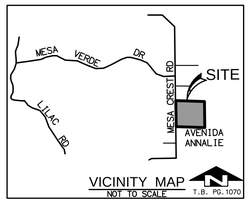
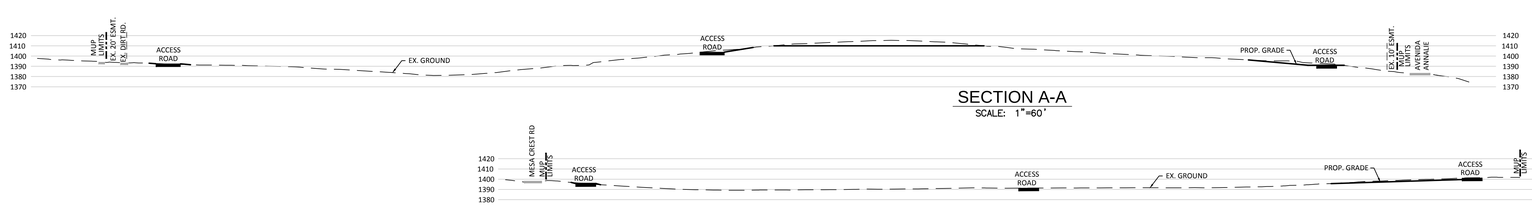
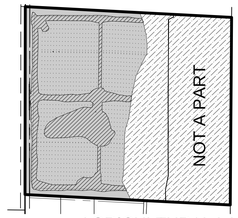




SECTION A-A
SCALE: 1"=60'

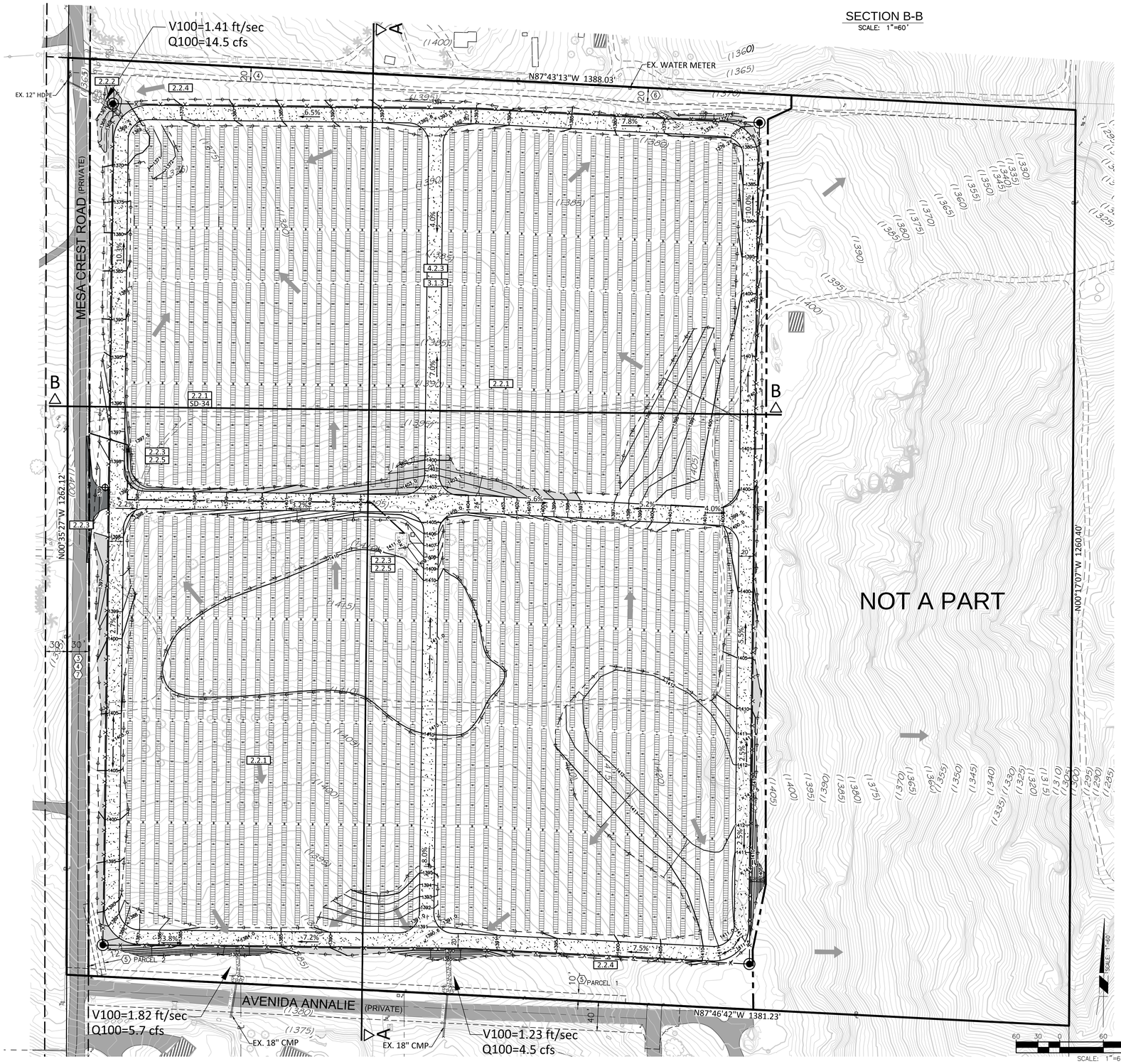
SECTION B-B
SCALE: 1"=60'



POSTS (PV & FENCE): 0.01 AC
EQUIPMENT PADS: 0.02 AC
FIRE ACCESS ROAD: 2.30 AC
GRADED AREAS: 3.18 AC
TOTAL: 5.51 AC

PRIME FARMLAND SOILS
STATEWIDE SIGNIFICANCE SOILS

AGRICULTURAL LANDS IMPACTS
SCALE: 1"=400'



NOTES

1. GROSS AREA: 40.1 ACRES
2. NET AREA: 39.2 ACRES (MESA CREST ROAD EASEMENT=0.9 AC)
3. MUP BOUNDARY AREA: 27.1 ACRES
4. TOPOGRAPHIC SOURCE: AEROTECH MAPPING INC, 3/10/2015
5. 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.
6. ALL DISTURBED AREAS WILL BE SURFACED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
7. PILE DRIVING OPRATIONS: IN ORDER TO LIMIT TEMPORARY CONSTRUCTION NOISE, ALL PILE DRIVING OPERATIONS SHALL BE LOCATED A MINIMUM SETBACK OF 215 FEET FROM ANY OCCUPIED RESIDENTIAL PROPERTY LINE. IF FILE DRIVING OPERATIONS ARE TO OCCUR WITHIN 215 FEET, THEN THESE OPERATIONS SHALL LIMITED TO OPERATE 25% OF THE HOURLY OR DAILY DURATION.
8. EXISTING STORM DRAIN PIPES TO BE RESTORED OR REPLACED IF NECESSARY.

SUMMARY OF LID/SITE DESIGN BMPs

- 2.2.1 CONSERVATION OF NATURAL DRAINAGES AND SIGNIFICANT VEGETATION
- 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- 2.2.3 MINIMIZE IMPERVIOUS SURFACES
- 2.2.3 DISCONNECT IMPERVIOUS SURFACES
- 2.2.4 MINIMIZE SOIL COMPACTION
- 2.2.5 DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
- 4.2.3 PERMEABLE PAVEMENT DESIGN
- 3.1.3 LID DRIVEWAY/ACCESS ROADS

SUMMARY OF SOURCE CONTROL BMPs

- SD-34 PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- ULTIMATE RIGHT-OF-WAY
- MUP BOUNDARY (27.1 AC)
- EXISTING CONTOUR (1420)
- PROPOSED GRADING 1415
- PROPOSED DAYLIGHT LINE
- PROPOSED SPOT GRADE x 1411.6
- PROPOSED PAD ELEVATION x P 1410.1
- PROPOSED 7' CHAINLINK FENCE W/ SLATS (8' MAX.)
- PROPOSED ACCESS GATE
- DIRECTION OF FLOW / SLOPE 7.2%
- EXISTING DIRT ROAD
- EXISTING AC PAVEMENT
- PROPOSED AC PAVEMENT
- PROPOSED FIRE ACCESS ROAD-ALL WEATHER (WIDTH PER PLAN)
- EXISTING BUILDING
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED PV PANEL
- PROPOSED INVERTER/TRANSFORMER PAD (1)
- EXISTING CULVERT
- EXISTING TREES
- PROPOSED FILL SLOPE (2: 1 MAX.) 1390
- PROPOSED CUT SLOPE (1 1/2: 1 MAX.) 1390 1385
- EXISTING WATER METER
- PROPOSED RIP-RAP

EXISTING EASEMENTS (TO REMAIN)

◯	DESCRIPTION	DOC. #
3	PRIVATE ROAD & PUBLIC UTILITY PCL.#1	BK. 7165, PG. 594, 7/15/58
4	PUBLIC UTILITIES	INSTR. 9178, 1/18/65
5	SDG&E PUBLIC UTILITIES	INSTR. 82-395792, 12/28/82
6	SDG&E PUBLIC UTILITIES	INSTR. 83-119656, 4/14/83
7	PRIVATE ROAD AND PUBLIC UTILITY	INSTR. 85-167501, 5/13/85

STEWART TITLE COMPANY PRELIMINARY REPORT ORDER NUMBER 011800-162713, DATED 4/29/2015 PARCEL 1 2 & 3

ASSESSOR PARCEL NUMBER

129-162-07

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF THE WEST HALF OF THE NE QUARTER SECTION 35, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83, EPOCH: NSRS 2007, CSRS 2011), ZONE 6, BASED LOCALLY UPON CONTROL STATIONS P478 & PM08, PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) WITH A BEARING OF S 50°43'25" E.

BENCHMARK

STATION NAME: "13525" PER RECORD OF SURVEY 17997. FOUND 2" BRASS DISK STAMPED 51-61-XP30 FLUSH IN BOULDER.

ELEVATION = 1679.00 DATUM: NAVD88

SITE ADDRESS:

THE NE CORNER OF MESA CREST RD AND AVENIDA ANNALIE
VALLEY CENTER, CA 92082

OWNER/APPLICANT:

NLP GRANGER AB2, LLC
17901 VON KARMAN AVENUE, SUITE 1050
IRVINE, CA 92614
CONTACT: PATRICK BROWN
PHONE: (619) 733-2649

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 24,000 CY
VOLUME OF FILL: 24,000 CY
EXPORT/IMPORT: 0 CY
NOTE: CUT VOLUME TO BE SPREAD OVER MUP AREA (±0.5')

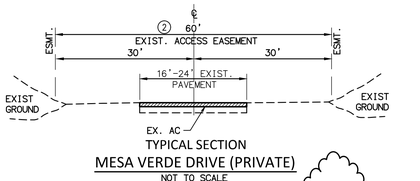
MAXIMUM SITE RETAINING WALL HEIGHT: N/A

TOTAL DISTURBED AREA BEFORE PROJECT: 0.8 AC
TOTAL DISTURBED AREA AFTER PROJECT: 26.1 AC

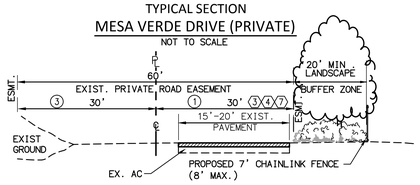
TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.6 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT : 0.7 AC

IMPERVIOUS SURFACES TABLE

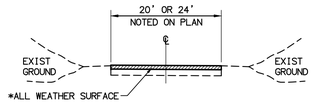
ITEM DESCRIPTION	TOTAL AREA	UNIT
INVERTER / TRANSFORMER PAD	0.02	AC
FOOTING FOUNDATION	0.09	AC
TOTAL	0.11	AC



TYPICAL SECTION
MESA VERDE DRIVE (PRIVATE)
NOT TO SCALE



TYPICAL SECTION
MESA CREST ROAD (PRIVATE)
NOT TO SCALE



* ALL WEATHER (DECOMPOSED GRANITE, CLASS 2 BASE OR GRAVEL) MIN. 75,000 lbs. FIRE APPARATUS BEARING LOAD

TYPICAL SECTION
FIRE ACCESS ROAD
NOT TO SCALE

GRANGER SOLAR PHOTOVOLTAIC SOLAR FARM
COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN

SEPTEMBER 8, 2015
SHEET 1 OF 1

Michael Baker INTERNATIONAL
9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM

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