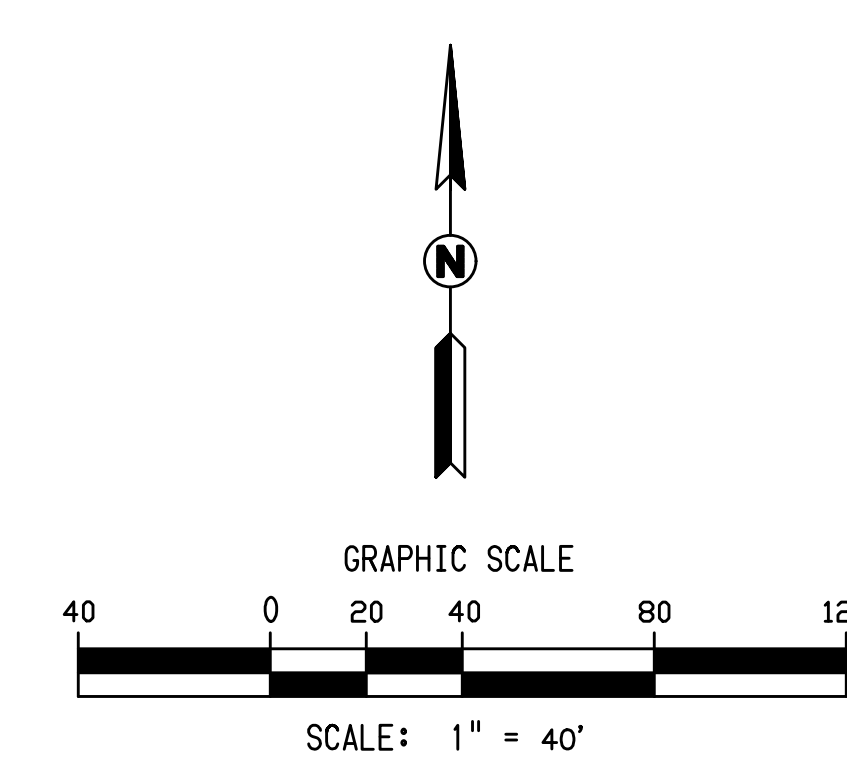


NOTES

- EXISTING SUBSTATION PARCEL (APN 229-020-35-00-5), PARCEL TO THE NORTH (APN 229-020-34-00-2), AND PARCEL TO THE SOUTH (APN 229-020-36-00-8).
- EXISTING ELEVATIONS WITHIN EXISTING SUBSTATION WILL BE HELD. EASTERLY EDGE CONDITION ELEVATIONS WERE HELD AND THE PAD WAS GRADED AT 1% FROM WEST TO EAST. PRELIMINARY RAW EARTHWORK: 33,900 C.Y. CUT, 27,500 C.Y. FILL AND 6,400 C.Y. EXPORT. EARTHWORK DOES NOT INCLUDE SPOILS FROM EQUIPMENT FOUNDATIONS, PAVEMENT STRUCTURAL, ETC.
- EXISTING HYDROLOGY WAS BASED UPON THE FLOOD INSURANCE STUDY (FIS) #06029CV001B, KERN COUNTY CALIFORNIA, FEMA, OCT. 21, 2021, Q100 WAS DETERMINED TO BE 3,600 CFS (SEE PRELIMINARY DRAINAGE REPORT).
- CONSTRUCT AN OFF-SITE CONCRETE DRAINAGE CHANNEL AND CONCRETE BERM AROUND THE SOUTHERLY, WESTERLY AND NORTHERLY PROPERTY LINES FOR FLOOD PROTECTION. PROPOSED CHANNEL DIMENSIONS ARE B=30', H=8' AND 2-2:1 AND ADJACENT FLOOD PROTECTION BERM IS 3' HIGH WITH 2:1 SIDE SLOPES AND A 4' TOP WIDTH. TOTAL LENGTH OF CHANNEL IS 1,870 LINEAL FEET. THE CHANNEL WILL OUTLET TO A WEIR AND CROSS 90TH STREET (HACIENDA BLVD.) VIA A WEIR CROSSING. A FENCE WILL BE CONSTRUCTED ADJACENT TO THE CONCRETE CHANNEL FOR FALL PROTECTION. SEE ENVIRONMENTAL SHOULD PROVIDE INPUT ON THE FENCE TYPE TO PREVENT WILDLIFE FROM ENTERING THE CONCRETE CHANNEL. VEHICULAR RAMPS (3) AND PEDESTRIAN STAIRCASES (2) HAVE BEEN PROVIDED FOR ACCESS TO THE BOTTOM OF THE CONCRETE CHANNEL FOR MAINTENANCE PURPOSES. THE BOTTOM OF THE CONCRETE CHANNEL SHOULD BE CONSTRUCTED AT A SUFFICIENT THICKNESS TO SUPPORT MAINTENANCE VEHICLES.
- CONSTRUCT A 5' WIDE AND 1' DEEP CHANNEL ALONG THE EASTERLY SIDE OF THE SUBSTATION WITH 2'x4' CULVERTS UNDER DRIVEWAYS TO PROVIDE SUBSTATION ACCESS FROM 90TH STREET (HACIENDA BLVD.). CHANNEL AND CULVERTS WILL DRAIN ON-SITE FLOWS, AND FLOW INTO A DETENTION/WATER QUALITY BASIN BETWEEN THE EASTERLY SUBSTATION FENCE AND 90TH STREET.
- CITY OF CALIFORNIA CITY CIRCULATION PLAN CLASSIFIES HACIENDA BLVD. AS AN ARTERIAL WITH AN EQUESTRIAN TRAIL. PER THE CITY OF CALIFORNIA CITY STANDARD PLAN R4, THE HALF RIGHT-OF-WAY WIDTH OF HACIENDA BLVD. IS 55'. FROM THE CITY OF CALIFORNIA GENERAL PLAN, SECTION 3.12 "EQUESTRIAN TRAILS AND ROADWAY USE", AN ADDITIONAL 5' IS REQUIRED FOR AN EQUESTRIAN TRAIL RESULTING IN A 60' HALF RIGHT-OF-WAY WIDTH. DRAINAGE IMPROVEMENTS BETWEEN THE PROPOSED SUBSTATION FENCE AND THE EASTERLY LOT HAVE BEEN SET BACK AT A MINIMUM 60' FROM THE EASTERLY PROPERTY LINE. IT IS ASSUMED THAT NO IMPROVEMENTS TO 90TH STREET (HACIENDA BLVD.) WILL BE NECESSARY. NEW ASPHALT DRIVEWAYS TO THE EXISTING STREET EASEMENT BEING 25' WEST OF THE EASTERLY PROPERTY LINE, AGGREGATE BASE TO BE USED WITHIN EXISTING 25' ROAD EASEMENT.
- NEW SUBSTATION BETA FENCE 8 FEET HIGH WILL BE CONSTRUCTED. AN ADDITIONAL 8 FOOT HIGH CHAIN LINK FENCE WITH BARBED WIRE WILL BE CONSTRUCTED AROUND THE PROPOSED CONSTRUCTION AND LAY DOWN YARD.
- PRELIMINARY PLOT PLAN DATED 2023-0504 FROM SOUTHERN CALIFORNIA EDISON WAS USED FOR THE SITE DEVELOPMENT PLAN DESIGN.
- A 50' TEMPORARY ACCESS BUFFER IS DEPICTED ON THE SITE DEVELOPMENT PLAN AROUND THE PROJECT SITE AT THE REQUEST OF SCE CONSTRUCTION.
- REAL PROPERTIES SURVEYING AND MAPPING PROVIDED TOPOGRAPHIC LAND SURVEY FOR CAL CITY UPGRADE DATED 11/12/21 W.O. NO.: 802092247
- TOTAL PROJECT AREA IS APPROXIMATELY EQUAL TO 668,400 S.F. (15.3 ACRES). IMPERVIOUS AREA IS APPROXIMATELY 168,000 S.F. (3.9 ACRES).
- LANDSCAPE IS NOT A PART OF SCOPE OF WORK.



-NOT FOR CONSTRUCTION-

PREPARED BY:
 WILSON MIKAMI CORPORATION
 9 CORPORATE PARK, SUITE 100
 IRVINE, CA 92606
 T: 949-679-0090

LOCATION: CAL CITY SUBSTATION

SITE DEVELOPMENT PLAN

3	REVISE TEXT LABELS	8/8/23
2	UPDATE TO PLOT PLAN	5/9/23
1	REPLACE BATHROOM AND PIPING W/ PORTA POTTY	11/16/22
0	APPROVED DRAFT SUBSTATION UPGRADE SUBMITTAL	4/26/22
NO.	REVISIONS	DATE



S:\0404-00\dwg\PRE\0006_CalCity_SDP.dwg 8/08/23

REVISE ON AUTOCAD SYSTEM ONLY