

OWNER / APPLICANT

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

ENGINEER

RBF CONSULTING
40810 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA
92591-6022 PHONE: 951.676.8042 FAX: 951.676.7240

ASSESSOR PARCEL NUMBER

380-250-023

UTILITIES

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: GENERAL TELEPHONE
CABLE TELEVISION: SOUTHLAND CABLEVISION

GENERAL NOTES

THOMAS BROS. COORD'S: 927, H-1 (2006 EDITION)
EXISTING ZONING: R-R - RURAL RESIDENTIAL
PROPOSED ZONING: R-3 - GENERAL RESIDENTIAL
PROPOSED LAND USE: CR AND HDR
EXISTING LAND USE: VACANT
EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL
TOTAL COMMERCIAL LOTS: 1 (LOT 2)
TOTAL RESIDENTIAL LOTS: 1 (LOT 1)
TOTAL TOWNHOME UNITS: 138
TOTAL OPEN SPACE LOTS: 1 (LOT 3)
PROJECT ACREAGE: 20.2 AC.(GROSS), 17.8 AC.(NET)
PROJECT DENSITY: 11.1 D.U. PER ACRE
MINIMUM LOT SIZE: N/A
SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT: N/A
F.E.M.A. PANEL NUMBER: 06065C2705G

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LOT 1 CONTAINS PRIVATE STREETS.

PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD (ZONE X PANEL 06065C2705G)
THERE ARE NO WELLS ON OR WITHIN 200 FEET OF THE SUBDIVISION.

BUILDING SETBACKS

MINIMUM FRONT AND REAR YARDS SHALL BE 10 FEET FOR BUILDINGS UNDER 35 FEET IN HEIGHT.
MINIMUM SIDE YARD SHALL BE 5 FEET FOR BUILDINGS THAT DO NOT EXCEED 35 FEET IN HEIGHT.

LEGAL DESCRIPTION

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.

SOURCE OF TOPO

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@inlandairial.com

LOT ACREAGES

LOT 1 10.52 AC. (NET) / 11.69 AC. (GROSS)
LOT 2 4.97 AC. (NET) / 5.98 AC. (GROSS)
LOT 3 2.38 AC. (NET) / 2.54 AC. (GROSS)
TOTAL 17.87 AC. (NET) / 20.21 AC. (GROSS)

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: CUT : 265,238 C.Y. FILL: 7,542 C.Y.
TOTAL: CUT : 265,238 C.Y. FILL: 230,741 C.Y.
NET: 34,497 C.Y. (EXPORT)

LEGEND

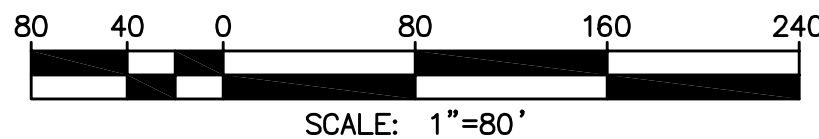
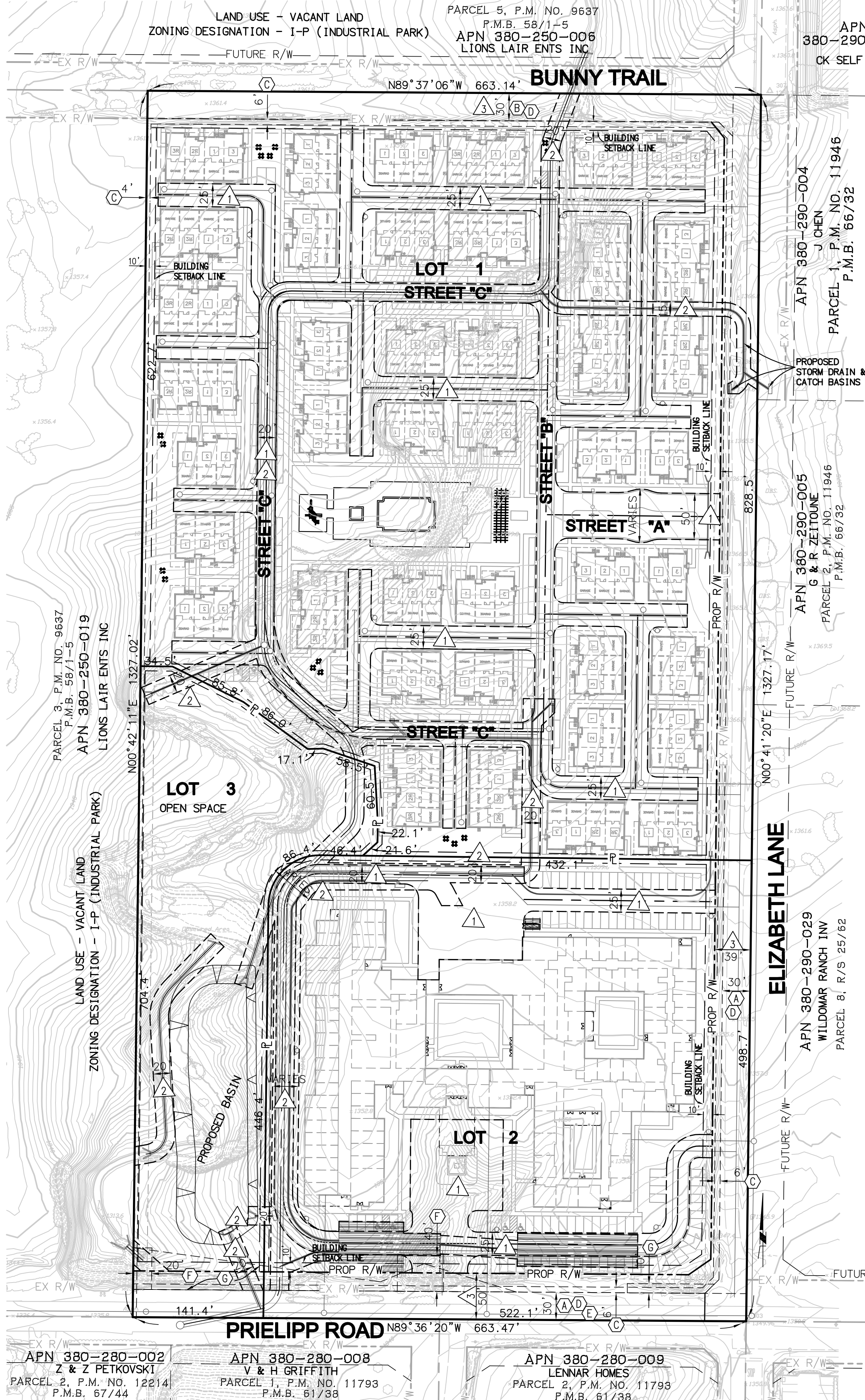
TRACT BOUNDARY
R/W
STREET C
WATER SERVICE
SEWER SERVICE
AIR RELEASE VALVE
FIRE HYDRANT
DRIVEWAY
STREET LIGHT
SLOPE
LOT NUMBER LOT 1

TENTATIVE TRACT MAP NO. 36672

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

JULY 2015

PARCEL 1 FOR CONDOMINIUM (TOWNHOME) PURPOSES / PARCEL 2 FOR ASSISTED LIVING



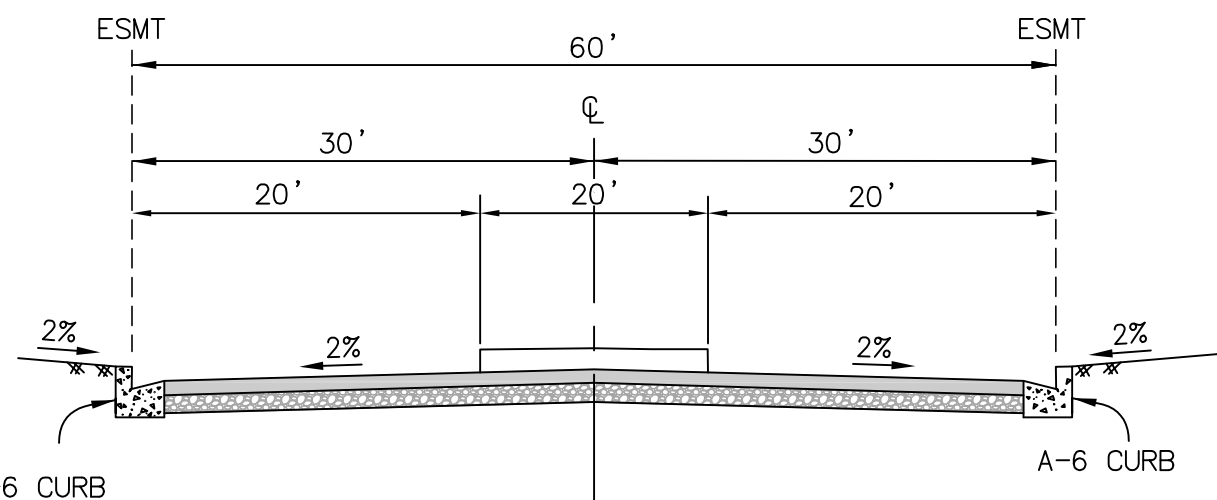
NOTE:
SEE CONCEPTUAL GRADING PLAN BEING PROCESSED CONCURRENTLY FOR PAD AND FINISH FLOOR ELEVATIONS.
SEE CONCEPTUAL LANDSCAPE PLAN BEING PROCESSED CONCURRENTLY FOR WALL AND FENCING LAYOUT.

PROPOSED EASEMENT NOTES:

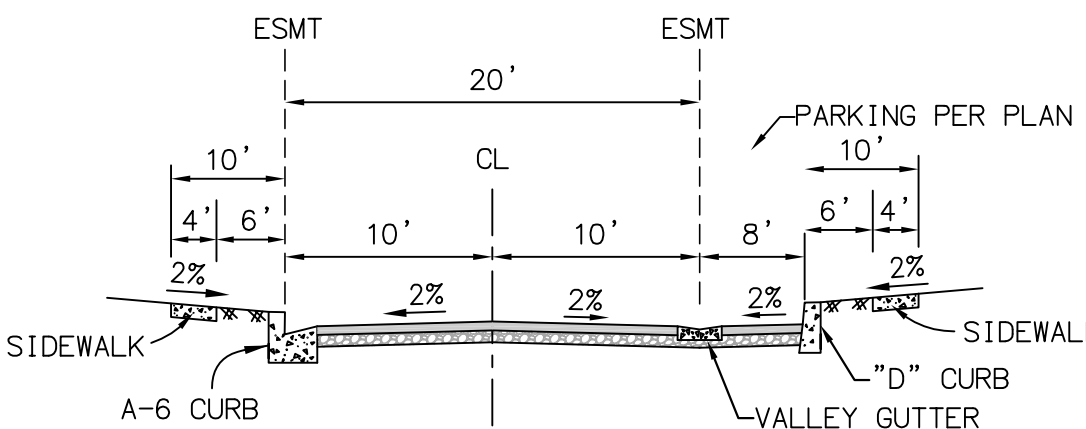
- INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON FINAL MAP.
INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED ON FINAL MAP.
INDICATES STREET RIGHT OF WAY TO BE DEDICATED TO THE PUBLIC ON THE FINAL MAP.

EXISTING EASEMENT NOTES

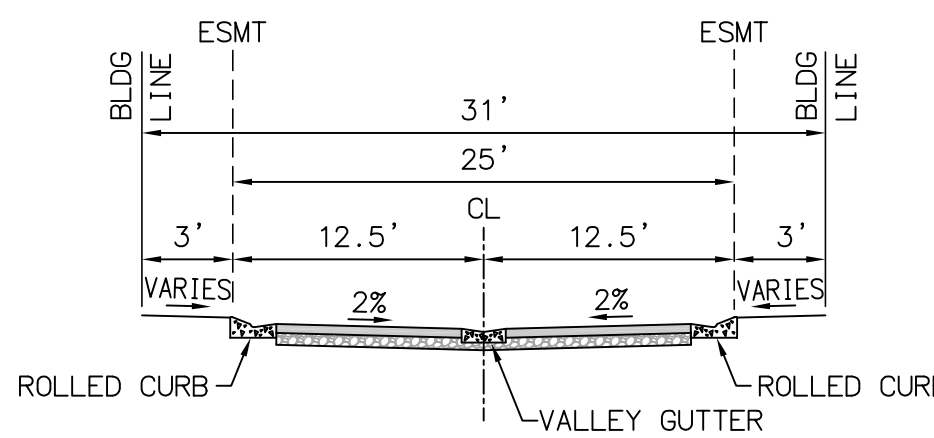
- ROAD EASEMENT AS SHOWN ON PARCEL MAP 9637, PMB 58/1-5.
BUNNY TRAIL WAS VACATED BY RESOLUTION 2007-045, RECORDED 10/4/2007 AS INSTRUMENT NO. 2007-0619517 O.R. THE VACATION DID RESERVE AN EASEMENT FOR ANY PUBLIC UTILITIES.
EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED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



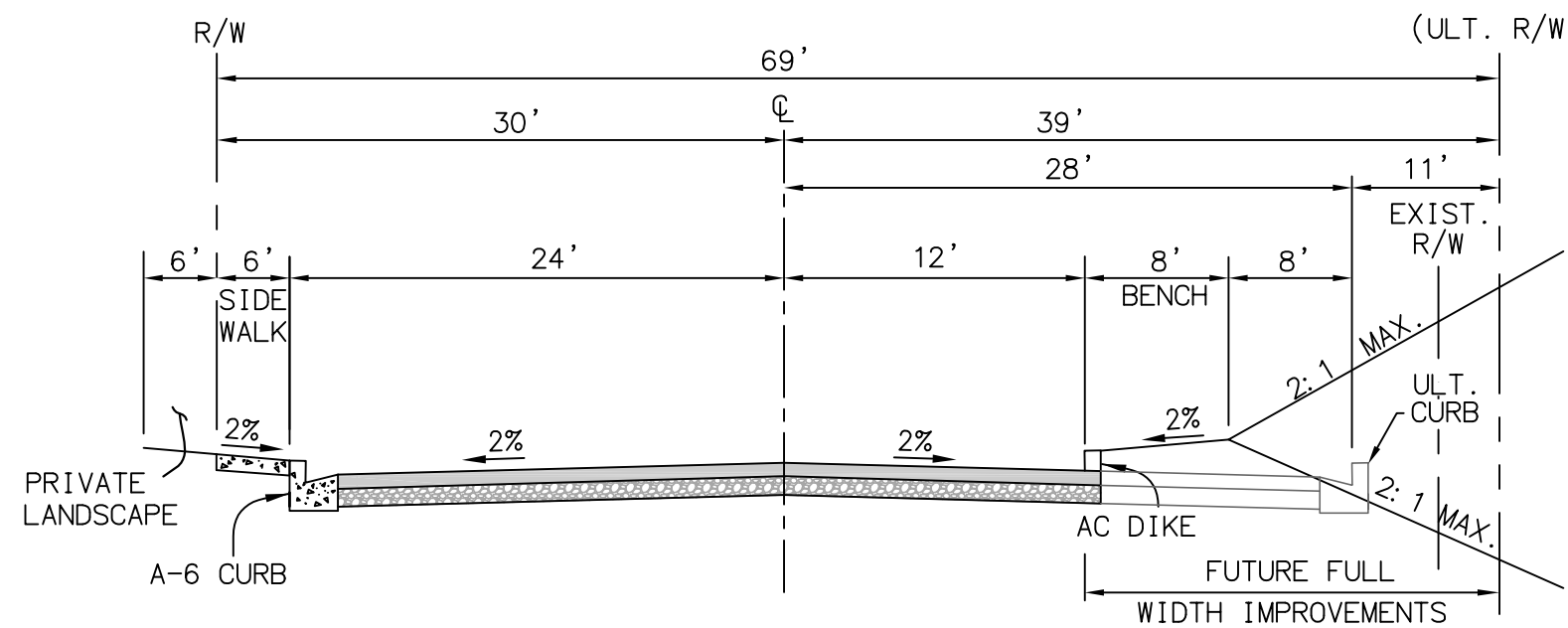
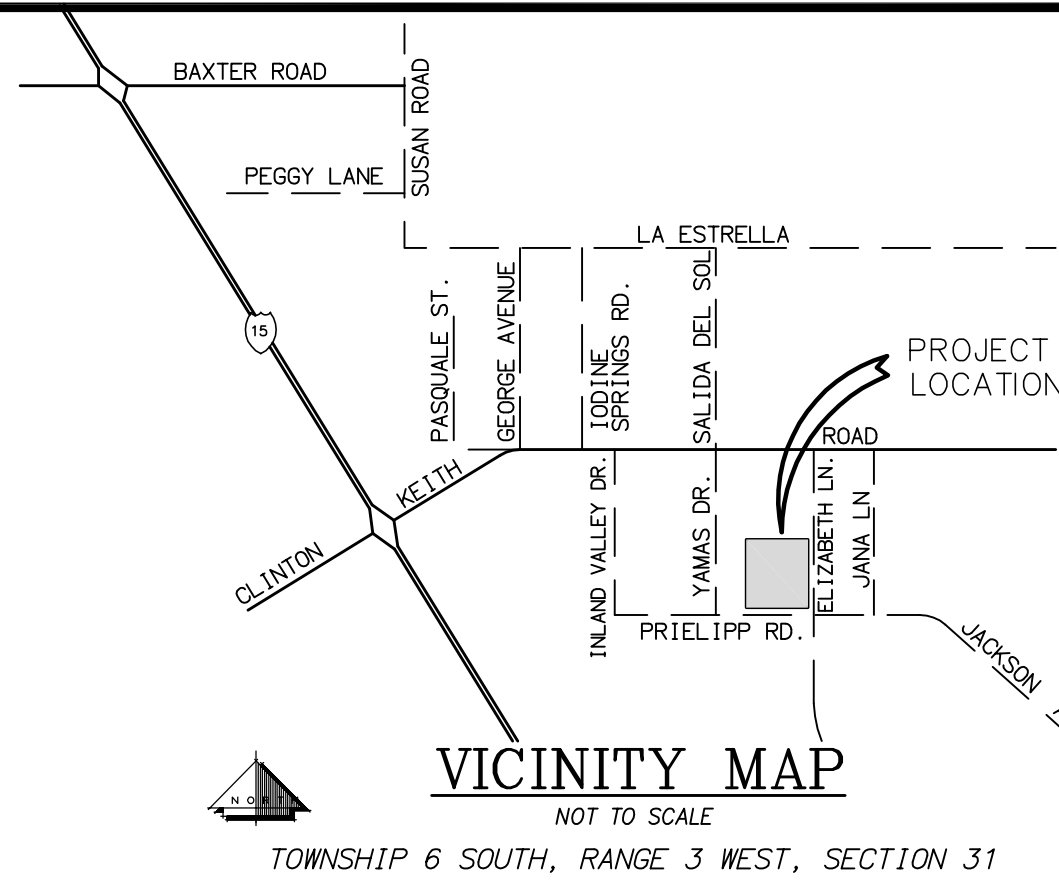
60' ENTRANCE ON PRIELIPP
NOT TO SCALE



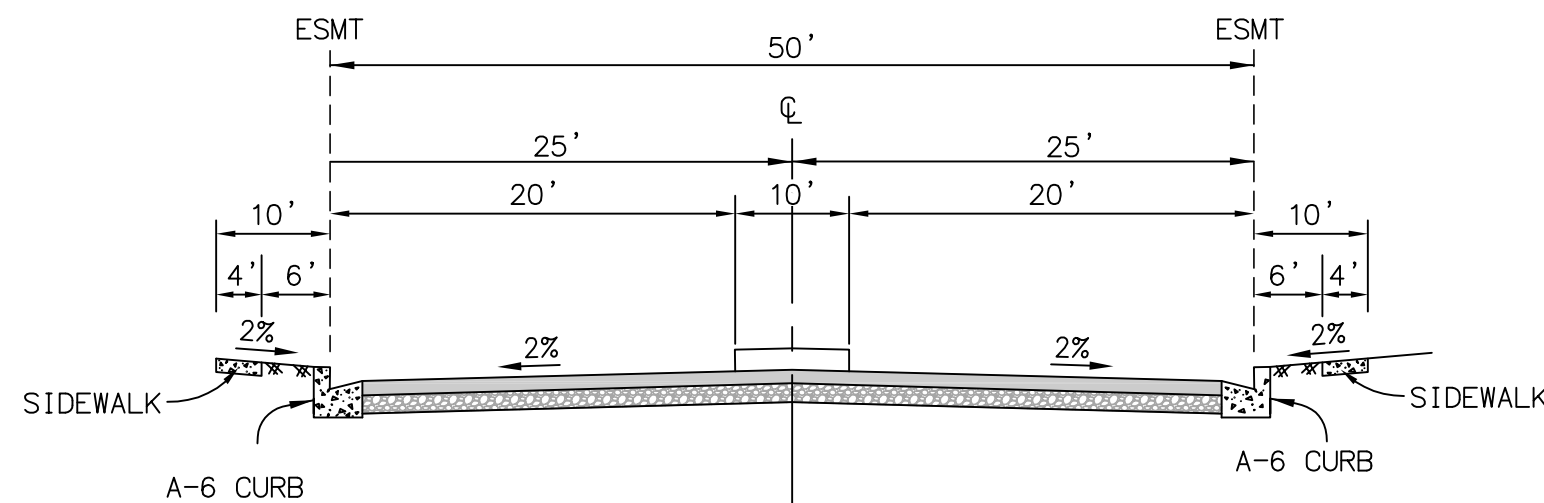
TYPICAL STREETS "B" & "C"
20' ESMT (PRIVATE)
NOT TO SCALE



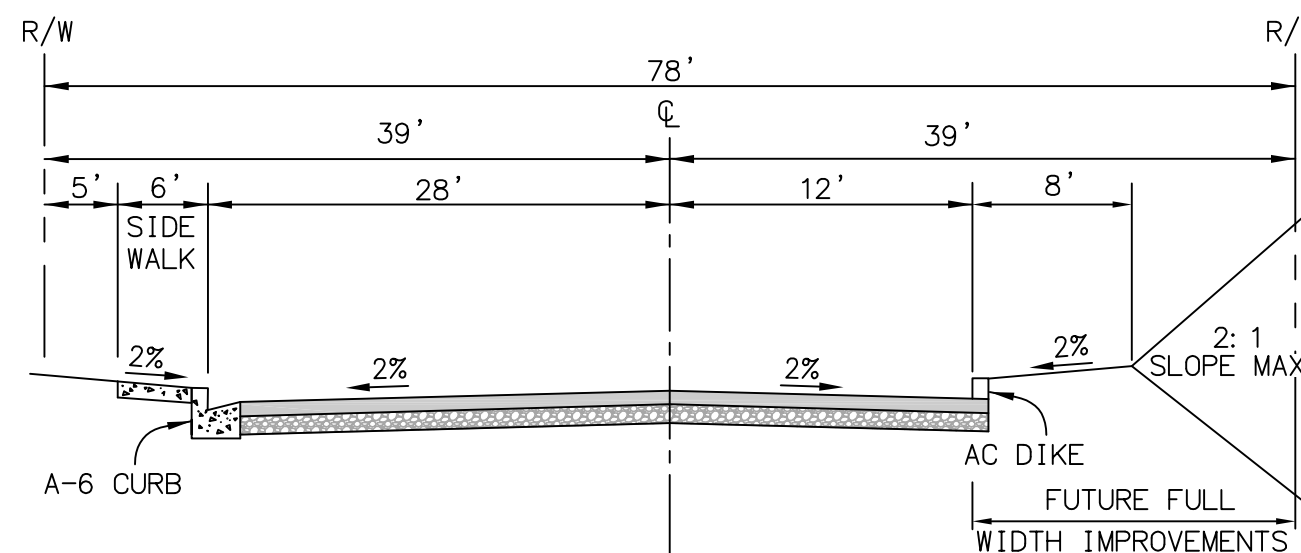
TYPICAL ALLEY SECTION
NOT TO SCALE



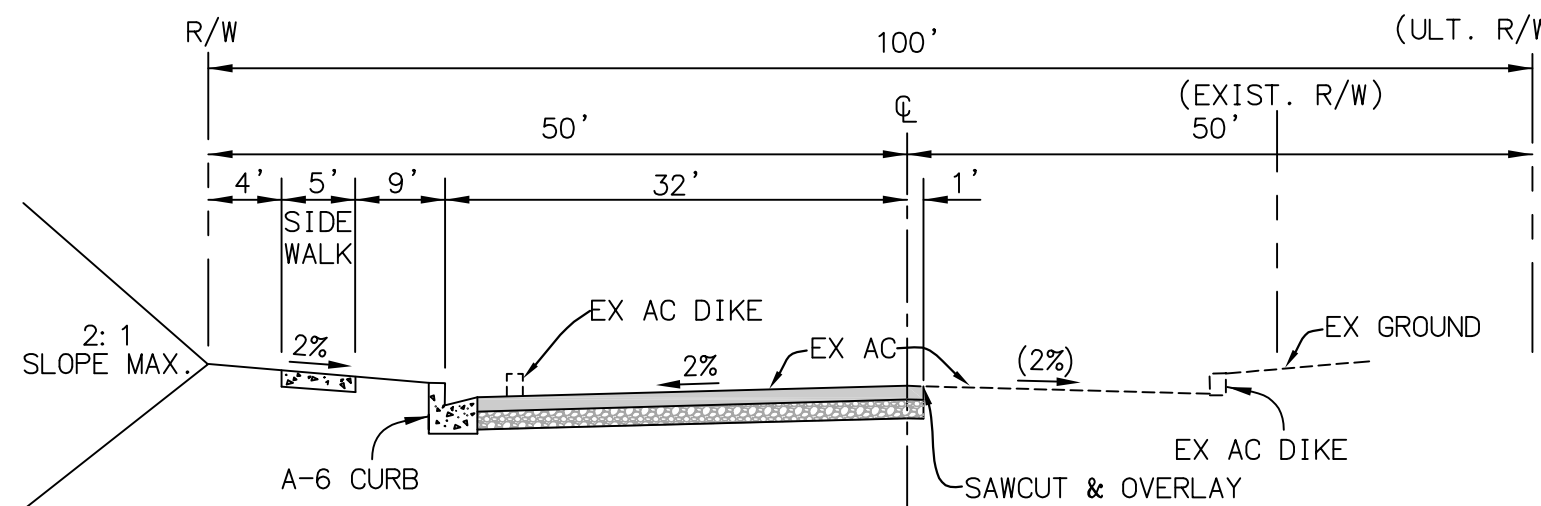
BUNNY TRAIL
60' R/W (PUBLIC)
MODIFIED CITY STANDARD NO. 111
NOT TO SCALE



TYPICAL STREET "A"
50' ESMT (PRIVATE)
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

JULY 13, 2015

OWNER/APPLICANT

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

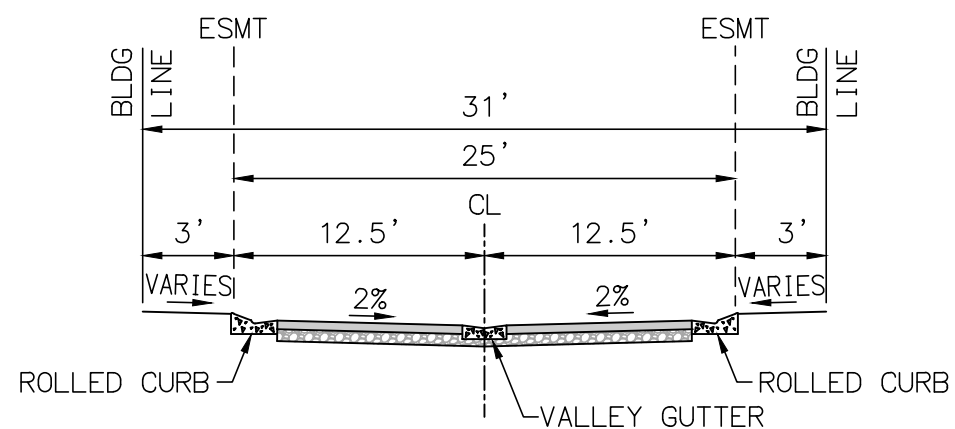
RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
40810 COUNTY CENTER DRIVE
TEMECULA, CALIFORNIA 92591-6022
951.676.8042 • FAX 951.676.7240 • www.RBF.com

REVISIONS

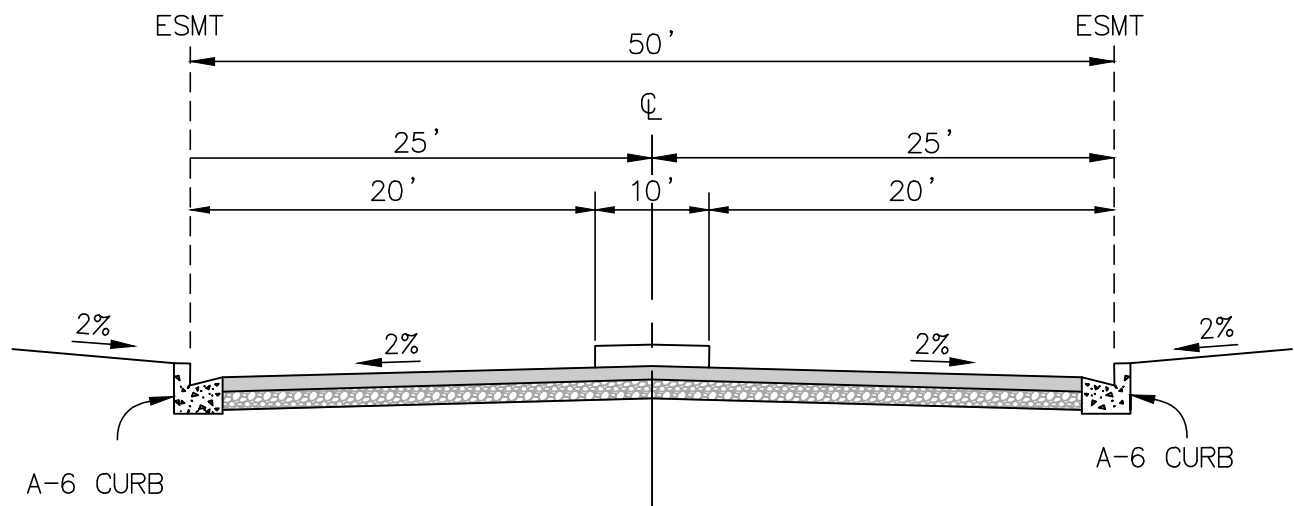
DATE

CONCEPTUAL GRADING AND SITE PLAN

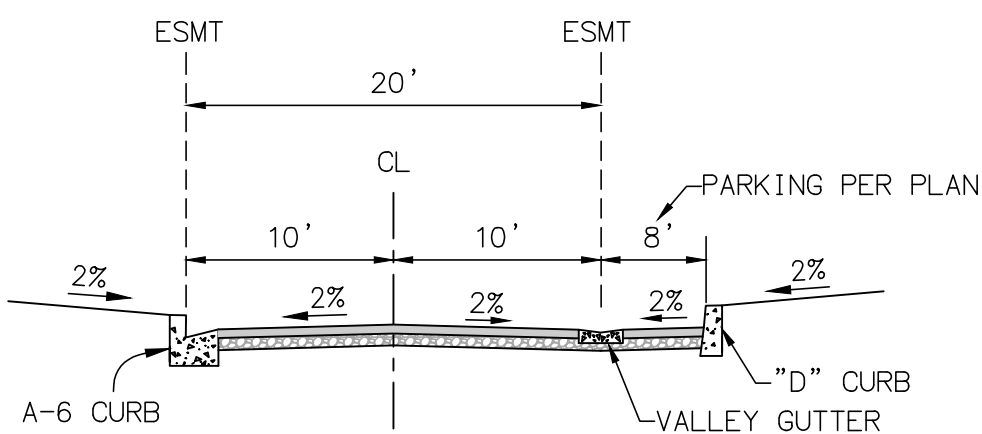
FOR PRIELIPP ROAD PROJECT TTM 36672 WILDOMAR, CALIFORNIA



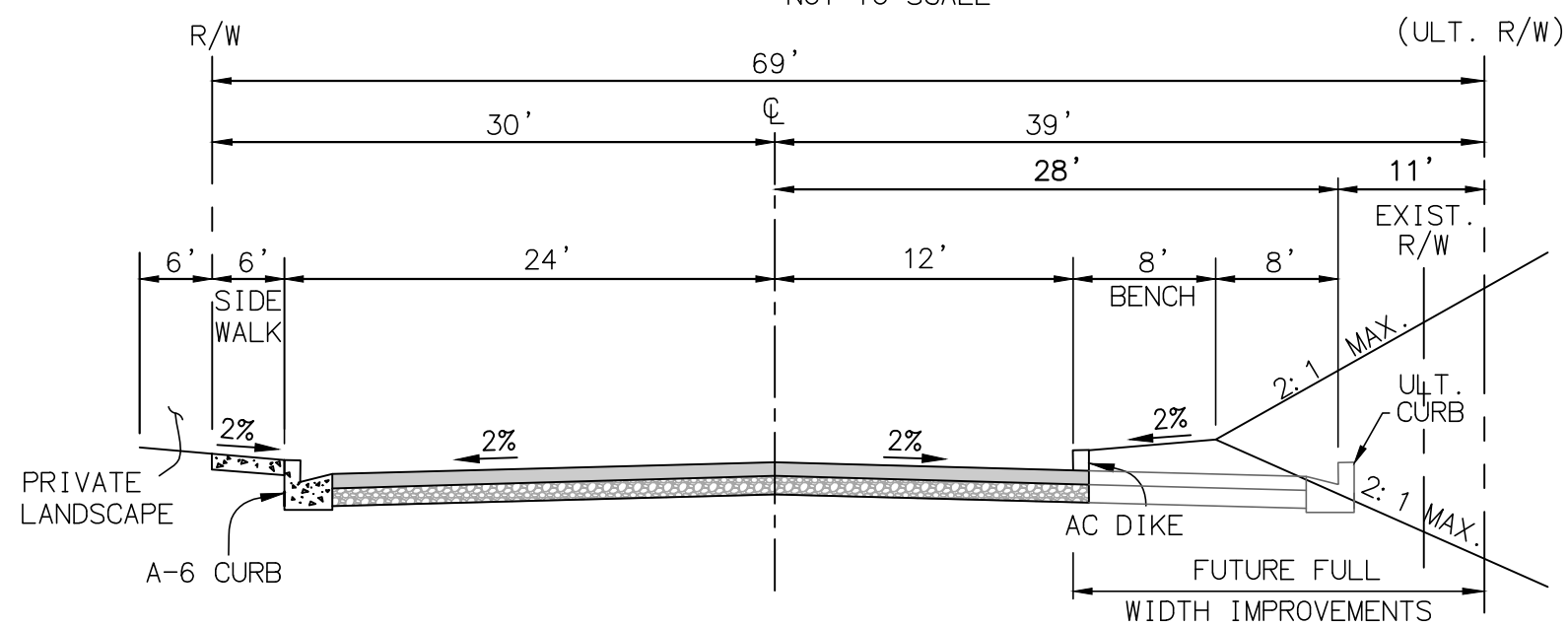
**TYPICAL MOTOR COURT SECTION
(PRIVATE)**
(BUILDING DRIVE AISLES)
NOT TO SCALE



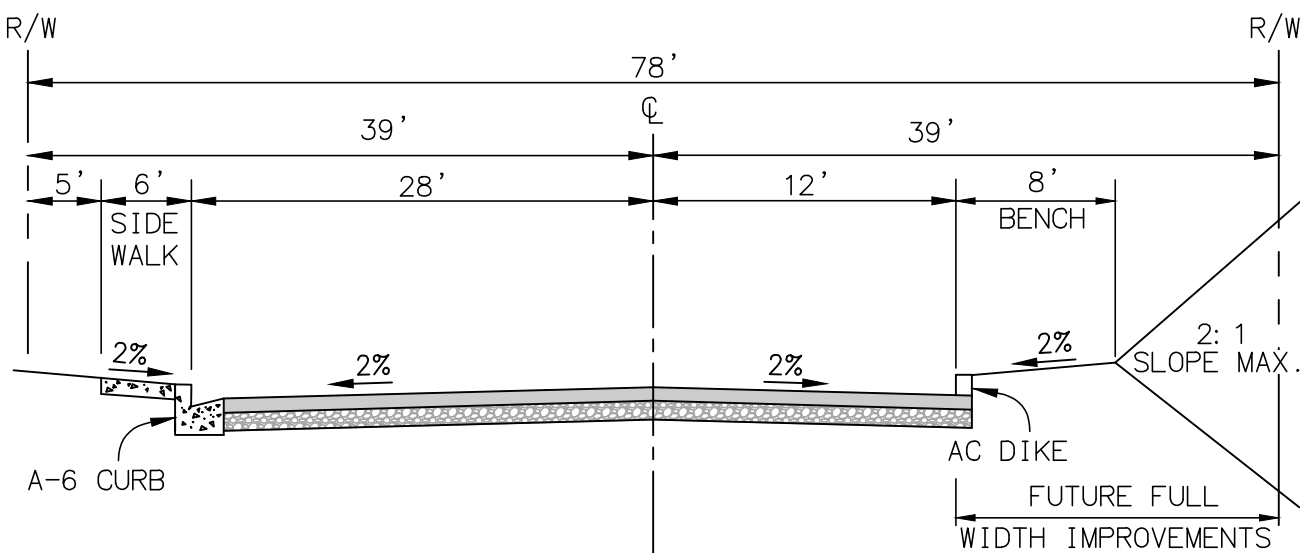
**TYPICAL STREET "A"
50' ESMT (PRIVATE)**
NOT TO SCALE



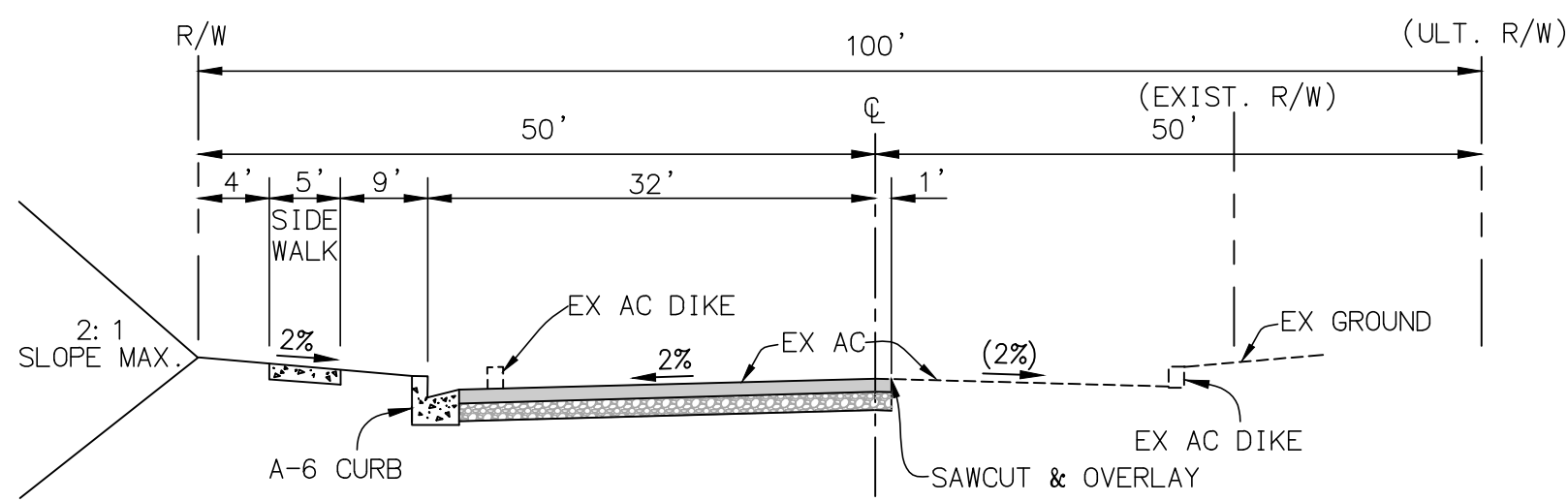
**TYPICAL STREETS "B" & "C"
20' ESMT (PRIVATE)**
NOT TO SCALE



**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)
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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
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DENSITY	17.7 DU/ACRE (NET)
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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

- 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

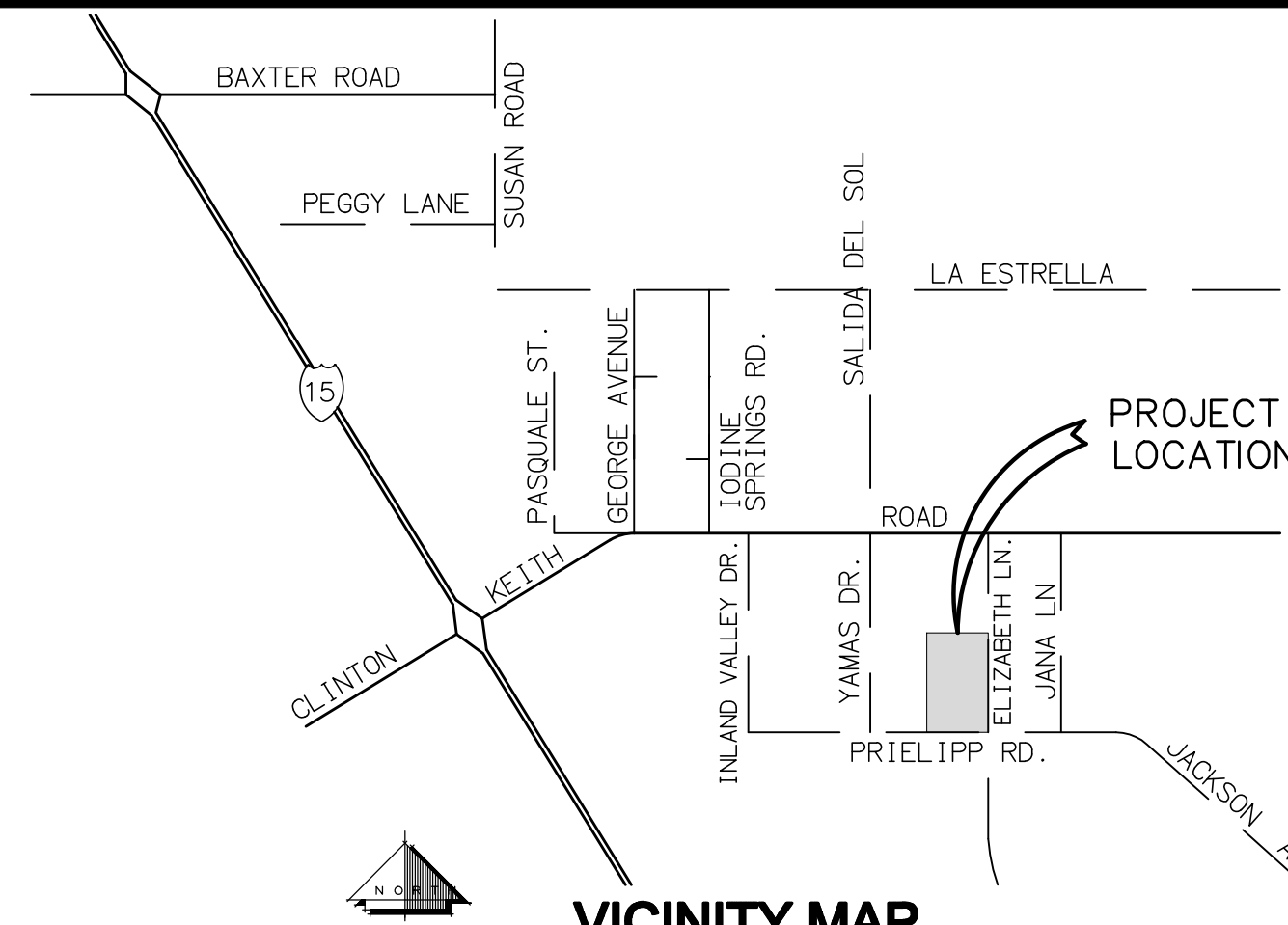
PROPOSED EASEMENT NOTES:

- INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON FINAL MAP.
- 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.
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- EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES TO CALIFORNIA OAKS CO. RECORDED 4/24/1989 AS INSTRUMENT NO. 89-130127 O.R.

PLANNING APPLICATION NO. 14-0040



VICINITY MAP

NOT TO SCALE
TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTION 31
THOMAS GUIDE RIV CO 2008
927 H1

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.
		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:

- 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.

LEGEND

TOP OF CURB	TC
FLOW LINE	FL
HIGH POINT	HP
LOW POINT	LP
FINISHED SURFACE	FS
CURB & GUTTER	CK&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 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

EXISTING 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

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

APN 380-250-019

SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE

SECTION E-E
NOT TO SCALE

SECTION D-D
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION A-A
NOT TO SCALE

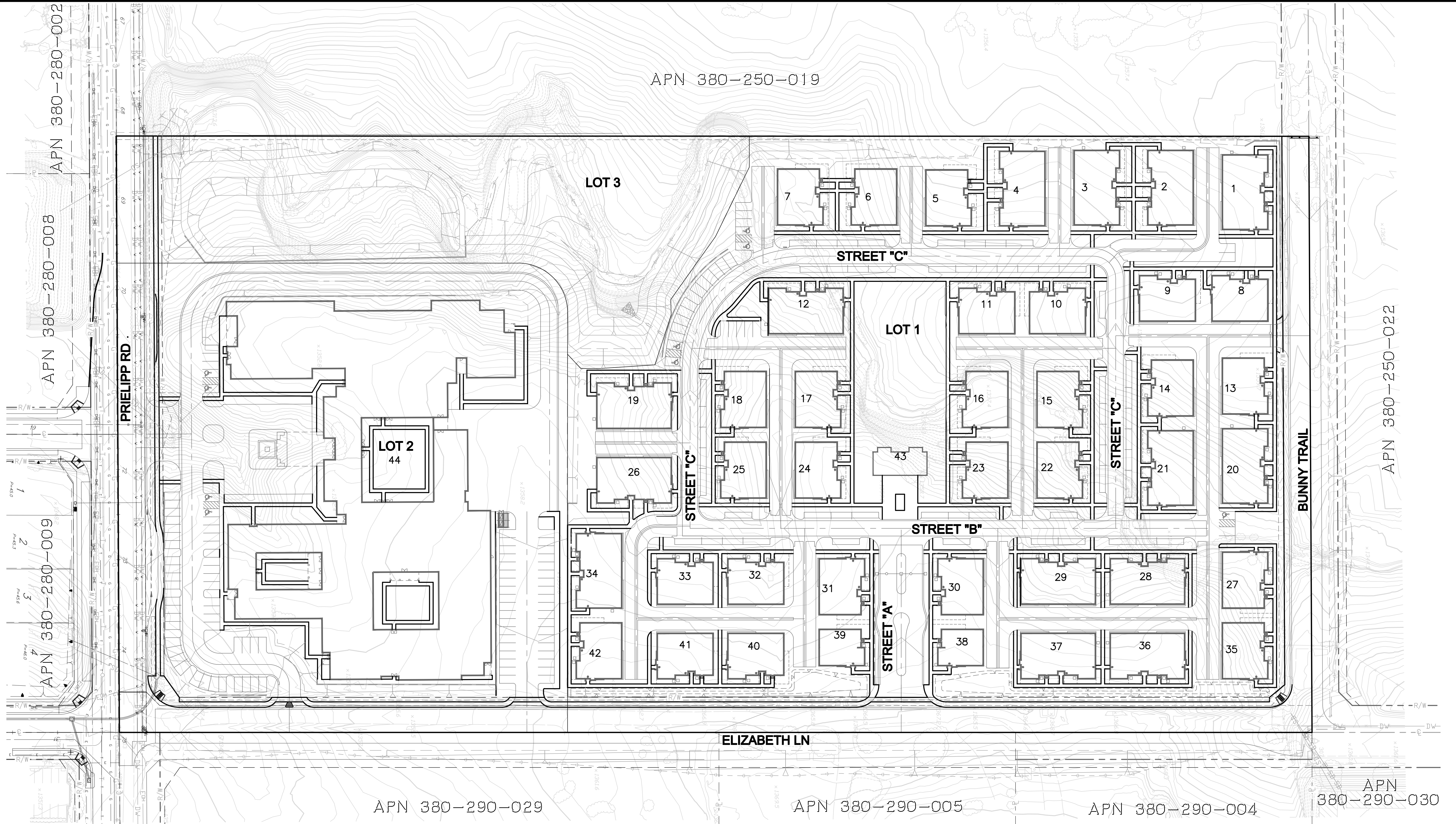
SECTION B-B
NOT TO SCALE

PLANNING APPLICATION NO. 14-0040

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

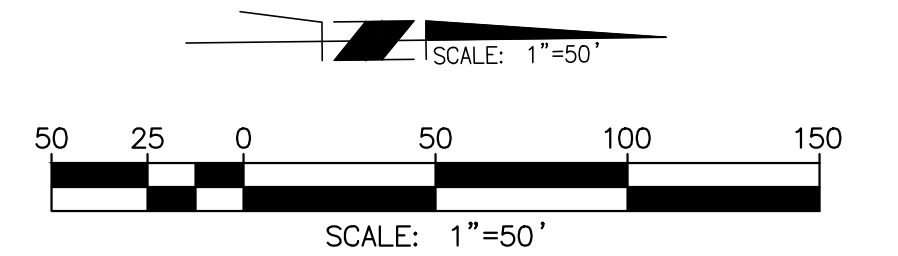
RBF
CONSULTING
A Baker Company

SHEET
2
OF 3 SHEETS



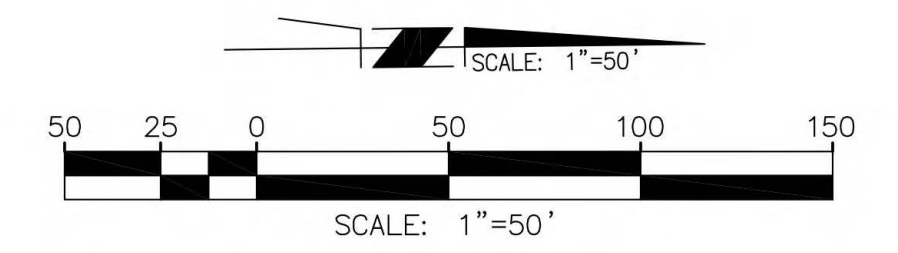
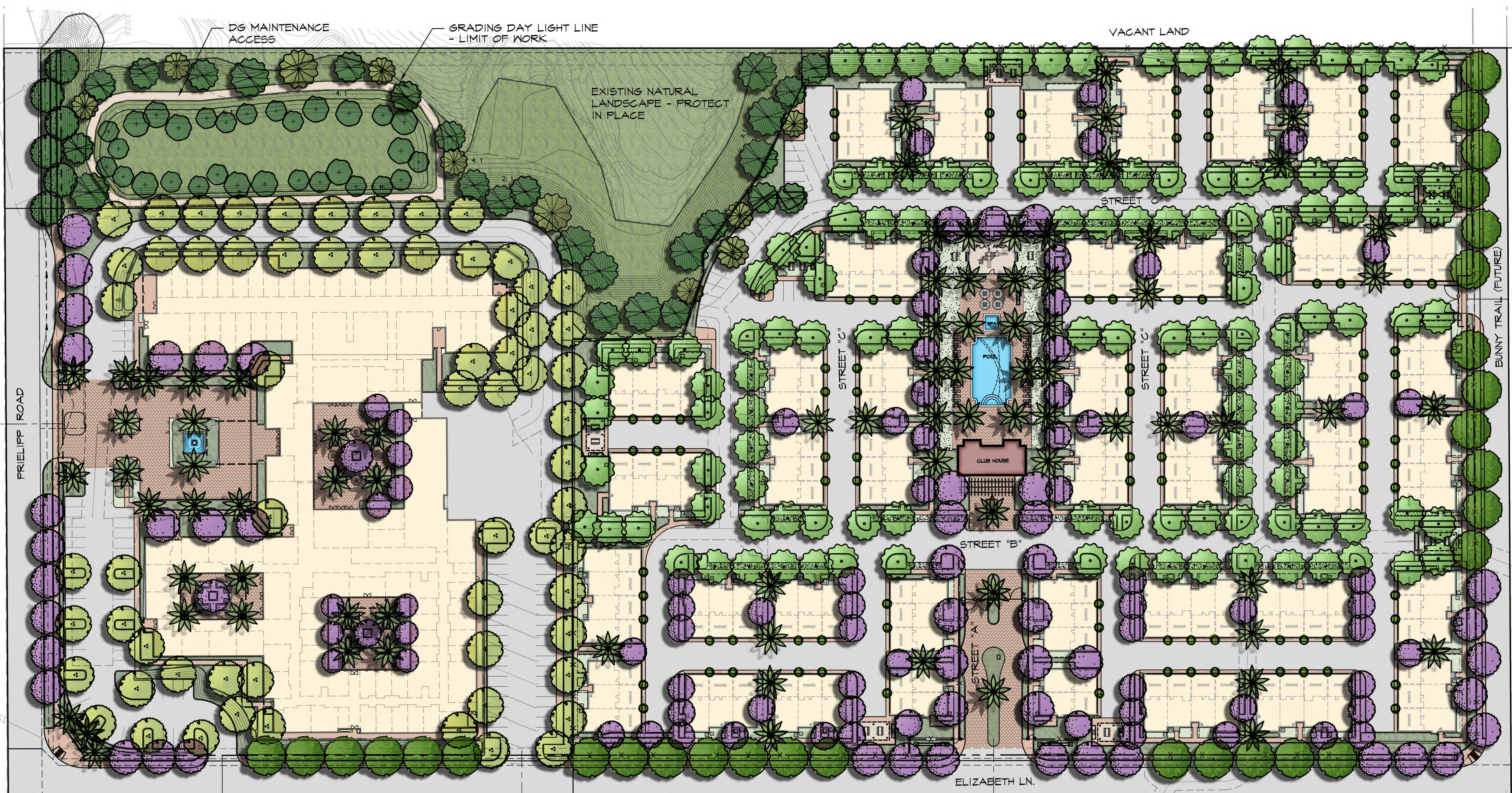
LEGEND

== SIDEWALK



PLANNING APPLICATION NO. 14-0040

RBF CONSULTING A Baker Company	PRIELIPP	SHEET
	PEDESTRIAN CIRCULATION EXHIBIT	3
	CITY OF WILDOMAR - COUNTY OF RIVERSIDE	OF 3 SHEETS
	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



RBF CONSULTING
A Baker Company

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

H:\DATA\133549\CADD\ARCH\EXHIBITS\COLOR CONCEPT\133549-LS-COLOR.DWG JENHUA.HAN 12/15/15 1:16 pm