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

VESTING TRACT MAP NO. 38908

PARCEL A OF THAT CERTAIN LOT LINE ADJUSTMENT NO. LD20-0572 RECORDED DECEMBER 09, 2020 AS INSTRUMENT NO. 2020-0626017, OF OFFICIAL RECORDS, FURTHER DESCRIBED AS FOLLOWS: BEING A PARCEL OF LAND SITUATED IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 5611, OF FILE IN BOOK 12, PAGE 66, OF PARCEL MAPS, ALSO BE A PORTION OF PARCEL 4 OF PARCEL MAP NO. 10035, ON FILE IN BOOK 61, PAGES 81 THROUGH 82, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN.

LEGAL DESCRIPTION :

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ASSESSOR'S PARCEL NUMBERS :

957-080-027

SOURCE OF TOPOGRAPHY :

EXISTING TOPOGRAPHY SHOWN ON THESE PLANS WAS PROVIDED BY INLAND AERIAL SURVEYS, INC. DATED: 1-24-14
R.B.F. CONSULTING ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ITS COMPLETENESS OR ACCURACY.

SITE INFORMATION :

1. EXISTING ZONING : LOW MEDIUM DENSITY RESIDENTIAL (LM)
2. PROPOSED ZONING : LOW MEDIUM DENSITY RESIDENTIAL (LM)
3. NUMBER OF LOTS : 113
4. NUMBER OF OPEN SPACE LOTS : 8
5. AVERAGE LOT SIZE : 2,630 SQUARE FEET
6. MINIMUM LOT SIZE : 2,114 SQUARE FEET
7. GENERAL PLAN DESIGNATION : LOW MEDIUM (3-6 Du/Ac MAX)
8. SPECIFIC PLAN DESIGNATION : N/A
9. EXISTING LAND USE : VACANT
10. PROPOSED LAND USE : LM SINGLE FAMILY RESIDENTIAL
11. TOTAL GROSS AREA : 17.57 ACRES
12. TOTAL NET AREA : 17.57 ACRES
13. IDENTIFY ALL PROPOSED TEMECULA COMMUNITY SERVICES DISTRICT LANDSCAPE MAINTENANCE AREAS : NONE
14. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND

UTILITY PURVEYORS :

SEWER : EASTERN MUNICIPAL WATER DISTRICT
WATER : EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE: LOCAL PURVEYOR
TELEPHONE: LOCAL PURVEYOR

DENSITY:

PROJECT DENSITY=DU/GROSS ACREAGE = 113/17.6 = 6.4 DU/ACRE

THE PROJECT SITE HAS A LOW MEDIUM DENSITY RESIDENTIAL (LM) LAND USE DESIGNATION UNDER THE GENERAL PLAN AND IS ZONED LOW MEDIUM RESIDENTIAL (LM), BOTH OF WHICH ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 3.0 TO 6.9 DWELLING UNITS PER ACRE. THE PROJECT'S BASE DENSITY IS CONSISTENT WITH ALLOWED DENSITY, AT APPROXIMATELY 5.7 (17.5x5.7=100 UNITS) DWELLING UNITS PER ACRE. THE PROJECT'S PROVISION OF FIVE OF THESE 100 "BASE" UNITS AT LEVELS AFFORDABLE TO VERY LOW INCOME HOUSEHOLDS REPRESENT FIVE PERCENT OF THE TOTAL "BASE" (I.E., 5/100=5 PERCENT), AND ENTITLES THE PROJECT TO A DENSITY BONUS OF 20 PERCENT. APPLIED TO THE PROJECT, A DENSITY BONUS OF 20 PERCENT WOULD ALLOW FOR UP TO 120 RESIDENTIAL UNITS (I.E. 100x1.2=120). THE PROJECT'S PROPOSED 113 UNITS FALL WITHIN THIS TOTAL PERMITTED DENSITY UNDER THE SDBL.

EARTHWORK QUANTITIES :

CUT : 16,500 CYDS
FILL : 66,500 CYDS
NET : 50,000 CYDS IMPORT

EXISTING EASEMENTS :

1. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
   RECORDING DATE: APRIL 9,1968
   RECORDING NO.: 32463 OFFICIAL RECORDS
   AFFECTS: AS DESCRIBED THEREIN
2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SERAPHINA NICOLAS
   PURPOSE: WATER PIPELINES AND APPURTENANT STRUCTURES
   RECORDING DATE: JUNE 23, 1953
   RECORDING NO.: BOOK 1484, PAGE 431 OF OFFICIAL RECORDS
3. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT:
   ENTITLED: FINAL JUDGEMENT AND DECREE IN CONDEMNATION
   COURT: UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION
   CASE NO.: 5019-H CIVIL
   IN FAVOR OF: UNITED STATES OF AMERICA
   PURPOSE: WATER PIPELINES AND APPURTENANT STRUCTURES
   RECORDING DATE: OCTOBER 27, 1949
   RECORDING NO.: BOOK 1118, PAGE 389 OF OFFICIAL RECORDS

FIRE HYDRANT SPACING

PROVIDE FIRE HYDRANT COVERAGE. SPACING IS 500 FEET FOR SINGLE FAMILY DWELLINGS.

FIRE DEPARTMENT NOTES:

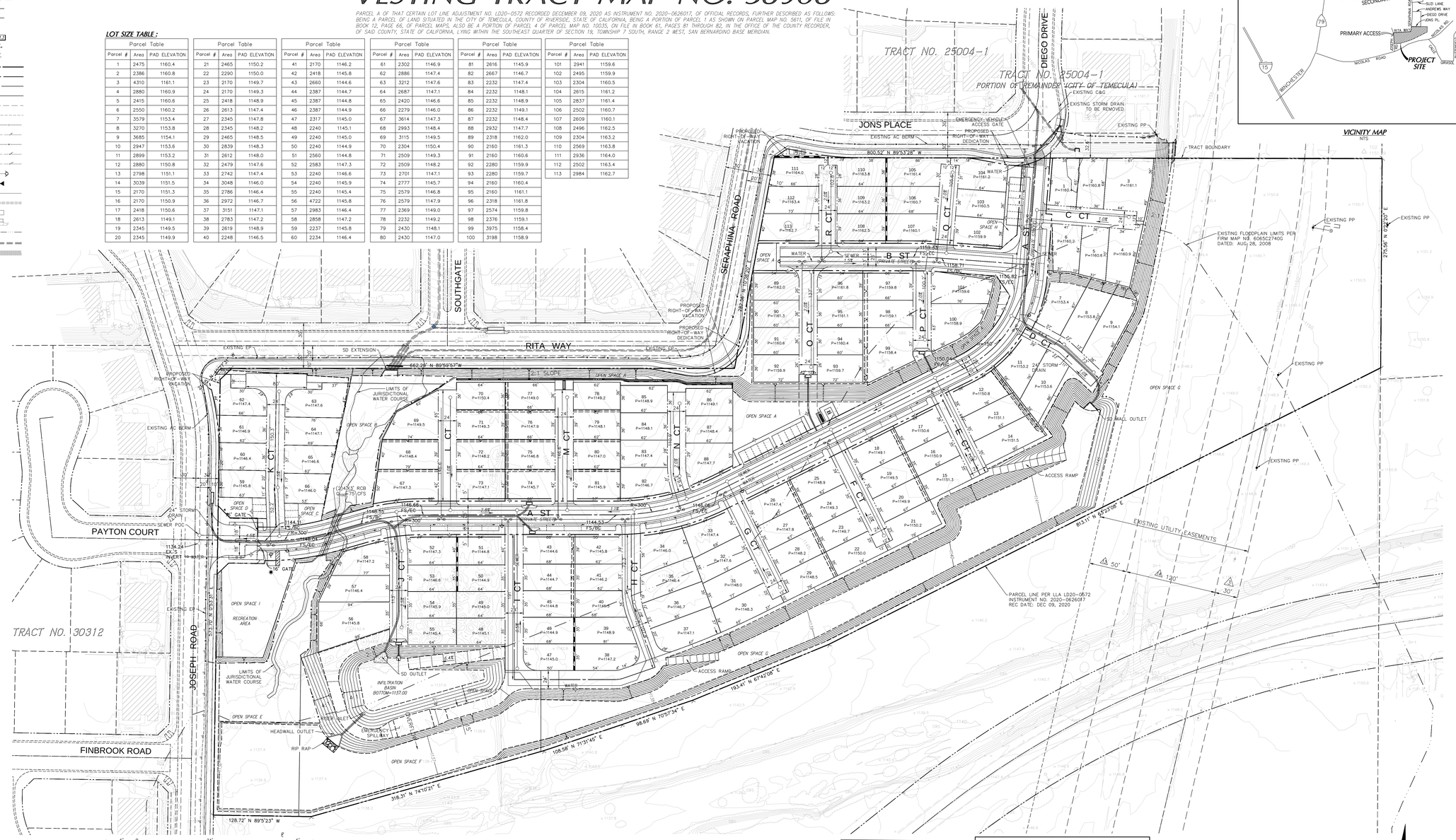
1. ALL TURNING RADIUS ARE SHOWN PER PLAN.
2. FIRE DEPT. TURN AROUND FOR FIRE APPARATUS EQUIPMENT ARE SHOWN PER PLAN.
3. ALL HOME WILL HAVE RESIDENTIAL FIRE SPRINKLERS AND THE FIRE SPRINKLER RISER SHALL BE LOCATED IN THE GARAGE.
4. A KNOX RAPID ENTRY SYSTEM SHALL BE INSTALLED.
5. NO TRASH BINS, NO PARKING AND NO LOADING OR UNLOADING CAN OCCUR ON ANY OF THE MAIN ROADS AND FINGER ROADS FOR FIRE ACCESS.

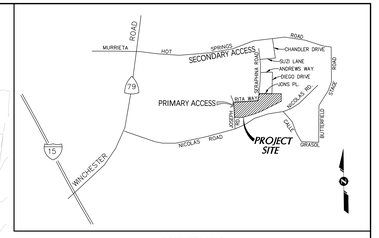
LEGEND

EXISTING CONTOUR (1140)
TOP
TOE
LOT NUMBERS 1
PAD ELEVATION (P= 1167.3)
PROPOSED FINISHED GRADE 1155.2
PROPOSED RATE OF GRADE 0.6%
EXISTING BOUNDARY
RIGHT OF WAY
CENTERLINE
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING 8" WATER LINE
EXISTING 12" WATER LINE
PROP. FIRE HYDRANT
EXIST. FIRE HYDRANT
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED CATCH BASIN
EXISTING CATCH BASIN
FLOODPLAIN
TRAIL
EMERGENCY VEHICLE ACCESS

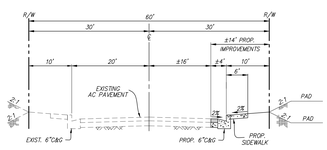
LOT SIZE TABLE :

Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table		
Parcel #	Area	PAD ELEVATION	Parcel #	Area	PAD ELEVATION	Parcel #	Area	PAD ELEVATION	Parcel #	Area	PAD ELEVATION	Parcel #	Area	PAD ELEVATION	Parcel #	Area	PAD ELEVATION
1	2475	1160.4	21	2465	1150.2	41	2170	1146.2	61	2302	1146.9	81	2616	1145.9	101	2941	1159.6
2	2386	1160.8	22	2290	1150.0	42	2418	1145.8	62	2886	1147.4	82	2667	1146.7	102	2495	1159.9
3	4310	1161.1	23	2170	1149.7	43	2660	1144.6	63	3212	1147.6	83	2232	1147.4	103	2304	1160.5
4	2880	1160.9	24	2170	1149.3	44	2387	1144.7	64	2687	1147.1	84	2232	1148.1	104	2615	1161.2
5	2415	1160.6	25	2418	1148.9	45	2387	1144.8	65	2420	1146.6	85	2232	1148.9	105	2837	1161.4
6	2550	1160.2	26	2613	1147.4	46	2387	1144.9	66	2279	1146.0	86	2232	1149.1	106	2502	1160.7
7	3579	1153.4	27	2345	1147.8	47	2317	1145.0	67	3614	1147.3	87	2232	1148.4	107	2609	1160.1
8	3270	1153.8	28	2345	1148.2	48	2240	1145.1	68	2993	1148.4	88	2932	1147.7	108	2496	1162.5
9	3685	1154.1	29	2465	1148.5	49	2240	1145.0	69	3115	1149.5	89	2318	1162.0	109	2304	1163.2
10	2947	1153.6	30	2839	1148.3	50	2240	1144.9	70	2304	1150.4	90	2160	1161.3	110	2569	1163.8
11	2899	1153.2	31	2612	1148.0	51	2560	1144.8	71	2509	1149.3	91	2160	1160.6	111	2936	1164.0
12	2880	1150.8	32	2479	1147.6	52	2583	1147.3	72	2509	1148.2	92	2280	1159.9	112	2502	1163.4
13	2798	1151.1	33	2742	1147.4	53	2240	1146.6	73	2701	1147.1	93	2280	1159.7	113	2984	1162.7
14	3039	1151.5	34	3048	1146.0	54	2240	1145.9	74	2777	1145.7	94	2160	1160.4			
15	2170	1151.3	35	2786	1146.4	55	2240	1145.4	75	2579	1146.8	95	2160	1161.1			
16	2170	1150.9	36	2972	1146.7	56	4722	1145.8	76	2579	1147.9	96	2318	1161.8			
17	2418	1150.6	37	3151	1147.1	57	2983	1146.4	77	2369	1149.0	97	2574	1159.8			
18	2613	1149.1	38	2783	1147.2	58	2858	1147.2	78	2232	1149.2	98	2376	1159.1			
19	2345	1149.5	39	2619	1148.9	59	2237	1145.8	79	2430	1148.1	99	3975	1158.4			
20	2345	1149.9	40	2248	1146.5	60	2234	1146.4	80	2430	1147.0	100	3198	1158.9			



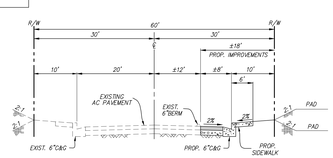


VICINITY MAP
NTS

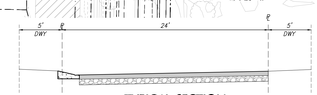


TYPICAL SECTION
NOT TO SCALE
SERAPHINA ROAD, RITA WAY & JOSEPH ROAD

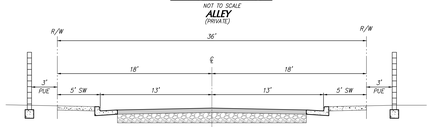
NOTE:
AT ALL FRONTAGE ROADS, STREET REHABILITATION TO CENTERLINE WILL BE REQUIRED. (AT THE DISCRETION OF THE CITY ENGINEER)



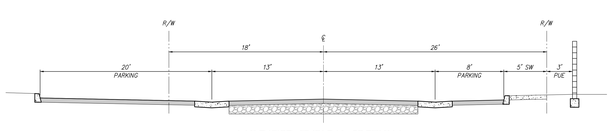
TYPICAL SECTION
NOT TO SCALE
JONS PLACE



TYPICAL SECTION
NOT TO SCALE
ALLEY
(PRIVATE)



TYPICAL SECTION
NOT TO SCALE
A & B STREET
(PRIVATE)



MODIFIED TYPICAL SECTION
NOT TO SCALE
A STREET
(PRIVATE)

NOTE: THE MODIFIED TYPICAL SECTION WILL BE AS SHOWN OR A COMBINATION OF PARKING & THE NON-MODIFIED TYPICAL SECTION

PRIVATE STREETS:

ALL STREETS AND ALLEYS WITHIN TRACT ARE PRIVATE.

TRACT NO. 38908 OPEN LOTS SUMMARY			
LOT	TYPE	AREA (SQ. FT.)	AREA (AC)
LOT A	OPEN SPACE/WATER COURSE	28,739	0.68
LOT B	OPEN SPACE/WATER COURSE	11,984	0.28
LOT C	OPEN SPACE	1,703	0.04
LOT D	OPEN SPACE	1,712	0.04
LOT E	OPEN SPACE/WATER COURSE	31,102	0.71
LOT F	OPEN SPACE/INFILTRATION BASIN	57,635	1.32
LOT G	OPEN SPACE/UTILITY EASEMENTS	197,651	4.54
LOT H	OPEN SPACE	915	0.02
LOT I	OPEN SPACE/REC AREA	9,403	0.22
TOTAL		341,844	7.85

DATE PREPARED: September 24, 2024

SCALE: 1"=40'

PA24-0023 | SUBMITTAL #3

APPLICANT :
LAKEBRIDGE MANAGEMENT
100 SPECTRUM CENTER DRIVE, SUITE 1400
IRVINE, CA 92618
PHONE: (949) 922-8030
CONTACT: CHRISTOPHER SHIOTA
EMAIL: cshiota@lakebridgecap.com

PROPERTY OWNER :
CARDINAL INVESTMENT
PROPERTIES-SERAPHINA, L.P.
2925 BRISTOL STREET
COSTA MESA, CA 92626
(714) 814-1345

CIVIL ENGINEER :
rtm engineering consultants
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380
PREPARED BY:
CONTACT: FARRIS HADDAD

DATE	REVISIONS/REMARKS

CITY OF TEMECULA

VESTING TRACT MAP 38908
OAK CREEK