

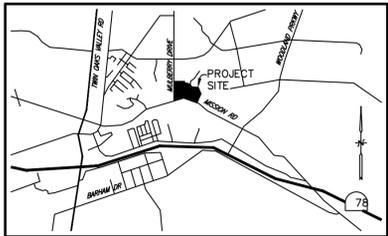
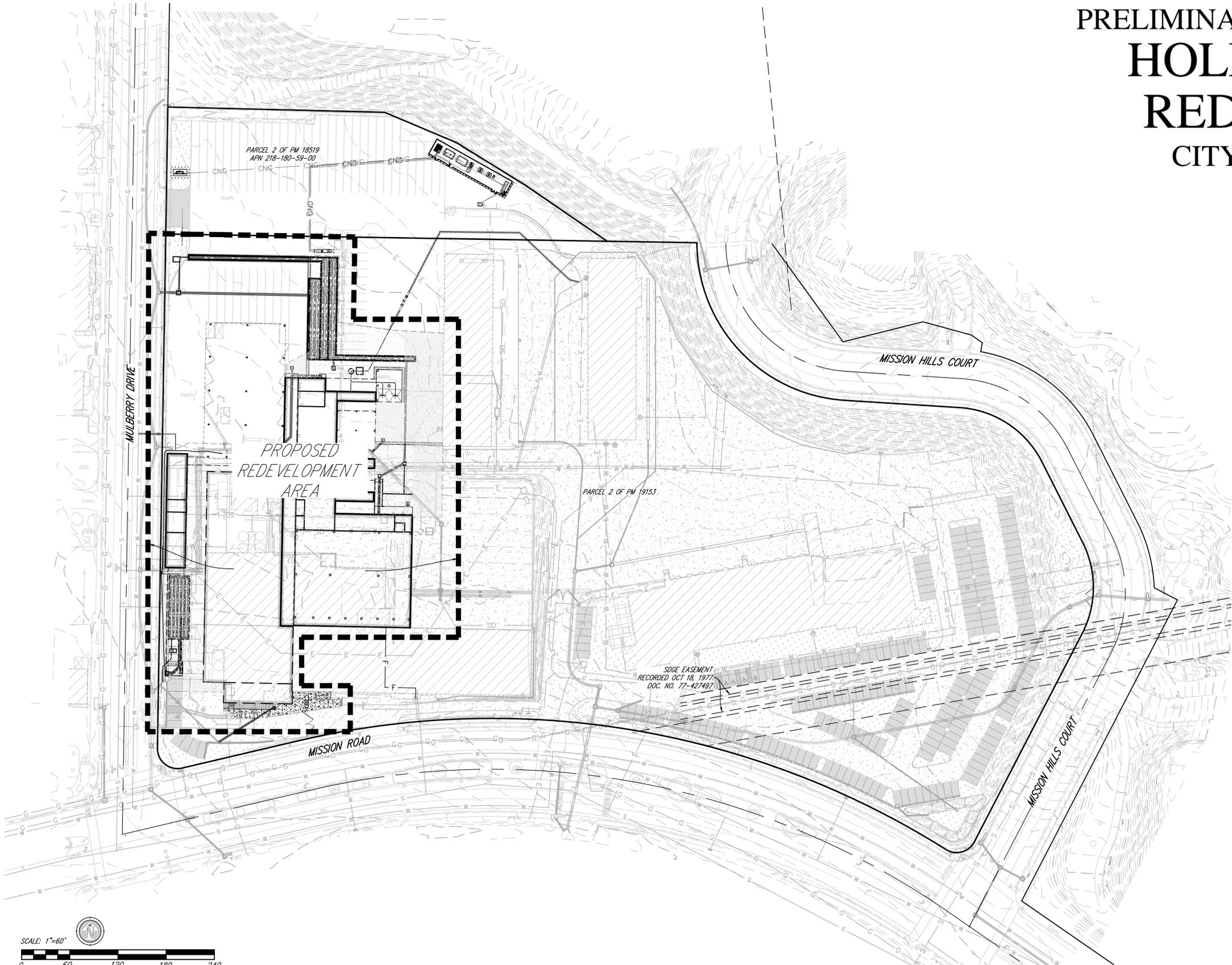
Hollandia Dairy CUP Modification

Technical Appendices

Appendix A1

Project Plans

PRELIMINARY GRADING PLAN FOR THE HOLLANDIA DAIRY REDEVELOPMENT CITY OF SAN MARCOS, CA



OWNER
HOLLANDIA FARMS INC.
622 EAST MISSION ROAD
SAN MARCOS, CA 92069
TEL - (760) 744-3222
FAX - (760) 744-2789

CIVIL ENGINEER
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
TEL - (760) 745-8118
FAX - (760) 745-1890



LEGAL DESCRIPTION
PARCEL 2 OF PM 19153

ASSESSOR'S PARCEL NUMBER
218-180-46, 218-180-59

SOURCE OF TOPOGRAPHY
SOURCE OF EXISTING TOPOGRAPHY IS A COMBINATION OF AERIAL PHOTOGRAMMETRIC SURVEY DONE BY INLAND AERIAL & FIELD SURVEY DONE BY EXCEL ENGINEERING.

SHEET INDEX
SHEET 1 - TITLE SHEET
SHEET 2 - SECTIONS & DETAILS
SHEET 3 - PHASING PLAN
SHEET 4 - PRELIMINARY GRADING PLAN
SHEET 5 - UTILITY PLAN
SHEET 6 - EMERGENCY CIRCULATION PLAN
SHEET 7 - WATER QUALITY SHEET
SHEET 8 - FIRE SITE PLAN

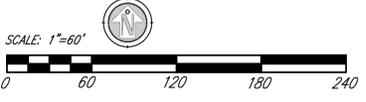
EARTHWORK QUANTITY

CUT:	5,590	CY
FILL:	10,986	CY
IMPORT:	5,396	CY
REMEDIAL:	14,465	CY

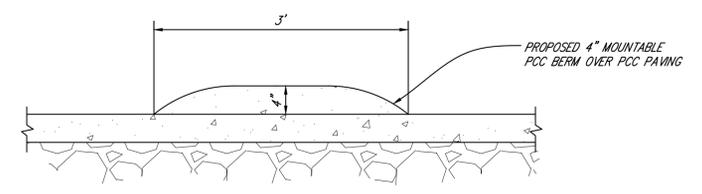
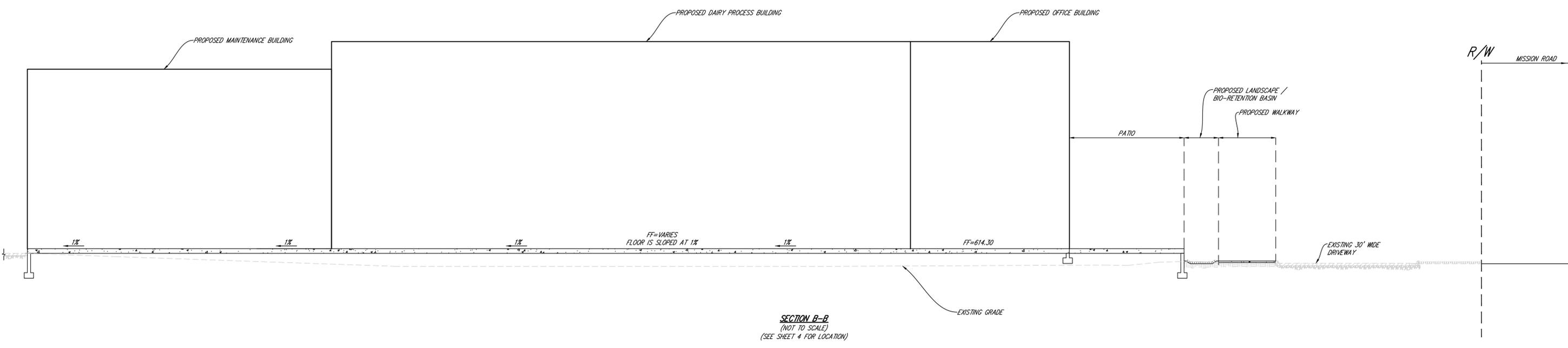
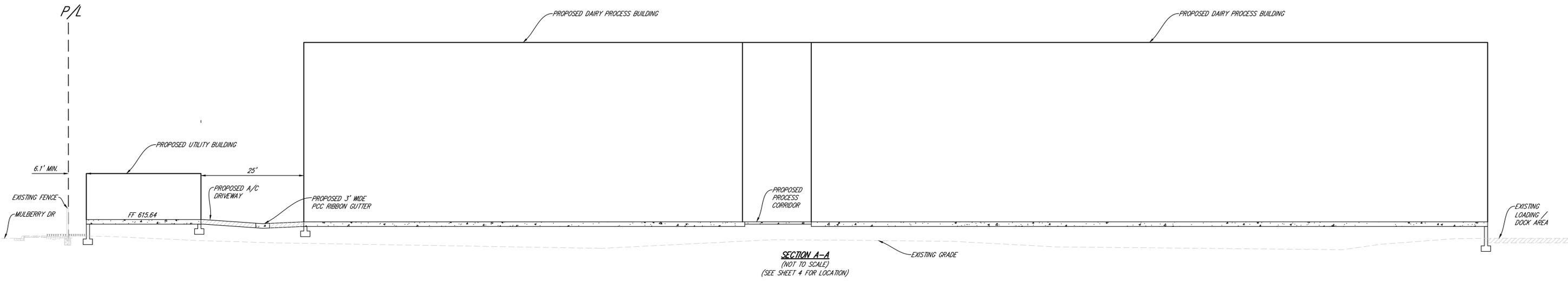
NOTE:
GRADING QUANTITIES INCLUDE ASSUMPTIONS FOR DEPTH OF CUTS FOR FOUNDATION SLAB, AS WELL AS ADDITIONAL CUT FOR RIGID & FLEXIBLE PAVEMENT, & PCC SIDE WALK.

BUILDING FOUNDATION SECTIONS = 15"
RIGID PCC PAVEMENT SECTION = 14"
PCC SIDEWALK SECTION = 4" OVER COMPACTED NATIVE

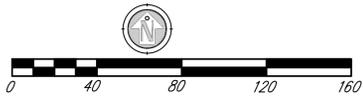
WELO NOTE:
LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 20.B2



C:\09\090971\p1\p10\1010\090971-Hollandia.dwg 1/15/2021 5:36 PM ORIGINAL PLOT SIZE: -----

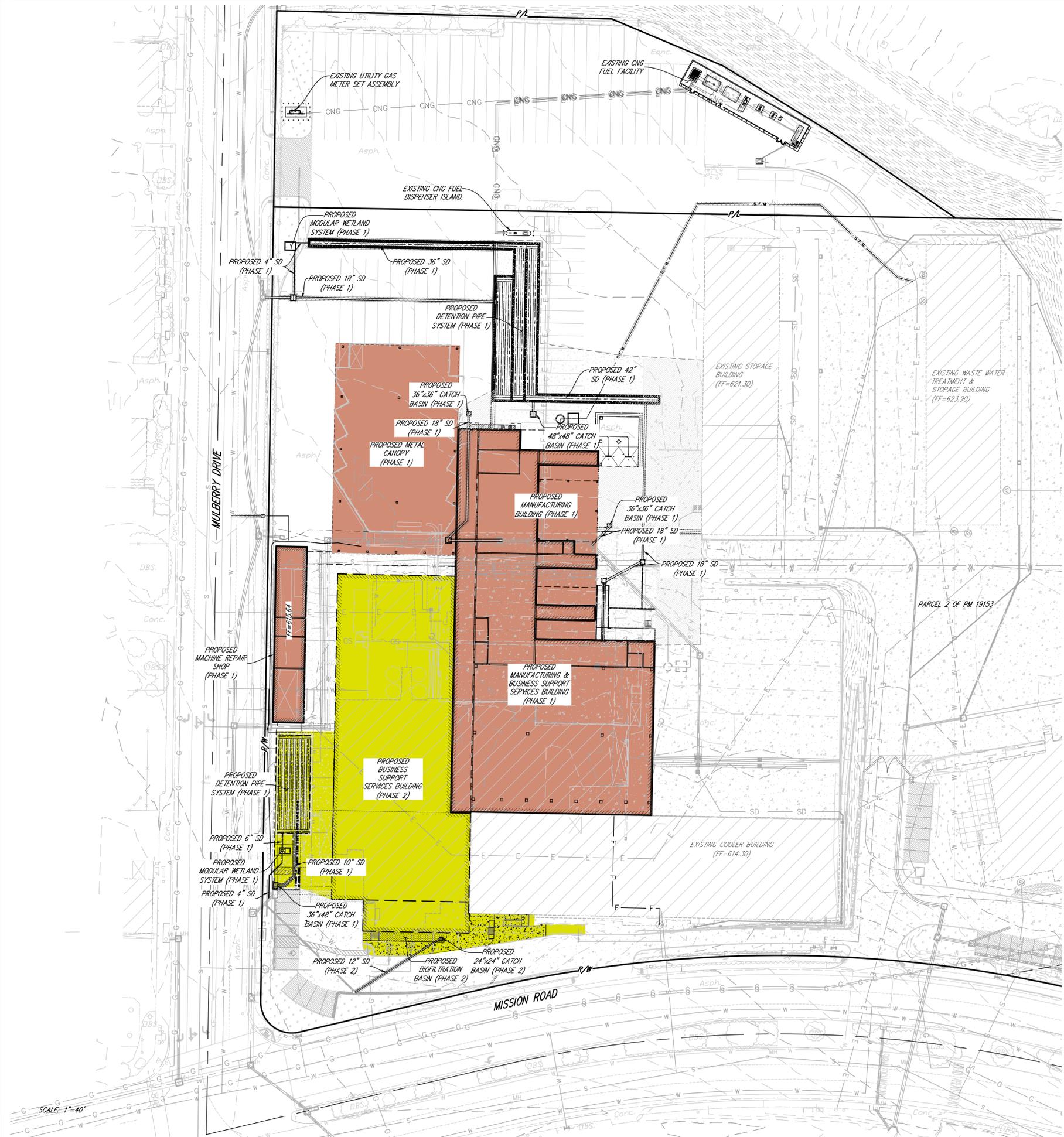


HOLLANDIA DAIRY REDEVELOPMENT PHASING PLAN



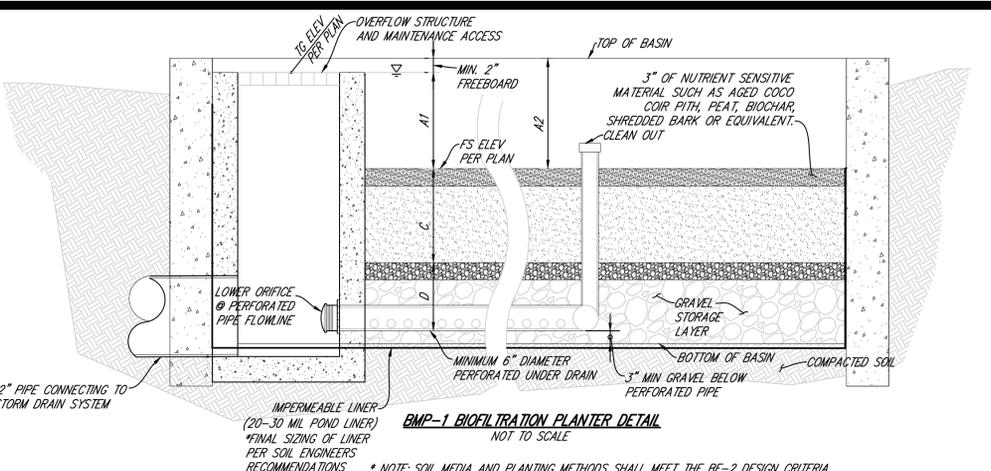
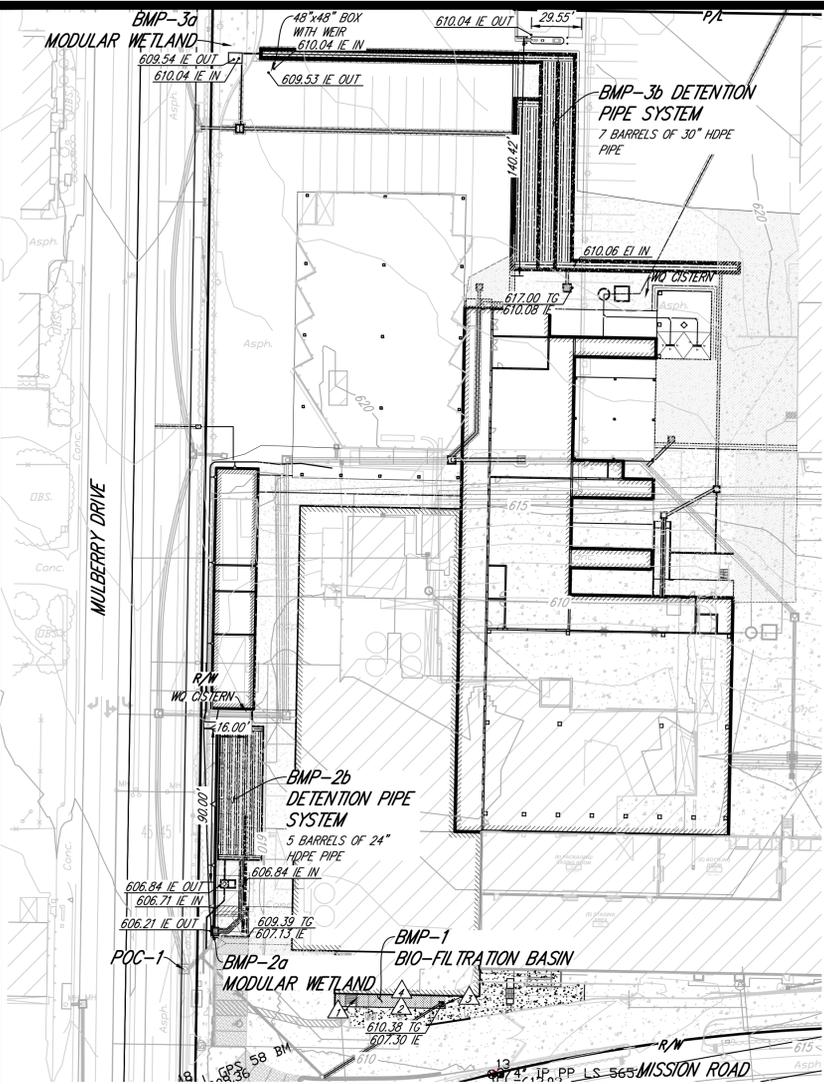
PHASE LEGENDS & DESCRIPTIONS:

- PHASE 1: PROPOSED MANUFACTURING, BUSINESS SUPPORT SERVICES BUILDINGS & MACHINE REPAIR SHOP
- PHASE 2: PROPOSED BUSINESS SUPPORT SERVICES BUILDING



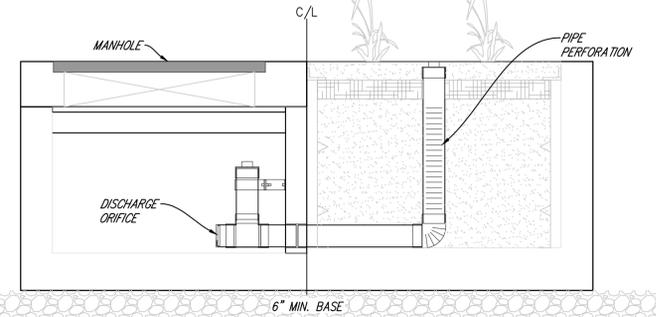
SCALE: 1"=40'

C:\09\080971\p1\p10\10\10\08067-Plans.dwg 1/15/2021 8:37 AM ORIGINAL PLOT SIZE: -----



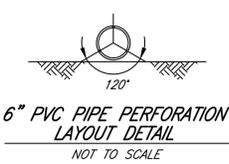
BMP ID	SURFACE FOOTPRINT (SQFT)	ORIFICES				RISER SIZE (INCH)	IMPERMEABLE LINER	
		A1 (INCH)	A2 (INCH)	C (INCH)	D (INCH)		UPPER (INCH)	LOWER (INCH)
BMP-1	392	7	9	21	9	24x24	N/A	0.5

NO	DELTA/BRG	RADIUS	LENGTH
1	N01'08'34"E	--	7.49'
2	N88'54'46"W	--	52.29'
3	N01'05'14"E	--	7.50'
4	N88'55'16"W	--	52.28'

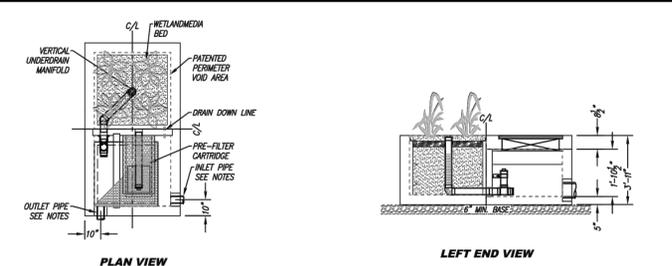


BMP ID NO.	MODEL ID.	IE IN	IE OUT	REQUIRED TREATMENT		PROVIDED TREATMENT		ORIFICE OUT (INCH)
				VALUE	UNITS	VALUE	UNITS	
BMP-2a	MWS-L-4-8	606.71	606.21	1495	CF	1692	CF	0.50
BMP-3a	MWS-L-4-6	610.04	609.54	4650	CF	9306	CF	0.69

BMP ID NO.	MODEL ID.	IE IN	IE OUT	REQUIRED TREATMENT		PROVIDED TREATMENT		ORIFICE OUT (INCH)
				VALUE	UNITS	VALUE	UNITS	
BMP-2b	N/A	606.84	606.84	1495	CF	1692	CF	N/A
BMP-3b	N/A	610.06	610.04	4650	CF	9306	CF	N/A



PROJECT NUMBER	8380
ORDER NUMBER	----
PROJECT NAME	HOLLANDIA DAIRY REDEVELOPMENT
PROJECT LOCATION	SAN MARCOS, CA
STRUCTURE ID	BMP-2A
TREATMENT REQUIRED	FLOW BASED (CF)
VOLUME BASED (CF)	N/A
TREATMENT HQL AVAILABLE (FT)	N/A
PEAK BYPASS REQUIRED (CF)	N/A
PIPE DATA	IE, MATERIAL, DIAMETER
INLET PIPE 1	606.71 PVC 8"
INLET PIPE 2	N/A N/A N/A
OUTLET PIPE	606.20 PVC 8"
PRETREATMENT	BIOFILTRATION
DISCHARGE	
RIM ELEVATION	609.52 609.52 609.52
SURFACE LOAD	PEDESTRIAN OPEN PLANTER PEDESTRIAN
FRAME & COVER	36" x 36" N/A N/A
WETLAND MEDIA VOLUME (CY)	1.82
ORIFICE SIZE (DIA. INCHES)	40.69"

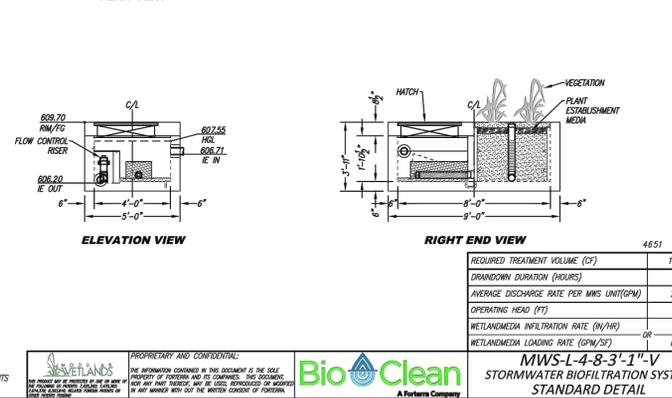


INSTALLATION NOTES

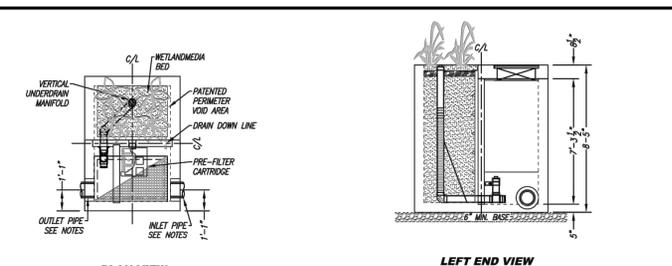
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPROPRIANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIES AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS, DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



PROJECT NUMBER	8380
ORDER NUMBER	----
PROJECT NAME	HOLLANDIA DAIRY REDEVELOPMENT
PROJECT LOCATION	SAN MARCOS, CA
STRUCTURE ID	BMP-3A
TREATMENT REQUIRED	FLOW BASED (CF)
VOLUME BASED (CF)	N/A
TREATMENT HQL AVAILABLE (FT)	N/A
PEAK BYPASS REQUIRED (CF)	N/A
PIPE DATA	IE, MATERIAL, DIAMETER
INLET PIPE 1	610.04 PVC 4"
INLET PIPE 2	N/A N/A N/A
OUTLET PIPE	609.54 PVC 4"
PRETREATMENT	BIOFILTRATION
DISCHARGE	
RIM ELEVATION	609.52 609.52 609.52
SURFACE LOAD	PEDESTRIAN OPEN PLANTER PEDESTRIAN
FRAME & COVER	36" x 36" N/A N/A
WETLAND MEDIA VOLUME (CY)	1.82
ORIFICE SIZE (DIA. INCHES)	40.69"

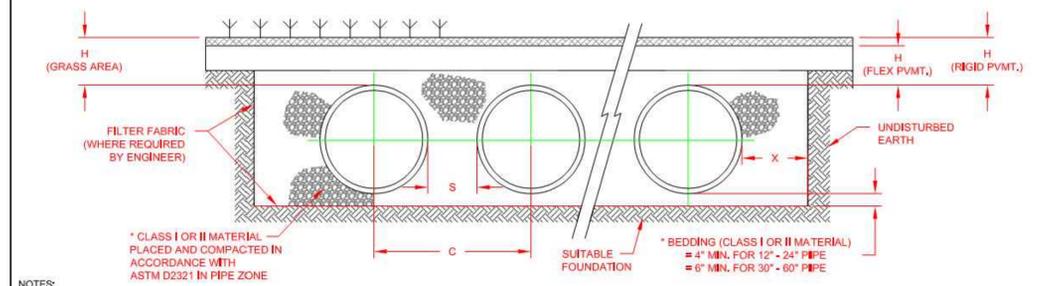
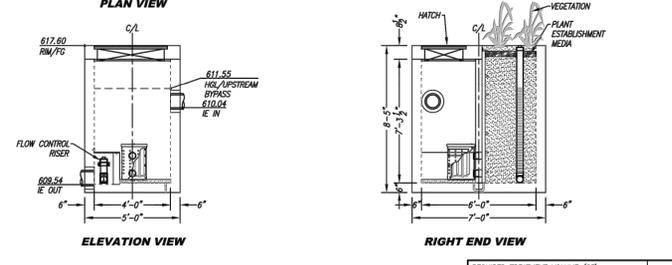


INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPROPRIANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIES AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS, DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



- NOTES:**
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED, SEE ASTM D321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm) 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

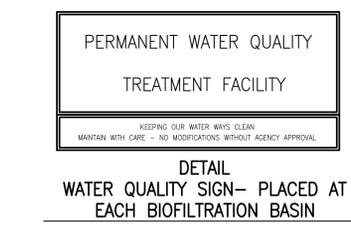
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.4"	8"	12"	12"
15"	18"	12"	28.9"	8"	12"	12"
18"	21"	17"	33.9"	9"	12"	12"
24"	28"	13"	40.7"	10"	12"	12"
30"	36"	18"	53.1"	18"	12"	12"
36"	42"	22"	63"	18"	12"	12"
42"	48"	24"	71.9"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60"	67"	24"	90"	18"	12"	24"

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	DATE	CHKD
3	REVISED 18" SPACING	TJR	01/05/09	CHS
2		MMDD/YY		CHKD

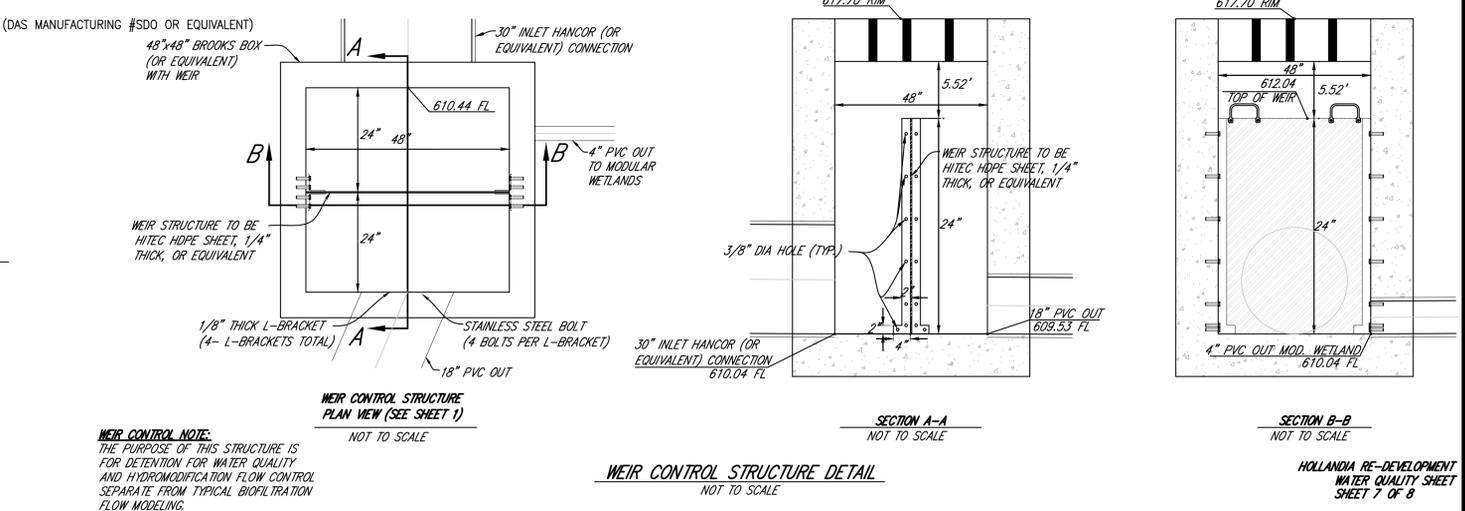
TYPICAL RET/DET CROSS SECTION DETAIL

HANCOR
401 OLIVE ST.
FINDLAY, OHIO 45839



DETAIL WATER QUALITY SIGN- PLACED AT EACH BIOFILTRATION BASIN

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.



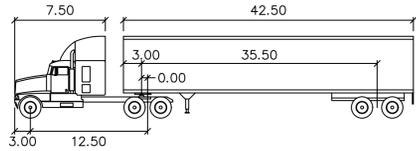
WEIR CONTROL NOTE:
THE PURPOSE OF THIS STRUCTURE IS FOR DETENTION FOR WATER QUALITY AND HYDROMODIFICATION FLOW CONTROL SEPARATE FROM TYPICAL BIOFILTRATION FLOW MODELING.

HOLLANDIA DAIRY REDEVELOPMENT

FIRE SITE PLAN

FIRE ACCESS NOTE

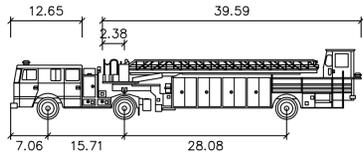
GATES (EXISTING GATE FROM MISSION RD AND MULBERRY) SHALL BE PROVIDED WITH KNOX KEY SWITCH WITH COVER AND ALL DRIVE GATES SHALL BE EQUIPPED WITH APPROVED EMERGENCY TRAFFIC STROBE SENSOR(S), WHICH OPENS THE GATE ON APPROACH OF EMERGENCY VEHICLES. GATES SHALL HAVE BATTERY BACK-UP OR MANUAL MEANS OF DISCONNECT IN CASE OF POWER FAILURE.



WB-50 **feet**

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

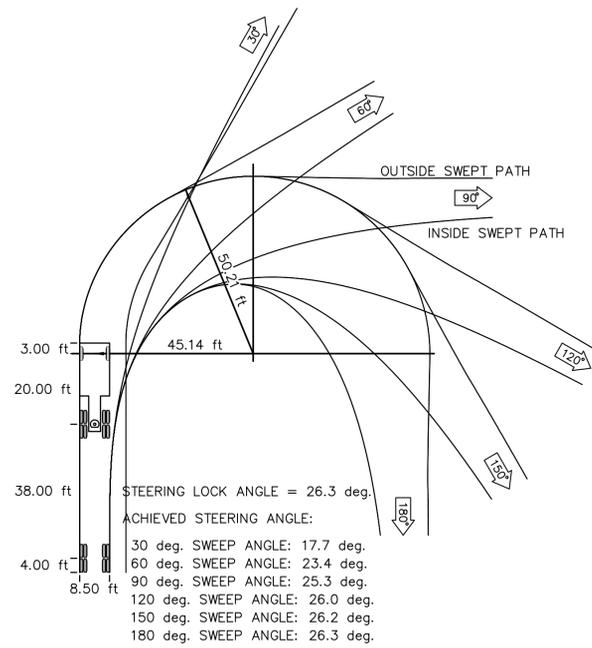
PROFILE OF AASHTO WB-50 TRAILER
NOT TO SCALE



SM Pierce 100' MDL Tiller **feet**

Tractor Width	: 8.60	Lock to Lock Time	: 6.00
Trailer Width	: 8.60	Steering Angle	: 34.8
Tractor Track	: 6.60	Articulating Angle	: 70.0
Trailer Track	: 6.60		

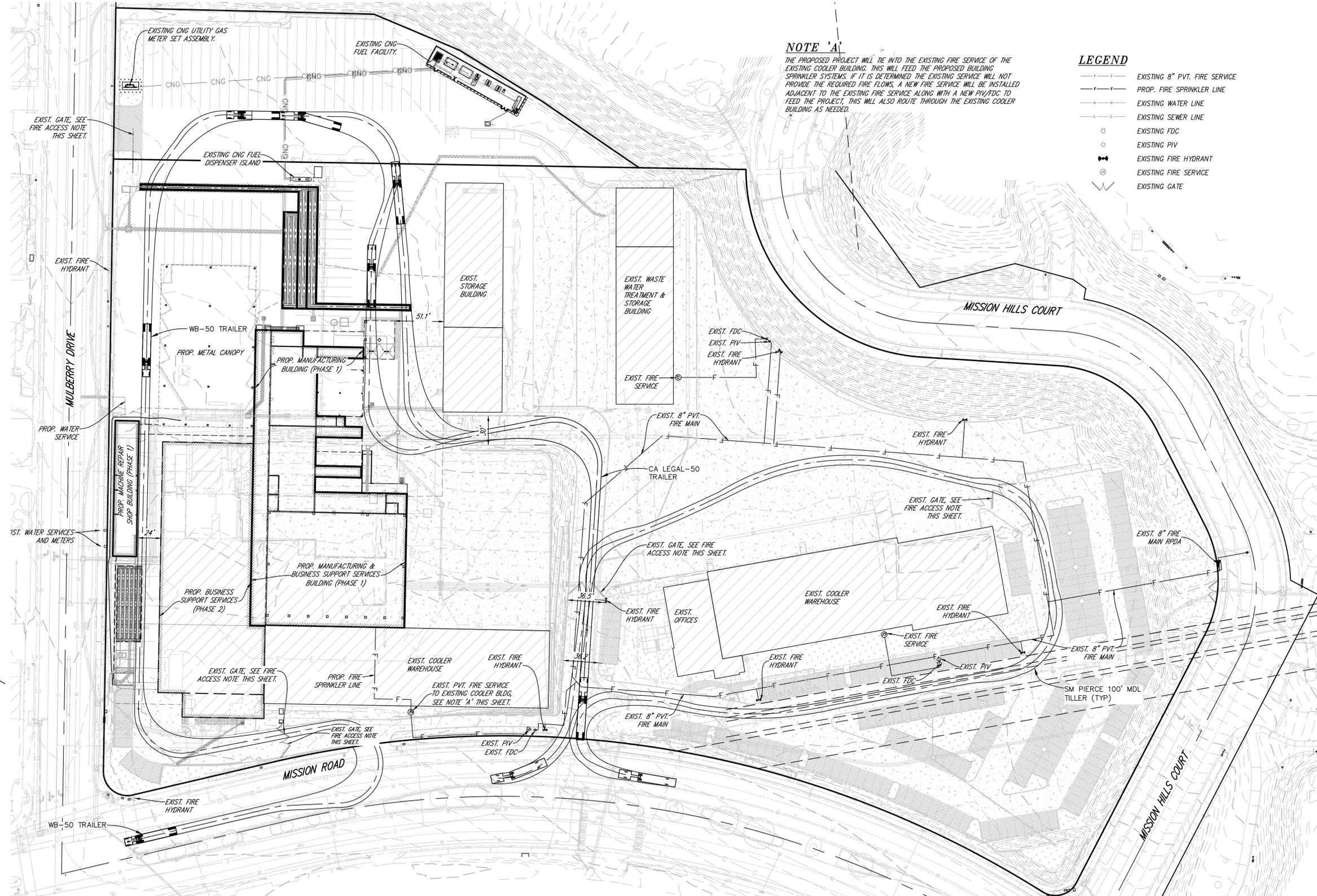
PROFILE OF SM PIERCE 100' MDL TILLER
NOT TO SCALE



CA LEGAL-50
CALTRANS 2008 (US)

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0FT 10FT 20FT



NOTE 'A'

THE PROPOSED PROJECT WILL TIE INTO THE EXISTING FIRE SERVICE OF THE EXISTING COOLER BUILDING. THIS WILL FEED THE PROPOSED BUILDING SPRINKLER SYSTEMS. IF IT IS DETERMINED THE EXISTING SERVICE WILL NOT PROVIDE THE REQUIRED FIRE FLOWS, A NEW FIRE SERVICE WILL BE INSTALLED ADJACENT TO THE EXISTING FIRE SERVICE ALONG WITH A NEW PIV/FDC TO FEED THE PROJECT, THIS WILL ALSO ROUTE THROUGH THE EXISTING COOLER BUILDING AS NEEDED.

LEGEND

- EXISTING 8" PVT. FIRE SERVICE
- PROP. FIRE SPRINKLER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FDC
- EXISTING PIV
- EXISTING FIRE HYDRANT
- ⊙ EXISTING FIRE SERVICE
- EXISTING GATE

