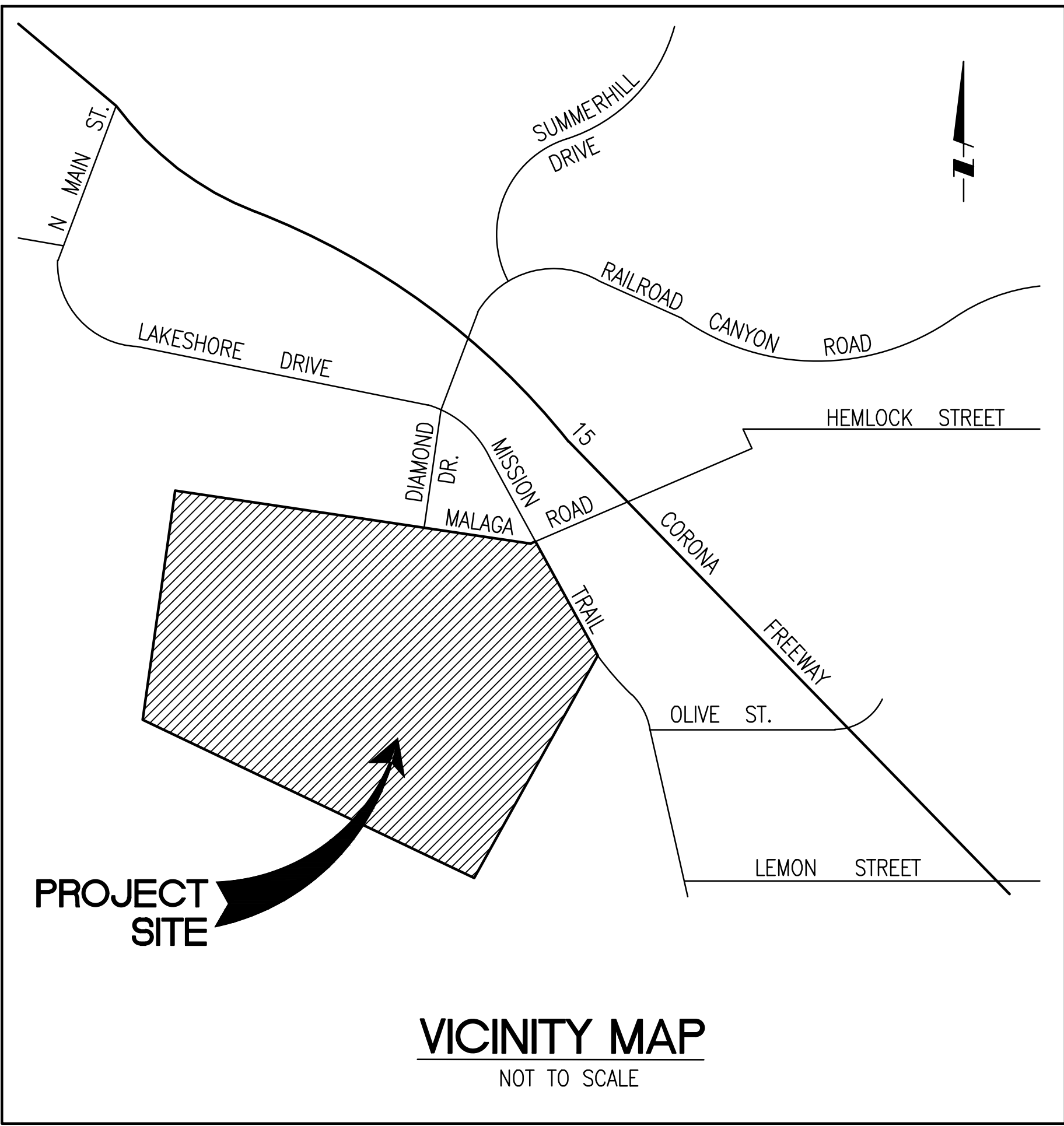


REVISED TENTATIVE TRACT MAP NO. 31920

LEGAL DESCRIPTION:

PARCELS 3, 5 AND 6 OF PARCEL MAP 27852, LOTS 16 AND 29 AND PORTIONS OF LOTS 1, 14, 17, 27 AND 28 OF BLOCK "H" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE.
LOTS 3, 4, 5, 8 AND 9 AND PORTIONS OF LOTS 2, 6 AND 7 OF BLOCK "G" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE, PORTIONS OF FRACTIONAL SECTION 16 TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.



SHEET LEGEND

- SHEET 1 - TITLE/INDEX SHEET
- SHEET 2 - TYPICAL SECTIONS
- SHEET 3 - STATISTICAL SUMMARY
- SHEET 4 - STATISTICAL SUMMARY
- SHEET 5 - STATISTICAL SUMMARY
- SHEET 6 - TENTATIVE TRACT MAP
- SHEET 7 - TENTATIVE TRACT MAP
- SHEET 8 - TENTATIVE TRACT MAP
- SHEET 9 - TENTATIVE TRACT MAP
- SHEET 10 - TENTATIVE TRACT MAP

SUBDIVIDER:

McMILLIN SUMMERLY, LLC
4343 VON KARMAN AVE.
NEWPORT BEACH, CA 92660
T(619) 794-1252

ASSESSOR'S PARCEL NUMBERS

371-030-001	371-040-005	371-040-007
371-030-002	371-030-003	371-040-008
371-030-012	371-040-002	371-040-006
371-030-013	371-030-010	371-040-001
371-030-031	371-030-011	370-020-007
371-030-009	371-030-025	371-040-009
371-040-003	371-040-004	
370-040-004	370-030-023	

LIST OF EASEMENTS

- EXISTING STORM CHANNEL EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA
- EXISTING WATER PIPELINE EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA



INDEX MAP

SCALE : 1"=300'

- 6 SHEET NUMBER
- TRACT BOUNDARY
- SHEET BOUNDARY

GENERAL NOTE:

- EXISTING LAND USE: EAST LAKE SPECIFIC PLAN
- ADJACENT LAND USE : N - COMMERCIAL
S - VACANT
E - COMMERCIAL, RESIDENTIAL
W - VACANT
- GENERAL PLAN USE: EAST LAKE SPECIFIC PLAN (RESIDENTIAL, OPEN SPACE)
- EXISTING ZONING: EAST LAKE SPECIFIC PLAN
- ELECTRICAL SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON COMPANY. ALL NEW ELECTRICAL SERVICE LINES WILL BE PLACED UNDERGROUND.
- GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
- TELEPHONE SERVICE WILL BE PROVIDED BY GTE.
- CABLE T.V. SERVICE WILL BE PROVIDED BY COMCAST.
- DOMESTIC WATER, RECLAIMED WATER AND SEWER SERVICE WILL BE PROVIDED BY THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD).
- THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE EVMWD'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE EVMWD'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- MAINTENANCE OF ALL LETTERED LOTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION, PUBLIC AGENCY, OR PRIVATE ENTITY. SEE SHEET 3 FOR DETAILED BREAKDOWN.
- A PORTION OF THE PROPOSED STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED.
- A PORTION OF THIS PROJECT IS LOCATED IN FLOOD ZONE AE (BASE FLOOD ELEVATION DETERMINED 1263) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM MAP NO. 0606362066F) EFFECTIVE DATE : AUGUST 18, 2003. HABITABLE STRUCTURES SHALL HAVE A MINIMUM FOUNDATION/BASEMENT ELEVATION OF 1267.0 PER CITY OF LAKE ELSINORE ORDINANCE.
- DRAINAGE OF THIS PROJECT WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF BOX CULVERTS, STORM DRAIN PIPES, AREA DRAINS, AND BROW DITCHES.
- EXISTING IRRIGATION LINES WILL BE CRUSHED IN PLACE, REMOVED, RELOCATED OR PROTECTED IN PLACE
- EXISTING BUILDINGS WILL BE DEMOLISHED IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE APPLICABLE ZONING AND BUILDING CODES.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED
- TOTAL PROJECT ACREAGE IS 706.7 ACRES (GROSS)
- ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE ADJUSTED IN CONFIGURATION AND DIVIDED ON THE FINAL MAP INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
- THE NUMBER AND CONFIGURATION OF THE RESIDENTIAL BUILDING LOTS MAY BE MODIFIED, INCREASED OR DECREASED TO ACCOMMODATE SITE DESIGN CHANGES. ANY MODIFICATION TO THE STREET LAYOUT WILL BE MINOR IN NATURE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER. IN NO CASE WILL THE NUMBER OF BUILDING LOTS EXCEED THE NUMBER OF DWELLING UNITS PERMITTED BY THE CITY ZONING CODE.
- ALL SIDEWALKS SHOWN OUTSIDE PUBLIC STREET RIGHT OF WAY SHALL BE RESERVED AS AN EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN PURPOSES.
- ALL PROPOSED STREETS ARE TO BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF LAKE ELSINORE.
- a. ALL SIDEWALKS, CURB RETURNS AND PEDESTRIAN CROSSINGS MUST MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS
b. PROPOSED DRAINAGE AND GRADING IMPROVEMENTS WILL BE DESIGNED TO ALLOW REMOVAL OF THE PROJECT AREA FROM THE FIRM FLOOD HAZARD AREA.
c. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- LOTS AQ, AR, AS, AT, AU, AV, AW, 12, 19, 28, 29, 30, 31, 35, 36, 37 AND 38 SHALL BE OFFERED FOR DEDICATION TO THE CITY OF LAKE ELSINORE.

LEGEND

- SD PROPOSED STORM DRAIN WITH CATCH BASIN
- S PROPOSED SANITARY SEWER LINE
- FM PROPOSED SANITARY SEWER FORCE MAIN
- DW PROPOSED DOMESTIC WATER LINE
- RW PROPOSED RECLAIMED WATER LINE
- SD EXISTING STORM DRAIN WITH CATCH BASIN
- S EXISTING SANITARY SEWER LINE
- DW EXISTING DOMESTIC WATER LINE
- RW EXISTING RECLAIMED WATER LINE
- PROPERTY LINE/PROPOSED R/W
- LOT LINE
- PROJECT BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN (EL1263)
- PROPOSED 100 YEAR FLOOD PLAIN (EL1263)
- A EASEMENT PLOTTED HEREON
- PS PUMP STATION
- * INJECTION WELL SITE
- ☆ STREET LIGHT
- PARCEL 1 "A" MAP LOT NUMBERED LOT
- 1 "B" MAP LOT NUMBER/LETTER

OWNER/DEVELOPER
McMILLIN SUMMERLY, LLC
4343 VON KARMAN AVE.
NEWPORT BEACH, CA 92660
T(619) 794-1252

NO.	DATE	REVISIONS
1	03/07/17	REVISE PARCEL 22, 23, 26 AND 27 RESIDENTIAL LOT SIZES AND REVISE STREET RIGHT WAY.
2	1/11/16	REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23
3	03/13/13	REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS
4	07/27/04	REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS
5	07/27/04	REVISED PER CITY COUNCIL ACTION ON 07/27/04

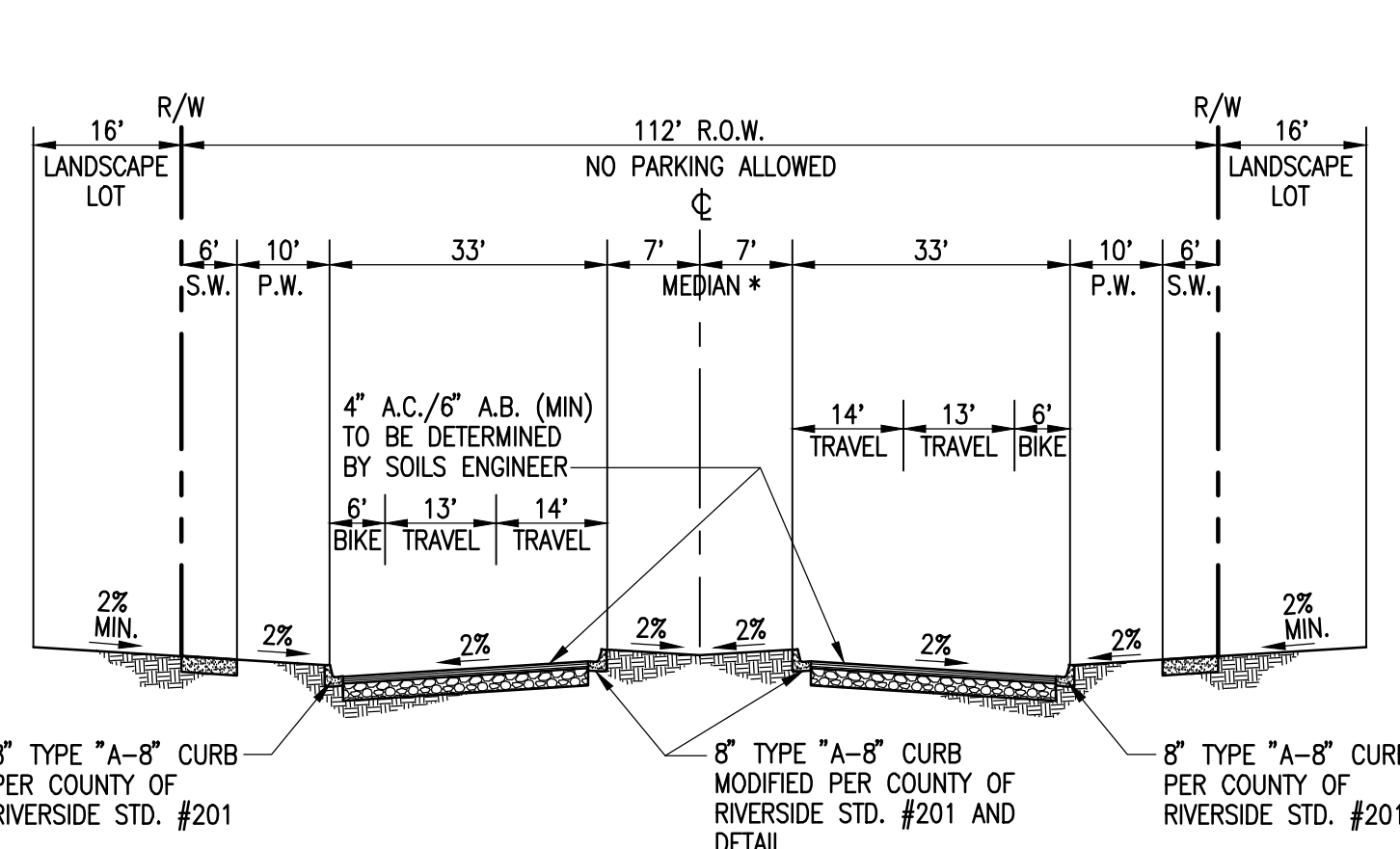
DESIGNED BY:
DRAFTED BY:
CHECKED BY:
DATE:



WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090
SCOTT M. WILSON RCE 49884

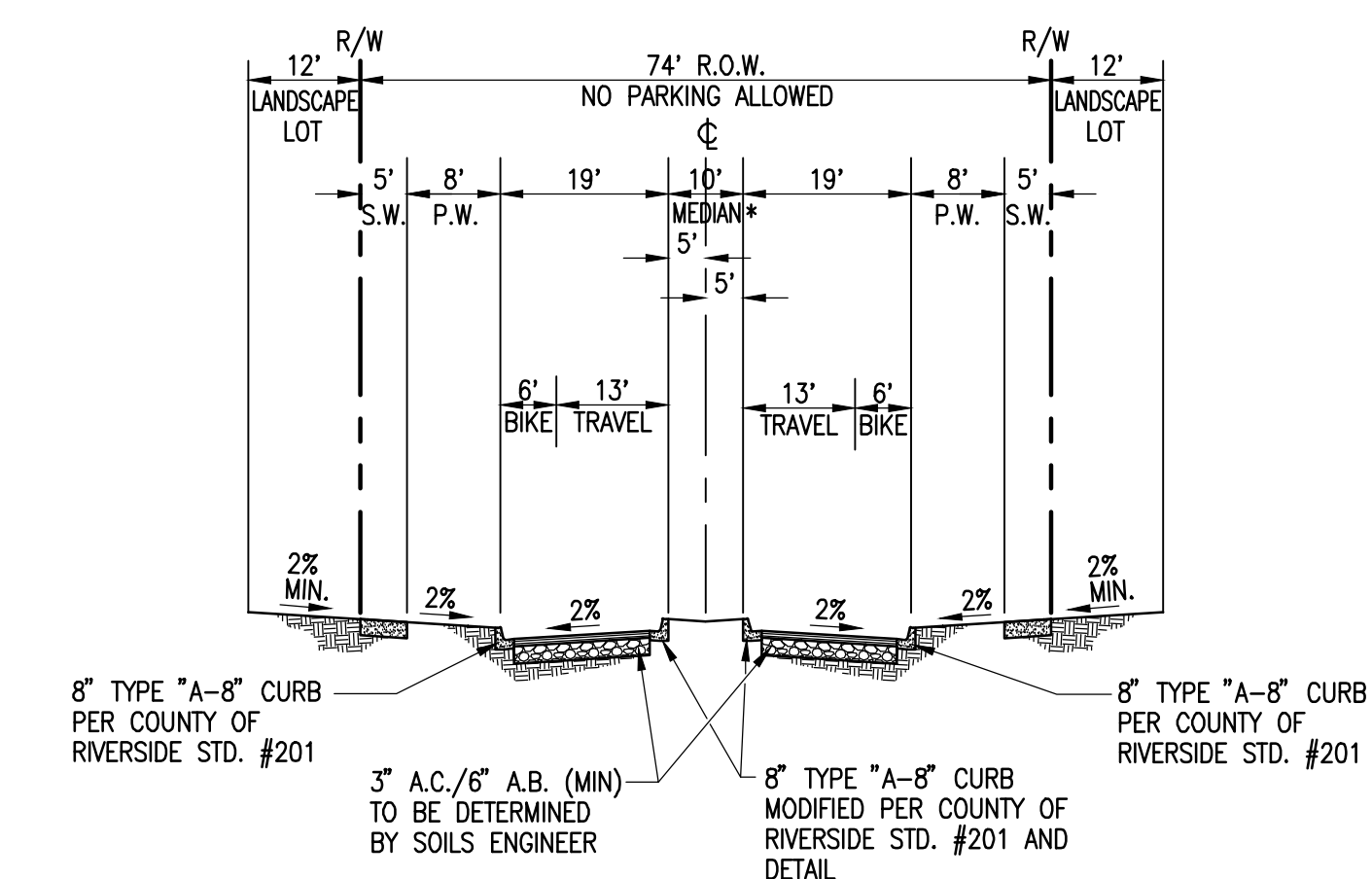
**TENTATIVE TRACT MAP
NO. 31920**

DATE: 02/08/18
PROJECT NO.
1000110
SHEET
1
OF
10



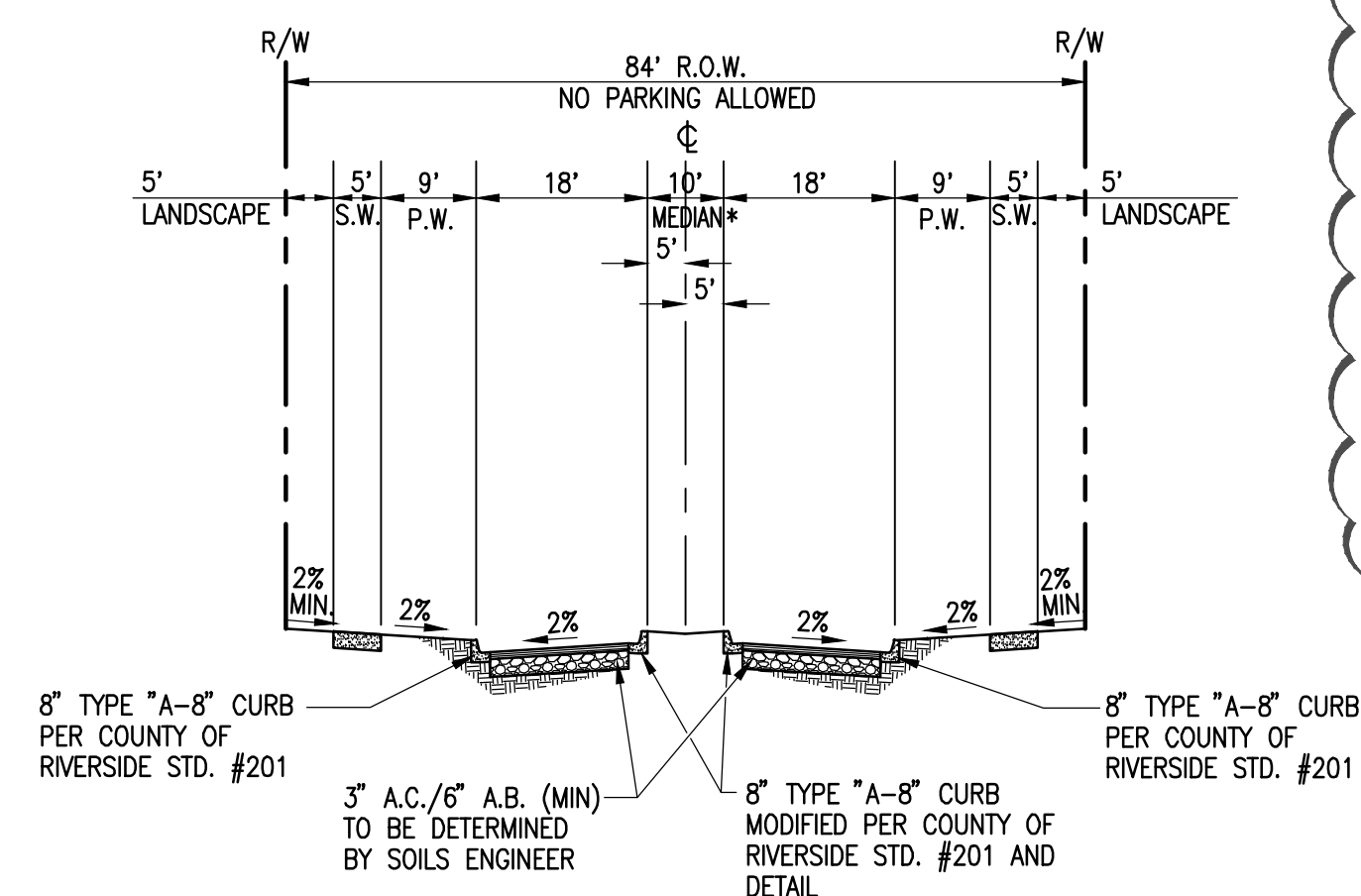
MODIFIED MAJOR
SECTION A-A
"A" STREET

NOT TO SCALE
* LANDSCAPE MEDIAN PER COUNTY OF RIVERSIDE
STD. #113 (MODIFIED TO 20' WIDE)



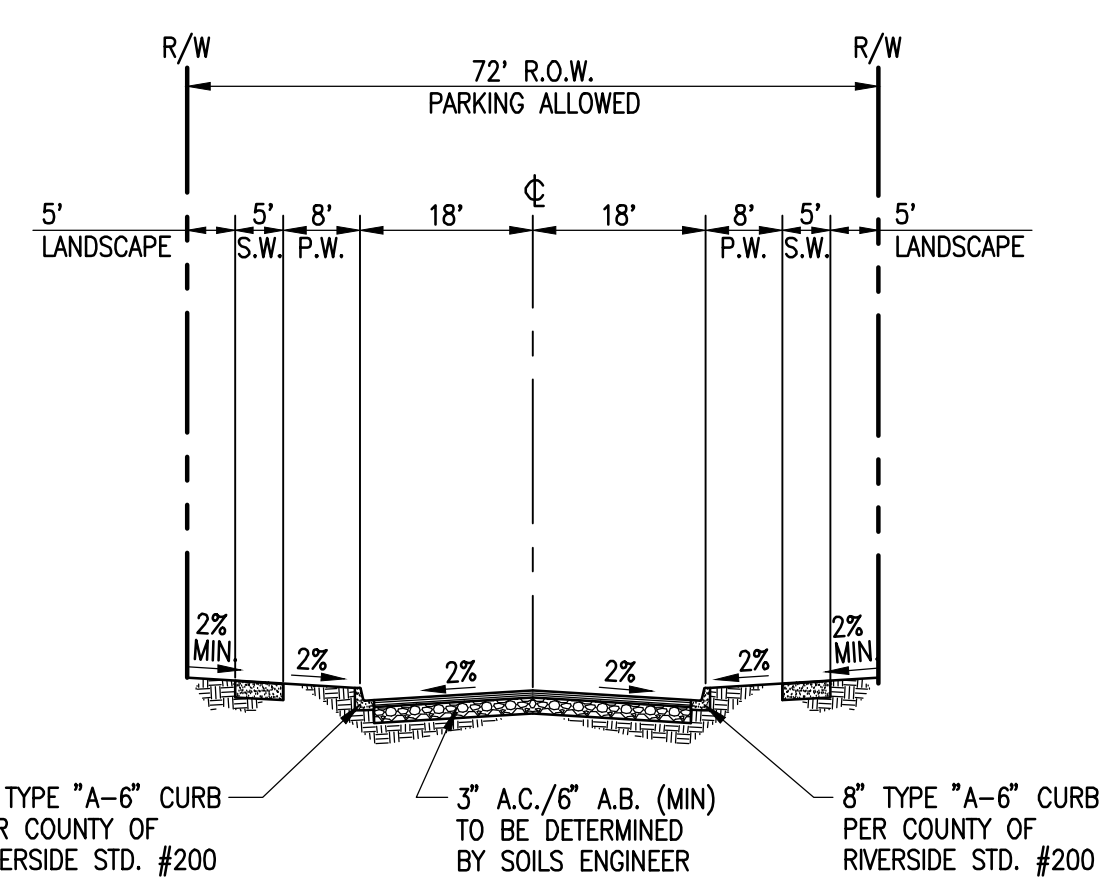
MODIFIED COLLECTOR
SECTION B-B
(POR. "C" STREET)

NOT TO SCALE
* LANDSCAPE MEDIAN PER COUNTY OF RIVERSIDE
STD. #113 (MODIFIED TO 8' WIDE)



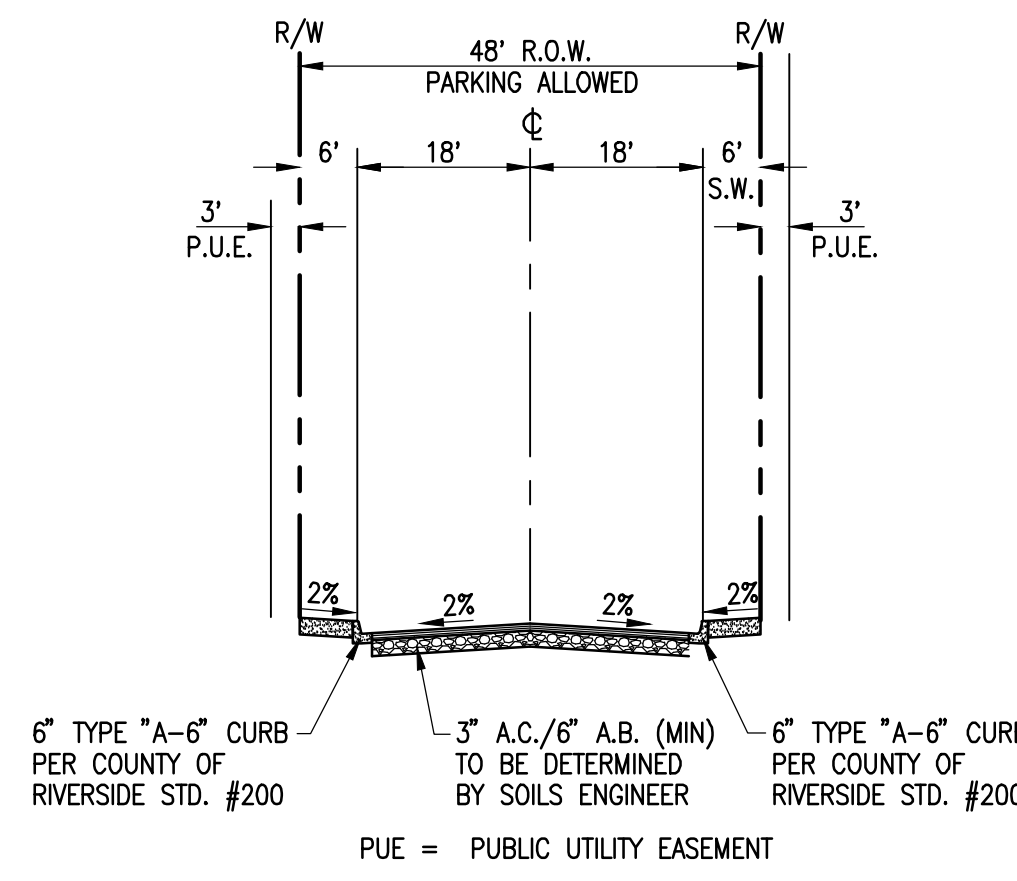
MODIFIED NEIGHBORHOOD ST.
SECTION C-C
(POR. "B" STREET)

NOT TO SCALE
* LANDSCAPE MEDIAN PER COUNTY OF RIVERSIDE
STD. #113 (MODIFIED TO 8' WIDE)



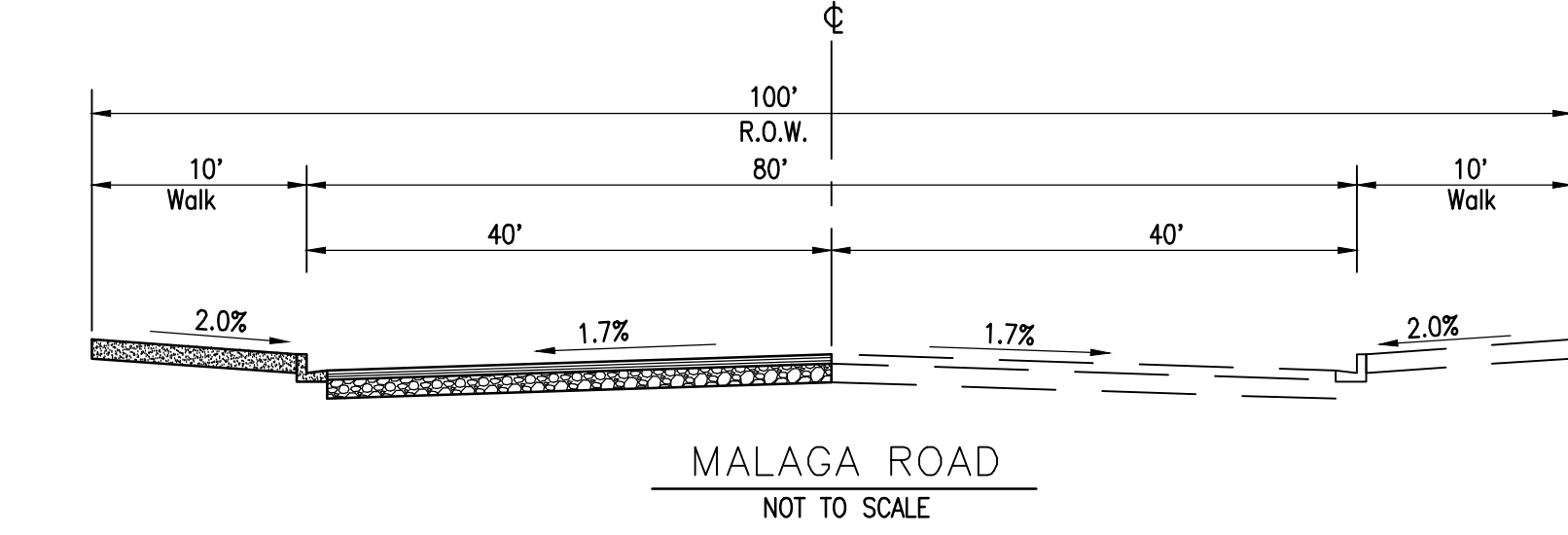
MODIFIED NEIGHBORHOOD ST.
SECTION D-D
(POR. "B" STREET)

NOT TO SCALE



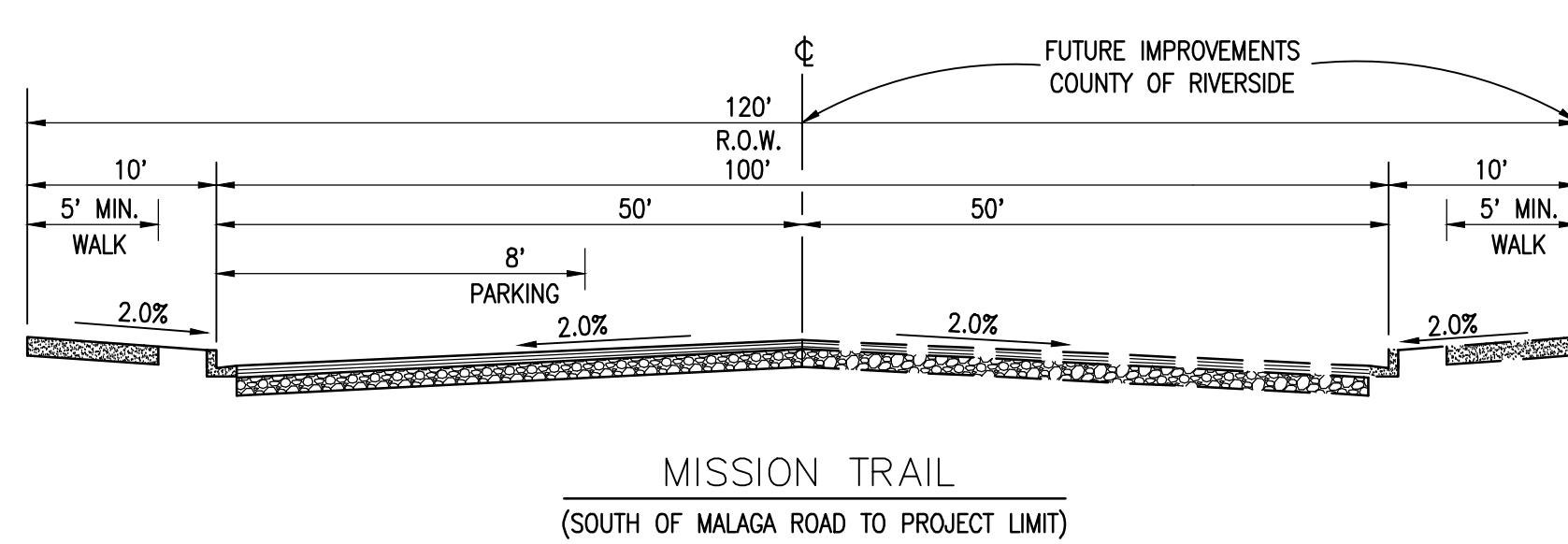
MODIFIED NEIGHBORHOOD ST.
TYPICAL LOCAL STREET
SECTION E-E

NOT TO SCALE



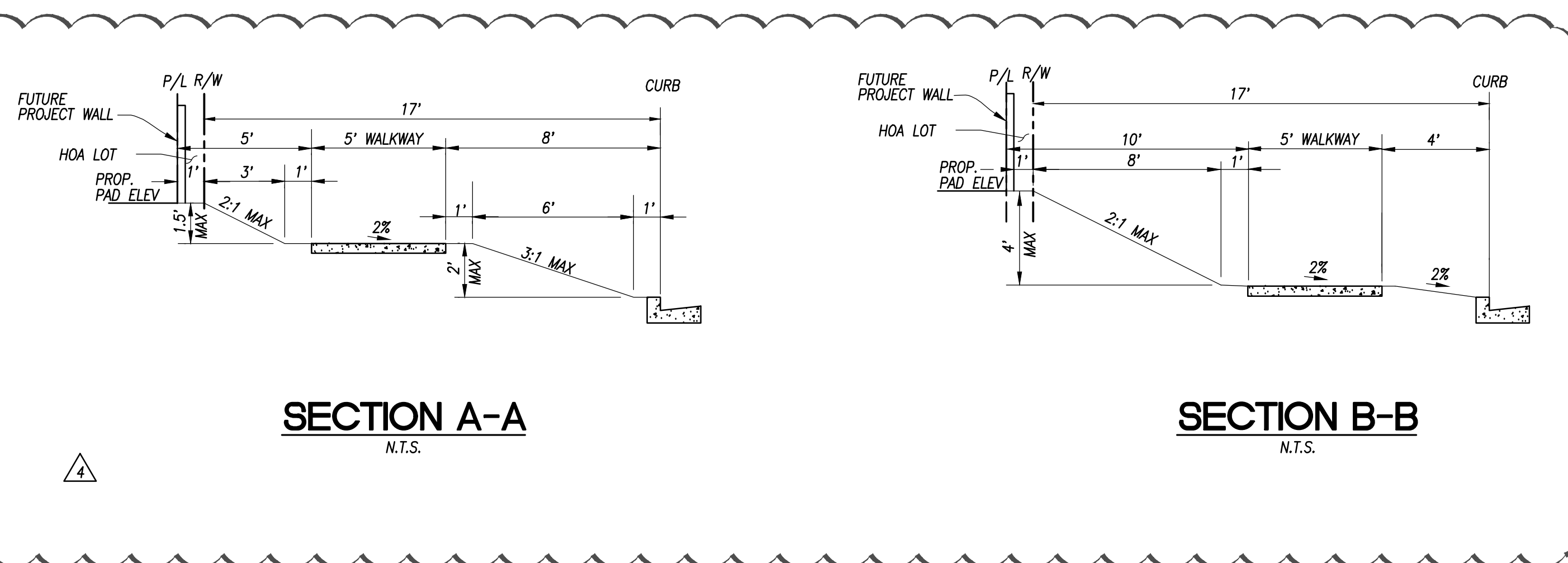
MALAGA ROAD

NOT TO SCALE



MISSION TRAIL

(SOUTH OF MALAGA ROAD TO PROJECT LIMIT)

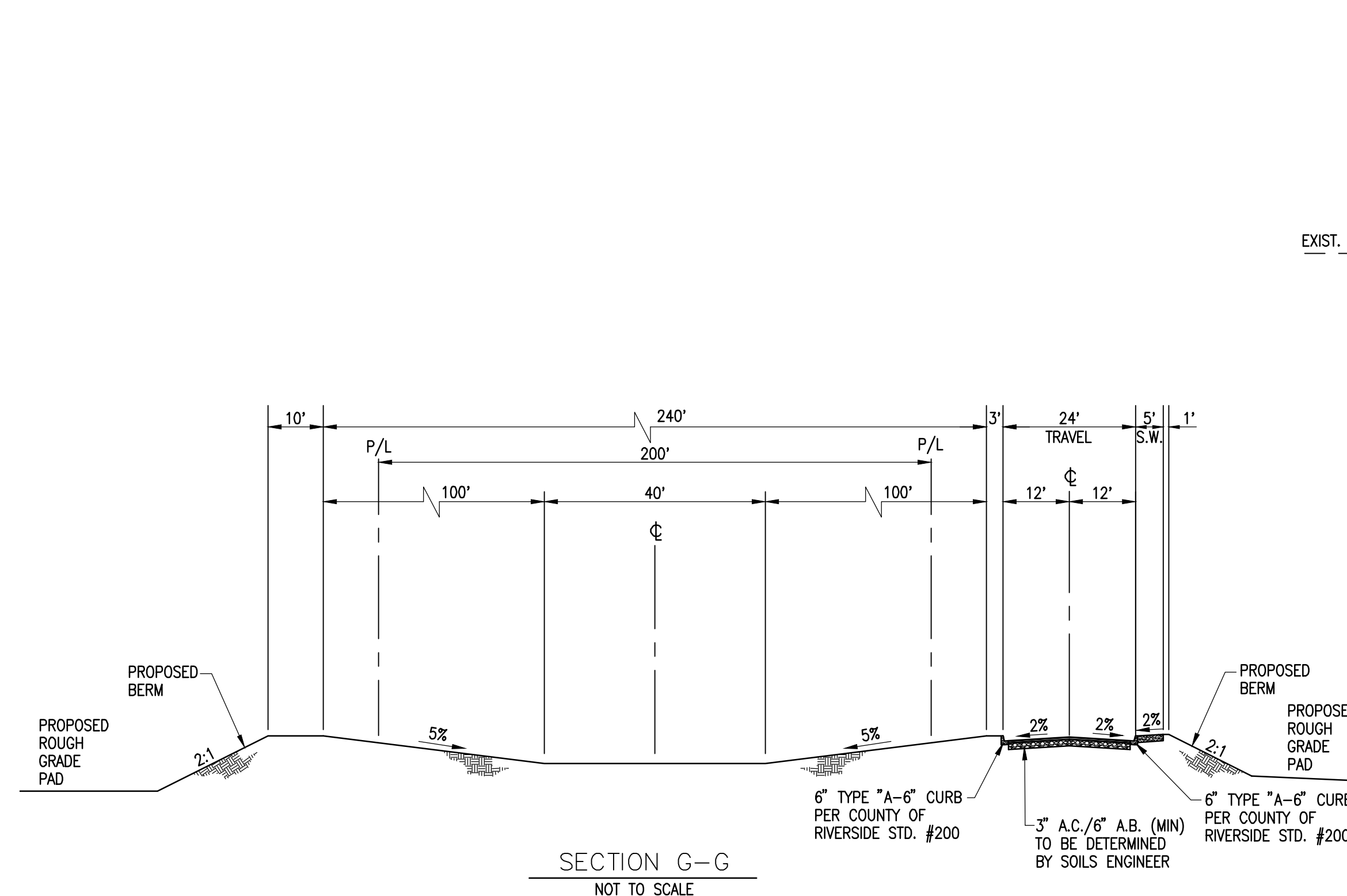


SECTION A-A

N.T.S.

SECTION B-B

N.T.S.



SECTION G-G

NOT TO SCALE

NO.	DATE	REVISIONS
1	03/07/17	REVISE PARCEL 22, 23, 26 AND 27 RESIDENTIAL LOT SIZES AND REVISE STREET RIGHT WAY.
2	1/11/16	REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23
3	03/13/13	REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS
4	07/27/04	REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS
5	07/27/04	REVISED PER CITY COUNCIL ACTION ON 07/27/04

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	



9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090

TENTATIVE TRACT MAP
NO. 31920
CROSS SECTIONS

DATE: 02/08/18

PROJECT NO.

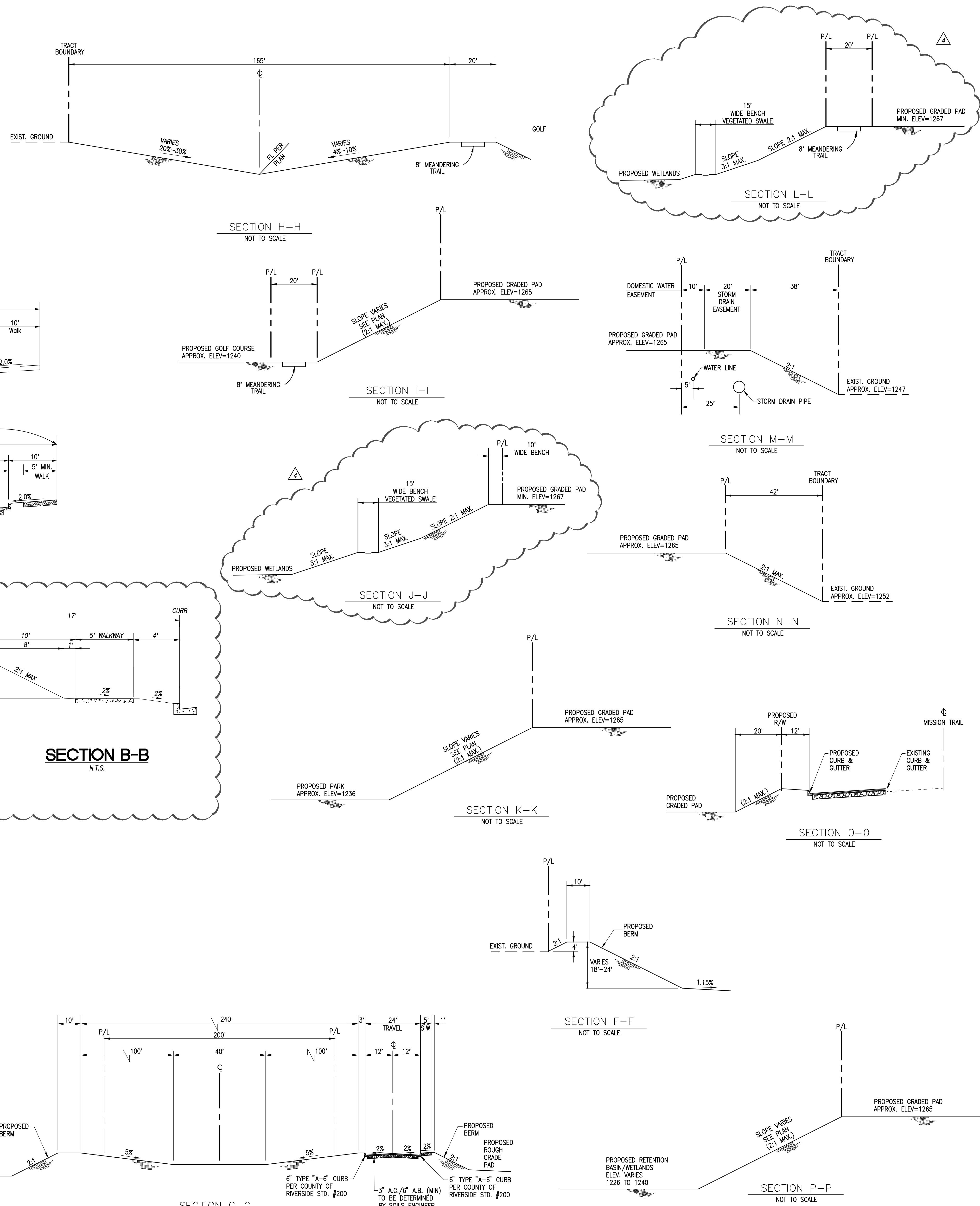
10001.10

SHEET

2

OF

10



SECTION H-H

NOT TO SCALE

SECTION I-I

NOT TO SCALE

SECTION J-J

NOT TO SCALE

SECTION K-K

NOT TO SCALE

SECTION L-L

NOT TO SCALE

SECTION M-M

NOT TO SCALE

SECTION N-N

NOT TO SCALE

SECTION O-O

NOT TO SCALE

SECTION P-P

NOT TO SCALE

SECTION F-F

NOT TO SCALE

"A" MAP SUMMARY

PHASE 1		PROPOSED LAND USE	LOT AREA				
		D.U.	MAXIMUM (S.F.)	MINIMUM (S.F.)	AVERAGE (S.F.)	TOTAL LOT AREA (S.F.)	TOTAL LOT AREA (AC.)
PRODUCT AREA 1 (PARCEL 5)	RESIDENTIAL	77	11,503	7,200	8,138	626,623	14.39
	LANDSCAPE LOT					3,449	0.08
	PUBLIC STREET					221,526	5.08
PRODUCT AREA 2 (PARCEL 6)	RESIDENTIAL	72	11,678	6,000	6,933	499,178	11.46
	LANDSCAPE LOT					4,516	0.10
	PUBLIC STREET					167,566	3.85
PRODUCT AREA 3 (PARCEL 2)	RESIDENTIAL	106	10,108	5,000	5,926	628,152	14.42
	LANDSCAPE LOT					2,714	0.06
	PUBLIC STREET					194,334	4.46
PRODUCT AREA 4 (PARCEL 3)	RESIDENTIAL	76	11,520	5,500	6,335	481,476	11.05
	LANDSCAPE LOT					-	-
	PUBLIC STREET					148,273	3.40
PRODUCT AREA 5 (PARCEL 4)	RESIDENTIAL	74	9,556	5,000	6,011	444,797	10.21
	LANDSCAPE LOT					-	-
	PUBLIC STREET					135,472	3.11
SUBTOTAL		405					81.67

NUMBERED LOTS	PROPOSED LAND USE	LOT AREA		MAINTENANCE P = PRIVATE PU = PUBLIC
		TOTAL LOT AREA (S.F.)	TOTAL LOT AREA (AC.)	
PARCEL 1	COMMERCIAL	509,049	11.69	P
PARCEL 2	RESIDENTIAL	825,200	18.95	P
PARCEL 3	RESIDENTIAL	629,743	14.46	P
PARCEL 4	RESIDENTIAL	580,219	13.32	P
PARCEL 5	RESIDENTIAL	851,598	19.55	P
PARCEL 6	RESIDENTIAL 	671,260	15.41	P
PARCEL 7	RESIDENTIAL	585,150	13.43	P
PARCEL 8	RESIDENTIAL	547,492	12.57	P
PARCEL 9	RESIDENTIAL	545,623	12.53	P
PARCEL 10	RESIDENTIAL	526,848	12.09	P
PARCEL 11	RESIDENTIAL	556,606	12.78	P
PARCEL 12	CLUBHOUSE	138,821	3.19	P
PARCEL 13	RESIDENTIAL	565,254	12.98	P
PARCEL 14	RESIDENTIAL	592,585	13.60	P
PARCEL 15	RESIDENTIAL	545,610	12.53	P
PARCEL 16	RESIDENTIAL	543,307	12.47	P
PARCEL 17	RESIDENTIAL	435,644	10.00	P
PARCEL 18	RESIDENTIAL 	598,079	13.73	P
PARCEL 19	 REC CENTER LOT	 171,067	 3.93	P
PARCEL 20	RESIDENTIAL	518,668	11.91	P
PARCEL 21	RESIDENTIAL	537,612	12.34	P
PARCEL 22	RESIDENTIAL	441,646	10.14	P
PARCEL 23	RESIDENTIAL 	595,243	 13.66	P
PARCEL 24	RESIDENTIAL	566,092	13.00	P
PARCEL 25	RESIDENTIAL	470,107	10.79	P
PARCEL 26	RESIDENTIAL 	341,533	 7.84	P
PARCEL 27	 RESIDENTIAL	 512,244	 11.76	P
PARCEL 28	COMMUNITY PARK	412,372	9.47	PU
PARCEL 29	COMMUNITY PARK	1,026,253	23.56	PU
PARCEL 30	GOLF COURSE	2,567,873	58.95	PU
PARCEL 31	GOLF COURSE	4,743,340	108.89	PU
PARCEL 32	PARK	43,623	1.00	P
PARCEL 33	PARK	38,140	0.88	P
PARCEL 34	PARK	42,673	0.98	P
PARCEL 35	OPEN SPACE	1,011,677	23.23	PU
PARCEL 36	OPEN SPACE	472,161	10.84	PU
PARCEL 37	OPEN SPACE	827,293	18.99	PU
PARCEL 38	OPEN SPACE	2,253,029	51.73	PU
SUBTOTAL			639.14	

LETTERED LOTS	PROPOSED LAND USE	LOT AREA		MAINTENANCE P = PRIVATE PU = PUBLIC
		TOTAL LOT AREA (S.F.)	TOTAL LOT AREA (AC.)	
A	HOA LANDSCAPE LOT	74,358	1.71	P
B	HOA LANDSCAPE LOT	31,403	0.72	P
C	HOA LANDSCAPE LOT	15,585	0.36	P
D	HOA LANDSCAPE LOT	10,737	0.25	P
E	HOA LANDSCAPE LOT	7,487	0.17	P
F	HOA LANDSCAPE LOT	3,100	0.07	P
G	HOA LANDSCAPE LOT	2,872	0.07	P
H	HOA LANDSCAPE LOT	3,819	0.09	P
I	HOA LANDSCAPE LOT	3,883	0.09	P
J	HOA LANDSCAPE LOT	10,741	0.25	P
K	HOA LANDSCAPE LOT	13,129	0.30	P
L	HOA LANDSCAPE LOT	11,079	0.25	P
M	HOA LANDSCAPE LOT	15,451	0.36	P
N	HOA LANDSCAPE LOT	13,506	0.31	P
O	HOA LANDSCAPE LOT	9,198	0.21	P
P	HOA LANDSCAPE LOT	17,909	0.41	P
Q	HOA LANDSCAPE LOT	4,694	0.11	P
R	HOA LANDSCAPE LOT	5,490	0.13	P
S	HOA LANDSCAPE LOT	4,452	0.10	P
T	HOA LANDSCAPE LOT	3,737	0.09	P
U	HOA LANDSCAPE LOT	4,653	0.11	P
V	HOA LANDSCAPE LOT	3,736	0.09	P
W	HOA LANDSCAPE LOT	3,601	0.08	P
X	HOA LANDSCAPE LOT	4,686	0.11	P
Y	HOA LANDSCAPE LOT	6,354	0.15	P
Z	HOA LANDSCAPE LOT	6,123	0.14	P
AA	HOA LANDSCAPE LOT	4,867	0.11	P
AB	HOA LANDSCAPE LOT	3,473	0.08	P
AC	HOA LANDSCAPE LOT	7,871	0.18	P
AD	HOA LANDSCAPE LOT	5,153	0.12	P
AE	HOA LANDSCAPE LOT	8,557	0.20	P
AF	HOA LANDSCAPE LOT	9,482	0.22	P
AG	HOA LANDSCAPE LOT	8,524	0.20	P
AH	HOA LANDSCAPE LOT	9,191	0.21	P
AI	HOA LANDSCAPE LOT	25,908	0.60	P
AJ	HOA LANDSCAPE LOT	56,850	1.31	P
AK	HOA LANDSCAPE LOT	2,560	0.06	P
AL	HOA LANDSCAPE LOT	50,668	1.17	P
AM	HOA LANDSCAPE LOT	47,645	1.09	P
AQ	TRAIL	76,181	1.75	PU
AR	TRAIL	24,442	0.56	PU
AS	TRAIL	86,464	1.98	PU
AT	TRAIL	9,676	0.22	PU
AU	TRAIL	6,860	0.16	PU
AV	TRAIL	100,933	2.32	PU
AW	TRAIL	74,653	1.71	PU
SUBTOTAL			20.98	
PUBLIC ROADS				
SUBTOTAL			46.60	
GRAND TOTAL			706.72	

STREETS	PROPOSED LAND USE	LOT AREA	
		TOTAL LOT AREA (S.F.)	TOTAL LOT AREA (AC.)
"A" STREET	PUBLIC STREET	623,848	14.32
"B" STREET	PUBLIC STREET	838,087	19.24
"C" STREET	PUBLIC STREET	253,001	5.81
"D" STREET	PUBLIC STREET	132,396	3.04
"E" STREET	PUBLIC STREET	178,419	4.10
SUBTOTAL			46.51

	VOLUME BETWEEN EL. 1240 AND 1263.3	
EXISTING CONDITION	30,525	ACRE—FT
PROPOSED GRADING	30,952	ACRE—FT
NET	+427	ACRE—FT

	CUT		FILL	
MASS EXCAVATION	9,489,000	C.Y.	8,540,000	C.Y.
OVER EXCAVATION	1,949,000	C.Y.	1,949,000	C.Y.
SUBTOTAL	11,483,000	C.Y.	10,534,000	C.Y.
SHRINKAGE/BULKING	(949,000)	C.Y.	0	C.Y.
TOTALS	10,534,000	C.Y.	10,534,000	C.Y.

[illegible]

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	



9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090

DATE: 02/08/18

PROJECT NO.
100001.10

3
10

PHASE 1

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	7,104	50
2	7,400	76
3	7,400	76
4	8,247	93
5	7,200	48
6	10,338	43
7	7,942	81
8	7,270	83
9	7,200	55
10	10,736	50
11	7,930	66
12	7,896	86
13	7,200	72
14	7,200	72
15	7,200	72
16	7,438	70
17	7,582	70
18	7,600	70
19	7,600	70
20	7,600	70
21	7,600	70
22	7,600	70
23	7,600	70
24	7,533	70
25	7,365	74
26	7,501	74
27	7,476	28
28	7,464	30
29	7,382	72
30	7,209	72
31	6,401	88
32	7,216	41
33	7,200	72
34	7,200	72
35	7,350	66
36	8,247	86
37	7,200	72
38	8,021	88
39	10,240	134
40	9,198	47
41	7,274	59
42	7,200	72
43	7,200	72
44	8,407	89
45	8,469	48
46	7,422	67
47	7,200	72
48	9,467	71
49	9,520	46
50	9,405	34
51	10,785	62
52	7,348	116
53	8,335	79
54	7,200	72
55	7,855	72
56	11,503	75
57	7,788	51
58	8,037	57
59	7,309	51
60	10,575	80
61	8,020	61
62	7,200	69
63	7,359	70
64	10,947	72
65	8,417	57
66	8,037	66
67	9,037	56
68	7,996	60
69	7,996	60
70	8,645	71
71	8,012	87
72	8,757	102
73	8,757	102
74	8,757	102
75	10,447	72
76	10,035	64
77	8,219	82

(PRODUCT AREA 2)
PARCEL 6

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	8,565	50
2	6,728	55
3	5,426	55
4	6,102	39
5	5,803	32
6	5,428	40
7	5,745	85
8	6,545	78
9	5,001	50
10	5,008	50
11	5,484	55
12	5,437	55
13	5,789	46
14	6,132	40
15	5,532	40
16	6,074	33
17	9,044	26
18	8,777	26
19	5,467	25
20	7,318	29
21	7,405	32
22	7,168	48
23	6,269	38
24	6,771	37
25	5,963	41
26	5,044	50
27	5,000	50
28	5,000	50
29	5,000	50
30	5,252	55
31	5,650	55
32	5,000	50
33	5,000	50
34	5,000	50
35	5,000	50
36	6,700	56
37	8,043	55
38	5,683	57
39	5,000	50
40	5,000	50
41	5,539	50
42	5,530	57
43	5,680	57
44	5,680	57
45	5,680	57
46	5,680	57
47	5,680	57
48	5,551	57
49	5,547	57
50	5,044	50
51	5,080	50
52	7,072	27
53	8,922	27
54	5,510	30
55	10,108	30
56	7,898	30
57	5,440	66
58	6,475	51
59	6,265	48
60	5,000	55
61	5,000	50
62	5,000	50
63	5,000	50
64	5,000	50
65	5,000	50
66	5,000	50
67	7,597	100
68	7,186	91
69	5,000	50
70	5,000	50
71	5,000	50
72	5,000	50
73	5,823	68
74	5,374	39
75	8,466	36
76	7,612	36
77	6,180	51
78	5,858	68
79	5,000	50
80	5,000	50
81	5,000	50
82	5,000	50
83	5,743	68
84	5,810	36
85	9,284	36
86	6,779	37
87	5,201	46
88	5,868	67
89	5,000	50
90	5,063	52
91	5,082	52
92	5,082	52
93	5,082	52
94	5,082	51
95	5,082	52
96	6,224	74
97	5,104	45
98	6,269	50
99	8,006	36
100	5,195	36
101	5,000	48
102	5,085	50
103	5,444	62
104	5,354	55
105	6,025	50
106	7,065	51

(PRODUCT AREA 3)
PARCEL 2

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	5,655	55
2	5,500	55
3	5,650	56
4	8,018	32
5	6,260	39
6	6,130	56
7	5,500	55
8	5,500	55
9	6,020	69
10	6,869	41
11	10,215	41
12	7,283	48
13	7,173	87
14	5,500	55
15	5,500	55
16	5,500	55
17	5,500	55
18	5,500	55
19	5,500	55
20	6,869	49
21	6,758	49
22	6,758	49
23	5,836	54
24	5,983	65
25	5,983	65
26	5,649	58
27	5,500	55
28	6,284	72
29	6,454	47
30	11,520	46
31	7,530	46
32	6,061	71
33	5,500	55
34	5,500	55
35	6,266	51
36	7,585	49
37	7,317	49
38	5,500	55
39	5,500	55
40	5,500	55
41	5,500	55
42	5,782	55
43	5,908	60
44	5,500	55
45	5,500	55
46	5,500	55
47	6,373	84
48	6,682	92
49	5,500	55
50	5,500	55
51	6,238	62
52	5,000	50
53	5,518	53
54	6,531	50
55	8,668	44
56	6,296	44
57	6,347	46
58	5,587	63
59	5,937	56
60	6,034	46
61	7,139	46
62	6,018	45
63	7,158	94
64	6,008	71
65	7,893	96
66	5,479	48
67	5,348	41
68	6,353	40
69	5,353	40
70	5,353	40
71	6,114	38
72	5,533	43
73	5,000	50
74	5,408	51
75	5,937	57

(PRODUCT AREA 4)
PARCEL 3

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	5,437	51
2	5,000	50
3	5,000	50
4	5,000	50
5	6,005	86
6	7,992	111
7	5,000	50
8	5,000	50
9	5,000	50
10	5,000	50
11	5,000	50
12	5,524	65
13	6,007	37
14	5,500	55
15	5,500	55
16	5,000	50
17	5,000	50
18	5,000	50
19	7,012	41
20	9,542	38
21	6,999	37
22	5,396	58
23	5,000	50
24	5,295	58
25	5,338	57
26	5,338	57
27	5,338	57
28	5,338	57
29	5,338	57
30	5,338	57
31	5,102	45
32	7,219	33
33	5,912	33
34	5,004	28
35	6,475	68
36	5,417	50
37	5,915	51
38	5,867	48
39	5,392	50
40	8,465	59
41	8,299	50
42	6,552	50
43	5,281	50
44	5,094	50
45	5,862	58
46	5,972	30
47	5,924	56
48	6,238	62
49	6,018	58
50	5,830	54
51	6,238	62
52	5,000	50
53	5,518	53
54	6,531	50
55	8,668	44
56	6,296	44
57	6,347	46
58	5,587	63
59	5,437	51
60	6,034	46
61	7,139	46
62	6,018	45
63	7,158	94
64	6,008	71
65	7,893	96
66	5,479	48
67	5,348	41
68	6,353	40
69	5,353	40
70	5,353	40
71	6,114	38
72	5,533	43
73	5,000	50
74	5,408	51

(PRODUCT AREA 5)
PARCEL 4

PHASE 2

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	5,578	51
2	6,164	69
3	6,126	48
4	8,213	37
5	8,307	38
6	6,041	58
7	5,500	55
8	5,500	55
9	5,917	55
10	5,938	55
11	5,868	55
12	5,500	33
13	6,712	25
14	6,290	61
15	6,684	97
16	6,251	57
17	8,454	119
18	7,390	68
19	8,158	57
20	7,560	72
21	7,933	83
22	6,626	86
23	6,711	51
24	7,306	48
25	6,798	56
26	5,923	56
27	5,923	56
28	5,500	55
29	5,500	55
30	6,463	93
31	10,380	24
32	7,771	32
33	9,042	41
34	11,802	32
35	7,935	32
36	5,658	55
37	5,500	55
38	5,500	55
39	5,500	55
40	5,500	55
41	5,500	55
42	5,500	55
43	5,500	55
44	5,500	55
45	5,500	55
46	5,500	55
47	5,507	58
48	10,994	36
49	9,541	36
50	8,961	32
51	8,525	76
52	6,092	75
53	5,500	55
54	5,500	55
55	5,500	55
56	5,923	56
57	5,923	56
58	5,500	55
59	5,500	55
60	5,503	55
61	6,105	55
62	5,500	55
63	5,500	55
64	7,973	80

(PRODUCT AREA 7)
PARCEL 6

	PRODUCT AREA 6) PARCEL 7		
	LOT NO.	LOT AREA (S.F.)	
	FRONTAGE (FT.)		
	1	5,420	51
	2	5,001	50
	3	5,625	63
	4	6,772	43
	5	8,834	31
	6	6,073	31
	7	5,000	38
	8	6,051	73
	9	5,110	52
	10	5,110	52
	11	5,110	52
	12	5,001	50
	13	5,003	50
	14	5,099	57
	15	5,107	50
	16	5,207	50
	17	5,154	50
	18	5,000	44
	19	8,028	34
	20	8,128	37
	21	5,283	56
	22	5,000	50
	23	5,000	50
	24	5,000	50
	25	5,000	50
	26	5,000	50
	27	5,000	50
	28	5,000	50
	29	5,000	50
	30	5,000	50
	31	5,000	50
	32	5,000	50
	33	5,000	50
	34	5,001	50
	35	9,479	35
	36	10,112	35
	37	5,771	29
	38	10,643	30
	39	7,443	35
	40	10,333	25
	41	6,704	26
	42	6,969	28
	43	5,000	50
	44	5,000	51
	45	6,296	25
	46	5,972	30
	47	5,000	50
	48	5,067	51
	49	5,373	50
	50	8,858	51
	51	6,609	63
	52	6,145	61
	53	7,155	50
	54	6,042	49
	55	5,119	26
	56	5,695	28
	57	5,342	44
	58	5,587	49
	59	6,198	65
	60	5,000	58
	61	5,000	57
	62	5,000	57
	63	5,000	50
	64	5,000	57
	65	5,000	51
	66	5,524	44
	67	5,347	53
	68	5,742	50
	69	6,078	50
	70	5,003	50
	71	5,000	50
	72	6,068	50
	73	5,870	50
	74	5,000	56
	75	5,300	183
	76	6,853	50
	77	5,830	50
	78	6,237	155

PHASE 3
(CONTINUED)

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	3,917	47
2	3,729	47
3	3,729	47
4	3,729	47
5	3,729	47
6	3,729	47
7	3,729	47
8	3,625	47
9	3,525	47
10	6,030	36
11	5,653	38
12	3,525	47
13	3,625	47
14	3,616	47
15	3,616	47
16	3,616	47
17	3,616	47
18	3,616	47
19	3,616	47
20	3,597	47
21	4,826	48
22	7,257	32
23	5,578	32
24	3,853	47
25	3,605	47
26	3,686	47
27	3,779	47
28	3,933	47
29	4,149	47
30	4,430	47
31	4,592	50
32	4,271	64
33	3,859	54
34	3,691	49
35	3,652	52
36	4,832	51
37	4,535	51
38	4,278	51
39	4,078	51
40	3,936	51
41	3,854	51
42	3,827	51
43	4,152	62
44	5,640	42
45	6,973	42
46	4,063	48
47	3,627	47
48	3,589	47
49	3,525	47
50	4,080	47
51	4,181	58
52	3,825	51
53	3,825	51
54	3,825	51
55	3,825	51
56	3,825	51
57	3,825	51
58	5,043	51
59	5,464	57
60	3,750	50
61	3,750	50
62	3,750	50
63	3,750	50
64	3,750	50
65	3,750	50
66	3,745	50
67	4,197	59
68	4,895	66
69	3,837	47
70	3,837	47
71	3,837	47
72	3,837	47
73	3,837	47
74	3,770	47
75	3,729	47
76	3,729	47
77	3,919	47
78	3,994	53
79	3,683	50
80	3,733	52
81	3,707	53
82	4,018	56
83	4,018	56
84	4,018	56
85	4,024	56
86	5,023	79
87	4,829	54
88	3,673	47
89	3,673	47
90	3,673	47
91	4,481	53
92	5,692	92
93	4,754	66
94	6,246	83
95	6,981	86

PHASE 4

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	4,955	46
2	5,738	36
3	3,818	47
4	3,760	47
5	3,760	47
6	3,760	47
7	3,760	47
8	3,760	47
9	3,760	47
10	3,760	47
11	3,760	47
12	3,760	47
13	3,760	47
14	3,760	42
15	5,113	47
16	4,914	47
17	4,713	47
18	4,511	47
19	4,310	47
20	4,108	47
21	3,907	47
22	3,760	41
23	3,760	47
24	3,760	47
25	3,760	47
26	3,760	47
27	3,760	47
28	3,760	47
29	3,760	47
30	3,760	47
31	3,760	47
32	4,030	53
33	4,716	47
34	3,760	47
35	3,760	47
36	3,761	47
37	3,760	47
38	3,763	47
39	3,868	47
40	6,469	82
41	5,337	70
42	3,760	47
43	3,760	47
44	3,760	47
45	3,760	47
46	3,760	47
47	3,760	47
48	3,760	47
49	3,760	47
50	3,760	41
51	3,760	47
52	3,760	47
53	3,760	47
54	3,760	47
55	3,760	47
56	3,760	47
57	3,760	47
58	3,760	47
60	5,795	65

LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	6,055	55
2	5,500	55
3	5,500	55
4	5,500	55
5	5,500	55
6	5,500	55
7	5,500	55
8	5,500	55
9	5,500	55
10	5,538	55
11	5,500	46
12	6,976	48
13	10,110	49
14	8,002	49
15	7,151	45
16	7,491	60
17	6,583	51
18	5,594	58
19	5,500	55
20	5,500	55
21	5,500	55
22	5,500	55
23	5,810	51
24	5,820	50
25	5,820	50
26	5,811	50
27	5,533	49
28	6,393	48
29	10,134	48
30	6,570	45
31	5,500	46
32	5,500	55
33	5,556	57
34	5,566	57
35	5,566	57
36	6,868	67
37	9,092	60
38	6,982	121
39	8,111	56
40	7,702	55
41	7,388	55
42	7,146	112
43	6,000	65
44	5,765	62
45	6,199	62
46	6,344	62
47	6,435	60
48	8,765	61
49	6,291	55
50	5,764	55
51	5,500	55
52	5,500	55
53	6,298	55
54	9,084	62
55	8,542	46
56	9,199	46
57	6,276	46
58	7,777	49

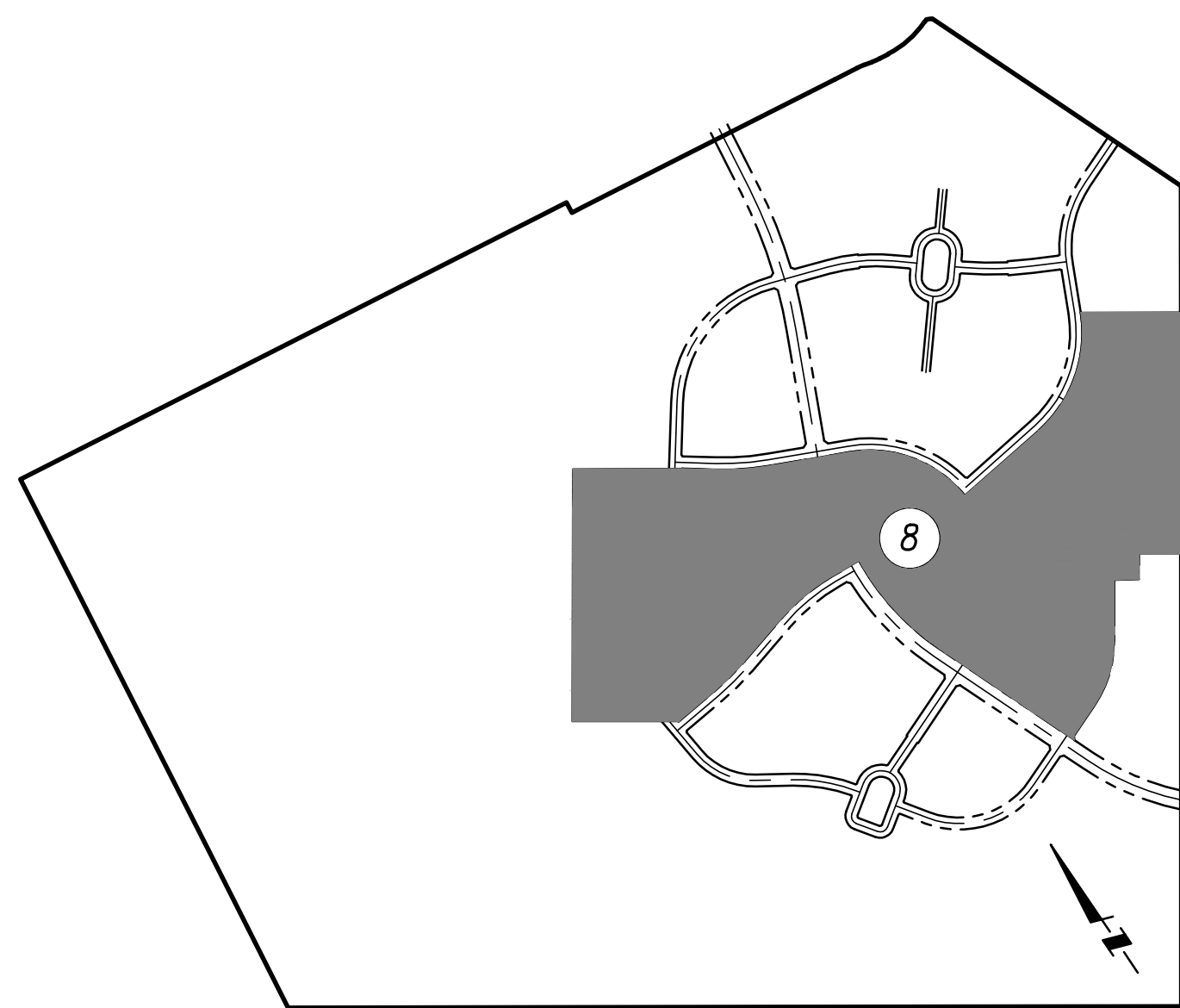
LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	6,690	84
2	5,356	62
3	5,494	44
4	6,656	40
5	5,000	36
6	5,000	50
7	5,000	50
8	5,000	50
9	5,000	50
10	5,000	50
11	5,000	50
12	5,000	50
13	5,000	50
14	5,000	50
15	5,000	50
16	5,000	50
17	6,406	37
18	8,192	38
19	5,940	30
20	6,061	30
21	11,096	30
22	7,244	48
23	5,484	51
24	5,000	50
25	5,000	51
26	6,155	54
27	5,000	60
28	6,151	30
29	9,154	28
30	6,275	28
31	8,606	28
32	7,250	28
33	5,081	49
34	5,059	52
35	5,059	52
36	5,059	52
37	5,059	52
38	5,059	52
39	5,059	52
40	5,059	52
41	5,059	52
42	5,058	52
43	5,000	53
44	5,584	36
45	8,850	34
46	6,031	33
47	5,000	51
48	5,000	50
49	5,000	50
50	8,831	95
51	5,639	61
52	5,694	50
53	5,000	50
54	5,000	50
55	5,000	50
56	5,000	50
57	5,000	50
58	7,405	68
59	5,000	50
60	5,000	50
61	5,421	67
62	6,005	58
63	5,865	64
64	5,000	34
65	7,244	22
66	5,783	28
67	5,486	28
68	6,953	28
69	5,000	35
70	5,574	58
71	5,922	56
72	5,000	50
73	5,000	50
74	5,770	50
75	5,591	77

(PRODUCT AREA 19)
PARCEL 23

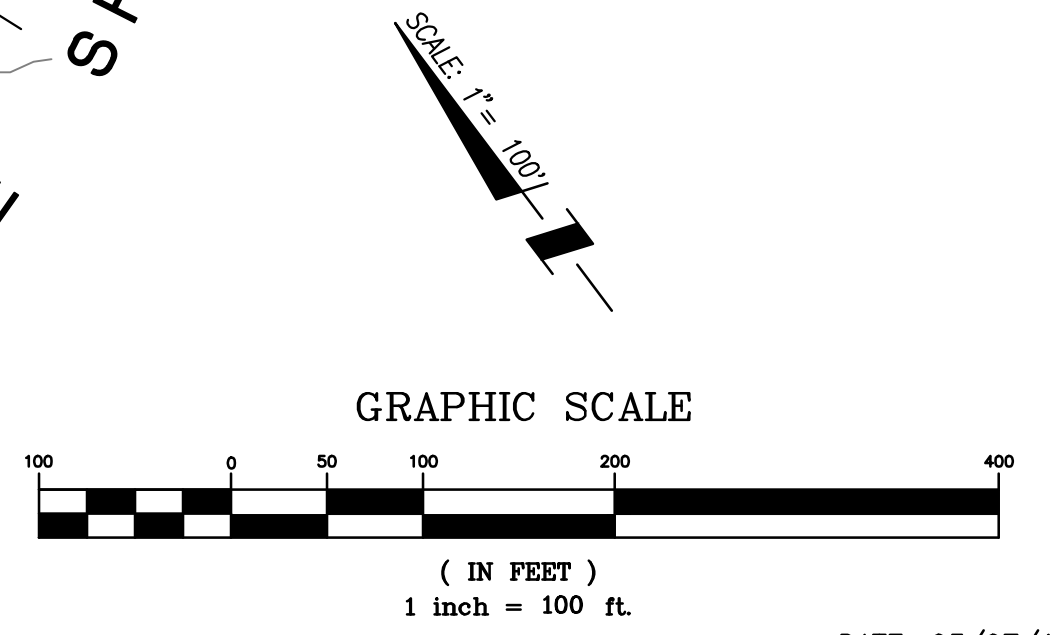
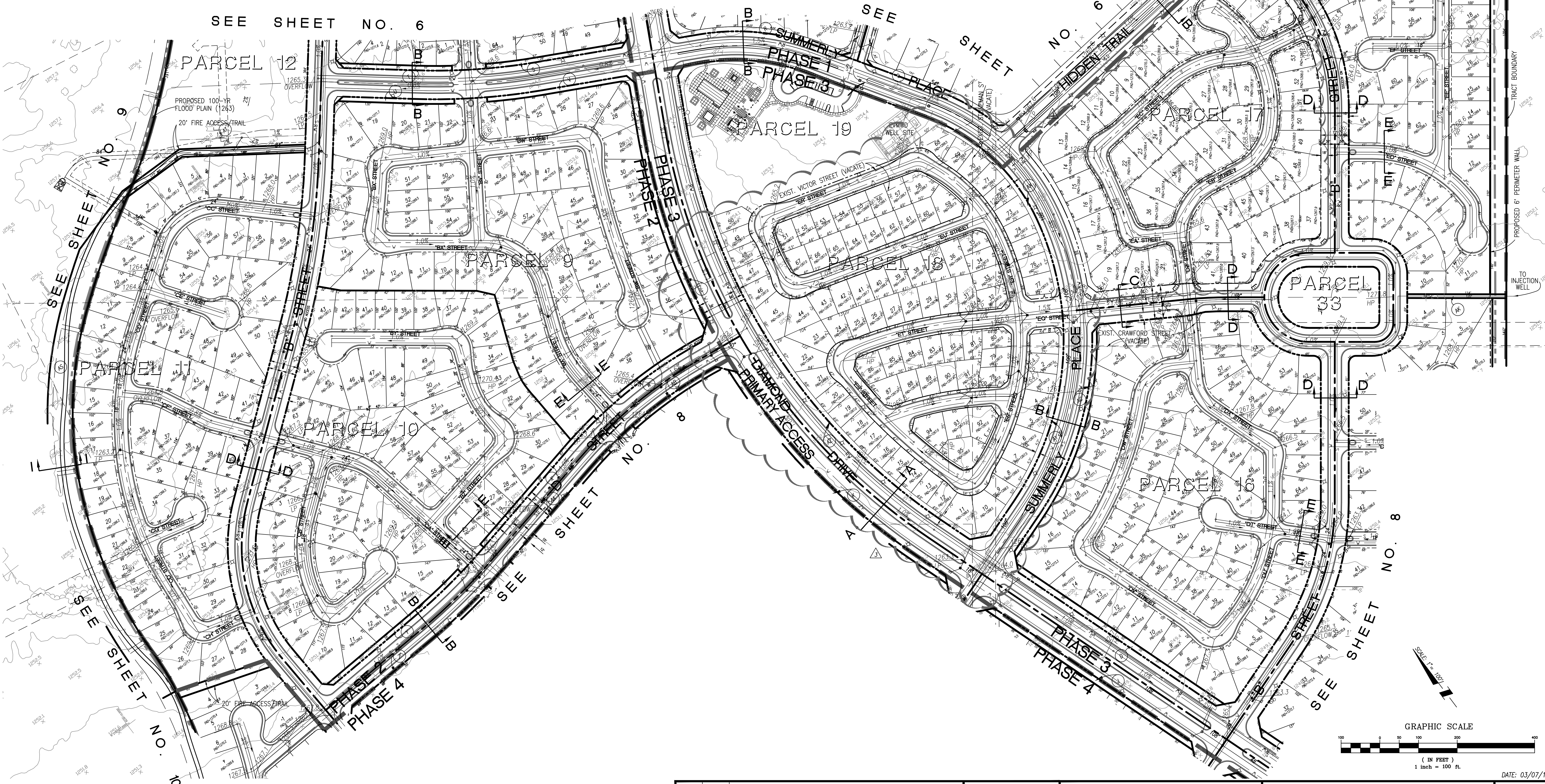
LOT NO.	LOT AREA (S.F.)	FRONTAGE (FT.)
1	6,040	62
2	5,040	54
3	5,582	48
4	5,224	48
5	4,745	48
6	5,492	48
7	3,695	42
8	5,144	57
9	3,982	60
10	4,982	45
11	4,132	41
12	3,329	46
13	3,312	46
14	3,312	46
15	3,312	46
16	3,312	46
17	3,312	46
18	3,312	46
19	3,629	46
20	3,518	46
21	3,543	47
22	3,312	46
23	3,312	46
24	3,312	46
25	3,456	48
26	3,456	48
27	3,456	48
28	3,455	48
29	3,456	48
30	3,454	48
31	3,455	48
32	3,405	53
33	3,969	40
34	6,553	37
35	4,366	30
36	3,721	52
37	4,336	68
38	3,893	60
39	3,460	48
40	3,864	46
41	4,119	46
42	4,943	25
43	6,505	22
44	5,841	29
45	4,140	45
46	4,344	49
47	5,877	59
48	4,117	39
49	4,013	47
50	3,886	37
51	3,496	46
52	3,496	46
53	3,496	46
54	4,562	60
55	4,703	60
56	5,157	67
57	4,090	49
58	3,630	46
59	3,443	38
60	3,752	46
61	3,833	46
62	3,712	47
63	3,643	47
64	3,590	33
65	3,900	57
66	3,387	58
67	6,239	44
68	5,890	33
69	3,776	53
70	3,667	47
71	3,680	46
72	3,680	46
73	3,698	32
74	3,312	30
75	3,312	46
76	3,312	46
77	3,312	46
78	4,800	23
79	4,114	51
80	6,375	32
81	3,691	46
82	3,934	37
83	5,157	49
84	5,422	62
85	3,312	46
86	3,312	46
87	3,312	46
88	4,744	46
89	3,401	47
90	3,312	46
91	5,148	87
92	4,840	85
93	3,960	55
94	3,960	55
95	3,927	49
96	4,130	53
97	3,497	46
98	3,496	46
99	3,558	49
100	3,742	46
101	3,680	46
102	3,680	46
103	4,114	54

(PRODUCT AREA 22)
PARCEL 20

LOT NO.	LOT AREA (S. F.)	FRONTAGE (FT.)
1	6,738	63
2	8,316	55
3	6,699	55
4	8,918	53
5	7,655	76
6	6,877	80
7	6,370	60
8	5,502	55
9	5,502	55
10	5,502	55
11	5,502	55
12	6,429	61
13	6,420	61
14	5,502	55
15	5,502	55
16	5,502	55
17	5,502	55
18	6,425	61
19	6,420	61
20	5,502	55
21	5,502	55
22	5,502	55
23	5,502	55
24	6,429	61
25	6,313	61
26	5,502	55
27	5,502	55
28	5,502	55
29	5,502	55
30	6,273	61
31	6,035	75
32	5,584	56
33	5,500	55
34	5,500	55
35	5,500	55
36	5,500	55
37	5,500	55
38	5,500	55
39	5,500	55
40	5,500	65
41	6,510	45
42	9,722	34
43	7,402	36
44	5,653	60
45	5,500	55
46	5,500	55
47	5,500	55
48	5,500	46
49	9,926	33
50	8,171	45
51	7,416	66
52	5,022	56
53	5,936	56
54	5,600	56
55	5,600	56
56	5,600	56
57	5,600	56
58	5,600	56
59	5,679	56
60	5,919	54
61	5,919	54
62	5,919	54
63	5,912	54
64	5,750	54
65	6,639	65



INDEX MAP



NO.	DATE	REVISIONS
1	03/07/17	REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES
2	01/11/16	REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23
3	03/13/13	REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS
4	07/27/04	REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS
5	07/27/04	REVISED PER CITY COUNCIL ACTION ON 07/27/04

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	

 **WILSON MIKAMI CORPORATION**
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090

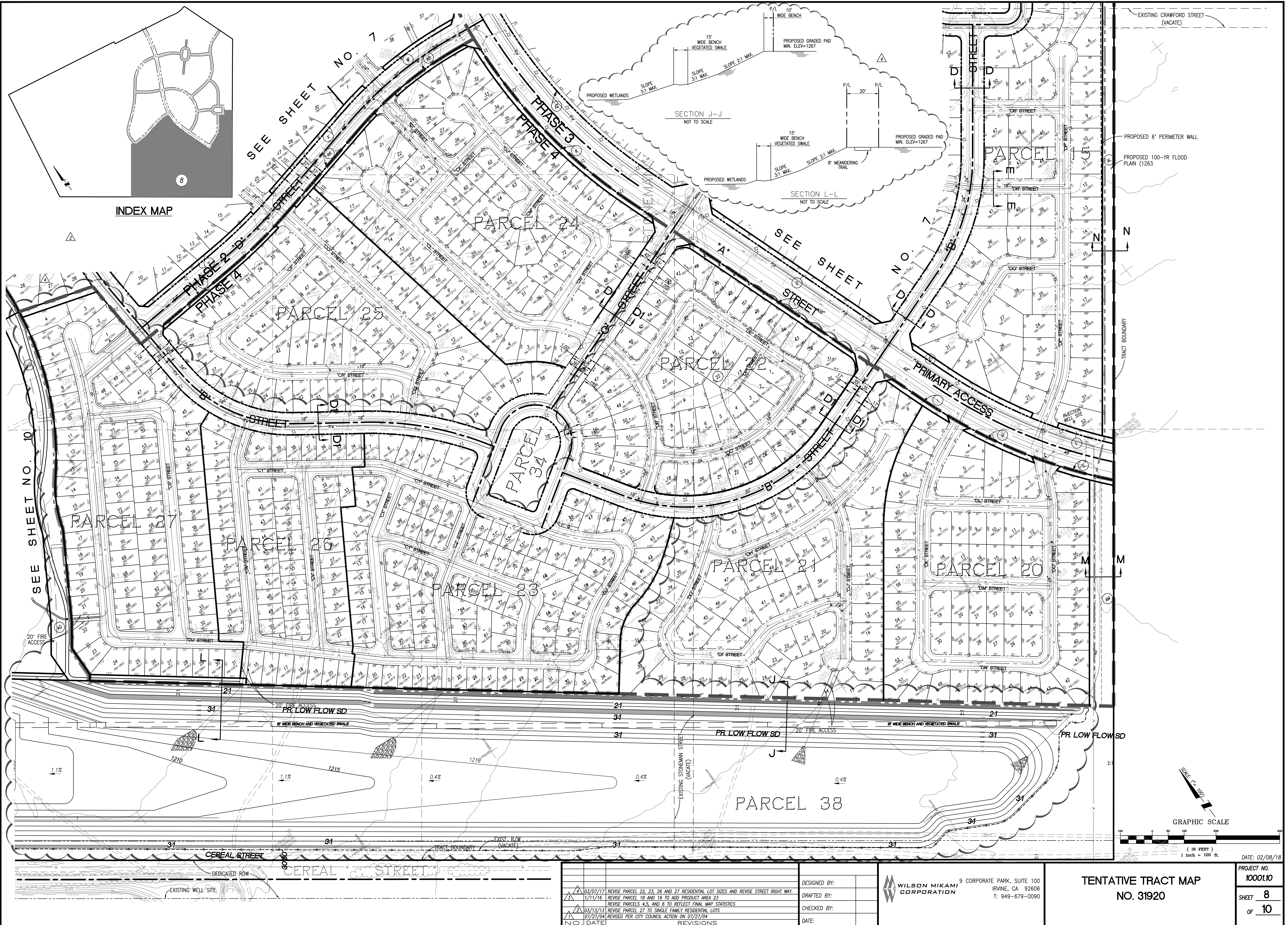
**TENTATIVE TRACT MAP
NO. 31920**

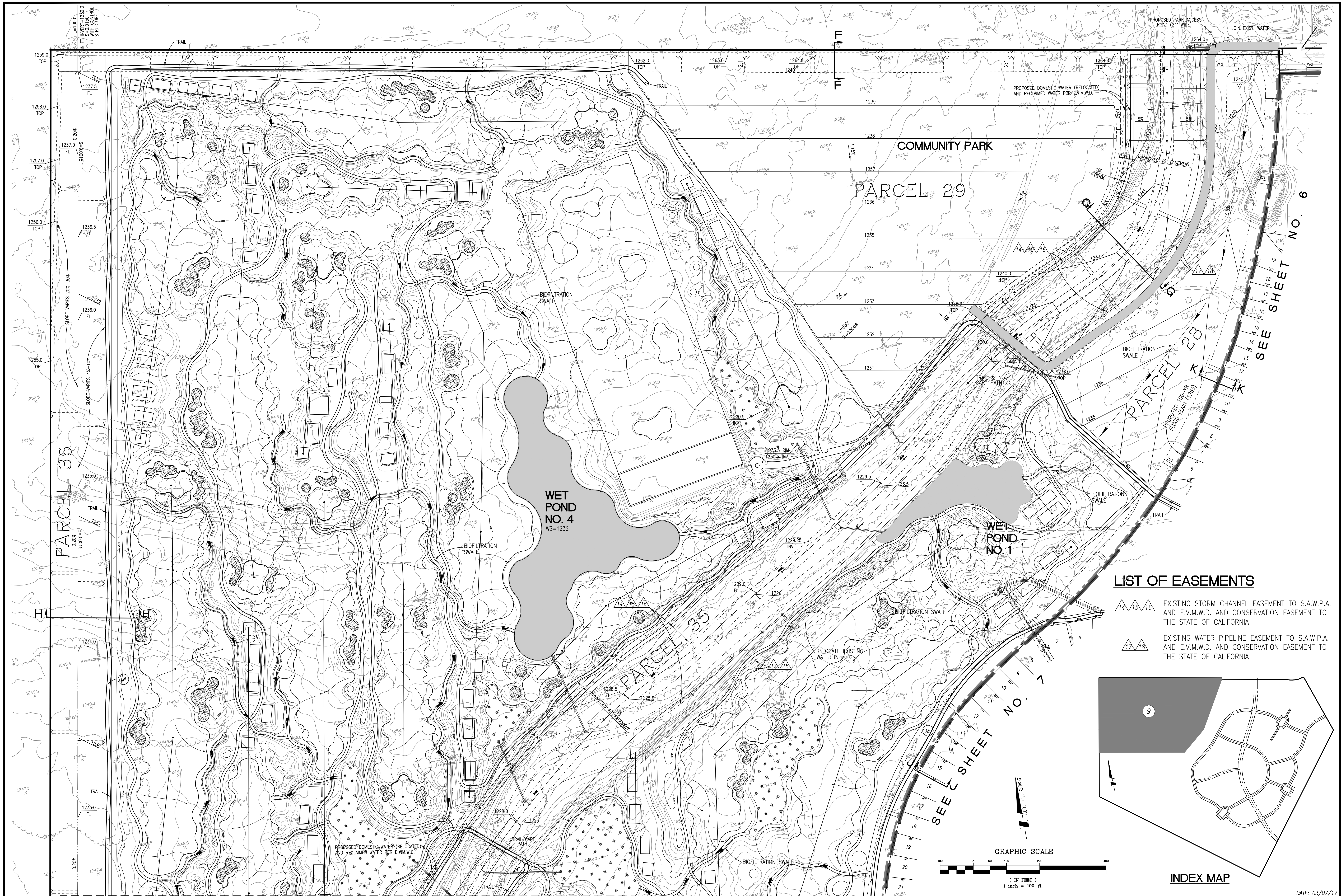
PROJECT NO.
1000110

SHEET
7
OF
10

DATE: 03/07/17

S:\10001.10\dwg\PRM0004.dwg 3/20/17





SEE SHEET NO. 10

NO.	DATE	REVISIONS
1	03/07/17	REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES
2	03/13/17	REVISE PARCEL 18 AND 19 TO ADD PRODUCT AREA 23
3	07/27/04	REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS
4	07/27/04	REVISE PARCEL 27 TO SINGLE FAMILY RESIDENTIAL LOTS
5	07/27/04	REVISED PER CITY COUNCIL ACTION ON 07/27/04

DESIGNED BY:
DRAFTED BY:
CHECKED BY:
DATE:



9 CORPORATE PARK, SUITE 100
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TENTATIVE TRACT MAP
NO. 31920

PROJECT NO.
10001.10
SHEET
9
OF
10

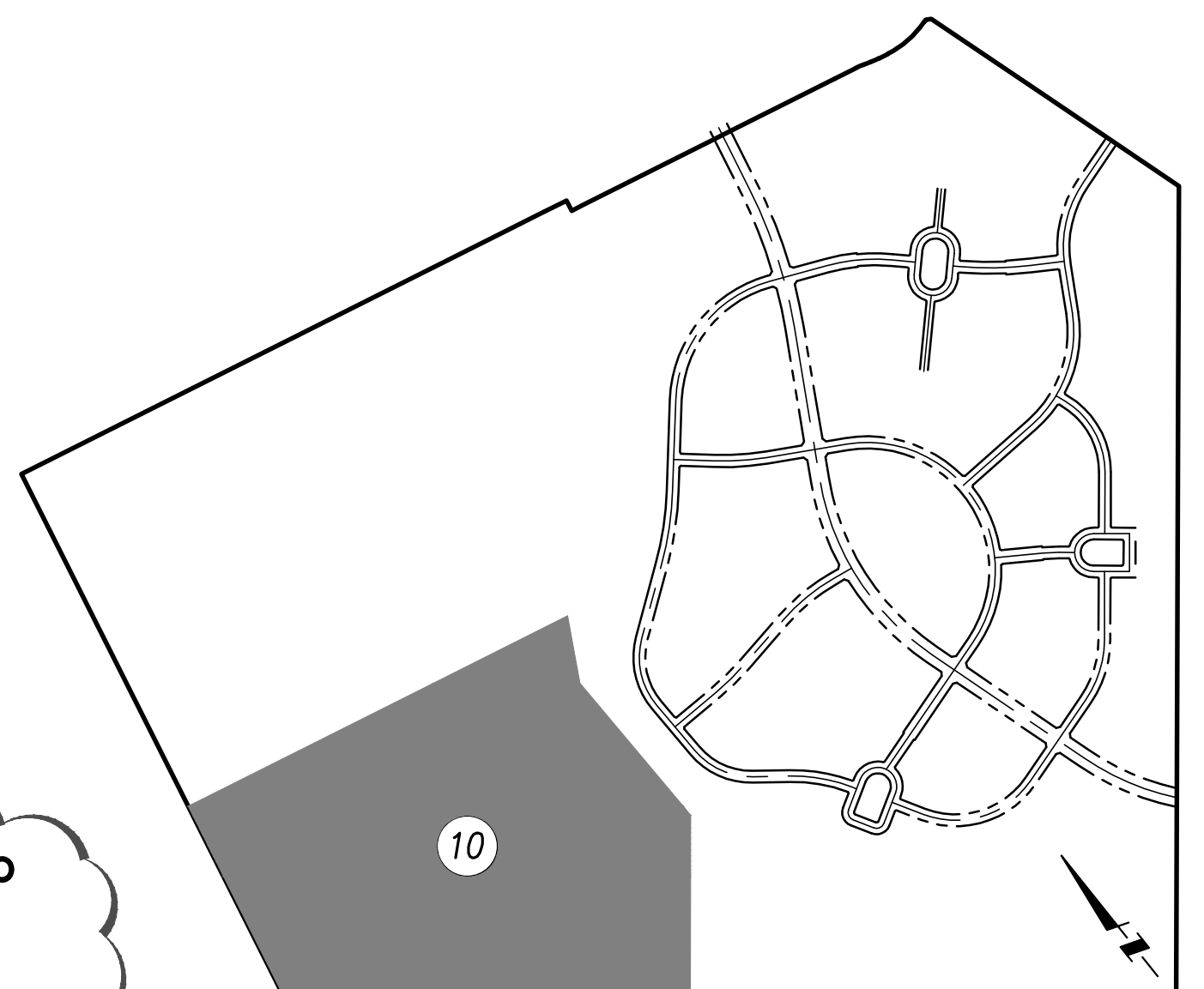
SEE SHEET NO. 9

LIST OF EASEMENTS

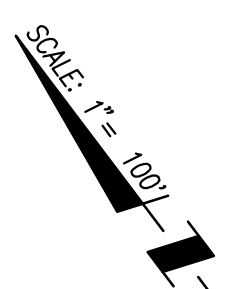
- △△△△△△ EXISTING STORM CHANNEL EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA
- △△△△△△ EXISTING WATER PIPELINE EASEMENT TO S.A.W.P.A. AND E.V.M.W.D. AND CONSERVATION EASEMENT TO THE STATE OF CALIFORNIA

SEE SHEET NO. 1

SEE SHEET NO. 8



INDEX MAP



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DATE: 03/07/17

NO.	DATE	REVISIONS
4	03/07/17	REVISE PARCEL 23, 26 AND 27 RESIDENTIAL LOT SIZES
3	1/11/16	REVISE PARCELS 18 AND 19 TO ADD PRODUCT AREA 23
2	03/13/15	REVISE PARCELS 4, 5, AND 6 TO REFLECT FINAL MAP STATISTICS
1	07/27/04	REVISED PER CITY COUNCIL ACTION ON 07/27/04

DESIGNED BY:
DRAFTED BY:
CHECKED BY:
DATE:



9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
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TENTATIVE TRACT MAP
NO. 31920

PROJECT NO.
10001.10
SHEET
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