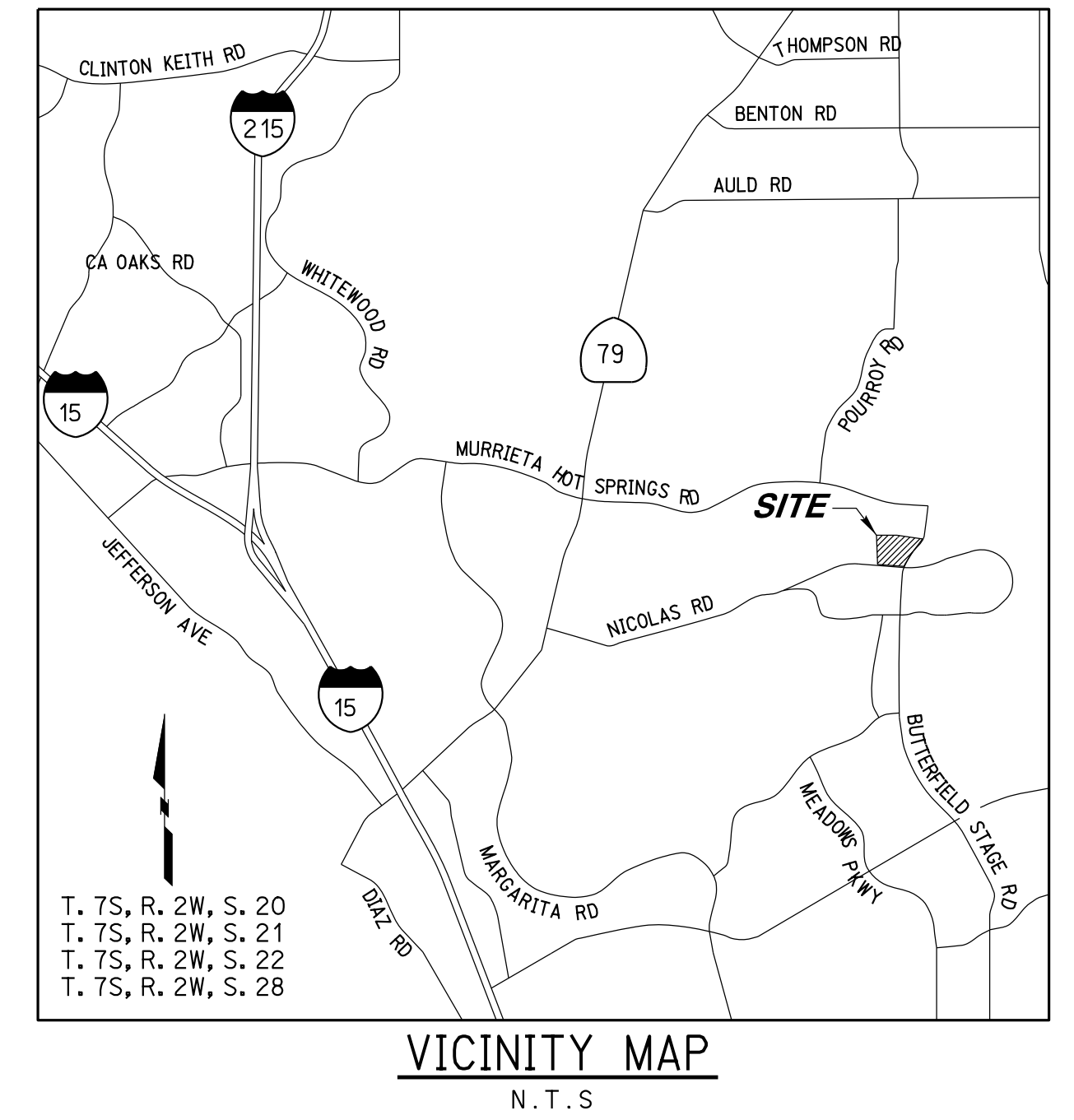


IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP 37926**  
 BEING A SUBDIVISION OF LOT 4 OF TRACT MAP NO. 29353-2 AS SHOWN BY  
 MAP ON FILE IN BOOK 342, PAGES 73-85, INCLUSIVE, OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



**TRACT 37928, PA 12**

- LEGAL DESCRIPTION: LOT 4 OF TRACT NO. 29353-2
- EXISTING ASSESSOR PARCEL NUMBER: 964-460-009
- EXISTING/PROPOSED ZONING: SP-11
- NUMBER OF RESIDENTIAL LOTS: 104
- NUMBER OF OPEN SPACE LOTS: 2
- AVERAGE LOT SIZE: 4,579 SF
- MINIMUM LOT SIZE: 3,075 SF
- MINIMUM LOT SIZE FOR SP: 3,000 SF
- GENERAL PLAN DESIGNATION: SP1
- SPECIFIC PLAN LAND USE DESIGNATION: M2
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- TOTAL GROSS AREA: 16.01 ACRES
- TOTAL NET AREA: 16.01 ACRES
- APPROXIMATE EARTHWORK QUANTITIES:  
 RAW CUT: 32,000 CY  
 RAW FILL: 32,000 CY
- UTILITY PURVEYORS:  
 EASTERN MUNICIPAL WATER DISTRICT: (951) 928-3777  
 SOUTHERN CALIFORNIA GAS: (800) 427-2200  
 SOUTHERN CALIFORNIA EDISON: (800) 892-2253  
 CHARTER COMMUNICATIONS: (800) 892-4357  
 TYPE OF SEWAGE DISPOSAL: SEWER
- ALL WOMP FACILITIES TO BE PRIVATELY MAINTAINED.

**TRACT 37928, PA 12**

LOT #	AREA (SF)	LOT #	AREA (SF)
1	8277	53	6437
2	6217	54	4222
3	3981	55	3187
4	4297	56	4087
5	4163	57	4000
6	4326	58	3403
7	4492	59	3370
8	4972	60	3628
9	4698	61	3300
10	5400	62	4358
11	4018	63	9745
12	3548	64	6005
13	5117	65	5624
14	8995	66	4854
15	6076	67	4130
16	3390	68	3545
17	3692	69	3461
18	3701	70	3882
19	3505	71	4192
20	3375	72	4506
21	3300	73	6186
22	3416	74	4365
23	3389	75	4712
24	3389	76	5051
25	3335	77	7523
26	3300	78	4106
27	3300	79	3519
28	3300	80	3567
29	3300	81	3567
30	3124	82	3567
31	3075	83	3567
32	3075	84	3929
33	3075	85	3804
34	3248	86	4537
35	3445	87	6267
36	3233	88	4214
37	4676	89	3508
38	7255	90	3679
39	7110	91	4533
40	4889	92	3867
41	4110	93	3995
42	4130	94	4555
43	3637	95	3922
44	4000	96	3362
45	3998	97	3381
46	4378	98	3508
47	4359	99	3603
48	4379	100	3608
49	3941	101	3608
50	3822	102	3614
51	4043	103	3901
52	4776	104	4698

NON-RESIDENTIAL LOTS			
LOT	AREA (SF)	USE	MAINTAINED BY
105	30380	WO BASIN	HOA
106	24780	O/S	HOA
107	32911	O/S	HOA
LOT B	5649	STREET	HOA
LOT C	29984	STREET	HOA
LOT D	43647	STREET	HOA
LOT E	24665	STREET	HOA
LOT F	49573	STREET	HOA
LOT G	5319	STREET	HOA
LOT H	4657	STREET	HOA

DENSITY (DU/AC) 6.5

SUM OF RESIDENTIAL LOTS: 445,806 SF  
 SUM OF NON-RESIDENTIAL LOTS: 25,565 SF  
 SUM OF TOTAL: 697,371 SF  
 16.01 ACRES

**ENGINEER OF WORK**  
 RICHARD CARL O'NEILL R.C.E. 63285 DATE  
**LAND SURVEYOR**  
 WILLIAM ROHAL L.S. 8805 DATE  
 DRAWN BY: ROG DESIGNED BY: ROG CHECKED BY: NCS APPROVED BY: [Signature]

DATE	BY	REVISIONS

CURVE TABLE				LINE TABLE		
NAME	DELTA	RADIUS	ARC	NAME	DIRECTION	LENGTH
C1	11°33'40"	267.00'	53.88'	L1	N 82°19'20"E	32.31'
C2	8°26'30"	1055.00'	155.44'	L2	N 26°39'46"W	25.98'
C3	22°20'49"	33.00'	129.88'	L3	N 84°46'09"E	22.88'
C4	39°42'03"	267.00'	185.01'	L4	N 34°14'15"W	27.63'
C5	4°28'35"	300.00'	23.44'	L5	N 22°54'37"E	31.87'
C6	7°28'54"	300.26'	35.17'	L6	N 55°35'39"W	158.96'
				L7	N 89°53'42"W	23.05'
				L8	N 3°18'24"E	34.91'
				L9	N 83°43'24"W	20.30'
				L10	N 71°26'54"W	18.34'

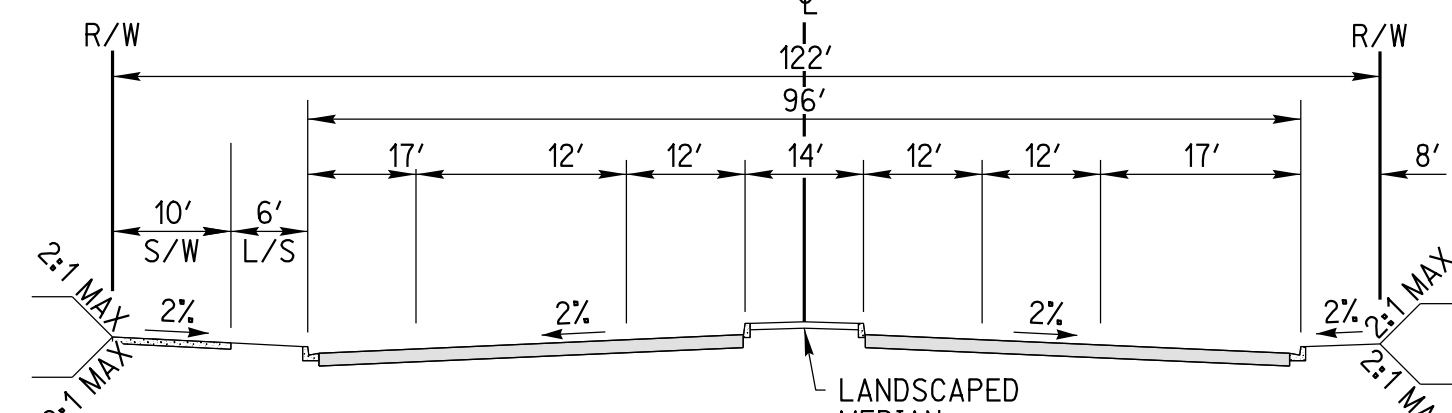
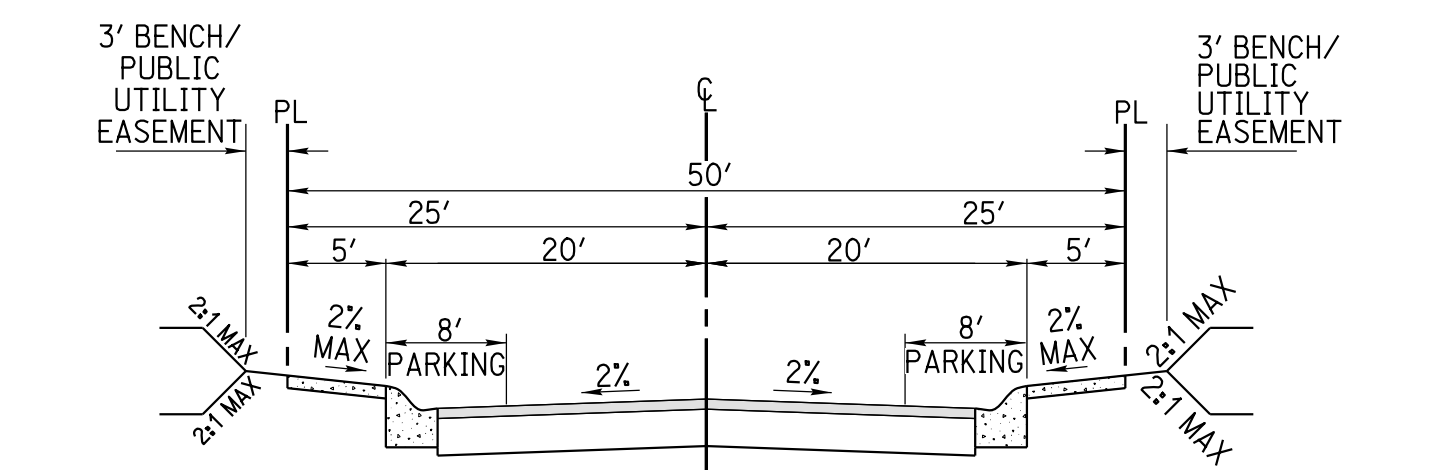
- LEGEND**
- TRACT MAP BOUNDARY
  - CENTERLINE
  - PROPOSED RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY
  - PROPOSED LOT LINE
  - PROPOSED ACCESS EASEMENT
  - EXISTING EASEMENT
  - EXISTING SPOT ELEVATION
  - TOP OF SLOPE
  - TOE OF SLOPE
  - ACCESS RESTRICTION

**EXISTING EASEMENTS**

- 10' WIDE EASEMENT TO SCE FOR UTILITY PURPOSES PER INST RECORDED MAR. 31, 1988 AS INST. NO. 85004 O.R. PER PR 00128181-996 APPROX PER DESC. TO BE QUITCLAIMED.
- 10' WIDE EASEMENT TO SCE FOR UTILITY PURPOSES PER INST RECORDED APR. 7, 1988 AS INST. NO. 92226 O.R. PER PR 00128181-996 APPROX PER DESC. TO BE QUITCLAIMED.
- 20' WIDE EASEMENT STRIP OF LAND GRANTED TO GENERAL TELEPHONE FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PURPOSES PER INST RECORDED DEC 5, 1988 AS INST. NO. 354239 O.R. PLOTTED PER RS 87/28-34, PER PR 00128181-996 TO BE QUITCLAIMED.

**PROPOSED EASEMENTS**

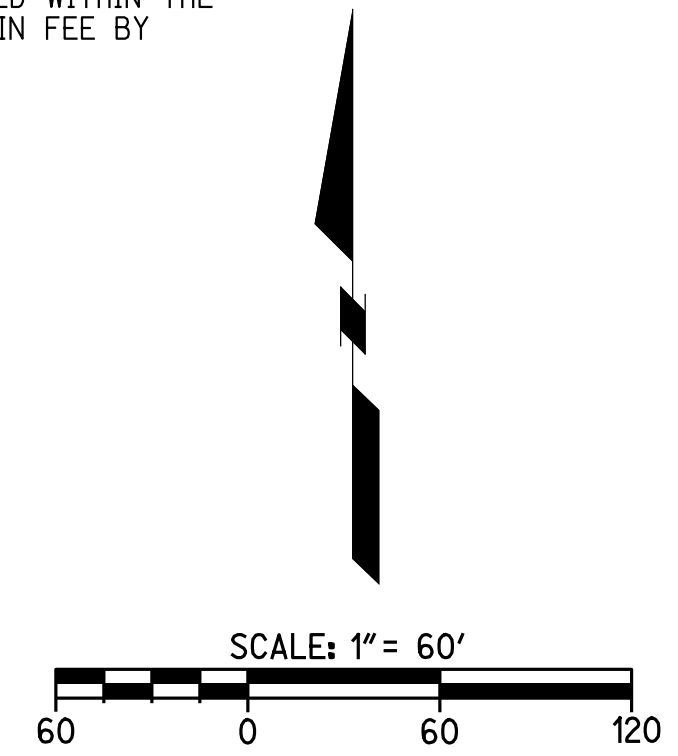
- 4' 3" WIDE EASEMENT FOR CROSSLOT DRAINAGE, DRAINAGE FACILITIES, AND HOA MAINTENANCE ACCESS
- 20' WIDE EASEMENT FOR EMWD UTILITY AND MAINTENANCE PURPOSES
- BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS



**OWNER**  
 WINGSWEEP CORPORATION  
 15335 SAN FERNANDO MISSION BLVD  
 SUITE 310  
 MISSION HILLS, CA 91345  
 PHONE: (818) 838-0606  
 CONTACT: JOSEPH GAUTHIER

**ENGINEER**  
 RICK ENGINEERING COMPANY  
 1770 IOWA AVE. SUITE 100  
 RIVERSIDE, CA 92507  
 PHONE: (951) 782-0707  
 CONTACT: JOSH BARRETT, PE

**CONTIGUOUS OWNERSHIP NOTE**  
 ALL EXISTING PARCELS INCLUDED WITHIN THE PROJECT BOUNDARY ARE HELD IN FEE BY WINGSWEEP CORPORATION.



**TENTATIVE TRACT MAP 37926**

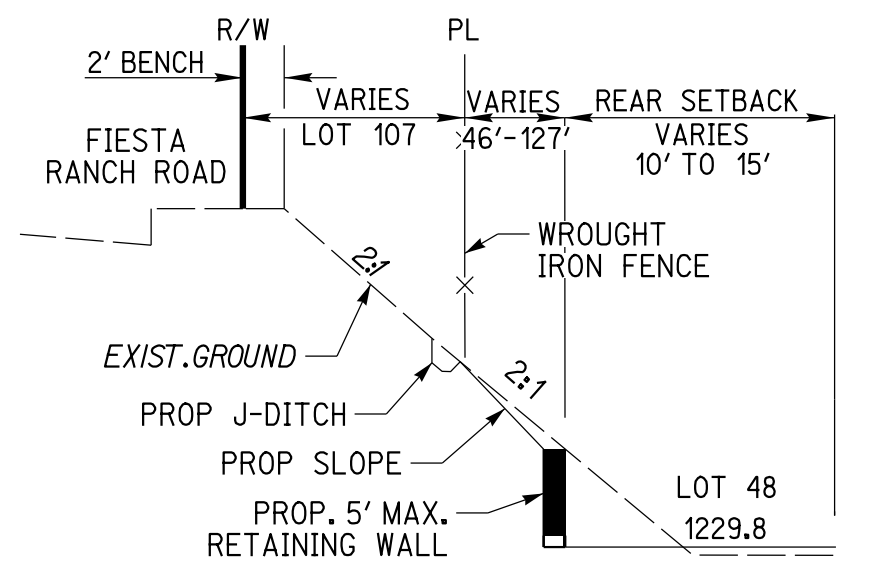
**RICK ENGINEERING COMPANY**  
 1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 (951) 782-0707  
 (951) 782-0723  
 www.rickengineering.com

SHT 1 OF 2

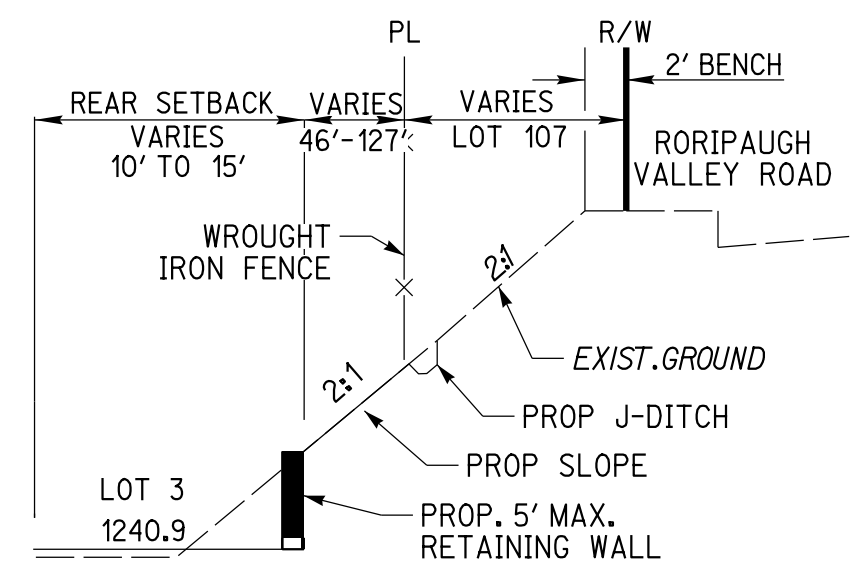
IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP 37926

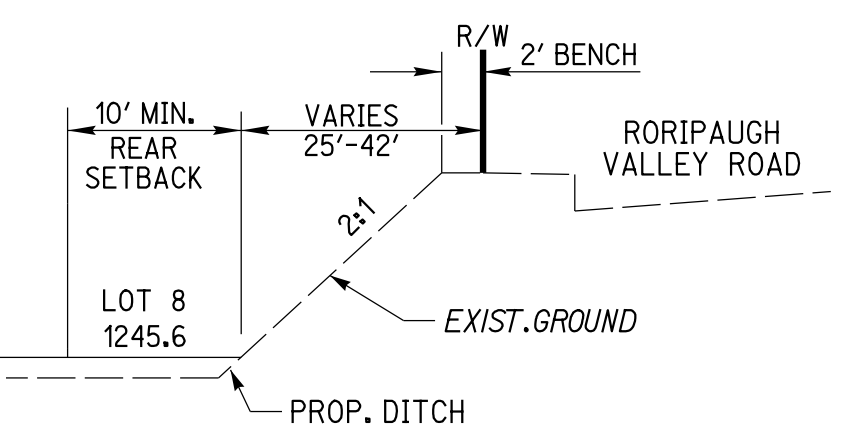
BEING A SUBDIVISION OF LOT 4 OF TRACT MAP NO. 29353-2 AS SHOWN BY MAP ON FILE IN BOOK 342, PAGES 73-85, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



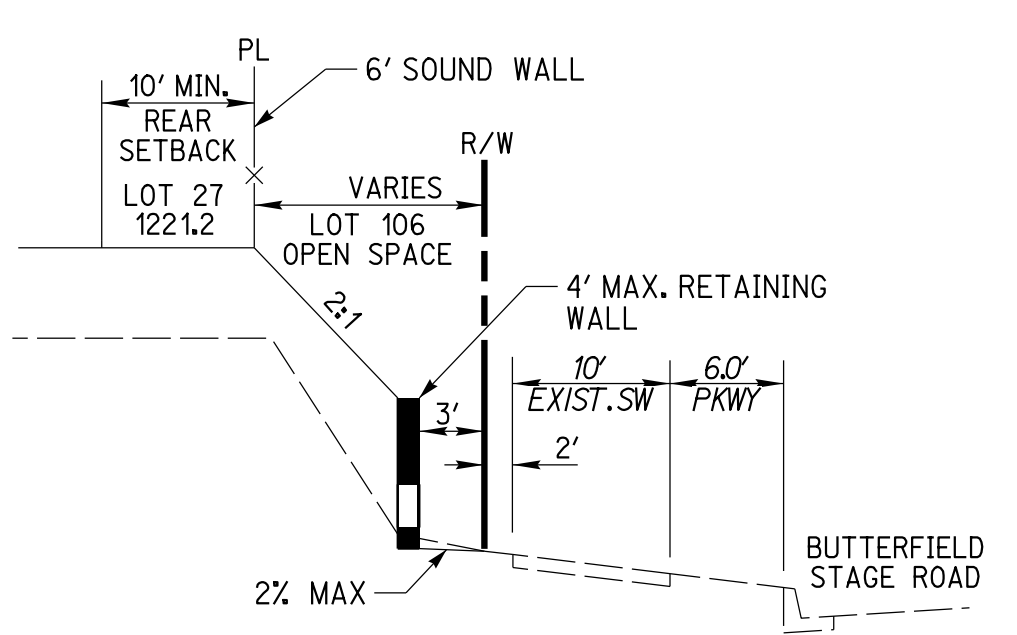
A  
2 WEST BOUNDARY  
N.T.S.



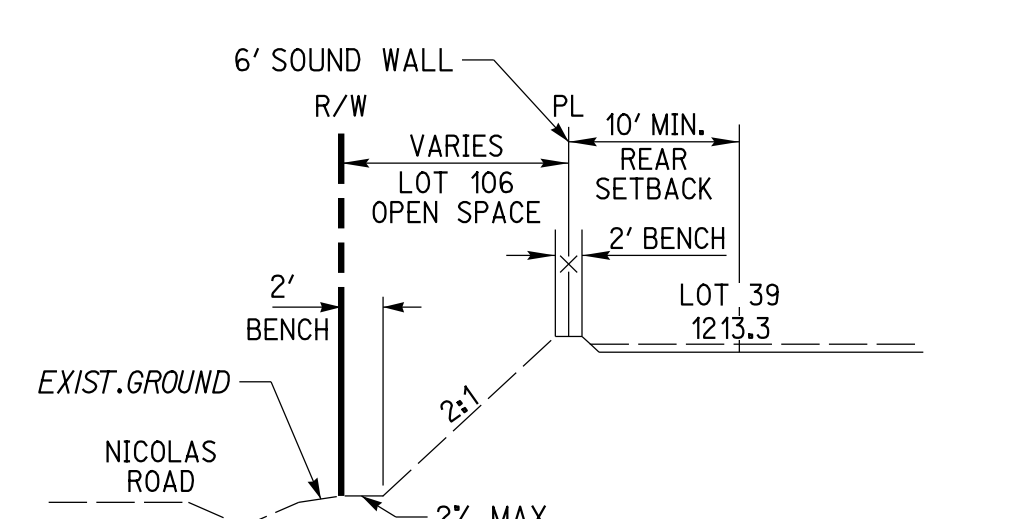
B  
2 NORTH BOUNDARY  
N.T.S.



C  
2 NORTH BOUNDARY  
N.T.S.



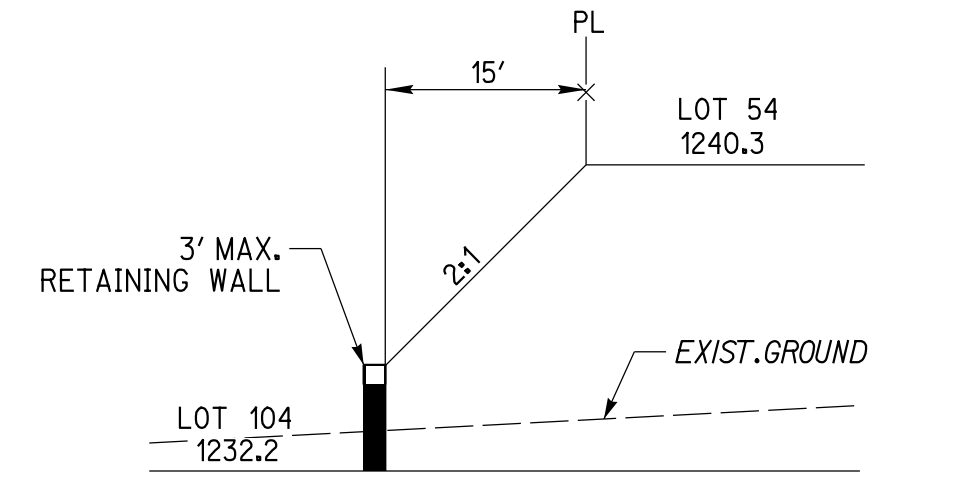
D  
2 EAST BOUNDARY  
N.T.S.



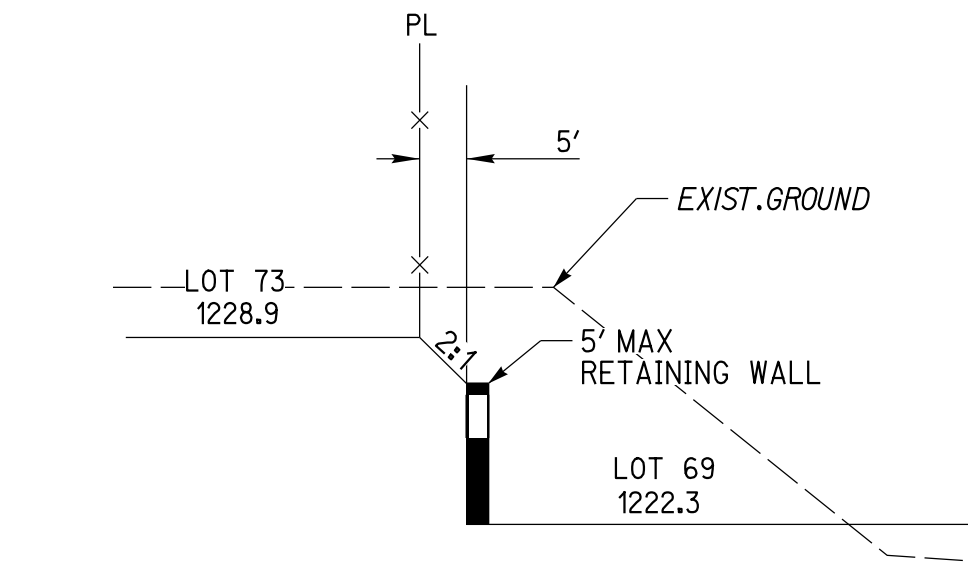
E  
2 SOUTH BOUNDARY  
N.T.S.

**SPA LOT DESIGNATION REQUIREMENTS (M2)**

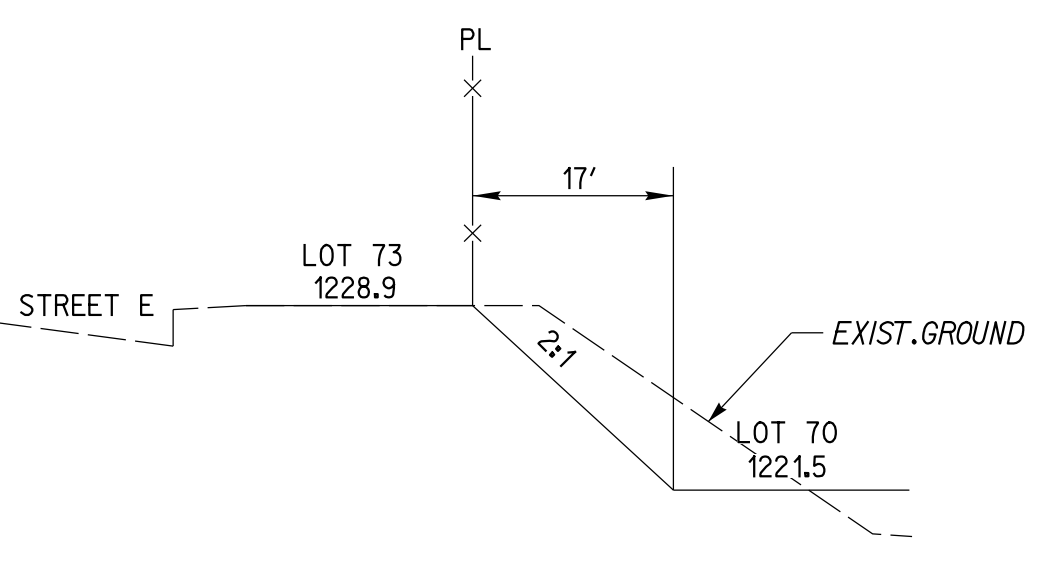
1. MINIMUM LOT FRONTAGE AT PL: 25 FT
2. MINIMUM LOT FRONTAGE AT FLAG: 25 FT
3. MINIMUM WIDTH AT SETBACK: 40 FT
4. MINIMUM LOT DEPTH: 75 FT
5. MINIMUM FRONT YARD SETBACK: 10 FT  
-FRONT ENTRY GARAGE: 18 FT  
-SIDE ENTRY GARAGE: 10 FT
6. MINIMUM CORNER YARD SETBACK: 15 FT
7. MINIMUM INTERIOR YARD SETBACK: 5 FT
8. MINIMUM REAR YARD SETBACK: 10 FT
9. MAXIMUM HEIGHT: 2-1/2 STORIES, 35 FEET
10. MAXIMUM LOT COVERAGE: 65%



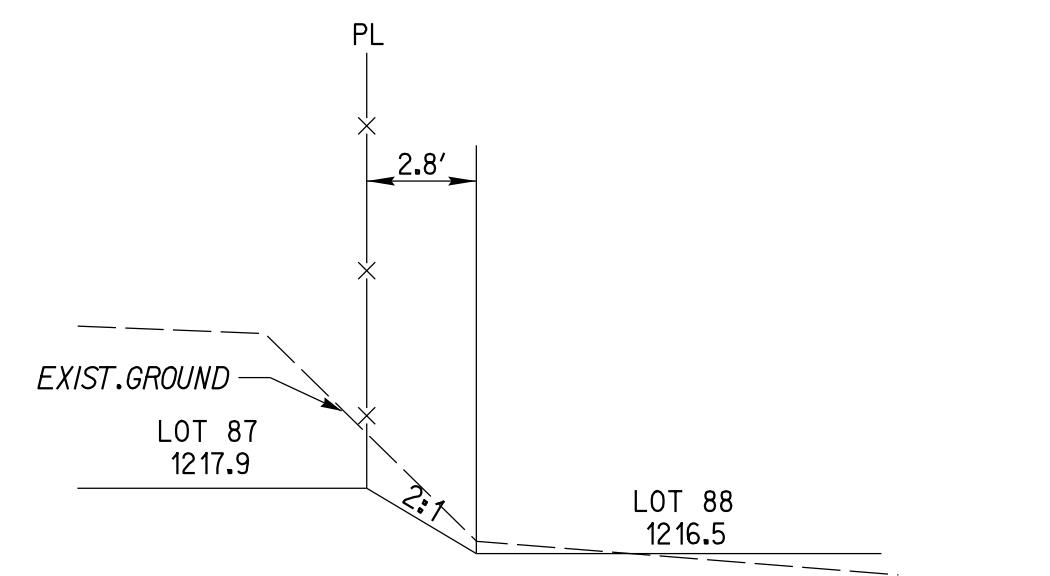
F  
2 ADJACENT LOTS  
N.T.S.



G  
2 ADJACENT LOTS  
N.T.S.



H  
2 ADJACENT LOTS  
N.T.S.



I  
2 ADJACENT LOTS  
N.T.S.

**EXISTING EASEMENTS**

1. 10' WIDE EASEMENT TO SCE FOR UTILITY PURPOSES PER INST RECORDED MAR. 31, 1988 AS INST NO. 85004 O.R. PER PR 00128181-996 APPROX PER DESC. TO BE QUITCLAIMED.
2. 10' WIDE EASEMENT TO SCE FOR UTILITY PURPOSES PER INST RECORDED APR. 7, 1988 AS INST NO. 92226 O.R. PER PR 00128181-996 APPROX PER DESC. TO BE QUITCLAIMED.
3. 20' WIDE EASEMENT STRIP OF LAND GRANTED TO GENERAL TELEPHONE FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PURPOSES PER INST RECORDED DEC. 5, 1988 AS INST. NO. 354239 O.R. PLOTTED PER RS 87/28-34, PER PR 00128181-996 TO BE QUITCLAIMED.

**PROPOSED EASEMENTS**

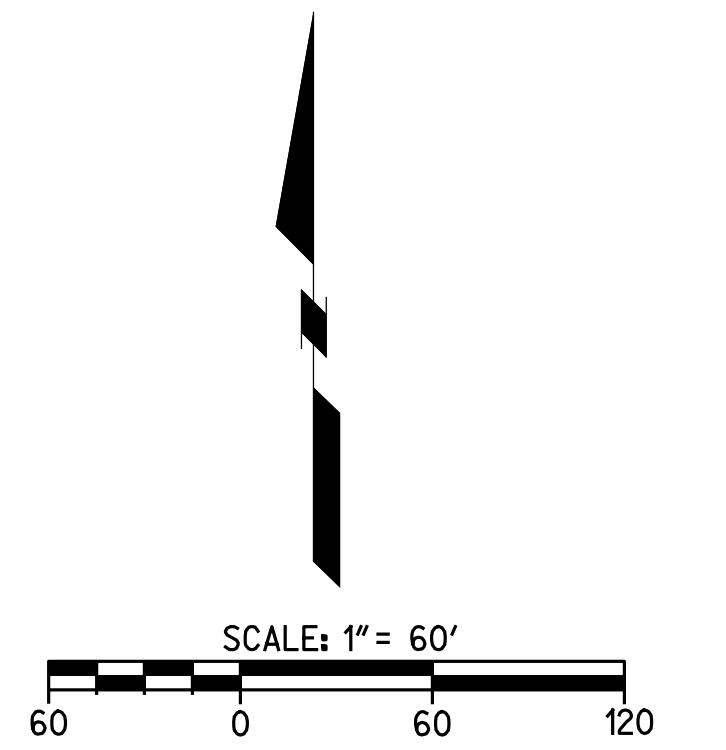
4. 3' WIDE EASEMENT FOR CROSSLOT DRAINAGE, DRAINAGE FACILITIES, AND HOA MAINTENANCE ACCESS
5. 20' WIDE EASEMENT FOR EMWD UTILITY AND MAINTENANCE PURPOSES
6. BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS

**ABBREVIATIONS**

- BTM BOTTOM OF BASIN
- EXIST. EXISTING
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- L/S LANDSCAPE
- PROP. PROPOSED
- SD STORM DRAIN
- S/W SIDEWALK
- TOP TOP OF BASIN
- WQ+HMP WATER QUALITY AND HYDROMODIFICATION MANAGEMENT PLAN

**LEGEND**

- TRACT MAP BOUNDARY
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ACCESS EASEMENT
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION
- TOP OF SLOPE
- TOE OF SLOPE
- ACCESS RESTRICTION
- DAYLIGHT LINE
- 2:1 SLOPE



PREPARED: MAY 1, 2020  
REVISED: JULY 24, 2020  
PA20-0568

**REFERENCED DOCUMENTS**

1. WATER QUALITY & HYDROMODIFICATION MANAGEMENT PLAN, DATED APRIL 28, 2020

**ENGINEER OF WORK**  
RICHARD CARL O'NEILL, R.C.E. 63285  
**LAND SURVEYOR**  
WILLIAM ROHAL, L.S. 8805

DATE	BY	REVISIONS

**TENTATIVE TRACT MAP 37926 EXHIBIT A**

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SHT 2  
OF 2