

# IN THE COUNTY OF RIVERSIDE TENTATIVE TRACT MAP 31810 SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST AMENDED No.5

**OWNER**  
CSEPP PARTNERSHIP III, LLC  
CORNWELL GROUP, INC.  
FIRST UNION HOLDINGS, LLC  
ROSELAND PROPERTIES, LLC  
P.O. BOX 2454  
RANCHO SANTA FE, CA 92067  
(858) 692-8690

**APPLICANT**  
PREDICO PROPERTIES  
P.O. BOX 2454  
RANCHO SANTA FE, CA 92067  
(858) 692-8690

**ASSESSOR'S PARCEL NO.**  
549-210-038 & 548-040-037

**EXISTING LAND USE**  
VACANT

**IMPROVEMENT SCHEDULE**  
SCHEDULE 'A'

**ADJACENT LAND USE**  
NORTH - RESIDENTIAL  
SOUTH - RESIDENTIAL  
EAST - RESIDENTIAL  
WEST - RESIDENTIAL

**ZONING**  
R-T  
R-R - R-T  
R-T  
R-R - R-T

**PROPOSED LAND USE**  
RESIDENTIAL

**EXISTING ZONING**  
A-1-5, R-T, A-2-10 & C-P-S

**PROPOSED ZONING**  
R-4

**UTILITIES**  
SEWER - LAKE HEMET MUNICIPAL WATER DISTRICT  
WATER - LAKE HEMET MUNICIPAL WATER DISTRICT  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - VERIZON

**NUMBER OF LOTS**  
196

**MINIMUM LOT SIZE**  
PROPOSED - 5000 SF.

**ACREAGE**  
42.52 GROSS (WITHIN BOLD BOUNDARY)  
42.30 NET

**CONTIGUOUS OWNERSHIP**  
NONE

**THOMAS GUIDE**  
PAGE 782, A-6 & B-6 (2006 EDITION)

**SOURCE OF TOPOGRAPHY**  
AERIAL SURVEY BY INLAND AERIAL SURVEYS, INC. DATED OCTOBER 2, 2003.

**SCHOOL DISTRICT**  
HEMET UNIFIED SCHOOL DISTRICT

**FLOOD PLAIN**  
549-210-038 A.C. 548-040-001 A.C.  
548-040-002 C  
COMMUNITY PANEL 060245 1495 B 9/30/88

**SPECIFIC PLAN**  
NONE

**COMMUNITY SERVICE DISTRICT**  
NONE

**COMMUNITY PLAN**  
NONE

**PROPOSED R.C.I.P. DESIGNATION**  
APN 549-040-037 - MEDIUM DENSITY - 2 TO 5 D.U.A.  
APN 549-210-038 - MEDIUM DENSITY - 2 TO 5 D.U.A.

**NPDES SUPPLEMENT 'A'**  
THIS PROJECT WILL REQUIRE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE SUBMITTED AND APPROVED BY THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD. DRAINAGE FLOWS FROM STREETS SHALL BE FILTERED BY APPROVED BMP'S AS DIRECTED BY THE APPROVED SWPPP FOR THIS TRACT.

**PROPERTY DESCRIPTION**  
PARCEL 1:  
LOTS 1 THROUGH 10, INCLUSIVE, OF D. MCCUNN'S SUBDIVISION OF THE NORTH HALF OF LOT 41 OF FAIRVIEW TRACT AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 23 OF MAPS, SAN DIEGO COUNTY RECORDS.

ALSO THAT PORTION OF ABANDONED ANNIE STREET ADJOINING SAID LOTS, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OLIVE AVENUE AND NORTHERLY OF THE SOUTHERLY LINE OF SAID SUBDIVISION, AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RIVERSIDE COUNTY, RECORDED OCTOBER 13, 1943 IN BOOK 602 PAGE 105 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL 2:  
PARCEL 'A' AS SHOWN ON LOT LINE ADJUSTMENT NO. 4803, AS EVIDENCED BY DOCUMENT RECORDED MARCH 7, 2005 AS INSTRUMENT NO. 05-180739 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 42 AND 43 OF FAIRVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 307 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43, BEING ALSO THE CENTERLINE INTERSECTION OF PALM AVENUE AND LINCOLN AVENUE;

THENCE SOUTH 89°59'45" WEST ALONG THE SOUTH LINE OF SAID LOT 43 AND THE CENTERLINE OF SAID PALM AVENUE, A DISTANCE OF 364.00 FEET;

THENCE NORTH 00°00'20" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 43 AND THE CENTERLINE OF SAID LINCOLN AVENUE, A DISTANCE OF 351.07 FEET;

THENCE SOUTH 89°59'45" WEST, PARALLEL WITH SAID SOUTH LINE OF LOT 43 AND THE SOUTH LINE OF SAID LOT 42 AND SAID CENTERLINE OF PALM AVENUE, A DISTANCE OF 455.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 328.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, A DISTANCE OF 121.20 FEET, THROUGH A CENTRAL ANGLE OF 21°10'19" TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 272.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 21°10'05" EAST;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE, A DISTANCE OF 35.34 FEET, THROUGH A CENTRAL ANGLE OF 07°26'41";

THENCE SOUTH 00°04'48" EAST, A DISTANCE OF 383.80 FEET TO SAID SOUTH LINE OF LOT 42 AND SAID CENTERLINE OF PALM AVENUE;

THENCE SOUTH 89°59'45" WEST ALONG SAID SOUTH LINE AND SAID CENTERLINE, A DISTANCE OF 351.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42;

THENCE NORTH 00°01'08" WEST ALONG THE WEST LINE OF SAID LOT 42, A DISTANCE OF 1322.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 42, BEING ALSO A POINT ON THE CENTERLINE OF OLIVE AVENUE;

THENCE SOUTH 00°00'20" WEST ALONG THE EAST LINE OF SAID LOT 43 AND THE CENTERLINE OF SAID LINCOLN AVENUE, A DISTANCE OF 1322.56 FEET TO THE POINT OF BEGINNING.

EXCEPTING THOSE PORTIONS INCLUDED WITHIN PALM AVENUE, WITHIN THE SOUTH HALF OF SAID LOTS 42 AND 43, LINCOLN AVENUE AND OLIVE AVENUE, WITHIN SAID LOT 43.

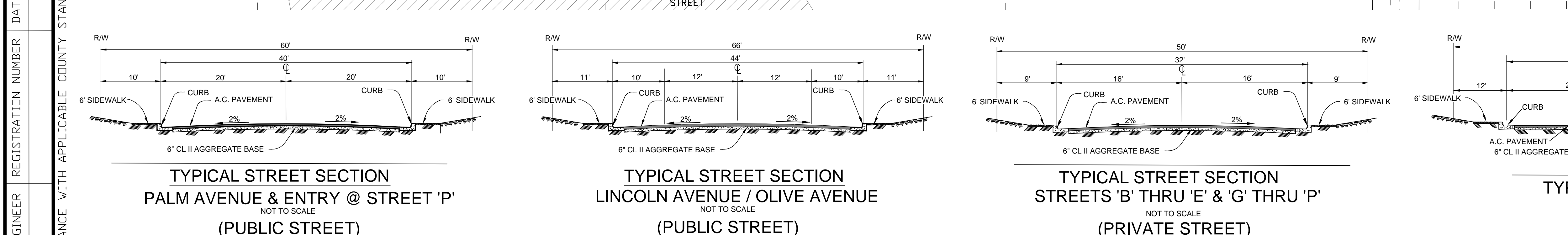
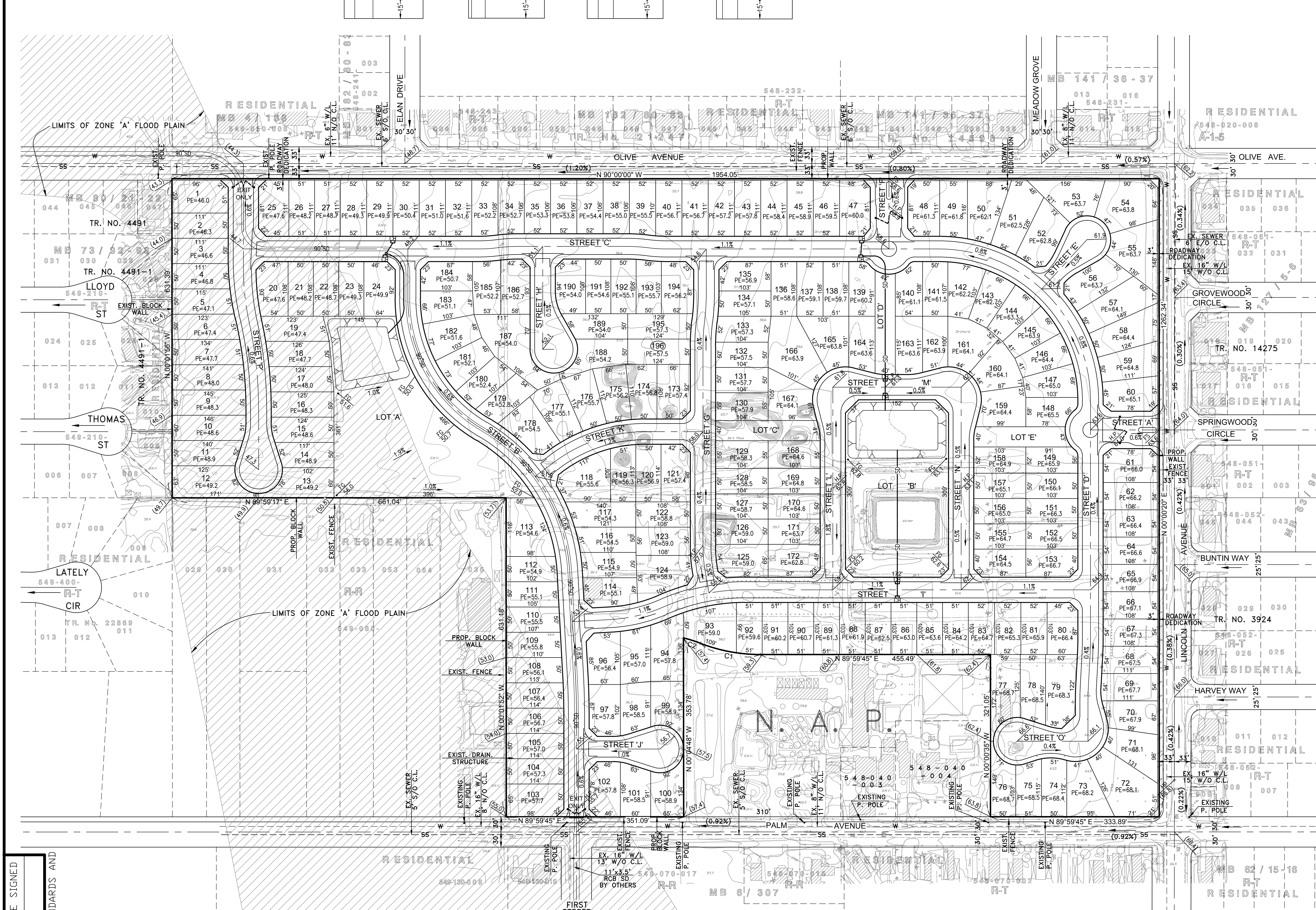
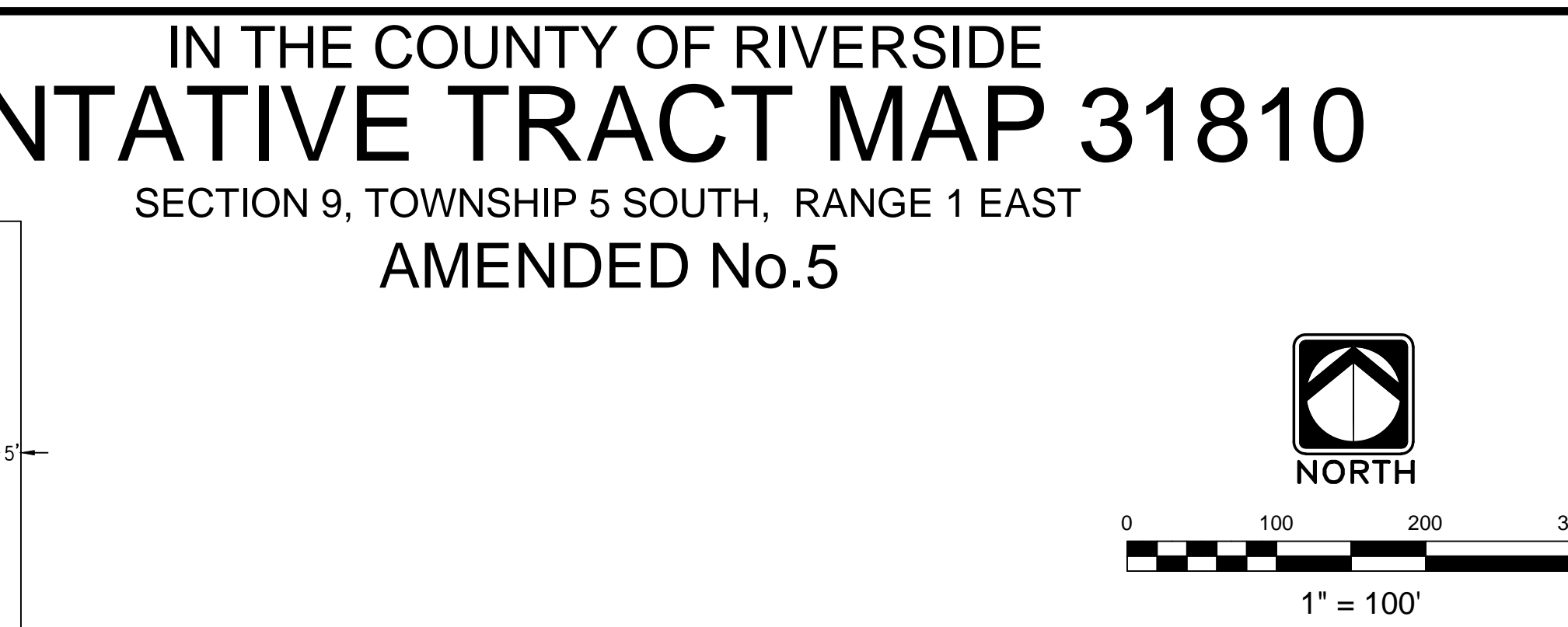
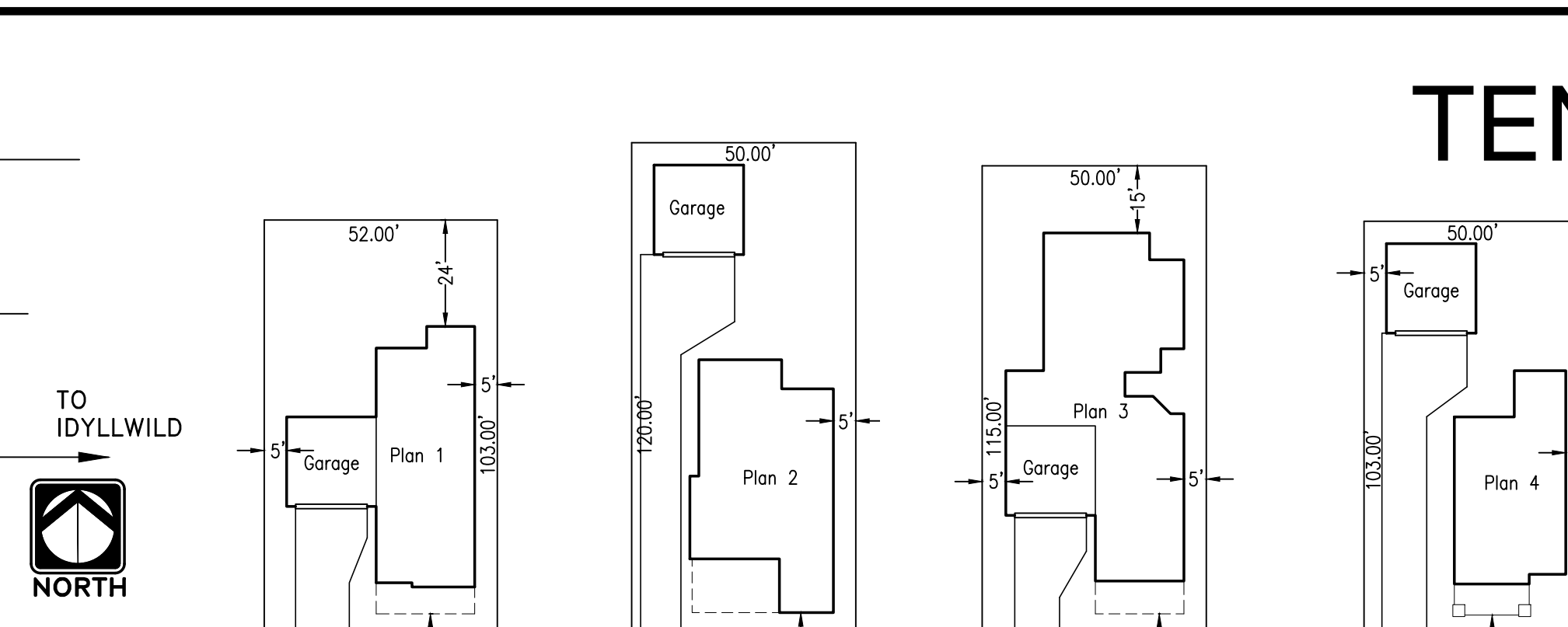
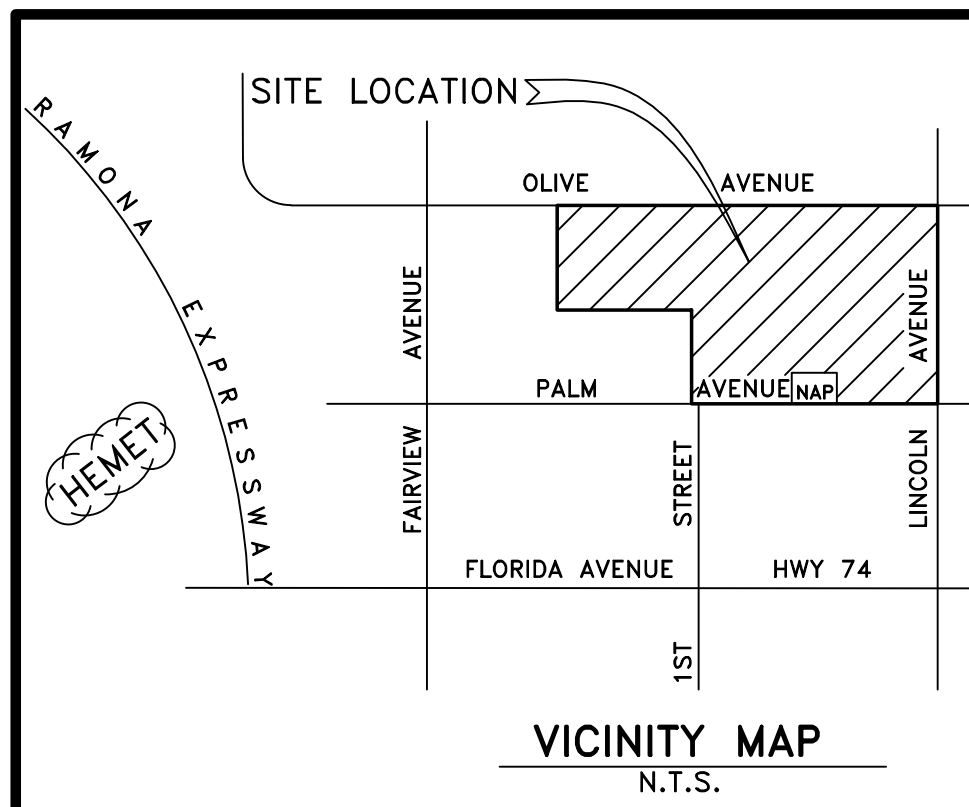
**FLOOD ZONE AREA**

**EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS**

20. LOTS IN THIS SUBDIVISION SHALL BE A MINIMUM OF 5000 S.F.  
27. NO EASEMENTS ARE PLOTTABLE FROM EXISTING RECORD INFORMATION.  
34. ALL STREETS SHALL BE DEDICATED TO THE COUNTY OF RIVERSIDE.  
35. NO WELLS ARE KNOWN TO EXIST ON SITE OR WITHIN 200 FEET.  
41. SUBSURFACE SEPTIC SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.  
42. THIS SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS. THIS SITE IS NOT WITHIN A SPECIAL STUDIES ZONE.  
54. EXISTING STRUCTURES TO BE REMOVED FOR THIS DEVELOPMENT.  
55. NO STRUCTURES ARE PROPOSED AT THIS TIME. FUTURE STRUCTURES WILL BE SINGLE FAMILY RESIDENCES.  
56. EXISTING STRUCTURES TO BE REMOVED FOR THIS DEVELOPMENT.  
57. BUILDING PADS WILL BE WITHIN THE BUILDING ENVELOPE AS REQUIRED BY THE COUNTY SETBACK REQUIREMENTS.

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	7130	103	100
2	5667	104	6696
3	5691	105	6699
4	6641	106	6699
5	5936	107	5676
6	6445	108	5664
7	6886	109	5429
8	7181	110	5265
9	7304	111	5169
10	7247	112	5090
11	6621	113	5090
12	8762	114	5006
13	6963	115	5309
14	5449	116	5749
15	6107	117	6486
16	6208	118	8541
17	6032	119	8541
18	6526	120	6696
19	6177	121	6484
20	5927	122	5400
21	5400	123	6039
22	5400	124	5400
23	5400	125	6559
24	6596	126	6596
25	6433	127	5600
26	5661	128	5200
27	5661	129	5200
28	5772	130	5720
29	5772	131	5200
30	5772	132	5200
31	5772	133	5200
32	5772	134	5181
33	5772	135	5686
34	5772	136	5686
35	5912	137	5616
36	5912	138	5200
37	5912	139	5453
38	5912	140	5453
39	5956	141	5397
40	5765	142	6262
41	5772	143	5544
42	5772	144	5534
43	5772	145	5534
44	5772	146	5534
45	5772	147	5534
46	5772	148	5351
47	6500	149	5294
48	6500	150	5150
49	8198	151	5150
50	8197	152	5150
51	8636	153	5590
52	7833	154	5590
53	7972	155	5150
54	10387	156	5150
55	6940	157	5150
56	7852	158	5356
57	6940	159	5400
58	8182	160	6785
59	6959	161	6529
60	6716	162	5257
61	7041	163	6194
62	5832	164	5544
63	5832	165	7777
64	5832	166	11023
65	5832	167	7452
66	5832	168	5685
67	5833	169	5150
68	5833	170	5150
69	6037	171	5150
70	6192	172	6867
71	7096	173	7096
72	11710	174	6085
73	7663	175	6086
74	5757	176	6479
75	5486	177	6692
76	5875	178	6692
77	8113	179	5490
78	6611	180	5275
79	8379	181	6157
80	6136	182	6930
81	5356	183	5852
82	5356	184	5648
83	5356	185	5830
84	5253	186	6196
85	5253	187	6529
86	5253	188	6410
87	5253	189	5818
88	5253	190	6164
89	5253	191	5490
90	5253	192	5397
91	5253	193	5256
92	6119	194	6453
93	8236	195	6330
94	7983	196	6330
95	6421	197	6330
96	6331	198	6330
97	6242	199	70662
98	5803	200	8194
99	6156	201	7986
100	6180	202	6180
101	5953	203	6180
102	6496	204	6496

CURVE	RADIUS	LENGTH	DELTA
C1	328.00'	121.20'	21°10'19"
C2	272.00'	35.34'	7°26'41"



**DIGALERT**  
DIAL BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**REVISIONS**

NO.	DATE	DESCRIPTION

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:

PLAN CHECK OVERSIGHT ENGINEER: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_

REGISTRATION NUMBER: \_\_\_\_\_

SEAL - ENGINEER

**BLAINE A. WOMER**  
CIVIL ENGINEERING

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**BENCHMARK:**

COUNTY OF RIVERSIDE  
**TENTATIVE TRACT MAP No. 31810**

REVISOR: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

REVISOR: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

SHEET NO. **1** OF 1 SHEETS

FILE NO. \_\_\_\_\_