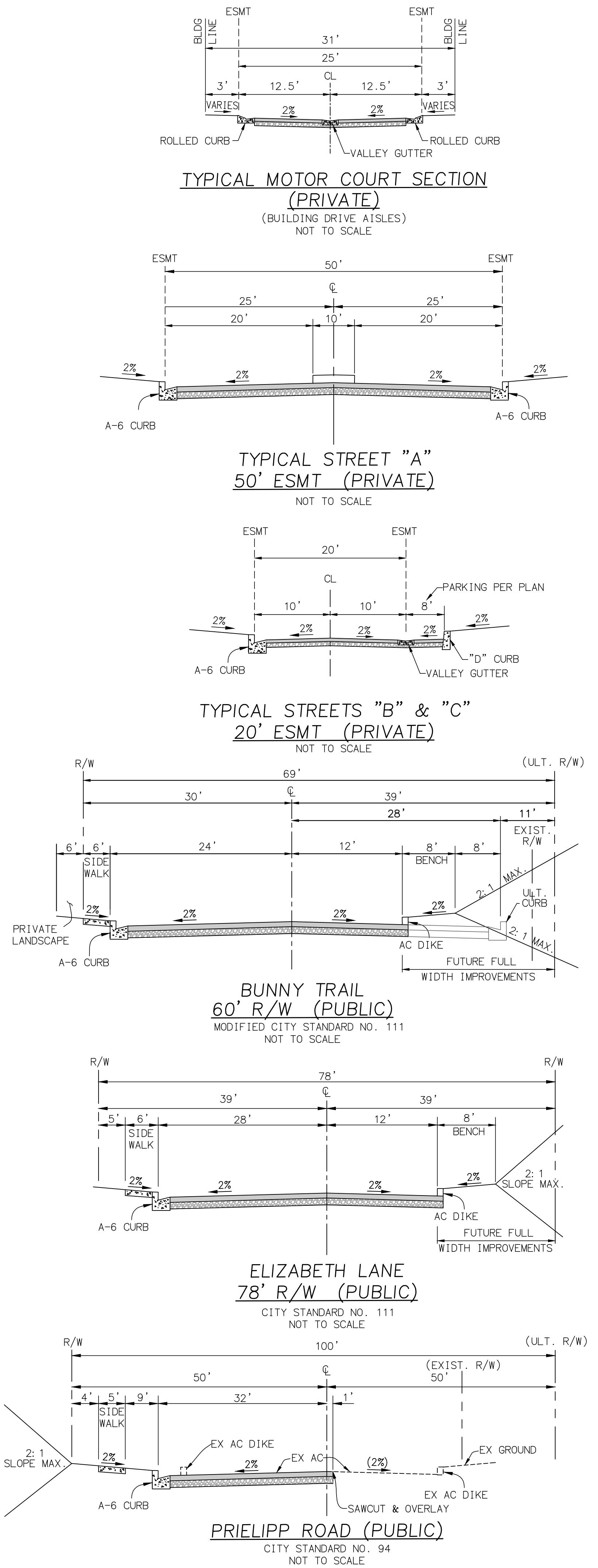


CONCEPTUAL GRADING AND SITE PLAN

FOR PRIELIPP ROAD PROJECT TTM 36672 WILDOMAR, CALIFORNIA



PROJECT SUMMARY:

GROSS SITE AREA:
RETENTION
PUBLIC ROADS
DWELLING UNITS
DENSITY

20.21 ACRES
1.50 ACRES
2.34 ACRES
224 DU
11.1 DU/ACRE

TOWNHOMES
AREA
ACTIVE OPEN SPACE
- REQUIRED
- PROVIDED
SLOPE

11.5 ACRE (NET)
1.3 ACRES*
1.3 ACRES
0.81 ACRES

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

2 STORY TOWNHOMES
PLAN-1 (2BR+2.5BA/1405 S.F.)
PLAN-2 (3BR+2.5BA/1463 S.F.)
PLAN-3 (3BR+2.5BA/1658 S.F.)

138 UNITS
42 UNITS (30%)
40 UNITS (30%)
56 UNITS (40%)

DENSITY
PARKING REQUIRED
2BR (2.25/DU) - 42 UNITS
3BR (2.75/DU) - 96 UNITS
TOTAL REQUIRED

11.1 DU/ACRE (NET)
95 SPACES
264 SPACES
359 SPACES

PARKING PROVIDED
OPEN STALLS
GARAGE STALLS

359 SPACES
83 SPACES
276 SPACES

SENIOR LIVING
AREA
RECREATION AREA
UNITS
- SKILLED NURSING
- ASSISTED LIVING

4.87 ACRES (NET)
0.33 ACRES
32 UNITS
54 UNITS

TOTAL
DENSITY

86 UNITS
17.7 DU/ACRE (NET)

PARKING REQUIRED (1.0 SPACES / UNIT)
TOTAL PROVIDED (GUEST/EMPLOYEES)

86 SPACES
88 SPACES
(1.0 SPACES / UNIT)

OCCUPANCY CLASSIFICATION:
TOWNHOMES
CLUBHOUSE (TOWNHOMES)
SENIOR LIVING

R-2
A-3
R2.1, SPRINKLERED

TYPE OF CONSTRUCTION:
TOWNHOMES
CLUBHOUSE (TOWNHOMES)
SENIOR LIVING

TYPE VB
TYPE VB
TYPE V, 1 HR, SPRINKLERED

BUILDING HEIGHT:
TOWNHOMES
SENIOR LIVING

30' MAX (2 STORY)
35' MAX (1 & 2 STORY)

GENERAL DESCRIPTION

- EXISTING GENERAL PLAN: BP - BUSINESS PARK
- EXISTING ZONING: R-R - RURAL RESIDENTIAL
- PROPOSED ZONING: R-3 - GENERAL RESIDENTIAL
- EXISTING LAND USE: VACANT
- EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL
- PROPOSED LAND USE: CR AND HDR
- PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

- ALL UTILITIES WILL BE UNDERGROUND
- GAS ----- SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC ----- SOUTHERN CALIFORNIA EDISON
- TELEPHONE ----- VERIZON
- CATV ----- TIME-WARNER

- SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

- PROPOSED NUMBER OF LOTS: 3

- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.

- THOMAS BROTHER'S GUIDE - PAGE 927, H-1 (2006 EDITION)

- THE PROJECT SITE CONTAINS: 20.21 ACRES GROSS
17.87 ACRES NET

- THE SUBJECT PROPERTIES ARE NOT WITHIN A FEMA FLOOD HAZARD AREA.

- ALL UTILITIES SHOWN HEREON ARE PER RECORD UTILITY PLANS AND SHOULD BE VERIFIED BY A FIELD SURVEY PRIOR TO CONSTRUCTION.

- 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.

ASSESSORS 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

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

Ⓑ 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.

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

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

Ⓔ 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.

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

Ⓖ 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.
			FILL:	7,542 C.Y.
			FILL:	230,741 C.Y.
NET:	CUT :	265,338 C.Y.	FILL:	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
P# (951) 687-4252 Fx (951) 687-4120
ios@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)

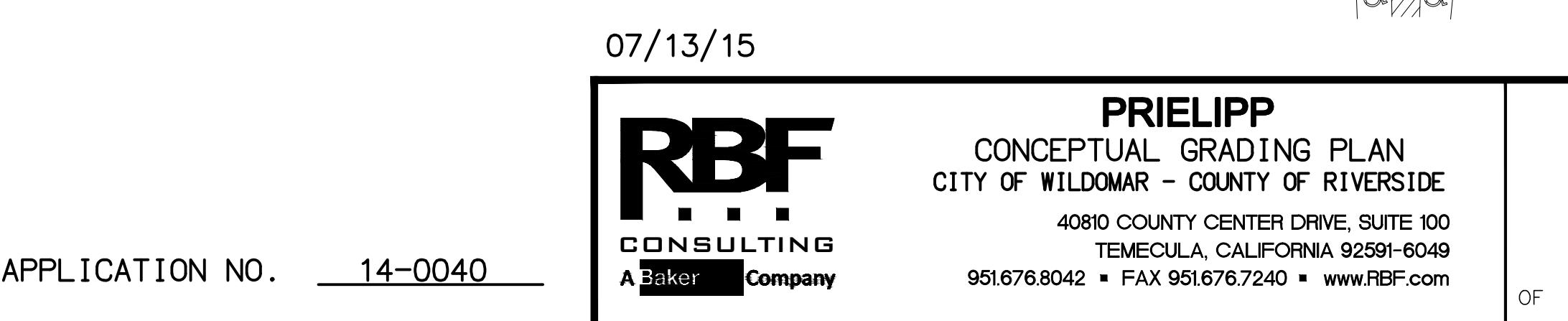
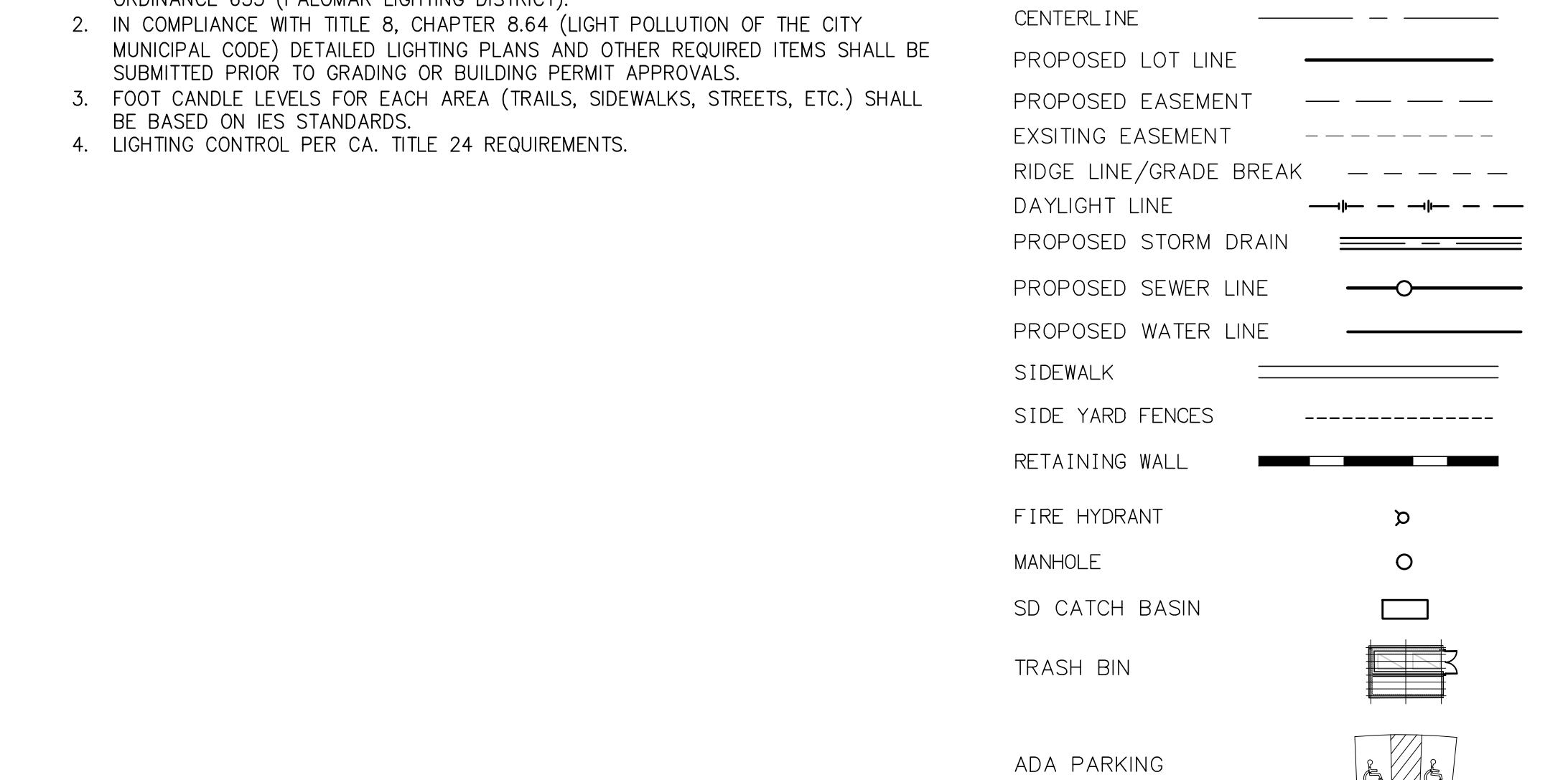
SOILS ENGINEER

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:

- APPLICABLE CITY AND COUNTY LIGHTING STANDARDS INCLUDING COUNTY OF RIVERSIDE ORDINANCE 655 (PALOMAR LIGHTING DISTRICT).
- 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.
- FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
- LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.



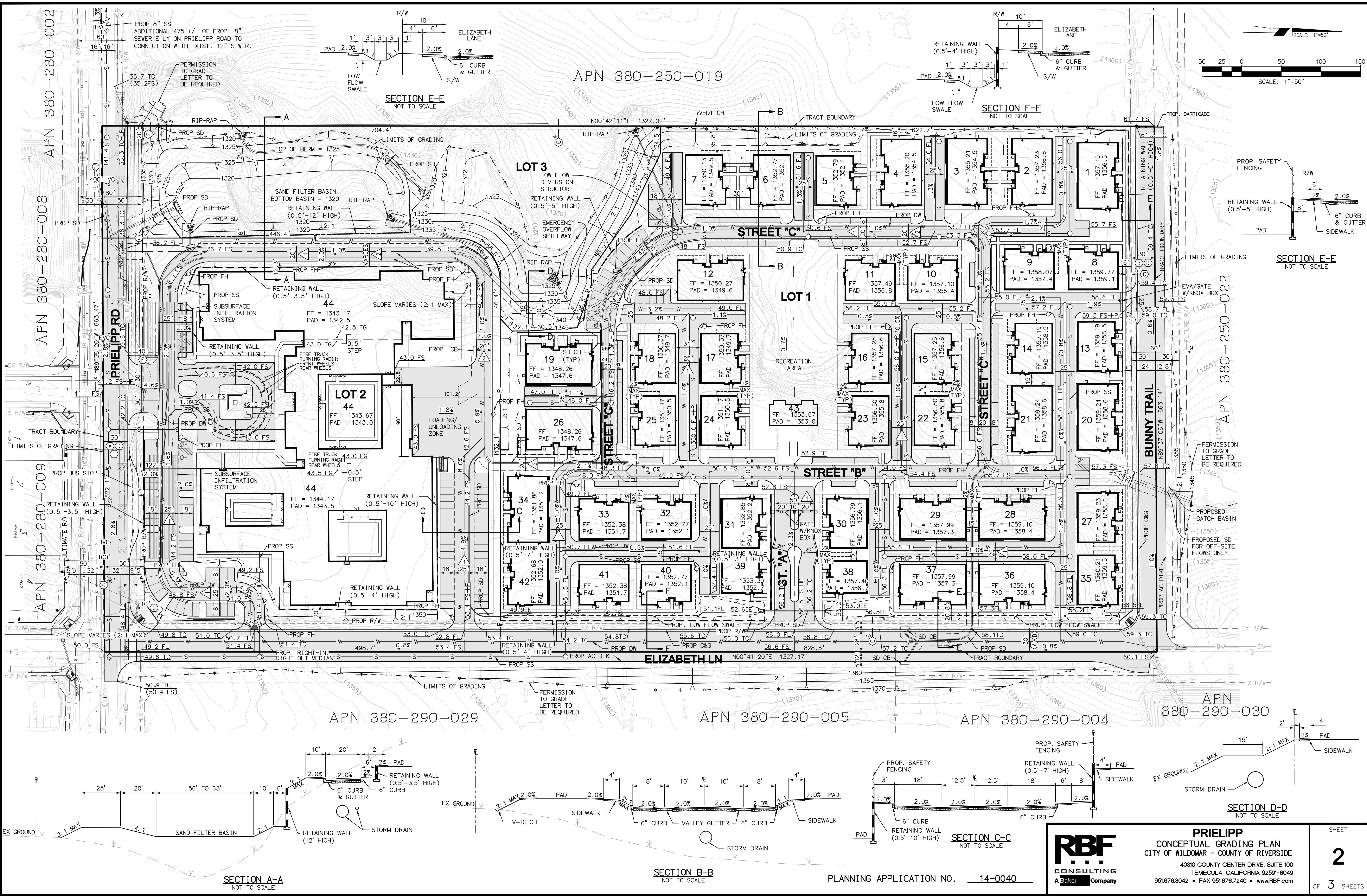
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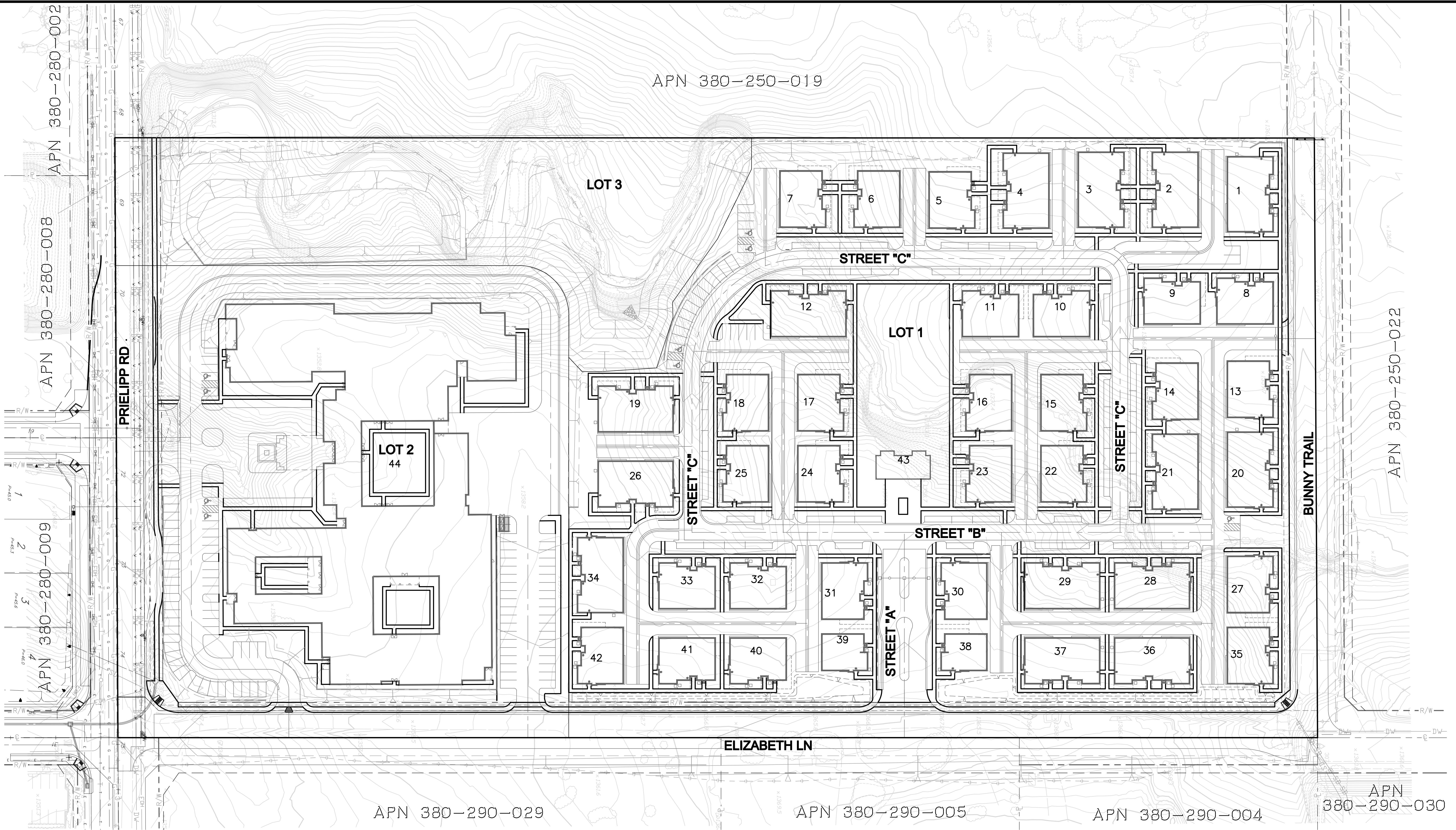
RBF
CONSULTING
A Baker Company

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

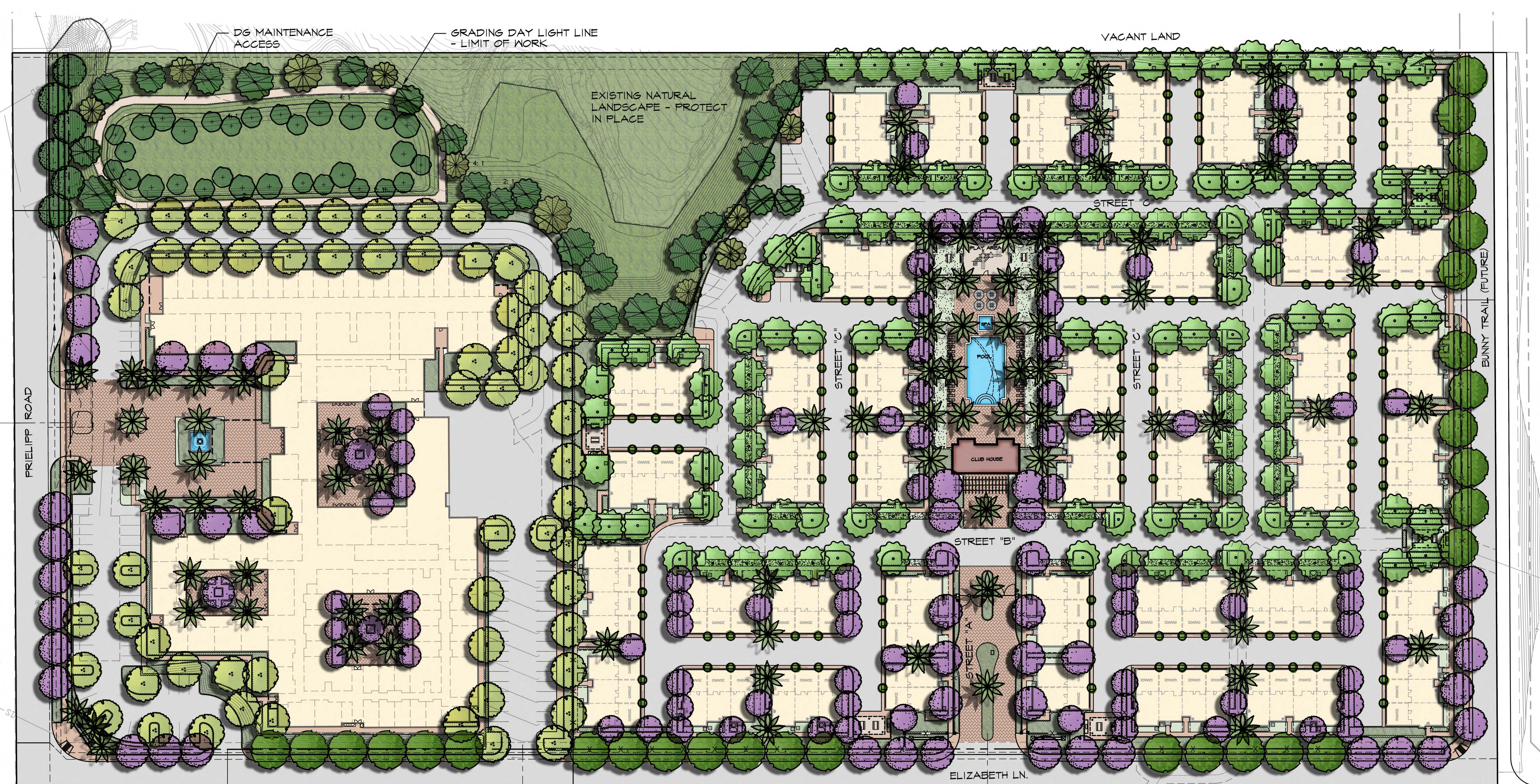
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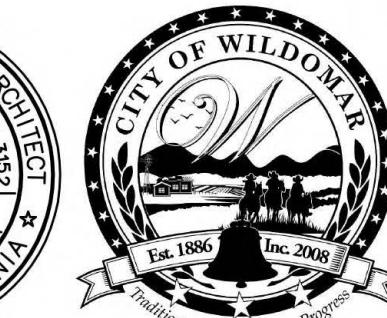


PLANNING APPLICATION NO. 14-0040



SCALE: 1"=50'
50 25 0 50 100 150

SCALE: 1"=50'
50 25 0 50 100 150



PRIELIPP ROAD PROJECT
CONCEPTUAL LANDSCAPE 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 12 OF 12 SHEETS
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