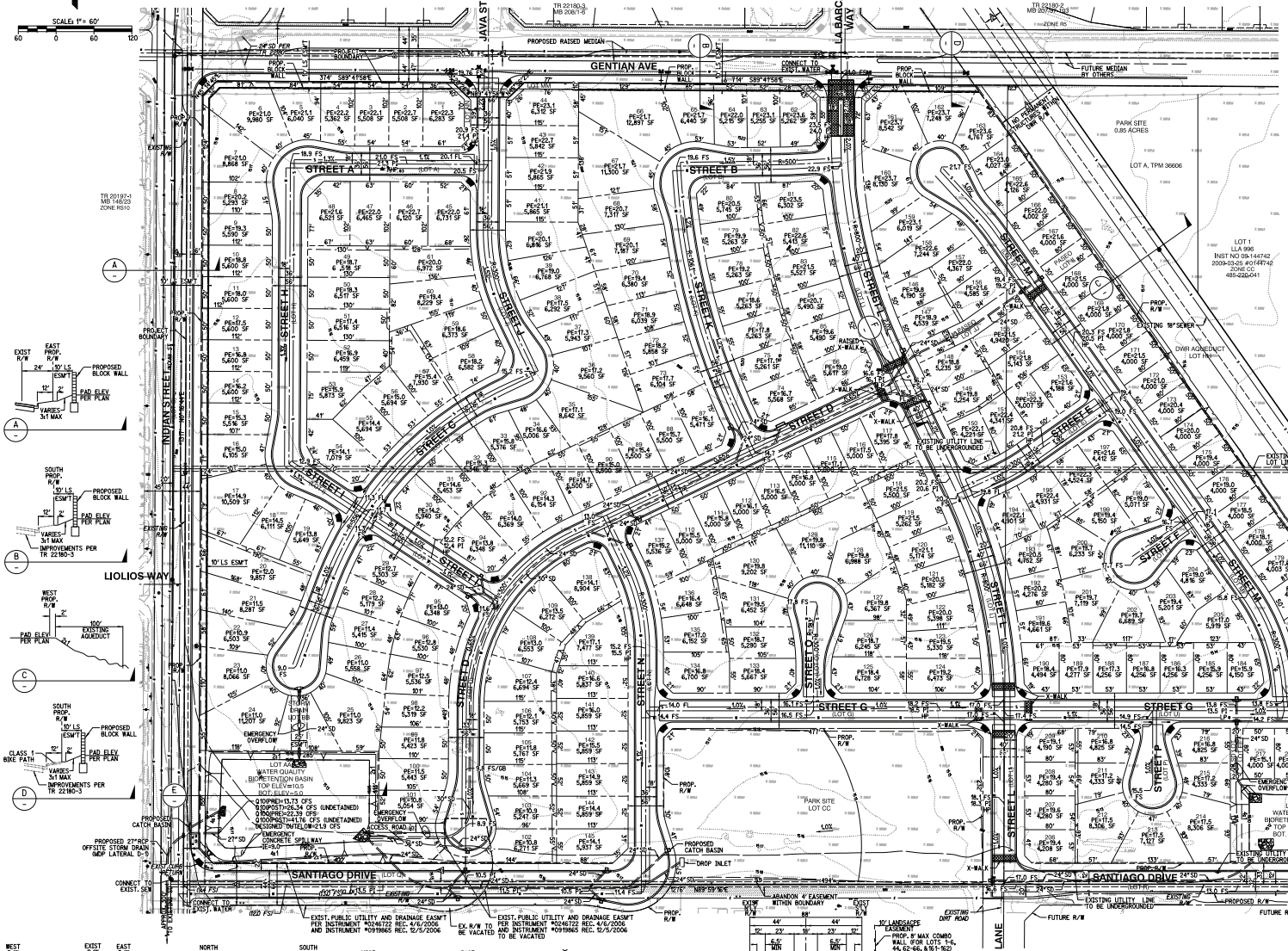
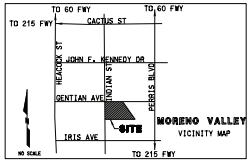
IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT 36760
PLANNED UNIT DEVELOPMENT

APN'S: 485-220-023, 485-220-032, 485-220-040

MARCH 8, 2016; REVISED: SEPTEMBER 19, 2016





OWNER/APPLICANT

MPLC LEGACY 75 PARTNERS, LLP
4100 NEWPORT PLACE, SUITE 480
NEWPORT BEACH, CA 92660
CONTACT: JASON KELLER
PHONE: (949) 333-6752
FAX: (949) 483-6752
EMAIL: JKELLER@MISSIONPACIFIC.COM

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, STE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
PHONE: (951) 782-0707
FAX: (951) 782-0723
EMAIL: RONEILL@RICKENGINEERING.COM

UTILITY PURVEYORS

SEWER AND WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2200

ELECTRIC: MORENO VALLEY ELECTRIC UTILITY
14331 FREDERICK STREET, SUITE 2
MORENO VALLEY, CA 92553
(877) 811-8700

TELEPHONE: VERIZON
(800) 483-4000

CABLE: TIME WARNER
9500 AUTO CENTER DRIVE
ONTARIO, CA 91761

STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
1995 MARKET STREET
RIVERSIDE, CA 92501
(951) 955-1200

CITY OF MORENO VALLEY
14177 FREDERICK STREET
MORENO VALLEY, CA 92553

TRASH: WASTE MANAGEMENT OF INLAND VALLEY
17100 INDIAN AVENUE
MORENO VALLEY, CA 92551
(800) 423-9996

GENERAL NOTES

1. EXISTING ZONING: RS, R30
2. EXISTING LAND USE: SUBURBAN RESIDENTIAL
3. EXISTING SURROUNDING LAND USES: PUBLIC FACILITIES, RESIDENTIAL, COMMERCIAL
4. PROPOSED ZONING: RS
5. PROPOSED LAND USE: SUBURBAN RESIDENTIAL
6. PROJECT ACREAGE: 52.3 AC. GROSS, 48.7 AC. NET
7. THOMAS BROS. MAPS 2009 SAN BERNARDINO/RIVERSIDE COUNTIES, PAGE 747, F-1 AND F-2
8. THIS IS NOT A GATED COMMUNITY
9. SCHOOL DISTRICT: VAL VERDE UNIFIED
10. AERIAL TOPOGRAPHY COMPILED AND PREPARED BY RICK ENGINEERING COMPANY ON 03/10/2011 AT 1' CONTOUR INTERVAL ACCURACY
11. AVERAGE RESIDENTIAL LOT SIZE: SEE TABULATION TABLE
12. FEMA FLOOD ZONE "X": NO AREAS OF FLOOD HAZARD, INUNDATION OR OVERFLOW WITHIN THE RESIDENTIAL LOTS OF THIS TENTATIVE TRACT MAP BOUNDARY
13. THERE ARE NO ADJACENT STRUCTURES OR PROPERTY IMPROVEMENTS WITHIN 50' OF THE PROJECT BOUNDARY
14. THERE ARE NO KNOWN EXISTING BUILDINGS OR STRUCTURES ABOVE GROUND WITHIN THE SUBDIVISION
15. THERE ARE NO KNOWN EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS, SEWAGE LEACH FIELDS, SEWERS, CULVERTS, STORM DRAINS, OR UNDERGROUND STRUCTURES WITHIN THE SUBDIVISION
16. THERE ARE NO KNOWN PREVIOUSLY FILLED AREAS, INCLUDING LIQUID AND SOLID WASTE DISPOSAL SITES, WITHIN THE SUBDIVISION
17. THERE ARE NO EXISTING WATERCOURSES OR FLOOD CONTROL CHANNELS WITHIN THE PROJECT SITE
18. THERE ARE NO KNOWN EXISTING TREES OR ROCKS ON SITE
19. WATER QUALITY MEASURES ARE DESCRIBED IN PRELIMINARY WATER QUALITY MANAGEMENT PLAN.
20. WATER QUALITY BASINS AND PROPOSED PARK SITE TO BE MAINTAINED BY THE HOA OR PUBLIC ENTITY.
21. TRAFFIC SIGNAL INTERCONNECT WILL BE PROVIDED AT GENTIAN AVE.
22. PROJECT SITE IS IN HCC EXEMPT AREA. OUTLET FROM BASINS WILL NOT MATCH PRE-PROJECT FLOWS, BUT WILL BE SIZED TO STORM DRAIN SYSTEM CAPACITIES.
23. APPLICANT RESERVES THE RIGHT TO RECORD THE FINAL MAP IN PHASES.

LEGAL DESCRIPTION

LOTS 19 AND 23 IN BLOCK 3 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 22180-2 AS PER MAP RECORDED IN BOOK 207 OF MAPS, PAGES 97 THROUGH 103, INCLUSIVE, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 22180-3 AS PER MAP RECORDED IN BOOK 208, OF MAPS, PAGES 1 THROUGH 6, INCLUSIVE, RIVERSIDE COUNTY RECORDS.

LEGEND

TRACT MAP BOUNDARY
CENTERLINE
RIGHT-OF-WAY/ LOT LINE
PROPOSED CURB
EXISTING EASEMENT
EXISTING SPOT ELEVATION
ACCESS GATE
BLOCK WALL
TUBULAR STEEL FENCE
PROPOSED STORM DRAIN
PROPOSED WATERLINE
PROPOSED SEWER/MANHOLE
TOP OF SLOPE
TOE OF SLOPE
DIRECTION OF FLOW
CENTERLINE RADIUS R= 50'
POINT OF INTERSECTION PI
FINISHED SURFACE FS
GRADE BREAK GB
STREET GRADE
LAST LOT NUMBER
CURB RAMP
DECORATIVE CONCRETE

EASEMENTS

1. 100' CALIFORNIA DWR AQUEDUCT EASEMENT
2. 30' EMWD SEWER EASEMENT
3. PUBLIC UTILITY EASEMENT 4' ON EACH SIDE OF LOT LINE REC 04/19/1977 # 67175
4. 6' PUBLIC UTILITY EASEMENT REC 04/19/1977
5. EASEMENT FOR ROADWAY PUBLIC UTILITY AND DRAINAGE, 04/06/2006 #0246722, 12/15/2006 #0919865

ESTIMATED GRADING QUANTITIES

ESTIMATED EXCAVATION: 108,000 C.Y.
ESTIMATED EMBANKMENT: 108,000 C.Y.

NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES.

LAND USE

	LAND USE	LOT NO.	MAINTAINED BY	# OF LOTS	AREA	LOT SIZE	DENSITY	MIN. SF	AVG. SF
50x100 NEIGHBORHOOD	RESIDENTIAL	1-145	HOA	145	14.6 AC	50'x100'	4.2 DU/AC	5,000	6,231
50x80 NEIGHBORHOOD	RESIDENTIAL	146-221	HOA	76	8.3 AC	50'x80'	4.2 DU/AC	4,000	4,848
OPEN SPACE	PARK	PP	HOA		0.85 AC				
OPEN SPACE	SD EASM'T/COMMON AREA	BB	HOA		6.40 AC				
OPEN SPACE	POND	CC	HOA		1.49 AC				
OPEN SPACE	POND	DD	HOA		1.19 AC				
OPEN SPACE	SD EASM'T/COMMON AREA	EE	HOA		1,600 SF				
OPEN SPACE	COMMON AREA	FF	HOA		9,000 SF				
OPEN SPACE	COMMON AREA	GG	HOA		4,000 SF				
OPEN SPACE	AQUEDUCT/TRAIL	HH	CITY		3.46 AC				
OPEN SPACE	PASEO	II	HOA		2,400 SF				
OPEN SPACE	PASEO	JJ	HOA		5,688 SF				
OPEN SPACE	COMMON AREA	KK	HOA		108 SF				
OPEN SPACE	COMMON AREA	LL	HOA		669 SF				
OPEN SPACE	COMMON AREA	MM	HOA		1,037 SF				
OPEN SPACE	COMMON AREA	NN	HOA		911 SF				
INDIAN STREET	ROAD	P	CITY		0.73 AC				
SANTIAGO DR (WEST)	ROAD	Q	CITY		0.56 AC				
SANTIAGO DR (EAST)	ROAD	R	CITY		0.79 AC				
EMMA LANE		S			0.12 AC				
TOTAL					48.3 AC				
GROSS					52.3 AC	4.2 DU/AC		5,801	

ALL DENSITY CALCULATIONS ARE BASED ON GROSS ACREAGE.

ENGINEER OF WORK
RICHARD C. O'NEILL R.C.E. 63285 DATE
Exp. 6-30-16
LAND SURVEYOR
WILLIAM MOHAL L.S. 8805 DATE
Exp. 12-31-16

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
ELB	ELB	NCS	

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

TTM 36760 (PUD)
PA14-0052, PA14-0053
MARCH 8, 2016
REVISED: DECEMBER 22, 2016

RICK ENGINEERING COMPANY
CITY: RIVERSIDE COUNTY: RIVERSIDE STATE: CA ZIP: 92507
PROJECT MANAGER: RICHARD O'NEILL
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