IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37451

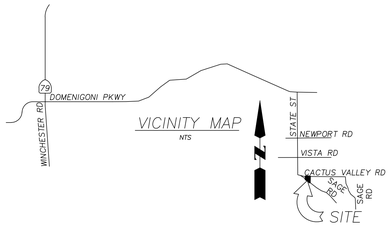
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND THE SOUTHEASTER QUARTER OF SECTION 31 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

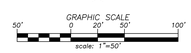
CASC ENGINEERING AND CONSULTING, INC. APRIL 2020

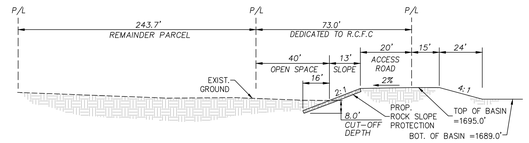
CASE: TR37451
EXHIBIT: TTM37451
DATE: 5/14/2020
PLANNER: B. Dawson
Hearing Commission Agenda Final

LEGEND

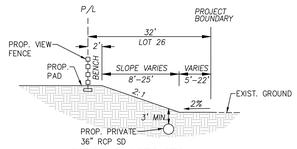
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



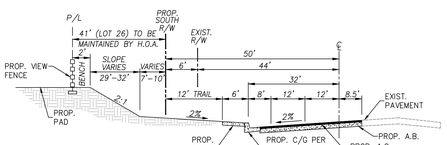




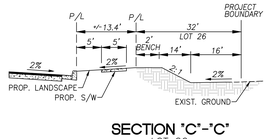
SECTION "A"-"A"
NTS



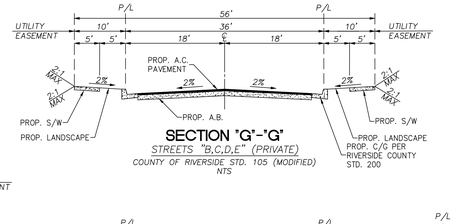
SECTION "B"-"B"
LOT 26
PROP. DRAINAGE LOT (H.O.A. MAINTAINED)
NTS



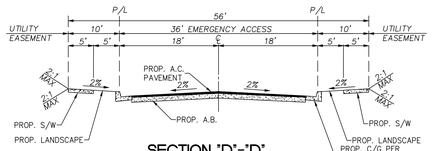
SECTION "F"-"F"
CACTUS ROAD
COUNTY OF RIVERSIDE STD. 94 (MODIFIED)
NTS



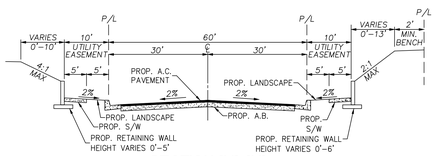
SECTION "C"-"C"
LOT 26
PROP. DRAINAGE LOT (H.O.A. MAINTAINED)
NTS



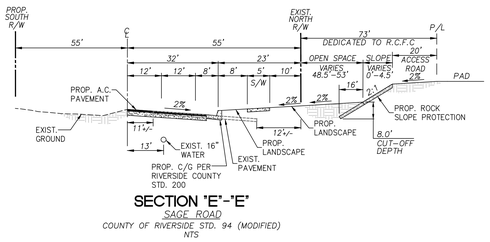
SECTION "G"-"G"
STREETS "B,C,D,E" (PRIVATE)
COUNTY OF RIVERSIDE STD. 105 (MODIFIED)
NTS



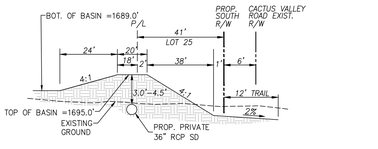
SECTION "D"-"D"
LOT A
EMERGENCY ACCESS ROAD (H.O.A. MAINTAINED)
COUNTY OF RIVERSIDE STD. 105 (MODIFIED)
NTS



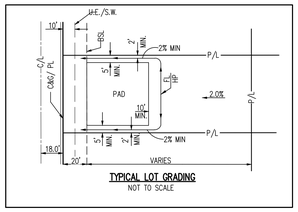
SECTION "H"-"H"
ENTRANCE STREET "A" (PRIVATE)
COUNTY OF RIVERSIDE STD. 105 (MODIFIED)
NTS



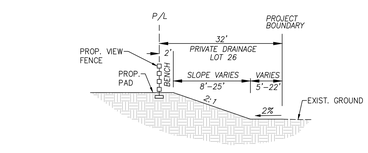
SECTION "E"-"E"
SAGE ROAD
COUNTY OF RIVERSIDE STD. 94 (MODIFIED)
NTS



SECTION "I"-"I"
NTS



TYPICAL LOT GRADING
NOT TO SCALE



SECTION "J"-"J"
LOT 26
PROP. DRAINAGE LOT (H.O.A. MAINTAINED)
NTS

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SCHEDULE FOR THIS MAP IS DESIGNED AS SCHEDULE "B" PER RIVERSIDE COUNTY ORDINANCE 460.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER AS SHOWN.
3. THIS LAND DOES NOT LIE WITHIN A SPECIFIC PLAN.
4. THE POTENTIAL FOR LIQUEFACTION ON THIS PROPERTY IS LOW.
5. THIS SITE LIES WITHIN COUNTY SERVICE AREA CSA-152.
6. LOT "F" TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
7. PORTION OF LOTS "A" AND "C" TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
8. PORTION OF LOT "A" AND "E" AND ALL OF LOTS "B-D" ARE TO BE RESERVED FOR PRIVATE STREETS, AND MAINTAINED BY H.O.A.
9. LOTS "25 AND "26" TO BE DEDICATED FOR SLOPE AND DRAINAGE PURPOSES IN FAVOR OF THE H.O.A.
10. PORTION OF LOT "A" TO BE DEDICATED FOR EMERGENCY ACCESS TO BE MAINTAINED BY THE H.O.A.
11. LOT "27" TO BE DEDICATED FOR DETENTION BASIN TO BE MAINTAINED BY THE H.O.A.
12. REMAINDER PARCEL TO BE RETAINED BY OWNER.
13. LOTS "29" AND "30" TO BE DEDICATED TO RIVERSIDE COUNTY FLOOD CONTROL.
14. LOTS "28" AND "31" TO BE DEDICATED FOR DRAINAGE PURPOSES TO BE MAINTAINED BY THE H.O.A.
15. SUBSURFACE SEPTIC TO BE UTILIZED.
16. A PORTION OF THIS PROJECT IS LOCATED IN "FEMA FLOOD ZONE A" PER FIRM MAP NUMBER 06065C2115G, EFFECTIVE DATE 8/28/2008.

ASSESSOR'S PARCEL NUMBER: 469-220-017

TOTAL RESIDENTIAL LOTS = 24 MINIMUM LOT SIZE = 21,780 S.F

SLOPE AND DRAINAGE (LOT 25) = 7,985 S.F

SLOPE AND DRAINAGE (LOT 26) = 66,733 S.F

DETENTION BASIN (LOT 27) = 34,023 S.F

DRAINAGE (LOT 28) = 1,949 S.F

FLOOD CONTROL (LOT 29) = 43,216 S.F.

FLOOD CONTROL (LOT 30) = 73,741 S.F.

DRAINAGE (LOT 31) = 1,310 S.F

REMAINDER PARCEL = 181,320 S.F.

LETTERED LOT AREA = 14.7%

GROSS ACREAGE = 25.38 ACRES

UTILITIES

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	SEPTIC
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER, SOUTHERN CALIFORNIA TELEPHONE
TELEVISION	SPECTRUM CABLE, FRONTIER FIOS, DIRECTV

ZONING:

EXISTING: A-2-10 (HEAVY AGRICULTURE)
PROPOSED: R-1-20,000, (ONE FAMILY DWELLINGS, 20,000 S.F. MINIMUM)

LAND USE:

EXISTING: COMMUNITY DEVELOPMENT-LOW DENSITY RESIDENTIAL (CD:LDR)
PROPOSED: COMMUNITY DEVELOPMENT-LOW DENSITY RESIDENTIAL (CD:LDR)

SCHOOL DISTRICT:

HEMET UNIFIED SCHOOL DISTRICT

WASTE DISPOSAL/COLLECTION

RIVERSIDE COUNTY WASTE MANAGEMENT

TOPOGRAPHY:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
AERIAL TOPOGRAPHY: 06-14-17

EASEMENT NOTES

1 A DECLARATION OF DEDICATION IN FAVOR OF THE COUNTY OF RIVERSIDE DATED JUNE 22, 1973, EXECUTED BY EDMUND N. DEMLER AND AGNES N. DEMLER FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICE USES RECORDED JUNE 26, 1973 AS INSTRUMENT NO. 83458 OF OFFICIAL RECORDS.
AFFECTS THE EAST 40 FEET. "TO BE ABANDONED"

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CACTUS VALLEY ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, RECORDED IN BOOK 9 PAGE 6 OF PARCEL MAPS.

THE EFFECT OF A RECITAL ON MAP RECORDED IN BOOK 9, PAGE 16, OF PARCEL MAPS, STIPULATING THAT THE AREAS DESIGNATED AS FLOOD PLAINS MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILL.

2 AN EASEMENT FOR PUBLIC ROAD, DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1998 AS INSTRUMENT NO. 98-140206 OF OFFICIAL RECORDS IN FAVOR OF, COUNTY OF RIVERSIDE AFFECTS: SOUTHERLY PORTION OF SAID LAND

3 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1998 AS INSTRUMENT NO. 98-140209 OF OFFICIAL RECORDS IN FAVOR OF, COUNTY OF RIVERSIDE AFFECTS: SOUTHERLY PORTION OF SAID LAND

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND THE SOUTHEASTER QUARTER OF SECTION 31 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EARTHWORK QUANTITIES

RAW CUT = 43,424 CY
RAW FILL = 238,256 CY
NET = 194,832 CY (RAW FILL)

LEGEND

BSL	BUILDING SETBACK LINE
C	CUT
C/L	CENTERLINE
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
F	FILL
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
MIN.	MINIMUM
P/L	POINT OF INTERSECTING GRADE
U.E./S.W. / S.W.	UTILITY AND SIDEWALK EASEMENT
SD	STORM DRAIN
R/W	RIGHT OF WAY
S.F	SQUARE FEET
S/W	SIDEWALK
P/L	PROPERTY LINE
P.E.	PAD ELEVATION
PROP.	PROPOSED
R.C.F.C	RIVERSIDE COUNTY FLOOD CONTROL
1702	EXISTING ELEVATION
50	LOT NUMBER
	2:1 SLOPE
	BUILDING SETBACK LINE
	PROPOSED WATER LINE
C / F	CUT/FILL LINE
	LIMIT OF GRADING
W	EXISTING WATER LINE
	APPROXIMATE LOCATION OF SEEPAGE PIT
	PROPOSED RIP RAP

DATE PREPARED: APRIL 15, 2020

ENGINEER:

BARBARA P. SHERMAN NO. 54609 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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.

Barbara Sherman 5-30-2020
BARBARA P. SHERMAN, RCE NO. 54609 DATE

REVISIONS	DATE	BY

PREPARED BY:
CASC Engineering and Consulting
1470 E. Cooley Drive, Colton, CA 92324
PH.: (909) 783-0101
www.cascinc.com

APPLICANT/LAND OWNER:

DIAMOND VALLEY DEVELOPMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
101 E. ROSES ROAD
SAN GABRIEL, CA 91775
PHONE: (626) 267-4050

G:\1455-000\ Diamond Valley Estates\PLANNING\Tentative_Tract_Map\TTM-37451-SHT1.dwg 5/30/20 12:42