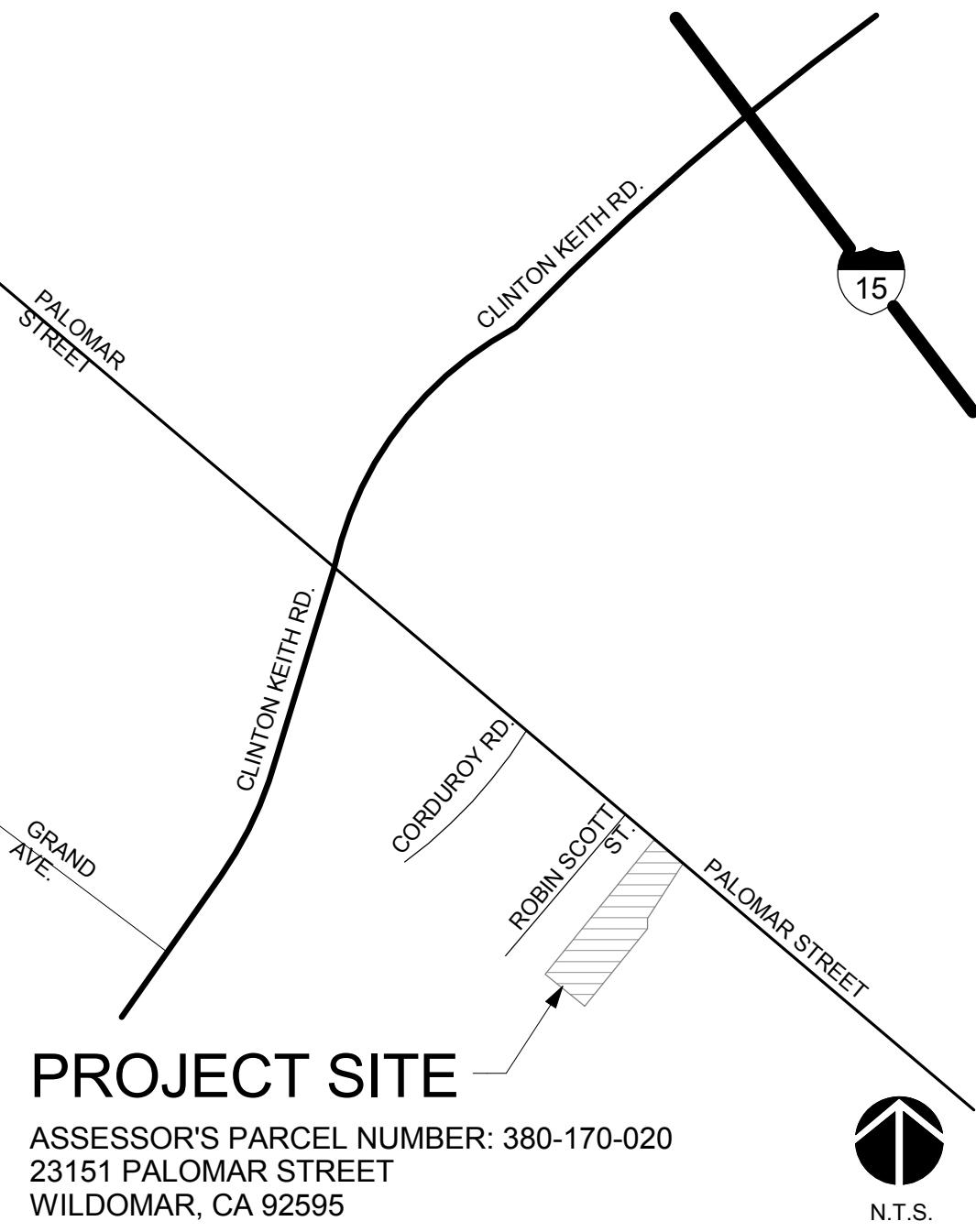
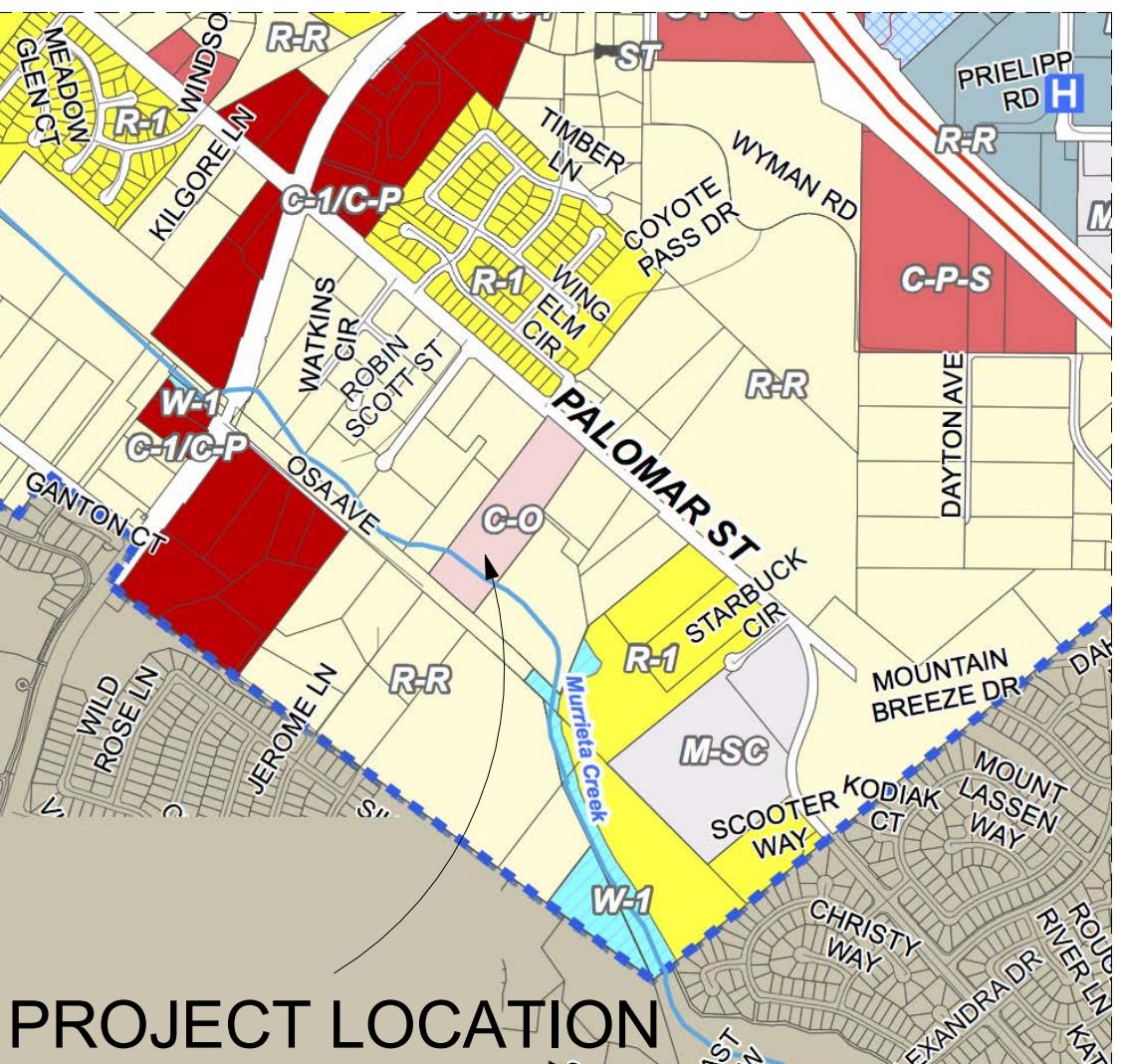
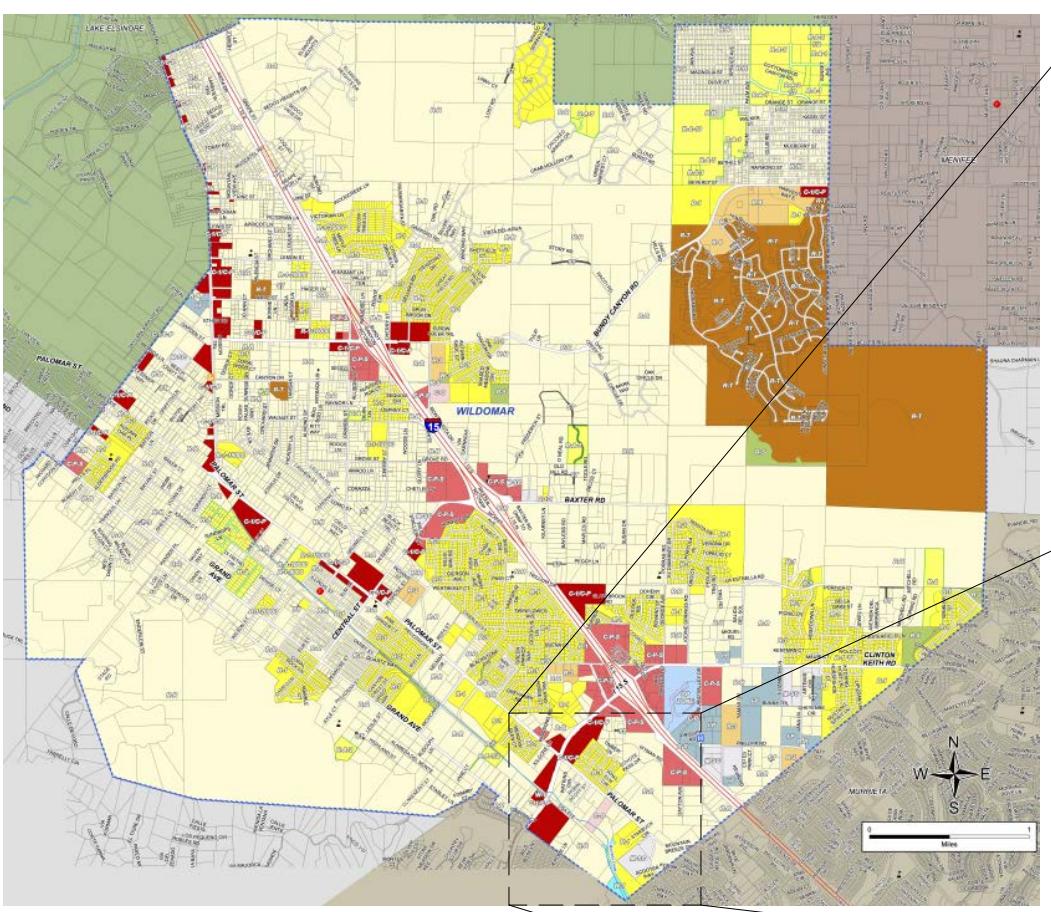


# THE SYCAMORE ACADEMY

CITY OF WILDOMAR PROJECT NUMBER: PENDING  
PLANNING DEPARTMENT PROJECT SUBMITTAL



## VICINITY MAP / PROJECT ADDRESS



## LEGEND

COMMERCIAL	RESIDENTIAL
C-1/C-P (General Commercial)	R-1 (One Family Dwellings)
C-O (Commercial Office)	R-1-1
C-P-S (Scenic Highway Commercial)	R-1-1000
I-P (Industrial Park)	R-1-1500
MANUFACTURING	R-1-20000
M-SC (Manufacturing Service Commercial)	R-1-8000
	R-2
	R-3 (General Residential)
	R-5 (Open Area Combining Zone, Res. Dev.)

## ZONING AND LAND USE PLAN

## THE SYCAMORE ACADEMY

32326 CLINTON KEITH ROAD, STE. 202  
WILDOMAR, CA 92595  
(T) 951.678.5217  
(F) 951.678.5932  
(W) [www.sycamoreacademycharter.org](http://www.sycamoreacademycharter.org)

**LAND OWNER (APPLICANT)**  
SCHOOL DISTRICT(S): LAKE ELSINORE UNIFIED SCHOOL DISTRICT (951) 253-7000  
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD) (951) 674-3146  
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD) (951) 674-3146  
GAS: THE GAS COMPANY (800) 427-2000  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4555  
TELEPHONE: VERIZON (800) 483-5000  
CABLE TELEVISION: TIME WARNER (888) 255-5789  
VERIZON (951) 672-4583  
TRASH HANDLING + RECYCLING: CR&R (800) 755-8112

## UTILITY PURVEYORS

**PJHM ARCHITECTS, INC.**  
CONTACT: THOMAS W. KRUSE, ARCHITECT

**IN ORANGE COUNTY**  
24461 RIDGE ROUTE DRIVE #110  
LAGUNA HILLS, CA 92653  
(T) 949.496.6191  
(F) 951.940.5301

**IN SAN DIEGO COUNTY**  
804 PIER VIEW WAY #103  
OCEANSIDE, CA 92054  
(T) 760.730.5527  
(F) 760.730.5627

## ARCHITECT (EXHIBIT PREPARER)

**CIVIL**  
SLR ENGINEERING, INC.  
6104 RIVERSIDE AVENUE, SUITE A  
RIVERSIDE, CA 92506  
(T) 951.784.2344  
(F) 951.683.6915

## STRUCTURAL

**MIYAMOTO INTERNATIONAL, INC**  
1901 East Alton Avenue, Suite 160  
Santa Ana, CA 92705

**MECHANICAL AND PLUMBING**  
ROBINSON'S MECHANICAL CONSTRUCTION, INC

1522 HOWARD ACCESS ROAD  
UPLAND, CA 91786  
(T) 909.946.9232  
(F) 909.946.5641

## HVAC

**SMK HEATING & AIR, INC**  
1505 N. HARMONY CIRCLE  
ANAHEIM, CA 92807  
(T) 714.779.0803  
(F) 714.779.0804

## ELECTRICAL

**RILEY ELECTRICAL, INC.**  
1800 W. 11TH STREET, UNIT C  
UPLAND, CA 91786  
(T) 909.981.6110  
(F) 909.982.7599

## FIRE PROTECTION

**CONSTANT FIRE PROTECTION, INC**  
269 W. LAUREL STREET  
COLTON, CA 92324  
(T) 909.824.2962  
(F) 909.824.1751

## LANDSCAPE

**HERMANN DESIGN GROUP**  
7772 FLORA ROAD, SUITE A  
PALM DESERT, CA 92211  
(T) 760.777.9131  
(F) 760.777.9132

## LAND SURVEYORS

**DAWSON SURVEYING, INC.**  
575 E. CARREON DR  
COLTON, CA 92324  
(T) 909.430.0016  
(F) 909.430.0046

**CONSULTANTS (EXHIBIT PREPARER)**

**EVEREST ENVIRONMENTAL**  
6297 EAST AVENUE  
RANCHO CUCAMONGA, CA 91739  
(T) 909.957.4239

## WQMP/SWPPP (EXHIBIT PREPARER)

## INLAND FOUNDATION

1310 SOUTH SANTA FE AVENUE  
SAN JACINTO, CA 92583  
(T) 951.654.1555  
(F) 951.654.0551

GEOTECHNICAL REPORT NO.: PENDING  
DATE: PENDING

## Y N PENDING

[ ] [ ] [X] LAND IS SUBJECT TO LIQUEFACTION  
[X] [ ] [ ] OTHER GEOLGIC HAZARDS\*  
[X] [ ] [ ] WITHIN A SPECIAL STUDIES ZONE\*

\*PROPERTY IS LOCATED WITHIN A STATE OF CALIFORNIA ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE AND COUNTY OF RIVERSIDE FAULT ZONE

## (EXHIBIT PREPARER) GEOTECHNICAL ENGINEER

1. ALL WORK SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE (C.B.C.)
2. THE ARCHITECT OR ENGINEER MAY FIND DEFECTS IN THE WORK AND IF THEY DO, THEY WILL NOTIFY THE CONTRACTOR SO THAT THE ERROR MAY BE CORRECTED. UNDER NO CIRCUMSTANCES IS IT EVER THE INTENT FOR THE ARCHITECT OR ENGINEER TO BECOME GUARANTOR OF THE CONTRACTOR'S PERFORMANCE BY THESE ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR GOING UNDETECTED DURING THE VISIT TO THE SITE DOES NOT MAKE THE ARCHITECT OR ENGINEER INEFFECTUAL. THE CONTRACTOR IS NEVER RELIEVED OF THE RESPONSIBILITY FOR THE DISCOVERY OF HIS OWN ERRORS AND THE CORRECTION OF THEM, NOR OF THE RESPONSIBILITY OF PROPERLY PERFORMING THE WORK.
3. THE ARCHITECT OR ENGINEER WILL MAKE VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK AND TO OBSERVE WHETHER OR NOT IT IS, IN GENERAL, BEING CONSTRUCTED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATION. THIS IS NOT IN ANY WAY MEANT TO BE AN ARCHITECT'S OR ENGINEER'S GUARANTOR OF THE CONTRACTOR'S WORK RESPONSIBILITY FOR SAFETY IN OR ON ABOUT THE SITE; IN CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING, COMPONENT, SCAFFOLDING, FORMS, OR OTHER WORK AIDS; OR SUPERINTENDING THE WORK.
4. FOR ALL WALL MOUNTED AND SEMI-RECESSED MOUNTED EQUIPMENT, ACCESSORIES CABINETS, HANDRAILS, MARKER BOARDS, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT AND ETC. PROVIDE AND INSTALL BLOCKING IN ACCORDANCE TO STRUCTURAL DETAILS.
5. UNLESS OTHERWISE NOTED, ALL INTERIOR WALL SHOWN ON THE FLOOR PLAN ARE TO EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING WITH ONE LAYER OF 5/8" TH. TYPE "X" GYPSUM BOARD ON EACH SIDE OF STUD FACE. ALL STUD WALLS TO CONTAIN SOUND INSULATION BATT, FULL HEIGHT.
6. DO NOT SCALE DRAWINGS. WORK TO THE DIMENSIONS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THE DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR PROMPT CLARIFICATION.
7. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES INDICATED OR NOT ON THE DRAWING ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF THE UTILITIES WITH SCHOOL DISTRICT MAINTENANCE AND OPERATION PERSONNEL. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND OTHER STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SCHOOL DISTRICT'S SATISFACTION.
8. PROVIDE CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT PUBLIC'S HEALTH AND SAFETY INCLUDING WORK UNDER CONSTRUCTION TO THE REQUIREMENTS OF THE SCHOOL DISTRICT. COVER OPEN TRENCHES WITH SOLID MATERIAL.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SATISFACTION OF THE OWNER/ARCHITECT, AT CONTRACTOR'S EXPENSE.
10. BIDDERS REQUIRED TO LOOK AT ALL DRAWINGS AND SPECIFICATIONS, NOT JUST THOSE SHEETS OR SECTIONS RESPECTIVE OF THEIR TRADE.
11. UNLESS SPECIFIED ON STRUCTURAL OR ARCHITECTURAL DRAWINGS, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC. SHALL HAVE WRITTEN APPROVAL BY STRUCTURAL ENGINEER OF RECORD PRIOR TO START OF WORK.
12. ALL DETAILS CONTAINED IN THESE CONSTRUCTION DOCUMENTS ARE PART OF THE CONSTRUCTION SCOPE REGARDLESS OF THEM BEING REFERENCED IN THE SET.
13. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

## GENERAL NOTES

CONSTRUCTION OF SIX INDIVIDUAL, ONE STORY, WOOD FRAMED BUILDINGS TO BE USED FOR EDUCATIONAL PURPOSES INCLUSIVE OF RELATED OFF-SITE AND ON SITE IMPROVEMENTS

## PROJECT DESCRIPTION

### CS COVER SHEET

#### SURVEY

1 OF 2  
2 OF 2  
ALTA/ACSM LAND TITLE SURVEY  
ALTA/ACSM LAND TITLE SURVEY

#### CIVIL

1  
2  
3  
1 OF 2  
2 OF 2  
OFFSITE STREET IMPROVEMENT PLAN  
OFFSITE STREET IMPROVEMENT PLAN AND PROFILE  
OFFSITE STREET CROSS SECTION PLAN  
OFFSITE WATER AND SEWER IMPROVEMENT PLANS  
OFFSITE WATER AND SEWER IMPROVEMENT PLANS

#### WQMP/SWPPP

1 OF 2  
2 OF 2  
TITLE SHEET / OFFSITE STREET IMPROVEMENT PLAN  
TITLE SHEET / OFFSITE STREET IMPROVEMENT PLAN AND PROFILE  
TITLE SHEET / OFFSITE STREET CROSS SECTION PLAN  
TITLE SHEET, NOTES AND QUANTITIES  
SITE DEMOLITION PLAN

#### INLAND FOUNDATION

1 OF 2  
2 OF 2  
TITLE SHEET  
DETAIL SHEET  
DETAIL SHEET  
SITE PAVING PLAN  
SITE GRADING PLAN  
SITE DRAINAGE PLAN  
ONSITE SEWER PLAN  
ONSITE PRIVATE FIRE WATER SERVICE  
ONSITE DOMESTIC WATER PLAN

#### GEOTECHNICAL REPORT NO.: PENDING

#### DATE: PENDING

#### Y N PENDING

#### LAND IS SUBJECT TO LIQUEFACTION

#### OTHER GEOLGIC HAZARDS\*

#### WITHIN A SPECIAL STUDIES ZONE\*

#### EXHIBIT PREPARER

#### GEOTECHNICAL ENGINEER

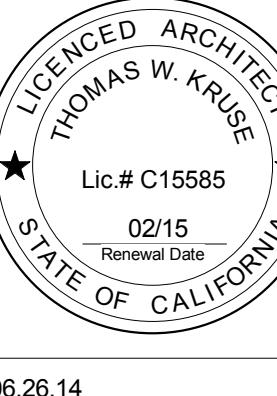
#### STRUCTURAL

PS-1 PHOTOMETRIC STUDY

#### LANDSCAPE

L-1.0 PLANTING PLAN A  
L-1.1 PLANTING PLAN B

**pjhm** architects



MILESTONES

REVISIONS

COVER SHEET  
THE SYCAMORE ACADEMY

## SCHEDULE B

THE FOLLOWING ENCUMBRANCE ITEMS ARE THOSE CONTAINED IN OLD REPUBLIC TITLE COMPANY TITLE REPORT NO. 2476024701-4B, UPDATE NO. 4, DATED SEPTEMBER 16, 2014 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THE REPORT. THOSE WHICH CAN BE PLOTTED ON THE SURVEY ARE SHOWN THUS  .

1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014-2015. A LIEN, BUT NOT YET DUE OR PAYABLE.

CODE NO. : 025-007  
ASSESSOR'S PARCEL NO. : 380-170-020-1

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : CALIFORNIA ELECTRIC POWER COMPANY  
FOR : PUBLIC UTILITIES  
RECORDED : FEBRUARY 5, 1946 IN BOOK 745 OF OFFICIAL RECORDS, PAGE 205  
AFFECTS : THE NORTHWESTERLY PORTION OF SAID LAND

6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : CLARENCE K. SR. AND ANNE L. MULVEY, HUSBAND AND WIFE ET AL  
FOR : INGRESS AND EGRESS  
RECORDED : SEPTEMBER 17, 1962 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 86576  
AFFECTS : A PORTION OF SAID LAND  
AND BY VARIOUS DEEDS OF RECORD  
(NON-EXCLUSIVE EASEMENT)

7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY  
FOR : PUBLIC UTILITIES  
RECORDED : OCTOBER 10, 1984 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 349824  
AFFECTS : THE NORTHWESTERLY 20 FEET OF SAID LAND

8. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : COUNTY OF RIVERSIDE  
FOR : PUBLIC ROAD AND DRAINAGE PURPOSES  
RECORDED : FEBRUARY 28, 2002 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2002-104759  
AFFECTS : A PORTION OF SAID LAND

9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY  
FOR : PUBLIC UTILITIES  
RECORDED : DECEMBER 27, 2006 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2006-945966  
AFFECTS : A PORTION OF SAID LAND

10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO : VERIZON CALIFORNIA INC., A CORPORATION  
FOR : PUBLIC UTILITIES  
RECORDED : MAY 10, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2007-314968  
AFFECTS : A PORTION OF SAID LAND  
NON-EXCLUSIVE EASEMENT, BLANKET IN NATURE)

## LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF WILDEMAR, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK "M" OF ELSINORE, IN THE CITY OF WILDEMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 174 OF MAPS, ALSO PORTIONS OF LOTS 8 AND 9 OF THE LA VISTA TRACT AS PER MAP RECORDED IN BOOK 6, PAGE 98, RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AS SHOWN ON THE MAP OF LA VISTA TRACT, AS PER MAP RECORDED IN BOOK 6, PAGE 98, RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 6;

THENCE SOUTH 49° 19' 25" EAST 300.26 FEET;

THENCE SOUTH 34° 18' 09" WEST 452.01 FEET;

THENCE SOUTH 07° 37' 23" WEST 141.06 FEET;

THENCE SOUTH 37° 04' 32" WEST 374.00 FEET;

THENCE NORTH 35° 02' 12" WEST 85.49 FEET;

THENCE NORTH 22° 41' 05" WEST 51.64 FEET;

THENCE NORTH 57° 13' 16" WEST 13.73 FEET;

THENCE NORTH 43° 47' 15" WEST 33.12 FEET;

THENCE NORTH 45° 37' 46" WEST 31.50 FEET;

THENCE NORTH 53° 04' 38" WEST 58.71 FEET;

THENCE NORTH 57° 41' 14" WEST 30.72 FEET;

THENCE NORTH 64° 02' 00" WEST 39.84 FEET;

THENCE NORTH 22° 23' 13" WEST 39.49 FEET;

THENCE NORTH 10° 56' 45" EAST 56.58 FEET TO THE EAST LINE OF SAID LOT 7;

THENCE NORTH 37° 04' 47" EAST 846.21 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS PARCEL B OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT 2014-005 RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 2014-0365627, OFFICIAL RECORDS.

## ZONING

ZONING DESIGNATION: C-0 - COMMERCIAL OFFICE

BUILDING SETBACK REQUIREMENTS:

25' FRONT, 25' REAR, 25' SIDE

HEIGHT REQUIREMENTS:  
STRUCTURES SHALL NOT EXCEED 40' AT YARD SETBACK LINE  
BUILDINGS SHALL NOT EXCEED 50' UNLESS A HEIGHT UP TO 75' IS  
GRANTED PURSUANT TO SECTION 17.172.220

## SITE ADDRESS

23151 PALOMAR STREET  
MURRIETA, CA. 92562-9495

## BASIS OF BEARINGS

THE BEARING OF N 37° 08' 42" E BEING THE NORTHWESTERLY BOUNDARY OF PARCEL MAP 8467 ON FILE  
IN BOOK 36, PAGE 27 OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
ALSO BEING THE CENTERLINE OF ROBIN SCOTT STREET.

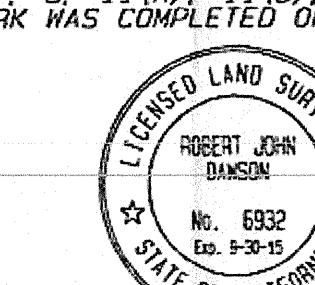
## SURVEYOR'S NOTES

1. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
3. PROPERTY SURVEYED IN ACCORDANCE WITH OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT NO. 2476024701-4B, UPDATE NO. 4, DATED SEPTEMBER 16, 2014.
4. TOTAL AREA OF THE SUBJECT SITE IS 7.21 ACRES, MORE OR LESS.
5. THIS SURVEY WAS PERFORMED IN APRIL, 2014 AND IS BASED ON A FIELD SURVEY.
6. THERE ARE NO BUILDINGS ON SITE.
7. UNDERGROUND UTILITIES WERE PLOTTED FROM AVAILABLE RECORDS AND NO GUARANTEE AS TO HORIZONTAL OR VERTICAL POSITIONS IS IMPLIED OR GIVEN.
8. FLOOD ZONE - ZONE AE - BASE FLOOD ELEVATIONS DETERMINED AND ZONE X - AREA OUTSIDE THE 500-YEAR FLOOD WHICH HAS A LESS THAN 0.2% ANNUAL CHANCE TO FLOOD ANNUALLY. MAP EFFECTIVE DATE - AUGUST 28, 2008.
9. VERTICAL RELIEF WAS OBTAINED BY AERIAL PHOTOGRAPHY AND IS PLOTTED AT ONE-FOOT INTERVALS.
10. INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 6932.
11. INDICATES FOUND MONUMENT AS NOTED.
12. THERE WAS EVIDENCE OF EARTH MOVING WORK IN THE MIDDLE OF THE SITE, LIMITS ARE AS SHOWN.
13. ULTIMATE RIGHT-OF-WAY FOR PALOMAR ROAD IS 64 FEET HALF WIDTH PER CITY OF WILDEMAR.
14. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. THERE ARE NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

## SURVEYOR'S CERTIFICATE

TO PALOMAR OFFICE CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, U.S. BANK NATIONAL ASSOCIATION, A NATIONAL ASSOCIATION, CALIFORNIA MUNICIPAL FINANCIAL AUTHORITY, 23151 PALOMAR STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RONALD REAGAN CHARTER SCHOOL ALLIANCE, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, KUTAK ROCK LLP, ICE MILLER LLP, JONES HALL, HANSBERGER & KLEIN, LLP AND THEIR SUCCESSORS AND ASSIGNS, OLD REPUBLIC TITLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS, BBGT CAPITAL MARKETS, A DIVISION OF BBGT SECURITIES, LLC AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR CALIFORNIA LAND TITLE SURVEYS, AS FULLY ESTABLISHED AND ADVISED BY CALA AND NSPE, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 11(A), 11(B), 3, 16, 17, 18 AND 19 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2014.

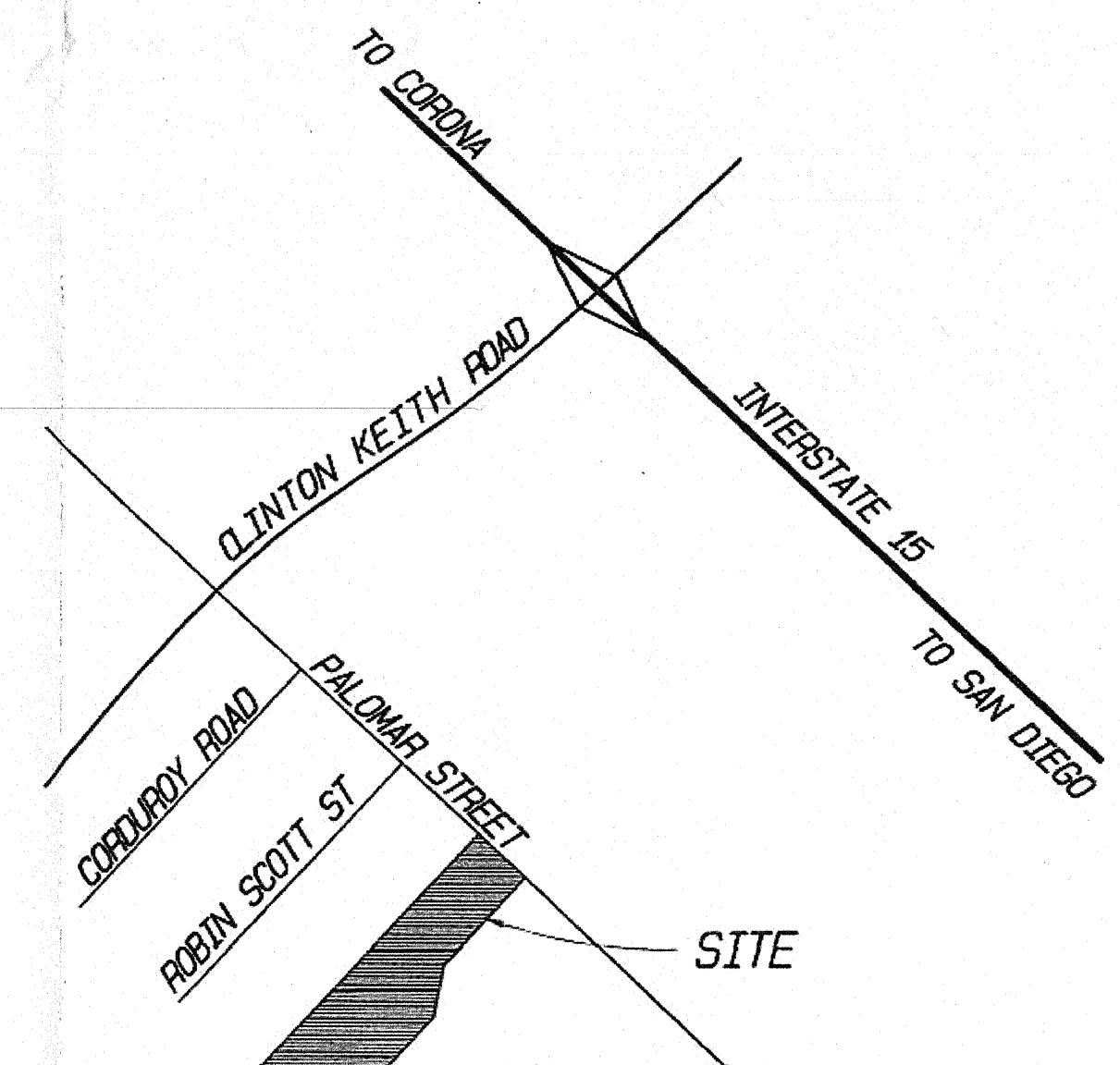


ROBERT JOHN DAWSON - LS 6932  
DATE

ALTA/ACSM LAND TITLE SURVEY  
IN REFERENCE TO TITLE REPORT NO. 2476024701-4B, UPDATE NO. 4, ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED SEPTEMBER 16, 2014

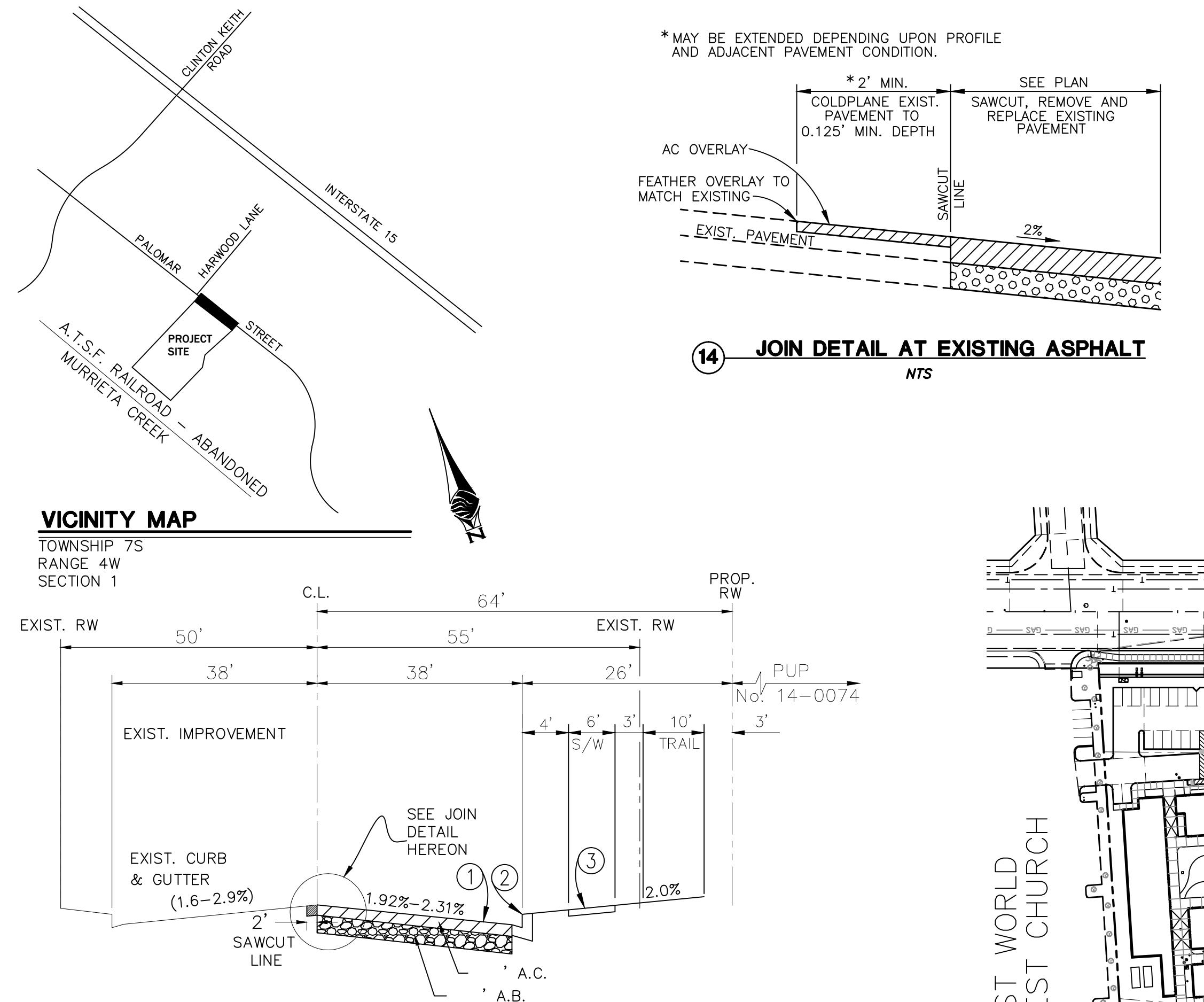
PLANS PREPARED BY:  
**DAWSON SURVEYING, INC.**  
LAND SURVEYORS  
575 CARPENTER DR, CARMEL, CA 93723  
PHONE: 831-625-0016 FAX: 831-625-0046  
E-MAIL: robert@dsilis.com  
W.O. 515.13

MARK DATE	BY	DESCRIPTION
		REVISIONS





# STREET IMPROVEMENT PLANS FOR PALOMAR STREET CITY OF WILDOMAR, CALIFORNIA PUP No. 14-0074



STD NO 92 ARTERIAL HIGHWAY TYPICAL SECTION  
PALOMAR STREET

N.T.S.  
T.I. - 9.5  
R VALUE - 20 (ESTIMATED)

#### APPLICANT/ENGINEER

SLR CIVIL ENGINEERING  
6840 INDIANA AVENUE, SUITE 130  
RIVERSIDE, CA. 92506  
PHONE: (951) 683-8088  
FAX: (951) 683-6915

#### OWNER/DEVELOPER

THE SYCAMORE ACADEMY  
32326 CLINTON KEITH ROAD, #202  
WILDOMAR, CA. 92595

#### SOILS ENGINEER

INLAND FOUNDATION  
1310 SOUTH SANTA FE AVENUE  
SAN JACINTO, CA. 92583  
PHONE: (951) 654-1555  
FAX: (951) 654-0551  
WEB SITE: INLANDFOUNDATION.COM

#### ENGINEERS 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 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.

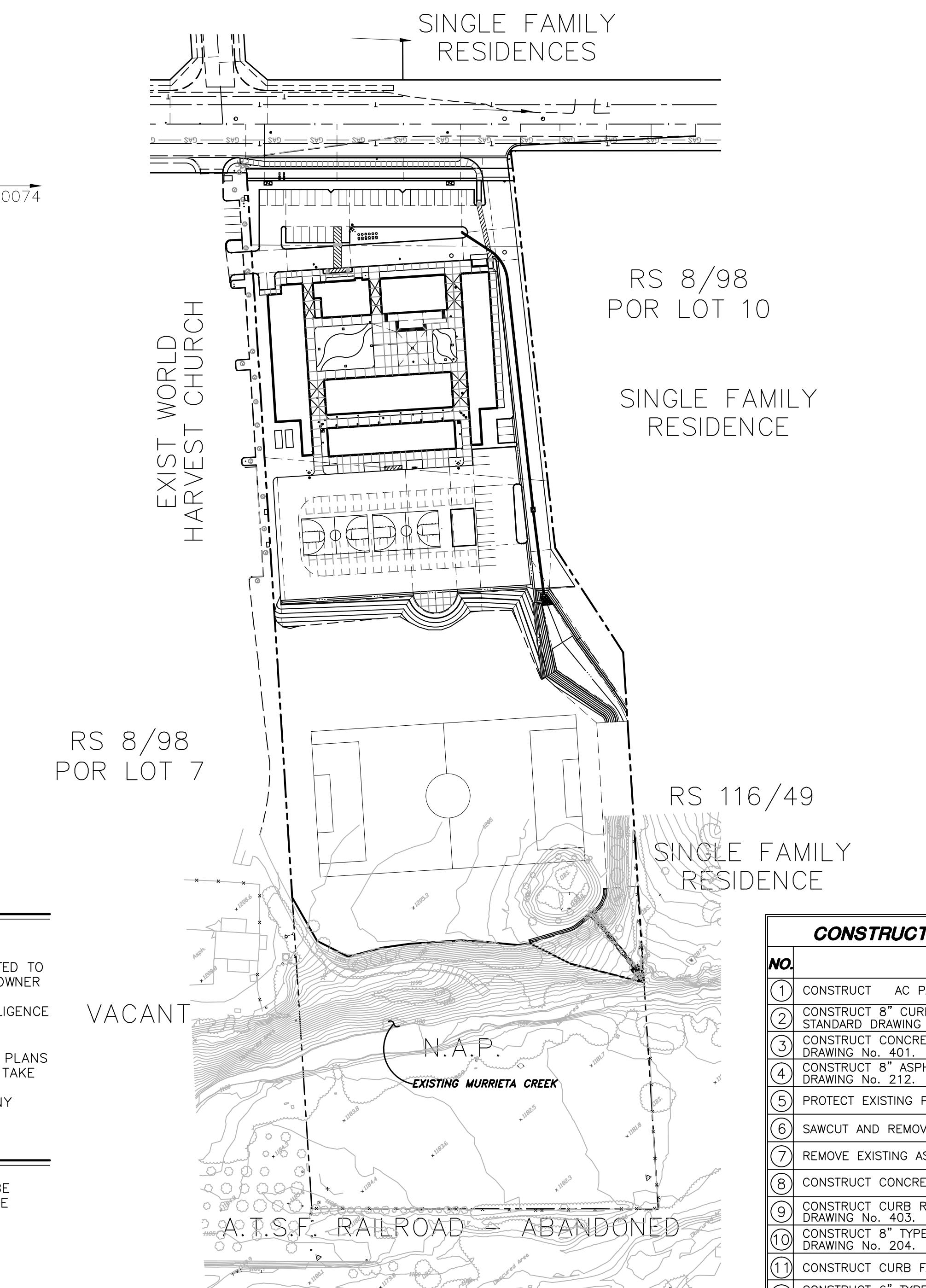
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ALL THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS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

#### NOTE:

QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID TO COMPLETE THE PROJECT.

#### NOTE:

WATER AND SEWER INSTALLATION IN PALOMAR STREET SHALL BE COMPLETE PRIOR TO FINAL PAVEMENT LIFT. TRAFFIC CONTROL PLANS WILL BE REQUIRED FOR LATERAL INSTALLATION. FINAL SURFACING ON PALOMAR STREET AFTER CONSTRUCTION ON/OFF SITE TO BE PERFORMED SO STREET IS UNIFORM FINISH AND NOT VISIBLE TRENCH CUT LINE. COUNTY/CITY STANDARD 818 MODIFIED FOR "T-CAP" FLUSH WITH FINISH PAVEMENT INCLUDE SECTION ON IMPROVEMENT PLANS.

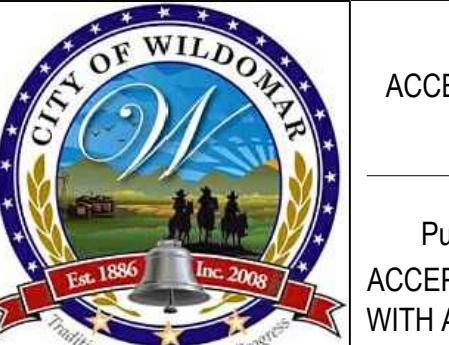


INDEX MAP

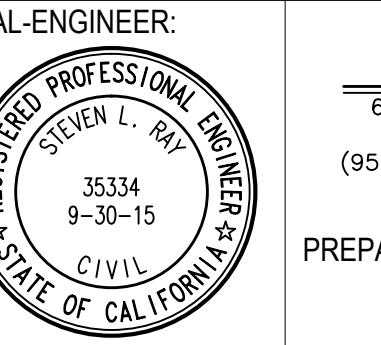
SCALE: 1" = 100'

THIS PROJECT IS BONDED AND  
TO BE INSPECTED BY  
CONSTRUCTION INSPECTION

SOILS R-VALUE - 20  
PER INLAND FOUNDATION REPORT  
S679-002 DATED JULY 25, 2014



CITY OF WILDOMAR  
ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



CIVIL ENGINEERING, INC.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
35334 9-30-15 CIVIL  
STATE OF CALIFORNIA  
LICENSE #Z14119  
THIS SURVEY WAS PERFORMED  
BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
1/13/15  
PREPARED BY:  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

#### GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT, 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/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTEAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITS MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. PHONE: (951) 677-7751.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO CITY STD. NO. 816.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT 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 BENCHMARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS 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 CITY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (GALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNINGS 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 TO THE PUBLIC WORKS DEPARTMENT PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMITS CASES 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 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 & 0.03 GALLONS PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- 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 ENCROACHMENT SHALL CONFORM TO RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPING GUIDELINES DATED OCTOBER 2009.
- 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. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM DRAIN POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE COUNTY A COPY OF THE NOI WITH A VALID WID 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 PUBLIC WORKS DIRECTOR OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPE/CULVERTS (WHERE 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 ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH RCFC FACILITY AND ADD PERMIT # ON THE PLAN.
- FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

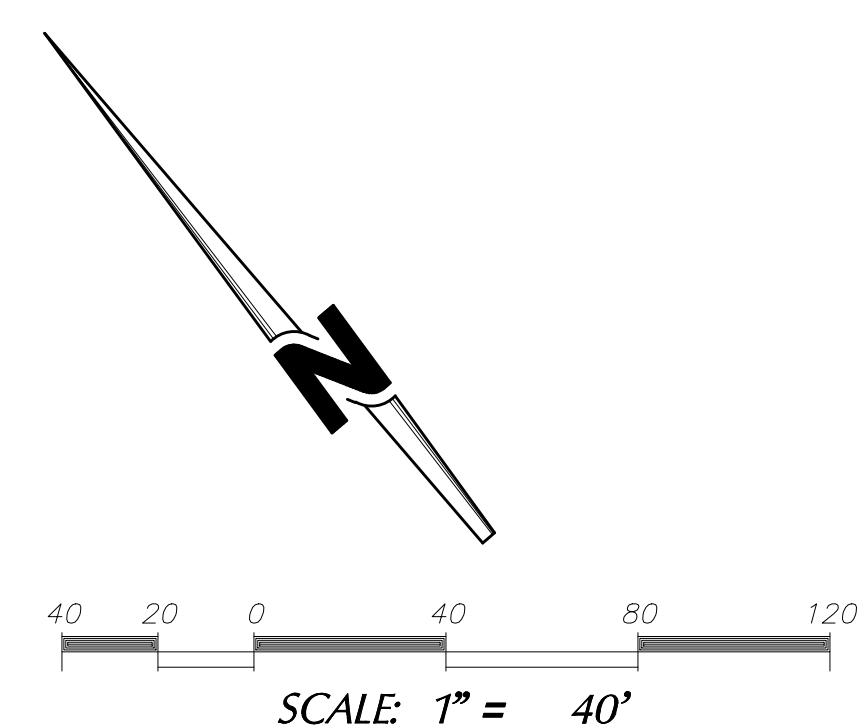
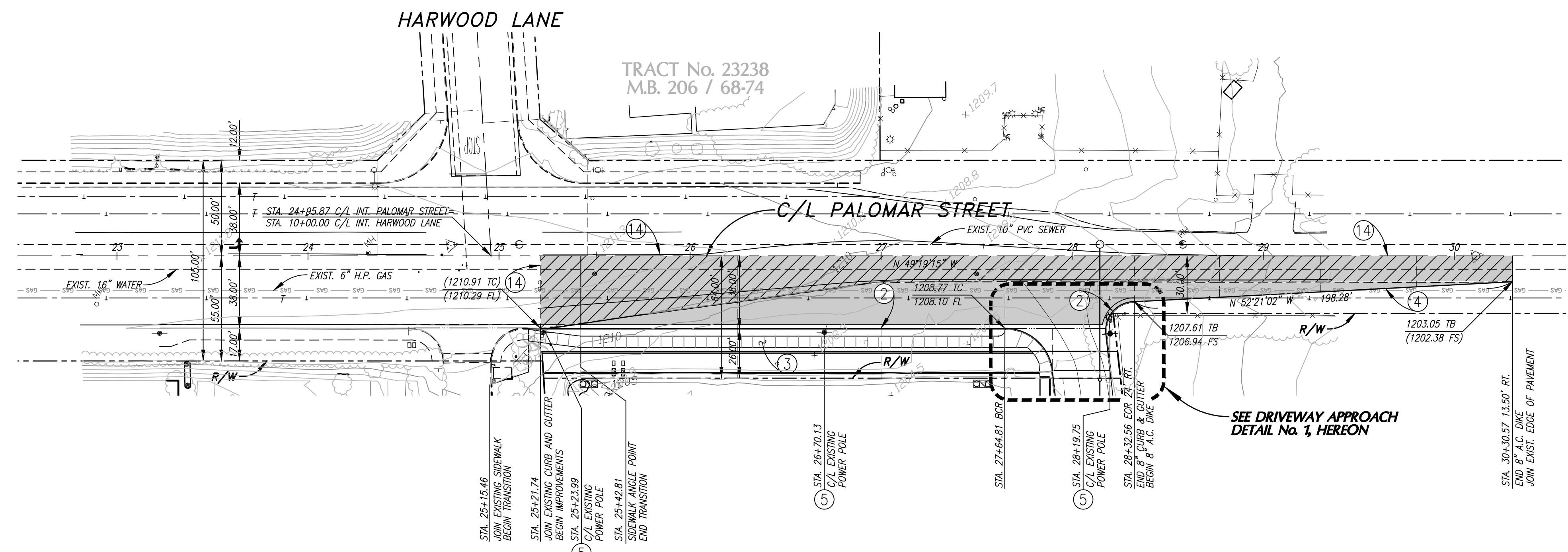
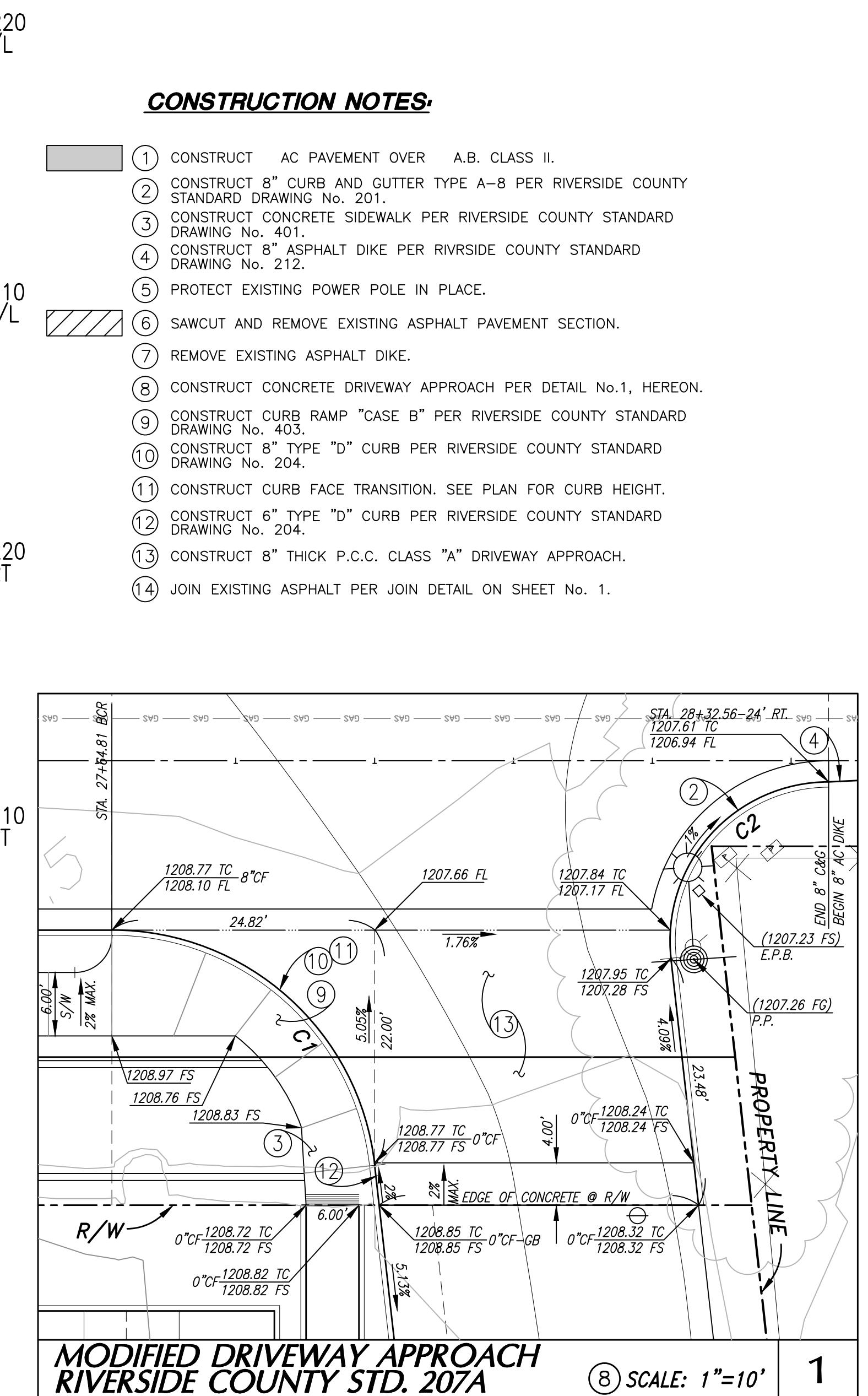
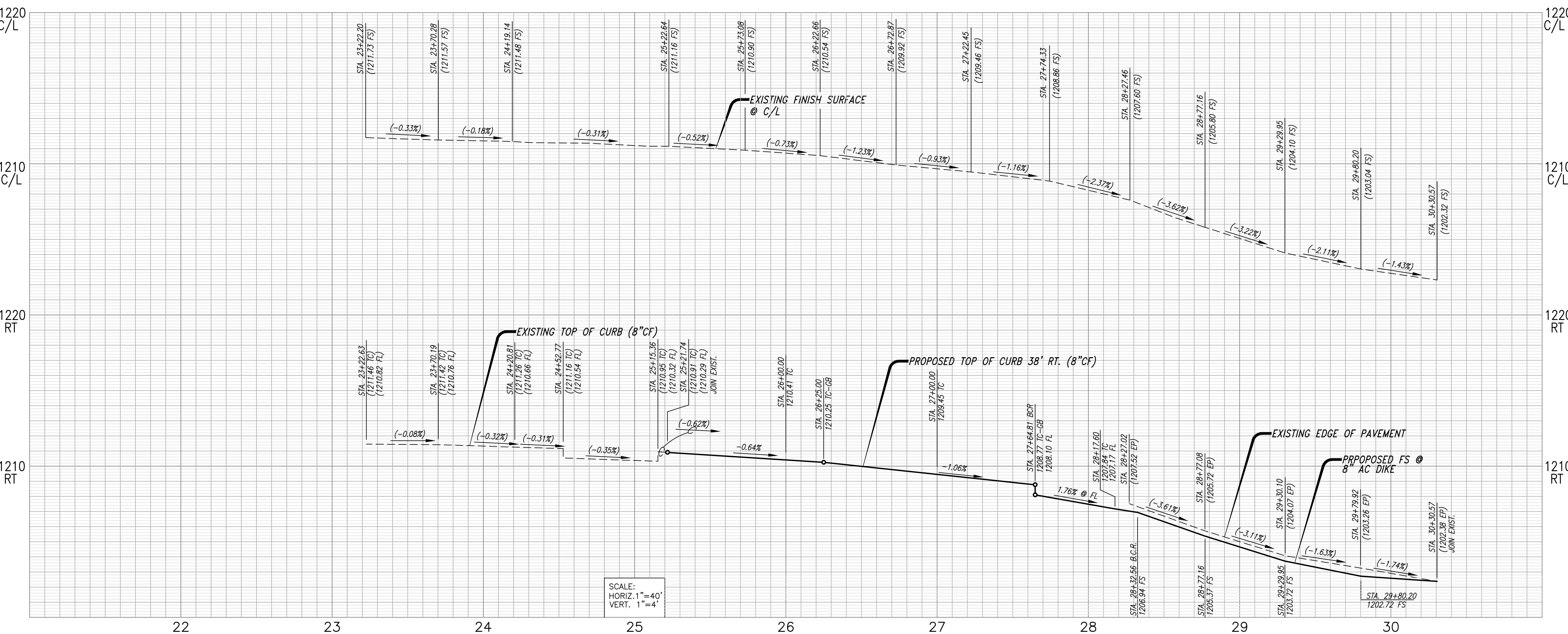
#### NOTIFICATIONS

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

CITY OF WILDOMAR	1-951-677-7751
ELSIÑORE VALLEY MUNICIPAL WATER DISTRICT	1-951-674-3146
VERIZON TELEPHONE COMPANY	1-800-983-5000
SOUTHERN CALIFORNIA GAS COMPANY	1-800-927-2000
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-655-4555
TIME WARNER CABLE TV	1-888-255-5789
VERIZON CABLE TV	1-951-672-4583
UNDERGROUND SERVICE ALERT (U.S.A.)	811

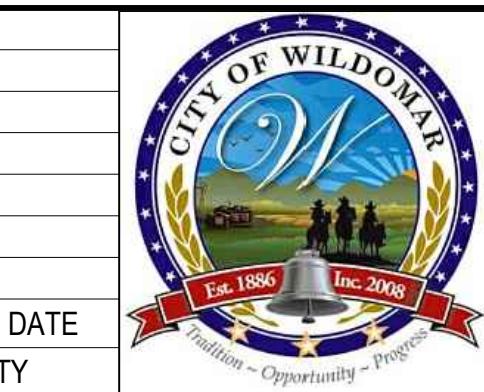
INDEX OF SHEETS:	
SHEET No.	DESCRIPTION
1	TITLE SHEET OFFSITE STREET IMPROVEMENT PLAN
2	OFFSITE STREET IMPROVEMENT PLAN & PROFILE
3	OFFSITE STREET CROSS SECTION PLAN

PUBLIC USE PERMIT		No. 14-0074	SHEET No.
CITY OF WILDOMAR	THE SYCAMORE ACADEMY	1	
TITLE SHEET OFFSITE	STREET IMPROVEMENT PLAN	3	SHTS



**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 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.



**CITY OF WILDOMAR**  
ACCEPTED BY:  
\_\_\_\_\_  
Date:  
**DANIEL A. YORK**  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



SLR  
**Civil Engineering, Inc.**  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
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PREPARED BY: SLR 1/13/15  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

ENCHMARK:  
elevation = 1240.00  
atum = NAVD 88  
ENCHMARK #Z14119

THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
.S. 6932, EXP. 9-30-15

---

CALE:  
H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074

**CITY OF WILDOMAR**

THE Sycamore Academy

OFFSITE STREET

IMPROVEMENT PLAN AND PROFILE

**102-0410**

卷之三

64.00'

38.00' 26.00'

30.00' EXIST. R/W 34.00' 8.00'

37.82' RT (1210.91 TC) (1210.29 FL)

EXISTING F.S.

STA. 25+22.64

64.00'

38.00' 26.00'

30.00' EXIST. R/W 34.00' 8.00'

(1210.67 TC) (1210.00 FL) 30.56' RT 1210.58 TC 1209.91 FL

2.31%

EXISTING F.S.

STA. 25+73.08

64.00'

38.00' 26.00'

30.00' EXIST. R/W 34.00' 8.00'

(1210.45 TC) (1209.83 FL) 23.78' RT 1210.26 TC 1209.59 FL

2.19%

EXISTING F.S.

STA. 26+22.66

64.00'

38.00' 26.00'

30.00' EXIST. R/W 34.00' 8.00'

(1210.36 TC) (1209.73 FL) 14.40' RT 1209.07 FL 1209.74 TC

1.92%

EXISTING F.S.

STA. 26+72.87

1210.26 FS

1210.78 FS

1211.10 FS

1211.10 FS

SCALE:  
HORIZ. 1" = 20'  
VERT. 1" = 4'

(1205.80 FS) JOIN EXIST. C/L 21.64

(1207.60 FS) JOIN EXIST. C/L

(1208.86 FS) JOIN EXIST. C/L

(1209.46 FS) JOIN EXIST. C/L

(1207 52 ES-FP) (1208 73 ES-FP) (1209 30 ES-FP) (1209 30 ES-FP)

STA. 27+22.45

STA. 27+74.33

EXISTING F.S.

STA. 28+27.46

EXISTING F.S.

STA. 28+77.16

EXISTING F.S.

The figure consists of three separate Gantt charts, each showing a timeline from 1204.10 to 1204.39. The charts are arranged vertically and share a common horizontal axis representing time.

- Top Chart (C/L Task):** The task starts at 1204.10 FS and ends at 1204.39 TB. It includes a 'JOIN EXIST.' segment from 1204.10 to 1204.10. The duration is 38.00' (18.85' + 2.02% + 30.00'). The chart shows a 2.02% increase in duration from the previous chart.
- Middle Chart (FS Task):** The task starts at 1203.04 FS and ends at 1203.39 TB. It includes a 'JOIN EXIST.' segment from 1203.04 to 1203.04. The duration is 30.00' (16.19' + 1.98% + 14.06'). The chart shows a 1.98% increase in duration from the previous chart.
- Bottom Chart (EP Task):** The task starts at 1202.32 FS and ends at 1202.38 EP. It includes a 'JOIN EXIST.' segment from 1202.32 to 1202.32. The duration is 30.00' (13.52' + 13.67% + 13.52'). The chart shows a 13.67% increase in duration from the previous chart.

Each chart has a vertical axis labeled 'C/L' on the left. The horizontal axis represents time, with labels for the start and end of each task and the segments. The segments are labeled with their respective names and durations, including percentage increases.

Diagram showing a road section with a total width of 64.00'. The diagram shows a central 'EXIST. R/W' (existing right-of-way) of 34.00' flanked by two 8.00' shoulders. The outer boundaries are 26.00' from the center line. A vertical dashed line on the left is labeled '1203.72 FS'.

A. 29+29.95

EXISTING F.S.

Diagram showing a road section with a total width of 64.00'. The diagram shows a central 'EXIST. R/W' (existing right-of-way) of 34.00' flanked by two 8.00' shoulders. The outer boundaries are 26.00' from the center line. A vertical dashed line on the left is labeled '1203.72 FS'.

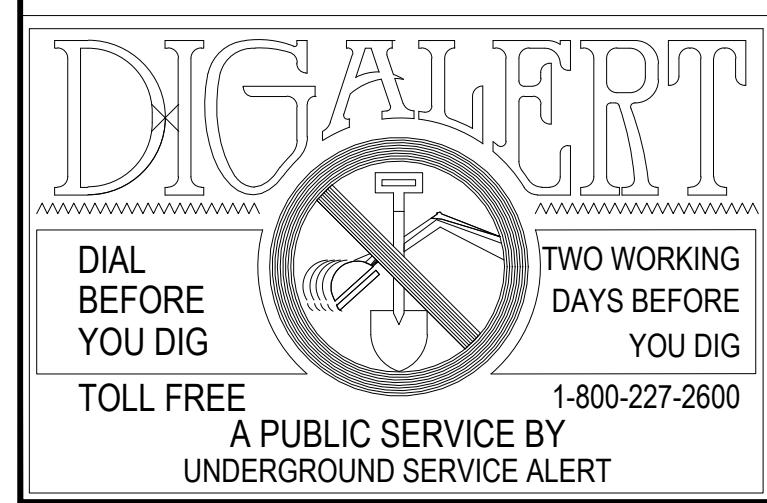
A. 29+80.20

EXISTING F.S.

STA. 30+30.57  
OF IMPROVEMENTS

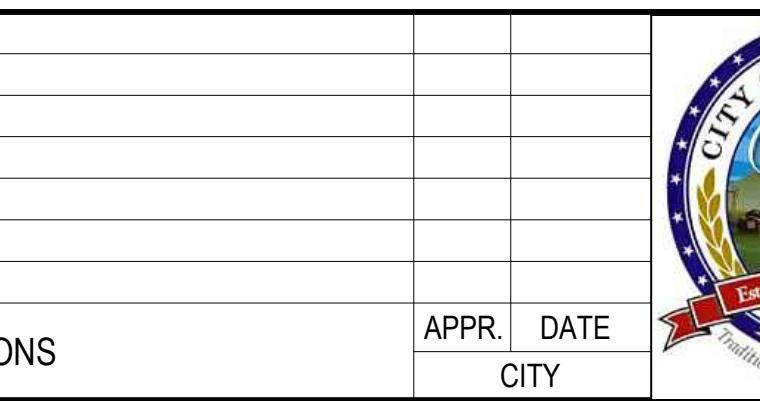
EXISTING F.S.

1230
LF
1210
C/L
1220
RT
1210
RT

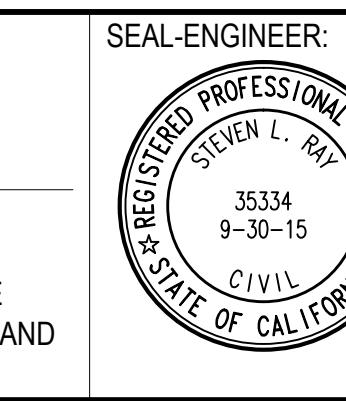


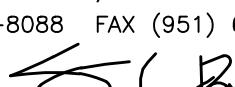
**NOTE:**  
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The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.



The image shows the official seal of the City of Wildomar on the left, featuring a circular design with a blue sky, a green landscape, a large 'W', and a bell. The text 'CITY OF WILDOMAR' is at the top, '1886 Inc. 2008' is at the bottom, and a banner at the bottom reads 'Opportunity ~ Progress'. To the right of the seal is a white form with the text 'CITY OF WILDOMAR' in large letters, 'ACCEPTED BY:' followed by a line for a signature, and 'Date: \_\_\_\_\_'. Below this is the signature 'DANIEL A. YORK' and the title 'Public Works Director/City Engineer'. At the bottom, the text 'ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS PRACTICES' is printed.



		<b><i>SLR</i></b> <b><i>Civil Engineering, Inc.</i></b>
<hr/>		
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PREPARED BY: 		1/13/15
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STEVEN L. RAY		
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NCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
NCHMARK #Z14119

THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
S. 6932, EXP. 9-30-15

MALE:  
H: As Noted V: As Noted

BLIC USE PERMIT No. 1

**CITY OF WILDOMAR**

THE SYCAMORE ACADEMY

OFFSITE STREET

CROSS SECTION PLAN

4-0074	SHEET No. 3
	OF 3 SHTS

# EL SINORE VALLEY MUNICIPAL WATER DISTRICT

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## OFFSITE WATER AND SEWER IMPROVEMENT PLANS FOR P.U.P. 14-0074

## GENERAL NOTES

## GENERAL NOTES (CONT.)

1. ALL WORK SHALL CONFORM TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT (E.V.M.W.D.) DESIGN AND CONSTRUCTION STANDARDS FOR WATER, RECYCLED WATER AND SANITARY SEWER FACILITIES.

2. CONSTRUCTION MATERIALS TESTING AND INSPECTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE GOVERNING AGENCY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK") AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) STANDARDS. FAILURE TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE CAUSE FOR REJECTION.

3. THE CONTRACTOR SHALL NOTIFY E.V.M.W.D. TWO WORKING DAYS PRIOR TO BEGINNING WORK (951) 674-3146.

4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR BY POTHOLING AND FIELD SURVEY OF ELEVATIONS PRIOR TO TRENCHING. THE CONTRACTOR SHALL ALSO CONTACT UNDERGROUND SERVICE ALERT (800) 227-2600 PRIOR TO ANY EXCAVATION WORK.

5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH CAL-OSHA REQUIREMENTS.

6. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF ALL CONSTRUCTION CHANGES AND SHALL MAKE INFORMATION AVAILABLE TO THE PROJECT ENGINEER FOR PREPARATION OF "AS BUILT" DRAWINGS. THE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO E.V.M.W.D. FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

7. WHERE THE WATER MAIN AND SEWER CROSSES STORM DRAINS, OTHER PIPELINES, TELEPHONE AND ELECTRIC DUCTS, OR SIMILAR INSTALLATIONS, A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE MAIN OR SEWER AND OTHER INSTALLATIONS.

8. SEPARATION OF SEWER AND WATER LINES MUST COMPLY WITH THE RIVERSIDE COUNTY HEALTH DEPARTMENT STANDARDS AS SHOWN ON RIVERSIDE COUNTY STANDARD PLAN 609 AND E.V.M.W.D. STANDARD PLAN W-2 AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE OF CALIFORNIA, DEPARTMENT OF HEALTH.

9. CONNECTIONS TO EXISTING E.V.M.W.D. SEWER OR WATER LINES SHALL BE IN ACCORDANCE WITH STANDARD E.V.M.W.D. PROCEDURES AND SHALL NOT BE ACCOMPLISHED UNLESS E.V.M.W.D. INSPECTOR IS PRESENT.

10. UNLESS WAIVED BY THE E.V.M.W.D. AN INSULATED COPPER SOLID CORE 10 GAGE TRACER WIRE SHALL BE PLACED WITH EACH SEWER AND SERVICE LATERAL TO ASSIST WITH FUTURE LOCATION. TAPE SHALL BE PLACED AT LEAST 6" ABOVE THE SEWER PIPE, BUT NOT DEEPER THAN 24" BELOW THE EXISTING FINISHED GRADE. WATER MAINS AND SERVICES SHALL ALSO HAVE TRACER WIRE INSTALLED IN THE TRENCH.

11. OPEN TRENCH AT ANY ONE TIME SHALL BE LIMITED TO 600 FEET ALONG ROAD RIGHT-OF-WAY UNLESS OTHERWISE APPROVED IN WRITING BY THE E.V.M.W.D. TRENCH SHALL BE BACKFILLED AND COMPAKTED AT THE CONCLUSION OF EACH DAY.

12. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.

13. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY E.V.M.W.D. GENERAL MANAGER.

14. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO TIE OUT ANY EXISTING STREET MONUMENTATION EITHER VISIBLE OR BURIED, PRIOR TO CONSTRUCTION.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY STREET MONUMENTATION IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.

16. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.

17. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY FOR ANY NECESSARY ENCROACHMENT PERMIT FROM ANY GOVERNING AGENCY.

18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO STAMP A 2" HIGH "S" ON THE CURB FACE FOR ALL SEWER LATERALS AT THE LOCATION WHERE THE LATERAL PASSES BENEATH THE CURB.

19. A STEEL ROD OR STAKE 6" ABOVE THE GROUND OR 10 GAGE COPPER WIRE WITH 2" COPPER TAG, SHALL BE INSTALLED AT THE END OF EACH SEWER LATERAL TO ASSIST IN LOCATING AT A LATER DATE. IN NEW TRACT DEVELOPMENT A 2"x4"x8' BOARD SHALL BE USED TO MARK THE ENDS OF LATERALS

ALL SEWERS SHALL BE BALLED, AIR TESTED, MANDREL TESTED AND CCTV INSPECTED PRIOR TO ACCEPTANCE BY THE DISTRICT. AIR TEST SHALL BE PER UNI-B-6, MANDREL TEST SHALL BE IN ACCORDANCE WITH SECTION 306-1.2.12 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND CLOSED CIRCUIT TELEVISION INSPECTION PER DISTRICT STANDARDS.

A PROPERTY LINE CLEANOUT WILL BE INSTALLED 1' OUTSIDE OF RIGHT-OF-WAY LINE. THE 1/8 BEND AND 45° WYE CONNECTION SHALL BE CAST IRON OR ABS.

22. PROTECT PIPE, JOINTS, LINING AND COATING, AND CAREFULLY BED PIPE TO PROVIDE CONTINUOUS BEARING AND PREVENT UNEVEN SETTLEMENT. PIPE SHALL BE PROTECTED AGAINST FLOTATION AT ALL TIMES. OPEN ENDS OF THE INSTALLED SEWER PIPE SHALL BE SEALED AT ALL TIMES WHEN CONSTRUCTION IS NOT IN PROCESS.

23. PIPE JOINTS SHALL NOT BE DEFLECTED GREATER THAN 80% OF THE MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURER.

24. SEWER AND WATER PIPE TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH E.V.M.W.D. STANDARDS S-1 & W-3.

25. ALL SERVICE LATERALS SHALL BE LOCATED AT RIGHT ANGLES TO THE MAIN UNLESS OTHERWISE INDICATED ON THE PLANS AND APPROVED BY THE E.V.M.W.D. MATERIALS FOR LATERALS SHALL MEET E.V.M.W.D. SPECIFICATIONS. SEWER ELEVATIONS SHOWN ARE FLOWLINE (CONDUIT INVERT).

26. MINIMUM COVER FOR ALL WATER MAINS LESS THAN 12 INCHES IN DIAMETER SHALL BE 3.5 FEET. WATER MAINS 12 INCHES AND GREATER SHALL HAVE A MINIMUM COVER OF 4 FEET. MAXIMUM COVER FOR WATER MAINS SHALL BE 8 FEET, UNLESS APPROVED BY THE E.V.M.W.D. GENERAL MANAGER.

27. WHEREVER VALVES ARE TO BE INSTALLED, THE INVERT SLOPE OF THE MAIN SHALL NOT EXCEED SIX PERCENT. VALVES SHALL BE LOCATED SO THAT THERE WILL BE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE TOP OF THE VALVE AND THE BOTTOM OF THE VALVE BOX COVER AT STREET SECTIONS.

28. THE MINIMUM CLEARANCE BETWEEN FIRE HYDRANTS AND UTILITY POLES, LIGHT STANDARDS, SIGN POSTS AND ELECTRICAL TRANSFORMERS SHALL BE 3 FEET.

29. NO WATER METER BOXES SHALL BE INSTALLED IN DRIVEWAYS OR SIDEWALKS. METER BOXES SHALL BE SET AT HIGH GRADE TO ELIMINATE WATER RUNOFF. INSTALL REDUCED PRESSURE PRINCIPLE OR BACK FLOW DEVICE AFTER IRRIGATION METER. INSTALL PRESSURE REDUCING VALVES IF THE PRESSURE IS OVER 80 P.S.I..

30. ANY CHANGE IN FLOW DIRECTION (ELBOWS, FIRE HYDRANTS, ETC.) SHALL UTILIZE RESTRAINED DUCTILE IRON PIPE AND FITTINGS, IN LIEU OF THRUST BLOCKS.

31. AIR VALVES SHALL BE INSTALLED AT HIGH POINTS AND BLOWOFFS AT ALL LOW POINTS ON THE LINE PER E.V.M.W.D. STANDARD DRAWING W-16, W-17, AND W-19.

32. IF REQUIRED, A RESERVOIR AND BOOSTER PUMP STATION WILL HAVE TO BE CONSTRUCTED AND IN SERVICE BEFORE ANY SERVICE CAN BE PROVIDED TO THE UNITS CONSTRUCTED WITHIN THIS SUBDIVISION.

33. PRIOR TO PAVING THE STREET SECTION, ALL UNDERGROUND FACILITIES WITH LATERALS, INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION AND DRAINAGE FACILITIES SHALL BE IN PLACE AND TESTED.

34. HOUSE SLAB ELEVATIONS THAT ARE LOWER THAN THE UP STREAM MANHOLE RIM ELEVATION SHALL BE EQUIPPED WITH BACKWATER VALVES. THE PROJECT ENGINEER SHALL INDICATE ON THE SEWER LATERAL TABLE WHICH LOTS ARE INVOLVED.

35. PRIOR TO THE CONSTRUCTION OF ANY BACKFLOW PROTECTION DEVICE, THE CONTRACTOR SHALL NOTIFY THE DISTRICT BACKFLOW ASSEMBLY INSPECTOR 24 HOURS PRIOR TO THE CONSTRUCTION OF ASSEMBLY. THE DISTRICT BACKFLOW INSPECTOR SHALL PROVIDE FINAL INSPECTION, TESTING AND APPROVAL PRIOR TO TURNING ON THE WATER SUPPLY.

36. SURVEY STAKING FOR WATER PIPELINES IS AT 50-FOOT INTERVALS PLUS ALL APPURTENANCES, HORIZONTAL ALIGNMENT CHANGES AND VERTICAL ALIGNMENT CHANGES.

37. SURVEY STAKING FOR SEWER PIPELINES IS AT 25-FOOT INTERVALS PLUS ALL LATERALS, MANHOLES IN AND OUT, BEGINNING OF CURVES, AND END OF CURVES.

38. ALL WATER VALVES IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT SECTION INSTALLED IN ACCORDANCE WITH STD. DWG. NO. W-27.

39. ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT SECTION INSTALLED IN ACCORDANCE WITH STD. DWG. NO. S-10.

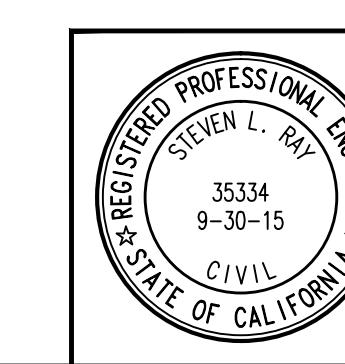
40. ALL SURVEY CUT SHEETS MUST BE GIVEN TO INSPECTOR.

41. ALL SOILS COMPACTION REPORTS MUST BE GIVEN TO INSPECTOR PRIOR TO TESTING.

42. FULL TIME SOILS TECHNICIAN(S) MUST BE ON SITE FOR BACKFILLING AND COMPACTION.

C:\Users\Jose Morales\appdata\local\temp\AcPublish\_408\SHEET-1.dwg 01/13/15 4:58pm

THE DESIGN AND CONSTRUCTION OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES, ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN CHECK SERVICES BY E.V.M.W.D. WILL BE LIMITED TO ADHERENCE OF THE DISTRICT'S STANDARDS, MATERIALS, QUANTITIES AND SIZE OF FACILITIES, AS THEY RELATE TO THE SERVICE DEMANDS OR THE APPROVED MASTER PLAN.



TE	APPROVED BY:	DATE
	FOR CITY OF WILDOWMAR, RIVERSIDE COUNTY, CA.	
	DANIEL A. YORK	
	R.C.E.	EXP.:
	PREPARED BY:	
	STEVEN L. RAY	 1/13/15
	R.C.E. No.	35334
	EXP.	9/30/15

# **CONSTRUCTION NOTES AND QUANTITIES**

## **PUBLIC WATER CONSTRUCTION NOTES**

1	INSTALL 16"x8" HOT TAP CONNECTION PER E.V.M.W.D. STANDARD DRAWING No. W-29 AND W-13.	2	EA.
2	INSTALL 8" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.	120	LF.
3	INSTALL 8"x8"x4" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4.	1	EA.
4	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-23.	2	EA.
5	INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.	.....	LF.
6	NOT USED	2	EA.
7	INSTALL 4" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.	10	LF.
8	INSTALL 4"x4"x2" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4	1	EA.
9	INSTALL 2" DOMESTIC WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 NAD W-11.	1	EA.
10	INSTALL 2" IRRIGATION WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 AND W-11.	1	EA.
11	INSTALL 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.	1	EA.
12	INSTALL 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.	1	EA.
<b><u>PUBLIC SEWER CONSTRUCTION NOTES</u></b>			
20	INSTALL 8" P.V.C. SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.	69	LF.
21	CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4.	1	EA.
22	CONSTRUCT SEWER STREET LATERAL PER E.V.M.W.D. STANDARD DRAWING No. S-12 THROUGH S-14.	69	LF.
23	CONSTRUCT SEWER CLEANOUT PER E.V.M.W.D. STANDARD DRAWING No. S-12.	1	EA.

## **PUBLIC SEWER CONSTRUCTION NOTES**

(20)	INSTALL 8" P.V.C. SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.	69	LF.
(21)	CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4.	1	EA.
(22)	CONSTRUCT SEWER STREET LATERAL PER E.V.M.W.D. STANDARD DRAWING No. S-12 THROUGH S-14.	69	LF.
(23)	CONSTRUCT SEWER CLEANOUT PER E.V.M.W.D. STANDARD DRAWING No. S-12.	1	EA.

## NOTIFICATIONS

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES

FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION

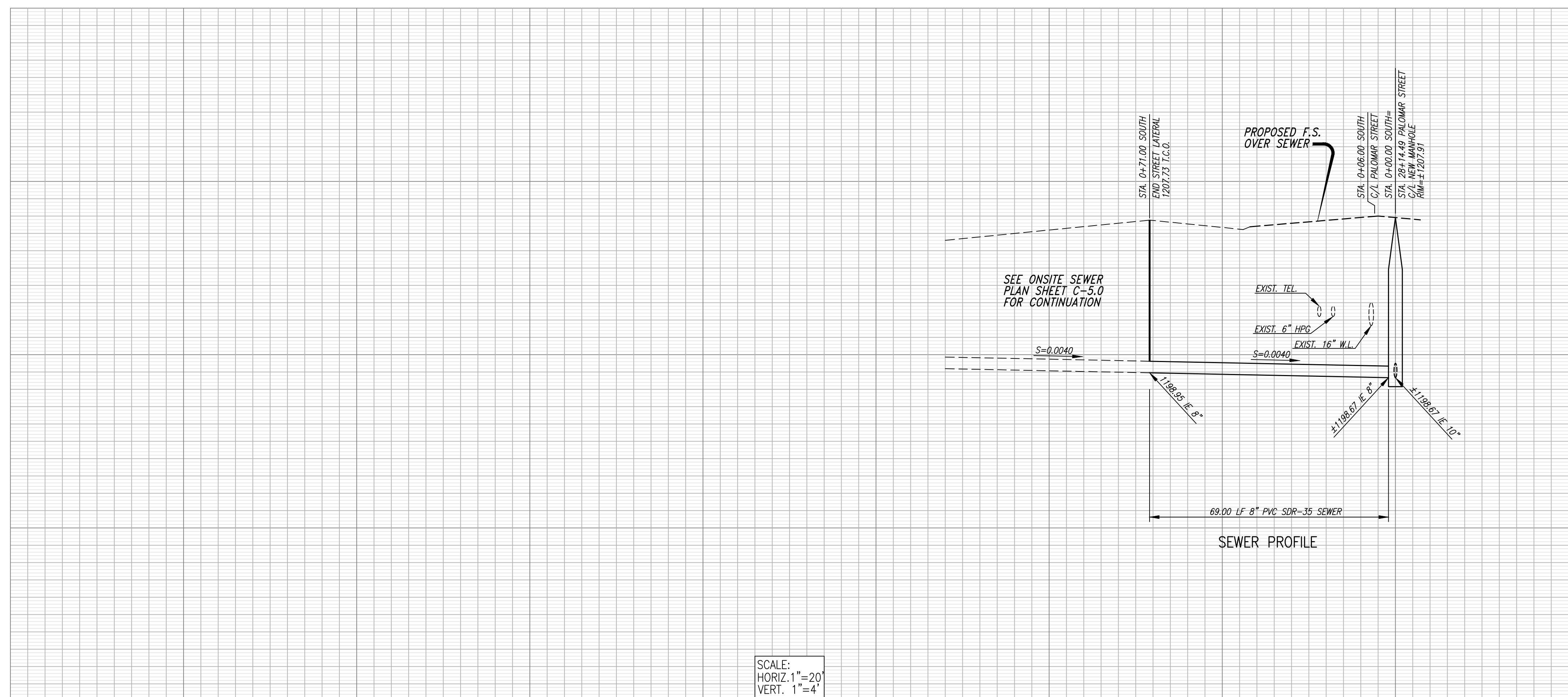
CITY OF WILDOWMAR	1-951-677-7751
EL SINORE VALLEY MUNICIPAL WATER DISTRICT	1-951-674-3146
VERIZON TELEPHONE COMPANY	1-800-983-5000
SOUTHERN CALIFORNIA GAS COMPANY	1-800-927-2000
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-655-4555
TIME WARNER CABLE TV	1-888-255-5789
VERIZON CABLE TV	1-951-672-4583
UNDERGROUND SERVICE ALERT (U.S.A.)	811

EL SINORE VALLEY MUNICIPAL WATER DISTRICT  
OFFSITE WATER AND SEWER IMPROVEMENT PLANS  
P.U.P. No. 14-0074  
PALOMAR STREET

10 of 10

P.Z.: XX

	SHEET NO.
	1
	OF 2 SH
	FILE NO.
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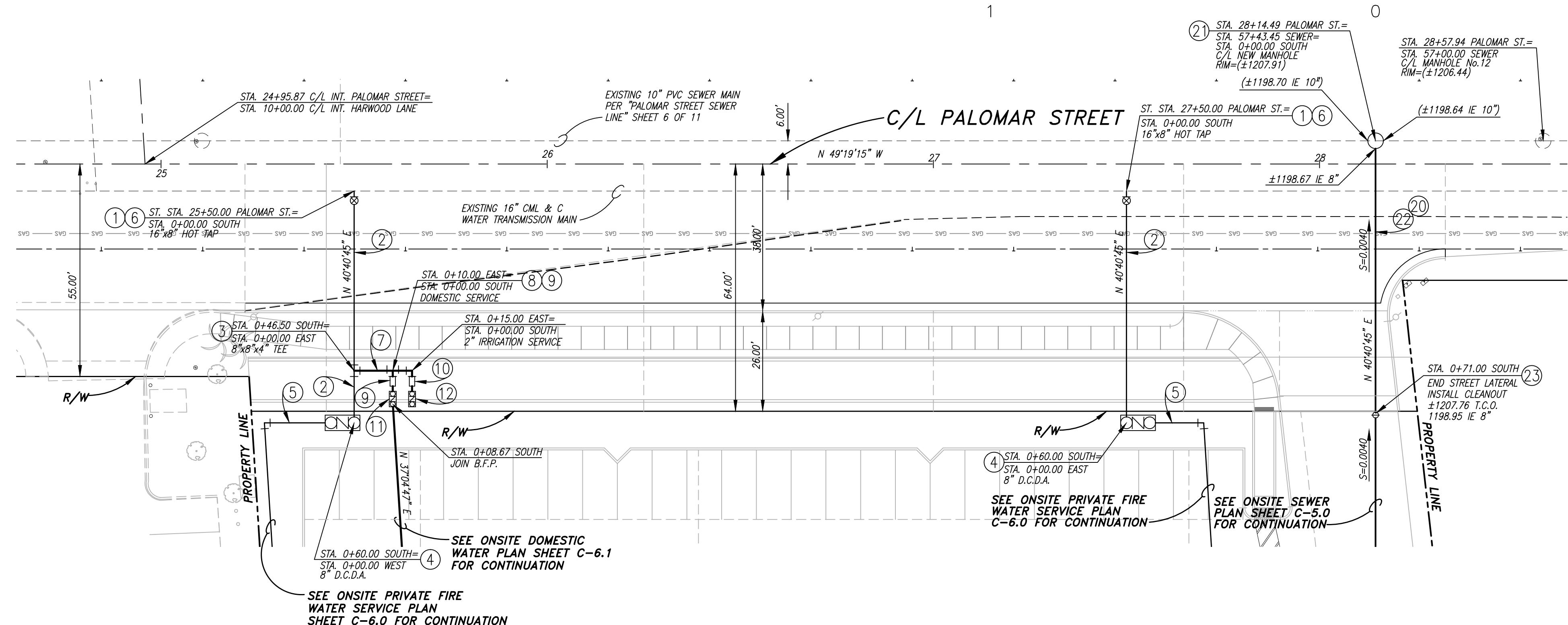


## **PUBLIC WATER CONSTRUCTION NOTES**

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- ② INSTALL 8" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ③ INSTALL 8"x8"x4" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4.
- ④ INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-23.
- ⑤ INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ⑥ NOT USED
- ⑦ INSTALL 4" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ⑧ INSTALL 4"x4"x2" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4
- ⑨ INSTALL 2" DOMESTIC WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 NAD W-11.
- ⑩ INSTALL 2" IRRIGATION WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 AND W-11.
- ⑪ INSTALL 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.
- ⑫ INSTALL 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.

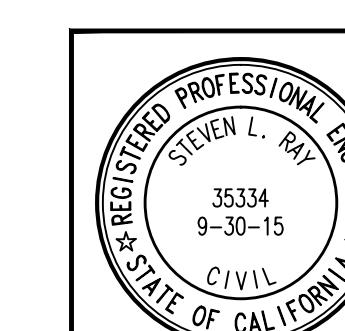
## **PUBLIC SEWER CONSTRUCTION NOTES**

- ⑳ INSTALL 8" P.V.C. SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD  
DRAWING No. S-1A.
- ㉑ CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD  
DRAWING No. S-4.
- ㉒ CONSTRUCT SEWER STREET LATERAL PER E.V.M.W.D. STANDARD  
DRAWING No. S-12 THROUGH S-14.
- ㉓ CONSTRUCT SEWER CLEAOUT PER E.V.M.W.D. STANDARD DRAWING  
No. S-12.



20 10 0 20 40 60

SCALE 1" = 20'



Plot date: 1/13/2015 4:56 PM  
File name: 1/13/2015 4:56 PM  
Plot title: 1/13/2015 4:56 PM



Underground Service Alert

**DIGALERT**

Call:  
TOLL FREE  
1-800  
227-2600

**NO DIGGING**

## BASIS OF BEARING

Underground Service Alert  
**DIGALERT** Call:  
TOLL FREE

BASIS OF BEARING  
COORDINATE SYSTEM: XX.XX  
DESCRIPTION: XX XX

A circular sign with a diagonal line through a shovel and a plant, indicating that digging is prohibited.

1-800  
227-2600

TWO WORKING DAYS BEFORE YOU DIG

THE DESIGN AND CONSTRUCTION OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES, ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN CHECK SERVICES BY E.V.M.W.D. WILL BE LIMITED TO ADHERENCE OF THE DISTRICT'S STANDARDS, MATERIALS, QUANTITIES AND SIZE OF FACILITIES, AS THEY RELATE TO THE SERVICE DEMANDS OR THE APPROVED MASTER PLAN.

## PLANS PREPARED

***SLR***  
***Civil Engineering, Inc.***

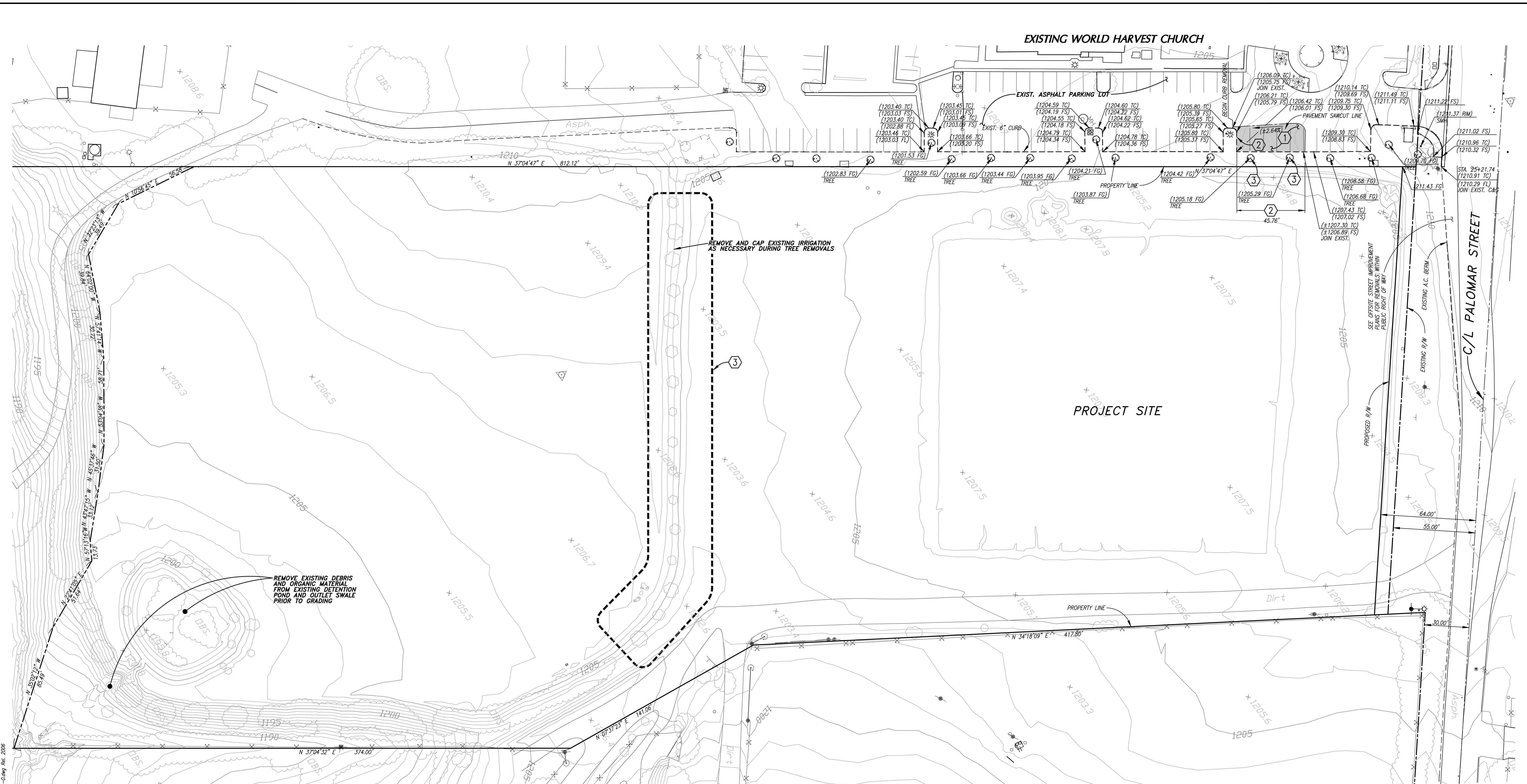
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1

EL SINORE VALLEY MUNICIPAL WATER DISTRICT  
OFFISTE WATER AND SEWER IMPROVEMENT PLANS  
P.U.P. No. 14-0074  
PALOMAR STREET

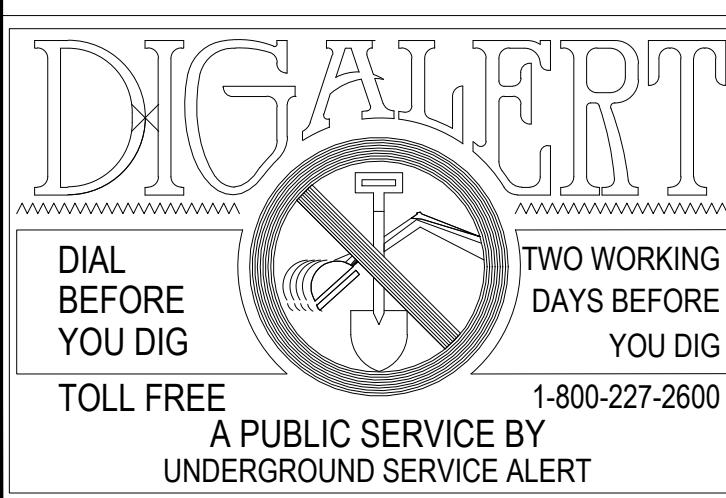
102-3415  
SHEET NO.  
**2**  
OF 2 SHTS  
FILE NO.     
.





#### DEMOLITION NOTES

- ① SAWCUT AND REMOVE EXISTING A.C. PAVEMENT.
- ② SAWCUT AND REMOVE EXISTING CONCRETE CURB.
- ③ REMOVE EXISTING TREE.



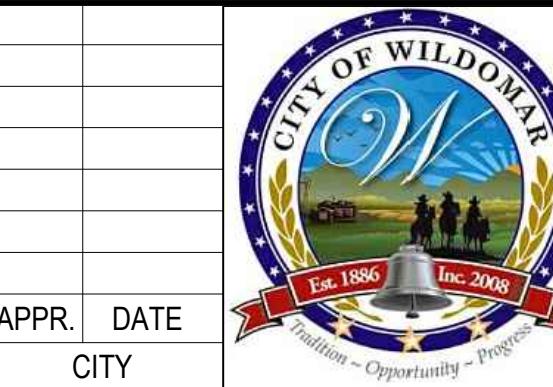
NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT  
COMMENCE UNTIL AN ENCROACHMENT PERMIT  
AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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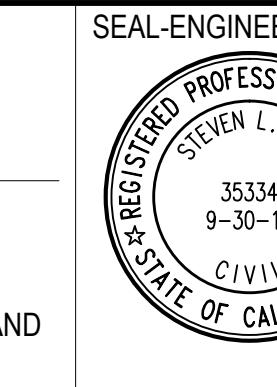
MARK BY DATE  
ENGINEER

REVISIONS

APPR. DATE  
CITY



CITY OF WILDOMAR  
ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



SEAL-ENGINEER:  
**SLR**  
**Civil Engineering, Inc.**  
STEVEN L. RAY  
35334 9-30-15  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: STEVEN L. RAY 1/13/15  
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
SCALE:  
H: As Noted V: As Noted

PUBLIC USE PERMIT  
**CITY OF WILDOMAR**  
THE Sycamore Academy  
SITE DEMOLITION PLAN

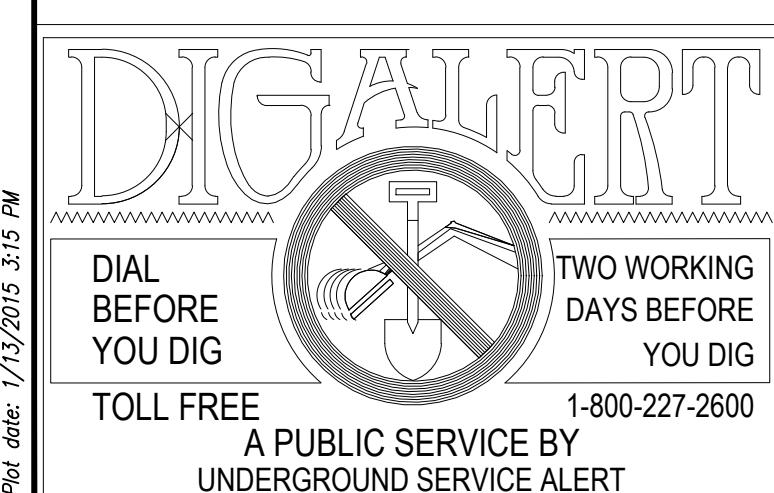
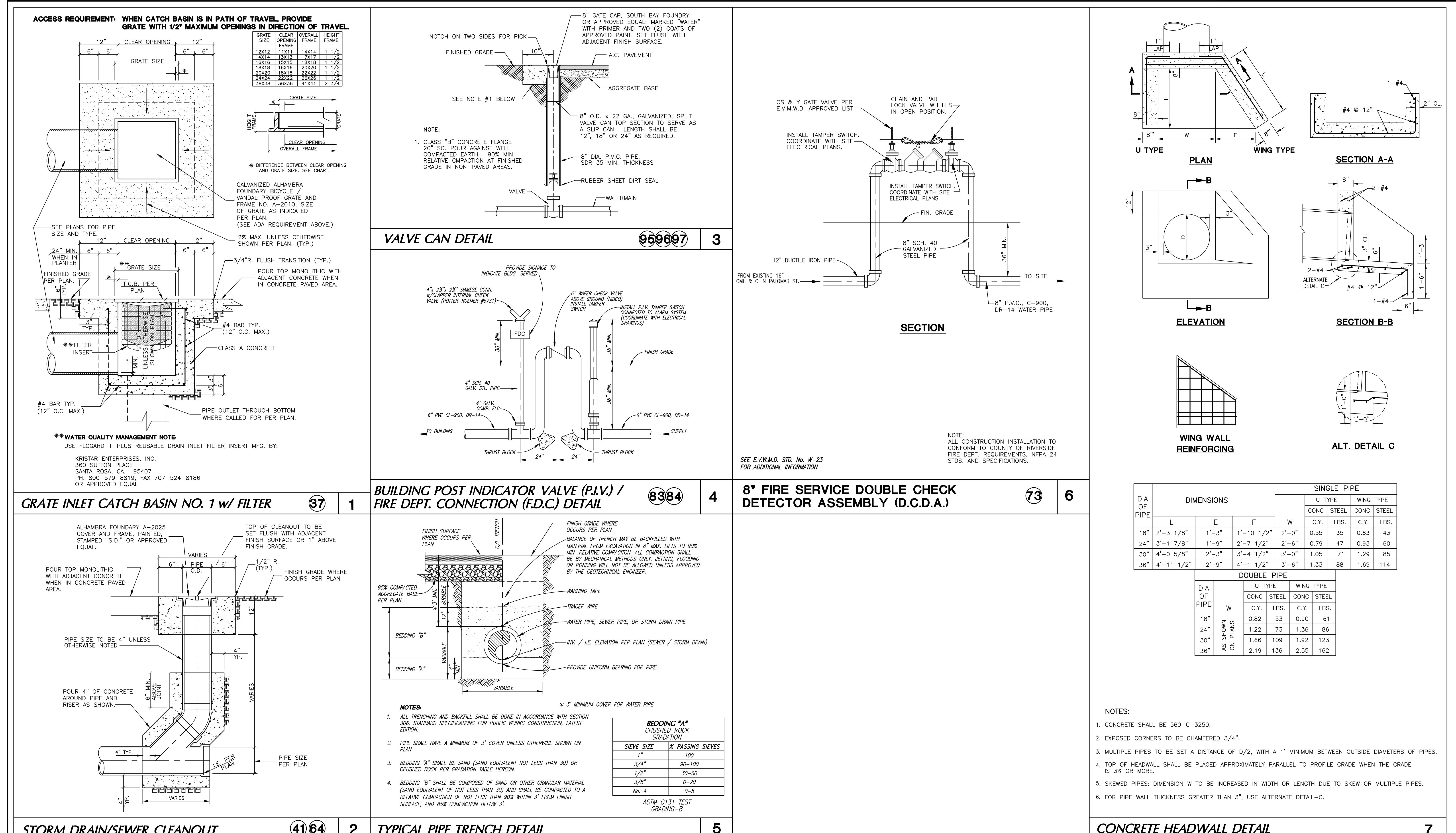
No. 14-0074

SHEET No.  
C-1.0

OF 12 SHTS

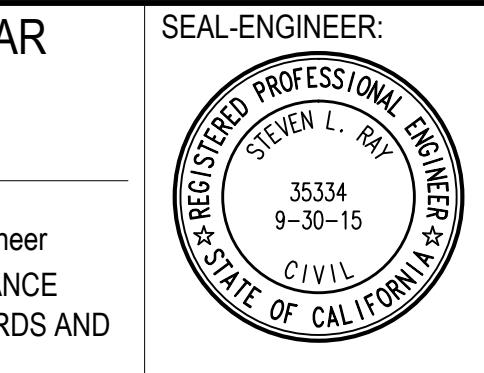
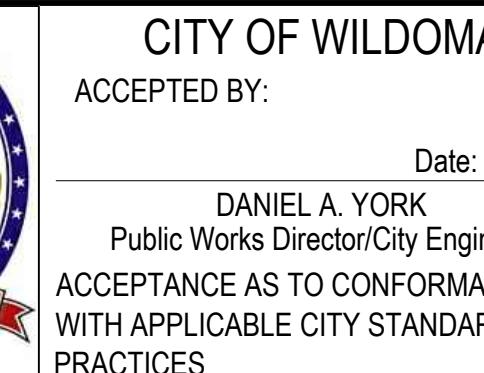
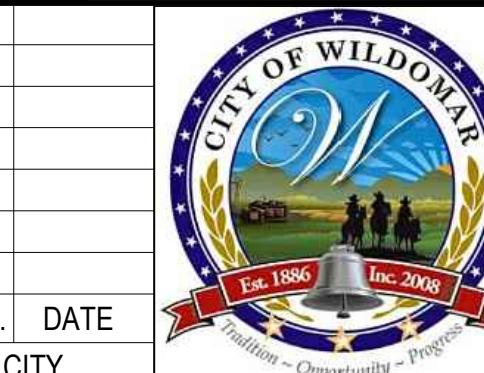
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102-0410

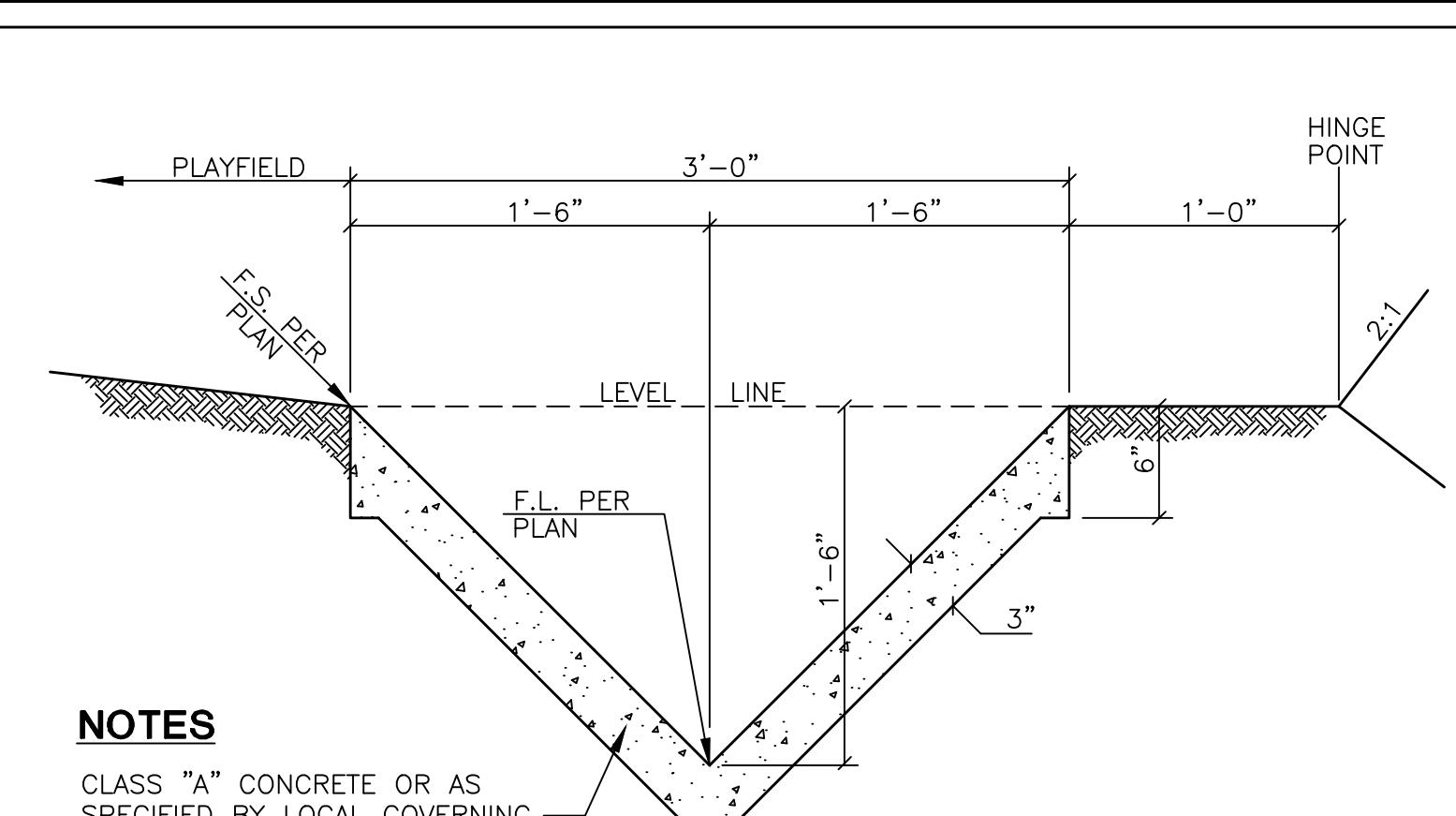
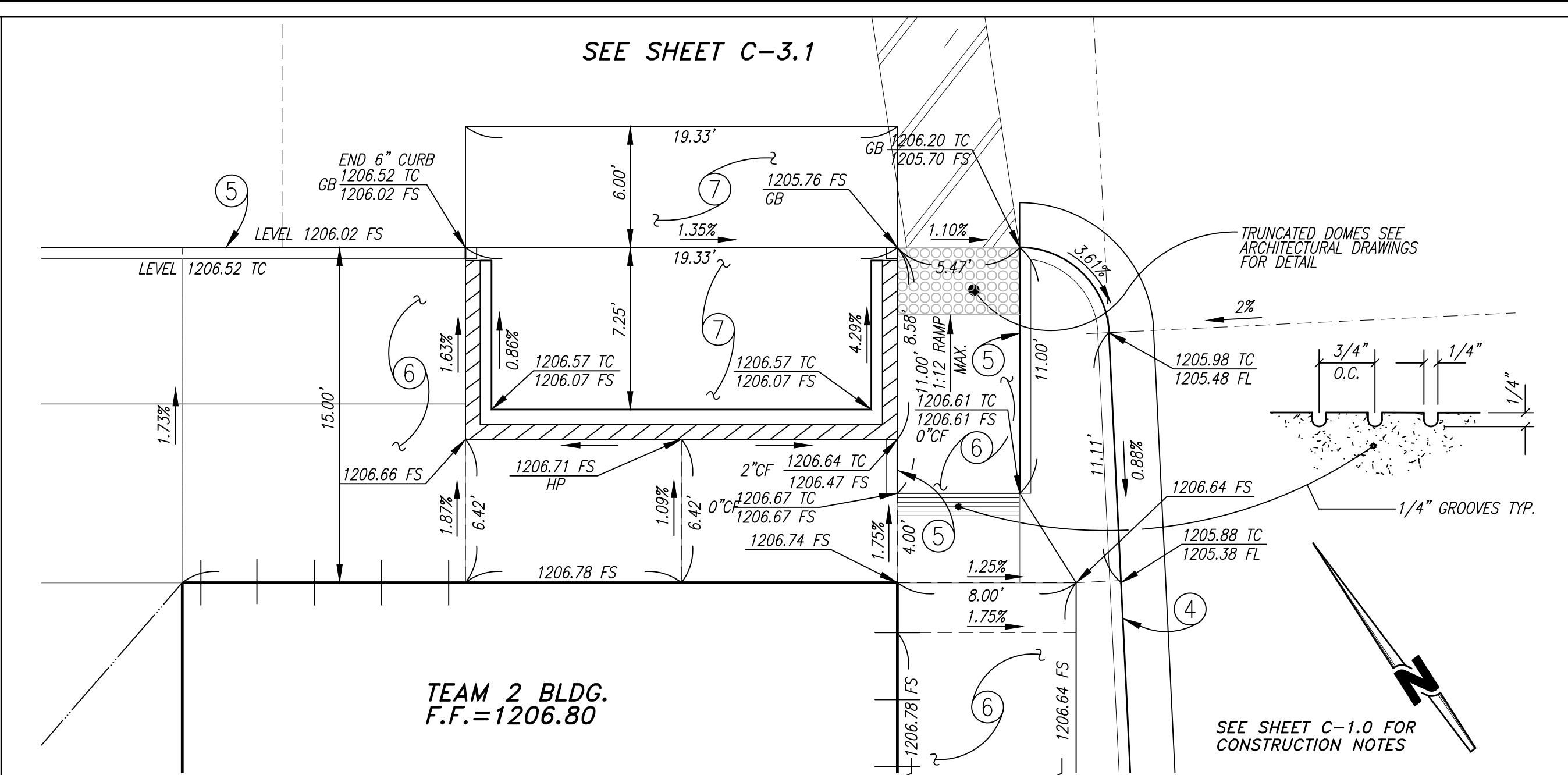
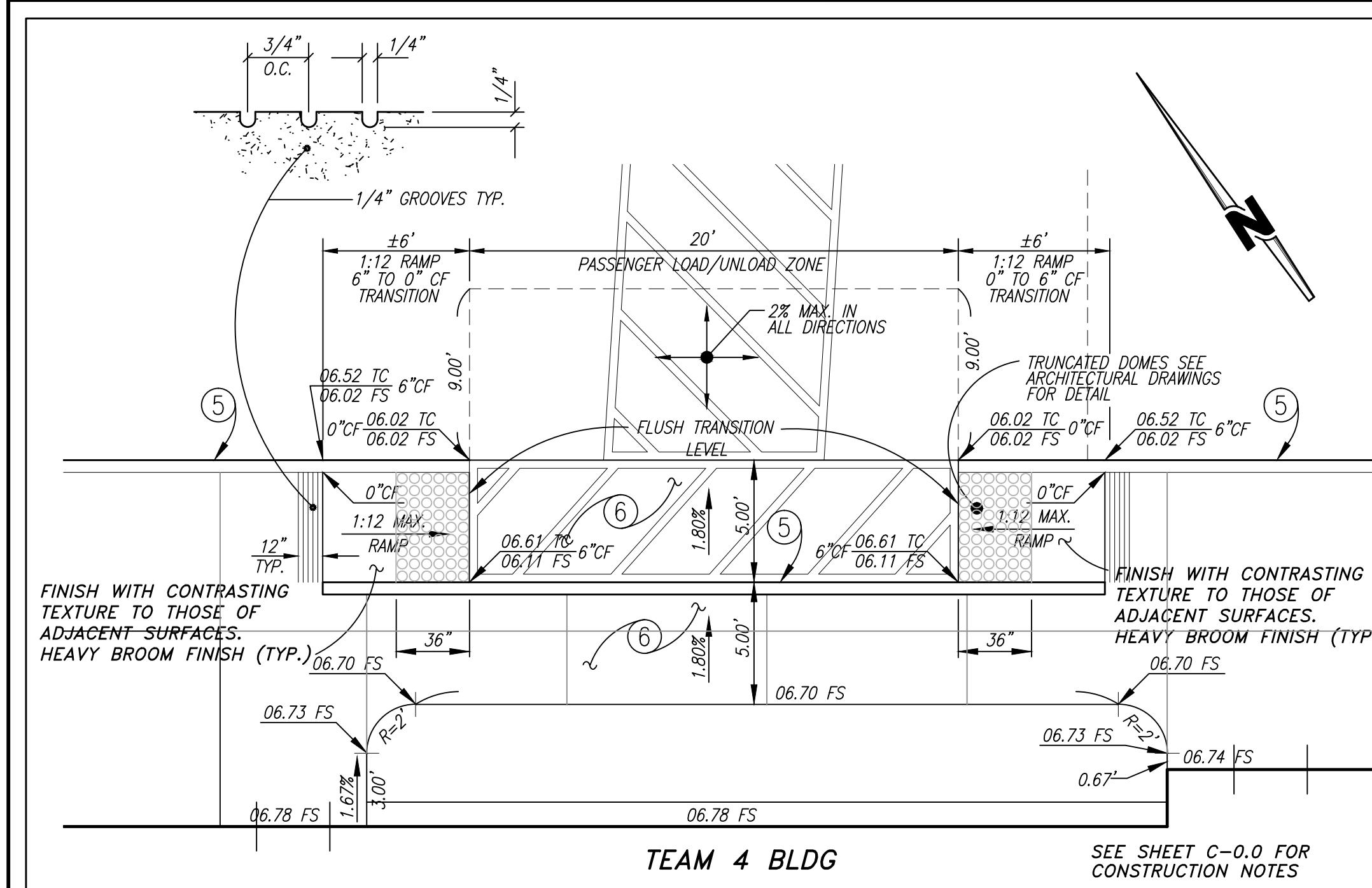
102-0410



THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION

SOILS R-VALUE = 20  
PER INLAND FOUNDATION REPORT  
S679-002 DATED JULY 25, 2014





PASSENGER LOAD/UNLOAD DETAIL

N.T.S.

⑨

1 TRASH ENCLOSURE ENLARGED DETAIL

SCALE: 1"=5"

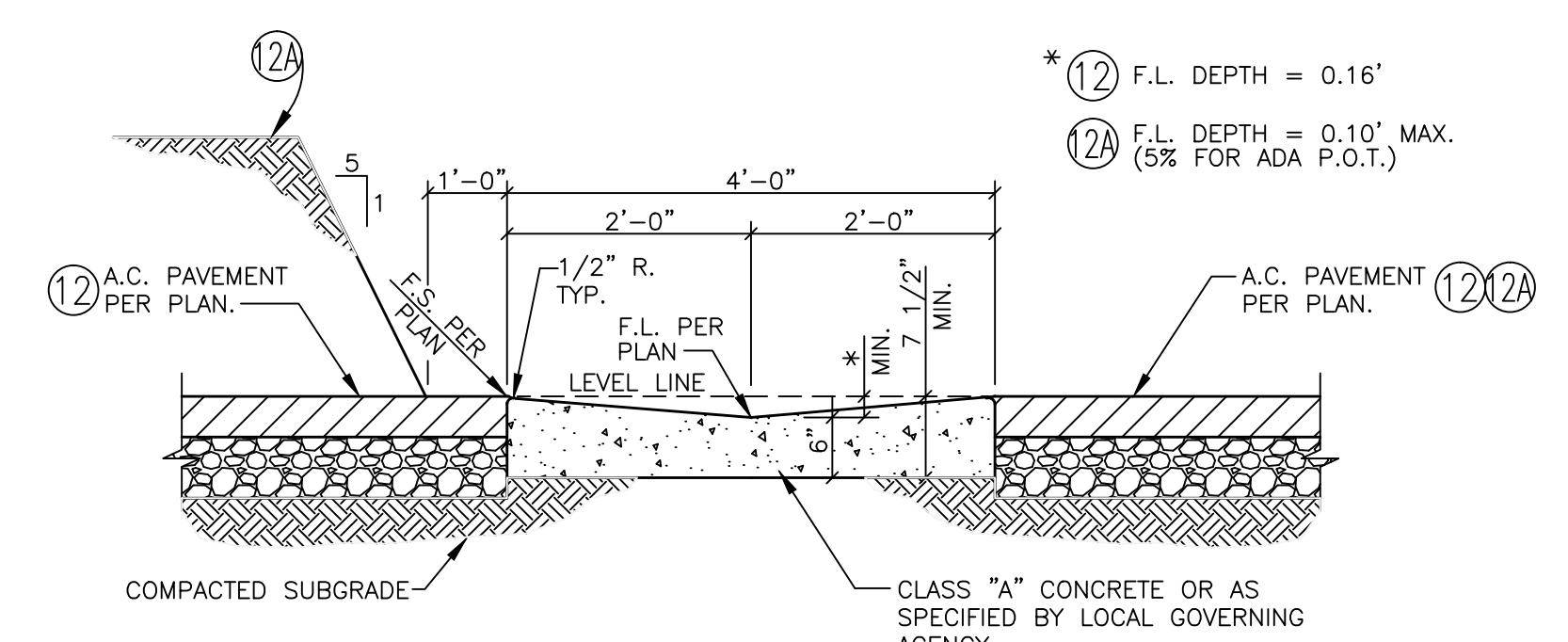
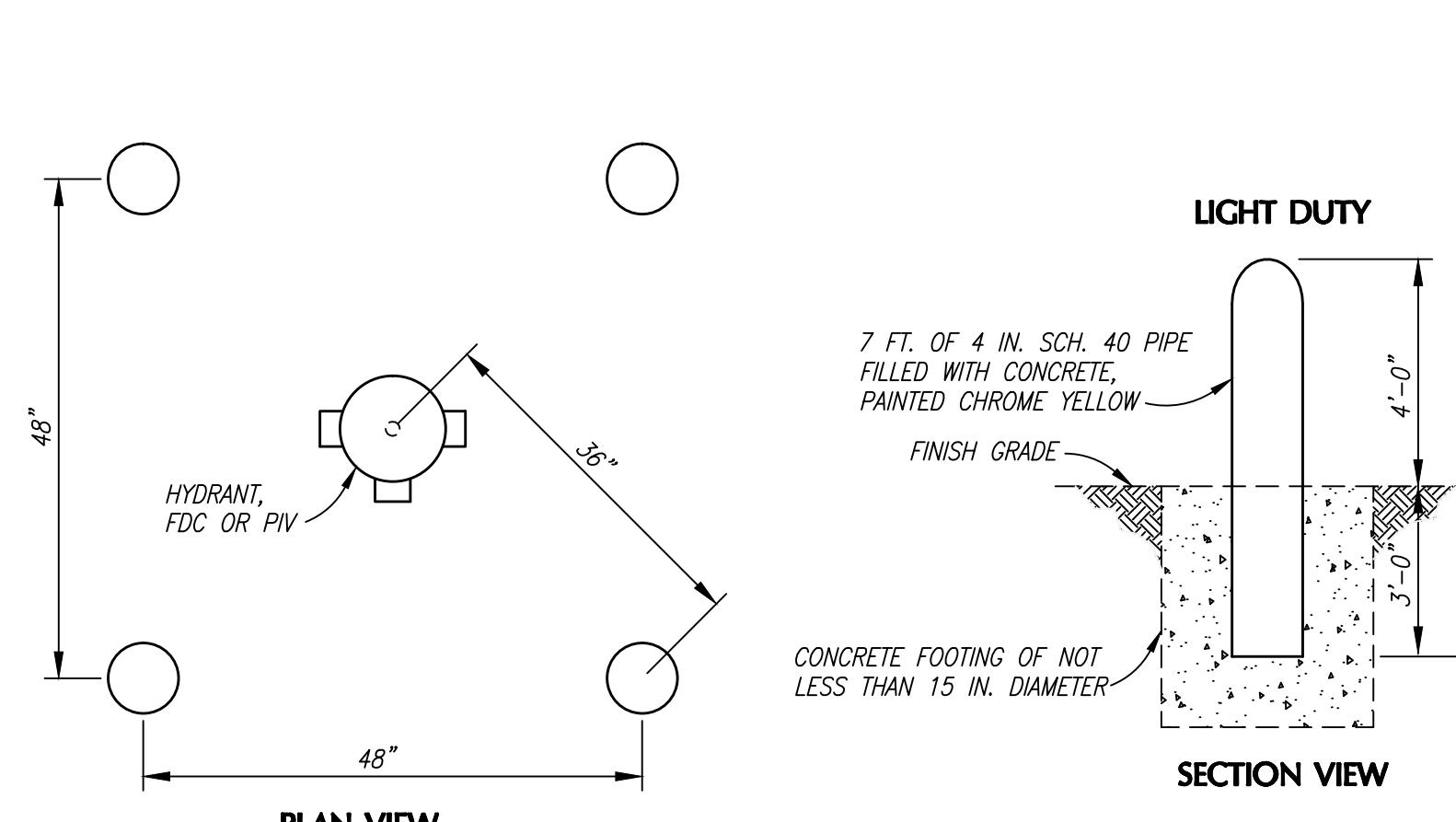
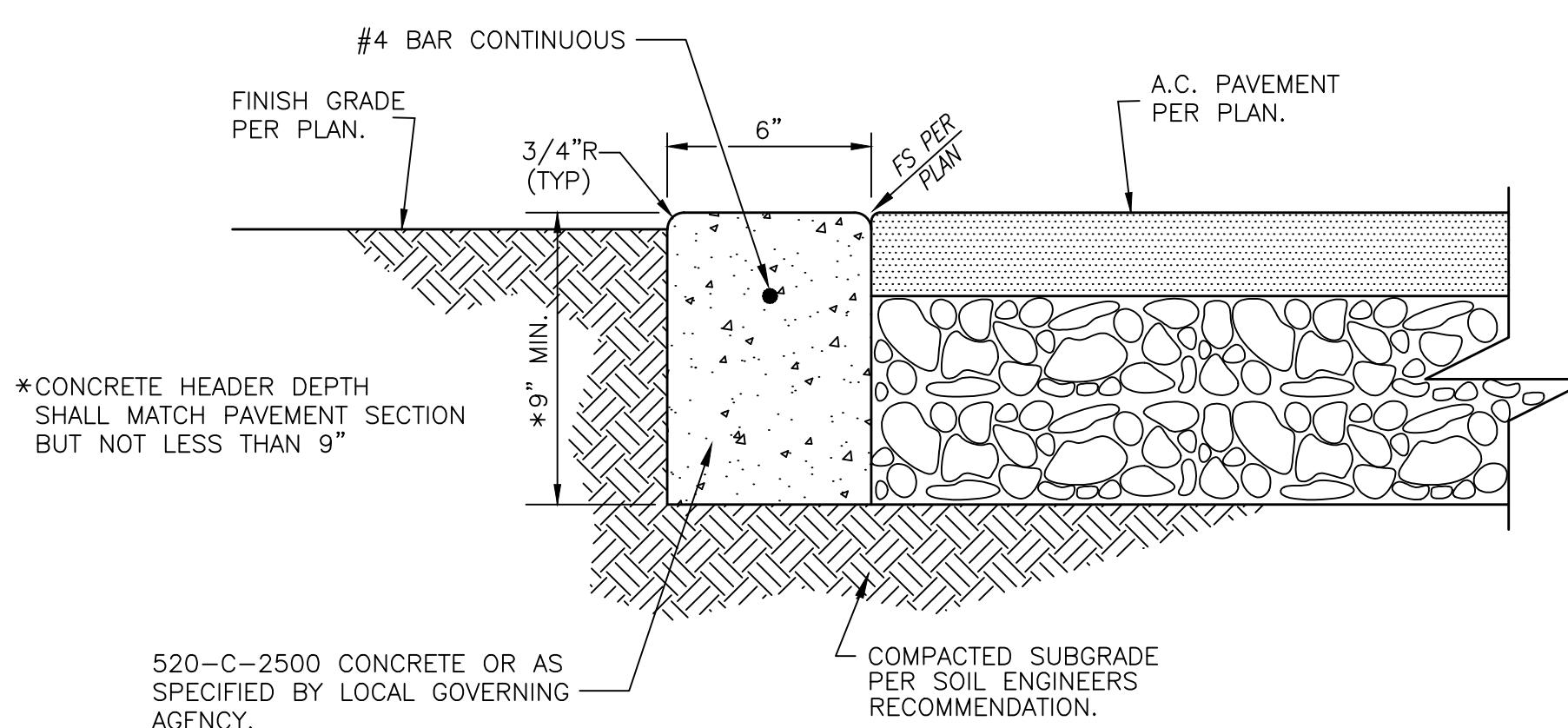
2

3' WIDE CONCRETE 'V' DITCH

N.T.S.

⑪

3



6' WIDE CONCRETE HEADER

N.T.S.

⑩

4 PIPE BOLLARD DESIGN DETAIL

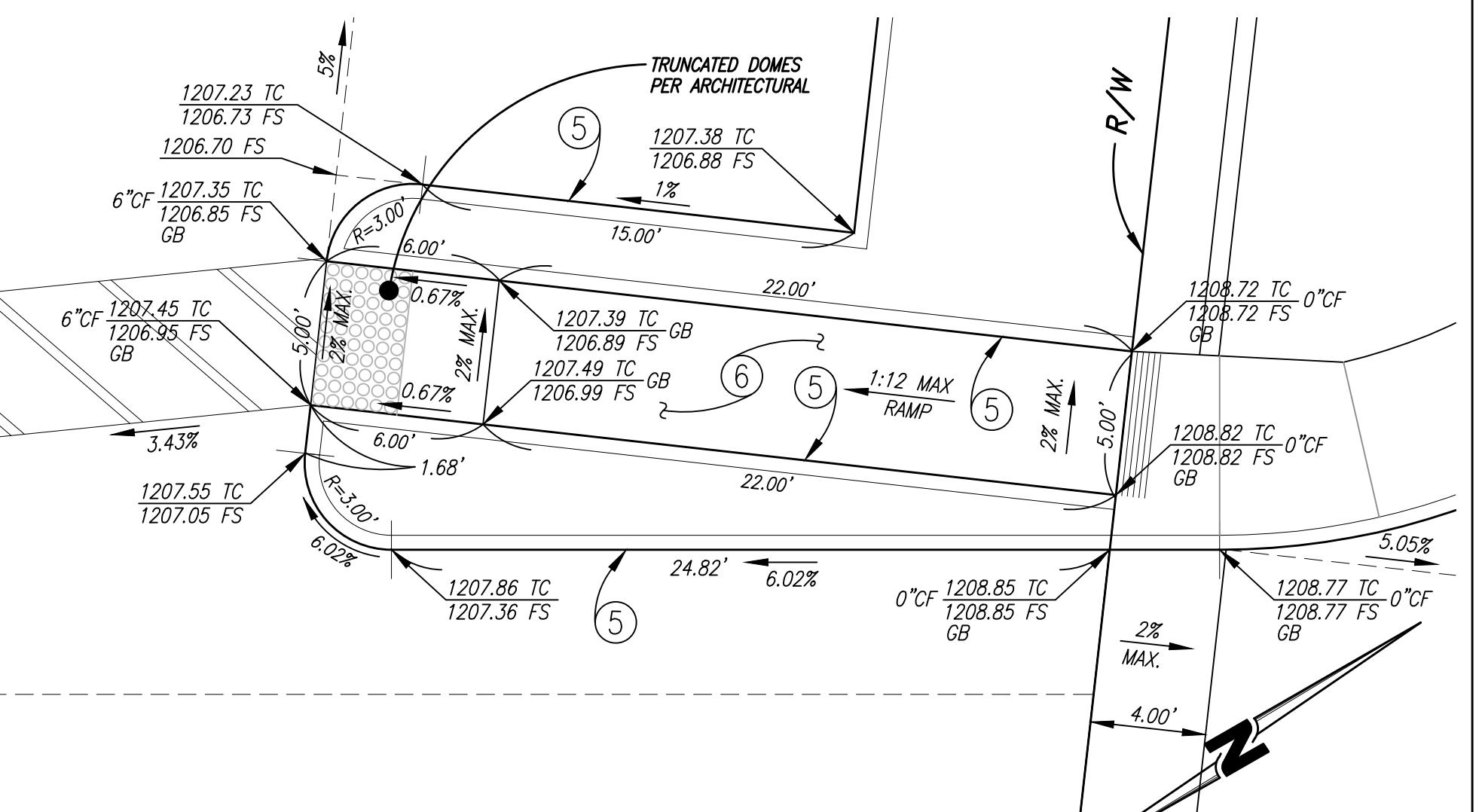
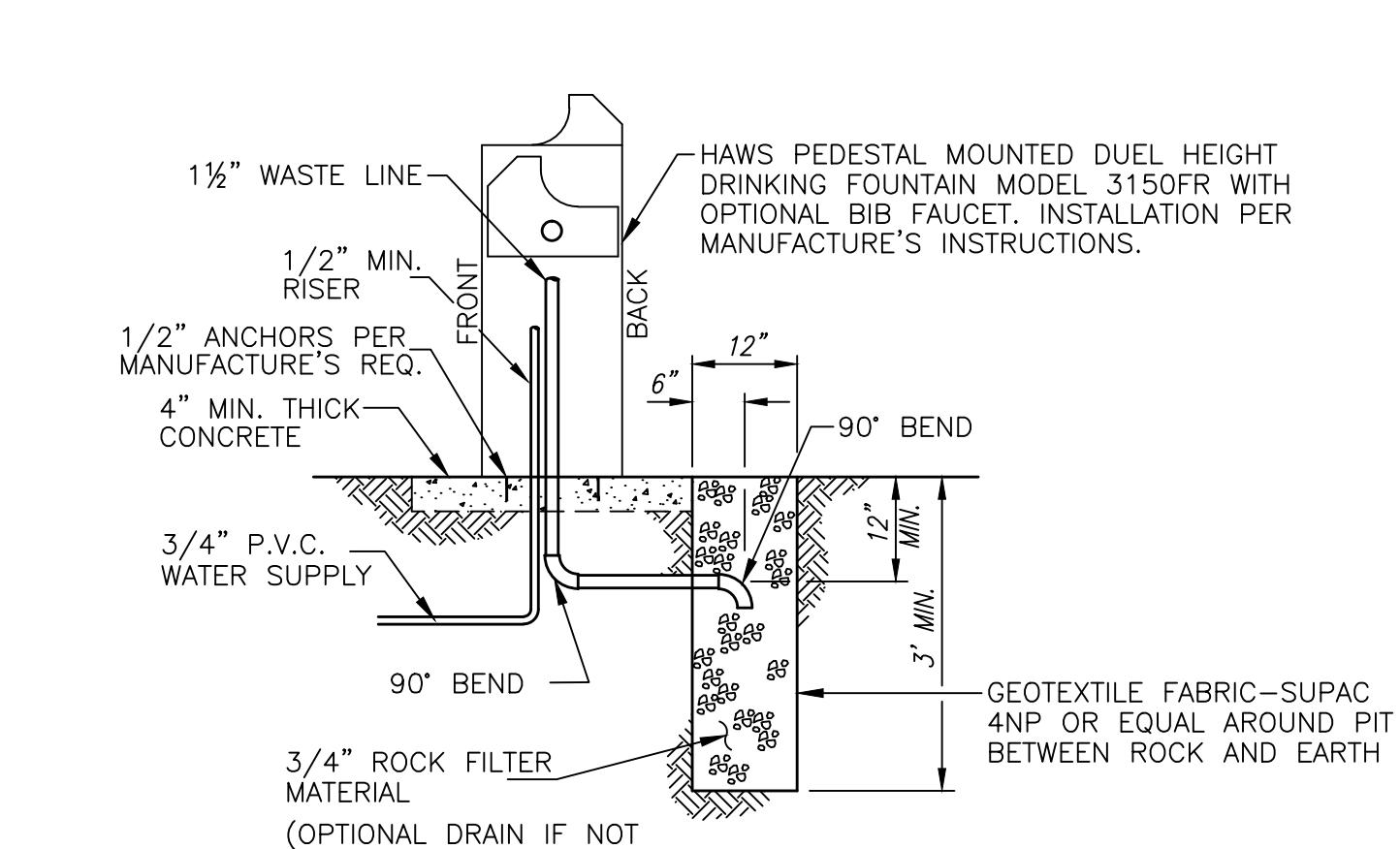
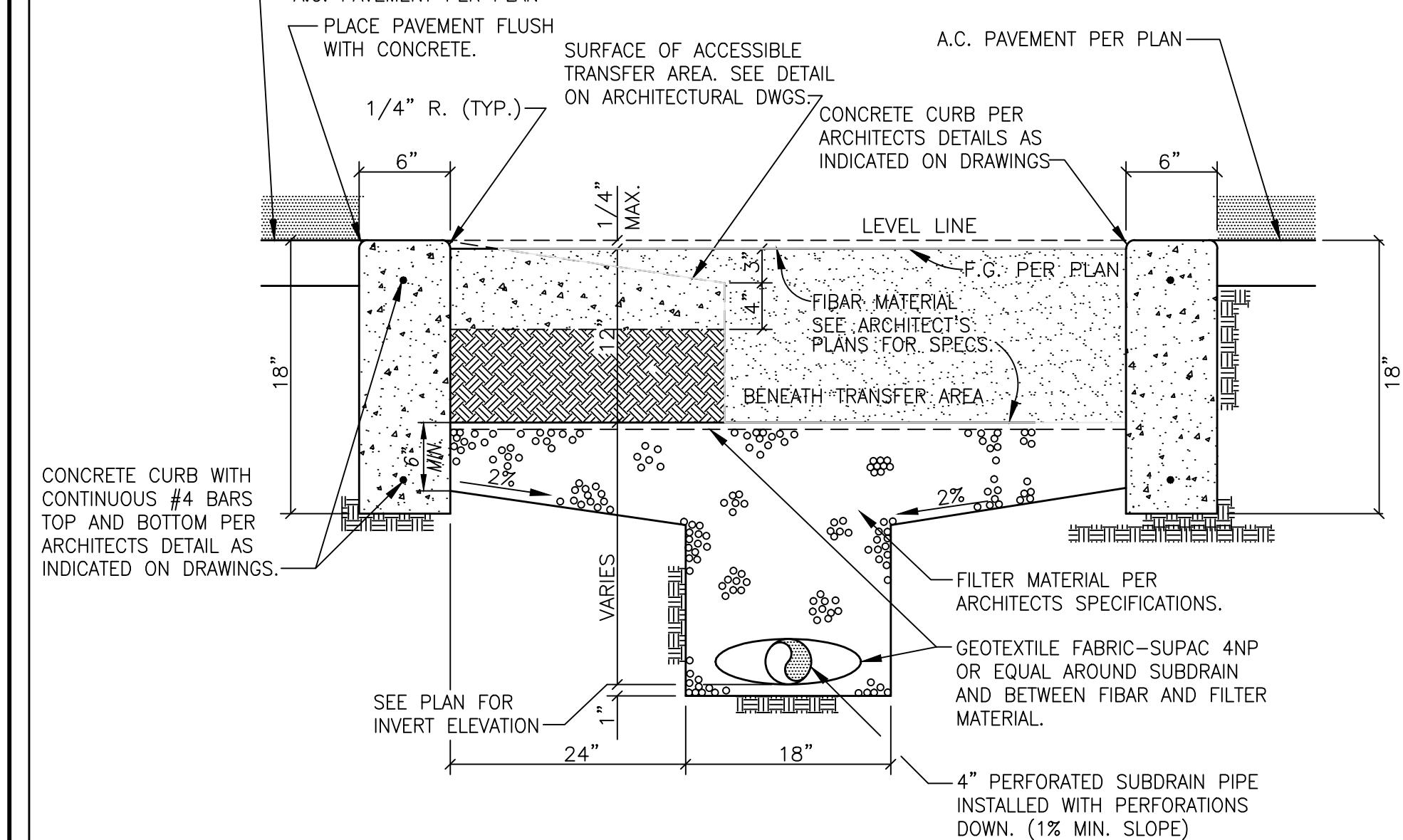
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5 4' WIDE CONCRETE V-GUTTER

⑫

⑫A

6



FIBAR PLAY AREA DETAIL

N.T.S.

⑬

7 DRINKING FOUNTAIN DRAIN DETAIL

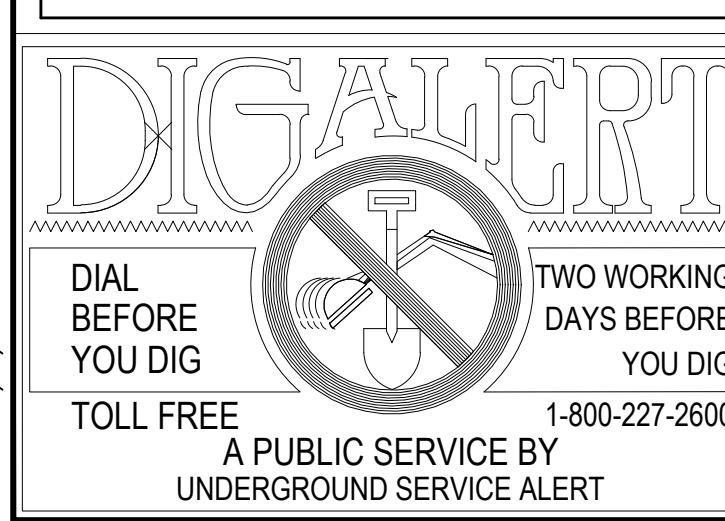
N.T.S.

⑯

8 ENLARGED ACCESS RAMP DETAIL

9

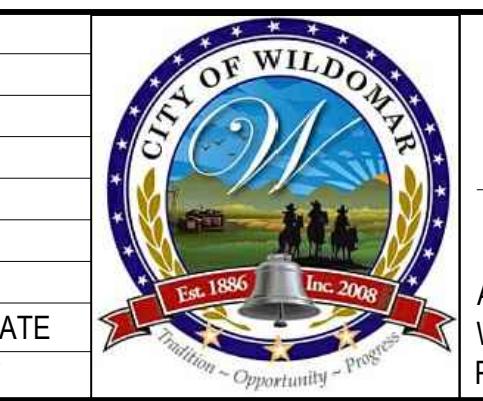
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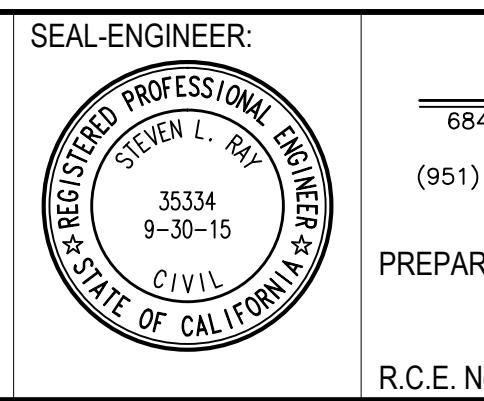
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION

SOILS R-VALUE - PER DATED

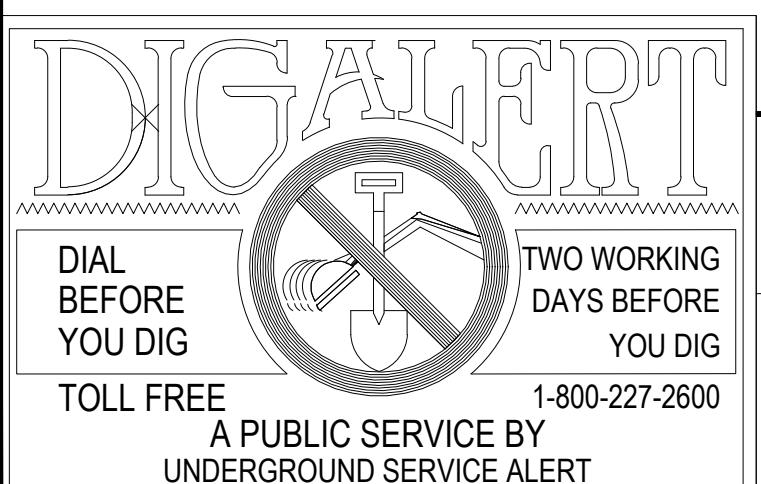
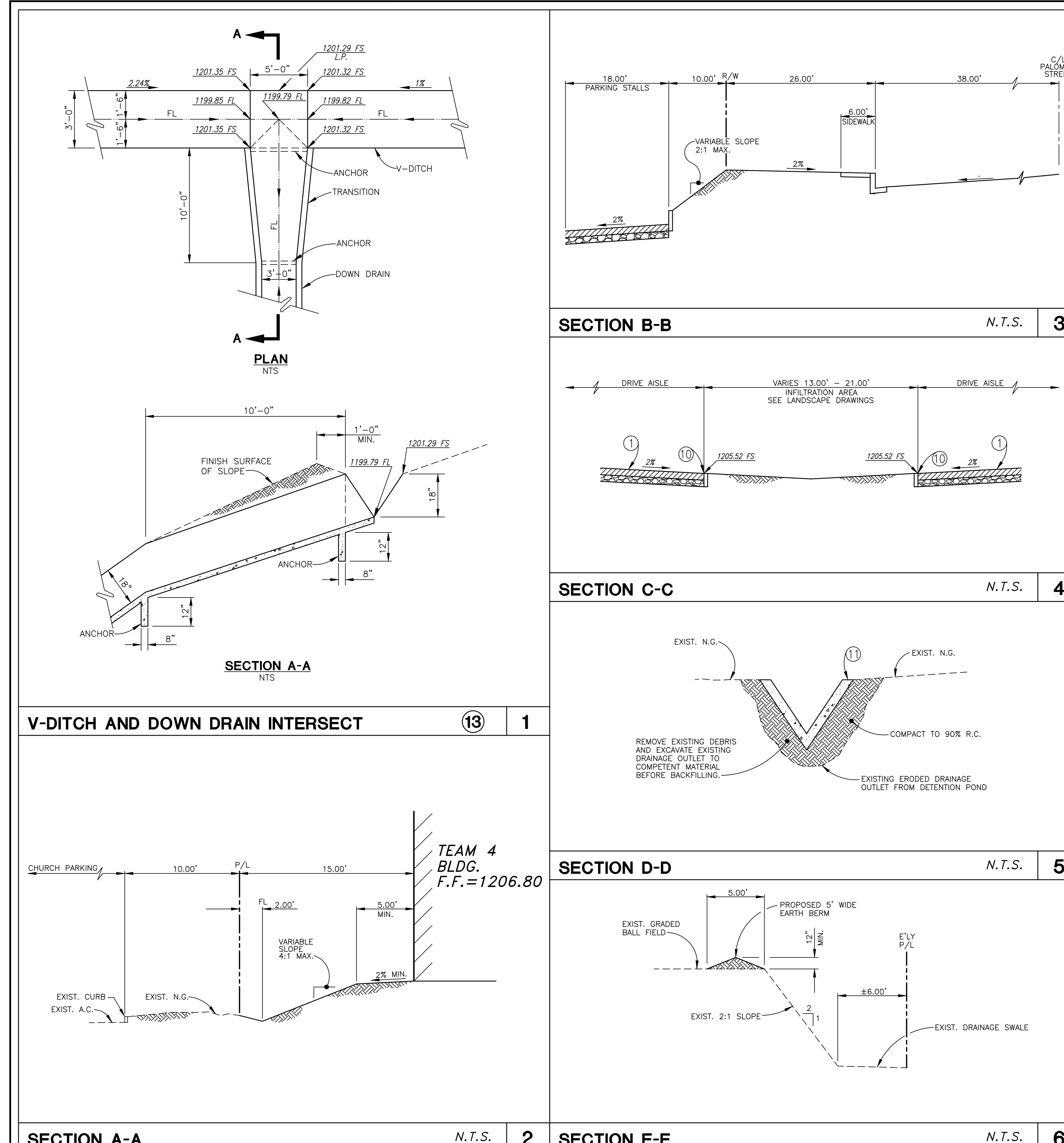


ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
PREPARED BY: STEVEN L. RAY 1/13/15  
R.C.E. No. 35334 EXP. 9/30/15

PUBLIC USE PERMIT  
No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
DETAIL SHEET  
SHEET No.  
C-2.1  
OF 11 SHTS



THIS PROJECT IS BONDED A  
TO BE INSPECTED BY  
CONSTRUCTION INSPECTION

SOILS R-VALUE -  
PER  
DATED

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

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Measuring			
Instrument			
Scale			
Mark			
By			
Date			
Engineer			
Signature			

The logo for the City of Wildomar is a circular emblem. It features a large, stylized letter 'W' in the center, with a landscape scene of mountains and a river in the background. Below the 'W' is a banner with the text 'Est. 1886' on the left and 'Inc. 2008' on the right. At the bottom of the banner is a bell. The entire emblem is surrounded by a ring of stars. To the left of the logo, there is a vertical column of five empty lines for handwritten text.

**CITY OF WILDOMAR**

**ACCEPTED BY:**

**Date:** \_\_\_\_\_

**DANIEL A. YORK**  
Public Works Director/City Engineer

**ACCEPTANCE AS TO CONFORMANCE**  
**WITH APPLICABLE CITY STANDARDS AND**  
**PRACTICES**

**SLR**  
**Civil Engineering, Inc.**  
840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
1) 683-8088 FAX (951) 683-6915  
SIGNED BY:   
STEVEN L. RAY  
11/13/15

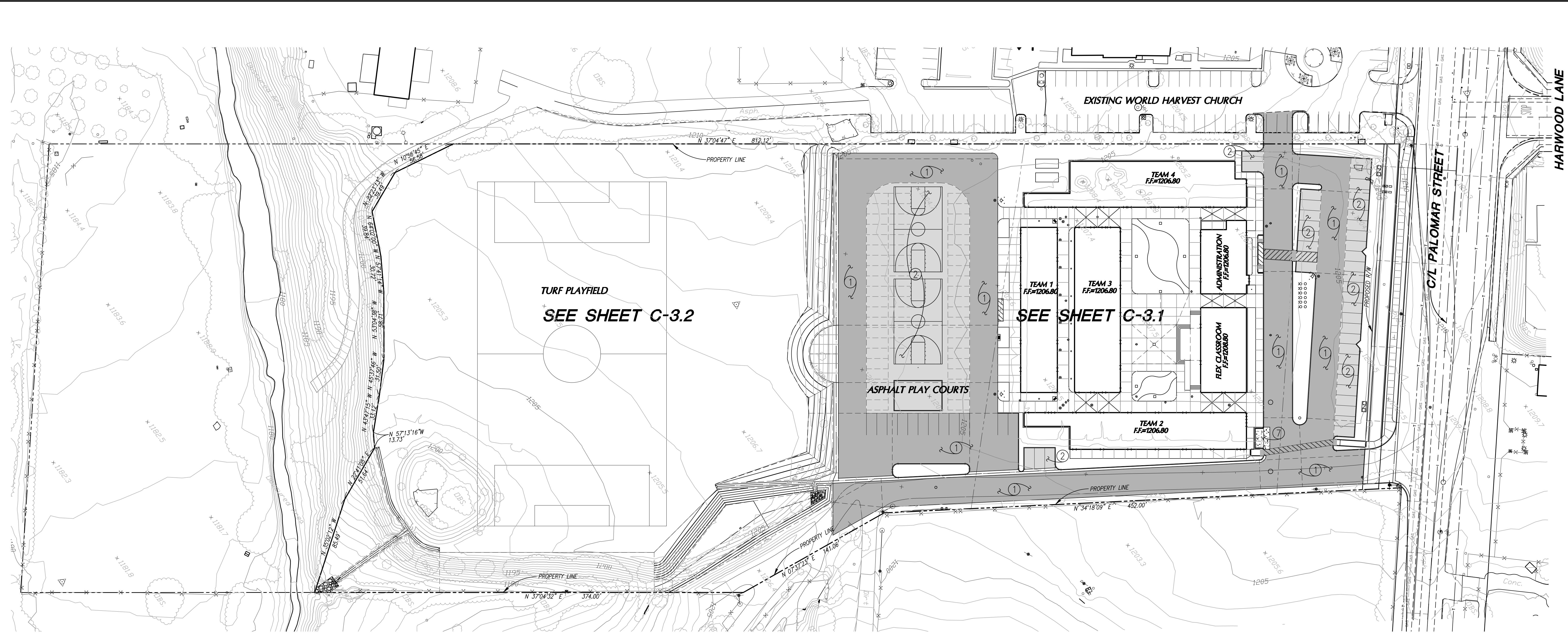
ENCHMARK:  
elevation = 1240.00  
Datum = NAVD 88  
ENCHMARK #Z14119

THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
.S. 6932, EXP. 9-30-15

SCALE:  
H: As Noted V: As Noted

PUBLIC USE PERMIT No.  
**CITY OF WILDOMAR**  
**THE Sycamore Academy**  
**DETAIL SHEET**

14-0074 SHEET N  
**C-2.2**  
OF 12 S



#### CONSTRUCTION NOTES:

- ① CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
- ② CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
- ③ CONSTRUCT 3" AC OVER 4" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
- ④ CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY STANARD DRAWING No. 200.
- ⑤ CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
- ⑥ CONSTRUCT 4" THICK CONCRETE PAVING WITH 6"x6"x#10 WELDED WIRE MESH, FINISH PER ARCHITECT'S SPECIFICATIONS.
- ⑦ CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY, FINISH PER ARCHITECT'S SPECIFICATIONS.
- ⑧ CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
- ⑨ CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No.1, SHEET C-2.1.
- ⑩ CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
- ⑪ CONSTRUCT 3" WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.
- ⑫ CONSTRUCT 4" WIDE V-GUTTER PER DETAIL No. 6, SHEET C-2.1.
- ⑬ CONSTRUCT FIBAR PLAY AREA PER DETAIL No. 7, SHEET C-2.1.
- ⑭ CONSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER DETAIL No. 1, SHEET C-2.2.

40 20 0 40 80 120  
SCALE: 1" = 40'



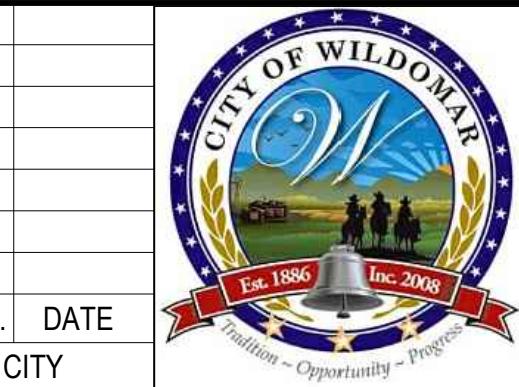
NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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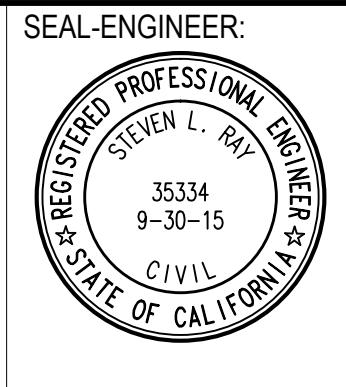
MARK BY DATE  
ENGINEER

REVISIONS  
CITY

APPR. DATE  
CITY



ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

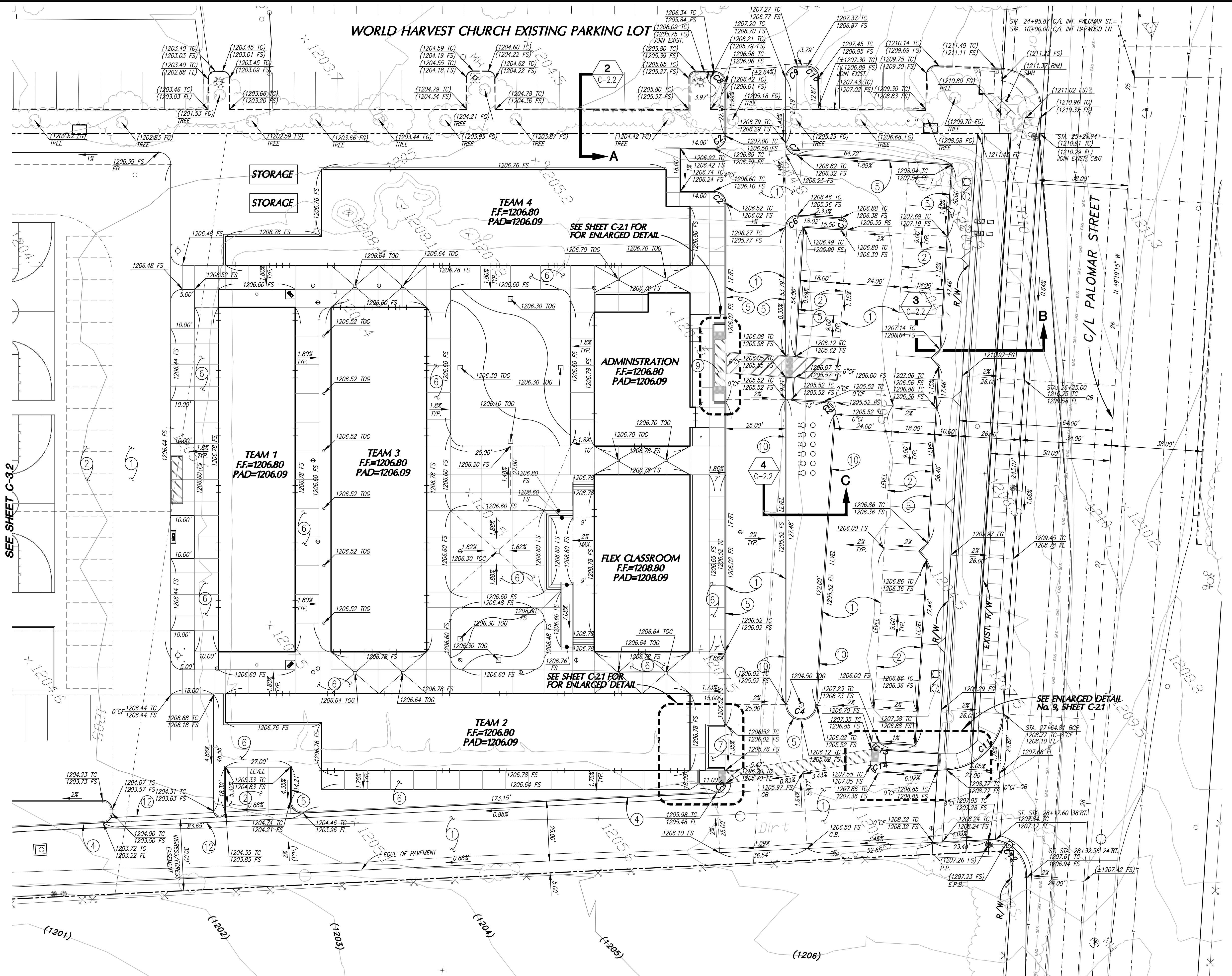


CITY OF WILDOMAR  
ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES  
Date: 1/13/15  
Prepared by: STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
SCALE:  
H: As Noted V: As Noted



PUBLIC USE PERMIT  
No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
SITE PAVING PLAN



CURVE DATA			
△	R	L	
180°00'00"	2.50'	7.85'	
90°00'00"	5.00'	7.85'	
• , "	5.00'	8.41'	
• , "	6.50'	20.01'	
• , "	4.00'	6.09'	
• , "	5.00'	8.17'	
• , "	20.00'	30.16'	
• , "	5.00'	7.97'	
• , "	5.00'	7.84'	
• , "	5.00'	7.98'	
83°37'24"	25.00'	36.49'	
96°22'36"	15.00'	25.23'	
• , "	3.00'	4.71'	
• , "	3.00'	5.05'	

## **INSTRUCTION NOTES.**

INSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS II PER  
ILS ENGINEER'S RECOMMENDATIONS.

INSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER  
ILS ENGINEER'S RECOMMENDATIONS.

INSTRUCT 3" AC OVER 4" AGGREGATE BASE CLASS II PER  
ILS ENGINEER'S RECOMMENDATIONS.

INSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY  
STANDARD DRAWING No. 200.

INSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD  
DRAWING No. 204.

INSTRUCT 4" THICK CONCRETE PAVING WITH 6"x6"x#10 WELDED WIRE  
MESH, FINISH PER ARCHITECT'S SPECIFICATIONS.

INSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C.  
EACH WAY. FINISH PER ARCHITECT'S SPECIFICATIONS.

INSTRUCT ACCESIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.

INSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No.1,  
SHEET C-2.1.

INSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4,  
SHEET C-2.1.

INSTRUCT 3' WIDE CONCRETE V-DITCH PER DETAIL No. 3,  
SHEET C-2.1.

INSTRUCT 4' WIDE V-GUTTER PER DETAIL No. 6, SHEET C-2.1.

INSTRUCT FIBAR PLAY AREA PER DETAIL No. 7, SHEET C-2.1.

INSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER  
DETAIL No. 1, SHEET C-2.2.

PERMIT No. 14  
TY OF WILDOMAR  
THE SYCAMORE ACADEMY  
ITF GRADING PLAN

102-0410  
SHEET No.  
**C-3.1**  
OF 12 SHTS

File name:R:\SCHOOLS\SycamoreAcademy\DWGSETC-3-1.dwg Rel. 2006  
Plot date: 1/13/2015 3:09 PM



NOTE:  
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WORK	BY	DATE
ENGINEER		

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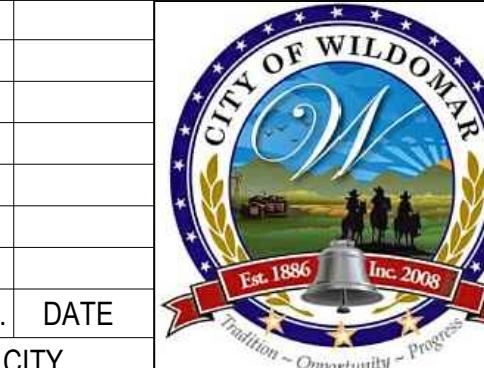
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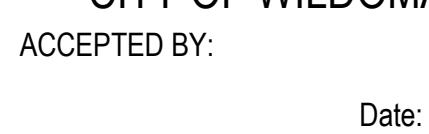
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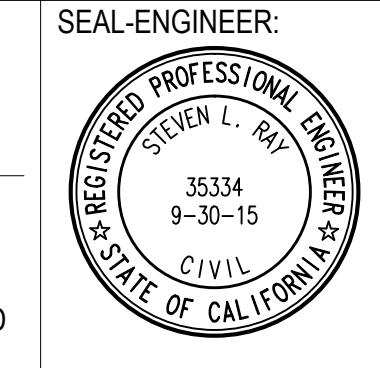
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## REVISIONS



 <b>CITY OF WILDOMAR</b> <b>ACCEPTED BY:</b> <hr/> <div style="text-align: right; margin-top: 10px;"> <b>Date:</b> _____         </div> <div style="text-align: center; margin-top: 20px;"> <b>DANIEL A. YORK</b>          Public Works Director/City Engineer       </div> <div style="text-align: center; margin-top: 20px;"> <b>ACCEPTANCE AS TO CONFORMANCE</b>  <b>WITH APPLICABLE CITY STANDARDS A</b>  <b>PRACTICES</b> </div>
--



	
<hr/>	
6840 INDIANA AVENUE • SUITE 130 RIVERSIDE, CA 92506	
(951) 683-8088 FAX (951) 683-6915	
<hr/>	
PREPARED BY:	 1/13/15
<hr/>	
STEVEN L. RAY	
<hr/>	
R.C.E. No.	35334
EXP.	9/30/15
<hr/>	

HMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
HMARK #Z14119

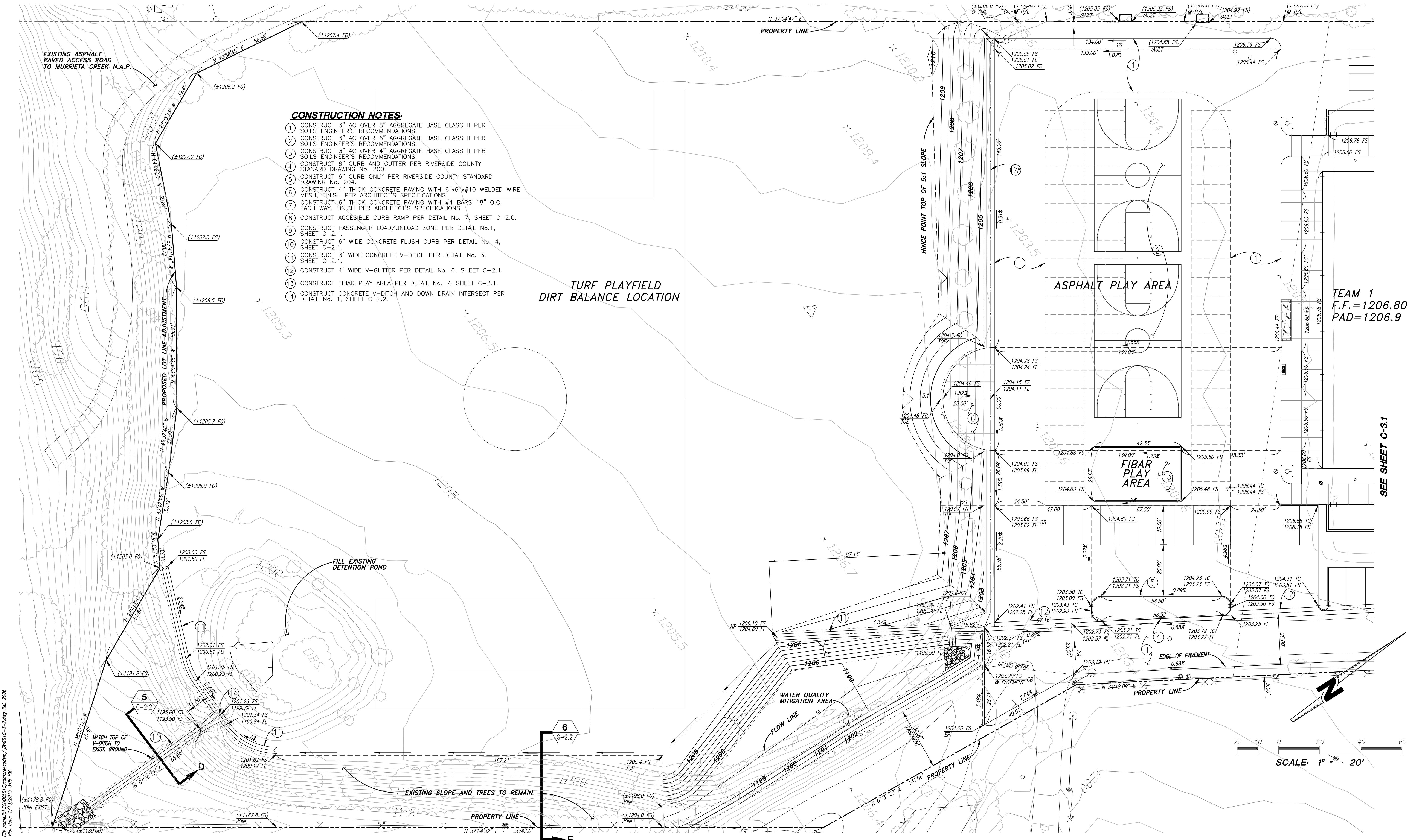
SURVEY WAS PERFORMED  
2014 BY ROBERT DAWSON  
32, EXP. 9-30-15

As Noted V: As Noted

IC USE PERMIT No. 14  
**CITY OF WILDOMAR**  
**THE Sycamore Academy**  
**SITE GRADING PLAN**

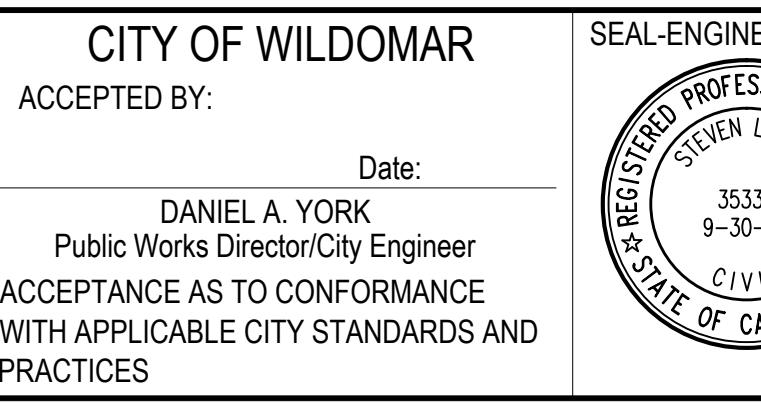
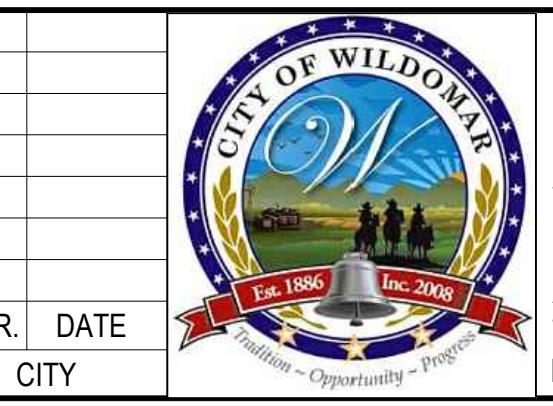
0074 SHEET C-3

OF 12 SHTS



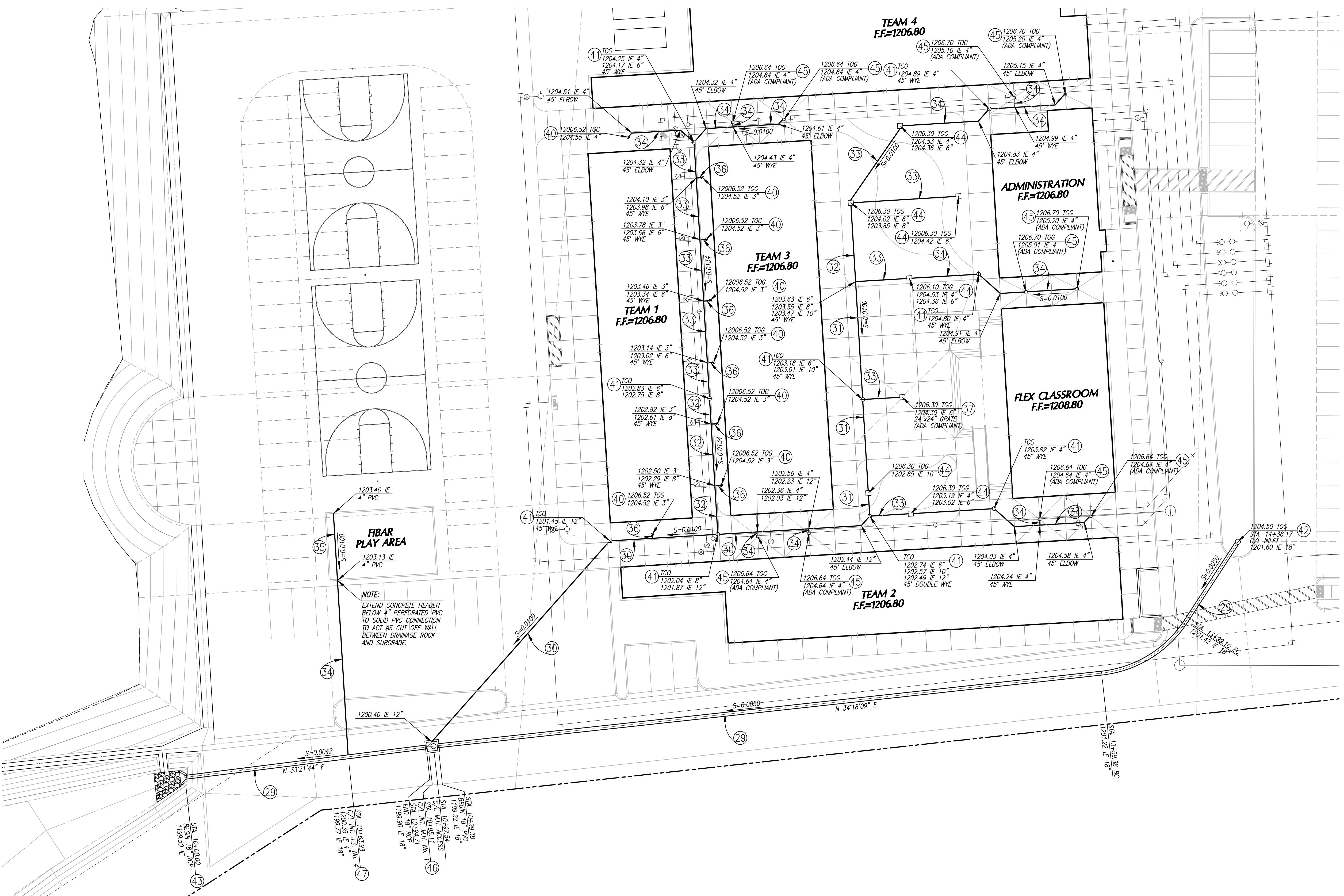
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NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
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MARK BY DATE  
APPR. DATE  
REVISIONS  
CITY  
ENGINEER



BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #214119  
THIS SURVEY WAS PERFORMED ON 3/1/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
SCALE:  
H: As Noted V: As Noted

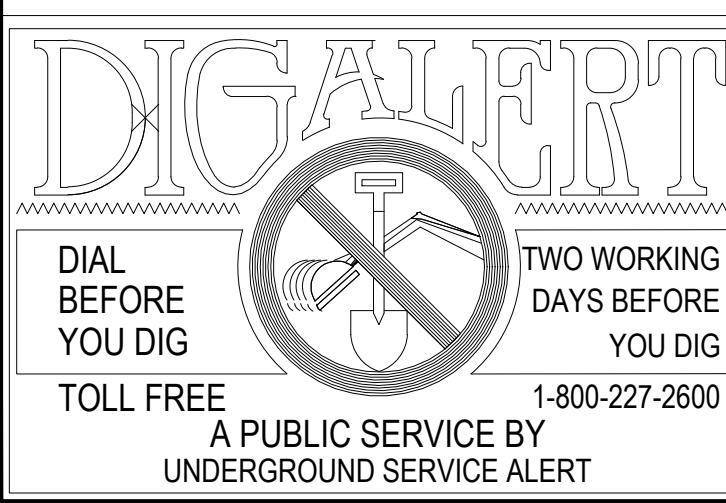
PUBLIC USE PERMIT  
No. 14-0074  
SHEET NO.  
C-3.2  
OF 12 SHTS  
**CITY OF WILDOMAR**  
THE SYCAMORE ACADEMY  
SITE GRADING PLAN



### STORM DRAIN CONSTRUCTION NOTES

- 29) INSTALL 18" R.C.P. STORM DRAIN 2000-D.
- 30) INSTALL 12" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 31) INSTALL 10" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 32) INSTALL 8" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 33) INSTALL 6" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 34) INSTALL 4" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 35) INSTALL 4" PERFORATED P.V.C. PIPE (SCHEDULE 40 OR APPROVED EQUAL).
- 36) INSTALL 3" P.V.C. PIPE (SCHEDULE 40 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
- 37) CONSTRUCT CATCH BASIN NO. 1 PER DETAIL NO. , SHEET C-2.0. (SEE PLAN FOR SIZE)
- 38) INSTALL "DURA-Drain" PRECAST CONCRETE AREA DRAIN MODEL P6 WITH GALVANIZED STEEL
- 39) INSTALL 12" DIAMETER FLOOR DRAIN, J.R. SMITH MODEL 2140 WITH VANDAL PROOF, NICKEL BRONZE TOP. TOP OF DRAIN ELEVATION PER PLAN. SEE DETAIL NO. , SHT. C-2.0.
- 40) INSTALL N.D.S. 3" ATRIUM GRATE ( #70 ) OR APPROVED EQUAL. FLANGE ELEVATION TO BE 0.50' BELOW ADJACENT TOP OF PLANTER.
- 41) CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL No. 2, SHT. C-2.0.
- 42) INSTALL NYOPLAST 24" DIAMETER DRAIN BASIN WITH 24" DUCTILE IRON STANDARD GRATE (TRAFFIC RATED).
- 43) CONSTRUCT CONCRETE HEADWALL PER DETAIL No. 9, SHEET C-2.0.
- 44) INSTALL BROOKS PRODUCTS No. 2424 PRECAST CATCH BASIN WITH 2424 STEEL GRATE.
- 45) INSTALL BROOKS PRODUCTS No. 1212 PRECAST CATCH BASIN WITH 1212 STEEL GRATE.
- 46) CONSTRUCT STORM DRAIN MANHOLE No. 1 PER RCFCD STD. DWG. No. MH251.
- 47) CONSTRUCT JUNCTION STRUCTURE No. 4 PER R.C.F.C.D. STD. DWG. No. JS-229.

CURVE DATA			
No	△	R	L
C1	50°34'45"	45.00'	39.72'



THIS PROJECT IS BONDED AND  
TO BE INSPECTED BY  
CONSTRUCTION INSPECTION

SOILS R-VALUE = 20  
PER INLAND FOUNDATION REPORT  
S679-002 DATED JULY 25, 2014

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

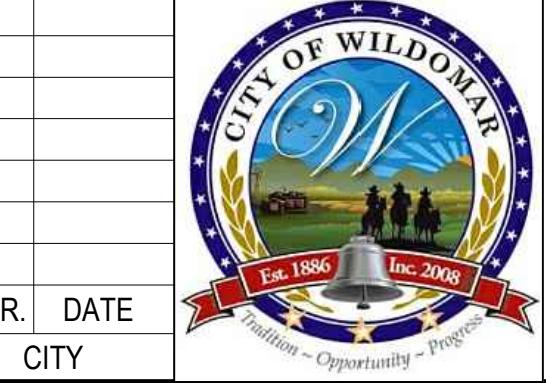
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MARK

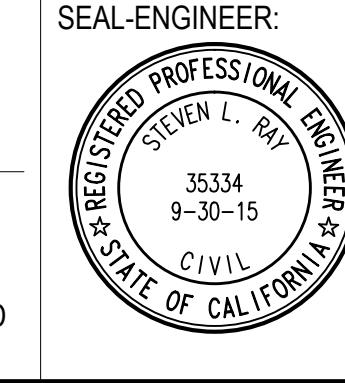
BY

DATE

REVISIONS  
APPR. DATE  
CITY



CITY OF WILDOMAR  
ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES

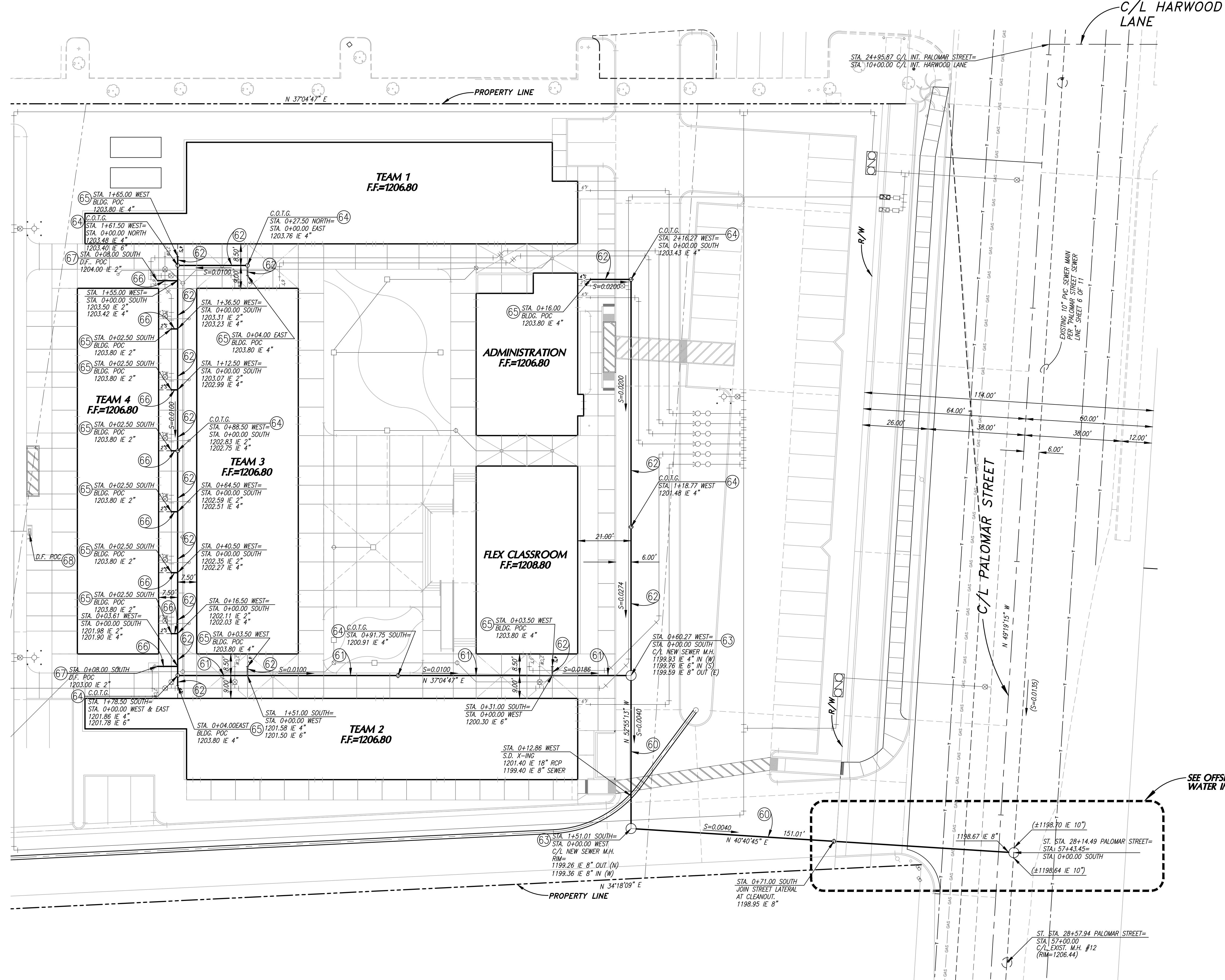


BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
PREPARED BY: *SL Ray* 1/13/15  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

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L.S. 6932, EXP. 9-30-15  
SCALE: H: As Noted V: As Noted

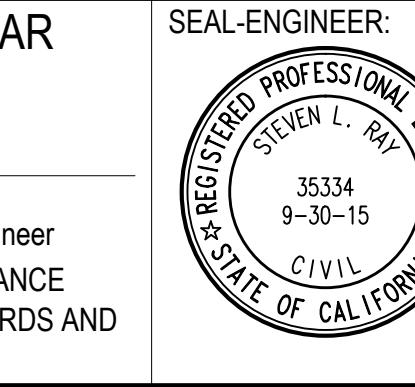
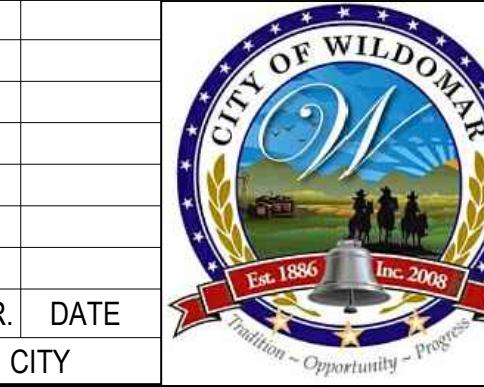
PUBLIC USE PERMIT No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
SITE DRAINAGE PLAN

102-0410  
SHEET No.  
C-4.0  
OF 12 SHTS



**SEWER CONSTRUCTION NOTES**

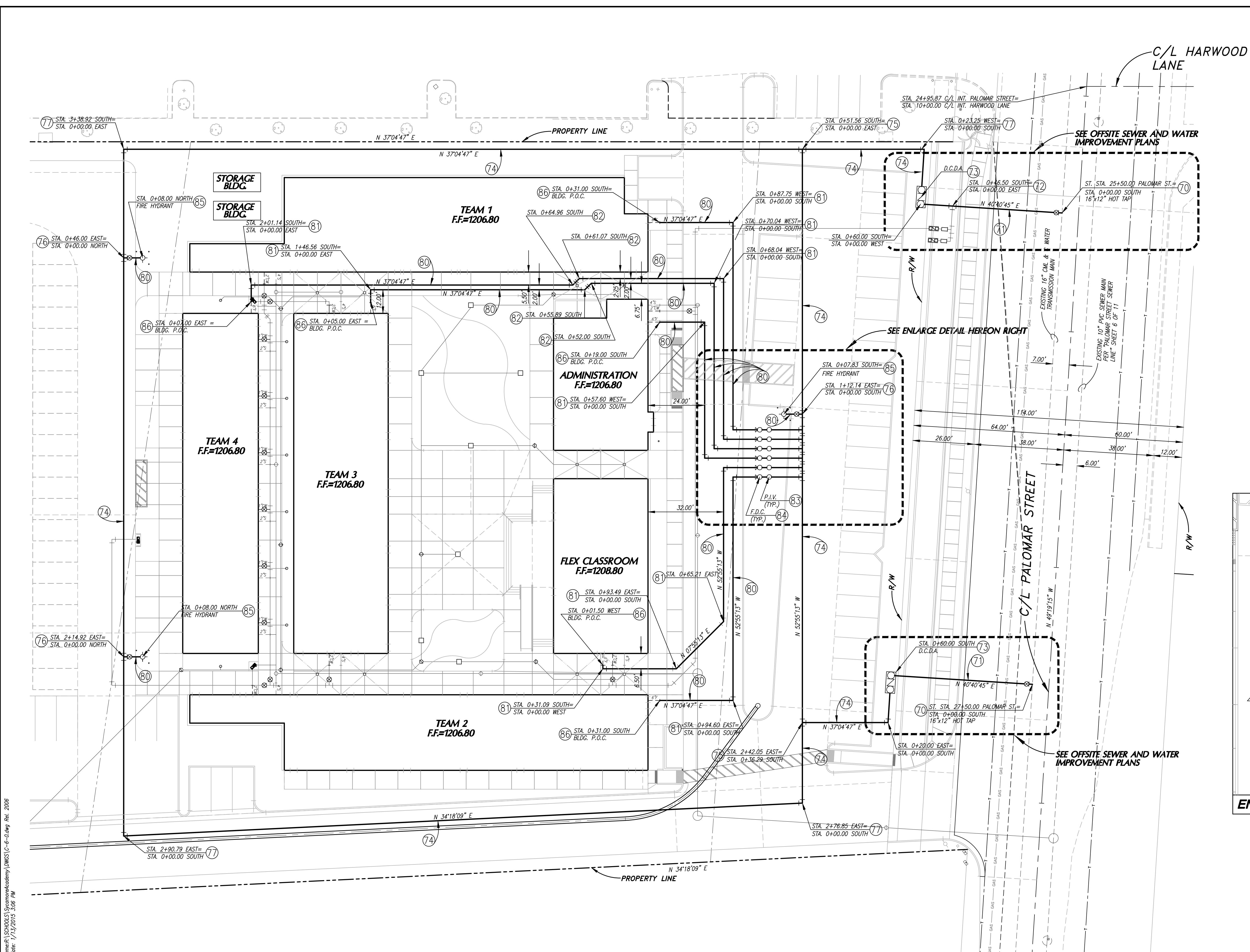
- 60) INSTALL 8" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING NO. S-1A.
- 61) INSTALL 6" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING NO. S-1A.
- 62) INSTALL 4" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING NO. S-1A.
- 63) CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING NO. S-4.
- 64) CONSTRUCT SEWER CLEANOUT PER DETAIL NO. 2, SHEET C-2.0.
- 65) MAKE APPROVED CONNECTION TO BUILDING P.O.C. (VERIFY BUILDING CONNECTION POINT AND INVERT ELEV. WITH BUILDING PLUMBING PLANS).
- 66) INSTALL 2" ABS SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING NO. S-1A.
- 67) MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. (VERIFY DRINKING FTN. CONNECTION POINT AND INVERT ELEV. WITH MANUFACTURER'S SPECIFICATIONS.)
- 68) INSTALL 3/4" ROCK SEEPAGE PIT DRAIN PER DETAIL NO. 8, SHEET C-2.1.
- 69) JOIN STREET SEWER LATERAL AT CLEANOUT.



BENCHMARK:  
Elevation = 124.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
SCALE:  
H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
ONSITE SEWER PLAN

SHEET NO.  
C-5.0  
OF 12 SHTS



WATER - FIRE SERVICE CONSTRUCTION NOTES

70 16" x 8" HOT TAP CONNECTION PER E.V.M.W.D. STD. DWG. NO. W-29 AND W-13

71 8" DUCTILE IRON PIPE PER E.V.M.W.D. STD. DWG. NO. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS

72 12" x 12" 4" D.I. TEE PER E.V.M.W.D. STD. DWG. NO. PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS

73 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STD. DWG. NO. W-23 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS

74 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. NO. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS

75 INSTALL 8" x 8" 8" D.I. TEE PER E.V.M.W.D. STD. DWG. NO. W-4.

76 INSTALL 8" x 8" 6" D.I. TEE PER E.V.M.W.D. STD. DWG. NO. W-4.

77 INSTALL 8" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. NO. W-4.

78 INSTALL 8" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. NO. W-4.

79 INSTALL 8" GATE VALVE PER E.V.M.W.D. STD. DWG. NO. W-13.

80 INSTALL 6" P.V.C. C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. NO. W-3 AND W-4.

81 INSTALL 6" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. NO. W-4.

82 INSTALL 6" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. NO. W-4.

83 INSTALL 6" POST INDICATOR VALVE (P.I.V.) FOR SITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL NO. 4, SHEET C-2.

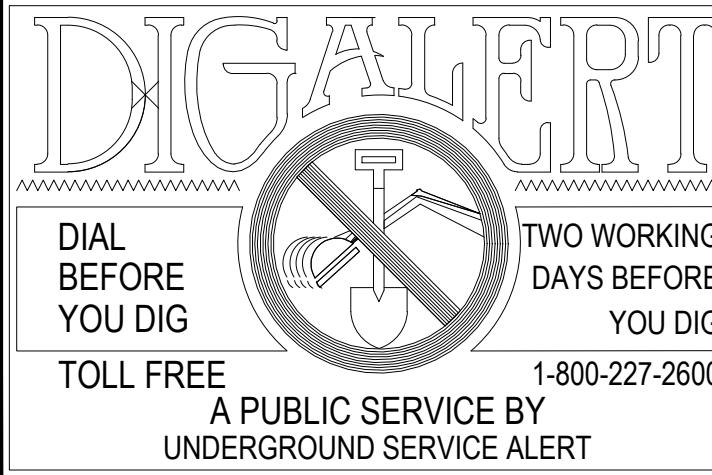
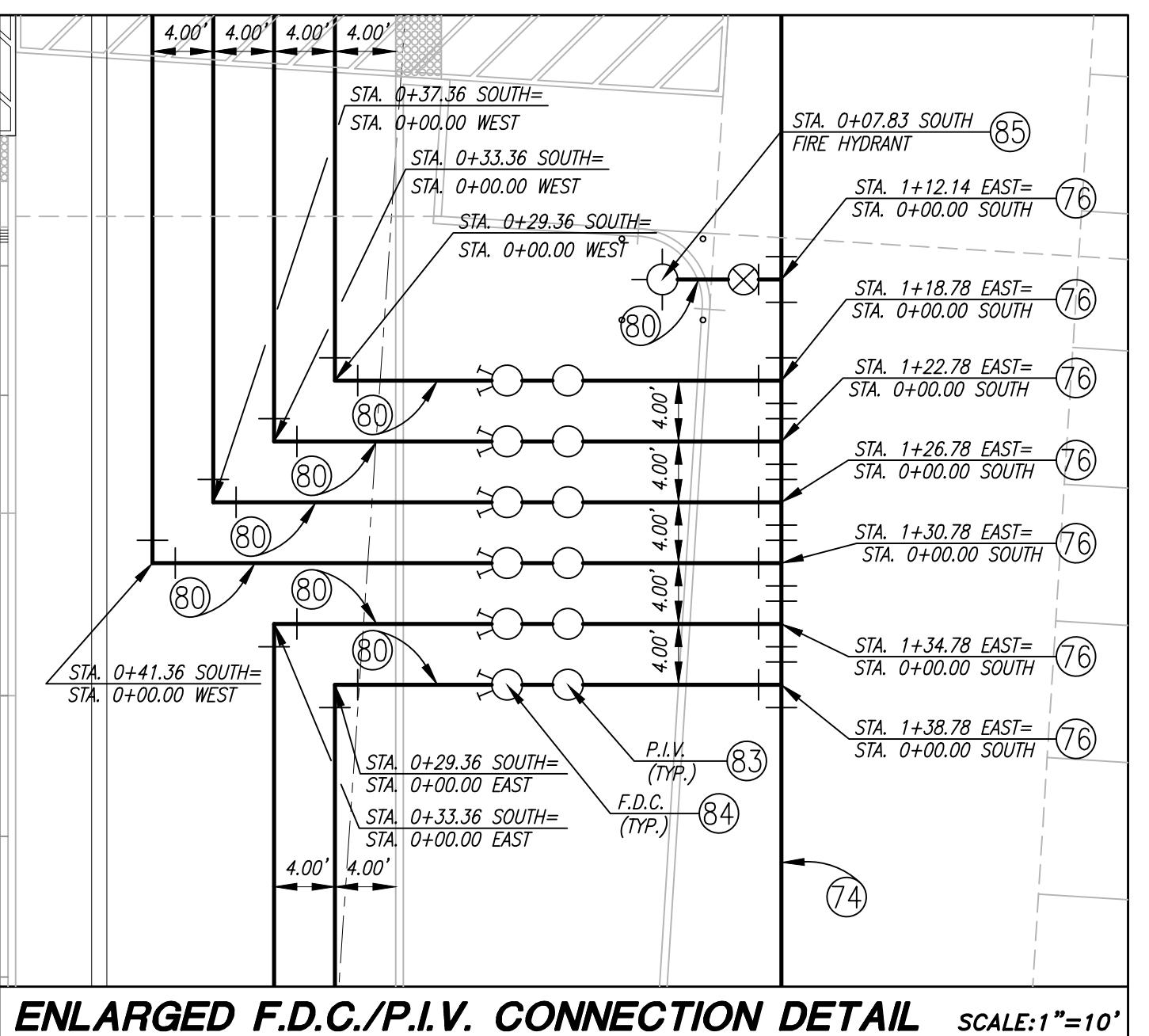
84 INSTALL FIRE DEPT. CONNECTION (F.D.C.) 2-WAY FOR ON SITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL NO. 4, SHEET C-2.

85 INSTALL 6" x 4" x 2 1/2" SUPER FIRE HYDRANT PER E.V.M.W.D. STD. DWG. NO. W-7.

86 COMPLETE TO INCLUDE PIPE, 6" VALVE, HYDRANT AND ALL OTHER MATERIALS REQUIRED.

87 MAKE APPROVED CONNECTION TO BUILDING FIRE SPRINKLER SYSTEM (VERIFY BUILDING CONNECTION POINT WITH BUILDING FIRE SPRINKLER PLANS).

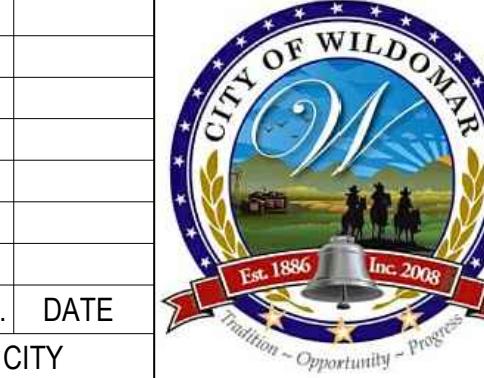
88 INSTALL PIPE BOLLARD PER DETAIL NO. 5, SHEET C-2.1.



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MARK BY DATE APPR. DATE  
REVISIONS CITY



CITY OF WILDOMAR  
ACCEPTED BY:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE  
WITH APPLICABLE CITY STANDARDS AND  
PRACTICES



CIVIL ENGINEERING, INC.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: STEVEN L. RAY 1/13/15  
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED  
ON 3/2014 BY ROBERT DAWSON  
L.S. 6932, EXP. 9-30-15  
SCALE: H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
ONSITE PRIVATE FIRE  
WATER SERVICE

SHEET NO.  
C-6.0  
OF 12 SHTS



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MARK

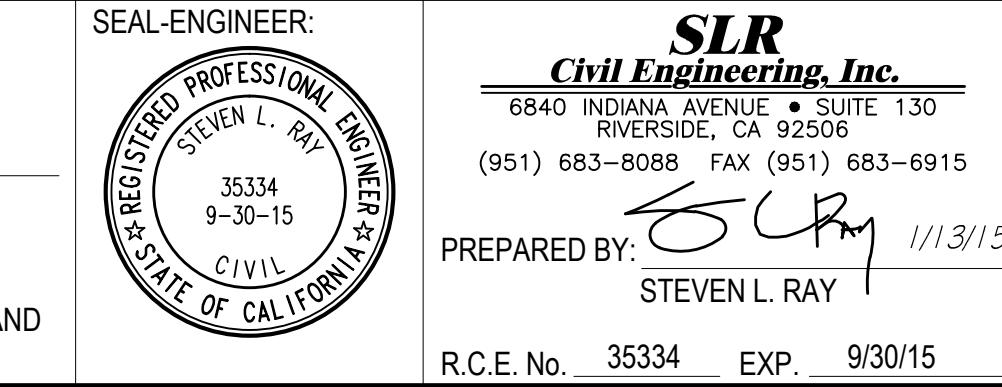
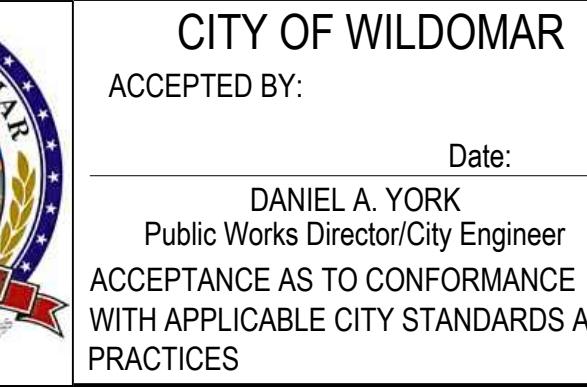
BY

DATE

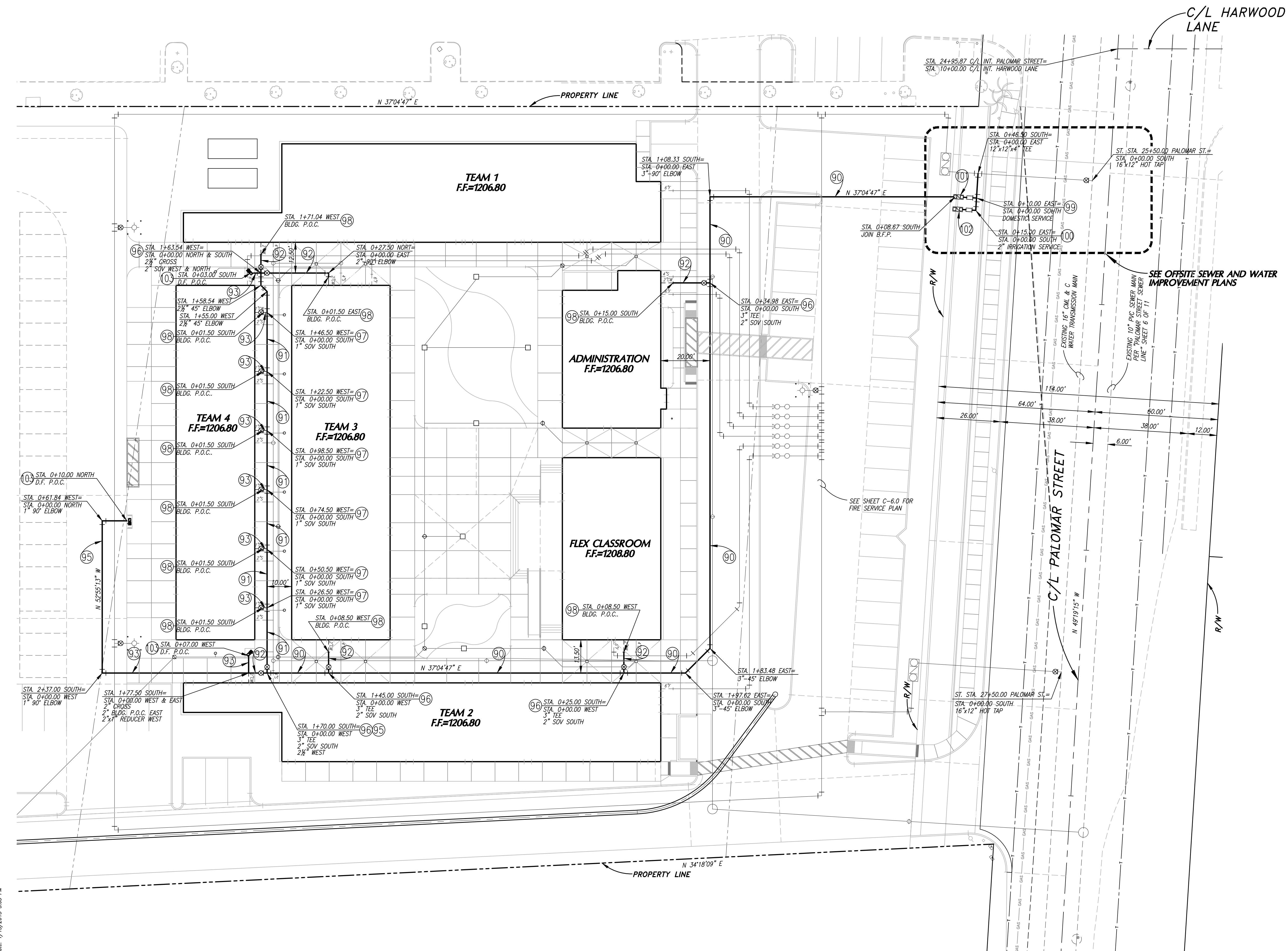
REVISIONS

APPR. DATE

CITY

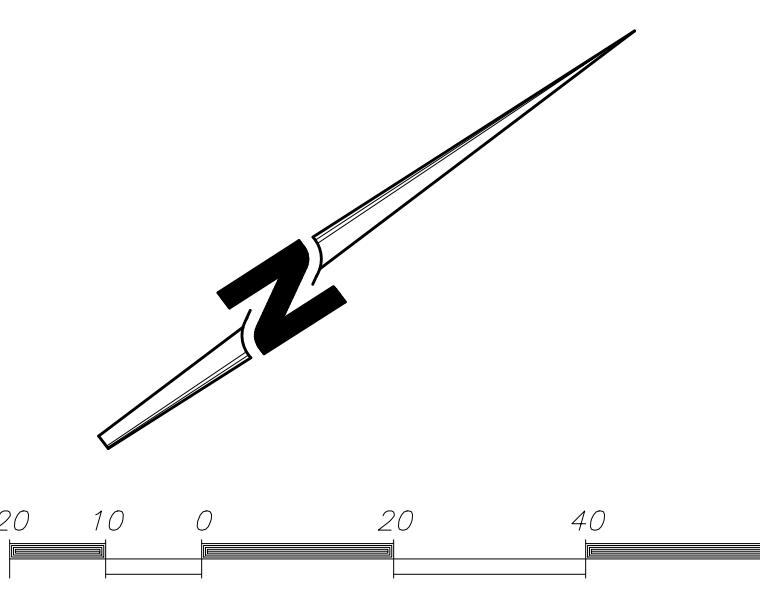


PUBLIC USE PERMIT  
No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
ONSITE DOMESTIC  
WATER PLAN  
SHEET No.  
C-6.1  
OF 12 SHTS



**WATER - DOMESTIC**

- 90) INSTALL 3" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL NO. , SHEET C-2.0.
- 91) INSTALL 2 1/2" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL NO. , SHEET C-2.0.
- 92) INSTALL 2" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL NO. , SHEET C-2.0.
- 93) INSTALL 1" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL NO. , SHEET C-2.0.
- 94) INSTALL 3" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL NO. , SHEET C-2.0.
- 95) INSTALL 2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL NO. , SHEET C-2.0.
- 96) INSTALL 2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL NO. , SHEET C-2.0.
- 97) INSTALL 1" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL NO. , SHEET C-2.0.
- 98) MAKE APPROVED CONNECTION TO BUILDING P.O.C. FOR DOMESTIC WATER (VERIFY BUILDING CONNECTION POINT WITH BUILDING PLUMBING PLANS).
- 99) 2" DOMESTIC WATER METER PER E.V.M.W.D. STD. DWG. No. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
- 100) 2" IRRIGATION WATER METER PER E.V.M.W.D. STD. DWG. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
- 101) 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG.
- 102) 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG.
- 103) MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. FOR DOMESTIC WATER. (VERIFY DRINKING FOUNTAIN CONNECTION POINT WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS.)



SCALE: 1" = 20'

102-0410

102-0410

102-0410

102-0410

102-0410

102-0410

102-0410

102-0410

102-0410

102-0410

APPROXIMATE TOTAL OF GROSS ACREAGE OF PROPERTY = 7.21  
 ACRES  
 APPROXIMATE TOTAL OF NET USABLE ACREAGE OF PROPERTY = 6.03  
 ACRES

## SITE AREA CALCULATION

- 1 CONSTRAINED AREA EXISTING RETENTION/ DETENTION BASIN
- 2 PORTION OF PROPERTY NO LONGER PART OF THE PROJECT
- 3 CONSTRAINED AREA DUE TO EASEMENT, SHARED DRIVE

## DEFINED CONSTRAINED AREAS

- 1 PROPERTY LINE
- 2 SEISMIC SET BACK LINE
- 3 EXISTING TURF AREA- NO PROPOSED DEVELOPMENT

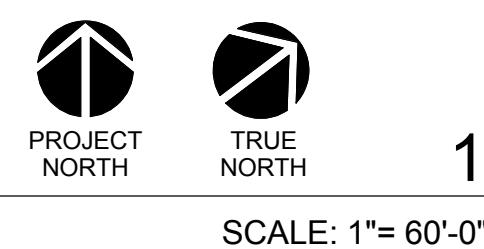
MILESTONES

REVISIONS

## CONSTRAINED AREA PLAN KEYNOTES

- PROPOSED BUILDINGS, EDUCATIONAL USE
- PROPOSED LANDSCAPE, EDUCATIONAL USE
- PROPOSED Hardscape, EDUCATIONAL USE
- CONSTRAINED AREAS

## CONSTRAINED AREA PLAN SYMBOLS



SITE PLAN

PARKING STALLS REQUIRED: (PER MUNICIPAL CODE 17.188.030)

WHICHEVER IS GREATER:  
ONE CAR PER CLASSROOM = 23  
ONE CAR PER THREE SEATS IF FLEX CLASSROOM IS USED AS MULTI-PURPOSE  
ROOM. AVAILABLE SEATING VIA FOLDING CHAIRS IS 190.  
190 DIVIDED BY 3 = 63 REQUIRED PARKING SPACES

PROPOSED PARKING LOT 'A'

34 STANDARD STALLS  
1 ACCESSIBLE  
1 VAN ACCESSIBLE  
36 TOTAL

PROPOSED PARKING LOT 'B'

15 STANDARD STALLS

PROPOSED OVERFLOW PARKING LOT 'C'

55 TOTAL STALLS  
1 ACCESSIBLE  
1 VAN ACCESSIBLE  
57 TOTAL  
108 GRAND TOTAL  
108 PROPOSED SPACES • 63 REQUIRED SPACES

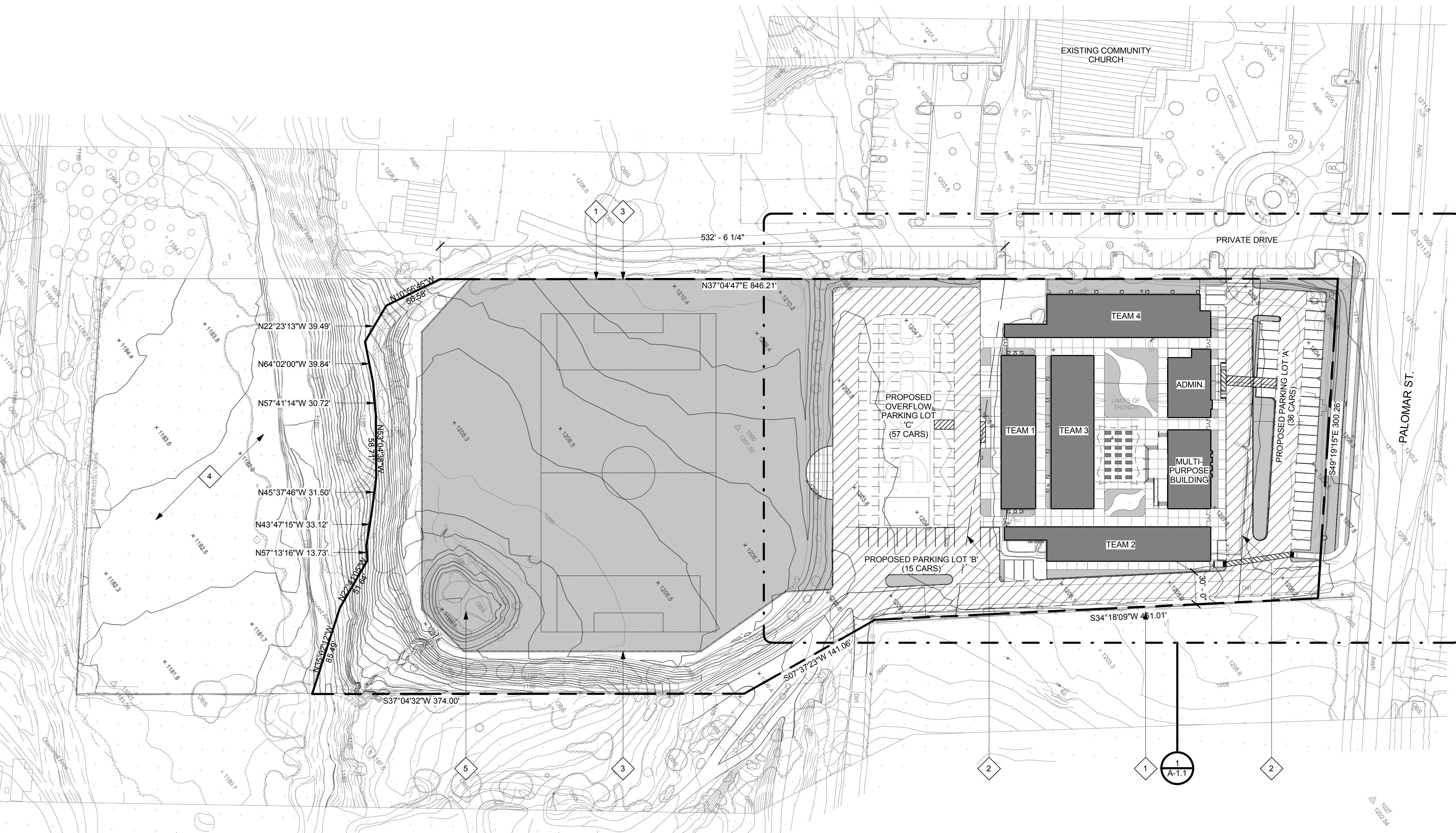
PARKING LOT CALCULATIONS

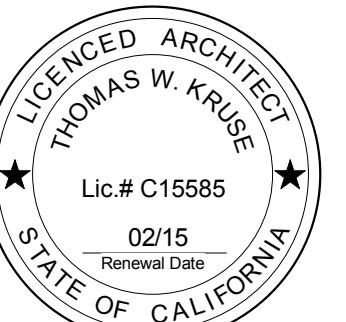
SITE PLAN GENERAL NOTES

SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SEISMIC SET BACK LINE
- 3 NEW PROPERTY LINE PER EXHIBIT 'A'
- 4 PORTION OF PROPERTY NO LONGER PART OF THIS APPLICATION
- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED Hardscape
- PAVEMENT USED FOR PARENT-CHILD DROP OFF AND EMERGENCY VEHICLE ACCESS

SITE PLAN SYMBOLS





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MILESTONES

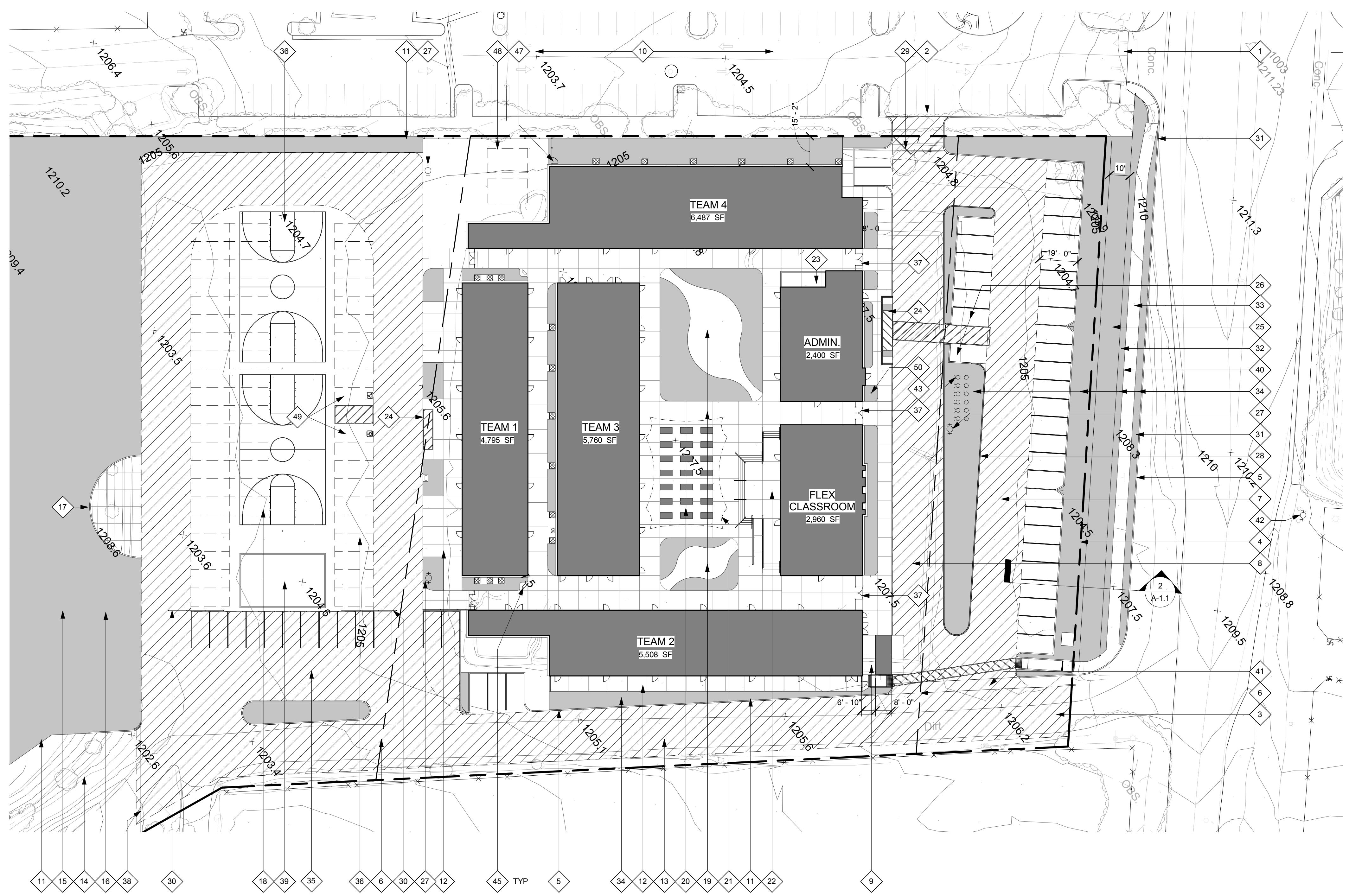
REVISIONS

## THE SYCAMORE ACADEMY

### ENLARGED SITE PLAN

A-1.1

### SITE PLAN

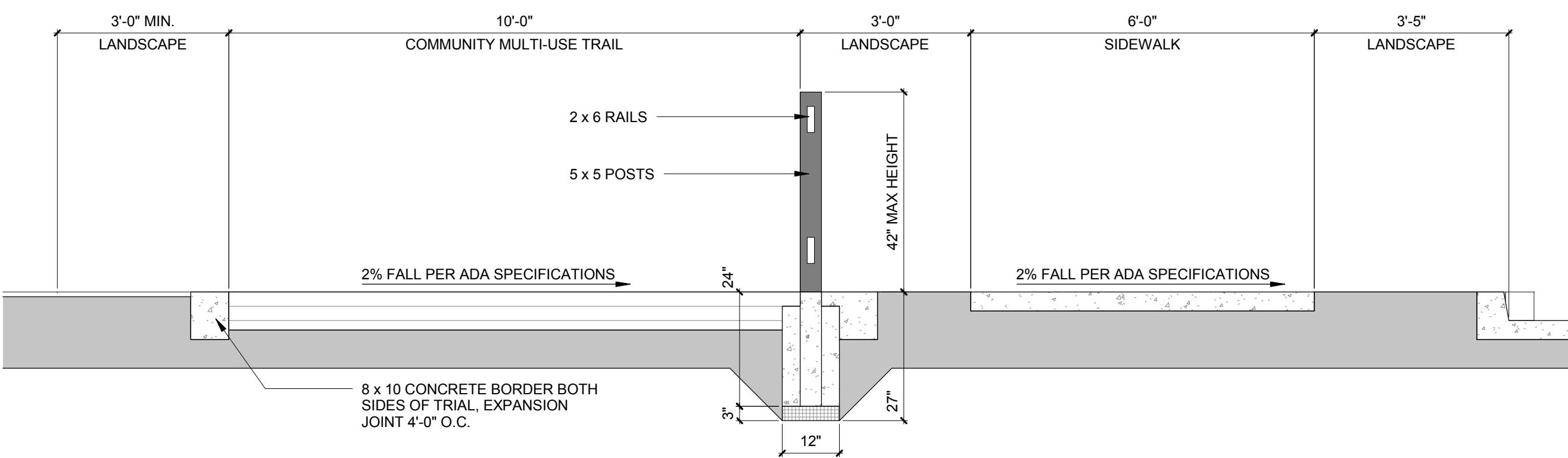


1

SCALE: 1" = 30'-0"

### SITE PLAN SYMBOLS

- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED HARDCAPE
- PAVEMENT USED FOR PARENT-CHILD DROP OFF AND EMERGENCY VEHICLE ACCESS



### COMMUNITY TRAIL EASEMENT

2

SCALE: 1/2" = 1'-0"

### SITE PLAN KEYNOTES

### SITE PLAN GENERAL NOTES

- EXISTING ADJACENT PRIVATE ACCESS DRIVE
- NEW ACCESS DRIVE FOR EMERGENCY VEHICLE ACCESS AND SCHOOL EMERGENCIES
- NEW "MAIN ACCESS DRIVE"
- PROPERTY LINE
- NEW CURB AND GUTTER
- SHADING INDICATES BACK LINE (APPROX. 69,085 SF. NET AREA)
- A.C. PAVED PARKING AREA FOR 36 CARS. PAVEMENT THICKNESS VARIES
- TRASH ENCLOSURE, PRE CR& STANDARD
- EXISTING ADJACENT PARKING LOT
- 6'-0" HIGH CHAIN LINK FENCE AT ENTIRE SCHOOL PERIMETER
- CONCRETE PATIO, TYP.
- NEW A.C. PAVED DRIVE (EASEMENT)
- EXISTING DRAINAGE COURSE TO BE USED FOR BIO SWALE
- TRIF. PLAYFIELD
- REGRADE SLOPE FOR MAINTENANCE AND ACCESS
- TURF AMPHITHEATER
- A.C. PAVED PLAY AREA/OVERFLOW PARKING FOR 56 CARS
- COURTYARD PAVING
- LUNCH/ASSEMBLY AREA
- FABRIC SHADE STRUCTURE ABOVE
- CONCRETE PLATFORM
- SAFETY RATIO
- ACCESSIBLE DROP-OFF
- 10 FT. WIDE REGIONAL/COMMUNITY MULTI-USE TRAIL PER DETAIL 2/A-1.1
- REQUIRED ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
- NEW FIRE HYDRANT LOCATION
- FIREFLAME CURB TO BE PAINTED RED
- 25'0" WIDE GATE FOR EMERGENCY VEHICLE ACCESS
- 26'0" WIDE SLIDE CHAINLINK GATE FOR SPECIAL EVENT PARKING AND EMERGENCY VEHICLE ACCESS
- EXISTING POWER POLE
- NEW 3'-6" HIGH FENCE PER CITY OF WILDMAR STD.
- NEW 6'-0" WIDE CONCRETE SIDEWALK
- SHADING INDICATES NEW LANDSCAPING
- A.C. PAVED PARKING FOR 15 CARS. PAVEMENT THICKNESS VARIES
- SPECIAL EVENT PARKING FOR 56 CARS. PAVEMENT THICKNESS VARIES
- 8'-0" HIGH x 6'-0" WIDE ORNAMENTAL IRON GATE
- TYPE (LOCATION)
- LIMIT OF EASEMENT/A.C. PAVED DRIVE
- PLAY STRUCTURE PIT
- NOT USED
- ACCESSIBLE ENTRANCE WALK FROM PUBLIC RIGHT OF WAY
- EXISTING FIRE HYDRANT
- LOCATION OF SIX SEPARATE (ONE FOR EACH BUILDING) FIRE DEPARTMENT CONNECTION DEVICES
- PEDESTAL MOUNTED DUAL-HEIGHT DRINKING FOUNTAIN
- NOT USED
- 6'-0" HIGH x 3'-0" WIDE CHAIN LINK FENCE
- SEA BIN CONTAINER LOCATION, N.I.C.
- ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
- FLAG POLE



## BUILDING CODE AND EXITING ANALYSIS

1

1/16" = 1'-0"

2010 CALIFORNIA BUILDING CODE  
2010 CALIFORNIA PLUMBING CODE  
2010 CALIFORNIA MECHANICAL CODE  
2010 CALIFORNIA ELECTRICAL CODE  
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
CITY OF WILDMAR REGULATIONS AND ORDINANCES

## APPLICABLE CODES

- CONSTRUCTION TYPE: V-B
- NUMBER OF STORIES: 1
- ALLOWABLE HEIGHT: 40'-0"
- ACTUAL HEIGHT: 20'-0"
- OCCUPANCY GROUP(S): E, B, A-3
- ALLOWABLE AREA: E = 9,500 SF (A) PER FLOOR  
B = 9,000 SF (A) PER FLOOR  
A-3 = 6,000 SF (A) PER FLOOR

### 7. ACTUAL BUILDING AREA:

- E = 29,857 SF
- B = 2,848 SF
- A-3 = 3,473 SF

8. AUTOMATIC FIRE SPRINKLER: YES (ENTIRE BUILDING)
9. FRONTAGE INCREASE: 0.00 (II)
10. AUTOMATIC FIRE SPRINKLER INCREASE: 3.00 (Ia)
11. EQUATION 5-1 ADJUSTED ALLOWABLE AREA: (Aa)

AREA INCREASES: If=0.00  
ls=3.00

Aa = (At + (At x If) + (At x ls))

E OCCUPANCY: Aa = (9,500 + (9,500 x 0.00) + (9,500 x 3.00))  
Aa = (9,500 + 0 + 28,500)  
Aa = 38,000 SF

B OCCUPANCY: Aa = (9,000 + (9,000 x 0.00) + (9,000 x 3.00))  
Aa = (9,000 + 0 + 27,000)  
Aa = 36,000 SF

A-3 OCCUPANCY: Aa = (6,000 + (6,000 x 0.00) + (6,000 x 3.00))  
Aa = (6,000 + 0 + 18,000)  
Aa = 24,000 SF

### 12. MIXED OCCUPANCY CALCULATION:

OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA (Aa)	RATIO
E	21,494 SF	38,000 SF	0.57
B	2,297 SF	36,000 SF	0.06
A-3	2,857 SF	24,000 SF	0.12
TOTAL			0.75 < 1.00 (AREA ONLY)

## BUILDING DATA

### TEAM 1 BUILDING TOTAL (SF)

FIRST FLOOR 4,448 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 1,245 SF  
TOTAL 5,693 SF

### TEAM 2 BUILDING TOTAL (SF)

FIRST FLOOR 5,190 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 2,697 SF  
TOTAL 7,887 SF

### TEAM 3 BUILDING TOTAL (SF)

FIRST FLOOR 5,583 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 1,227 SF  
TOTAL 6,810 SF

### TEAM 4 BUILDING TOTAL (SF)

FIRST FLOOR 6,273 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 1,568 SF  
TOTAL 7,841 SF

### FLEX LAB BUILDING TOTAL (SF)

FIRST FLOOR 2,857 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 546 SF  
TOTAL 3,403 SF

### ADMIN BUILDING TOTAL (SF)

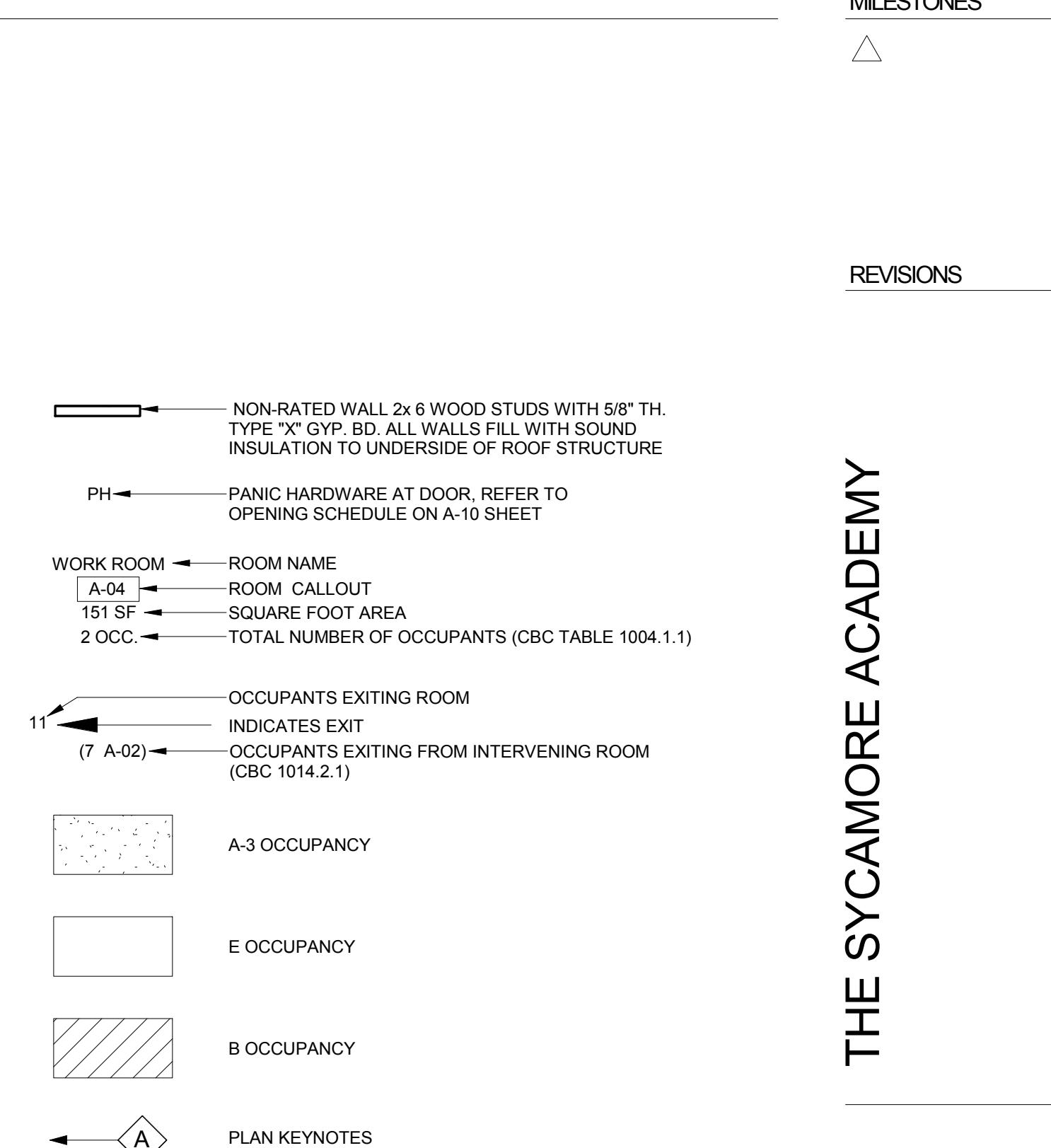
FIRST FLOOR 2,297 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) 479 SF  
TOTAL 2,776 SF

TOTAL FLOOR AREA 26,648 SF  
TOTAL EAVE/OVERHANG AREA 7,762 SF

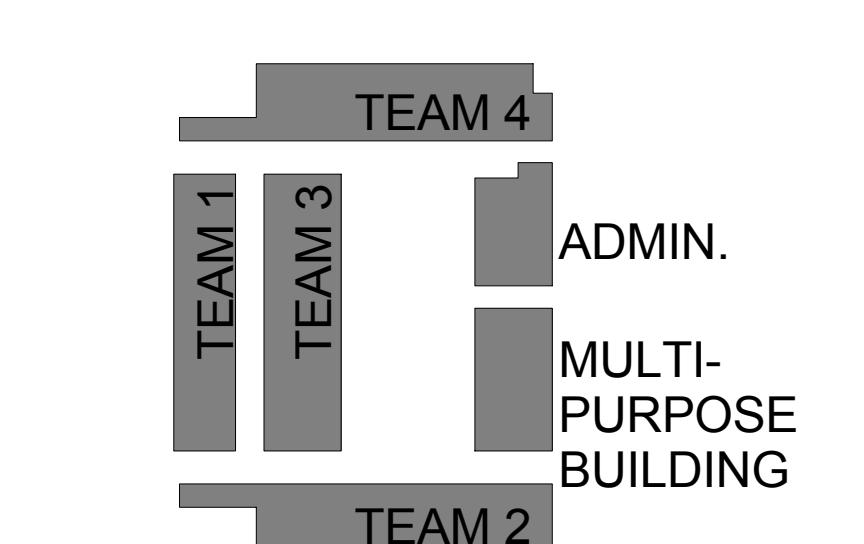
## OCCUPANT LOAD CALCULATIONS

1. TWO EXITS REQUIRED (CDC 1015.1)  
2. OCCUPANT LOAD NOT INCLUDED

## FLOOR PLAN KEYNOTES

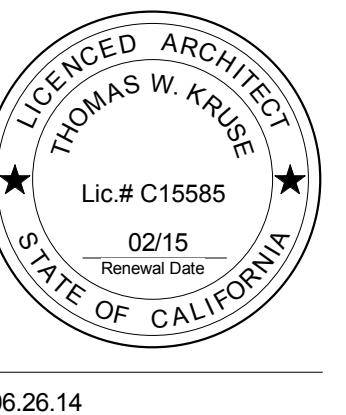


## FLOOR PLAN SYMBOLS



## FLOOR PLAN

## KEY PLAN



MILESTONES

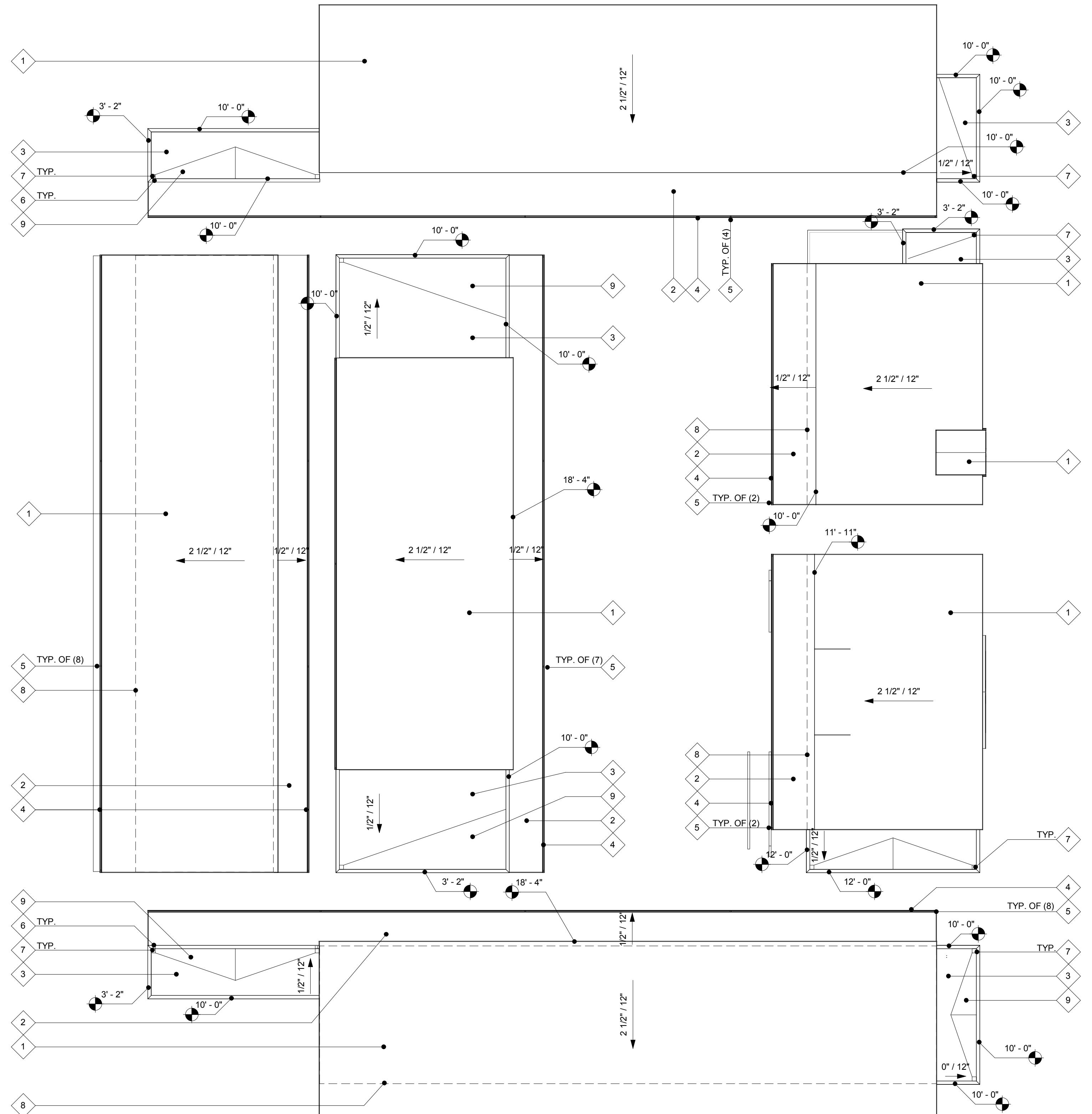
REVISIONS

## THE SYCAMORE ACADEMY

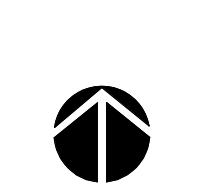
### ROOF PLAN

A-5.0

### ROOF PLAN



\* ALL ROOF HEIGHTS PROPOSED



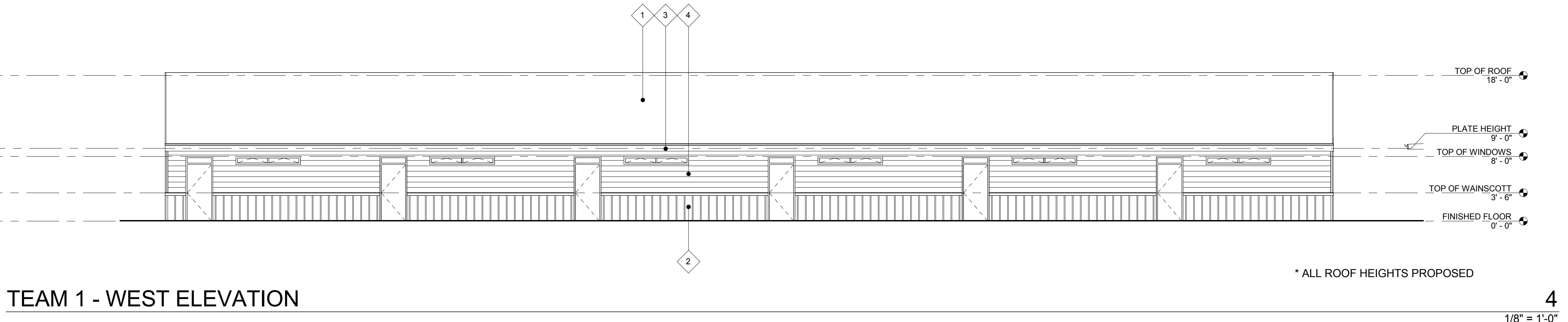
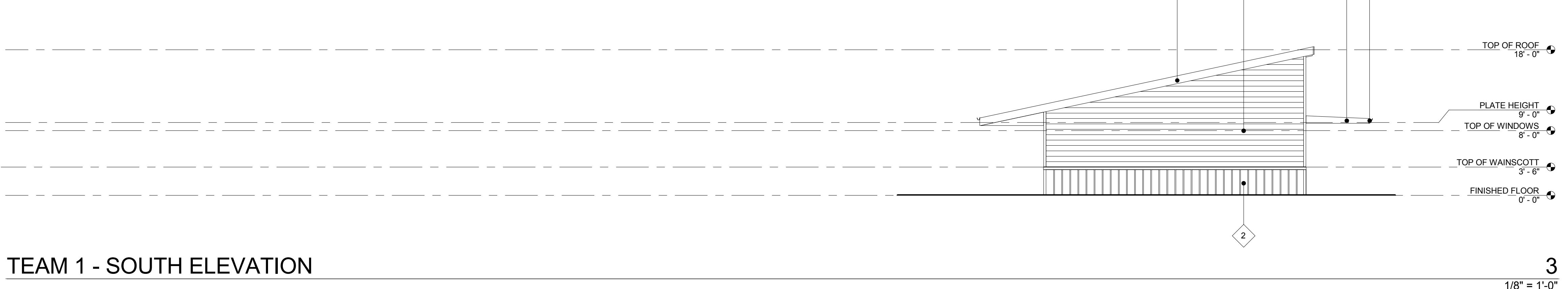
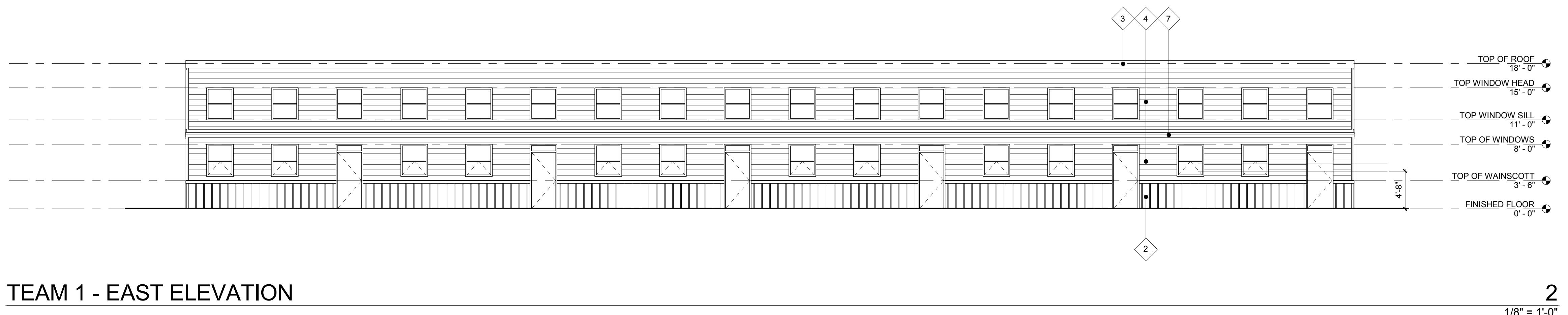
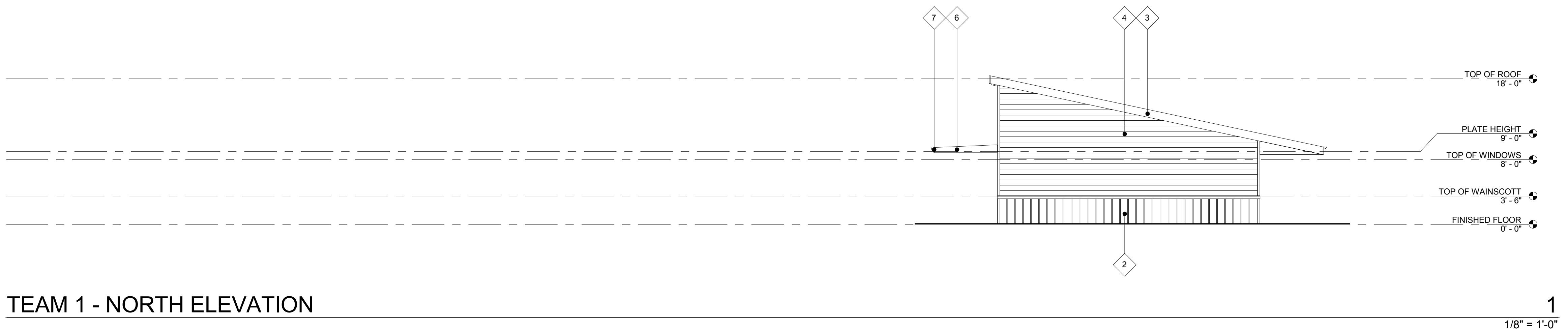
1  
1/16" = 1'-0"

### KEY PLAN

1. ASPHALT SHINGLE ROOFING OVER WATER PROOF MEMBRANE  
2. INTEGRAL COLOR, BUILT-UP ROOFING  
3. SINGLE PLY ROOFING  
4. ROOF GUTTER  
5. DOWNSPOUT LOCATION  
6. OVERFLOW SCUPPER  
7. ROOF DRAIN  
8. BUILDING OUTLINE BELOW  
9. BUILT-UP PLYWOOD CRICKET

### ROOF PLAN KEYNOTES

### ROOF PLAN SYMBOLS



1. ASPHALT SHINGLE ROOFING  
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER  
SH RATTINGS FOR FASING - PAINT FINISH  
2x8 RESAWN WOOD FASCIA - PAINT FINISH  
3. 4" WIDE HORIZONTAL SIDING - PAINT FINISH  
4. PATIO WALL NOW SHOWN FOR CLARITY  
5. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH  
6. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEVATION KEYNOTES



TEAM 2 - NORTH ELEVATION

1

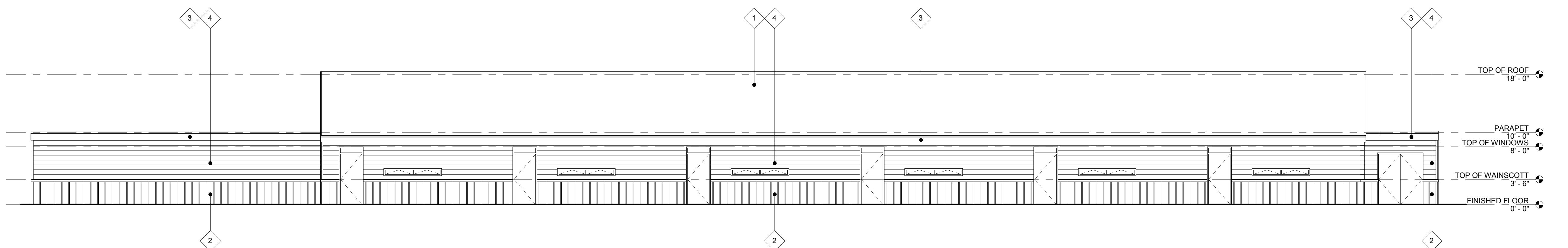
1/8" = 1'-0"



TEAM 2 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 2 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 2 - WEST ELEVATION

4

1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

EXT. ELEVATION KEYNOTES

1. ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER  
SCALING BEAR CLIMBING PAINT FINISH  
2x12 RESAWN WOOD FASCIA - PAINT FINISH
3. 8" VENEER HORIZONTAL SIDING - PAINT FINISH
4. PATIO WALL NOW SHOWN FOR CLARITY
5. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
6. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

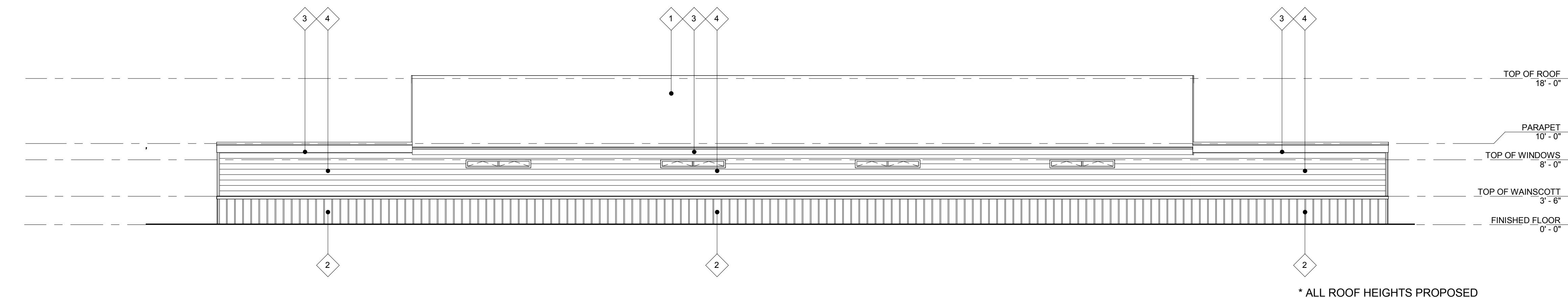
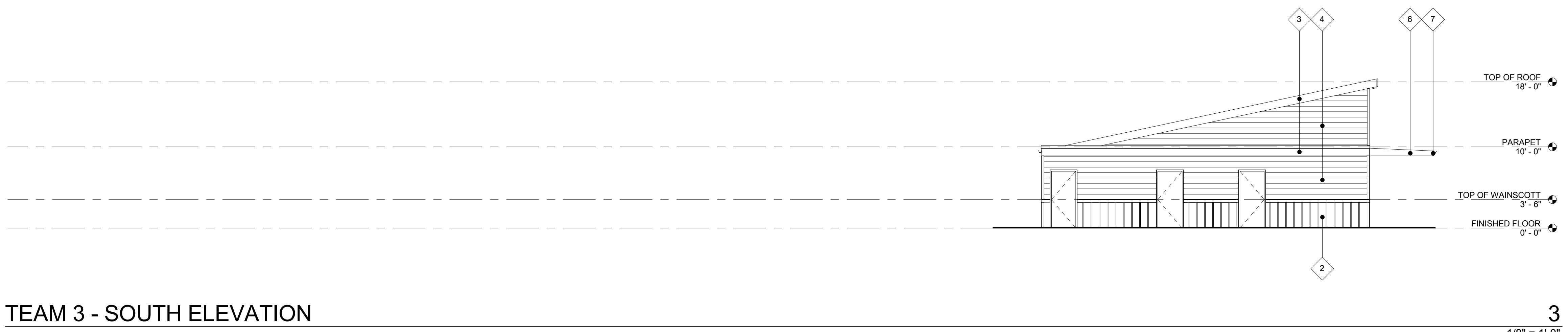
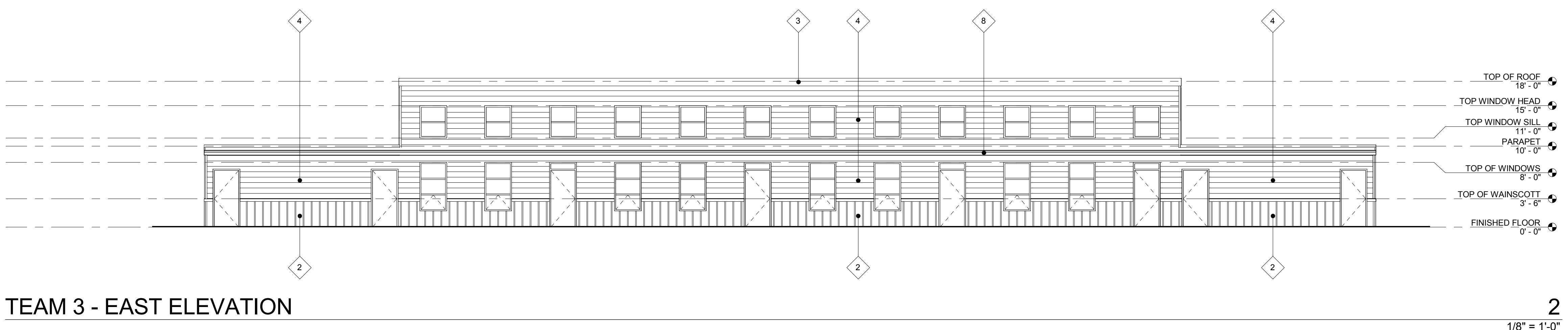
EXTERIOR ELEVATIONS

THE SYCAMORE ACADEMY

MILESTONES

REVISIONS

pjhm architect s



EXTERIOR ELEVATION KEYNOTES

1. ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING AND FINGER PANNING - PAINT FINISH
3. 2x6 RE-SAWN WOOD FASCIA - PAINT FINISH
4. 2x12 WIDE HORIZONTAL SIDING - PAINT FINISH
5. PATIO WALL NOW SHOWN FOR CLARITY
6. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH



TEAM 4 - NORTH ELEVATION

1

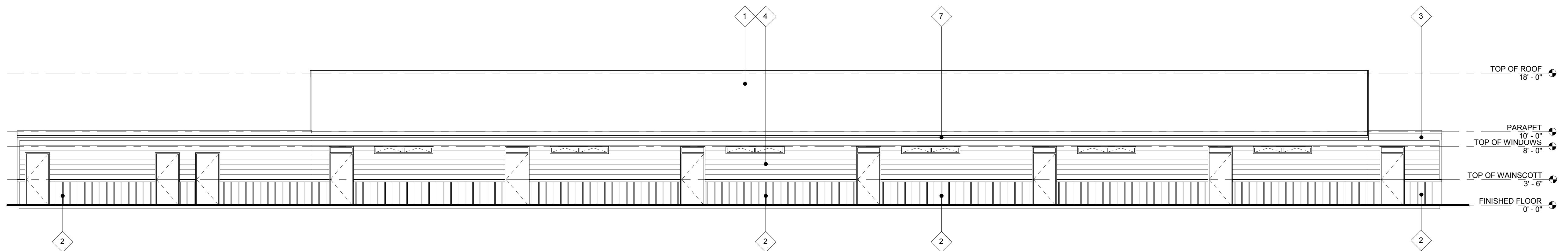
1/8" = 1'-0"



TEAM 4 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 4 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 4 - WEST ELEVATION

4

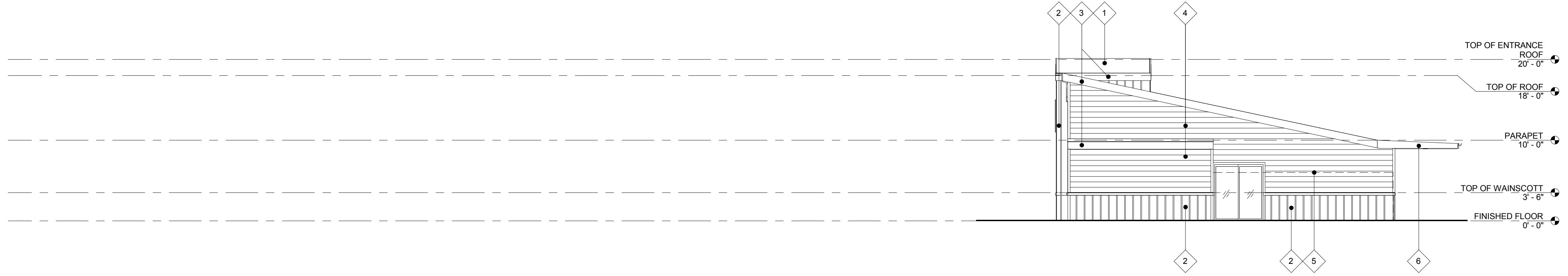
1/8" = 1'-0"

EXT. ELEVATION KEYNOTES

1. ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER  
SEALANTIC BEAR PAINTING - PAINT FINISH  
2x12 RESAWN WOOD FASOFA - PAINT FINISH
3. 8" VENEER HORIZONTAL SIDING - PAINT FINISH
4. PATIO WALL NOW SHOWN FOR CLARITY
5. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
6. 2x8 RESAWN WOOD FASCIA - PAINT FINISH
7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEVATIONS

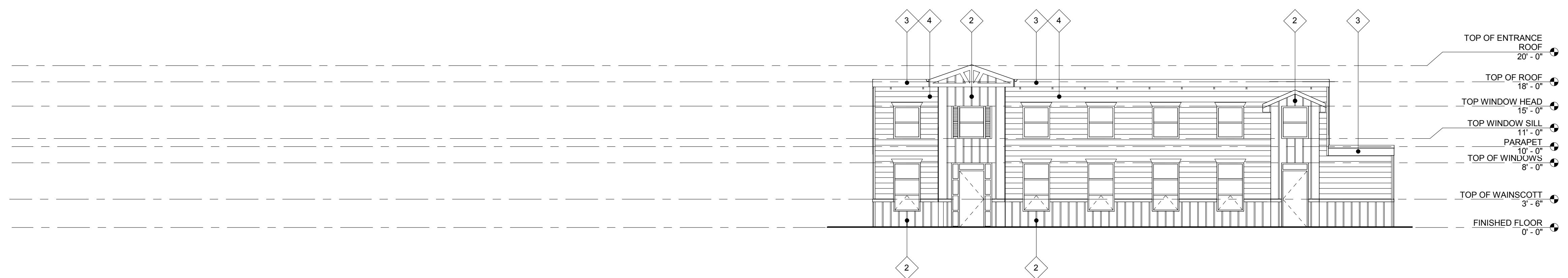
THE SYCAMORE ACADEMY



ADMINISTRATION NORTH ELEVATION

1

1/8" = 1'-0"



ADMINISTRATION EAST ELEVATION

2

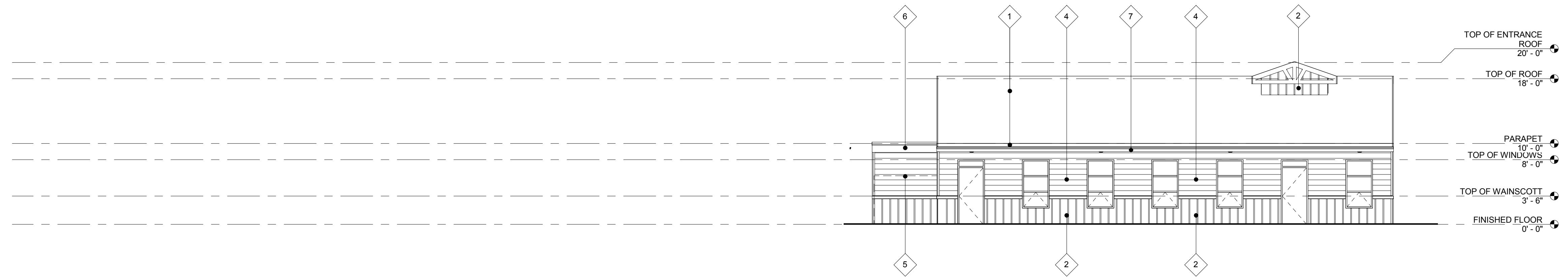
1/8" = 1'-0"



ADMINISTRATION SOUTH ELEVATION

3

1/8" = 1'-0"



ADMINISTRATION WEST ELEVATION

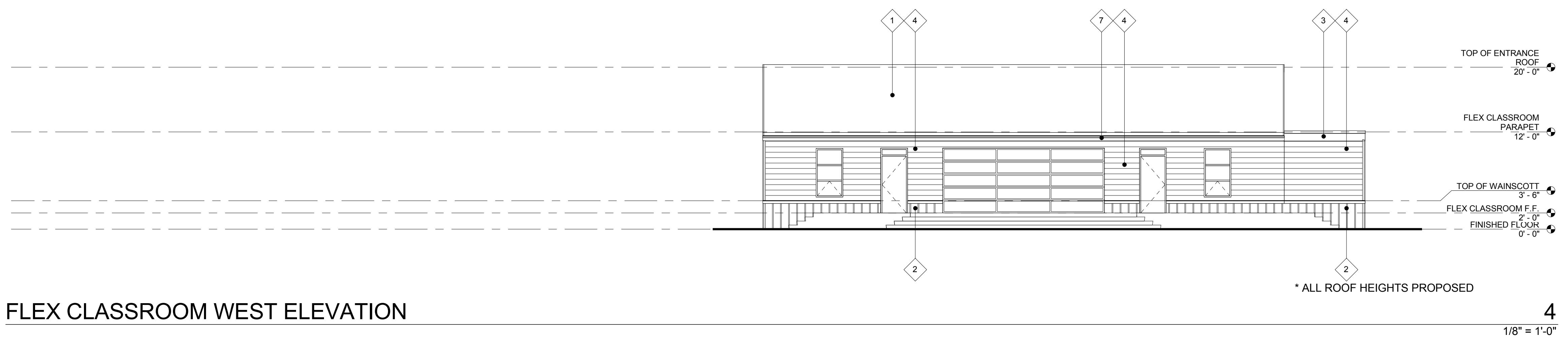
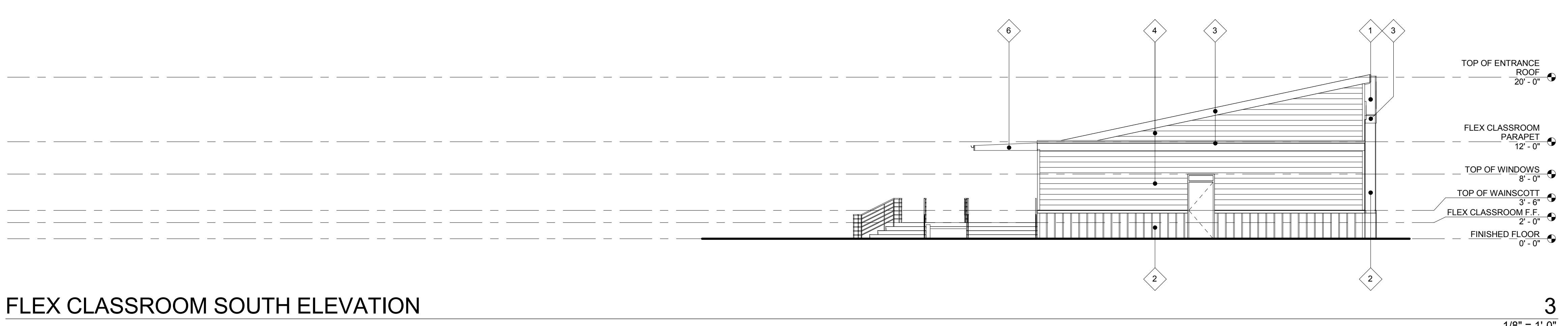
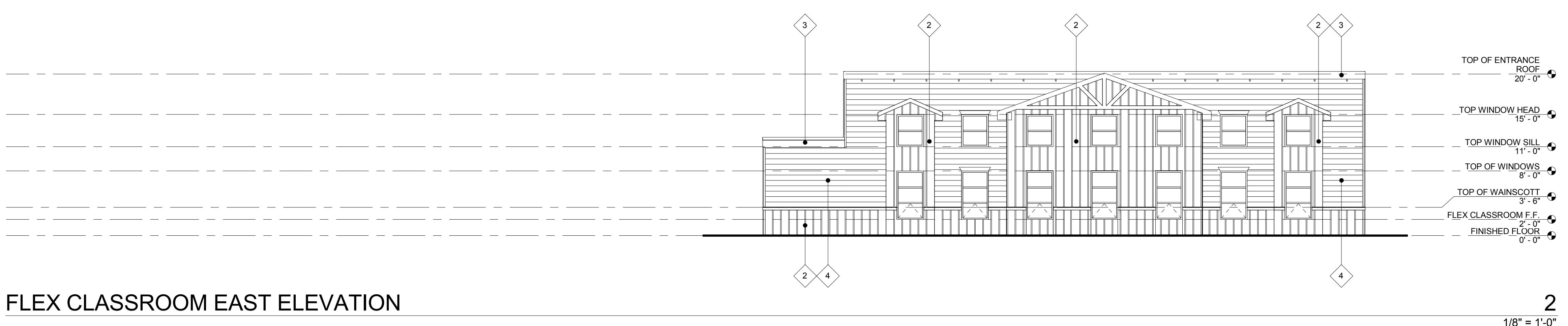
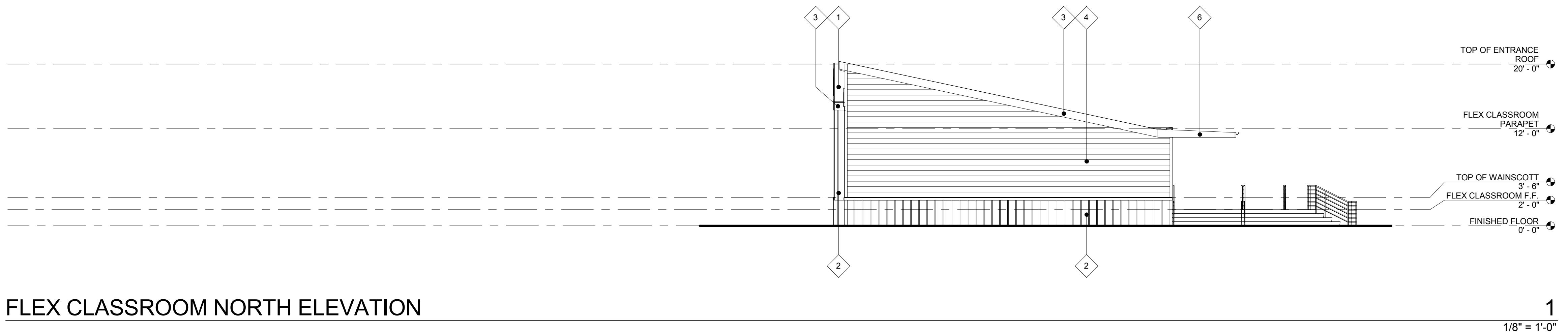
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1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

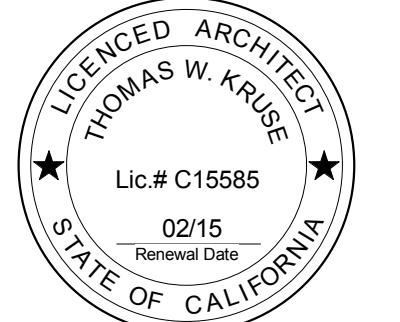
EXTERIOR ELEVATION KEYNOTES

- 1. ASPHALT SHINGLE ROOFING
- 2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING AND FASING - PAINT FINISH
- 3. 2x6 RESAWN WOOD FASCIA - PAINT FINISH
- 4. 6" WIDE HORIZONTAL SIDING - PAINT FINISH
- 5. PATIO WALL NOW SHOWN FOR CLARITY
- 6. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
- 7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH



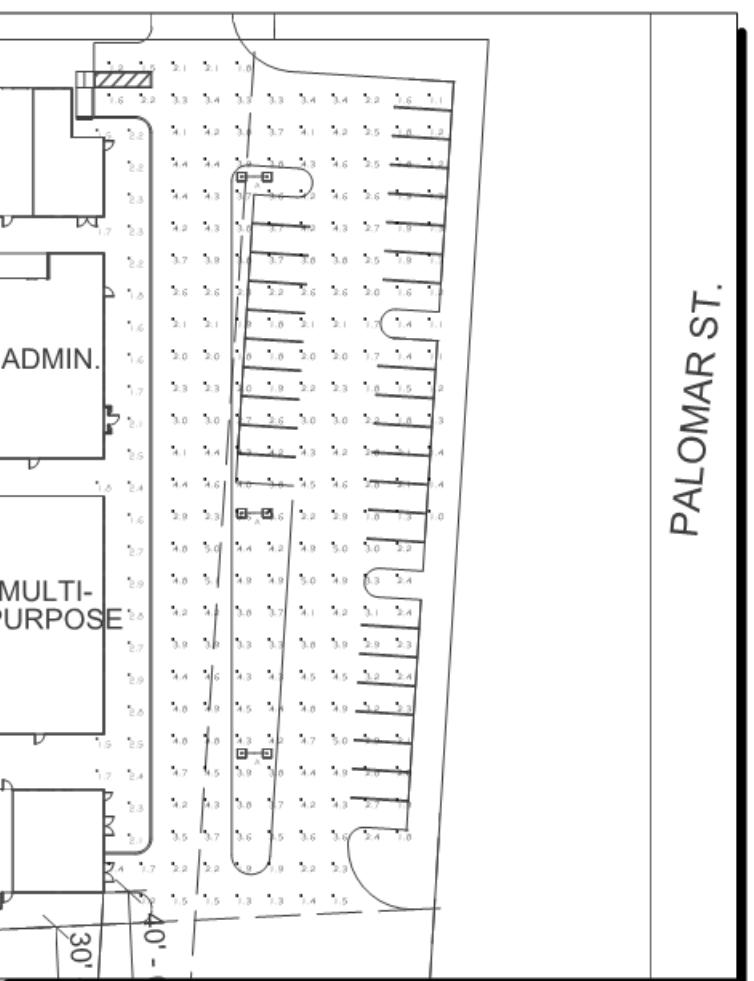
**EXTERIOR ELEVATION KEYNOTES**

1. ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER  
SHATTING INSULATED PANELING - PAINT FINISH  
2x8 RESAWN WOOD FASCIA - PAINT FINISH
3. 4" WIDE HORIZONTAL SIDING - PAINT FINISH
4. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
5. 2x12 RESAWN WOOD FASCIA - PAINT FINISH
6. 2x8 RESAWN WOOD FASCIA - PAINT FINISH
7. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH

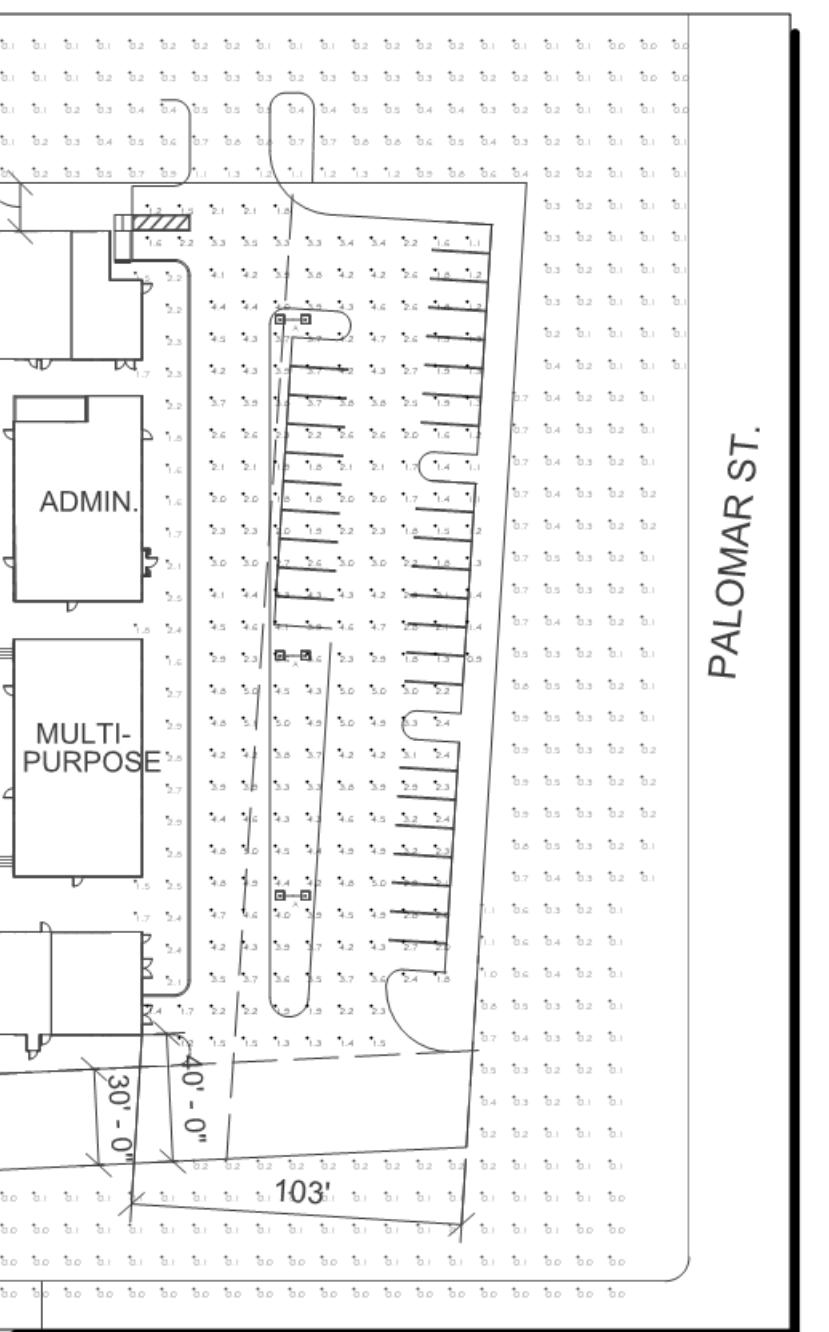


06.16.14 PLANNING DEPT. SUBMITTAL

JUNE 10, 2014  
THE SYCAMORE ACADEMY  
DAVE EVANS  
SCALE: 1"=60'



JUNE 10, 2014  
THE SYCAMORE ACADEMY  
DAVE EVANS  
SCALE: 1"=60'



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	3	A	BACK-BACK	0.900	LSi: XGBM-5-LED-HO-NW	20549

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
FRONT CALC @ GRND	Illuminance	Fc	2.17	2.9	1.5	1.45
PARKING CALC @ GRND	Illuminance	Fc	3.07	5.1	1.0	3.07

Luminaire Location Summary						
Label	Z					
A	30					
A	30					
A	30					

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	3	A	BACK-BACK	0.900	LSi: XGBM-5-LED-HO-NW	20549

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
1 PARKING CALC @ GRND	Illuminance	Fc	3.09	5.1	0.9	5.67
2 FRONT CALC @ GRND	Illuminance	Fc	2.18	2.9	1.5	1.45
3 BEYOND PROPERTY LINE	Illuminance	Fc	0.22	1.3	0.0	N.A.

Luminaire Location Summary						
Label	Z					
A	30					
A	30					
A	30					

## PHOTOMETRIC STUDY



REVISIONS

### LED AREA LIGHTS - (XGBM)

#### LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE XGBM 5 LED HO CW UE WHT VCM ES

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensors/Options
XGBM-LED	FT - Forward Throw	LED	LW - Low Watt	CW - Cool White	120-277V	BLK - Black	VirtNet Wireless Network	Sensor

Greenbar	3 - Type III	HO - High Output	NW - Neutral White	LE - Universal	BRZ - Bronze	GPT - Graphite	Requires a VirtNet controller (Mallinik)	ES1 - External Sensor
	5 - Type V			347-480	MBR - Metallic Silver	SVG - Satin Verde Green	IMS - Integral Motion Sensor	PC1 120-277V Button-Type Photocell

FRONT CALC @ GRND	Illuminance	Fc	2.17	2.9	1.5	1.45	1.33	PC2 120-277V Button-Type Photocell
PARKING CALC @ GRND	Illuminance	Fc	3.07	5.1	1.0	3.07	5.10	PC3 240-277V Button-Type Photocell

FRONT CALC @ GRND	Illuminance	Fc	3.09	5.1	0.9	5.67	PC4 240-277V Button-Type Photocell
PARKING CALC @ GRND	Illuminance	Fc	2.18	2.9	1.5	1.45	1.93

3 BEYOND PROPERTY LINE	Illuminance	Fc	0.22	1.3	0.0	N.A.	N.A.

#### LUMINAIRE EPA CHART - XGBM

8" Bracket 12" Bracket

Single	2.3	2.4
D180°	4.7	4.8
D90°	4.7	4.8
T90°	7.2	7.3
T180° Required	8.8	

Note: House Side Shield adds to future EPA. Consult Factory.

5 - Not compatible with VirtNet wireless systems, DIM or BLS.

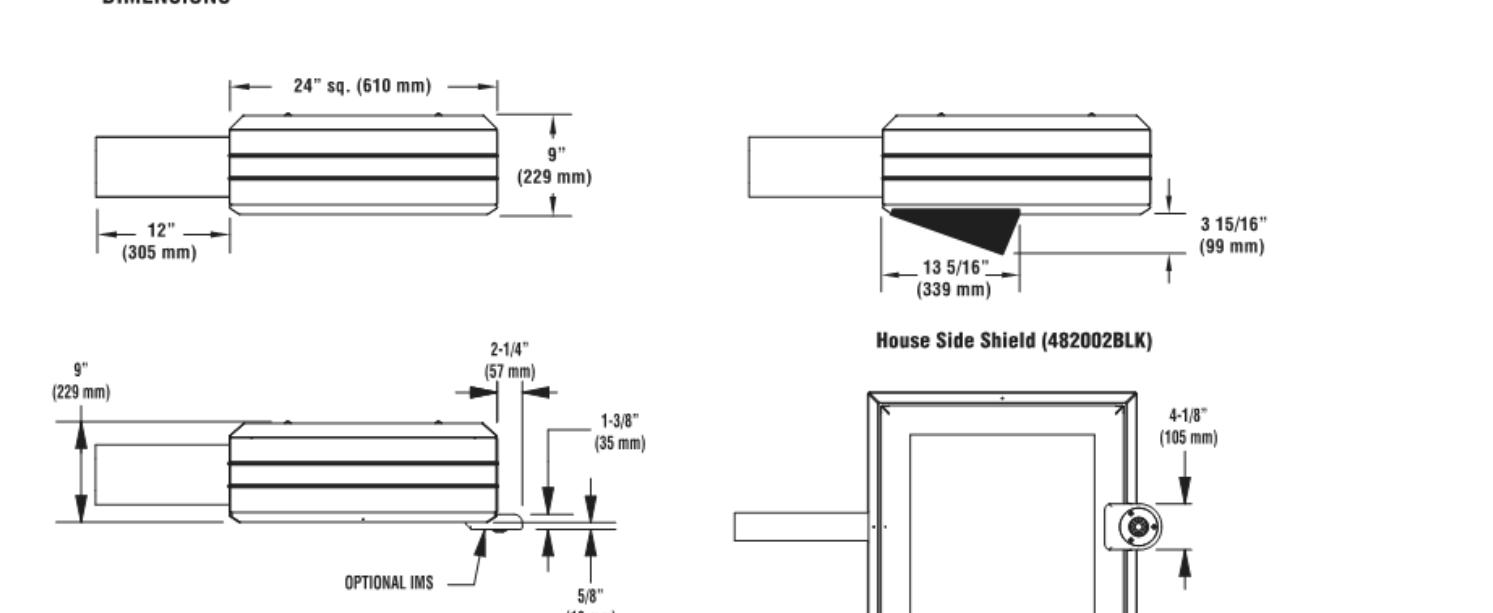
6 - House Side Shield adds to future EPA. HSS must be mounted opposite of HSS. Consult factory.

7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.

8 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

4 - Do not specify for satellite units.

#### DIMENSIONS



### LED AREA LIGHTS - (XGBM)

Crossover<sup>®</sup> LED LIGHTING TECHNOLOGY

US patent D54994 & 7,828,456 and MX patent 29651 and US & Int'l. patents pending

SMARTIC<sup>™</sup> THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low level light (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole, occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 watt dimming enabled with controls by others. BLS - Bi-level switch responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXTRACTION LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250K nominal) or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflectors.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains prewired drivers and field connections.

TOP-ACCESS COVER - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the need of being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shaped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

DRIVERS - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encapsulated in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

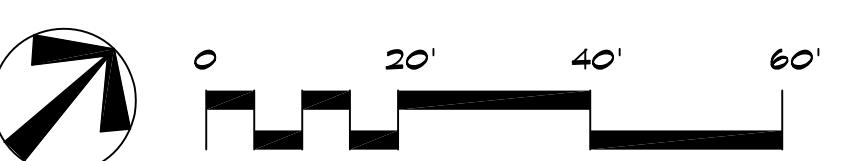
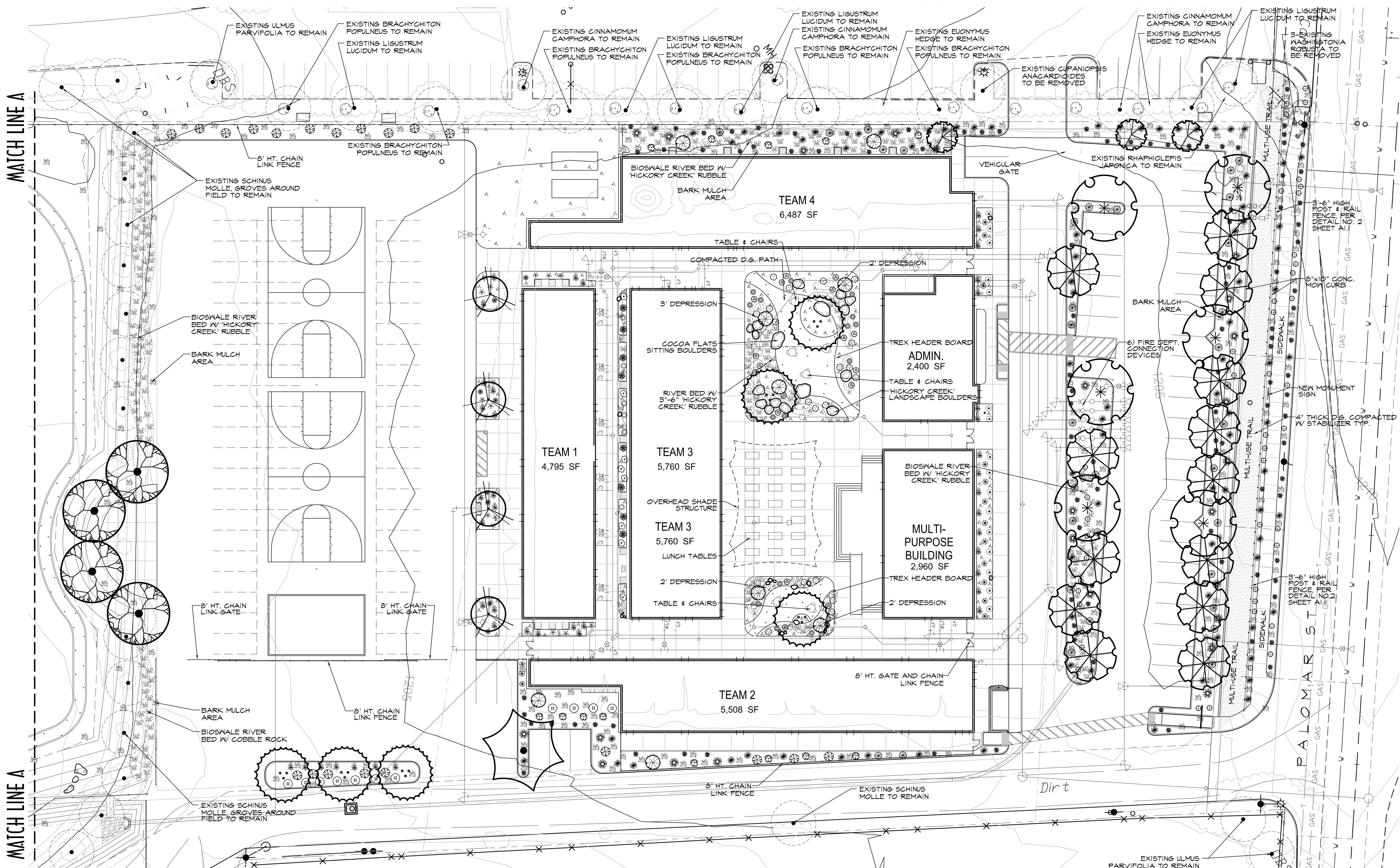
OPERATING TEMPERATURE - -40 C to +50 C (-40 F to +122 F).

FINISH - Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@ls-industries.com



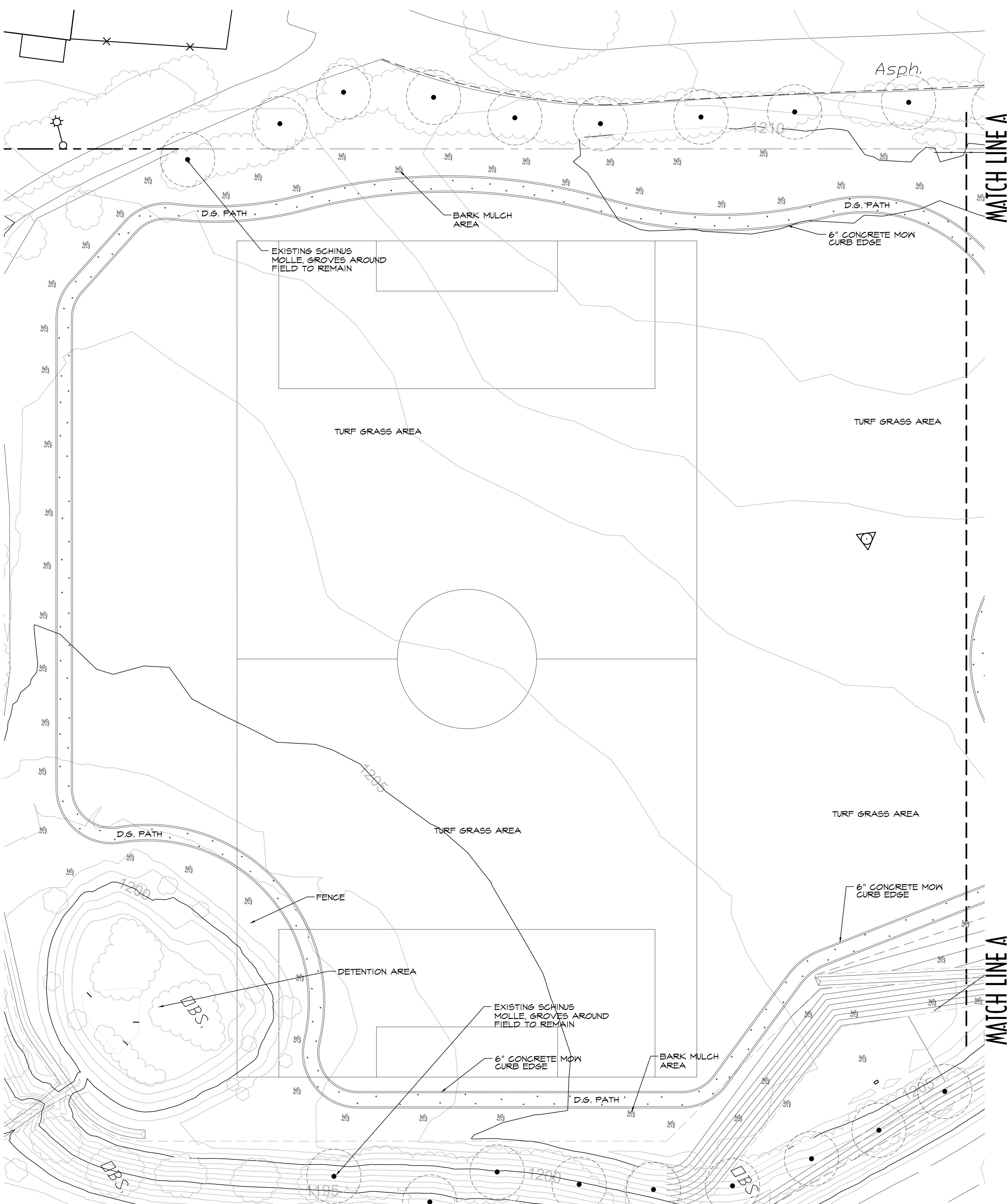
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE  
PLANTING  
PLAN B

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	1/22/14
SCALE	1"=20'
JOB NO.	

SHEET  
L1.1  
OF 2 SHEETS



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

TREES & PALMS

6	PLATANUS RACEMOSA	"CALIFORNIA SYCAMORE"	36" BOX 38' O.C. SINGLE STD.	0.5 MOD
7	PLATANUS HISPANICA 'COLUMBIA'		36" BOX 30' O.C. SINGLE STD.	0.5 MOD
1	PARKINSONIA 'DESERT MUSEUM'		24" BOX MULTI-TRK.	0.2 LOW
4	ACACIA STENOPHYLLA	"SHOESTRING ACACIA"	24" BOX 22' O.C. SINGLE STD.	0.5 MOD
3	PRUNUS CERASIFERA 'ATROPURPUREA'		24" BOX 24' O.C. SINGLE STD.	0.5 MOD
4	PINUS BRUTIA	"CALABRIAN PINE"	24" BOX 25' O.C. SINGLE STD.	0.5 MOD
13	OLEA EUROPAEA 'WILSONII'		24" BOX 20' O.C. MULTI-TRK.	0.5 MOD

SHRUBS & ACCENTS

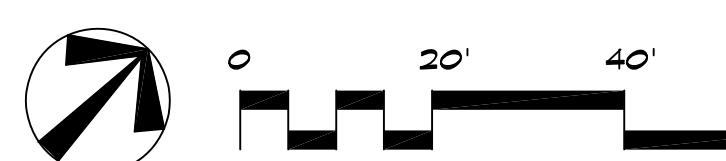
9	DASYLIRION LONGISSIMA	"MEXICAN GRASS TREE"	15 GAL. 35' O.C.	0.2 LOW
24	PENNISETUM SETACEUM 'RUBRUM'		5 GAL. 15' O.C.	0.2 LOW
26	MUHLENBERGIA RIGENS 'NASHVILLE'		5 GAL. 6' O.C.	0.2 LOW
23	MUHLENBERGIA CAPILLARIS 'REGAL MIST'		5 GAL. 8' O.C.	0.2 LOW
104	STIPA TENUISSIMA	"MEXICAN FEATHER GRASS"	5 GAL. 8' O.C.	0.2 LOW
18	LEUCOPHYLLUM ZYGOPHYLLUM 'CINARROW'	"SOFT RUSH"	5 GAL. 20' O.C.	0.2 LOW
44	JUNCUS EFFUSUS		1 GAL. 4' O.C.	0.2 LOW
16	LEUCOPHYLLUM LAEVIGATUM	"CHIHUAHUA SAGE"	5 GAL. 9' O.C.	0.2 LOW
11	SENNIA NEMOPHILA	"DESERT CASSIA"	5 GAL. 10' O.C.	0.2 LOW
43	HESPERALOAS PARVIFLORA	"RED TIPPED YUCCA"	5 GAL. 4' O.C.	0.2 LOW
16	DIANELLA TASMANICA 'VARIEGATA'		1 GAL. 3' O.C.	0.5 MOD
8	ALOE STRIATA	"CORAL ALOE"	5 GAL. 3' O.C.	0.5 MOD
8	LAVANDULA ANGUSTIFOLIA	"ENGLISH LAVENDER"	5 GAL. 3' O.C.	0.2 LOW
8	ALOE 'BLUE ELF'		5 GAL. 3' O.C.	0.5 MOD
8	LAMPRANTHUS SPECTABILIS	"TRAILING ICE PLANT"	5 GAL. 3' O.C.	0.5 MOD
17	ALOE MACULATA	"SOAP ALOE"	5 GAL. 4' O.C.	0.5 MOD
12	ANIGOZANTHOS HYBRIDS	"BUSH GEM SERIES"	5 GAL. 4' O.C.	0.5 MOD
19	SPHAGNOCOLA TRILOBATA	"WEDELIA"	5 GAL. 4' O.C.	0.2 LOW
15	DIETES BICOLOR		5 GAL. 3' O.C.	0.5 MOD
16	FESTUCA GLAUCA	"BLUE FESCUE"	1 GAL. 3' O.C.	0.2 LOW
1	CLYTOSTOMA CALLISTEGIOIDES	"LAVENDER TRUMPET VINE"	5 GAL. STK.	0.5 MOD

ROCK & DECORATIVE GROUNDCOVER

21,150 S.F.	BARK MULCH LAID 2" THICK
4,145 S.F.	3'-6" DIA. HICKORY CREEK RUBBLE
7,900 S.F.	3/4" DIA. CALIFORNIA GOLD LAID 2" THICK
7,700 S.F.	3/8" MINUS 'SOUTHWEST BROWN FINES, LAID 2" THICK, ROLLED & COMPAKTED (COURTYARD AND SPORT FIELD TRACK)
2,925 S.F.	3/8" MINUS 'SOUTHWEST BROWN FINES, LAID 4" THICK, INSTALLED IN 2-2" COMPACTED AND ROLLED LIFTS W/ STABILIZER, (MULTI-USE TRAIL)
45,300 S.F.	LAWN AREA
4	'COCOA FLAT' SITTING BOULDERS, 5' DIA.
32	'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4" DIA.

NOTES

- LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #2594.2
- PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
- PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1,000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND, WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
- UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.





PALOMAR STREET RENDERING

1

NOT TO SCALE

PALOMAR STREET RENDERING

THE SYCAMORE ACADEMY

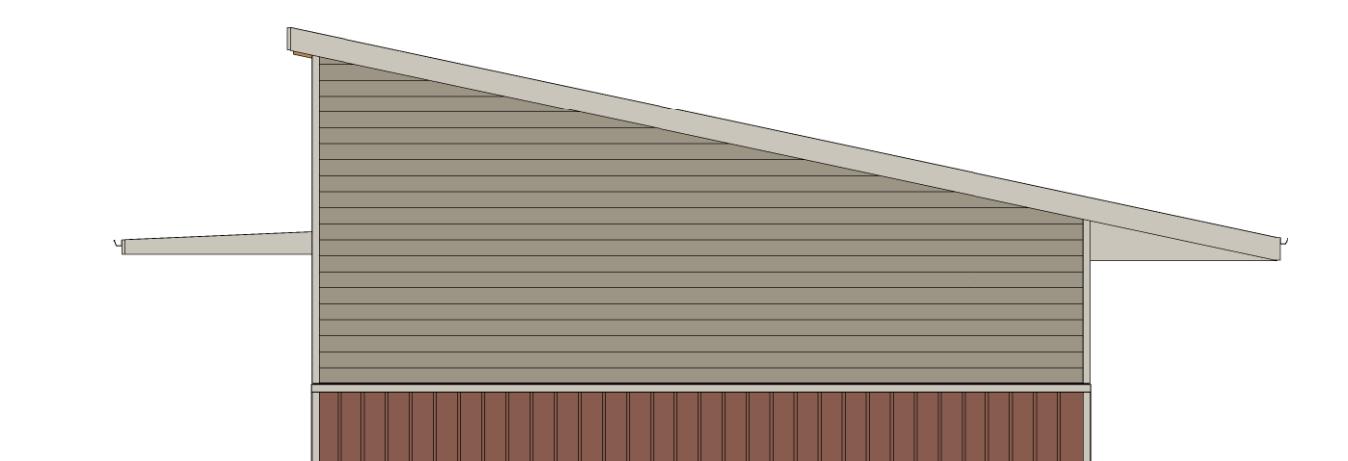
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**pjhm** architects

LICENCED ARCHITECT  
THOMAS W. KRUSE  
Lic. # C15585  
02/15  
Renewal Date

Orange County Office: Address: 24461 Ridge Route Drive #100, Laguna Hills, CA 92653 • Phone: 949.496.6191, Fax: 949.496.0269 • San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054 • Phone: 760.730.5527, Fax: 760.730.5627 • Web: www.pjhm.com

TEAM 1 - NORTH ELEVATION



1

1/8" = 1'-0"

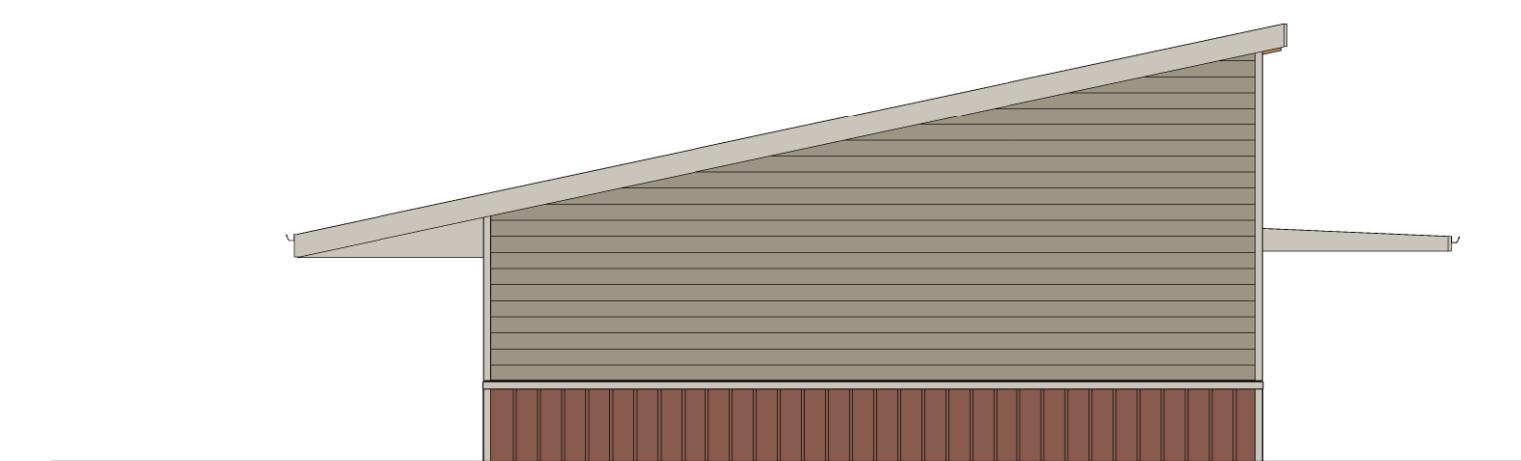
TEAM 1 - EAST ELEVATION



2

1/8" = 1'-0"

TEAM 1 - SOUTH ELEVATION



3

1/8" = 1'-0"

TEAM 1 - WEST ELEVATION



\* ALL ROOF HEIGHTS PROPOSED

4

1/8" = 1'-0"

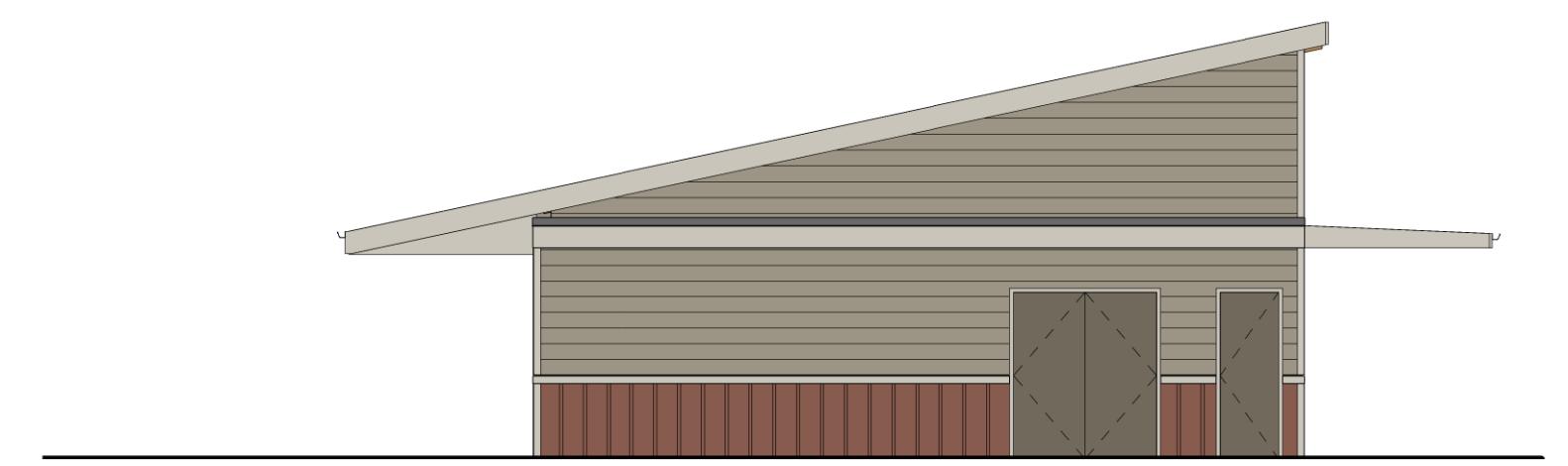


TEAM 2 - NORTH ELEVATION

1

1/8" = 1'-0"

06.26.14



TEAM 2 - EAST ELEVATION

2

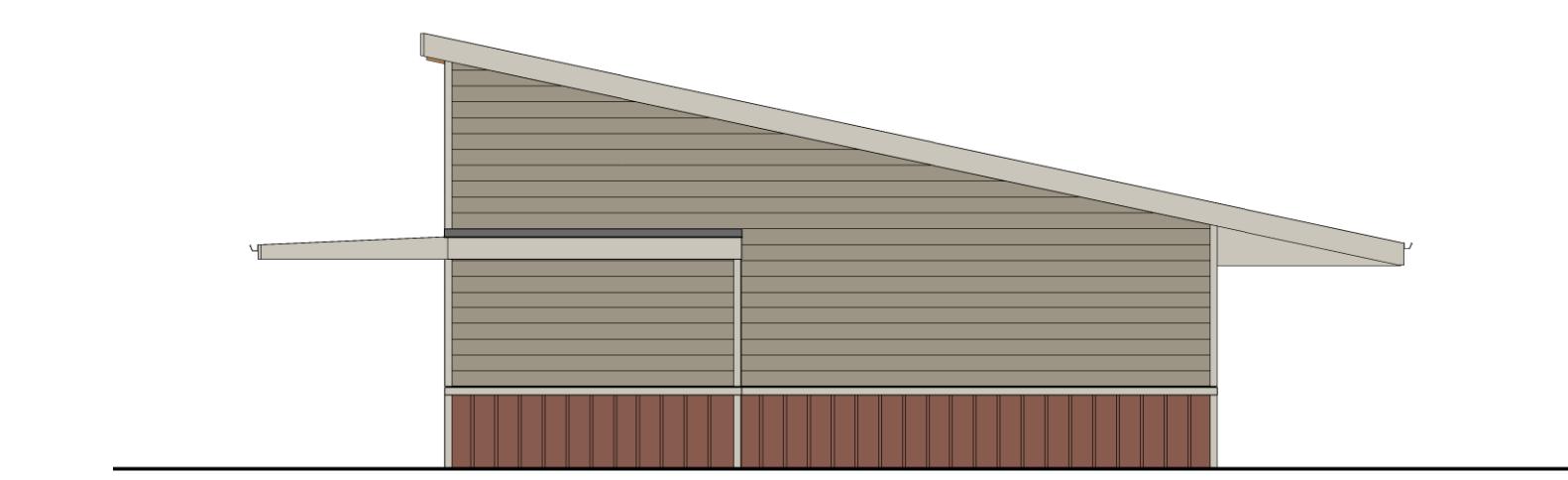
1/8" = 1'-0"



TEAM 2 - SOUTH ELEVATION

3

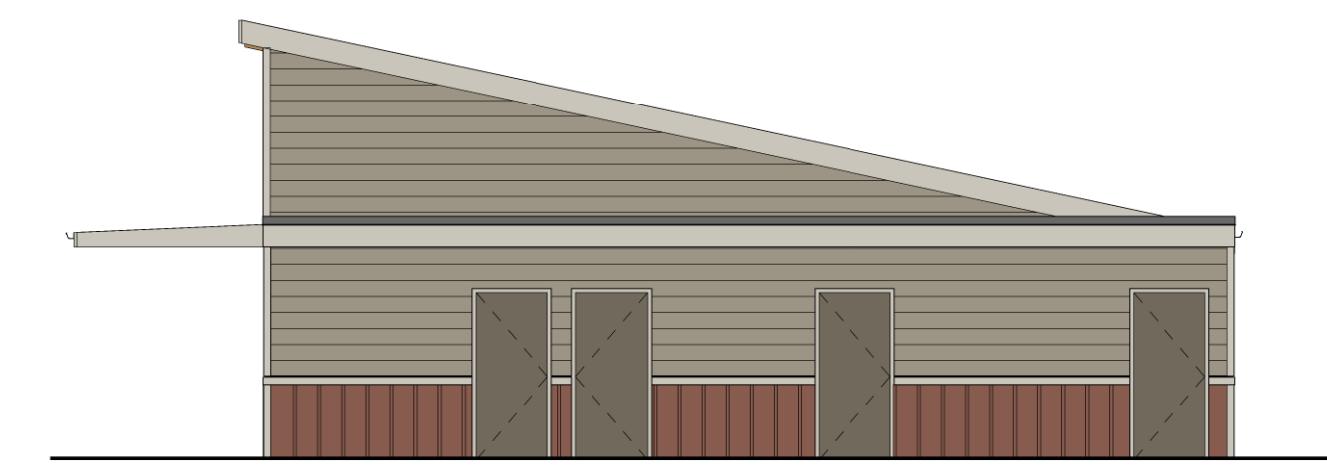
1/8" = 1'-0"



TEAM 2 - WEST ELEVATION

4

1/8" = 1'-0"



TEAM 3 - NORTH ELEVATION

1

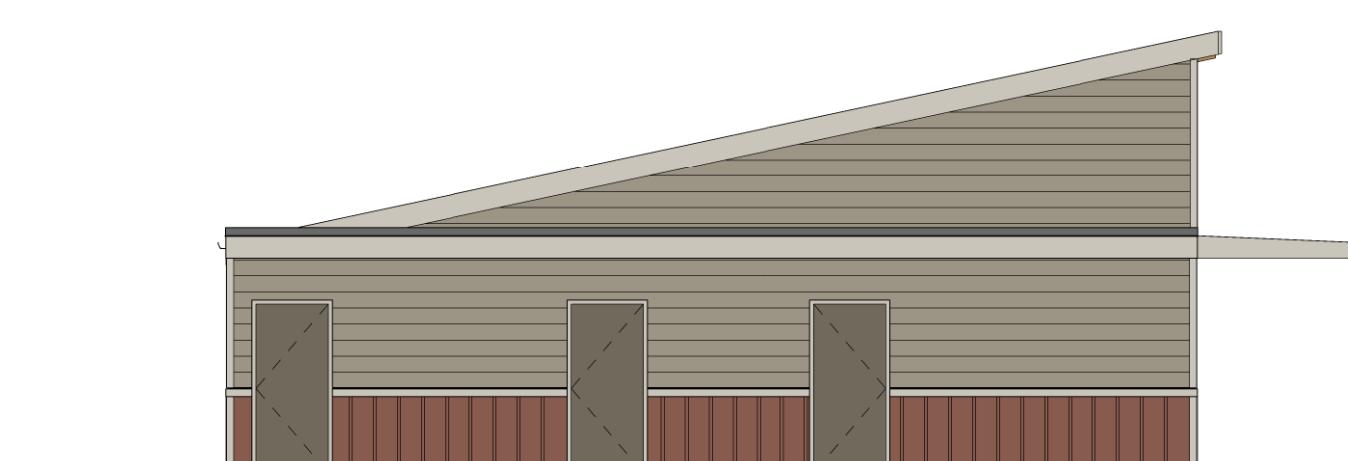
1/8" = 1'-0"



TEAM 3 - EAST ELEVATION

2

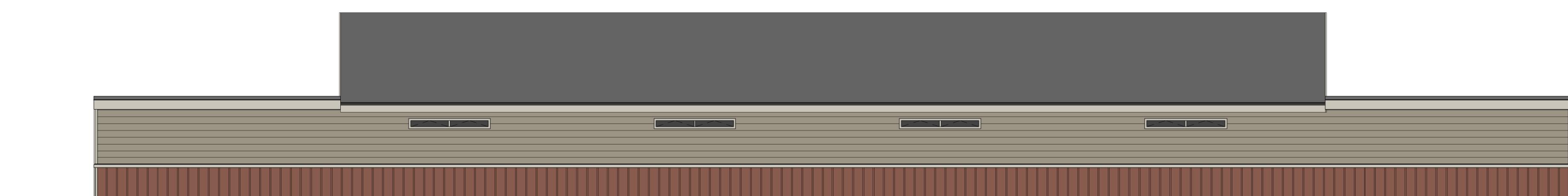
1/8" = 1'-0"



TEAM 3 - SOUTH ELEVATION

3

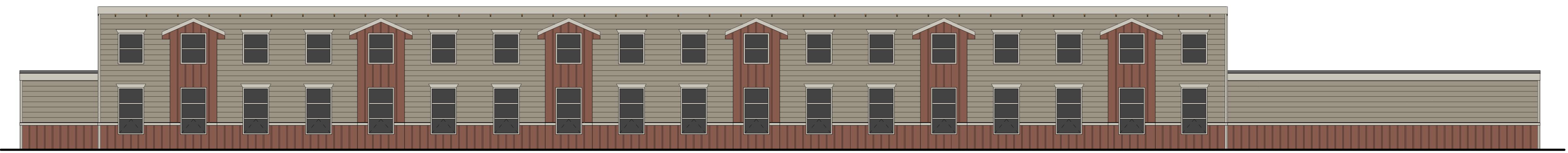
1/8" = 1'-0"



TEAM 3 - WEST ELEVATION

4

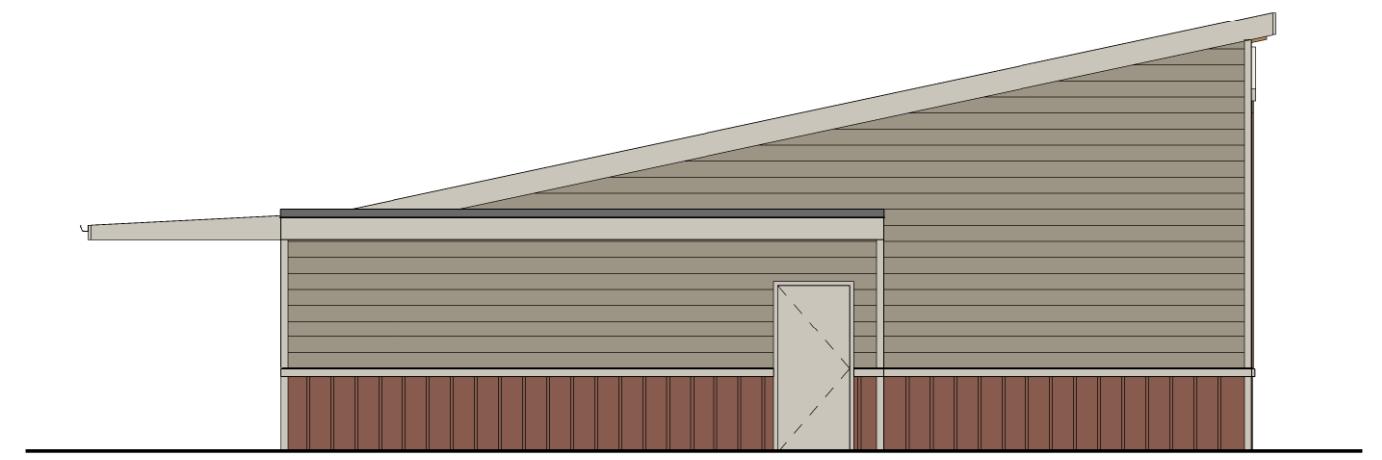
1/8" = 1'-0"



TEAM 4 - NORTH ELEVATION

1

1/8" = 1'-0"



TEAM 4 - EAST ELEVATION

2

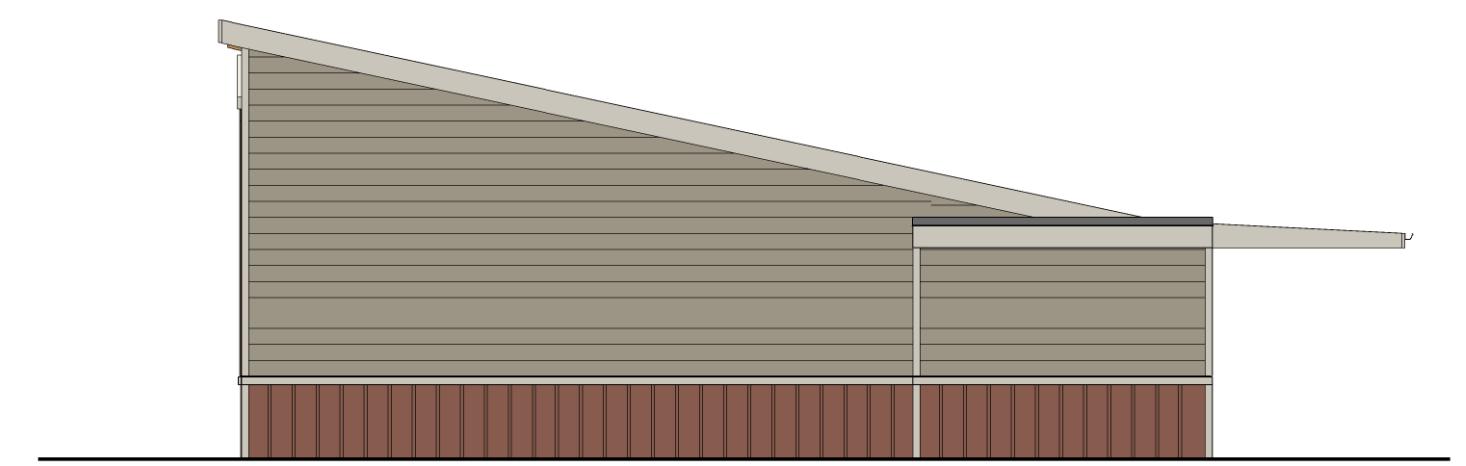
1/8" = 1'-0"



TEAM 4 - SOUTH ELEVATION

3

1/8" = 1'-0"

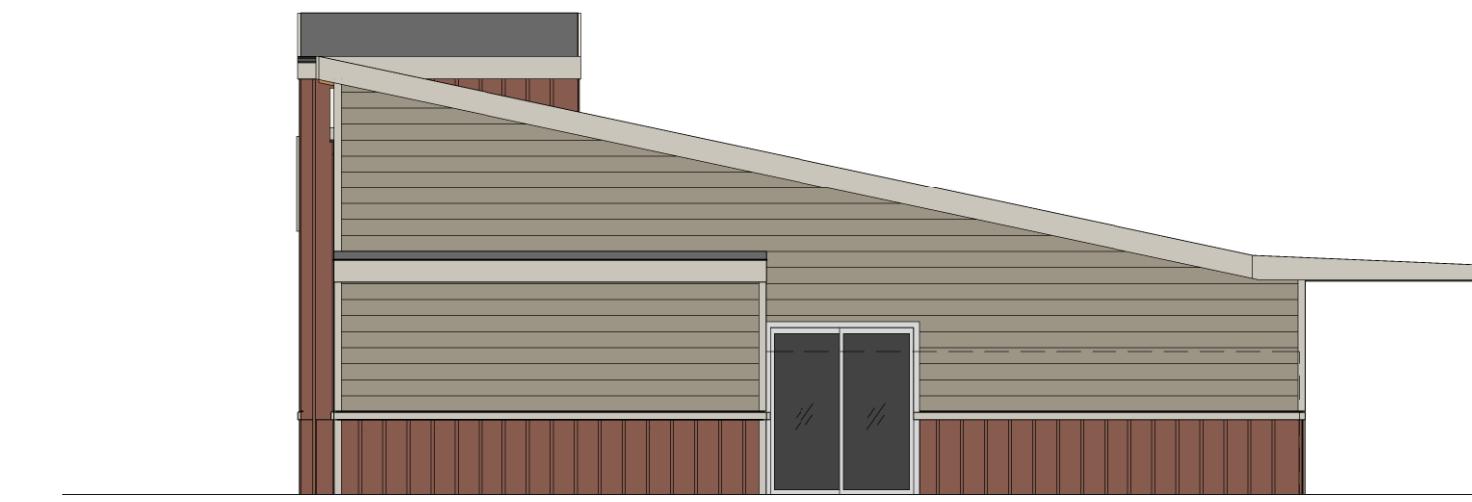


TEAM 4 - WEST ELEVATION

4

1/8" = 1'-0"

ADMINISTRATION NORTH ELEVATION



1

1/8" = 1'-0"

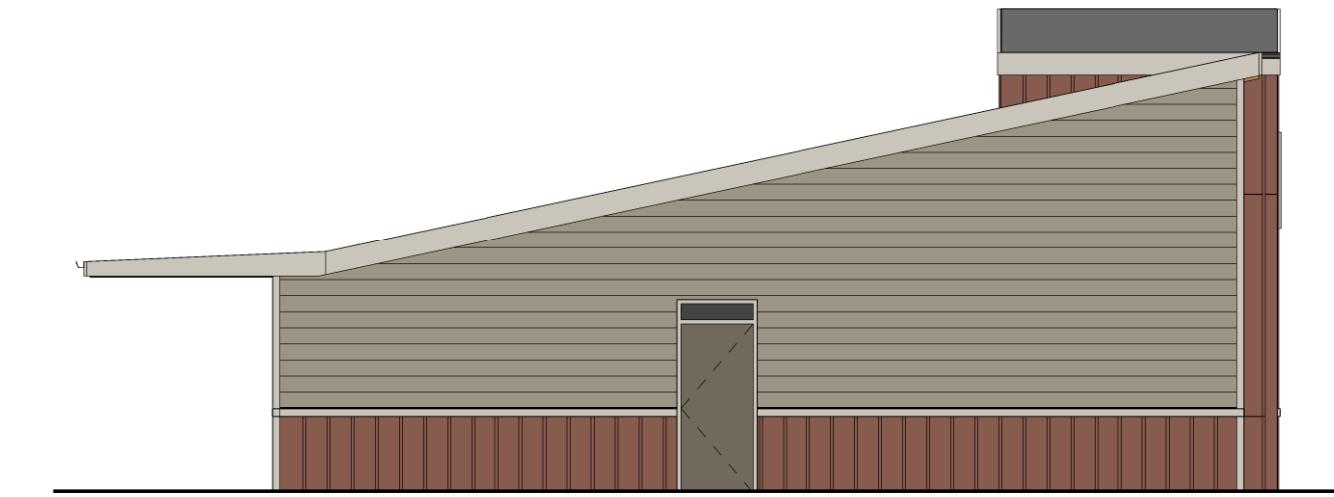
ADMINISTRATION EAST ELEVATION



2

1/8" = 1'-0"

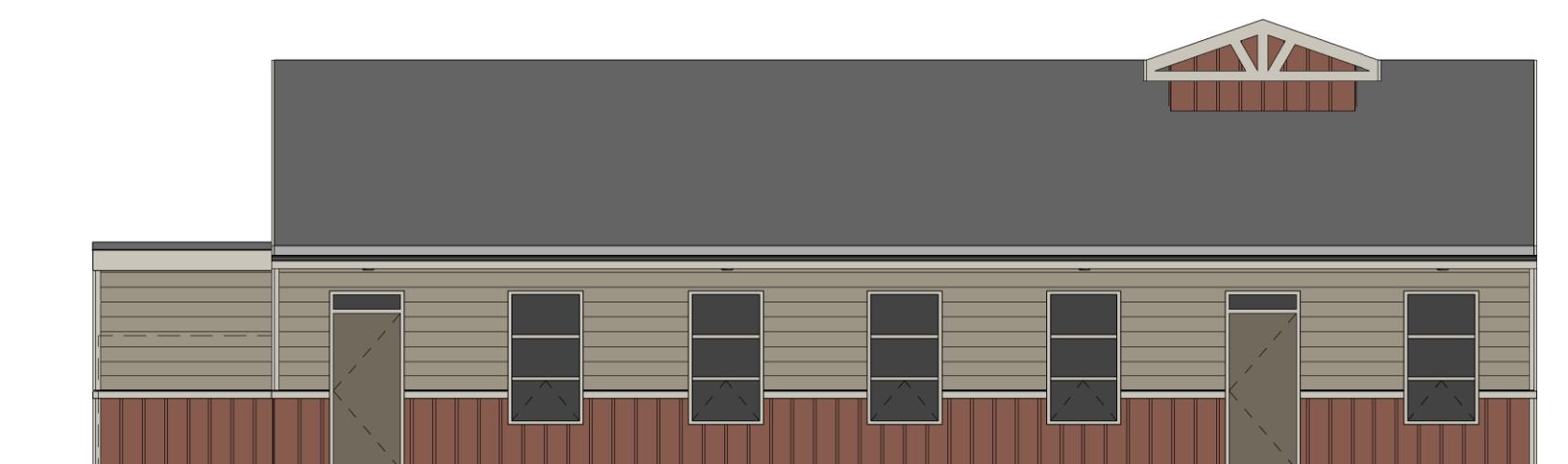
ADMINISTRATION SOUTH ELEVATION



3

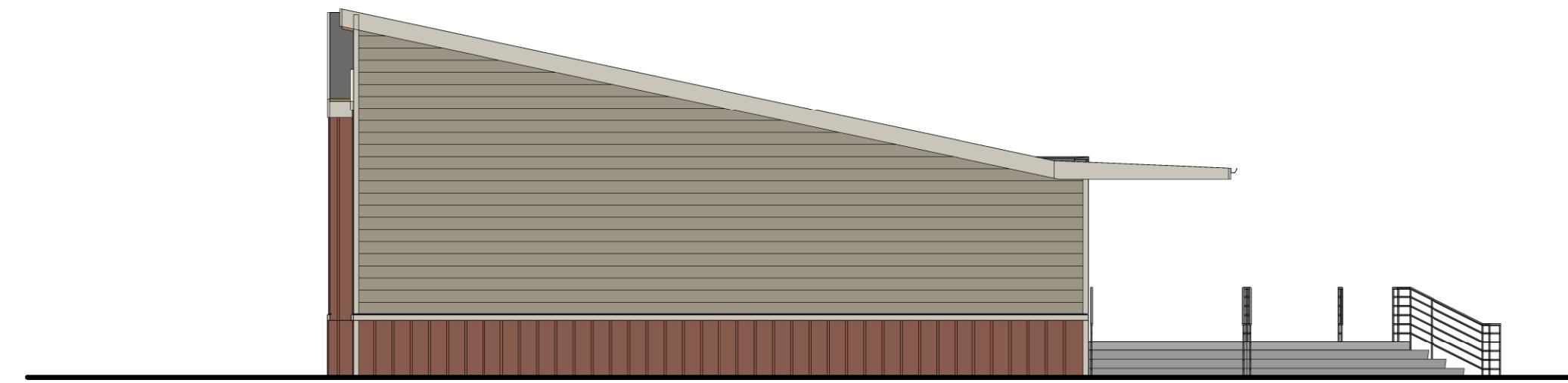
1/8" = 1'-0"

ADMINISTRATION WEST ELEVATION



4

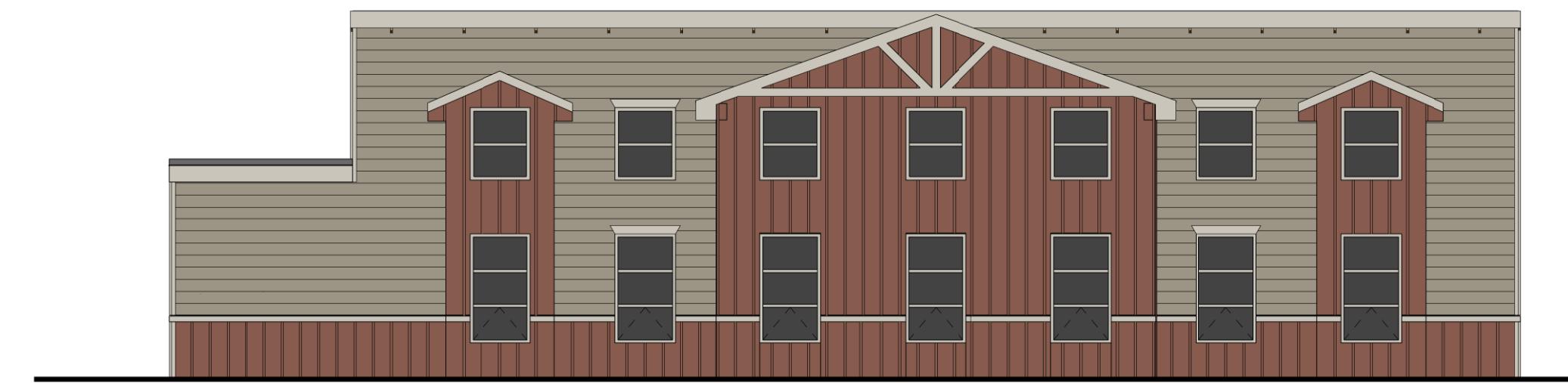
1/8" = 1'-0"



MULTI-PURPOSE BUILDING NORTH ELEVATION

1

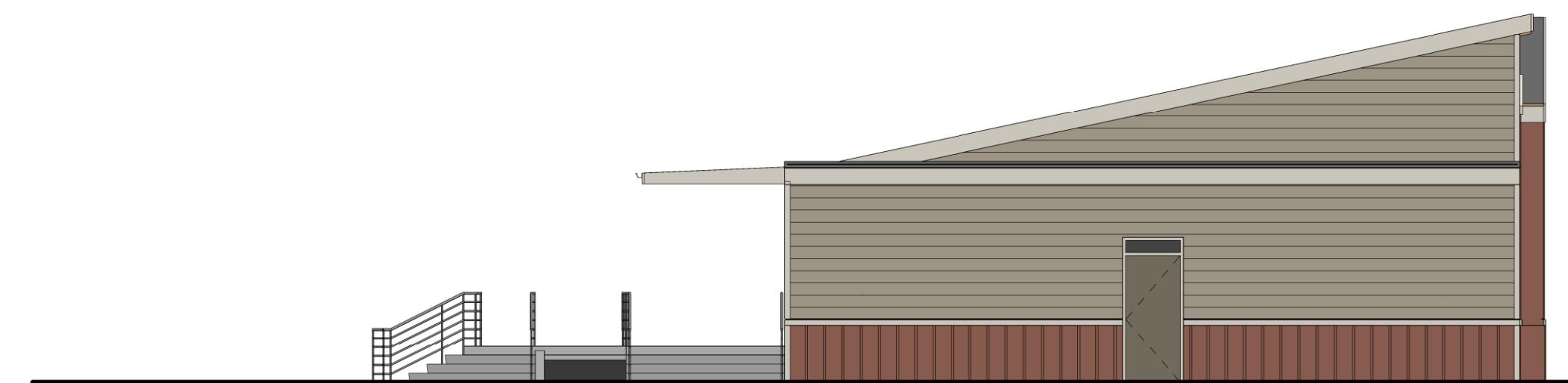
1/8" = 1'-0"



MULTI-PURPOSE BUILDING EAST ELEVATION

2

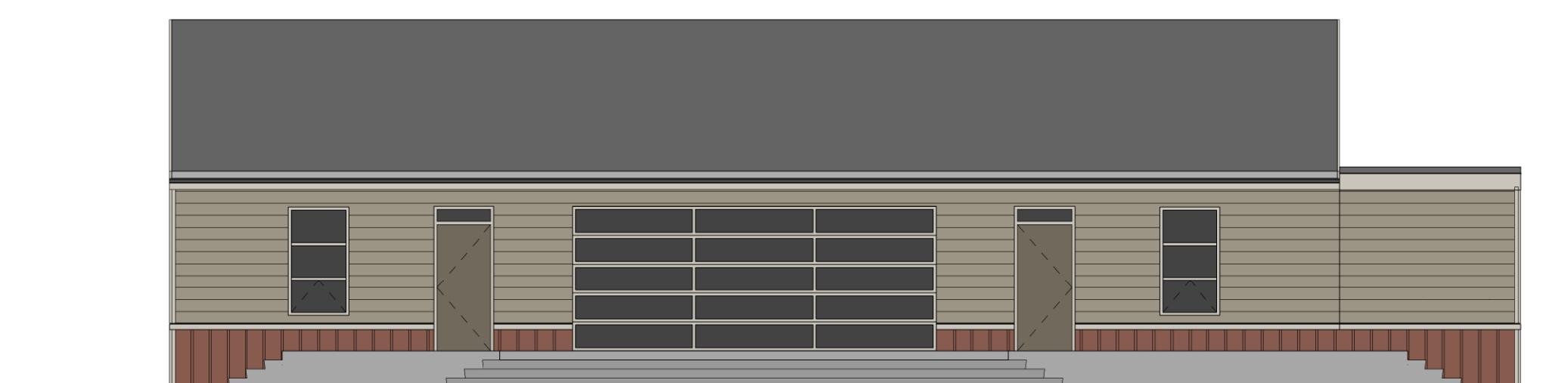
1/8" = 1'-0"



MULTI-PURPOSE BUILDING SOUTH ELEVATION

3

1/8" = 1'-0"



MULTI-PURPOSE BUILDING WEST ELEVATION

4

1/8" = 1'-0"



HERMANN DESIGN GROUP  
77-899 WOLF ROAD  
SUITE 102  
PALM DESERT, CA  
92211

LIC# 2754 EXP. 04/30/16  
PH. (760) 777-9131  
FAX (760) 777-9132

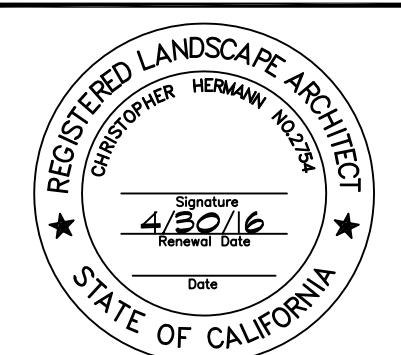
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**OWNER:**  
**THE SYCAMORE  
ACADEMY**  
**23089 PALOMAR ST.**  
**WILDOMAR, CA**

PROJECT:  
**THE Sycamore  
Academy  
23089 Palomar  
WILDOMAR, CA**

REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS

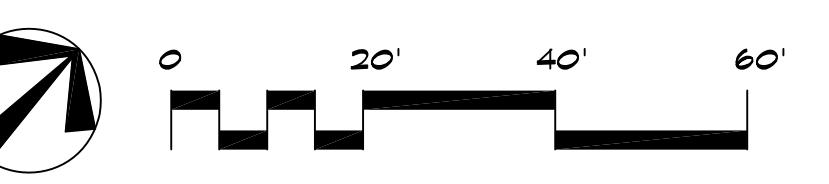
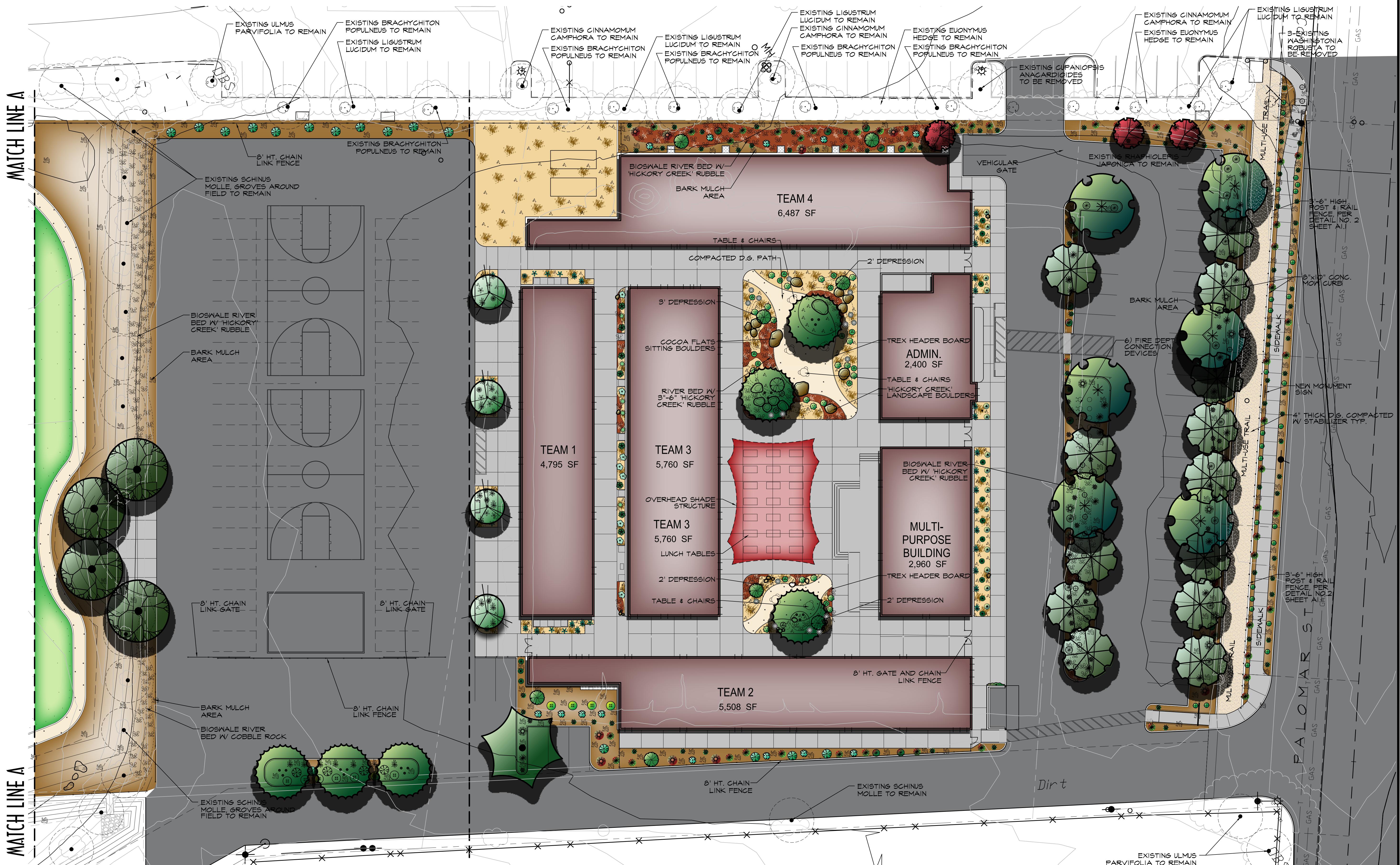


# PLANTING PLAN A

DESIGNED CH/OPUS  
DRAWN OPUS  
CHECKED CH  
DATE 12/22/14  
SCALE 1"=20'

# MATCH LINE A

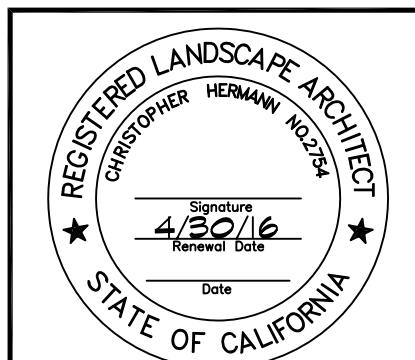
## **MATCH LINE A**



3 SHEETS

OF 2 SHEETS

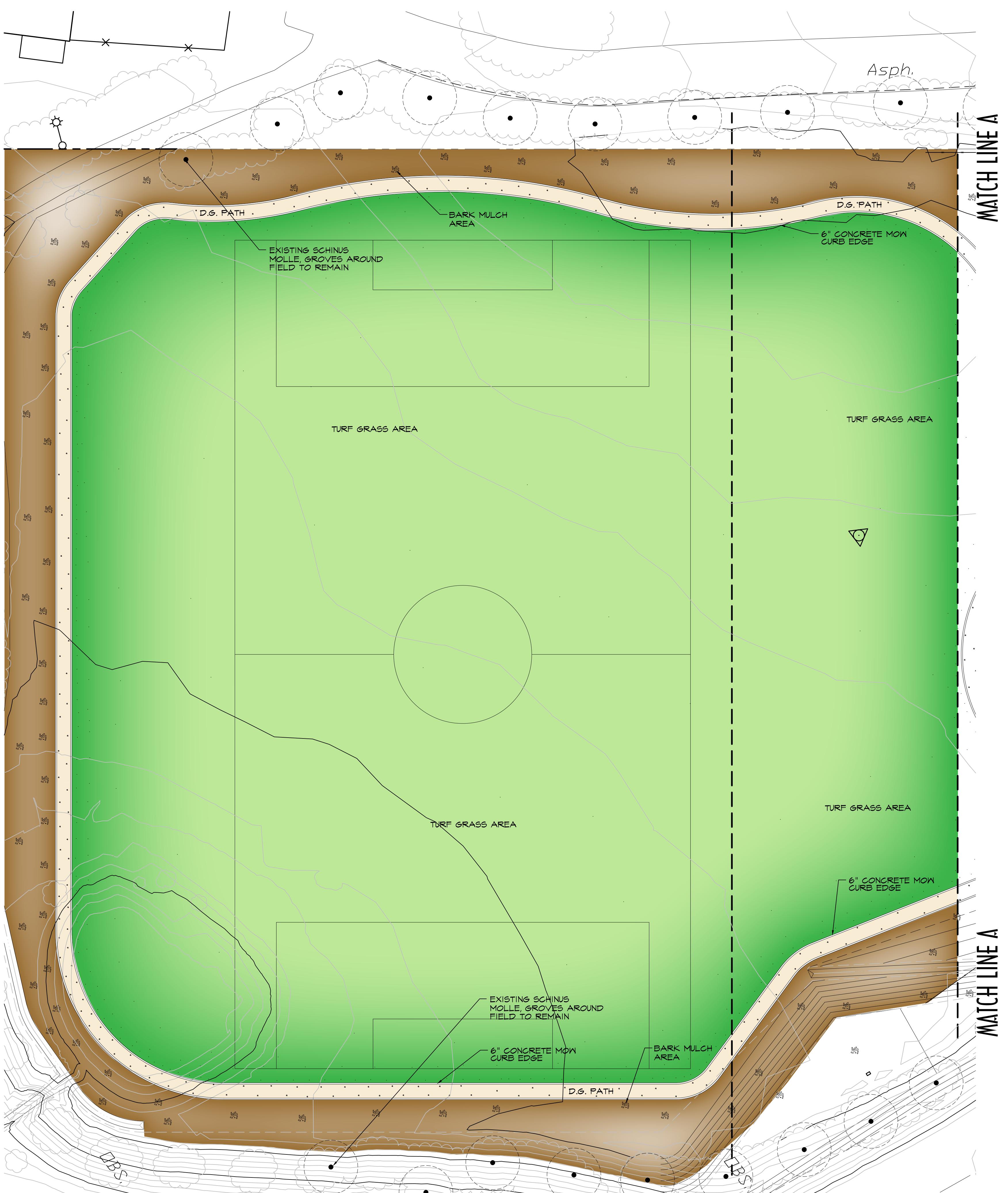
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



PLANTING  
PLAN B

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	12/22/14
SCALE	1"=20'
JOB NO.	

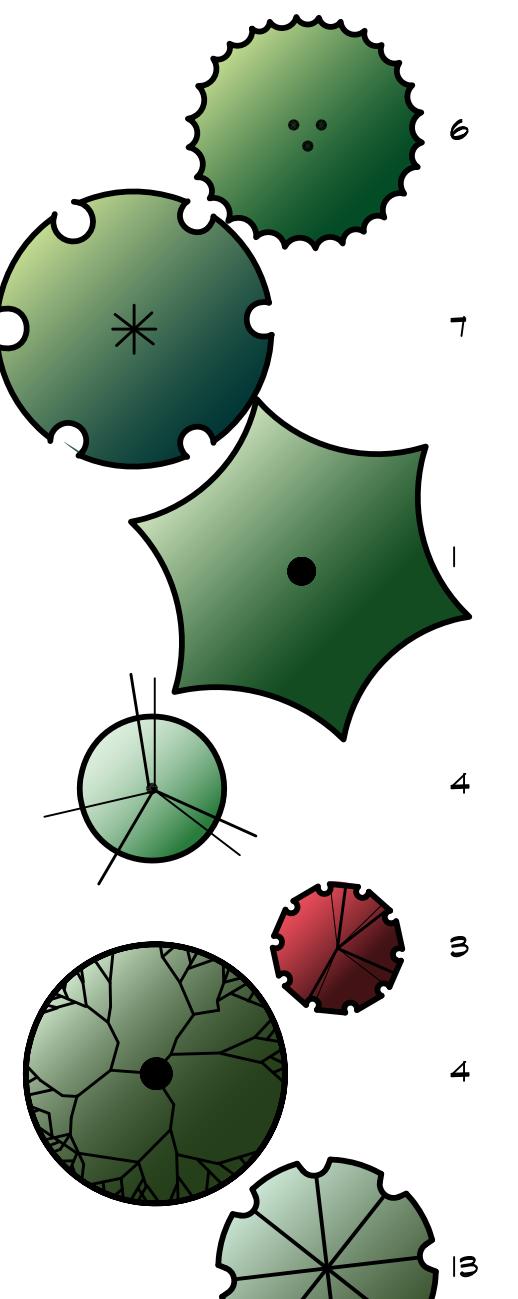
PLANTING  
PLAN B  
L1.1  
OF 2 SHEETS



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

TREES & PALMS



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4	ACACIA STENOPHYLLA	"SHOESTRING ACACIA"	24" BOX 22' O.C. SINGLE STD.	0.5 MOD
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4	PINUS BRUTIA	"CALABRIAN PINE"	24" BOX 25' O.C. SINGLE STD.	0.5 MOD
13	OLEA EUROPAEA 'WILSONII'		24" BOX 20' O.C. MULTI-TRK.	0.5 MOD

SHRUBS & ACCENTS

9	DASYLIRION LONGISSIMA	"MEXICAN GRASS TREE"	15 GAL. 35' O.C.	0.2 LOW
24	PENNISETUM SETACEUM 'RUBrum'		5 GAL. 15' O.C.	0.2 LOW
26	MUHLENBERGIA RIGENS 'NASHVILLE'		5 GAL. 6' O.C.	0.2 LOW
23	MUHLENBERGIA CAPILLARIS 'REGAL MIST'		5 GAL. 8' O.C.	0.2 LOW
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18	LEUCOPHYLLUM ZYGOPHYLLUM 'CINARROW'	"SOFT RUSH"	5 GAL. 20' O.C.	0.2 LOW
44	JUNCUS EFFUSUS		1 GAL. 4' O.C.	0.2 LOW
16	LEUCOPHYLLUM LAEVIGATUM	"CHIHUAHUA SAGE"	5 GAL. 9' O.C.	0.2 LOW
11	SENNIA NEMOPHILA	"DESERT CASSIA"	5 GAL. 10' O.C.	0.2 LOW
43	HESPERALOAS PARVIFLORA	"RED TIPPED YUCCA"	5 GAL. 4' O.C.	0.2 LOW
16	DIANELLA TASMANICA 'VARIEGATA'		1 GAL. 3' O.C.	0.5 MOD
8	ALOE STRIATA	"CORAL ALOE"	5 GAL. 3' O.C.	0.5 MOD
8	LAVANDULA ANGUSTIFOLIA	"ENGLISH LAVENDER"	5 GAL. 3' O.C.	0.2 LOW
6	ALOE 'BLUE ELF'		5 GAL. 3' O.C.	0.5 MOD
8	LAMPRANTHUS SPECTABILIS	"TRAILING ICE PLANT"	5 GAL. 3' O.C.	0.5 MOD
17	ALOE MACULATA	"SOAP ALOE"	5 GAL. 4' O.C.	0.5 MOD
12	ANIGOZANTHOS HYBRIDS	"BUSH GEM SERIES"	5 GAL. 4' O.C.	0.5 MOD
19	SPHAGNETICOLA TRILOBATA	"WEDELIA"	5 GAL. 4' O.C.	0.2 LOW
15	DIETES BICOLOR		5 GAL. 3' O.C.	0.5 MOD
16	FESTUCA GLAUCA	"BLUE FESCUE"	1 GAL. 3' O.C.	0.2 LOW
1	CLYTOSTOMA CALLISTEGIOIDES	"LAVENDER TRUMPET VINE"	5 GAL. STK.	0.5 MOD

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2,925 S.F.	3/8" MINUS 'SOUTHWEST BROWN FINES, LAID 4" THICK, INSTALLED IN 2-2" COMPAKTED AND ROLLED LIFTS W/ STABILIZER, (MULTI-USE TRAIL)
45,300 S.F.	LAWN AREA
4	COCOA FLAT SITTING BOULDERS, 5' DIA.
32	'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4" DIA.

NOTES

- LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #2594.2
- PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
- PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1,000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND, WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
- UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.

