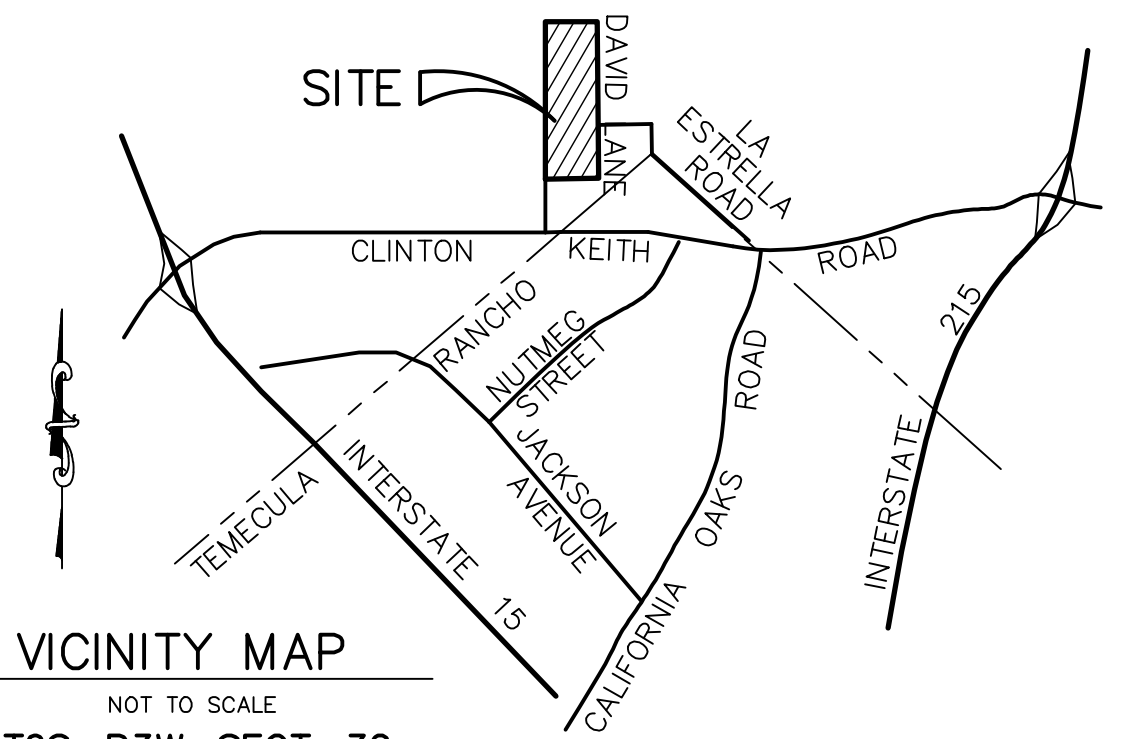


STREET IMPROVEMENT PLANS

TRACT NO. 29476



VICINITY MAP
NOT TO SCALE
T6S, R3W, SECT. 32
T.B. 2006, Pg 898, GRID A, B-7

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

CITY OF WILDOMAR:
PHONE: (951) 677-7751

- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO.816.

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT AND COUNTY IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO.461 AND SUBSEQUENT AMENDMENTS.

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.

- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.

- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARD NO.206 AND/OR NO.207 AS DIRECTED IN THE FIELD.

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.

- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO.401 IF EXPANSIVE SOILS ARE ENCOUNTERED.

- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.

- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 460 AND 499, SELECTED FROM THE FOLLOWING LIST:
CINNAMOMUM CAMPHORA (CAMPHOR TREE)
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
PODOCARPUS GRACILIOR (FERN PINE)

- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.

- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.

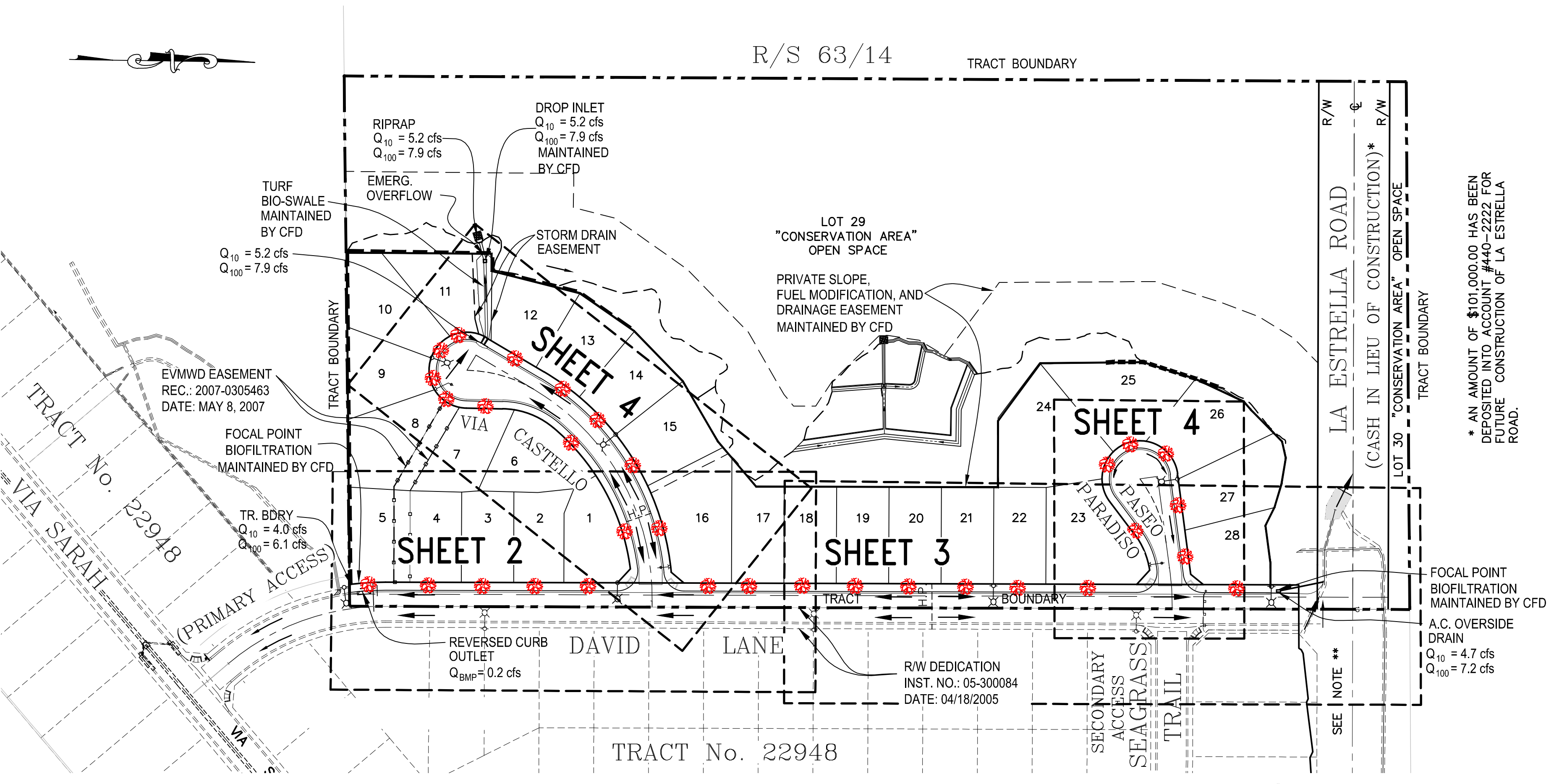
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENTS SHALL CONFORM TO THE CITY OF WILDOMAR STANDARDS.

- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT.

- CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WIDD NUMBER.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.

- EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTED AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.



* AN AMOUNT OF \$101,000.00 HAS BEEN DEPOSITED INTO ACCOUNT #440-2221 FOR FUTURE CONSTRUCTION OF LA ESTRELLA ROAD PER TRACT NO. 22948.

** AN AMOUNT OF \$510,000.00 HAS BEEN DEPOSITED INTO ACCOUNT #440-2221 FOR FUTURE CONSTRUCTION OF LA ESTRELLA ROAD PER TRACT NO. 22948, RECEIPT NO. 008379 DATED 3-12-14. THIS SATISFIES THE OFFSITE ROAD REQUIREMENT CONNECTION TO CLINTON KEITH ROAD PER COA 50.TRANS.9 FOR TRACT NO. 24976.

CONSTRUCTION NOTES AND OPINION OF QUANTITIES:

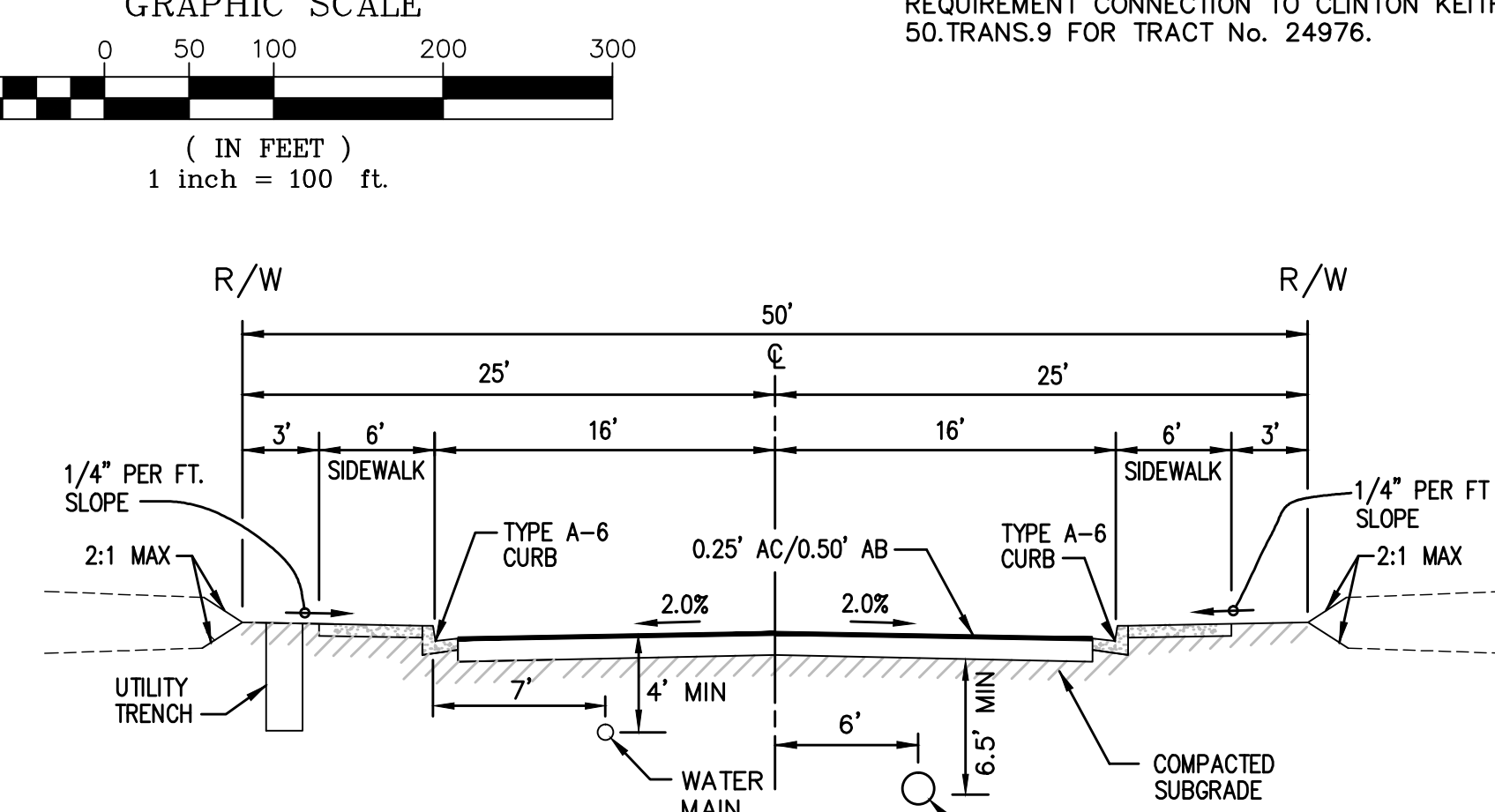
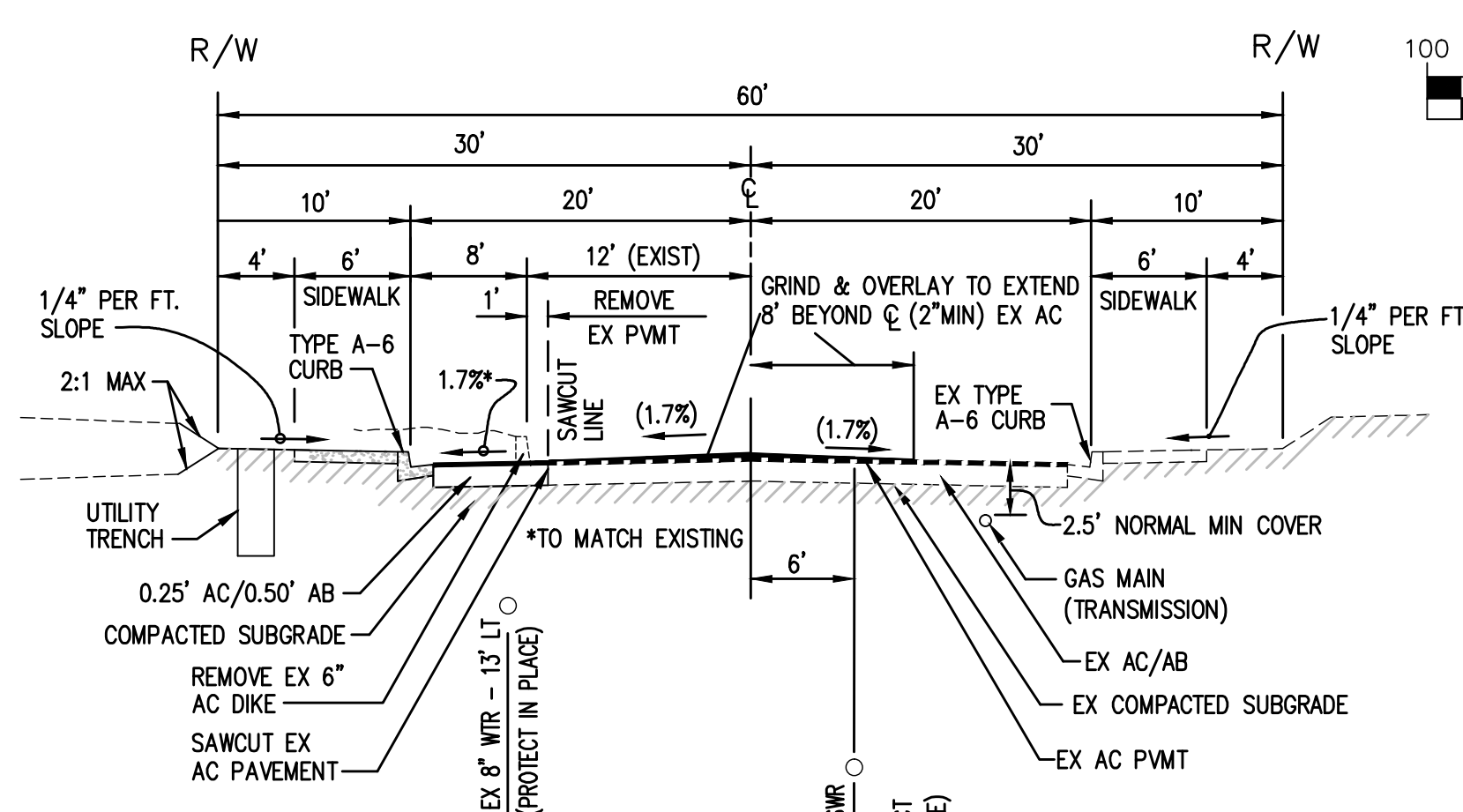
- CONSTRUCT STREET IN ACCORDANCE WITH RCTD STD. NO. 104 (40'/60') TI = 5.5
- CONSTRUCT 0.25' A.C. OVER 0.50' CLASS II AGGREGATE BASE
AGGREGATE BASE CLASS II (0.50' BASE) 567 C.Y.
ASPHALT CONCRETE (0.25' THICK) 536 TON
- CONSTRUCT 6" TYPE "A-6" CURB & GUTTER PER RCTD STD. NO. 200 2,355 LF
- CONSTRUCT 6' SIDEWALK PER RCTD STD(S). NO. 400 & 401 12,079 S.F.
- CONSTRUCT SPANDREL AND X-GUTTER PER RCTD STD. NO. 209 AND 209A 1,525 S.F.
- NOT USED
- CONSTRUCT HANDICAPPED ACCESS RAMP PER RCTD STD. NO. 403 4 EA
- GRIND IN PLACE AND CONSTRUCT 2' WIDE A.C. OVERLAY (MIN. 0.15' THICK) 18,044 S.F.
- NOT USED
- REMOVE AC DIKE 1,136 L.F.
- SAWCUT & REMOVE 1' (MIN.) OF AC PAVING 1,136 L.F.
- EXTEND EX. BARRICADE PER RCTD STD. NO. 810 10 L.F.
- CONSTRUCT CURB OUTLET MODIFIED FOR REVERSE FLOW PER RCTD STD. NO. 308 AND PER DETAIL ON SHEET 4 ("W" AND TRANSITION LENGTH PER PLAN) 2 EA.
- NOT USED
- CONSTRUCT GUTTER DEPRESSION (CASE "C") PER RCTD STD. NO. 311 1 EA.
OMIT CURB ALONG W PER DETAIL SHEET 4
- INSTALL FOCAL POINT BIOFILTRATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS AND DETAIL ON SHEET 4 2 EA.
- CONSTRUCT ASPHALT CONCRETE OVERSIDE DRAIN PER RCTD STD. NO. 306 1 EA.
- FURNISH AND INSTALL STREET NAME SIGN PER COW STD NO. 815B 2 EA.
- INSTALL CLASS 1, TYPE "F" (ST. STD. A74-A) DELINEATOR 4 EA.
- CONSTRUCT 6" AC DIKE PER RCTD STD. NO. 212 32 L.F.
- NOT USED
- CONSTRUCT GUTTER DEPRESSION (CASE "B") PER RCTD STD. NO. 311 1 EA.
OMIT CURB ALONG W PER DETAIL SHEET 4
- GRIND IN PLACE AND CONSTRUCT A.C. OVERLAY 8' PAST CENTER LINE (MIN. 0.15' THICK) AFTER CONSTRUCTION OF LATERALS 6,804 S.F.

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
ANY OTHER UTILITIES NOT USING USA FOR CONTACT

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.



Underground Service Alert

TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS PLAN IS THE CENTERLINE OF DAVID LANE AS SHOWN ON TRACT MAP 22948, BEING N00°42'34"W, PAR MB 382/10-22

SOILS R-VALUE
PER GEOCON
DATED JUNE 4, 2014

TYPICAL STREET SECTION
NOT TO SCALE
DAVID LANE (STA. 12+26.98 TO STA. 24+68.87)
CONSTRUCT PER RCTD STD. NO. 104 (40'/60') *
TI = 5.5 R-VALUE = 50 *
0.25' AC OVER 0.50' CLASS II AB *
*TO BE VERIFIED BY SOILS ENGINEER

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.

TYPICAL STREET SECTION
NOT TO SCALE
VIA CASTELLO AND PASEO PARADISO
CONSTRUCT PER RCTD STD. NO. 106*
(32'/50') TI = 5.5 R-VALUE = 50*
0.25' AC OVER 0.50' CLASS II AB *
*TO BE VERIFIED BY SOILS ENGINEER

INDEX OF SHEETS:

SHEET No.(s)	DESCRIPTION
1	TITLE SHEET
2 through 4	PLAN & PROFILE
5	STORM DRAIN PLAN & PROFILE, LINE "A"
6 through 9	STREET CROSS SECTIONS

DATE PREPARED:
7/3/2015

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
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 COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK BY DATE	REVISIONS	APPR. DATE	COUNTY

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

ENGINEER:
LARRY R. MARKHAM
No. 30657
Exp. 3/31/18
CIVIL
STATE OF CALIFORNIA

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

BENCHMARK: R-S
ALUMINUM DISC IN CONCRETE POST APPROX. 0.45 MILES N.W. 1/4 FROM THE POST OFFICE AT MURRIETA, CA. N.E. OF THE INTERSECTION OF KALMAIA ST. AND 2ND AVE., 31 FEET N.E. 1/4 OF THE CENTERLINE ON 2ND AVE., 31 FEET S.E. 1/4 OF CENTERLINE OF KALMAIA ST., 56 FEET S.E. 1/4 OF PP NO. 1594287E, 2 FEET N.W. 1/4 OF END OF BLOCK WALL, 5 FEET N.E. 1/4 OF A 4"x4" STREET SIGN POST.
RESET 1983
ELEVATION = 1094.817

SCHEDULE "A" TRACT MAP 29476
CITY OF WILDOMAR
STREET IMPROVEMENT PLANS
TITLE SHEET
TRACT 29476
W.O. 975.102
CITY PROJECT #10-0077

SHEET No.
1
OF 8 SHEETS

FOR: CALPROP
SCALE: AS NOTED