

BUILDING CODE DATA

2013 CALIFORNIA CODES

MAJOR A
OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
BUILDING AREA: 21,060

MAJOR B
OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
BUILDING AREA: 9,998 SF

MAJOR C
OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
BUILDING AREA: 8,011 SF

MAJOR D
OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
BUILDING AREA: 9,013 SF

PAD 1
OCCUPANCY: A-2
TYPE OF CONSTRUCTION: V-B
CUSTOMER AREA: 1,232 SF
NON-CUSTOMER AREA: 3,268 SF
TOTAL BUILDING AREA: 4,500 SF

PAD 2
TYPE OF CONSTRUCTION: V-B

SUITE A
OCCUPANCY: B
CUSTOMER AREA: 571 SF
NON-CUSTOMER AREA: 929 SF

SUITE B
OCCUPANCY: A-2
CUSTOMER AREA: 550 SF
NON-CUSTOMER AREA: 1,480 SF
TOTAL BUILDING AREA: 3,530 SF

PAD 3
OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B
BUILDING AREA: 5,387 SF

PAD 4
OCCUPANCY: A-2
TYPE OF CONSTRUCTION: V-B
CUSTOMER AREA: 1,200 SF
NON-CUSTOMER AREA: 3,104 SF
TOTAL BUILDING AREA: 4,304 SF

VICINITY



LEGAL

ASSESSORS PARCEL NUMBERS:

377-080-014, 031, 032, 033 & 034

ZONING

GENERAL PLAN: BUSINESS DISTRICT

ZONING: C-2 (GENERAL COMMERCIAL)

SETBACKS:
FRONT: 20' AVG/ 15' MIN
SIDE: 0'
SIDE (ADJ. TO STREET): 15'
REAR: 0'

MAXIMUM BUILDING HEIGHT: 45'

PROJECT SUMMARY

LAND AREA: 7.25 AC (315,844 SF±)

RETAIL: 53,469 SF
RESTAURANT: 12,334 SF

TOTAL BUILDING AREA: 65,803 SF

BUILDING COVERAGE (F.A.R.): 20.8%

PARKING

REQUIRED PARKING:

PARKING STALL DIMENSIONS: 9' X 18'
MINIMUM AISLE WIDTH (90° PARKING): 26'

RETAIL (1/250): 214 STALLS
RESTAURANT:
1/45 SF CUSTOMER AREA
(3,553 SF/ 45): 79 STALLS
1/200 SF NONCUSTOMER AREA
(8,781/ 200): 44 STALLS

TOTAL PARKING REQUIRED: 337 STALLS

TOTAL PARKING PROVIDED: 342 STALLS

NOTE:
THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN. ONLY. IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:
(A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
(B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.

PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN. PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON. ALL AT THE SOLE DISCRETION OF DEVELOPER.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

CONCEPTUAL SITE PLAN SCHEME Kv7

CENTRAL PLAZA
LAKE ELSINORE, CA

GKPA PROJECT #14138.01
14 FEBRUARY 2017



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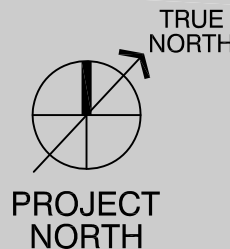
CENTRAL PLAZA LAKE ELSINORE, CALIFORNIA

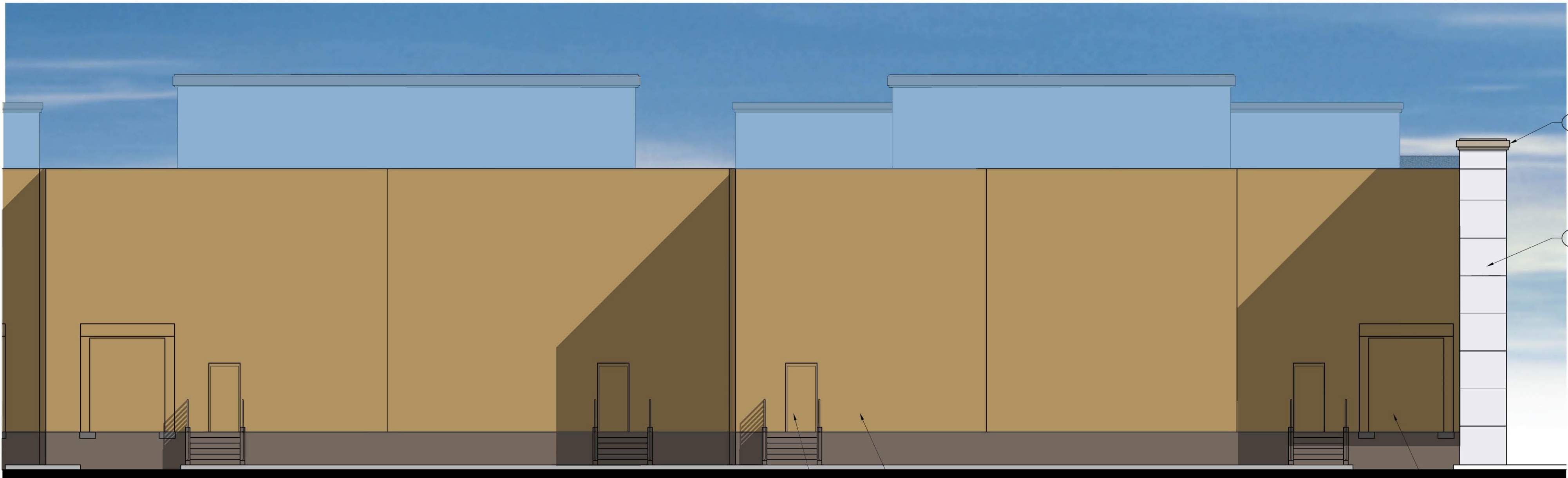
HANOVER- PRP PROPERTIES (LAKE ELSINORE)

417 29TH STREET
NEWPORT BEACH, CA 92663
949.723.9500

0 20' 40' 80'

SCALE: 1" = 40.00'

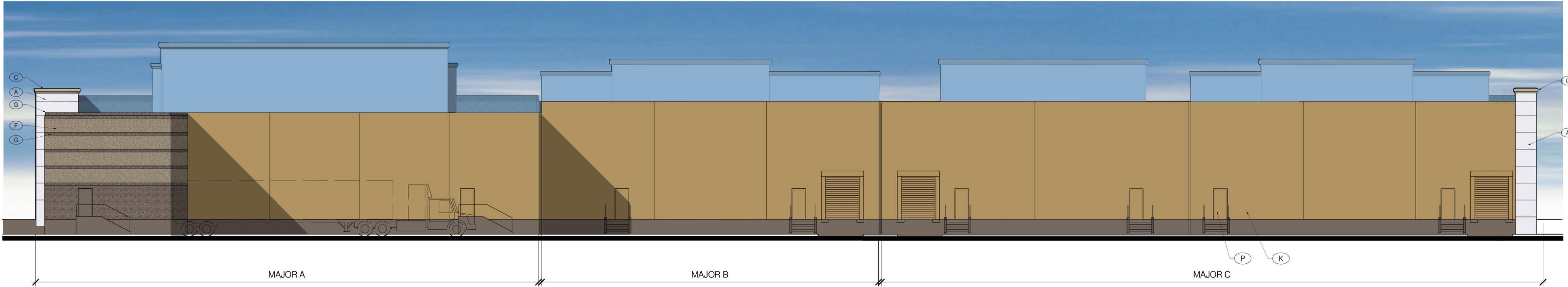




SOUTH- MAJORS C & D



SOUTH- MAJORS A & B



SOUTH COMPOSITE ELEVATION
NO SCALE

EXTERIOR MATERIALS & FINISHES LEGEND

- (A) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6385
'DOVER WHITE'
- (B) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6116
'TATAMI TAN'
- (C) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6107
'NOMADIC DESERT'
- (D) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH BENJAMIN MOORE 2061-20
'CHAMPION COBALT BLUE'
- (E) BLUE IDENTITY BANDS
TK PRODUCTS 'TK 6010-40'
COLOR: PMS 300 'ROSS BLUE' MATTE FINISH
RECESS 3/4"
- (F) SPLIT FACE CMU-
COLOR: OROO WHEAT
- (G) SHOT BLASTED CMU BAND/ CAP-
COLOR: OROO OTAY BROWN
- (H) SHOT BLASTED CMU-
STACKED BOND
COLOR: OROO OTAY BROWN
- (J) SHOT BLASTED CMU VENEER-
STACKED BOND
COLOR: OROO OTAY BROWN
- (K) PRECISION CMU- PAINTED
COLOR: TO MATCH ITEM B
- (L) MANUFACTURED STONE VENEER
MFR: ELDRADO STONE
COLOR/PATTERN: DURANGO MOUNTAIN LEDGE
(DRYSTACK)
- (M) PRECAST CONCRETE CAP-
COLOR: MILL GRAY
REF: DETAILS
- (N) ALUMINUM STOREFRONT SYSTEM-
COLOR: CLEAR ANODIZED ALUMINUM
- (O) AUTOMATIC DOOR SYSTEM-
COLOR & FINISH TO MATCH ITEM N
REF: DOOR SCHEDULE
- (P) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (Q) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GAULED SIGNATURE SERIES- VEGA W/ FULL
PERFEX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR
SPECIFICATION
- (R) DECORATIVE LIGHT FIXTURE
MFR: NOVA
MODEL #071938-B, QUARTER SPHERE SCOOCE
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR
SPECIFICATION
- (S) OVERHEAD STEEL TRELLIS (PAINTED)
COLOR: METALLIC CLEAR ALUMINUM
- (T1) FIRE RESISTANT FABRIC AWNING (BACK LIT)-
FABRIC COLOR: SUNBRELLA 'MARINE BLUE'
FRAME COLOR TO MATCH
- (T2) FIRE RESISTANT FABRIC AWNING (BACK LIT)-
FABRIC COLOR: SUNBRELLA 'ORANGE POP'
FRAME COLOR TO MATCH
- (T3) FIRE RESISTANT FABRIC AWNING (BACK LIT)-
FABRIC COLOR: SUNBRELLA 'XXXX'
FRAME COLOR TO MATCH
- (U) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM

EXTERIOR
ELEVATIONS
MAJORS A, B, C & D

CENTRAL PLAZA
LAKE ELSINORE, CA

GKPA PROJECT #14138.01
27 OCTOBER 2015

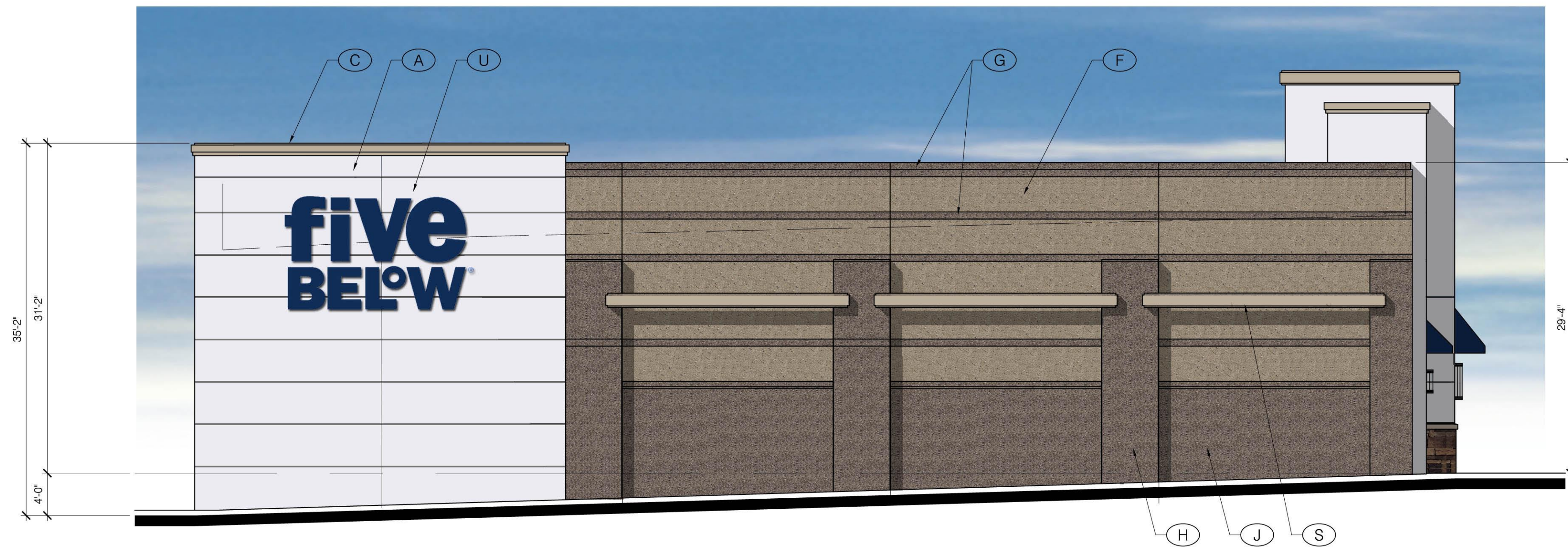
CENTRAL PLAZA
LAKE ELSINORE, CALIFORNIA

HANOVER- PRP
PROPERTIES (LAKE ELSINORE)

417 29TH STREET
NEWPORT BEACH, CA 92663
949.723.9500



0 4' 8' 16'
SCALE: 1/8" = 1'-0"



EAST (INTERSTATE 15)- MAJOR C



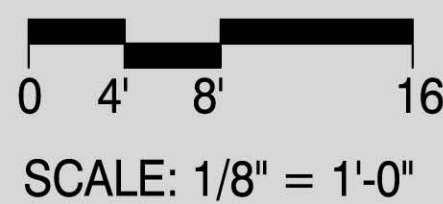
PARTIAL EAST- MAJOR A



WEST (COLLIER AVENUE)- MAJOR A

EXTERIOR MATERIALS & FINISHES LEGEND

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FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6385 'DOVER WHITE'
- (B) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6116 'TATAMI TAN'
- (C) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH SHERWIN WILLIAMS SW6107 'NOMADIC DESERT'
- (D) EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
FINISH: TO MATCH STOLIT 1.0
COLOR: TO MATCH BENJAMIN MOORE 2061-20 'CHAMPION COBALT BLUE'
- (E) BLUE IDENTITY BANDS
TK PRODUCTS 'TK 6010-40'
COLOR: PMS 300 'ROSS BLUE' MATTE FINISH
RECESS 3/4"
- (F) SPLIT FACE CMU-
COLOR: ORCO WHEAT
- (G) SHOT BLASTED CMU BAND/ CAP-
COLOR: ORCO OTAY BROWN
- (H) SHOT BLASTED CMU-
STACKED BOND
COLOR: ORCO OTAY BROWN
- (J) SHOT BLASTED CMU VENEER-
STACKED BOND
COLOR: ORCO OTAY BROWN
- (K) PRECISION CMU- PAINTED
COLOR: TO MATCH ITEM B
- (L) MANUFACTURED STONE VENEER
MFR: EL DORADO STONE
COLOR/PATTERN: DURANGO MOUNTAIN LEDGE (DRYSTACK)
- (M) PRECAST CONCRETE CAP-
COLOR: MILL GRAY
REF: DETAILS
- (N) ALUMINUM STOREFRONT SYSTEM-
COLOR: CLEAR ANODIZED ALUMINUM
- (O) AUTOMATIC DOOR SYSTEM-
COLOR & FINISH TO MATCH ITEM N
REF: DOOR SCHEDULE
- (P) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (Q) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GAULLEO SIGNATURE SERIES- VEGA W/ FULL
PERFEX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR
SPECIFICATION
- (R) DECORATIVE LIGHT FIXTURE
MFR: NOVA
MODEL: #071938-B, QUARTER SPHERE SCOOCE
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FABRIC COLOR: SUNBRELLA 'ORANGE POP'
FRAME COLOR TO MATCH
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FABRIC COLOR: SUNBRELLA 'XXXX'
FRAME COLOR TO MATCH
- (U) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM



CENTRAL PLAZA
LAKE ELSINORE, CALIFORNIA

HANOVER- PRP
PROPERTIES (LAKE ELSINORE)
417 29TH STREET
NEWPORT BEACH, CA 92663
949.723.9500

EXTERIOR
ELEVATIONS
MAJORS A & D
CENTRAL PLAZA
LAKE ELSINORE, CA
GKPA PROJECT #14138.01
27 OCTOBER 2016





NORTH (CENTRAL AVENUE) MAJOR C & D



NORTH (CENTRAL AVENUE) MAJORS A & B



NORTH (CENTRAL AVENUE) COMPOSITE ELEVATION
NO SCALE

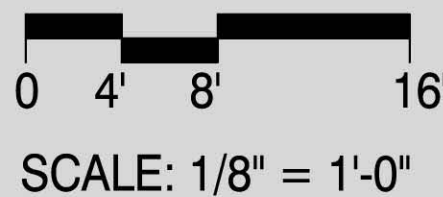
EXTERIOR MATERIALS & FINISHES LEGEND

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FINISH: TO MATCH STOLT 1.0
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COLOR & FINISH TO MATCH ITEM N
REF: DOOR SCHEDULE
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GAULEO SIGNATURE SERIES- VEGA W/ FULL
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MFR: NOVA
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EXTERIOR
ELEVATIONS
MAJORS A, B, C & D

CENTRAL PLAZA
LAKE ELSINORE, CA

GKPA PROJECT #14138.01
27 OCTOBER 2016



CENTRAL PLAZA
LAKE ELSINORE, CALIFORNIA

HANOVER- PRP
PROPERTIES (LAKE ELSINORE)
417 29TH STREET
NEWPORT BEACH, CA 92663
949.723.9500



ZONE C-2, GENERAL COMMERCIAL
(EXISTING SHOPPING CENTER)

CENTRAL AVENUE
(STATE HWY 74)

30" HIGH
SCREEN
HEDGE

MINIMUM
SETBACK

(E) R.O.W.

30" HIGH
SCREEN
HEDGE

PROPOSED
MONUMENT
SIGN

PROPERTY
LINE

SOUTHBOUND I 15
ON-RAMP

PAD 1
DRIVE-THRU
RESTAURANT
4,304 SF

PAD 2
RESTAURANT
3,530 SF

PAD 3
RETAIL
5,400 SF

PAD 4
DRIVE-THRU
RESTAURANT
4,778 SF

MARSHALLS
MAJOR A
21,060 SF

ULTA
MAJOR B
9,998 SF

SKECHERS
MAJOR C
8,011 SF

FIVE BELOW
MAJOR D
9,013 SF

RETENTION AREA -
REF. CIVIL DRWGS

CONCRETE
PAVING

CONCRETE
PAVING

PROPOSED
FREEWAY PYLON
SIGN

SHARED
DRIVEWAY

MAXIMUM ANNUAL WATER ALLOWANCE

MAWA = (Eto) (0.62) ((0.45) (LA) = GAL/YR

MAWA = (55.0) (0.62) ((0.45) (59,317 SF) = 910,219 GAL/YR

ESTIMATED ANNUAL WATER USE

EAWU = (Eto) (0.62) ((PF) (LA) = GAL/YR





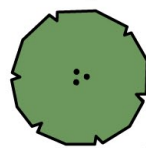
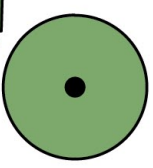


EAWU = (55.0) (0.62) (0.35) (59,317 SF) = 707,848 GAL/YR

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER.

IN PLANTERS WHERE APPROPRIATE, DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE, MICRO-IRRIGATION SYSTEM MAY BE INSTALLED TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGER PLANTING AREAS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCES.

WHERE POTABLE WATER IS USED FOR IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF LAKE ELSINORE AND LOCAL WATER DISTRICT STANDARDS AND REQUIREMENTS.

PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	QTY
TREES					
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box	Deciduous flowering accent	13
	<i>Lophostemon confertus</i>	Brisbane Box	24" Box	Evergreen tall vertical	27
	<i>Liquidambar styraciflua</i>	American Sweet Gum	24" Box	Deciduous vertical street tree	11
	<i>Pyrus calleryana</i>	Ornamental Pear	24" Box	Deciduous vertical	32
	<i>Platanus x acerifolia</i>	London Plane Tree	24" Box	Deciduous oval street tree	10
	<i>Ulmus parvifolia</i> 'True Green'	Evergreen Elm	24" Box	Evergreen broad dome	26
SHRUBS					
100% OF SHRUBS SHALL BE INSTALLED AT 5 GALLON SIZE UNLESS THE SHRUB'S MATURE SIZE IS SUCH THAT NURSERIES DO NOT SELL STOCK LARGER THAN 1 GALLON SIZE. SHRUBS SHALL BE PLACED AT A MAXIMUM OF 36" APART ON AVERAGE.					
	<i>Agave attenuata</i>	Foxtail Agave	5 Gal	Accent	51,144 SF
	<i>Bougainvillea</i> cvr.	Bougainvillea	5 Gal	Massing	
	<i>Cistus x purpureus</i>	Orchid Rockrose	5 Gal	Massing	
	<i>Coprosma repens</i> 'Marble Queen'	Mirror Plant	5 Gal	Shade massing	
	<i>Diets vegeta</i>	Fortnight Lily	5 Gal	Accent	
	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	1 Gal	Accent	
	<i>Leptospermum scoparium</i>	New Zealand Tea Tree	5 Gal	Background massing	
	<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet	5 Gal	Screening	
	<i>Liriope muscari</i>	Big Blue Lily Turf	1 Gal	Shade massing	
	<i>Myoporum parvifolium</i>	Myoporum	1 Gal	Groundcover	
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal	Screening / Massing	
	<i>Phormium tenax</i>	New Zealand Flax	5 Gal	Accent	
	<i>Pittosporum tobira</i>	Mock Orange	5 Gal	Screening / Massing	
	<i>Rhaphiolepis indica</i> cvr.	Indian Hawthorne	5 Gal	Screening / Massing	
	<i>Rosa</i> 'Flower Carpet'	Groundcover Rose	5 Gal	Accent / Massing	
	<i>Salvia clevelandii</i>	Cleveland Sage	5 Gal	Accent / Massing	
	<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Bush Sage	5 Gal	Accent / Massing	
	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 Gal	Foreground Massing	
	VINES				
	<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine	15 Gal		
	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	15 Gal		

NATURAL GRAY CONCRETE, MEDIUM BROOM FINISH

LANDSCAPE CALCULATIONS:

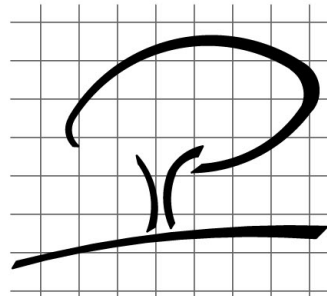
SITE AREA (GROSS): 315,843 SF
LANDSCAPE AREA: 59,317 SF
LANDSCAPE PERCENTAGE: 18.8%

LANDSCAPE NOTES

- LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH CITY OF LAKE ELSINORE CODES, ORDINANCES, AND LANDSCAPE DESIGN GUIDELINES AS APPLY TO PLANTING DESIGN AND IRRIGATION.
- PLANT MATERIAL HAS BEEN SELECTED APPROPRIATE TO THE CLIMATE AND REGION AND IS CONSIDERED "CALIFORNIA FRIENDLY" BY THE COUNTY OF RIVERSIDE.
- VINES OR OTHER LANDSCAPE SCREENING SHALL BE PLANTED AROUND TRASH ENCLOSURES.
- LANDSCAPE SCREENING SHALL BE PROVIDED FOR ANY ABOVE GROUND EQUIPMENT.
- ANY STREET TREES SHALL BE INSTALLED AT 24" BOX SIZE MINIMUM.
- LANDSCAPE SHALL BE PERMANENTLY MAINTAINED BY THE DEVELOPER OR HIS SUCCESSORS.
- PLANT MATERIAL MAY BE ADDED OR REMOVED DURING THE CONSTRUCTION DOCUMENT PHASE SUBJECT TO APPROVAL BY THE CITY OF LAKE ELSINORE.

IRRIGATION NOTES

- IRRIGATION VALVE SYSTEMS SHALL BE GROUPED BY WATER USE, SLOPE ASPECT, AND SUNSHADE ASPECT.
- HIGH EFFICIENCY IRRIGATION METHODS SHALL BE UTILIZED (DRIP, MP ROTATORS, BUBBLERS).
- IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A "SMART" CONTROLLER CAPABLE OF ADJUSTING FREQUENCY AND DURATION OF IRRIGATION IN RESPONSE TO CHANGING WEATHER CONDITIONS.
- IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSING DEVICE TO PREVENT IRRIGATION DURING RAIN EVENTS.
- IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH ANTI-DRAIN CHECK VALVES, MANUAL SHUT-OFF VALVES NEAR THE POINT OF CONNECTION, AND PRESSURE REGULATORS AS NECESSARY AND WHERE APPROPRIATE.
- STATIC PRESSURES EXCEEDING 80 PSI SHALL INCLUDE AN INDIVIDUAL PRESSURE REGULATOR.



Pacific Landscape Studio
LANDSCAPE ARCHITECTURE
SITE PLANNING

23700 CORTE ANDAR, MURRIETA, CA 92562
P: 805.440.8047

CONCEPTUAL
LANDSCAPE PLAN
SCHEME Kv7

CENTRAL PLAZA
LAKE ELSINORE, CA

GKPA PROJECT #14138.01
27 OCTOBER 2016

CENTRAL PLAZA
LAKE ELSINORE, CALIFORNIA

HANOVER- PRP
PROPERTIES (LAKE ELSINORE)

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1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE MUNICIPAL CODE, CHAPTER 15.72 AND APPLICABLE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE (U.B.C.), CHAPTER 33.
2. A PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT, CITY OF LAKE ELSINORE, PRIOR TO ANY OPERATIONS.
3. THE DEVELOPER AND/OR THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND U.S.A. ALERT (1-800-422-4133) FORTY-EIGHT (48) HOURS PRIOR TO GRADING.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWENTY-FOUR (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 NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
7. FILL SLOPES SHALL BE NOT 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 MODIFIED THREE (3) LAYER 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 $\frac{1}{8}$ PER FOOT FOR A MINIMUM OF THREE (3) FEET, THEN $\frac{1}{2}$ (MINIMUM) TO FLOW LINE OF EARTH SLOPE.
12. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL SLOPE IS LESS THAN TEN FEET (10'), AND 2% IF CUT OR FILL IS GREATER THAN TEN FEET (10'). DRAINAGE SWALES SHALL BE A MINIMUM OF 0.5' DEEP AND CONSTRUCTED A MINIMUM OF TWO FEET (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 ONE HUNDRED (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 SOILS ENGINEERING INVESTIGATION DATED _____ PREPARED BY (ENGINEER CONSULTANT) DATED _____ AND THE ENGINEERING GEOLOGIC INVESTIGATION DATED _____ PREPARED BY (GEOLOGIC CONSULTANT), SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE IN COMPLIANCE.
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 SAFETY 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 THIRTY FEET (30') IN VERTICAL HEIGHT.
22. A FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE (1) 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 FILL 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 SOILS 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 OR ANOTHER APPROVED GROUND COVER, AT TWELVE INCHES (12") ON CENTER, SLOPES OVER FIFTEEN FEET (15') IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS OR COMBINATION THEREOF. SHRUBS SHALL BE PLANTED AT TEN FEET (10') ON CENTER; TREES AT TWENTY FEET (20') ON CENTER; COMBINATIONS FIFTEEN FEET (15') ON CENTER. SLOPES OVER THREE FEET (3') IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.B.C.
26. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
27. APPROVED EROSION PREVENTIVE 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 PERMITTEE.
30. AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIME.
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 THREE (3) FEET VERTICAL HEIGHT WITHIN NINETY (90) DAYS AFTER COMPLETION OF ROUGH GRADING AND SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE GRADING 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

34. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE (1) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.

35. APPROXIMATE DATE OF:
BEGINNING OPERATION: _____
COMPLETION: _____

36. NO ROCK OR OTHER IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN THREE INCHES (3") WILL BE PLACED IN FILLS WITHIN ROADBED AREAS OR THREE FEET (3") FINISH GRADES, UNLESS THE LOCATION, MATERIALS, 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.

THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES.NPDES WID # _____ DATE PERMIT ISSUED: _____

40. DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS, NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY IMPROVEMENTS ARE SUBJECT TO REMOVAL AT OWNER'S EXPENSE

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND ENGINEER.
2. ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON OR OFF RECORD, INCLUDING WITHIN THE PROJECT AREA, SHALL BE LOCATED AND EXTEND TO THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED IN VARIANCE WITH REPORTED OR RECORD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND STRUCTURES SHOWN AND ANY OTHER FOUND AT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
4. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BONDING PURPOSES ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL RECONNAISSANCE REPORT PREPARED FOR THIS DEVELOPMENT.

SIGNATURE _____ RCE NO, _____ DATE _____

PARCEL 1	377-080-032
PARCEL 2	377-080-033
PARCEL 3	377-080-034
PARCEL 4	377-080-014-4
PARCEL 5	377-080-031-9

RAW CUT VOLUME: 2,670 CY
RAW FILL VOLUME: 46,850 CY

The site plan illustrates the proposed development layout. The site is bounded by Central Avenue to the north and Collier Avenue to the west. The plan includes four future pads (1, 2, 3, 4) and four major pads (A, B, C, D). Pad A is the largest, located at the bottom. Pads B, C, and D are smaller and located to the right of Pad A. Pads 1, 2, 3, and 4 are located at the top. The plan also shows parking spaces, access roads, and surrounding streets. A north arrow is located in the bottom right corner.

SCALE: 1"=80'

LEGEND AND SYMBOLS

ACCP'T	ACCEPTED
CL	CENTERLINE
DN	DOWN
FD	FOUND
INT	INTERSECTION
MON	MONUMENT
PT	POINT
R/W	RIGHT OF WAY
...	...

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E.V.M.W.D



SOUTHERN CALIFORNIA EDISON
(800) 655-4555

VERIZON
(800) 483-5000

SOUTHERN CALIFORNIA
GAS COMPANY
(800) 427-2200

XXXXX

XXXXX

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	<div>DAVID EVANS AND ASSOCIATES INC. No. 62794 Exp. 06/30/16 PREPARED UNDER THE SUPERVISION OF: GLENN M. CHUNG RCE 62794 DATE: _____</div>	<div></div>	CENTRAL PLAZA		CITY OF LAKE ELSINORE	SHEET 1	
							SCALE:	BENCH MARK:	TITLE SHEET	OF 20 SHEETS	
							AS SHOWN ON PLANS	CITY OF LAKE ELSINORE BM B-95-55; CHISLED SQUARE ON TOP OF HEADWALL APPROXIMATELY 45' SWLY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SWLY TO THE SOUTHERLY END OF HEADWALL, ELEV.: 1270.68 (NAVD 29)			
							DATE:				
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE					FILE No.		



Know what's below.
Call 811 before you dig.

1. ALL WORK SHALL CONFORM TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD) DESIGN AND CONSTRUCTION STANDARDS FOR WATER, RECYCLED WATER AND SANITARY SEWER FACILITIES.
2. CONSTRUCTION MATERIALS TESTING AND INSPECTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE GOVERNING AGENCY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK") AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS. FAILURE TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE CAUSE FOR REJECTION.
3. THE CONTRACTOR SHALL NOTIFY EVMWD (5) FIVE WORKING DAYS PRIOR TO BEGINNING WORK (951) 674-3146.
4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR BY POTHOLES AND A FIELD SURVEY OF ELEVATIONS AND SHALL BE GIVEN TO THE INSPECTOR PRIOR TO TRENCHING. THE CONTRACTOR SHALL ALSO CONTACT UNDERGROUND SERVICE ALERT (811) PRIOR TO ANY EXCAVATION WORK.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH CAL-OSHA REQUIREMENTS.
6. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF ALL CONSTRUCTION CHANGES AND SHALL MAKE INFORMATION AVAILABLE TO THE INSPECTOR FOR PREPARATION OF "AS BUILT" DRAWINGS. THE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO EVMWD FOR REVIEW PRIOR TO FINAL REVIEW AND ACCEPTANCE OF THE PROJECT.
7. WHERE THE WATER MAIN AND SEWER CROSS STORM DRAINS, OTHER PIPELINES, TELEPHONE AND ELECTRIC DUCTS, OR SIMILAR INSTALLATIONS, A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE MAIN OR SEWER AND OTHER INSTALLATIONS UNLESS OTHERWISE DIRECTED BY EVMWD PERSONNEL.
8. SEPARATION OF SEWER AND WATER LINES MUST COMPLY WITH EVMWD STANDARD PLANS S-3 OR W-2 AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH TITLE 22, CHAPTER 16, ARTICLE 4, SECTION 64572.
9. CONNECTIONS TO EXISTING EVMWD SEWER OR WATER LINES SHALL BE IN ACCORDANCE WITH STANDARD EVMWD PROCEDURES AND SHALL NOT BE MADE UNLESS EVMWD INSPECTION IS PRESENT.
10. UNLESS WAIVED BY EVMWD AN INSULATED COPPER SOLID CORE 10 GAGE TRACER WIRE SHALL BE PLACED WITH EACH SEWER MAIN TO ASSIST WITH FUTURE LOCATION. WARNING TAPE SHALL BE PLACED AT LEAST 6" ABOVE SEWER MAIN & SEWER LATERALS, BUT NOT DEEPER THAN 24" BELOW THE EXISTING FINISHED GRADE. WATER MAINS SHALL ALSO HAVE TRACER WIRE AND WARNING TAPE INSTALLED IN THE TRENCH.
11. THE LENGTH OF OPEN TRENCH AT ANY ONE TIME SHALL BE LIMITED TO 600 FEET ALONG ROAD RIGHT-OF-WAY UNLESS OTHERWISE AGREED TO IN WRITING BY EVMWD. TRENCH SHALL BE BACKFILLED AND COMPACTED AT THE CONCLUSION OF EACH DAY. OPEN TRENCH LIMITS ARE SUBJECT TO CITY REQUIREMENTS.
12. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
13. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY EVMWD ENGINEERING MANAGER.
14. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO THE OUT ANY EXISTING STREET MONUMENTATION EITHER VISIBLE OR BURIED, PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY STREET MONUMENTATION IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT AT THE CONTRACTOR'S EXPENSE.
16. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF EVMWD KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS OR MARKED ON THE GROUND BY UNDERGROUND SERVICE ALERT.
17. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY FOR ANY NECESSARY ENCROACHMENT PERMIT FROM ALL GOVERNING AGENCIES.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO STAMP A 2" HIGH "S", "W" OR "IW" ON THE CURB FACE FOR ALL SEWER, WATER, AND IRRIGATION LATERALS AT THE LOCATION WHERE THE LATERAL PASSES BENEATH THE CURB. A "V" SHALL BE STAMPED ON THE CURB FACE AT ALL VALVES.
19. A STEEL ROD OR STAKE 6" ABOVE THE GROUND OR 10 GAGE COPPER WIRE WITH 2" COPPER TAG, SHALL BE INSTALLED AT THE END OF EACH SEWER LATERAL TO ASSIST IN LOCATING AT A LATER DATE. IN NEW TRACT DEVELOPMENT A 3"x6" PVC PIPE OR 2"x4"x8" BOARD SHALL BE USED TO MARK THE ENDS OF LATERALS.
20. ALL SEWERS SHALL BE BALLED, AIR TESTED, MANDREL TESTED AND CCTV INSPECTED PRIOR TO ACCEPTANCE BY THE DISTRICT. AIR TEST SHALL BE PER UH-B-6. MANDREL TEST SHALL BE IN ACCORDANCE WITH SECTION 306-1.2.12 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND CLOSED CIRCUIT TELEVISION INSPECTION PER DISTRICT STANDARDS.
21. A PROPERTY LINE CLEANOUT WILL BE INSTALLED, 51/2" DEEP MINIMUM, OUTSIDE OF RIGHT-OF-WAY LINE. THE 1/8 BEND AND 45° WYE CONNECTION SHALL BE POLYVINYL CHLORIDE (PVC) OR ACRYLONITRILE BUTADIENE STYRENE (ABS).
22. PROTECT PIPE, JOINTS, LINING AND COATING, AND BED PIPE CAREFULLY TO PROVIDE CONTINUOUS BEARING AND PREVENT UNEVEN SETTLEMENT. PIPE SHALL BE PROTECTED AGAINST FLOTATION AT ALL TIMES. OPEN ENDS OF THE INSTALLED SEWER PIPE SHALL BE SEALED AT ALL TIMES WHEN CONSTRUCTION IS NOT IN PROCESS.
23. PIPE JOINTS SHALL NOT BE DEFLECTED GREATER THAN 80% OF THE MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURER.
24. SEWER AND WATER PIPE TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH EVMWD STANDARD DRAWINGS S-1 & W-3 AND THE GOVERNING AGENCY. A FULL TIME SOILS TECHNICIAN MUST BE ONSITE DURING BACKFILLING AND COMPACTON.
25. ALL SERVICE LATERALS SHALL BE LOCATED AT THIRST ANGLES TO THE MAIN UNLESS OTHERWISE INDICATED ON THE PLANS AND ACCEPTED BY EVMWD. MATERIALS FOR LATERALS SHALL MEET EVMWD SPECIFICATIONS. SEWER ELEVATIONS SHOWN ARE FLOWLINE (CONDUIT INVERT).
26. MINIMUM COVER FOR ALL WATER MAINS LESS THAN 12 INCHES IN DIAMETER SHALL BE 3.5 FEET. WATER MAINS 12 INCHES AND GREATER SHALL HAVE A MINIMUM COVER OF 4 FEET. MAXIMUM COVER FOR WATER MAINS SHALL BE 6 FEET, UNLESS ACCEPTED BY THE EVMWD ENGINEERING MANAGER.
27. WHEREVER VALVES ARE TO BE INSTALLED, THE INVERT SLOPE OF THE MAIN SHALL NOT EXCEED SIX PERCENT. VALVES SHALL BE LOCATED SO THAT THERE WILL BE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE TOP OF THE VALVE AND THE BOTTOM OF THE VALVE BOX COVER AT STREET SECTIONS.
28. THE MINIMUM CLEARANCE BETWEEN FIRE HYDRANTS AND UTILITY POLES, LIGHT STANDARDS AND SIGN POSTS SHALL BE 3 FEET.
29. NO WATER METER BOXES SHALL BE INSTALLED IN DRIVEWAYS OR SIDEWALKS. METER BOXES SHALL BE SET AT HIGH GRADE TO ELIMINATE WATER RUNOFF. INSTALL REDUCED PRESSURE PRINCIPLE OR BACK FLOW DEVICE AFTER IRRIGATION METER. INSTALL A PRESSURE REGULATOR ON HOMES OR BUSINESS IF THE PRESSURE IS OVER 80 PSI. A PRESSURE REGULATOR SHALL BE INSTALLED PRIOR TO ENTERING THE HOUSE/BUILDING PLUMBING.
30. ANY IRON IN FLOW DIRECTION (BENDS, TEES, FIRE HYDRANTS, ETC.) SHALL UTILIZE RESTRAINED DUCTILE IRON PIPE AND FITTINGS, IN LIEU OF THURST BLOCKS.

31. AIR VALVES SHALL BE INSTALLED AT HIGH POINTS AND BLOWOFFS AT ALL LOW POINTS ON THE LINE AS PER EVMVD STANDARD DRAWINGS W-16, W-17, AND W-19.
32. IF REQUIRED, A RESERVOIR AND BOOSTER PUMP STATION WILL HAVE TO BE CONSTRUCTED AND IN SERVICE BEFORE ANY SERVICE CAN BE PROVIDED TO THE UNITS CONSTRUCTED WITHIN THIS SUBDIVISION.
33. PRIOR TO PAVING THE STREET SECTION, ALL UNDERGROUND FACILITIES WITH LATERALS, INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION AND DRAINAGE FACILITIES SHALL BE IN PLACE, TESTED AND ACCEPTED BY THE RESPONSIBLE UTILITY AGENCY.
34. HOUSE SLAB ELEVATIONS THAT ARE LOWER THAN THE UPSTREAM MANHOLE RIM ELEVATION SHALL BE EQUIPPED WITH BACKFLOW VALVES. THE PROJECT ENGINEER SHALL INDICATE ON THE SEWER LATERAL TABLE WHICH LOTS ARE INVOLVED.
35. PRIOR TO THE CONSTRUCTION OF ANY BACKFLOW PROTECTION DEVICE, THE CONTRACTOR SHALL NOTIFY THE DISTRICT BACKFLOW ASSEMBLY INSPECTOR 24 HOURS PRIOR TO THE CONSTRUCTION OF ASSEMBLY. THE DISTRICT BACKFLOW INSPECTOR SHALL PROVIDE FINAL INSPECTION, TESTING AND ACCEPTANCE PRIOR TO TURNING ON THE WATER SUPPLY.
36. SURVEY STAKING FOR WATER PIPELINES IS AT 50-FOOT INTERVALS PLUS ALL APPURTENANCES, HORIZONTAL ALIGNMENT CHANGES AND VERTICAL ALIGNMENT CHANGES. SURVEY STAKING FOR SEWER PIPELINES IS AT 25-FOOT INTERVALS PLUS ALL LATERALS, MANHOLES IN AND OUT, APPURTENANCES, CLEANOUTS, HORIZONTAL & VERTICAL ALIGNMENT CHANGES, BEGINNING OF CURVES, AND END OF CURVES.
37. ALL WATER VALVES IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT PAD INSTALLED IN ACCORDANCE WITH EVMVD STANDARD DRAWING 5-10. A VALVE MARKER SHALL BE INSTALLED IN UNPAVED AREAS IN ACCORDANCE WITH EVMVD STANDARD DRAWING W-28.
38. ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT PAD INSTALLED IN ACCORDANCE WITH EVMVD STANDARD DRAWING 5-10.
39. ALL FACILITIES LOCATED DOWNSTREAM OF THE WATER METER AND FIRE DETECTOR CHECK METER ARE PRI

1. ALL EROSION CONTROL PLANS SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCE NOS. 529, 727, 1237, 1004, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) 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 _____ AT _____.
4. DEVICES TO REDUCE EROSION DURING RAIN SHALL NOT BE PLACED MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE QUALIFIED SWPPP OPERATOR, CITY ENGINEER, 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 GRADINGS AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. ONCE DISTURBED, GRADED SLOPES EXCEEDED 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 COMPLETION 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 SIGN IS IMPOUNDED.
9. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
10. PLACEMENT OF DEVICES TO REDUCE EROSION DURING RAIN 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 FLOW RATE OF FIVE (5) CFS, SIX (6) HOUR STORM INTENSITY. THIS 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 OVERTFLOW.
 - d) DIKE REQUIREMENTS. SHOW MINIMUM WALL WIDTH, SLOPE OF WALLS, PERCENT COMPACTED, ETC.
 - e) OUTLET CONDITIONS FROM THE DESILTING BASIN SHALL NOT EXCEED DOWNSTREAM LIMITATIONS, WITH THE EXCEPTION OF OVERTFLOW, 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 WITHIN 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 TO MINIMIZE AND/OR PREVENT THE ENTRAPMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FOUR (4) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).
14. AFTER A RAINSTORM, ALL PROJECT GENERATED SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BARRIERS, ONSITE PUBLIC DRAINS AND PIPES, DRAINS AND PIPES OF ADJACENT PUBLIC AREAS 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

1. FOR PROJECTS THAT REQUIRE COVERAGE UNDER THE GENERAL CONSTRUCTION PERMIT, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT A QUALIFIED SWPPP PRACTITIONER (GSP) AND QUALIFIED SWPPP DEVELOPER (SD) IMPLEMENT AND MAINTAIN THE SWPPP-AFOREPREPARED, PRE-QUALIFIED BWPP FROM THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) HANDBOOK/WEBSITE FOR CONSTRUCTION TO RETAIN SEDIMENTS AND POLLUTANTS FROM BEING DISCHARGED TO RECEIVING WATERS. THE COVERED SITES SHALL HAVE A MAXIMUM EXTENT PRACTICABLE DURING ANY PHASE OF CONSTRUCTION OPERATIONS. FOR ALL OTHER PROJECTS, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT BWPP'S FOR CONSTRUCTION ARE IMPLEMENTED TO RETAIN SEDIMENTS AND POLLUTANTS OF CONCERN FROM AREAS DISTURBED ON-SITE TO THE MAXIMUM EXTENT PRACTICABLE. THE EROSION CONTROL MEASURES INCLUDE THOSE SHOWN ON THIS PLAN AS WELL AS ANY ADDITIONAL EROSION CONTROL MEASURES DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF POLLUTANTS INTO EXISTING PUBLIC STREETS AND/OR ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION.
2. FOR PROJECTS THAT REQUIRE COVERAGE UNDER THE GENERAL CONSTRUCTION PERMIT, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT A QUALIFIED SWPPP PRACTITIONER (GSP) AND QUALIFIED SWPPP DEVELOPER (SD) IMPLEMENT AND MAINTAIN THE SWPPP-AFOREPREPARED, PRE-QUALIFIED BWPP FROM THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) HANDBOOK/WEBSITE FOR CONSTRUCTION TO RETAIN SEDIMENTS AND POLLUTANTS FROM BEING DISCHARGED TO RECEIVING WATERS. THE COVERED SITES SHALL HAVE A MAXIMUM EXTENT PRACTICABLE DURING ANY PHASE OF CONSTRUCTION OPERATIONS. FOR ALL OTHER PROJECTS, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT BWPP'S FOR CONSTRUCTION ARE IMPLEMENTED TO RETAIN SEDIMENTS AND POLLUTANTS OF CONCERN FROM AREAS DISTURBED ON-SITE TO THE MAXIMUM EXTENT PRACTICABLE. THE EROSION CONTROL MEASURES INCLUDE THOSE SHOWN ON THIS PLAN AS WELL AS ANY ADDITIONAL EROSION CONTROL MEASURES DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF POLLUTANTS INTO EXISTING PUBLIC STREETS AND/OR ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION.
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; WASTED FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, AND PRESERVATIVES, AND ASBESTOS FIBERS, PEST FLAKES OR STUCCO FRAGMENTS; FUELS, OILS/LUBRICANTS; AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND REBAR 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 MATERIAL SHALL 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 BWPP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO THE 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/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHTS-OF-WAYS AND FLOW LINES.
8. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH WITH GRAVEL BAGS PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.
9. COVERED STREET WASHING SHALL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED
10. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMP'S 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 SLOPES SHALL BE COVERED BY 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.
15. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND. INACTIVE FOR A PERIOD OF 14 DAYS OR MORE SHALL BE COVERED; ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO FORECASTED RAIN.
16. FOR PROJECT REQUIRING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT, 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.
17. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN COVERED TRASH OR COVERED RECYCLE BINS.
18. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES. NPDES WQID # _____ DATE WQID ISSUED: _____

(SIGNATURE) (RCE NO.) (EXP) (DATE)



GLENN M. CHUNG

CE 62794

DATE: _____



SCALE: _____

SCALE: _____

AS SHOWN ON BLANK

DATE _____

BENCH MARK:

CITY OF LAKE ELSINORE BM
B-95-55: CHISLED SQUARE ON TOP
OF HEADWALL APPROXIMATELY 45'
SW'LY ALONG THE CENTERLINE OF
COLLIER AVENUE AND 45' SW'LY TO
THE SOUTHERLY END OF HEADWALL.
ELEV.: 1270.68 (NAVD 29)

NOTES

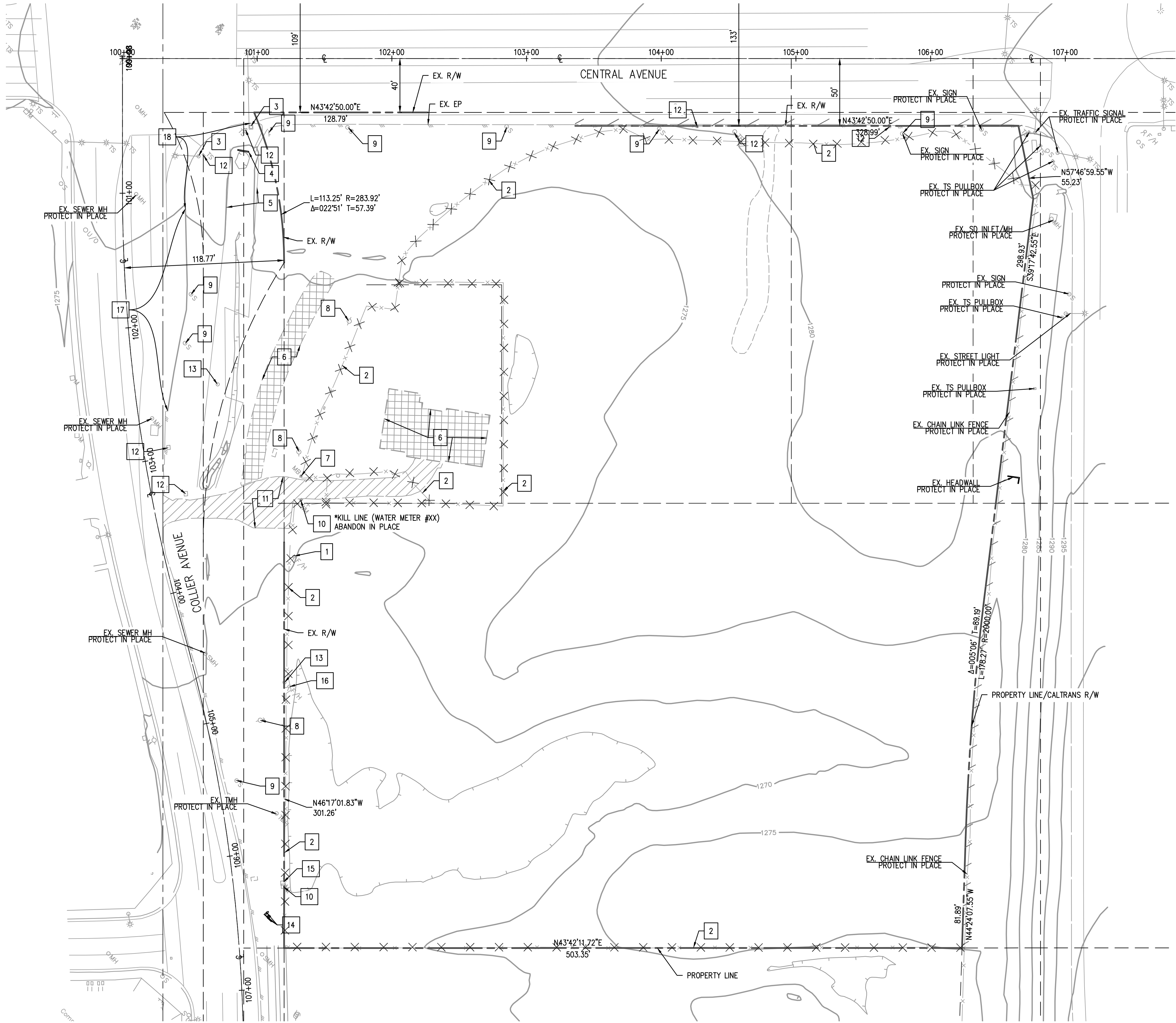
SHEET 2

20

20

FILE No.





CONSTRUCTION NOTES:			
ITEM	DESCRIPTION	QUANTITY	
1	EXISTING FIRE HYDRANT TO BE RELOCATED	1	EA
2	EXISTING CHAIN LINK FENCE TO BE REMOVED	2089	LF
3	EXISTING TRAFFIC SIGNAL TO BE RELOCATED	2	EA
4	EXISTING HEADWALL TO BE REMOVED	1	EA
5	EXISTING DITCH TO BE REMOVED	250	LF
6	EXISTING CONCRETE & BASE TO BE REMOVED	0.13	AC
7	EXISTING MAILBOX TO BE REMOVED	1	EA
8	EXISTING POWER POLE TO BE RELOCATED	3	EA
9	EXISTING SIGN TO BE RELOCATED	8	EA
10	EXISTING WATER METER TO BE REMOVED	2	EA
11	EXISTING ASPHALT & BASE TO BE REMOVED	0.09	AC
12	EXISTING TS PULLBOX TO BE RELOCATED	7	EA
13	EXISTING SIGN TO BE REMOVED	2	EA
14	EXISTING WATER VALVE TO BE RELOCATED	3	EA
15	EXISTING GAS METER TO BE REMOVED	1	EA
16	EXISTING FO MH TO BE RELOCATED	1	EA
17	EXISTING AC BERM TO BE REMOVED	152	LF
18	EXISTING CURB & GUTTER TO BE REMOVED	91	LF

LEGEND:			
	CONCRETE REMOVAL	AC	ASPHALT CONCRETE
	ASPHALT REMOVAL	EP	EDGE OF PAVEMENT
	CHAIN LINK FENCE	EX	EXISTING
	EXISTING RIGHT-OF-WAY	FO	FIBER OPTIC
	EXISTING EDGE OF PAVEMENT	MH	MANHOLE
	PROPERTY LINE	R/W	RIGHT-OF-WAY
	CHAIN LINK FENCE REMOVAL	SD	STORM DRAIN
		TMH	TELEPHONE MANHOLE
		TS	TRAFFIC SIGNAL



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MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE



DAVID EVANS
AND ASSOCIATES INC.
PREPARED UNDER THE SUPERVISION OF:

GLENN M. CHUNG

RCE 62794

DATE:



CENTRAL PLAZA

SCALE:
AS SHOWN ON PLANS

DATE:

BENCH MARK:

CITY OF LAKE ELSINORE BM
B-85-55: CHISLED SQUARE ON TOP
OF HEADWALL, APPROXIMATELY 45'
SWLY ALONG THE CENTERLINE OF
COLLIER AVENUE AND 45' SWLY TO
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ELEV.: 1270.68 (NAVD 29)

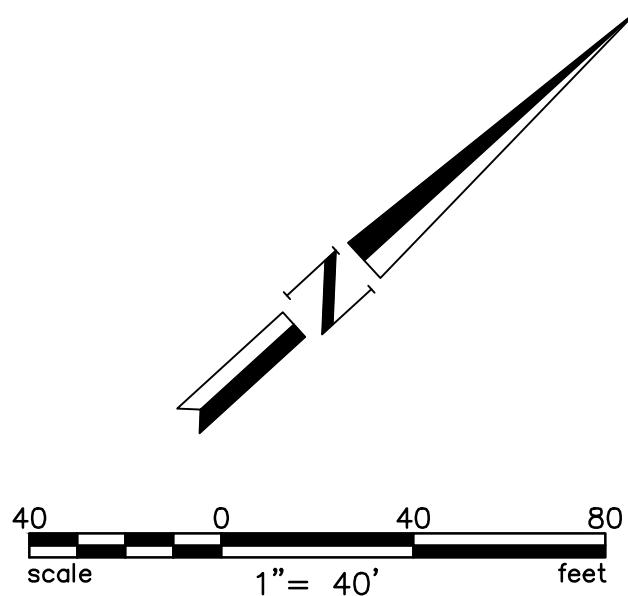
CITY OF LAKE ELSINORE

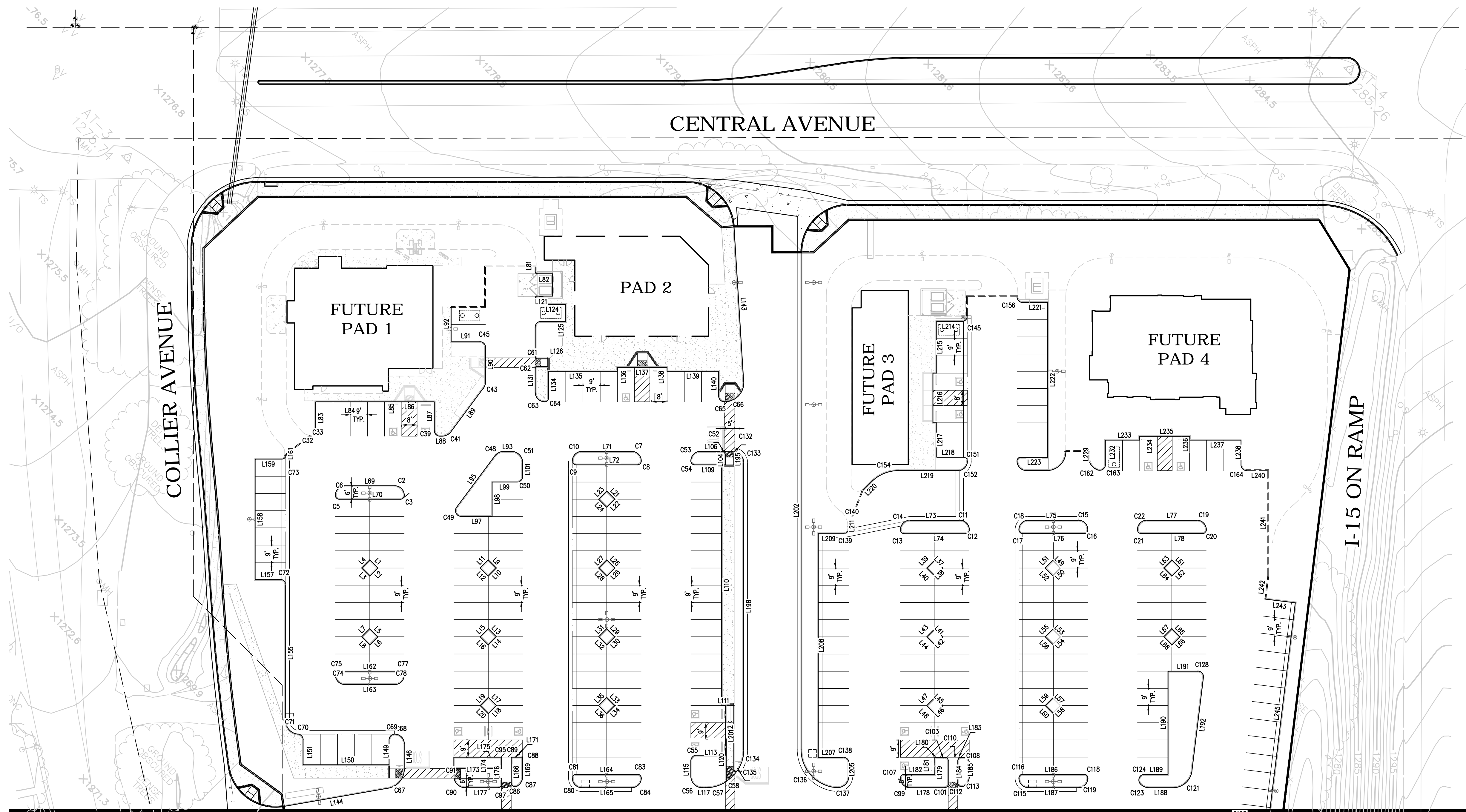
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SHEET 3

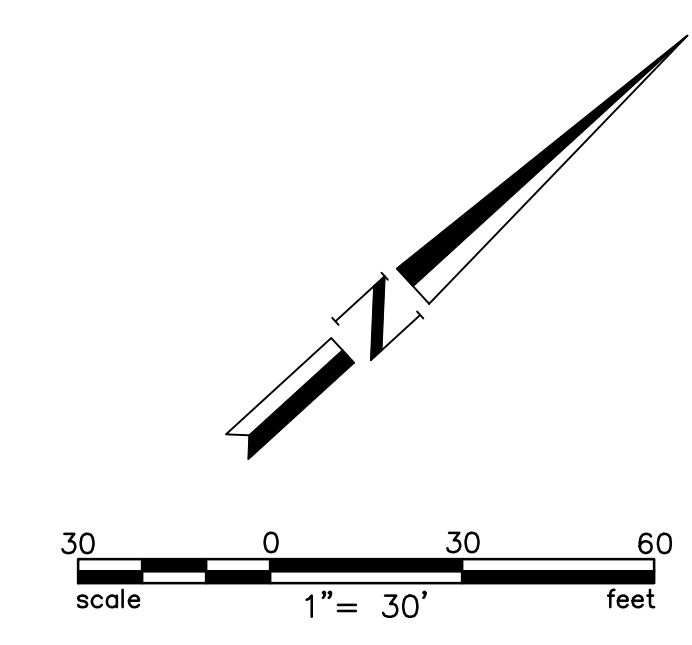
OF 20
SHEETS

FILE No.





MATCHLINE - SEE SHEET 5



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	DAVID EVANS AND ASSOCIATES INC.	CENTRAL PLAZA	CITY OF LAKE ELSINORE	SHEET 4
					PREPARED UNDER THE SUPERVISION OF:	SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM B-85-55: CHISELED SQUARE ON TOP OF HEADWALL, APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)	OF 20 SHEETS
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE	GLENN M. CHUNG RCE 62794	DATE:		FILE No.
				DATE	DATE:			

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Last Opened: Aug 09, 2016 - 8:54am by: maxb



Drawing Name: P:\PRPD00000001\0400CAD\EC\SHEETS\Precise Grading\EC-005-HC-002-PRPD0001.dwg
 Last Opened: Aug 09, 2016 - 8:54am by: maxb

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L1	6.00	S88°42'50"W	L21	6.00	S88°42'50"W	L41	6.00	S88°42'50"W	L61	6.00	S88°42'50"W	L81	3.24	S46°17'10"E	L109	14.00	N43°42'50"E	L143	80.93	N49°51'06"W	L175	5.00	N43°42'50"E	L201	31.76	N46°17'10"W	L226	77.12	N43°42'50"E	L267	3.30	S44°24'08"E	L300	2.09	S46°17'48"E
L2	6.00	N01°17'10"W	L22	6.00	N01°17'10"W	L42	6.00	N01°17'10"W	L62	6.00	N01°17'10"W	L82	2.10	N43°42'50"E	L110	126.00	S46°17'10"E	L144	55.67	N33°46'21"E	L176	12.00	S46°17'10"E	L202	250.24	S46°17'10"E	L228	6.53	N43°42'50"E	L269	13.62	S43°42'12"W	L302	27.12	S43°42'12"W
L3	6.00	N88°42'50"E	L23	6.00	S01°17'10"E	L43	6.00	S01°17'10"E	L63	6.00	S01°17'10"E	L83	13.00	N46°17'10"W	L111	2.00	N43°42'50"E	L146	13.36	N46°17'10"W	L177	18.00	S43°42'50"W	L205	6.80	N46°17'10"W	L229	3.00	S46°17'10"E	L271	0.00	???	L304	2.10	N46°17'10"W
L4	6.00	S01°17'10"E	L24	6.00	N88°42'50"E	L44	6.00	N88°42'50"E	L64	6.00	N88°42'50"E	L84	36.00	N43°42'50"E	L112	27.00	S46°17'10"E	L149	14.00	S46°17'10"E	L178	18.00	N43°42'50"E	L207	13.00	S43°42'50"W	L232	12.79	N46°17'10"W	L272	28.12	N46°17'10"W	L305	2.10	S46°17'10"E
L5	6.00	S88°42'50"W	L25	6.00	S88°42'50"W	L45	6.00	S88°42'50"W	L65	6.00	S88°42'50"W	L85	2.00	N46°17'10"W	L113	15.00	S43°42'50"W	L150	45.00	S43°42'50"W	L179	11.94	N46°17'10"W	L208	117.00	N46°17'10"W	L233	18.00	N43°42'50"E	L273	1.77	S43°42'12"W	L307	3.00	S43°42'12"W
L6	6.00	N01°17'10"W	L26	6.00	N01°17'10"W	L46	6.00	N01°17'10"W	L66	6.00	N01°17'10"W	L86	26.00	N43°42'50"E	L115	7.00	S46°17'10"E	L151	13.00	N46°17'10"W	L180	5.00	S43°42'50"W	L209	13.00	N43°42'50"E	L234	2.00	N46°17'10"W	L276	13.49	N43°42'12"E	L309	14.00	N46°17'10"W
L7	6.00	S01°17'10"E	L27	6.00	S01°17'10"E	L47	6.00	S01°17'10"E	L67	6.00	S01°17'10"E	L87	15.00	S46°17'10"E	L117	1.64	N43°42'50"E	L155	71.00	N46°17'10"W	L181	9.00	S46°17'10"E	L211	1.95	N46°17'10"W	L235	26.00	N43°42'50"E	L278	13.00	N46°17'48"W	L310	36.00	S43°42'12"W
L8	6.00	N88°42'50"E	L28	6.00	N88°42'50"E	L48	6.00	N88°42'50"E	L68	6.00	N88°42'50"E	L88	0.99	N43°42'50"E	L120	20.67	N46°17'10"W	L157	13.00	S43°42'50"W	L182	16.00	S43°42'50"W	L212	99.39	N46°17'10"W	L236	2.00	S46°17'10"E	L279	81.00	N43°42'12"E	L311	14.00	S46°17'10"E
L9	6.00	S88°42'50"W	L29	6.00	S88°42'50"W	L49	6.00	S88°42'50"W	L69	26.00	S43°42'50"W	L89	28.18	N09°36'49"W	L121	2.10	S43°42'50"W	L158	63.00	N46°17'10"W	L183	1.00	S43°42'50"W	L213	59.29	N43°42'50"E	L237	27.00	N43°42'50"E	L280	13.00	S46°17'48"E	L313	13.69	S43°42'12"W
L10	6.00	N01°17'10"W	L30	6.00	N01°17'10"W	L50	6.00	N01°17'10"W	L70	32.00	N43°42'50"E	L90	17.78	N46°17'10"W	L124	14.00	N43°42'50"E	L159	14.00	N43°42'50"E	L184	11.41	S46°17'10"E	L214	14.50	S43°42'50"W	L238	13.00	S46°17'10"E	L282	13.52	N43°42'12"E	L314	26.00	S46°17'48"E
L11	6.00	S01°17'10"E	L31	6.00	S01°17'10"E	L51	6.00	S01°17'10"E	L71	26.00	S43°42'50"W	L91	15.00	S43°42'50"W	L125	27.00	S46°17'10"E	L161	1.45	N46°17'10"W	L185	6.94	N46°17'10"W	L215	27.00	S46°17'10"E	L240	9.95	N43°42'50"E	L285	1.73	S43°42'12"W	L315	32.00	N46°17'48"W
L12	6.00	N88°42'50"E	L32	6.00	N88°42'50"E	L52	6.00	N88°42'50"E	L72	32.00	N43°42'50"E	L92	17.74	N46°17'10"W	L126	15.25	S43°42'50"W	L162	32.00	N43°42'50"E	L186	32.00	N43°42'50"E	L216	26.00	S46°17'10"E	L241	55.32	S46°17'10"E	L286	1.70	N43°42'12"E	L316	0.00	???
L13	6.00	S88°42'50"W	L33	6.00	S88°42'50"W	L53	6.00	S88°42'50"W	L73	26.00	S43°42'50"W	L93	3.80	S43°42'50"W	L128	12.50	S46°17'10"E	L163	26.00	S43°42'50"W	L187	26.00	S46°17'10"E	L217	18.00	S39°17'43"E	L242	12.00	S39°17'43"E	L288	0.00	???	L318	26.00	S43°42'12"W
L14	6.00	N01°17'10"W	L34	6.00	N01°17'10"W	L54	6.00	N01°17'10"W	L74	32.00	N43°42'50"E	L95	33.40	S09°36'49"E	L134	14.00	N46°17'10"W	L164	32.00	N43°42'50"E	L188	12.56	S43°42'50"W	L218	14.00	N43°42'50"E	L243	16.00	N50°42'17"E	L290	14.58	S43°42'12"W	L321	32.00	N46°17'48"W
L15	6.00	S01°17'10"E	L35	6.00	S01°17'10"E	L55	6.00	S01°17'10"E	L75	26.00	S43°42'50"W	L97	16.15	N43°42'50"E	L135	36.00	N43°42'50"E	L165	26.00	S43°42'50"W	L189	12.24	N43°42'50"E	L219	30.02	S43°42'50"W	L245	117.00	S39°17'43"E	L292	12.92	N46°17'10"W	L323	6.00	S88°42'50"W
L16	6.00	N88°42'50"E	L36	6.00	N88°42'50"E	L56	6.00	N88°42'50"E	L76	32.00	N43°42'50"E	L98	18.00	N46°17'10"W	L136	2.00	N46°17'10"W	L166	11.46	S46°17'10"E	L190	54.00	N46°17'10"W	L220	6.08	S01°17'10"E	L246	461.84	S43°42'12"W	L293	36.00	S43°42'12"W	L324	6.00	N01°17'10"W
L17	6.00	S88°42'50"W	L37	6.00	S88°42'50"W	L57	6.00	S88°42'50"W	L77	26.00	S43°42'50"W	L99	13.00	N43°42'50"E	L137	26.00	N43°42'50"E	L169	7.00	N46°17'10"W	L191	15.50	N43°42'50"E	L221	13.00	N43°42'50"E	L247	79.12	N33°46'21"E	L294	33.00	S46°17'10"E	L325	6.00	S01°17'10"E
L18	6.00	N01°17'10"W	L38	6.00	N01°17'10"W	L58	6.00	N01°17'10"W	L78	32.00	N43°42'50"E	L101	7.00	N46°17'10"W	L138	2.00	S46°17'10"E	L171	1.00	S43°42'50"W	L192	49.22	S39°17'43"E	L222	81.00	S46°17'10"E	L248	348.74	N43°42'50"E	L296	18.18	S43°42'12"W	L326	6.00	N88°42'50"E
L19	6.00	S01°17'10"E	L39	6.00	S01°17'10"E	L59	6.00	S01°17'10"E	L79	58.90	N46°17'10"W	L104	5.00	N46°17'10"W	L139	27.00	N43°42'50"E	L173	16.00	N43°42'50"E	L195	5.81	N46°17'10"W	L223	14.00	S43°42'50"W	L249	12.36	S49°42'50"W	L297	67.70	S52°41'14"W	L327	6.00	S88°42'50"W
L20	6.00	N88°42'50"E	L40	6.00	N88°42'50"E	L60	6.00	N88°42'50"E	L80	90.74	N43°42'50"E	L106	11.00	S43°42'50"W	L140	13.00	S46°17'10"E	L174	9.00	N46°17'10"W	L198	150.00	S46°17'10"E	L224	10.00	N43°42'50"E	L250	13.02	N45°56'47"E	L298	43.94	N52°41'14"E	L328	6.00	N01°17'10"W

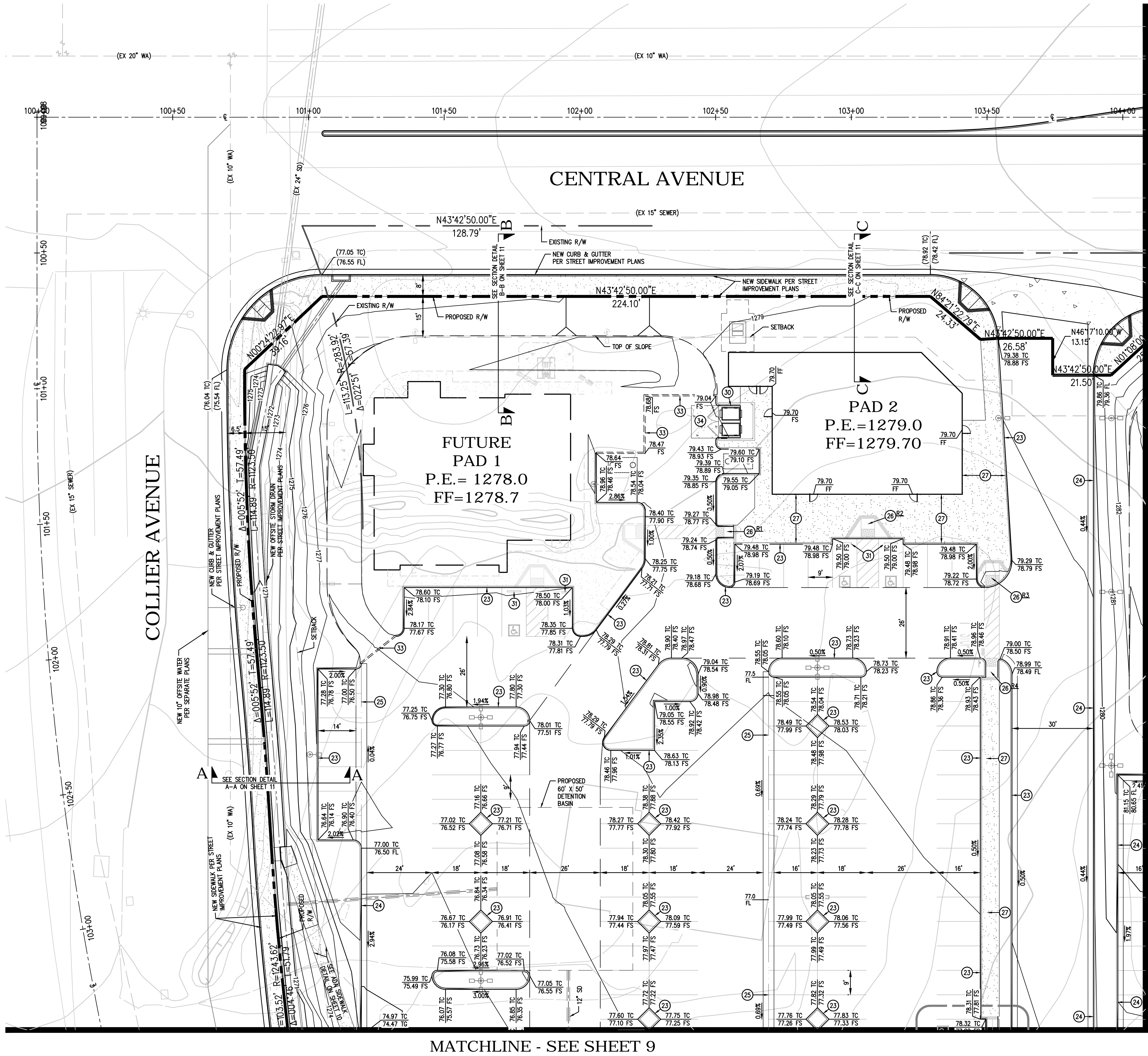
LINE TABLE		
LINE #	LENGTH	BEARING
L329	6.00	S01°17'10"E
L330	6.00	N88°42'50"E
L331	13.00	S50°42'17"W
L333	2.47	S39°17'43"E
L335	12.98	N50°14'34"E
L337	80.30	S44°24'08"E
L338	13.00	S45°35'52"W
L340	14.36	S44°24'08"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C2	7.85'	5.00'	90°00'00"	5.00'
C3	3.14'	2.00'	90°00'00"	2.00'
C5	3.14'	2.00'	90°00'00"	2.00'
C6	7.85'	5.00'	90°00'00"	5.00'
C7	7.85'	5.00'	90°00'00"	5.00'
C8	3.14'	2.00'	90°00'00"	2.00'
C9	3.14'	2.00'	90°00'00"	2.00'
C10	7.85'	5.00'	90°00'00"	5.00'
C11	7.85'	5.00'	90°00'00"	5.00'
C12	3.14'	2.00'	90°00'00"	2.00'
C13	3.14'	2.00'	90°00'00"	2.00'
C14	7.85'	5.00'	90°00'00"	5.00'
C15	7.85'	5.00'	90°00'00"	5.00'
C16	3.14'	2.00'	90°00'00"	2.00'
C17	3.14'	2.00'	90°00'00"	2.00'
C18	7.85'	5.00'	90°00'00"	5.00'
C19	7.85'	5.00'	90°00'00"	5.00'
C20	3.14'	2.00'	90°00'00"	2.00'
C21	3.14'	2.00'	90°00'00"	2.00'
C22	7.85'	5.00'	90°00'00"	5.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C23	4.36'	6.00'	41°38'33"	2.28'
C24	26.37'	32.00'	47°13'13"	13.99'
C26	50.27'	32.00'	90°00'00"	32.00'
C28	31.42'	20.00'	90°00'00"	20.00'
C32	0.82'	6.00'	7°48'02"	0.41'
C33	4.71'	3.00'	90°00'00"	3.00'
C39	4.71'	3.00'	90°00'00"	3.00'
C41	5.58'	6.00'	53°19'39"	3.01'
C43	3.84'	6.00'	36°40'21"	1.99'
C45	5.34'	3.09'	99°04'30"	3.62'
C48	5.58'	6.00'	53°19'39"	3.01'
C49	6.63'	3.00'	126°40'21"	5.97'
C50	4.71'	3.00'	90°00'00"	3.00'
C51	9.42'	6.00'	90°00'00"	6.00'
C52	3.14'	2.00'	90°00'00"	2.00'
C53	7.85'	5.00'	90°00'00"	5.00'
C54	3.14'	2.00'	90°00'00"	2.00'
C55	4.71'	3.00'	90°00'00"	3.00'
C56	9.42'	6.00'	90°00'00"	6.00'
C57	10.29'	20.00'	29°28'42"	5.26'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C58	2.11'	2.00'	60°31'18"	1.17'
C61	2.36'	0.75'	180°00'00"	INFINITY
C62	1.57'	1.00'	90°00'00"	1.00'
C63	7.85'	5.00'	90°00'00"	5.00'
C64	3.14'	2.00'	90°00'00"	2.00'
C65	4.71'	3.00'	90°00'00"	3.00'
C66	16.40'	10.00'	93°58'18"	10.72'
C67	13.97'	10.00'	80°03'31"	8.40'
C68	7.85'	5.00'	90°00'00"	5.00'
C69	3.14'	2.00'	90°00'00"	2.00'
C70	4.71'	3.00'	90°00'00"	3.00'
C71	11.00'	7.00'	90°00'00"	7.00'
C72	4.71'	3.00'	90°00'00"	3.00'
C73	3.14'	2.00'	90°00'00"	2.00'
C74	7.85'	5.00'	90°00'00"	5.00'
C75	3.14'	2.00'	90°00'00"	2.00'
C77	3.14'	2.00'	90°00'00"	2.00'
C78	7.85'	5.00'	90°00'00"	5.00'
C80	7.85'	5.00'	90°00'00"	5.00'
C81	3.14'	2.00'	90°00'00"	2.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C83	3.14'	2.00'	90°00'00"	2.00'
C84	7.85'	5.00'	90°00'00"	5.00'
C86	4.19'	2.00'	120°00'00"	3.46'
C87	6.28'	6.00'	60°00'00"	3.46'
C88	4.71'	3.00'	90°00'00"	3.00



CONSTRUCTION NOTES		
ITEM	DESCRIPTION	QUANTITY
(21)	CONSTRUCT 3" AC / 6" AB OVER COMPACTED SUBGRADE	
(22)	CONSTRUCT 3" AC / 9.5" AB OVER COMPACTED SUBGRADE	
(23)	CONSTRUCT 6" CURB ONLY (TYPE A1-6) PER SPPWC STD PLAN 120-2	
(24)	CONSTRUCT 6" CURB AND GUTTER (TYPE A2-6) 24" WIDE PER SPPWC STD PLAN 120-2	
(25)	CONSTRUCT 48" RIBBON GUTTER PER DETAIL ON SHEET 11	
(26)	CONSTRUCT ADA SIDEWALK RAMP PER DETAILS ON SHEET 10	
(27)	CONSTRUCT 4" THICK PCC SIDEWALK PER SPPWC STD PLAN 112-2	
(28)	CONSTRUCT 0" TC TO 6" TC CURB TRANSITION	
(29)	INSTALL SURFACE APPLIED TRUNCATED DOMES	
(30)	CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS	
(31)	PROPOSED WHEELSTOP PER ARCHITECT PLANS	
(32)	PROPOSED SIGN PER ARCHITECT PLANS	
(33)	CONSTRUCT REDWOOD HEADER	
(34)	CONSTRUCT 6.5" PCC / 7" AB	

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9



Know what's below.
Call 811 before you dig

MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE



DAVID EVANS
AND ASSOCIATES INC.
PREPARED UNDER THE SUPERVISION OF:

GLENN M. CHUNG

RCE 62794

DATE:



CENTRAL PLAZA

SCALE:
AS SHOWN ON PLANS

DATE:

BENCH MARK:
CITY OF LAKE ELSINORE BM
B-85-55: CHISLED SQUARE ON TOP
OF HEADWALL, APPROXIMATELY 45'
SW'LY ALONG THE CENTERLINE OF
COLLIER AVENUE AND 45' SW'LY
TO THE SOUTHERLY END OF HEADWALL.
ELEV.: 1270.68 (NAVD 29)

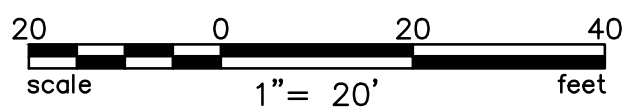
CITY OF LAKE ELSINORE

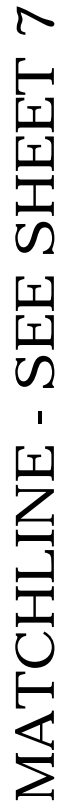
PRECISE GRADING
PLAN

SHEET 7

OF 20
SHEETS

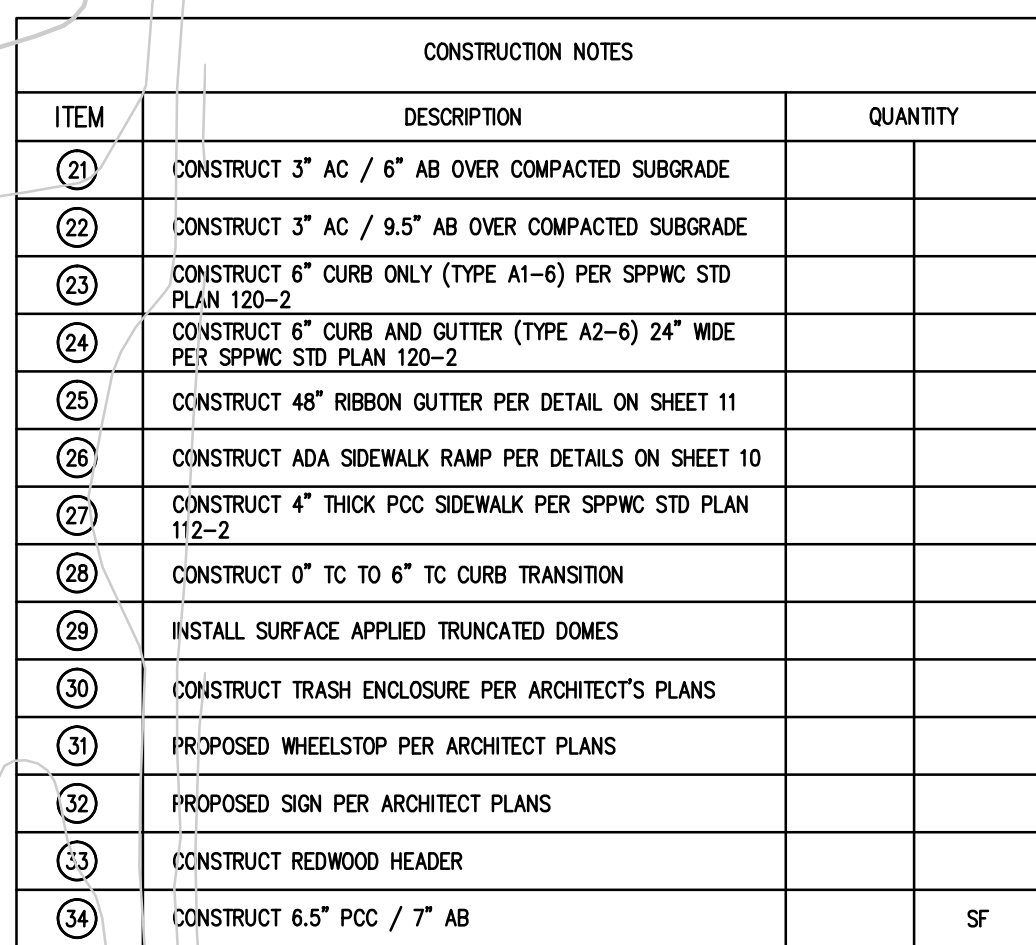
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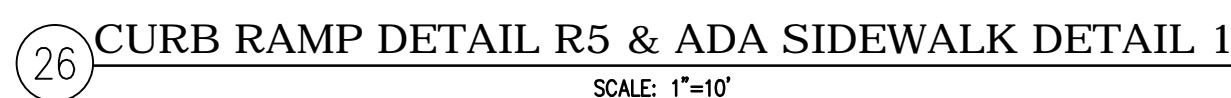
MATCHLINE - SEE SHEET 8



MARK	REVISION

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	<div>DAVID EVANS AND ASSOCIATES INC. PREPARED UNDER THE SUPERVISION OF: GLENN M. CHUNG RCE 62794 DATE: _____</div> <div></div>	CENTRAL PLAZA		CITY OF LAKE ELSINORE	SHEET 9
						SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM 18-98-55: CHISLED SQUARE ON TOP OF HEADWALL, APPROXIMATELY 45' SWLY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SWLY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)	PRECISE GRADING PLAN	OF 20 SHEETS
						DATE:			FILE No.
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE	DATE: _____				

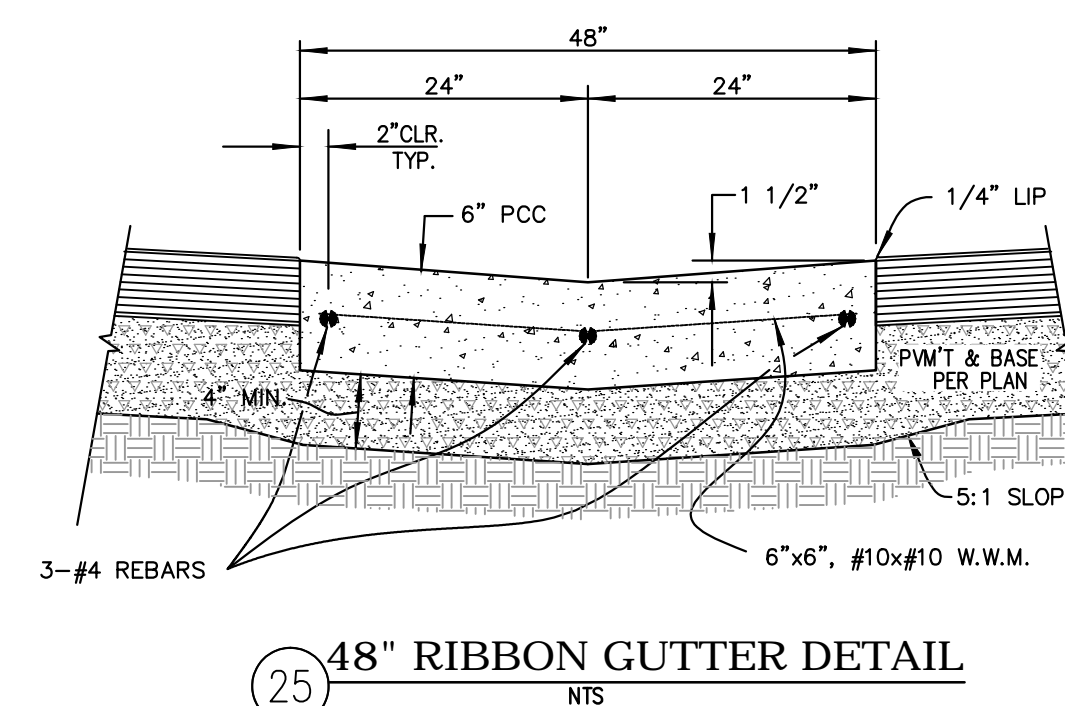
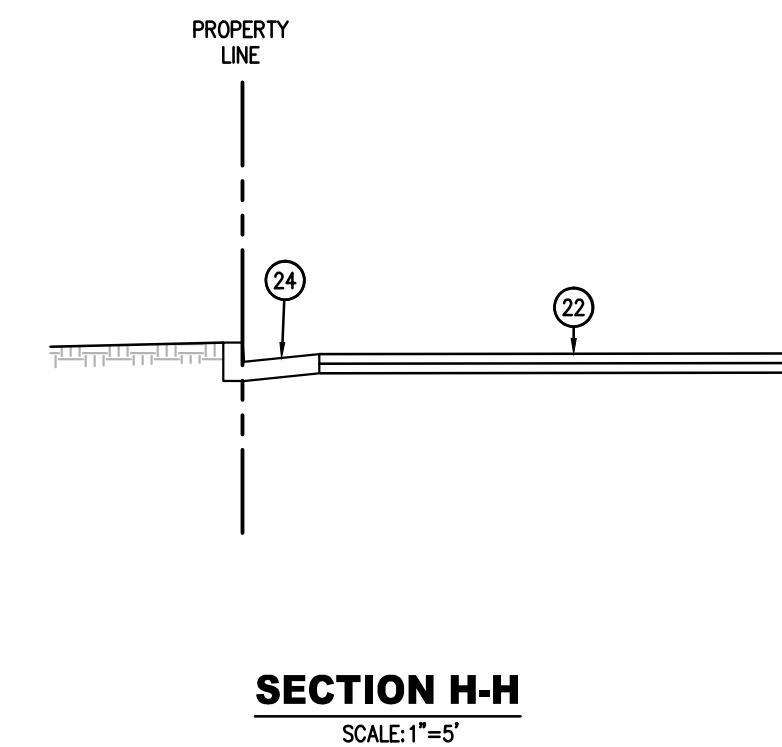
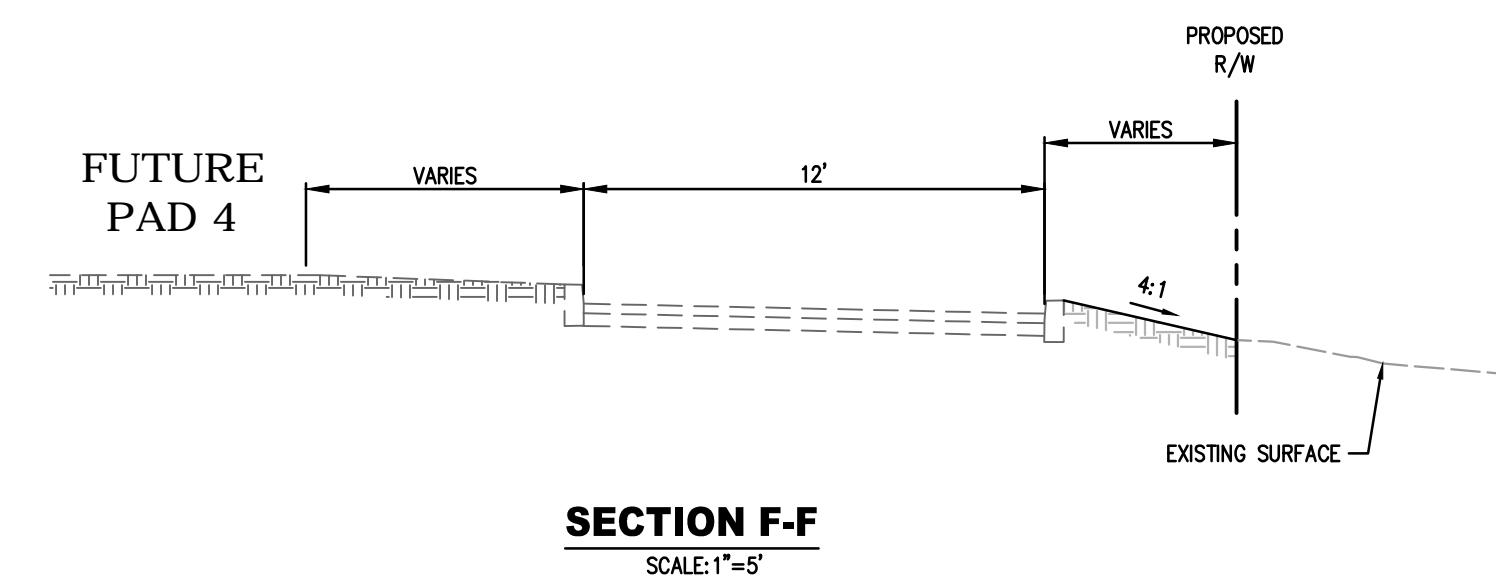
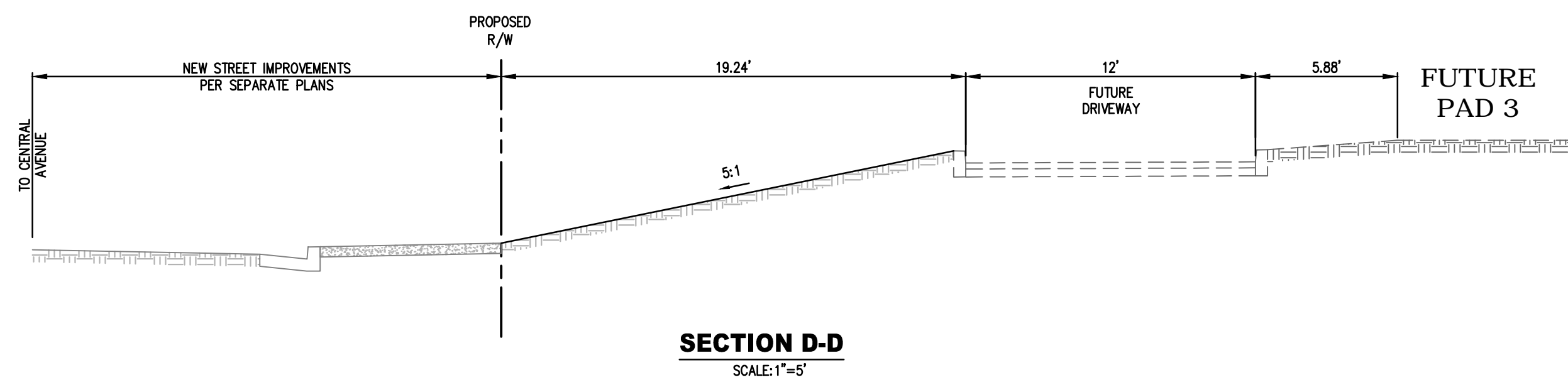
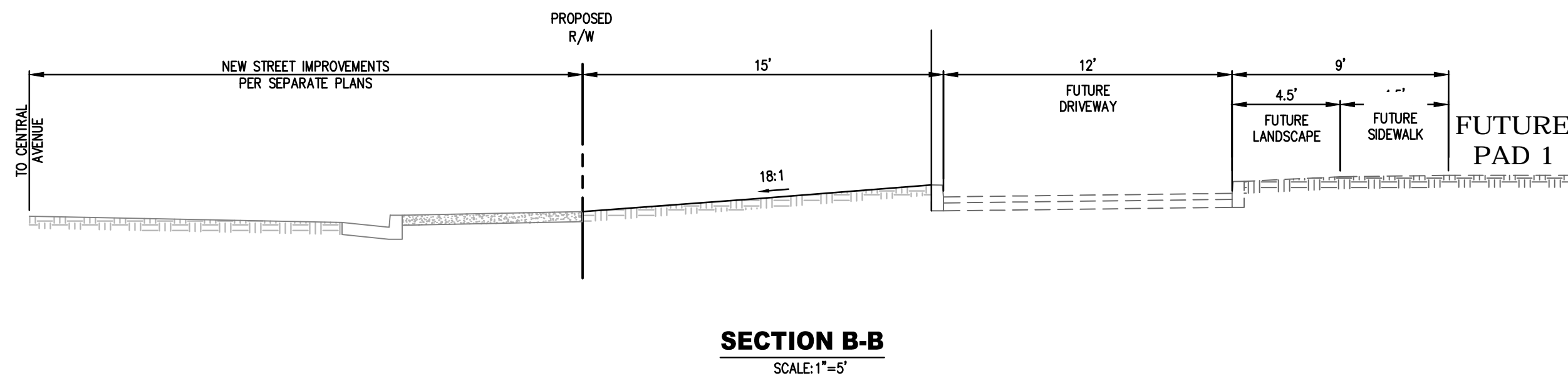
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 Last Opened: Aug 09, 2016 - 9:19am by: maxb



- (21) — CONSTRUCT 3" AC / 6" AB OVER COMPACTED SUBGRADE
- (22) — CONSTRUCT 3" AC / 9.5" AB OVER COMPACTED SUBGRADE
- (23) — CONSTRUCT 6" CURB ONLY (TYPE A1-6) PER SPWPC STD PLAN 120-2
- (24) — CONSTRUCT 6" CURB AND GUTTER (TYPE A2-6) 24" WIDE PER SPWPC STD PLAN 120-2
- (25) — CONSTRUCT ADA SIDEWALK RAMP PER DETAILS ON SHEET 10
- (27) — CONSTRUCT 4" THICK PCC SIDEWALK PER SPWPC STD PLAN 112-2
- (28) — CONSTRUCT 0" TC TO 6" TC CURB TRANSITION
- (29) — INSTALL SURFACE APPLIED TRUNCATED DOWNS
- (30) — CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS
- (31) — PROPOSED WHEELSTOP PER ARCHITECT PLANS
- (32) — PROPOSED SIGN PER ARCHITECT PLANS





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 Last Opened: Aug 09, 2016 - 8:58am by: maxb



- ## CONSTRUCTION NOTES
- (21) — CONSTRUCT 3" AC / 6" AB OVER COMPACTED SUBGRADE
 - (22) — CONSTRUCT 3" AC / 9.5" AB OVER COMPACTED SUBGRADE
 - (23) — CONSTRUCT 6" CURB ONLY (TYPE A1-6) PER SPWPC STD PLAN 120-2
 - (24) — CONSTRUCT 6" CURB AND GUTTER (TYPE A2-6) 24" WIDE PER SPWPC STD PLAN 120-2
 - (25) — CONSTRUCT 48" RIBBON GUTTER PER DETAIL ON SHEET 11
 - (26) — CONSTRUCT ADA SIDEWALK RAMP PER DETAILS ON SHEET 10
 - (27) — CONSTRUCT 4" THICK PCC SIDEWALK PER SPWPC STD PLAN 112-2
 - (28) — CONSTRUCT 0" TC TO 6" TC CURB TRANSITION
 - (29) — INSTALL SURFACE APPLIED TRUNCATED DOWNS
 - (30) — CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS

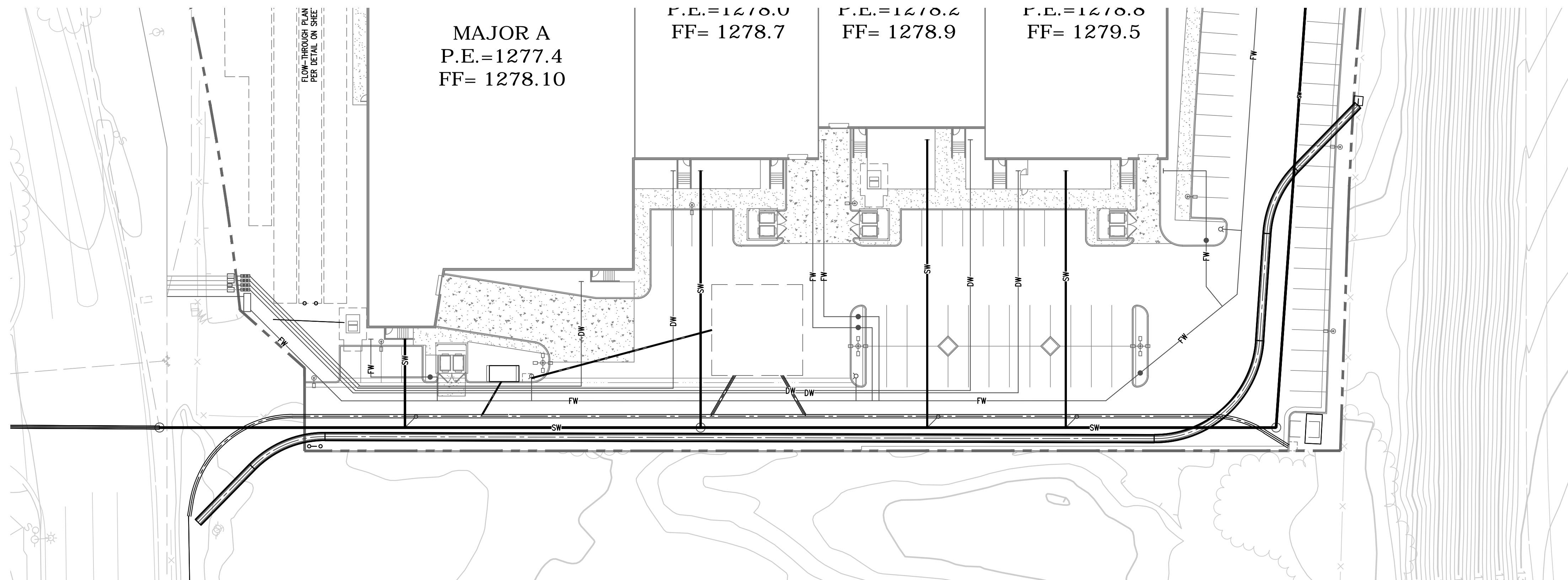
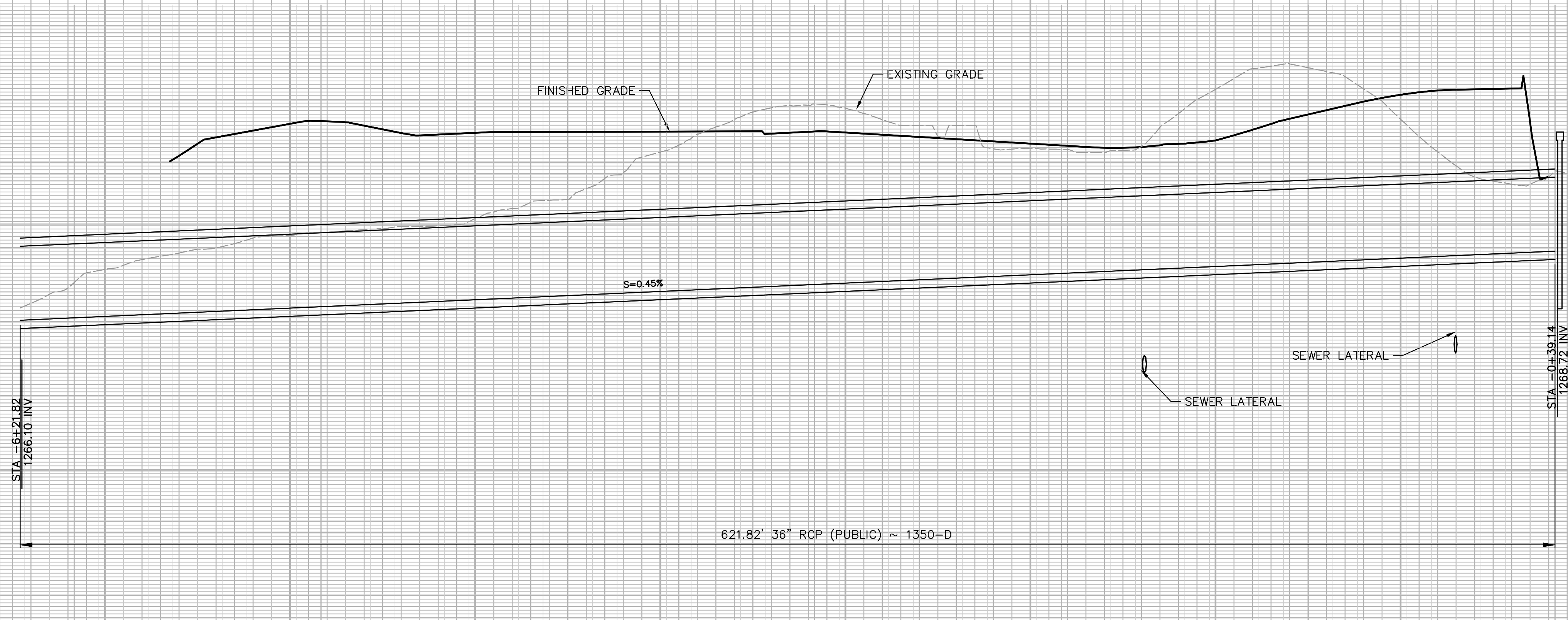


MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	 DAVID EVANS AND ASSOCIATES INC. No. 62794 Exp. 06/30/18 CIVIL PREPARED UNDER THE SUPERVISION OF: GLENN M. CHUNG RCE 62794 DATE:		CENTRAL PLAZA		CITY OF LAKE ELSINORE	SHEET 11
							SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM 8-95-55: CHISLED SQUARE ON TOP OF HEADWALL APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAD 29).	PRECISE GRADING CROSS-SECTIONS	OF 20 SHEETS
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE			DATE			FILE No.

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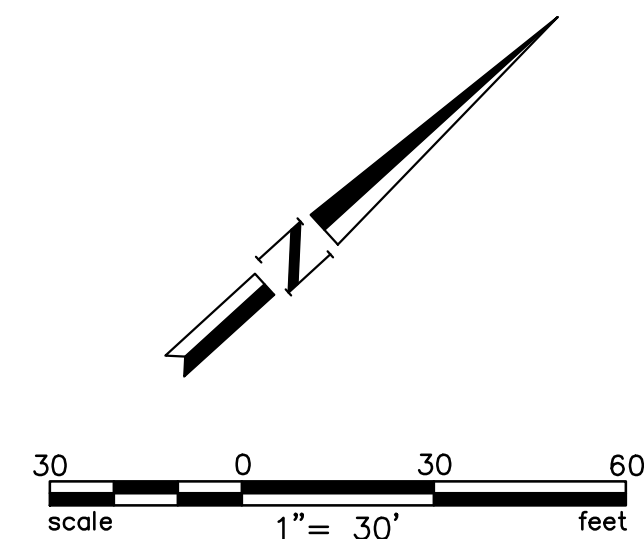


CONSTRUCTION NOTES			
ITEM	DESCRIPTION	QUANTITY	
61	INSTALL 12" STORM DRAIN PIPE	180	LF
62	INSTALL 15" STORM DRAIN PIPE	150	LF
63	INSTALL 18" STORM DRAIN PIPE	175	LF
64	INSTALL 21" STORM DRAIN PIPE	65	LF
65	INSTALL 24" STORM DRAIN PIPE	45	LF
66	INSTALL CURB OPENING CATCH BASIN PER CITY OF LAKE ELSNORE DETAIL #302A	5	EA
67	INSTALL FITTING AS SHOWN PER PLAN	4	EA
68	INSTALL SD MANHOLE	3	EA

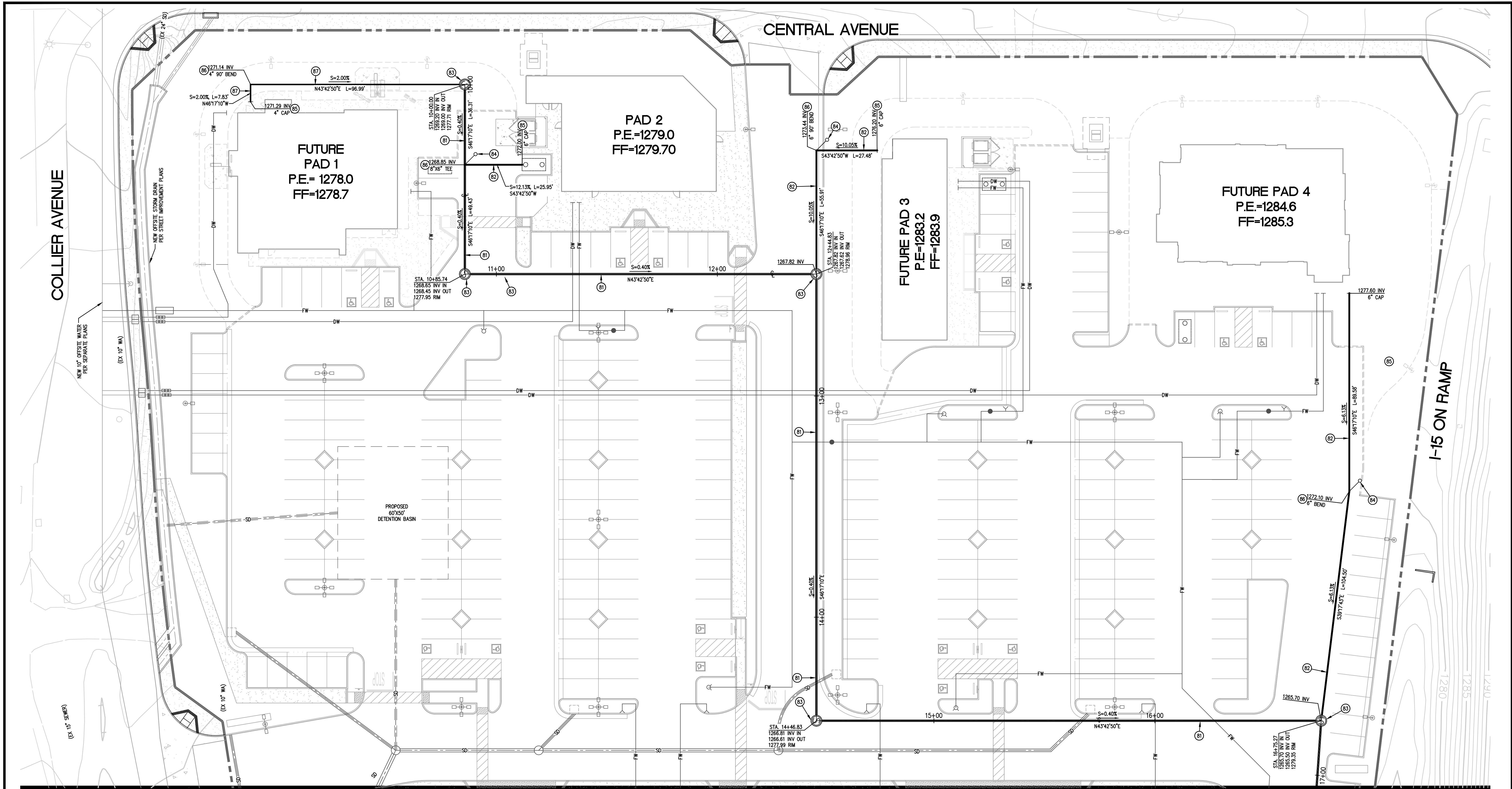


Know what's below.
Call 811 before you dig

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	 DAVID EVANS AND ASSOCIATES INC. PREPARED UNDER THE SUPERVISION OF: GLENN M. CHUNG RCE 62794 DATE:	 REGISTERED PROFESSIONAL ENGINEER GLENN MATTHEW CHUNG No. 62794 Exp. 06/30/16 CIVIL STATE OF CALIFORNIA	CENTRAL PLAZA		CITY OF LAKE ELSNORE	SHEET 13
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSNORE			SCALE: AS SHOWN ON PLANS DATE:	BENCH MARK: CITY OF LAKE ELSNORE BM B-85-55: CHISELED SQUARE ON TOP OF HEADWALL, APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)	STORM DRAIN PLANS	OF 20 SHEETS
										FILE No. SD



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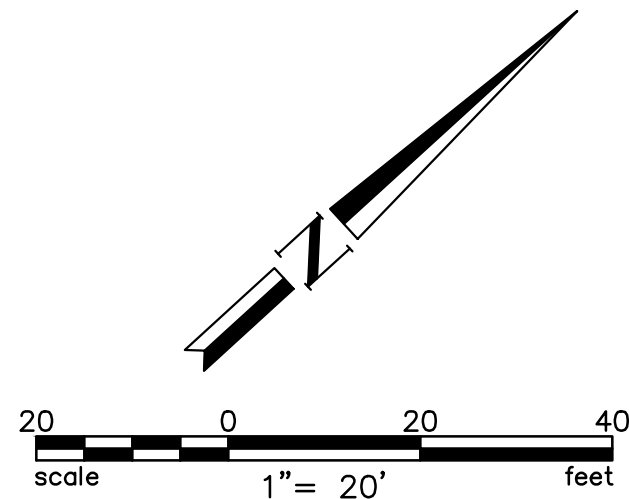


MATCHLINE - SEE SHEET 15



Know what's below.
Call 811 before you dig

CONSTRUCTION NOTES			
ITEM	DESCRIPTION	QUANTITY	
(81)	INSTALL 8" PVC SDR 35 SEWER LINE	1,440	LF
(82)	INSTALL 6" PVC SDR 35 SEWER LINE	668	LF
(83)	INSTALL SEWER MANHOLE PER EXHIBIT STD DWG S-4	8	EA
(84)	INSTALL SEWER CLEANOUT PER EXHIBIT STANDARDS	5	EA
(85)	CUT & CAP SEWER SERVICE 5' AWAY FROM BUILDING	7	EA
(86)	INSTALL PVC FITTINGS AS SHOWN PER PLAN	7	EA
(87)	INSTALL 4" PVC SDR 35 SEWER LINE	105	LF
(88)	CONNECT TO OFFSITE SEWER MANHOLE	1	EA



MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE
APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE
LAWS AND HAVE BEEN FOUND ACCEPTABLE

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

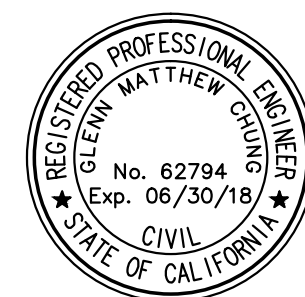


DAVID EVANS
AND ASSOCIATES INC.
PREPARED UNDER THE SUPERVISION OF:

GLENN M. CHUNG

RCE 62794

DATE:



CENTRAL PLAZA

SCALE:
AS SHOWN ON PLANS

DATE:

BENCH MARK:

CITY OF LAKE ELSINORE BM
B-85-55: CHISELED SQUARE ON TOP
OF HEADWALL, APPROXIMATELY 45'
SW'LY ALONG THE CENTERLINE OF
COLLIER AVENUE AND 45' SW'LY TO
THE SOUTHERLY END OF HEADWALL.
ELEV.: 1270.68 (NAVD 29)

CITY OF LAKE ELSINORE

SEWER PLAN

SHEET 14

OF 20
SHEETS

FILE No.




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MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE
APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE
LAWS AND HAVE BEEN FOUND ACCEPTABLE

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

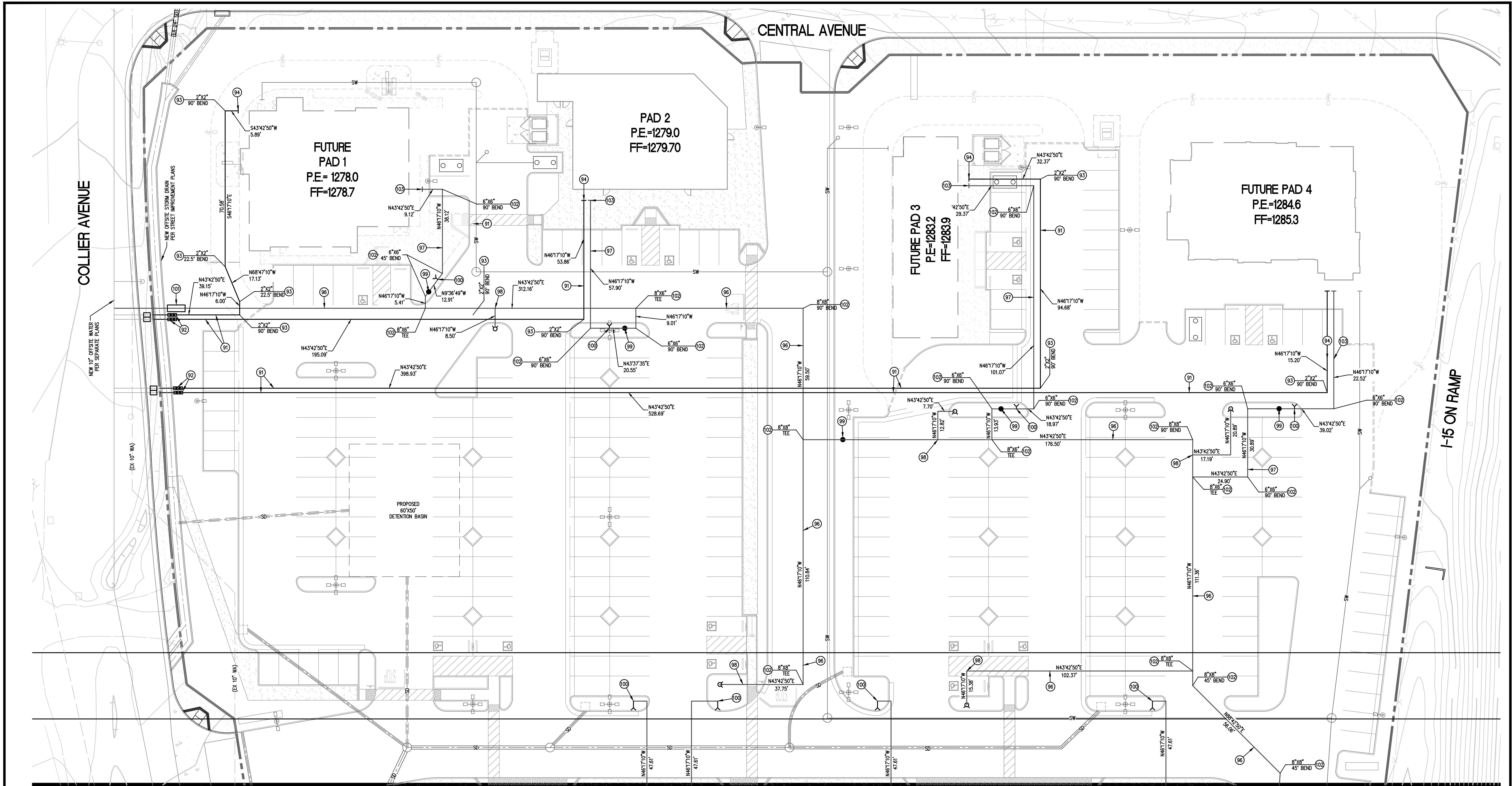
 **DAVID EVANS
AND ASSOCIATES INC.**

PREPARED UNDER THE SUPERVISION OF:

GLENN M. CHUNG	RCE 62794	DATE:
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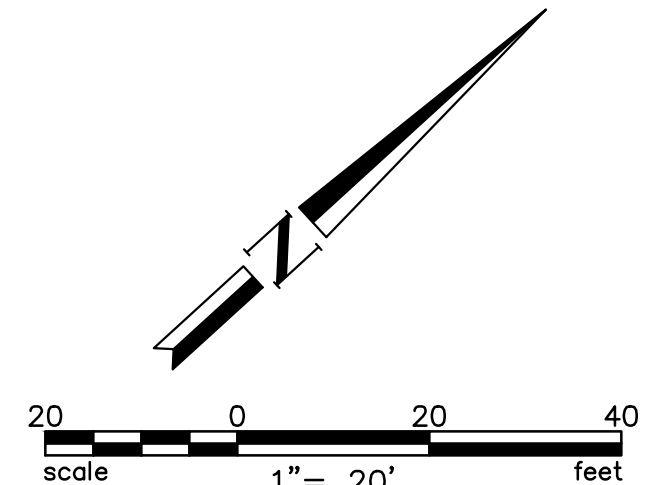
CENTRAL PLAZA		CITY OF LAKE ELSINORE	SHEET 15
SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM B-95-55: CHISELED SQUARE ON TOP OF HEADWALL APPROXIMATELY 45' SWLY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SWLY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)	SEWER PLAN	OF 20 SHEETS
DATE:			FILE No.



FIRE WATER CONSTRUCTION NOTES			
ITEM	DESCRIPTION	QUANTITY	
96	INSTALL 8" FIRE WATER SERVICE	1,980	LF
97	INSTALL 6" FIRE WATER SERVICE	820	LF
98	INSTALL 8" FH AND VALVE ASSEMBLY PER EVMMD STD DWG W-7	8	EA
99	INSTALL PIV PER RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS	10	EA
100	INSTALL FDC PER RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS	8	EA
101	INSTALL DDC PER RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS	2	EA
102	INSTALL FITTING AS SHOWN PER PLAN	36	EA
103	CUT & CAP FIRE WATER SERVICE 5' AWAY FROM BUILDING	8	EA

MATCHLINE - SEE SHEET 17

DOMESTIC WATER CONSTRUCTION NOTES			
ITEM	DESCRIPTION	QUANTITY	
91	INSTALL 2" WATER SERVICE PER EVMMD STANDARDS	2,836	LF
92	INSTALL 2" BACKFLOW PREVENTER PER EVMMD STD DWG W-21A & W-21-B	8	EA
93	INSTALL DI FITTING AS SHOWN PER PLAN	17	EA
94	CUT & CAP DOMESTIC WATER SERVICE 5' AWAY FROM BUILDING	8	EA



MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE.

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE _____

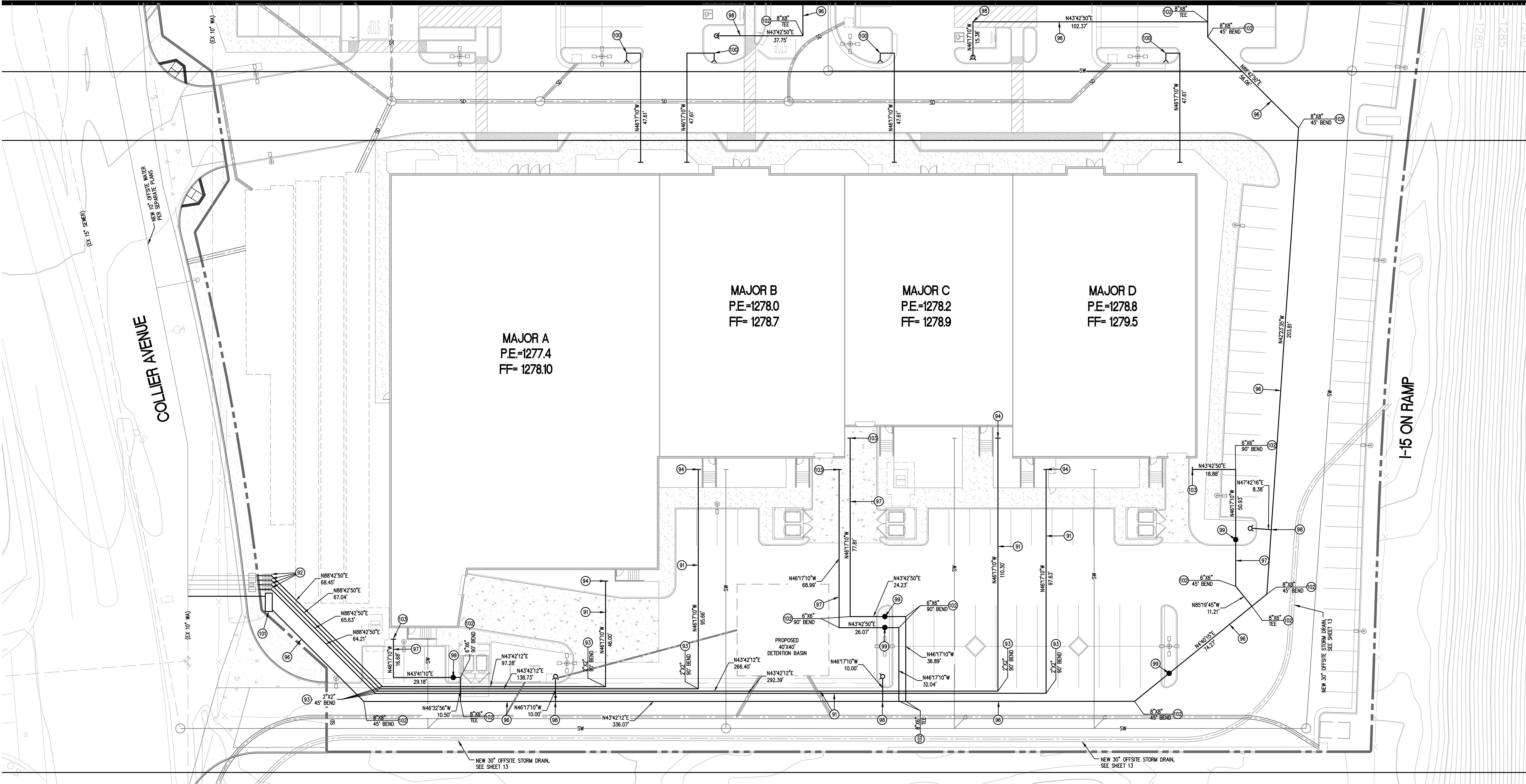
DAVID EVANS AND ASSOCIATES INC.
PREPARED UNDER THE SUPERVISION OF:

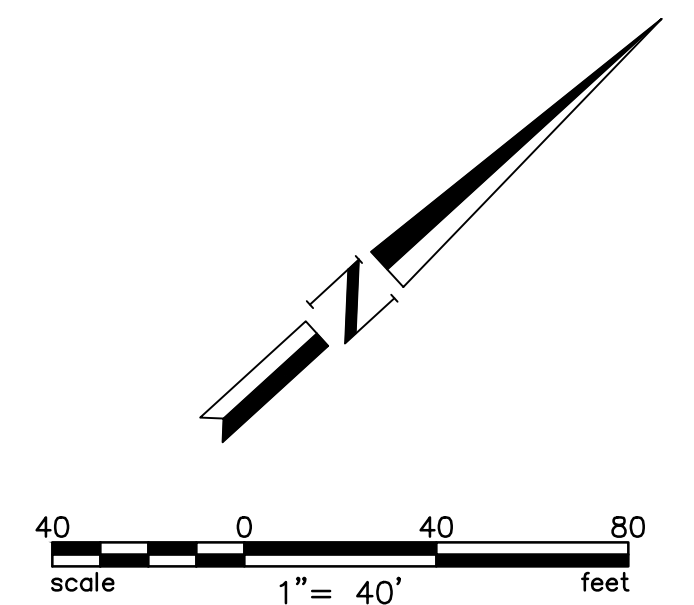
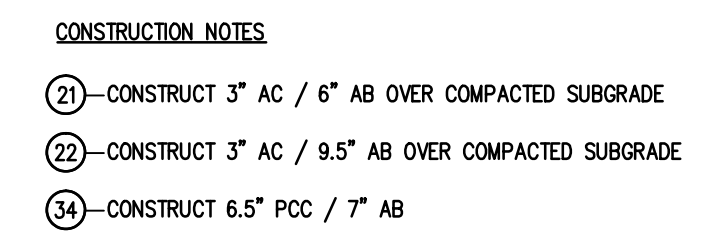
GLENN M. CHUNG RCE 62794 DATE: _____





CENTRAL PLAZA	
SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM B-85-55: CHISLED SQUARE ON TOP OF HEADWALL, APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)
DATE: _____	

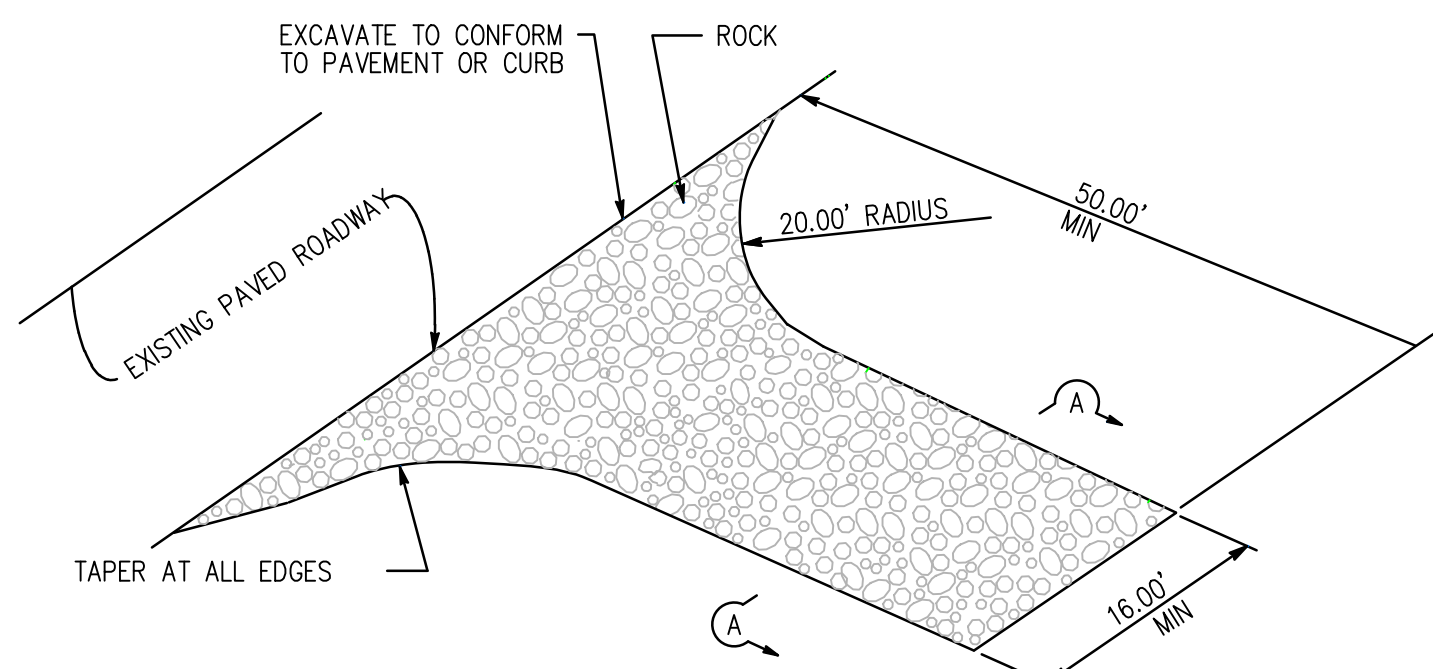
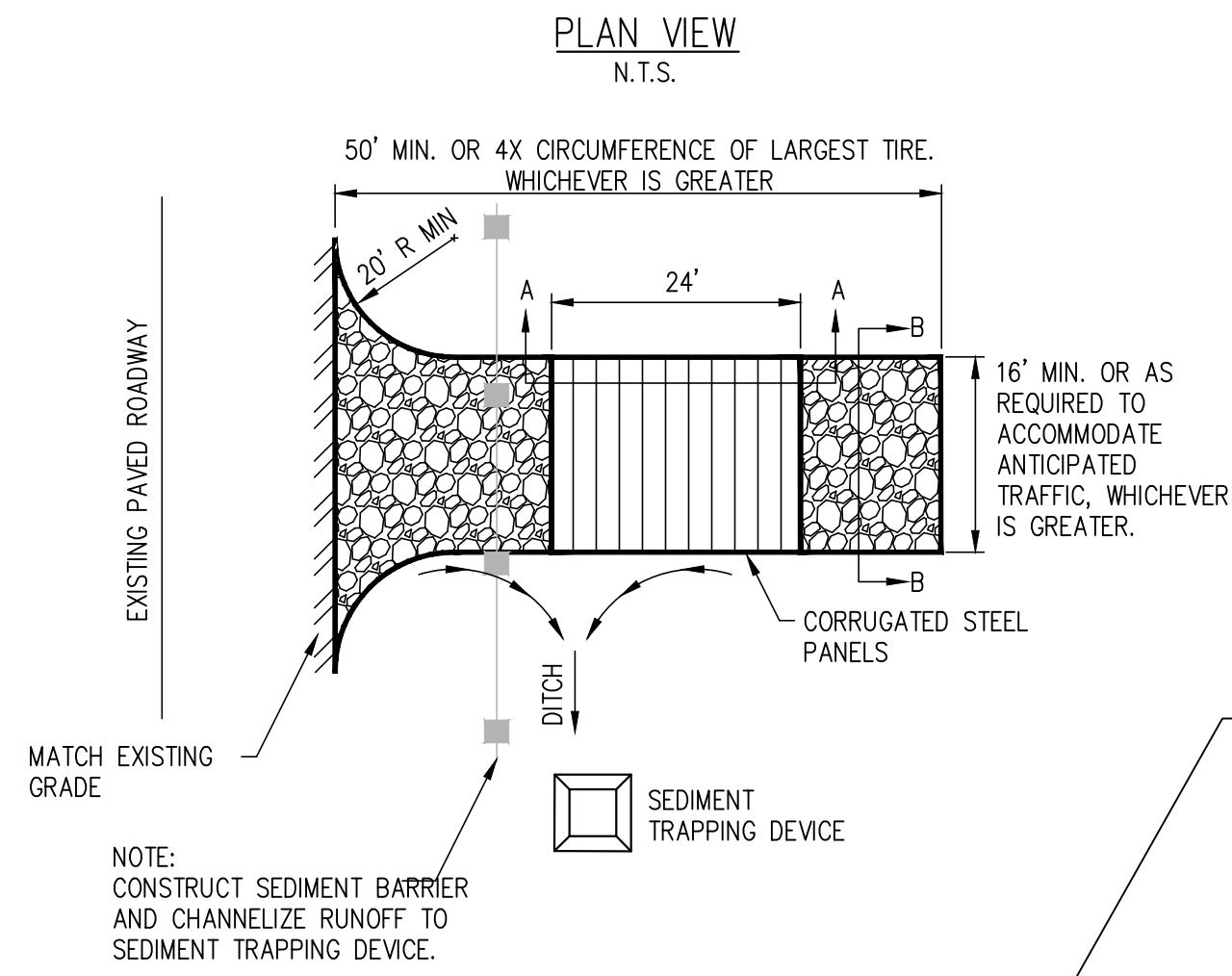
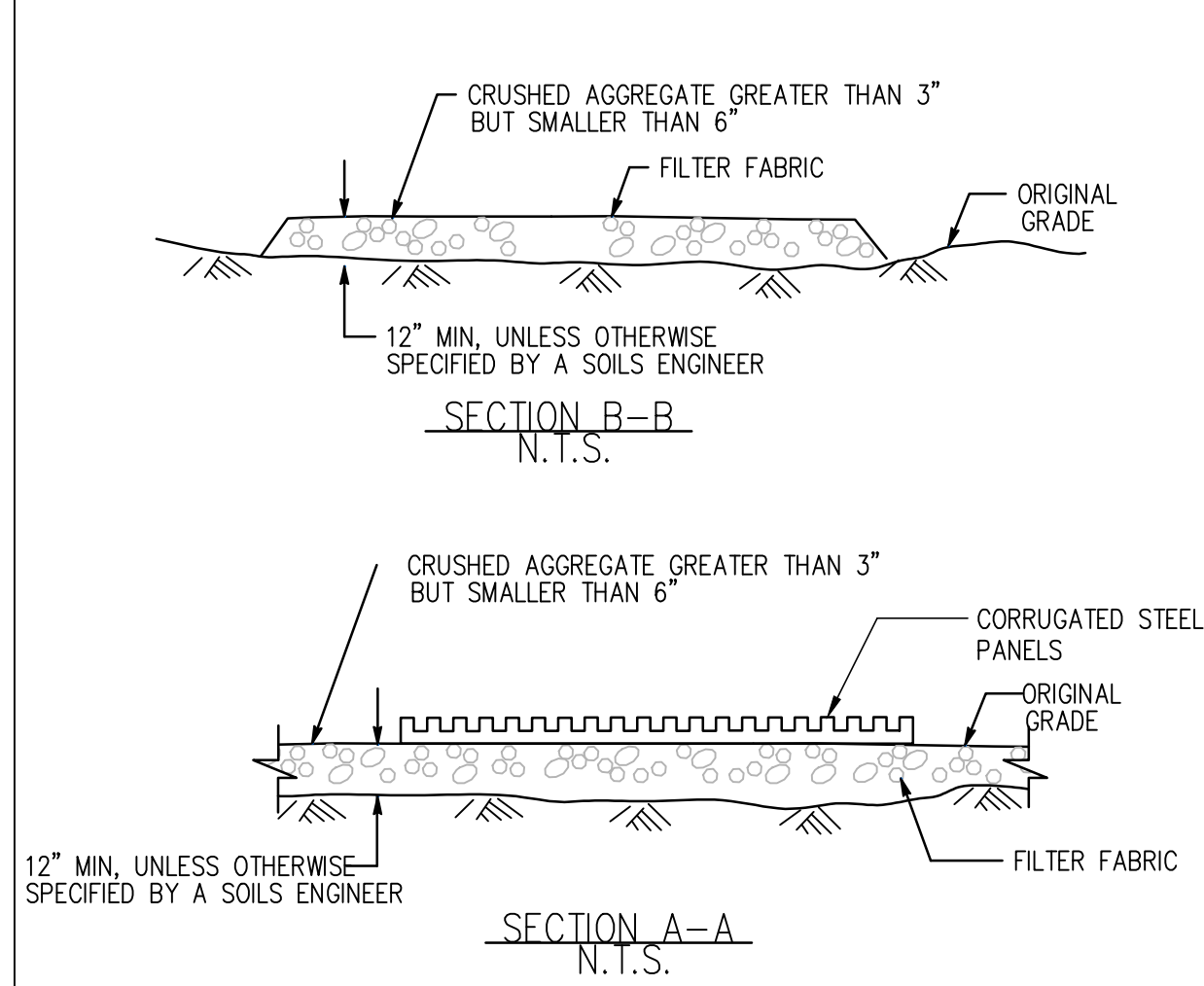
CITY OF LAKE ELSINORE	
WATER PLAN	
SHEET 16	OF 20 SHEETS
FILE No. _____	





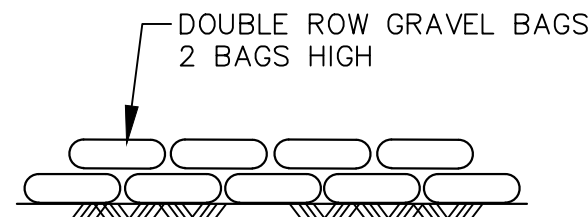
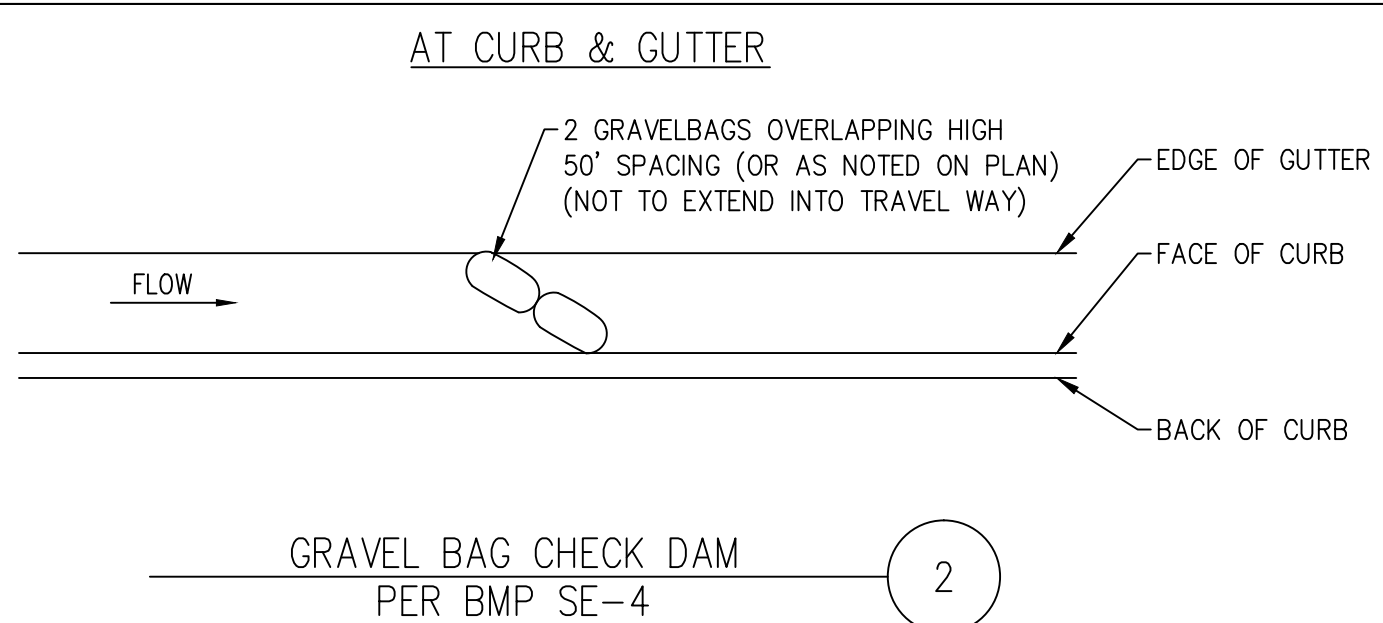
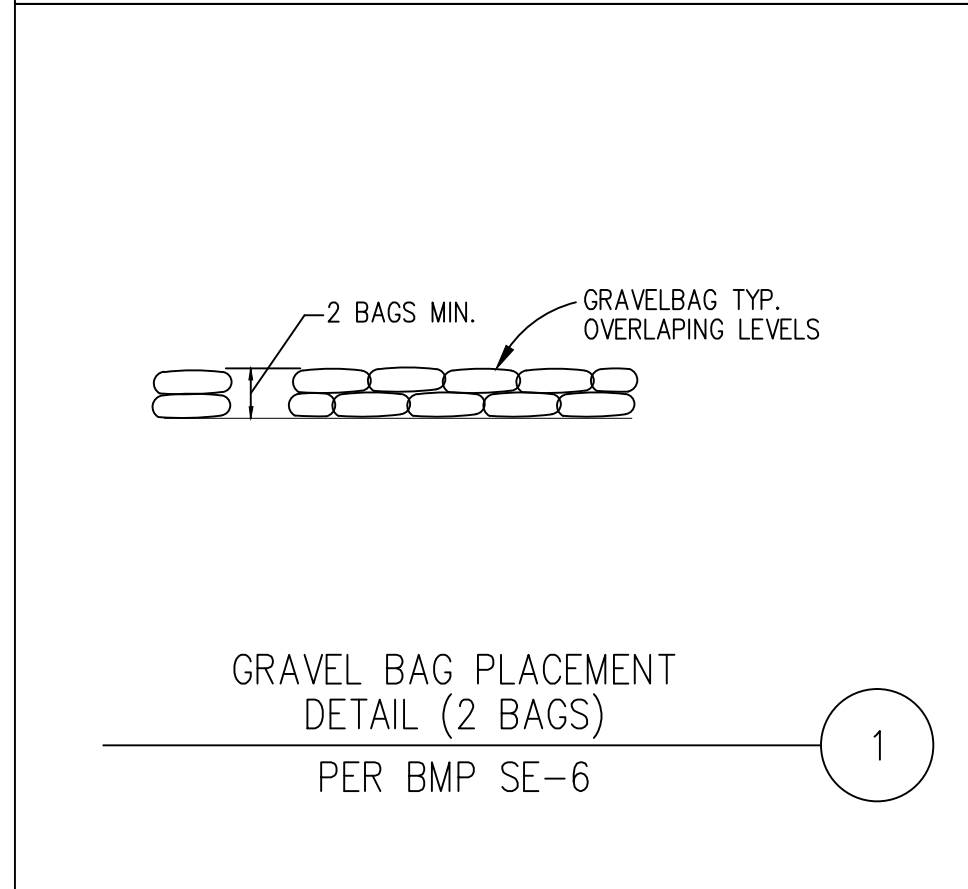
MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	<div>DAVID EVANS AND ASSOCIATES INC. PREPARED UNDER THE SUPERVISION OF: GLENN M. CHUNG RCE 62794 DATE: _____</div> <div></div>	CENTRAL PLAZA		CITY OF LAKE ELSINORE	SHEET 18
						SCALE:	BENCH MARK:	PAVEMENT PLAN	FILE No.
						AS SHOWN ON PLANS	CITY OF LAKE ELSINORE BM B-95--55; CHISLED SQUARE ON TOP OF HEADWALL APPROXIMATELY 45' SWLY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SWLY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)		
						DATE:			
				KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE	DATE				OF 20 SHEETS

Drawing Name: P:\PRPD000000001\0400CAD\EC\SHEETS\Precise Grading\EC-018-PV-001-PRPD0001.dwg
 Last Opened: Aug 09, 2016 - 9:05am by: maxb



CONSTRUCTION ENTRANCE NOTES:

- USE #2 STONE MINIMUM, MINIMUM 20' WIDTH, MINIMUM 12" THICK.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- ALL SEDIMENT SPILLED, DROPPED WASHED OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION



(ELEVATION)

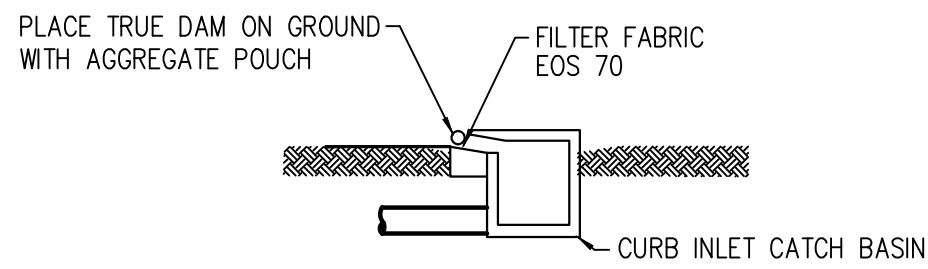
GRAVEL BAG VELOCITY REDUCER
PER BMP SE-8

GRAVELBAG SPEC. NOTES

15"x30" POLYPROPYLENE GRAVELBAGS

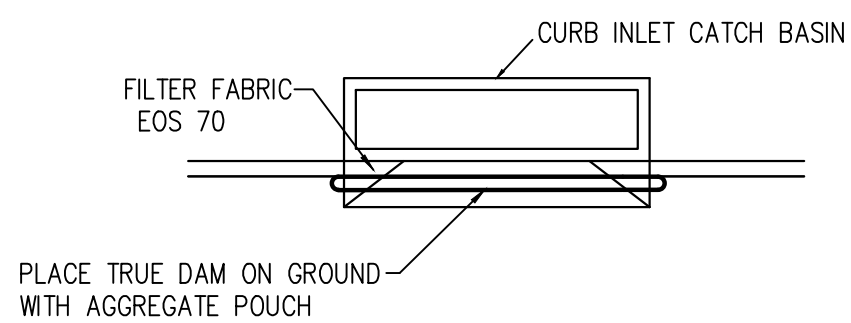
WOVEN POLYPROPYLENE - CONSTRUCTED TO RESIST SPLITS AND LEAKAGE WITH ANTISKID DESIGN

- 10 X 12 WEAVE
- 950 DENIER
- 1200 HOURS UV RATING
- MILKWHITE COLOR
- 1000 PER BALE



INLET GRAVELBAGGING
(ELEVATION)

N.T.S.

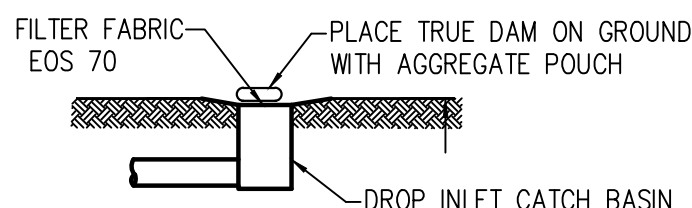


INLET GRAVELBAGGING
(PLAN)

N.T.S.

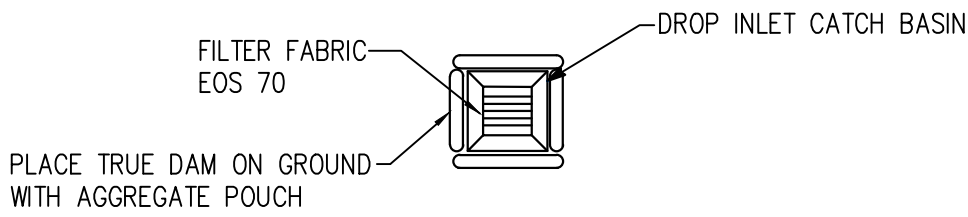
CATCH BASIN DETAIL
PER BMP SE-10

6



INLET GRAVELBAGGING
(ELEVATION)

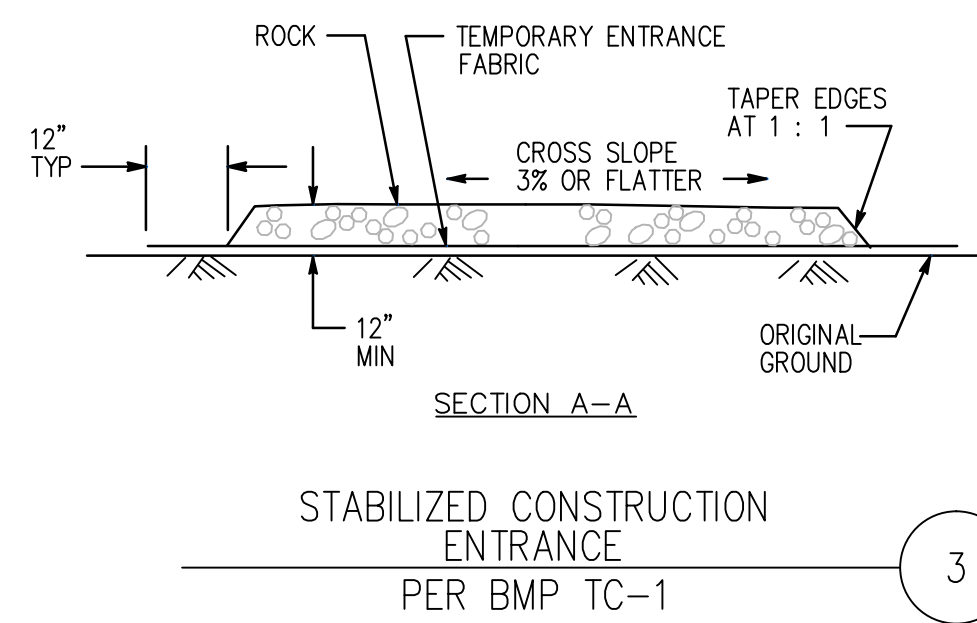
N.T.S.



INLET GRAVELBAGGING
(PLAN)

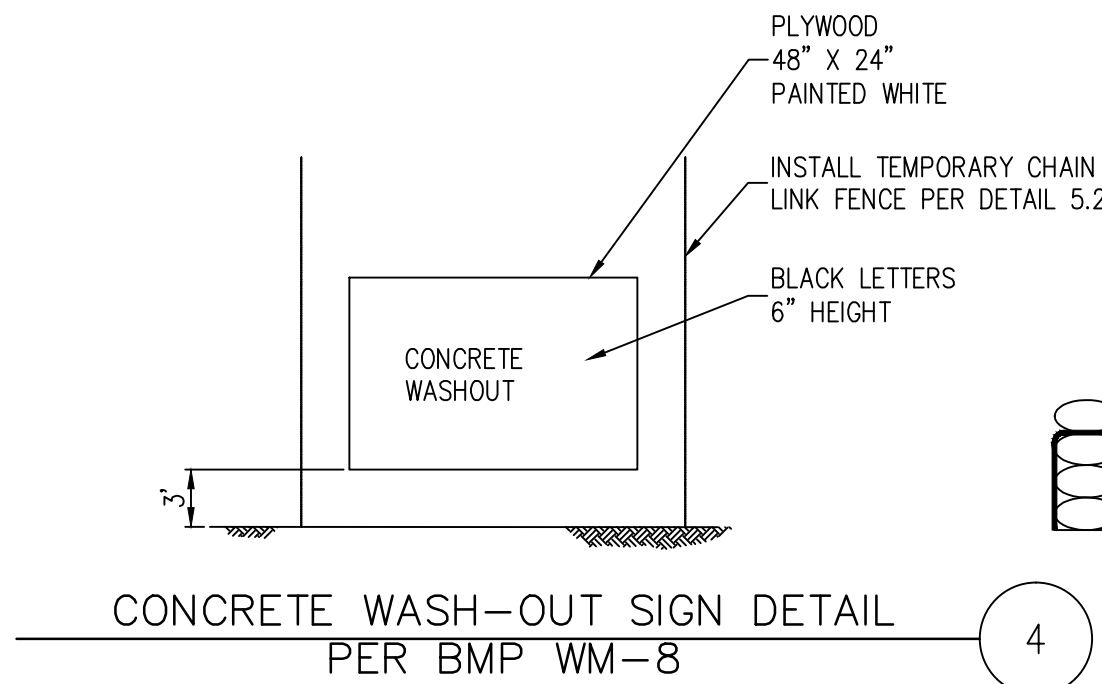
N.T.S.

GRATE INLET DETAIL
PER BMP SE-10



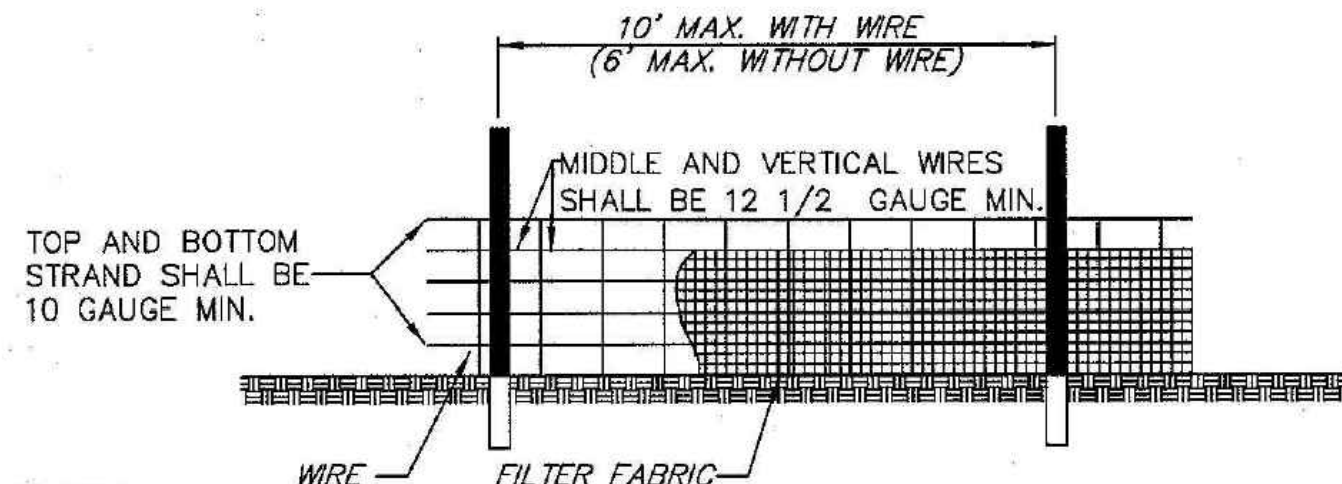
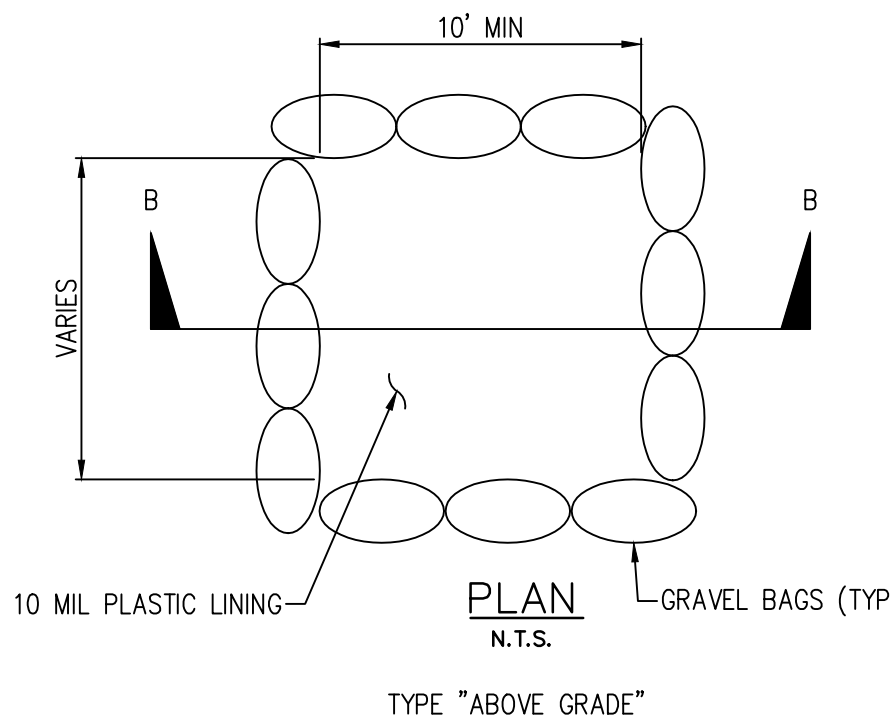
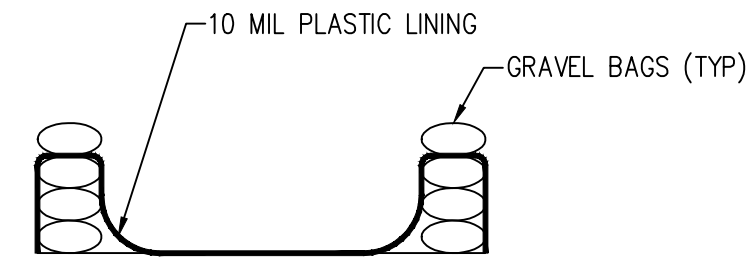
LIST OF BMP'S:

- EC-1 SCHEDULING
- EC-5 SOIL BINDERS
- EC-15 SOIL PREPARATION/ROUGHENING
- SE-1 SILT FENCE
- SE-2 SEDIMENT BASIN
- SE-4 CHECK DAM
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-10 STORM DRAIN INLET PROTECTION
- WE-1 WIND EROSION CONTROL
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE/OUTLET TIRE WASH
- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION / DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY / SEPTIC WASTE MANAGEMENT



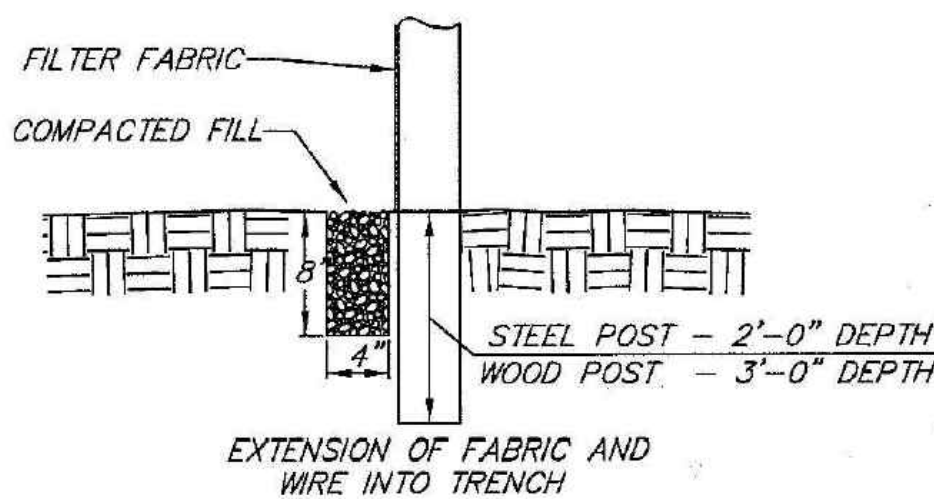
NOTES

- ACTUAL LAYOUT DETERMINED IN FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



NOTES:

- WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
- FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
- STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POST SHALL BE 6'-0" IN HEIGHT AND 3" IN DIAMETER.



5 SILT FENCE DETAIL
PER BMP SE-1

EROSION CONTROL NOTES:

- INSTALL 2 GRAVEL BAGS HIGH EROSION BERM PER DETAIL ON SHEET 20
- INSTALL 2 GRAVEL BAGS HIGH CHECK DAM PER DETAIL ON SHEET 20
- INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL ON SHEET 20
- DESIGNATED CONCRETE WASH PFF PER CASQA BMP FACT SHEET WM-8, SIGN DETAIL ON SHEET 20
- INSTALL SILT FENCE PER DETAIL 5 ON SHEET 20
- PROVIDE SD INLET PROTECTION PER CASQA BMP SE-10, DETAIL 6 ON SHEET 20
- STREET SWEEPING

40 0 40 80
scale 1" = 40' feet



Know what's below.
Call 811 before you dig

MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

KEN A. SEUMALO, RCE No. 56915
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

DAVID EVANS AND ASSOCIATES INC.
PREPARED UNDER THE SUPERVISION OF:

GLENN M. CHUNG RCE 62794

DATE:



CENTRAL PLAZA		CITY OF LAKE ELSINORE		SHEET 20
SCALE: AS SHOWN ON PLANS	BENCH MARK: CITY OF LAKE ELSINORE BM B-85-55: CHISLED SQUARE ON TOP OF HEADWALL, APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)	EROSION CONTROL PLAN		OF 20 SHEETS
DATE:				FILE No.

ITEM PLOTTED HEREON

TITLE INFORMATION

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2014-2015.

B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-032-OFISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$145.69, PAID.
2ND INSTALLMENT: \$145.69, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$52.06
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: A PORTION OF PARCEL 1

C. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:
ASSESSMENT (OR BOND) NO: 1915 ACT
SERIES: AD #86-1
DISTRICT: LAKE ELSINORE
FOR: CITY OF LAKE ELSINORE AD 86-1
BOND ISSUED: 07/01/1986
ORIGINAL AMOUNT: \$NOT SHOWN
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
AFFECTS: A PORTION OF PARCEL 1

D. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-033-1
FISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$1,222.84, PAID.
2ND INSTALLMENT: \$1,222.84, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$159.75
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: A PORTION OF PARCEL 1

E. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:
ASSESSMENT (OR BOND) NO: 1915 ACT
SERIES: AD #86-1
DISTRICT: LAKE ELSINORE
FOR: CITY OF LAKE ELSINORE AD 86-1
BOND ISSUED: 07/01/1986
ORIGINAL AMOUNT: \$NOT SHOWN
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
AFFECTS: A PORTION OF PARCEL 1

F. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-034-2
FISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$566.59, PAID.
2ND INSTALLMENT: \$566.59, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$94.14
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: PARCEL 2

G. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:
ASSESSMENT (OR BOND) NO: 1915 ACT
SERIES: AD #86-1
DISTRICT: LAKE ELSINORE
FOR: CITY OF LAKE ELSINORE AD 86-1
BOND ISSUED: 07/01/1986
ORIGINAL AMOUNT: \$NOT SHOWN
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
AFFECTS: PARCEL 2

H. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-014-4
FISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$1,690.93, PAID.
2ND INSTALLMENT: \$1,690.93, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$206.56
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: PARCEL 3

I. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:
ASSESSMENT (OR BOND) NO: 1915 ACT
SERIES: AD #86-1
DISTRICT: LAKE ELSINORE
FOR: CITY OF LAKE ELSINORE AD 86-1
BOND ISSUED: 07/01/1986
ORIGINAL AMOUNT: \$NOT SHOWN
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
AFFECTS: PARCEL 3

J. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-027-6
FISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$18.65, PAID.
2ND INSTALLMENT: \$18.65, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$39.36
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: PARCEL 4

K. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 377-080-031-9
FISCAL YEAR: 2013-2014
1ST INSTALLMENT: \$1,654.69, PAID.
2ND INSTALLMENT: \$1,654.69, (UNPAID) (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$202.94
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 005-018
AFFECTS: PARCEL 5

L. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:
ASSESSMENT (OR BOND) NO: 1915 ACT
SERIES: AD #86-1
DISTRICT: LAKE ELSINORE
FOR: CITY OF LAKE ELSINORE AD 86-1
BOND ISSUED: 07/01/1986
ORIGINAL AMOUNT: \$NOT SHOWN
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES.
AFFECTS: PARCEL 5

M. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

TITLE INFORMATION (CONT.)

2. RIGHTS OF THE PUBLIC AND THE COUNTY/CITY OF RIVERSIDE, IN THAT PORTION OF SAID PROPERTY LYING WITH THE LINES OF CENTRAL AVENUE, COUNTY ROUTE 11 AND COLLIER AVENUE AS IT NOW EXISTS.

3. A RIGHT OF WAY TO THE ELSINORE, POMONA AND LOS ANGELES RAILWAY COMPANY ALONG THE SOUTHWESTERLY SIDE OF SAID LOT6, AS GRANTED BY DEED RECORDED IN BOOK 48, PAGE 81 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. AFFECTS: PARCEL 5 (NOTE: THERE ARE NO RAIL ROADS NEAR SUBJECT PROPERTY. AN ABANDONED R.R. LOCATION IS SHOWN ON SHEET 2.)

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: ROAD
RECORDED: MAY 5, 1931 IN BOOK 24, PAGE 456, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
AFFECTS: PARCEL 5. (UNABLE TO PLOT FROM RECORD INFORMATION)

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: CONDUITS, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
RECORDED: MARCH 4, 1955 IN BOOK 1702 PAGE 559; MARCH 4, 1955 IN BOOK 1702 PAGES 467 AND 552 AND NOVEMBER 12, 1969 AS INSTRUMENT NO. 115832 ALL OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (UNABLE TO PLOT FROM RECORD INFORMATION)

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 18, 1956 AS INSTRUMENT NO. 35229 IN BOOK 1914, PAGE 323, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO. (PLOTTED)

7. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT
RECORDED: JANUARY 4, 1978 AS INSTRUMENT NO. 871, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
AFFECTS: PARCELS 1 AND 5 (PLOTTED)

8. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT
RECORDED: JANUARY 13, 1978 AS INSTRUMENT NO. 7287, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
AFFECTS: PARCEL 2 (PLOTTED)

9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

10. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

11. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

12. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD: IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

13. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW:
LIMITED LIABILITY COMPANY: ELSINORE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

- A) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER
- B) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS
- C) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER
- D) IF THE LIMITED LIABILITY COMPANY WAS FORMED IN A FOREIGN JURISDICTION, EVIDENCE, SATISFACTORY TO THE COMPANY, THAT IT WAS VALIDLY FORMED, IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OF ORIGIN
- E) IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

14. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW:
LIMITED LIABILITY COMPANY: BOUCH ELSINORE PROPERTIES, LLC

A) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER

B) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS



MARK	REVISIONS	APPR.	DATE

ASSESSORS PACEL NUMBER

PARCEL 1	377-080-032
PARCEL 2	377-080-033
PARCEL 3	377-080-034
PARCEL 4	377-080-014-4
PARCEL 5	377-080-031-9

ELECTRICITY

SOUTHERN CALIFORNIA EDISON
(800) 655-4555

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY ST
LAKE ELSINORE, CA 92530
951-253-7000

TITLE INFORMATION (CONT.)

- C) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER
- D) IF THE LIMITED LIABILITY COMPANY WAS FORMED IN A FOREIGN JURISDICTION, EVIDENCE, SATISFACTORY TO THE COMPANY, THAT IT WAS VALIDLY FORMED, IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OF ORIGIN
- E) IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
15. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE CORPORATION NAMED BELOW:
NAME OF CORPORATION: WESTMINSTER CAPITAL INC., A DELAWARE CORPORATION
- A) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
- B) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN

ARCHITECT

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656

GLENN PIERCE, AIA
949-344-2710

ENGINEER

DAVID EVANS AND ASSOCIATES
17782 17TH STREET
SUITE 200
TUSTIN, CA 92780

GLENN M. CHUNG, PE
714-665-4510
714-665-4501 FAX

WATER/SEWER

E.V.M.W.D
P.O. BOX 3000
LAKE ELSINORE, CA 92531
(951) 674-3146

TELEPHONE

VERIZON
(800) 483-5000

OWNER/DEVELOPER

HFC-PRP ELSINORE, LLC
417 29TH STREET
NEWPORT BEACH, CA 92663

GREG LUKOSKY
949-723-9500
949-433-8595

GAS

SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2200

GENERAL NOTES

OWNER ON RECORD:

HANOVER-PRP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS SHOWN ON RECORD OF SURVEY RSB. 116/85, BEING NORTH 43°42'50" EAST.

BENCHMARK:

CITY OF LAKE ELSINORE BM B-95-55: CHISLED SUARE ON TOP OF HEADWALL APPROXIMATELY 45' SW'LY ALONG THE CENTERLINE OF COLLIER AVENUE AND 45' SW'LY TO THE SOUTHERLY END OF HEADWALL. ELEV.: 1270.68 (NAVD 29)

(OBSERVED) PROPERTY ADDRESS:

29674 CENTRAL AVE, LAKE ELSINORE, CALIFORNIA.

ZONING CLASSIFICATION:

CURRENT AND PROPOSED ZONING CLASSIFICATION IS GENERAL COMMERCIAL PER CITY OF LAKE ELSINORE'S GENERAL PLAN, DATED APRIL 23, 2013.

FLOOD ZONE CLASSIFICATION:

CURRENT FLOOD ZONE CLASSIFICATIONS FOR THIS PROPERTY ARE ZONE "AO" AND ZONE "X" PER FEMA MAP NUMBER 06065C2029G DATED AUGUST 28, 2008.

OBSERVATIONS:

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

TITLE REPORT:

THE LEGAL DESCRIPTION SHOWN AND THIS TITLE INFORMATION WAS OBTAINED FROM A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 00021122-001, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2014.

NO RESPONSIBILITY FOR CONTENT, COMPLETENESS, OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR HALL & FOREMAN, INC.

PROPOSED AVERAGE LOT SIZE:

AVERAGE GROSS AREA: 1.09 ACRES, 47,408 SF
AVERAGE NET AREA: 1.03 ACRES, 44,908 SF

LEGEND

ACCP'T	ACCEPTED
CL	CENTERLINE
DN	DOWN
FD	FOUND
INT	INTERSECTION
MON	MONUMENT
PT	POINT
R/W	RIGHT OF WAY
---	---

- C) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BYLAWS OF THE PARENT THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

16. PRIOR TO THE CLOSE OF ESCROW, THE COMPANY REQUIRES A STATEMENT OF INFORMATION TO BE COMPLETED BY THE FOLLOWING PARTY(S),
PARTY(S): ALL PARTIES
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED STATEMENT OF INFORMATION.

17. UNRECORDED MATTERS WHICH MAY BE DISCLOSED BY AN OWNER'S AFFIDAVIT OR DECLARATION. A FORM OF THE OWNER'S AFFIDAVIT/DECLARATION IS ATTACHED TO THIS PRELIMINARY REPORT/COMMITMENT. THIS AFFIDAVIT/DECLARATION IS TO BE COMPLETED BY THE RECORD OWNER OF THE LAND AND SUBMITTED FOR REVIEW PRIOR TO THE CLOSING OF THIS TRANSACTION. YOUR PROMPT ATTENTION TO THIS REQUIREMENT WILL HELP AVOID DELAYS IN THE CLOSING OF THIS TRANSACTION. THANK YOU.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT/DECLARATION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 5 IN BLOCK 5 OF NORTH ELSINORE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHEASTERLY OF THE COUNTY HIGHWAY AS CONVEYED BY DEED FROM U. S. ROHRER, ET UX, TO THE COUNTY OF RIVERSIDE, RECORDED MAY 5, 1931, IN BOOK 24, PAGE 456 OF OFFICIAL RECORDS;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 135 FEET OF THE NORTHEASTERLY 185 FEET AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5; THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID 135 FEET BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 43° 10' WEST, 400.02 FEET ALONG THE SOUTHEAST LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 43° 10' WEST, 160.05 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY, ROUTE 11; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID HIGHWAY CURVING NORTHERLY A DISTANCE OF 175 FEET WITH A RADIUS OF 329.19 FEET; THENCE NORTH 43° 10' EAST, 100 FEET; THENCE SOUTH 46° 50' EAST, 162.18 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THAT PORTION CONVEYED TO STATE OF CALIFORNIA BY GRANT DEED RECORDED JANUARY 4, 1978, AS INSTRUMENT NO. 871; OFFICIAL RECORDS.

PARCEL 2:

THE SOUTHWESTERLY 135 FEET OF THE NORTHEASTERLY 185 FEET, AS MEASURED ALONG THE SOUTHEASTERLY LINE THEREOF, OF THAT PORTION OF LOT 5 IN BLOCK 5 OF NORTH ELSINORE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY HIGHWAY AS CONVEYED BY DEED FROM U. S. ROHRER, ET UX, TO COUNTY OF RIVERSIDE, RECORDED MAY 5, 1931, IN BOOK 24, PAGE 456 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID 135 FOOT PARCEL BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED JANUARY 13, 1978, AS INSTRUMENT NUMBER 7287, OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 5 IN BLOCK 5 OF THE NORTH ELSINORE TRACT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY HIGHWAY AS CONVEYED BY DEED FROM U. S. ROHRER, ET UX, TO THE COUNTY OF RIVERSIDE, FILED FOR RECORD MAY 5, 1931, IN BOOK 24, PAGE 456 OF DEEDS, OFFICIAL RECORDS OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE EAST CORNER OF SAID LOT 5; THENCE SOUTH 43° 10' WEST 400.02 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING; THENCE SOUTH 43° 10' WEST 160.05 FEET TO THE INTERSECTION WITHIN THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY ROUTE 11; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID HIGHWAY CURVING NORTHERLY A DISTANCE OF 175 FEET, WITH A RADIUS OF 329.19 FEET; THENCE NORTH 43° 10' EAST 100 FEET; THENCE SOUTH 46° 50' EAST 162.18 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT CERTAIN TRIANGULAR PORTION OF LOT 5 IN BLOCK 5 OF NORTH ELSINORE TRACT, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING SOUTHERLY AND WESTERLY OF THE SOUTHWESTERLY LINE OF THAT CERTAIN ROAD CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED EXECUTED BY U. S. ROHRER, ET UX, RECORDED MAY 5, 1931, IN BOOK 24, PAGE 456, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND NORTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN ROAD CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED OCTOBER 16, 1928 IN BOOK 722 PAGE 291 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO ALL THAT PORTION OF THAT CERTAIN PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE BY SAMUEL A. STEWART, ET AL., BY THAT CERTAIN DEED DATED NOVEMBER 16, 1914, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED DECEMBER 24, 1914, IN BOOK 406, PAGE 51, OF DEEDS, WHICH IS INCLUDED WITHIN THE BOUNDARIES OF LOT 5, BLOCK 5, NORTH ELSINORE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THAT PORTION CONVEYED TO RIVERSIDE COUNTY BY DEED RECORDED IN BOOK 722 PAGE 291 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ANY PORTION INCLUDED IN 60 FOOT EASEMENT CONVEYED TO THE COUNTY OF RIVERSIDE BY U. S. ROHRER, ET UX, RECORDED MAY 5, 1931, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5:

ALL OF LOT 6 AND THAT PORTION OF LOT 3 IN BLOCK 5 OF THE NORTH ELSINORE TRACT, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JUNE 10, 1955, IN BOOK 1750, PAGE 329 OF OFFICIAL RECORDED OF RIVERSIDE COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 4, 1979 AS INSTRUMENT NO. 871,

APNS: 377-080-032, 033, 34, 014-4, 027-6 and 031-9

TITLE REPORT

THE LEGAL DESCRIPTION SHOWN AND THIS TITLE INFORMATION WAS OBTAINED FROM A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 00021122-001-PS, WITH AN EFFECTIVE DATE OF JUNE 9, 2014.

NO RESPONSIBILITY FOR CONTENT, COMPLETENESS, OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR HALL & FOREMAN, INC.

SURVEYOR'S NOTES

- THE SURFACE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE AND LOCATED ± 5 FEET ON EACH SIDE BOUNDARY LINE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY VEHICLES, PAVED OVER WITH ASPHALT OR CONCRETE, OR UNDER OVERGROWN BRUSH, TREES, AND SCRUBS.
- AERIAL MAPPING IS BASED ON A PHOTOGRAMMETRIC SURVEY PROVIDED TO HALL & FOREMAN, INC. AND PERFORMED BY OTHERS.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

AREA NOTE

TOTAL AREA SURVEYED: 309,429 SQ. FT. (7.104 AC.) +/-



PREPARED UNDER THE SUPERVISION OF:

GABRIEL RODRIGUEZ RCE 69948

DATE:

HANOVER-PRP PROPERTIES
CENTRAL PLAZA

DRAWN BY:

DESIGNED BY:

CHECKED BY.:

TENTATIVE PARCEL MAP
NO. XXXXX

APPROVED BY:

DESIGNED BY:

SCALE:

AS SHOWN

DATE:



10-26-2016

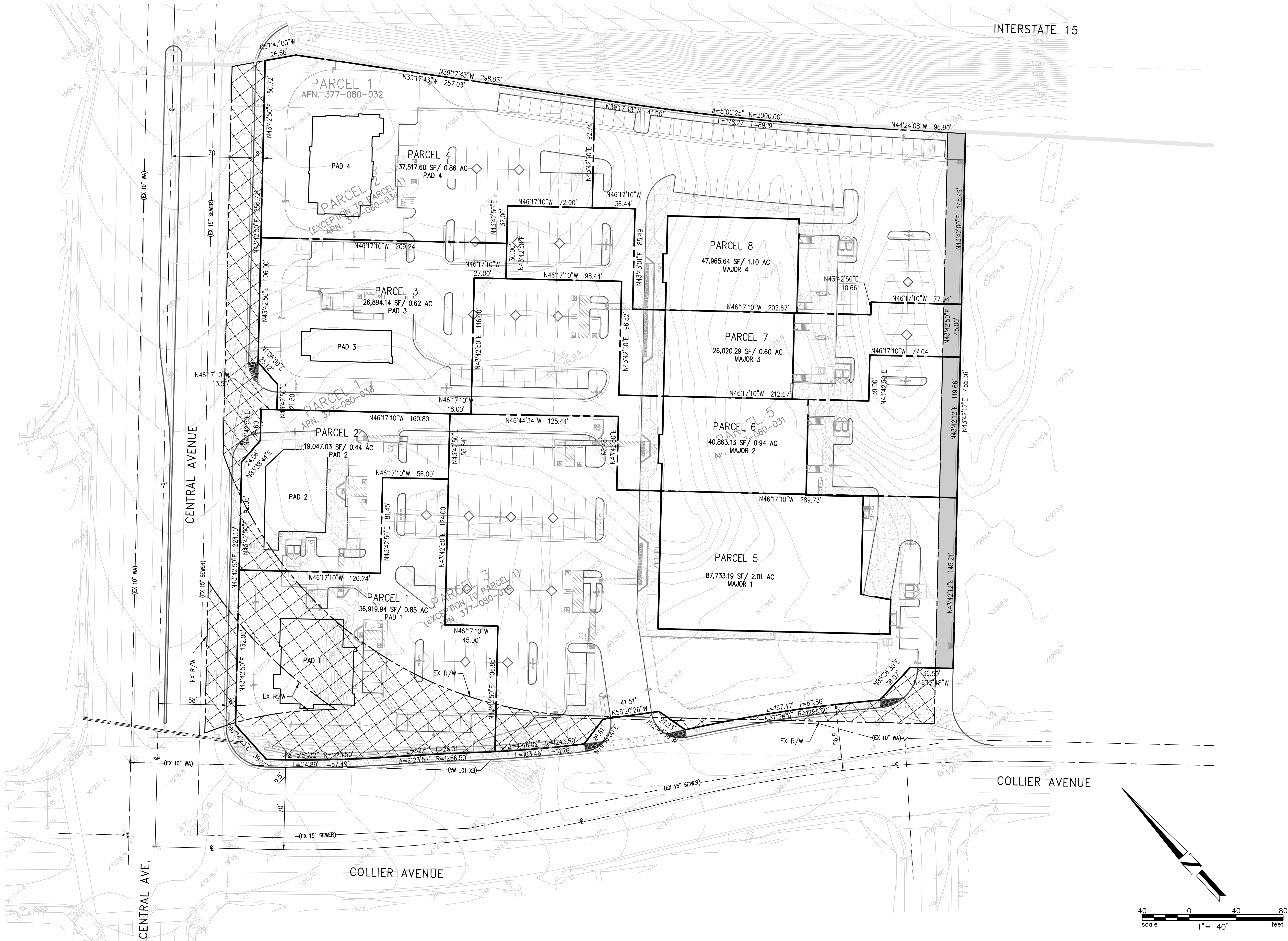
SHEET NO.:

1 OF 2

PARCEL SUMMARY		
TOTAL GROSS AREA	322,960.96 SF	7.42 AC
NET AREAS		
PARCEL 1	36,919.94 SF	0.85 AC
PARCEL 2	19,047.03 SF	0.44 AC
PARCEL 3	26,894.14 SF	0.62 AC
PARCEL 4	37,517.60 SF	0.86 AC
PARCEL 5	87,733.19 SF	2.01 AC
PARCEL 6	40,863.13 SF	0.94 AC
PARCEL 7	26,020.29 SF	0.60 AC
PARCEL 8	47,965.64 SF	1.10 AC

NOTES

-  STREET DEDICATION TO COUNTY OF RIVERSIDE
-  FUTURE ACQUISITION



MARK	REVISIONS	APPR.	DATE



**DAVID EVANS
AND ASSOCIATES INC.**
4200 Concourse, Suite 150
Ontario California 91764
Phone: 909.481.5750 Fax: 909.481.5757

PREPARED UNDER THE SUPERVISION OF:

GABRIEL RODRIGUEZ RCE 69948 DATE: _____

HANOVER-PRP PROPERTIES
CENTRAL PLAZA

DRAWN BY:	TENTATIVE PARCEL MAP NO. XXXXX	SCALE: AS SHOWN
DESIGNED BY:		DATE: 10-26-2016
CHECKED BY:		SHEET NO.: 2 OF 2

APPROVED BY: _____
DESIGNED BY: _____