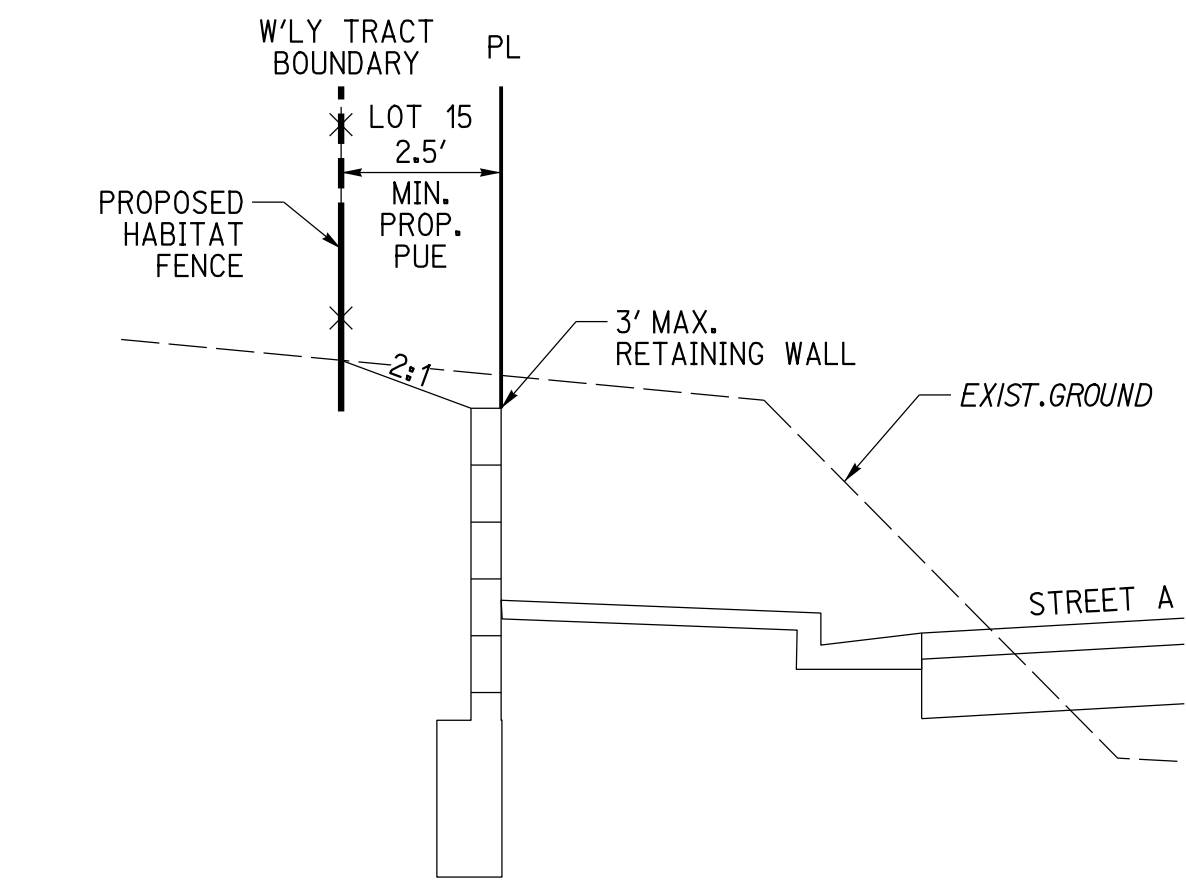


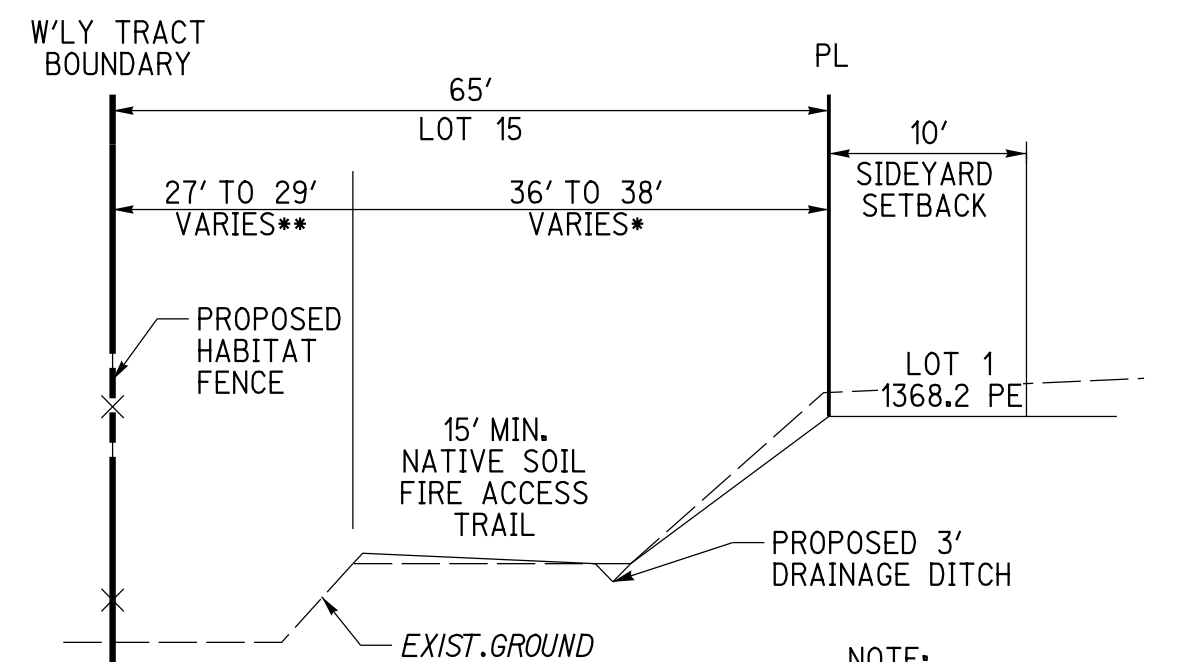
IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP 37925

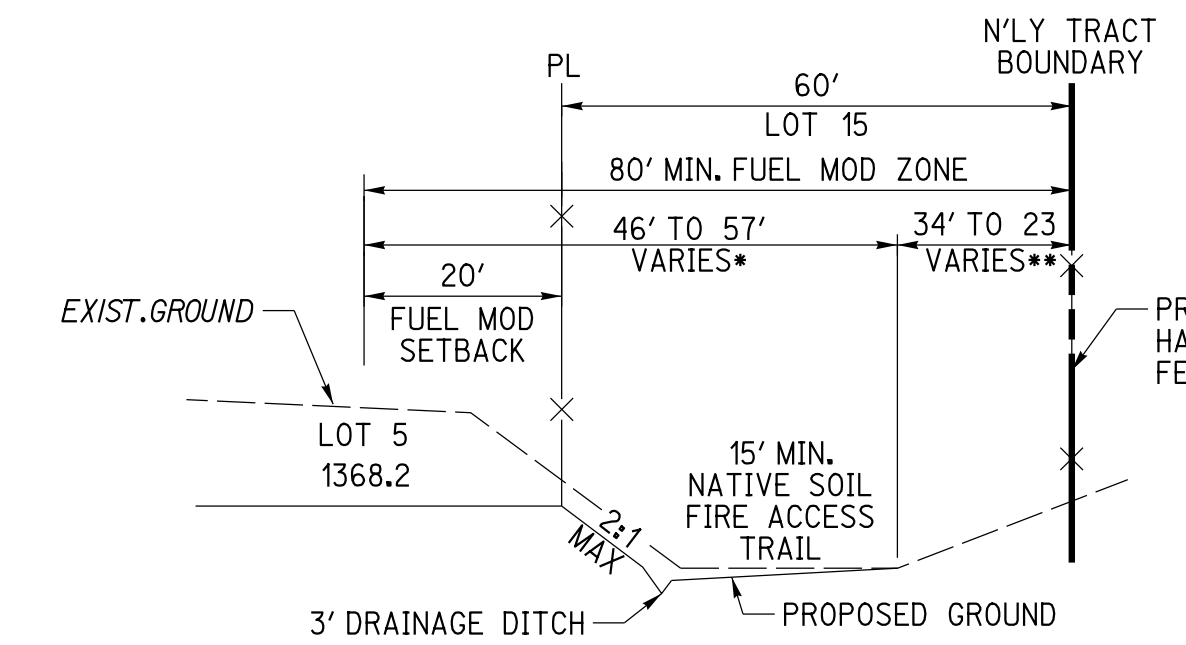
BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 29353-2 AS SHOWN BY
MAP ON FILE IN BOOK 342, PAGES 73-85, INCLUSIVE, OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



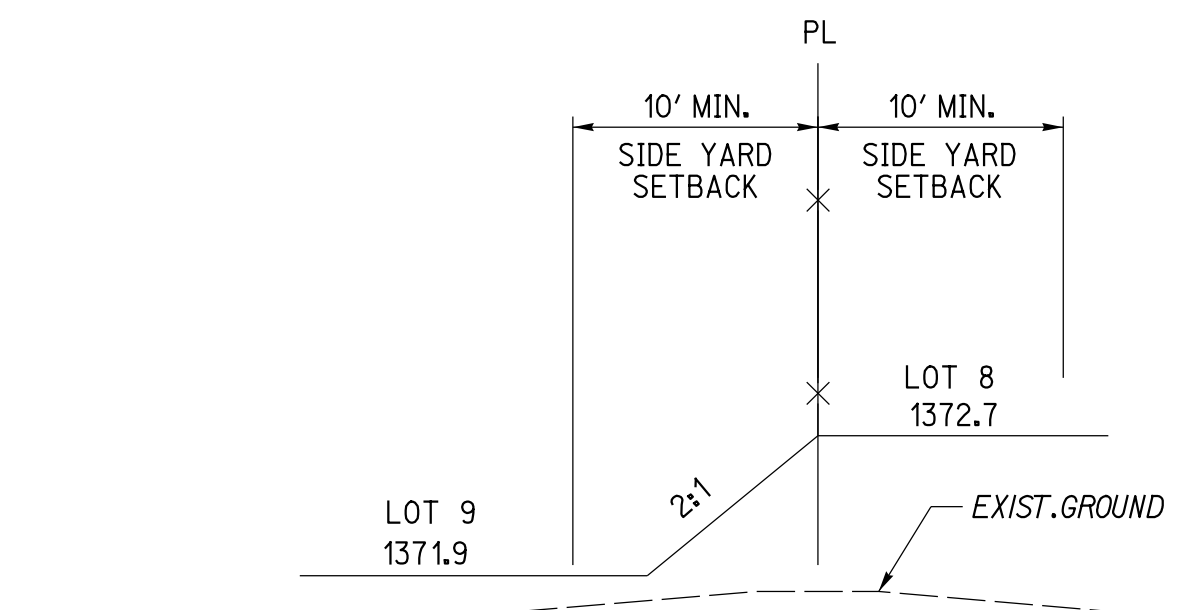
WEST BOUNDARY
CROSS SECTION
N.T.S.



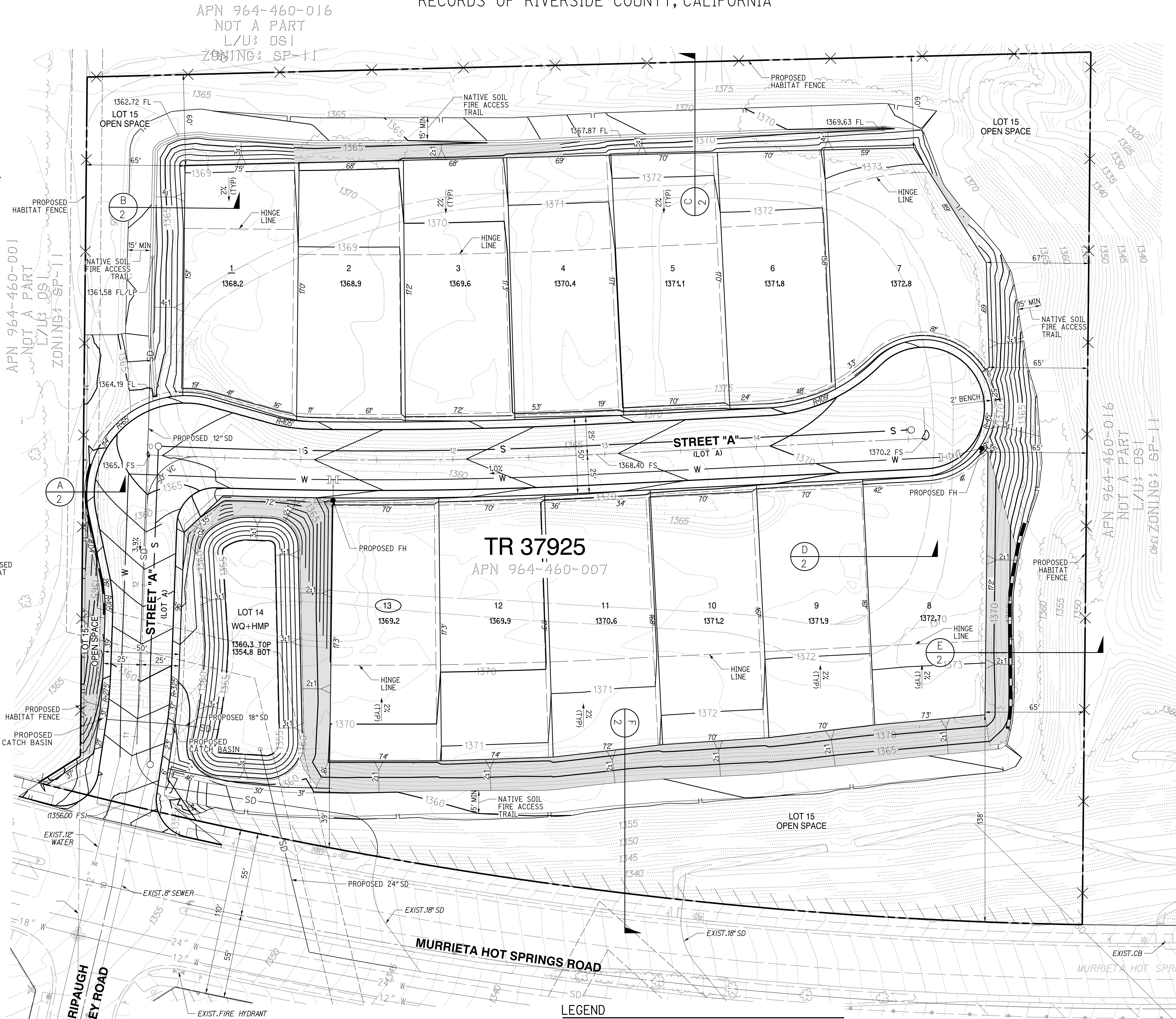
WEST BOUNDARY
CROSS SECTION
N.T.S.



NORTH BOUNDARY
CROSS SECTION
N.T.S.



ADJACENT LOTS
CROSS SECTION
N.T.S.



LEGEND

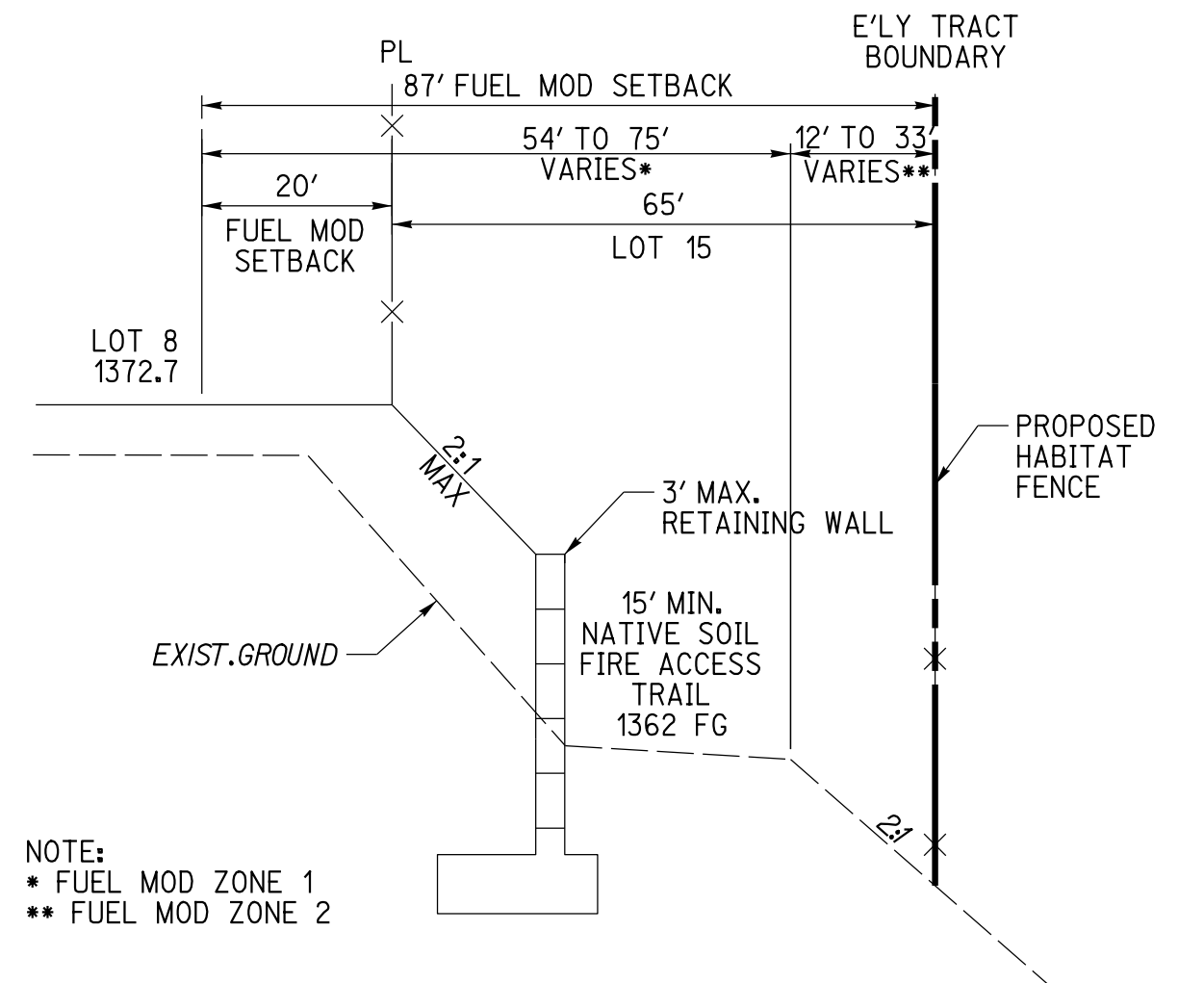
TRACT MAP BOUNDARY	---
CENTERLINE	---
PROPOSED RIGHT-OF-WAY	---
EXISTING RIGHT-OF-WAY	---
PROPOSED LOT LINE	---
PROPOSED ACCESS EASEMENT	---
EXISTING EASEMENT	---
EXISTING SPOT ELEVATION	X 1514.7
TOP OF SLOPE	---
TOE OF SLOPE	---
ACCESS RESTRICTION	---
DAYLIGHT LINE	---
2:1 SLOPE	---

ABBREVIATIONS

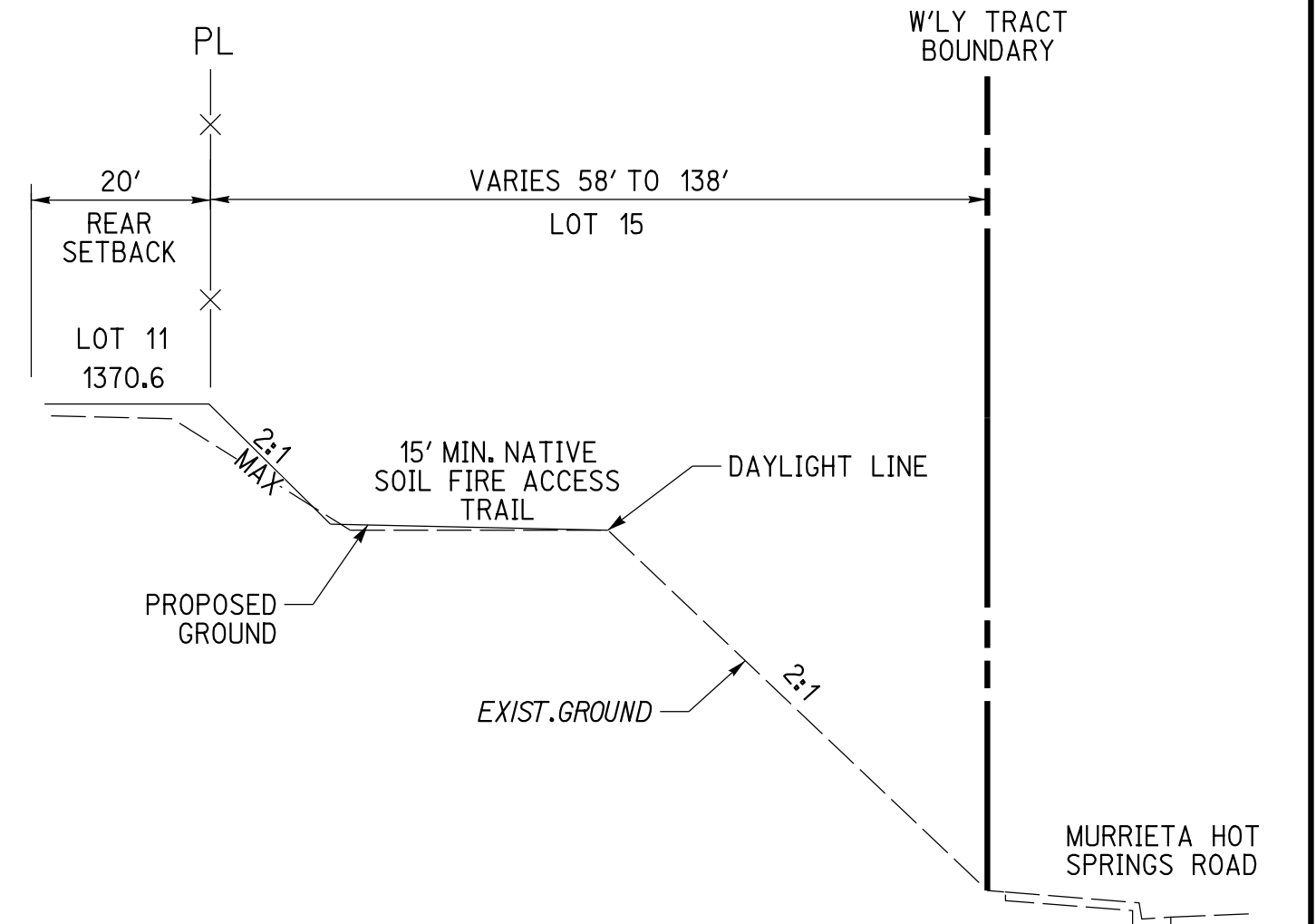
WATER QUALITY & HYDROMODIFICATION MANAGEMENT PLAN	WQ+HMP
FIRE HYDRANT	FH
STORM DRAIN	SD
FINISHED SURFACE	FS
TOP OF BASIN	TOP
BOTTOM OF BASIN	BOT

SPA LOT DESIGNATION REQUIREMENTS (M2)

1. MINIMUM LOT FRONTAGE AT PL: 25 FT
2. MINIMUM LOT FRONTAGE AT FLAG: 20 FT
3. MINIMUM WIDTH AT SETBACK: 50 FT
4. MINIMUM LOT DEPTH: 80 FT
5. MINIMUM FRONT YARD SETBACK: 20 FT
6. MINIMUM CORNER YARD SETBACK: 15 FT
7. MINIMUM INTERIOR YARD SETBACK: 10 FT
8. MINIMUM REAR YARD SETBACK: 20 FT
9. MAXIMUM LOT COVERAGE: 50%



EAST BOUNDARY
CROSS SECTION
N.T.S.



SOUTH BOUNDARY
CROSS SECTION
N.T.S.

REFERENCED DOCUMENTS

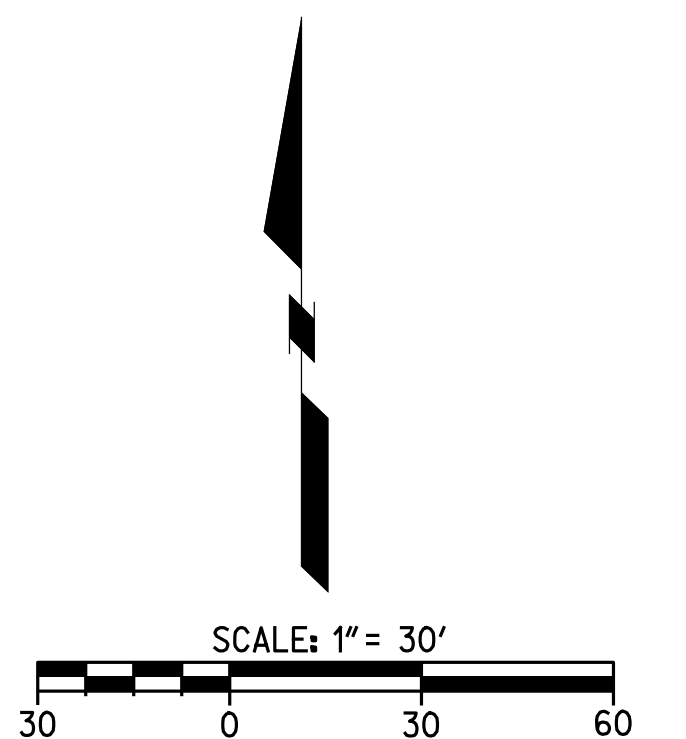
1. WATER QUALITY & HYDROMODIFICATION MANAGEMENT PLAN, DATED APRIL 28, 2020

EXISTING EASEMENT

1. 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 81/28-34, PER PR 00128177-996 TO BE QUITCLAIMED

PROPOSED EASEMENT

2. BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS



PREPARED: MAY 1, 2020
REVISED: JULY 24, 2020

PA20-0567

TENTATIVE TRACT MAP
37925 EXHIBIT "A"

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2ND SUBMITTAL - JULY 24, 2020

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

\\cpr\lckeng.com\projects\c_riv_g\17883\17883-E_Maps\civ\17883E.mxd

PLOT DATE: 22-SEP-2020 JN 17883E