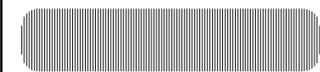




CHAMPAGNE LAKES
32019 AQUADUCT ROAD
BONSALL, CA 92003

BOOTH & SUAREZ
ARCHITECTURE ■ INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

01/14/14	90% ZD (msr)
01/17/14	100% ZD (se)
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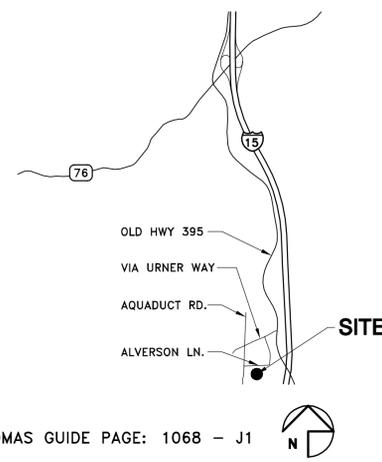
SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\13368

T-1

VICINITY MAP



ADDRESS
32019 AQUADUCT RD
BONSALL, CA 92003

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE):
START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY. MERGE ONTO I-405 S TOWARD SAN DIEGO. I-405 S BECOMES I-5 S. MERGE ONTO CA-76 E VIA EXIT 54A. TURN RIGHT ONTO OLD HIGHWAY 395. TURN RIGHT ONTO VIA URNER WAY (PORTIONS UNPAVED). TAKE THE 1ST LEFT ONTO AQUADUCT RD (PORTIONS UNPAVED). 32019 AQUADUCT RD IS ON THE LEFT.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

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

FLOYD SURVEYING
28936 OLD TOWN FRONT ST, SUITE 203
TEMECULA, CA 92590
(951) 964-8647

LEASING/PLANNING:
JACOBS
404 CAMINO DEL RIO SOUTH, #60
SAN DIEGO, CA 92108
CONTACT:
TRACY THOMAS
(858) 336-1599 CELL
(949) 224-7501 FAX

LEGAL DESCRIPTION

PARCEL 1:
SOUTH HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AUGUST 17, 1990 AS INSTRUMENT NO. 90-452136, OFFICIAL RECORDS.

SEE SHEET C-1 FOR FULL LEGAL DESCRIPTION

PERMITS REQUIRED

• MUP

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: VICTORIA SANFILIPPO
PHONE: (714) 476-1516

OWNER: G&F PROPERTIES
32019 AQUADUCT RD
BONSALL, CA 92003
SITE CONTACT: JOHN FORESTER
PHONE: (760) 535-4343

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A PROPOSED 12'-0" x 22'-0" CONCRETE BLOCK WALL BUILDING ON A NEW CONCRETE PAD.
- INSTALLATION OF NEW 12'-0" x 12'-0" CONCRETE BLOCK WALL ENCLOSURE AT GRADE LEVEL
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 35'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND ANTENNAS ON PROPOSED 35'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON PROPOSED 35'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE AND IRRIGATION ARE PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 32019 AQUADUCT RD
BONSALL, CA 92003

ASSESSORS PARCEL NUMBER: 127-060-79

EXISTING ZONING: A-70
AGRICULTURE

TOTAL SITE AREA: 905,595 S.F.
= 20.8 ACRES

PROPOSED PROJECT AREA:
EQUIPMENT BUILDING: 264 SF
CONCRETE BLOCK ENCLOSURE: 144 SF
ANTENNA LEASE AREA: 389 SF
TOTAL LEASE AREA: 797 SF

TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.1	STORM WATER MANAGEMENT PLAN
A-1	ENLARGED AREA PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF PLAN AND CHAINLINK LID PLAN
A-4	EXTERIOR ELEVATIONS
A-5	MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
LS-1	SITE SURVEY GENERAL INFORMATION
LS-2	SITE SURVEY GENERAL INFORMATION

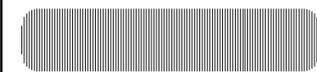
ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



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SHEET TITLE

STORM WATER MANAGEMENT PLAN

PROJECTS\VERIZON\13368

A-0.1

CONSTRUCTION STORMWATER BMPs:

DIRECTION OF LOT DRAINAGE → →

SC-5 FIBER ROLLS —FR—FR—

SS-6 MULCH, STRAW, WOOD CHIPS,
 SS-8 SOIL APPLICATION

TC-1 STABILIZED CONSTRUCTION ENTRANCE

WM-1 MATERIAL DELIVERY & STORAGE

WM-8 CONCRETE WASTE MANAGEMENT

WM-5 SOLID WASTE MANAGEMENT

WM-9 SANITARY WASTE MANAGEMENT

WM-6 HAZARDOUS WASTE MANAGEMENT

LID PLANNING PRACTICE:

2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGE

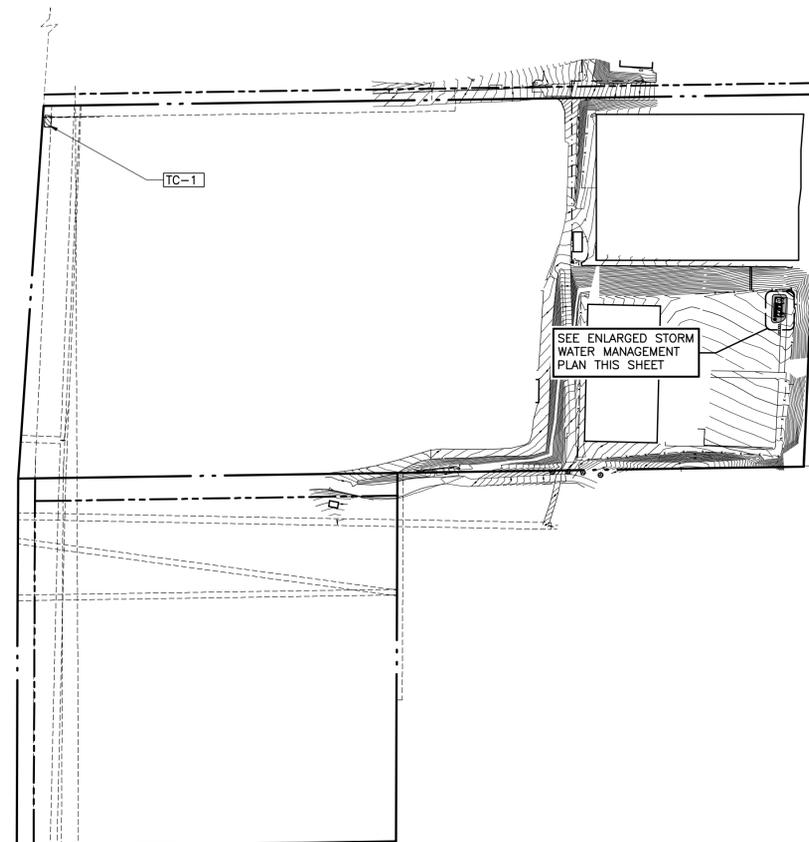
2.2.4 MINIMIZE SOIL COMPACTION

LID MANAGEMENT PRACTICE:

4.2.3 PERMEABLE PAVEMENT DESIGN

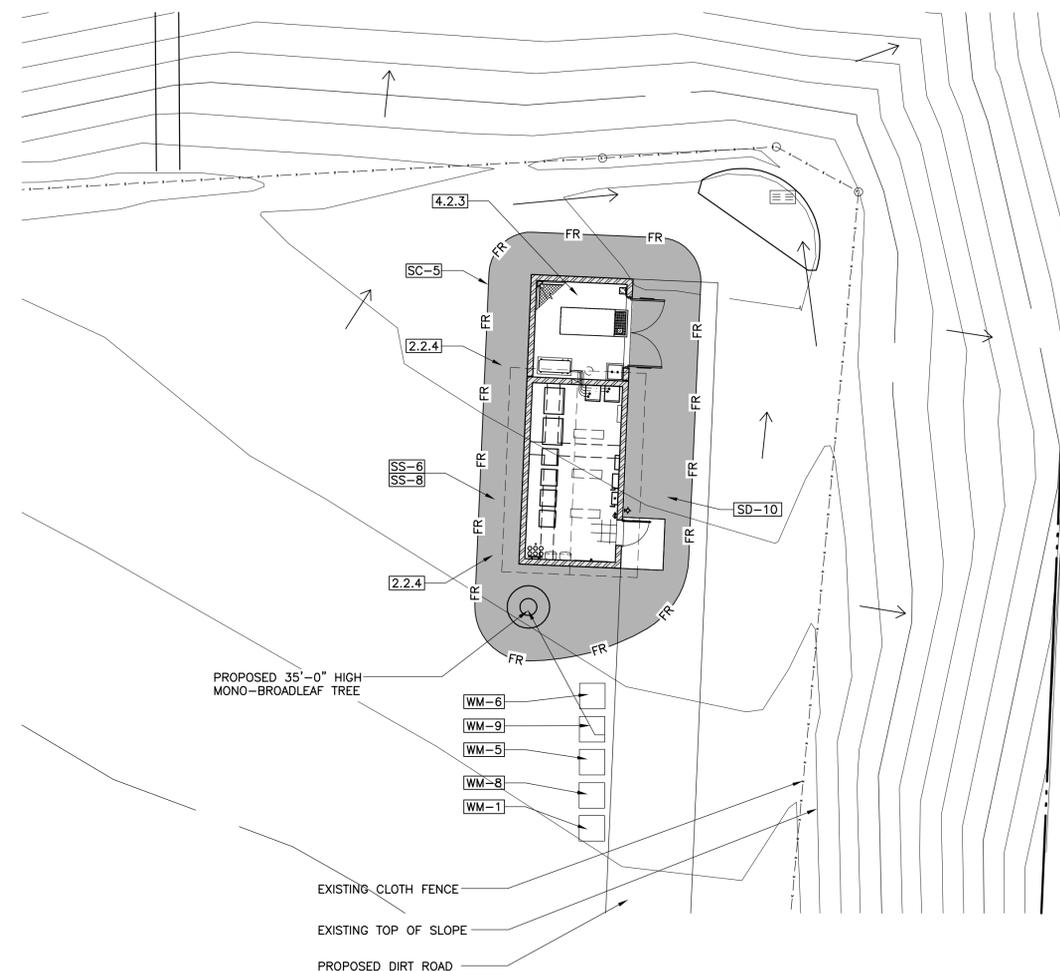
POST CONSTRUCTION BMPs:

SD-10 FLAT PAD AREA COVERAGE



STORM WATER MANAGEMENT PLAN

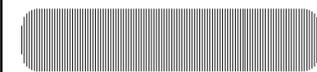
SCALE: 1" = 150'-0"



ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"





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 SAN DIEGO COUNTY

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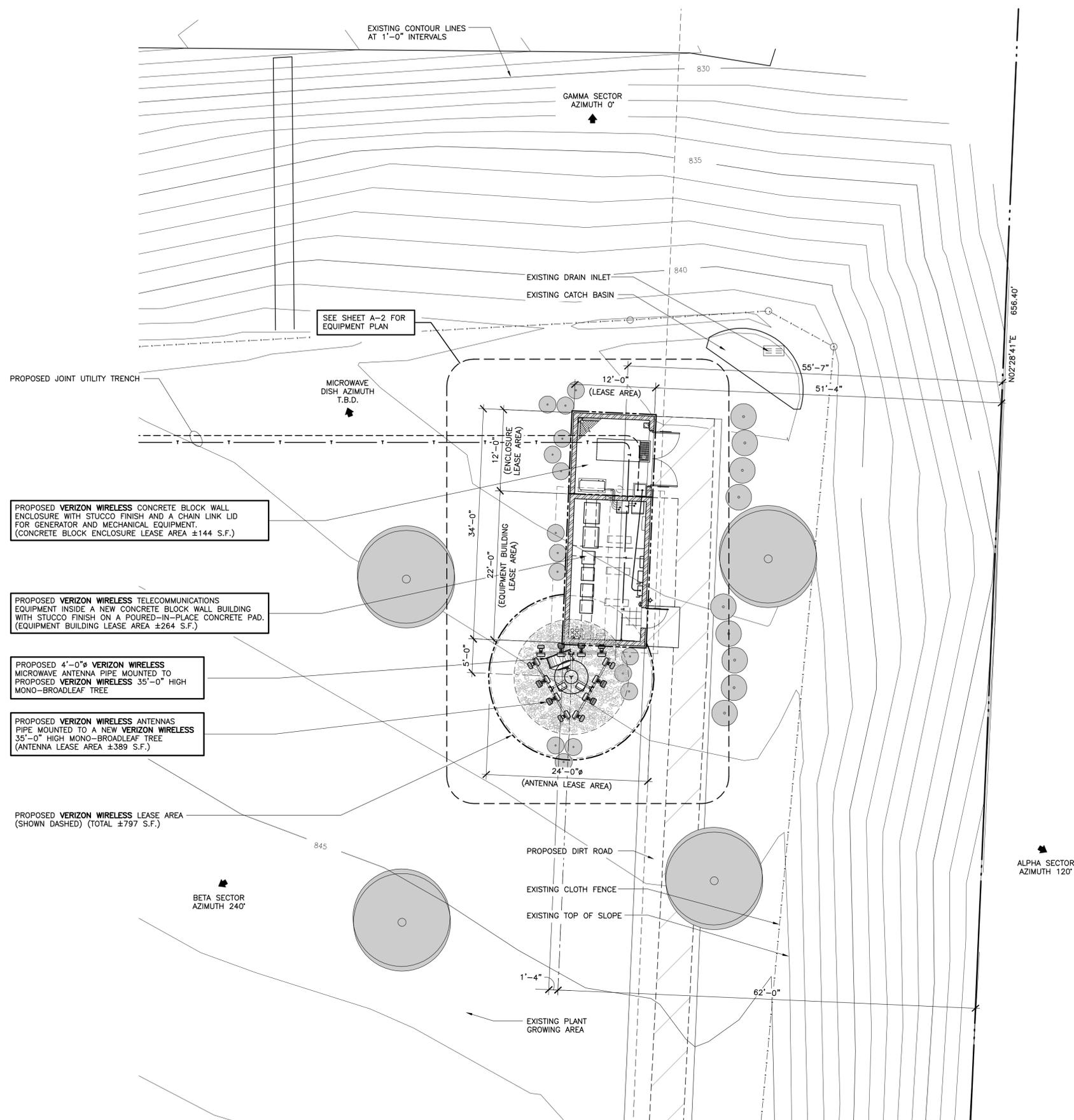
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SHEET TITLE

ENLARGED AREA PLAN

PROJECTS\VERIZON\13368

A-1



PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH AND A CHAIN LINK LID FOR GENERATOR AND MECHANICAL EQUIPMENT. (CONCRETE BLOCK ENCLOSURE LEASE AREA ±144 S.F.)

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING WITH STUCCO FINISH ON A POURED-IN-PLACE CONCRETE PAD. (EQUIPMENT BUILDING LEASE AREA ±264 S.F.)

PROPOSED 4'-0"Ø VERIZON WIRELESS MICROWAVE ANTENNA PIPE MOUNTED TO PROPOSED VERIZON WIRELESS 35'-0" HIGH MONO-BROADLEAF TREE

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO A NEW VERIZON WIRELESS 35'-0" HIGH MONO-BROADLEAF TREE (ANTENNA LEASE AREA ±389 S.F.)

PROPOSED VERIZON WIRELESS LEASE AREA (SHOWN DASHED) (TOTAL ±797 S.F.)

ENLARGED AREA PLAN

SCALE: 1/8" = 1'-0"

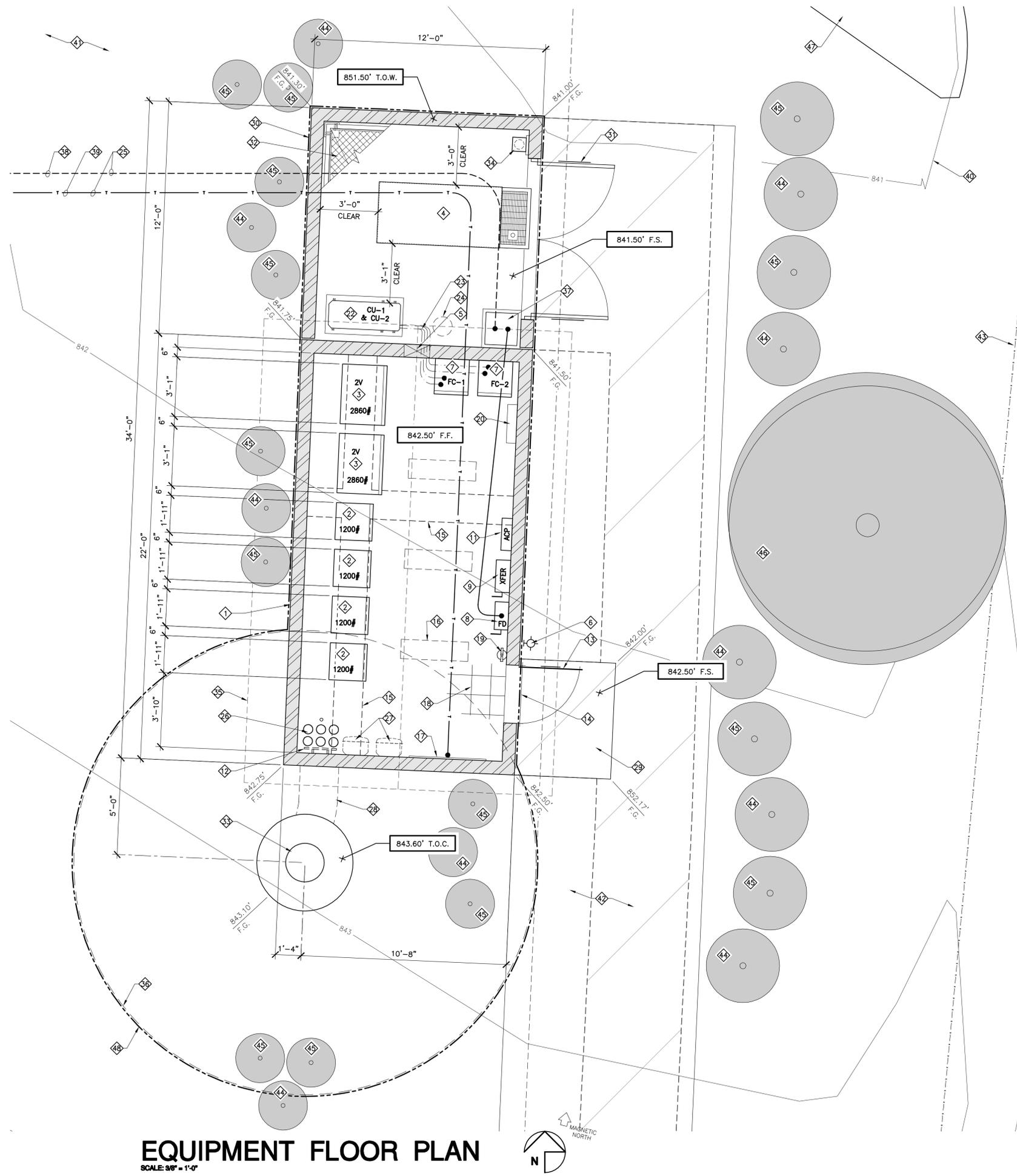


EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD
- 2 PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS 2V BATTERY RACK. 37" WIDE x 37.66" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS.
- 4 PROPOSED VERIZON WIRELESS 30kw ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" SDD30 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 5 PROPOSED 16" x 16" MOTORIZED EXHAUST FAN
- 6 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING. LIGHTING TO BE ORIENTED DOWNWARD
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 NOT USED
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 14 PROPOSED ALUMINUM THRESHOLD
- 15 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 16 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 17 PROPOSED WALL MOUNTED TELCO BOARD
- 18 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20 PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 21 NOT USED
- 22 PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER 38HDR060) MOUNTED ON STACKING RACK ON A CONCRETE PAD
- 23 PROPOSED REFRIGERANT LINE ROUTING
- 24 PROPOSED DRYWELL
- 25 PROPOSED UNDERGROUND JOINT UTILITY TRENCH. SEE SHEET A-1 FOR CONTINUATION.
- 26 PROPOSED (6) 6"Ø CONDUITS FOR COAX CABLE & (1) 1-1/2"Ø CONDUIT FOR GROUND
- 27 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- 28 PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH
- 29 PROPOSED CONCRETE LANDING
- 30 PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH A STUCCO FINISH (SHOWN SHADED)
- 31 PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE
- 32 PROPOSED CHAIN LINK LID
- 33 PROPOSED 35'-0" MONO-BROADLEAF MONOTREE AND FOOTING
- 34 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS 4A:40B:C FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET
- 35 PROPOSED ROOF OVERHANG (SHOWN DASHED)
- 36 LINE OF MONO-BROADLEAF LEAF EXTENT
- 37 PROPOSED STEP-DOWN TRANSFORMER
- 38 PROPOSED UNDERGROUND ELECTRICAL CONDUIT ROUTE
- 39 PROPOSED UNDERGROUND TELCO CONDUIT ROUTE
- 40 EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 41 EXISTING PLANT GROWING AREA
- 42 PROPOSED DIRT ROAD
- 43 EXISTING CLOTH FENCE
- 44 PROPOSED CEANOTHUS ARBOREUS "CALIFORNIA LILAC 'TREWITHEEN BLUE'" (1 GALLON) (SHOWN SHADED)
- 45 PROPOSED RHUS INTEGRIFOLIA "LEMONADE BERRY BUSH" (1 GALLON) (SHOWN SHADED)
- 46 PROPOSED PINUS CANARIENSIS "CANARY ISLAND PINE" (36 GALLON) (SHOWN SHADED)
- 47 EXISTING CONCRETE CATCH BASIN
- 48 PROPOSED VERIZON WIRELESS LEASE AREA (SHOWN DASHED)

LIGHTING NOTE:
 1. SITE LIGHTING SHALL BE KEPT TO A MINIMUM IN EVERY INSTANCE, SHALL BE SHIELDED TO DIRECT THE LIGHT DOWNWARD, SHALL BE CONTROLLED BY A MANUAL SWITCH OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DUARTION AND SHALL NOT BE USED EXCEPT WHEN NIGHTTIME MAINTENANCE IS NECESSARY.

GENERATOR NOTE:
 1. GENERATOR MAY ONLY BE TESTED UP TO ONCE PER WEEK, FOR A PERIOD OF 15 MINUTES DURING NORMAL BUSINESS HOURS, FROM 7AM TO 6PM, MONDAY THROUGH FRIDAY.



EQUIPMENT FLOOR PLAN
 SCALE: 3/8" = 1'-0"

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
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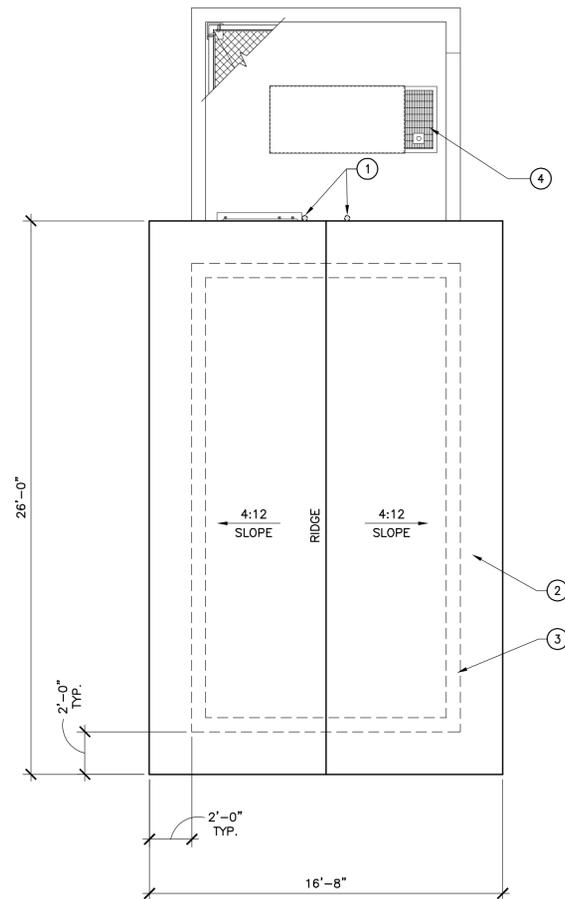
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CHAMPAGNE LAKES
 32019 AQUADUCT RD
 BONSALL, CA 92003
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SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\13368

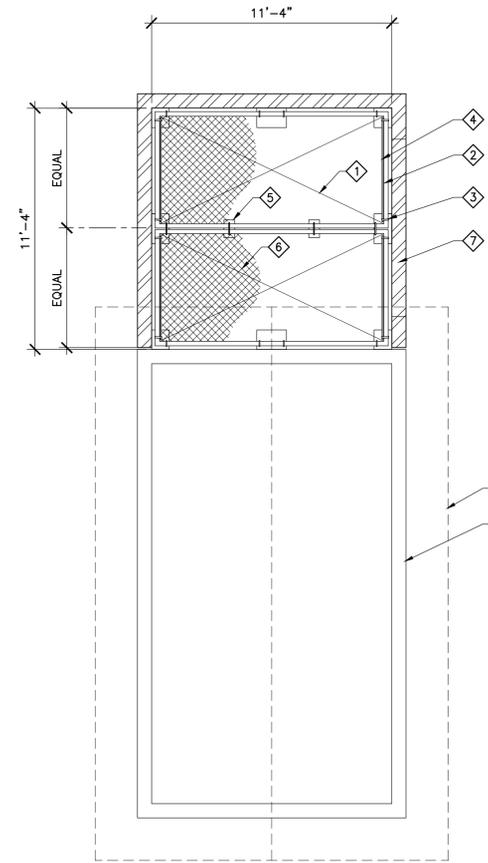


ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES:

- ① PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- ② PROPOSED ROOFING MATERIAL
- ③ PROPOSED CONCRETE BLOCK WALL BUILDING OUTLINE BELOW (SHOWN DASHED)
- ④ PROPOSED ADJACENT GENERATOR ENCLOSURE

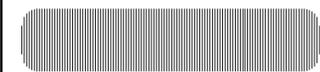


CHAIN LINK LID PLAN
SCALE: 1/4" = 1'-0"



CHAIN LINK LID PLAN NOTES:

- ① "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ② PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- ③ PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- ④ PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- ⑤ PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- ⑥ PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- ⑦ PROPOSED CONCRETE BLOCK WALL
- ⑧ PROPOSED ADJACENT BUILDING
- ⑨ PROPOSED ADJACENT BUILDING OVERHANG



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SHEET TITLE

**ROOF PLAN AND
CHAIN LINK LID PLAN**

PROJECTS\VERIZON\13368



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07/02/15	100% ZD REVISION 10 (se)
08/05/15	100% ZD REVISION 11 (se)
09/15/15	100% ZD REVISION 12 (se)
09/22/15	100% ZD REVISION 13 (se)
10/21/15	100% ZD REVISION 14 (se)

SHEET TITLE

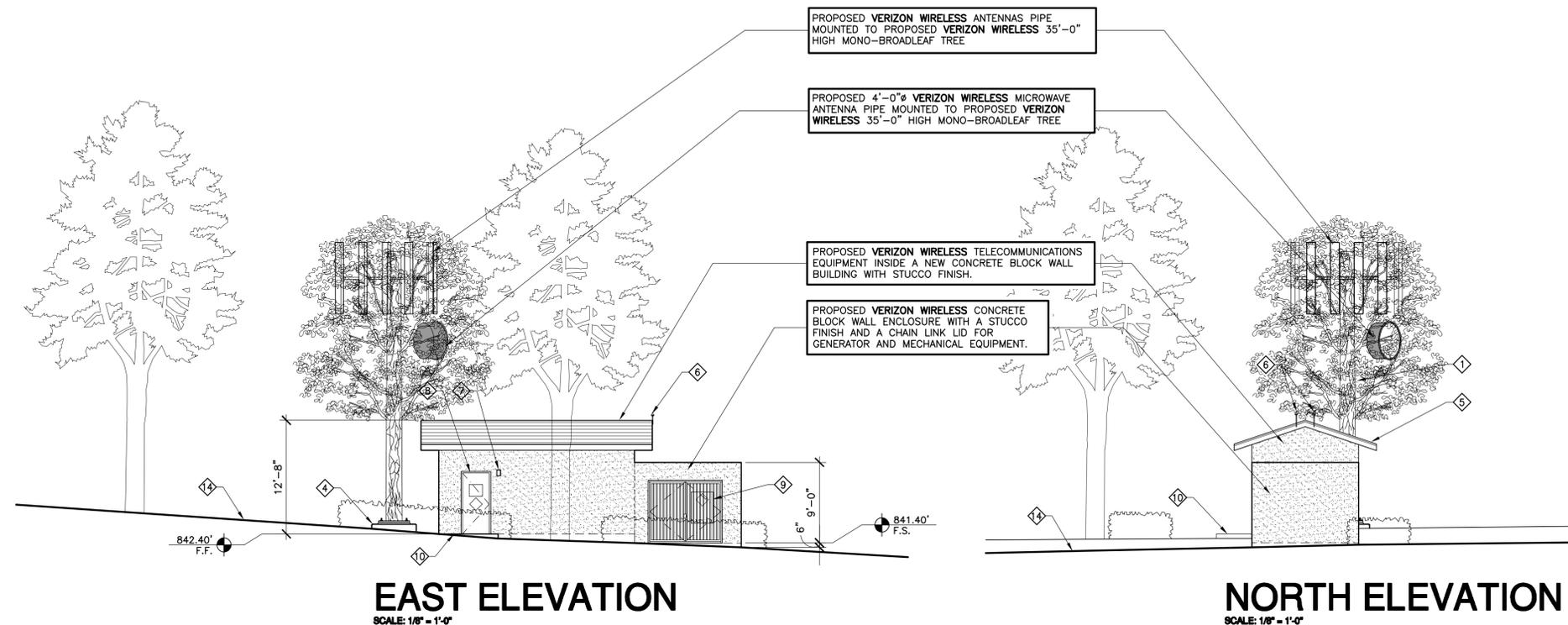
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13368

A-4

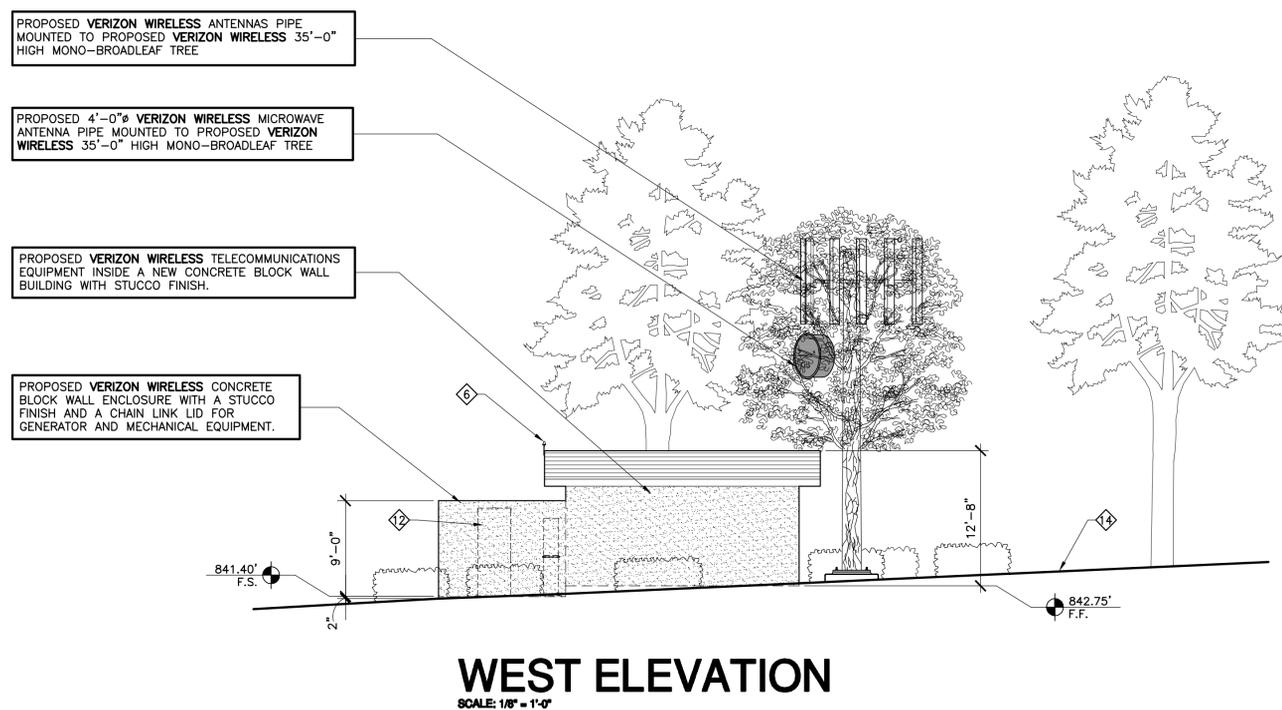
ELEVATION NOTES:

- 1 PROPOSED 35'-0" HIGH MONO-BROADLEAF TREE
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED MONO-BROADLEAF TREE CAISON FOOTING
- 5 PROPOSED ROOF
- 6 PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- 7 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 8 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 9 PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE
- 10 PROPOSED CONCRETE LANDING
- 11 NOT USED
- 12 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- 13 PROPOSED (2) STACKED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (SHOWN DASHED)
- 14 EXISTING GRADE

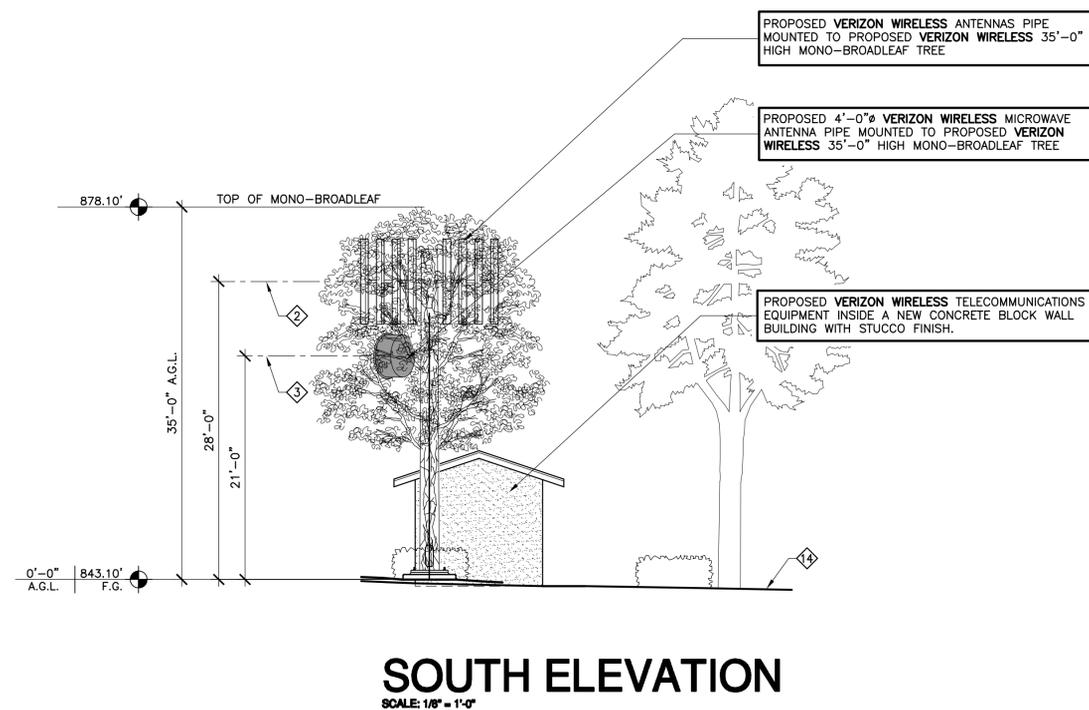


EAST ELEVATION
 SCALE: 1/8" = 1'-0"

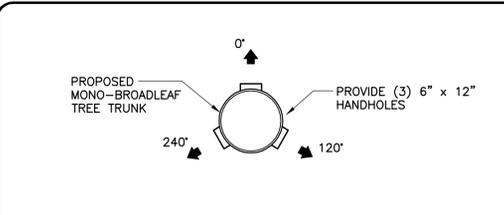
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



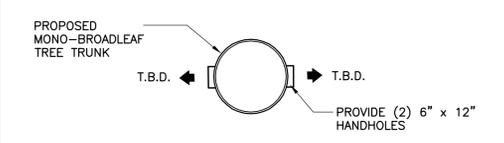
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



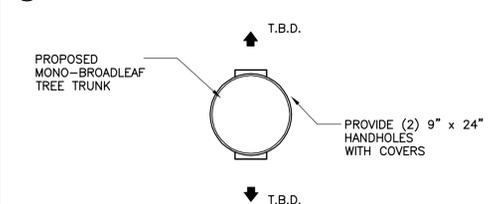
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



C POLE PLAN AT UPPER HANDHOLES @ 28'-0"



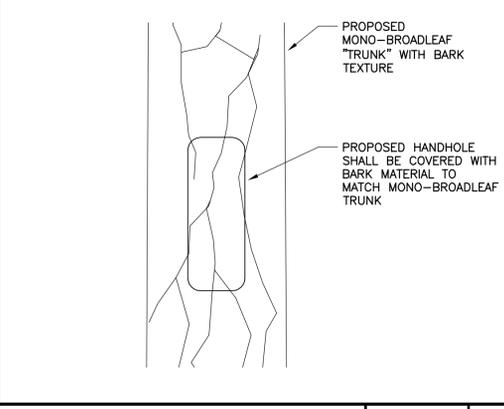
B POLE PLAN AT INTERMEDIATE HANDHOLES @ 19'-0"



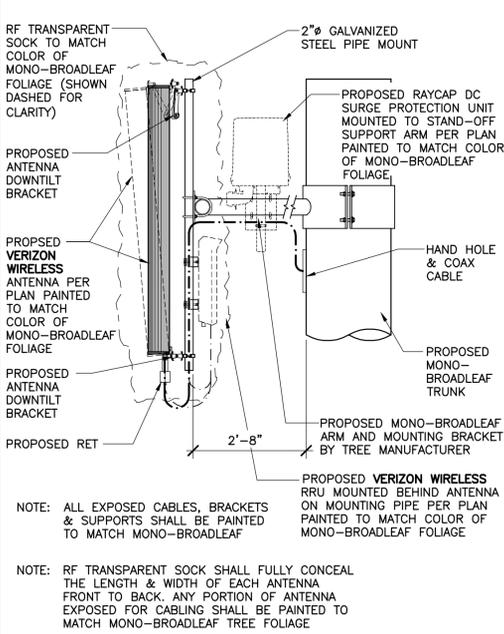
A POLE PLAN AT LOWER HANDHOLES @ 4'-0"



HANDHOLE DETAIL SCALE N.T.S. 1

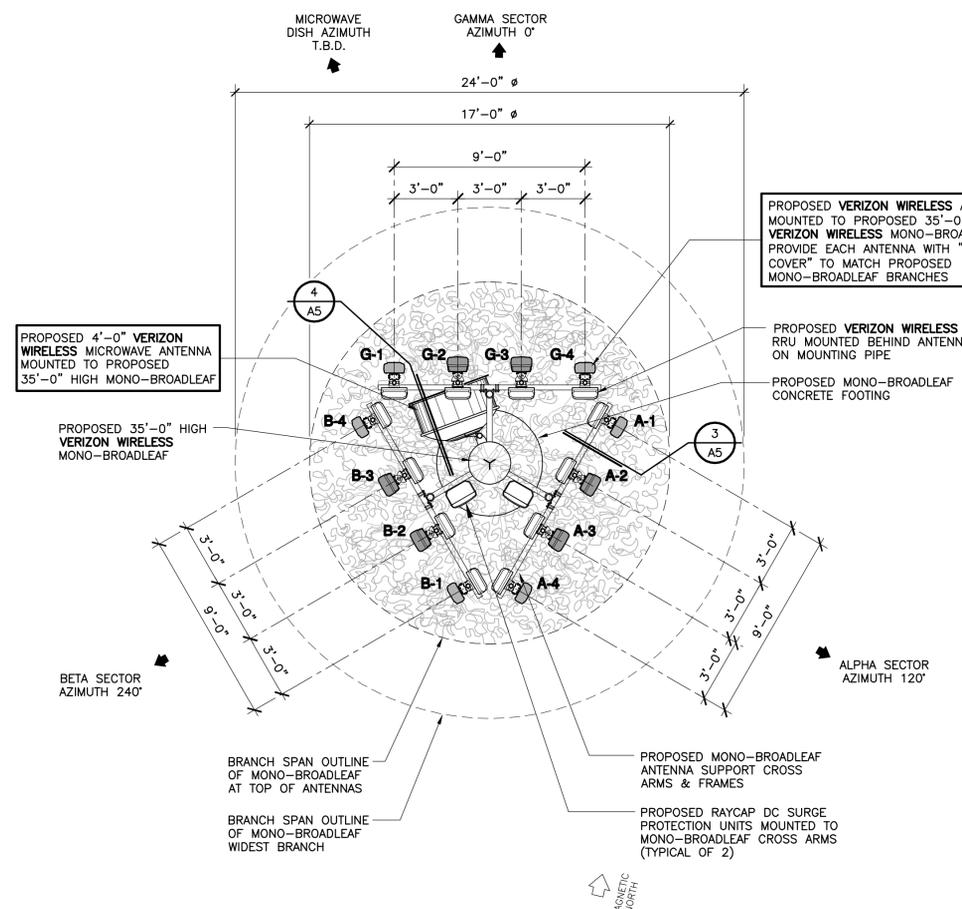


HANDHOLE COVER SCALE N.T.S. 2

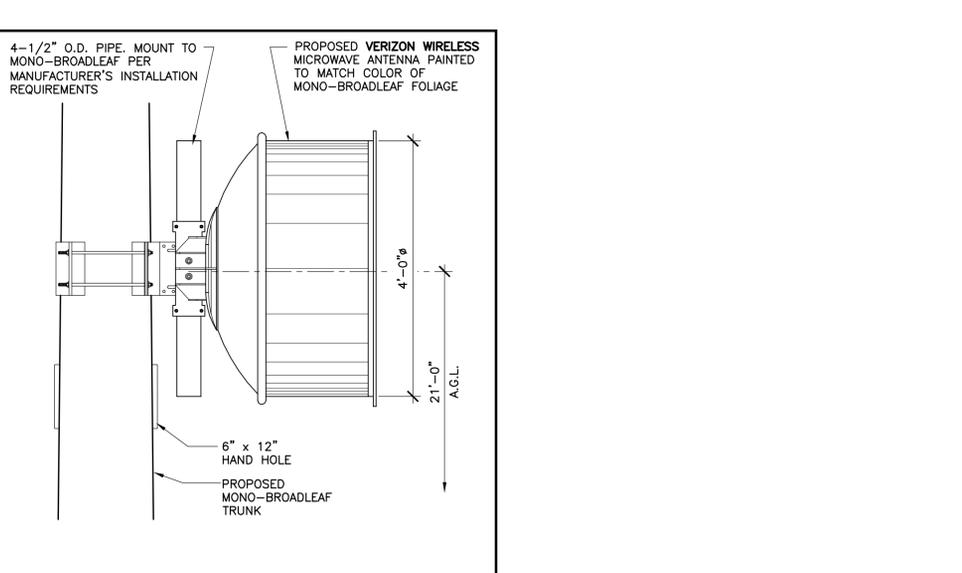


TYPICAL ANTENNA MOUNT SCALE 1/2"=1'-0" 3

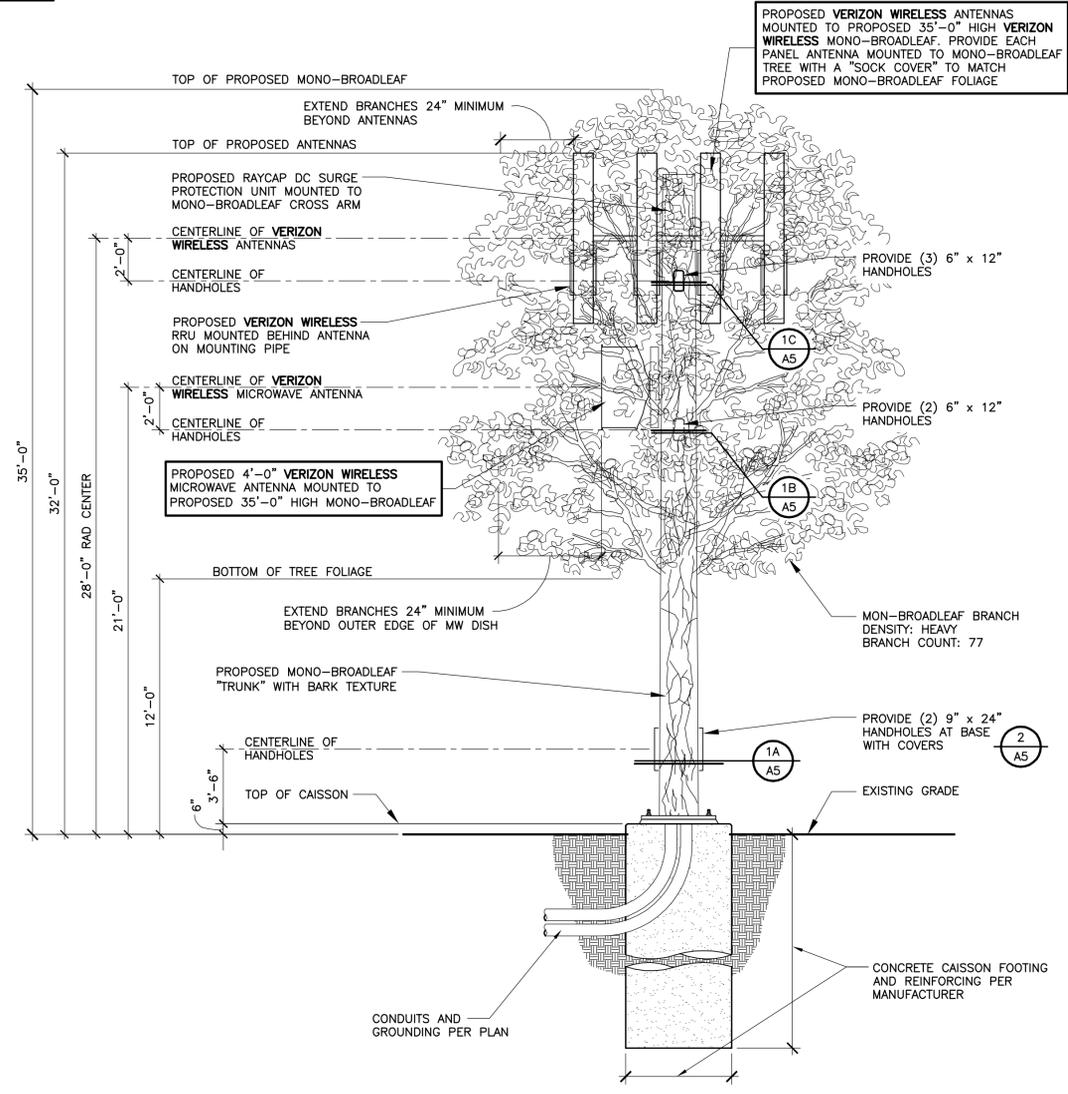
ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5)	JUMPER LENGTH (+ / - 3)	COAX SIZE
ALPHA1					96" L x 11.8" W x 6" D	6 COAX			
ALPHA2	SOUTHEAST	120°	0°	N/A	96" L x 11.8" W x 6" D	3 HYBRID & 4 RET CABLES	70'-0"	6'-0"	7/8"
ALPHA3					96" L x 11.8" W x 6" D				
ALPHA4					96" L x 11.8" W x 6" D				
BETA1					96" L x 11.8" W x 6" D				
BETA2	SOUTHWEST	240°	0°	N/A	96" L x 11.8" W x 6" D	6 COAX	70'-0"	6'-0"	7/8"
BETA3					96" L x 11.8" W x 6" D				
BETA4					96" L x 11.8" W x 6" D				
GAMMA1					96" L x 11.8" W x 6" D				
GAMMA2	NORTH	0°	0°	N/A	96" L x 11.8" W x 6" D	6 COAX	70'-0"	6'-0"	7/8"
GAMMA3					96" L x 11.8" W x 6" D				
GAMMA4					96" L x 11.8" W x 6" D				
MICROWAVE DISH					T.B.D.				



ANTENNA PLAN SCALE: 1/4"=1'-0"



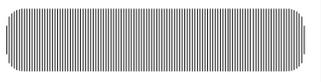
MICROWAVE ANTENNA MOUNT SCALE 3/4"=1'-0" 4



MONO-BROADLEAF ELEVATION SCALE: 1/4"=1'-0"

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

MONO-BROADLEAF: MANUFACTURE: CELL TREES CONTACT: DAVID WEEKLEY



PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

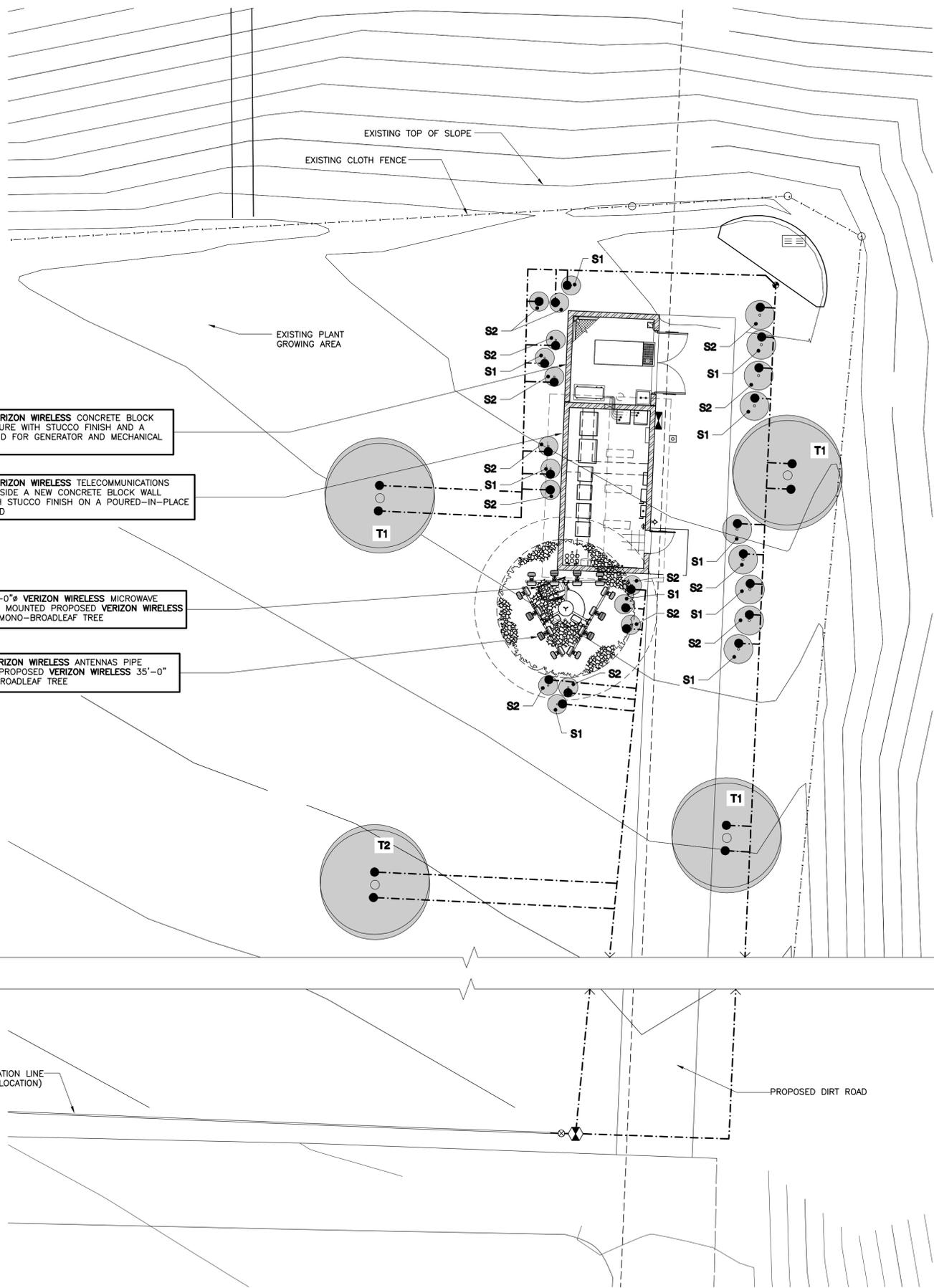
PROJECT NAME
CHAMPAGNE LAKES
32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

01/14/14	90% ZD (msr)
01/17/14	100% ZD (se)
02/14/14	100% ZD REVISION 1 (hc)
02/21/14	100% ZD REVISION 2 (hc)
04/22/14	100% ZD REVISION 3 (hc)
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11/21/14	100% ZD REVISION 6 (ic)
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10/21/15	100% ZD REVISION 14 (se)

SHEET TITLE
MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS

PROJECTS\VERIZON\13368



PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH AND A CHAIN LINK LID FOR GENERATOR AND MECHANICAL EQUIPMENT.

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING WITH STUCCO FINISH ON A POURED-IN-PLACE CONCRETE PAD

PROPOSED 4'-0" VERIZON WIRELESS MICROWAVE ANTENNA PIPE MOUNTED PROPOSED VERIZON WIRELESS 35'-0" HIGH MONO-BROADLEAF TREE

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO PROPOSED VERIZON WIRELESS 35'-0" HIGH MONO-BROADLEAF TREE

EXISTING IRRIGATION LINE (FIELD VERIFY LOCATION)

PROPOSED DIRT ROAD

LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"



WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	SERIES AND DESCRIPTION	PSI	GPM	RAD
●	TORO	HARDEE 533 RICHEL ADJUSTABLE FLOW BUBBLER	20	0-2 GPM	0-2'
⊕	RAINBIRD	100-PEB 1" ELECTRIC REMOTE CONTROL VALVE			
⊗	KBI	IN LINE BALL VALVE FOR SYSTEM SHUT OFF			
⊕	FEBCO	PRESSURE BACKFLOW PREVENTER			
⊕	RAINBIRD	ESP-4 4 STATION AUTOMATIC TIMER CONTROLLER W/ LOCKING CABINET			
⊕	RAINGUARD	RGVR-S VANDAL RESISTANT RAIN SENSOR SHUT OFF DEVICE			
- - -	J.M.	CLASS 200 PVC NON PRESSURE LATERAL LINE (USE CLASS 315 PVC FOR 1/2" SIZE)			

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	FORM / FUNCTION	MATURE HEIGHT & SPREAD
T1	PINUS CANARIENSIS	CANARY ISLAND PINE	36 GALLON	3	TREE	80' HEIGHT 30' SPREAD
T2	TIPUANA TIPU	ROSEWOOD TREE	36 GALLON	1	TREE	60' HEIGHT 80' SPREAD
S1	CEANOTHUS ARBOREUS	CALIFORNIA LILAC 'TREWITHE BLUE'	15 GALLON	10	SHRUB	10' HEIGHT 10' SPREAD
S2	RHUS INTEGRIFOLIA	LEMONADE BERRY BUSH	15 GALLON	14	SHRUB	10' HEIGHT 10' SPREAD

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20' ABOVE GROUND UTILITY STRUCTURES - 10'
UNDERGROUND UTILITY LINES - 5' DRIVEWAY (ENTRIES) - 10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25'
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
14. ALL PRUNING SHALL COMPLY WITH THE NATIONAL ARBORIST ASSOCIATION. NO TOPPING OR PRUNING OF VEHICULAR USE AREA TREES INTO TOPIARY/HEDGE FORMS IS ALLOWED. TREES SHALL BE ALLOWED TO GROW TO THEIR FULL HEIGHT AND WIDTH TO PROVIDE THE INTENDED SHADE OVER PAVED PARKING SURFACES.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

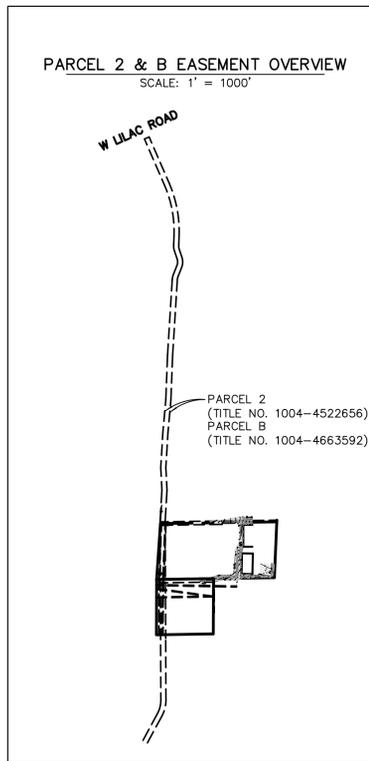
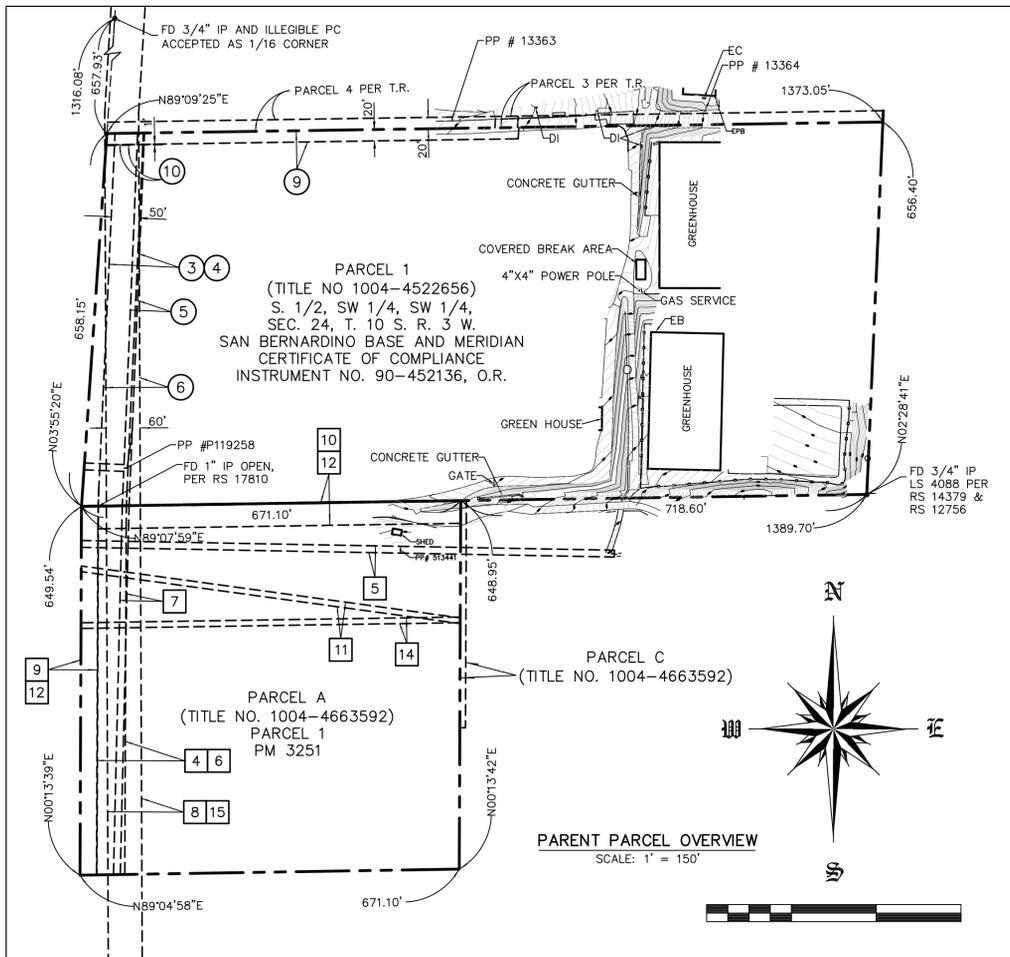
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10/21/15	100% ZD REVISION 14 (se)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\13368

L-1



DATUM STATEMENT:

ELEVATIONS SHOWN HEREON ARE BASED ON ORTHOMETRIC ELEVATIONS DERIVED BY GPS OBSERVATIONS USING THE GEOD12A MODELING CONVERSION AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY TITLE NO.: 1004-4522656
7625 NORTH PALM AVENUE ESCROW OFFICER: MARTINE POIROT
SUITE 101 FRESNO, CA. 93711 DATED: OCTOBER 30, 2013
(559) 221-1968 X 8366

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.

- 3 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED DECEMBER 20, 1957 IN BOOK 6878, PAGE 496 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 4 AN EASEMENT FOR PIPE LINE AND OR PIPE LINES AND INCIDENTAL PURPOSES RECORDED JUNE 20, 1968 AS INSTRUMENT NO. 103212 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED MARCH 30, 1970 AS INSTRUMENT NO. 54640 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1971 AS INSTRUMENT NO. 294557 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 7 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY FILED AS MAP NO. 12756 OF RECORD OF SURVEYS. SEE BOUNDARY NOTE HEREON.
- 8 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CERTIFICATE OF COMPLIANCE RECORDED AUGUST 17, 1990 AS INSTRUMENT NO. 90-452136 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 15, 1994 AS INSTRUMENT NO. 1994-0103646 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 10 AN EASEMENT FOR WATER LINE AND WATER METER UTILITY AND INCIDENTAL PURPOSES RECORDED MAY 3, 1994 AS INSTRUMENT NO. 1994-0234330 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IT IS PLOTTED HEREON.
- 11 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT REGARDING ENCROACHMENT REMOVAL AGREEMENT NO. 2001-2914 RECORDED JANUARY 24, 2002 AS INSTRUMENT NO. 2002-086422 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- 12 RIGHT OF PARTIES IN POSSESSION, THE EXTENT OF THIS ITEM AS TO THE AFFECT ON THE FEE TITLE PARCEL WOULD REQUIRE A COMPLETE BOUNDARY AND AS-BUILT SURVEY AND IT IS NOT PLOTTED HEREON.
- 13 RIGHTS OF THE PUBLIC TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IT IS NOT PLOTTED HEREON.
- 14 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CANNOT BE DETERMINED FROM THE DOCUMENTATION REFERENCED OR PROVIDED WITHIN THE HEREIN ABOVE REFERENCED TITLE REPORT AND IT IS NOT 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 (TITLE NO.: 1004-4522656):

PARCEL 1:
SOUTH HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AUGUST 17, 1990 AS INSTRUMENT NO. 90-452136, OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES OVER PORTIONS OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 10 SOUTH, RANGE 3 WEST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND 60 FEET WIDE, LYING 30 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING DESCRIBED SURVEY LINE:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 23; THENCE NORTH 89° 12' 45" WEST ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 23, 374.87 FEET; THENCE SOUTH 23° 07' 01" EAST, 79.03 FEET TO THE SOUTHERLY LINE OF A 60 FOOT ROAD (LILAC ROAD), SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE SOUTH 23° 07' 01" EAST, 589.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,390 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 625.03 FEET; THENCE SOUTH 02° 38' 49" WEST, 90.93 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24, SAID POINT BEING NORTH 88° 07' 50" WEST, 52.21 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 02° 38' 49" WEST, 22.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 54.98 FEET; THENCE SOUTH 18° 21' 11" EAST, 95.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 150 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 106.68 FEET; THENCE SOUTH 22° 23' 49" WEST, 112.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, 48.12 FEET; THENCE SOUTH 04° 00' 56" WEST, 894.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 02° 38' 49" WEST, 518.00 FEET; THENCE SOUTH 02° 38' 49" WEST, 389.46 FEET TO A POINT IN THE EASTERLY LINE OF SECTION 23, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LAND CONVEYED TO RICHARD W. PENNEY AND DOROTHY L. PENNEY, HUSBAND AND WIFE, AS JOINT TENANTS; THENCE SOUTH 03° 55' 48" WEST, ALONG THE EASTERLY LINE OF SECTION 23, 408.93 FEET; THENCE SOUTH 02° 30' 56" EAST, 268.37 FEET; THENCE SOUTH 03° 55' 48" WEST 355.00 FEET; THENCE SOUTH 01° 12' 36" WEST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 23, 2,109.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, 175.51 FEET; THENCE SOUTH 28° 56' 27" WEST, 361.05 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 26, SAID POINT BEING NORTH 89° 03' 33" WEST, 216.66 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, SAID POINT ALSO BEING THE END POINT OF THE ABOVE DESCRIBED SURVEY LINE.

THE ABOVE DESCRIBED EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF ALL OR ANY PORTIONS OF LAND LYING WITHIN SECTIONS 23, 24, 25 AND 26, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 3:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSE OVER, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WESTERLY 40 FEET OF THE SOUTHERLY 20 FEET OF THE NORTHEAST QUARTER OF THE WESTERLY QUARTER OF SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE SOUTHERLY 20 FEET OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 127-060-79-00

ASSESSOR'S PARCEL NUMBER
APN: 127-060-79-00 AND 127-221-27-00

JEFFERY L. MAVS
EXP: 12/31/14

L.S. NO. 6379



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY TITLE NO.: 1004-4663592
7010 NORTH PALM AVENUE ESCROW OFFICER: MARTINE POIROT
FRESNO, CA. 93650 DATED: JUNE 9, 2014
(559) 221-1968

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.

- 3 THE EFFECT OF RECORD OF SURVEY MAP NUMBERS 4068, 4069, 6614 AND 6619. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR PIPE LINE AND OR PIPE LINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 13, 1957 IN BOOK 6881, PAGE 319 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 3, 1964 AS INSTRUMENT NO. 1286 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 AN EASEMENT FOR PIPE LINE OR PIPE LINES AND ALL FIXTURES AND APPURTENANCES INCIDENTAL THERETO RECORDED JANUARY 2, 1968 AS INSTRUMENT NO. 48 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 30, 1970 AS INSTRUMENT NO. 294557 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 8 AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1971 AS INSTRUMENT NO. 294557 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 9 AN OFFER OF DEDICATION FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 18, 1974 AS INSTRUMENT NO. 74-304161 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED DECEMBER 18, 1974 AS INSTRUMENT NO. 74-327513 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11 AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED DECEMBER 18, 1974 AS INSTRUMENT NO. 74-327513 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 12 AN EASEMENT FOR ROAD AS SHOWN ON PARCEL MAP NO. 3251. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 13 THE EFFECT OF THE COUNTY ENGINEER'S NOTE ON PARCEL MAP NO. 3251. THIS ITEM AFFECTS THE SUBJECT PROPERTY IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 14 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS AND OTHER APPURTENANCES FOR THE APPROPRIATE DISTRIBUTION OF WATER TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AS DISCLOSED IN THE DOCUMENT ENTITLED CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 18, 1974 AS INSTRUMENT NO. 74-328078 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 15 TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" RECORDED JULY 9, 1987 AS INSTRUMENT NO. 87-384934 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (TITLE NO.: 1004-4663592):

PARCEL A:
PARCEL 1 OF PARCEL MAP NO. 3251 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 21, 1974 AS INSTRUMENT NO. 74-307633 OF OFFICIAL RECORDS.

PARCEL B:
AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SECTIONS 23, 24, 25 AND 26 IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WITHIN A STRIP OF LAND 60.00 FEET IN WIDTH, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 23, NORTH 89 DEG. 12' 45" WEST, 374.87 FEET; THENCE SOUTH 23 DEG. 07' 01" EAST, 79.03 FEET TO THE SOUTHERLY LINE OF THAT COUNTY ROAD KNOWN AS LILAC ROAD AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 23 DEG. 07' 01" EAST, 589.86 FEET TO THE BEGINNING OF A TANGENT 1390.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEG. 45' 50" A DISTANCE OF 625.03 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 02 DEG. 38' 49" WEST, 90.93 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24, SAID POINT BEING NORTH 88° 07' 50" WEST, 52.21 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 02 DEG. 38' 49" WEST, 22.20 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEG. 00' 00" A DISTANCE OF 54.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18 DEG. 21' 11" EAST, 95.49 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEG. 45' 00" A DISTANCE OF 106.68 FEET; THENCE TANGENT TO SAID CURVE SOUTH 22 DEG. 23' 49" WEST, 112.02 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEG. 23' 53" A DISTANCE OF 48.12 FEET; THENCE TANGENT TO SAID CURVE SOUTH 04 DEG. 00' 56" WEST, 894.83 FEET TO THE EASTERLY QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 02 DEG. 38' 49" WEST, 518.00 FEET; THENCE SOUTH 02 DEG. 38' 49" WEST, 389.46 FEET TO THE EASTERLY LINE OF SAID SECTION 23; THENCE ALONG SAID EASTERLY LINE SOUTH 03 DEG. 55' 48" WEST, 408.93 FEET; THENCE SOUTH 02 DEG. 30' 56" EAST, 268.37 FEET; THENCE SOUTH 03 DEG. 55' 48" WEST, 355.00 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 26, SOUTH 01 DEG. 12' 36" WEST, 2,109.76 FEET TO THE BEGINNING OF A TANGENT 350.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEG. 43' 51" A DISTANCE OF 175.51 FEET; THENCE TANGENT TO SAID CURVE SOUTH 28 DEG. 56' 27" WEST, 361.05 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAID EASEMENT TO TERMINATE NORTHWESTERLY IN THE WESTERLY BOUNDARY OF SAID LILAC ROAD AND TO TERMINATE SOUTHERLY IN THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26.

PARCEL C:
AN EASEMENT FOR DRIVEWAY PURPOSES OVER, ALONG AND ACROSS THE WESTERLY 10 FEET OF THE NORTHERLY 400 FEET OF PARCEL 2 OF PARCEL MAP NO. 3251, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1974 AS INSTRUMENT NO. 74-307633 OF OFFICIAL RECORDS. APN: 127-221-27-00

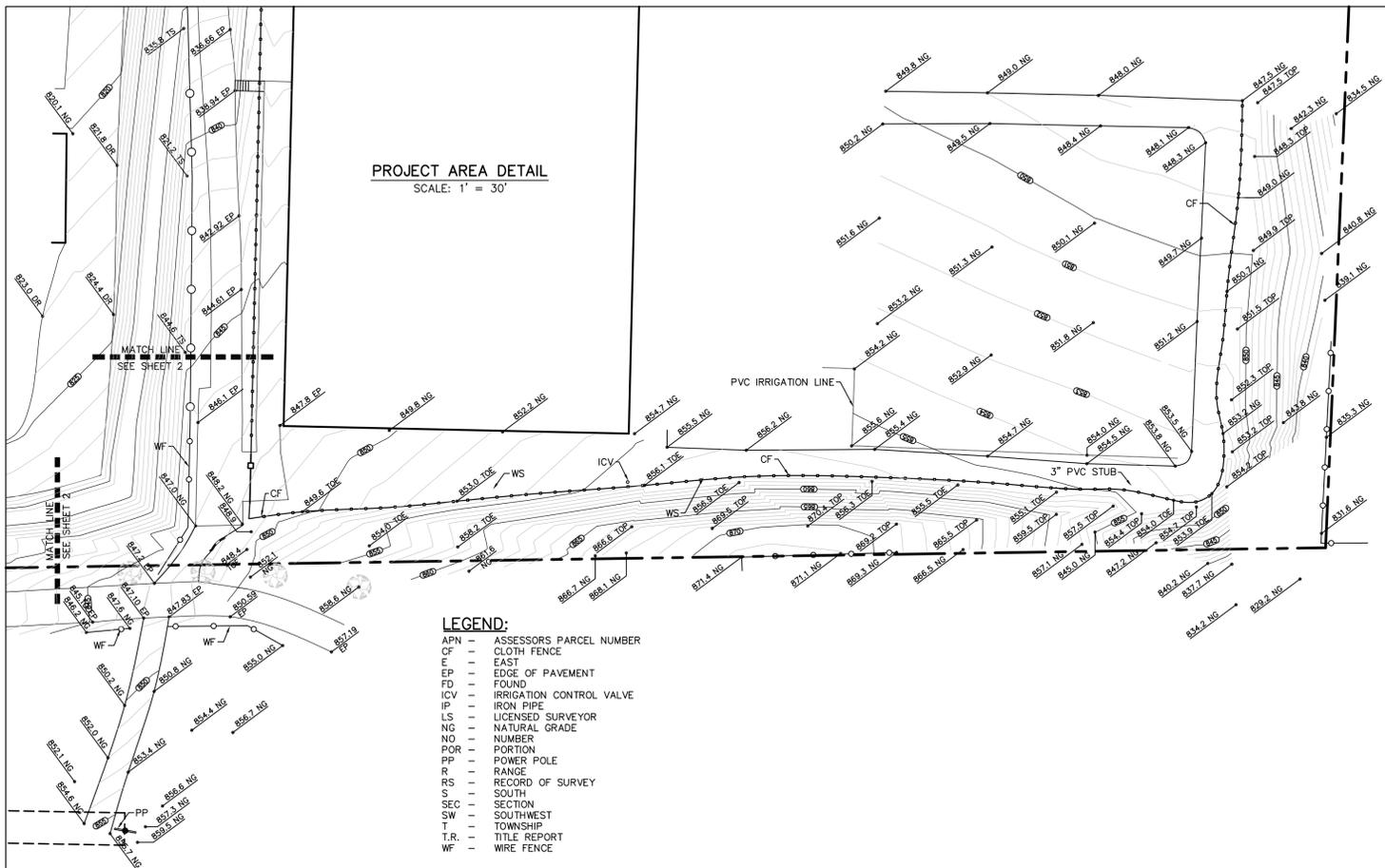
BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 - EPOCH 2013.250 AS DERIVED THROUGH FIXED RTK OBSERVATIONS RTCM VRS CORRECTED THROUGH SMARTNET.

BOUNDARY NOTE

THE BOUNDARY SHOWN HEREON IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY IT HAS BEEN SHOWN HEREON FOR THE PURPOSES OF PRESENTING A SITE PLAN, IT HAS BEEN COMPILED FROM RECORD DATA SHOWN ON RECORD OF SURVEY NUMBER 12756. DURING THE COURSE OF RESEARCH IT WAS NOTED THAT VARIOUS MAPS IN THE GENERAL VICINITY SHOW NUMEROUS POSITIONS FOR THE SURROUNDING SECTION LINES THAT VARY TO A SIGNIFICANT DEGREE.

DATE OF SURVEY:
DECEMBER 3, 2013 AND
JULY 24, 2014



Booth Suarez &
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
CHAMPAGNE LAKES
32019 AQUEDUCT ROAD
BONSALL, CA. 92003

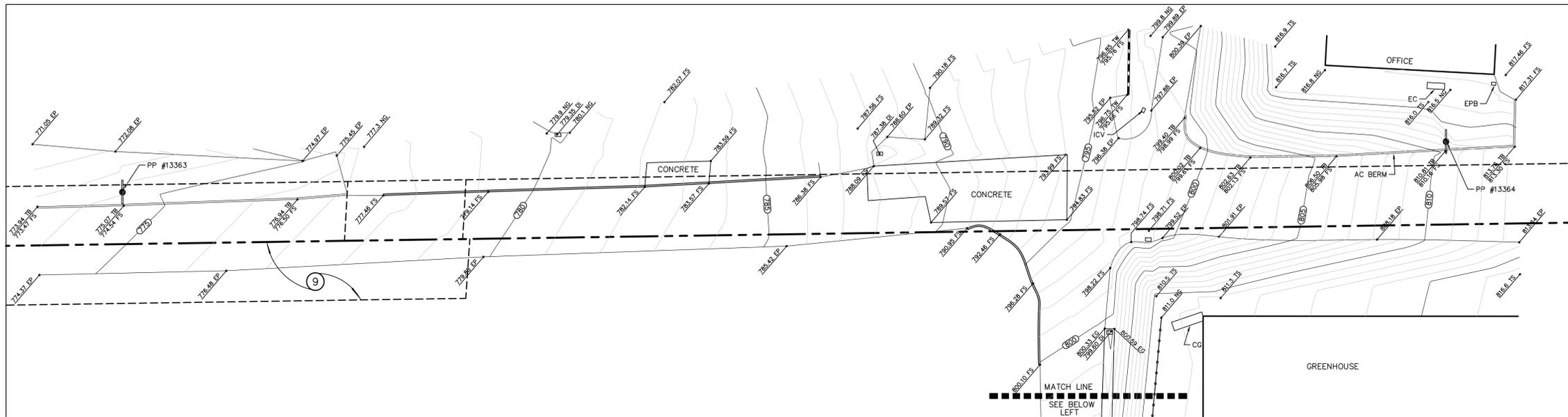
SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

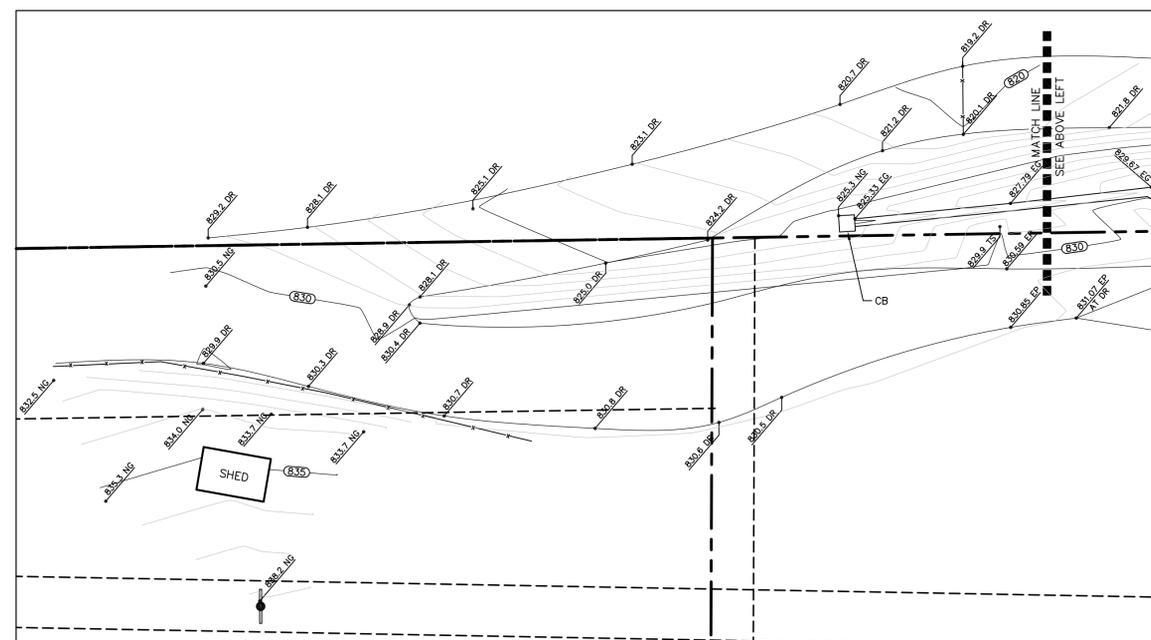
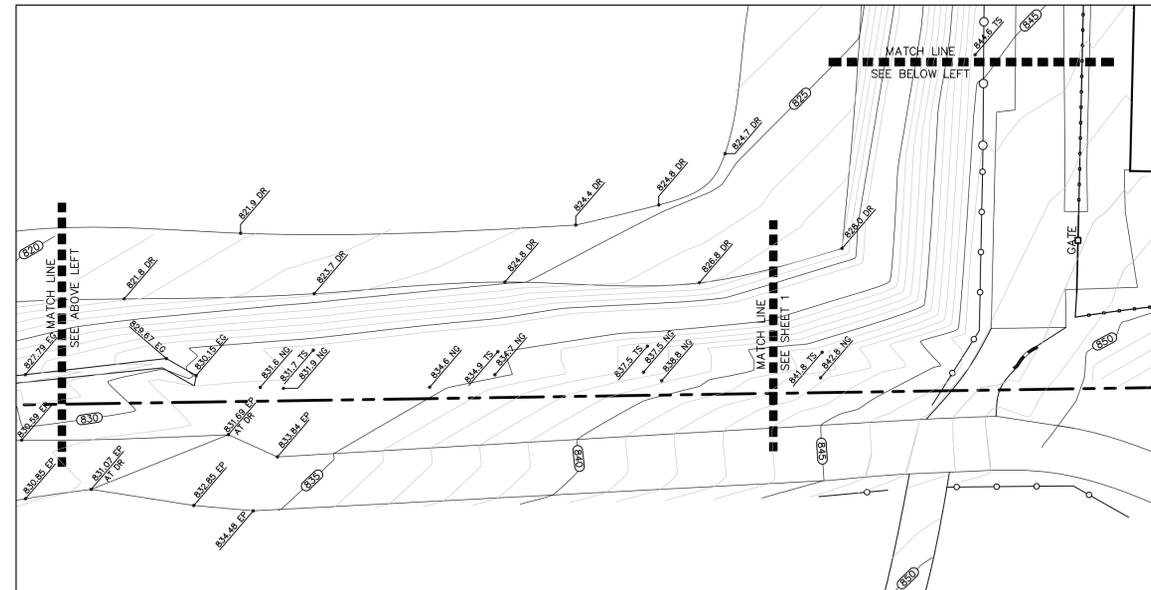
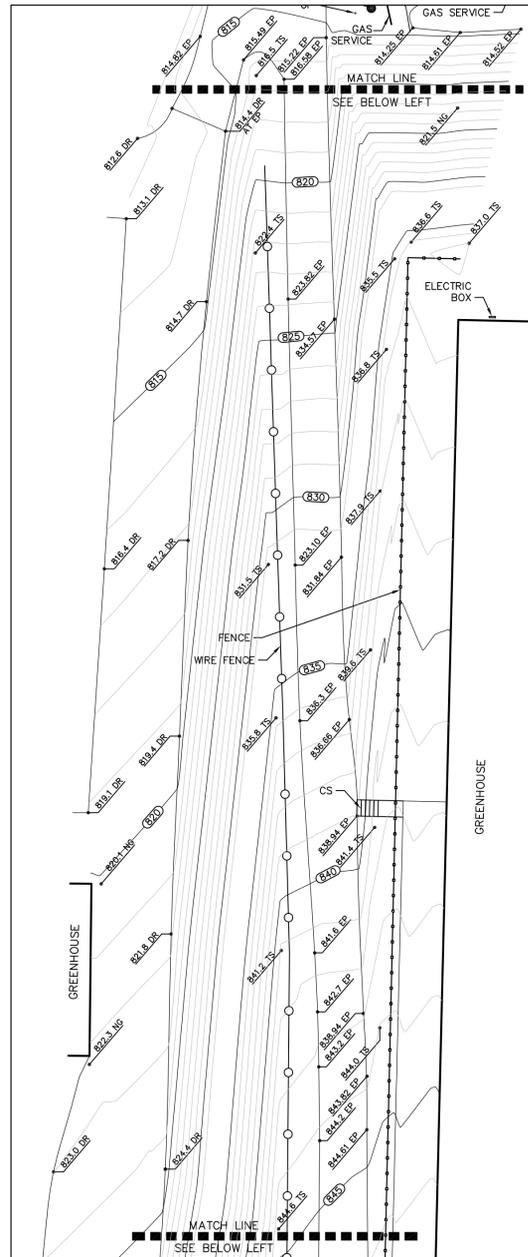
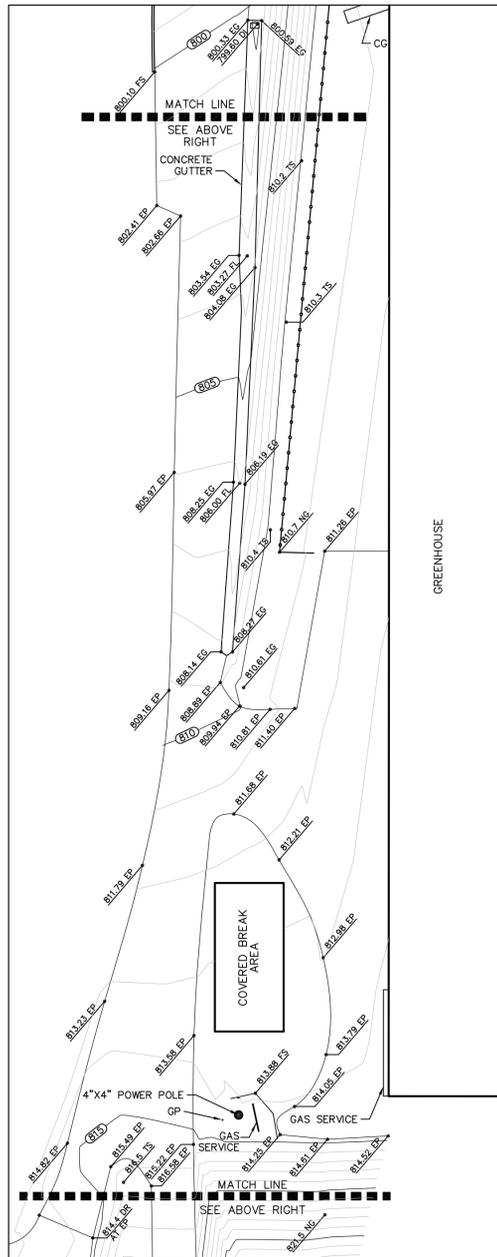
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\13278

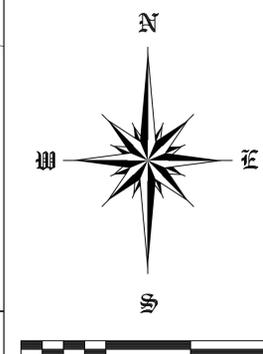


TOPOGRAPHIC DETAILS
SCALE: 1" = 20'

- LEGEND:**
- AC - ASPHALTIC CONCRETE
 - APN - ASSESSORS PARCEL NUMBER
 - CB - CATCH BASIN
 - CF - CLOTH FENCE
 - CG - CONCRETE GUTTER
 - DI - DRAIN INLET
 - DR - DIRT ROAD
 - E - EAST
 - EC - ELECTRIC CABINET
 - EG - EDGE OF GUTTER
 - EP - EDGE OF PAVEMENT
 - EPB - ELECTRIC PULLBOX
 - EP - EDGE OF PAVEMENT
 - FD - FOUND
 - FS - FINISH SURFACE
 - GP - GUARD POLE
 - ICV - IRRIGATION CONTROL VALVE
 - IP - IRON PIPE
 - LS - LICENSED SURVEYOR
 - NG - NATURAL GRADE
 - NO - NUMBER
 - POR - PORTION
 - PP - POWER POLE
 - R - RANGE
 - RS - RECORD OF SURVEY
 - S - SOUTH
 - SEC - SECTION
 - SW - SOUTHWEST
 - T - TOWNSHIP
 - TB - TOP OF BERM
 - T.R. - TITLE REPORT
 - TS - TOP OF SLOPE
 - TW - TOP OF WALL
 - WF - WIRE FENCE



DATE OF SURVEY:
DECEMBER 3, 2013 AND
JULY 24, 2014



Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D9
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

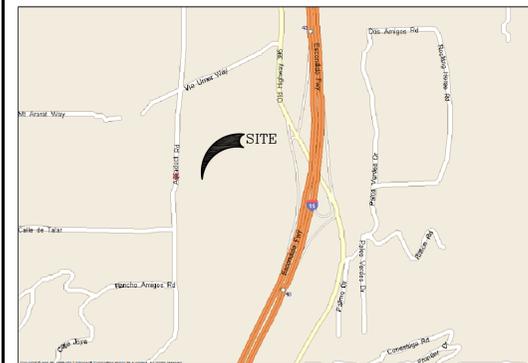
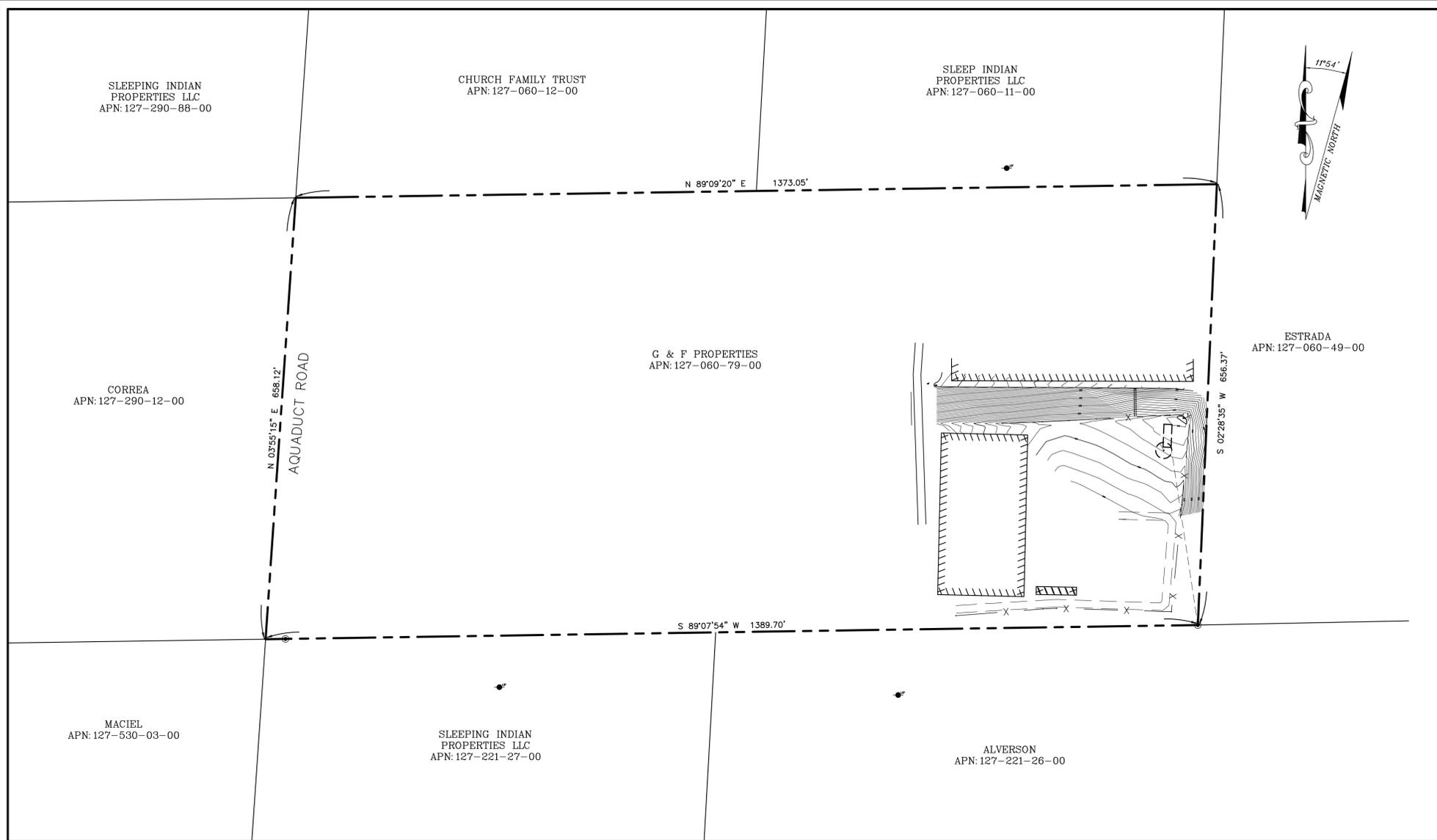
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
CHAMPAGNE LAKES
32019 AQUEDUCT ROAD
BONSALL, CA. 92003
SAN DIEGO COUNTY
DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\13278

C2



VICINITY MAP

BOOTH & SUAREZ
 ARCHITECTURE ■ PLANNING
 WILLIAM R. BOOTH ARCHITECT ROBERT J. SUAREZ, ARCHITECT
 P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

verizon WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 BUILDING 'D' 1ST. FLOOR

PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/18/14	SITE SURVEY

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 694-8647
 EMAIL: fsi@floydsurveying.com

SITE NAME
CHAMPAGNE LAKES

SITE NUMBER

SITE ADDRESS
 32019 AQUADUCT ROAD
 BONSALL, CA 92003

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS1

OVERALL SITE PLAN

SCALE: 1"=100'

LEGEND

These standard symbols will be found in the drawing.

- EC STORM DRAIN INLET
- EP UTILITY POLE
- ER FOUND MONUMENT
- FNCP EDGE OF CONCRETE
- NG EDGE OF PAVEMENT
- RTOP EDGE OF DIRT ROAD
- SDIN FENCE TOP
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on NOVEMBER 17, 2014.

OWNER'S NAME: G & F PROPERTIES
 ASSESSOR'S PARCEL NUMBER(S) 127-060-79-00
 BASIS OF BEARINGS: (NAD 83; Epoch 2002)
 THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
 BASIS OF ELEVATIONS: NAVD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PLOS, ELEVATION = 44.85' AND 2) SIO3, ELEVATION = 237.75' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
 County: San Diego Effective Date: 5/16/2012
 Map/Panel: 06073C0495G
 The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

LEGEND

(WAITING FOR TITLE)

(WAITING FOR TITLE)

(WAITING FOR TITLE)

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES

FEMA FLOOD ZONE INFORMATION

LEGEND



PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/18/14	SITE SURVEY

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 694-8647
 EMAIL: fsi@floydsurveying.com

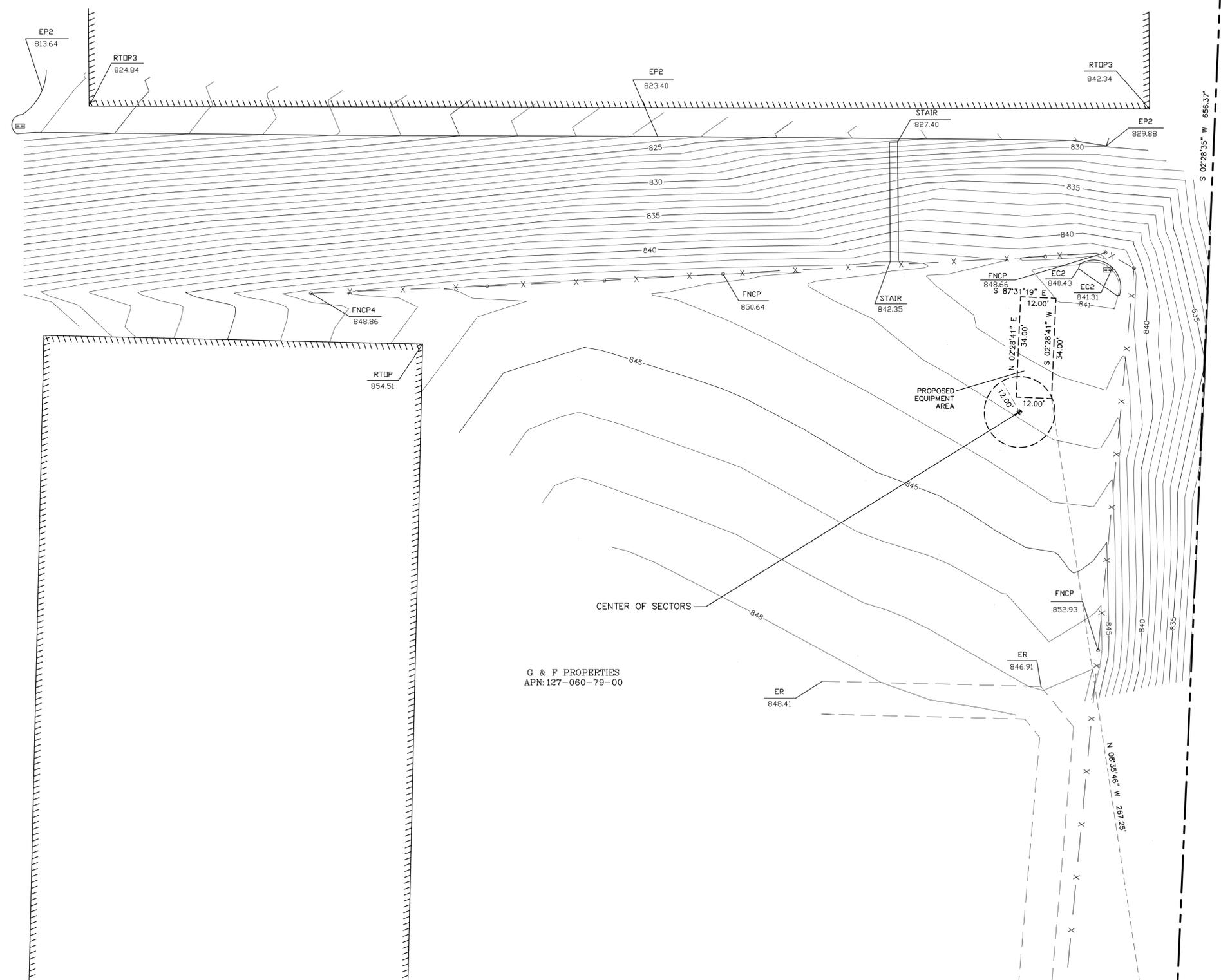
SITE NAME
CHAMPAGNE LAKES

SITE NUMBER

SITE ADDRESS
 32019 AQUADUCT ROAD
 BONSALL, CA 92003

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS2



LEGEND

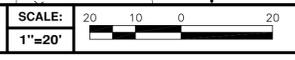
These standard symbols will be found in the drawing.

- EC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FNCP FENCE TOP
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SDIN STORM DRAIN INLET
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on NOVEMBER 17, 2014.

DETAIL SITE PLAN



LEGEND