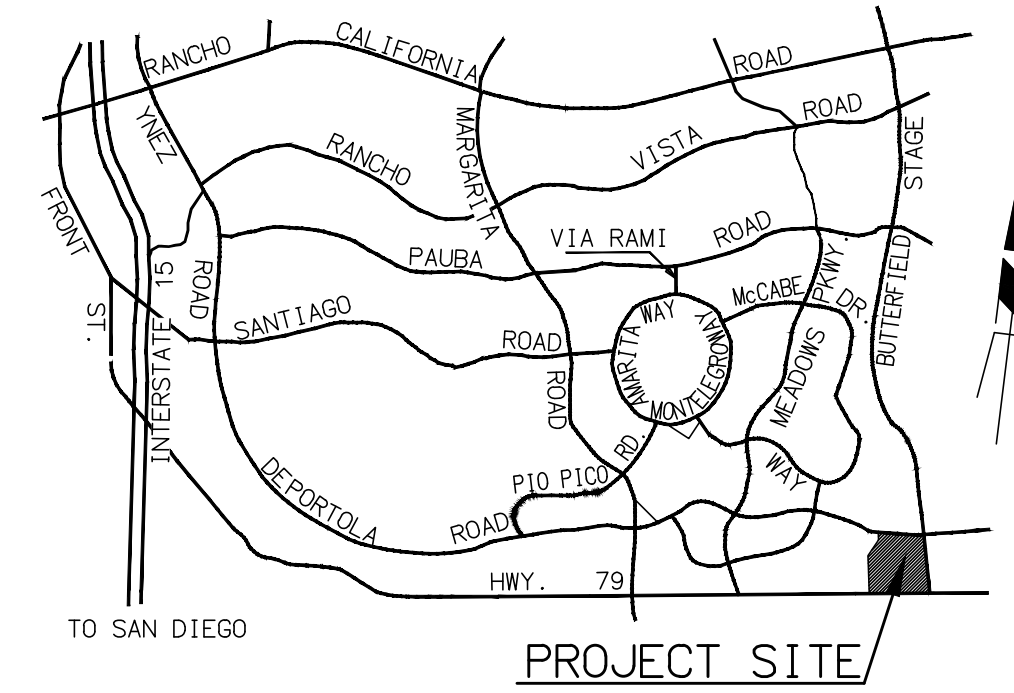


IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36483
FOR RESIDENTIAL PURPOSES

Michael Baker
INTERNATIONAL
JUNE 2023

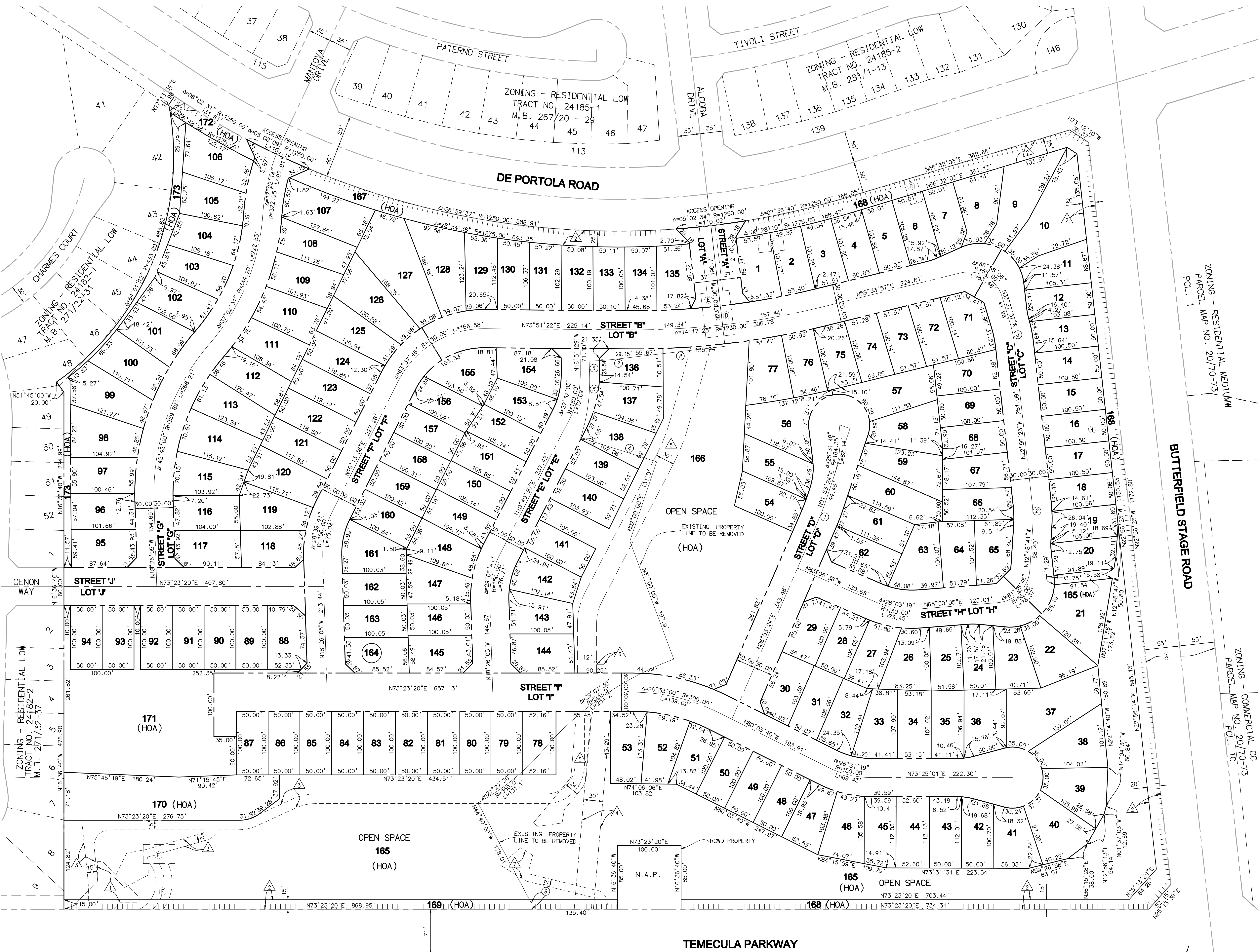


VICINITY MAP
NOT TO SCALE

AREA TABLE			
LOTS	SQ. FT.	ACRES	
1	5,756	0.132	
2	5,215	0.120	
3	5,215	0.120	
4	5,125	0.118	
5	5,251	0.121	
6	5,362	0.123	
7	5,019	0.115	
8	6,404	0.147	
9	6,622	0.152	
10	11,398	0.262	
11	5,922	0.136	
12	5,245	0.120	
13	5,055	0.116	
14	5,025	0.115	
15	5,025	0.115	
16	5,025	0.115	
17	5,025	0.115	
18	5,033	0.116	
19	5,152	0.119	
20	5,044	0.116	
21	9,048	0.209	
22	6,828	0.157	
23	5,570	0.128	
24	5,120	0.118	
25	5,129	0.119	
26	6,206	0.142	
27	5,464	0.125	
28	5,129	0.119	
29	5,129	0.119	
30	5,534	0.127	
31	5,512	0.127	
32	5,236	0.120	
33	5,236	0.120	
34	6,067	0.139	
35	5,685	0.131	
36	5,500	0.126	
37	6,708	0.154	
38	11,874	0.273	
39	7,515	0.173	
40	6,958	0.160	
41	7,394	0.170	
42	6,098	0.140	
43	5,355	0.123	
44	5,608	0.129	
45	5,895	0.135	
46	5,483	0.126	
47	6,028	0.138	
48	5,546	0.127	
49	5,000	0.115	
50	5,000	0.115	
51	5,386	0.124	
52	6,060	0.139	
53	6,007	0.138	
54	5,779	0.133	
55	6,375	0.146	
56	8,220	0.189	
57	7,575	0.174	
58	6,967	0.160	
59	7,054	0.162	
60	7,148	0.164	
61	5,628	0.129	
62	6,121	0.141	
63	6,475	0.149	
64	5,592	0.128	
65	5,528	0.127	
66	5,553	0.127	
67	5,580	0.128	
68	5,017	0.115	
69	5,000	0.115	
70	5,000	0.115	
71	6,062	0.138	
72	5,157	0.118	
73	5,157	0.118	
74	5,217	0.120	
75	5,294	0.122	
76	5,269	0.121	
77	6,392	0.147	
78	5,218	0.120	
79	5,000	0.115	
80	5,000	0.115	
81	5,000	0.115	
82	5,000	0.115	
83	5,000	0.115	
84	5,000	0.115	
85	5,000	0.115	
86	5,000	0.115	
87	5,000	0.115	
88	5,843	0.134	
89	5,000	0.115	
90	5,000	0.115	
91	5,000	0.115	
92	5,000	0.115	
93	5,000	0.115	
94	5,000	0.115	
95	5,962	0.137	
96	5,764	0.132	

LINE/CURVE DATA TABLE			
NO.	BEARINGS/DELTA	RADIUS	LENGTH
1	05°00'00"	300.00'	26.18'
2	10°07'42"	200.00'	35.35'
3	10°51'34"	200.00'	36.74'
4	N89°00'00"W	125.00'	18.42'
5	19°20'00"	300.00'	101.20'
6	N18°20'00"	300.00'	101.20'
7	05°00'00"	500.00'	43.60'
8	N66°40'00"	-	170.90'
9	N16°36'40"	-	10.00'

TRACT BOUNDARY AREA	
FILL	259,454 C.Y.
IMPORT	278,065 C.Y.
TOTAL	18,811 C.Y.



PROPOSED EASEMENT NOTES:

- INDICATES STORM DRAIN CONSTRUCTION AND MAINTENANCE EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES EASEMENT FOR SIDEWALK MAINTENANCE AND PEDESTRIAN ACCESS PURPOSES OVER CONSTRUCTED SIDEWALKS TO BE DEDICATED TO CITY OF TEMECULA ON FINAL MAP. LOT WILL BE OWNED BY HOA AND LANDSCAPING WILL BE MAINTAINED BY HOA.
- INDICATES ACCESS EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES SEWER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES STORM DRAIN RECONSTRUCTION AND MAINTENANCE EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES DRAINAGE EASEMENT TO HOA TO BE DEDICATED ON FINAL MAP.
- INDICATES ACCESS EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES EMERGENCY FIRE ACCESS EASEMENT TO CITY OF TEMECULA FIRE DEPARTMENT.

EXISTING EASEMENT NOTES

- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED APRIL 14, 1971 AS INST. NO. 13033 D.R. AND RE-RECORDED JUNE 17, 1971 AS INST. NO. 65511 O.R. (WITHIN BUTTERFIELD STAGE ROAD)
- INDICATES EASEMENT FOR DRAINAGE AND FLOWAGE PURPOSES TO THE PUBLIC PER DOCUMENT RECORDED JUNE 16, 1989 AS INST. NO. 199267 O.R. TO BE VACATED.
- EASEMENT FOR UNRESTRICTED ACCESS PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361203 O.R. (BLANKET EASEMENT OVER PARCELS 45 AND 46 OF P.M. NO. 23432)
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361204 O.R. TO BE VACATED.
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361205 O.R. TO BE VACATED.
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361206 O.R. TO BE VACATED AND REPLACED BY &

GENERAL NOTES

- THE BASIS OF THIS MAP IS A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 12200264-USED DATED FEBRUARY 14, 2014. NO RESPONSIBILITY AS TO THE ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP.
- THE SUBJECT PROPERTY IS DESIGNATED AS LYING WITHIN ZONE "X" ON U.S. DEPARTMENT OF HUD FLOOD INSURANCE BOUNDARY MAP, COMMUNITY PANEL NUMBER 0606SC 3305 G, DATED AUGUST 28, 2009. IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, CALIFORNIA. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THE APPROXIMATE AREA OF THE LAND TO BE SUBDIVIDED IS: 42.64 ACRES GROSS, AND 42.64 ACRES NET.
- AVERAGE LOT SIZE.....5,903 SF MINIMUM LOT SIZE.....5,000 SF
- CONTOUR INTERVAL = 1 FOOT
- EASEMENT NO. IS ALSO WITHIN THE LANDSCAPE MAINTENANCE AREA AND CONTAINS 1.88 ACRES MORE OR LESS.
- LOTS 165 THROUGH 173 ARE HOA MAINTAINED.
- INDICATES RESTRICTED ACCESS

GENERAL DESCRIPTION

- EXISTING LAND USE: VACANT
- GENERAL PLAN: LM - LOW MEDIUM RESIDENTIAL
- EXISTING / PROPOSED ZONING: SP-4 (PALMDALE DEL SOL/PASSED DEL SOL)
- PROPOSED LAND USE: COMMUNITY RESIDENTIAL/SINGLE FAMILY RESIDENTIAL
- PROPOSED WATER SERVICE WILL BE PROVIDED BY: RANCHO CALIFORNIA WATER DISTRICT (RCWD)
- PROPOSED SEWER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT (EMWD)
- ALL UTILITIES WILL BE UNDERGROUND
SEWER.....EASTERN MUNICIPAL WATER DISTRICT
WATER.....RANCHO CALIFORNIA WATER DISTRICT
GAS.....SOUTHERN CALIFORNIA GAS
ELECTRIC.....SOUTHERN CALIFORNIA EDISON
TELEPHONE.....VERIZON
CATV.....VERIZON
- SCHOOLS: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
- PROPOSED NUMBER OF LOTS: 173 NUMBERED LOTS (164 BUILDABLE LOTS AND 9 OPEN SPACE LOTS) AND 10 LETTERED LOTS
- ASSESSOR'S PARCEL NUMBERS: 959-400-001 & 002
- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THOMAS BROTHER'S GUIDE - 2006 EDITION RIVERSIDE COUNTY PAGE 979 - G1, G2, H1
- THREE ARE NO SPECIAL HAZARDS ON THIS SITE.

LEGAL DESCRIPTION

PARCELS 45 AND 46 OF PARCEL MAP NO. 23432, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGES 38 THROUGH 61 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER AND DEVELOPER
Woodside 05S, LP
1250 CORONA POINTE COURT, STE. 500
CORONA, CA 92679
PHONE: 951-710-1900

BENCHMARK
RIVERSIDE COUNTY BENCHMARK 600-6-B-81 INSIDE FREEWAY R/W AT THE SW CORNER OF THE INT. OF HIGHWAY 79 AND INTERSTATE 15E, 300' W OF OVERPASS BRIDGE, 87.9' SE OF BEGINNING OF 6' FREEWAY R/W FENCE, 2' N OF FREEWAY R/W FENCE 75.4' S OF LIGHT POLE.

ELEVATION = 997.721

SEE SHEET 2 FOR SECTIONS

UNADJUSTED TOTAL EARTHWORK QUANTITIES

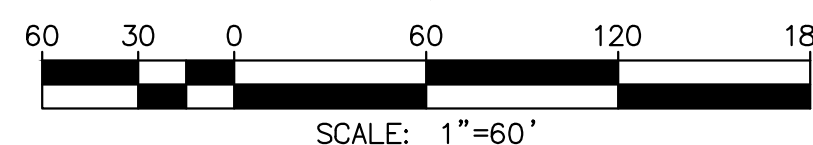
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BUTTERFIELD STAGE ROAD BEING N22°56'23"W PER PARCEL MAP NO. 23432 FILED IN BOOK 159, PAGES 38 THROUGH 61 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOURCE OF TOPOGRAPHY

TOPO WAS COMPILED BY INLAND AERIAL SURVEY IN OCTOBER 2007.

PREPARED UNDER THE SUPERVISION OF:
JOHN R. DUQUETTE
JOB # 139600



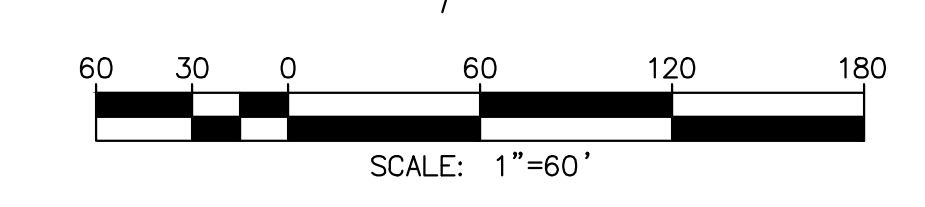
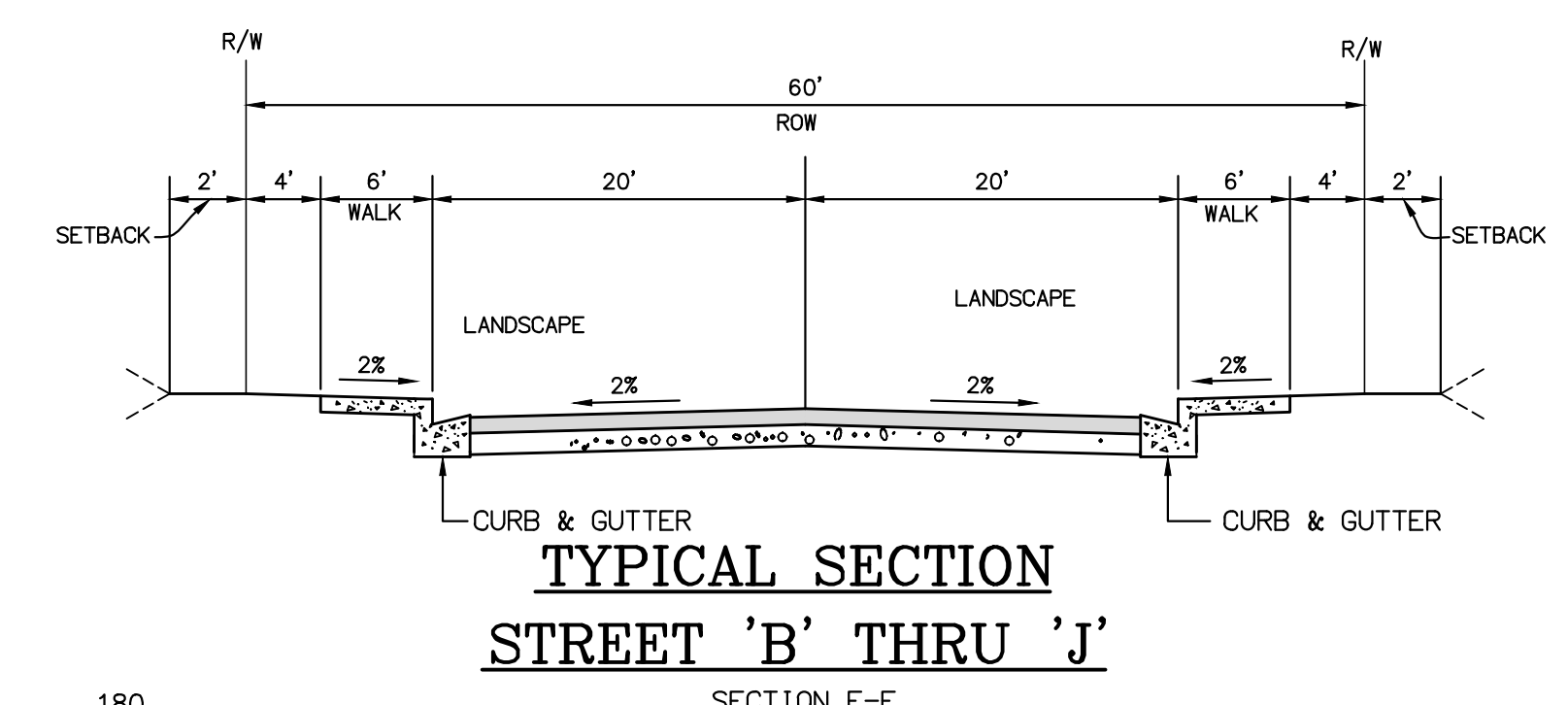
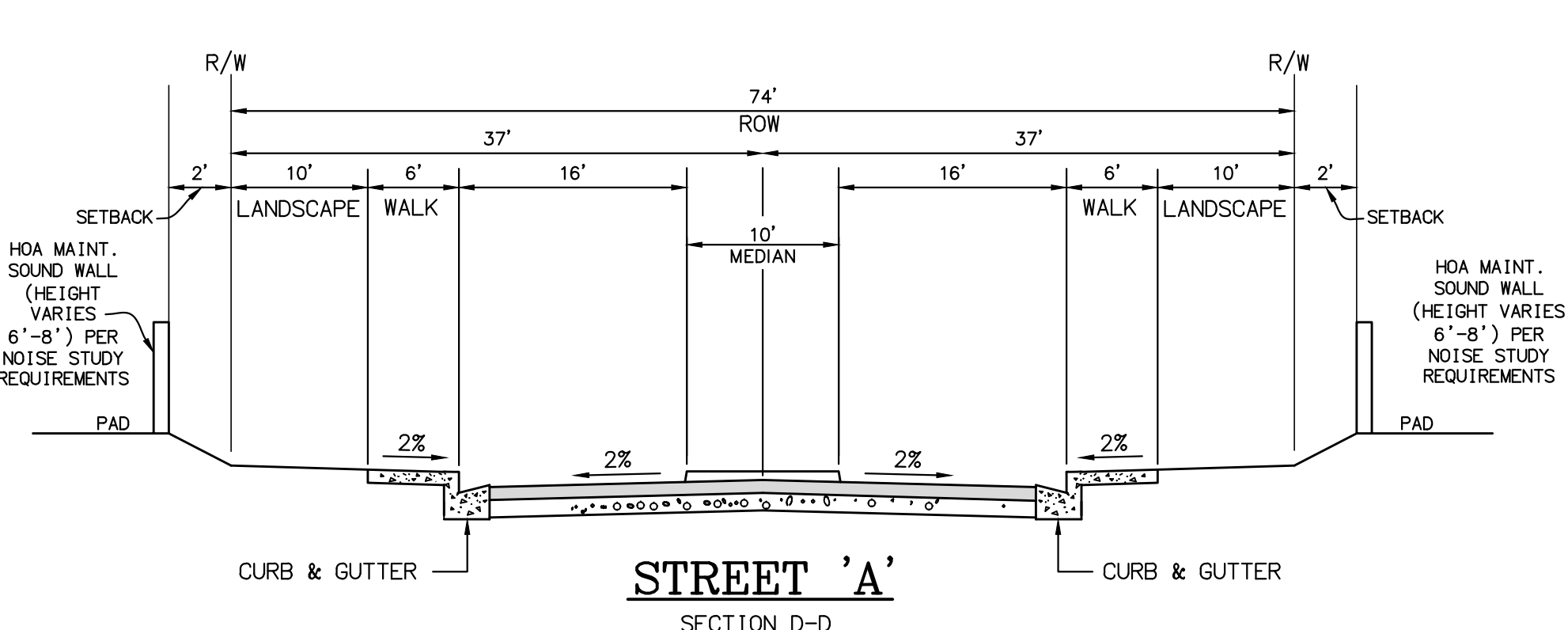
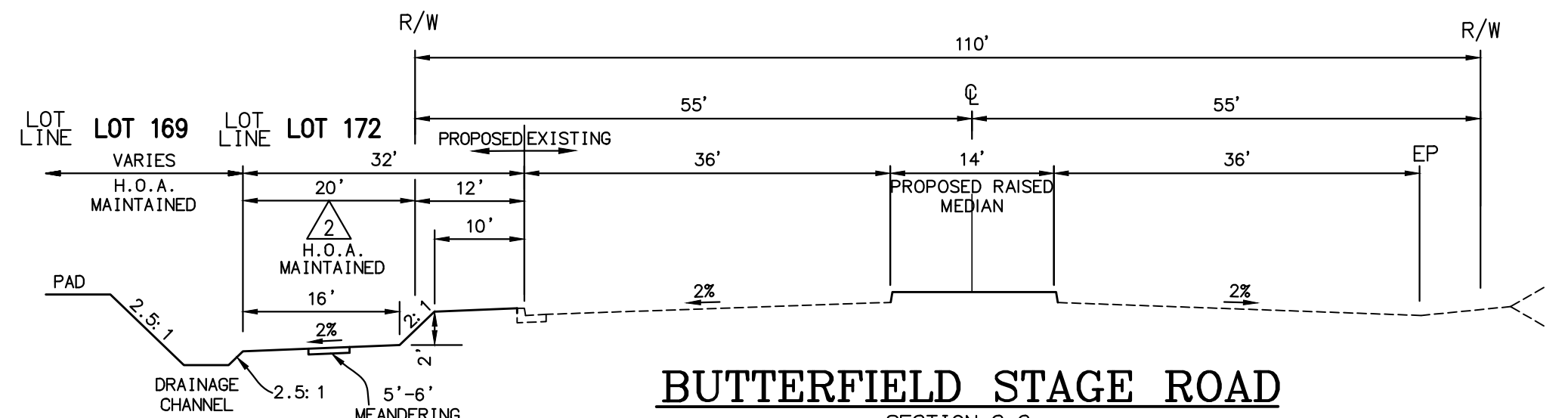
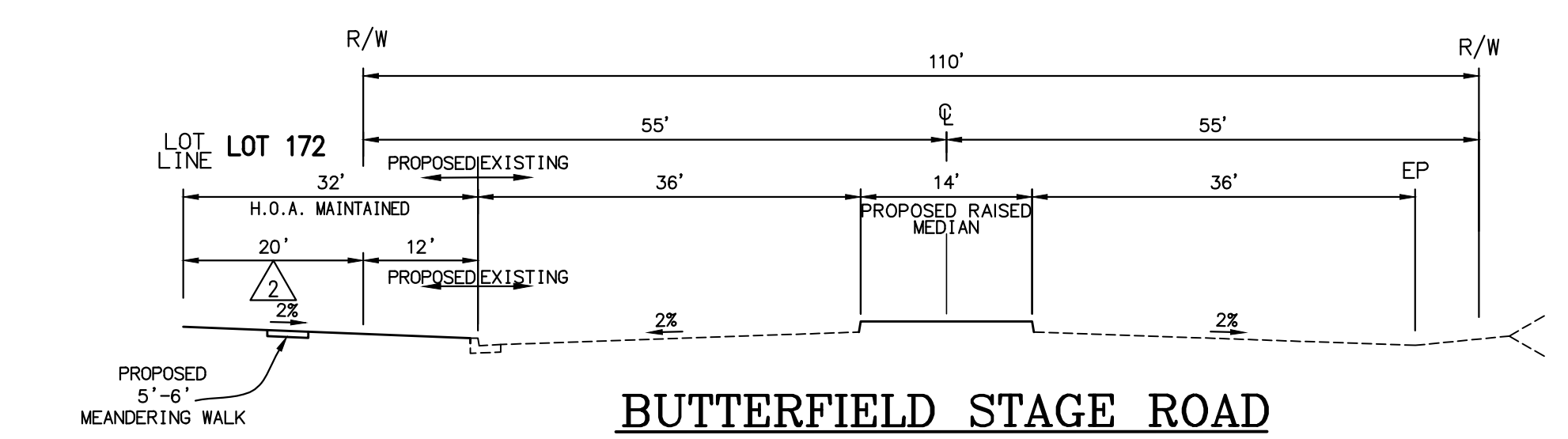
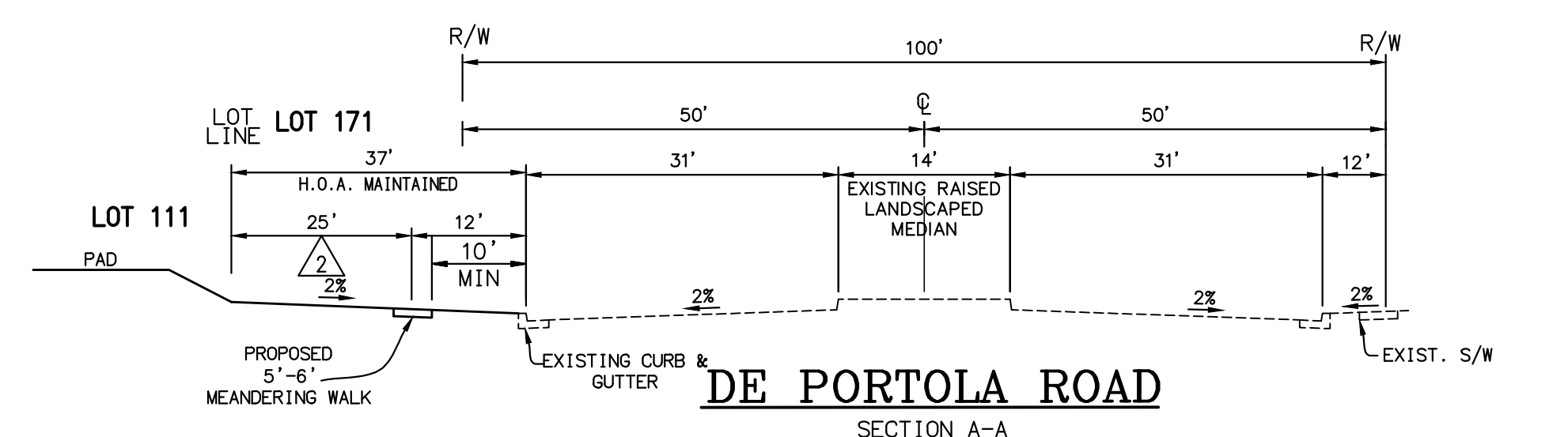
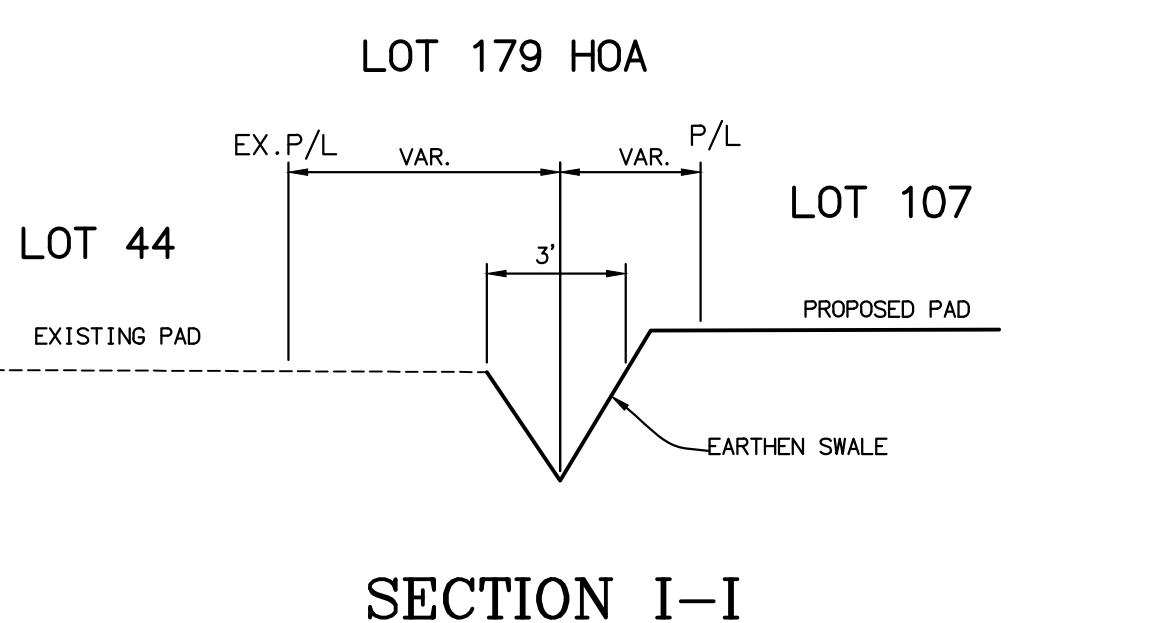
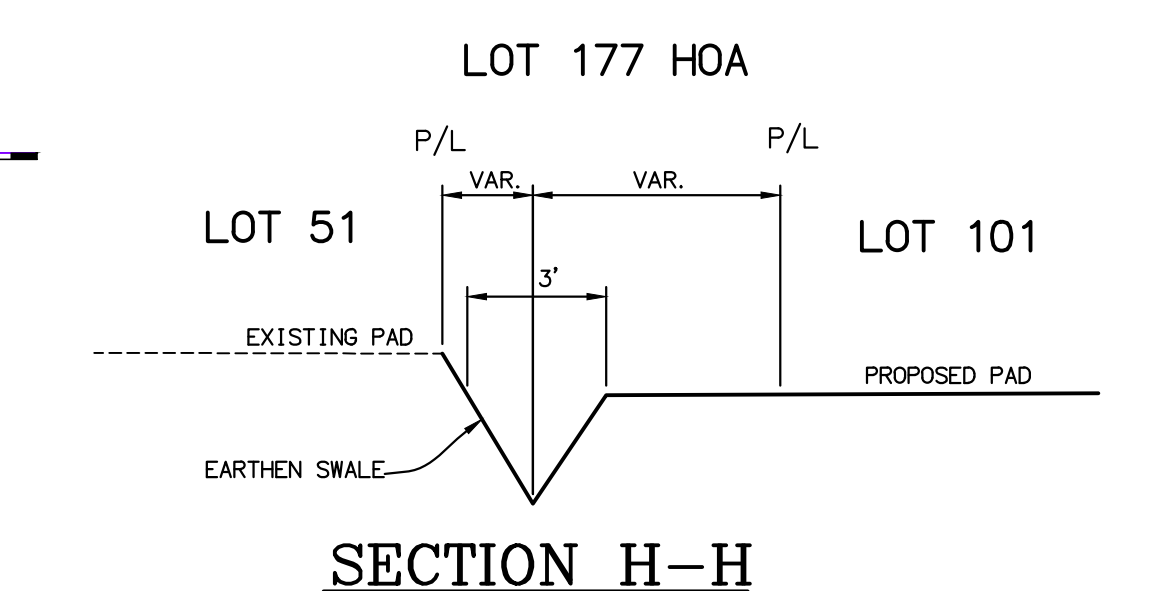
DATE	REVISIONS	DATE	APP'D

TENTATIVE
TRACT NO. 36483
FOR RESIDENTIAL PURPOSES
PLANNING AREA 4
DATE: JUNE 2, 2023
PLANNING APPLICATION NO. PA14-0087

SHEET 1 OF 2
Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DR.,
SUITE 100
TEMECULA, CA 92591
PHONE: (951) 676-8042
MBAKERINTL.COM



LEGEND
STREET RW
SLOPE
RETAINING WALL



CONSTRUCTION NOTES
① PROTECT IN PLACE EXISTING
NOTE:
THERE SHALL BE A MINIMUM 10' BUFFER BETWEEN THE BACK OF CURB AND THE CONCRETE SIDEWALKS ALONG THE PERIMETER STREETS TO ALLOW FOR THE RUNOFF FROM THE SIDEWALKS TO BE TREATED.

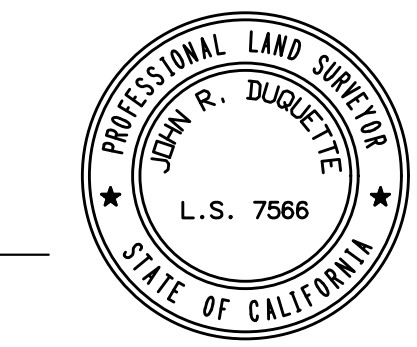
TENTATIVE
TRACT NO. 36483
FOR RESIDENTIAL PURPOSES
PLANNING AREA 4
EXHIBIT "A"
DATE: JUNE 2, 2023

PLANNING APPLICATION NO. PA14-0087

SHEET 2 OF 2

TEMECULA PARKWAY
SECTION G-G

TEMECULA PARKWAY
SECTION F-F



PREPARED UNDER THE
SUPERVISION OF:

JOHN R. DUQUETTE
JOB # 139600

DATE	REVISIONS	DATE	APP'D