

RCE NO.

		• • • • • •	
COVER SHEET EXISTING CONDITIONS & LE DESCRIPTION TENTATIVE TRACT MAP DETAILS AND TYPICAL SEC GRADING SECTIONS	TIONS	WATER	WESTERN DISTRICT 14205 MEF RIVERSIDE 951.571.72
CONCEPTUAL GRADING PL CONCEPTUAL GRADING PL PHASING PLAN RAPHY SOURCE	AN	NATURAL GAS	SOCAL GA 25620 JEFI MURRIETA 800.427.22
NE SURVEY PERFORMED BY AND ASSOCIATES, SAN DIEGO ER 9, 2020 OGRAPHY PERFORMED BY NG AND MAPPING, INC. 6, 2021		ELECTRICITY	SOUTHER 26100 MEN ROMOLAN 800.655.45
DESCRIPTION 2 FOR COMPLETE CRIPTION		TRAFFIC SIGNALS	MURRIETA 1 TOWN SO MURRIETA 951.304.24
SAL DESIGN	BENCH MAR	RK	

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

ARCHITECTURAL SUMMARY									
PLAN TYPE	# OF UNITS	# OF BDRMS	1ST FLOOR (SF)	2ND FLOOR (SF)	LIVING AREA (SF)	PORCH/ LOGGIA (SF)	GARAGE (SF)	PLAN AREA* (SF)	
1	21	3	2301		2301	187	440	2928	
2	19	4	1465	1473	2938	695	805	4438	
3	22	5	1601	1544	3145	486	779	4410	

\*PLAN AREA INLCUDES LIVING AREA (MAIN UNIT + ADU), PORCH/LOGGIA, AND GARAGE

# **COVERAGE AND F.A.R. SUMMARY**

			ANDI	-				
	GROSS		BLDG	HARDS		LOT		FLOO
LOT		PLAN	COVERAGE	CAPE	LANDSCAPE	LOT	TOTAL BLDG	ARE
NO.	AREA	TYPE			AREA (SF)	COVERAGE		RATIO
_	(SF)		(SF)	AREA		(%)	(SF)	(%)
	7.004		4.000	(SF)	0.400		0.004	
1	7,861	3	1,932	2,018	3,463	25	3,924	50
2	7,014	1	2,174	1,908	2,365	31	2,741	39
3	6,750	2	2,025	1,633	2,847	30	3,743	55
4	6,486	3	1,932	2,024	2,082	30	3,924	60
5	6,341	1	2,174	1,731	1,869	34	2,741	43
6	6,066	2	2,025	1,584	2,212	33	3,743	62
	-							
7	5,683	3	1,932	1,857	1,446	34	3,924	69
8	5,753	1	2,174	1,542	1,470	38	2,741	48
9	5,600	2	2,025	1,307	2,023	36	3,743	67
10	5,304	3	1,932	1,856	1,068	36	3,924	74
11	5,304	1	2,174	1,504	1,059	41	2,741	52
12	5,304	2	2,025	1,382	1,652	38	3,743	71
13	5,304	2	2,025	1,633	1,291	38	3,924	74
	5,304		2,020		,			
14	-	1		1,640	923	41	2,741	52
15	5,304	2	2,025	1,150	1,884	38	3,743	71
16	5,200	3	1,932	1,649	1,171	37	3,924	75
17	5,720	1	2,174	1,588	1,391	38	2,741	48
18	6,158	3	1,932	1,539	2,239	31	3,924	64
19	5,721	2	2,025	1,409	2,042	35	3,743	65
20	5,721	1	2,174	1,588	1,392	38	2,741	48
		3	1,932					
21	5,721			1,553	1,788	34	3,924	69
22	6,590	2	2,025	1,326	2,994	31	3,743	57
23	5,865	1	2,174	1,658	1,466	37	2,741	47
24	6,081	3	1,932	1,586	2,115	32	3,924	65
25	6,335	2	2,025	1,604	2,461	32	3,743	59
26	6,569	1	2,174	1,709	2,119	33	2,741	42
27	6,697	3	1,932	1,876	2,441	29	3,924	59
	6,720	2	2,025	1,636	2,814		3,743	
28					,	30		56
29	6,720	1	2,174	1,784	2,195	32	2,741	41
30	6,720	3	1,932	1,979	2,361	29	3,924	58
31	6,720	2	2,025	1,576	2,874	30	3,743	56
32	6,720	1	2,174	1,786	2,193	32	2,741	41
33	6,720	2	2,025	1,576	2,874	30	3,743	56
34	7,319	3	1,932	1,867	3,072	26	3,924	54
35	7,818	3	1,932	1,889	3,549	25	3,924	50
	7,200	1	2,174	1,901	2,558		2,741	
36						30		38
37	7,200	2	2,025	1,593	3,337	28	3,743	52
38	7,200	3	1,932	1,865	2,955	27	3,924	55
39	7,200	1	2,174	1,923	2,536	30	2,741	38
40	8,049	2	2,025	1,653	4,126	25	3,743	47
41	7,849	3	1,932	1,865	3,604	25	3,924	50
42	7,200	1	2,174	1,939	2,520	30	2,741	38
		2					3,743	
43	7,260		2,025	1,654	3,336	28		52
44	7,193	3	1,932	1,865	2,948	27	3,924	55
45	7,105	1	2,174	1,900	2,464	31	2,741	39
46	6,896	2	2,025	1,710	2,916	29	3,743	54
47	6,643	3	1,932	1,866	2,397	29	3,924	59
48	6,391	1	2,174	1,758	1,892	34	2,741	43
49	6,155	2	2,025	1,380	2,505	33	3,743	61
	6,838	3	1,932	1,640	2,818		3,924	
50	-					28		57
51	9,030	1	2,174	1,668	4,621	24	2,741	30
52	9,266	2	2,025	1,282	5,714	22	3,743	40
53	5,553	3	1,932	1,544	1,629	35	3,924	71
54	5,639	1	2,174	1,568	1,330	39	2,741	49
55	5,512	2	2,025	1,314	1,928	37	3,743	68
56	5,500	1	2,174	1,574	1,185	40	2,741	50
		3	1,932	1,865	5,285		3,924	
57	9,530					20		41
58	6,459	3	1,932	1,865	2,214	30	3,924	61
59	6,249	1	2,174	1,712	1,796	35	2,741	44
	6,249	2	2,025	1,502	2,477	32	3,743	60
60	0,0						0.004	
	6,249	3	1,932	1,865	2,004	31	3,924	63

# **PROJECT SUMMARY**

OTAL EXISTING SITE AREA
RESIDENTIAL LOTS

PUBLIC RIGHT-OF-WAY DEDICATION RIVATE ALLEY AREA (LOTS A-C) PRIVATE OPEN SPACE (LOTS D-E) **FOTAL DEVELOPMENT FOOTPRINT\*** 

OPEN SPACE DEDICATION (LOTS F-G) \*PUBLIC R/W TO BE MAINTAINED BY CFD SHOULD ONE BE FORMED. \*OPEN SPACE TO BE MAINTAINED BY QUALIFIED 3RD PARTY. **\*OPEN SPACE INCLUDES EQUESTRIAN TRAIL** 

41951 Remington Ave, Ste 220 Temecula, CA 92590 Phone: 951.294.9300

EXP. DATE: 09/30/2024

DATE

RCE NO. 85617

SF	AC	% OF SITE
930,654	21.36	100.00%
418,339	9.60	44.95%
112,805	2.59	12.12%
48,673	1.12	5.23%
70,499	1.62	7.58%
650,316	14.93	69.88%
297,515	6.83	31.97%

### **GENERAL NOTES**

- TOTAL EXISTING GROSS SITE AREA: APPROX. 21.365 ACRES TOTAL PROPOSED GROSS SITE AREA: APPROX. 21.759 ACRES
- TOTAL NET SITE AREA: APPROX. 12.417 ACRES = GROSS SITE AREA (21.759 AC) - PUBLIC STREET DEDICATION (2.590 AC) - OPEN SPACE DEDICATION (6.752 AC)
- EXISTING LAND USE: VACANT PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND OPEN SPACE
- TOTAL NUMBER OF DWELLING UNITS: 124 TOTAL NUMBER OF PROPOSED LOTS: 69

L NUMBER OF FROFUSED LUTS.	08
RESIDENTIAL LOTS:	62
OPEN SPACE LOTS:	4
PRIVATE ALLEY LOTS:	3

- 6. ASSESSOR'S PARCEL NUMBERS: 906-193-001, 906-20-001, 906-200-002. 906-212-001, 906-221-001, 906-221-002
- 7. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION: SP (DOWNTOWN MURRIETA SPECIFIC PLAN)
- 8. EXISTING ZONING: VRS-1 (VILLAGE RESIDENTIAL SINGLE-FAMILY)
- NET DENSITY: 9.986 DU/AC (124 DU'S/12.417 AC)
- AVERAGE DAILY TRIPS: TBD ADT (SEE TRAFFIC STUDY)
- 11. TOTAL LANDSCAPED AREA: 3.702 ACRES (29.81% OF NET ACRES) 12. TOTAL OPEN SPACE REQUIRED: 0 SF
- TOTAL OPEN SPACE PROVIDED: 372,195 SF
- 13. TOTAL OFF-STREET PARKING REQUIRED: 2 GARAGE SPACES PER UNIT TOTAL OFF-STREET PARKING PROVIDED: 2 GARAGE SPACES
  - PER MAIN UNIT, **1 SPACE PER ADU**
- 14. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE
- CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- 15. THE PROJECT HAS MODERATE TO HIGH LIQUEFACTION POTENTIAL 16. ONSITE RUNOFF TO BE TREATED BY MODULAR WETLAND DETAINED BY BASINS SHOWN HEREON.
- 17. PORTION OF SITE IS WITHIN ZONE A, AND REMAINDER IN ZONE X. THE SITE GRADING SHALL ELEVATE THE PROJECT OUT OF THE 100 YEAR FLOODPLAIN.

### **GENERAL DESIGN NOTES**

- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE CITY OF MURRIETA DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
- 2. ALL EASEMENTS SHALL BE PROVIDED, REMOVED, OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES, AND THEIR APPROPRIATE DISTRICTS
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE CITY'S SUBSTANTIAL
- CONFORMANCE GUIDELINES SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS
- REPORT PREPARED BY: PETRA GEOSCIENCES DATED 11/17/2020.
- EXACT GRADING DESIGN SHALL BE DONE AT FINAL ENGINEERING PER THE FINAL GRADING PLAN AND APPROVED HYDROLOGY REPORT
- GRADED SWALES SHALL HAVE A MINIMUM OF 1% FLOW LINE GRADE ALL STREET DESIGNS, STREET LIGHTS, AND FIRE HYDRANTS TO CONFORM TO THE CITY OF MURRIETA DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
- 9. LANDSCAPING AND TREE PLANTING SHALL BE PER THE MURRIETA LANDSCAPE MANUAL
- 10. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF MURRIETA DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
- 11. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%. 12. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY OF MURRIETA, THE PUBLIC WORKS DEPARTMENT TRAFFIC SECTION AND PER THE CITY'S STREET LIGHT CONSTRUCTION STANDARDS. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS AS A GUIDE ONLY.
- 13. THE PROPOSED STORM DRAIN SYSTEM SHALL BE PRIVATELY MAINTAINED
- BY THE HOME OWNERS ASSOCIATION. 14. THE SITE IS NOT LOCATED WITHIN A CURRENT DESIGNATED EARTHQUAKE FAULT ZONE.
- 15. DRY UTILITIES SHALL BE PLACED IN ALLEYS.
- OWNER

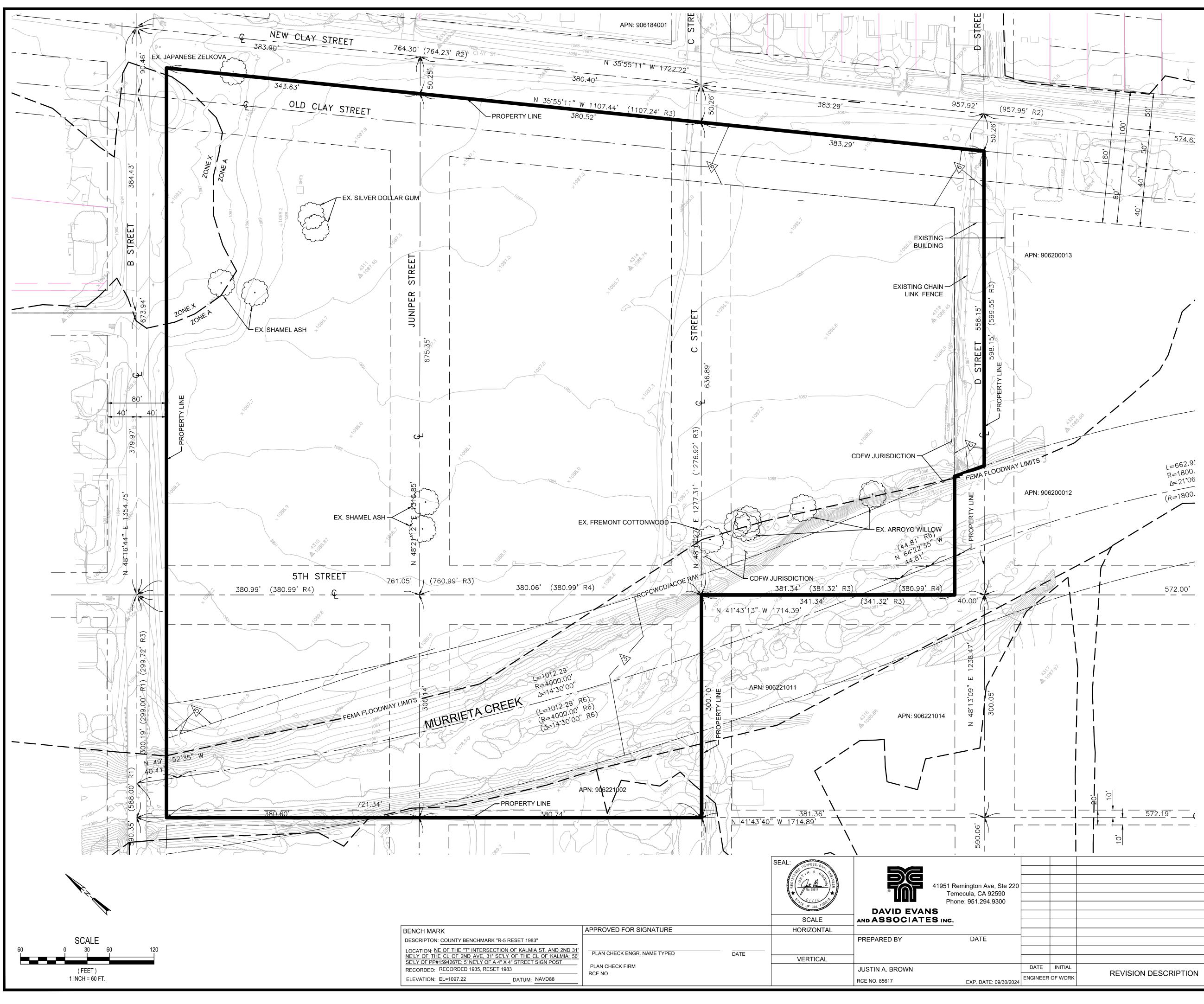
DIVERSIFIED PACIFIC DEVELOPMENT GROUP. LLC 10621 CIVIC CENTER DRIVE RANCHO CUCAMONGA, CA 91730 (909) 481-1150

DEVELODED CONTACTO

DEVELOPE	R CONTACTS
DEVELOPER	DIVERSIFIED PACIFIC 10621 CIVIC CENTER DRIVE RANCHO CUCAMONGA, CA 91730 909.481.1150
CIVIL ENGINEER	DAVID EVANS AND ASSOCIATES 41951 REMINGTON AVE STE 220 TEMECULA, CA 92590 951.294.9300
SOILS ENGINEER	PETRA GEOSCIENCES 40880 COUNTY CTR DR, STE M TEMECULA, CA 92591 951.600.9271
ENVIRONMENTAL	HELIX ENVIRONMENTAL PLANNING, INC. 16485 LAGUNA CYN RD STE 150 IRVINE, CA 92618 949.234.8770
LANDSCAPE ARCHITECT	RHA LANDSCAPE ARCHITECTS-PLANNERS,INC. 6800 INDIANA AVE #245 RIVERSIDE, CA 92506 951.781.1930

DATE PLOTTED: 3/29/2022

							SHEET     CITY OF MURRIETA     SHEETS       1     ENGINEERING DEPARTMENT     8
)							RP-2021-2429, MDP-2021-2430 DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC COVER SHEET
							APPROVED ROBERT K. MOEHLING DATE
							DIRECTOR OF PUBLIC WORKS / CITY ENGINEER     RCE 63056       DWN BY:        PROJECT NO.     DRAWING NO.
4	DATE ENGINEER	INITIAL OF WORK	REVISION DESCRIPTION	SHT. NO.	DATE CITY AP	INITIAL PROVAL	DWN BY:



## 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 IN 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 SHO9WN 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 CERAIN 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, 1994 AS INTRUMENT NO. 1148, IN BOOK 656, PAGE 175, OF OFFICIAL RECORDS.

#### EXCEPTIONS

NOTE: ONLY PLOTTABLE EXCEPTIONS ARE LISTED BELOW 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. 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 PURPOSI

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.

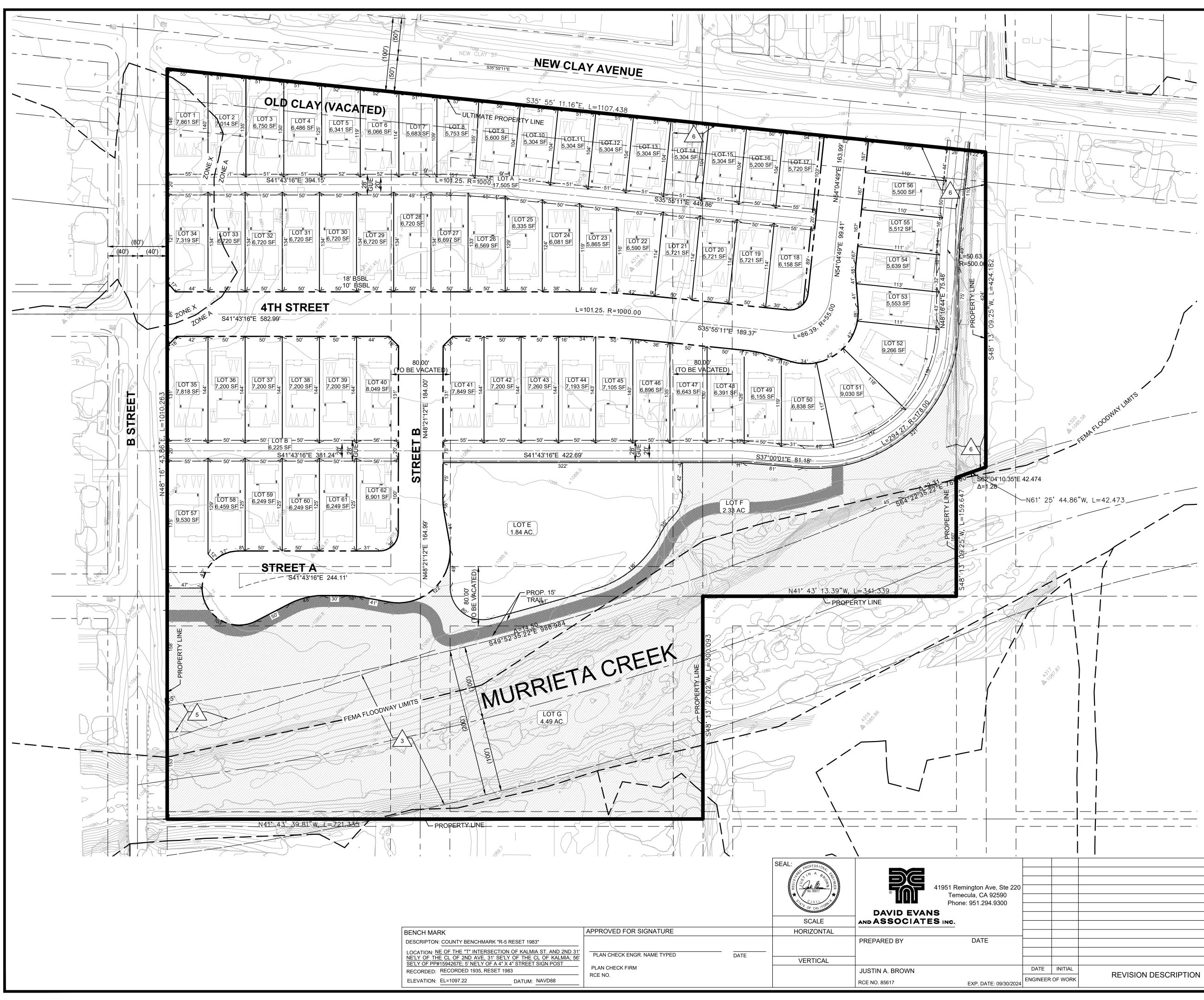
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: COUNTY OF RIVERSIDE PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 2, 1963 RECORDING NO: 106973, BOOK 3501, PAGE 72, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AND RECORDING 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

					SHEETCITY OF MURRIETA ENGINEERING DEPARTMENTSHEETS 8
					RP-2021-2429, MDP-2021-2430 DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC EXISTING CONDITIONS & LEGAL DESCRIPTION
					APPROVED         ROBERT K. MOEHLING       DATE         DIRECTOR OF PUBLIC WORKS / CITY ENGINEER       RCE 63056
<	REVISION DESCRIPTION	SHT. NO.	DATE CITY AF	INITIAL PROVAL	DWN BY:          PROJECT NO.         DRAWING NO.           CHKD BY:          DVPA00000001         DRAWING NO.

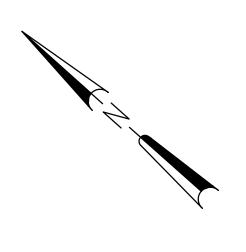


## EXCEPTIONS

NOTE: ONLY PLOTTABLE EXCEPTIONS ARE LISTED BELOW3.EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS<br/>INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF:<br/>THE COUNTY OF RIVERSIDE PURPOSE: RIVER CHANNEL AND BANK<br/>PROTECTION WORKS RECORDING DATE: SEPTEMBER 19, 1939<br/>RECORDING NO: BOOK 135, PAGE 9, OF OFFICIAL RECORDS AFFECTS:<br/>A PORTION OF SAID LAND.

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.

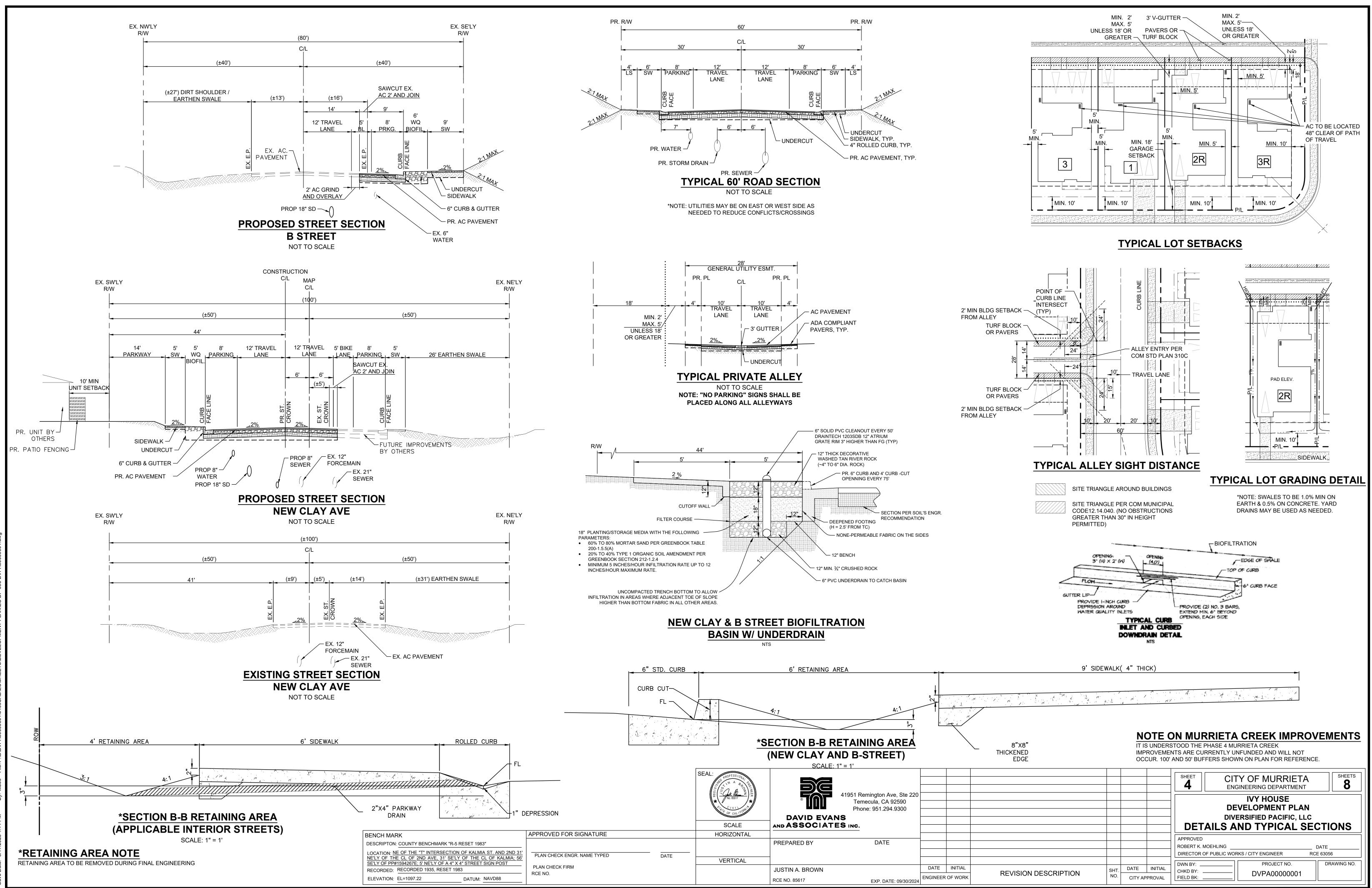
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: COUNTY OF RIVERSIDE PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 2, 1963 RECORDING NO: 106973, BOOK 3501, PAGE 72, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AND RECORDING DATE: OCTOBER 31, 1963 AND RECORDING NO: 115713, BOOK 3524, PAGE 356, OF OFFICIAL RECORDS\



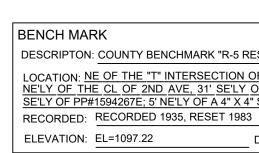
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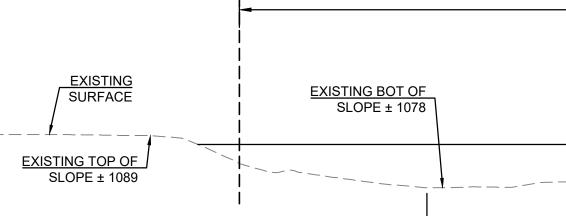
 scale
 1"= 60'
 feet
 DATE PREPARED: 05/20/2022

					<b>SHEET</b> <b>CITY OF MURRIETA</b> ENGINEERING DEPARTMENT
					IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC TENTATIVE TRACT MAP
					APPROVED         ROBERT K. MOEHLING       DATE         DIRECTOR OF PUBLIC WORKS / CITY ENGINEER       RCE 63056         DWN BY:       PROJECT NO.
<	REVISION DESCRIPTION	SHT. NO.	DATE CITY AP	INITIAL PROVAL	CHKD BY:



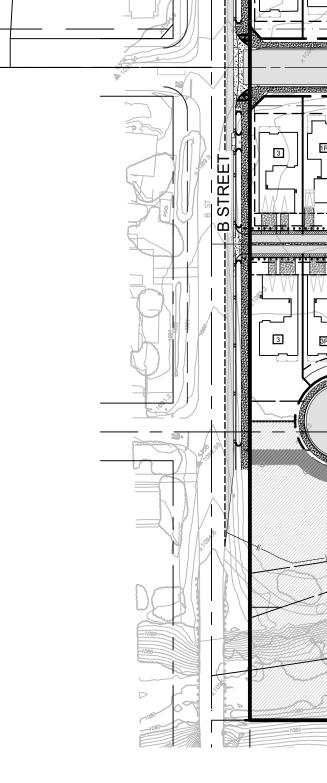
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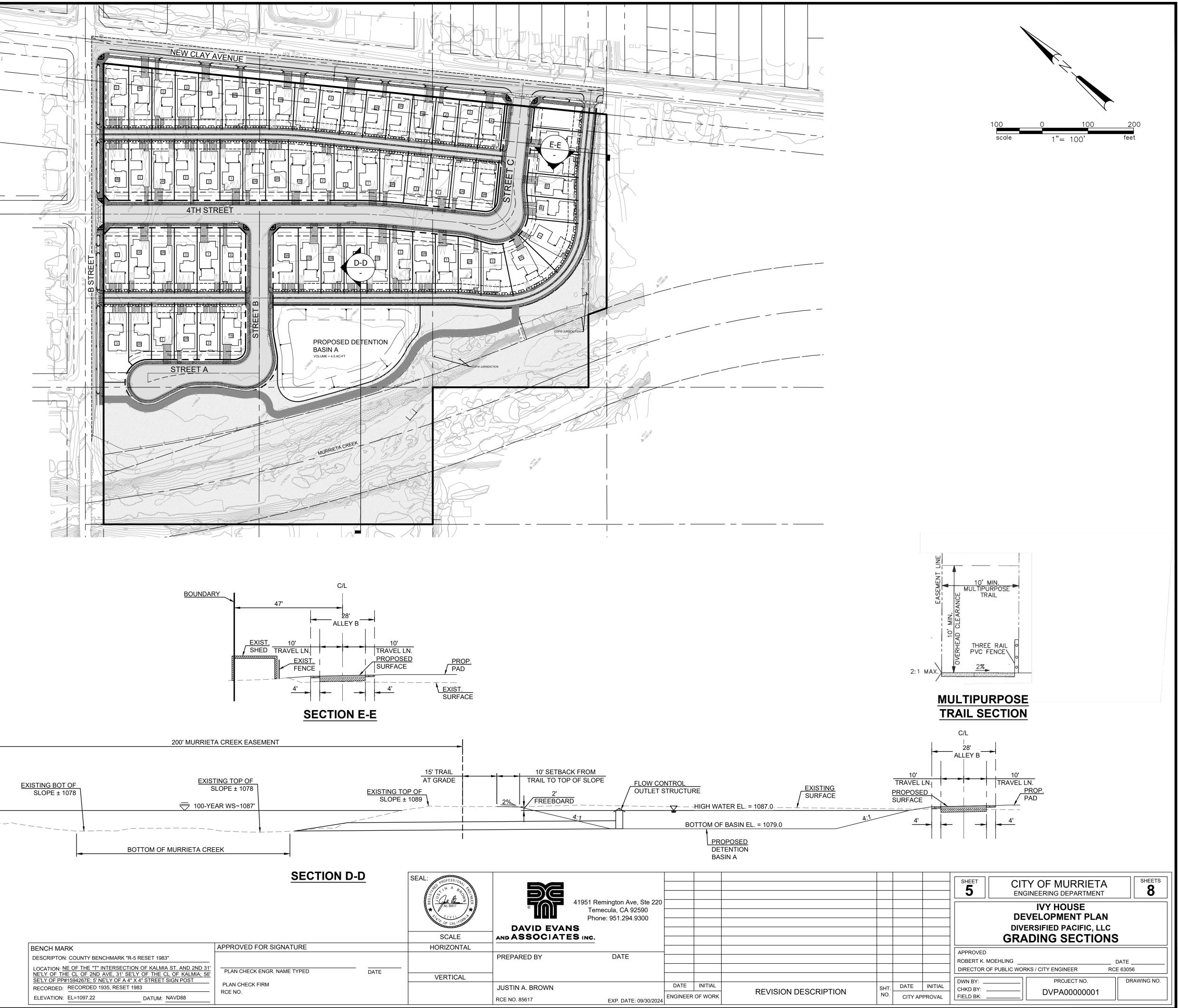


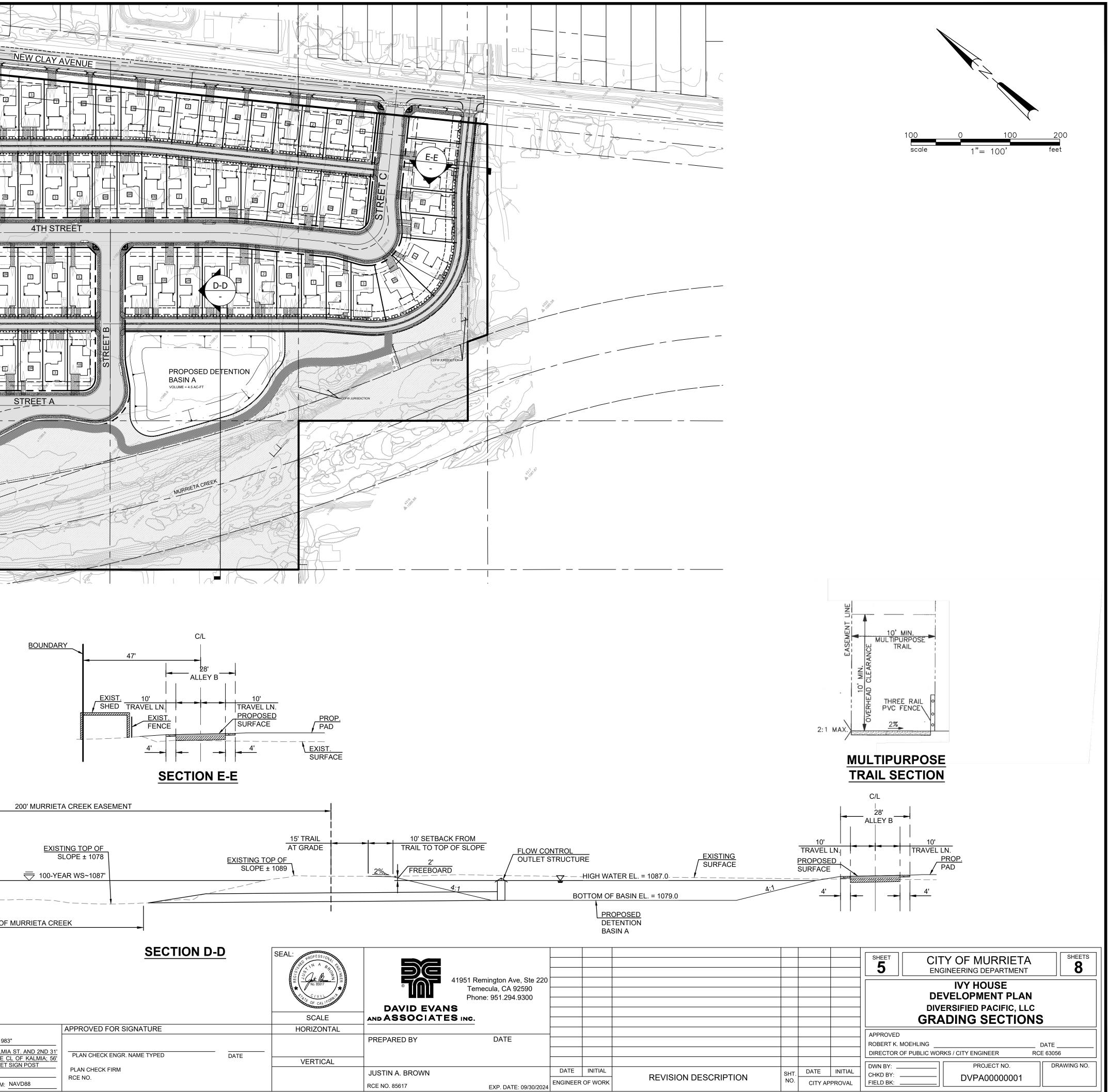


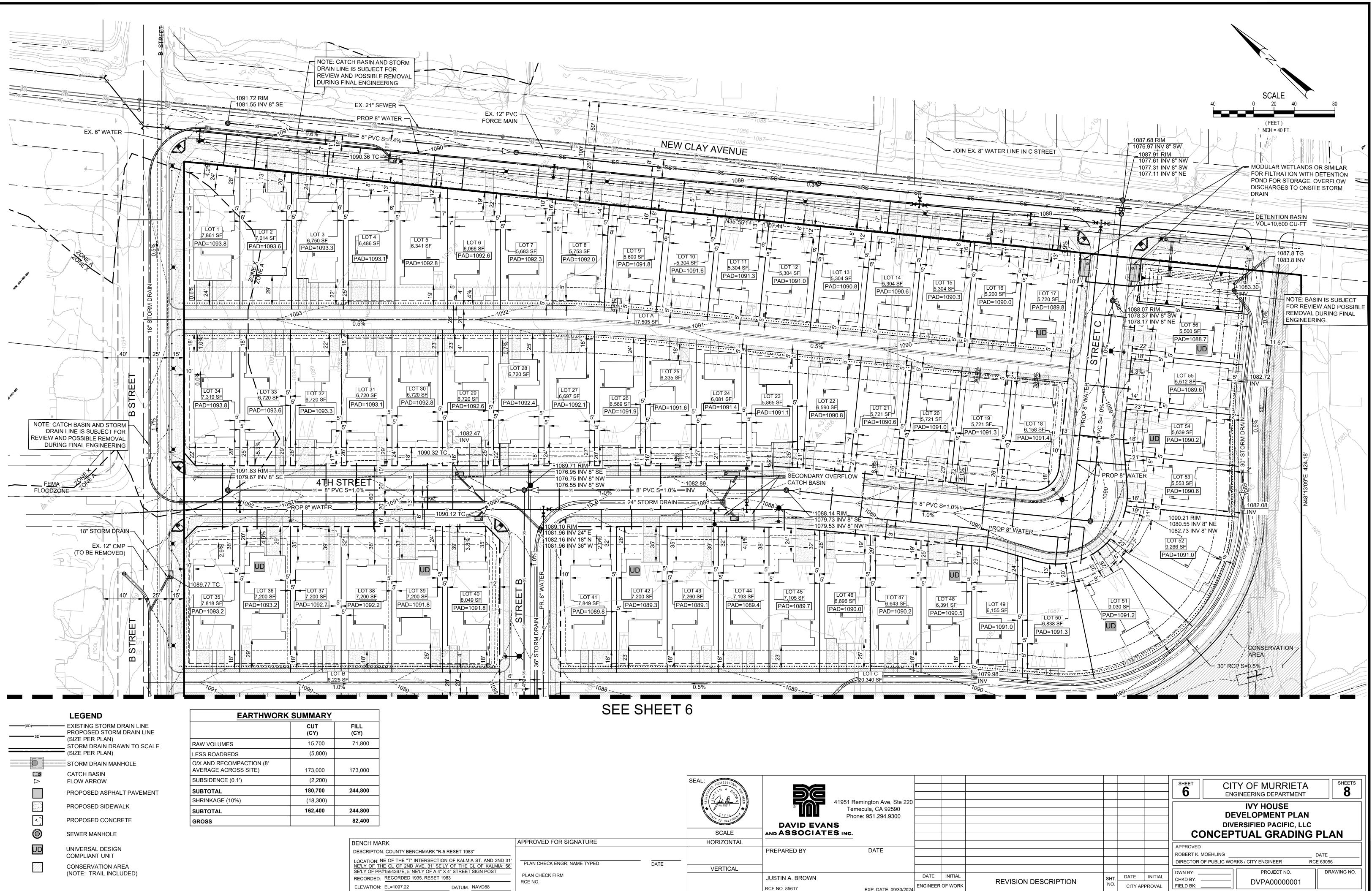
BOUNDARY

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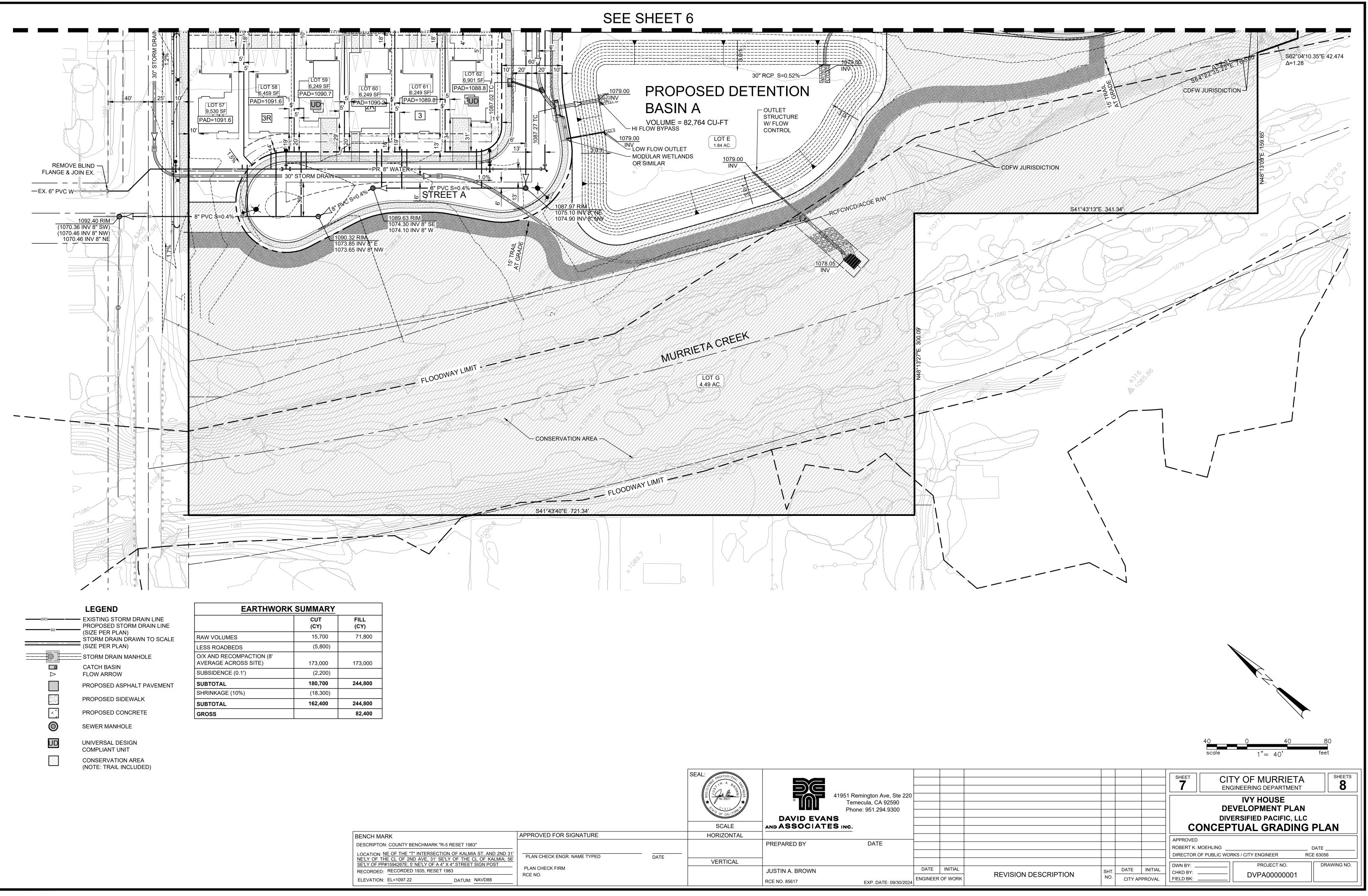


LEGEND
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	LEGEND
(SD) SD	EXISTING STORM DRAIN LINE PROPOSED STORM DRAIN LINE (SIZE PER PLAN) STORM DRAIN DRAWN TO SCALE (SIZE PER PLAN)
6	STORM DRAIN MANHOLE
	CATCH BASIN FLOW ARROW
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
· 4. . 4	PROPOSED CONCRETE
Ô	SEWER MANHOLE
UD	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)				
O/X 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			

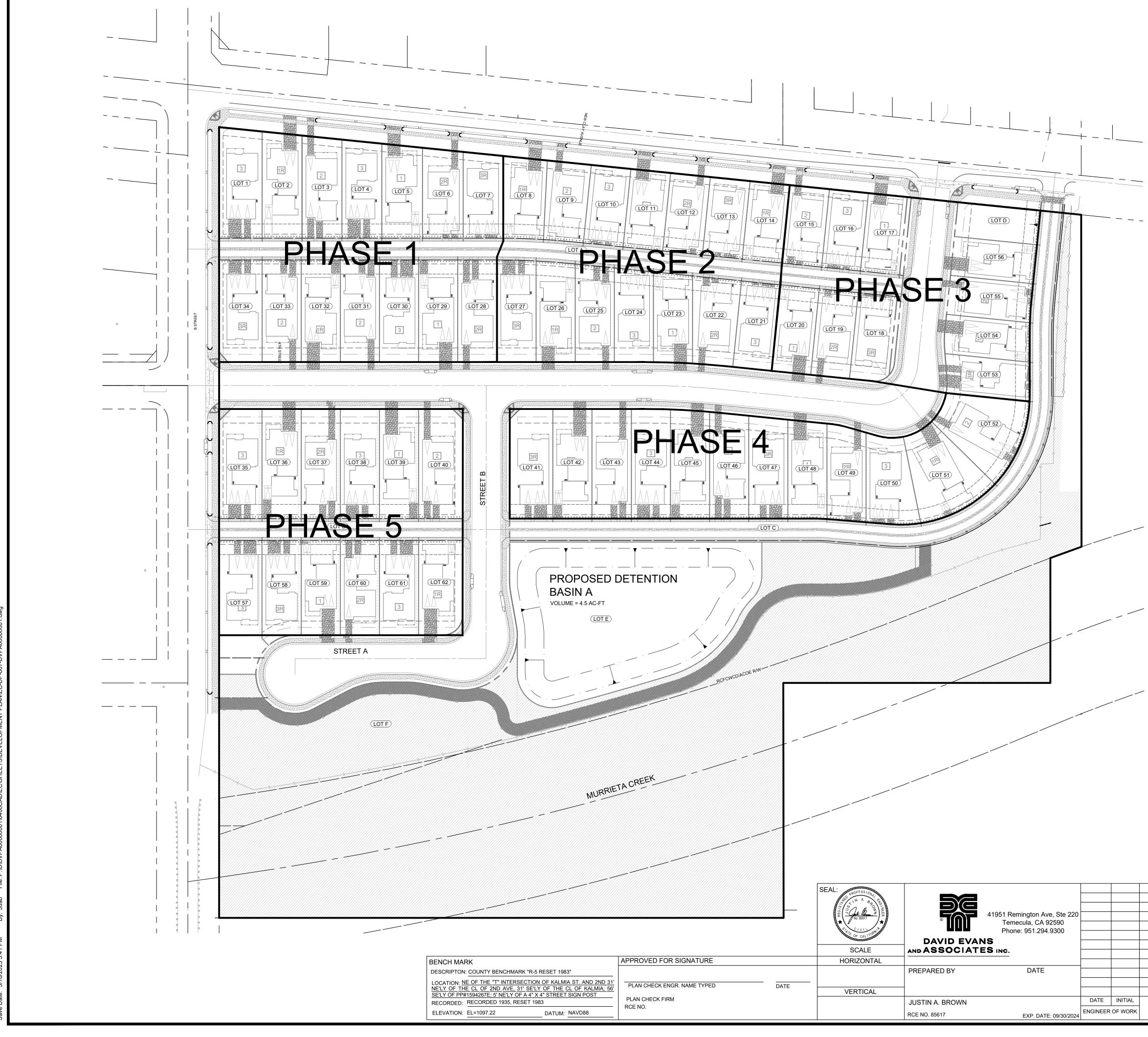
			SEAL:	© Transfer	51 Remington Ave, Ste 220 Temecula, CA 92590 Phone: 951.294.9300		
			SCALE	AND ASSOCIATES IN	NC.		
	APPROVED FOR SIGNATURE		HORIZONTAL				
SET 1983"				PREPARED BY	DATE		
F KALMIA ST. AND 2ND 31'	PLAN CHECK ENGR. NAME TYPED	DATE					
OF_THE_CL_OF_KALMIA; 56' STREET SIGN POST		DATE	VERTICAL				
				JUSTIN A. BROWN		DATE	INITIAL
DATUM: NAVD88	RCE NO.			RCE NO. 85617	EXP. DATE: 09/30/2024	ENGINEER	OF WORK



(SD) SD 	EXISTING STORM DRAIN LINE PROPOSED STORM DRAIN LINE (SIZE PER PLAN) STORM DRAIN DRAWN TO SCALE (SIZE PER PLAN)
6	STORM DRAIN MANHOLE
	CATCH BASIN FLOW ARROW
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
ム. マ. 	PROPOSED CONCRETE
Ô	SEWER MANHOLE
UD	UNIVERSAL DESIGN COMPLIANT UNIT
V77.	

EARTHWORK SUMMARY					
	CUT (CY)	FILL (CY)			
RAW VOLUMES	15,700	71,800			
ESS ROADBEDS	(5,800)				
D/X 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			

			SEAL:	DAVID EVAN			
			SCALE	ANDASSOCIATE	SINC.		
	APPROVED FOR SIGNATURE		HORIZONTAL				
Т 1983"				PREPARED BY	DATE		
ALMIA ST. AND 2ND 31'							
THE CL OF KALMIA; 56' REET SIGN POST	PLAN CHECK ENGR. NAME TYPED	DATE	VERTICAL				
	PLAN CHECK FIRM			JUSTIN A. BROWN		DATE	INITIAL
UM: NAVD88	RCE NO.			RCE NO. 85617	EXP. DATE: 09/30/2024	ENGINEER	



	100						
				SHEET <b>8</b>	CITY OF MURRIE ENGINEERING DEPARTME		
				IVY HOUSE DEVELOPMENT PLAN DIVERSIFIED PACIFIC, LLC PHASING PLAN			
						DATE RCE 63056	
REVISION DESCRIPTION	SHT. NO.	DATE CITY AF	INITIAL PROVAL			DRAWING NO.	
			REVISION DESCRIPTION	PEVISION DESCRIPTION	SHEET       SHEET <t< td=""><td>SHEET       CITY OF MURRIE ENGINEERING DEPARTME         SHEET       SHEET         SHEET       CITY OF MURRIE ENGINEERING DEPARTME         SHEET       NY HOUSE DEVELOPMENT PL/ DIVERSIFIED PACIFIC, PHASING PLA         APPROVED       NOBERT K. MOEHLING DIRECTOR OF PUBLIC WORKS / CITY ENGINEER         REVISION DESCRIPTION       SHT.</td></t<>	SHEET       CITY OF MURRIE ENGINEERING DEPARTME         SHEET       SHEET         SHEET       CITY OF MURRIE ENGINEERING DEPARTME         SHEET       NY HOUSE DEVELOPMENT PL/ DIVERSIFIED PACIFIC, PHASING PLA         APPROVED       NOBERT K. MOEHLING DIRECTOR OF PUBLIC WORKS / CITY ENGINEER         REVISION DESCRIPTION       SHT.	

