

PRELIMINARY GRADING PLAN FOR:
KA ENTERPRISES MEGA MART
DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

LEGAL DESCRIPTION:

PARCEL A:

THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED JANUARY 26, 1891, DESCRIBED WHOLE AS FOLLOWS: COMMENCING AT ENGINEER'S STATION 403 + 50.35 ON THE CENTER LINE OF CALIFORNIA STATE HIGHWAY XI--SD--77-F (U.S. 395); THENCE NORTH 64 MINUTES 14 MINUTES 00 SECONDS EAST, 100.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, BEING ALSO THE SOUTHWESTERLY TERMINUS OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 603 (KNOWN AS MOUNTAIN ROAD) AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 315 OF OFFICIAL RECORDS; THENCE NORTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 25 DEGREES 46 MINUTES 00 SECONDS WEST (RECORD NORTH 25 DEGREES 51 MINUTES 20 SECONDS WEST) 55.00 FEET TO THE POINT OF CURVE WITH A TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, IN THE BOUNDARY OF SAID MOUNTAIN MEADOW ROAD AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID MOUNTAIN MEADOW ROAD AS FOLLOWS: SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET; TANGENT TO SAID CURVE NORTH 64 DEGREES 14 MINUTES 00 SECONDS EAST 52.59 FEET TO THE BEGINNING OF A TANGENT 470.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 13 MINUTES 30 SECONDS A DISTANCE OF 420.20 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO VICTOR E. CURIO, ET UX, RECORD MAY 1, 1956 IN BOOK 6091, PAGE 419 OF OFFICIAL RECORDS, A RADIAL LINE OF SAID CURVE BEARS SOUTH 76 DEGREES 59 MINUTES 30 SECONDS EAST TO SAID INTERSECTION; THENCE ALONG THE SAID NORTHEASTERLY LINE NORTH 25 DEGREES 46 MINUTES 00 SECONDS WEST (RECORD -NORTH 26 DEGREES 51 MINUTES 20 SECONDS WEST) 261.11 FEET; THENCE SOUTH 64 DEGREES 14 MINUTES 00 SECONDS WEST 444.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 25 DEGREES 46 MINUTES 00 SECONDS EAST, 411.76 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN PARCELS 1 AND 2 OF DEED RECORDED JULY 15, 1974 AS FILE NO. 74-188092 OF OFFICIAL RECORDS.

PARCEL B:

THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, BOTH BEING IN TOWNSHIP 11 SOUTH, RANGE 2 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 26, 1891, LYING WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE SOUTHEASTERLY LINE OF SAID STRIP BEING THE CENTERLINE OF A 60.00 FOOT WIDE STRIP DESCRIBED IN PARCEL 1 OF DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 318 OF OFFICIAL RECORDS; IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF STATE HIGHWAY II--SD--15 AND LYING EASTERLY OF A LINE THAS S 47.00 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH A LINE SHOWN AS THE "D-D" LINE ON STATE HIGHWAY MAP

EASEMENT + EXCEPTIONS NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

- 7 THE RIGHT AND PRIVILEGE TO PLACE AND MAINTAIN AN ANCHOR TO SUPPORT A LINE OF POLES AND WIRES AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY BY INSTRUMENT RECORDED DECEMBER 21, 1949 IN BOOK 3056, PAGE 217 OF OFFICIAL RECORDS.
- 8 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM CALIFORNIA STATE HIGHWAY XI--SD--77E, ADJACENT THERETO, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED RECORDED APRIL 9, 1958 IN BOOK 7035, PAGE 315 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR HIGHWAY SLOPE PURPOSES IN FAVOR OF STATE OF CALIFORNIA, RECORDED ON JULY 15, 1974 AS IDOCUMENT NO. 74-188092, OF OFFICIAL RECORDS. SAID EASEMENT HAS BEEN RELINQUISHED TO THE COUNTY OF SAN DIEGO PER DOC NO. 80-007793 AS PART OF RELINQUISHMENT MAP NO. 241345
- 10 AN EASEMENT TO: CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRICAL ENERGY AND WATER; RECORDED ON JULY 6, 1989 AS IDOCUMENT NO. 89-357212, OF OFFICIAL RECORDS.
- 11 AN EASEMENT TO CONSTRUCT AND MAINTAIN SLOPES, SANITARY SEWERS, STORM DRAINS AND APPURTENANT STRUCTURES INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS, RECORDED ON JULY 6, 1989 AS IDOCUMENT NO. 89-357212, OF OFFICIAL RECORDS. (NON PLOTTABLE)
- 12 IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET OR HIGHWAY PURPOSES IN FAVOR OF COUNTY OF SAN DIEGO, RECORDED ON NOVEMBER 4, 2004 AS IDOCUMENT NO. 2004-1046716, OF OFFICIAL RECORDS.

GROSS AREA SUMMARY:

69,941 SQUARE FEET (1.606 ACRES)

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PHOTO GODETIC, INC. AS PHOTOGRAPHED ON 3-21-17. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON MARCH 2, 2017 WITH SUPPLEMENTAL DATA COLLECTED ON MARCH 6, 2017.

VERTICAL BENCHMARK:

DESCRIPTION: STATION S105
LOCATION: LA JOLLA, CA
ELEVATION: 726.12' (NAVD 88)
SOURCE: SAN DIEGO COUNTY REAL TIME NETWORK

FLOOD ZONE:

THE PROPERTY SHOWN HEREON IS CONTAINED WITHIN F.E.M.A. FLOOD ZONE "X" BEING AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06073C08036, DATED MAY 16, 2002. ANY LIMITS OF SAID FLOODPLAIN WITHIN THE EXTENT OF THIS PLAT ARE SHOWN HEREON.

DISCRETIONARY REVIEW NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY 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.

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY TITLE 365 INSURANCE COMPANY AS ORDER NO. CA0410-16015350-41, DATED OCTOBER 5, 2016, 2015.

EARTHWORK:

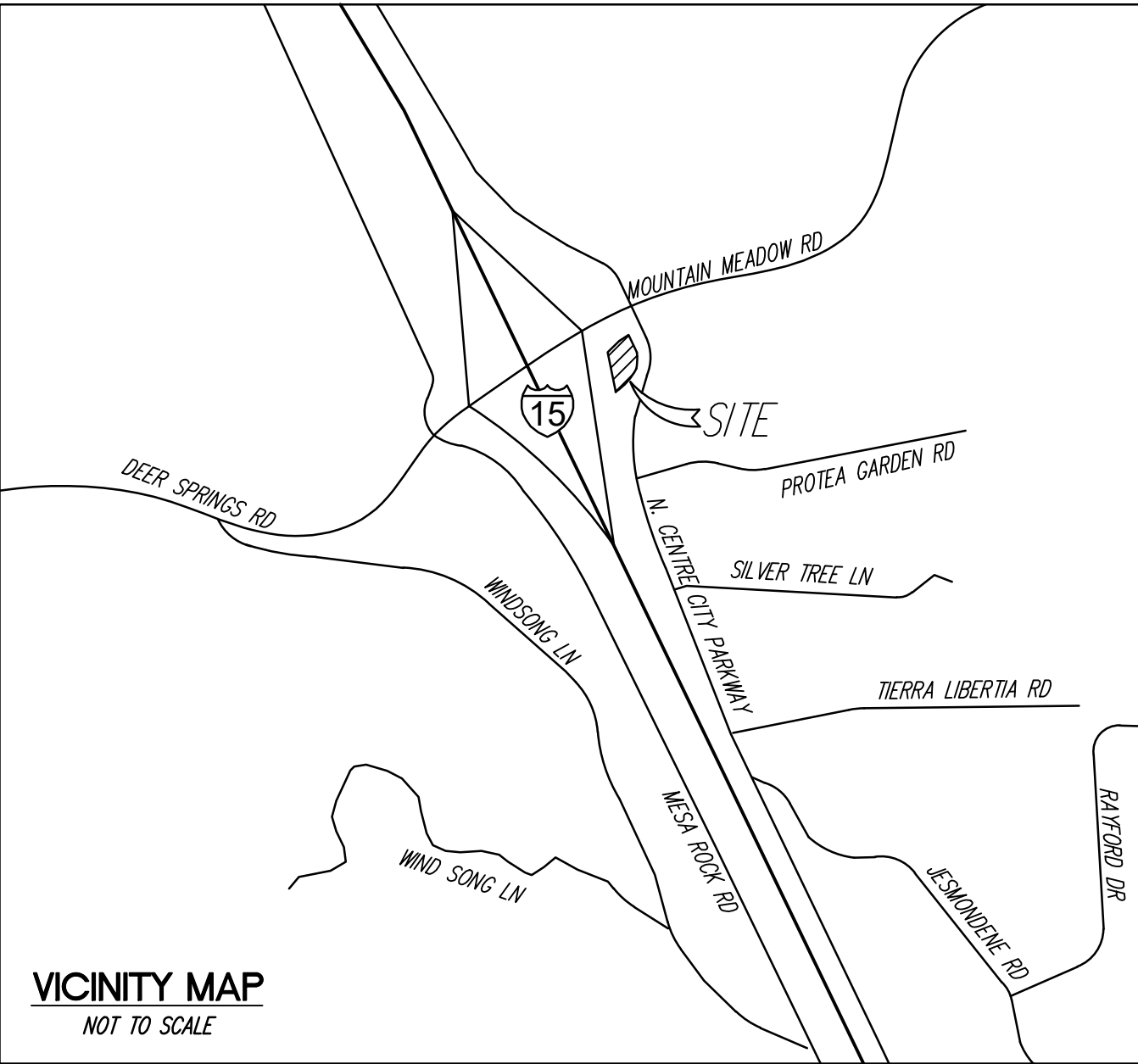
CUT: 130 CY
UNDERCUTS: 1,959 CY
FILL: 6,100 CY
DEMO HAUL OFF: 680 CY
IMPORT: 4,691 CY
REMEDIAL: 2,020 CY

ABBREVIATIONS:

AB	AGGREGATE BASE	IE	INVERT ELEVATION
AC	ASPHALT CONCRETE	LID	UNIDENTIFIED LID
BO	BLOW-OFF VALVE	LP	LIGHT POLE
CB	CATCH BASIN	MH	MANHOLE
CL	CENTERLINE	P	PAVEMENT
CONC	CONCRETE	PAE	PAID ELEVATION
ELEC	ELECTRICAL UTILITIES	PP	POWER POLE
EL HH	ELECTRICAL H H	RM	MANHOLE RIM ELEVATION
EX	EXISTING	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SD	STORM DRAIN UTILITIES
FH	FIRE HYDRANT	SOCO	STORM DRAIN CONNECTION
FL	FLOW LINE	SOMH	STORM DRAIN MANHOLE
FS	FINISHED SURFACE	TC	TOP OF CURB
GV	GATE VALVE	TEL	TELEPHONE UTILITIES
GUY	GUY WIRE	WM	WATER METER BOX

DEPARTMENT OF ENVIRONMENTAL HEALTH SYSTEM NOTES

1. THE APPLICANT MUST CLEAR ALL VEGETATION FROM THE PROPOSED DRIP IRRIGATION AREA AND THE PROPOSED RESERVE AREA. ONLY MINIMAL SOIL DISTURBANCE OF THE AREA IS ALLOWED. IT IS SUGGESTED THAT THE DESIGN ENGINEER OVERSEE THIS ACTIVITY.
2. THE EXISTING SEPTIC TANK AND/OR SEEPAGE PITS WILL BE REQUIRED TO THE PUMPED AND DESTROYED PRIOR TO GRADING ACTIVITIES OCCURRING ON THE SITE.
3. THE APPLICANT MUST PROTECT THE PROPOSED DRIP IRRIGATION AREA AND RESERVE AREA FROM IMPACTS DURING THE CONSTRUCTION PHASED OF THE PROJECT AND AFTER THE SYSTEM HAS BEEN INSTALLED.
4. THE APPLICANT MUST APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR THE USTs FROM THE DEPARTMENT OF ENVIRONMENTAL HEATH HEALTH-HAZARDOUS MATERIALS DIVISON.



SITE ADDRESS:

26746 MOUNTAIN MEADOW RD.
ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NUMBER:

186-093-19-00, 186-093-23-00, & 186-093-37-00

OWNER:

RAYMOND W. GRIMM JR. AND DARAN W. GRIMM, HUSBAND AND WIFE AS COMMUNITY PROPERTY; JOHN L. PIESCHER AND GAYLE E. PIESCHER, HUSBAND AND WIFE; CRAIG E. GRIMM AND STINA GRIMM, HUSBAND AND WIFE AND PETER KOTE, AS SUCCESSOR TRUSTEE OF THE LINGER FAMILY TRUST ESTABLISHED JUNE 27, 1987 - SURVIVOR'S TRUST, ALL AS THEIR INTERESTS APPEAR OF RECORD, SUBJECT TO ITEM NO. 13, 16, 17 OF SCHEDULE B.

PROJECT DEVELOPER:

COMPANY: KA ENTERPRISES

ATTN: EUGENE MARINI

ADDRESS: 5820 OBERLIN DRIVE SUITE 201 SAN DIEGO, CA 92121

PH: (858) 281-6091

EMAIL: EUGENE@KAENTERPRISES.NET

SHEET INDEX:

SHEET 1:TITLE SHEET
SHEET 2:SITE PLAN
SHEET 3:PRELIMINARY GRADING PLAN
SHEET 4:UTILITY PLAN
SHEET 5:DMA/BMP MAP
SHEET 6:SITE SECTIONS
SHEET 7:CONSTRAINTS MAP

EXTERIOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND SECTION 6322 THROUGH ET SEQ. OF THE COUNTY ZONING ORDINANCE.

LEGEND:

ITEM	SYMBOL
PROJECT BOUNDARY	---
CENTERLINE	---
RIGHT-OF-WAY	---
EX. EASEMENT	---
SETBACK	---
DAYLIGHT	---
EX CONTOUR	---
EX BUILDING	---
EX WATER	---
EX FIRE HYDRANT ASSEMBLY	---
EX BOLLARD	---
EX WATER METER	---
EX STREET LIGHT	---
EX CURB & GUTTER	---
EX FENCE	---
EX TREE	---

PROPOSED R/W DEDICATION	---
PROPOSED CONTOUR	---
PROPOSED SLOPE (2:1 MAX)	---
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIENT	1.25%
PROPOSED CURB	SORSO G-01 6" CURB
PROPOSED CURB & GUTTER	SORSO G-2 TYPE 'G'
PROPOSED PCC SIDEWALK	SORSO G-07, 10, & 11
PCC PAVEMENT	---
AC PAVEMENT	---
PROPOSED D.G. WALKWAY	---
PROPOSED UTILITY TRENCH	---

PEDESTRIAN CURB RAMP	SORSO G-27 'TYPE-A'
PROPOSED DRIVEWAY	SORSO G-14A 'W' PER PLAN
PROPOSED STORM DRAIN	SIZE & TYPE PER PLAN
PROPOSED BROW DITCH	SORSO D-75 TYPE 'A'
PCC RIBBON GUTTER	(% PER PLAN)
EARTHEN SWALE	---
PROPOSED BF-1 BIOFILTRATION BASIN	---
PROPOSED GRATED INLET	---

PROPOSED B-INLET	SORSO D-02, PER PLAN
PROPOSED SLOT-DRAIN	---
PROPOSED HEADWALL	SORSO D-34
CATCH BASIN - TYPE F	SORSO D-07
RIP-RAP	SORSO D-40
STORMDRAIN CLEANOUT	---
PROPOSED WATER LATERAL	SIZE & TYPE PER PLAN
PROPOSED WATER SERVICE WATER METER	---
PROPOSED FIRE SERVICE BACKFLOW WITH FDC	---

PROPOSED DOMESTIC WATER POINT OF CONNECTION	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	---
PROPOSED IRRIGATION POINT OF CONNECTION	---
PROPOSED FIRE POINT OF CONNECTION	---
PROPOSED SEWER POINT OF CONNECTION	---
PROPOSED ROOF DRAIN	---
PROPOSED SEWER	SIZE & TYPE PER PLAN
PROPOSED SEWER CLEANOUT	---
PROPOSED RETAINING WALL	---

PROPOSED STREET LIGHT	---
PROPOSED PYLON SIGN	---
PROPOSED FUEL PUMP LOCATION	---
PROPOSED TRASH ENCLOSURE	---
PROPOSED GREASE INTERCEPTOR	---
SEPTIC TREATMENT SYSTEM	---
TREE WELL	---

Revision

Appr.

Cdd.

By

Date

No.

TITLE SHEET

KA ENTERPRISES MEGA MART

Deer Spring Rd / Mountain Meadows

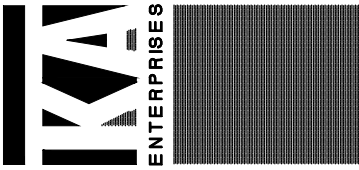
Escondido, CA

5820 Oberlin Dr Suite 201

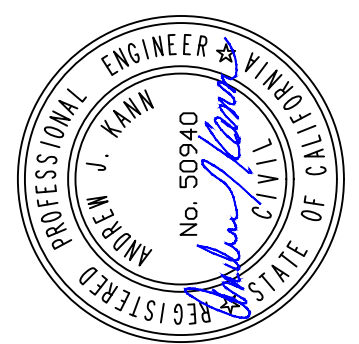
San Diego, CA 92121

858/404-6080

fax 858/404-6081

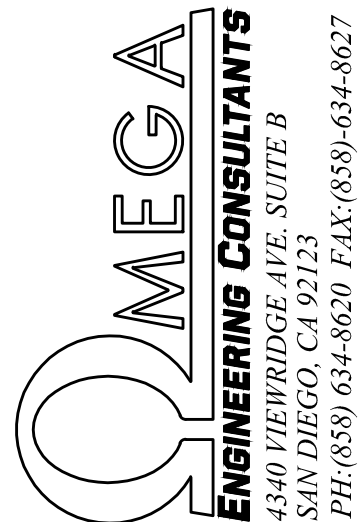


For:



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1"= 20' Vertical
N/A

Designed: SS
Drawn: UT
Checked: ALK
Approved: _____
Date: 10/17/19



JOB NUMBER
SHEET
1 of 7

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SITE PLAN
KA ENTERPRISES MEGA MART
DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

PARKING DATA

PARKING SPACES REQUIREMENTS:
C-STORE: 4 STALLS PER 1000 S.F.
3,500 S.F. = 14 STALLS

PARKING SPACES REQUIRED: 14 STALLS
PARKING SPACES PROVIDED: 19 STALLS (INCLUDING 1 ADA STALL)

BICYCLE PARKING REQUIREMENTS:
0.1 PER PARKING STALL
19 STALLS= 2 BICYCLE STALLS

BICYCLE PARKING STALLS PROVIDED: 2 STALLS

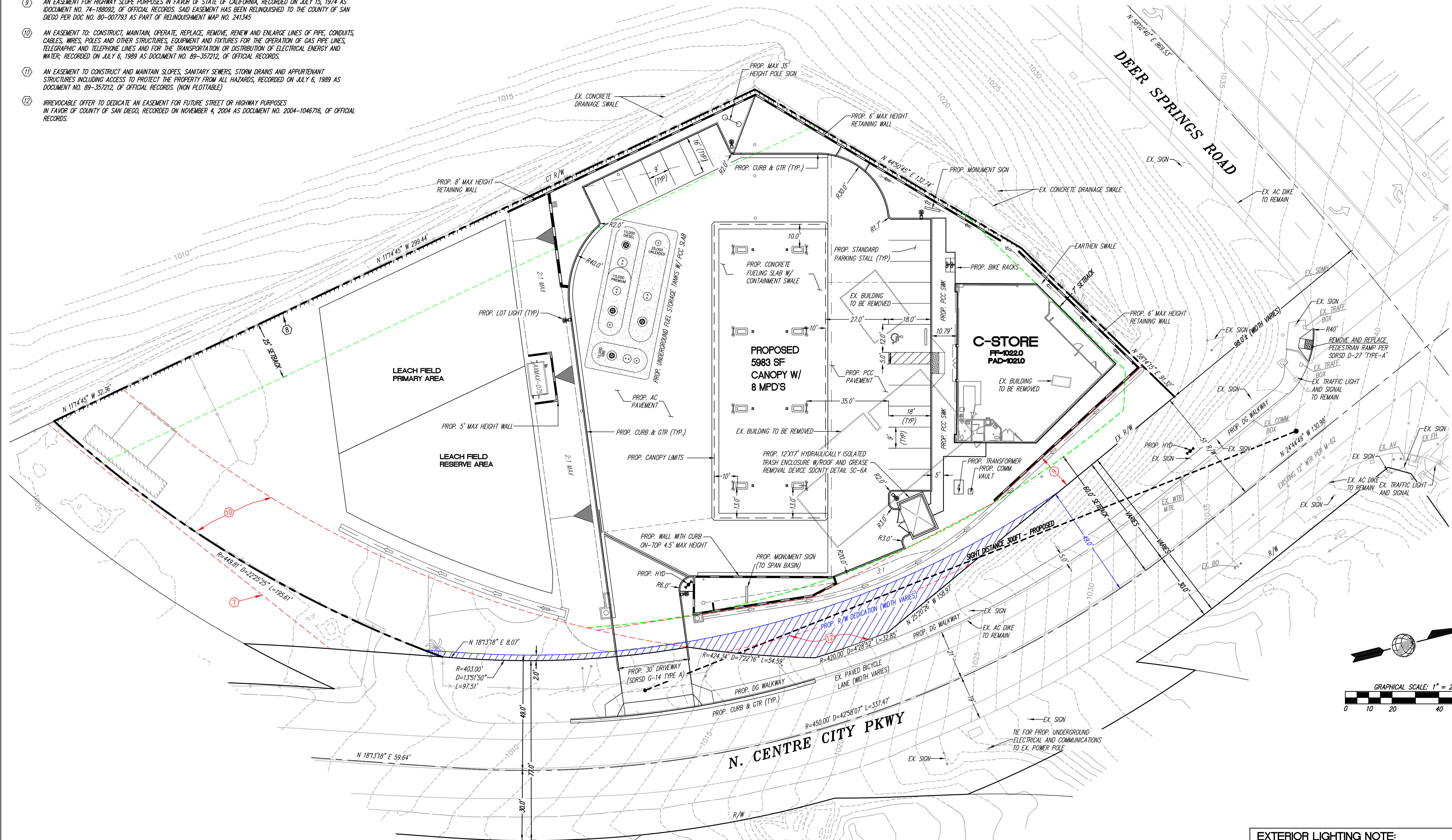
SETBACK DATA

BUILDING SETBACKS: 2'
FRONT YARD: 50' FROM STREET CENTERLINE
INTERIOR SIDE YARD: 0'
EXTERIOR SIDE YARD: 35' FROM STREET CENTERLINE
REAR YARD: 15'

AREA TABLE

EXISTING IMPERVIOUS:	30,646 SF
EXISTING PERVIOUS:	39,299 SF
REMOVED IMPERVIOUS:	30,646 SF
PROPOSED IMPERVIOUS:	31,238 SF
PROPOSED PERVIOUS:	38,707 SF

NET INCREASE IN IMPERVIOUS AREA: +592 SF



EXTERIOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND SECTION 6322 THROUGH ET SEQ. OF THE COUNTY ZONING ORDINANCE.

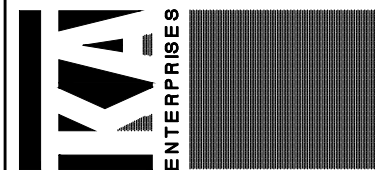
Revision

No. Date By Cdd. Appr.

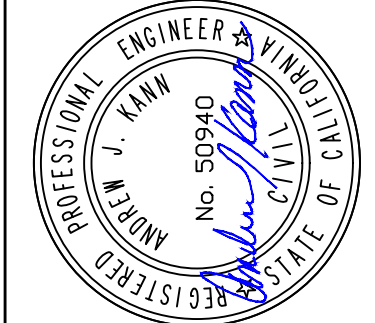
SITE PLAN

KA ENTERPRISES MEGA MART
Deer Spring Rd / Mountain Meadows
Escondido, CA

5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081



For:



Scale: 1" = 20' Horizontal
1" = 20' Vertical
N/A

Designed: SS
Drawn: JT
Checked: ALK
Approved: [Signature]
Date: 10/16/19

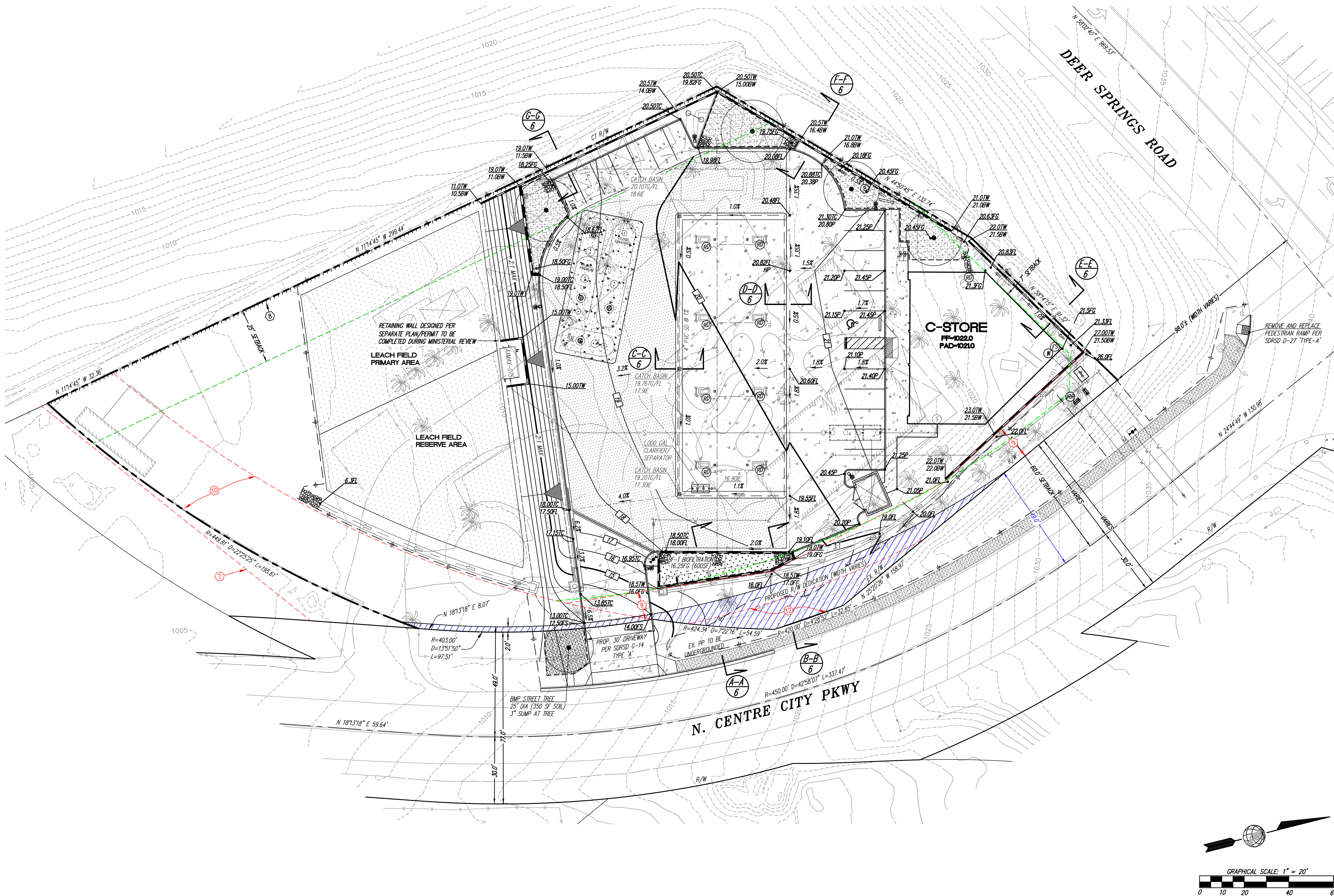
OMEGA
ENGINEERING CONSULTANTS
4340 VIEHWIDE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (619) 634-6620 FAX: (619) 634-6627

JOB NUMBER

SHEET

2 of 7

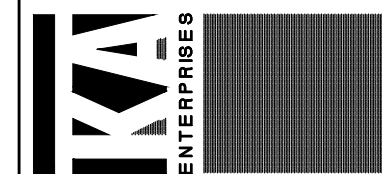
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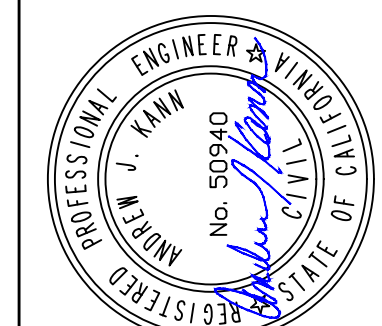
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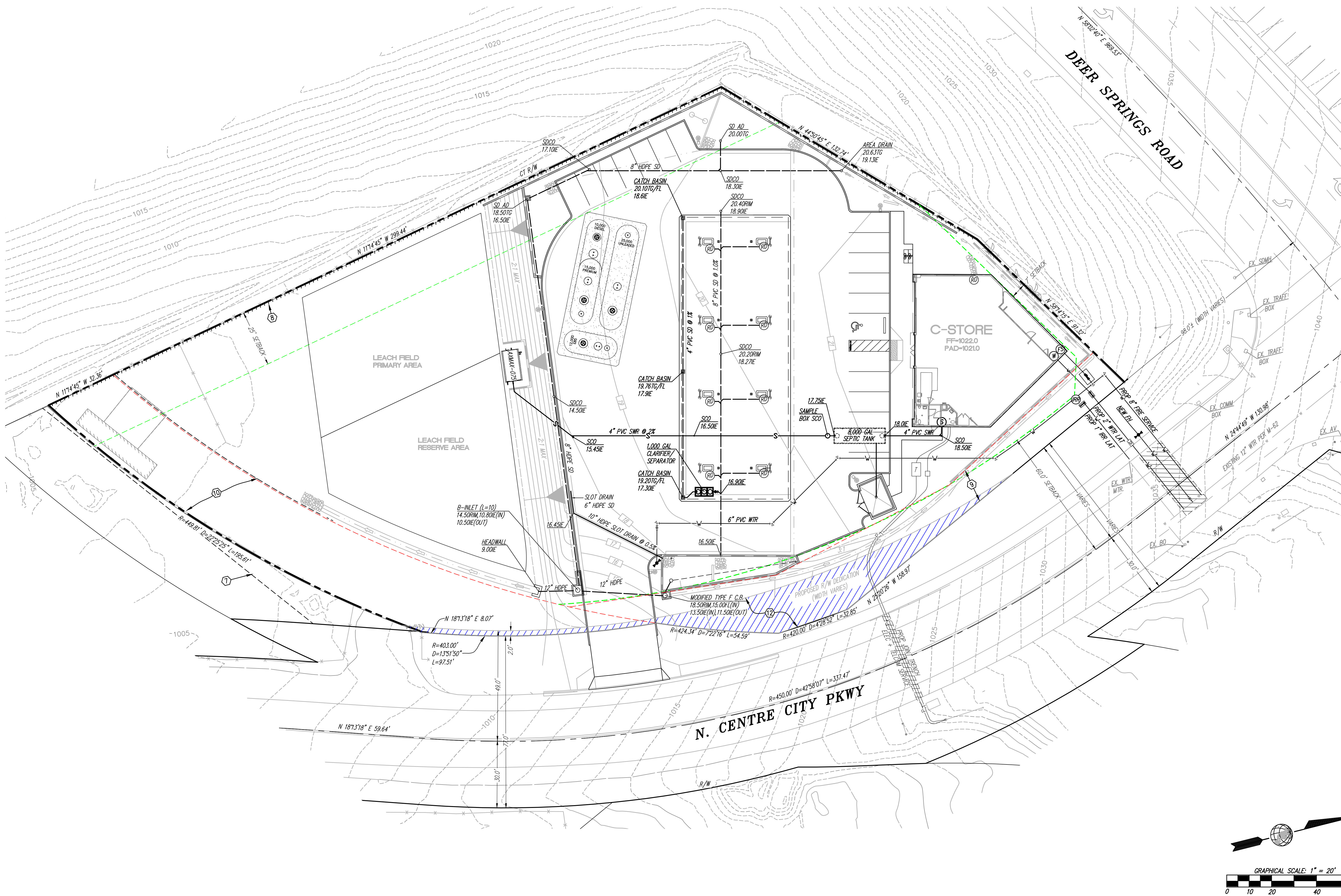


Scale:	SS	UT	AK	AP	Date
1" = 20' Horizontal					10/17/19
1" = 20' Vertical					
N/A					

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWBRIDGE AVE, SUITE B
SAN DIEGO, CA 92123
PH: (619) 634-8620 FAX: (619) 634-8627

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SHEET
3 of 7

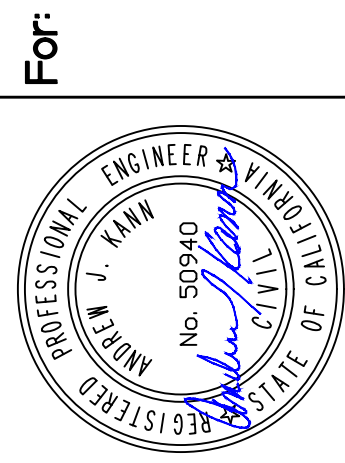
PRELIMINARY UTILITY PLAN
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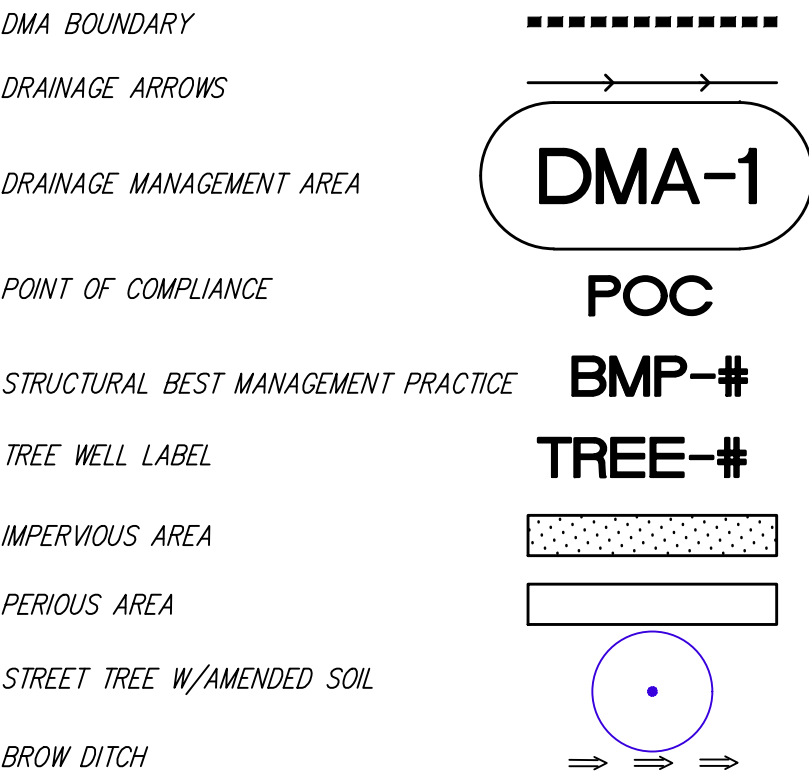
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JOB NUMBER	SHEET	4 OF 7

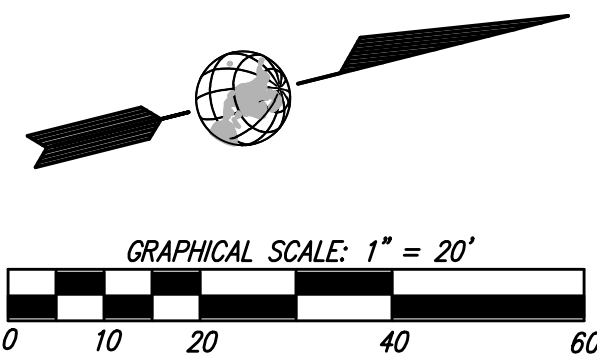
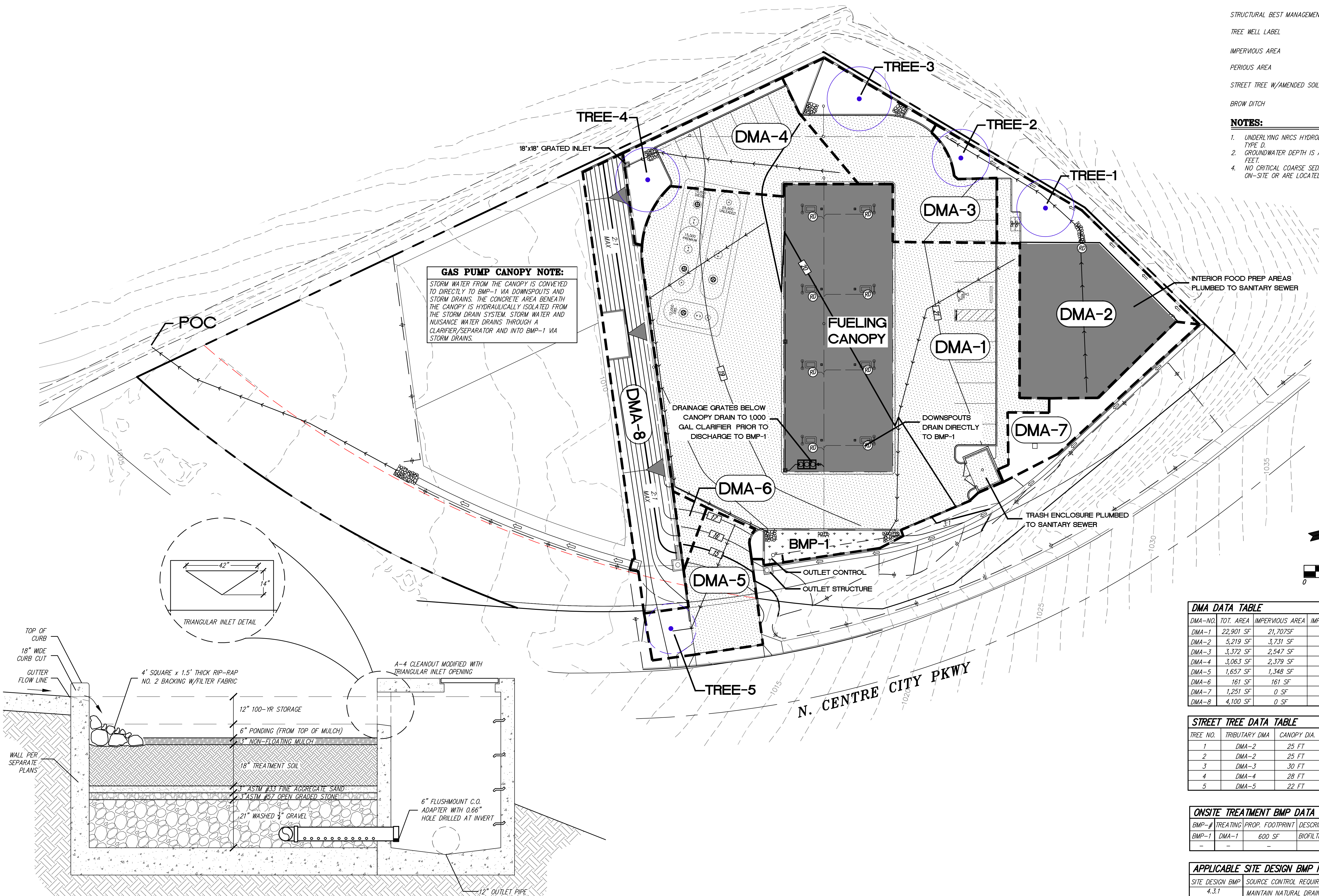
DMA/BMP MAP
KA ENTERPRISES MEGA MART
DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

LEGEND:



NOTES:

1. UNDERLYING NRCS HYDROLOGIC SOIL GROUP FOR SITE IS TYPE D.
2. GROUNDWATER DEPTH IS ASSUMED GREATER THAN 15 FEET.
4. NO CRITICAL COARSE SEDIMENT YIELD AREAS EXISTING ON-SITE OR ARE LOCATED UP-STREAM OF THE SITE.



DMA DATA TABLE					
DMA-NO.	TOT. AREA	IMPERVIOUS AREA	IMPERVIOUS %	DCV	TYPE/TREATED BY
DMA-1	22,901 SF	21,707 SF	95%	1,108 CF	DRAINS TO BMP-1
DMA-2	5,219 SF	3,731 SF	72%	571 CF	TREE WELL
DMA-3	3,372 SF	2,547 SF	76%	386 CF	TREE WELL
DMA-4	3,063 SF	2,379 SF	78%	360 CF	TREE WELL
DMA-5	1,657 SF	1,348 SF	81%	203 CF	TREE WELL
DMA-6	161 SF	161 SF	100%	N/A	DE MINIMIS
DMA-7	1,251 SF	0 SF	0%	N/A	SELF MITIGATING
DMA-8	4,100 SF	0 SF	0%	N/A	SELF MITIGATING

STREET TREE DATA TABLE				
TREE NO.	TRIBUTARY DMA	CANOPY DIA.	SOIL AREA	SOIL DEPTH
1	DMA-2	25 FT	395 SF	2.5 FT
2	DMA-2	25 FT	395 SF	2.5 FT
3	DMA-3	30 FT	570 SF	2.5 FT
4	DMA-4	28 FT	500 SF	2.5 FT
5	DMA-5	22 FT	304 SF	2.5 FT

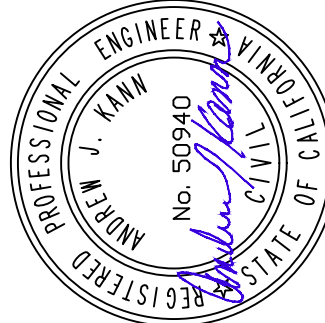
ONSITE TREATMENT BMP DATA TABLE			
BMP-#	TREATING	PROP. FOOTPRINT	DESCRIPTION
BMP-1	DMA-1	600 SF	BIOFILTRATION (BF-1) W/ OUTLET STRUCTURE
-	-	-	-

APPLICABLE SITE DESIGN BMP NOTES	
SITE DESIGN BMP	SOURCE CONTROL REQUIREMENT
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION

5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081



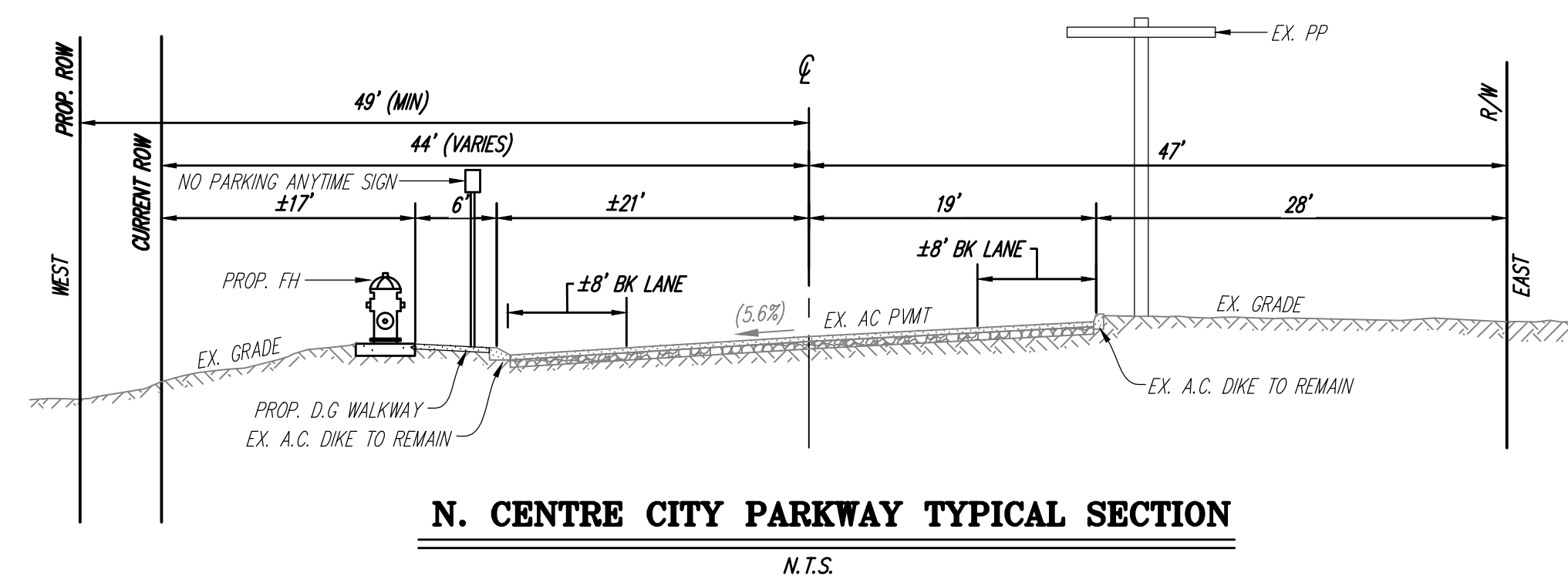
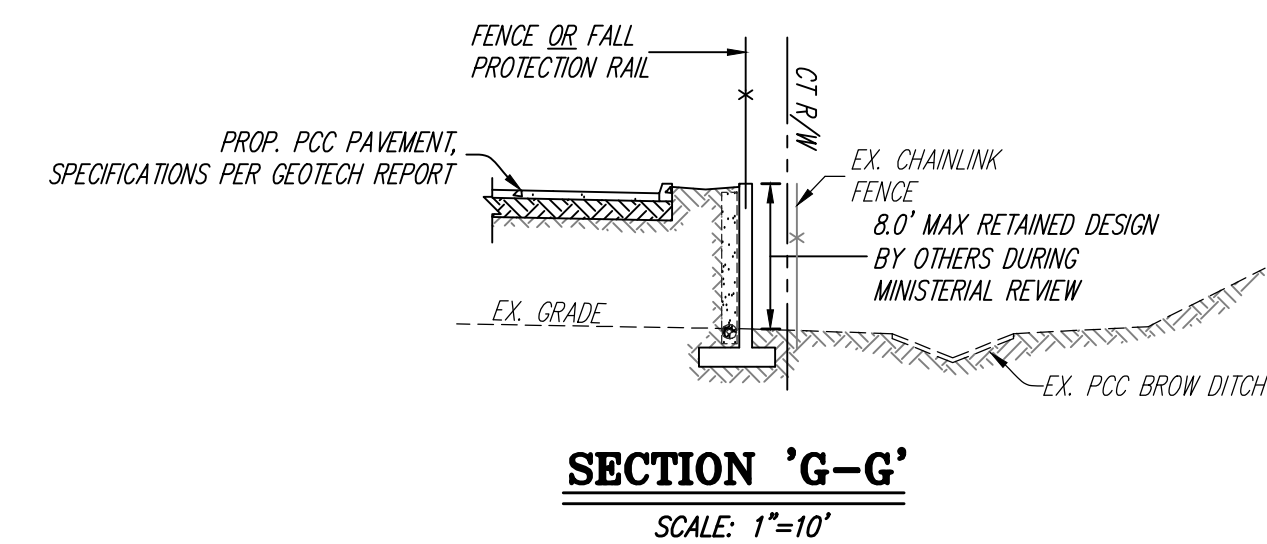
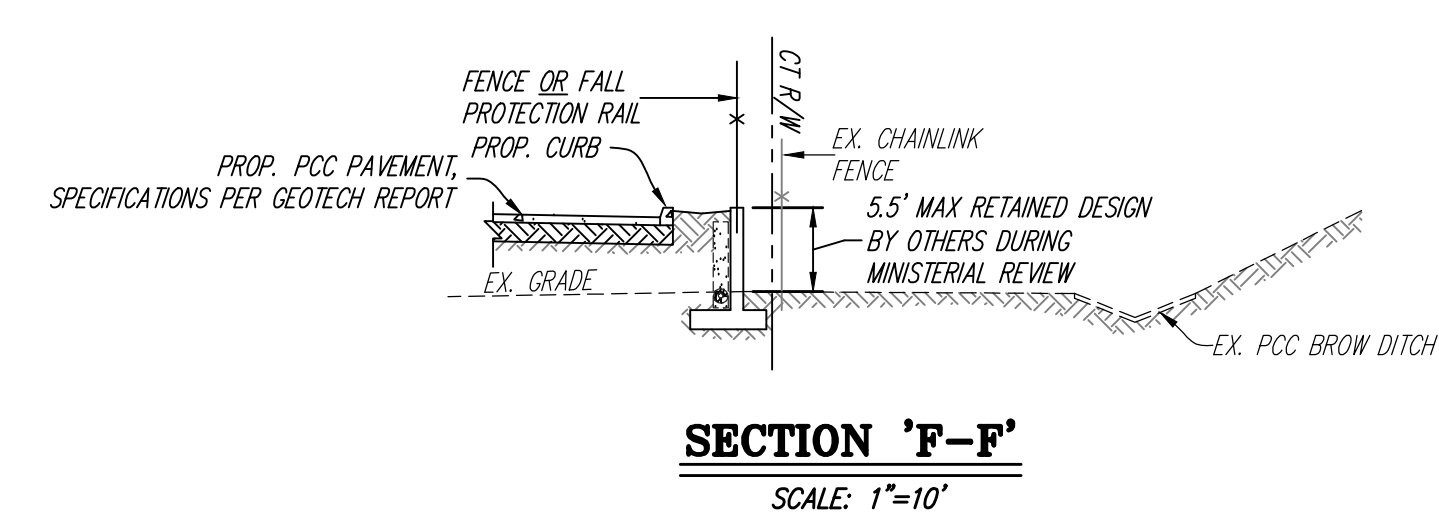
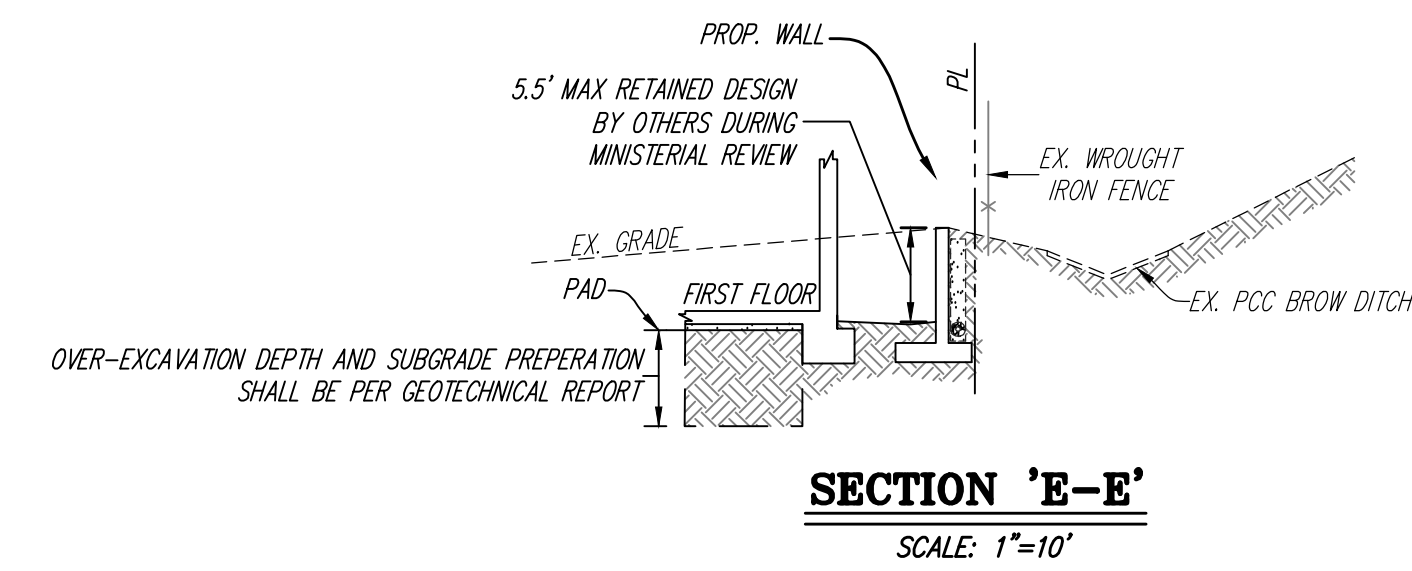
For:



Scale:	1" = 20'	Horizontal	1" = 20'	Vertical	N/A
Designed	SS	UT	Checked	ALK	Approved
Drawn					
Date	11/21/19				

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWBRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (619) 634-6620 FAX: (619) 634-6627

KA ENTERPRISES MEGA MART
DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA



LEGAL DESCRIPTION:

PARCEL A:
THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED JANUARY 26, 1891, DESCRIBED WHOLE AS FOLLOWS: COMMENCING AT ENGINEER'S STATION 403 + 50.35 ON THE CENTER LINE OF CALIFORNIA STATE HIGHWAY XI-SO-77-F (U.S. 395); THENCE NORTH 64 MINUTES 14 MINUTES 00 SECONDS EAST, 100.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, BEING ALSO THE SOUTHWESTERLY TERMINUS OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 603 (KNOWN AS MOUNTAIN ROAD) AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 315 OF OFFICIAL RECORDS; THENCE NORTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 25 DEGREES 46 MINUTES 00 SECONDS WEST (RECORD NORTH 25 DEGREES 51 MINUTES 20 SECONDS WEST) 55.00 FEET TO THE POINT OF CURVE WITH A TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, IN THE BOUNDARY OF SAID MOUNTAIN MEADOW ROAD AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID MOUNTAIN MEADOW ROAD AS FOLLOWS: SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET; TANGENT TO SAID CURVE NORTH 64 DEGREES 14 MINUTES 00 SECONDS EAST 52.58 FEET TO THE BEGINNING OF A TANGENT 470.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 13 MINUTES 30 SECONDS A DISTANCE OF 420.20 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO VICTOR E. CUIRO, ET UX, RECORD MAY 1, 1956 IN BOOK 6081, PAGE 419 OF OFFICIAL RECORDS, A RADIAL LINE OF SAID CURVE BEARS SOUTH 76 DEGREES 59 MINUTES 30 SECONDS EAST TO SAID INTERSECTION; THENCE ALONG THE SAID NORTHEASTERLY LINE NORTH 25 DEGREES 46 MINUTES 00 SECONDS WEST (RECORD -NORTH 26 DEGREES 51 MINUTES 20 SECONDS WEST) 261.11 FEET; THENCE SOUTH 64 DEGREES 14 MINUTES 00 SECONDS WEST 444.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 25 DEGREES 46 MINUTES 00 SECONDS EAST, 411.76 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN PARCELS 1 AND 2 OF DEED RECORDED JULY 15, 1974 AS FILE NO. 74-188092 OF OFFICIAL RECORDS.

PARCEL B:
THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, BOTH BEING IN TOWNSHIP 11 SOUTH, RANGE 2 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 26, 1891, LYING WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE SOUTHEASTERLY LINE OF SAID STRIP BEING THE CENTERLINE OF A 60.00 FOOT WIDE STRIP DESCRIBED IN PARCEL 1 OF DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 318 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF STATE HIGHWAY II-SO-15 AND LYING EASTERLY OF A LINE THAS S 47.00 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH A LINE SHOWN AS THE "D-E" LINE ON STATE HIGHWAY MAP

EASEMENT + EXCEPTIONS NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

- 7 THE RIGHT AND PRIVILEGE TO PLACE AND MAINTAIN AN ANCHOR TO SUPPORT A LINE OF POLES AND WIRES AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY BY INSTRUMENT RECORDED DECEMBER 21, 1949 IN BOOK 3036, PAGE 217 OF OFFICIAL RECORDS.

8 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM CALIFORNIA STATE HIGHWAY XI-SO-77F, ADJACENT THERETO, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED RECORDED APRIL 9, 1958 IN BOOK 7035, PAGE 315 OF OFFICIAL RECORDS.

9 AN EASEMENT FOR HIGHWAY SLOPE PURPOSES IN FAVOR OF STATE OF CALIFORNIA, RECORDED ON JULY 15, 1974 AS IDOCUMENT NO. 74-188092, OF OFFICIAL RECORDS. SAID EASEMENT HAS BEENRELINQUISHED TO THE COUNTY OF SAN DIEGO PER DOC NO. 80-007793 AS PART OF RELINQUISHMENT MAP NO. 241345
- 10 AN EASEMENT TO: CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRICAL ENERGY AND WATER; RECORDED ON JULY 6, 1989 AS DOCUMENT NO. 89-357212, OF OFFICIAL RECORDS.

11 AN EASEMENT TO CONSTRUCT AND MAINTAIN SLOPES, SANITARY SEWERS, STORM DRAINS AND APPURTENANT STRUCTURES INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS, RECORDED ON JULY 6, 1989 AS IDOCUMENT NO. 89-357212, OF OFFICIAL RECORDS. (NON PLOTTABLE)

12 IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET OR HIGHWAY PURPOSES IN FAVOR OF COUNTY OF SAN DIEGO, RECORDED ON NOVEMBER 4, 2004 AS IDOCUMENT NO. 2004-1046716, OF OFFICIAL RECORDS.

CONSTRAINTS MAP

KA ENTERPRISES MEGA MART
DEER SPRINGS ROAD AND N. CENTRE CITY PKWY ESCONDIDO, CA

BOUNDARY NOTES:

THE BOUNDARY AND ALL DIMENSIONS SHOWN HEREON ARE BASED ON A RETRACEMENT OF CALTRANS, DISTRICT 11, MAPS 18046 THRU 18049.

THE BOUNDARY RETRACED HEREON IS FOR TITLE INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR BOUNDARY LINE STAKE-OUT OR CERTIFICATION PURPOSES. ANY CORNERS FOR WHICH MONUMENTS WERE NOT FOUND OR SET RAISES THE PROBABILITY OF UNCERTAINTIES IN BOUNDARY LINE LOCATIONS.

- INDICATES FOUND 1" PIPE WITH DISC STAMPED "DIV HWY'S"

SOURCE OF TOPOGRAPHY:

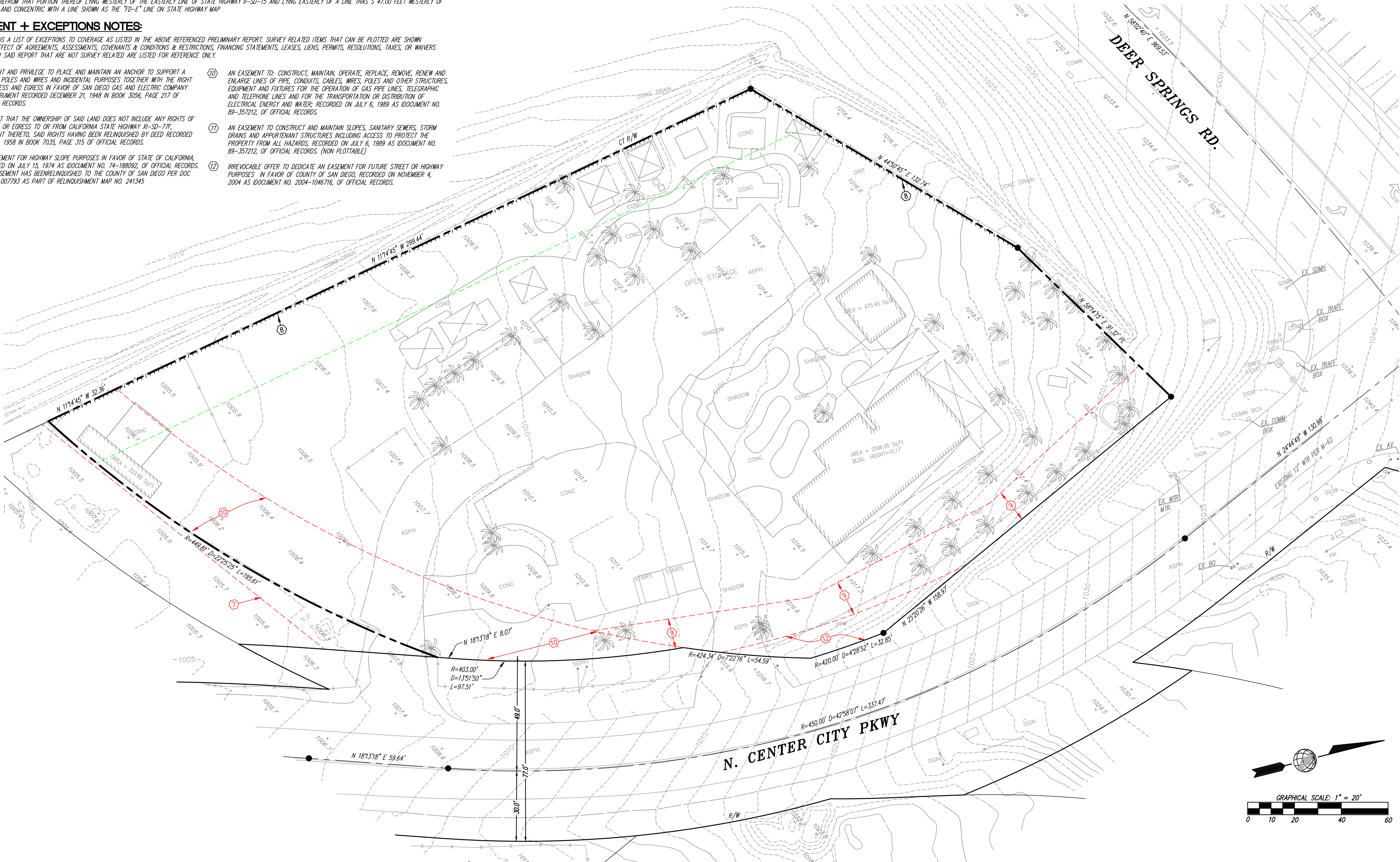
TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PHOTO GEODETIC, INC. AS PHOTOGRAPHED ON 3-21-17. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON MARCH 2, 2017 WITH SUPPLEMENTAL DATA COLLECTED ON MARCH 6, 2017.

VERTICAL BENCHMARK:

DESCRIPTION: STATION S105
LOCATION: LA JOLLA, CA
ELEVATION: 726.12' (NAVD 88)
SOURCE: SAN DIEGO COUNTY REAL TIME NETWORK

GROSS AREA SUMMARY:

71,691 SQUARE FEET (1.646 ACRES)



Revision

No.

Date

By

Chk.

Appr.

CONSTRAINTS MAP

KA ENTERPRISES MEGA MART

Deer Spring Rd / Mountain Meadows

Escondido, CA

5820 Oberlin Dr Suite 201

San Diego, CA 92121

858/404-6080

fax 858/404-6081

For:

Scale:

1"= 20'

Horizontal

1"= 20'

Vertical

N/A

Designed

SS

Drawn

UT

Checked

ALK

Approved

9/14/19

Date

OMEGA

ENGINEERING CONSULTANTS

4340 VIERBRIDGE AVE, SUITE B

SAN DIEGO, CA 92123

PH: (619) 634-6620 FAX: (619) 634-8627

JOB NUMBER

SHEET

7 of 7