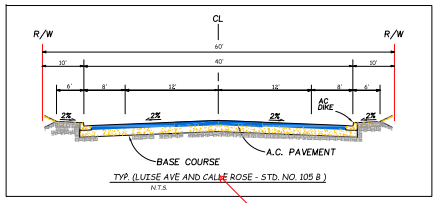


TYP. (LUISE AVE AND CALLE ROSE - STD. NO. 105 B)
N.T.S.

Provide a difference street section for Calle Rose per std. 94.

CASE: TPM38102
EXHIBIT: A
DATE: 5/12/2022
PLANNER: VSLOPEZ
☑ Meeting ☐ Comment Agenda ☐ Final

NOTE:
THE AREA SHOWN IN WHERE THE SEPTIC SYSTEM (SEPTIC TANK, LEACH LINES, AND 100% EXPANSION LINES) WILL ALL BE CONTAINED WITHIN THAT SPACE.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,STATE OF CALIFORNIA

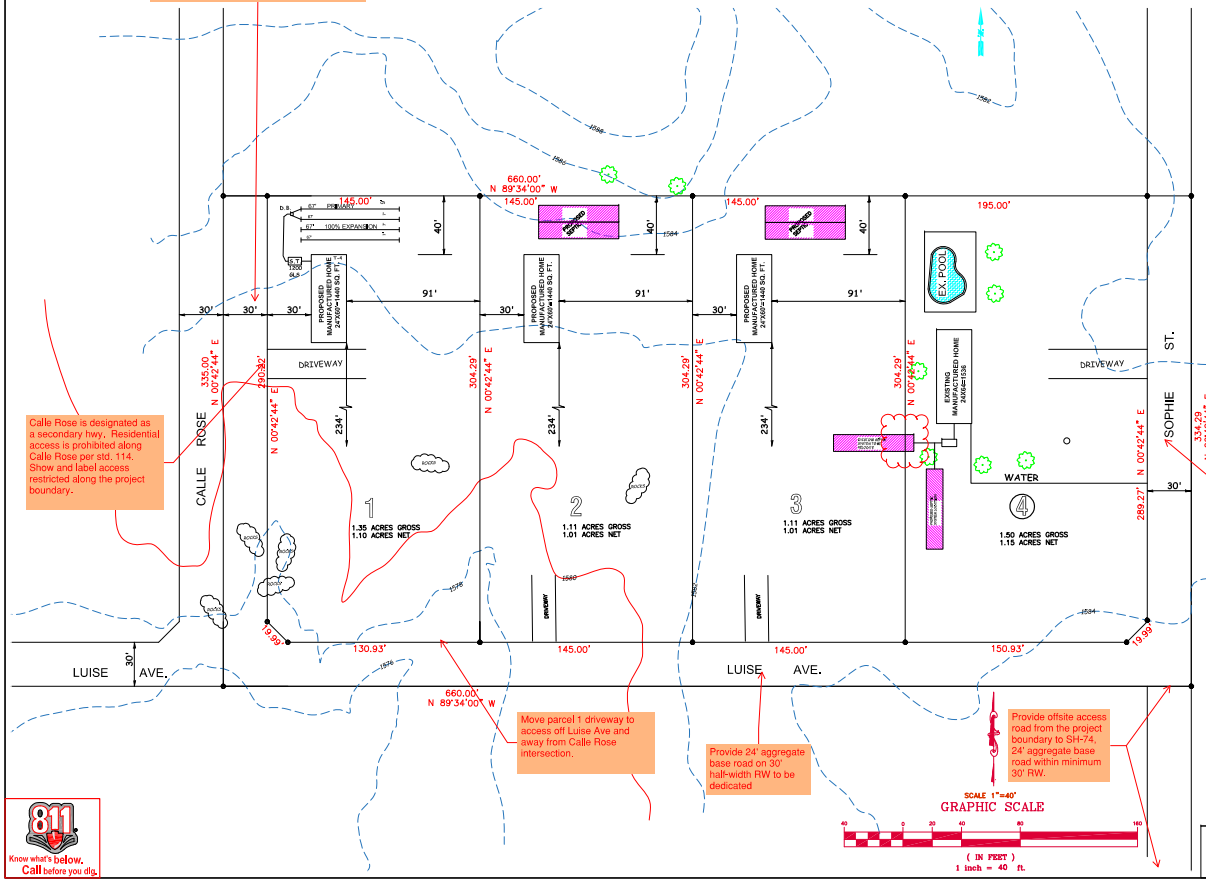
TENTATIVE PARCEL MAP NO. 38102

BEING A DIVISION OF THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 2, T5S, R4W, S.B.B. &M.
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DECEMBER ***2021***

Primary & secondary access may be required per Ord. No. 460, section 3.2 I & 3.2J

Cox St is designated as a secondary hwy per general plan and its realign to Calle Rose, Calle Rose to dedicate 50' half-width ROW per per std. 94.



Calle Rose is designated as a secondary hwy. Residential access is prohibited along Calle Rose per std. 114. Show and label access restricted along the project boundary.

Provide 24' aggregate base road on 30' half-width RW to be dedicated

Move parcel 1 driveway to access off Luise Ave and away from Calle Rose intersection.

Provide 24' aggregate base road on 30' half-width RW to be dedicated

Provide offsite access road from the project boundary to SH-74, 24' aggregate base road within minimum 30' RW.

SCALE 1"=40'
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
THOMAS 807-D5 (N.T.S.)

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

Show and label existing power poles and its size in kV. Power pole with electrical lines sized 34 kV or less shall be underground.

24 HOUR POINT OF CONTACT
AGUSTIN VASQUEZ
(760) 484-3006

PROPERTY DATA:
PARCEL : 5.10 ACRES GROSS
4.85 ACRES NET

LAND USE: RC-VLDR
EXISTING ZONING: R-R
NEW ZONING: R-R
RESIDENTIAL
MINIMUM DEPTH: 150 FEET
MINIMUM PARCEL WIDTH 100 FEET
MINIMUM SIZE: 20,000 SQ.FT.

SETBACKS:
FRONT : 20 Ft.
SIDE (EACH) : 10 Ft.
STREET SIDE: 20 Ft.
REAR : 20 Ft.
MAX. PARCEL COVERAGE: 50%
MAX. HEIGHT LIMIT: 40 Ft.

ASSESSOR PARCEL NO.:
342-030-015, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
LOT 15 OF THE RECORD OF SURVEY, BOOK 84, PAGES 76, RECORD OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP /RANGE:
T5S,R4W, SEC. 22

FEMA FLOOD PLAIN:
NOT REQUIRED
FAULT ZONE:
NOT WITHIN A 1/2"

LIQUEFACTION POTENTIAL: LOW

WATERSHED: SAN JACINTO VALLEY

PALEONTOLOGICAL SENSITIVITY:
LOW POTENTIAL

FIRE AREA:
NOT FIRE HAZARD AREA

BASIS OF BEARINGS:
CENTER LINE OF CALLE ROSE, PM 140/73
N.00°42'44"E

SURCE OF TOPO:
RIVERSIDE COUNTY FLOOD CONTROL
SCALE: 1"=200'

BENCH MARK :
Z 12218
FD ¾" IP W/NAIL
DN 0.10'
E. 6,255,243.00
N. 2,226,020.00
EL. 1,590.80

UTILITY SERVICES:

THE GAS COMPANY
SOUTHERN CALIFORNIA GAS CO.
1-800-427-2200

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1-800-684-8123

WATER:
EMWD
SEWER:
ONSITE SEPTIC SYSTEM

CABLE COMPANY:
VERIZON

TRASH:
CR&R
1-800-755-8112

SCHOOLDISTRICT:
VAL VARDE UNIFIED
951-940-6155

TELEPHONE COMPANY:
VERIZON
1-800-483-5000

OWNER:
AGUSTIN VASQUEZ
24221 SOPHIE ST.
PERRIS, CA 92570
760-484-3006

ASSESSOR PARCEL NO.:
342-030-015, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
AC ENGINEERING GROUP, INC.
UNDER DIRECTION OF :
MOKSUDUR RAHMAN R.C.E # 69263 EXP. 6-30-2022
750 S. LINCOLN AVE. # 104-167
CORONA, CA 92882
951-272-8181 FAX: 951-272-8794
DATE OF PREPARATION: 10-04-2021

Know what's below. Call before you dig.

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

REGISTERED PROFESSIONAL ENGINEER MOKSUDUR RAHMAN C 69263 EXP. 06-30-22 CIVIL STATE OF CALIFORNIA

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

REVISIONS	DATE	APPD

REVISED TENTATIVE PARCEL MAP NO. 38102
24221 SOPHIE ST.
PERRIS ,CA 92570

1002-6021-WO

DATE:10/2/21

SCALE: N.T.S.

SHEET 1 OF 1