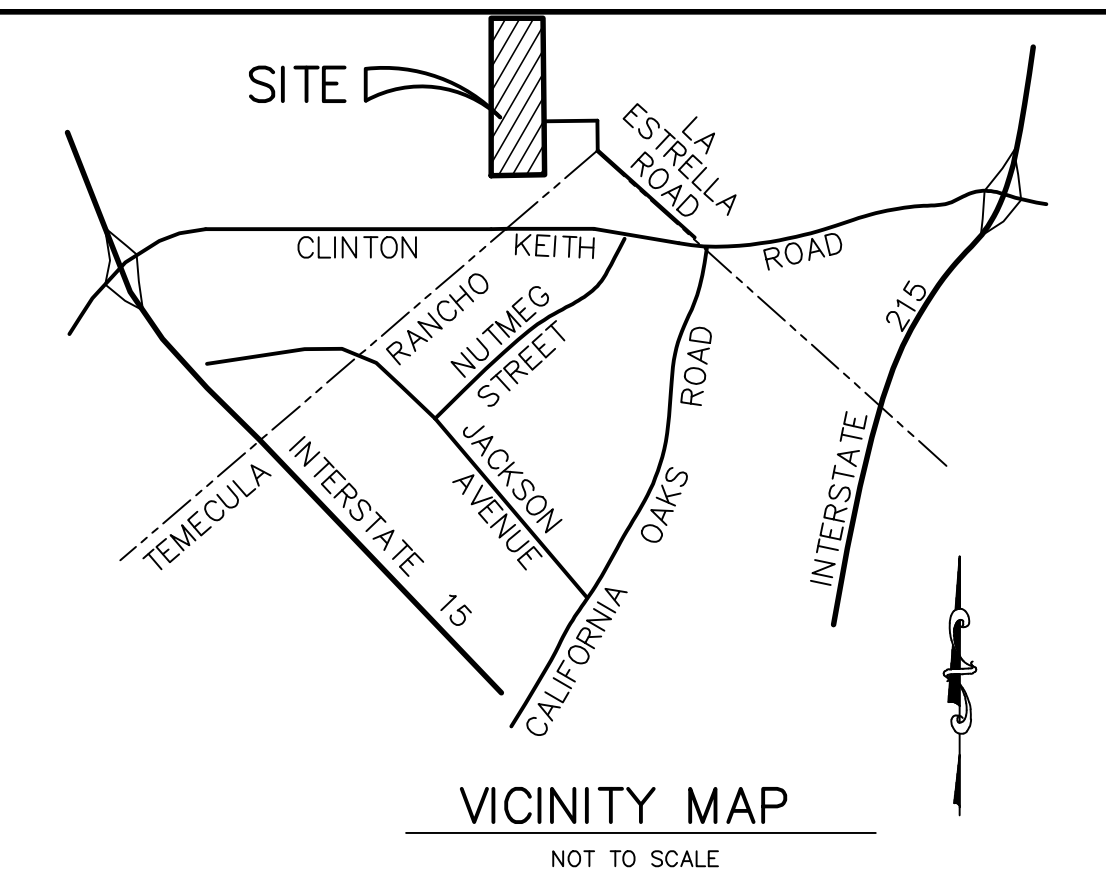


ROUGH GRADING PLANS

TRACT NO. 29476

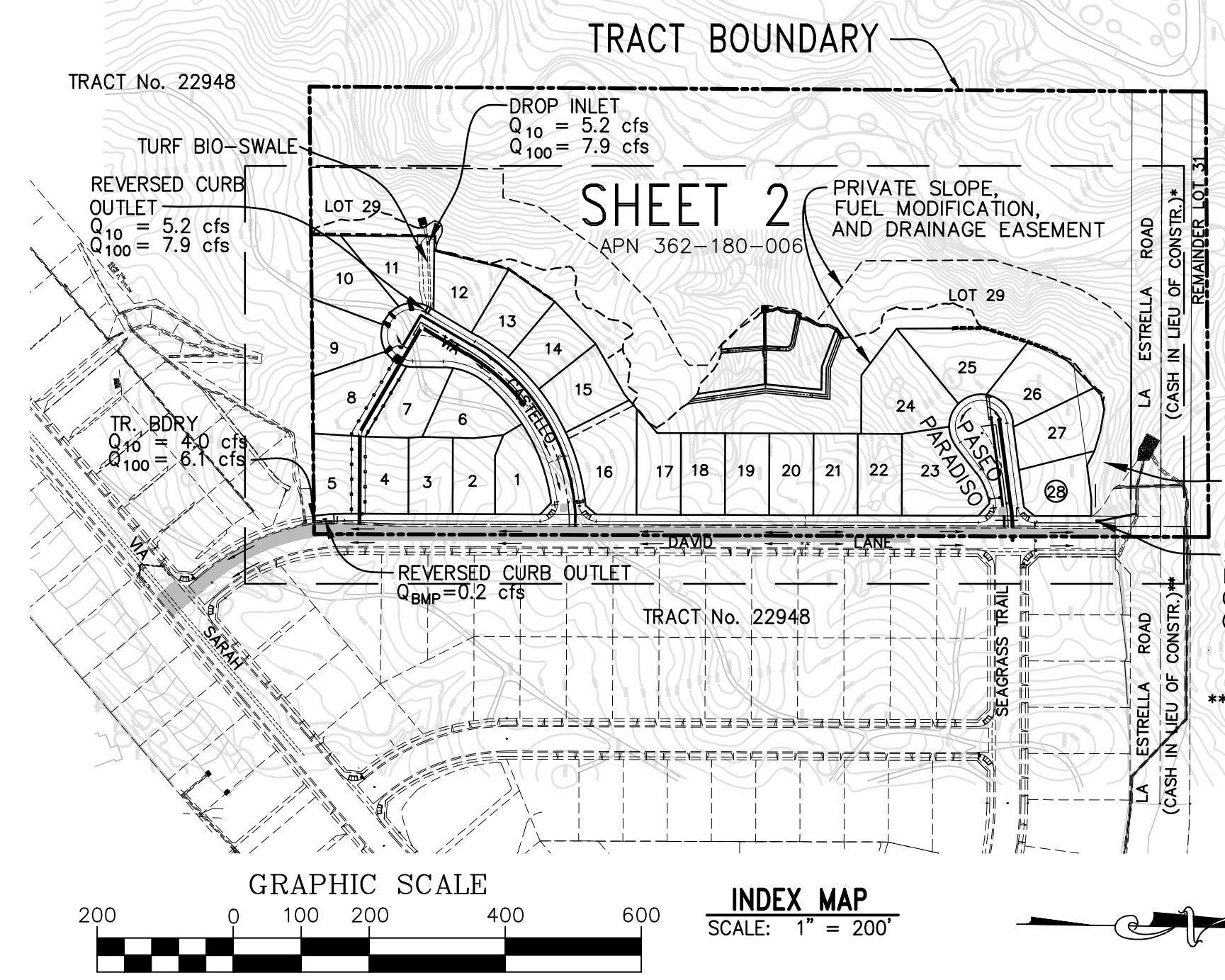


NOTE TO CONTRACTOR: ALL CUT SLOPES ADJACENT TO UNGRADED NATURAL TERRAIN AND EXCEEDING 10 FEET IN VERTICAL HEIGHT SHALL BE CONTOUR-GRADED INCORPORATING THE FOLLOWING GRADING TECHNIQUES:

- 1.) THE ANGLE OF THE GRADED SLOPE SHALL BE GRADUALLY ADJUSTED TO THE ANGLE OF THE NATURAL TERRAIN.
- 2.) ANGULAR FORMS SHALL BE DISCOURAGED. THE GRADED FORM SHALL REFLECT THE NATURAL ROUNDED TERRAIN.
- 3.) THE TOES AND TOPS OF SLOPES SHALL BE ROUNDED WITH CURVES WITH RADI DESIGNED IN PROPORTION TO THE TOTAL HEIGHT OF THE SLOPES WHERE DRAINAGE AND STABILITY PERMIT SUCH ROUNDING.
- 4.) WHERE CUT AND/OR FILL SLOPES EXCEED 300 FEET IN HORIZONTAL LENGTH, THE HORIZONTAL CONTOURS OF THE SLOPE SHALL BE CURVED IN A CONTINUOUS, UNULATING FASHION.

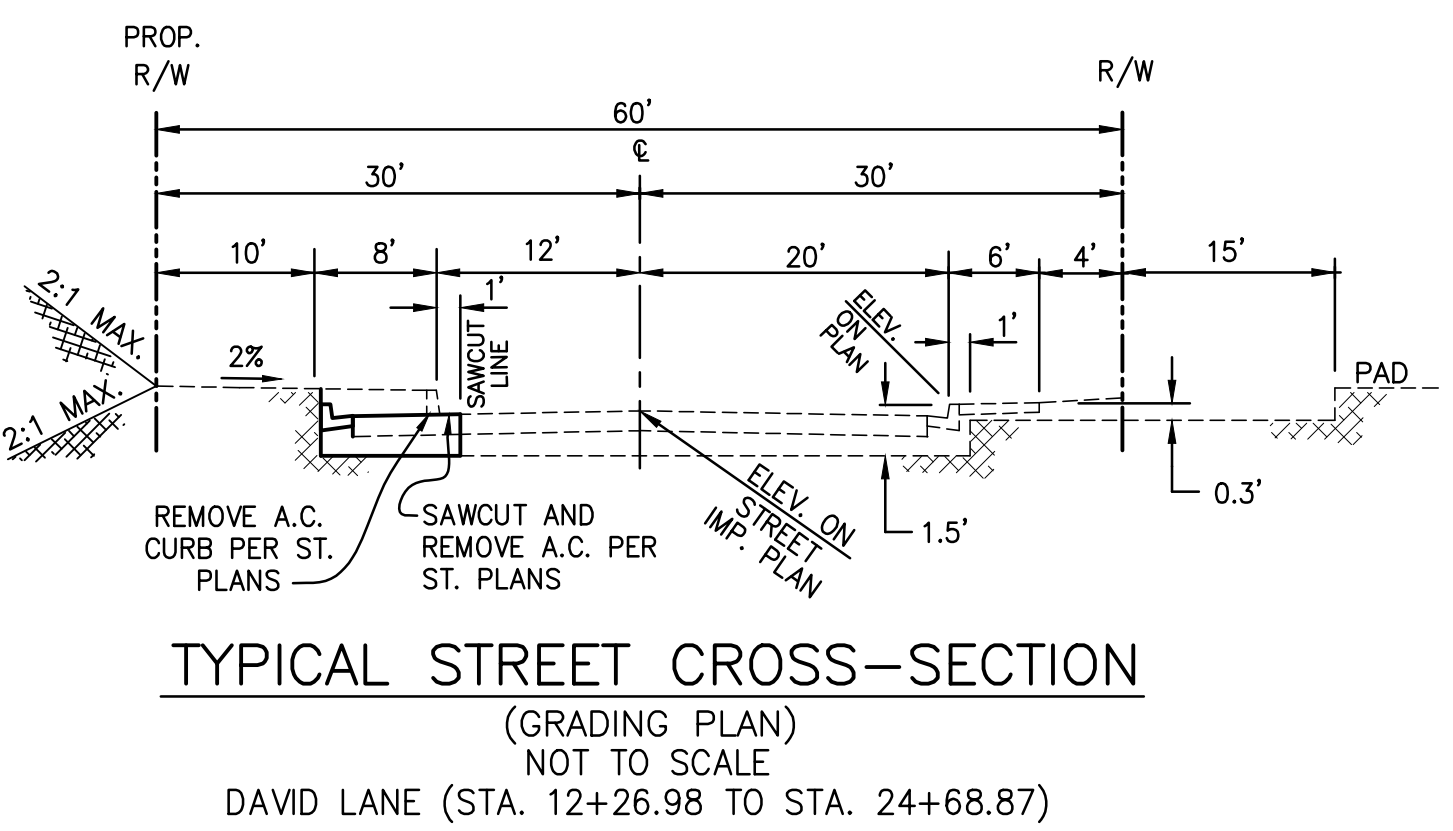
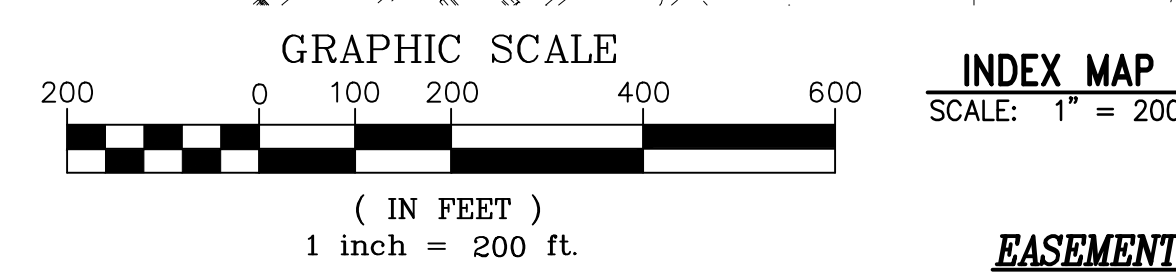
VICINITY MAP
NOT TO SCALE
T6S, R3W, SECT. 32
2006 T.G. PG. 898, 7C

- GRADING NOTES:**
1. ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, AS AMENDED BY ORDINANCE NO. 457.
 2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
 3. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
 4. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
 5. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
 6. MAXIMUM CUT SLOPE 1.5:1 AND FILL SLOPE = 2:1.
 7. STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND SAFETY DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
 8. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
 9. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100-YEAR Q STORM FLOWS, ALONG THE TOP OF CUT SLOPES.
 10. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1% IF CUT OR FILL IS LESS THAN 10', 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
 11. "NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED."
 12. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
 13. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3 FEET.
 14. CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH ORDINANCE NO. 457 PRIOR TO FINAL GRADING INSPECTION.
 15. EROSION CONTROL: ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PLANTED WITH ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO A GRASS MIX OR GROUND COVER. SLOPES EXCEEDING 4' IN VERTICAL HEIGHT SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM. SLOPES EQUAL TO OR LESS THAN 4', MAY BE IRRIGATED BY HOSE BIB LOCATED AT THE TOP OR TOE OF THE SLOPE, SPACED TO MAKE USE OF A HOSE NO LONGER THAN 50' IN LENGTH. THE IRRIGATION SYSTEM SHALL BE PROVIDED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10.
 16. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY GEOCON, INC., W.O. T2283-12-02, DATED JANUARY 28, 2005, UPDATED JUNE 4, 2014. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
 17. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
 18. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
 19. FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
 20. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
 21. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION, WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
 22. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF FINAL GRADING IN ACCORDANCE WITH THE APPROVED PLANS FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING".
 23. THE CONTRACTOR SHALL NOTIFY THE DISTRICT BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
 24. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO (2) DAYS BEFORE YOU DIG AT 811.
 25. THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN PLANS, STREET PLANS, AND APPROVED TRACT MAP APPROVED BY THE CITY OF WILDOMAR INCLUDING CONDITIONS OF APPROVAL.



* AN AMOUNT OF \$101,000.00 HAS BEEN DEPOSITED INTO CITY OF WILDOMAR ACCOUNT #440-2222 FOR FUTURE CONSTRUCTION OF LA ESTRELLA ROAD.

** AN AMOUNT OF \$510,000.00 HAS BEEN DEPOSITED INTO CITY OF WILDOMAR ACCOUNT #440-2221 FOR FUTURE CONSTRUCTION OF LA ESTRELLA ROAD PER TRACT No. 22948. THIS SATISFIES THE OFFSITE ROAD REQUIREMENT CONNECTION TO CLINTON KEITH ROAD PER COA 50.TRANS.9 FOR TRACT No. 24976.



EASEMENT NOTES

1. A RIGHT OF WAY FOR DITCHES OR CANALS AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE. AS RESERVED IN THE UNITED STATES PATENT RECORDED SEPT. 25, 1922 IN BOOK 8, OF PATENTS PAGE 275. (NOT FLOTTABLE)
2. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR PUBLIC ROAD, UTILITIES AND INCIDENTAL PURPOSES, PER INST. NO. 2005-0300084, RECORDED APR. 18, 2005.
3. AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR ACCESS ROAD, AND PIPELINE PURPOSES, PER INST. NO. 04-879733, RECORDED NOVEMBER 5, 2004.
4. AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR ACCESS ROAD, AND PIPELINE PURPOSES, PER INST. NO. 2007-0305463 RECORDED MAY 8, 2007.

LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
TB	TOP OF BERM
FS	FINISHED SURFACE
FG	FINISHED GRADE
HP	HIGH POINT
CF	CURB FACE
FL	FLOW LINE
TC	TOP OF CURB
1560	EXIST. ELEVATION
35	PROPOSED ELEVATION
	EXIST. CONTOUR
	PROPOSED CONTOUR
	DAYLIGHT LINE
	FLOW LINE
	SUBDIVISION BOUNDARY
	INDEX SHEET
	WOOD FENCE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAN IS THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 32, T.6S., R.3W., S.B.M. PER R.S. 49/45 BEING N 88°44'24" E.

ENGINEER'S NOTE:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

SOILS ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATION OF THE SOILS ENGINEERING / GEOLOGIC REPORT BY GEOCON WEST, INC, DATED JUNE 4, 2014.

SIGNATURE _____ DATE _____
PRINT NAME _____

OWNER/APPLICANT:

ALTA COLINA
C/O VICTOR ZACCAGLIN
35667 BOVARD ST.
WILDOMAR, CA 92595
(951) 609-0453

ENGINEER

M.D.M.G. Inc.
41635 ENTERPRISE CIRCLE N., SUITE B
TEMECULA, CA 92590
951-296-3466 PHONE
951-296-3476 FAX

SOILS ENGINEER

GEOCON WEST, INC
41571 CORNING PLACE
MURRIETA, CA 92562
951-304-2300 PHONE
951-304-2392 FAX

OPINION OF EARTHWORK QUANTITIES:

CUT:	138,299 C.Y.
FILL:	94,413 C.Y.
OVEREX 1.5' AVG:	21,080 C.Y.
AVG 10% SHRINKAGE:	9,441 C.Y.
AVG. 10% SHRINKAGE-OVEREX:	2,108 C.Y.
TOTAL EXPORT:	31,337 C.Y.*

DISTURBED AREA = 8.7 AC

*TO BE EXPORTED BY DIRT BROKER
A HAUL PERMIT WILL BE REQUIRED PRIOR TO GRADING PERMIT ISSUANCE AND BEFORE ANY EXPORT/IMPORT CAN BE COMPLETED.

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

ASSESSOR'S PARCEL NO. :

362-180-006

BASIS OF TOPOGRAPHY:

WESTERN AERIAL SURVEY ON 4/24/03

NOTIFICATIONS:

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT	(951) 677-7751
ELSNORE VALLEY MUNICIPAL WATER DISTRICT:	(951) 674-3146
GENERAL TELEPHONE COMPANY:	(951) 929-9492
SOUTHERN CALIFORNIA GAS COMPANY:	(951) 304-0093
SOUTHERN CALIFORNIA EDISON COMPANY:	(951) 928-8270
UNDERGROUND SERVICE ALERT:	(800)-227-2600

ANY OTHER UTILITIES NOT USING USA FOR CONTACT

PRIVATE ENGINEER'S STATEMENT

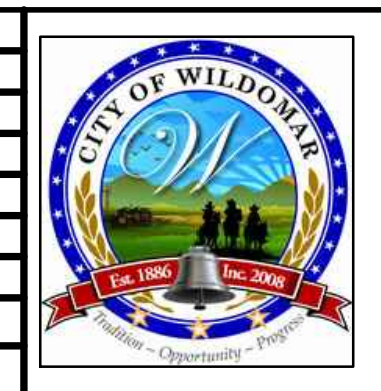
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY ACCEPTANCE OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR ACCEPTANCE BY THE CITY.

PRIVATE ENGINEER'S NOTICE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

MARK	BY	DATE	REVISIONS	APPR.	DATE



CITY OF WILDOMAR
ACCEPTED BY: _____
Date: _____
DANIEL A. YORK, CITY ENGINEER
P.E. 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
LARRY R. MARKHAM
No. 30657
Exp. 3/31/18
CIVIL

M-D-M-G
MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
41635 Enterprise Circle N., Suite B Temecula, California 92590
(951) 296-3466 TEL (951) 296-3476 FAX
PREPARED UNDER THE SUPERVISION OF:
LARRY R. MARKHAM DATE _____
R.C.E. No. 30657 EXP. 3-31-18

BENCHMARK: R-S
Elevation = 1094.817
ALUMINUM DISC IN CONCRETE POST
APPROX. 0.45 MILES N.W. LY FROM THE POST OFFICE AT MURRIETA, CA N.E. OF THE TEE INTERSECTION OF KALWA ST. AND 2ND AVE., 31 FEET N.E. LY OF THE CENTERLINE ON 2ND AVE., 31 FEET S.E. LY OF CENTERLINE OF KALWA ST., 56 FEET S.E. LY OF PP NO. 1594267E, 2 FEET N.W. LY OF END OF BLOCK WALL, 5 FEET N.E. LY OF A 4"x4" STREET SIGN POST, RESET 1983

TRACT NO. 29476 WDD - 9 330371295 PROJECT NO. 10-0077 DATE: 10/15/15
CITY OF WILDOMAR
CALPROP 975.102
GRADING & EROSION CONTROL PLANS
SHEET No. GR-1 OF 4 SHTS
TITLE SHEET

CONSTRUCTION RECORD
Contractor _____
Inspector _____
Date Completed _____

Underground Service Alert
TWO WORKING DAYS BEFORE YOU DIG