

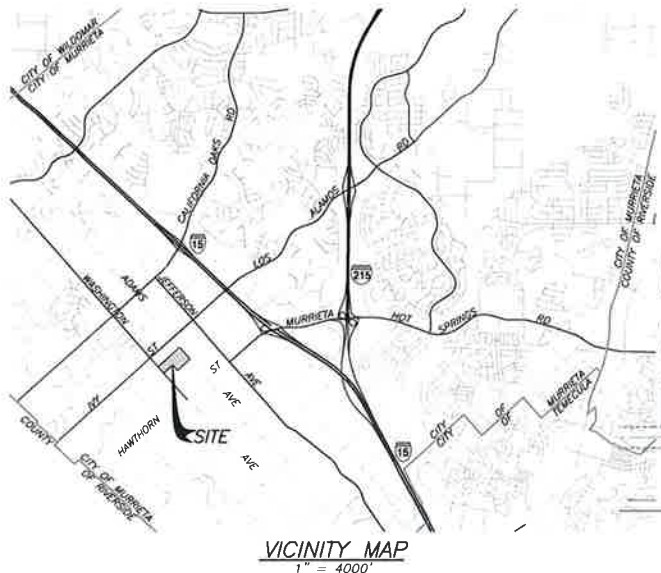
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE,
CITY OF MURRIETA
TENTATIVE TRACT MAP NO. 39271
FOR 107 CONDOMINIUM PURPOSES
GIERSON RANCH

EXISTING EASEMENTS:

- (A) AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JANUARY 13, 1953 AS INSTRUMENT NO. 1731, PAGE 359 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

- (B) AN EASEMENT FOR JOINT USE DRIVEWAY RESERVED FOR THE OWNER, ITS SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS ON THIS MAP.
- (C) AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED TO THE CITY OF MURRIETA ON THIS MAP.



VICINITY MAP
1" = 4000'

PROJECT PARTICIPANTS

OWNER
ESTHER H. GIERSON
25190 WASHINGTON AVE
MURRIETA, CA 92562

ARCHITECT
KITY ARCHITECTURE
CONTACT: CRAIG RUSSELL
17911 VON KARMAN AVE,
SUITE 200
IRVINE, CA 92614
TEL: (949) 851-2133

DEVELOPER
OTM MURRIETA, LLC
CONTACT: ERIC HIGUCHI
16381 SCIENTIFIC WAY
IRVINE, CA 92618
TEL: (949) 290-7510

SURVEYOR
VERTEX SURVEY INC.
CONTACT: RICK ESTRADA
28348 CONSTELLATION RD,
STE 800
SANTA CLARITA, CA 91355
TEL: (661) 254-1928

CIVIL ENGINEER
FORMA ENGINEERING INC.
CONTACT: ARET BINATU
400 SAN FERNANDO MISSION BL,
STE 200
SAN FERNANDO, CA 91340
TEL: (818) 832-1710

UTILITY PURVEYORS

ELECTRIC SOUTHERN CALIFORNIA EDISON (SCE) (951) 928-8272
GAS SOUTHERN CALIFORNIA GAS (SCG) (951) 304-0093
TELEPHONE VERIZON (951) 929-9490
WATER & SEWER WESTERN MUNICIPAL WATER DISTRICT (951) 571-7104
SCHOOL DISTRICT MURRIETA VALLEY SCHOOL DISTRICT (951) 696-1641
CABLE TELEVISION TIME WARNER CABLE (866) 205-0312

GENERAL NOTES:

- ASSESSOR'S PARCEL NO. 909-190-001
- PROJECT STREET ADDRESS: 25190 WASHINGTON AVENUE, MURRIETA, CA 92562
- EXISTING ZONING DESIGNATION: S F-2 (SINGLE FAMILY 2 PLANNED RESIDENTIAL DEVELOPMENT)
- GENERAL PLAN DESIGNATION: SINGLE-FAMILY RESIDENTIAL (1.1-10.0 DU AC)
- TOTAL GROSS SITE ACREAGE: 15.81 AC
- TOTAL NEW SITE ACREAGE: 15.81 AC
- PUBLIC STREET DEDICATIONS: NONE (DEDICATIONS ARE MADE AS PART OF PM 38310)
- THIS PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FACILITIES DISTRICT OR SPECIFIC PLAN.
- THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.
- THIS LAND IS SUBJECT TO MODERATE LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
- THE SETBACKS: FRONT=10', REAR=10' MIN. SIDE=0'-10'
- WALLS AND FENCING ARE SHOWN ON A SEPARATE SUBMITTAL.
- THE PERMITEE SHALL OBTAIN ALL NECESSARY FEDERAL, STATE, AND LOCAL PERMITS.

LEGAL DESCRIPTION

A PORTION OF PARCEL 1 OF PARCEL MAP 6760, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 20 AND SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 WEST, S.B.M.
APN: 909-190-001

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2011.50) BASED LOCALLY ON CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "ELSG", "DLU2", AND "P477" AS SHOWN HEREON. ALL DISTANCES ARE GRID DISTANCES, UNLESS OTHERWISE NOTED.

FEMA FLOOD ZONE

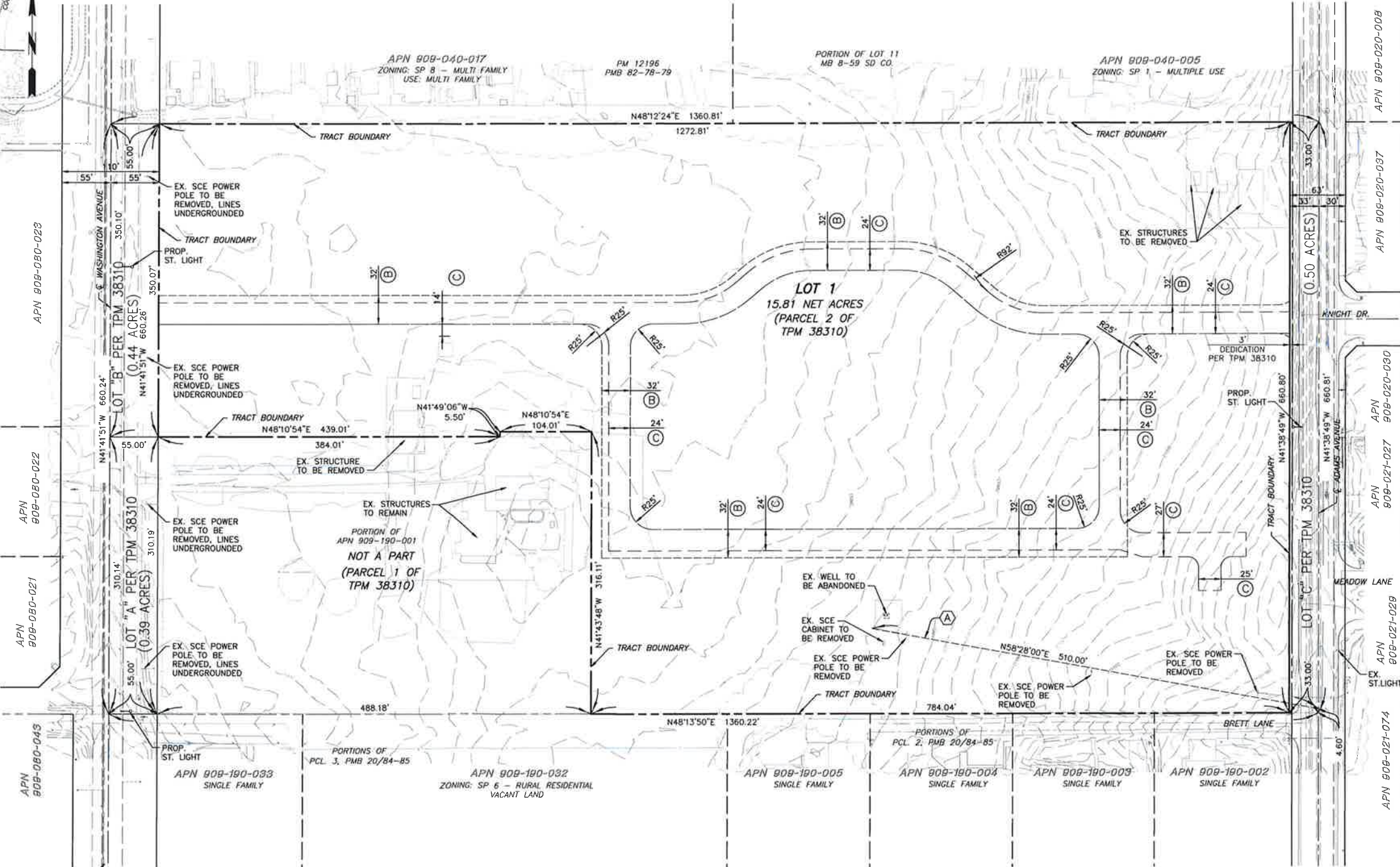
PROJECT SITE IS LOCATED IN ZONE X, AREA OF 0.2 PERCENT ANNUAL CHANCE OF FLOOD HAZARD, ON U.S. DEPARTMENT OF FLOOD INSURANCE BOUNDARY MAP, COMMUNITY PANEL NUMBER 06065C27156, DATED 08-28-2008, IN THE CITY OF MURRIETA.

SOURCE OF TOPOGRAPHY

VERTEX SURVEY, INC. (FIELD SURVEY)
28348 CONSTELLATION RD, SUITE 800
SANTA CLARITA, CA 91355
(661) 254-1928
SURVEY DATE: JUNE 2023-APRIL 2024

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET, TENTATIVE TRACT MAP
2	CONCEPTUAL GRADING PLAN
3	PROJECT SECTIONS AND SETBACKS
4	CONCEPTUAL UTILITY PLAN



BENCH MARK:
DESCRIPTION: RIVERSIDE COUNTY BENCHMARK: R-1-70
LOCATION: AT THE NORTHWEST CORNER OF WASHINGTON AVENUE AND "C" STREET, 58.0 FEET WEST OF THE CENTER OF THE CORNER OF THE MURRIETA POST OFFICE, 100 FEET EAST OF THE EAST WALL OF THE POST OFFICE, FOUND A BRASS DISK SET IN THE TOP OF A 8 INCH CONCRETE POST, MARKED R-1-70.
ELEVATION: 1090.024' DATUM: NGVD29



PREPARED BY:
FORMA ENGINEERING INC.
400 San Fernando Mission Boulevard, Suite 200
San Fernando, California 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740

Shereef E. Suriur 02/14/2025
DATE

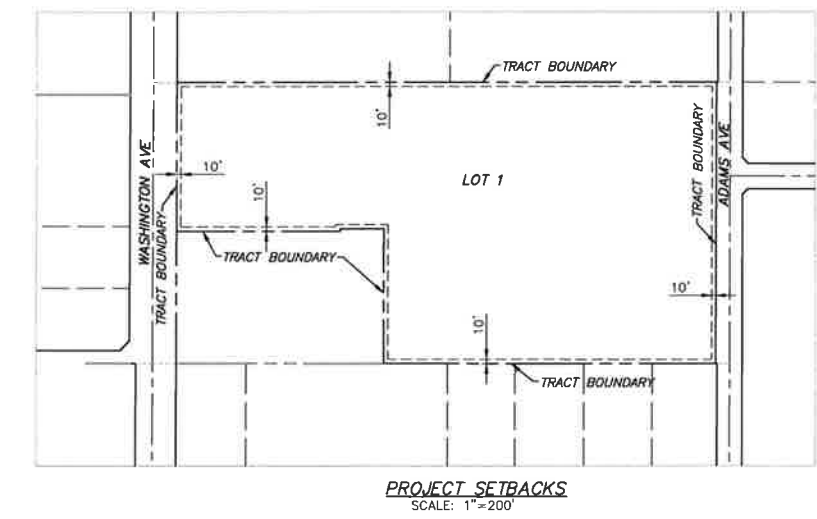
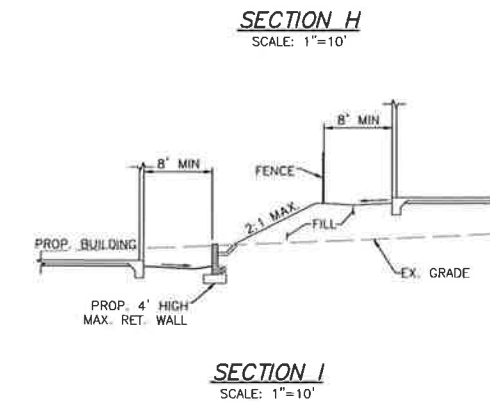
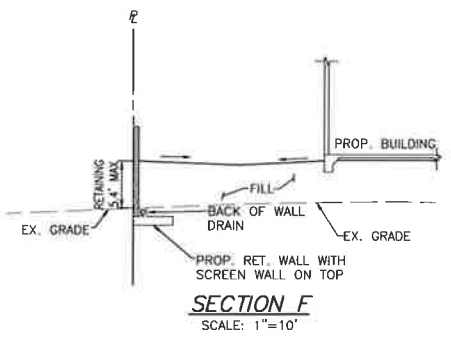
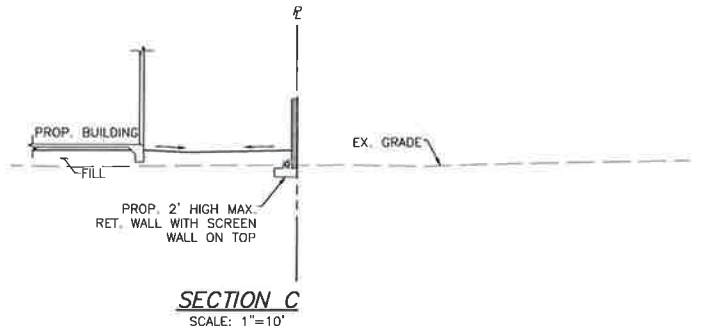
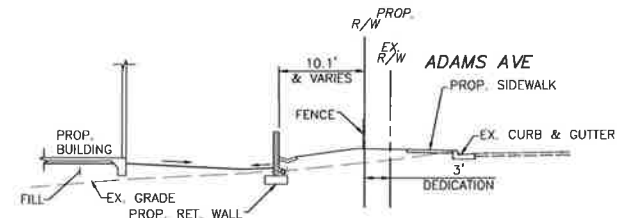
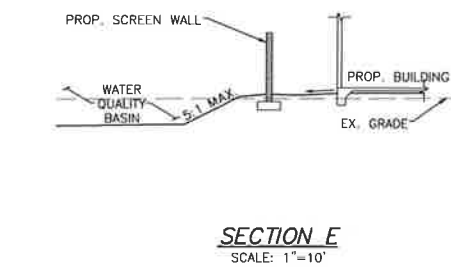
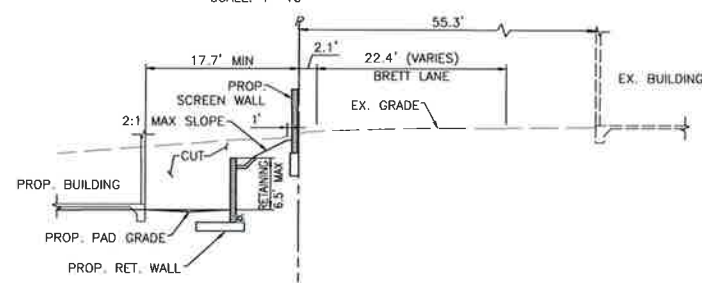
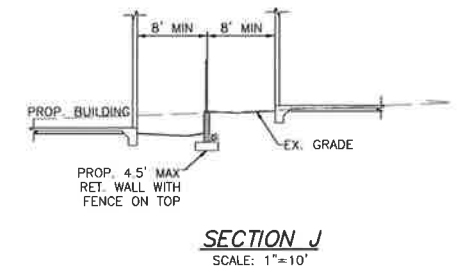
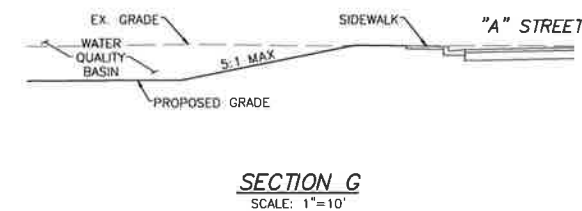
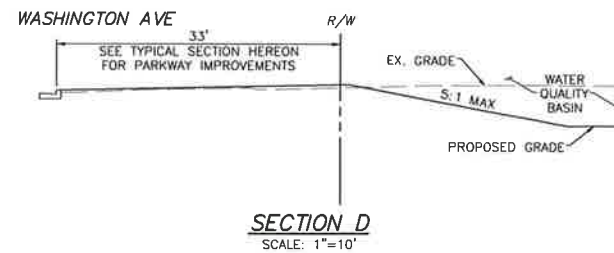
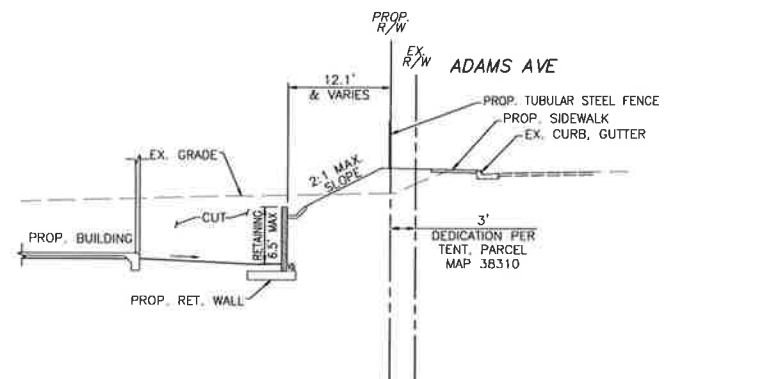
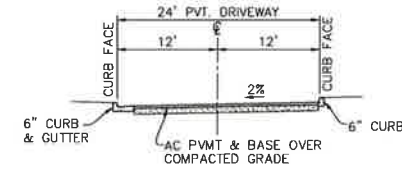
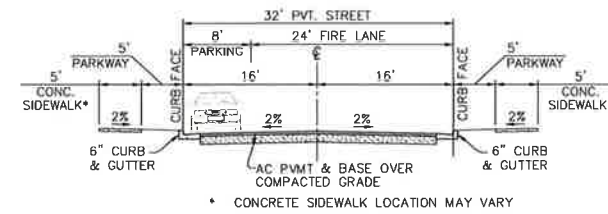
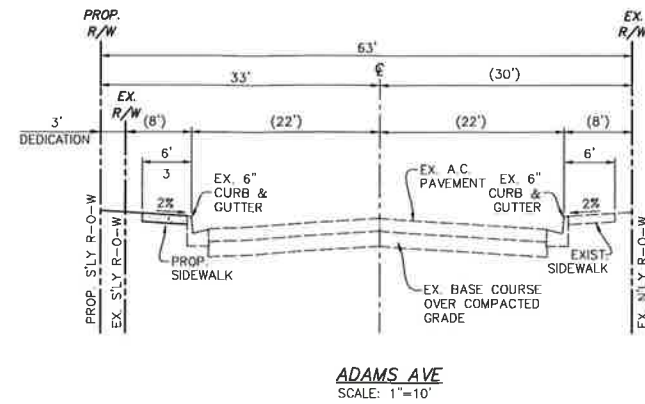
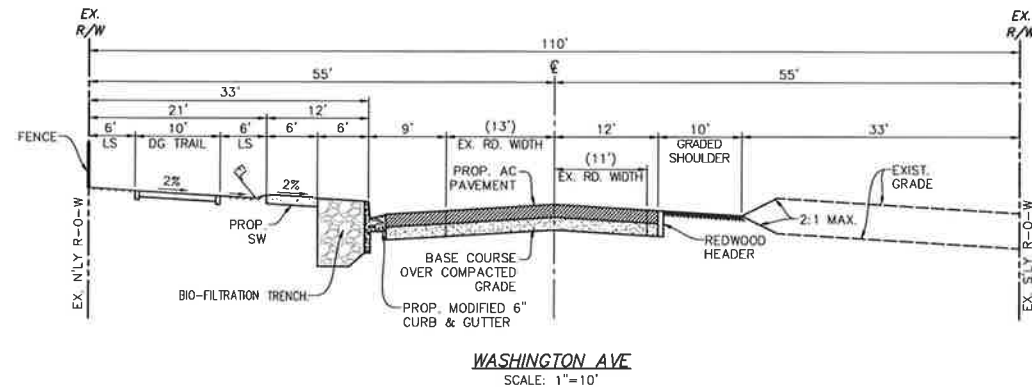
DATE	INITIAL	REVISION DESCRIPTION	SHEET NO.	DATE	INITIAL

SHEET 1	CITY OF MURRIETA PLANNING DEPARTMENT	SHEETS 4
TENTATIVE TRACT MAP NO. 39271 GIERSON RANCH TITLE SHEET, TENTATIVE MAP		

Drawing Name: L:\32599\City of Murrieta\Projects\Tentative Map\39271\Title.dwg
Last Updated: May 03, 2025 - 3:16pm by drc

	CUT (CY)	FILL (CY)
ROUGH GRADE (RAW VOLUME)	21,680	29,077
OVEREX & RECOMPACT:	100,800	100,800
UNDERGROUND STORM DRAIN STORAGE	4,800	—
SUBTOTAL:	127,280	129,877
SHRINKAGE: (12.5% AVERAGE)	—	15,910
SUBSIDENCE:	—	2,557
TOTAL:	127,280	148,344
ESTIMATED IMPORT AMOUNT:		21,064 CY





BENCH MARK:
DESCRIPTION: RIVERSIDE COUNTY BENCHMARK: R-1-70
LOCATION: AT THE NORTHWEST CORNER OF WASHINGTON AVENUE AND "C" STREET, 50.0 FEET WEST OF THE CENTER OF THE CORNER OF WASHINGTON AVENUE, 15.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE MURRIETA POST OFFICE, 10.0 FEET EAST OF THE EAST WALL OF THE POST OFFICE, FOUND A BRASS DISK SET IN THE TOP OF A 6 INCH CONCRETE POST, MARKED R-1-70
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02/14/2025
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DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

SHEET 3	CITY OF MURRIETA PLANNING DEPARTMENT	SHEETS 4
TENTATIVE TRACT MAP NO. 39271 GIERSON RANCH PROJECT SECTIONS AND SETBACKS		

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Last Update: Apr 28, 2025 - 5:52pm by anr

APN 009-040-017

APN 909-040-005

APN 909-020-008

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WATER
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APN 009-020-037

APN

APN 909-027-029

Flowing Name: L:\21099\Final\Final Dental Treatment Plan - 31031214.dwg

