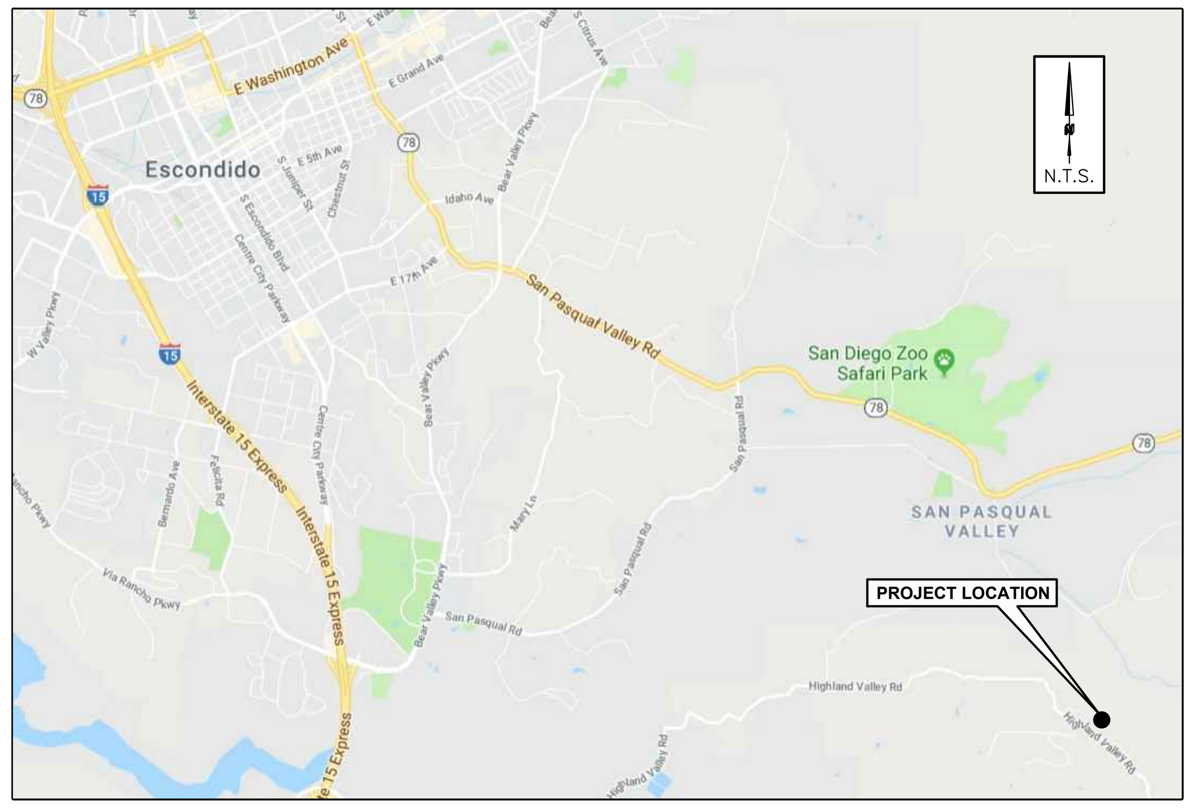
CONSTRUCTION DRAWINGS

FOR
PROPOSED WINERY PROJECT
PRELIMINARY GRADING PLANS
ESCONDIDO, CALIFORNIA

APN 276-101-14

LOCATION MAP



BENCHMARK

DESCRIPTION: 3" BRASS DISK BENCHMARK NUMBER 17984 IN SAN DIEGO COUNTY AT AN ELEVATION OF 1371.17.
DATUM: M.S.L.

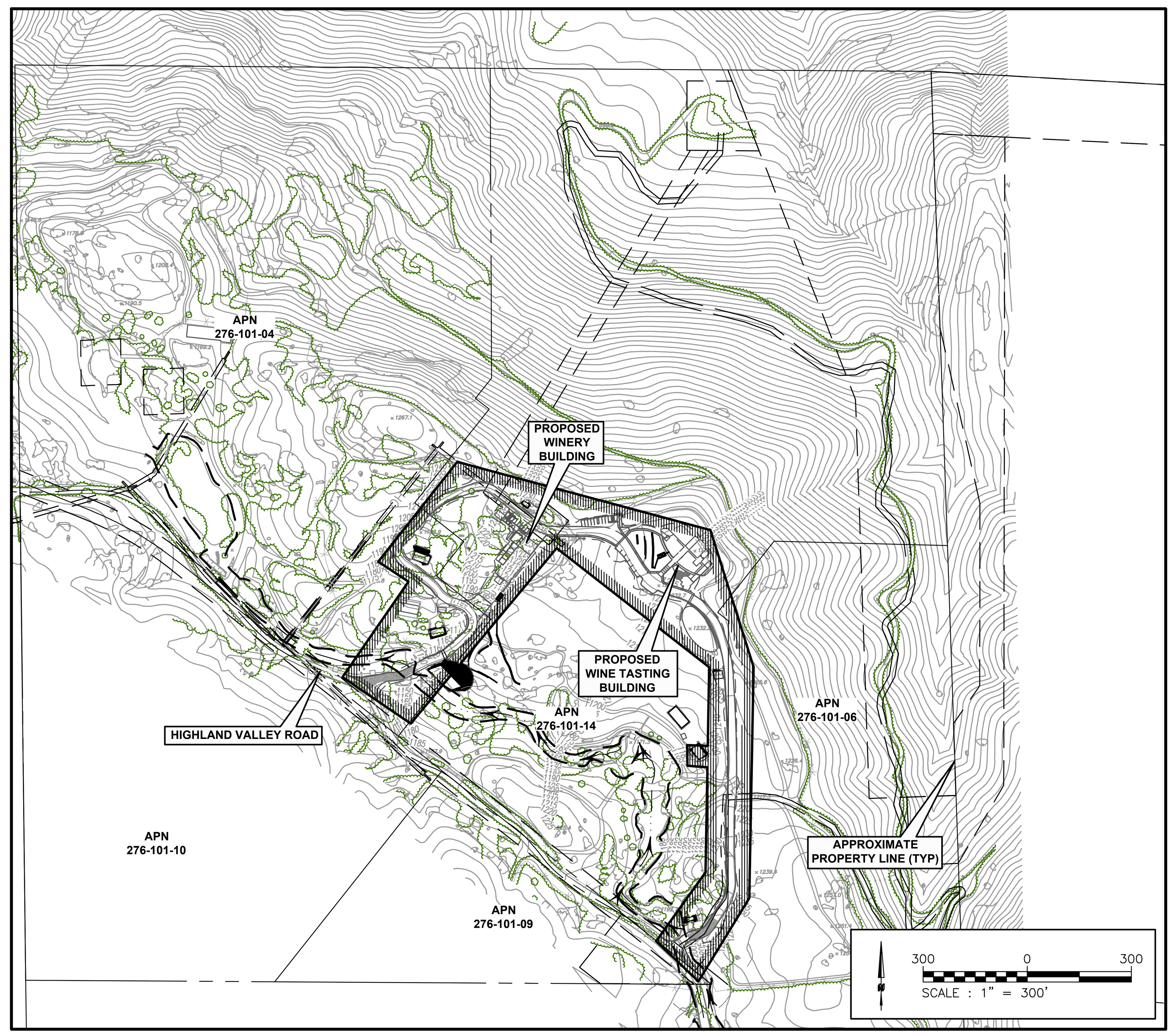
APPLICABLE BUILDING CODES

2016 CALIFORNIA BUILDING CODE, 201 CPC
2016 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE

LEGEND

- CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING FLOW LINE / POTENTIAL JURISDICTIONAL WATER
- PROPERTY LINE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- BUILDING WALL
- EXISTING STORM DRAIN PIPE / CULVERT
- EXISTING 50-FT OAK ROOT PROTECTION ZONE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DAYLIGHTING LINE
- PROPOSED GRADE BREAK
- PROPOSED SUBDRAIN
- PROPOSED ACCESS ROAD CENTERLINE
- LIMITS OF GRADING
- 1X2 VAULT
- CHRISTY BOX
- EXISTING TREE
- CENTERLINE MONUMENT
- FIRE HYDRANT
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM DRAIN RIPRAP OUTFALL
- PROPOSED BIORETENTION BASIN
- PROPOSED BIOFILTRATION BASIN
- DRAINAGE PATTERN

VICINITY MAP



SHEET INDEX

ABBREVIATIONS

AB	AGGREGATE BASE	L	LEFT
AD	ALGEBRAIC DIFFERENCE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LG	LIP OF GUTTER
AFF	ABOVE FINISH FLOOR	ME	MATCH EXISTING
AGG	AGGREGATE	MH	MANHOLE
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BLDG	BUILDING	MIN	MINIMUM
BSL	BUILDING SETBACK LINE	NO.	NUMBER
BVC	BEGIN VERTICAL CURVE	(N)	NEW
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CF	CURB FACE	NTS	NOT TO SCALE
CL	CENTER LINE	O.C.	OFF CENTER
CMP	CORRUGATED METAL PIPE	OH	OVERHEAD
CO	CLEAN OUT	(P)	PROPOSED
COMP	COMPACTION	PCC	PORTLAND CEMENT CONCRETE
CONC	CONCRETE	PD	PLANTER DRAIN
CP	CONTROL POINT	PCC	POINT ON COMPOUND CURVE
CPP	CORRUGATED PLASTIC PIPE	PRC	POINT ON REVERSE CURVE
CTRL	CONTROL	PVC	POLYVINYL CHLORIDE
DIA or Ø	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DI	DRAIN INLET	R	RIGHT OR RADIUS
(E)	EXISTING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	SCH	SCHEDULE
ELEC	ELECTRICAL	SD	STORM DRAIN
EC	END OF CURVE	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GROUND	SO	SIDE OPENING
EL	ELEVATION	STA	STATION
EP	EDGE OF PAVEMENT	SQ	SQUARE
ER	EDGE OF ROAD	TB	TOP OF BANK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
FC	FC	TCS	TOP OF CONCRETE SURFACE
FNC	FENCE	TG	TOP GRADE
FF	FINISHED FLOOR	TOS	TOP OF SLOPE
FG	FINISH GRADE	TP	TOP OF PAVEMENT
FL	FLOW LINE	TW	TOP OF WALL
FND	FOUNDATION	TYP	TYPICAL
FS	FINISHED SURFACE	UP	UTILITY POLE
GALV	GALVANIZED	VEG	VEGETATION
G	GROUND	VC	VERTICAL CURVE
GB	GRADE BREAK	VY	VINEYARD
HDPE	HIGH DENSITY POLYETHYLENE		
IP	IRON PIPE		
INV	INVERT		
K	CURVE COEFFICIENT		

SIGHT DISTANCE

I, DAMON MORELLI, A REGISTERED CIVIL ENGINEER, CERTIFY THAT: THERE IS 600 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN BOTH DIRECTIONS ALONG HIGHLAND VALLEY ROAD FROM THE EXISTING PRIVATE AND SOUTHERLY DRIVEWAYS MEASURED IN ACCORDANCE WITH THE METHODOLOGY DESCRIBED IN TABLE 5 OF THE MARCH 2012 COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS. THESE SIGHT DISTANCES EXCEED THE REQUIRED INTERSECTIONAL SIGHT DISTANCE REQUIREMENTS OF 600 FEET AS DESCRIBED IN TABLE 5 BASED ON A SPEED OF 55 MPH (UNPOSTED), WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED OR MINIMUM DESIGN SPEED OF THE ROAD CLASSIFICATION. I HAVE EXERCISED RESPONSIBLE CHARGE FOR THE CERTIFICATION AS DEFINED IN SECTION 6703 OF THE PROFESSIONAL ENGINEERS ACT OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE. SAID LINES OF SIGHT FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED.

(TO BE ACKNOWLEDGED WITH FINAL CONSTRUCTION DOCUMENTS)

EARTHWORK NOTES

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE FROM FINISHED GRADE TO EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY, DEPENDANT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTORS METHOD OF OPERATION.
2. DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES. CONTRACTOR SHALL MAKE HIS OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.
3. CONTRACTOR SHALL REFER TO THE PROJECT GEOTECHNICAL INVESTIGATION AND SUPPLEMENTAL INVESTIGATIONS FOR SPECIFIC SOILS INVESTIGATIONS AND FINDINGS.

ENGINEER'S ESTIMATE:

EARTHWORK:
CUT = 7000 CY
FILL = 2000 CY

NET EXPORT = 5000 CY

DISTURBED AREAS:
DISTURBED AREA = 4.52 ACRES

WATERS OF THE U.S. AND STATE

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE US AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORP OF ENGINEERS AND THE CALIFORNIA DIVISION OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE STATE OR U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORP OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9_DREDGEFILL@WATERBOARDS.CA.GOV; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

CALIFORNIA DIVISION OF WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKR5@WILDLIFE.CA.GOV; HTTP://WWW.DFG.CA.GOV/

PROJECT DIRECTORY

PROPERTY OWNER
GREGORY PERRIN
30318 LONGHORN DRIVE
CANYON LAKE, CA 92587

ARCHITECT
STRATA AP
23562 ARNOLD DRIVE
SONOMA, CA 95476
(707) 935-7944

CIVIL ENGINEER
EBA ENGINEERING
825 SONOMA AVE.
SANTA ROSA, CA 95404
(707) 544-0784

NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPOERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

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PROJECT
PROPOSED WINERY PROJECT
16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CA

REGISTERED PROFESSIONAL ENGINEER
DAMON ERIC MORELLI
No. C063621
EXP. 9-30-20
CIVIL
STATE OF CALIFORNIA

PARCEL:
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

1	USE PERMIT SUBMITTAL #2	05.08.2018
2	USE PERMIT SUBMITTAL #3	04.30.2019
3	USE PERMIT FINAL SUBMITTAL	05.12.2020

SHEET TITLE

TITLE SHEET

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DRAWN BY: TA
SCALE: AS SHOWN
DATE: MAY 12, 2020

PROJECT NO. 16-2281

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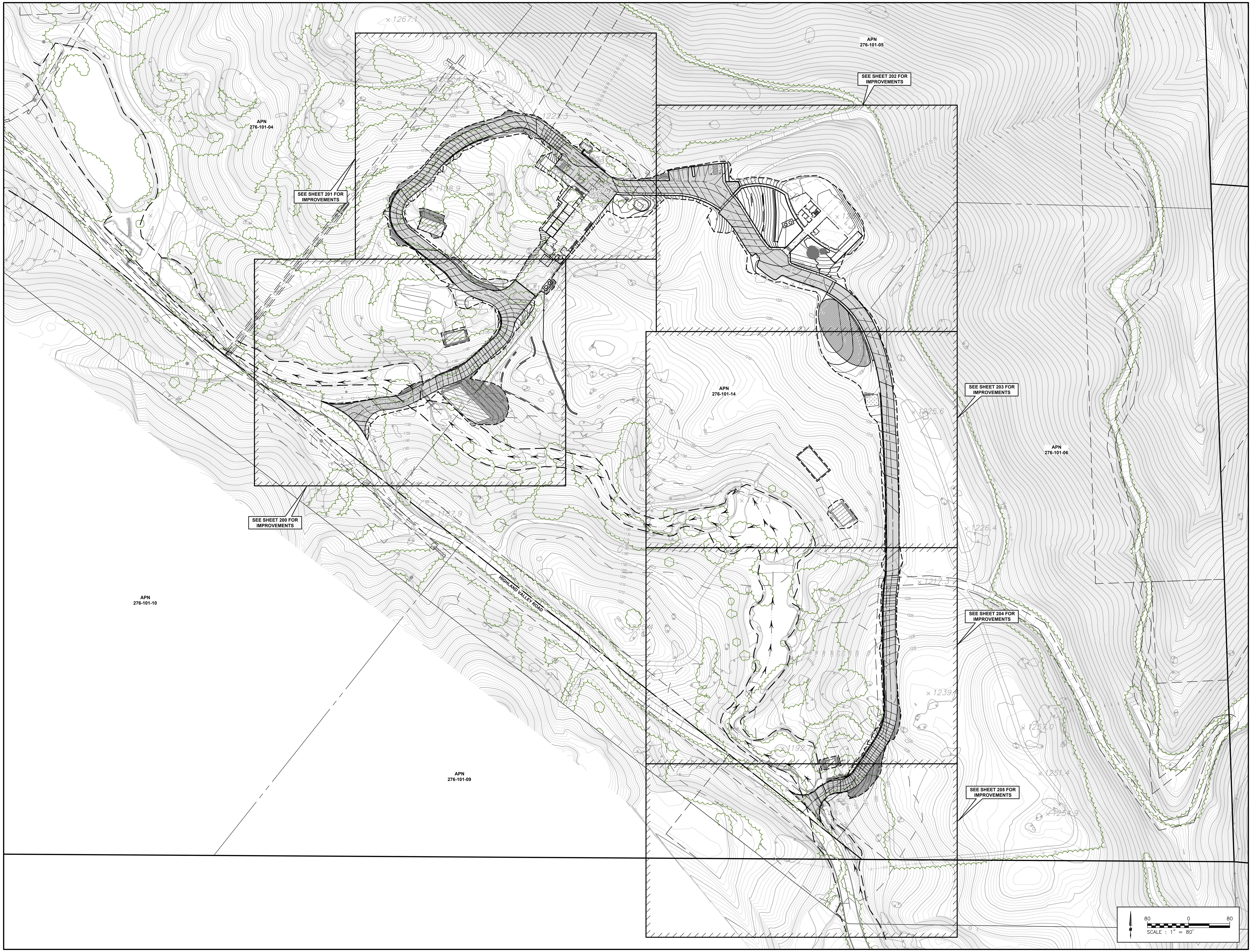

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OVERALL SITE PLAN

CHECKED BY: DM

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SCALE: AS SHOWN

DATE: MAY 12, 2020

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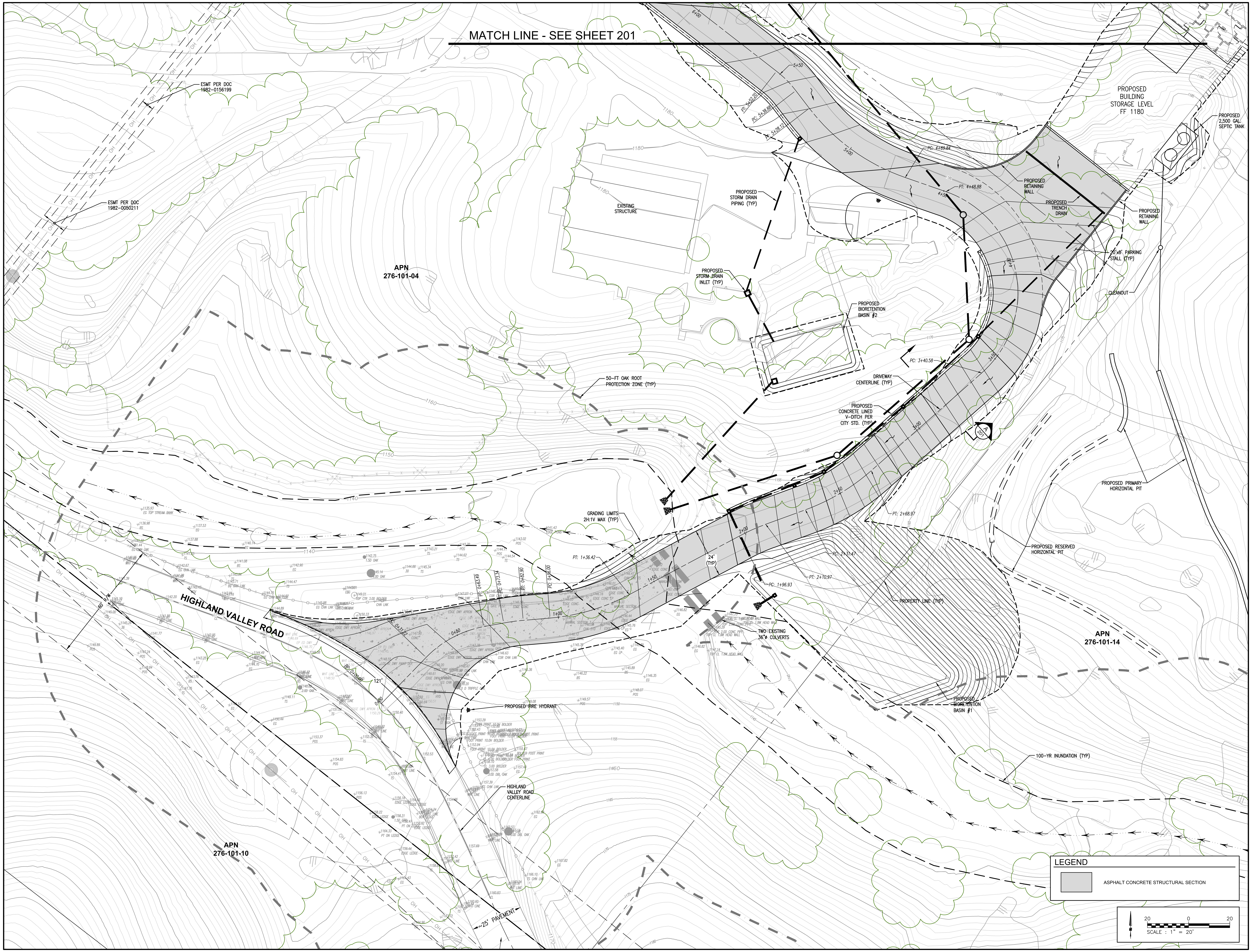

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PRELIMINARY GRADING AND DRAINAGE PLAN

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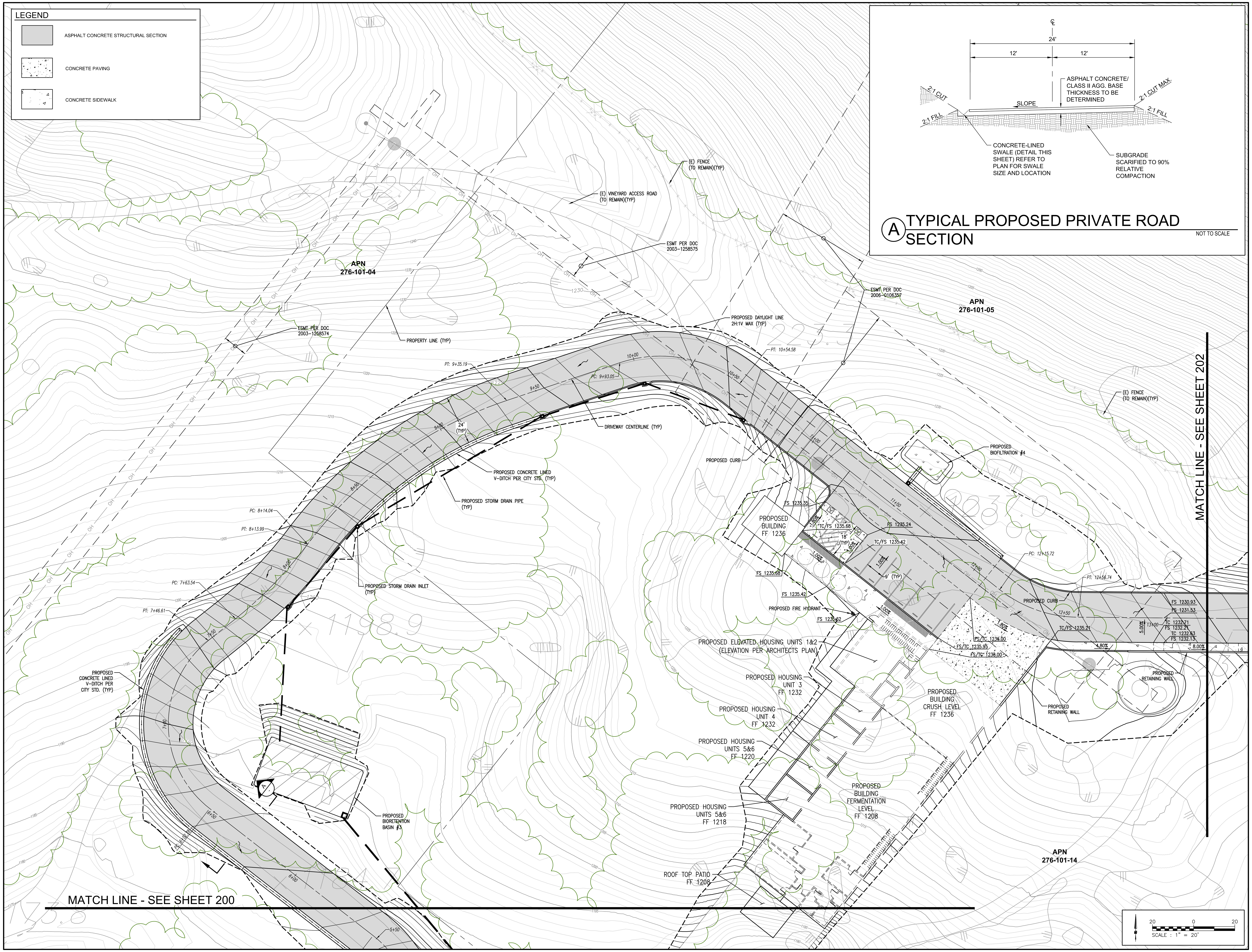

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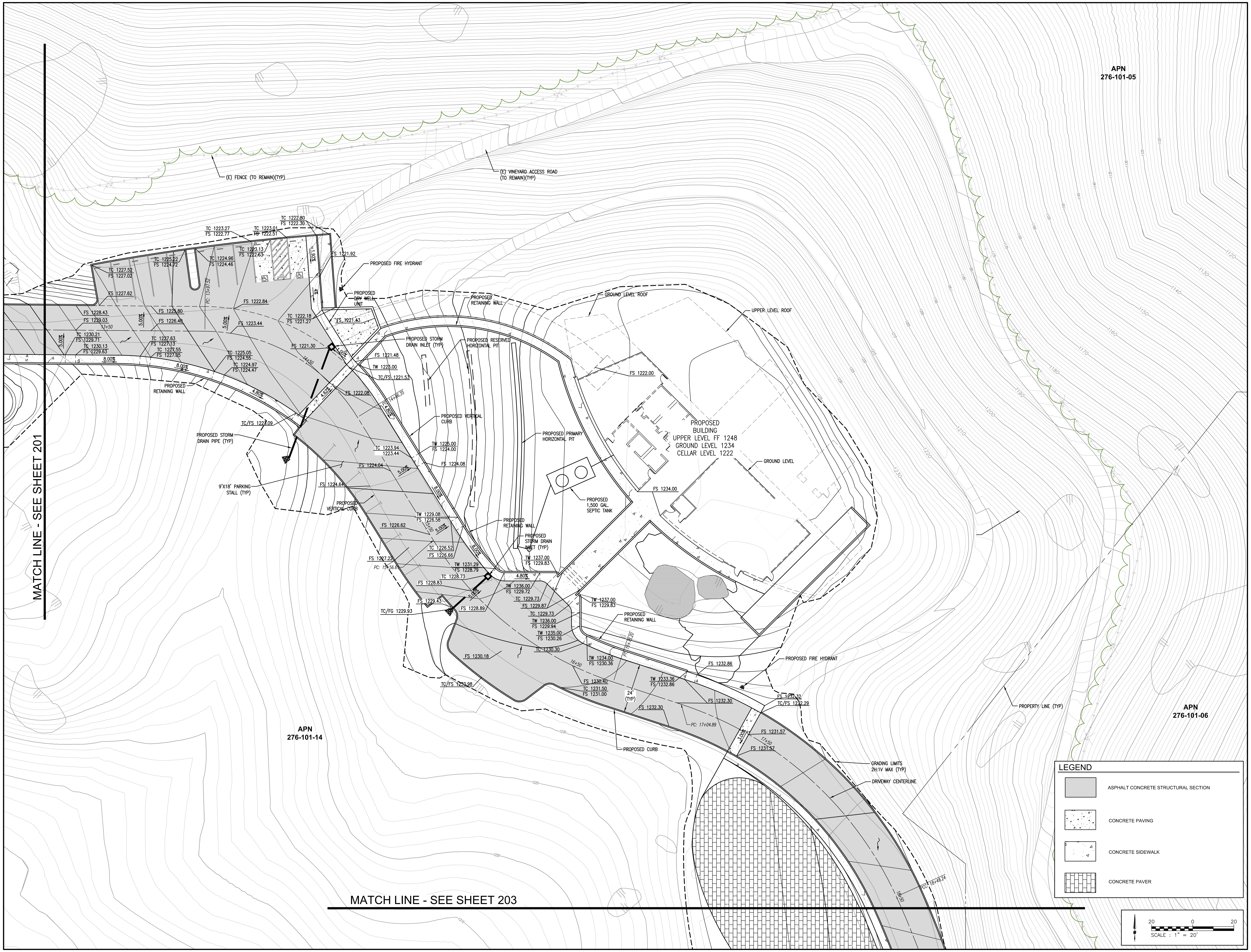

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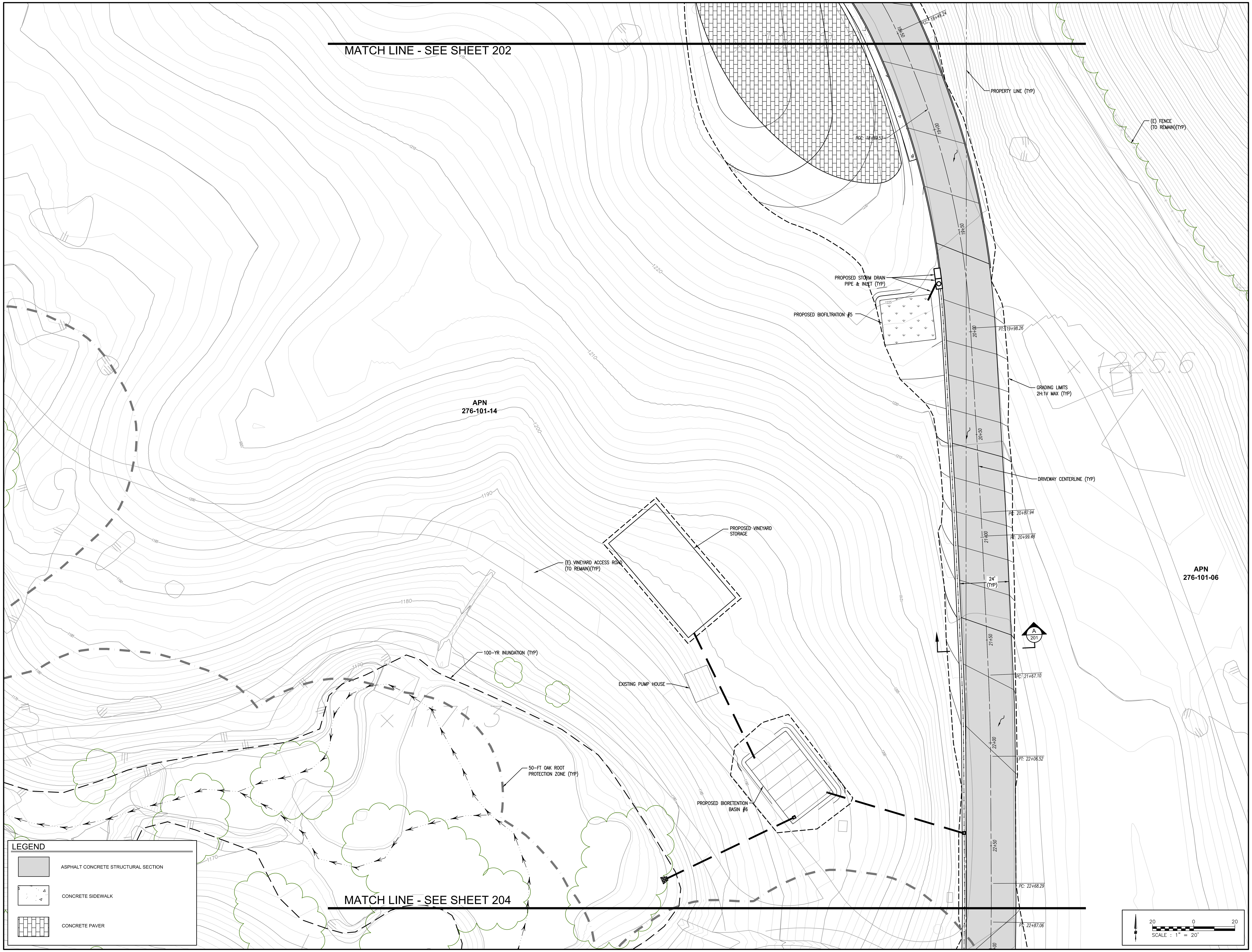

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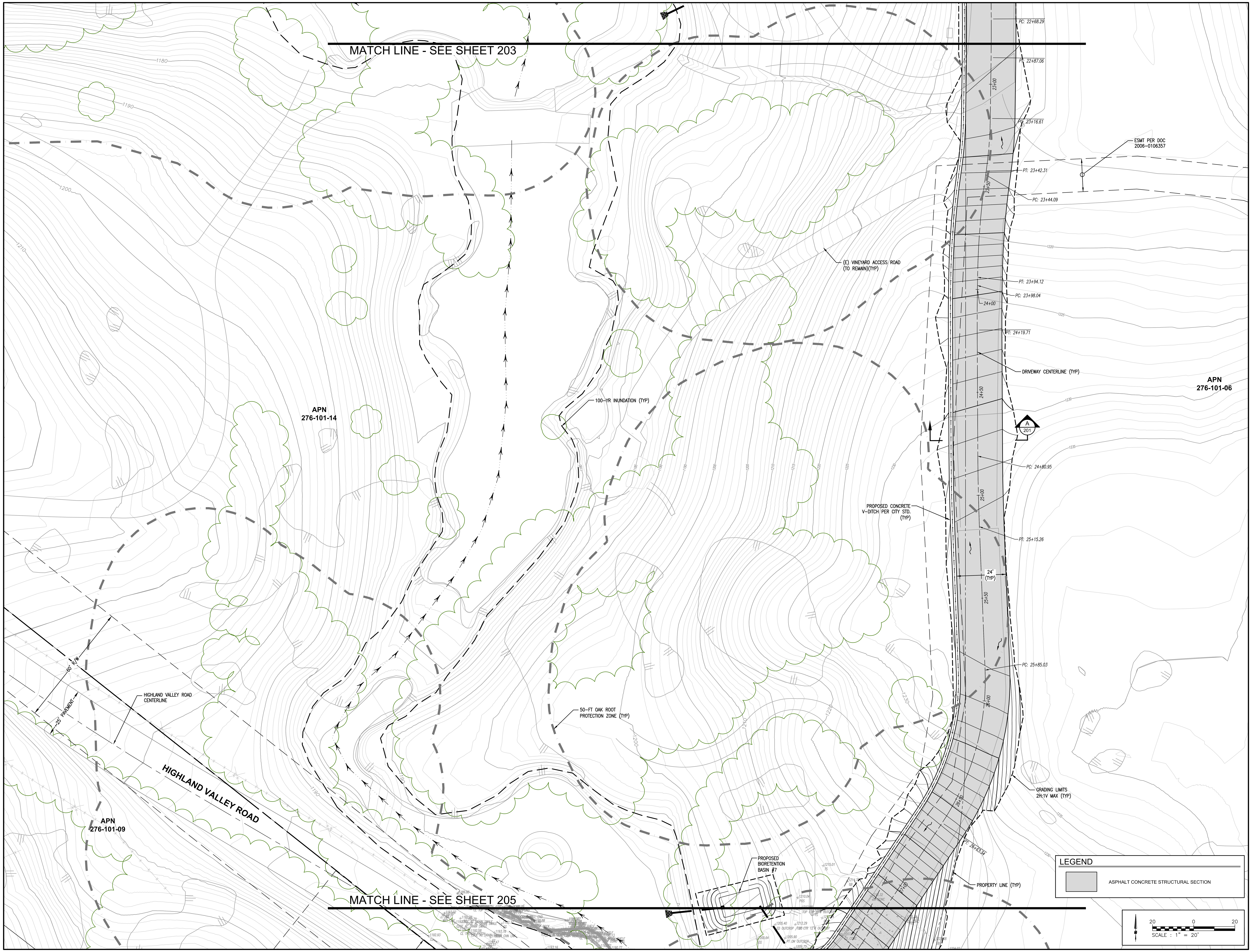

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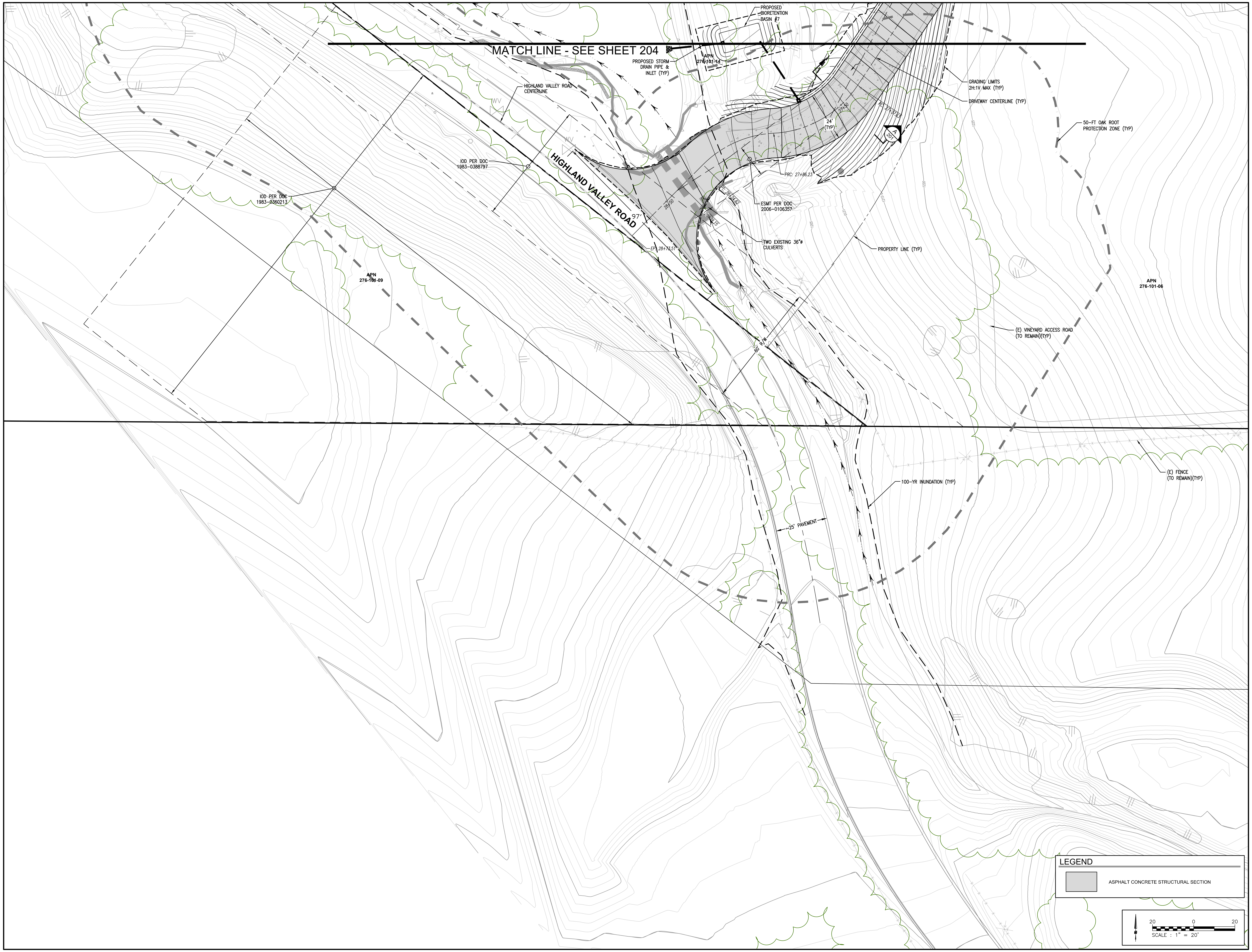

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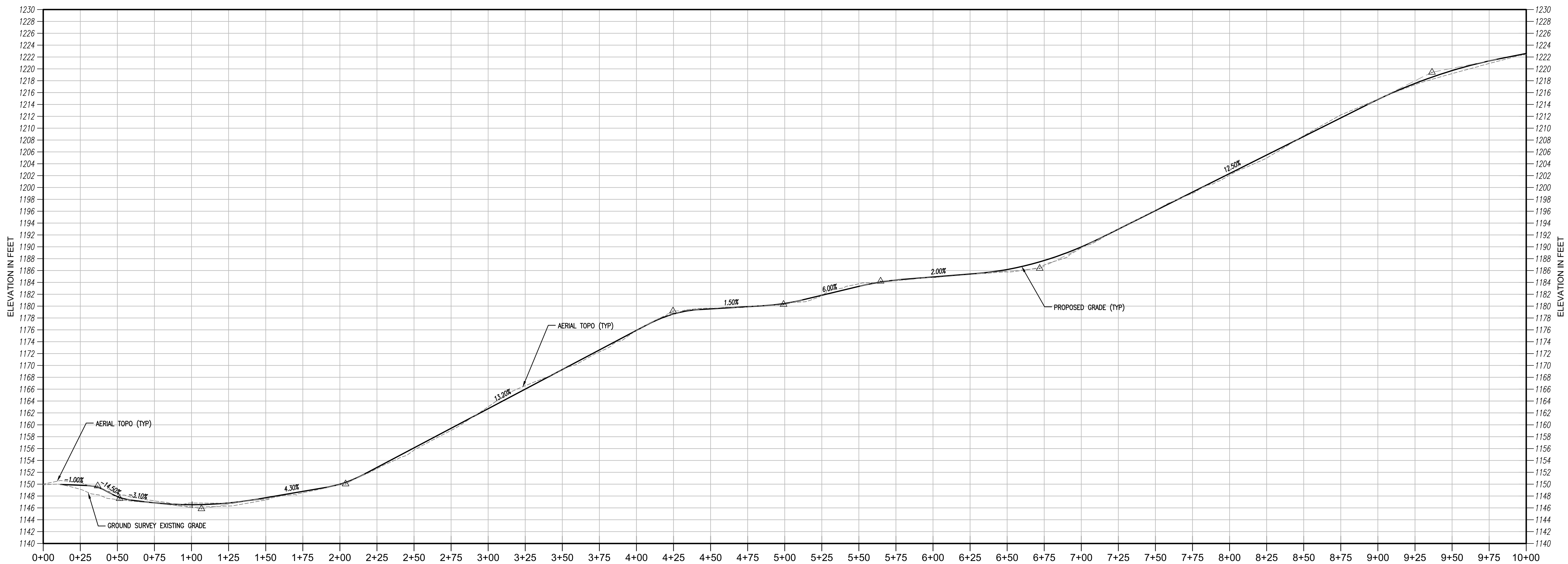
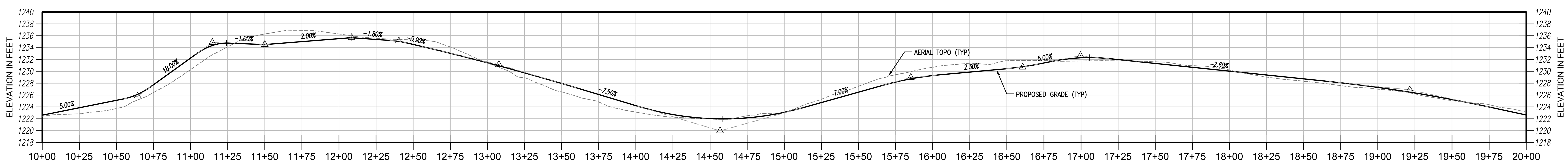


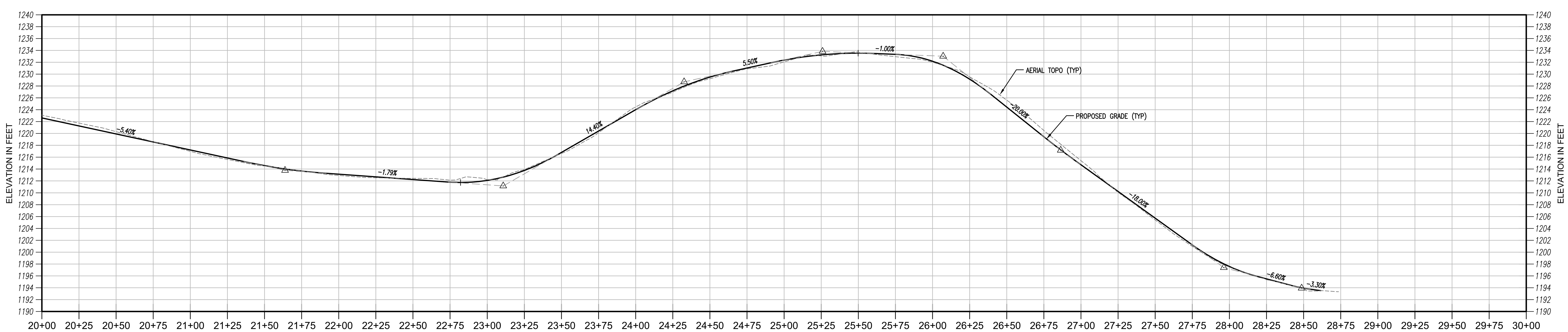
CENTERLINE ROAD PROFILE STA 0+00 TO 10+00

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'



CENTERLINE ROAD PROFILE STA 10+00 TO 20+00

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'



CENTERLINE ROAD PROFILE STA 20+00 TO 30+00

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