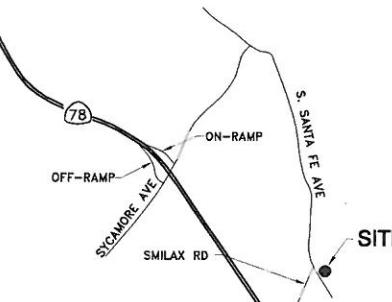


verizon

OVERALL HEIGHT
45'-0"

SMILAX DRIVE
2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069

VICINITY MAP



THOMAS GUIDE PAGE: 1108 - C5
ADDRESS: 2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE):
I-5 SOUTH TO SR-78 EAST; EXIT AT SYCAMORE AVE AND TURN
LEFT ON SYCAMORE AVE; TURN RIGHT ON S. SANTA FE AVE.
DESTINATION IS ON THE LEFT HAND SIDE.

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
(949) 248-4685

LEASING/PLANNING:
PLANCOM, INC.
GREG MOORAD
302 STATE PLACE
ESCONDIDO, CA 92029
(858) 603-2336

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: GREG MOORAD
PHONE: (858) 603-2336

OWNER: PIETRO AND CARLA DEANGELIS
2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SITE CONTACT: PIETRO DEANGELIS
PHONE: (760) 727-8040

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW 12'-0" x 22'-0" BUILDING ON A NEW CONCRETE PAD.
- INSTALLATION OF NEW 12'-0" x 12'-4" 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 45'-0" HIGH FAUX EUCALYPTUS
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRUs) MOUNTED BEHIND ANTENNAS ON A NEW 45'-0" HIGH FAUX EUCALYPTUS
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON A NEW 45'-0" HIGH FAUX EUCALYPTUS
- 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
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069

ASSESSORS PARCEL NUMBER: 217-102-60 & 62

EXISTING ZONING:

L-I
LIGHT INDUSTRIAL
32,072 S.F.
=.74 ACRES

PROPOSED BUILDING AREA: 264 S.F.

PROPOSED GENERATOR: 148 S.F.

TOTAL: 412 S.F.

TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWESTERLY 201.00 FEET OF THE SOUTHEASTERLY 400.00 FEET OF LOT 5 IN BLOCK 95, PARCIAL VILLAGE OF SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

PERMITS REQUIRED

CUP

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN
A-2	ROOF & TRELLIS PLAN AND CHAIN LINK LID PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLAN & FAUX EUCALYPTUS TREE ELEVATION
L-1	LANDSCAPE DEVELOPMENT PLAN
C1	TOPOGRAPHIC SURVEY
C2	TOPOGRAPHIC SURVEY

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

Booth & Suarez

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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

SMILAX DRIVE

2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES
01/2/14 90% ZD (msr)
01/6/14 100% ZD (ho)
01/21/14 100% ZD REVISION 1 (rd)
01/28/14 100% ZD REVISION 2 (le)
06/06/14 100% ZD REVISION 3 (dg)
07/07/14 100% ZD REVISION 4 (le)
10/10/14 100% ZD REVISION 5 (le)
10/16/14 100% ZD REVISION 6 (le)
01/04/16 100% ZD REVISION 7 (le)
01/20/16 100% ZD REVISION 8 (se)

SHEET TITLE

TITLE SHEET & PROJECT DATA

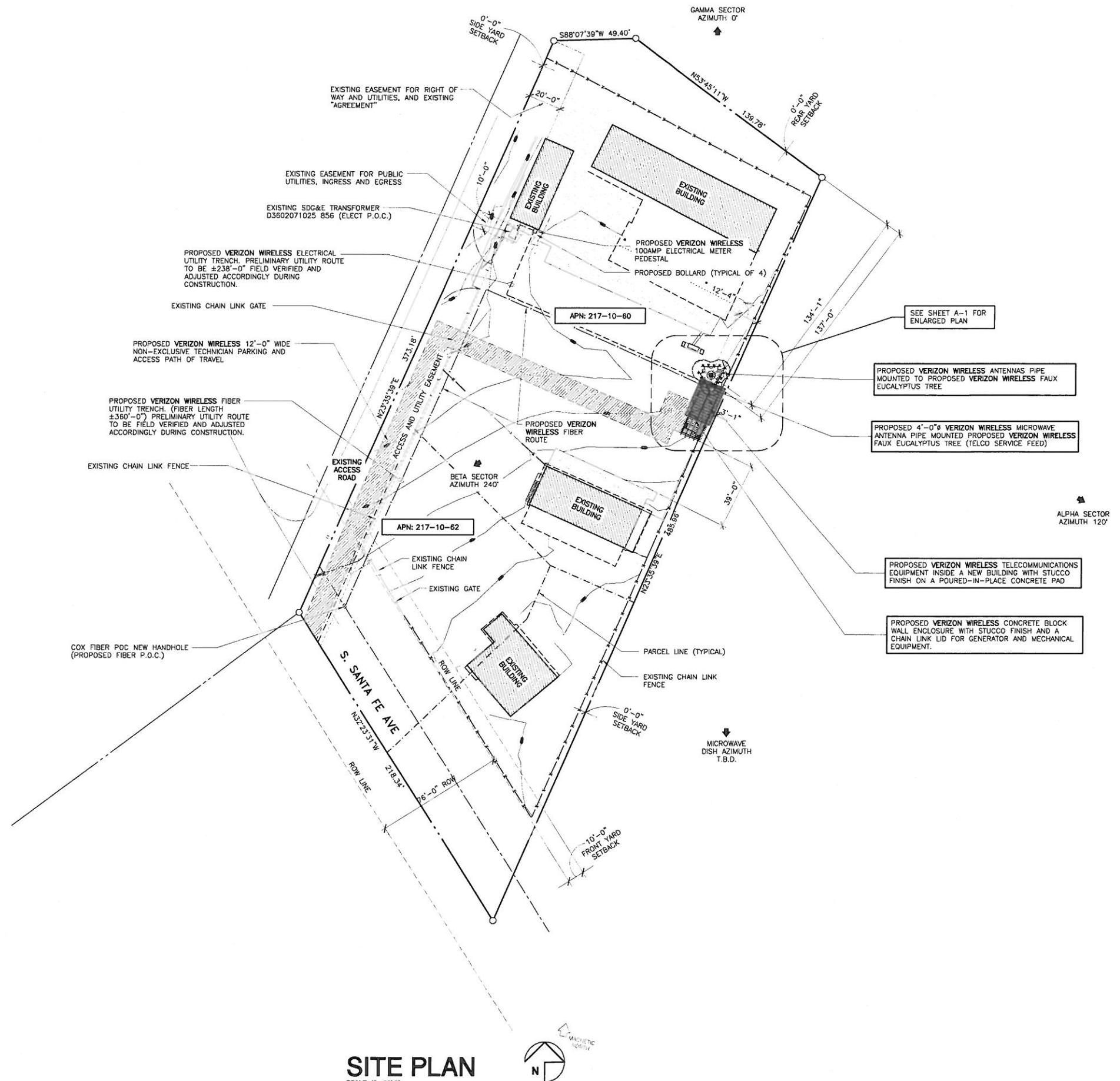
PROJECTS\VERIZON\14134

T-1

AGENDA ITEM

3

P14-0009



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Architecture Incorporated
25 Carlsbad Village Drive, Suite D9
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PROJECT NAME

SMILAX DRIVE

2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES	
2/14	90% ZD (msr)
5/14	100% ZD (hc)
21/14	100% ZD REVISION 1 (rd)
28/14	100% ZD REVISION 2 (lc)
5/14	100% ZD REVISION 3 (dg)
7/14	100% ZD REVISION 4 (c)
10/14	100% ZD REVISION 5 (hc)
16/14	100% ZD REVISION 6 (lc)
24/14	100% ZD REVISION 7 (lc)
20/16	100% ZD REVISION 8 (lc)

SHEET TITLE

SITE PLAN

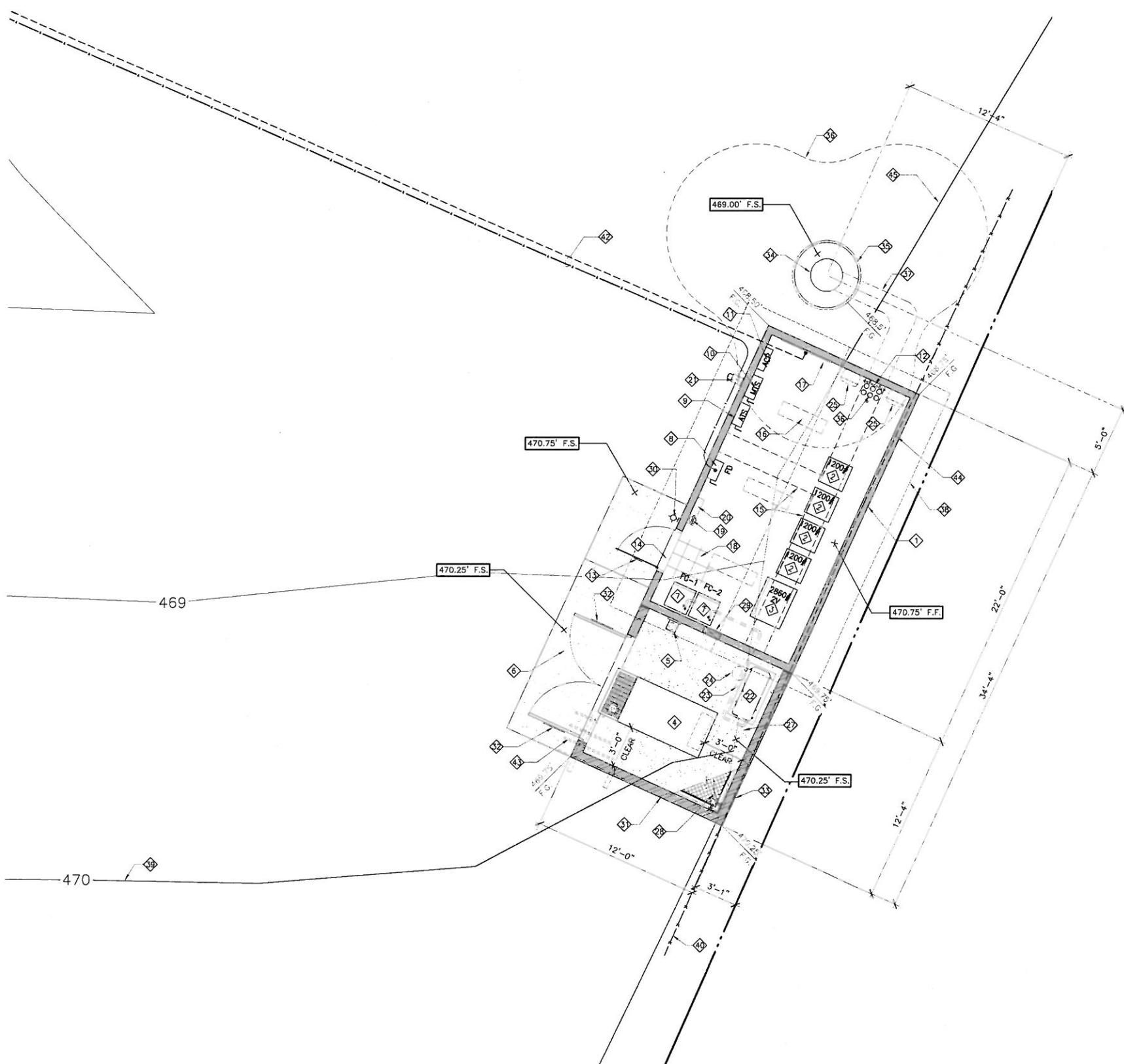
PROJECTS\VERIZON\14134

PROJECTS\VERIZON\14134

A-0

EQUIPMENT FLOOR PLAN

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



EQUIPMENT FLOOR PLAN NOTES:

- ◆ PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A STICK BUILT BUILDING WITH STUCCO FINISH. (SHOWN SHADED)
- ◆ PROPOSED VERIZON WIRELESS EQUIPMENT RACK. 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- ◆ PROPOSED VERIZON WIRELESS 2V BATTERY RACK. 37" WIDE x 37.66" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS.
- ◆ PROPOSED VERIZON WIRELESS 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A Poured-IN-PLACE CONCRETE PAD WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA OR LESS AT A REFERENCE DISTANCE OF 23 FEET, OR EQUIVALENT SIZED UNIT
- ◆ PROVIDE AND INSTALL (1) WALL MOUNTED CLASS 4A:40B:C FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET
- ◆ PROPOSED CONCRETE LANDING
- ◆ PROPOSED AIR HANDLERS
- ◆ PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- ◆ PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- ◆ PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- ◆ PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- ◆ PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- ◆ PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- ◆ PROPOSED ALUMINUM THRESHOLD
- ◆ PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- ◆ PROPOSED SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- ◆ PROPOSED WALL MOUNTED TELCO BOARD
- ◆ PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- ◆ PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- ◆ PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- ◆ PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- ◆ PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER 38HDRO60) MOUNTED ON STACKING RACK ON A CONCRETE PAD
- ◆ PROPOSED REFRIGERANT LINE ROUTING
- ◆ PROPOSED DRYWELL
- ◆ PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- ◆ PROPOSED (6) 6" CONDUITS FOR COAX CABLE & (1) 1/2" CONDUIT FOR GROUND
- ◆ INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- ◆ PROPOSED CHAIN LINK LID
- ◆ PROPOSED 16" x 16" MOTORIZED EXHAUST FAN
- ◆ PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- ◆ PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH (SHOWN SHADED)
- ◆ PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE
- ◆ PROVIDE 4x8 OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 2)
- ◆ PROPOSED VERIZON WIRELESS FAUX EUCALYPTUS TREE
- ◆ PROPOSED FAUX EUCALYPTUS TREE CAISSON FOOTING
- ◆ OUTLINE OF PROPOSED FAUX EUCALYPTUS TREE CANOPY (SHOWN DASHED)
- ◆ PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH
- ◆ PROPOSED ROOF OVERHANG ABOVE (SHOWN DASHED)
- ◆ EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- ◆ EXISTING CHAINLINK FENCE
- ◆ PROPOSED UNDERGROUND JOINT UTILITY TRENCH. SEE SHEET A-1 FOR CONTINUATION.
- ◆ PROPOSED WOOD TRELLIS ABOVE (SHOWN DASHED)
- ◆ REMOVE PORTION OF EXISTING CHAIN LINK FENCE
- ◆ EDGE OF EXISTING PAVEMENT

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(949) 286-7000

APPROVALS

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

PROJECT NAME

SMILAX DRIVE

2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES

01/2/14	90% ZD (msr)
01/6/14	100% ZD (hc)
01/21/14	100% ZD (rd)
01/28/14	100% ZD REVISION 2 (lc)
06/06/14	100% ZD REVISION 3 (dg)
07/07/14	100% ZD REVISION 4 (lc)
10/10/14	100% ZD REVISION 5 (lc)
10/16/14	100% ZD REVISION 6 (lc)
01/04/15	100% ZD REVISION 7 (lc)
01/20/16	100% ZD REVISION 8 (se)

SHEET TITLE

**EQUIPMENT FLOOR
PLAN**

PROJECTS\VERIZON\14134

A-1

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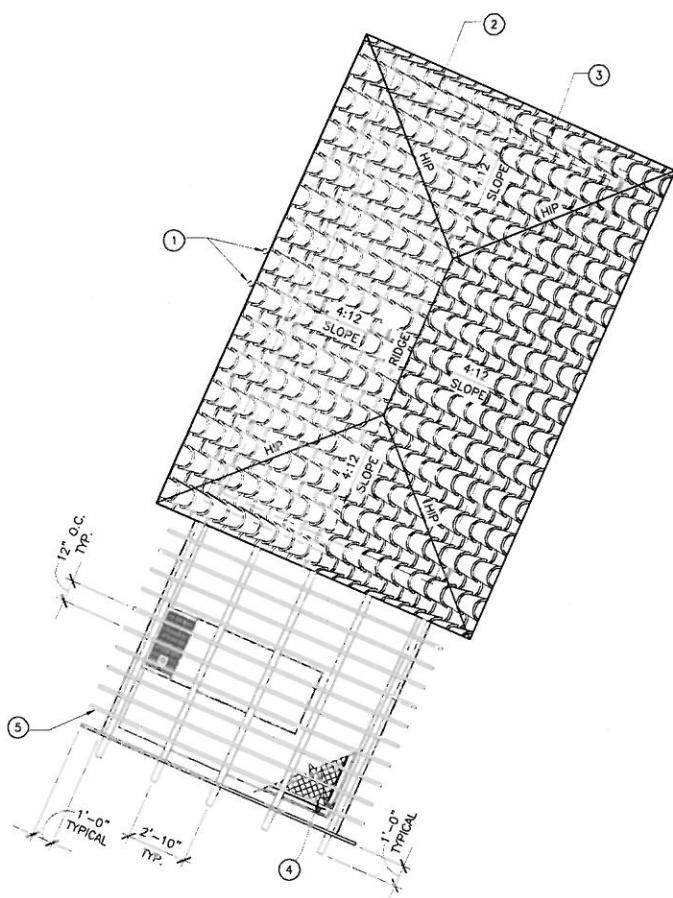
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01/04/15	100% 2D REVISION 7 (ic)
01/20/16	100% 2D REVISION 8 (se)

SHEET TITLE

**ROOF & TRELLIS PLAN
AND CHAIN LINK LID
PLAN**

PROJECTS\VERIZON\14134

A-2

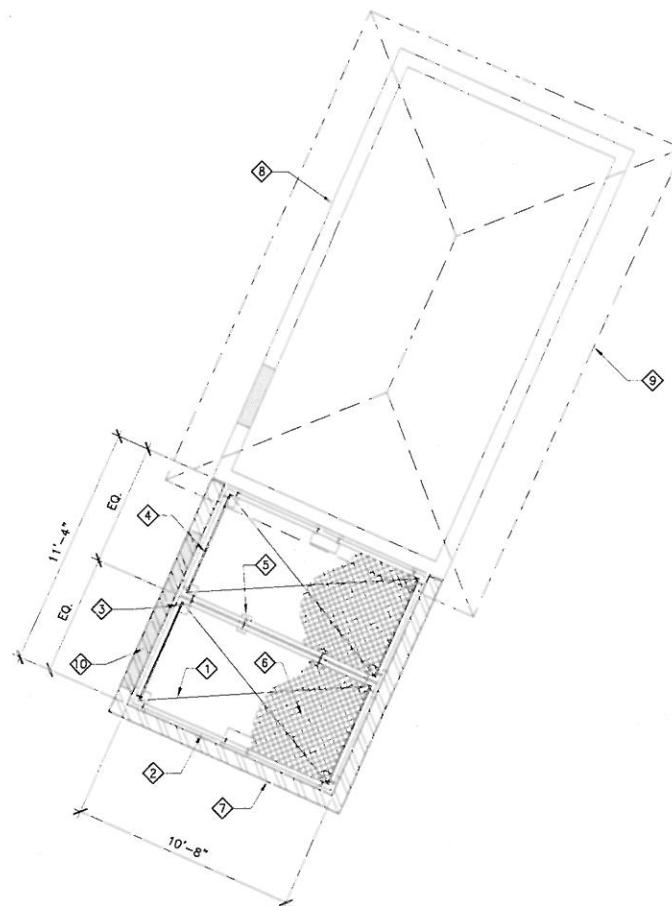


ROOF & TRELLIS PLAN

SCALE: 3/8" = 1'-0"

ROOF & TRELLIS PLAN NOTES:

- ① PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- ② PROPOSED SPANISH TILE ROOF TO MATCH EXISTING BUILDING ROOF
- ③ PROPOSED BUILDING OUTLINE BELOW (SHOW DASHED)
- ④ PROPOSED ADJACENT GENERATOR ENCLOSURE
- ⑤ PROPOSED WOOD TRELLIS

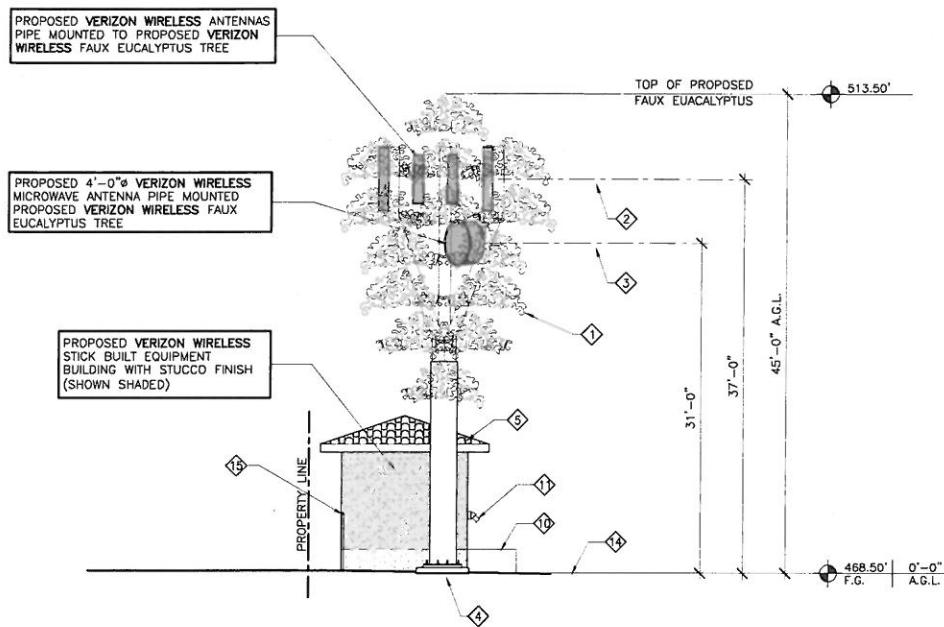


CHAIN LINK LID PLAN

SCALE: 3/8" = 1'-0"

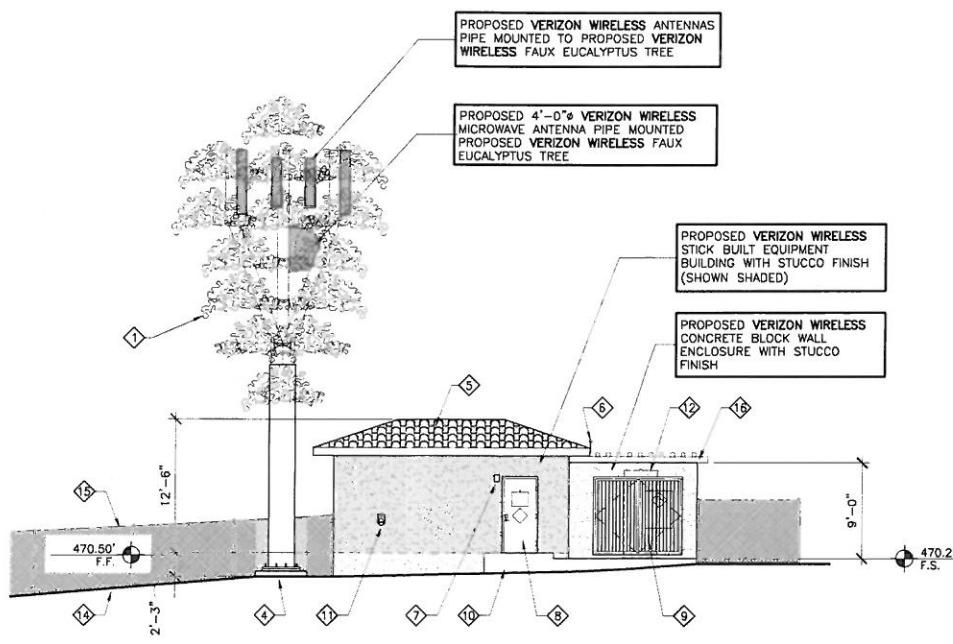
CHAIN LINK LID PLAN NOTES:

- ① "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ② PROPOSED 3/8" 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 FOR GENERATOR ENCLOSURE
- ⑧ PROPOSED VERIZON WIRELESS EQUIPMENT BUILDING
- ⑨ PROPOSED EQUIPMENT BUILDING OVERHANG
- ⑩ PROPOSED OPENING IN CONCRETE BLOCK WALL (SHOWN SHADED)



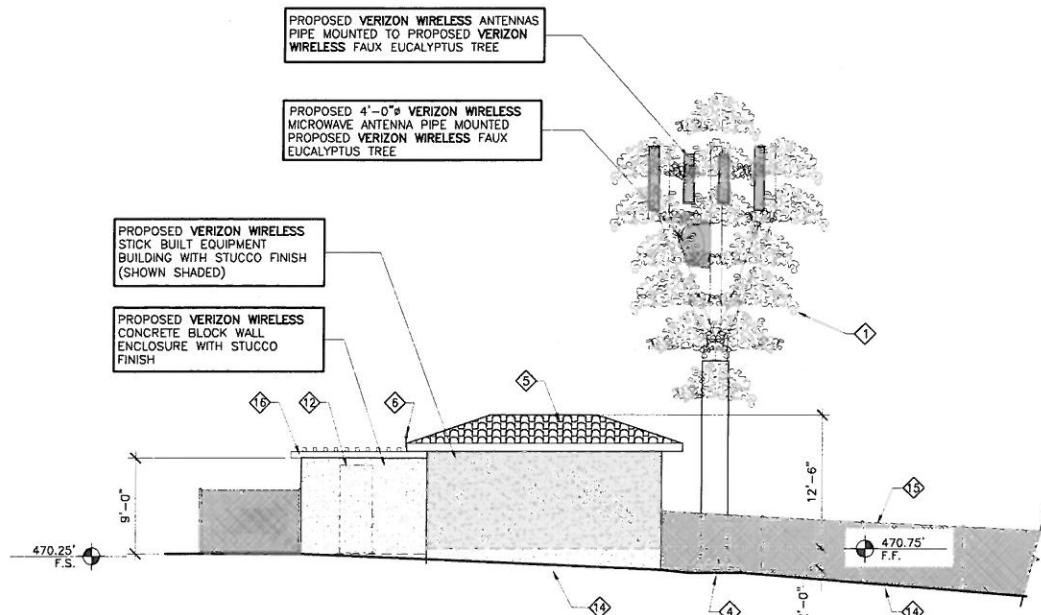
NORTH ELEVATION

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



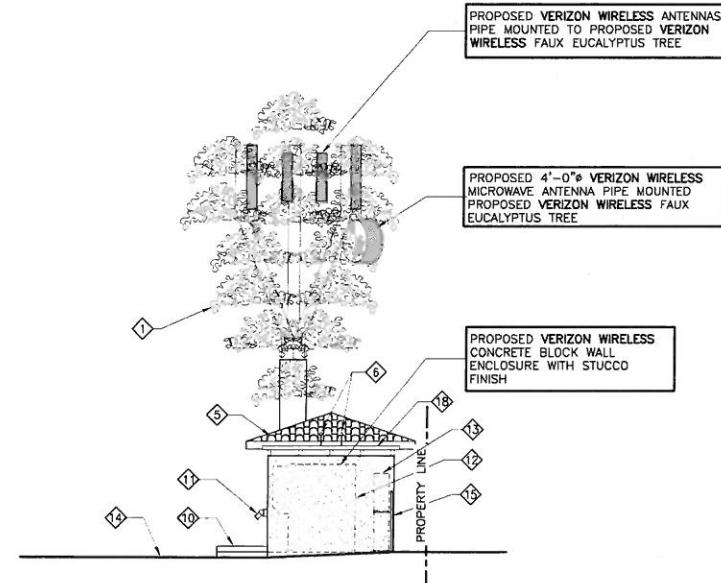
WEST ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION NOTES:

- ① PROPOSED 45'-0" HIGH FAUX EUACALYPTUS TREE
- ② CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- ③ CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- ④ PROPOSED FAUX EUACALYPTUS TREE CAISON FOOTING
- ⑤ PROPOSED SPANISH TILE 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 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 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
- ⑮ EXISTING CHAIN LINK FENCE
- ⑯ PROPOSED TRELLIS

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PROJECT NAME

SMILAX DRIVE

2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES

01/2/14	90% ZD (msr)
01/6/14	100% ZD (he)
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10/16/14	100% ZD REVISION 6 (lc)
01/04/15	100% ZD REVISION 7 (lc)
01/20/15	100% ZD REVISION 8 (se)

SHEET TITLE

EXTERIOR ELEVATIONS

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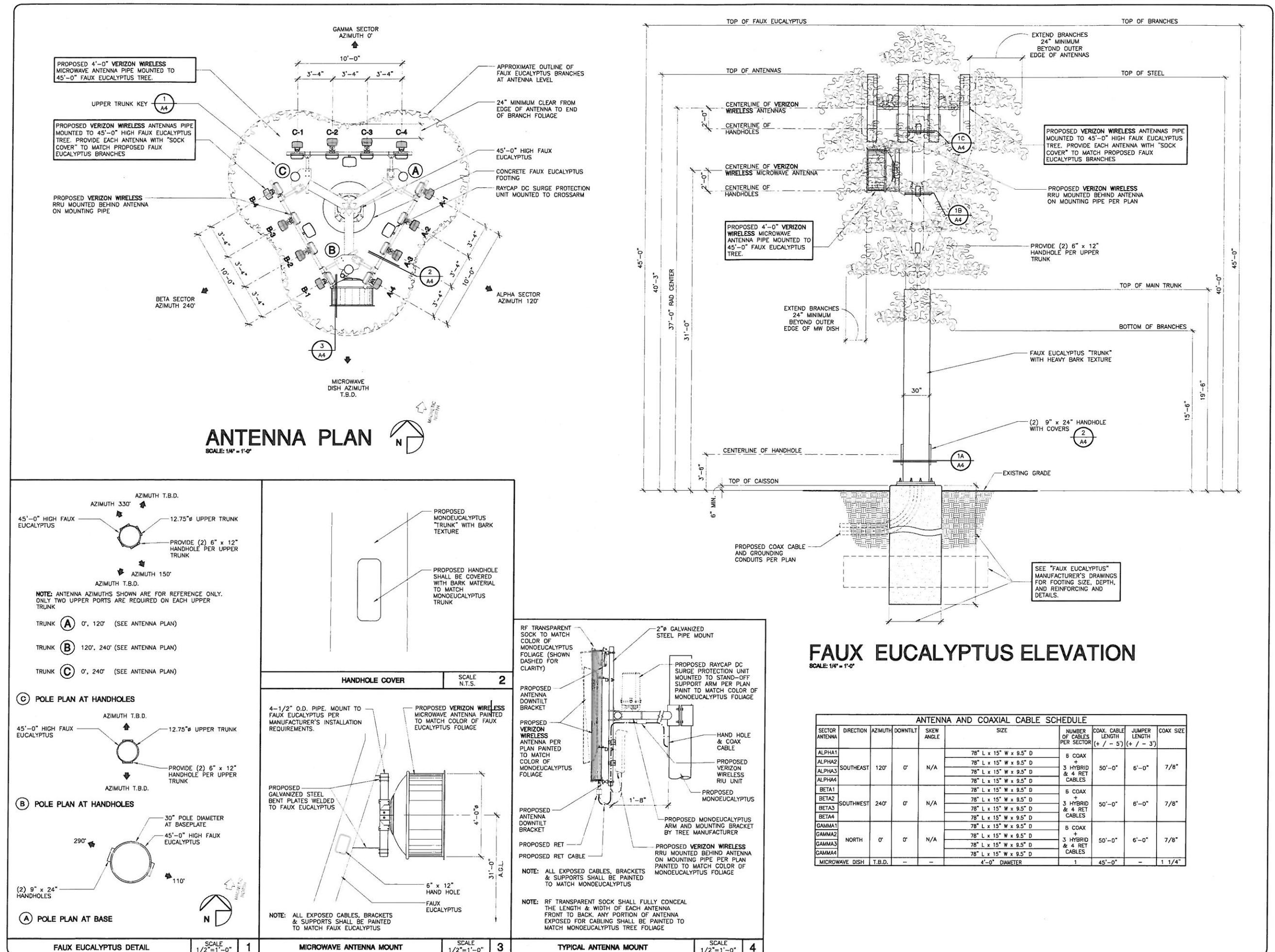
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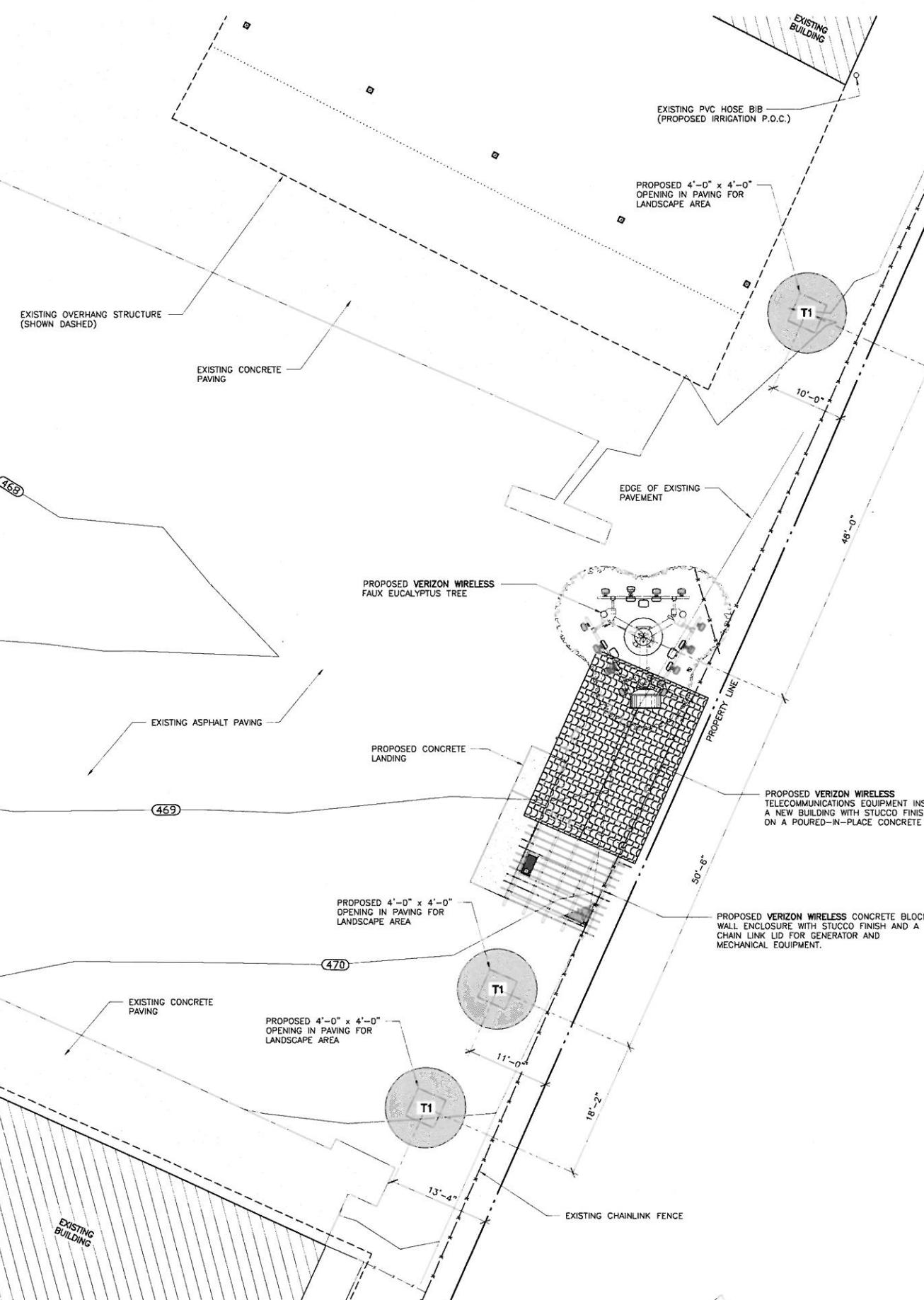
SHEET TITLE

ANTENNA PLAN &
FAUX EUCALYPTUS
TREE ELEVATION

PROJECTS\VERIZON\14134

A-4





LANDSCAPE DEVELOPMENT PLAN

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

PLANTING NOTES

- 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.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- 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.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
- 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.
- PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN MARCOS LANDSCAPE STANDARDS.
- 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
- 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.
- 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.
- IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDCAPING, 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.
- 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 COMMUNICATIONS FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN MARCOS LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 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
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
- 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
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
- 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
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
- NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
- AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
- 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(o)].
- 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.

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 LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	LOPHOSTEMON CONFERTUS	BRISBANE BOX	TREE	24" BOX	3	45' HEIGHT 25' SPREAD

Booth & Suarez

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(949) 286-7000

APPROVALS

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

PROJECT NAME

SMILAX DRIVE

2638 S. SANTA FE AVENUE
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES

01/2/14	90% 2D (msr)
01/6/14	100% 2D (ho)
01/21/14	100% 2D REVISION 1 (rd)
01/28/14	100% 2D REVISION 2 (lc)
06/06/14	100% 2D REVISION 3 (dg)
07/07/14	100% 2D REVISION 4 (lc)
10/10/14	100% 2D REVISION 5 (lc)
10/16/14	100% 2D REVISION 6 (lc)
01/04/15	100% 2D REVISION 7 (lc)
01/20/15	100% 2D REVISION 8 (se)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\14134

L-1

PREPARED FOR

verizon wireless

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IRVINE, CA 92613-9702
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CONSULTANT

JRN
CIVIL ENGINEERS

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SUITE 107
SAN CLEMENTE, CA 92672
(949) 246-4685

PROJECT NAME

VERIZON SMILAX DRIVE

2638 S. SANTA FE AVE.
SAN MARCOS, CA 92069

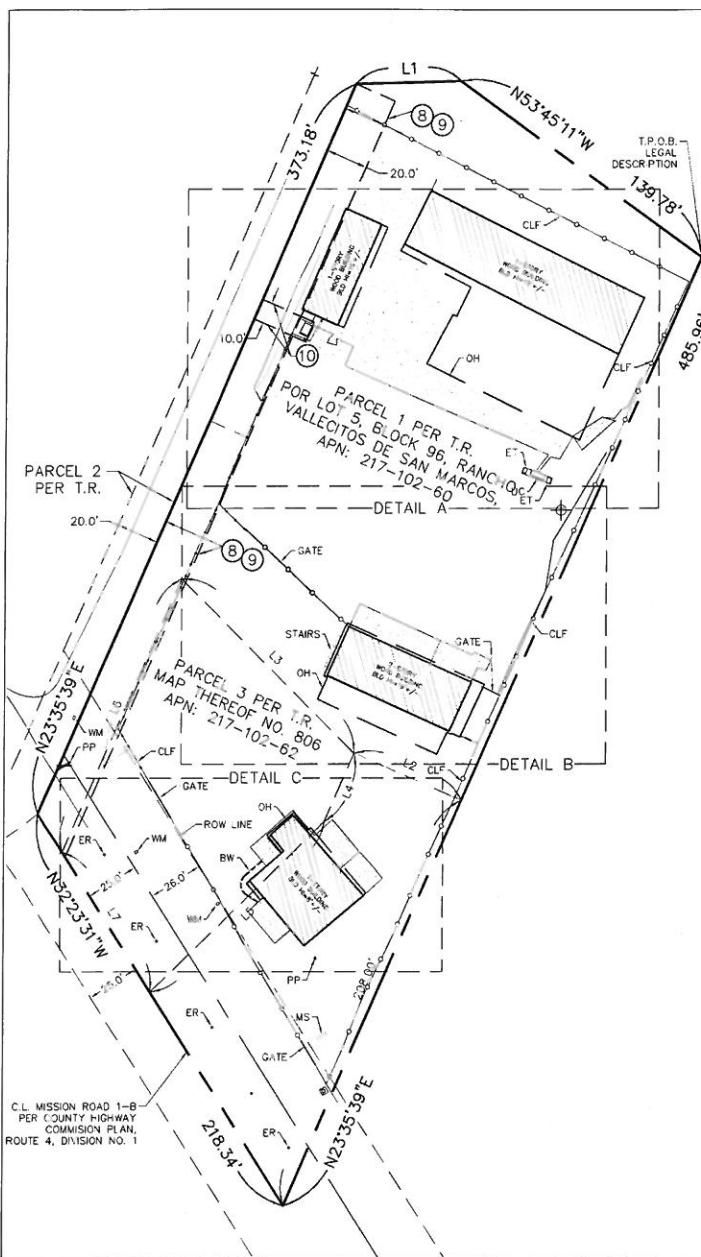
DRAWING DATES

5/2/2014

10/13/2014

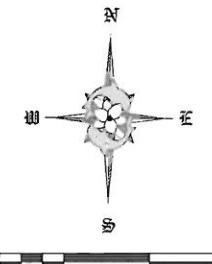
Sheet Title

TOPOGRAPHIC SURVEY



BOUNDARY DETAIL

SCALE: 1" = 40'



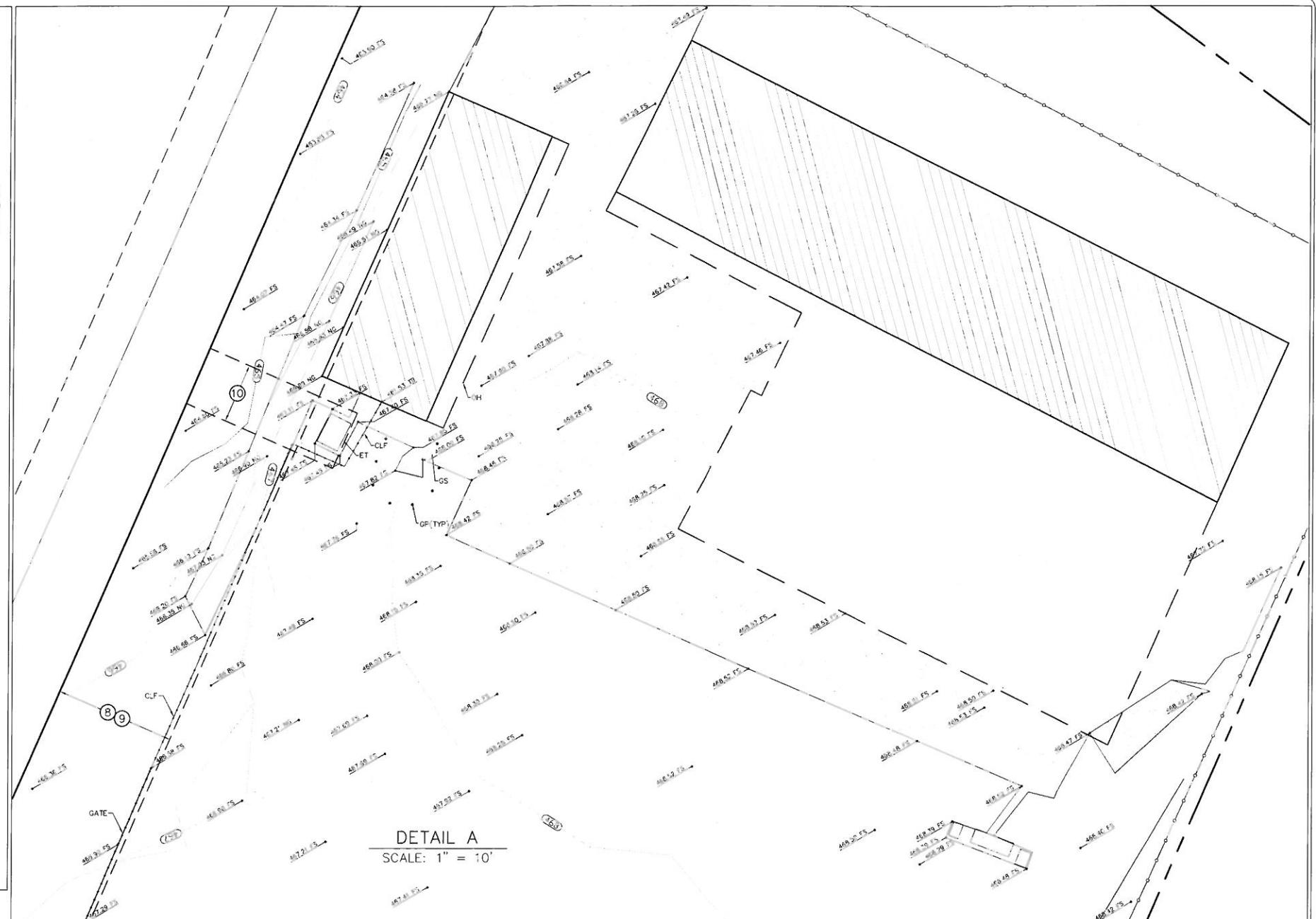
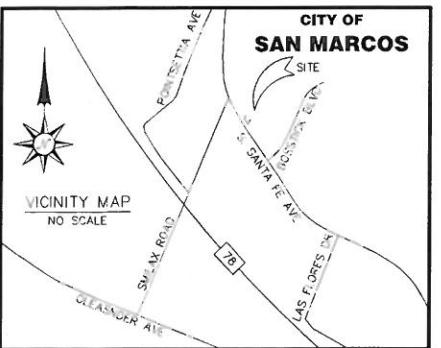
LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°07'39"W	49.40'
L2	NE63°24'21"W	55.00'
L3	S45°06'29"E	116.23'
L4	S23°35'19"W	25.00'
L5	S45°53'31"W	115.02'
L6	S23°35'39"W	140.00'
L7	N32°23'31"W	78.00'

LEGEND:

C.L. - CENTERLINE
CLF - CHAIN LINK FENCE
ET - ELECTRIC C TRANSFORMER
FS - FINISHED SURFACE
GP - GUARD POST
GS - GAS STUD
GR - GRAVEL
OH - OVERHEAD
O. GR - O. GRAVEL
PP - POWER POLE
TB - TOP OF BUILDING
T.P.O.B. - TRUE POINT OF BEGINNING
T.R. - TITLE REPORT
TYP. CAL - TYPICAL CALLOUT
WM - WATER METER

COORDINATES:

COORDINATE LOCATION:
LATITUDE: 33°09'41.772" N
LONGITUDE: 117°12'13.939" W
DATUM: NAD83



DETAIL A
SCALE: 1" = 10'

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE NORTHWESTERLY 201.00 FEET OF THE SOUTHEASTERLY 481.00 FEET OF LOT 5 IN BLOCK 96, RANCHO VALLECITO DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 280.00 FEET OF SAID LOT 5, WHICH IS DISTANT THEREON SOUTH 23°07'10" WEST, 692.00 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHAESTERLY LINE OF SAID LOT 5, BEING A POINT ON THE BOUNDARY OF LAND DESCRIBED IN DEED DEUBERIN IN DEED TO WILLIAM CAMPBELL, EX-UX.

THROUGH SEPTEMBER 1, 1915 IN BOOK 5777, PAGE 442 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 23°07'10" EAST, 347.86 FEET TO THE TERMINUS OF SAID 20 FOOT WIDE STRIP OF LAND IN A LINE BEARING NORTH 87°39'10" EAST. THE SOUTHWESTERLY TERMINUS OF SAID 20 FOOT WIDE STRIP OF LAND BEING SAID CENTERLINE OF MISSION ROAD, WHICH CENTERLINE BEARS SOUTH 32°52'00" WEST, 159.78 FEET; THENCE SOUTH 87°39'10" WEST, 46.40 FEET TO A LINE WHICH IS PARALLEL WITH AND 46.10 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE SOUTH 23°07'10" WEST, 373.18 FEET TO THE CENTERLINE OF MISSION ROAD 1-B AS SHOWN ON COUNTY HIGHWAY COMMISSION PLAN OF ROUTE 4, DIVISION NO. 1, CENTER LINE OF MISSION ROAD 1-B AS SHOWN ON COUNTY HIGHWAY COMMISSION PLAN OF ROUTE 4, DIVISION NO. 1, BETWEEN ESCONDIDO AND VISTA; THENCE ALONG SAID CENTER LINE, SOUTH 23°2'20" EAST, 280.00 FEET; THENCE NORTH 23°07'10" EAST, 485.96 FEET ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE NORTHWESTERLY 201.00 FEET OF THE SOUTHEASTERLY 481.00 FEET OF LOT 5 IN BLOCK 96, RANCHO VALLECITO DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 201.00 FEET OF LOT 5 IN BLOCK 96, RANCHO VALLECITO DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 201.00 FEET OF LOT 5, WITH THE NORTHEASTERLY LINE OF MISSION ROAD 1-B AS SHOWN ON COUNTY HIGHWAY COMMISSION PLAN OF ROUTE 4, DIVISION NO. 1, BETWEEN ESCONDIDO AND VISTA, BEING POINT "A"; THENCE NORTH 23°07'10" EAST, THENCE NORTH 66°52'50" WEST 35.00 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID NORTHEASTERLY LINE OF MISSION ROAD 1-B DISTANT THEREON NORTH 32°52'00" WEST 119.00 FEET FROM POINT "A"; THENCE NORTH 23°07'10" EAST 140.00 FEET ALONG SAID NORTHEASTERLY LINE; THENCE 78.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 44.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF MISSION ROAD 1-B DISTANT THEREON NORTH 32°52'00" WEST 119.00 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO SAN MARCOS REDEVELOPMENT AGENCY, A PUBLIC BODY, BY GRANT DEED RECORDED JULY 9, 2010, AS INSTRUMENT NO. 2010-0344024, OF OFFICIAL RECORDS.

PARCEL 2:

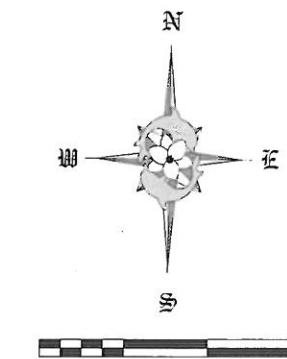
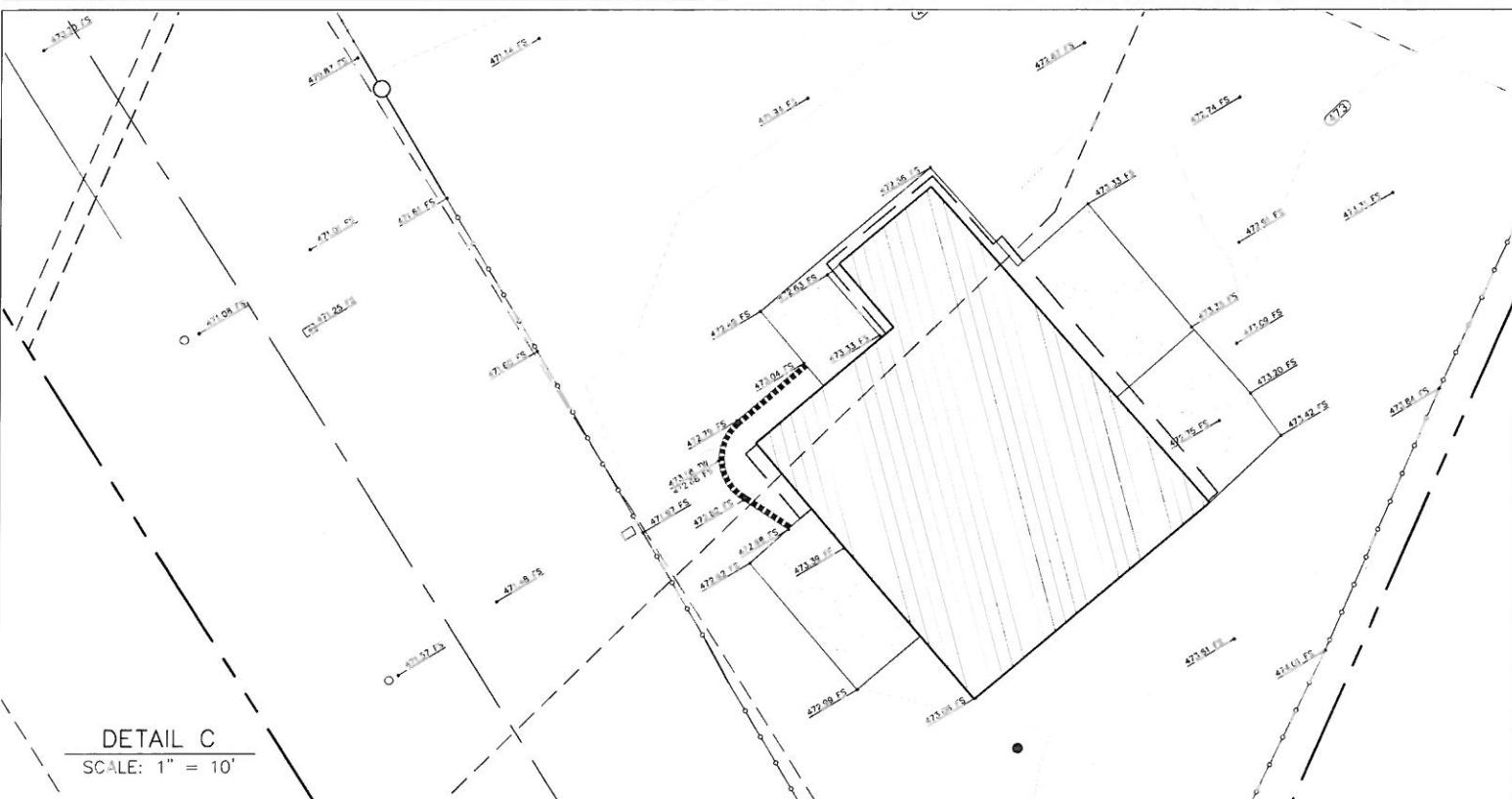
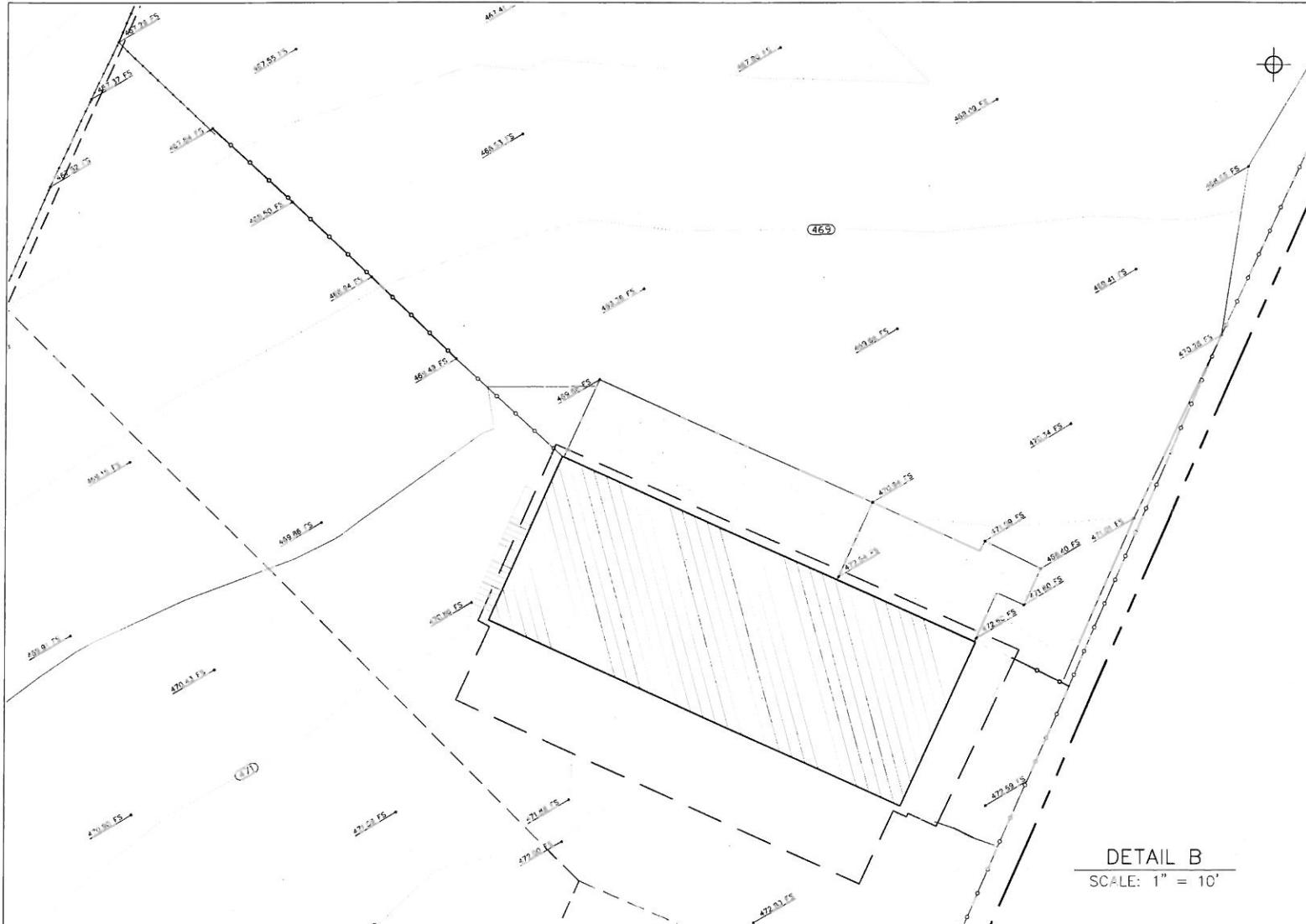
BY: COMMONWEALTH LAND TITLE COMPANY
4100 NEWPORT PLACE DR, SUITE 120
NEWPORT BEACH, CA 92660
(949) 724-3146

COMMITMENT NO: 08020455
TITLE OFFICER: CHRIS MAZIAZ
DATE: NOVEMBER 14, 2013

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

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
2. EASEMENT(S) OR RIGHT(S) OF WAY FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED AND RIGHTS INCIDENTAL, GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT LIES OVER PARCEL 2 PER T.R. AND IS NOT PLOTTED HEREON.
3. EASEMENT(S) FOR ROAD AND RIGHTS INCIDENTAL RECORDED JUNE 11, 1913, IN BOOK 500, PAGE 136, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND IS NOT PLOTTED HEREON.
4. EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED OCTOBER 6, 1925, IN BOOK 136, PAGE 100, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND IS NOT PLOTTED HEREON.
5. EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED FEBRUARY 1, 1932, IN BOOK 71, PAGE 350, OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND IS NOT PLOTTED HEREON.
6. EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED FEBRUARY 1, 1932, IN BOOK 71, PAGE 350, OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND IS NOT PLOTTED HEREON.
7. EASEMENT(S) FOR MAINTAIN AND UTILIZE ANY PIPES, SEWER OR OTHERWISE AND ANY WATER METERS EXTENDING ONTO SAID LAND AND RIGHTS INCIDENTAL RECORDED APRIL 27, 1973, AS FILE NO. 73-1-3323, OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND IS NOT PLOTTED HEREON.
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT", RECORDED JULY 31, 1978, AS FILE NO. 78-320747, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
9. EASEMENT(S) FOR RIGHT OF WAY AND UTILITIES AND RIGHTS INCIDENTAL, RECORDED JULY 31, 1978, AS FILE NO. 78-320748, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED APRIL 1, 1932, AS FILE NO. 73-1-3327, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #5, 8, 9, AND 10 ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



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PROJECT NAME

VERIZON SMILAX DRIVE

2638 S. SANTA FE AVE.
SAN MARCOS, CA 92069

DRAWING DATES

5/2/2014

10/13/2014

SHEET TITLE

TOPOGRAPHIC SURVEY