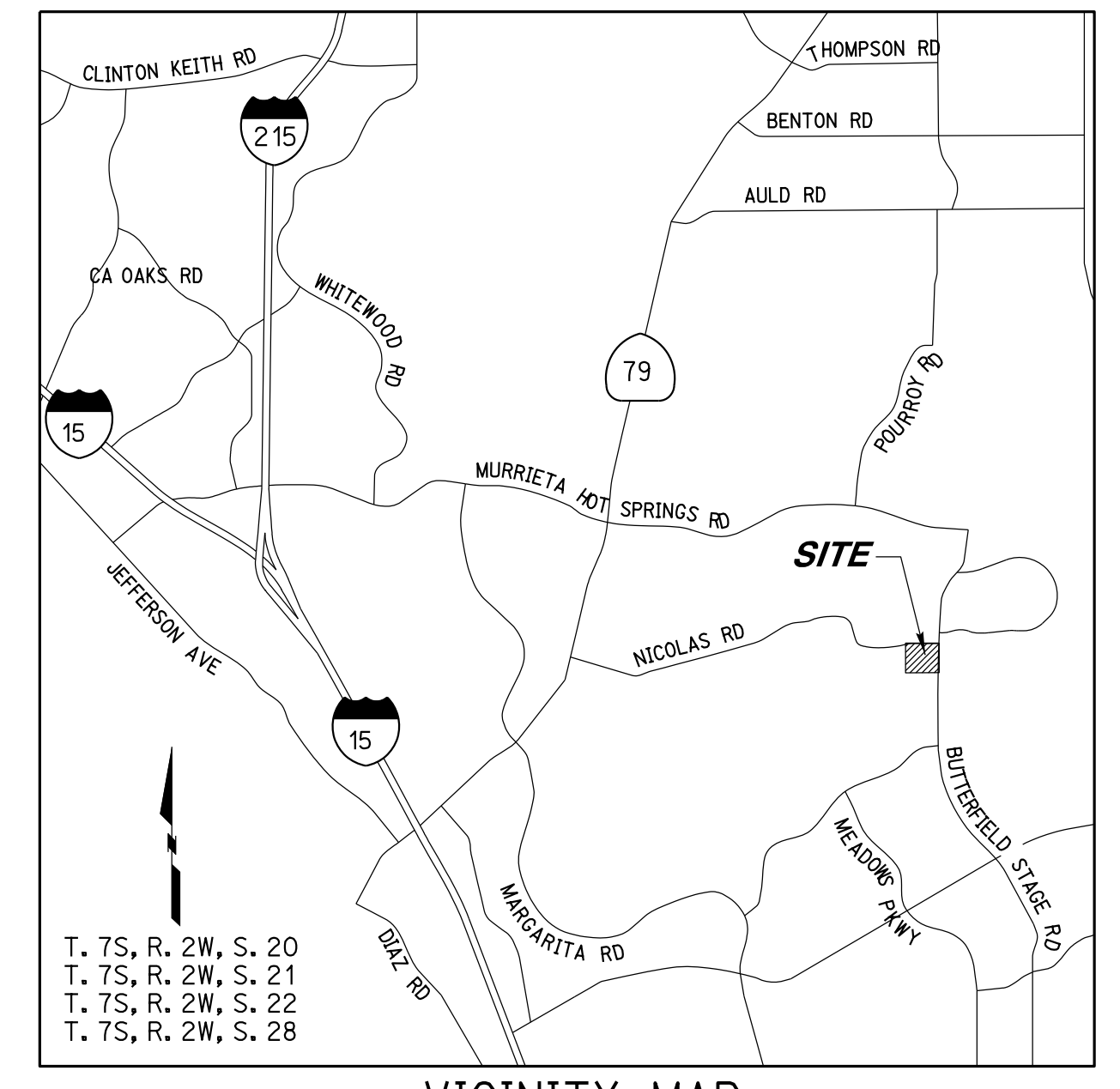


IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP 37928**

BEING A SUBDIVISION OF LOT 6 AND LETTERED LOT K OF TRACT MAP NO. 29353-2 AS SHOWN BY MAP ON FILE IN BOOK 342, PAGES 73 TO 85, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



**TRACT 37928, PA 33A**

- LEGAL DESCRIPTION: LOT 6 AND LETTERED LOT K OF TRACT NO. 29353-2
- EXISTING ASSESSOR PARCEL NUMBER: 964-460-005, -017, -018, -019
- EXISTING/PROPOSED ZONING: SP
- NUMBER OF RESIDENTIAL LOTS: 15
- NUMBER OF OPEN SPACE LOTS: 2
- AVERAGE LOT SIZE: 23,745 SF
- MINIMUM LOT SIZE: 20,031 SF
- MINIMUM LOT SIZE FOR SP: 20,000 SF
- GENERAL PLAN DESIGNATION: SP
- SPECIFIC PLAN LAND USE DESIGNATION: L-E
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- TOTAL GROSS AREA: 11.60 ACRES
- TOTAL NET AREA: 10.57 ACRES
- APPROXIMATE EARTHWORK QUANTITIES:  
 RAW CUT: 14,000 CY  
 RAW FILL: 14,000 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 WQMP FACILITIES TO BE PRIVATELY MAINTAINED.

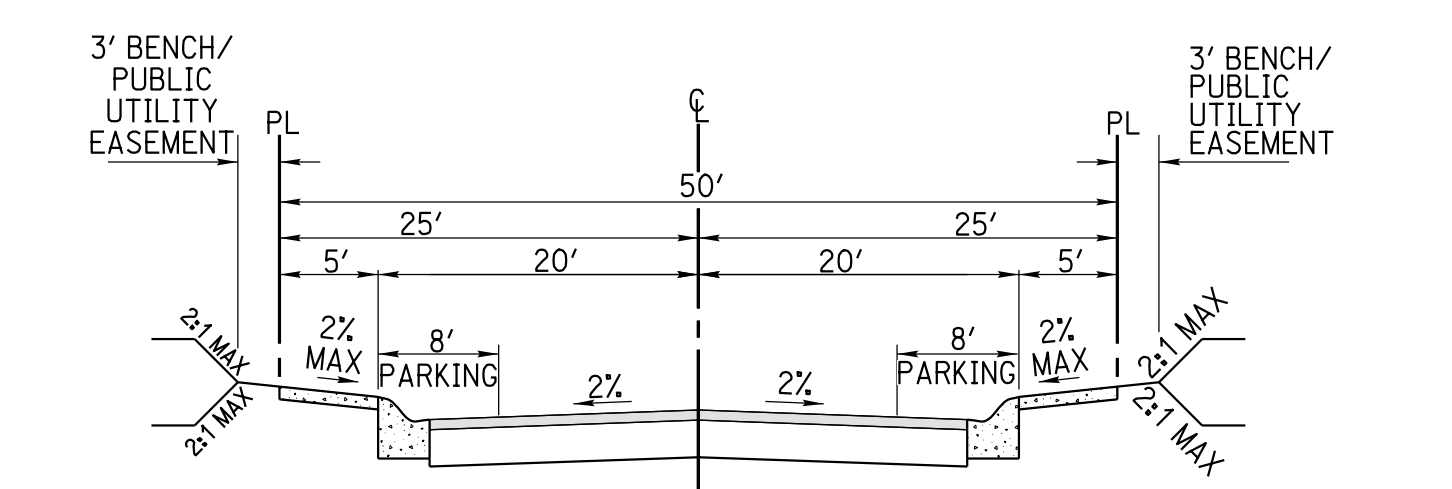
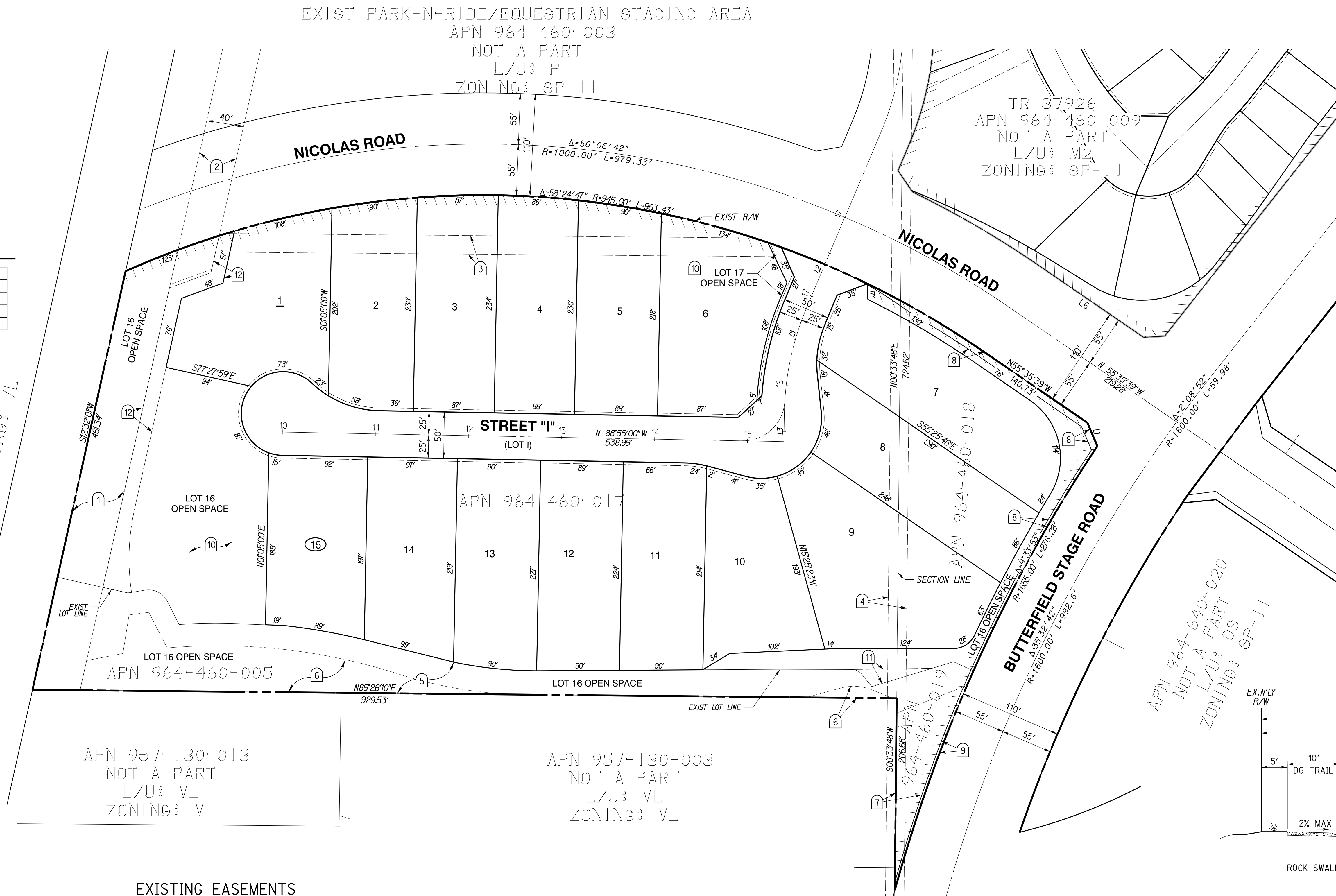
**TRACT 37928, PA 33A**

LOT	AREA (SF)	NON-RESIDENTIAL LOTS	USE	MAINTAINED BY	
1	24,220	16*	131,227	LANDSCAPE	HOA
2	20,262	17	1091	LANDSCAPE	HOA
3	20,244	LOT 1	44,755	STREET	HOA
4	20,106				
5	20,098				
6	23,935				
7	26,829				
8	22,389				
9	29,802				
10	20,023				
11	20,009				
12	20,064				
13	20,071				
14	20,043				
15	20,011				

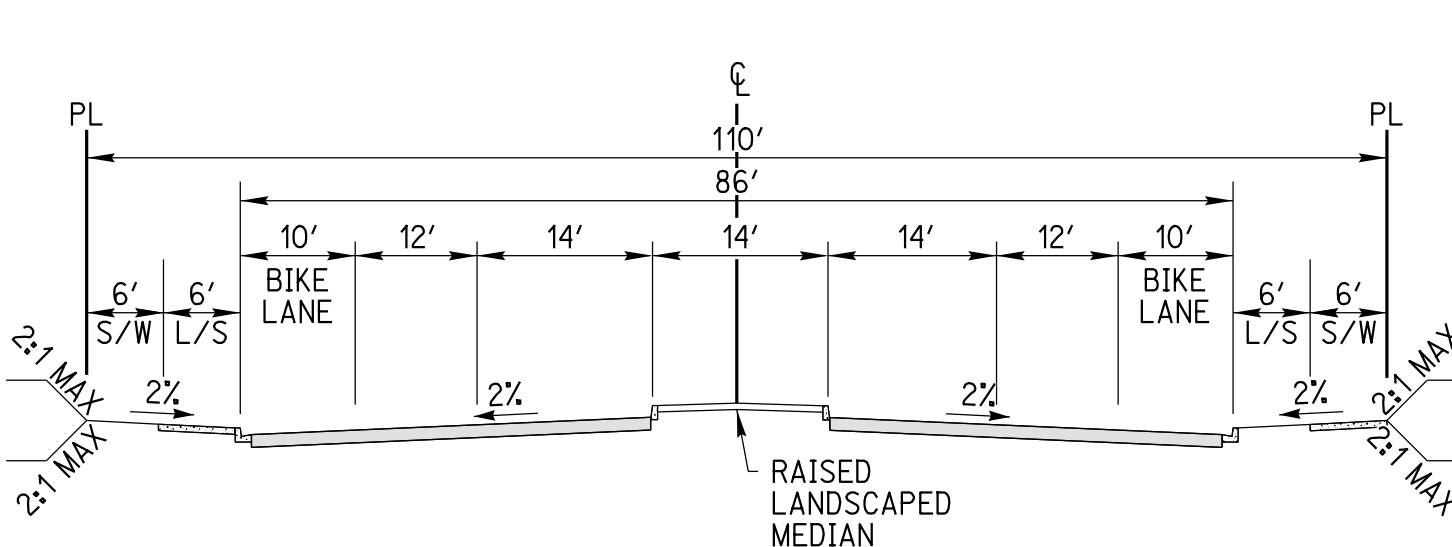
\*NOTE: ALLOWED USES FOR LOT 16 INCLUDE WATER QUALITY BASIN AND RETAINING WALLS

APN 957-120-001  
 NOT A PART  
 L/U: VL  
 ZONING: VL

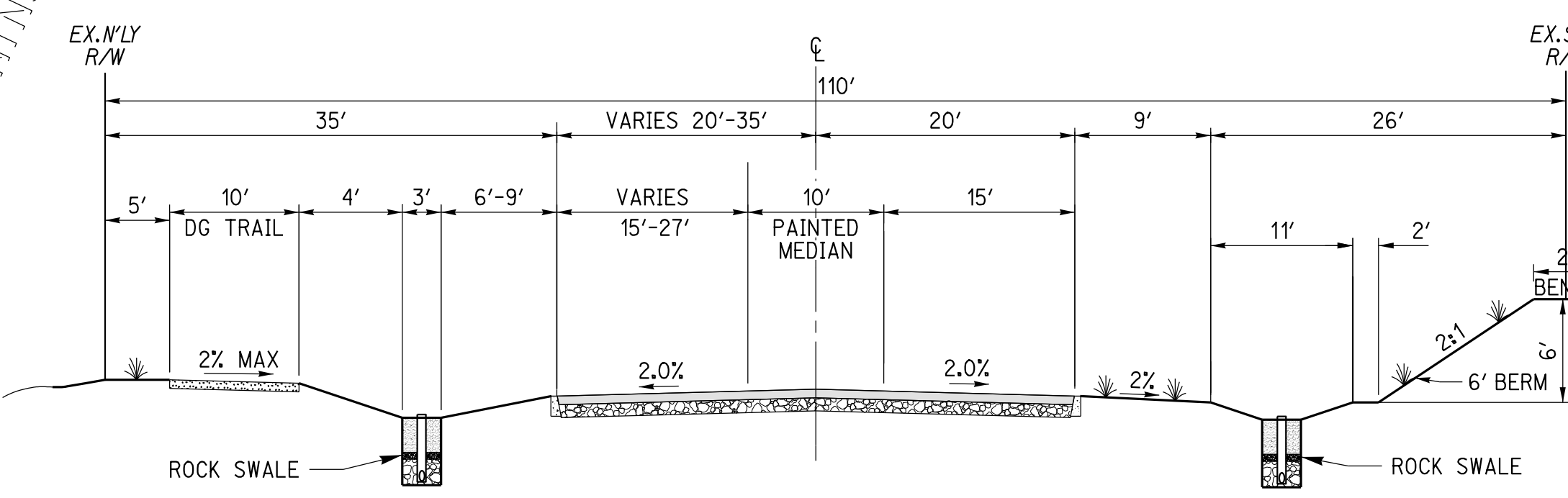
DENSITY (DU/AC) 1.29  
 SUM OF RESIDENTIAL LOTS: 328,096 SF  
 SUM OF NON-RESIDENTIAL LOTS: 177,073 SF  
 SUM OF TOTAL: 505,169 SF  
 11.60 ACRES



MODIFIED LOCAL STREET (PRIVATE)  
 STREET 1"  
 N.T.S.



EXISTING BUTTERFIELD STAGE ROAD (PUBLIC)  
 N.T.S.



EXISTING NICOLAS ROAD (PUBLIC)  
 N.T.S.

**EXISTING EASEMENTS**

- 50' EASEMENT IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 24, 1958 IN BOOK 2290, PAGE 580 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 40' WIDE EASEMENT GRANTED TO THE RANCHO CALIFORNIA WATER DISTRICT RECORDED JUNE 29, 2001 AS INST. NO. 2001-300190 O.R.
- 20' EASEMENT TO CTE PER INSTRUMENT RECORDED 12-5-89 O.R. PER 00128213-996 TO BE QUITCLAIMED.
- 20' EASEMENT STRIP OF LAND GRANTED TO GENERAL TELEPHONE FOR TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND OTHER PURPOSE PER INST RECORDED DEC 5, 1988 AS INST. NO. 354239 O.R. PLOTTED PER RS 87/28-34, PER PR 00128213-996 TO BE QUITCLAIMED.
- RETAINED PRIVATE EASEMENT FOR FLOOD CONTROL PURPOSES BEING ALL OF LOT "K" PER PR 00128213-996.
- EASEMENTS FOR FLOOD CONTROL AND DRAINAGE PURPOSES GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL PER 2006-0290817 O.R. PER PR 00128213-996.
- EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL PER 2006-0290823 O.R. PER PR 00128213-996.
- OFFER OF DEDICATION FOR PUBLIC ROAD, STREET, HIGHWAY AND UTILITY PURPOSES TO THE CITY OF TEMECULA PER 2006-0462959 O.R. PER PR 00128213-996.
- OFFER OF DEDICATION FOR PUBLIC ROAD, STREET, HIGHWAY AND UTILITY PURPOSES TO THE CITY OF TEMECULA PER 2006-0462960 O.R. PER PR 00128213-996.
- BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS.
- ACCESS EASEMENT GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- 15' EASEMENT FOR DRAINAGE FACILITIES AND MAINTENANCE.

**PROPOSED EASEMENTS**

**LEGEND**

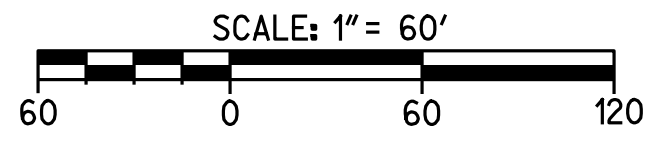
- TRACT MAP BOUNDARY
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ACCESS EASEMENT
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION X 1514.7
- TOP OF SLOPE
- TOE OF SLOPE
- ACCESS RESTRICTION

**OWNER**  
 WINGSWEEP CORPORATION  
 15535 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.



PREPARED: MAY 1, 2020  
 REVISED: JULY 24, 2020  
**PA20-0569**

ENGINEER OF WORK				REVISIONS			
RICHARD CARL O'NEILL R.C.E. 63285 DATE				DATE	BY	REVISIONS	
<b>LAND SURVEYOR</b>							
WILLIAM ROHAL L.S. 8805 DATE							
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:				
ROG	ROG	NCS					

LINE TABLE			CURVE TABLE		
NAME	DIRECTION	LENGTH	NAME	DELTA	RADIUS
L1	N 23°01'23\"	27.28'	C1	21°43'55\"	300.00'
L2	N 22°48'55\"	106.82'			
L3	N 1°05'00\"	32.21'			

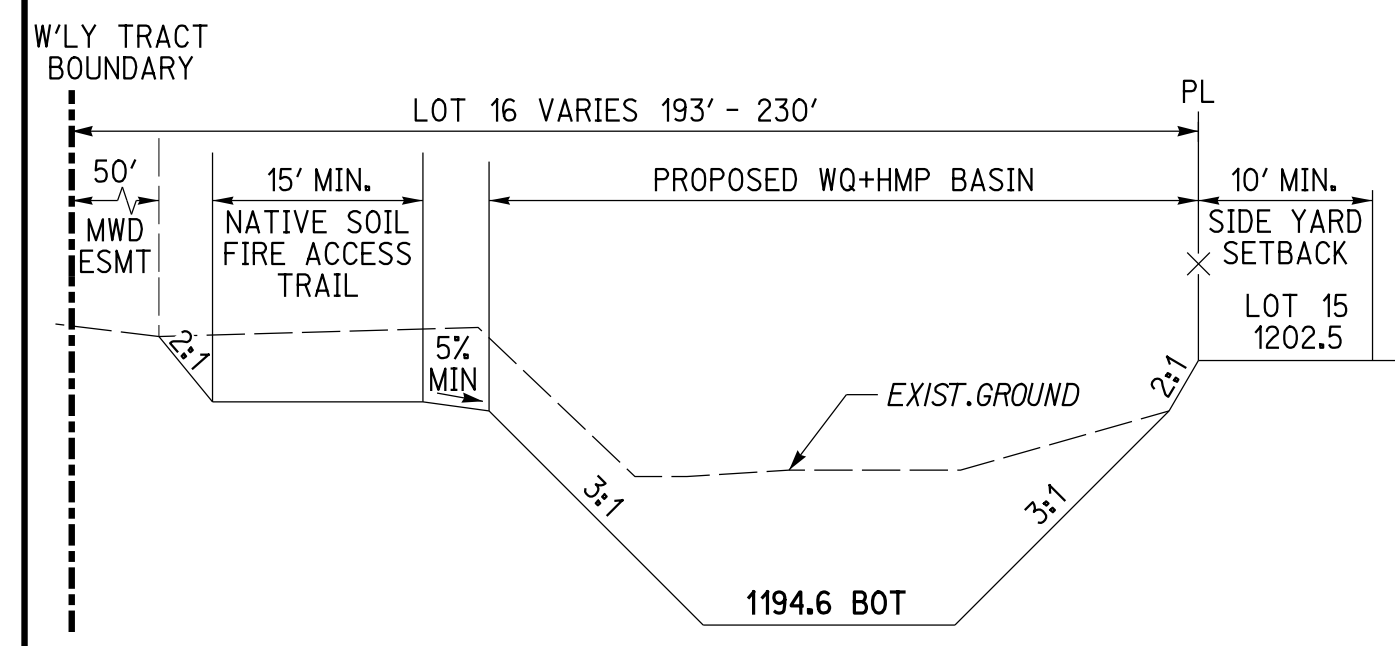
**TENTATIVE TRACT MAP 37928**

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

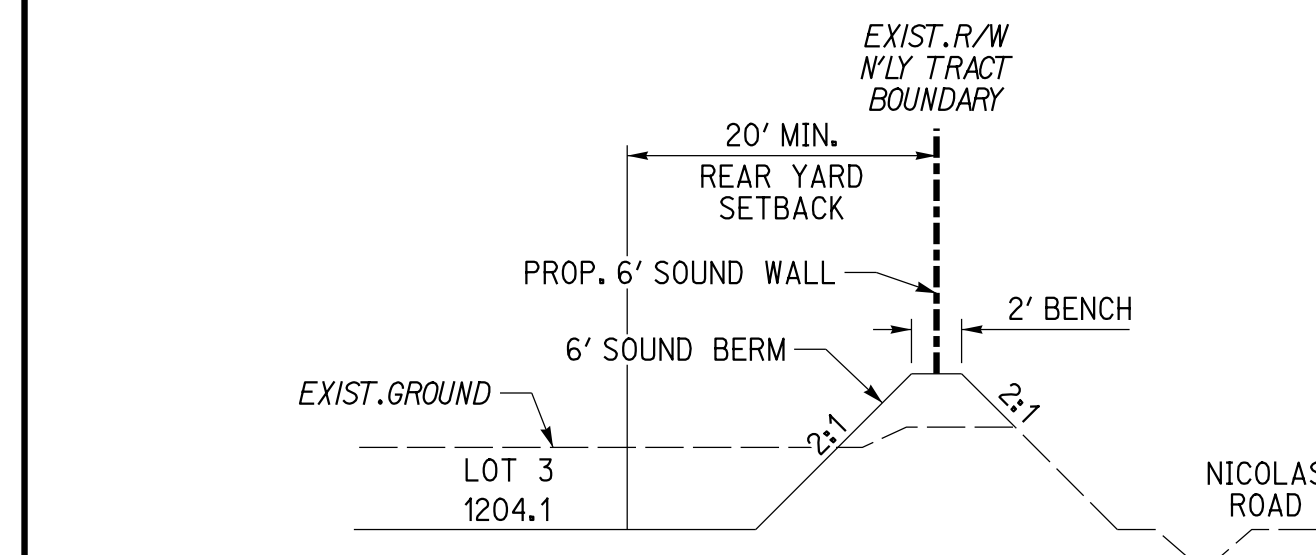
SHT 1 OF 2

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP 37928**

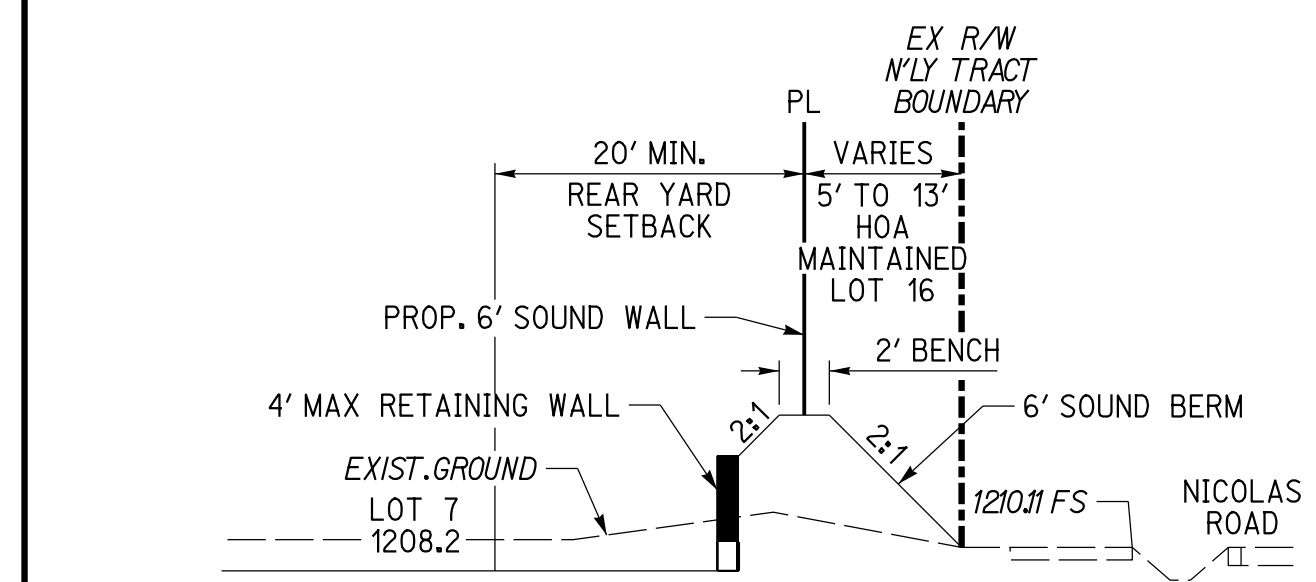
BEING A SUBDIVISION OF LOT 6 AND LETTERED LOT K OF TRACT MAP NO. 29353-2 AS SHOWN BY MAP ON FILE IN BOOK 342, PAGES 73 TO 85, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



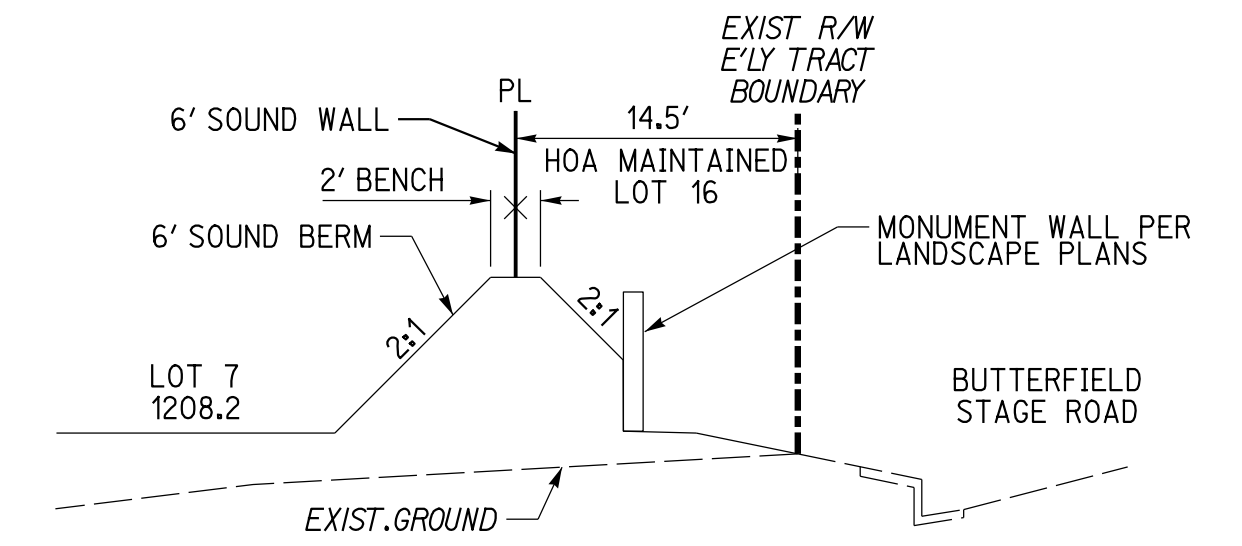
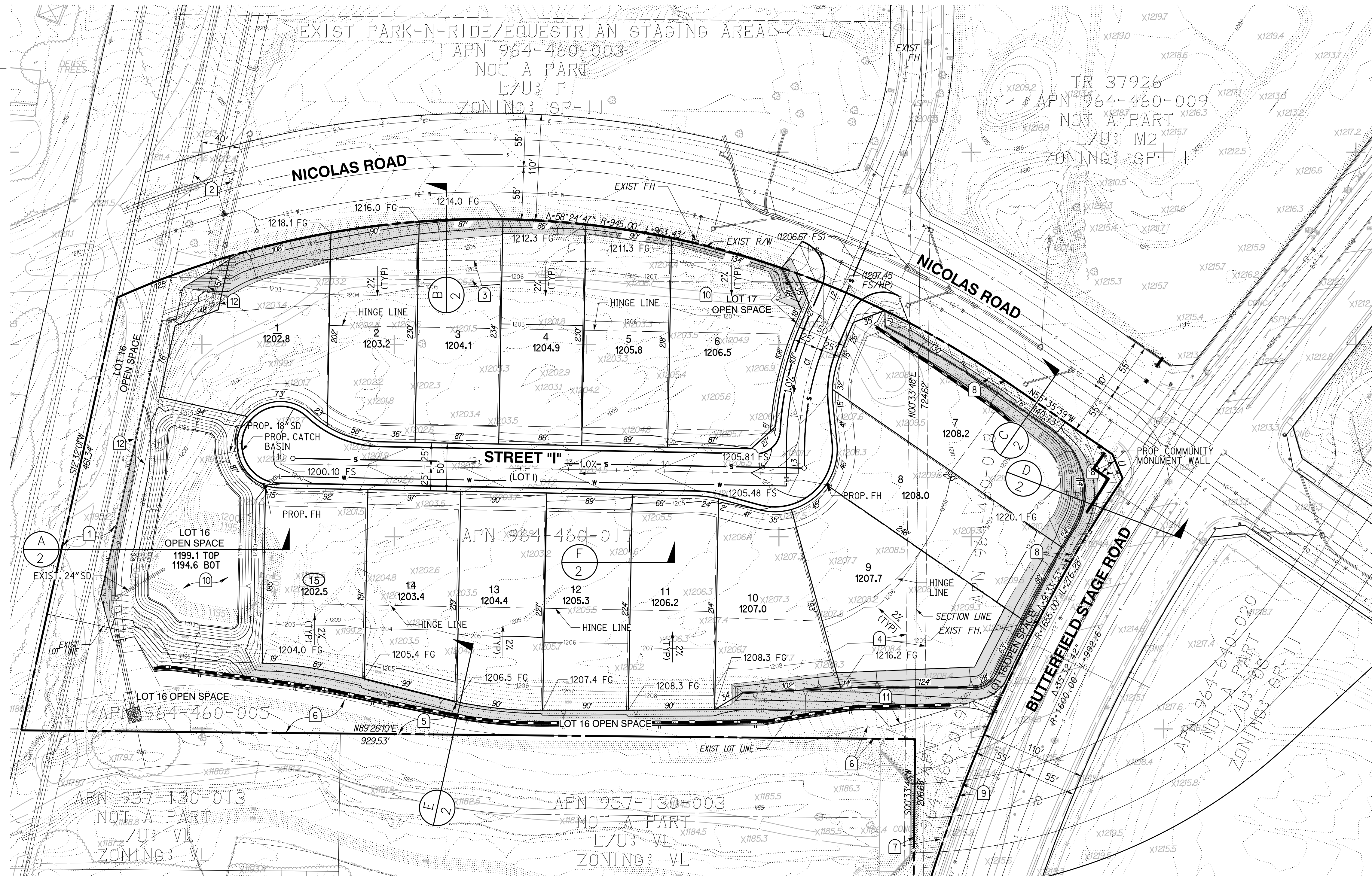
**WEST BOUNDARY**  
 CROSS SECTION  
 N.T.S.



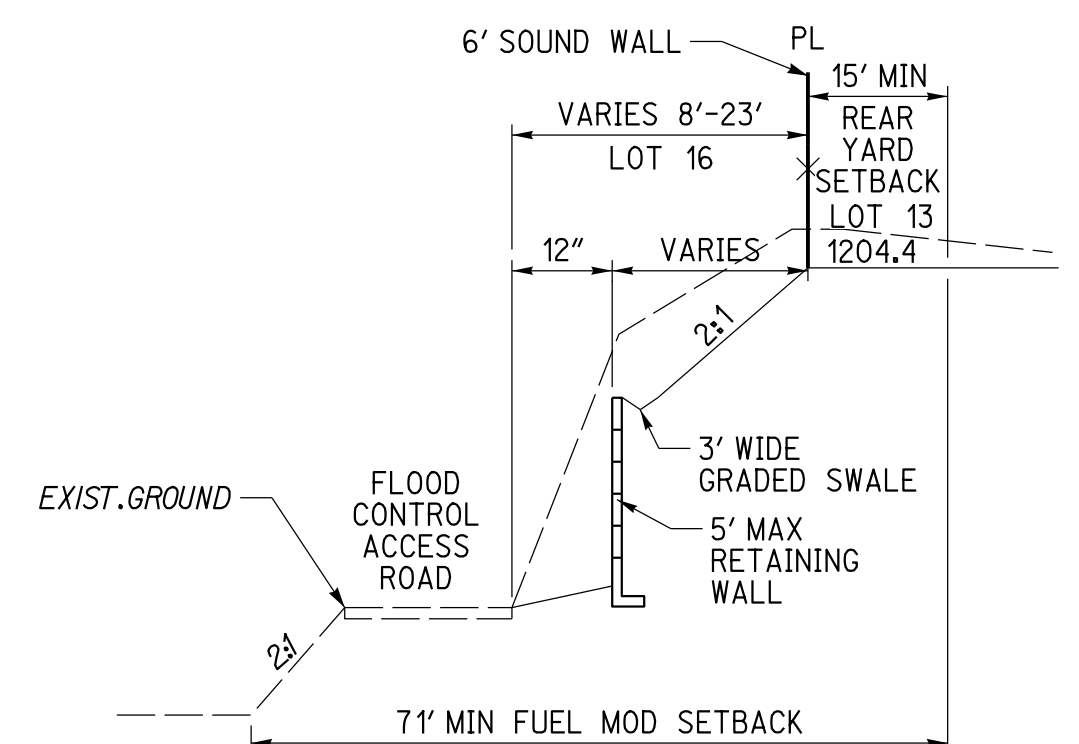
**NORTH BOUNDARY**  
 CROSS SECTION  
 N.T.S.



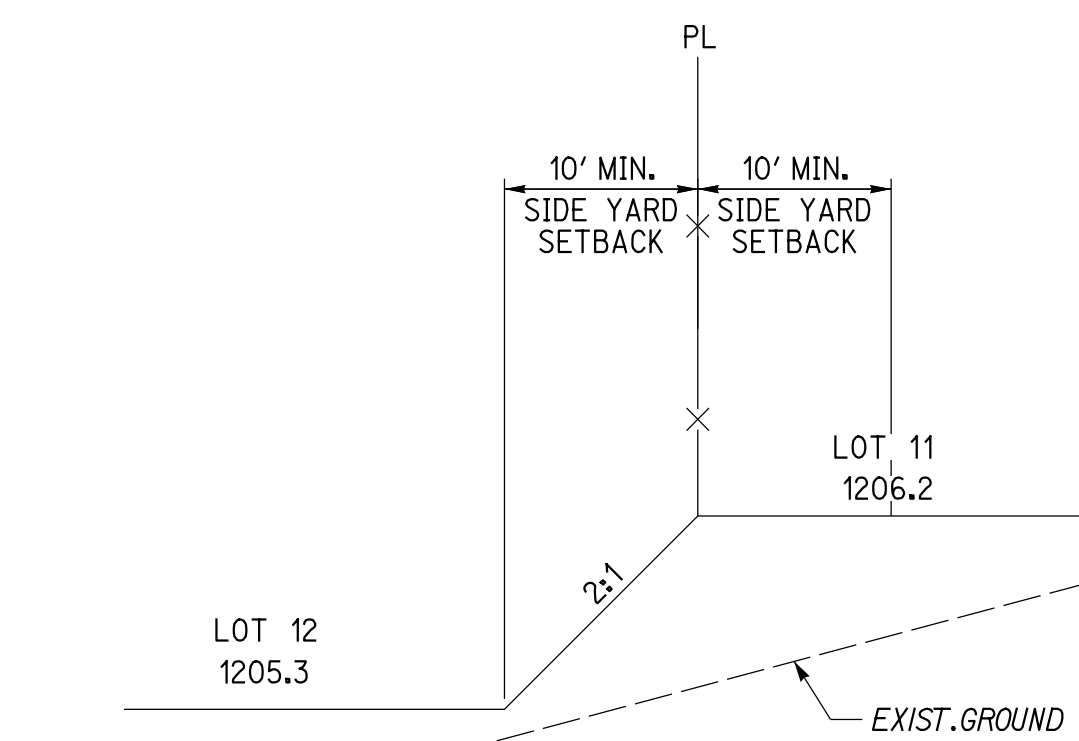
**NORTH BOUNDARY**  
 CROSS SECTION  
 N.T.S.



**EAST BOUNDARY**  
 CROSS SECTION  
 N.T.S.



**SOUTH BOUNDARY**  
 CROSS SECTION  
 N.T.S.



**ADJACENT LOTS**  
 CROSS SECTION  
 N.T.S.

**EXISTING EASEMENTS**

- 50' EASEMENT IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 24, 1958 IN BOOK 2290, PAGE 580 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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- OFFER OF DEDICATION FOR PUBLIC ROAD, STREET, HIGHWAY AND UTILITY PURPOSES TO THE CITY OF TEMECULA PER 2006-0462960 O.R. PER PR 00128213-996.

**PROPOSED EASEMENTS**

- BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS, WATER QUALITY & HYDROMODIFICATION MANAGEMENT PLAN, DATED APRIL 28, 2020
- ACCESS EASEMENT GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- 15' EASEMENT FOR DRAINAGE FACILITIES AND MAINTENANCE.

**REFERENCED DOCUMENTS**

- WATER QUALITY & HYDROMODIFICATION MANAGEMENT PLAN, DATED APRIL 28, 2020

**SPA LOT DESIGNATION REQUIREMENTS (L)**

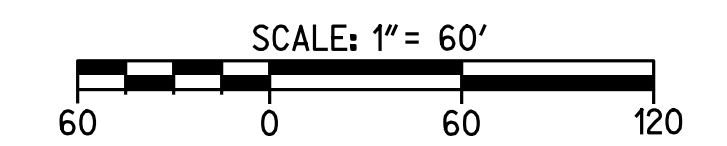
- MINIMUM LOT FRONTAGE AT PL: 30 FT
- MINIMUM LOT FRONTAGE AT FLAG: 25 FT
- MINIMUM WIDTH AT SETBACK: 60 FT
- MINIMUM LOT DEPTH: 90 FT
- MINIMUM FRONT YARD SETBACK: 25 FT  
-FRONT ENTRY GARAGE: 18 FT
- MINIMUM CORNER YARD SETBACK: 15 FT  
-SIDE ENTRY GARAGE: 10 FT
- MINIMUM INTERIOR YARD SETBACK: 10 FT
- MINIMUM REAR YARD SETBACK: 20 FT
- MAXIMUM HEIGHT: 2 STORIES, 35 FEET
- MAXIMUM LOT COVERAGE: 50%

**ABBREVIATIONS**

BOT	BOTTOM OF BASIN
EXIST.	EXISTING
FS	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	X 1514.7
TOP OF SLOPE	▽
TOE OF SLOPE	▽
ACCESS RESTRICTION	---
DAYLIGHT LINE	---
2:1 SLOPE	---



PREPARED: MAY 1, 2020  
 REVISED: JULY 24, 2020  
 PA20-0569

	<b>ENGINEER OF WORK</b>			DATE	BY	REVISIONS
	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:						

**TENTATIVE TRACT MAP 37928 EXHIBIT A**

**RICK**  
 1770 KOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951.782.0707  
 FAX: 951.782.0723

SHT 2  
 OF 2