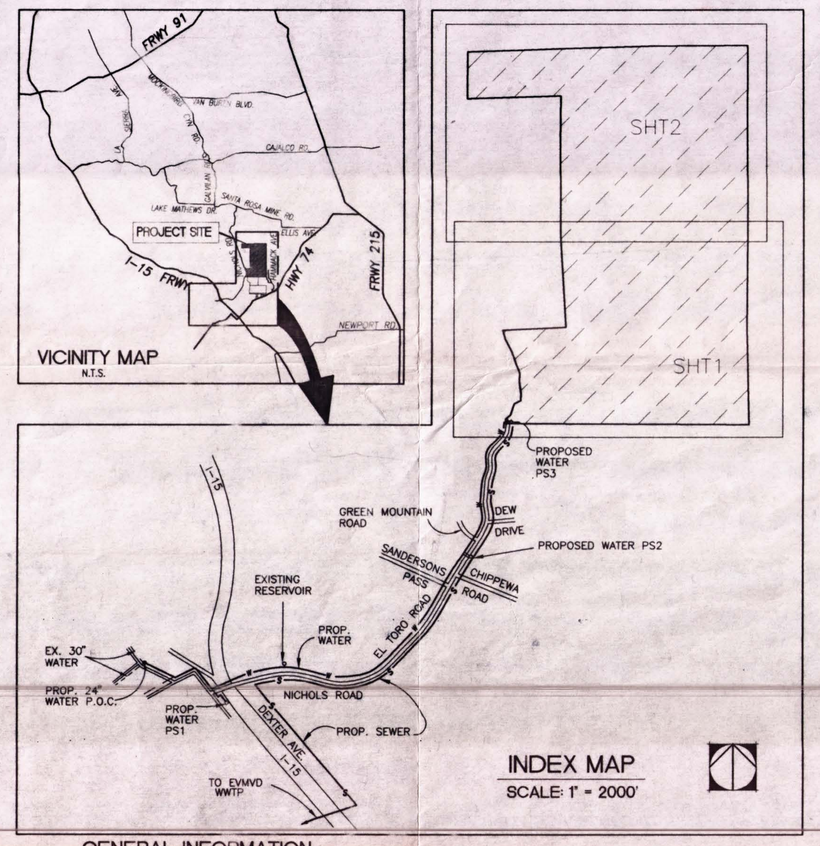
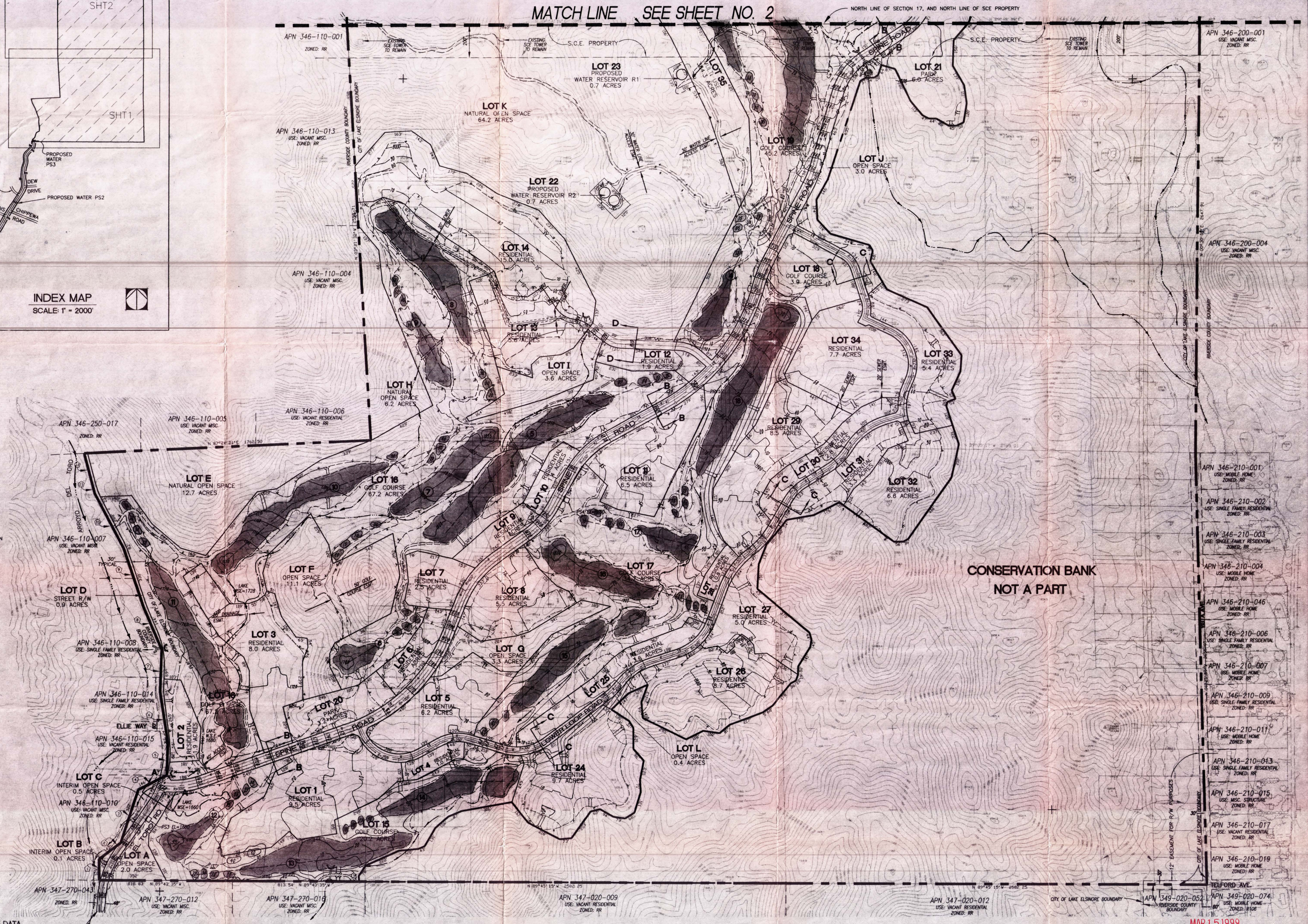
TENTATIVE TRACT MAP 28888
NORTH PEAK
LAKE ELSINORE, CALIFORNIA





GENERAL INFORMATION

1. EXISTING LAND USE: SPECIFIC PLAN 8–NORTH PEAK
2. ADJACENT LAND USE: SEE INDIVIDUAL PARCELS
3. PRESENT ZONING: SPECIFIC PLAN 8–NORTH PEAK
4. PROPOSED LAND USE: NORTH PEAK SPECIFIC PLAN AMENDMENT 2
5. INTERIOR ACCESS: PUBLIC STREETS
6. FLOOD HAZARD: SITE IS OUTSIDE OF 100 YR. FLOOD PLAIN
7. STORM DRAINAGE: CITY OF LAKE ELSINORE.
8. ALL UTILITIES SHALL BE UNDERGROUND. EXACT LOCATION OF EASEMENTS FOR PROPOSED UTILITIES ARE TO BE DETERMINED.
9. ENTITIES RESPONSIBLE FOR UTILITIES ARE :
   WATER AND SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
   31315 CHANEY STREET
   LAKE ELSINORE, CA 92530
   PHONE: 909–674–3146
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
   P.O. BOX 3003
   REDLANDS, CA 92373
   PHONE: 909–335–7729
   ELECTRIC: SOUTHERN CALIFORNIA EDISON
   P.O. BOX 410, ROOM 625
   LONG BEACH, CA 90801
   PHONE: 626–302–1212
   TELEPHONE: GTE
   22640 GOLDENCREST #1049
   MORENO VALLEY, CA 92553
   909–715–4665
10. ALL FILL SLOPES SHALL BE CONSTRUCTED AT A MINIMUM RATIO OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED IN THE SOILS REPORT.
11. THIS TENTATIVE TRACT MAP IS INTENDED TO BE A PHASED MAP. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
12. LOT "D" IS ESTABLISHED FOR THE PURPOSE OF FUTURE DEDICATION OF EAST HALF OF RIGHT OF WAY FOR THE CONTINUATION OF EL TORO ROAD.

LOT SUMMARY

LOT NO.	TOTAL	USE	ACREAGE
1–14, 24–34	25	SINGLE FAMILY RESIDENTIAL BUILDER LOTS	130.9
15–19	5	GOLF COURSE	171.2
20,21	2	PARKS	9.2
22, 23, 36	3	WATER RESERVOIRS	1.9
A–T	20	OPEN SPACES	209.1
35	1	MULTI USE	384.3
TOTAL LOTS	56	TOTAL LOT AREA	906.6
R.O.W.			21.5
TOTAL ACREAGE			928.01

LEGEND

- TENTATIVE TRACT BOUNDARY
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING STREAM
- PROPOSED CHANNEL/LAKE
- 1250 PROPOSED CONTOUR
- 1250 EXISTING CONTOUR
- SLOPE (2:1 TYPICAL)
- S PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- W EXIST WATER LINE
- S EXIST SEWER LINE
- SD EXIST STORM DRAIN LINE
- SD PROPOSED STORM DRAIN LINE
- PS PUMP STATION
- STORM DRAIN CULVERT
- 18 GOLF COURSE HOLE NUMBER
- AC ACRES

LINE DATA

	BEARING	LENGTH
1	N 00°53'29"W	129.30
2	N 53°12'44"E	167.58
3	N 18°24'17"E	343.86
4	N 53°02'21"E	195.77
5	N 62°10'36"E	198.67
6	N 06°33'03"W	318.51
7	N 01°59'31"E	260.14
8	N 23°10'41"W	274.59
9	N 11°43'47"W	388.61
10	N 27°47'28"W	385.10
11	N 16°41'41"W	150.93
12	N 16°42'11"W	103.97

REVISIONS :

1. "THE AVERAGE LOT SIZE" COLUMN WAS TAKEN OUT OF THE LOT SUMMARY TABLE ON 2/24/99.

LEGAL DESCRIPTION:

PORTIONS OF SECTION 7, SECTION 8, SECTION 17 AND SECTION 18 OF TOWNSHIP 5 SOUTH RANGE 4 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

OWNER AND SUBDIVIDER:
North Peak Partners, L.P.
by: TMC Communities - its general partner
4100 MacArthur Blvd, Suite 305
NEWPORT BEACH, CA 92660
714-557-7100
BY:
JIM RESNEY

PREPARED BY:
THE KEITH COMPANIES
Civil Engineering • Land Surveying • Mapping • Environmental Services • Water Resources • Land Planning
2955 Red Hill Avenue
Costa Mesa, CA 92626
(714) 540-0800
PREPARED UNDER SUPERVISION OF:
WAYNE RICHARDSON, RCE NO 46808 EXP 6/30/99 DATE

TENTATIVE TRACT MAP 28888
NORTH PEAK
LAKE ELSINORE, CALIFORNIA
DATE OF PREPARATION:
FEBRUARY 4, 1999
SHEET 1 OF 2

MAR 15 1999