



TENTATIVE PARCEL MAP 39358
OF PARCEL 34 OF PARCEL MAP 17552, AS SHOWN BY MAP ON FILE IN BOOK 105, PAGES 14-21, INCLUSIVE OR PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF RANCHO SANTA ROSA.

TERRASCRIBE INC. JULY 2025

MAP PREPARER
TERRASCRIBE INC
27403 YNEZ ROAD, SUITE 102
TEMECULA CA 92591
PLS8526@GMAIL.COM
951-830-7425

APPLICANT AND OWNERS REPRESENTATIVE

THIS SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

THIS SUBDIVISION DOES NOT PROPOSE PHASES.

ASSESSOR PARCEL NUMBER
932-340-008

ADDRESS
HACIENDA DRIVE
LA CRESTA CA 92562

LEGAL DESCRIPTION
THE PARCEL 34 OF PARCEL MAP 17552, AS SHOWN BY MAP ON FILE IN BOOK 105, PAGES 14-21, INCLUSIVE OR PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF RANCHO SANTA ROSA.

ZONE CLASSIFICATION
R-A-5: RESIDENTIAL AGRICULTURAL

LAND USE DESIGNATION
RM: RURAL MOUNTAIN

SPECIFIC PLAN
NOT IN A SPECIFIC PLAN

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

UTILITY PURVEYORS
WATER: RANCHO CA WATER DISTRICT OR WATER WELL (TO BE INSTALLED)
SEWER: ONSITE TREATMENT SYSTEM (ENGINEERING AND INSTALLATION TO BE COMPLETED)
GAS: ONSITE PROPANE (TO BE INSTALLED)
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: FRONTIER COMMUNICATIONS

PUBLIC UTILITY EASEMENT
NO KNOWN PUBLIC UTILITY EASEMENT(S) OVER THIS SUBDIVISION.

STREETS
AN ASPHALT PAVED ROAD, "HACIENDA DRIVE" IS AN AVERAGE OF 22' WIDE. THE TOTAL RIGHT OF WAY IS 60' IN WIDTH, 30' ON BOTH SIDES OF IT'S CENTERLINE WHICH IS ADJACENT TO AND ALONG THE EAST AND SOUTH OF THIS SUBDIVISION. SEE MAP FOR DETAILS. THIS ROAD PROVIDES LEGAL ACCESS TO THE PROPOSED LOTS OF THIS SUBDIVISION.

EASEMENT
THERE ARE THREE EASEMENTS OVER THIS SUBDIVISION, SEE MAP FOR PARTICULARS.

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.
NOT IN A COMMUNITY FACILITIES DISTRICT.

STREET IMPROVEMENT
NO STREET IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION.

RIGHT-OF-WAY DEDICATION
NO ADDITIONAL RIGHT-OF-WAY DEDICATIONS ARE PROPOSED AS PART OF THIS SUBDIVISION.

TOPOGRAPHIC DATA
TOPOGRAPHIC DATA SHOWN WAS COMPILED BY TERRASCRIBE INC, USING CONVENTIONAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY COLLECTED IN JUNE 2025. SPOT ELEVATIONS ARE OF EXISTING CONDITIONS AND FROM THE SAME SOURCE.

GRADING
THERE IS NO GRADING PROPOSED AS PART OF THIS SUBDIVISION.

LIQUEFACTION
NOT IN A LIQUEFACTION AREA.

FEMA FLOODPLAIN
AREA OF UNDETERMINED FLOOD HAZARD.

DRAINAGE PLAN
NO DRAINAGE PLAN IS PROPOSED AS NO GRADING IS PROPOSED.

COMMON AREA
NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS ARE PROPOSED WITH THIS SUBDIVISION.

FENCES, GATES, WALLS
NO FENCES, GATES, WALLS, SIGNS, DRIVEWAYS, TURNOUTS, CURBS, DRAINAGE STRUCTURES OR DISPOSAL SYSTEMS ARE PROPOSED WITH THIS SUBDIVISION.

PARKING
NO SPECIFIC AREAS FOR PARKING ARE DESIGNATED OR PROPOSED WITH THIS SUBDIVISION.

INGRESS/EGRESS
THERE IS NO PROPOSED CHANGES TO CURRENT INGRESS/EGRESS AS PART OF THIS SUBDIVISION.

LIGHTING
THERE IS NO PROPOSED CHANGES TO CURRENT LIGHTING AS PART OF THIS SUBDIVISION.

STRUCTURES
THERE ARE NO EXISTING STRUCTURES, THERE IS NO PROPOSED STRUCTURES AS PART OF THIS SUBDIVISION.

PAVEMENT
THERE IS 0 SQUARE FEET OF CAST CONCRETE AREA AND WALKWAYS, NO PROPOSED CHANGES TO PAVEMENT AS PART OF THIS SUBDIVISION.

SETBACKS
FRONT: 20FT. THERE ARE NO SIDE OR REAR SETBACK REQUIREMENTS IN ARTICLE VII.B R-A ZONE (RESIDENTIAL AGRICULTURAL) OF RIVERSIDE COUNTY ORDINANCE NO. 348.4947/50.

PLANTING PLAN
THERE IS NO PROPOSED PLANTINGS AS PART OF THIS SUBDIVISION.

WATER QUALITY COMPLIANCE
NO WATER QUALITY PLAN IS PROPOSED AS THERE ARE NO PROPOSED CHANGES TO GRADING OR DRAINAGE AS PART OF THIS SUBDIVISION.

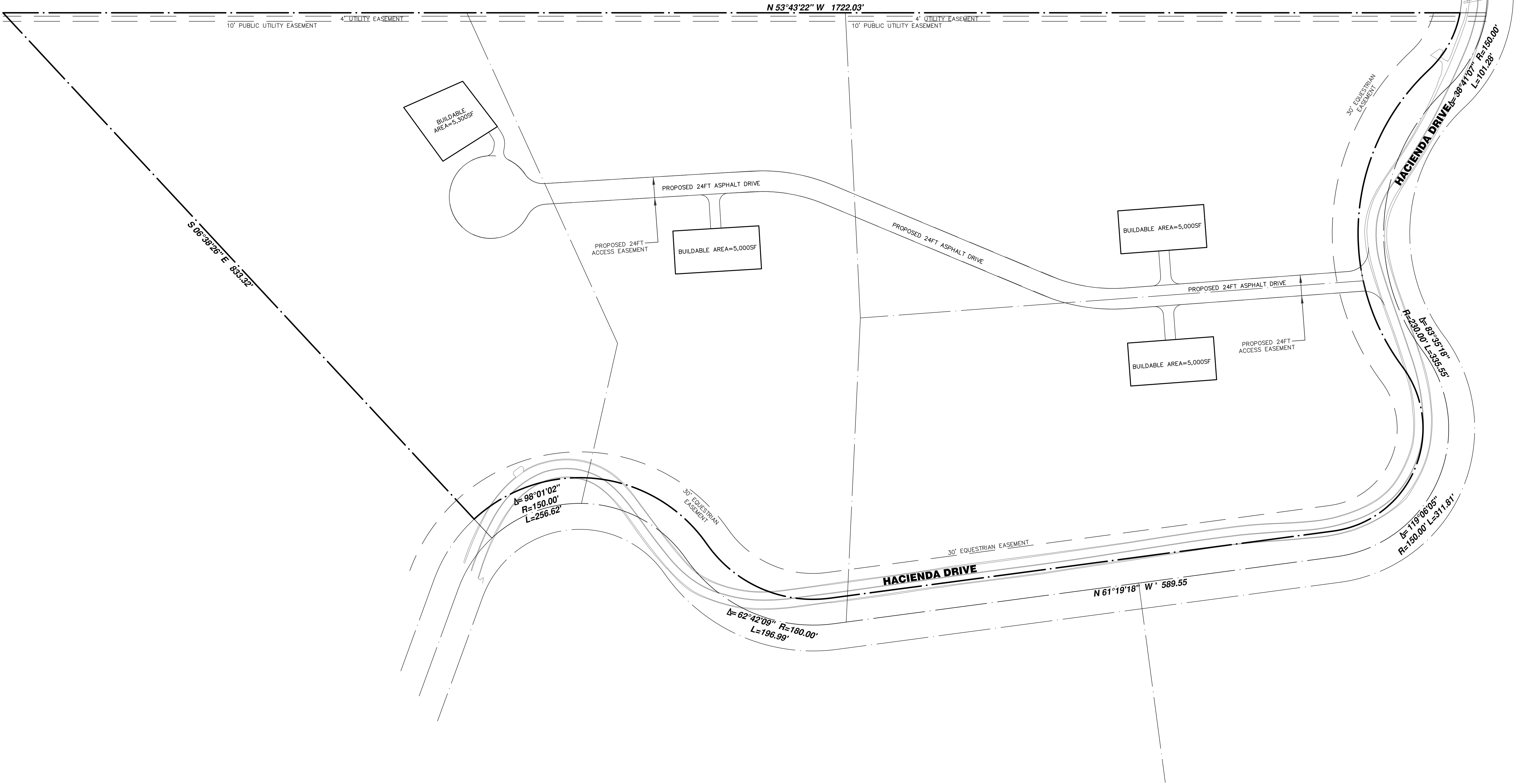
DRAFT

AMENDMENT	DATE	INITIALS



JUSTIN DANKEL, PLS 8526
27403 YNEZ ROAD
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TEMECULA CA 92591
pls8526@gmail.com
951-830-7425

TENTATIVE PARCEL MAP 39358
UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA



SITWORKS NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
3. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
5. CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

CONSTRUCTION NOTE:

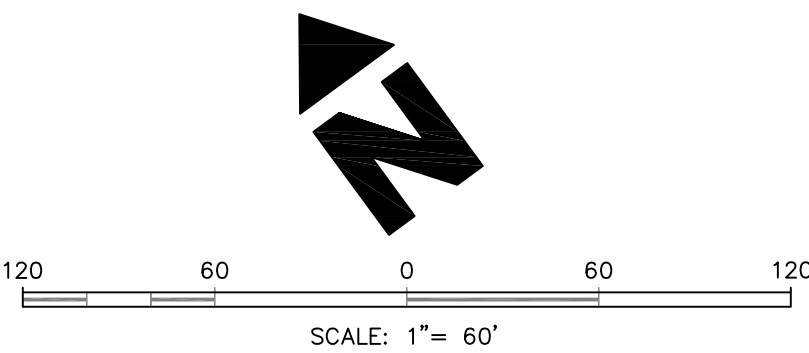
CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION.

EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT NO SEPARATE PAY.

LEGEND

- | | |
|-------|-------------------|
| --- | PROPERTY LINE |
| - - - | LOT LINE |
| --- | PROPOSED DRIVE |
| --- | PROPOSED BUILDING |



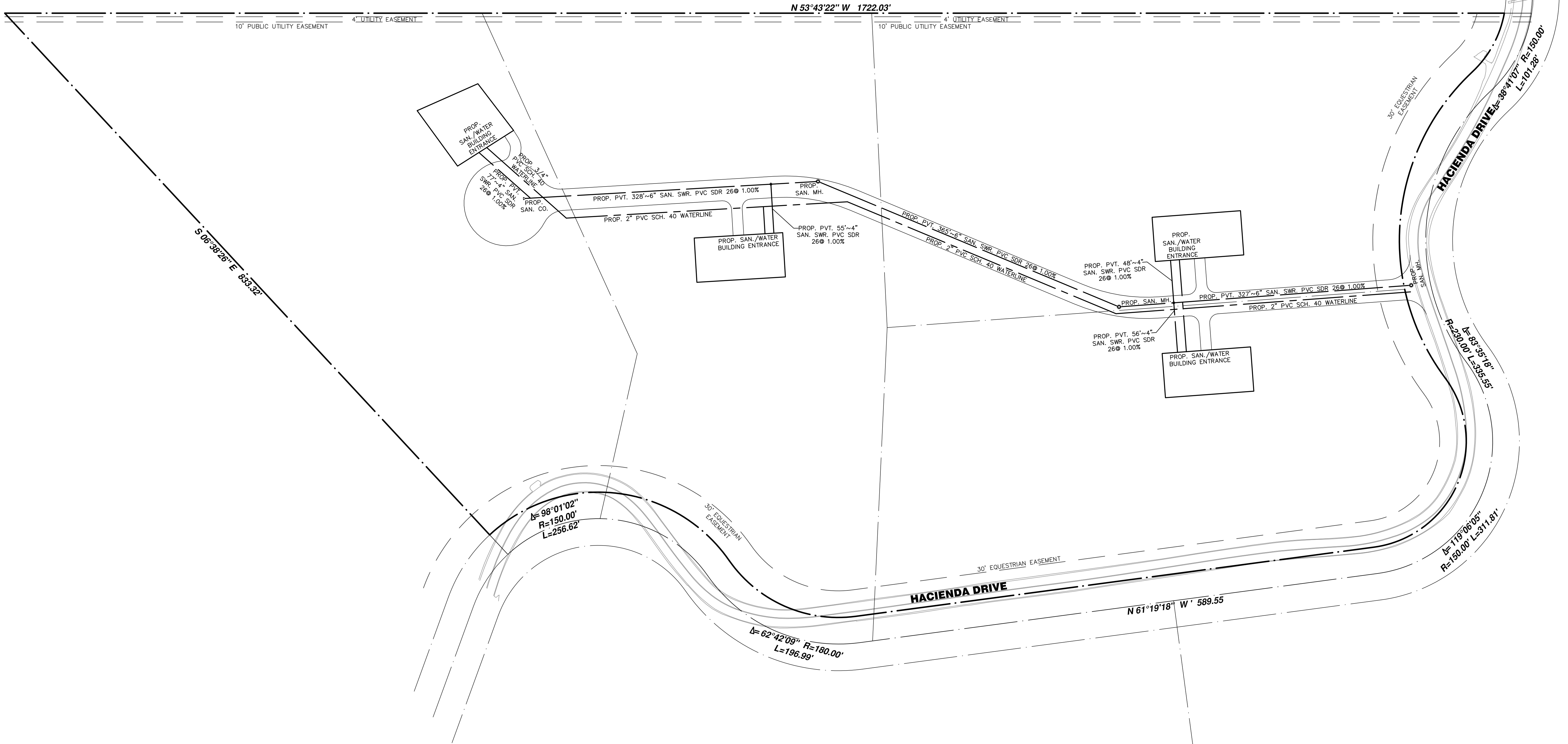
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TENTATIVE PARCEL MAP 39358	HACIENDA DRIVE LA CRESTA CA 92562
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SITE LAYOUT PLAN		
DESIGNED BY:	DWN BY:	CHK BY:

SHEET REFERENCE:	
C.01	



SANITARY SEWER SYSTEM

POLY-VINYL-CHLORIDE (PVC SDR 26) PIPE SHALL CONFIRM TO ASTM SPECIFICATIONS D3034 AND BE INSTALLED ACCORDING TO ASTM D2321.

ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED TO TRUE ALIGNMENT AND GRADE. WARPED AND SAGGING LINES WILL NOT BE PERMITTED.

BUILDING TIE-ON CONNECTION WILL BE MADE DIRECTLY TO THE STUB-OUT FROM THE BUILDING PLUMBING AT THE FOUNDATION ON ALL WASTES OUTLETS.

WATER-TIGHT ADAPTERS OF A TYPE COMPATIBLE WITH THE MATERIALS BEING JOINED WILL BE USED AT THE POINT OF CONNECTION OF THE SERVICE LINE TO THE BUILDING PLUMBING. NO CEMENT GROUT MATERIALS ARE PERMITTED.

NO BENDS OR TURNS AT ANY POINT WILL BE GREATER THAN 45 DEGREES.

CLEANOUT WILL BE MADE WITH AIRTIGHT MECHANICAL PLUG.

THE PHYSICAL CONNECTION TO THE AUTHORITY'S SEWER MAIN WILL BE MADE BY USE OF AN ADAPTER OF A TYPE COMPATIBLE WITH MATERIALS BEING JOINED. THE CONNECTION SHALL BE WATERTIGHT. NO CEMENT GROUT MATERIALS ARE PERMITTED.

BACKFILLING OF SERVICE LINES TRENCH MUST BE ACCOMPLISHED WITHIN TWENTY-FOUR (24) HOURS OF INSPECTION AND APPROVAL. NO DEBRIS WILL BE PERMITTED IN THE TRENCH.

SANITARY SEWER CLEANOUTS: ENSURE SANITARY SEWER CLEANOUTS ARE INSTALLED: EVERY 100 FEET ALONG HORIZONTAL PIPING. AT ALL DIRECTION CHANGES GREATER THAN 45 DEGREES. ACCORDING TO FBC-PLUMBING 708.1.1.

HORIZONTAL SEPARATION: MAINTAIN A MINIMUM 5 FEET OF HORIZONTAL DISTANCE BETWEEN THE WATER SUPPLY AND SEWER LINES.

VERTICAL SEPARATION (IF CROSSING): THE WATER SUPPLY LINE MUST BE INSTALLED 12 INCHES ABOVE THE SEWER LINE. IF THIS SEPARATION IS NOT ACHIEVABLE, ENCASE THE SEWER PIPE IN CONCRETE.

SITEWORKS NOTES:

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
- CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

EXISTING UTILITIES, FACILITIES & TREES

CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.

CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.

DOMESTIC WATER SYSTEM

ALL WATER LINE MAINS SIZES 1 THRU 3 INCH SHALL BE PVC SCH 40.

WATER LINE SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH AUTHORITY SPECIFICATION FOR WATER MAIN CONSTRUCTION AS CURRENTLY AMENDED.

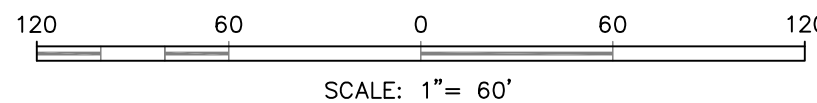
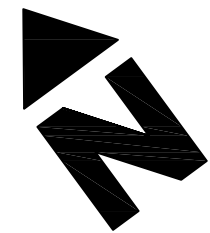
WATER LINE SHALL HAVE BANK SAND BEDDING AND BACKFILL.

PROVIDE THRUST BLOCKING ACCORDING TO AUTHORITY STANDARDS SPECIFICATIONS.

PROVIDE A MINIMUM 6-INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSING.

LEGEND

	PROPERTY LINE
	WASTEWATER
	WATER LINE



TENTATIVE PARCEL

MAP 39358

HACIENDA DRIVE LA

CRESTA CA 92562

SITE UTILITIES
PLAN

DESIGNED BY:

DWN BY:

CHK BY:

SHEET
REFERENCE:

C.03