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ARCHITECT

PGAL

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CONSULTANT

CONSULTANT NAME

Address Line 1

Address Line 2

Address Line 3

[T] Phone

[F] Fax

REGISTRATION

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DRAWING HISTORY

NO.	DESCRIPTION	DATE
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PROJECT NAME

KARVE SKI PARK

PROJECT LOCATION

26351 N. CENTRE CITY PKWY  
ESCONDIDO, CA 92026

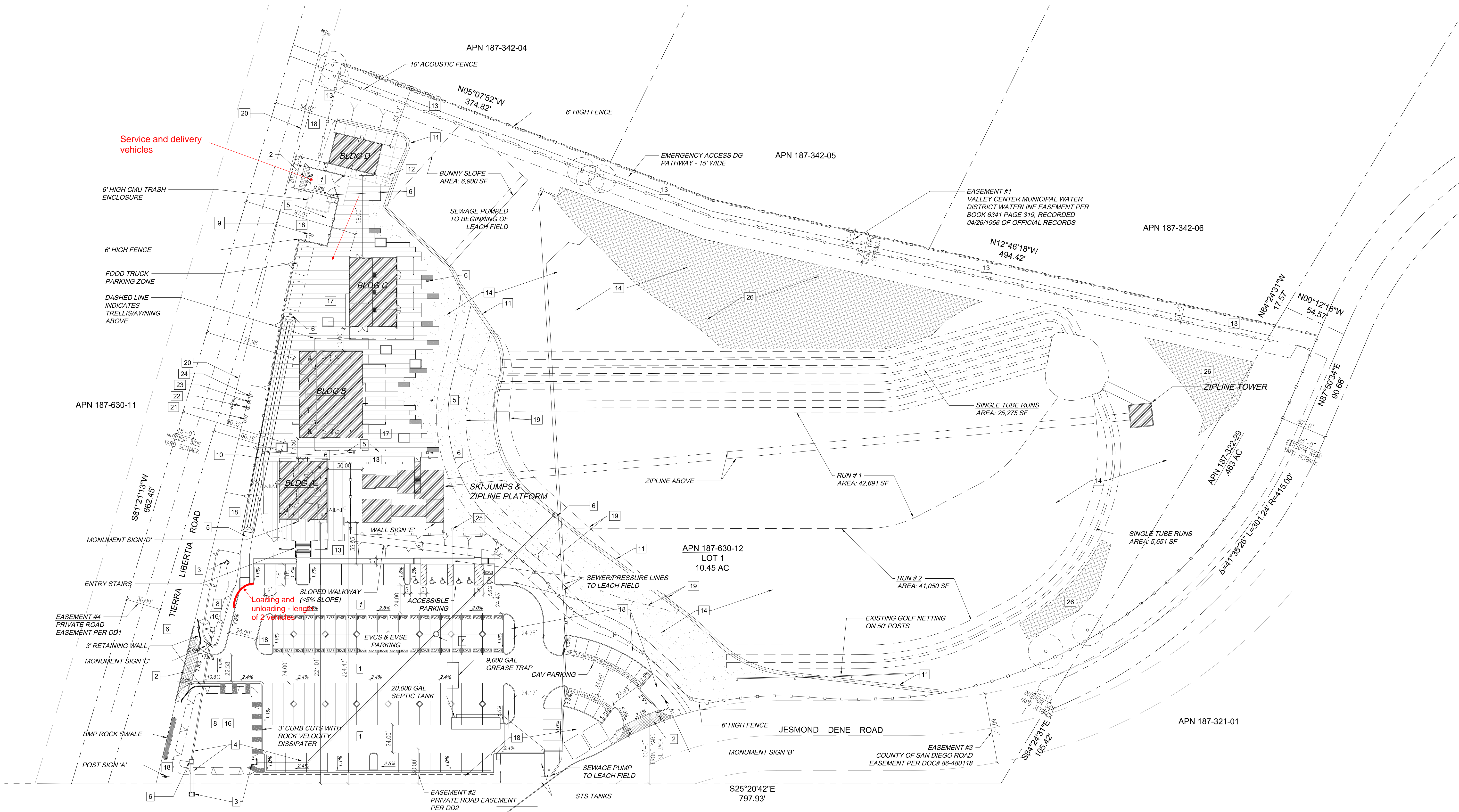
PROJECT NUMBER

1007755

SHEET TITLE

PLOT PLAN

SHEET NUMBER



**OWNER**  
LOVATO EMPIRE, LLC  
807 MISSION RD  
SAN MARCOS, CA 92069

**SITE ADDRESS**  
26351 N CENTRE CITY PARKWAY, ESCONDIDO, CA

**PUBLIC UTILITIES AND DISTRICTS**

SEWER: SEPTIC/LEACH  
WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT  
GAS & ELECTRIC: S.D.G.E.  
TELEPHONE: AT&T  
FIRE: DEER SPRINGS FIRE PROTECTION DISTRICT

GENERAL PLAN DESIGNATION: SEMI RURAL (SR-1)  
PRIMARY ACCESS: TIERRA LIBERTIA ROAD (A PRIVATE STREET)  
PRESENT & PROPOSED USE: OUTDOOR RECREATION

APNs  
187-630-12: SAN DIEGO ASSESSOR'S MAP, BOOK 187, PAGE 63  
187-322-29: SAN DIEGO ASSESSOR'S MAP, BOOK 187, PAGE 32

**BUILDING A - NEW**  
SIZE: 2,000 S.F.  
USE: ADMINISTRATIVE, SALES & RETAIL

**BUILDING B - NEW**  
SIZE: 4,125 S.F.  
USE: SKI LODGE, RESTROOMS, FOOD SERVICE

**BUILDING C - NEW**  
SIZE: 2,400 S.F.  
USE: EQUIPMENT RENTAL & PRIVATE EVENT ROOMS

**BUILDING D - NEW**  
SIZE: 1,000 S.F.  
USE: UTILITY/STORAGE SHED

SKI JUMPS & ZIPLINE PLATFORM  
SIZE: 2,386 S.F.

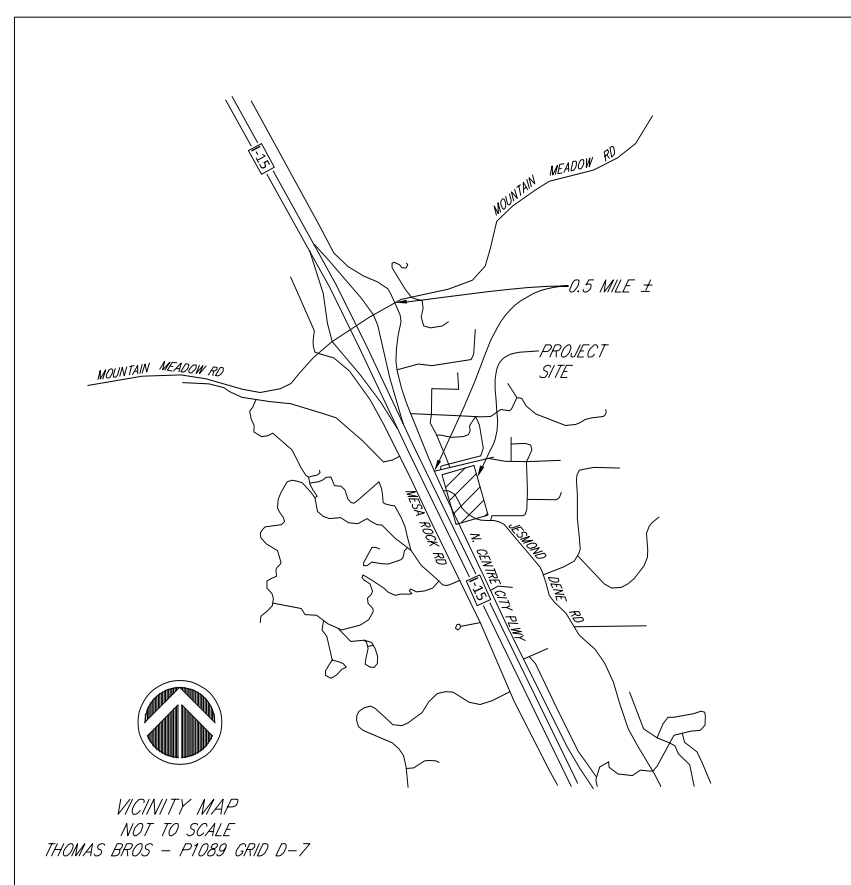
ZIPLINE TOWER  
SIZE: 400 S.F.

EXISTING EASEMENTS

1. VALLEY CENTER MUNICIPAL WATER DISTRICT WATERLINE EASEMENT PER BOOK 6341 PAGE 319, RECORDED 04/26/1956 OF OFFICIAL RECORDS
2. PRIVATE ROAD EASEMENT PER DD2
3. COUNTY OF SAN DIEGO ROAD EASEMENT PER DOC# 86-480118
4. PRIVATE ROAD EASEMENT PER DD1

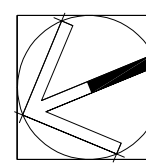
KEYED NOTES [F]

1. AC PAVEMENT
2. CONCRETE DRIVEWAY PER SDRSD 14B & 14E
3. U TYPE HEADWALL
4. STORM DRAIN PIPE
5. AREA DRAIN PIPE
6. STORM DRAIN INLET
7. IN-LINE STORM DRAIN TRASH SEPARATOR
8. WATER QUALITY BASIN
9. EXISTING DEEP WELL
10. 48"Ø DETENTION PIPE
11. GRAVEL TRENCH DRAIN
12. CISTERN
13. LANDSCAPING ZONE 1: SHRUBS & GROUND COVER, 4,229 SF
14. LANDSCAPING ZONE 2: TREES, SHRUBS, GROUND COVER ON SLOPES, 36,709 SF
15. LANDSCAPING ZONE 3: TREES, 3,000 SF (THROUGHOUT PARKING LOT AND SITE PERIMETER)
16. LANDSCAPING ZONE 4: BIO-BASINS, 6,360 SF
17. LANDSCAPING ZONE 5: EXISTING NATURAL LANDSCAPE, NOT IRRIGATED
18. LANDSCAPING ZONE 6: TREES, SHRUBS, GROUND COVER: 17,390 SF
19. LIMITS OF BMP E - "PURE STORAGE" COMPONENT (ABOVE GROUND PONDING) DURING STORM
20. FIRELINE MAIN
21. FIRE HYDRANT
22. FIRE SERVICE LATERAL
23. DOMESTIC WATER SERVICE LATERAL
24. IRRIGATION WATER SERVICE LATERAL
25. PRIVATE SEWER LINE CONNECTION POINT FOR UPPER PAD BUILDINGS
26. PROPOSED LEACH FIELD AREA

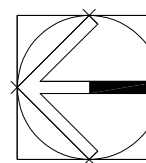


0 20' 40' 120'

Scale 1" = 40'



TRUE NORTH



PLAN NORTH