

APPLICANT / OWNER

HIGHPOINTE MV, LLC
530 TECHNOLOGY, SUITE 100
IRVINE, CA 92618
ROSS YAMAGUCHI | 949.472.0800

TOPO SOURCE:

DON READ CORPORATION
501 MERCURY LANE
BREA, CA 92821
(714) 529-9599
JUNE 25, 2021

ENGINEER

PROACTIVE ENGINEERING
200 S. MAIN STREET, STE. 300
CORONA, CA 92882
DILLON STRAND | 951.280.3319

SOILS ENGINEER

LEIGHTON GROUP
17781 COWAN
IRVINE, CA 92614
JEFF L. HULL | 949.681.4265

UTILITIES

WATER _____ EASTERN MUNICIPAL WATER DISTRICT
SEWER _____ EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC _____ MORENO VALLEY UTILITY
GAS _____ SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE _____ VERIZON
TELEVISION _____ COMCAST

ASSESSOR'S PARCEL NO.'S

488-190-005, 488-190-027 & 488-190-028

LAND USE

TOTAL AREA GROSS: 1,259,158 SF
TOTAL AREA NET: 1,259,158 SF (GROSS) - 304,050 SF (STREET) - 83,424 SF (PARKS) - 35,094 (FUTURE PARK) = 836,590 SF
DENSITY (DU/AC NET): 7.0
USABLE COMMON OPEN SPACE: 9.4% (GROSS)
EXISTING LAND USE: VACANT/SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: SUBURBAN RESIDENTIAL
PROPOSED ZONING: SUBURBAN RESIDENTIAL
EXISTING GENERAL PLAN: R3 RESIDENTIAL
PROPOSED GENERAL PLAN: RS10 RESIDENTIAL

NOTES

- THIS AREA IS WITHIN THE MORENO VALLEY UNIFIED SCHOOL DISTRICT.
- PROJECT SITE IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 065074 0765 DATED AUGUST 28, 2008 (RIVERSIDE COUNTY - PANEL 765 OF 3805).
- ALL GRADING AND DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF MORENO VALLEY.
- IMPROVEMENTS SHALL BE PER THE CITY OF MORENO VALLEY.
- NO KNOWN EXISTING WATER WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
- THIS TRACT CONSISTS OF 135 SINGLE-FAMILY LOTS WITH THE DIFFERENT LOT SIZES, 84 UNITS WITH A MINIMUM SIZE OF 4500 SF, AND 51 UNITS WITH A MINIMUM SIZE OF 6000 SF. LOT AREAS SHOWN IN THE TABLE ON THE RIGHT.
- THIS TRACT IS LOCATED IN A NON-VFHSS ZONE, IN A STATE OR FEDERAL RESPONSIBILITY AREA.
- THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND.
- THE ONGOING MAINTENANCE OF ANY WATER QUALITY BMP CONSTRUCTED IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF A PROPERTY OWNER ASSOCIATION OR THE PROPERTY OWNER.
- ALL ADJACENT BUILDINGS AND STRUCTURES ARE TO REMAIN IN PLACE.
- ALL EXISTING DWELLINGS WITHIN THE SUBJECT PROPERTY ARE TO BE REMOVED.

LEGAL DESCRIPTION

LOTS 3, 6 AND 7, BLOCK 92 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY'S SUBDIVISION, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

BENCHMARK

RIVERSIDE COUNTY BENCHMARK: (M-40-4 RESET) AT THE SOUTHEAST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD, 56.0 FEET EAST IF CENTERLINE OF NASON STREET; 46 FEET SOUTH OF ALESSANDRO BOULEVARD; 3' WEST OF PO; E #GT-70306, 1.0 FEET NORTH OF A 4"x4" MARKER POST; A BRASS DISK SET IN TOP OF A CONCRETE POST AND MARKED M-40-4 RESET 1976.
ELEVATION (FEET): 1588.42 (NGVD29)

BASIS OF BEARINGS

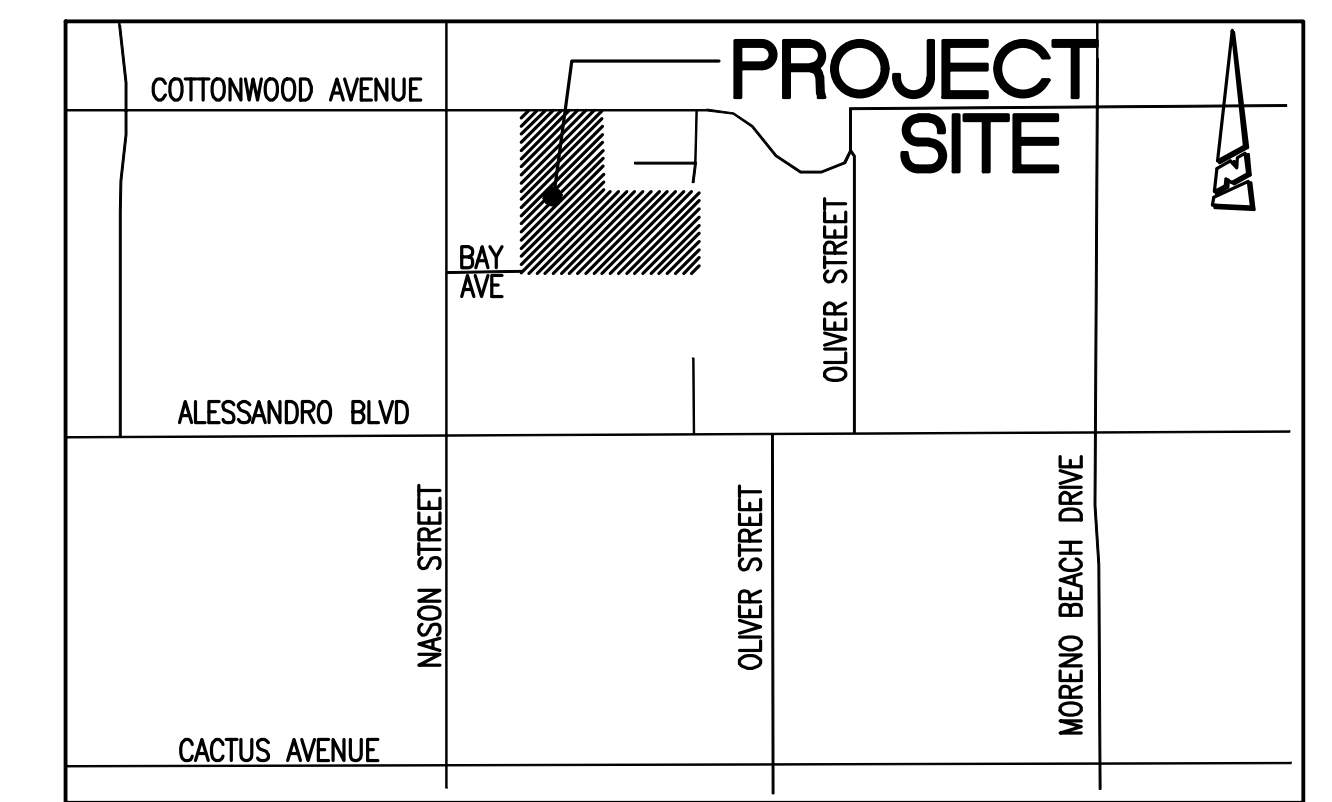
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CS83, ZONE VI BASED LOCALLY ON CONTROL STATIONS "MAT2", "MLP" & "PPBF" NAD83 (NRSR2011) EPOCH 2010.00, RECORDS OF THE RIVERSIDE COUNTY SURVEYOR. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AD DISTANCE FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE ROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF .999946285

GEOTECHNICAL NOTES

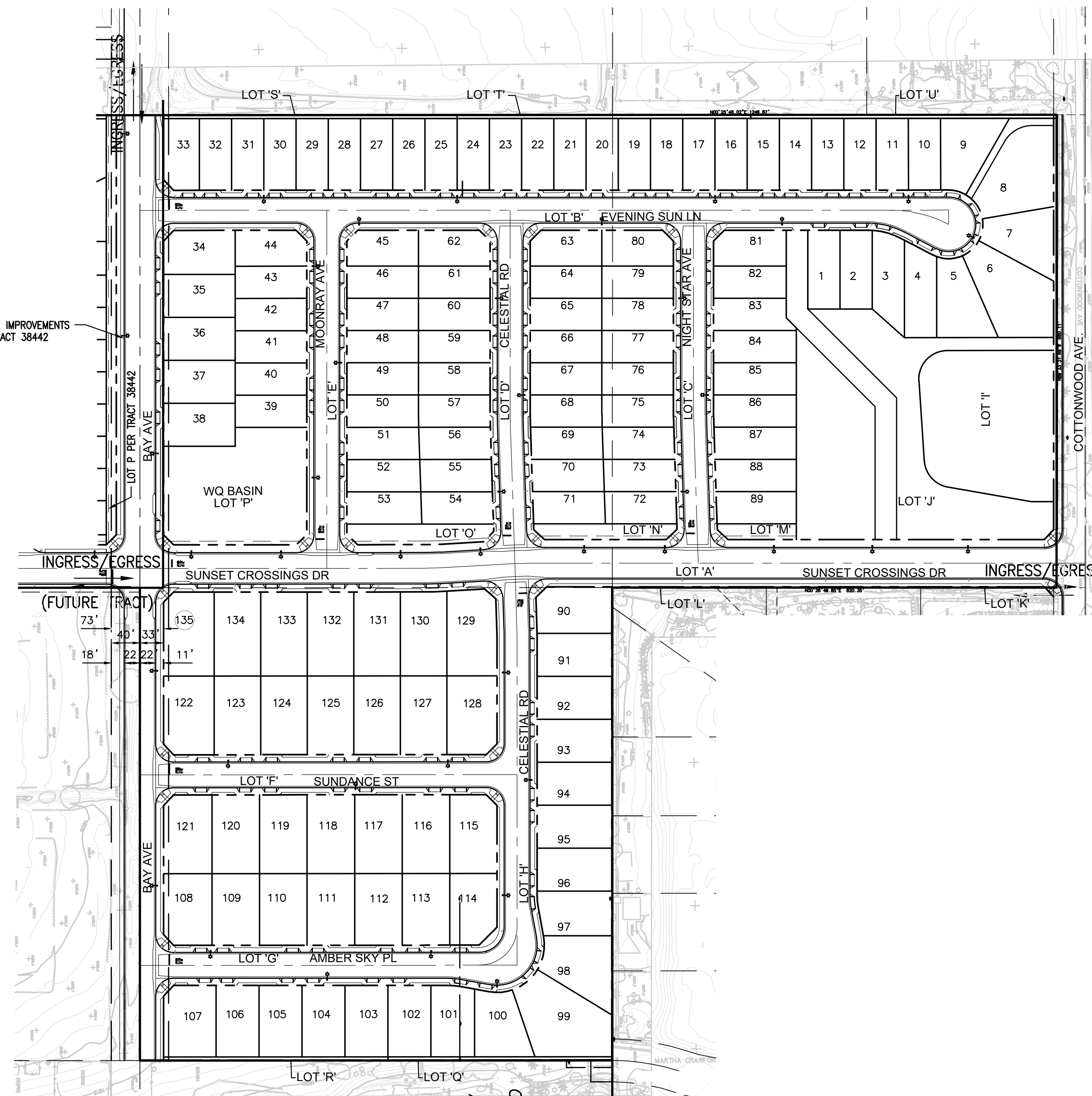
- THIS SITE IS LOCATED WITHIN A LOW LIQUEFACTION SUSCEPTIBILITY ZONE.
- THERE ARE NO FAULT LINES RUNNING THROUGH OR NEAR THIS SITE.
- THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE.
- THIS SITE IS LOCATED IN A SUBSIDENCE SUSCEPTIBLE ZONE.
- SEE GEOTECHNICAL REPORT FOR MORE DETAILS

TENTATIVE TRACT MAP NO. 38443

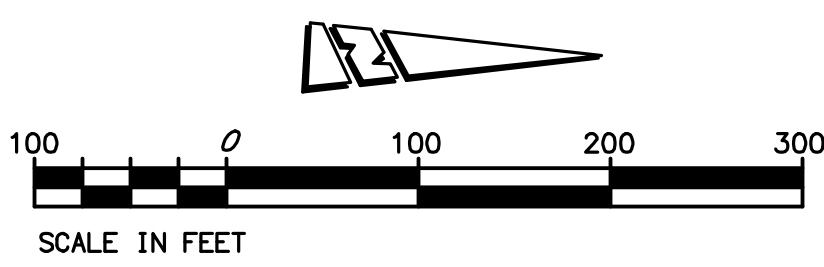
IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.



INDEX MAP



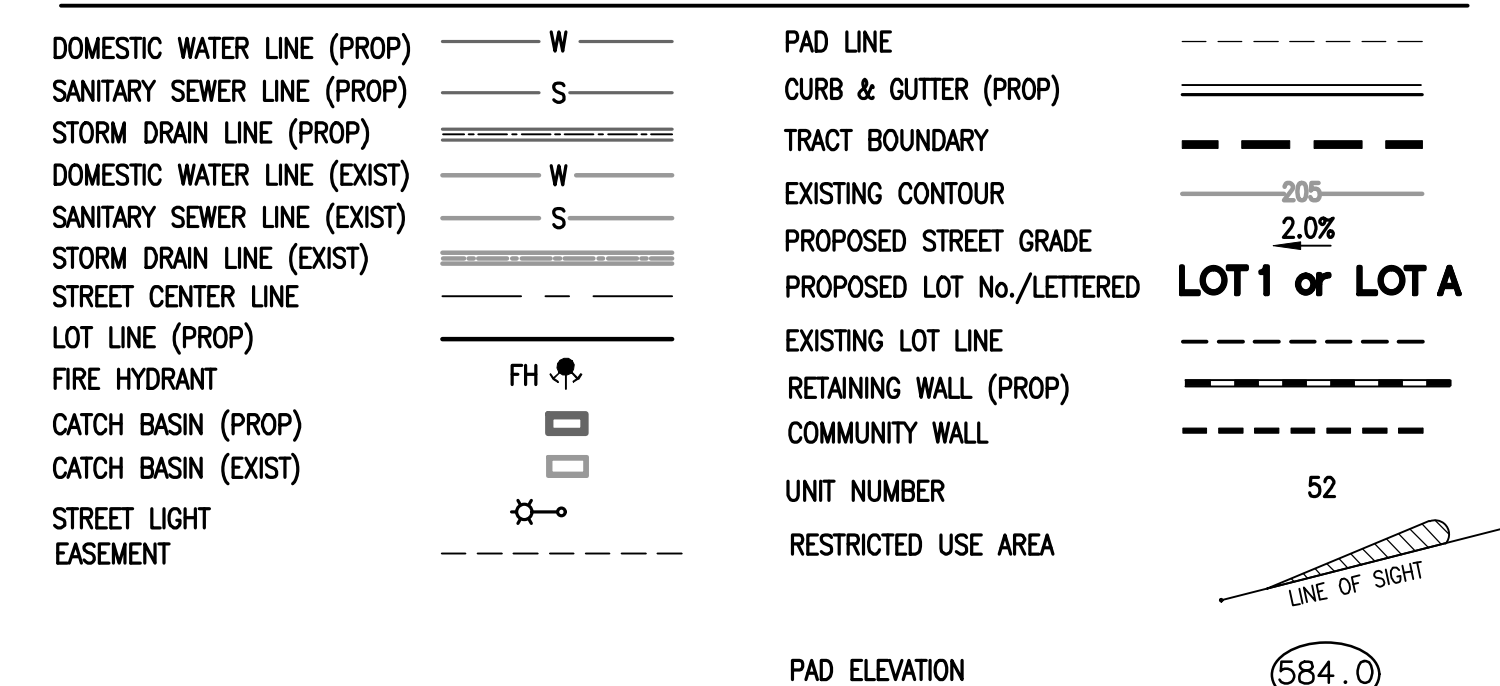
PROPOSED NUMBERED LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	4950	35	6000	69	4502	103	6000
2	4950	36	6000	70	4502	104	6000
3	5744	37	6000	71	4502	105	6000
4	5747	38	6000	72	4502	106	6000
5	6854	39	4500	73	4502	107	6595
6	11123	40	4500	74	4502	108	6648
7	6862	41	4500	75	4495	109	6640
8	12594	42	4500	76	4500	110	6640
9	6807	43	4500	77	4500	111	6640
10	4500	44	4888	78	4500	112	6640
11	4500	45	4858	79	4500	113	6640
12	4500	46	4500	80	4890	114	6288
13	4500	47	4500	81	4961	115	7116
14	4500	48	4500	82	4565	116	7304
15	4500	49	4500	83	4714	117	7304
16	4500	50	4501	84	5199	118	7304
17	4500	51	4543	85	5199	119	7304
18	4500	52	4608	86	5196	120	7304
19	4500	53	4673	87	5146	121	7309
20	4500	54	4502	88	5081	122	7651
21	4500	55	4502	89	5016	123	7150
22	4500	56	4502	90	6620	124	7150
23	4500	57	4500	91	6240	125	7150
24	4500	58	4500	92	6240	126	7150
25	4500	59	4500	93	6240	127	7150
26	4500	60	4500	94	6240	128	7588
27	4500	61	4500	95	6240	129	8249
28	4500	62	4890	96	6240	130	7630
29	4500	63	4849	97	6263	131	7619
30	4500	64	4500	98	7812	132	7618
31	4500	65	4500	99	11535	133	7617
32	4500	66	4500	100	6315	134	7616
33	4896	67	4500	101	6004	135	8162
34	6034	68	4500	102	6000		

LETTERED LOT SUMMARY TABLE

LOT#	AREA (AC)	OWNERSHIP	PURPOSE	MAINTENANCE BY
A	1.93	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
B	1.59	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
C	0.52	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
D	0.52	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
E	0.53	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
F	0.56	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
G	0.52	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
H	0.81	CITY OF MORENO VALLEY	STREET	CITY OF MORENO VALLEY
I	0.83	HOA	BASIN	CITY OF MORENO VALLEY
J	1.69	PARKS AND COMMUNITY SERVICES	PARK	PARKS AND COMMUNITY SERVICES
K	0.01	HOA	LANDSCAPE	HOA
L	0.01	HOA	LANDSCAPE	HOA
M	0.05	HOA	LANDSCAPE/TRAIL	HOA
N	0.10	HOA	LANDSCAPE/TRAIL	HOA
O	0.13	HOA	LANDSCAPE/TRAIL	HOA
P	0.69	HOA	BASIN	HOA
Q	0.04	HOA	DRAINAGE/LANDSP	HOA
R	0.04	HOA	DRAINAGE/LANDSP	HOA
S	0.05	HOA	DRAINAGE/LANDSP	HOA
T	0.05	HOA	DRAINAGE/LANDSP	HOA
U	0.05	HOA	DRAINAGE/LANDSP	HOA

LEGEND



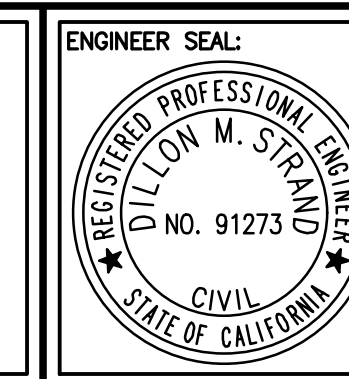
APN 488-190-005, 488-190-027	
EASEMENTS	DISPOSITION
④ PUBLIC UTILITIES AND INCIDENTAL PURPOSES (NON-PLOTTABLE), BOOK 170, PAGE 559 IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT	QUITCLAIM
⑤ PUBLIC UTILITIES AND INCIDENTAL PURPOSES (NON-PLOTTABLE), INSTRUMENT NO. 107711 IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY	QUITCLAIM
⑥ C&R (NON-PLOTTABLE) INSTRUMENT NO. 98071 IN FAVOR OF: C&R	QUITCLAIM
⑦ PIPELINES AND INCIDENTAL PURPOSES (NON-PLOTTABLE), INSTRUMENT NO. 1969-115832 IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT	QUITCLAIM

PROPOSED EASEMENTS				
ID#	DEDICATION TYPE	GRANTED TO	CONVEYANCE METHOD	LEGAL PURPOSE
④	EASEMENT	CITY	FINAL MAP	MULTI-USE TRAIL PURPOSES
⑤	EASEMENT	CITY	FINAL MAP	MULTI-USE TRAIL PURPOSES
⑥	EASEMENT	CITY	FINAL MAP	MULTI-USE TRAIL PURPOSES
⑦	EASEMENT	CITY	FINAL MAP	MULTI-USE TRAIL PURPOSES
⑧	EASEMENT	EMWD	FINAL MAP	DOMESTIC WATER

APN 488-190-028	
EASEMENTS	DISPOSITION
④ PUBLIC UTILITIES AND APPURTENANCES INSTRUMENT NO. 107711 IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY	QUITCLAIM

REVISION	DATE	DESCRIPTION

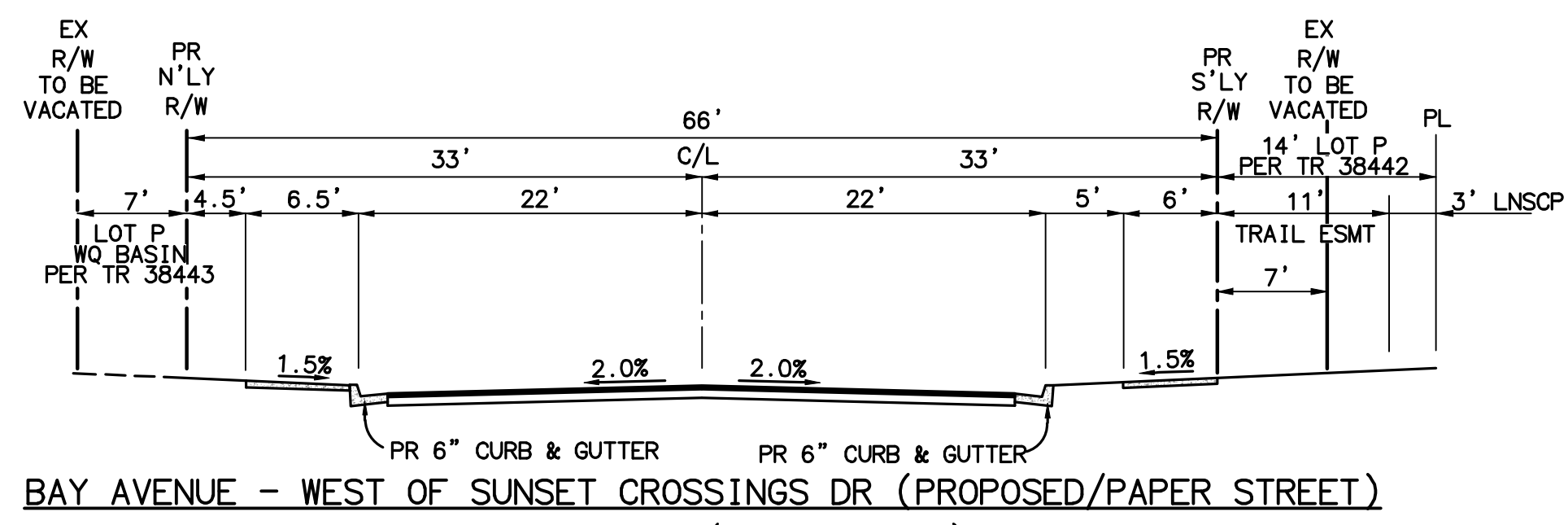
PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300



TENTATIVE TRACT MAP
38443
TITLE SHEET
FEBRUARY 2024

PEN22-0130

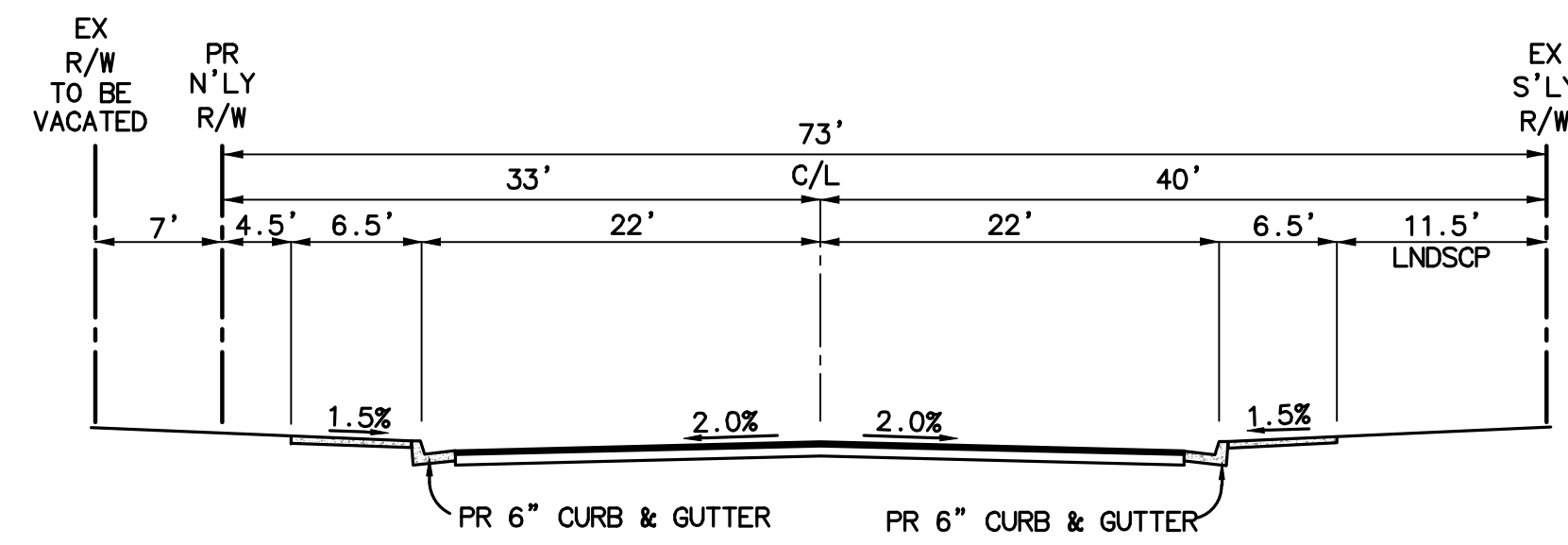
SHEET
1
OF
6



BAY AVENUE - WEST OF SUNSET CROSSINGS DR (PROPOSED/PAPER STREET)

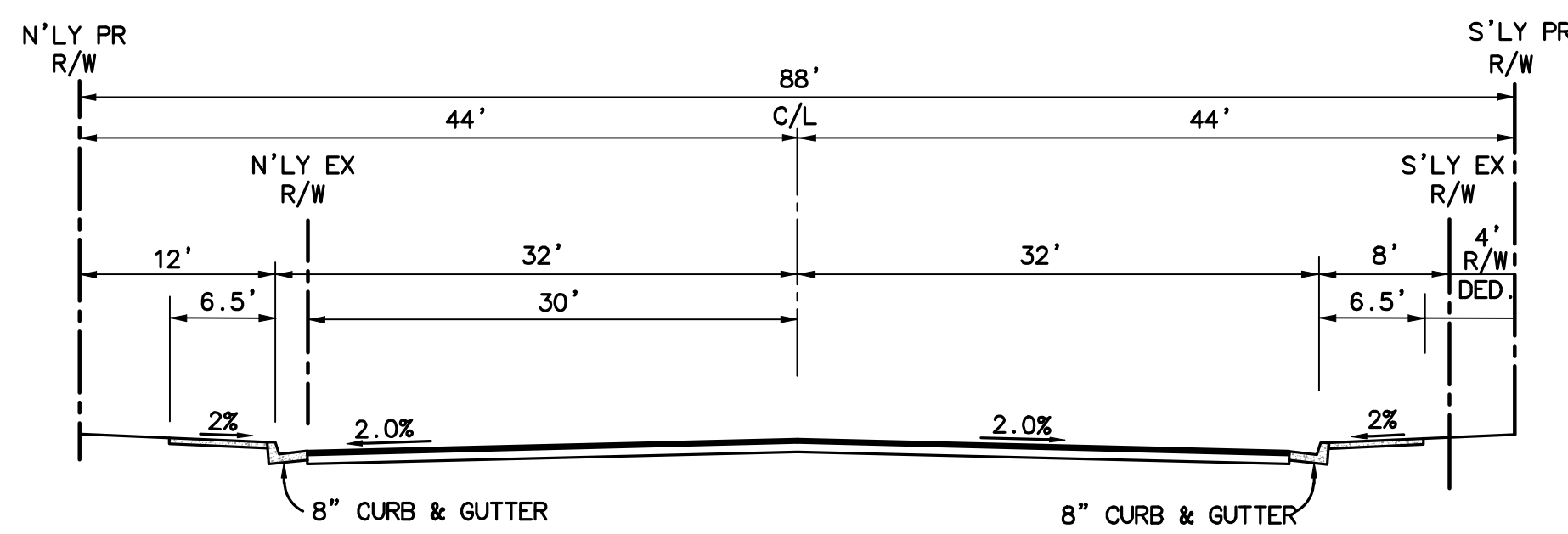
STD. MVS1-106B-0 (MINIMUM T.I. = 7)
PUBLIC STREET / 45 MPH DESIGN
N.T.S.

FULL WIDTH STREET WEST OF SUNSET CROSSINGS DR AND THE INTERSECTION OF BAY AVE AND SUNSET CROSSINGS DR TO BE CONSTRUCTED PER TR 38442
BAY AVENUE EAST OF SUNSET CROSSINGS DR WILL BE CONSTRUCTED PER TR 38443
WHILE R/W CURRENTLY EXISTS FOR BAY AVE, THERE IS NO EXISTING STREET.



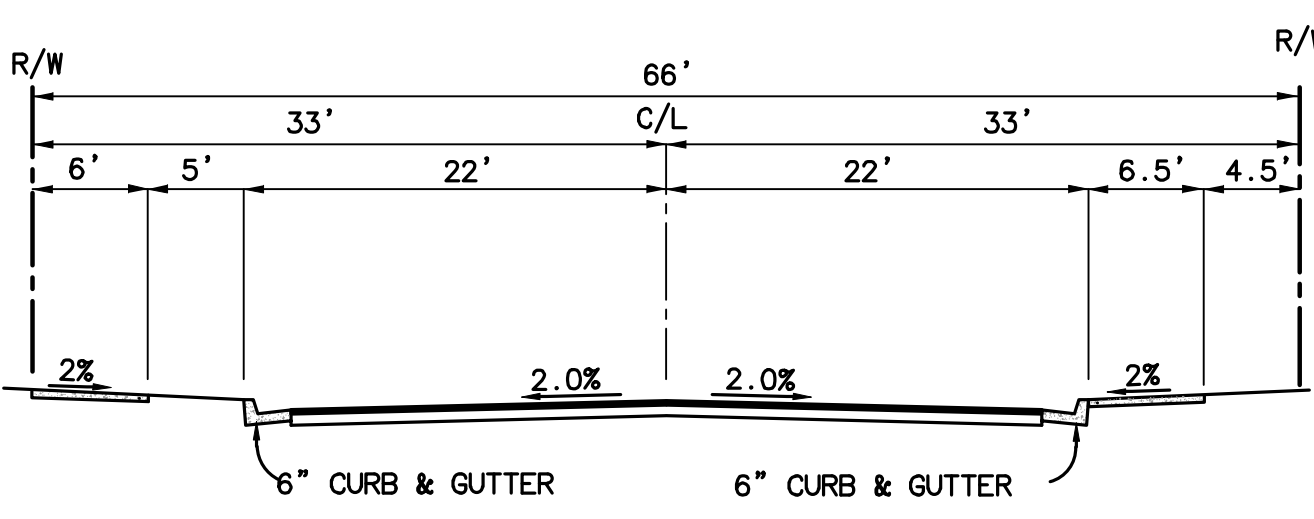
BAY AVENUE (EAST OF SUNSET CROSSINGS DR)

STD. MVS1-106B-0 (MINIMUM T.I. = 7) (MODIFIED)
PUBLIC STREET / 35 MPH DESIGN
N.T.S.



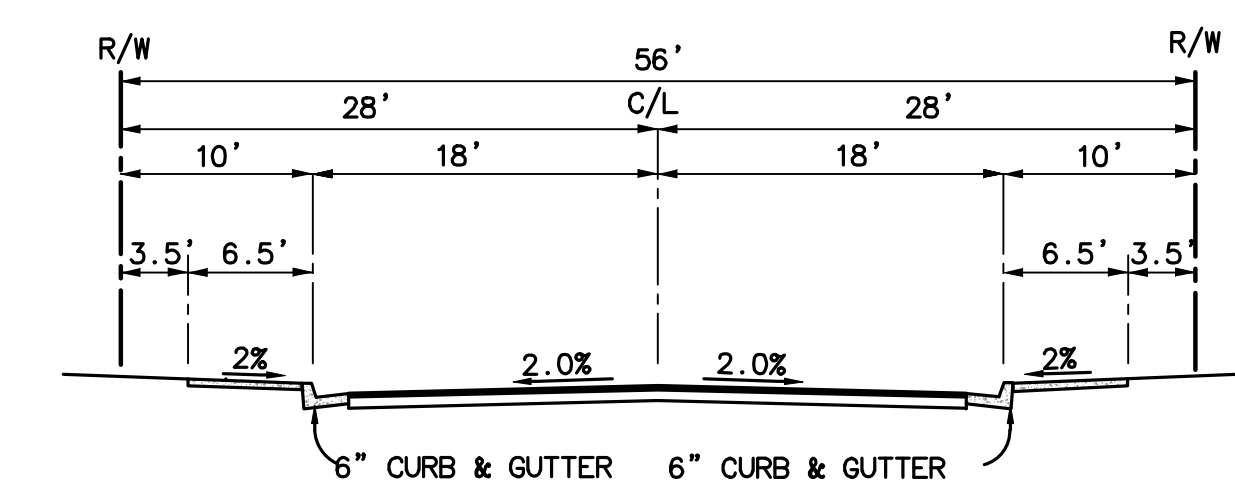
COTTONWOOD AVENUE (EXISTING)

STD. MVS1-105A-2 (MODIFIED) (MINIMUM T.I. = 9)
PUBLIC STREET
N.T.S.



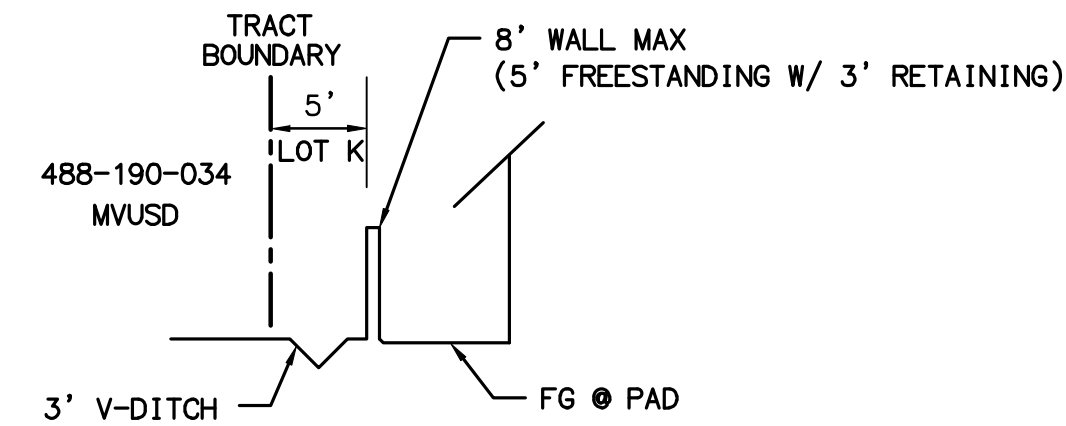
SUNSET CROSSINGS DR (PROPOSED)

STD. MVS1-106B-0 (MINIMUM T.I. = 7)
PUBLIC STREET / 45 MPH DESIGN
N.T.S.



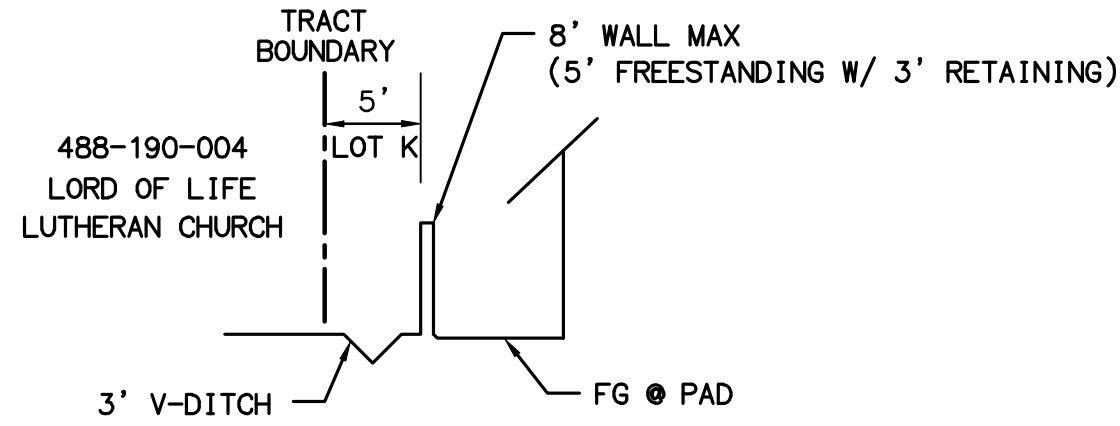
**EVENING SUN LN, NIGHT STAR AVE, CELESTIAL RD, MOONRAY AVE,
SUNDANCE ST, AMBER SKY PL (PROPOSED)**

STD. MVS1-107A-0 (MODIFIED) (MINIMUM T.I. = 6)
PUBLIC STREET / 30 MPH DESIGN
N.T.S.



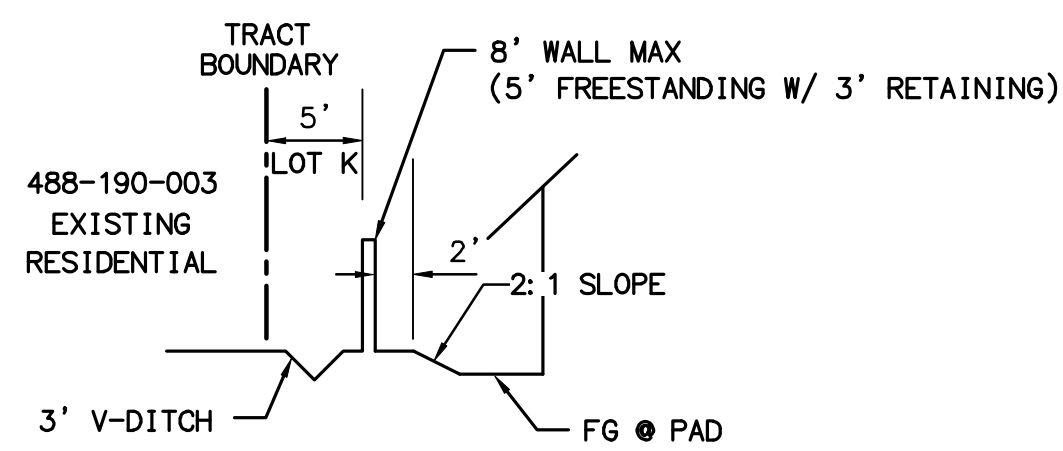
SECTION A-A

N.T.S.



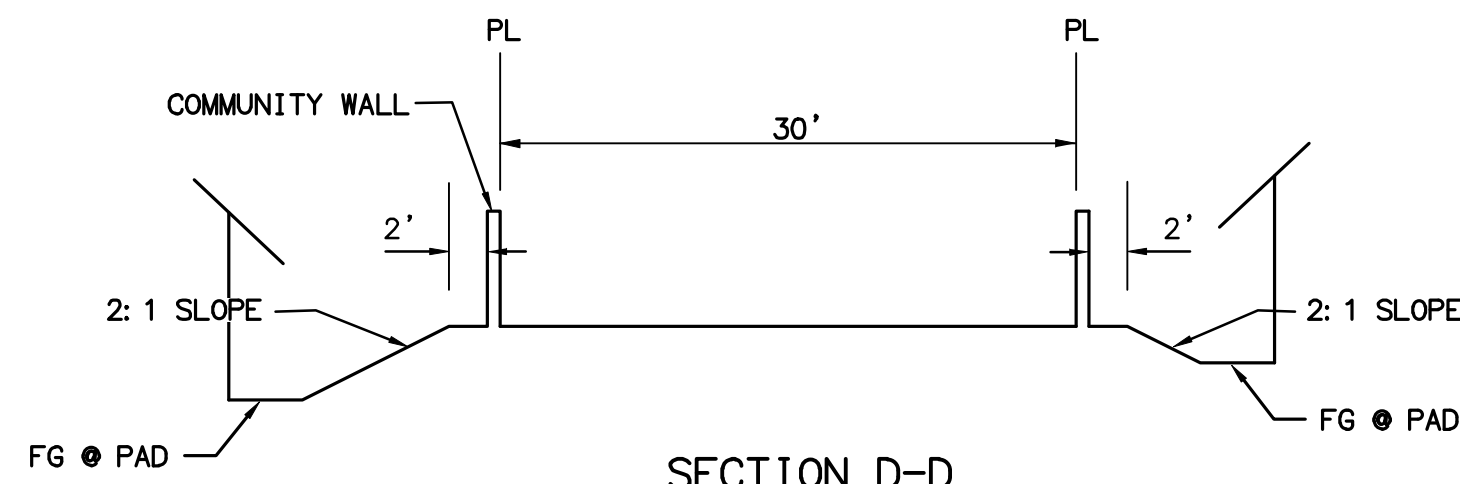
SECTION B-B

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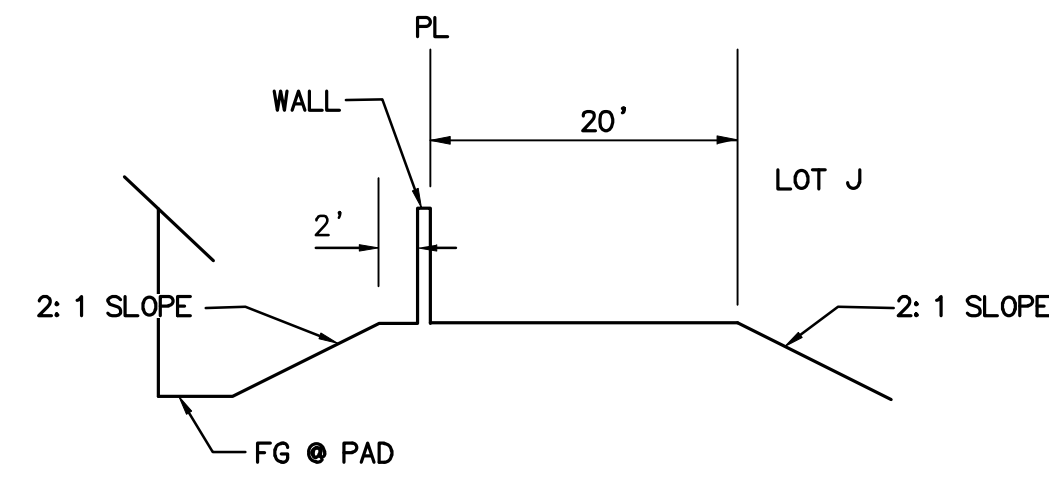
SECTION C-C

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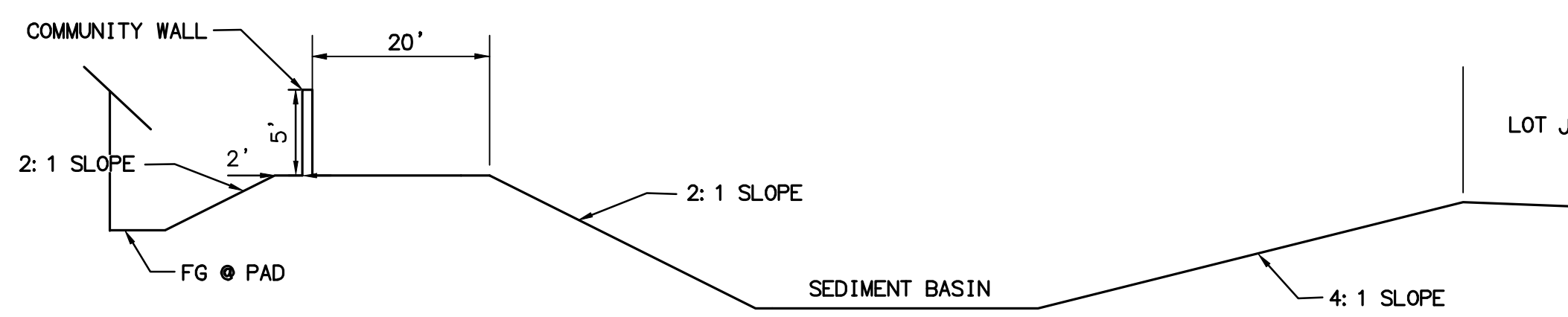
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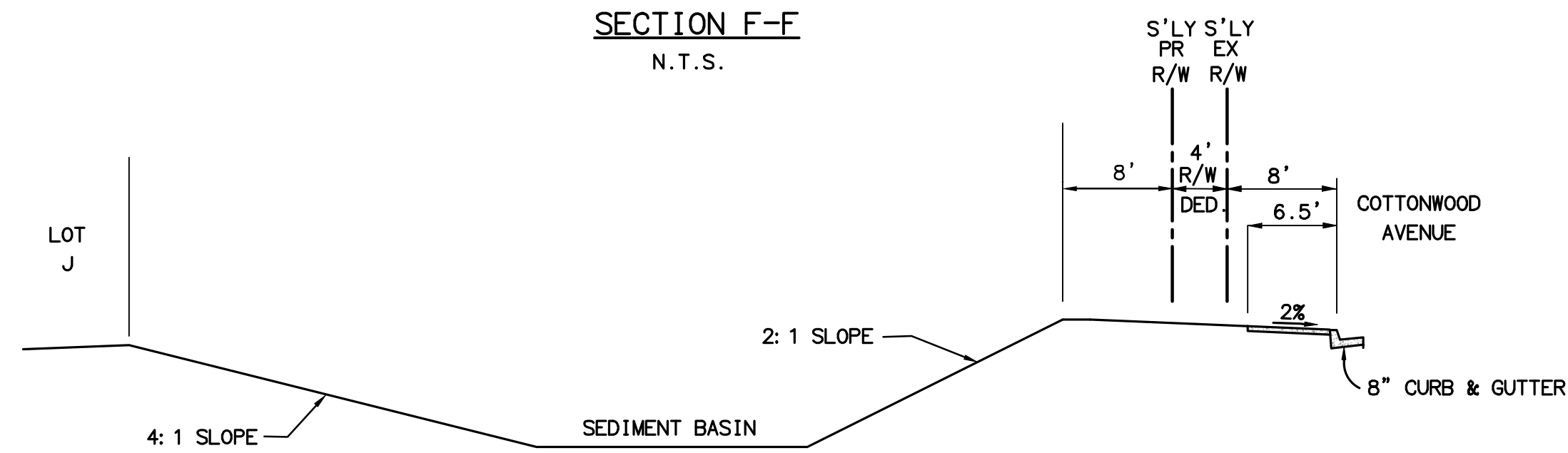
SECTION E-E

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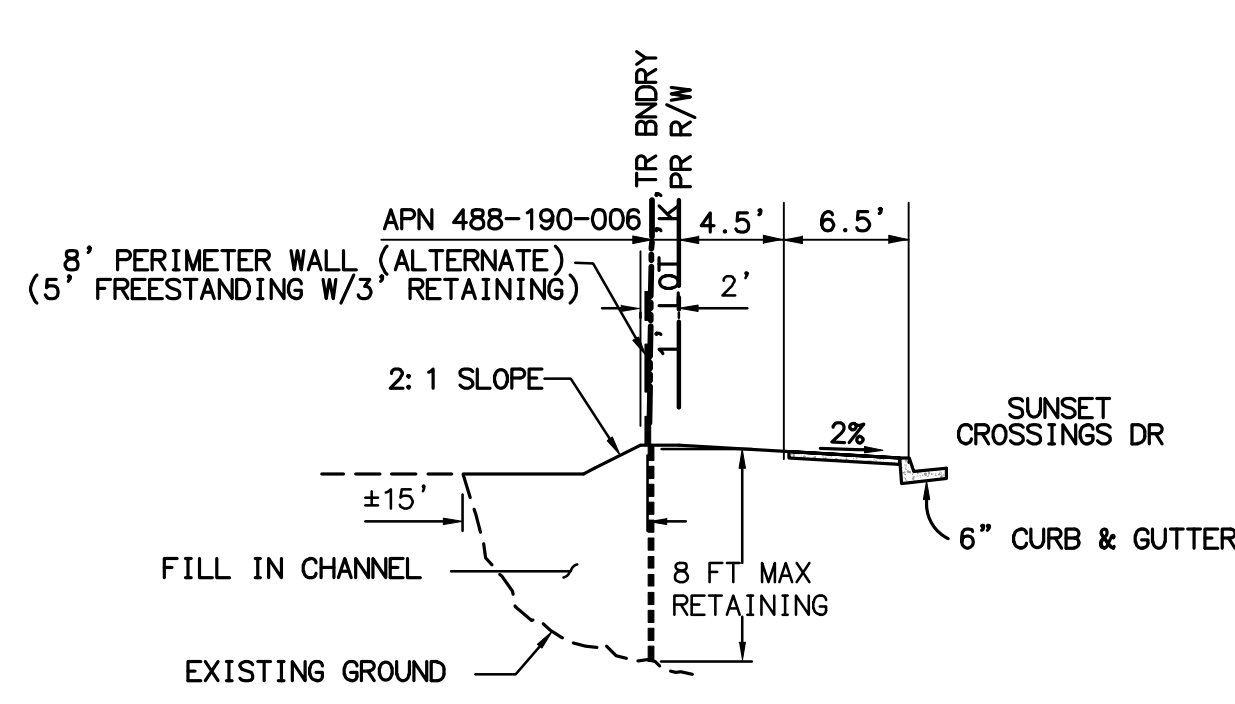
SECTION F-F

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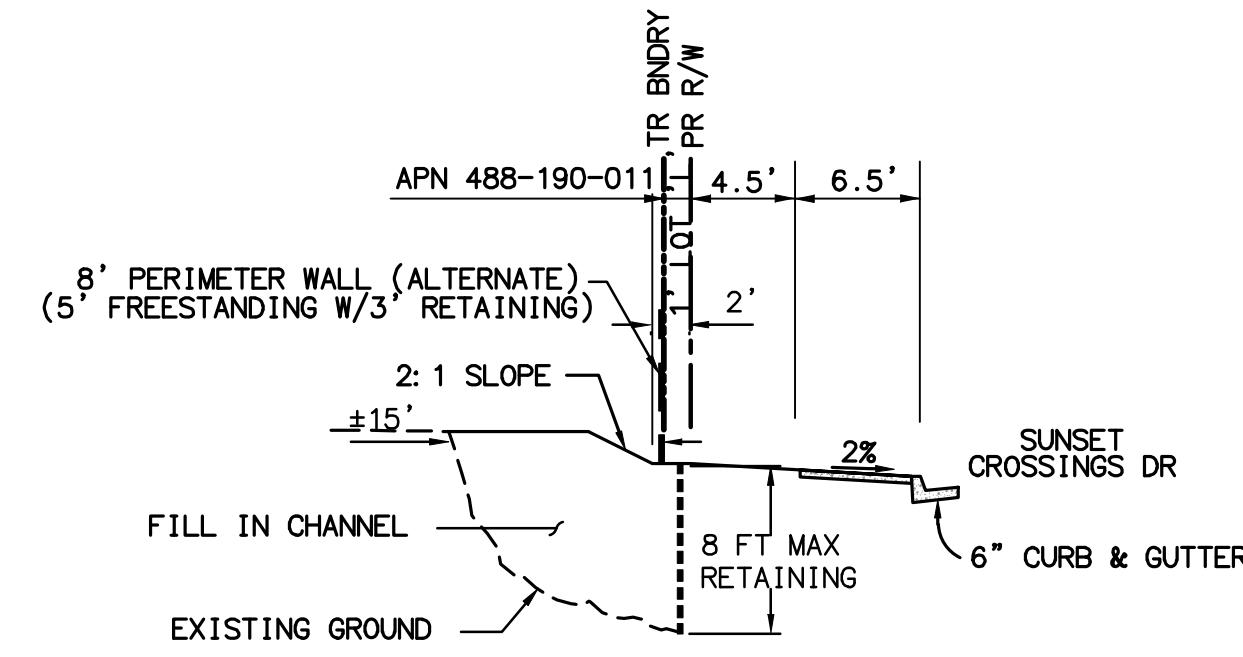
SECTION G-G

N.T.S.



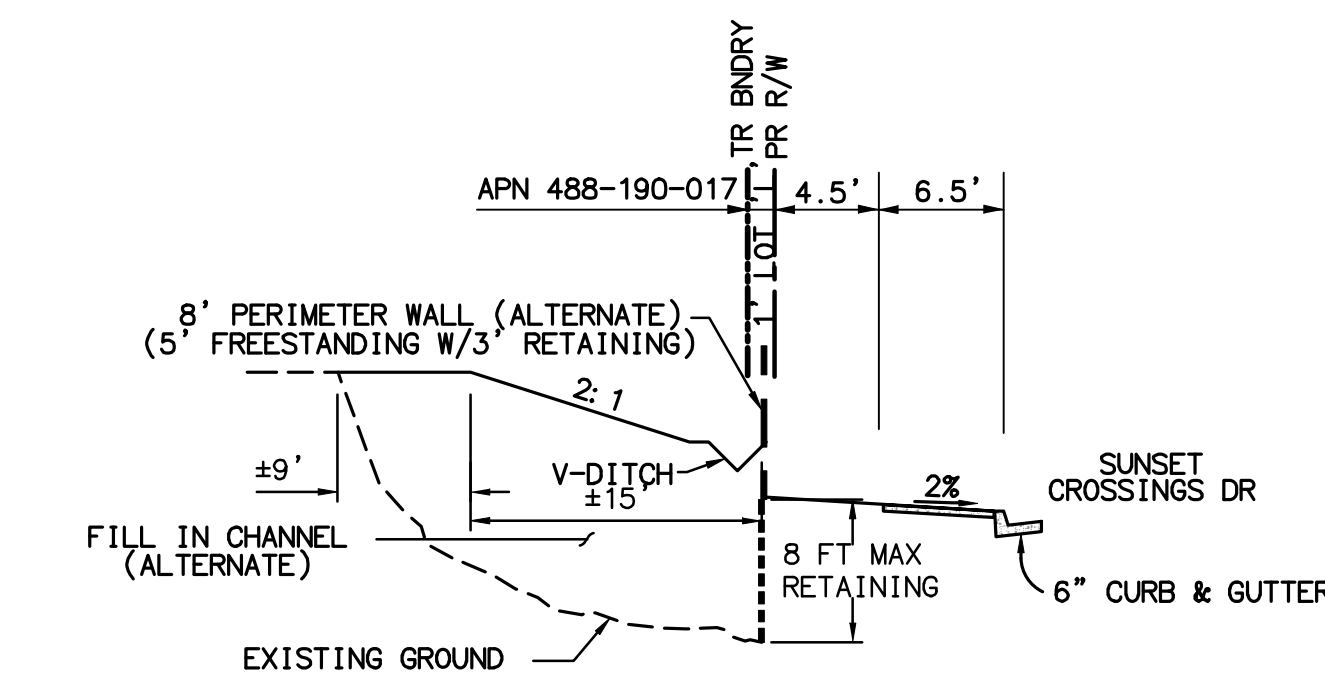
SECTION H-H

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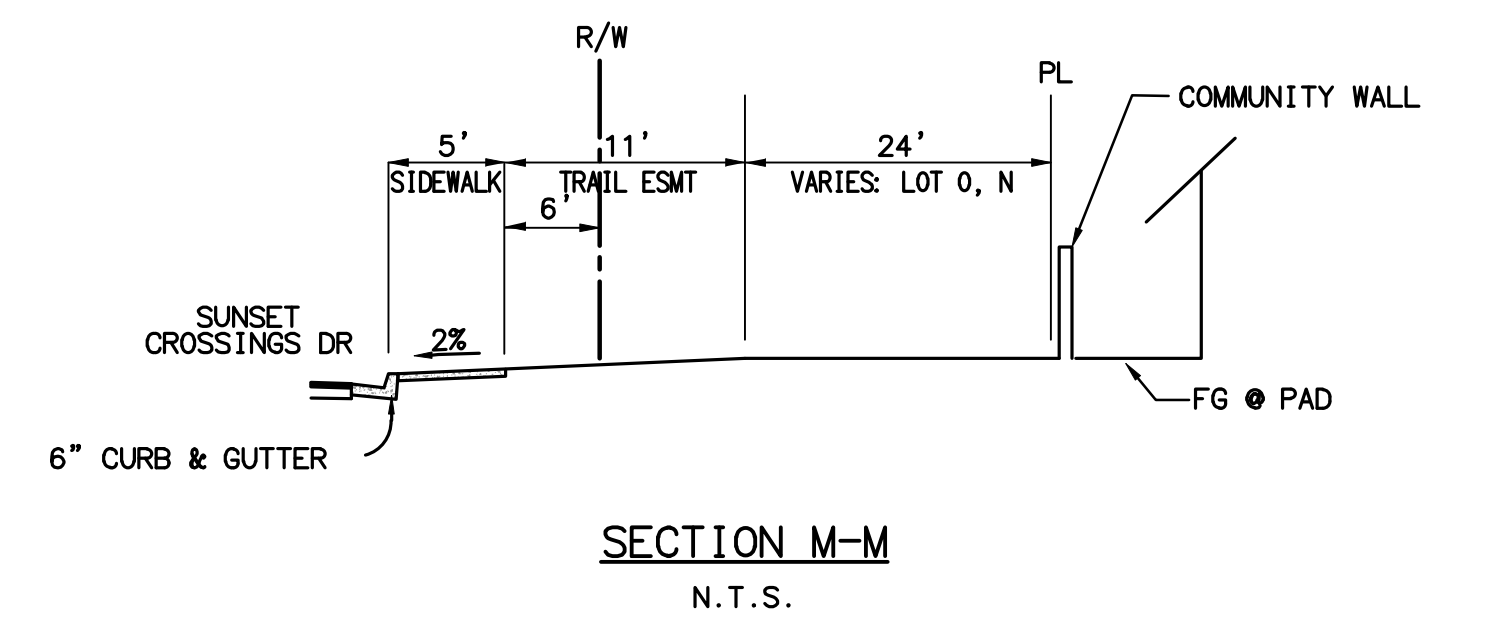
SECTION I-I

N.T.S.



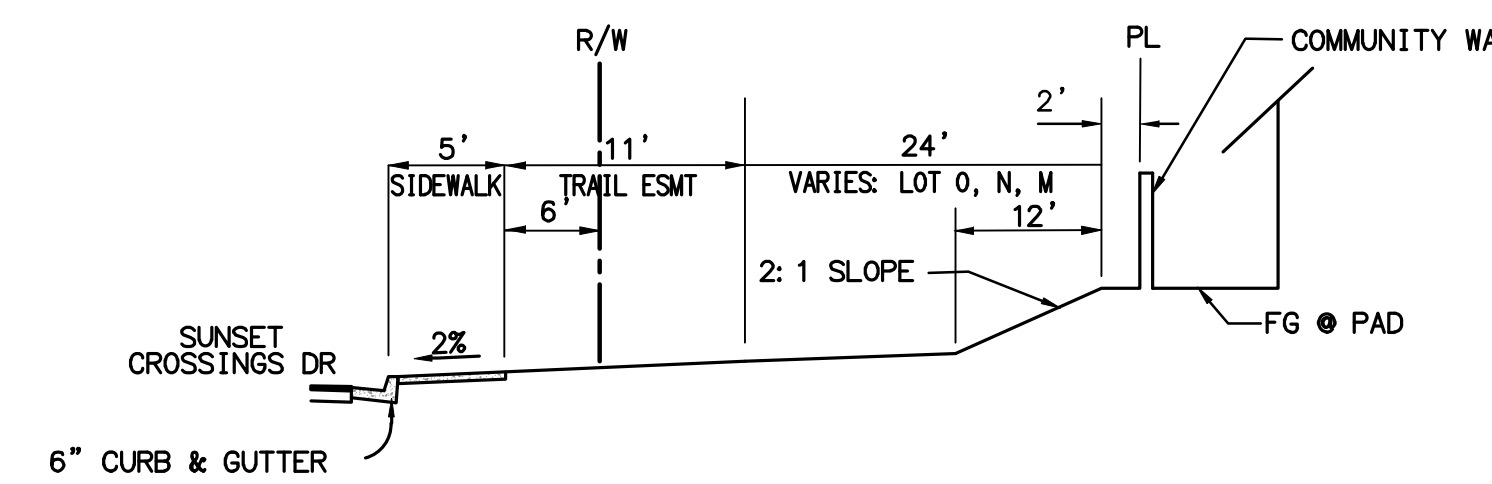
SECTION J-J

N.T.S.



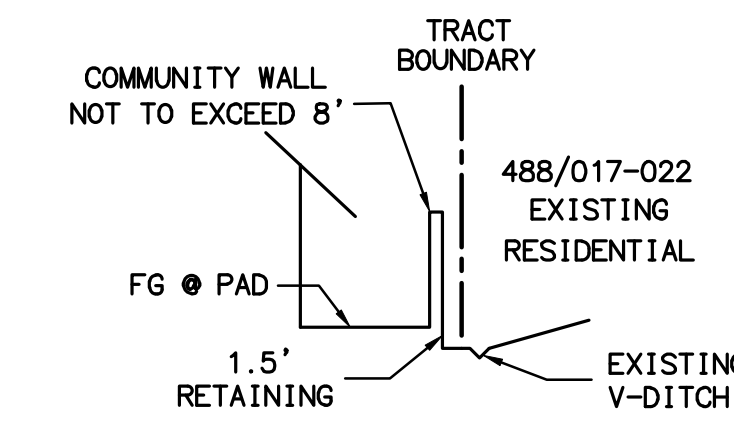
SECTION M-M

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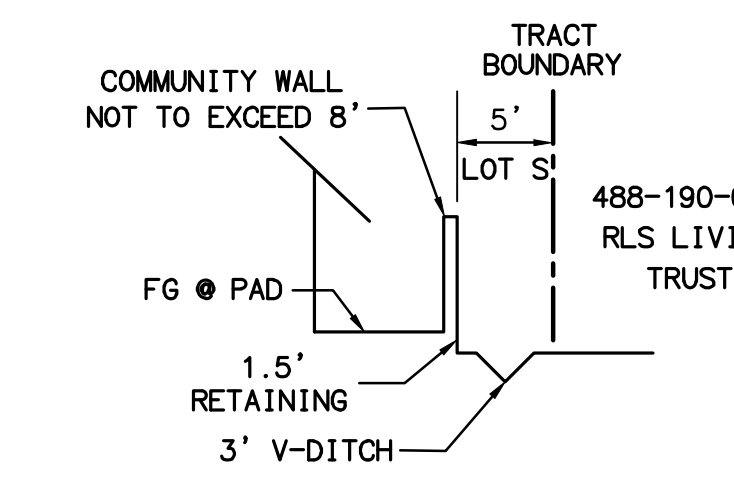
SECTION N-N

N.T.S.



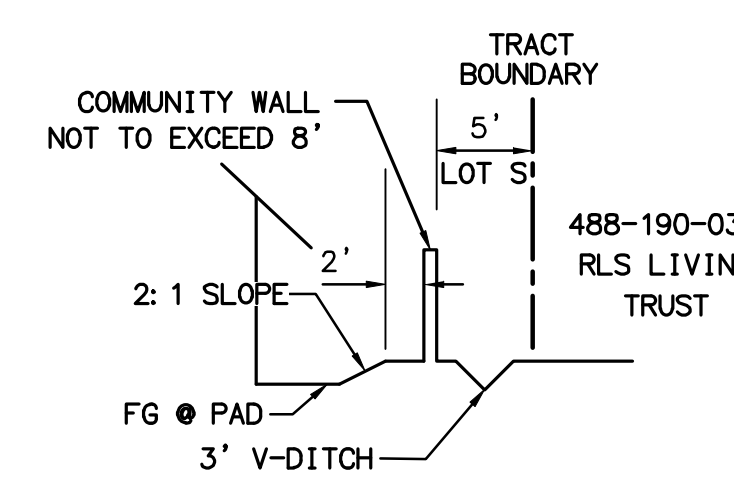
SECTION R-R

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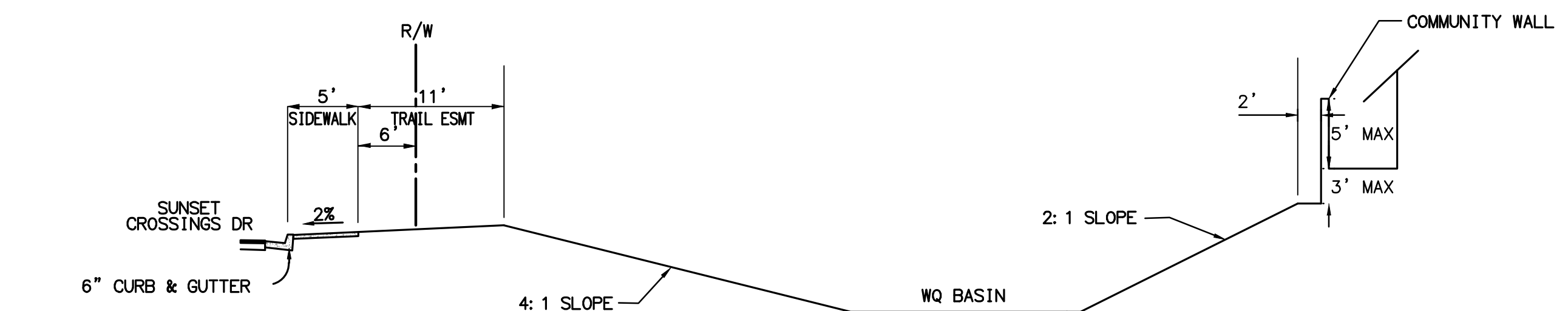
SECTION S-S

N.T.S.



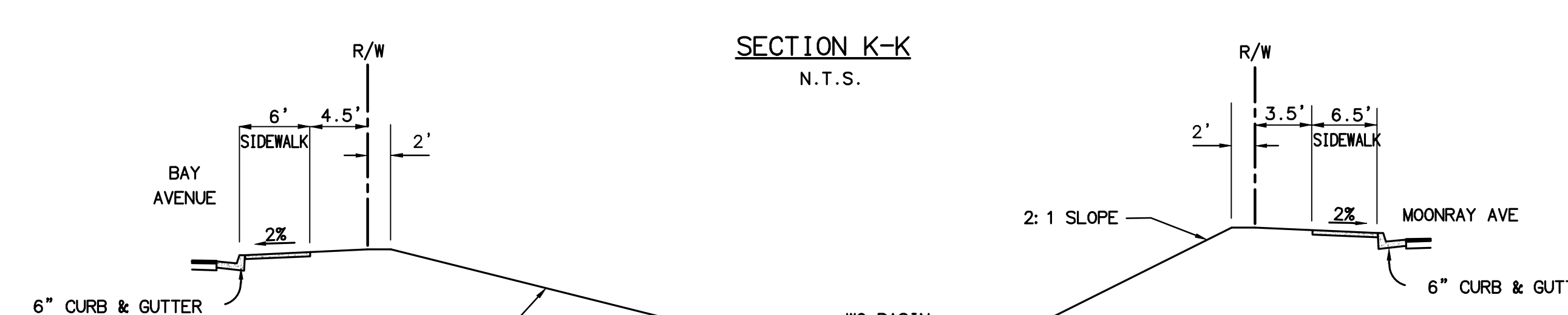
SECTION T-T

N.T.S.



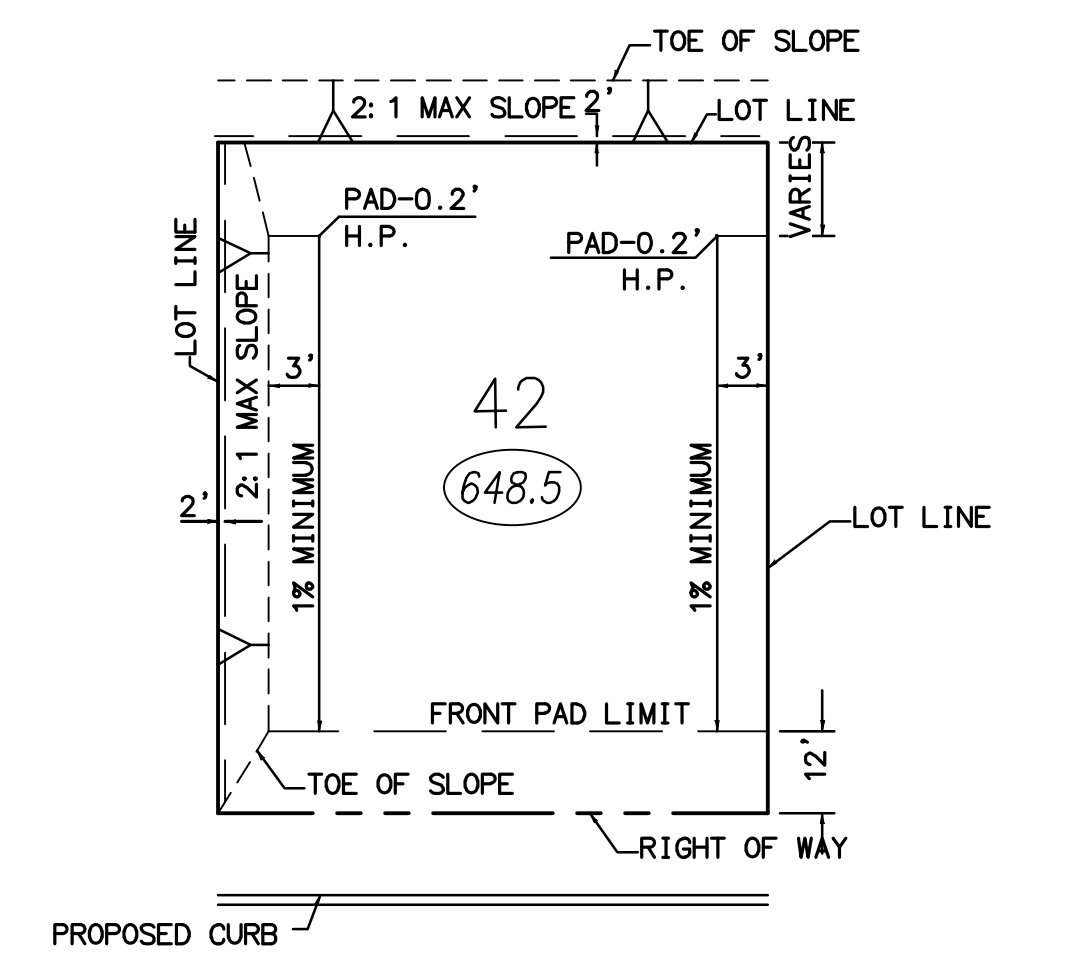
SECTION K-K

N.T.S.



SECTION L-L

N.T.S.



TYPICAL LOT ROUGH GRADING DETAIL

N.T.S.

REVISION	DATE	DESCRIPTION

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

DILLON M. STRAND RCE #91273

ENGINEER SEAL:
DILLON M. STRAND
REGISTERED PROFESSIONAL ENGINEER
NO. 91273
CIVIL
STATE OF CALIFORNIA

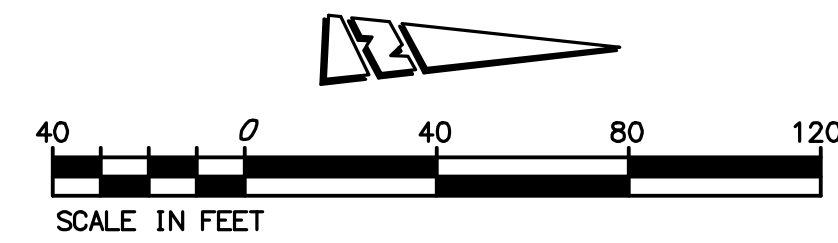
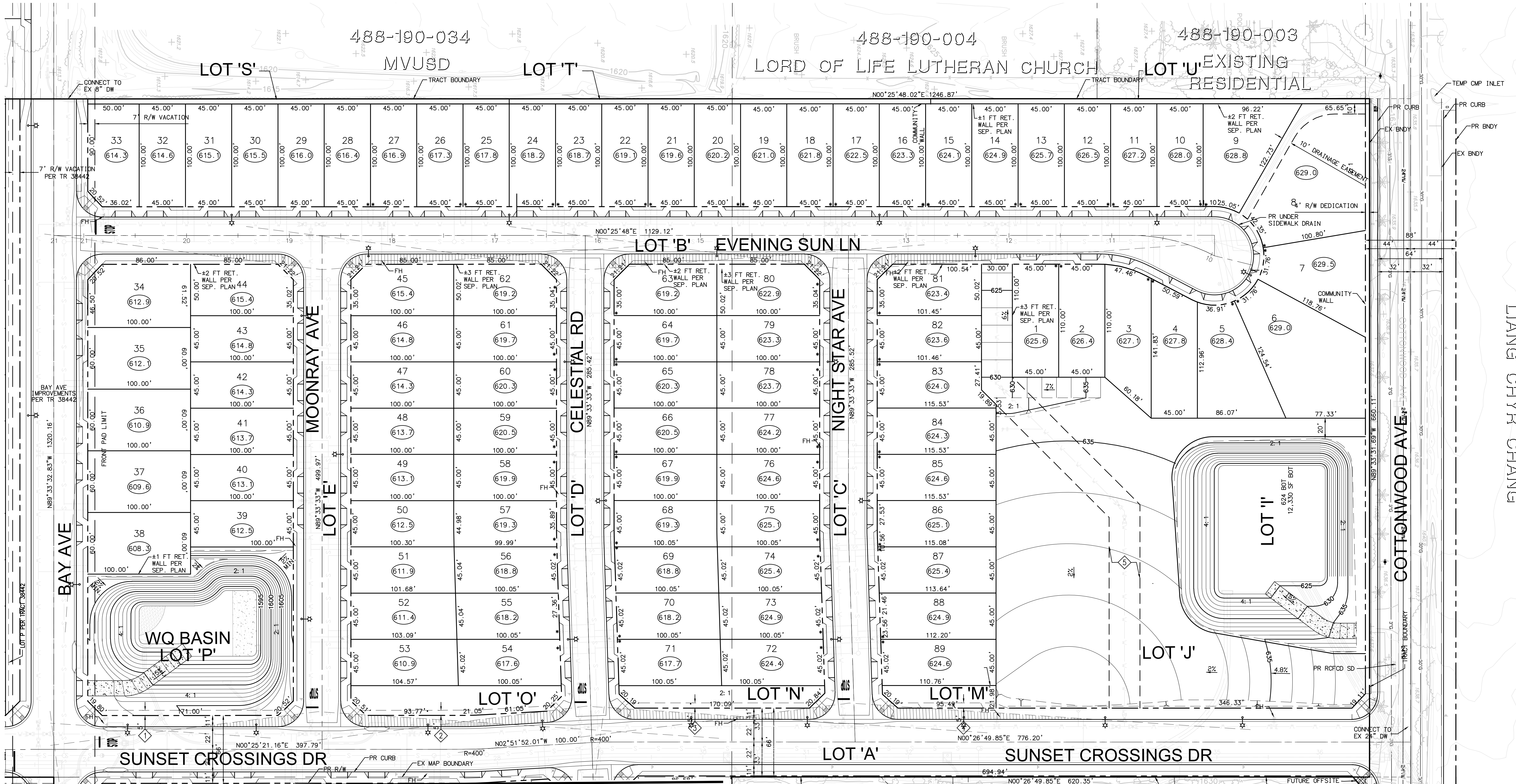
TENTATIVE TRACT MAP
38443
SECTIONS/DETAILS
FEBRUARY 2024

TENTATIVE TRACT MAP NO. 38443

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FUTURE IMPROVEMENTS
PER TRACT 38442

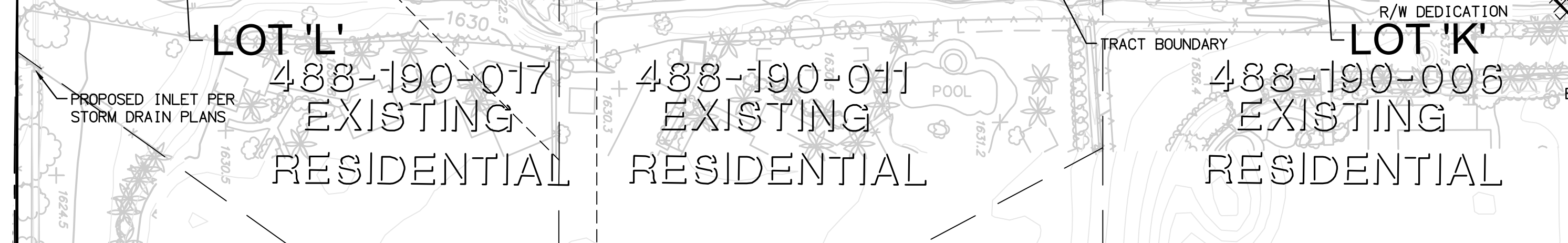
488-180-028
LIANG CHYR CHANG



SEE SHEET 4

LEGEND

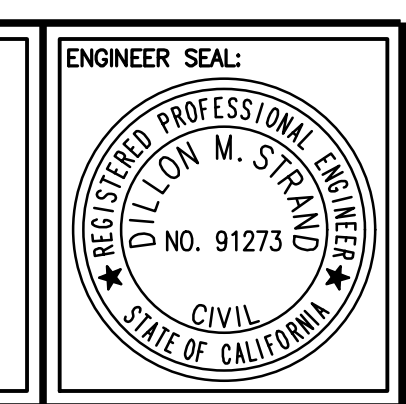
DOMESTIC WATER LINE (PROP)	W	PAD LINE	---
SANITARY SEWER LINE (PROP)	S	CURB & GUTTER (PROP)	---
STORM DRAIN LINE (PROP)	---	TRACT BOUNDARY	---
DOMESTIC WATER LINE (EXIST)	W	EXISTING CONTOUR	205
SANITARY SEWER LINE (EXIST)	S	PROPOSED STREET GRADE	2.0%
STORM DRAIN LINE (EXIST)	---	PROPOSED LOT No./LETTERED	LOT 1 or LOT A
STREET CENTER LINE	---	EXISTING LOT LINE	---
LOT LINE (PROP)	---	RETAINING WALL (PROP)	---
FIRE HYDRANT	FH	COMMUNITY WALL	---
CATCH BASIN (PROP)	□	UNIT NUMBER	52
CATCH BASIN (EXIST)	□	RESTRICTED USE AREA	---
STREET LIGHT	☆		
EASEMENT	---		
		PAD ELEVATION	584.0



REVISION	DATE	DESCRIPTION

PREPARED BY:
PROACTIVE
 ENGINEERING CONSULTANTS
 200 South Main Street, Suite 300
 Corona, CA 92882 (951) 280-3300

DILLON M. STRAND RCE #91273 DATE



TENTATIVE TRACT MAP
38443
 TENTATIVE MAP
 FEBRUARY 2024

SHEET **3**
 OF **6**

TENTATIVE TRACT MAP NO. 38443

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEE SHEET 3

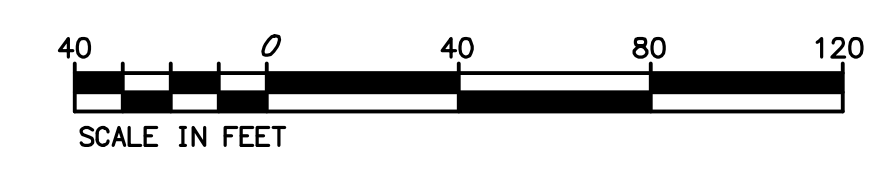
488-210-007
HSUN DA YANG



488-190-032
RLS LIVING TRUST

488-190-029
RLS LIVING TRUST

MARTHA CRAWFORD STREET

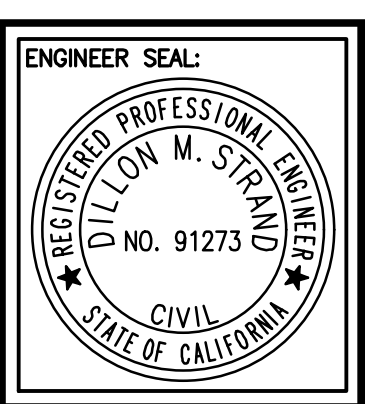


LEGEND	
DOMESTIC WATER LINE (PROP)	W
SANITARY SEWER LINE (PROP)	S
STORM DRAIN LINE (PROP)	SD
DOMESTIC WATER LINE (EXIST)	W
SANITARY SEWER LINE (EXIST)	S
STORM DRAIN LINE (EXIST)	SD
STREET CENTER LINE	---
LOT LINE (PROP)	---
FIRE HYDRANT	FH
CATCH BASIN (PROP)	CB
CATCH BASIN (EXIST)	CB
STREET LIGHT	SL
EASEMENT	---
PAD LINE	---
CURB & GUTTER (PROP)	---
TRACT BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED STREET GRADE	---
PROPOSED LOT No./LETTERED	---
EXISTING LOT LINE	---
RETAINING WALL (PROP)	---
COMMUNITY WALL	---
UNIT NUMBER	52
RESTRICTED USE AREA	---
PAD ELEVATION	584.0

REVISION	DATE	DESCRIPTION

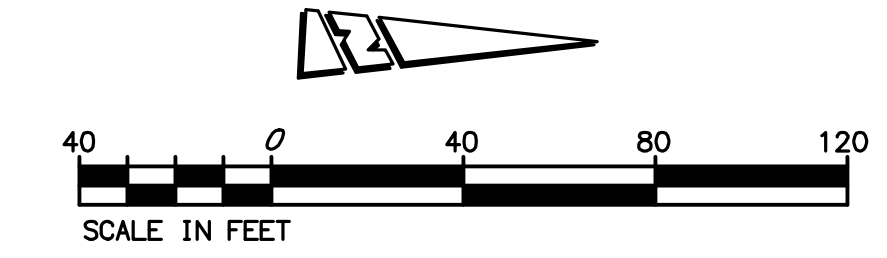
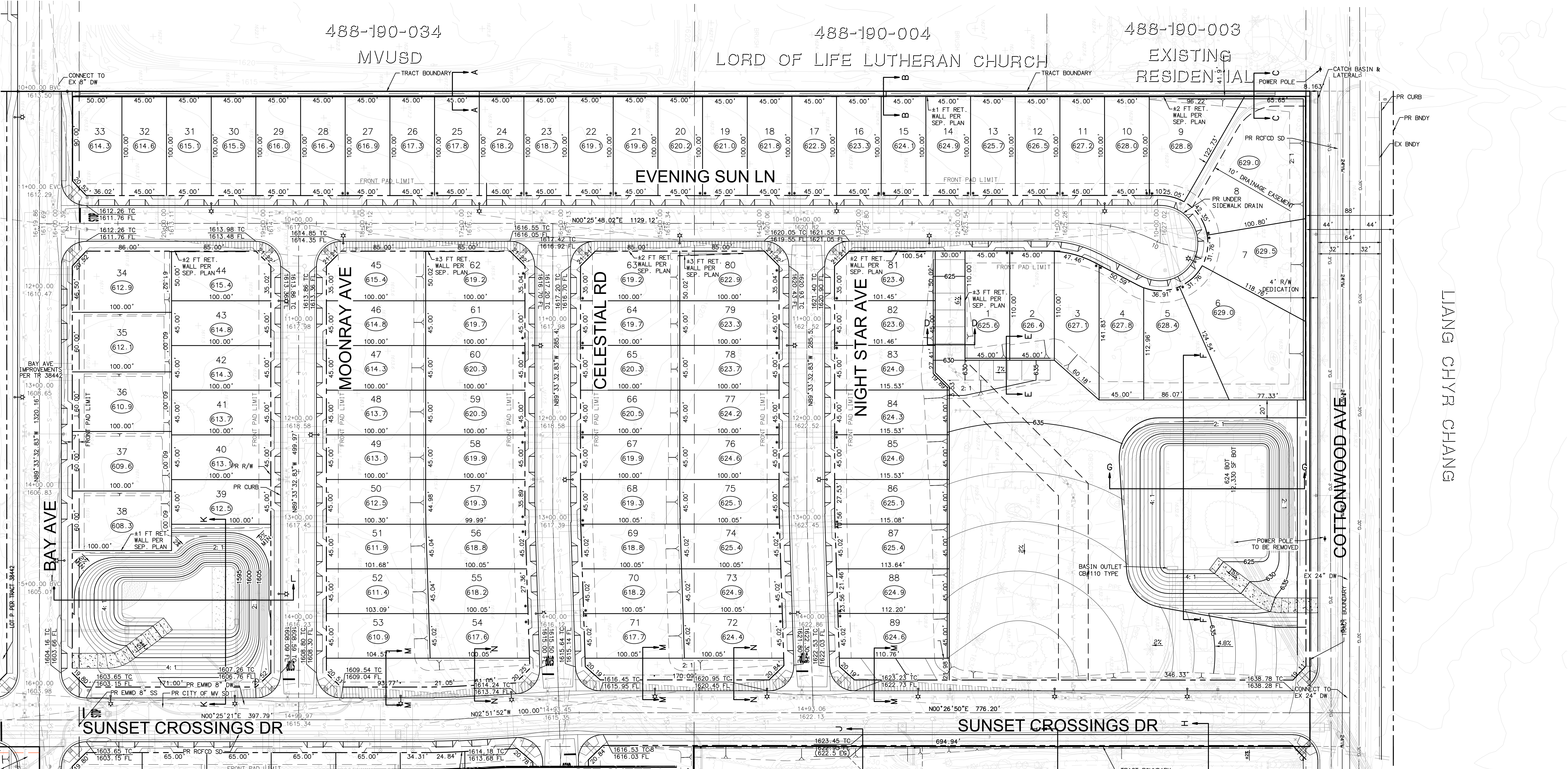
PREPARED BY:
PROACTIVE
 ENGINEERING CONSULTANTS
 200 South Main Street, Suite 300
 Corona, CA 92882 (951) 280-3300

DILLON M. STRAND RCE #91273 DATE



TENTATIVE TRACT MAP
38443
 TENTATIVE MAP
 FEBRUARY 2024

PRELIMINARY GRADING AND UTILITY PLAN



LEGEND			
DOMESTIC WATER LINE (PROP)	W	PAD LINE	---
SANITARY SEWER LINE (PROP)	S	CURB & GUTTER (PROP)	---
STORM DRAIN LINE (PROP)	---	TRACT BOUNDARY	---
DOMESTIC WATER LINE (EXIST)	W	EXISTING CONTOUR	---
SANITARY SEWER LINE (EXIST)	S	PROPOSED STREET GRADE	---
STORM DRAIN LINE (EXIST)	---	PROPOSED LOT No./LETTERED	---
STREET CENTER LINE	---	EXISTING LOT LINE	---
LOT LINE (PROP)	---	RETAINING WALL (PROP)	---
FIRE HYDRANT	FH	COMMUNITY WALL	---
CATCH BASIN (PROP)	□	UNIT NUMBER	52
CATCH BASIN (EXIST)	□	RESTRICTED USE AREA	---
STREET LIGHT	☆	PAD ELEVATION	584.0
EASEMENT	---		

SEE SHEET 6

488-190-017 EXISTING RESIDENTIAL

488-190-011 EXISTING RESIDENTIAL

488-190-006 EXISTING RESIDENTIAL

PROPOSED INLET PER STORM DRAIN PLANS

EXISTING V-DITCH

PROPOSED OFFSITE R/W DEDICATION

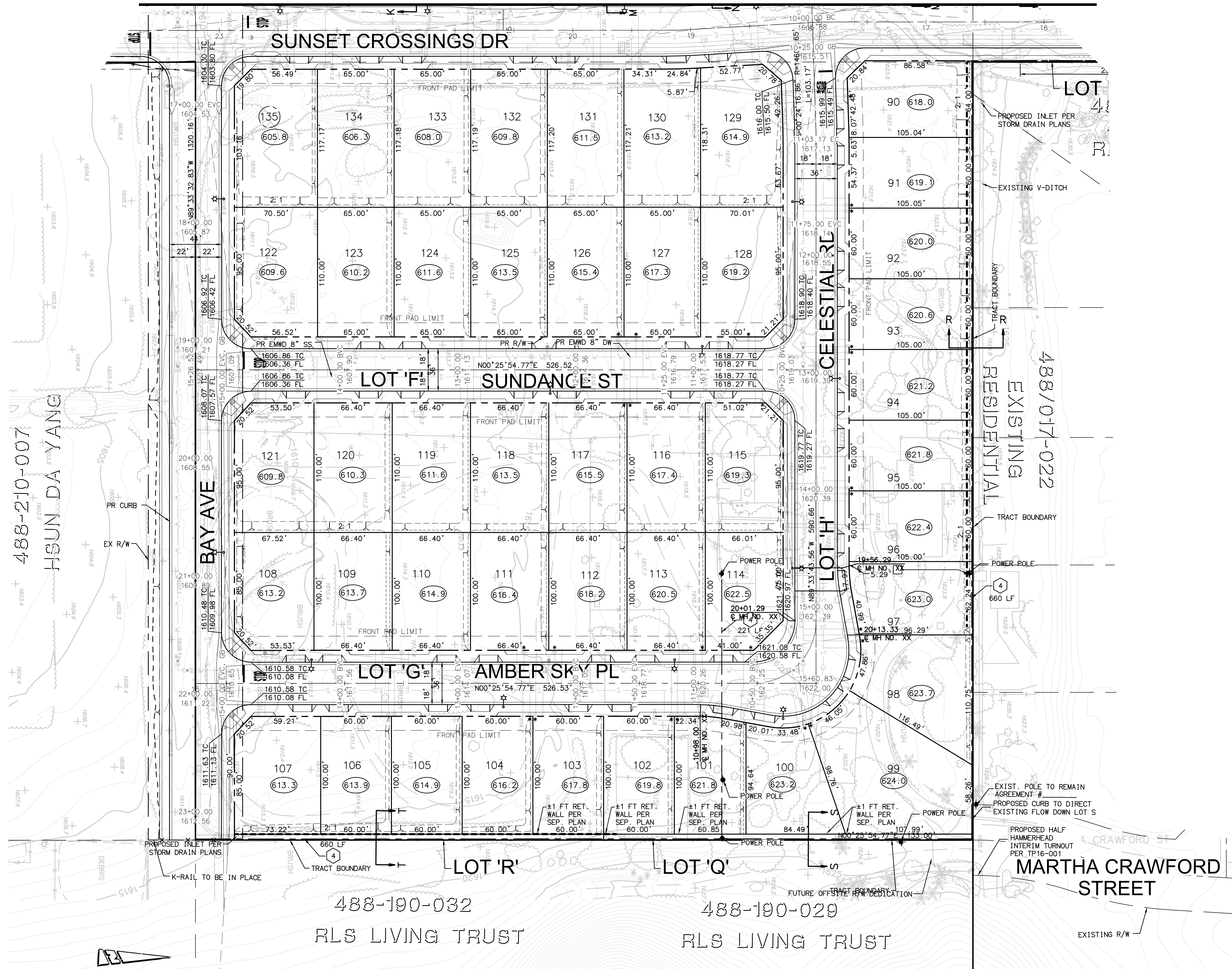
EXISTING COTTONWOOD SEDIMENT BASIN

MODIFY BASIN OUTLET W/ 3 36" CULVERTS WITHIN CITY ROW ONLY

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION										<p>PREPARED BY:</p> <p>PROACTIVE ENGINEERING CONSULTANTS 200 South Main Street, Suite 300 Corona, CA 92882 (951) 280-3300</p>	<p>ENGINEER SEAL:</p>	<p>TENTATIVE TRACT MAP 38443</p> <p>PRELIMINARY GRADING AND UTILITY PLAN</p> <p>FEBRUARY 2024</p>	<p>SHEET 5 OF 6</p>
REVISION	DATE	DESCRIPTION														

PRELIMINARY GRADING AND UTILITY PLAN

SEE SHEET 5



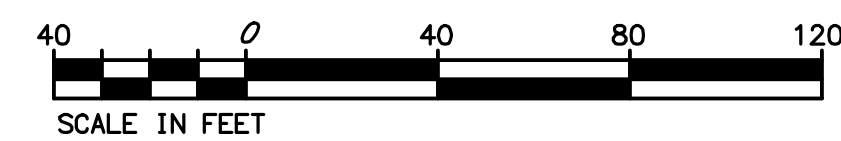
488-210-007
HSUN DA YANG

488/017-022
EXISTING
RESIDENTIAL

488-190-032
RLS LIVING TRUST

488-190-029
RLS LIVING TRUST

MARTHA CRAWFORD STREET



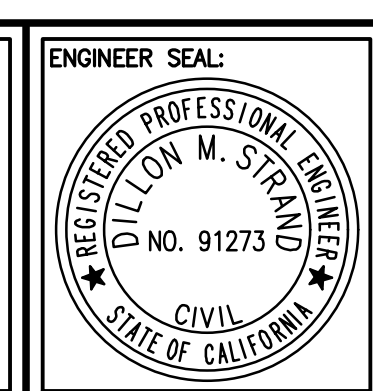
LEGEND

DOMESTIC WATER LINE (PROP)	W	PAD LINE	---
SANITARY SEWER LINE (PROP)	S	CURB & GUTTER (PROP)	==
STORM DRAIN LINE (PROP)	---	TRACT BOUNDARY	---
DOMESTIC WATER LINE (EXIST)	W	EXISTING CONTOUR	505
SANITARY SEWER LINE (EXIST)	S	PROPOSED STREET GRADE	2.0%
STORM DRAIN LINE (EXIST)	---	PROPOSED LOT No./LETTERED	LOT 1 of LOT A
STREET CENTER LINE	---	EXISTING LOT LINE	---
LOT LINE (PROP)	---	RETAINING WALL (PROP)	---
FIRE HYDRANT	FH	COMMUNITY WALL	---
CATCH BASIN (PROP)	□	UNIT NUMBER	52
CATCH BASIN (EXIST)	□	RESTRICTED USE AREA	---
STREET LIGHT	⊙	PAD ELEVATION	584.0
EASEMENT	---		

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