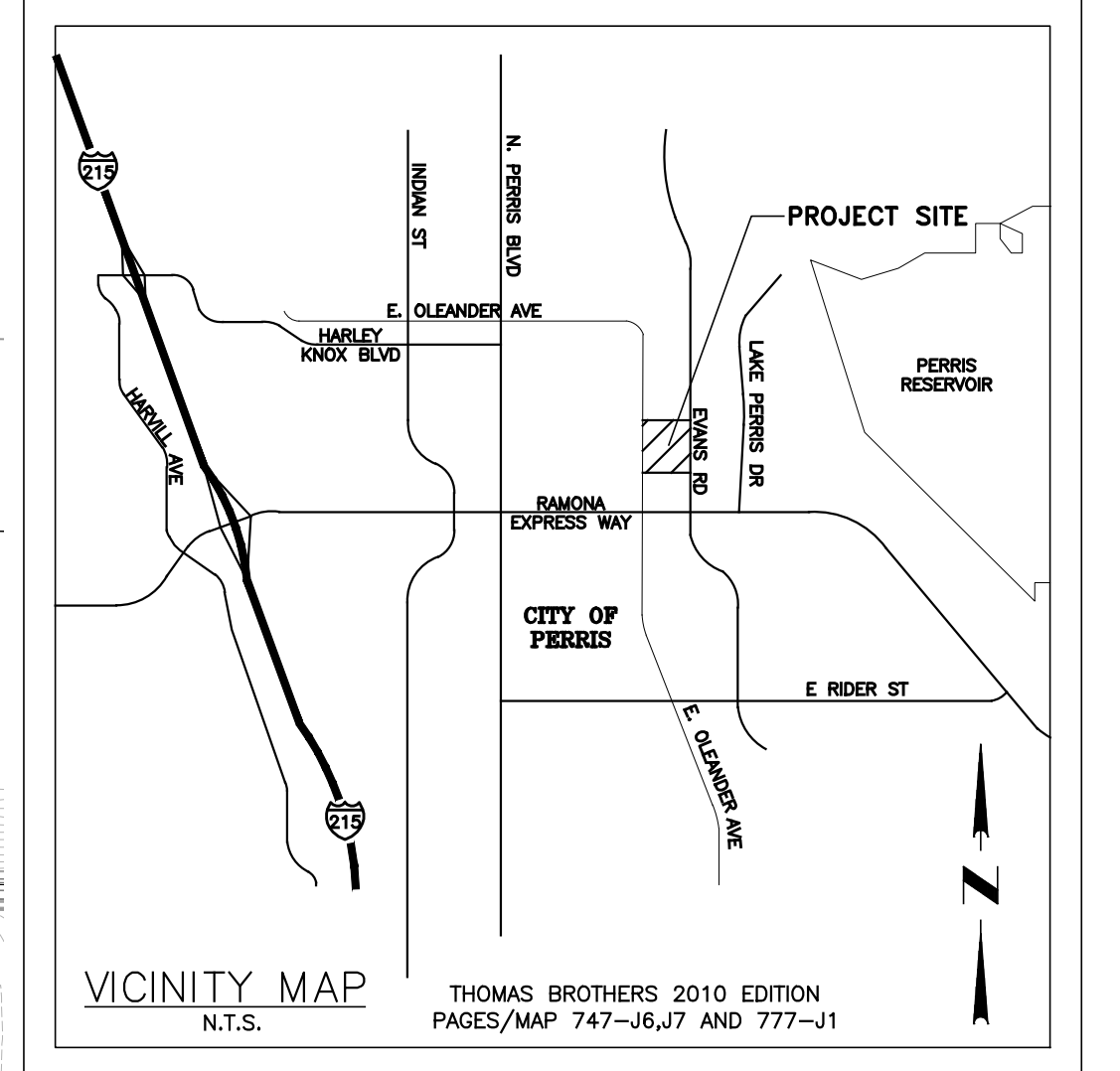
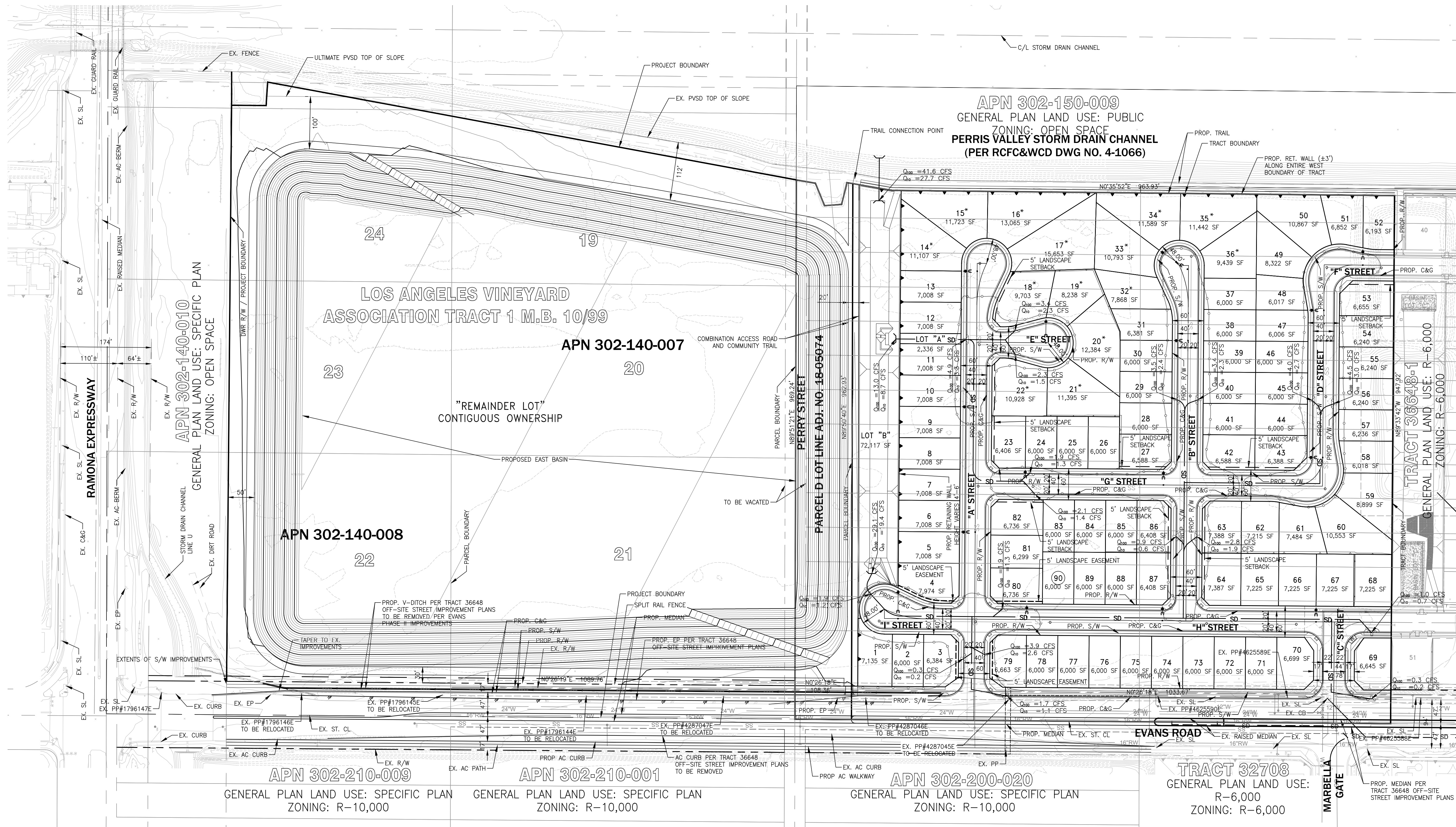


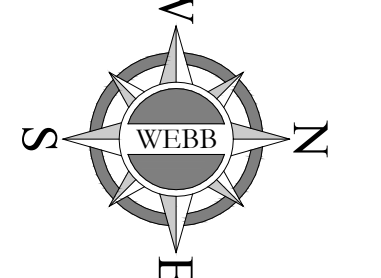
TENTATIVE TRACT MAP No. 36647



ABBREVIATIONS		
AC	ASPHALT CONCRETE	SF
CB	CATCH BASIN	SL
C&G	CURB AND GUTTER	ST
C/L	CENTERLINE	S/W
ESMT	EASEMENT	SWR
EP	EDGE OF PAVEMENT	WTR
EX	EXISTING	
FG	FINISHED GROUND	
GB	GRADE BREAK	
HP	HIGH POINT	
LP	LOW POINT	
FS	FINISH SURFACE	
PP	POWER POLE	
PROP	PROPOSED	
P/L	PROPERTY LINE	
R/W	RIGHT OF WAY	
SD	STORM DRAIN LINE	

LINETYPE LEGEND	
[Solid Line]	PROJECT BOUNDARY
[Dashed Line]	PROPERTY LINE
[Dotted Line]	RIGHT OF WAY
[Long Dash Short Dash]	CENTERLINE
[Short Dash Long Dash]	PROPOSED LANDSCAPE EASEMENT
[Dash Dot]	PROPOSED LANDSCAPE SETBACK
[Thin Solid]	CURB
[Thin Dashed]	GUTTER
[Thin Dotted]	SIDEWALK
[Thin Long Dash]	EDGE OF PAVEMENT
[Thin Short Dash]	SEWER LINE
[Thin Dash Dot]	WATER LINE
[Thin Dash Dot Dot]	STORM DRAIN LINE
[Thin Dash Dot Dot Dot]	RETAINING WALL
[Thin Dash Dot Dot Dot Dot]	100YR (INTERIM) WATER SURFACE ELEVATION
[Thin Dash Dot Dot Dot Dot Dot]	PARCEL BOUNDARY

- NOTES**
- 2010 THOMAS BROS. MAP BOOK: PAGE 747, GRID J7 & PAGE 777, GRID J1
 - THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - EASEMENTS OF RECORD ARE SHOWN.
 - THERE ARE NO EXISTING WELLS ON THE PROPERTY.
 - ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
 - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
 - THERE WILL NOT BE ANY FLAMMABLE/COMBUSTIBLE LIQUIDS OR WASTE OIL ABOVE OR BELOW GROUND.
 - LAND IS SUBJECT TO HIGH LIQUEFACTION.
 - LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - LAND IS SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
 - FLOOD ZONE A, AREA OF HIGH FLOODING PER FEMA PANEL 06065C14306. FLOOD PLAIN SHOWN IS THE CURRENT CONDITION, PRIOR TO THE PERRIS VALLEY STORM DRAIN CHANNEL IMPROVEMENT.
 - NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
 - THERE ARE NO OPEN CHANNELS ON SITE.
 - EXISTING POWER POLES ARE TO REMAIN IN PLACE.
 - PERRY STREET BETWEEN THE PVSD CHANNEL AND EVANS ROAD SHALL BE VACATED UPON RECORDED OF THE TRACT MAP.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "PPBF", NAD 83(NSRS2011).
 - THIS SITE IS BASED ON NAVD 88.



1" = 100'
100 50 0 100 200 300

CITY CASE No. 16-05216

TENTATIVE MAP			
TRACT 36647			
COMPREHENSIVE SITE PLAN			
SCALE: 1" = 100'	DATE: 3/27/2020	DESIGNED: CCK	CHECKED: SKK
PLN CK REF: F.B.	RAW - TOTAL CUT: 602,204 CY FILL: 144,774 CY	RAW - EAST BASIN CUT: 602,087 CY FILL: 25 CY	
W.O. 13-0159	SHEET 1	OF 4 SHEETS	DWG. NO.

OWNER/DEVELOPER
STRATFORD RANCH INVESTORS, LLC
4100 NEWPORT PLACE DR. SUITE 400
NEWPORT BEACH, CA 92660
PH: (949) 333-6752
ATTN: JASON KELLER

ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
ATTN: SARAH KOWALSKI
TEL: (951) 686-1070
FAX: (951) 788-1256

SOILS ENGINEER
ADVANCED GEOTECHNICAL SOLUTIONS, INC.
25109 JEFFERSON AVENUE, SUITE 220
MURRIETA, CA 92562
ATTN: JEFFREY A. CHANEY
TEL: (619) 708-1649

TOPOGRAPHY SOURCE
TOPOGRAPHY FLOWN BY:
INLAND AERIAL SURVEYS, INC.
COMPILED FROM AERIAL PHOTOGRAPHY DATED:
6/26/2017 AND 10/23/2017

LEGAL DESCRIPTION

"TTM 36647"
PARCEL C OF LOT LINE ADJUSTMENT NO. 18-05074
REC. 11/29/2018, INST.#2018-0466254 O.R.

"REMAINDER LOT"
PARCEL D OF LOT LINE ADJUSTMENT NO. 18-05074
REC. 11/29/2018, INST.#2018-0466254 O.R.
PARCEL 1: (APN: 302-140-007)
LOTS 18, 19, 20, 21, 23, 24 AND THE EASTERLY 69.7 FEET OF LOT 25 OF LOS ANGELES VINEYARD ASSOCIATION TRACT 1, AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED APRIL 8, 1955 IN BOOK 1720 PAGE 226 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 11, 1959 AS INSTRUMENT NO. 11951 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED NOVEMBER 18, 1969 AS INSTRUMENT NO. 118288 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 18, 19, 24 AND 25 CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 24, 2017 AS INSTRUMENT NO. 2017-0208311 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THOSE PORTIONS OF LOT 18 CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY

DEED RECORDED MAY 24, 2017 AS INSTRUMENT NO. 2017-0208318 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2: (APN: 302-140-008)
LOT 22 OF LOS ANGELES VINEYARD ASSOCIATION TRACT 1, AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 19, 1958 IN BOOK 2335 PAGE 23 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 14, 1970 AS INSTRUMENT NO. 67199 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 3: (APN'S: 302-150-009-0, 302-150-013-3 AND 302-150-014-4)
PARCEL E OF LOT 4, PARCELS E OF LOT 5, PARCELS A, C, D AND E OF LOT 6, PARCELS A, B, C AND D OF LOT 7, PARCELS D, E AND F OF LOT 8, PARCELS A, B, C, D AND E OF LOT 9, PARCELS C, D AND E OF LOT 10 AND PARCEL E OF LOT 11, ALL IN UNIT 1 OF LA VINA LAND COMPANY TRACT, UNITS 1 AND 2 AS SHOWN BY MAP ON FILE IN BOOK 14 PAGES 19 AND 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING FROM PARCEL E OF LOT 4 AND PARCEL E OF LOT 10 THOSE PORTIONS DESCRIBED IN PARCEL 4 AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED APRIL 8, 1955 IN BOOK 1720 PAGE 226 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALSO EXCEPTING THEREFROM THOSE PORTIONS OF PARCEL E OF LOT 4, PARCEL C OF LOT 10, PARCEL E OF LOT 11 CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 24, 2017 AS INSTRUMENT NO. 20170208312 OF OFFICIAL

RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALSO EXCEPTING THEREFROM THOSE PORTION OF C OF LOT 10 CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 24, 2017 AS INSTRUMENT NO. 2017-0208312 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 4: (APN'S: 302-150-015-5 AND 302-150-016-6)
PARCELS A AND B, LOT 8 OF UNIT 1, IN LA VINA LAND COMPANY TRACT, UNITS 1 AND 2 AS SHOWN BY MAP ON FILE IN BOOK 14 PAGES 19 AND 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 5: (APN: 302-150-017-7)
PARCEL C, LOT 8, UNIT NO. 1, OF LA VINA LAND TRACT AS SHOWN BY MAP ON FILE IN BOOK 14 PAGES 19 AND 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.

TTM 36647
302-150-010, 302-150-011, 302-150-012, 302-150-018, 302-150-019;
AND PORTIONS OF APNS: 302-150-009, 302-150-013, 302-150-014, 302-150-015, 302-150-016, 302-150-017

"REMAINDER LOT"

302-140-007, 302-140-008
AND PORTIONS OF APNS: 302-150-009, 302-150-013, 302-150-014, 302-150-015, 302-150-016, 302-150-017

NOTE

ALL HOMES ARE SUBJECT TO CITY OF PERRIS AUTOMATIC FIRE SPRINKLER REQUIREMENTS. PER CITY OF PERRIS FIRE SECTION 6.A.2.d.i. LOTS WITH AN * SHALL BE SUBJECT TO NPFA SECTION 13-D REQUIREMENTS, AND THE SPRINKLER SYSTEM SHALL INCLUDE FULL PROTECTION OF THE ATTIC SPACES(S).

UTILITIES

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	SBC
TELEVISION	INDIVIDUAL RECEPTION/CABLE

SCHOOL DISTRICT

VAL VERDE UNIFIED SCHOOL DISTRICT

EARTHWORK

RAW - ONSITE	RAW - TOTAL
CUT: 2,117 CY	CUT: 602,204 CY
FILL: 144,749 CY	FILL: 144,774 CY
RAW - EAST BASIN	
CUT: 602,087 CY	
FILL: 25 CY	

LAND USE

EXISTING LAND USE: SPECIFIC PLAN
PROPOSED LAND USE: R-6,000
EXISTING ZONING: R-10,000
PROPOSED ZONING: R-6,000

ACREAGE

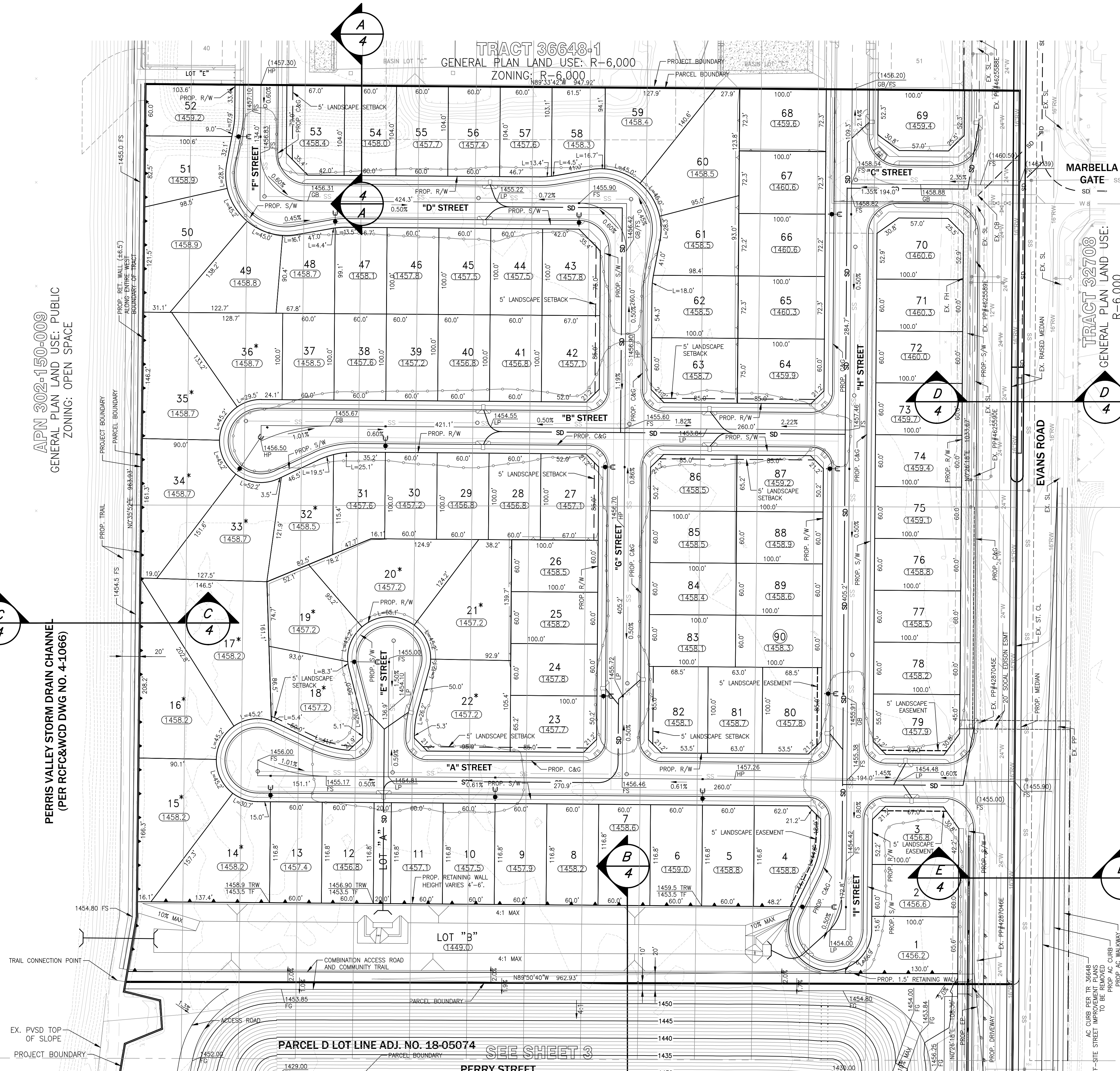
TTM 36647
24.12 AC. GROSS
22.60 AC. NET
DENSITY: 4.0 DU/AC
"REMAINDER LOT"
30.70 AC. GROSS
28.94 AC. NET

GRAND TOTAL
54.82 AC. GROSS
51.54 AC. NET

TENTATIVE TRACT MAP No. 36647 CONCEPTUAL GRADING

APN 302-150-009
GENERAL PLAN LAND USE: PUBLIC
ZONING: OPEN SPACE

PERRIS VALLEY STORM DRAIN CHANNEL
(PER RCF&WCD DWG NO. 4-1066)



LOT #	LOT SIZE (SF)	USEABLE AREA	LOT WIDTH	LOT DEPTH	STREET FRONTAGE	LOT #	LOT SIZE (SF)	USEABLE AREA	LOT WIDTH	LOT DEPTH	STREET FRONTAGE
1	7135	7135	65.6'	100.0'	72.5'	47	6006	6006	60.0'	99.1'	60.2'
2	6000	6000	60.0'	100.0'	60.0'	48	6017	6017	62.5'	90.4'	61.5'
3	6384	5872	67.2'	100.0'	52.2'	49	8322	8322	60.4'	90.4'	45.0'
4	7974	7195	73.9'	116.8'	62.0'	50	10867	10867	60.3'	98.5'	45.2'
5	7008	7008	60.0'	116.8'	60.0'	51	6852	6852	64.6'	98.5'	60.8'
6	7008	7008	60.0'	116.8'	60.0'	52	6193	6193	60.0'	100.6'	60.3'
7	7008	7008	60.0'	116.8'	60.0'	53	6655	6078	67.0'	104.0'	42.0'
8	7008	7008	60.0'	116.8'	60.0'	54	6240	6240	60.0'	104.0'	60.0'
9	7008	7008	60.0'	116.8'	60.0'	55	6240	6240	60.0'	104.0'	60.0'
10	7008	7008	60.0'	116.8'	60.0'	56	6240	6240	60.0'	104.0'	60.0'
11	7008	7008	60.0'	116.8'	60.0'	57	6236	6236	60.0'	103.1'	60.1'
12	7008	7008	60.0'	116.8'	60.0'	58	6018	6018	61.5'	94.1'	62.2'
13	7008	7008	60.0'	116.8'	60.0'	59	8899	8899	60.5'	94.1'	45.0'
14	11107	11107	61.7'	116.8'	45.7'	60	10553	10177	60.0'	95.0'	45.0'
15	11723	11723	69.3'	90.1'	45.2'	61	7484	7087	75.3'	95.0'	69.3'
16	13065	13065	70.8'	90.1'	45.2'	62	7215	6963	72.3'	98.4'	72.3'
17	15653	15653	60.0'	161.1'	45.2'	63	7388	6601	75.0'	100.0'	60.0'
18	9703	8809	61.1'	93.0'	89.6'	64	7387	6768	75.0'	100.0'	60.0'
19	8238	7893	69.5'	93.0'	45.2'	65	7225	7225	72.3'	100.0'	72.3'
20	12384	12142	109.7'	95.2'	65.1'	66	7225	7225	72.2'	100.0'	72.2'
21	11395	11035	69.3'	92.9'	45.2'	67	7225	7225	72.2'	100.0'	72.2'
22	10928	10198	105.4'	92.9'	93.6'	68	7225	7008	72.3'	100.0'	72.3'
23	6406	5786	65.2'	100.0'	50.2'	69	6645	6645	70.3'	100.0'	52.3'
24	6000	6000	60.0'	100.0'	60.0'	70	6699	6699	70.9'	100.0'	52.9'
25	6000	6000	60.0'	100.0'	60.0'	71	6000	6000	60.0'	100.0'	60.0'
26	6000	5991	60.0'	100.0'	60.0'	72	6000	6000	60.0'	100.0'	60.0'
27	6588	5782	67.0'	100.0'	52.0'	73	6000	6000	60.0'	100.0'	60.0'
28	6000	5867	60.0'	100.0'	60.0'	74	6000	6000	60.0'	100.0'	60.0'
29	6000	6000	60.0'	100.0'	60.0'	75	6000	6000	60.0'	100.0'	60.0'
30	6000	6000	60.0'	100.0'	60.0'	76	6000	6000	60.0'	100.0'	60.0'
31	6381	6381	60.0'	100.0'	60.3'	77	6000	6000	60.0'	100.0'	60.0'
32	7868	7868	60.2'	115.4'	66.0'	78	6000	6000	60.0'	100.0'	60.0'
33	10793	10793	66.0'	121.9'	55.7'	79	6663	6151	70.0'	100.0'	55.0'
34	11589	11589	69.4'	90.0'	45.2'	80	6736	6117	68.5'	100.0'	53.5'
35	11442	11442	69.5'	90.0'	45.2'	81	6299	6002	60.0'	100.0'	60.0'
36	9439	9439	74.1'	100.0'	53.6'	82	6736	6117	68.5'	100.0'	53.5'
37	6000	6000	60.0'	100.0'	60.0'	83	6000	6000	60.0'	100.0'	60.0'
38	6000	6000	60.0'	100.0'	60.0'	84	6000	6000	60.0'	100.0'	60.0'
39	6000	6000	60.0'	100.0'	60.0'	85	6000	6000	60.0'	100.0'	60.0'
40	6000	6000	60.0'	100.0'	60.0'	86	6408	5666	65.2'	100.0'	50.2'
41	6000	6000	60.0'	100.0'	60.0'	87	6408	5788	65.2'	100.0'	50.2'
42	6588	5968	65.0'	100.0'	52.0'	88	6000	6000	60.0'	100.0'	60.0'
43	6388	5838	65.0'	100.0'	42.0'	89	6000	6000	60.0'	100.0'	60.0'
44	6000	6000	60.0'	100.0'	60.0'	90	6000	6000	60.0'	100.0'	60.0'
45	6000	6000	60.0'	100.0'	60.0'	LOT "A"	2336	2336	20.0'	116.8'	20.0'
46	6000	6000	60.0'	100.0'	60.0'	LOT "B"	72117	72117	761.8'	95.0'	-

TOTAL LOT AREA (TTM 36647): 721,261 SQ. FT. (16.56 AC. NET)
TOTAL AREA (TTM 36647): 984,309 SQ. FT. (22.60 AC. NET)
"REMAINDER LOT" AREA: 1,260,724 SQ. FT. (28.94 AC. NET)
GRAND TOTAL AREA: 2,245,033 SQ. FT. (51.54 AC. NET)

1" = 60'
CITY CASE No. 16-05216

TENTATIVE MAP

TRACT 36647

CONCEPTUAL GRADING PLAN AND LOT MATRIX

SCALE: 1" = 60'

DATE: 3/27/2020

DESIGNED: CCK

CHECKED: SKK

PLN CK REF: F.B.

ALBERT A. WEBB ASSOCIATES

ENGINEERING CONSULTANTS

3788 McCRAE STREET

RIVERSIDE, CA 92506

PH. (951) 686-1070

FAX (951) 788-1256

W.O. 13-0159

SHEET 2

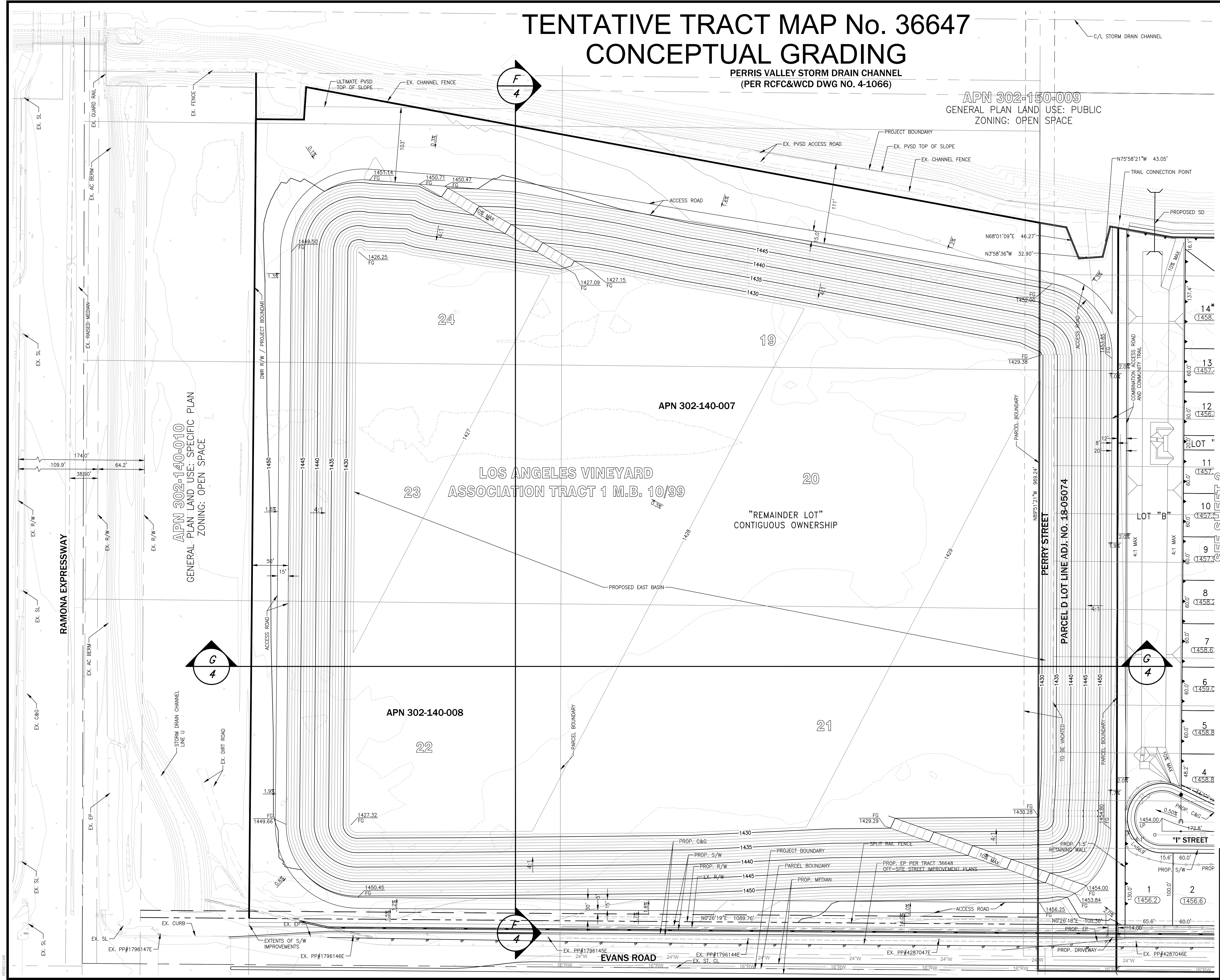
OF 4 SHEETS

DWG. NO.

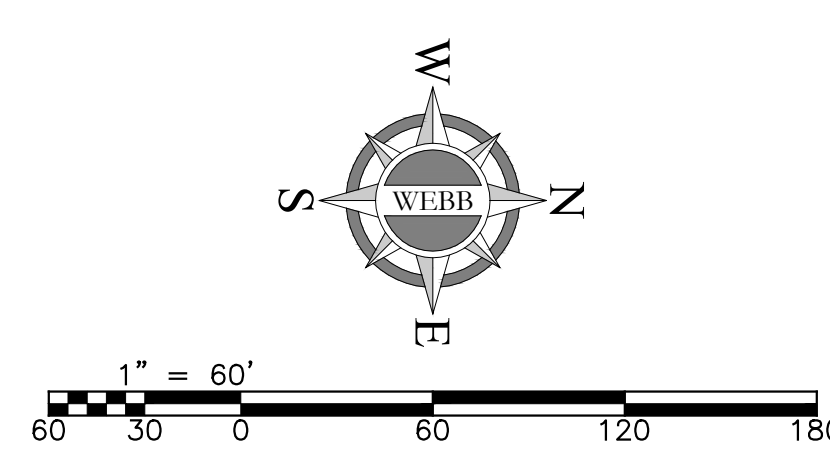
TENTATIVE TRACT MAP No. 36647 CONCEPTUAL GRADING

PERRIS VALLEY STORM DRAIN CHANNEL
(PER RCFC&WCD DWG NO. 4-1066)

APN 302-150-009
GENERAL PLAN LAND USE: PUBLIC
ZONING: OPEN SPACE



SEE SHEET 2



SHEET 3 OF 4

TENTATIVE MAP
TRACT 36647
CONCEPTUAL GRADING PLAN

SCALE: 1" = 60'
DATE: 3/27/2020
DESIGNED: CCK
CHECKED: SKK
PLN CK REF: F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRA STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O. 13-0159
SHEET 3
OF 4 SHEETS
DWG. NO.

TENTATIVE TRACT MAP No. 36647

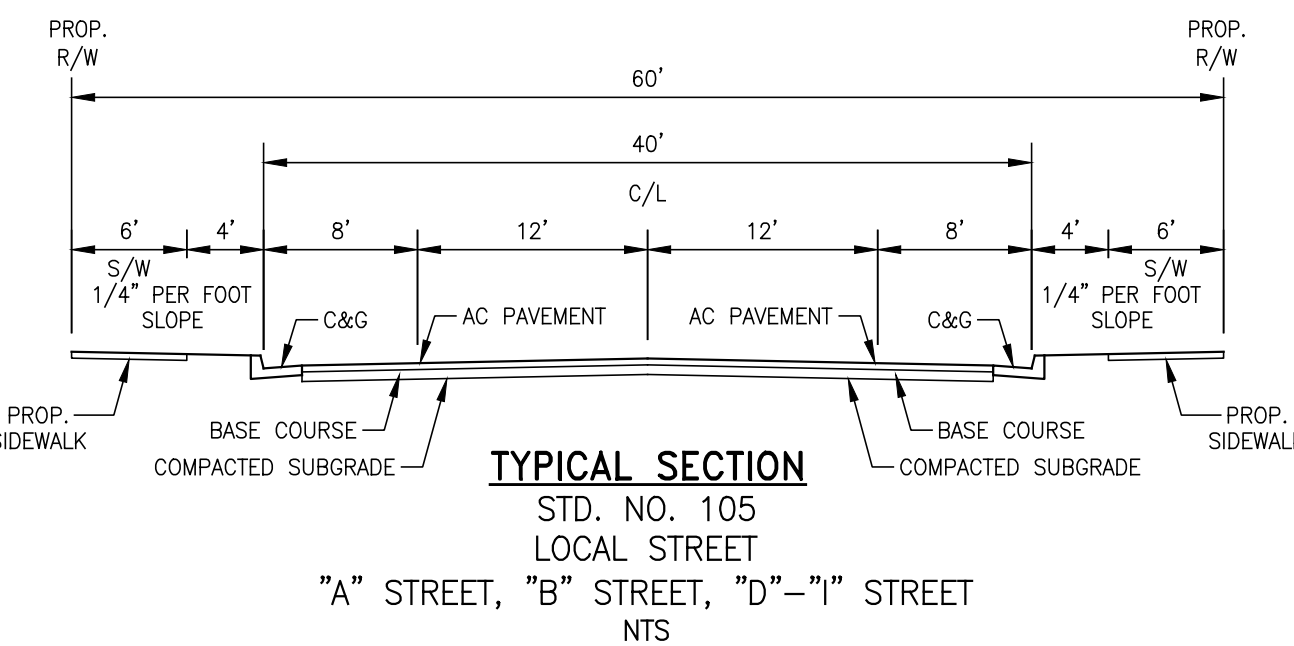
STREET AND GRADING SECTIONS

NOTE

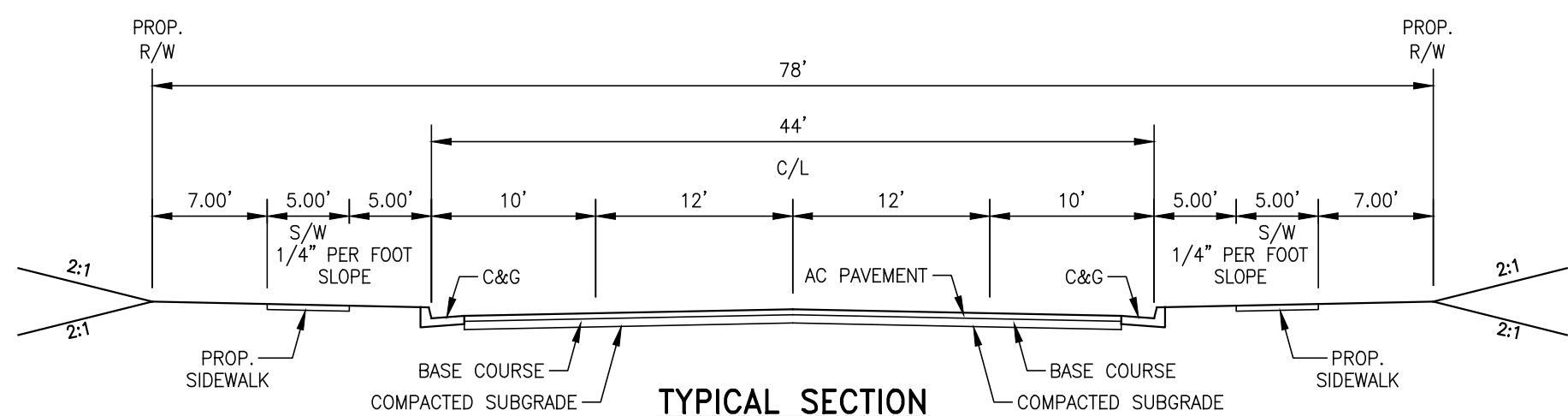
PROPOSED ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT A TOTAL WEIGHT OF 68,000 LBS.

NOTE

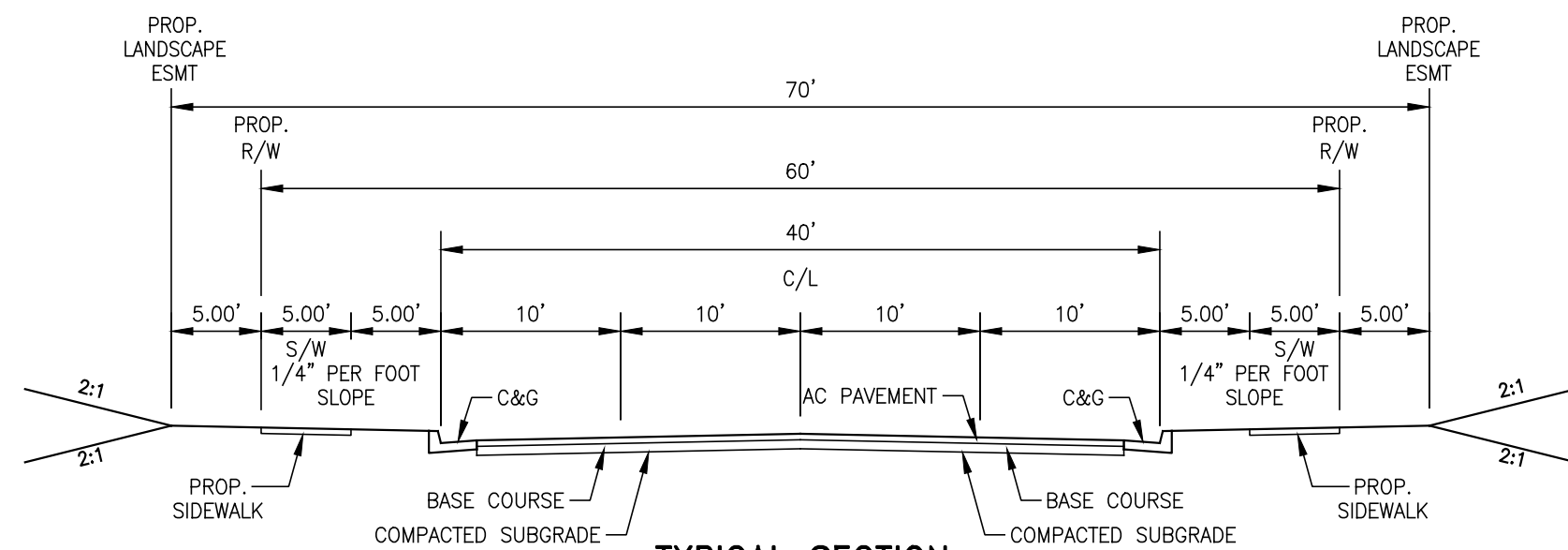
ALL STREET CUL-DE-SACS TO BE CONSTRUCTED PER COUNTY OF RIVERSIDE STANDARD 800, ALL OFFSET CUL-DE-SACS TO BE CONSTRUCTED PER COUNTY OF RIVERSIDE STANDARD 800(A), AND ALL STREET KNUCKLES TO BE CONSTRUCTED PER COUNTY OF RIVERSIDE STANDARD 801.



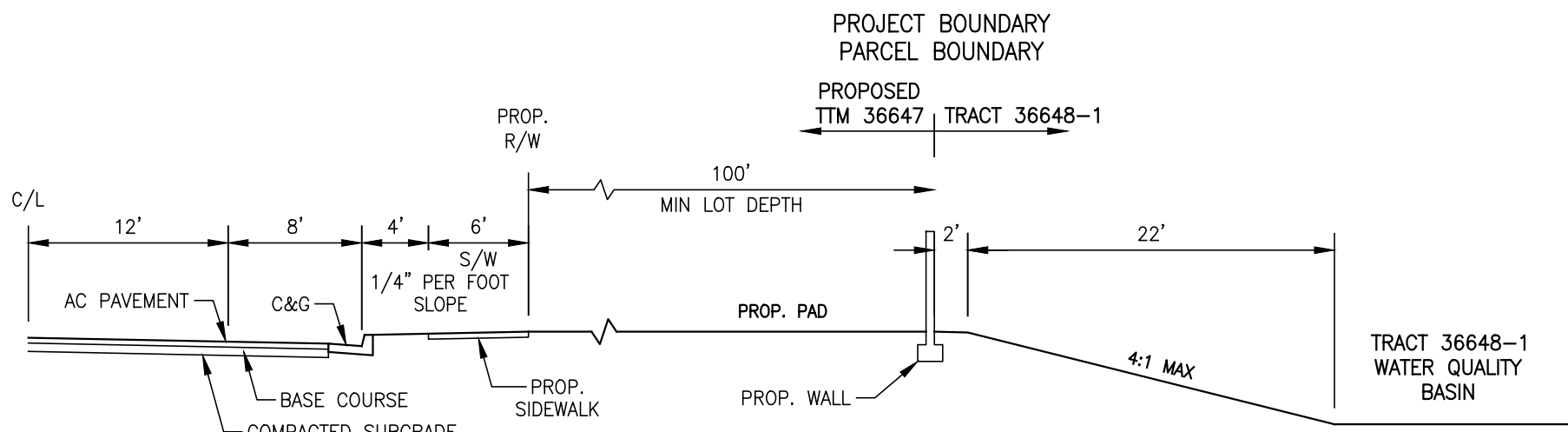
TYPICAL SECTION
STD. NO. 105
LOCAL STREET
"A" STREET, "B" STREET, "D"-1" STREET
NTS



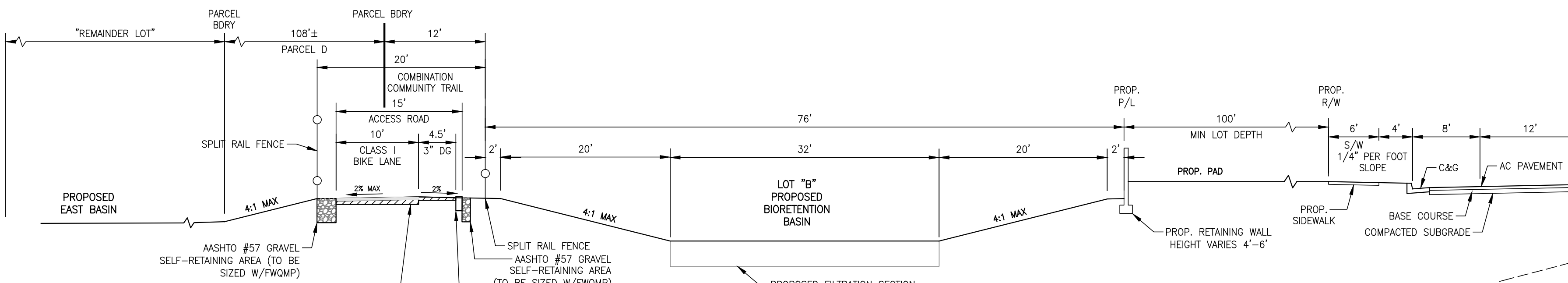
TYPICAL SECTION
STD. NO. 103
MODIFIED
"C" STREET, ENTRANCE
NTS



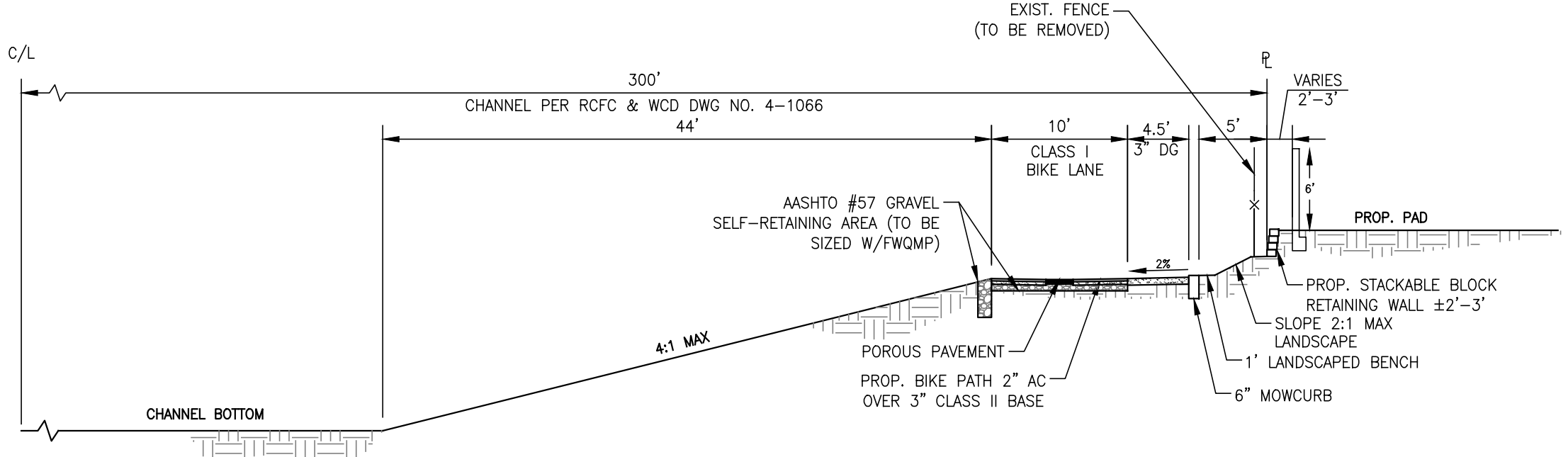
TYPICAL SECTION
STD. NO. 103
MODIFIED
"A" STREET, ENTRANCE
NTS



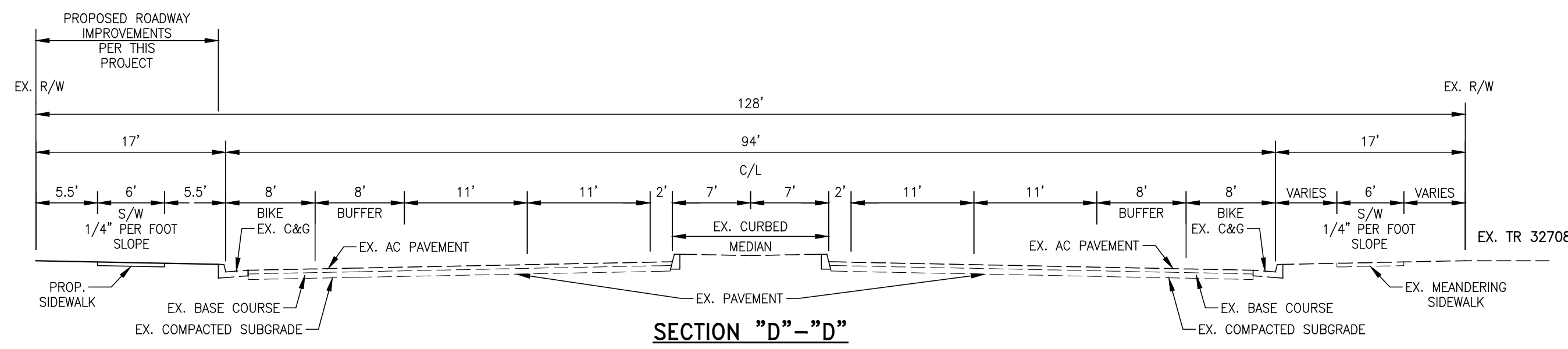
SECTION "A"-"A"
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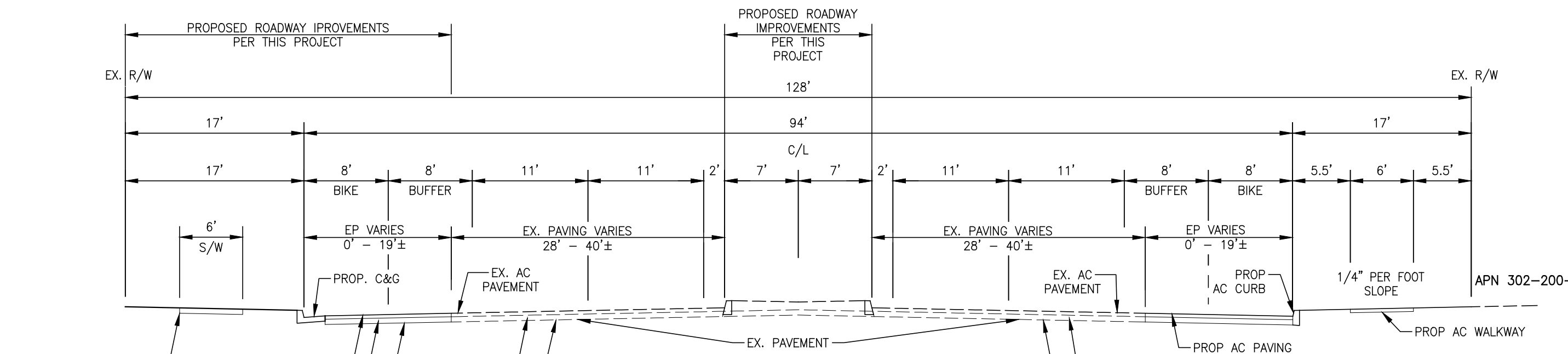
SECTION "B"-"B"
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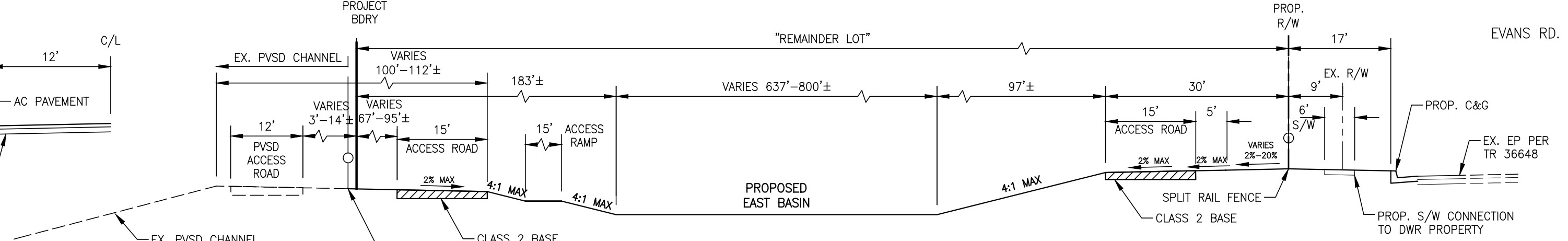
SECTION "C"-"C"
NTS



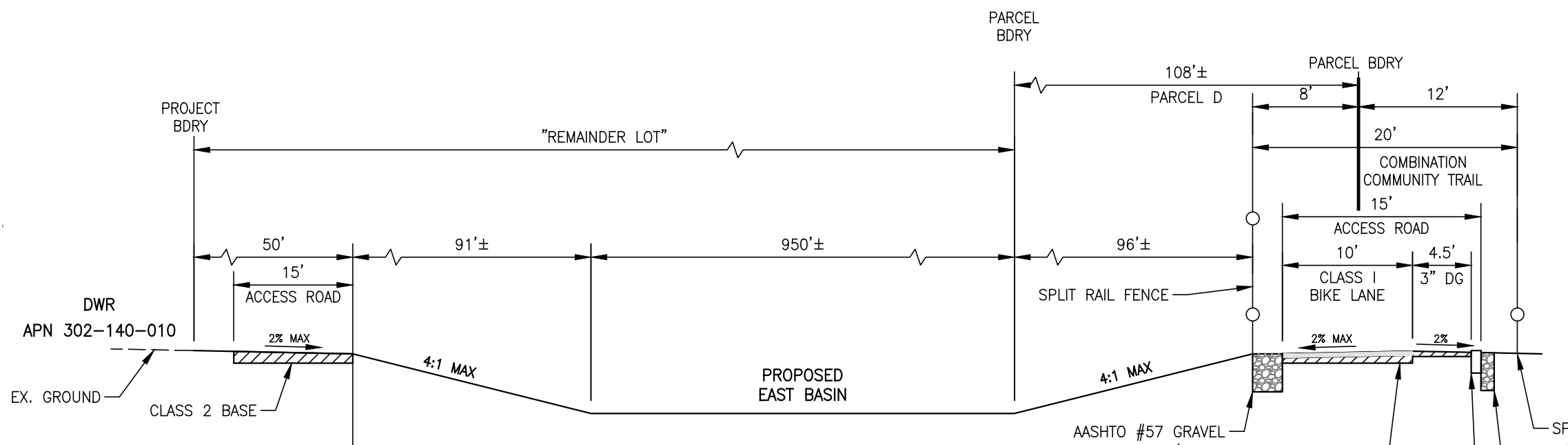
SECTION "D"-"D"
STD. NO. 92 MODIFIED
PORTION OF EVANS ROAD
ALONG PROJECT FRONTAGE
NTS



SECTION "E"-"E"
STD. NO. 92 MODIFIED
PORTION OF EVANS ROAD
FROM S'LY TRACT BOUNDARY TO DWR PROPERTY
NTS



SECTION "F"-"F"
NTS



SECTION "G"-"G"
NTS

CITY CASE No. 16-05216

TENTATIVE MAP

TRACT 36647

STREET AND GRADING SECTIONS

SCALE:	NTS	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	W.O. 13-0159
DATE:	3/27/2020	3788 McCRAE STREET	RIVERSIDE, CA. 92506	SHEET 4
DESIGNED:	CKK	PH. (951) 686-1070	FAX. (951) 788-1256	OF 4 SHEETS
CHECKED:	SKK			DWG. NO.
PLN CK REF:	F.B.			