

GENERAL NOTES:

1. PARCEL OWNERS WILL RESERVE A RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PARKING AND EMERGENCY ACCESS OVER THE COMMON AREAS WITHIN THIS TENTATIVE TRACT MAP.
2. EXISTING LAND USE: VACANT
3. PROPOSED LAND USE: MULTI-FAMILY
4. EXISTING & PROPOSED ZONING: PLANNED DEVELOPMENT OVERLAY (PDO) 5
5. EXISTING ZONING: PLANNED DEVELOPMENT OVERLAY (PDO) 5
6. SURROUNDING ZONING: H, M & LM
7. METHOD OF SEWAGE DISPOSAL: GRAVITY SEWER
8. THE ENTIRE TENTATIVE MAP AREA IS UNDER ONE OWNERSHIP
9. ALL EXISTING POWERPOLES AND ELECTRICAL VAULTS TO REMAIN
10. LAND IS NOT SUBJECT TO NATURAL FAULT LINES
11. LAND HAS A LOW PROBABILITY OF LIQUEFACTION, SEISMICALLY INDUCED SETTLEMENT AND LATERAL SPREADING
12. THE LAND SHOWN ON THIS TENTATIVE MAP LIES ENTIRELY WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NO. 0606527206, DATED AUGUST 28, 20058
13. ALL PROPOSED INTERNAL STREET WIDTHS ARE 24' MINIMUM
14. ALL INTERNAL CURVE RADII ARE A MINIMUM OF 21'
15. PROJECT IS ONE PHASE

DATA TABLE INFORMATION

ASSESSORS PARCEL NUMBERS:
944-370-006, 944-370-005, 944-370-013, 944-370-001,
944-370-007, 944-370-012, 944-370-010, 944-370-008

LEGAL DESCRIPTION:
PARCEL 1, 2, 3, 4, 5, 6 & 7 OF PARCEL MAP 31023, RECORDED IN MAP BOOK 216, PAGES 80 & 81, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

EXISTING & PROPOSED ZONING DESIGNATION:
PLANNED DEVELOPMENT OVERLAY (PDO-5)

NUMBER OF LOTS:
NUMBER OF OPEN SPACE LOTS: 0
LOT SIZE: 22.82 ACRES

GENERAL PLAN DESIGNATION:
EXISTING: PD (A&S), MULTI-FAMILY (C)
PROPOSED: MEDIUM DENSITY RESIDENTIAL (M)

EXISTING LAND USE/PROPOSED LAND USE:
VACANT/MULTI-FAMILY RESIDENTIAL

TOTAL GROSS AREA: 1,000,374 SF
TOTAL NET AREA: 994,091 SF
APPROXIMATE EARTHWORK QUANTITIES: 27,322 CY (CUT), 3,562 CY (FILL), 23,716 CY (NET EXPORT)

NAME OF UTILITY PURVEYORS AND TYPE OF SEWAGE DISPOSAL:
- SEWER EASTERN MUNICIPAL WATER DISTRICT
2270 TRIMBLE RD
PERRIS, CA 92570
951-928-3777

- WATER RANCHO CALIFORNIA WATER
41235 WINCHESTER RD
TEMECULA, CA 92590
951-296-6900

- GAS SO CAL GAS COMPANY
1981 W LUGONIA
REDLANDS, CA 92374
213-244-1200

- TELEPHONE FRONTIER COMMUNICATIONS
9 S 4TH ST
REDLANDS, CA 92373
855-295-7926

- ELECTRIC SOUTHERN CALIFORNIA EDISON
24487 PRELUPE DR
WILDOMAR, CA 92595
951-249-8301

- CABLE SPECTRUM
7337 CENTRAL AVE
RIVERSIDE, CA 92504
833-267-6097

OWNER'S STATEMENT

WE HEREBY STATE WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF RANCHO CALIFORNIA ROAD (FORMERLY LONG VALLEY ROAD) BEING NORTH 81°16'06" EAST PER TRACT 12189-1, RECORDED IN MAP BOOK 134, PAGES 91 THROUGH 93, INCLUSIVE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EASEMENT NOTES:

- (A) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 40992, RECORDED APRIL 19, 1966
- TO REMAIN
- (B) EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, PARCEL MAP 31023, PARCELS 1-8, PMB 216/80-81
- TO BE VACATED
- (C) EASEMENT RETAINED FOR PRIVATE USE FOR THE SOLE BENEFIT OF LOT OWNERS, SUCCESSORS AND ASSIGNEES FOR THE RECIPROCAL DRAINAGE AND RECIPROCAL INGRESS AND EGRESS, PER PARCEL MAP 31023, PARCELS 1-8, PMB 216/80-1
- TO BE VACATED
- (D) EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR TRAFFIC SIGNAL LOOP DETECTORS, PER PARCEL MAP 31023, PARCELS 1-8, PMB 216/80-81
- TO REMAIN
- (E) EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT FOR WATER AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 2005-0288945, RECORDED APRIL 12, 2005
- TO BE VACATED
- (F) EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2019-0235421, RECORDED JUNE 5, 2019
- TO REMAIN
- (G) EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 2007-0091906, RECORDED FEBRUARY 07, 2007
- TO REMAIN
- (H) EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 2007-0767317, RECORDED DECEMBER 27, 2007
- TO BE VACATED
- (I) EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 2019-0380030, RECORDED SEPTEMBER 25, 2019
- TO REMAIN
- (J) EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PRIVATE DRIVEWAY AND INCIDENTAL PURPOSES, PER PARCEL MAP 31023, PARCELS 1-8, PMB 216/80-81
- TO REMAIN
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RANCHO CALIFORNIA ROAD, PER PARCEL MAP 31023 OF BOOK 216, PAGES 80 & 81
- TO REMAIN

PROPERTY INFORMATION:

OWNER/APPLICANT(S):
RENDEZVOUS MULTI-FAMILY LP
7210 JORDAN AVE., #87
CANOGA PARK, CA 91303
CONTACT: BART BUCHALTER
(818) 265-7871
BART@MJWGROUPO.COM

ENGINEER:
DRC ENGINEERING, INC
160 S OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: RENE VARGA
(714) 685-6860 X337
(714) 685-6801
RVARGA@DRC-ENG.COM

SOILS ENGINEER:
EEI ENGINEERING SOLUTIONS
3146 TIGER RUN COURT, SUITE 118
CARLSBAD, CA 92010
CONTACT: MOHAMMED JOOLAZADEH, GE #2199
(760) 431-3747
REPORTS DATE: NOVEMBER 18, 2019
REPORT NO.: PWD-7298848

ARCHITECT:
JOHN WATSON ARCHITECTS, INC.
726 CHELHAM WAY
SANTA BARBARA, CA 93108
CONTACT: JOHN WATSON
(805) 69-7280
MONTECITOARCHITECT@GMAIL.COM

MAP PREPARATION DATE

NOVEMBER 06, 2020

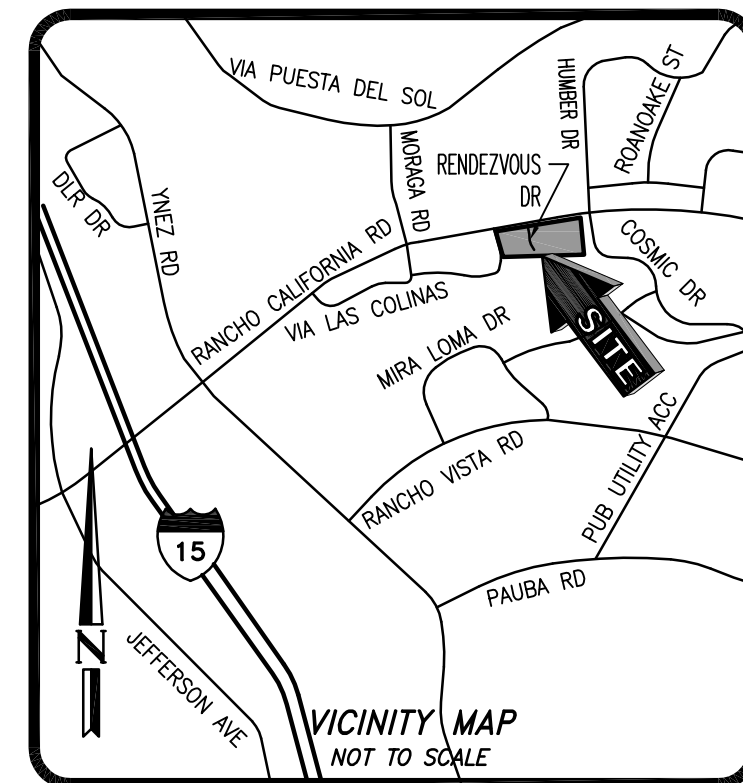
SCHOOL DISTRICT

TEMECULA UNIFIED SCHOOL DISTRICT
31550 RANCHO VISTA RD
TEMECULA, CA 92592-6202
(951) 676-2661

CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38043

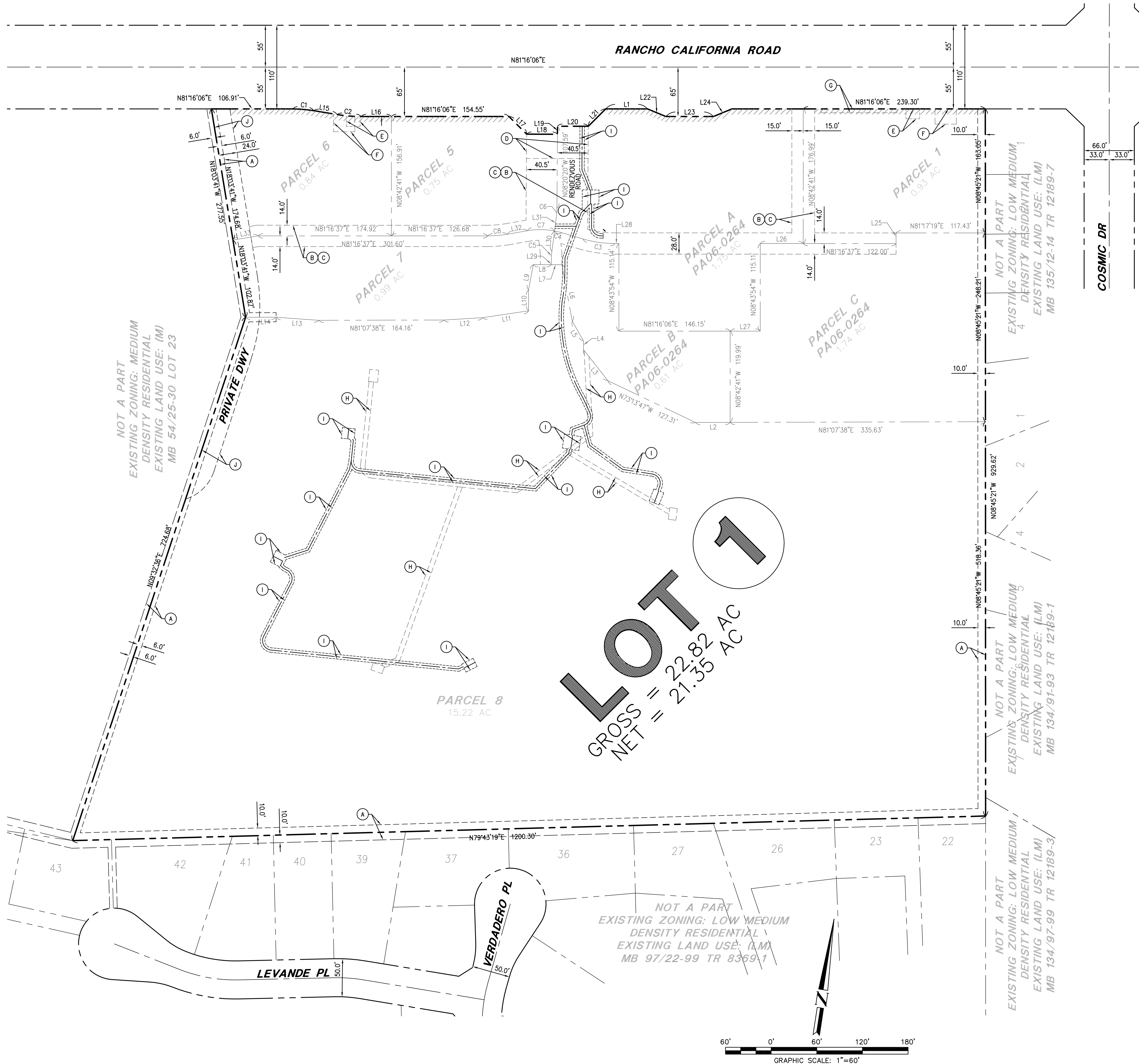
BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8 OF PARCEL MAP 31023 AS PER MAP IN BOOK 261, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCEL "A, B & C" OF LOT LINE ADJUSTMENT NO. PA06-0264, RECORDED MARCH 28, 2007 AS INSTRUMENT NO. 2007-0208998 OF OFFICIAL RECORDS, BOTH RECORDS OF RIVERSIDE COUNTY.



SHEET INDEX:

LOTS & EASEMENTS
PROPOSED DEVELOPMENT & SECTIONS

1
2



Line Table		
Line #	Length	Direction
L1	55.06'	N81°16'05.64"E
L2	45.54'	N81°07'38.40"E
L3	52.08'	N47°03'42.62"W
L4	11.65'	N8°42'40.69"W
L5	29.78'	N38°21'12.35"W
L6	75.55'	N19°10'16.80"W
L7	13.88'	N81°17'19.31"E
L8	23.59'	N81°17'19.31"E
L9	33.99'	N1°54'39.00"E
L10	27.38'	N8°55'40.00"W
L11	61.30'	N72°51'00.40"E
L12	50.99'	N77°50'22.00"E
L13	56.42'	N85°20'54.00"E
L14	39.98'	N81°15'16.00"E
L15	31.05'	N89°17'01.91"W
L16	39.71'	N81°16'05.64"E
L17	32.80'	N53°42'50.00"W
L18	40.50'	N81°18'14.38"E
L19	10.45'	N8°20'20.27"W
L20	40.50'	N81°18'14.36"E
L21	32.25'	N36°17'10.00"E
L22	26.13'	N76°13'54.36"W
L23	62.51'	N81°16'05.64"E
L24	26.13'	N58°46'05.64"E
L25	14.00'	N8°43'33.65"W
L26	56.40'	N81°16'37.01"E
L27	39.64'	N81°16'05.64"E
L28	5.11'	N81°16'37.01"E
L29	4.58'	N8°42'40.69"W
L30	27.20'	N1°23'54.71"W
L31	18.11'	N1°23'54.71"W
L32	26.77'	N71°24'37.26"E
L33	33.73'	N71°54'18.00"E

Curve Table			
Curve #	Length	Radius	Delta
C1	27.83'	168.75'	9.45'
C2	31.78'	192.75'	9.45'
C3	42.92'	150.00'	16.40'
C4	9.90'	100.00'	5.67'
C5	12.76'	100.00'	7.31'
C6	12.11'	100.00'	6.94'
C7	35.94'	100.00'	20.59'
C8	25.83'	150.00'	9.87'

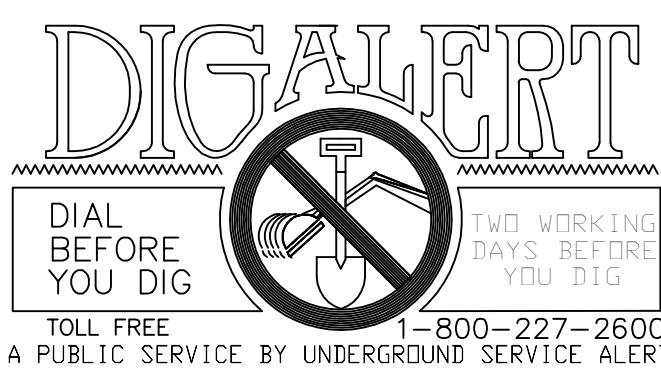
LEGEND:

EX. BOUNDARY	---
PROP. BOUNDARY	---
EX. LOT LINE	---
EASEMENT	---
RETAINING WAL	---
FIRE HYDRANT	⊕
AC	ACRES
BLDG	BUILDING
DU	DWELLING UNITS
ESMT	EASEMENT
EX.	EXISTING
EV#	FUTURE ELECTRIC VEHICLE STALL & NUMBER COUNT
FF	FINISH FLOOR
FH	FIRE HYDRANT
LM	LOW MEDIUM DENSITY RESIDENTIAL
P/L	PROPERTY LINE
PR.	PROPOSED
R/W	RIGHT-A-WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
TR	TRACT

1. SEE CONCEPTUAL UTILITY PLANS FOR THE PROJECT'S PROPOSED STORM DRAIN IMPROVEMENTS
2. SEE CONCEPTUAL GRADING PLANS FOR THE PROJECT'S PROPOSED GRADING DESIGNS

SHEET 1	CITY OF TEMECULA PLANNING DEPARTMENT	SHEETS 1
TENTATIVE TRACT MAP 38043		
DWN BY: _____ CHKD BY: _____ FIELD BY: _____		
PROJECT NO. PA20-1326		DRAWING NO.

"AS-BUILT" THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.	
ENGINEER OF WORK RCE _____	DATE EXP. _____



SEAL-DESIGN ENGINEER



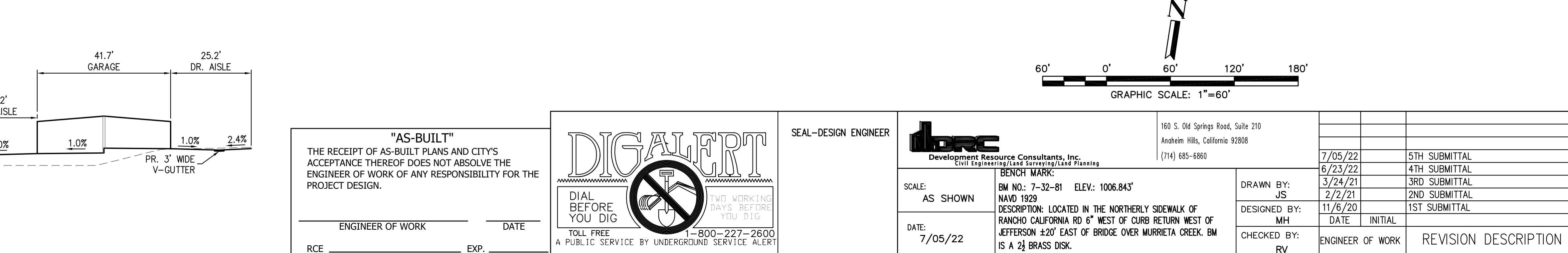
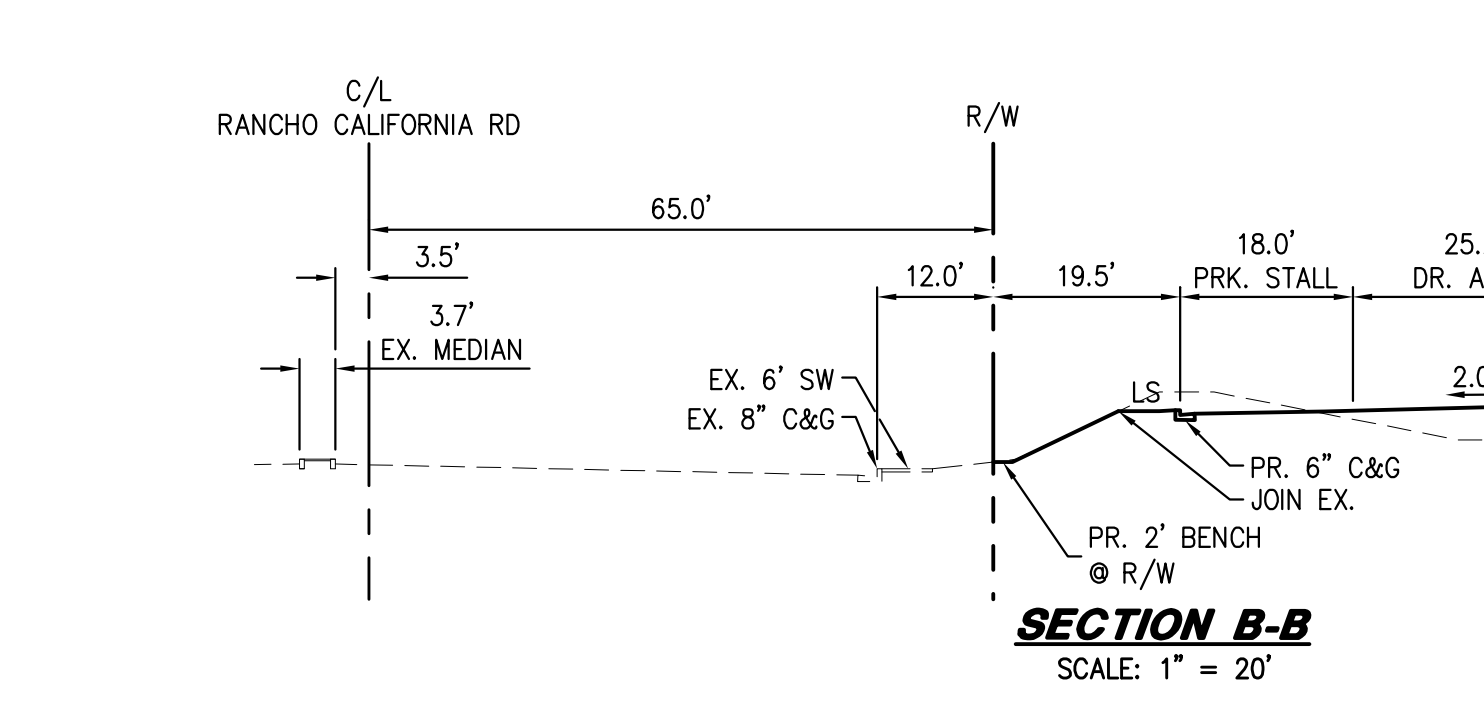
160 S. Old Springs Road, Suite 210
Anaheim Hills, California 92808
(714) 685-6860

SCALE: AS SHOWN
DATE: 7/05/22
BENCHMARK:
BM NO. 7-32-81 ELEV: 1006.843'
NAVD 1929
DESCRIPTION: LOCATED IN THE NORTHERLY SIDEWALK OF
RANCHO CALIFORNIA RD 6" WEST OF CURB RETURN WEST OF
JEFFERSON ±20' EAST OF BRIDGE OVER MURRETTA CREEK. BM
IS A 2" BRASS DISK.

DRAWN BY: JS
DESIGNED BY: MH
CHECKED BY: RV

7/05/22		5TH SUBMITTAL			
6/23/22		4TH SUBMITTAL			
3/24/21		3RD SUBMITTAL			
2/2/21		2ND SUBMITTAL			
11/6/20		1ST SUBMITTAL			
DATE	INITIAL		SHT. NO.	DATE	INITIAL
ENGINEER OF WORK	REVISION DESCRIPTION			CITY APPROVAL	

BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8 OF PARCEL MAP 31023 AS PER MAP IN BOOK 261, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCEL "A, B & C" OF LOT LINE ADJUSTMENT NO. PA06-0264, RECORDED MARCH 28, 2007 AS INSTRUMENT NO. 2007-0208998 OF OFFICIAL RECORDS, BOTH RECORDS OF RIVERSIDE COUNTY.



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- SECTION D-D
- SCALE: 1" = 20'

SHEET 1	CITY OF TEMECULA PLANNING DEPARTMENT	SHEET 1
TENTATIVE TRACT MAP 38043 EXHIBIT "A"		
DWN. BY: _____ CHKD BY: _____ FIELD BY: _____	PROJECT NO. PA20-1326	DRAWING NO.