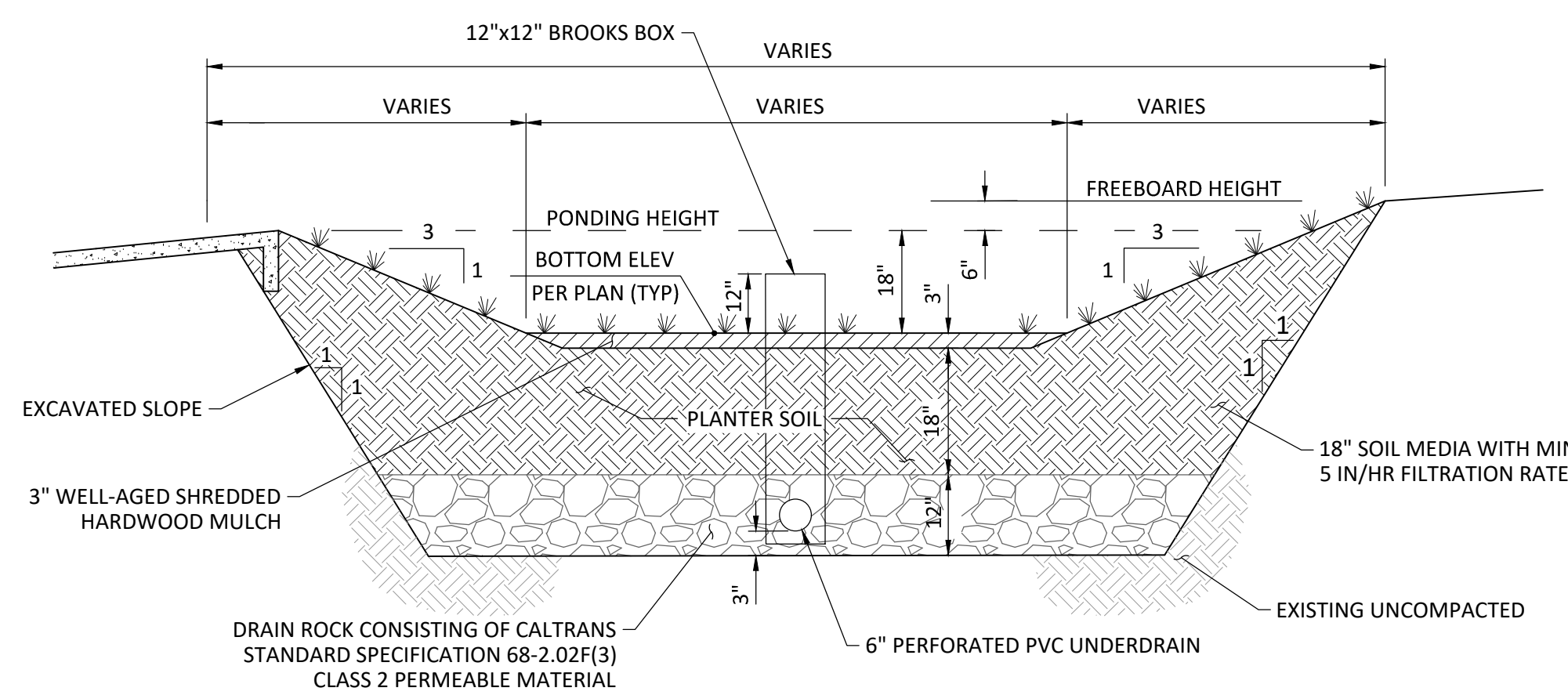
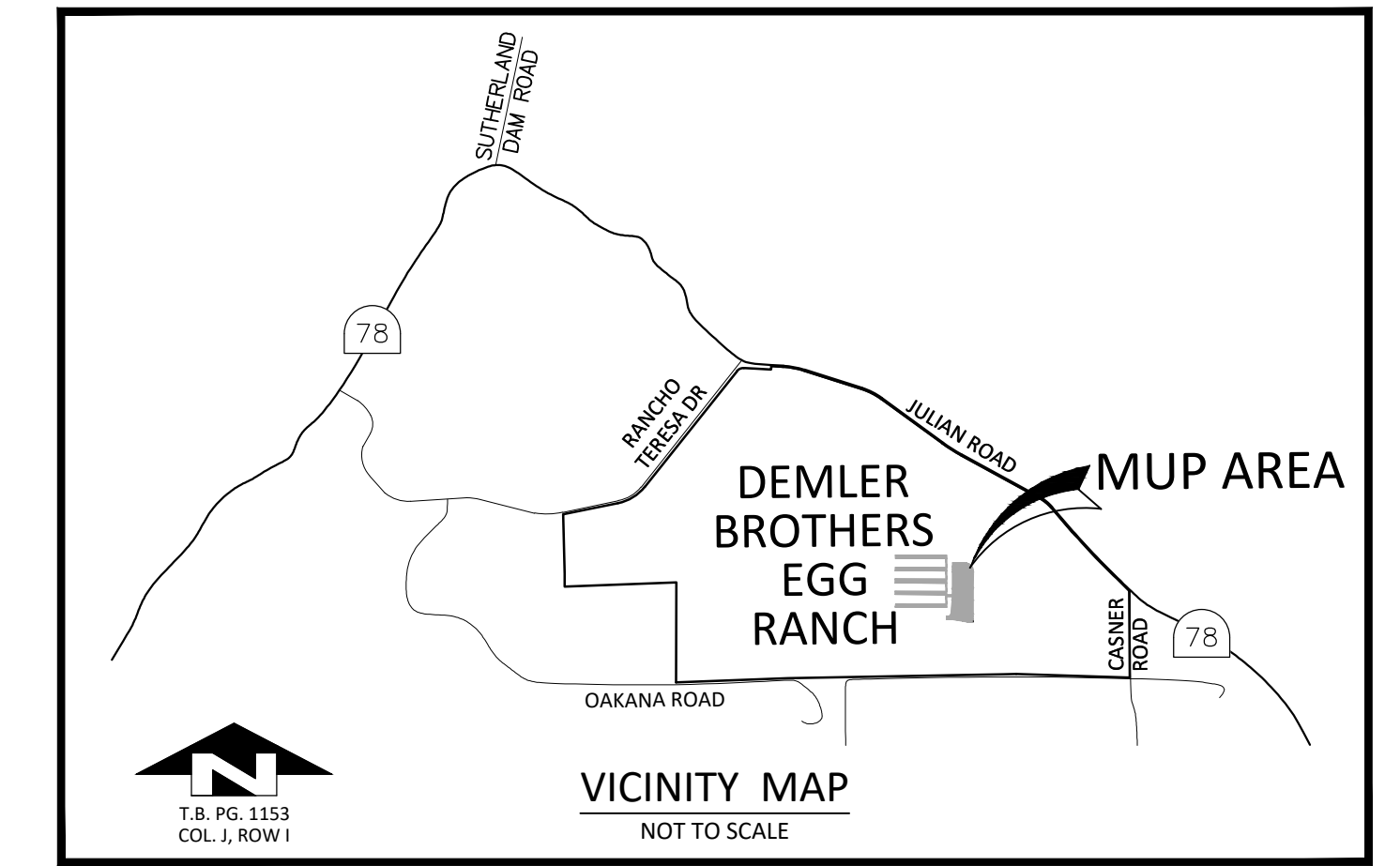


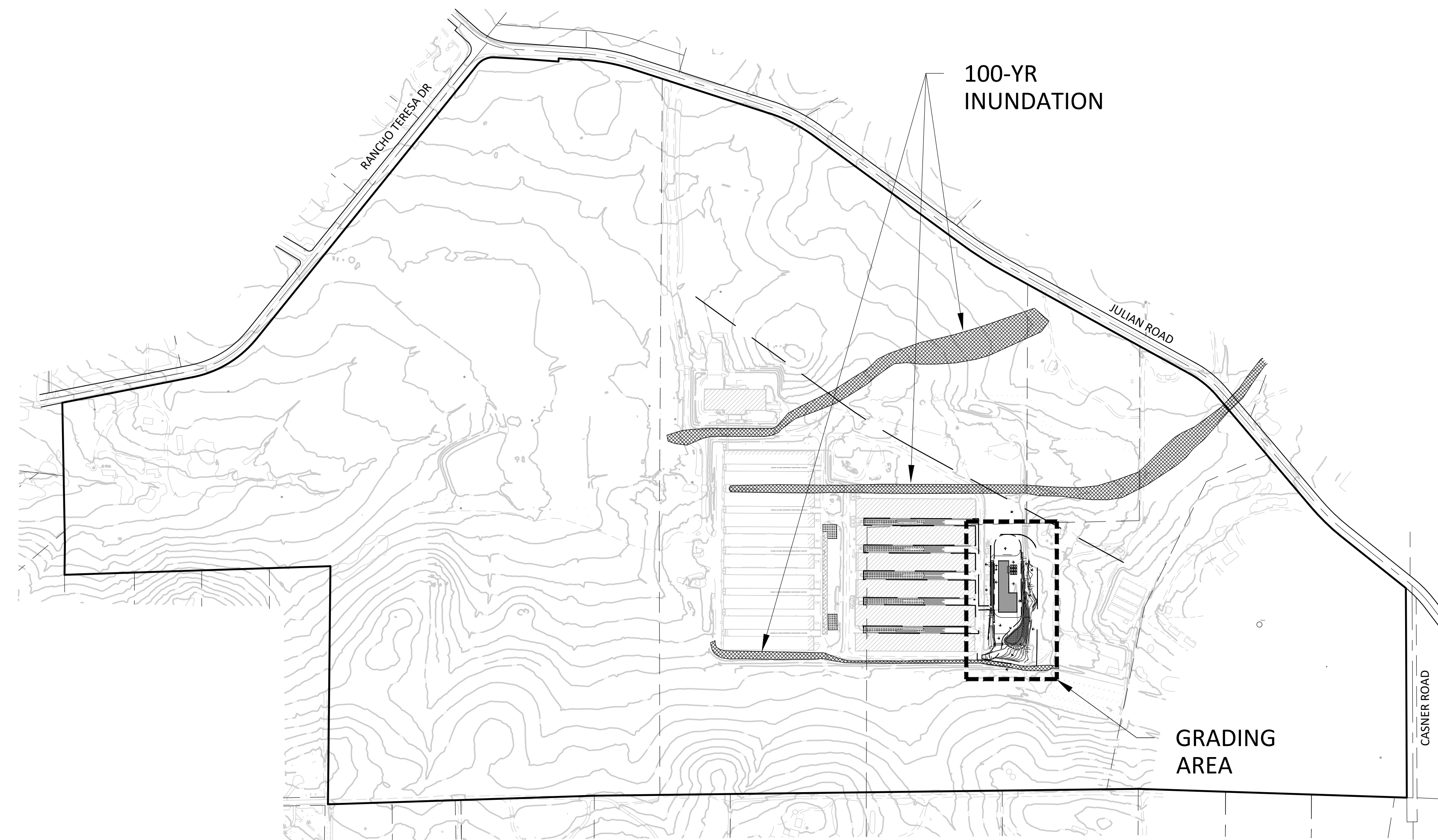
DEMLER BROTHERS EGG RANCH

RAMONA, CA PRELIMINARY GRADING PLAN PDS 2019-MUP-19-004

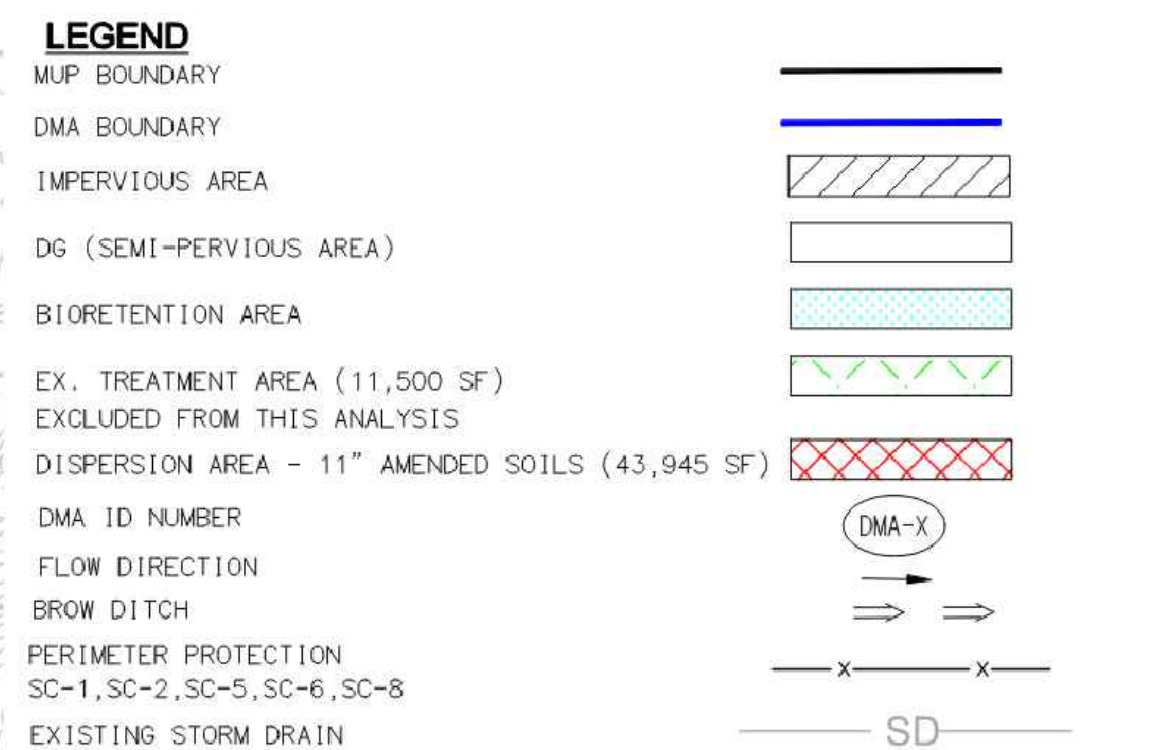
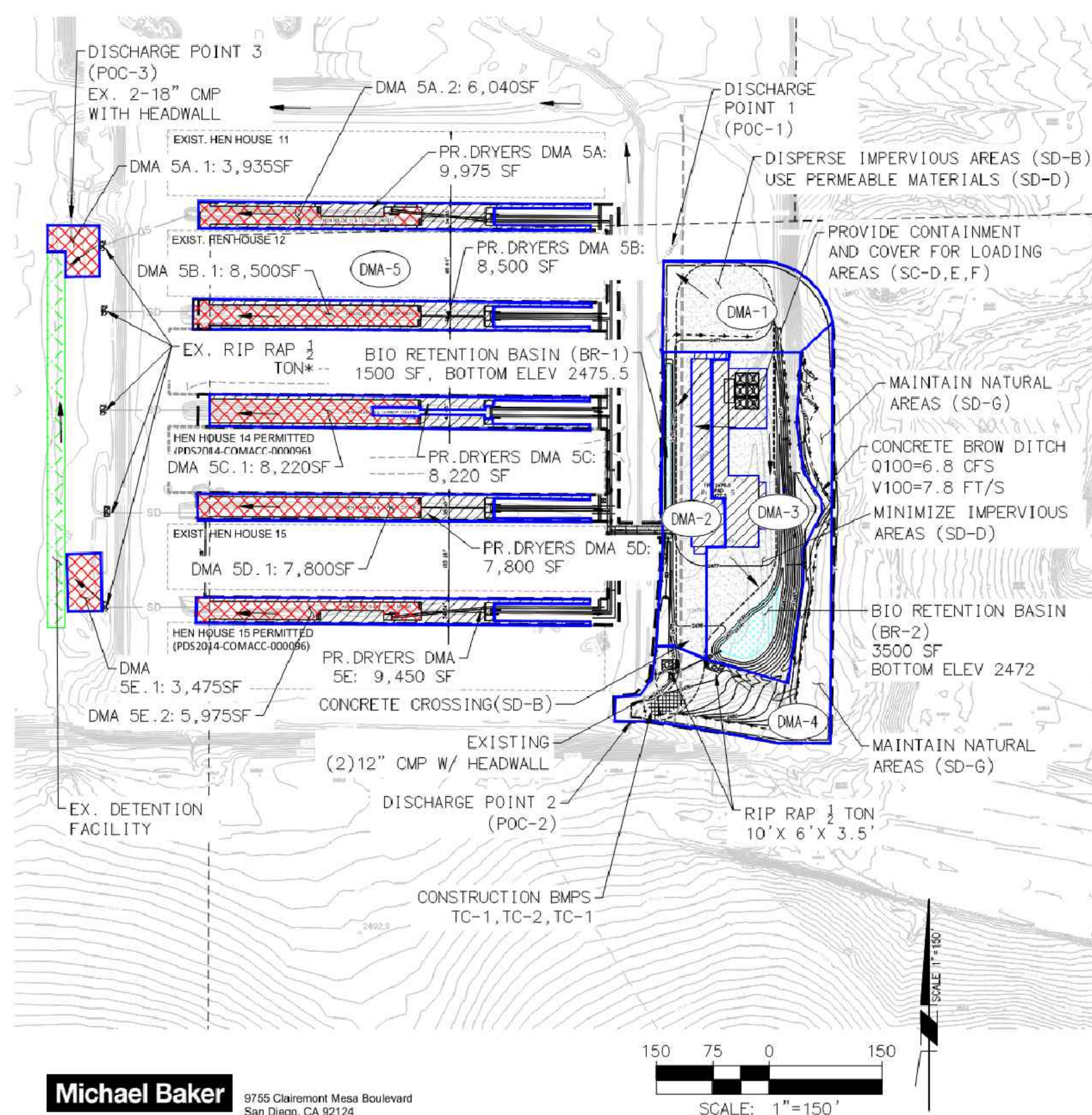


- NOTE:
- COVER PLANTER SOIL WITH 3" THICK LAYER OF MULCH.
 - PROVIDE 2"x2" CLUSTERED FIELD SEDGE AND COBBLES. PLANT AT 6" ON CENTER IN AREAS INDICATED ON PLANS.
 - PLANTER SOIL MIX TO CONSIST OF 20% COMPOST, 60% SAND, 20% TOP SOIL (NO CLAY).
 - PROVIDE TEMPORARY IRRIGATION MEASURES UNTIL VEGETATION IS ESTABLISHED.

SECTION - BIORETENTION BASIN
N.T.S.



KEY MAP
NOT TO SCALE



NOTES

DMA E CONSISTS OF 8 DRYERS A-E AND 7 EQUIVALENT IMPERVIOUS DISPERSION AREAS A1, A2, B1, C1, D1, E1, F1, G1.

OTHER OUTDOOR SITE FEATURES PER SD-B, SD-L.

SOURCE AREA BMPS SC-D, SC-E, SC-F, SC-G.

NO NATURAL HYDROLOGIC FEATURES CURRENTLY EXIST ON SITE.

ALL SOILS URBAN LANDS SOIL TYPE "C".

GROUNDWATER DEPTH EXCEEDS 10 FEET.

EXISTING UPSTREAM CCSYA WILL BE BYPASSED THROUGH THE MUP SITE. REFER TO ATTACHMENT 9.

EX. RIP RAP SIZED PER COUNTY GRADING PERMIT NO. L-15547 VELOCITY LESS THAN 3.0 FT/SEC.

CONSTRUCTION STORMWATER BMPS

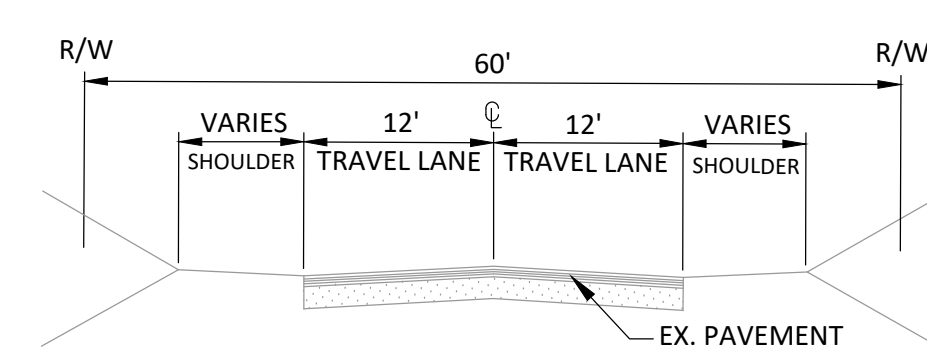
BARE SOIL WILL RECEIVE HYDROSEED/STABILIZING VEGETATION PER SS-2, 3, 4.

CONSTRUCTION MATERIALS WILL BE MANAGED PER MM-1, MM-4.

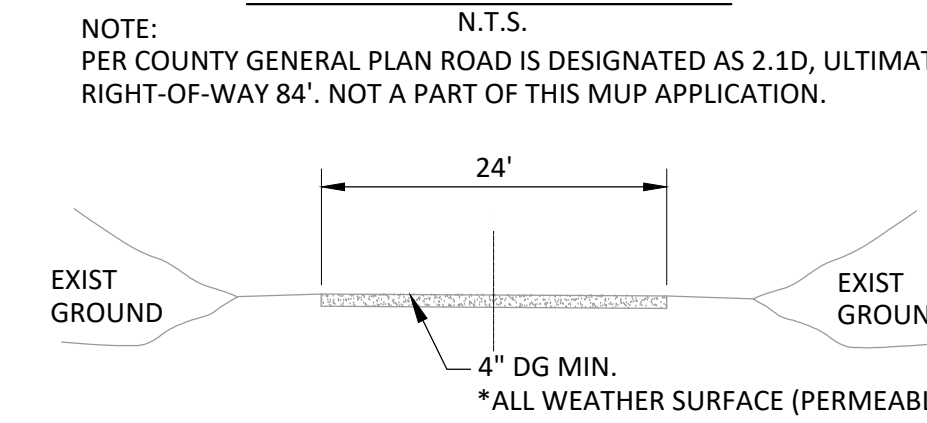
CONSTRUCTION WASTE WILL BE MANAGED PER MM-5, MM-6, MM-8, MM-9.

DMA SUMMARY					
DMA	PERVIOUS AREA (AC)	IMPERVIOUS AREA (AC)	TOTAL AREA (AC)	TYPE	POC
1	0.57	0.00	0.57	SELF MITIGATING	POC-1
2	0.43	0.19	0.62	STRUCTURAL/BIORETENTION	POC-2
3	0.85	0.30	1.15	STRUCTURAL/BIORETENTION	POC-2
4	1.00	0.00	1.00	SELF MITIGATING	POC-2
5	1.01	1.01	2.02	IMPERVIOUS DISPERSION	POC-3

DEMLER BROTHERS MANURE PROCESSING
DMA EXHIBIT PAGE 1 OF 2



TYPICAL SECTION
EXIST. HIGHWAY 78
N.T.S.



TYPICAL SECTION
EXIST. PRIMARY PROJECT ACCESS
N.T.S.

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

NOTES

- GROSS AREA: 362.1 ACRES
- MUP AREA: 6.0 ACRES
- ALL EXISTING AGRICULTURAL BUILDINGS TO REMAIN. PROJECT ACCESS FROM HWY. 78.
- APN PARCEL LINES ARE SHOWN HEREON FOR REFERENCE ONLY AND ARE PER COUNTY OF SAN DIEGO APN DATA. ALL APN DATA SHOULD BE CONSIDERED APPROXIMATE ONLY.
- NO RPO STEEP SLOPES LOCATED ON MUP SITE.
- ROOF DRAINAGE TO BE DIRECTED TO SWALE AND BIOFILTRATION BASINS.
- SEE BIOLOGICAL RESOURCE LETTER.
- 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 SHOW HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- DEVELOPMENT AREA IS VEGETATED WITH NON-NATIVE VEGETATION (WEEDS).

EARTHWORK

VOLUME OF CUT: 3,000 CY
VOLUME OF FILL: 3,000 CY
EXPORT/IMPORT: 0 CY

NOTE: THIS IS A RAW EARTHWORK VALUE AND IS SUBJECT TO ADJUSTMENTS DUE TO SHRINKAGE AND/OR BULKING, BUILDING FOUNDATION DESIGN AND ROADWAY UNDERCUTS TO BE DETERMINED BY THE PROJECT'S GEOTECHNICAL CONSULTANT.

MAX. DEPTH OF CUT: 7'
MAX. DEPTH OF FILL: 4'

MAX. CUT SLOPE RATIO: 2 TO 1
MAX. FILL SLOPE RATIO: 2 TO 1

TOTAL DISTURBED AREA BEFORE PROJECT: 4.8 AC
TOTAL DISTURBED AREA AFTER PROJECT: 5.5 AC

TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.0 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT: 1.5 AC

MAXIMUM SITE RETAINING WALL HEIGHT: N/A

TOPOGRAPHIC SOURCE: AEROTECH MAPPING, INC
FLOWN 2/8/2018

SUMMARY OF LID/SITE DESIGN BMPs

- MINIMIZE DISTURBANCE TO NATURAL DRAINAGE AREAS
- MINIMIZE IMPERVIOUS SURFACES
- MINIMIZE SOIL COMPACTION
- DRAINAGE RUNOFF FROM IMPERVIOUS SURFACE TO PERVIOUS AREAS
- UNMANNED FACILITY, PERSONNEL WILL ONLY BE ON SITE IN THE EVENT OF REQUIRED MAINTENANCE ACTIVITIES

SUMMARY OF SOURCE CONTROL BMPs

- BINDING AGENT TO ADDED ON ALL DISTURBED OR EXPOSED SURFACES AREAS

MUP ASSESSOR PARCEL NUMBER

POR: 286-030-22 & POR: 286-031-01

LEGAL DESCRIPTION

(EX RD) DOC 82-10326 IN NWQ OF SEQ & IN NEQ SEC 4-13-2E & D74-304132 IN WQ SEC L4 S OF R3 329 & IN NEQ OF SEQ 4-13-2E

BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (EPOCH 1991.35). SAID COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL STATION PER NGS DATA SHEET (PID D455024). THIS METHODOLOGY WAS PERFORMED BY JAIME TAYLOR IN 2009. THIS METHODOLOGY IS NOT SUFFICIENT FOR MAPPING PURPOSES.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER NGS DATA SHEET (PID D02021). BENCHMARK DESIGNATION: "ERZ" 3.5" BRASS DISC IN 1" SQ. CONCRETE MONUMENT, STAMPED E62 1927. ELEVATION: 2187.39 (NGRD29)

OWNER/APPLICANT

DEMLER BROTHERS, LLC
25818 HIGHWAY 78
RAMONA, CA 92065
(760) 644-8718

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WRAGG
9755 CLAIRESMONT MESA BLVD.
SAN DIEGO, CA 92124
(858) 614-5000

SITE ADDRESS

25818 HIGHWAY 78
RAMONA, CA 92065

DEMLER BROTHERS EGG RANCH RAMONA, CA MANURE PROCESSING FACILITY PROJECT

PDS 2019-MUP-19-004
PRELIMINARY GRADING PLAN

SDC PDS RCVD 12-20-21
MUP19-004

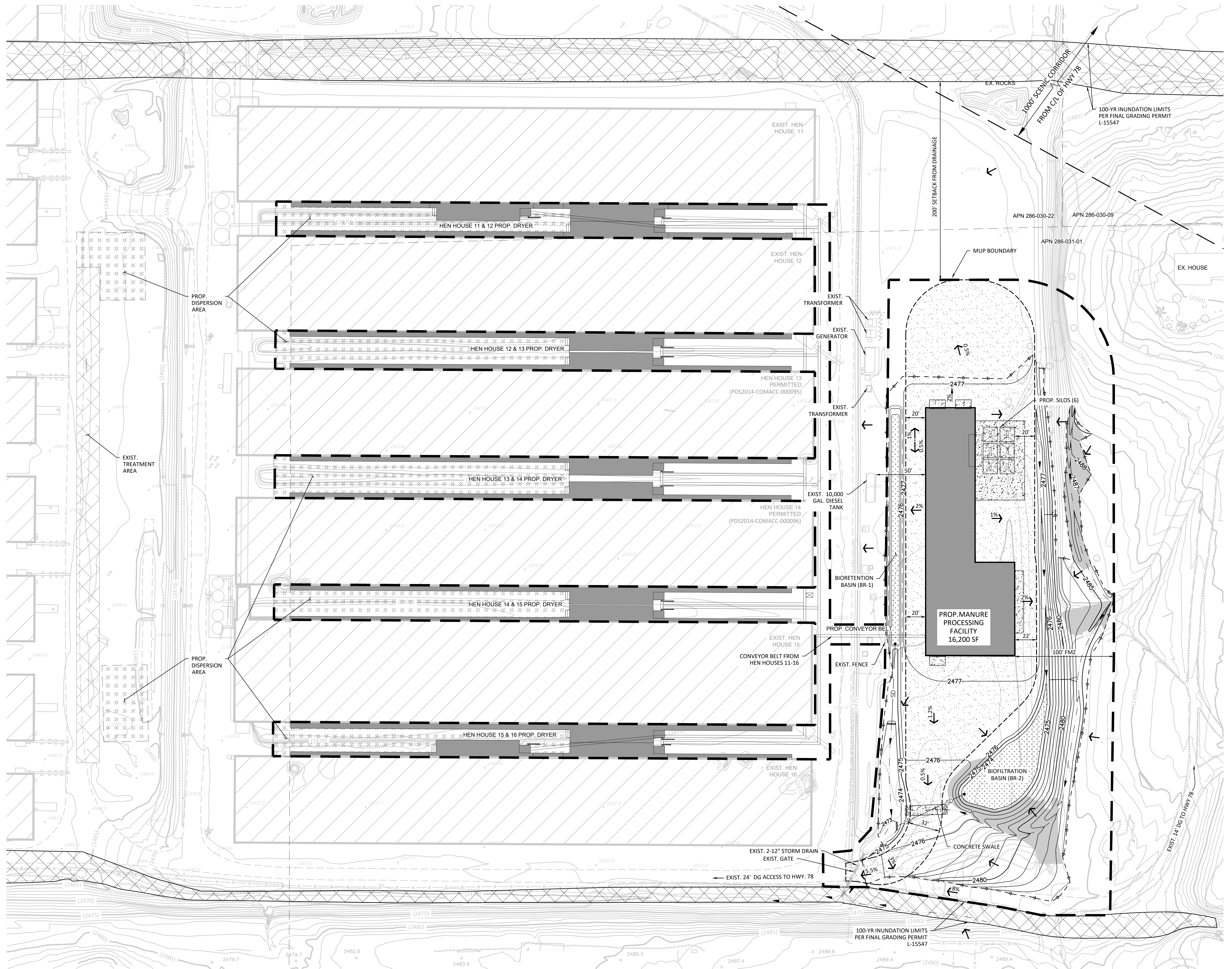
SHEET 1 OF 2 **Michael Baker** INTERNATIONAL

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

DATE: 9/11/2020

LEGEND

- MUP BOUNDARY
- EXIST. LOT LINE
- EXIST. METAL FENCE
- EXIST. GATE
- EXIST. HEADWALL
- EXIST. POLE
- EXIST. BOLLARD
- EXIST. FIRE HYDRANT
- EXIST. EGG RANCH STRUCTURES / HOUSE
- 100-YR. INUNDATION AREA
- EXIST. DG ACCESS ROAD
- PROP. DG SURFACE (SECTION PER GEOTECH CONSULTANT)
- PROP. MUP STRUCTURE
- FUTURE EGG RANCH HEN HOUSES
- CONCRETE APRON
- EXIST. CONTOUR
- PROP. CONTOUR
- PROP. EARTHEN SWALE
- DIRECTION OF FLOW
- DAYLIGHT LINE
- BIORETENTION BASIN
- PROP. RIP-RAP
- PROP. FILL SLOPE
- PROP. DISPERSION AREA
- 12"x12" BROOK BOX W/ 6" SD PIPE
- PROP. HEADWALL



GRADING AREA
SCALE: 1"=40'

DEMLER BROTHERS EGG RANCH
RAMONA, CA
MANURE PROCESSING FACILITY PROJECT
PDS 2019-MUP-19-004
PRELIMINARY GRADING PLAN

SHEET 2 OF 2 **Michael Baker** INTERNATIONAL
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