

III.7 GRADING CONCEPT PLAN

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3.7.1 APPROACH

The May Ranch site slopes almost imperceptibly southwesterly, toward the Perris Valley Storm Drain and is essentially flat. The grading for the Specific Plan is intended to elevate development areas above the limits of the 100-year flood plain if development of the initial phase commences prior to the construction of proposed Perris Valley Storm Drain improvements.

3.7.2 PLAN DESCRIPTION

Figure 58 shows the Grading Concept Plan proposed. The grading operation for the project is intended to avoid the need for import or export of materials. A rough grading plan will be prepared prior to final map recordation.

3.7.3 DEVELOPMENT STANDARDS

All grading within the Specific Plan shall be performed in accordance with today's existing and appropriate City of Perris policies and guidelines.

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