

PROJECT LOCATION



VICINITY MAP

PROPOSED MAINTENANCE PLAN:

FUTURE HOME OWNERS'S ASSOCIATION OR PROPERTY MANAGEMENT COMPANY HIRED BY OWNER TO MAINTAIN THE FOLLOWING:

- PRIVATE STREETS
- ONSITE FACILITIES
- ONSITE AND COMMON LANDSCAPE AREA
- LANDSCAPING WITHIN THE RIGHT OF WAY FRONTING THE PROPERTY
- PUBLIC AND PRIVATE WALLS AND FENCES
- FLOW CONTROL AND DRAINAGE STRUCTURES
- WATER QUALITY BASINS AND WATER QUALITY FEATURES

SUBDIVISION LOT SUMMARY:

LOT 1:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT	448,235 SF	10.29 AC
EXISTING RIGHT OF WAY	12,516 SF	0.29 AC
RIGHT OF WAY DEDICATION	12,543 SF	0.29 AC
SITE AREA	473,294 SF	10.87 AC
PRIVATE STREET RECIPROCAL ACCESS	139,964 SF	3.21 AC
UTILITY AND DRAINAGE EASEMENTS	37,474 SF	0.86 AC
COMMON AREA OPEN SPACE	245,738 SF	5.64 AC

PROPOSED PHASING:

- SINGLE PHASE CONSTRUCTION
- OFFSITE IMPROVEMENTS WITHIN LAKESHORE DRIVE
 - ROUGH GRADING
 - ONSITE & OFFSITE UTILITIES
 - PRECISE GRADING
 - BUILDING CONSTRUCTION
 - SITEWORK & LANDSCAPING

ASSESSOR PARCELS NUMBERS:
379-230-001 and 379-230-002

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN ON SAID MAP, AND THE SOUTHEASTERLY LINE OF ALLIS STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT ON FILE IN BOOK 12, PAGE 82 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 36° 55' 30" WEST, ON THE SOUTHEASTERLY LINE OF ALLIS STREET, 104.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE, 104.25 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE OF SAID LOT, 104.25 FEET; THENCE NORTH 36° 55' 30" EAST 104.25 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF RICE STREET; THENCE NORTH 53° 04' 30" WEST, ON SAID SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36° 55' 30" WEST 104.25 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 11, THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN ON SAID MAP, AND THE SOUTHEASTERLY LINE OF ALLIS STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT ON FILE IN BOOK 12, PAGE 82 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 36° 55' 30" WEST, ON THE SOUTHEASTERLY LINE OF ALLIS STREET, 104.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE, 104.25 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE OF SAID LOT, 104.25 FEET; THENCE NORTH 36° 55' 30" EAST 104.25 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF RICE STREET; THENCE NORTH 53° 04' 30" WEST, ON SAID SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36° 55' 30" WEST 104.25 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 11, THE TRUE POINT OF BEGINNING.

PARCEL 3: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN ON SAID MAP, AND THE SOUTHEASTERLY LINE OF ALLIS STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT ON FILE IN BOOK 12, PAGE 82 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 36° 55' 30" WEST, ON THE SOUTHEASTERLY LINE OF ALLIS STREET, 104.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE, 104.25 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 53° 04' 30" EAST, ON SAID SOUTHWESTERLY LINE OF SAID LOT, 104.25 FEET; THENCE NORTH 36° 55' 30" EAST 104.25 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF RICE STREET; THENCE NORTH 53° 04' 30" WEST, ON SAID SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36° 55' 30" WEST 104.25 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 11, THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 379-230-002)
THAT PORTION OF LOT 11 IN BLOCK "B" OF SUBDIVISIONS IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT, ON FILE IN BOOK 12 PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 36° 55' 30" WEST, ALONG THE SOUTHEASTERLY LINE OF ALLIS STREET, 104.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, 417 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36° 55' 30" EAST, 104.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF RICE STREET, 147 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF RICE STREET, FROM THE SOUTHEASTERLY LINE OF ALLIS STREET; THENCE NORTH 53° 04' 30" WEST, ALONG THE SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36° 55' 30" WEST, 104.25 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ALONG SAID SOUTHWESTERLY LINE, 104.25 FEET TO THE POINT OF BEGINNING.

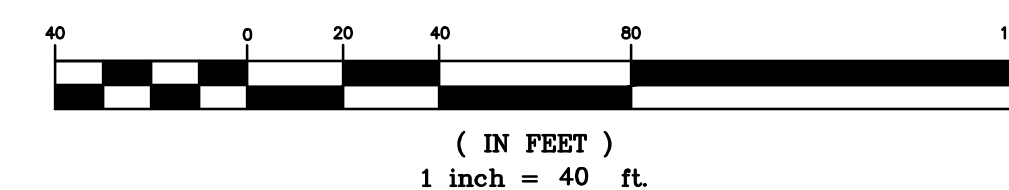
ENGINEER'S NOTES

- ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
- ALL PROPOSED CURB FACES SHALL BE 6" TALL PER CITY STANDARDS.
- CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
- ALL FINISHED GRADES SHALL GRADE TO DRAIN AT 1% MINIMUM.
- ALL BLOCK WALL/RETAINING WALLS SHOWN SHALL HAVE A FOOTING DEPTH OF 6" BELOW THE LOWEST ADJACENT FINISHED SURFACE OR FINISHED GROUND AS NOTED ON THE PLAN.
- ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
- SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMD.
- ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
- EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
- ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
- ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
- ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
- PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
- 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 100 YEAR, 24 HOUR STORM EVENTS.
- NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
- ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE PROMISED 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. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
- 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.

PUBLIC PARK DEDICATION

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

GRAPHIC SCALE



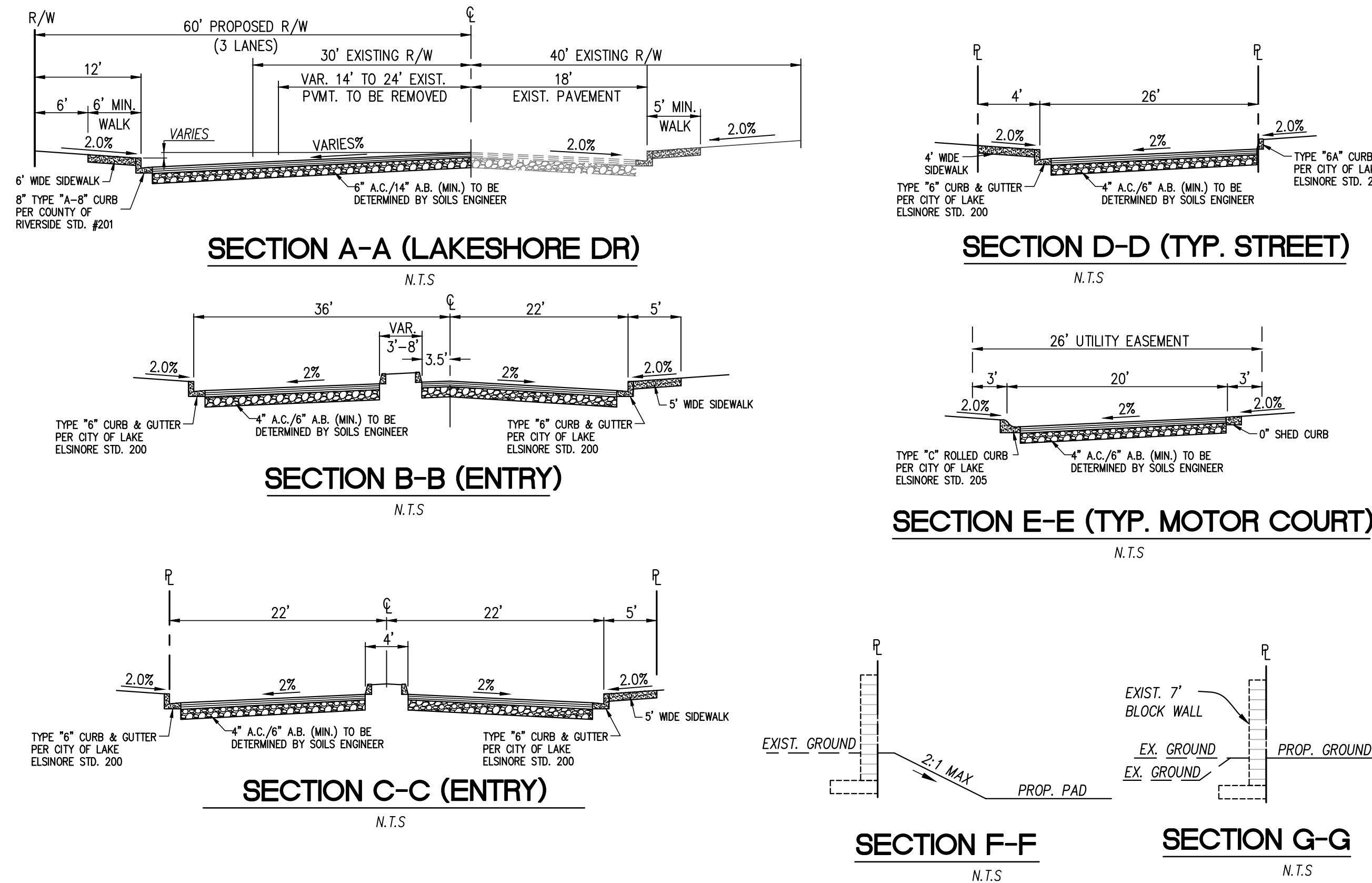
LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY
	TOP & TOE OF SLOPE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PAD ELEVATION
	SHEET FLOW RATE
	STREET CENTERLINE
	SWALE HIGH POINT
	FLOWLINE
	GRADE BREAK
	PROPOSED STORM DRAIN
	CR&R
	1706 GOETZ RD.
	PERRIS, CA 92570
	CONDOMINIUM UNIT NO.
	LOT NO.

DATE OF FILING: 5/16/22

TENTATIVE TRACT NO. 38271
10 ACRE PROPERTY - LAKESHORE DRIVE
FOR CONDOMINIUM PURPOSES

SHEET
1
OF
1



REVISION	DATE	DESCRIPTION	APPROVED

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
LICENSE NO. 49884
EXP. DATE 9-30-22

OWNER:
LAKE ELSINORE LAKESHORE, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122

I CONSENT TO THE FILING OF THIS MAP
BRETT CROWDER
DATE 5/16/22

SUBDIVIDER:
LAKE ELSINORE LAKESHORE, LLC
1020 Second St., Suite C
Encinitas, CA 92024

I APPROVE THIS TENTATIVE MAP
BRETT CROWDER
DATE 5/16/22