

Tentative Tract Map No. 37909

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 - Gate At Weepow Dr. shall be 60' minimum from Iris Ave ROW

DEVELOPER

Passco Pacifica LLC
333 City Boulevard West, 17th Floor
Orange, CA 92866
ATT: 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 = Lot Number

24.5 = Pad Elevation

Lot Line

Property Line

Sidewalk

Drive Aisle

Type 6 curb

New Wall

Landscaping

CL 18" SEWER LINE

CL 120" CALIFORNIA AGRICULTURAL WATER LINE

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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

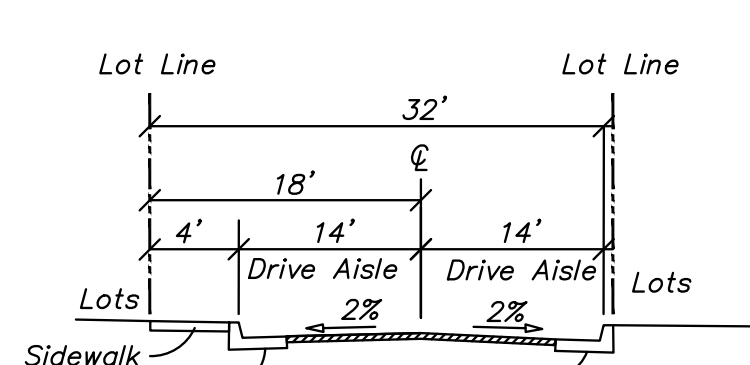
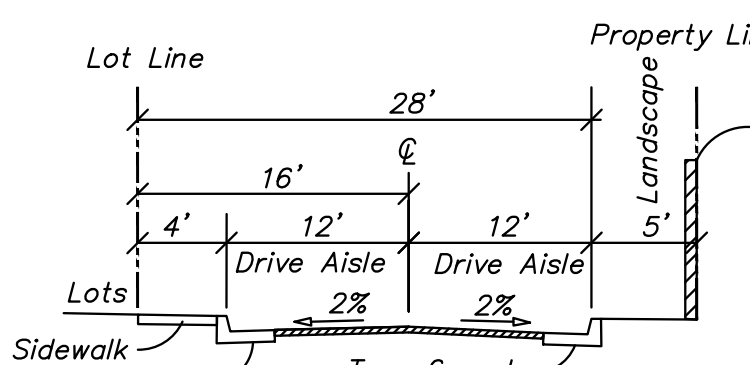
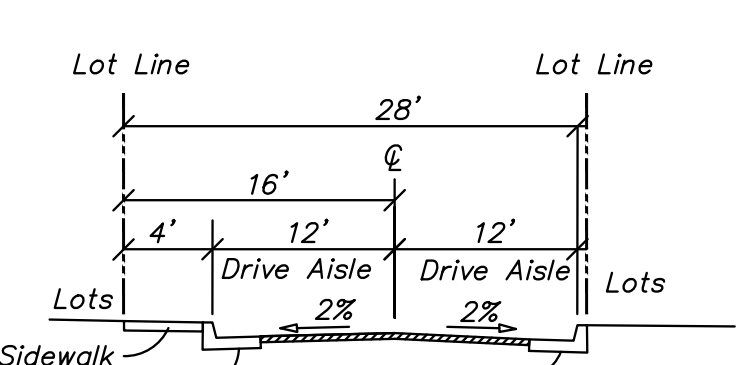
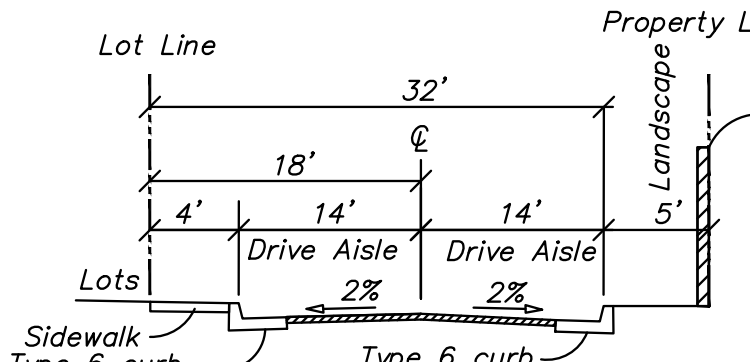
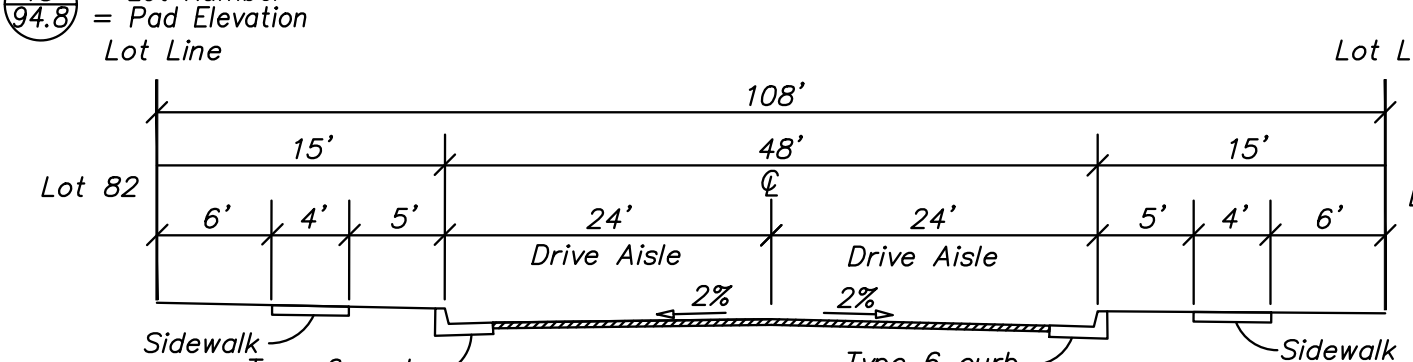
LOR GEOTECHNICAL GROUP, INC.
6121 Quail Valley Court
Riverside, CA 92507
(951) 533-1760
Project No. 33591.1
Dated: November 25, 2019

Cut: 12,001 cy's

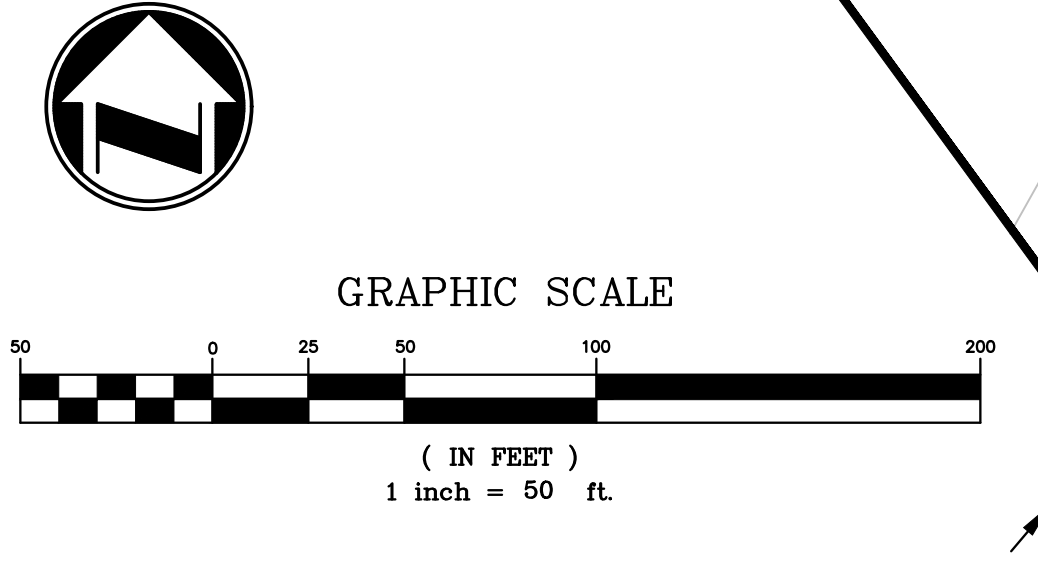
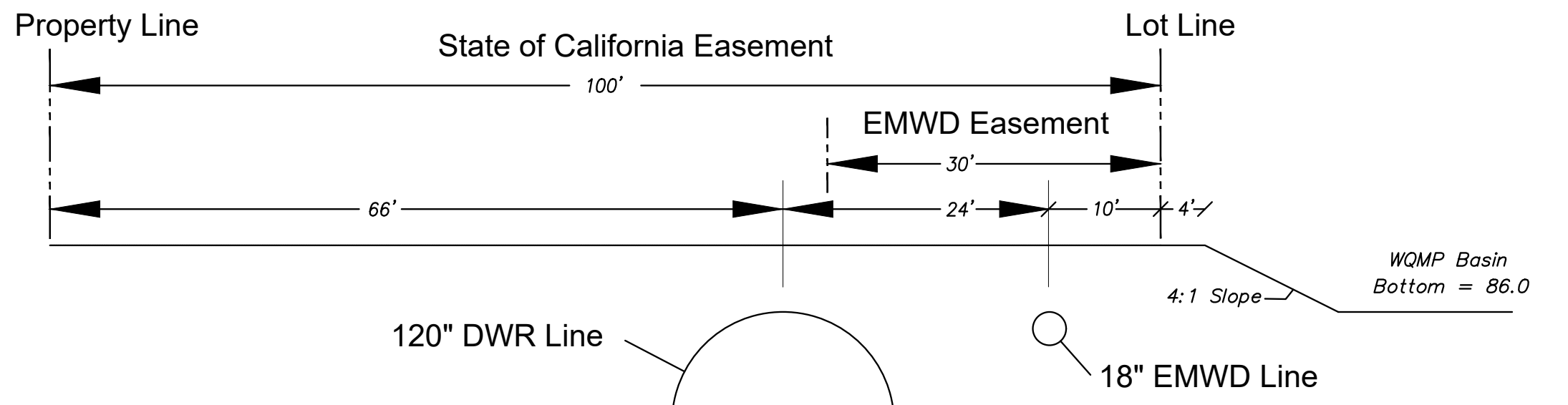
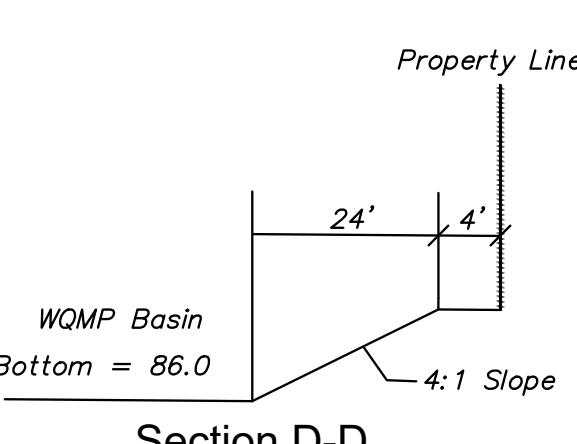
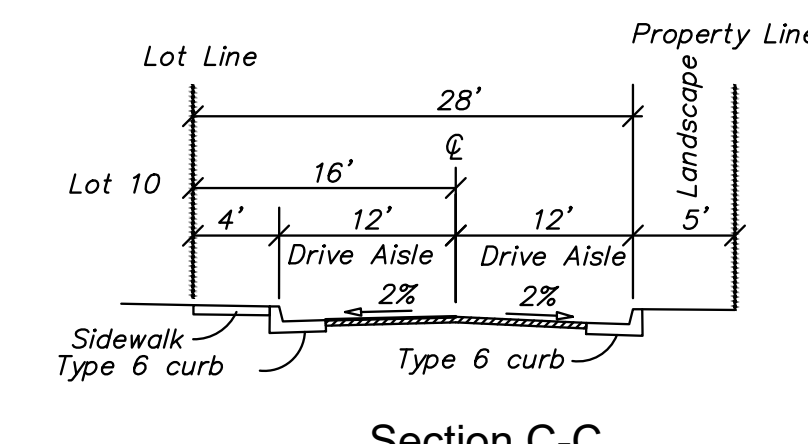
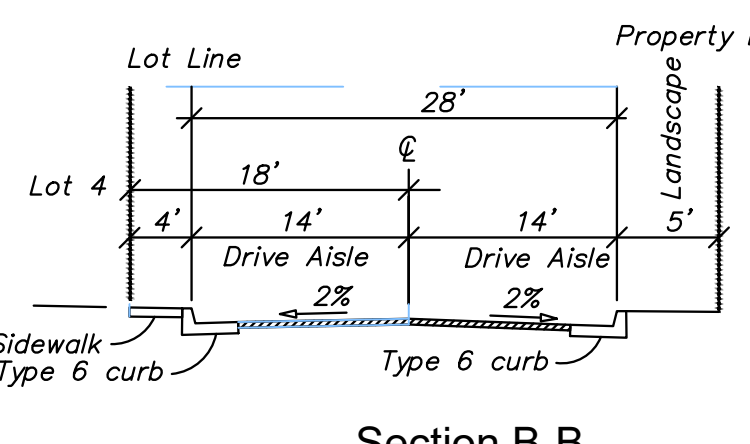
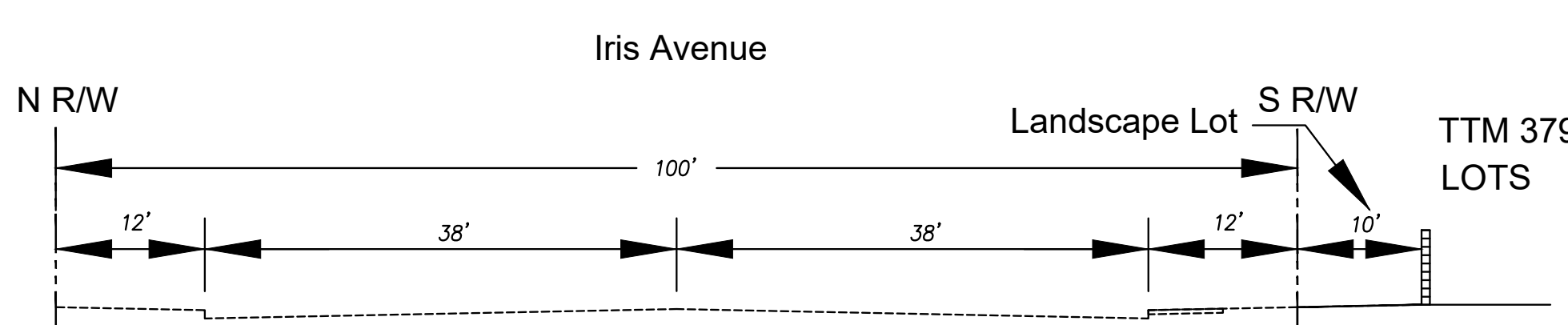
Fill: 5,059 cy's

Export: 6,042 cy's

Future Trail and landscape improvements within Lot "I"
Future Trail to be designed and constructed by City
Future landscape improvements to be designed and installed per Conditions of Approval
City to maintain trail and greenbelt landscaping

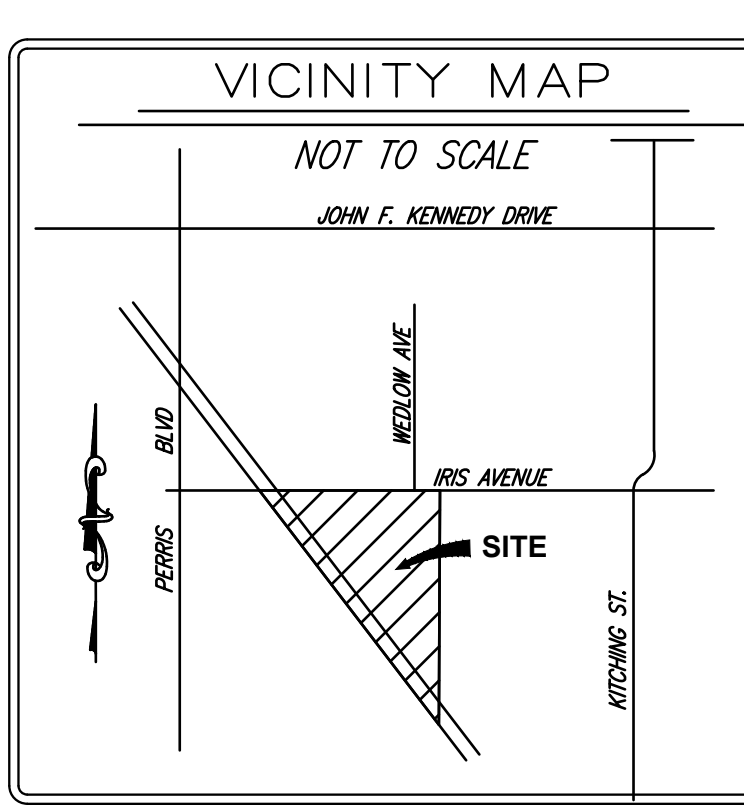


Note: Place "No Parking" Signage along onsite 24' curb to curb street sections per current MUTCD standards
Parking allowed on one side of streets with 28' curb to curb section



FLOOD ZONE
ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 060650078G, 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 92866
PHONE: (714) 609-7257

TTM 37909
City of Moreno Valley
California

DATE: Oct. 14, 2020
JOB NO.:
DRAWN BY: R.A.H.
CHECKED BY: R.M.B.
SHEET 1-1

Residential Lots				Residential Lots				Residential Lots				Lettered Lots			
Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Use	Area (sf)	
1	34	75	2,550	29	30	75	2,250	55	30	100	3,000	C	OS Park	12,950	
2	30	75	2,250	30	30	75	2,250	56	30	129	3,870	B	OS Park	4,630	
3	34	75	2,550	31	30	75	2,250	57	30	75	2,250	C	OS Park	1,365	
4	34	75	2,550	32	30	75	2,250	58	30	75	2,250	D	OS Park	1,224	
5	33	75	2,475	33	30	75	2,250	59	30	75	2,250	E	OS Park	2,368	
6	33	75	2,475	34	30	75	2,250	60	30	75	2,250	F	Landscaping	991	
7	34	75	2,550	35	30	75	2,250	61	30	75	2,250	G	Landscaping	1,009	
8	30	73	2,190	36	30	75	2,250	62	30	75	2,250	H	Landscaping	1,114	
9	30	73	2,190	37	30	75	2,250	63	30	75	2,250	I	OS Trail	15,350	
10	30	73	2,190	38	30	75	2,250	64	30	75	2,250	J	WOMP Basin	12,934	
11	30	74	2,220	39	30	75	2,250	65	30	75	2,250	Subtotal		174,769	
12	30	74	2,220	40	30	75	2,250	66	35	75	2,625	Street			
13	30	75	2,250	41	30	75	2,250	67	31	75	2,325	A	Street	8,088	
14	30	75	2,250	42	30	75	2,250	68	30	75	2,250	B	Street	2,884	
15	30	76	2,300	43	30	75	2,250	69	35	75	2,625	C	Street	18,833	
16	30	76	2,300	44	30	75	2,250	70	31	75	2,325	D	Street	6,224	
17	30	77	2,310	45	30	75	2,250	71	30	75	2,250	E	Street	8,108	
18	31	107	3,400	46	30	75	2,250	72	30	75	2,250	F	Street	15,921	
19	31	107	3,400	47	30	75	2,250	73	30	75	2,250	G	Street	4,924	
20	30	75	2,250	48	30	75	2,250	74	30	75	2,250	H	Street	12,718	
21	30	75	2,250	49	30	75	2,250	75	30	75	2,250	I	Street	11,448	
22	30	75	2,250	50	30</										