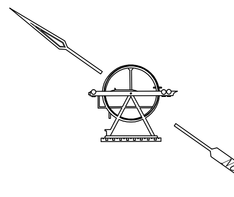
TENTATIVE TRACT MAP NO. 33840
AMENDMENT NO. 4
IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE
APN: 376-043-027

ALL OF BLOCK 17, BEING IN THE TOWN OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ACCORDING TO THE MAP ON FILE IN BOOK 6, PAGE 294 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.



40' 0 20' 40' 80' 160'

GRAPHIC SCALE
1"=40'

IMPROVEMENT NOTES

1. 0.25' ASPHALT CONCRETE OVER 0.50' AGGREGATE BASE PAVEMENT SECTION
2. PAVEMENT SECTION TO MATCH EXISTING
3. TYPE 'C' CURB PER CITY OF WILDOMAR STD. 202
4. TYPE "A-6" CURB AND GUTTER PER CITY OF WILDOMAR STD. 200
5. CONCRETE SIDEWALK PER CITY OF WILDOMAR STD. 401
6. 4' CROSS GUTTER
8. 10' CURB TRANSITION FROM TYPE "C" CURB TO TYPE "A-6" CURB AND GUTTER
9. UNDERSIDEWALK DRAIN PER CITY OF WILDOMAR STD. 309 (MODIFIED TO FLOW AT 2% IN REVERSE)
10. CATCH BASIN AND INLET PER CITY OF WILDOMAR STD. 301 WITH GUTTER DEPRESSION CASE "B" PER CITY OF WILDOMAR STD. 311
11. METAL BEAM GUARDRAIL (WOOD POST WITH WOOD BLOCK) PER CALTRANS STD. A77A1 INSTALLED PER CALTRANS STANDARD.
12. INSTALL 4' WIDE RAISED TRAFFIC MEDIAN
13. LANDSCAPE PERIMETER WALL PER LANDSCAPE PLANS

EASEMENT NOTES

1. ABANDONEMENT OF UNKNOWN ALLEYS AND RESERVATION OF EASEMENT FOR EXISTING UTILITIES RECORDED 4/6/78 IN BOOK 1978, PAGE 65718 OF OFFICIAL RECORDS.
2. VACATION OF UNNAMED ALLEY AND RESERVING AND EXCEPTING AN EASEMENT FOR ANY PUBLIC UTILITIES RECORDED 2/26/82 IN BOOK 1982, PAGE 342 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR WATER PIPELINE TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT RECORDED 2/16/59 IN BOOK 2375, PAGE 584 OF OFFICIAL RECORDS.

LOT ACREAGE

LOT NO.	GROSS AC.	NET AC
1	11,603	9,021
2	11,367	8,142
3	11,367	8,142
4	11,367	8,142
5	11,367	8,142
6	11,367	8,142
7	11,367	8,142
8	11,367	8,142
9	11,367	8,142
10	11,367	8,142
11	11,367	8,142
12	11,367	8,142
13	11,367	8,142
14	11,367	8,142
15	15,822	12,007
LOT "A" ST. "A"		37,560
LOT "B"		12,600

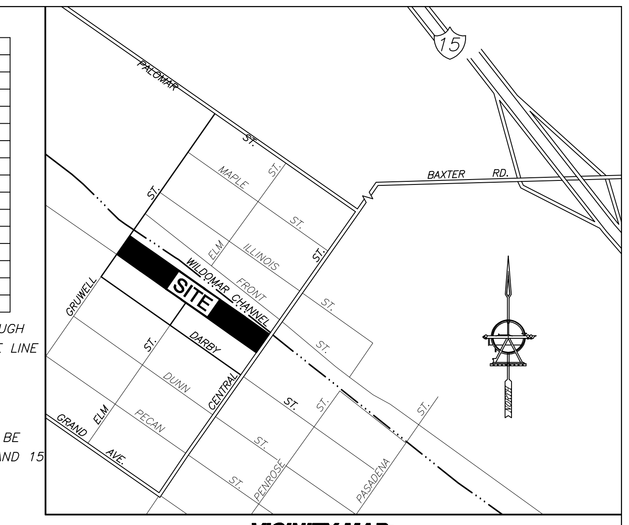
SCE POWER POLE SPECIFICATIONS

NO.	SCE TIN TAG NO.	SIZE PER CIRCUIT
SCE1	4529972E	1 – 33kV 2 – 12kV
SCE2	4554372E	1 – 33kV 2 – 12kV
SCE3	4554373E	1 – 33kV 2 – 12kV
SCE4	4554374E	1 – 33kV 2 – 12kV
SCE5	4554375E	1 – 33kV 2 – 12kV
SCE6	4364257E	1 – 33kV 2 – 12kV
SCE7	4529975E	1 – 33kV 2 – 12kV

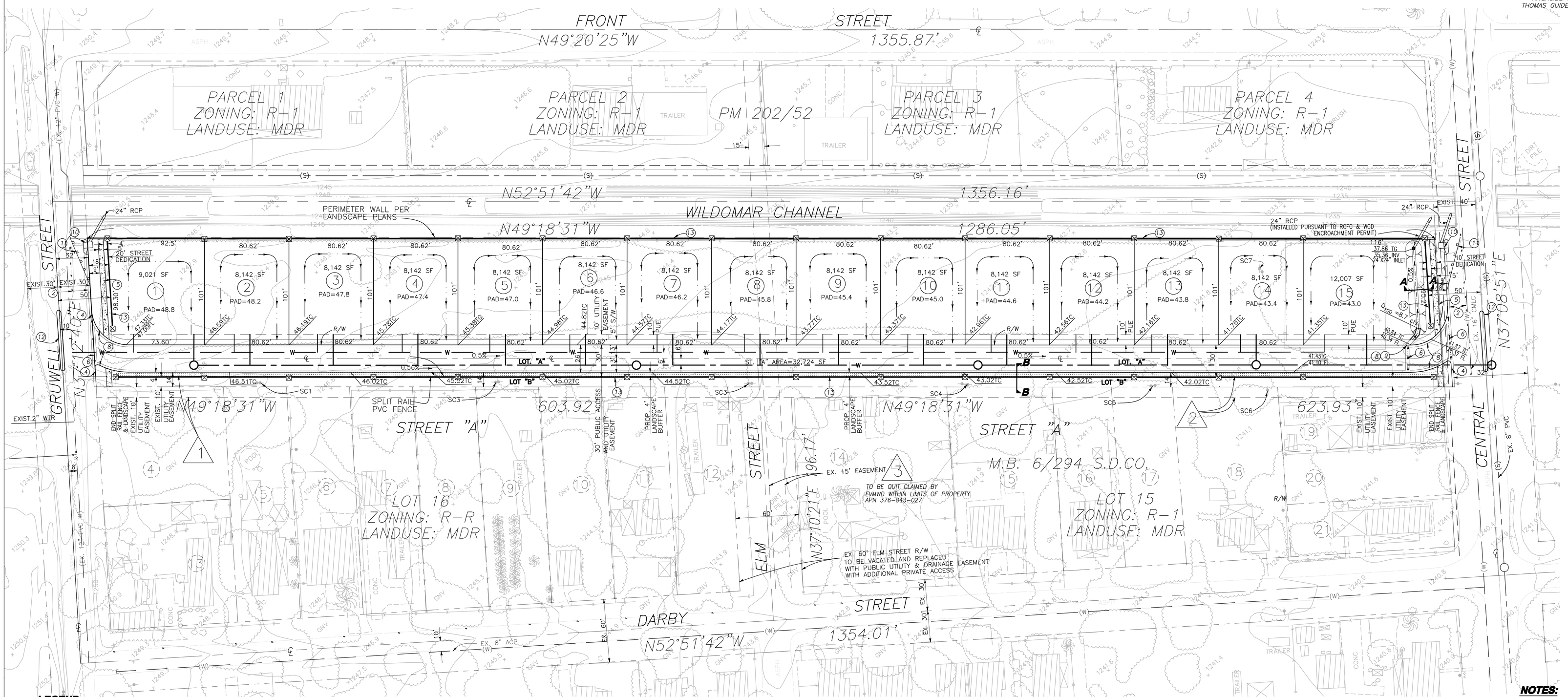
–SCE TO BE CONVERTED UNDERGROUND THROUGH SITE PLANS ALONG WITH VERIZON TELEPHONE LINE AND PROVIDE SERVICE TO TO SITE.

–GAS SERVICE IS AVAILABLE AT UNION AND GRUWELL STREET.

–EVMWD SEWER AND WATER CONNECTIONS TO BE INSTALLED IN STEEL CASING WITHIN LOTS 1 AND 15



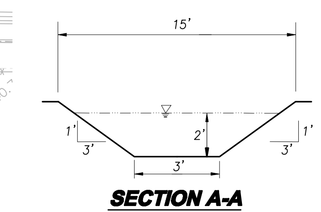
VICINITY MAP:
NO SCALE
RIVERSIDE & ORANGE COUNTY
THOMAS GUIDE 2006 PAGE 897, B-7



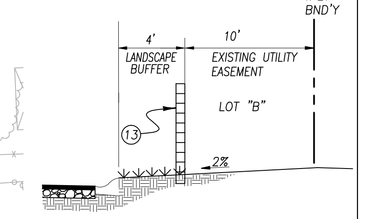
APPLICANT/OWNERS:
ZAREH HOOKASIAN
3173 VERA VALLEY ROAD
FRANKLIN, TN 37064
TEL: (615) 838-4820
FAX: (909) 768-4401

ENGINEER:
RDS AND ASSOCIATES
30519 WAILEA COURT
TEMECULA, CA. 92592
PH.# (951)691-7706

A.P.N:
376-043-027



SECTION A-A
NOT TO SCALE
(VEGETATED SWALE AND DRAINAGE OUTLET MAINTAINED BY CITY CFD)



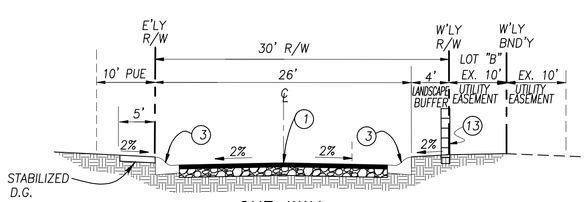
SECTION B-B
NOT TO SCALE

ACREAGE
GROSS – 4.16 AC
NET – 4.07 AC

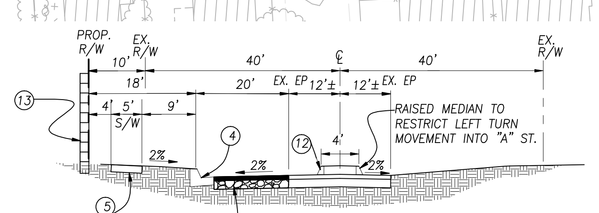
NOTES:
1. NOT WITHIN A SPECIFIC PLAN.
2. FEMA FLOOD ZONE "X".(PARCEL 13 TO PARCEL 15)
3. THIS SITE IS SUBJECT TO MODERATE LIQUEFACTION.
4. THIS IS NOT IN HIGH FIRE AREA.
5. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER OR ONLY A PORTION THEREOF.
6. SCHEDULE "A" SUBDIVISION
7. THIS SITE IS NOT SUBJECT TO GEOLOGICAL HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE.

LEGEND:

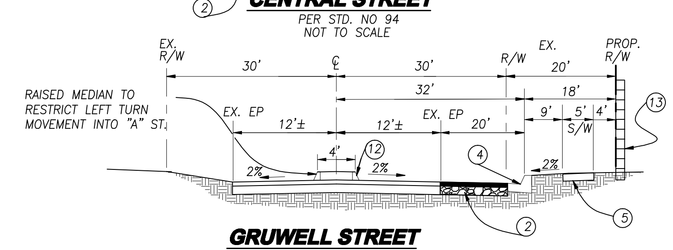
- = PROPOSED RIGHT OF WAY
- = EXISTING RIGHT OF WAY
- = CENTERLINE
- = EXISTING FEATURES
- = PROPOSED PROPERTY LINE
- = EXIST FENCE
- = FLOW LINE
- (1) = LOT NUMBER
- R/W = RIGHT OF WAY
- CL = CENTER LINE
- △ 1350.00 = CONTROL
- = EX. BUILDING
- = FIRE HYDRANT
- = TREES
- = SINGLE TREE
- = PROPOSED PERIMETER WALL AND PILASTERS
- = PROPOSED PVC SPLIT RAIL FENCE



ONE-WAY STREET "A"(PUBLIC)
(TYPICAL CROSS SECTION)
NOT TO SCALE



CENTRAL STREET
PER STD. NO 94
NOT TO SCALE



GRUWELL STREET
PER STD. NO 94
NOT TO SCALE

UTILITIES

WATER:	EVMWD
SEWER:	EVMWD
GAS:	SO. CAL. GAS COMPANY
ELECTRIC:	SO. CAL. EDISON
TELEPHONE:	VERIZON (GTE)
CABLE:	ADELPHIA
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED
COUNTY SERVICE AREA:	152-A

LEGAL DESCRIPTION:

ALL OF BLOCK 17, BEING IN THE TOWN OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ACCORDING TO MAP ON FILE IN BOOK 6, PAGE 294 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

TOGETHER WITH ANY RIGHT, TITLE AND INTEREST IN THE STREETS AND ALLEYS ADJOINING SAME, AND IN THAT PORTION OF THE ABANDONED 100 FOOT RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY, LYING BETWEEN THE CENTER LINE OF GRUWELL STREET AND THE CENTER LINE OF PENROSE AVENUE, ALL SAID PROPERTY BEING IN THE TOWN OF WILDOMAR, ACCORDING TO MAP ON FILE IN BOOK 6 PAGE 294 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM PARCEL MAP NO. 7070-18 AS SHOWN ON RECORD OF SURVEY RECORDED NOVEMBER 5, 1981 IN BOOK 68 PAGE 26 THROUGH 31 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED MARCH 6, 1986 AS INSTRUMENT NO. 76518 OF OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ZONING:

EXISTING LANDUSE:	MDR
PROPOSED LANDUSE:	MDR
EXISTING ZONING:	R-R
PROPOSED ZONING:	R-1

DATE	REVISIONS
1 12/03/13	ADDRESS CITY COMMENTS
2 5/1/14	SHIFT PRIVATE STREET 14' EASTERLY AND TRAIL. REMOVE PERIMETER WALL ALONG WESTERLY BOUNDARY. REPLACE CUL-DE-SAC WITH STANDARD HAMMERHEAD.
3 11/4/14	ADD ONE WAY PUBLIC STREET, ELIMINATE W'LY TRAIL
4 3/4/15	ADD MEDIAN TO RESTRICT LEFT TURN MOVEMENT TO "A" STREET

RDS & ASSOCIATES
30519 Wailea Ct.
Temecula, CA. 92592
PH: 951.691.7706

CITY OF WILDOMAR

TENTATIVE TRACT MAP 33840
APN# 376-043-027
JUNE 24, 2015

SERV. AREA	
W.O.	1019-01
C.O.	
COORD.	
SHT	1 of 1
	JUNE 2015