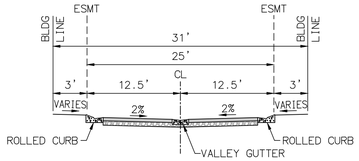
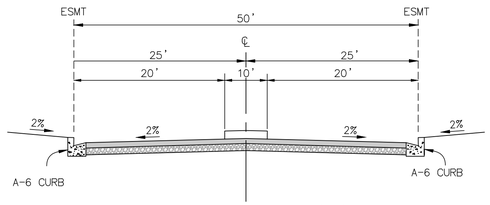
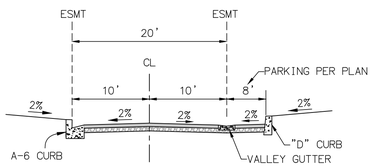
CONCEPTUAL GRADING AND SITE PLAN
FOR
PRIELIPP ROAD PROJECT
TTM 36672
WILDOMAR, CALIFORNIA



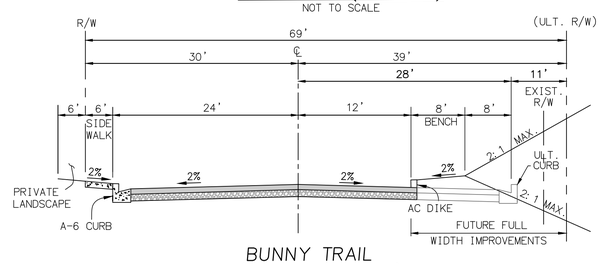
TYPICAL MOTOR COURT SECTION
(PRIVATE)
(BUILDING DRIVE AISLES)
NOT TO SCALE



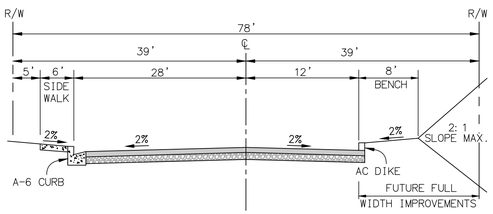
TYPICAL STREET "A"
50' ESMT (PRIVATE)
NOT TO SCALE



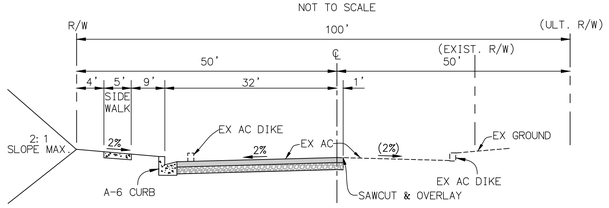
TYPICAL STREETS "B" & "C"
20' ESMT (PRIVATE)
NOT TO SCALE



BUNNY TRAIL
60' R/W (PUBLIC)
MODIFIED CITY STANDARD NO. 111
NOT TO SCALE



ELIZABETH LANE
78' R/W (PUBLIC)
CITY STANDARD NO. 111
NOT TO SCALE



PRIELIPP ROAD (PUBLIC)
CITY STANDARD NO. 94
NOT TO SCALE

PROJECT SUMMARY:

GROSS SITE AREA:	20.21 ACRES
RETENTION	1.50 ACRES
PUBLIC ROADS	2.34 ACRES
DWELLING UNITS	224 DU
DENSITY	11.1 DU/ACRE
TOWNHOMES	
AREA	11.5 ACRE (NET)
ACTIVE OPEN SPACE	
– REQUIRED	1.3 ACRES*
– PROVIDED	1.3 ACRES
SLOPE	0.81 ACRES

*ACTIVE OPEN SPACE ASSUMES 3.29 PPL/DU
& 3 ACRES OPEN SPACE/1,000 PPL REQUIRED

2 STORY TOWNHOMES	138 UNITS
PLAN-1 (2BR+2.5BA/1405 S.F.)	42 UNITS (30%)
PLAN-2 (3BR+2.5BA/1463 S.F.)	40 UNITS (30%)
PLAN-3 (3BR+2.5BA/1658 S.F.)	56 UNITS (40%)
DENSITY	11.1 DU/ACRE (NET)
PARKING REQUIRED	
2BR (2.25/DU) – 42 UNITS	95 SPACES
3BR (2.75/DU) – 96 UNITS	264 SPACES
TOTAL REQUIRED	359 SPACES
PARKING PROVIDED	359 SPACES
OPEN STALLS	83 SPACES
GARAGE STALLS	276 SPACES
SENIOR LIVING	
AREA	4.87 ACRES (NET)
RECREATION AREA	0.33 ACRES
UNITS	
– SKILLED NURSING	32 UNITS
– ASSISTED LIVING	54 UNITS
TOTAL	86 UNITS
DENSITY	17.7 DU/ACRE (NET)
PARKING REQUIRED (1.0 SPACES / UNIT)	86 SPACES
TOTAL PROVIDED (GUEST/EMPLOYEES)	88 SPACES (1.0 SPACES / UNIT)

OCCUPANCY CLASSIFICATION:	
TOWNHOMES	R-2
CLUBHOUSE (TOWNHOMES)	A-3
SENIOR LIVING	R2.1, SPRINKLERED
TYPE OF CONSTRUCTION:	
TOWNHOMES	TYPE VB
CLUBHOUSE (TOWNHOMES)	TYPE VB
SENIOR LIVING	TYPE V, 1 HR, SPRINKLERED
BUILDING HEIGHT:	
TOWNHOMES	30' MAX (2 STORY)
SENIOR LIVING	35' MAX (1 & 2 STORY)

GENERAL DESCRIPTION

1. EXISTING GENERAL PLAN: BP – BUSINESS PARK
2. EXISTING ZONING: R-R – RURAL RESIDENTIAL
3. PROPOSED ZONING: R-3 – GENERAL RESIDENTIAL
4. EXISTING LAND USE: VACANT
5. EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL
6. PROPOSED LAND USE: CR AND HDR
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: 3
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 (2006 EDITION)
13. THE PROJECT SITE CONTAINS: 20.21 ACRES GROSS
    17.87 ACRES NET
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 STUDY.

LEGAL DESCRIPTION FOR APN # 380-250-023

PARCEL 4 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

CITY 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

380-250-023

PROPOSED EASEMENT NOTES:

(1) INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON FINAL MAP.

(2) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED ON FINAL MAP.

EXISTING EASEMENT NOTES

(A) ROAD EASEMENT AS SHOWN ON PARCEL MAP 9637, PMB 58/1-5.

(B) ROAD EASEMENT AS SHOWN ON PARCEL MAP 9637, PMB 58/1-5. BUNNY TRAIL WAS VACATED BY RESOLUTION 2007-045, RECORDED 10/4/2007 AS INSTRUMENT NO. 2007-0619517 O.R. THE VACATION DID RESERVE AN EASEMENT FOR ANY PUBLIC UTILITIES.

(C) EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 12/13/1978 AS INSTRUMENT NO. 78-261602 O.R.

(D) EASEMENT FOR PUBLIC UTILITY PURPOSES TO GENERAL TELEPHONE COMPANY RECORDED 2/16/1979 AS INSTRUMENT NO. 79-33297 O.R.

(E) EASEMENT FOR ROAD, DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES TO CALIFORNIA OAKS CO. RECORDED 5/27/1987 AS INSTRUMENT NO. 87-147796 O.R.

(F) EASEMENT FOR DRAINAGE AND FLOWAGE PURPOSES TO CALIFORNIA OAKS CO. RECORDED 5/27/1987 AS INSTRUMENT NO. 87-147797 O.R.

(G) EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES TO CALIFORNIA OAKS CO. RECORDED 4/24/1989 AS INSTRUMENT NO. 89-130127 O.R.

ADJUSTED EARTHWORK QUANTITIES

RAW:	CUT :	140,307 C.Y.	FILL:	98,269 C.Y.
REMEDIAL:	CUT :	124,931 C.Y.	FILL:	124,930 C.Y.
SHRINKAGE:			FILL:	7,542 C.Y.
TOTAL:	CUT :	265,238 C.Y.	FILL:	230,741 C.Y.
NET:		34,497 C.Y. (EXPORT)		

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 PRIELIPP ROAD TO THE SOUTH, FUTURE BUNNY TRAIL TO THE NORTH AND FUTURE ELIZABETH LANE TO THE EAST.

OWNER / APPLICANT

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

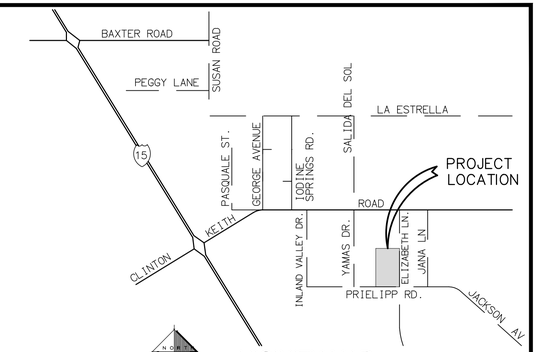
SOILS ENGINEER

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 H1

LEGEND

TOP OF CURB	TC
FLOW LINE	FL
HIGH POINT	HP
LOW POINT	LP
FINISHED SURFACE	FS
CURB & GUTTER	C&G
ASPHALT CONCRETE	AC
STORM DRAIN	SD
EXISTING	EX
PROPOSED	PROP
DOMESTIC WATER	DW
CATCH BASIN	CB
SANITARY SEWER	SS
FINISHED CONTOUR	1350
EXISTING CONTOUR	(1350)
TOP	
TOE	
LOT NUMBERS	**LOT 1**
BUILDING NUMBERS	25
FINISH FLOOR ELEVATION	FF = 1351.17
PAD ELEVATION	PAD = 1350.5
PROPOSED FINISHED GRADE	56.0
PROPOSED RATE OF GRADE	1.0%
TRACT BOUNDARY	
RIGHT OF WAY	
CENTERLINE	
PROPOSED LOT LINE	
PROPOSED EASEMENT	
EXSITING EASEMENT	
RIDGE LINE/GRADE BREAK	
DAYLIGHT LINE	
PROPOSED STORM DRAIN	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
SIDEWALK	
SIDE YARD FENCES	
RETAINING WALL	
FIRE HYDRANT	
MANHOLE	
SD CATCH BASIN	
TRASH BIN	
ADA PARKING	

07/13/15

PLANNING APPLICATION NO. 14-0040

RBF CONSULTING
A Baker Company

PRIELIPP
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 3 SHEETS

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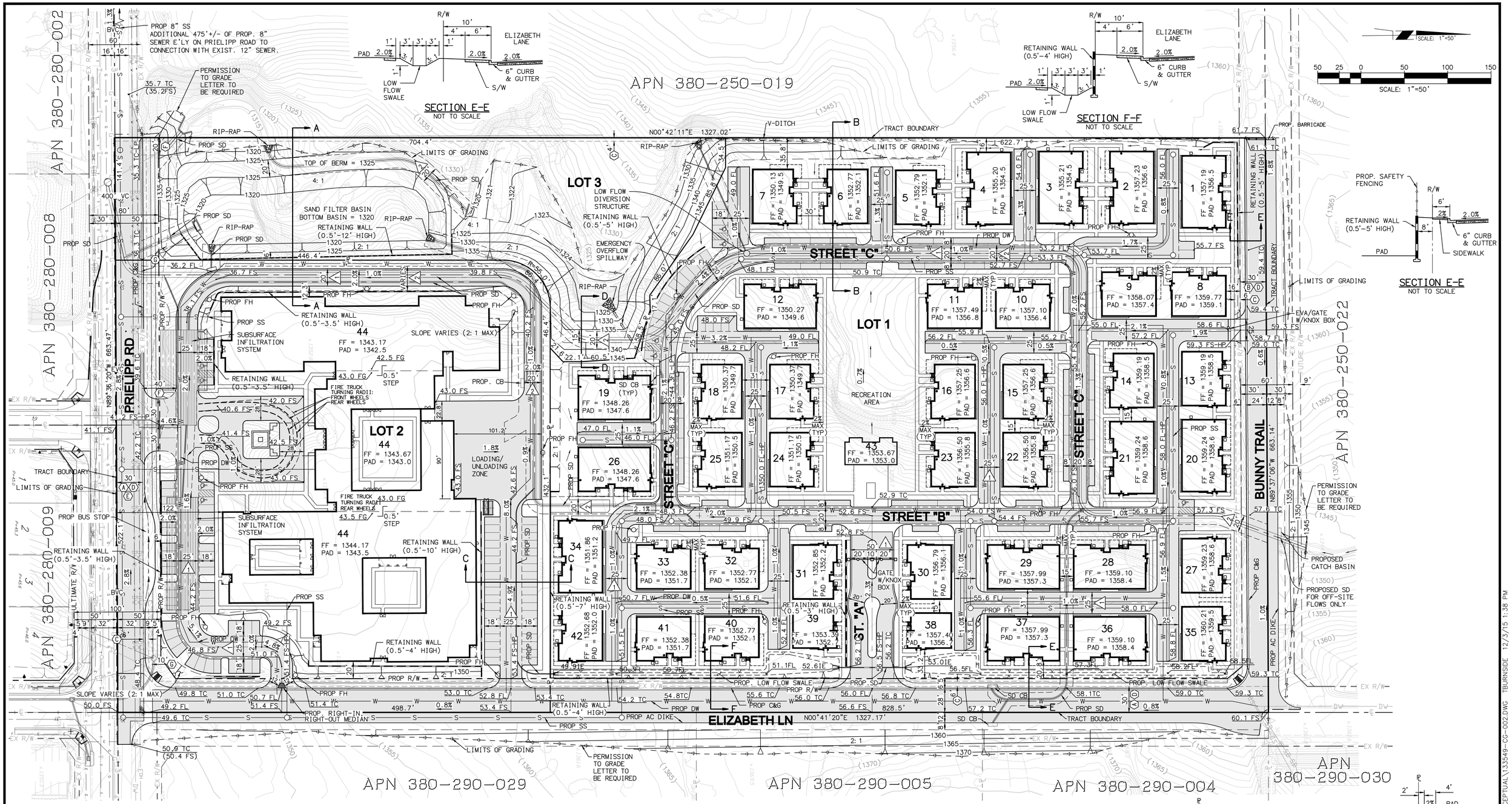

RBF CONSULTING
A Baker Company

PRIELIPP
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

PLANNING APPLICATION NO. 14-0040

SHEET 2 OF 3 SHEETS

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APN 380-250-019

APN 380-280-002

APN 380-280-008

APN 380-280-009

APN 380-250-022

APN 380-290-029

APN 380-290-005

APN 380-290-004

APN 380-290-030

LOT 3

LOT 1

LOT 2
44

PRIELIPP RD

STREET "C"

STREET "B"

STREET "A"

BUNNY TRAIL

ELIZABETH LN

LEGEND

SIDEWALK

SCALE: 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

PLANNING APPLICATION NO. 14-0040

RBF CONSULTING
A Baker Company

PRIELIPP
PEDESTRIAN CIRCULATION EXHIBIT
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 3 OF 3 SHEETS

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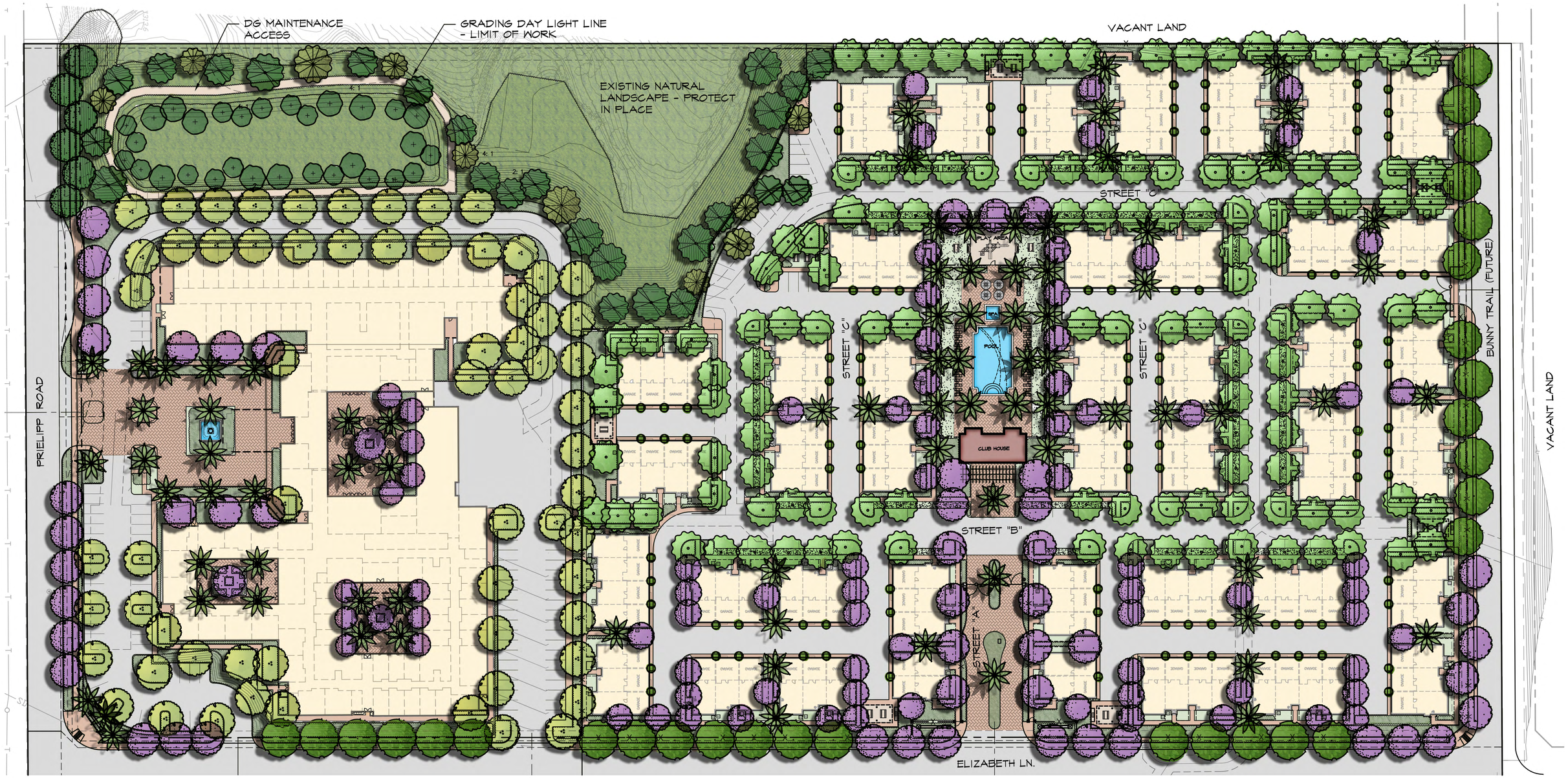

SCALE: 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3352
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

CITY OF WILDOMAR
Est. 1886 Inc. 2008
Tradition • Opportunity • Prosperity

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PRIELIPP ROAD PROJECT

CONCEPTUAL LANDSCAPE PLAN
CITY OF WILDOMAR – COUNTY OF RIVERSIDE

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951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 12 OF 12 SHEETS

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