



**ATTACHMENT J**  
**PROJECT PLANS**

**APPROVED**  
Signed \_\_\_\_\_ Date \_\_\_\_\_



**at&t**



**MD7**

MD7, LLC  
10590 West Ocean Air Dr., Suite 300  
San Diego, CA 92130  
858-964-7439

# TWIN OAKS SOUTH

NS0343

ENTITLEMENT RENEWAL

FA: 10090864

2080 GOLDEN EAGLE TRAIL

SAN MARCOS, CA 92078

AHJ APPROVAL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	07/25/2023	100% ZDs	VB
1	08/31/2023	REVISED 100% ZDs	RA

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

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**PROJECT TEAM**

**APPLICANT AGENT:**  
AT&T WIRELESS  
5855 COPLEY DRIVE  
SAN DIEGO, CA 92111  
CONTACT: ROBERTO POLITO  
PHONE: (858) 291-1915  
EMAIL: rpolito@md7.com

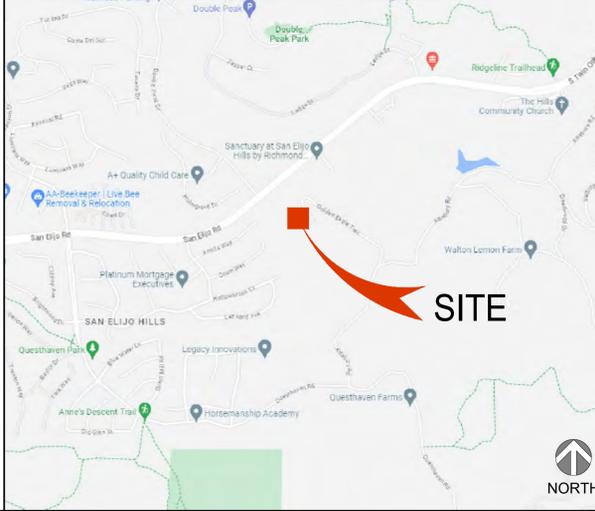
**SITE ACQUISITION AGENT:**  
MD7, LLC.  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: ROBERTO POLITO  
PHONE: (858) 291-1915  
EMAIL: rpolito@md7.com

**RF ENGINEER:**  
AT&T WIRELESS  
5855 COPLEY DRIVE  
SAN DIEGO, CA 92111  
CONTACT: JORGE MELCHOR  
EMAIL: jm934p@att.com

**ARCHITECT:**  
MD7 ARCHITECTURE SERVICES, INC  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: JUSTIN CAUSEY  
PHONE: (858) 291-1869  
EMAIL: jcausey@md7.com

**ZONING:**  
MD7, LLC.  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130  
CONTACT: ROBERTO POLITO  
PHONE: (858) 291-1915  
EMAIL: rpolito@md7.com

**VICINITY MAP**



**PROJECT SUMMARY**

NO PROPOSED WORK, ZONING DRAWINGS MEANT FOR OBTAINING ENTITLEMENTS

**DRAWING INDEX**

- T-1.0 TITLE SHEET
- LS-1 SITE SURVEY
- LS-2 SITE SURVEY
- LS-3 SITE SURVEY
- LS-4 SITE SURVEY
- A-1.0 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-2.0 EQUIPMENT & ANTENNA PLAN
- A-3.0 SOUTHWEST & NORTHWEST ELEVATIONS
- A-4.0 SOUTHWEST & NORTHEAST ELEVATIONS
- L01 IRRIGATION PLAN
- L02 IRRIGATION DETAILS AND WATER CALCS
- L03 PLANTING PLAN

**SITE INFORMATION**

PROPERTY OWNER: KELTON TITLE CORPORATION  
5107 WARING ROAD  
SAN DIEGO, CA 92120

STRUCTURE HEIGHT: 30'-0"

PARCEL NUMBER: 679-040-01

LATITUDE (NAD 83): 33° 06' 10.18"

LONGITUDE (NAD 83): 117° 10' 36.30"

ZONING JURISDICTION: CITY OF SAN MARCOS

ZONING DISTRICT: S-2

OTHER WIRELESS FACILITIES: NONE

**SITE INFORMATION**  
TWIN OAKS SOUTH  
NS0343  
10090864  
2080 GOLDEN EAGLE TRAIL  
SAN MARCOS, CA 92078

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**CODE COMPLIANCE**

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA TITLE 24  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
TIA-222 CODE

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

**DRAWING SYMBOLS**

	ELEVATION NUMBER SHEET NUMBER FOR ELEVATION		REVISION
	DETAIL NUMBER SHEET NUMBER FOR DETAIL		REFER: ELECTRICAL FOR ADDITIONAL SYMBOLS

**811**  
Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEVADA, CALL USA NORTH 811

TOLL FREE: 1-800-227-2600 OR www.usanorth811.org

NEVADA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**CONFIDENTIAL AND PROPRIETARY**

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.

**SHEET TITLE**

TITLE SHEET

**SHEET NUMBER**

T-1.0

OWNER'S NAME: BRANDON, ETUX  
 ASSESSOR'S PARCEL NUMBER(S) 679-040-01-00  
 BASIS OF BEARINGS: (NAD 83; Epoch 2002)  
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) MONP, ELEVATION = 6152.71' AND 2) PNI1, ELEVATION = 4233.46' WITH GEODE 2009 CORRECTIONS APPLIED.

**SITE DATA**

PARCEL 1:  
 THE WEST 417.42 FEET OF THE SOUTH 1/3 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST 417.42 FEET OF THE NORTH 528.13 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING ALL COAL AND OTHER MINERALS ON SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK 14, PAGE 380 OF PATENTS, RECORDS OF SAID SAN DIEGO COUNTY.

PARCEL 2:  
 A 30 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EXISTING ROAD OVER THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 1/3 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THE SOUTH 1/3 OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26; ALL IN TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 19, 1889.

PARCEL 3:  
 AN UNOBSTRUCTED ROAD AND UTILITY EASEMENT 60 FEET IN WIDTH LYING WITHIN THAT CERTAIN 50 FOOT STRIP DESIGNATED "PROPOSED PRIVATE EASEMENT ROAD" AS SHOWN ON PARCEL MAP 2520, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

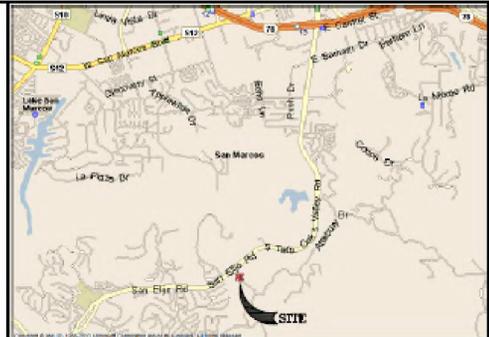
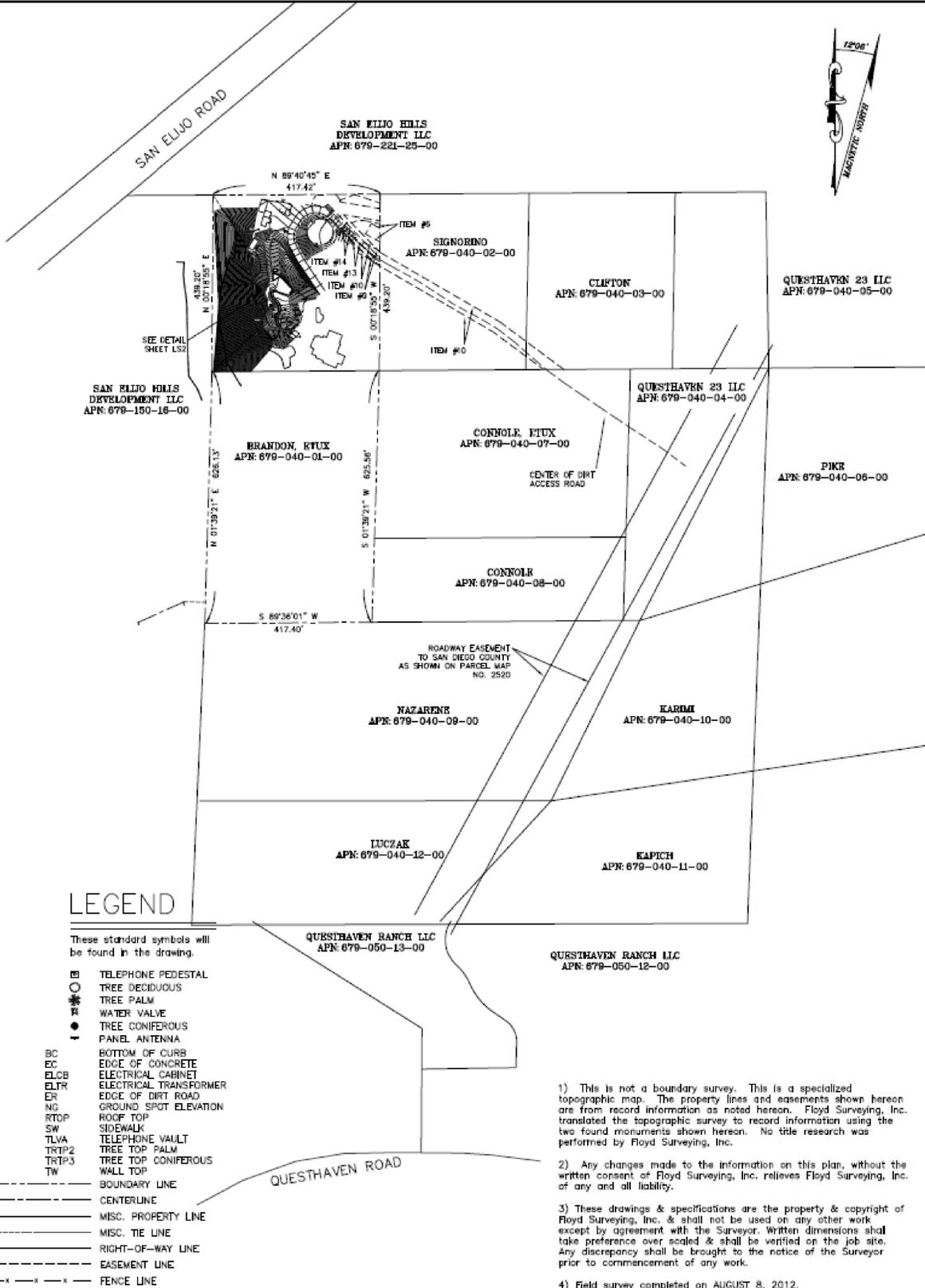
PARCEL 4:  
 AN EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS A 30.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 19, 1889, THE CENTER LINE OF SAID 30.00 FOOT STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AS SHOWN ON RECORD OF SURVEY MAP NO. 12078 FILED IN THE SAN DIEGO COUNTY RECORDER'S OFFICE ON MARCH 9, 1989; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°36'27" EAST 852.76 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE LEAVING SAID NORTHERLY LINE SOUTH 53°30'00" EAST 240.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 2520 FILED IN SAID RECORDER'S OFFICE ON APRIL 4, 1974; AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTER LINE.

THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID 30.00 FOOT WIDE STRIP OF LAND TO BE PROLONGED OR SHORTENED TO TERMINATE IN SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN SAID WESTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 2520.

PARCEL 5:  
 AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER, UNDER, ALONG AND ACROSS A 30.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE EASTERLY 730.49 FEET OF THE WESTERLY 1147.91 FEET OF THE SOUTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 19, 1889, THE CENTER LINE OF SAID 30.00 FOOT STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 0°19'08" WEST 439.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER NORTH 89°36'27" EAST 852.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE NORTH 53°30'00" WEST 179.45 FEET; THENCE NORTH 60°00'00" WEST 334.29 FEET TO THE WESTERLY LINE OF THE EASTERLY 730.49 FEET OF SAID WESTERLY 1147.91 FEET TO THE SOUTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27.  
 THE NORTHEASTERLY AND SOUTHWESTERLY LINE OF SAID 30.00 FOOT WIDE STRIP OF LAND TO BE PROLONGED OR SHORTENED TO TERMINATE IN SAID WESTERLY LINE OF THE EASTERLY 730.49 FEET OF THE WESTERLY 1147.91 FEET OF THE SOUTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AND IN SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27.



**VICINITY MAP**

**FEMA FLOOD INFORMATION**

FEMA FLOOD ZONE DESIGNATION:  
 County: SAN DIEGO Effective Date: 5/16/2012  
 Panel: 1056F Community-Panel Number: 06073C  
 The Flood Zone Designation for this site is: ZONE: X

TITLE REPORT NOTES:  
 THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 09308245 PREPARED BY LAWYERS TITLE COMPANY AND DATED AUGUST 9, 2012 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #4 - An easement for the purpose shown below and rights incidental thereto as reserved in a document  
 Purpose: road  
 Recorded: June 22, 1956 in Book 6152, Page(s) 244 of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #5 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: San Diego Gas & Electric Company  
 Purpose: public utilities, ingress and egress  
 Recorded: November 20, 1958 in Book 7361, Page(s) 14 of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #6 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: San Marcos County Water District  
 Purpose: pipe lines  
 Recorded: July 7, 1980 as Instrument No. 1980-212495 of Official Records (AS SHOWN HEREON)

ITEM #8 - A future private road easement, as shown on Record of Survey Map No. 12078, filed in the Office of the County Recorder of San Diego County, March 9, 1989.  
 (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #9 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: San Marcos County Water District  
 Purpose: pipe lines  
 Recorded: May 17, 1989 as Instrument No. 1989-260518 of Official Records (AS SHOWN HEREON)

ITEM #10 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: James Michael De Pichayo and James Michael & Associates, Inc., a California Corporation  
 Purpose: installing and maintaining a roadway for access and installing and maintaining above and below ground utilities  
 Recorded: May 19, 1989 as Instrument No. 1989-264692 of Official Records (AS SHOWN HEREON)

ITEM #11 - The matters contained in a document entitled "Agreement for Modification of Existing Road Easement" by and between Jeffrey L. Brandon and Elaine R. Brandon, husband and wife as community property recorded August 11, 2006 as Instrument No. 2006-0573421 of Official Records.  
 (AS SHOWN HEREON - AS ITEM #10)

ITEM #13 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: San Diego Gas & Electric Company  
 Purpose: public utilities, ingress and egress  
 Recorded: July 18, 1990 as Instrument No. 1990-389621 of Official Records (AS SHOWN HEREON)

ITEM #14 - An easement for the purpose shown below and rights incidental thereto as set forth in a document  
 Granted to: Pacific Bell  
 Purpose: public utilities, ingress and egress  
 Recorded: February 21, 1991 as Instrument No. 1991-0077329 of Official Records (AS SHOWN HEREON)

END OF EASEMENTS

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on AUGUST 8, 2012.

**PROPERTY LEGAL DESCRIPTION**

**OVERALL SITE PLAN**

SCALE: 1"=160'

**GENERAL NOTES**

**TITLE NOTES**

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**SITE SURVEY**

SCALE  
 N.T.S. 1



AHJ APPROVAL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	07/25/2023	100% ZDs	VB
1	08/31/2023	REVISED 100% ZDs	RA

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**SITE INFORMATION**  
 TWIN OAKS SOUTH  
 NS0343  
 10090864  
 2080 GOLDEN EAGLE  
 TRAIL  
 SAN MARCOS, CA 92078

**SHEET TITLE**  
 SITE SURVEY

**SHEET NUMBER**  
 LS-1

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### LEGEND

These standard symbols will be found in the drawing.

□	TELEPHONE PEDESTAL
○	TREE DECIDUOUS
☼	TREE PALM
⊙	WATER VALVE
●	TREE CONIFEROUS
⊙	PANEL ANTENNA
BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELCB	ELECTRICAL CABINET
ELTR	ELECTRICAL TRANSFORMER
ER	EDGE OF DIRT ROAD
NG	GROUND SPOT ELEVATION
RTOP	ROOF TOP
SW	SIDEWALK
TLVA	TELEPHONE VAULT
TRTP2	TREE TOP PALM
TRTP3	TREE TOP CONIFEROUS
TW	WALL TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

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 NS0343  
 10090864  
 2080 GOLDEN EAGLE TRAIL  
 SAN MARCOS, CA 92078

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**LS-2**

**DETAILED SITE PLAN**

SCALE  
 N.T.S. 1

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BRANDON, ETUX  
APR: 679-040-01-00

SEE PAGE LS2



**LEGEND**

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- ☐ TELEPHONE PEDESTAL
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  - BOUNDARY LINE
  - CENTERLINE
  - MISC. PROPERTY LINE
  - MISC. TIE LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - x-x-x-x-x- FENCE LINE

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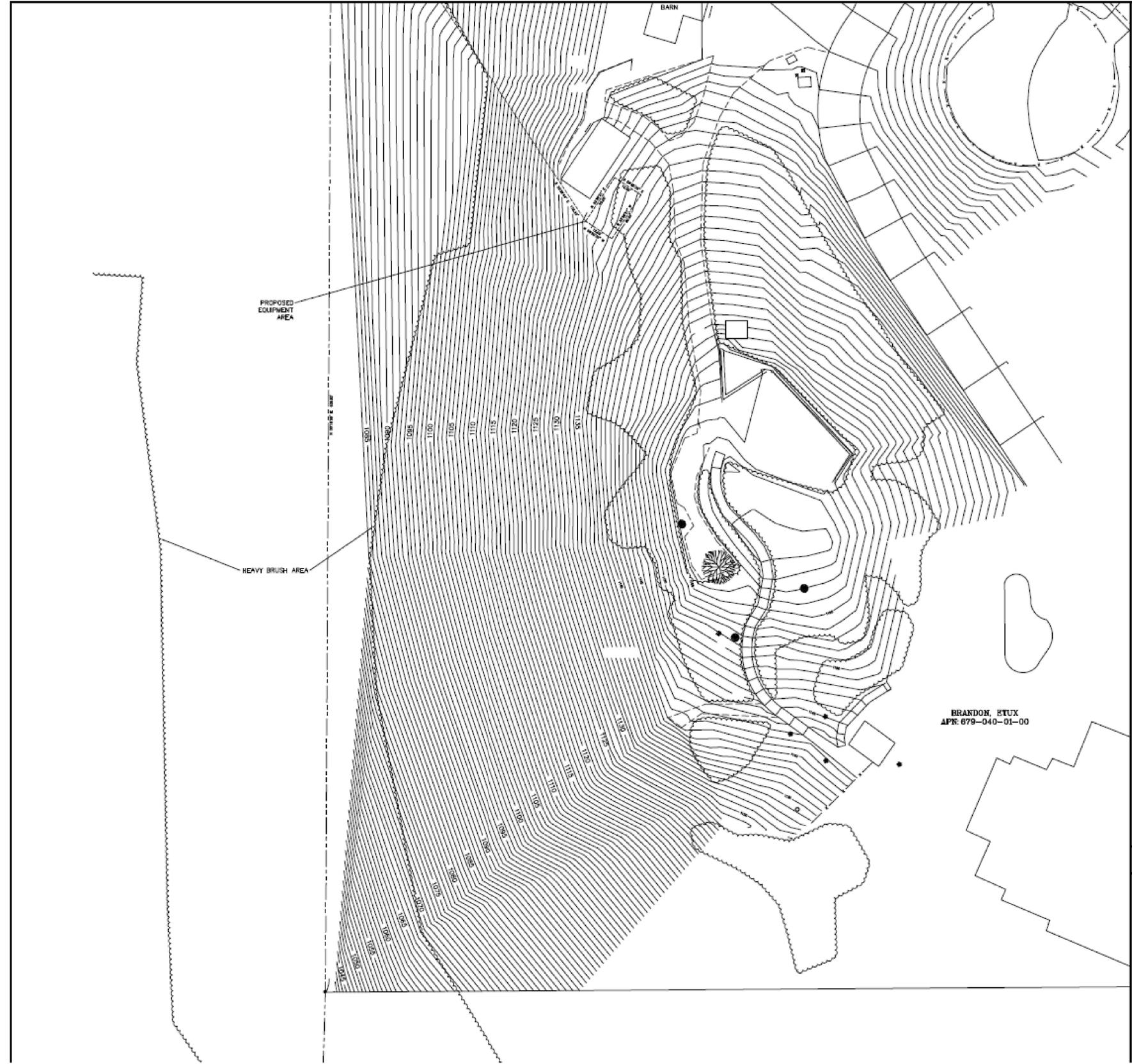
SHEET TITLE  
SITE SURVEY

SHEET NUMBER  
LS-3

SCALE  
N.T.S. 1

**DETAILED SITE PLAN**

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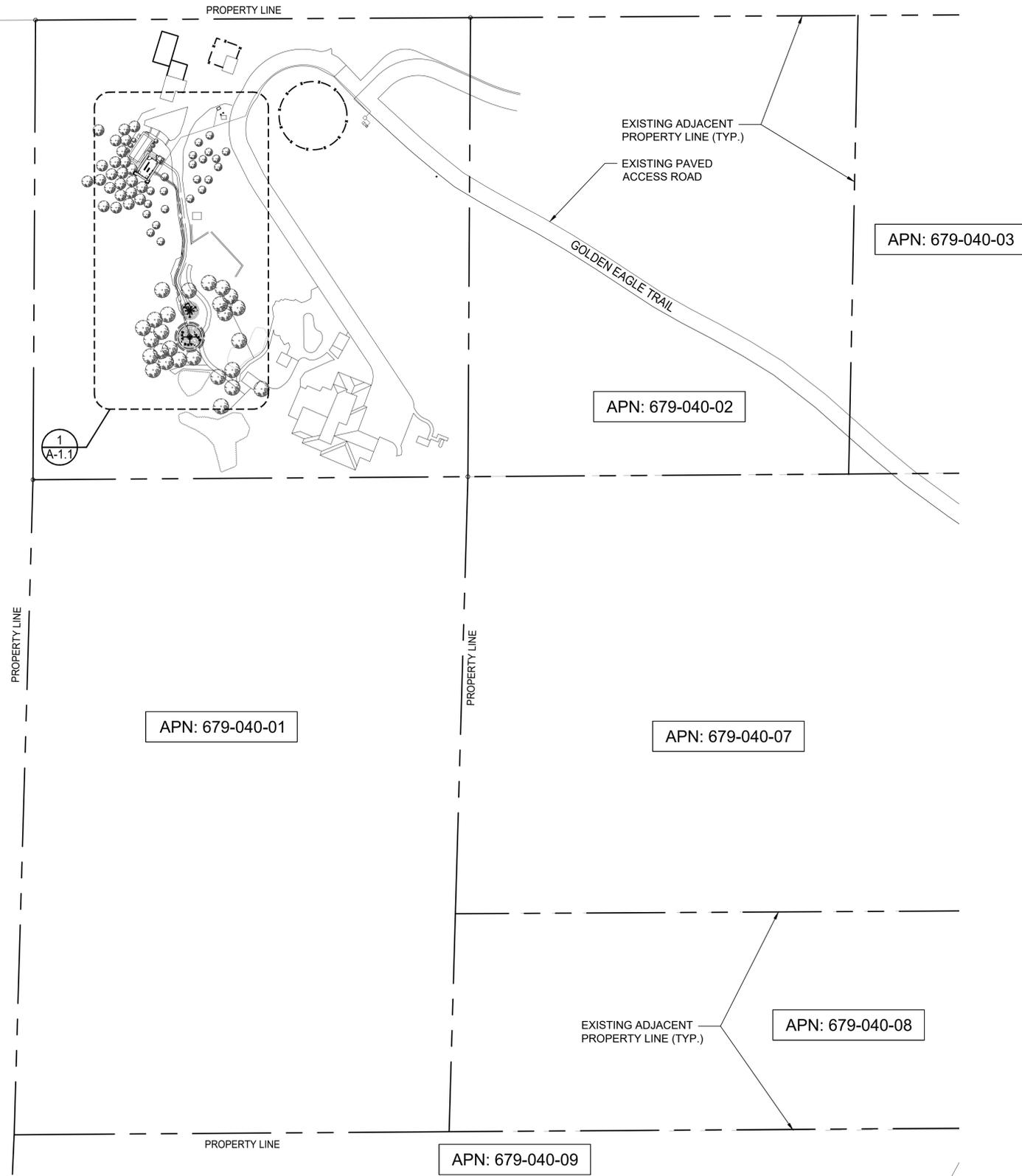
LS-4

SCALE  
N.T.S. 1

### DETAILED SITE PLAN

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SAN ELIJIO ROAD



1  
A-1.1

**NOTE:**  
 LOCATION & DIMENSIONS ON RIGHTS-OF-WAY AND  
 PROPERTY LINES ARE ASSUMED TO BE ACCURATE  
 BUT ARE PREPARED WITHOUT BENEFIT OF  
 RECORD-OF-SURVEY OR CURRENT SURVEY.

**OVERALL SITE PLAN**



**MD7**

MD7, LLC  
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 San Diego, CA 92130  
 858-964-7439

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 NS0343  
 10090864  
 2080 GOLDEN EAGLE  
 TRAIL  
 SAN MARCOS, CA 92078

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

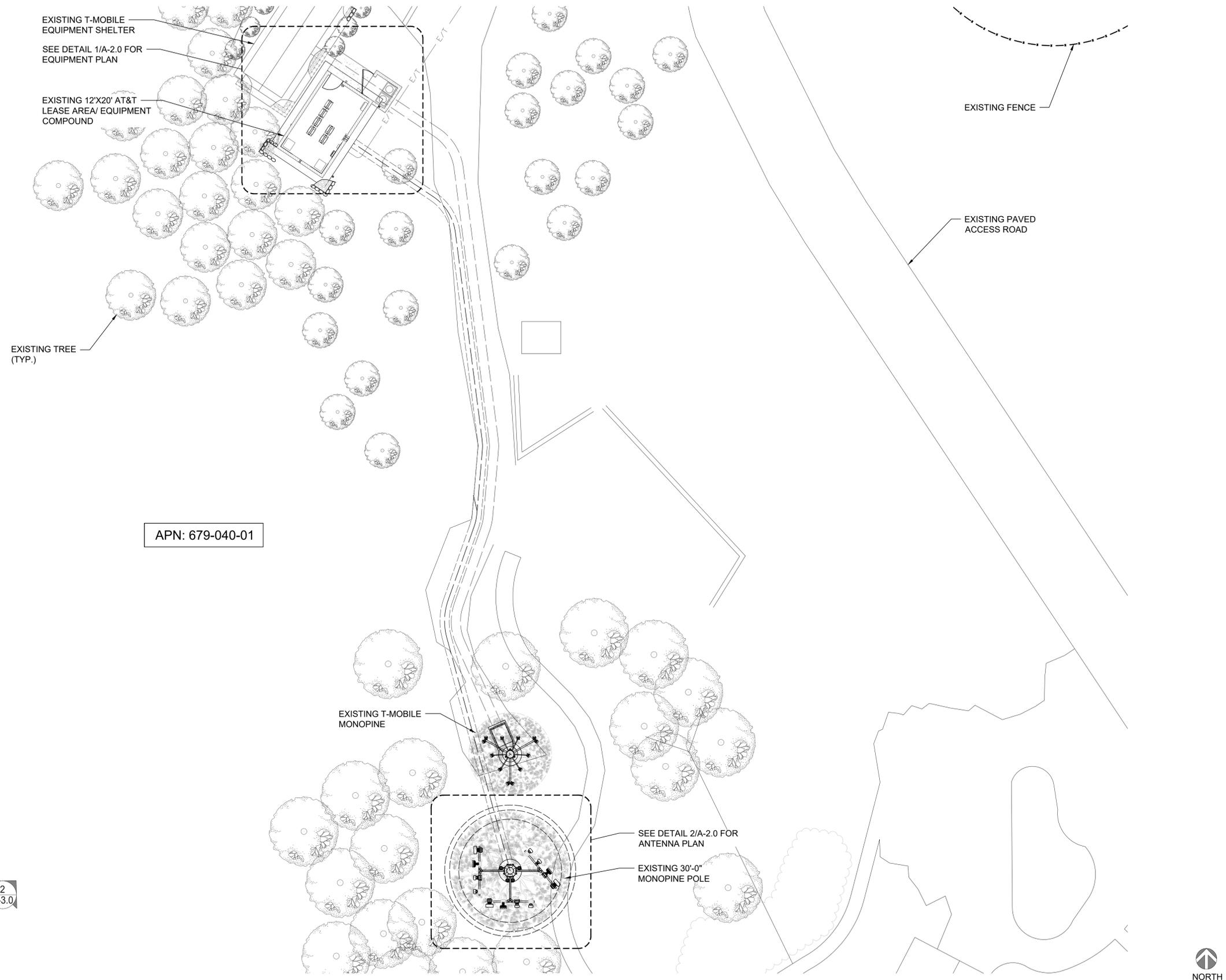
60' 0 30' 60' SCALE: 1"=60'-0" (22x34)  
 (OR) 1"=120'-0" (11x17)



1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

1  
A-3.0



2  
A-3.0



AHJ APPROVAL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	07/25/2023	100% ZDs	VB
1	08/31/2023	REVISED 100% ZDs	RA

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION  
**TWIN OAKS SOUTH**  
 NS0343  
 10090864  
 2080 GOLDEN EAGLE TRAIL  
 SAN MARCOS, CA 92078

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1.1**

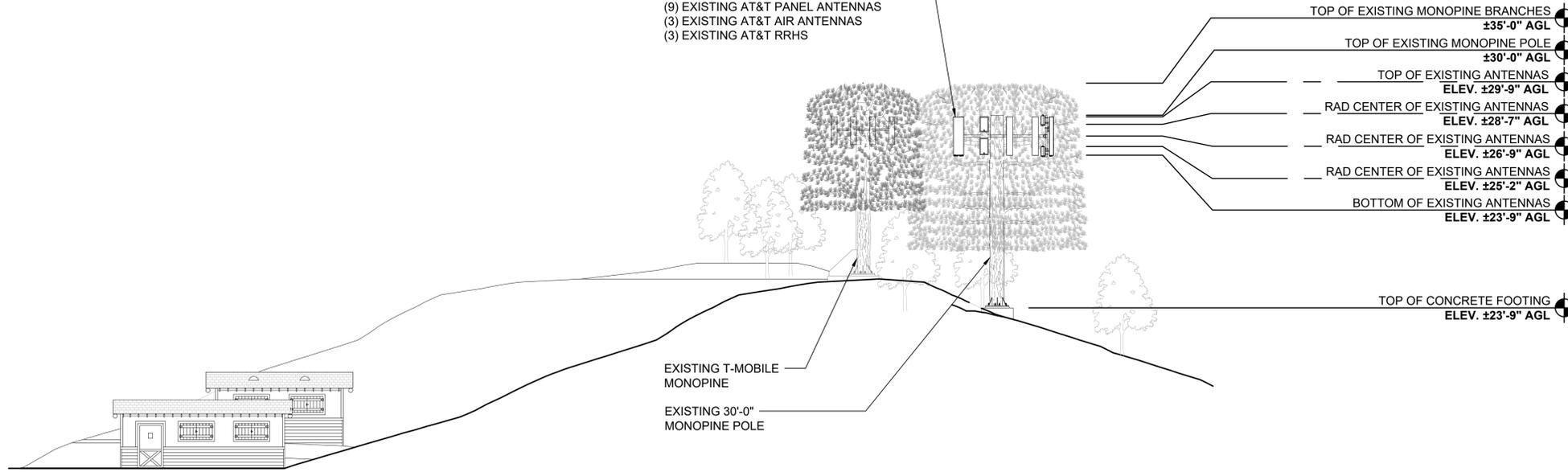
**ENLARGED SITE PLAN**

0 3' 6' 12' SCALE: 3/32"=1'-0" (22x34)  
 (OR) 3/64"=1'-0" (11x17)





- (6) EXISTING AT&T ANTENNAS
- (9) EXISTING AT&T RRHS
- (3) EXISTING AT&T FILTERS
- (4) EXISTING AT&T SURGE SUPPRESSORS
- (9) EXISTING AT&T PANEL ANTENNAS
- (3) EXISTING AT&T AIR ANTENNAS
- (3) EXISTING AT&T RRHS



- TOP OF EXISTING MONOPINE BRANCHES  
±35'-0" AGL
- TOP OF EXISTING MONOPINE POLE  
±30'-0" AGL
- TOP OF EXISTING ANTENNAS  
ELEV. ±29'-9" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±28'-7" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±26'-9" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±25'-2" AGL
- BOTTOM OF EXISTING ANTENNAS  
ELEV. ±23'-9" AGL

TOP OF CONCRETE FOOTING  
ELEV. ±23'-9" AGL

EXISTING T-MOBILE  
MONOPINE

EXISTING 30'-0"  
MONOPINE POLE

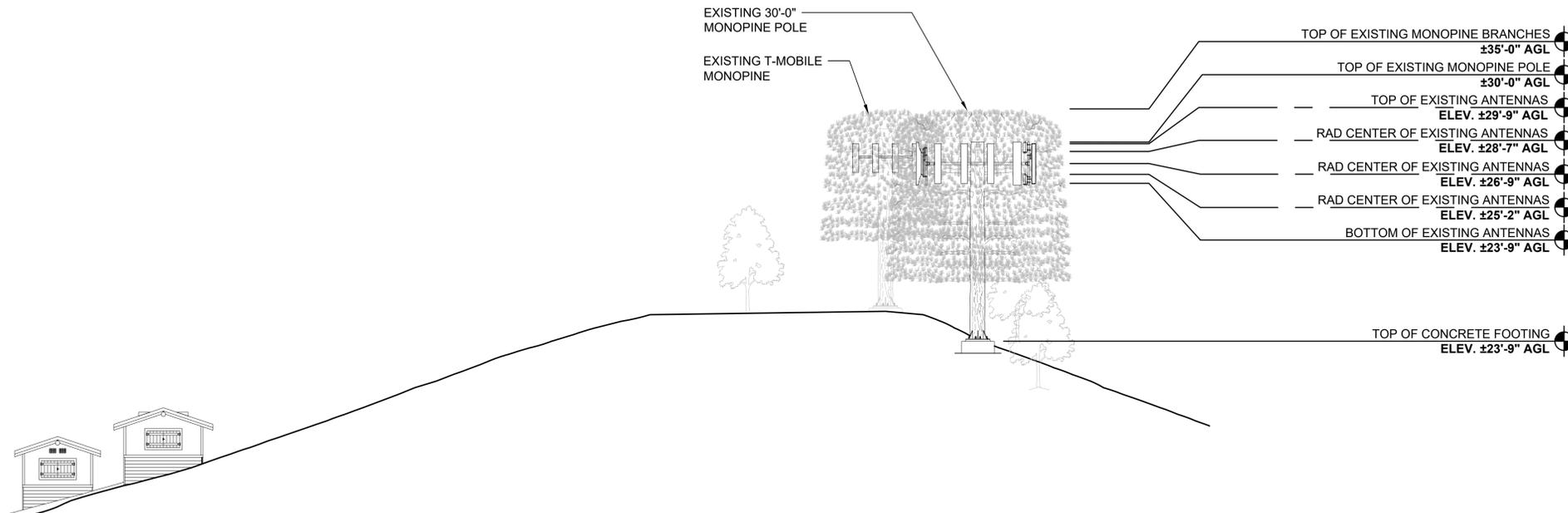
NORTHWEST ELEVATION

0 3' 6" 12' SCALE: 3/32"=1'-0" (22x34)  
(OR) 3/64"=1'-0" (11x17)

1

EXISTING 30'-0"  
MONOPINE POLE

EXISTING T-MOBILE  
MONOPINE



- TOP OF EXISTING MONOPINE BRANCHES  
±35'-0" AGL
- TOP OF EXISTING MONOPINE POLE  
±30'-0" AGL
- TOP OF EXISTING ANTENNAS  
ELEV. ±29'-9" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±28'-7" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±26'-9" AGL
- RAD CENTER OF EXISTING ANTENNAS  
ELEV. ±25'-2" AGL
- BOTTOM OF EXISTING ANTENNAS  
ELEV. ±23'-9" AGL

TOP OF CONCRETE FOOTING  
ELEV. ±23'-9" AGL

SOUTHWEST ELEVATION

0 3' 6" 12' SCALE: 3/32"=1'-0" (22x34)  
(OR) 3/64"=1'-0" (11x17)

2



**MD7**

MD7, LLC  
10590 West Ocean Air Dr., Suite 300  
San Diego, CA 92130  
858-964-7439

AHJ APPROVAL

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NS0343  
10090864  
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TRAIL  
SAN MARCOS, CA 92078

SHEET TITLE  
SOUTHWEST &  
NORTHWEST  
ELEVATIONS

SHEET NUMBER  
**A-3.0**

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SHEET TITLE

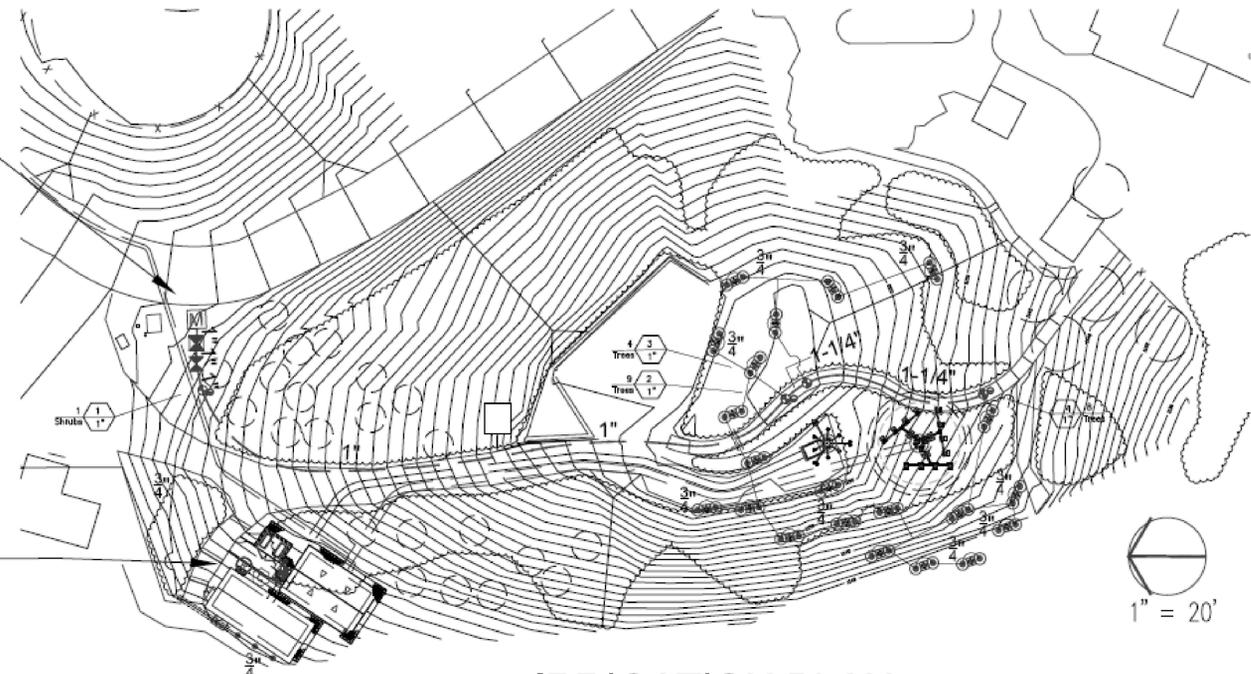
IRRIGATION PLAN

SHEET NUMBER

L01

**POINT OF CONNECTION:**  
CONTRACTOR TO INSTALL NEW FEBCO 825Y BACKFLOW AND BALL VALVE AT POINT OF CONNECTION AS INDICATED AND LOCATE IN SHRUB AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.  
STATIC PRESSURE: 65 PSI - DESIGN PRESSURE: 45 PSI  
MAXIMUM DEMAND: 9 GPM

**AUTOMATIC CONTROLLER LOCATION:**  
CONTRACTOR TO INSTALL NEW WALL-MOUNTED RAINBIRD SMART CONTROLLER AND WEATHER SENSOR AS INDICATED. CONTRACTOR TO VERIFY POWER AND LOCATION.



**IRRIGATION NOTES**

- THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 9. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION. IF STATIC
- THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA ONLY.
- 110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.
- ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.
- ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.
- CONTRACTOR SHALL INSTALL ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS WHERE APPLICABLE TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE AUTHORIZED REPRESENTATIVE.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR ANY DEFECTIVE EQUIPMENT MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER'S REPRESENTATIVE AND/OR CITY REP., UPON THE COMPLETION OF THE JOB A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

**IRRIGATION PLAN**

**IRRIGATION LEGEND**

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
●	RAINBIRD	1401	POP-UP FLOOD BUBBLER	N/A	0.25	30	E
⊙	RAINBIRD	1804-1401	POP-UP FLOOD BUBBLER WITH 5Q-B STREAM BUBBLER NOZZLES 2 PER TREE	5'	0.5	30	E
○	RAINBIRD	33DRC	3/4" QUICK COUPLING VALVE.				H
⊕	RAINBIRD	PEB - 100	REMOTE CONTROL VALVE. SIZE NOTED.				B
⊞	FEBCO	825Y	BACKFLOW DEVICE (IF NECESSARY, SEE POINT OF CONNECTION NOTE ON SHEET L01)				F
⊞	NIBCO	T-580	LINE-SIZE BALL VALVE.				C
⊞	RAINBIRD	ESP-SMT 4 STATION	SMART CONTROLLER AND WEATHER SENSOR CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				A
⊞			WATER METER BY OTHERS (IF NECESSARY, SEE POINT OF CONNECTION NOTE ON SHEET L01)				
NOT SHOWN			UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE				G, J
			PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.				D
			PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.				D
			PVC SCH 40 WIRE AND PIPE SLEEVES.				G, J
CALLOUT			IRRIGATION LATERAL				
			POP-UP BUBBLERS, PLACE 3' FROM TRUNK, 2 PER TREE				
			TREE TRUNK				
			ROOTBALL				

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IRRIGATION PLAN

SCALE  
N.T.S. 1

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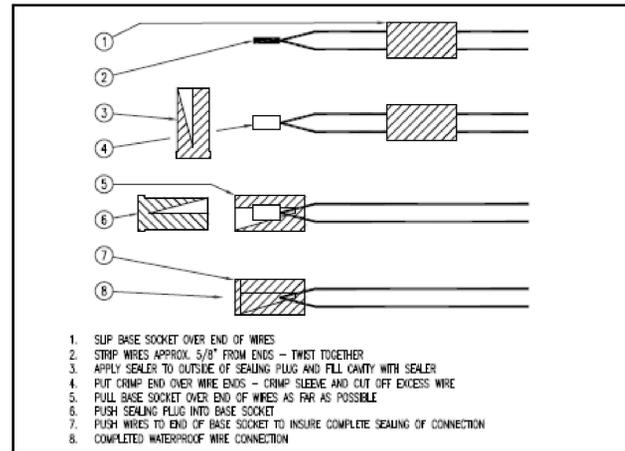
SHEET TITLE

IRRIGATION DETAILS AND WATER CALCS

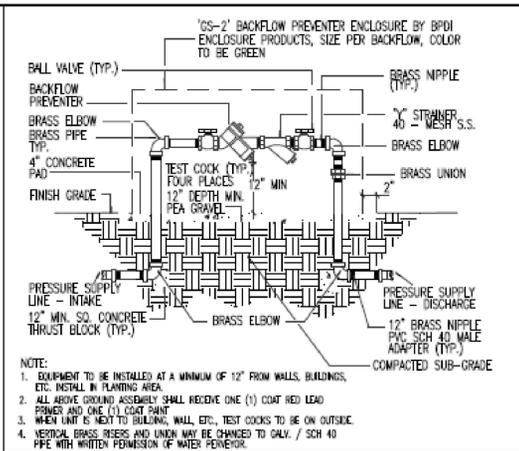
SHEET NUMBER

L02

SCALE  
N.T.S. 1

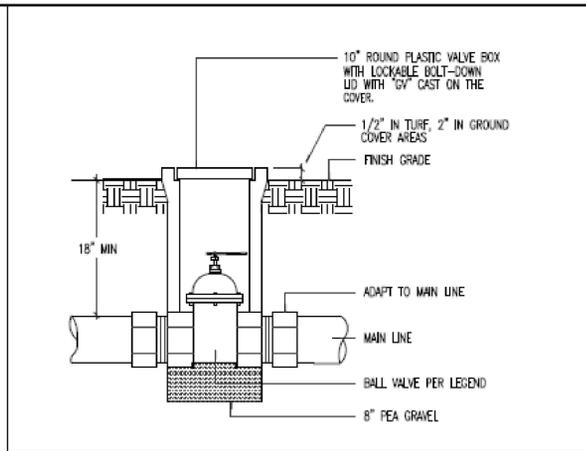


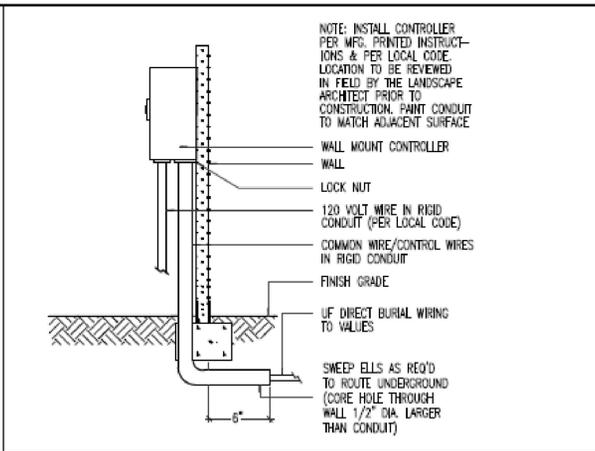
- SUP BASE SOCKET OVER END OF WIRES
- STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
- APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
- PULL CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
- PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
- PUSH SEALING PLUG INTO BASE SOCKET
- PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
- COMPLETED WATERPROOF WIRE CONNECTION



NOTE:

- EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC. INSTALL IN PLANTING AREA
- ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PAPER AND ONE (1) COAT PAINT
- WHEN UNIT IS NEXT TO BUILDING, WALL, ETC., TEST COCKS TO BE ON OUTSIDE
- VERTICAL BRASS NIPPLES AND UNION MAY BE CHANGED TO GALV. / SCH 40 PIPE WITH WRITTEN PERMISSION OF WATER PROVIDER





NOTE: INSTALL CONTROLLER PER MFG. PRINTED INSTRUCTIONS & PER LOCAL CODE. LOCATION TO BE REVIEWED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. PAINT CONDUIT TO MATCH ADJACENT SURFACE.

J WIRE CONNECTION

F BACKFLOW PREVENTER

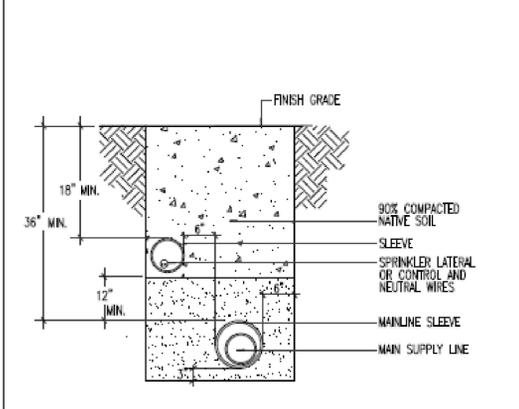
C BALL VALVE

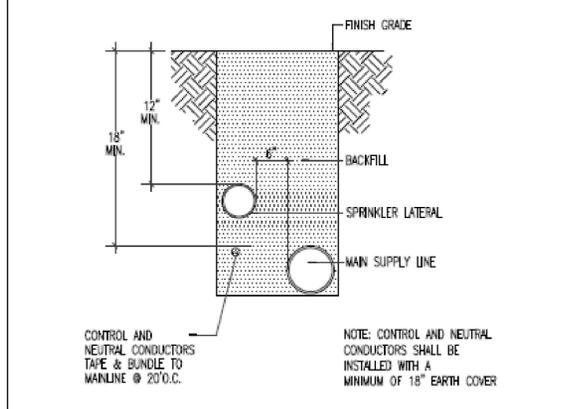
A CONTROLLER

SECTION A: HYDROZONE INFORMATION TABLE

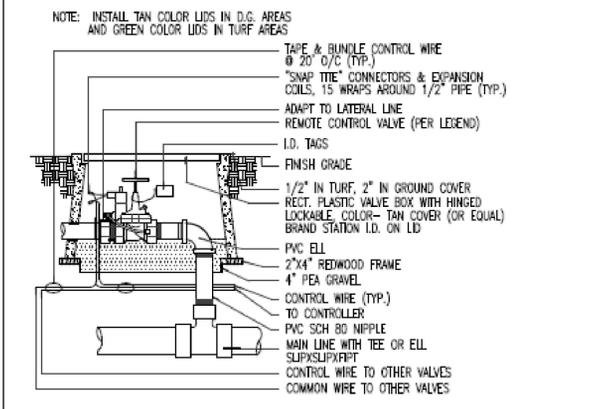
Provide the Square Footage of Landscape Area per Hydrozone

Hydrozone	Zone or Valve	Irrigation Method	Area (s.f.)	% of Landscape Area
MW	1	B	36	40
LW	2, 3	B	54	60
			90	100





NOTE: CONTROL AND NEUTRAL CONDUCTORS SHALL BE INSTALLED WITH A MINIMUM OF 18" EARTH COVER



NOTE: INSTALL TAN COLOR LIDS IN D.G. AREAS AND GREEN COLOR LIDS IN TURF AREAS

SECTION B: WATER BUDGET CALCULATIONS

SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = ETo (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = 42.9 (0.62) [(0.45 \times 90) + (0.3 \times 0)]$$

$$MAWA = (26.60) (40.5)$$

$$MAWA = 1,077 \text{ GALLONS PER YEAR}$$

G SLEEVING

D TRENCHING

B REMOTE CONTROL VALVE

SECTION B2: ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = ETo (0.62) \frac{(PF \times HA + SLA)}{IE}$$

$$ETWU = 42.9 (0.62) \frac{(0.5 \times 36 + 0)}{0.81}$$

$$ETWU = (26.60) (22.22)$$

$$ETWU = 591 \text{ GALLONS PER YEAR (Hydrozone 1)}$$

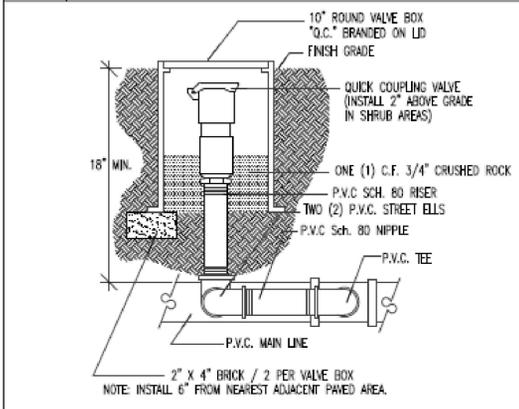
$$ETWU = ETo (0.62) \frac{(PF \times HA + SLA)}{IE}$$

$$ETWU = 42.9 (0.62) \frac{(0.2 \times 54 + 0)}{0.81}$$

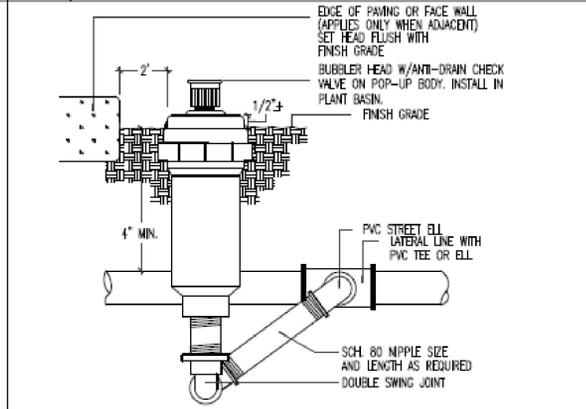
$$ETWU = (26.60) (13.33)$$

$$ETWU = 355 \text{ GALLONS PER YEAR (Hydrozone 2)}$$

$$ETWU = 946 \text{ GALLONS PER YEAR (Hydrozone 1 + 2)}$$



NOTE: INSTALL 6" FROM NEAREST ADJACENT PAVED AREA.





Shapton Landscape Architecture  
714/955-9325  
bilshapton@hotmail.com

SEE SHEET L01 FOR IRRIGATION PLAN  
SEE SHEET L03 FOR PLANTING PLAN

K WATER CALCULATIONS

H QUICK COUPLER

E POP-UP BUBBLER

AHJ APPROVAL

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SAN MARCOS, CA 92078

SHEET TITLE  
PLANTING DETAIL

SHEET NUMBER  
L03

PLANTING NOTES:

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. BACKFILL MIX FOR USE OF PLANTING ALL TREES & SHRUBS:

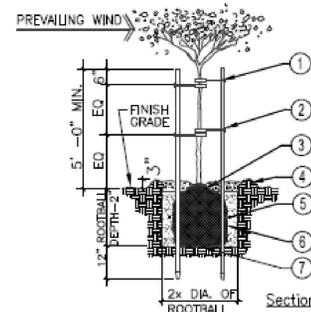
- 6 PARTS BY VOLUME ON SITE SOIL
- 4 PARTS BY VOLUME ORGANIC AMMENDMENT
- 1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
- 1 LB. IRON SULFATE PER CU. YD. OF MIX.

2. PLANT TABLETS FOR ALL TREES & SHRUBS:

- 1-21 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CAUPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL
- 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK

TOP DRESSING

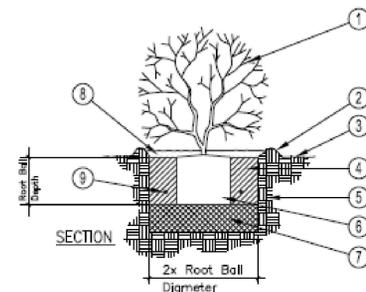
ALL SHRUBS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF SHREDDED TREE BARK.



LEGEND:

1. "V.I.T. Cinch Tie" Tree Tie (4) required. Secure to stake per manufacturer's recommendation. Place below branching yoke of tree
2. Lodgepole pine stakes; copper naphthenate impregnated. 2-1/2" diam. x 12' for 36" box and smaller
3. Set top of rootball 2" above finish grade. Install 1" deep layer of decomposed granite. Hold 2' back from trunk.
4. 3" high water basin. Remove once plant is established.
5. Fertilizer tablets, per planting notes
6. Amended backfill mix, per planting notes
7. Soil mantle - compacted backfill to adjust crown height, roughen surface

P1 | TREE PLANTING/STAKING DETAIL



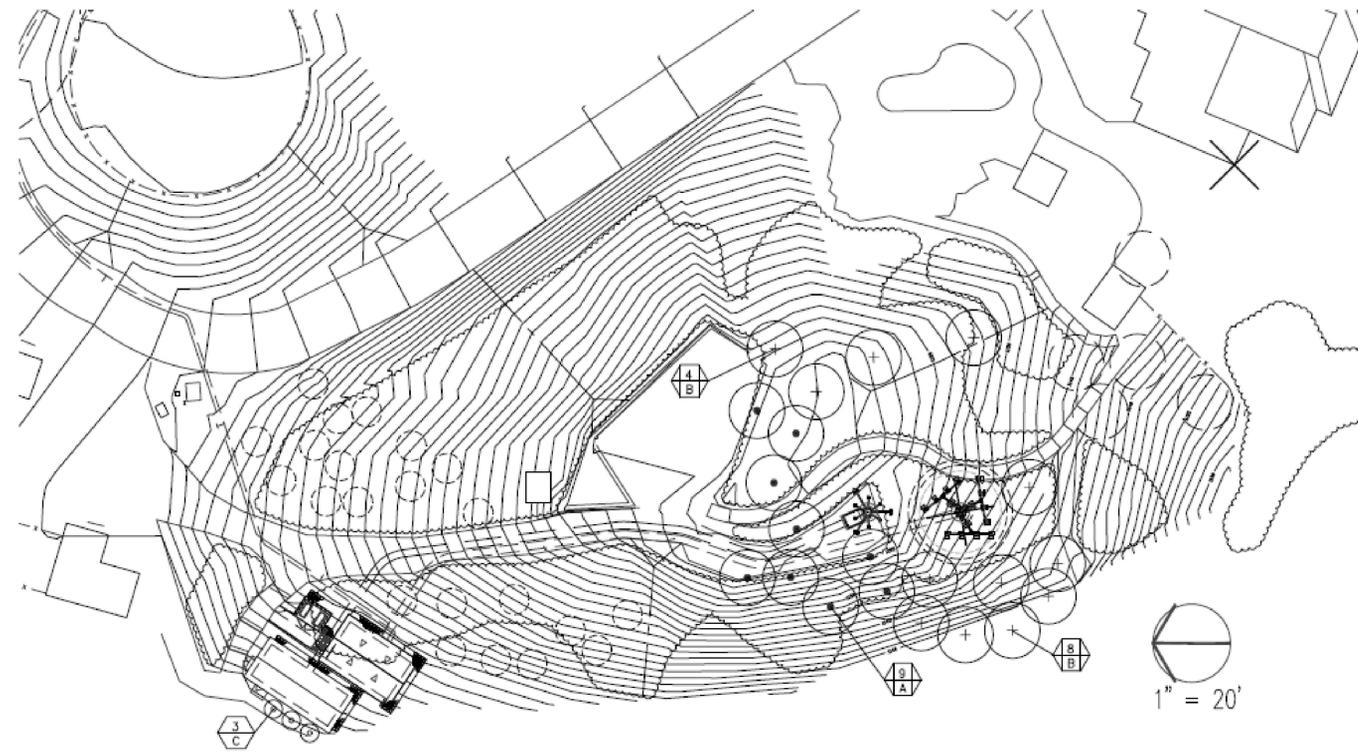
NOTES:

1. SCARIFY THE SIDES AND BOTTOM OF PIT. PRIOR TO PLANT PLACEMENT, FILL ALL PITS WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. PLANT ROOTBALL AND BACKFILL MIX MUST BE THOROUGHLY WATERED INDIRECTLY AFTER PLANTING.
2. ADJUST EXISTING IRRIGATION SYSTEM TO WATER NEW PLANTINGS.

LEGEND:

1. 1 TO 15 GAL. SHRUB.
2. 2" DEEP WATER BASIN.
3. FINISH GRADE.
4. BACKFILL MIX.
5. UNDISTURBED SOIL.
6. ROOTBALL. SIZE VARIES. SET 1" ABOVE GRADE.
7. 6" COMPACTED BACKFILL BELOW ROOTBALL.
8. 2" APPROVED MULCH. SEE PLANTING NOTES.
9. PLANT TABLETS. SEE PLANTING NOTES.

P2 | SHRUB PLANTING DETAIL



PLANTING PLAN

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HGT & SPRD	PLANT FACTOR WUCOLS REGION 4	REMARKS
(circle with dot)	-	-	EXISTING TREE	-	-	-	-	-	PROTECT IN PLACE
(circle with dot)	A	9	LOPHOSTEMON CONFERTUS	QUEENSLAND BOX	24" BOX	AS SHOWN	35'-45' X 25'-35'	M	SEE PLANTING NOTES AND TREE PLANTING DETAIL THIS SHEET
(circle with dot)	B	12	PINUS B. ELDARICA	AFGHAN PINE	24" BOX	AS SHOWN	30'-60' X 25'-40'	L	SEE PLANTING NOTES AND TREE PLANTING DETAIL THIS SHEET
(circle with dot)	-	-	EXISTING SHRUB	-	-	-	-	-	PROTECT IN PLACE
(circle with dot)	C	3	LEUCOPHYLLUM C. 'SILVER CLOUD'	VIOLET SILVERLEAF	5 GAL.	AS SHOWN	4.5' X 4.5'	L	SEE PLANTING NOTES AND SHRUB PLANTING DETAIL THIS SHEET

SIZING LEGEND



SEE SHEET L01 FOR IRRIGATION PLAN  
SEE SHEET L02 FOR IRRIGATION DETAILS & WATER CALCULATIONS

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