

MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

PRELIMINARY GRADING PLAN

WATERS OF THE US

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. 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 CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT 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 CORPS 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; 619.292.0727; WWW.WATERBOARDS.CA.GOV;
HTTP://WWW.WATERBOARDS.CA.GOV/SANDEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (619) 636-3160; ASR@CALIF.DFG.CA.GOV
HTTP://WWW.DFG.CA.GOV/

ASSESSOR PARCEL NUMBER

107-420-14 POR., 107-420-16 POR., 107-420-17 POR., 124-330-04 POR., 124-330-14 POR., 124-330-15 POR., 124-330-20 POR.

LEGAL DESCRIPTION

A PORTION OF TRACT B, RANCHO MONSERATE, SAN DIEGO COUNTY, CALIFORNIA, BOOK 23, PAGE 356 OF DEEDS.

BASIS OF BEARINGS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 4, (CORS EPOCH 2011). SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: SDOPS 03. 2" BRASS DISK IN SIDEWALK STAMPED "N 15/76 1980 SDOPS-03 1991". LOCATED AT THE NORTHEAST CORNER OF OVERPASS OF HWY 76 & HWY 15. ELEVATION: 308.26 (NAVD88).

SITE ADDRESS:

2757 GIRD ROAD
FALLBROOK, CA 92028

APPLICANT:

GIRD VALLEY, INC.
11492 RAINBOW VALLEY BLVD.
FALLBROOK, CA 92028

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WRAIG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92124
(619) 614-5000

EXISTING EASEMENTS

DESCRIPTION	DOC. #
1. SODGE PUBLIC UTILITIES	DOC. 120804, BK 4253 PG 35, 10/3/1951
2. PUBLIC ROAD EASEMENT	DOC. 132414 BK 5384 PG. 583, 10/4/1954
3. FALLBROOK PUBLIC UTILITIES	DOC. 65204, BK 7050, PG. 249, 4/23/1958
4. PUBLIC ROAD EASEMENT	FILE NO. 122061, 7/7/1964
5. PUBLIC ROAD EASEMENT	FILE NO. 122064, 7/7/1964
6. PUBLIC ROAD EASEMENT	FILE NO. 122065, 7/7/1964
7. GRANT & AGREEMENT	FILE NO. 2004-0505579, 6/26/2004

CHICAGO TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 7101614983, DATED 9/1/2016

NOTES

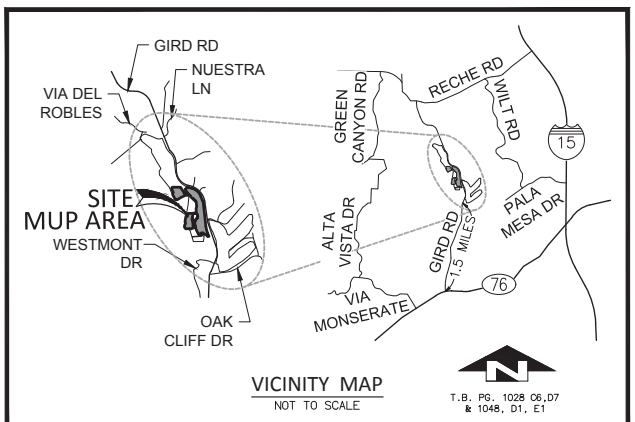
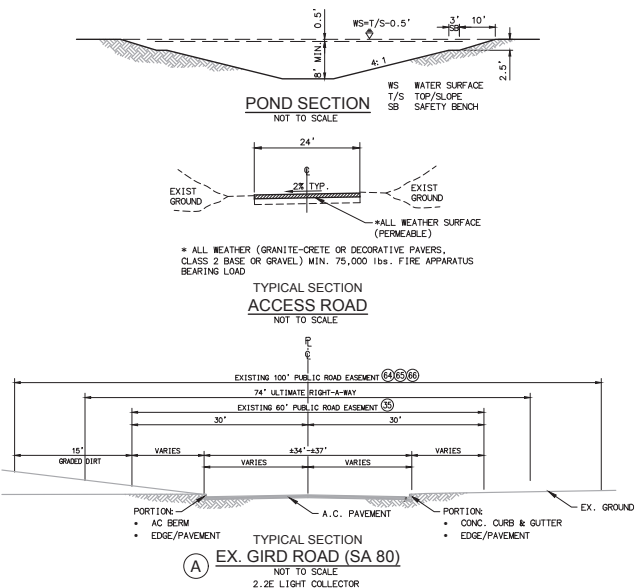
- MAP BOUNDARY AREA: 23.7 ACRES
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER KNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- SOURCE OF TOPOGRAPHY: AEROTECH MAPPING, INC., FLOWN JULY 28, 2017.
- SEE BIOLOGICAL RESOURCE LETTER REPORT FOR AQUATIC RESOURCES ONSITE.

THE PROJECT PROPOSES TO BE GRADED IN TWO PHASES AS SHOWN ON THE PLOT PLAN SHEET 2. ALL IMPROVEMENTS (PARKING, ACCESS, INFRASTRUCTURE, LANDSCAPE AND BMP'S) WILL BE INSTALLED WITH EACH PHASE. CONSTRUCTION OF STRUCTURES WITHIN EACH OF THE PHASES ARE MARKET DRIVEN AND WILL NOT OCCUR IN ANY PARTICULAR ORDER, TIMING OR SEQUENCE. AS AN INTERIM REPLACEMENT FOR THE WINE TASTING AND EVENT VENUE, MODULAR BUILDINGS/TENT MAY BE USED WITH THE APPROVAL OF THE FAJ (SEE NOTES ON SHEET 2).

EARTHWORK

VOLUME OF CUT: 50,000 CY
VOLUME OF FILL: 50,000 CY
EXPORT/IMPORT: 0 CY
NOTE: THIS IS A RAW EARTHWORK VALUE AND IS SUBJECT TO ADJUSTMENTS DUE TO SHRINKAGE AND/OR BULKING. BUILDING FOUNDATION DESIGN AND ROADWAY UNDERCUTS TO BE DETERMINED BY THE PROJECT'S GEOTECHNICAL CONSULTANT.

MAXIMUM SITE RETAINING WALL HEIGHT: N/A
TOTAL DISTURBED AREA BEFORE PROJECT: 23.7 AC
TOTAL DISTURBED AREA AFTER PROJECT: 23.7 AC
TOTAL IMPERVIOUS AREA BEFORE PROJECT: 2.2 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT: 2.1 AC
MAX DEPTH OF CUT: 20'
MAX DEPTH OF FILL: 10'
MAX CUT SLOPE RATIO: 2 TO 1
MAX FILL SLOPE RATIO: 2 TO 1



SIGHT DISTANCE CERTIFICATE STATEMENT

MONSERATE WINERY MAIN GATE
I CERTIFY THAT THERE IS 450 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN THE NORTHBOUND DIRECTION FROM THE MONSERATE WINERY MAIN GATE ALONG GIRD ROAD AND 450 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN THE SOUTHBOUND DIRECTION FROM THE MONSERATE WINERY MAIN GATE ALONG GIRD ROAD MEASURED IN ACCORDANCE WITH THE METHODOLOGY DESCRIBED IN TABLE 5 OF THE MARCH 2012 COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.

THESE SIGHT DISTANCES MEET THE REQUIRED INTERSECTIONAL SIGHT DISTANCE REQUIREMENT OF 450 FEET AS INTERPOLATED FROM TABLE 5 BASED ON A SPEED OF 45 MPH, WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED (45 MPH) AND THE MINIMUM DESIGN SPEED (40 MPH) OF THE ROAD CLASSIFICATION (LIGHT COLLECTOR 2.2E).

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.

SHEET INDEX

SHEET 1 - TITLE SHEET/PRELIMINARY GRADING PLAN

LEGEND

PROP. M.P. BOUNDARY	---
EX. 60" PUBLIC RD. ESMT.	---
EX. 100" PUBLIC RD. ESMT.	---
74" ULTIMATE R/W	---
EX. LOT LINE	---
EX. EASEMENT	---
PROP. GATE	---
EX. CONCRETE	---
EX. DG PATH (6'-8" WIDE)	---
PROP. ALL WEATHER SURFACE	---
PROP. PERMEABLE SURFACE	---
PROP. DECORATIVE SURFACE	---
PROP. CONCRETE	---
PROP. AC	---
PROP. BUILDING	---
PROP. PARKING LOT LIGHTING SHIELDED 100W LED	---
EX. SENER LINE	---
EX. STORM DRAIN	---
EX. WATER LINE	---
EX. STREET LIGHT	---
EX. FIRE HYDRANT	---
EX. METER / UTILITY	---
EX. MANHOLE	---
EX. VALVE	---
EX. UTILITY POLE	---
PROP. FIRE HYDRANT	---
PROP. FIRE DEPT. CONNECTION	---
PROP. POST INDICATOR VALVE	---
ADA PARKING (18"x59") (45)	---
25'x30' PARKING SPACE (18"x49") (PERVIOUS)	---
PROP. DECORATIVE POND	---
PROP. CONTOUR	---
PROP. DAYLIGHT LINE	---
DIRECTION OF FLOW	---
SPOT ELEVATION	---
100-YEAR FLOODPLAIN	---
100-YEAR FLOODPLAIN	---
EX. TREE/VEGETATION	---
50' RPD BUFFER	---
NEW WATER WELL	---
EX. WATER WELL	---
PROP. TREE WELL (BMP)	---
PROP. DISPERSION AREA (BMP)	---
PROP. STORM DRAIN PIPE W/ENDCUT & HEADWALL	---
PROP. RIP-RAP	---
PROP. SD CLEANOUT	---
PROP. CATCH BASIN RISER	---
PROP. F TYPE CATCH BASIN (4 SIDES OPEN)	---

EX. DG PATH (8" WIDE)

EX. 24" SD

EX. DECELERATION LANE

NEW ENTRY SIGN (3)

EX. DRIVEWAY LOCATION PER FALLBROOK GOLF COURSE MUP NO. P74-165 PER RSD G-14E

EX. ACCELERATION LANE

EX. 24" SD

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