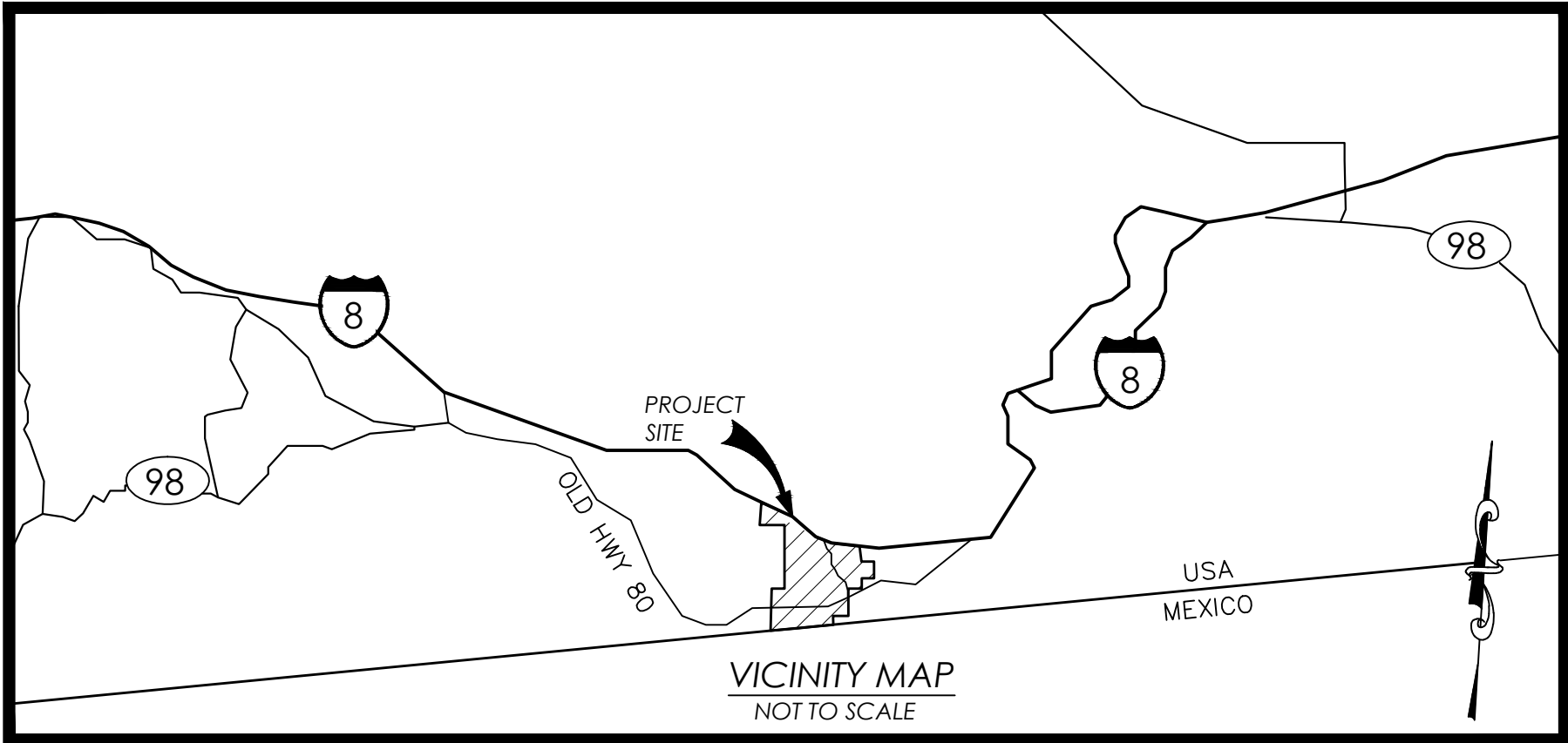
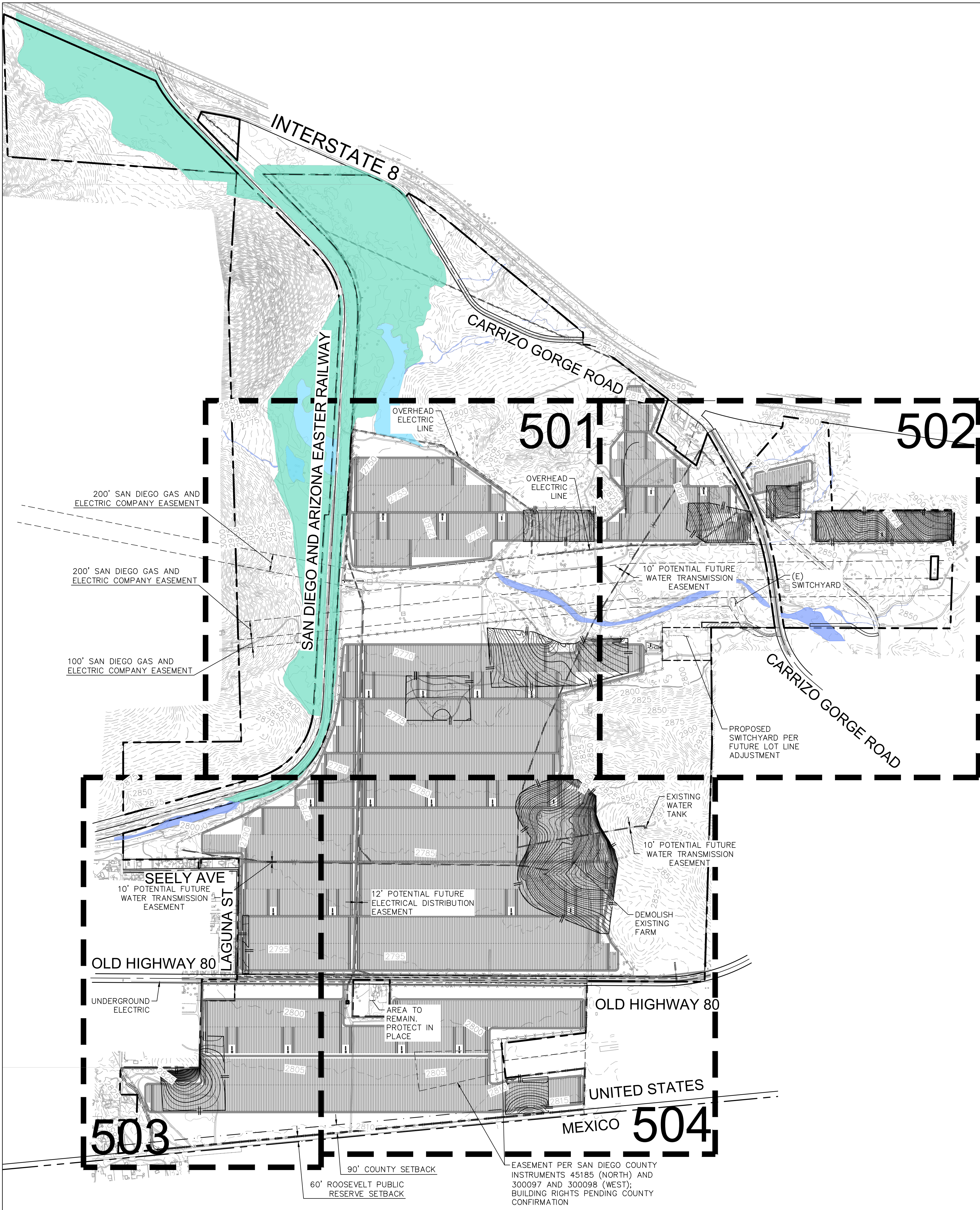




NOTES

- SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION AND UTILITY PURVEYOR FACILITY MAP AND RECORD DRAWING FEEDBACK.
- SETBACKS
 - 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 3' COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18. REQUIRES A MINIMUM 3 FT SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.
- BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON AUGUST 30TH 2018.
- CULTURAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON SEPTEMBER 3RD 2018. REFER TO "CULTURAL RESOURCES" (FIGURE 1) FOR MORE INFORMATION.
- 15'-WIDE LANDSCAPE BUFFER PER BAYWA R.E. SOLAR PROJECTS, LLC DURING PROJECT KICKOFF MEETING ON AUGUST 17, 2018.
- RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN. SEE SHEET 300.
- CONTENT PER ELECTRICAL LAYOUT AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC ON PRELIMINARY LAYOUT DATED MAY 17, 2018.
- GROSS AREA: 1,355.84 ACRES
- MUP BOUNDARY AREA 85,465.15 ACRES
- GENERAL PLAN: SPECIFIC PLAN AREA
- REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN
- TOPOGRAPHIC SOURCE: FIELD SURVEY COMPLETED 8/8/2018
- ASSOCIATED REQUESTS: NONE
- WATER DISTRICT: JACUMBA COMMUNITY SERVICE DISTRICT
- FIRE DISTRICT: SAN DIEGO COUNTY FIRE AUTHORITY
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
- 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 CONNECTING SUCH ACTIVITY.
- ALL SOLAR EQUIPMENT STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL (CONCRETE, BLOCK, METAL) OR SIMILAR AND PAINTED EARTH TONE COLORS.
- LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES AND INVERTER/TRANSFORMER PADS AND SHALL CONFORM TO COUNTY OF SAND DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 2.
- PHASING — PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, SWITCHGEAR, MET STATION, FENCING AND INTERNAL ACCESS, ETC.) SHOWN ON THE PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMITS APPROVAL. INVERTER/TRANSFORMER LOCATIONS CAN BE RELOCATED/RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE INVERTER/TRANSFORMER MUST COMPLY WITH THE NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE FLOOD ELEVATION. THE 24' FIRE ACCESS ROAD WIDTHS MAY BE REDUCED ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- A SYSTEM IDENTIFICATION SIGN SHALL BE LOCATED AT THE GATE ENTRANCE. SIGN SHALL BE 12X18. SIGN SHALL LIST NAME OF SITE AND CONTACT INFORMATION AS PROVIDED BY SDGE.
- PRIVATE PROPERTY/NO TRESPASSING AND HIGH VOLTAGE SIGNS SHALL BE LOCATED AT THE GATE ENTRANCE AND EVERY 100' MINIMUM ON FENCE. THE SIGN SHALL BE 10X14" MISCELLANEOUS INTERIOR DIRECTIONAL AND SAFETY SIGNAGE AND PERMITTED.
- OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE.
- A METEOROLOGICAL (MET) STATION SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PAD.
- 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.

LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SITE PERIMETER FENCE
- PROPOSED SUBSTATION FENCE
- PROPOSED LIMIT OF MASS GRADING
- PROPOSED LANDSCAPE BUFFER
- PROPOSED ALL WEATHER ACCESS ROAD
- PROPOSED PAVED ACCESS ROAD. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS.
- STATE JURISDICTIONAL BIOLOGICAL RESOURCES
 - NON-VEGETATED CHANNEL
- ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES
 - DESERT SINK SCRUB
 - MESQUITE BOSQUE

PROJECT TEAM

OWNER/DEVELOPER
PATRICK BROWN
BAYWA R.E. SOLAR PROJECTS, LLC
17901 VON KARMAN AVE, SUTE 1050L
IRVINE, CA 92614
(949) 398-3915

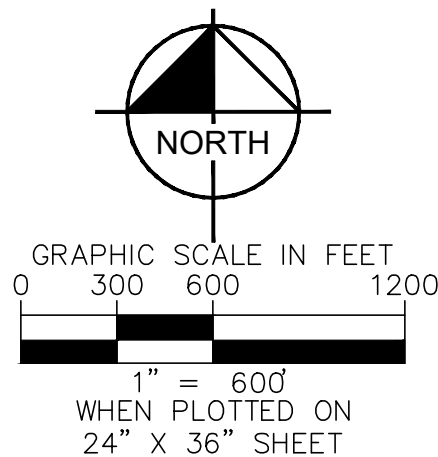
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765 THE CITY DRIVE, SUITE 200
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(714) 705-1347
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SURVEYOR
MICHAEL KNAPTON, P.L.S., P.E.
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401 B STREET, SUITE 600
SAN DIEGO, CA 92101
(619) 744-0142
MICHAEL.KNAPTON@KIMLEY-HORN.COM

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 235,000 CY
VOLUME OF FILL: 235,000 CY
EXPORT/IMPORT: 0 CY
NOTE: CUT VOLUME TO BE SPREAD OVER MUP AREA

SDC PDS RCVD 11-16-18
GPA18-010, REZ18-007,
MUP18-022



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SITE INFORMATION

JVR ENERGY PARK

PROJECT MANAGER

PATRICK BROWN
949.398.3915

PROJECT ENGINEER

DREW CORRAO
310.936.5067

NO.	ISSUE	DATE
	MUP - FIRST SUBMITTAL	11/1/2018

PROJECT NUMBER KHA-194083001

DRAWN BY CK

REVIEWED BY WC

APPROVED BY DB

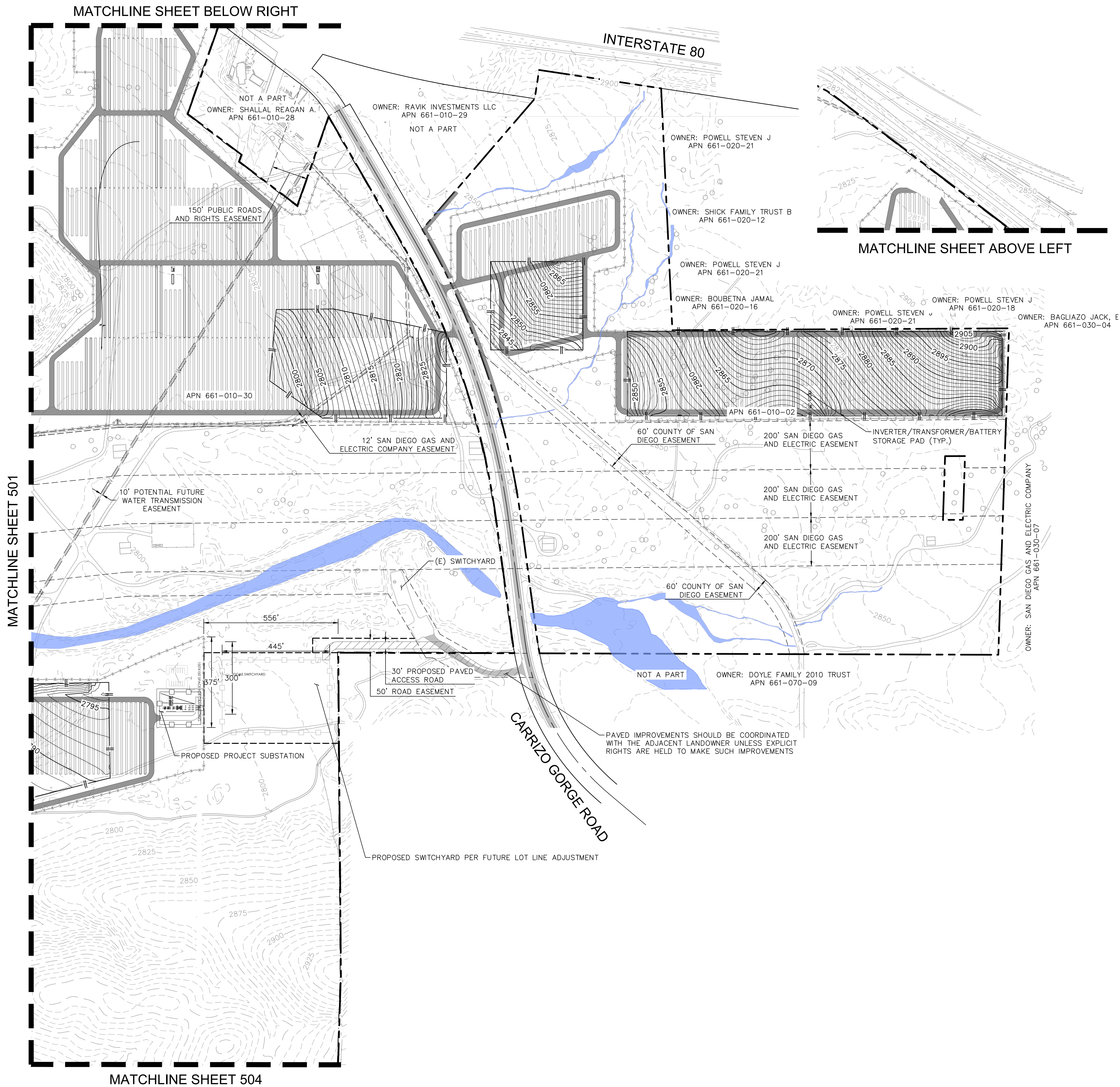
CLIENT SIGNATURE

PRELIMINARY GRADING PLAN

OVERALL GRADING PLAN

DRAWING
NUMBER 500

SHEET SIZE: ARCH D - 24" x 36"



LEGEND

PROPERTY LINE
CENTER LINE
SETBACK LINE
EASEMENT LINE
EXISTING WATER LINE
EXISTING OVERHEAD ELECTRIC
PROPOSED SITE PERIMETER FENCE
PROPOSED SUBSTATION FENCE
PROPOSED LIMIT OF MASS GRADING

PROPOSED LANDSCAPE BUFFER

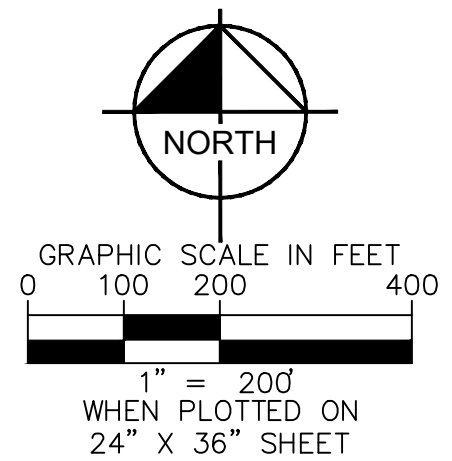
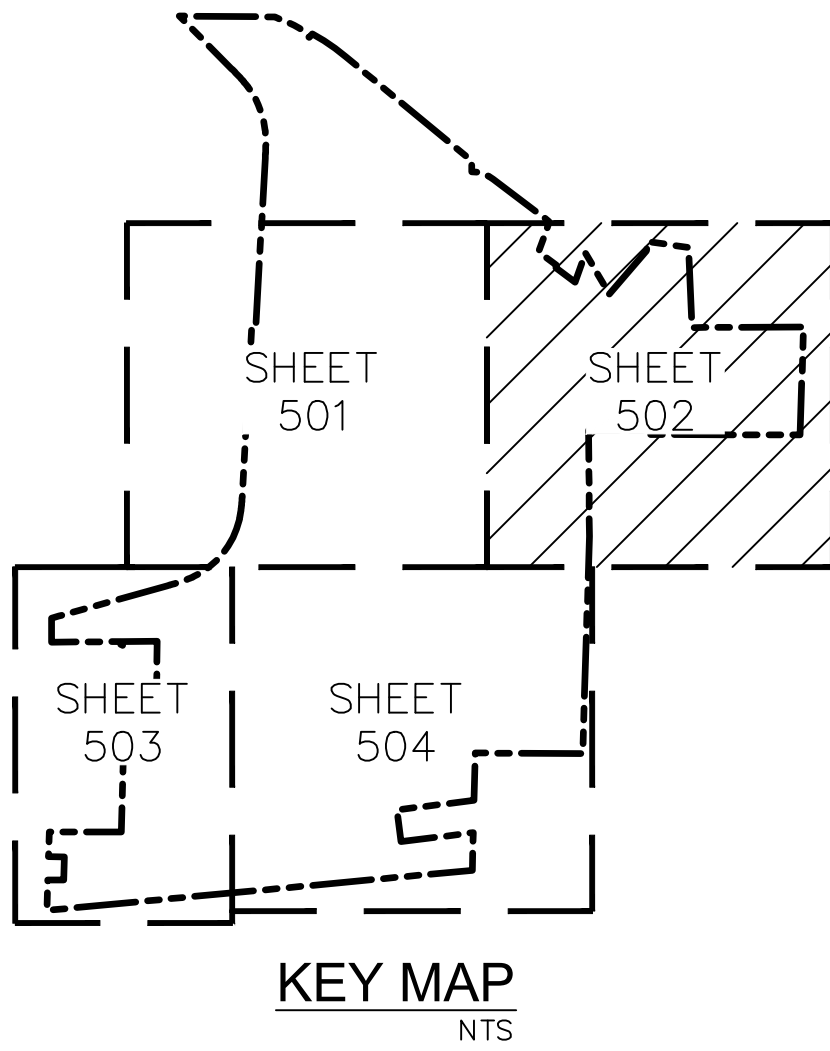
PROPOSED ALL WEATHER ACCESS ROAD

PROPOSED PAVED ACCESS ROAD. PAVED
IMPROVEMENTS SHOULD BE COORDINATED WITH
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RIGHTS ARE HELD TO MAKE SUCH
IMPROVEMENTS.

STATE JURISDICTIONAL BIOLOGICAL RESOURCES
NON-VEGETATED CHANNEL

ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES
DESERT SINK SCRUB
MESQUITE BOSQUE

- NOTES**
1. SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES
DATED AUGUST 2018; PENDING ALTA COMPLETION.
 2. SETBACKS
2.1. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN
DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
2.2. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY NUMBER I-111"
2.3. FRONT, REAR, AND SIDE BUILDING COUNTY SETBACKS PER SAN
DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS"
DATED 01/30/18. REQUIRES A MINIMUM 3' SETBACK FROM
PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.
 3. BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK
ENVIRONMENTAL ON AUGUST 30TH 2018.
 4. 15'-WIDE PROPOSED LANDSCAPE BUFFER, REFER TO CONCEPTUAL
LANDSCAPE PLANS, SHEETS XX.
 5. RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN.
SEE SHEET 300.
 6. ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR
PROJECTS, LLC DATED OCTOBER 09, 2018.



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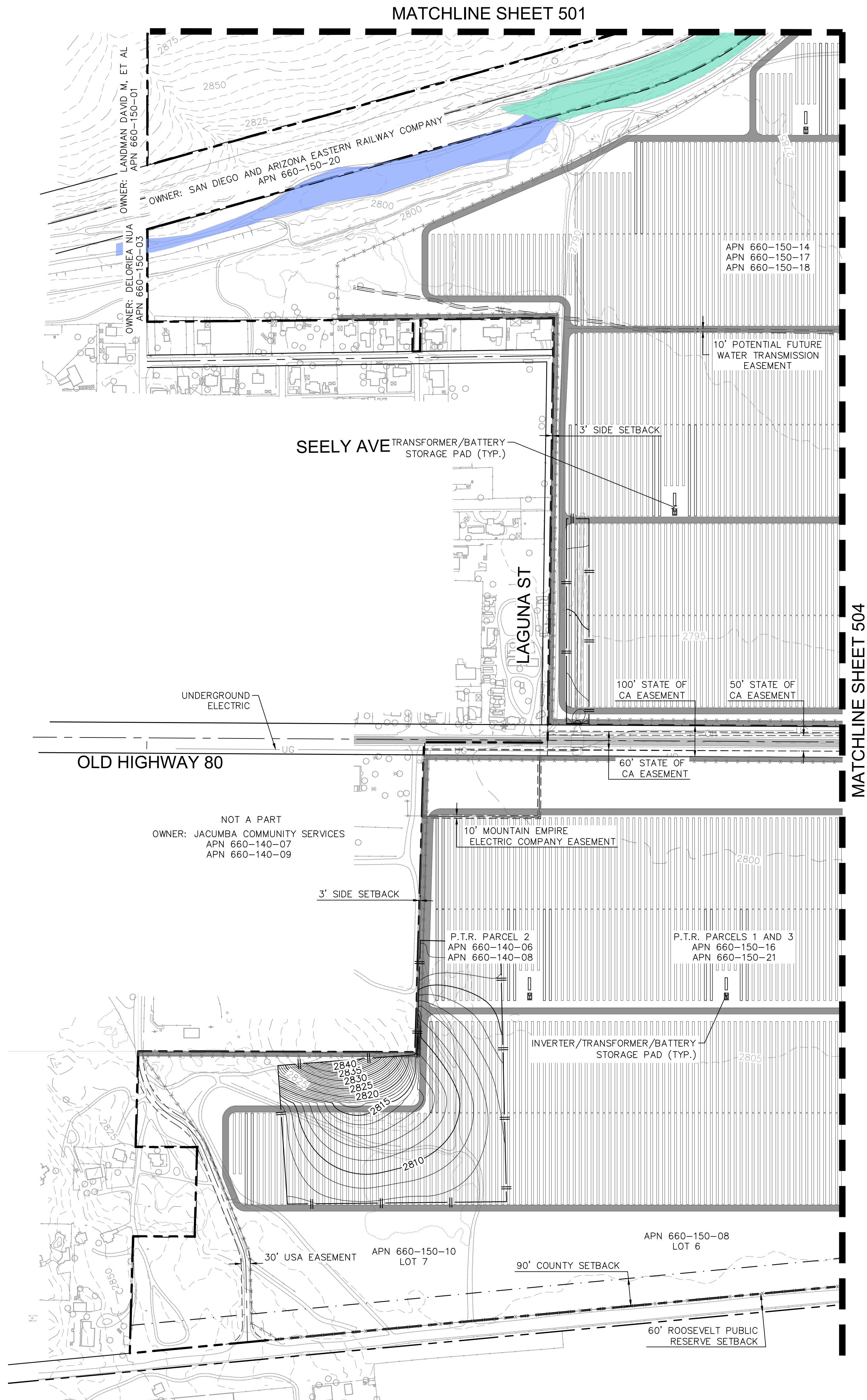
NO. ISSUE DATE
MUP - FIRST SUBMITAL 11/1/2018

PROJECT NUMBER KHA-194083001
DRAWN BY CK
REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

**PRELIMINARY GRADING
PLAN
ENLARGED
GRADING PLAN**

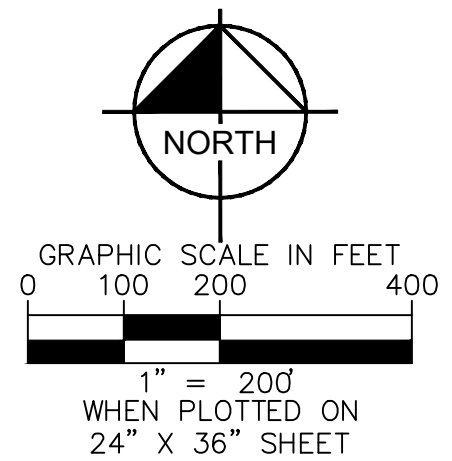
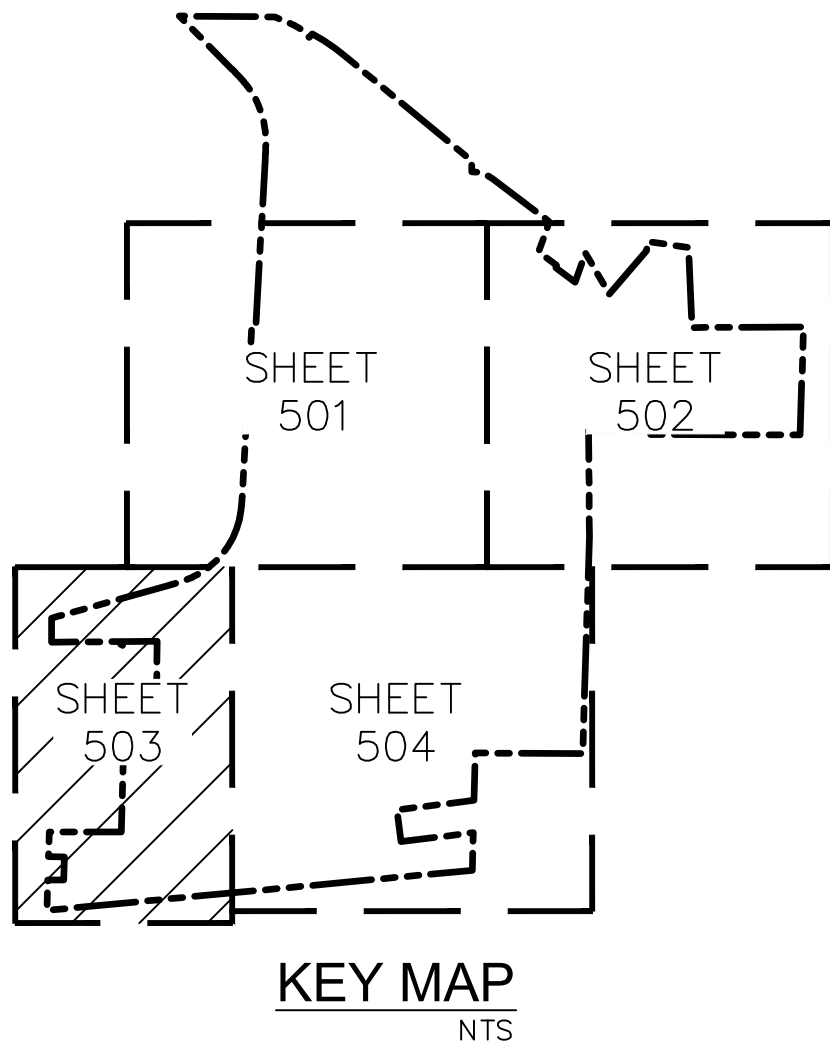
DRAWING
NUMBER **502**
SHEET SIZE: ARCH D - 24" x 36"



LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SITE PERIMETER FENCE
- PROPOSED SUBSTATION FENCE
- PROPOSED LIMIT OF MASS GRADING
- PROPOSED LANDSCAPE BUFFER
- PROPOSED ALL WEATHER ACCESS ROAD
- PROPOSED PAVED ACCESS ROAD. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS.
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PROJECT ENGINEER
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NO.	ISSUE	DATE
	MUP - FIRST SUBMITTAL	11/1/2018

PROJECT NUMBER KHA-194083001
DRAWN BY CK
REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

**PRELIMINARY GRADING
PLAN
ENLARGED
GRADING PLAN**

**DRAWING
NUMBER** 503
SHEET SIZE: ARCH D - 24" x 36"

