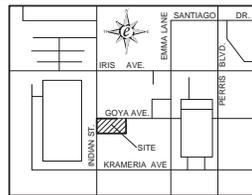


LAND USE SUMMARY	
USE	ACREAGE
RESIDENTIAL (LOTS 1-131)	8.06 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE	1.25 AC
TOTAL GROSS ACREAGE:	13.73 AC
PUBLIC STREETS	0.06 AC
TOTAL NET ACREAGE:	13.67 AC



LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3
 PARCEL 3 OF PARCEL MAP NO. 11878, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP NO. FILE IN BOOK 57, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APN: 316-020-025

PARCELS A & B
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
 PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 18644, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 119, PAGE 1 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL B:
 PARCEL 2, AS SHOWN BY PARCEL MAP NO. 11878, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 57, PAGE 38 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 APN: 316-020-020, APN: 316-020-021, APN: 316-020-022, APN: 316-020-023, APN: 316-020-024, APN: 316-020-024

VICINITY MAP
 N.T.S.

OWNER/DEVELOPER:
 PATTON DEVELOPMENTS
 41 CORPORATE PARK SUITE #250
 IRVINE, CA 92606
 DAVID PATTON
 david@patton.com

CIVIL ENGINEER
 ENCOMPASS ASSOCIATES, INC.
 5659 COUSINS PLACE
 RANCHO CUCAMONGA, CA 91737
 KARON STEELER
 909.864.0093

LAND SURVEYOR
 SITESCH, INC.
 8061 CHERRY ST., PO BOX 592
 HIGHLAND, CA 92345
 BERNHARD K. MAYER
 909.864.3180

ASSESSOR'S PARCEL NO.
 APN: 316-020-020, APN: 316-020-021, APN: 316-020-022, APN: 316-020-023, APN: 316-020-024, APN: 316-020-025

FLOOD HAZARD
 PER F.E.M.A. PANEL 0650740010 A AREAS DETERMINED TO BE OUTSIDE 300 YEAR FLOOD PLAIN.

PROJECT DESCRIPTION
 PROPOSED 131 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 5 EXISTING LOTS AND WITH OPEN SPACE, LANDSCAPING, PARKING AND DRIVE ACCESS

EARTHWORK
 CUT: ——— CU, YD.
 FILL: ——— CU, YD.
 TOTAL: ——— CU, YD <CUT>

NOTES

- FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY SITESCH, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
- 131 SINGLE-FAMILY UNITS ARE PROPOSED.
- CURRENT ZONING IS R5.
- PROPOSED ZONING: RM AND RS RESIDENTIAL.
- SUBMITTER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS.
- THIS TENTATIVE TRACT MAP INCLUDES THREE CONTIGUOUS OWNERSHIP OF LAND OWNER.
- LOT A TO BE RESERVED AS OPEN SPACE.
- LOT B FOR PRIVATE ACCESS, UTILITIES AND EMERGENCY ACCESS PURPOSES.
- LOT C TO BE RESERVED FOR OPEN SPACE AND STORM WATER QUALITY MANAGEMENT.
- ACCESS RAMPS SHALL COMPLY WITH CITY OF MORENO VALLEY STANDARDS - MWS-1146-2 (ACCESS RAMP TYPE 1) AND/OR MWS-1146-0.
- RESIDENTIAL DRIVEWAYS SHALL CONFORM TO CITY OF MORENO VALLEY STD. PLAN NO. MWS-1118-0. WIDTH = 12' MIN. AND 30' MAX. (TYP)

LEGEND

- TB - TRACT BOUNDARY
- PL - PROPERTY LINE
- R/O/W - RIGHT OF WAY
- CL - CENTERLINE
- EP - EDGE OF PAVEMENT
- TC - TOP OF CURB
- FL - FLOWLINE
- FS - FINISHED SURFACE
- GB - GRADE BREAK
- IN - PIPE INVERT
- FG - FINISH GRADE
- ES - EXISTING SURFACE
- EG - EXISTING GROUND
- PAD - PAD ELEVATION
- FF - FINISH FLOOR ELEVATION
- GF - GARAGE FLOOR ELEVATION
- HP - HIGH POINT
- TW - TOP OF RETAINING WALL
- TF - TOP OF FOOTING
- 97.61 - INDICATES PROPOSED ELEVATION
- (97.61) - INDICATES EXISTING ELEVATION
- SD - PROPOSED STORM DRAIN
- SD - EXISTING STORM DRAIN
- WD - PROPOSED WATER LINE
- WD - EXISTING WATER LINE
- F - PROPOSED FIRE LINE
- F - EXISTING FIRE LINE
- S - PROPOSED SEWER LINE
- S - EXISTING SEWER LINE
- TR - TRACT BOUNDARY
- EX. RIGHT-OF-WAY
- RIGHT-OF-WAY
- CENTERLINE
- EX. PL
- - STREET LIGHT

STATEMENT
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER OR ONLY A PORTION THEREOF.

PREPARED BY:
 ENCOMPASS ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 5659 COUSINS PLACE
 RANCHO CUCAMONGA, CA 91737
 (909) 864-0093

TENTATIVE TRACT MAP

PREPARED BY:
 ENCOMPASS ASSOCIATES, INC.
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RV PEN23-0069 1 OF 2

7/25/2023

