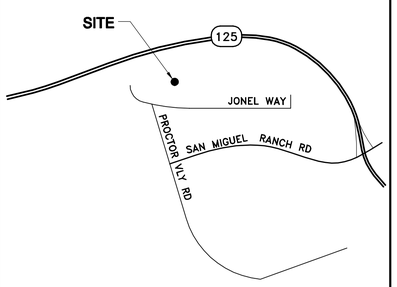
verizon

OVERALL HEIGHT
60'-0"

MIGUEL RANCH
6434 JONEL WAY
BONITA, CA 91902

VICINITY MAP



THOMAS GUIDE PAGE: 1311 – C1

N

ADDRESS
6434 JONEL WAY
BONITA, CA 91902

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE): FROM 15505 SAND CANYON AVENUE, IRVINE, CA 92618, HEAD SW ON SAND CANYON AVENUE TOWARD WATERWORKS WAY, KEEP LEFT AT THE FORK, MERGE ONTO 405 VIA RAMP TO SD. MERGE ONTO I-5 SOUTH.

MERGE ONTO THE I-805 S
EXIT CA-54 E
MERGE 125 S
EXIT SAN MIGUEL RANCH RD
TURN RIGHT PROCTOR VALLEY RD
SHARP RIGHT ONTO JONEL WAY

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)

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
CONTACT: JEFFERY L. MAYS
(949) 248-4685

LEASING/PLANNING:
CORTEL, LLC
14621 ARROYO HONDO
SAN DIEGO, CA 92127
FAX: (806) 398-8901
LEASING
DAN DAVIS
(702) 501-4111
dan.davis@cortel-llc.com
RYAN DOUGLAS
ryan.douglas@cortel-llc.com
ZONING
ANDREA URBAS
(909) 528-6925
andrea.urbas@cortel-llc.com

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.

PERMITS REQUIRED

- MINOR USE PERMIT

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: ANDREA URBAS
PHONE: (909) 528-6925

OWNER: GEORGIA L. MORGAN
MORGAN FAMILY TRUST
38 EXECUTIVE PARK #310
IRVINE, CA 92614
CONTACT: LAURA WHITTEN
PHONE: (619) 479-8555

PROJECT DESCRIPTION:

- INSTALLATION OF **VERIZON WIRELESS** TELECOMMUNICATIONS EQUIPMENT CABINETS INSIDE A NEW 12'-0" x 14'-0" CONCRETE BLOCK EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- INSTALLATION OF ONE (1) 15kW ENCLOSED STANDBY GENERATOR WITH A 54 GALLON DIESEL TANK ON CONCRETE PAD INSIDE PROPOSED EQUIPMENT ENCLOSURE
- INSTALLATION OF THREE (3) **VERIZON WIRELESS** ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 60'-0" HIGH CO-LOCATABLE CROWN CASTLE MONO-EUCALYPTUS TREE
- INSTALLATION OF FOUR (4) **VERIZON WIRELESS** RRU UNITS WITH A2 BACKPACKS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) **VERIZON WIRELESS** 4'-0"ø MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED 60'-0" HIGH CROWN CASTLE MONO-EUCALYPTUS
- INSTALLATION OF ONE (1) **VERIZON WIRELESS** E/911 GPS ANTENNA
- INSTALLATION OF NEW 100 AMP ELECTRICAL SERVICE FROM EXISTING UTILITY POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS:	6434 JONEL WAY BONITA, CA 91902
ASSESSORS PARCEL NUMBER:	585-101-15
JURISDICTION:	COUNTY OF SAN DIEGO
EXISTING ZONING:	RR LU SR-1
TOTAL SITE AREA:	224,097 S.F. = 5.14 ACRES
PROPOSED PROJECT AREA:	
CONCRETE BLOCK ENCLOSURE:	168 SF
PROPOSED TYPE OF CONSTRUCTION:	TYPE VB
PROPOSED OCCUPANCY:	U

NOTE: THERE IS ONE (1) EXISTING TELECOMMUNICATION FACILITY ON THIS PROPERTY (SPRINT)

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.1	STORM WATER MANAGEMENT PLAN
A-1	EQUIPMENT PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLAN & MONO-EUCALYPTUS TREE ELEVATION
L-1	LANDSCAPE DEVELOPMENT PLAN
LS1	SITE SURVEY GENERAL INFORMATION
LS2	SITE SURVEY GENERAL INFORMATION

LEGAL DESCRIPTION

PARCEL 1:
PARCEL A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED APRIL 25, 2003 AS INSTRUMENT NO. 2003-0481990 OF OFFICIAL RECORDS.

PARCEL 2:
EASEMENTS AND RIGHTS OF WAY FOR ROAD AND UTILITY PURPOSES AS DESCRIBED IN PARCELS 3 AND 4 OF THAT CERTAIN DEED TO LEONARD R. MORGAN AND GEORGIA L. MORGAN, RECORDED FEBRUARY 11, 1972 AS INSTRUMENT NO. 33840 OF OFFICIAL RECORDS.

PARCEL 3:
AN EASEMENT FOR ROAD AND UTILITIES AS GRANTED TO LEONARD R. MORGAN AND GEORGIA L. MORGAN IN INSTRUMENT RECORDED DECEMBER 13, 1976 AS INSTRUMENT NO. 76-415270 OF OFFICIAL RECORDS.

PARCEL 4:
AN EASEMENT FOR ROAD, SEWER LINES, AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, AS RESERVED BY LEONARD R. MORGAN AND GEORGIA L. MORGAN IN INSTRUMENT RECORDED SEPTEMBER 12, 1977 AS INSTRUMENT No. 77-370219 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 585-101-15

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

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

PREPARED FOR

verizon

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

MIGUEL RANCH

6434 JONEL WAY
BONITA, CA 91902
SAN DIEGO COUNTY

DRAWING DATES

08/20/15	90% ZD (se)
08/27/15	100% ZD (se)
10/28/15	100% ZD REVISION 1 (se)
11/04/15	100% ZD REVISION 2 (se)
11/11/15	100% ZD REVISION 3 (se)
11/25/15	100% ZD REVISION 4 (se)
03/16/16	100% ZD REVISION 5 (ic)
05/24/16	100% ZD REVISION 6 (se)
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09/21/16	100% ZD REVISION 8 (jn/rl)
11/03/16	100% ZD REVISION 9 (jn)
11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\Verizon\13350zd

T-1

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I / we the undersigned as Lessee(s) of the property described as

6434 JONEL WAY, BONITA, CA 91902
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

Sediments
Nutrients
Trash & debris
Oxygen Demanding Substance
Oil & Grease
Bacteria & Viruses
Pesticides

I/We will incorporate the following into the site design -

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will;

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee Andrey Matskin (print name) Company Name Verizon Wireless

Lessee (signature) Date 7/25/14

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED ____0%____

CUBIC YARDS OF CUT __143__ CUBIC YARDS OF FILL ___121___

VOLUME OF FILL TO BE IMPORTED __0 CU.YD.__ EXPORTED __22 CU.YD.__

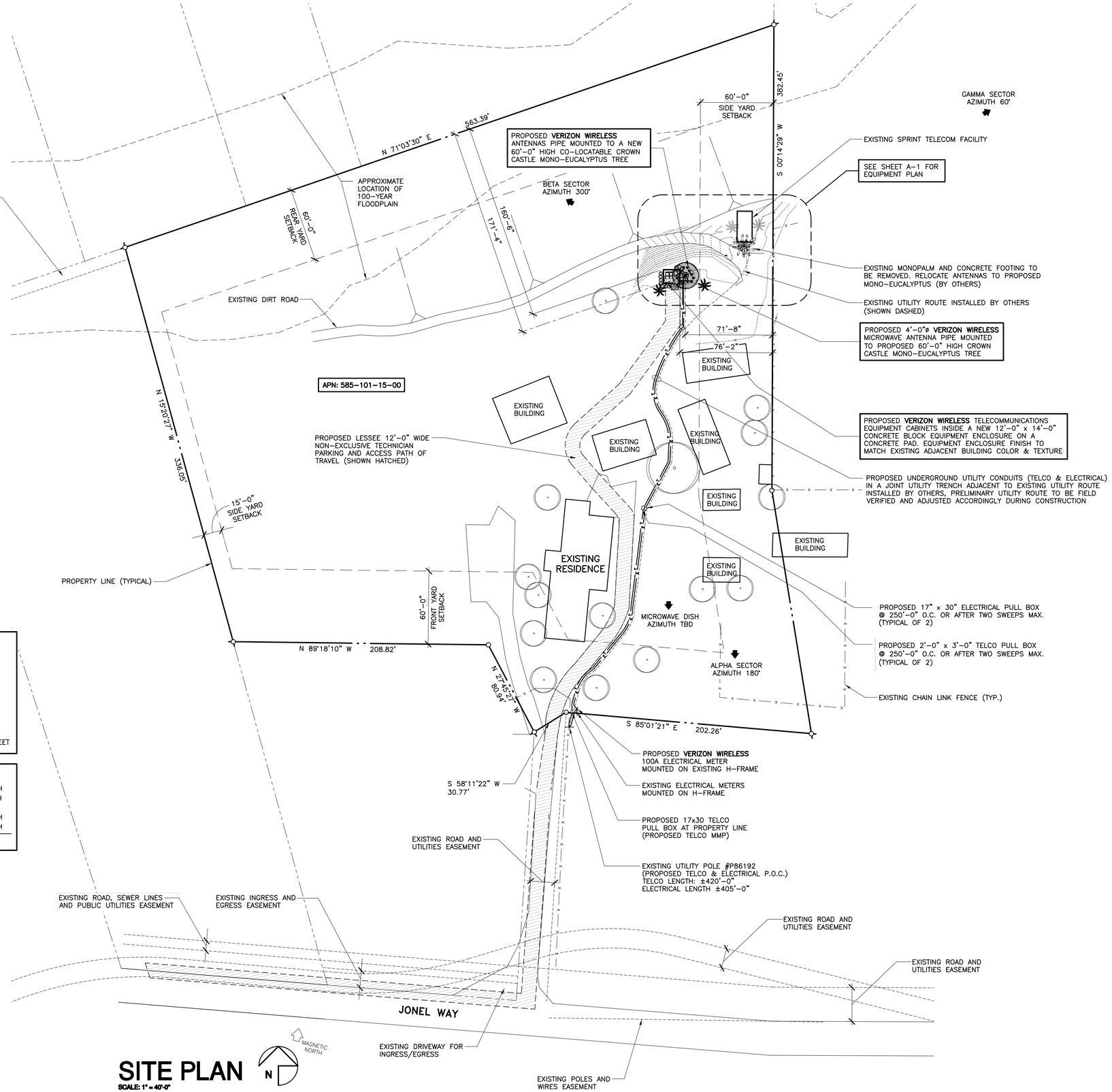
AREA TO BE GRADED? ___0___ % OF SITE ____0%____

PROPOSED CUT SLOPE RATIO: ____0____ FILL SLOPE RATIO: ___0___

MAXIMUM HEIGHT OF: CUT SLOPE ____0____ FEET: FILL SLOPE ___0___ FEET

GRADING QUANTITIES:

MONO-EUCALYPTUS FOOTING:	14.54 CU. YDS.	24" DEPTH
ENCLOSURE FOOTING:	6.67 CU. YDS.	18" DEPTH
CONCRETE WALK & LANDING FOOTINGS:	0.74 CU. YDS.	8" DEPTH
COAX CABLE TRENCH:	31.86 CU. YDS.	54" DEPTH
JOINT UTILITY TRENCH:	88.88 CU. YDS.	48" DEPTH
TOTAL GRADING:	142.69 CU. YDS.	



SITE PLAN

SCALE: 1" = 40'-0"

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

PREPARED FOR

verizon

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

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SAN DIEGO COUNTY

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11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

SITE PLAN

PROJECTS\Verizon\13350zd

A-0

BMP LEGEND

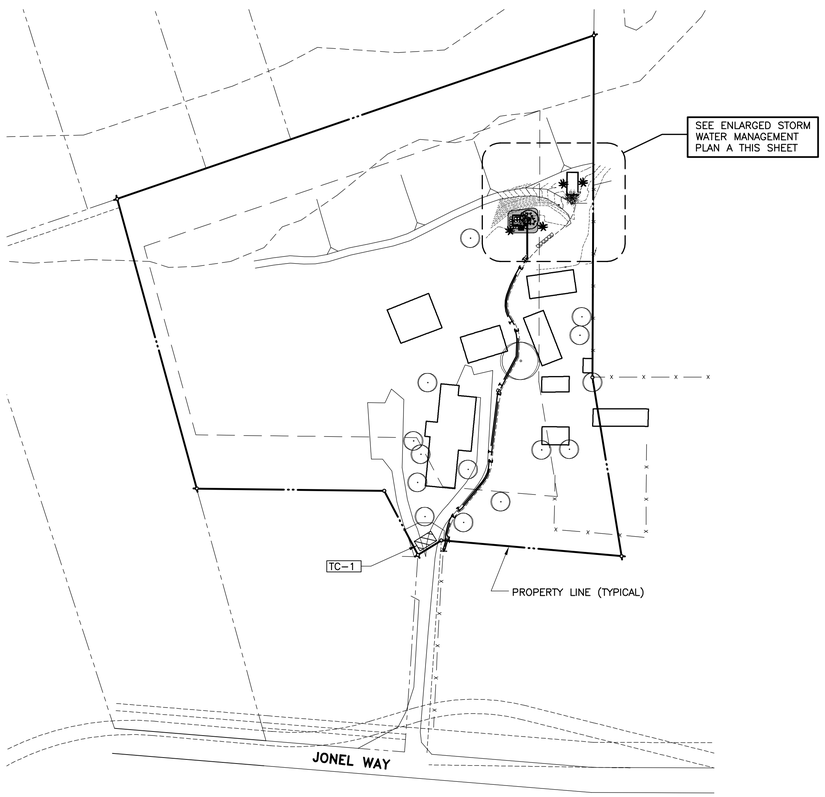
DIRECTION OF LOT DRAINAGE

CONSTRUCTION STORMWATER BMPs:

- SS-6, SS-8 — MULCH, STRAW, WOOD CHIPS
- SS-7 — PHYSICAL STABILIZATION EROSION CONTROL BLANKET
- SC-5 — FIBER ROLLS —FR—FR—
- 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
- WM-4 — SPILL PREVENTION & CONTROL

POST CONSTRUCTION BMPs:

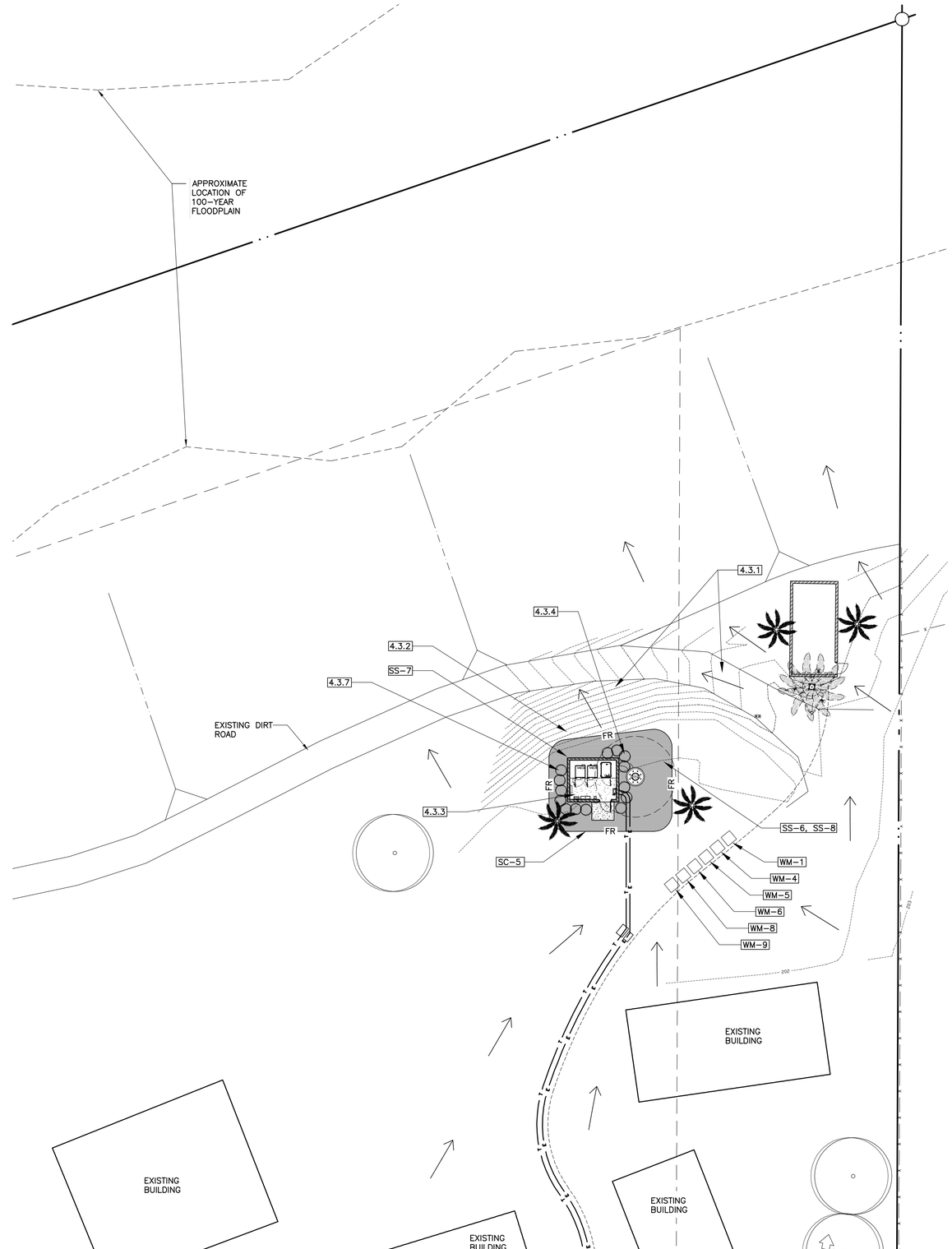
- 4.3.1 — MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 — CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
- 4.3.3 — MINIMIZE IMPERVIOUS AREA
- 4.3.4 — MINIMIZE SOIL COMPACTION
- 4.3.7 — LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES



STORM WATER MANAGEMENT PLAN

SCALE: 1" = 80'-0"

MAGNETIC NORTH
N



ENLARGED STORM WATER MANAGEMENT PLAN A

SCALE: 1/16" = 10'-0"

MAGNETIC NORTH
N

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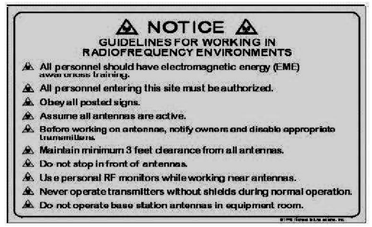
SHEET TITLE

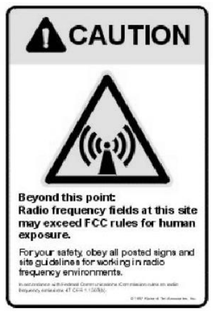
STORM WATER MANAGEMENT PLAN

PROJECTS\Verizon\13350zd

A-0.1



VERIZON "GUIDLINES" SIGN	SCALE N.T.S.	1

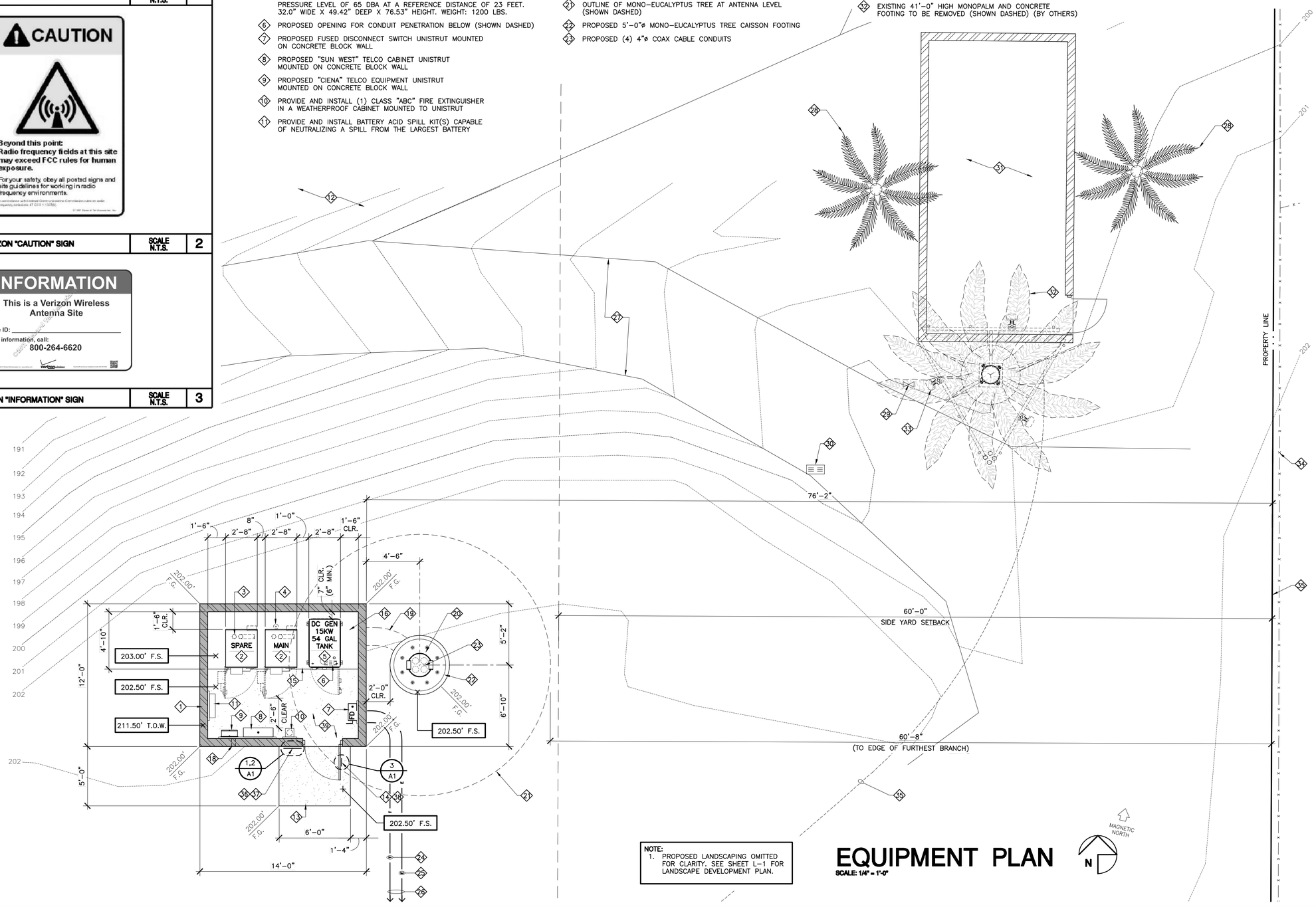


VERIZON "CAUTION" SIGN	SCALE N.T.S.	2

VERIZON "INFORMATION" SIGN	SCALE N.T.S.	3

EQUIPMENT PLAN NOTES:

1. PROPOSED **VERIZON WIRELESS** EQUIPMENT INSIDE A NEW CONCRETE BLOCK ENCLOSURE ON A CONCRETE PAD.
2. PROPOSED **VERIZON WIRELESS 'MACRO CELL EVOLUTION'** OUTDOOR EQUIPMENT CABINET (TYPICAL OF 2). CABINET COMPONENTS: POWER PLANT, CWDM, FIBER DISTRIBUTION, RAYCAPS, BATTERIES-3 STRINGS, & AC-PANEL. 32.1" WIDE X 45.1" DEEP X 74.0" HEIGHT. WEIGHT: 2000 LBS.
3. PROPOSED UNDERGROUND 4"ø ANTENNA CABLE CONDUIT ROUTING TO STUB UP BENEATH CABINETS (TYPICAL)
4. PROPOSED GPS ANTENNA MOUNTED TO "MACRO CELL EVOLUTION" EQUIPMENT CABINET (TYPICAL OF 1, IF 2ND CABINET IS ADDED A SPLITTER WILL BE REQUIRED)
5. PROPOSED **VERIZON WIRELESS** 15kW DC ENCLOSED STANDBY GENERATOR WITH A 54 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "POLAR POWER INC." DC GENERATOR OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 DBA AT A REFERENCE DISTANCE OF 23 FEET. 32.0" WIDE X 49.42" DEEP X 76.53" HEIGHT. WEIGHT: 1200 LBS.
6. PROPOSED OPENING FOR CONDUIT PENETRATION BELOW (SHOWN DASHED)
7. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED ON CONCRETE BLOCK WALL
8. PROPOSED "SUN WEST" TELCO CABINET UNISTRUT MOUNTED ON CONCRETE BLOCK WALL
9. PROPOSED "CIENA" TELCO EQUIPMENT UNISTRUT MOUNTED ON CONCRETE BLOCK WALL
10. PROVIDE AND INSTALL (1) CLASS "ABC" FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO UNISTRUT
11. PROVIDE AND INSTALL BATTERY ACID SPILL KIT(S) CAPABLE OF NEUTRALIZING A SPILL FROM THE LARGEST BATTERY
12. EXISTING SLOPED LANDSCAPE AREA
13. PROPOSED CONCRETE LANDING
14. PROPOSED 3'-0" WIDE CHAIN LINK GATE AND FRAME WITH LOCKABLE ACCESS AND **VERIZON WIRELESS** SIGNAGE
15. PROPOSED RAISED CONCRETE PAD FOR **VERIZON WIRELESS** CABINETS
16. PROPOSED POURED-IN-PLACE CONCRETE PAD FOR EQUIPMENT CABINETS
17. NOT USED
18. PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 1)
19. PROPOSED **VERIZON WIRELESS** ANTENNA CABLE TRENCH (SHOWN DASHED)
20. PROPOSED 60'-0" HIGH CO-LOCATABLE CROWN CASTLE MONO-EUCALYPTUS TREE
21. OUTLINE OF MONO-EUCALYPTUS TREE AT ANTENNA LEVEL (SHOWN DASHED)
22. PROPOSED 5'-0"ø MONO-EUCALYPTUS TREE CAISSON FOOTING
23. PROPOSED (4) 4"ø COAX CABLE CONDUITS
24. PROPOSED UNDERGROUND 4"ø TELCO CONDUIT ROUTING IN TRENCH FROM EXISTING UTILITY POLE TO EQUIPMENT ENCLOSURE
25. PROPOSED UNDERGROUND ELECTRICAL CONDUIT ROUTING IN TRENCH FROM EXISTING UTILITY POLE TO ELECTRICAL METER TO EQUIPMENT ENCLOSURE
26. PROPOSED **VERIZON WIRELESS** JOINT UTILITY TRENCH (SEE SHEET A-0 FOR CONTINUATION)
27. EXISTING DIRT ROAD
28. EXISTING PALM TREE
29. EXISTING WATER VALVE
30. EXISTING STORM DRAIN INLET, FIELD VERIFY AND ADJUST ACCORDINGLY DURING CONSTRUCTION
31. EXISTING SPRINT TELECOM EQUIPMENT SHELTER
32. EXISTING 41'-0" HIGH MONOPALM AND CONCRETE FOOTING TO BE REMOVED (SHOWN DASHED) (BY OTHERS)
33. EXISTING WIRELESS ANTENNAS TO BE RELOCATED TO PROPOSED MONO-EUCALYPTUS TREE (BY OTHERS)
34. EXISTING CHAIN LINK FENCE
35. EXISTING SPRINT UTILITY TRENCH (FIELD VERIFY LOCATION)
36. PROPOSED **VERIZON WIRELESS** "GUIDELINES" SIGN
37. PROPOSED **VERIZON WIRELESS** "CAUTION" SIGN
38. PROPOSED **VERIZON WIRELESS** "INFORMATION" SIGN
39. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND



NOTE:
1. PROPOSED LANDSCAPING OMITTED FOR CLARITY. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN.

EQUIPMENT PLAN

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

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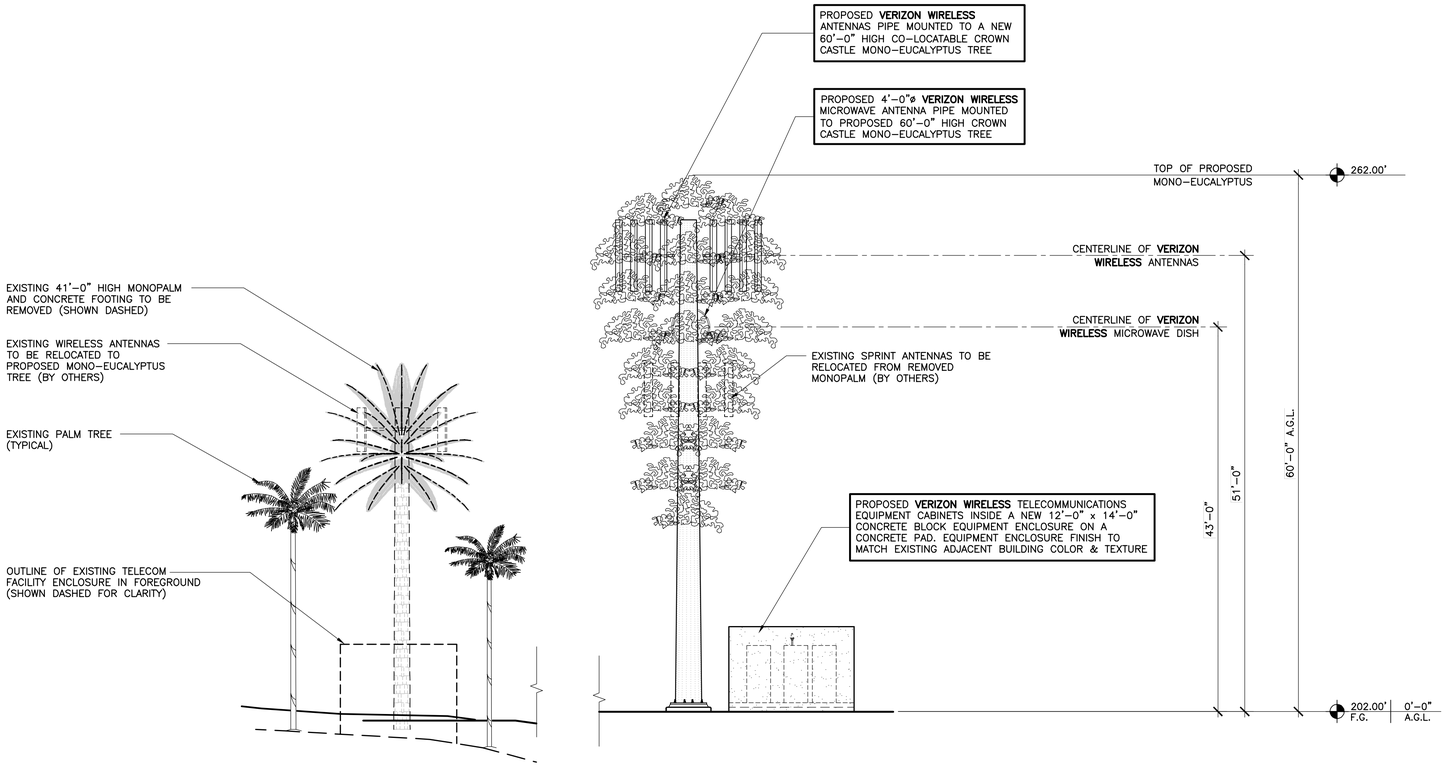
SHEET TITLE

EQUIPMENT PLAN

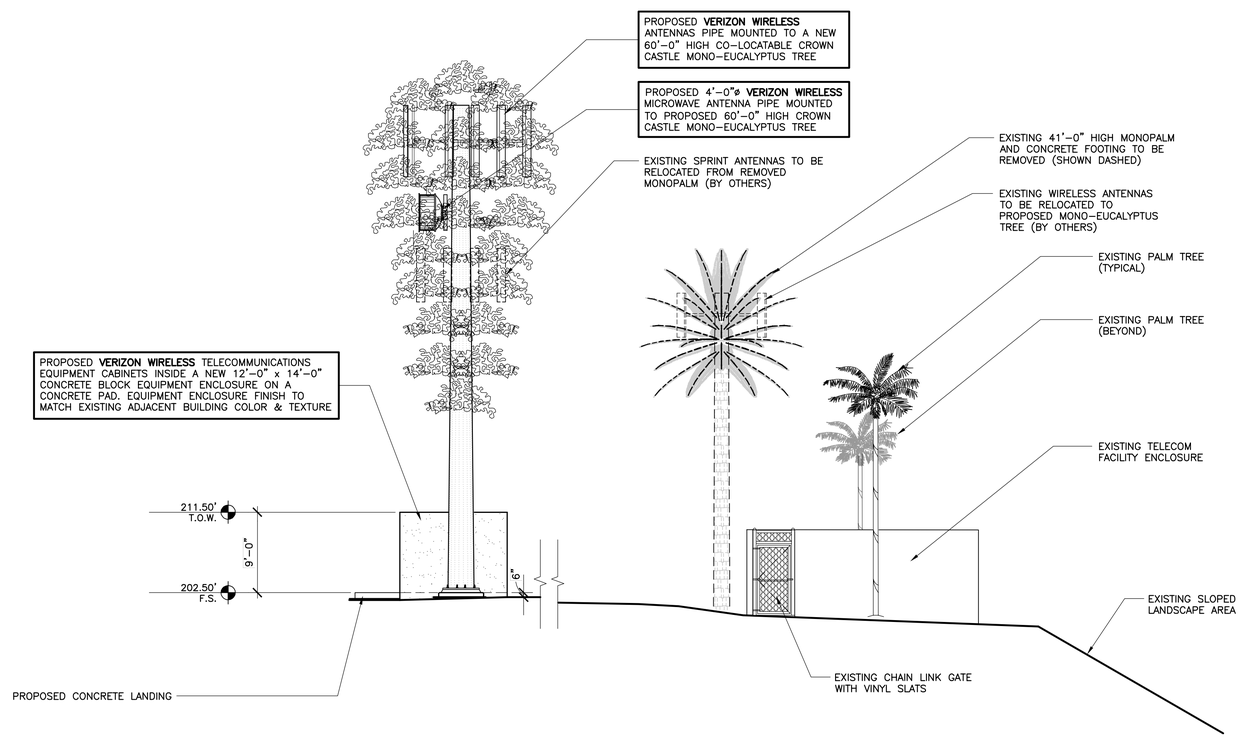
PROJECTS\Verizon\13350zd

A-1



NORTH ELEVATION

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



EAST ELEVATION

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

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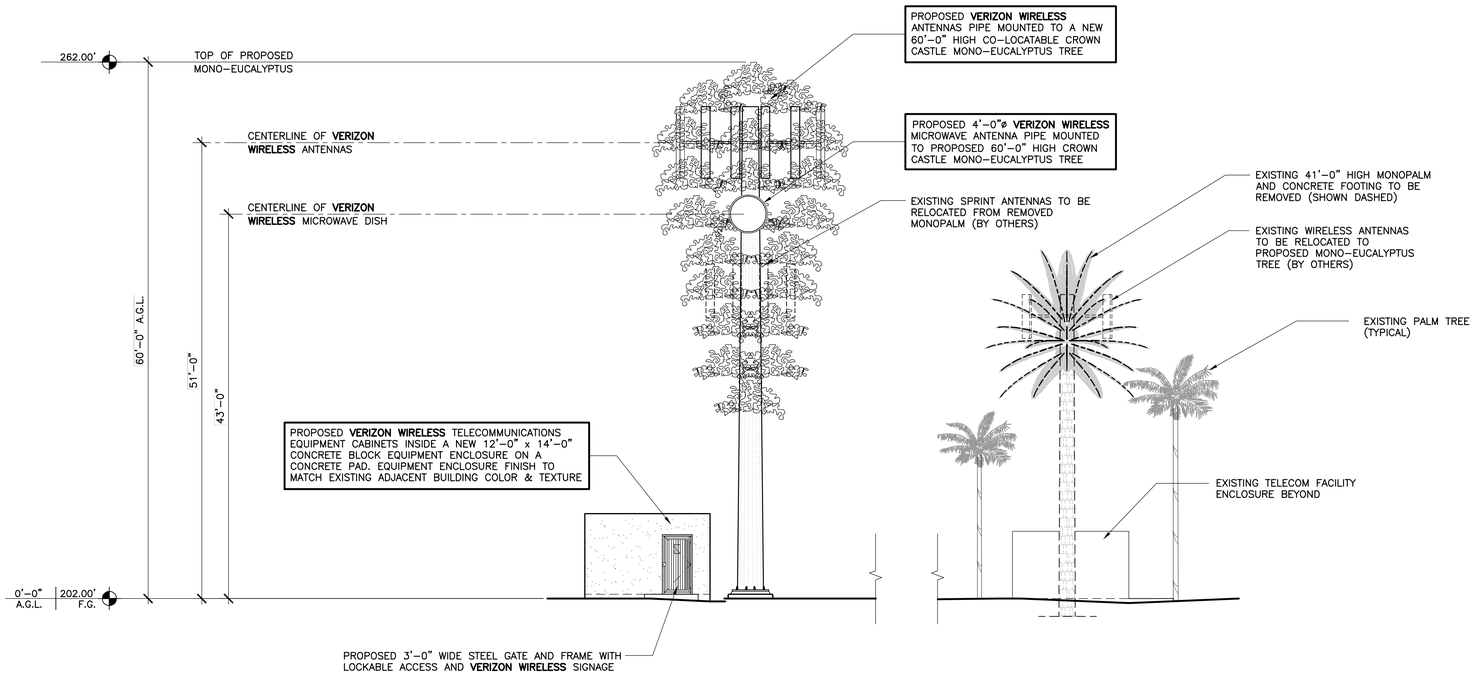
11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

EXTERIOR ELEVATIONS

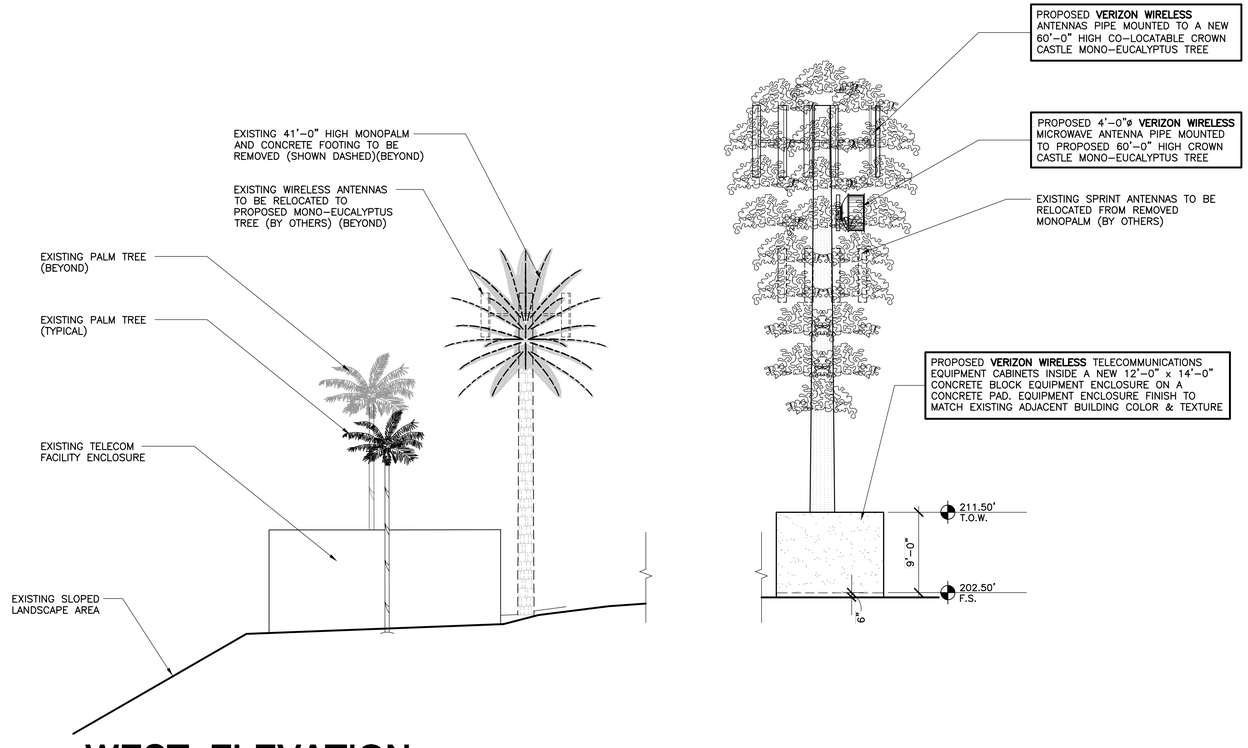
PROJECTS\Verizon\13350zd

A-2



SOUTH ELEVATION

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



WEST ELEVATION

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

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

PREPARED FOR

verizon

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

MIGUEL RANCH

6434 JONEL WAY
BONITA, CA 91902
SAN DIEGO COUNTY

DRAWING DATES

08/20/15	90% ZD (se)
08/27/15	100% ZD (se)
10/28/15	100% ZD REVISION 1 (se)
11/04/15	100% ZD REVISION 2 (se)
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11/25/15	100% ZD REVISION 4 (se)
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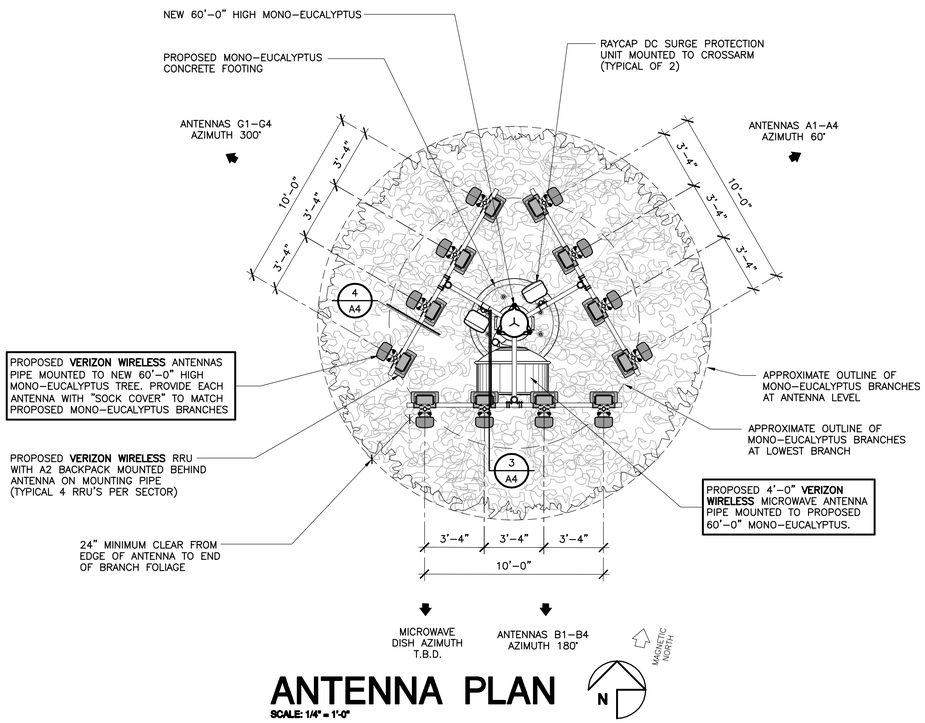
05/24/16	100% ZD REVISION 6 (se)
05/31/16	100% ZD REVISION 7 (se)
09/21/16	100% ZD REVISION 8 (jn/rl)
11/03/16	100% ZD REVISION 9 (jn)
11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

EXTERIOR ELEVATIONS

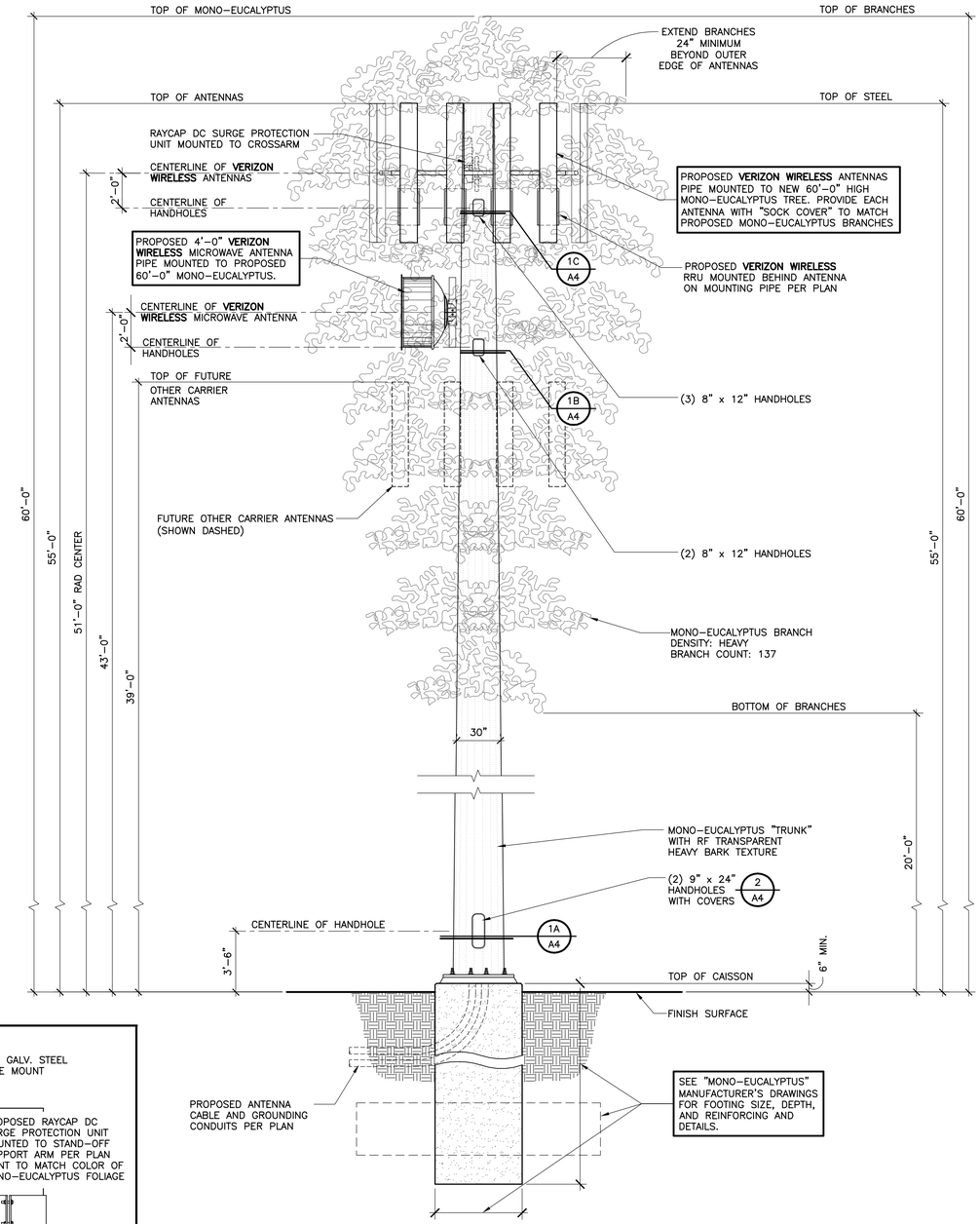
PROJECTS\Verizon\13350zd

A-3



ANTENNA PLAN

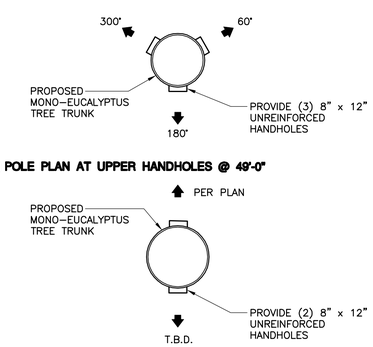
SCALE: 1/4" = 1'-0"



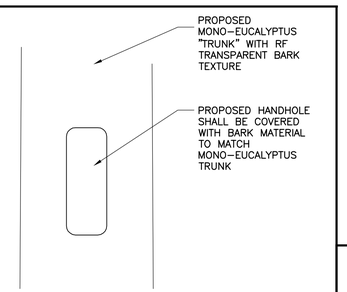
MONO-EUCALYPTUS ELEVATION

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

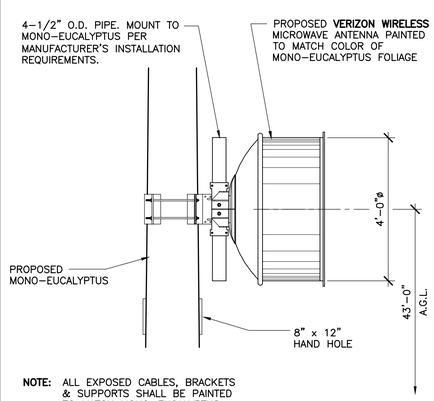
NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.



HANDHOLE DETAIL | SCALE 1/2"=1'-0" | 1

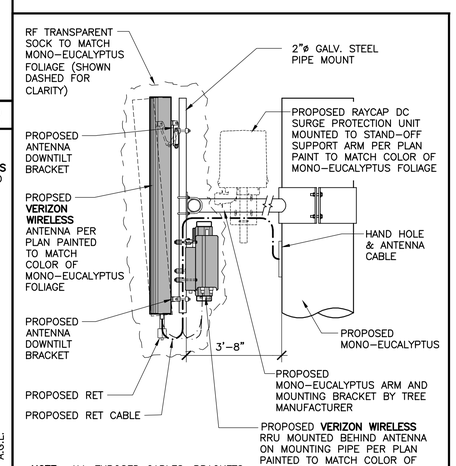


HANDHOLE COVER | SCALE N.T.S. | 2



NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONO-EUCALYPTUS

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



NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONO-EUCALYPTUS

NOTE: RF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH & WIDTH OF EACH ANTENNA FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLING SHALL BE PAINTED TO MATCH MONO-EUCALYPTUS TREE FOLIAGE

TYPICAL ANTENNA MOUNT | SCALE 1/2"=1'-0" | 4

ANTENNA AND CABLE SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	CABLE SIZE
ALPHA1	SOUTHEAST	60°	0°	N/A	96.5" L x 14.8" W x 6.7" D	4 COAX + 1 HYBRID TRUNK & RET CABLES	90'-0"	6'-0"	7/8" COAX + 1.7" HYBRID
ALPHA2					96.5" L x 14.8" W x 6.7" D				
ALPHA3					96.5" L x 14.8" W x 6.7" D				
ALPHA4					96.5" L x 14.8" W x 6.7" D				
BETA1	SOUTHWEST	180°	0°	N/A	96.5" L x 14.8" W x 6.7" D	4 COAX + 1 HYBRID TRUNK & RET CABLES	90'-0"	6'-0"	7/8" COAX + 1.7" HYBRID
BETA2					96.5" L x 14.8" W x 6.7" D				
BETA3					96.5" L x 14.8" W x 6.7" D				
BETA4					96.5" L x 14.8" W x 6.7" D				
GAMMA1	NORTH	300°	0°	N/A	96.5" L x 14.8" W x 6.7" D	4 COAX & RET CABLES	90'-0"	6'-0"	7/8" COAX
GAMMA2					96.5" L x 14.8" W x 6.7" D				
GAMMA3					96.5" L x 14.8" W x 6.7" D				
GAMMA4					96.5" L x 14.8" W x 6.7" D				
MICROWAVE DISH	T.B.D.	–	–		4'-0" DIAMETER	1	80'-0"	–	1 1/4"

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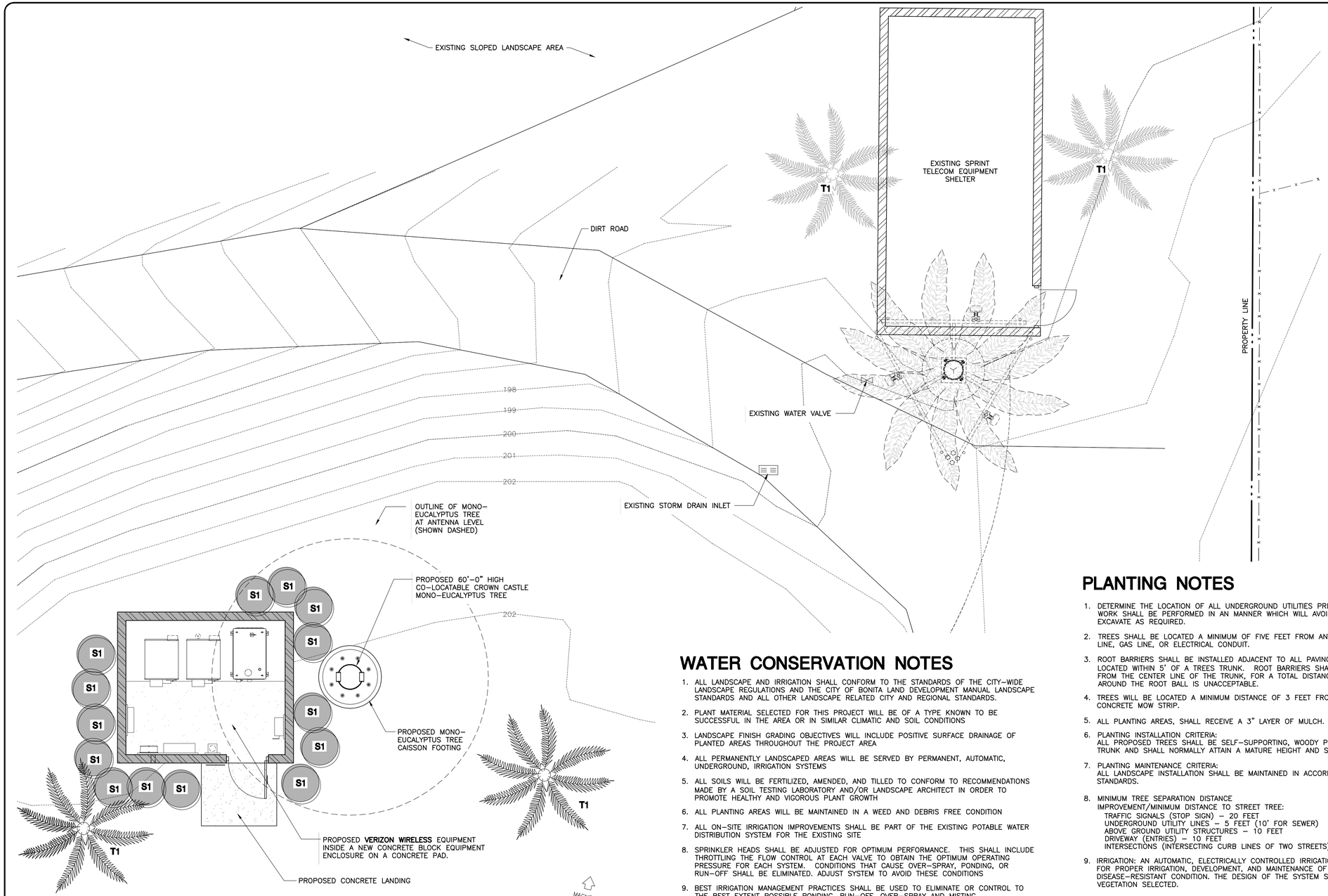
09/21/16	100% ZD REVISION 8 (jn/rl)
11/03/16	100% ZD REVISION 9 (jn)
11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

ANTENNA PLAN, MONO-EUCALYPTUS ELEVATION & DETAILS

PROJECTS\Verizon\13350zd

A-4



LANDSCAPE DEVELOPMENT PLAN

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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	TRACHYCARPUS FORTUNEI	WINDMILL PALM	TREE	EXISTING	2	30' HT 10' W.
T1	TRACHYCARPUS FORTUNEI	WINDMILL PALM	TREE	36" BOX	2	30' HT 10' W.
S1	CEANOTHUS ARBOREUS	CALIFORNIA LILAC 'TREWITHEN BLUE'	SHRUB	5 GAL.	14	10' HT 10' W.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF BONITA LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
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
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
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
14. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
15. IRRIGATION TO BE CONNECTED TO EXISTING IRRIGATION SYSTEM, OWNER TO MAINTAIN.

IRRIGATION NOTE:

CONTRACTOR IS TO COORDINATE MODIFICATIONS TO EXISTING ON SITE IRRIGATION SYSTEM TO PROVIDE PROPER PROPOSED LANDSCAPE COVERAGE. PROVIDE MATCHING IRRIGATION SPRINKLERS. COORDINATE ALL WORK WITH OWNER.

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN AN 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 TREES 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 CITY OF BONITA LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
   IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
   TRAFFIC SIGNALS (STOP SIGN) – 20 FEET
   UNDERGROUND UTILITY LINES – 5 FEET (10' FOR SEWER)
   ABOVE GROUND UTILITY STRUCTURES – 10 FEET
   DRIVEWAY (ENTRIES) – 10 FEET
   INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) – 25 FEET
9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. 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.
12. 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.
13. REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER

LANDSCAPE NOTES:

1. AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING WILL BE REVEGETATED TO EXISTING CONDITION
2. FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH

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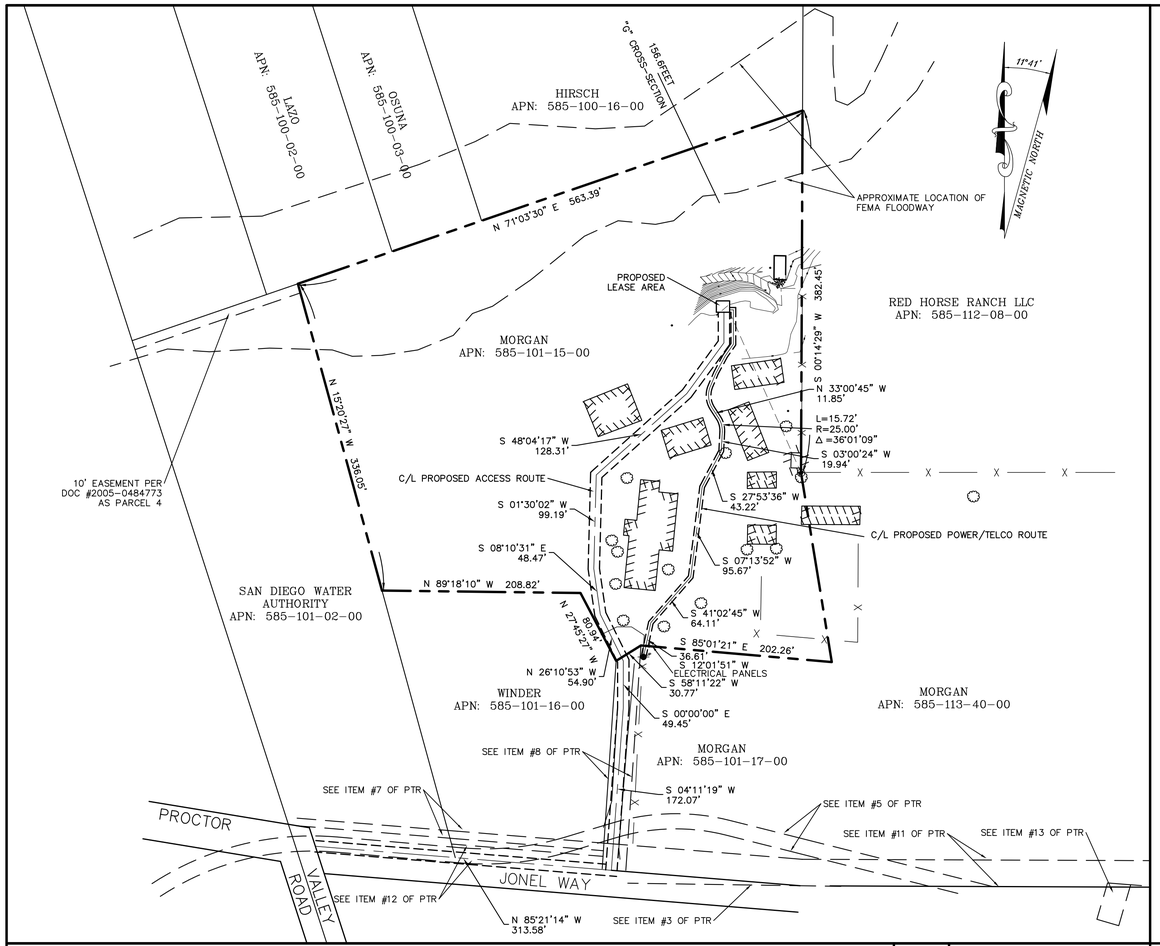
11/03/16	100% ZD REVISION 9 (jn)
11/17/16	100% ZD REVISION 10 (jn)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\Verizon\13350zd

L-1



OVERALL SITE PLAN

SCALE: 1"=80'

80 40 0 80

TITLE REPORT NOTES CONTINUED:

ITEM #8 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Roy Thomas Winder, et ux
Purpose: road and utilities
Recording Date: September 12, 1977
Recording No: 77–370219 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

ITEM #9 – Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey Map No. 9794
(AS SHOWN HEREON–AS BOUNDARY)

ITEM #10 – Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey Map No. 11458
(AS SHOWN HEREON–AS BOUNDARY)

ITEM #11 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Bradford Bolton, et ux
Purpose: road and utility
Recording Date: October 19, 1989
Recording No: 89–566942 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

ITEM #12 – Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: ingress and egress
Recording Date: October 19, 1989
Recording No: 89–566943 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

ITEM #13 – Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: construction and maintenance of a private drainage system
Recording Date: December 15, 1989
Recording No: 89–680047 of Official Records
(DOES NOT APPEAR TO EFFECT SAID PARCEL)

ITEM #14 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James Bradford Bolton, et ux
Purpose: road and public utility
Recording Date: January 2, 1990
Recording No: 90–000917 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

END OF EASEMENTS

VICINITY MAP

PARCEL 1:
PARCEL A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED APRIL 25, 2003 AS INSTRUMENT NO. 2003–0481990 OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS AND RIGHTS OF WAY FOR ROAD AND UTILITY PURPOSES AS DESCRIBED IN PARCELS 3 AND 4 OF THAT CERTAIN DEED TO LEONARD R. MORGAN AND GEORGIA L. MORGAN, RECORDED FEBRUARY 11, 1972 AS INSTRUMENT NO. 33840 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT FOR ROAD AND UTILITIES AS GRANTED TO LEONARD R. MORGAN AND GEORGIA L. MORGAN IN INSTRUMENT RECORDED DECEMBER 13, 1976 AS INSTRUMENT NO. 76–415270 OF OFFICIAL RECORDS.

PARCEL 4:

AN EASEMENT FOR ROAD, SEWER LINES, AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, AS RESERVED BY LEONARD
R. MORGAN AND GEORGIA L. MORGAN IN INSTRUMENT RECORDED SEPTEMBER 12, 1977 AS INSTRUMENT No. 77–370219 OF OFFICIAL RECORDS.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.08025832 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND DATED JULY 9, 2015 FOR OTHER DOCUMENTS (NON–EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #3 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Diego Gas and Electric Company
Purpose: poles, wires
Recording Date: February 24, 1938
Recording No: in Book 741 Page 468 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

ITEM #4 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

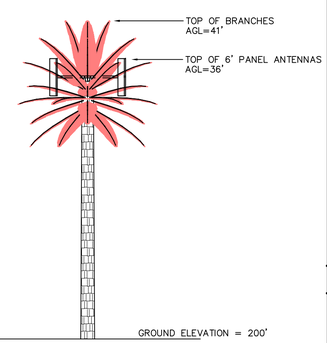
Granted to: San Diego County Water Authority
Purpose: pipe lines
Recording Date: January 8, 1959
Recording No: in Book 7434 Page 54 of Official Records
(DOES NOT APPEAR TO EFFECT SAID PARCEL)

ITEM #5 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Vista Investment Company
Purpose: road and utilities
Recording Date: February 24, 1967
Recording No: 25499 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)

ITEM #7 – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Leonard R. Morgan and Georgia L. Morgan, husband and wife as joint tenants
Purpose: road, sewer lines and public utilities
Recording Date: December 13, 1976
Recording No: 76–415270 of Official Records
(AS SHOWN HEREON–DOES NOT AFFECT LEASE AREA)



MONOPALM DETAIL

SCALE: 1"=30'

OWNER'S NAME: MORGAN

ASSESSOR'S PARCEL NUMBER(S) 585–101–15–00

BASIS OF BEARINGS: (NAD 83; Epoch 2010)
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) PL05, ELEVATION = 44.85' AND 2) SI03, 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: 06073C1936G
The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- TREE DECIDUOUS
- TREE PALM
- TOP OF ANTENNA
- UTILITY POLE
- WATER VALVE
- BUILDING EDGE

EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
FNCP	FENCE TOP
NG	GROUND SPOT ELEVATION
SDIN	STORM DRAIN INLET
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	TOP OF WALL

- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT–OF–WAY LINE
- EASEMENT LINE
- X 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.

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4) Field survey completed on JULY 15, 2015.

LEGEND

BOOTH & SUAREZ
ARCHITECTURE PLANNING
WILLIAM M. 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.	7/19/15	SITE SURVEY
2.	8/13/15	TITLE REVIEW
3.	3/16/16	LEASE AREA
4.	5/23/16	LEASE AREA

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
(949) 200–0626
EMAIL: fsi@floydsurveying.com

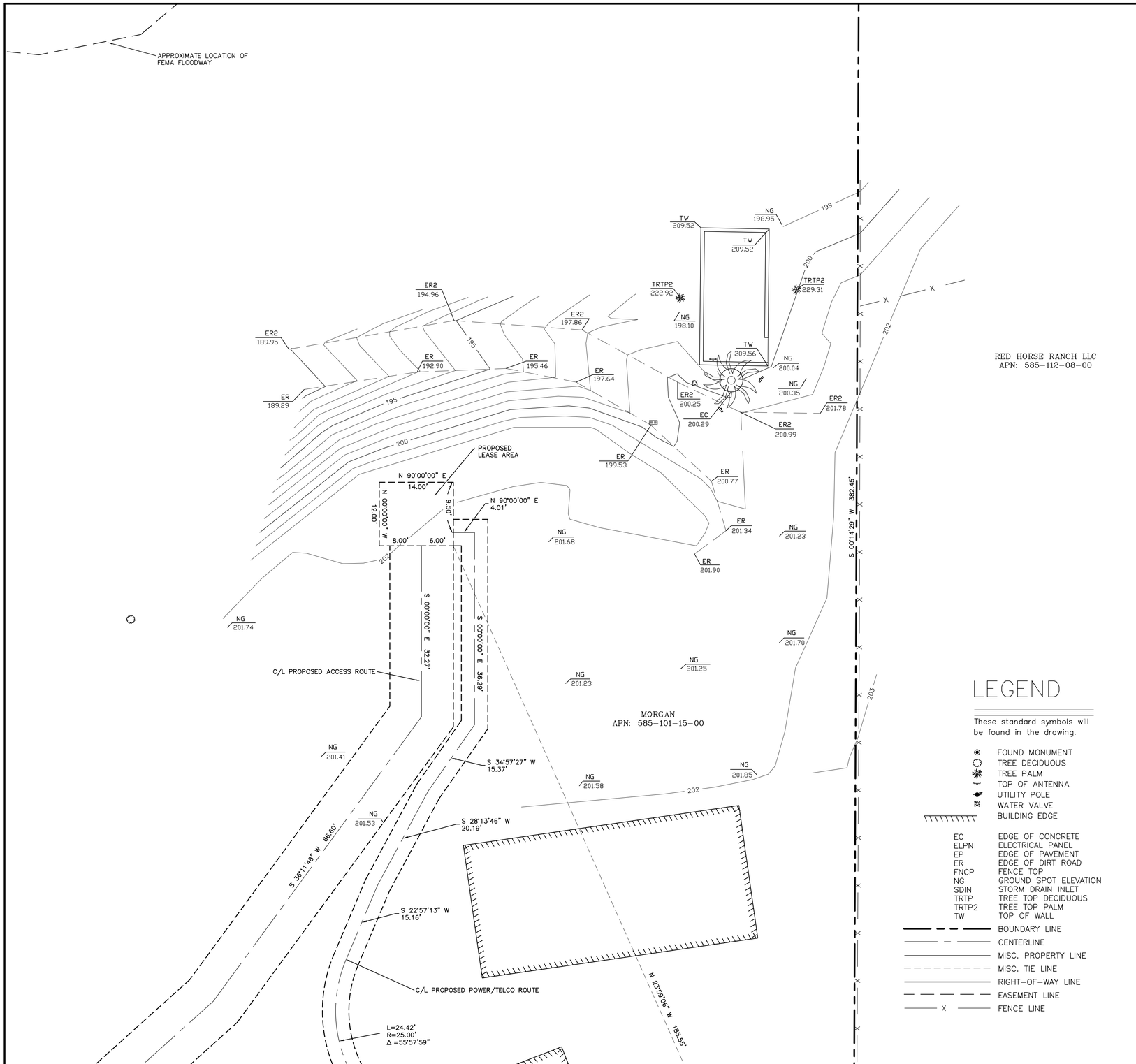
PROFESSIONAL LAND SURVEYOR
David A. Floyd
EXP. 12/31/2016
No. 7876
STATE OF CALIFORNIA

SITE NAME
MIGUEL RANCH

SITE ADDRESS
6434 JONEL WAY
BONITA, CA 91902

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS1



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- TREE DECIDUOUS
- TREE PALM
- TOP OF ANTENNA
- UTILITY POLE
- WATER VALVE
- BUILDING EDGE

EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
FNCP	FENCE TOP
NG	GROUND SPOT ELEVATION
SDIN	STORM DRAIN INLET
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	TOP OF WALL

- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X FENCE LINE

DETAIL SITE PLAN

SCALE: 1"=10' (10 5 0 10)

11°41'

MAGNETIC NORTH

PROPOSED LEASE AREA:

BEING A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 HAVING A BEARING OF NORTH 00°14'29" EAST , WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, NORTH 23°59'06" WEST, A DISTANCE OF 185.55 FEET TO THE POINT OF BEGINNING; THENCE, WEST, A DISTANCE OF 6.00 FEET; TO A POINT HEREIN AFTER KNOWN AS POINT "A"; THENCE, CONTINUING WEST, A DISTANCE OF 8.00 FEET; THENCE, NORTH, A DISTANCE OF 12.00 FEET; THENCE, EAST, A DISTANCE OF 14.00 FEET; THENCE, SOUTH, A DISTANCE OF 9.50 FEET TO A POINT HEREIN AFTER KNOWN AS POINT "B"; THENCE, CONTINUING SOUTH, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 168 SQUARE FEET, MORE OR LESS.

PROPOSED ACCESS EASEMENT:

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 12.00 FEET WIDE, OVER A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREIN BEFORE MENTIONED POINT "A"; THENCE, SOUTH, A DISTANCE OF 32.27 FEET; THENCE, SOUTH 36°11'48" WEST, A DISTANCE OF 66.60 FEET; THENCE, SOUTH 48°04'17" WEST, A DISTANCE OF 128.31 FEET; THENCE, SOUTH 01°30'02" WEST, A DISTANCE OF 99.19 FEET; THENCE, SOUTH 08°10'31" EAST, A DISTANCE OF 48.47 FEET; THENCE, SOUTH 26°10'53" EAST, A DISTANCE OF 54.90 FEET; THENCE, SOUTH, A DISTANCE OF 49.45 FEET; THENCE, SOUTH 04°11'19" WEST, A DISTANCE OF 172.07 FEET; THENCE, NORTH 85°21'14" WEST, A DISTANCE OF 313.58 FEET TO THE POINT OF TERMINATION AND EASTERLY RIGHT-OF-WAY LINE OF PROCTOR VALLEY ROAD.

PROPOSED POWER/TELCO EASEMENT:

AN EASEMENT FOR UTILITY PURPOSES OVER A STRIP OF LAND 5.00 FEET WIDE, OVER A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREIN BEFORE MENTIONED POINT "B"; THENCE, EAST, A DISTANCE OF 4.01 FEET; THENCE, SOUTH, A DISTANCE OF 36.29 FEET; THENCE, SOUTH 34°57'27" WEST, A DISTANCE OF 15.37 FEET; THENCE, SOUTH 28°13'46" WEST, A DISTANCE OF 20.19 FEET; THENCE, SOUTH 22°57'13" WEST, A DISTANCE OF 15.16 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE SOUTHEASTERLY 24.42 FEET AND THROUGH A CENTRAL ANGLE OF 55°57'59"; THENCE, SOUTH 33°00'45" EAST, A DISTANCE OF 11.85 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY 15.72 FEET AND THROUGH A CENTRAL ANGLE OF 36°01'09"; THENCE; SOUTH 03°00'24" WEST, A DISTANCE OF 19.94 FEET; THENCE, SOUTH 27°53'36" WEST, A DISTANCE OF 43.22 FEET; THENCE, SOUTH 07°13'52" WEST, A DISTANCE OF 95.67 FEET; THENCE, SOUTH 41°02'45" WEST, A DISTANCE OF 64.11 FEET; THENCE, SOUTH 12°01'51" WEST, A DISTANCE OF 36.61 FEET TO THE POINT OF TERMINATION.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PROPOSED DESCRIPTIONS

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SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS2