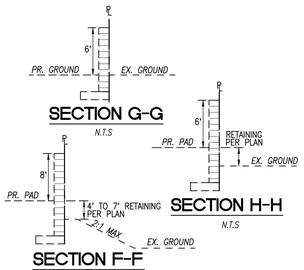

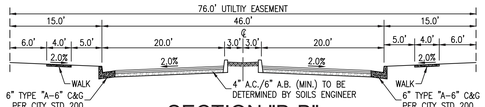

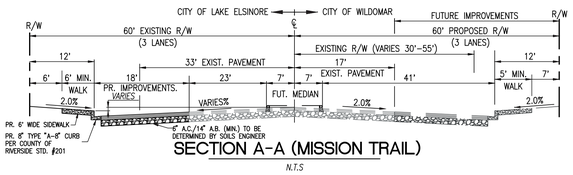

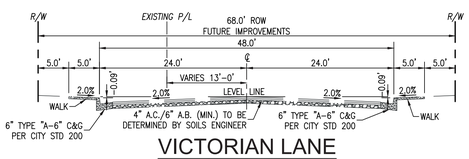

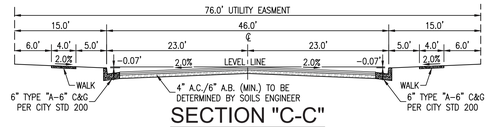

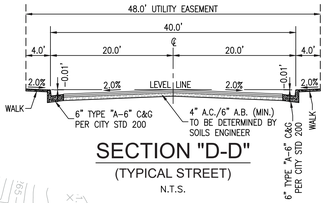

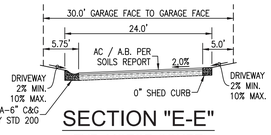

VICINITY MAP

TELEPHONE / CABLE TELEVISION	STORMWATER	ASSESSOR PARCEL NUMBERS
VERIZON / GTE - (800) 483-1000	CITY OF LAKE ELSINORE	370-050-019
AT&T - (800) 310-2355	130 SOUTH MAIN ST.	370-050-020
TIME WARNER - (888) 354-9622	LAKE ELSINORE, CA 92530	370-050-032
ELECTRIC	**WASTE MANAGEMENT**	**GAS**
SOUTHERN CALIFORNIA EDISON	CR&R	SOUTHERN CALIFORNIA GAS
32815 FREESIA WAY	1706 GOETZ RD.	COMPANY
TEMECULA, CA 92592	PERRIS, CA 92570	25620 JEFFERSON AVE.
		MURRIETA, CA 92562
		WATER & SEWER
		ELSINORE VALLEY MUNICIPAL
		WATER DISTRICT (EVMWD)
		31315 CHANEY STREET
		LAKE ELSINORE, CA 92530

PUBLIC PARK DEDICATION

NO PUBLIC PARK DEDICATION IS PROPOSED AND IN LIEU FEES WILL BE PAID.

SUBDIVISION LOT SUMMARY

LOT 1:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT	749,850	17.21
EXISTING RIGHT OF WAY	-	-
RIGHT OF WAY DEDICATION	12,140	0.28
NET SITE AREA**	737,610	16.93
**NET SITE AREA INCLUDES COMMON OPEN SPACE, PRIVATE STREETS, AND EASEMENTS PER BELOW:		
COMMON OPEN SPACE	53,924	1.24
PRIVATE STREETS	228,647	5.25
EASEMENTS	228,647	5.25

PROPOSED PHASING

SINGLE PHASE CONSTRUCTION
A. OFFSITE IMPROVMENTS WITHIN LAKESHORE DRIVE
B. ROUGH GRADING
C. ONSITE & OFFSITE UTILITIES
D. PRECISE GRADING
F. BUILDING CONSTRUCTION
F. SITEWORK & LANDSCAPING

LEGEND AND ABBREVIATIONS

	PROJECT BOUNDARY		FLOWLINE
	RIGHT OF WAY		FLOOD PLAIN LIMIT (EL. 1265.8 NGVD88)
	STREET CENTERLINE	SS	PROPOSED SEWER
A	LOT NUMBER	SD	PROPOSED STORM DRAIN
83	CONDOMINIUM UNIT NUMBER	W	PROPOSED WATER
PAD=1275.0	PAD ELEVATION		SWALE HIGH POINT
	TOP AND TOE OF SLOPE		GRADE BREAK
1250	PROPOSED CONTOUR	EX	EXISTING
1250	EXISTING CONTOUR	PR	PROPOSED
2%	SHEET FLOW RATE	HP	HIGH POINT
	WATER QUALITY UNIT	LP	LOW POINT
		GB	GRADE BREAK

LEGAL DESCRIPTION

PARCEL 1: (APN: 370-050-019)

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 37, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543, PAGE 259 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COPYDON STREET 60.00 FEET WIDE AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL 60.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY IN BOOK 19, PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02° 27' WEST 610.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 02° 27' WEST 420.00 FEET; THENCE SOUTH 87° 33' WEST 603.30 FEET; THENCE SOUTH 11° 03' 36" WEST 431.95 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST; THENCE ALONG SAID NORTH 87° 33' EAST 704.21 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AS PARCEL 6 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE, RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 258459 AND RERECORDED APRIL 22, 1985 AS INSTRUMENT NO. 85-83641 AND REVISED MAY 15, 1985 AS INSTRUMENT NO. 85-103581, ALL OF OFFICIAL RECORDS.

PARCEL 2: (APN: 370-050-020)

PARCEL VII OF LOT LINE ADJUSTMENT 84-5, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 84-258459, RE-RECORDED APRIL 22, 1985 AS INSTRUMENT NO. 85-83641, AND RE-RECORDED MAY 15, 1985 AS INSTRUMENT NO. 85-103581, ALL OF OFFICIAL RECORDS, IN THE CITY OF LAKE ELSINORE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28 AS SHOWN IN BOOK 19, PAGE 37 OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAIL WAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543, PAGE 259 OF DEEDS, RIVERSIDE COUNTY RECORDS AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET, 60.00 FEET WIDE WITH THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL, 60.00 FEET WIDE, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 19, PAGE 25 OR RIVERSIDE COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02° 27' WEST 1030.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 02° 27' WEST, 544.06 FEET; THENCE SOUTH 87° 27' 07" WEST 149.96 FEET; THENCE SOUTH 74° 45' 10" WEST 350.00 FEET; THENCE SOUTH 11° 03' 36" WEST 479.54 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST; THENCE NORTH 87° 33' EAST, 603.30 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 7 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 370-050-32)

A PORTION OF PARCEL 5, AS SHOWN ON A MAP RECORDED IN BOOK 73, PAGE 44, OF RECORD OF SURVEYS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING NORTHERLY OF THE DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL 5 DISTANT THEREON SOUTH 11°04' 48" WEST, 322.89 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ALSO PARALLEL WITH AND DISTANT 96.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL 5; THENCE NORTH 87° 36' 07" EAST, 749.86 FEET PARALLEL WITH SAID SOUTHERLY LINE TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5, SAID POINT BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF MISSION TRAIL, A 60 FOOT HALF-WIDTH, AND THE POINT OF TERMINUS.

ENGINEER'S NOTES

1. ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
2. ALL PROPOSED CURB FACES SHALL BE 6" TALL PER CITY STANDARDS.
3. CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
4. ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
5. SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMWD.
6. ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
7. EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
8. ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
9. ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
10. ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
11. PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDRGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
12. ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE CONTECH, STORMTECH, OR ADS AND SHALL BE DESIGNED TO DETAIN THE DIFFERENTIAL VOLUME BETWEEN THE PRE-CONSTRUCTION AND POST-CONSTRUCTION 10 YEAR, 24 HOUR STORM EVENTS.
13. NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
14. ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE ARCHITECT SHALL DESIGN A YARD DRAIN SYSTEM TO CONVEY NUISANCE WATER TO THE PRIVATE STREETS AND/OR THE ONSITE STORM DRAIN NETWORK. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
15. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
16. PLUMBER SHALL DESIGN ROOF DRAINAGE SYSTEM WITH GUTTER DOWNSPOUTS, DECK DRAIN SYSTEM AND PATIO DRAINAGE SYSTEM TO DRAIN INTO THE ADJACENT LANDSCAPE AND OPEN SPACE AREAS WHERE POSSIBLE.
17. PROPOSED DEVELOPMENT IS FOR DETACHED MULTI-FAMILY CLUSTER RESIDENTIAL PRODUCTS.

DATE OF FILING: 10/18/22

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION	APPROVED

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/24 CIVIL STATE OF CALIFORNIA

PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100, IRVINE, CA 92606
T: 949-679-0090 | F: 949-679-0091
CIVIL ENGINEER: SCOTT M. WILSON | 49884 LICENSE NO. | 9-30-24 EXP. DATE

OWNER:
THE DEVELOPMENT AT MISSION TRAILS - LAKE ELSINORE, LLC
I CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP
DocuSigned by: Richard M. Rosenthal 10/25/2022
RICHARD M. ROSENTHAL DATE

SUBDIVIDER:
LAKE ELSINORE MISSION TRAIL. LLC
1020 Seccond St., Suite C
Encinitas, CA 92024
I APPROVE THIS TENTATIVE MAP AS SUBMITTED
DocuSigned by: Brett Crowder 10/25/2022
BRETT CROWDER DATE

TENTATIVE TRACT NO. 38378
18 ACRE PROPERTY - LAKESHORE DRIVE
FOR CONDOMINIUM PURPOSES

SHEET C.1 OF 1

S:\10408.00\dwg\PRSP0001 - C1 - TTM.dwg