

PDS 2014-MUP-14-005  
PDS 2014-ER-14-21-001

# SITEMASTER, INC.

## PINE VALLEY CA102 36549 OLD HIGHWAY 80 BOULEVARD, CA 91962

UTILITY ROUTE **			
ROUTE	DISTANCE	BORE DEPTH*	PILOT HOLES
ELECT. OPTION A	130'-0"	30"	4'x4'
ELECT. OPTION B	180'-0"	30"	4'x4'
FIBEROPTIC OPTION A	190'-0"	30"	4'x4'
FIBEROPTIC OPTION B	180'-0"	30"	4'x4'

\* DEPTH OF BORING PER BIOLOGIST REPORT TO AVOID IMPACT TO VEGETATION ROOT SYSTEMS

\*\* INSTALLATION BY DIRECTIONAL BORING (TRENCHLESS) EXCEPT AT EXISTING DIRT ROAD.

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APPROVALS	

**CODE COMPLIANCE**  
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

**PROJECT DESCRIPTION**  
THE PROJECT IS A NEW UNMANNED 35' FAUX WATER TANK ANTENNA SUPPORT STRUCTURE BY SITEMASTER, INC. WITH (2) 4'-0" DIAMETER MICROWAVE ANTENNAS AND ATTENDANT COMPOUND SERVING AS A FIBEROPTIC TRANSPORT ACCESS FACILITY, INCLUDING RUNS FOR ELECTRIC/TELCO SERVICES, AND THE INSTALLATION AND OPERATION OF THE ANTENNAS AND ASSOCIATED EQUIPMENT BY VERIZON WIRELESS, TO INCLUDE THE INSTALLATION OF (2) EQUIPMENT CABINETS AND (1) GENERATOR ON A CONCRETE SLAB WITHIN A 200 SQ. FT. ENCLOSURE, ALL WITHIN A 4,225 SQ. FT. FENCED LEASE AREA

**DRIVING DIRECTIONS**  
FROM RIVERSIDE TAKE I-215 (S) TOWARD SAN DIEGO  
MERGE ONTO I-15 (S)  
TAKE EXIT 6B TO MERGE ONTO I-8 (E) TOWARD EL CENTRO  
TAKE EXIT 61 FOR CRESTWOOD RD. TOWARD LIVE OAK SPRINGS  
TURN RIGHT AT CRESTWOOD RD.  
TAKE THE 1ST. RIGHT ONTO OLD HWY 80  
DESTINATION WILL BE ON THE LEFT  
36549 OLD HIGHWAY 80, BOULEVARD, CA 91906

**PROJECT TEAM**

**DELTA GROUPS ENGINEERING**  
WILLIAM DESMOND  
2362 MCGAW AVE.  
IRVINE, CA 92614  
PHONE: (949) 622-0333  
FAX: (949) 622-0331

**ARCHITECT:**  
FRANCIS ONG  
PHONE: (949) 622-0333  
EXT: 214

**APPLICANT / DEVELOPER:**  
SITEMASTER, INC.  
2488 E. 81st ST., SUITE 600  
TULSA, OK 74137  
PHONE: (918) 663-2232

**SURVEYOR:**  
JRN  
CIVIL ENGINEERS  
232 AVENIDA FABRICANTE, SUITE 107  
SAN CLEMENTE, CA 92672  
TEL: (949) 248-4685  
FAX: (949) 248-4687

**POWER:**  
SAN DIEGO GAS & ELECTRIC

**TELECOM:**  
LEVEL 3 COMMUNICATIONS, LLC.

**CIVIL ENGINEER:**  
ALBERT TENG  
PHONE: (949) 622-0333  
EXT: 272

**ELECTRICAL ENGINEER:**  
CHAU TANG  
PHONE: (949) 622-0333

**LAND PLANNER:**  
STEVE LAUB  
LAND SOLUTIONS, INC.  
7593 EL PASO STREET  
LA MESA, CA 91942  
PHONE: (619) 644-3300  
FAX: (888) 213-9141

**PROJECT INFORMATION**

SITE ADDRESS: 36549 OLD HIGHWAY 80 BOULEVARD, CA 91962

PROPERTY OWNER: LEVEL 3 COMMUNICATIONS, LLC.

ADDRESS: 1025 ELDORADO BOULEVARD BROOMFIELD, CO 80021 (720) 888-1000

PHONE: (720) 888-1000

LATITUDE: 32°42'06.350" N

LONGITUDE: 116°21'51.291" W

ELEVATION: 4108 FT. A.M.S.L. (NAVD 1929)

JURISDICTION: SAN DIEGO COUNTY

OWNER'S PROPERTY AREA: 436,969 SQ. FT.

PROPOSED SITEMASTER LEASE AREA: 7700 SQ. FT.

GENERAL PLAN: MULTIPLE RURAL USE

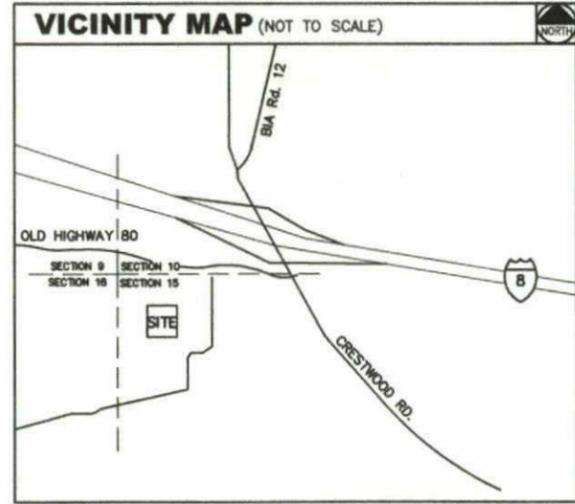
OCCUPANCY TYPE: B

CONSTRUCTION TYPE: V-B

CURRENT ZONING: S92

A.P.N.: 609-040-09

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2 TITLE 24, SECTION 1103B.1, EXCEPTION 2.



**GENERAL CONTRACTOR NOTES**

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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6914 S. YORKTOWN AVE., STE. 210  
TULSA, OK 74136  
(918) 663-2232

PROJECT INFORMATION:  
**PINE VALLEY CA102**  
36549 OLD HIGHWAY 80 BOULEVARD, CA 91962

CURRENT ISSUE DATE:  
**01/11/15**

ISSUED FOR:  
**ZONING**

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9	02/11/15	100% ZONING	TT
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5	9/21/12	100% ZONING	HN
4	06/18/12	100% ZONING	TT
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2	04/15/10	100% ZONING	TT
1	04/05/10	100% ZONING	TT
0	03/26/10	90% ZONING	TT

PLANS PREPARED BY:  
**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS  
2362 MCGAW AVE  
IRVINE, CA 92614  
TEL: (949) 622-0333  
DOE NO.: 11060003  
FAX: (949) 622-0331

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
TT      FO      WD

LICENSER:

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T 1**

SDC PDS RCVD 03-19-15

**MUP14-005**

NOTE:  
PER SECTION 87.202(a)  
OF THE SAN DIEGO  
COUNTY GRADING  
ORDINANCE NO GRADING  
PERMIT IS REQUIRED.

EXISTING ACCESS AND UTILITIES  
EASEMENT (SEE SURVEY FOR  
ADDITIONAL INFO.)

EXISTING ACCESS AND UTILITIES  
EASEMENT & PUBLIC UTILITIES  
AND ROAD EASEMENT (SEE  
SURVEY FOR ADDITIONAL INFO.)

DIRT ROAD

PROPERTY LINE 659.89'

DIRT ROAD

PROPOSED SITEMASTER 20'-0"  
WIDE X 20'-0" LONG GRAVEL  
PARKING AREA

PROPOSED SITEMASTER 15'-0"  
WIDE X 75'-6" LONG GRAVEL  
ACCESS TO PRIVATE ROAD  
EASEMENT CONNECTING TO  
PUBLIC ACCESS

PROPOSED SITEMASTER 1500  
GAL. WATER TANK FOR  
IRRIGATION

PROPOSED SITEMASTER 35' HIGH  
STEEL & RF TRANSPARENT FAUX  
WATER TANK

PROPOSED VERIZON WIRELESS  
GROUND SPACE & EQUIPMENT  
CABINETS AT GRADE LEVEL ON  
A CONCRETE SLAB WITH A  
6'-0" HIGH SPLIT FACE CMU  
WALL (NOISE CONTROL  
FEATURE) AND CORRUGATED  
METAL GATE (COLOR TO  
BLEND WITH SURROUNDINGS)

EXISTING ACCESS AND UTILITIES  
EASEMENT & PUBLIC UTILITIES  
AND ROAD EASEMENT (SEE  
SURVEY FOR ADDITIONAL INFO.)

EXISTING ACCESS AND UTILITIES  
EASEMENT (SEE SURVEY FOR  
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DIRT ROAD

(E) CONCRETE  
DIKE  
(E) CONCRETE SLAB  
(E) CHAIN LINK GATE

(E) UTILITY BUILDING

(E) CHAIN LINK FENCE

(E) (3) IRRIGATION TANKS

INSTALL TEMPORARY BARRIER  
FENCING AROUND (E) VEGETATION  
NEAR BORING PITS (PILOT HOLES)  
TO PROTECT VEGETATION, TYP.

(E) FIBER MANHOLE  
PROPOSED U/G  
FIBER ROUTE  
OPTION A  
PROPOSED U/G  
FIBER ROUTE  
OPTION B  
(E) CHAIN LINK GATE

PROPOSED U/G ELECTRIC  
UTILITY ROUTE OPTION B  
(E) UTILITY TRANSFORMER

(E) GUY ANCHOR

PROPOSED TRANSFORMER-  
ELECTRIC UTILITY OPTION A

(E) UTILITY POLE,  
TYP.

PROPOSED U/G ELECTRIC  
UTILITY ROUTE OPTION A

PROPOSED SITEMASTER LEASE AREA  
GRAVEL COMPOUND

SITEMASTER LEASE AREA

DIRT ROAD

110'-0" SITEMASTER LEASE AREA

A.P.N. 609-040-09

UTILITY ROUTE \*\*

ROUTE	DISTANCE	BORE DEPTH*	PILOT HOLES
ELECT. OPTION A	130'-0"	30"	4'x4'
ELECT. OPTION B	180'-0"	30"	4'x4'
FIBEROPTIC OPTION A	190'-0"	30"	4'x4'
FIBEROPTIC OPTION B	180'-0"	30"	4'x4'

\* DEPTH OF BORING TO BE 10' MIN. BELOW GRADE  
TO AVOID IMPACT TO VEGETATION ROOT SYSTEMS

\*\* INSTALLATION BY DIRECTIONAL BORING (TRENCHLESS)  
EXCEPT AT EXISTING DIRT ROAD.

EXISTING ROAD AND UTILITIES  
EASEMENT (SEE SURVEY FOR  
ADDITIONAL INFO.)

PROPERTY LINE 659.84'

PROPERTY LINE 661.97'

EXISTING ACCESS AND UTILITIES  
EASEMENT (SEE SURVEY FOR  
ADDITIONAL INFO.)

EXISTING OPEN SPACE EASEMENT  
(SEE SURVEY FOR  
ADDITIONAL INFO.)

EXISTING ACCESS AND UTILITIES  
EASEMENT (SEE SURVEY FOR  
ADDITIONAL INFO.)

(E) UTILITY TANK, TYP.  
(E) LINK FENCE GATE  
(E) CHAIN LINK FENCE

(E) UTILITY BUILDING

(E) UTILITY POLE,  
TYP.

DIRT ROAD

PROPERTY LINE 660.71'

±520'-7"



OVERALL SITE PLAN

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TULSA, OK 74136  
(918) 663-2232

PROJECT INFORMATION:

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BOULEVARD, CA 91962

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PLANS PREPARED BY:

**DELTA GROUPS  
ENGINEERING, INC.**  
CONSULTING ENGINEERS

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DGE NO.: 1106X003

CONSULTANT:

DRAWN BY: CHK.: APV.:

TT FO WD

LICENSER:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

**A 1**



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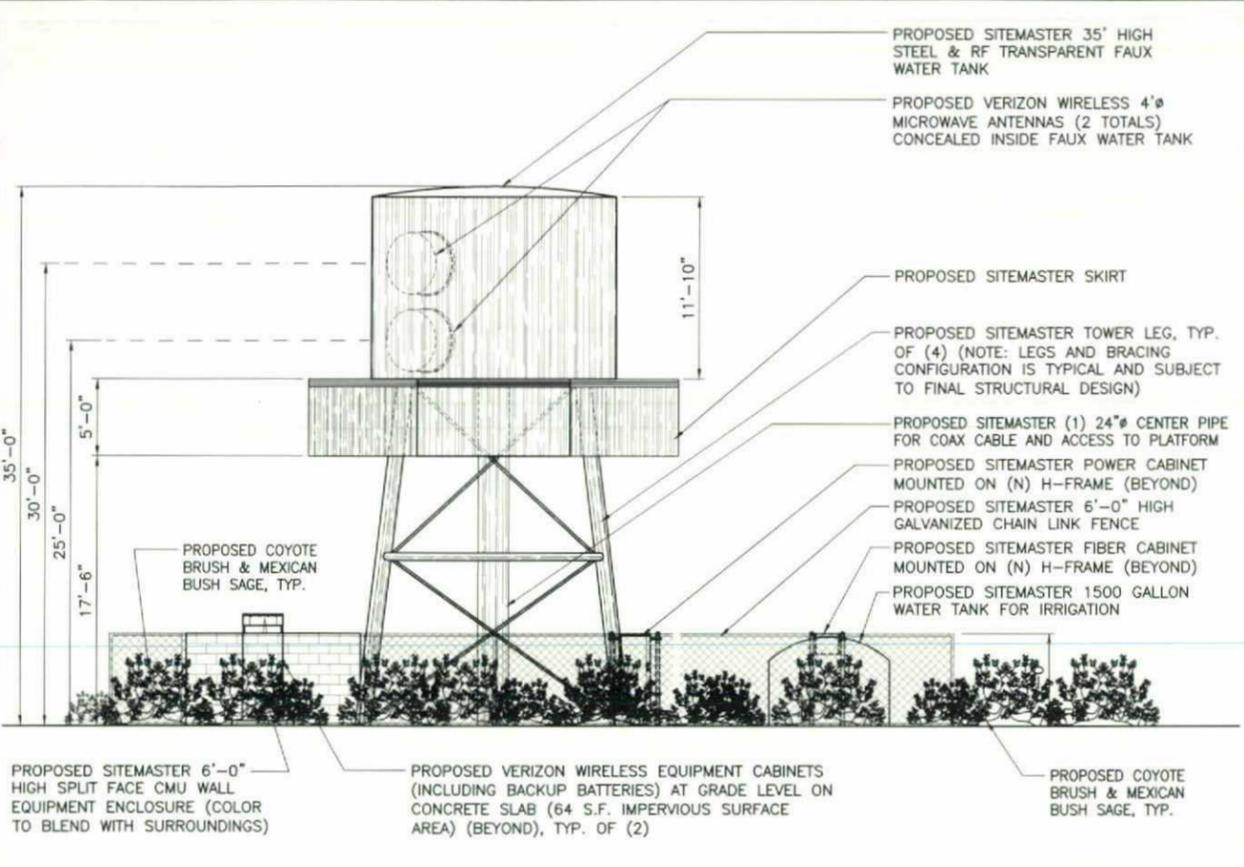
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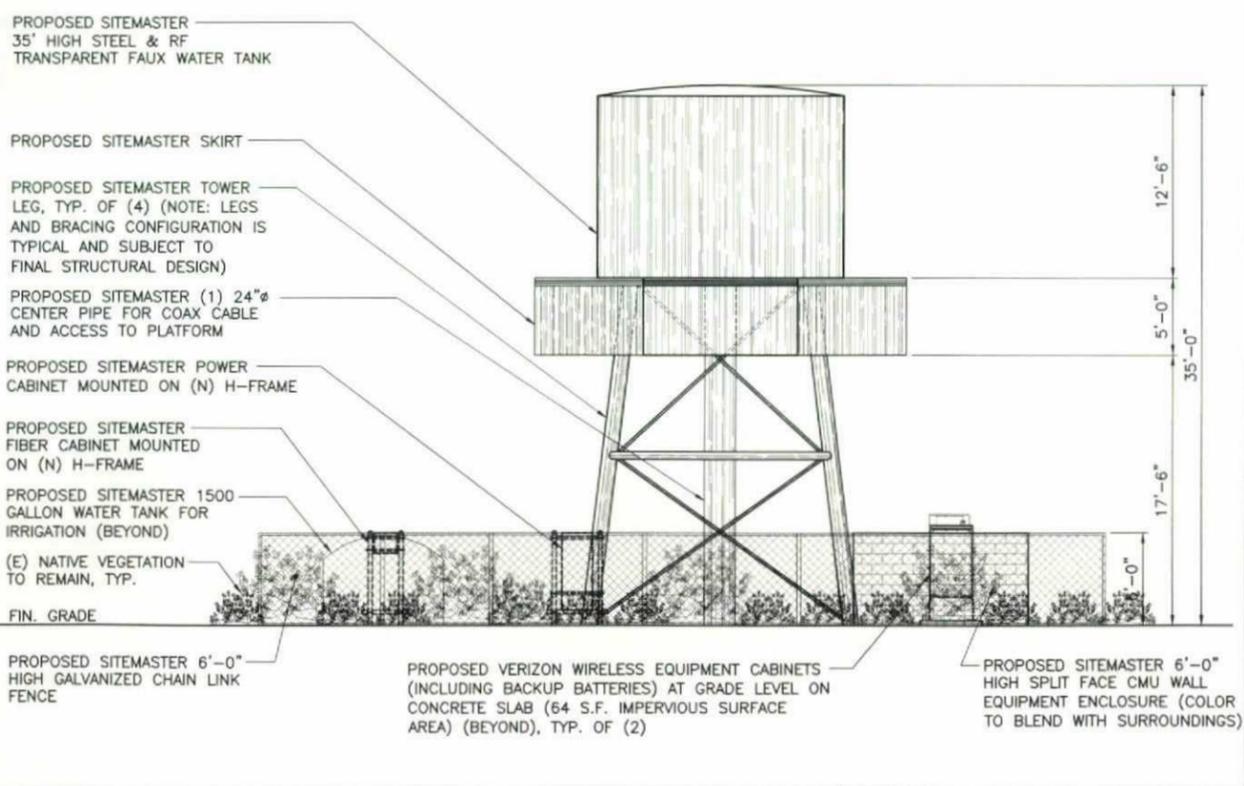
**ELEVATIONS**

SHEET NUMBER:

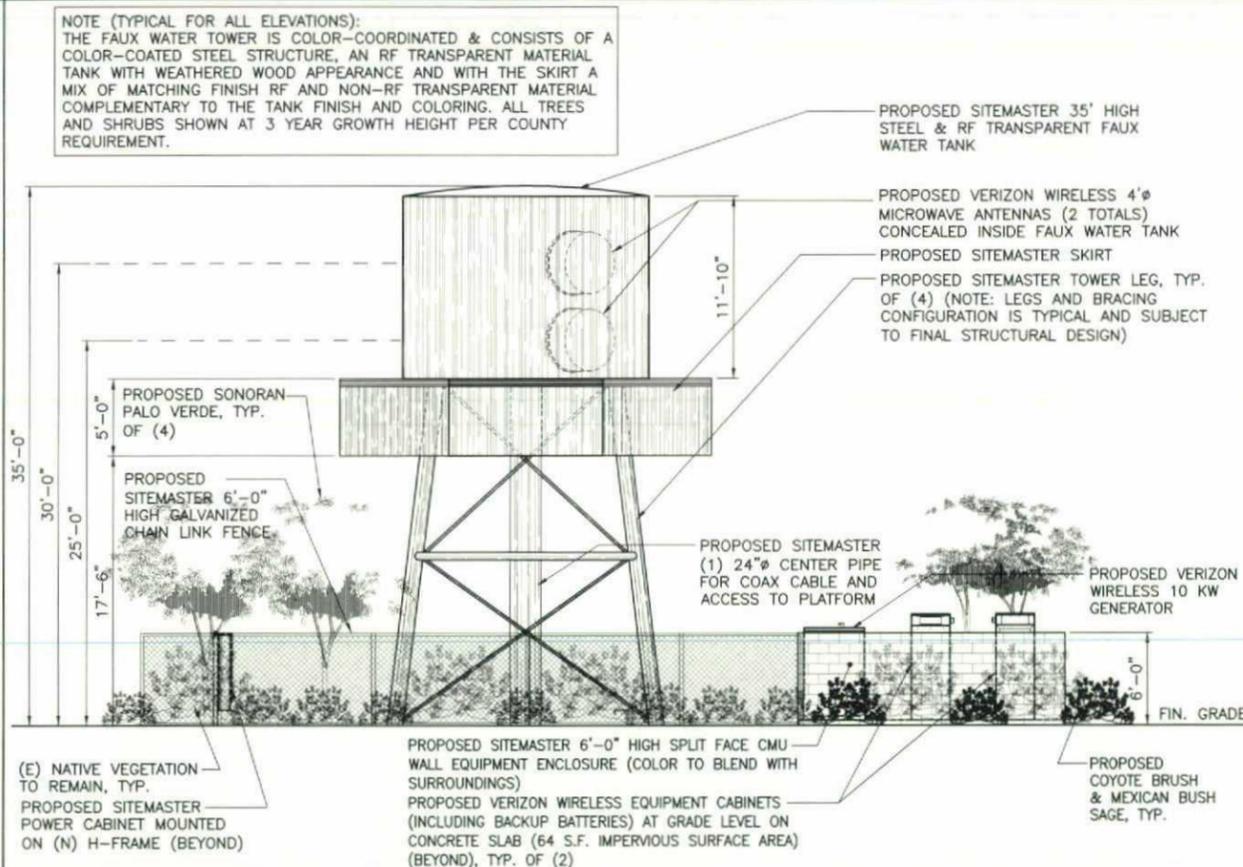
**A 3**



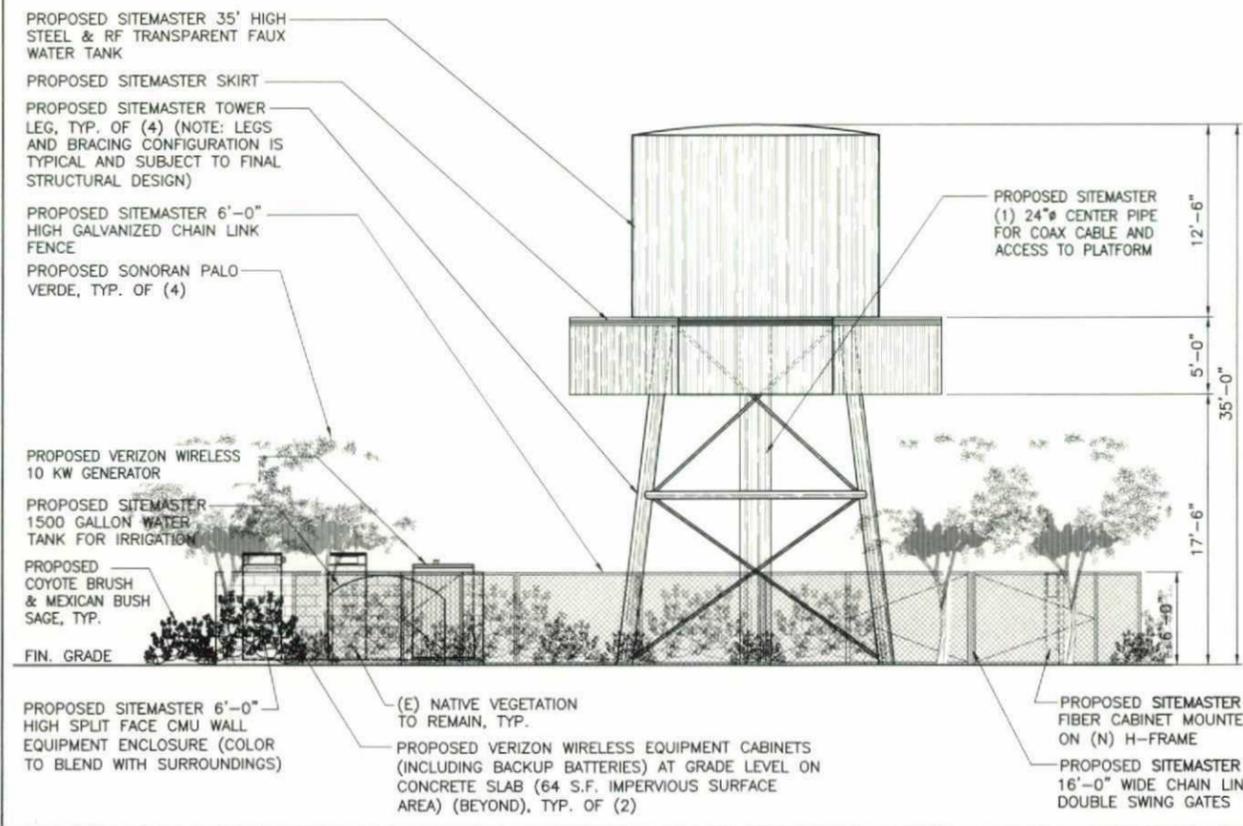
**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

NOTE (TYPICAL FOR ALL ELEVATIONS):  
THE FAUX WATER TOWER IS COLOR-COORDINATED & CONSISTS OF A COLOR-COATED STEEL STRUCTURE, AN RF TRANSPARENT MATERIAL TANK WITH WEATHERED WOOD APPEARANCE AND WITH THE SKIRT A MIX OF MATCHING FINISH RF AND NON-RF TRANSPARENT MATERIAL COMPLEMENTARY TO THE TANK FINISH AND COLORING. ALL TREES AND SHRUBS SHOWN AT 3 YEAR GROWTH HEIGHT PER COUNTY REQUIREMENT.

PROPOSED SITEMASTER 35' HIGH STEEL & RF TRANSPARENT FAUX WATER TANK

PROPOSED SITEMASTER SKIRT

PROPOSED SITEMASTER TOWER LEG, TYP. OF (4) (NOTE: LEGS AND BRACING CONFIGURATION IS TYPICAL AND SUBJECT TO FINAL STRUCTURAL DESIGN)

PROPOSED SITEMASTER (1) 24" CENTER PIPE FOR COAX CABLE AND ACCESS TO PLATFORM

PROPOSED SITEMASTER POWER CABINET MOUNTED ON (N) H-FRAME (BEYOND)

PROPOSED SITEMASTER FIBER CABINET MOUNTED ON (N) H-FRAME (BEYOND)

PROPOSED SITEMASTER 1500 GALLON WATER TANK FOR IRRIGATION

PROPOSED SITEMASTER 6'-0" HIGH GALVANIZED CHAIN LINK FENCE

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS (INCLUDING BACKUP BATTERIES) AT GRADE LEVEL ON CONCRETE SLAB (64 S.F. IMPERVIOUS SURFACE AREA) (BEYOND), TYP. OF (2)

PROPOSED COYOTE BRUSH & MEXICAN BUSH SAGE, TYP.

(E) NATIVE VEGETATION TO REMAIN, TYP.

FIN. GRADE

SCALE: 3/16" = 1'-0"

PROPOSED SITEMASTER 35' HIGH STEEL & RF TRANSPARENT FAUX WATER TANK

PROPOSED SITEMASTER SKIRT

PROPOSED SITEMASTER TOWER LEG, TYP. OF (4) (NOTE: LEGS AND BRACING CONFIGURATION IS TYPICAL AND SUBJECT TO FINAL STRUCTURAL DESIGN)

PROPOSED SITEMASTER 6'-0" HIGH GALVANIZED CHAIN LINK FENCE

PROPOSED SONORAN PALO VERDE, TYP. OF (4)

PROPOSED SITEMASTER (1) 24" CENTER PIPE FOR COAX CABLE AND ACCESS TO PLATFORM

PROPOSED VERIZON WIRELESS 10 KW GENERATOR

PROPOSED SITEMASTER 1500 GALLON WATER TANK FOR IRRIGATION

PROPOSED COYOTE BRUSH & MEXICAN BUSH SAGE, TYP.

FIN. GRADE

PROPOSED SITEMASTER 6'-0" HIGH SPLIT FACE CMU WALL EQUIPMENT ENCLOSURE (COLOR TO BLEND WITH SURROUNDINGS)

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS (INCLUDING BACKUP BATTERIES) AT GRADE LEVEL ON CONCRETE SLAB (64 S.F. IMPERVIOUS SURFACE AREA) (BEYOND), TYP. OF (2)

(E) NATIVE VEGETATION TO REMAIN, TYP.

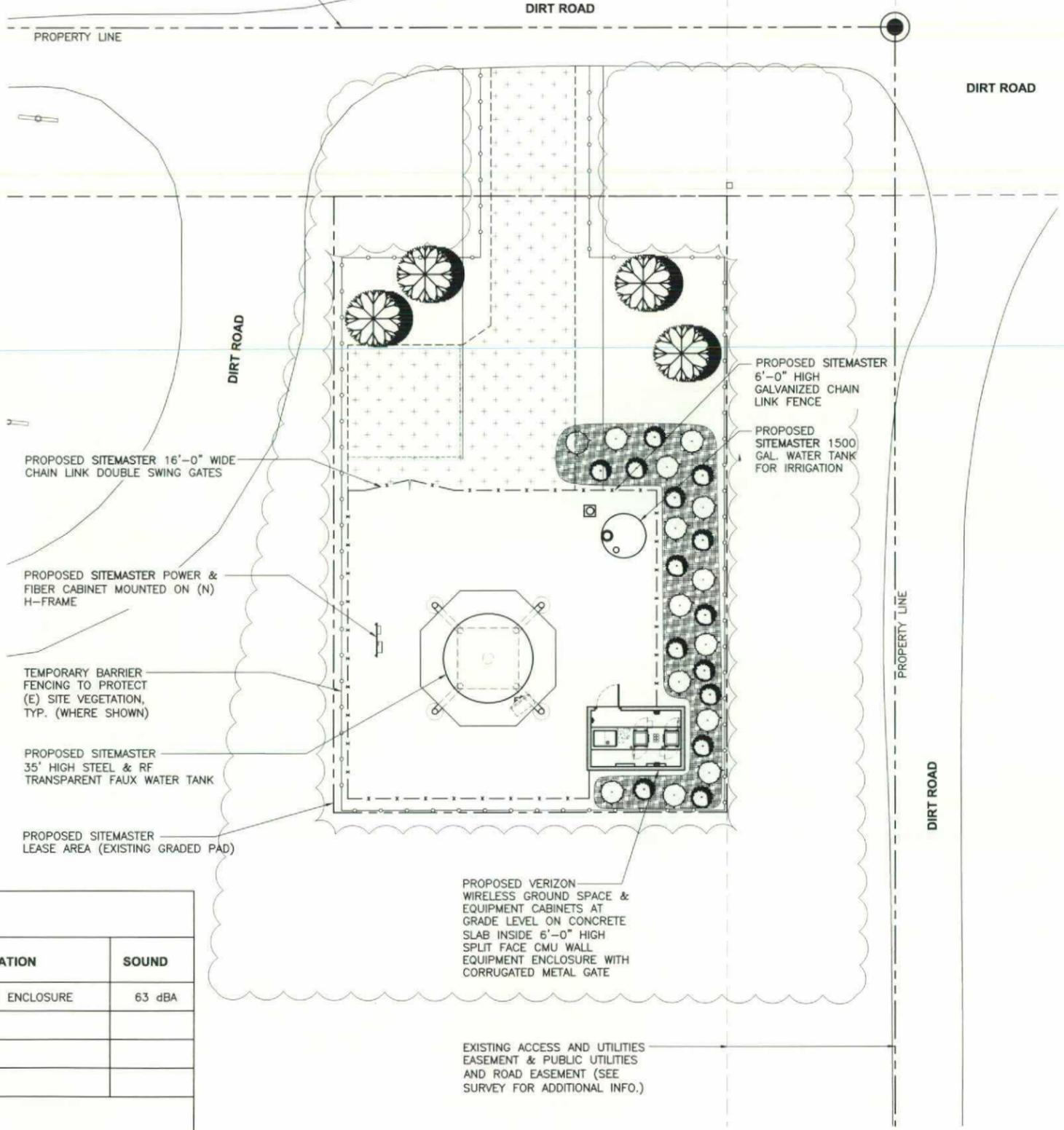
PROPOSED SITEMASTER FIBER CABINET MOUNTED ON (N) H-FRAME

PROPOSED SITEMASTER 16'-0" WIDE CHAIN LINK DOUBLE SWING GATES

SCALE: 3/16" = 1'-0"



EXISTING ACCESS AND UTILITIES  
EASEMENT & PUBLIC UTILITIES  
AND ROAD EASEMENT (SEE SURVEY  
FOR ADDITIONAL INFO.)



PROPOSED SITEMASTER 16'-0" WIDE  
CHAIN LINK DOUBLE SWING GATES

PROPOSED SITEMASTER POWER &  
FIBER CABINET MOUNTED ON (N)  
H-FRAME

TEMPORARY BARRIER  
FENCING TO PROTECT  
(E) SITE VEGETATION,  
TYP. (WHERE SHOWN)

PROPOSED SITEMASTER  
35' HIGH STEEL & RF  
TRANSPARENT FAUX WATER TANK

PROPOSED SITEMASTER  
LEASE AREA (EXISTING GRADED PAD)

PROPOSED SITEMASTER  
6'-0" HIGH GALVANIZED CHAIN  
LINK FENCE

PROPOSED SITEMASTER 1500  
GAL WATER TANK FOR IRRIGATION

PROPOSED VERIZON  
WIRELESS GROUND SPACE &  
EQUIPMENT CABINETS AT  
GRADE LEVEL ON CONCRETE  
SLAB INSIDE 6'-0" HIGH  
SPLIT FACE CMU WALL  
EQUIPMENT ENCLOSURE WITH  
CORRUGATED METAL GATE

EXISTING ACCESS AND UTILITIES  
EASEMENT & PUBLIC UTILITIES  
AND ROAD EASEMENT (SEE  
SURVEY FOR ADDITIONAL INFO.)

NOISE SOURCES				
ITEM #	NAME	DESCRIPTION	LOCATION	SOUND
NS1	GENERATOR	10KW - MODEL	INSIDE CMU ENCLOSURE	63 dBA

SEE NOISE DATE / SPEC SHEETS SUBMITTED UNDER SEPARATE COVER

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TEL. (949) 622-0333 FAX (949) 622-0331  
DGE NO.: 110MX003

CONSULTANT:

DRAWN BY: CHK.: APV.:

TT	FO	WD
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LICENSER:

SHEET TITLE:

**NOISE SOURCES**

SHEET NUMBER:

**A 5**



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PLANS PREPARED BY:  
  
 2362 MCGAW AVE  
 IRVINE, CA 92614  
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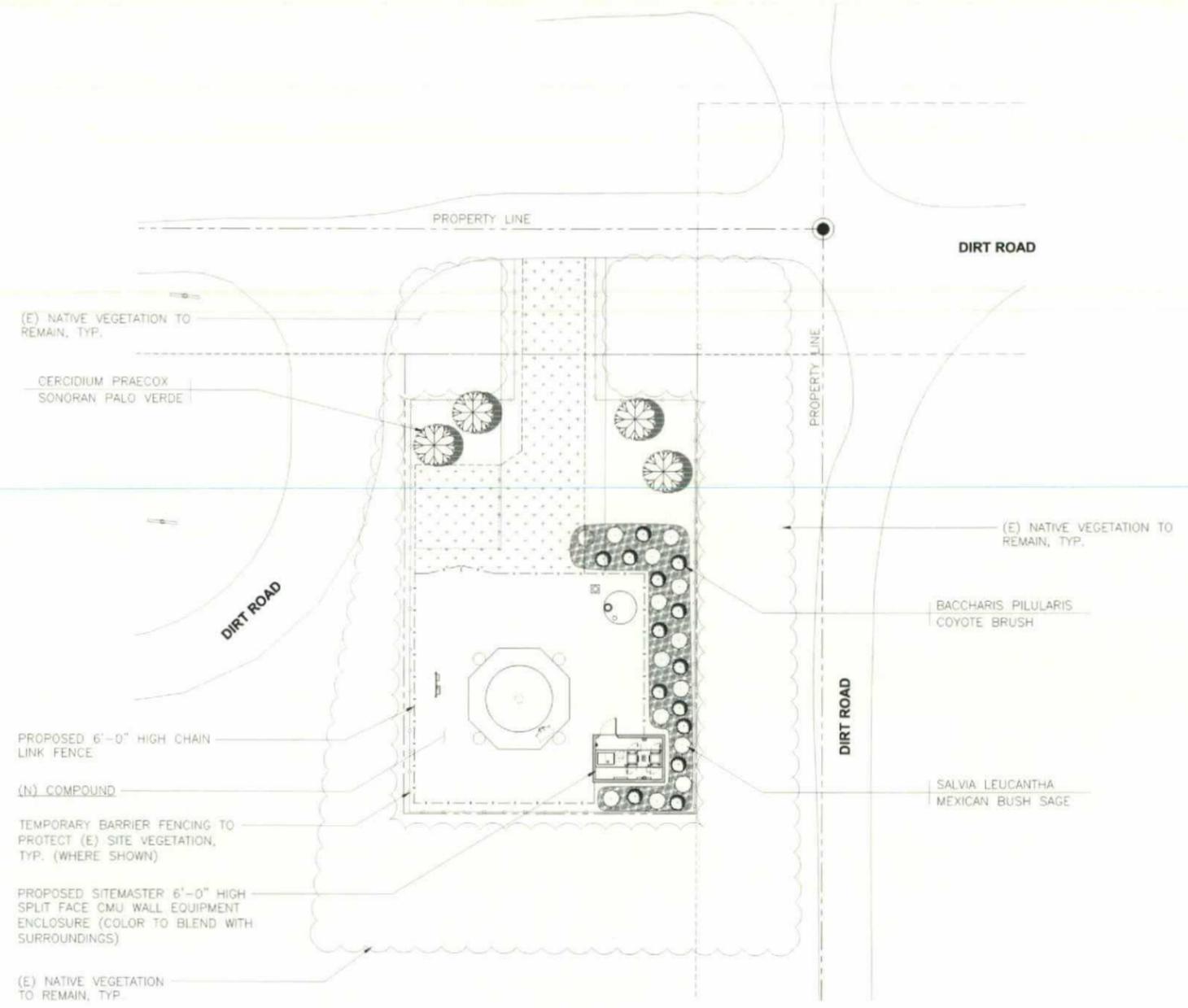
CONSULTANT:  
 [Blank Box]

DRAWN BY: TT    CHK.: FG    APV.: WD

LICENSER:  
 [Blank Box]

SHEET TITLE:  
**LANDSCAPE PLAN  
 LEGEND & DETAILS**

SHEET NUMBER:  
**L1**



**LEGEND**

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER NEEDS	QUANTITY	SIZE
	N/A	DRY ROCK MULCH OVER MIRAFI GEOTEXTILE FABRIC	N/A	N/A	N/A	N/A	N/A
<b>LARGE SHRUBS</b>							
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	VARIES	VARIES	LOW	14	5 GAL
	BACCHARIS PILULARIS	COYOTE BRUSH	VARIES	VARIES	LOW	14	5 GAL
<b>TREES</b>							
	CERCIDIUM PRAECOX	SONORAN PALO VERDE	25'	25'	MEDIUM	4	48" BOX



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 DOE NO.: 110M0003

CONSULTANT:  
 \_\_\_\_\_

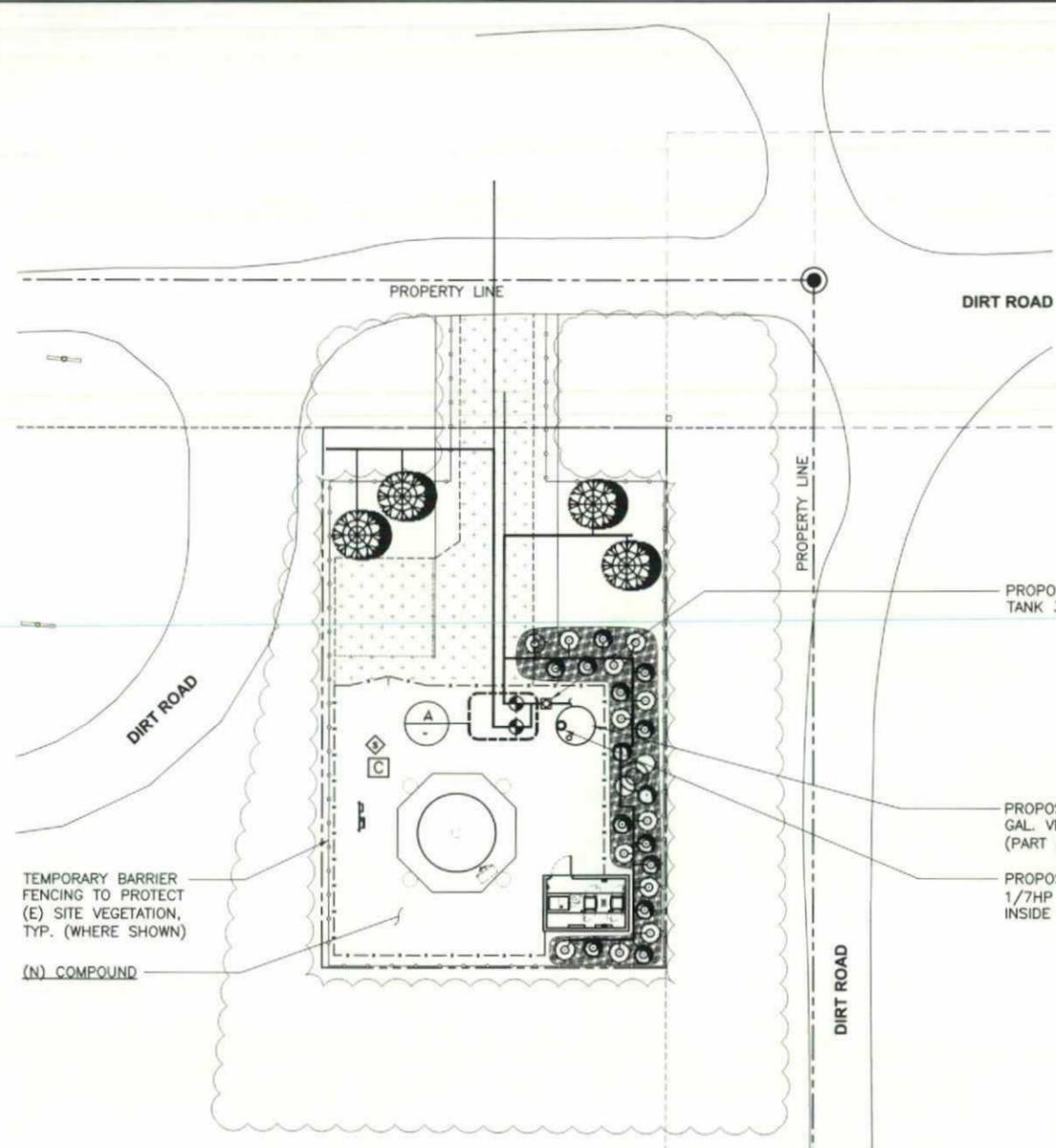
DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
 TT FO WD

LICENSER:  
 \_\_\_\_\_

SHEET TITLE:  
**LANDSCAPE IRRIGATION PLAN**

SHEET NUMBER:  
**L11**

**NOTE:**  
 - WATER SUPPLY TO BE REPLISHED AS NEEDED TO BE DETERMINED BY LANDSCAPER AND OR MAINTENANCE CREW ON THEIR REGULAR VISITS. PROPERTY WILL BE VISITED AT LEAST MONTHLY UNTIL LANDSCAPING IS ESTABLISHED, THEN AT LEAST QUARTERLY AS NEEDED.

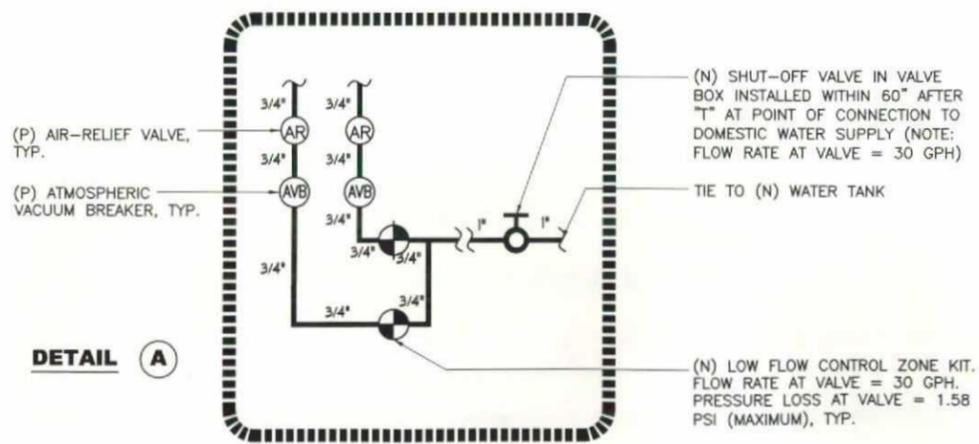


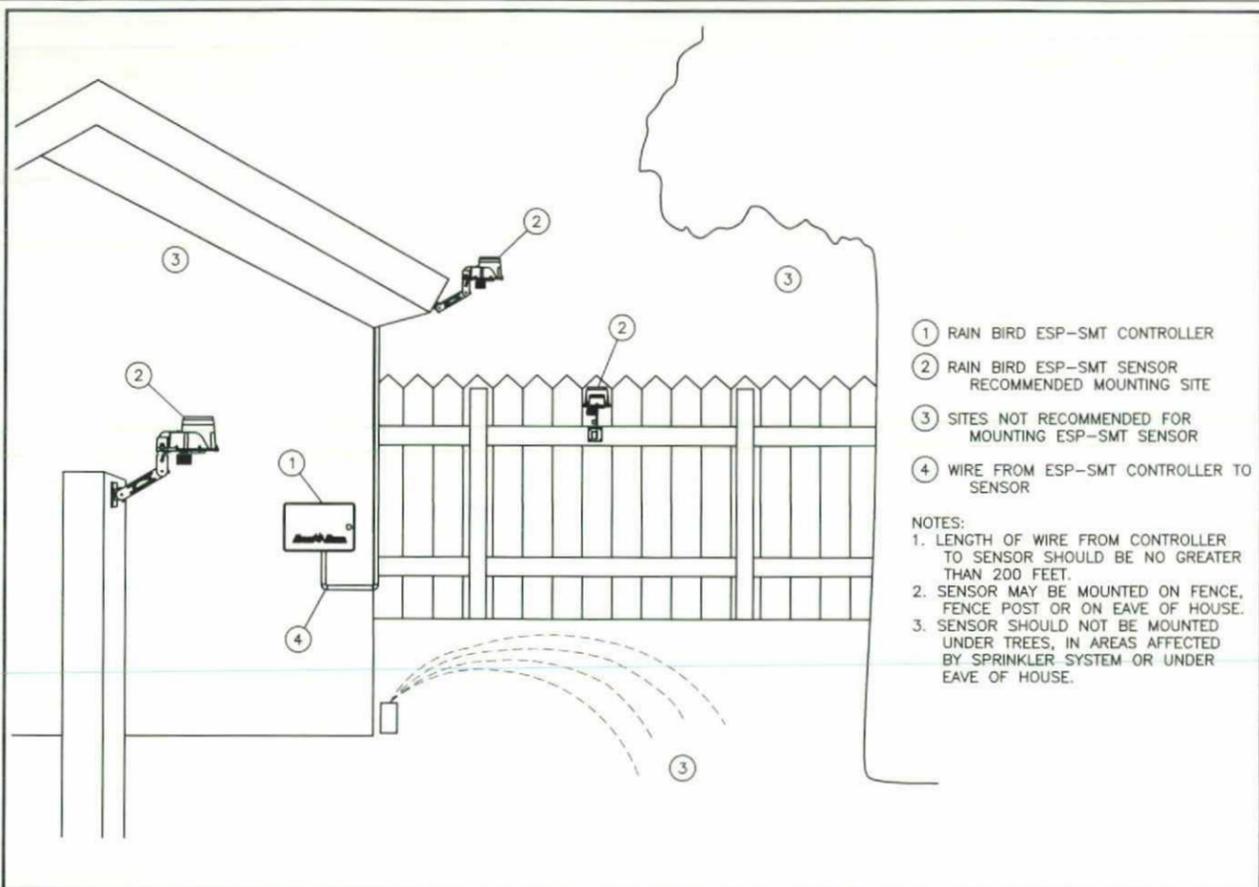
**IRRIGATION NOTES**

1. TIE (P) PVC LATERAL TO (E) 1" PVC SCHEDULE 40 PIPE AT HOSE BIB ADJACENT TO (E) STORAGE SHED ±90'-0" NORTH OF SITE. SITE IS SERVED BY PRIVATE WELL.
2. CONTRACTOR TO MONITOR IRRIGATION SOIL INFILTRATION AND WETTING PATTERN FOR A PERIOD OF 90 DAYS AFTER INSTALLATION AND ADJUST FLOW RATES AND CYCLE TIMES OF SYSTEM TO MEET THE REQUIREMENTS OF THE SPECIFIED PLANT MATERIALS.
3. CONTRACTOR TO WARRANTY ALL LANDSCAPING INSTALLATIONS INCLUDING PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL SITE ACCEPTANCE BY COUNTY AND/OR CLIENT, WHICHEVER IS LATER. CONTRACTOR TO REPLACE ANY DEAD OR DISTRESSED PLANTS, OR DAMAGED IRRIGATION SYSTEM COMPONENTS WITHIN THE WARRANTY PERIOD.
4. LANDLORD (OR HIS PRIMARY TENANT) TO ASSUME RESPONSIBILITY FOR ROUTINE LANDSCAPE MAINTENANCE FOLLOWING INSTALLATION.
5. SEE SHEET L-4 FOR CONTROLLER SCHEDULE AND HYDRAULIC CALCULATIONS INCLUDING PRESSURE LOSS, FLOW RATES PER CURICUIT, MAWA, EAWU, ETC.
6. THE CONTRACTOR SHALL ADJUST THE BASELINE IRRIGATION SCHEDULE TO MEET SITE SPECIFIC REQUIREMENTS AND USE THE BASELINE SCHEDULE TO SET THE WEATHER-BASED CONTROLLER. THE SCHEDULE CURRENTLY IN EFFECT SHALL BE POSTED IN THE CONTROLLER. THE CONTROLLER SHALL BE OPERATIONAL AND SET TO REAL-TIME WEATHER PRIOR TO THE COMPLETION OF THE 90-DAY MAINTENANCE PERIOD.

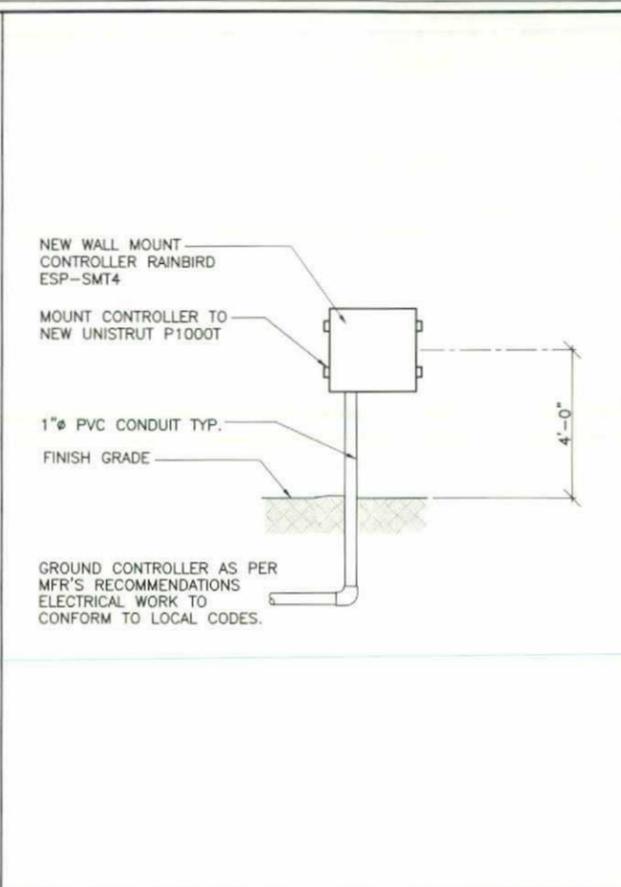
**IRRIGATION LEGEND:**

-  CONTROLLER: RAINBIRD ESP-SMT-4 MOUNTED PER PLAN AND MAKE CONNECTION PER CODE SEE SHEET L-4 FOR CONTROLLER SCHEDULE
-  RAINBIRD ESP-SMT SENSOR INSTALLATION PER MFR RECOMMENDATIONS FOR LOCATION
-  SHUT-OFF BALL VALVE. NIBCO T-580. SIZE AS REQUIRED.
-  RAINBIRD XCZ-075-PRF 3/4" LOW FLOW CONTROL ZONE KIT. 30 PSI OPERATING PRESSURE.
-  RAINBIRD AIR RELIEF VALVE POINT IN SEB 7XB SUBTERRANEAN EMITTER BOX
-  RAINBIRD XFS SUB-SURFACE DRIPLINE FLUSH POINT WITH BALL VALVE.
-  FEBCO 715 ATMOSPHERIC VACUUM BREAKER
-  RAINBIRD XFS SUB-SURFACE DRIPLINE WITH EMITTERS AT 12" O.C. (0.6 GPH EMITTERS)
-  PVC SCH. 40 LATERAL PIPE (SIZE AS NOTED)
-  PVC SCH. 40 LATERAL PIPE (SIZE AS NOTED) INSIDE 2" SCHEDULE ABS SLEEVE BELOW DRIVEWAYS

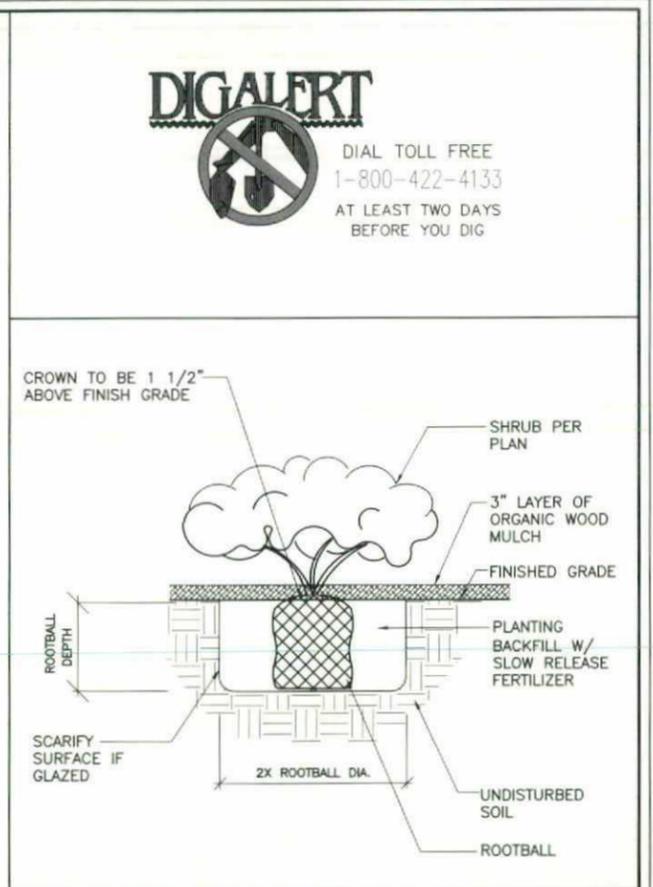




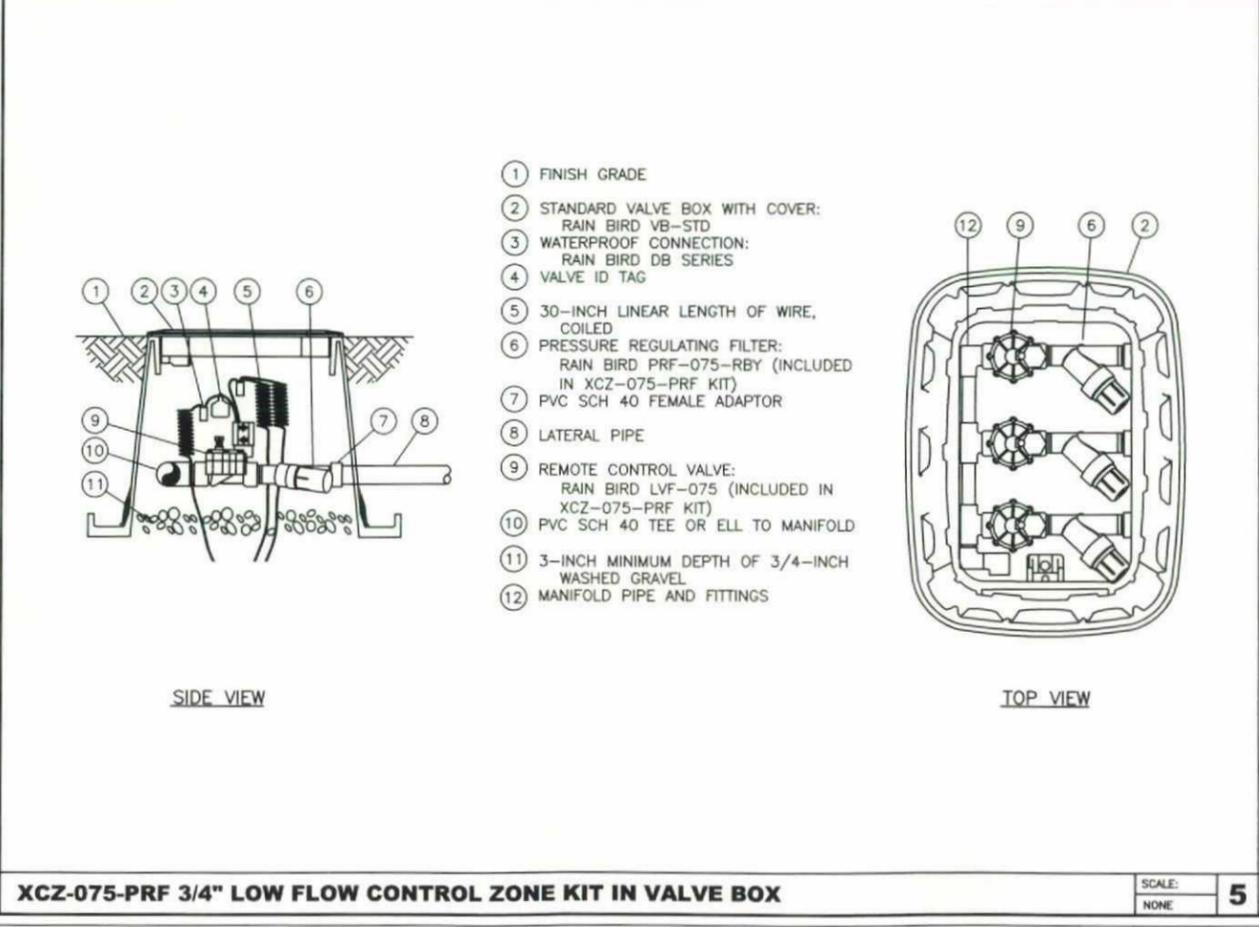
ESP-SMT SENSOR LOCATION SCALE: NONE



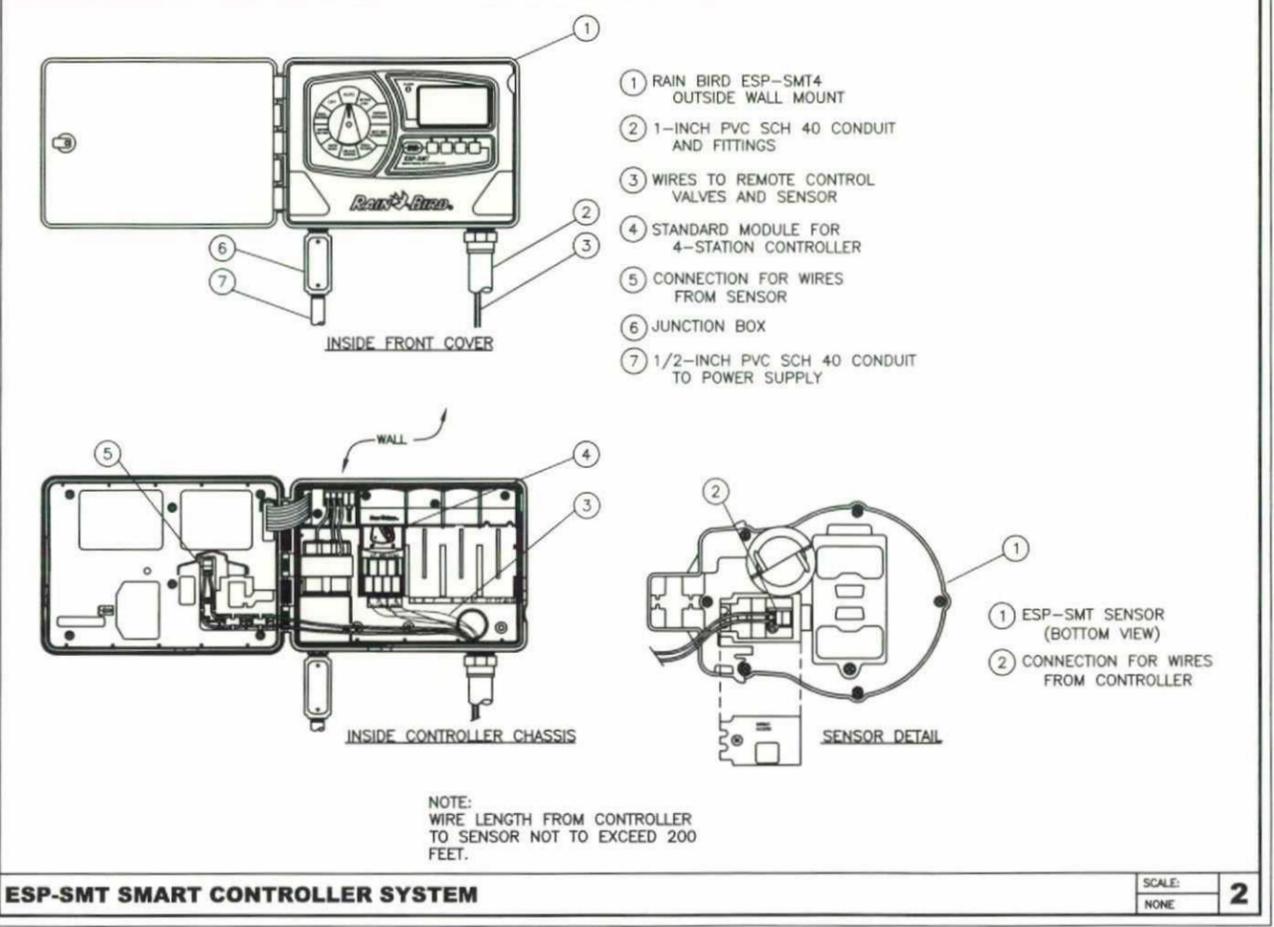
4 CONTROLLER DETAIL SCALE: NONE



3 SHRUB PLANTING SCALE: NONE



XCZ-075-PRF 3/4" LOW FLOW CONTROL ZONE KIT IN VALVE BOX SCALE: NONE



5 ESP-SMT SMART CONTROLLER SYSTEM SCALE: NONE

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PROJECT INFORMATION:  
**PINE VALLEY CA102**  
 36549 OLD HIGHWAY 80  
 BOULEVARD, CA 91962

CURRENT ISSUE DATE:  
**01/11/15**

ISSUED FOR:  
**ZONING**

REV. DATE DESCRIPTION BY:

9	02/11/15	100% ZONING	TT
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2	04/15/10	100% ZONING	TT
1	04/05/10	100% ZONING	TT
0	03/26/10	90% ZONING	TT

PLANS PREPARED BY:  
**DELTA GROUPS ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 2362 MCGAW AVE  
 IRVINE, CA 92614  
 TEL. (949) 622-0333 FAX (949) 622-0331  
 DGE NO.: 110M0003

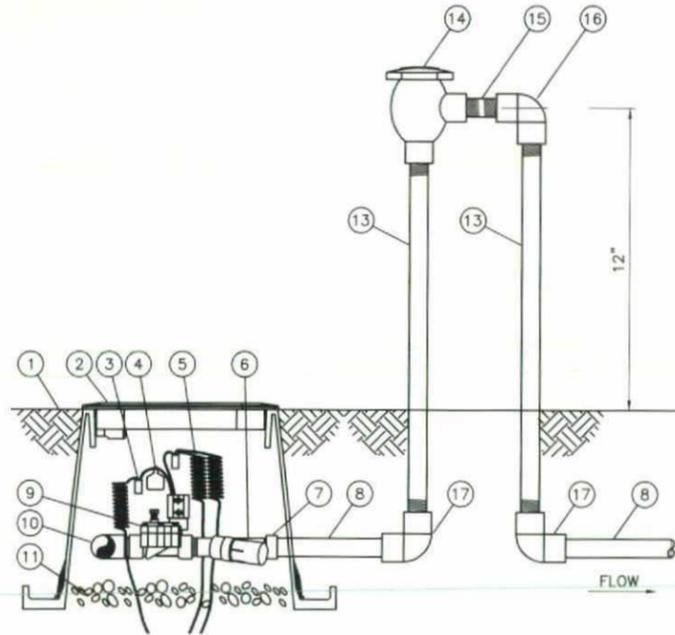
CONSULTANT:

DRAWN BY: CHK. APV.  
 TT FO WD

LICENSER:

SHEET TITLE:  
**LANDSCAPE PLANTING & IRRIGATION DETAILS**

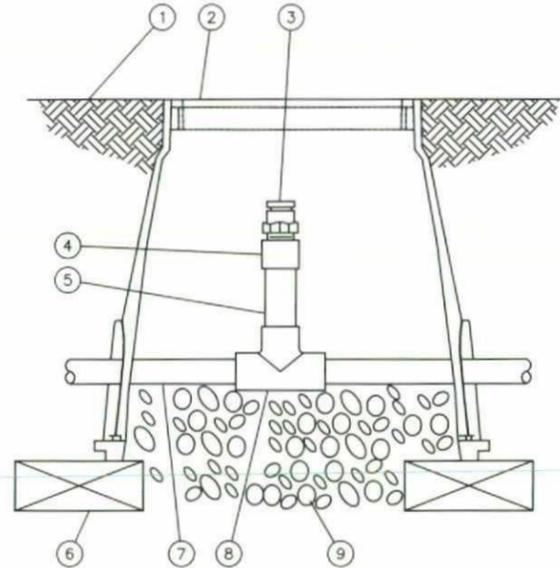
SHEET NUMBER:  
**L2**



- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER:  
RAIN BIRD VB-STD
- 3 WATERPROOF CONNECTION:  
RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE,  
COILED
- 6 PRESSURE REGULATING FILTER:  
RAIN BIRD PRF-075-RBY  
(INCLUDED IN XCZ-075-PRF KIT)
- 7 PVC SCH 40 FEMALE ADAPTOR
- 8 PVC SCH 40 LATERAL PIPE
- 9 REMOTE CONTROL VALVE:  
RAIN BIRD LVF-075 (INCLUDED IN  
XCZ-075-PRF KIT)
- 10 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH  
WASHED GRAVEL
- 12 MANIFOLD PIPE AND FITTINGS
- 13 RED BRASS RISER PIPE
- 14 FEBCO 715 (3/4") ATMOSPHERIC  
VACUUM BREAKER
- 15 RED BRASS THREADED NIPPLE
- 16 RED BRASS 90° ELBOW
- 17 PVC SCH 40 90° ELBOW

NOTE:  
DO NOT INSTALL ANY SHUT OFF VALVE  
DOWNSTREAM OF AVB

SIDE VIEW



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX:  
RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE:  
RAIN BIRD ARV-12 TO BE  
INSTALLED AT HIGH POINTS IN  
DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTOR
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF  
3/4" WASHED GRAVEL

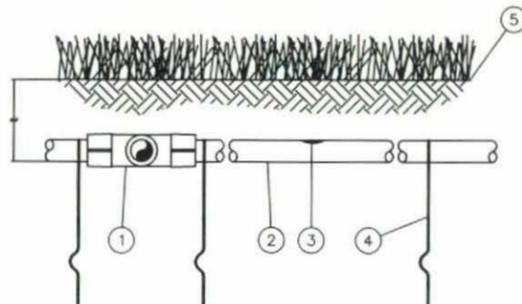
ATMOSPHERIC VACUUM BREAKER (AVB) INSTALLATION

SCALE:  
NONE

3 AIR RELIEF VALVE IN PVC HEADER

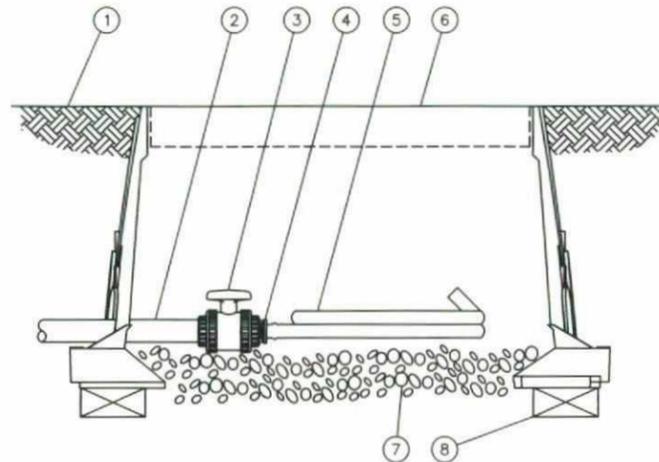
SCALE:  
NONE

1



- 1 EASY FIT COMPRESSION TEE:  
RAIN BIRD MDCFTTE
- 2 SUB-SURFACE DRIPLINE:  
RAIN BIRD XF SERIES DRIPLINE  
POTABLE: XFS DRIPLINE  
NON-POTABLE: XFSP DRIPLINE
- 3 INLINE DRIP EMITTER
- 4 TIE DOWN STAKE: RAIN BIRD  
TDS-050 WITH BEND (TYPICAL)
- 5 TURF/FINISH GRADE OR SHRUB  
BED WITH MULCH

- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER:  
RAIN BIRD XFD-MA-075
- 5 SUB-SURFACE DRIPLINE:  
RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER:  
RAIN BIRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF  
3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

SUB-SURFACE DRIPLINE BURIAL

SCALE:  
NONE

4 FLUSH POINT WITH BALL VALVE

SCALE:  
NONE

2

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PROJECT INFORMATION:

**PINE VALLEY CA102**

36549 OLD HIGHWAY 80  
BOULEVARD, CA 91962

CURRENT ISSUE DATE:

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PLANS PREPARED BY:

**DELTA GROUPS  
ENGINEERING, INC.  
CONSULTING ENGINEERS**

2362 MCGAW AVE  
IRVINE, CA 92614  
TEL: (949) 622-0333 FAX: (949) 622-0331  
DGE NO.: 110MX003

CONSULTANT:

DRAWN BY: CHK.: APV.:

TT FO WD

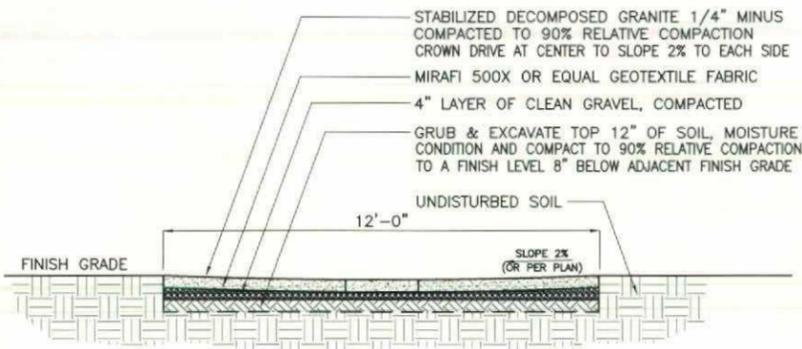
LICENSER:

SHEET TITLE:

**LANDSCAPE  
IRRIGATION DETAILS**

SHEET NUMBER:

**L3**



**DRIVEWAY SECTION**

SCALE: N.T.S.

**6**

**INITIAL IRRIGATION SCHEDULE**

**3**

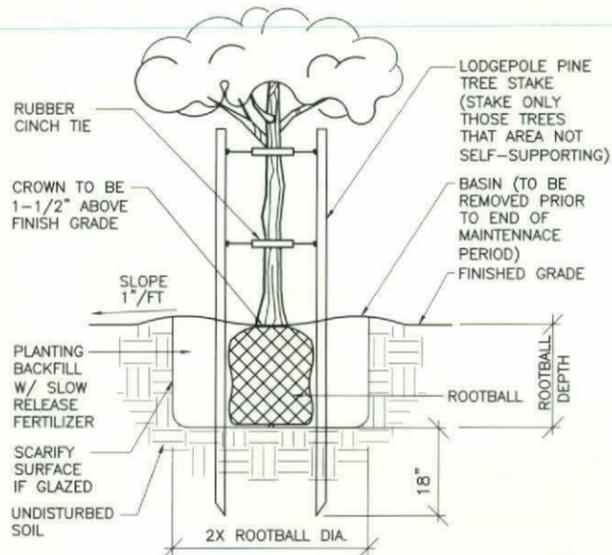
CONTROLLER (NEW)		RAINBIRD ESP-SMT-4							
ZONE	DAYS OF OPERATION							START TIME	WATERING CYCLE DURATION (MINUTES)
	M	T	W	T	F	S	S		
1	X	X	X	X	X	X	X	5:30 A.M.	25
2	X	X	X	X	X	X	X	5:55 A.M.	25
3									0
4									0

APPLIED IRRIGATION WATER: 56 GALLONS PER MONTH  
672 GALLONS PER YEAR

DESIGN OPERATING PRESSURE: 20 PSI

DESIGN MAX. FLOW RATE: 17 EMITTERS X 0.6 GPH = 10.2 GPH

1. NEW CONTROLLER SHALL HAVE RAIN SENSOR SHUT OFF CONTROL
2. INITIAL WATERING SCHEDULE SHOWN FOR USE DURING 6-MONTH PLANT ESTABLISHMENT PERIOD.
3. LANDSCAPE CONTRACTOR TO MONITOR HYDRATION LEVELS AND ADJUST SYSTEM TO MEET WATERING REQUIREMENTS FOR INDIVIDUAL ZONES AND PLANT NEEDS.
4. THE SCHEDULE CURRENTLY IN EFFECT SHALL BE POSTED IN THE CONTROLLER.



**TREE PLANTING**

DGE NUMBER: L0006C SCALE: N.T.S.

**7**

**2ND BASELINE IRRIGATION SCHEDULE**

**4**

CONTROLLER (NEW)		RAINBIRD ESP-SMT-4							
ZONE	DAYS OF OPERATION							START TIME	WATERING CYCLE DURATION (MINUTES)
	M	T	W	T	F	S	S		
1	X	X	X	X	X	X	X	5:30 A.M.	25
2	X	X	X	X	X	X	X	5:55 A.M.	25
3									0
4									0

APPLIED IRRIGATION WATER: 56 GALLONS PER MONTH  
672 GALLONS PER YEAR

DESIGN OPERATING PRESSURE: 20 PSI

DESIGN MAX. FLOW RATE: 17 EMITTERS X 0.6 GPH = 10.2 GPH

1. NEW CONTROLLER SHALL HAVE RAIN SENSOR SHUT OFF CONTROL
2. BASELINE WATERING SCHEDULE SHOWN FOR USE AFTER INITIAL 6-MONTH PLANT ESTABLISHMENT PERIOD.
3. LANDSCAPE CONTRACTOR TO MONITOR HYDRATION LEVELS AND ADJUST SYSTEM TO MEET WATERING REQUIREMENTS FOR INDIVIDUAL ZONES AND PLANT NEEDS.
4. THE SCHEDULE CURRENTLY IN EFFECT SHALL BE POSTED IN THE CONTROLLER.

**NOT USE**

**5**

**SUB-SURFACE DRIPLINE MULTIPLE TREE/SHRUB DETAIL**

SCALE: NONE

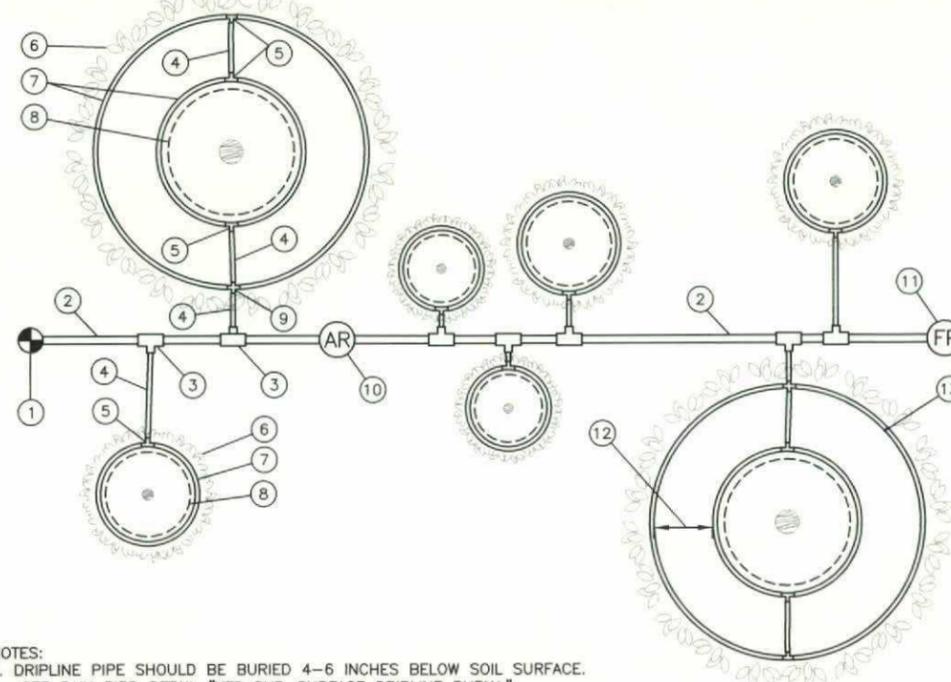
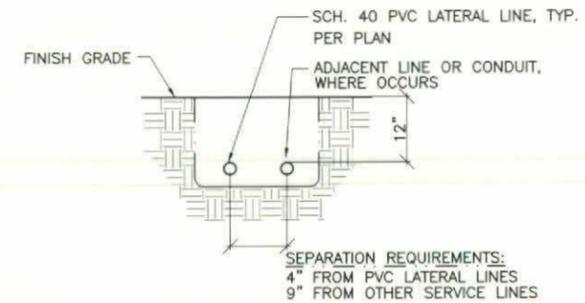
**2**

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
2. PVC DRIP SUPPLY MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFD-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF SHRUB OR TREE, WHERE OCCURS (TYPICAL)
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES TUBING POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. AIR VACUUM RELIEF VALVE (SEE RAIN BIRD DETAIL "XFS AIR VACUUM RELIEF VALVE KIT IN PVC HEADER") INSTALL AT DRIPLINE ZONE HIGH POINT.
11. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFS DRIPLINE FLUSH POINT WITH BALL VALVE")
12. SPACING PER SPECIFICATION
13. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 3-5 BELOW)

**PVC LATERAL BURIAL**

SCALE: NONE

**1**



- NOTES:
1. DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE. SEE RAIN BIRD DETAIL "XFS SUB-SURFACE DRIPLINE BURIAL".
  2. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
  3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  5. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

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36549 OLD HIGHWAY 80  
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2362 MCGAW AVE  
IRVINE, CA 92614  
TEL. (949) 622-0333 FAX (949) 622-0331  
DGE NO.: 11040003

CONSULTANT:  
  
DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
TT FO WD  
LICENSER: \_\_\_\_\_

SHEET TITLE:  
**LANDSCAPE DETAILS, CONTROLLER SCHEDULES & CALCULATIONS**

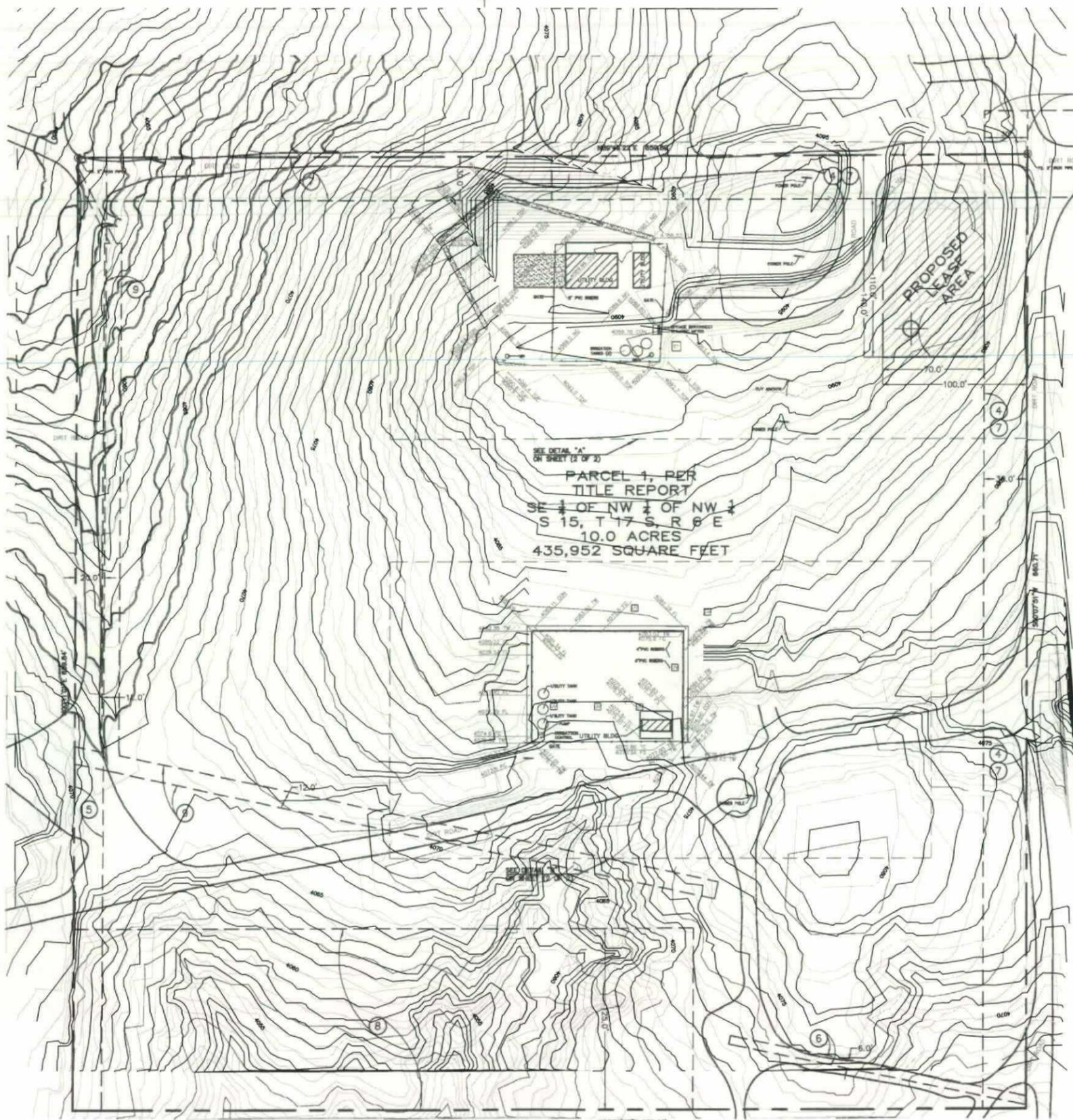
SHEET NUMBER:  
**L4**

# TOPOGRAPHIC SURVEY

36549 OLD HIGHWAY 80  
BOULEVARD, CALIFORNIA

## COORDINATES AT CENTER OF PROPOSED FAUX WATER TANK

LATITUDE: 32°42'06.350" N LONGITUDE: 116°21'51.291" W DATUM: NAD83

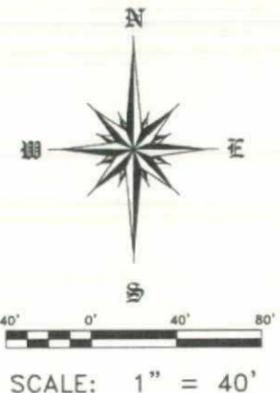


PARCEL 3, PER  
TITLE REPORT  
(SEE C-2)

PARCEL 2, PER  
TITLE REPORT

PARCEL 4, PER  
TITLE REPORT

PARCEL 1, PER  
TITLE REPORT  
SE 1/4 OF NW 1/4 OF NW 1/4  
S 15, T 17 S, R 6 E  
10.0 ACRES  
435,952 SQUARE FEET



### ITEMS CORRESPONDING TO SCHEDULE "B":

BY: STEWART TITLE COMPANY TITLE NO.: 277242  
7065 INDIANA AVENUE, SUITE 100 TITLE OFFICER: NORM BURIOCK  
RIVERSIDE, CA, 92506 DATED: JANUARY 11, 2010  
(951) 278-2700

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

- 1 EASEMENTS AND RIGHTS OF WAY FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN EASEMENT PARCELS HEREIN DESCRIBED, AS CONVEYED AND RESERVED BY VARIOUS DEEDS OF RECORD.
- 2 AN EASEMENT FOR ROAD AND UTILITY RECORDED IN BOOK 7103, PAGE 380 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. NOTE, PARCEL 3 OF SAID EASEMENT COULD NOT BE LOCATED FROM RECORD.
- 3 AN EASEMENT FOR UTILITIES RECORDED AUGUST 5, 1958 IN BOOK 7199, PAGE 407 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED JUNE 17, 1982 AS INSTRUMENT NO. 82-186149 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 5 AN EASEMENT FOR ROAD AND UTILITIES RECORDED JUNE 17, 1982 AS INSTRUMENT NO. 82-186150 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 6 AN EASEMENT FOR ACCESS AND UTILITIES RECORDED MARCH 22, 1994 AS INSTRUMENT NO. 1994-0190508 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 7 AN EASEMENT FOR ACCESS AND UTILITIES RECORDED JULY 7, 2000 AS INSTRUMENT NO. 2000-0358399 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 8 AN EASEMENT FOR OPEN SPACE RECORDED MAY 6, 2003 AS INSTRUMENT NO. 2003-0829344 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 9 AN EASEMENT FOR ACCESS AND UTILITIES RECORDED MAY 8, 2008 AS INSTRUMENT NO. 2008-0248652 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.

ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

### LEGAL DESCRIPTION:

PARCEL 1:  
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 10, 1923.

EXCEPTING FROM THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE, ALL COAL AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, REMOVE AND PURPOSES INCIDENTAL THEREOF, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT TO LEONARD LOUIS FARLEY RECORDED MARCH 29, 1927 IN BOOK 14, PAGE 450 OF PATENTS, IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY.

PARCEL 2:  
AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS THE EASTERLY 30.00 FEET OF THE SOUTHERLY 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 10, 1923.

PARCEL 3:  
AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS THE WESTERLY 80.00 FEET OF THE EASTERLY 240.00 FEET OF THAT PORTION OF LOT 15 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO EASE MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 22, 1924, LYING BETWEEN CALIFORNIA STATE HIGHWAY AS SHOWN ON PLAT OF DIVISION VI SAN DIEGO, ROUTE 12, SECTION 11 AND THE SECTION LINE BETWEEN SECTION 10 AND 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 22, 1924.

PARCEL 4:  
AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS A STRIP OF LAND 80.00 FEET IN WIDTH LYING WITHIN LOT 3 OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 10, 1923, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 3 WITH A LINE WHICH IS PARALLEL WITH AND 210.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 660.00 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 270.00 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID LOT.

APN: 609-040-09

*Jeffery L. Ways*  
JEFFERY L. WAYS L.S. NO. 6379  
EXP. 12/31/14



**PROPOSED LEASE AREA DESCRIPTION:**  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 110 FEET OF THE NORTHERLY 140 FEET OF THE WESTERLY 70 FEET OF THE EASTERLY 100 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, CONTAINING 7,700 SQUARE FEET

### FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06073C1735F RECORDED 06/19/1997.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

**ASSESSOR'S PARCEL NUMBER:**  
609-040-09

### BASIS OF BEARINGS:

THE BEARING OF 522°46'35"E BEING THE INVERSE BETWEEN NGS CONTINUOUSLY OPERATIONAL REFERENCE STATIONS P480 AND P066 AS DETERMINED LOCALLY THROUGH GPS OBSERVATIONS WAS TAKEN AS A BASIS OF BEARINGS FOR THIS SURVEY.

### DATUM STATEMENT:

SQUARE CONCRETE MONUMENT N.G.S. STATION "MESH" FOUND 3/4 USC & GS BRASS DISK IN ELEVATION = 4108.22' (NAVD 1929)

### DATE OF SURVEY:

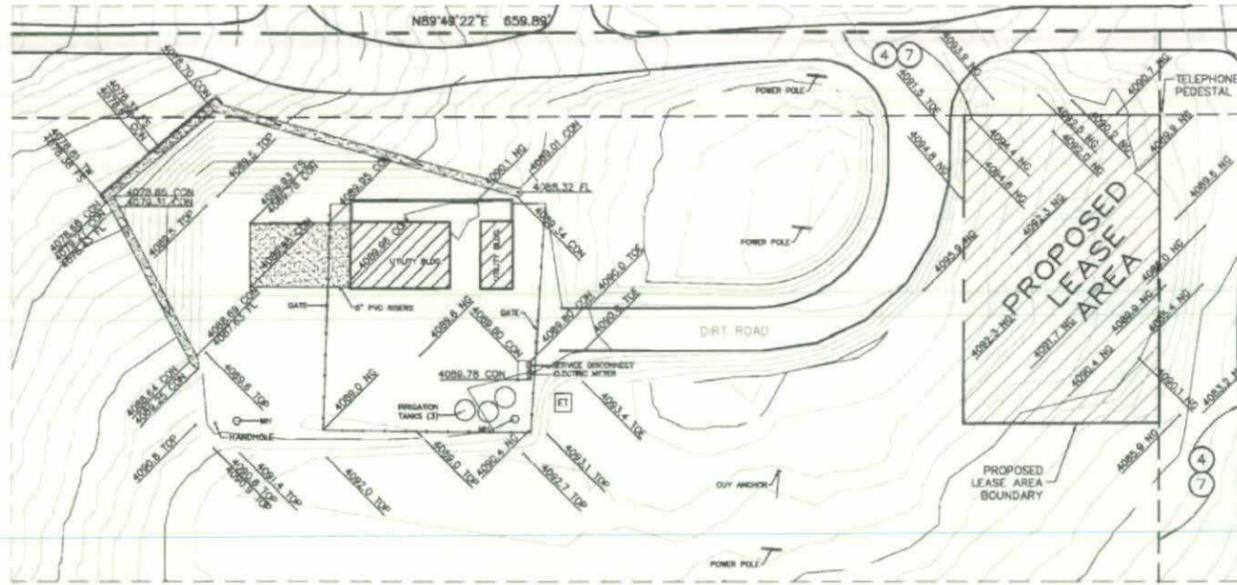
NOVEMBER 23, 2009

**EASEMENT PARCEL 3 NOTE:**  
EASEMENT PARCEL 3 OF THE TITLE REPORT IS GRAPHICALLY SHOWN HEREON. THE LEGAL DESCRIPTION CLEARLY DESCRIBES THAT THE RIGHT EXTENDS TO THE PUBLIC WAY.

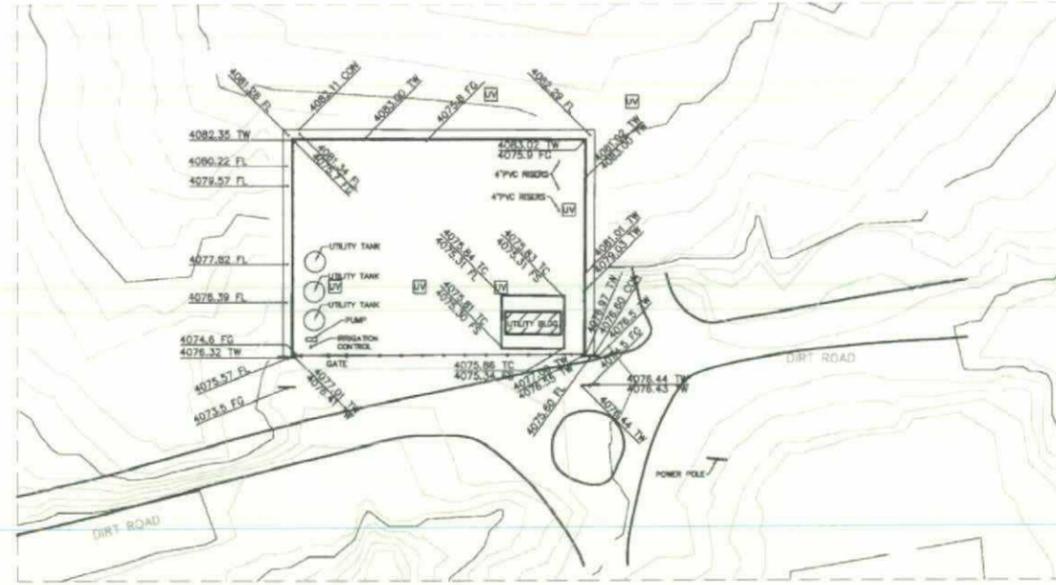
REVISIONS	02/29/10: REVISED LEASE AREA
	03/21/10: REVISED COORDINATES, SHEET NUMBERING, HATCHED LEASE AREA
	10/13/14: ADDED EASEMENT PARCEL DETAIL
	11/17/14: REVISED PER CLIENT COMMENTS
<b>TOPOGRAPHIC SURVEY</b>	<b>JRN CIVIL ENGINEERS</b>
36549 OLD HIGHWAY 80 BOULEVARD, CALIFORNIA	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672 (949) 248-4685 FAX (949) 248-4687
SCALE: 1" = 40'	SITEMASTER
DATE: 10/31/14	ADDRESS:
DRAWN BY: TVE	CLIENT:
CHKD. BY: JRN	
SHEET	11

# TOPOGRAPHIC SURVEY

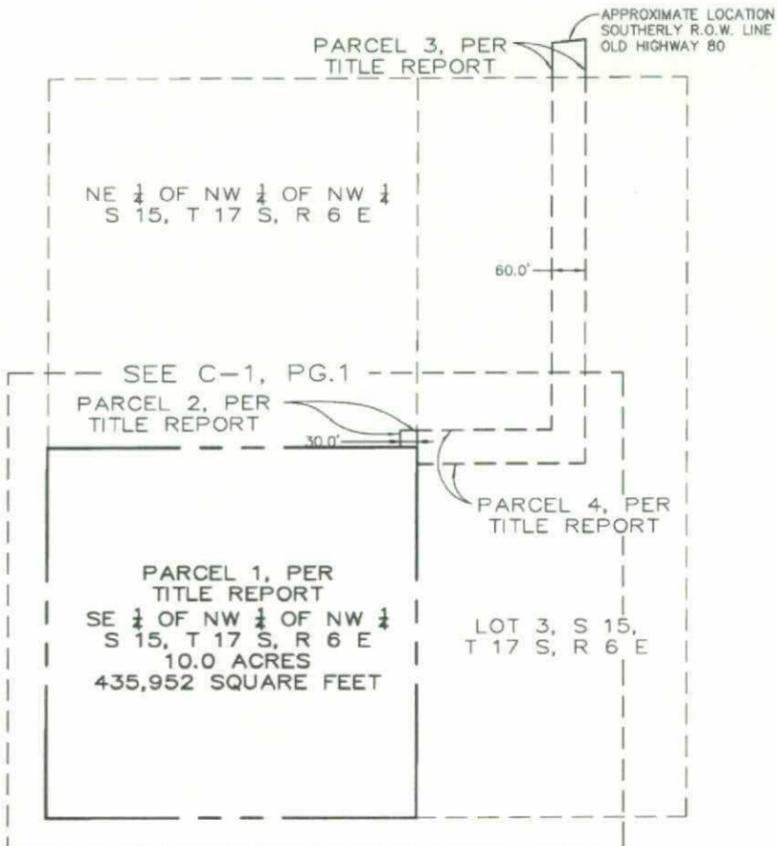
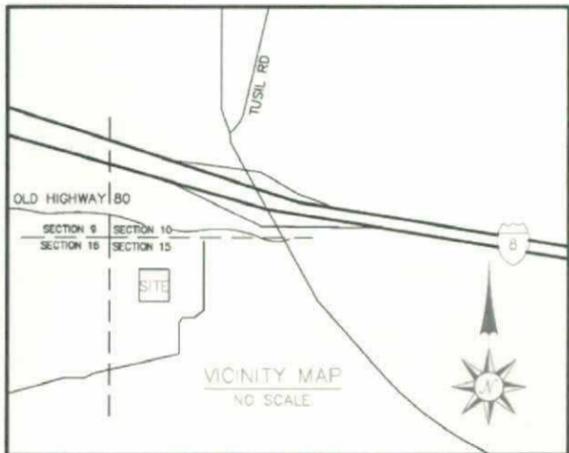
36549 OLD HIGHWAY 80  
BOULEVARD, CALIFORNIA



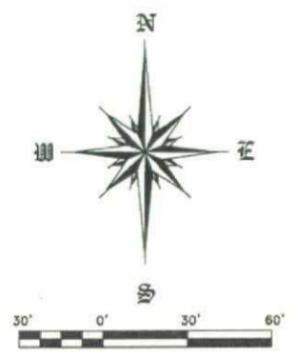
**DETAIL "A"**  
SCALE: 1"=30'



**DETAIL "B"**  
SCALE: 1"=30'



**PARCEL AND ACCESS EASEMENT DETAIL**  
SCALE: 1"=150'  
NOTE - SEE C-1, PG. 1 FOR PARCEL DESCRIPTIONS



- LEGEND:**
- CON - CONCRETE
  - ET - ELECTRIC TRANSFORMER
  - FG - FINISH GRADE
  - FL - FLOW LINE
  - FS - FINISH SURFACE
  - GB - GROUND BRAKE
  - UP - LIP OF GUTTER
  - MH - MANHOLE
  - NG - NATURAL GROUND
  - R.O.W. - RIGHT OF WAY LINE
  - TC - TOP OF CURB
  - TOE - TOE OF NATURAL GROUND
  - TOP - TOP OF NATURAL GROUND
  - TW - TOP OF WALL
  - UV - UTILITY VAULT
  - CHAIN LINK FENCE

**JRN CIVIL ENGINEERS**

232 AVENIDA FABRICANTE, ST. 107  
SAN CLEMENTE, CALIFORNIA 92672  
(949) 248-4685 FAX (949) 248-4667

**TOPOGRAPHIC SURVEY**

36549 OLD HIGHWAY 80  
BOULEVARD, CALIFORNIA

SCALE: AS SHOWN  
DATE: 10/31/14  
DRAWN BY: TVE  
CHKD. BY: JRN

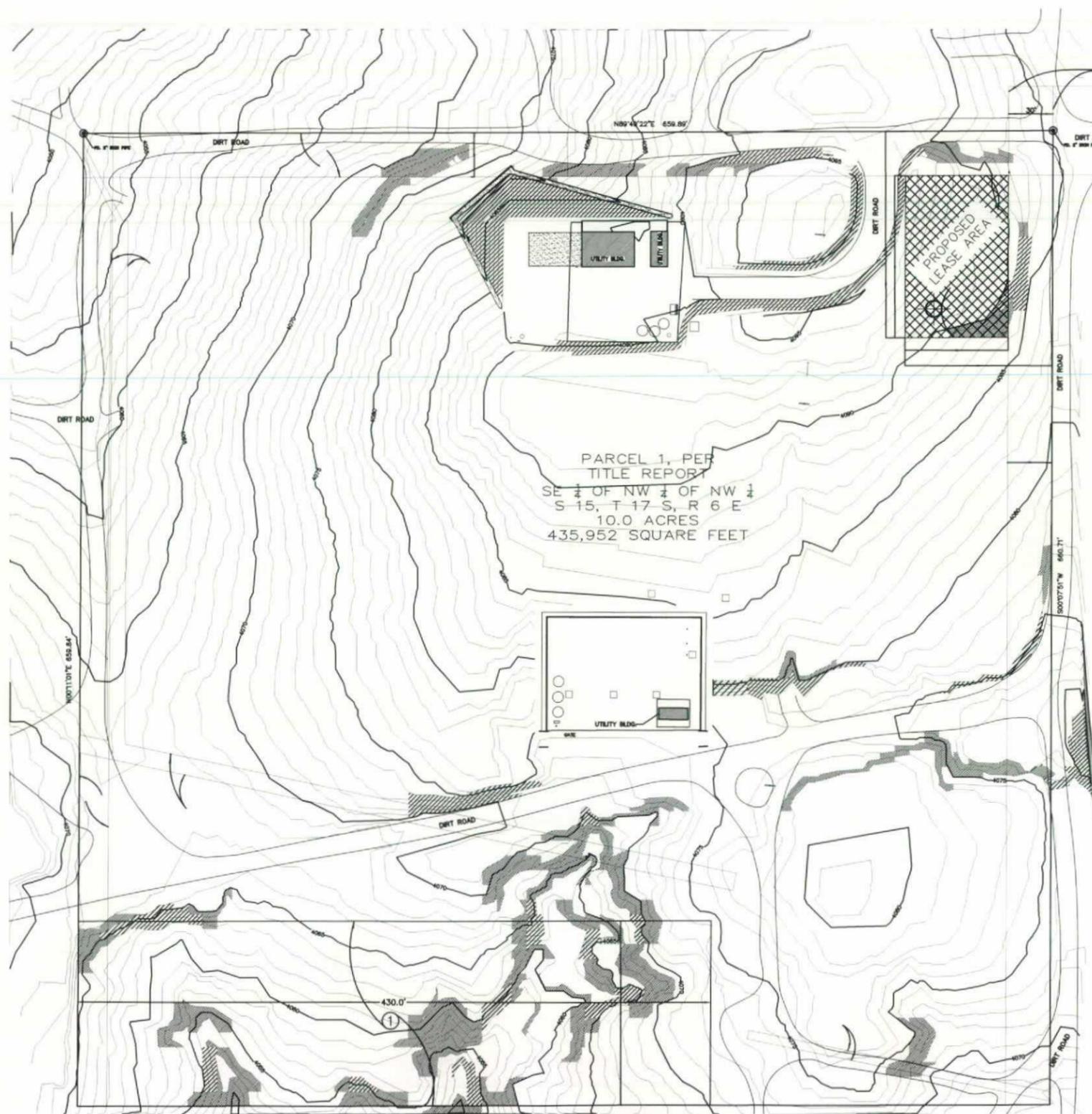
SHEET  
C-2

**REVISIONS**

02/26/10	REVISED LEASE AREA
03/31/10	REVISED COORDINATES, SHEET NUMBERING, HATCHED LEASE AREA
10/31/14	ADDED EASEMENT PARCEL DETAIL
11/7/14	REVISED PER CLIENT COMMENTS

# SLOPE MAP

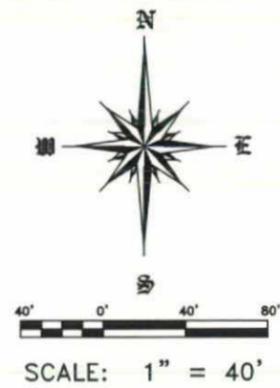
36549 OLD HIGHWAY 80  
PINE VALLEY, CALIFORNIA



PARCEL 2, PER  
TITLE REPORT

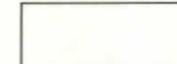
PARCEL 4, PER  
TITLE REPORT

PARCEL 1, PER  
TITLE REPORT  
SE 1/4 OF NW 1/4 OF NW 1/4  
S 15, T 17 S, R 6 E  
10.0 ACRES  
435,952 SQUARE FEET



## LEGEND

SLOPE LESS THAN 15%



SLOPE GREATER THAN 15% UP TO 25%



SLOPE 25% AND GREATER UP TO 50%



SLOPE 50% AND GREATER



① EXISTING 430' X 125' OPEN SPACE EASEMENT

MAP BASED UPON SURVEY PREPARED BY JRN CIVIL ENGINEERS  
DATE OF SURVEY: NOVEMBER 23, 2009  
CONTOUR INTERVALS: 1'

SLOPE MAP



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TULSA, OK 74136  
(918) 663-2232

PROJECT INFORMATION:

**PINE VALLEY CA102**

36549 OLD HIGHWAY 80  
BOULEVARD, CA 91962

CURRENT ISSUE DATE:

01/11/15

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

9	02/11/15	100% ZONING	TT
8	12/12/14	100% ZONING	TT
7	10/23/14	100% ZONING	TT
6	10/23/13	100% ZONING	RD
5	9/21/12	100% ZONING	HN
4	06/18/12	100% ZONING	TT
3	04/26/10	100% ZONING	TT
2	04/15/10	100% ZONING	TT
1	04/05/10	100% ZONING	TT
0	03/26/10	90% ZONING	TT

PLANS PREPARED BY:

**DELTA GROUPS  
ENGINEERING, INC.  
CONSULTING ENGINEERS**

2362 MCGAW AVE  
IRVINE, CA 92614  
TEL: (949) 622-0333 FAX: (949) 622-0331  
DGE NO.: 110MX003

CONSULTANT:

DRAWN BY: CHK: APV:

TT FO WD

LICENSER:

SHEET TITLE:

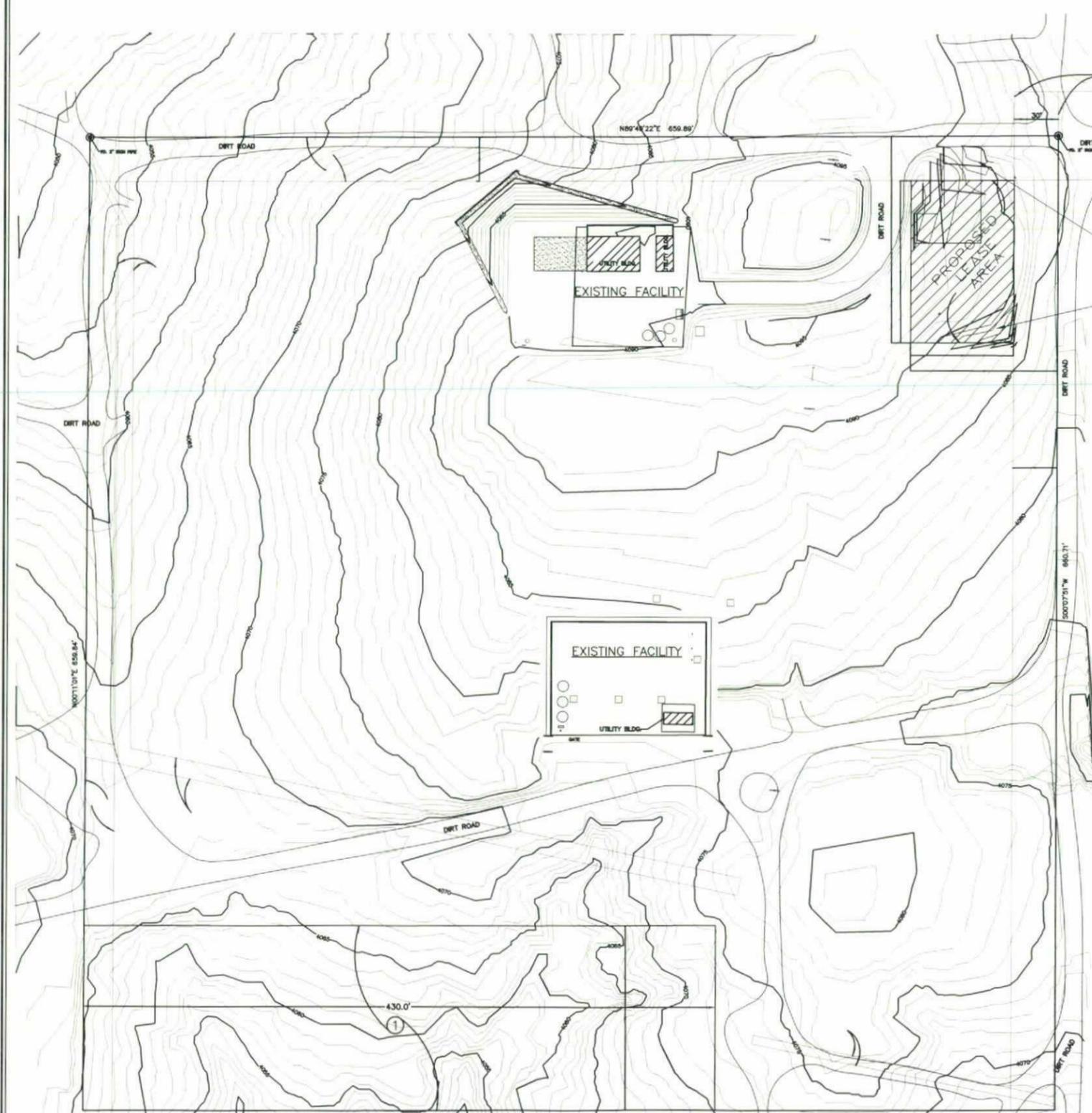
**SLOPE MAP**

SHEET NUMBER:

**C 3**

# ENCROACHMENT / OPEN SPACE MAP

36549 OLD HIGHWAY 80  
PINE VALLEY, CALIFORNIA



PARCEL 2, PER TITLE REPORT

PARCEL 4, PER TITLE REPORT

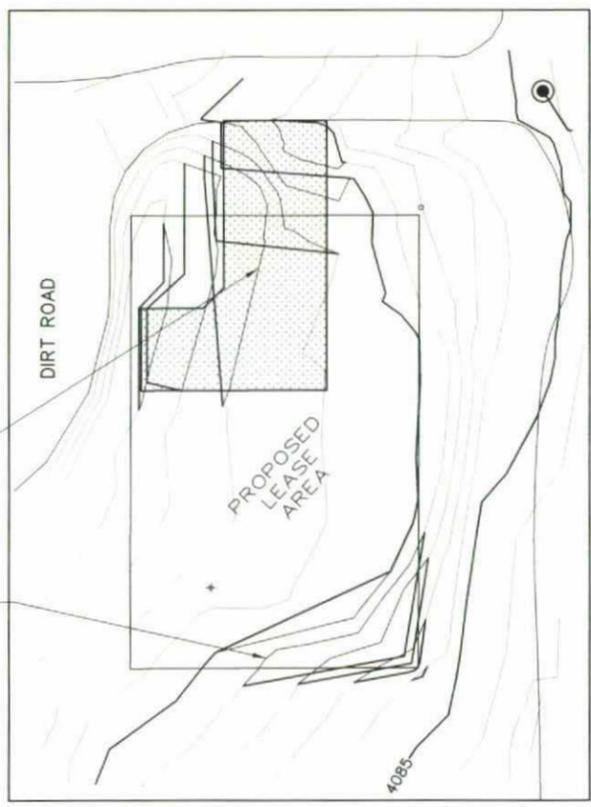
PROPOSED GRADING AT DRIVEWAY  
(2.3± CU. YDS. OF FILL / 54.7 CU. YDS. OF CUT)

PROPOSED GRADING AT SOUTHEAST CORNER OF LEASE PREMISES  
(54± CU. YDS. OF FILL)

### STEEP SLOPE TABLE

LOT AREA: 10 ACRES (435,952 S.F.)      PERCENTAGE OF STEEP SLOPE LANDS: 0%

PARCEL 1, PER TITLE REPORT  
SE 1/4 OF NW 1/4 OF NW 1/4  
S 15, T 17 S, R 6 E  
10.0 ACRES  
435,952 SQUARE FEET



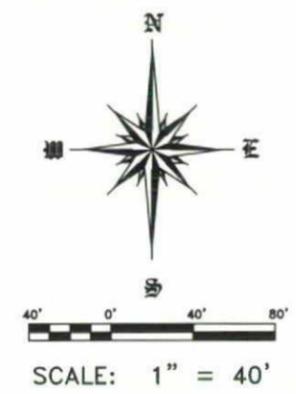
PROPOSED GRADING AT DRIVEWAY  
(2.3± CU. YDS. OF FILL / 54.7 CU. YDS. OF CUT)

PROPOSED GRADING AT SOUTHEAST CORNER OF LEASE PREMISES  
(54± CU. YDS. OF FILL)

NOTE: ALL SOILS TO REMAIN ON SITE.  
USE NATIVE SOIL SPOILS FROM FOUNDATION EXCAVATIONS TO SUPPLEMENT FILL, AS REQUIRED.  
SCATTER REMAINING SPOILS ON SITE WITHIN LEASE PREMISES.

① EXISTING 430' X 125' OPEN SPACE EASEMENT

MAP BASED UPON SURVEY PREPARED BY JEN CIVIL ENGINEERS  
DATE OF SURVEY: NOVEMBER 23, 2009  
CONTOUR INTERVALS: 1'



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6914 S. YORKTOWN AVE., STE. 210  
TULSA, OK 74136  
(918) 663-2232

PROJECT INFORMATION:

**PINE VALLEY CA102**  
36549 OLD HIGHWAY 80  
BOULEVARD, CA 91962

CURRENT ISSUE DATE:

01/11/15

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

9	02/11/15	100% ZONING	TT
8	12/12/14	100% ZONING	TT
7	10/23/14	100% ZONING	TT
6	10/23/13	100% ZONING	RD
5	9/21/12	100% ZONING	HN
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3	04/26/10	100% ZONING	TT
2	04/15/10	100% ZONING	TT
1	04/05/10	100% ZONING	TT
0	03/26/10	90% ZONING	TT

PLANS PREPARED BY:

**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS  
2362 MCGAW AVE  
IRVINE, CA 92614  
TEL. (949) 622-0333      FAX (949) 622-0331  
DGE NO.: 11060003

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK. \_\_\_\_\_ APV. \_\_\_\_\_  
TT      FO      WD

LICENSER: \_\_\_\_\_

SHEET TITLE:

**ENCROACHMENT & OPEN SPACE MAP**

SHEET NUMBER:

**C 4**

# SITEMASTER, INC.

## PINE VALLEY CA102 36549 OLD HIGHWAY 80 BOULEVARD, CA 91962

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6914 S. YORKTOWN AVE., STE. 210  
TULSA, OK 74136  
(918) 663-2232

PROJECT INFORMATION:

**PINE VALLEY CA102**

36549 OLD HIGHWAY 80  
BOULEVARD, CA 91962

CURRENT ISSUE DATE:

01/11/15

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
9	02/11/15	100% ZONING	TT
8	12/12/14	100% ZONING	TT
7	10/23/14	100% ZONING	TT
6	10/23/13	100% ZONING	RD
5	9/21/12	100% ZONING	HN
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2	04/15/10	100% ZONING	TT
1	04/05/10	100% ZONING	TT
0	03/26/10	90% ZONING	TT

PLANS PREPARED BY:

**DELTA GROUPS  
ENGINEERING, INC.**  
CONSULTING ENGINEERS

2362 MCGAW AVE  
IRVINE, CA 92614  
TEL: (949) 622-0333 FAX: (949) 622-0331  
DOE NO.: 1106X003

CONSULTANT:

\_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

TT	FO	WD
----	----	----

LICENSER: \_\_\_\_\_

\_\_\_\_\_

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

**T 1**

### UTILITY ROUTE \*\*

ROUTE	DISTANCE	BORE DEPTH*	PILOT HOLES
ELECT. OPTION A	130'-0"	30"	4'x4'
ELECT. OPTION B	180'-0"	30"	4'x4'
FIBEROPTIC OPTION A	190'-0"	30"	4'x4'
FIBEROPTIC OPTION B	180'-0"	30"	4'x4'

\* DEPTH OF BORING PER BIOLOGIST REPORT TO AVOID IMPACT TO VEGETATION ROOT SYSTEMS

\*\* INSTALLATION BY DIRECTIONAL BORING (TRENCHLESS) EXCEPT AT EXISTING DIRT ROAD.

### SHEET INDEX

SHEET	DESCRIPTION	REV.
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<b>A-2</b>	ENLARGED SITE PLAN, FAUX WATER TANK & EQUIPMENT LAYOUT	9
<b>A-3</b>	ELEVATIONS	9
<b>A-4</b>	BEST MANAGEMENT PRACTICES PLAN	9
<b>A-5</b>	NOISE SOURCES	9
<b>L1</b>	LANDSCAPE PLAN	9
<b>L1.1</b>	IRRIGATION PLAN	9
<b>L2</b>	LANDSCAPE DETAILS	9
<b>L3</b>	LANDSCAPE DETAILS	9
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### APPROVALS

\_\_\_\_\_

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

### PROJECT DESCRIPTION

THE PROJECT IS A NEW UNMANNED 35' FAUX WATER TANK ANTENNA SUPPORT STRUCTURE BY SITEMASTER, INC. WITH (2) 4'-0" DIAMETER MICROWAVE ANTENNAS AND ATTENDANT COMPOUND SERVING AS A FIBEROPTIC TRANSPORT ACCESS FACILITY, INCLUDING RUNS FOR ELECTRIC/TELCO SERVICES, AND THE INSTALLATION AND OPERATION OF THE ANTENNAS AND ASSOCIATED EQUIPMENT BY VERIZON WIRELESS, TO INCLUDE THE INSTALLATION OF (2) EQUIPMENT CABINETS AND (1) GENERATOR ON A CONCRETE SLAB WITHIN A 200 SQ. FT. ENCLOSURE, ALL WITHIN A 4,225 SQ. FT. FENCED LEASE AREA

### DRIVING DIRECTIONS

FROM RIVERSIDE TAKE I-215 (S) TOWARD SAN DIEGO  
MERGE ONTO I-15 (S)  
TAKE EXIT 6B TO MERGE ONTO I-8 (E) TOWARD EL CENTRO  
TAKE EXIT 61 FOR CRESTWOOD RD. TOWARD LIVE OAK SPRINGS  
TURN RIGHT AT CRESTWOOD RD.  
TAKE THE 1ST. RIGHT ONTO OLD HWY 80  
DESTINATION WILL BE ON THE LEFT  
36549 OLD HIGHWAY 80, BOULEVARD, CA 91906

### PROJECT TEAM

#### DELTA GROUPS ENGINEERING

WILLIAM DESMOND  
2362 MCGAW AVE.  
IRVINE, CA 92614  
PHONE: (949) 622-0333  
FAX: (949) 622-0331

#### CIVIL ENGINEER:

ALBERT TENG  
PHONE: (949) 622-0333  
EXT: 272

#### ARCHITECT:

FRANCIS ONG  
PHONE: (949) 622-0333  
EXT: 214

#### ELECTRICAL ENGINEER:

CHAU TANG  
PHONE: (949) 622-0333

#### APPLICANT / DEVELOPER:

SITEMASTER, INC  
2488 E. 81st ST., SUITE 600  
TULSA, OK 74137  
PHONE: (918) 663-2232

#### LAND PLANNER:

STEVE LAUB  
LAND SOLUTIONS, INC.  
7593 EL PASO STREET  
LA MESA, CA 91942  
PHONE: (619) 644-3300  
FAX: (888) 213-9141

#### SURVEYOR:

JRN  
CIVIL ENGINEERS  
232 AVENIDA FABRICANTE, SUITE 107  
SAN CLEMENTE, CA 92672  
TEL: (949) 248-4685  
FAX: (949) 248-4687

#### POWER:

SAN DIEGO GAS & ELECTRIC

#### TELECOM:

LEVEL 3 COMMUNICATIONS, LLC.

### PROJECT INFORMATION

SITE ADDRESS: 36549 OLD HIGHWAY 80  
BOULEVARD, CA 91962

PROPERTY OWNER: LEVEL 3 COMMUNICATIONS, LLC.

ADDRESS: 1025 ELDORADO BOULEVARD  
BROOMFIELD, CO 80021  
PHONE: (720) 888-1000

LATITUDE: 32°42'06.350" N  
LONGITUDE: 116°21'51.291" W  
ELEVATION: 4108 FT. A.M.S.L. (NAVD 1929)

JURISDICTION: SAN DIEGO COUNTY

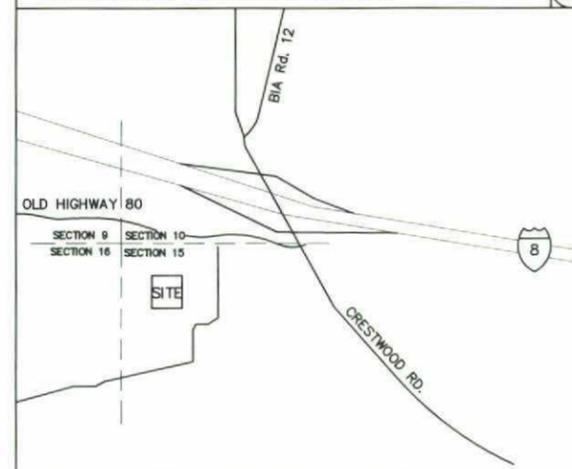
OWNER'S PROPERTY AREA: 436,969 SQ. FT.  
PROPOSED SITEMASTER LEASE AREA: 7700 SQ. FT.

GENERAL PLAN: MULTIPLE RURAL USE

OCCUPANCY TYPE: B  
CONSTRUCTION TYPE: V-B  
CURRENT ZONING: S92  
A.P.N.: 609-040-09

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2 TITLE 24, SECTION 1103B.1, EXCEPTION 2.

### VICINITY MAP (NOT TO SCALE)



### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.