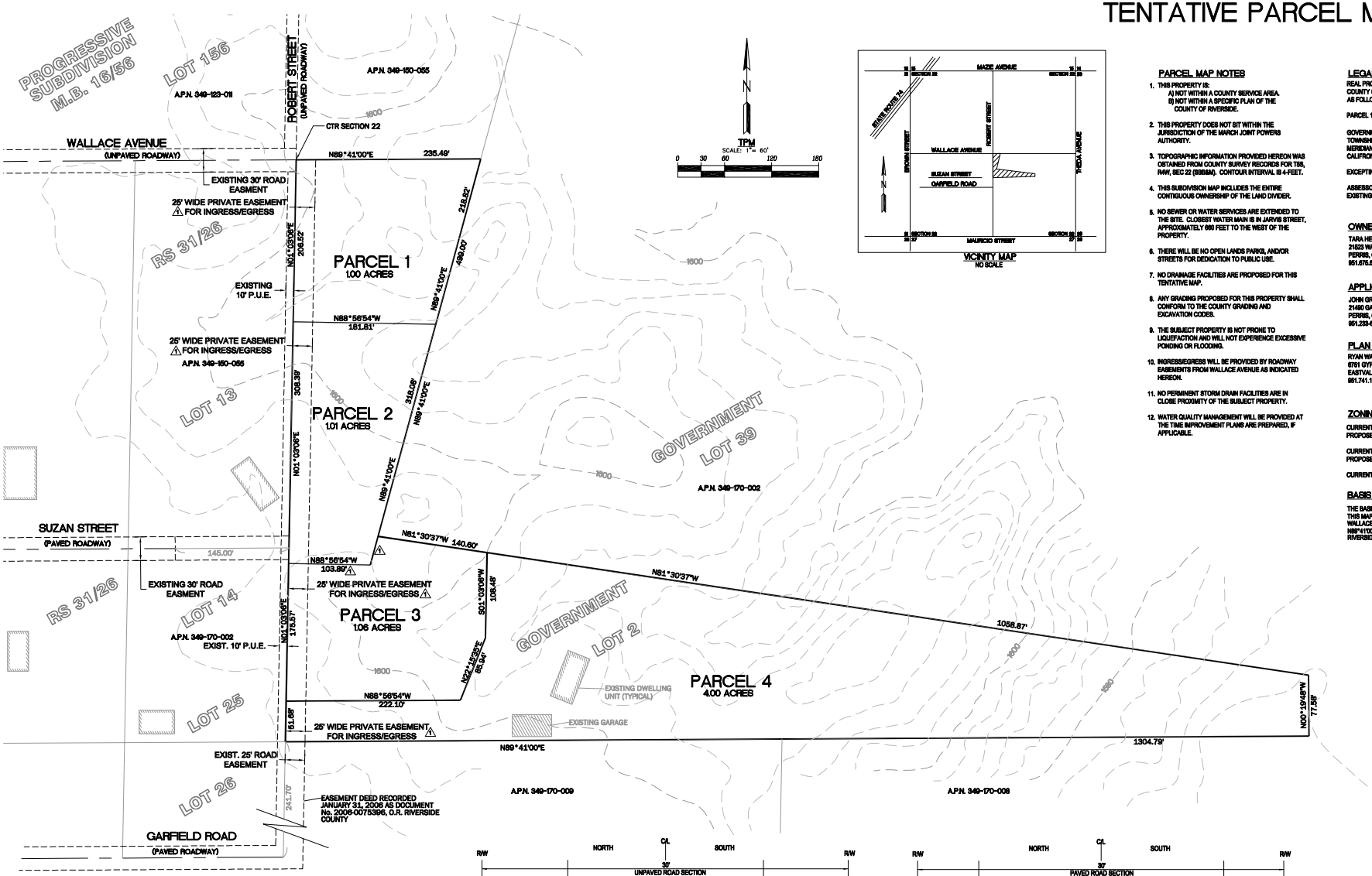
TENTATIVE PARCEL MAP No. 38731

PREPARATION DATE: JULY 1, 2018
REVISED DATE: OCTOBER 24, 2022
2nd REVISION DATE: APRIL 21, 2023



VICINITY MAP
NO SCALE

PARCEL MAP NOTES

1. THIS PROPERTY IS:
   A) NOT WITHIN A COUNTY SERVICE AREA.
   B) NOT WITHIN A SPECIFIC PLAN OF THE COUNTY OF RIVERSIDE.
2. THIS PROPERTY DOES NOT SIT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY.
3. TOPOGRAPHIC INFORMATION PROVIDED HEREON WAS OBTAINED FROM COUNTY SURVEY RECORDS FOR T5S, R4W, SEC 22 (SBBM). CONTOUR INTERVAL IS 4-FEET.
4. THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
5. NO SEWER OR WATER SERVICES ARE EXTENDED TO THE SITE. CLOSEST WATER MAIN IS IN JARVIS STREET, APPROXIMATELY 660 FEET TO THE WEST OF THE PROPERTY.
6. THERE WILL BE NO OPEN LANDS PARKS, AND/OR STREETS FOR DEDICATION TO PUBLIC USE.
7. NO DRAINAGE FACILITIES ARE PROPOSED FOR THIS TENTATIVE MAP.
8. ANY GRADING PROPOSED FOR THIS PROPERTY SHALL CONFORM TO THE COUNTY GRADING AND EXCAVATION CODES.
9. THE SUBJECT PROPERTY IS NOT PRONE TO LIQUEFACTION AND WILL NOT EXPERIENCE EXCESSIVE PONDING OR FLOODING.
10. INGRESS/EGRESS WILL BE PROVIDED BY ROADWAY EASEMENTS FROM WALLACE AVENUE AS INDICATED HEREON.
11. NO PERMINENT STORM DRAIN FACILITIES ARE IN CLOSE PROXIMITY OF THE SUBJECT PROPERTY.
12. WATER QUALITY MANAGEMENT WILL BE PROVIDED AT THE TIME IMPROVEMENT PLANS ARE PREPARED, IF APPLICABLE.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNICORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

GOVERNMENT LOT 2 IN THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF

EXCEPTING THE SOUTHERLY 660 FEET.

ASSESSOR'S PARCEL NUMBER: 349-170-001
EXISTING PARCEL ADDRESS: 21523 WALLACE AVE.
PERRIS, CA 92570

OWNER

TARA HEIN
21523 WALLACE AVE.
PERRIS, CA 92570
951.675.5450

APPLICANT

JOHN GREER
21480 GARFIELD RD.
PERRIS, CA 92570
951.233-9439

PLAN PREPARER

RYAN WALKER, P.E.
6761 GYPSUM CREEK DR.
EASTVALE, CA 92880
951.741.1918

ZONING, LAND USE, AND AREAS

CURRENT ZONING: R-R (RIVERSIDE COUNTY PLANNING)
PROPOSED ZONING: R-R (RIVERSIDE COUNTY PLANNING)

CURRENT LAND USE: VERY LOW DENSITY RESIDENTIAL (VLDR)
PROPOSED LAND USE: VERY LOW DENSITY RESIDENTIAL (VLDR)

CURRENT LOT AREA: 7.08A (308,404.80 SF)

BASIS OF BEARING

THE BASIS OF BEARINGS USED FOR THIS MAP IS THE CENTERLINE OF WALLACE AVENUE, ACCEPTED AS N89°41'00"E, PER RS 31/26 RIVERSIDE COUNTY RECORDS

UTILITY PROVIDERS

SEWAGE DISPOSAL:
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY.
RIVERSIDE, CA 92518
951.571.7100

WATER SERVICE:
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY.
RIVERSIDE, CA 92518
951.571.7100

SOLID WASTE DISPOSAL:
RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURSES
14310 FREDERICK ST.
MORENO VALLEY, CA 92553
951.486.3200

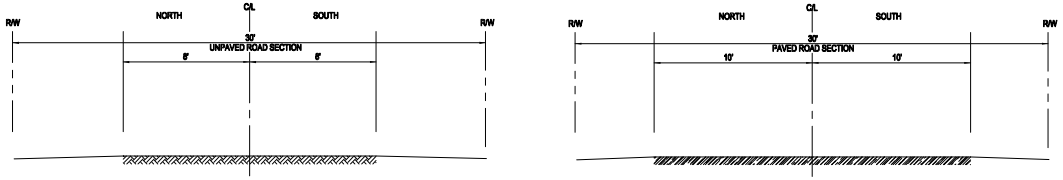
ELECTRICITY:
SOUTHERN CALIFORNIA EDISON CO.
28100 MENIFEE RD.
ROMOLAND, CA 92585
800.655.4555

TELEPHONE SERVICE:
CHARTER/SPECTRUM COMMUNICATIONS
555 BIRCH ST.
LAKE ELSINORE, CA 92530
866.874.2389

CABLE SERVICE:
CHARTER/SPECTRUM COMMUNICATIONS
555 BIRCH ST.
LAKE ELSINORE, CA 92530
866.874.2389

NATURAL GAS:
SOCAL GAS COMPANY
627 N. SAN JACINTO ST.
HEMET, CA 92543

SCHOOL DISTRICT:
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY ST.
LAKE ELSINORE, CA 92530
951.253.7000



WALLACE AVENUE STREET SECTION

GARFIELD ROAD/SUZAN STREET SECTIONS

CASE: TPM38731
EXHIBIT: Site Plan
DATE: 3-21-2024
PLANNER: L. Gonzalez

TENTATIVE PARCEL MAP No. 38731

NO.	REVISIONS	DATE
1	MODIFIED PARCEL 3 LAYOUT AND ADDED 25' WIDE PRIVATE ROAD EASEMENT	3/6/2024
2		
3		
4		
5		

RAW CIVIL DESIGN
Civil Engineers / Construction Managers
6761 GYPSUM CREEK DR.
EASTVALE, CA 92880
(951) 741-1918

REGISTERED PROFESSIONAL ENGINEER
RYAN A. WALKER
No. 64726
Exp. 6/30/2025
CIVIL
STATE OF CALIFORNIA