

MAJOR MODIFICATION FOR GOLDEN MEADOWS TRACT NO. 31194 PHASE 4

LOT SUMMARY TABLE

Lot	Land Use	Area
1-259	RESIDENTIAL LOTS	28.84
A	PARK	3.21
B	RECREATION CENTER	0.6
C	ACCESS ROAD/PARKING	0.15
D	DRAINAGE EASEMENT	0.04
E-G	OPEN SPACE	41.97
H	WATER QUALITY BASIN	1.3
	PUBLIC STREETS	11.6
TOTAL		87.73

OWNER

GOLDEN HILL COUNTY, LLC (50%)
GOLDEN MEADOWLAND, LLC (50%)
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CA 92612
TEL: (949) 858-4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

APPLICANT

RICHLAND COMMUNITIES
SUITE 425
IRVINE, CA 92612
TEL: (949) 858-4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

CIVIL ENGINEER

HUNSAKER & ASSOCIATES IRVINE, INC.
2832 WALNUT, SUITE E
TUSTIN, CA 92780
(714) 832-2077
COMPILED BY PHOTOGRAMMETRIC METHODS.
CONTOURS WERE STREAM DIGITIZED.
FLOREN DEC., 2002

GRADING QUANTITIES

GRADED AREA	177.2 ACRES
CUT QUANTITIES	793,000 CYD
FILL QUANTITIES	793,000 CYD
IMPORT/EXPORT	0 CYD

ASSESSORS PARCEL NUMBER

360-300-002, 360-300-003, 360-300-006 and 360-350-001

LEGAL DESCRIPTION

PARCEL A:
PARCELS 2,3,5,6 AND 8, TOGETHER WITH LOTS B THROUGH F, ALL AS SHOWN
BY PARCEL MAP NO. 8433, ON FILE IN BOOK 33 OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL B:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 8
SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TOPOGRAPHY SOURCE

R.J. LUNG & ASSOCIATES
2832 WALNUT, SUITE E
TUSTIN, CA 92780
(714) 832-2077
COMPILED BY PHOTOGRAMMETRIC METHODS.
CONTOURS WERE STREAM DIGITIZED.
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NOTES

- EXISTING ZONING: PDD-5
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- GENERAL PLAN LAND USE DESIGNATION: 2.1-5 DU/AC RESIDENTIAL (2.1-5R)
- EXISTING LAND USE: VACANT LAND
- 5.1. EXISTING: 156 DU/86.05 AC = 1.81 DU/AC
- 5.2. PROPOSED: 259 DU/87.7 AC = 2.95 DU/AC
- 5.3. OVERALL: 571 DU/206.8 AC = 2.8 DU/AC
- ADJACENT LAND USES:
 - NORTH: RESIDENTIAL (RRS)/VACANT
 - SOUTH: RESIDENTIAL (RR1)/VACANT
 - EAST: RESIDENTIAL (RRS)/VACANT
 - WEST: RESIDENTIAL (PDD-5)/VACANT
- TOTAL GROSS AREA: 87.73 AC
- TOTAL NET AREA: 59.26 AC
- TOTAL LOTS: 268 (259 SPD RES., 1 PARK, 1 REC. CENTER, 1 PARKING, 1 DRAINAGE, 3 OPEN SPACE, 1 BASIN, 1 PRIVATE DRIVE ACCESS)
- AVERAGE RESIDENTIAL LOT SIZE: 4,951 SF (50'x80'), 4,809 SF (42'x90')
- MINIMUM RESIDENTIAL LOT SIZE: 4,000 SF (50'x80'), 3,780 SF (42'x90')
21. A PORTION OF THE PROJECT SITE IS IN A HIGH FIRE HAZARD ZONE, PER THE CITY OF MENIFEE HIGH FIRE HAZARD AREA EXHIBIT S-6.
22. PHASE 4 IS NOT WITHIN ANY WETLANDS.
23. THE PROJECT WILL ANNEX INTO THE CITYWIDE CFD.
24. THE PROJECT IS NOT KNOWN TO BE WITHIN A HAZARDOUS WASTE SITE.
25. THE PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
26. THE PROJECT SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP NUMBER 08055C0201H, PANEL 2070 OF J805, MAP REVISED AUGUST 16, 2014.
27. THE PROJECT IS NOT WITHIN A FAULT ZONE AND NOT WITHIN 1/4 MILE OF A FAULT.
28. THE PROJECT IS NOT KNOWN TO CONTAIN CULTURAL RESOURCES.
29. ALL SLOPES SHALL BE CONSTRUCTED AT 2:1 UNLESS OTHERWISE NOTED.
30. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED PER RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARD DRAWINGS.
31. STREET IMPROVEMENTS SHALL BE DESIGNED PER CITY ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS AND THE COUNTYWIDE STANDARD SPECIFICATIONS.
32. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
33. THOMAS GUIDE: PAGE 8687C & D, RIVERSIDE COUNTY (2003 ED.)
34. THE PROJECT SITE IS WITHIN THE SAN JACINTO VALLEY WATERSHED.

LOT SUMMARY TABLE

RESIDENTIAL LOTS

1 THRU 259

LOT	GROSS	NET	AVG.	AVG.	LOT	GROSS	NET	AVG.	AVG.	LOT	GROSS	NET	AVG.	AVG.
NO.	WT.	WT.	WT.	WT.	NO.	WT.	WT.	WT.	WT.	NO.	WT.	WT.	WT.	WT.
1	5,976.0	4,655.7	50.7	94.4	89	5,225.2	4,000.0	50.0	80.0	177	4,455.2	4,455.2	54.2	93.3
2	4,910.3	4,910.3	50.0	98.0	90	5,230.6	4,000.0	50.0	80.0	178	10,524.8	10,524.8	50.0	98.0
3	5,393.9	5,393.9	50.0	107.2	91	5,194.6	4,000.0	50.0	80.0	179	4,347.1	4,347.1	53.7	102.0
4	10,509.8	10,509.8	55.4	156.6	92	5,172.2	4,000.0	50.0	80.0	180	4,594.8	4,594.8	42.0	88.0
5	7,624.7	5,265.5	53.6	107.0	93	5,201.2	4,000.0	50.0	80.0	181	4,839.9	4,839.9	44.7	110.4
6	4,446.6	4,446.6	50.0	88.9	94	5,282.2	4,001.0	50.0	80.0	182	4,641.2	4,641.2	48.0	98.0
7	4,380.0	4,380.0	50.0	88.0	95	5,202.4	4,000.0	50.0	80.0	183	4,893.9	4,893.9	48.1	98.0
8	4,056.9	4,056.9	48.1	80.0	96	5,387.5	4,826.6	61.0	96.1	184	4,645.5	4,645.5	55.8	99.4
9	4,050.0	4,050.0	48.0	80.0	97	4,078.7	4,078.7	51.0	80.0	185	4,354.0	4,354.0	50.0	80.0
10	4,050.0	4,050.0	50.0	80.0	98	4,000.0	4,000.0	50.0	80.0	186	4,354.0	4,354.0	50.0	80.0
11	4,107.7	4,107.7	48.1	80.0	99	5,056.6	4,312.2	56.1	80.0	187	4,354.0	4,354.0	42.0	88.0
12	4,519.9	4,519.9	53.5	80.0	100	4,918.1	4,217.9	50.2	85.3	188	4,101.4	4,101.4	48.0	80.0
13	4,519.9	4,519.9	53.5	80.0	101	4,207.2	4,209.2	50.0	84.2	189	3,765.5	3,765.5	40.0	80.0
14	4,380.0	4,380.0	50.0	80.0	102	4,356.6	4,356.6	51.0	80.0	190	3,765.5	3,765.5	40.0	80.0
15	4,345.8	4,345.8	51.4	80.0	103	4,147.8	4,147.8	51.4	80.0	191	3,765.5	3,765.5	40.0	80.0
16	4,333.7	4,333.7	51.5	80.0	104	4,089.3	4,089.3	51.1	79.9	192	4,547.4	4,547.4	53.8	90.1
17	4,050.0	4,050.0	50.0	80.0	105	4,000.0	4,000.0	50.0	80.0	193	4,547.4	4,547.4	53.8	90.1
18	4,415.2	4,297.0	53.5	80.0	106	4,000.0	4,000.0	50.0	80.0	194	4,547.4	4,547.4	53.8	90.1
19	4,415.2	4,297.0	53.5	80.0	107	4,000.0	4,000.0	50.0	80.0	195	4,547.4	4,547.4	53.8	90.1
20	4,415.2	4,297.0	53.5	80.0	108	4,000.0	4,000.0	50.0	80.0	196	4,547.4	4,547.4	53.8	90.1
21	4,415.2	4,297.0	53.5	80.0	109	4,000.0	4,000.0	50.0	80.0	197	4,547.4	4,547.4	53.8	90.1
22	4,415.2	4,297.0	53.5	80.0	110	4,000.0	4,000.0	50.0	80.0	198	4,547.4	4,547.4	53.8	90.1
23	4,415.2	4,297.0	53.5	80.0	111	4,000.0	4,000.0	50.0	80.0	199	4,547.4	4,547.4	53.8	90.1
24	4,415.2	4,297.0	53.5	80.0	112	4,000.0	4,000.0	50.0	80.0	200	4,547.4	4,547.4	53.8	90.1
25	4,415.2	4,297.0	53.5	80.0	113	4,000.0	4,000.0	50.0	80.0	201	4,547.4	4,547.4	53.8	90.1
26	4,415.2	4,297.0	53.5	80.0	114	4,000.0	4,000.0	50.0	80.0	202	4,547.4	4,547.4	53.8	90.1
27	4,415.2	4,297.0	53.5	80.0	115	4,000.0	4,000.0	50.0	80.0	203	4,547.4	4,547.4	53.8	90.1
28	4,415.2	4,297.0	53.5	80.0	116	4,000.0	4,000.0	50.0	80.0	204	4,547.4	4,547.4	53.8	90.1
29	4,415.2	4,297.0	53.5	80.0	117	4,000.0	4,000.0	50.0	80.0	205	4,547.4	4,547.4	53.8	90.1
30	4,415.2	4,297.0	53.5	80.0	118	4,000.0	4,000.0	50.0	80.0	206	4,547.4	4,547.4	53.8	90.1
31	4,415.2	4,297.0	53.5	80.0	119	4,000.0	4,000.0	50.0	80.0	207	4,547.4	4,547.4	53.8	90.1
32	4,415.2	4,297.0	53.5	80.0	120	4,000.0	4,000.0	50.0	80.0	208	4,547.4	4,547.4	53.8	90.1
33	4,415.2	4,297.0	53.5	80.0	121	4,000.0	4,000.0	50.0	80.0	209	4,547.4	4,547.4	53.8	90.1
34	4,415.2	4,297.0	53.5	80.0	122	4,000.0	4,000.0	50.0	80.0	210	4,547.4	4,547.4	53.8	90.1
35	4,415.2	4,297.0	53.5	80.0	123	4,000.0	4,000.0	50.0	80.0	211	4,547.4	4,547.4	53.8	90.1
36	4,415.2	4,297.0	53.5	80.0	124	4,000.0	4,000.0	50.0	80.0	212	4,547.4	4,547.4	53.8	90.1
37	4,415.2	4,297.0	53.5	80.0	125	4,000.0	4,000.0	50.0	80.0	213	4,547.4	4,547.4	53.8	90.1
38	4,415.2	4,297.0	53.5	80.0	126	4,000.0	4,000.0	50.0	80.0	214	4,547.4	4,547.4	53.8	90.1
39	4,415.2	4,297.0	53.5	80.0	127	4,000.0	4,000.0	50.0	80.0	215	4,547.4	4,547.4	53.8	90.1
40	4,415.2	4,297.0	53.5	80.0	128	4,000.0	4,000.0	50.0	80.0	216	4,547.4	4,547.4	53.8	90.1
41	4,415.2	4,297.0	53.5	80.0	129	4,000.0	4,000.0	50.0	80.0	217	4,547.4	4,547.4	53.8	90.1
42	4,415.2	4,297.0	53.5	80.0	130	4,000.0	4,000.0	50.0	80.0	218	4,547.4	4,547.4	53.8	90.1
43	4,415.2	4,297.0	53.5	80.0	131	4,000.0	4,000.0	50.0	80.0	219	4,547.4	4,547.4	53.8	90.1
44	4,415.2	4,297.0	53.5	80.0	132	4,000.0	4,000.0	50.0	80.0	220	4,547.4	4,547.4	53.8	90.1
45	4,415.2	4,297.0	53.5	80.0	133	4,000.0	4,000.0	50.0	80.0	221	4,547.4	4,547.4	53.8	90.1
46	4,415.2	4,297.0	53.5	80.0	134	4,000.0	4,000.0	50.0	80.0	222	4,547.4	4,547.4	53.8	90.1
47	4,415.2	4,297.0	53.5	80.0	135	4,000.0	4,000.0	50.0	80.0	223	4,547.4	4,547.4	53.8	90.1
48	4,415.2	4,297.0	53.5	80.0	136	4,000.0	4,000.0	50.0	80.0	224	4,547.4	4,547.4	53.8	90.1
49	4,415.2	4,297.0	53.5	80.0	137	4,000.0	4,000.0	50.0	80.0	225	4,547.4	4,547.4	53.8	90.1
50	4,415.2	4,297.0	53.5	80.0	138	4,000.0	4,000.0	50.0	80.0	226	4,547.4	4,547.4	53.8	90.1
51	4,415.2	4,297.0	53.5	80.0	139	4,000.0	4,000.0	50.0	80.0	227	4,547.4	4,547.4	53.8	90.1
52	4,415.2	4,297.0	53.5	80.0	140	4,000.0	4,000.0	50.0	80.0	228	4,547.4	4,547.4	53.8	90.1
53	4,415.2	4,297.0	53.5	80.0	141	4,000.0	4,000.0	50.0	80.0	229	4,547.4	4,547.4	53.8	90.1
54	4,415.2	4,297.0	53.5	80.0	142	4,000.0	4,000.0	50.0	80.0	230	4,547.4	4,547.4	53.8	90.1
55	4,415.2	4,297.0	53.5	80.0	143	4,000.0	4,000.0	50.0	80.0	231	4,547.4	4,547.4	53.8	90.1
56	4,415.2	4,297.0	53.5	80.0	144	4,000.0	4,000.0	50.0	80.0	232	4,547.4	4,547.4	53.8	90.1
57	4,415.2	4,297.0	53.5	80.0	145	4,000.0	4,000.0	50.0	80.0	233	4,547.4	4,547.4	53.8	90.1
58	4,415.2	4,297.0	53.5	80.0	146	4,000.0	4,000.0	50.0	80.0	234	4,547.4	4,547.4	53.8	90.1
59	4,415.2	4,297.0	53.5	80.0	147	4,000.0	4,000.0	50.0	80.0	235	4,547.4	4,547.4	53.8	90.1
60	4,415.2	4,297.0	53.5	80.0	148	4,000.0	4,000.0	50.0	80.0	236	4,547.4	4,547.4	53.8	90.1
61	4,415.2	4,297.0	53.5	80.0	149	4,000.0	4,000.0	50.0	80.0	237	4,547.4	4,547.4	53.8	90.1
62	4,415.2	4,297.0	53.5	80.0	150	4,000.0	4,000.0	50.0	80.0	238	4,547.4	4,547.4	53.8	90.1
63	4,415.2	4,297.0	53.5	80.0	151	4,000.0	4,000.0	50.0	80.0	239	4,547.4	4,547.4	53.8	90.1
64	4,415.2	4,297.0	53.5	80.0	152	4,000.0	4,000.0	50.0	80.0	240	4,547.4	4,547.4	53.8	90.1
65	4,415.2	4,297.0	53.5	80.0	153	4,000.0	4,000.0	50.0	80.0	241	4,547.4	4,547.4	53.8	90.1
66	4,415.2	4,297.0	53.5	80.0	154	4,000.0	4,000.0	50.0	80.0	242	4,547.4	4,547.4	53.8	90.1
67	4,415.2	4,297.0	53.5	80.0	155	4,000.0	4,000.0	50.0	80.0	243	4,547.4	4,547.4	53.8	90.1
68	4,415.2	4,297.0	53.5	80.0	156	4,000.0	4,000.0	50.0	80.0	244	4,547.4	4,547.4	53.8	90.1
69	4,415.2	4,297.0	53.5	80.0	157	4,000.0	4,000.0	50.0	80.0	245	4,547.4	4,547.4	53.8	90.1
70	4,415.2	4,297.0	53.5	80.0	158	4,000.0	4,000.0	50.0	80.0	246	4,547.4	4,547.4	53.8	90.1
71	4,415.2	4,297.0	53.5	80.0	159	4,000.0	4,000.0	50.0	80.0	247	4,547.4	4,547.4	53.8	90.1
72	4,415.2	4,297.0	53.5	80.0	160	4,000.0	4,000.0	50.0	80.0	248	4,547.4	4,547.4	53.8	90.1
73	4,415.2	4,297.0	53.5	80.0	161	4,000.0	4,000.0	50.0	80.0	249	4,547.4	4,547.4	53.8	90.1
74	4,415.2	4,297.0	53.5	80.0	162	4,000.0	4,000.0	50.0	80.0	250	4,547.4	4,547.4	53.8	90.1
75	4,415.2	4,297.0	53.5	80.0	163	4,000.0	4,000.0	50.0	80.0	251	4,547.4	4,547.4	53.8	90.1
76	4,415.2	4,297.0	53.5	80.0	164	4,000.0	4,000.0	50.0	80.0	252	4,547.4	4,547.4	53.8	90.1
77	4,415.2	4,297.0	53.5	80.0	165	4,000.0	4,000.0	50.0	80.0	253	4,547.4	4,547.4	53.8	90.1
78	4,415.2	4,297.0	53.5	80.0	166	4,000.0	4,000.0	50.0	80.0	254	4,547.4	4,547.4	53.8	90.1
79	4,415.2	4,297.0	53.5	80.0	167	4,000.0								