

TENTATIVE TRACT MAP NO. 37802

BEING A SUBDIVISION OF PARCEL NO. 1, PARCEL MAP NO. 34053, RECORDED IN BOOK 221 OF PARCEL MAPS, PAGES 48 THRU 53 INCLUSIVE, CITY OF CALIFORNIA, RIVERSIDE COUNTY, STATE OF CALIFORNIA.

OWNER/APPLICANT:
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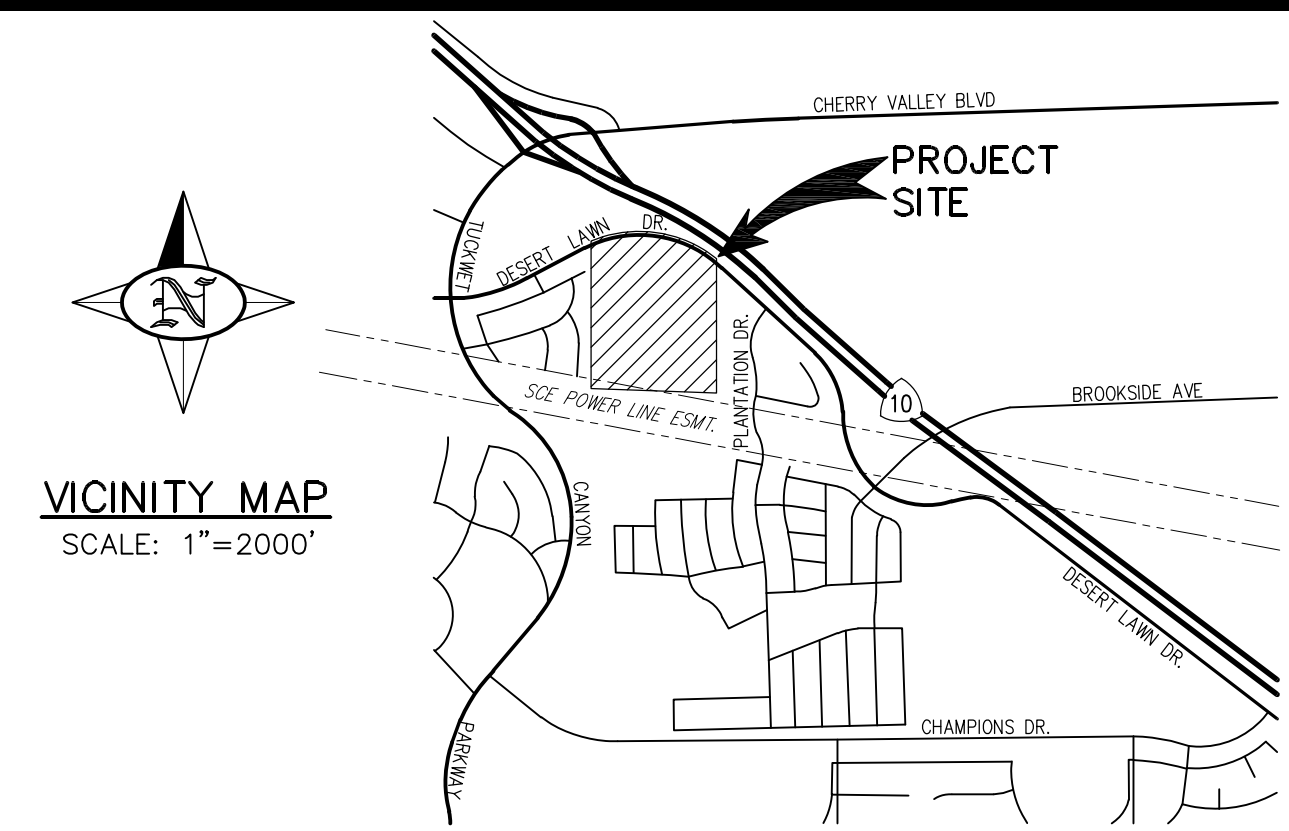
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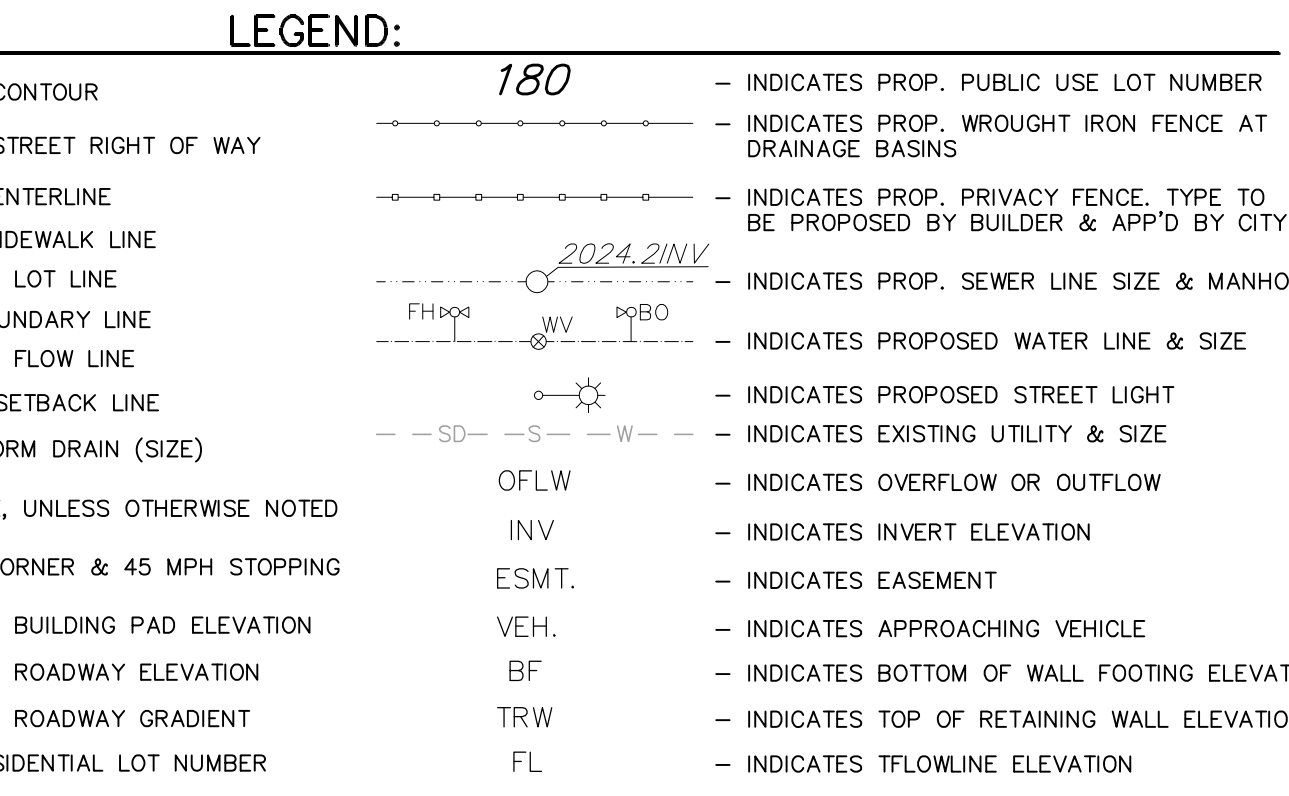
TRAFFIC ENGINEER:
GANDINI, INC.
350 PARKCENTER DRIVE, SUITE 202
SANTA ANA, CALIFORNIA 92705
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GIANCARLO@GANDINI.COM

ENVIRONMENTAL CONSULTANT:
THE BIRDSEY GROUP, INC.
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ENVIRONMENTAL CONSULTANT:
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- GENERAL NOTES:**
- THIS MAP PROPOSES 179 SINGLE FAMILY RESIDENTIAL LOTS OF 6,000 MINIMUM S.F. SIZE, & 11 NUMBERED LOTS FOR OPEN SPACE, DRAINAGE, AND UTILITY PURPOSES. THE PROJECT CONTAINS 39.82 GROSS ACRES FOR A RESIDENTIAL LOT DENSITY OF 4.52 LOTS PER ACRE. LOT 180 IS A WOMP BASIN. LOT 189 IS A WOMP/DETENTION BASIN. LOTS 181, 182 & 183 ARE PROPOSED 20' WIDE "GREEN WAY" LOTS ALONG DESERT LAWN DRIVE. C.M.C. 1715.090.B.1.B (LAND USE/REGULATIONS AND IMPROVEMENTS, B. DEVELOPMENT REQUIREMENTS "GREEN WAYS"). LOT 184 IS PROPOSED FOR OPEN SPACE & DRAINAGE PURPOSES. LOT 185 IS PROPOSED FOR OPEN SPACE, DRAINAGE, AND TRAIL PURPOSES. LOT 186 IS PROPOSED FOR OPEN SPACE, DRAINAGE, AND MAINTENANCE PURPOSES. LOT 187 IS PROPOSED FOR OPEN SPACE, DRAINAGE, AND MAINTENANCE PURPOSES. LOT 188 IS PROPOSED FOR OPEN SPACE, DRAINAGE, AND MAINTENANCE PURPOSES. LOT 189 IS PROPOSED FOR PURPOSES OF COUNTING RESIDENTIAL LOT DENSITY BY EXCLUDING THE 4.74 ACRES OF LAND WITHIN LOT 189 (S.C.E. EASEMENT AREA) WHERE RESIDENTIAL DEVELOPMENT IS NOT ALLOWED.
 - ASSESSOR'S PARCEL NUMBER: 413-290-041
 - EXISTING AND PROPOSED ZONING IS (RLM) RESIDENTIAL LOW/MEDIUM DENSITY 4-7 UNITS PER ACRE.
 - SURROUNDING PROPERTY LOTS TO THE SOUTH, EAST & WEST ARE RESIDENTIAL VACANT/VACANT/COMMERCIAL ACROSS FUTURE DEVELOPMENT.
 - THERE IS APPROXIMATELY 7.258 LINEAL FEET OF NEW STREET PROPOSED WITHIN THIS DEVELOPMENT.
 - THIS PROJECT PROPOSES REMOVAL OF THE EIGHTEEN (18) MATURE NON-OAK TREES AND UP TO SIX (6) OAK TREES PROPOSED FOR REMOVAL. IN THE COURSE AND COURSE OF CONSTRUCTION, TREE TRIMMING, PLANTATION, AND MAINTENANCE SHALL BE PROVIDED BY THE DEVELOPER.
 - THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OVERSHOOT OF THE LAND DIVIDER.
 - TOPOGRAPHY OBTAINED FROM AERIAL TOPOGRAPHIC SURVEY IN AUGUST 2019 BY AEROMAPPING CORPORATION.
 - FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
 - THIS SUBDIVISION WILL PROVIDE COMMUNITY FACILITIES DISTRICTS (CFD) FOR MAINTENANCE OF PUBLIC/COMMON AREAS.
 - ALL PROPOSED SLOPES SHOWN ARE 2:1 OR FLATTER.
 - ESTIMATED EARTHWORK: CUT: 352,710 C.Y., FILL: 352,710 C.Y.
 - THIS PROJECT PROPOSES SEWER CONNECTION TO YUCAIPA VALLEY WATER DISTRICT (V.V.W.D.). PROPOSED CONNECTION TO THE EXISTING 8" HIGH SEWER SUBSTATION LOCATED WITHIN LOT 74 OF ADJACENT TRACT 32702-1 (SW CORN. LOT 190).
 - THIS PROJECT PROPOSES CONNECTION TO YUCAIPA VALLEY WATER DISTRICT (V.V.W.D.) FOR WATER SERVICE. THE PROJECT REQUIRES ANNEXTION INTO V.V.W.D. DISTRICT SERVICE TERRITORY. AS A PART OF THIS PROJECT, THE EXISTING PRIVATELY OWNED WATER WELL ON LOT 186 IS PROPOSED TO BE TRANSFERRED TO THE WATER DISTRICT. THE FINAL DISPOSITION OF THIS WELL, WHETHER NON-POTABLE OR POTABLE, WILL BE DETERMINED BY THE WATER DISTRICT.
 - DRAINAGE FROM UPSTREAM DEVELOPMENT AND THIS PROJECT IS PROPOSED TO BE CONVEYED TO DETENTION AND/OR WATER QUALITY CONTROL BASIN LOTS 180 AND 189. DRAINAGE'S ARE DETAINED AND TREATED. THEY WILL BE CONVEYED DIRECTLY TO EXISTING STORM DRAIN OUTLET FLOW PIPES LOCATED WITHIN BASIN LOTS 180 AND 189 AS SHOWN HEREON. NOTE: THIS PROPERTY IS PART OF SUMMERWOOD MARCH DEVELOPED HYDROLOGY. SEE DRAINAGE STUDY.
 - THIS PROJECT HAS OBTAINED UNDOUBTING OF EXISTING SEPTIC FACILITIES AT THE EAST BOUNDARY LINE ON PROPOSED LOTS 134, 135 AND 136. THE PROJECT REQUIRES DEVELOPER TO COORDINATION WITH THE ADJACENT LAND OWNER (PLANTATION CO.) TO RELOCATE THE SEPTAGE PITS ON THE ADJACENT PROPERTY.
 - THIS PROJECT PROPOSES A MAINTENANCE ACCESS ROAD WITHIN PROPOSED LOTS 188 & 189. THE PROPOSED ACCESS ROAD WILL JOIN THE EXISTING SUE ACCESS ROAD AT THE WEST BOUNDARY LINE COMMON TO PARCEL 13, P.M. 33105, P.M.B. 243/99-111. LOTS 188 & 189 WILL BE DEDICATED AS OPEN SPACE, FOR DRAINAGE, MAINTENANCE & ACCESS PURPOSES. THESE LOTS WILL NOT BE MAINTAINED BY THE CITY NOR A C.F.D. AND MUST BE PRIVATELY MAINTAINED. PROPOSED COMMUNITY TRAILS ANY, CAN BE ANNEXED TO A C.F.D., BUT THE OPEN SPACE AND S.C.E. ACCESS ROADS MUST BE PRIVATELY MAINTAINED BY THE HOME OWNER ASSOCIATION.
 - THIS PROJECT PROPOSES A FUEL MODIFICATION "ZONE DELINEATION" WITHIN PROPOSED LOT 189 MEETING THE REQUIREMENTS OF THE CITY OF CALIFORNIA FIRE PREVENTION BUREAU, FUEL MODIFICATION PLAN GUIDELINE. FUEL MODIFICATION ZONES "A", "B", "C" & "D" ARE REQUIRED TO BE MITIGATED IN PROPOSED BASIN LOTS 180 AND 189. NOTE: THIS PROJECT IS SUBJECT TO THE CITY OF CALIFORNIA FIRE PREVENTION BUREAU, FUEL MODIFICATION PLAN GUIDELINE. SEE SHEET 2 OF 2 FOR CROSS SECTION DETAILS.
 - ALL STORM DRAINAGE SHALL BE DRAINAGE AND MAINTAINED BY THE PROJECT HOME OWNERS ASSOCIATION.
 - NOTE: THIS PROJECT IS PROPOSED TO CONNECT TO SEPARATE DOWNSTREAM OUTLET STORM DRAIN PIPES. ALL EXISTING DOWNSTREAM DRAINAGE PIPES HAVE BEEN SIZED TO ACCOMMODATE THE DEVELOPED CONDITION FOR THIS PROJECT. THE APPROVED SUMMERWOOD MARCH DRAINAGE STUDY DATED FEBRUARY 28, 2008 FOR P.M. 33105 PHASE 1 PREPARED BY STANTEC CONSULTING, INC., & THE HYDROLOGIST & HYDRAULIC STUDY, TRACT MAP 32701, SUMMERWOOD MARCH, CALIFORNIA, DATED FEBRUARY 9, 2007. EXISTING AND PROPOSED IMPROVEMENTS, SEE THE PALMER AVENUE STORM DRAIN LINE "A", D.W.C. NO. 5-120, SHEET # 20, 13, & THE P.M. 37489, PUBLIC STORM DRAIN PLAN, LINE "C" FOR "THE SHOPPES AT CALIFORNIA" PROJECT DATED MARCH 13, 2019. NOTE: ANY INCREASE IN RUN-OFF WILL BE MITIGATED IN PROPOSED BASIN LOTS 180 AND 189.
 - THE PROJECT WILL ANNECT INTO THE CITY OF CALIFORNIA PUBLIC SERVICES COMMUNITY FACILITIES DISTRICT NO. 21.
 - FUTURE DEVELOPMENT OF THIS PROPOSED SUBDIVISION WILL BE SUBJECT TO THE FOLLOWING C.M.C. CHAPTERS:
 - (c) CMC 18.20 RESIDENTIAL DISTRICTS
 - (c) CMC 18.20 SIGN REGULATIONS
 - (c) CMC 18.40 ST-1 STREET PARKING
 - (c) CMC 18.70 LANDSCAPE REQUIREMENTS
 - (c) CMC 18.75 WATER CONSERVATION FOR LANDSCAPING
 - (c) CMC 18.63 FENCE, WALL AND SCREENING STANDARDS
 - (c) CMC 18.15 DEVELOPMENT IMPACTS
 - (c) CMC 18.30 INCULCATIONARY HOUSING
 - (c) CMC 18.05 WESTERN RIVERSIDE COUNTY TUMF FEES
 - (c) CMC 16.05 WESTERN RIVERSIDE COUNTY MSHCF FEES
 - (c) CMC 17.15 SUBDIVISIONS



EARTHWORK QUANTITY ESTIMATE - TENTATIVE TRACT MAP 37802:

RAW CUT	CUT	FILL
352,710 C.Y.	378,020 C.Y.	197,966 C.Y.
		12,784 C.Y.
		52,679 C.Y.
		38,352 C.Y.
		40,725 C.Y.
		352,710 C.Y.
		352,710 C.Y.

NOTE: SEE SOILS REPORT FOR SITE GRADING RECOMMENDATIONS. QUANTITIES SHOWN ARE APPROXIMATE. THE RAW QUANTITIES INDICATED ABOVE ARE BASED ON COMPUTED RESULTS, AND THESE QUANTITIES CAN VARY BASED ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED DURING THE GRADING OPERATION. THE GRADING CONTRACTOR WILL BE RESPONSIBLE TO CONTINUALLY MONITOR THE SOIL CONDITIONS DURING THE GRADING OPERATION AND IMMEDIATELY NOTIFY THE DESIGN ENGINEER IF SOIL CONDITIONS VARY FROM THOSE REPORTED BY THE SOILS REPORT, PROVIDING THE DESIGN ENGINEER THE OPPORTUNITY TO ASSIST WITH IN-FIELD ELEVATION ADJUSTMENTS AS MAY BE NECESSARY TO BALANCE THE EARTHWORK ON SITE.

SERVING PUBLIC AGENCIES:

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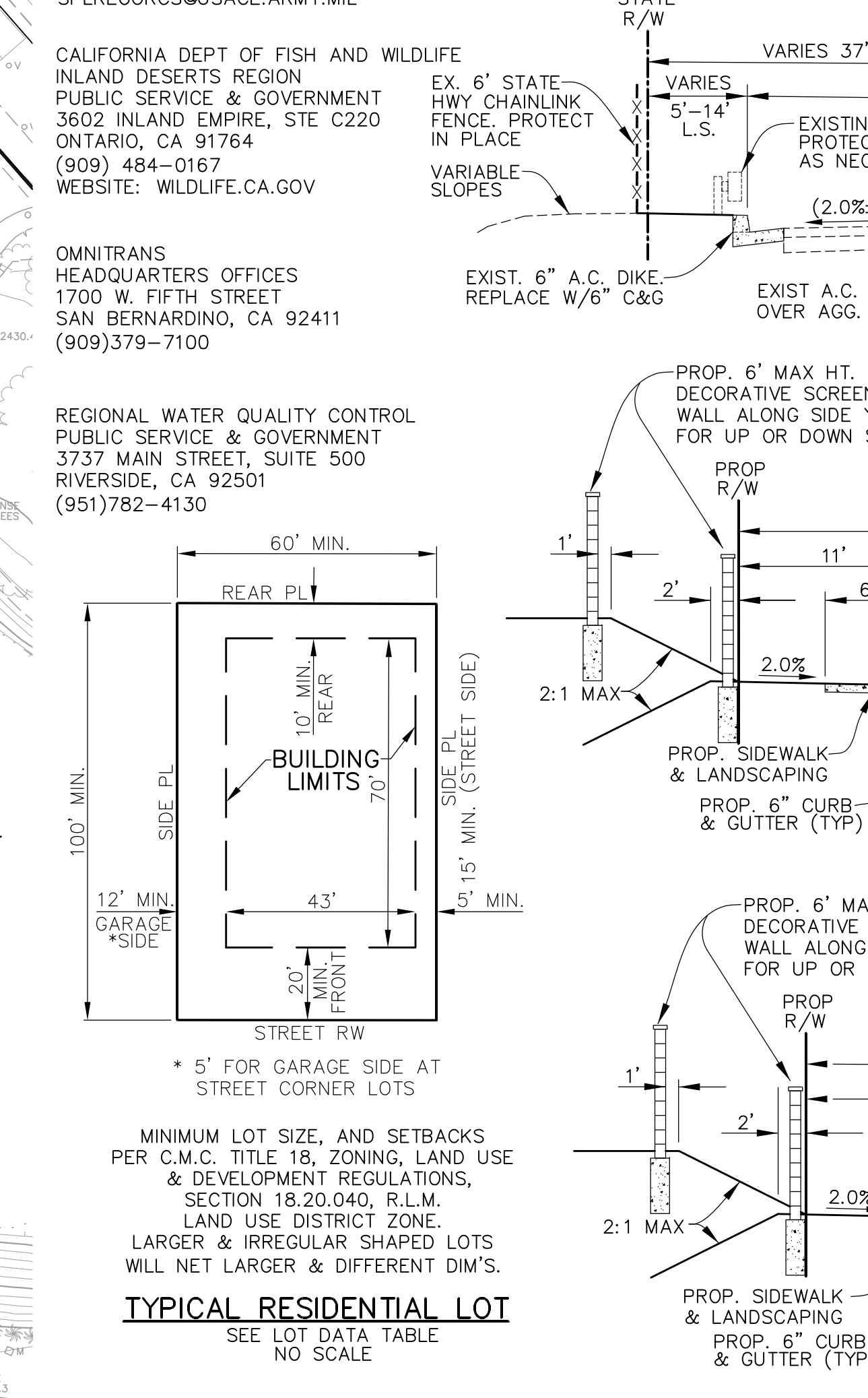
RIVERSIDE COUNTY FLOOD CONTROL
995 MARKET STREET
RIVERSIDE, CA 92504
(951) 955-1200

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT,
U.S. ARMY CORPS OF ENGINEERS
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CALIFORNIA DEPT OF FISH AND WILDLIFE
INLAND DESERTS REGION
PUBLIC SERVICE & GOVERNMENT
3127 MAIN STREET, SUITE C220
ONTARIO, CA 91764
(909) 484-0167
WEBSITE: WILDLIFE.CA.GOV

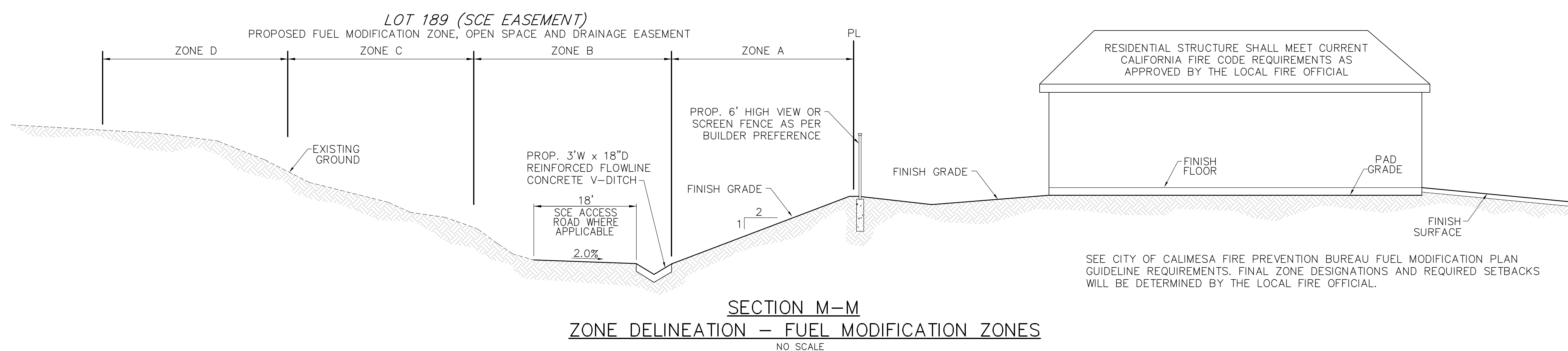
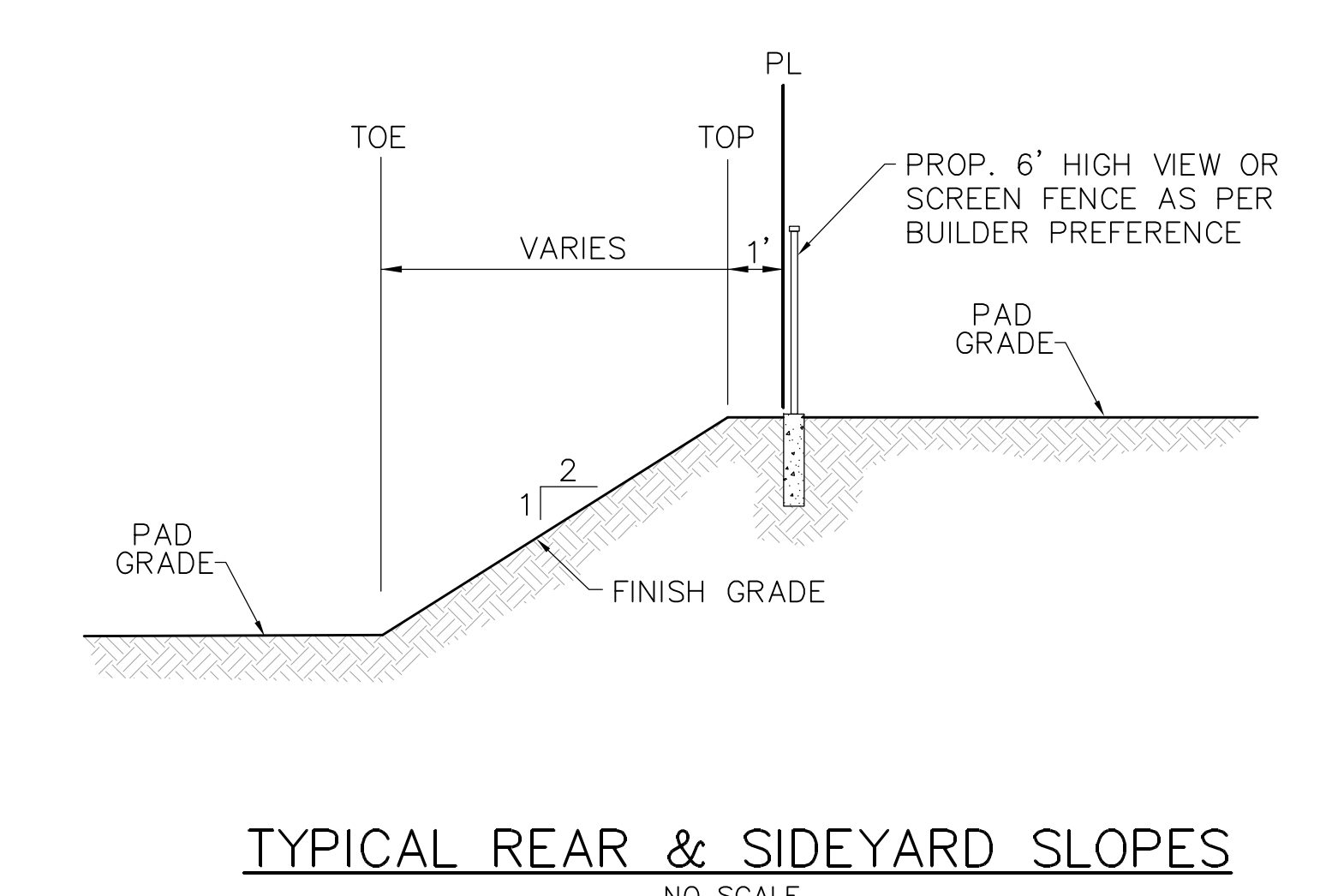
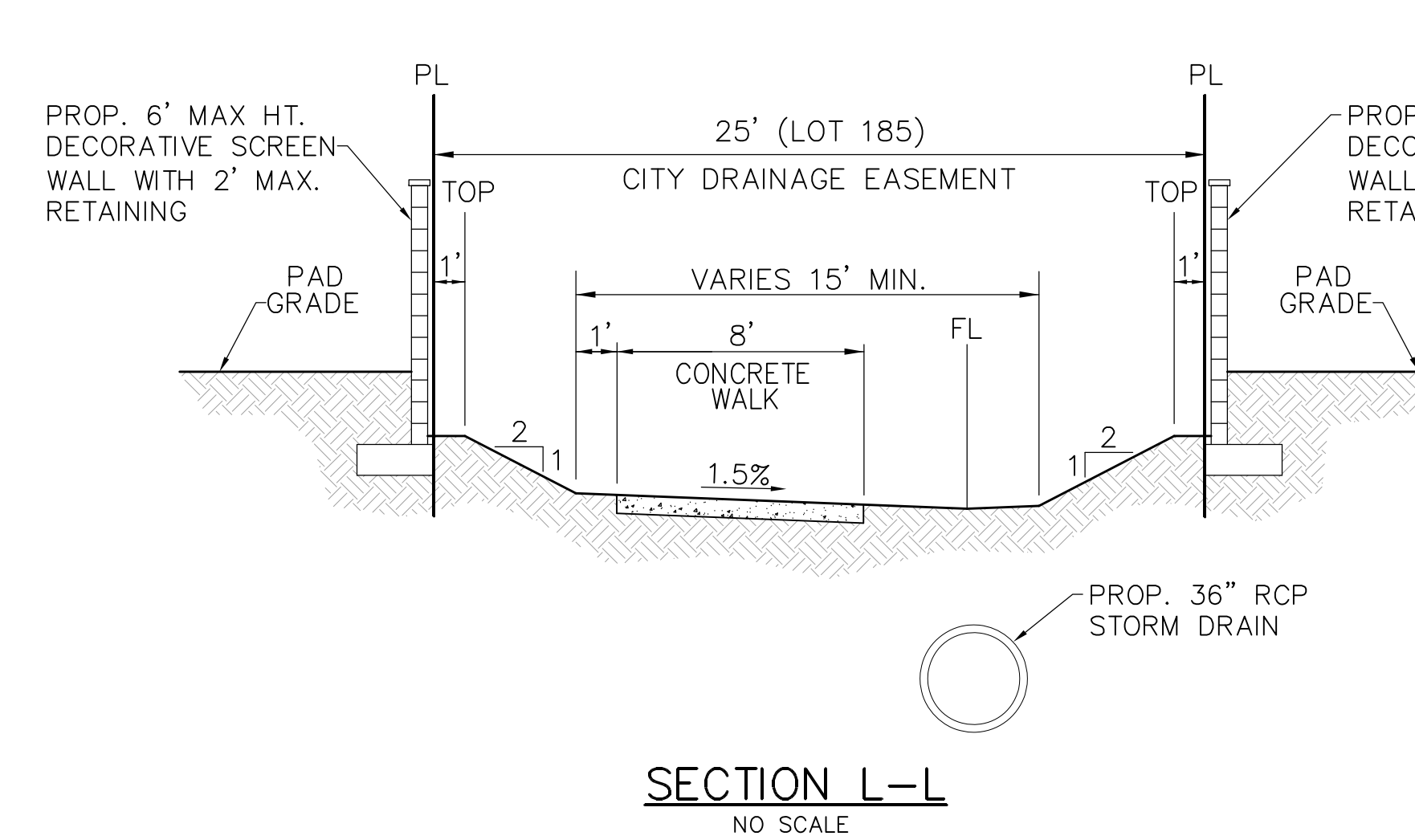
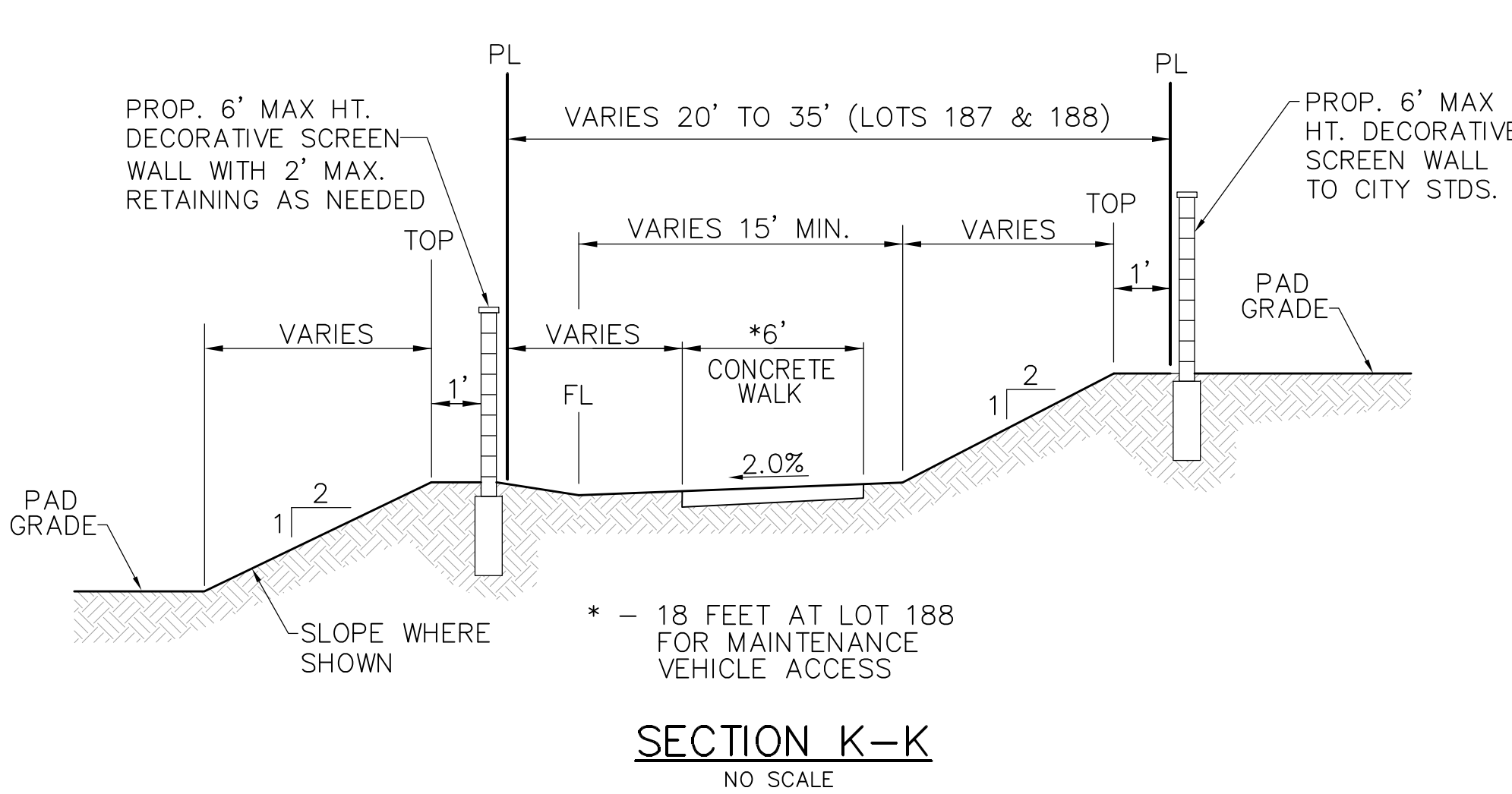
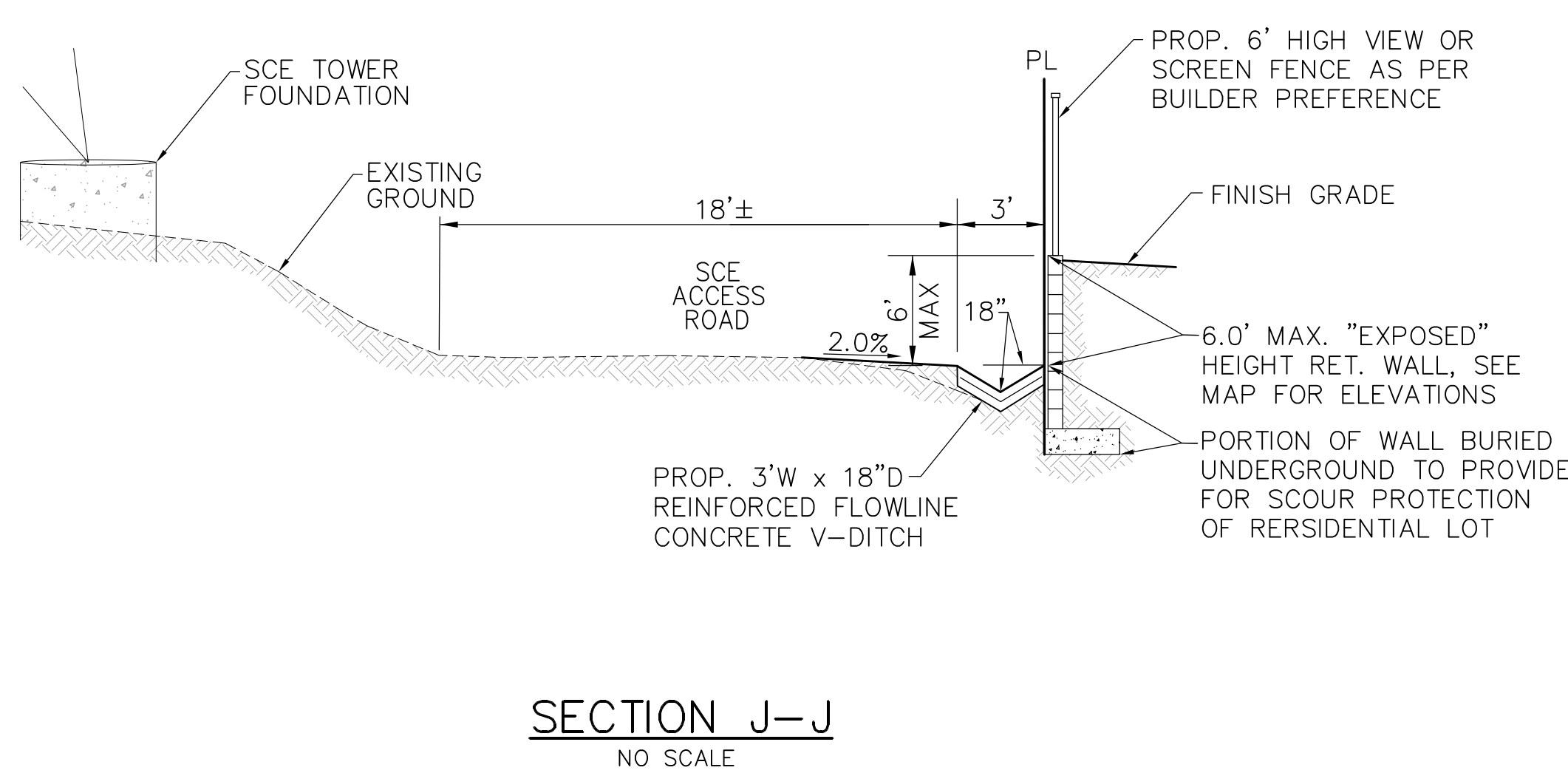
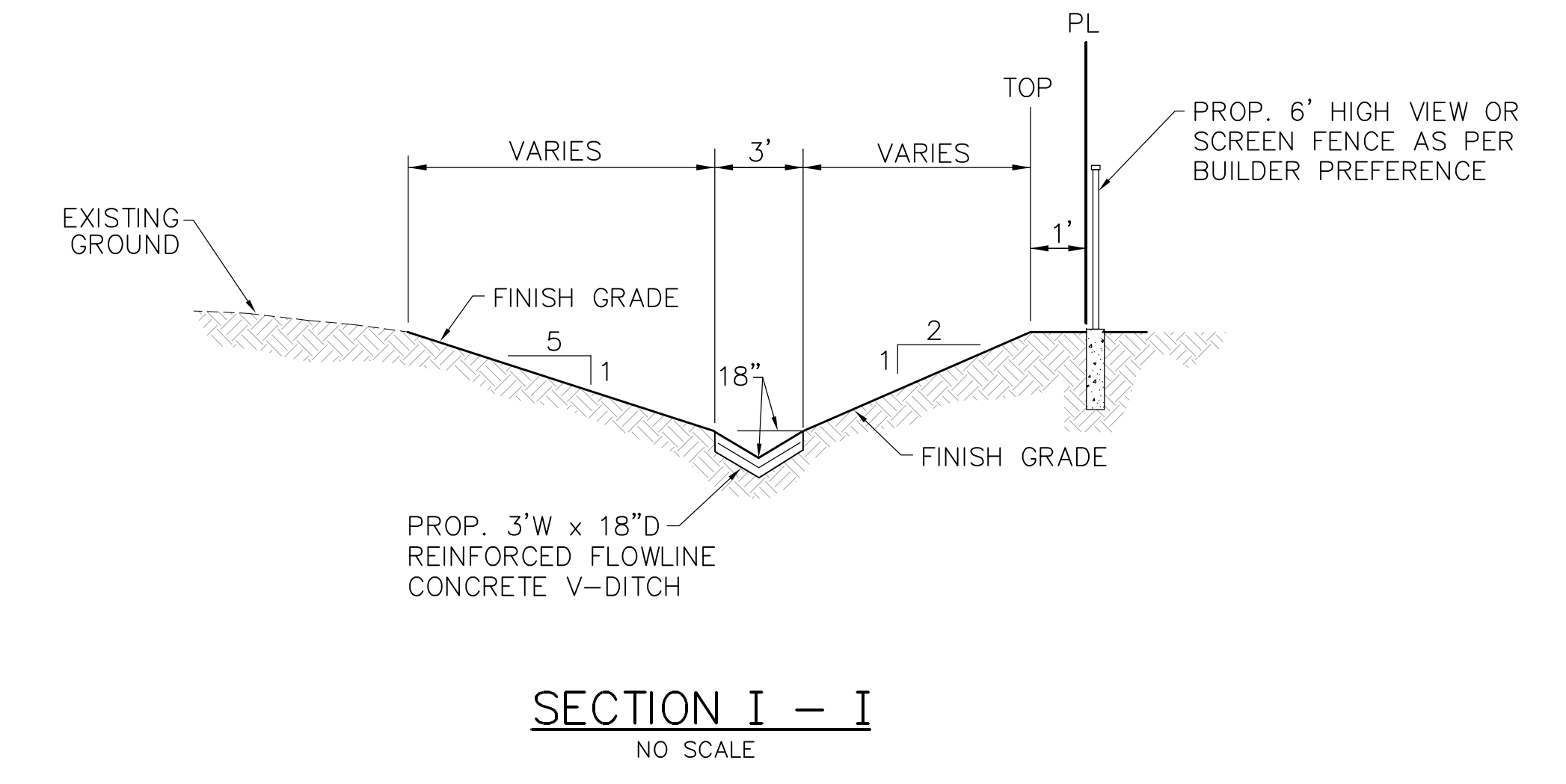
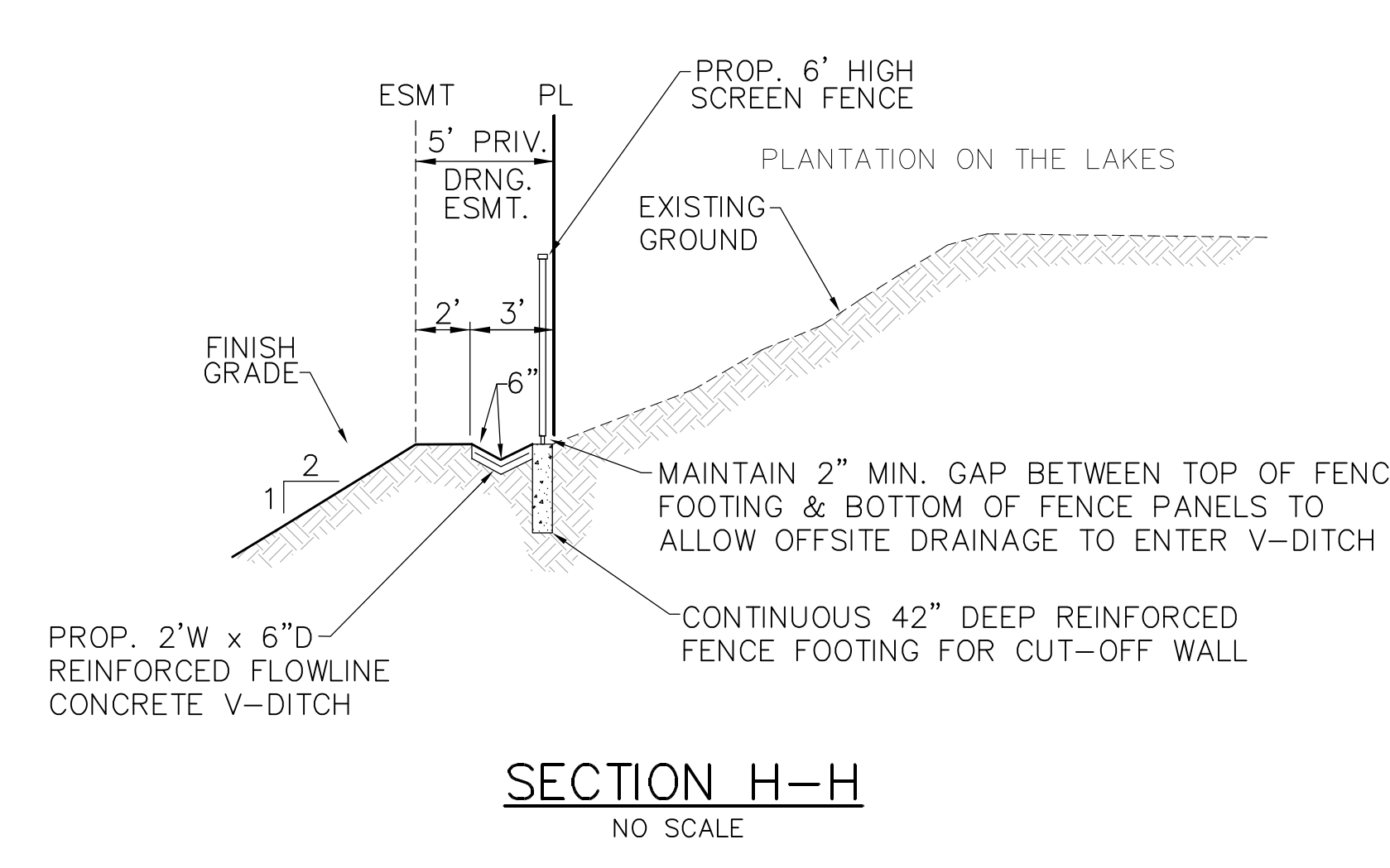
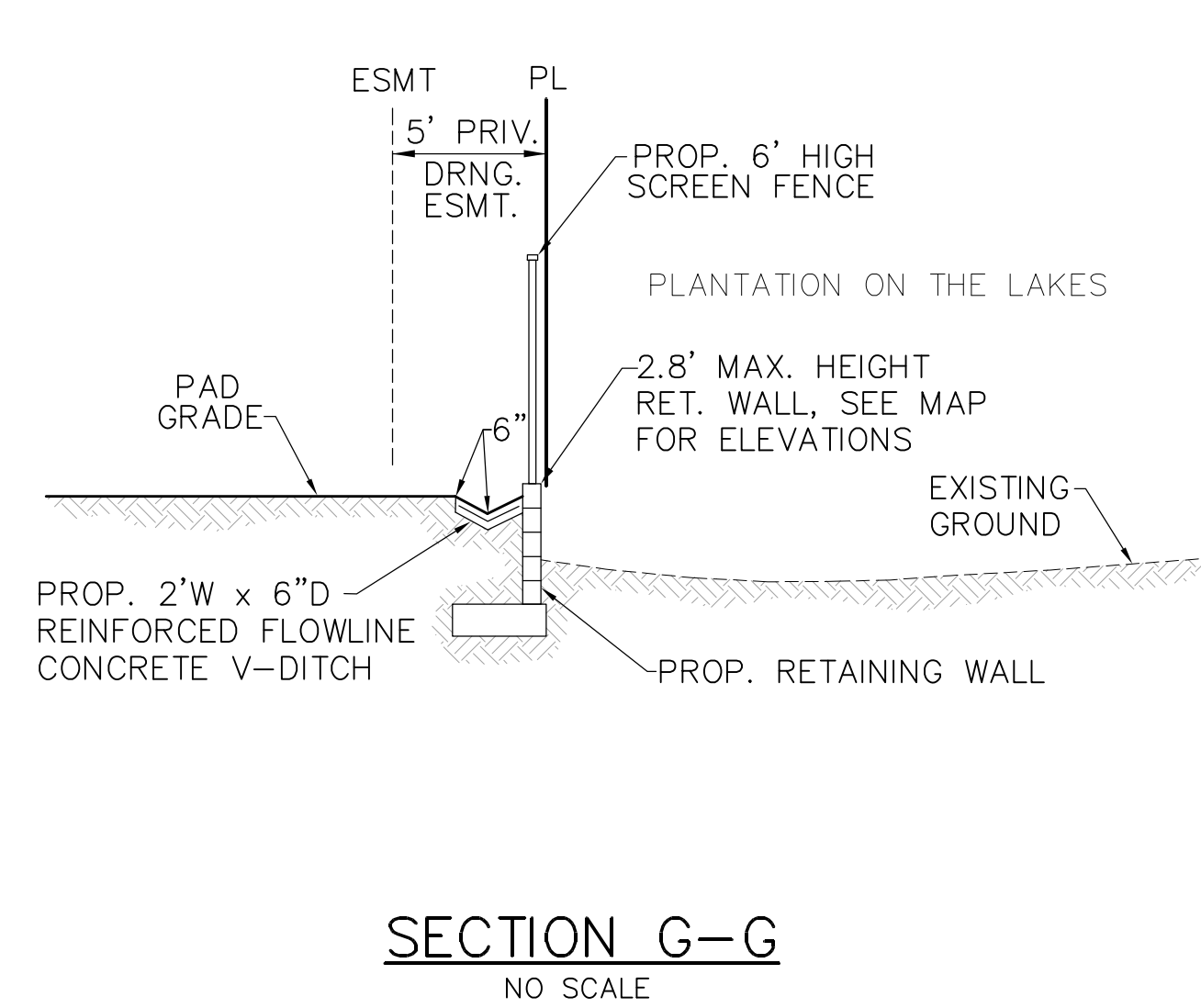
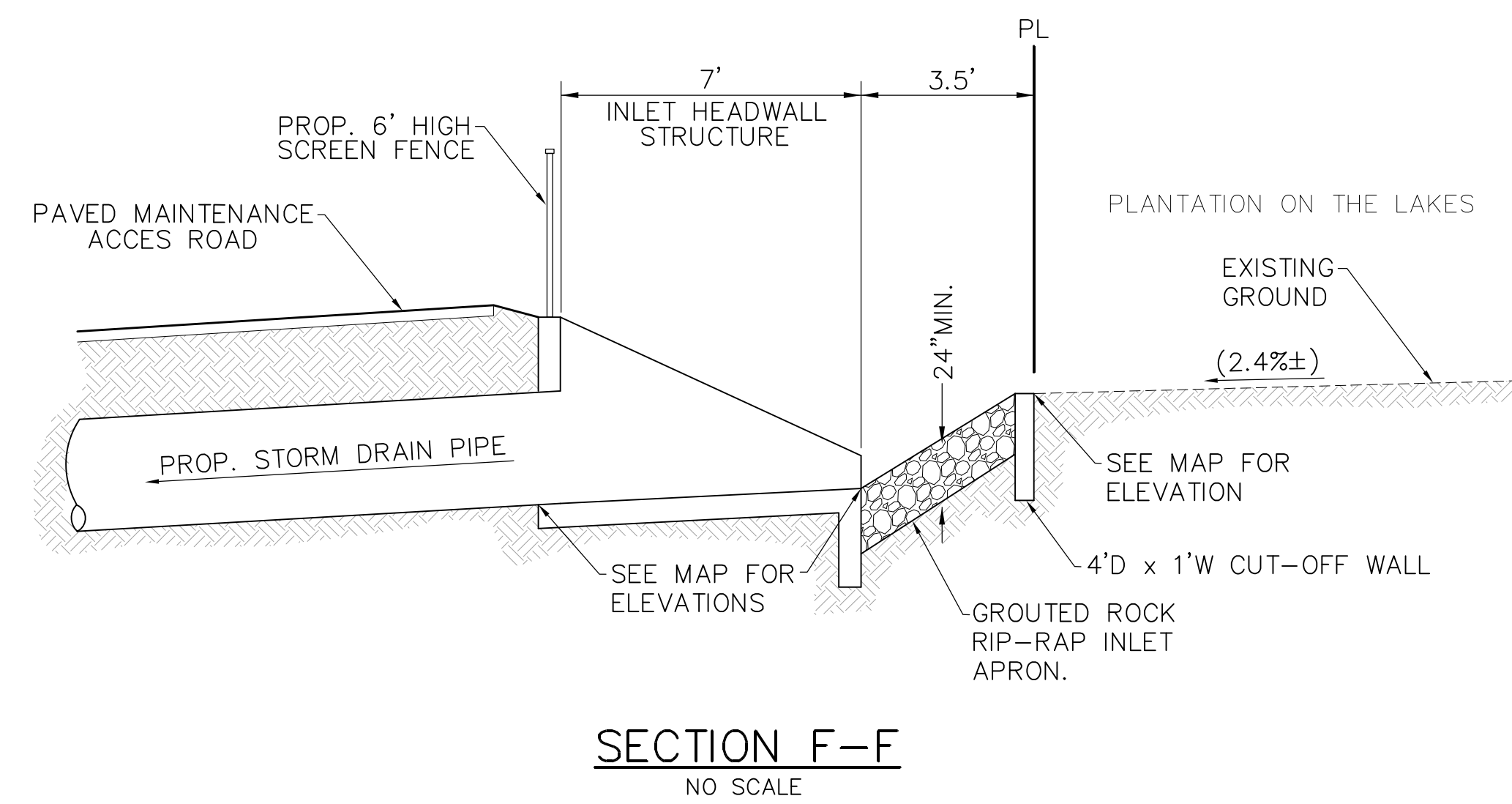
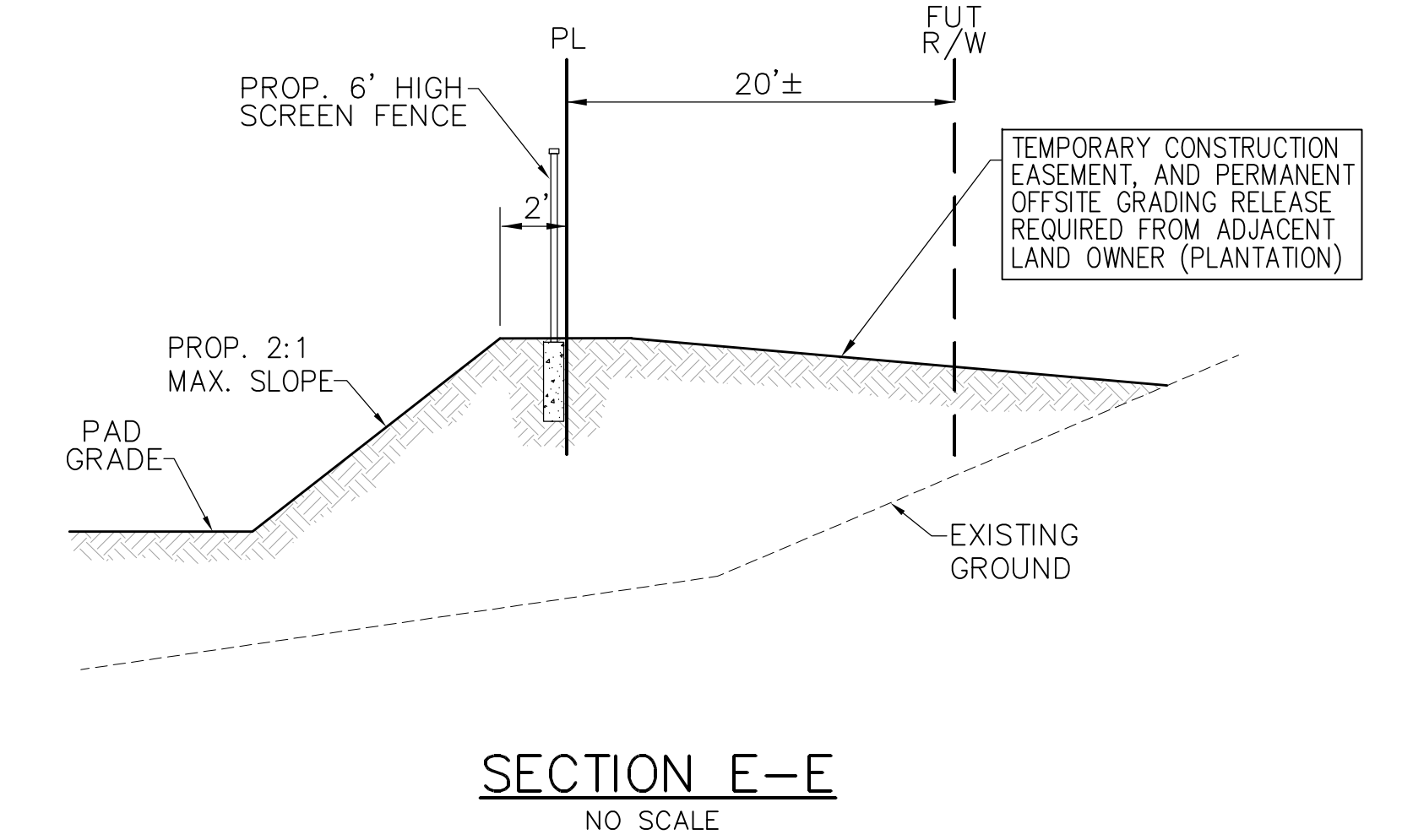
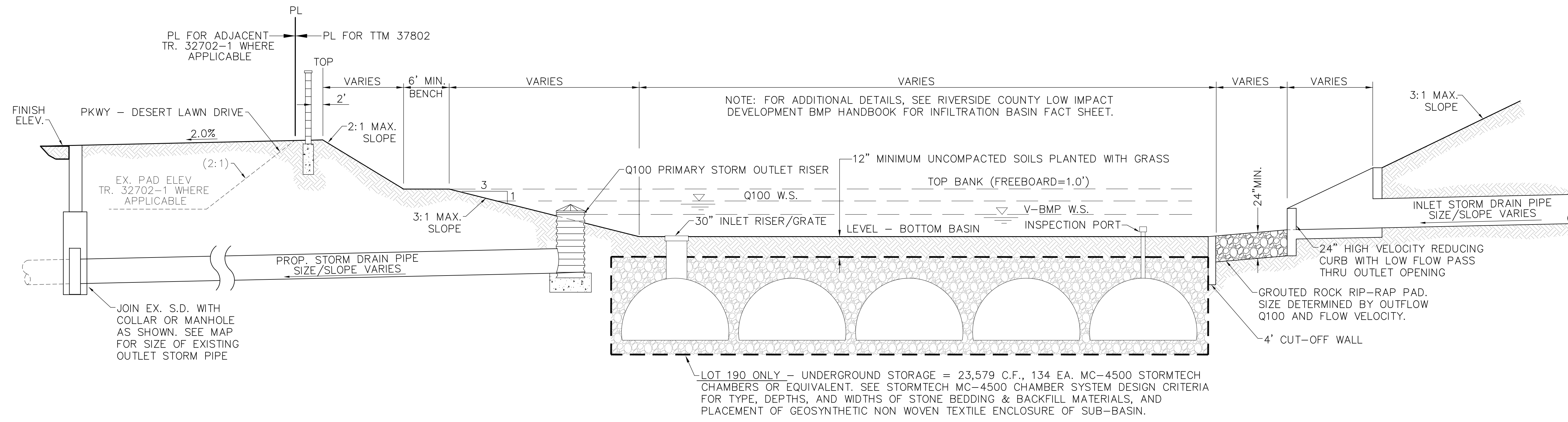
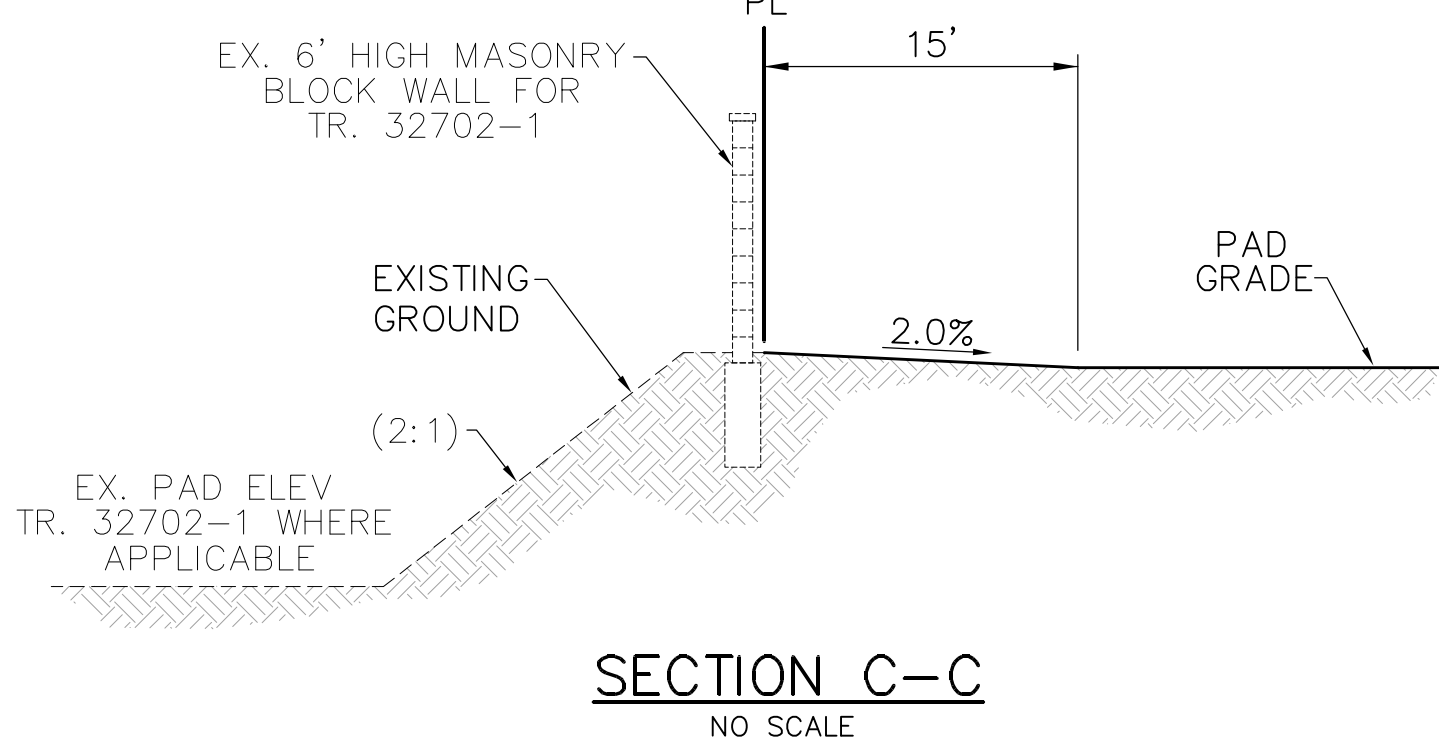
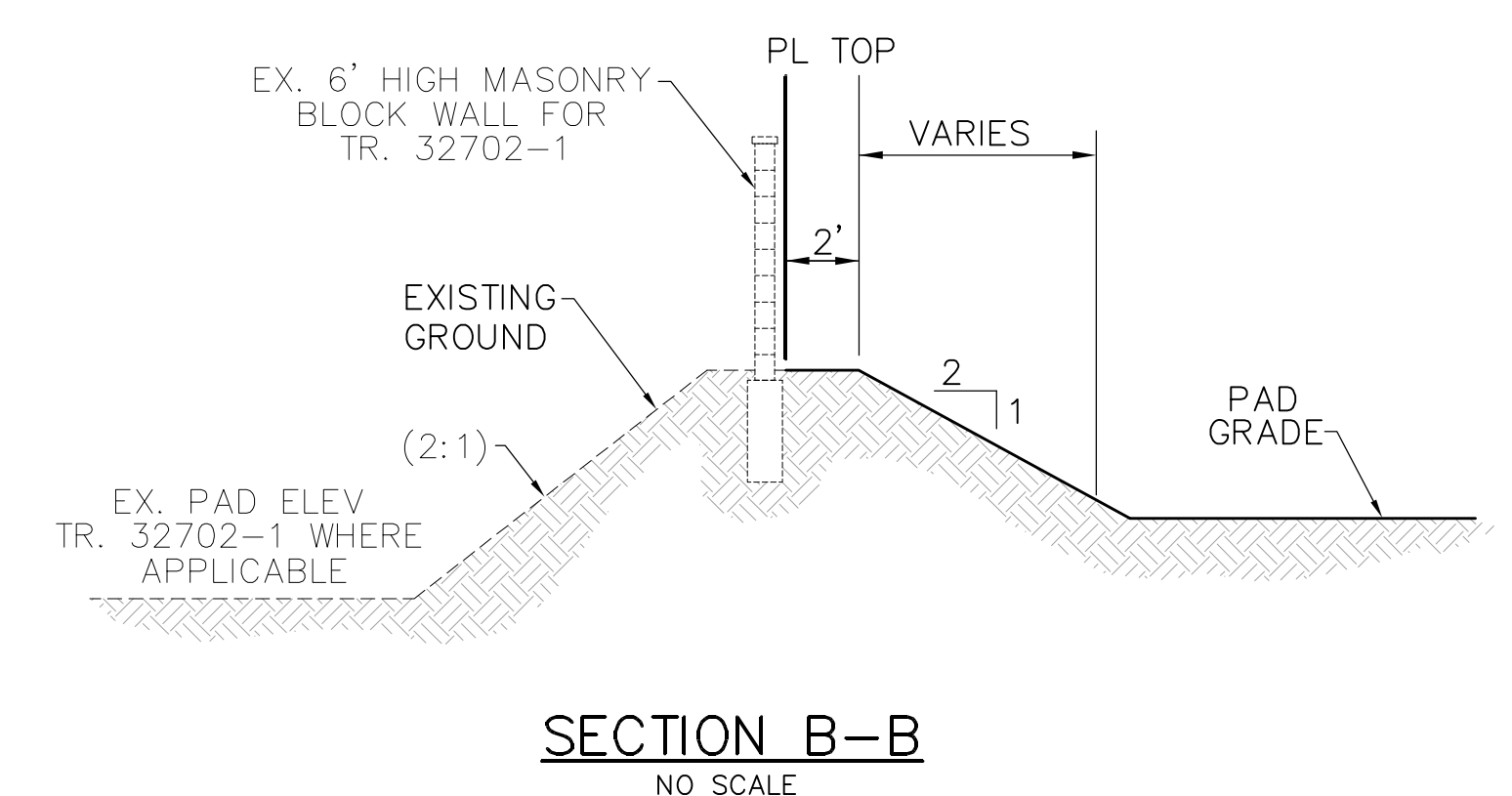
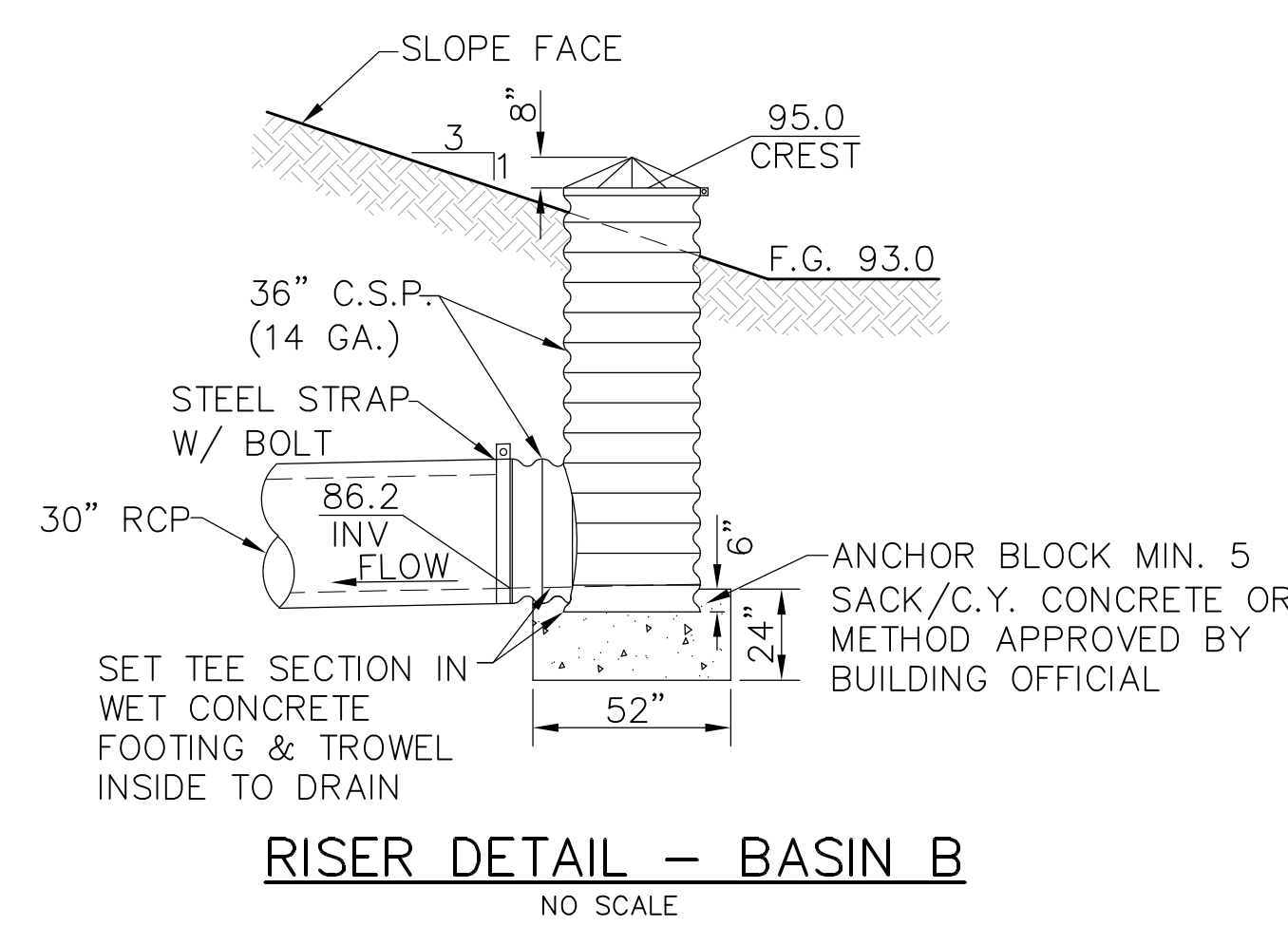
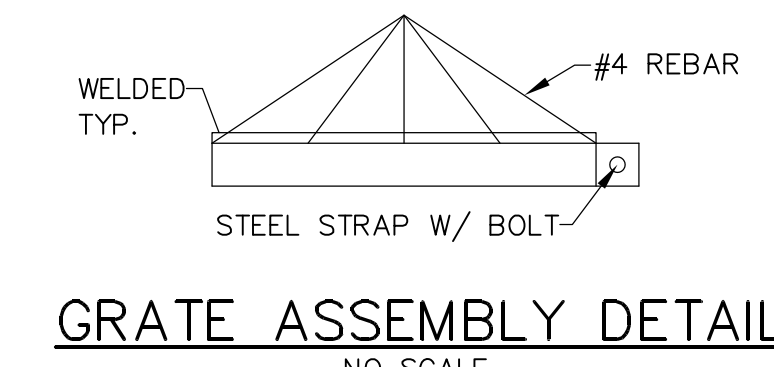
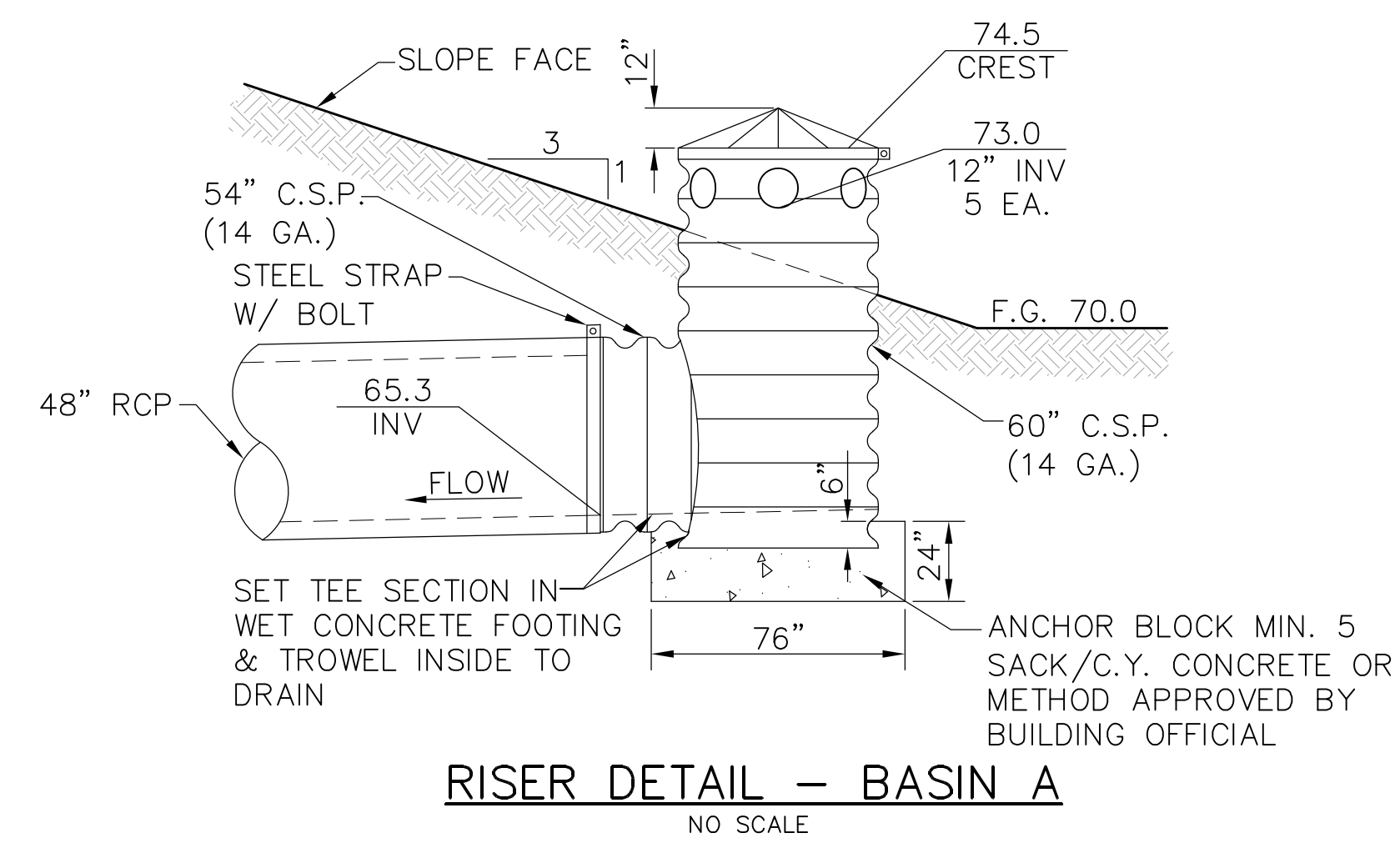
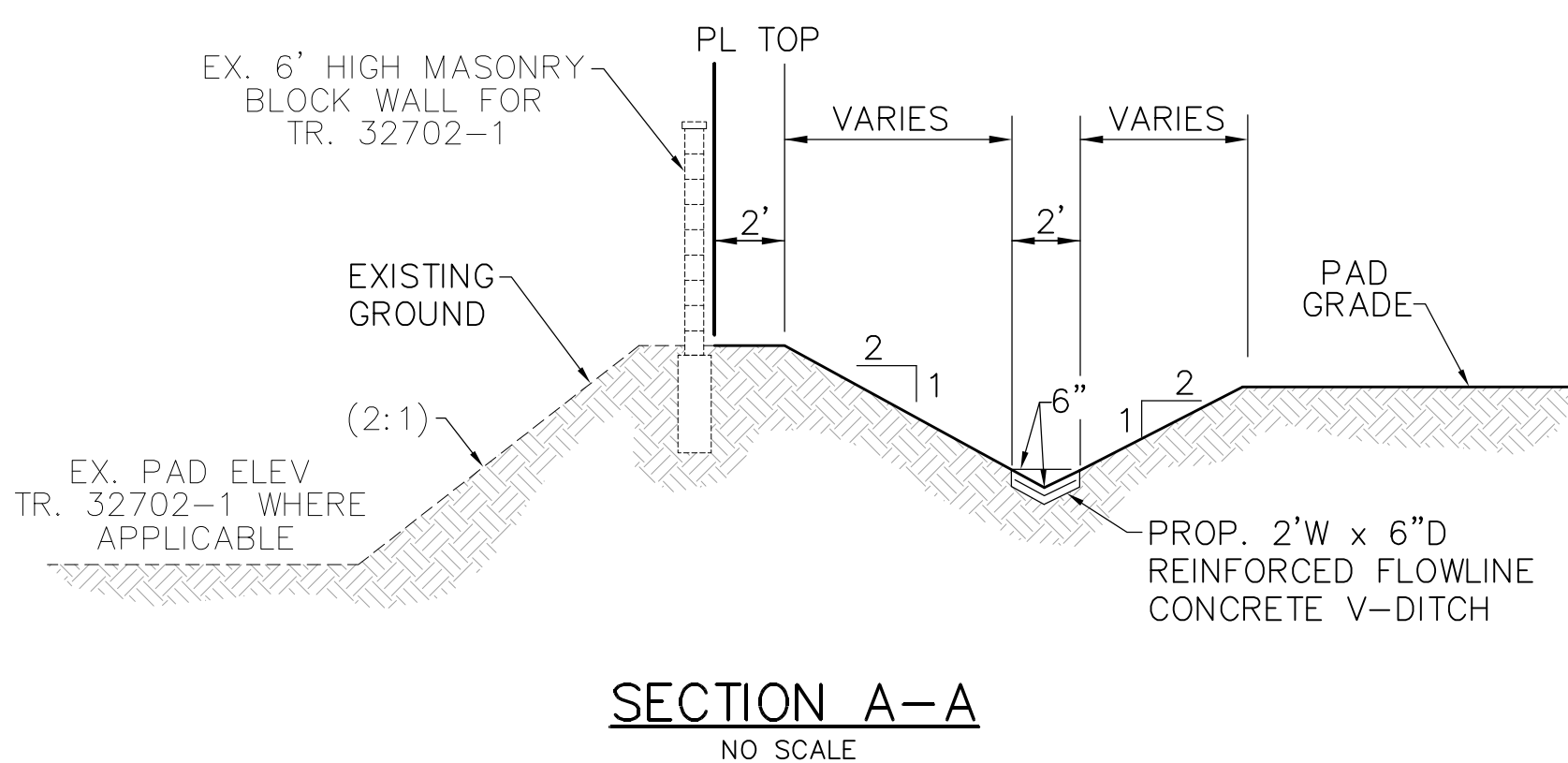
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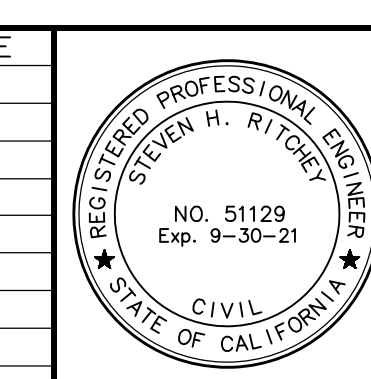
LOT SUMMARY TABLE

#	S.F.	WIDTH	DEPTH	USE	#	S.F.	WIDTH	DEPTH	USE	#	S.F.	WIDTH	DEPTH	USE	#	S.F.	WIDTH	DEPTH	USE	#	S.F.	WIDTH	DEPTH	USE										
1	6,001	61.3	102'	SFR	29	7,118	73'	100.5'	SFR	57	6,599	62'	106'	SFR	85	6,484	60.2'	108'	SFR	113	6,459	60.7'	107'	SFR	141	9,549	74'	128'	SFR	169	6,965	60.4'	100.5'	SFR
2	6,200	60.2	103'	SFR	30	6,579	65.9	103'	SFR	58	6,689	62'	106'	SFR	86	6,429	60.7	107'	SFR	114	6,315	60'	105'	SFR	142	7,952	62'	128'	SFR	170	6,454	64.6'	101.2'	SFR
3	6,376	60.7	103'	SFR	31	6,412	62'	103'	SFR	59	6,151	78.3'	108'	SFR	87	6,228	62.7	103.6'	SFR	115	6,172	60'	103'	SFR	143	7,588	62'	122.6'	SFR	171	6,541	64.6'	101.2'	SFR
4	6,241	61.4	106.5'	SFR	32	6,203	62'	104'	SFR	60	6,447	64.5'	104'	SFR	88	6,498	61.1	103.4'	SFR	116	6,248	60.7'	107'	SFR	144	7,291	61.5'	115.5'	SFR	172	6,494	64'	100.8'	SFR
5	6,296	63.1	107'	SFR	33	6,426	62'	103.5'	SFR	61	6,178	62'	107.4'	SFR	89	6,407	63.7	104.2'	SFR	117	6,014	60'	100.5'	SFR	145	6,752	64.5'	108.3'	SFR	173	6,445	63.5'	101'	SFR
6	6,757	63.2	106.5'	SFR	34	6,423	62'	104.5'	SFR	62	6,535	71'	124'	SFR	90	6,874	70.0'	103'	SFR	118	6,087	60.7'	102'	SFR	146	6,513	67.4'	101'	SFR	174	6,076	60'	101'	SFR
7	6,595	62.5	105.5'	SFR	35	6,858	63.5'	108'	SFR	63	6,895	67'	102'	SFR	91	6,057	60.4	100'	SFR	119	6,236	60'	104'	SFR	147	6,233	62.2'	101'	SFR	175	6,057	60'	101'	SFR
8	6,507	62.0	104.5'	SFR	36	7,086	65'	117.4'	SFR	64	6,447	60.7'	107'	SFR	92	6,024	60.4	100'	SFR	120	6,200	60'	103'	SFR	148	6,277	62.5'	102'	SFR	176	6,024	60'	101.9'	SFR
9	6,439	62.5	103.5'	SFR	37	7,508	63.2'	117.5'	SFR	65	6,446	60.7	107.5'	SFR	93	6,054	60.4	100'	SFR	121	6,078	60'	101'	SFR	149	6,445	64.2'	100'	SFR	177	6,807	62.8'	109'	SFR
10	6,389	62.3	102.5'	SFR	38	9,360	73.6'	119.6'	SFR	66	6,354	60.7	105.9'	SFR	94	6,013	60.1	100'	SFR	122	6,011	60'	101'	SFR	150	6,451	64.5'	100'	SFR	178	7,311	63'	115.1'	SFR
11	6,657	67.6'	102.2'	SFR	39	7,654	64'	110.8'	SFR	67	6,210	60.7	103.5'	SFR	95	6,006	60.1	100'	SFR	123	6,050	60'	100'	SFR	151	6,400	64'	100'	SFR	179	8,293	73'	115.9'	SFR
12	6,444	64.0'	103.7'	SFR	40	6,219	62'	100.3'	SFR	68	6,078	60.7	101.8'	SFR	96	6,012	60.1	100'	SFR	124	6,186	60.7	102.8'	SFR	152	6,289	74.1'	102'	SFR	180	6,397	64'	102'	SFR
13	6,426	63.3	102.2'	SFR	41	6,234	62'	100.5'	SFR	69	6,045	60'	101'	SFR	97	6,017	60'	100'	SFR	125	6,177	60.7	102.8'	SFR	153	7,903	77'	100'	SFR	181	3,804	20'	IRR	LS </td
14	6,310	63.1	100'	SFR	42	6,220	62'	100.5'	SFR	70	6,045	60.7	101'	SFR	98	6,009	60'	100'	SFR	126	6,312	79.3'	112.7'	SFR	154	6,475	64.5'	100'	SFR	182	14,154	20'	IRR	LS </td
15	6,310	63.1	100'	SFR	43	6,203	62'	100'	SFR	71	6,045	60.7	101'	SFR	99	6,009	60'	100'	SFR	127	6,170	60.7	102.8'	SFR	155	6,280	62.5'	100'	SFR	183	6,855	20'	IRR	LS
16	6,310	63.1	100'	SFR	44	6,203	62'	100'	SFR	72	6,045	60.7	101'	SFR	100	6,009	60'	100'	SFR	128	6,170	60.7	102.8'	SFR	156	6,103	61'	100'	SFR	184	6,254	30'	IRR	LS
17	6,310	63.1	100'	SFR	45	6,203	62'	100'	SFR	73	6,150	60.7	101'	SFR	101	6,000	60'	100'	SFR	129	6,673	60.7	111.7'	SFR	157	6,100	61'	100'	SFR	185	5,001	25'	20'	LS/DRS
18	6,993	70.4	100'	SFR	46	6,525	64.5'	101'	SFR	74	7,387	70.0'	106.1'	SFR	102	6,000	60'	100'	SFR	130	6,765	60'	113.5'	SFR	158	6,356	63.2'	100'	SFR	186	7,727	IRR	IRR	MELL
19	6,761	67.7	100'	SFR	47	6,329	63'	101.3'	SFR	75	6,545	60.7	103'	SFR	103	6,071	60'	100'	SFR	131	6,876	60'	113.5'	SFR	159	8,143	74.0'	111.4'	SFR	187	4,070	20'	20'	LS/DRS
20	6,176	61.7	100'	SFR	48	6,695	67.8'	101.2'	SFR	76	6,361	60.7	106.5'	SFR	104	6,051	60.5	100.5'	SFR	132	6,714	60.7	110.2'	SFR	160	6,062	66'	100'	SFR	188	3,610	35'	103.5'	TR
21	6,581	64'	101.8'	SFR	49	7,013	66.3'	106.6'	SFR	77	6,306	60.7	103.5'	SFR	105	6,671	70.0'	100'	SFR	133	6,581	60'	110'	SFR	161	6,721	66.2'	102'	SFR	189	6,060	60'	100'	SFR
22	6,604	64'	101.8'	SFR	50	6,524	60.7	107.3'	SFR	78	6,206	60.7	103.5'	SFR	106	6,522	60'	112'	SFR	134	6,443	60'	107'	SFR	162	7,621	75.1'	101'	SFR	190	6,699	187'	113.8'	LS/DRS
23	6,091	60.9'	100'	SFR	51	6,600	61'	106'	SFR	79	6,106	60.7	102'	SFR	107	6,786	64.6'	104.2'	SFR	135	6,306	60'	105'	SFR	163	9,956	63.6'	155.2'	SFR					
24	6,091	60.9'	100'	SFR	52	6,600	62'	106'	SFR	80	6,054	60.7	101'	SFR	108	7,264	75.1'	109.1'	SFR	136	6,173	60.7'	103'	SFR	164	7,376	68.0'	100.5'	SFR					
25	6,091	60.9'	100'	SFR	53	6,600	62'	106'	SFR	81	6,155	61'	107'	SFR	109	10,141	81.7'	113.6'	SFR	137	6,138	60.7'	102.5'	SFR	165	6,145	61.5'	100'	SFR					
26	6,092	60.9'	100'	SFR	54	6,586	62'	106'	SFR	82	6,201	61'	107'	SFR	110	6,499	62.3'																	



SEE CITY OF CALIMESA FIRE PREVENTION BUREAU FUEL MODIFICATION PLAN GUIDELINE REQUIREMENTS. FINAL ZONE DESIGNATIONS AND REQUIRED SETBACKS WILL BE DETERMINED BY THE LOCAL FIRE OFFICIAL.

SYM	BY	REVISIONS	DATE



LEC
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DATE: 1/19/21