

PRECISE GRADING & DRAINAGE PLAN
PPT 240015
FOR
HAVEN VINEYARDS
COUNTY OF RIVERSIDE, CALIFORNIA

GENERAL

- ALL GRADING SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE CHAPTER 17, 18 & APPENDIX-J AS AMENDED BY ORDINANCE 457.
 - ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
 - ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
 - ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY:
CW SOILS, DATED JULY 2, 2024.
 - COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 18012 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
 - THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
 - THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
 - PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- CUT/FILL**
- MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
 - NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADE IS ACHIEVED. ALL SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
 - THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
 - NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE, EROSION / DUST CONTROL

- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
- PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
- DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
- ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

COMPLETION OF WORK

ROUGH GRADE

- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF EI > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
- EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2022 CBC.
- THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
- ROUGH GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.

PRECISE GRADE

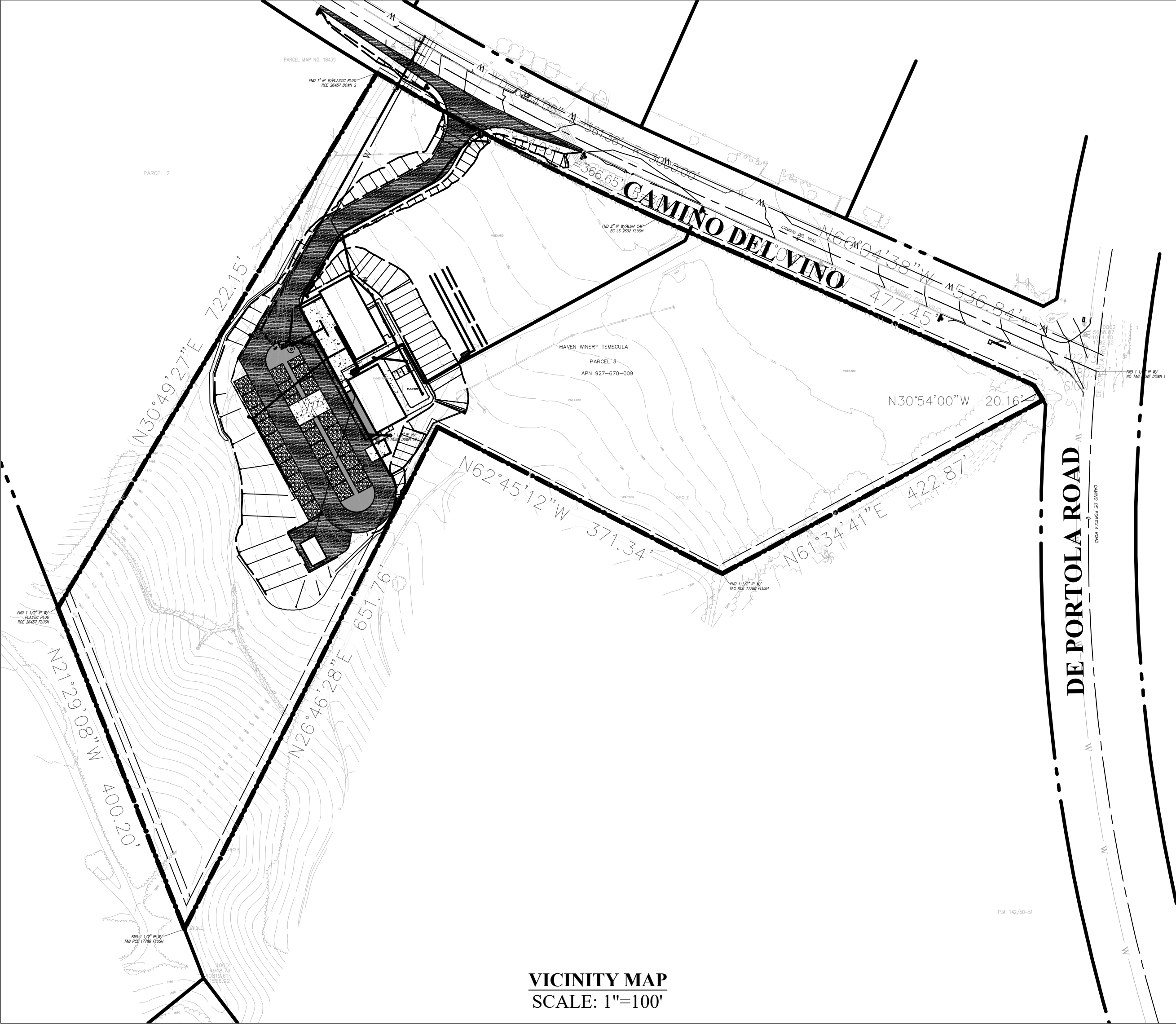
- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

ADDITIONAL NOTES:

- NO WORK SHALL COMMENCE WITHIN THE ROAD RIGHT-OF-WAY (RW) PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT BY THE TRANSPORTATION DEPARTMENT.
- THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE DRAINAGE ACROSS THE PROPERTY LINE DOES NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING.
- THE ENGINEER OF RECORD WHO PREPARED AND SIGNED THE GRADING PLAN HAS VERIFIED THAT THE PROPOSED DRAINAGE SYSTEM IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN OF THE SITE AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN AND STREET IMPROVEMENTS PLANS APPROVED OR CLEARED TO GRADE BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AND/OR TRANSPORTATION DEPARTMENT AND APPROVED TENTATIVE TRACT MAP INCLUDING CONDITIONS OF APPROVAL.

A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOILS ENGINEER, GRADING CONTRACTOR, AND UNDERGROUND UTILITIES CONTRACTOR REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING/PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS. CALL COUNTY DISPATCH AT (951) 955-1800.



LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA,
PARCEL 3, OF PARCEL MAP 18439, AS SHOWN ON A MAP RECORDED IN BOOK 142, PAGES 50
AND 51 OF PARCEL MAPS.

SOURCE OF TOPOGRAPHY:
THE TOPOGRAPHY SHOWN WAS A PHOTOGRAMMETRIC AERIAL SURVEY DATED MARCH 4,
2022 PREPARED UNDER THE DIRECTION OF ROBIN B. HAMERS & ASSOCIATES, INC.

SITE ADDRESS:
41625 CAMINO DEL VINO,
TEMECULA, CA

APN:
927-670-009

OWNER:
HAVEN VINEYARDS, LLC
c/o RTN Development
27555 Ynez Rd., Suite 208
Temecula, CA 92591
meuge@gmail.com
(760) 594-1107

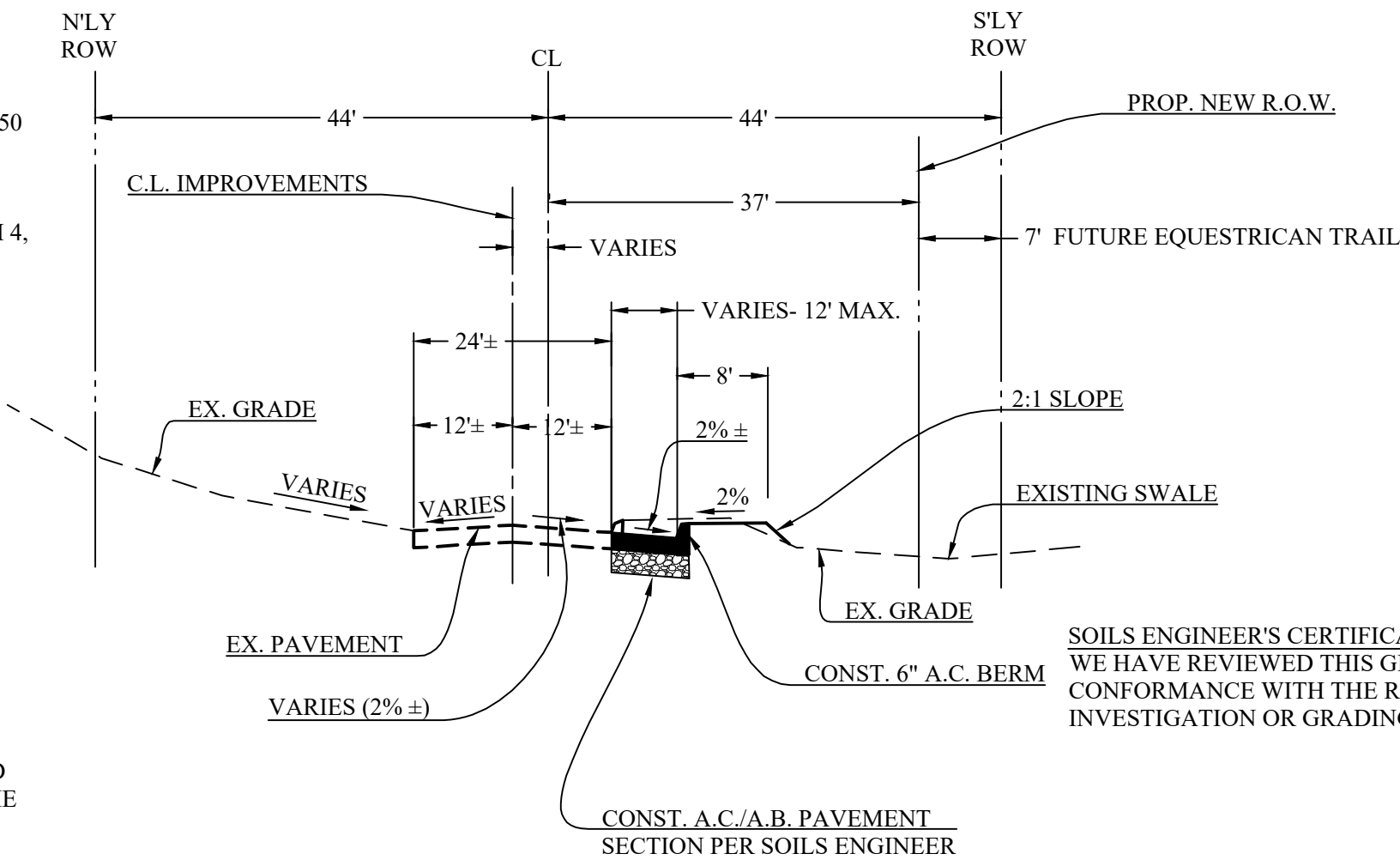
CIVIL ENGINEER:
Robin B Hamers & Assoc., Inc.
3100 Airway Avenue, Suite 124
Costa Mesa, CA 92626
mlbenesh@robhamers.com
(949) 548-1192

SOILS ENGINEER:
CW Soils
Chad Welke
23251 Kent Court
Murrieta, CA 92652
cwelke@cwsoils.com
(951) 304-3935

EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

CUT AREA UNDER BUILDING SHOULD BE OVER EXCAVATED (2 FEET BELOW FOOTING AND 5 FEET BEYOND THE BUILDING LINE OR PER RECOMMENDATIONS PROVIDED IN THE SOILS REPORT) AND RECOMPACTED WHEN A BUILDING FOOTPRINT CROSSES CUT-FILL TRANSITION. SHOW THIS PROVISION ON PLAN. [CBC 1808.2]

PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND V-DITCHES TO BE CERTIFIED BY ENGINEER OF RECORD AND VERIFIED BY FIELD INSPECTOR.



TYPICAL SECTION: CAMINO DEL VINO

PART WIDTH COLLECTOR STREET

NOT TO SCALE

CHAD WELKE, C 63712

DATE



NOTE:
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SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A GRADING
PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for
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during construction, the private engineer shall be responsible
for determining an acceptable solution and revising the plans
for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				COUNTY



PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
MICHAEL BENESH, R.C.E. 37893
10/7/25
DATE

BENCHMARK:
RIV CO BM: T-10-81 ELEV: 1342.94 (NAVD88)
DESCRIPTION: 2-1/2" BRASS DISK IN CONC
CYLINDER 2.9 MILES N/E ON DE PORTOLA RD
FROM THE INT OF ANZA RD, 56' E OF C.L. DE
PORTOLA RD, 1.5' N/W OF POLE (NO No.), 101' E
OF PP (#2112481E), 7' N/E OF 1-1/2' TREE.
FIBERGLASS WITNESS POST E OF MONUMENT.

COUNTY OF RIVERSIDE HAVEN VINEYARDS PRECISE GRADING & DRAINAGE PLAN TITLE SHEET 41625 CAMINO DEL VINO, TEMECULA, CA			IP 240015	SHEET NO. 1 OF 9 SHEETS
FOR:	W.O.	COUNTY FILE NO.		

LEGEND:

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CC	CONCRETE
CF	CURB FACE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
E	ELECTRICAL
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
E.P.	EDGE OF PAVEMENT
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FS	FINISHED SURFACE ELEVATION
G	GAS
GM	GAS METER
INV	INVERT OF PIPE ELEVATION
LF	LINEAR FEET
NG	NATURAL GRADE
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PM	PARKING METER POST
PP	POWER POLE
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
ST.LT.	STREET LIGHT
SW	SIDE WALK
T	TELEPHONE
TC	TOP OF CURB ELEVATION
TEL.MH	TELEPHONE MANHOLE
TF	TOP OF FOOTING ELEVATION
TG	TOP OF GRATE ELEVATION
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TW	TOP OF WALL ELEVATION
W	WATER
WM	WATER METER
WV	WATER VALVE

SYMBOLS:

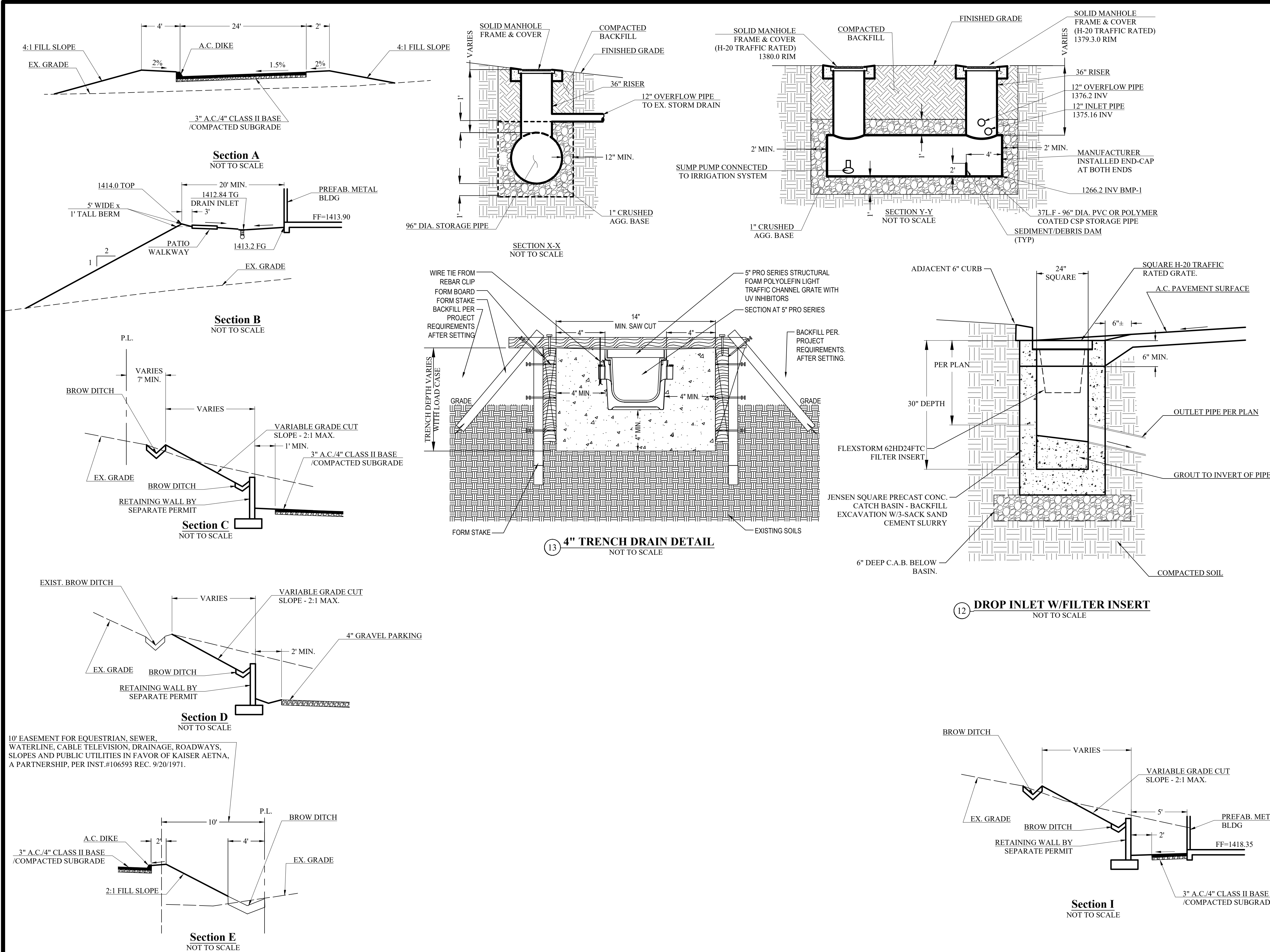
(0.1)	EXISTING ELEVATION
— E —	EXISTING SPOT ELEVATION
— W —	FIRE HYDRANT
— S —	ELECTRIC
— T —	GAS
— F —	WATER
— S —	SEWER
— T —	TELEPHONE
— F —	FENCE
— T —	MONUMENTS
— S —	TREE
— F —	WALL
— T —	PAVEMENT (AC OR CONC)
— S —	D.G. SURFACE
— F —	CONCRETE BROW DITCH

EARTHWORK ESTIMATE		
CUT	7,820	CY
FILL	7,820	CY
IMPORT	0	CY
DISTURBED AREA		
GRADING	2.21	AC
TOTAL	2.21	AC
IMPERVIOUS AREA		
ON-SITE PAVEMENT	1.07	AC
BUILDING FOOTPRINT	0.27	AC
WALKWAYS	0.29	AC
TOTAL	1.63	AC

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	DETAILS
3	DETAILS
4	PRECISE GRADING PLAN
5	PRECISE GRADING PLAN
6	STORM DRAIN PLAN
7	SEWER & WATER - FOR REFERENCE ONLY
8	SEWER & WATER - FOR REFERENCE ONLY
9	EROSION CONTROL PLAN

PG BGR2400126
RG PERMIT 485651
BMP2400124

AG EXEMPT VINEYARD - 18 YRS OLD
PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND
V-DITCHES TO BE CERTIFIED BY ENGINEER OF
RECORD AND VERIFIED BY FIELD INSPECTOR.
WDID# 9 33C407314 BFE



CONSTRUCTION NOTES			
No.	DESCRIPTION	QUANTITY	UNITS
SURFACE IMPROVEMENTS			
①	CONST. 5,000 GAL. PRODUCTION HOLDING TANK FOR NON-STORMWATER FLOWS (VERIFY SIZE WITH OWNER.)	1	EACH
②	CONST. 3" A.C./4" CLASS II BASE/COMPACTED SUBGRADE (FINAL SECTION PER SOILS ENGINEER)	23,760	SF
③	CONST. 4" GRAVEL PARKING/COMPACTED NATIVE SOILS	8,573	SF
④	CONST. BROW DITCH PER DETAIL SHEET 2	535	LF
⑤	CONST. 6" TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. No. 204 FLUSH W/SURFACE (EVERY 2 SPACES TYP.)	414	LF
⑥	CONST. 6" P.C.C./4" CLASS II BASE/COMPACTED SUBGRADE (FINAL SECTION PER SOILS ENGINEER)	3,164	SF
⑦	CONST. 6" A.C. DIKE PER COUNTY OF RIVERSIDE STD. No. 212.	465	LF
⑨	CONST. 8' MAX. KEYSTONE RETAINING WALL. (PER SEPARATE PERMIT)	204	SF
⑩	CONST. P.C.C. WALKWAY AND PATIO LER LANDSCAPE PLANS. (FINAL SECTION PER SOILS ENGINEER)	5,292	SF
⑪	CONST. AREA DRAIN PER DETAIL SHEET 2	10	EACH
⑫	CONST. TRAFFIC RATED DROP INLET PER DETAIL SHEET 2	7	EACH
⑬	CONST. TRAFFIC RATED 4" TRENCH DRAIN PER DETAIL SHEET 2	20	LF
⑭	CONST. HARVEST & USE STORAGE TANK PER DETAIL SHEET 2	1	EACH
⑮	CONSTRUCT PVC SCHEDULE 40 OR HDPE DRAIN PIPE (SIZE AND LENGTH PER PLAN) W/SOLVENT WELDED JOINTS.	SEE SHEET 6	LF
⑯	CONST. 5'x5'x15" DEEP RIP-RAP ENERGY DISSIPATOR.	1	EACH
⑰	CONST. 6" TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. No. 204.	56	LF
ON-SITE WATER IMPROVEMENTS (FOR REFERENCE ONLY)			
W1	CONSTRUCT 3" PVC C-900 DR-14 DOMESTIC WATER MAIN W/RESTRAINED JOINTS PER RANCHO WATER STANDARD DRAWING RW-26B	407	LF
W2	CONSTRUCT 3" FITTINGS W/HIGH DEFLECTION COUPLINGS	6	EACH
W3	CONSTRUCT 3" x 3" x 2" TEE	1	EACH
W4	CONSTRUCT 2" PVC SCHED 80 WATER SERVICE W/30" MINIMUM COVER AND SOLVENT WELDED JOINTS	173	LF
ON-SITE SEWER IMPROVEMENTS (FOR REFERENCE ONLY)			
S1	CONSTRUCT 6" PVC SDR-35 SEWER PIPE	465	LF
S2	CONSTRUCT 4" PVC SDR-35 SEWER PIPE	56	LF
S3	CONSTRUCT 6" SEWER CLEANOUT	8	EACH
S4	CONSTRUCT 4" SEWER CLEANOUT	2	EACH
S5	CONSTRUCT 1,200 GALLON SEPTIC TANK & DISTRIBUTION BOX.	1	EACH
S6	CONSTRUCT GREASE TRAP (ENDURA 4075AS (75 GPM/559 LB)	1	EACH

10' EASEMENT FOR EQUESTRIAN, SEWER, WATERLINE, CABLE TELEVISION, DRAINAGE, ROADWAYS, SLOPES AND PUBLIC UTILITIES IN FAVOR OF KAISER AETNA, A PARTNERSHIP, PER INST.#106593 REC. 9/20/1971.

AS-BUILT PLAN

THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 6735.6 OF THE PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL L. BENESH, RCE 37893 DATE

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
MICHAEL BENESH, R.C.E. 37893 10/7/25 DATE

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COUNTY OF RIVERSIDE
HAVEN VINEYARDS
DETAILS
41625 CAMINO DEL VINO, TEMECULA, CA
FOR: W.O. COUNTY FILE NO.
IP 240015
SHEET NO. 2
OF 9 SHEETS



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	ENGINEER				COUNTY

SEAL-ENGINEER
MICHAEL BENESH
RCE 37893
CIVIL
STATE OF CALIFORNIA

AG EXEMPT VINEYARD - 18 YRS OLD
PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND V-DITCHES TO BE CERTIFIED BY ENGINEER OF RECORD AND VERIFIED BY FIELD INSPECTOR.
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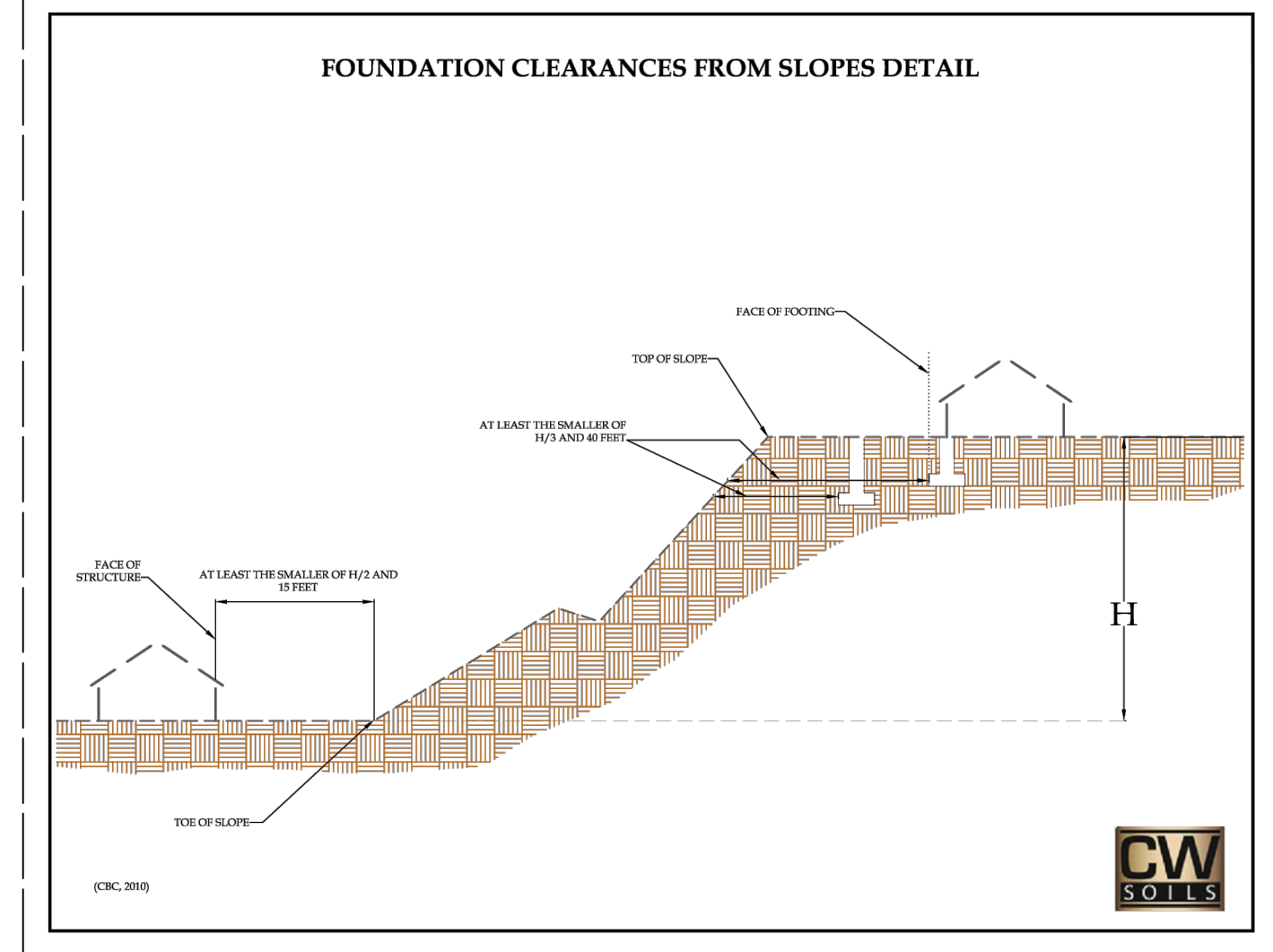
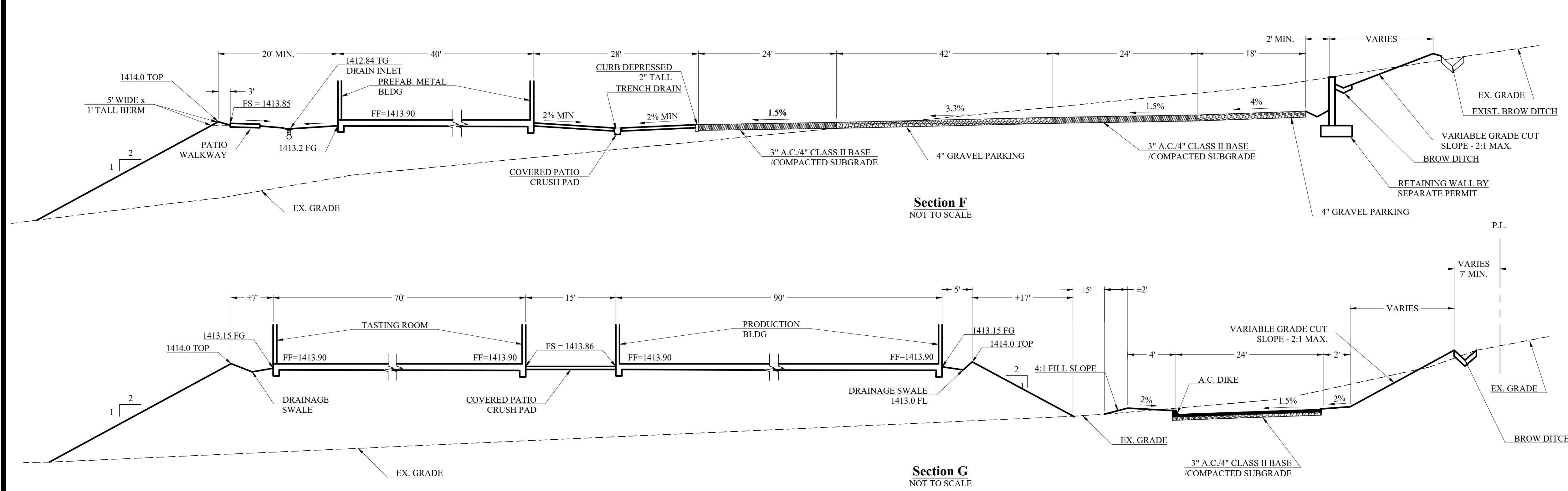
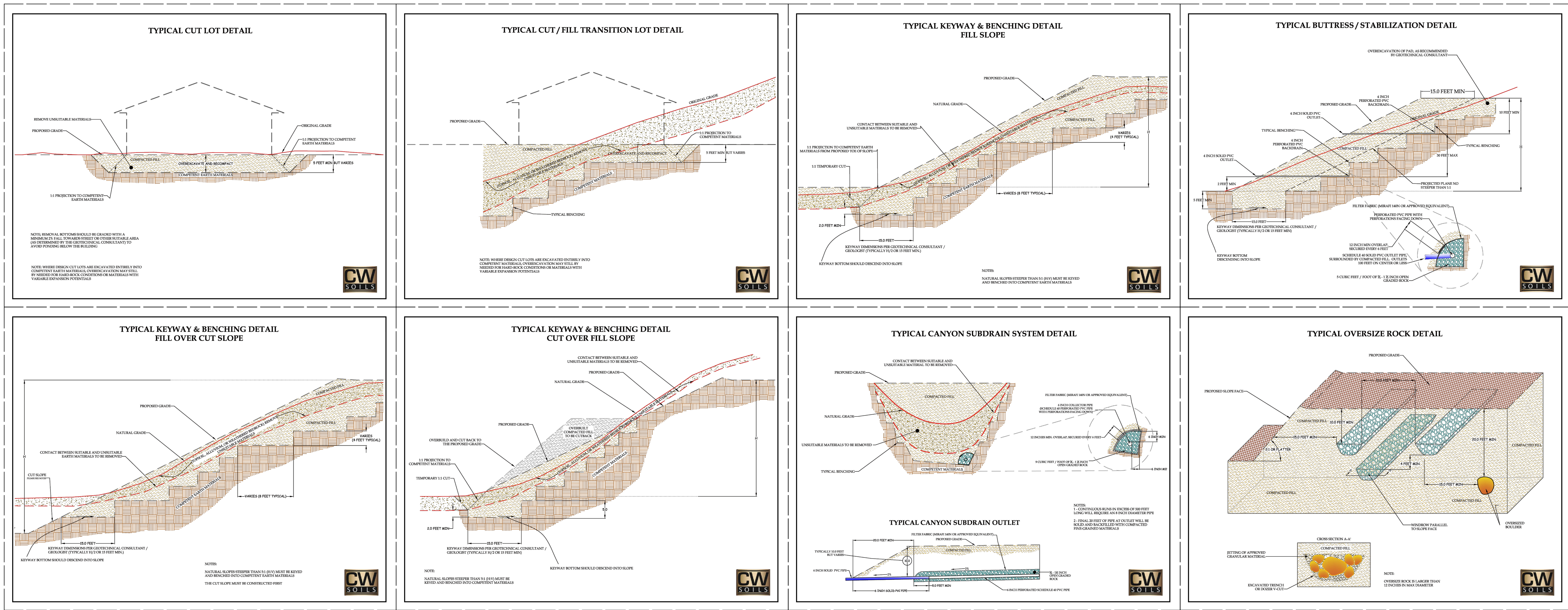
12" SQUARE AREA DRAIN DETAIL

NOT TO SCALE

Brow Ditch Detail

NOT TO SCALE

PG BGR2400126
RG PERMIT 485651
BMP2400124



AS-BUILT PLAN
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BY: MICHAEL L. BENESH, RCE 37893 DATE: PG BGR2400126
RG PERMIT 485651
BMP2400124

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SEAL-ENGINEER
MICHAEL BENESH
RCE 37893
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
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COUNTY OF RIVERSIDE HAVEN VINEYARDS DETAILS 41625 CAMINO DEL VINO, TEMECULA, CA		IP 240015 SHEET NO. 3 OF 9 SHEETS
FOR:	W.O.	COUNTY FILE NO.



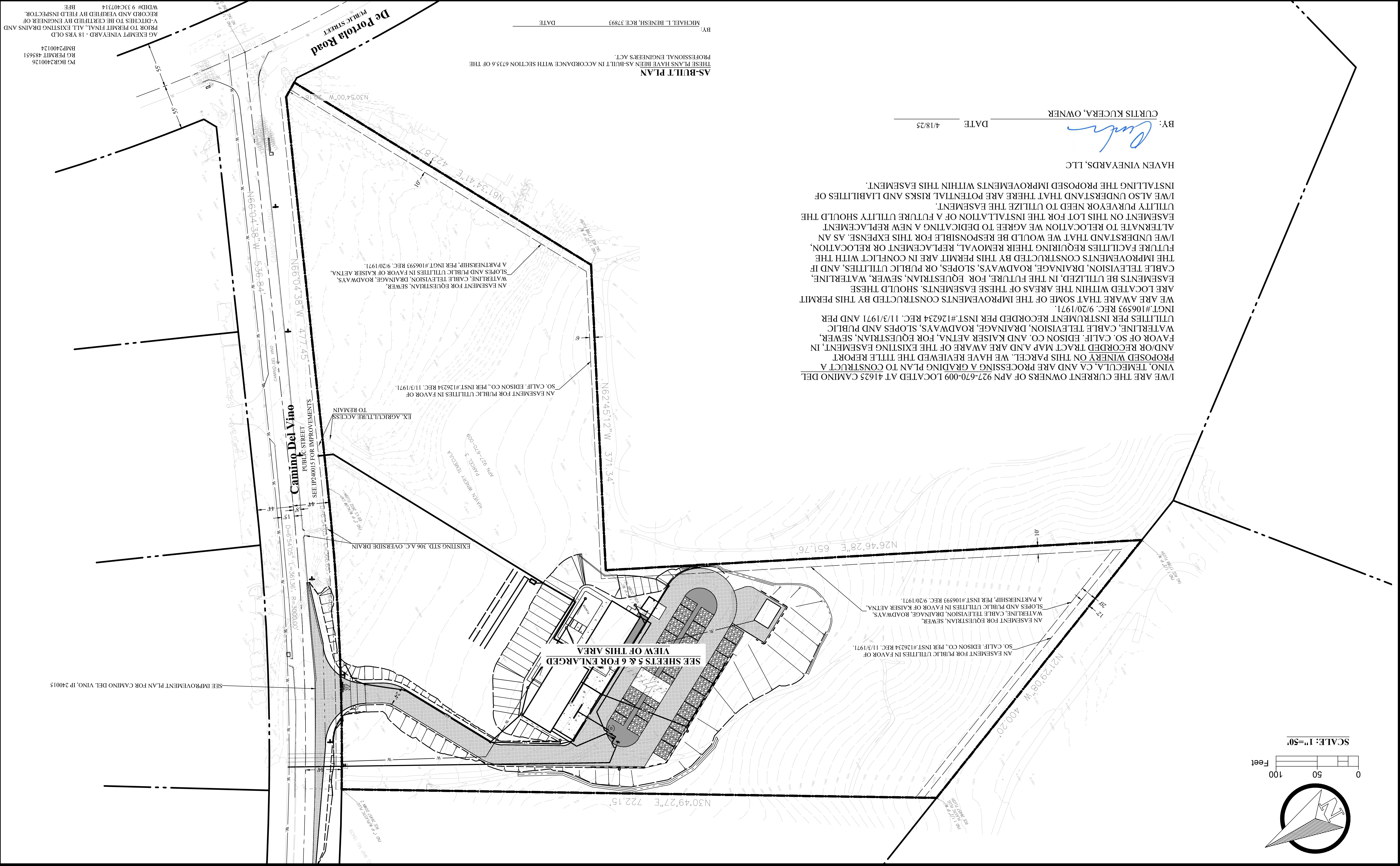
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ENGINEER		REVISIONS		COUNTY	
MARK	BY	DATE		APPR.	DATE

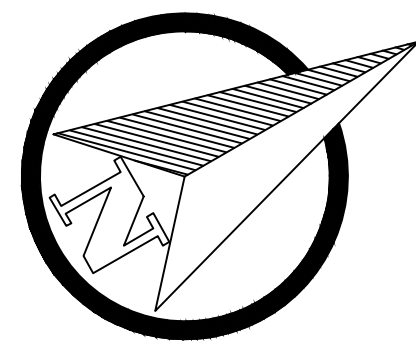


SEAL-ENGINEER
MICHAEL BENESH, R.C.E. 37893
DATE 10/7/25
PREPARED BY:
ROBIN B. HAMMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
BENCH MARK:
RIV CO B.M. T-10-81 ELEV: 1342.94 (NAVD88)
DESCRIPTION: 2.1-2 BRASS DISK IN CONC
CYLINDER 2.9 MILLS N/E ON DE PORTOLA RD
FROM THE INT OF ANZA RD. 56' E OF T.L. DE
PORTOLA RD. 1.5' N/W OF POLE (NO N/A). 101' E
OF PP (#2112481E). 7' N/E OF 1-1/2' TREE.
FIBERGLASS WITNESS POST E OF MONUMENT.

FOR:		SCALE:		DATE:	



BY: CURTIS KUCERA, OWNER
DATE 4/18/25
HAVEN VINEYARDS, LLC
INSTALLING THE PROPOSED IMPROVEMENTS WITHIN THIS EASEMENT.
I/WE ALSO UNDERSTAND THAT THERE ARE POTENTIAL RISKS AND LIABILITIES OF
UTILITY PURVEYOR NEED TO UTILIZE THE EASEMENT.
EASEMENT ON THIS LOT FOR THE INSTALLATION OF A FUTURE UTILITY SHOULD THE
ALTERNATE TO RELOCATION WE AGREE TO DEDICATING A NEW REPLACEMENT
I/WE UNDERSTAND THAT WE WOULD BE RESPONSIBLE FOR THIS EXPENSE. AS AN
FUTURE FACILITIES REQUIRING THEIR REMOVAL, REPLACEMENT OR RELOCATION,
THE IMPROVEMENTS CONSTRUCTED BY THIS PERMIT ARE IN CONFLICT WITH THE
CABLE TELEVISION, DRAINAGE, ROADWAYS, SLOPES, OR PUBLIC UTILITIES, AND IF
EASEMENTS BE UTILIZED, IN THE FUTURE, FOR EQUESTRIAN, SEWER, WATERLINE,
ARE LOCATED WITHIN THE AREAS OF THESE EASEMENTS, SHOULD THESE
WE ARE AWARE THAT SOME OF THE IMPROVEMENTS CONSTRUCTED BY THIS PERMIT
INGT.#106593 REC. 9/20/1971.
UTILITIES PER INSTRUMENT RECORDED PER INST.#126234 REC. 11/3/1971 AND PER
WATERLINE, CABLE TELEVISION, DRAINAGE, ROADWAYS, SLOPES AND PUBLIC
FAVOR OF SO. CALIF. EDISON CO. AND KAISER AETNA, FOR EQUESTRIAN, SEWER,
AND/OR RECORDED TRACT MAP AND ARE AWARE OF THE EXISTING EASEMENT, IN
PROPOSED WINERY ON THIS PARCEL. WE HAVE REVIEWED THE TITLE REPORT
VINO, TEMECULA, CA AND ARE PROCESSING A GRADING PLAN TO CONSTRUCT A
I/WE ARE THE CURRENT OWNERS OF APN 927-670-009 LOCATED AT 41625 CAMINO DEL

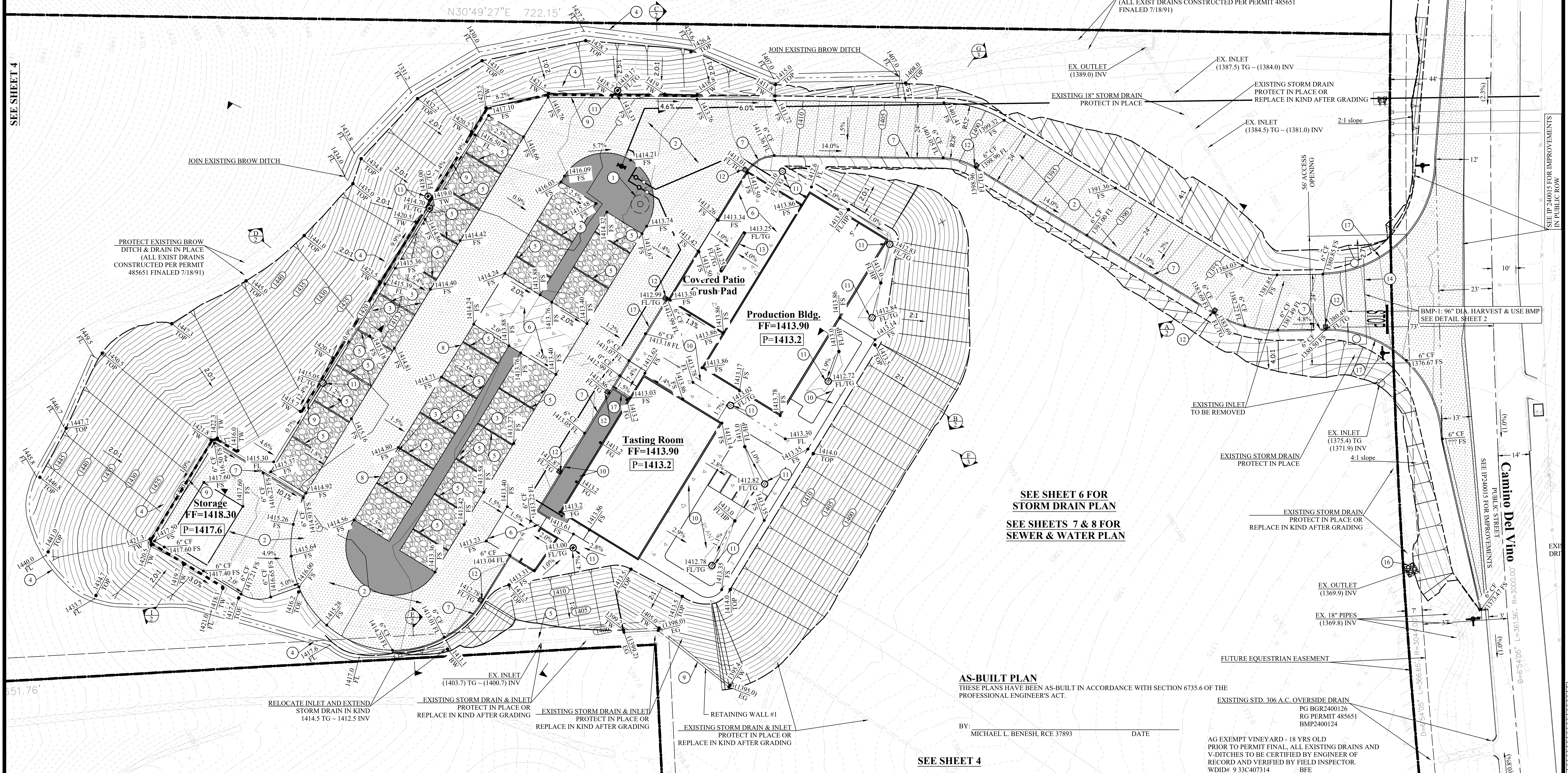


0 20 40
Feet

SCALE: 1"=20'

CONSTRUCTION NOTES	
No.	DESCRIPTION
1	CONST. 5,000 GAL. PRODUCTION HOLDING TANK FOR NON-STORMWATER FLOWS (VERIFY SIZE WITH OWNER.)
2	CONST. 3" A.C./4" CLASS II BASE/COMPACTED SUBGRADE (FINAL SECTION PER SOILS ENGINEER)
3	CONST. 4" MIN. GRAVEL PARKING/COMPACTED NATIVE SOILS. BOTTOM OF GRAVEL TO BE LEVEL.
4	CONST. GUNITE BROW DITCH PER DETAIL SHEET 2.
5	CONST. 6" TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. No. 204 FLUSH W/SURFACE (EVERY 2 SPACES TYP.)
6	CONST. 6" P.C./4" CLASS II BASE/COMPACTED SUBGRADE (FINAL SECTION PER SOILS ENGINEER)
7	CONST. 6" A.C. DIKE PER COUNTY OF RIVERSIDE STD. No. 212.

9	CONST. 8" MAX. KEYSTONE RETAINING WALL PER SEPARATE PERMIT
10	CONST. P.C.C. WALKWAY AND PATIO LER LANDSCAPE PLANS. (FINAL SECTION PER SOILS ENGINEER)
11	CONST. AREA DRAIN PER DETAIL SHEET 2
12	CONST. TRAFFIC RATED DROP INLET PER DETAIL SHEET 2
13	CONST. TRAFFIC RATED 4" TRENCH DRAIN PER DETAIL SHEET 2
14	CONST. HARVEST & USE STORAGE TANK PER DETAIL SHEET 2
15	CONSTRUCT PVC SCHEDULE 40 DRAIN PIPE (SIZE PER PLAN) W/SOLVENT WELDED JOINTS.
16	CONST. 5'x5'x15" DEEP RIP-RAP ENERGY DISSIPATOR.
17	CONST. 6" TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. No. 204.



AS-BUILT PLAN
THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 6735.6 OF THE PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL L. BENESH, RCE 37893 DATE

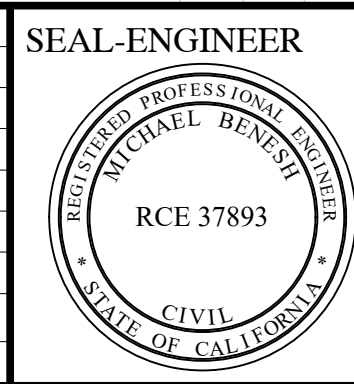
SEE SHEET 4



NOTE:
THE WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				COUNTY



PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192

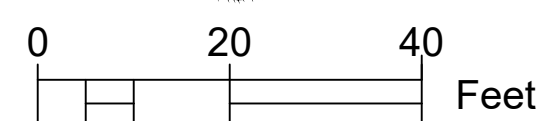
MICHAEL BENESH, R.C.E. 37893

10/7/25
DATE

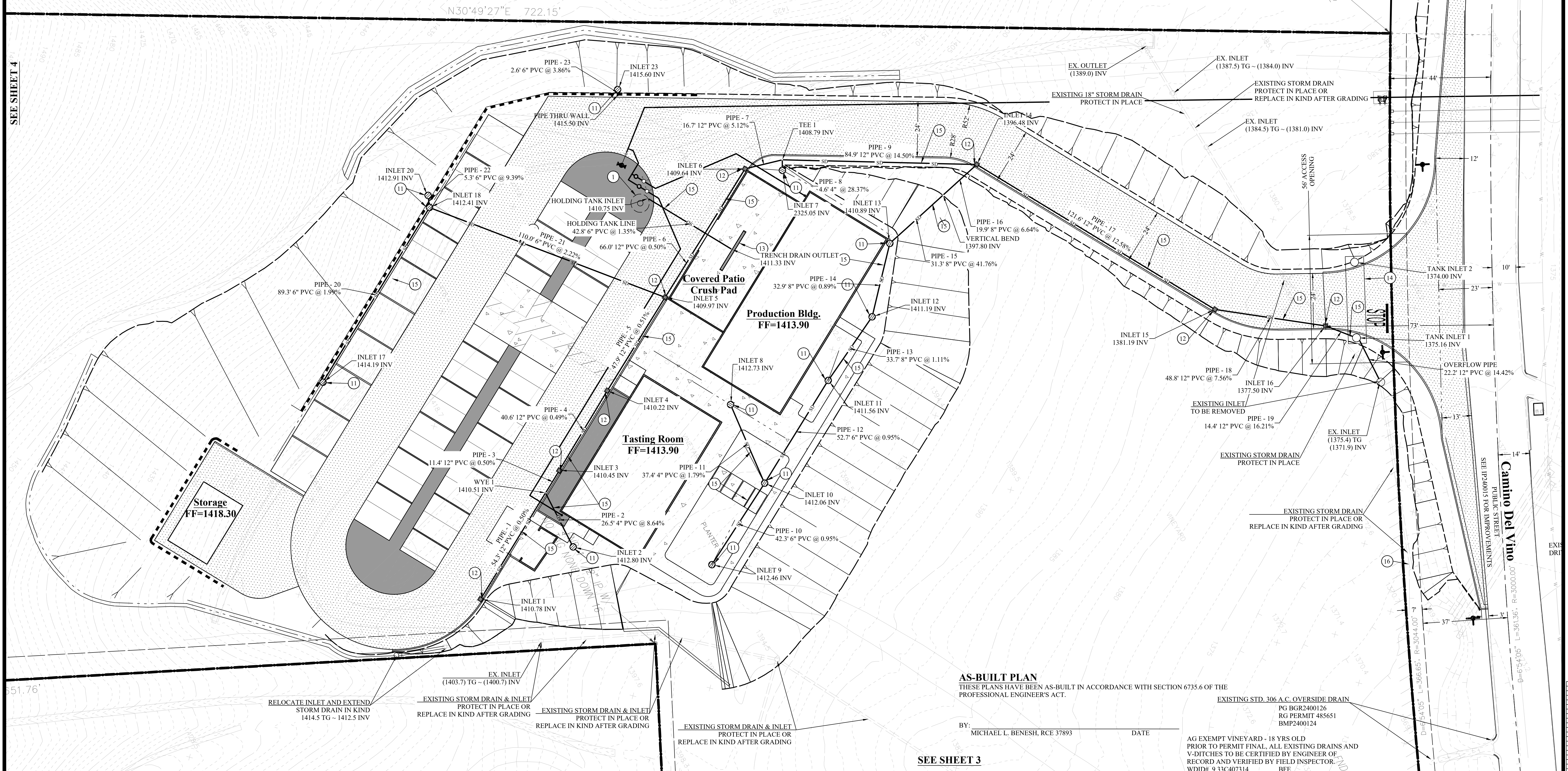
BENCHMARK:
RIV CO BM: T-10-81 ELEV: 1342.94 (NAVD88)
DESCRIPTION: 2-1/2" BRASS DISK IN CONC CYLINDER 2.9 MILES N/E ON DE PORTOLA RD FROM THE INT OF ANZA RD. 56' E OF C.L. DE PORTOLA RD, 1.5' N/W OF POLE (NO No.), 101' E OF PP (#2112481E), 7' N/E OF 1-1/2" TREE. FIBERGLASS WITNESS POST E OF MONUMENT.

SCALE:

COUNTY OF RIVERSIDE HAVEN VINEYARDS PRECISE GRADING PLAN 41625 CAMINO DEL VINO, TEMECULA, CA		SHEET NO. 5 OF 9 SHEETS
FOR:	W.O.	COUNTY FILE NO.



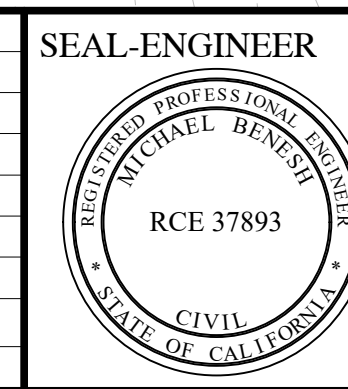
CONSTRUCTION NOTES	
No.	DESCRIPTION
①	CONST. PRODUCTION HOLDING TANK FOR NON-STORMWATER FLOWS
③	CONST. 4" GRAVEL PARKING/COMPACTED NATIVE SOILS
⑧	CONST. 6" CONCRETE CURB TYPE D PER COUNTY OF RIVERSIDE STD. No. 204.
⑪	CONST. AREA DRAIN PER DETAIL SHEET 2
⑫	CONST. TRAFFIC RATED DROP INLET PER DETAIL SHEET 2
⑬	CONST. TRAFFIC RATED 4" TRENCH DRAIN PER DETAIL SHEET 2
⑭	CONST. HARVEST & USE STORAGE TANK PER DETAIL SHEET 2
⑮	CONSTRUCT PVC SCHEDULE 40 DRAIN PIPE (SIZE PER PLAN) W/SOLVENT WELDED JOINTS.



AG EXEMPT VINEYARD - 18 YRS OLD
PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND
V-DITCHES TO BE CERTIFIED BY ENGINEER OF
RECORD AND VERIFIED BY FIELD INSPECTOR.
WDID# 9 33C407314 REF



The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plan for approval by the county.

[illegible]

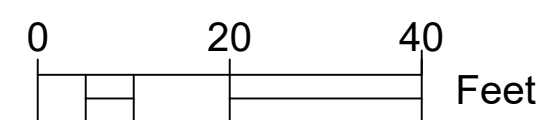
PREPARED BY: **ROBIN B. HAMERS & ASSOC., INC.**
CIVIL ENGINEERS
 234 E. 17TH STREET, SUITE 205
 COSTA MESA, CALIFORNIA 92627
 (949) 548-1192



MICHAEL BENESH, R.C.E. 37893 10/7/25
 _____ DATE

BENCHMARK:
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DESCRIPTION: 2-1/2" BRASS DISK IN CONC
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OF PP (#2112481E), 7' N/E OF 1-1/2" TREE.
FIBERGLASS WITNESS POST E OF MONUMENT

		IP 240015		SHEET NO.	
COUNTY OF RIVERSIDE HAVEN VINEYARDS STORM DRAIN PLAN 41625 CAMINO DEL VINO, TEMECULA, CA				6	
				OF 9 SHEETS	
FOR:		W.O.		COUNTY FILE NO.	



SCALE: 1"=20'

CONSTRUCTION NOTES

No.	DESCRIPTION
ON-SITE SEWER IMPROVEMENTS	
S1	CONSTRUCT 6" PVC SDR-35 SEWER PIPE
S3	CONSTRUCT 6" SEWER CLEANOUT
S5	CONSTRUCT 1,200 GALLON SEPTIC TANK & DISTRIBUTION BOX.

SEE SHEET 8

FOR REFERENCE ONLY

AS-BUILT PLAN

THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 6735.6 OF THE PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL L. BENESH, RCE 37893

DATE _____

PG BGR2400126
RG PERMIT 485651
BMP2400124

AG EXEMPT VINEYARD - 18 YRS OLD
PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND
V-DITCHES TO BE CERTIFIED BY ENGINEER OF
RECORD AND VERIFIED BY FIELD INSPECTOR.
WDID# 9 33C407314 BFE

IP 240015

SHEET NO.

7

OF 9 SHEETS



NOTE:
THE WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A GRADING
PERMIT HAS BEEN ISSUED.

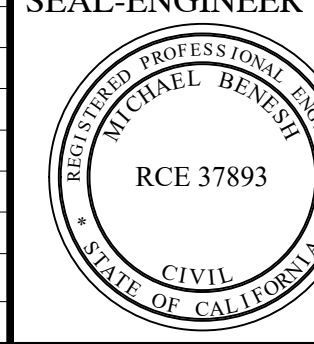
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE
COUNTY	

SEAL-ENGINEER



PREPARED BY:	
--------------	--

BY: ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS

234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
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MICHAEL BENESH, R.C.E. 37893

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 OF PP (#2112481E), 7' N/E OF 1-1/2' TREE.
 FIBERGLASS WITNESS POST E OF MONUMENT.

SCALE:

FOR:

W.O.

COUNTY
FILE NO.



AN EASEMENT FOR EQUESTRIAN, SEWER,
WATERLINE, CABLE TELEVISION, DRAINAGE, ROADWAYS,
SLOPES AND PUBLIC UTILITIES IN FAVOR OF KAISER AETNA,
A PARTNERSHIP, PER INST.#106593 REC. 9/20/1971.

~~(D) TYP.~~

EXISTING STD. 306 A.C. OVERSIDE DRAIN

EX. AGRICULTURE ACCESS
TO REMAIN

AN EASEMENT FOR EQUESTRIAN, SEWER,
WATERLINE, CABLE TELEVISION, DRAINAGE, ROADWAYS,
SLOPES AND PUBLIC UTILITIES IN FAVOR OF KAISER AETNA,
A PARTNERSHIP, PER INGT.#106593 REC. 9/20/1971.

N30°54'00"W 20.16'

De Portola Road
PUBLIC STREET

EROSION CONTROL
INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPs) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. ADDITIONAL BMPs MAY BE REQUIRED AT ANY TIME TO ACHIEVE THAT GOAL.

EROSION CONTROL NOTES:

2. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT _____ AT PHONE NUMBER _____
3. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION.
4. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
5. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
6. AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES.
9. BULKWORN OR DAMAGED BAGS SHALL BE MOVED OR MODIFIED AS NEEDED TO ENSURE THAT ON SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ON TO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDS SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PURPOSES AND PROVIDED THEY DO NOT: CAUSE OR CONTRIBUTE TO VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

SILTATION AND SEDIMENT CONTROL MEASURES:

1. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
2. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES, THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
3. AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCHES. A CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.
4. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
5. PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
6. SAND/GRAVEL BAGS AND FILL MATERIAL, AND OTHER BMP MATERIALS SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
7. ALL EROSION AND SEDIMENTATION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
8. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOW THAT MAY BE ANTICIPATED FROM DENUDE D SLOPES, OR FROM IMPERVIOUS SURFACES.
9. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED.
10. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON, THAMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPs IS THE PERMITTEES RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF RIVERSIDE OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
3. A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILLED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID##] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF AN UP-TO-DATE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
4. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-4 OR ESSC20), OR OTHER MATERIAL FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCHWOOD CHIPS (SS-3, SS-5, SS-8), OR JUTE MATTING (SS-7).
5. STOPPING OF CONSTRUCTION ACTIVITIES TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
6. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND, VEHICLE TRACKING OR RUNOFF.
7. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
8. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL, MATERIAL SUPPLIERS, LESSOR AND THE PROPERTY OWNER ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
9. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
10. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT POLLUTANTS ARE NOT CARRIED OFF THE SITE. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
11. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
12. CHASE BASINS SHALL BE MARKED WITH A STENCIL, CONCRETE STAMP, OR CERAMIC TILE TO INDICATE THAT NO DUMPING IS ALLOWED IN THE STORM DRAINAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE COUNTY ON THE METHOD, TYPE OF MARKING, AND PLACEMENT OF THE STORM DRAIN MARKINGS. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.

EROSION CONTROL NOTES	
#	DESCRIPTION**
(A)	CONSTRUCT FIBER ROLLS (SE-5) OR SAND BAG BERM -2 BAGS HIGH (SE-6). TOE OF ALL SLOPES & 15' O.C. ON FACE OF SLOPES.
(B)	CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE W/ SHAKER PLATES (TC-1).
(C)	CONSTRUCT S.D. INLET PROTECTION (SE-10).
(D)	CONSTRUCT GRAVEL BAG CHECK DAM (SE-6)
(E)	MATERIAL DELIVERY AND STORAGE (WM-1)
(F)	SANITARY/SEPTIC WASTE MANAGEMENT (WM-9)
(G)	CONCRETE WASHOUT (WM-8).
(H)	SOLID WASTE MANAGEMENT -ROLL OFF TRASH BIN (WM-5)
(I)	WIND EROSION CONTROL (WE-1)
(J)	PAVING/GRINDING (NS-3)
(K)	CONCRETE CURING (NS-12) & FINISHING (NS-13)
(L)	MATERIAL & EQUIPMENT USE (NS-14)
(M)	STOCKPILE MANAGEMENT (WM-3)
(N)	MATERIAL USE (WM-2)
(O)	SPILL PREVENTION & CONTROL (WM-4)
(P)	GEOTEXTILE FABRIC OR PLASTIC SHEETING TO BE PLACED OVER NON-ACTIVE TEMPORARY DIRT STOCKPILES (EC-7)

** () INDICATES BMPs PER CALIFORNIA STORMWATER QUALITY ASSOCIATION [CASQA] CONSTRUCTION BMP HANDBOOK. REFER TO FACT SHEETS REFERENCED FOR ADDITIONAL INFORMATION.

PG BGR2400126
RG PERMIT 485651
BMP2400124
BWL

AG EXEMPT VINEYARD - 18 YRS OLD
PRIOR TO PERMIT FINAL, ALL EXISTING DRAINS AND
V-DITCHES TO BE CERTIFIED BY ENGINEER OF
RECORD AND VERIFIED BY FIELD INSPECTOR.
WDID#: BFE

IP 240015

COUNTY OF RIVERSIDE
HAVEN VINEYARDS
PRECISE GRADING & DRAINAGE PLAN
EROSION CONTROL PLAN
41625 CAMINO DEL VINO, TEMECULA, CA

SHEET NO.

OF 9 SHEETS

SCALE:

W.O.

COUNTY
FILE NO.



NOTE:
THE WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A GRADING
PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE
COUNTY	

SEAL-ENGINEER



PREPARED BY:

ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS

234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627

MICHAEL BENESH, R.C.E. 37893

10/7/25
DATE

BENCHMARK:

RENCOW BRK.
 DIV CO BM: T-10-81 ELEV: 1342.94 (NAVD88)
 DESCRIPTION: 2-1/2" BRASS DISK IN CONC
 CYLINDER 2.9 MILES N/E ON DE PORTOLA RD
 FROM THE INT OF ANZA RD, 56' E OF C.L. DE
 PORTOLA RD, 1.5' N/W OF POLE (NO No.), 101' E
 OF PP (#2112481E), 7' N/E OF 1-1/2' TREE.
 FIBERGLASS WITNESS POST E OF MONUMENT.

SCALE:

W.O.

COUNTY
FILE NO.