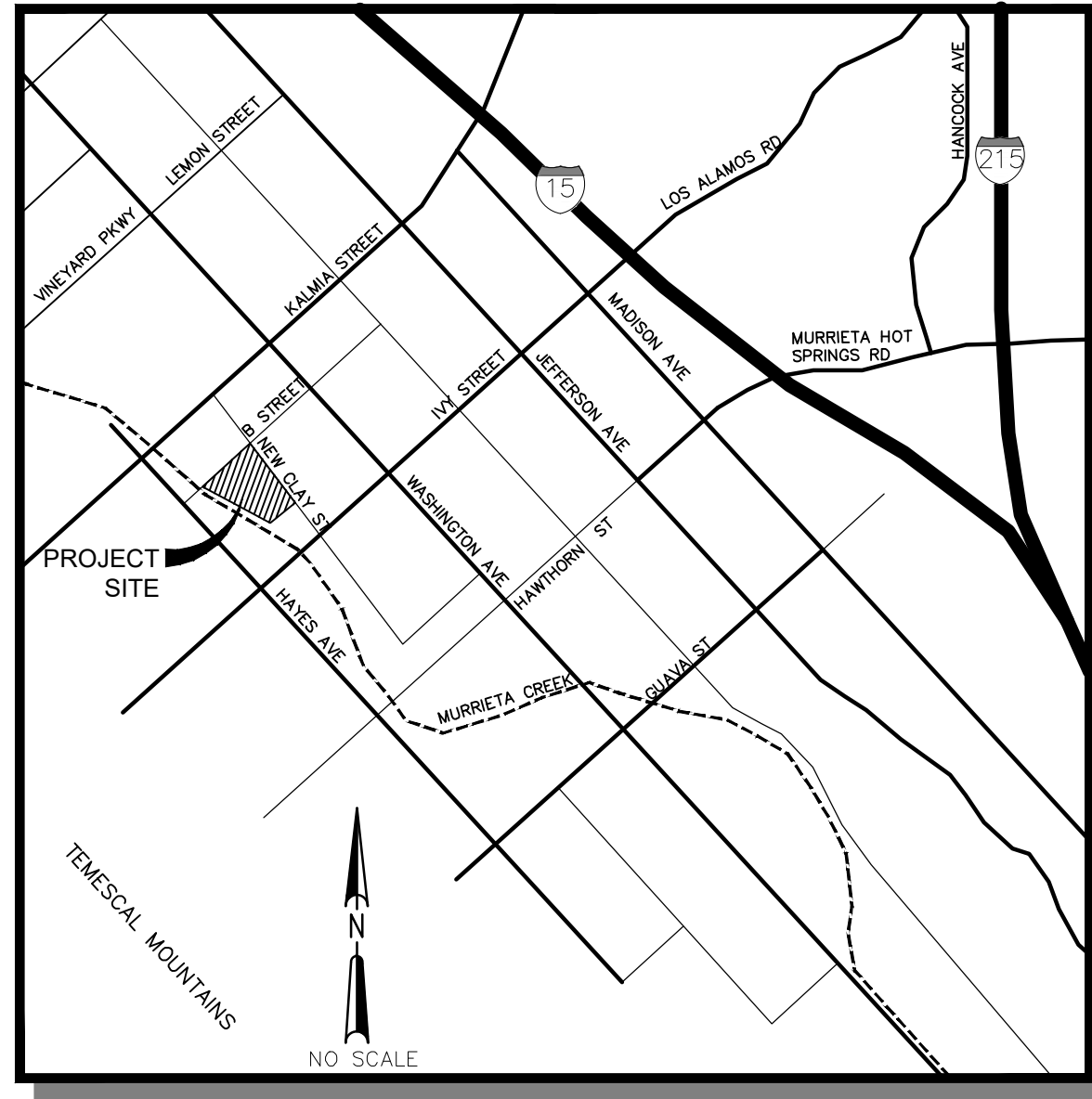


IVY HOUSE DEVELOPMENT PLAN

RP-2021-2429, MDP-006-1884

TENTATIVE TRACT MAP 34439

CITY OF MURRIETA, CA



VICINITY MAP

NOT TO SCALE

Legend table with symbols for property lines, easements, setbacks, and various utilities like water, sewer, and storm drains.

ABBREVIATIONS

Table of abbreviations for various symbols used in the plan, such as BL for bike lane, BW for bottom of wall, etc.

HATCHING LEGEND

Hatching legend table showing patterns for light pavement, heavy pavement, sidewalk, concrete, vegetation, gravel, and riprap.

BASIS OF COORDINATES

Text explaining the coordinate system used for the plan, based on the California State Plane Coordinate System of 1983.

Table with stationing information including northings, eastings, and elevations for various points.

Text explaining that all distances shown are ground distances and are in U.S. survey foot.

BENCHMARK STATEMENT

Text stating that NAVD88 per county benchmark 'R-5' is used for the plan, with specific coordinates and notes.

SHEET INDEX

- List of sheets and their descriptions: SHEET 1 - COVER SHEET, SHEET 2 - EXISTING CONDITIONS & LEGAL DESCRIPTION, etc.

TOPOGRAPHY SOURCE

Text describing the topography source as aerial drone survey performed by Hunsaker and Associates, San Diego, Inc.

LEGAL DESCRIPTION

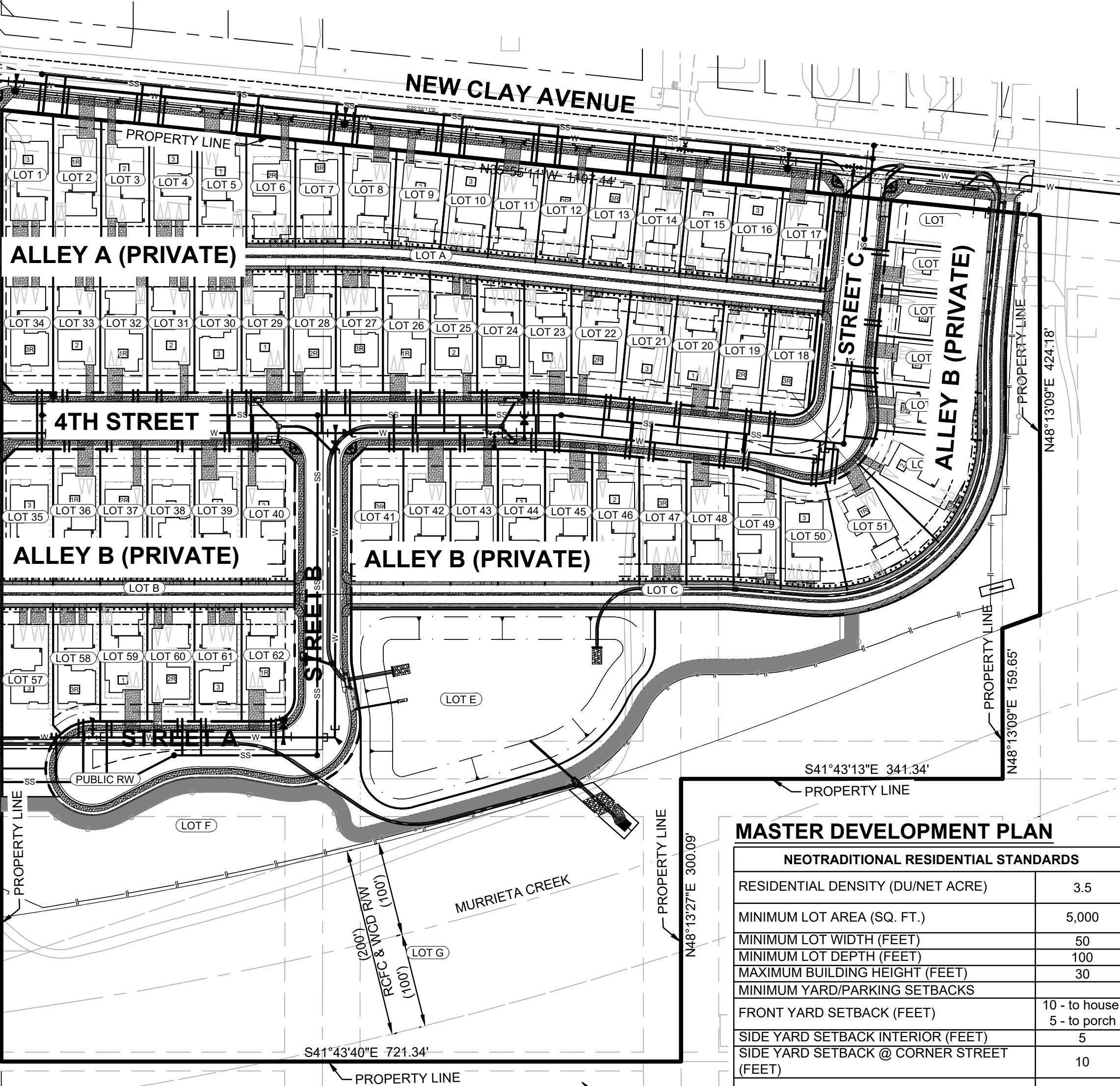
Text stating to see sheet 2 for complete legal description.

UNIVERSAL DESIGN

Text stating that main dwelling units on 10 lots with footprint 1 shall be designed to universal design guidelines.

UTILITY CONTACTS

Table listing utility contacts for water, sewer, natural gas, telephone, electricity, cable TV, and traffic signals.



MASTER DEVELOPMENT PLAN

Table of standards for the development plan, including residential density, lot area, building height, and setbacks.

ARCHITECTURAL SUMMARY

Table summarizing architectural data for three plan types, including units, bedrooms, floor area, and garage space.

COVERAGE AND F.A.R. SUMMARY

Large table summarizing coverage and F.A.R. for 62 lots, including gross lot area, bldg coverage, landscape area, and floor area ratio.

PROJECT SUMMARY

Summary table comparing existing site area, residential lots, and open space dedication against total site area.

GENERAL NOTES

- List of general notes regarding site area, zoning, density, and parking requirements.

GENERAL DESIGN NOTES

- List of general design notes covering grading, easements, utilities, and street design requirements.

OWNER

Information about the owner, Diversified Pacific Development Group, LLC, including address and phone number.

DEVELOPER CONTACTS

Contact information for the developer, David Evans and Associates, including address and phone number.

Contact information for the soils engineer, Petra Geosciences, including address and phone number.

Contact information for the environmental consultant, Helix Environmental Planning, Inc., including address and phone number.

Contact information for the landscape architect, RHA Landscape Architects-Planners, Inc., including address and phone number.

DATE PLOTTED: 3/29/2022

Professional seals and signature blocks for David Evans and Associates, Inc. and the City of Murrieta Engineering Department.

Vertical text on the left margin: Plot Date: 5/17/2023 10:53 AM, Save Date: 5/16/2023 5:45 PM, File: P:\DDVPA00000001\0400CAD\RES\HETS\DEVELOPMENT PLAN\REC-CV-DP-001-DVPA00000001.dwg

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 Save Date: 1/30/2023 9:25 AM
 By: Justin Brown
 File: P:\DD\PA00000001\0400CAD\DEVELOPMENT PLAN\EC-05-02-DVPA00000001.dwg



LEGAL DESCRIPTION

PARCEL 1
 LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 21; LOTS 1 THROUGH 6, INCLUSIVE, IN BLOCK 22; LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 27; AND LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 28 OF THE TOWN OF MURRIETA, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

TOGETHER WITH THOSE CERTAIN UNNAMED ALLEYS INCLUDED WITHIN BLOCKS 27 AND 28 AND THOSE PORTIONS OF JUNIPER STREET, "C" STREET, CLAY AVENUE, 4TH AVENUE, AND 5TH AVENUE AS SHOWN ON SAID MAP, VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS FILED FOR RECORD ON DECEMBER 12, 1944, IN BOOK 656, PAGE 175 OF OFFICIAL RECORDS, WHICH WILL PASS WITH THE CONVEYANCE OF SAID LOTS BY OPERATION OF LAW.

PARCEL 2
 LOTS 1 THROUGH 6, INCLUSIVE, IN BLOCK 25, AND LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 26 OF THE TOWN OF MURRIETA, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

TOGETHER WITH THAT CERTAIN UNNAMED ALLEY INCLUDED WITHIN SAID BLOCK 26 AND THOSE PORTIONS OF "C" STREET, "D" STREET, CLAY AVENUE, 4TH AVENUE, AND 5TH AVENUE AS SHOWN ON SAID MAP, VACATED BY RESOLUTIONS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CERTIFIED COPIES OF WHICH WERE FILED FOR RECORD ON DECEMBER 12, 1944 IN BOOK 656, PAGE 175, OCTOBER 2, 1963 AS INSTRUMENT NO. 103973, AND AMENDMENT THERETO RECORDED OCTOBER 31, 1963 AS INSTRUMENT NO. 115713, ALL OF OFFICIAL RECORDS, WHICH PASS WITH THE CONVEYANCE OF SAID LOTS BY OPERATION OF LAW.

PARCEL 3
 LOTS 1 THROUGH 6, INCLUSIVE, IN BOOK 33, ALL IN THE TOWN OF MURRIETA, CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 359 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

TOGETHER WITH THAT PORTION OF 5TH AVENUE, LYING BETWEEN THE SOUTHEASTERLY LINE OF "B" STREET AND THE NORTHWESTERLY LINE OF JUNIPER STREET, LYING BETWEEN THE SOUTHWESTERLY LINE OF CLAY AVENUE AND THE CENTERLINE OF THAT CERTAIN UNNAMED ALLEY THROUGH SAID BLOCKS 27 AND 28 AND THE NORTHEASTERLY HALF OF THAT CERTAIN ALLEY RUNNING THROUGH SAID BLOCK 33, VACATED BY RESOLUTIONS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS FILED FOR RECORD ON DECEMBER 12, 1944 AS INSTRUMENT NO. 1148 IN BOOK 656, PAGE 175 OF OFFICIAL RECORDS.

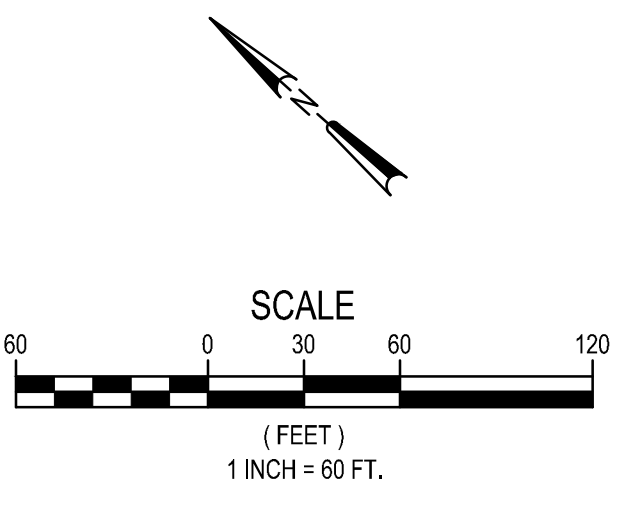
PARCEL 4
 LOTS 1 THROUGH 6, INCLUSIVE, IN BLOCK 34, ALL IN THE TOWN OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THAT CERTAIN ALLEY RUNNING THROUGH SAID BLOCK 34, AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, A CERTIFIED COPY OF WHICH WAS FILED FOR RECORD DECEMBER 12, 1944 AS INSTRUMENT NO. 1148, IN BOOK 656, PAGE 175, OF OFFICIAL RECORDS.

- EXCEPTIONS**
 NOTE: ONLY PLOTTABLE EXCEPTIONS ARE LISTED BELOW
- 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF THE COUNTY OF RIVERSIDE PURPOSE: RIVER CHANNEL AND BANK PROTECTION WORKS RECORDING DATE: SEPTEMBER 19, 1939 RECORDING NO: BOOK 135, PAGE 9, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
 - 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION PURPOSE: UTILITIES RECORDING DATE: APRIL 2, 1958 RECORDING NO: 23946, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
 - 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF COUNTY OF RIVERSIDE PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 2, 1963 RECORDING NO: 106973, BOOK 3501, PAGE 72, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AND RECORDING DATE: OCTOBER 31, 1963 AND RECORDING NO: 115713, BOOK 3524, PAGE 356, OF OFFICIAL RECORDS.

FEMA
 MAP NUMBER: 06065C2715G
 PANEL NUMBER: 2715 OF 3805
 EFFECTIVE DATE: AUGUST 28, 2008

DATE PREPARED: 09/15/2022



BENCH MARK
 DESCRIPTION: COUNTY BENCHMARK "R-5 RESET 1983"
 LOCATION: NE OF THE "T" INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA, 56' SELY OF PP#1994267E. 5' NELY OF A 4" X 4" STREET SIGN POST
 RECORDED: RECORDED 1935, RESET 1983
 ELEVATION: EL=1097.22 DATUM: NAVD88

APPROVED FOR SIGNATURE

PLAN CHECK ENGR. NAME TYPED	DATE
PLAN CHECK FIRM RCE NO.	

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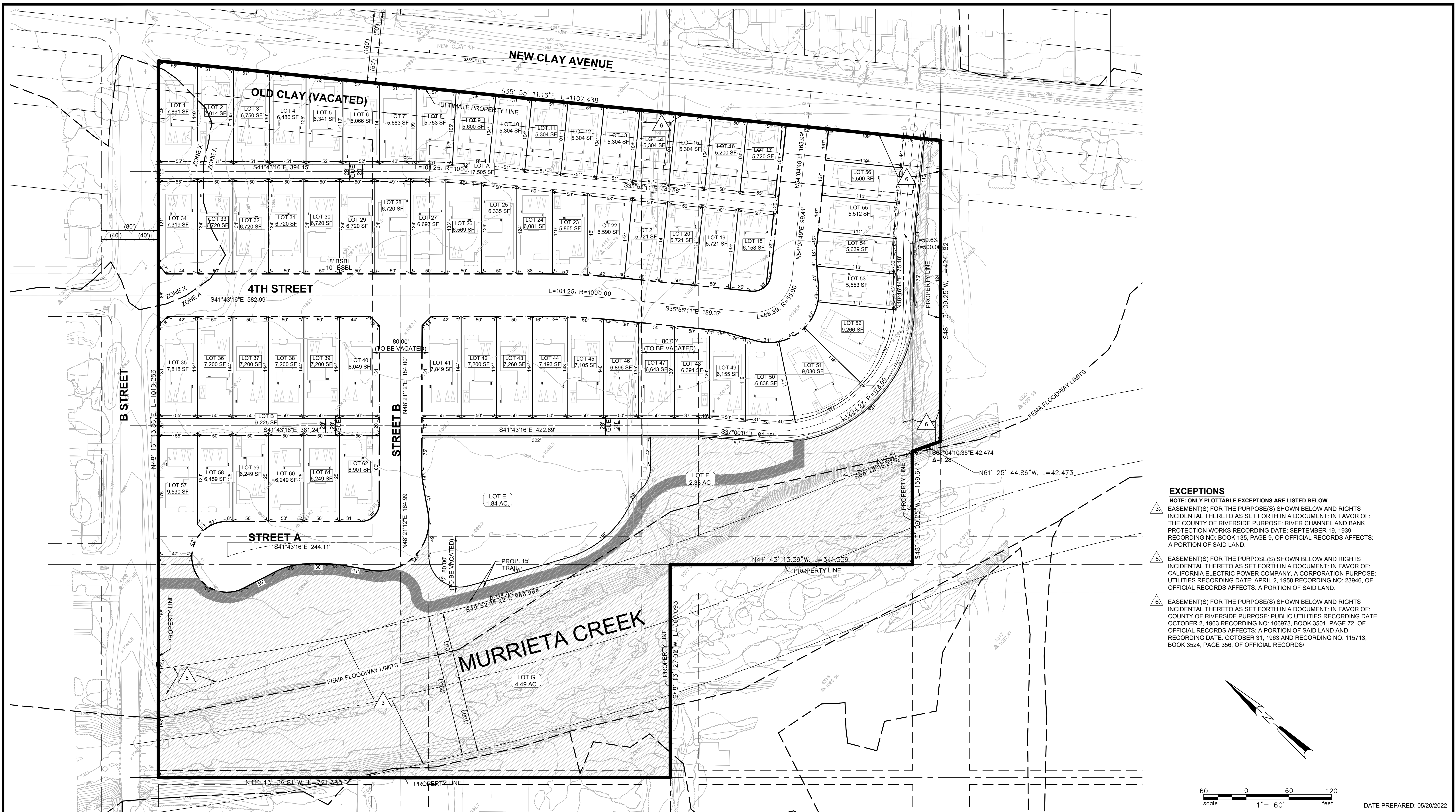
DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300

SCALE	HORIZONTAL	VERTICAL
PREPARED BY	DATE	
JUSTIN A. BROWN		
RCE NO. 85617	EXP. DATE: 09/30/2024	

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

SHEET 2	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 8
RP-2021-2429, MDP-2021-2430		
DEVELOPMENT PLAN		
DIVERSIFIED PACIFIC, LLC		
EXISTING CONDITIONS & LEGAL DESCRIPTION		
APPROVED	DATE	
ROBERT K. MOEHLING		
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	RCE 63056	
DWN BY:	PROJECT NO.	DRAWING NO.
CHKD BY:	DVPA00000001	
FIELD BK:		

Plot Date: 5/17/2023 10:54 AM
 Save Date: 5/16/2023 5:39 PM
 By: Justin Brown
 By: Juab
 File: P:\DVP\PA00000001\0400\AD\EC\SH\ETS\DEVELOPMENT PLAN\EC-05-02-DVPA00000001.dwg



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 RECORDED: RECORDED 1935, RESET 1983
 ELEVATION: EL=1097.22 DATUM: NAVD88

APPROVED FOR SIGNATURE

PLAN CHECK ENGR. NAME TYPED	DATE
PLAN CHECK FIRM	
RCE NO.	

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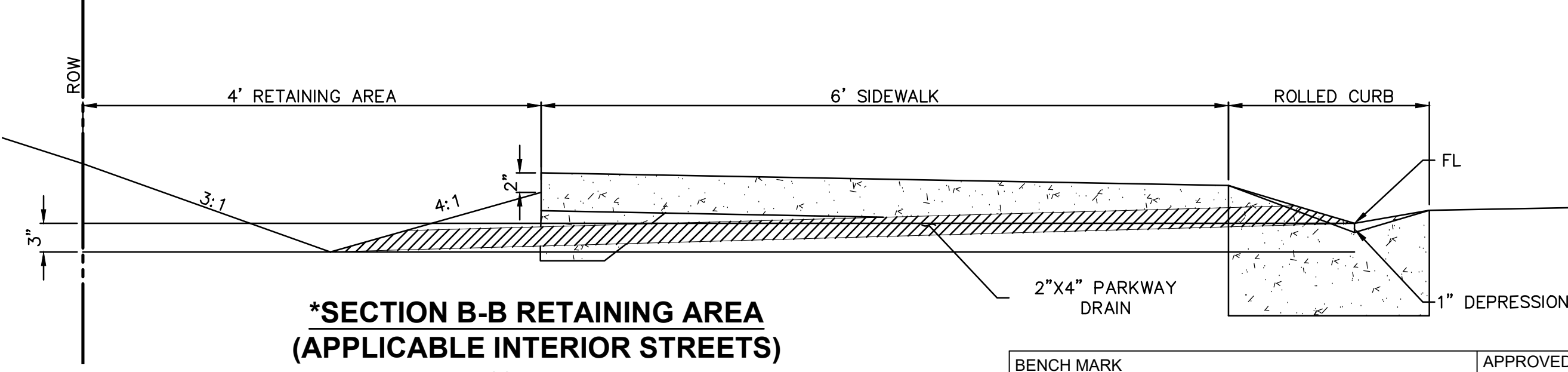
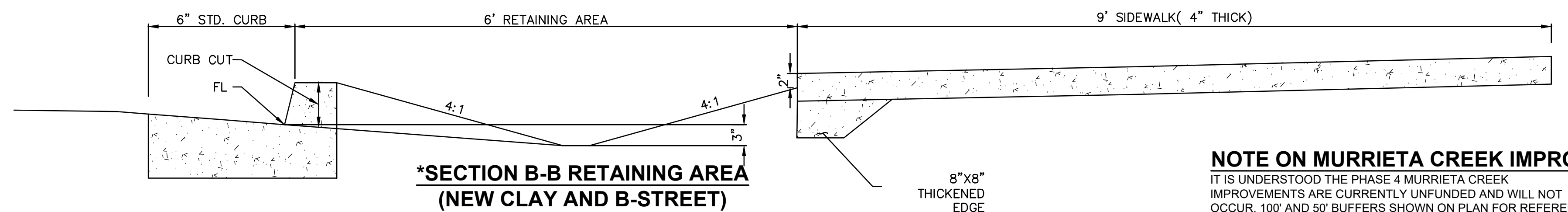
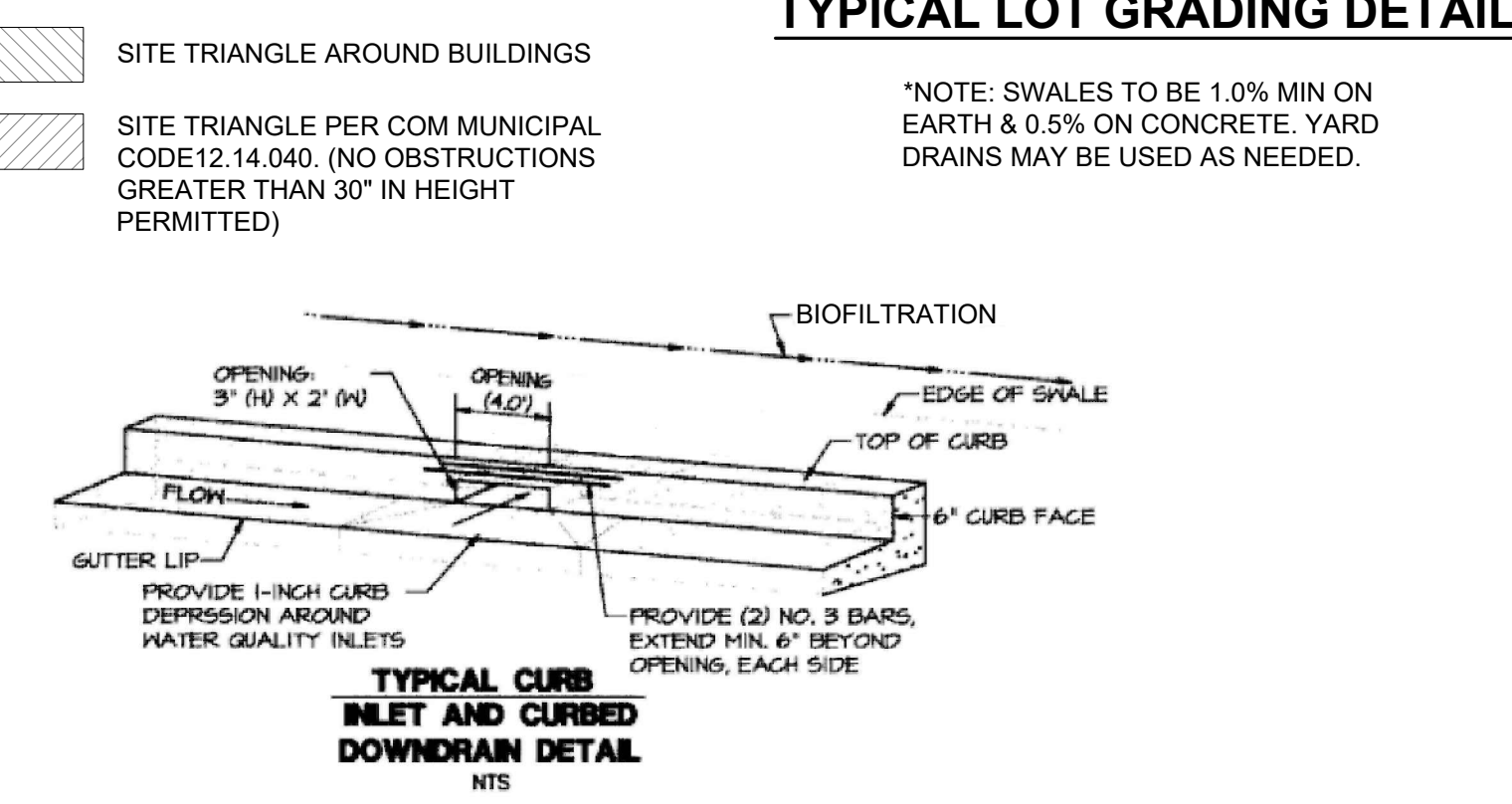
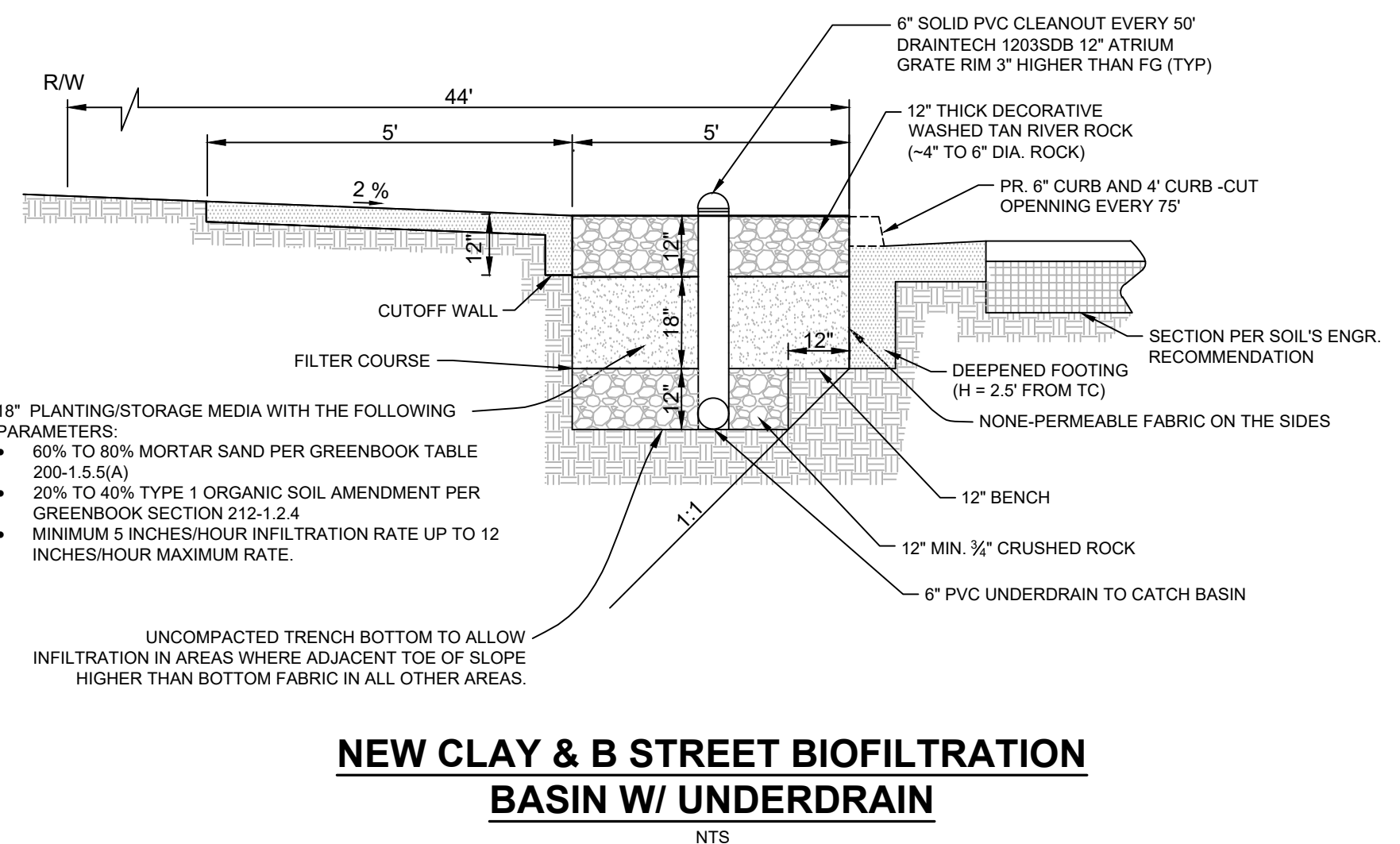
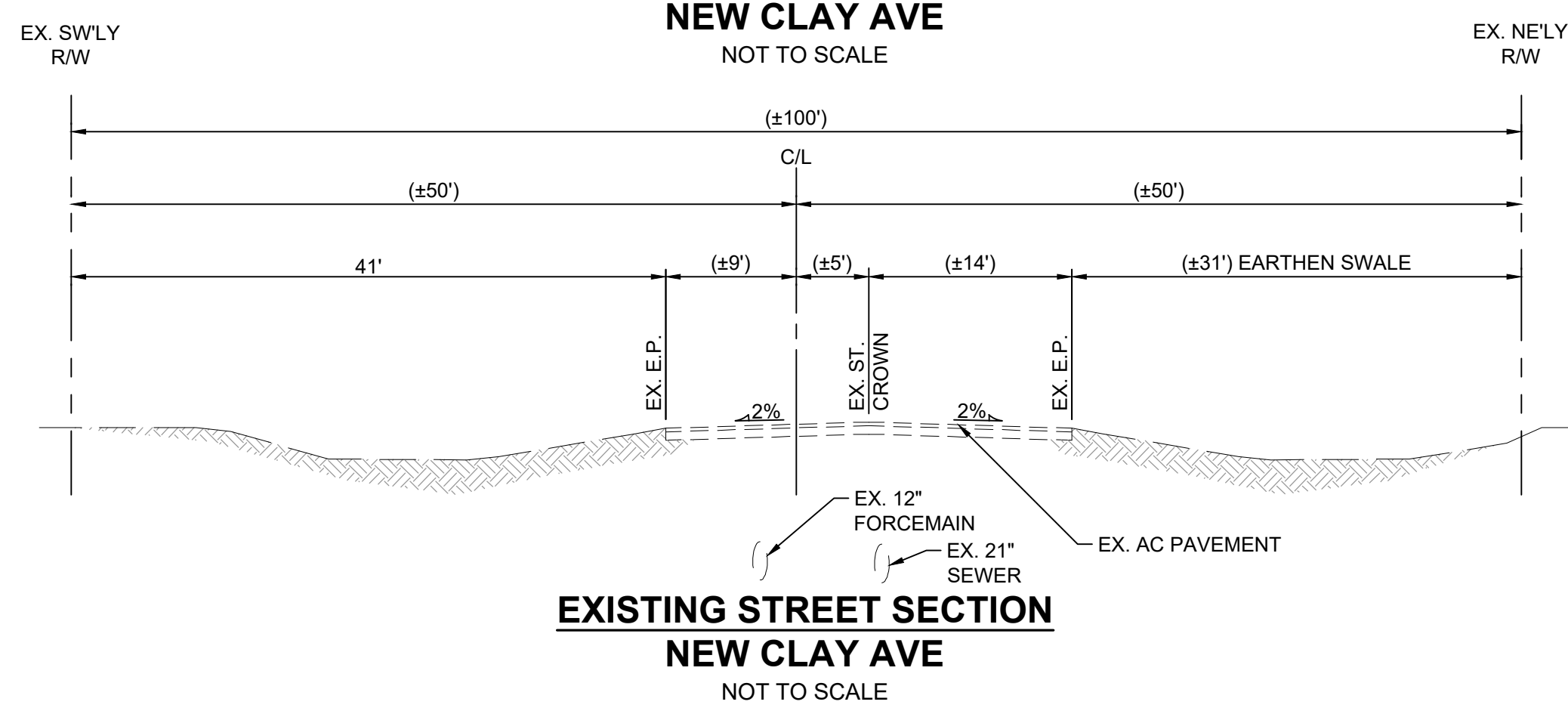
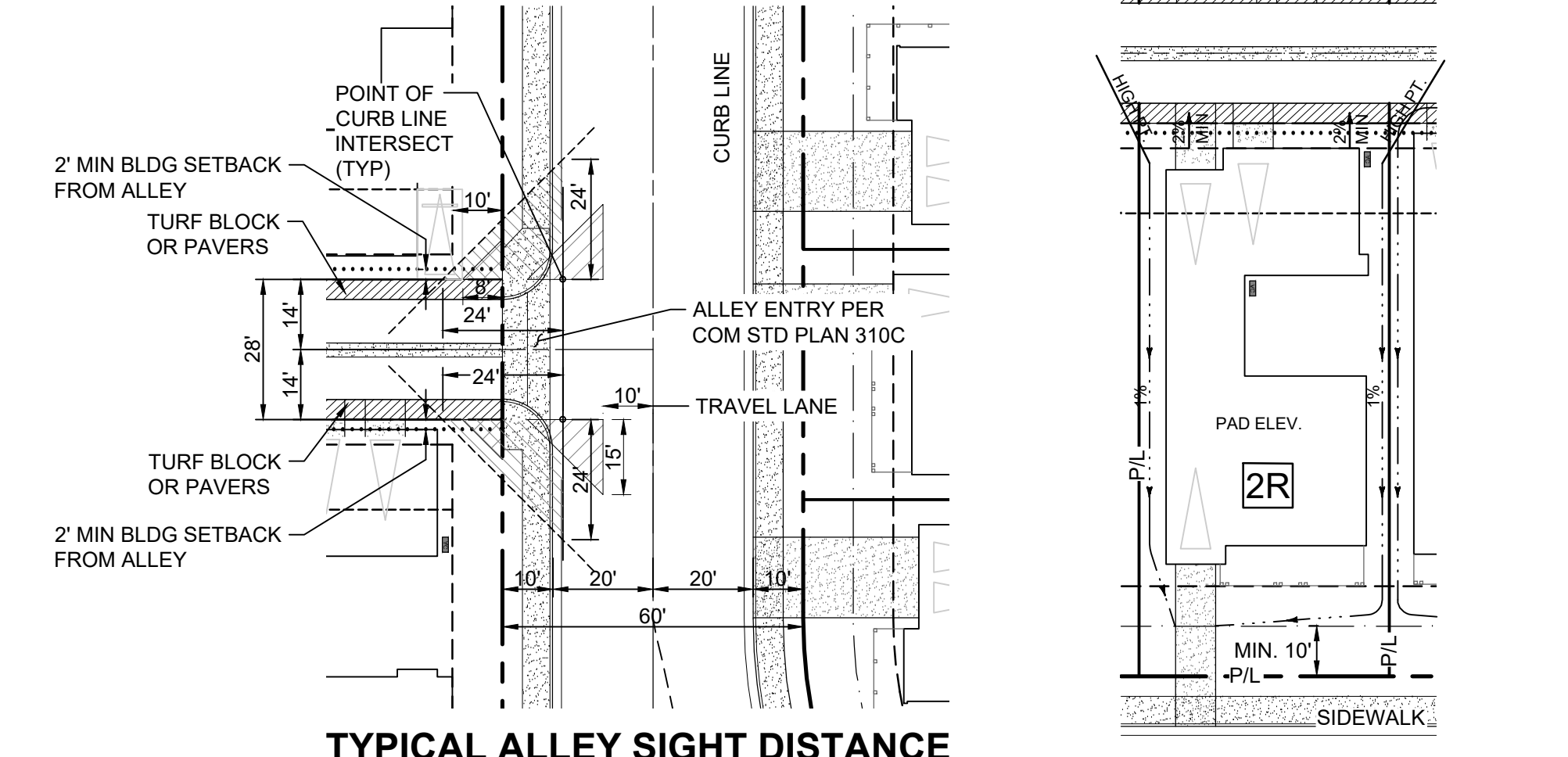
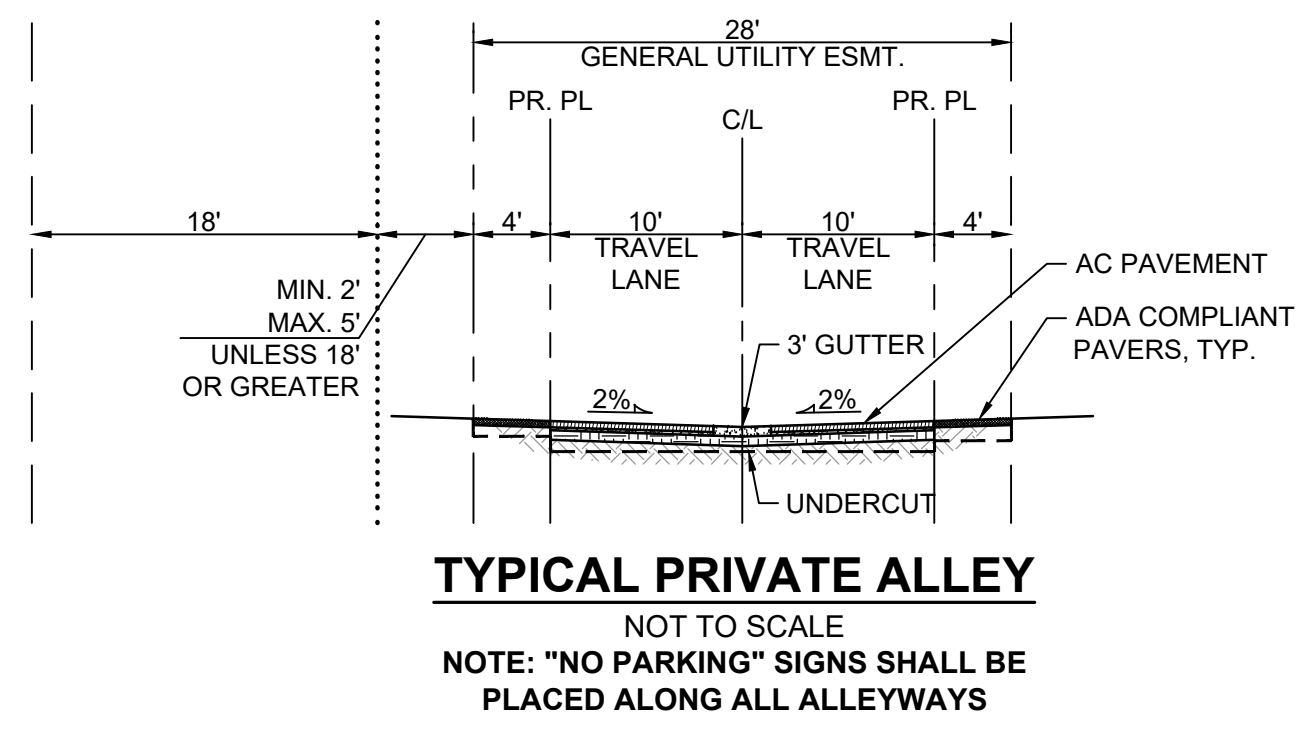
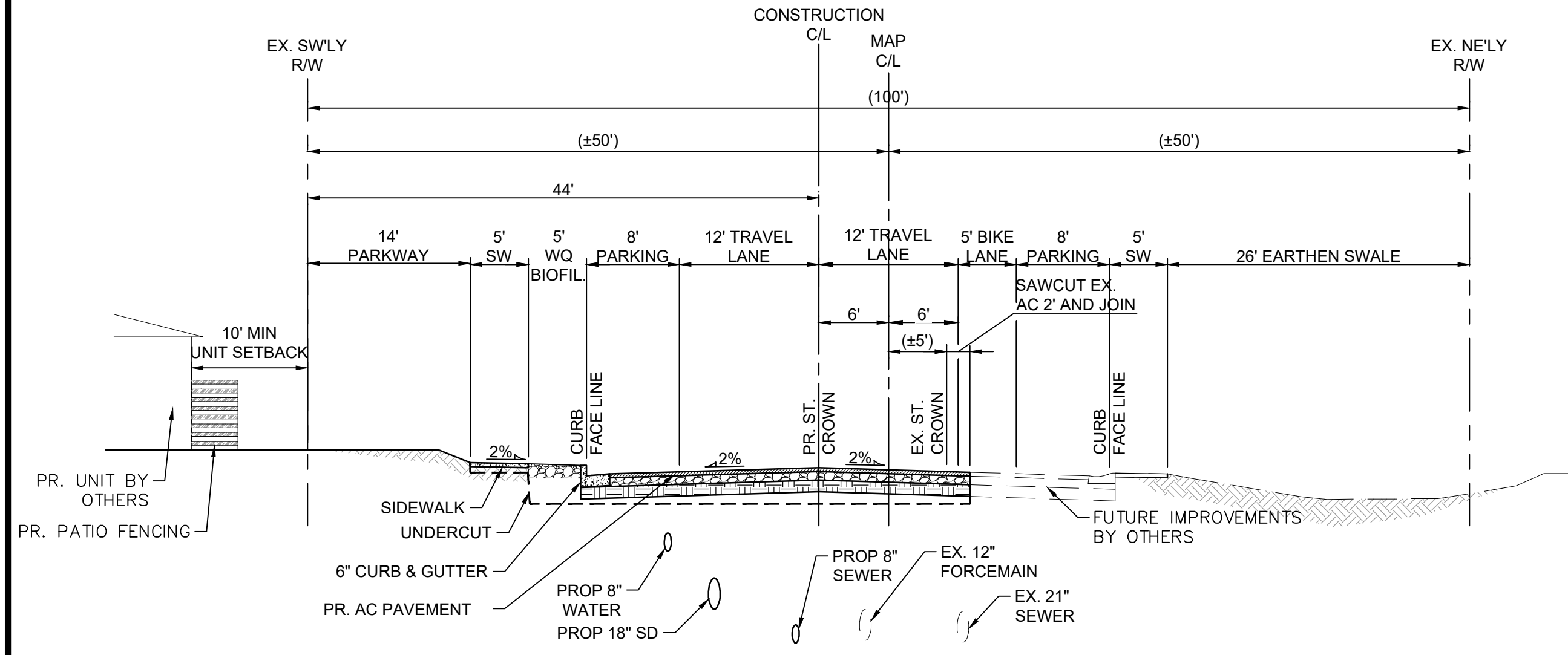
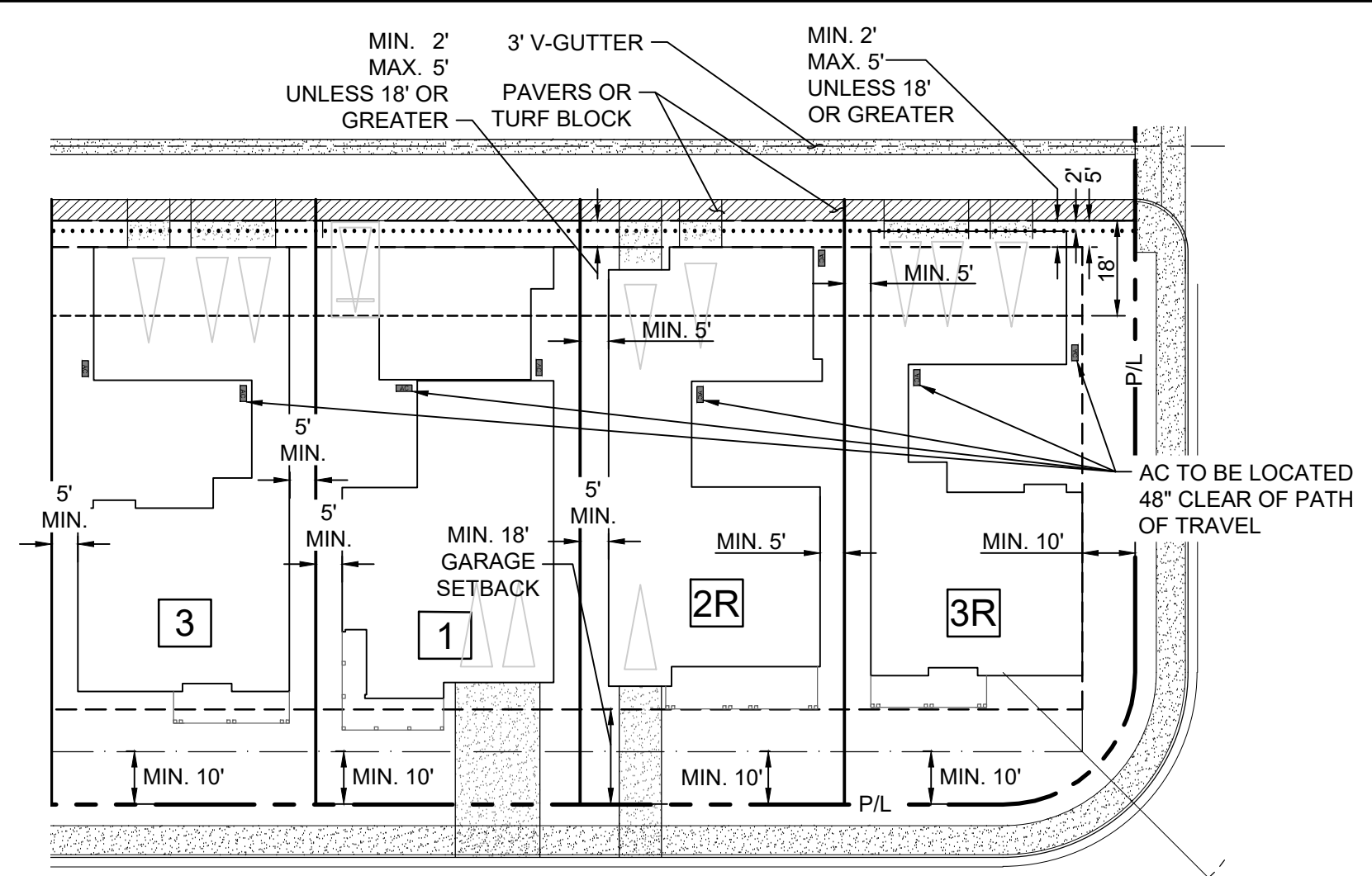
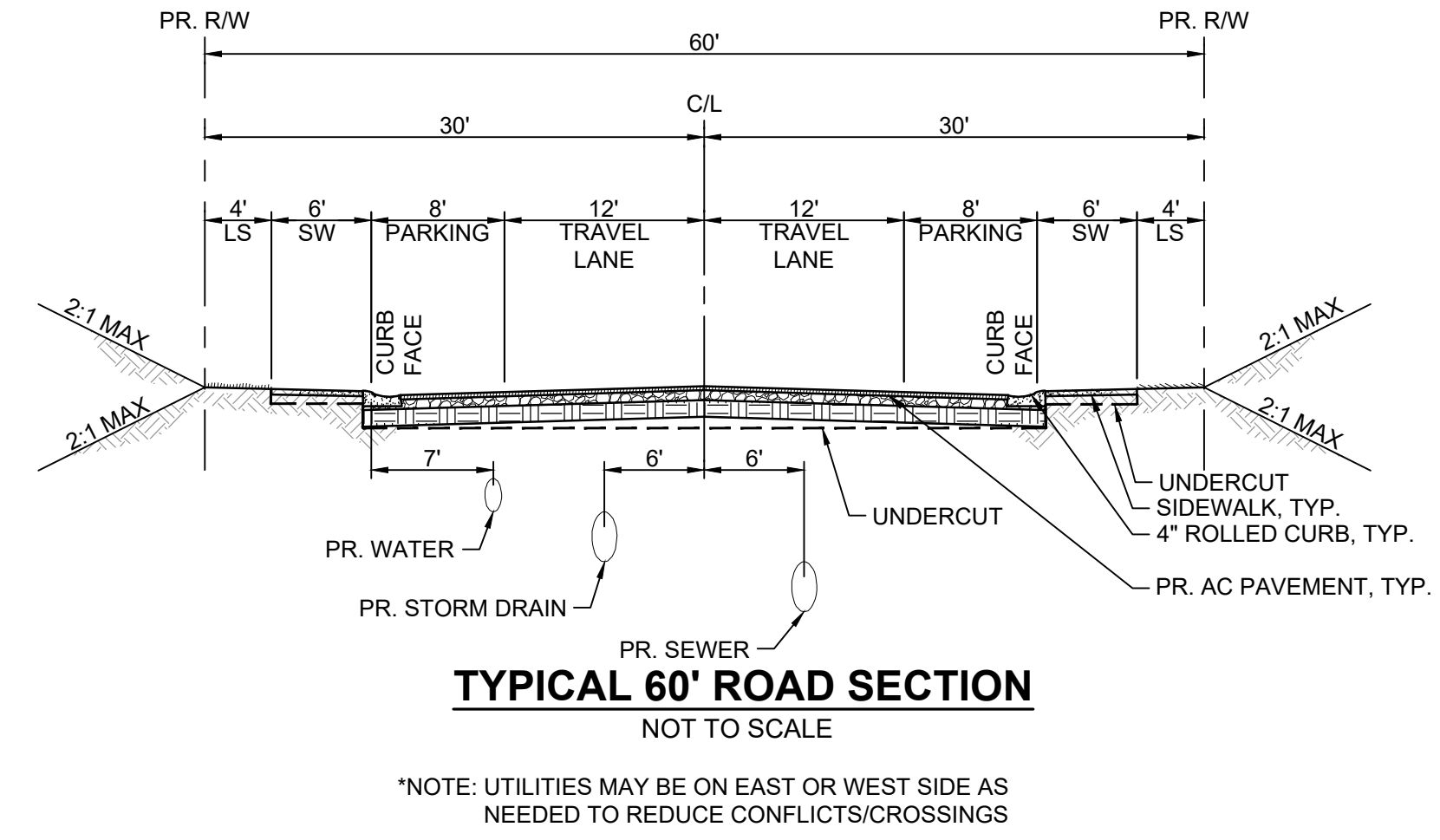
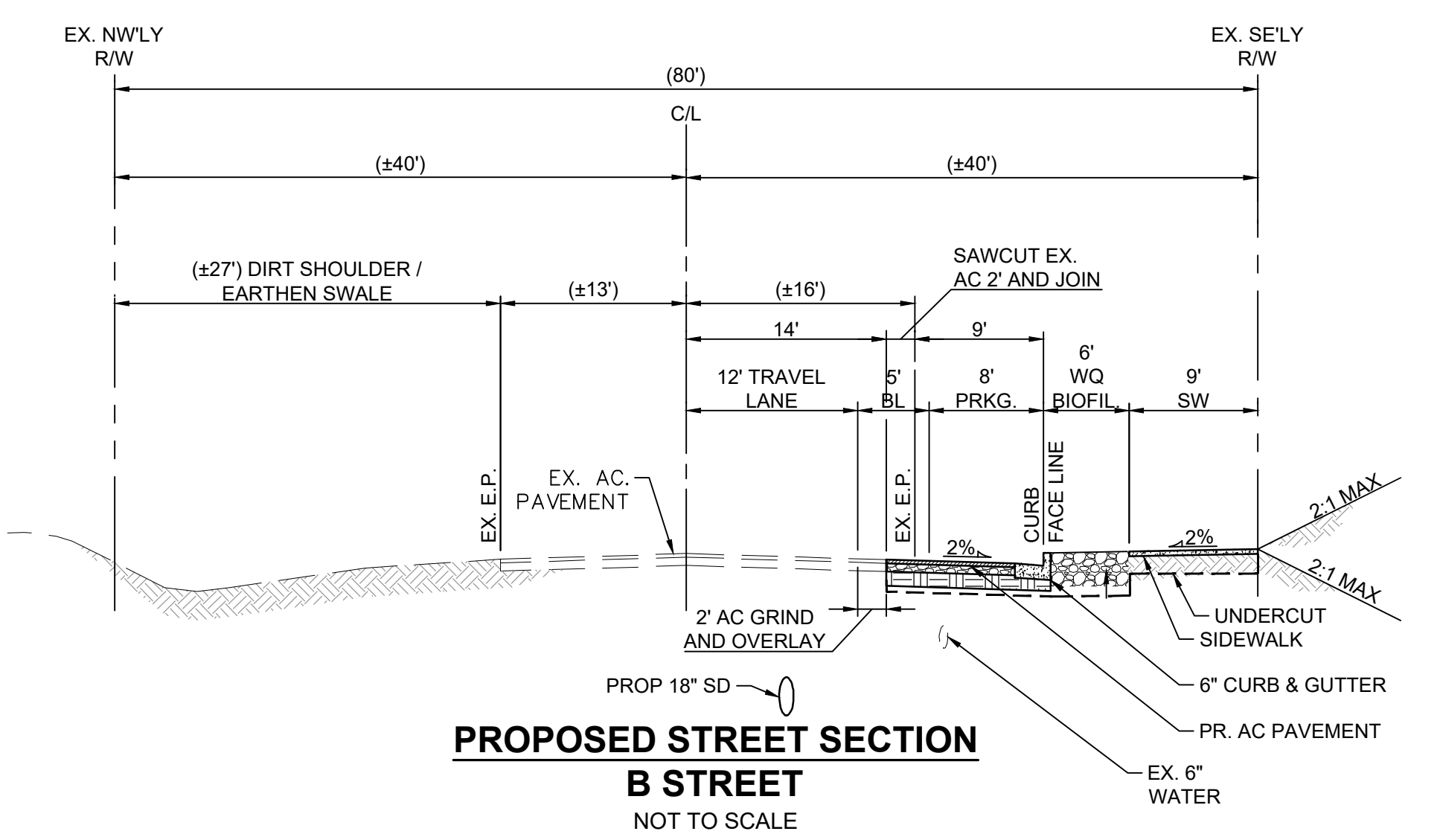
DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300

SCALE	HORIZONTAL	VERTICAL
PREPARED BY	DATE	
JUSTIN A. BROWN		
RCE NO. 85617	EXP. DATE: 09/30/2024	

DATE	INITIAL	REVISION DESCRIPTION

SHEET 3	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 8
IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC TENTATIVE TRACT MAP		
APPROVED ROBERT K. MOEHLING DIRECTOR OF PUBLIC WORKS / CITY ENGINEER		
DWN BY: CHKD BY: FIELD BK:	PROJECT NO. DVPAA0000001	DRAWING NO.

DATE PREPARED: 05/20/2022



NOTE ON MURRIETA CREEK IMPROVEMENTS
IT IS UNDERSTOOD THE PHASE 4 MURRIETA CREEK IMPROVEMENTS ARE CURRENTLY UNFUNDED AND WILL NOT OCCUR. 100' AND 50' BUFFERS SHOWN ON PLAN FOR REFERENCE.

***RETAINING AREA NOTE**
RETAINING AREA TO BE REMOVED DURING FINAL ENGINEERING

BENCH MARK
DESCRIPTION: COUNTY BENCHMARK "R-5 RESET 1983"
LOCATION: NE OF THE "T" INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA, 56' SELY OF PP#1594267E. 5' NELY OF A 4" X 4" STREET SIGN POST
RECORDED: RECORDED 1935, RESET 1983
ELEVATION: EL=1097.22 DATUM: NAVD88

APPROVED FOR SIGNATURE

PLAN CHECK ENGR. NAME TYPED	DATE
PLAN CHECK FIRM RCE NO.	

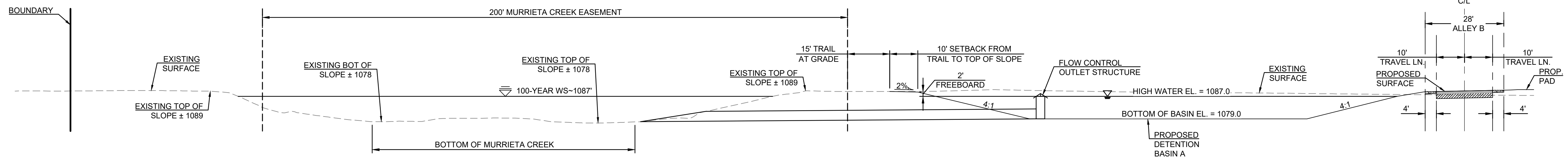
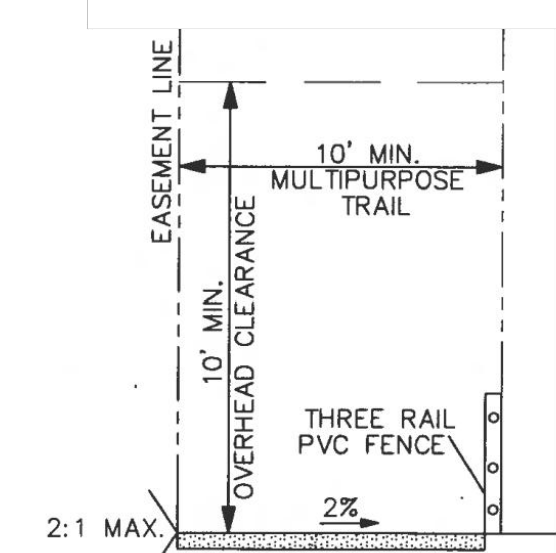
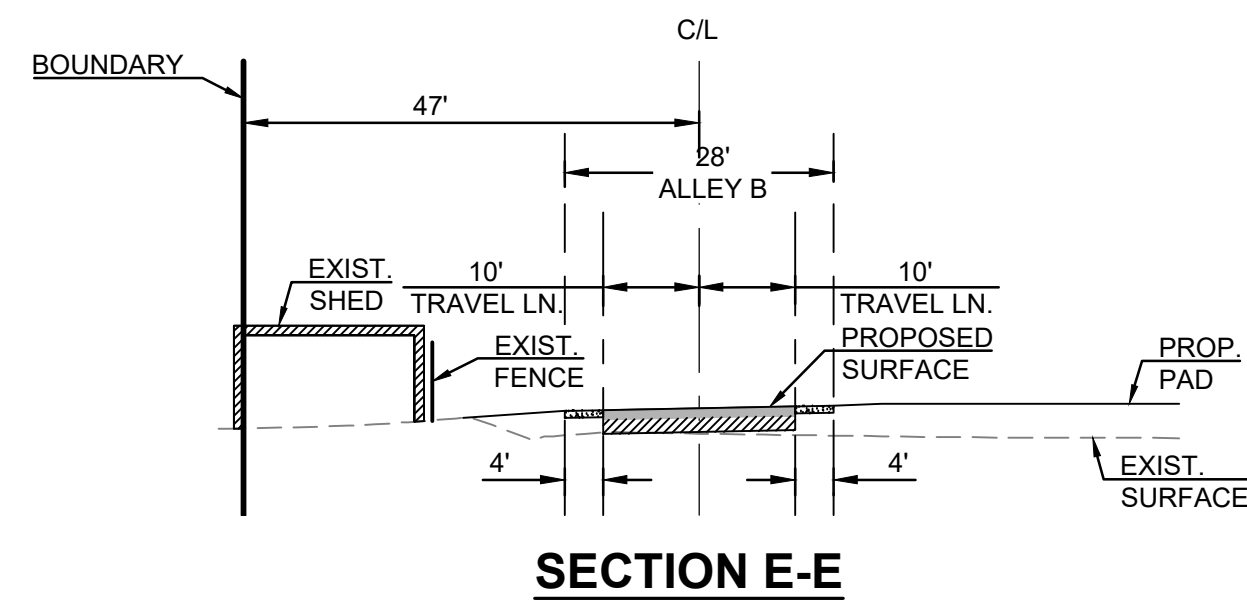
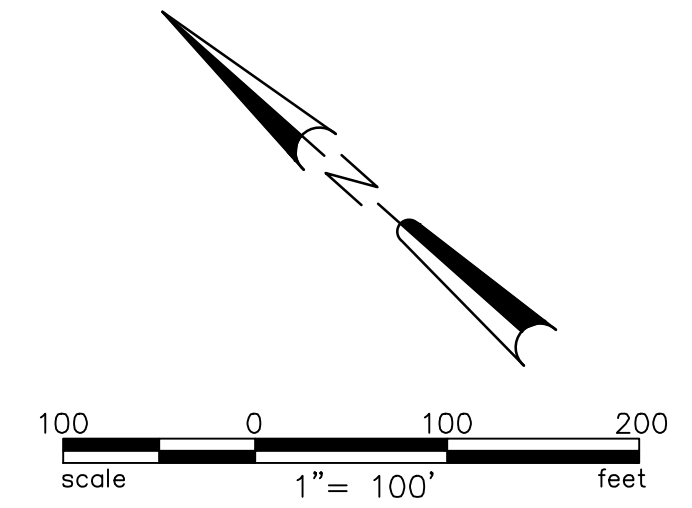
DAVID EVANS AND ASSOCIATES INC.
41951 Remington Ave. Ste 220
Temecula, CA 92590
Phone: 951.294.9300

SCALE	HORIZONTAL
SCALE	VERTICAL
PREPARED BY	DATE
JUSTIN A. BROWN	
RCE NO. 85617	EXP. DATE: 09/30/2024

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

SHEET 4	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 8
IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC DETAILS AND TYPICAL SECTIONS		
APPROVED	DATE	
ROBERT K. MOEHLING		
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	RCE 63056	
DWN BY:	PROJECT NO.	DRAWING NO.
CHKD BY:	DVPA0000001	
FIELD BK:		

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 By: Justin Brown
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BENCH MARK
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 LOCATION: NE OF THE 1ST INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA, 56' SELY OF PP#1594267E, 5' NELY OF A 4" X 4" STREET SIGN POST
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APPROVED FOR SIGNATURE
 PLAN CHECK ENGR. NAME TYPED _____ DATE _____
 PLAN CHECK FIRM RCE NO. _____

SEAL:

DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300

SCALE: HORIZONTAL
 PREPARED BY: JUSTIN A. BROWN DATE: _____
 RCE NO. 85617 EXP. DATE: 09/30/2024

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

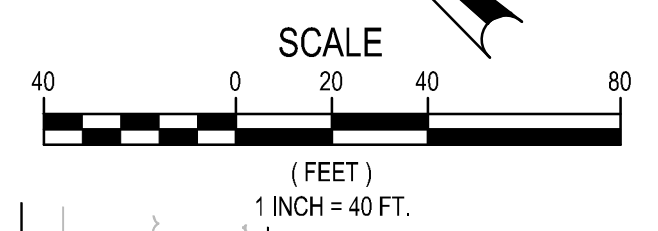
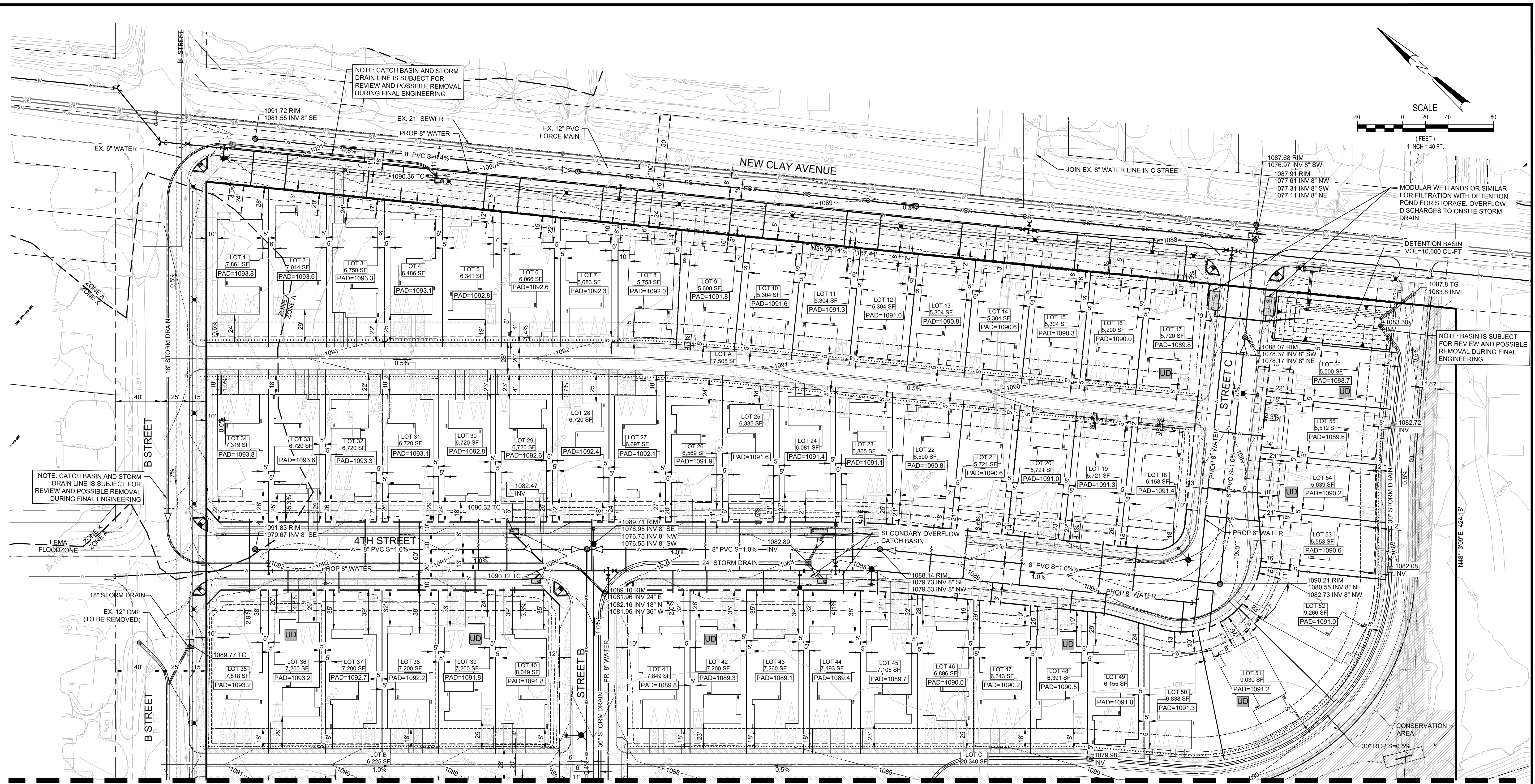
SHEET **5** CITY OF MURRIETA ENGINEERING DEPARTMENT SHEETS **8**

IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC GRADING SECTIONS

APPROVED: ROBERT K. MOEHLING _____ DATE _____
 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 63056

DWN BY: _____ PROJECT NO. DVPA0000001 DRAWING NO. _____
 CHKD BY: _____
 FIELD BK: _____

Plot Date: 5/17/2023 10:55 AM By: Justin Brown
 Save Date: 5/16/2023 12:23 AM By: Juab File: P:\DVP\PA00000001\0406\DC\DC\SH\DEVELOPMENT PLAN\EC-05-04-DVPA00000001.dwg



NOTE: CATCH BASIN AND STORM DRAIN LINE IS SUBJECT FOR REVIEW AND POSSIBLE REMOVAL DURING FINAL ENGINEERING.

NOTE: CATCH BASIN AND STORM DRAIN LINE IS SUBJECT FOR REVIEW AND POSSIBLE REMOVAL DURING FINAL ENGINEERING.

NOTE: BASIN IS SUBJECT FOR REVIEW AND POSSIBLE REMOVAL DURING FINAL ENGINEERING.

SEE SHEET 6

Plot Date: 5/17/2023 10:55 AM By: Justin Brown
 Save Date: 3/29/2023 11:45 AM By: Juab File: P:\DDV\PA00000001\0400CAD\CSHETS\DEVELOPMENT PLAN\EC-05-DV\PA00000001.dwg

- LEGEND**
- EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE (SIZE PER PLAN)
 - STORM DRAIN DRAWN TO SCALE (SIZE PER PLAN)
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - FLOW ARROW
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED CONCRETE
 - SEWER MANHOLE
 - UNIVERSAL DESIGN COMPLIANT UNIT
 - CONSERVATION AREA (NOTE: TRAIL INCLUDED)

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
RAW VOLUMES	15,700	71,800
LESS ROADBEDS	(5,800)	
OIL AND RECOMPACTION (8" AVERAGE ACROSS SITE)	173,000	173,000
SUBSIDENCE (0.1')	(2,200)	
SUBTOTAL	180,700	244,800
SHRINKAGE (10%)	(18,300)	
SUBTOTAL	162,400	244,800
GROSS		82,400

BENCH MARK
 DESCRIPTION: COUNTY BENCHMARK "R-5 RESET 1983"
 LOCATION: NE OF THE "T" INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA, 56' SELY OF PP#1994267E, 5' NELY OF A 4" X 4" STREET SIGN POST
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PLAN CHECK FIRM	
RCE NO.	

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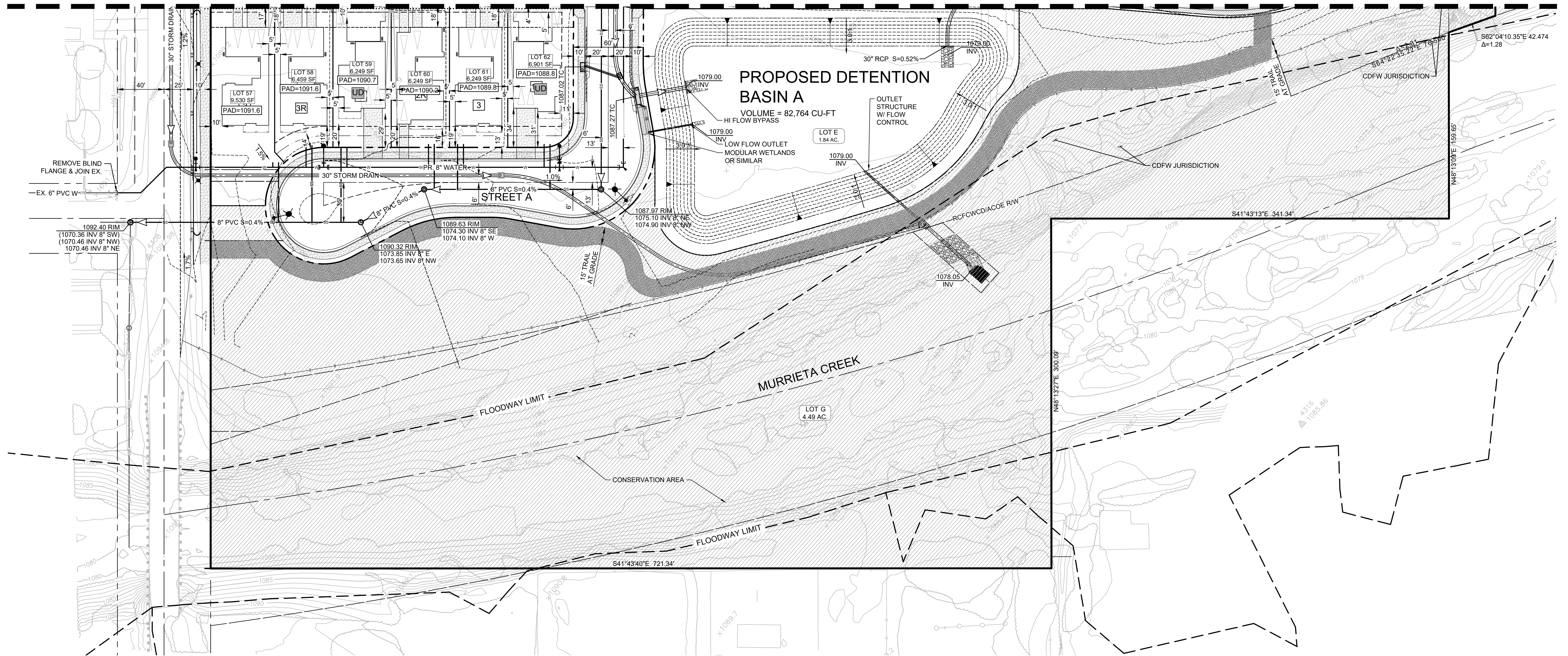
DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300

SCALE	PREPARED BY	DATE
HORIZONTAL	JUSTIN A. BROWN	
VERTICAL	RCE NO. 85617	EXP. DATE: 09/30/2024

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

SHEET 6	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 8
IVY HOUSE DEVELOPMENT PLAN		
DIVERSIFIED PACIFIC, LLC		
CONCEPTUAL GRADING PLAN		
APPROVED ROBERT K. MOEHLING DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	DATE RCE 63056	
DWN BY: CHKD BY: FIELD BK:	PROJECT NO. DVPA0000001	DRAWING NO.

SEE SHEET 6

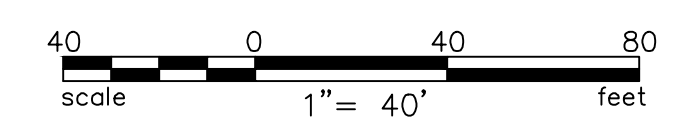
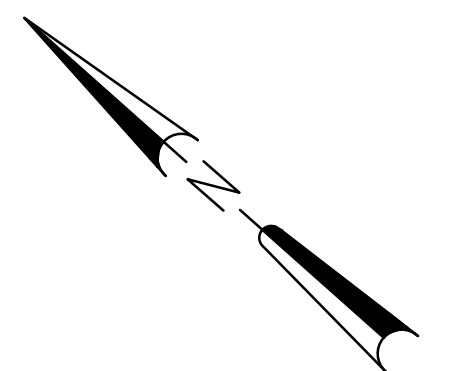


LEGEND

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE (SIZE PER PLAN)
- STORM DRAIN DRAWN TO SCALE (SIZE PER PLAN)
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- SEWER MANHOLE
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GROSS		82,400



Plot Date: 5/17/2023 10:56 AM By: Justin Brown
 Save Date: 5/16/2023 5:41 PM By: Juab
 File Path: D:\DVP\PA00000001\0400CAD\DESIGN\DEVELOPMENT PLAN\EC-05-06-DVPA00000001.dwg

BENCH MARK
 DESCRIPTION: COUNTY BENCHMARK "R-5 RESET 1983"
 LOCATION: NE OF THE 1ST INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA; 56' SELY OF PP#1594267E; 5' NELY OF A 4" X 4" STREET SIGN POST
 RECORDED: RECORDED 1935, RESET 1983
 ELEVATION: EL=1097.22 DATUM: NAVD88

APPROVED FOR SIGNATURE

PLAN CHECK ENGR. NAME TYPED _____ DATE _____

PLAN CHECK FIRM _____ RCE NO. _____

SEAL:

DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300

SCALE: HORIZONTAL

PREPARED BY: JUSTIN A. BROWN DATE: 09/30/2024

VERTICAL

RCE NO. 85617 EXP. DATE: 09/30/2024

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

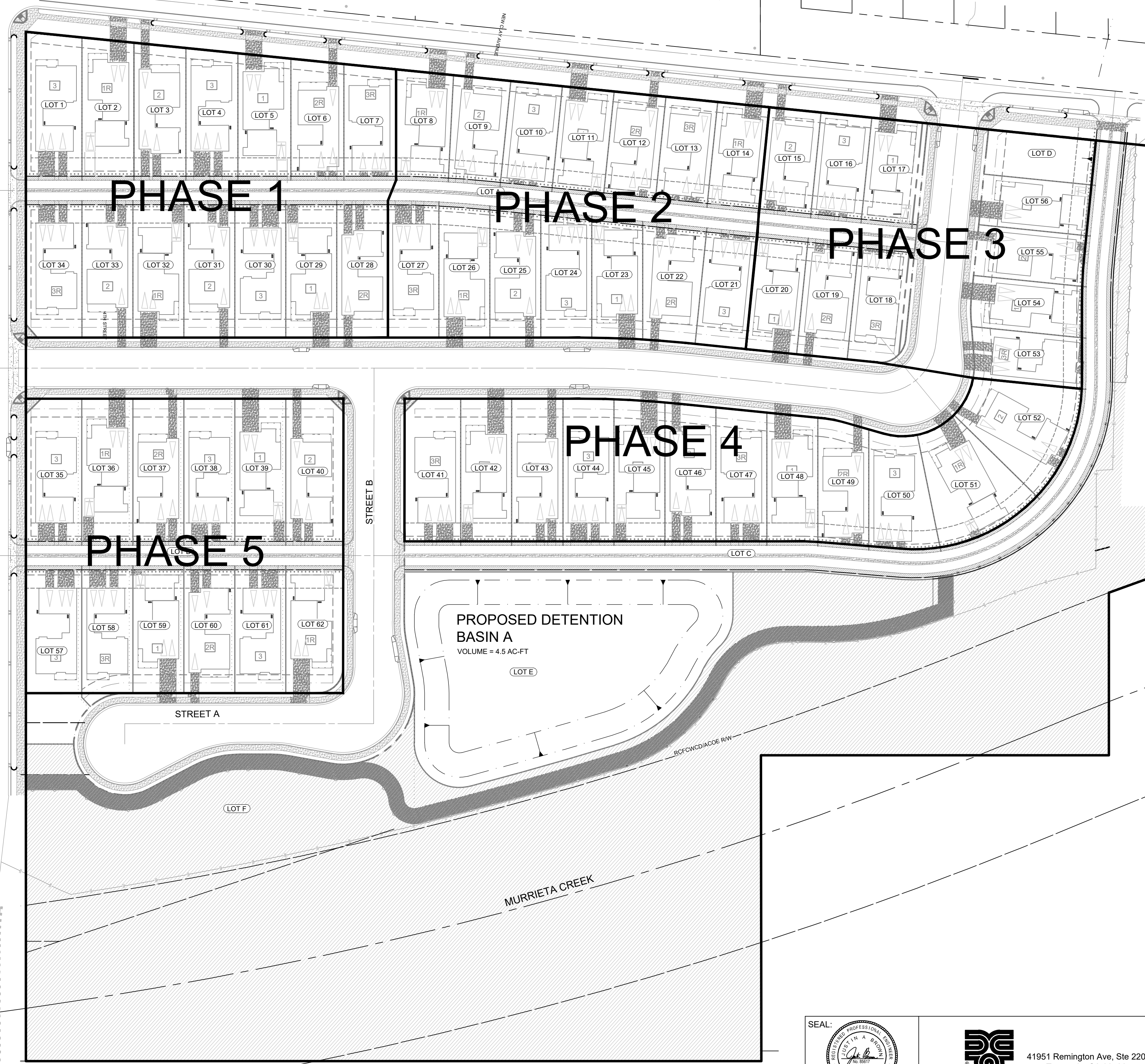
SHEET **7** CITY OF MURRIETA ENGINEERING DEPARTMENT SHEETS **8**

IVY HOUSE DEVELOPMENT PLAN
DIVERSIFIED PACIFIC, LLC
CONCEPTUAL GRADING PLAN

APPROVED: ROBERT K. MOEHLING DATE: RCE 63056
 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

DWN BY: _____ PROJECT NO. DVPA0000001
 CHKD BY: _____ DRAWING NO. _____
 FIELD BK: _____

Plot Date: 5/17/2023 10:57 AM
 Save Date: 5/16/2023 5:41 PM
 By: Justin Brown
 File: P:\DVP\PA00000001\0400CAD\DC\SHETS\DEVELOPMENT PLAN\EC-05-07-DVPA00000001.dwg



BENCH MARK
 DESCRIPTION: COUNTY BENCHMARK "R-5 RESET 1983"
 LOCATION: NE OF THE 1ST INTERSECTION OF KALMA ST. AND 2ND 31' NELY OF THE CL OF 2ND AVE. 31' SELY OF THE CL OF KALMA, 56' SELY OF PP#1594267E, 5' NELY OF A 4" X 4" STREET SIGN POST
 RECORDED: RECORDED 1935, RESET 1983
 ELEVATION: EL=1097.22 DATUM: NAVD88

APPROVED FOR SIGNATURE
 PLAN CHECK ENGR. NAME TYPED _____ DATE _____
 PLAN CHECK FIRM RCE NO. _____

SEAL:

 SCALE
 HORIZONTAL
 VERTICAL

DAVID EVANS AND ASSOCIATES INC.
 41951 Remington Ave. Ste 220
 Temecula, CA 92590
 Phone: 951.294.9300
 PREPARED BY JUSTIN A. BROWN RCE NO. 85617 DATE 09/30/2024

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

SHEET 8	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 8
IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC PHASING PLAN		
APPROVED ROBERT K. MOEHLING _____ DATE _____ DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 63056		
DWN BY: _____	PROJECT NO. DVPA00000001	DRAWING NO. 8