

Tentative Tract Map No. 37909 Preliminary Grading Plan

LEGAL DESCRIPTION:

THE LAND IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWESTQUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED AUGUST 28, 1989 AS INSTRUMENT NO. 89-292505, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, WATER, GAS, HYDROCARBONS, PRECIOUS METALS AND MINERALS OF ANY KIND WHETHER DESCRIBED OR NOT, BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED IN A DEED RECORDED JUNE 13, 1991 AS INSTRUMENT NO. 91-199908 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION SAID LAND CONVEYED TO VAL VERDE UNIFIED SCHOOL DISTRICT BY DEED RECORDED OCTOBER 10, 2002 AS INSTRUMENT NO. 02-566961 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, LOT 1, LETTERED LOTS A THROUGH C OF TRACT MAP NO. 29857-1, AS SHOWN ON FILE IN BOOK 422 PAGES 23 AND 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 312-020-025

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION:

PROPOSED GENERAL PLAN DESIGNATION:

EXISTING ZONING: R5 - SUBURBAN RESIDENTIAL

PROPOSED ZONING: R10

EXISTING LANDUSE: Vacant

PROPOSED LANDUSE: DETACHED SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 471,228 SF (10.82 Ac.)

DENSITY: 7.58 DU/ACRE

NUMBER OF RESIDENTIAL LOTS: 81

MINIMUM LOT AREA: As Shown on the map

MINIMUM LOT DEPTH: 73'

MINIMUM LOT WIDTH: 30'

LOT SIZE: AS SHOWN ON MAP

GUEST PARKING 0.50 SPACES PER UNIT REQUIRED = 41

GUEST PARKING PROVIDED = 55

ALL ONSITE STREETS ARE PRIVATE

TOPOGRAPHY SOURCE: Aerial Topographic Mapping

PROJECT IS GATED

DEVELOPER

Passco Pacifica LLC
333 City Boulevard West, 17th Floor
Orange, CA 92666
ATTN: Oscar Graham
714-609-7257

OWNER

Maple Lane Group, LLC
A California Limited Liability Company

LEGEND

- T.C. TOP OF CURB
 - F.L. FLOWLINE
 - F.S. FINISHED SURFACE
 - P.E. PAD ELEVATION
 - C.B. CATCH BASIN
 - H.P. HIGH POINT
 - EX. EXIST. LAND USAGE
 - Z. EXIST. ZONING
- 18/24.9 = Lot Number
24.9 = Pad Elevation
Lot Line

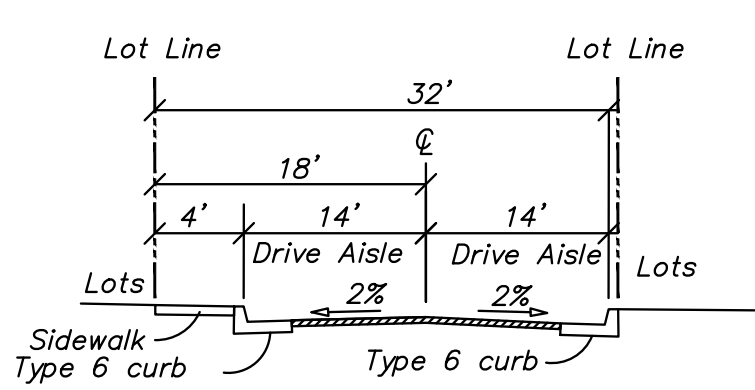
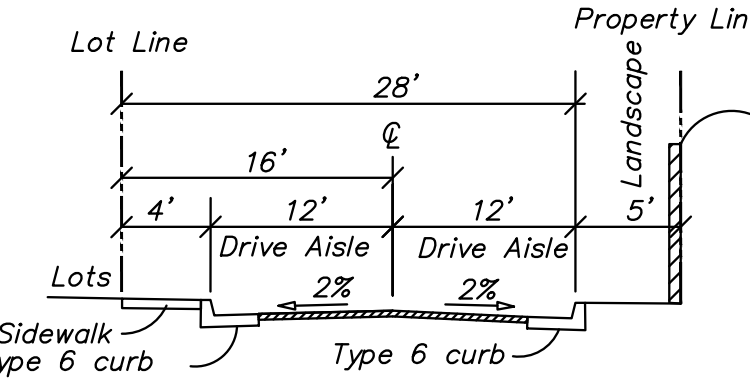
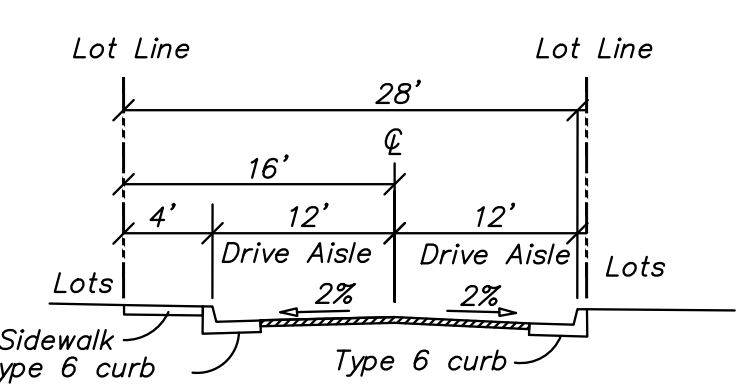
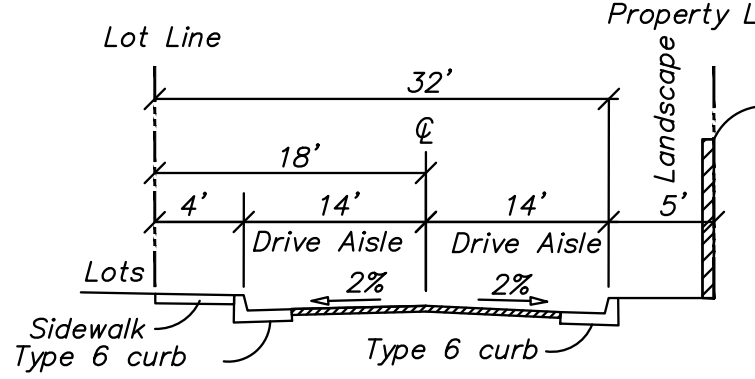
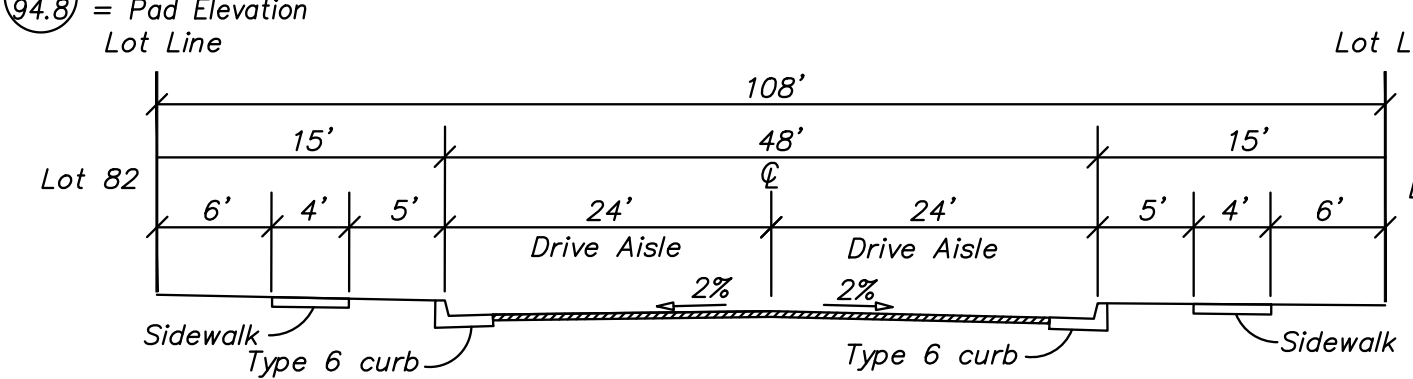
UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: AT&T
SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV: SPECTRUM

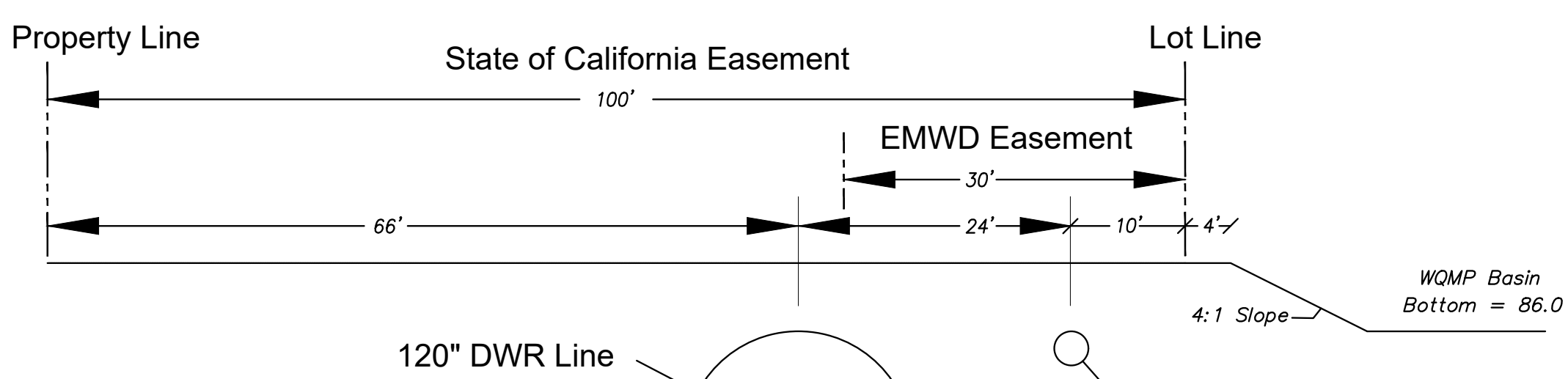
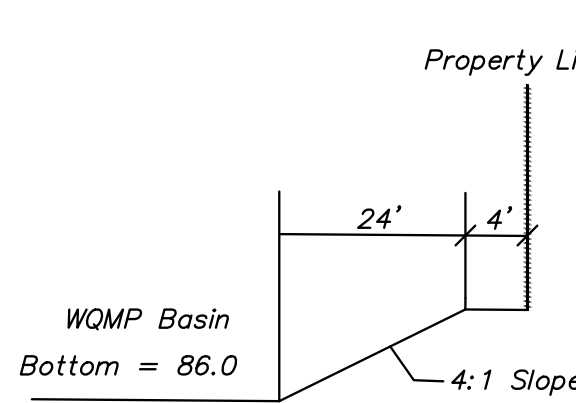
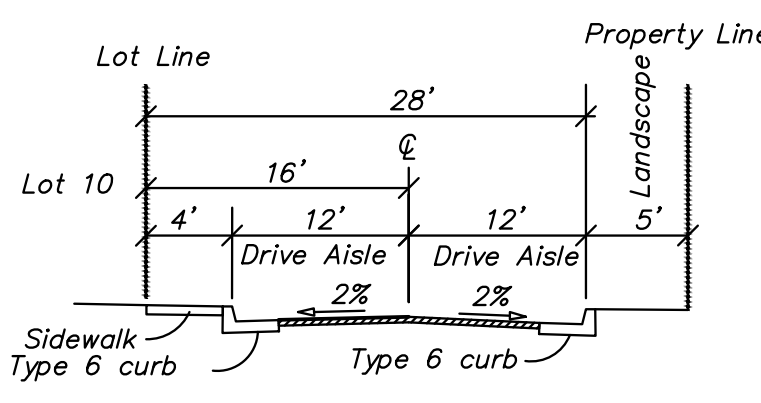
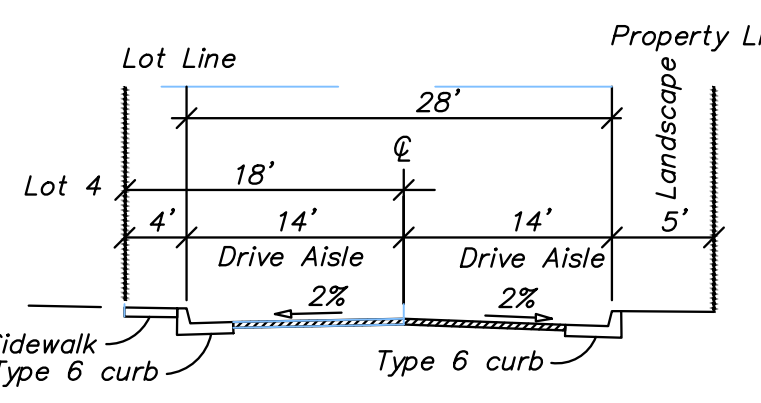
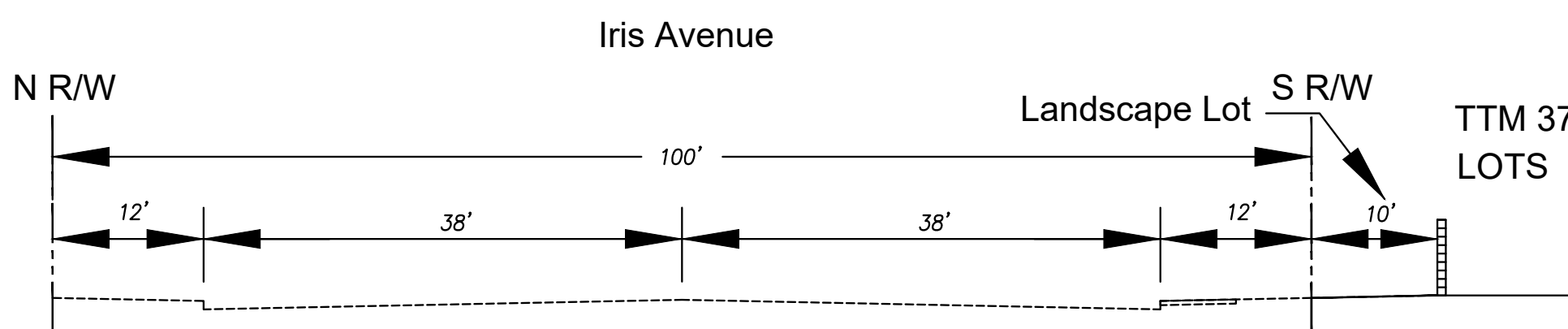
SOILS ENGINEER

LOR GEOTECHNICAL GROUP, INC.
6121 Quail Valley Court
Riverside, CA 92507
(951) 533-1760
Project No. 33591.1
Dated: November 25, 2019

Cut: 12,001 cy's
Fill: 5,059 cy's
Export: 6,042 cy's



Note: Place "No Parking" Signage along onsite 24' curb to curb street sections per current MUTCD standards
Parking allowed on one side of streets with 28' curb to curb section



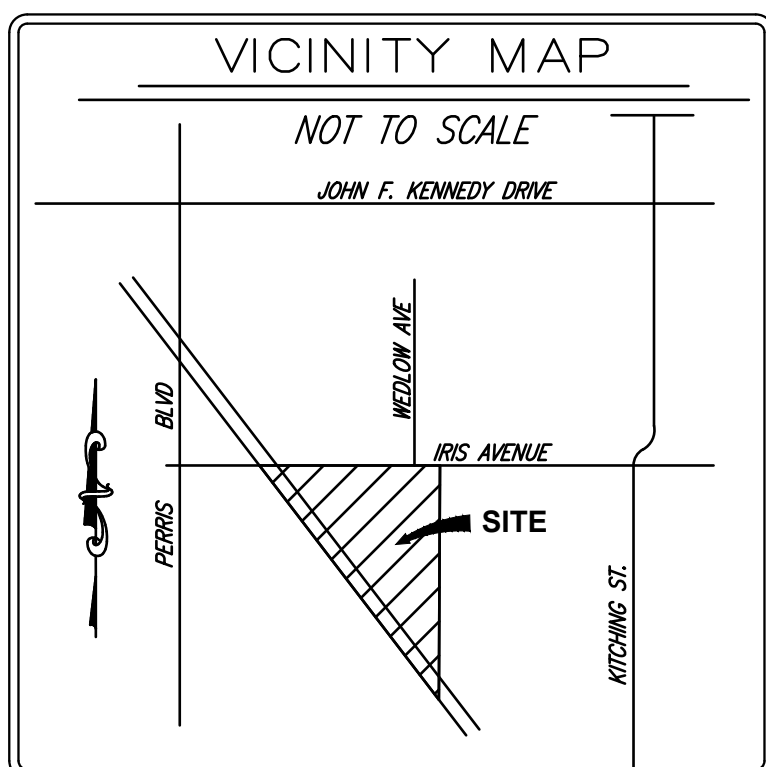
FLOOD ZONE
ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 060500208G, EFFECTIVE DATE 8-27-2008, CITY OF MORENO VALLEY, COMMUNITY NO. 065074.

EASEMENT NOTES

A 100 FOOT WIDE EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR THE PIPELINE PURPOSES PER DOCUMENT RECORDED JANUARY 23, 1967 AS INSTRUMENT NO. 5814, OFFICIAL RECORDS.

A 30 FOOT WIDE EASEMENT IN FAVOR OF THE EASTERN MUNICIPAL WATER DISTRICT FOR ROAD AND UTILITY PURPOSES RECORD FEBRUARY 16, 1984 AS INSTRUMENT NO. 31787, OFFICIAL RECORDS.

A 10 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY FOR LANDSCAPE AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT NO. 29857-1, FILED IN BOOK 422, PAGES 23 AND 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY.



ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

PREPARED FOR:
Passco Pacifica LLC
333 City Boulevard West
17th Floor
Orange, CA 92666
PHONE: (714) 609-7257

TTM 37909
Preliminary Grading Plan
City of Moreno Valley
California

DATE: Oct. 15, 2020
JOB NO.:
DRAWN BY: R.A.H.
CHECKED BY: R.M.B.
SHEET C-2

Residential Lots				Lettered Lots			
Lot Number	Width (ft)	Depth (ft)	Area (sq ft)	Lot Number	Width (ft)	Depth (ft)	Area (sq ft)
1	34	75	2,550	56	30	129	2,250
2	30	75	2,250	57	30	75	2,250
3	34	75	2,572	58	33	75	2,475
4	34	75	2,572	59	33	75	2,475
5	33	75	2,475	60	30	75	2,250
6	33	75	2,442	61	30	75	2,250
7	34	75	2,548	62	30	75	2,250
8	30	75	2,250	63	30	75	2,250
9	30	75	2,211	64	30	75	2,250
10	30	75	2,226	65	30	75	2,250
11	30	74	2,241	66	35	75	2,625
12	30	74	2,255	67	31	75	2,325
13	30	75	2,270	68	30	75	2,250
14	30	75	2,284	69	35	75	2,625
15	30	76	2,302	70	31	75	2,325
16	30	76	2,311	71	30	75	2,250
17	30	77	2,311	72	30	75	2,250
18	31	107	3,409	73	30	75	2,250
19	31	129	4,008	74	30	75	2,250
20	30	75	2,250	75	30	75	2,250
21	30	75	2,201	76	30	75	2,250
22	30	75	2,250	77	30	75	2,250
23	30	75	2,250	78	30	75	2,250
24	30	75	2,250	79	31	75	2,324
25	30	75	2,250	80	31	75	2,324
26	30	75	2,250	81	31	75	2,324
27	30	75	2,250	82	31	75	2,324
28	30	75	2,250	83	31	75	2,324
29	30	75	2,250	84	31	75	2,324
30	30	75	2,250	85	31	75	2,324
31	30	75	2,250	86	31	75	2,324
32	30	75	2,250	87	31	75	2,324
33	30	75	2,250	88	31	75	2,324
34	30	75	2,250	89	31	75	2,324
35	30	75	2,250	90	31	75	2,324
36	30	75	2,250	91	31	75	2,324
37	30	75	2,250	92	31	75	2,324
38	30	75	2,250	93	31	75	2,324
39	30	75	2,250	94	31	75	2,324
40	30	75	2,250	95	31	75	2,324
41	30	75	2,250	96	31	75	2,324
42	30	75	2,250	97	31	75	2,324
43	30	75	2,250	98	31	75	2,324
44	30	75	2,250	99	31	75	2,324
45	30	75	2,250	100	31	75	2,324
46	30	75	2,250	101	31	75	2,324
47	30	75	2,250	102	31	75	2,324
48	30	75	2,250	103	31	75	2,324
49	30	75	2,250	104	31	75	2,324
50	30	75	2,250	105	31	75	2,324
51	30	75	2,250	106	31	75	2,324
52	30	75	2,250	107	31	75	2,324
53	30	75	2,250	108	31	75	2,324
54	30	75	2,250	109	31	75	2,324
55	30	75	2,250	110	31	75	2,324
56	30	75	2,250	111	31	75	2,324
57	30	75	2,250	112	31	75	2,324
58	30	75	2,250	113	31	75	2,324
59	30	75	2,250	114	31	75	2,324
60	30	75	2,250	115	31	75	2,324
61	30	75	2,250	116	31	75	2,324
62	30	75	2,250	117	31	75	2,324
63	30	75	2,250	118	31	75	2,324
64	30	75	2,250	119	31	75	2,324
65	30	75	2,250	120	31	75	2,324
66	30	75	2,250	121	31	75	2,324
67	30	75	2,250	122	31	75	2,324
68	30	75	2,250	123	31	75	2,324
69	30	75	2,250	124	31	75	2,324
70	30	75	2,250	125	31	75	2,324
71	30	75	2,250	126	31	75	2,324
72	30	75	2,250	127	31	75	2,324
73	30	75	2,250	128	31	75	2,324
74	30	75	2,250	129	31	75	2,324
75	30	75	2,250	130	31	75	2,324
76	30	75	2,250	131	31	75	2,324
77	30	75	2,250	132	31	75	2,324
78	30	75	2,250	133	31	75	2,324
79	30	75	2,250	134	31	75	2,324
80	30	75	2,250	135	31	75	2,324
81	30	75	2,250	136	31	75	2,324
82	30	75	2,250	137	31	75	2,324
83	30	75	2,250	138	31	75	2,324
84	30	75	2,250	139	31	75	2,324
85	30	75	2,250	140	31	75	2,324
86	30	75	2,250	141	31	75	2,324
87	30	75	2,250	142	31	75	2,324
88	30	75	2,250	143	31	75	2,324
89	30	75	2,250	144	31	75	2,324
90	30	75	2,250	145	31	75	2,324
91	30	75	2,250	146	31	75	2,324
92	30	75	2,250	147	31	75	2,324
93	30	75	2,250	148	31	75	2,324
94	30	75	2,250	149	31	75	2,324
95	30	75	2,250	150	31	75	2,324
96	30	75	2,250	151	31	75	2,324
97	30	75	2,250	152	31	75	2,324
98	30	75	2,250	153	31	75	2,324
99	30	75	2,250	154	31	75	2,324
100	30	75	2,250	155	31	75	2,324
101	30	75	2,250	156	31	75	2,324
102	30	75	2,250	157	31	75	2,324
103	30	75	2,250	158	31	75	2,324
104	30	75	2,250	159	31	75	2,324
105	30	75	2,250	160	31	75	2,324
106	30	75	2,250	161	31	75	2,324
107	30	75	2,250	162	31	75	2,324
108	30	75	2,250	163	31	75	2,324
109	30	75	2,250	164	31	75	2,324
110	30	75	2,250	165	31	75	2,324
111	30	75	2,250	166	31	75	2,324
112	30	75	2,250	167	31	75	2,324
113	30	75	2,250	168	31	75	2,324
114	30	75	2,250	169	31	75	2,324
115	30	75	2,250	170	31	75	2,324
116	30	75	2,250	171	31	75	2,324
117	30	75	2,250	172	31	75	2,324
118	30	75	2,250	173	31	75	2,324
119	30	75	2,250	174	31	75	2,324
120	30	75	2,250	175	31	75	