



Landscape Structures Weevos (ages 2-5)



Landscape Structures Evos (ages 5-12)



Landscape Structures TopsyTurny Spinner



AMENITIES INCLUDE:

- PICNIC SHELTERS
- BBQ FACILITIES
- TOT AND CHILD PLAY AREAS
- PICKLEBALL COURTS
- LOUNGE SEATING WITH MIST/FOG
- EXERCISE STATIONS
- PING PONG TABLES
- CORN HOLE

AMENITIES

TENTATIVE TRACT MAP NO. 37731

DIVERSIFIED PACIFIC



LP-12

SHEET 12 OF 12

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 1183 OAK DAM (N: 2254579.060, E: 6152363.939 AND NO. 3039 LINDSON 2 1953 (N: 2249780.701, E: 6154840.535), BEING N 27°12'10" W.

BENCHMARK:

CITY OF RIVERSIDE DESIGNATION: EB-03

P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE SIDEWALK OVER THE EASTERLY WALL OF A CATCH BASIN ALONG THE SOUTHERLY CURB OF VAN BUREN BLVD AND 100 FEET EASTERLY OF WOOD ROAD.

ELEV: 1644.96' (NAD 83)

LEGAL DESCRIPTION:

PARCEL 1: (APN: 266-140-021, 266-140-022)

LOT 23 OF WOODCREST ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (APN: 266-140-029, 266-140-030)

PARCELS 1 AND 2 OF PARCEL MAP NO. 8704, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 76 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (APN: 266-140-049, 266-140-050)

THAT PORTION OF THE WEST HALF OF LOT 22 OF WOODCREST ACRES, IN THE CITY OF RIVERSIDE, COUNTY OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAG COUNTY, TOGETHER WITH A PORTION OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 22, DISTANT THEREON, SOUTH 88°49'50" WEST, 100.00 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, SAID POINT ALSO BEING ON THE CENTER LINE OF LURIN AVENUE (50 FEET IN HALF WIDTH); THENCE SOUTHERLY LEAVING SAID NORTHERLY LINE ALONG A LINE PARALLEL TO THE WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, 300 FEET; THENCE NORTH 89°49'50" EAST, PARALLEL TO SAID NORTHERLY LINE, 100 FEET TO THE EASTERLY LINE OF SAID WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 362.05 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF SAID LOT 22; THENCE SOUTH 88°47'15" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 22, 414.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00°17'50" WEST, ALONG THE WESTERLY LINE OF SAID LOT 22, 682.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE CENTER LINE OF SAID LURIN AVENUE; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°49'50" EAST, 314.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 33 FEET OF ABOVE DESCRIBED PARCEL.

SAID LAND IS DESCRIBED AND DELINEATED AS LOT A ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED DECEMBER 23, 2016 AS INSTRUMENT NO. 2016-0575044 OF OFFICIAL RECORDS.

STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



MATTHEW L. LANNINOVICH, P.E. DATE

EASEMENT NOTES:

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE CHICAGO TITLE, REPORT NO. 0001949-966-S01-R14, DATED DECEMBER 17, 2018.

PLOTTABLE EASEMENTS ARE INDICATED BY A "△" NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "□".

△ A 20' EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED NOVEMBER 18, 1943 IN BOOK 603, PAGE 237 OR, [TO BE RELOCATED WITHIN STREETS A, B, C & E]

△ A 20' EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED NOVEMBER 23, 1943 IN BOOK 601, PAGE 354 OR, [TO BE RELOCATED WITHIN STREET C]

△ A 20' EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED FEBRUARY 11, 1944 IN BOOK 612, PAGE 334 OR, [TO BE RELOCATED WITHIN MARIPOSA AVE. & STREET C]

ENGINEER:

KWC ENGINEERS
1830 COMPTON AVENUE
CORONA, CA 92681-3370
(951) 734-2130
CONTACT: MATTHEW LANNINOVICH, P.E.

OWNER/DEVELOPER:

LURIN LAND, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: NOLAN LEGGIO

PROPERTY OWNERSHIP INFO:

APNS: 266-140-028, 266-140-030, 266-140-049, 266-140-050, 266-140-022, 266-140-021

PROJECT SCOPE OF WORK:

1. TOTAL PROJECT GROSS ACREAGE IS 32.54 AC.

ADCREAGE SUMMARY

ITEM	ADCREAGE	PERCENT
A. LOT GROSS AREA	18.32	56%
B. DRAINAGE (WOMP BASIN)	2.43	7%
C. SLOPES	2.55	8%
D. PARKS	1.66	5%
E. DRIVEWAY	0.23	1%
F. ROW TO ROW	2.35	7%

2. EXISTING GENERAL PLAN DESIGNATION: LDR- LOW DENSITY RESIDENTIAL (3-6 DU/AC)

3. EXISTING ZONING: RE, R-1-1/2, R-1-13000

4. PROPOSED ZONING: RE, R-1-1/2, R-1-13000

5. PROPOSED NO. OF DWELLING UNITS: 138 LOTS

6. PROPOSED PROJECT DENSITY: 3.86 DU/AC

7. MINIMUM LOT SIZE: 4,235 SQ. FT.

8. AVERAGE LOT SIZE: 5,781 SQ. FT.

9. ZONING OF SURROUNDING PROPERTY: R-1-13000

10. AVERAGE NATURAL SLOPE OF SITE: 0.53%

UTILITY NOTES:

SEWER & WATER: WESTERN MUNICIPAL WATER DISTRICT

GAS: SOCIAL GAS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON

SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT

SETBACK INFORMATION:

RE, RE & R-1-1/2 Ac. (Except R-1-1/2)	
Setbacks From Project Perimeters	
Adjacent to Public Street	25 ft.
Adjacent to Perimeter Property Lines	20 ft.
Setbacks Within Project Boundaries (May be modified in conjunction with the PRD).	
Front Yard Setback	15 ft.
Side Yard Setback	5 ft.
Rear Yard Setback	15 ft.
Single-Family Residential Base Zones	
Building Setbacks Adjacent to Public Street	
RE	R-1-1/2
A. Front	30 ft.
B. Side	25 ft.
C. Rear	35 ft.

TRACT MAP NO. 37731

NUMBERED LOTS:

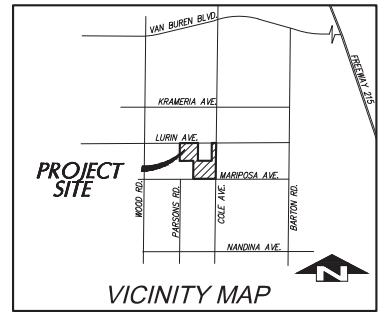
LOT NO.	GROSS AREA IN SQ. FT.	WIDTH	DEPTH	PLAN TYPE	LOT NO.	GROSS AREA IN SQ. FT.	WIDTH	DEPTH	PLAN TYPE	LOT NO.	GROSS AREA IN SQ. FT.	WIDTH	DEPTH	PLAN TYPE
1	5968	74	90	2	48	4750	50	95	1	95	5350	50	107	1
2	4500	50	90	1	49	4750	50	95	2	96	5350	50	107	2
3	4725	51	90	4	50	4750	50	95	3	97	7305	70	107	4
4	5934	76	89	3	51	4750	50	95	1	98	7610	73	107	2
5	4467	50	89	5	52	4750	50	95	2	99	5349	50	107	5
6	4631	50	89	1	53	4750	50	95	4	100	5348	50	107	2
7	5435	63	91	5	54	6505	70	95	3	101	5346	50	107	4
8	4534	50	91	3	55	4750	50	95	1	102	5347	50	107	3
9	4919	61	91	5	56	4750	50	95	3	103	5346	50	107	5
10	5615	62	90	1	57	4750	50	95	1	104	5346	50	107	3
11	5297	58	91	4	58	4750	50	95	5	105	5345	50	107	1
12	5314	58	91	2	59	4750	50	95	3	106	5344	50	107	3
13	4235	50	87	3	60	4750	50	95	5	107	5344	50	107	5
14	4304	50	87	3	61	4750	50	95	1	108	5285	50	105	1
15	4713	50	93	5	62	5301	57	95	5	109	4935	50	100	3
16	4556	50	91	3	63	4868	51	95	3	110	5350	50	107	3
17	4339	51	90	1	64	4956	50	99	5	111	5350	50	107	5
18	9312	67	142	5	65	4882	50	98	4	112	5350	50	107	3
19	5358	55	97	4	66	5011	52	100	2	113	5350	50	107	2
20	4178	50	91	1	67	4915	50	99	5	114	5350	50	107	4
21	4606	50	92	3	68	4901	50	99	4	115	5350	50	107	1
22	4671	50	94	1	69	5129	50	103	2	116	5350	50	107	5
23	4732	50	94	3	70	5374	50	106	3	117	5350	50	107	2
24	4772	50	95	1	71	5215	50	105	2	118	5301	50	106	1
25	5597	59	96	3	72	5133	50	105	3	119	5986	62	104	4
26	5550	61	97	3	73	5208	50	105	1	120	6598	62	104	3
27	4895	50	98	1	74	5370	50	107	2	121	5303	50	106	1
28	4902	50	98	5	75	5308	50	106	4	122	5350	50	107	3
29	4881	50	94	1	76	5253	50	105	5	123	5350	50	107	2
30	4560	50	92	3	77	5227	49	105	2	124	5350	50	107	3
31	5866	70	92	5	78	5987	62	99	4	125	5350	50	107	4
32	12741	112	102	1	79	4996	50	100	2	126	5350	50	107	1
33	7362	68	117	2	80	5157	50	103	5	127	5350	50	107	4
34	6300	52	121	1	81	5321	50	107	2	128	5350	50	107	1
35	6549	52	126	4	82	5506	50	110	1	129	5350	50	107	2
36	9144	75	126	5	83	5542	50	111	5	130	15720	82	207	1
37	5472	59	95	4	84	5542	50	111	4	131	10791	75	148	2
38	4750	50	95	1	85	5542	50	111	5	132	10460	75	148	5
39	4750	50	95	2	86	5798	50	117	1	133	11227	75	150	3
40	4750	50	95	4	87	5842	50	117	5	134	11247	75	150	4
41	4750	50	95	5	88	5842	50	117	4	135	11250	75	150	3
42	4750	50	95	4	89	5749	50	114	5	136	11258	75	150	1
43	4750	50	95	3	90	5180	50	105	3	137	11263	75	150	3
44	4751	50	95	5	91	6608	54	144	4	138	11268	75	150	4
45	6372	70	95	4	92	6088	57	136	5	AVERAGE	5781	55	105	
46	6147	70	95	1	93	4596	50	95	1	TOTAL LOT AREA =	797,784			
47	4750	50	95	4	94	5177	50	107	5	MAX LOT AREA =	15,720			
										MIN LOT AREA =	4,235			

LURIN LAND PRD

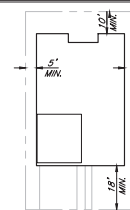
Lurin Land PRD (Superior Design)	
Acres	
TR 37731	32.54
Units/AC	Zoning
5.3	13000
3.3	1/2 Acre
3.3	1 Acre
Total Lots	
145.57	

* NOTE: ACREAGE NUMBER EXCLUDES THE RIGHT OF WAYS OF LURIN AVE., COLE AVE., AND MARIPOSA AVE.

Lurin Land PRD (Benchmark Design)	
Acres	
TTM 37731	32.54
Units/AC	Zoning
4.8	13000
3	1/2 Acre
3	1 Acre
Total Lots Allowed	
131.96	



TYPICAL LOT SETBACKS



PARK/OPEN SPACE

LOT	AREA IN SQ. FT.
LOT 1*	23,178
LOT 2*	13,481
LOT 3*	16,277
TOTAL	72,937
PARK AREA REQ. (LOTX200 SQ FT)	69,000

LETTERED LOTS:

LOT NO.	GROSS AREA (SQ. FT.)	DESCRIPTION
A	5,308	SLOPE
B	45,100	SLOPE
C	66,150	WOMP BASIN
D	23,378	PARK/OPEN SPACE
E	865	SLOPE
F	13,282	PARK/OPEN SPACE
G	5,177	DRIVEWAY
H	4,853	DRIVEWAY
I	1,800	DRAINAGE AREA
J	15,839	SLOPE
K	35,727	PARK/OPEN SPACE
L	37,711	WOMP BASIN
O	20,012	SLOPE
P	8,487	SLOPE
TOTAL LOT AREA =		240,607
MAX LOT AREA =		64,008
MIN LOT AREA =		866

DATE	IDENTIFIER
08/04/20	BY: AC
08/04/20	BY: AC
08/04/20	BY: AC

TENTATIVE TRACT MAP NO. 37731 TRACT MAP CITY OF RIVERSIDE

PREPARED FOR

LURIN LAND, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1830 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-3370 • (951) 734-2130

SHEET
1 OF 2
SHEETS

