BUILDING COVERAGE				
PLAN NUMBER	STORY	COVERAGE (S.F.)	QTY	TOTAL COVERAGE (S.F.)
PLAN NO. 1.1576	1	2,080	19	41,600
PLAN NO. 2.1868	2	1,335	20	25,365
PLAN NO. 3.1960	2	1,581	19	30,039

BUILDING SQUARE FOOTAGE			
PLAN NUMBER	QTY	TOTAL S.F.	TOTAL
PLAN NO. 1.1576	19	1,576	31,520
PLAN NO. 2.1868	20	1,868	35,492
PLAN NO. 3.1960	19	1,960	37,240

DESCRIPTION	ACRES	S.F.	PERCENTAGE
GROSS BUILDING COVERAGE	2.23	97,004	22%
GROSS PAVED AREA	2.43	105,920	24%
GROSS LANDSCAPE AREA	5.48	238,666	54%
GROSS LOT AREA	10.14	441,590	100%

PARKING CALCULATIONS		
QTY	DESCRIPTION	REQUIRED PARKING
39	(4-BDR UNITS) x 3/UNIT	117
19	(3-BDR UNITS) x 2.5/UNIT	48
58	(TOTAL UNITS) x 0.33/UNIT	19
	TOTAL PARKING REQUIRED	184

DESCRIPTION	PROVIDED PARKING
ATTACHED GARAGE	116
DRIVEWAY PARKING	116
HANDICAPPED PARKING	0
TOTAL PARKING PROVIDED	232

ELEVATION COLOR CODE

SPANISH (A)

TRADITIONAL (B)

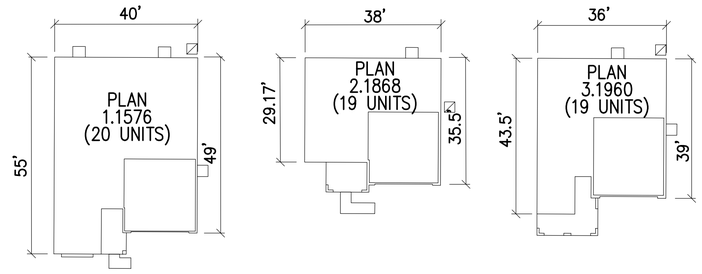
RANCH (C)

PLAN NAME SYMBOL CODE

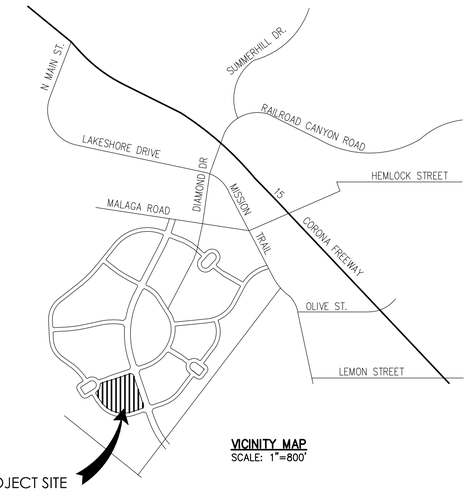
1.1576

2.1868

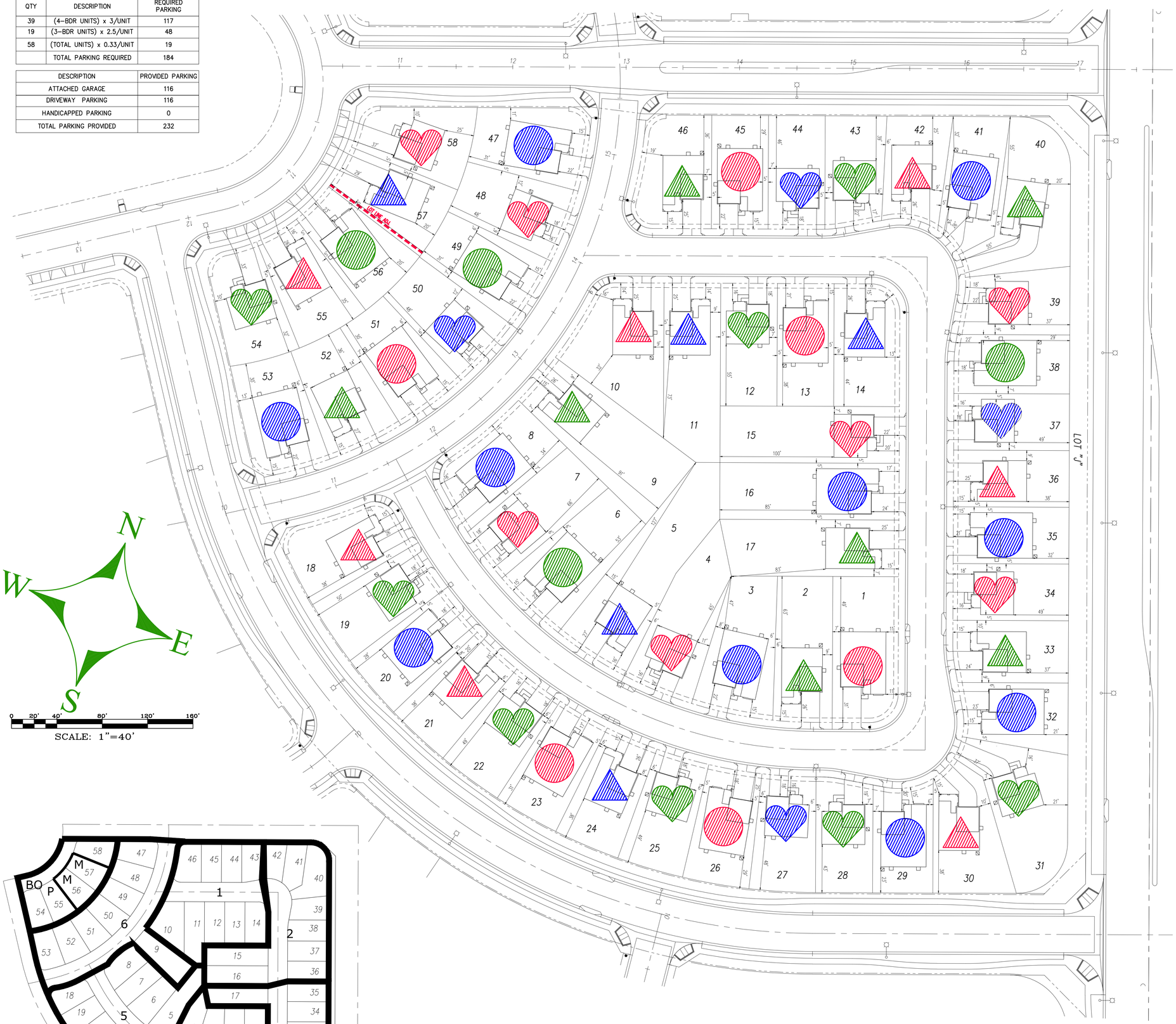
3.1960



PLAN DIMENSIONS



VICINITY MAP
SCALE: 1"=800'



APPLICANT
D.R. HORTON
2280 WARDLOW CIRCLE
SUITE 100
CORONA, CA 92880
(951) 739-5469
FAX (844) 240-1404
CONTACT PERSON: DEAN PERNICONE

ENGINEER/ REPRESENTATIVE
JOHN DIERKSEN
R.C.E.#C43886 EXP. 06/30/2017
PHB AND ASSOCIATES, INC.
1620 SOUTH GRAND AVENUE
GLENDORA, CA 91740
(626) 914-6256
FAX (626)0914-5766

LEGAL DESCRIPTION:
ALL OF TRACT NO. 31920-19, PER MAP FILED IN BOOK _____, AT PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF LAKE ELSINORE, STATE OF CALIFORNIA.

PUBLIC UTILITIES
SEWER & WATER:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
(951) 674-3146

TELEPHONE:
VERIZON
150 S. JUANITA STREET
HEMET, CA 92543
(951) 929-9464

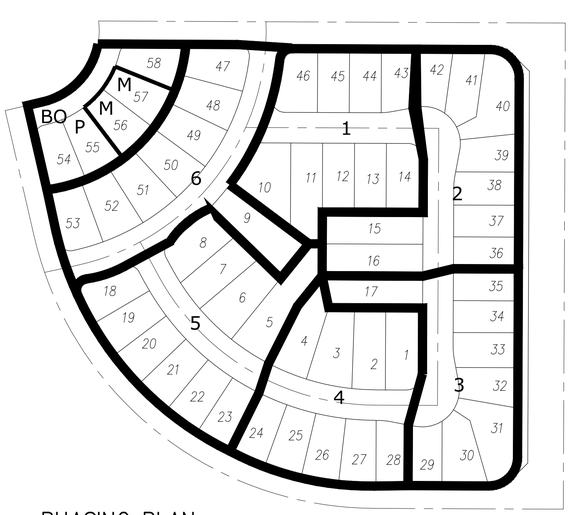
CABLE:
AT&T BROADBAND
556 BIRCH STREET
LAKE ELSINORE, CA 92530
(888) 255-5789

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
MENIFEE, CA 92543
(951) 674-3146

GAS:
THE GAS COMPANY
1981 W. LUGONIC AVENUE
REDLANDS, CA 92374
(951) 335-7828

ASSESSOR'S PARCEL NUMBER:
379-150-_____

LOT SUMMARY							
LOT #	PLAN #	PLAN (SF)	LOT (SF)	% COVERAGE	ELEV. TYPE	GARAGE	COLOR SCHEME
1	1.1576	1,576	7330	22%	A	L	4A
2	3.1960	1,960	6497	30%	C	R	2C
3	1.1576	1,576	6956	23%	B	L	6BH
4	2.1868	1,868	7275	26%	A	R	6A
5	3.1960	1,960	10198	19%	B	L	3BH
6	1.1576	1,576	7111	22%	C	R	6C
7	2.1868	1,868	6055	31%	A	L	4A
8	1.1576	1,576	6236	25%	B	R	2BH
9	3.1960	1,960	9302	21%	C	L	6C
10	3.1960	1,960	8236	24%	A	L	4A
11	3.1960	1,960	7597	18%	B	R	2BH
12	2.1868	1,868	5404	35%	C	L	2C
13	1.1576	1,576	5404	29%	A	R	6A
14	3.1960	1,960	6135	32%	B	R	6BH
15	2.1868	1,868	7900	24%	A	R	3A
16	1.1576	1,576	7900	20%	B	L	2BH
17	3.1960	1,960	7673	26%	C	R	4C
18	3.1960	1,960	5924	33%	A	L	3A
19	2.1868	1,868	5466	34%	C	R	2C
20	1.1576	1,576	5466	29%	B	L	6BH
21	3.1960	1,960	5466	36%	A	R	6A
22	2.1868	1,868	5466	34%	C	L	4C
23	1.1576	1,576	5466	29%	A	R	4A
24	3.1960	1,960	5466	36%	B	L	2BH
25	2.1868	1,868	5466	34%	C	R	6C
26	1.1576	1,576	5466	29%	A	L	3A
27	2.1868	1,868	5437	34%	B	R	3BH
28	2.1868	1,868	5001	37%	C	L	4C
29	1.1576	1,576	5002	32%	B	R	2BH
30	3.1960	1,960	6335	31%	A	L	6A
31	2.1868	1,868	8279	23%	C	R	2C
32	1.1576	1,576	5524	29%	B	L	6BH
33	3.1960	1,960	5538	35%	C	R	6C
34	2.1868	1,868	5100	37%	A	L	3A
35	1.1576	1,576	5100	31%	B	R	3BH
36	3.1960	1,960	5100	38%	A	L	4A
37	2.1868	1,868	5100	37%	B	R	6BH
38	1.1576	1,576	5280	30%	C	L	4C
39	2.1868	1,868	5239	36%	A	R	6A
40	3.1960	1,960	8694	23%	C	L	2C
41	1.1576	1,576	5648	28%	B	L	2BH
42	3.1960	1,960	5043	39%	A	R	4A
43	2.1868	1,868	5030	37%	C	L	4C
44	2.1868	1,868	5000	37%	B	R	3BH
45	1.1576	1,576	5000	32%	A	L	3A
46	3.1960	1,960	6316	31%	C	R	6C
47	1.1576	1,576	6117	26%	B	L	6BH
48	2.1868	1,868	5737	33%	A	R	6A
49	1.1576	1,576	5729	28%	C	L	2C
50	2.1868	1,868	5727	33%	B	R	2BH
51	1.1576	1,576	5727	38%	A	L	4A
52	3.1960	1,960	5950	33%	C	R	4C
53	1.1576	1,576	6126	26%	B	R	3BH
54	2.1868	1,868	5524	34%	C	L	6C
55	3.1960	1,960	5457	36%	A	R	3A
56	1.1576	1,576	5457	29%	C	R	4C
57	3.1960	1,960	5457	36%	B	L	3BH
58	2.1868	1,868	5595	33%	A	R	4A



PHASING PLAN

TRACT 31920-19 – PLOT PLAN EXHIBIT

NOTES:
1. ARCHITECTURAL PLAN DRAFTS PROVIDED BY WHA ON 5/22/2018.
2. LOT FIT RESULTS ARE SUBJECT TO CHANGE ONCE ARCHITECTURAL PLANS ARE FINALIZED.
3. MINIMUM SETBACKS PER DRH: 9' PORCH, 15' FRONT, 18' GARAGE, 5' SIDE, 15' REAR & 10' CORNER.

D·R·HORTON America's Builder

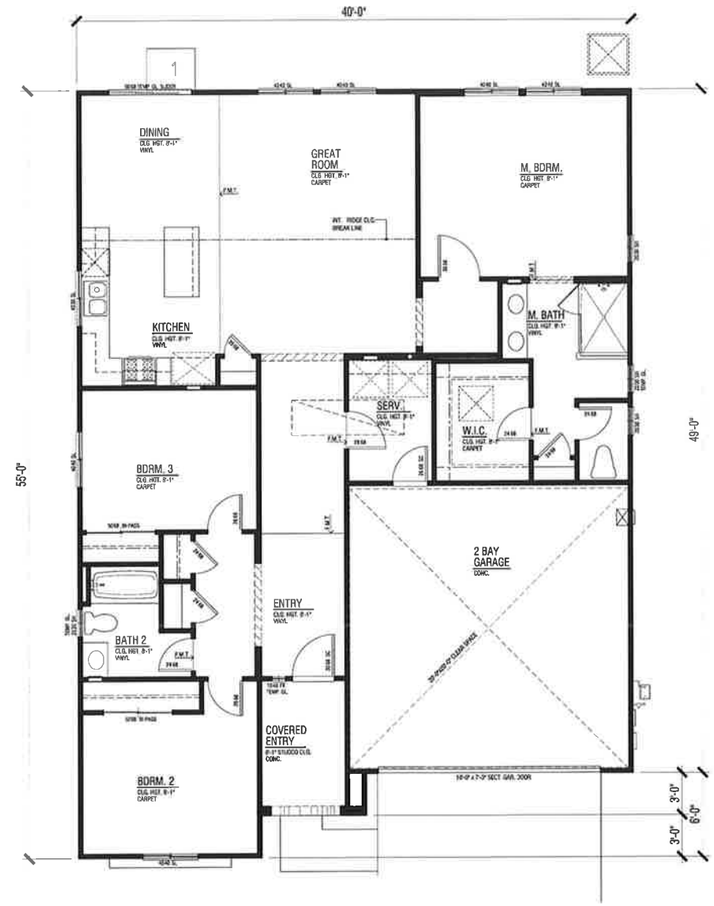
DHI Listed NYSE

06/13/18

PLAN 1.1576
Ranch

PLAN 3.1960
Spanish

PLAN 2.1868
Craftsman



Plan 1.1576

1,576 SF
3 Bdrm/2 Ba
2 Car Garage
8' Plate

Floor - 1,576 SF

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

LAKE ELSINORE, CA

0 2 4 8

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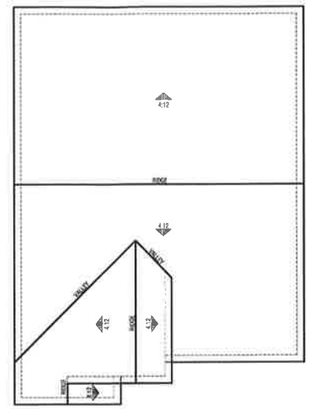
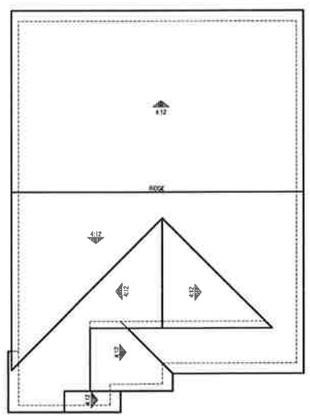
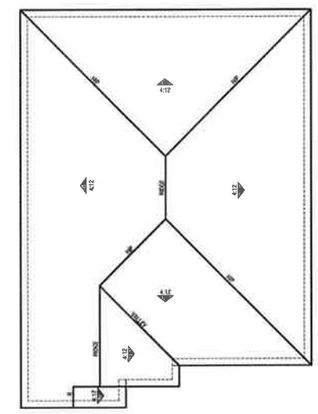


Elevation 'A'



Elevation 'C'



Elevation 'B'

Plan 1.1576

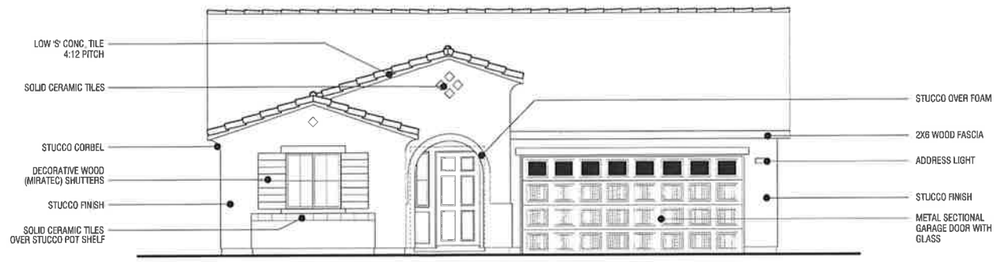
Elevation 'A' - Spanish

Note: Artist's conception; colors, materials and application may vary.

Elevation 'C' - Craftsman

Elevation 'B' - Ranch

Plan 1.1576

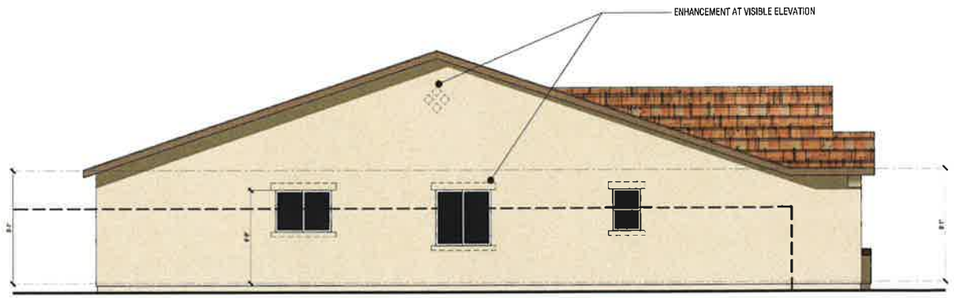


Elevation 'A' - Spanish

Elevation 'C' - Craftsman

Elevation 'B' - Ranch

Plan 1.1576

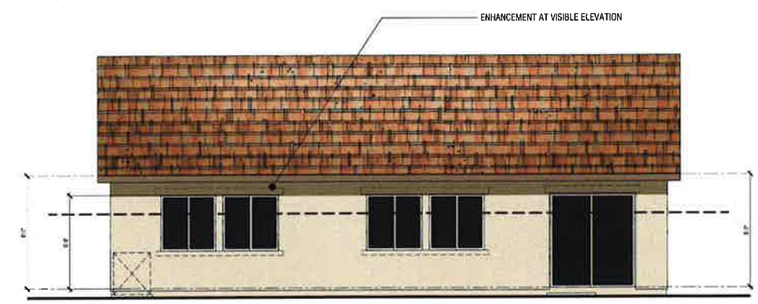


Left Elevation 'A'

Front Elevation 'A' - Spanish

Note: Artist's conception; colors, materials and application may vary.

Right Elevation 'A'



Rear Elevation 'A'

Plan 1.1576

Left Elevation 'B'

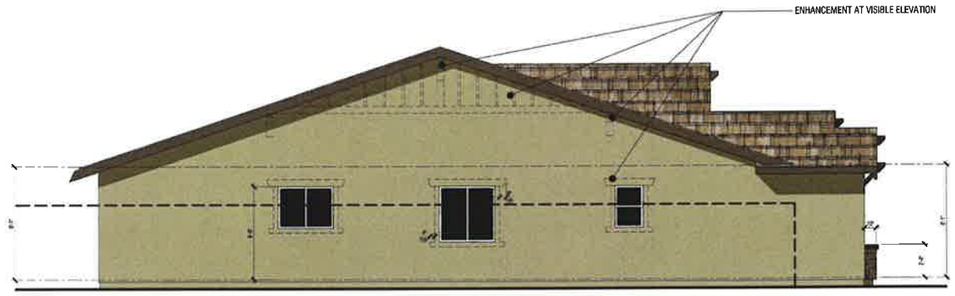
Front Elevation 'B' - Ranch

Note: Artist's conception; colors, materials and application may vary.

Right Elevation 'B'

Rear Elevation 'B'

Plan 1.1576



Left Elevation 'C'

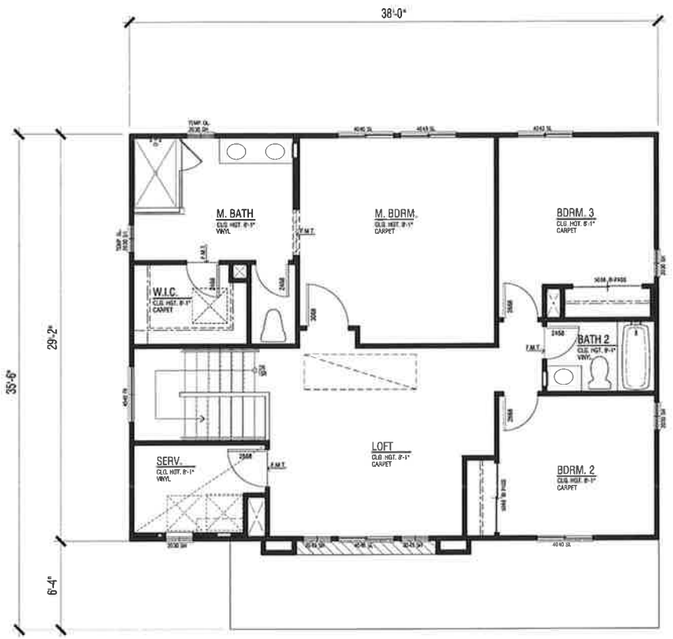
Front Elevation 'C' - Craftsman

Note: Artist's conception; colors, materials and application may vary.

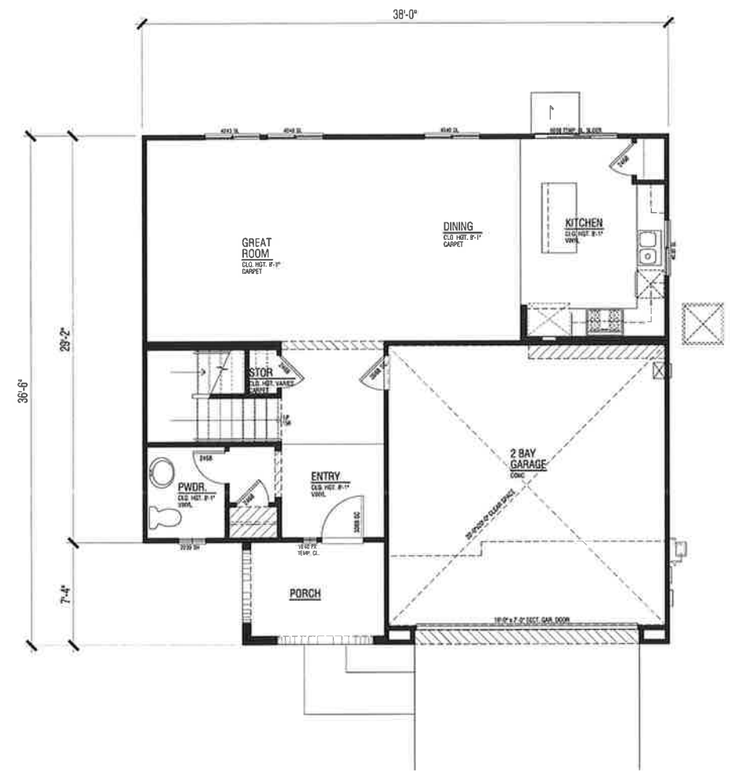
Right Elevation 'C'

Rear Elevation 'C'

Plan 1.1576



Upper Floor - 1046 SF



Lower Floor - 822 SF

Plan 2.1868

1,868 SF
3 Bdrm./2.5 Bath
2 Bay Garage
8'/8' Plates

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

LAKE ELSINORE, CA

0 2 4 8

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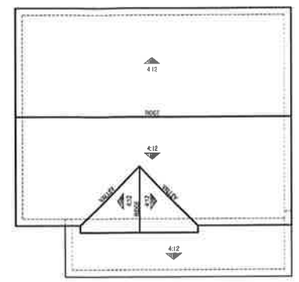
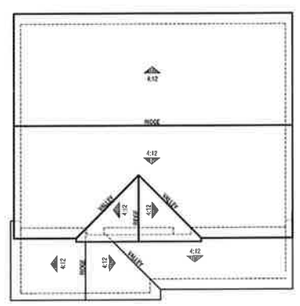
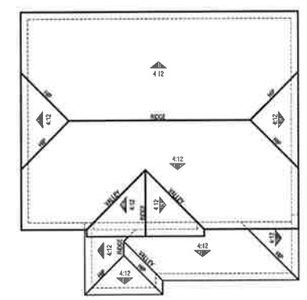


Elevation A



Elevation C



Elevation B

Plan 2.1868

Elevation A- Spanish

Note: Artist's conception; colors, materials and application may vary.

Elevation C - Craftsman

Elevation B - Ranch

Plan 2.1868

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

LAKE ELSINORE, CA

0 2 4 8

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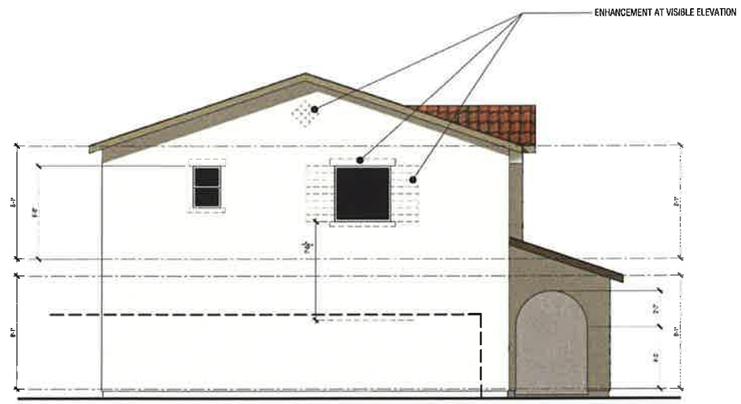
Elevation A- Spanish

Elevation C - Craftsman

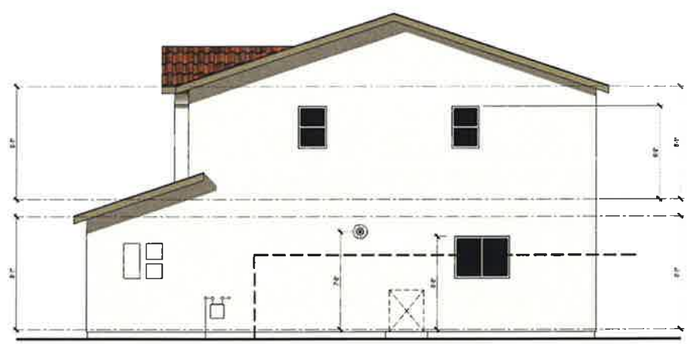
Elevation B - Ranch

Plan 2.1868



Left Elevation A

Front Elevation A - Spanish

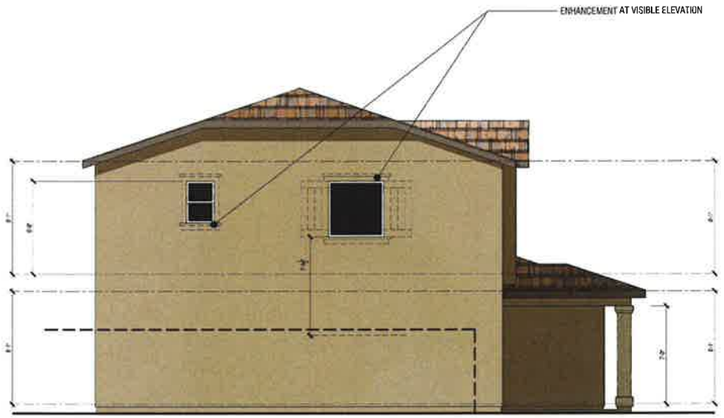


Note: Artist's conception; colors, materials and application may vary.

Right Elevation A

Rear Elevation A

Plan 2.1868

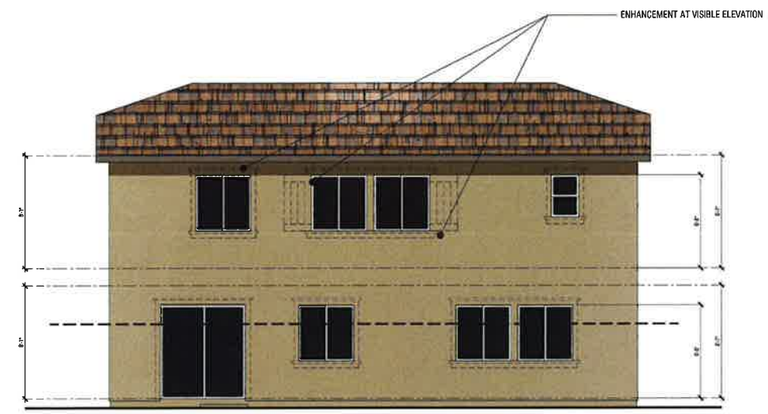


Left Elevation B

Front Elevation B - Ranch

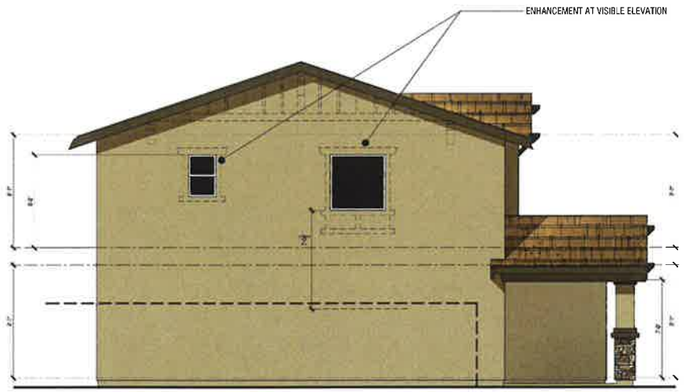
Note: Artist's conception; colors, materials and application may vary.

Right Elevation B



Rear Elevation B

Plan 2.1868

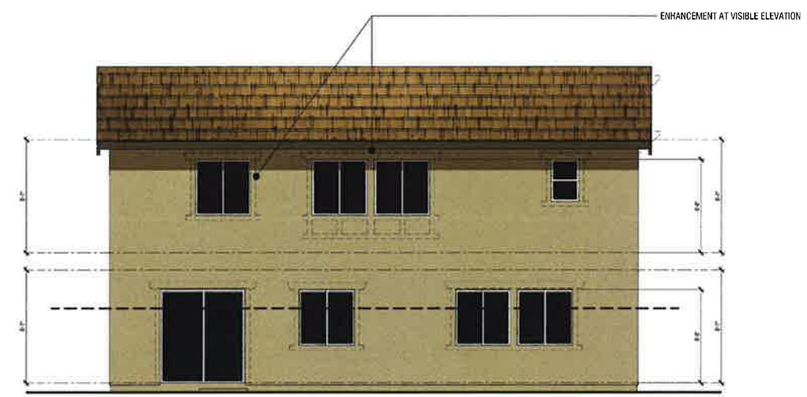


Left Elevation C

Front Elevation C - Craftsman

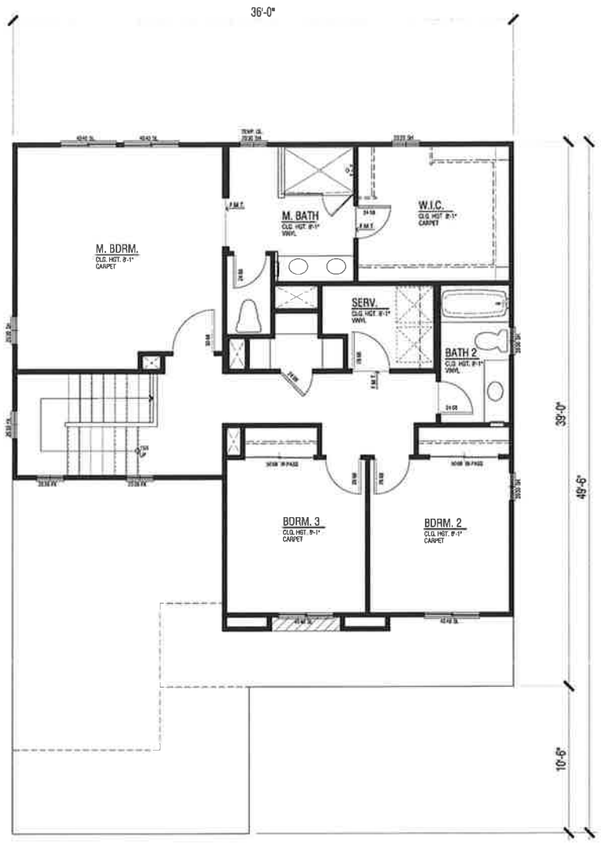
Note: Artist's conception; colors, materials and application may vary.

Right Elevation C

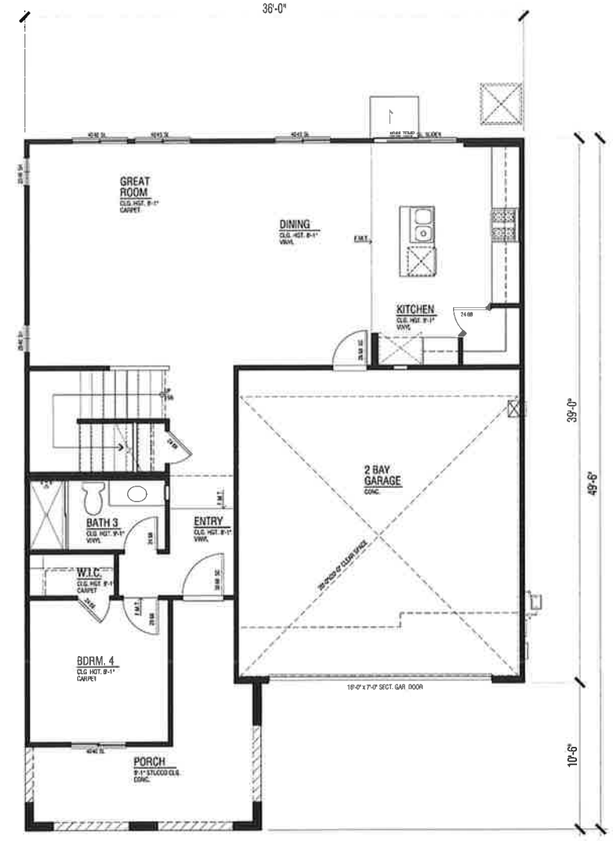


Rear Elevation C

Plan 2.1868



Upper Floor - 960 SF



Lower Floor - 1,000 SF

Plan 3.1960

1,960 SF
4 Bdrm./3 Bath
2 Bay Garage
8'/8' Plates

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

LAKE ELSINORE, CA

0 2 4 8

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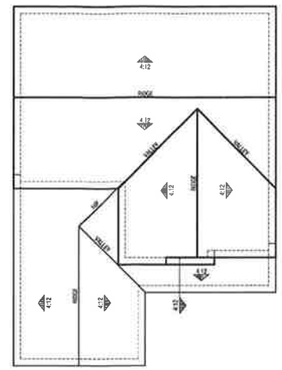
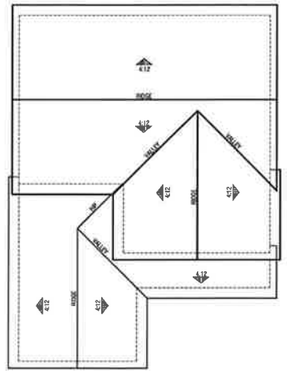
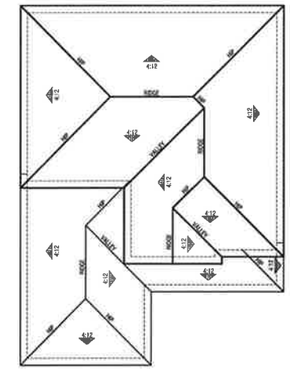
ORANGE COUNTY . LOS ANGELES & BAY AREA



Elevation A



Elevation C



Elevation B

Plan 3.1960

Elevation A- Spanish

Note: Artist's conception; colors, materials and application may vary.

Elevation C - Craftsman

Elevation B - Ranch

Plan 3.1960

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

LAKE ELSINORE, CA

0 2 4 8

DESIGN SUBMITTAL

 | 2018144 | 08-16-18

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

Elevation A- Spanish

Elevation C - Craftsman

Elevation B - Ranch

Plan 3.1960

Express HOMES
a D.R. Horton Company

EXPRESS 1

LAUREL POINTE AT SUMMERLY

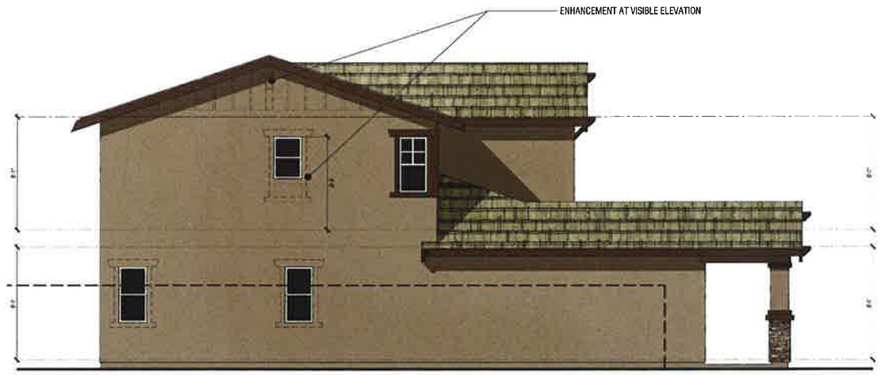
LAKE ELSINORE, CA

0 2 4 8

DESIGN SUBMITTAL

 | 2018144 | 06-08-18

ARCHITECTS • PLANNERS • DESIGNERS
WHA
ORANGE COUNTY • LOS ANGELES • BAY AREA

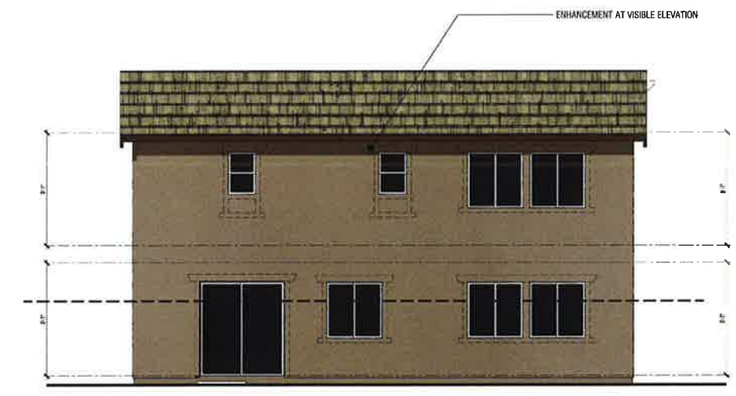


Left Elevation C

Front Elevation C - Craftsman

Note: Artist's conception; colors, materials and application may vary.

Right Elevation C



Rear Elevation C

Plan 3.1960

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

D.R. HORTON

June 8, 2018 | 2018144

Exterior Color & Materials

SCHEME 3A

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	SCM 8830 Albuquerque Blend Ref: .17 Emi: .90 A.SRI: 19	Eagle
Gutters & Downspouts *(factory finish)*	Royal Brown	Custom-Bilt Metals
Stucco *(lightlace finish)*	1/2 433	Omega
Trim Color #1 *(applied to):* Fascia Garage Door Trim	SW 6081 Down Home	Sherwin Williams
Trim Color #2 *(applied to):* Front Door	SW 7520 Plantation Shutters	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6062 Rugged Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams
6" x 6" Solid Ceramic Tile	CT-23 Matte Malibu In-Stock Collection	Rock Mill Tile & Stone www.rockmillstone.com
Grout @ Ceramic Tile	Match Stucco Color	Custom Building Products

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

REVISIONS:

Number	Date	Description
1	7/3/18	Revisions per master developer comments.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

D.R. HORTON

June 8, 2018 | 2018144

Exterior Color & Materials

SCHEME 4A

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2636 Piedmont Blend Ref: .18 Emi: .90 A.SRI: 20	Eagle
Gutters & Downspouts *(factory finish)*	Woodbeige	Custom-Bilt Metals
Stucco *(lightlace finish)*	1/8 A 653	Omega
Trim Color #1 *(applied to):* Fascia Garage Door Trim	SW 9174 Moth Wing	Sherwin Williams
Trim Color #2 *(applied to):* Front Door	SW 7525 Tree Branch	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams
6" x 6" Solid Ceramic Tile	CT-23 Matte Malibu In-Stock Collection	Rock Mill Tile & Stone www.rockmillstone.com
Grout @ Ceramic Tile	Match Stucco Color	Custom Building Products

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

D.R. HORTON

June 8, 2018 | 2018144

Exterior Color & Materials

SCHEME 6A

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	SCM 8806 Tucson Blend Ref: .20 Emi: .88 A.SRI: 19	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightlace finish)*	[1] 5/8 30	Omega
Trim Color #1 *(applied to):* Fascia Garage Door Trim	SW 9107 Uber Umber	Sherwin Williams
Trim Color #2 *(applied to):* Front Door	SW 6104 Kaffee	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6426 Basque Green	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams
6" x 6" Solid Ceramic Tile	CT-23 Matte Malibu In-Stock Collection	Rock Mill Tile & Stone www.rockmillstone.com
Grout @ Ceramic Tile	Match Stucco Color	Custom Building Products

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REVISIONS:

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ARCHITECTS . PLANNERS . DESIGNERS

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LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

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Exterior Color & Materials

SCHEME 2BH

'B' ELEVATIONS ONLY, RANCH

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4814 San Pablo Blend Ref: .23 Emi: .93 A.SRI: 23	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Brick *(standard raked joints)*	Ortega	Boral
Mortar @ Brick	Mission Brown	Orco
Stucco *(lightlace finish)*	3/4 421	Omega
Trim Color #1 *(applied to):* Trim	SW 7537 Irish Cream	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Gable Siding Garage Door	SW 6104 Kaffee	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6068 Brevity Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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REVISIONS:

Number	Date	Description
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LAUREL POINTE AT SUMMERLY

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Exterior Color & Materials

SCHEME 3BH

'B' ELEVATIONS ONLY, RANCH

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4671 Village Blend Ref: .17 Emi: .93 A.SRI: 17	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Brick *(standard raked joints)*	Laredo	Boral
Mortar @ Brick	Tan	Orco
Stucco *(lightlace finish)*	[1] 3/4 409	Omega
Trim Color #1 *(applied to):* Trim	SW 7517 China Doll	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Gable Siding Garage Door	SW 6075 Garret Gray	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7750 Olympic Range	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

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Exterior Color & Materials

SCHEME 6BH

'B' ELEVATIONS ONLY, RANCH

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4773 Walnut Creek Blend Ref: .20 Emi: .94 A.SRI: 23	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Brick *(standard raked joints)*	Folsom Gold	H.C. Muddox
Mortar @ Brick	Oatmeal	Orco
Stucco *(lightlace finish)*	1 3/4 A 745	Omega
Trim Color #1 *(applied to):* Trim	SW 6141 Softer Tan	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Gable Siding Garage Door	SW 2841 Weathered Shingle	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	[1] SW 9141 Waterloo	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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LAUREL POINTE AT SUMMERLY

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Exterior Color & Materials

SCHEME 2C

'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5530 Weathered Adobe Ref: .23 Emi: .92 A.SRI: 27	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Manufactured Stone *(standard raked joints)*	Montecito Cliffstone	Eldorado
Mortar @ Stone	Caramel	Orco
Stucco *(lightlace finish)*	5/8 A 98	Omega
Trim Color #1 *(applied to):* Fascia Trim	SW 7034 Status Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Gable Board & Battens Garage Door	SW 6102 Portabello	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6188 Shade-Grown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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Exterior Color & Materials

SCHEME 4C

'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5690 Pewter Bronze Blend Ref: .17 Emi: .91 A.SRI: 16	Eagle
Gutters & Downspouts *(factory finish)*	Royal Brown	Custom-Bilt Metals
Manufactured Stone *(standard raked joints)*	Manzanita Cliffstone	Eldorado
Mortar @ Stone	Khaki	Orco
Stucco *(lightlace finish)*	[1]1 1/4 A 785	Omega
Trim Color #1 *(applied to):* Fascia Trim	SW 6069 French Roast	Sherwin Williams
Trim Color #2 *(applied to):* Gable Board & Battens Garage Door	SW 7525 Tree Branch	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7041 Van Dyke Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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ORANGE COUNTY . LOS ANGELES . BAY AREA

LAUREL POINTE AT SUMMERLY

Lake Elsinore, California

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June 8, 2018 | 2018144

Exterior Color & Materials

SCHEME 6C

'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5808 Tombstone Blend Ref: .17 Emi: .95 A.SRI: 19	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Manufactured Stone *(standard raked joints)*	Barley Cliffstone	Eldorado
Mortar @ Stone	Brown	Orco
Stucco *(lightlace finish)*	236	Omega
Trim Color #1 *(applied to):* Fascia Trim	SQ 15243 Match to Dunn Edwards DE 6070 Chocolate Chunk	Sherwin Williams *(Contact local paint store for specified color.)*
Trim Color #2 *(applied to):* Gable Board & Battens Garage Door	SQ 15244 Match to Dunn Edwards DE 6131 Teddy Bear	Sherwin Williams *(Contact local paint store for specified color.)*
Accent Color *(applied to):* Front Door	SQ 15245 Match to Dunn Edwards DE 6133 Old Boot	Sherwin Williams *(Contact local paint store for specified color.)*
Garage Man Door	Match Stucco Color	Sherwin Williams

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REVISIONS:

Number	Date	Description
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LAUREL POINTE @ Summerly - Tract 31920-19

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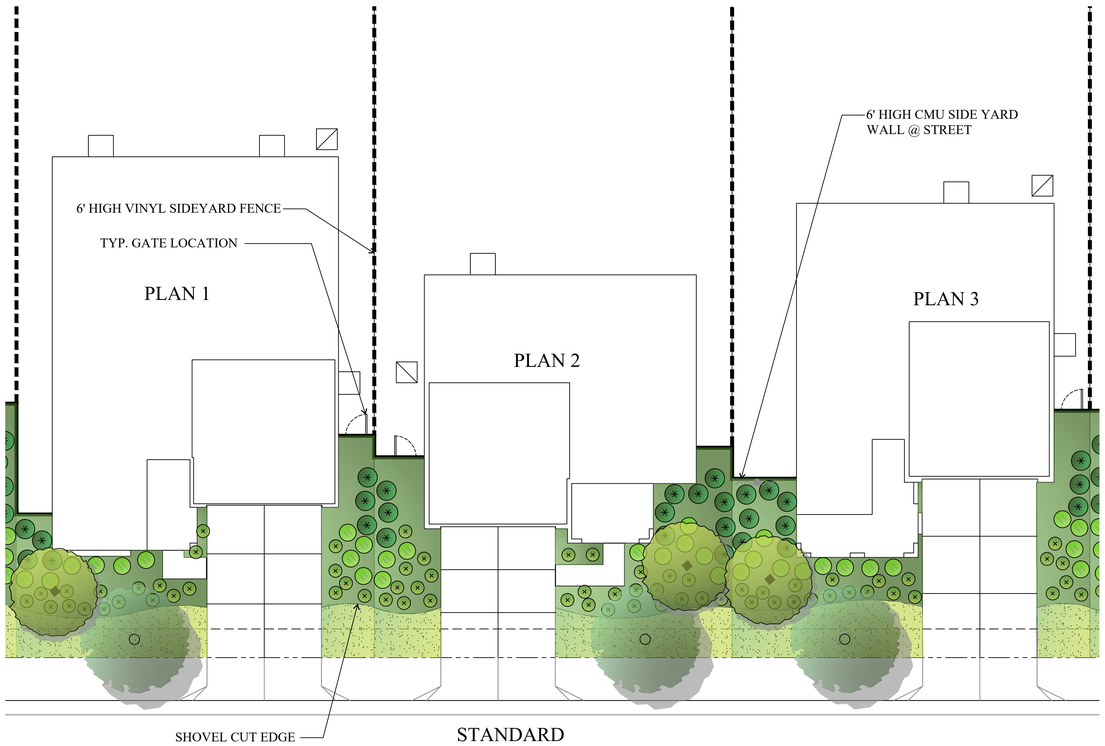
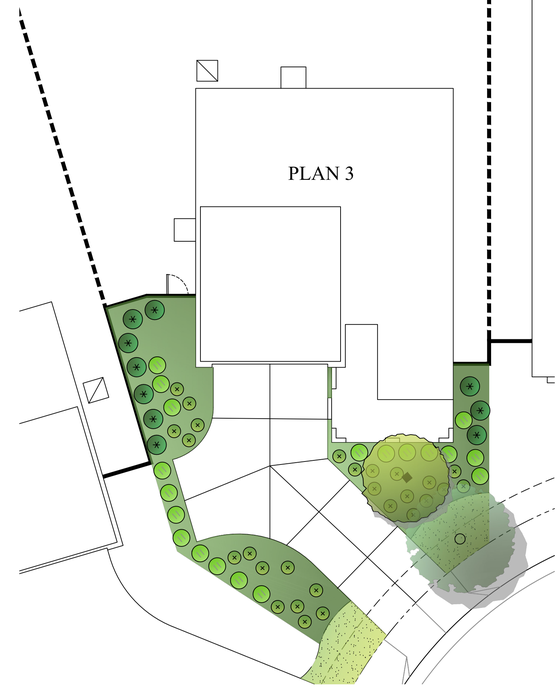
Typical Front Yard Plans



STANDARD



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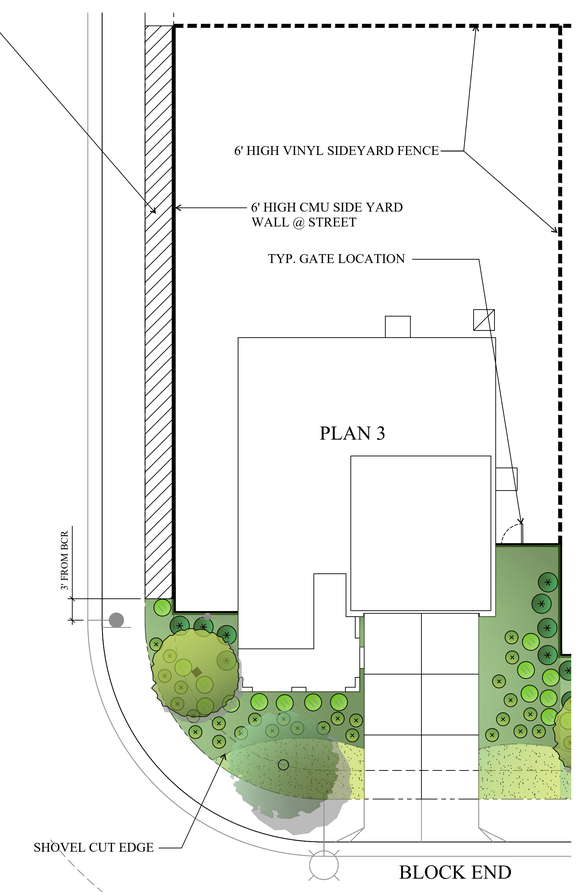

BLOCK END

SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
■	PISTACIA CHINENSIS	CHINESE PISCHACHE	15 GAL	M		CISTUS 'SUNSET'	ROCKROSE	1 GAL	L
						MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L
						LEUCOPHYLUM F. 'GREEN CLOUD'	TEXAS SAGE	5 GAL	L
						DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GAL	M
■	MAGNOLIA 'RUSSET'	MAGNOLIA	15 GAL	L		DIANELLA 'SILVER STREAK'	FLAX LILY	1 GAL	L
						RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORNE	5 GAL	L
						DODONAEA VISCOSA	HOPSEED BUSH	5 GAL	L
						HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	L
■	LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	15 GAL	M		DIETES BICOLOR 'LEMON DROP'	FORNIGHT LILY	1 GAL	M
						FESTUCA MAIREI	MAIRE'S FESCUE	5 GAL	L
						PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	L
						HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	M
■	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	M		LIRIOPE M. 'SILVER DRAGON'	LILY TURF	1 GAL	M
						CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	1 GAL	L
						PITTOSPORUM T. 'VARIEGATA'	VAREIGATED TOBIRA	5 GAL	L
						CLEMATIS LIGUSTICIFOLIA	WHITE CLEMATIS	5 GAL	M
○	STREET TREE	REFER TO STREET TREE PLANS FOR STREET TREES			GROUNDCOVER				
						3" SHREDDED WOOD MULCH	ALL SHRUB AREAS	NOT SHOWN	
						SODDED TURF	MARATHON III		H

INSTALLATION NOTES:

A. SHRUBS SHALL BE PLACED A MIN. DISTANCE OF 24" FROM STRUCTURE.
B. TREES SHALL BE PLACED A MIN. DISTANCE OF 5' FROM STRUCTURE.
C. AN AGRONOMIC SOILS REPORT SHALL BE DELIVERED TO THE CITY PRIOR TO COMMENCING WITH LANDSCAPE INSTALLATION USING TRI-C AMENDMENTS.
D. SOLAR ORIENTATION WILL VARY IN THE FIELD. THE CITY INSPECTOR/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST LAYOUT AND PLANT PALETTE BASED ON SOLAR EXPOSURE FOR EACH LOT.
E. ALTERNATE PLANT PALETTES IN A RANDOM PATTERN OF 2-4 GROUPS...IE....(3) PALETTE A, (4) PALETTE B, 2 PALETTE C, ETC...
F. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER CITY REQUIREMENTS. WEATHER SENSORS WILL BE USED IN CONJUNCTION WITH SMART CONTROLLERS FOR EACH LOT.
G. SLOPES WHICH EXCEED 36: VERTICAL SHALL BE PLANTED WITH ROSEMARINUS OFFICINALIS PROSTRATUS @ 48" O.C. FROM 1 GALLON CONTAINERS IN ADDITION TO PLANTING SHOWN ON TYPICAL FRONT YARD AND SLOPE PLANTING PLAN.
H. PARKWAYS SHALL BE PLANTED WITH A SINGLE ROW OF WHITE MYOPORUM P. PROST. FROM 1 GALLON CONTAINERS @ 36" O.C..
I. ALL PLANTER AREAS WILL RECEIVE 3" OF APPROVED BARK MULCH TOPPER WITH NO PIECES EXCEEDING 1.5"-2" IN LENGTH OR WIDTH.

NOTE:
SOIL ANALYSIS TO BE FORWARDED TO TRI-C FOR ORGANIC AMENDMENT RECOMMENDATIONS.

FENCING NOTES:
- REFER TO SEPARATE PLANS FOR FENCING HEIGHTS AND MATERIALS.
- ALL FENCING MATERIALS SHALL BE INSTALLED PER APPROVED PLANS.
- ON GARAGE SIDE OF HOUSE, ENSURE ADEQUATE CLEARANCE IS PROVIDED FOR UTILITIES PER LOCAL PURVEYOR.

IRRIGATION NOTES:
- ALL PLANTING AREAS SHALL BE IRRIGATED W/ RECYCLED WATER

10' 0 10' 30'
SCALE: 1" = 10'

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land planning
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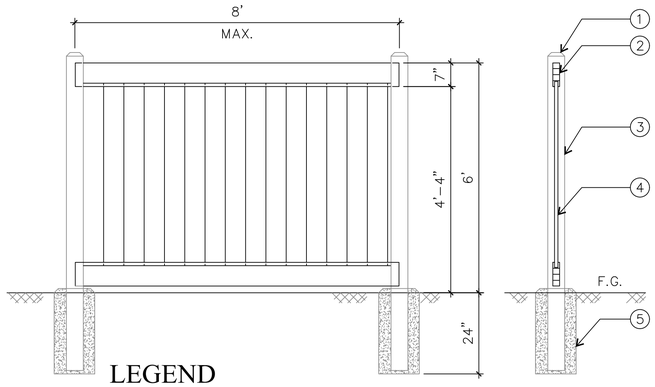
San Juan Capistrano, CA 92675
TEL 949 276 6500 | FAX 949 276 6505
www.sjainc.net

June 12, 2018

LAUREL POINTE @ Summerly - Tract 31920-19

Typical Fence / Wall Details



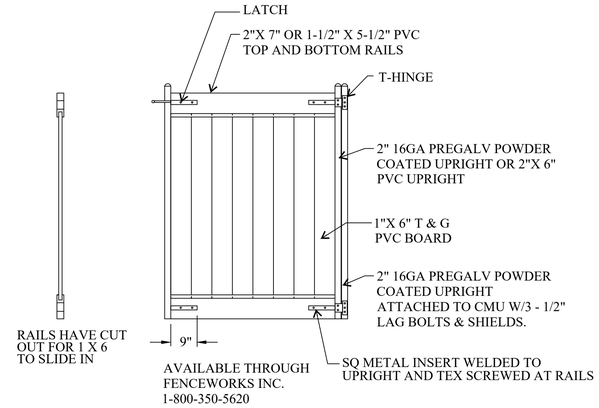
LEGEND

1. DOMED CAP
2. 2" X 7" TOP & BOTTOM RAIL
3. 5" X 5" VINYL POST
4. 6" TONGUE & GROOVE
5. 8" X 24" DOMED CONCRETE FOOTING

NOTES:

- COLOR TO BE WHITE

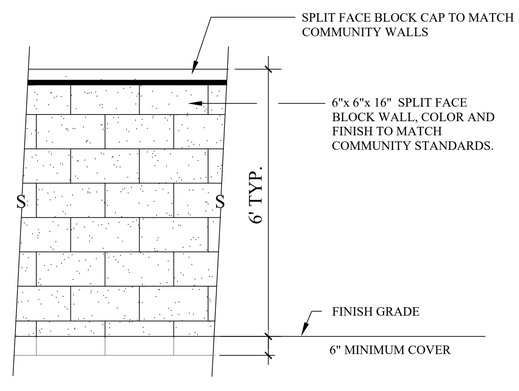
B VINYL PRIVACY FENCE



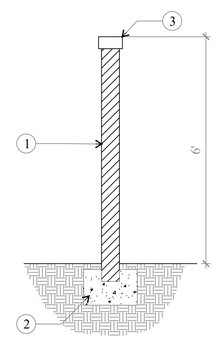
A VINYL REAR YARD GATE

NOTES:

1. FREESTANDING MASONRY WALLS SHALL BE CONSTRUCTED FROM STRUCTURAL DETAILS AND CALCULATIONS PROVIDED BY STRUCTURAL ENGINEER. DETAIL SHEET SUPPLIED FOR REFERENCE ONLY.
2. ALL ELEVATIONS, SECTIONS OR DESCRIPTIONS ON THESE DETAILS ARE FOR AESTHETIC DESCRIPTION FOR STRUCTURAL CONSTRUCTION. NOT ONLY,
3. EXPANSION JOINTS TO OCCUR @ 20' O.C. MAX, AT EACH CORNER AND AT EACH PILASTER. EXPANSION JOINTS TO BE PROVIDED IN THE MASONRY WALL ONLY AND NOT EXTEND INTO THE FOOTINGS. WALLS AND FENCES BETWEEN LOTS SHALL BE SEPARATED FROM THE PERIMETER WALLS LOCATED AT TOPS OF SLOPES. FENCES MAY BE CONNECTED TO PERIMETER WALLS AND PILASTERS IF CONNECTION ALLOWS FOR DIFFERENTIAL MOVEMENT BETWEEN THE FENCE AND THE WALL. REFER TO STRUCTURAL DRAWINGS FOR DETAIL.



D WALL W/ CAP



NON-RETAINING

LEGEND

1. SPLIT FACE BLOCK WALL COLOR TO MATCH COMMUNITY WALLS
2. FOOTING - PROTO II
3. SPLIT FACE BLOCK CAP TO MATCH COMMUNITY WALLS

NOTES

A. WALL TO BE SPLIT FACE ONE SIDE.
B. SPLIT FACE TWO SIDES WHERE WALLS ARE OPEN TO PUBLIC VIEW ON BOTH SIDES.

C RETURN WALL FENCE LOCATION DETAIL

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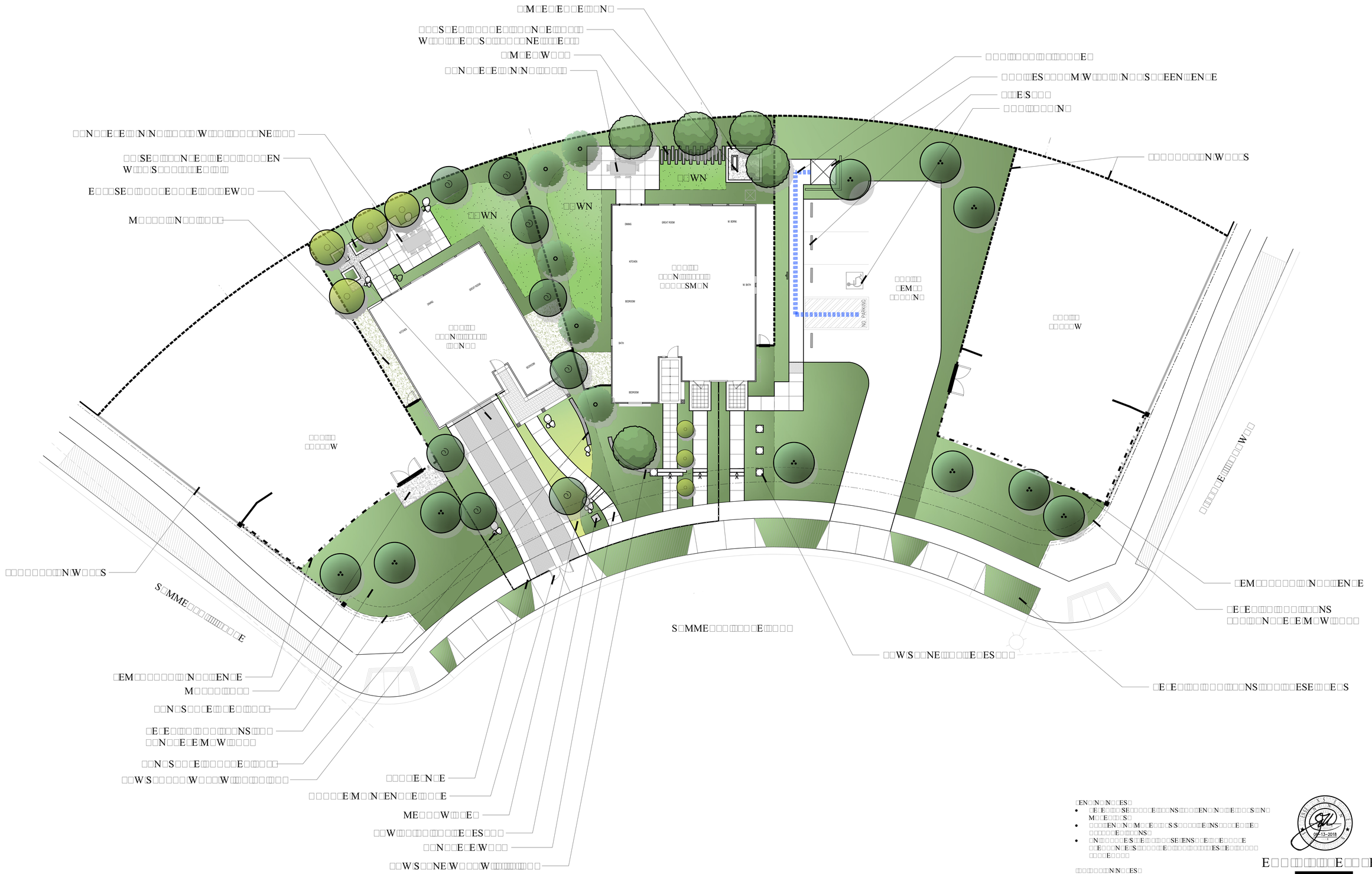
June 12, 2018



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D·R·HORTON America's Builder

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- [illegible]

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GRAPHIC SCALE

10' 0 10' 30'

SCALE: 1" = 10'

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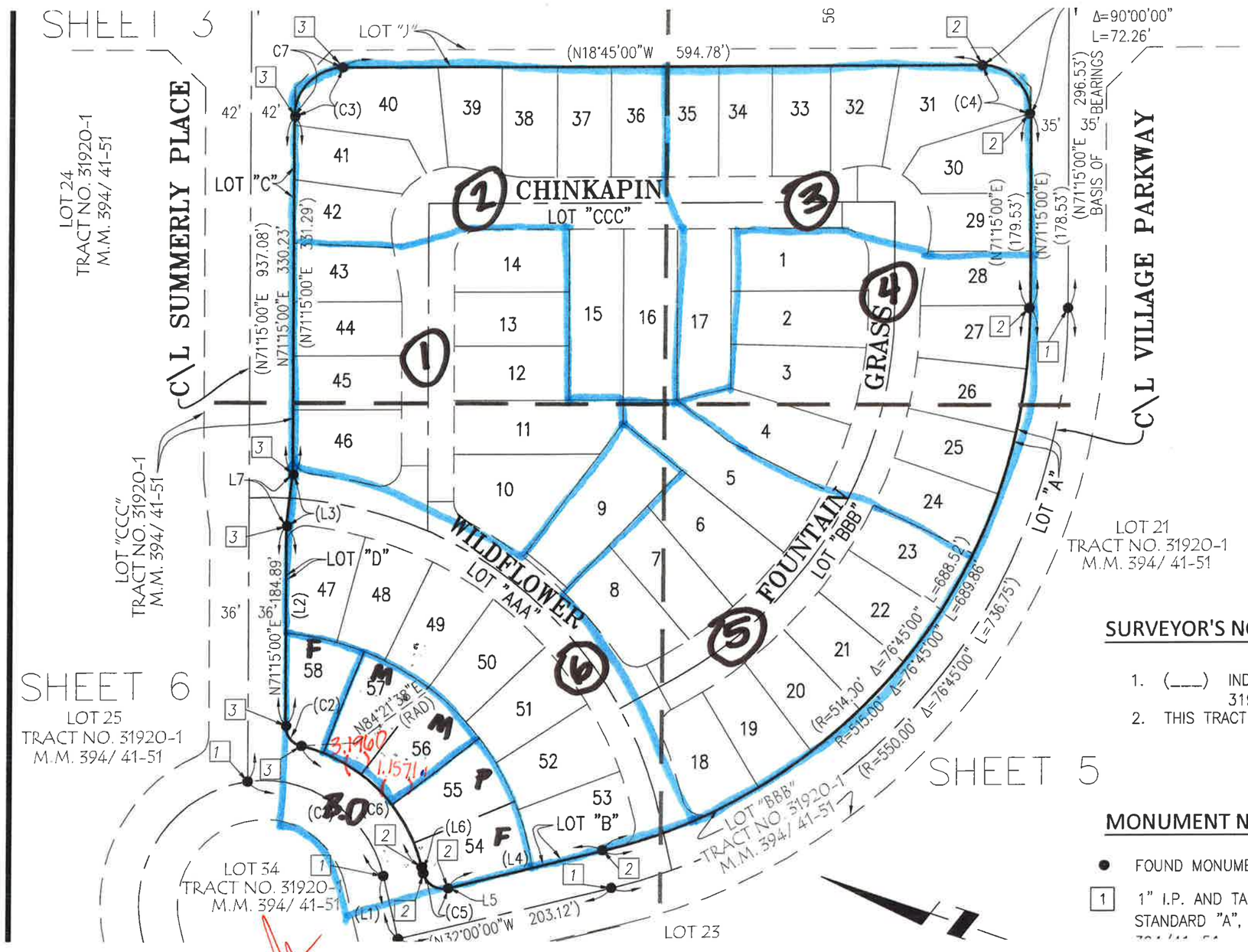
SUMMERLY



LINE TABLE THIS SHEET ONLY		
LINE	BEARING	LENGTH
L1	N58°00'00"E	60.00'
L2	N71°15'00"E	185.06'
L3	N78°25'00"E	48.09'
L4	N32°00'00"W	148.12'
L5	N58°00'00"E	1.00'
L6	N58°00'00"E	6.00'
L7	N78°25'00"E	48.09'

CURVE TABLE THIS SHEET ONLY			
CURVE	RADIUS	DELTA	LENGTH
C1	115.00'	84°27'54"	169.53'
C2	19.00'	76°53'22"	25.50'
C3	45.00'	90°00'00"	70.69'
C4	45.00'	90°00'00"	70.69'
C5	19.00'	90°00'00"	29.85'
C6	151.00'	63°38'22"	167.72'
C7	46.00'	90°00'00"	72.26'

SURVEYOR'S NOTES

1. (____) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 31920-1 M.B. 394/41-51 UNLESS SHOWN OTHERWISE.
2. THIS TRACT CONTAINS 10.157 ACRES GROSS.

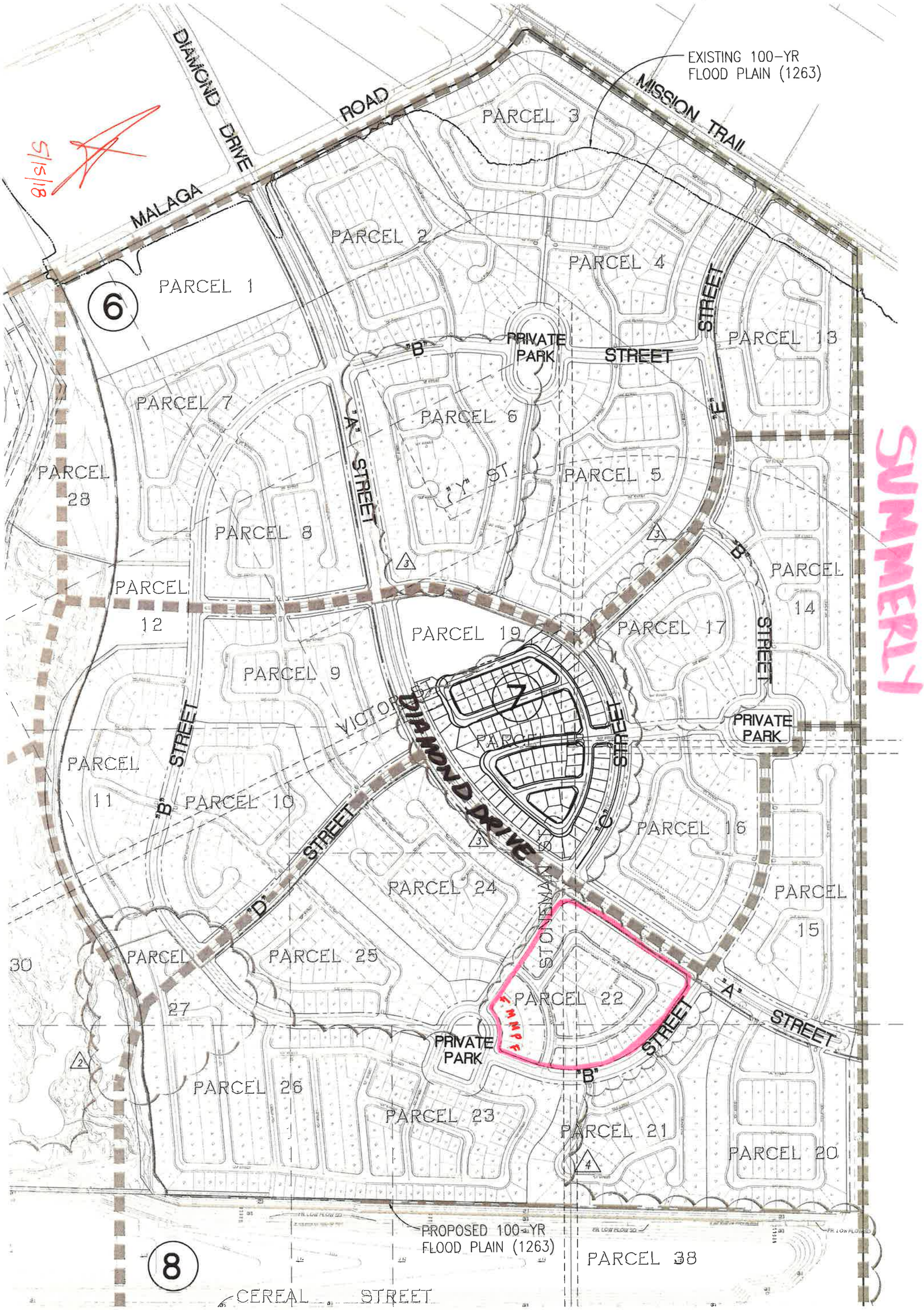
MONUMENT NOTES

● FOUND MONUMENTS AS NOTED.

[1] 1" I.P. AND TAG, "LS 7418", FLUSH PER RIVERSIDE COUNTY STANDARD "A", TO BE SET PER TRACT NO. 31920-1 M.B.

5/15/18

RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.



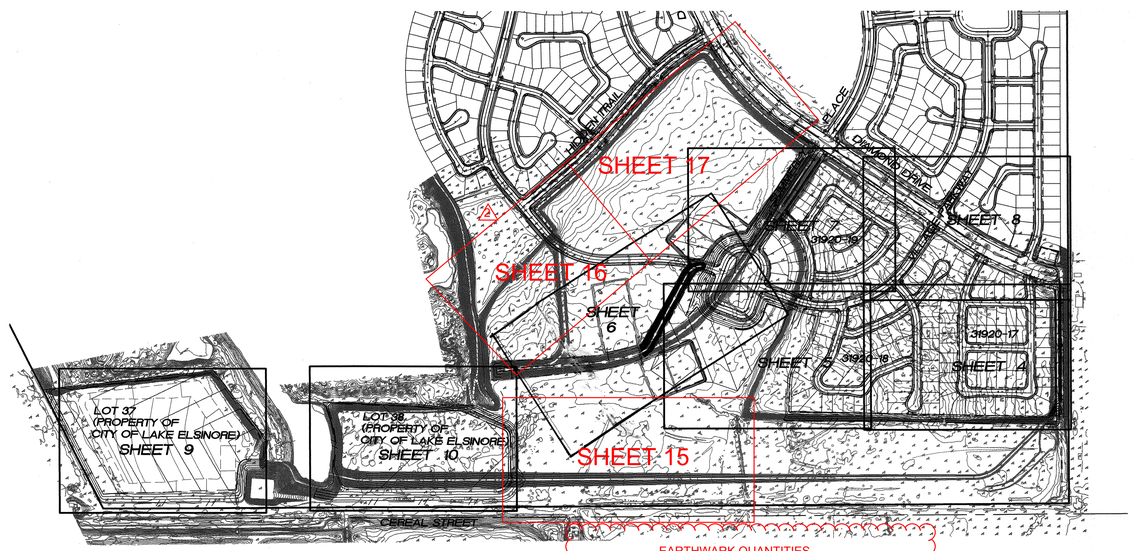
ROUGH GRADING PLAN
FOR
TRACT 31920-1
SUMMERLY DEVELOPMENT- DDA PHASE F
CITY OF LAKE ELSINORE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

GRADING NOTES

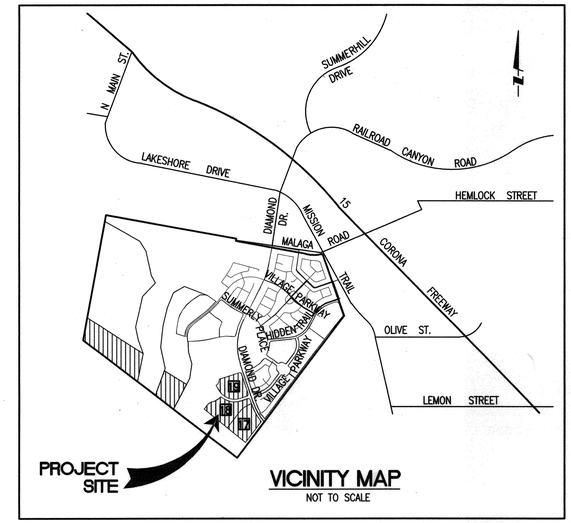
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE MUNICIPAL CODE CHAPTER 15.72 AND SPECIFICATIONS AND THE LATEST EDITION OF THE C.B.C. APPENDIX J.
2. A PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT, CITY OF LAKE ELSINORE, PRIOR TO ANY OPERATION.
3. THE DEVELOPER AND/OR THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND U.S.A. ALERT (1-800-422-4133) 48 HOURS PRIOR TO GRADING.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING GRADING OPERATIONS.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
6. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
7. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON PLAN, AND SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
8. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE A.S.T.M. D-1557-70 TEST METHOD.
9. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND INSPECTED BY THE GRADING INSPECTOR AND APPROVED SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
10. ALL FILL MATERIAL SHALL BE CLEAN EARTH. NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE SOILS ENGINEER.
11. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3', THEN 1% (MINIMUM) TO FLOWLINE OF EARTH SWALE.
12. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL SLOPE IS LESS THAN 10', AND 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.5' DEEP AND CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
13. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
14. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YEAR STORM FLOWS ALONG THE TOP OF CUT SLOPES.
15. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
16. A SOILS ENGINEER SHALL BE RETAINED BY THE DEVELOPER, TO SUPERVISE GRADING AND PROVIDE A FINAL SOILS REPORT WHICH INCLUDES FOUNDATION REQUIREMENTS (SUBDIVISIONS) AND EXPANSIVE CHARACTERISTICS OF THE SOIL.
17. GRADING CERTIFICATION BY THE DEVELOPER'S CIVIL ENGINEER AND A FINAL COMPACTION REPORT BY A SOILS ENGINEER SHALL BE SUBMITTED TO THE BUILDING AND ENGINEERING DEPARTMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS.
18. THE GEOTECHNICAL REPORT DATED 11/30/07 PREPARED BY NEBLETT & ASSOCIATES AND THE G3SOILWORKS LETTER DATED 10/26/2015, SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH. (et 01/20/2017) △1
19. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
20. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
21. STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST 1.5 SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND ENGINEERING DEPARTMENTS FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
22. A FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
23. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL. SLOPES GREATER THAN 5:1 ARE REQUIRED TO BE KEYED AND BENCHED.
24. THE SOIL ENGINEER SHOULD INSPECT THE CONSTRUCTION IN THE FOLLOWING STAGES:
    A. UPON COMPLETION OF CLEARING AND DURING EXCAVATION AND BEFORE BACKFILL OF ALLUVIAL, COLLUVIAL AND TERRACED AREAS AND ANY SUBSTRUCTURES.
    B. DURING ALL ROUGH GRADING AND OPERATIONS INCLUDING PRE-COMPACTION, BENCHING AND FILLING OPERATIONS.
    C. DURING INSTALLATION OF BUTTRESS AND CANYON SUB-DRAINS AND FILTER MATERIAL.
    D. WHEN ANY UNUSUAL GRADING CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
25. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT AT 12" ON CENTER OR ANOTHER APPROVED GROUND COVER. SLOPES OVER 15' IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS, OR COMBINATION THEREOF. SHRUBS SHALL BE PLANTED AT 10' ON CENTER; TREES, 20' ON CENTER; COMBINATIONS, 15' ON CENTER. SLOPES OVER 3' IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER UPC.
26. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
27. APPROVED EROSION PREVENTATIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
28. ALL WORK SHALL CONFORM TO THE CITY AND STATE CONSTRUCTION SAFETY ORDERS.
29. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
30. AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
32. ALL SLOPES SHALL BE PLANTED AND IRRIGATION FACILITIES SHALL BE PROVIDED FOR ALL SLOPES IN EXCESS OF 3 FEET VERTICAL HEIGHT WITHIN 90 DAYS AFTER COMPLETION OF ROUGH GRADING AND SHALL BE IN ACCORDANCE WITH ORDINANCE NO. 882 PRIOR TO THE APPROVAL OF FINAL INSPECTION.
33. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
34. THE DESIGNER ENGINEER SHALL PROVIDE A MINIMUM OF ONE (1) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.
35. APPROXIMATE DATE OF: BEGINNING OPERATION: APRIL 2016
    COMPLETION: MARCH 2017
36. NO ROCK OR OTHER IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 3" WILL BE PLACED IN FILLS WITHIN ROADBED AREAS OR 3' OF FINISH GRADES, UNLESS THE LOCATION, MATERIAL, AND DISPOSAL METHODS ARE SPECIFICALLY APPROVED BY THE SOILS ENGINEER.
37. THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE APPROVAL.
38. GRADING PLANS WILL NOT BE APPROVED UNTIL ALL RETAINING WALLS ARE APPROVED BY THE BUILDING DEPARTMENT.
39. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES.
    NPDES WDID# : 8 33C358736 DATE ISSUED: 6/23/10
40. DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS. NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY Iimprovements ARE SUBJECT TO REMOVAL AT OWNER'S EXPENSE.

SPECIAL NOTES:

41. THE GRADING CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEERNG GEOLOGIST/SOILS ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF THE LOCATION OF ANY SOILS PROPOSED FOR IMPORT. EACH PROPOSED IMPORT SOURCE SHALL BE SAMPLED, TESTED AND APPROVED PRIOR TO DELIVERY OF SOILS FOR USE ON THE SITE. NO IMPORTED BORROW FROM OUTSIDE THE SPECIFIC PLAN AREA AS DESCRIBED IN CITY ORDINANCE 1105 SHALL BE ALLOWED.
42. THE CITY'S APPROVAL OF THIS ROUGH GRADING PLAN DOES NOT GRANT ANY APPROVAL FOR THE FUTURE PAD ELEVATIONS. ALL FUTURE RESIDENTIAL AND/OR COMMERCIAL LOTS SHOULD HAVE THEIR PAD ELEVATIONS AT 1267.0 FT. MINIMUM AND THE GARAGE FINISHED FLOOR ELEVATIONS AT 1267.00 FT.
43. REFERENCE IS MADE TO THE LETTER TO RAY O'DONNELL FROM RIVERSIDE COUNTY FLOOD CONTROL DISTRICT, DATED AUGUST 12,1999. THIS GRADING PLAN IS CONSISTENT WITH THE GRADING PLAN "E" REFERRED TO IN THE ABOVE LETTER FOR FLOOD STORAGE CAPACITY AND OPERATION.



INDEX MAP



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2-3	SECTIONS AND DETAILS
4-10, 15-17	ROUGH GRADING
11-13, 14	EROSION CONTROL

LEGEND AND ABBREVIATIONS

	TRACT BOUNDARY	TC	TOP OF CURB
	RIGHT OF WAY	FL	FLOWLINE ELEV.
	LOT LINE	TG	TOP OF GRATE
	TOP & TOE OF SLOPE	GB	GRADE BREAK
	RIDGE LINE	FG	FINISH GRADE
	CONTROL LINE	LP	LOW POINT
		HP	HIGH POINT
		INV.	INVERT OF PIPE
1250	PROPOSED CONTOUR	FS	FINISH SURFACE
(1250)	EXISTING CONTOUR	FF	FINISHED FLOOR
	EXISTING POWER POLE	PE	PAD ELEVATION
70	LOT NUMBER	GFF	GARAGE FINISHED FLOOR
	DAYLIGHT LINE	GL	GARAGE LIP
2%	FLOW RATE		
	GRADED SWALE		
	STREET CENTERLINE		
	FLOWLINE		
18	CONSTRUCTION NOTE		
	GRAVEL BAG ROW		
	EXISTING STORM DRAIN PER STREET IMPROVEMENT PLANS		
	MASTER DEVELOPER INSTALLED WALL AND FENCE - SEE MASTER DEVELOPER LANDSCAPE PLANS		
	PROPOSED MERCHANT BUILDER INSTALLED WALL AND FENCE SEE LANDSCAPE PLANS		
	EXISTING STREET LIGHT		
	EXISTING FIRE HYDRANT		
	EXISTING WATER LINE		
	EXISTING WATER LATERAL AND METER BOX		
	EXISTING WATER VALVE		
	EXISTING SEWER LINE		
	EXISTING SEWER MANHOLE		

EARTHWARK QUANTITIES (ADDTIONA FOR △2)

	cut	fill
RAW	262,000 C.Y.	232,000 C.Y.
OVEREXCATVATION AND RECOMPACTION	163,500 C.Y.	163,500 C.Y.
SHRINKAGE (7.5%)		30,000 C.Y.
TOTAL	425,000 C.Y.	425,000 C.Y.

EARTHWORK QUANTITIES:

	CUT	FILL
RAW	848,000 C.Y.	763,200 C.Y.
EXPORT/IMPORT	0 C.Y.	0 C.Y.
SHRINKAGE(10%±)		84,800 C.Y.
TOTAL	848,000 C.Y.	848,000 C.Y.

NOTE: ESTIMATED VOLUMES FOR PERMIT PURPOSE. CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

SOILS ENGINEER'S CERTIFICATE

G3SOILWORKS, INC. HAS REVIEWED THE PLANS FROM A GEOLOGIC/GEOTECHNICAL ENGINEERING STANDPOINT ONLY. THE PLANS ARE IN COMPLIANCE WITH THE GEOLOGIC/GEOTECHNICAL ENGINEERING RECOMMENDATIONS PRESENTED IN THE REFERENCED PROJECT REPORT(S) AND SUBSEQUENT ADDENDA. THIS REVIEW DID NOT INCLUDE CHECKING THE ACCURACY OF THE CIVIL AND STRUCTURAL ENGINEERING DESIGN AND DIMENSIONS, INCLUDING LINES AND GRADES, OR COMPLIANCE WITH BUILDING CODE REQUIREMENTS, WHICH ARE UNDER THE PURVIEW OF OTHERS.

PROJECT NO.: 118 / 1-1092 △1

REPORT(S) DATE: October 26, 2015 / JANUARY 20, 2017

SIGNATURE: DATE: 3-15-16

REGISTERED PROFESSIONAL ENGINEER DANIEL J. MORIKAWA No. GE2726 Exp. 9-30-16 GEOTECHNICAL STATE OF CALIFORNIA

SIGNATURE: DATE:

DIGALERT 800-227-2600 Call 2 Full Working Days in Advance

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. WOO 8V 5/5/16

WDID # 8 33C358736

GRADING PERMIT NO. 15-2467

ENGINEERING GEOLOGIST:
G3SOILWORKS, INC.
350 FISCHER AVENUE
COSTA MESA, CA 92626
PH: 714-668-5600
www.g3soilworks.com

SOILS ENGINEER:
G3SOILWORKS, INC.
350 FISCHER AVENUE
COSTA MESA, CA 92626
PH: 714-668-5600
www.g3soilworks.com

OWNER:
McMILLIN SUMMERLY, LLC
2750 WOMBLE ROAD,
SUITE 200
SAN DIEGO, CA 92106
T(619) 244-8481
F(619) 336-3010

(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
△3	REVISED SHEETS 2B,4B,5B,6A,7A,8 9A,10A AND 15 ADDED 4C,5C,6B,7B,8A, 9B, 10B AND 15A			
△2	REVISED SHEETS 2A, 3, 4A,5A, 6 & 7, 8, 9, 10, 11, 12, 13 ADDED SHEETS 2B, 3A, 4B, 5B, 6A,7A, 9A, 10A, 11A, 12A, 13A, 14, 15, 16 & 17			
△1	REVISE SLOPE GRADING ON SHEETS 2, 4 & 5	BF	3-22-17	

DESIGNED BY: WMC DRAWN BY: WMC
CHECKED BY: S. WILSON PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/16 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON 3-14-16
RCE NO. 49884 EXP. 9-30-16 DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.
Brad Fagrell DATE: 5/11/16
BRADLEY FAGRELL, RCE# 43920 CITY ENGINEER EXP. 6-30-17 CITY OF LAKE ELSINORE

SCALE:
DATE: 3-14-16

WILSON MIKAMI CORPORATION
9 CORPORATE PARK T: 949-679-0090
SUITE 100 F: 949-679-0091
IRVINE, CA 92606

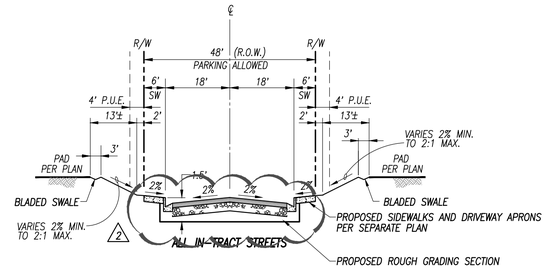
BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT
TITLE SHEET

SHEET 1 OF 17
FILE NO. 16-321

S:\0123.00\dwg\PRR61201-DDA-F.dwg 3/14/16

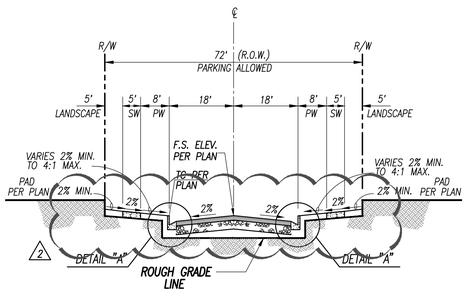


FUTURE IN-TRACT STREETS SECTION

SCALE : HORIZ : 1" = 20' VERT. : 1" = 4'

NOTES :

1. 6" TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200

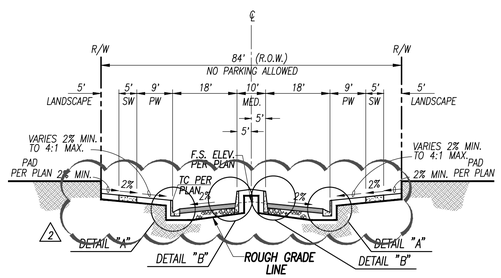


VILLAGE PARKWAY / SUMMERLY PLACE LOOP / SUMMERLY PLACE STA. 10+31.77 TO 12+94.49

NOTES :

SCALE : HORIZ : 1" = 20' VERT. : 1" = 4'

1. 3.5" AC/4" AB (MIN.)
2. 6" TYPE A-6 CURB PER STD. NO. 200 COUNTY OF RIVERSIDE
3. STREET SECTION TO BE VERIFIED BY SOILS ENGINEER

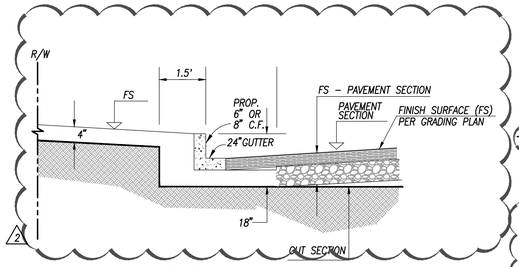


SUMMERLY PLACE STA. 12+94.49 TO 16+89.21

SCALE : HORIZ : 1" = 20' VERT. : 1" = 4'

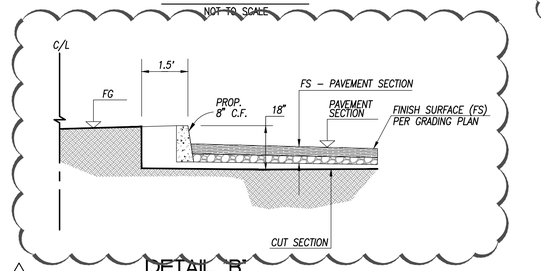
NOTES :

1. 4" AC/4" AB (MIN.)
2. 8" TYPE A-8 CURB PER STD. NO. 201 COUNTY OF RIVERSIDE
3. LANDSCAPE MEDIAN PER STD. NO. 110 CITY OF LAKE ELSINORE
4. STREET SECTION TO BE VERIFIED BY SOILS ENGINEER



DETAIL "A"

NOT TO SCALE



DETAIL "B"

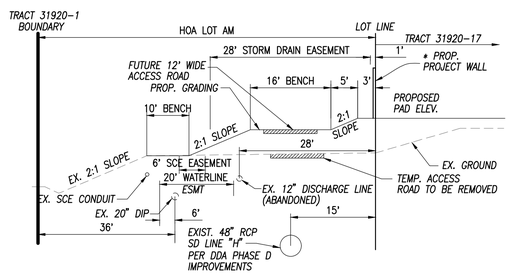
NOT TO SCALE

GRADING CONSTRUCTION NOTES

		ESTIMATE OF QUANTITIES	
1	CONSTRUCT GRASS-LINED TRAPAZOIDAL CHANNEL WITH BASE WIDTH PER PLAN AND 3:1 SIDE SLOPES PER SECTION SHOWN HEREON	N/A	
2	INSTALL RIP-RAP PER DETAIL ON SHEET 3A	300	S.F.
3	CONSTRUCT SEDIMENT BASIN PER DETAIL AND TABLE SHOWN ON SHEET 3A	3	EA.
4	CONNECT 24" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN	60	L.F.
5	INSTALL 15" PVC DRAIN PIPE	58	L.F.
6	CONSTRUCT 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A	4	EA.
7	CONSTRUCT STREET UNDERCUT PER STREET SECTIONS HEREON	N/A	
8	REMOVE EXISTING RIP-RAP WITHIN GRADING LIMITS		
9	INSTALL RIP RAP REVETMENT PER DETAIL SHEET 10A	4,800	S.F.
10	INSTALL RIP-RAP CHANNEL PER DETAIL ON SHEET 15	2,250	S.F.
17	INSTALL 24" PVC DRAIN PIPE	176	L.F.
18	CONSTRUCT 18" CSP DRAIN PIPE	37	L.F.
19	CONNECT 30" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN	396	L.F.

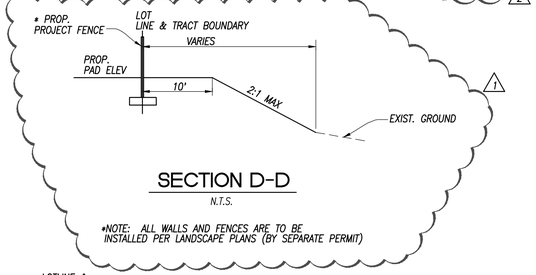
EROSION CONTROL CONSTRUCTION NOTES

10	INSTALL GRAVELBAG ROW PER DETAIL "A" ON SHEET 11A	2,720	L.F.
11	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1 AND DETAIL ON SHEET 3A	5	EA.
12	INSTALL FUTURE CATCH BASIN INLET PROTECTION PER CASQA SE-10 AND DETAIL "B" ON SHEET 11A	4	EA.
13	INSTALL STREET DESILTING BASIN WITH VEHICLE ACCESS RAMP PER DETAIL ON SHEET 3A	12	EA.
14	INSTALL SILT FENCE PER DETAIL ON SHEET 3A	4,200	L.F.
15	INSTALL FIBER ROLL CHECK DAM PER CASQA SE-5 AND DETAIL ON SHEET 13A	3,520	L.F.
16	INSTALL HYDROMULCH ON SLOPES	554.700	S.F.



SECTION C-C

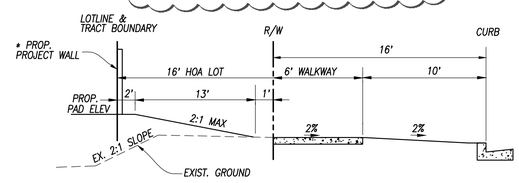
N.T.S.



SECTION D-D

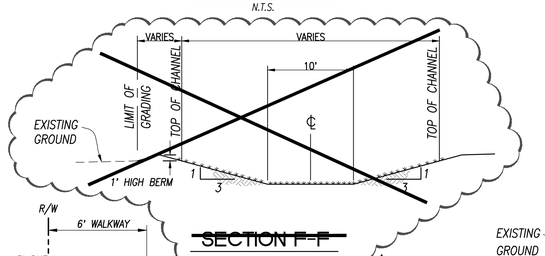
N.T.S.

*NOTE: ALL WALLS AND FENCES ARE TO BE INSTALLED PER LANDSCAPE PLANS (BY SEPARATE PERMIT)



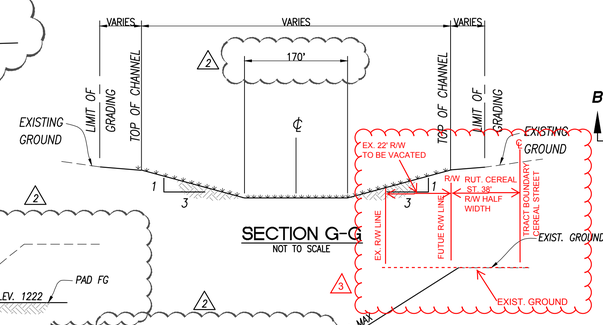
SECTION E-E

N.T.S.



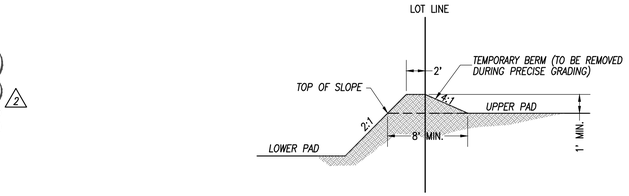
SECTION F-F

N.T.S.



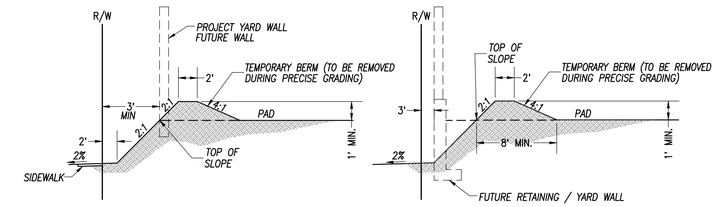
SECTION G-G

NOT TO SCALE



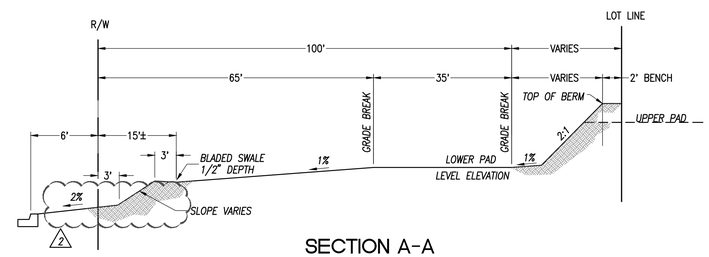
TYPICAL SECTION FOR ABUTTING REAR YARDS AND ADJACENT SIDE YARDS

NOT TO SCALE



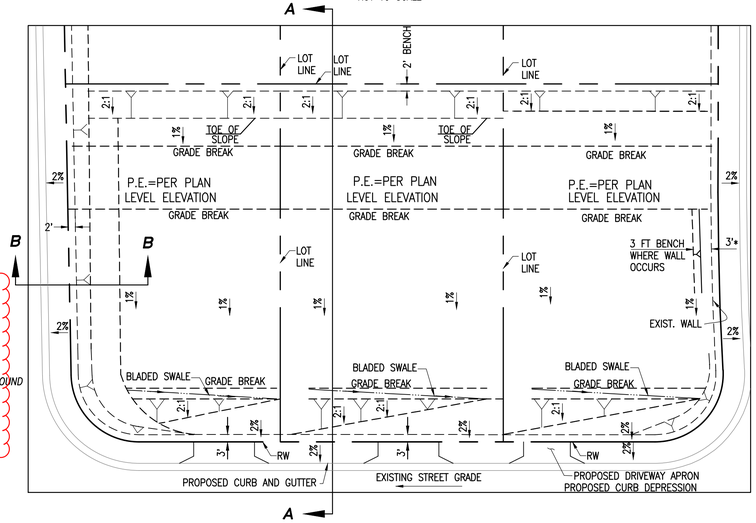
SECTION B-B

NOT TO SCALE



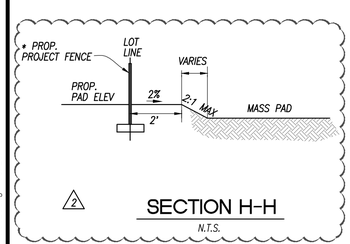
SECTION A-A TYPICAL LOT SECTION

NOT TO SCALE



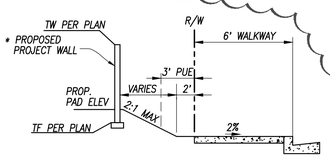
TYPICAL LOT DRAINAGE AND GRADING

1"=20'



SECTION H-H

N.T.S.



TYPICAL SIDEYARD SECTION (NON-RETAINING)

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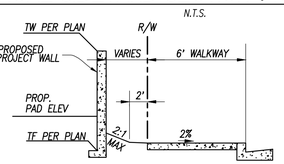
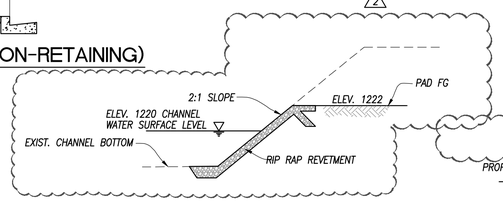


TYPICAL SIDEYARD SECTION (RETAINING)

N.T.S.



SECTION I-I

N.T.S.

SECTION J-J

N.T.S.

ENGINEERING GEOLOGIST:	SOILS ENGINEER:	OWNER:	
G3SOILWORKS, INC. 350 FISCHER AVENUE COSTA MESA, CA 92626 PH: 714-668-5600 www.g3soilworks.com	G3SOILWORKS, INC. 350 FISCHER AVENUE COSTA MESA, CA 92626 PH: 714-668-5600 www.g3soilworks.com	McMILLIN SUMMERLY, LLC 2750 WOMBLE ROAD, SUITE 200 SAN DIEGO, CA 92106 T(619) 244-8481 F(619) 336-3010	(FOR LOTS 37 & 38) CITY OF LAKE ELSINORE 130 SOUTH MAIN STREET LAKE ELSINORE, CA 92530 T(951) 674-3124 F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED SECTION J-J			
2	DELETED SECTION F-F; UPDATED CONST. NOTES & QUANTITIES			
	REVISED SECTION G-G, H-H, I-I & J-J AND TYP. STREET SECTIONS			
1	REVISED SECTION D-D			

DESIGNED BY: WMC DRAWN BY: WMC
CHECKED BY: S. WILSON PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT
SECTIONS AND QUANTITIES

SHEET 2B OF 17

FILE NO.

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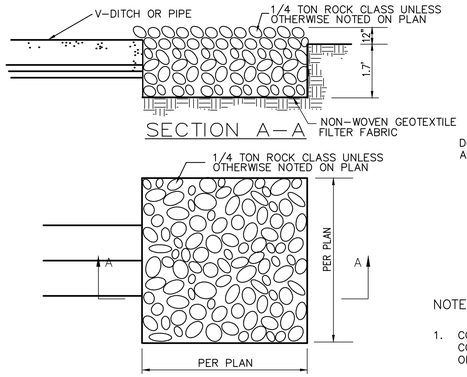
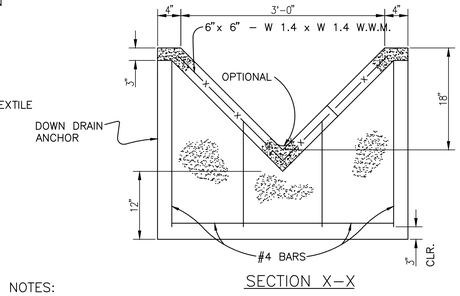


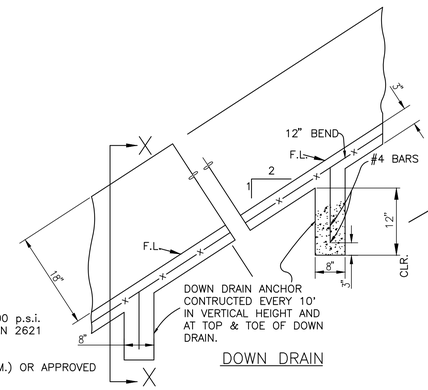
RIP-RAP PAD DETAIL
NOT TO SCALE



SECTION X-X

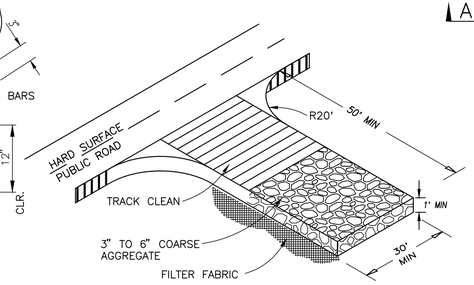
NOTES:

1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE STRENGTH AT 28 DAYS OF 2500 p.s.i. CONCRETE MAY BE PNEUMATICALLY PLACED AND SHALL CONFORM TO SECTION 2621 OF THE UNIFORM BUILDING CODE.
2. REINFORCING SHALL BE 6"x 6" - W 1.4 x W 1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
3. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDENT SHALL BE USED WHEN REQUIRED BY CITY ENGINEER.

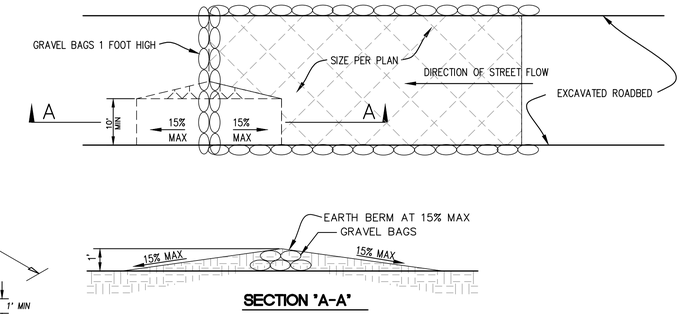


DOWN DRAIN

DOWN DRAIN DETAIL
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE
CASQA TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A"

STREET DESILTING BASIN VEHICLE ACCESS RAMP
NOT TO SCALE

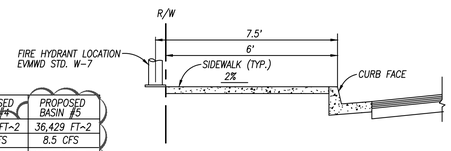
NOTES :

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0' maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of stakes shall be secured with wire.
8. For end stake fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining section shall be not to placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

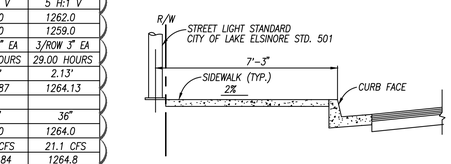
SEDIMENT BASIN CHARACTERISTICS

	MODIFIED BASIN #1	MODIFIED BASIN #2	RECONFIGURED BASIN #3	PROPOSED BASIN #4	PROPOSED BASIN #5
As =MIN. SURFACE AREA REQ.	49,715 FT~2	38,143 FT~2	59,571 FT~2	42,428 FT~2	36,429 FT~2
PEAK INFLOW (10-YEAR 6-HOUR STORM)	11.6 CFS	8.9 CFS	13.9 CFS	9.9 CFS	8.5 CFS
STORM VOLUME (10-YEAR 6-HOUR STORM)	0.94 AC-FT	1.13 AC-FT	1.31 AC-FT	1.39 AC-FT	1.20 AC-FT
BASIN BOTTOM LENGTH	364'	180'	325'	210'	210'
BASIN BOTTOM WIDTH	364'	220'	240'	210'	210'
BASIN DEPTH	5.1'	5.2'	4.5'	3.0'	4.0'
BASIN SIDE SLOPES	5 H:1 V	5 H:1 V	5 H:1 V	5 H:1 V	5 H:1 V
BOTTOM OF BASIN ELEVATION AT LOWPOINT	1241.8	1242.3	1244.5	1243.0	1262.0
INVERT ELEVATION OF OUTLET 24" PVC	1238.8	1239.3	1241.0	1240.0	1259.0
NUMBER OF HOLES PER ROW/DIA	3/ROW 3" EA	2/ROW 3" EA	3/ROW 3" EA	2/ROW 3" EA	3/ROW 3" EA
DRAWDOWN TIME (WS≤0.04')	34.67 HOURS	44.50 HOURS	33.83 HOURS	32.33 HOURS	29.00 HOURS
MAX WATER SURFACE DEPTH	1.27'	1.73'	1.74'	1.87'	2.13'
MAX WATER SURFACE ELEVATION	1243.07	1244.03	1246.24	1244.87	1264.13
EMERGENCY OVERFLOW CHARACTERISTICS					
RISER DIAMETER	36"	36"	36"	36"	36"
TOP OF RISER ELEVATION	1244.8	1245.3	1246.8	1245.0	1264.0
100-YEAR PEAK FLOW	38.2 CFS	25.1 CFS	44.7 CFS	24.4 CFS	21.1 CFS
MAX OVERFLOW WATER SURFACE ELEV	1245.9	1246.2	1248.2	1245.84	1264.8
TOP OF BERM ELEVATION ADJACENT BASIN	1246.9	1247.5	1250.0	1246.9	1266.0
FREEBOARD	1.0'	1.3'	1.8'	1.0'	1.2'

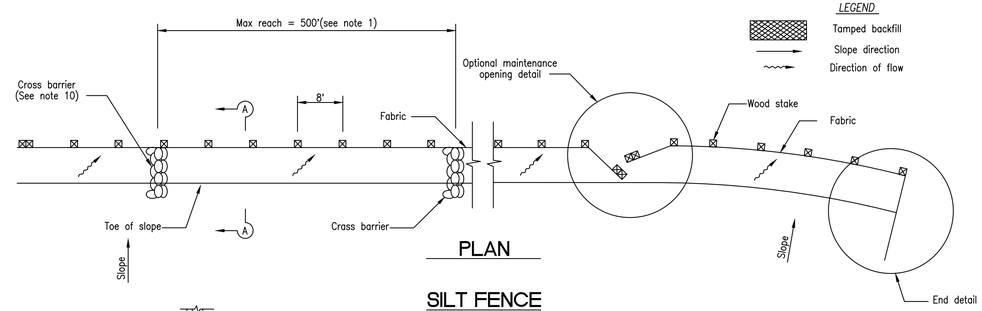
2



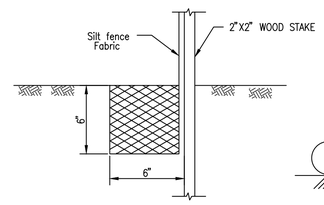
FIRE HYDRANT LOCATION
NTS



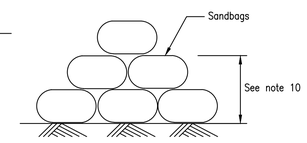
STREET LIGHT LOCATION
NTS



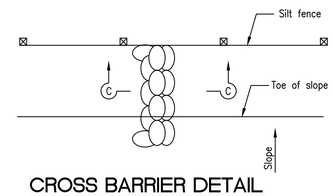
PLAN
SILT FENCE
NOT TO SCALE



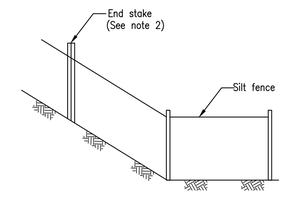
DETAIL A



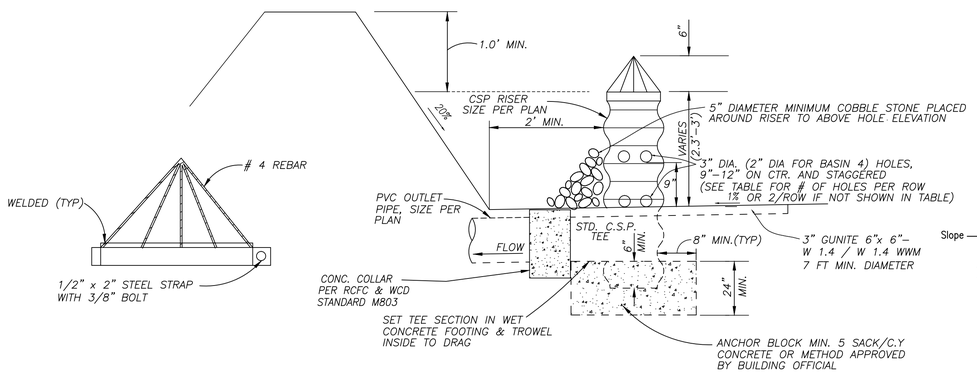
SECTION C-C



CROSS BARRIER DETAIL

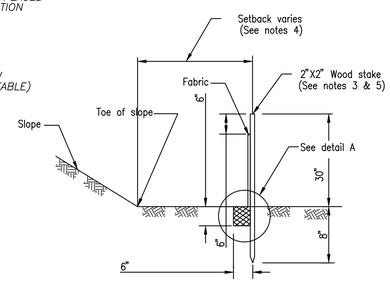


END DETAIL
SILT FENCE DETAIL
NOT TO SCALE

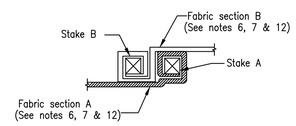


DRAIN PIPE & RISER
NOT TO SCALE

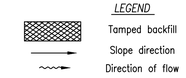
SEDIMENT BASIN DETAIL
N.T.S.

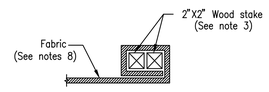


SECTION A-A

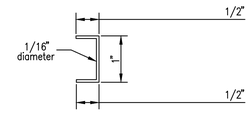


JOINING SECTION DETAIL
(TOP VIEW)

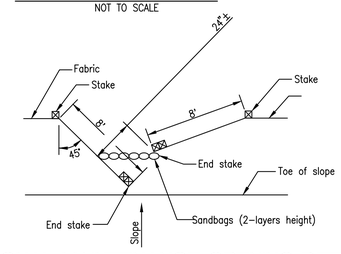




END STAKE DETAIL
(TOP VIEW)



STAPLE DETAIL
(SEE NOTE 9)



OPTIONAL MAINTENANCE OPENING DETAIL
(SEE NOTE 11)

ENGINEERING GEOLOGIST:
G3SOILWORKS, INC.
350 FISCHER AVENUE
COSTA MESA, CA 92626
PH: 714-668-5600
www.g3soilworks.com

SOILS ENGINEER:
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COSTA MESA, CA 92626
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OWNER:
McMILLIN SUMMERLY, LLC
2750 WOMBLE ROAD,
SUITE 200
SAN DIEGO, CA 92106
T(619) 244-8481
F(619) 336-3010

(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	REVISED SEDIMENT BASIN TABLE			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

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DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT
DETAILS

SHEET 3A OF 17
FILE NO.

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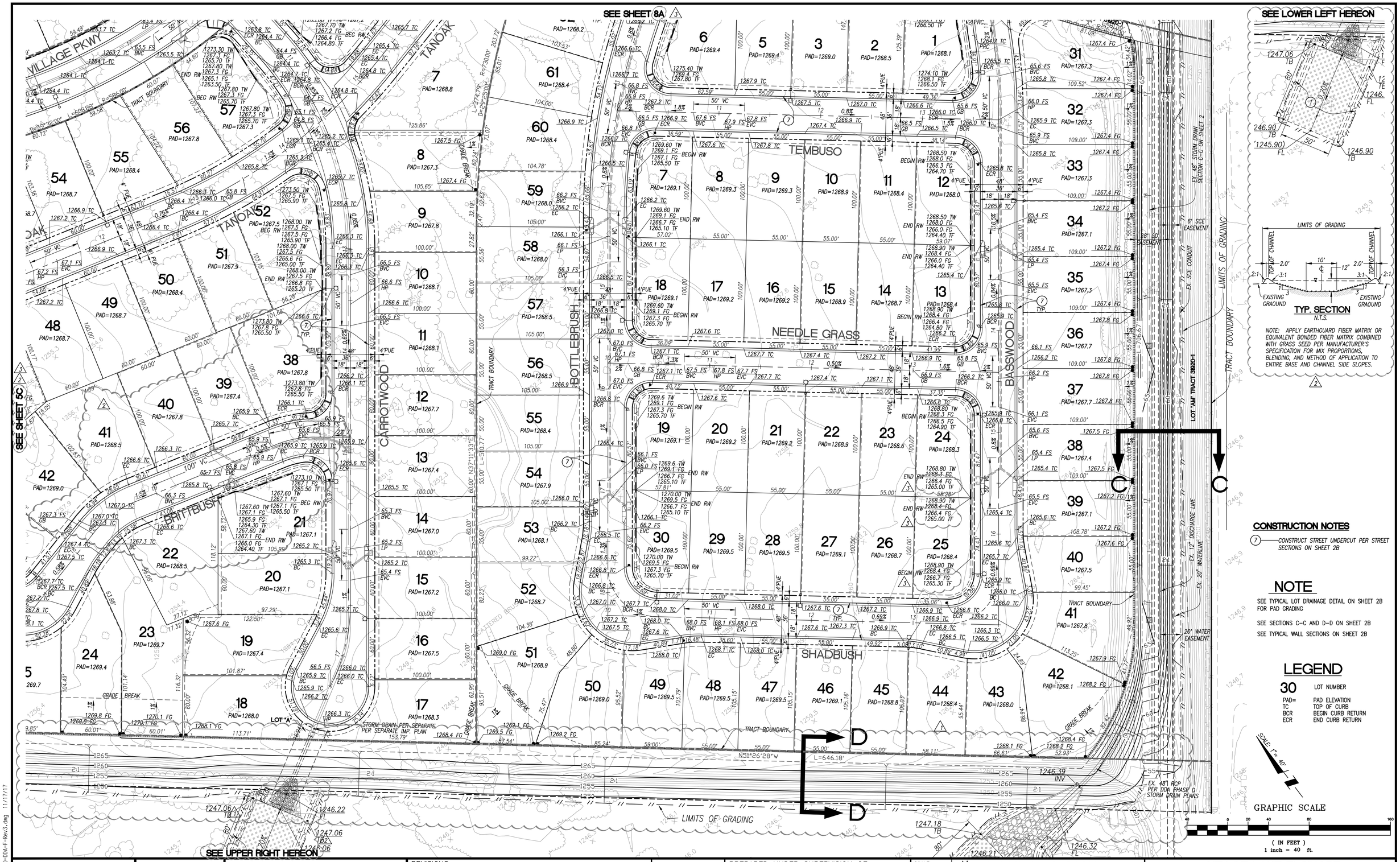

ENGINEERING GEOLOGIST:	SOILS ENGINEER:	OWNER:	
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REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED RET. WALLS			
2	REVISED PAD, ST. & RET. WALL GRADES; ADDED GRASSY SWALE			
1	REVISED SLOPE GRADING			

DESIGNED BY: WMC | DRAWN BY: WMC
CHECKED BY: S. WILSON | PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
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CITY OF LAKE ELSINORE

SCALE:
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9 CORPORATE PARK
SUITE 100
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 4C OF 17

FILE NO.

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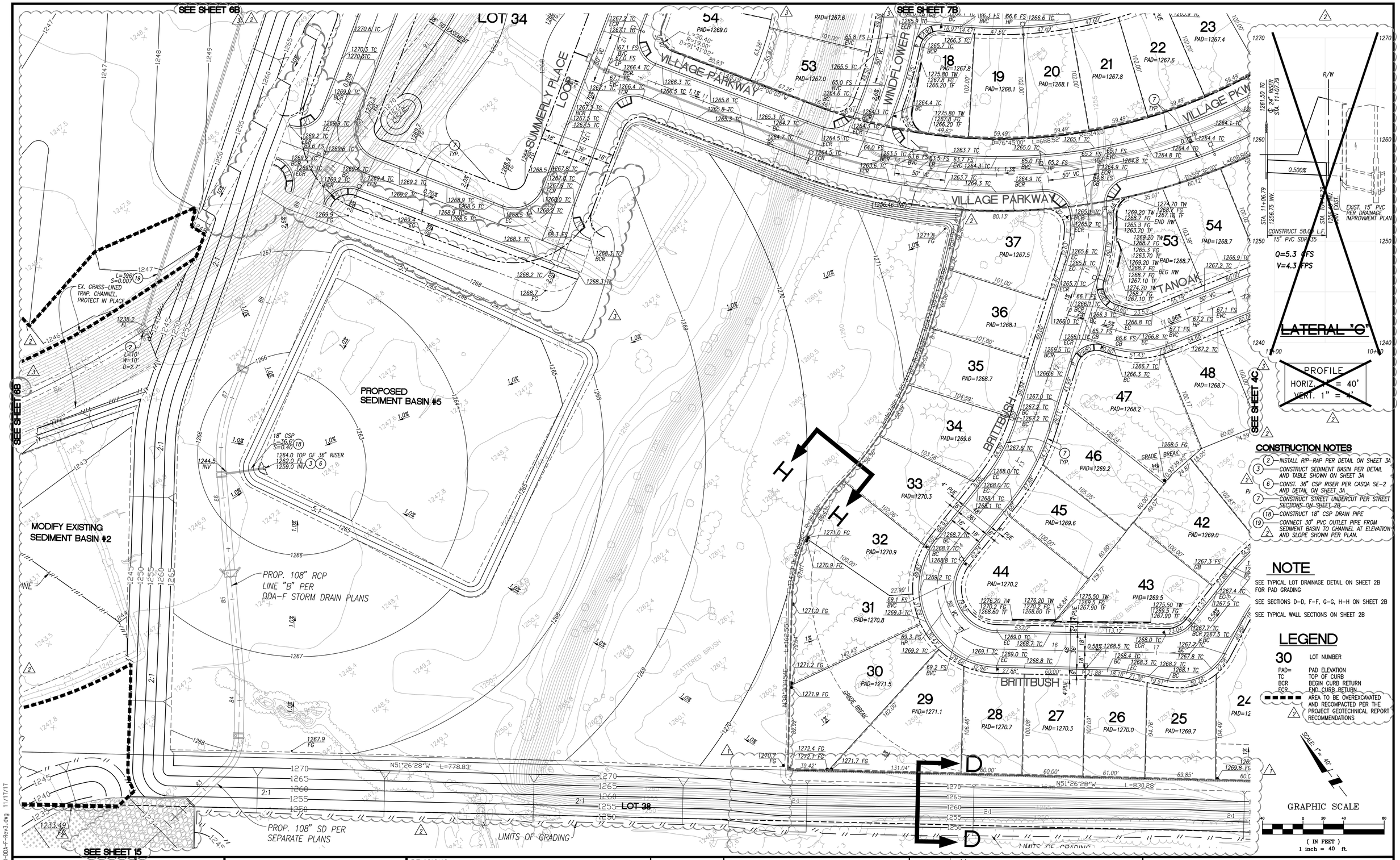

CONSTRUCTION NOTES

2. INSTALL RIP-RAP PER DETAIL ON SHEET 3A
3. CONSTRUCT SEDIMENT BASIN PER DETAIL AND TABLE SHOWN ON SHEET 3A
6. CONST. 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A
7. CONSTRUCT STREET UNDERCUT PER STREET SECTIONS ON SHEET 2B
18. CONSTRUCT 18" CSP DRAIN PIPE
19. CONNECT 30" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN.

NOTE

SEE TYPICAL LOT DRAINAGE DETAIL ON SHEET 2B FOR PAD GRADING

SEE SECTIONS D-D, F-F, G-G, H-H ON SHEET 2B

SEE TYPICAL WALL SECTIONS ON SHEET 2B

LEGEND

30 — LOT NUMBER

PAD= — PAD ELEVATION
TC — TOP OF CURB
BCR — BEGIN CURB RETURN
ECR — END CURB RETURN

AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

ENGINEERING GEOLOGIST:
G3SOILWORKS, INC.
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(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISE GRADING FOR NEW STREET INTERSECTIONS AT LOOP			
	REVISE PADS 54-58 AROUND LOOP			
2	REVISED GRADING LIMITS; ADDED AREA TO BE OVEREXCAVATED AND SEDIMENT BASIN #5; DELETED LATERAL "C"			
1	REVISE SLOPE GRADING			

DESIGNED BY: WMC — DRAWN BY: WMC
CHECKED BY: S. WILSON — PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER — SCOTT M. WILSON — No. 49884 — Exp. 9/30/18 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

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IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-1-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 5C OF 17

FILE NO.

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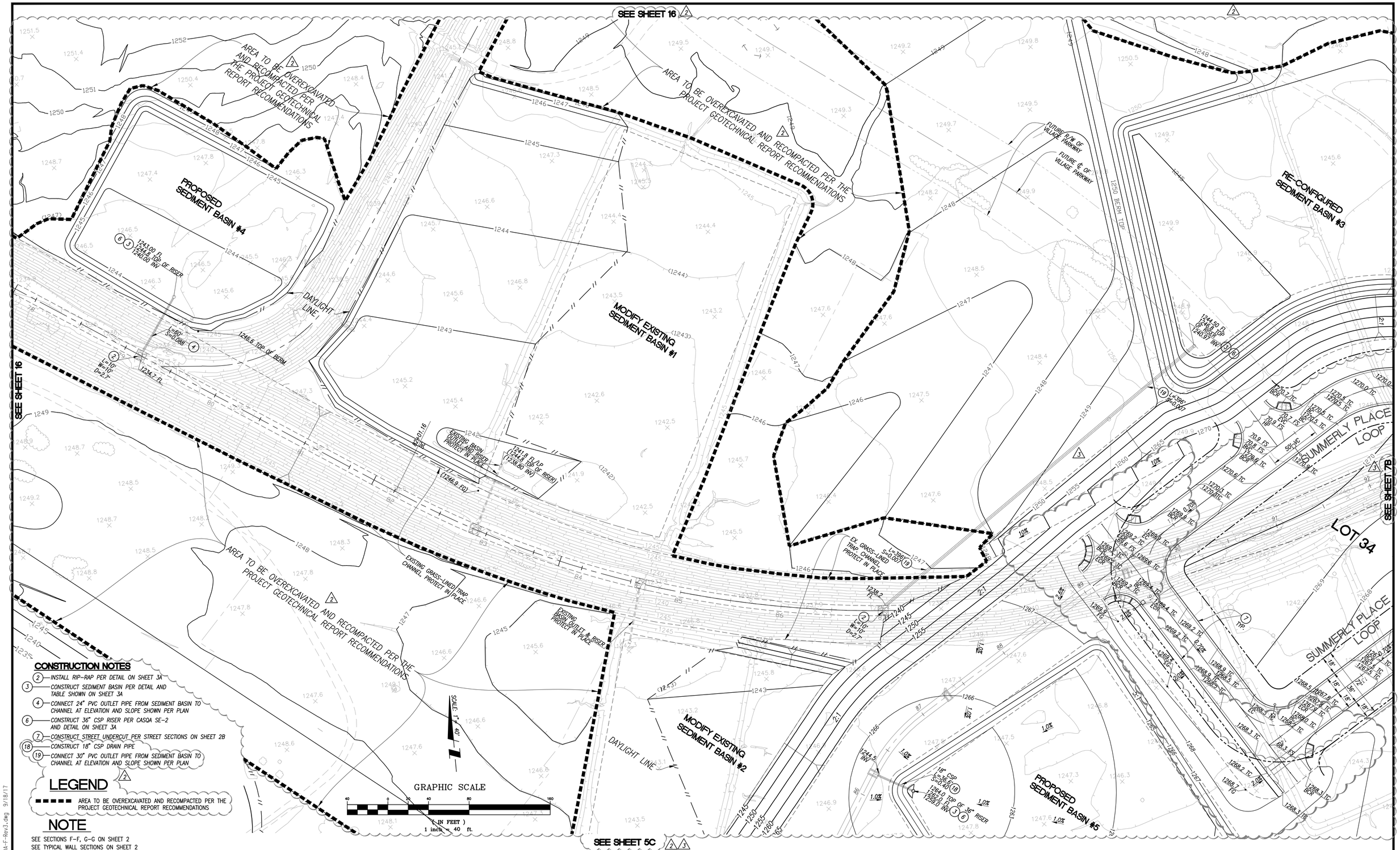

CONSTRUCTION NOTES

2 — INSTALL RIP-RAP PER DETAIL ON SHEET 3A

3 — CONSTRUCT SEDIMENT BASIN PER DETAIL AND TABLE SHOWN ON SHEET 3A

4 — CONNECT 24" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN

6 — CONSTRUCT 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A

7 — CONSTRUCT STREET UNDERCUT PER STREET SECTIONS ON SHEET 2B

18 — CONSTRUCT 18" CSP DRAIN PIPE

19 — CONNECT 30" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN

LEGEND

AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

NOTE

SEE SECTIONS F-F, G-G ON SHEET 2
SEE TYPICAL WALL SECTIONS ON SHEET 2

ENGINEERING GEOLOGIST:
G3SOILWORKS, INC.
350 FISCHER AVENUE
COSTA MESA, CA 92626
PH: 714-668-5600
www.g3soilworks.com

SOILS ENGINEER:
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OWNER:
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2750 WOMBLE ROAD,
SUITE 200
SAN DIEGO, CA 92106
T(619) 244-8481
F(619) 336-3010

(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED GRADING FOR NEW STREET INTERSECTIONS AT LOOP			
2	REVISED GRADING LIMITS; ADDED AREA TO BE OVEREXCAVATED			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER — SCOTT M. WILSON — No. 49884 — Exp. 9/30/18 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 6B OF 17

FILE NO.

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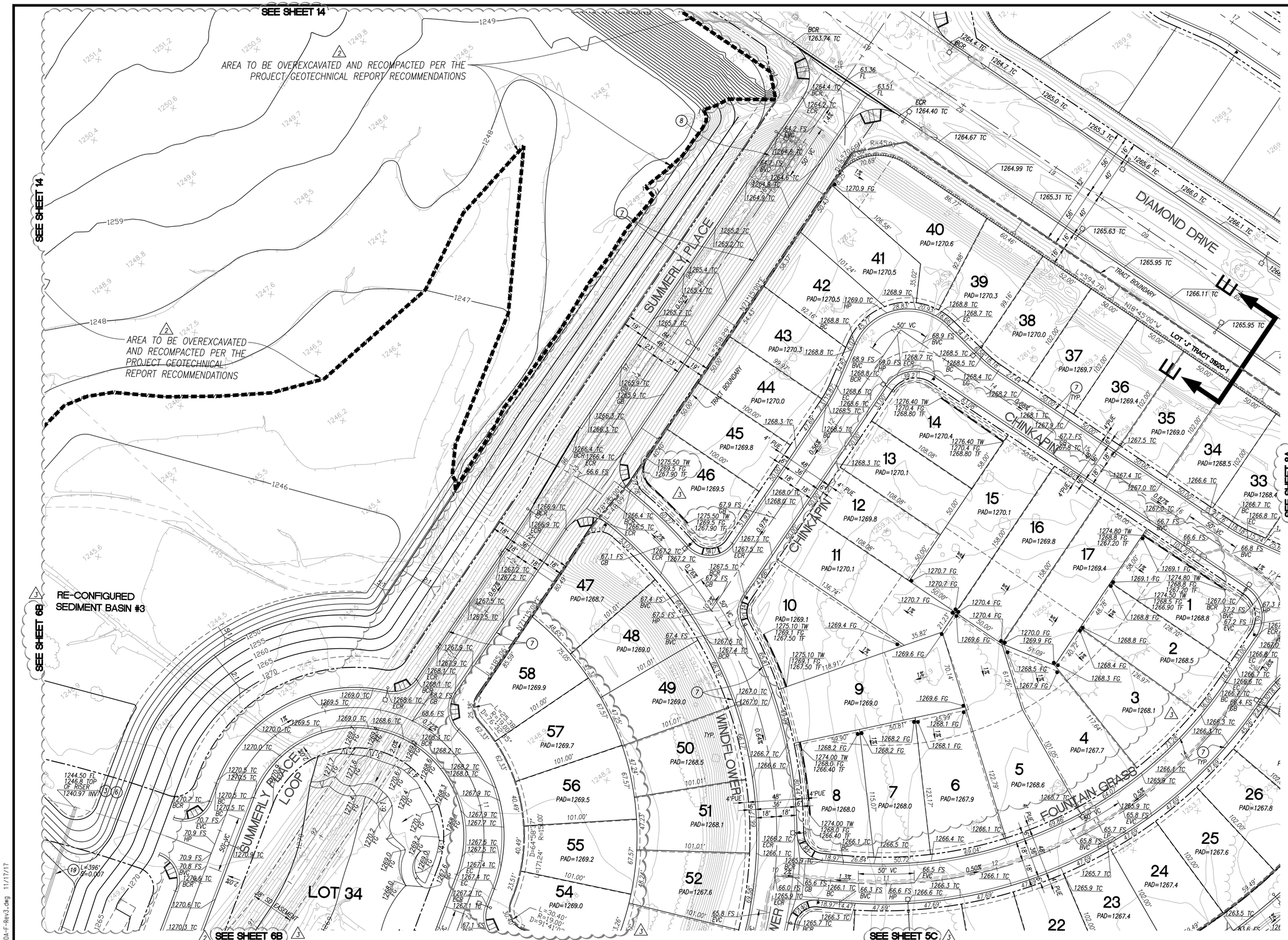

CONSTRUCTION NOTES

(3) CONSTRUCT SEDIMENT BASIN PER DETAIL AND TABLE SHOWN ON SHEET 3A

(6) CONST. 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A

(7) CONSTRUCT STREET UNDERCUT PER STREET SECTIONS ON SHEET 2B

(8) REMOVE EXISTING RIP-RAP WITHIN GRADING LIMITS

(19) CONNECT 30" PVC OUTLET PIPE FROM SEDIMENT BASIN TO CHANNEL AT ELEVATION AND SLOPE SHOWN PER PLAN

NOTE

SEE TYPICAL LOT DRAINAGE DETAIL ON SHEET 2B FOR PAD GRADING

SEE SECTION E-E, ON SHEET 2B

SEE TYPICAL WALL SECTIONS ON SHEET 2B

LEGEND

30	LOT NUMBER
PAD=	PAD ELEVATION
TC	TOP OF CURB
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
- - - -	AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENGINEERING GEOLOGIST:
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(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REMOVE TARRAGON ST AND REVISE LOTS; ADD WALL GRADES			
2	REVISE PADS 54-58 AROUND LOOP			
1	REVISED GRADING LIMITS; ADDED AREA TO BE OVEREXCAVATED			

DESIGNED BY: WMC | DRAWN BY: WMC
CHECKED BY: S. WILSON | PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

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CITY OF LAKE ELSINORE

SCALE:
DATE:

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9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 7B OF 17

FILE NO.

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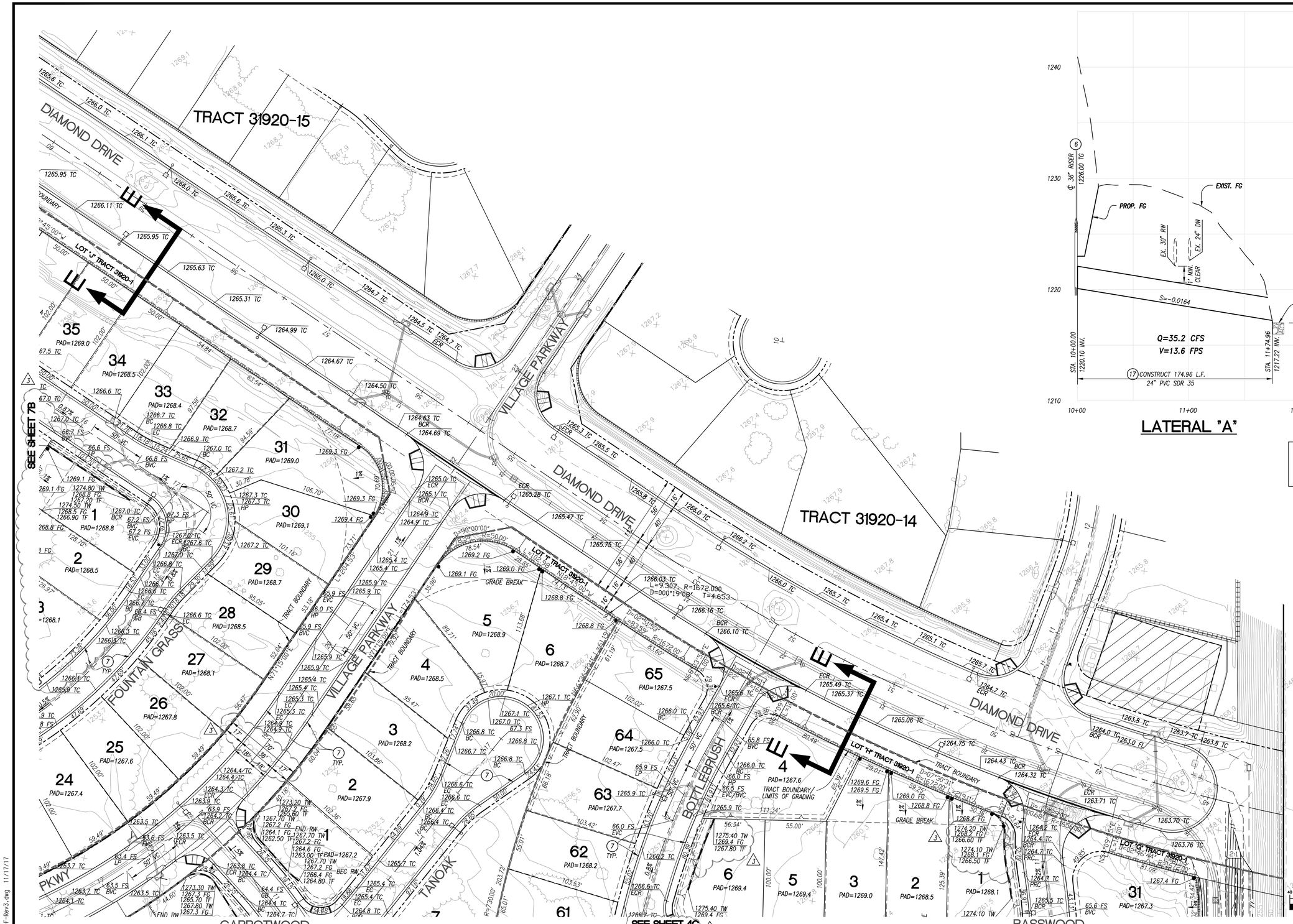
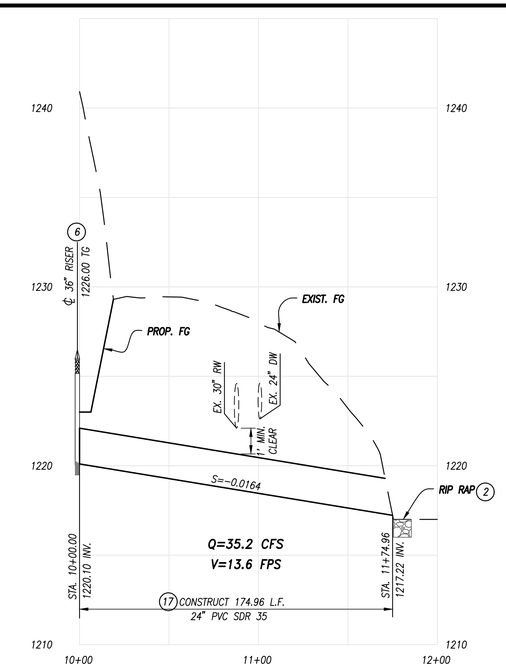
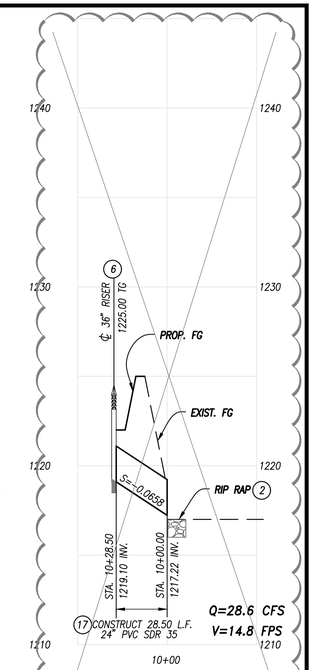




LATERAL "A"



LATERAL "B"

PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'

CONSTRUCTION NOTES

2 — INSTALL RIP-RAP PER DETAIL ON SHEET 3A

6 — CONSTRUCT 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A

7 — CONSTRUCT STREET UNDERCUT PER STREET SECTIONS ON SHEET 2B

17 — INSTALL 24" PVC DRAIN PIPE

NOTE

SEE TYPICAL LOT DRAINAGE DETAIL ON SHEET 2B FOR PAD GRADING

SEE SECTION E-E ON SHEET 2B

SEE TYPICAL WALL SECTIONS ON SHEET 2B

LEGEND

30 — LOT NUMBER

PAD= — PAD ELEVATION
TC — TOP OF CURB
BCR — BEGIN CURB RETURN
ECR — END CURB RETURN

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REMOVE TARRAGON ST AND REVISE LOTS REMOVE RETAINING WALLS; REVISE VILLAGE PKWY DIMENSIONS			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

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DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
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F: 949-679-0091

BENCHMARK:
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 8A OF 17

FILE NO.

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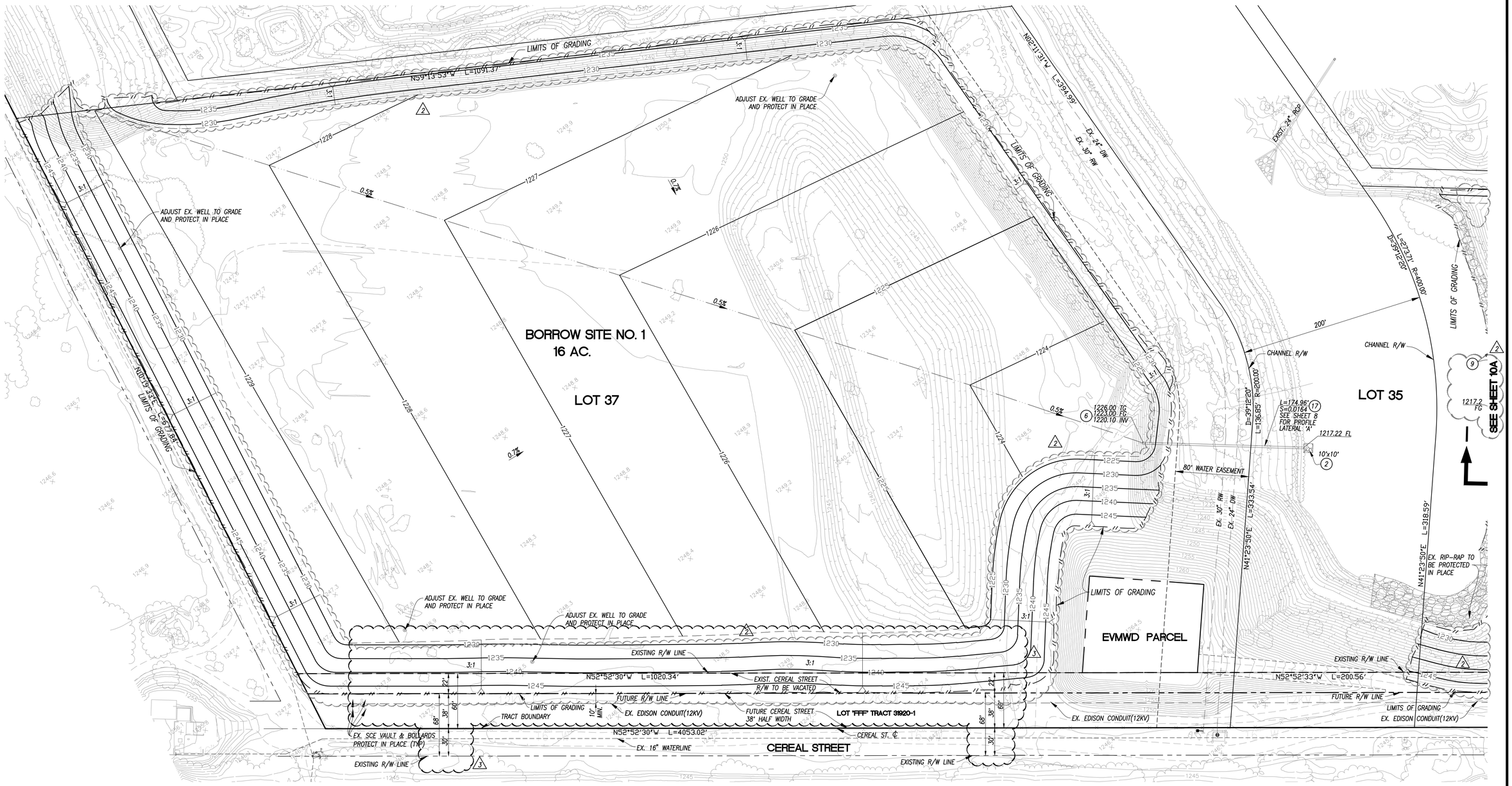

CONSTRUCTION NOTES

(2) — INSTALL RIP-RAP PER DETAIL ON SHEET 3A

(6) — CONSTRUCT 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A

2 (17) — INSTALL 24" PVC DRAIN PIPE

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CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED SLOPE GRADING AND STREET RIGHT-OF-WAY			
2	REVISED SLOPE GRADING			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
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CITY OF LAKE ELSINORE

SCALE:
DATE:

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SUITE 100
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 9B OF 17
FILE NO.

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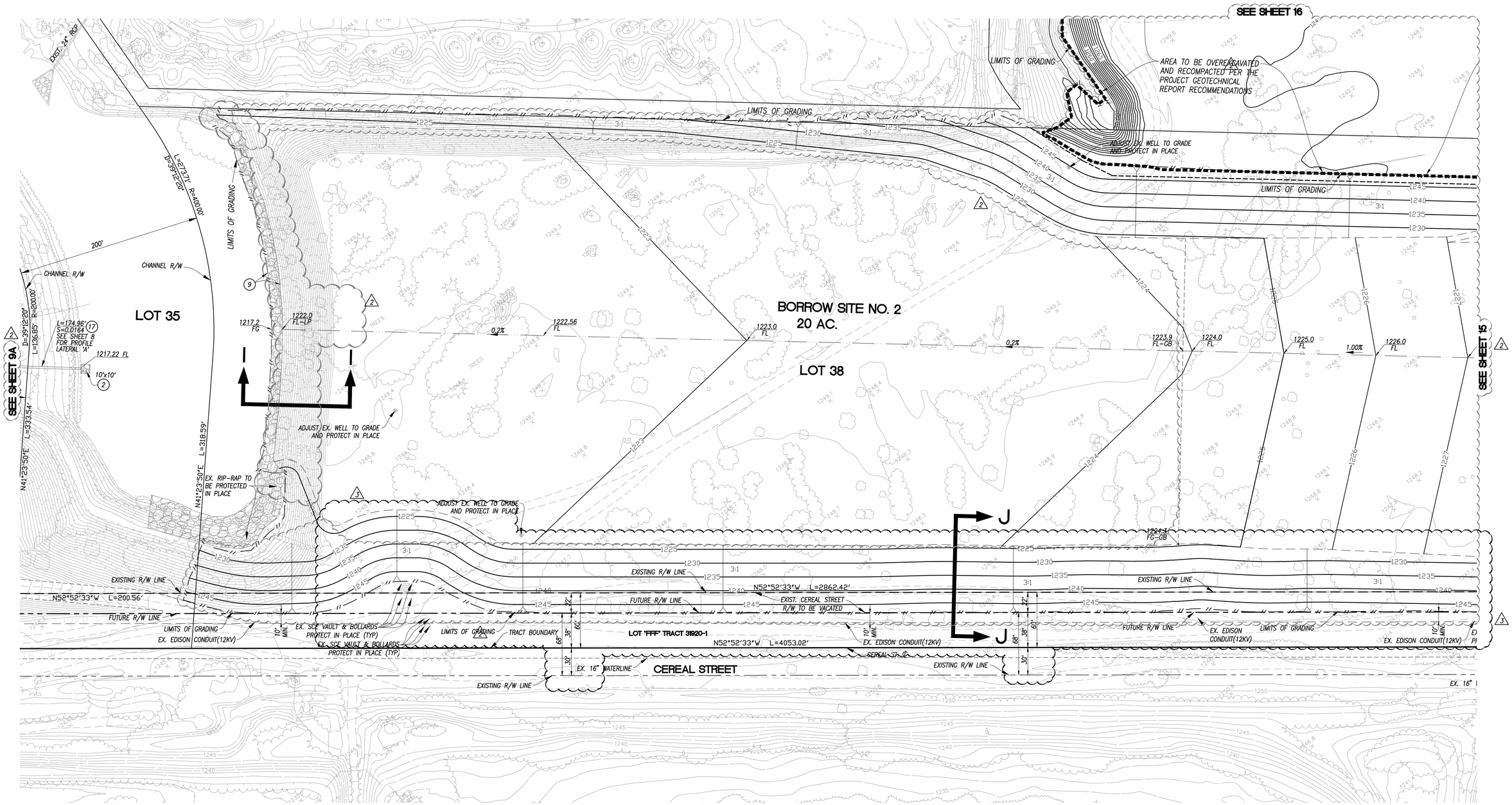

LEGEND

30 LOT NUMBER

PAD= PAD ELEVATION
TC TOP OF CURB
BCR BEGIN CURB RETURN
ECR END CURB RETURN
AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS (2)

CONSTRUCTION NOTES

(1) CONSTRUCT GRASS-LINED TRAPAZOIDAL CHANNEL WITH BASE WIDTH 10' AND 3:1 SIDE SLOPES PER SECTION SHOWN ON SHEET 2B (2)
(2) INSTALL RIP-RAP PER DETAIL ON SHEET 3A
(6) CONSTRUCT 36" CSP RISER PER CASQA SE-2 AND DETAIL ON SHEET 3A
(17) INSTALL 24" PVC DRAIN PIPE (2)

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE

SEE SECTIONS G-G, I-I, J-J ON SHEET 2B

ENGINEERING GEOLOGIST:
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F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED SLOPE GRADING AND STREET RIGHT-OF-WAY			
2	REVISED SLOPES; ADDED CHANNEL & OVEREXCAVATION AREA AND DELETED LAT. B			

DESIGNED BY: WMC DRAWN BY: WMC
CHECKED BY: S. WILSON PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

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9 CORPORATE PARK T: 949-679-0090
SUITE 100 F: 949-679-0091
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
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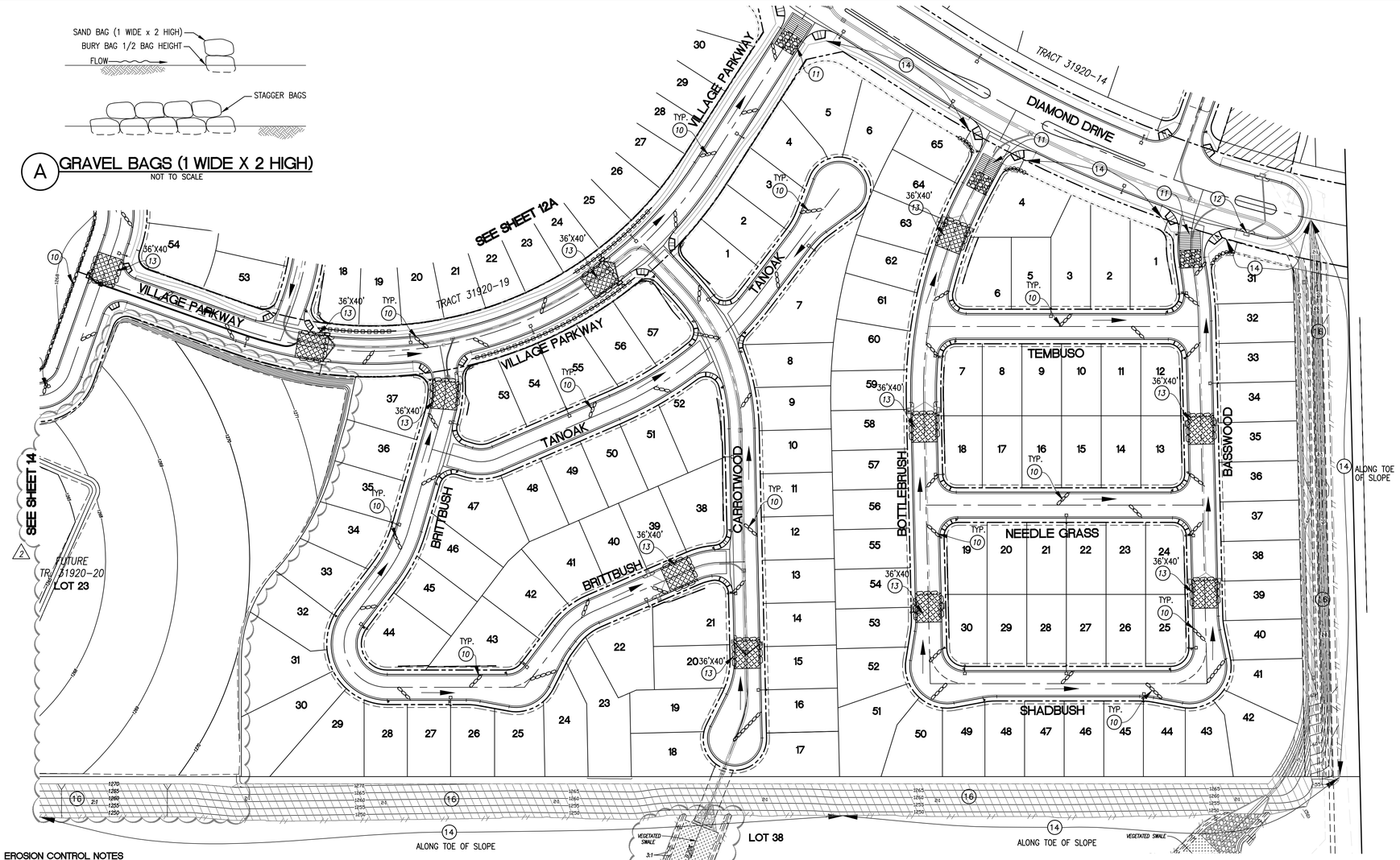
SHEET 10B OF 17
FILE NO.

S:\10123.00\dwg\PRBG1204-10-DDA-F-Rev3.dwg 11/14/17

A GRAVEL BAGS (1 WIDE X 2 HIGH)

NOT TO SCALE



EROSION CONTROL NOTES

1. ALL EROSION CONTROL PLANS SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCE NOS. 529, 772, 802, 882, 1004, 1258 CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S), AND STANDARDS OUTLINED WITHIN THE LAKE ELSINORE DESIGN MANUAL
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DISCHARGES BY SUBCONTRACTORS.
3. IN CASE OF EMERGENCY, CALL DENNIS BOWMAN AT (619) 855-8900 (24-HOUR PHONE NUMBER).
4. DEVICES TO REDUCE EROSION DAMAGE SHALL NOT BE PLACED MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR, IN AN EMERGENCY , BY THE PERSON RESPONSIBLE FOR GRADING OPERATIONS.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION . THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION .
6. ONCE DISTURBED, GRADED SLOPES EXCEEDING A 3:1 RATIO AND/OR TEN (10) FEET IN HEIGHT (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 7 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED 24 HOURS PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE AND WITHIN 7-DAYS OF COMPLETION.
7. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE SIGNS POSTED ON THE SITE TO WARN AGAINST PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED .
9. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
10. PLACEMENT OF DEVICES TO REDUCE EROSION DAMAGE WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE APPROVED PLAN.
11. DESILTING FACILITIES AT ALL DRAINAGE INLETS FOR THE GRADED SITE SHALL BE DESIGNED FOR A TWENTY-FIVE (25) YEAR, SIX (6) HOUR STORM INTENSITY. THEY MUST BE DETAILED ON THE PLANS. DESIGN AND SPECIFIC RECOMMENDATIONS SHALL BE SUBMITTED FOR THE FOLLOWING:
    a) DESILTING BASIN VOLUME BASED ON GRADIENT AND NATURE OF SOILS.
    b) THE EXTENT OF ALL GRADED AREAS AND IDENTIFICATION OF ANY TEMPORARY SOIL STABILIZATION MEASURES.
    c) SIZE OF DESILTING BASIN OUTLET PIPE AND OVERFLOW.
    d) DIKE REQUIREMENTS . SHOW MINIMUM WALL WIDTH, SLOPE OF WALLS , PERCENT COMPACTION, ETC.
    e) OUTLET CONDITIONS FROM THE DESILTING BASIN SHALL NOT EXCEED DOWNSTREAM LIMITATIONS, WITH THE EXCEPTION OF OVERFLOW, WHICH IS TO BE DESIGNED TO PROVIDE CAPACITY OF 1.5 TIMES THE MAXIMUM DESIGN FLOW.
12. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN A 50% CHANCE OR GREATER OF RAIN WITHIN A 48 HOUR PERIOD IS FORECAST FOR LAKE ELSINORE BY THE NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA).
13. BMP'S SHALL BE MAINTAINED AND INSPECTED DAILY . ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FIFTY PERCENT (50%).
14. AFTER A RAINSTORM , ALL PROJECT GENERATED SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, ONSITE PUBLIC DRAINS AND PIPES, DRAINS AND PIPES OF ADJACENT PROPERTIES AND DESILTING BASINS AND THE BASINS PUMPED DRY. ANY GRADED SLOPE BMP'S DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED. FAILURE TO PROVIDE EFFECTIVE MAINTENANCE MAY RESULT IN PENALTIES.
15. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED.
16. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED . VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE.

NOTE: ALL SUMP BASINS TO BE PUMPED DRY AFTER EACH RAIN STORM

EROSION CONTROL NOTES

(10) INSTALL GRAVELBAG ROW PER DETAIL "A" HEREON
(11) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1 AND DETAIL ON SHEET 3A
(12) INSTALL FUTURE CATCH BASIN INLET PROTECTION PER CASQA SE-10 AND DETAIL "B" HEREON.
(13) INSTALL STREET DESILTING BASIN WITH VEHICLE ACCESS RAMP PER DETAIL ON SHEET 3A
(14) INSTALL SILT FENCE PER DETAIL ON SHEET 3A
(15) INSTALL FIBER ROLL CHECK DAM PER CASQA SE-5 AND DETAIL ON SHEET 13A.
(16) INSTALL HYDROMULCH ON SLOPES

GENERAL NOTE: INSTALL BONDED FIBER MATRIX HYDROMULCH ON ALL PADS

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

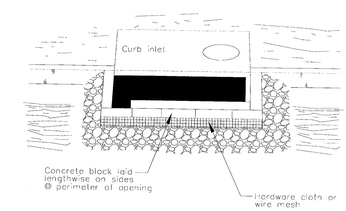
NPDES / STORM WATER POLLUTION NOTES

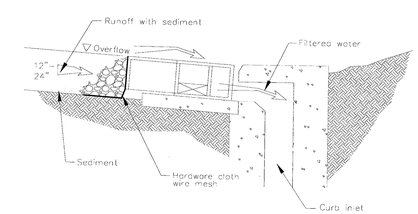
1. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE SWPPP-APPROVED, PRE-QUALIFIED BMP'S FROM THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) HANDBOOK I WEBSITE FOR CONSTRUCTION TO RETAIN SEDIMENTS FROM AREAS DISTURBED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE. THE EROSION CONTROL MEASURES INCLUDE THOSE SHOWN ON THIS PLAN AND APPLICABLE SWPPP AS WELL AS ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING , MULCHING OF STRAW, GRAVEL-BAGGING , DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS .
2. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF LAKE ELSINORE.
3. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE . DISCHARGES OF MATERIAL OTHER THAN STORM WATER (NON-STORM WATER) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT UNDER THE STATEWIDE GENERAL PERMIT - CONSTRUCTION ACTIVITY .
4. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS , SOLVENTS , DETERGENTS , GLUES , LIME, PESTICIDES , HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS , PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC , RADIATOR OR BATTERY FLUIDS ; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES ; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS .
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM .
6. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS , DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
7. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED . FUEL TANK, PORTABLE TOILETS, LIQUIDS, GELS AND POWDERS SHALL HAVE SECONDARY CONTAINMENT AND BE STORED AWAY FROM ALL PRIVATE I PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS , RIGHTS-OF-WAYS AND FLOW-LINES.
8. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH WITH GRAVEL BAGS PLACES ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES .
9. CONTROLLED STREET WASHING WILL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED .
10. ALL CONSTRUCTION CONTACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
11. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING NON- CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
12. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER ANY SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. EROSION AND SEDIMENT CONTROLS INCLUDING MAINTENANCE ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT PERMANENT LANDSCAPING HAS BEEN ESTABLISHED. 100% SLOPE PROTECTION MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
13. VEGETATION CLEARING AND BRUSHING ACTIVITIES SHALL NOT BE INITIATED DURING THE WET SEASON ON ANY SITES WHICH ARE NOT ADEQUATELY PROTECTED WITH DESILTING BASINS OR OTHER TEMPORARY DRAINAGE OR CONTROL MEASURES.
14. STOCKPILES OF SOIL SHALL BE PROPERLY SECURED WITH BMP'S TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING , OR WIND. STOCKPILES INACTIVE FOR A PERIOD OF 14 DAYS OR MORE SHALL BE COVERED; ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN.
15. SPECIAL ATTENTION SHALL BE GIVEN TO PREPARATION AND INSTALLATION OF THE RAIN EVENT ACTION PLAN (REAP) AS REQUIRED BASED ON SITE RISK LEVEL OR AS MANDATED BY THE SANTA ANA REGIONAL BOARD NPDES PERMIT, GENERAL PERMIT- CONSTRUCTION ACTIVITIES .
16. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.
17. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES .
    NPDES WDID# 8 33C358736 DATE WDID ISSUED: 06/23/10
18. THE UNDERSIGNED CIVIL ENGINEER, A QUALIFIED QSP AND/OR QSD WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

MARK T. MIKAMI R.C.E. NO. 45985 EXP. 12/31/18 DATE

LEGEND

MASTER DEVELOPER INSTALLED WALL AND FENCE - SEE MASTER DEVELOPER LANDSCAPE PLANS
GRAVEL BAGS
DIRECTION OF OVERFLOW DRAINAGE FLOW





B TYP. FUTURE CATCH BASIN INLET PROTECTION

NOT TO SCALE
CASQA SE-10 DRAIN INLET PROTECTION - TYPE 4

ENGINEERING GEOLOGIST:
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OWNER:
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2750 WOMBLE ROAD, CITY OF LAKE ELSINORE
SUITE 200 130 SOUTH MAIN STREET
SAN DIEGO, CA 92106 LAKE ELSINORE, CA 92530
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F(619) 336-3010 F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	ADDED GRASSY SWALE, FILL & OVER-EX. AREAS			

DESIGNED BY: WMC DRAWN BY: WMC
CHECKED BY: S. WILSON PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.
DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
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IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-1-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS J AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

EROSION CONTROL PLAN TRACT 31920-1 DDA PHASE F SUMMERLY DEVELOPMENT TRACT 31920-17 / 31920-18

SHEET 11A OF 17
FILE NO.

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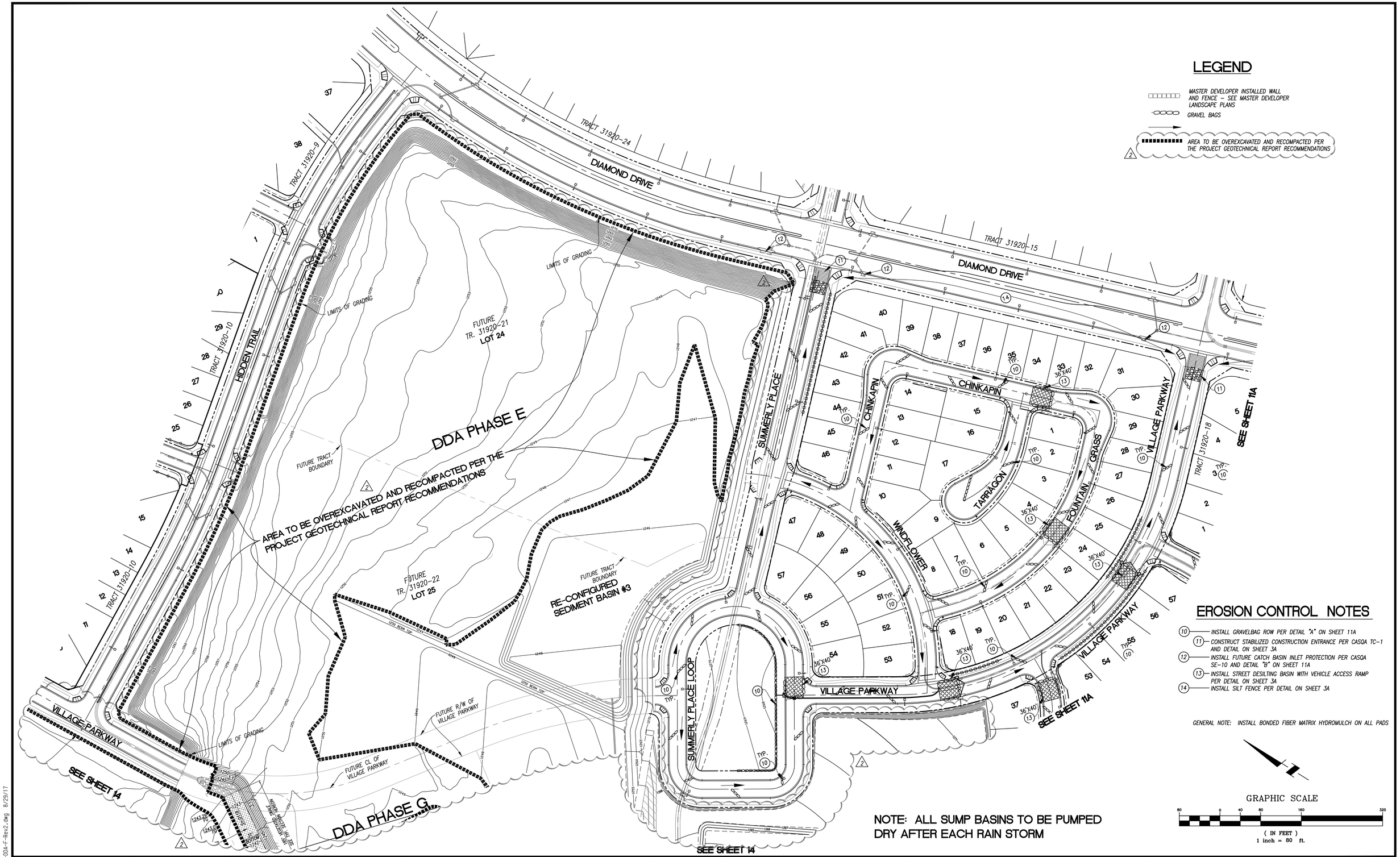

EROSION CONTROL NOTES

(10) INSTALL GRAVELBAG ROW PER DETAIL "A" ON SHEET 11A

(11) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1 AND DETAIL ON SHEET 3A

(12) INSTALL FUTURE CATCH BASIN INLET PROTECTION PER CASQA SE-10 AND DETAIL "B" ON SHEET 11A

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(14) INSTALL SILT FENCE PER DETAIL ON SHEET 3A

GENERAL NOTE: INSTALL BONDED FIBER MATRIX HYDROMULCH ON ALL PADS

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T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	INCREASED GRADING LIMITS; ADDED FILL & OVER-EX. AREAS			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

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DATE:
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CITY OF LAKE ELSINORE

SCALE:
DATE:

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F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
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CITY OF LAKE ELSINORE

EROSION CONTROL PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT
TRACT 31920-19

SHEET 12A OF 17

FILE NO.

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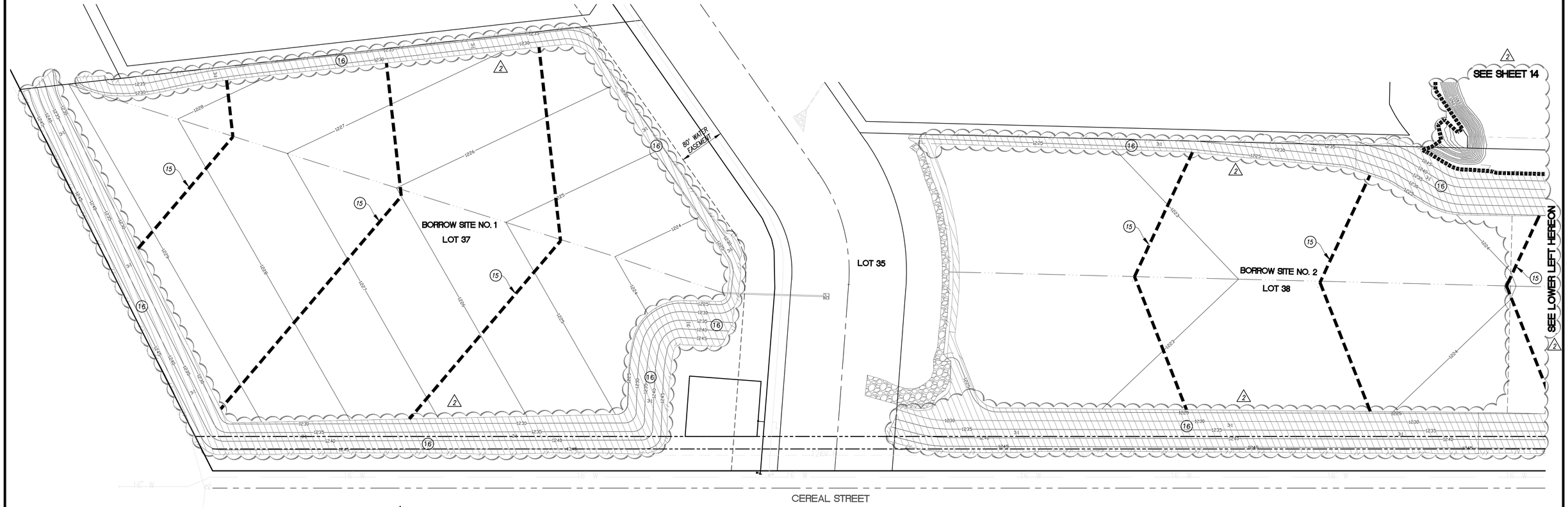
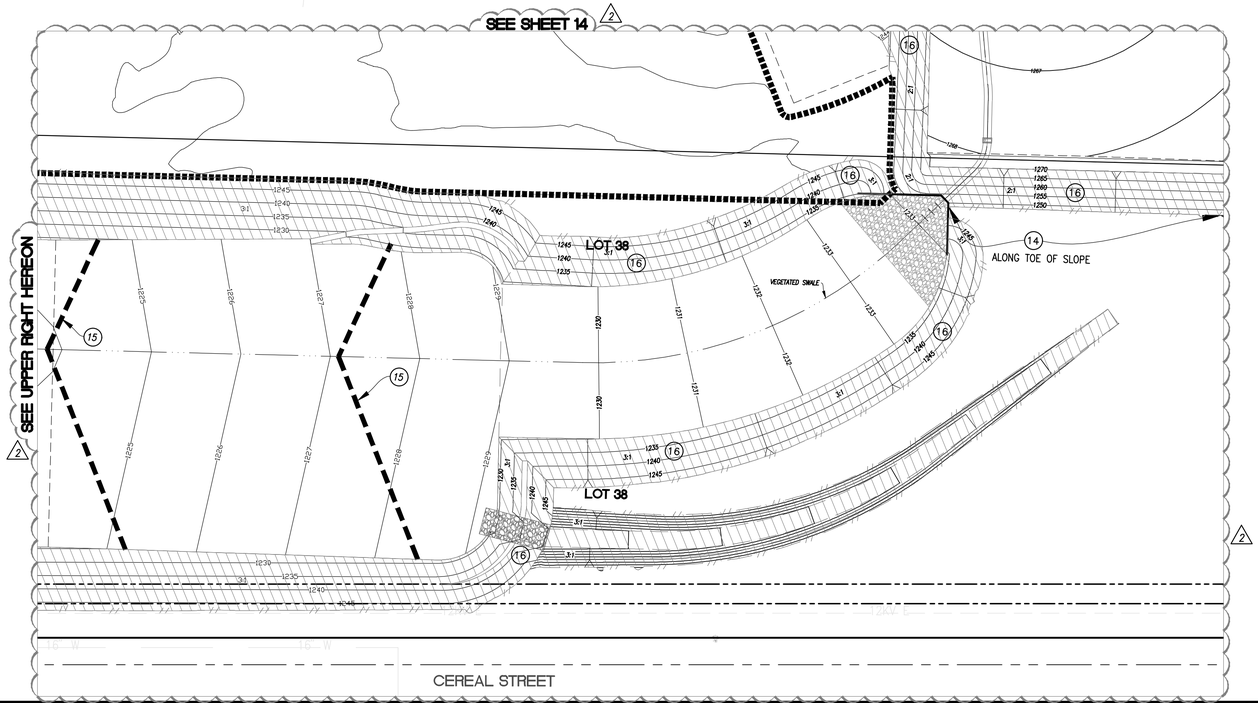
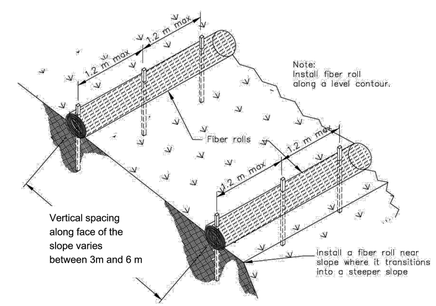
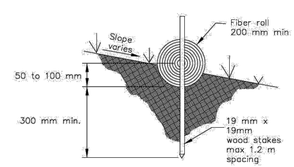






TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

FIBER ROLL DETAIL

LEGEND

- MASTER DEVELOPER INSTALLED WALL AND FENCE – SEE MASTER DEVELOPER LANDSCAPE PLANS
- GRAVEL BAGS
- FIBER ROLL
- AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

NOTE: ALL SUMP BASINS TO BE PUMPED DRY AFTER EACH RAIN STORM

EROSION CONTROL NOTES

14 – INSTALL SILT FENCE PER DETAIL ON SHEET 3A
15 – INSTALL FIBER ROLL CHECK DAM PER CASQA SE-5 AND DETAIL HEREON
16 – INSTALL HYDROMULCH ON SLOPES

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ENGINEERING GEOLOGIST:
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CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
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REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	REVISED SLOPE GRADING; ADDED CHANNEL & OVER-EX. AREAS			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
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F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
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CITY OF LAKE ELSINORE

EROSION CONTROL PLAN TRACT 31920-1 DDA PHASE F SUMMERLY DEVELOPMENT BORROW SITES

SHEET 13A OF 17
FILE NO.

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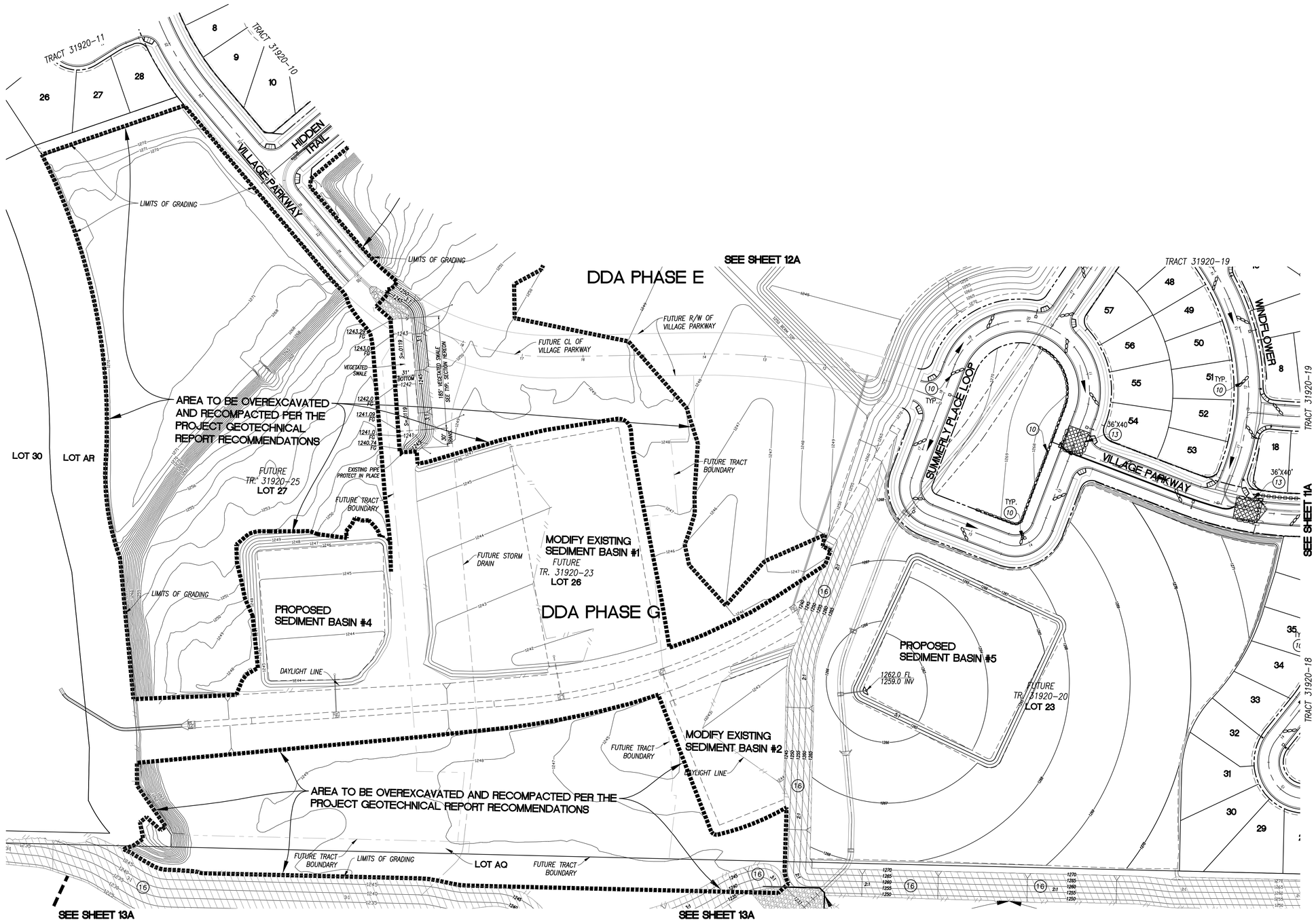

LEGEND

- MASTER DEVELOPER INSTALLED WALL AND FENCE – SEE MASTER DEVELOPER LANDSCAPE PLANS
- GRAVEL BAGS
- FIBER ROLL
- AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

NOTE: ALL SUMP BASINS TO BE PUMPED DRY AFTER EACH RAIN STORM

EROSION CONTROL NOTES

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GENERAL NOTE: INSTALL BONDED FIBER MATRIX HYDROMULCH ON ALL PADS

GRAPHIC SCALE

80 0 40 80 160 320

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REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	NEW SHEET			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

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CITY OF LAKE ELSINORE

SCALE:
DATE:

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BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
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CITY OF LAKE ELSINORE

EROSION CONTROL PLAN TRACT 31920-1 DDA PHASE F SUMMERLY DEVELOPMENT

SHEET 14 OF 17

FILE NO.

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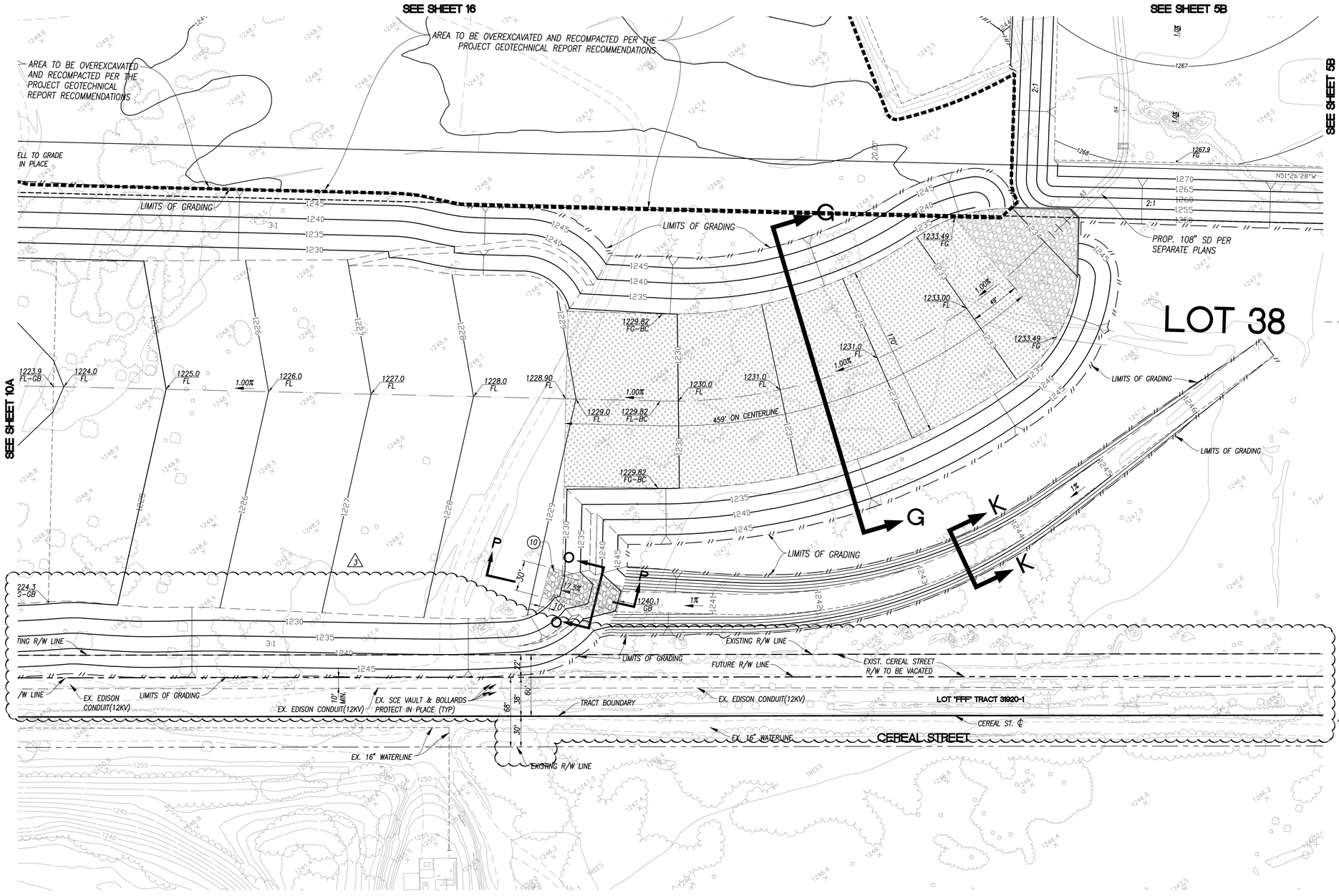
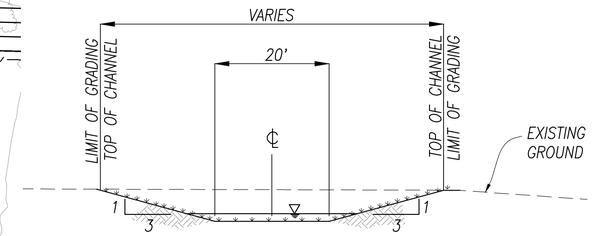


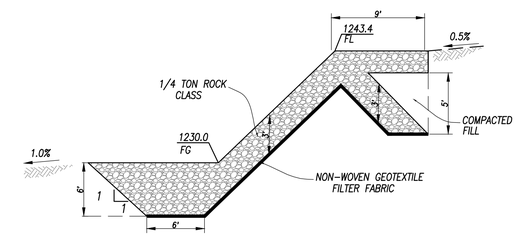
LEGEND

30	LOT NUMBER
PAD=	PAD ELEVATION
TC	TOP OF CURB
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
▬▬▬	AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS



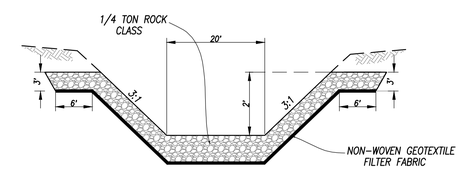
NOTE: APPLY HYDROMULCH TO ENTIRE CHANNEL BASE AND SLOPES

SECTION K-K



SECTION P-P

N.T.S.



SECTION O-O

N.T.S.

NOTE

SEE SECTION G-G ON SHEET 2B

CONSTRUCTION NOTES

1. CONSTRUCT GRASS-LINED TRAPAZOIDAL CHANNEL WITH BASE WIDTH 10' AND 3:1 SIDE SLOPES PER SECTION SHOWN ON SHEET 2B

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ENGINEERING GEOLOGIST:
G3SOILWORKS, INC.
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COSTA MESA, CA 92626
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OWNER:
McMILLIN SUMMERLY, LLC
2750 WOMBLE ROAD,
SUITE 200
SAN DIEGO, CA 92106
T(619) 244-8481
F(619) 336-3010

(FOR LOTS 37 & 38)
CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
T(951) 674-3124
F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
3	REVISED SLOPE GRADING AND STREET RIGHT-OF-WAY			
2	NEW SHEET			

DESIGNED BY: WMC DRAWN BY: WMC
CHECKED BY: S. WILSON PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

DATE:
BRAD FAGRELL, RCE# 43920, CITY ENGINEER EXP. 6-30-17
CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK:
RIVERSIDE BENCHMARK NO. BM E-3-70. ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72' NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL. 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING:
CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEMAN STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 15A OF 17

FILE NO.

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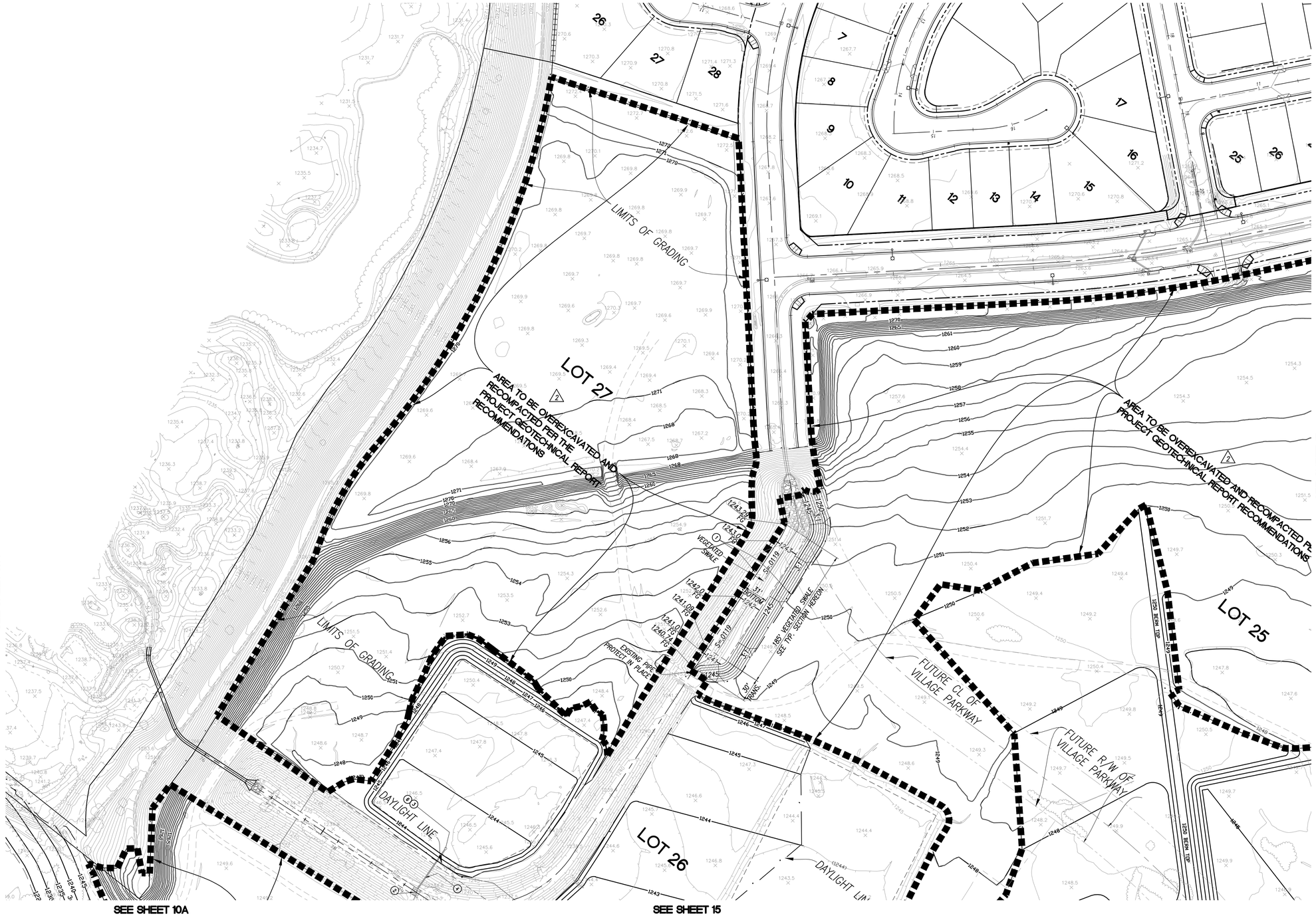

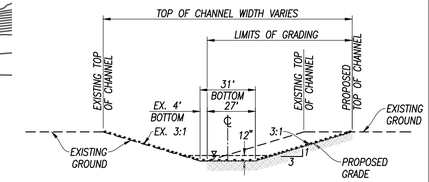

TYP. SECTION
N.T.S.

NOTE: APPLY EARTHGUARD FIBER MATRIX OR EQUIVALENT BONDED FIBER MATRIX COMBINED WITH GRASS SEED PER MANUFACTURER'S SPECIFICATION FOR MIX PROPORTIONS, BLENDING, AND METHOD OF APPLICATION TO ENTIRE BASE AND CHANNEL SIDE SLOPES.

CONSTRUCTION NOTES

1. CONSTRUCT GRASS-LINED TRAPAZOIDAL CHANNEL WITH BASE WIDTH 31' AND 3:1 SIDE SLOPES PER SECTION SHOWN HEREON

LEGEND

30	LOT NUMBER
PAD=	PAD ELEVATION
TC	TOP OF CURB
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
- - - -	AREA TO BE OVEREXCAVATED AND RECOMPACTED PER THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS

SCALE: 1" = 60'

GRAPHIC SCALE
20 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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F(951) 674-8761

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
2	NEW SHEET			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 9/30/18 CIVIL STATE OF CALIFORNIA

PREPARED UNDER SUPERVISION OF:
SCOTT M. WILSON DATE
RCE NO. 49884 EXP. 9-30-18

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

DATE:
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CITY OF LAKE ELSINORE

SCALE:
DATE:

WILSON MIKAMI CORPORATION
9 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 16 OF 17
FILE NO.

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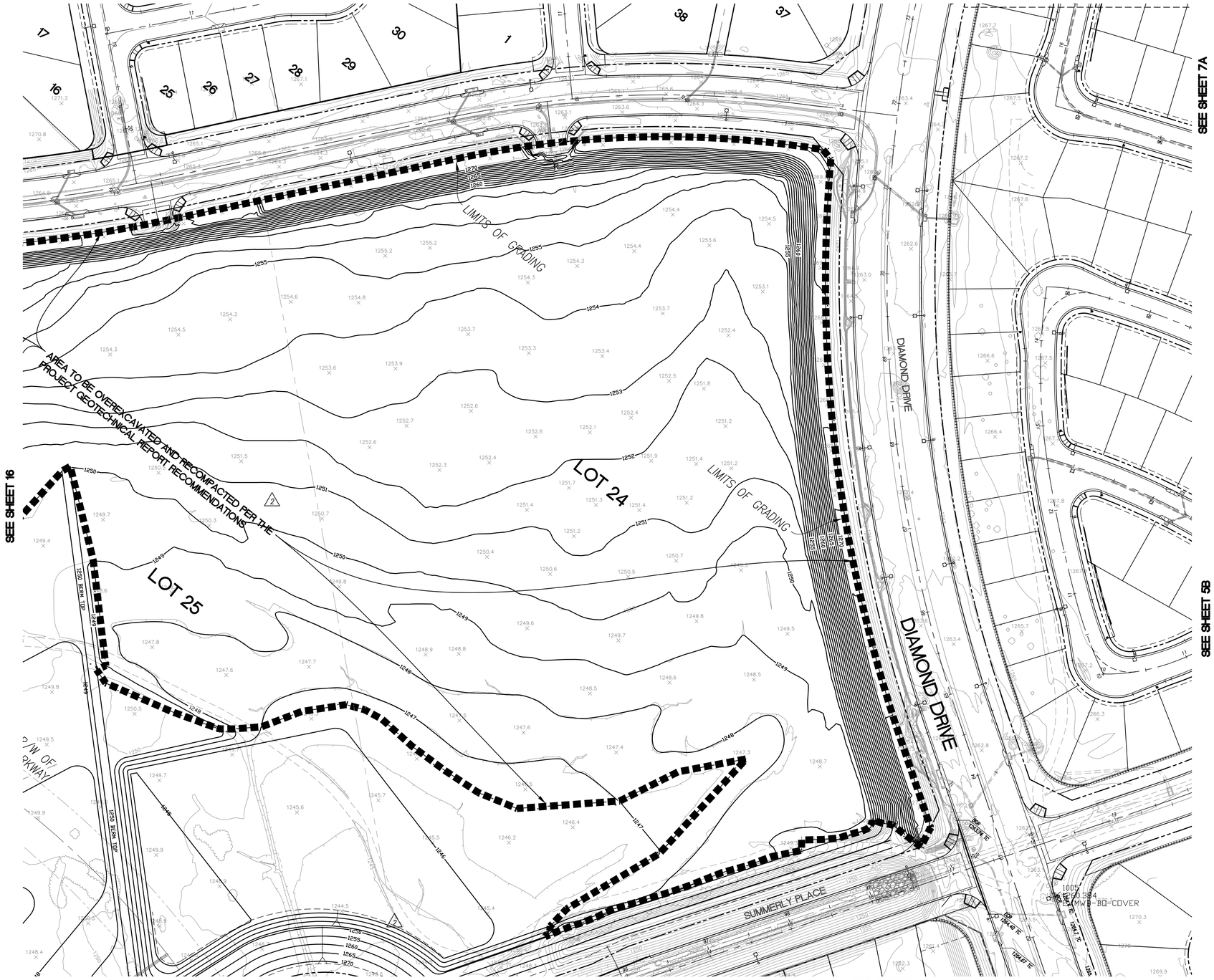

LEGEND

30	LOT NUMBER
PAD=	PAD ELEVATION
TC	TOP OF CURB
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
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MARK	DESCRIPTION	BY	APPR.	DATE
2	NEW SHEET			

DESIGNED BY: WMC
DRAWN BY: WMC
CHECKED BY: S. WILSON
PROJECT MANAGER: S. WILSON

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PREPARED UNDER SUPERVISION OF:

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CITY OF LAKE ELSINORE

ROUGH GRADING PLAN
TRACT 31920-1 DDA PHASE F
SUMMERLY DEVELOPMENT

SHEET 17 OF 17

FILE NO.

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