TENTATIVE TRACT MAP NO. 37858

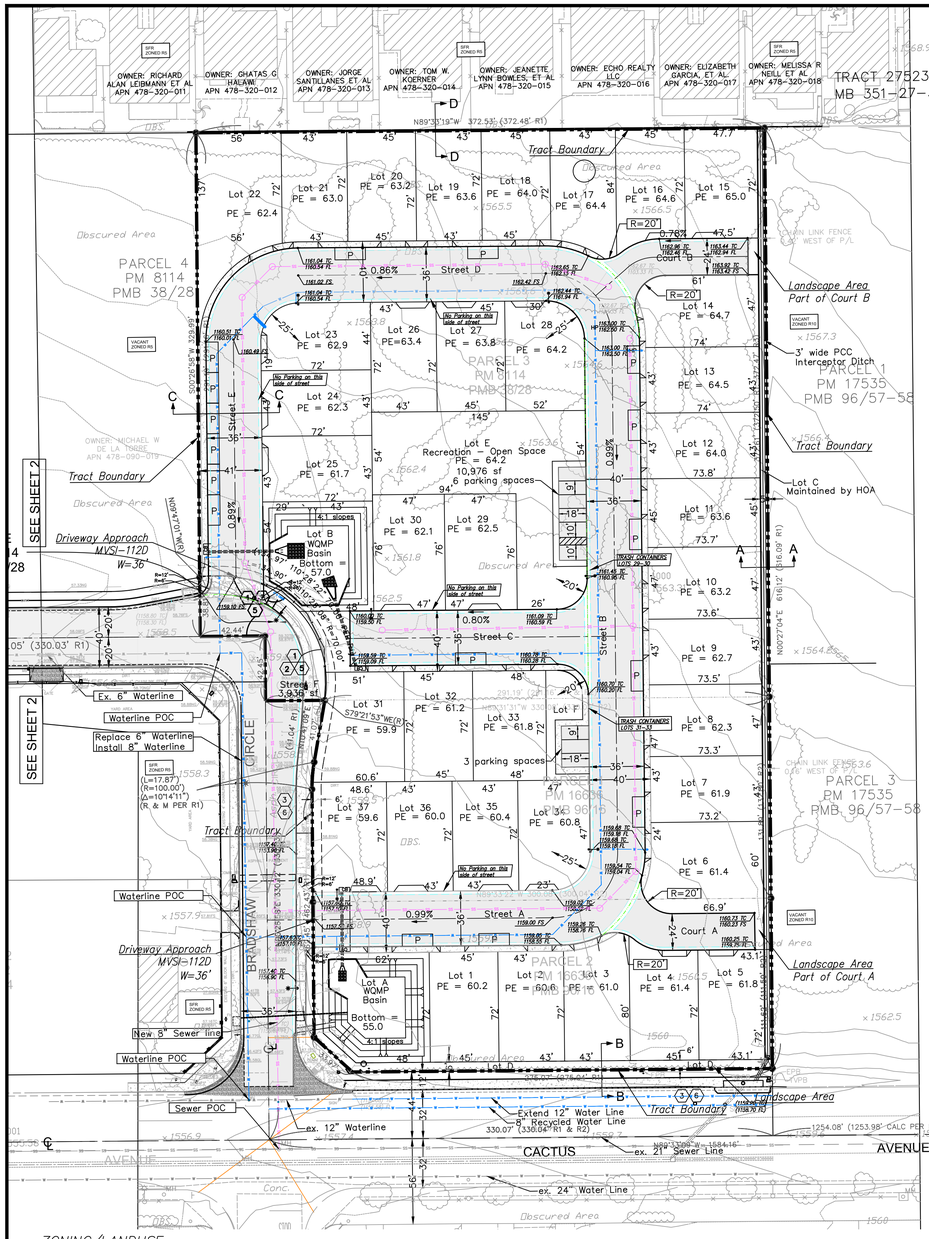
LEGAL DESCRIPTION:

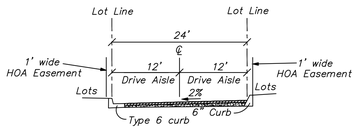
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

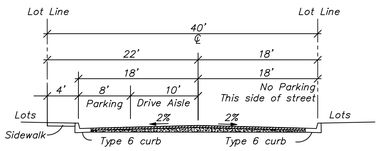
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

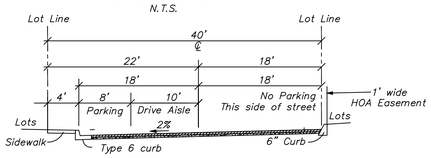




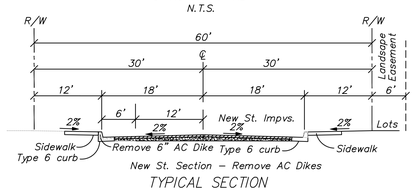
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
Private Water & Sewer
3" AC over 6" AB
N.T.S.



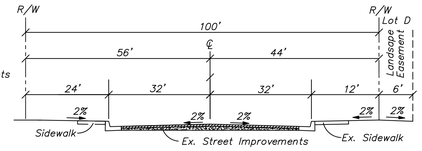
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



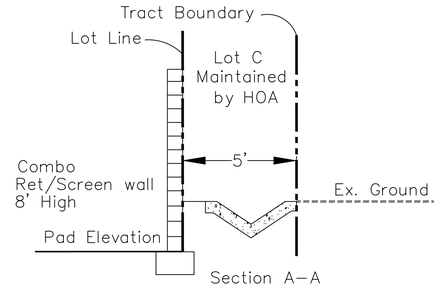
TYPICAL SECTION – PRIVATE STREET "C"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



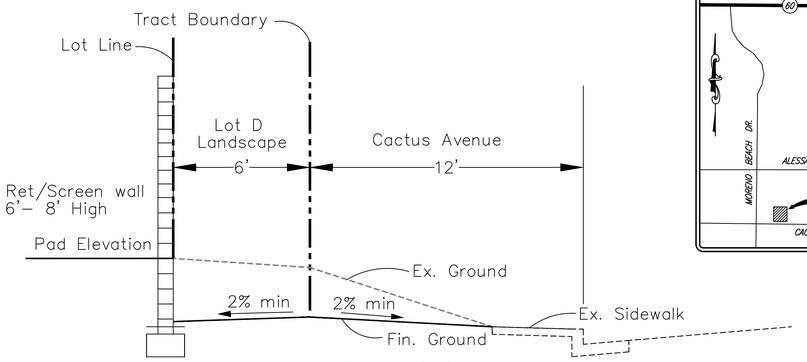
New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.



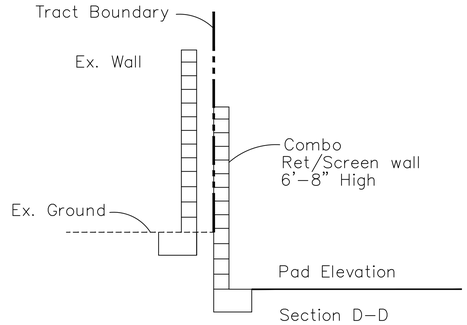
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



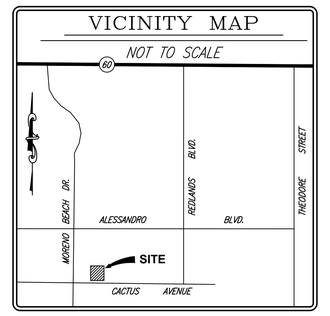
Section B–B



Section D–D
N.T.S

VICINITY MAP

NOT TO SCALE



Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

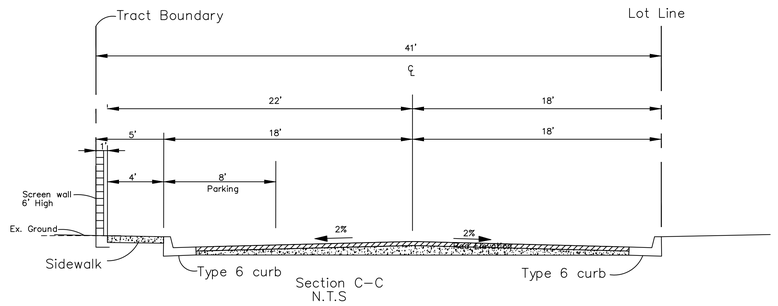
(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	VACANT
PROPOSED LANDUSE:	SINGLE FAMILY – R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,061 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT
	Existing Water Line
	Existing Sewer Line
	Proposed Water Line
	Proposed Sewer Line

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	MVU ELECTRIC
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-112D-0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-111C-1

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,047
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	47	73.3	3,447	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,572
11	45	73.7	3,321	30	47	76	3,572
12	43	73.8	3,178	31	51	72	3,974
13	43	74	3,187	32	45	72	3,240
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,309
			63,444				
Total Residential Lot Area =			124,753				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		27,876

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			53,172

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2025-05-14
Robert M Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE May 14, 2025
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 2

PARCEL 1
PM 8115
PMB 36/96

PARCEL 1
PM 22460
PMB 148/33-34

PARCEL 2
PM 22460
PMB 148/33-34

PARCEL 4
PM 8114
PMB 38/28

LOT E
PM 8114
PMB 38/28

PARCEL 1
PM 11496
PMB 53/35

PARCEL 2
PM 11496
PMB 53/35

PARCEL 1
PM 11822
PMB 55/84

PARCEL 2
PM 11822
PMB 55/84

DE LA TORRE
APN 478-090-019

Tract Boundary

Obscured Area

Driveway Approach
MVSI-112D
W=36'

NEW C&G

EX. SIDEWALK

EX. C&G

NEW SIDEWALK

EX. AC

NEW C&G

AC GRIND & CAP
or R & R

Ex. 6" Waterline

Waterline POC

Replace 6" Waterline
Install 8" Waterline

St. Light per
MVLT-400-A-2

BRADSHAW

CIRCLE

S89°34'04"E 330.05' (330.03' R1)

N09°47'01"W(R)

S79°21'53"WE(R)

N10°47'09"E (41.04' R1)

SFR
ZONED R5

(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)

Lot 25
PE = 61.7

Lot 30
PE = 62.1

Lot 31
PE = 59.9

Lot 37
PE = 59.6

Lot 36
PE = 60.0

Lot B
WQMP
Basin
Bottom =
57.0

4:1 slopes

Street F
3,936 sf

SEE SHEET 1

Lot A
WQMP
Basin
Bottom =
55.0

4:1 slopes

R=20'

SDCB

BMP INLET

New 8" Sewer line

Sewer POC

ex. 12" Waterline

21" SEWER LINE

RCFCD SD LINE F4

CACTUS AVENUE

1001
1555.58

1159.10 FS

1160.00 TC
1159.50 FL

1159.59 TC
1159.09 FL

1157.40 TC
1153.90 FL

1157.60 TC
1157.10 FL

1157.53 FS

1157.40 TC
1156.90 FL

N.T.S.

R/W 60' R/W
30' ℄ 30'
12' 18' 18' 12' 6' Landscape Easement
6' 12' New St. Impvs. Lots
2% 2% 2% 2% 2%
Sidewalk Type 6 curb — Remove 6" AC Dike Type 6 curb — Sidewalk
New St. Section – Remove AC Dikes

TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
N.T.S.

R/W 60' R/W
30' ℄ 30'
10' 20' 20' 10'
8' 12' New St. Impvs. Lots
2% 2% 2% 2%
Sidewalk Type 6 curb — Remove 6" AC Dike Type 6 curb — Sidewalk
New St. Section – Remove AC Dikes

TYPICAL SECTION
BRADSHAW CIRCLE (East–West)
Offered but not accepted R/W
N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
ROBERT MARK BEERS
RMB
No. 39405
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

BRADSHAW CIRCLE – R/W

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
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PROJECT ENTRANCES

PROJECT ENTRANCES OFF BRADSHAW CIRCLE SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF MORENO VALLEY STD. PLAN MVSI – 1120-0

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2025-05-14
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

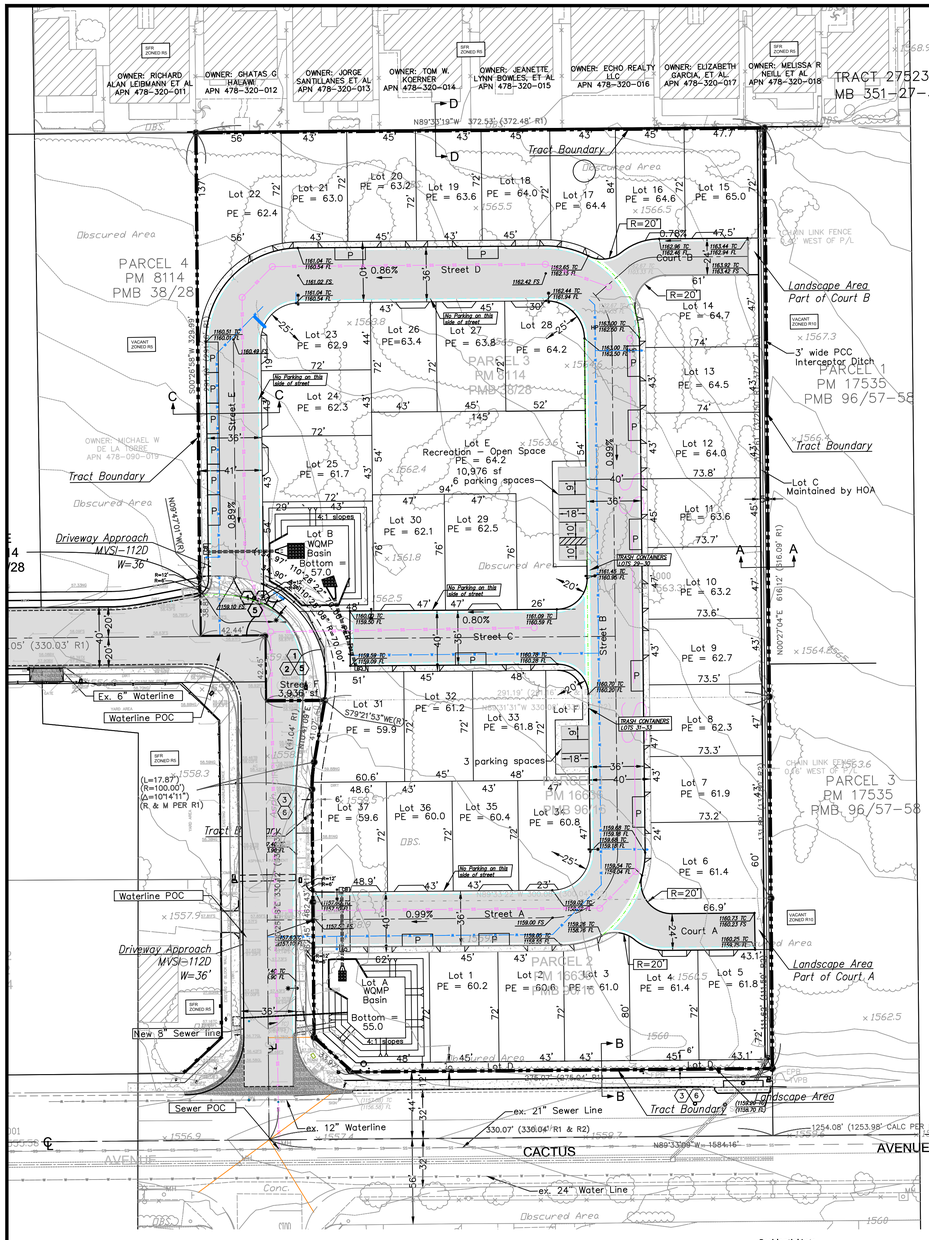
MARK REVISIONS APPR. DATE

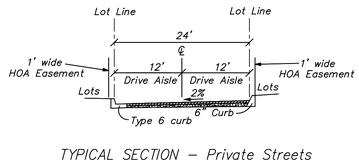
PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021 / TTM 37858
OFFSITE
Bradshaw Circle Improvements
City of Moreno Valley
CALIFORNIA

DATE May 14, 2025
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 2 OF 2

PRELIMINARY GRADING PLAN for TENTATIVE TRACT MAP NO. 37858





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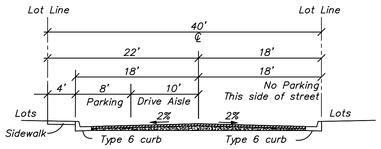

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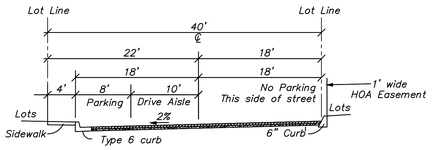

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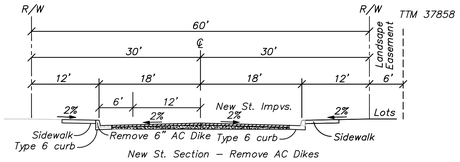
N.T.S.



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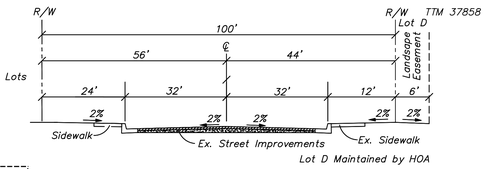
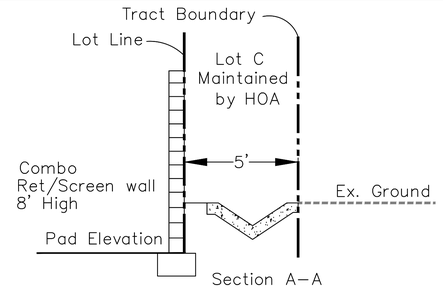
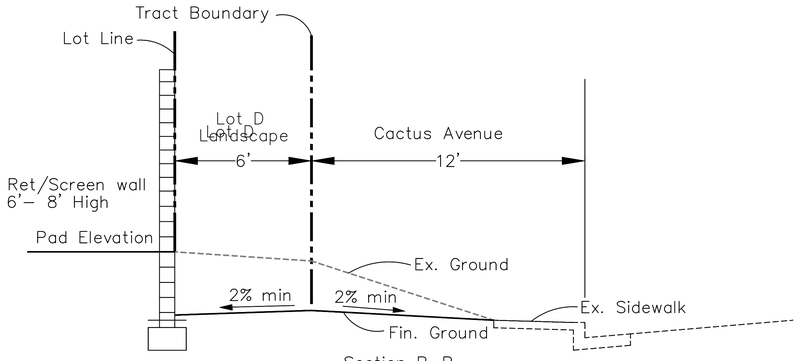


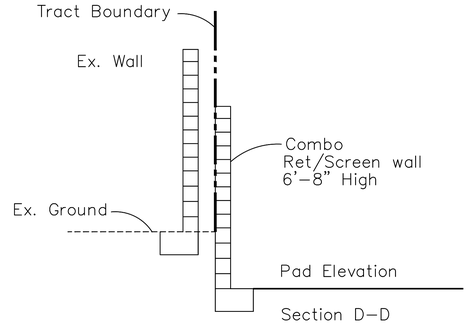
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



Section B–B



Section D–D
N.T.S

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478–090–018

PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478–090–024–2 AND 478–0909–25–3

Easement Notes

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FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

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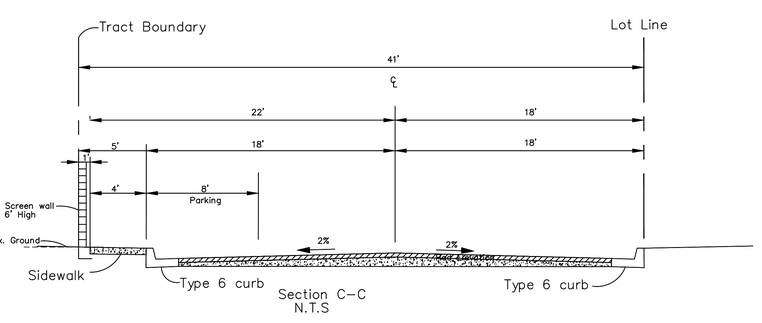
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED HEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,601sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633–8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
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ASSESSORS PARCEL NUMBERS

478–090–018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	MVU ELECTRIC
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

Residential Lots

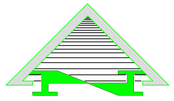
Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,047
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	47	73.3	3,447	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,572
11	45	73.7	3,321	30	47	76	3,572
12	43	73.8	3,178	31	51	72	3,974
13	43	74	3,187	32	45	72	3,240
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,309
			63,444				
Total Residential Lot Area =			**124,753**				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		**27,876**

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			**53,172**



GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

EARTHWORK QUANTITIES– RAW

CUT: 10,101 CY
FILL: 2,004 CY
EXPORT: 8,097 CY

NOTE: EARTHWORK QUANITIES ARE RAW AND UNADJUSTED FOR SHRINKAGE, SUBSIDIENCE AND STRIPPING LOSSES
:

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2024-11-20
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Preliminary Grading Plan
City of Moreno Valley
California

DATE Nov. 20, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

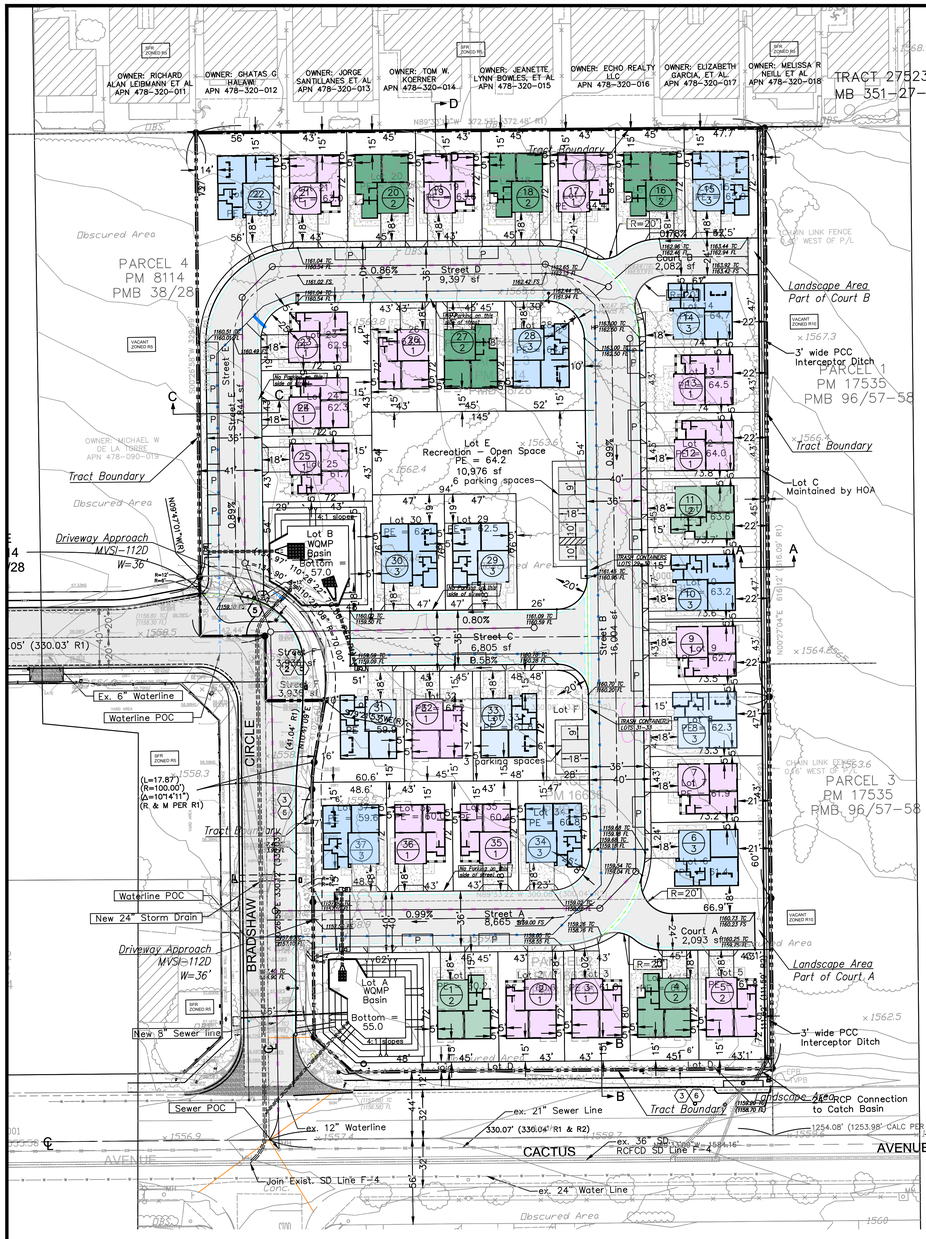
LEGAL DESCRIPTION:

PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3



8/3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

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PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
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25 ONSITE PARKING SPACES

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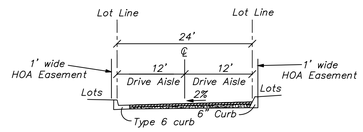
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

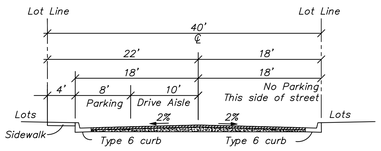
HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE SEWER AND WATER
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE

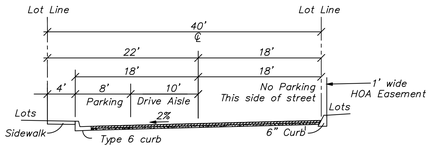
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



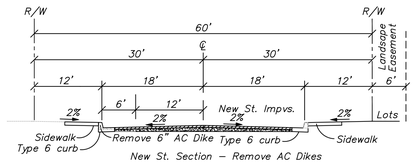
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.

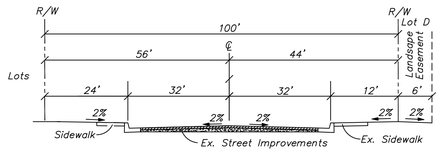


TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.

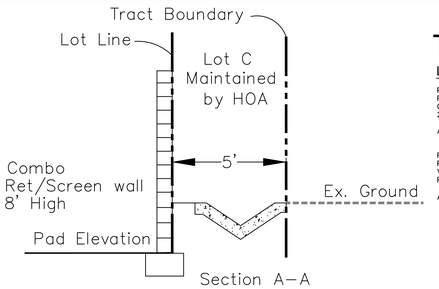


New St. Section – Remove AC Dikes

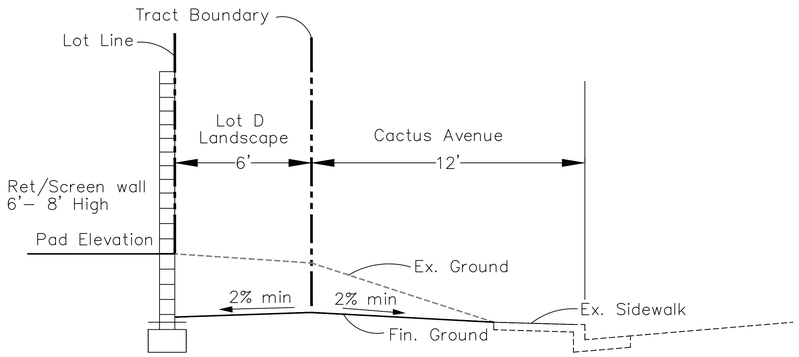
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.

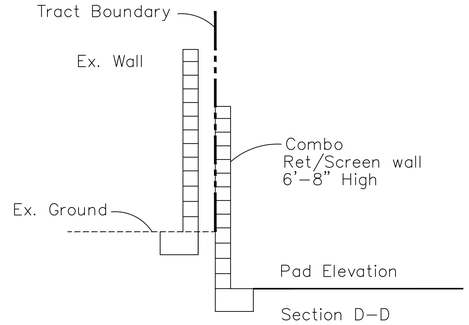


TYPICAL SECTION
CACTUS AVE
N.T.S.

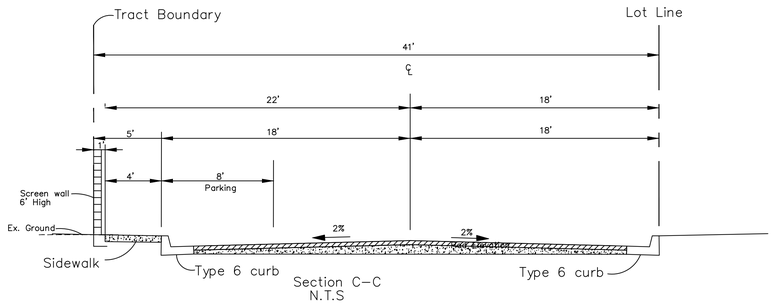


Section A–A
N.T.S





Section D–D
N.T.S



Section C–C
N.T.S

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers — 2024-11-20
Robert M. Beers — RCE 39405, Expires 12-31-25 — Date

REGISTERED PROFESSIONAL ENGINEER — ROBERT MARK BEERS — RMB — No. 39405 Exp. 12-31-25 — CIVIL — STATE OF CALIFORNIA

FIELD BOOK REF.			
MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Site Plan
City of Moreno Valley
CALIFORNIA

DATE Nov. 20, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

LEGAL DESCRIPTION:

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APN: 478-090-018

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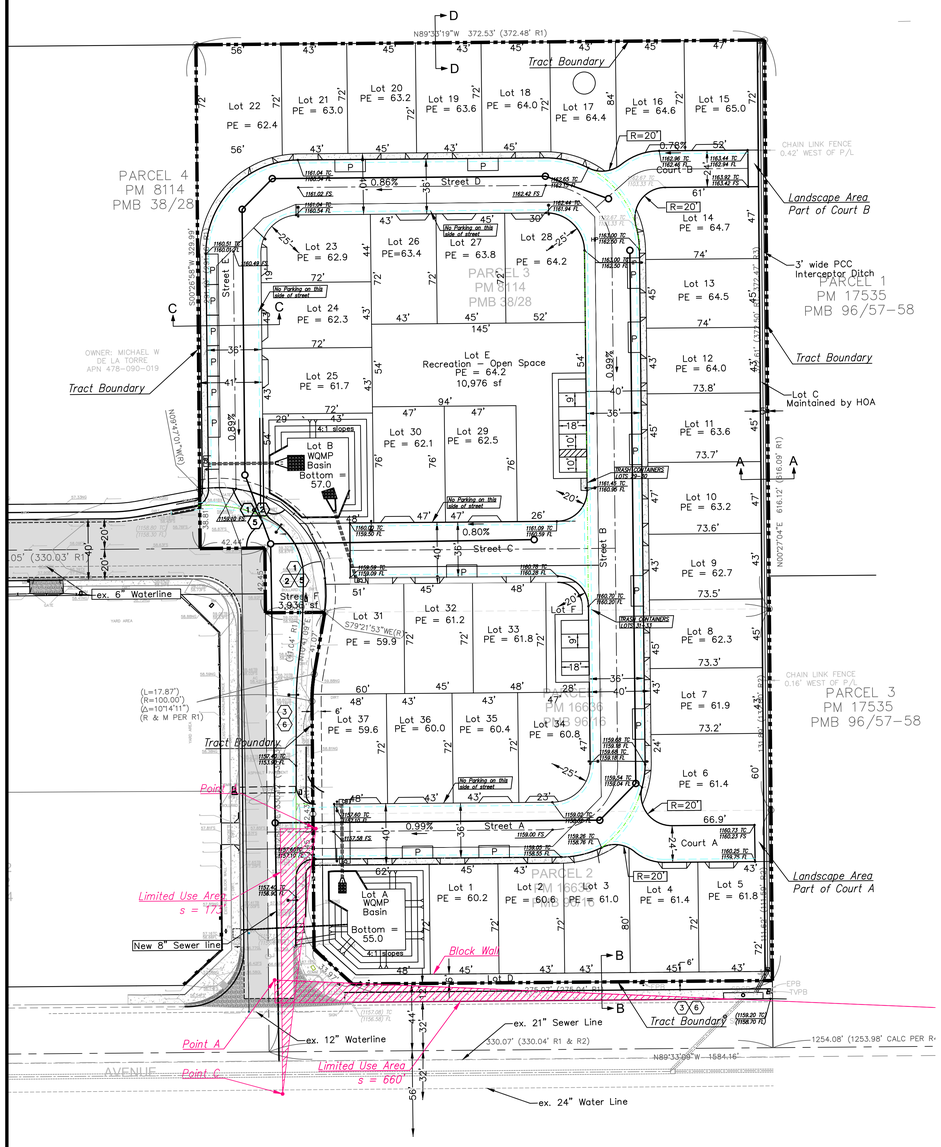

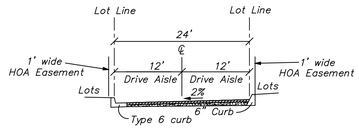

TYPICAL SECTION – Private Streets
COURTS "A" & "B"
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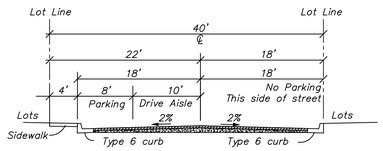
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
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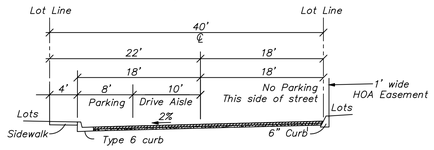

TYPICAL SECTION – PRIVATE STREET "C"
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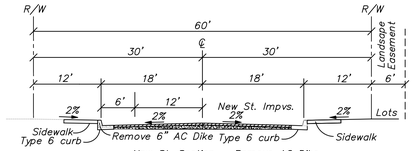

New St. Section – Remove AC Dike

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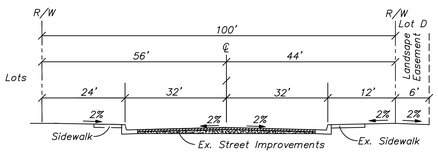

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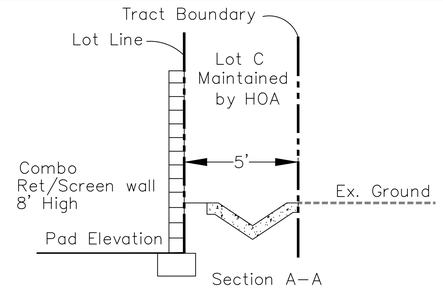
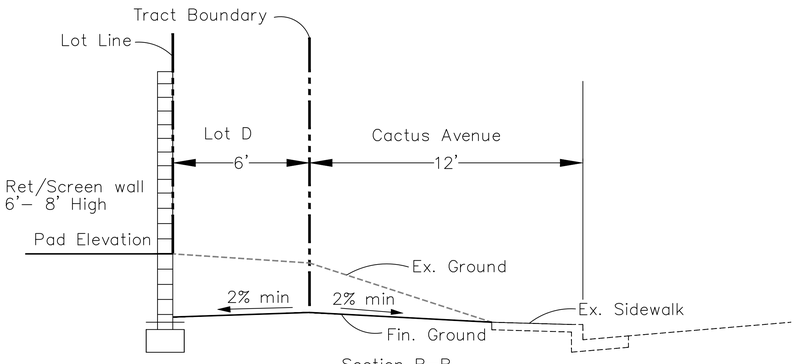
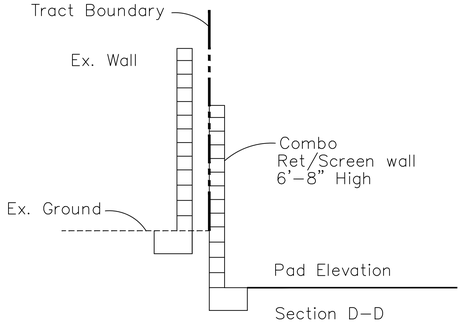


Section A–A
N.T.S



Section B–B



Section D–D
N.T.S

Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

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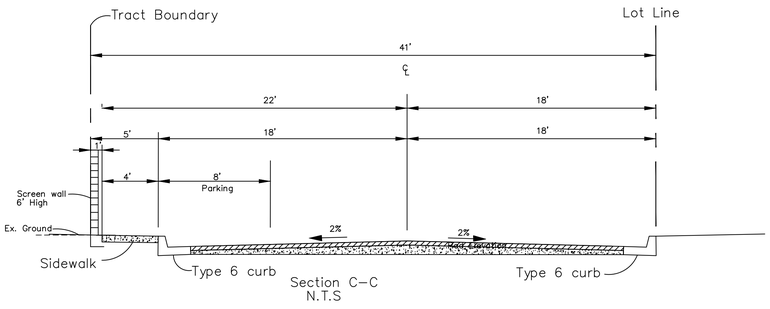

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Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EWMD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

REGISTERED PROFESSIONAL ENGINEER — ROBERT MARK BEERS — RMB No. 39405 Exp. 12-31-25 — CIVIL — STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2024-09-25
Robert M. Beers — R.C.E. 39405 Expires 12-31-25 — Date

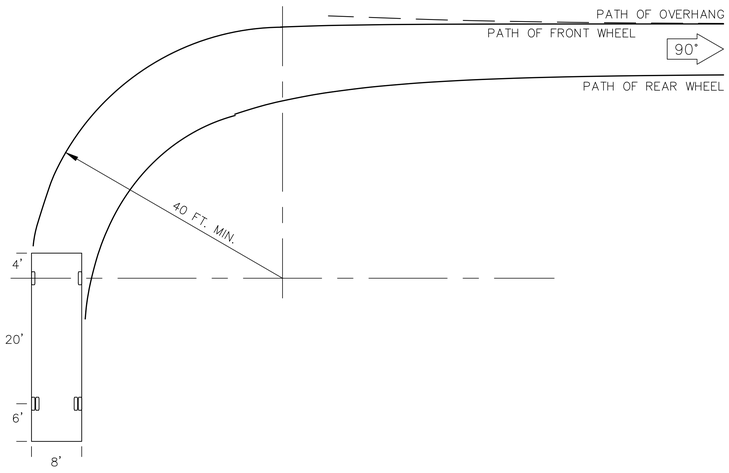
FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
Line of Sight
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE Sept. 24, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1



TURNING MOVEMENT DETAIL
N.T.S.

TENTATIVE TRACT MAP NO. 37858

OWNER: RICHARD ALAN LEIBMANN ET AL APN 478-320-011
OWNER: GHATAS G HALAWI APN 478-320-012
OWNER: JORGE SANTILLANES ET AL APN 478-320-013
OWNER: TOM W. KOERNER APN 478-320-014
OWNER: JEANETTE LYNN BOWLES, ET AL APN 478-320-015
OWNER: ECHO REALTY LLC APN 478-320-016
OWNER: ELIZABETH GARCIA, ET AL APN 478-320-017
OWNER: MELISSA R NEILL ET AL APN 478-320-018
TRACT 2752 MB 351-27
OWNER: MICHAEL W DE LA TORRE APN 478-090-019
PARCEL 4 PM 8114 PMB 38/28
PARCEL 1 PM 17535 PMB 96/57-58
PARCEL 3 PM 17535 PMB 96/57-58
PARCEL 3 PM 16636 PMB 196/16
PARCEL 2 PM 16636 PMB 196/16
PARCEL 1 PM 11822 PMB 55/84
PARCEL 2 PM 11822 PMB 55/84
LOT E PM 8114 PMB 38/28
BRADSHAW CIRCLE
CACTUS AVENUE
Tract Boundary
Obscured Area
Lot 22 PE = 62.4
Lot 21 PE = 63.0
Lot 20 PE = 63.2
Lot 19 PE = 63.6
Lot 18 PE = 64.0
Lot 17 PE = 64.4
Lot 16 PE = 64.6
Lot 15 PE = 65.0
Lot 14 PE = 64.7
Lot 13 PE = 64.5
Lot 12 PE = 64.0
Lot 11 PE = 63.6
Lot 10 PE = 63.2
Lot 9 PE = 62.7
Lot 8 PE = 62.3
Lot 7 PE = 61.9
Lot 6 PE = 61.4
Lot 23 PE = 62.9
Lot 24 PE = 62.3
Lot 25 PE = 61.7
Lot 26 PE=63.4
Lot 27 PE = 63.8
Lot 28 PE = 64.2
Lot 29 PE = 62.5
Lot 30 PE = 62.1
Lot 31 PE = 59.9
Lot 32 PE = 61.2
Lot 33 PE = 61.8
Lot 34 PE = 60.8
Lot 35 PE = 60.4
Lot 36 PE = 60.0
Lot 37 PE = 59.6
Lot 1 PE = 60.2
Lot 2 PE = 60.6
Lot 3 PE = 61.0
Lot 4 PE = 61.4
Lot 5 PE = 61.8
Lot E Recreation – Open Space PE = 64.2 11,443 sf
Lot F
Lot A WQMP Basin Bottom = 55.0 4:1 slopes
Lot B WQMP Basin Bottom = 57.0 4:1 slopes
Street B
Street C
Street D
Street E
Court A
Court B
R=20'
No Parking on this side of street
TRASH CONTAINERS LOTS 29-50
TRASH CONTAINERS LOTS 31-37
Landscape Area Part of Court B
Landscape Area Part of Court A
3' wide PCC Interceptor Ditch
Lot C Maintained by HOA
CHAIN LINK FENCE 0.6' WEST OF P/L
3 parking spaces
Trash Truck
ex. 12" Waterline
ex. 21" Sewer Line
ex. 24" Water Line
N89°33'19"W 372.53' (372.48' R1)
S89°34'04"E 330.05' (330.03' R1)
N89°33'22"W 330.06' (330.03' R1)
N89°33'09"W 1584.16'
N00°25'58"E 330.07' (330.03' R1)
N00°27'04"E 616.12' (616.09' R1)
S00°25'58"W 330.09' (330.03' R1)
N89°47'01"W(R)
S79°21'53"WE(R)
(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)
L=134.90'
Δ=110°25'06" R=70.00'
0.78%
0.86%
0.89%
0.99%
0.80%
1001
1559.36

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2024-09-25
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

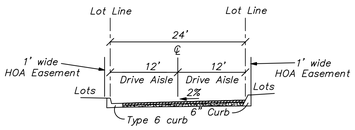
MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

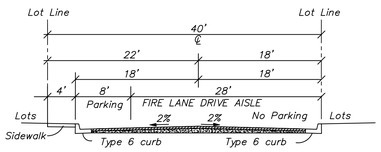
PEN24-0021
TTM 37858
Turning Movement Exhibit
City of Moreno Valley
CALIFORNIA

DATE Sept. 24, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

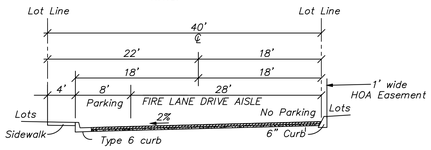
TENTATIVE TRACT MAP NO. 37858



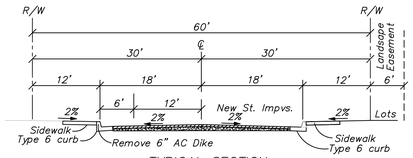
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



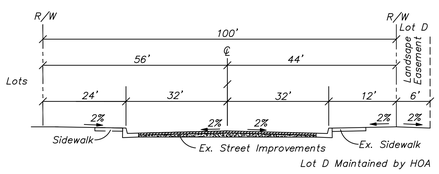
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



TYPICAL SECTION
CACTUS AVE
N.T.S.

FIRE LANE ACCESS ROADS
STREET A
STREET B
STREET C
STREET D
STREET E

LEGEND

FIRE ACCESS LANE
26' WIDE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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Robert M Beers 2024-10-24
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RME No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
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1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
FIRE ACCESS LANE EXHIBIT
City of Moreno Valley
CALIFORNIA

DATE Oct. 24, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

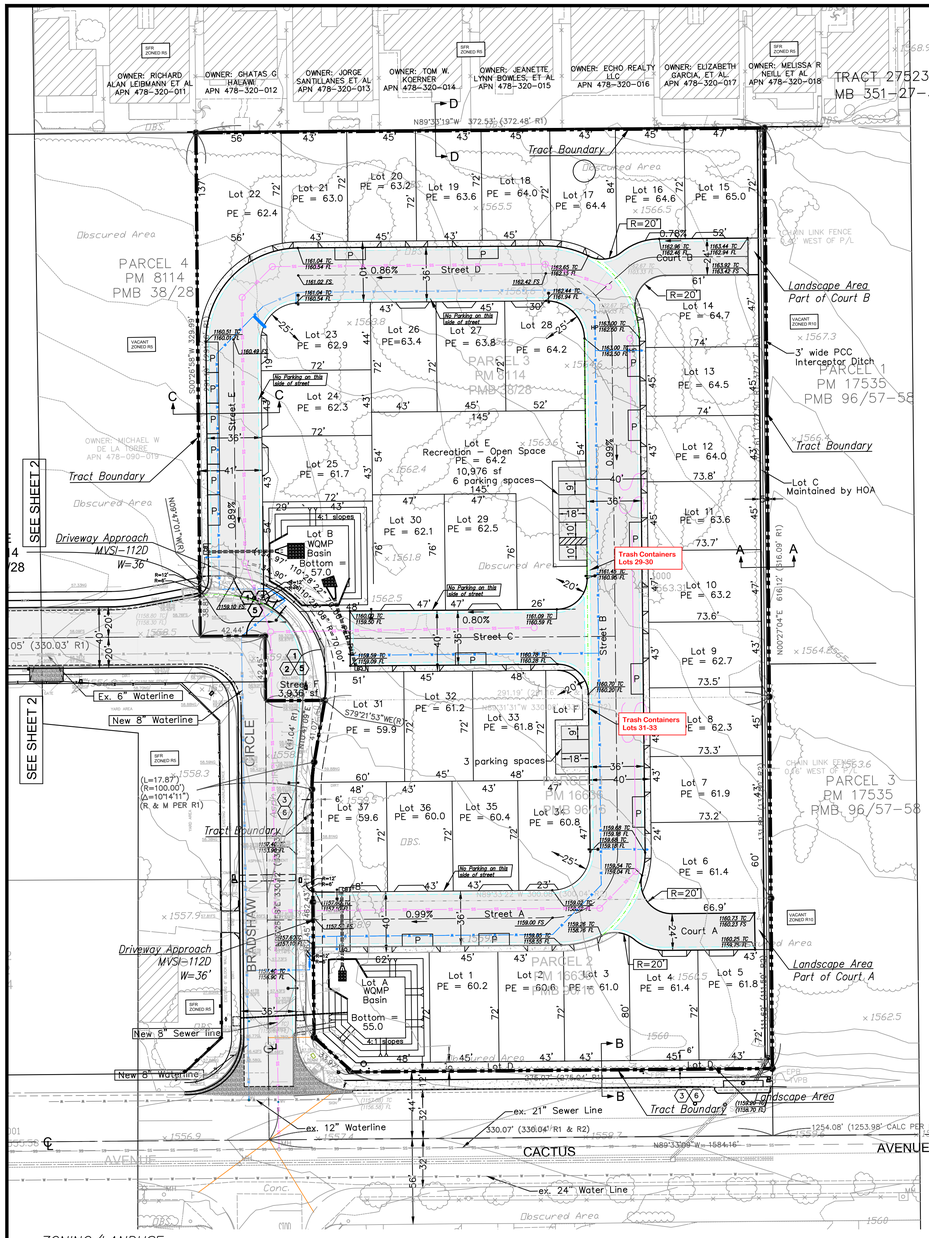
LEGAL DESCRIPTION:

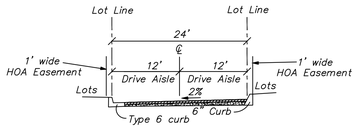
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

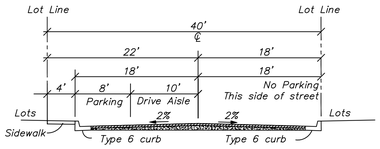
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

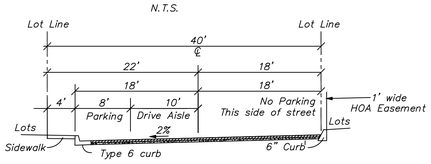




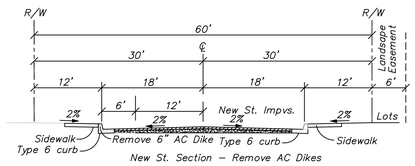
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



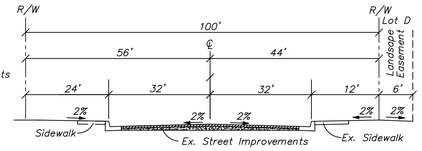
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.

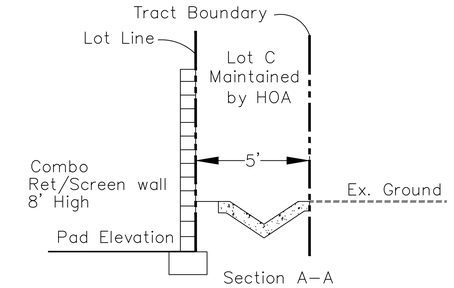


New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.

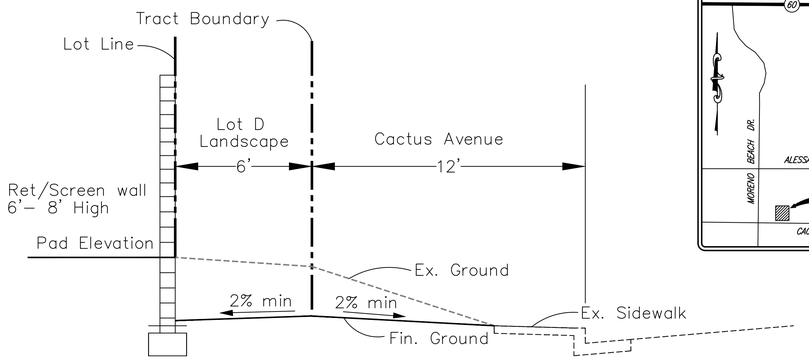


Lot D Maintained by HOA

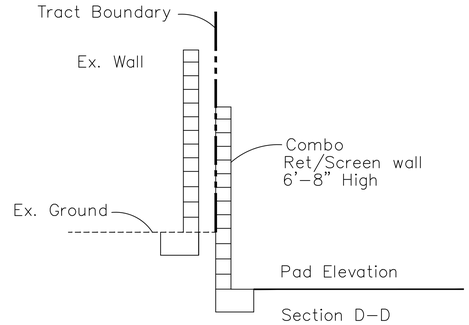
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



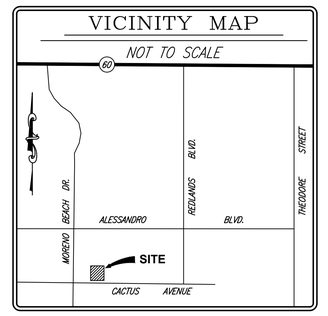
Section B–B



Section D–D
N.T.S

VICINITY MAP

NOT TO SCALE



Easement Notes

1. AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

2. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

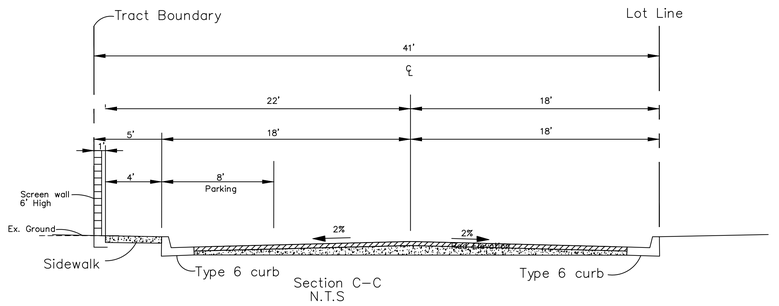
3. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	VACANT
PROPOSED LANDUSE:	SINGLE FAMILY – R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,061 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT
	Existing Water Line
	Existing Sewer Line
	Proposed Water Line
	Proposed Sewer Line

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

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ATT: Roger Hobbs
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ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS
SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

NOTE: ONSITE SEWER & WATER IMPROVEMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS
HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

FIRE DEPARTMENT

ONSITE WATER SYSTEM IS PRIVATE
HOA RESPONSIBLE FOR ANNUAL MAINTENANCE AND REPORTING AS REQUIRED BY NFPA 23 AND THE CC&RS

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–112D–0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–111C–1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,040
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	45	73.3	3,303	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,571
11	45	73.7	3,321	30	47	76	3,571
12	43	73.8	3,178	31	51	72	3,974
13	45	74	3,332	32	45	72	3,096
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,156
			63,445				
Total Residential Lot Area =			124,601				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		27,876

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			53,172

Street C - Trash Container Pickup Location

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

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Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

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1428 E. Chapman Avenue
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PHONE: (714) 633-8100

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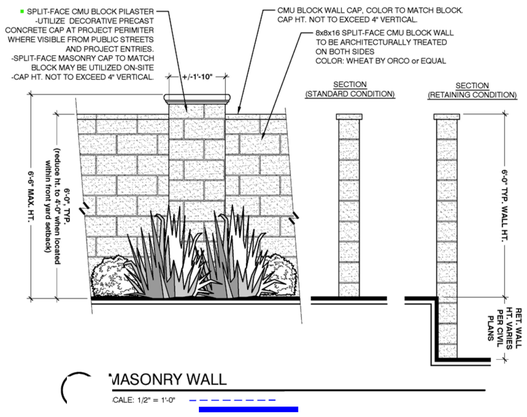
CHECKED BY R.M.B.
SHEET 1 OF 2

HOA Maintenance Responsibility Exhibit
Tract 37858

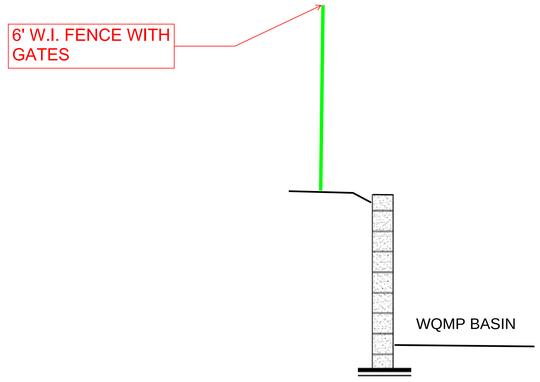


MASONRY WALL
SCALE: 1/2" = 1'-0"

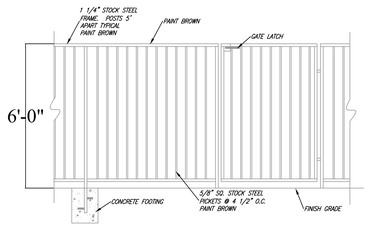
COMBO RETAINING/BLOCK WALL

WALL PLAN KEY	
	SYMBOL
5' HIGH TAN VINYL FENCE	
6' HIGH MASONRY BLOCK WALLS (TYP. THROUGHOUT)	
5' HIGH TAN VINYL GATE	
6' W.I. FENCE WITH GATE	
COMBO RETAINING/BLOCK WALL	
WQMP BASIN WALLS	

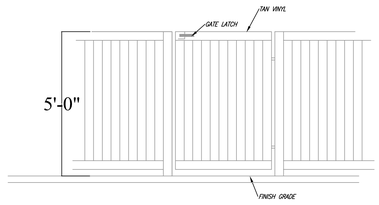
6' W.I. FENCE WITH GATES



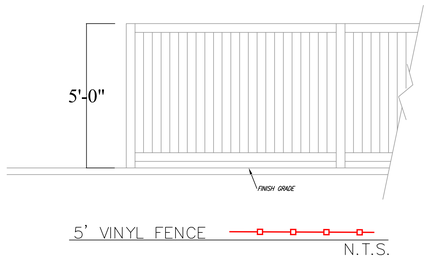
WQMP BASIN RETAINING WALL
N.T.S.



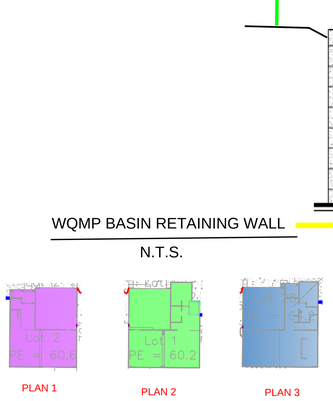
6' W.I. FENCE WITH ACCESS GATE
N.T.S.



5' VINYL GATE
N.T.S.



5' VINYL FENCE
N.T.S.

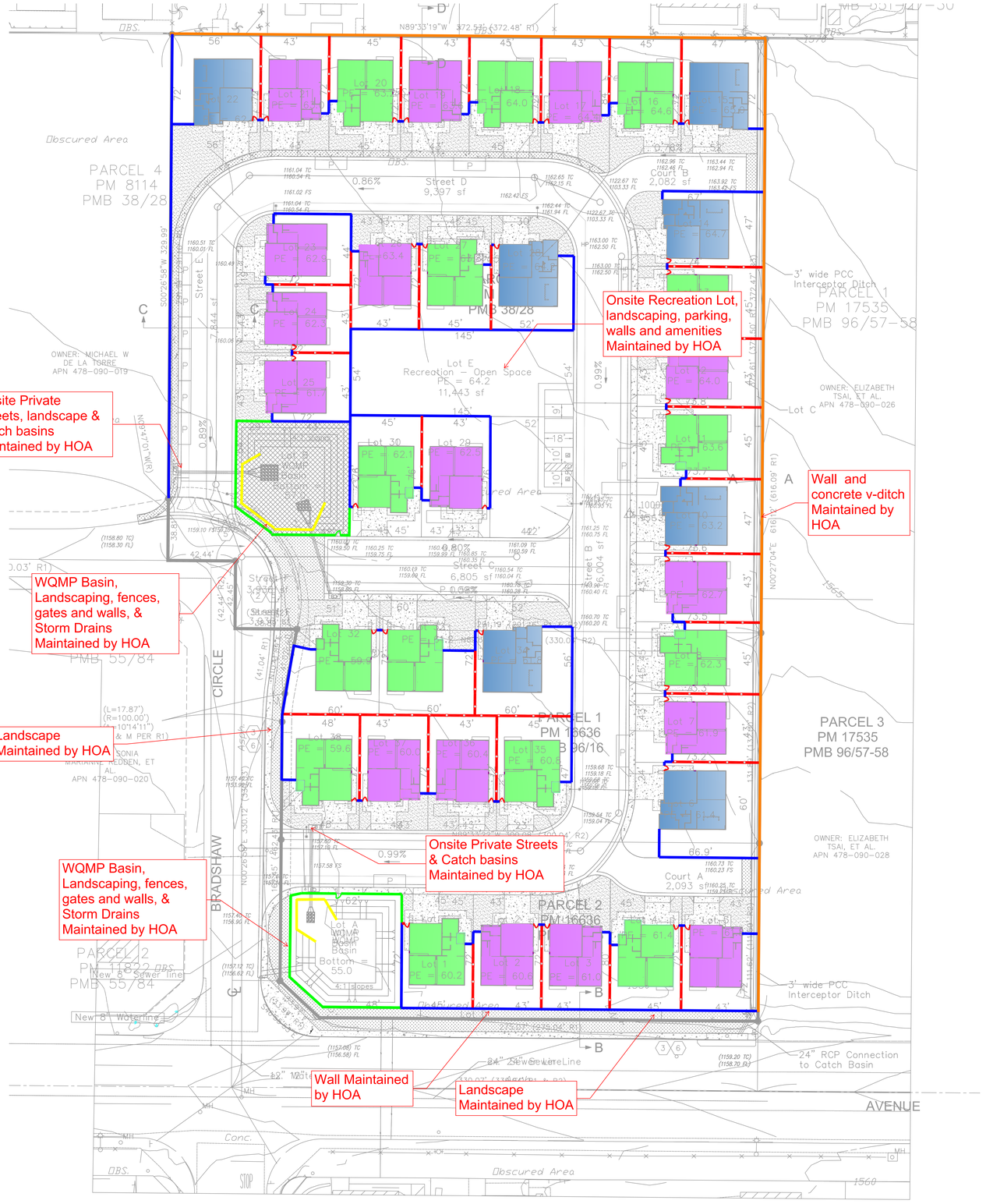


Note:

Front yards maintained by individual homeowners

Landscaping along Bradshaw Circle and Cactus Avenue frontage shall be maintained by the HOA

Vicinity Map N.T.S.



SINGLE FAMILY RESIDENTIAL DEVELOPMENT
TENTATIVE TRACT MAP 37858
CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA

WALL PLAN

0' 30' 60' 75' 90'

Developer:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
714-633-8100

Engineer:
Robert Beers
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
951-317-2041

September 20, 2021 Landscape Concept Plan Sheet 2

BGE Landscape DESIGN
Serving Southern California
626.523.1807
bryan.eide@gmail.com

TENTATIVE TRACT MAP NO. 37858

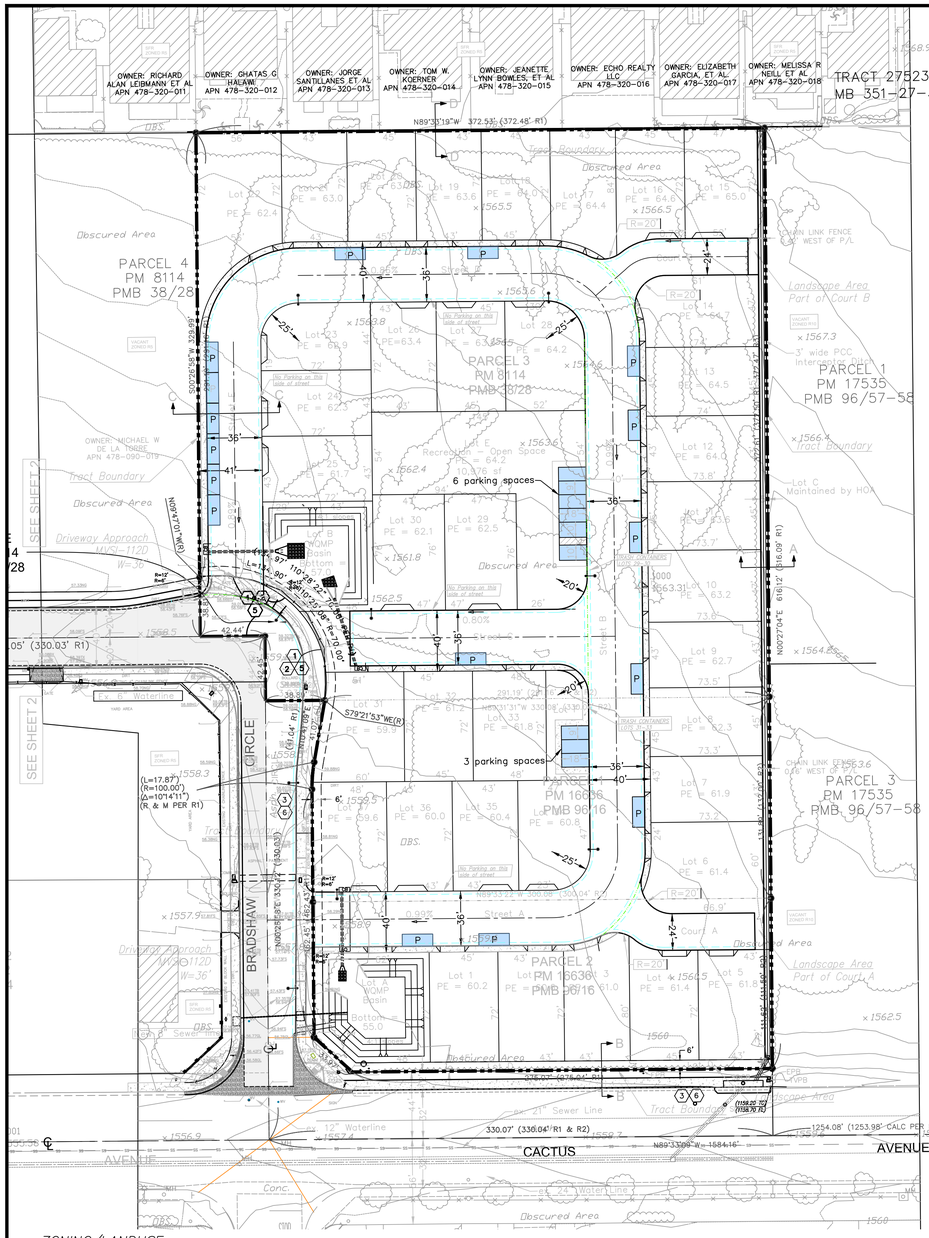
LEGAL DESCRIPTION:

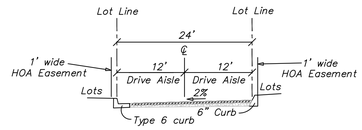
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

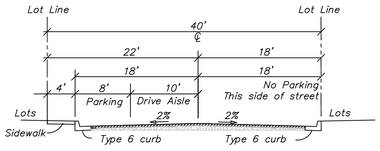
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

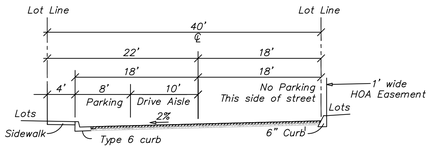




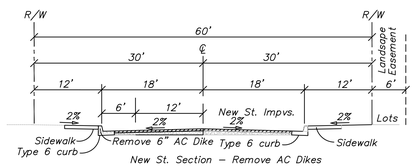
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



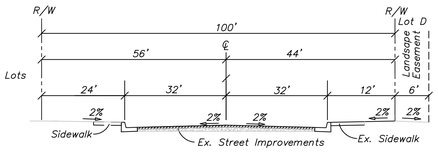
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



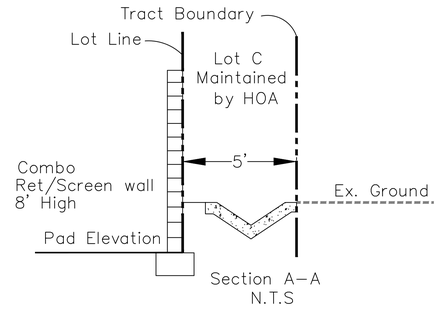
TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



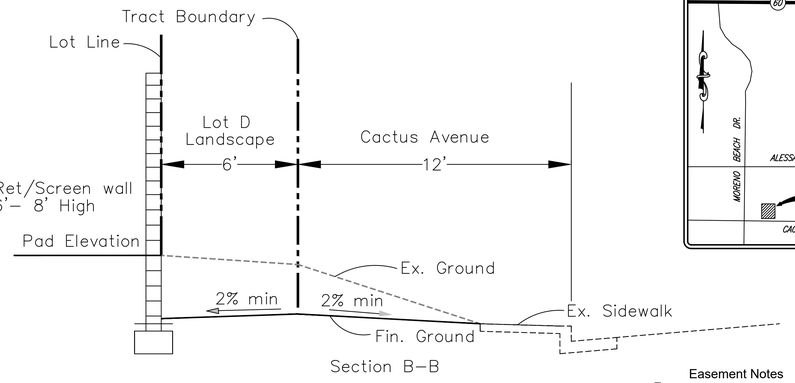
New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
SEE SHEET 2 FOR BRADSHAW CIRCLE EAST – WEST SECTION
N.T.S.



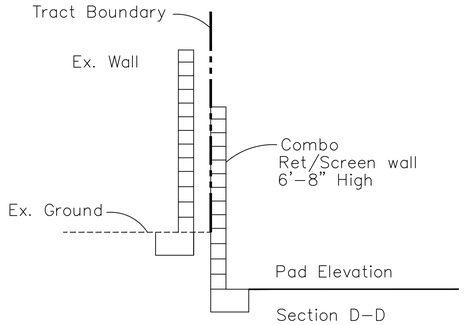
TYPICAL SECTION
CACTUS AVE
N.T.S.



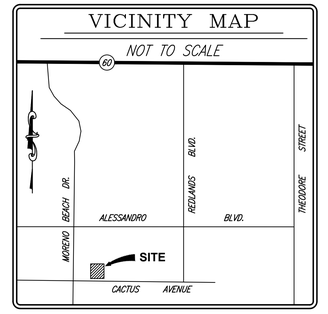
Section A–A
N.T.S



Section B–B



Section D–D
N.T.S



Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

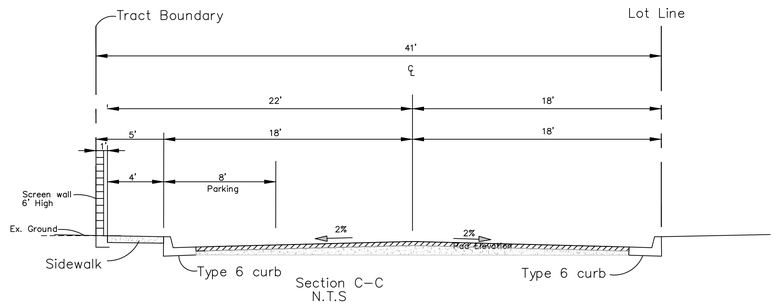
(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	VACANT
PROPOSED LANDUSE:	SINGLE FAMILY – R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,061 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

NOTE: ONSITE SEWER & WATER IMPROVEMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

FIRE DEPARTMENT

ONSITE WATER SYSTEM IS PRIVATE
HOA RESPONSIBLE FOR ANNUAL MAINTENANCE AND REPORTING AS REQUIRED BY NFPA 23 AND THE CC&RS

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-112D-0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-111C-1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2024-09-25
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

FIELD BOOK REF.			
MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Parking Exhibit
City of Moreno Valley
CALIFORNIA

DATE Sept. 17, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 37858

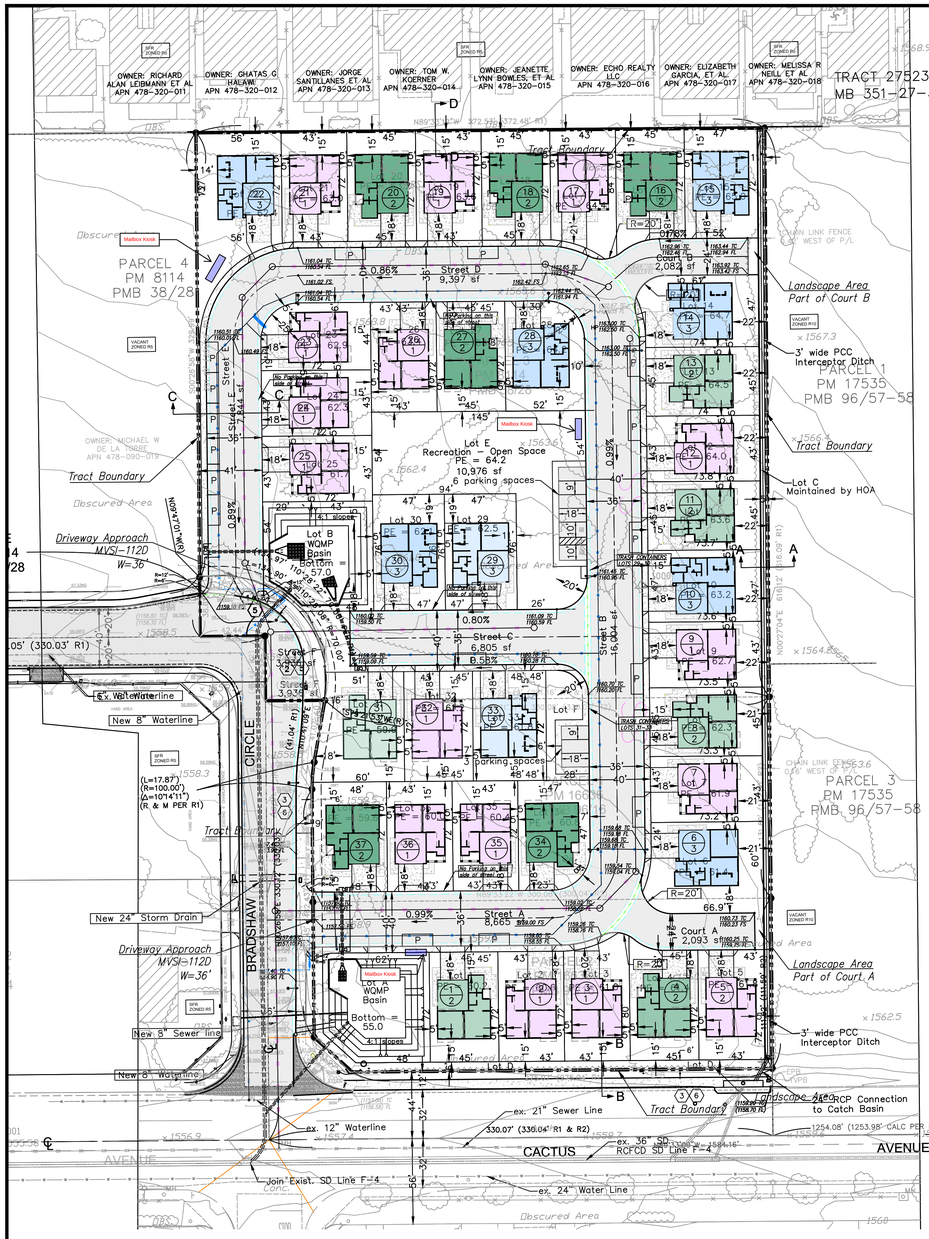
LEGAL DESCRIPTION:

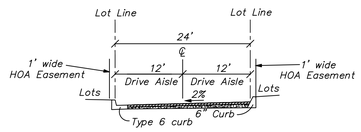
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

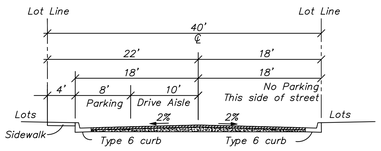
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

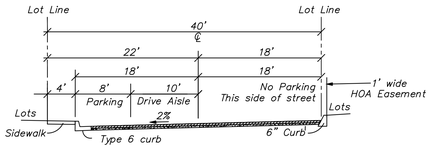




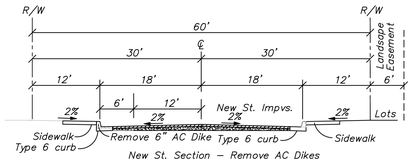
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



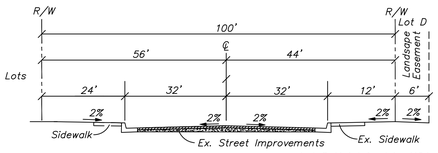
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



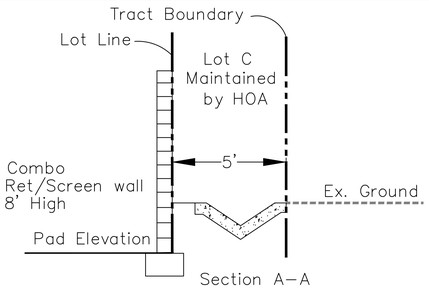
TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



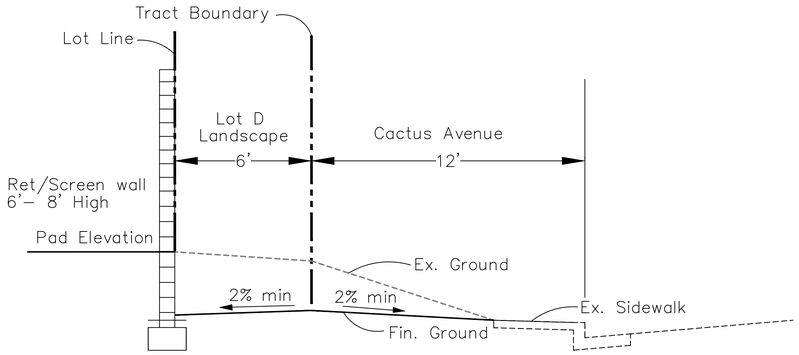
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.

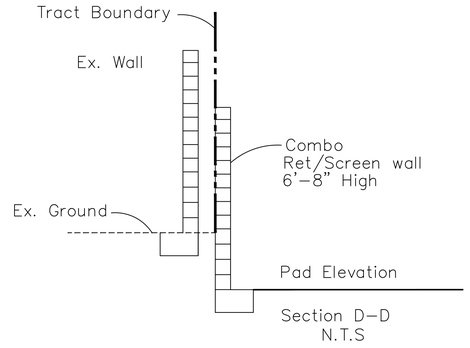


TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S





Section D–D
N.T.S

Plan 1 Plan 2 Plan 3

8 / 3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
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STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE

DEVELOPER/BUILDER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE SEWER AND WATER
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Preliminary Location for
Mailbox Kiosks
Final Locations subject to USPS
review and approval

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2024-09-24
Robert M. Beers RCE 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE July 30, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

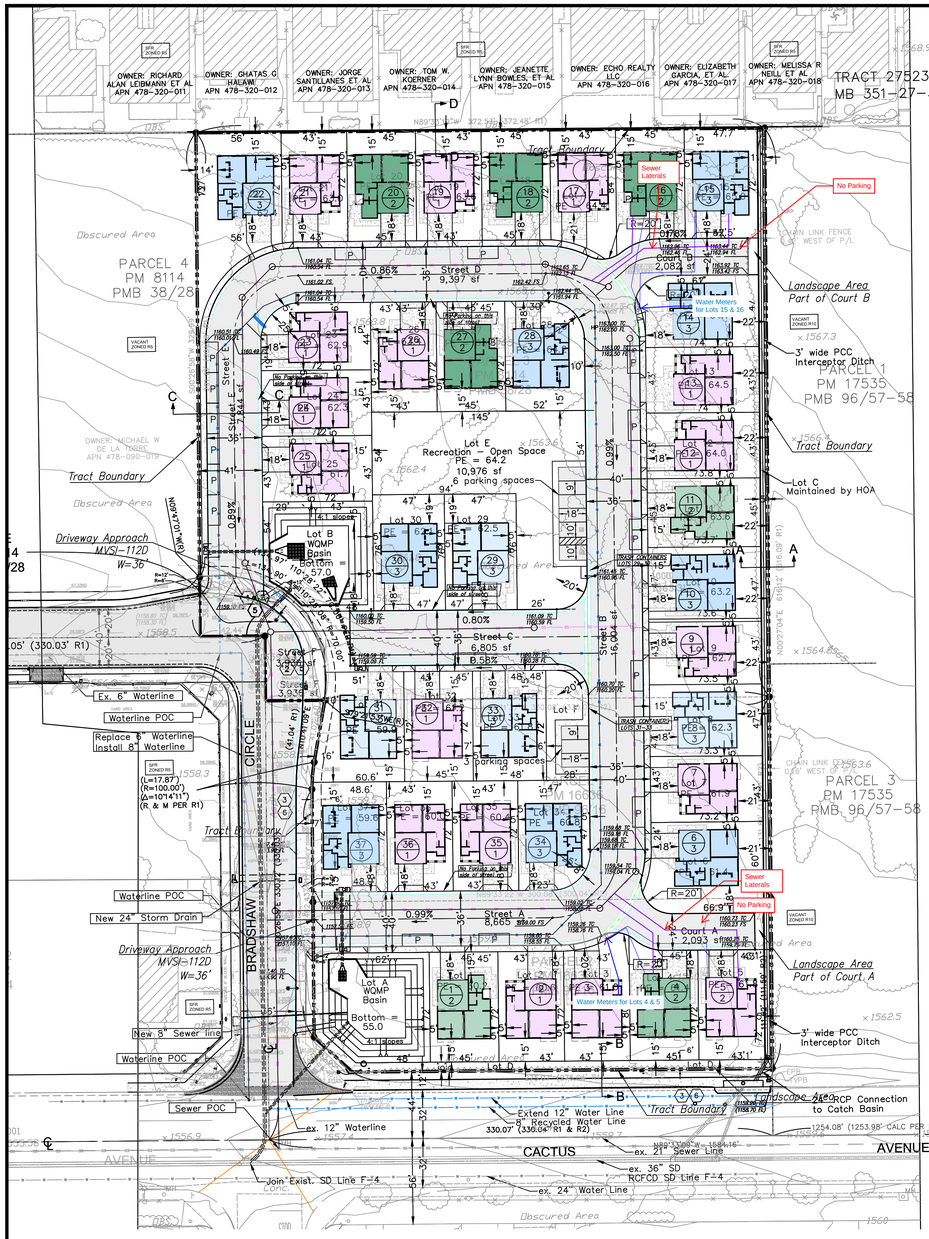
LEGAL DESCRIPTION:

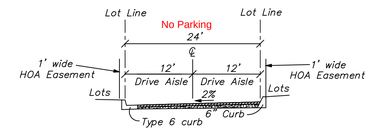
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

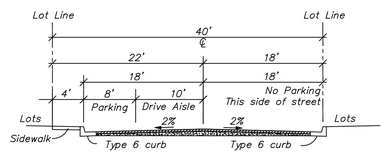
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

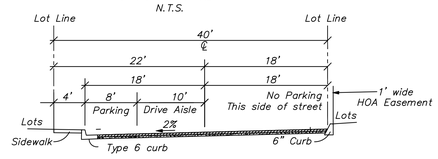




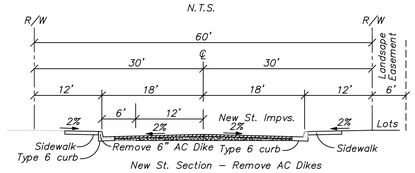
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
Private Water & Sewer
3" AC over 6" AB
N.T.S.



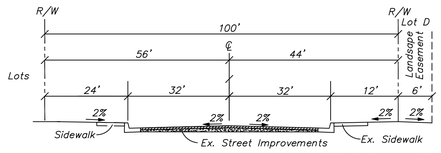
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



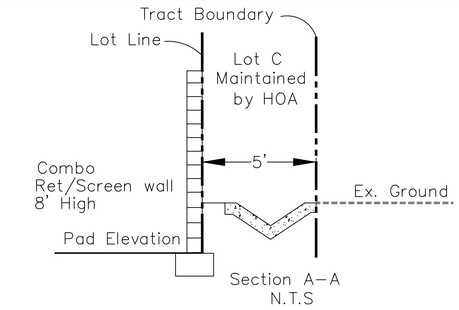
TYPICAL SECTION – PRIVATE STREET "C"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



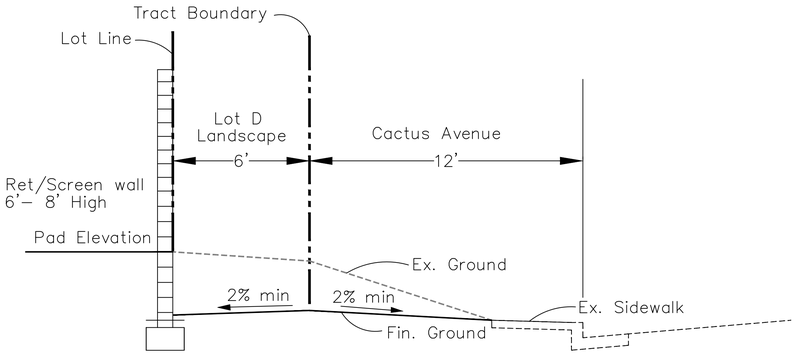
New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
N.T.S.

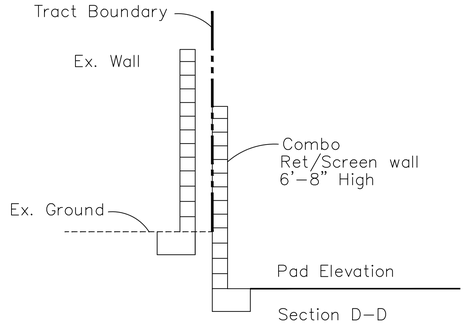


TYPICAL SECTION
CACTUS AVE
N.T.S.

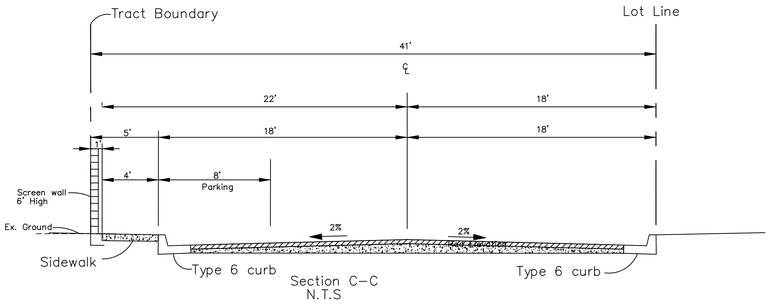


Section A–A
N.T.S





Section D–D
N.T.S



Section C–C
N.T.S

8 / 3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,601 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE

DEVELOPER/BUILDER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE SEWER AND WATER
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Water Meter Locations for Courts A & B
Sewer Lateral Locations for Courts A & B
No Parking Allowed on Courts A & B
2025-06-09

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RM8 No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2025-05-14
Robert M. Beers RCE 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Site Plan
City of Moreno Valley
CALIFORNIA

DATE May 15, 2025
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

BRADSHAW COLLECTION

AN RC HOBBS COMMUNITY

RC HOBBS COMPANIES

DESIGN TEAM

IDEARC ARCHITECTURE & PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

ROBERT BEERS
8175 LIMONITE AVENUE, SUITE E
JARUPA VALLEY, CA 92509
951.317.2041

DEVELOPMENT TEAM

RC HOBBS
1428 E CHAPMAN AVE
ORANGE, CA 92866
714.633.8100

ROGER HOBBS
JEFF MOORE

VICINITY MAP

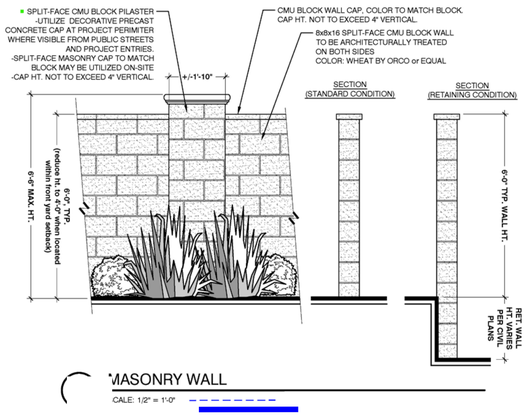
PROJECT INFO

37 SINGLE FAMILY DETACHED LOTS
V-B CONSTRUCTION
13D FIRE SPRINKLERS

SHEET INDEX

A01 PLAN 1 - FLOOR PLAN
A02 PLAN 1 - 'A' ELEVATION
A03 PLAN 1 - 'B' ELEVATION
A04 PLAN 1 - 'C' ELEVATION
A05 PLAN 1 - ROOF
A06 PLAN 2 - FLOOR PLAN
A07 PLAN 2 - 'A' ELEVATION
A08 PLAN 2 - 'B' ELEVATION
A09 PLAN 2 - 'C' ELEVATION
A10 PLAN 2 - ROOF
A11 PLAN 3 - FLOOR PLAN
A12 PLAN 3 - 'A' ELEVATION
A13 PLAN 3 - 'B' ELEVATION
A14 PLAN 3 - 'C' ELEVATION
A15 PLAN 3 - ROOF

HOA Maintenance Responsibility Exhibit
Tract 37858

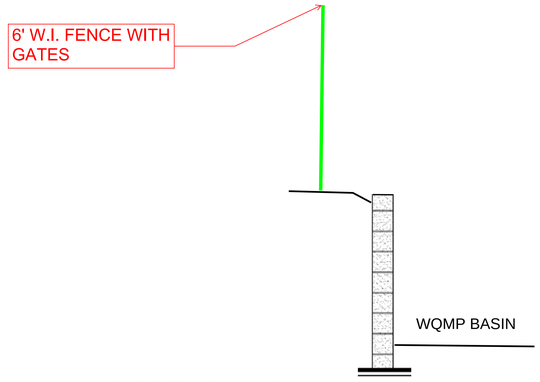


MASONRY WALL
SCALE: 1/2" = 1'-0"

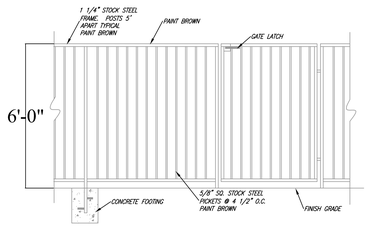
COMBO RETAINING/BLOCK WALL

WALL PLAN KEY	
	SYMBOL
5' HIGH TAN VINYL FENCE	
6' HIGH MASONRY BLOCK WALLS (TYP. THROUGHOUT)	
5' HIGH TAN VINYL GATE	
6' W.I. FENCE WITH GATE	
COMBO RETAINING/BLOCK WALL	
WQMP BASIN WALLS	

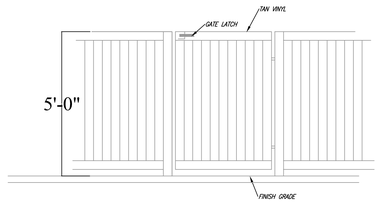
6' W.I. FENCE WITH GATES



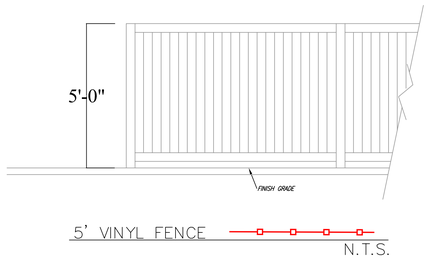
WQMP BASIN RETAINING WALL
N.T.S.



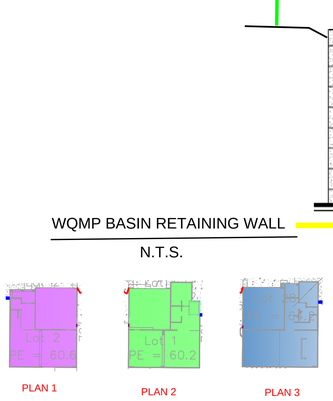
6' W.I. FENCE WITH ACCESS GATE
N.T.S.



5' VINYL GATE
N.T.S.



5' VINYL FENCE
N.T.S.

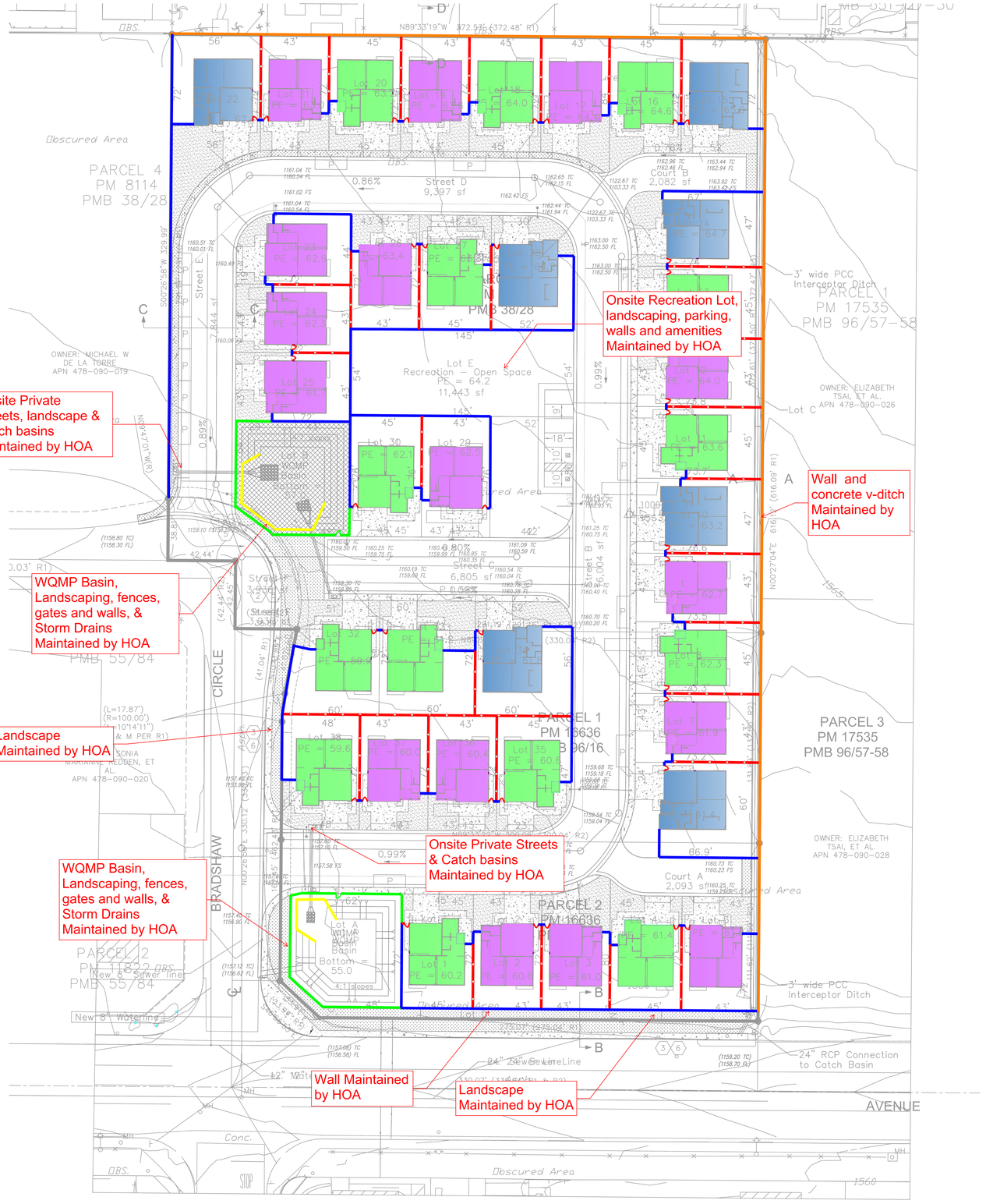


Note:

Front yards maintained by individual homeowners

Landscaping along Bradshaw Circle and Cactus Avenue frontage shall be maintained by the HOA

Vicinity Map N.T.S.



SINGLE FAMILY RESIDENTIAL DEVELOPMENT
TENTATIVE TRACT MAP 37858
CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA

WALL PLAN

0' 30' 60' 75' 90'

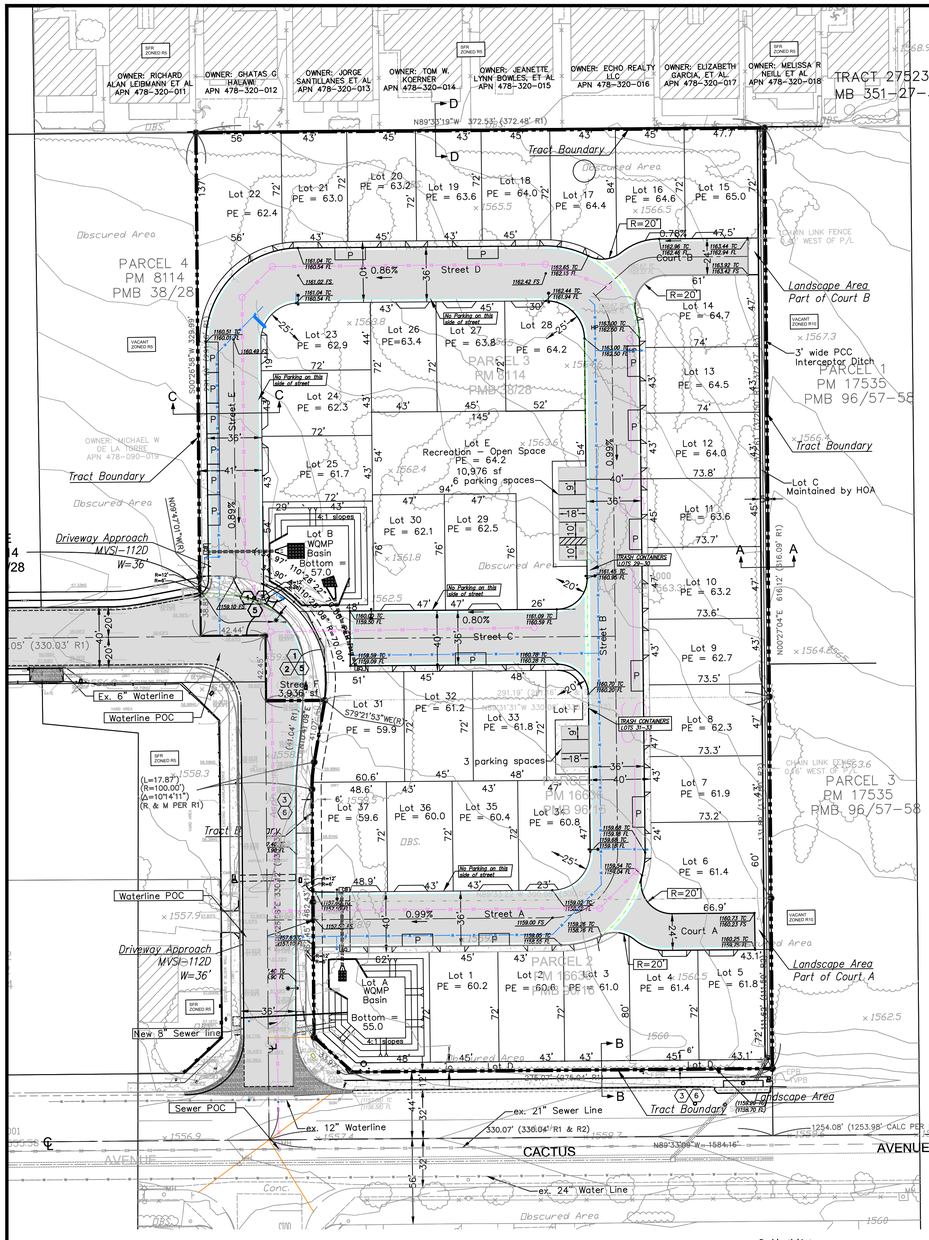
Developer:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
714-633-8100

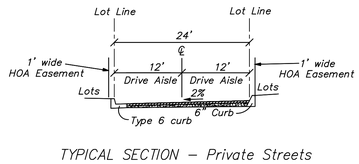
Engineer:
Robert Beers
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
951-317-2041

September 20, 2021 Landscape Concept Plan Sheet 2

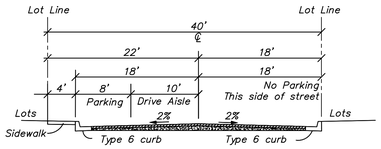
BGE Landscape DESIGN
Serving Southern California
626.523.1807
bryan.eide@gmail.com

PRELIMINARY GRADING PLAN for TENTATIVE TRACT MAP NO. 37858





TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



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"A", "B", "D" & "E"
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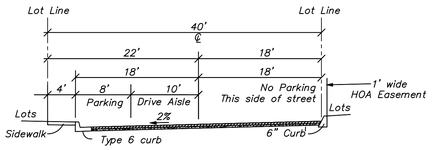
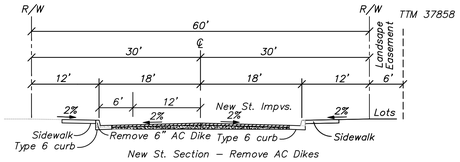
N.T.S.



TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



New St. Section – Remove AC Dikes
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BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
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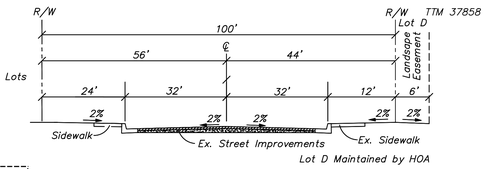
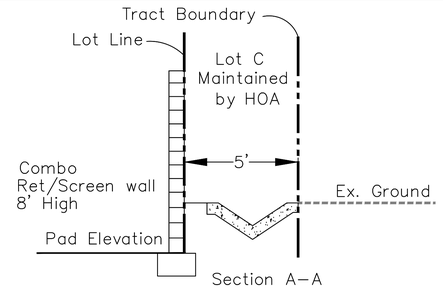
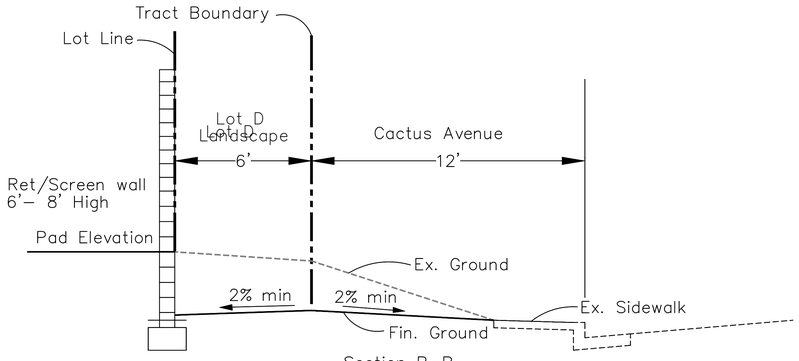


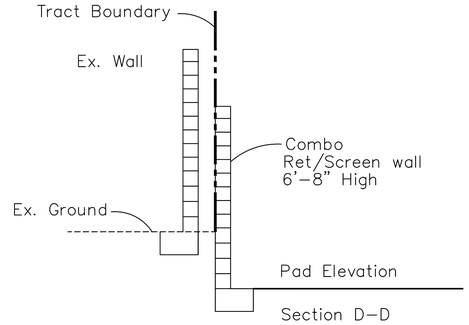
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



Section B–B



Section D–D
N.T.S

LEGAL DESCRIPTION:

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PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478–090–018

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PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478–090–024–2 AND 478–0909–25–3

Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

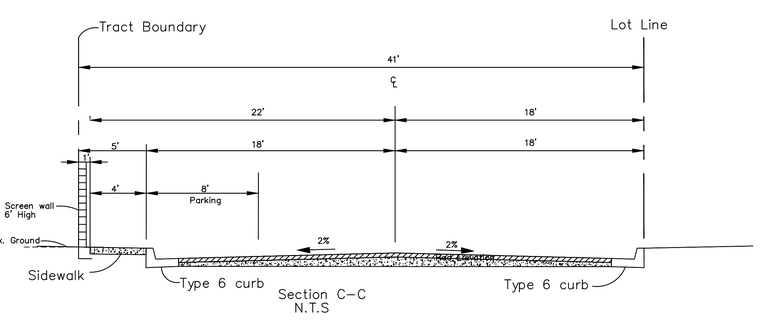
(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED HEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

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RESIDENTIAL LOT AREA = 124,601sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
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Orange, CA 92866
ATT: Roger Hobbs
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OWNER

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ASSESSORS PARCEL NUMBERS

478–090–018, 024 & 025

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WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	MVU ELECTRIC
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

Residential Lots

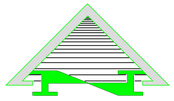
Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,047
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	47	73.3	3,447	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,572
11	45	73.7	3,321	30	47	76	3,572
12	43	73.8	3,178	31	51	72	3,974
13	43	74	3,187	32	45	72	3,240
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,309
			63,444				
Total Residential Lot Area =			**124,753**				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		**27,876**

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			**53,172**



GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

EARTHWORK QUANTITIES– RAW

CUT: 10,101 CY
FILL: 2,004 CY
EXPORT: 8,097 CY

NOTE: EARTHWORK QUANITIES ARE RAW AND UNADJUSTED FOR SHRINKAGE, SUBSIDIENCE AND STRIPPING LOSSES
:

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2024-11-20
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Preliminary Grading Plan
City of Moreno Valley
California

DATE Nov. 20, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

1B - FRENCH

3A - SPANISH

2C - TRADITIONAL

SCALE: 1/4"=1'-0"

BRADSHAW COLLECTION

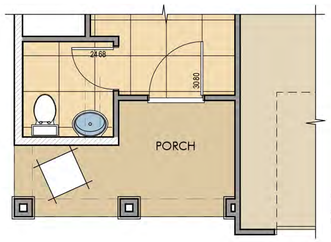
MORENO VALLEY, CA

November 11, 2024

RC HOBBS COMPANIES

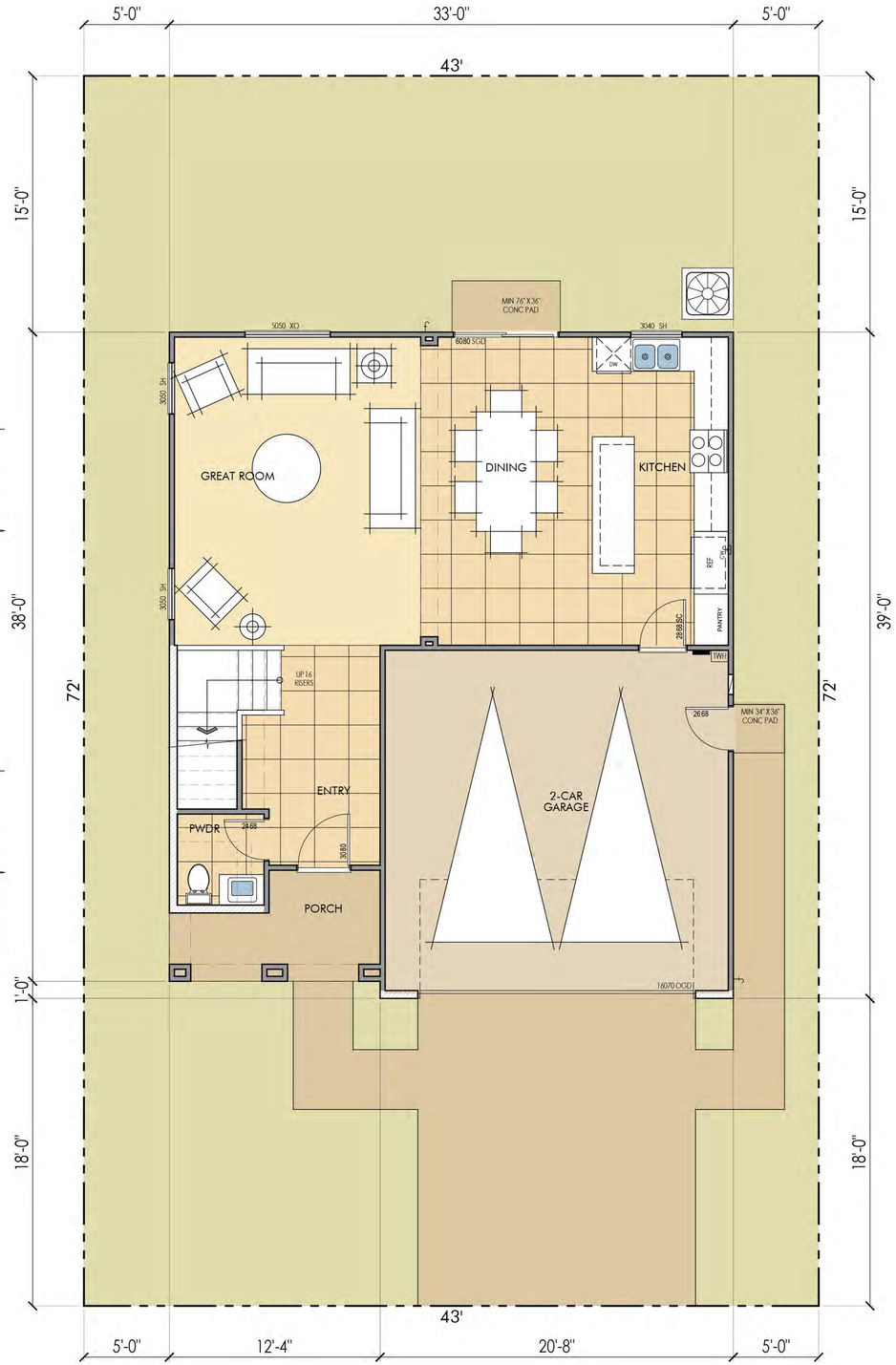
IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

UPPER FLOOR



LOWER FLOOR
(ELEVATION C)

LOWER FLOOR
(ELEVATION B)



LOWER FLOOR
(ELEVATION A)

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	792 SQ. FT.
SECOND FLOOR LIVING:	1072 SQ. FT.
TOTAL LIVING AREA:	1864 SQ. FT.
OTHER AREAS:	
GARAGE:	417 SQ. FT.
COVERED PORCH:	66 SQ. FT.

PLAN 1

SCALE: 1/4" = 1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

November 11, 2024

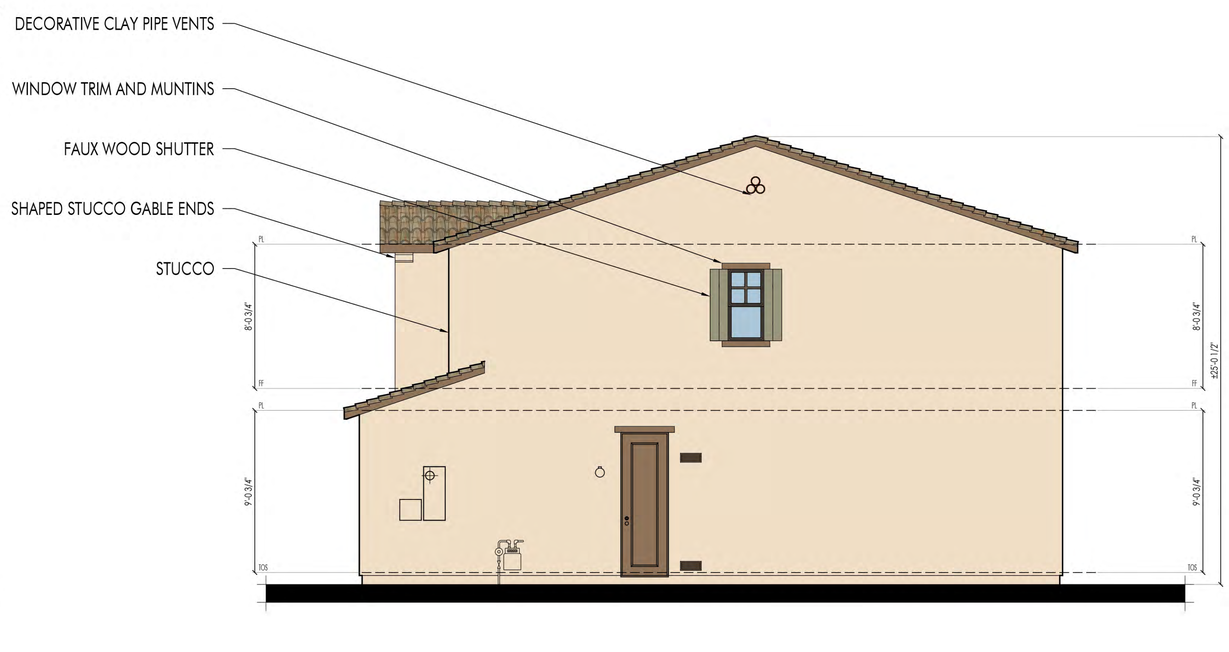
FLOOR PLAN

A01

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

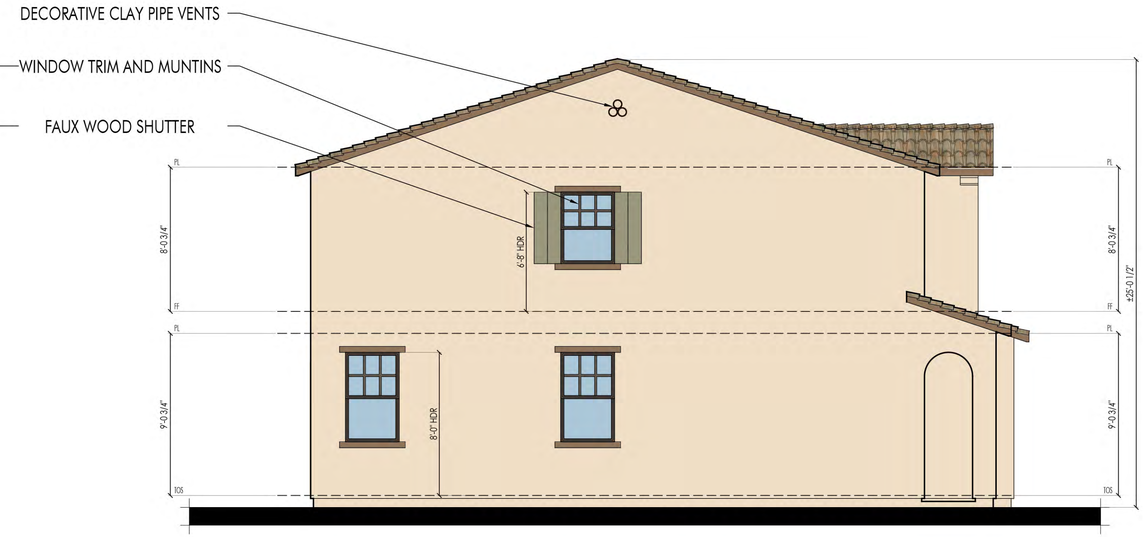
RC HOBBS COMPANIES

1A - FRONT (SPANISH)



1A - RIGHT (SPANISH)

1A - REAR (SPANISH)



1A - LEFT (SPANISH)

PLAN 1

SCALE: 1/4"=1'-0"

COLOR SCHEME: A2

BRADSHAW COLLECTION

MORENO VALLEY, CA

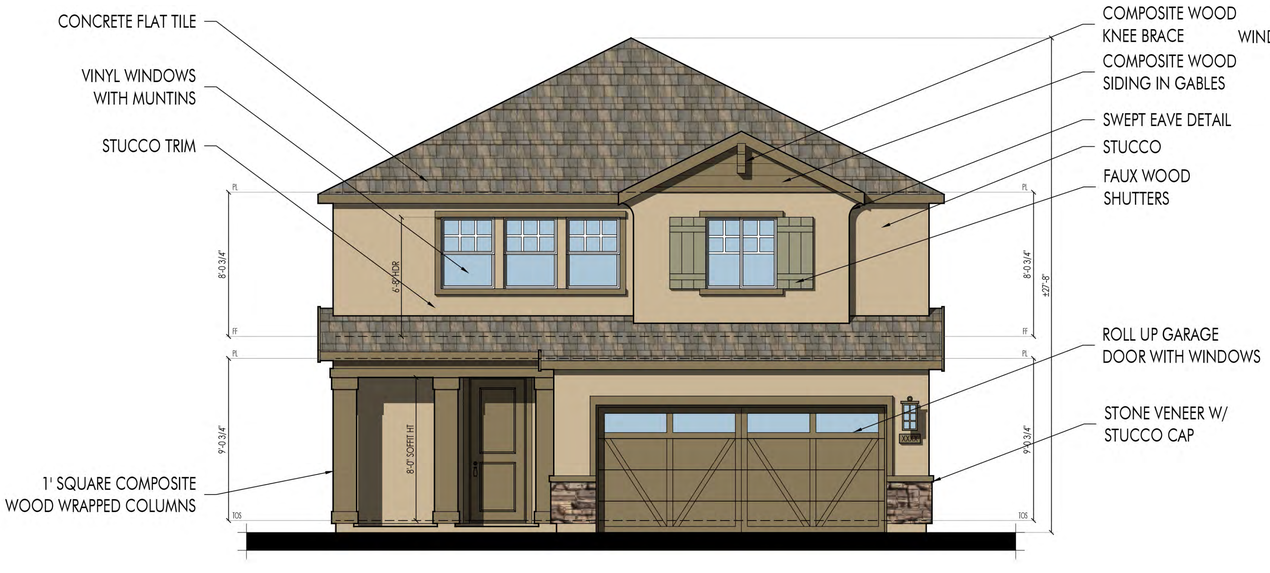
November 11, 2024

ELEVATIONS

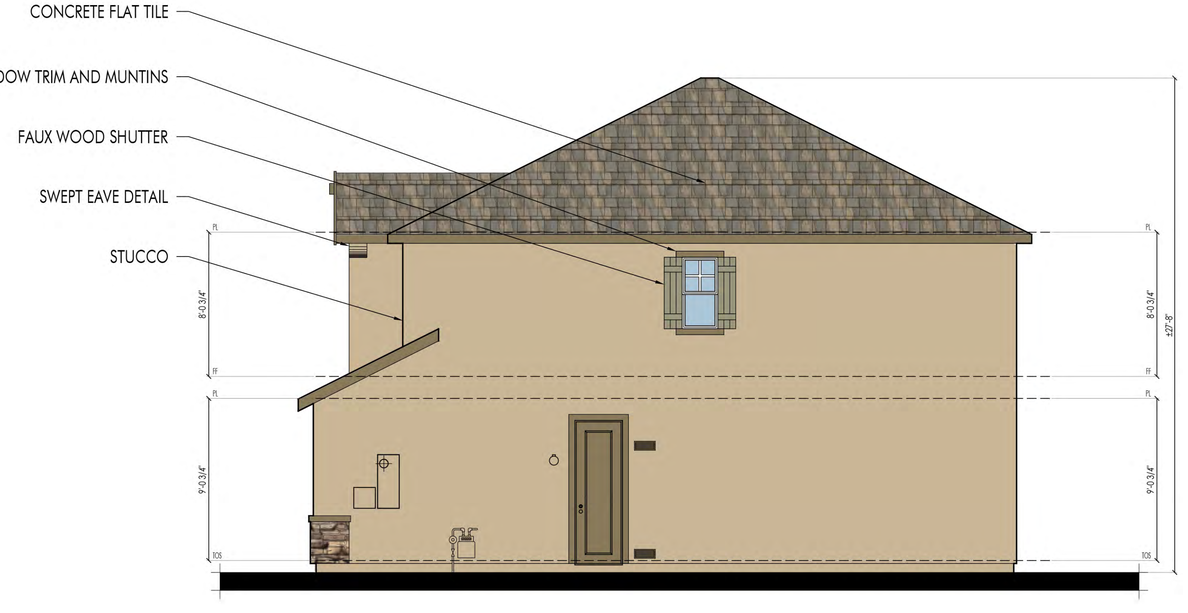
A02

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

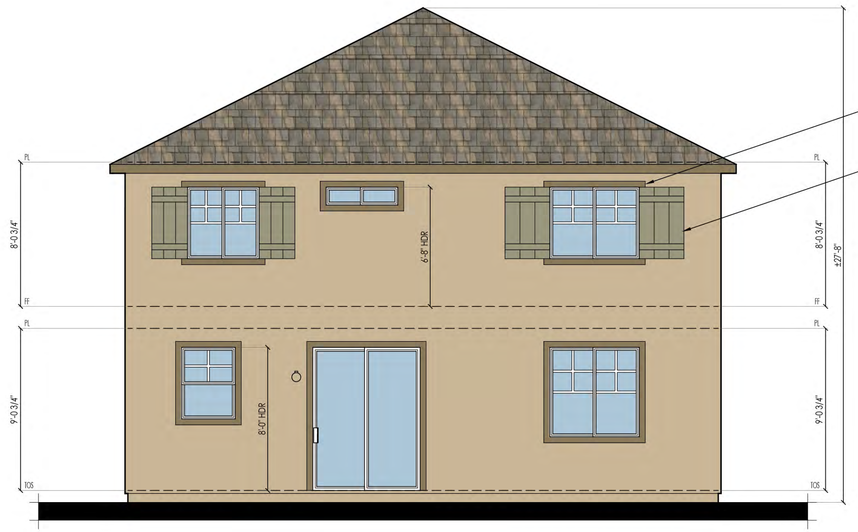
RC HOBBS COMPANIES



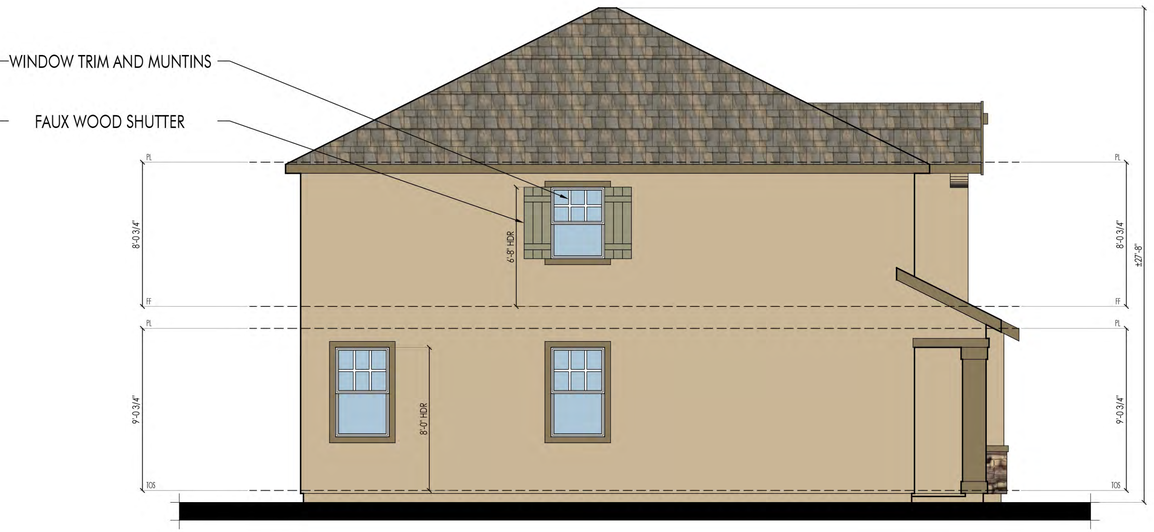
1B - FRONT (FRENCH)



1B - RIGHT (FRENCH)



1B - REAR (FRENCH)



1B - LEFT (FRENCH)

PLAN 1

SCALE: 1/4"=1'-0"

COLOR SCHEME: B1

BRADSHAW COLLECTION

MORENO VALLEY, CA

November 11, 2024

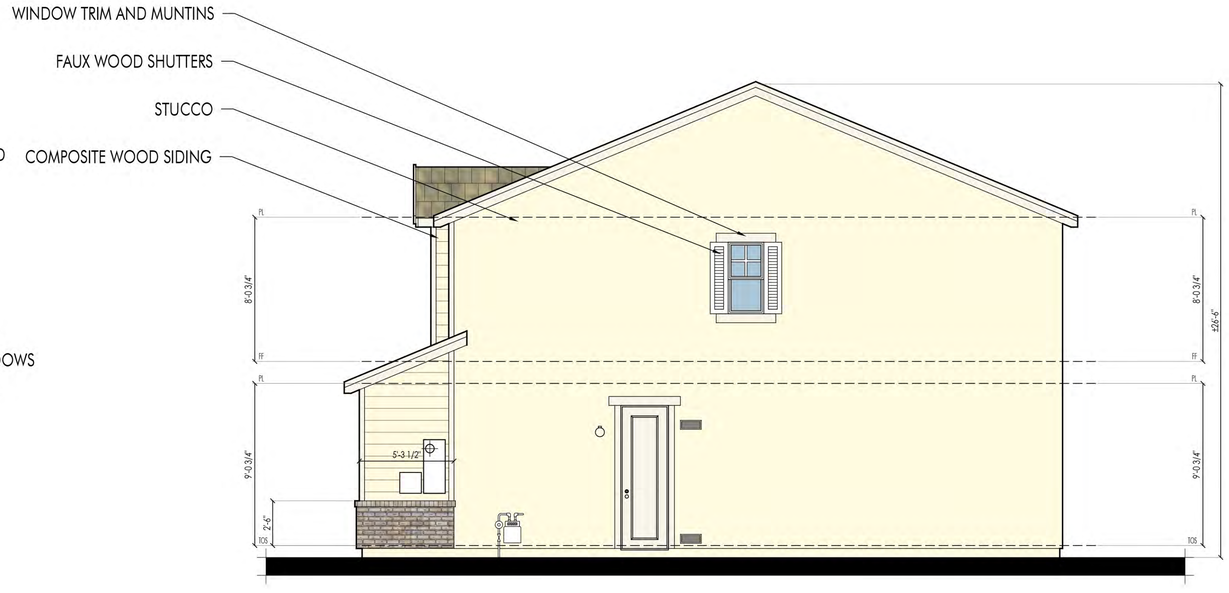
ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

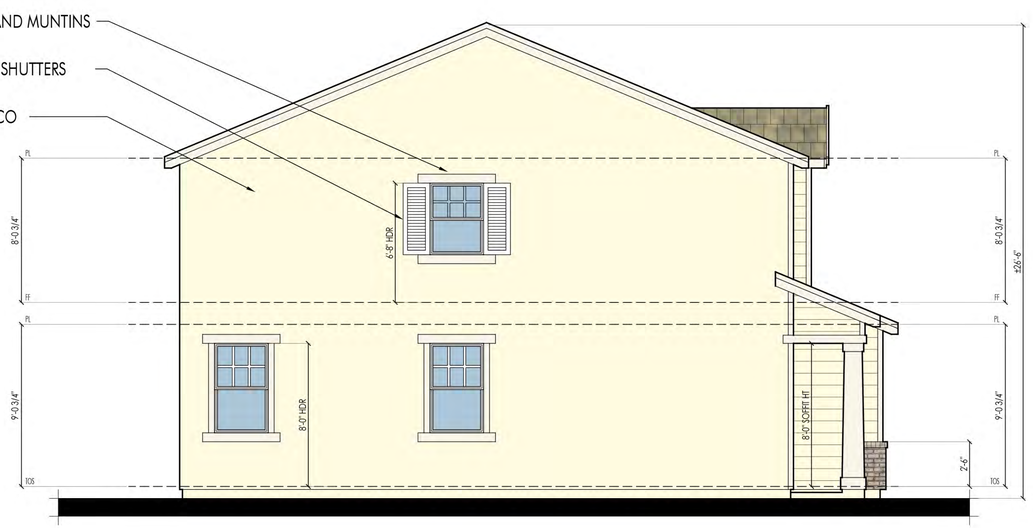
A03

1C - FRONT (TRADITIONAL)



1C - RIGHT (TRADITIONAL)

1C - REAR (TRADITIONAL)



1C - LEFT (TRADITIONAL)

PLAN 1

SCALE: 1/4"=1'-0"

COLOR SCHEME: C2

BRADSHAW COLLECTION

MORENO VALLEY, CA

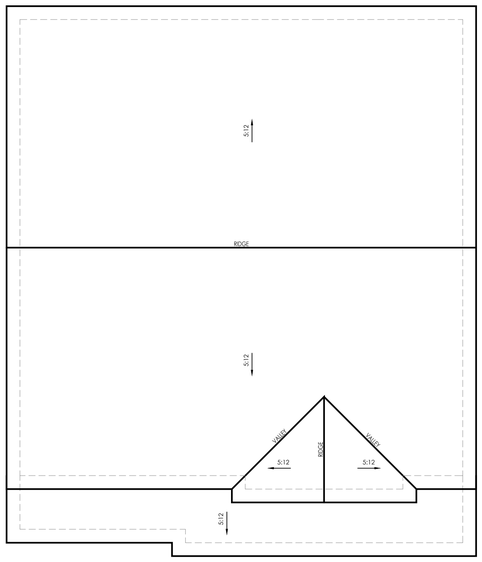
November 11, 2024

ELEVATIONS

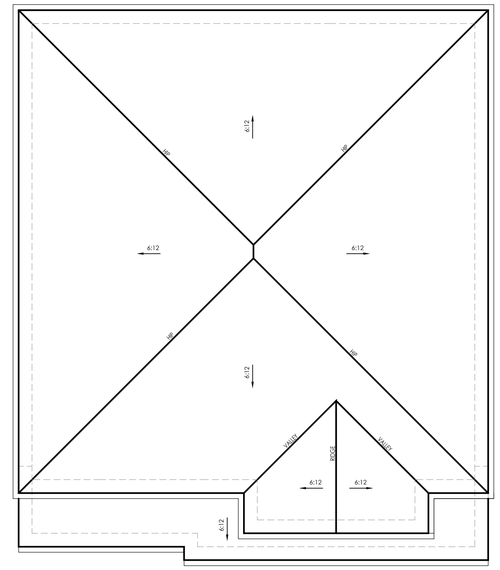
A04

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

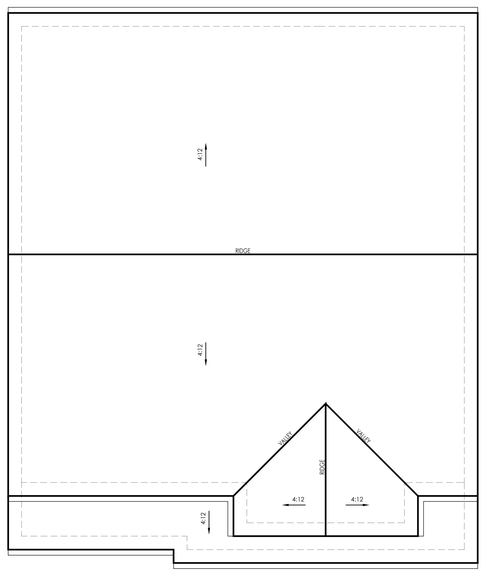
RC HOBBS COMPANIES



1C - ROOF (TRADITIONAL)



1B - ROOF (FRENCH)



1A - ROOF (SPANISH)

PLAN 1

SCALE: 1/4"=1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

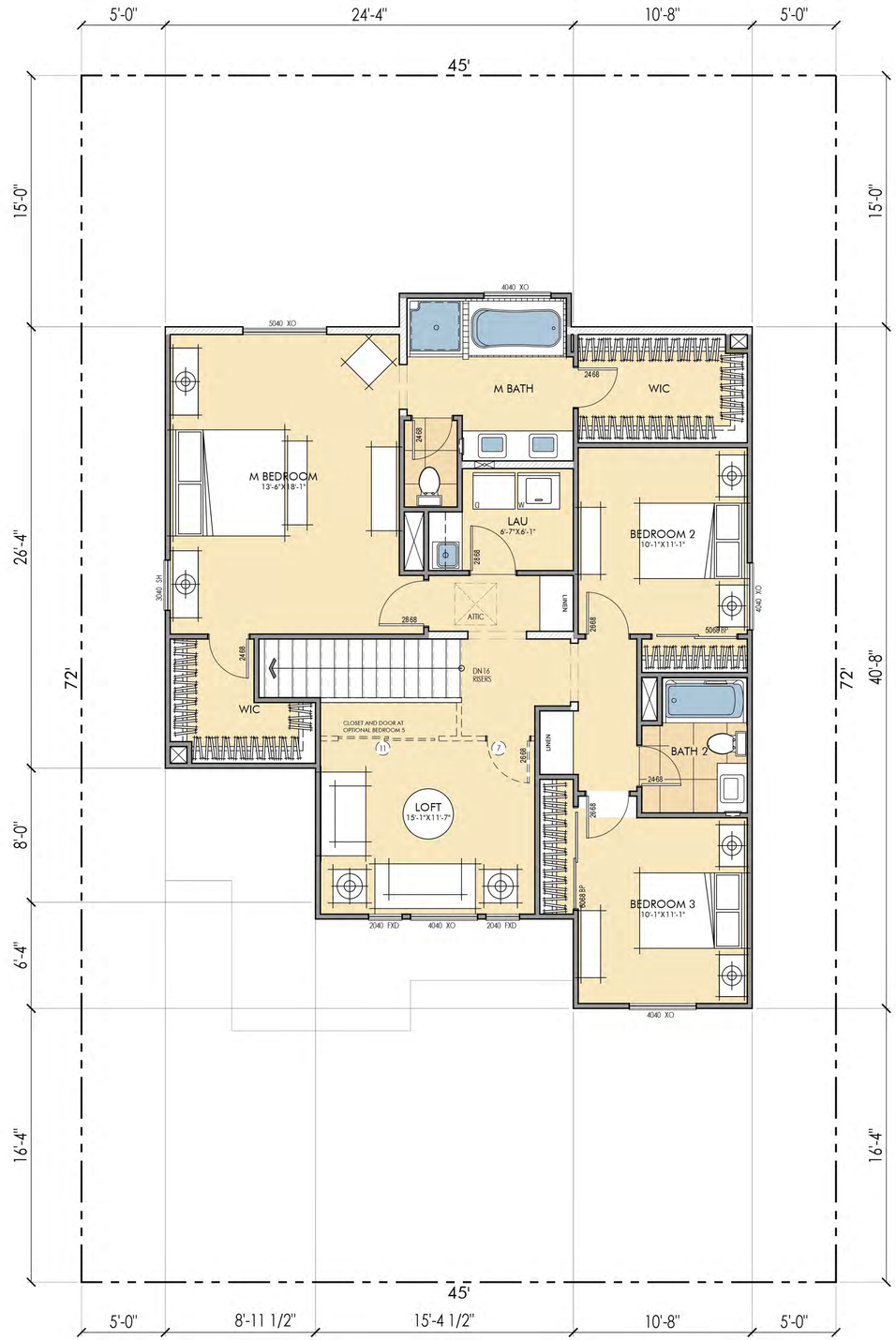
November 11, 2024

ROOF PLANS

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

A05



UPPER FLOOR

LOWER FLOOR

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	925 SQ. FT.
SECOND FLOOR LIVING:	1191 SQ. FT.
TOTAL LIVING AREA:	2116 SQ. FT.
OTHER AREAS:	
GARAGE:	415 SQ. FT.
PORCH:	34 SQ. FT.

PLAN 2

SCALE: 1/4" = 1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

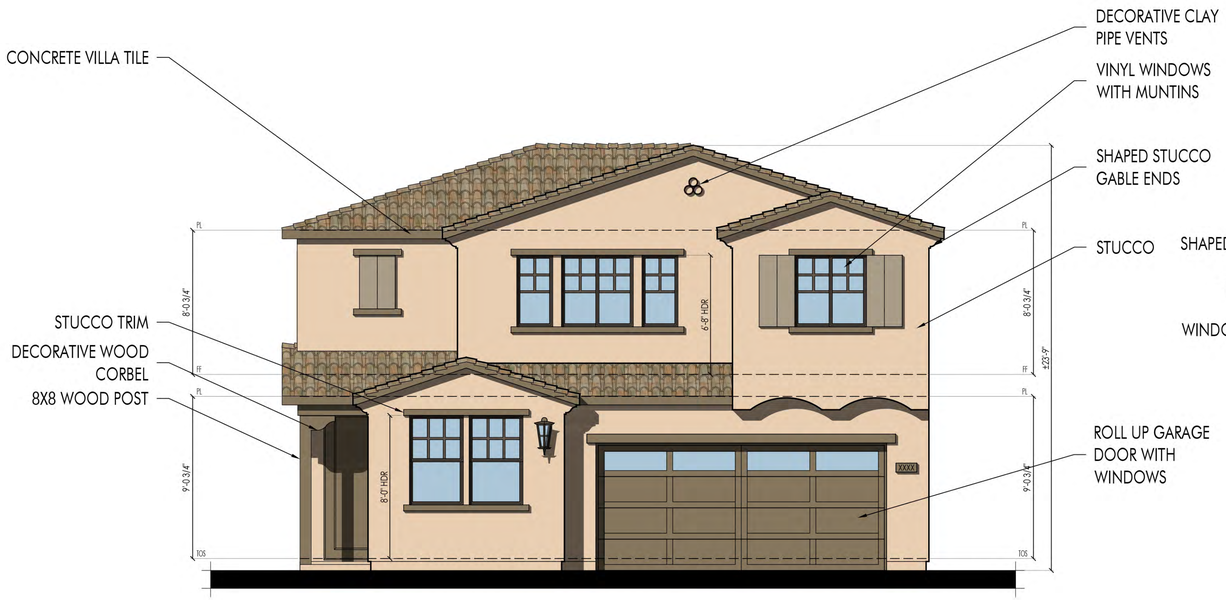
November 11, 2024

FLOOR PLAN

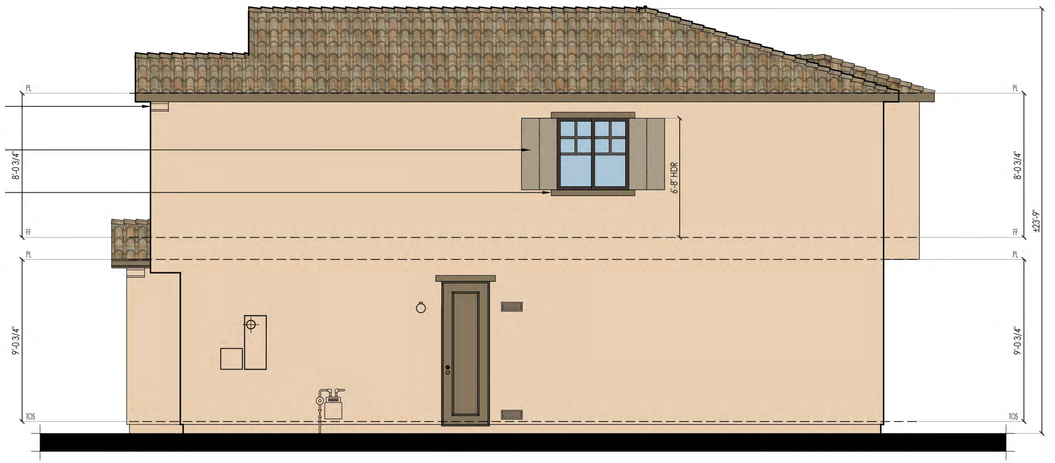
A06

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

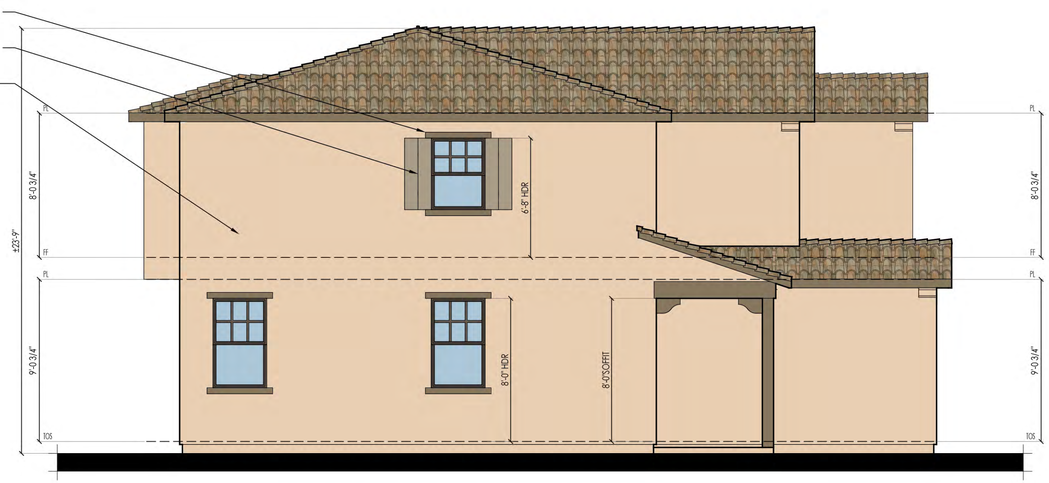


2A - FRONT (SPANISH)



2A - RIGHT (SPANISH)

2A - REAR (SPANISH)



2A - LEFT (SPANISH)

PLAN 2

SCALE: 1/4"=1'-0"

COLOR SCHEME: A3

BRADSHAW COLLECTION

MORENO VALLEY, CA

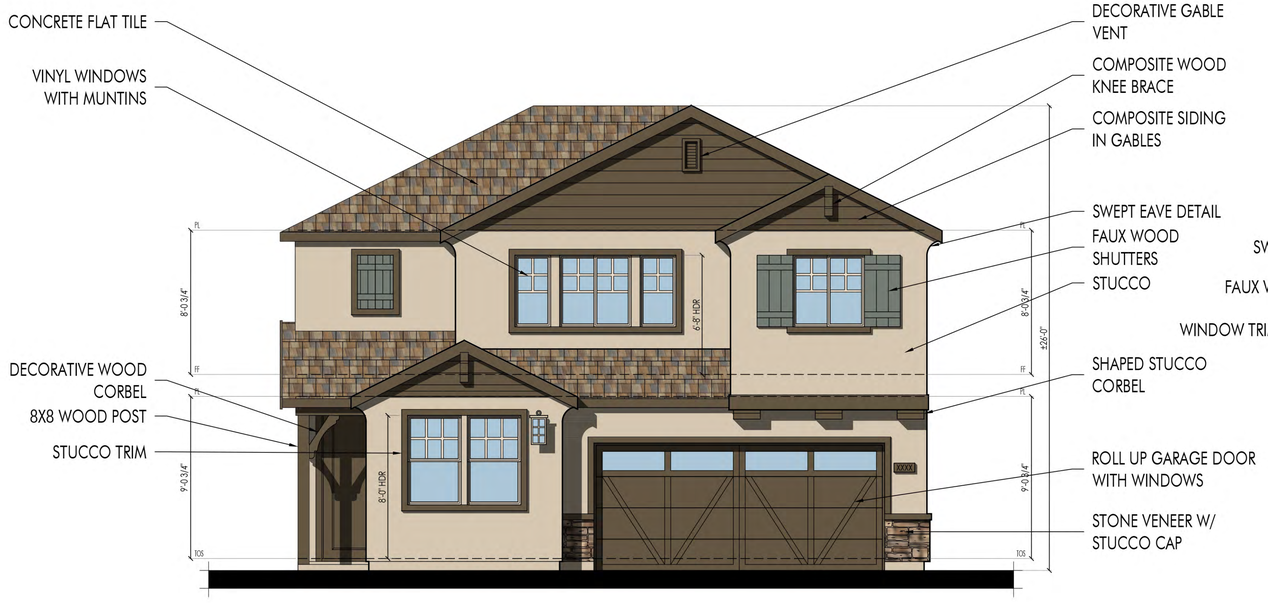
November 11, 2024

ELEVATIONS

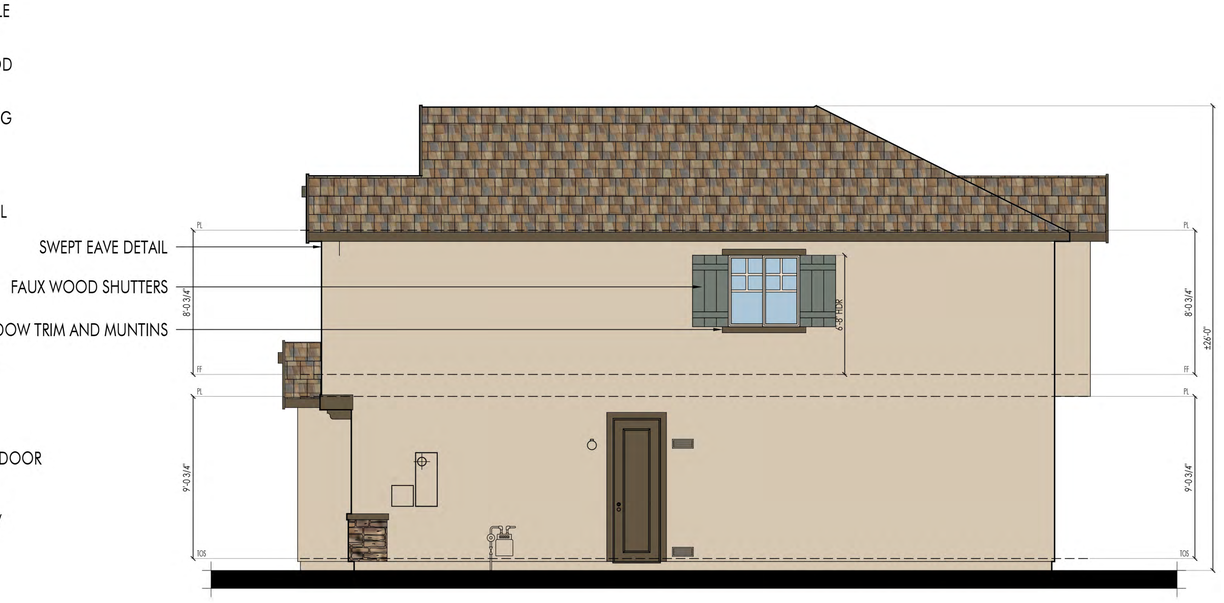
IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

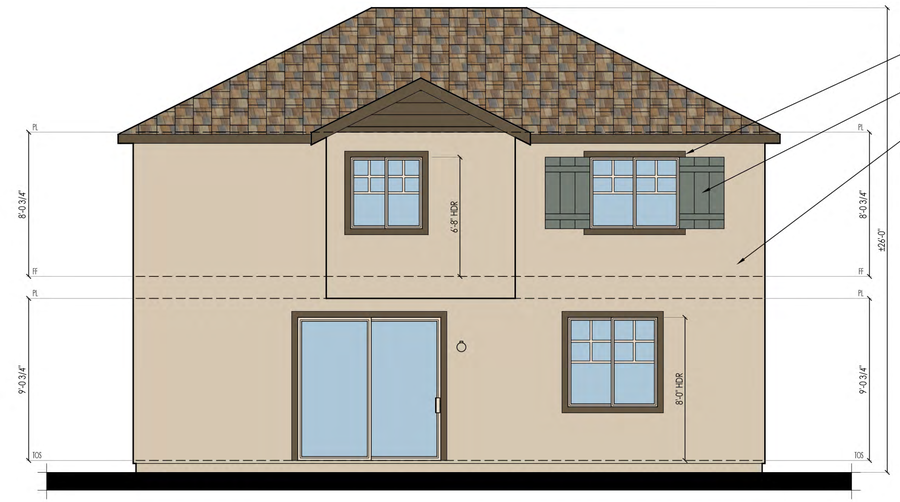
A07



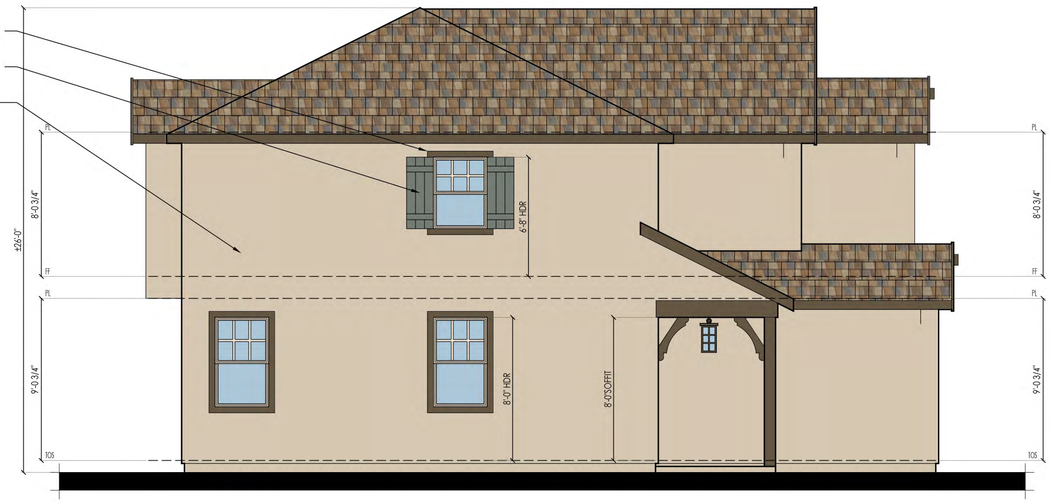
2B - FRONT (FRENCH)



2B - RIGHT (FRENCH)



2B - REAR (FRENCH)



2B - LEFT (FRENCH)

PLAN 2

SCALE: 1/4"=1'-0"

COLOR SCHEME: B2

BRADSHAW COLLECTION

MORENO VALLEY, CA

November 11, 2024

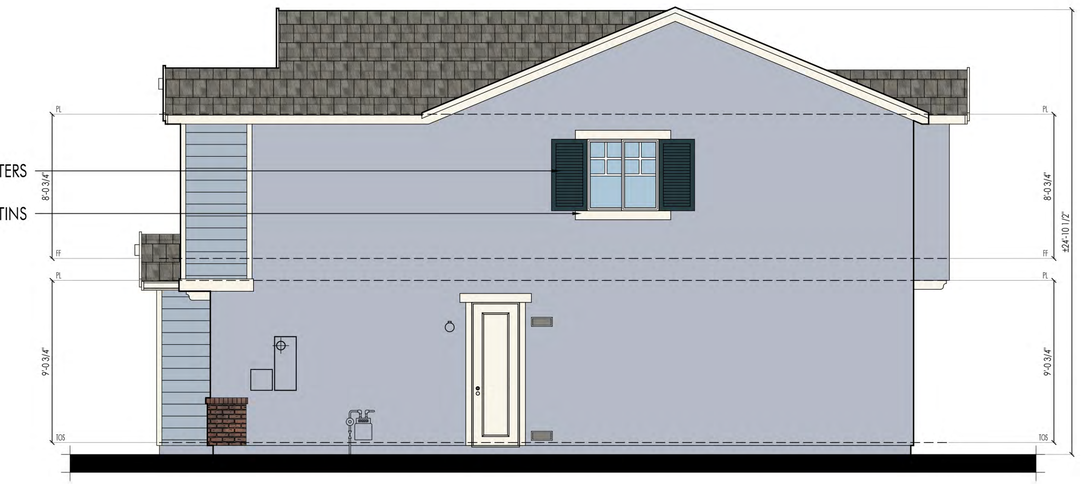
ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

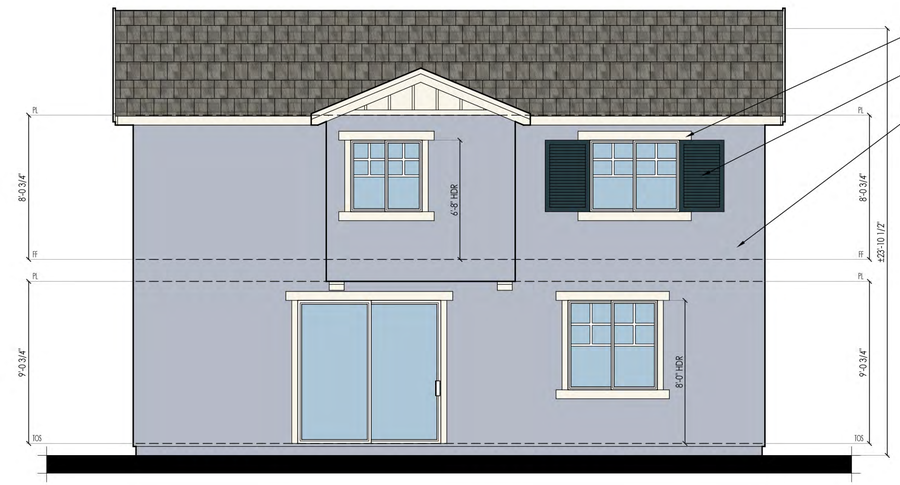
RC HOBBS COMPANIES

A08

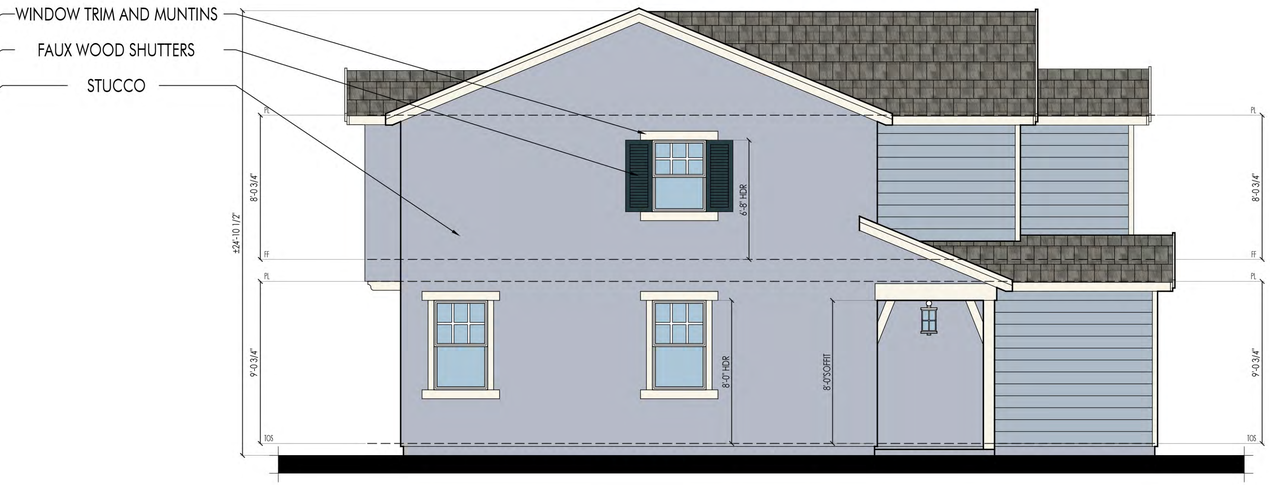
2C - FRONT (TRADITIONAL)



2C - RIGHT (TRADITIONAL)



2C - REAR (TRADITIONAL)



2C - LEFT (TRADITIONAL)

PLAN 2

SCALE: 1/4"=1'-0"

COLOR SCHEME: C1

BRADSHAW COLLECTION

MORENO VALLEY, CA

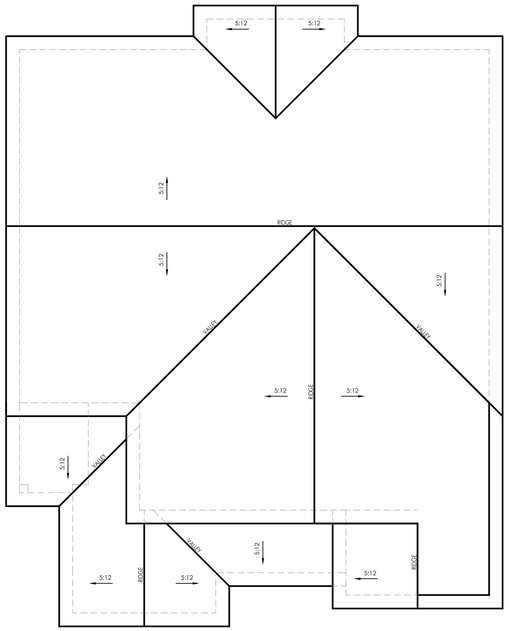
November 11, 2024

ELEVATIONS

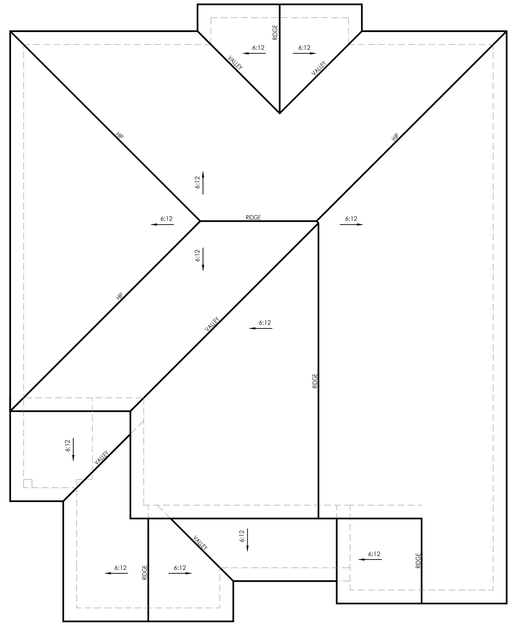
A09

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

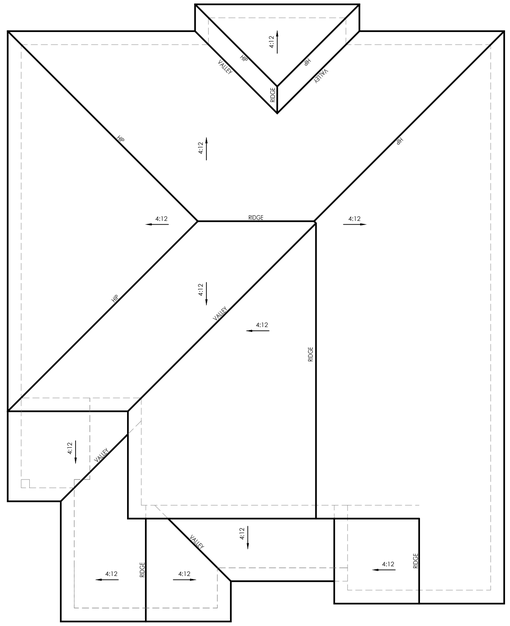
RC HOBBS COMPANIES



2C - ROOF (TRADITIONAL)



2B - ROOF (FRENCH)



2A - ROOF (SPANISH)

PLAN 2

SCALE: 1/4"=1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

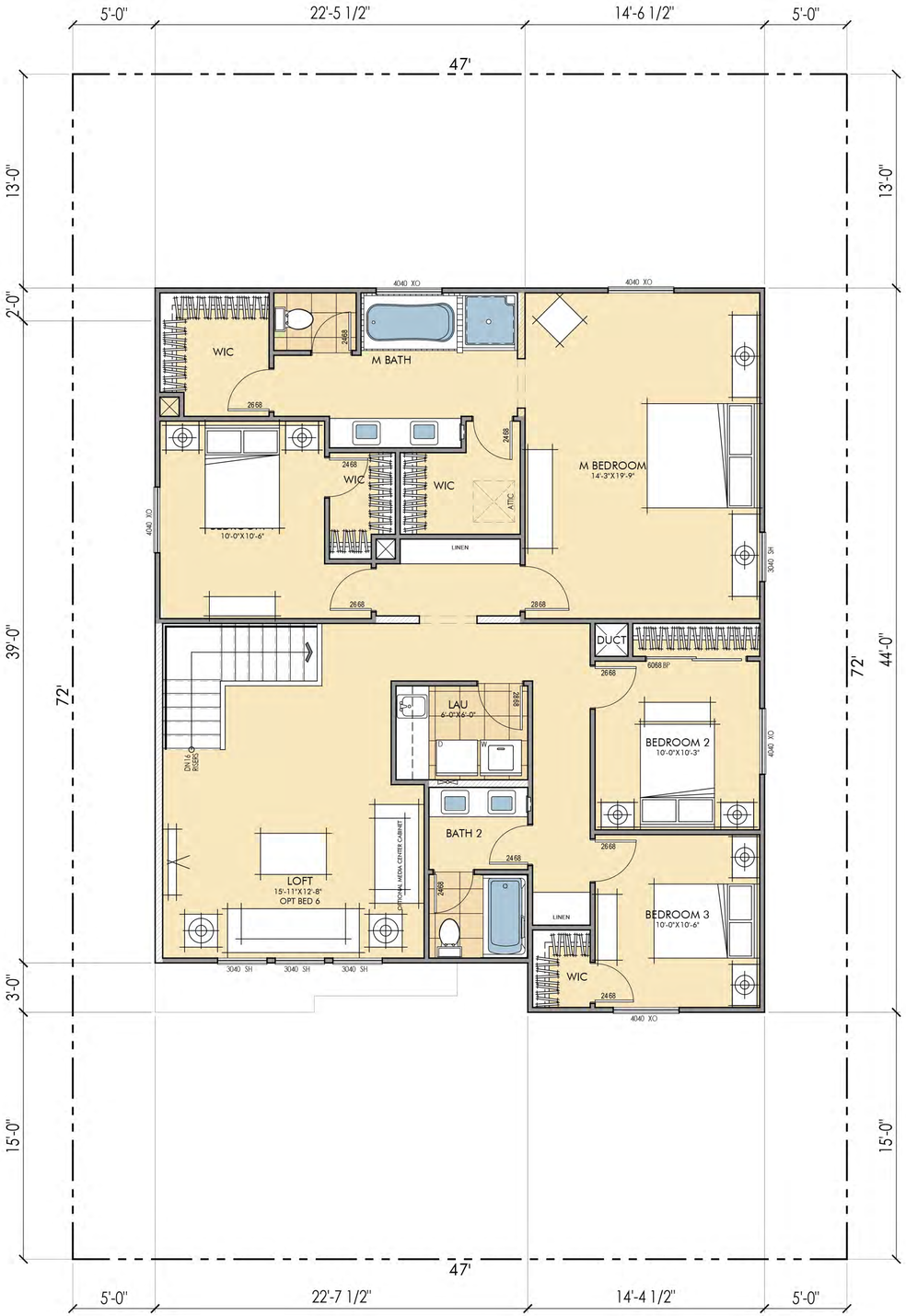
November 11, 2024

ELEVATIONS

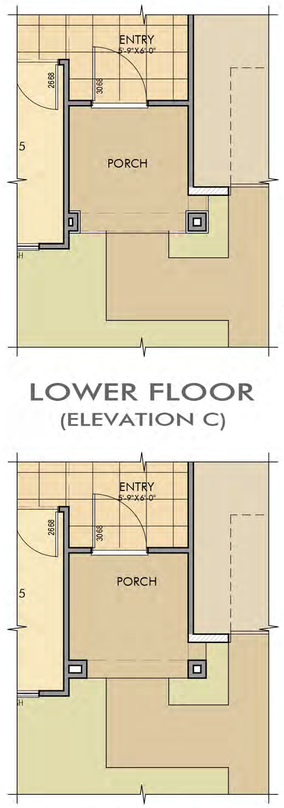
A10

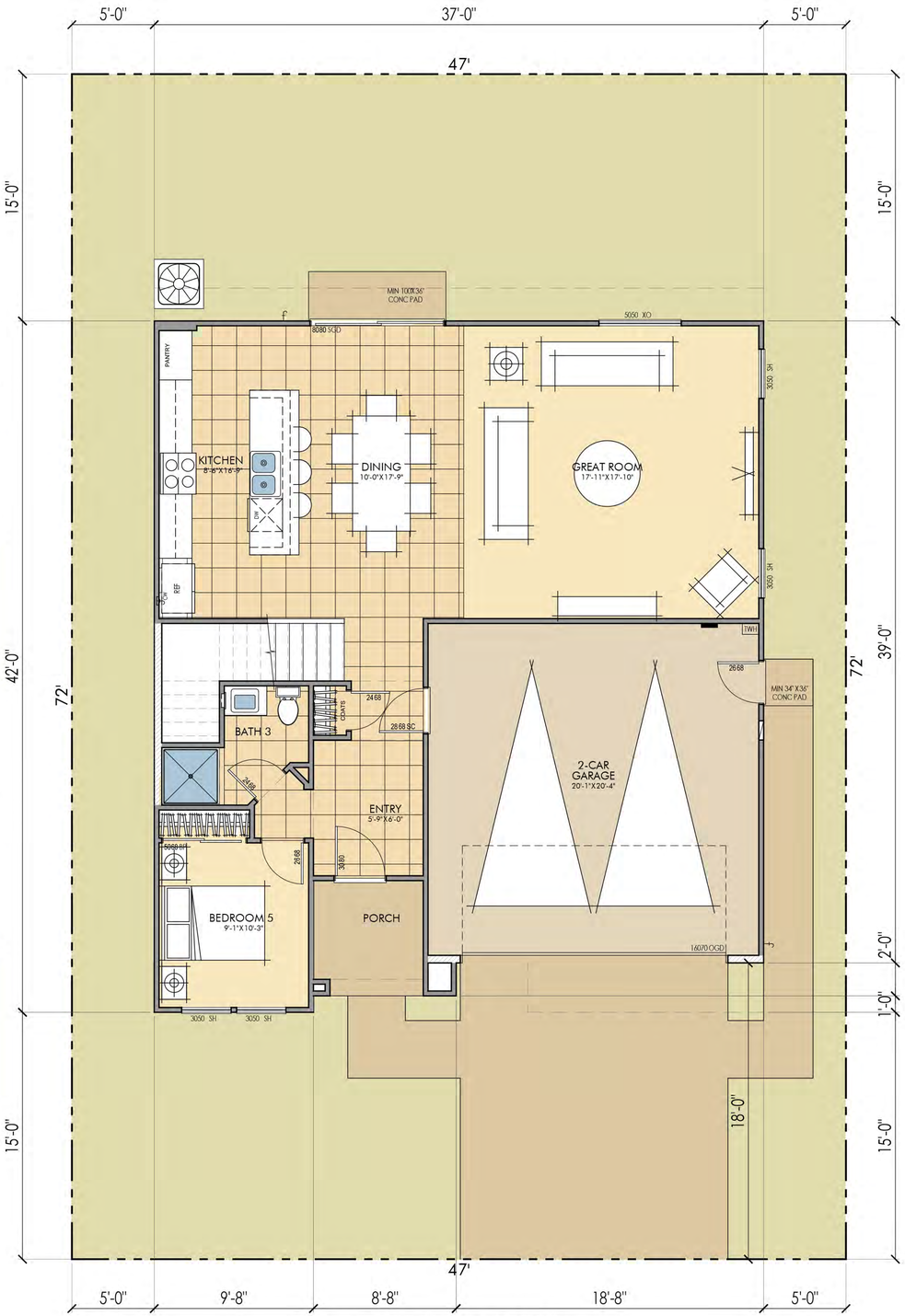
IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES



UPPER FLOOR





LOWER FLOOR
(ELEVATION A)

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1017 SQ. FT.
SECOND FLOOR LIVING:	1509 SQ. FT.
TOTAL LIVING AREA:	2526 SQ. FT.
OTHER AREAS:	
GARAGE:	422 SQ. FT.
COVERED PORCH:	51 SQ. FT.

PLAN 3

SCALE: 1/4" = 1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

November 11, 2024

FLOOR PLAN

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

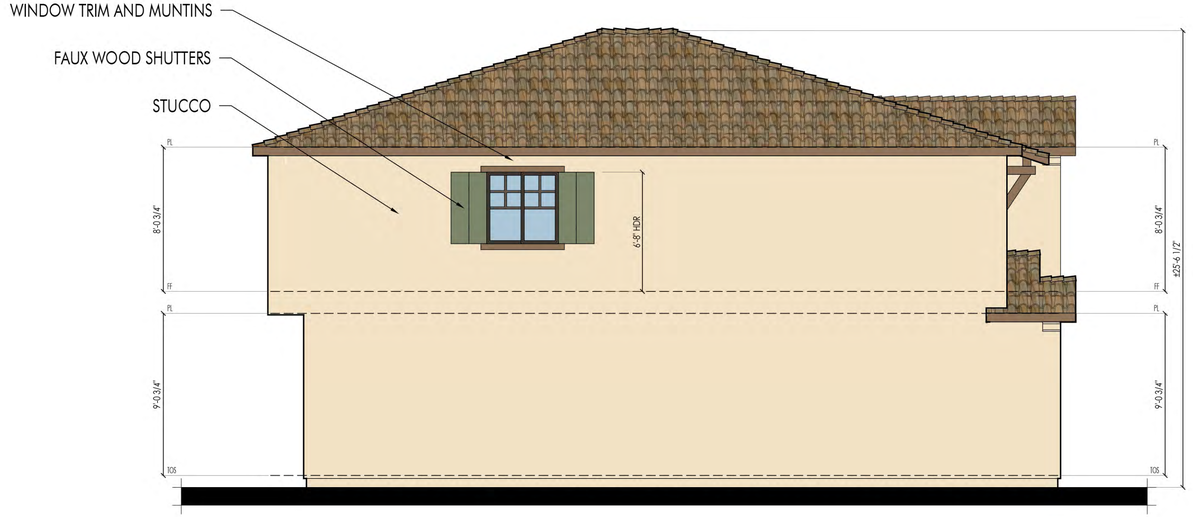
RC HOBBS COMPANIES

A11

3A - FRONT (SPANISH)

3A - RIGHT (SPANISH)

3A - REAR (SPANISH)



3A - LEFT (SPANISH)

PLAN 3

SCALE: 1/4"=1'-0"

COLOR SCHEME: A2

BRADSHAW COLLECTION

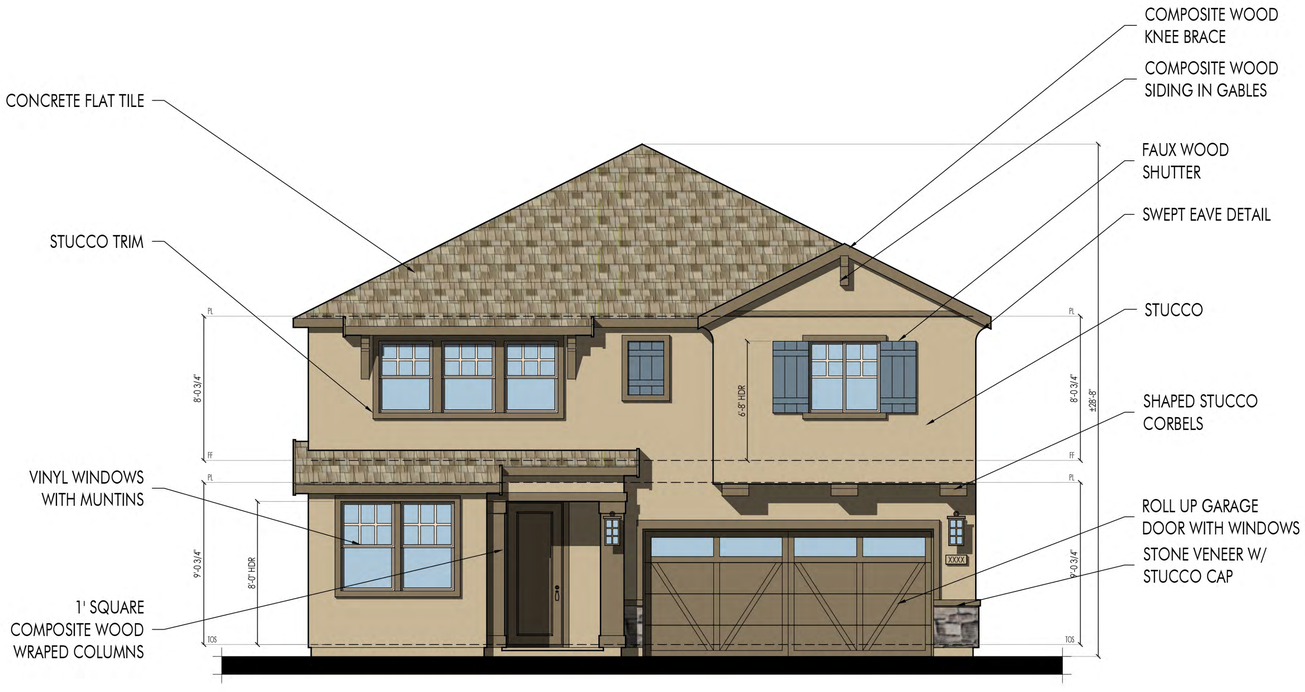
MORENO VALLEY, CA

November 11, 2024

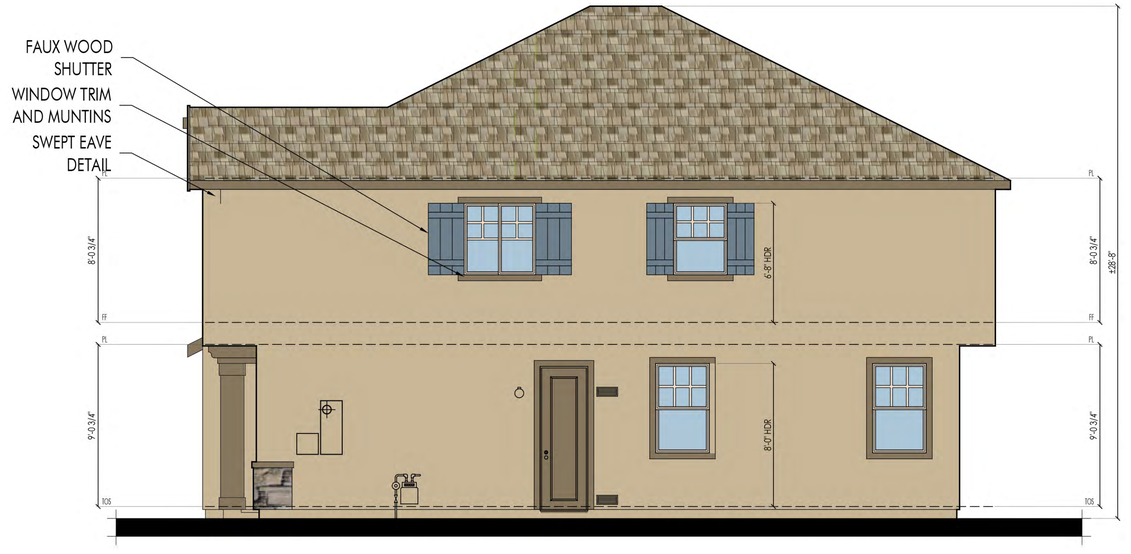
ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

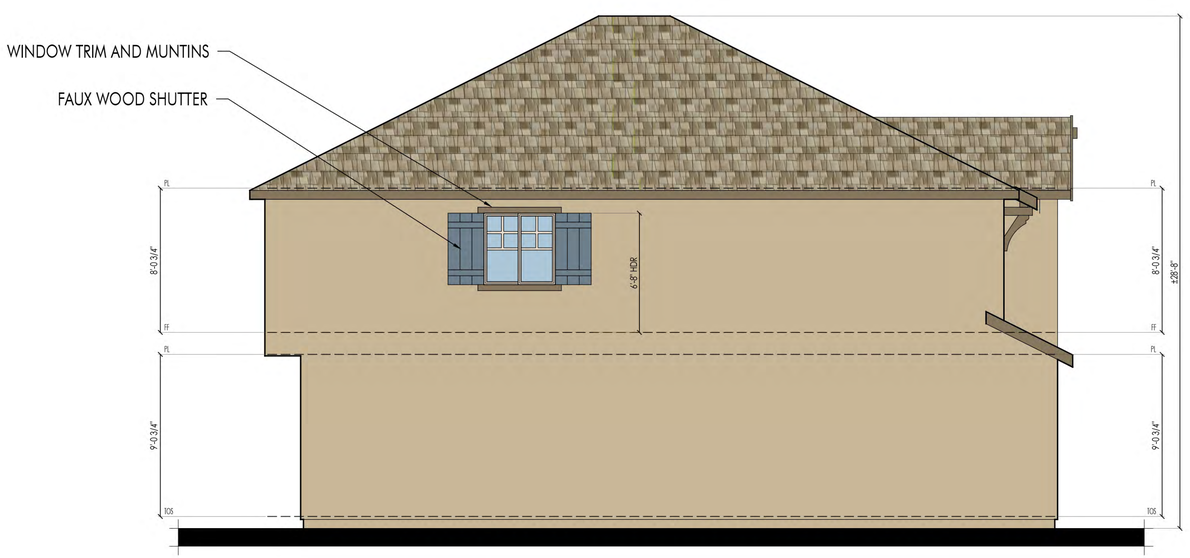


3B - FRONT (FRENCH)



3B - RIGHT (FRENCH)

3B - REAR (FRENCH)



3B - LEFT (FRENCH)

PLAN 3

SCALE: 1/4"=1'-0"

COLOR SCHEME: B3

BRADSHAW COLLECTION

MORENO VALLEY, CA

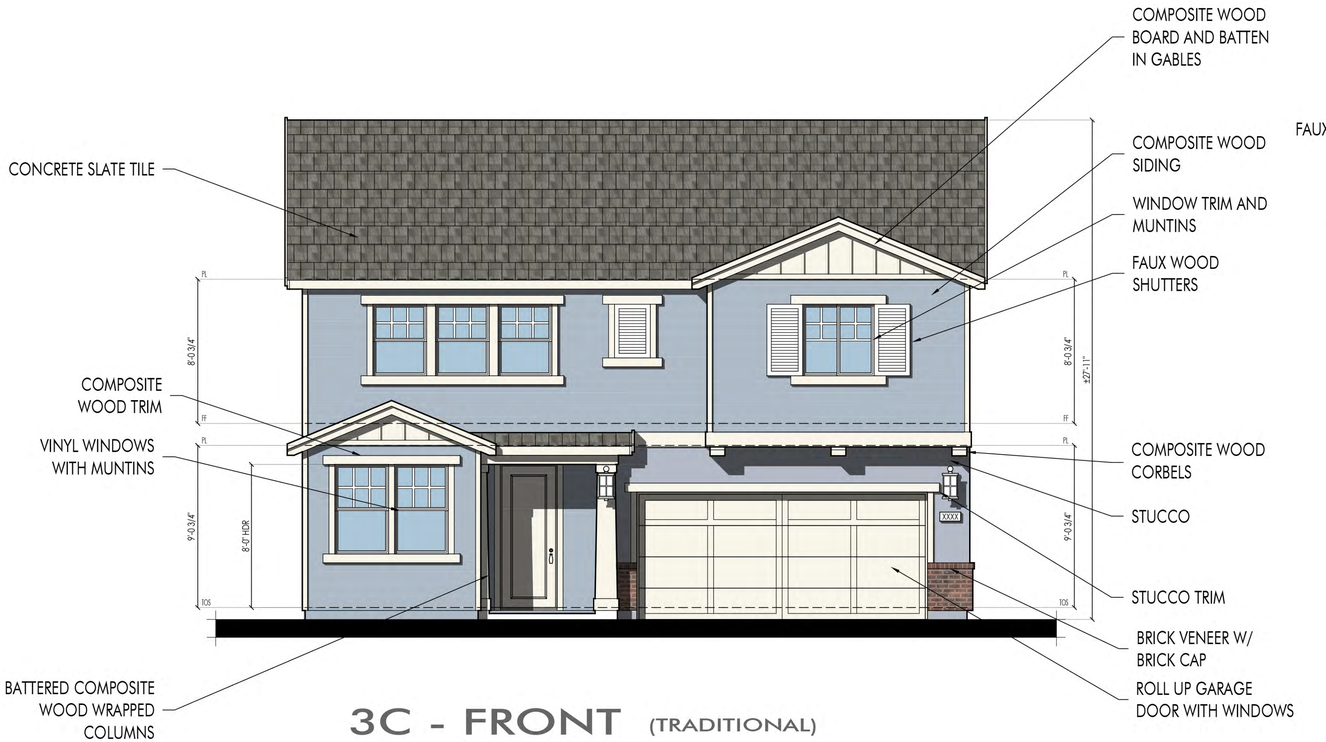
November 11, 2024

ELEVATIONS

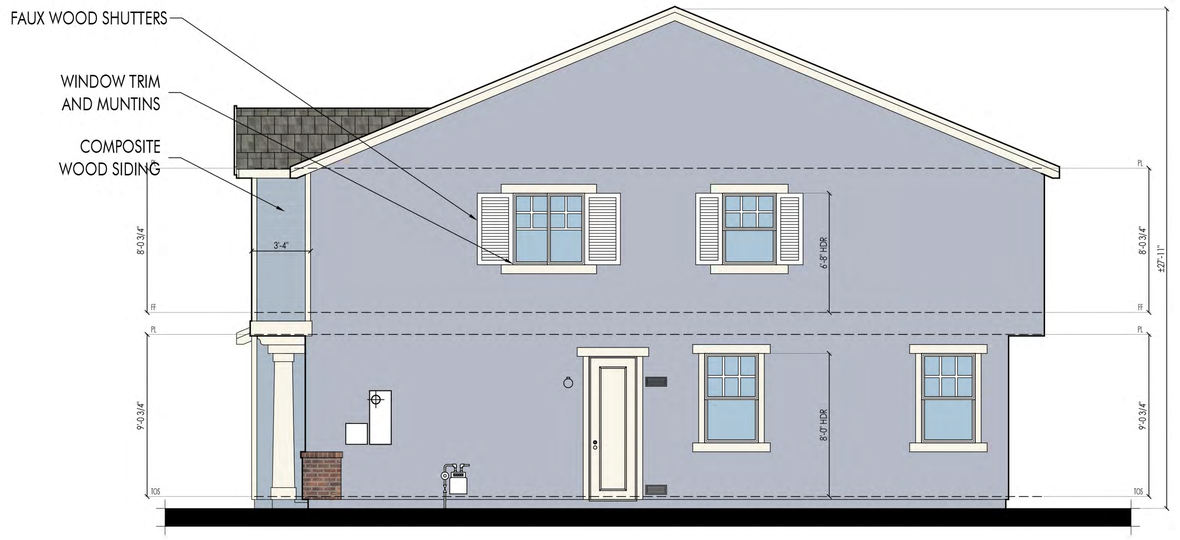
A13

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES



3C - FRONT (TRADITIONAL)



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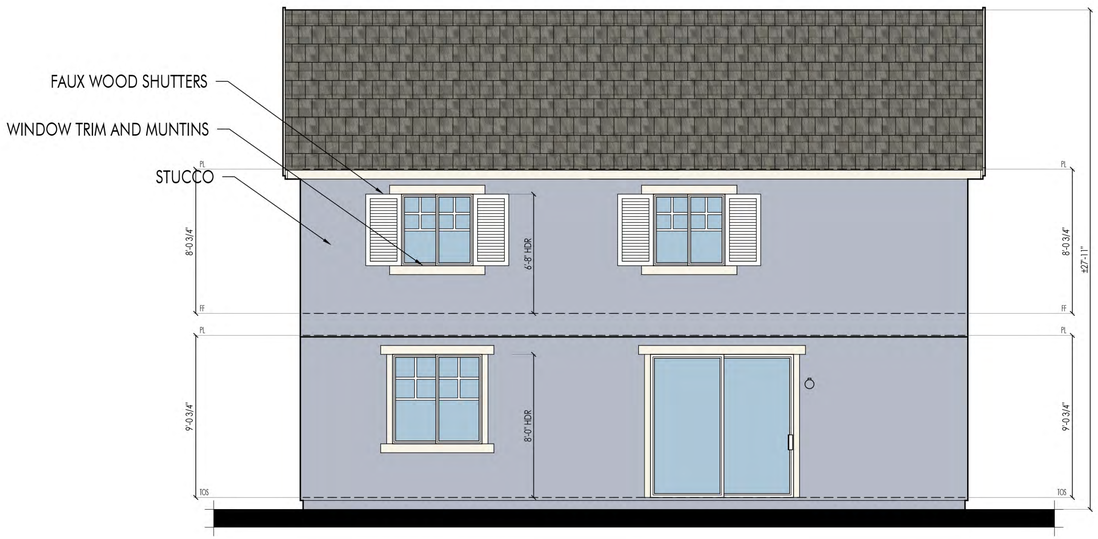

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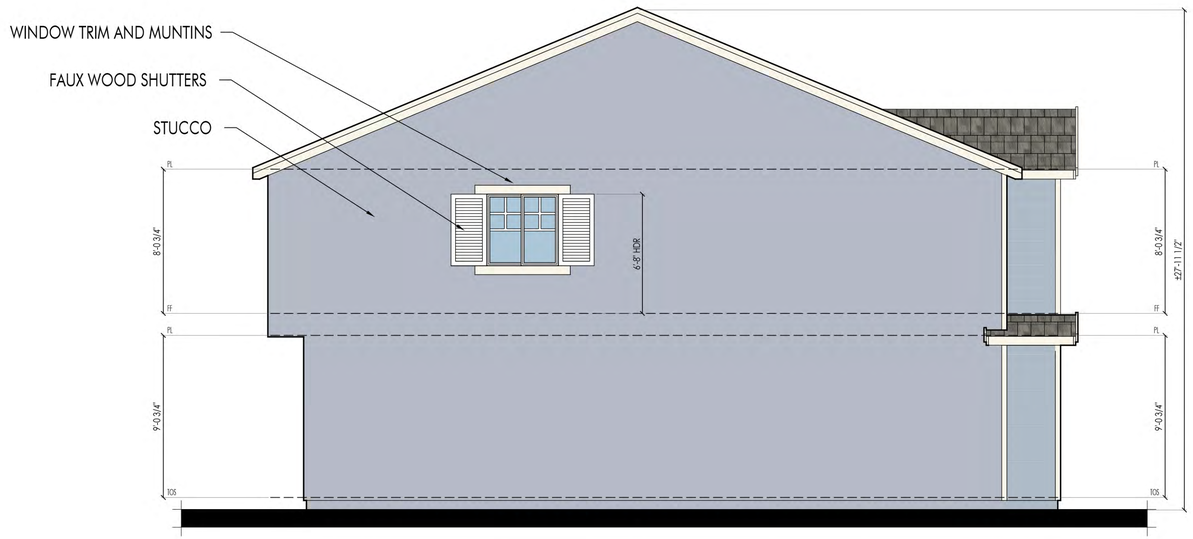


3C - LEFT (TRADITIONAL)

PLAN 3

SCALE: 1/4"=1'-0"

COLOR SCHEME: C1

BRADSHAW COLLECTION

MORENO VALLEY, CA

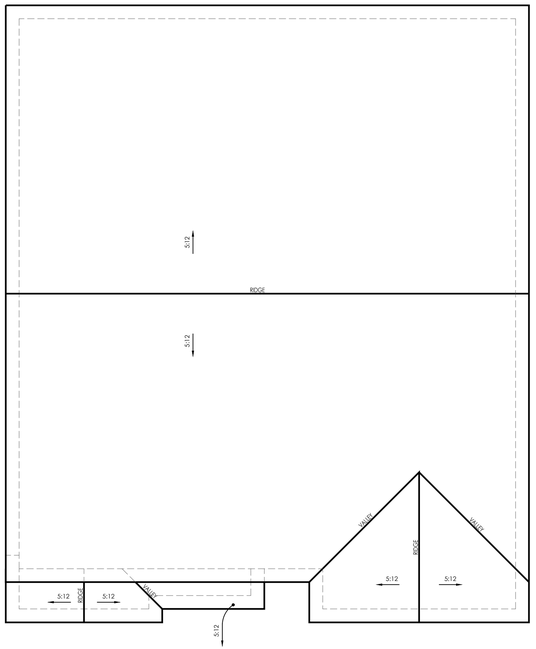
November 11, 2024

ELEVATIONS

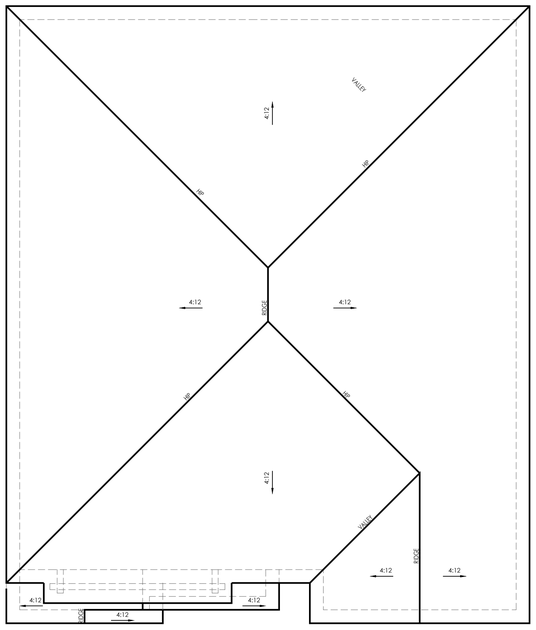
A14

IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

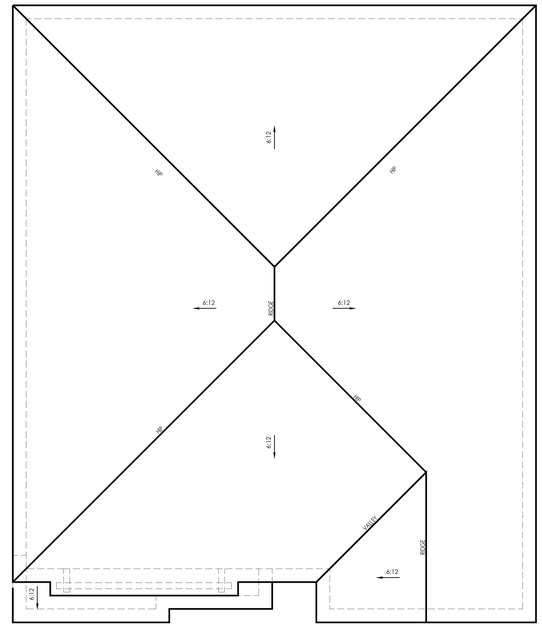
RC HOBBS COMPANIES



3C - ROOF (TRADITIONAL)



3A - ROOF (SPANISH)



3B - ROOF (FRENCH)

PLAN 3

SCALE: 3/16" = 1'-0"

BRADSHAW COLLECTION

MORENO VALLEY, CA

November 11, 2024

ROOF PLANS

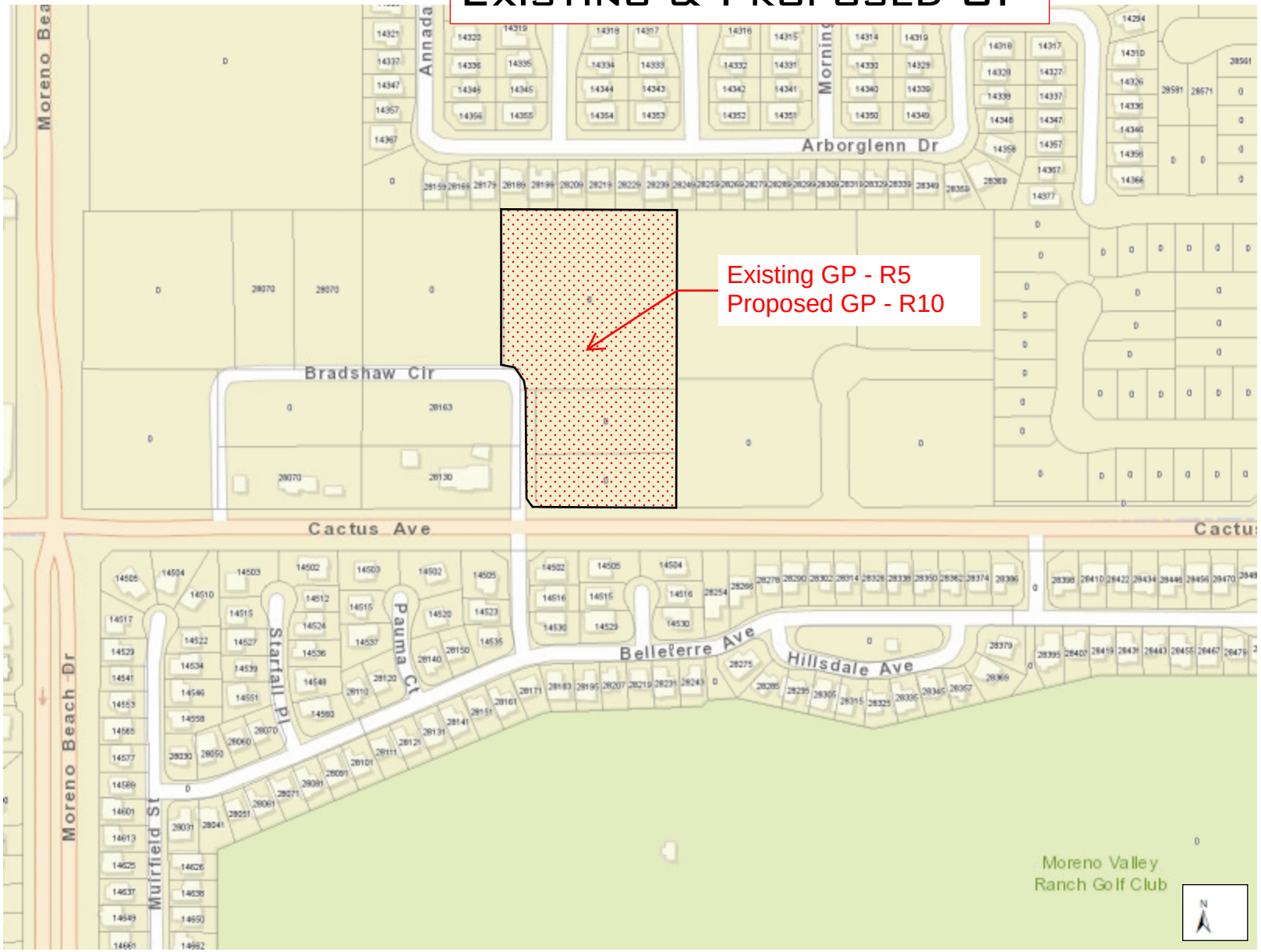
IDEArc
ARCHITECTURE + PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

RC HOBBS COMPANIES

A15

RC Hobbs - Bradshaw Properties

Existing & Proposed GP



Legend

- Schools
- Public Facilities
  - Public Facilities
  - Fire Stations
- Parcels
- City Boundary
- Sphere of Influence

Notes

2019-11-08

631.0 0 315.48 631.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 11/8/2019

DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

BRADSHAW COLLECTION

AN RC HOBBS COMMUNITY

RC HOBBS COMPANIES

DESIGN TEAM

IDEARC ARCHITECTURE & PLANNING
17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.346.1962

ROBERT BEERS
8175 LIMONITE AVENUE, SUITE E
JARUPA VALLEY, CA 92509
951.317.2041

DEVELOPMENT TEAM

RC HOBBS
1428 E CHAPMAN AVE
ORANGE, CA 92866
714.633.8100

ROGER HOBBS
JEFF MOORE

VICINITY MAP

PROJECT INFO

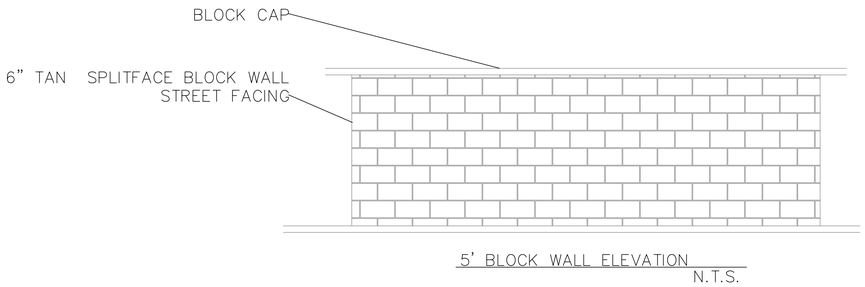
37 SINGLE FAMILY DETACHED LOTS
V-B CONSTRUCTION
13D FIRE SPRINKLERS

SHEET INDEX

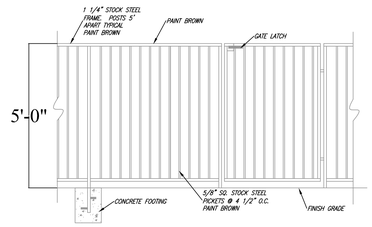
A01 PLAN 1 - FLOOR PLAN
A02 PLAN 1 - 'A' ELEVATION
A03 PLAN 1 - 'B' ELEVATION
A04 PLAN 1 - 'C' ELEVATION
A05 PLAN 1 - ROOF
A06 PLAN 2 - FLOOR PLAN
A07 PLAN 2 - 'A' ELEVATION
A08 PLAN 2 - 'B' ELEVATION
A09 PLAN 2 - 'C' ELEVATION
A10 PLAN 2 - ROOF
A11 PLAN 3 - FLOOR PLAN
A12 PLAN 3 - 'A' ELEVATION
A13 PLAN 3 - 'B' ELEVATION
A14 PLAN 3 - 'C' ELEVATION
A15 PLAN 3 - ROOF

WALL PLAN KEY

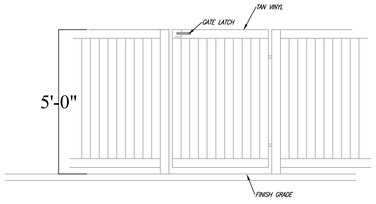
	SYMBOL
5' HIGH TAN VINYL FENCE	
5' HIGH MASONRY BLOCK WALLS (TYP. THROUGHOUT)	
5' HIGH TAN VINYL GATE	
POWDER COATED WROUGHT FENCING WITH IRON GATE	
COMBO RETAINING/BLOCK WALL	
WQMP BASIN WALLS	



5' BLOCK WALL ELEVATION
N.T.S.

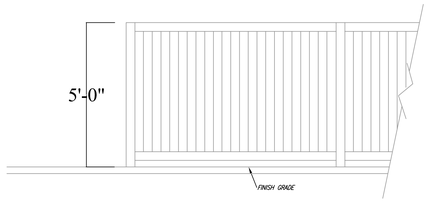


5' W.I. FENCE WITH ACCESS GATE
N.T.S.

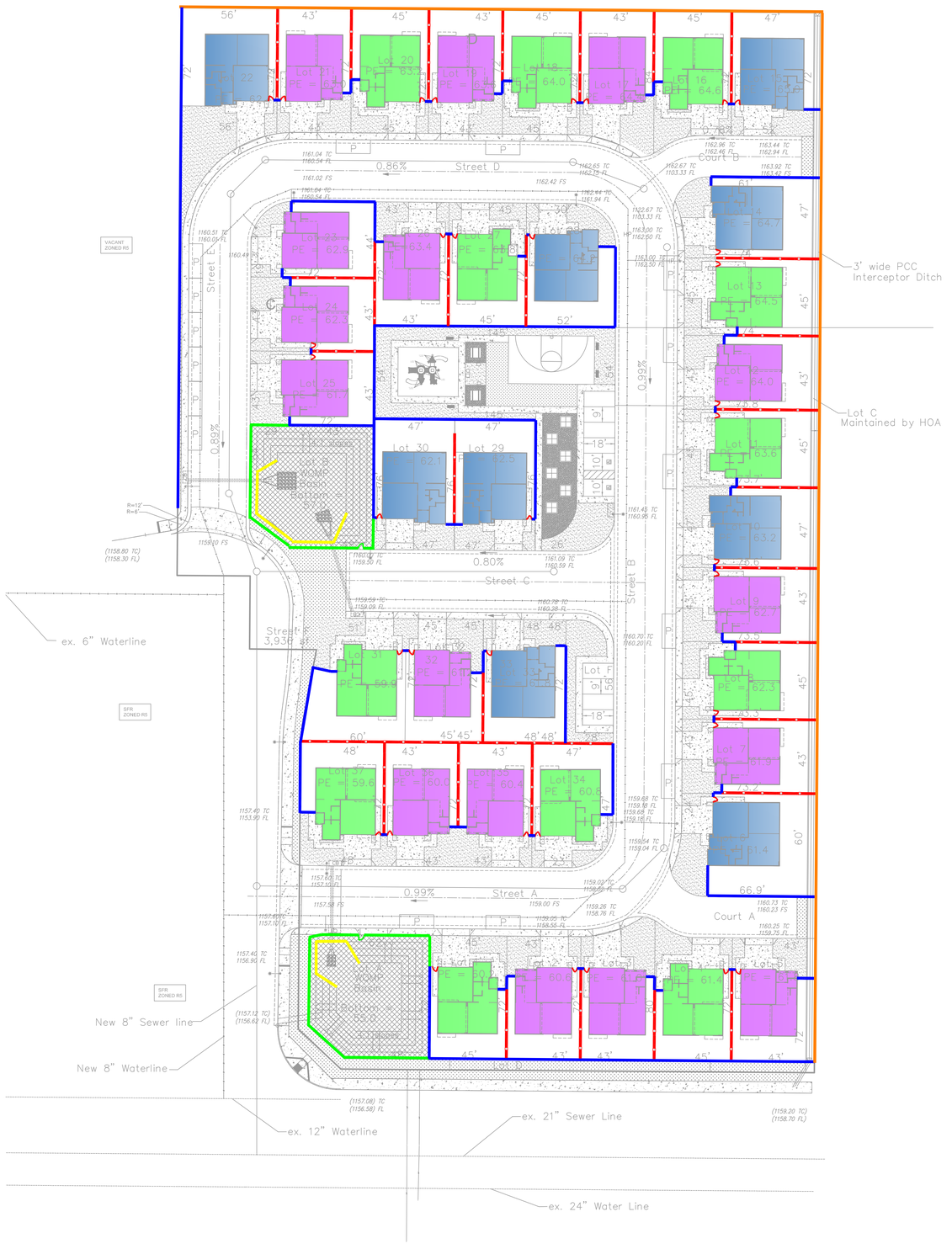


5' VINYL GATE
N.T.S.

Vicinity Map N.T.S.



5' VINYL FENCE
N.T.S.



SINGLE FAMILY RESIDENTIAL DEVELOPMENT
TENTATIVE TRACT MAP 37858
CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA

WALL PLAN

0' 30' 60' 75' 90' N

Developer:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
714-633-8100

Engineer:
Robert Beers
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
951-317-2041

June 29, 2024

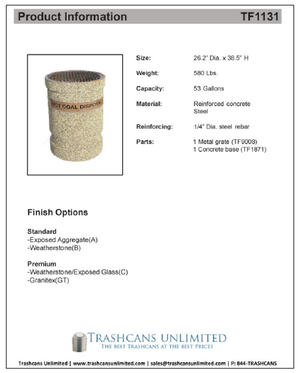
Landscape Concept Plan Sheet 2

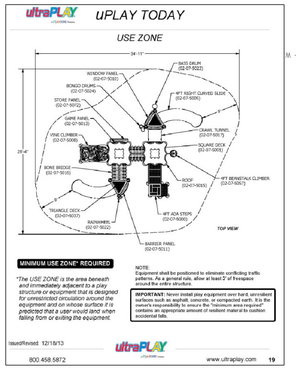
BGE Landscape DESIGN
Serving Southern California
626.523.1807
bryan.eide@gmail.com

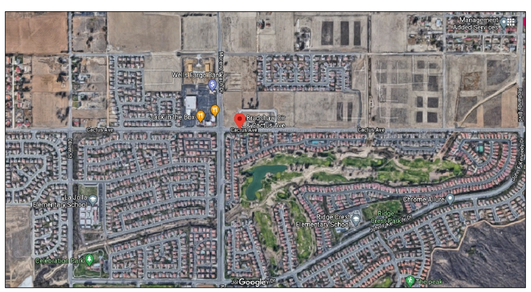
PRELIMINARY PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	SIZE
STREET TREE				
	Pistacia chinensis	Chinese Pistache	M	15 gal
	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	M	15 gal
	Cercis occidentalis	Western Redbud	L	15 gal
	Lagerstroemia indica	Crape Myrtle	M	15 gal
	Olea europaea 'Fruitless'	Olive Tree	L	15 gal
	Chinonanthus retusus	Chinese Fringe Tree	M	15 gal
	Geijera parviflora	Australian Willow	M	15 gal
OPEN SPACE TREES				
	Tipuana Tipu	Tipu	L	15 gal
	Ginkgo Biloba	Ginkgo	L	15 gal
	Bauhinia purpurea	Purple Orchid Tree	L	15 gal
	Platanus racemosa	California Sycamore	L	15 gal
ALL PLANTERS				
	Shrub and Groundcover	Drought Tolerant to comply with Water Ordinance		
	Agave attenuata	Agave	L	5 gal
	Aloe spp.	Aloe	L	5 gal
	Alyogyne huegelii	Blue Hibiscus	L	5 gal
	Anigozanthos flavidus	Kangaroo Paw	L	1 gal
	Baccharis pilularis cvs.	Dwarf Coyote Brush	L	5 gal
	Berberis thunbergii	Japanese Barberry	L	5 gal
	Ceanothus spp.	California Lilac	L	5 gal
	Cistus spp.	Rockrose	L	5 gal
	Convolvulus cneorum	Bush Morning Glory	L	5 gal
	Echium 'Purple Tower'	Purple Tower Echium	L	5 gal
	Santolina chamaecyparissus	Lavender Cotton	L	1 gal
	Sedum species	Various Sedum	L	1 gal
	Kniphofia uvaria	Red Hot Poker	L	1 gal
	Lantana montevidensis	Trailing Lantana	L	1 gal
	Lavandula spp.	Lavender	L	1 gal
	Cistus corbariensis	White Rockrose	L	5 gal
	Bougainvillea species	Boungainvillea	L	5 gal
	Penstemon parryi	Parry's Beardtongue	L	1 gal
	Rosa californica	California Wild Rose	L	5 gal
	Rosmarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary	L	5 gal
	Correa spp.	Australian Fuchsia	L	1 gal
	Leucophyllum species candidum	Texas Sage, Silverleaf	L	5 gal
	Cynodon dactylon	Bermuda Grass	L	sod
PARKWAY LOW SHRUBS OR GROUNDCOVER				
	Myoporum p. Prostratum	Myoporum	L	flats
	Escallonia 'Compakta'	Compact Escallonia	L	1 gal
	Phorinia x fraseri	Fraser's Photinia	L	1 gal
	Baccharis pllularis	Dwarf Coyote Bush	L	1 gal
	Cistus spp.	Rockrose	L	1 gal
BIOSWALE TREES, SHRUBS, AND GROUNDCOVER				
	Platanus racemosa	California Sycamore	M	15 gal
	Chilopsis linearis	Desert Willow	L	5 gal
	Ceanothus spp.	California Lilac	L	5 gal
	Baccharis pllularis	Dwarf Coyote Bush	L	1 gal
	Sisyrinchium bellum	Blue-Eyed Grass	L	1 gal
	Muhlenbergia rigens	Deer Grass	L	1 gal
	Rosa californica	California Wild Rose	L	5 gal

PROVIDE 3" LAYER OF MULCH TO ALL PLANTING AREAS.







CONSTRUCTION KEY	
SYMBOL	
1	CONCRETE WALK (BY OTHERS) (TYP. THROUGHOUT)
2	CONCRETE DRIVEWAY (BY OTHERS) (TYP THOUGHOUT)
3	LATTICE PATIO COVER
4	TRASH CAN
5	CHARCOAL BBQ
6	HOT COAL DISPOSAL
7	PLAY STRUCTURE

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
TENTATIVE TRACT MAP 37858
CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA

SITE PLAN

0' 30' 60' 75' 90' N

Developer:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
714-633-8100

Engineer:
Robert Beers
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
951-317-2041

June 29, 2024 Landscape Concept Plan Sheet 1

BGE Landscape DESIGN
Serving Southern California
626.523.1807
bryan.eide@gmail.com

TENTATIVE TRACT MAP NO. 37858

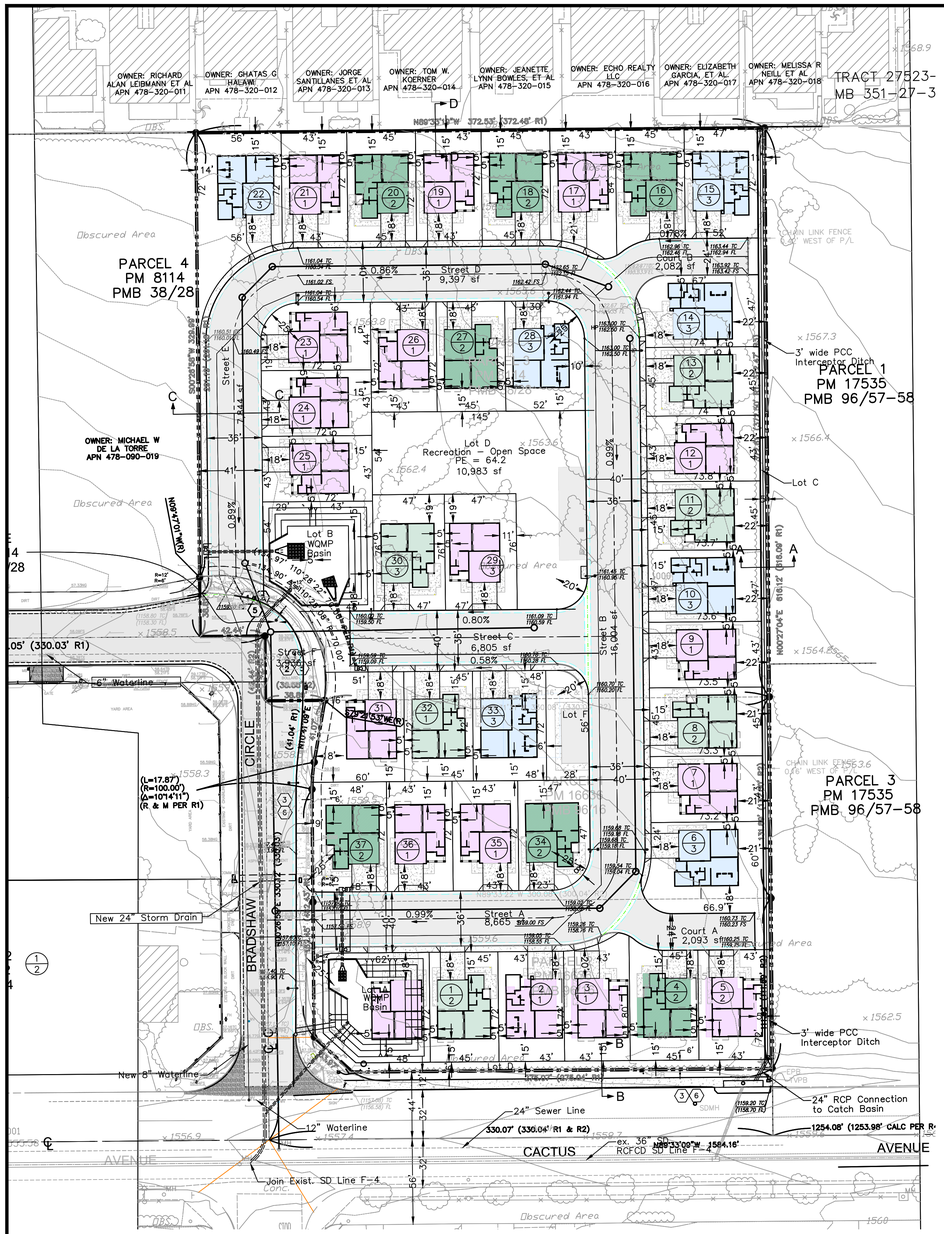
LEGAL DESCRIPTION:

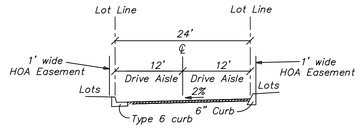
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

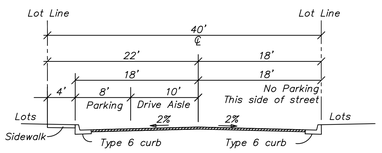
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

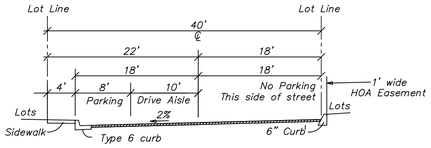




TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
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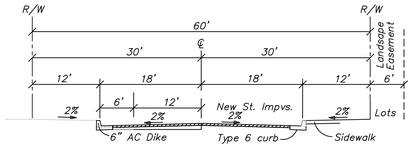
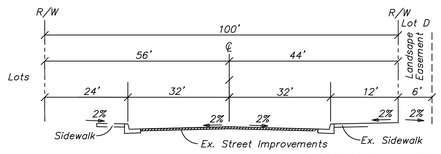


New St. Section – Remove AC Dike
TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



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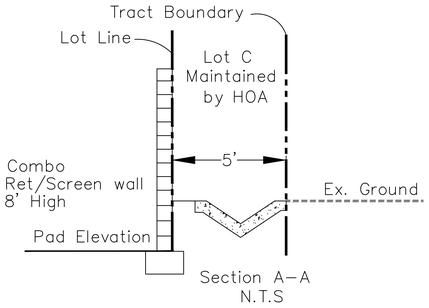
CACTUS AVE
N.T.S.



Section A–A
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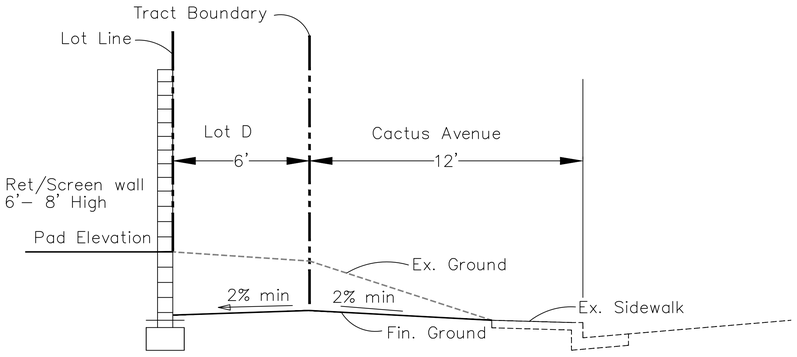

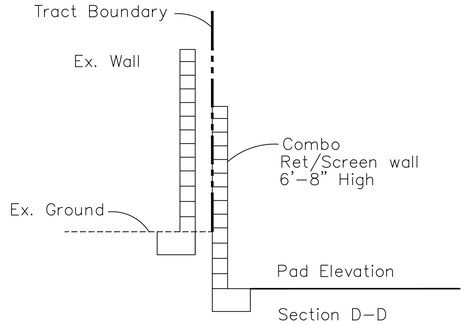

Section D–D
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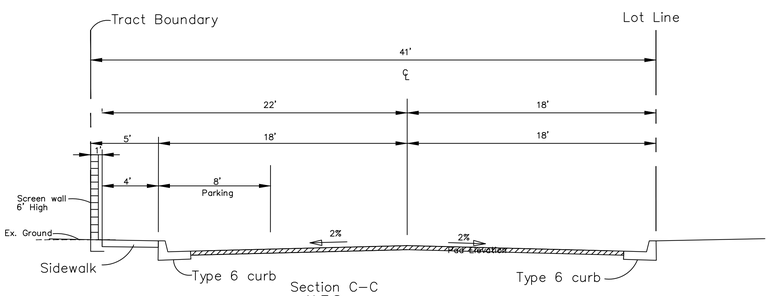

Section C–C
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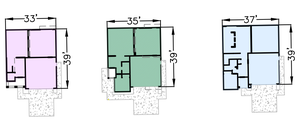


Plan 1 Plan 2 Plan 3

8/3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,095 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.9 DU/ACRE
RESIDENTIAL LOT AREA = 127,061 sf
OPEN SPACE RECREATION LOT AREA = 10,983 SF
STREET AREA = 56,826 sf
ONSITE STREETS ARE PRIVATE STREETS

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING

DEVELOPER/BUILDER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE UTILITIES
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

2024-05-03 Robert M Beers
Date Robert M Beers R.C.E. 39405 Expires 12-31-25

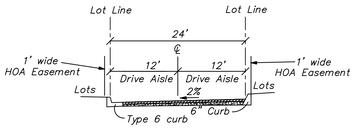
FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

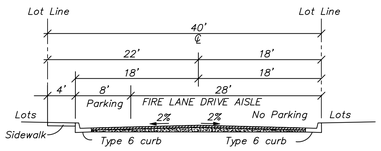
PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Site Plan
City of Moreno Valley
CALIFORNIA

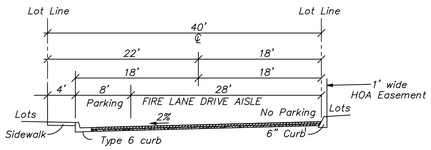
DATE May 5, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1



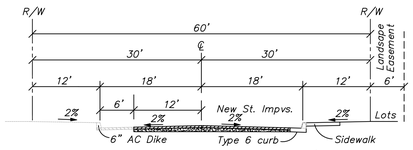
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.

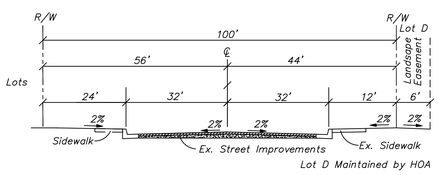


TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



New St. Section 1/2 width plus 12'

TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



Lot D Maintained by HOA

TYPICAL SECTION
CACTUS AVE
N.T.S.

TENTATIVE TRACT MAP NO. 37858

TRACT 2752
MB 351–27

OWNER: RICHARD ALAN LEIBMANN ET AL APN 478–320–011
OWNER: GHATAS G HALAWI APN 478–320–012
OWNER: JORGE SANTILLANES ET AL APN 478–320–013
OWNER: TOM W. KOERNER APN 478–320–014
OWNER: JEANETTE LYNN BOWLES, ET AL APN 478–320–015
OWNER: ECHO REALTY LLC APN 478–320–016
OWNER: ELIZABETH GARCIA, ET AL APN 478–320–017
OWNER: MELISSA R NEILL ET AL APN 478–320–018

N89°33'19"W 372.53' (372.48' R1)

Tract Boundary

PARCEL 4
PM 8114
PMB 38/28

PARCEL 1
PM 11822
PMB 55/84

PARCEL 2
PM 11822
PMB 55/84

PARCEL 3
PM 17535
PMB 96/57–58

PARCEL 3
PM 16636
PMB 96/16

PARCEL 2
PM 16636
PMB 96/16

OWNER: MICHAEL W DE LA TORRE APN 478–090–019

Lot E
Recreation – Open Space
PE = 64.2
11,443 sf

Lot A
WQMP
Basin

Lot B
WQMP
Basin
Bottom = 57.0

Lot C
Maintained by HOA

Lot D

Landscape Area
Part of Court B

Landscape Area
Part of Court A

Street D
Street E
Street C
Street B
Street A
Court B
Court A

BRADSHAW CIRCLE

AVENUE CACTUS

No Parking on this side of street

FIRE LANE

4:1 slopes

0.86%
0.89%
0.78%
0.80%
0.99%

R=20'

S00°26'56"W 329.99' (329.98' R1)
291.19' (291.16' R1)
N89°31'31"W 330.08' (330.03' R1)
S89°34'04"E 330.05' (330.03' R1)
N00°27'04"E 616.12' (616.09' R1)
N00°25'53"E 330.12' (330.03' R1)
S79°21'53"WE(R)
N89°33'09"W 1584.16'
275.07' (275.04' R1)
330.07' (330.04' R1 & R2)
1254.08' (1253.98' CALC PR
(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)
Δ=110°25'06" R=70.00'
(134.97' L=134.90')
N69°47'01"W(R)
(42.44' R2)
42.45'
41.04' R1)
N10°41'09"E 41.07'
(38.68' R2)
38.80'
35.81'
42.44'
(482.45' R2)
(111.59' R2)
(111.62' (111.59' R2)
131.89' (132.00' R2)
372.47' (372.50' R1)
472.61' (472.61' R3)

Trash Truck
New 8" Waterline
ex. 6" Waterline
ex. 12" Waterline
ex. 21" Sewer Line
ex. 24" Water Line
TRASH CONTAINERS LOTS 31-33
CHAIN LINK FENCE 0.6' WEST OF P/L
3' wide PCC Interceptor Ditch
Tract Boundary
Obscured Area
Conc.
DIRT
DBS.

LEGEND

FIRE ACCESS LANE
26' WIDE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

2024-05-06 Robert M Beers
Date Robert M. Beers RCE 39405 Expires 12-31-25

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Turning Movement Exhibit
City of Moreno Valley
CALIFORNIA

DATE May 5, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

PARCEL 1
PM 8115
PMB 36/96

PARCEL 1
PM 22460
PMB 148/33-34

PARCEL 2
PM 22460
PMB 148/33-34

PARCEL 4
PM 8114
PMB 38/28

LOT E
PM 8114
PMB 38/28

DE LA TORRE
APN 478-090-019

PARCEL 1
PM 11496
PMB 53/35

PARCEL 2
PM 11496
PMB 53/35

PARCEL 1
PM 11822
PMB 55/84

PARCEL 2
PM 11822
PMB 55/84

Tract Boundary

Obscured Area

Lot 25
PE = 61.7

Lot 30
PE = 62.1

Lot 31
PE = 59.9

Lot 37
PE = 59.6

Lot 36
PE = 60.0

Lot B
WQMP
Basin
Bottom =
57.0

4:1 slopes

Lot A
WQMP
Basin
Bottom =
55.0

4:1 slopes

Street F
3,936 sf

CIRCLE

BRADSHAW

CACTUS AVENUE

NEW C&G

EX. SIDEWALK

EX. C&G

NEW SIDEWALK

EX. AC

NEW C&G

AC GRIND & CAP
or R & R

Driveway Approach
MVSI-112D
W=36'

St. Light per
MVLT-400-A-2

S89°34'04"E 330.05' (330.03' R1)

Ex. 6" Waterline

Waterline POC

SFR
ZONED R5

(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)

N09°47'01"W(R)

S79°21'53"WE(R)

N10°47'09"E (41.04' R1)

NEW C&G

Tract Boundary

SEE SHEET 1

Waterline POC

NEW SIDEWALK

Driveway Approach
MVSI-112D
W=36'

BMP INLET

New 8" Sewer line

Sewer POC

ex. 12" Waterline

NEW C&G

NEW SIDEWALK

BMP INLET

St. Light per
MVLT-400-A-2

R=20'

21" SEWER LINE

RCFCD SD LINE F4

1001
1555.58

SDCB

SWMH

CBMH

WSBO

FIRE SIGN

R=12'
R=6'

1159.10 FS

1160.00 TC
1159.50 FL

1159.59 TC
1159.09 FL

1157.40 TC
1153.90 FL

1157.60 TC
1157.10 FL

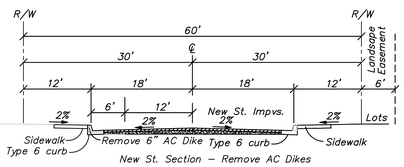
1157.53 FS

1157.40 TC
1156.90 FL

(1157.58) TC
(1156.58) FL

0.89%

0.99%



New St. Section – Remove AC Dikes

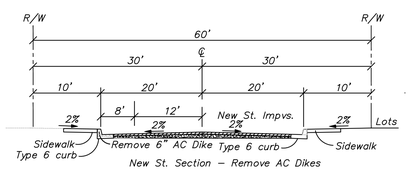
TYPICAL SECTION

BRADSHAW CIRCLE (North–South)

Offered but not accepted R/W

See Sheet 2 for Bradshaw Circle East–West Section

N.T.S.



New St. Section – Remove AC Dikes

TYPICAL SECTION

BRADSHAW CIRCLE (East–West)

Offered but not accepted R/W

N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
ROBERT MARK BEERS
RMB
No. 39405
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

BRADSHAW CIRCLE – R/W

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER, SIDEWALK & STREET LIGHTS

PROJECT ENTRANCES

PROJECT ENTRANCES OFF BRADSHAW CIRCLE SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF MORENO VALLEY STD. PLAN MVSI – 1120-0

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2024-11-20
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK REVISIONS APPR. DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021 / TTM 37858
OFFSITE
Bradshaw Circle Improvements
City of Moreno Valley
CALIFORNIA

DATE Nov. 20, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 2 OF 2

PARCEL 1
PM 8115
PMB 36/96

PARCEL 1
PM 22460
PMB 148/33-34

PARCEL 2
PM 22460
PMB 148/33-34

PARCEL 4
PM 8114
PMB 38/28

LOT E
PM 8114
PMB 38/28

DE LA TORRE
APN 478-090-019

Tract Boundary

Obscured Area

Driveway Approach
MVSI-112D
W=36'

NEW C&G

EX. SIDEWALK

EX. C&G

NEW SIDEWALK

NEW C&G

EX. C&G

NEW SIDEWALK

EX. AC

NEW C&G

AC GRIND & CAP

BRADSHAW

S89°34'04"E 330.05' (330.03' R1)

N09°47'01"W(R)

0.98%

0.99%

R=12'
R=6'

42.44'

(42.44' R2)
42.45'

38.81

(38.88' R2)
38.89'

ex. 6" Waterline

S79°21'53"WE(R)

N10°41'09"E (41.04' R1)
41.07'

Lot 25
PE = 61.7

Lot B
WQMP
Basin
Bottom =
57.0
4:1 slopes

Lot 30
PE = 62.1

Lot 31
PE = 59.9

Lot 37
PE = 59.6

Lot 36
PE = 60.0

Lot A
WQMP
Basin
Bottom =
55.0
4:1 slopes

SEE SHEET 1

SFR
ZONED R5

(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)

NEW C&G

NEW SIDEWALK

Driveway Approach
MVSI-112D
W=36'

New 8" Sewer line

New 8" Waterline

ex 12" Waterline

PARCEL 1
PM 11496
PMB 53/35

PARCEL 1
PM 11822
PMB 55/84

PARCEL 2
PM 11496
PMB 53/35

PARCEL 2
PM 11822
PMB 55/84

CIRCLE

AC GRIND & CAP

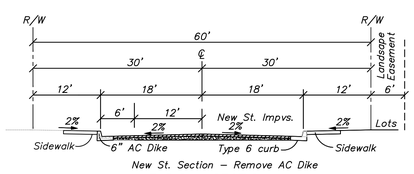
NEW C&G

NEW C&G

SIDEWALK

NEW SIDEWALK

R=20'



New St. Section – Remove AC Dike

TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
ROBERT MARK BEERS
RMB
No. 38405
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

BRADSHAW CIRCLE – R/W

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS

PROJECT ENTRANCES

PROJECT ENTRANCES OFF BRADSHAW CIRCLE SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF MORENO VALLEY STD. PLAN MVSI – 112D-0

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
2024-06-14 Robert M Beers
Date Robert M. Beers R.C.E. 38405 Expires 12-31-25

FIELD BOOK REF.

MARK REVISIONS APPR. DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021 / TTM 37858
OFFSITE
Bradshaw Circle Improvements
City of Moreno Valley
CALIFORNIA

DATE June 14, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 2 OF 2

TENTATIVE TRACT MAP NO. 37858

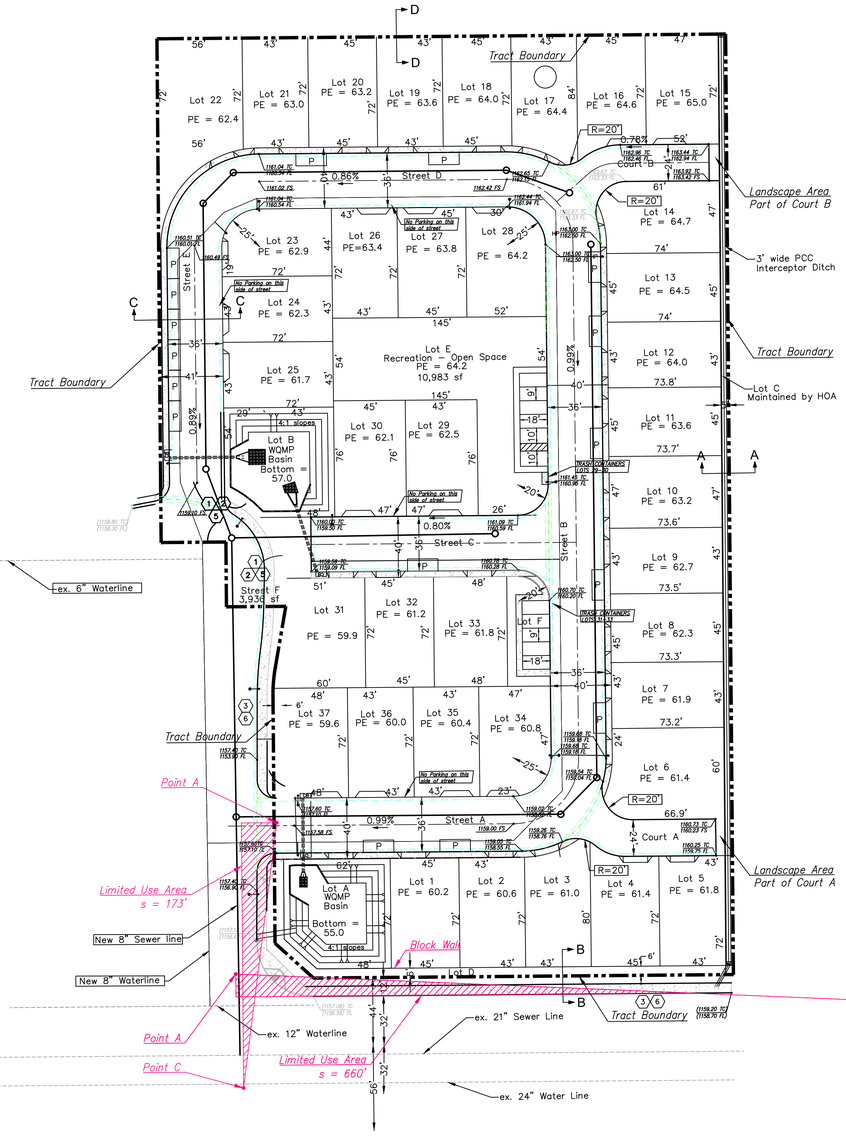
LEGAL DESCRIPTION:

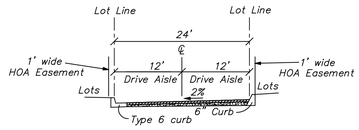
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

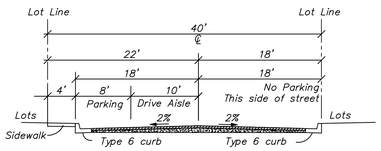
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

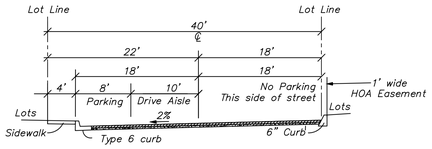




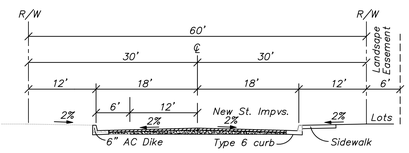
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



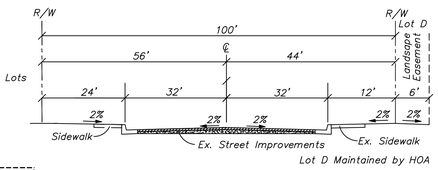
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



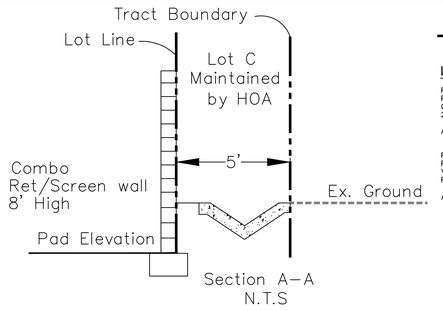
TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
N.T.S.



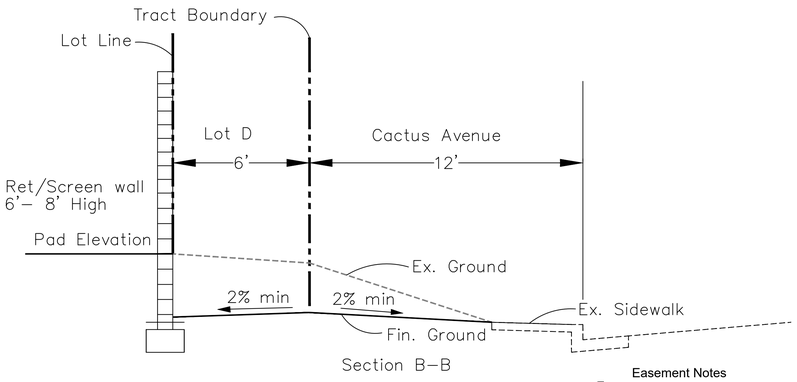
New St. Section – Remove AC Dike
TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



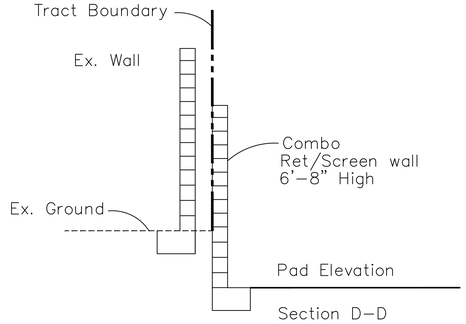
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



Section B–B



Section D–D
N.T.S

Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

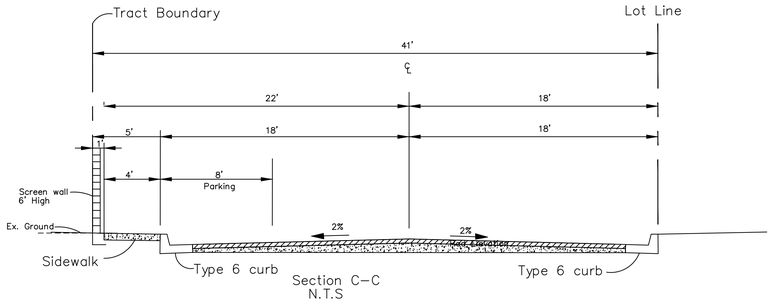
(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,095 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.90 DU/ACRE
RESIDENTIAL LOT AREA = 127,061 sf
OPEN SPACE RECREATION LOT AREA = 10,983 SF
STREET AREA = 56,826 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
27 PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	21	43	72	3,099
2	43	72	3,096	22	56	72	5,016
3	43	72	3,313	23	44	72	3,040
4	45	72	3,316	24	43	72	3,096
5	43	72	3,464	25	43	72	3,096
6	60	73	4,448	26	43	72	3,095
7	43	73.2	3,157	27	45	72	3,240
8	45	73.3	3,303	28	52	72	3,610
9	43	73.5	3,162	29	47	72	3,571
10	47	73.6	3,462	30	47	72	3,571
11	45	73.7	3,321	31	51	72	3,974
12	43	73.8	3,178	32	43	72	3,096
13	45	74	3,332	33	50	72	3,600
14	47	74	3,554	34	47	72	3,249
15	47	72	3,432	35	43	72	3,096
16	45	72	3,339	36	43	72	3,096
17	43	72	3,349	37	48	72	3,503
18	45	72	3,240			subtotal	58,048
19	43	72	3,096				67,042
20	45	72	3,240				

Total Residential Lot Area = **125,090**

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Drainage - Wall	3,054
D	Landscape Area	2,137
E	Open Space - Recreation	10,983
F	Open Space - Parking	1,971

Total Lettered Lot Area = 27,912

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,665
Street B	40	36	16,004
Street C	40	36	6,805
Street D	40	36	9,397
Street E	41	36	7,844
Street F	Varies	36	3,936
Court A	24	24	2,093
Court B	24	24	2,082

Total Street Lot Area = 56,826

REGISTERED PROFESSIONAL ENGINEER — ROBERT MARK BEERS — No. 39405 Exp. 12-31-25 — CIVIL — STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Date — Robert M. Beers — RCE 39405 Expires 12-31-25

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
Line of Sight
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE May 5, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

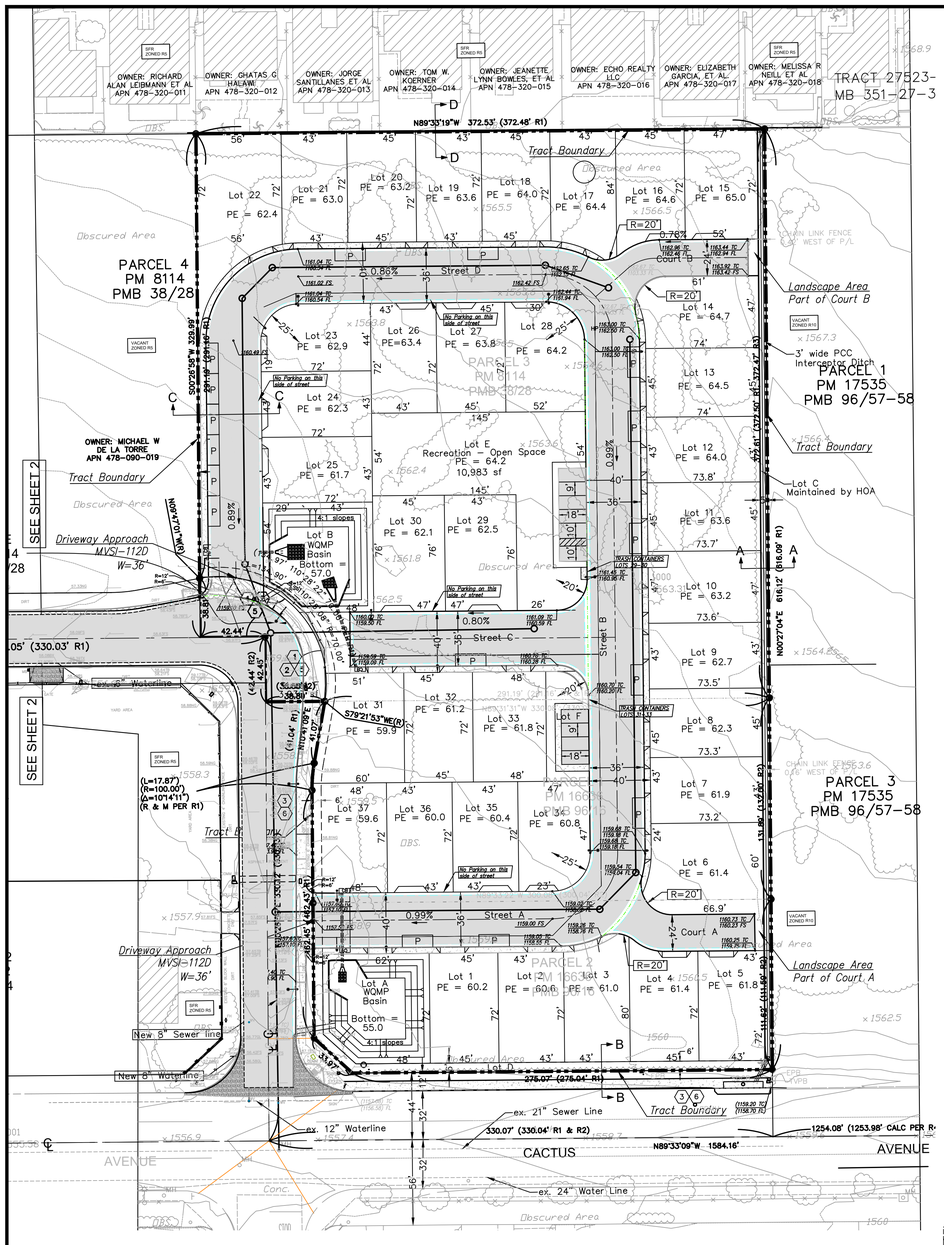
LEGAL DESCRIPTION:

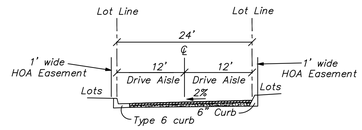
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

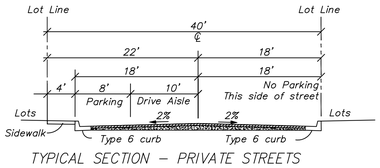
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

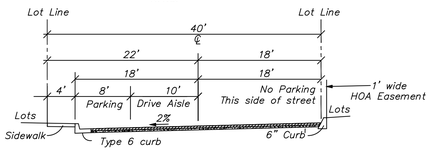




TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



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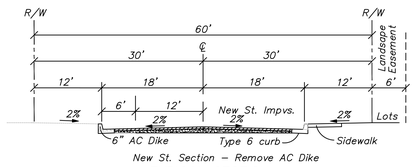
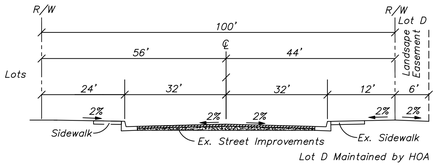
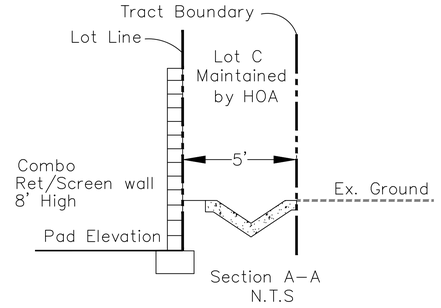
3" AC over 6" AB
N.T.S.



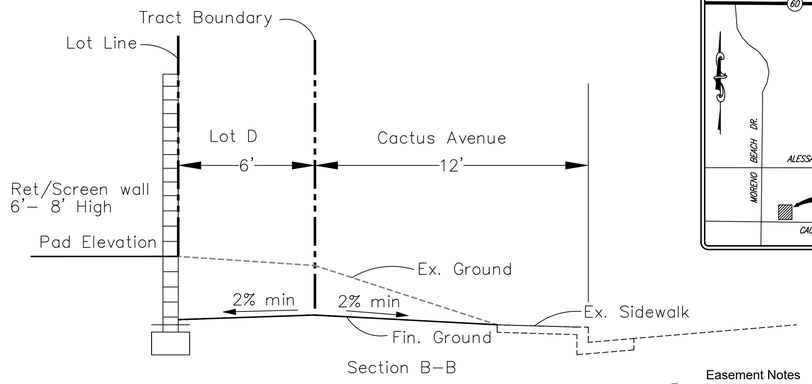
TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



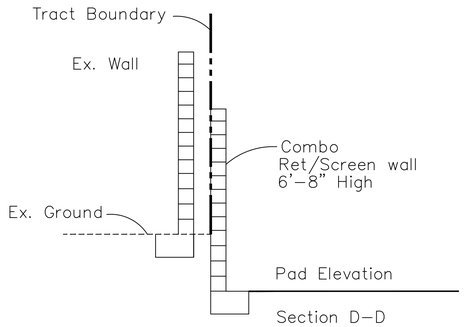
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



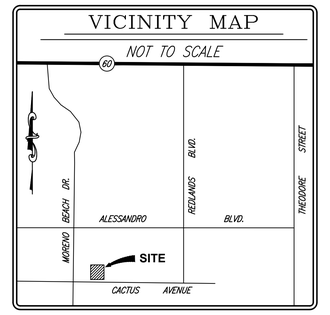
Section B–B



Section D–D
N.T.S

VICINITY MAP

NOT TO SCALE



Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

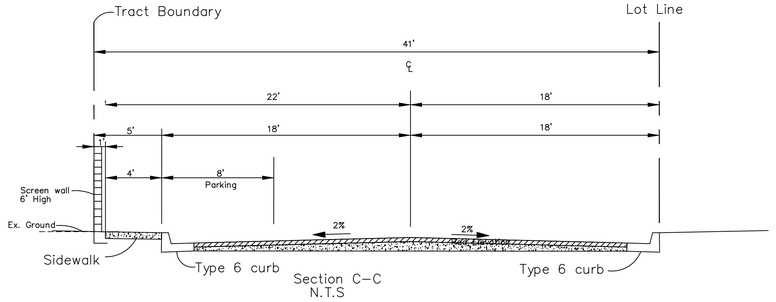
(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	VACANT
PROPOSED LANDUSE:	SINGLE FAMILY – R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,095 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.90 DU/ACRE
RESIDENTIAL LOT AREA = 127,061 sf
OPEN SPACE RECREATION LOT AREA = 10,983 SF
STREET AREA = 56,826 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
27 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
XX	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633–8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633–8100

ASSESSORS PARCEL NUMBERS

478–090–018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT–OF–WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS
SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

NOTE: ONSITE SEWER & WATER IMPROVEMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

FIRE DEPARTMENT

ONSITE WATER SYSTEM IS PRIVATE

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–112D–0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–111C–1

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	21	43	72	3,099
2	43	72	3,096	22	56	72	5,016
3	43	72	3,313	23	44	72	3,040
4	45	72	3,316	24	43	72	3,096
5	43	72	3,464	25	43	72	3,096
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16	45	72	3,339	36	43	72	3,096
17	43	72	3,349	37	48	72	3,503
18	45	72	3,240			subtotal	58,048
19	43	72	3,096				
20	45	72	3,240				

	67,042
Total Residential Lot Area =	125,090

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Drainage - Wall	3,054
D	Landscape Area	2,137
E	Open Space - Recreation	10,983
F	Open Space - Parking	1,971
Total Lettered Lot Area =		27,912

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,665
Street B	40	36	16,004
Street C	40	36	6,805
Street D	40	36	9,397
Street E	41	36	7,844
Street F	Varies	36	3,936
Court A	24	24	2,093
Court B	24	24	2,082
Total Street Lot Area =			56,826

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317–2041 Fax (909) 360–2070

2024-05-06 Robert M Beers
Date Robert M. Beers RCE 39405 Expires 12-31-25

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE May 3, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 37858

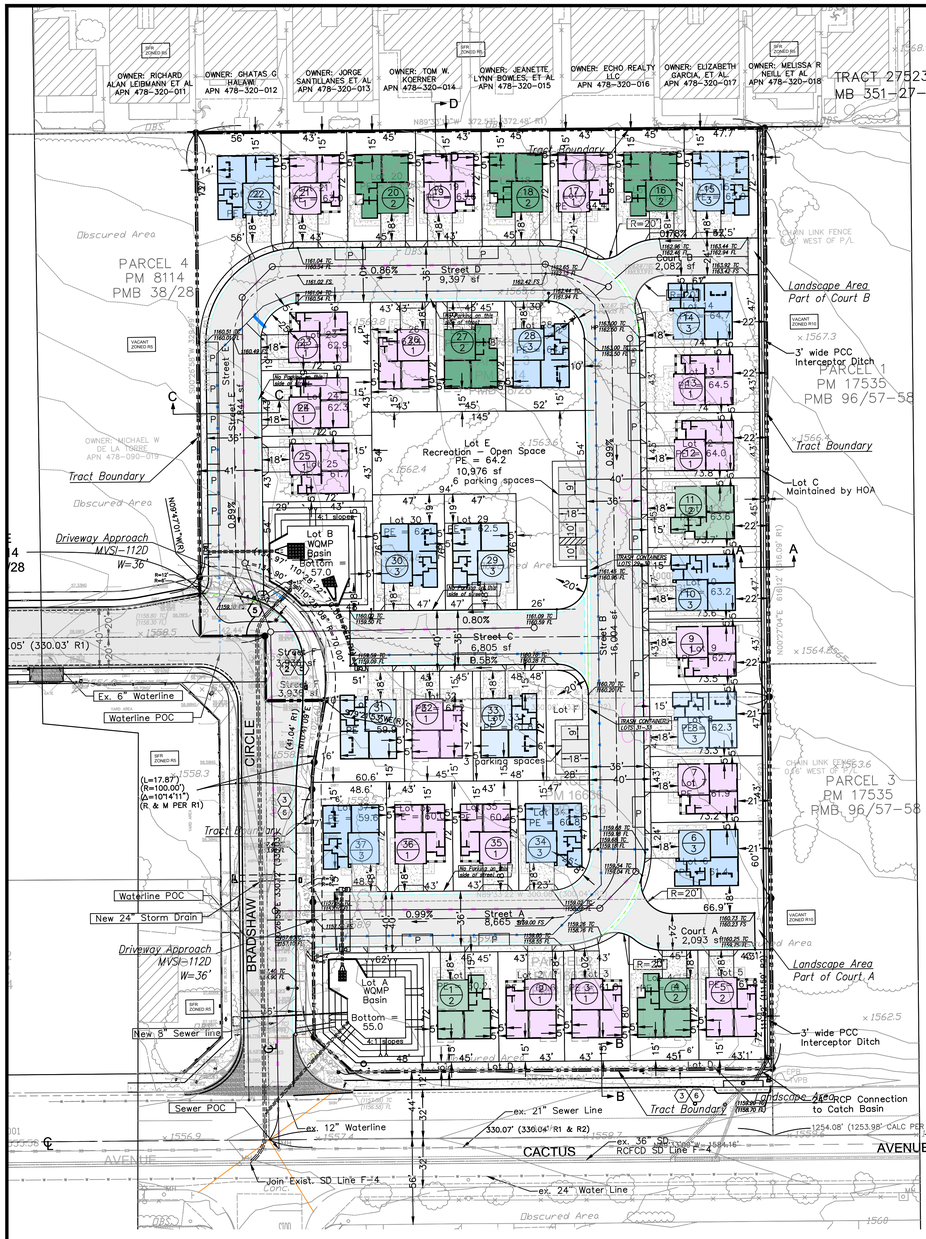
LEGAL DESCRIPTION:

PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3



8/3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,601 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE

DEVELOPER/BUILDER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
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ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

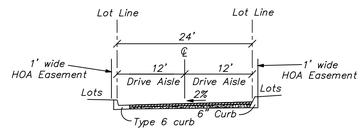
WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

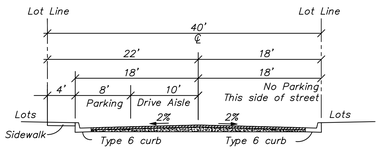
HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE SEWER AND WATER
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE

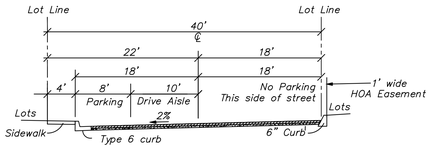
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
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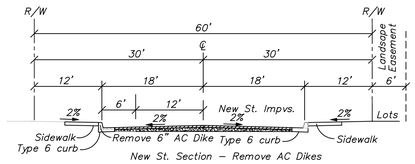
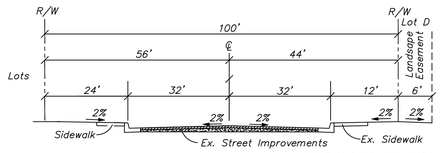
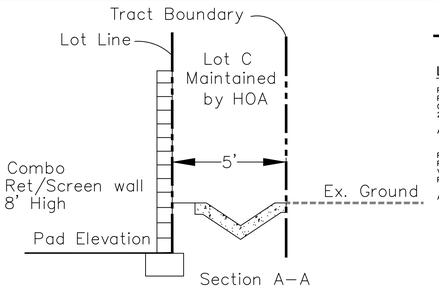


New St. Section – Remove AC Dikes

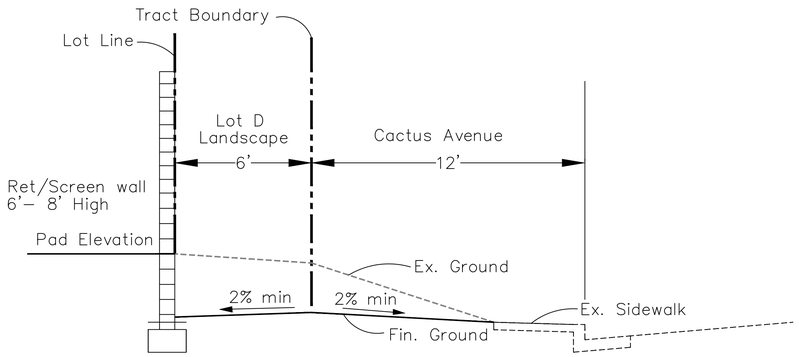
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.

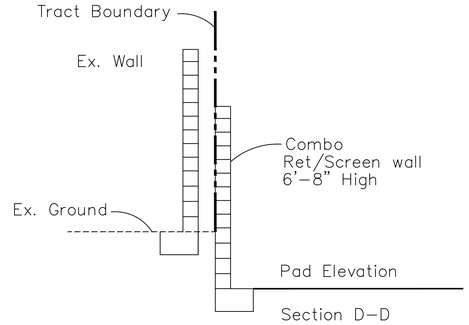


TYPICAL SECTION
CACTUS AVE
N.T.S.

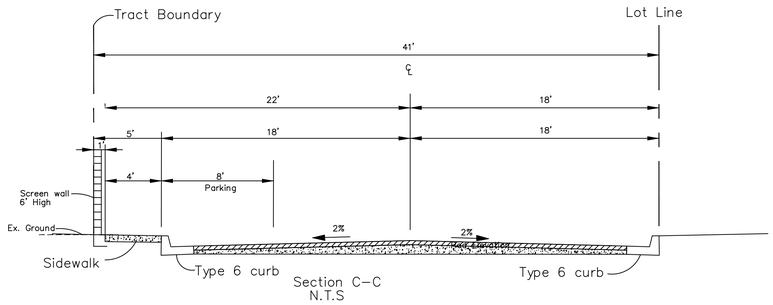


Section A–A
N.T.S





Section D–D
N.T.S



Section C–C
N.T.S

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers — 2024-11-20
Robert M. Beers — RCE 39405, Expires 12-31-25 — Date

REGISTERED PROFESSIONAL ENGINEER — ROBERT MARK BEERS — RMB — No. 39405 Exp. 12-31-25 — CIVIL — STATE OF CALIFORNIA

FIELD BOOK REF.			
MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Site Plan
City of Moreno Valley
CALIFORNIA

DATE Nov. 20, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

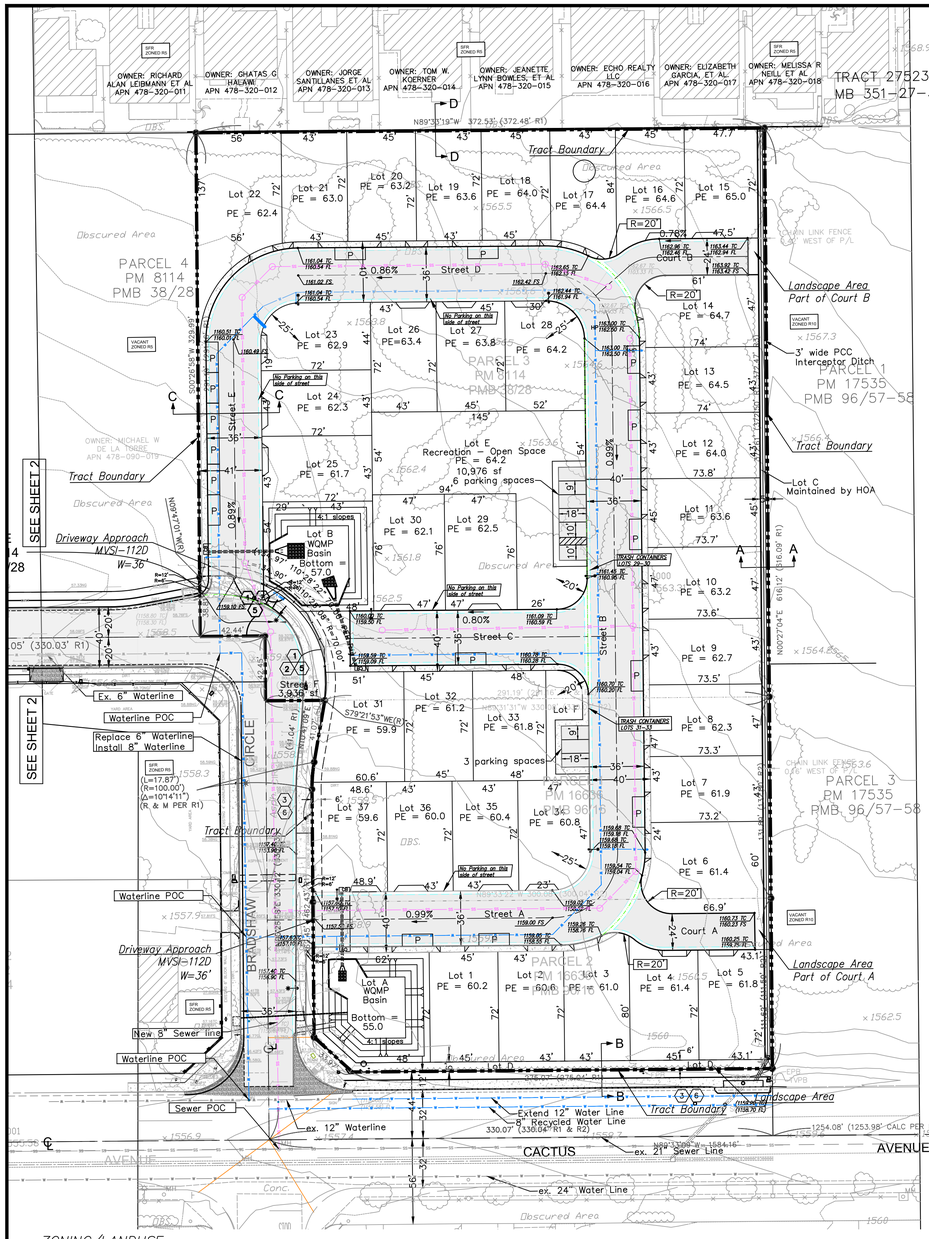
LEGAL DESCRIPTION:

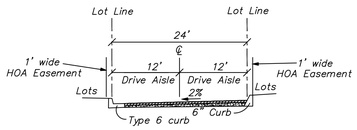
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

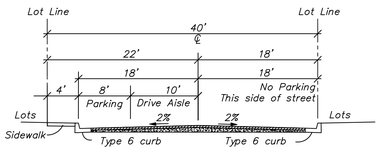
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

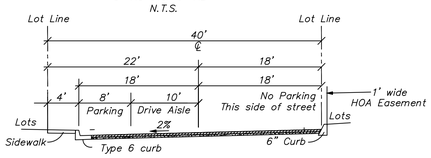




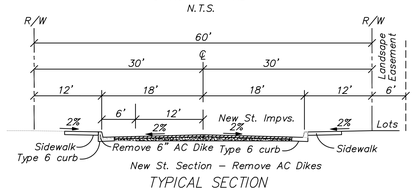
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
Private Water & Sewer
3" AC over 6" AB
N.T.S.



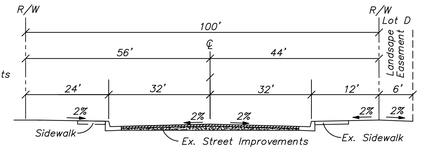
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



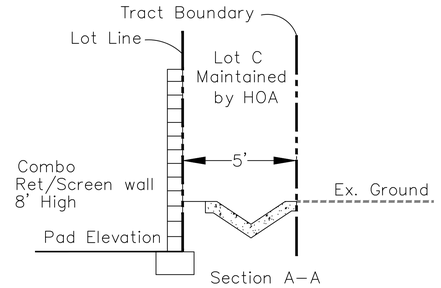
TYPICAL SECTION – PRIVATE STREET "C"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



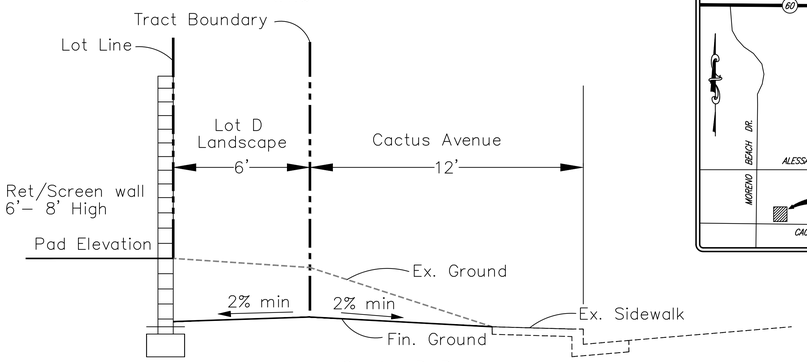
New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North-South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East-West Section
N.T.S.



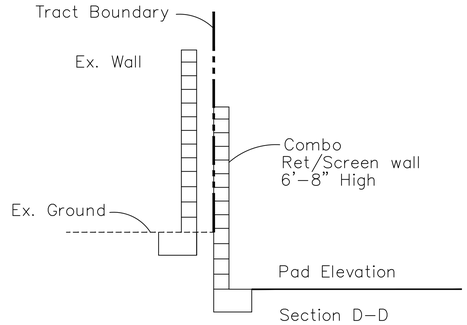
TYPICAL SECTION
CACTUS AVE
N.T.S.



Section A–A
N.T.S



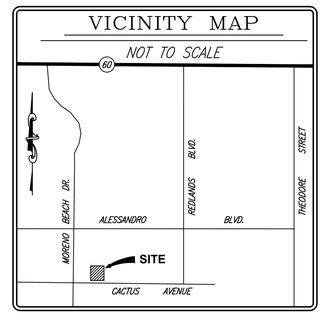
Section B–B



Section D–D
N.T.S

VICINITY MAP

NOT TO SCALE



Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

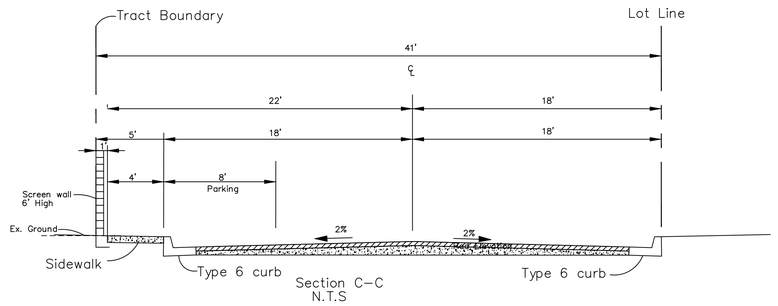
(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
⬡ = PLOTTED HEREON



Section C–C
N.T.S

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	VACANT
PROPOSED LANDUSE:	SINGLE FAMILY – R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,061 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT
	Existing Water Line
	Existing Sewer Line
	Proposed Water Line
	Proposed Sewer Line

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	MVU ELECTRIC
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-112D-0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI-111C-1

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,047
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	47	73.3	3,447	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,572
11	45	73.7	3,321	30	47	76	3,572
12	43	73.8	3,178	31	51	72	3,974
13	43	74	3,187	32	45	72	3,240
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,309
			63,444				
Total Residential Lot Area =			124,753				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		27,876

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			53,172

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2025-05-14
Robert M Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE May 14, 2025
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 37858

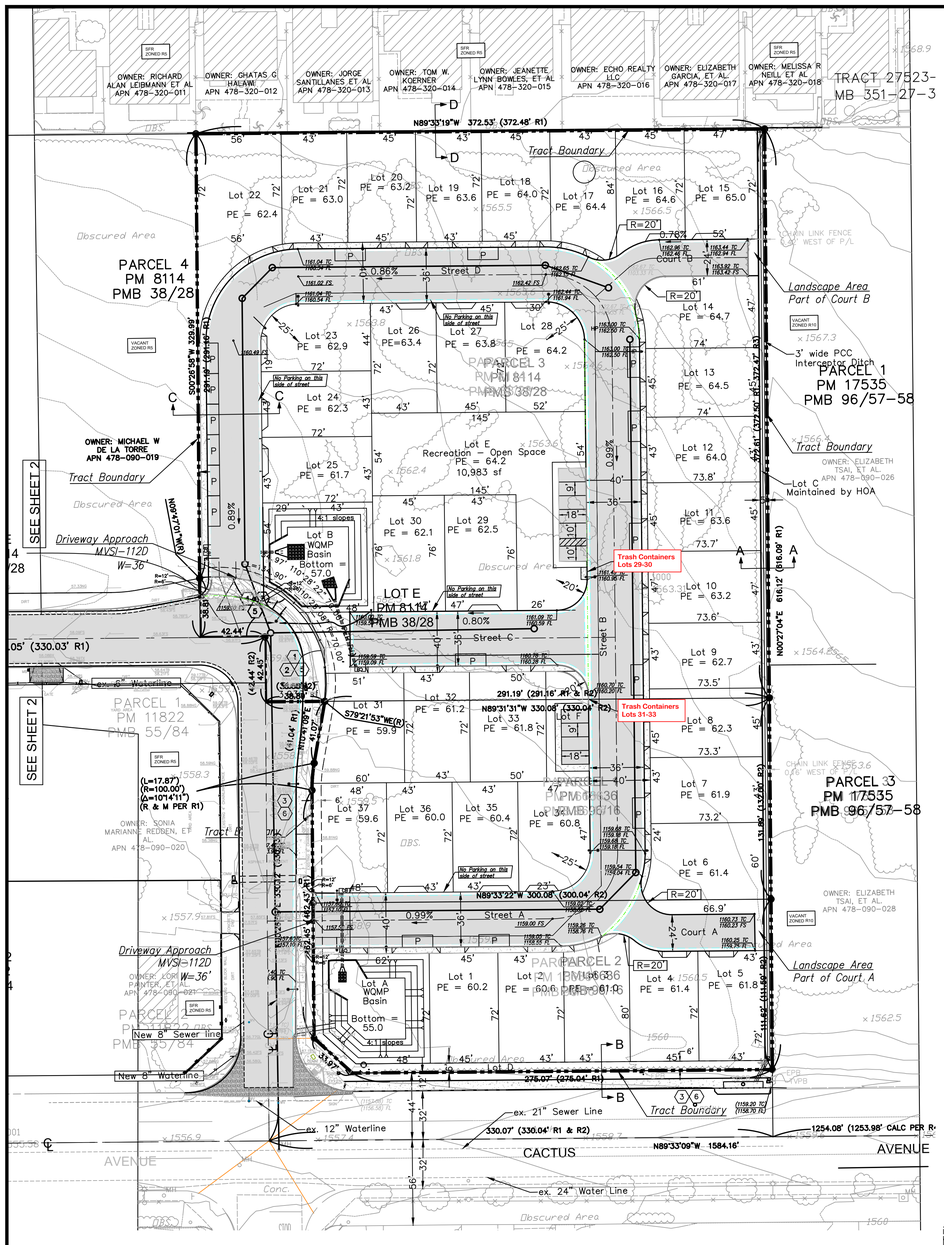
LEGAL DESCRIPTION:

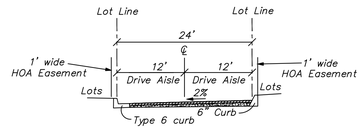
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

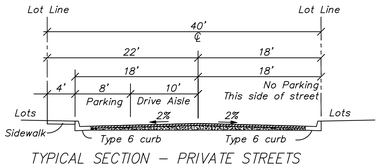
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3





TYPICAL SECTION – Private Streets
COURTS "A" & "B"
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
3" AC over 6" AB
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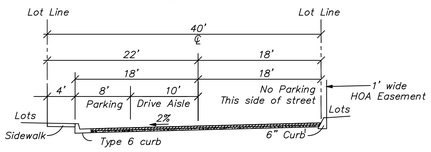

TYPICAL SECTION – PRIVATE STREET "C"
3" AC over 6" AB
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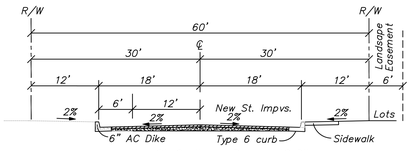
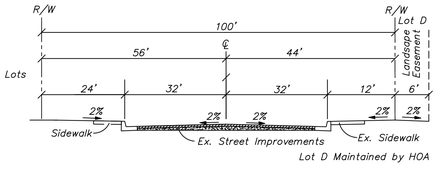
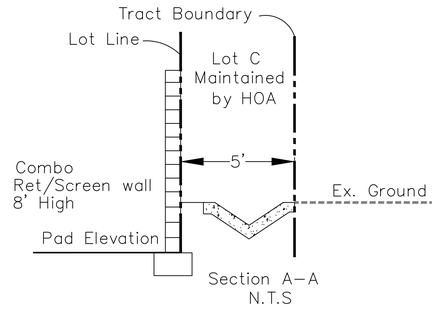


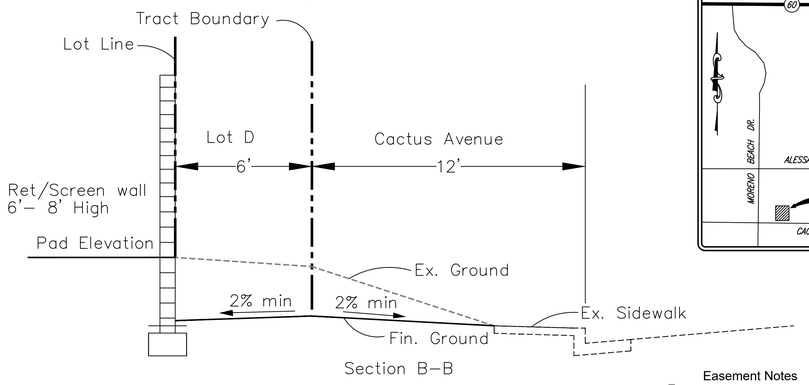
New St. Section – Remove AC Dike
TYPICAL SECTION
BRADSHAW CIRCLE
Offered but not accepted R/W
N.T.S.



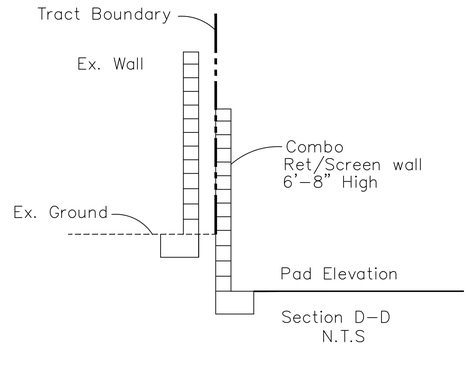
TYPICAL SECTION
CACTUS AVE
N.T.S.



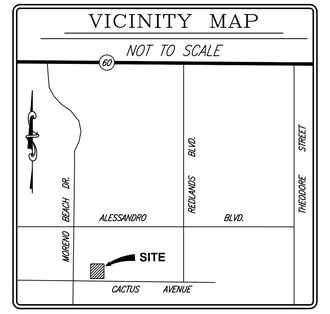
Section A–A
N.T.S

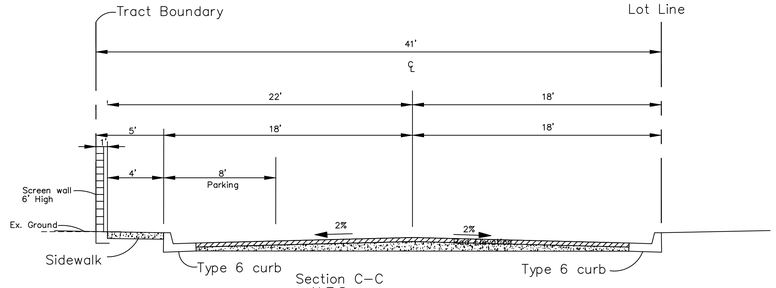


Section B–B



Section D–D
N.T.S





Section C–C
N.T.S

Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76 ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,095 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.90 DU/ACRE
RESIDENTIAL LOT AREA = 127,061 sf
OPEN SPACE RECREATION LOT AREA = 10,983 SF
STREET AREA = 56,826 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29–33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE
27 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE
	STREET LIGHT
	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633–8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633–8100

ASSESSORS PARCEL NUMBERS

478–090–018, 024 & 025

BRADSHAW CIRCLE

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT–OF–WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER & STREET LIGHTS
SEE SHEET 2

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

NOTE: ONSITE SEWER & WATER IMPROVEMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA

TRASH

NOTE:
EACH HOUSE TO HAVE INDIVIDUAL TRASH CONTAINERS
HOUSES ON STREET "C" (LOTS 29–33) SHALL PLACE THEIR TRASH CANS ON STREET B LOOP FOR PICKUP

FIRE DEPARTMENT

ONSITE WATER SYSTEM IS PRIVATE

SITE ACCESS – GATES

ONSITE STREETS ARE PRIVATE
NO GATES ARE PROPOSED

SITE ACCESS

PROJECT ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–112D–0

ONSITE DRIVEWAYS

ONSITE DRIVEWAY APPROACHES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STD. PLAN NO. MVSI–111C–1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	21	43	72	3,099
2	43	72	3,096	22	56	72	5,016
3	43	72	3,313	23	44	72	3,040
4	45	72	3,316	24	43	72	3,096
5	43	72	3,464	25	43	72	3,096
6	60	73	4,448	26	43	72	3,095
7	43	73.2	3,157	27	45	72	3,240
8	45	73.3	3,303	28	52	72	3,610
9	43	73.5	3,162	29	47	72	3,571
10	47	73.6	3,462	30	47	72	3,571
11	45	73.7	3,321	31	51	72	3,974
12	43	73.8	3,178	32	43	72	3,096
13	45	74	3,332	33	50	72	3,600
14	47	74	3,554	34	47	72	3,249
15	47	72	3,432	35	43	72	3,096
16	45	72	3,339	36	43	72	3,096
17	43	72	3,349	37	48	72	3,503
18	45	72	3,240			subtotal	58,048
19	43	72	3,096				
20	45	72	3,240				

	67,042
Total Residential Lot Area =	125,090

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Drainage - Wall	3,054
D	Landscape Area	2,137
E	Open Space - Recreation	10,983
F	Open Space - Parking	1,971
Total Lettered Lot Area =		27,912

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,665
Street B	40	36	16,004
Street C	40	36	6,805
Street D	40	36	9,397
Street E	41	36	7,844
Street F	Varies	36	3,936
Court A	24	24	2,093
Court B	24	24	2,082
Total Street Lot Area =			56,826

Street C - Trash Container Pickup Location

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

2024-05-05 Robert M Beers
Date Robert M. Beers RCE 39405 Expires 12-31-25

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

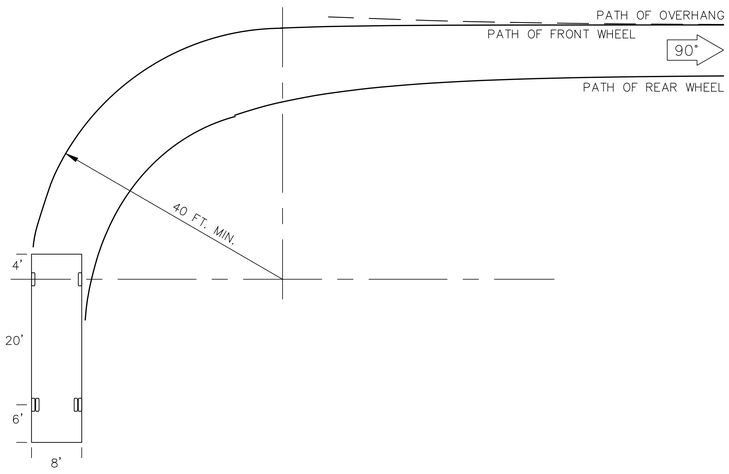
FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
City of Moreno Valley
CALIFORNIA

DATE May 3, 2024
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 2



TURNING MOVEMENT DETAIL
N.T.S.

TENTATIVE TRACT MAP NO. 37858

OWNER: RICHARD ALAN LEIBMANN ET AL APN 478-320-011
OWNER: GHATAS G HALAWI APN 478-320-012
OWNER: JORGE SANTILLANES ET AL APN 478-320-013
OWNER: TOM W. KOERNER APN 478-320-014
OWNER: JEANETTE LYNN BOWLES, ET AL APN 478-320-015
OWNER: ECHO REALTY LLC APN 478-320-016
OWNER: ELIZABETH GARCIA, ET AL APN 478-320-017
OWNER: MELISSA R NEILL ET AL APN 478-320-018
TRACT 2752 MB 351-27
N89°33'19"W 372.53' (372.48' R1)
Tract Boundary
Obscured Area
PARCEL 4 PM 8114 PMB 38/28
Lot 22 PE = 62.4
Lot 21 PE = 63.0
Lot 20 PE = 63.2
Lot 19 PE = 63.6
Lot 18 PE = 64.0
Lot 17 PE = 64.4
Lot 16 PE = 64.6
Lot 15 PE = 65.0
R=20'
0.78%
Court B
CHAIN LINK FENCE 0.8' WEST OF P/L
Landscape Area Part of Court B
Lot 14 PE = 64.7
Lot 13 PE = 64.5
Lot 12 PE = 64.0
Lot 11 PE = 63.6
Lot 10 PE = 63.2
Lot 9 PE = 62.7
Lot 8 PE = 62.3
Lot 7 PE = 61.9
Lot 6 PE = 61.4
Lot 23 PE = 62.9
Lot 26 PE=63.4
Lot 27 PE = 63.8
Lot 28 PE = 64.2
Lot 24 PE = 62.3
Lot 25 PE = 61.7
Lot E Recreation – Open Space PE = 64.2 11,443 sf
Lot 30 PE = 62.1
Lot 29 PE = 62.5
Lot 31 PE = 59.9
Lot 32 PE = 61.2
Lot 33 PE = 61.8
Lot 37 PE = 59.6
Lot 36 PE = 60.0
Lot 35 PE = 60.4
Lot 34 PE = 60.8
Lot A WQMP Basin Bottom = 55.0 4:1 slopes
Lot B WQMP Basin Bottom = 57.0 4:1 slopes
Lot 1 PE = 60.2
Lot 2 PE = 60.6
Lot 3 PE = 61.0
Lot 4 PE = 61.4
Lot 5 PE = 61.8
No Parking on this side of street
Street C
Street B
Street A
Court A
TRASH CONTAINERS LOTS 29-30
TRASH CONTAINERS LOTS 31-33
S00°26'56"W 329.99' 291.19' (291.16' R1)
Street E
N89°47'01"W(R)
S89°34'04"E 330.05' (330.03' R1)
ex. 6" Waterline
42.44'
(42.44' R2)
42.45'
(38.68' R2)
38.80'
38.81'
N10°41'09"E
41.07'
(41.04' R1)
S79°21'53"W(E)
(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)
CIRCLE
BRADSHAW
N00°25'53"E 330.12' (330.03')
(329.45' R2)
329.45' (329.41')
Trash Truck
New 8" Waterline
PARCEL 1 PM 11822 PMB 55/84
PARCEL 2 PM 11822 PMB 55/84
PARCEL 1 PM 17535 PMB 96/57-58
PARCEL 3 PM 17535 PMB 96/57-58
PARCEL 1 PM 16636 PMB 96/16
PARCEL 2 PM 16636 PMB 96/16
LOT E PM 8114 PMB 38/28
OWNER: MICHAEL W DE LA TORRE APN 478-090-019
3' wide PCC Interceptor Ditch
Lot C Maintained by HOA
CHAIN LINK FENCE 0.6' WEST OF P/L
N00°27'04"E 616.12' (616.09' R1)
N00°27'04"E 372.47' (372.50' R1)
131.89' (132.00' R2)
111.62' (111.59' R2)
275.07' (275.04' R1)
ex. 21" Sewer Line
ex. 12" Waterline
330.07' (330.04' R1 & R2)
1254.08' (1253.98' CALC PE
N89°33'09"W 1584.16'
CACTUS
AVENUE
ex. 24" Water Line
Obscured Area
(1159.20 TC) (1158.70 FL)
Tract Boundary
1001

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

2024-05-03 Robert M Beers
Date Robert M Beers RCE 39405 Expires 12-31-25

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Turning Movement Exhibit
City of Moreno Valley
CALIFORNIA

DATE May 5, 2024
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

PARCEL 1
PM 8115
PMB 36/96

PARCEL 1
PM 22460
PMB 148/33-34

PARCEL 2
PM 22460
PMB 148/33-34

PARCEL 4
PM 8114
PMB 38/28

LOT E
PM 8114
PMB 38/28

PARCEL 1
PM 11496
PMB 53/35

PARCEL 2
PM 11496
PMB 53/35

PARCEL 1
PM 11822
PMB 55/84

PARCEL 2
PM 11822
PMB 55/84

DE LA TORRE
APN 478-090-019

Tract Boundary

Obscured Area

Driveway Approach
MVSI-112D
W=36'

NEW C&G

EX. SIDEWALK

EX. C&G

NEW SIDEWALK

EX. AC

NEW C&G

AC GRIND & CAP
or R & R

Ex. 6" Waterline

Waterline POC

Replace 6" Waterline
Install 8" Waterline

St. Light per
MVLT-400-A-2

BRADSHAW

CIRCLE

S89°34'04"E 330.05' (330.03' R1)

N09°47'01"W(R)

S79°21'53"WE(R)

N10°47'09"E (41.04' R1)

SFR
ZONED R5

(L=17.87')
(R=100.00')
(Δ=10°14'11")
(R & M PER R1)

Lot 25
PE = 61.7

Lot 30
PE = 62.1

Lot 31
PE = 59.9

Lot 37
PE = 59.6

Lot 36
PE = 60.0

Lot B
WQMP
Basin
Bottom =
57.0

4:1 slopes

Street F
3,936 sf

SEE SHEET 1

Lot A
WQMP
Basin
Bottom =
55.0

4:1 slopes

R=20'

SDCB

BMP INLET

New 8" Sewer line

Sewer POC

ex. 12" Waterline

21" SEWER LINE

RCFCD SD LINE F4

CACTUS AVENUE

1001
1555.58

1159.10 FS

1160.00 TC
1159.50 FL

1159.59 TC
1159.09 FL

1157.40 TC
1153.90 FL

1157.60 TC
1157.10 FL

1157.53 FS

1157.40 TC
1156.90 FL

N.T.S.

R/W 60' R/W
30' ℄ 30'
12' 18' 18' 12' 6' Landscape Easement
6' 12' New St. Impvs. Lots
2% 2% 2% 2% 2%
Sidewalk Type 6 curb — Remove 6" AC Dike Type 6 curb — Sidewalk
New St. Section – Remove AC Dikes

TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
N.T.S.

R/W 60' R/W
30' ℄ 30'
10' 20' 20' 10'
8' 12' New St. Impvs. Lots
2% 2% 2% 2%
Sidewalk Type 6 curb — Remove 6" AC Dike Type 6 curb — Sidewalk
New St. Section – Remove AC Dikes

TYPICAL SECTION
BRADSHAW CIRCLE (East–West)
Offered but not accepted R/W
N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
ROBERT MARK BEERS
RMB
No. 39405
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

BRADSHAW CIRCLE – R/W

NOTE: OFFERS OF DEDICATION FOR PUBLIC STREET PURPOSES FOR BRADSHAW CIRCLE RIGHT-OF-WAY MADE BY:
PM 8114 PMB 38 PAGE 28
PM 8115 PMB 36 PAGE 96
PM 11496 PMB 53 PAGE 35
PM 11822 PMB 55 PAGE 84
TTM 37858 WILL IMPROVE BRADSHAW CIRCLE WITH NEW AC PAVING AND CURB & GUTTER, SIDEWALK & STREET LIGHTS

PROJECT ENTRANCES

PROJECT ENTRANCES OFF BRADSHAW CIRCLE SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF MORENO VALLEY STD. PLAN MVSI – 1120-0

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
Robert M Beers 2025-05-14
Robert M. Beers R.C.E. 39405 Expires 12-31-25 Date

FIELD BOOK REF.

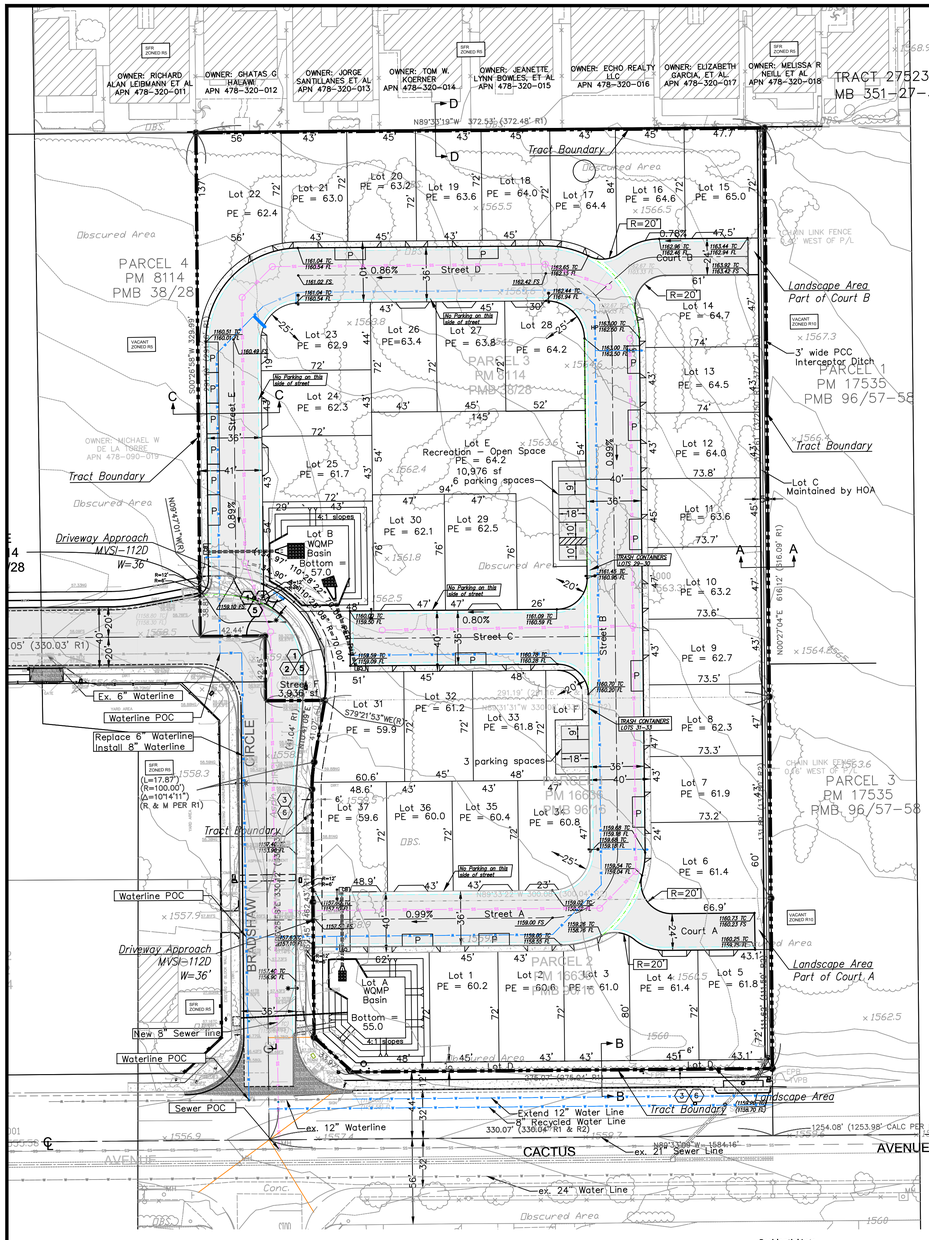
MARK REVISIONS APPR. DATE

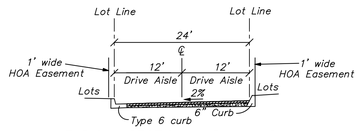
PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021 / TTM 37858
OFFSITE
Bradshaw Circle Improvements
City of Moreno Valley
CALIFORNIA

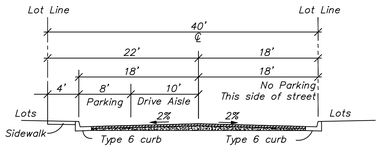
DATE May 14, 2025
JOB NO. .
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 2 OF 2

PRELIMINARY GRADING PLAN for TENTATIVE TRACT MAP NO. 37858

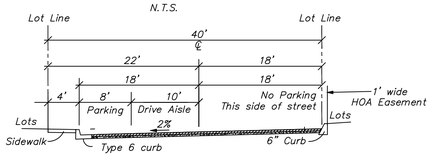




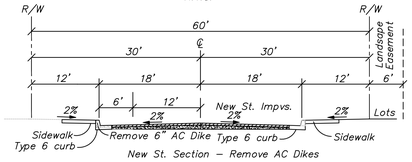
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
Private Water & Sewer
3" AC over 6" AB
N.T.S.



TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
Public Water & Sewer
3" AC over 6" AB
N.T.S.

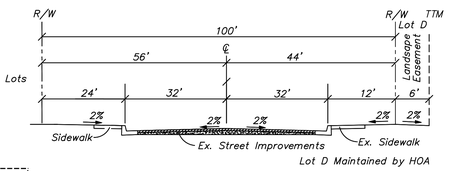


TYPICAL SECTION – PRIVATE STREET "C"
Public Water & Sewer
3" AC over 6" AB
N.T.S.

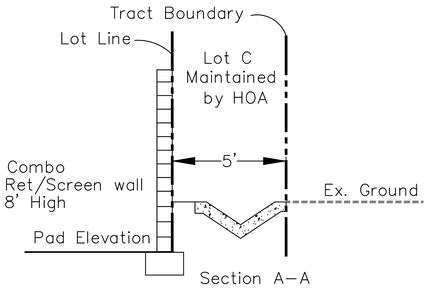


New St. Section – Remove AC Dikes

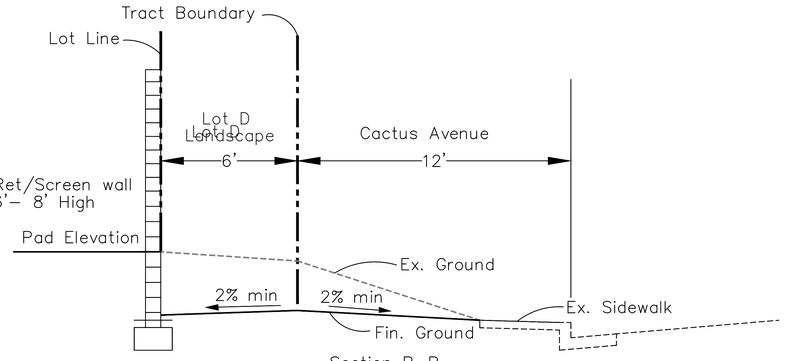
TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
N.T.S.



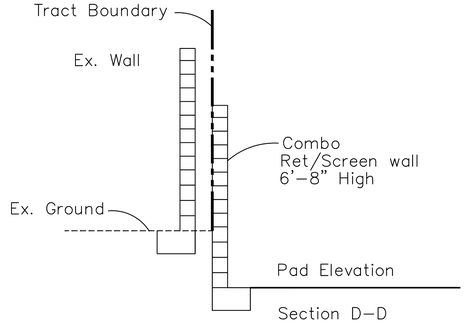
TYPICAL SECTION
CACTUS AVE
N.T.S.



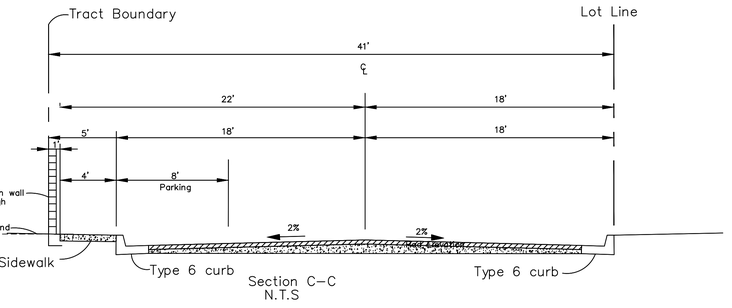
Section A–A
N.T.S



Section B–B



Section D–D
N.T.S



Section C–C
N.T.S

Easement Notes

(1) AN EASEMENT FOR PUBLIC STREET PURPOSES OVER THAT PORTION OF SAID LAND WITHIN LOT E AS SHOWN OR DEDICATED UPON THE MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS; ALSO PRIVATE EASEMENTS FOR INGRESS AND EGRESS IN FAVOR OF OWNERS OF LOTS IN SAID PARCEL MAP, SUCH EASEMENTS HAVING BEEN ACQUIRED UNDER CONVEYANCE BY REFERENCE TO SAID MAP.

(2) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(3) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND CONDUITS
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544
AFFECTS : AS DESCRIBED THEREIN

4. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.

(5) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : UNDERGROUND ELECTRICAL SYSTEMS LOCATED WITHIN ALL STREETS AND ALLEYS
RECORDED : OCTOBER 14, 1977 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 203665
AFFECTS : AS DESCRIBED THEREIN

(6) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : GRANT OF EASEMENT
GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDED : AUGUST 10, 1978 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 168544

⬡ = PLOTTED HEREON

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential (R5)

EXISTING ZONING:	R5
PROPOSED ZONING:	RS10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019

NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,601sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
TRASH CONTAINERS FOR LOTS 29-33 SHALL BE PLACED ALONG STREET 'B'
DRIVEWAYS – 16' WIDE

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
[X]	EXIST. ZONING
[P]	PARKING SPACE
●—✳	STREET LIGHT
⟵	FIRE HYDRANT

DEVELOPER/BUILDER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Companies, Inc.
1024 E. Chapman Avenue
Orange, CA 92866
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	MVU ELECTRIC
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

Residential Lots

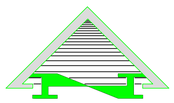
Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	45	72	3,240	20	45	72	3,240
2	43	72	3,096	21	43	72	3,099
3	43	72	3,313	22	56	72	5,016
4	45	72	3,315	23	44	72	3,047
5	43	72	3,104	24	43	72	3,096
6	60	73.2	4,452	25	43	72	3,096
7	43	73.2	3,157	26	43	72	3,096
8	47	73.3	3,447	27	45	72	3,240
9	43	73.5	3,162	28	52	72	3,610
10	47	73.6	3,462	29	47	76	3,572
11	45	73.7	3,321	30	47	76	3,572
12	43	73.8	3,178	31	51	72	3,974
13	43	74	3,187	32	45	72	3,240
14	47	74	3,554	33	48	72	3,456
15	47	72	3,432	34	47	72	3,249
16	45	72	3,339	35	43	72	3,096
17	43	72	3,349	36	43	72	3,096
18	45	72	3,240	37	48	72	3,514
19	43	72	3,096				61,309
			63,444				
Total Residential Lot Area =			**124,753**				

Lettered Lots

Lot	Use	Area (sf)
A	Open Space - WQMP Basin	4,823
B	Open Space - WQMP Basin	4,944
C	Open Space - v-ditch	3,054
D	Open Space - Landscape	2,108
E	Open Spce - Park	10,976
F	Open Space - Parking	1,971
Total Open Space Lot Area =		**27,876**

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	40	36	8,308
Street B	40	36	16,511
Street C	40	36	7,231
Street D	40	36	9,842
Street E	41	36	8,390
Court A	15	14	1,455
Court B	15	14	1,435
Total Street Lot Area =			**53,172**



GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

EARTHWORK QUANTITIES– RAW

CUT: 10,101 CY
FILL: 2,004 CY
EXPORT: 8,097 CY

NOTE: EARTHWORK QUANITIES ARE RAW AND UNADJUSTED FOR SHRINKAGE, SUBSIDIENCE AND STRIPPING LOSSES
:

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RMB No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers — 2025-05-14
Robert M. Beers — Date
R.C.E. 39405
Expires 12-31-25

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Preliminary Grading Plan
City of Moreno Valley
California

DATE May. 15, 2025
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37858

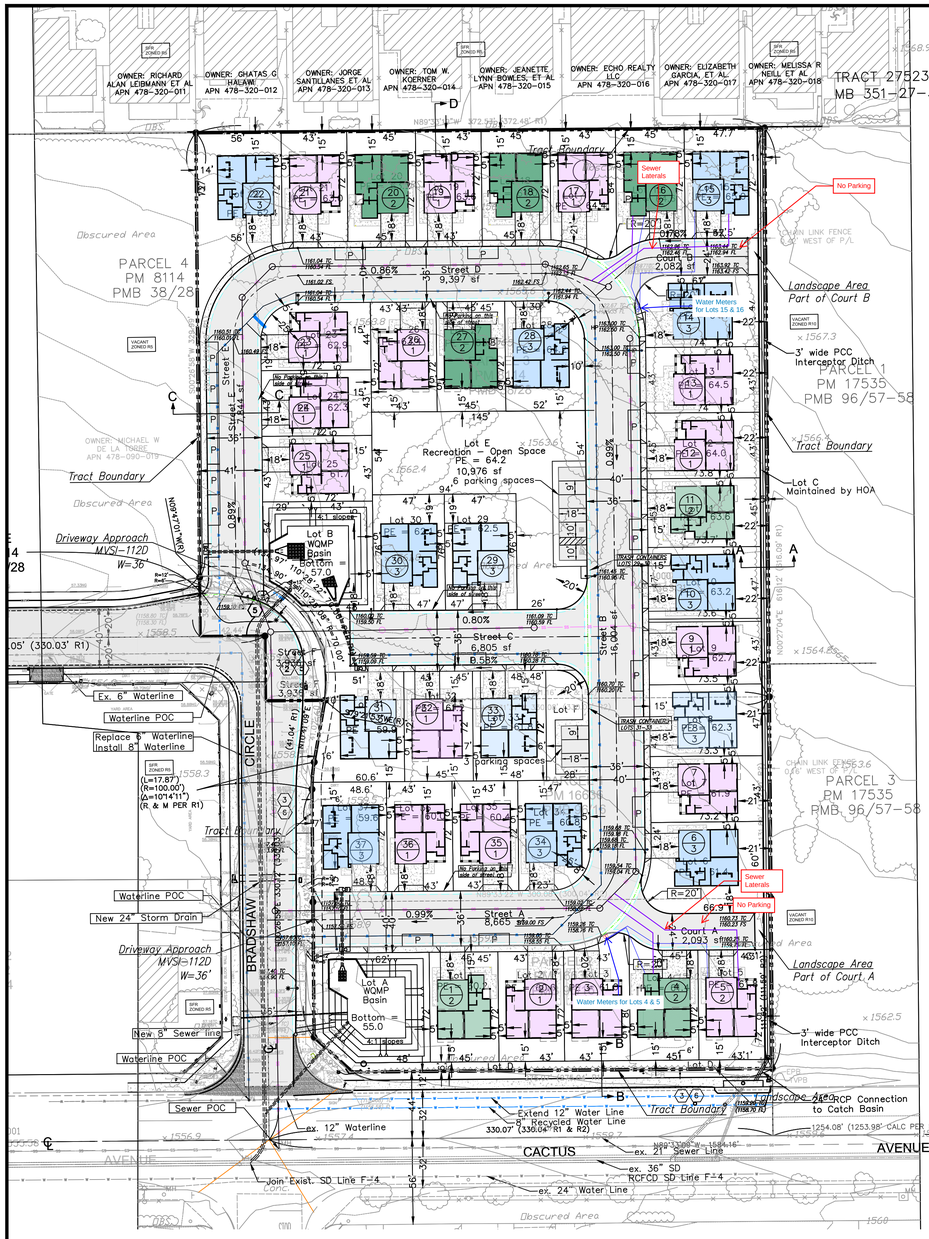
LEGAL DESCRIPTION:

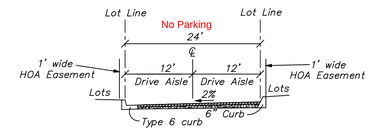
PARCEL 1:
PARCEL 3 AND LOT E, PARCEL MAP NO. 8114, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 38, PAGE 28 OF MAPS, RECORDS OF SAID COUNTY.

APN: 478-090-018

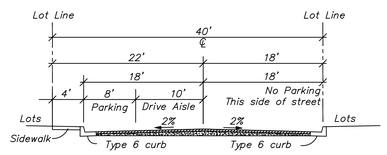
PARCEL 2:
PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 16636, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 96, PAGE 16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

APN'S: 478-090-024-2 AND 478-0909-25-3

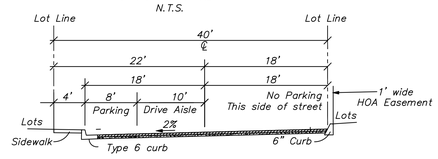




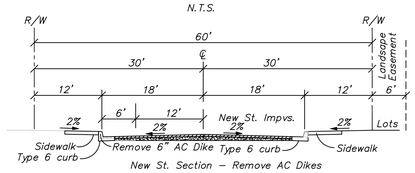
TYPICAL SECTION – Private Streets
COURTS "A" & "B"
Private Water & Sewer
3" AC over 6" AB
N.T.S.



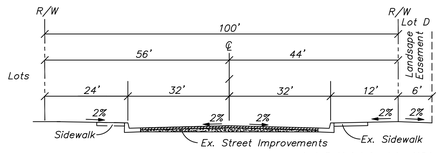
TYPICAL SECTION – PRIVATE STREETS
"A", "B", "D" & "E"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



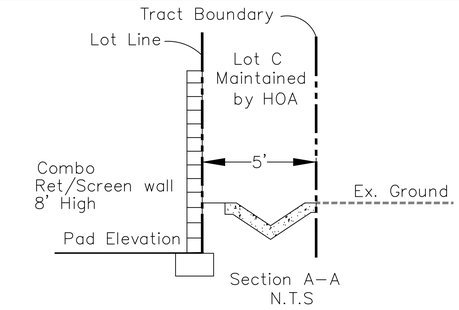
TYPICAL SECTION – PRIVATE STREET "C"
Public Water & Sewer
3" AC over 6" AB
N.T.S.



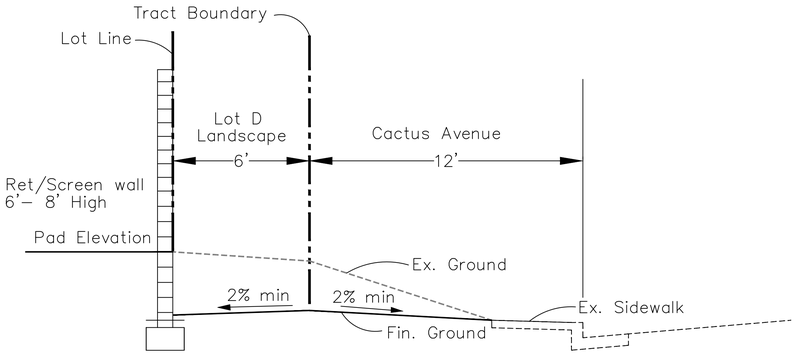
New St. Section – Remove AC Dikes
TYPICAL SECTION
BRADSHAW CIRCLE (North–South)
Offered but not accepted R/W
See Sheet 2 for Bradshaw Circle East–West Section
N.T.S.

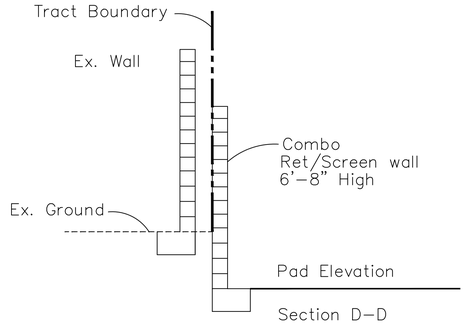


TYPICAL SECTION
CACTUS AVE
N.T.S.

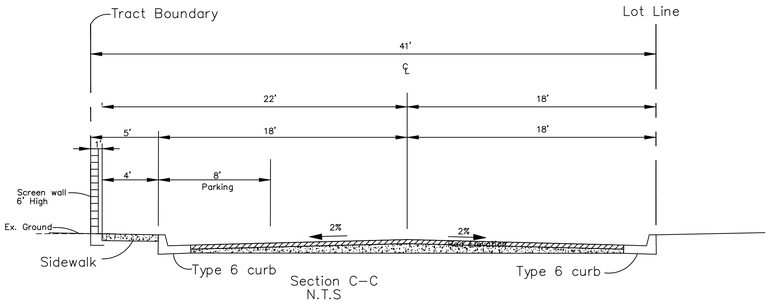


Section A–A
N.T.S





Section D–D
N.T.S



Section C–C
N.T.S

8 / 3 = Lot No. / Plan No.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: Residential

EXISTING ZONING:	R5
PROPOSED ZONING:	R10
EXISTING LANDUSE:	R5
PROPOSED LANDUSE:	R10

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 4.81± ACRES
TOTAL NET PROJECT SIZE: 4.76± ACRES
TOPOGRAPHY SOURCE: Field Survey December 2019
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 3,096 S.F.
MINIMUM LOT DEPTH: 72'
MINIMUM LOT WIDTH: 43'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.77 DU/ACRE Net
RESIDENTIAL LOT AREA = 124,601 sf
OPEN SPACE RECREATION LOT AREA = 10,976 SF
STREET AREA = 53,172 sf
ONSITE STREETS ARE PRIVATE STREETS
25 ONSITE PARKING SPACES

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING
P	PARKING SPACE

DEVELOPER/BUILDER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

OWNER

Roger Hobbs Company, Inc.
1024 E. Chapman Avenue
Orange, CA 9286
ATT: Roger Hobbs
(714) 633-8100

ASSESSORS PARCEL NUMBERS

478-090-018, 024 & 025

UTILITY PURVEYORS

WATER:	EMWD
SEWER:	EMWD
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF MORENO VALLEY
TELEPHONE:	AT&T
SCHOOL:	MORENO VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM

HOMEOWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION TO MAINTAIN:
ONSITE PRIVATE STREETS
ONSITE PRIVATE SEWER AND WATER
LANDSCAPE FRONTAGE ALONG CACTUS AVE
LANDSCAPE FRONTAGE ALONG BRADSHAW CIRCLE
PRIVATE DRAINAGE EASEMENT & V-DITCH
ONSITE WQMP BASINS AND PRIVATE STORM DRAIN
ONSITE PARK AMENITIES AND LANDSCAPE
ONSITE PARKING SPACES
PERIMETER WALLS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Water Meter Locations for Courts A & B
Sewer Lateral Locations for Courts A & B
No Parking Allowed on Courts A & B
2025-06-09

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS RM8 No. 39405 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA

ROBERT BEERS
8175 Limonite Avenue, Suite E
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Ph. (951) 317-2041 Fax (909) 360-2070

Robert M Beers 2025-05-14
Robert M. Beers RCE 39405 Expires 12-31-25 Date

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Company, Inc.
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

PEN24-0021
TTM 37858
Site Plan
City of Moreno Valley
CALIFORNIA

DATE May 15, 2025
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1