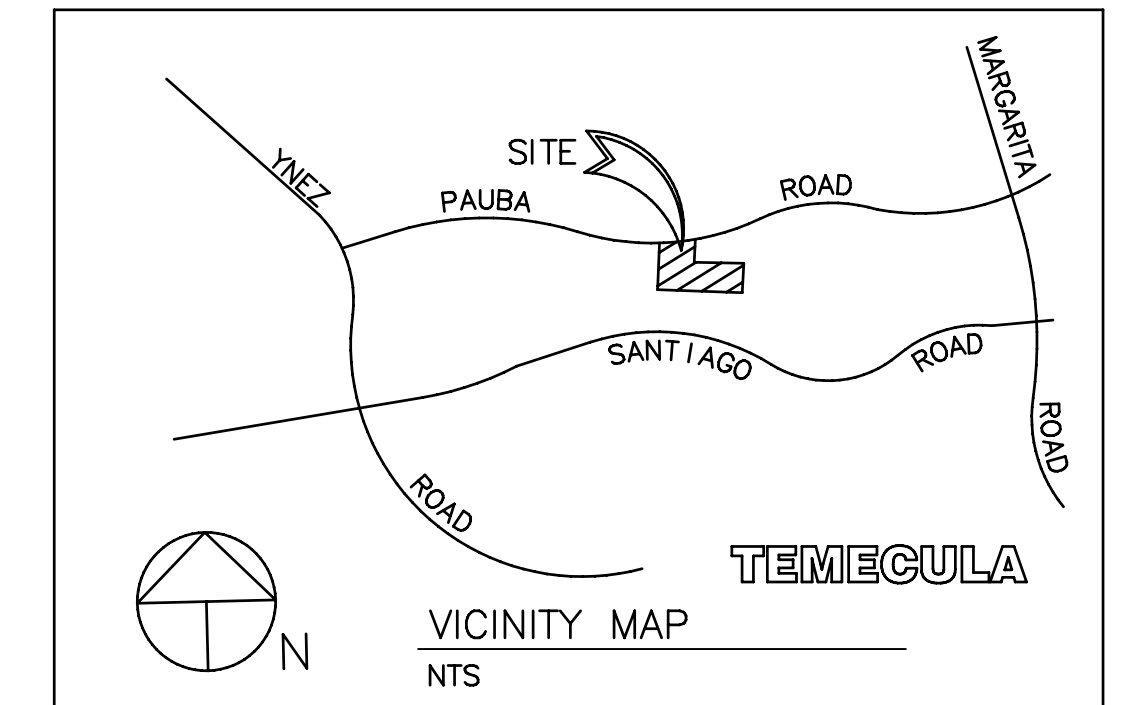


TENTATIVE TRACT No. 38813

PARCEL 1 AND A PORTION OF PARCEL 2 OF PARCEL MAP No. 8840
 IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 ON FILE ON BOOK 41, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

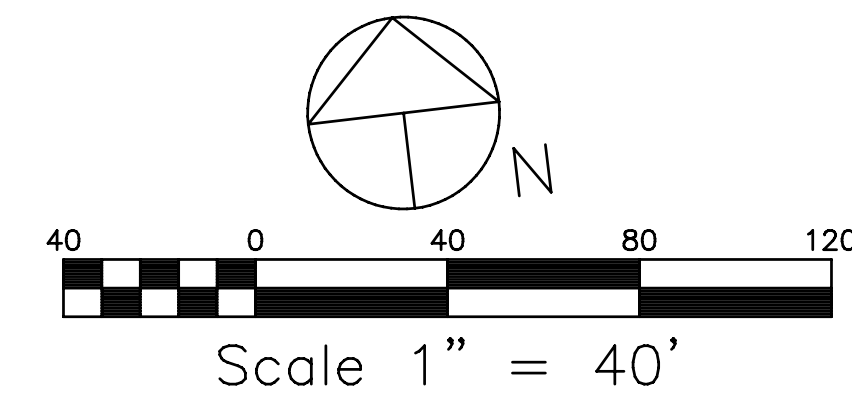
APN: 945-090-001 & 945-090-020

PARKER RIDGE
 PA23-0497



LEGEND:

- DWY PROPOSED 20' WIDE DRIVEWAY
- PROPOSED WATER QUALITY TRENCH
- PROPOSED SEPTIC PIT
- PROPOSED SEPTIC TANK
- 1 PROPOSED LOT NUMBER
- α FH PROPOSED FIRE HYDRANT
- ARMY CORPS OF ENGINEERS JURISDICTION APPROXIMATE LIMITS
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING BOUNDARY LINE



FIRE DEPARTMENT NOTE:

THE LENGTH OF THE PRIVATE ROAD, FROM PAUBA ROAD TO THE END OF THE PROPOSED CUL-DE-SAC IS 995'.

PRELIMINARY EARTHWORK:

	CUT	FILL
RAW	58,300 CY	51,300 CY
SHRINKAGE (12% AVE)		7,000 CY
TOTAL	58,300 CY	58,300 CY

PREPARED BY:



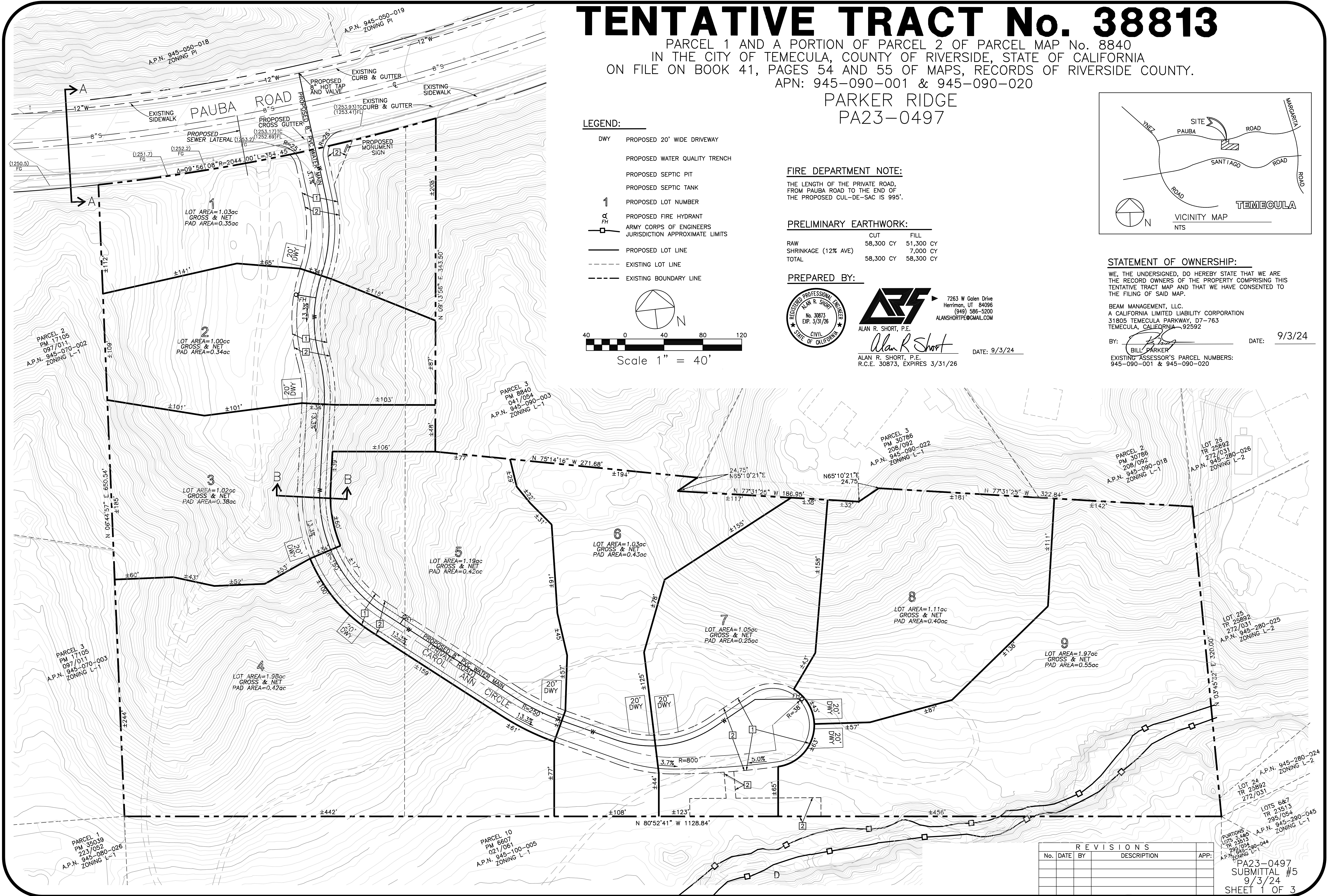
ARF
 ALAN R. SHORT, P.E.
 7263 W Galen Drive
 Herriman, UT 84096
 (949) 586-5200
 ALANSHORTPE@GMAIL.COM
 DATE: 9/3/24

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

BEAM MANAGEMENT, L.L.C.
 A CALIFORNIA LIMITED LIABILITY CORPORATION
 31805 TEMECULA PARKWAY, D7-763
 TEMECULA, CALIFORNIA 92592

BY: Bill Parker DATE: 9/3/24
 BILL PARKER
 EXISTING ASSESSOR'S PARCEL NUMBERS:
 945-090-001 & 945-090-020



REVISIONS				
No.	DATE	BY	DESCRIPTION	APP.

PA23-0497
 SUBMITTAL #5
 9/3/24
 SHEET 1 OF 3

TENTATIVE TRACT No. 38813

PA23-0497

LEGAL DESCRIPTION:

Parcels 1 and 2 as shown by Parcel Map No. 8840, in the City of Temecula, County of Riverside, State of California, on file in Book 41 Page(s) 54 and 55 of Maps, in the Office of the County Recorder of said County.

Except that portion of Parcel 2 as described in Deed recorded March 26, 2008 as Instrument No. 08-148676 of Official Records, described as follows:

That portion of Parcel 2 of Parcel Map 8840, in the City of Temecula, County of Riverside, State of California, according to the Map thereof filed in Book 41, Pages 54 and 55 of Parcel Maps, recorded in the Office of the County Recorder of Riverside County, described as follows:

Beginning at the Southwest corner of Parcel 3 of Parcel Map 30786 in the City of Temecula, County of Riverside, State of California, according to the Map thereof filed in Book 208, Pages 92 and 93 of Parcel Maps, recorded in the Office of the County Recorder of Riverside County

Thence South 65° 10' 10" West a distance of 24.75 feet to a point on a line parallel with and 15 feet Southerly of the Northerly line of said Parcel 2

Thence, along said parallel line, South 77° 31' 25" East a distance of 186.95 feet;

Thence, North 65° 10' 21" East a distance of 24.75 feet to the Northerly line of said Parcel 2;

Thence, North 77° 31' 25" West a distance of 186.95 feet to the point of beginning (POB)

As a result of Lot Line Adjustment No. PA07-0261 recorded February 13, 2008 as Document No. 72431 in the Office of the County Recorder of Riverside County.

Assessor's Parcel Numbers(s):

1: 945-090-001
2: 945-090-020

EXISTING EASEMENTS:

THERE ARE NO EASEMENTS OF RECORD PER PRELIMINARY REPORT PREPARED BY ORANGE COAST TITLE COMPANY ORDER No. 210-2376551-15, DATED AUGUST 2, 2023.

PROPOSED EASEMENTS:

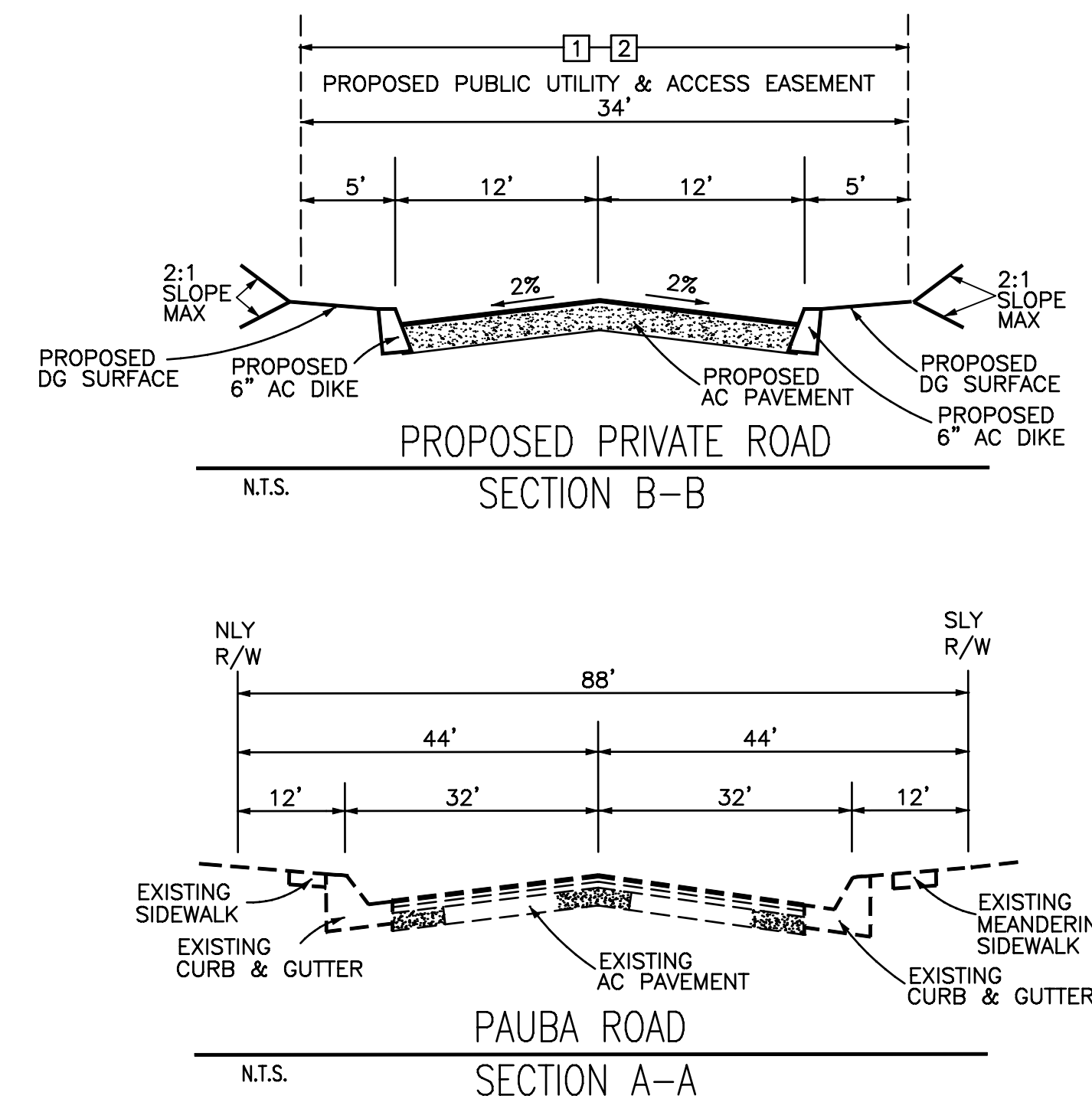
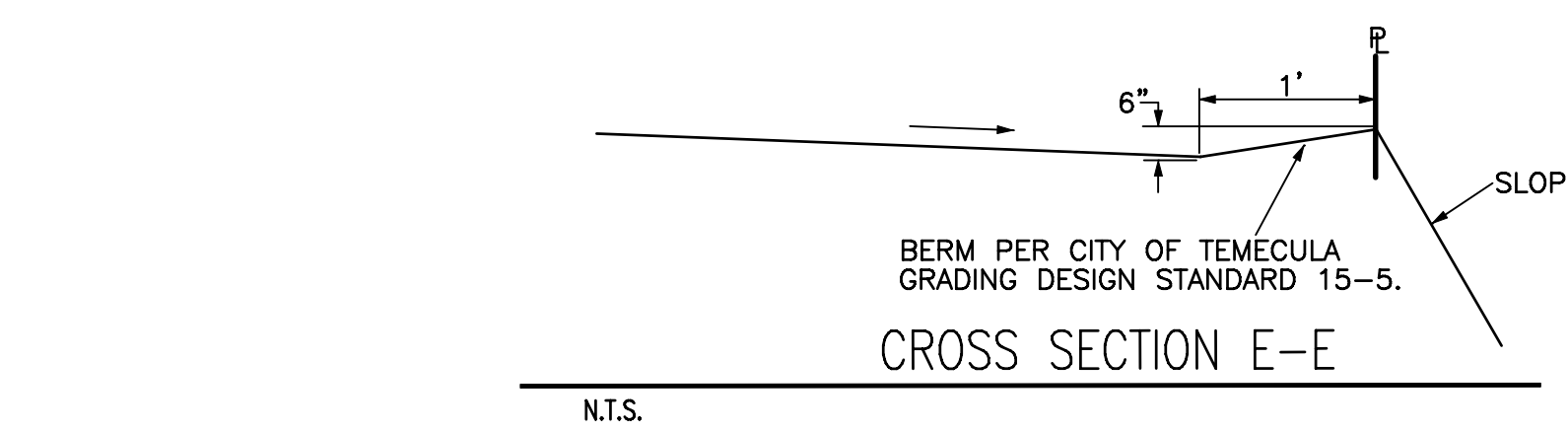
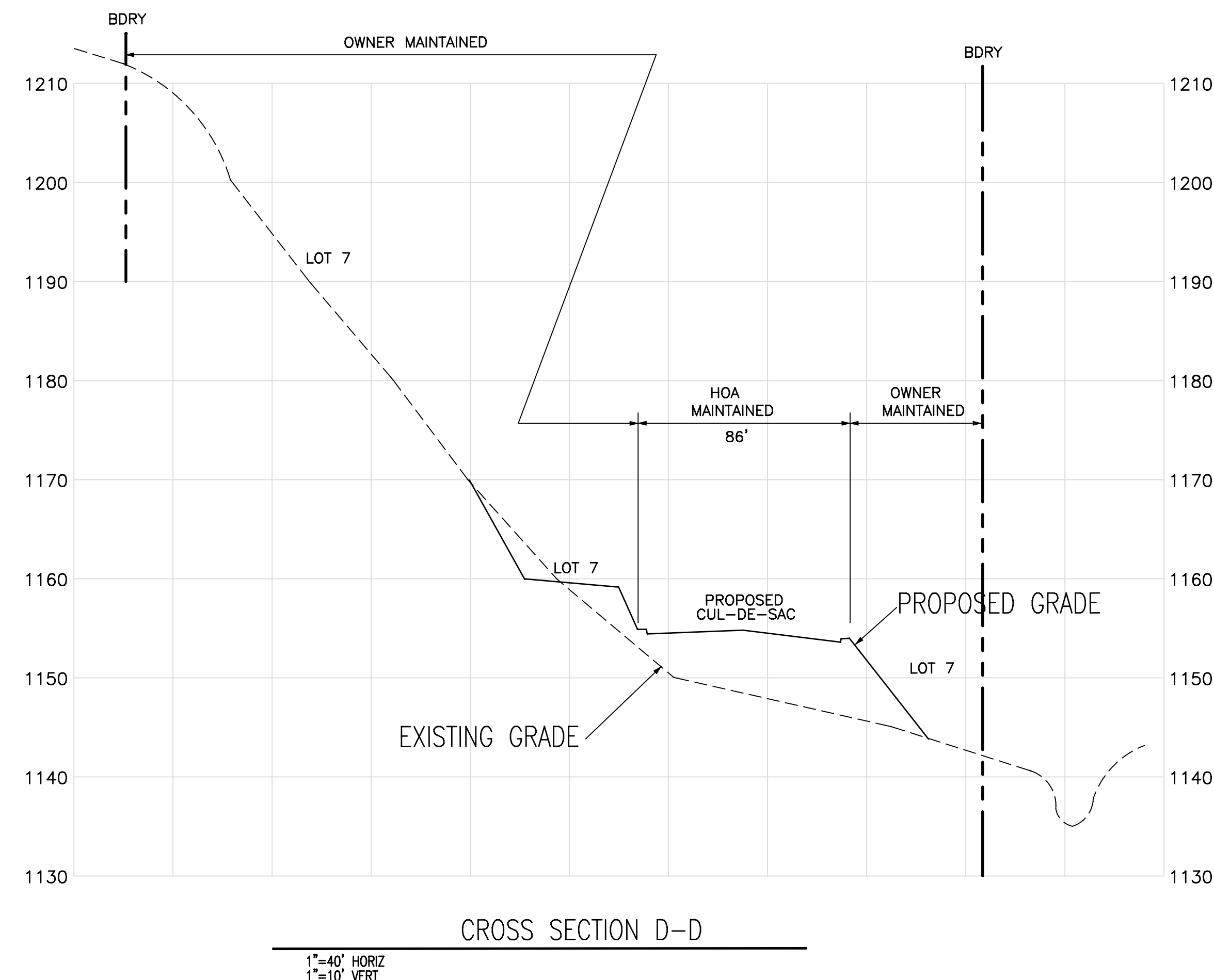
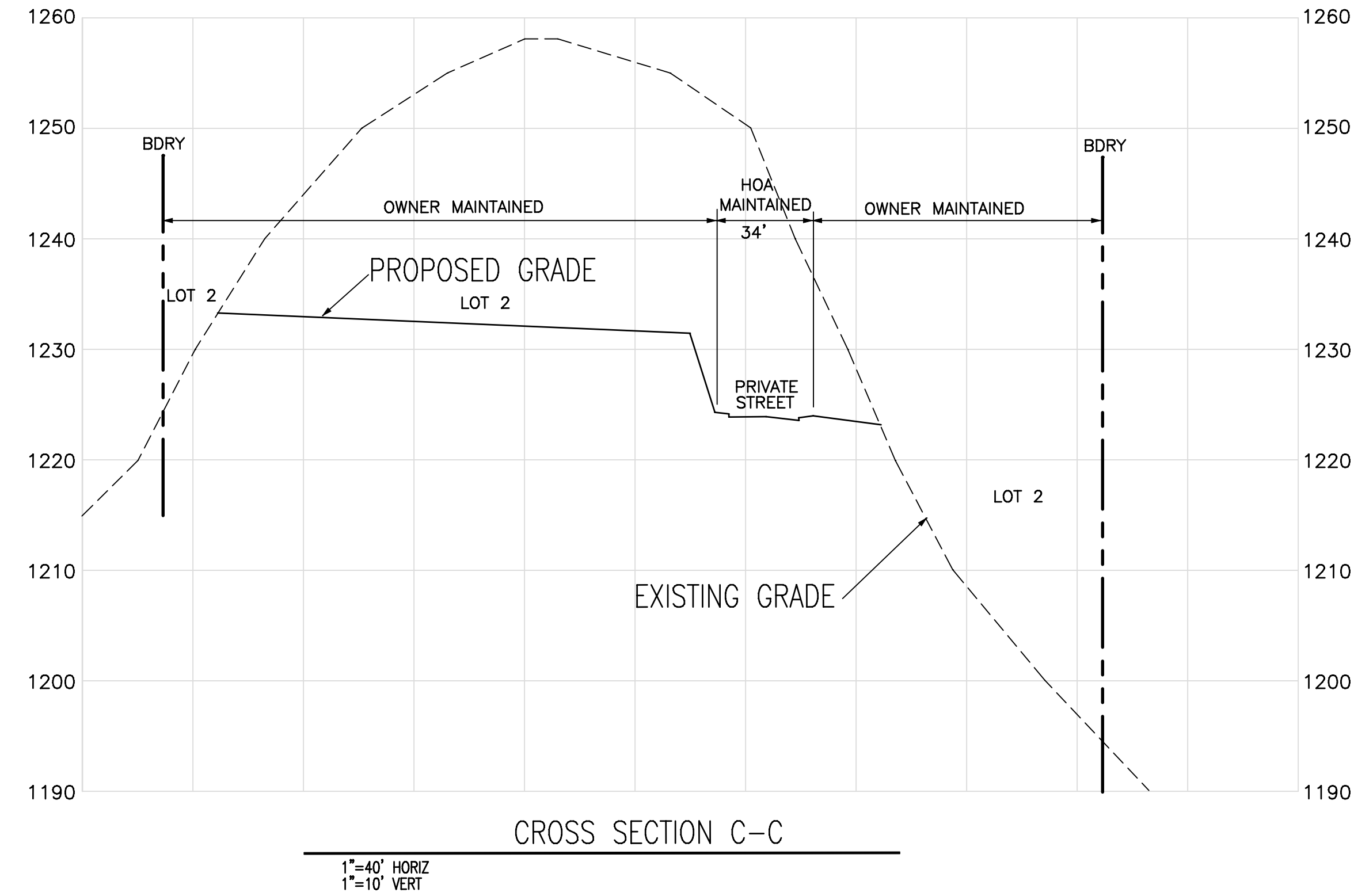
- 1] PROPOSED PUBLIC UTILITY AND ACCESS EASEMENT.
- 2] PROPOSED HOA MAINTENANCE EASEMENT.

GENERAL NOTES

1. **TOTAL ACREAGE:**
GROSS - 11.40 AC
NO PUBLIC DEDICATIONS ARE ANTICIPATED
2. **NUMBER OF LOTS:**
9 RESIDENTIAL LOTS
3. **MINIMUM LOT SIZE:**
1.0 AC (NET)
4. **AVERAGE LOT SIZE:**
1.27 AC (NET)
5. **EXISTING ZONING:**
L-1
6. **PROPOSED ZONING:**
L-1
7. **EXISTING LAND USE:**
VACANT
8. **PROPOSED LAND USE:**
RESIDENTIAL
9. **EXISTING LAND USE DESIGNATION:**
LOW DENSITY RESIDENTIAL
10. **PROPOSED LAND USE DESIGNATION:**
LOW DENSITY RESIDENTIAL (0.5-2.0 DU/ACRE)
11. **METHOD OF SEWAGE DISPOSAL:**
SEPTIC LOCATIONS SHOWN ARE CONCEPTUAL ONLY, TO DEMONSTRATE THE FEASIBILITY OF SEWAGE DISPOSAL. EXACT SEPTIC LOCATIONS TO BE DETERMINED AT BUILDING PERMIT.
12. **UTILITIES:**
WATER - RANCHO CALIFORNIA WATER DISTRICT
SEWER - SEPTIC (LOTS 2-8), EMWD (LOT 1)
GAS - SO. CA. GAS CO. (NO SERVICE PROPOSED)
ELECTRIC - EDISON
TELEPHONE - VERIZON
CABLE - TIME WARNER
13. **SCHOOL DISTRICT:**
TEMECULA UNIFIED SCHOOL DISTRICT
14. **ASSESSORS PARCEL NUMBERS:**
945-090-001
945-090-020
15. **THOMAS BROTHERS LOCATION:**
PG 959, B-7
16. **TENTATIVE MAP PREPARED:**
DECEMBER 2023
17. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100-YEAR STORM FLOWS. ALL Q'S ARE APPROXIMATE.
18. TENTATIVE MAP DOES NOT SHOW ENTIRE CONTIGUOUS OWNERSHIP. PARCEL 10 OF PM 6607 (APN 945-100-005) IS ALSO OWNED BY THIS DEVELOPER.
19. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
20. SLOPE RATIOS ARE AS SHOWN ON THE PLAN.
21. THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
22. THERE ARE NO KNOWN WELLS, CESSPOOLS OR UNDERGROUND
23. THERE ARE NO STRUCTURES ON THE SITE.
24. DENSITY: 0.8 D.U. PER ACRE (9 D.U./11.4 AC)
25. DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL. EXACT DRIVEWAY CONFIGURATIONS TO BE DETERMINED AT BUILDING AND PRECISE GRADING PERMIT.
26. NO DEVELOPMENT IS IS PROPOSED WITHIN THE CORPS OF ENGINEERS AND FISH AND GAME JURISDICTIONAL AREAS.
27. ALL PROPOSED STORM DRAIN AND WATER QUALITY MITIGATION FACILITIES FOR INDIVIDUAL LOTS WILL BE PRIVATELY MAINTAINED.
28. INDIVIDUAL LOT WATER QUALITY AND HYDRO-MODIFICATION LOCATIONS ARE CONCEPTUAL ONLY, TO DEMONSTRATE TO FEASIBILITY OF TREATMENT. EXACT METHODS AND LOCATIONS TO BE DETERMINED AT BUILDING AND PRECISE GRADING PERMIT.
29. ALL LOTS TO BE OWNER MAINTAINED.
30. PRIVATE STREET AND DRAINAGE FACILITIES TO BE HOA MAINTAINED.
31. NO VEHICULAR GATES ARE PROPOSED.
32. PROJECT TO ADHERE TO CHAPARRAL AREA DESIGN GUIDELINES AS OUTLINED AS OUTLINED IN THE TEMECULA GENERAL PLAN COMMUNITY DESIGN.
33. PROJECT CC&RS TO PROVIDE FOR CROSS LOT DRAINAGE BETWEEN PROPOSED LOTS.
34. TRASH SERVICE TO BE PROVIDED BY CR&R INCLUDING SERVICE TO MEET THE REQUIREMENTS OF THE SB1383 MANDATE.

DEVELOPER:

BEAM MANAGEMENT
31805 TEMECULA PARKWAY, D7-763
TEMECULA, CALIFORNIA
(951) 514-7918
ATTENTION: MR. BILL PARKER



PREPARED BY:



7263 W Galen Drive
Herriman, UT 84096
(949) 586-5200
ALAN.SHORTPE@GMAIL.COM

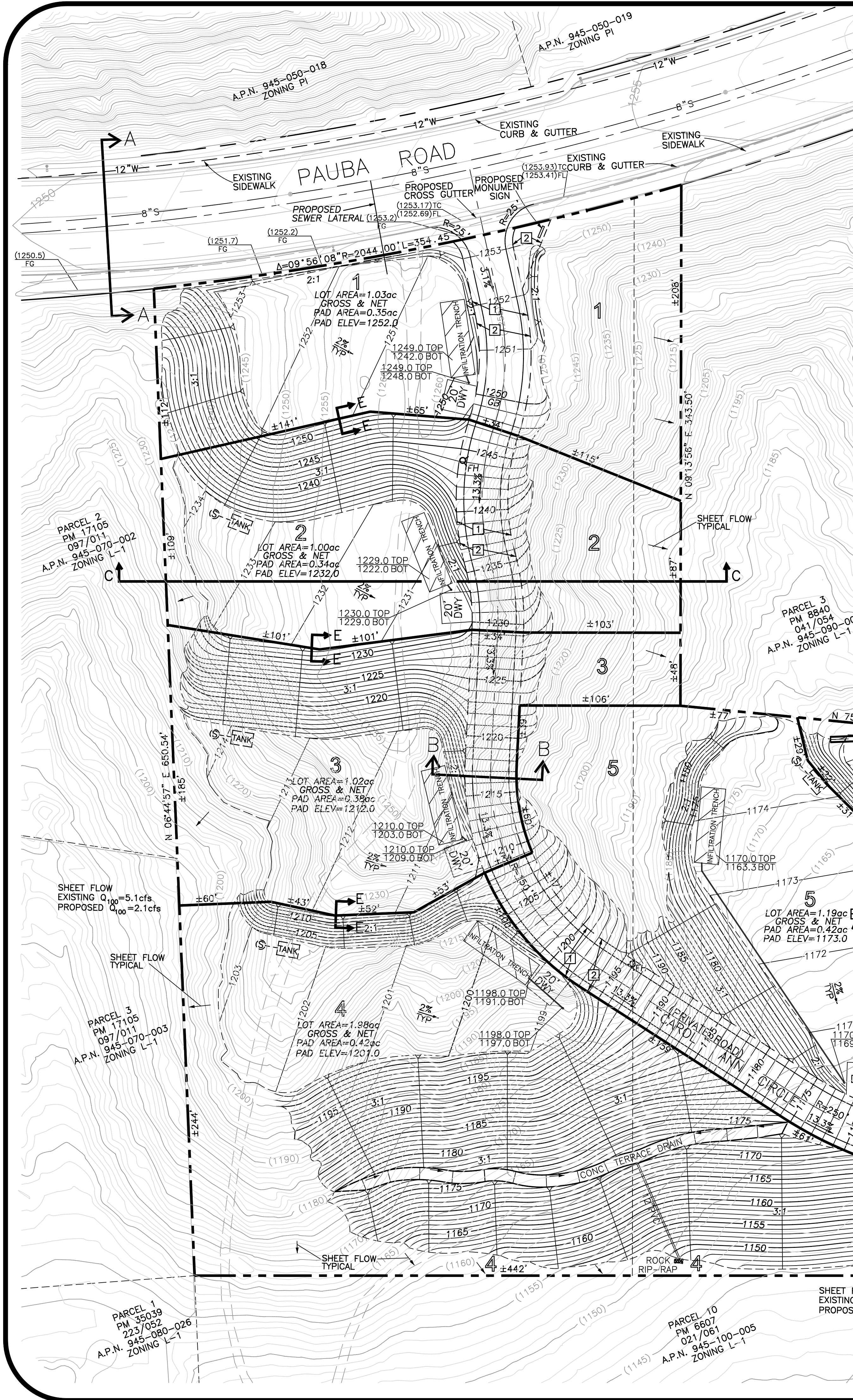
Alan R. Short
ALAN R. SHORT, P.E.
R.C.E. 30873, EXPIRES 3/31/26
DATE: 7/31/24

REVISIONS				
No.	DATE	BY	DESCRIPTION	APP.

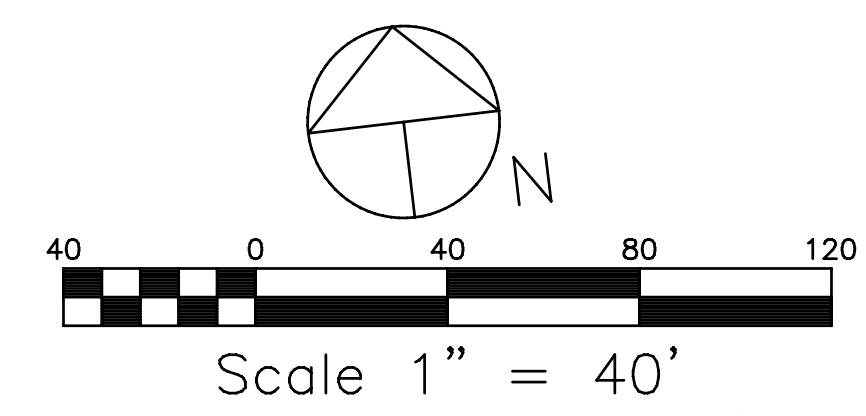
PA23-0497
SUBMITTAL #5
9/3/24
SHEET 2 OF 3

TENTATIVE TRACT No. 38813

EXHIBIT "B" CONCEPTUAL GRADING PLAN PARKER RIDGE PA23-0497



- LEGEND:**
- PROPOSED 20' WIDE DRIVEWAY
 - PROPOSED WATER QUALITY TRENCH ±5,600CF TYPICAL (16'x50'x7' DEEP)
 - PROPOSED SEPTIC PIT
 - PROPOSED SEPTIC TANK
 - PROPOSED LOT NUMBER
 - PROPOSED FIRE HYDRANT
 - ARMY CORPS OF ENGINEERS JURISDICTION APPROXIMATE LIMITS
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING BOUNDARY LINE



PRELIMINARY EARTHWORK:

	CUT	FILL
RAW	58,300 CY	51,300 CY
SHRINKAGE (12% AVE)		7,000 CY
TOTAL	58,300 CY	58,300 CY

PREPARED BY:



Alan R. Short, P.E.
7263 W Golen Drive
Herriman, UT 84096
(949) 586-5200
ALANSHORTPE@GMAIL.COM
DATE: 9/3/24
ALAN R. SHORT, P.E.
R.C.E. 30873, EXPIRES 3/31/26

REVISIONS

No.	DATE	BY	DESCRIPTION	APP:

PA23-0497
SUBMITTAL #5
9/3/24
SHEET 3 OF 3