

**RAILWAY CROSSING AGREEMENT  
BETWEEN THE CITY OF MENIFEE, RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, AND KB HOME COASTAL INC.**

This RAILWAY CROSSING AGREEMENT BETWEEN THE CITY OF MENIFEE, RIVERSIDE COUNTY TRANSPORTATION COMMISSION, AND KB HOME COASTAL INC. (“**Railway Crossing Agreement**”) is entered into as of \_\_\_\_\_, 2024 (“**Effective Date**”), by and between the CITY OF MENIFEE, a California municipal corporation (“**City**”), RIVERSIDE COUNTY TRANSPORTATION COMMISSION (“**RCTC**”), and KB HOME COASTAL INC., a California corporation (“**KB Home**”). The **City**, **RCTC**, and **KB Home** may be referred to herein individually as a “**Party**,” or collectively as the “**Parties**.”

RECITALS

A. The existing railway right-of-way and associated improvements, depicted in **Exhibit “A,”** attached hereto and incorporated herein by reference, is owned, and controlled by RCTC and traverses a portion of the City (“**Railway**”). The Railway within the City is maintained by and not currently in use by RCTC or any other person or entity. While the Railway is not currently active, it is certified with the U.S. Department of Transportation Federal Railroad Administration and identified as Railway Crossing 027358A and California Public Utility Commission Crossing Number 002X-24.50.

B. KB Home desires to make short-term modifications to a rail crossing that traverses the Railway (“**Railway Crossing**”) and has submitted plans for such short-term modifications (“**Short-term Railway Crossing Modifications**”) to the County of Riverside and the City (“**Plans**”). The Short-term Railway Crossing Modification Plans are attached hereto as **Exhibit “B”** and are incorporated herein by reference. The Short-term Railway Crossing Modification Plans have been approved by the County of Riverside and the City.

C. RCTC desires to preserve its rights to use, enhance, and improve the Railway right-of-way in the future, including potentially extending commuter and/or freight rail service through the City. In the event RCTC desires to use the Railway in the future, long-term modifications to the Railway Crossing will be necessary (“**Railway Crossing Improvement Project**”).

D. The Parties acknowledge and agree that the estimated cost of the Railway Crossing Improvement Project is **Four Hundred Fifty Thousand Dollars (\$450,000).**

E. KB Home has agreed to deposit with RCTC funds in the amount of Four Hundred Fifty Thousand Dollars (\$450,000) for the Railway Crossing Improvement Project as part of the consideration for this Agreement, and as required by RCTC, all as further detailed herein.

F. The Parties now desire to enter into this Railway Crossing Agreement to set forth their mutual understanding and agreement with respect to the Short-term Railway Crossing Modifications and the potential future Railway Crossing Improvement Project, if such Railway Crossing Improvement is determined by RCTC to be necessary as a result of future use of the Railway.

### AGREEMENT

NOW, THEREFORE, based upon the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. KB Home Agreements.

1.1 KB Home deposited the sum of Four Hundred Fifty Thousand Dollars (\$450,000) ("Railroad Improvement Funds") with RCTC for the Railway Crossing Improvement Project. RCTC agrees that the maximum contribution of funding by KB Home under this Railway Crossing Agreement shall be \$450,000. This Section 1.1 does not prohibit RCTC from seeking grant funding for the Railway Crossing Improvement Project

1.2 Upon receipt of final approvals, including, without limitation, an accepted and approved GO-88 application submitted to the California Public Utility Commission (CPUC) by the City, KB Home hereby agrees to construct the Short-term Railway Crossing Modifications pursuant to the Plans in Exhibit "B," which have been approved by the County of Riverside and by the City. Execution of this Railway Crossing Agreement constitutes RCTC approval of Plans as set for in Exhibit "B," provided that any changes in the Plans as shown in Exhibit "B" shall be reviewed and approved by RCTC in writing and in its sole and absolute discretion. Parties will work cooperatively to achieve plan approval within 30 days of execution of this Railway Crossing Agreement. KB Home shall construct the Short-term Railway Crossing Modifications within 60 days of approval of Plans, traffic control plans and issuance of the Right of Entry permit.

2. RCTC Agreements.

2.1 RCTC shall retain the Railroad Improvement Funds in the amount of Four Hundred Fifty Thousand Dollars (\$450,000).

2.2 If RCTC determines in its sole and absolute discretion that the cost of the Railway Crossing Improvement Project will be less than Four Hundred Fifty Thousand Dollars (\$450,000), RCTC shall present for payment the remainder of the Railroad Improvement Funds to KB Home following RCTC's written notice to KB Homes that it has fully completed the Railway Crossing Improvement Project for a cost of less than \$450,000.

2.3 In the event that RCTC determines in its sole and absolute discretion the Railway Crossing Improvement Project is unnecessary, RCTC shall inform KB Homes in writing within a reasonable period of time that the Railway Crossing Improvement Project is unnecessary and RCTC shall present for payment the entirety of the Railroad Improvement Funds to KB Home within ten (10) business days of receipt of such notice from RCTC.

2.4 RCTC shall use reasonable, good faith efforts, in its sole and absolute discretion, to require future applicants/developers of projects that RCTC anticipates, in its sole and absolute discretion, will impact or benefit from Right of Entries within the Railway Crossing Improvement Project, to contribute a fair share fee toward the cost of the Right of Entry for the Railway Crossing Improvement Project in the event the Railway Crossing Improvement Project becomes necessary.

(a) In the event fair share fees are collected from future applicants/developers prior to implementation of the Railway Crossing Improvement Project, such fair share fees shall be contributed by future applicants/developers in the form of cash deposits, submitted to RCTC prior to issuance of a Right of Entry and shall be retained by RCTC for the purpose of implementing the Railway Crossing Improvement Project. In the event RCTC collects any such cash deposits from future applicants/developers, RCTC shall, within a reasonable period of time following receipt of any such cash deposits, notify KB Home of the amount collected and allow KB Home the opportunity to reduce the then-existing Railroad Improvement Funds by the amount collected.

(b) In the event future fair share fees for Right of Entries within the Railway Crossing Improvement Project are collected by RCTC from future applicants/developers following design and construction of the Railway Crossing Improvement Project, all fair share fees collected for the Railway Crossing Improvement Project shall be collected by RCTC and dispersed to KB Home within a reasonable period of time following collection of such fees.

2.5 In the event RCTC collects fair share fees for Right of Entries within the Railway Crossing Improvement Project and RCTC provides written notice approved by the RCTC Board of Directors, in its sole and absolute discretion, that RCTC has abandoned the Railway Crossing Improvement Project, RCTC shall present for payment the Railroad Improvement Funds to KB Home and any other cash deposits from other applicants/developers collected for the purpose of the Railway Crossing Improvement Project within thirty (30) business days of written notice by RCTC to KB Homes stating RCTC's unequivocal intent to abandon the Railway Crossing Improvement Project.

2.6 RCTC hereby agrees to review and process the Right of Entry in accordance with its standard policy and timeframe, to allow KB Home to design and construct the Short-term Railway Crossing Modifications pursuant to the Plans in Exhibit "B," which have been approved by the County of Riverside and by the City.

### 3. Indemnification and Release.

3.1 KB Home shall indemnify, defend, and hold harmless the City, and its officers, officials, employees, agents, representatives, contractors, successors and assigns (collectively, the "**City Indemnitees**") from and against any and all claims, demands, causes of action, obligations, setoffs, liabilities, losses, injuries and damages of any kind or nature whatsoever, whether known or unknown, suspected or unsuspected, foreseen or unforeseen, liquidated or unliquidated (collectively, "**Claims**") that may be asserted or claimed by any person or entity arising in any way out of the City's activities under this Railway Crossing Agreement, whether or not there is concurrent passive negligence on the part of City Indemnitees, but excluding such Claims to the

extent they arise from the active negligence or willful misconduct of a City Indemnitees or the acts of independent third parties. KB Home shall indemnify, defend and hold harmless RCTC, and its officers, officials, employees, agents, representatives, contractors, successors and assigns (collectively, the “**RCTC Indemnitees**”) from and against any and all Claims that may be asserted or claimed by any person or entity arising in any way out of RCTC’s activities under this Railway Crossing Agreement, whether or not there is concurrent passive negligence on the part of RCTC Indemnitees, but excluding such Claims to the extent they arise from the active negligence or willful misconduct of a RCTC Indemnitees or the acts of independent third parties.

3.2 City shall indemnify, defend and hold harmless KB Home, and its officers, officials, employees, agents, representatives, contractors, successors and assigns (collectively, “**KB Home Indemnitees**”) from and against any and all Claims that may be asserted or claimed by any person or entity arising in any way out of the City’s activities under this Railway Crossing Agreement, whether or not there is concurrent passive negligence on the part of City Indemnitees, but excluding such Claims to the extent they arise from the active negligence or willful misconduct of City Indemnitee or the acts of independent third parties. City shall indemnify, defend and hold harmless RCTC Indemnitees from and against any and all Claims that may be asserted or claimed by any person or entity arising in any way out of the City’s activities under this Railway Crossing Agreement, whether or not there is concurrent passive negligence on the part of City Indemnitees, but excluding such Claims to the extent they arise from the active negligence or willful misconduct of City Indemnitees or the acts of independent third parties.

#### 4. Miscellaneous

4.1 Notices. All notices, transmittals of documentation and other writings required or permitted to be delivered or transmitted to either of the parties under this Railway Crossing Agreement shall be personally served or deposited in a United States mail depository, first class postage prepaid, and addressed as follows:

If to the City: City of Menifee  
29844 Haun Road  
Menifee, CA 92586

If to RCTC: Riverside County Transportation Commission  
4080 Lemon Street, Third Floor  
Riverside, CA 92501

If to KB Home: KB Home Coastal Inc.  
Attn: Vernell Williams  
36310 Inland Valley Drive, Suite 300  
Wildomar, CA 92595

or such other addresses any Party may direct to the other Parties in writing. All such notices and communications shall be deemed to have been duly given when delivered by hand, if personally delivered. Except where service is by registered or certified mail, return receipt requested, service of any instrument or writing shall be deemed completed forty-eight (48) hours after deposit in the United States mail depository.

4.2 Assignment. During the term of this Railway Crossing Agreement, any of the Party's rights and obligations may be assigned, transferred, or otherwise conveyed to any third party upon notice to the Parties, on condition that such assignee or transferee agrees in writing to assume all of the obligations and requirements of the Party under this Railway Crossing Agreement.

4.3 No Third Party Beneficiaries. Nothing expressed or mentioned in this Railway Crossing Agreement is intended or shall be construed to give any person, other than the Parties hereto and their respective authorized successors and assigns, any legal or equitable right, remedy or claim under or in respect to this Railway Crossing Agreement or any of the provisions contained herein. This Railway Crossing Agreement and each and every condition and provision hereof are intended to be for the sole and exclusive benefit of the Parties and their respective authorized successors and assigns, and for the benefit of no other person or entity.

4.4 Governing Law. This Railway Crossing Agreement shall be governed by and construed in accordance with the laws of the State of California applicable to agreements made and to be performed within the State.

4.5 Waiver; Remedies. No failure on the part of any Party hereto to insist upon or demand the strict performance by any other Party of any covenant, term, condition or promise of this Railway Crossing Agreement, or to exercise any right or remedy as a result of any breach of the Railway Crossing Agreement, shall constitute a continuing waiver of any such breach or of any such covenant, term, condition, promise, right or remedy. No waiver of any breach shall in any way affect, alter, or modify this Railway Crossing Agreement, but each and every covenant, term, condition and promise of this Railway Crossing Agreement shall continue in full force and effect. No single or partial exercise of any right, remedy, power, or privilege under this Railway Crossing Agreement shall preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege under this Railway Crossing Agreement.

4.6 Status of the Parties. Nothing in this Railway Crossing Agreement shall be construed to make the Parties joint venturers or partners, or to create any relationship of principal and agent, and the Parties specifically disavow such relationships.

4.7 Interpretation. This Railway Crossing Agreement has been negotiated at arms' length between persons sophisticated and knowledgeable in the matters addressed herein, and all Parties have had the opportunity to consult with legal counsel of each Party's choosing regarding this Railway Crossing Agreement. Accordingly, any rule of law (including California Civil Code § 1654) or legal decision that would require interpretation of this Railway Crossing Agreement against the drafter hereof is not applicable and is waived.

4.8 Entire Agreement. This Railway Crossing Agreement is intended by the Parties as a final expression of their agreement and is intended to be a complete and exclusive statement of the agreement and understanding of the Parties hereto with respect to the subject matter contained herein. There are no restrictions, promises, warranties, or undertakings relating to the subject matter of this Railway Crossing Agreement, other than those set forth or referred to herein.



4.9 Warranty of Authority. Each officer of the Parties affixing his or her signature below thereby warrants and represents that he or she has the full legal authority to bind his or her respective party to all of the terms, conditions and provisions of this Railway Crossing Agreement; that his or her respective party has the full legal right, power, capacity and authority to enter into this Railway Crossing Agreement and perform all the obligations herein; and that no other approvals or consents are necessary in connection therewith.

4.10 Modifications. Neither this Railway Crossing Agreement nor any provision hereof may be changed, waived, discharged, or terminated orally or in writing, except that any provision of this Railway Crossing Agreement may be amended by a writing signed by Parties.

4.11 Headings. The headings in this Railway Crossing Agreement are for convenience of reference only, and shall not limit or otherwise affect the meaning of this Railway Crossing Agreement.

4.12 Successors and Assigns. Subject to Section 5.2 above, this Railway Crossing Agreement shall inure to the benefit of, and be binding upon the Parties and their respective successors and assigns.

4.13 Exhibits. This Railway Crossing Agreement contains exhibits, attached hereto and made a part hereof by this reference. Said exhibits are identified as follows:

- A. Location of Railway
- B. Short-term Railway Crossing Modifications Plans

IN WITNESS WHEREOF, the Parties hereto have entered into this Railway Crossing Agreement as of the date first written above.

**CITY OF MENIFEE,  
a California municipal corporation**

By: \_\_\_\_\_  
Armando G. Villa, City Manager

ATTEST:

\_\_\_\_\_  
Stephanie Roseen, Acting City Clerk

APPROVED AS TO FORM:  
RUTAN & TUCKER, LLP

\_\_\_\_\_  
Jeffrey Melching, City Attorney, City of Meniffee

**RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**

By: \_\_\_\_\_

APPROVED AS TO FORM:

By:  \_\_\_\_\_

Best Best & Krieger LLP  
Counsel to the Riverside County  
Transportation Commission

**KB HOME COASTAL, INC.,  
a California Corporation**

By: **Williams, Vernell**  \_\_\_\_\_

Digitally signed by Williams, Vernell  
DN: CN="Williams, Vernell", OU=PSync, OU=Office,  
OU=Users, OU=Wildomar, OU=Southern California,  
OU=Pacific, DC=kbhc, DC=corp, DC=kbhome, DC=com  
Reason: I am approving this document  
Date: 2024.07.05 15:28:19-0700

**Vernell Williams, Director, Forward Planning**





**Exhibit A**

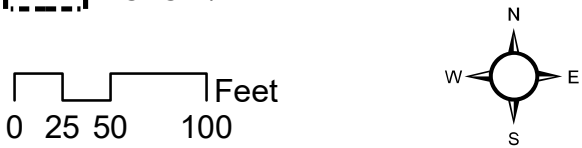
**Railway Location**

CONFIDENTIAL

EXHIBIT 'A'



 KB Homes Right-of-Entry  
 RCTC R/W



APN 331-250-004 & 331-280-002  
Menifee, CA

Map Version 2 Date: 5/20/2021

**Epic Land Solutions, Inc.**  
This map was created using the best data available at the time of production. Epic Land Solutions Inc. assumes no responsibility for the accuracy of third party information. This map is intended for data visualization only and should not serve as the basis for any legal action or be used for engineering purposes.

Document Path: C:\Users\KelseyKaszas\OneDrive - Epic Land Solutions Inc\GIS\Projects\RCTC\Exhibit Map\KB\_Homes\_FOE.mxd

**Exhibit B**

**Plans for Short-term Railway Crossing**

CONFIDENTIAL



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MENIFEE STANDARD DETAILS AND SPECIFICATIONS, THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREENBOOK"), THE RIVERSIDE COUNTY STREET IMPROVEMENT STANDARDS AND SPECIFICATIONS AND STANDARD PLANS, RIVERSIDE COUNTY ORDINANCE NO. 461, CALTRANS STANDARD PLANS AND SPECIFICATIONS, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PRIOR TO START OF WORK, THE DEVELOPER/CONTRACTOR SHALL APPLY TO THE CITY OF MENIFEE ENGINEERING DEPARTMENT FOR AN ENCROACHMENT PERMIT FOR WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES MAY BE REQUIRED.
3. PRIOR TO START OF WORK, THE DEVELOPER/CONTRACTOR SHALL APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
4. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF THE CITY OF MENIFEE ENCROACHMENT PERMIT.
5. WHEN IMPROVEMENT PLANS HAVE BEEN SUBMITTED TO THE CITY FOR PLAN CHECKING AND THE PLAN CHECKING PROCESS HAS BEEN INTERRUPTED FOR A PERIOD OF ONE YEAR OR MORE, THE PLANS SHALL BE DEEMED ABANDONED. APPROVED IMPROVEMENT PLANS FOR ALL SUBDIVISIONS SHALL BE DEEMED ABANDONED IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS OF THE LATEST APPROVAL DATE (ONE YEAR FOR NON-SUBDIVISIONS). IF CONSTRUCTION IS INTERRUPTED FOR A PERIOD OF ONE YEAR OR MORE, THE PLANS SHALL BE DEEMED ABANDONED. ABANDONED PLANS SHALL BE RE-SUBMITTED FOR REVIEW AND ALL FEES SHALL BE PAID IN ACCORDANCE WITH THE PLAN CHECK AND PROCESSING POLICY PRIOR TO ANY PERMITS BEING ISSUED.
6. APPROVAL OF THIS PLAN BY THE CITY OF MENIFEE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OR NON-EXISTENCE OF, ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
7. ALL REVISIONS TO IMPROVEMENT PLANS, OR MATERIAL SUBSTITUTION REQUESTS, PROPOSED DURING CONSTRUCTION SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEERING DEPARTMENT BY THE ENGINEER OF RECORD AND SHALL FOLLOW THE PROCEDURES AS APPROVED BY THE CITY ENGINEER.
8. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE DEVELOPER/CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND VERIFY CONDITIONS ON THE JOB SITE PRIOR TO COMMENCING WORK. THE DEVELOPER/CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGES OCCURRED DUE TO FAILURE TO LOCATE AND PRESERVE UNDERGROUND UTILITIES. HAND DIG AS NEEDED UNTIL CLEAR OF OBSTRUCTIONS.
9. NOTIFY UNDERGROUND SERVICE ALERT, (800) 422-4133, AND ALL CONCERNED UTILITY COMPANIES AT LEAST TWO WORKING DAYS IN ADVANCE OF EXCAVATION.
10. A PRECONSTRUCTION MEETING WITH THE PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO START OF WORK.
11. RIGHT OF ENTRY FOR ANY WORK PERFORMED ON ADJACENT PROPERTIES IS REQUIRED. PERMISSION FOR RIGHT OF ENTRY SHALL BE OBTAINED IN WRITING AND THE LETTER SHALL COMPLY WITH CITY FORMAT.
12. APPROVAL OF PLANS AND / OR PERMIT ISSUANCE DOES NOT RELIEVE THE PERMITTEE OF THEIR RESPONSIBILITY TO MAINTAIN WORK WITHIN THE PROJECT PROPERTY BOUNDARIES AND DEDICATED CITY RIGHT-OF-WAY. TRESPASSING ON PRIVATE PROPERTY IS AGAINST THE LAW AND CAUSE FOR CANCELLATION OF PERMIT AND ISSUANCE OF STOP WORK NOTICE.
13. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO SUBMIT A REQUEST FOR PERMIT EXTENSION TO THE CITY ENGINEER IN WRITING PRIOR TO PERMIT EXPIRATION. EXTENSION AND EXPIRATION OF PERMITS SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AND /OR THE CITY OF MENIFEE ENGINEERING DESIGN GUIDELINES POLICIES AND PROCEDURES.
14. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON CITY OF MENIFEE RIGHT-OF-WAY AFFECTED BY DEVELOPER'S/CONTRACTOR'S WORK. THE DEVELOPER/CONTRACTOR SHALL KEEP CITY OF MENIFEE RIGHT-OF-WAY CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. METHOD OF STREET CLEANING SHALL BE WET SWEEPING OF ALL PAVED AREAS. THERE SHALL BE NO STOCKPILING OF CONSTRUCTION MATERIALS WITHIN THE CITY OF MENIFEE RIGHT-OF-WAY WITHOUT THE PERMISSION OF THE CITY ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF MENIFEE PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION AT (951) 672-6777.

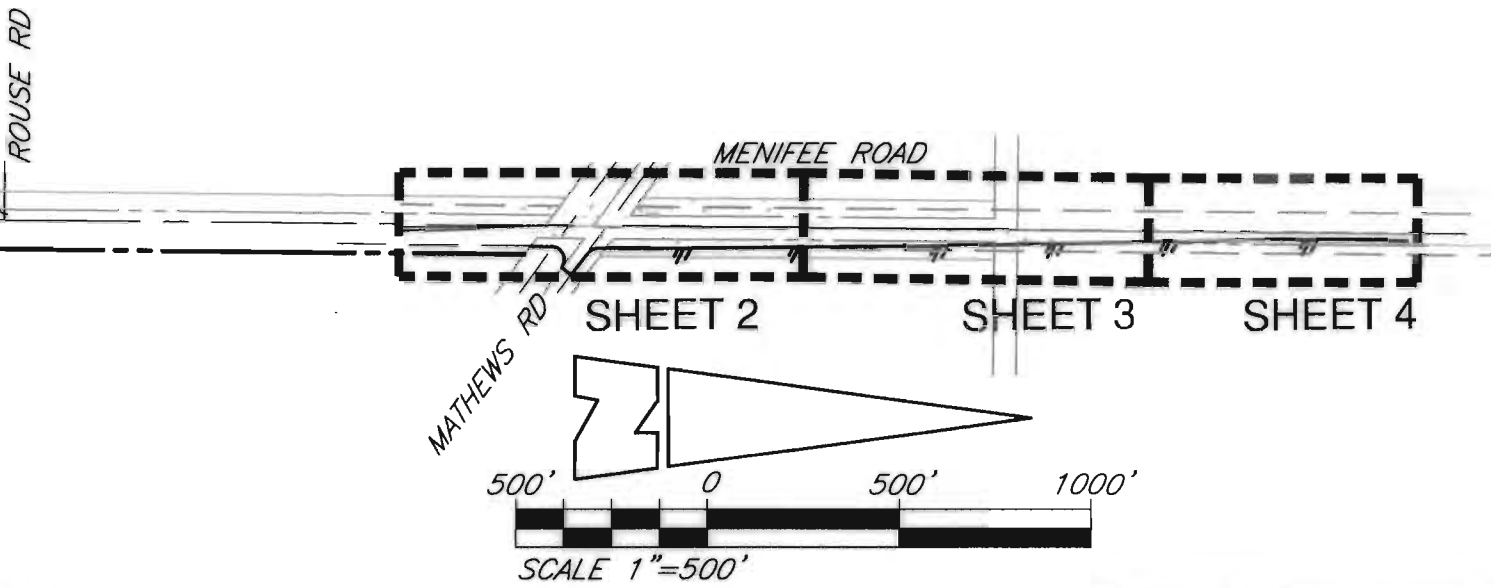
STREET IMPROVEMENT NOTES

1. UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO CAP PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, TELEPHONE, CABLE, GAS, STORM DRAINS.
2. STREET SECTION SHALL BE DETERMINED BY THE DEVELOPER'S SOILS ENGINEER AND SHALL BE BASED ON SUBGRADE SOILS TESTS AND THE CITY-SUPPLIED TRAFFIC INDEXES. PLANS SHALL BE REVISED TO SHOW ACTUAL PAVEMENT AND BASE SECTION TO BE CONSTRUCTED.
3. AS DETERMINED BY THE CITY ENGINEER, THE DEVELOPER/CONTRACTOR SHALL PROVIDE 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.
4. A.C. PAVEMENT INSTALLED IN MULTIPLE LIFTS SHALL HAVE AT LEAST 2" IN THE FIRST LIFT AND AT LEAST 2" OF ASPHALT IN ALL SUCCEEDING LIFTS.

STREET IMPROVEMENT NOTES (CONT.)

5. A.C. PAVEMENT SECTIONS 4" THICK AND GREATER SHALL BE CONSTRUCTED IN TWO LIFTS. A.C. PAVEMENT BASE COURSE SHALL BE TYPE B-PG70-10 WITH A MINIMUM 2" THICKNESS, AND THE FINAL LIFT SHALL BE TYPE C2-PG70-10 WITH A MINIMUM 2" THICKNESS.
6. APPROVED SIGNING AND STRIPING PLANS SHALL BE SUBJECT TO REVIEW AND REVISION BY THE CITY OF MENIFEE ENGINEERING DEPARTMENT IF NOT CONSTRUCTED WITHIN 12 MONTHS OF DATE OF CITY APPROVAL.
7. ANY SIGNAGE AND STRIPING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION.
8. PROVIDE BLUE RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPMS) ON PRIVATE STREETS, PUBLIC STREETS, AND DRIVEWAYS TO INDICATE LOCATION OF FIRE HYDRANTS. RPMS SHALL BE INSTALLED PER CITY OF MENIFEE STANDARD PLAN NO. 705.
9. PROVIDE ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREA, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE CITY ENGINEER, TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER/CONTRACTOR.
10. TRAFFIC CONTROL PLANS ON EXISTING ROADWAYS SHALL BE PREPARED BY A TRAFFIC OR CIVIL ENGINEER, REGISTERED IN THE STATE OF CALIFORNIA, AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING DEPARTMENT, PRIOR TO PERMIT ISSUANCE.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH HIS PRIVATE DEVELOPMENT CONSTRUCTION.
12. EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE TO THE CITY ENGINEER.
13. THE DEVELOPER/CONTRACTOR SHALL APPLY TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (RCFC & WCD) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC & WCD FACILITY AND ADD PERMIT # \_\_\_\_\_ ON THE PLAN.
14. CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE, OR ON SITES THAT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT DISTURBS ONE ACRE OR MORE, SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. DEVELOPERS/CONTRACTORS SHALL FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. THE PROJECT SHALL COMPLY WITH THE LATEST REGULATIONS SPECIFIC TO THE NPDES AT THE TIME OF PERMIT ISSUANCE. PRIOR TO CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PROVIDE TO THE CITY OF MENIFEE A COPY OF THE NOI WITH A VALID WASTE DISCHARGE IDENTIFICATION (WQID) NUMBER.
15. THE DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL STREET NAME SIGNS CONFORMING TO THE CITY OF MENIFEE STANDARD PLAN NO. 815 AND NO. 816 AS APPLIES. THE DEVELOPER/CONTRACTOR SHALL SECURE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT FOR TYPE AND LOCATION OF THE STREET NAME SIGNS AND MARKINGS PRIOR TO INSTALLATION.
16. PROVIDE AND INSTALL STREET TREES IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLANS AND CITY OF MENIFEE LANDSCAPING GUIDELINES.
17. PROVIDE LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS PER THE APPROVAL OF THE CITY COMMUNITY DEVELOPMENT DEPARTMENT. OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND LANDSCAPING ON OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. LANDSCAPING ENCROACHMENTS SHALL CONFORM TO CITY OF MENIFEE LANDSCAPING GUIDELINES.
18. PROVIDE STREET LIGHTS IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN AND PROVIDE FOR THE TEMPORARY OPERATION OF THE STREET LIGHTING SYSTEM.
19. PROVIDE CURB DEPRESSIONS AND DRIVEWAY APPROACHES ACCORDING TO THE CITY OF MENIFEE STANDARD PLAN NO. 205, 206, 207 AND NO. 208 AS APPROVED BY THE CITY ENGINEER.
20. THERE SHALL BE NO ABOVE-GROUND OBSTRUCTIONS IN ANY PORTION OF THE SIDEWALK (WHERE THE WIDTH, EXCLUSIVE OF TOP OF CURB, IS 5.5 FEET OR LESS). WHERE POWER/TELEPHONE/CABLE/POLE, STREET LIGHT STANDARDS, FIRE HYDRANTS, AND CONTROL BOXES OCCUR IN THE 5.5 FOOT SIDEWALK, THE SIDEWALK SHALL BE MODIFIED PER CITY OF MENIFEE STANDARD PLAN 402.
21. "PATCHING" OF SIDEWALK DAMAGE IS PROHIBITED; REPAIRS TO SIDEWALK SHALL INCLUDE REPLACEMENT OF THE ENTIRE PANEL FROM "JOINT-TO-JOINT".
22. FOR DRIVEWAY RECONSTRUCTION, DEVELOPER/CONTRACTOR SHALL SUBMIT TO THE MENIFEE CITY ENGINEER PROOF OF DRIVEWAY OWNER NOTIFICATION PRIOR TO CONSTRUCTION.
23. ALL PCC CURB RAMPS SHALL INCLUDE A DETECTABLE WARNING SYSTEM, TO INCLUDE TRUNCATED DOMES, PER ADA REQUIREMENTS. THE DETECTABLE WARNING SYSTEM SHALL BE ARMOR-TILE CAST IN PLACE SYSTEM, OR APPROVED EQUAL. NO ADHESIVES SHALL BE ALLOWED. THE CONTRASTING COLOR SHALL BE YELLOW.
24. CROSS GUTTERS SHALL BE CONSTRUCTED OVER 8" MINIMUM CRUSHED AGGREGATE BASE COMPACTED TO 95% RELATIVE DENSITY.
25. MAILBOXES AND POSTS SHALL BE INSTALLED PER AN APPROVED CITY STANDARD. SUBMIT PLOT PLAN OF BUILDING ORIENTATION ON LOT AND LOCATION OF MAIL BOX AND POST TO THE U.S. POST OFFICE FOR APPROVAL PRIOR TO INSTALLATION.
26. AS-BUILT PLANS AND ASSET/ATTRIBUTE DATA SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF IMPROVEMENTS AND RELEASE OF BONDS.

STREET IMPROVEMENT PLAN FOR UNDERWOOD TRACT 29835 OFFSITE



CONSTRUCTION NOTES		QUANTITIES	
①	CONSTRUCT 0.50' AC OVER 0.83' CLASS II AB OR AS REQUIRED BY SOILS ENGINEER.	63,753	S.F.
②	SAWCUT EXISTING PAVEMENT	2,304	L.F.
③	REMOVE A.C. PAVEMENT (2' MIN.) AND JOIN PER DETAIL ON SHEET 4	488	S.Y.
④	CONSTRUCT HEADWALL/WINGWALL PER CAL TRANS D89	1	EA.
⑤	CONSTRUCT 2-42" CMP AND JOIN TO EXISTING	110	L.F.
⑥	REMOVE EXISTING STREET RAIL FENCE	436	L.F.
⑦	ADJUST MANHOLE FRAME AND COVER TO GRADE	2	EA.
⑧	CONSTRUCT 24" RCP CLASS IV	230	L.F.
⑨	CONSTRUCT CONCRETE DROP INLET PER STD CB110; 3 SIDES OPEN (N.W. & E), GRADE TO DRAIN	3	EA.
⑩	REMOVE EXISTING RAILROAD, BURY ENDS OF RAIL W/ DIRT	128	L.F.
⑪	INSTALL 6" DIA. STEEL GUARD POST/BOLLARDS 7' O.C. PER EMWD B-665	35	EA.
⑫	REPAIR ROADWAY PER CITY OF MENIFEE STD PLAN 812	155	S.F.

SIGNING AND STRIPING NOTES

1. TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZES. STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
2. REMOVE CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS APPROVED BY THE MENIFEE CITY ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING A RECTANGULAR AREA OBLITERATING THE WHOLE MARKING.
3. ALL CROSSWALKS SHALL HAVE 10 FEET SPACING IN BETWEEN THE 12 INCH WHITE OR YELLOW STRIPES.
4. ALL DOUBLE YELLOW STRIPES SHALL HAVE A 3 INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
5. ALL STRIPING, PAVEMENT MARKINGS, AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL CONSIST OF 3M REFLECTIVE ELEMENTS SERIES 50 (OR APPROVED EQUAL) AND SHALL ALLOW FOR BOTH WET AND DRY REFLECTIVITY. THERMOPLASTIC STRIPING SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
6. APPLY PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, TURN ARROW LEGENDS, AND STOP BARS USING THERMOPLASTIC MATERIAL.
7. IF PAINTED STRIPING IS ALLOWED PER PLANS, PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE APPLIED IN TWO COATS AND SHALL BE LEAD-FREE WATER-BORN PAINT. THE SECOND COAT OF PAINT SHALL BE APPLIED WITHIN 7 TO 14 DAYS AFTER THE FIRST COAT.

LEGEND/SYMBOLS

(1001.01)	EXISTING ELEVATION	OC	= ON CURVE	XXX.XX	= TOP OF CURB ELEVATION	LDC	= LOCAL DEPRESSION
18	LOT NUMBERS	PCC	= POINT COMPOUND CURVATURE	TC BCR	= BEGINNING OF CURB RETURN	CASE	
	SIDEWALK	PCVC	= POINT OF COMPOUND VERTICAL CURVE	BVC	= BEGINNING OF VERTICAL CURVE	LT	= LEFT
	STREET LIGHT	PRC	= POINT OF REVERSE CURVATURE	CB	= CATCH BASIN	RT	= RIGHT
	FIRE HYDRANT	PROP.	= PROPOSED	E OR CL	= CENTERLINE	EP	= EDGE OF PAVEMENT
	WATER METER	PUE	= PUBLIC UTILITY EASEMENT	EVC	= END OF VERTICAL CURVE	BC	= BEGIN CURVE
	WATER VALVE	RSP	= ROUGH GRADING PLANS	EGR	= END OF CURB RETURN	EC	= END CURVE
	SEWER MANHOLE	RP	= RADIAL POINT	FL	= FLOWLINE	RCFC	= RIVERSIDE COUNTY FLOOD CONTROL
	CATCH BASIN	R/W	= RIGHT OF WAY	FS	= FINISH SURFACE	WCD	= WATER CONSERVATION DISTRICT
	PULL BOX	SFM	= SEWER FORCE MAIN	GB	= GRADE BREAK	RBCB	= REINFORCED CONCRETE BOX CULVERT
	BLOW-OFF	SHLD	= SHOULDER	MOC	= MIDDLE OF CURVE		
	AIR VAC / AIR RELEASE	SIP	= STREET IMPROVEMENT PLANS	MVC	= MIDDLE OF VERTICAL CURVE		
	FENCE	S'LY	= SOUTHERLY	N'LY	= NORTHERLY		
	DAYLIGHT LINE OR CUT/FILL LINE	TAN	= TANGENT	P.C.C.	= PORTLAND CEMENT CONCRETE		
	NEW A.C. / A.B. SECTION	TC	= TOP OF CURB	EA	= EACH		
	REMOVE EXIST. AC PAVEMENT	T.I.	= TRAFFIC INDEX	LF	= LINEAR FEET		
		STL	= STREET LIGHT	SF	= SQUARE FEET		
		TP	= TYPICAL	INT, INTER	= INTERSECTION		
		VC	= VERTICAL CURVE	LG	= LIP OF GUTTER		
		PVI	= POINT VERTICAL INTERSECTION	CLF	= CHAIN LINK FENCE		
				LPT	= ANGLE POINT		

SIGNING AND STRIPING NOTES (CONT.)

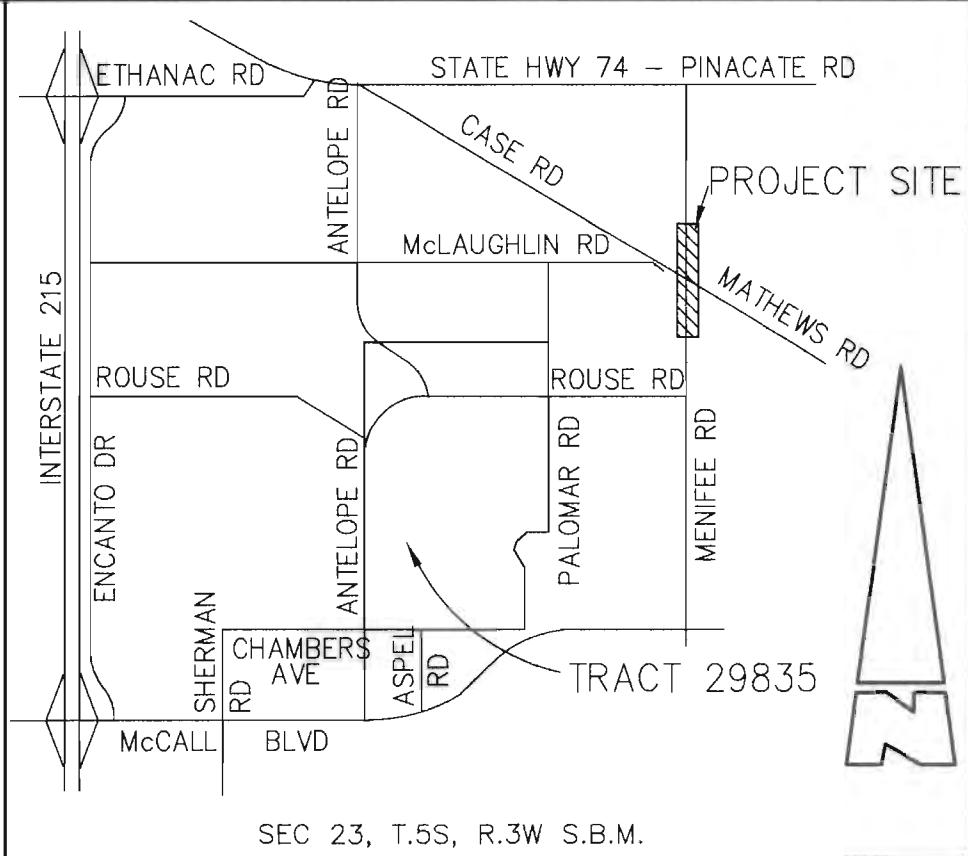
8. PROVIDE RAISED PAVEMENT MARKERS (RPMS) WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING OR AFTER THE SECOND COAT OF PAINT HAS BEEN APPLIED. EXISTING RPMS WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS APPROVED BY THE MENIFEE CITY ENGINEER.
9. PROVIDE BLUE RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPMS) ON PRIVATE STREETS, PUBLIC STREETS, AND DRIVEWAYS TO INDICATE LOCATION OF FIRE HYDRANTS. PLACEMENT OF MARKERS SHALL COMPLY WITH CITY OF MENIFEE STANDARD PLAN 705 AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE FIGURE 3B-102(CA). OBTAIN APPROVAL OF MARKER PLACEMENT BY THE RIVERSIDE COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.
10. SQUARE PERFORATED STEEL TUBE POSTS WITH TWO PIECE ANCHOR AND SLEEVE, "TELESAR", PER CITY OF MENIFEE STANDARD PLAN 817 SHALL BE USED FOR ALL TRAFFIC CONTROL AND INFORMATIONAL SIGNS WITHIN THE ROAD RIGHT-OF-WAY.
11. THE BOTTOM OF THE TRAFFIC SIGN SHALL BE A MINIMUM OF 7 FEET ABOVE THE FINISHED SURFACE.
12. SIGNS LARGER THAN 48 INCHES OR LOCATIONS WHERE SIDEWALKS ARE LESS THAN 5 FEET WIDE, SIGN POSTS SHALL BE INSTALLED BEHIND THE SIDEWALK.

13. THE EXACT LOCATION OF SIGNS SHALL BE APPROVED IN THE FIELD BY THE MENIFEE CITY ENGINEER.
14. REMOVE SIGNS AND/OR RELOCATE IN ACCORDANCE WITH THE PLANS AND AS APPROVED BY THE MENIFEE CITY ENGINEER. THE DEVELOPER/CONTRACTOR SHALL DELIVER REMOVED SIGNS TO A DESIGNATED MENIFEE CITY YARD OR A LOCATION AS APPROVED BY THE MENIFEE CITY ENGINEER.
15. LAYOUT (CAT-TRACK) THE PROPOSED STRIPING AND MARKINGS IN ACCORDANCE WITH THE PLANS WITHIN THREE WORKING DAYS OF FINAL PAVING. CONTACT CITY OF MENIFEE ENGINEERING DEPARTMENT AT (951) 672-6777 TO OBTAIN APPROVAL OF LAYOUT PRIOR TO ACTUAL INSTALLATION.
16. CONTRACTOR SHALL MAINTAIN TEMPORARY TRAFFIC STRIPING TABS UNTIL PERMANENT STRIPING IS INSTALLED. TEMPORARY TRAFFIC TABS SHALL NOT REMAIN ON THE PAVEMENT FOR MORE THAN 10 DAYS.
17. COORDINATE ALL SIGNING AND STRIPING WORKS THROUGH THE CITY ENGINEER PRIOR TO OPENING NEW ROADWAYS AND EXISTING ROADWAYS TO NEW SIGNING AND STRIPING.
18. ALL ARTERIAL STREETS SHALL BE POSTED WITH NO PARKING ENTIRE BLOCK SIGNS AND WHERE APPLICABLE, R26(S)(CA) SIGNS. LOCATION OF SIGNS SHALL BE APPROVED BY THE CITY OF MENIFEE PUBLIC WORKS DEPARTMENT.
19. EVERY ATTEMPT SHOULD BE MADE TO INSTALL STREET SIGNS ON STREET LIGHT STANDARDS AS APPROVED BY THE CITY OF MENIFEE. SIGNS INSTALLED ON MARBELITE STREET LIGHT STANDARDS SHALL BE IN ACCORDANCE WITH CITY OF MENIFEE STANDARD 1202.
20. SIGNS SHALL BE IN STANDARD SIZES, UNLESS NOTED OTHERWISE. ALL SIGN FACE REFLECTIVE SHEETING SHALL BE HIGH INTENSITY GRADE WITH PROTECTIVE OVERLAY FILM.
21. STREET NAME SIGN SHALL CONFORM TO CITY OF MENIFEE STANDARD PLAN NO. 815 AND 816.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. I ASSUME FULL RESPONSIBILITY FOR ALL ASPECTS OF THE DESIGN OF THE IMPROVEMENTS. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF MENIFEE, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PROCEDURES, POLICIES, AND ORDINANCES; (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS; AND, (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. TO THE FULL EXTENT PERMITTED BY LAW, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY, LOSS, DAMAGE, OR INJURY TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCY, TO THE EXTENT ARISING OUT OF OR INCIDENT TO ANY NEGLIGENCE, ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

Victor Elia R.C.E. #64803 7/21/21  
SIGNATURE OF ENGINEER OF RECORD LICENSE NUMBER DATE



SHEET INDEX

SHEET DESCRIPTION	
TITLE SHEET/INDEX	
PLAN/PROFILE	2-4
SECTIONS	5

VICINITY MAP

NOT TO SCALE	
SHEET #/RANGE	2-4
	5

ASSESSORS PARCEL NUMBER OWNER/DEVELOPER

331-200-002, 003, 026, 027	UNDERWOOD INV. LLC
331-210-017, 018	ATTN: VERNELL WILLIAMS
333-070-029, 030, 031, 032, 033,	36310 INLAND VALLEY DRIVE
034, 035, 036, 037	WILDOMAR, CA 92595
	951-691-5300

LEGAL DESCRIPTION

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, AND A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TOPOGRAPHY SOURCE

INLAND AERIAL SURVEYS, INC. 7117 ARLINGTON AVE. SUITE A, RIVERSIDE, CA 92503 COMPILED FROM AERIAL PHOTOGRAPHY SEPTEMBER 22, 2017 AND NOVEMBER 17, 2017.

BENCHMARK

2 MILES NORTH ON MURRIETA ROAD FROM CATHOLIC CHURCH IN SUN CITY, 700 FEET NORTH FROM THE INTERSECTION OF MURRIETA ROAD AND ETHANAC ROAD 40 FEET WEST OF MURRIETA ROAD AND LEVEL WITH THE ROAD, 3 FEET NORTHEAST OF THE SOUTH EAST CORNER OF 8 FEET CHAIN LINK FENCE OF E.M.W.D. MURRIETA PUMPING STATION. THE BENCH MARK IS A BRASS DISK SET ON TOP OF A CONCRETE POST STAMPED "600-31-68". ELEVATION: 1414.416 FEET

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF MENIFEE.

STANDARD SPECIFICATIONS:

DESCRIPTION

- CITY OF MENIFEE STANDARD SPECIFICATIONS, 2019 EDITION
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
- CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
- CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION

STANDARD DRAWINGS:

DESCRIPTION

- CITY OF MENIFEE STANDARD DRAWINGS, 2019 EDITION
- COUNTY OF RIVERSIDE STANDARD DRAWINGS

SOILS ENGINEER

ALTA CALIFORNIA GEOTECHNICAL INC.  
170 NORTH MAPLE STREET, STE.  
108 CORONA, CA 92880 CONTACT:  
SCOTT GRAY, RGE 2857

TOTAL AREA DISTURBED

DISTURBED AREA IN ACRES: 10.0  
EARTHWORK QUANTITIES:  
REFER TO ROUGH GRADING PLANS  
GP18-061R

BASIS OF BEARING

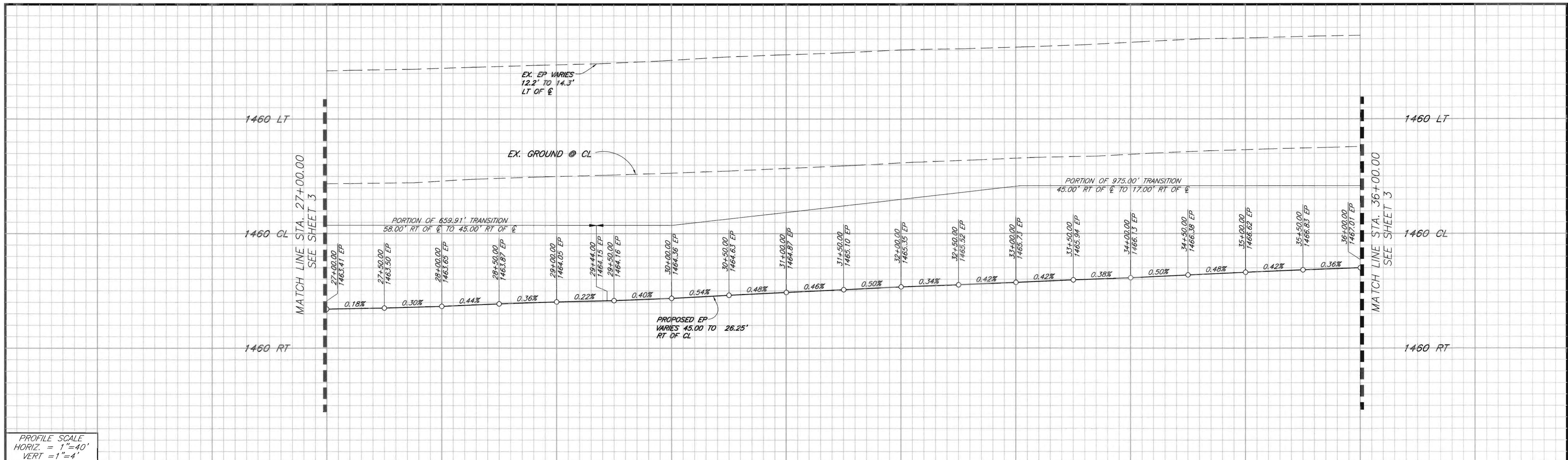
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, CCS83, ZONE 5, BASED LOCALLY ON CONTROL STATIONS "BILL", "P584", AND "MLFP" NAD 83(NSRS2011) EPOCH 2010, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS SURVEY ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999906445. CALCULATIONS ARE MADE AT THE CENTER OF SECTION 23 WITH COORDINATES: N: 2207280.01' E: 6284140.81' THE BASIS OF BEARING FOR THIS MAP IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2000.35), AS DETERMINED BY THE LINE BETWEEN ESRW AND PPBF, BEING NORTH 31°30'44" WEST PER DATA SHEETS CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND THE NATIONAL GEODETIC SURVEY (NGS).

<div>Call before you dig Avoid cutting, underground utility lines Call 811 OR 1-800-422-4133</div>	REVISIONS				<div><b>KWG ENGINEERS</b> CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT 1880 COLUMBIA AVENUE, SUITE 100 • CORONA, CA 92881 • 951-734-2130</div>	<div>REGISTERED PROFESSIONAL ENGINEER VICTOR A. ELIA No. 64803 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA 7/21/21</div>	SCALE: AS SHOWN	CITY OF MENIFEE ENGINEERING DEPARTMENT NICHOLAS FIDLER PUBLIC WORKS DIRECTOR RCE 61069 EXP. 12/31/22 RECOMMENDED BY: <div>9-14-21 DATE</div>	<div>CITY OF MENIFEE OCTOBER 1, 2020</div>	CITY OF MENIFEE ENGINEERING DEPARTMENT STREET IMPROVEMENT PLAN UNDERWOOD (OFFSITE) TRACT No. 29835 TITLE SHEET	SHEET NO.  1 of 5  PROJECT NO. IP20-014
	DESIGN: GG										
	DRAWN: GG										
	CHECKED: VAE										
PREPARED BY: Victor Elia VICTOR A. ELIA				DATE 7/21/21	R.C.E. NO. 64803	DATE: JULY 2021					





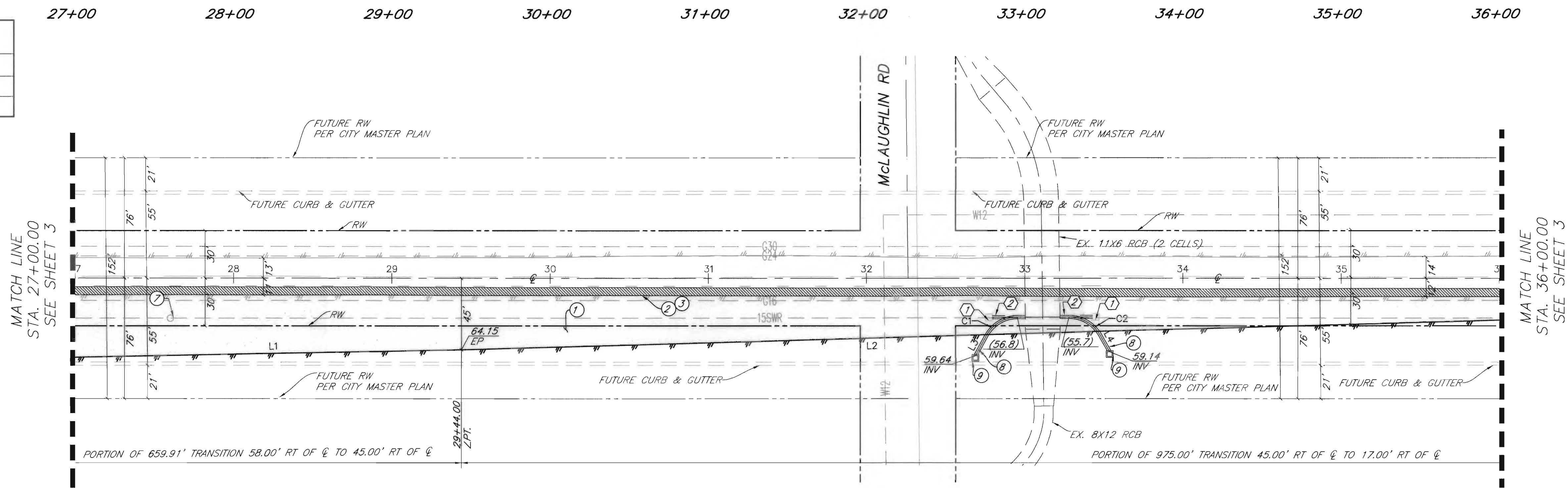




PROFILE SCALE  
HORIZ. = 1"=40'  
VERT = 1"=4'

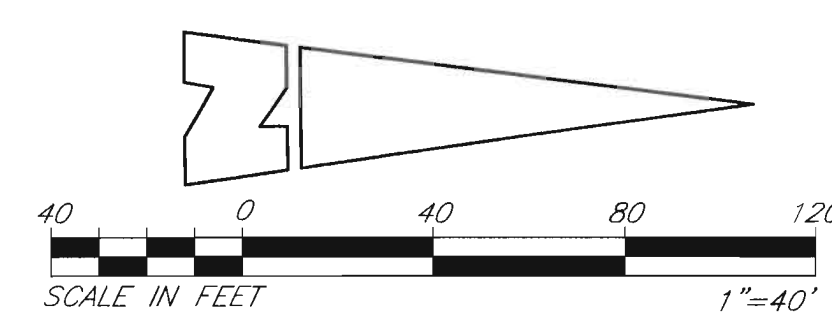
STREET UTILITY APPURTENANCE		
OBJECT	ACTION	
①	CB110	REMOVE
②	24" RCP	REMOVE

LINE/CURVE TABLE				
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	TANGENT
L1	244.04	N0° 36' 16"W		
L2	656.27	N1° 06' 28"W		
L3	14.19	N60° 57' 23"W		
L4	12.30	S60° 31' 05"W		
C1	24.08	61° 18' 43"	22.50	13.34
C2	23.63	60° 09' 45"	22.50	13.03



## MENIFEE RD (PUBLIC)

- CONSTRUCTION NOTES**
- CONSTRUCT 0.50' AC OVER 0.83' CLASS II AB OR AS REQUIRED BY SOILS ENGINEER.
  - SAWCUT EXISTING PAVEMENT
  - REMOVE A.C. PAVEMENT (2' MIN.) AND JOIN PER DETAIL ON SHEET 4
  - ADJUST MANHOLE FRAME AND COVER TO GRADE
  - CONSTRUCT 24" RCP CLASS IV
  - CONSTRUCT CONCRETE DROP INLET PER STD CB110; V=7, 3 SIDES OPEN (N, W & E), GRADE TO DRAIN



Call before you dig  
811  
1-800-422-4133

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

**KWC ENGINEERS**  
1880 COMMON AVENUE, SUITE 100 • CORONA, CA 92681-3370 • 951-2130

PREPARED BY: Victor Elia DATE: 7/21/21  
VICTOR A. ELIA R.C.E. NO. 64803

REGISTERED PROFESSIONAL ENGINEER  
VICTOR A. ELIA  
No. 64803  
EXP. 6/30/23  
CIVIL  
STATE OF CALIFORNIA  
7/21/21

SCALE: AS SHOWN  
DESIGN: GG  
DRAWN: GG  
CHECKED: VAE  
APPROVED: VAE  
DATE: JULY 2021

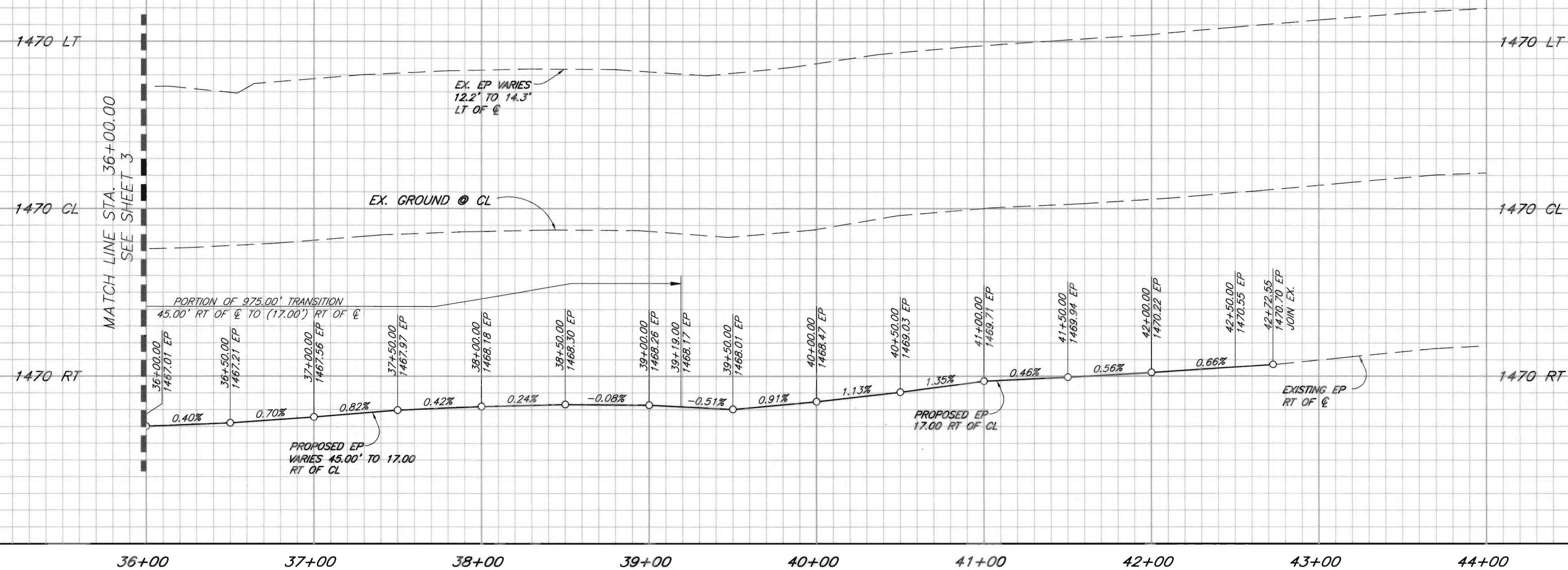
CITY OF MENIFEE  
ENGINEERING DEPARTMENT  
NICHOLAS FIDLER  
PUBLIC WORKS DIRECTOR  
RCE 61069  
EXP. 12/31/22  
DATE: 7-14-21

CITY OF MENIFEE  
ENGINEERING DEPARTMENT  
STREET IMPROVEMENT PLAN  
UNDERWOOD (OFFSITE)  
TRACT No. 29835  
MENIFEE RD 27+00.00 TO 36+00.00

SHEET NO.  
3 of 5  
PROJECT NO: IP20-014

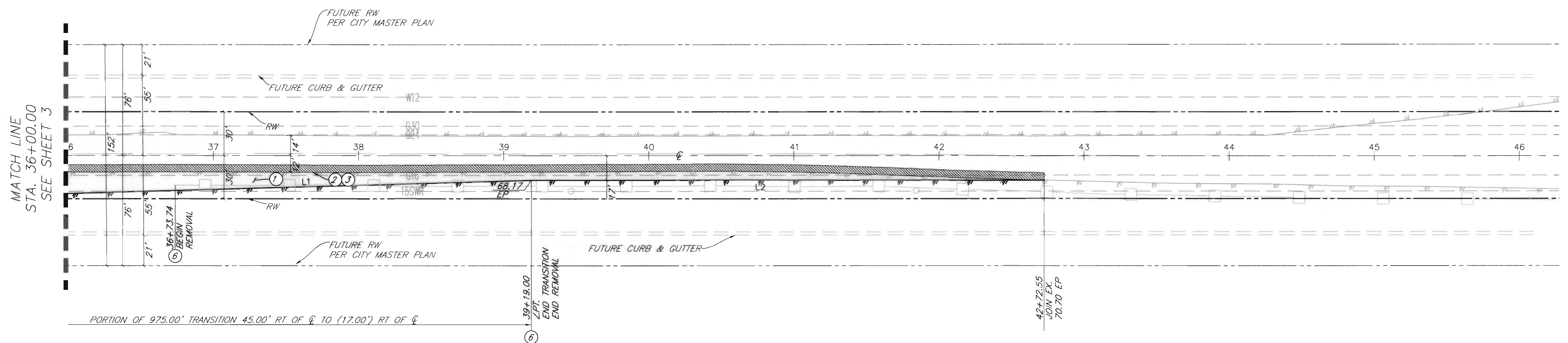
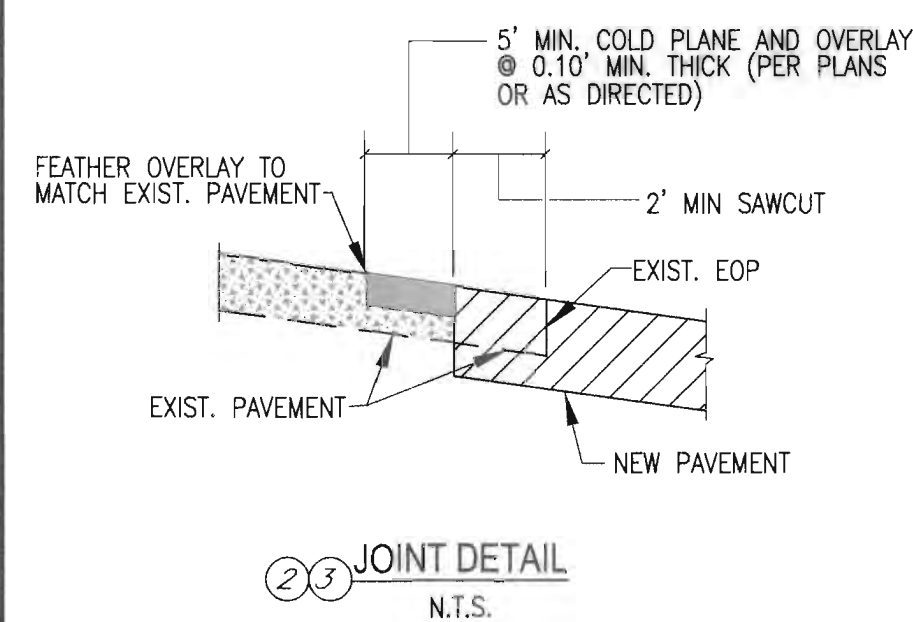
J:\18\1829-01.M\181829-01.FINAL\CONSTR\MPR\STR\MENIFEE & MATHEWS RD INTERSECTION\1829 OFFSITE STR MPR 2-4.dwg 7/21/2021





PROFILE SCALE  
HORIZ. = 1"=40'  
VERT. = 1"=4'

36+00 37+00 38+00 39+00 40+00 41+00 42+00 43+00 44+00

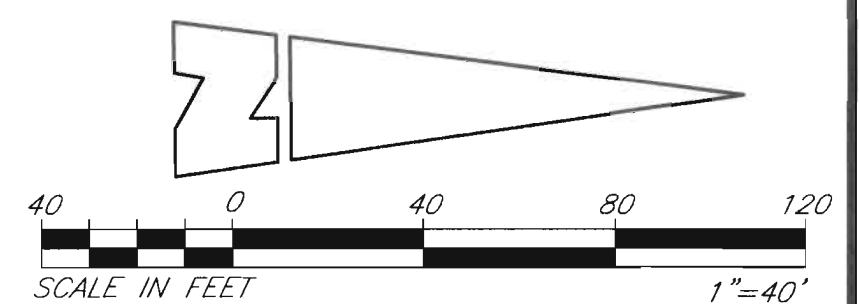


LINE/CURVE TABLE				
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	TANGENT
L1	319.13	N1° 05' 28"W		
L2	353.55	S0° 32' 33"W		

**MENIFEE RD**  
(PUBLIC)

#### CONSTRUCTION NOTES

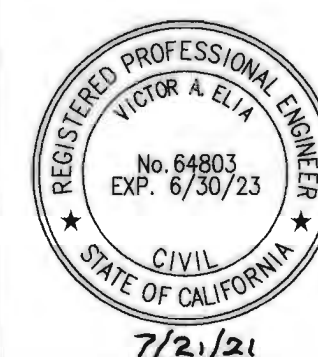
1. CONSTRUCT 0.50' AC OVER 0.83' CLASS II AB OR AS REQUIRED BY SOILS ENGINEER.
2. SAWCUT EXISTING PAVEMENT
3. REMOVE A.C. PAVEMENT (2' MIN.) AND JOIN PER DETAIL ON SHEET 4
4. REMOVE EXISTING STREET RAIL FENCE



REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

**KWC ENGINEERS**  
1880 COMPTON AVENUE, SUITE 100 • GARDENA, CA 90247 • 310.757.734 • 2130

PREPARED BY: Victor A. Elia DATE: 7/21/21  
R.C.E. NO.: 64803



SCALE: AS SHOWN  
DESIGN: GG  
DRAWN: GG  
CHECKED: VAE  
APPROVED: VAE  
DATE: JULY 2021

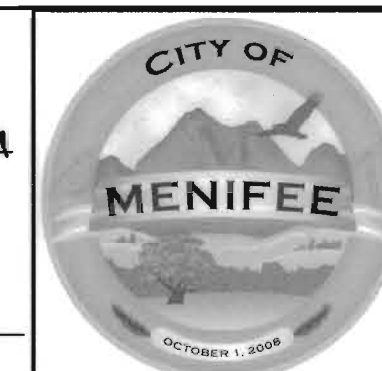
CITY OF MENIFEE  
ENGINEERING DEPARTMENT

Nicholas Fidler  
NICHOLAS FIDLER  
PUBLIC WORKS DIRECTOR

RCE 61069  
EXP. 12/31/22

DATE: 9/14/21

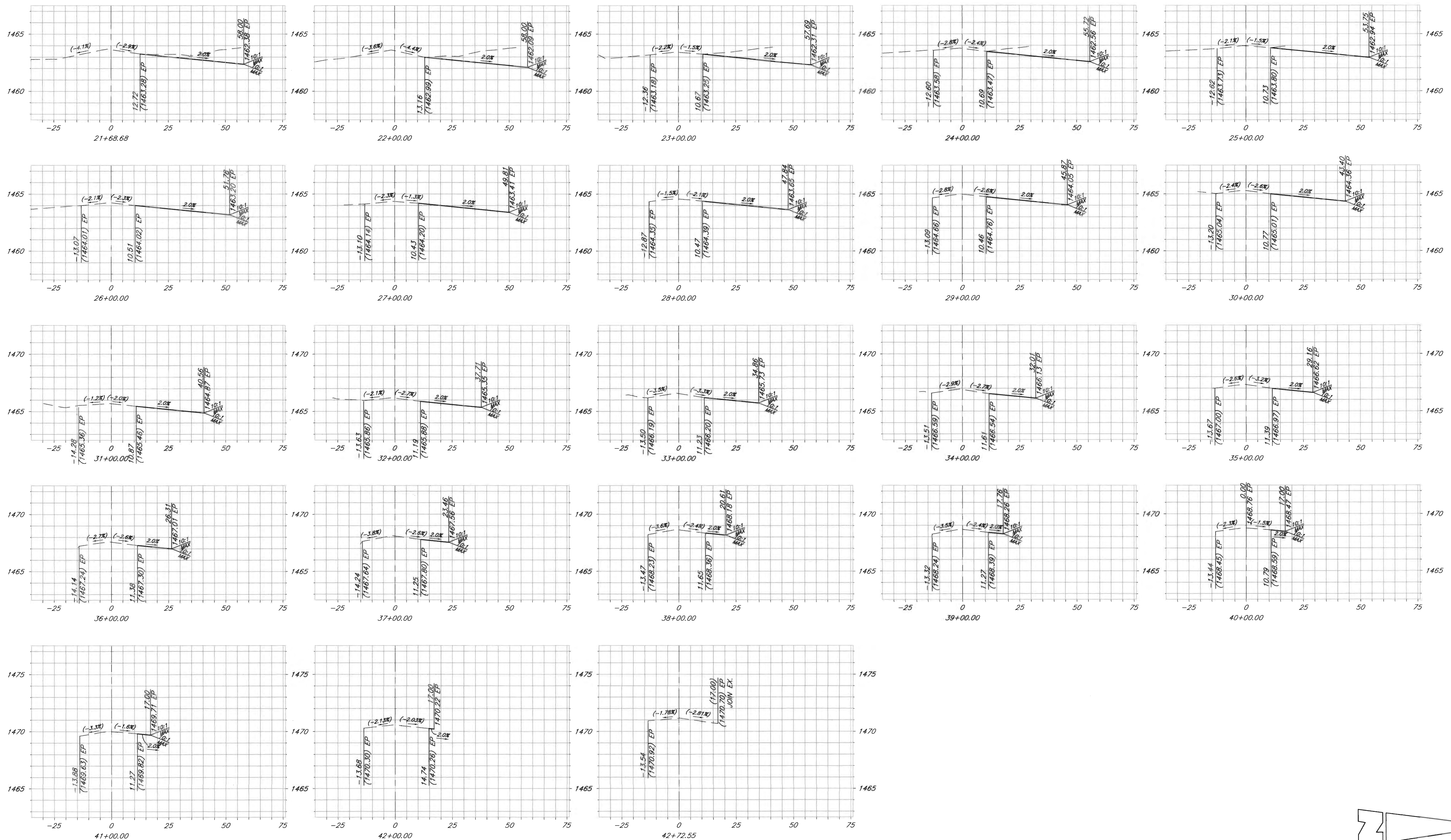
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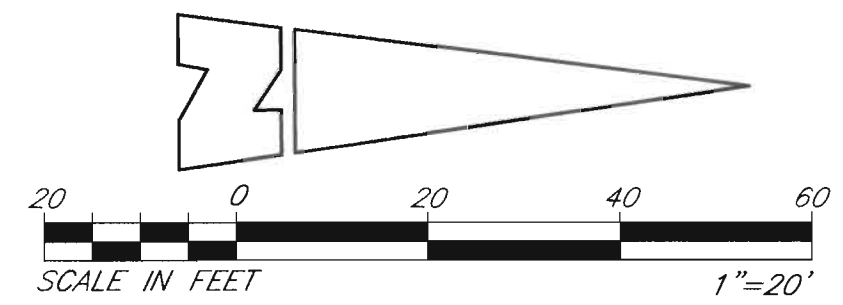
CITY OF MENIFEE  
ENGINEERING DEPARTMENT  
STREET IMPROVEMENT PLAN  
UNDERWOOD (OFFSITE)  
TRACT No. 29835  
MENIFEE RD 36+00.00 TO 42+72.55

SHEET NO.  
4 OF 5  
PROJECT NO: IP20-014





SCALE  
HORIZONTAL: 1"=20'  
VERTICAL: 1"=4'



<p>Call before you dig</p> <p>811</p> <p>1-800-422-4133</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>SHT.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				SHT.	DESCRIPTION	DATE	BY	APPROVED						<p><b>KUC ENGINEERS</b></p> <p>CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT</p> <p>1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681 • 951-754-2130</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>VICTOR A. ELIA</p> <p>No. 64803</p> <p>EXP. 6/30/23</p> <p>CIVIL</p> <p>STATE OF CALIFORNIA</p> <p>7/21/21</p>	<p>SCALE: AS SHOWN</p> <p>DESIGN: GG</p> <p>DRAWN: GG</p> <p>CHECKED: VAE</p> <p>APPROVED: VAE</p> <p>DATE: JULY 2021</p>	<p>CITY OF MENIFEE</p> <p>ENGINEERING DEPARTMENT</p> <p>NICOLAS FIDLER</p> <p>PUBLIC WORKS DIRECTOR</p> <p>RCE 61069</p> <p>EXP. 12/31/22</p>	<p>CITY OF MENIFEE</p> <p>ENGINEERING DEPARTMENT</p> <p>STREET IMPROVEMENT PLAN</p> <p>UNDERWOOD (OFFSITE)</p> <p>TRACT No. 29835</p> <p>SECTIONS</p>	<p>SHEET NO.</p> <p>5 OF 5</p> <p>PROJECT NO: IP20-014</p>
	SHT.	DESCRIPTION	DATE	BY	APPROVED															
	<p>PREPARED BY:</p> <p>Victor Elia</p> <p>VICTOR A. ELIA</p>	<p>DATE</p> <p>7/21/21</p>	<p>RECOMMENDED BY:</p> <p>9-11-21</p> <p>DATE</p>																	
<p>DATE</p> <p>7/21/21</p>	<p>DATE</p> <p>7/21/21</p>																			
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