

# **ATTACHMENT D**

**Tentative Tract Map No. 33840 Exhibit**

# 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 5, PAGE 294 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

### IMPROVEMENT NOTES

- 0.25" ASPHALT CONCRETE OVER 0.50" AGGREGATE BASE PAVEMENT SECTION
- PAVEMENT SECTION TO MATCH EXISTING
- TYPE 'C' CURB PER CITY OF WILDOMAR STD. 202
- TYPE 'A-6" CURB AND GUTTER PER CITY OF WILDOMAR STD. 200
- CONCRETE SIDEWALK PER CITY OF WILDOMAR STD. 401
- CROSS CUTTER
- 10" CURB TRANSITION FROM TYPE 'C' CURB TO TYPE 'A-6" CURB AND GUTTER
- UNDERSIDEWALK DRAIN PER CITY OF WILDOMAR STD. 309 (MODIFIED TO LOW AT 2% IN REVERSE)
- CATCH BASIN AND INLET PER CITY OF WILDOMAR STD. 301 WITH GUTTER DEPRESSION CASE 'B'
- PER CITY OF WILDOMAR STD. 311
- METAL BEAM GUARDRAIL (WOOD POST WITH WOOD BLOCK) PER CALTRANS STD. A7A1 INSTALLED PER CALTRANS STANDARD.
- WIDE RASSED TRAFFIC MEDIUM
- LANDSCAPE PERIMETER WALL PER LANDSCAPE PLANS

### EASEMENT NOTES

- ABANDONMENT OF UNKNOWN ALLEYS AND RESERVATION OF EASEMENT FOR EXISTING UTILITIES RECORDED 4/6/78 IN BOOK 1978, PAGE 63718 OF OFFICIAL RECORDS.
- VACATION OF UNNAMED ALLEY AND RESERVING AND EXERCISING AN EASEMENT FOR ANY PUBLIC UTILITIES RECORDED 2/26/82 IN BOOK 1982, PAGE 342 OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER PRELIMINE TO THE ESTIMODE ALLEY MUNICIPAL WATER DISTRICT RECORDED 2/16/99 IN BOOK 2375, PAGE 594 OF OFFICIAL RECORDS.

LOT	AREA	PERCENTAGE	AC
LOT 1	11,367	6.142	11,367
LOT 2	11,367	6.142	11,367
LOT 3	11,367	6.142	11,367
LOT 4	11,367	6.142	11,367
LOT 5	11,367	6.142	11,367
LOT 6	11,367	6.142	11,367
LOT 7	11,367	6.142	11,367
LOT 8	11,367	6.142	11,367
LOT 9	11,367	6.142	11,367
LOT 10	11,367	6.142	11,367
LOT 11	11,367	6.142	11,367
LOT 12	11,367	6.142	11,367
LOT 13	11,367	6.142	11,367
LOT 14	11,367	6.142	11,367
LOT 15	11,367	6.142	11,367
LOT 16	11,367	6.142	11,367
LOT 17	11,367	6.142	11,367
LOT 18	11,367	6.142	11,367
LOT 19	11,367	6.142	11,367
LOT 20	11,367	6.142	11,367
LOT 21	11,367	6.142	11,367
LOT 22	11,367	6.142	11,367
LOT 23	11,367	6.142	11,367
LOT 24	11,367	6.142	11,367
LOT 25	11,367	6.142	11,367
LOT 26	11,367	6.142	11,367
LOT 27	11,367	6.142	11,367
LOT 28	11,367	6.142	11,367
LOT 29	11,367	6.142	11,367
LOT 30	11,367	6.142	11,367
LOT 31	11,367	6.142	11,367
LOT 32	11,367	6.142	11,367
LOT 33	11,367	6.142	11,367
LOT 34	11,367	6.142	11,367
LOT 35	11,367	6.142	11,367
LOT 36	11,367	6.142	11,367
LOT 37	11,367	6.142	11,367
LOT 38	11,367	6.142	11,367
LOT 39	11,367	6.142	11,367
LOT 40	11,367	6.142	11,367
LOT 41	11,367	6.142	11,367
LOT 42	11,367	6.142	11,367
LOT 43	11,367	6.142	11,367
LOT 44	11,367	6.142	11,367
LOT 45	11,367	6.142	11,367
LOT 46	11,367	6.142	11,367
LOT 47	11,367	6.142	11,367
LOT 48	11,367	6.142	11,367
LOT 49	11,367	6.142	11,367
LOT 50	11,367	6.142	11,367
LOT 51	11,367	6.142	11,367
LOT 52	11,367	6.142	11,367
LOT 53	11,367	6.142	11,367
LOT 54	11,367	6.142	11,367
LOT 55	11,367	6.142	11,367
LOT 56	11,367	6.142	11,367
LOT 57	11,367	6.142	11,367
LOT 58	11,367	6.142	11,367
LOT 59	11,367	6.142	11,367
LOT 60	11,367	6.142	11,367
LOT 61	11,367	6.142	11,367
LOT 62	11,367	6.142	11,367
LOT 63	11,367	6.142	11,367
LOT 64	11,367	6.142	11,367
LOT 65	11,367	6.142	11,367
LOT 66	11,367	6.142	11,367
LOT 67	11,367	6.142	11,367
LOT 68	11,367	6.142	11,367
LOT 69	11,367	6.142	11,367
LOT 70	11,367	6.142	11,367
LOT 71	11,367	6.142	11,367
LOT 72	11,367	6.142	11,367
LOT 73	11,367	6.142	11,367
LOT 74	11,367	6.142	11,367
LOT 75	11,367	6.142	11,367
LOT 76	11,367	6.142	11,367
LOT 77	11,367	6.142	11,367
LOT 78	11,367	6.142	11,367
LOT 79	11,367	6.142	11,367
LOT 80	11,367	6.142	11,367
LOT 81	11,367	6.142	11,367
LOT 82	11,367	6.142	11,367
LOT 83	11,367	6.142	11,367
LOT 84	11,367	6.142	11,367
LOT 85	11,367	6.142	11,367
LOT 86	11,367	6.142	11,367
LOT 87	11,367	6.142	11,367
LOT 88	11,367	6.142	11,367
LOT 89	11,367	6.142	11,367
LOT 90	11,367	6.142	11,367
LOT 91	11,367	6.142	11,367
LOT 92	11,367	6.142	11,367
LOT 93	11,367	6.142	11,367
LOT 94	11,367	6.142	11,367
LOT 95	11,367	6.142	11,367
LOT 96	11,367	6.142	11,367
LOT 97	11,367	6.142	11,367
LOT 98	11,367	6.142	11,367
LOT 99	11,367	6.142	11,367
LOT 100	11,367	6.142	11,367

### SEE POWER POLE SPECIFICATIONS

NO.	TYPE	NO.	SIZE	PER	CIRCUIT
1	4529972E	2	33kV	2	12kV
2	4529972E	2	33kV	2	12kV
3	4529972E	2	33kV	2	12kV
4	4529972E	2	33kV	2	12kV
5	4529972E	2	33kV	2	12kV
6	4529972E	2	33kV	2	12kV
7	4529972E	2	33kV	2	12kV
8	4529972E	2	33kV	2	12kV
9	4529972E	2	33kV	2	12kV
10	4529972E	2	33kV	2	12kV
11	4529972E	2	33kV	2	12kV
12	4529972E	2	33kV	2	12kV
13	4529972E	2	33kV	2	12kV
14	4529972E	2	33kV	2	12kV
15	4529972E	2	33kV	2	12kV

SEE TO BE CONVERTED UNDERGROUND THROUGH SITE PLANS ALONG WITH VERIZON TELEPHONE LINE - GAS SERVICE IS AVAILABLE AT UNION AND GRUWELL STREET

-EMAND SEWER MAIN AND WATER CONNECTIONS TO BE INSTALLED IN STEEL CASING WITHIN LOTS 1 AND 15

### VICINITY MAP:

NO SCALE  
RIVERSIDE COUNTY  
THOMAS DATE 2009 PAGE 8971, 8-7

### APPLICANT/OWNERS:

ZAHEN HOOGAKYAN ROAD  
FRANKLIN, TN 37064  
TEL: (615) 838-4820  
FAX: (901) 768-4801

### ENGINEER:

RDS AND ASSOCIATES  
30019 WILHIA CL  
THERMIDULA, CA 92592  
PH# (951) 981-7706

### APN:

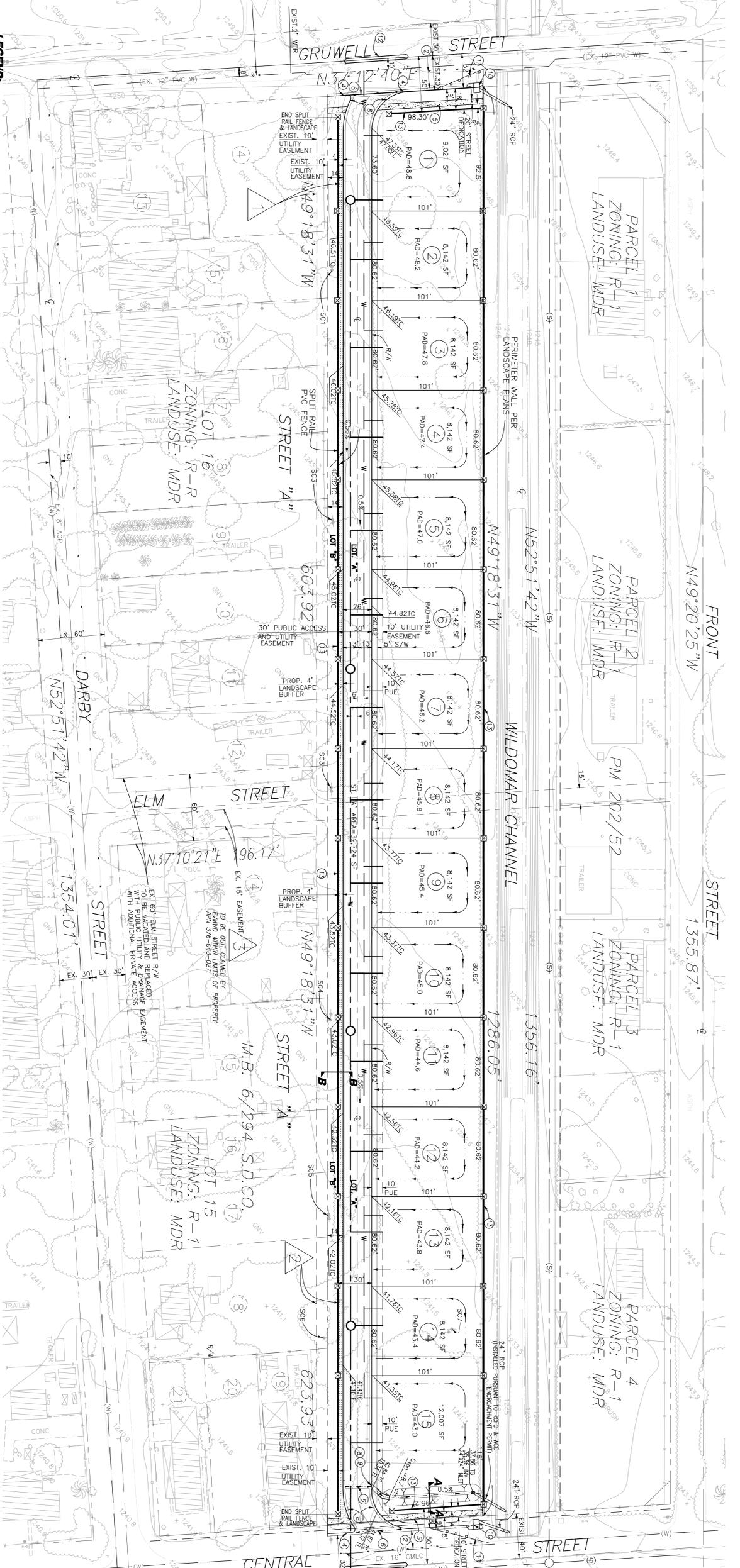
376-043-027

### SECTION A-A

NOT TO SCALE  
(VEGETATED SWALE AND DRAINAGE OUTLET MAINTAINED BY CITY (CSD))

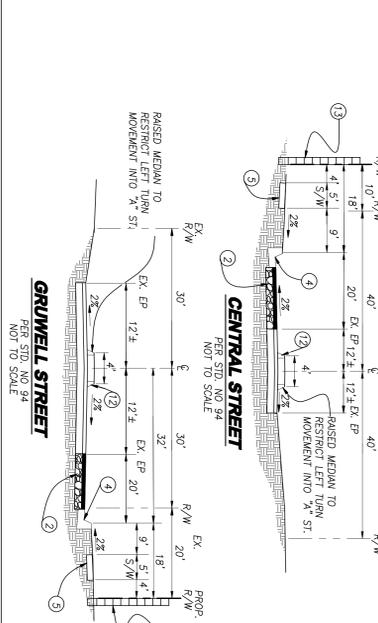
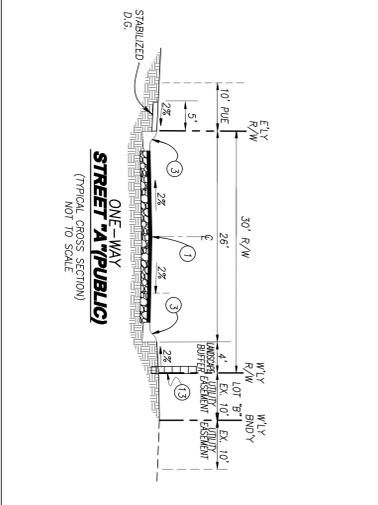
### SECTION B-B

NOT TO SCALE



### LEGEND:

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING FEATURES
- PROPOSED PROPERTY LINE
- EXIST FENCE
- FLOW LINE
- LOT NUMBER
- RIGHT OF WAY
- C/L = CENTER LINE
- CONTROL
- EX. BUILDING
- FIRE HYDRANT
- TREES
- SINGLE TREE
- PROPOSED PERIMETER WALL
- AND PULSTERS
- PROPOSED PVC SPLIT RAIL FENCE



### UTILITIES

DATE	REVISIONS
12/03/13	ADDRESS CITY COMMENTS
5/1/14	SHIFT R/WINE STREET 14' EASTERLY AND TRAIL, REMOVE PERIMETER WALL ALONG WESTERLY BOUNDARY, REPLACE C/D-R-C WITH STANDARD WATERMATIC
11/4/14	ADD ONE WAY PUBLIC STREET, ELIMINATE W/V TRAIL
3/4/15	ADD MEAN TO RESTRICT LEFT TURN MOVEMENT TO 'A' STREET

### 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 SAME, TOGETHER WITH ANY RIGHT, TITLE AND INTEREST IN THE TOWNSHIP AND SANITA FE RAILROAD COMPANY, LYING BETWEEN THE PERFORM AND AVENUE, WILL 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 PARCELS AND INTERESTS 5, 8 AS SHOWN ON SAID MAP, AND PARCELS AND INTERESTS 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 AS SHOWN ON SAID MAP, THROUGH 31 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SET FORTH IN FINAL ORDER OF PARTITION, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, NO. 2518 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### NOTES:

- NOT WITHIN A SPECIFIC PLAN.
- FEAR FLOOD ZONE 'X' (PARCEL 13 TO PARCEL 19)
- THIS IS NOT IN HIGH FIRE AREA.
- THIS IS NOT IN HIGH FIRE AREA.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE OR ONLY A PORTION THEREOF.
- SCHEDULE 'X' SUBDIVISION.
- THIS SITE IS NOT SUBJECT TO GEOLOGICAL HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE.

### ZONING:

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

### AGREEMENT

GROSS - 416 AC  
NET - 407 AC

### CITY OF WILDOMAR

SEN. AND  
C.O.  
COORD.  
SHT. 1 of 1  
JUNE 2015

RDS & ASSOCIATES  
30019 Wilhina Cl  
Thermidula, CA 92592  
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TENTATIVE TRACT MAP 33840  
APN# 376-043-027  
JUNE 24, 2015