CITY OF LAKE ELSINORE

GRADING NOTES

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 NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
7. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON PLAN, AND SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
8. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE 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 ½" PER FOOT FOR A MINIMUM OF THREE (3) FEET, THEN 1% (MINIMUM) TO FLOW LINE OF EARTH SWALE.
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 PREPARED BY SLADDEN ENGINEERING DATED JULY 30, 2014 AND THE ENGINEERING GEOLOGIC INVESTIGATION DATED JULY 30, 2014 PREPARED BY SLADDEN ENGINEERING 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 FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL. SLOPES GREATER THAN 5:1 ARE REQUIRED TO BE KEYED AND BENCHED.
24. THE 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.

GRADING NOTES (CONT)

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 SUCH FACILITIES ARE SHOWN ON THESE PLANS.
34. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE (6) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.
35. APPROXIMATE DATE OF: BEGINNING OPERATION: NOVEMBER 2017 COMPLETION: DECEMBER 2018.
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') OF 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.
39. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES.

NPDES WDID # 8 33C379504 DATE PERMIT ISSUED: 04-10-2017

40. DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS. NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY

ENGINEER'S NOTICE

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. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

2. ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. 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 AT VARIANCE WITH REPORTED OR RECORD LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER FOUND AT THE 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. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER 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.

BENCHMARK

NUMBER: G-307
ELEVATION: 1,276.06
SITUATED 1.8 MILES SOUTHEAST ALONG BUSINESS ROUTE, STATE HIGHWAY 71. (MISSION TRAIL) FROM THE OLD ATCHISON, TOPEKA & SANTA FE RAILROAD STATION IN ELSINORE. NOW THE LAKE ELSINORE CHAMBER OF COMMERCE BUILDING, 0.2 MILES SOUTH OF THE INTERSECTION OF RAILROAD CANYON ROAD I-15, 200 FEET SOUTH OF THE INTERSECTION OF MISSION TRAIL AND LAKESHORE DRIVE, 75 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE MT. VIEW ANIMAL HOSPITAL, AND 42 FEET WEST OF THE CENTER OF KUHN ST. (RAILROAD CANYON ROAD). THE MARK IS A STANDARD DISK STAMPEDG-307 1935 RESET I965, CEMENTED IN A DRILL HOLE IN THE EAST CONCRETE BASE OF THE FLAG POLE MEMORIAL MONUMENT IN MEMORY OF HOWARD M BLACK, CMDR. POST 1508, RIVERSIDE COUNTY. THE DISK IS 3 FEET SOUTH OF THE NORTH EDGE, 3 FEET NORTH OF THE SOUTH EDGE, AND 1 FOOT WEST OF THE EAST EDGE OF THE CONCRETE BASE OF THE MONUMENT. IT IS SET FLUSH WITH THE SURFACE OF THE CONCRETE.

Underground Service Alert

CALL BEFORE YOU DIG
CALL:TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

LANDOWNER:

LE DIAMOND HOLDINGS, LLC
13974 BOQUITA DR.
DEL MAR, CA 92014
TEL: (858)481-2186

APPLICANT

LE DIAMOND HOLDINGS, LLC
13974 BOQUITA DR.
DEL MAR, CA 92014
TEL: (858)481-2186

ENGINEER

PBLA, ENGINEERING, INC.
4790 IRVINE BLVD,. STE 105-262
IRVINE, CALIF. 92620
TEL: (888) 714-9642/FAX: (714) 389-9191

SOILS ENGINEER

SLADDEN ENGINEERING
450 EGAN ANVENUE
BEAUMONT, CA 92223
TEL: (951) 845-7743

ACREAGE

GROSS ACREAGE: 22.71 Ac.
NET ACREAGE: 22.71 Ac.

ZONING:

MU (MIXED-USE) PER DIAMOND SPECIFIC LAND USE PLAN

APNS:

373-210-037-8, 373-210-038-9,
373-210-039-0, 373-210-043-3
363-150-006-2, 363-161-029-7
363-161-030-7, 363-161-031-8
363-161-032-9, 363-161-033-0
363-161-034-1, 363-161-035-2

INDEX MAP

SEE SHEET 2

INDEX OF SHEETS

No.	DESCRIPTION
1	TITLE SHEET
2	INDEX MAP
3 - 4	MASS GRADING PLAN
5	SECTIONS

EROSION CONTROL NOTES

1. ALL EROSION CONTROL PLANS SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCE NOS. 529, 772, 1237, 1004, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S), AND STANDARDS OUTLINED WITHIN THE LAKE ELSINORE DESIGN MANUAL
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DISCHARGES BY SUBCONTRACTORS.
3. IN CASE OF EMERGENCY, CALL NICHOLAS L. TAVAGLIONE AT (951) 333-4102 .
4. DEVICES TO REDUCE EROSION DAMAGE SHALL NOT BE PLACED MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE QUALIFIED SWPPP DEVELOPER, 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 GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. ONCE DISTURBED, GRADED SLOPES EXCEEDING A 3:1 RATIO AND/OR TEN (10) FEET IN HEIGHT (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 7 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED 24 HOURS PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE AND WITHIN 7-DAYS OF COMPLETION.
7. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE SIGNS POSTED ON THE SITE TO WARN AGAINST PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED.
9. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
10. PLACEMENT OF DEVICES TO REDUCE EROSION DAMAGE WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE APPROVED PLAN.
11. DESILTING FACILITIES AT ALL DRAINAGE INLETS FOR THE GRADED SITE SHALL BE DESIGNED FOR A TWENTY-FIVE (25) YEAR, SIX (6) HOUR STORM INTENSITY. THEY MUST BE DETAILED ON THE PLANS. DESIGN AND SPECIFIC RECOMMENDATIONS SHALL BE SUBMITTED FOR THE FOLLOWING:
A) DESILTING BASIN VOLUME BASED ON GRADIENT AND NATURE OF SOILS.
B) THE EXTENT OF ALL GRADED AREAS AND IDENTIFICATION OF ANY TEMPORARY SOIL STABILIZATION MEASURES.
C) SIZE OF DESILTING BASIN OUTLET PIPE AND OVERFLOW.
D) DIKE REQUIREMENTS. SHOW MINIMUM WALL WIDTH, SLOPE OF WALLS, PERCENT COMPACTION, ETC.
E) OUTLET CONDITIONS FROM THE DESILTING BASIN SHALL NOT EXCEED DOWNSTREAM LIMITATIONS, WITH THE EXCEPTION OF OVERFLOW, WHICH IS TO BE DESIGNED TO PROVIDE CAPACITY OF 1.5 TIMES THE MAXIMUM DESIGN FLOW.
12. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN A 50% CHANCE OR GREATER OF RAIN WITHIN A 48 HOUR PERIOD IS FORECAST FOR LAKE ELSINORE BY THE NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA).
13. BMP'S SHALL BE MAINTAINED AND INSPECTED DAILY TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN 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 BERMS, ONSITE PUBLIC DRAINS AND PIPES, DRAINS AND PIPES OF ADJACENT PROPERTIES AND DESILTING BASINS AND THE BASINS PUMPED DRY. ANY GRADED SLOPE BMP'S DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED. FAILURE TO PROVIDE EFFECTIVE MAINTENANCE MAY RESULT IN PENALTIES.
15. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED.
16. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE.

EARTHWORK ESTIMATE

DESCRIPTION	CUT (CY)	FILL (CY)
RAW VOLUME	24,175	45,323
CLEAR & GRUB LOSS (2")	-6,219	--
PAD OVEREX (3')	81,260	81,260
		--
10% SHRINKAGE	--	12,658
TOTALS	99,216	139,241

IMPORT 40,025 CY

SOILS ENGINEER'S CERTIFICATE

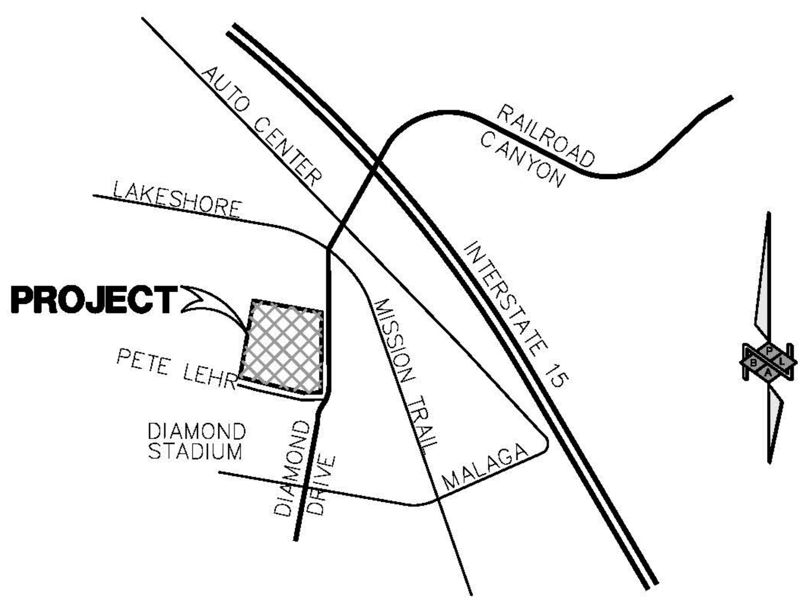
THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL RECONNAISSANCE REPORT PREPARED FOR THIS DEVELOPMENT.

(Signature) (RCE NO.) (Date)

(Signature) (RCE NO.) (Date)

ABBREVIATIONS

BEG	BEGIN
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CF	CURB FACE
C & G	CURB & GUTTER
EC	END OF CURVE
EX/EXIST	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JS	JUNCTION STRUCTURE
L	LENGTH
MH	MANHOLE
MAX	MAXIMUM
PR/PROP	PROPOSED
PH	PHASE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RG	ROUGH GRADE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SD	STORM DRAIN
T	TANGENT
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCP	VITRIFIED CLAY PIPE
W	WIDTH



VICINITY MAP

NOT TO SCALE

LEGEND

1260	PROP CONTOUR
	PROP BUILDING
	PROP CURB (PER SEP PLAN)
	PROP CURB & GUTTER
	PROPERTY LINE
	CENTERLINE
X X	EX. CHAIN LINK FENCE
EX SD	EX STORM DRAIN
EX SS	EX SEWER
EX WT	EX WATER
EX REC WT	EX RECLAIMED WATER
EX ELEC	EX ELECTRIC
1260	EX CONT MAJOR
	EX CONT MINOR
	EX ROCK AT CHANNEL
	EXISTING STREET LIGHT

WDID # 8 33C379504

MARK	REVISIONS	APPR.	DATE

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

BRADLEY W. FAGRELL, RCE No. 43920 DATE
CITY ENGINEER
CITY OF LAKE ELSINORE

PREPARED BY:

PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
4790 IRVINE BLVD,. STE 105-262
IRVINE, CALIF. 92620
(888) 714-9642 • (714)389-9191 FAX

STEVEN D. LEVISEE, RCE 45926 *DATE*

REGISTERED PROFESSIONAL ENGINEER • STEVEN D. LEVISEE • NO. 45926 • EXP. 12-31-18 • CIVIL • STATE OF CALIFORNIA

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION TRAIL, HAVING A BEARING OF NORTH 18°56'18" WEST AS SHOWN ON PARCEL MAP NO. 27852, FILED IN PARCEL MAP BOOK 182, PAGES 19 THROUGH 24, RECORDS OF RIVERSIDE COUNTY.

SCALE: *AS SHOWN*

DATE: 24/01/2019

BENCH MARK: G-307
ELEV: 1,276.06
ADJUSTED: 1993
LOCATION: SEE BENCH MARK NOTE ON SHEET 1

CITY OF LAKE ELSINORE

DIAMOND INDOOR SPORTS CENTER
PM. 37149
MASS GRADING PLAN
TITLE SHEET

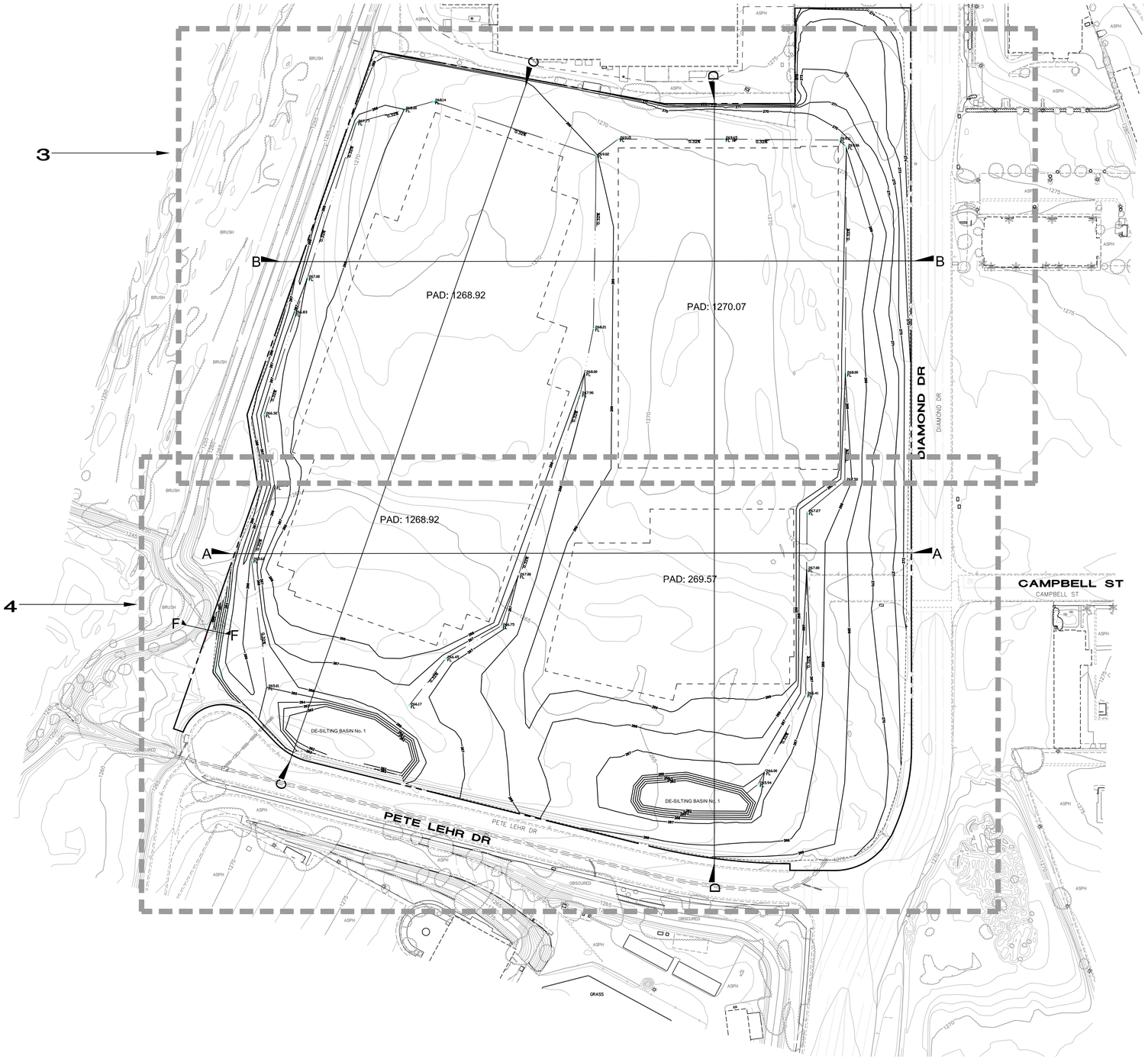
SHEET **1** *OF* **5** *SHEETS*

FILE No.

L:\1044-1 DIAMOND SPORTS CENTER\RG\1044-1 MG 01-TITLE.DWG

SHEET NO. 3

SHEET NO. 4



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

WDID #: 8 33C379504

MARK	REVISIONS

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

BRADLEY W. FAGRELL, RCE No. 43920 — DATE
CITY ENGINEER
CITY OF LAKE ELSINORE

PREPARED BY:

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Planning • Engineering • Surveying
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IRVINE, CALIF. 92620
(888) 714-9642 • (714)389-9191 FAX

STEVEN D. LEVISEE, RCE 45926 — DATE

REGISTERED PROFESSIONAL ENGINEER
STEVEN D. LEVISEE
NO. 45926
EXP. 12-31-19
CIVIL
STATE OF CALIFORNIA

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SCALE: AS SHOWN

DATE: 24/01/2019

BENCH MARK: G-307
ELEV: 1,276.06
ADJUSTED: 1993
LOCATION: SEE BENCH MARK NOTE ON SHEET 1

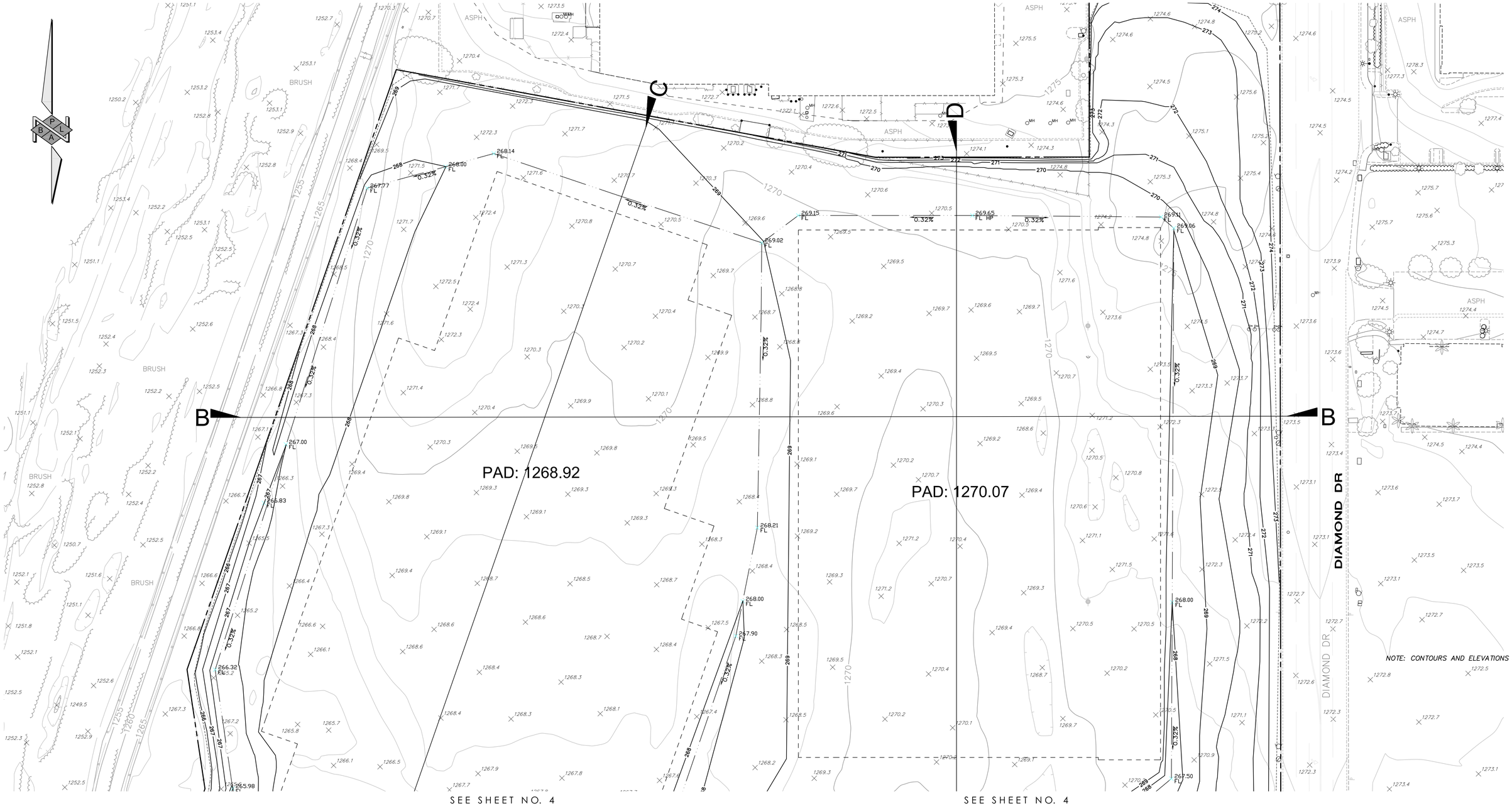
CITY OF LAKE ELSINORE

DIAMOND INDOOR SPORTS CENTER
PM. 37149
MASS GRADING PLAN
INDEX MAP

SHEET 2 OF 5 SHEETS

FILE No.

C:\TEMP\15ab1 MASS GRADING ONLY CT CLEAR.DWG



NOTE: SEE SHEET 5 FOR SECTIONS

Underground Service Alert

CALL BEFORE YOU DIG

CALL:TOLL FREE

1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

WDID #: 8 33C379504

MARK	REVISIONS

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

BRADLEY W. FAGRELL, RCE No. 43920 — DATE
CITY ENGINEER
CITY OF LAKE ELSINORE

PREPARED BY:

PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
4790 IRVINE BLVD., STE 105-262
IRVINE, CALIF. 92620
(888) 714-9642 • (714)389-9191 FAX

STEVEN D. LEVISEE, RCE 45926 — DATE

REGISTERED PROFESSIONAL ENGINEER
STEVEN D. LEVISEE
NO. 45926
EXP. 12-31-19
CIVIL
STATE OF CALIFORNIA

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION TRAIL, HAVING A BEARING OF NORTH 18°56'18" WEST AS SHOWN ON PARCEL MAP NO. 27852, FILED IN PARCEL MAP BOOK 182, PAGES 19 THROUGH 24, RECORDS OF RIVERSIDE COUNTY.

SCALE: AS SHOWN

DATE: 24/01/2019

BENCH MARK: G-307
ELEV: 1,276.06
ADJUSTED: 1993
LOCATION: SEE BENCH MARK NOTE ON SHEET 1

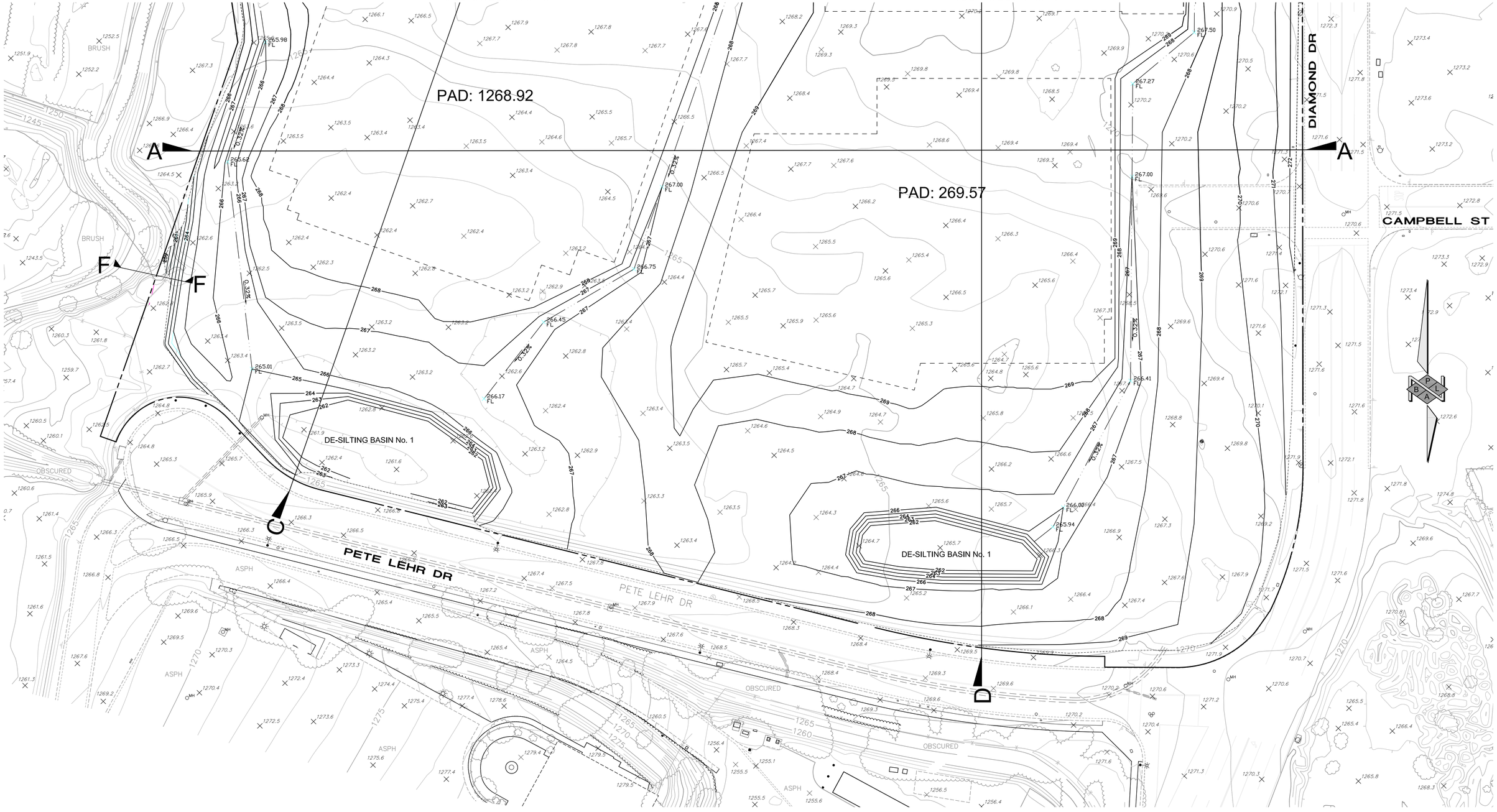
CITY OF LAKE ELSINORE

DIAMOND INDOOR SPORTS CENTER
PM. 37149
MASS GRADING PLAN

SHEET **3** OF **5** SHEETS

FILE No.

C:\TEMP\10441-MASS GRADING CIVIL CT CLEAR.DWG



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Underground Service Alert

CALL BEFORE YOU DIG

CALL:TOLL FREE

1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

WDID #: 8 33C379504

MARK	REVISIONS

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

BRADLEY W. FAGRELL, RCE No. 43920 — DATE
CITY ENGINEER
CITY OF LAKE ELSINORE

PREPARED BY:

PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
4790 IRVINE BLVD. STE 105-262
IRVINE, CALIF. 92620
(888) 714-9642 • (714)389-9191 FAX

STEVEN D. LEVISEE, RCE 45926 — DATE

REGISTERED PROFESSIONAL ENGINEER
STEVEN D. LEVISEE
NO. 45926
EXP. 12-31-19
CIVIL
STATE OF CALIFORNIA

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION TRAIL, HAVING A BEARING OF NORTH 18°56'18" WEST AS SHOWN ON PARCEL MAP NO. 27852, FILED IN PARCEL MAP BOOK 182, PAGES 19 THROUGH 24, RECORDS OF RIVERSIDE COUNTY.

SCALE: AS SHOWN

DATE: 24/01/2019

BENCH MARK: G-307
ELEV: 1,276.06
ADJUSTED: 1993
LOCATION: SEE BENCH MARK NOTE ON SHEET 1

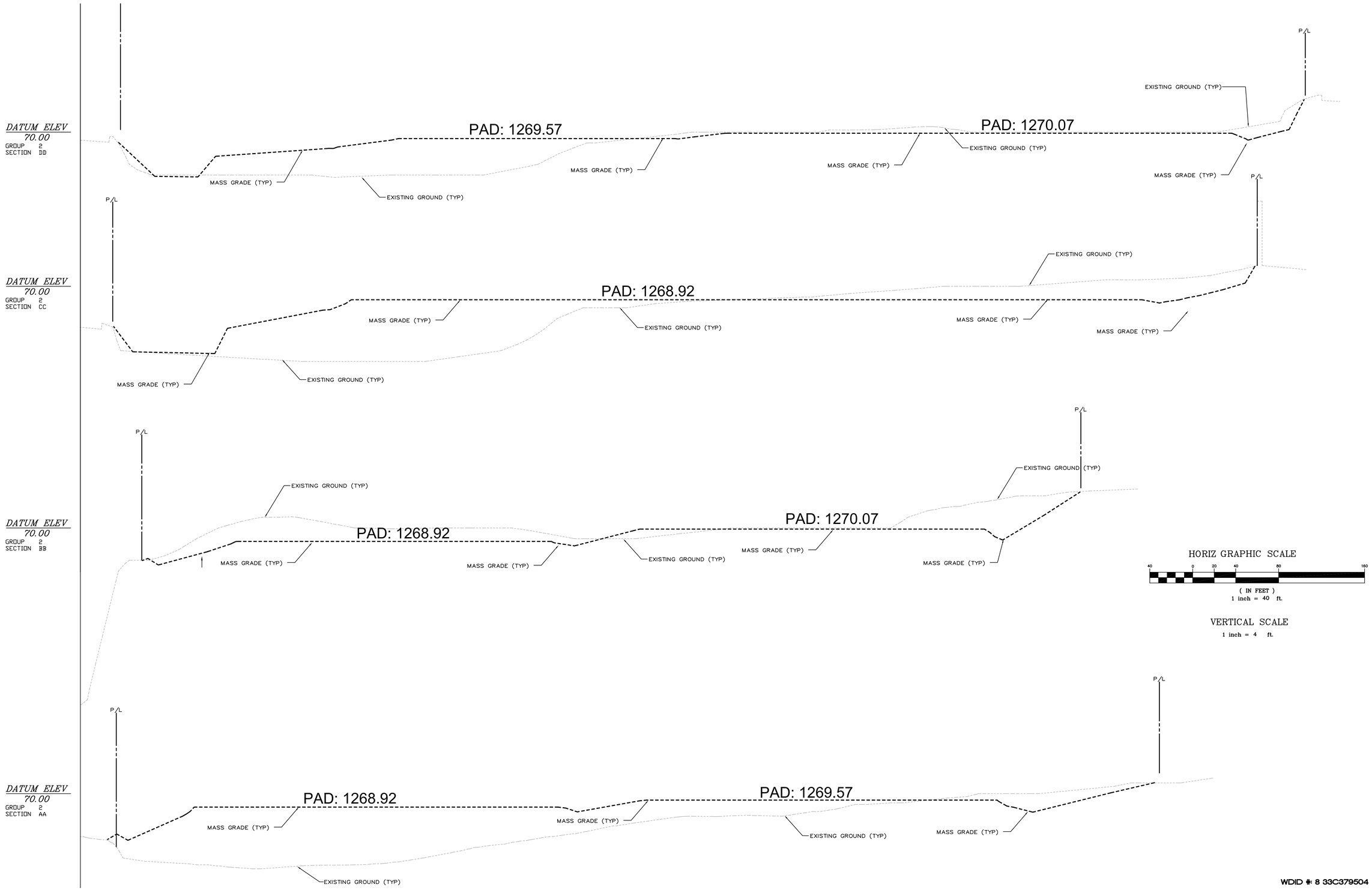
CITY OF LAKE ELSINORE

DIAMOND INDOOR SPORTS CENTER
PM. 37149
MASS GRADING PLAN

SHEET **4** OF **5** SHEETS

FILE No.

C:\TEMP\14441 MASS GRADING ONLY CT CLEAR.DWG



WDID #: 8 33C379504

MARK	REVISIONS

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

BRADLEY W. FAGRELL, RCE No. 43920 — DATE
CITY ENGINEER
CITY OF LAKE ELSINORE

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PBLA ENGINEERING, INC.
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4790 IRVINE BLVD., STE 105-262
IRVINE, CALIF. 92620
(888) 714-9642 • (714)389-9191 FAX

STEVEN D. LEVISEE, RCE 45926 — DATE

REGISTERED PROFESSIONAL ENGINEER
STEVEN D. LEVISEE
NO. 45926
EXP. 12-31-18
CIVIL
STATE OF CALIFORNIA

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION TRAIL, HAVING A BEARING OF NORTH 18°56'18" WEST AS SHOWN ON PARCEL MAP NO. 27852, FILED IN PARCEL MAP BOOK 182, PAGES 19 THROUGH 24, RECORDS OF RIVERSIDE COUNTY.

SCALE: AS SHOWN

DATE: 24/01/2019

BENCH MARK: G-307
ELEV: 1,276.06
ADJUSTED: 1993
LOCATION: SEE BENCH MARK NOTE ON SHEET 1

CITY OF LAKE ELSINORE

DIAMOND INDOOR SPORTS CENTER
PM. 37149
MASS GRADING PLAN
RG SECTIONS

SHEET 5 OF 5 SHEETS

FILE No.

C:\TEMP\19441-MASS GRADING ONLY CT COMP.DWG