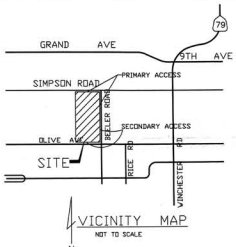
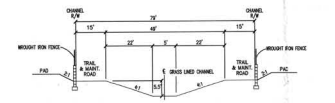
TENTATIVE TRACT MAP NO. 31099

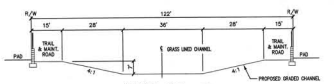
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AMENDMENT NO. 5

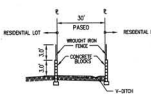




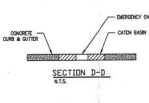
SECTION A-A N.T.S.
OPEN CHANNEL LINE "A-6"



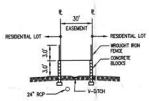
SECTION B-B N.T.S.
OPEN CHANNEL LINE "A"



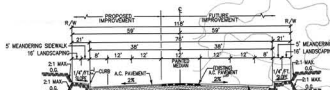
SECTION C-C N.T.S.



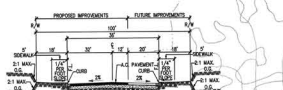
SECTION D-D N.T.S.



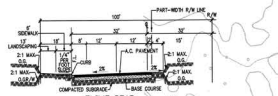
SECTION E-E N.T.S.



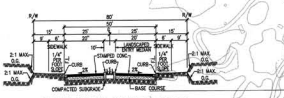
SIMPSON ROAD N.T.S.
RIV.,CO. STD. ND.101 (MODIFIED)



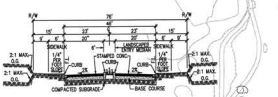
BEELER ROAD N.T.S.
RIV.,CO. STD. ND.102 (MODIFIED)



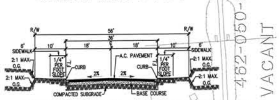
OLIVE ROAD N.T.S.
RIV.,CO. STD. ND.102 (MODIFIED)



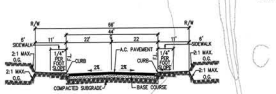
STREET "A" AND "N" ENTRY MEDIANS N.T.S.
RIV.,CO. STD. (EXHIBIT "C" & "D")



STREET "B" AND "M" ENTRY MEDIANS N.T.S.
RIV.,CO. STD. (EXHIBIT "C" & "D")



STREETS "C" TO "I", "K", "L" AND "O" TO "U" N.T.S.
RIV.,CO. STD. ND.104 (MODIFIED), SECTION "A"



STREET "J" AND PORTION OF "I" N.T.S.
RIV.,CO. STD. ND.104 (MODIFIED), SECTION "A"

LOT DATA

LOT NO.	GROSS AREA	LOT NO.	GROSS AREA	LOT NO.	GROSS AREA	LOT NO.	GROSS AREA
1	7998	39	10287	77	7853	115	7200
2	7998	40	10740	78	7237	116	7293
3	7998	41	10740	79	7200	117	7293
4	7998	42	10364	80	7200	118	7293
5	7648	43	8981	81	8521	119	7350
6	11322	44	7336	82	7733	120	7350
7	8038	45	7700	83	8026	121	7348
8	8342	46	8135	84	7338	122	7350
9	7704	47	6843	85	7290	123	8747
10	7348	48	7350	86	7783	124	11764
11	12679	49	9337	87	7785	125	8678
12	11060	50	9766	88	8618	126	7845
13	7835	51	8143	89	8363	127	7845
14	8245	52	8143	90	7783	128	7845
15	8245	53	7700	91	7783	129	7845
16	7796	54	10142	92	7911	130	7845
17	16059	55	11154	93	7907	131	7845
18	13835	56	7430	94	7907	132	7845
19	7415	57	7430	95	7907	133	7845
20	7700	58	7923	96	7907	134	7845
21	9157	59	7648	97	7907	135	8371
22	14578	60	7809	98	7907	136	8371
23	9324	61	7809	99	7907	137	8371
24	8023	62	7884	100	7907	138	8371
25	8380	63	8170	101	7907	139	8371
26	9301	64	8170	102	7907	140	8371
27	9301	65	8170	103	7907	141	8371

LOT DATA

LOT NO.	GROSS AREA	LOT NO.	GROSS AREA	LOT NO.	GROSS AREA	LOT NO.	GROSS AREA
100	7941	139	11036	169	10865	192	7200
101	7941	140	11036	170	8629	191	7200
102	7941	141	10853	171	8000	192	7200
103	7941	142	10853	172	8000	193	7200
104	7941	143	10341	173	8449	194	7200
105	7941	144	9813	174	8713	195	7200
106	7998	145	8984	175	9320	196	7200
107	12340	146	8984	176	8353	197	7371
108	8531	147	9003	177	8352	198	8385
109	7978	148	9554	178	8349	199	7400
110	7289	149	9428	179	8346	200	7400
111	7200	150	8922	180	8343	201	7400
112	7200	151	8842	181	8340	202	7400
113	7429	152	8842	182	8337	203	7400
114	7427	153	10089	183	8334	204	7400
115	7200	154	10124	184	8331	205	7400
116	7200	155	8982	185	8328	206	7400
117	7203	156	9462	186	10353	207	7400
118	7238	157	7757	187	10688		
119	7280	158	7224	188	9281		
120	10485	159	7314	189	7270		
130	8302	160	7333				
131	9522	161	7786				
132	7560	162	7838				
133	7350	163	7233				
134	9350	164	7228				
135	8150	165	7228				
136	8157	166	8337				
137	8887	167	8915				
138	9084	168	8925				

(AVERAGE LOT SIZE =8521 S.F. (GROSS))

LEGEND

	Tract Boundary
	Proposed Project Boundary
27	Proposed Lot Number
(1496.4)	Proposed Pad Elevation
8"W	Proposed Water Line
8"S	Proposed Sewer Line
18"S	Proposed Sewer Line
36"SD	Proposed Storm Drain Line
	Proposed 2:1 Slope
1234	Existing Contour
(28.94)	Existing Elevation
	Existing R/W

Trans-Pacific CONSULTANTS

APN 462-020-023 VACANT

APN 462-020-010 VACANT

APN 462-080-010 VACANT

APN 462-060-005 VACANT

APN 462-050-009 VACANT

APN 462-090-001 VACANT

APN 461-180-048 VACANT

FUTURE TTM NO. 31101

FUTURE LINE "B" CHANNEL

SIMPSON ROAD

BEELER ROAD

OLIVE ROAD

TRACT BOUNDARY

PROPOSED CHANNEL LINE A BY CFD

PROPOSED BOX CULVERTS BY CFD

EASEMENT BY CFD

PARK LOT 'G' 4.3 AC.

PARK LOT 'H' 2.0 AC.

MAP REMAINDER PARCEL 1

LOT 'A' 1.0 AC.

N 89°57'33" E 331.41'

N 00°02'27" W 41.90'

N 89°57'12" W 1320.73'

N 00°03'48" E 50.00'

N 89°57'12" E 1317.41'

N 00°03'48" E 2653.36'

N 00°02'27" W 2653.36'

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1, PARCEL 2 AND PARCEL 3 OF PARCEL MAP 12,325 PARCEL 1, PARCEL 2, AND PARCEL 6 OF RECORD OF SURVEY 1/11 (SUB. OF SECTION 29)

PROJECT INFORMATION:

THOMAS BROS. COORD'S: PAGE 839, D-6 AND D-7
PROPOSED USE: RESIDENTIAL (S.F.)
EXISTING ZONING: R-R
PROPOSING ZONING: RES. R-1
PROPOSED ADJACENT LAND USE: RESIDENTIAL
EXISTING USE: RESIDENTIAL
TOTAL SINGLE FAMILY LOTS: 207
TOTAL OPEN SPACE LOTS: 10
TOTAL ACRES: 70.5 AC. GROSS
DENSITY: 2.936 DU / AC.
PROPOSED IMPROVEMENT: SCHEDULE "A"
ASSESSMENT DISTRICT: N/A
GENERAL PLAN DESIGNATION: SPECIFIC PLAN (NONE)
SCHOOL DIST:HEMET UNIFIED SCHOOL DISTRICT

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

GENERAL NOTES:

1. AREA IS NOT WITHIN LIQUEFACTION POTENTIAL.
2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. AREA IS NOT SUBJECT TO OVERFLOW , INUNDATION, OR FLOOD HAZARD.
5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
6. NO EXISTING/PROPOSED SEPTIC SYSTEM.
7. NO EXISTING/PROPOSED STRUCTURE IN THE PROPERTY.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.

HIGHWAY 79 POLICY AREA DENSITY CALCULATION
GENERAL PLAN DESIGNATION = MDR
FROM WINCHESTER AREA PLAN:
TOTAL GROSS ACRES = 70.5
TOTAL DWELLING UNITS = 25,023
MDR DENSITY = 25,023/7,150 = 3.5
HIGHWAY 79 POLICY DENSITY = 3.5x0.91=3.185

SOURCE OF TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT TOPOGRAPHY

ASSESSOR PARCEL NUMBER

462-060-001 462-060-012
462-060-002 462-060-013
462-060-003 462-060-014
462-060-008

UTILITIES:

SEWER: E.M.W.D.
WATER: E.M.W.D.
GAS: SO. CAL. GAS
ELECTRIC: SO. CAL. EDISON
TELEPHONE: GENERAL TELEPHONE

SOILS ENGINEER

SID GEO TECHNICAL
1914 N. ARROWHEAD AVE.
SUITE 2
RIVERSIDE, CA. 92504

APPLICANT/OWNER

BEELER 64, LLC
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (909) 676-7000

PREPARED BY:

TRANS-PACIFIC CONSULTANTS
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (909) 676-7000

SITE ADDRESS:

SOUTHWEST CORNER OF
BEELER ROAD AND SIMPSON ROAD

DATE PREPARED:

JULY 15, 2004

NOTE:

PASEOS AND PARKS SHOWN SHALL BE MAINTAINED BY THE VALLEY WIDE PARK MAINTENANCE AGENCY.

TR 31099, AMD NO. 5
Dated: 6/1/05
Planner: R. Brady

APPROVED
JUN 06 2006
BY BOARD OF SUPERVISORS

0 100 200 300 400
GRAPHIC SCALE

DATE	NO.	REVISION
6-20-06	4	AMENDMENT NO. 4
6-15-05	3	AMENDMENT NO. 3
		•FUTURE ROAD ALIGNMENTS IN SOUTH PORTION
		•CHANGE LOT LINES IN SOUTH PORTION
		•CHANGE LOT LINES IN NW PORTION
		•INCREASE NUMBER OF LOTS FROM 205 TO 207