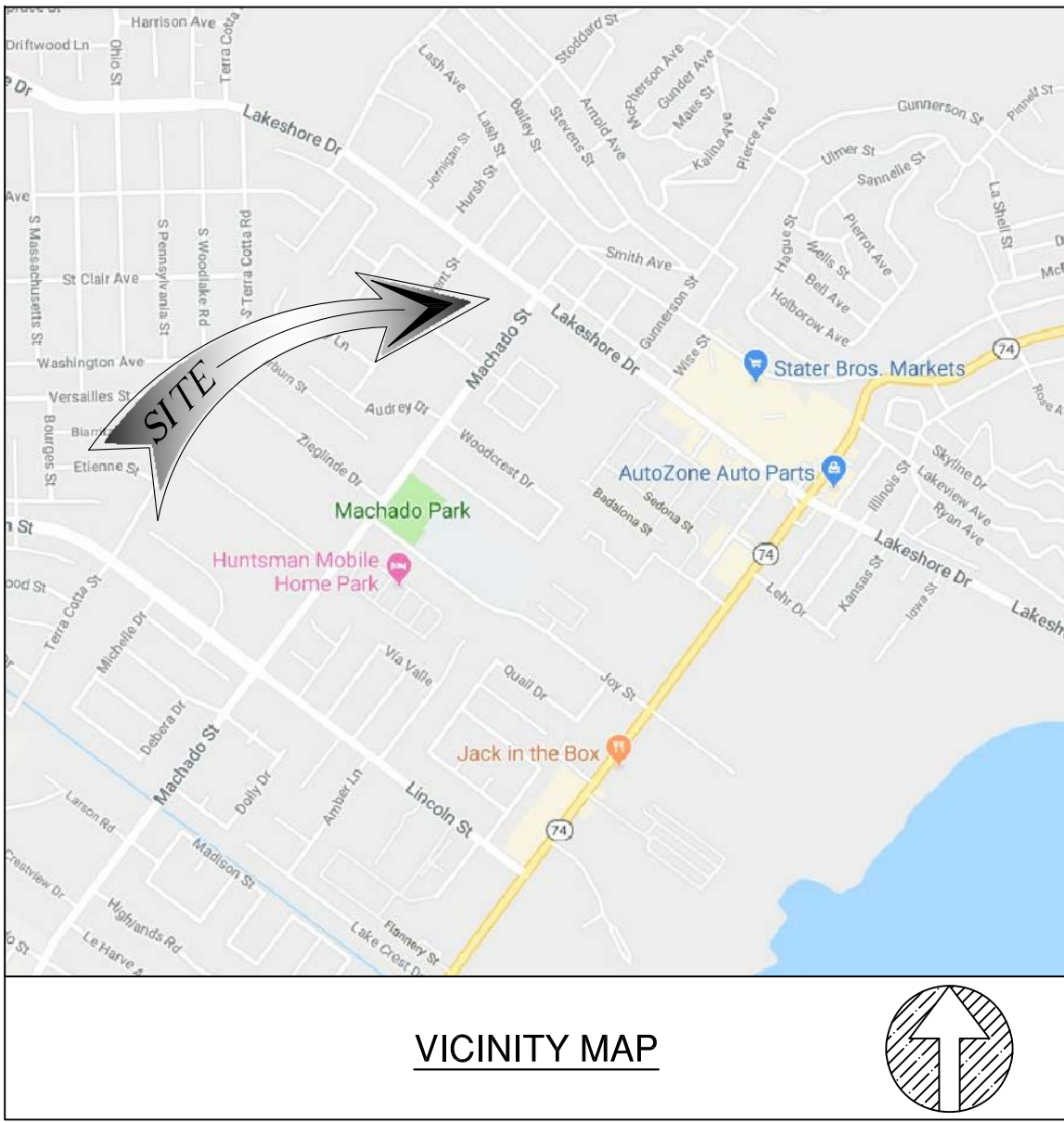


IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE
ZONING DRAWING

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

T-1



APN
379-250-044 & 379-250-045

SITE ADDRESS
16401 LAKESHORE DR., LAKE ELSINORE, CA 92530

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 09209052-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-19-09209052 DATED FEBRUARY 8, 2019

BASIS OF BEARING

THE CENTERLINE OF LAKESHORE DRIVE BEARING N53°04'30"W WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK

ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

FLOODZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06065C2028G EFFECTIVE DATE 08/28/2008.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66499.20 % AND CITY OF LAKE ELSINORE ORDINANCE 740, SECTION 16.20.080, THE MERGER OF ALL THOSE PORTIONS OF LOT 10 IN BLOCK B, OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 377, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS DESCRIBED IN INSTRUMENT NO. 39074, RECORDED APRIL 29, 1968, TOGETHER WITH INSTRUMENT NO. 100410, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 100408, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 47246, RECORDED MAY 14, 1969, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF A RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 44, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3, 1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, BY THE CITY LAKE ELSINORE, CALIFORNIA.

THE ABOVE PROPERTY SHALL HEREINAFTER BE DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS DESCRIBED IN INSTRUMENT NO. 39074, RECORDED APRIL 29, 1968, TOGETHER WITH INSTRUMENT NO. 100410, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 100408, RECORDED NOVEMBER 15, 1967 TOGETHER WITH INSTRUMENT NO. 47246, RECORDED MAY 14, 1969, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, TOGETHER WITH THE EFFECTS OF A RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 44, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3, 1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORD OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE 60 FEET IN WIDTH (FORMERLY KNOWN AS RICE STREET) DISTANT THEREON, 316.16 FEET NORTHWESTERLY FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE, WITH THE NORTHWESTERLY LINE OF MACHADO STREET, 60 FEET IN WIDTH;
THENCE SOUTH 36° 55' 30" WEST, 522.50 FEET;
THENCE SOUTH 53° 04' 30" EAST, 237.12 FEET;
THENCE NORTH 36° 55' 30" EAST 260.00 FEET;
THENCE NORTH 53° 04' 30" WEST, 132.12 FEET;
THENCE NORTH 36° 55' 30" EAST, 262.50 FEET TO THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE, DISTANT SOUTHEASTERLY THEREON, 105.00 FEET FROM THE POINT OF BEGINNING

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, 105.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 2, 1977 AS INSTRUMENT NO. 218730 OF OFFICIAL RECORDS.

THE ABOVE LAND IS DESCRIBED PURSUANT TO AND SHOWN AS PARCEL 1 ON CERTIFICATE OF PARCEL MERGER NO. 97-05 RECORDED APRIL 17, 1998 AS INSTRUMENT NO. 98-149050 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 10 IN BLOCK B, OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 377, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 14, 1983 ON FILE IN BOOK 1983, PAGE 187824 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 10, IN BLOCK B, RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, PER INSTRUMENT NO. 103250 RECORDED OCTOBER 28, 1968 ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MACHADO STREET, 60 FEET IN WIDTH DISTANT THEREON, 262.5 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE, WITH THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE, 60 FEET IN WIDTH (FORMERLY KNOWN AS RICE STREET);
THENCE NORTH 53° 04' 30" WEST, 79.04 FEET;
THENCE SOUTH 36° 55' 30" WEST 260.00 FEET;
THENCE SOUTH 53° 04' 30" EAST, 79.04 FEET TO THE NORTHWESTERLY LINE OF MACHADO STREET DISTANCE SOUTHWESTERLY THEREON, 260.00 FEET FORM THE POINT OF BEGINNING;
THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED NORTHWESTERLY LINE, 260.00 FEET TO THE POINT OF BEGINNING.

APN: 379-250-044 & 379-250-045

SCHEDULE B (EXCEPTIONS)

ITEMS A,B,C ARE TAX RELATED
ITEMS D,E ARE LIENS RELATED
ITEMS 1,2,3 ARE RIGHTS RELATED
ITEMS 3,20,24 ARE DEEDS RELATED
ITEMS 4,7 ARE RECORD OF SURVEY RELATED
ITEMS 9,10,12,14,15,16,17,18,19,21 ARE AGREEMENTS RELATED
ITEM 22 IS STATEMENT RELATED

2 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.

NOT PLOTTED. MAP IS NOT AVAILABLE IN THE TITLE REPORT.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: FOR PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 30, 1988
RECORDING NO: AS INSTRUMENT NO. 385160, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

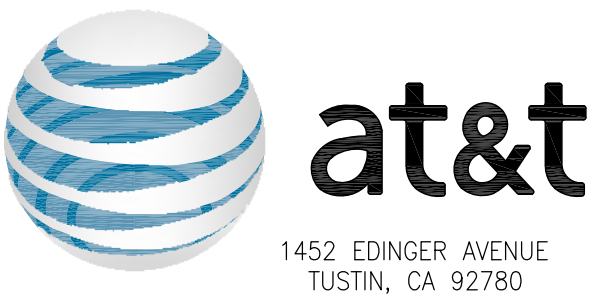
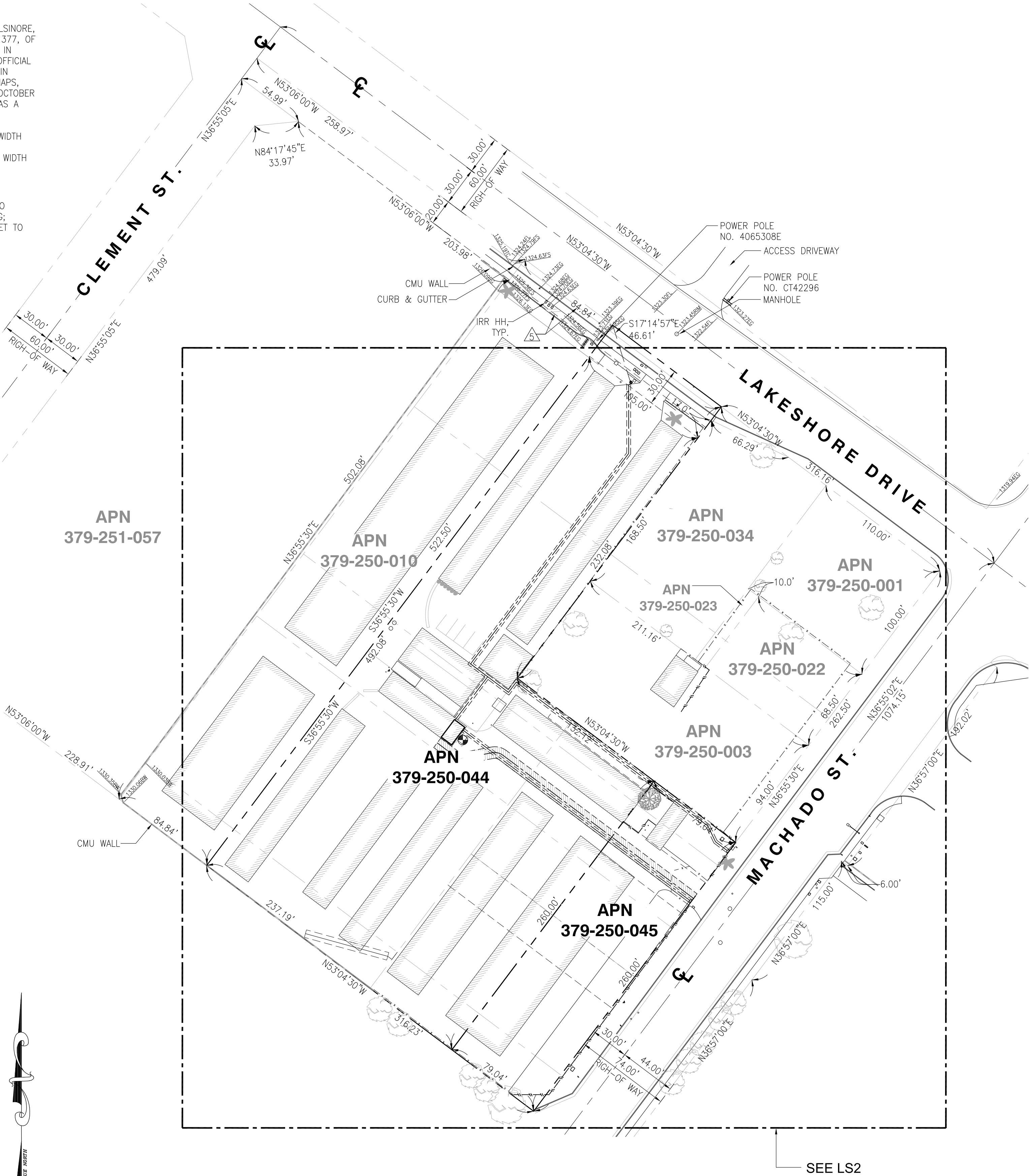
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LAKE ELSINORE
PURPOSE: FOR EMERGENCY VEHICLE INGRESS AND EGRESS
RECORDING DATE: APRIL 17, 1998
RECORDING NO: AS INSTRUMENT NO. 149049, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF LAKE ELSINORE
PURPOSE: FOR RIGHT OF WAY
RECORDING DATE: APRIL 17, 1998
RECORDING NO: AS INSTRUMENT NO. 149051, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 29, 2003
RECORDING NO: AS INSTRUMENT NO. 2003-065270, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 23, 2009
RECORDING NO: AS INSTRUMENT NO. 2009-0493968, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

PROPERTY LINES ARE BASED FROM
TRACT NO. 23000 DATED AUG. 19, 1988
PARCEL MAP NO. 8168 DATED JULY 1976
PARCEL MERGER 97-05 DATED APRIL 17, 1998



65 POST, SUITE 1000
IRVINE, CA 92618

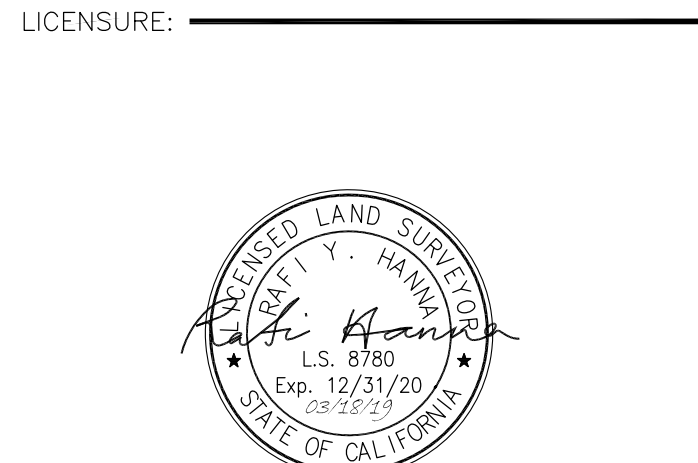


10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	03/18/2019	FINAL SURVEY
2	02/08/2019	ADDED PROPOSED POLE LOCATION
1	01/21/2019	PRELIMINARY SURVEY

ISSUED DATE:
MARCH 18, 2019

ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
CSL00342
16401 LAKESHORE DR.,
LAKE ELSINORE, CA 92530

DRAWN BY: APL
CHECKED BY: MP

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGEND

- CENTER LINE
— PROPERTY LINE
x — CHAIN-LINK FENCE
— WOOD FENCE
--- EASEMENT LINE
--- RETAINING WALL
TC TOP OF CURB
TB TOP OF BERM
FL FLOW LINE
FS FINISH SURFACE
EG EXISTING GRADE
EP EDGE OF PAVEMENT
BW BACK OF WALK
RIM TOP OF MANHOLE LID
TF TOP OF FENCE
TB TOP OF BUILDING
TT TOP OF TREE
TR TOP OF ROOF

- TL TOP OF LEAF/BRANCHES
TCA TOP OF CANOPY
EXISTING STREET LIGHT
EXISTING SIGN
GUY WIRE
POWER POLE
FIRE HYDRANT
PALM TREE
TREE

PROPOSED MONOPINE LOCATION

COORDINATES:
LATITUDE: 33°41'18.97"N (33.688603)
LONGITUDE: 117°22'30.28"W (-117.375078)
GROUND ELEVATION: 1328.00'

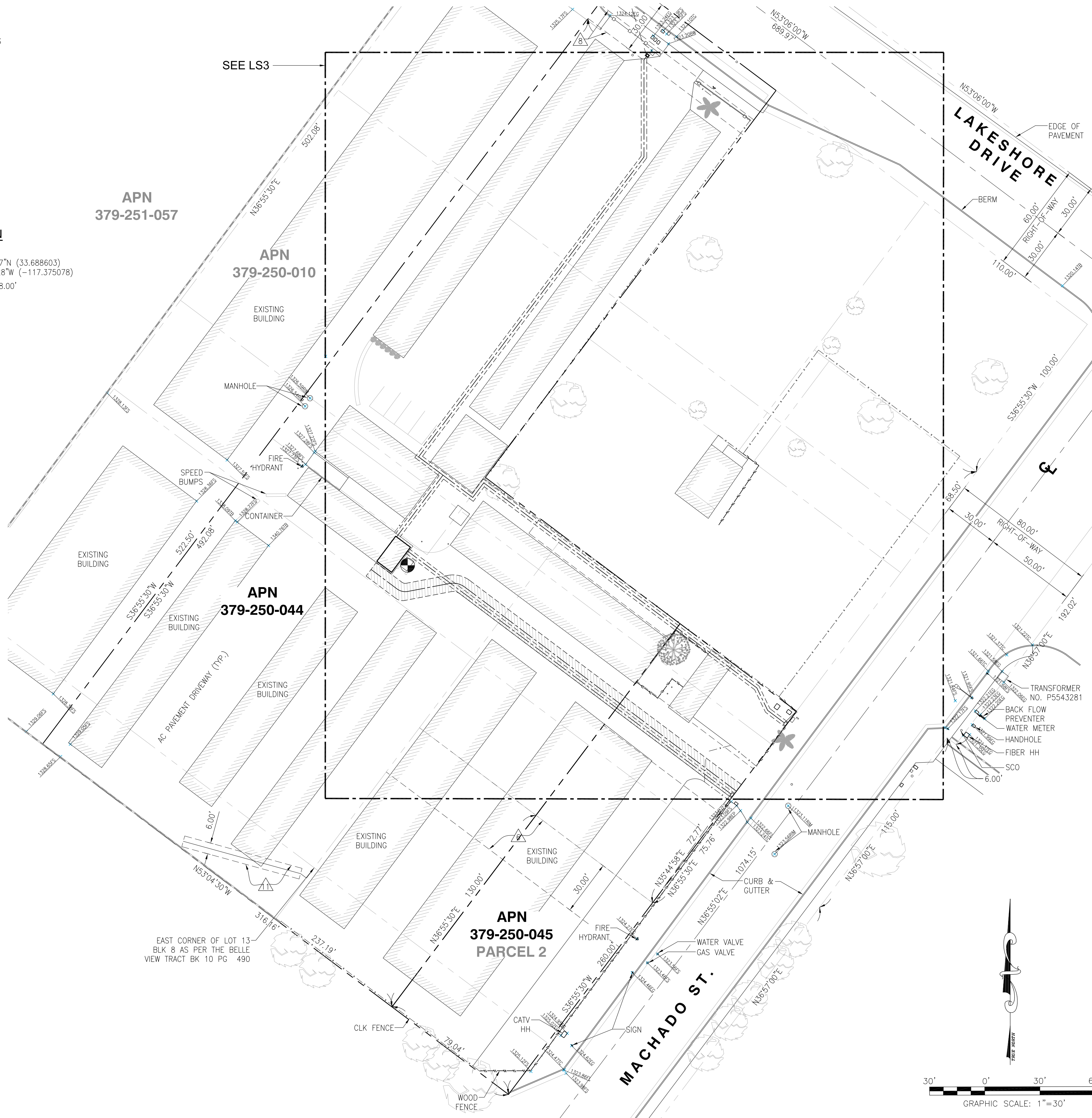
NOTES:

- 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. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON JANUARY 18, 2018

- TOP OF BRANCHES (79'-3" A.G.L.)
ELEV. = 1403.34' AMSL
TOP OF MONOPINE (76'-10" A.G.L.)
ELEV. = 1400.94' AMSL
TOP OF ANTENNA (74'-7" A.G.L.)
ELEV. = 1398.67' AMSL
BOT. OF ANTENNA (70'-5" A.G.L.)
ELEV. = 1394.50' AMSL
TOP OF ANTENNA (66'-9" A.G.L.)
ELEV. = 1390.84' AMSL
BOT. OF ANTENNA (60'-11" A.G.L.)
ELEV. = 1381.25' AMSL
TOP OF ANTENNA (57'-2" A.G.L.)
ELEV. = 1376.90' AMSL
BOT. OF ANTENNA (54'-10" A.G.L.)
ELEV. = 1368.76' AMSL
BOT. OF BRANCHES (44'-8" A.G.L.)
ELEV. = 1368.76' AMSL

- MONOPINE BASE (0'-0" A.G.L.)
ELEV. = 1324.07' AMSL

EXISTING MONOPINE PROFILE

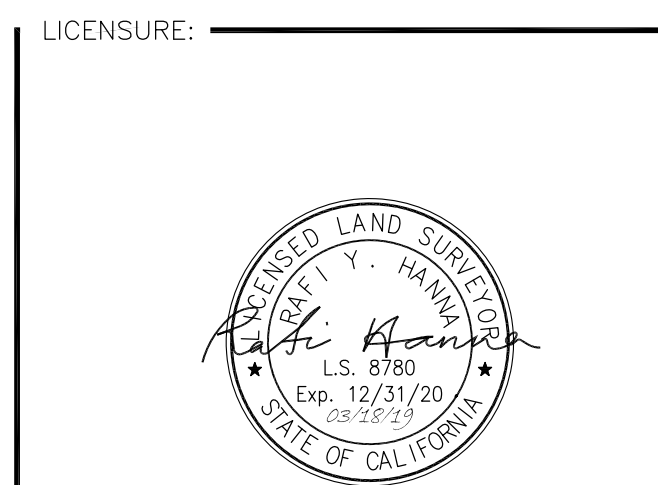


10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	03/18/2019	FINAL SURVEY
2	02/08/2019	ADDED PROPOSED POLE LOCATION
1	01/21/2019	PRELIMINARY SURVEY

ISSUED DATE: **MARCH 18, 2019**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:
CSL00342
16401 LAKESHORE DR.,
LAKE ELSINORE, CA 92530

DRAWN BY: APL
CHECKED BY: MP

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

3 FEET WIDE UTILITY (POWER) EASEMENT CL DESCRIPTION (STRIP #1)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL 1 OF SAID INSTRUMENT NO. 127546;

THENCE SOUTH 17°14'57" EAST A DISTANCE OF 46.61 FEET TO THE TRUE POINT OF BEGINNING.
THENCE SOUTH 36°46'27" WEST A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 52.61 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 203.48 FEET; THENCE SOUTH 53°04'58" EAST A DISTANCE OF 16.54 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 41.88 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'A'.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

3 FEET WIDE UTILITY (POWER/FIBER) EASEMENT CL DESCRIPTION (STRIP #2)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 46°20'58" WEST A DISTANCE OF 9.16 FEET TO THE TRUE POINT OF BEGINNING. THENCE LEAVING SAID SOUTHEASTERLY LINE OF SAID PARCEL 2 NORTH 53°04'58" WEST A DISTANCE OF 8.23 FEET; THENCE NORTH 25°44'04" WEST A DISTANCE OF 13.55 FEET; THENCE NORTH 53°04'58" WEST A DISTANCE OF 185.22 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 9.98 FEET; THENCE NORTH 53°04'58" WEST A DISTANCE OF 20.15 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 41.88 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'A'.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

3 FEET WIDE UTILITY (POWER/FIBER) EASEMENT CL DESCRIPTION (STRIP #3)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

THENCE NORTH 35°44'58" EAST A DISTANCE OF 72.77 FEET TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 53°04'58" WEST A DISTANCE OF 219.32 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'B'.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

9 FEET WIDE ACCESS EASEMENT CL DESCRIPTION (STRIP #4)

A STRIP OF LAND FOR THE PURPOSES OF ACCESS EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING NINE (9.00) FEET IN WIDTH AND LYING FOUR AND A HALF (4.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

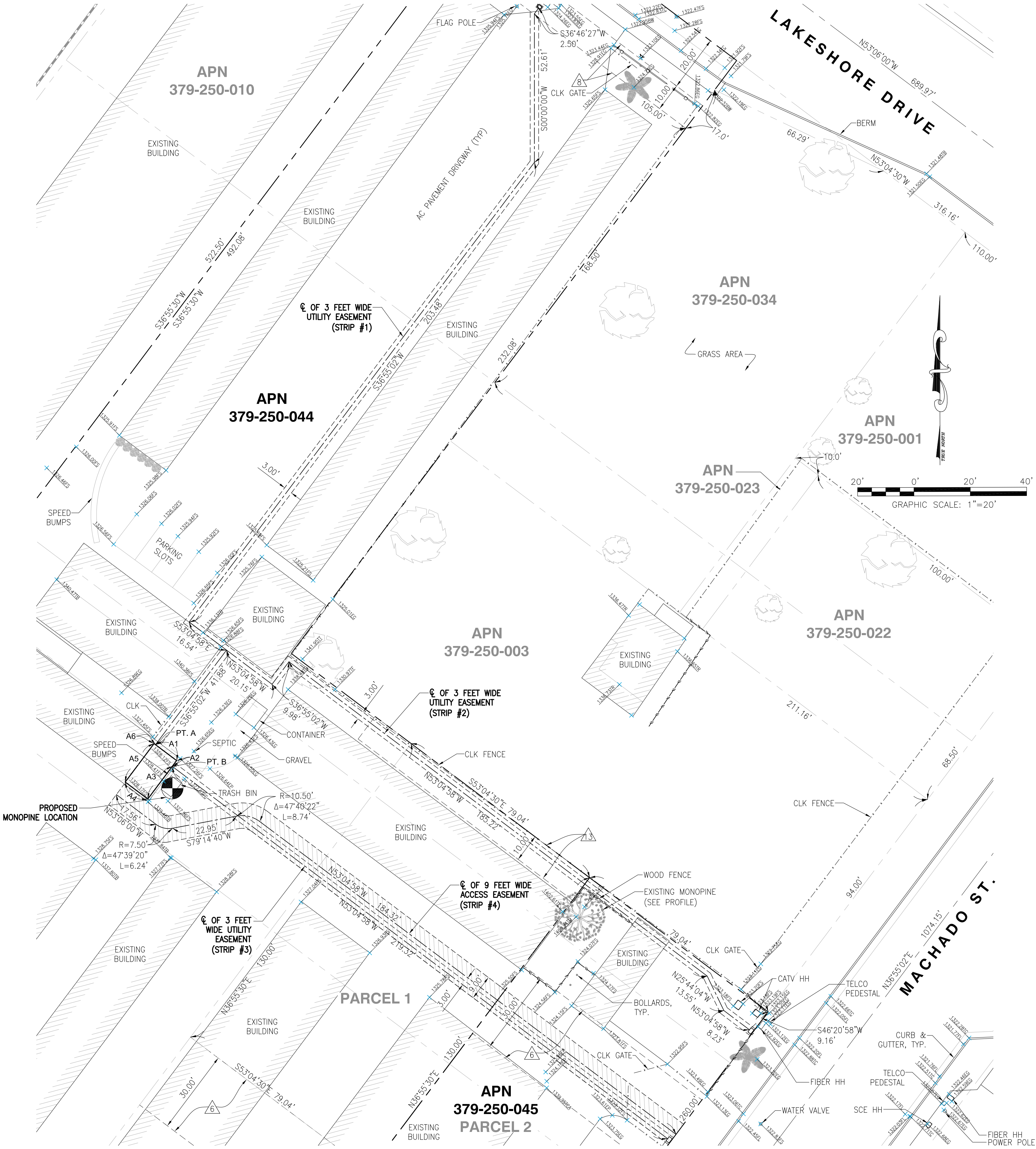
THENCE NORTH 35°44'58" EAST A DISTANCE OF 72.77 FEET TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 53°04'58" WEST A DISTANCE OF 184.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 10.50 FEET; THENCE NORTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 47°40'22" AN ARC DISTANCE OF 8.74 FEET; THENCE SOUTH 79°14'40" WEST A DISTANCE OF 22.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 7.50 FEET; THENCE SOUTHERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 47°39'20" AN ARC DISTANCE OF 6.24 FEET; THENCE NORTH 53°06'00" WEST A DISTANCE OF 17.56 TO THE POINT OF TERMINUS.

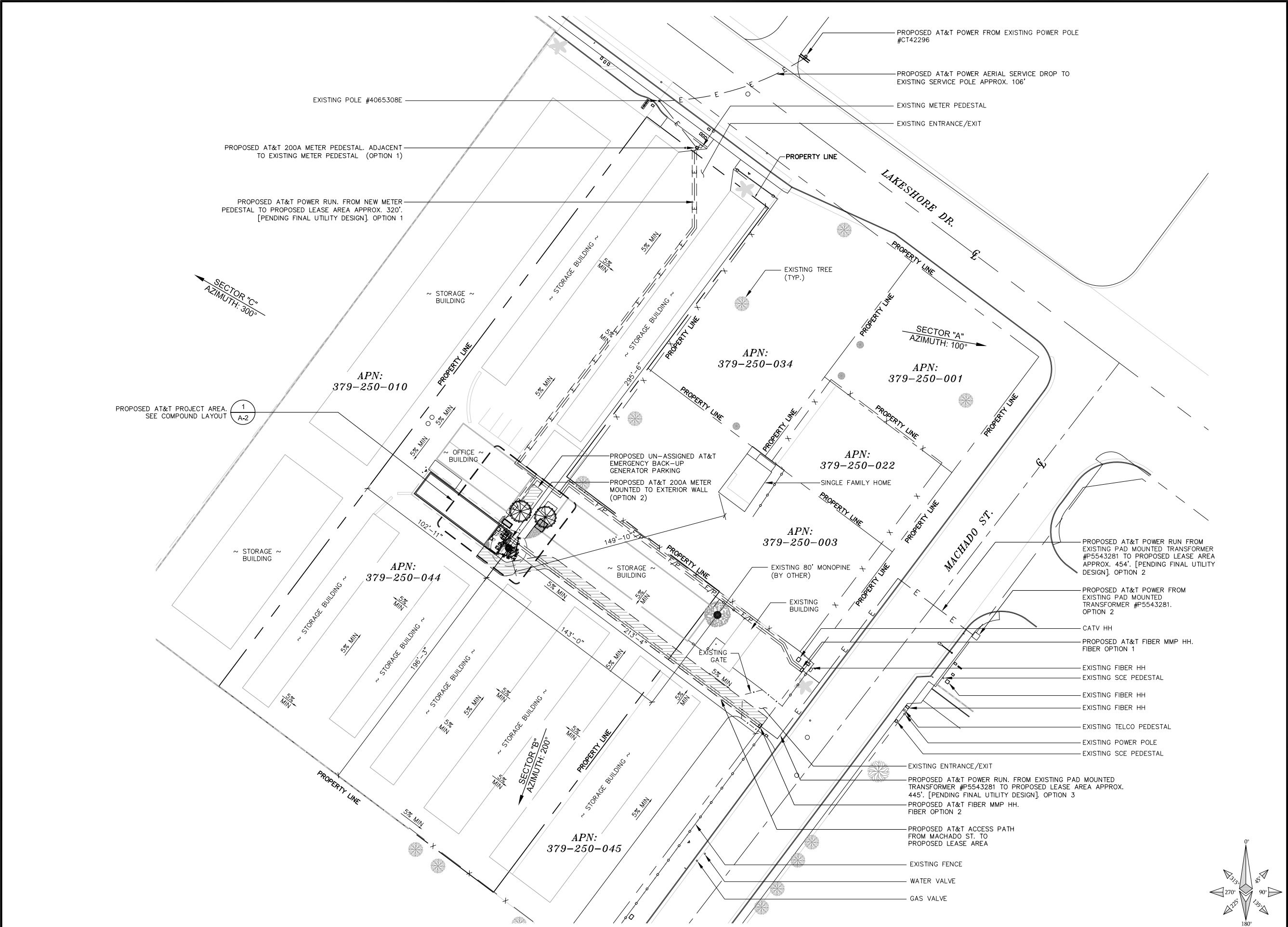
THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

LEASE AREA DESCRIPTION

BEGINNING AT HEREIN ABOVE DESCRIBED POINT 'A'; THENCE SOUTH 53°06'00" EAST A DISTANCE OF 9.36 FEET; THENCE SOUTH 36°54'00" WEST A DISTANCE OF 2.58 FEET TO POINT 'B';
THENCE SOUTH 36°54'00" WEST A DISTANCE OF 14.42 FEET;
THENCE NORTH 53°06'00" WEST A DISTANCE OF 10.00 FEET;
THENCE NORTH 36°54'00" EAST A DISTANCE OF 17.00 FEET;
THENCE SOUTH 53°06'00" EAST A DISTANCE OF 0.63 FEET;
TO THE POINT OF BEGINNING OF THE SAID PARCEL OF LAND CONTAINING 170.00 SQUARE FEET.

EQUIPMENT LEASE AREA		
NO.	BEARING	LENGTH
A1	S 53°06'00" E	9.36'
A2	S 36°54'00" W	2.58'
A3	S 36°54'00" W	14.42'
A4	N 53°06'00" W	10.00'
A5	N 36°54'00" E	17.00'
A6	S 53°06'00" E	0.63'





APPLICANT:

The NEW  at&t

1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

 **Eukon**
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: HT/AS/MAG/MP
CHECKED BY: CV/AG

REVISIONS:		
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSER:

PROJECT INFORMATION:

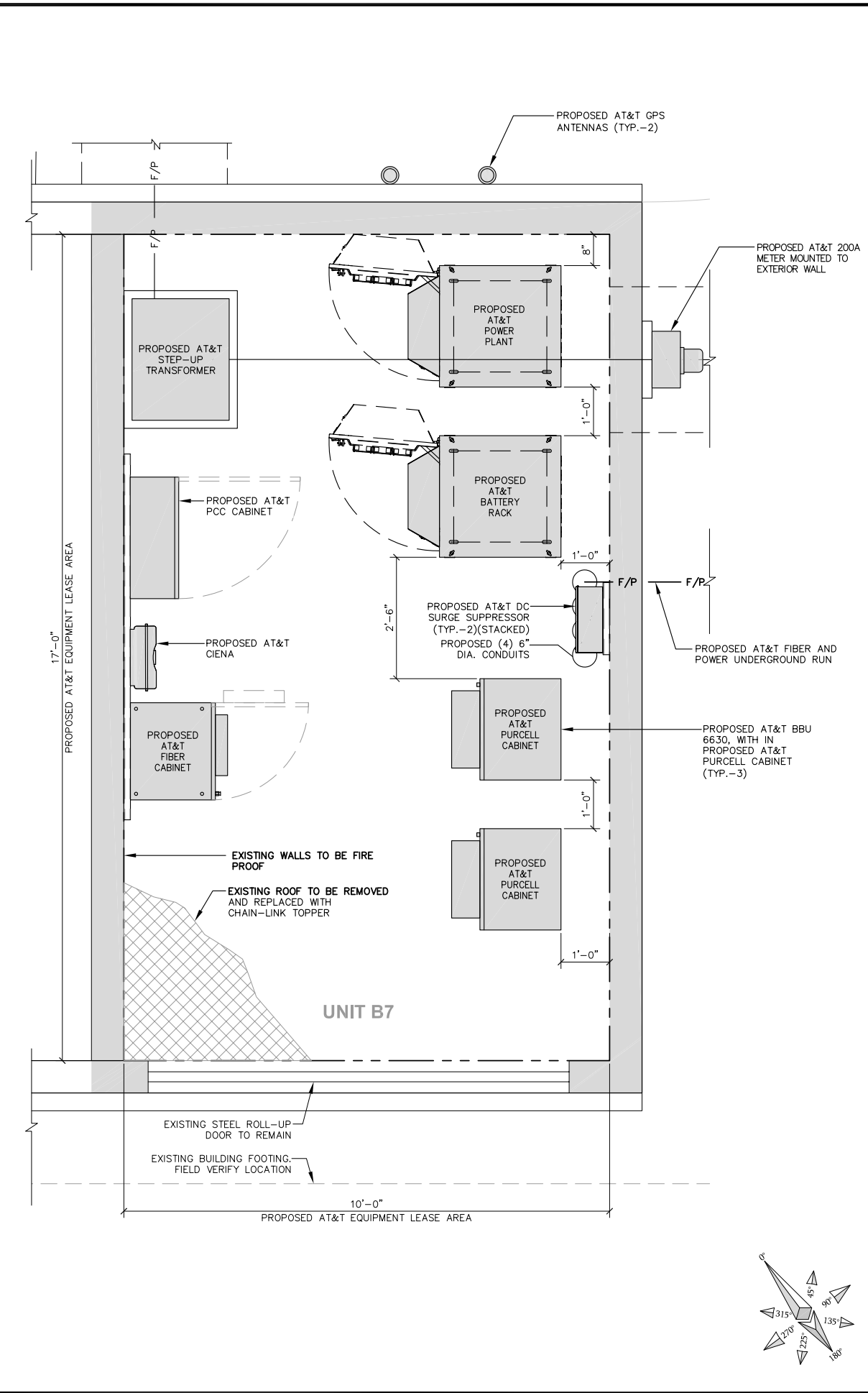
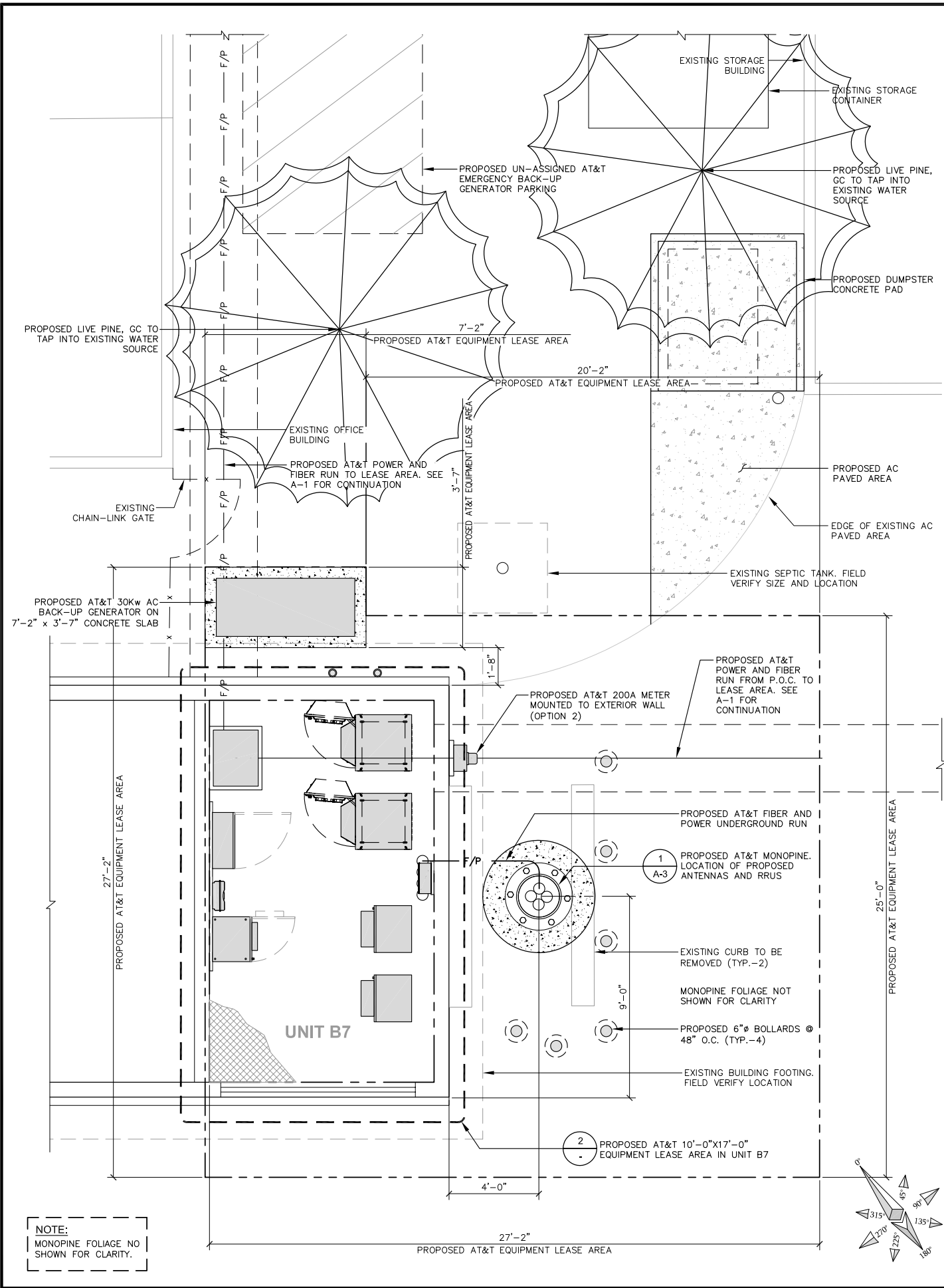
CSL00342
16401 LAKESHORE DR.
LAKE ELSINORE, CA 92530

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



APPLICANT:

The NEW  at&t

1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

 **Eukon**
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: HT/AS/MAG/MP
CHECKED BY: CV/AG

REVISIONS:		
REV	DATE	DESCRIPTION
2	07/27/19	MICROWAVE ADD
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LICENSER:

PROJECT INFORMATION:

CSL00342
16401 LAKESHORE DR.
LAKE ELSINORE, CA 92530

SHEET TITLE:

**ENLARGED SITE PLAN AND
PROPOSED EQUIPMENT
LAYOUT**

SHEET NUMBER:

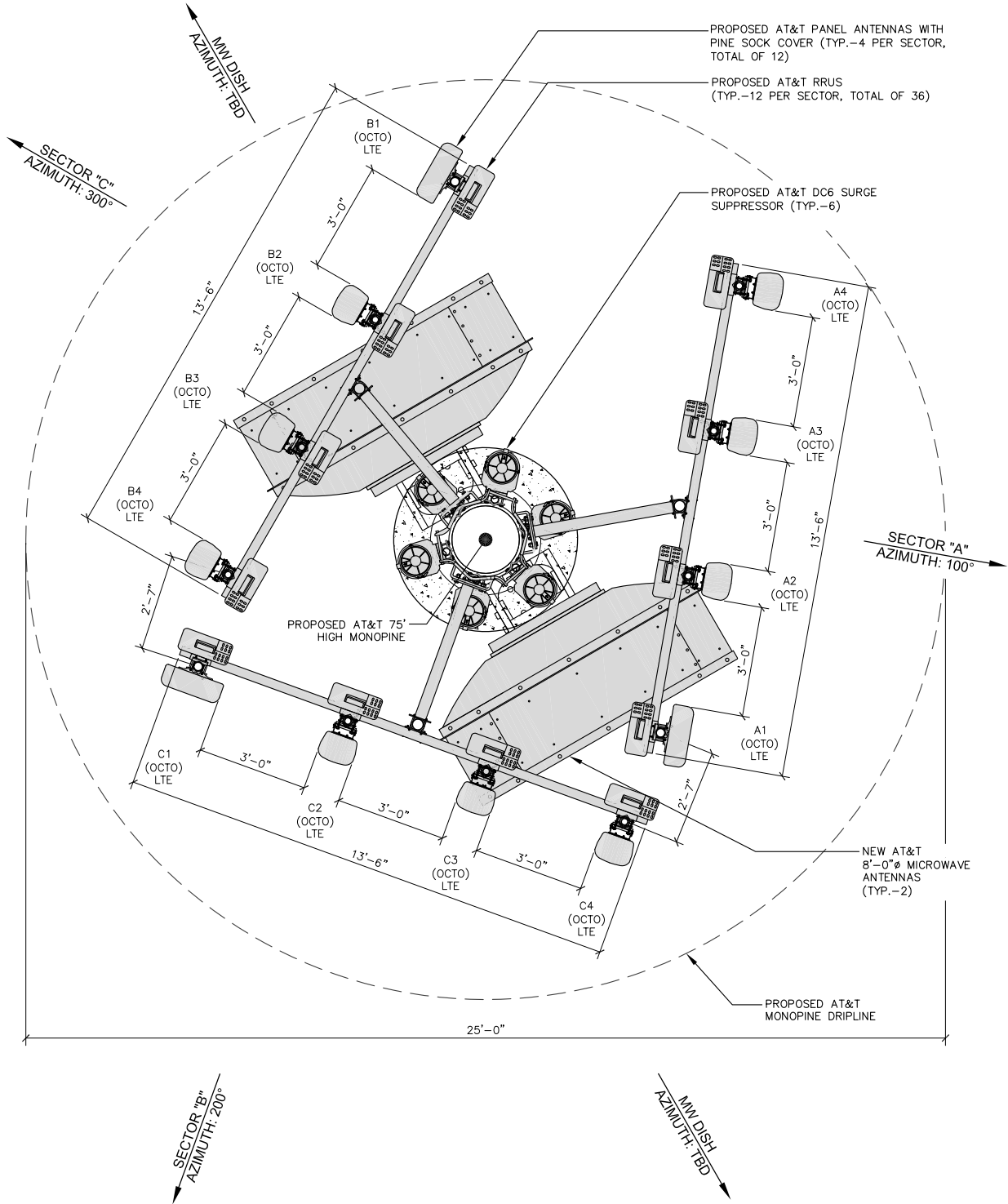
A-2

OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL		ANTENNA AZIMUTH	RAD CENTER		TRANSMISSION CABLE	
	PROP	PROPOSED	ANTENNA SIZE	PROP	PROP		LENGTH	PART NUMBER
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A2	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A3	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B2	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B3	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C2	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C3	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

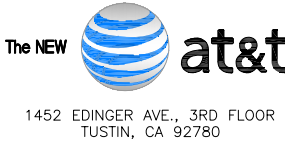
NOTE:
MONOPINE FOLIAGE NOT SHOWN FOR CLARITY.



REMOTE RADIO UNITS						
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
BETA SECTOR	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-RM	3	MOUNTED ON NEW LTE EQUIPMENT RACK
	RAYCAP	DC6-48-60-18-8F	6	MOUNTED ON NEW MONOPINE

APPLICANT:



ENGINEER:



DRAWN BY: HT/AS/MAG/MP
CHECKED BY: CV/AG

REVISIONS:

REV	DATE	DESCRIPTION
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
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LICENSER:

PROJECT INFORMATION:

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16401 LAKESHORE DR.
LAKE ELSINORE, CA 92530

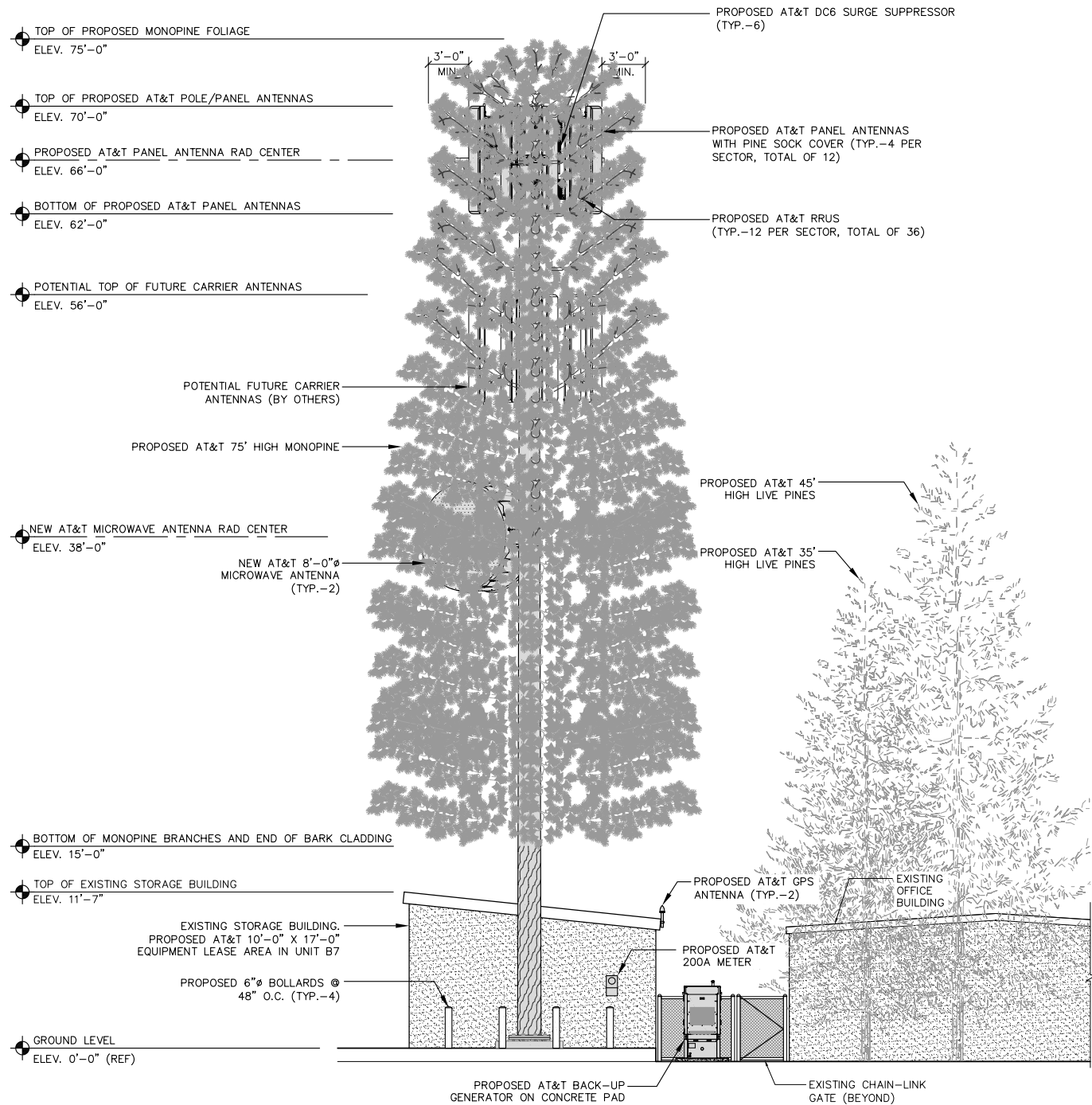
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ANTENNA AND RRU
SCHEDULE &
ANTENNA LAYOUT

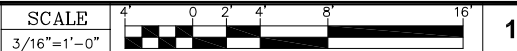
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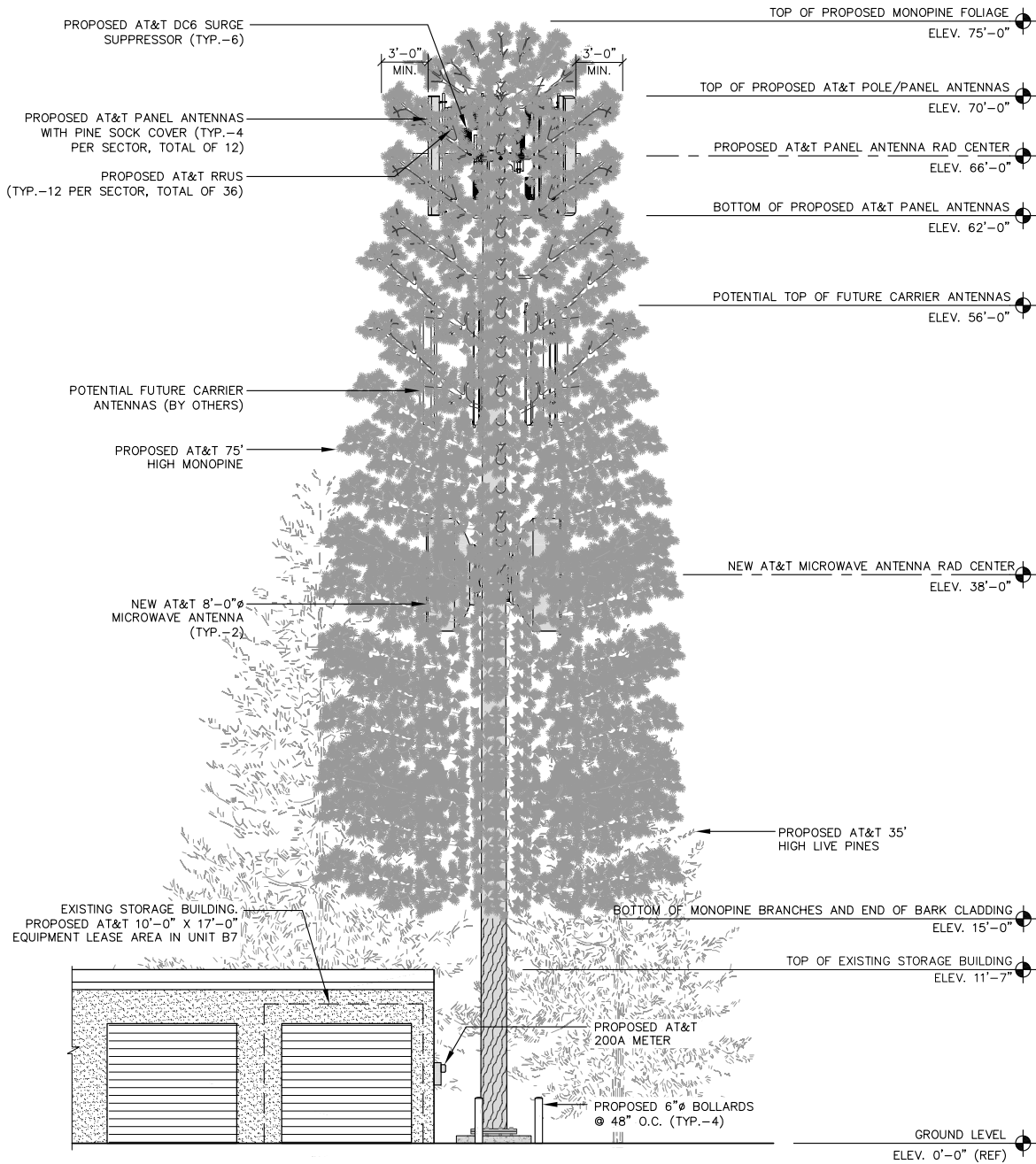
NOTES:
1. CONCEPTUAL DESIGN.
2. PER SECTION 17.186.040.D OF THE MUNICIPAL CODE, MAXIMUM PERMITTED INCREASE AS AUTHORIZED BY THE SPECTRUM ACT, USING THE PROPOSED PROJECT BASELINE HEIGHT OF 60 FEET, QUALIFIES FOR THE INCREASE OF ONE ADDITIONAL ANTENNA ARRAY WITH SEPARATION FROM THE EXISTING ANTENNAS NOT TO EXCEED 20 FEET, FOR A MAXIMUM ALLOWED HEIGHT OF 80 FEET.
3. MONOPINE BRANCHES TO BE SPACED AT MINIMUM 3 BRANCHES PER FOOT.
4. POLE DESIGN TO ACCOMMODATE FUTURE COLOCATION.



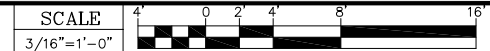
PROPOSED SOUTHEAST ELEVATION



1

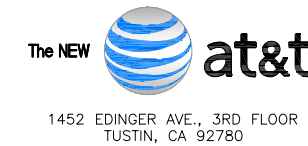


PROPOSED SOUTHWEST ELEVATION



2

APPLICANT:



ENGINEER:



DRAWN BY: HT/AS/MAG/MP
CHECKED BY: CV/AG

REVISIONS:

REV	DATE	DESCRIPTION
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING

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LAKE ELSINORE, CA 92530

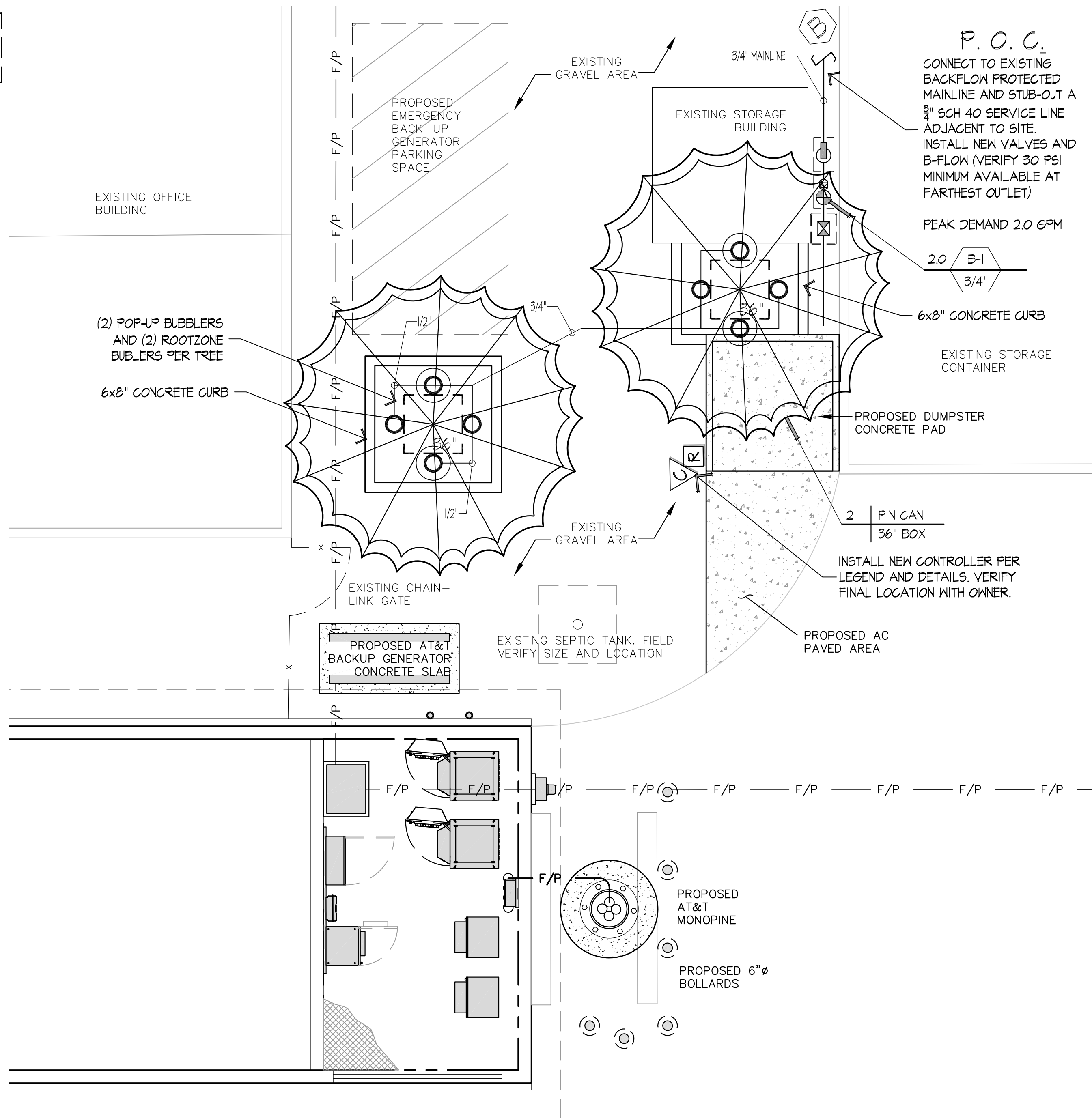
SHEET TITLE:

PROPOSED SOUTHEAST
AND SOUTHWEST
ELEVATION

SHEET NUMBER:

A-4

NOTE:
MONOPINE FOLIAGE NOT
SHOWN FOR CLARITY.



NOTES FOR MODIFYING EXISTING SYSTEMS

THIS PROJECT IS A MODIFICATION OF AN EXISTING SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE CONDITIONS AND EQUIPMENT RELATED TO THIS SYSTEM. THIS VERIFICATION SHALL INCLUDE, BUT IS NOT LIMITED TO: THE EXISTING PRESSURE AND FLOW AVAILABLE, THE MAINLINE SIZE AND LOCATION, THE EXISTENCE, LOCATION AND FUNCTION OF VALVES, MASTER VALVES, BACKFLOW AND CONTROLLER. CONTRACTOR SHALL NOTIFY THE O.A.R. (OWNER'S AUTHORIZED REPRESENTATIVE) IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN THE FIELD VERIFICATION AND THE DRAWINGS.

WATER MUST BE PROVIDED TO ALL PLANT MATERIAL DURING AND AFTER CONSTRUCTION. THE TIMING AND AMOUNT OF WATER APPLIED SHALL MAINTAIN THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION.

THE CONTRACTOR SHALL CUT, CAP AND/OR DIVERT IRRIGATION LINES PRIOR TO ANY SITE DEMOLITION OR EXCAVATION IN ORDER TO PRESERVE WATERING TO THE REMAINING SITE AREAS DURING AND AFTER CONSTRUCTION.

THE CONTRACTOR SHALL ADD NEW HEADS TO MATCH THE EXISTING SYSTEM AND ADJUST/RELOCATE EXISTING SPRINKLER HEADS TO ACCOMMODATE THE PROPOSED INSTALLATION AND INSURE 100% COVERAGE OF THE EXISTING AND NEW PLANTINGS. NEW HEADS MAY BE ADDED IN ONE OF THE FOLLOWING MAYS.

(A) CONNECT TO AN EXISTING LATERAL LINE* PROVIDING SIMILAR WATERING REQUIREMENTS AS THE PLANT MATERIAL. PROPOSED AND ADD NEW HEADS TO MATCH THE EXISTING HEADS, OR THE HEADS THAT HAVE BEEN REMOVED.

(B) CONNECT TO THE PRESSURE MAINLINE* OF THE EXISTING IRRIGATION SYSTEM AFTER THE EXISTING BACKFLOW DEVICE AND RUN A CONTROL WIRE FROM THE EXISTING CONTROLLER TO THE NEW VALVE(S). ONLY POSSIBLE IF THERE ARE AVAILABLE STATION(S) ON THE EXISTING CONTROLLER OR THE CONTROLLER'S AVAILABLE STATIONS CAN BE INCREASED (UPGRADED).

(C) CONNECT TO THE EXISTING IRRIGATION WATER SOURCE* OR MAINLINE* AND PROVIDE A NEW BACKFLOW DEVICE AND AUTOMATIC CONTROLLER TO CONTROL THE VALVES.

*DO NOT EXCEED THE MAXIMUM GALLONS PER MINUTE AN EXISTING PIPE CAN PROVIDE (FLOW VELOCITY SHALL NOT BE GREATER THAN 5 FEET PER SECOND).

THE CONTRACTOR SHALL VERIFY IF THE EXISTING SYSTEM USES A MASTER VALVE - ANY NEW VALVES MUST BE CONNECTED BY WIRE TO THE MASTER VALVE AND CONTROLLER.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION OPERATIONS.

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMICAL SOILS TEST FOR FERTILITY AND TO DETERMINE DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

CONTRACTOR SHALL CAP, DIVERT AND/OR ADJUST ANY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW PLANTINGS. ENOUGH WATER MUST BE APPLIED TO THE EXISTING PLANTINGS DURING AND AFTER CONSTRUCTION OPERATIONS TO INSURE PLANT SURVIVAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND REGULATING SOIL MOISTURE CONTENT AND DRAINAGE UNTIL THE END OF CONTRACTED MAINTENANCE RESPONSIBILITY.

GENERAL WATERING GUIDELINE AS FOLLOWS:
WARM WEATHER- FILL BASIN 2X/ WEEK
COOL WEATHER- FILL BASIN 1X/ WEEK

CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOTBALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGHOUT THE SOIL PROFILE. THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER- EVER. ADJUST WATERING SCHEDULE BASED UPON RESULTS

PLANTING LEGEND

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH1	MATURE 1/20YRS. L-HX	MAINTAIN TO HX	COLS IV REG-RTG
	PIN CAN	PINUS CANARIENSIS CANARY ISLAND PINE	ONLY PRUNE TO REMOVE DEFECTS	48" box	2	MNO L-2	50'x25'	SAME	4-L

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	REMARKS	DETAIL
	NIBCO 1580A BALL VALVE (LINE SIZE)		E L-2
	RAIN BIRD XGZ-FRB SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL LOW FLOW DVF VALVES AND PRESSURE REGULATING FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		J L-2
	FEBCO MODEL 710/715 BRASS ATMOSPHERIC BACKFLOW PREVENTER. INSTALL PER CODE ABOVE HIGHEST OUTLET -USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE.		H L-2
	RAINBIRD ESP-4-5HT6 4 STATION CONTROLLER (EXPANDABLE TO 22 STATIONS) IN WALL MOUNT BOX PROVIDE AND INSTALL WEATHER SENSOR PER MANUFACTURER. SENSOR TO HAVE CLEAR VIEW OF SKY		DE L-2
	IRROMETER MOISTURE SENSORS-INSTALL A PAIR AT EACH HYDROZONE AT DRIEST REPRESENTATIVE AREA. SPLICE WIRING INSIDE 6" ROUND LOCKING VALVE BOX LOCATED NO MORE THAN 2'-3' FROM SENSORS. PLACE SENSORS WITHIN "ACTIVE" ROOT ZONE. PLACE AND INSTALL PER MANUFACTURER'S RECOMMENDATION.		F L-2
	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)		A L-2
	PVC WATER PIPE CL. 200 (MAINLINE 1-1/2" AND SMALLER)		A L-2
	PVC WATER PIPE CL. 200 (3/4"-1-1/2" (LATERALS)		A L-2
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		B/C L-2

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE- GPM	PSI	RADIUS	PRECIP RATE	DETAIL
	2" POP-UP BUBBLERS HUNTER PROS-2-CV WITH PCN-25 BUBBLER	25	30	---	---	K L-2
	HUNTER ROOT ZONE WATERING SYSTEM HUNTER RZMS WITH RCB-25 FIXED BUBBLER (DEPTH PER ROOTBALL)	25	30	---	---	J L-2
	ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD SAMs, HUNTER HCV 50M-50F OR VALCON V5000 SERIES.					
	ALL LATERAL LINES SHALL BE 3/4" SIZE VERIFY SIZES AND FULL FUNCTIONAL OPERATION OF EXISTING IRRIGATION SYSTEM COMPONENTS AT THE SITE, REPLACE NON-FUNCTIONING OR MISSING EQUIPMENT TO MATCH THE EXISTING OR PER THE LEGEND ABOVE.					

POINT OF CONNECTION AND CONTROLLER INSTALLATION

- (POC) POINT OF CONNECTION TO THE 3/4" POTABLE WATER METER PROVIDED AND INSTALLED BY OTHERS. VERIFY THE EXACT STUBOUT LOCATION PER THE DRAWINGS AND ACTUAL FIELD CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER AGENCY FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE TASK. THE CONTRACTOR SHALL RUN A 3/4" PVC SCH40 MAINLINE PIPE FROM THE P.O.C. STUBOUT TO THE GATE VALVE, REMOTE CONTROL VALVE THEN BACKFLOW PREVENTION DEVICE. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 2.0 GPM AT MINIMUM OPERATING PRESSURE OF 30.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.
- (CNTRL) PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER REPRESENTATIVE FOR ANY TESTING AND INSTALLATION CERTIFICATION.

APPLICANT:

The NEW at&t
1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

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DRAWN BY: HT/AS/MAG

CHECKED BY: CV

REVISIONS:

REV	DATE	DESCRIPTION
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A	01/28/19	90% ZONING DRAWING

LICENSER:



DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
p/(949)388-3369

PROJECT INFORMATION:

CSL00342
16401 LAKESHORE DR.
LAKE ELSINORE, CA 92530

SHEET TITLE:

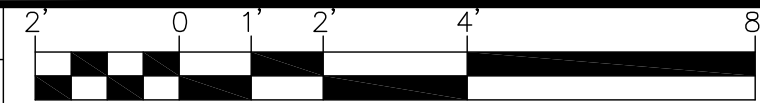
LANDSCAPE PLAN

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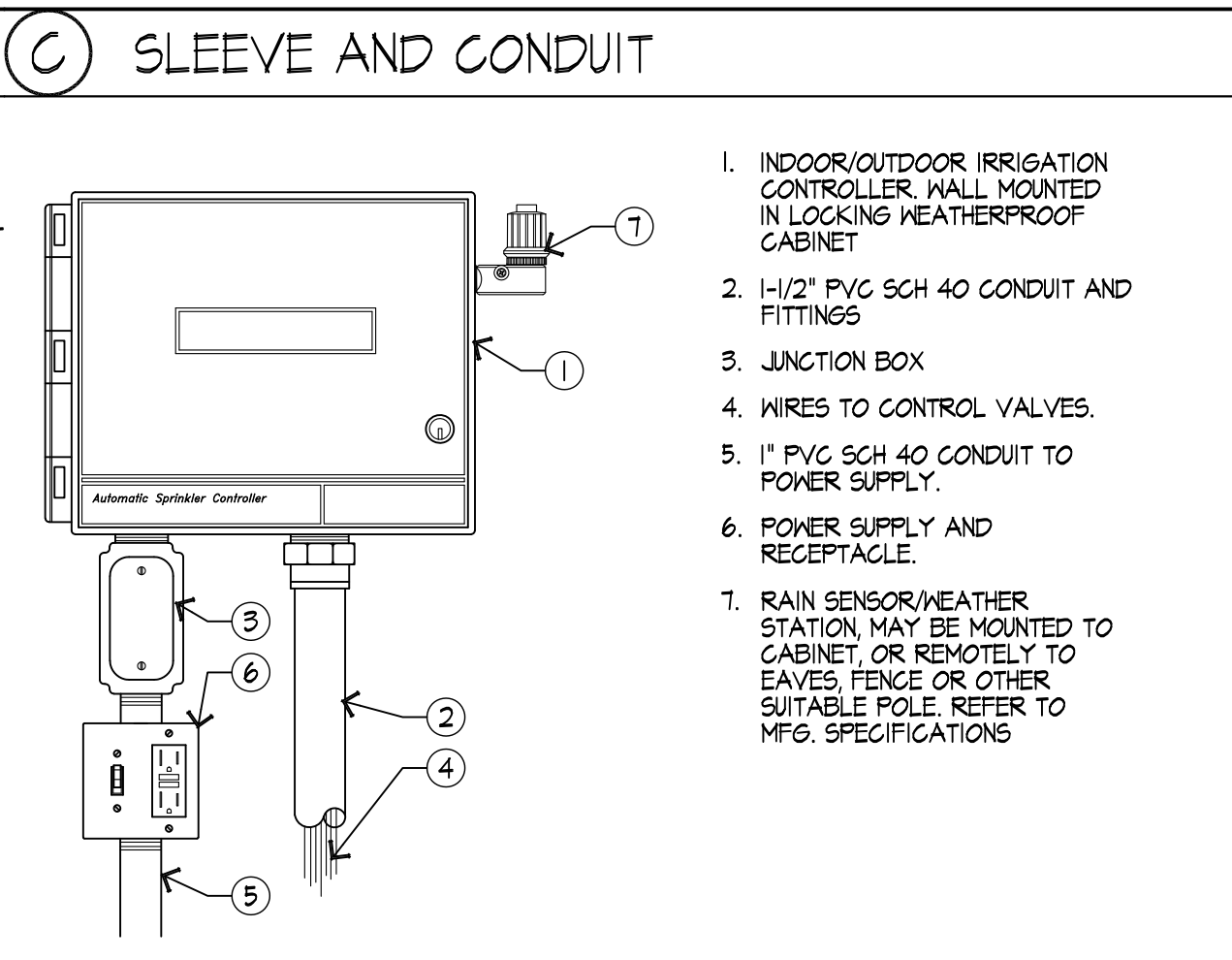
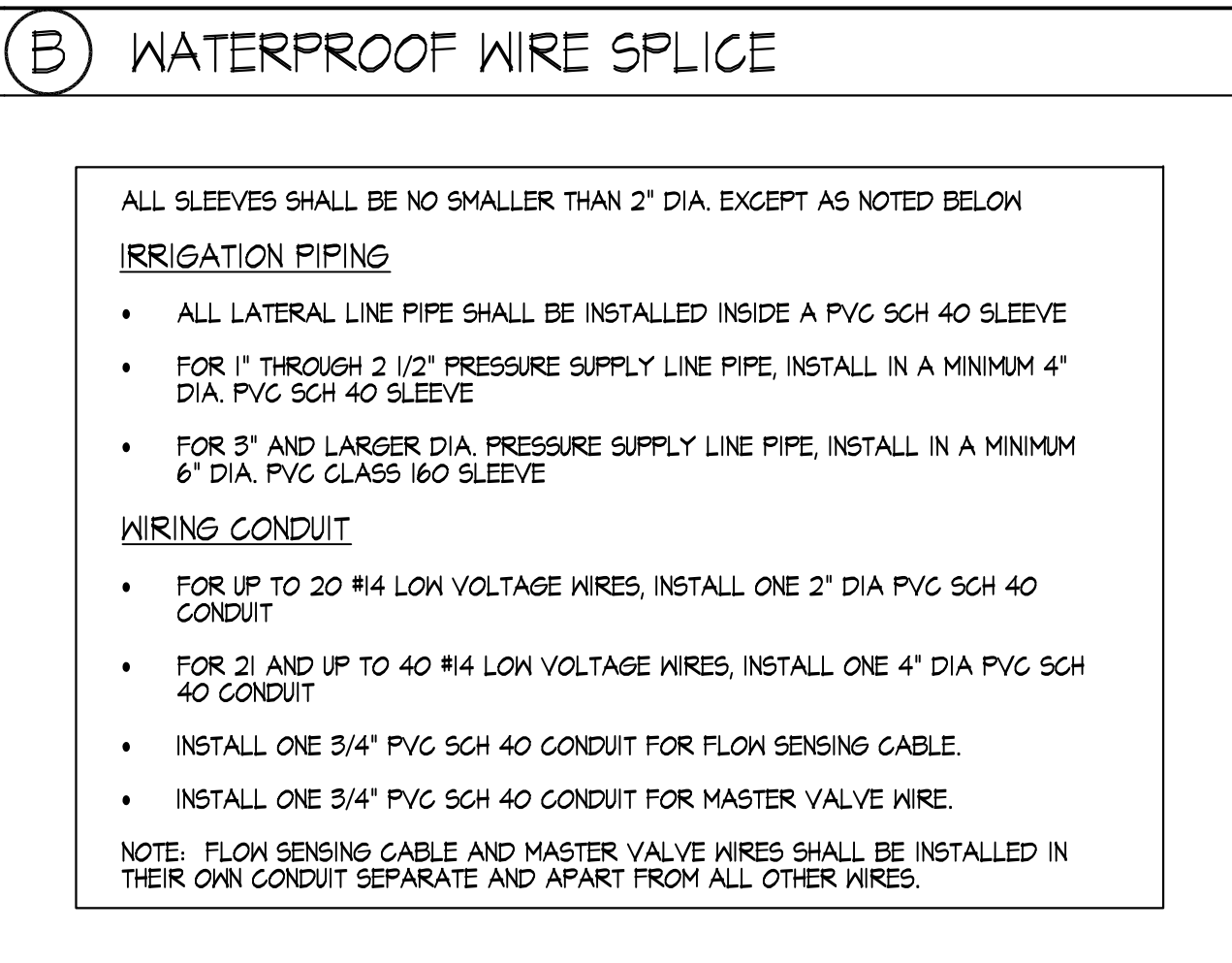
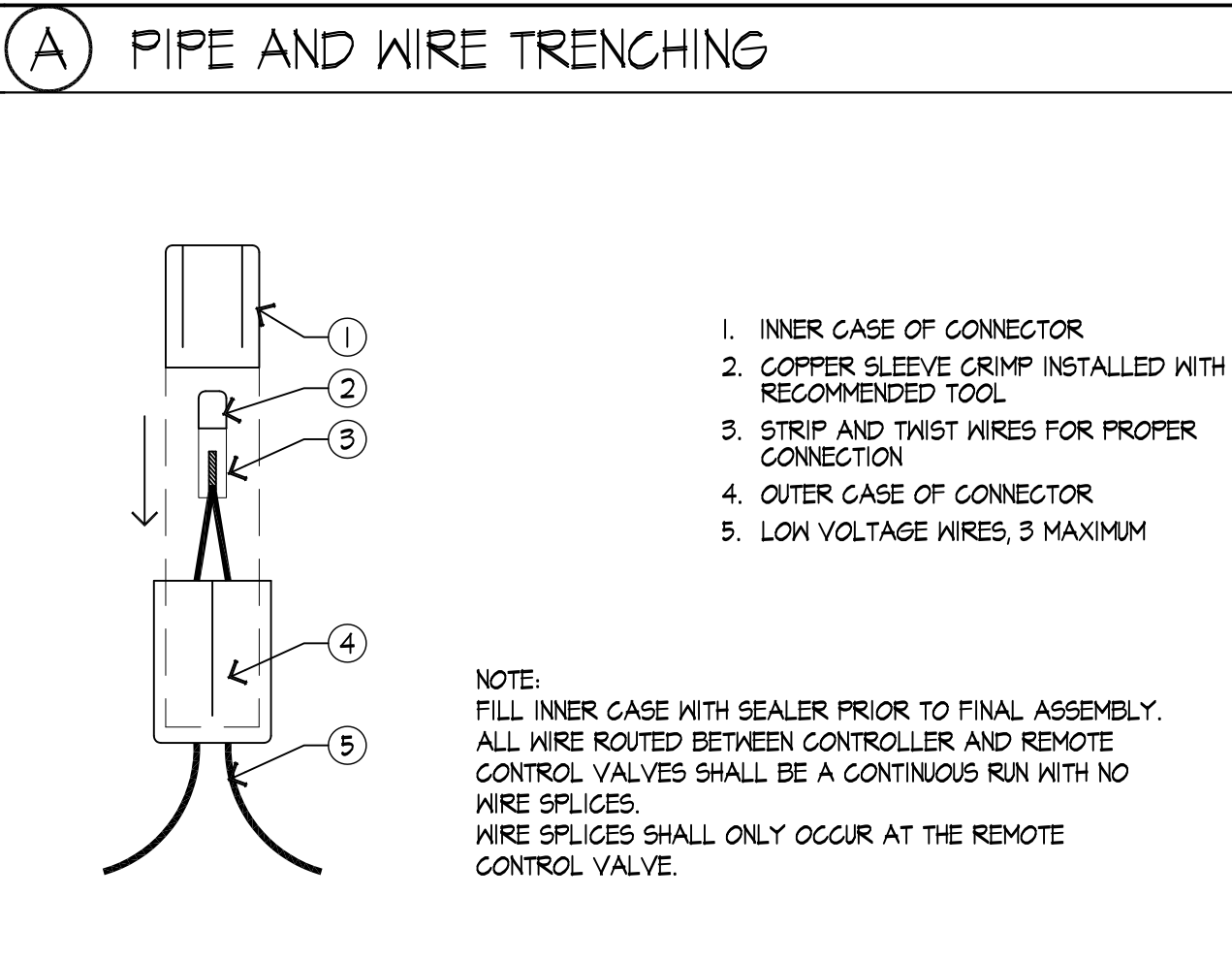
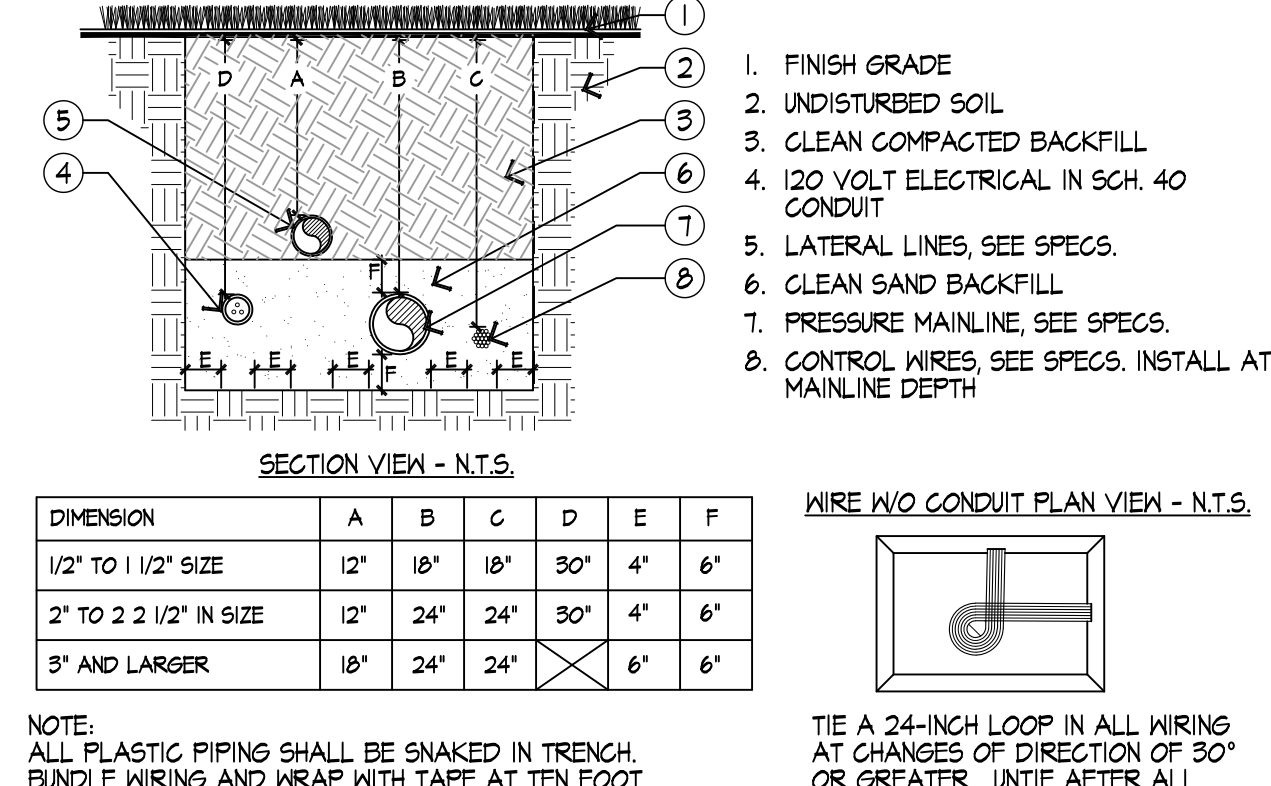
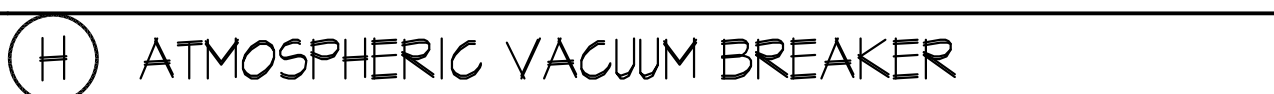
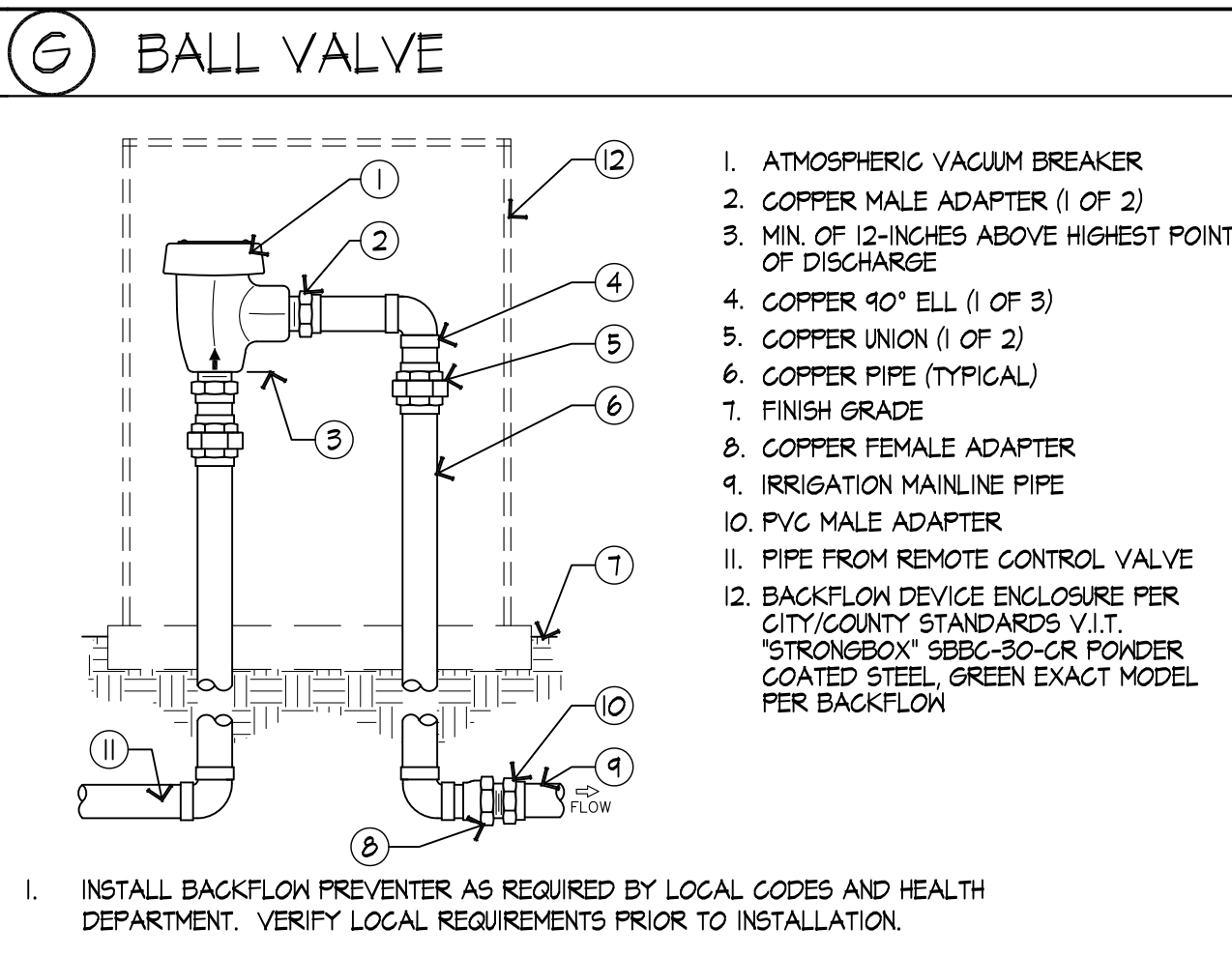
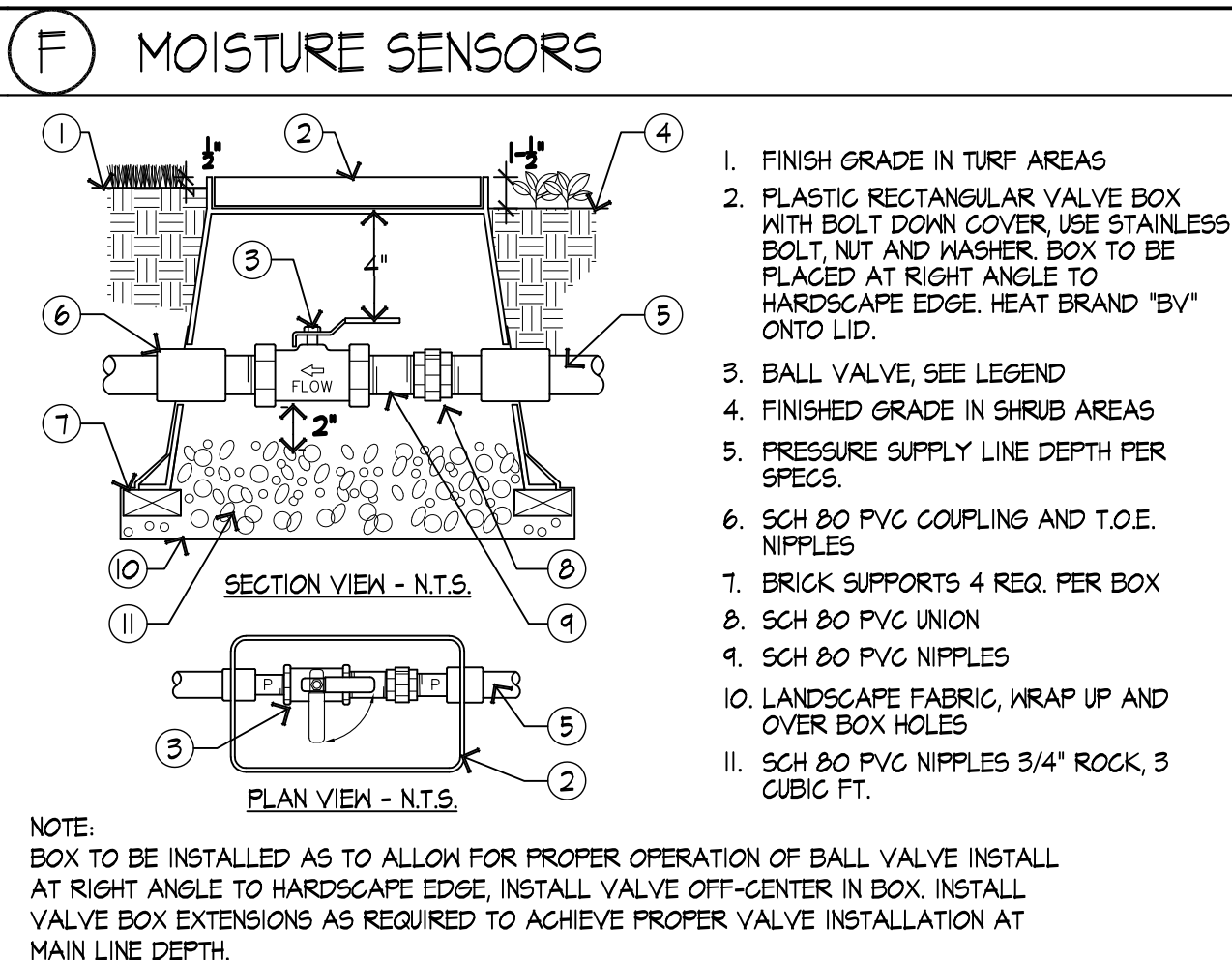
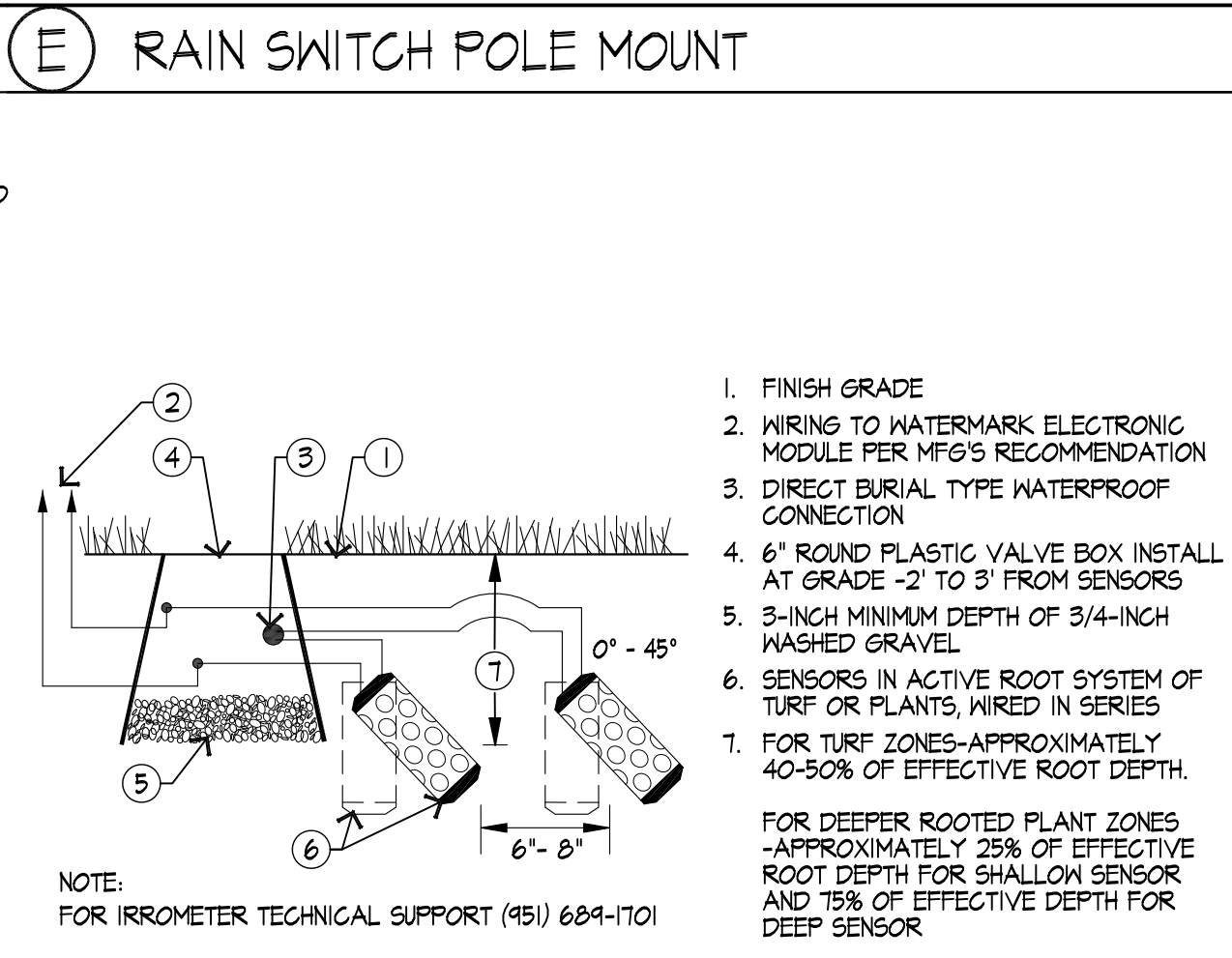
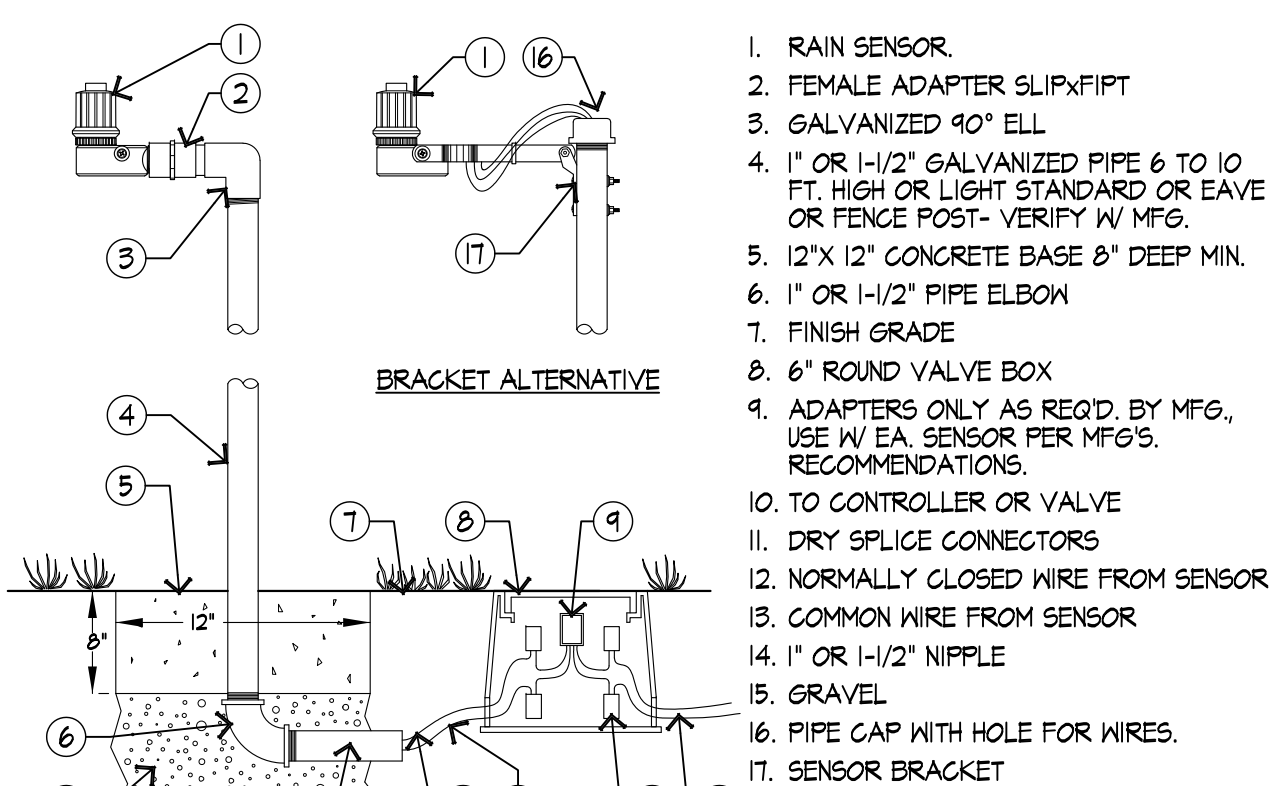
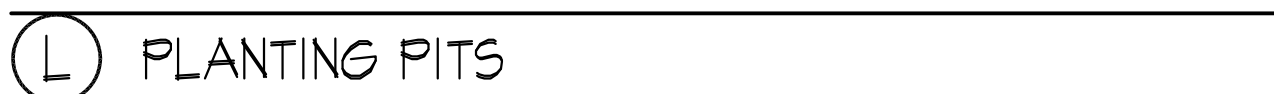
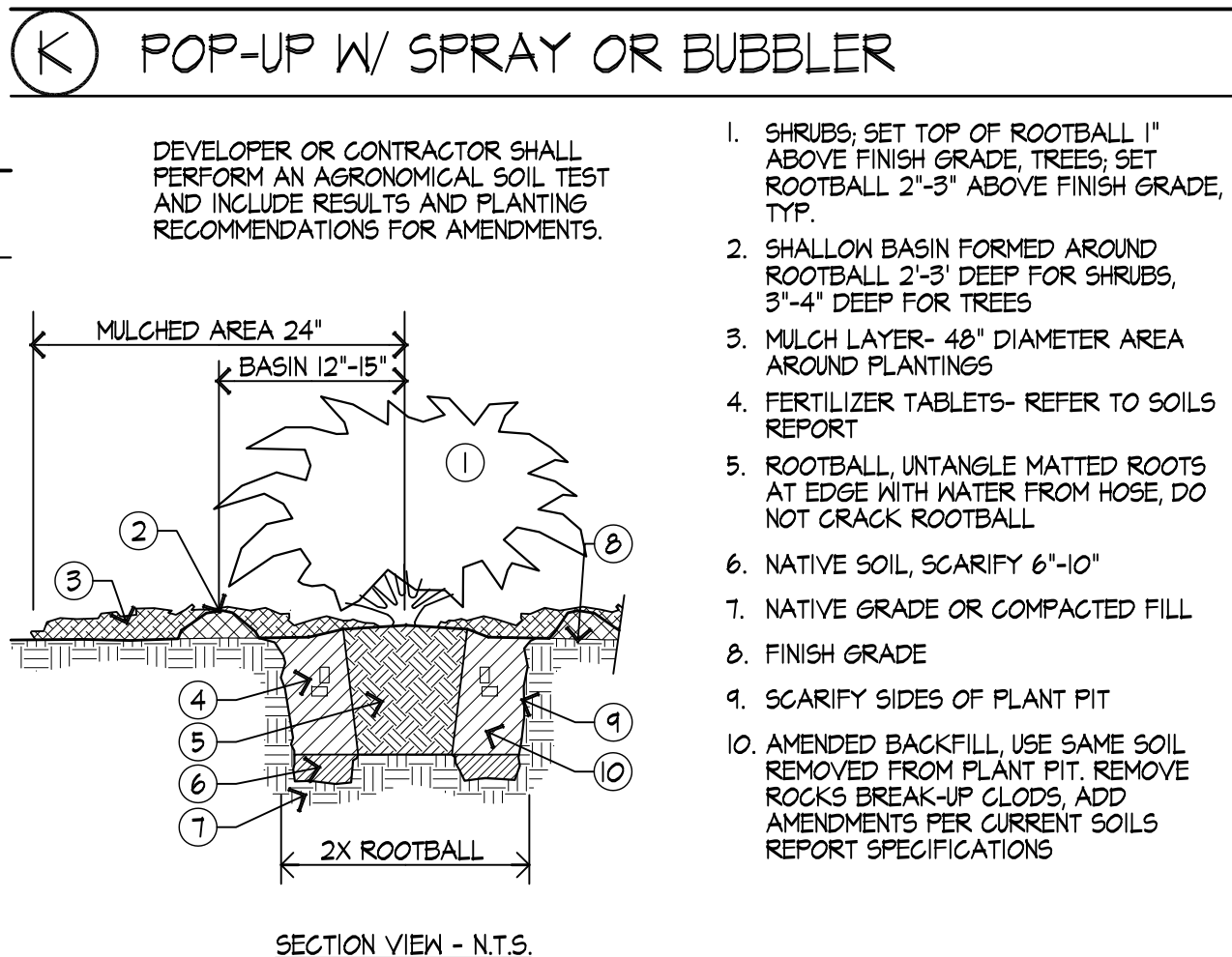
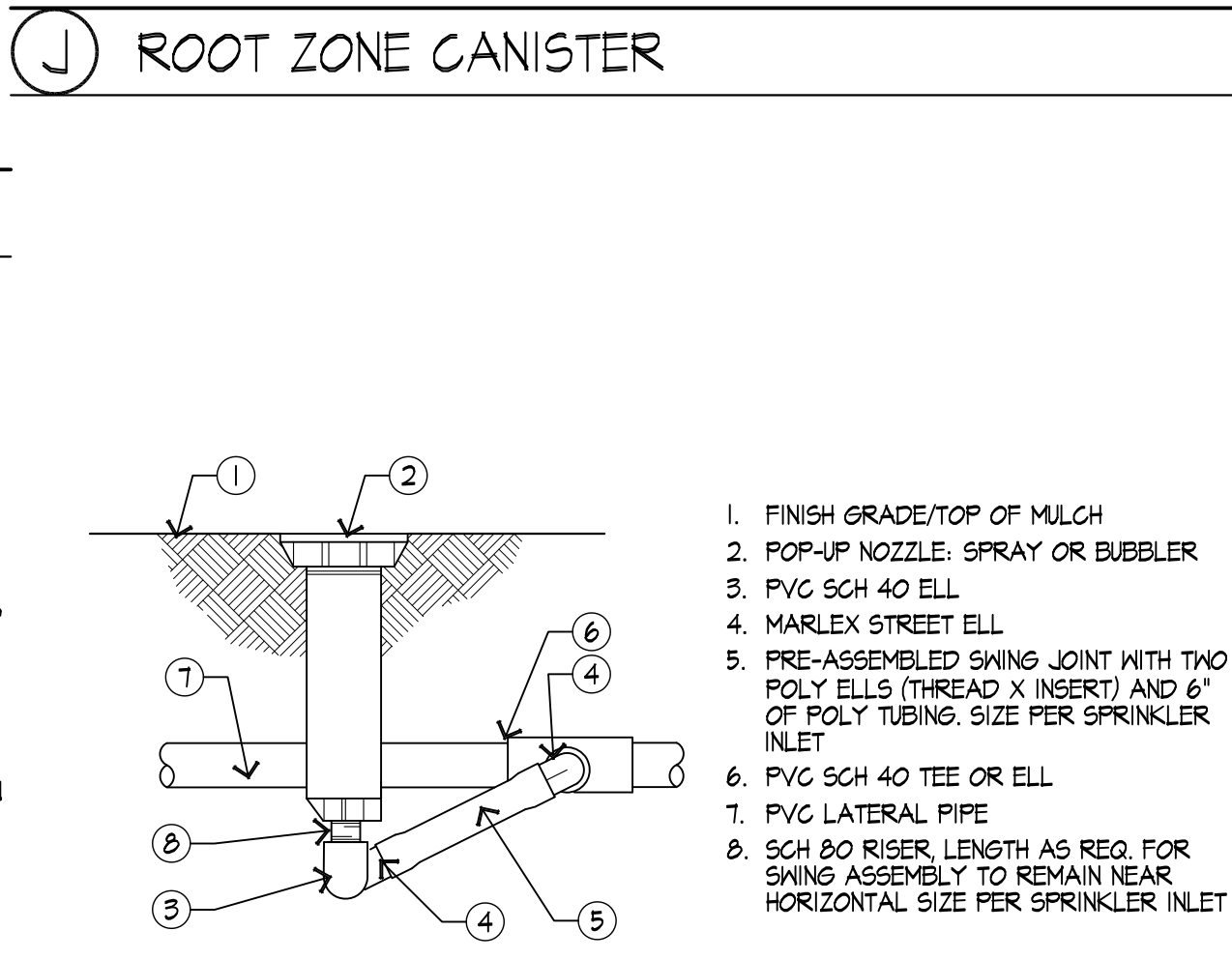
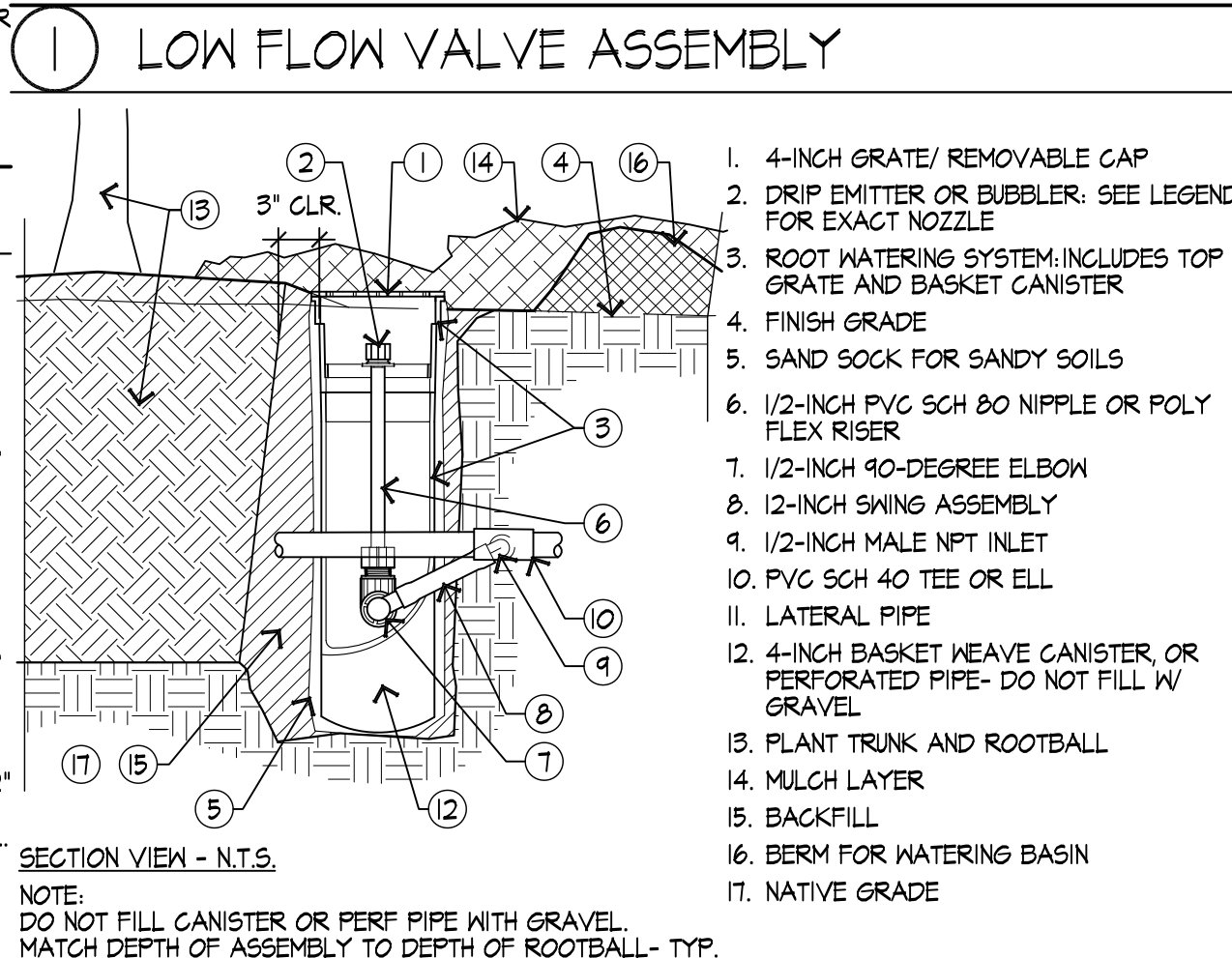
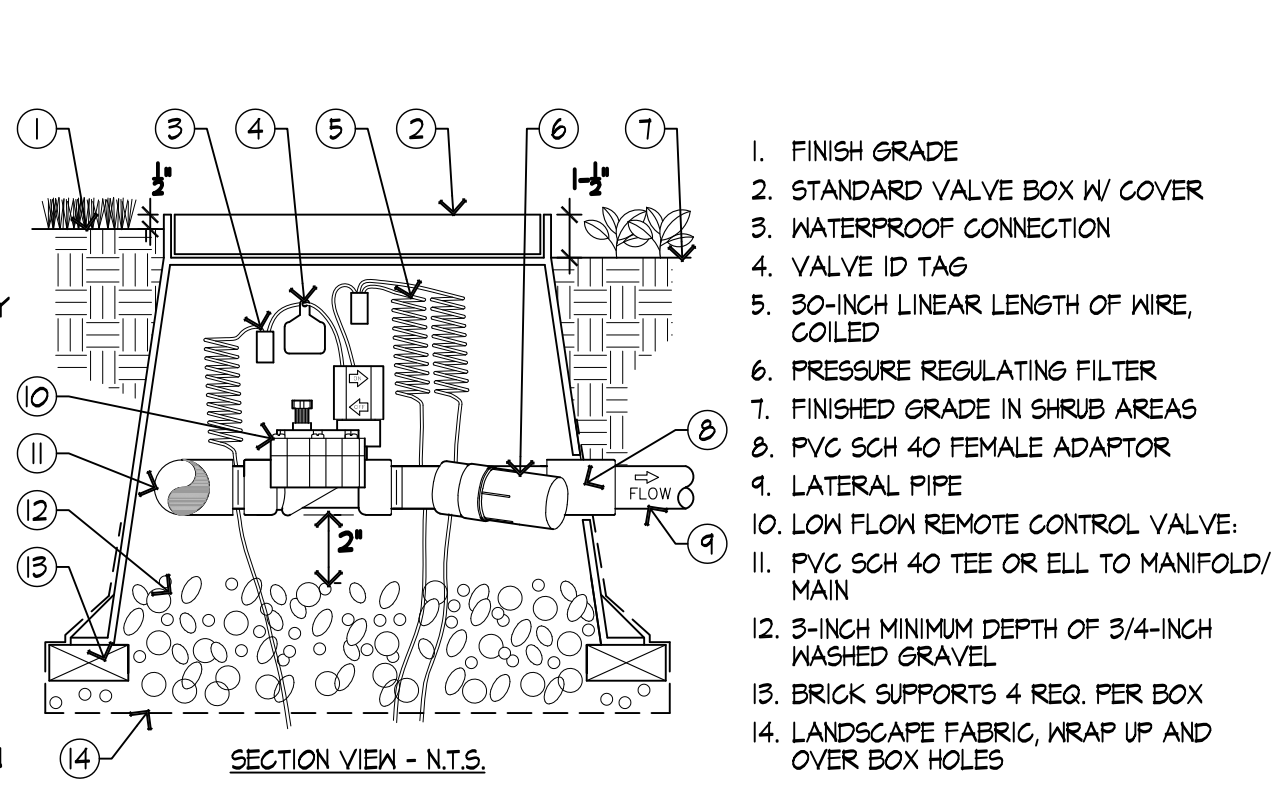
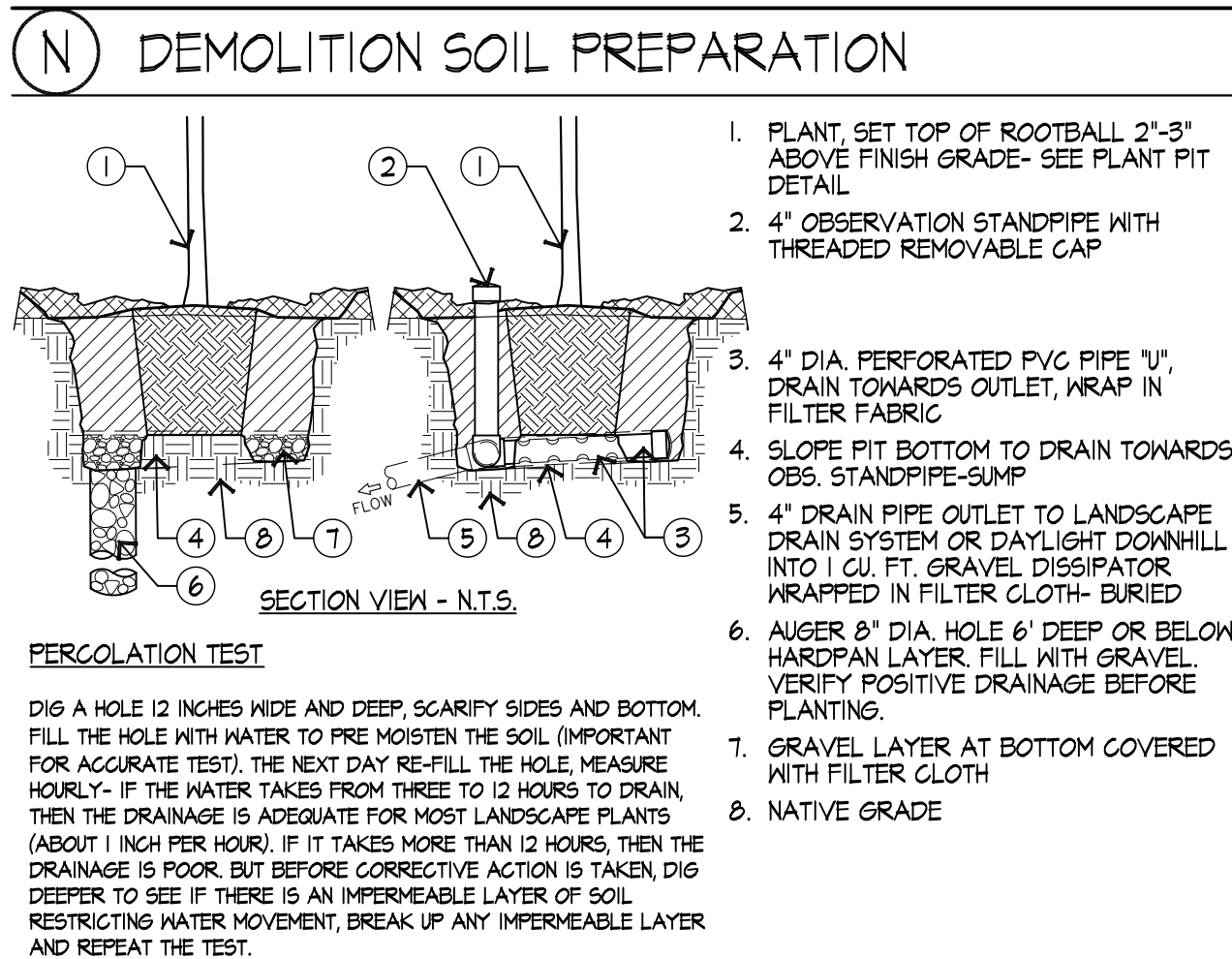
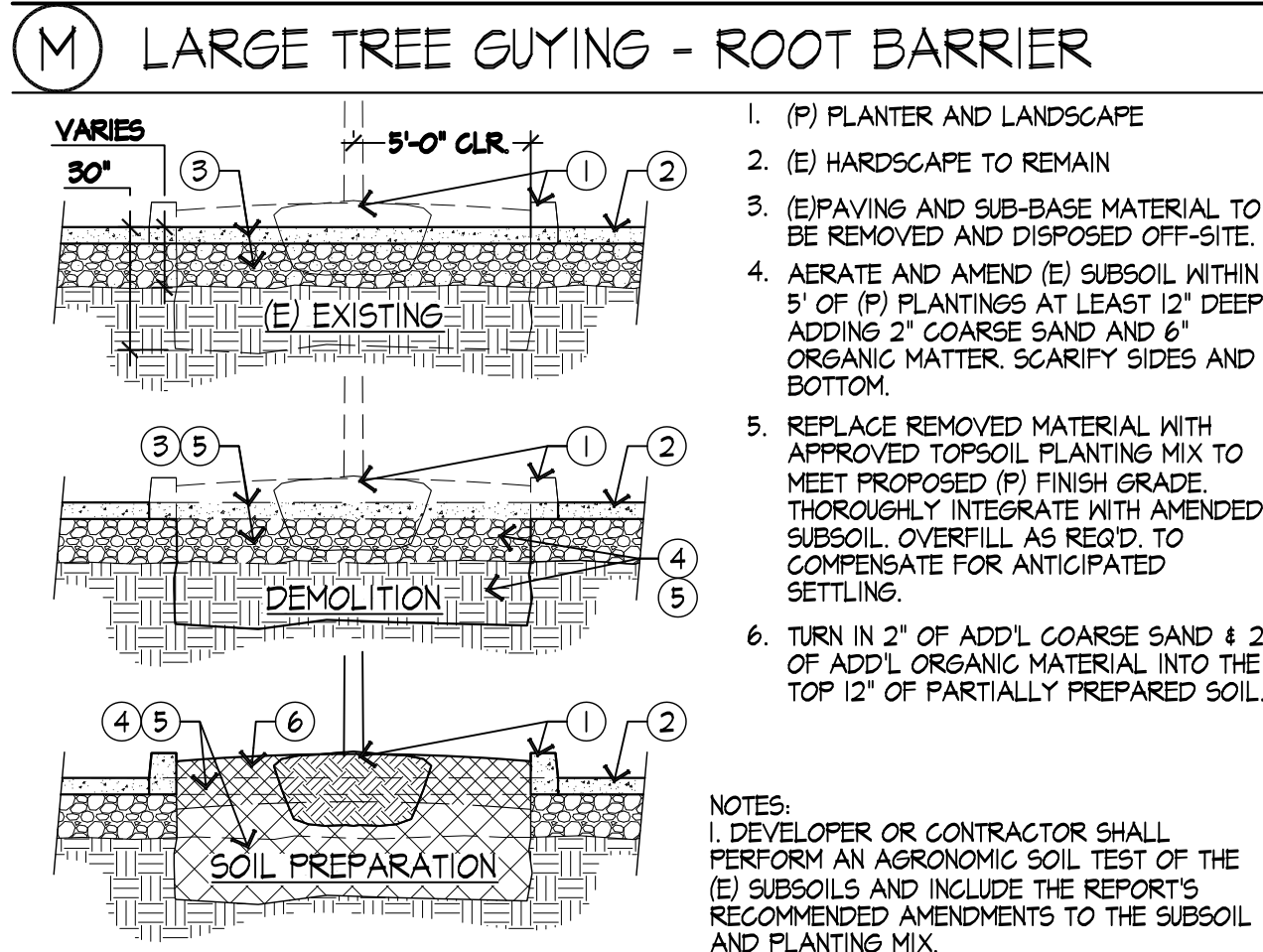
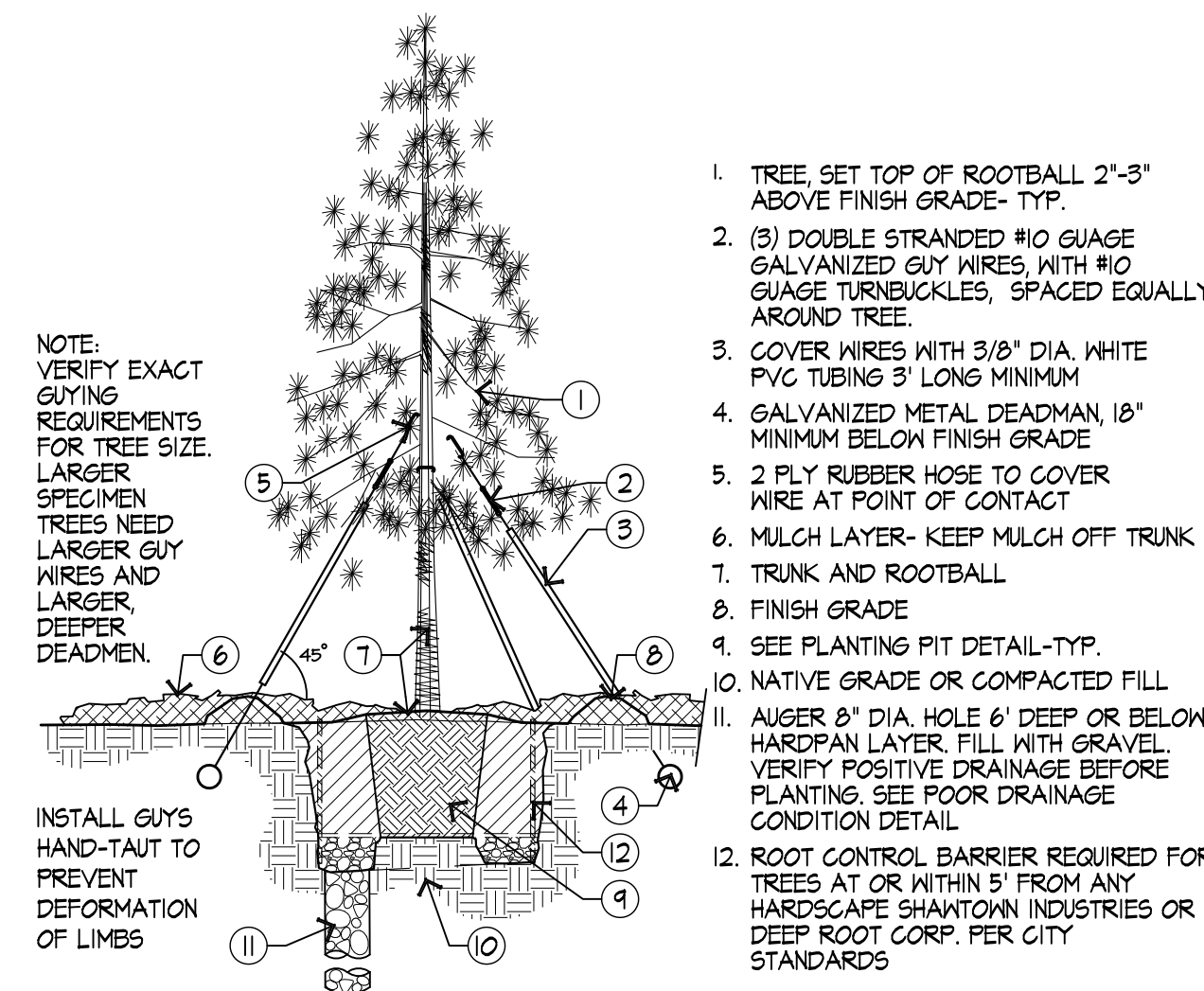
L-1

LANDSCAPE PLAN

SCALE
3/8"=1'-0"



1



APPLICANT:

The NEW at&t

1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

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REVISIONS:		
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSER:

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PROJECT INFORMATION:

CSL00342
16401 LAKESHORE DR.
LAKE ELSINORE, CA 92530

SHEET TITLE:

PLANTING DETAILS

SHEET NUMBER:

L-2

IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY. IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCING. THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION. THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCING. THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION. THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX. ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL, AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW". ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE THIRTEEN (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER. BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE 'BOXES' MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "GC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R. THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE. INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY. ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I. AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS). THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION. THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING: ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM. CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS. INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL, THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. CITY REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE CITY FOR THEIR KEEPING.

THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO RELEASE OF SECURITIES.

MAINTENANCE cont'd.

IV. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

STATE LAW REQUIRES THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY TO BE MAINTAINED AND OPERATED CONSISTENT WITH THE MAWA. MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER. ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA. THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL. CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY. SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT WILL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSEMPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R. SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:

- a. ORGANIC MATTER CONTENT
 - b. NPK
 - c. pH
 - d. EC
 - e. SOIL TEXTURE (SILT, CLAY, SAND)
 - f. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.
- THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNFORMALLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS 'GRO-POWER PLUS'
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM
PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGES OF SURFACE. GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE. CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION. EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES, TREE PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL SCARIFIED SIDES, TWICE (2x) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL. EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE. INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS; DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE. THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING. PER CUBIC YARD OF MIX, UNIFORMLY BLENDED:
SIX (6) PARTS BY VOLUME ON-SITE SOIL, OR NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS 'GRO-POWER PLUS'
TWENTY (20) POUNDS AGRICULTURAL GYPSUM
BACKFILL PIT HALFWAY THEN PLACE 'GRO-POWER' SEVEN (7) GRAM OR 'AGRICFORM' TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY. UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING. LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS. THE APPLICATION OF ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIALS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS UNLESS RECYCLED OR POST-CONSUMER MATERIALS ARE NOT LOCALLY AVAILABLE. AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS. UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE IN A TIMELY MANNER ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH 'NATURAL' DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

MAINTENANCE

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE. MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF VEGETATION. PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE. MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS. ALL LITTER AND TRASH INCLUDING NEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE. MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM. THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE. A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER. INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM. CHECK FOR LEAKS OR WET SPOTS. TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING. VISUALLY OBSERVE EACH SPRINKLER HEAD 1 NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION. A SOIL SAMPLING PROBE AND/OR A TENSIONMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE. CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY. AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT. CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SHININGS.

LOOK AT THE GENERAL HEALTH AND 'LOOK' OF THE PLANT MATERIAL. MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS) ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION. ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH. COORDINATE WITH THE IRRIGATION INSPECTION. ALL AREAS MUST BE KEPT WEED FREE. BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER. MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NEEDED. FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS. GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE. VINES SHALL BE KEPT 'PINNED' TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT. TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS, MAINTAIN A NATURAL APPEARANCE. SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT PRUNE PRUNE SHRUBS INTO ODD TOPIARY SHAPES. TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS. SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

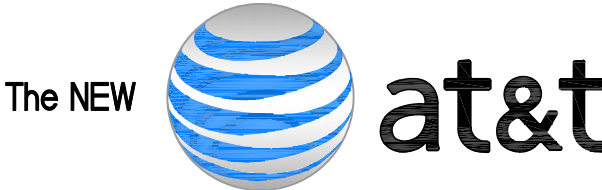
NOTES AND SPECIFICATIONS

SCALE

NONE

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