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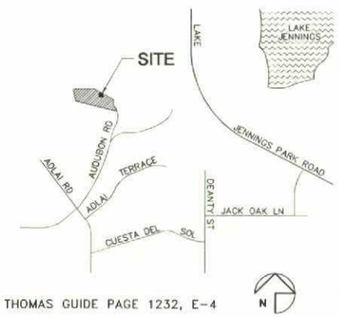
LAKE JENNINGS
9452 AUDUBON ROAD
LAKESIDE, CA 92040

VICINITY MAP



THOMAS GUIDE PAGE 1232, E-4

ADDRESS
9452 AUDUBON ROAD
LAKESIDE, CA 92040

DIRECTIONS:

(FROM VZWS OFFICES IN IRVINE): FROM 15505 SAN CANYON AVENUE, IRVINE, CA 92618 HEAD SOUTHEAST ON CANYON TERRACE TOWARD WOODS TR RESTRICTED USAGE ROAD. TAKE THE 2ND RIGHT ONTO SUMMIT PARK PARTIAL RESTRICTED USAGE ROAD. TURN LEFT ONTO TURTLE RIDGE DR. TURN LEFT ONTO NEWPORT COAST DR. MAKE AU-TURN. TAKE THE CALIFORNIA 73 S RAMP TO SAN DIEGO/LONG BEACH N TOLL ROAD. MERGE ONTO CA-73 S PARTIAL TOLL ROAD. TAKE THE EXIT ONTO I-5 S. SLIGHT LEFT ONTO I-805 S. TAKE EXIT 23 FOR CA-52. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 E/STATE 52 E. TAKE EXIT 18C ON THE LEFT FOR CALIFORNIA 67 N. MERGE ONTO CA-67 N. TURN RIGHT ONTO MAPLEVIEW ST. CONTINUE ONTO LAKE JENNINGS PARK RD. TURN RIGHT ONTO JACK OAK RD. TURN RIGHT ONTO JACK OAK LN. TURN LEFT ONTO DEANLY ST. TAKE THE 1ST RIGHT ONTO CUESTA DEL SOL. TURN RIGHT ONTO ADLAI RD. TAKE THE 2ND RIGHT ONTO AUDUBON RD PARTIAL RESTRICTED USAGE ROAD DESTINATION WILL BE 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.

CONSULTANT TEAM

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

LEASING/PLANNING:
M&M TELECOM INC.
LEASING:
LYNN SIVERTSEN
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
(858) 663-3593
lynn.sivertsen@mmtelecominc.com
PLANNING:
CHRIS HARRISON
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
(760) 505-9921
chris.harrison@mmtelecominc.com

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

PROJECT DATA

TOTAL SITE AREA:	44,390 SF 1.02 ACRES
PROPOSED PROJECT AREA:	
EQUIPMENT ENCLOSURE:	192 SF
FAUX WATER TANK:	272 SF
PROPOSED OCCUPANCY:	NONE (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)
PROPOSED TYPE OF CONSTRUCTION:	NONE (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

TYPE OF PERMIT REQUIRED:
- MUP, HEIGHT WAIVER & SETBACK REDUCTION

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: LYNN SIVERTSEN, M&M TELCOM INC.
PHONE: (858) 663-3593

OWNER: STEVE J. AND PAMELA A. SCHILLER
9452 AUDUBON ROAD
LAKESIDE, CA 92040
CONTACT: STEVE SCHILLER
PHONE: (619) 561-4779 (HOME)
(619) 209-0690 (CELL)

PROJECT DESCRIPTION:
- INSTALLATION OF **VERIZON WIRELESS** TELECOMMUNICATIONS EQUIPMENT CABINETS INSIDE A NEW 12'-0" x16'-0" CONCRETE BLOCK EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- INSTALLATION OF THREE (3) **VERIZON WIRELESS** ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE A PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD
- INSTALLATION OF FOUR (4) **VERIZON WIRELESS** RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS INSIDE FAUX WATER TANK
- INSTALLATION OF TWO (2) **VERIZON WIRELESS** RAYCAP SURGE PROTECTION UNITS MOUNTED INSIDE PROPOSED FAUX WATER TANK
- INSTALLATION OF ONE (1) 4'-0"ø **VERIZON WIRELESS** MICROWAVE DISH ANTENNA MOUNTED INSIDE NEW 50'-0" HIGH FAUX WATER TANK.
- INSTALLATION OF TWO (2) **VERIZON WIRELESS** E/911 GPS ANTENNAS
- INSTALLATION OF A 15kW ENCLOSED STANDBY GENERATOR WITH A 54 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD INSIDE PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF NEW TELCO SERVICE
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

JURISDICTION:	COUNTY OF SAN DIEGO
PROJECT ADDRESS:	9452 AUDUBON ROAD LAKESIDE, CA 92040
ASSESSORS PARCEL NUMBER:	398-400-17-00
EXISTING ZONING:	A-70
EXISTING GP:	SR-4

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	AREA PLAN
A-0.0	STORM WATER MANAGEMENT PLAN
A-1	SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLAN & FAUX WATER TANK ELEVATION
C-1	SURVEY

LEGAL DESCRIPTION

THAT PORTION OF LOTS 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION PLEASE SEE SHEET C-1

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
ARCHITECTURE :: INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD CA 92008 (760) 434-8474

PREPARED FOR

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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
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PROJECT NAME

LAKE JENNINGS

9452 AUDUBON ROAD
LAKESIDE, CA 92040

SAN DIEGO COUNTY

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11/05/12	90% ZD (se)
11/12/12	100% ZD (se)
11/13/12	100% ZD Revision 1 (rd)
04/08/15	100% ZD Revision 2 (se)
05/07/15	100% ZD Revision 3 (se)
05/08/15	100% ZD Revision 4 (se)

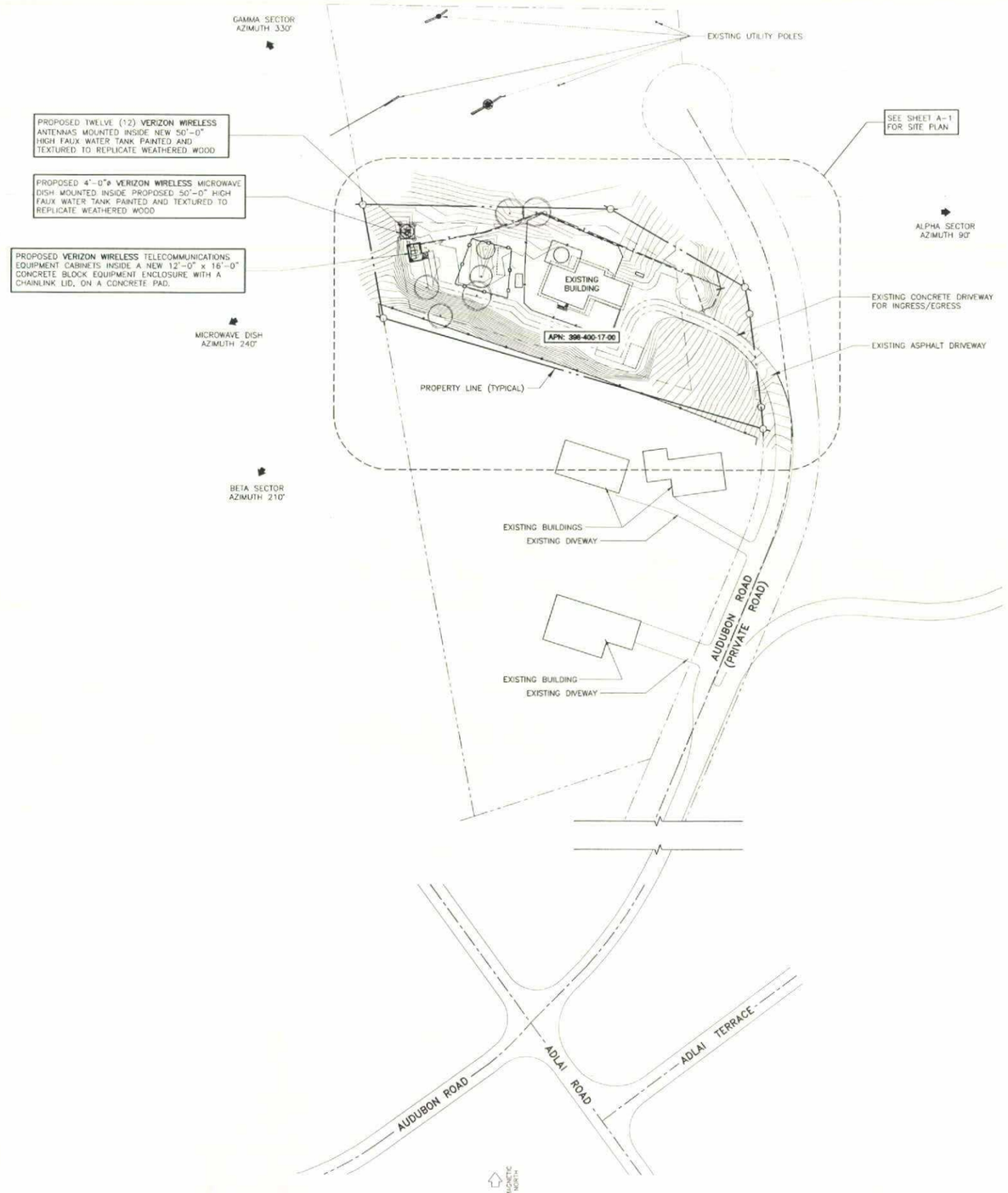
SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\12215

T-1

SDC PDS RCVD 05-22-15
MUP15-015



AREA PLAN

SCALE: 1" = 50'-0"

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325 CARLSBAD VILLAGE Drive SUITE D9
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05/08/15	100% ZD Revision 4 (se)

SHEET TITLE

AREA PLAN

PROJECTS\VERIZON\12215

A-0

BMP LEGEND

DIRECTION OF LOT DRAINAGE ⟶ ⟶

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

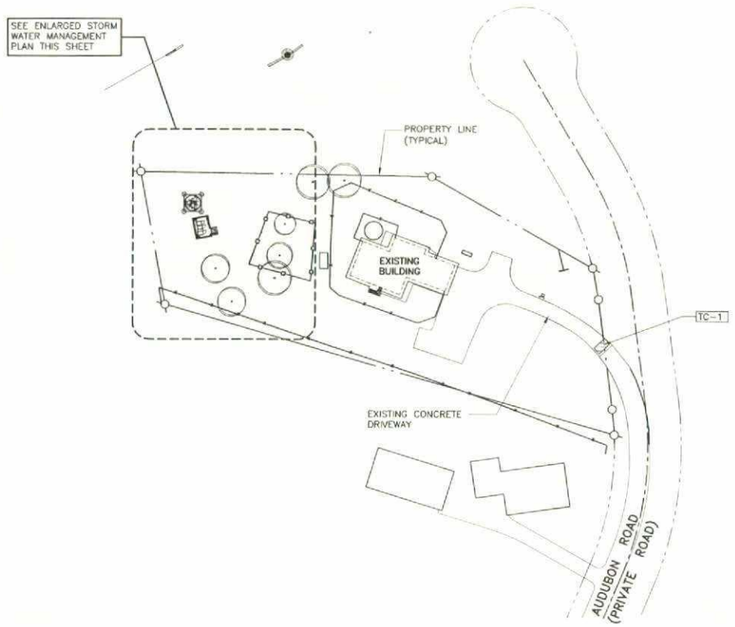
SS-4	HYDRAULIC STABILIZATION HYDROSEEDING	
SS-6, SS-8	MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION	
SC-5	FIBER ROLLS —FR—FR—	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	
WM-4	SPILL PREVENTION AND CONTROL	

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

LID PLANNING PRACTICE	
2.2.2	MINIMIZE DISTURBANCES TO NATURAL DRAINAGE
2.2.4	MINIMIZE SOIL COMPACTION
3.6	LID BUILDING DESIGN

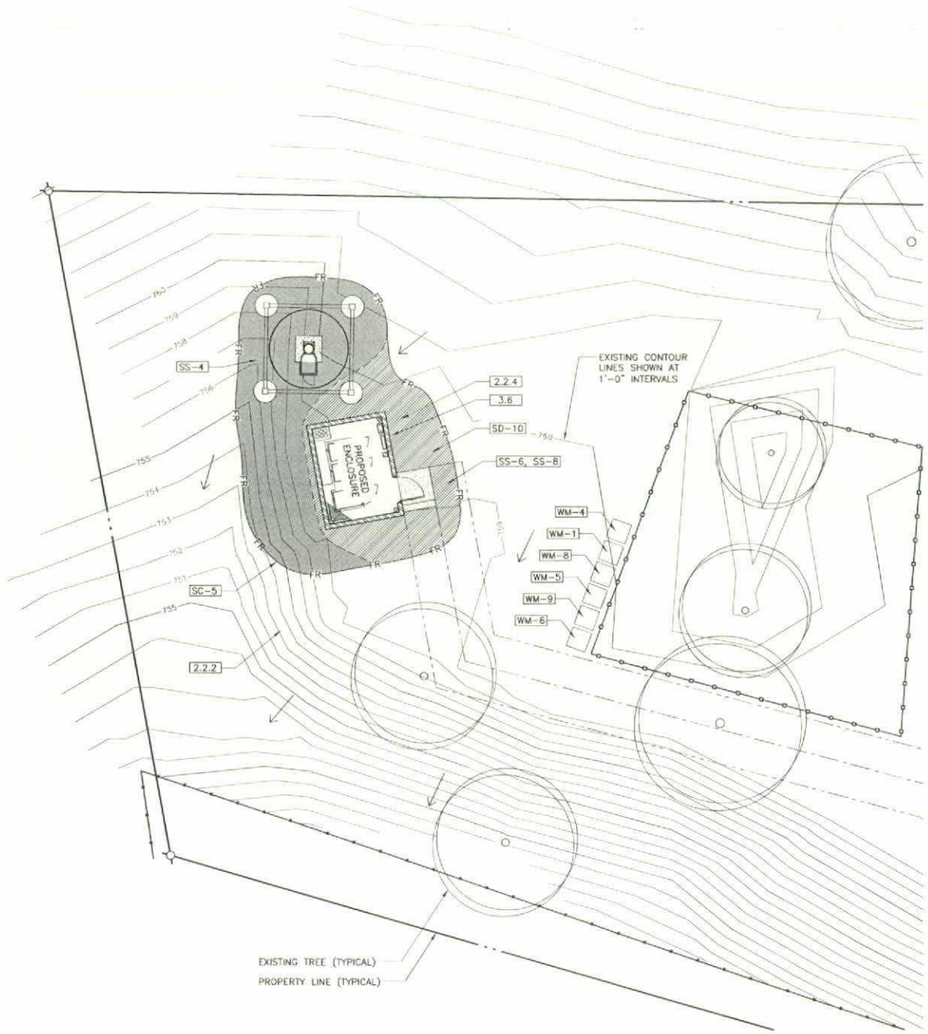
TABLE III POST-CONSTRUCTION BMPs:

SD-10	LID LANDSCAPING DESIGN



STORM WATER MANAGEMENT PLAN

SCALE: 1" = 50'-0"



ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"

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LAKE JENNINGS

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LAKESIDE, CA 92040

SAN DIEGO COUNTY

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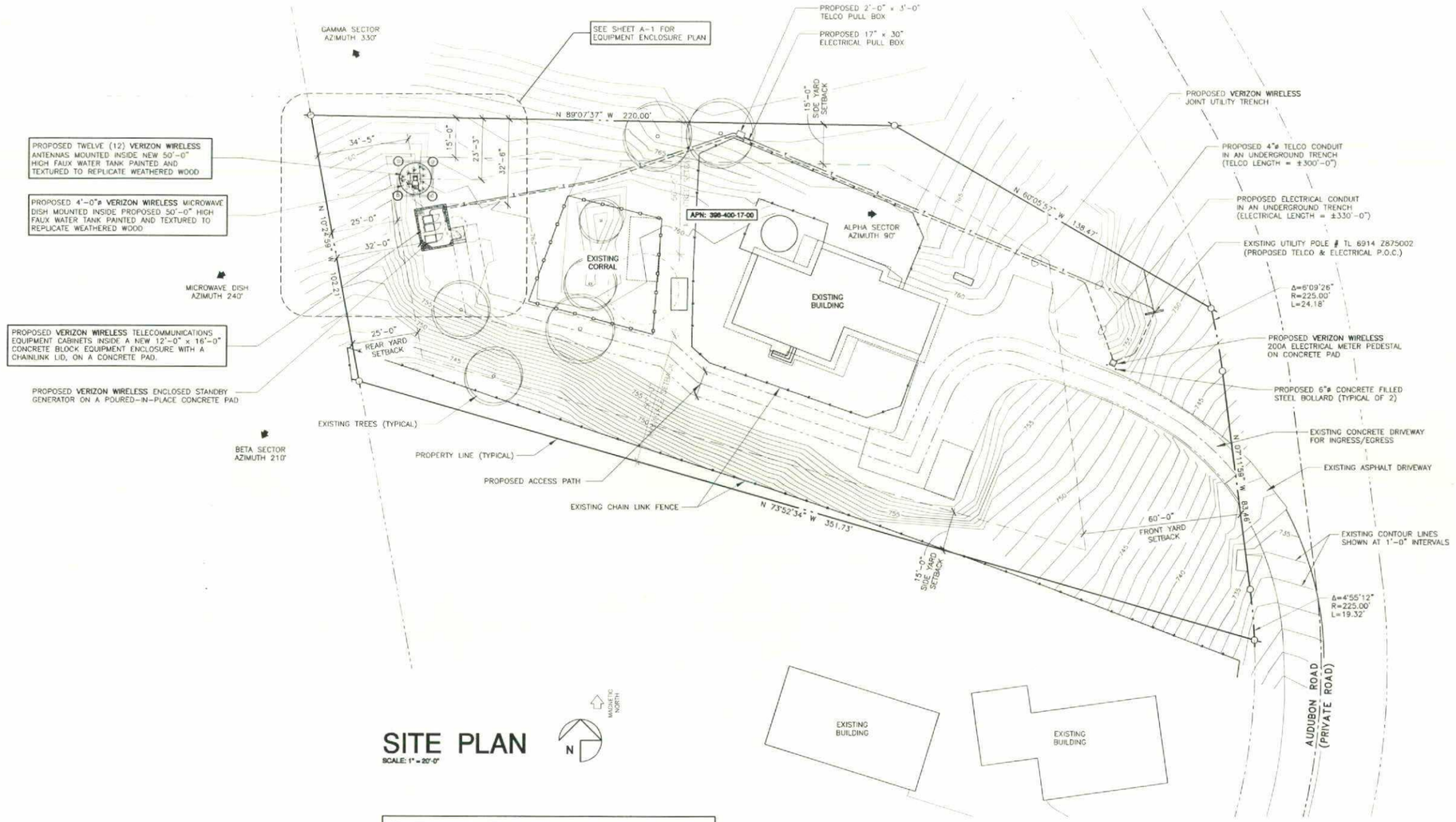
SHEET TITLE

STORM WATER MANAGEMENT PLAN

PROJECTS\VERIZON\12215

A-0.0



SITE PLAN

SCALE: 1" = 20'-0"

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%

CUBIC YARDS OF CUT 125 CUBIC YARDS OF FILL 86

VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 39 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:		
EQUIPMENT ENCLOSURE FOOTING:	9 CU. YDS.	18" DEPTH
CONCRETE LANDING FOOTINGS:	1 CU. YDS.	8" DEPTH
FAUX WATER TANK CAISSON FOOTINGS:	29 CU. YDS.	DEPTH T.B.D.
UTILITY TRENCH (ELEC./TELCO):	84 CU. YDS.	48" DEPTH
COAX CABLE TRENCH:	2 CU. YDS.	48" DEPTH
TOTAL GRADING:	125 CU. YDS.	

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1955-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:

EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

BOUNDARY NOTE:

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

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05/08/15	100% ZD Revision 4 (se)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\12215

A-1

EQUIPMENT ENCLOSURE PLAN NOTES:

1. PROPOSED **VERIZON WIRELESS** TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK ENCLOSURE ON A CONCRETE PAD (SHOWN SHADED).
2. PROPOSED **VERIZON WIRELESS** 15kW DC ENCLOSED STANDBY GENERATOR WITH A 55 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD
3. 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
4. PROPOSED GPS ANTENNA MOUNTED TO EACH "MACRO CELL EVOLUTION" EQUIPMENT CABINET (TYPICAL OF 2).
5. PROPOSED ACCESS PATH
6. PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD
7. PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4)
8. PROPOSED POURED-IN-PLACE CONCRETE PAD FOR **VERIZON WIRELESS** CABINETS.
9. CONCRETE SLOPED TO DRAIN. 1% MIN.
10. PROPOSED FUSED DISCONNECT SWITCH. UNISTRUT MOUNTED TO WALL
11. CONCRETE LANDING
12. PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
13. PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
14. PROPOSED CHAINLINK LID
15. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 2)
16. PROPOSED COAX CABLE TRAY. MAXIMUM HIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE
17. PROPOSED COAX CABLE SHROUD
18. PROPOSED (6) 6"ø COAX CABLE CONDUITS
19. PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED)
20. PROPOSED TELCO CONDUIT IN AN UNDERGROUND TRENCH
21. PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND TRENCH
22. PROPOSED UNDERGROUND JOINT UTILITY TRENCH
23. PROPOSED COAX CABLE SHROUD WITH ACCESS PANEL
24. PROPOSED 3'-8" WIDE STEEL LOCKABLE ACCESS GATE & FRAME WITH **VERIZON WIRELESS** SIGNAGE
25. PROPOSED CONCRETE LANDING AND STEPS
26. PROPOSED RAISED CONCRETE PAD FOR **VERIZON WIRELESS** CABINETS.
27. PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 1) (DRAIN TO LANDSCAPE)
28. EXISTING TREES TO REMAIN (TYPICAL)
29. EXISTING TREE TO BE REMOVED (SHOWN DASHED)
30. EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS

EQUIPMENT ENCLOSURE PLAN

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

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335 CANNSTAD VILLAGE DRIVE SUITE D3
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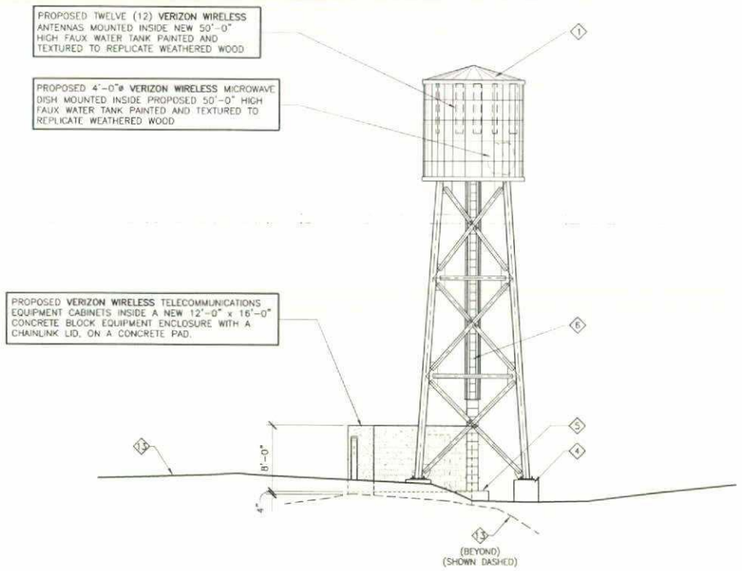
SHEET TITLE

EQUIPMENT ENCLOSURE PLAN

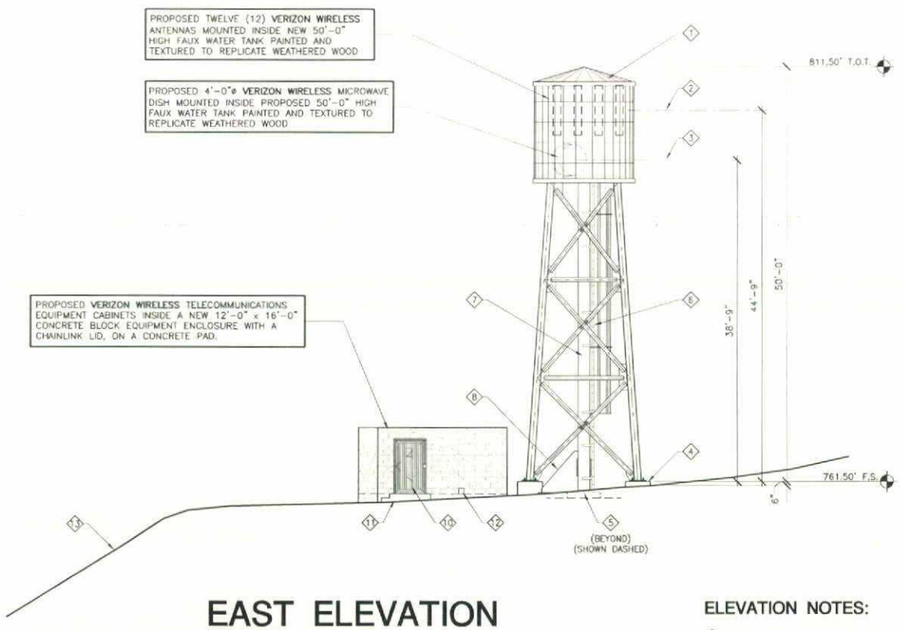
PROJECTS\VERIZON\12215

A-2



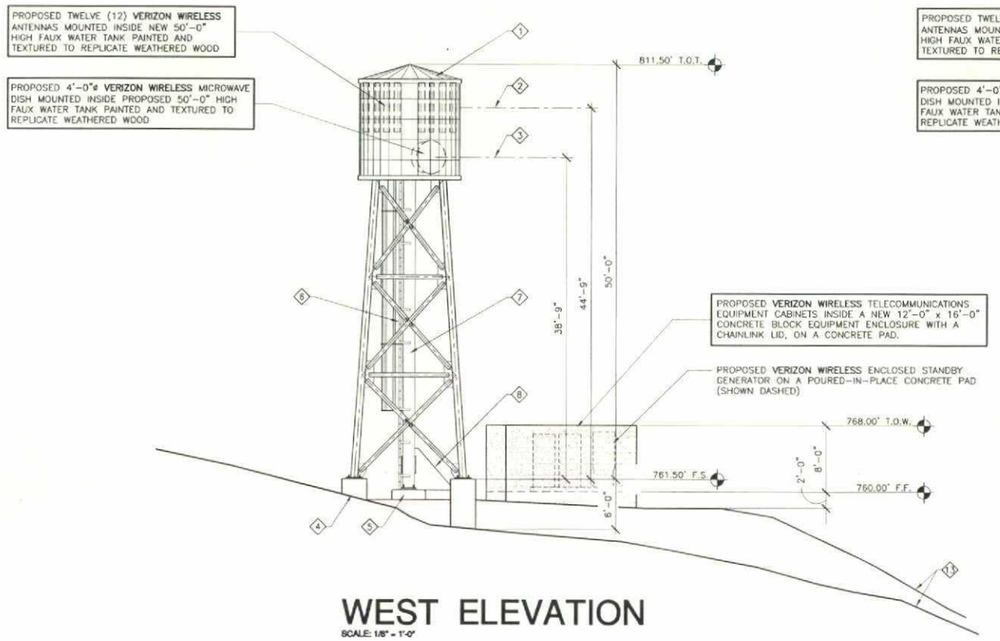
NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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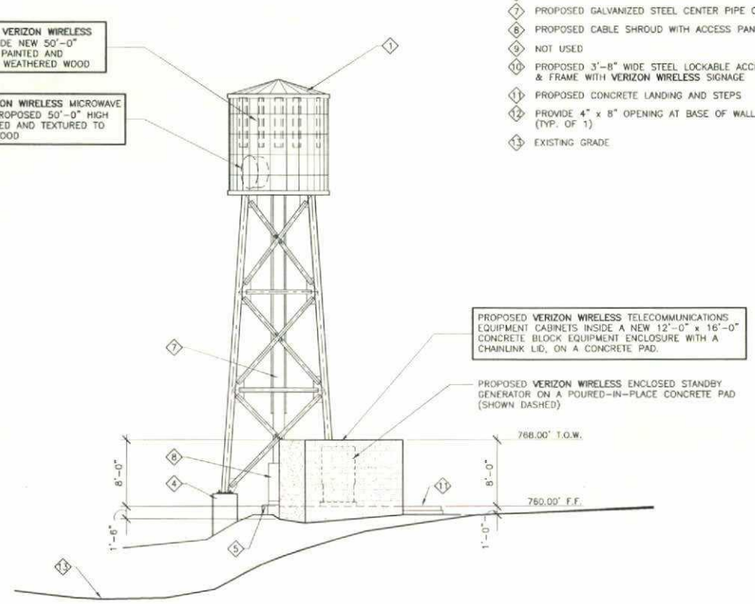

SOUTH ELEVATION

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

ELEVATION NOTES:

1. PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD
2. CENTERLINE OF PROPOSED **VERIZON WIRELESS** ANTENNAS
3. CENTERLINE OF PROPOSED **VERIZON WIRELESS** MICROWAVE DISH ANTENNA
4. PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4)
5. CONCRETE LANDING
6. PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
7. PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
8. PROPOSED CABLE SHROUD WITH ACCESS PANEL
9. NOT USED
10. PROPOSED 3'-8" WIDE STEEL LOCKABLE ACCESS GATE & FRAME WITH **VERIZON WIRELESS** SIGNAGE
11. PROPOSED CONCRETE LANDING AND STEPS
12. PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 1)
13. EXISTING GRADE

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SHEET TITLE

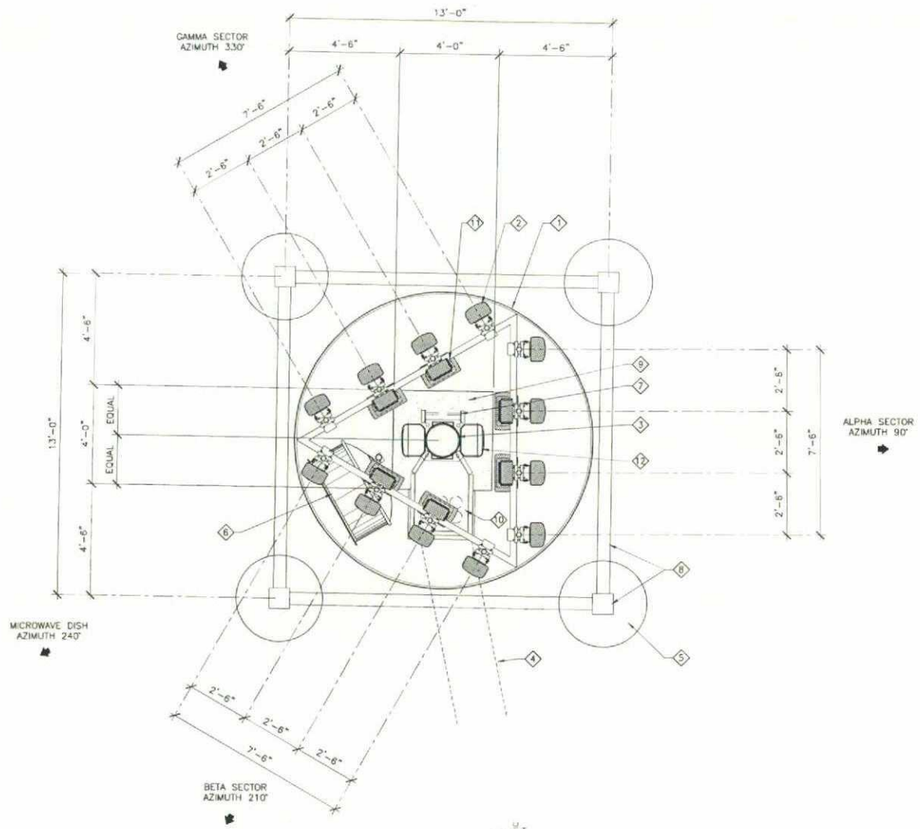
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\12215

A-3

ANTENNA AND COAXIAL CABLE SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	EAST	90°	COMMSCOPE: SBNHH-1D65B	0°	N/A	72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH	4 COAX + 4 HYBRID + 4 RET CABLES	70'-0"	6'-0"	7/8"
ALPHA2			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
ALPHA3			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
ALPHA4			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
BETA1	SOUTHWEST	210°	COMMSCOPE: SBNHH-1D65B	0°	N/A	72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH	4 COAX + 4 HYBRID + 4 RET CABLES	70'-0"	6'-0"	7/8"
BETA2			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
BETA3			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
BETA4			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
GAMMA1	NORTHWEST	330°	COMMSCOPE: SBNHH-1D65B	0°	N/A	72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH	4 COAX + 4 HYBRID + 4 RET CABLES	70'-0"	6'-0"	7/8"
GAMMA2			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
GAMMA3			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
GAMMA4			COMMSCOPE: SBNHH-1D65B			72.0" LENGTH x 11.9" WIDTH x 7.1" DEPTH				
MICROWAVE DISH		240°	TO BE DETERMINED	–	–	4'-0" DIAMETER	1	65'-0"	–	1 1/4"

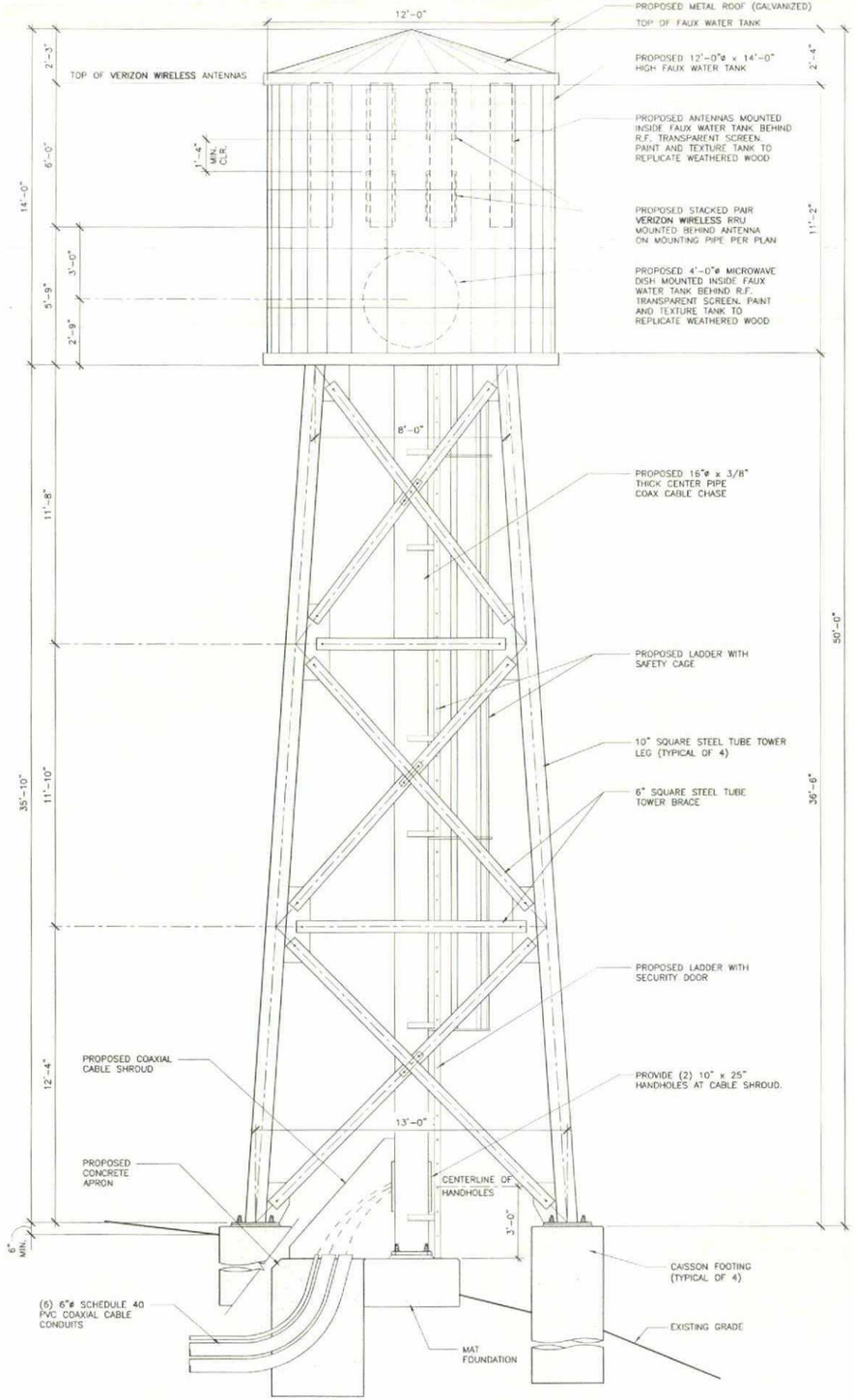


ANTENNA PLAN

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

ANTENNA PLAN NOTES:

1. PROPOSED 12'-0"ø x 50'-0" HIGH **VERIZON WIRELESS** FAUX WATER TANK
2. PROPOSED **VERIZON WIRELESS** ANTENNAS MOUNTED INSIDE NEW 12'-0"ø FAUX WATER TANK (TYPICAL OF 4 PER SECTOR, 12 TOTAL)
3. PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE FROM FAUX WATER TANK TO TRENCH
4. PROPOSED COAXIAL CABLE TRENCH (SHOWN DASHED)
5. CONCRETE CAISSON FOOTING AT LEGS OF NEW FAUX WATER TANK (TYPICAL OF 4)
6. PROPOSED **VERIZON WIRELESS** 4'-0"ø MICROWAVE DISH MOUNTED INSIDE NEW 12'-0"ø FAUX WATER TANK
7. PROPOSED LADDER
8. PROPOSED WATER TANK TOWER LEGS AND FRAMING (TYPICAL)
9. PROPOSED MAT FOUNDATION
10. PROPOSED COAXIAL CABLE SHROUD WITH ACCESS PANEL
11. PROPOSED STACKED PAIR **VERIZON WIRELESS** RRU MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYPICAL OF 4 PER SECTOR, 12 TOTAL)
12. PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO STEEL CENTER PIPE (TYPICAL OF 2)



FAUX WATER TANK ELEVATION

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

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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

LAKE JENNINGS

9452 AUDUBON ROAD
LAKESIDE, CA 92040

SAN DIEGO COUNTY

DRAWING DATES

11/05/12	90% ZD (se)
11/12/12	100% ZD (se)
11/13/12	100% ZD Revision 1 (rd)
04/08/15	100% ZD Revision 2 (se)
05/07/15	100% ZD Revision 3 (se)
05/08/15	100% ZD Revision 4 (se)

SHEET TITLE

FAUX WATER TANK ELEVATION & ANTENNA PLAN

PROJECTS\VERIZON\12215

A-4

LEGEND:

AC	–	ASPHALTIC CONCRETE
APN	–	ASSESSORS PARCEL NUMBER
BOT	–	BOTTOM
CLF	–	CHAIN LINK FENCE
CN	–	CONCRETE
CS	–	CONCRETE STAIRS
EP	–	EDGE OF PAVEMENT
FS	–	FINISHED SURFACE
NE	–	NORTHEAST
NG	–	NATURAL GROUND
OH	–	OVERHANG
P.O.B.	–	POINT OF BEGINNING
POR	–	PORTION
PT	–	PROPANE TANK
TB	–	TOP OF BUILDING
TT	–	TOP OF TREE
T.P.O.B.	–	TRUE POINT OF BEGINNING
TT	–	TOP OF TREE
[CA]	–	CONCRETE AREA

COORDINATE LOCATION A:

LATITUDE: 32°51'04.006" N
LONGITUDE: 116°53'47.174" W
DATUM: NAD83

COORDINATE LOCATION B:

LATITUDE: 32°51'03.53" N
LONGITUDE: 116°53'43.90" W
DATUM: NAD83

DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH ADJUSTED GRID BEARING BETWEEN SECOND ORDER STATION '1048' AND '2580' PER CITIES OF SANTEE & EL CAJON RECORD OF SURVEY NO. 13702 IN THE COUNTY OF SAN DIEGO.
I.E. N 45°29'21" E

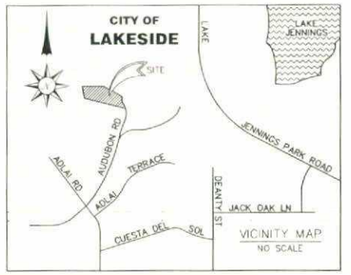
BENCHMARK FOR THIS SURVEY IS THE NAVD 88 ELEVATION AT STATION '1048' NAVD88 ELEV= 766.15 (FT) PER SAID ROS 13702

DATE OF SURVEY:

OCTOBER 23, 2012

ASSESSOR'S PARCEL NUMBER

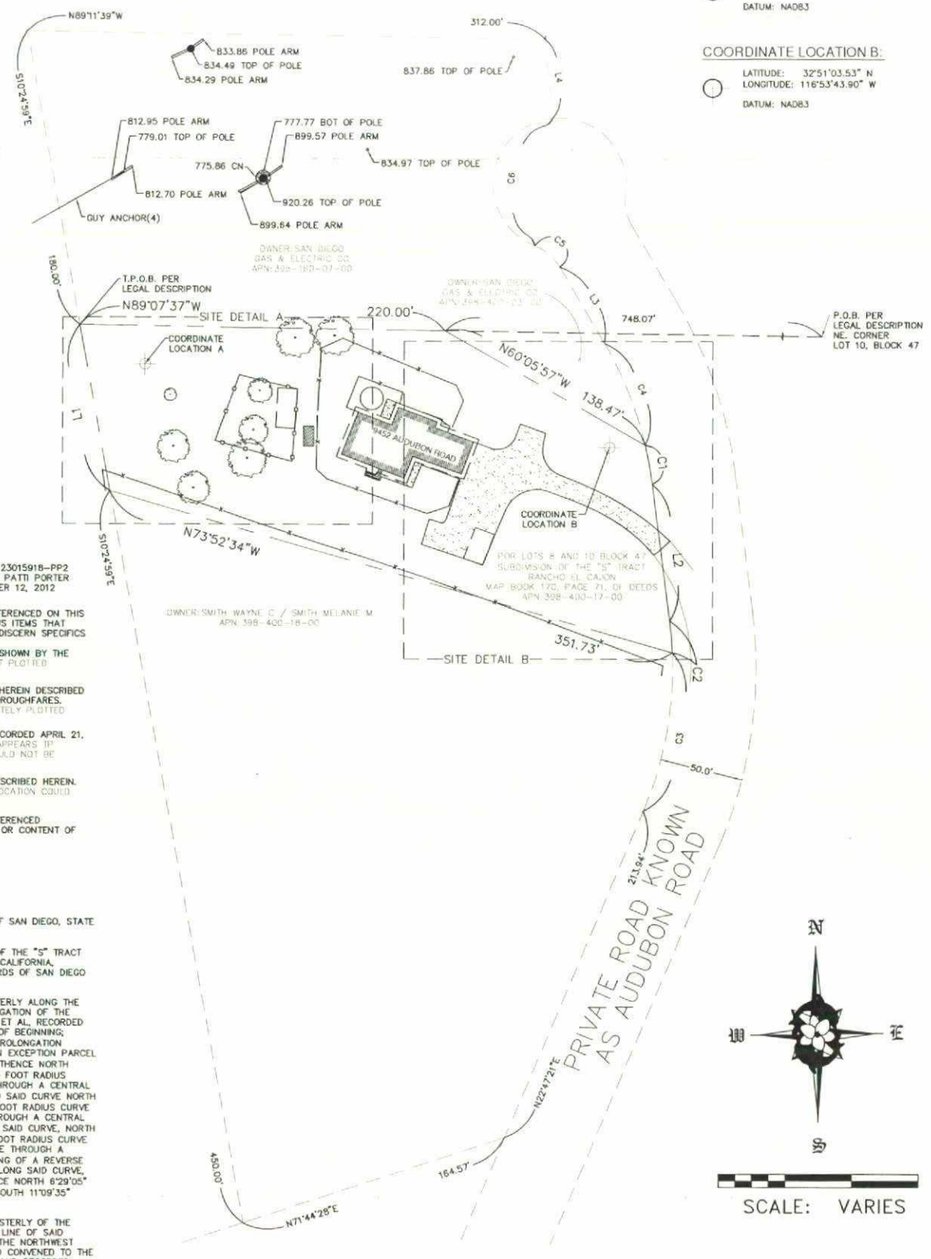
398-400-17-00



VICINITY MAP
NO SCALE

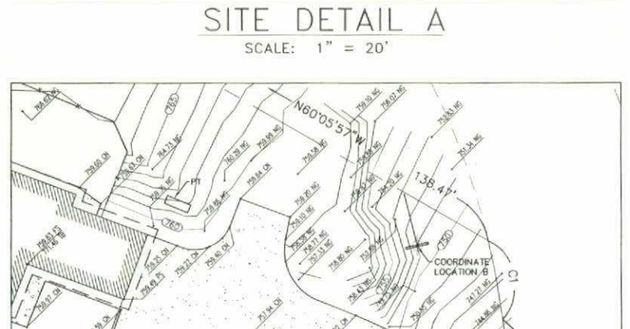
LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°24'59"W	102.21'
L2	N07°11'59"W	83.46'
L3	N30°17'19"W	53.33'
L4	N05°45'44"W	47.91'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.18'	225.00'	6°09'26"
C2	19.32'	225.00'	4°55'12"
C3	98.45'	225.00'	25°04'08"
C4	66.49'	225.00'	16°55'54"
C5	20.01'	30.00'	38°13'00"
C6	106.65'	40.00'	152°46'10"



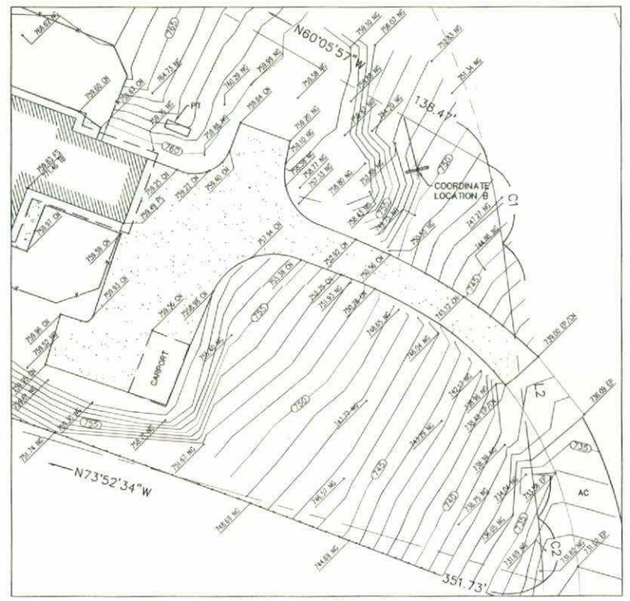
BOUNDARY DETAIL

SCALE: 1" = 40'



SITE DETAIL A

SCALE: 1" = 20'



SITE DETAIL B

SCALE: 1" = 20'

SCALE: VARIES

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY
1300 DOVE STREET, SUITE 310
NEWPORT BEACH, CA 92660
(949) 622-5000

FILE NO: 997-23015918-PP2
TITLE OFFICER: PATTI PORTER
DATED: OCTOBER 12, 2012

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

(3) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON

(4) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN ROADS, STREETS, HIGHWAYS OR PUBLIC THOROUGHFARES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON

(5) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED APRIL 21, 1955 IN BOOK 5614, PAGE 199, OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.

(6) ANY LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND DESCRIBED HEREIN. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED AND 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE WESTERLY ALONG THE COMMON LINE OF SAID LOTS 8 AND 10 TO THE LOCATION AND PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO ELMER W. WARD, ET AL, RECORDED AS DOCUMENT NO 107798 ON JULY 24, 1967, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°09'35" EAST ALONG SAID WESTERLY LINE AND THE PROLONGATION THEREOF 570 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF AN EXCEPTION PARCEL IN SAID DEED TO WARD; THENCE NORTH 71°02'25" EAST 157.94 FEET; THENCE NORTH 22°02'25" EAST 223.09 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'20" A DISTANCE OF 117.77 FEET, THENCE TANGENT TO SAID CURVE NORTH 7°56'55" WEST 83.46 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'20" A DISTANCE OF 90.67 FEET, THENCE TANGENT TO SAID CURVE, NORTH 31°02'15" WEST 53.33 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°13' A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A REVERSE 40.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 152°46'10" A DISTANCE OF 106.65 FEET; THENCE NORTH 6°29'05" WEST 47.91 FEET; THENCE NORTH 89°55' WEST 312.00 FEET; THENCE SOUTH 11°09'35" EAST 180.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PROPERTY WHICH IS DISTANT THEREON 180.00 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF LAND CONVENED TO THE SAN DIEGO GAS AND ELECTRIC CO. BY DEED DATED AUGUST 27, 1956 AND RECORDED SEPTEMBER 14, 1956 AS 128370 IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND SOUTH 89°55'00" EAST 220.00 FEET MORE OR LESS, AND SOUTH 60°53'20" EAST TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF A STRAIGHT LINE DRAWN EASTERLY FROM A POINT ON THE WESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY DISTANT THEREON NORTH 11°09'35" WEST 450.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PROPERTY TO A POINT ON THE EASTERLY LINE OF SAID PROPERTY DISTANT THEREON 310.00 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID PROPERTY.

APN: 398-400-17-00

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CONSULTANT

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(949) 248-4685

PROJECT NAME

LAKE JENNINGS

9452 AUDUBON ROAD
LAKESIDE, CA 92040

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C1