IN THE COUNTY OF RIVERSIDE

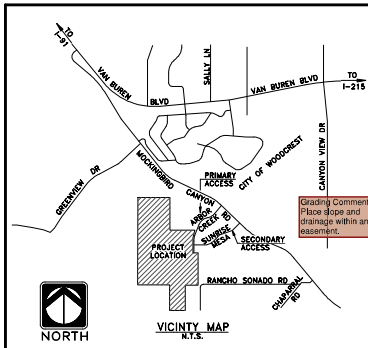
TENTATIVE TRACT MAP 37665

SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

NORTH

0 100 200 300

1"=100'



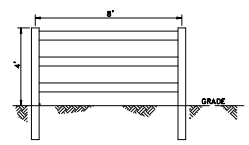
VICINITY MAP
N.T.S.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 22°56'59" E	42.15'
L2	N 00°41'22" W	160.49'
L3	N 89°18'38" E	124.56'

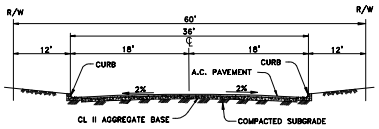
CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	530.00'	23°40'21"	218.98'	111.07'
C2	270.00'	14°51'05"	69.99'	35.19'

LOT SUMMARY TABLE

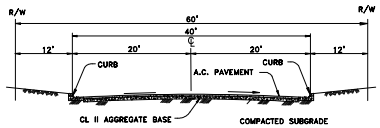
LOT NO.	NET LOT AREA(SF)	PAD AREA(SF)
1.	0.88	8,199
2.	0.91	17,699
3.	0.89	16,204
4.	2.85	6,806
5.	0.92	9,326
6.	0.95	10,855
7.	0.76	12,238
8.	0.91	7,991
9.	1.00	8,313
10.	0.87	7,202
11.	0.92	5,321
12.	1.11	10,630
13.	0.93	13,273
14.	0.93	10,852
15.	0.86	11,538
16.	1.39	12,080
17.	0.91	14,774
18.	0.91	12,810
19.	0.95	7,456
20.	1.12	10,817
21.	1.76	8,366
22.	1.87	9,600
23.	1.38	11,409
24.	1.01	14,107
25.	0.96	14,168
26.	0.89	9,227
27.	0.69	10,772
28.	0.96	10,893
29.	1.18	9,486
30.	2.56	15,633
31.	1.13	15,248
32.	1.82	26,433
33.	0.82	14,673
34.	0.74	16,257
35.	0.73	26,982
36.	0.86	14,321



VINYL 3 RAIL SPLINT FENCE DETAIL
NTS



TYPICAL STREET SECTION WITHIN TR.37665
ARBOR CREEK CIRCLE
& STREETS 'A','B','C'&'D'
NTS



TYPICAL STREET SECTION WITHIN TR. 24985-1
ARBOR CREEK CIRCLE
& SUNRISE MESA DRIVE
NTS

STRUCTUAL CRIB/GRAVITY RETAINING WALL DETAIL
NTS

CASE: TTM37665
EXHIBIT: TTM Exhibit
DATE: 3/11/2021
PLANNER: T.Wheeler

LEGEND
BLUE = FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED = FIRE DEPARTMENT COMMENTS
YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
DARK BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

OWNER/APPLICANT
DEDICATED DEVELOPMENT, INC
2829 EAST PLYMOUTH WAY
FRESNO, CA 93720
(559) 322-5564

ASSESSOR'S PARCEL NO(S).
273-040-029, 273-210-001, 273-210-010, 273-210-012, 273-210-018 & 273-210-023

IMPROVEMENT SCHEDULE
SCHEDULE 'B'

GENERAL PLAN
N/A

ADJACENT LAND USE

NORTH –	RESIDENTIAL	R-A, RA-20,000
SOUTH –	RESIDENTIAL	R-A-2 1/2, R-A-5
EAST –	RESIDENTIAL	R-A-1, R-A-2, R-A-5
WEST –	RESIDENTIAL	R-A-1, R-A-5

ZONING

PROPOSED LAND USE
RESIDENTIAL

EXISTING LAND USE
VACANT

EXISTING ZONING
R-A-1

PROPOSED ZONING
R-A-1

UTILITIES

SEWER	–	SEPTIC
WATER	–	WESTERN MUNICIPAL WATER DISTRICT
GAS	–	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	–	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	–	VERIZON
CABLE	–	TIME WARNER

NUMBER OF LOTS
36 AND 1 REMAINDER

MINIMUM LOT SIZE
PROPOSED – 1 ACRE, GROSS

ACREAGE
47.75± AC., NET
47.98± AC., GROSS

CONTIGUOUS OWNERSHIP
NONE

THOMAS GUIDE
PAGE 745, GRID E5 & E6

SCHOOL DISTRICT
RIVERSIDE UNIFIED

SOURCE OF TOPOGRAPHY
AERIAL SURVEY BY INLAND AERIAL SURVEYS, INC. DATED AUGUST 2, 2013

FLOOD PLAIN
ZONE X
COMMUNITY PAMEL NO. 06065C1385G
DATED AUGUST 28, 2008

SPECIFIC PLAN
ARBOR CREEK #264

COUNTY SERVICE AREA
THE ORCHARDS/LAKE MATHEW'S #132

NPDES SUPPLEMENT 'A'
THIS PROJECT WILL REQUIRE THAT A STORM WATER POLUTION PREVENTION PLAN (SWPPP) BE PREPARED. DRAINAGE FLOWS FROM STREETS SHALL BE FILTERED BY APPROVED BMP'S AS DIRECTED BY THE APPROVED SWPPP FOR THIS TRACT.

PROPERTY DESCRIPTION
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, BOTH OF TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

NOTE:
1. RECORDED TRACT 24985-1 WILL BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF PROPOSED TENTATIVE TRACT 37665.
2. ALL STORM DRAIN SYSTEMS OUTSIDE OF ROAD RIGHT OF WAY WILL HAVE MINIMUM 20 FOOT WIDE DRAINAGE EASEMENTS.
3. WATER QUALITY BMPS ARE SHOWN ON THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN (P-WQMP).
4. ALL LOTS SHOWN SHALL BE GRADED AT ONCE.
5. NO OPEN SPACE PROPOSED.

ESTIMATE OF EARTHWORK QUANTITIES:
CUT: 323,424± C.Y.
FILL: 170,369± C.Y.

EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS
12. THE SITE IS NOT CURRENTLY LOCATED WITHIN ANY STATE OF CALIFORNIA DESIGNATED FAULT ZONE (HART AND BRYANT, 1997)(FIGURE 4)
17. THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
35. NO KNOWN EXISTING WELLS ONSITE OR WITHIN 200' OF PROPERTY.
42. THE NORTHERLY PORTION OF THE PROJECT SITE IS SUBJECT TO LIQUEFACATION.
43. THE LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
46. NO OPEN CHANNELS ON SITE.
50. NO FENCES, WALLS, GATES, FREE STANDING SIGNS, ETC., EXIST ON PROJECT SITE.
54. NO DWELLINGS, BUILDINGS OR OTHER STRUCTURES EXIST ON SITE.
55. NO PROPOSED DWELLINGS OR BUILDINGS AT THIS TIME.
56. NO EXISTING STURCTURES ON SITE.
57. NO PROPOSED STRUCTURES AT THIS TIME.

NOTES:
① INFILTRATION BASIN (SEE PRELIMINARY WQMP)
DEPTH = 3', SURFACE AREA = 2053 S.F. MIN.

② PONDING AREA TO MITIGATE RUNOFF FLOWS TO UNDEVELOPED RATE. OUTLET PIPE INVERT = WS ELEVATION OF INFILTRATION BASIN.

EASEMENT NOTES
1. AN EASEMENT IN FAVOR OF HERBERT BUXLEY PRAED AND CHARLES GRANVILLE KEEWICH FOR ROADS, PIPELINES, UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS, AND CANNOT BE LOCATED FROM THE RECORDS.
2. AN EASEMENT IN FAVOR OF EL SOBRANTE LAND COMPANY FOR DITCHES, CANALS, PIPELINES, UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1912 IN BOOK 367, PAGE 2 OF DEEDS, AND IS BLANKET IN NATURE.
3. AN EASEMENT IN FAVOR OF THOMAS WILLIAMS, ET AL, FOR ROADS AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1927 IN BOOK 731, PAGE 375 OF DEEDS OF OFFICIAL RECORDS.
4. AN EASEMENT IN FAVOR OF F.D. CORWELL COMPANY, FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1929 IN BOOK 802, PAGE 381 OF DEEDS, AND IS BLANKET IN NATURE.
5. AN EASEMENT IN FAVOR OF SAN JACINTO LAND COMPANY, LTD, FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 9, 1929 IN BOOK 803, PAGE 135 OF DEEDS OF OFFICIAL RECORDS, AND IS BLANKET IN NATURE.
6. AN EASEMENT IN FAVOR OF DARWIN KARR AND FLORANCE B. KARR, FOR ROADS AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1929 IN BOOK 821, PAGE 462 OF DEEDS OF OFFICIAL RECORDS.
7. AN EASEMENT IN FAVOR OF DARIN S. KARR AND FLORANCE B. KARR, FOR ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1930 IN BOOK 841, PAGE 239 OF DEEDS OF OFFICIAL RECORDS, TO BE ABANDONED.
8. AN EASEMENT DEDICATED TO PUBLIC USE ON PARCEL MAP NO. 13014 FOR STREET AND PUBLIC UTILITY PURPOSES.
9. AN EASEMENT IN FAVOR OF PHIL A. KILFOIL FOR PIPELINES, DITCHES, ROADS TELEGRAPH LINES OR ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, RECORDED MAY 10, 1911 IN BOOK 315, PAGE 53 OF DEEDS OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.
10. AN EASEMENT IN FAVOR OF GEORGE L LAMY FOR ROADS, PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.
11. AN EASEMENT IN FAVOR OF MELVIN L. BUIS FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1969 AS INSTRUMENT No. 39966 OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.
12. AN EASEMENT IN FAVOR OF GEORGE E. RUGG FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1970 AS INSTRUMENT No. 63423 OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.
13. AN EASEMENT IN FAVOR OF ALBERT E. BROWN AND LOUISE M. BROWN, ET AL FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1974 AS INSTRUMENT Nos. 135358, 135359 AND 135360, ALL OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.
14. AN EASEMENT IN FAVOR OF LOLA L. SHEARER FOR NOT SET OUT AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1999 AS INSTRUMENT No. 1999-131246 OF OFFICIAL RECORDS AND DOES NOT AFFECT SAID LAND.

DATE OF EXHIBIT PREPARATION: NOVEMBER, 2018
REVISED: NOVEMBER, 2020

SEAL

SEAL
REGISTERED PROFESSIONAL ENGINEER BLAINE A. WOMER No. 46354 CIVIL STATE OF CALIFORNIA

APPROVAL BY: DATE

PREPARED BY: DATE

R.C.E. NO. 46354 EXP. DATE 12-31-20

BAW
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• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS
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Park City, UT 84098, 3133 Cove Canyon Dr., 6302, Phone (801)859-9755, Fax (801)261-2219

REV.	DATE	DESCRIPTION	DATE	APPROVAL

COUNTY OF RIVERSIDE
DEDICATED DEVELOPMENT
TENTATIVE TRACT MAP
NO. 37665

SHEET NO.: 1 OF 1 SHEETS