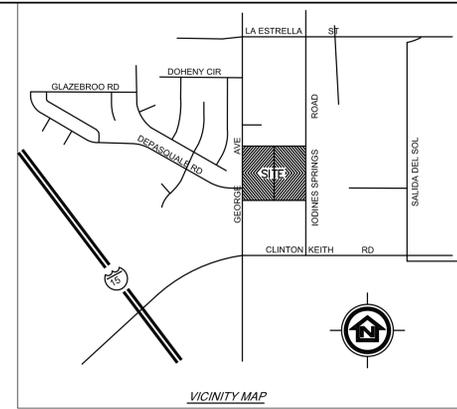


# TENTATIVE TRACT MAP 36952

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



### APPLICANT

MARI MINA, LLC  
4030 BIRCH STREET  
SUITE 100  
NEWPORT BEACH, CA 92660  
TELEPHONE: (909) 262-1558  
Attn: Emad Bolous

### AREA AND DENSITY

GROSS ACREAGE: 10.58 ACRES  
NET ACREAGE: 10.49 ACRES  
TOTAL NO. OF UNITS CREATED: 77  
DENSITY: 7.28 U / GROSS AC

### PROJECT DESCRIPTION

PLANNED UNIT DEVELOPMENT (P.U.D.)  
CONDOMINIUM DEVELOPMENT / 1 LOT SUBDIVISION:  
77 DETACHED HOUSING UNITS WITH SHARED OPEN SPACE

### NUMBER OF LOTS:

RESIDENTIAL 1

### LETTERED LOTS:

LOT A - PRIVATE STREET 2.59 AC  
LOT B - BASIN 0.19 AC  
LOT C - RECREATION AREA 0.43 AC  
LOT D - SLOPE 0.42 AC  
LOT E - SLOPE 0.63 AC

### EARTHWORK (RAW)

CUT = 31,000 C.Y.

FILL = 29,000 C.Y.

### LAND USE AND ZONING

CURRENT ZONING: R-R (RURAL RESIDENTIAL)  
CURRENT USE: VACANT  
PROPOSED ZONING: R-4 (PLANNED RESIDENTIAL)  
CURRENT GP: MUPA (MIXED USE POLICY AREA)  
PROPOSED GP: MEDIUM HIGH DENSITY RESIDENTIAL

### FEMA FLOOD INSURANCE

PROJECT SITE IS LOCATED IN ZONE X  
(AREAS DETERMINED TO BE OUTSIDE OF THE  
0.2% ANNUAL CHANCE FLOOD PLAIN) PER  
FLOOD INSURANCE RATE MAP NO. 06065C2705G

### LEGAL DESCRIPTION

Real property in the City of Wildomar, County of Riverside,  
State of California, described as follows:  
PARCEL 1 AND 2 OF PARCEL MAP NO. 9806,  
AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72,  
OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM,  
NAPHTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE  
SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY  
RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN  
DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### ASSESSOR'S PARCEL NO.

362-250-001-9 & 362-250-026-2

### UTILITY CONTACTS:

#### SEWER

ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
TELEPHONE: (909) 674-3146

#### ELECTRIC

SOUTHERN CALIFORNIA EDISON - WILDOMAR  
26100 MENEFEE ROAD  
ROMOLAND, CA 92585  
TELEPHONE: (909) 928-8251

#### WATER

ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
TELEPHONE: (909) 674-3146

#### TELEPHONE

VERIZON - WILDOMAR  
150 S. JUANITA STREET  
HEMET, CA 92543  
TELEPHONE: (909) 929-9492

#### FLOOD

RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET STREET  
RIVERSIDE, CA 92501  
TELEPHONE: (909) 955-6800

#### CABLE

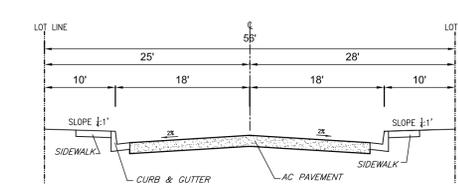
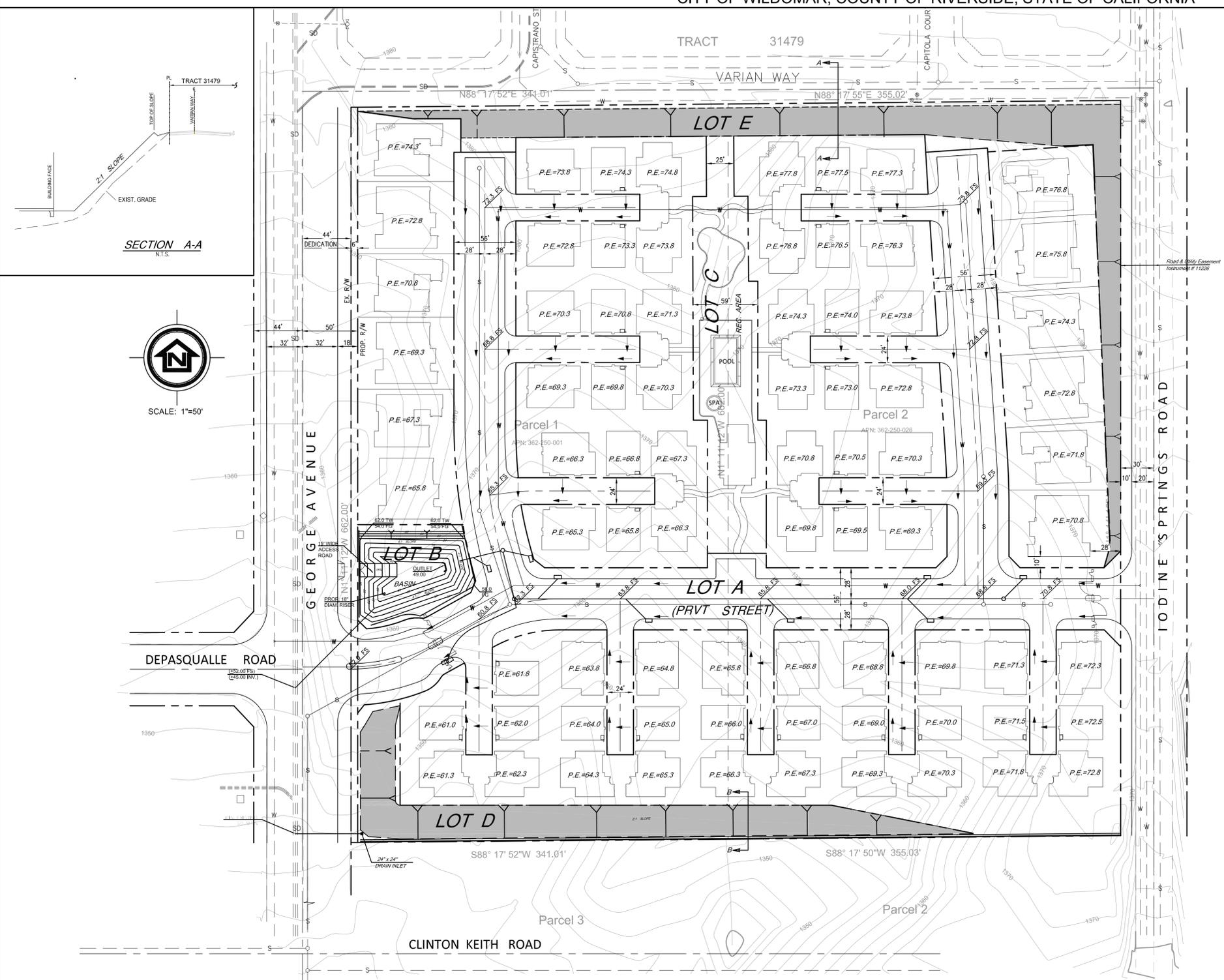
COMCAST CABLE COMMUNICATIONS, INC.  
1581 COMMERCE STREET  
CORONA, CA 92880  
TELEPHONE: (909) 549-3977

#### GAS

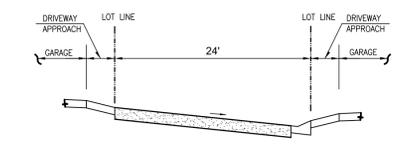
SOUTHERN CALIFORNIA GAS COMPANY  
1981 W. LUGONIA AVENUE  
P.O. BOX 3003  
REDLANDS, CA 92374-9720  
TELEPHONE: (909) 335-7744

#### SCHOOL

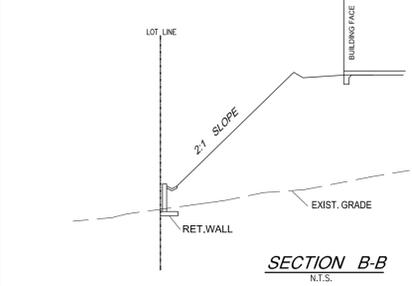
LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
545 CHANEY STREET  
LAKE ELSINORE, CA 92530  
TELEPHONE: (909) 674-7731



TYPICAL STREET SECTION  
N.T.S.



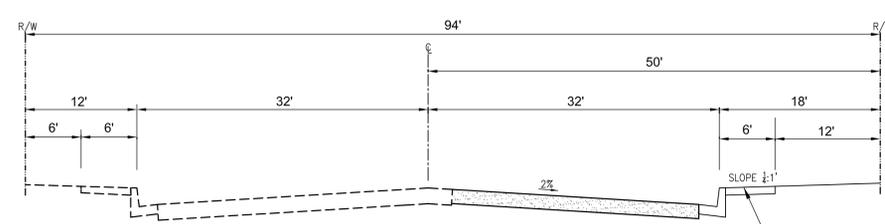
TYPICAL ALLEY SECTION  
N.T.S.



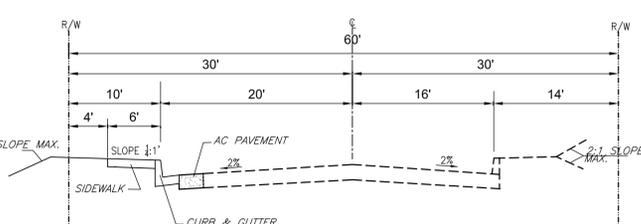
SECTION A-A  
N.T.S.



SCALE: 1"=50'



GEORGE AVENUE  
N.T.S.



IODINE SPRINGS ROAD  
N.T.S.

OWNER/SUBDIVIDER:  
MARI MINA, LLC  
4030 BIRCH STREET  
SUITE 100  
NEWPORT BEACH, CA 92660  
TELEPHONE: (909) 262-1558  
Attn: Emad Bolous

PREPARED BY:  
**TL Group Corp.**  
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING  
1442 Irvine Blvd. Suite 208  
Tustin, CA 92780 TEL: (714) 982-4057

**TENTATIVE TRACT MAP No. 36952**  
LOCATED IN THE CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE: 1"=50' J.N. 15-101 DATE: 05-27-2016 SHT. 1 OF 1