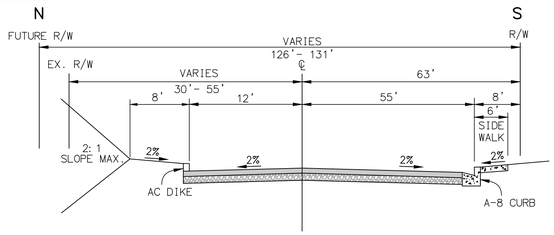
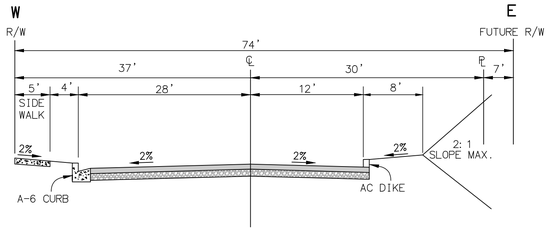


CLINTON KEITH ROAD
152' R/W URBAN ARTERIAL HIGHWAY (PUBLIC)
NOT TO SCALE



YAMAS DRIVE
74' R/W COLLECTOR STREET (PUBLIC)
NOT TO SCALE

PROJECT SUMMARY:

GROSS AREA	19.4 AC
LOT 1 (COMMERCIAL SITE)	9.8 AC
LOT 2 (APARTMENT SITE)	8.5 AC
LOT C (DRAINAGE / DETENTION)	1.1 AC
LOT 1:	
GROSS AREA	9.8 AC
NET USEABLE AREA	4.8 AC
PUBLIC PARK	1.9 AC
PRESERVED OAK AREA	1.3 AC
SLOPE	0.4 AC
PUBLIC ROADS	1.4 AC
TOTAL FLOOR AREA	±55,000 SF
PARKING REQUIRED	285 SPACES (5.5/1,000 SF)
PARKING PROVIDED	286 SPACES
LOT 2:	
GROSS AREA	8.1 AC
NET USEABLE AREA	6.8 AC
SLOPE	0.6 AC
PUBLIC ROADS	0.7 AC
TOTAL YIELD	162 UNITS
	20 DU/AC
1 BED (735 SF)	48 UNITS (30%)
2 BED (1064 SF)	90 UNITS (56%)
3 BED (1281 SF)	24 UNITS (14%)
PARKING REQUIRED	
1 BED (1.25 SPACES/UNIT)	60 SPACES
2 BED (2.25 SPACES/UNIT)	203 SPACES
3 BED (2.75 SPACES/UNIT)	66 SPACES
TOTAL	329 SPACES
PARKING PROVIDED	329 SPACES
-CARPORT	162 SPACES
-OPEN	167 SPACES
LOT "C":	
GROSS AREA = NET AREA	1.4 AC

OPEN SPACE:
*ASSUMES 3.29 PEOPLE /DU
*3.0 AC/1,000 PEOPLE REQ'D

162 DU X 3.29 PEOPLE/DU=533 PEOPLE
533 PEOPLE X 3.0 AC/1,000 PEOPLE= **1.6 AC REQ'D**

PROVIDED

-PUBLIC PARK	1.9 AC
-APARTMENT O.S.	0.5 AC
-OAK GROVE AREA	1.3 AC

CONCEPTUAL GRADING AND SITE PLAN

FOR
GROVE PARK
TPM 36673
WILDOMAR, CALIFORNIA

GENERAL DESCRIPTION

1. EXISTING GENERAL PLAN: BP AND HHDR
2. PROPOSED GENERAL PLAN: CR AND HHDR
3. EXISTING ZONING: R-R AND R-4
4. PROPOSED ZONING: R-4 AND CPS
5. EXISTING LAND USE: VACANT
6. PROPOSED LAND USE: APARTMENTS / COMMERCIAL / OPEN SPACE
7. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
8. ALL UTILITIES WILL BE UNDERGROUND
   GAS ---------- SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC ---------- SOUTHERN CALIFORNIA EDISON
   TELEPHONE ---------- VERIZON
   CATV ---------- TIME-WARNER
9. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
10. PROPOSED NUMBER OF LOTS: 2
11. THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
12. THOMAS BROTHER'S GUIDE - PAGE 927, H-1
13. THE PROJECT SITE CONTAINS: 19.35 ACRES GROSS (RECORDED)
    17.6 ACRES NET (RECORDED)
14. THE SUBJECT PROPERTIES ARE NOT WITHIN A FEMA FLOOD HAZARD AREA.
15. ALL UTILITIES SHOWN HEREON ARE PER RECORD UTILITY PLANS AND SHOULD BE VERIFIED BY A FIELD SURVEY PRIOR TO CONSTRUCTION.
16. SEISMIC FAULTS MAY BE PRESENT ON SITE. REFER TO GEOTECHNICAL REPORT.

LEGAL DESCRIPTION FOR APN # 380-250-003

PARCEL 6 OF PARCEL MAP NO. 9637, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 58, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

RIV. CO. BM. # T-58-81
ELEVATION=1215.467
DATUM=NGVD29

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2007.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVLS BEING N05-05-38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

ASSESORS PARCEL NUMBERS

380-250-003

PROPOSED EASEMENT NOTES:

1. INDICATES AN EASEMENT FOR ACCESS AND UTILITY PURPOSES TO BE RESERVED ON FINAL MAP.
2. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED ON FINAL MAP.

EXISTING EASEMENT NOTES

(A) AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES RECORDED MARCH 2, 1977, AS INSTRUMENT NO. 77-34360 OFFICIAL RECORDS, AND SHOWN ON PARCEL MAP 9637.

(B) AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS.

(C) AN EASEMENT FOR CLINTON KEITH ROAD WIDENING TO THE COUNTY OF RIVERSIDE RECORDED MARCH 27, 1991 AS INSTRUMENT NO. 91-000099150 OF OFFICIAL RECORDS.

UNADJUSTED EARTHWORK QUANTITIES

CUT : 67,200 C.Y.
FILL: 145,500 C.Y.
NET: 78,300 C.Y. (RAW IMPORT)

SOURCE OF TOPOGRAPHY

ASSOCIATED DATA COMPILED FROM AERIAL PHOTOGRAPHY DATED 01-22-13 BY:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
Ph (951) 687-4252 Fx (951) 687-4120
ias@inlandaerial.com

JOB ADDRESS

THE SITE IS BORDERED BY CLINTON KEITH ROAD TO THE NORTH, FUTURE YAMAS DR. EXTENSION TO THE EAST AND A VACANT LOT WITH INLAND VALLEY DR. TO THE WEST.

OWNER / APPLICANT

STRATA KEITH, LLC
4370 LA JOLLA VILLAGE DRIVE
SUITE 960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

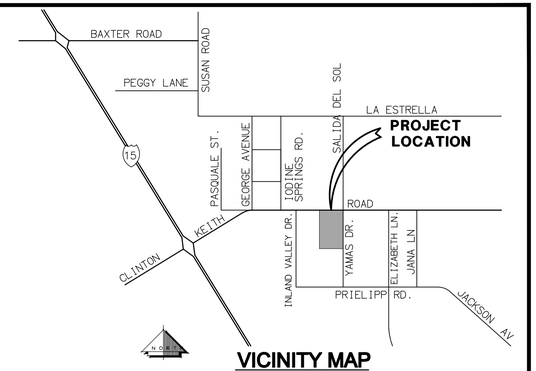
SOILS ENGINEER

GEOCON WEST, INC.
41571 CORNING PLACE, SUITE 101
MURRIETA, CA 92562-7065
TEL: (951) 304-2300
FAX: (951) 304-2392

LIGHTING REQUIREMENTS

AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:

1. APPLICABLE CITY AND COUNTY LIGHTING STANDARDS INCLUDING COUNTY OF RIVERSIDE ORDINANCE 655 (PALOMAR LIGHTING DISTRICT).
2. IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
3. FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
4. LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.



VICINITY MAP

NOT TO SCALE

TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTION 31
THOMAS GUIDE RIV CO 2008
927 G1

LEGEND

RIDGELINE	R
TOP OF SLOPE	TS
TOP OF CURB	TC
FLOW LINE	FL
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
FINISHED SURFACE	FS
GRADE BREAK	GB
FIRE HYDRANT	FH
STREET LIGHT	ST. LT.
CURB & GUTTER	C&G
SIDEWALK	S/W
STORM DRAIN	SD
EXISTING	EX
PROPOSED	PROP
DOUBLE CHECK DETECTOR ASSEMBLY	DCDA
DOMESTIC WATER	DW
CATCH BASIN	CB
SANITARY SEWER	SS
MANHOLE	MH

LEGEND, CONT'D

FINISHED CONTOUR	1340
EXISTING CONTOUR	1340
TOP	
TOE	
LOT NUMBERS	LOT 1
BUILDING NUMBERS	25
FINISH FLOOR ELEVATION	FF = 1345.25
PAD ELEVATION	PE = 1344.5
PROPOSED FINISHED GRADE	17.0
PROPOSED RATE OF GRADE	1.0%
RIGHT OF WAY	
CENTERLINE	
PROPOSED EASEMENT	
RIDGE LINE/GRADE BREAK	
DAYLIGHT LINE	
PROPOSED STORM DRAIN	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
SIDEWALK	
FIRE HYDRANT	
MANHOLE	
ADA PARKING STALL	
ELECTRIC VEHICLE PARKING STALL	E
FENCE	
COVERED PARKING	

PLANNING APPLICATION NO. 14-0069

05/11/2015

RBF CONSULTING
A Baker Company

GROVE PARK
CONCEPTUAL GRADING PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 1 OF 4 SHEETS

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APN 362-250-025

APN 362-250-015

APN 362-150-026

APN 380-250-002

APN 380-250-004

CLINTON KEITH RD

YAMAS DR

LIMITS OF GRADING

PROP AC DIKE

OPEN ACCESS NO GATE

TRACT BOUNDARY

PROP. R/W

EX. R/W

1
FF=1375.25
PE=1374.5
6,000 SF

2
FF=1376.85
PE=1376.1
6,000 SF

3
FF=1374.25
PE=1373.5
8,000 SF

4
FF=1372.55
PE=1371.8
35,000 SF

5
FF=1343.95
PE=1343.2
COVERED PKG. (TYP.)**

6
FF=1345.65
PE=1344.9

7
FF=1341.85
PE=1341.1

LOT 1

LOT 2

PROPOSED BIORETENTION PLANTER
PLANTER BOTTOM = 1353.0

PROP. SUBSURFACE DETENTION UNITS

PUBLIC PARK AND TRAILHEAD

ONE WAY EXIT AND EVA/GATE WITH KNOX BOX

RET. WALL

PRESERVE AREA DELINEATION

FENCE PER LANDSCAPE ARCHITECT PLAN

V-DITCH

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

FIRE ACCESS TYPICAL TURNING TEMPLATE
NOT TO SCALE

SCALE: 1"=40'

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION D-D
NOT TO SCALE

PLANNING APPLICATION NO. 14-0069

CITY OF WILDOMAR

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GROVE PARK
CONCEPTUAL GRADING PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

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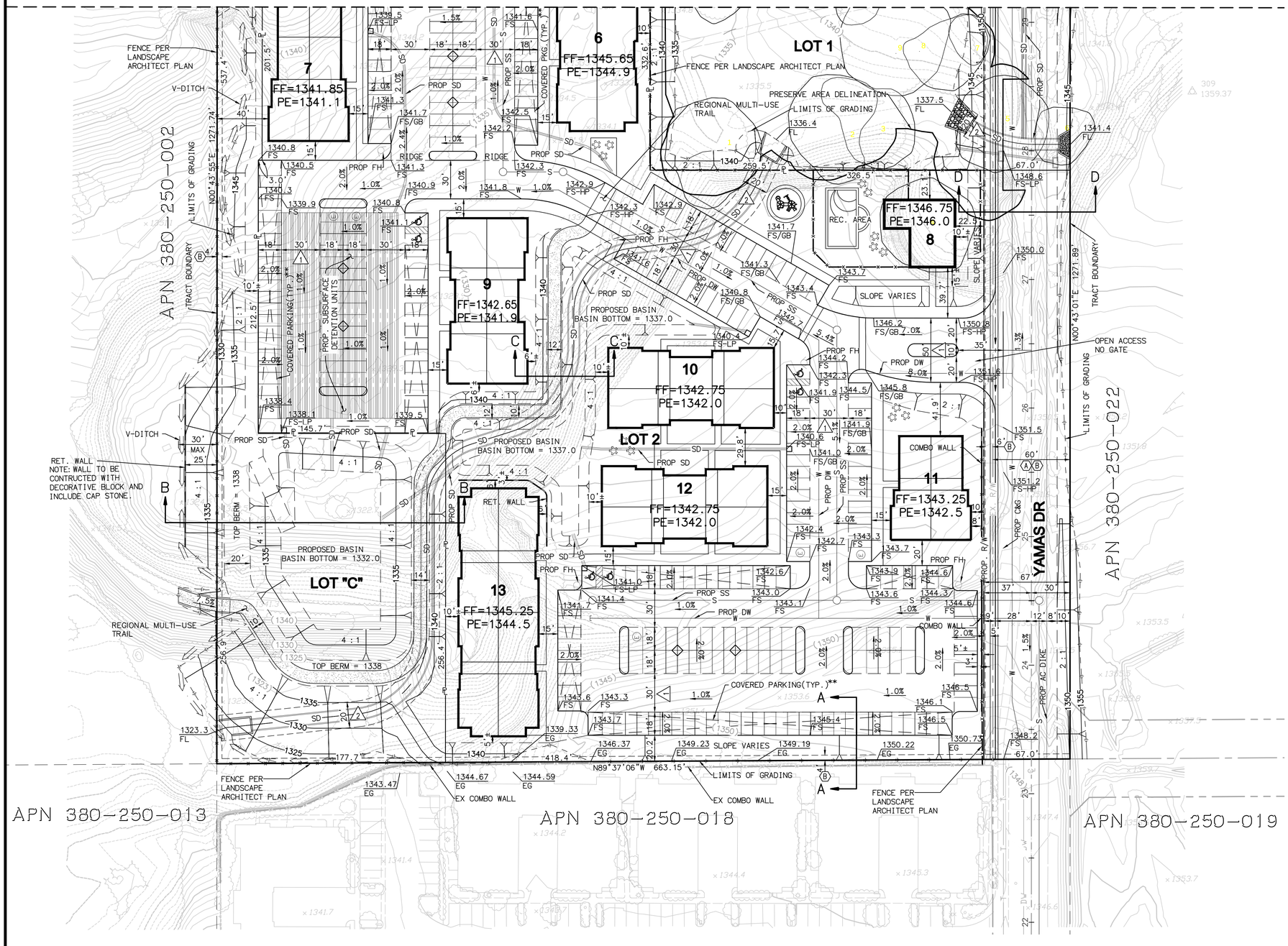
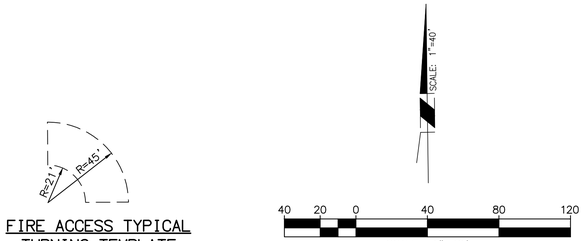
SHEET 2 OF 4 SHEETS

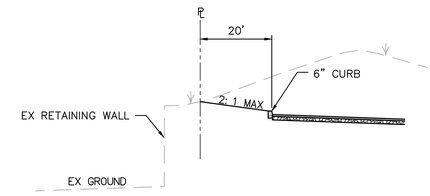
H:\PDATA\135556\CADD\LAND\DLV\GRADING\CONCEPTUAL\135556-CG-002.DWG TBURNSIDE 7/22/15 3:00 PM

MATCHLINE SEE SHEET 2

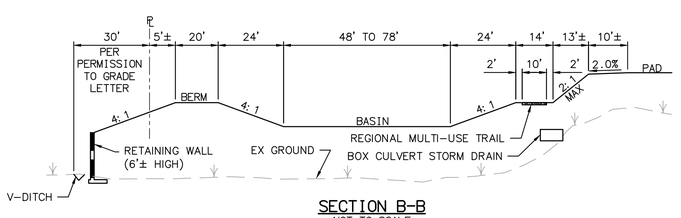




FIRE ACCESS TYPICAL TURNING TEMPLATE
NOT TO SCALE



SECTION A-A
NOT TO SCALE



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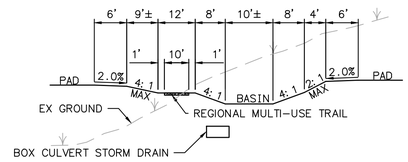
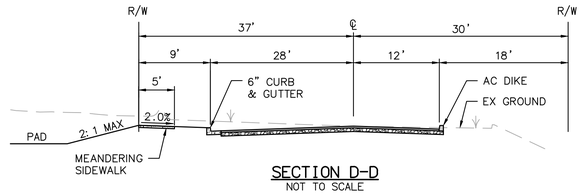
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

PLANNING APPLICATION NO. 14-0069

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CONCEPTUAL GRADING PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

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SHEET 3 OF 4 SHEETS

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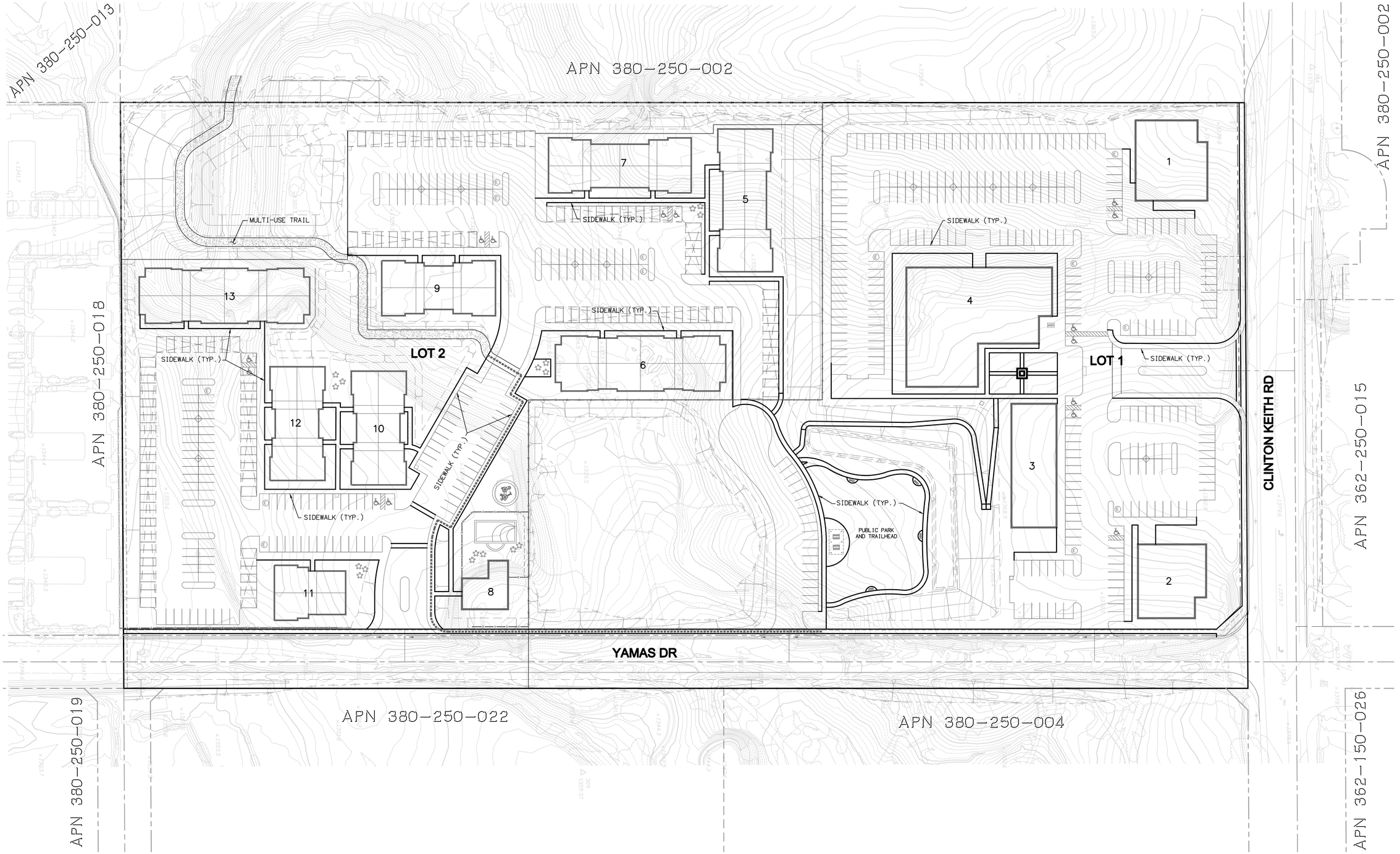

LEGEND

- SIDEWALK
- MULTI-USE TRAIL
- ADA PARKING
- ELECTRIC VEHICLE PARKING
- COVERED PARKING
- MULTI-USE TRAIL CONNECTION

SCALE: 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

PLANNING APPLICATION NO. 14-0069

CITY OF WILDOMAR

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GROVE PARK
PEDESTRIAN CIRCULATION EXHIBIT
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

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SHEET 4 OF 4 SHEETS

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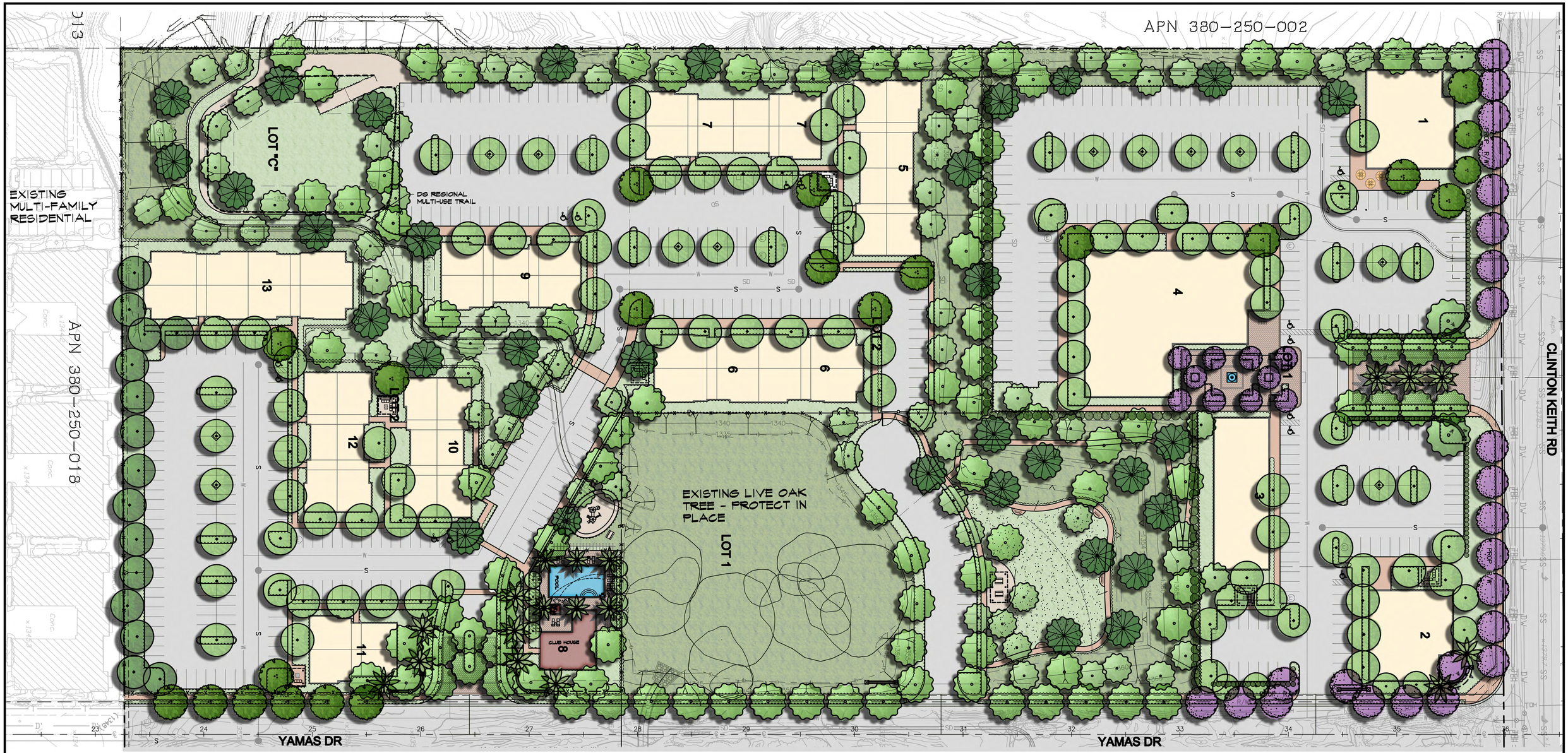

SCALE: 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

PLANNING APPLICATION NO. 14-0069

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3592
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

CITY OF WILDOMAR
Est. 1886 Inc. 2008
Tradition - Opportunity - Progress

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GROVE PARK
CONCEPTUAL LANDSCAPE PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

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SHEET 7 OF 7 SHEETS

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PICNIC TABLE EXAMPLES

BENCH EXAMPLES

TRASH RECEPTACLE EXAMPLES

CONCRETE PAVER EXAMPLES

STAMPED CONCRETE EXAMPLES

PLANNING APPLICATION NO. 14-0069

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC.NO. 3152
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

CITY OF WILDOMAR
Est. 1880 Inc. 2008
Business • Opportunity • Progress

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A Baker Company

GROVE PARK
PARK SITE FURNISHINGS AND ENRICHED PAVEMENT EXAMPLES
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 6 OF 7 SHEETS

C:\USERS\JENHUA.HAN\DESKTOP\WORK FILE\GROVE PARK\FURNISHINGS\133556-LS FURNISHING.DWG JENHUA.HAN 12/16/15 11:02 pm