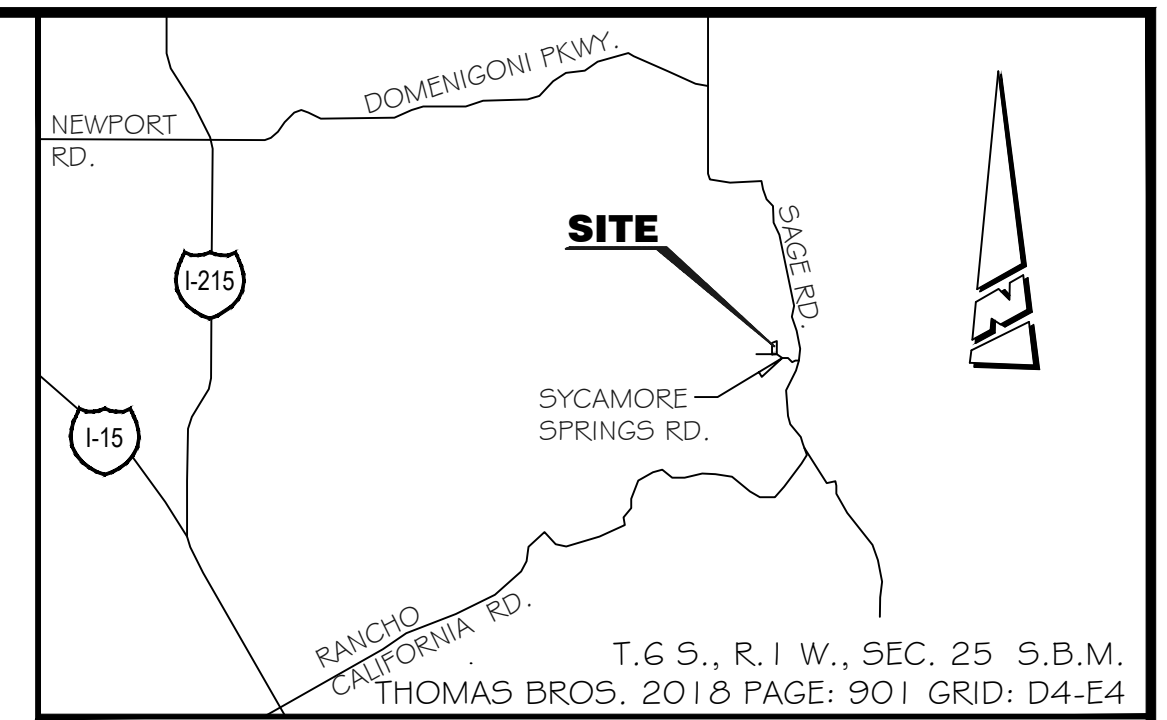
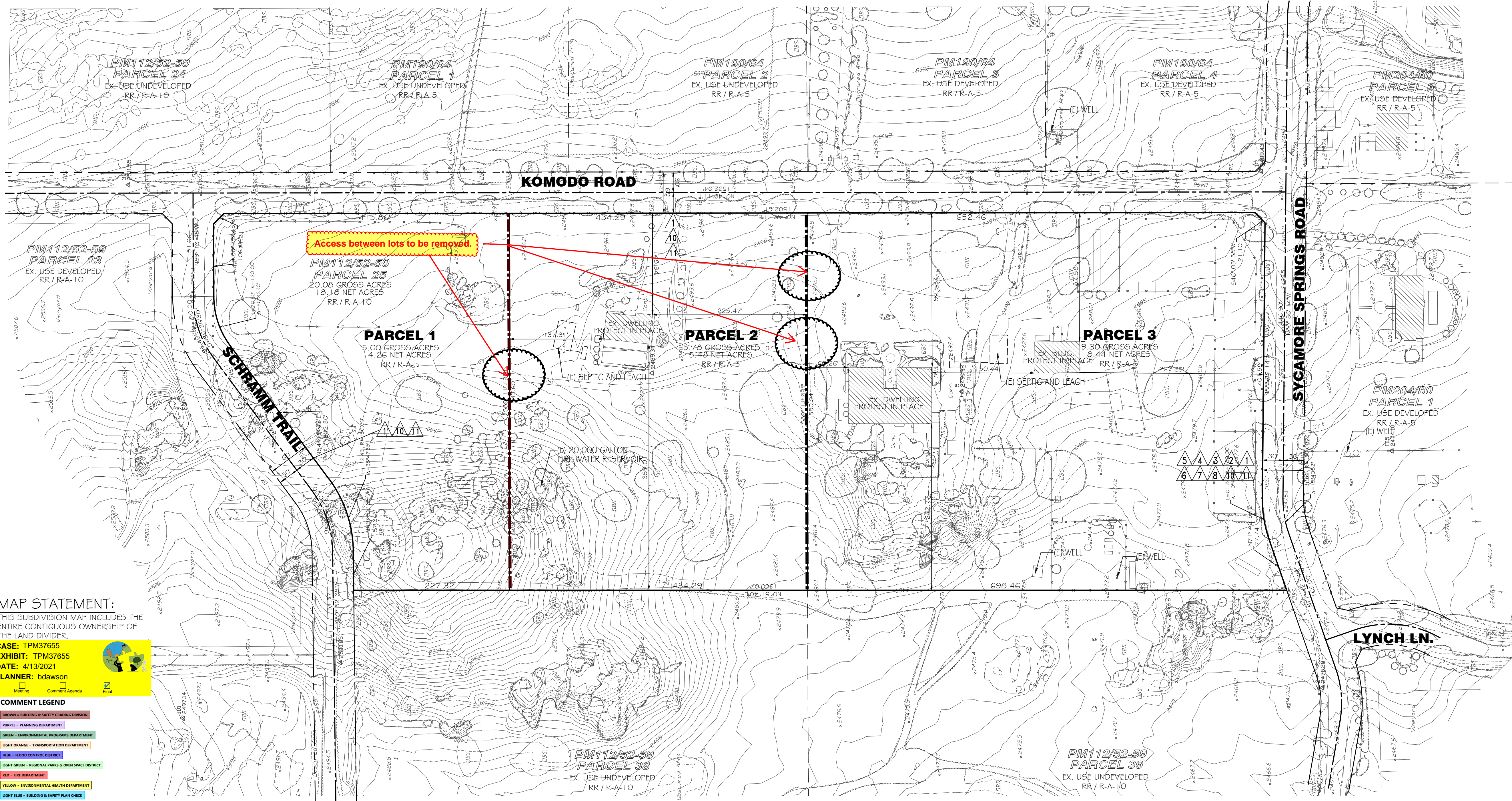


#	DATE	REVISION
1	05/20/2019	REMOVED RESIDENCE

TENTATIVE PARCEL MAP. NO. 37655

IMPROVEMENT SCHEDULE H



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:
41080 SYCAMORE SPRINGS RD, HEMET, CA 92544

OWNER / APPLICANT:
FOREST DALE HANSEN, JR. AND JILL MARIE HANSEN
HUSBAND AND WIFE, AS JOINT TENANTS
41080 SYCAMORE SPRINGS RD.
HEMET, CA 92544
EMAIL: HANSENFORGE@GMAIL.COM
PHONE: 951-767-1231

ASSESSOR'S PARCEL NO.:
470-200-010-2

BASIS OF BEARINGS:
KOMODO ROAD AS N00°48'11"E, FROM 1" I.P. TAG L5 4230 TO 1" I.P. TAG L5 4230, A MEASURED DISTANCE OF 1592.94' (1593.14'), AS SHOWN ON PARCEL MAP ON FILE MAP IN BOOK PM 112 / 58, RECORDS OF RIVERSIDE COUNTY.

BENCHMARK:
USGS BENCHMARK D-120, 2.3 MILES NORTH ALONG STATE HIGHWAY 79 FROM SAGE, AT THE SUMMIT OF SAGE DIVIDE, ABOUT 290 FEET SOUTH OF THE FORK IN THE HIGHWAY, 40 FEET EAST OF THE CENTERLINE OF THE HIGHWAY AND IN THE TOP OF A GRANITE BOULDER, A 3-1/2" BRASS DISC IN A GRANITE BOULDER; ELEVATION = 2,612.8, NAVD83.

ENGINEER / SURVEYOR:
KOLIBRIEN CORP. (JOHN JOHNSON, PE, FLS)
27319 JEFFERSON AVE., STE. 201
TEMECULA, CA 92590
PHONE: (951) 252-1034
EMAIL: INFO@KOLIBRIEN.BIZ
WEBSITE: WWW.KOLIBRIEN.BIZ

TOPOGRAPHIC SOURCE:
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., STE. A
RIVERSIDE, CA 92590
PHONE: (951) 687-4252
EMAIL: IAS@INLANDAERIAL.COM

FLOOD ZONE DESIGNATION:
THE PROPERTY FOR THE PROPOSED DEVELOPMENT IS IN FLOODWAY AREA ZONE D, AREA OF UNDETERMINED FLOOD HAZARD, AS IS SHOWN ON FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF RIVERSIDE, CALIFORNIA, SHOWN ON COMMUNITY PANEL NUMBER 06065C27756.

ZONE AND USE INFORMATION:
EX. ZONE = R-A-10
PROPOSED ZONE: R-A-5
EX. LAND USE = PROPOSED LAND USE: RR
SPA: NOT IN A SPECIFIC PLAN, PUBLIC UTILITY CORRIDOR AREA PLAN: REMAP - RANCHO CALIFORNIA AREA
FIRE CLASSIFICATION ZONE: HIGH
CIRCULATION ELEMENT: RURAL RESIDENTIAL ROADWAY 60' ROW
ULTIMATE WIDTH: KOMODO ROAD, SYCAMORE SPRINGS ROAD, AND SCHRAMM TRAIL.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 25 OF PARCEL MAP 13113, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 112, PAGES 52 TO 59, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 470-200-010-2

UTILITY PURVEYORS & SCHOOLS:
WATER / SEWER SERVICE: PRIVATE WATER WELL
SEWER SERVICE: PRIVATE SEPTIC AND LEACH
GAS: PRIVATE PROPANE TANK
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TEL / CABLE: AT&T / FRONTIER COMMUNICATIONS
SCHOOL DISTRICT: HEMET UNIFIED

PRELIMINARY EARTHWORK:
APPROXIMATE RAW CUT = 15,000 C.Y.
APPROXIMATE RAW FILL = 15,000 C.Y.

MAP STATEMENT:
THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

CASE: TPM37655
EXHIBIT: TPM37655
DATE: 4/13/2021
PLANNER: bdawson

COMMENT LEGEND

BROWN	BUILDING & SAFETY GRADING DISTRICT
PURPLE	PLANNING DEPARTMENT
GREEN	ENVIRONMENTAL PROGRAMS DEPARTMENT
LIGHT ORANGE	TRANSPORTATION DEPARTMENT
BLUE	FLOOD CONTROL DISTRICT
LIGHT GREEN	REGIONAL PARKS & OPEN SPACE DISTRICT
RED	FIRE DEPARTMENT
YELLOW	ENVIRONMENTAL HEALTH DEPARTMENT
LIGHT BLUE	BUILDING & SAFETY PLAN CHECK
ORANGE	WASTE MANAGEMENT DEPARTMENT
PINK	ARCHAEOLOGY
GRAY	GEOLOGY

EXISTING LEGEND:

CONTROL	1350.00	1350.00	FLOWLINE	
EDGE OF CONC.			FIRE HYDRANT	
EDGE OF ASPH.			MANHOLE	
EDGE OF DIRT			STANDPIPE	
AWNING			SIGN	
BUILDING			POWER POLE	
FENCE			GUY WIRE	
WALL			POWER POLE	
RETAINING WALL			STREET LIGHT	
GUARD RAIL			MISCELLANEOUS	
POOL			TREES	
TANK			SINGLE TREE	
			PALM	
			INDEX CONTOUR	1350
			INTER CONTOUR	1340
			CENTERLINE	
			RIGHT-OF-WAY	
			PL BOUNDARY	

EASEMENT NOTES:

- EASE FOR ROAD RECORDED BK 112 PG 52 PARCEL MAP - ITEM 6
- EASE FOR INGRESS & EGRESS RECORDED 07/15/1968 # 66669 OR - ITEM 7
- EASE FOR INGRESS & EGRESS RECORDED 07/15/1968 # 66670 OR - ITEM 8
- EASE FOR INGRESS & EGRESS RECORDED 07/15/1968 # 66672 OR - ITEM 9
- EASE FOR INGRESS & EGRESS RECORDED 12/31/1968 # 127071 OR - ITEM 10
- EASE FOR INGRESS & EGRESS RECORDED 12/31/1968 # 127406 OR - ITEM 11
- EASE FOR INGRESS & EGRESS RECORDED 06/17/1969 # 60563 OR - ITEM 15
- EASE FOR INGRESS & EGRESS RECORDED 06/12/1970 # 55361 OR - ITEM 16
- EASE FOR ROAD RECORDED 05/27/1960 # 98153 OR - ITEM 17 (UNLOCATABLE)
- EASE FOR POLE LINES & CONDUITS RECORDED 03/06/1983 # 181502 OR - ITEM 20
- EASE FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS RECORDED 11/05/2003 # 2003-677672 OR - ITEM 23.

PLAN NOTES:

- SITE IS WITHIN THE COUNTY SERVICE AREA.
- SITE IS NOT A PART OF A COMMUNITY FACILITIES DISTRICT.
- SITE HAS A LOW POTENTIAL FOR LIQUEFACTION.
- SITE HAS A LOW POTENTIAL FOR SUBSIDENCE.
- SITE IS NOT LOCATED WITHIN 1/2 MILES OF ANY KNOWN FAULT.
- SITE DOES NOT HAVE GEOLOGIC HAZARDS.
- SITE IS NOT WITHIN ANY GEOLOGIC SPECIAL STUDIES ZONE.
- SITE IS NOT WITHIN A FLOOD ZONE. SEE FLOOD ZONE DESIGNATION NOTE ON THIS PLAN.
- SITE IS WITHIN THE SANTA MARGARITA WATERSHED.
- MAINTENANCE OF PARCELS 1, 2 AND 3 SHALL BE THE RESPONSIBILITY OF INDIVIDUAL PARCEL OWNERS
- EXISTING BUILDINGS WITHIN THE PROPERTY LIMITS AND ALL ADJACENT BUILDINGS SHALL REMAIN IN PLACE.
- WITHIN VALLEYWIDE PARK & REC. AREA AND SUBJECT TO QUIMBY FEES
- NO LAND WITHIN THIS SUBDIVISION IS PROPOSED TO BE DEDICATED FOR PARK OR CONSERVATION PURPOSES.

SUBDIVISION SUMMARY:

- | | | |
|----------------------------------------------------------------|------------------|----------------|
| PARCEL 1: FUTURE RURAL RESIDENTIAL | 5.00 GROSS ACRES | 4.26 NET ACRES |
| PARCEL 2: EXISTING RURAL RESIDENTIAL, NO IMPROVEMENTS PROPOSED | 5.78 GROSS ACRES | 5.48 NET ACRES |
| PARCEL 3: EXISTING RURAL RESIDENTIAL, NO IMPROVEMENTS PROPOSED | 9.30 GROSS ACRES | 8.44 NET ACRES |

EXISTING PERMITS:

- 159971 ELECT TO WELL (100 AMP) FINAL
- 227768 ELECTRIC TO WELL ISSUED
- BEL140879 GROUND MOUNT PV SOLAR FOR 5FR FINAL
- BPLOG0144 FIRE REQUIRED WATER TANKS - 20,000 GAL EXPIRED BR5043211 NEW SINGLE FAMILY DWELLING W/ATT GARAGE FINAL
- BR5069799 GUEST DWELLING WITH ATTACHED GARAGE FINAL
- BSPT00515 GUNITE POOL AND SPA FINAL
- BX0042529 DETACHED BARN EXPIRED
- BX0065267 WATER TANK 20,000 GAL FINAL
- BX002384 266 LN FTXFT H 4 GFT H COLUMNS COUNTY STANDARD FINAL
- HAN180012 HANS PROCESS FOR FUTURE PARCEL SPLIT APPLIED HANS00684 5FR APPROVED

PREPARED BY:
JOHN H. JOHNSON, P.E., P.L.S.
DATE PREPARED: 11/15/13

KOLIBRIEN
LAND SURVEYING - CIVIL ENGINEERING - STRUCTURAL ENGINEERING

