



UFAC PRESENTATION
105 S. RANCHO SANTA FE ROAD

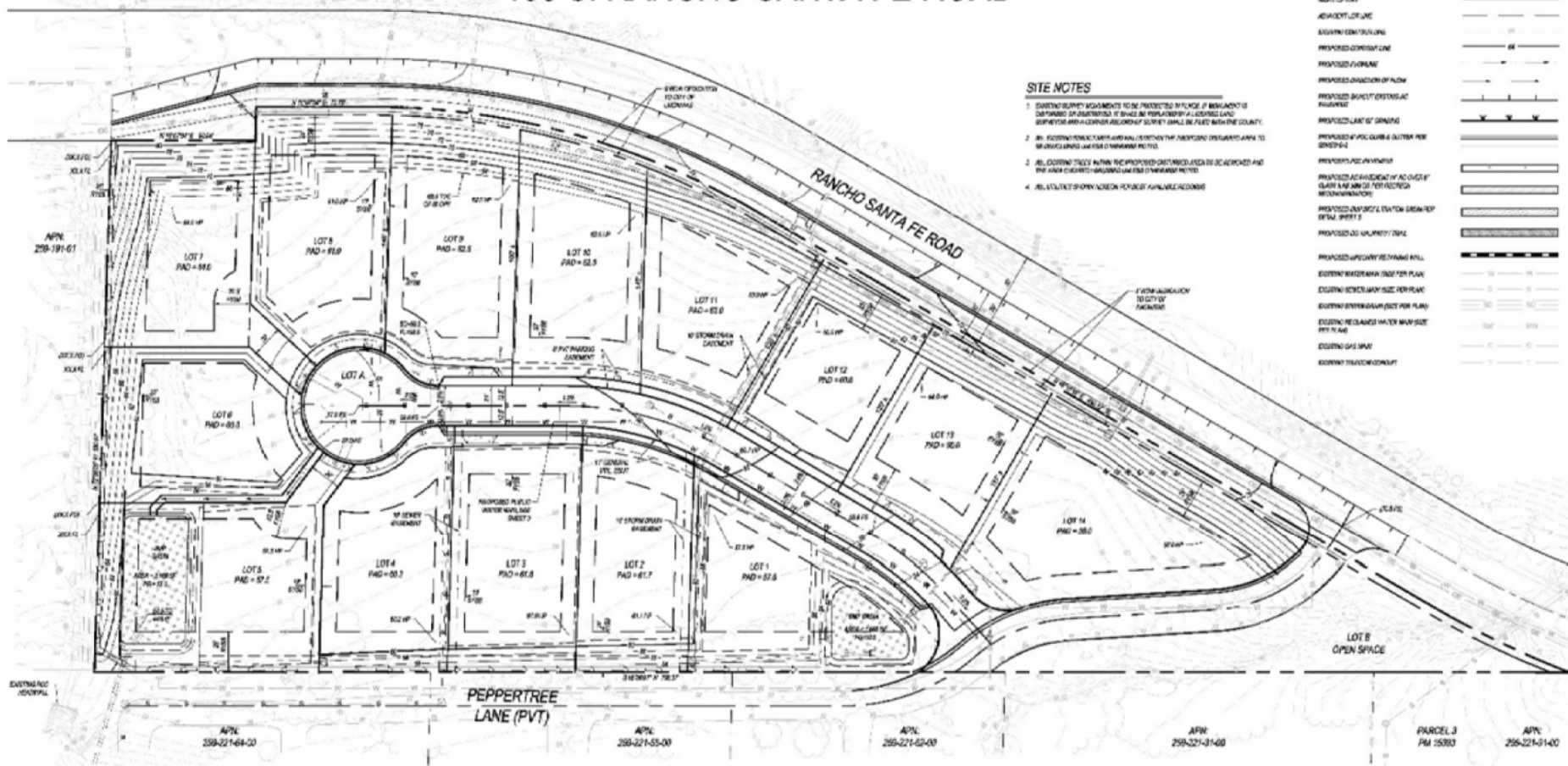
JULY 25, 2024

AREAL VIEW OF PROPERTY



PRELIMINARY GRADING PLAN

105 S. RANCHO SANTA FE ROAD



SITE NOTES

1. EXISTING SURVEY MEASUREMENTS TO BE PROTECTED BY PLACEMENT OF BENCHMARKS DETERMINED OR SUBMITTED IF SHOWN BY RECORDING PLAN. A LEGAL CASE LAND SURVEYOR MUST CONDUCT A SURVEY WHICH SHALL BE FILED WITH THE COUNTY.
2. ALL EXISTING POINTS MUST BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY POINTS TO BE RELOCATED MUST BE RELOCATED TO THE SAME OR SIMILAR ELEVATION POINTS.
3. ALL EXISTING TREES WITHIN THE PROPOSED GRADING AREA TO BE REMOVED AND THE AREA CLEARED - UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY.

LEGEND

BOUNDARY BY LOT	[Symbol]
BOUNDARY BY PROPERTY	[Symbol]
BOUNDARY OF ROAD	[Symbol]
NOSE OF CURB	[Symbol]
ADJACENT LOT LINE	[Symbol]
EXISTING CONTAINMENT LINE	[Symbol]
PROPOSED CONTAINMENT LINE	[Symbol]
PROPOSED FLOWLINE	[Symbol]
PROPOSED DIRECTION OF FLOW	[Symbol]
PROPOSED BENCHMARK POINTS	[Symbol]
PROPOSED LIMIT OF GRADING	[Symbol]
PROPOSED FLOOD CONTROL DRAIN PER CHAPTER 84	[Symbol]
PROPOSED FENCE LINE	[Symbol]
PROPOSED ACCESS DRIVE	[Symbol]
PROPOSED DRIVEWAY	[Symbol]
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SEE SHEET 4 FOR OFFSITE UTILITIES

PLAN VIEW - PRELIMINARY GRADING PLAN
SCALE 1"=100'-0"

CONSTRUCTION NOTES

1. EXISTING SURVEY MEASUREMENTS TO BE PROTECTED BY PLACEMENT OF BENCHMARKS DETERMINED OR SUBMITTED IF SHOWN BY RECORDING PLAN. A LEGAL CASE LAND SURVEYOR MUST CONDUCT A SURVEY WHICH SHALL BE FILED WITH THE COUNTY.
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PASCO LARET SUITER

EXISTING PEPPERTREES



ABBREVIATION LEGEND

FS = FINISHED SURFACE
 HD = HEIGHT OF DRIVER
 HO = HEIGHT OF OBJECT
 LS = LINE OF SIGHT

DRIVEWAY SIGHT DISTANCE EXHIBIT (UNASSIGNED) RANCHO SANTA FE ROAD

SITE DISTANCE REQUIREMENTS (ENCINITAS PUBLIC ROAD STANDARDS)

(FOR PEPPERTREE LANE ACCESS OFF RANCHO SANTA FE RD)

PER CITY OF ENCINITAS PUBLIC ROAD STANDARDS SECTION 6-4(A) SIGHT DISTANCE CORNER SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 3 FEET TO THE RIGHT OF CENTER OF THE MINOR ROAD AND 10 FEET BACK FROM THE CURB LINE OR EDGE OF PAVEMENT OF THE MAJOR ROAD

SITE DISTANCE REQUIREMENTS (CALTRANS)

(FOR DRIVEWAY / PEPPERTREE LANE ACCESS OFF RANCHO SANTA FE ROAD)

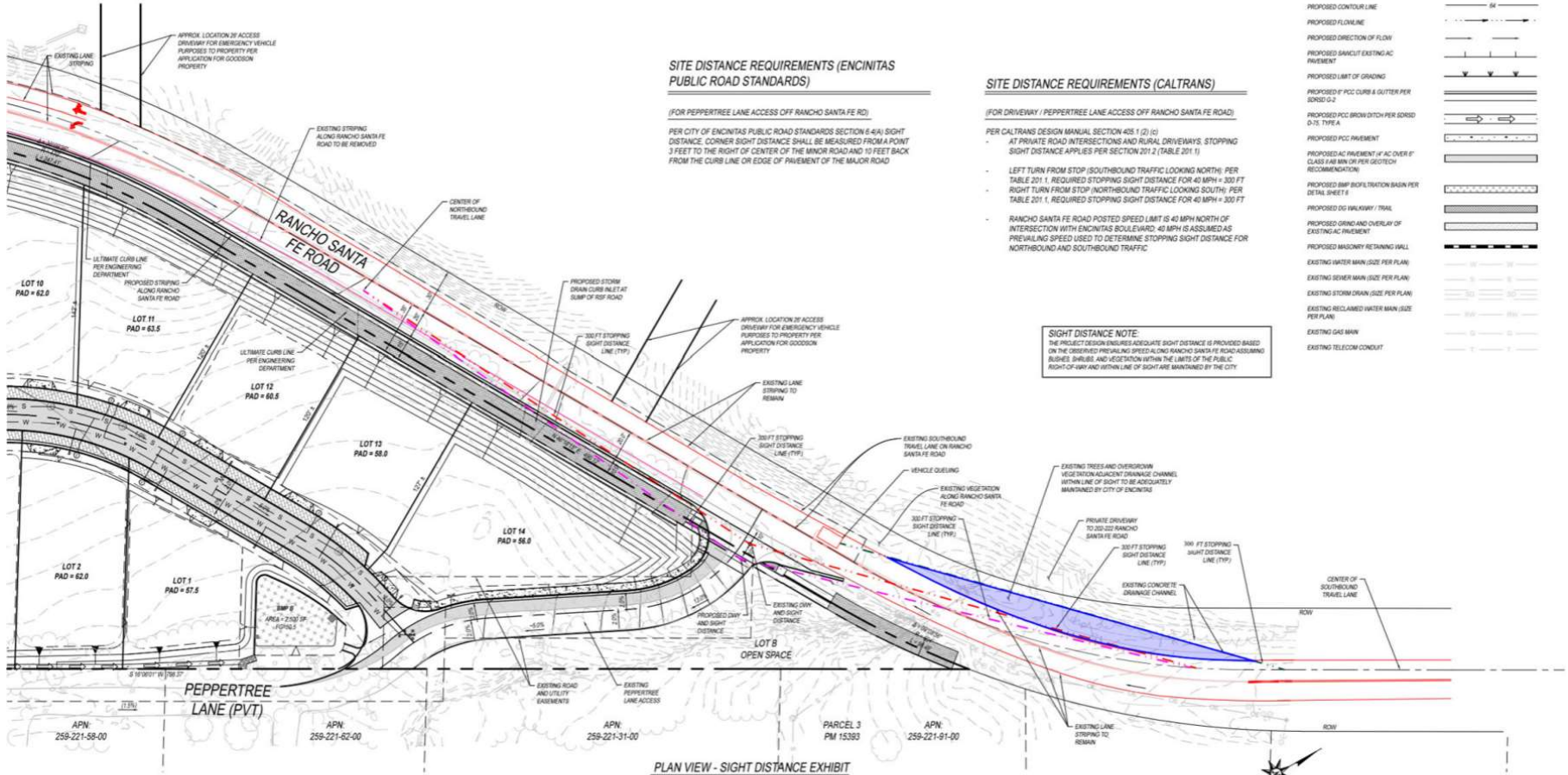
PER CALTRANS DESIGN MANUAL SECTION 405.1 (2) (C)
 AT PRIVATE ROAD INTERSECTIONS AND RURAL DRIVEWAYS, STOPPING SIGHT DISTANCE APPLIES PER SECTION 201.2, (TABLE 201.1)
 LEFT TURN FROM STOP (SOUTHBOUND TRAFFIC LOOKING NORTH); PER TABLE 201.1, REQUIRED STOPPING SIGHT DISTANCE FOR 40 MPH = 300 FT
 RIGHT TURN FROM STOP (NORTHBOUND TRAFFIC LOOKING SOUTH); PER TABLE 201.1, REQUIRED STOPPING SIGHT DISTANCE FOR 40 MPH = 300 FT

RANCHO SANTA FE ROAD POSTED SPEED LIMIT IS 40 MPH NORTH OF INTERSECTION WITH ENCINITAS BOULEVARD; 40 MPH IS ASSUMED AS PREVAILING SPEED USED TO DETERMINE STOPPING SIGHT DISTANCE FOR NORTHBOUND AND SOUTHBOUND TRAFFIC

SIGHT DISTANCE NOTE:
 THE PROJECT DESIGN ENGINEER'S ASSUMED SIGHT DISTANCE IS PROVIDED BASED ON THE OBSERVED PREVAILING SPEED ALONG RANCHO SANTA FE ROAD ASSUMING BUILDING SHRUBS AND VEGETATION WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AND WITHIN LINE OF SIGHT ARE MAINTAINED BY THE CITY

LEGEND

- SUBDIVISION BOUNDARY (OLD)
- SUBDIVISION BOUNDARY (PROPOSED)
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FLOWLINE
- PROPOSED DIRECTION OF FLOW
- PROPOSED SHALLOT EXISTING AC PAVEMENT
- PROPOSED LIMIT OF GRADING
- PROPOSED PCC CURB & GUTTER PER SORSO D-2
- PROPOSED PCC BROW DTCH PER SORSO D-2 (TYPE A)
- PROPOSED PCC PAVEMENT
- PROPOSED AC PAVEMENT AT AC OVER 8" CLASS FAB MIN OR PER GEOTECH RECOMMENDATION
- PROPOSED BMP INFILTRATION BASIN PER DETAIL SHEET 4
- PROPOSED CG WALKWAY / TRAIL
- PROPOSED GRASS AND OVERLAY OF EXISTING AC PAVEMENT
- PROPOSED MASONRY RETAINING WALL
- EXISTING WATER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- EXISTING STORM DRAIN (SIZE PER PLAN)
- EXISTING RECLAIMED WATER MAIN (SIZE PER PLAN)
- EXISTING GAS MAIN
- EXISTING TELECOM CONDUIT



PLAN VIEW - SIGHT DISTANCE EXHIBIT
 SCALE: 1" = 30' HORIZONTAL

ABBREVIATION LEGEND

FS = FINISHED SURFACE
 HD = HEIGHT OF DRIVER
 HO = HEIGHT OF OBJECT
 LS = LINE OF SIGHT

DRIVEWAY SIGHT DISTANCE EXHIBIT (UNASSIGNED) RANCHO SANTA FE ROAD

SITE DISTANCE REQUIREMENTS (ENCINITAS PUBLIC ROAD STANDARDS)

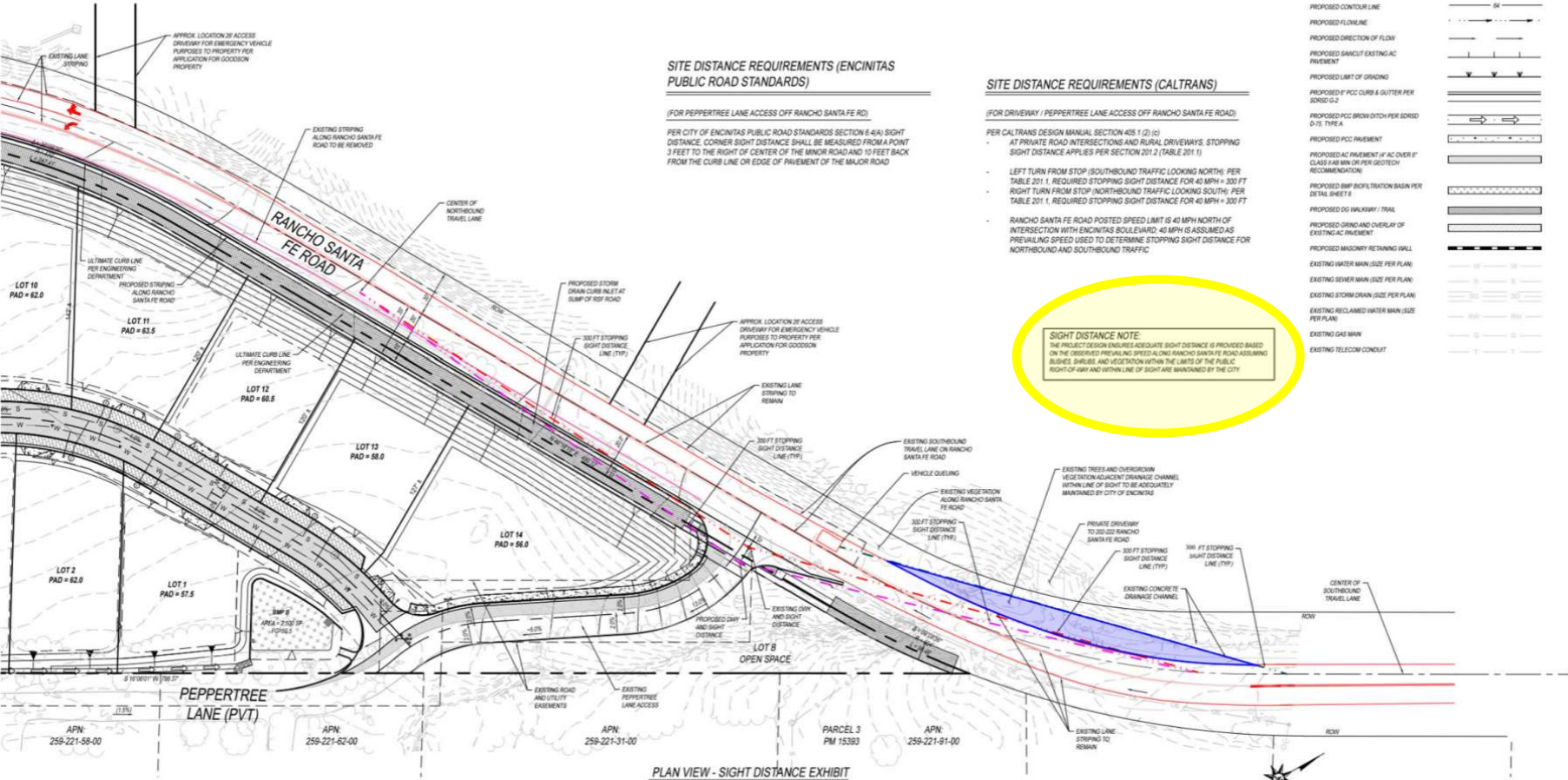
(FOR PEPPERTREE LANE ACCESS OFF RANCHO SANTA FE RD)
 PER CITY OF ENCINITAS PUBLIC ROAD STANDARDS SECTION 6.4(A) SIGHT DISTANCE CORNER SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 3 FEET TO THE RIGHT OF CENTER OF THE MINOR ROAD AND 10 FEET BACK FROM THE CURB LINE OR EDGE OF PAVEMENT OF THE MAJOR ROAD

SITE DISTANCE REQUIREMENTS (CALTRANS)

(FOR DRIVEWAY / PEPPERTREE LANE ACCESS OFF RANCHO SANTA FE ROAD)
 PER CALTRANS DESIGN MANUAL SECTION 405.1 (2) (c)
 - AT PRIVATE ROAD INTERSECTIONS AND RURAL DRIVEWAYS, STOPPING SIGHT DISTANCE APPLIES PER SECTION 201.2, (TABLE 201.1)
 - LEFT TURN FROM STOP (SOUTHBOUND TRAFFIC LOOKING NORTH) PER TABLE 201.1, REQUIRED STOPPING SIGHT DISTANCE FOR 40 MPH + 300 FT RIGHT TURN FROM STOP (NORTHBOUND TRAFFIC LOOKING SOUTH) PER TABLE 201.1, REQUIRED STOPPING SIGHT DISTANCE FOR 40 MPH + 300 FT
 - RANCHO SANTA FE ROAD POSTED SPEED LIMIT IS 40 MPH NORTH OF INTERSECTION WITH ENCINITAS BOULEVARD. 40 MPH IS ASSUMED AS PREVALING SPEED USED TO DETERMINE STOPPING SIGHT DISTANCE FOR NORTHBOUND AND SOUTHBOUND TRAFFIC.

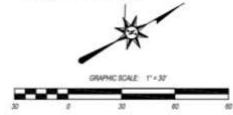
LEGEND

SUBDIVISION BOUNDARY (OLD)	---
SUBDIVISION BOUNDARY (PROPOSED)	- - - -
CENTERLINE OF ROAD	—+—+—+—+—+—+—
RIGHT-OF-WAY	=====
ADJACENT LOT LINE	=====
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
PROPOSED FLOWLINE	====>====>====>
PROPOSED DIRECTION OF FLOW	====>====>====>
PROPOSED RANCHO EXISTING AC PAVEMENT	=====
PROPOSED LIMIT OF GRADING	=====
PROPOSED PCC CURB & GUTTER PER SORSO G-2	=====
PROPOSED PCC PAVEMENT	=====
PROPOSED ASPHALT PAVEMENT IF AC OVER 6" CLASS FAB MIN OR PER GEOTECH RECOMMENDATION	=====
PROPOSED BMP BIORETENTION BASIN PER DETAIL SHEET E	=====
PROPOSED DW WALKWAY / TRAIL	=====
PROPOSED GRADING AND OVERLAY OF EXISTING AC PAVEMENT	=====
PROPOSED MASONRY RETAINING WALL	=====
EXISTING WATER MAIN (SIZE PER PLAN)	=====
EXISTING SEWER MAIN (SIZE PER PLAN)	=====
EXISTING STORM DRAIN (SIZE PER PLAN)	=====
EXISTING RECLAIMED WATER MAIN (SIZE PER PLAN)	=====
EXISTING GAS MAIN	=====
EXISTING TELECOM CONDUIT	=====



SIGHT DISTANCE NOTE:
 THE PROJECT DESIGN REQUIRES ADEQUATE SIGHT DISTANCE IS PROVIDED BASED ON THE OBSERVED PREVALING SPEED ALONG RANCHO SANTA FE ROAD ASSUMING BUSHES, SHRUBS, AND VEGETATION WITHIN THE LIMITS OF THE PUBLIC RIGHTS-OF-WAY AND WITHIN LINE OF SIGHT ARE MAINTAINED BY THE CITY.

PLAN VIEW - SIGHT DISTANCE EXHIBIT
 SCALE: 1" = 30' HORIZONTAL



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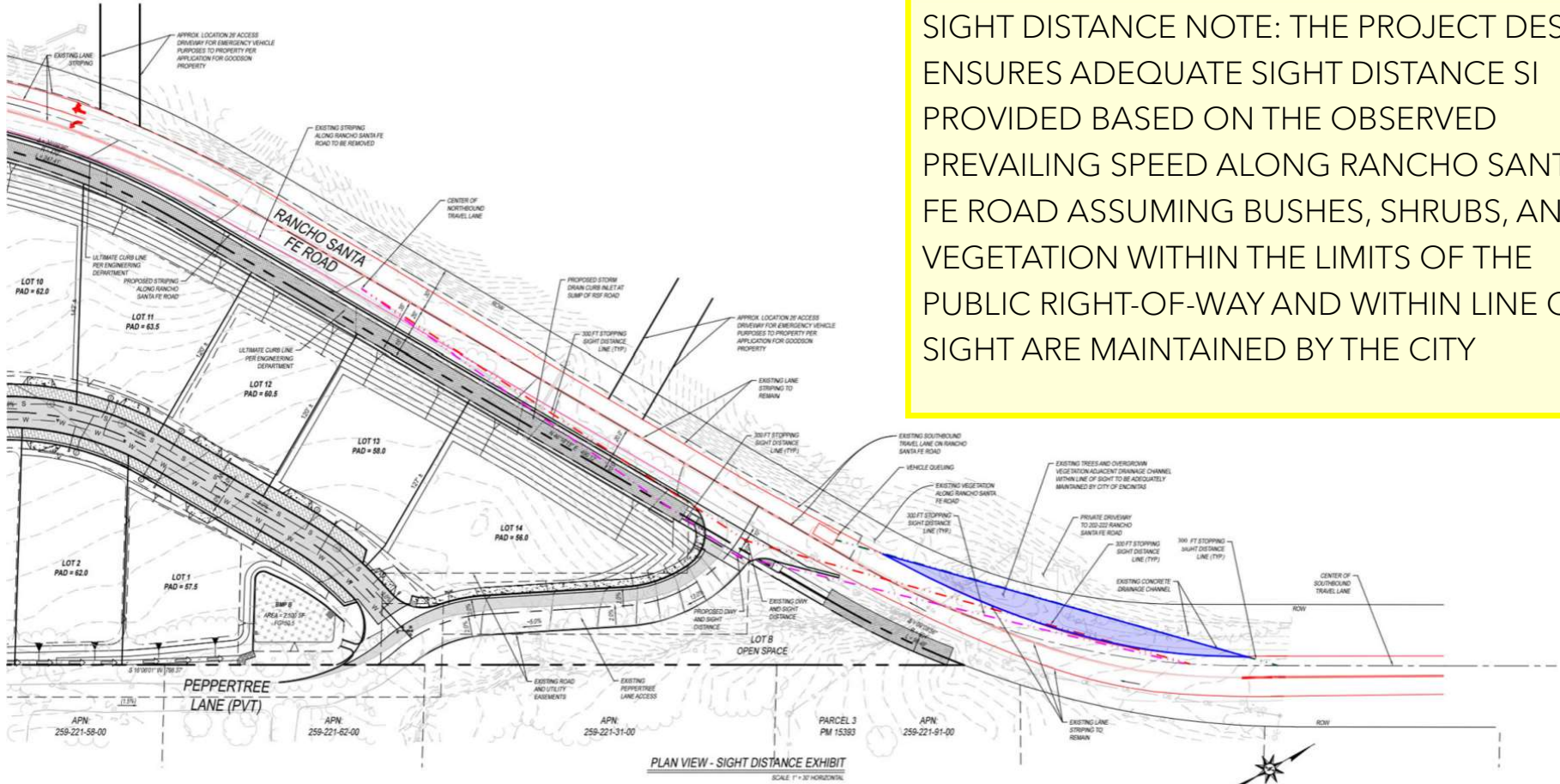
ABBREVIATION LEGEND

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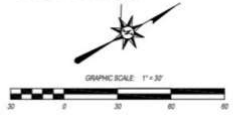
DRIVEWAY SIGHT DISTANCE EXHIBIT

(UNASSIGNED) RANCHO SANTA FE ROAD

SIGHT DISTANCE NOTE: THE PROJECT DESIGN ENSURES ADEQUATE SIGHT DISTANCE SI PROVIDED BASED ON THE OBSERVED PREVAILING SPEED ALONG RANCHO SANTA FE ROAD ASSUMING BUSHES, SHRUBS, AND VEGETATION WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AND WITHIN LINE OF SIGHT ARE MAINTAINED BY THE CITY



PLAN VIEW - SIGHT DISTANCE EXHIBIT
 SCALE: 1" = 30' HORIZONTAL



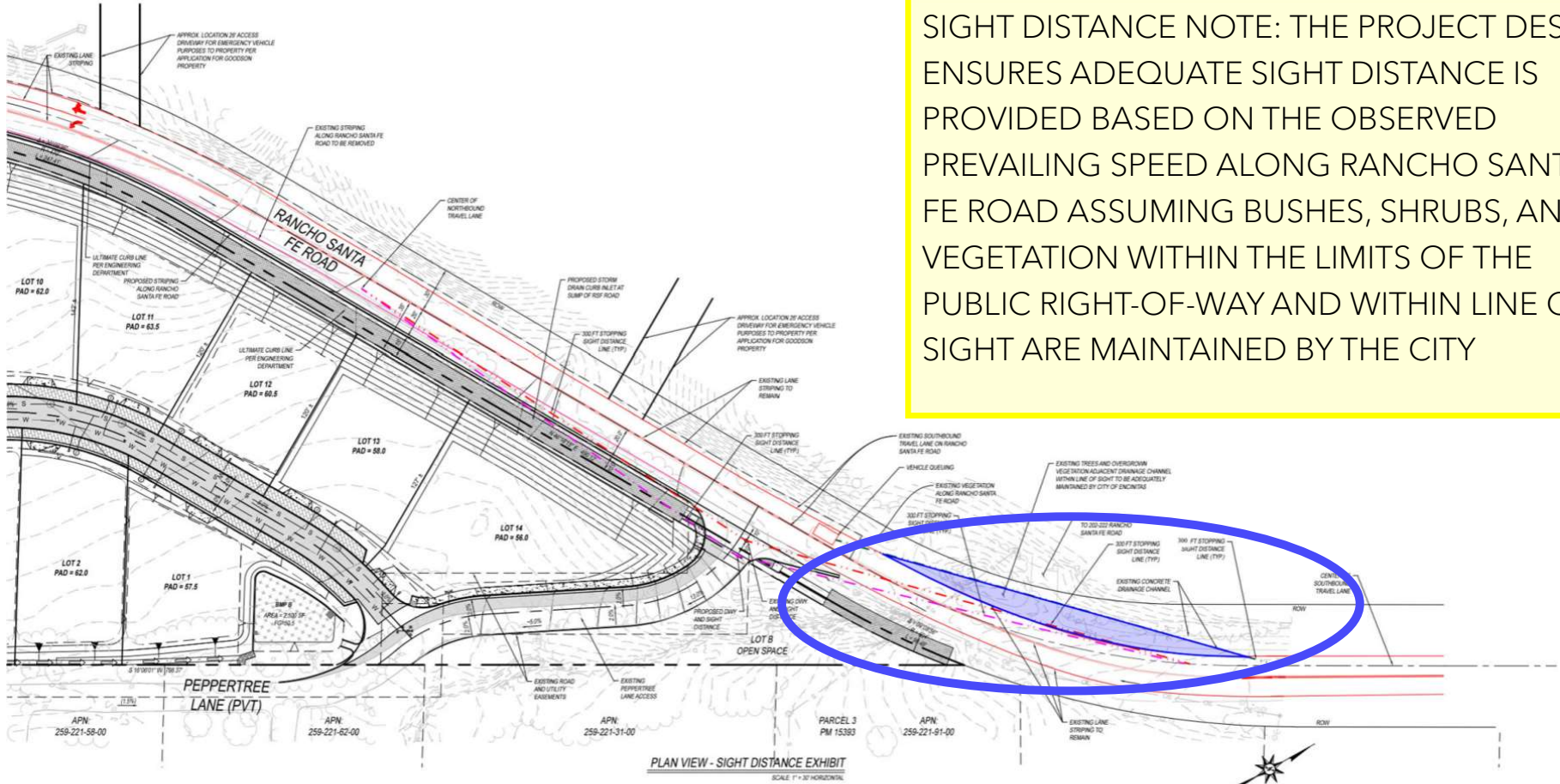
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DRIVEWAY SIGHT DISTANCE EXHIBIT (UNASSIGNED) RANCHO SANTA FE ROAD

SIGHT DISTANCE NOTE: THE PROJECT DESIGN ENSURES ADEQUATE SIGHT DISTANCE IS PROVIDED BASED ON THE OBSERVED PREVAILING SPEED ALONG RANCHO SANTA FE ROAD ASSUMING BUSHES, SHRUBS, AND VEGETATION WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AND WITHIN LINE OF SIGHT ARE MAINTAINED BY THE CITY



GRAPHIC SCALE: 1" = 30'

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& ASSOCIATES
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"BLUE AREA"





Tree(s) Maintained by Public Works Street Division



Table Zoom to

Common Name:	CHINESE FLAME TREE
Botanical Name:	Koelreuteria bipinnata
Parkway Type:	Unimproved
Parkway Size:	99
Diameter Range:	13-18
Height Range:	15-30
Diameter Range:	13-18
Height Range:	15-30
Tree Zone:	9C
Last Maintenance:	10/1/1986
Tree ID:	1805PWTREE
Next Maintenance:	2021



OUR ASKS IN ORDER OF PREFERENCE

1. The City removes the Spanish Dagger, Jacaranda, and California Pepper as advocated by our arborist as well as the Chinese Flame Trees

2. The City removes the Spanish Dagger, Jacaranda, and California Pepper as advocated by our arborist and trims the Chinese Flame Trees

3. We receive permission to remove these trees and mitigate with off-site native trees at discretion of the city arborist

