

LEGEND

EXISTING

EXIST SPOT ELEV	X 9.0
EXIST CONTOURS	274
EXIST PARCEL	
EXIST WATER LINE	W
EXIST WATER VALVE	
EXIST EDGE OF PAVEMENT	
EXIST SIDEWALK	
EXIST CURB & GUTTER	

PROPOSED

SLOPES 3:1 MAX. (TYP.)	
EARTHEN SWALE (SEE DETAIL F ON SHEET C-1)	
RIGHT OF WAY	
EXIST ELEVATION	26.5
FINISH ELEVATION	26.5
AC PAVING	
4" PCC SIDEWALK	
INTERLOCKING PAVERS	
DECOMPOSED GRANITE (DG)	
PROPOSED 6" FIRE SERVICE	FS
PROPOSED 2" WATER SERVICE	W
6" FIRE HYDRANT ASSY.	
FIRE SERVICE/FIRE DEPARTMENT CONNECTION	
PROPOSED ELECTRICAL LINE	E
ADA PARKING SPACE (SEE DETAILS SHT C-2)	
PROPOSED TRASH & RECYCLING	
PROPOSED PROPANE TANK	
PROPOSED FENCE	

BMP LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMP'S

WM-1	MATERIAL DELIVERY & STORAGE
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT

TEMPORARY SOURCE CONTROL BMP'S

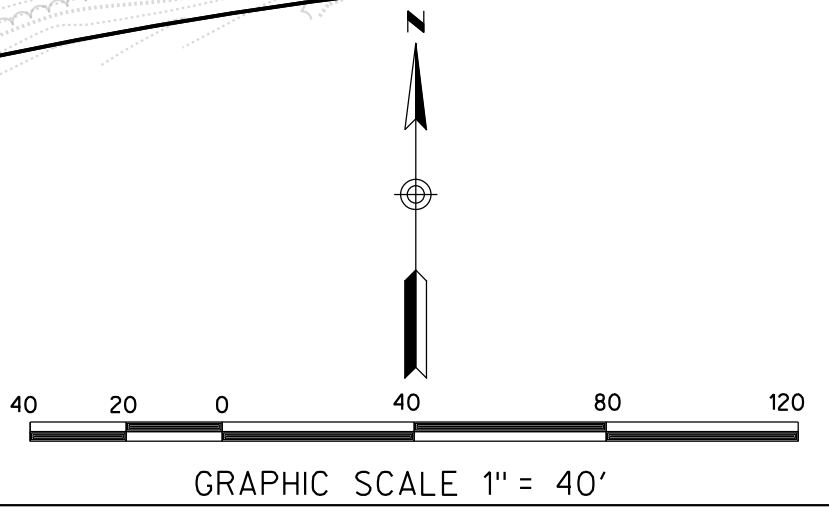
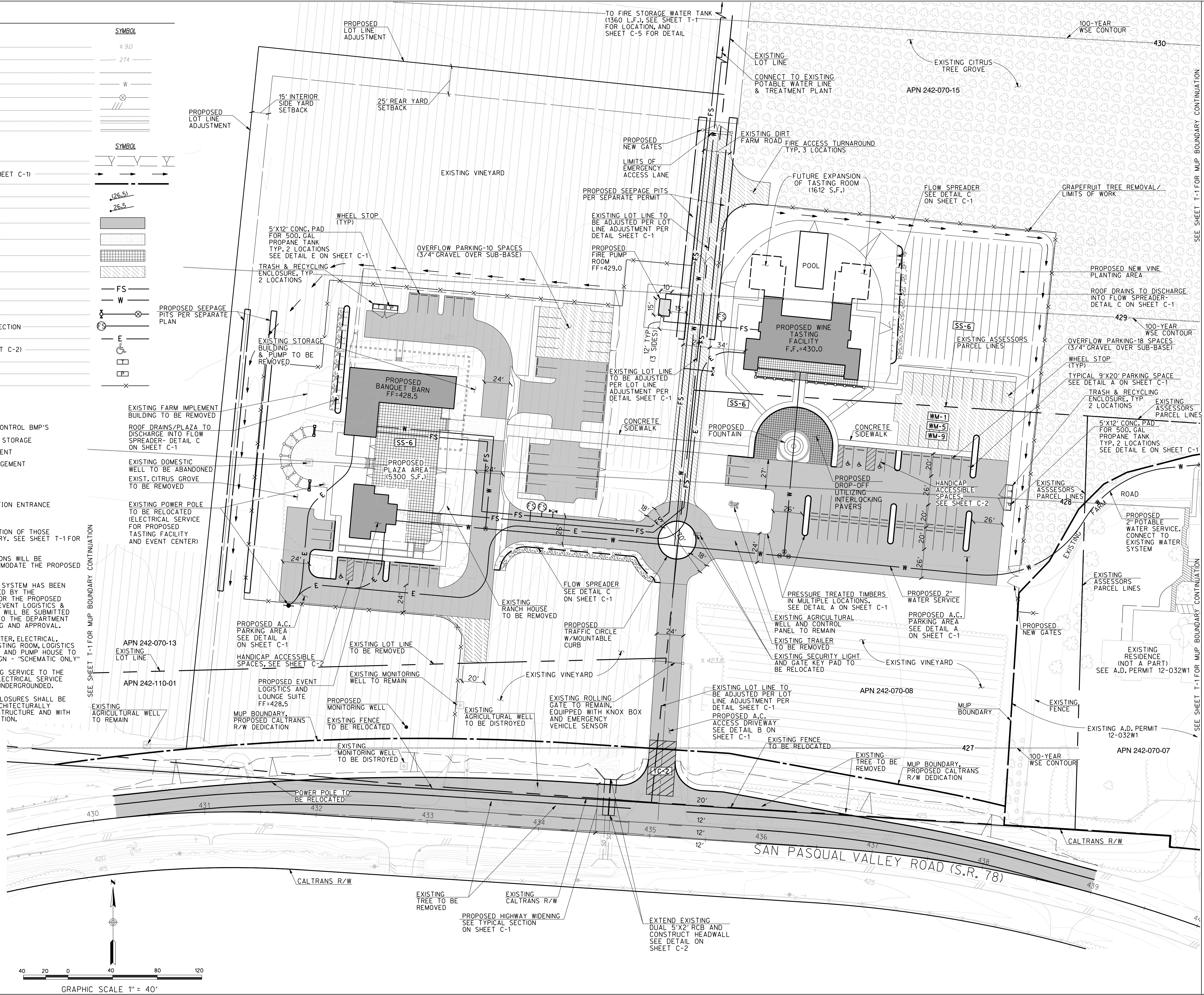
SS-6	STRAW MULCH
TC-2	STABILIZED CONSTRUCTION ENTRANCE

NOTES:

- PARCELS SHOWN ARE ONLY A PORTION OF THOSE INCLUDED WITHIN THE MUP BOUNDARY. SEE SHEET T-1 FOR LOCATION AND LISTING OF ALL.
- EXISTING VINES IN VARIOUS LOCATIONS WILL BE REMOVED/RECONFIGURED TO ACCOMMODATE THE PROPOSED FACILITIES SHOWN.
- A PRIVATE ON-SITE SEWER SEPTIC SYSTEM HAS BEEN DESIGNED, SUBMITTED, AND APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH FOR THE PROPOSED TASTING FACILITY. THE PROPOSED EVENT LOGISTICS & LOUNGE SUITE AND BANQUET BARN WILL BE SUBMITTED UNDER A SEPARATE APPLICATION TO THE DEPARTMENT OF PUBLIC HEALTH FOR PROCESSING AND APPROVAL.
- THE POINT-OF-CONNECTION FOR WATER, ELECTRICAL, PROPANE AND SEWER FOR THE TASTING ROOM, LOGISTICS AND LOUNGE SUITE, BANQUET BARN AND PUMP HOUSE TO BE DETERMINED DURING FINAL DESIGN - "SCHEMATIC ONLY"
- AN EXISTING POWER POLE PROVIDING SERVICE TO THE SITE IS TO BE RELOCATED. ALL ELECTRICAL SERVICE FROM THE NEW LOCATION TO BE UNDERGROUNDED.
- TRASH/RECYCLING & PROPANE ENCLOSURES SHALL BE COVERED AND DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE AND WITH THE EXISTING TOPOGRAPHY/VEGETATION.

PARKING SUMMARY

STANDARD PARKING	76 SPACES
ACCESSIBLE PARKING	4 SPACES
OVERFLOW PARKING	28 SPACES
TOTAL:	108 SPACES



JOB NO. 14557-0	
COUNTY PLAN CHECK NO.	
REVISION	3/19/21
RESUBMITTAL	1/24/22

MAJOR USE PERMIT
PDS2020-MUP-20-001; PDS2020-ER-20-09-001
(PREVIOUSLY ADMINISTRATIVE PERMIT AD12-032)
RANCHO GUEJITO WINE TASTING FACILITY & EVENT CENTER

17224 SAN PASQUAL VALLEY ROAD
ESCONDIDO, CA 92027

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
Riverside - Sacramento - San Luis Obispo
Orange - Bakersfield - Tucson - Phoenix
rickengineering.com

PLOT PLAN
AND
UTILITY PLAN

C-3