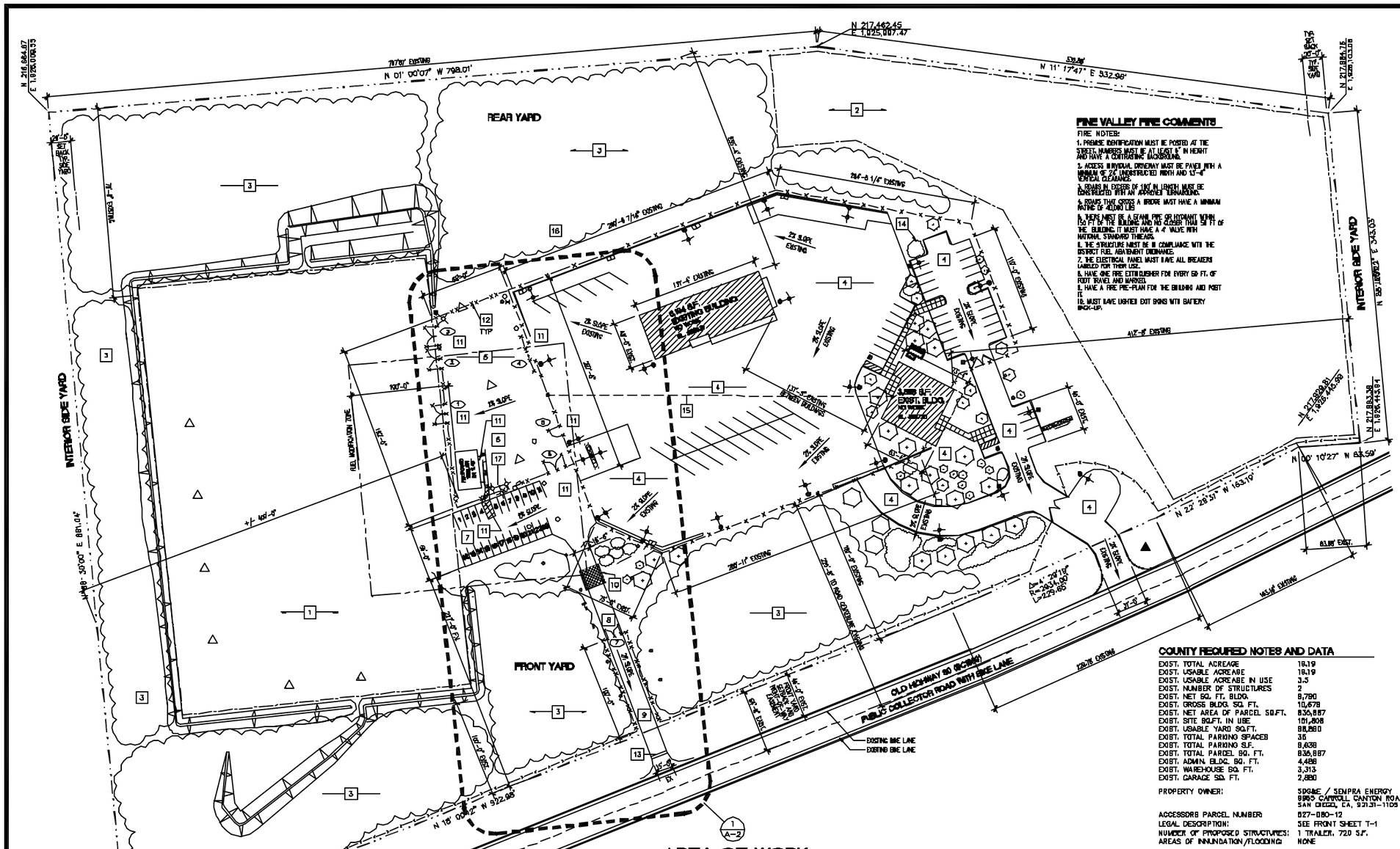
OVERALL PLOT PLAN



FINE VALLEY FIRE COMMENTS

FIRE NOTES:

1. PREMISE IDENTIFICATION MUST BE POSTED AT THE STREET. NUMBERS MUST BE AT LEAST 6" IN HEIGHT AND HAVE A CONTRASTING BACKGROUND.
2. ACCESS INDIVIDUAL DRIVEWAY MUST BE PAVED WITH A MINIMUM OF 24' UNOBSTRUCTED WIDTH AND 13'-6" VERTICAL CLEARANCE.
3. ROADS IN EXCESS OF 150' IN LENGTH MUST BE CONSTRUCTED WITH AN APPROVED TURNAROUND.
4. ROADS THAT CROSS A BRIDGE MUST HAVE A MINIMUM RATING OF 40,000 LBS
5. THERE MUST BE A SEMI PIPE OR HYDRANT WITHIN 150 FT OF THE BUILDING AND NO CLOSER THAN 50 FT OF THE BUILDING. IT MUST HAVE A 4" VALVE WITH NATIONAL STANDARD THREADS.
6. THE STRUCTURE MUST BE IN COMPLIANCE WITH THE DISTRICT FUEL ABATEMENT ORDINANCE.
7. THE ELECTRICAL PANEL MUST HAVE ALL BREAKERS LABELED FOR THEIR USE.
8. HAVE ONE FIRE EXTINGUISHER FOR EVERY 50 FT. OF FOOT TRAVEL AND MARKED.
9. HAVE A FIRE PRE-PLAN FOR THE BUILDING AND POST IT.
10. MUST HAVE LIGHTED EXIT SIGNS WITH BATTERY BACK-UP.

EXISTING ITEM SYMBOL LEGEND

- EXIST. ELEVATION
- EXIST. STORM DRAIN
- EXIST. WATER
- EXIST. GAS
- EXIST. ELECTRICAL
- EXIST. IRRIGATION LINE
- EXIST. SEWER
- FUTURE SEWER
- EXIST. CONDUIT
- EXIST. PROPERTY LINE
- EXIST. EASEMENT
- EXIST. SLOPED BANK
- EXIST. GATES
- INTER CONTOURS
- EXIST. CHAINLINK FENCE
- EXIST. BARBED WIRE FENCE
- EXIST. PARKING STRIPING
- EXIST. CONCRETE PAD
- EXIST. SURFACE WATER FLOW DIRECTION
- 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. SWITE SWALE W/ DIRECTION OF FLOW
- EXIST. BERMS
- EXIST. ABOVE GROUND TANK
- EXIST. UNDERGROUND TANK
- EXIST. SECONDARY STRUCTURES
- EXIST. ROAD STRIPING
- EXIST. SHRUBS
- EXIST. TREE
- EXIST. IRRIGATION CONTROL BOX
- EXIST. BUILDING NO WORK.

DEMOLITION ITEM SYMBOL LEGEND

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

NEW ITEM SYMBOL LEGEND

SEE ENLARGED PLANS FOR ALL ITEMS

- NEW CHAINLINK FENCE, 6'-0" ALTO. SHEENIE TO MATCH EXISTING
- NEW GATE TO MATCH NEW CHAINLINK FENCE
- PROPOSED 24' X 40' TRAILER
- NEW PARKING AREA ON D.G., STRIPING
- NEW DATE NUMBER REFERENCE
- NEW CONCRETE BRIDGE. SEE STRUCTURAL DRAWINGS
- NEW LIGHT STANDARD SEE ELECTRICAL DRAWINGS
- NEW TRAINING POLE INSTALLED BY CLIENT
- BLOPED BANK UNDER SEPARATE CIVIL PERMIT
- NEW FIRE HYDRANT

KEYNOTES

1. TRAINING AREA. TO BE PERMITTED UNDER SEPARATE DRAWING PACKAGE, SEPARATE CIVIL PERMIT.
2. EXISTING OPEN SPACE EASEMENT. NO WORK. SEE SEPARATE CIVIL DRAWINGS AND PERMIT.
3. EXISTING NATIVE VEGITATION TO REMAIN. NO WORK. PROTECT DURING ALL WORK.
4. EXISTING ASPHALTIC CONCRETE PAVED DRIVE AND PARKING AREAS. 2% SLOPED TO DRAIN. NO WORK.
5. NEW FENCED IN AREA WITH DECOMPOSED GRANITE SURFACING. SEE ENLARGED PLAN.
6. NEW STATE APPROVED TRAILER FOR OFFICE/CLASSROOM FUNCTIONS. SEE ENLARGED PLAN.
7. NEW PARKING ON DECOMPOSED GRANITE. NO STRIPING. SEE ENLARGED PLAN.
8. NEW DECOMPOSED GRANITE ON EXISTING DRIVE. SEE ENLARGED PLAN.
9. NEW PRIVATE PROPERTY GATES TO REPLACE EXISTING. SEE ENLARGED PLAN.
10. NEW CONCRETE PRIVATE BRIDGE. SEE STRUCTURAL DRAWINGS AND ENLARGED PLAN.
11. SECURITY SYSTEM ON DOOR OR GATE PER CLIENT. TECH SYSTEMS TO INSTALL.
12. FENCE SECURITY SYSTEM. PER CLIENT TECH. SYSTEMS TO INSTALL.
13. SHAKER GRATE PER CIVIL DRAWINGS.
14. EXISTING WELL.
16. EXISTING UNDERGROUND CONDUIT FOR POWER AND SECURITY SYSTEM.
16. POWER TO NEW WELL. FIELD VERIFY LOCATION. SEE ELECTRICAL DRAWINGS.
17. NEW LIGHT FIXTURE SHALL MEET REQUIREMENTS OF ZONE A, CLASS II AREA. LIGHT WILL BE FULLY SHIELDED WITH LOW SODIUM LAMPS.

COUNTY REQUIRED NOTES AND DATA

EXIST. TOTAL ACREAGE	18.19
EXIST. USABLE ACREAGE	18.19
EXIST. USABLE ACREAGE IN USE	3.3
EXIST. NUMBER OF STRUCTURES	2
EXIST. NET SQ. FT. BLDG.	8,790
EXIST. GROSS BLDG. SQ. FT.	10,678
EXIST. NET AREA OF PARCEL SQ.FT.	836,887
EXIST. SITE SQ.FT. IN USE	101,808
EXIST. USABLE YARD SQ.FT.	98,860
EXIST. TOTAL PARKING SPACES	35
EXIST. TOTAL PARKING S.F.	8,638
EXIST. TOTAL PARCEL SQ. FT.	836,887
EXIST. ADMIN. BLDG. SQ. FT.	4,488
EXIST. WAREHOUSE SQ. FT.	3,313
EXIST. GARAGE SQ. FT.	2,880
PROPERTY OWNER:	SDG&E / SENPRA ENERGY 8855 CARROLL CANYON ROAD SAN DIEGO, CA, 92131-1105
ASSESSORS PARCEL NUMBER:	027-080-12
LEGAL DESCRIPTION:	SEE FRONT SHEET T-1
NUMBER OF PROPOSED STRUCTURES:	1 TRAILER, 720 S.F.
AREAS OF INNUNDATION/FLOODING:	NONE

AREA OF WORK
SEE ENLARGED PLAN

PROPOSED TRAILER AND SITE SHALL ONLY BE ACCESSED AND USED BY TRAINED SDG&E PERSONNEL. STRUCTURE SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THOSE SPECIFIED BY EXISTING OCCUPANT. NEW OCCUPANTS ARE REQUIRED TO UPGRADE SITE TO MEET COUNTY OF SAN DIEGO HANDICAP ACCESSIBILITY CODES.

GRAPHIC SCALE

0 25' 50' 100' 150'

1 EXISTING SITE PLAN WITH IMPROVEMENTS

1" = 50'-0"

BID SET: 10-1-07

NORTH

OWNERS / PERMITTEES

NAME:

ADDRESS:

TELEPHONE NO:

SHORT LEGAL DESCRIPTION:

A.P.N. NO:

SITE ADDRESS:

SPIEGEL NANCE DESIGN

ARCHITECTURE AND PLANNING

LICENSED ARCHITECT LOREN SPIEGEL C18,684 SOL. 2-22-08 STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____

NAME

R.C.E.

EXPIRES:

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/STD CON. DISC

LOCATION 1.02" RT. OF 2+64+50 "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 100' 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 DEPARTMENT OF PUBLIC WORKS	29 SHEETS
A-1		

PLANS FOR:

SDGE

CONSTRUCTION DOCUMENTATION MOUNTAIN EMPIRE OPERATOR TRAINING FACILITY
39789 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