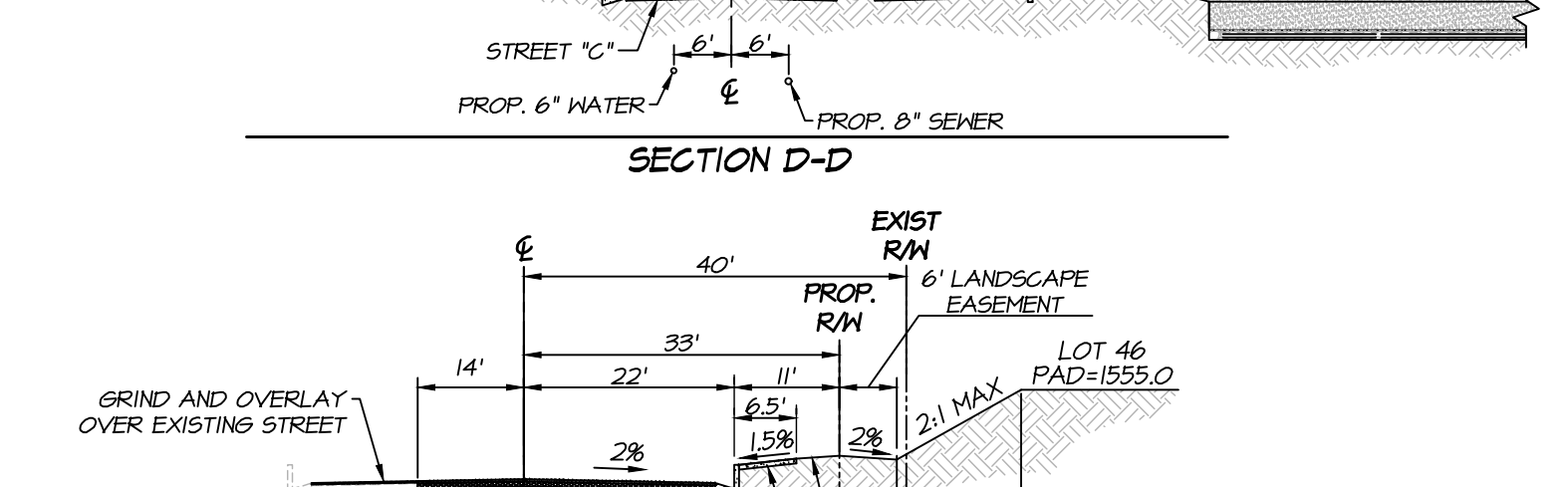
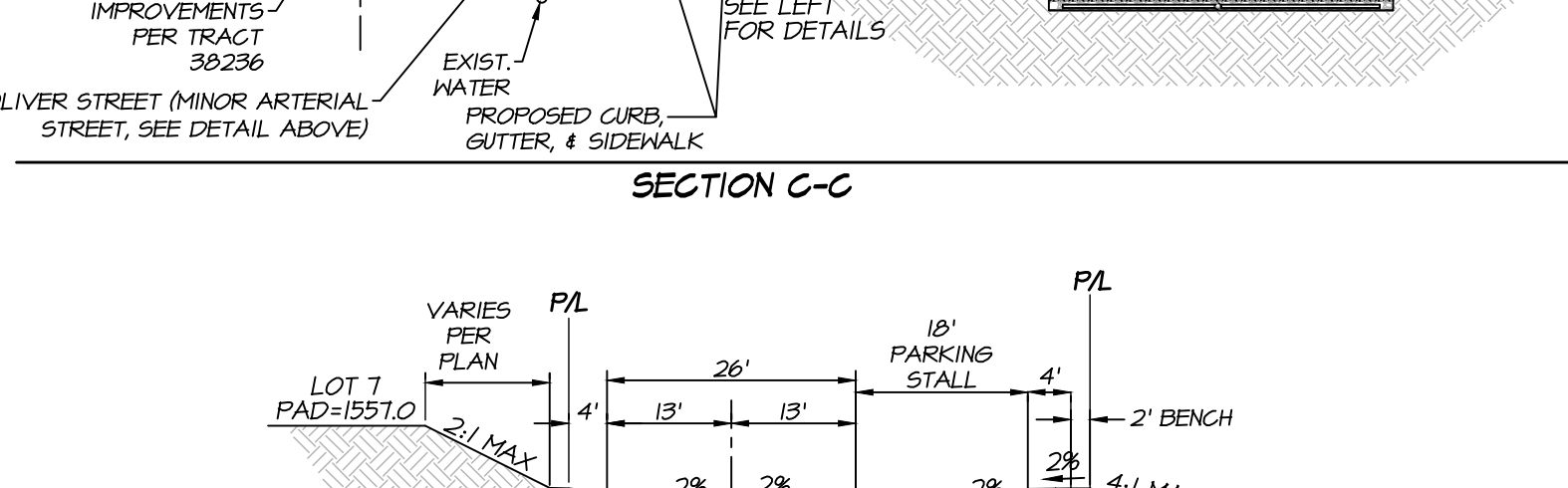
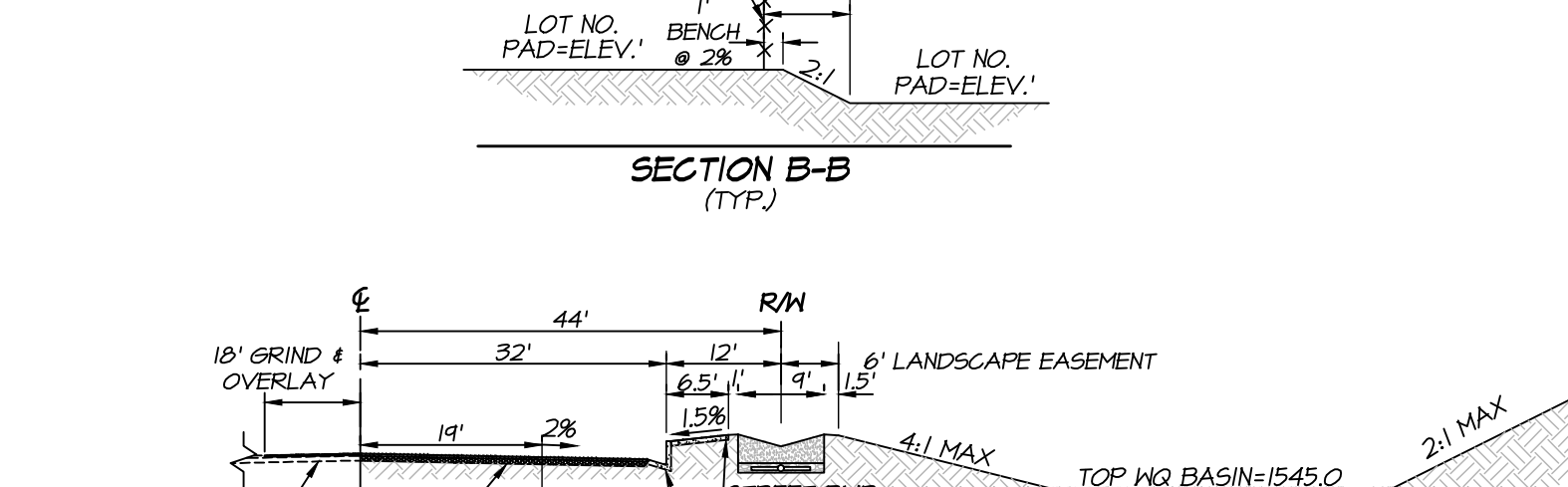
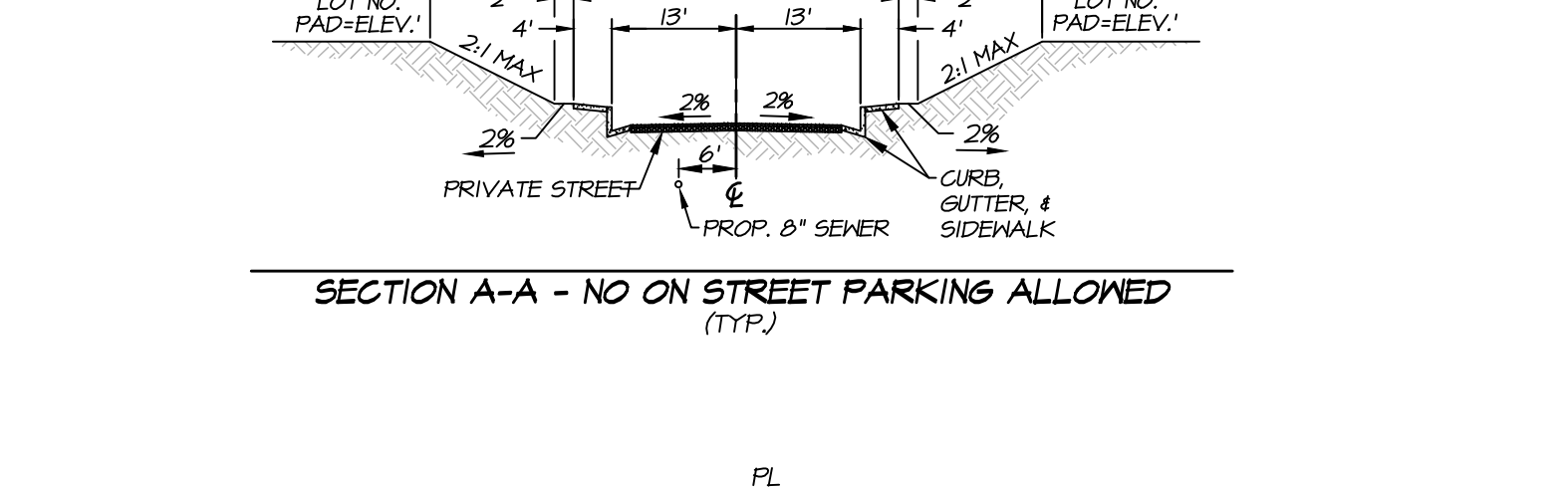
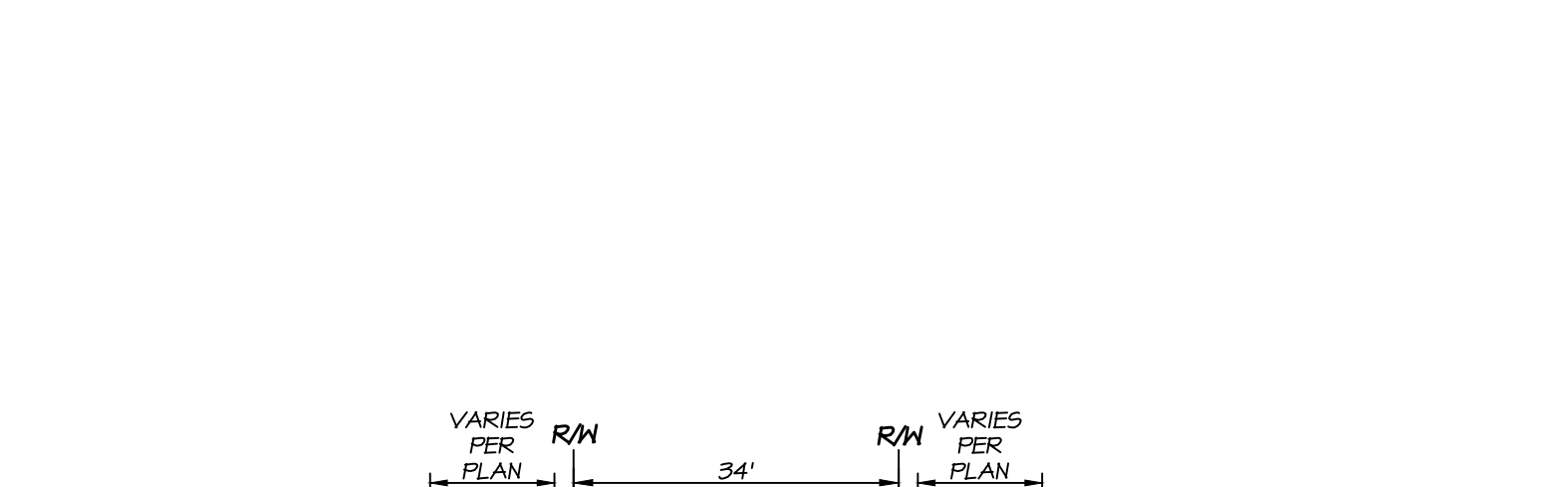
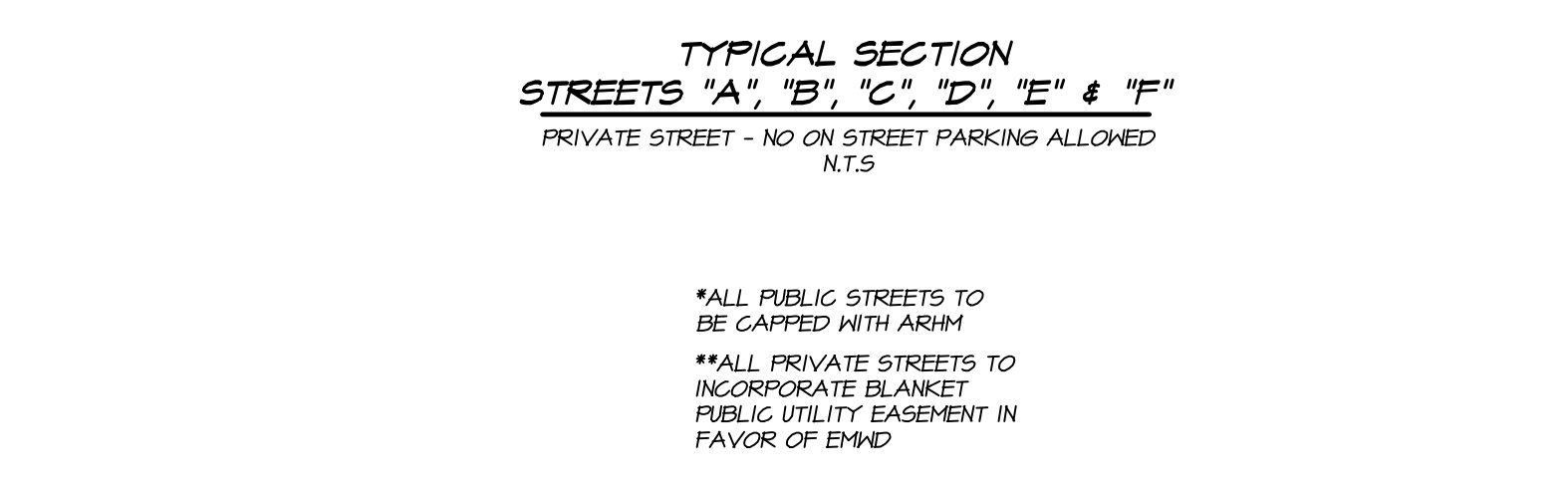
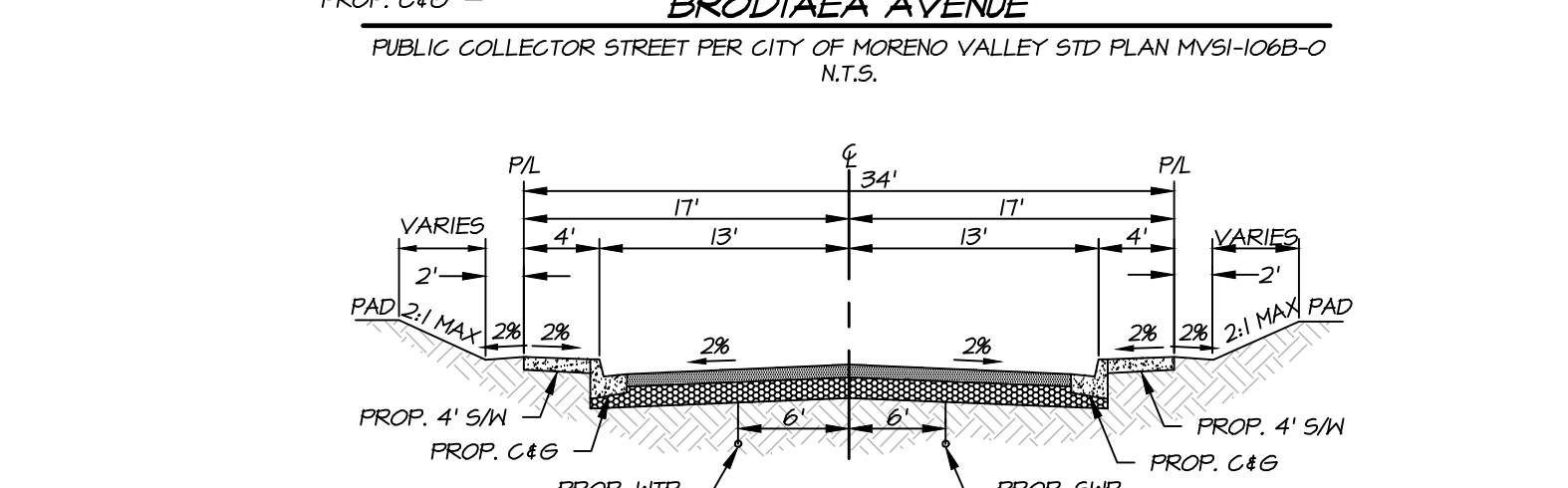
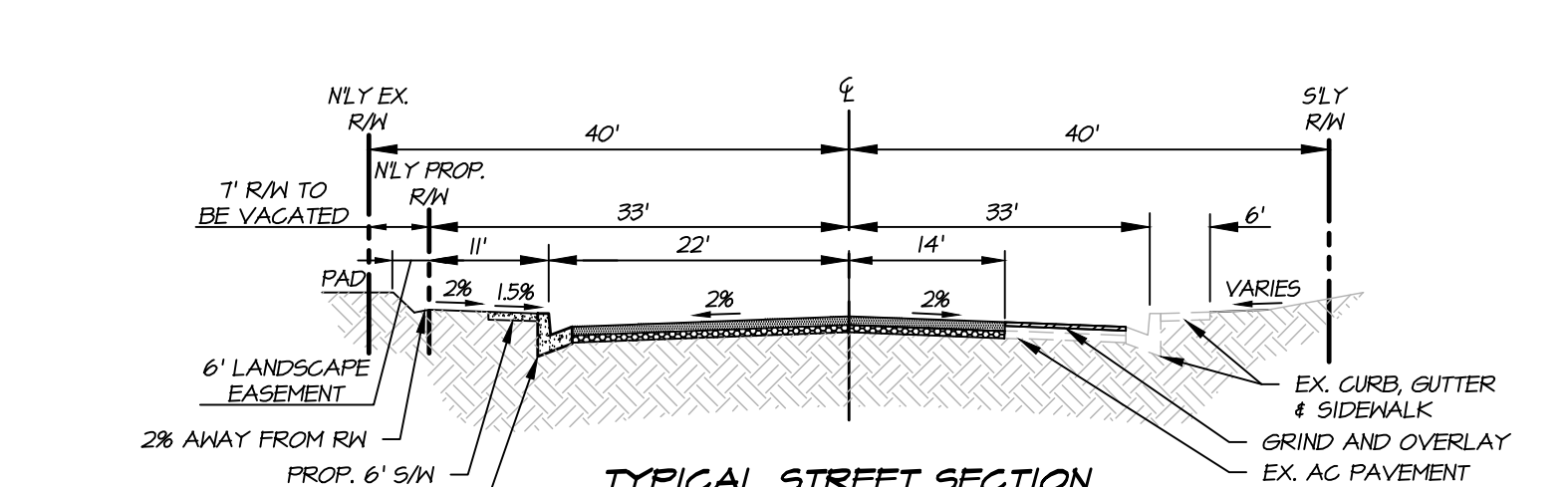
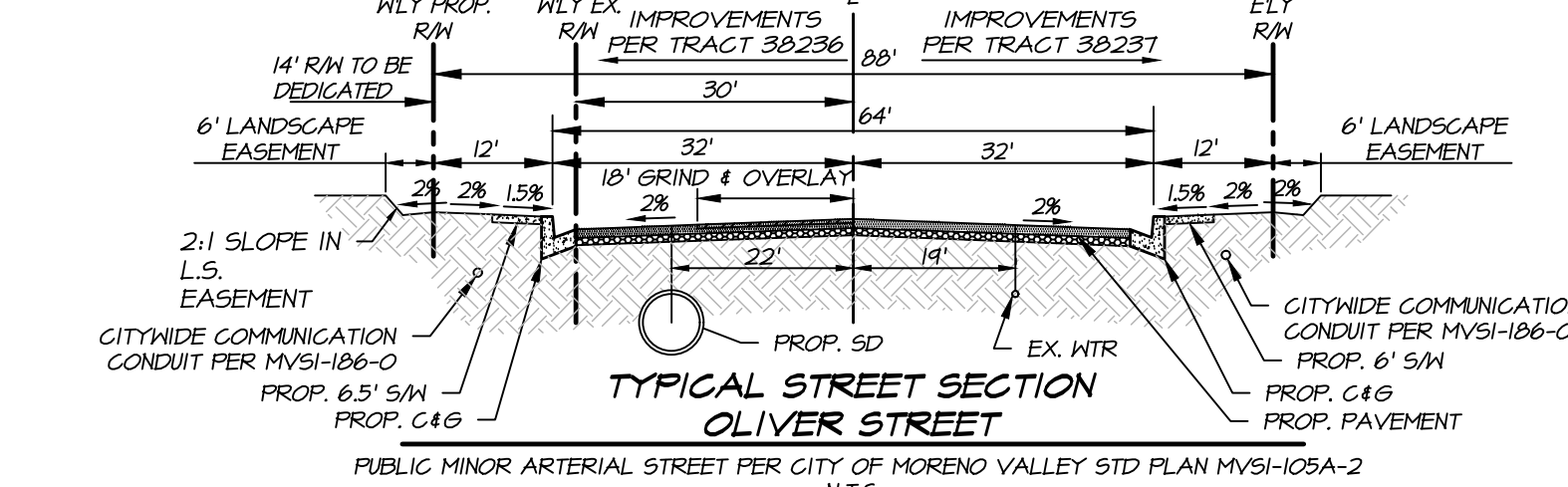
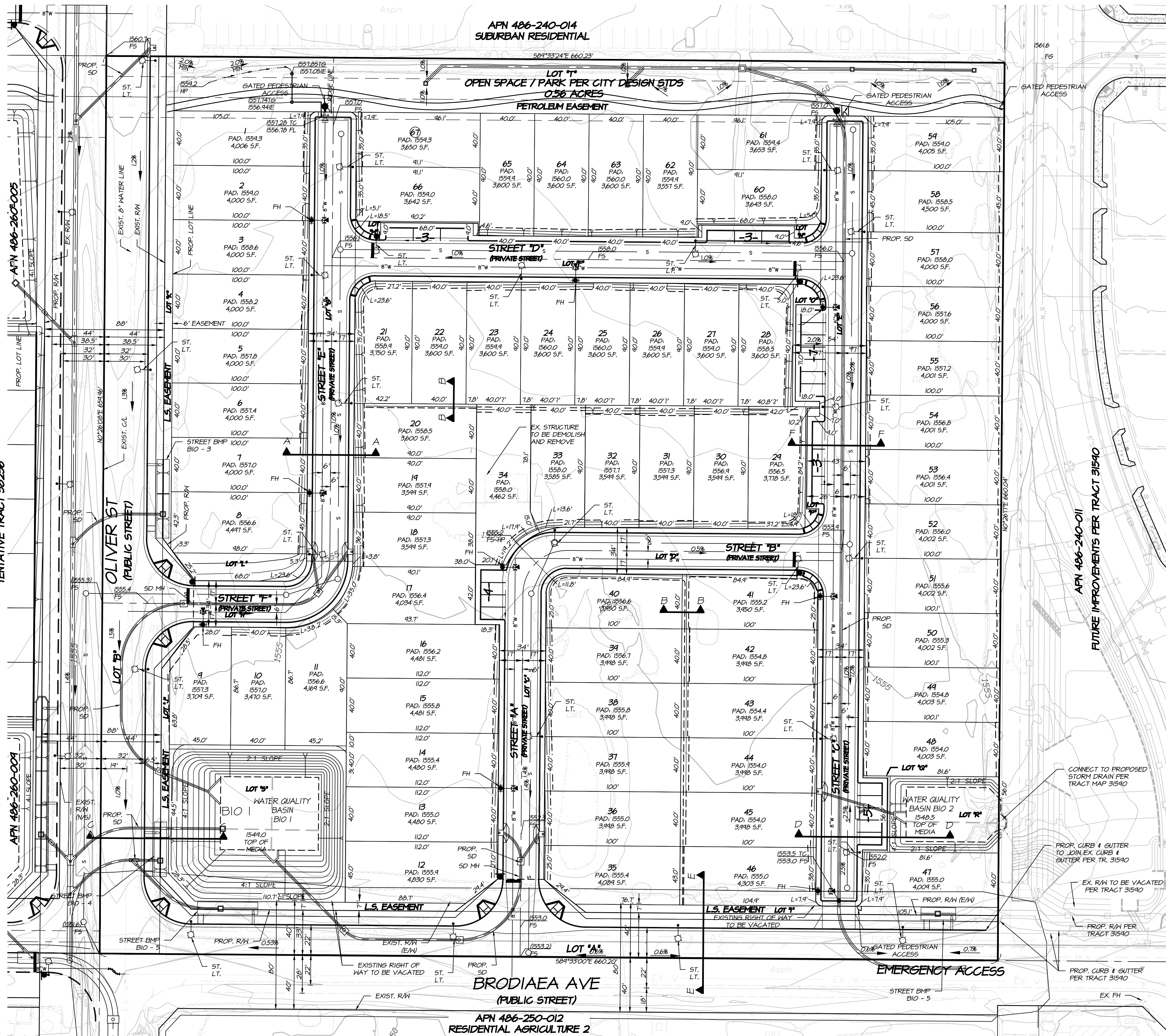


IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 38231

DR HORTON

JULY 2021



APPLICANT
MEGAN WHILDON
D.R. HORTON
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CORONA, CA 92628
(951) 212-4000
MWHILDON@DRHORTON.COM

ENGINEER
adkan
ENGINEERS
6875 AIRPORT DRIVE
RIVERSIDE, CA 92504
REVISIONS: 05/21/2021
MADKINSON@ADKAN.COM

PROJECT NOTES

UTILITY SURVEYS
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: CITY OF MORENO VALLEY
TELEPHONE: VERIZON
CATV: ADELPHIA

ASSESSORS PARCEL NUMBER
486-240-010

LEGEND

PROPOSED DOMESTIC WATER
PROPOSED SEWER
TRACT BOUNDARY
OLD TRACT BOUNDARY
A/D ACCESS RAMP
PROPOSED BLOCK WALL

SD = STORM DRAIN
TC = TOP OF CURB
FS = FINISH SURFACE
SW = SEWER
CL = CENTER LINE
FS = FINISHED GRASS
MTR = WATER
PL = PROPERTY LINE
RL = RIGHT OF WAY
A.R. = A/D ACCESS RAMP

SH = SIDEWALK
() = EXISTING ELEVATION
C.G. = CURB AND GUTTER
SF = SQUARE FEET
FS = FINISH SURFACE
FH = FINISH HYDROANT
TH = TOP OF WALL
TF = TOP OF FOOTING
FL = FLOOR LINE
T.B.S. = TO BE REMOVED

EARTHWORK QUANTITIES
CUT: 1,112 CY FILL: 1,126 CY IMPORT: 3,754 CY
SHRINKAGE 1 SUBSIDENCE: 2,000 CY - SITE WILL BALANCE

TENTATIVE TRACT SUMMARY

TOTAL AREA GROSS: 10.0 ACRES
TOTAL AREA NET: 8.8 ACRES
EXISTING ZONING: RS-10
PROPOSED ZONING: SUBURBAN RESIDENTIAL
EXISTING LAND USE: SUBURBAN RESIDENTIAL
PROPOSED LAND USE: SUBURBAN RESIDENTIAL
EXISTING SURROUNDING ZONING: RA-2, R-3, R-5

BENCHMARK
1/16 52
BRASS DISK AT THE NW CORNER OF ALESSANDRO BLVD. AND
RELANDS BLVD. 170.0 FEET NORTH OF ALESSANDRO BLVD.; 43.0
FEET WEST OF RELANDS BLVD.; 2.0 FEET S/E OF POWER POLE
#21599 C.W.T.; 1.0 FEET NORTH OF A MARKER POST. A BRASS
DISK SET IN THE TOP OF A CONCRETE POST AND MARKED "76 52"
1981"
ELEVATION: 1603.71 NAVD 1988

LEGAL DESCRIPTION
LOT 5 IN BLOCK 111, IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN
ON MAP RECORDED IN BOOK 105, PAGE 117 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION DEEDED TO THE COUNTY OF
RIVERSIDE IN A DEED RECORDED MARCH 10, 1971 AS
INSTRUMENT NO. 4004, OFFICIAL RECORDS.

EASEMENTS

1. A EASEMENT FOR PIPELINES, CONDUITS, INGRESS
AND EGRESS AND INCIDENTAL PURPOSES, RECORDED
MARCH 4, 1958 AS BOOK 1102, PAGES 461, 552 AND
554, ALL OF OFFICIAL RECORDS.
IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE
DETERMINED FROM RECORD INFORMATION.

2. A EASEMENT FOR PIPELINES, CONDUITS, INGRESS
AND EGRESS AND INCIDENTAL PURPOSES, RECORDED
MARCH 25, 1958 AS INSTRUMENT NO. 2040H OF
OFFICIAL RECORDS.
IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE
DETERMINED FROM RECORD INFORMATION.

3. A EASEMENT FOR PIPELINES, CONDUITS, INGRESS
AND EGRESS AND INCIDENTAL PURPOSES, RECORDED
MARCH 25, 1958 AS INSTRUMENT NO. 2040H OF
OFFICIAL RECORDS.
IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE
DETERMINED FROM RECORD INFORMATION.

4. A EASEMENT FOR PIPELINES, CONDUITS, INGRESS
AND EGRESS AND INCIDENTAL PURPOSES, RECORDED
MARCH 25, 1958 AS INSTRUMENT NO. 2040H OF
OFFICIAL RECORDS.
IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE
DETERMINED FROM RECORD INFORMATION.

BASE OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE
PLANE COORDINATE SYSTEM, CC83, ZONE 6, BASED LOCALLY ON
CONTROL STATIONS "P482", "P478", AND "S80C" (NAD 83/NR82011)
EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS
MAP ARE GRID BEARINGS AND DISTANCES FROM REFERENCE
POINTS OR BEARS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL
DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED
OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GROUND DISTANCE BY A CORRECTION FACTOR OF 0.999978.
CALCULATIONS ARE MADE AT 1" TAGGED "S 1174" DOWN 0.2" IN WELL
PER TRACT 38862, MB 454-37-39 WITH COORDINATES OF:
N: 227362.550000, E: 6280631.21000000
USING AN ELEVATION OF 1565.533.

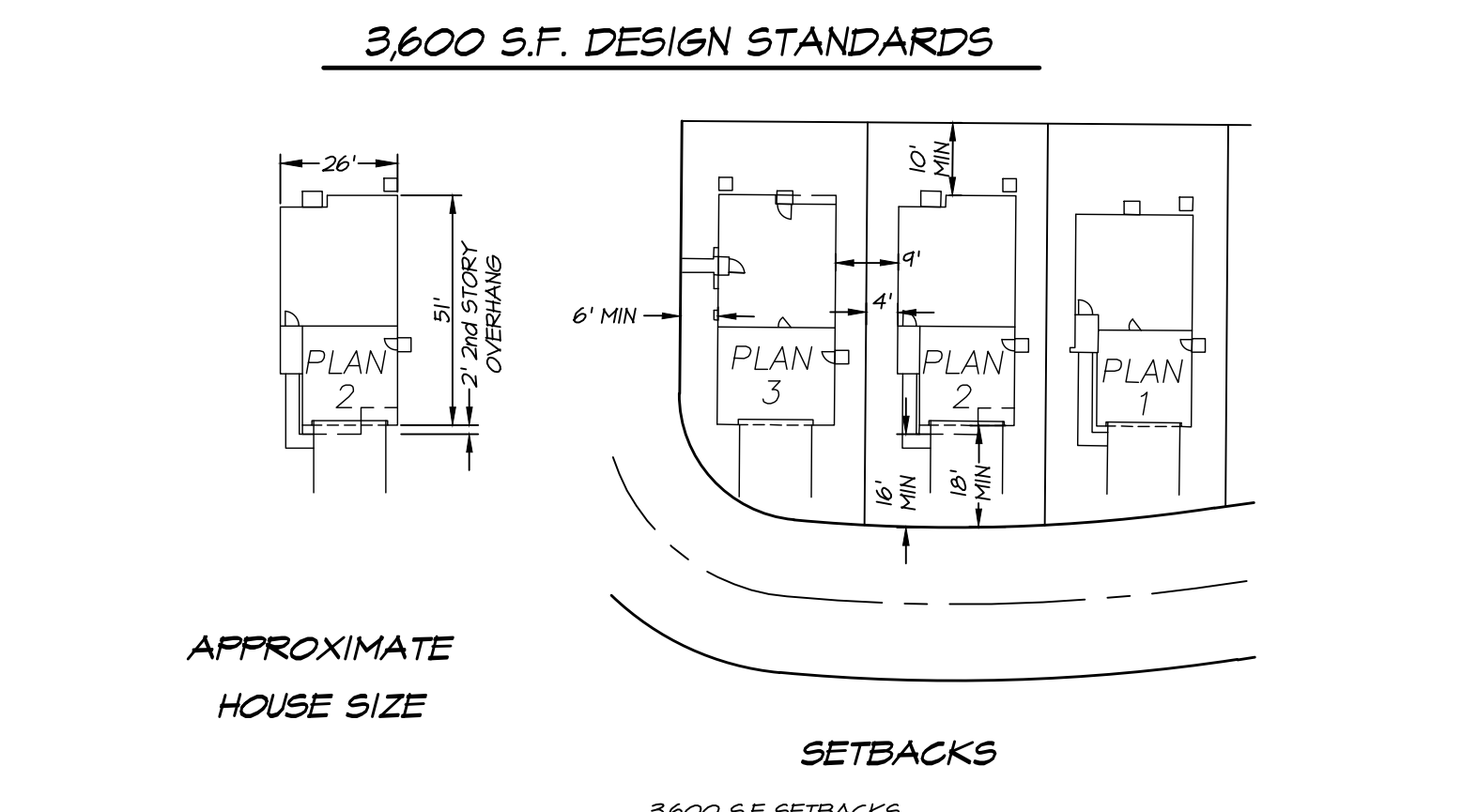
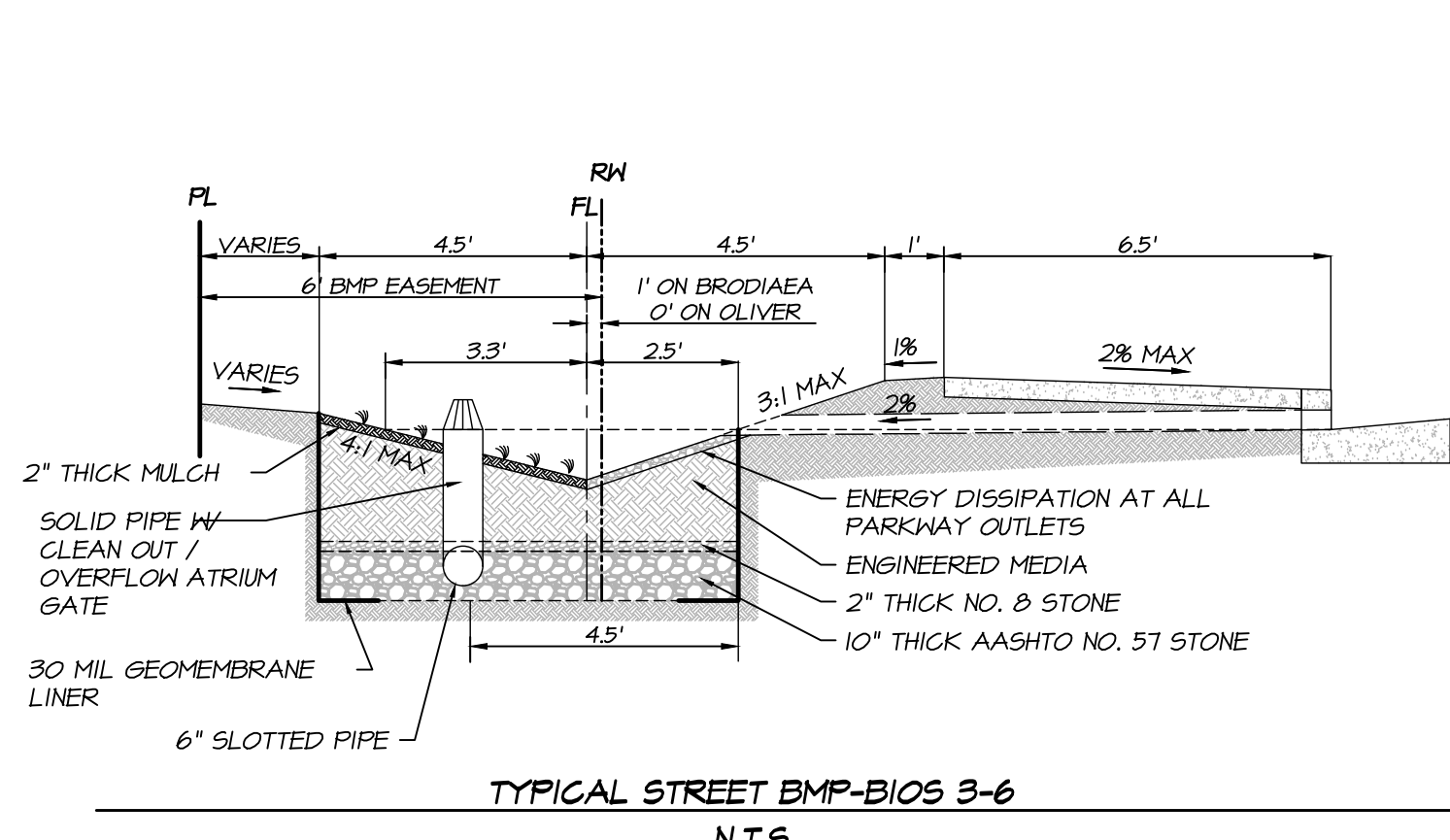
TOPOGRAPHY SOURCE
TOPOGRAPHY COMPILED PHOTOGRAMMETRICALLY BY INLAND AERIAL
SURVEY INC. ON 05-14-20 AND 05-26-21

PROJECT DENSITY TABLE

LOT NET AREA	LOT NET AREA	LOT NET AREA
1 4006	31 3541	61 3648
2 4000	32 3541	62 3601
3 4000	33 3555	63 3601
4 4000	34 4462	64 3601
5 4000	35 4024	65 3601
6 4000	36 3949	66 3594
7 4000	37 3949	67 3601
8 4447	38 3949	
9 3704	39 3949	
10 3470	40 3950	
11 4164	41 3950	
12 4830	42 3949	
13 4480	43 3949	
14 4480	44 3949	
15 4481	45 3949	
16 4481	46 4003	
17 4034	47 4001	
18 3941	48 4003	
19 3941	49 4003	
20 3600	50 4002	
21 3750	51 4002	
22 3600	52 4002	
23 3600	53 4001	
24 3600	54 4001	
25 3600	55 4001	
26 3600	56 4000	
27 3600	57 4000	
28 3600	58 4500	
29 3718	59 4005	
30 3941	60 3600	

PARKING COUNT

(R) (REGULAR STALLS) 16
(P) (PARALLEL STALLS) 4
TOTAL



TYPICAL STREET BMP-BIOS 3-6
N.T.S.

2" THICK MULCH
SOLID PIPE W/ CLEAN OUT / OVERFLOW ATRIUM GATE
30 MIL GEOMEMBRANE LINER
6" SLOTTED PIPE

ENERGY DISSIPATION AT ALL PARKWAY OUTLETS
ENGINEERED MEDIA
2" THICK NO. 8 STONE
10" THICK AASHTO NO. 57 STONE

APPROXIMATE HOUSE SIZE

SETBACKS
3600 S.F. DESIGN STANDARD
FRONT YARD: 18' FIRST STORY
16' SECOND STORY
SIDE YARD: 4' MINIMUM
9' AGGREGATE
REAR YARD: 10' MINIMUM
CORNER LOT SIDE ENTRY: 6' MINIMUM

RESIDENTIAL

LOT NET AREA	LOT NET AREA	LOT NET AREA
1 4006	31 3541	61 3648
2 4000	32 3541	62 3601
3 4000	33 3555	63 3601
4 4000	34 4462	64 3601
5 4000	35 4024	65 3601
6 4000	36 3949	66 3594
7 4000	37 3949	67 3601
8 4447	38 3949	
9 3704	39 3949	
10 3470	40 3950	
11 4164	41 3950	
12 4830	42 3949	
13 4480	43 3949	
14 4480	44 3949	
15 4481	45 3949	
16 4481	46 4003	
17 4034	47 4001	
18 3941	48 4003	
19 3941	49 4003	
20 3600	50 4002	
21 3750	51 4002	
22 3600	52 4002	
23 3600	53 4001	
24 3600	54 4001	
25 3600	55 4001	
26 3600	56 4000	
27 3600	57 4000	
28 3600	58 4500	
29 3718	59 4005	
30 3941	60 3600	

MIN LOT SIZE = 3600 S.F.
SUBDIVISION DENSITY: 0.44 DU/ACRE

LOT SIZES:
3600 S.F. 40' X 90' 67 LOTS
TOTAL = 67 LOTS 28 SPOTS
PARKING STALLS

PARK AREA: 0.56 ACRES

