

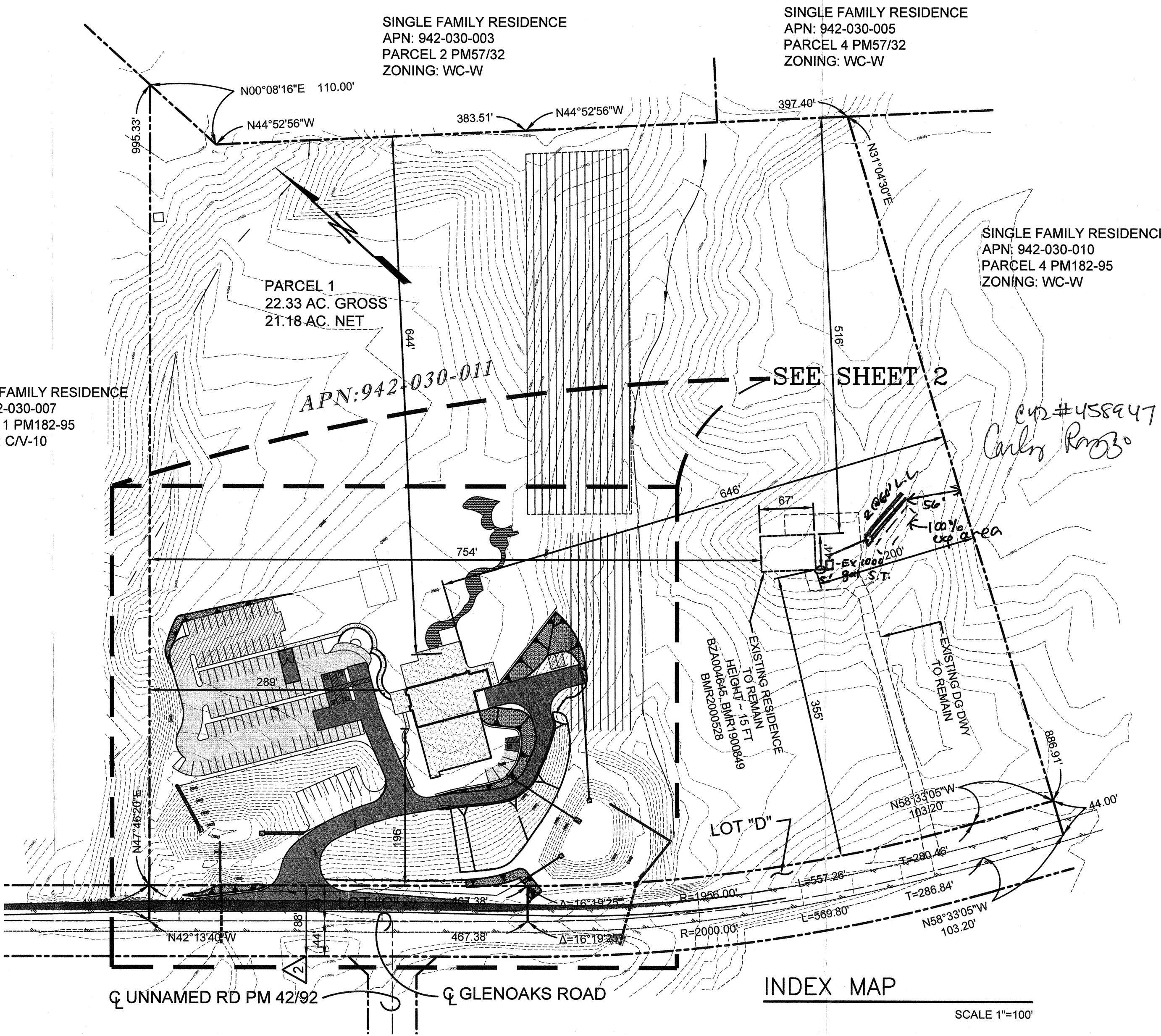
REFERENCE THOMAS BROTHER'S MAP NO. 830, C6/D6 T7S R2W SEC. 24

NPDES COMPLIANCE NOTE:
 PROPOSED AREA TO BE DISTURBED 9.26 AC
 TOTAL NET SITE AREA 21.18 AC
 WASTE DISCHARGER IDENTIFICATION NUMBER: 9 33C385097

EASEMENTS:

- AN EASEMENT FOR SLOPES AND INCIDENTS THERETO, PER INSTRUMENT No. 121049, RECORDED DECEMBER 20, 1986, RECORDS OF RIVERSIDE IN FAVOR OF KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP, BY ASSIGNMENT RECORDED MARCH 4, 1971 AS INSTRUMENT No. 21825, RECORDS OF RIVERSIDE COUNTY. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE)
- AN EASEMENT FOR ROADWAY ACCESS TOGETHER WITH SLOPE EASEMENTS ADJOINING SAID ROADWAY AT A RATIO OF 1.5:1 PER INSTRUMENT No. 121049, RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF RANCHO CALIFORNIA, A PARTNERSHIP. (SAID SLOPE EASEMENTS ARE INDETERMINATE IN NATURE)

SINGLE FAMILY RESIDENCE
 APN: 942-030-007
 PARCEL 1 PM182-95
 ZONING: CV-10



PLOT PLAN
 CATEGORY II - DEVELOPMENT
 AUSTIN VINEYARDS

OWNER:
 AUSTIN VINEYARD LLC
 CONTACT: AUSTIN RANDALL
 3060 UPHAM ST
 WHEATRIDGE, CO 80033
 (303) 475-1555
 email: slabsmi@aol.com

PROJECT ADDRESS:
 35598 GLENOAKS RD
 TEMECULA, CA 92592

ACREAGE:
 22.33 AC GROSS
 21.18 AC NET

ASSESSOR'S NO.:
 942-030-011

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MERGER 180016, BEING PORTIONS OF PARCELS 2 & 3 OF PARCEL MAP 27134 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 182 OF MAPS, PAGES 95 & 96, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EXHIBIT PREPARER:
 BRATENE CONSTRUCTION & ENGINEERING
 41625 ENTERPRISE CIRCLE SOUTH, SUITE B-2
 TEMECULA, CA 92590
 (951) 201-2542
 email: brateneconst@prodigy.net
 Attn: Oz Bratene

LEGEND:

- (1720) EXISTING CONTOUR
- 1729.4 FINISH GRADE
- (1729.4) EXISTING GRADE
- EOP EDGE OF PAVEMENT
- FF FINISH FLOOR GRADE
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- HP HIGH POINT
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- TG TOP OF GRATE
- TP TOP OF PIPE
- CUT DAYLIGHT LINE
- FILL
- LIMITS OF PROPOSED GRADING
- EXISTING ALL WEATHER FIRE ACCESS 4" OF CLASS II BASE
- DRIVEWAY/PATIO/FOOTPRINT 4"-6" OF PORTLAND CEMENT CONCRETE
- ALL WEATHER FIRE ACCESS 3" A.C. OVER 4" CLASS II BASE
- ALL WEATHER FIRE ACCESS 4" OF CLASS II BASE
- MATCH EXISTING GLENOAKS ROAD SECTION

OCCUPANCY:

- OCCUPANCY GROUP:
 TASTING ROOM: A-2, B
 WINERY/PRODUCTION: S-2, B
- BUILDING TYPE:
 TASTING ROOM: V-B
 WINERY/PRODUCTION: V-B

IMPERVIOUS AREA:

PROP. TASTING ROOM/CELLAR	- 4,919 SQ. FT
PROP. PRODUCTION AREA	- 5,065 SQ. FT
PROP. PATIO/WALKWAY	- 2,383 SQ. FT
PROP. ENTRY	- 644 SQ. FT
PROP. FIRE ACCESS/PARKING PAVEMENT/TRASH ENCLOSURE	- 22,165 SQ. FT
TOTAL IMPERVIOUS AREA	- 35,176 SQ. FT

BUILDING HEIGHT:

EXISTING MOBILE HOME	- 15 FT
PROPOSED WINE TASTING BUILDING	- 27'-9"

LENGTH OF DRIVEWAY:

DRIVEWAY LENGTH = 270 FT

TOPOGRAPHY SOURCE:

ALL GRADES AND TOPOGRAPHY CONTOURS ARE BASED ON RANCHO CALIFORNIA WATER DISTRICT ORTHOPHOTO MAP, FLOWN IN DECEMBER 2009 AND AMENDED BY TOPOGRAPHIC SURVEY PERFORMED BY SPIRO LAND SURVEYING ON OCT. 19, 2020.

ZONING:

EXISTING ZONE: WC-W
 PROPOSED ZONE: WC-W
 LAND USE: AG

WASTE DISPOSAL:

EMWD SEWER

PARKING:

REGULAR SPACES	- 82	LIMO SPACES	- 3
HANDICAP SPACES	- 5		
OVERFLOW SPACES	- 24		
TOTAL 9'x18' SPACES PROVIDED	- 115		

VINEYARD PLANTING:

TOTAL VINE PLANTING = 17.75 ACRES - 83.8%

FEMA:

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD

PREPARED BY:

Oz Bratene
 OSBJORN BRATENE DATE 6/6/2022
 RCE 21873



SCOPE OF PROJECT:

CONDITIONAL USE PERMIT

PHASE I:

- DEVELOPING AN EXISTING RESIDENTIALLY GRADED SITE FOR A NEW CLASS V WINERY WITH TASTING ROOM, CELLAR, & ASSOCIATED PARKING ALONG WITH COMMERCIAL ACCESS

PHASE II:

- EXPAND DEVELOPMENT TO INCLUDE AN AREA FOR SPECIAL OCCASION EVENTS

REVISIONS	BY

PLOT PLAN
 AUSTIN VINEYARDS
 PARCEL 1 OF PARCEL MERGER 180016
 355980 GLENOAKS RD, TEMECULA CA 92592

Civil Engineers - RCE 21873
 General Contractors - Lic. 378242
 41625 Enterprise Circle South, #B-2
 Temecula, CA 92590
 (951) 201-2542
 brateneconst@prodigy.net



DRAWN BY	D. BRATENE
CHECKED	O. BRATENE
DATE	6/6/2022
SCALE	1"=100'
JOB NO.	18006
SHEET	1

REF. BGR: 1800141