

IN THE CITY OF RIVERSIDE
TENTATIVE TRACT 38192
 DELUHERY

OWNER/SUBDIVIDER

ROD O. DELUHERY AND BETTY R. JIMENEZ
 18870 LURIN AVENUE
 RIVERSIDE, CA 92508
 (951) 627-0079

PREPARED BY

MTH2 ENGINEERING, INC.
 639 LAKEWOOD DRIVE
 RIVERSIDE, CA 92506
 CONTACT: MARTEN L. ANDERSON, RCE 51313
 (951) 850-2190
 CITY BUSINESS TAX CERTIFICATE NO. 1239159 EXPIRES FEB 28, 2024



SURVEY DATE

BOUNDARY PREPARED BASED ON A FIELD SURVEY PERFORMED NOVEMBER, 2020.
 TOPOGRAPHY PREPARED VIA AERIAL METHODS DATED NOVEMBER, 2020.

PREPARATION DATE

THIS TENTATIVE MAP WAS PREPARED AUG 1, 2022
 FIRST REVISION PREPARED FEBRUARY 27, 2023
 SECOND REVISION PREPARED APRIL 20, 2023

FEMA FLOOD ZONE DESIGNATION

FEMA FLOOD ZONE D-AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FIRM PANEL 06065C740G, EFFECTIVE DATE 8/28/2008.

EXISTING PARCEL INFORMATION

APN 266-090-019
 TOTAL AREA WITHIN MAP BOUNDARY - 203,478 SF (4.671 AC)

ZONING

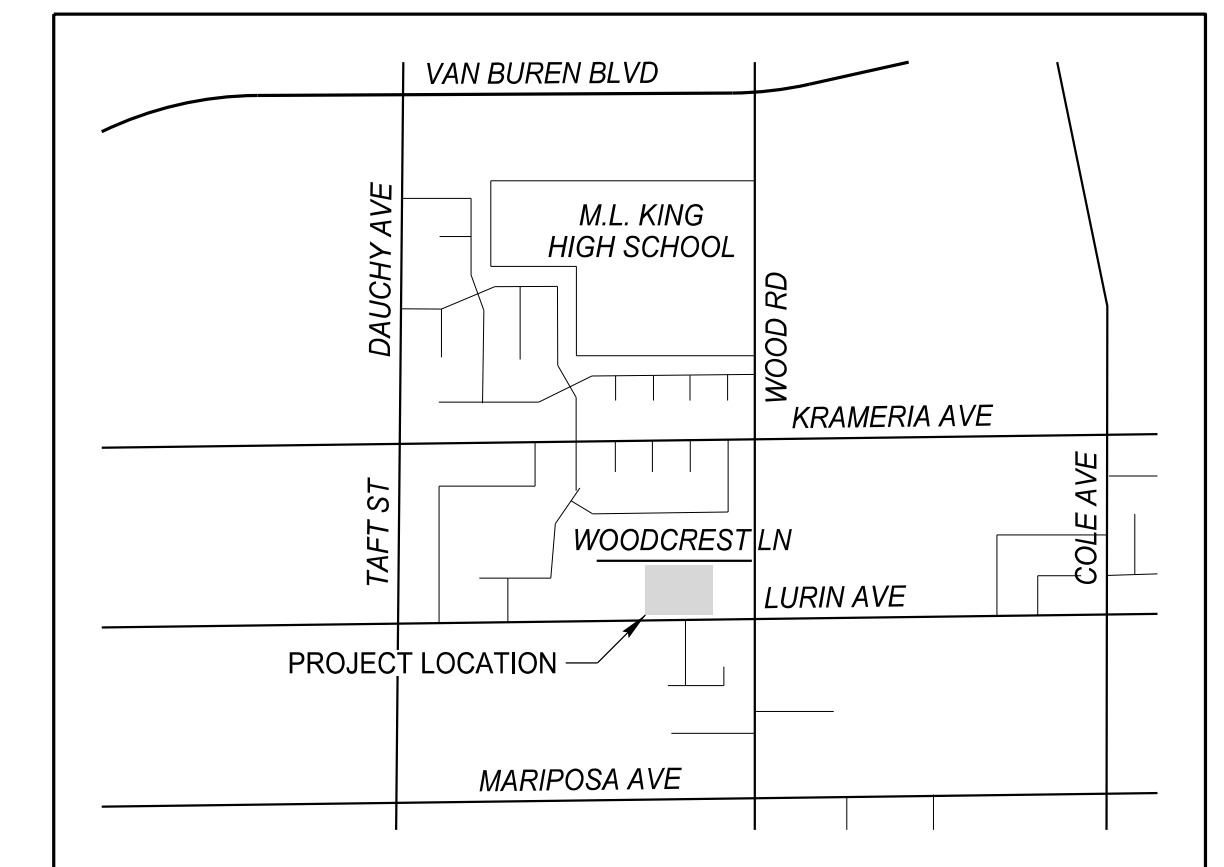
EXISTING ZONING: R-1-13000
 EXISTING LAND USE: LDR
 PROPOSED ZONING: R-1-13000
 PROPOSED LAND USE: LDR

PROPOSED LOT INFORMATION

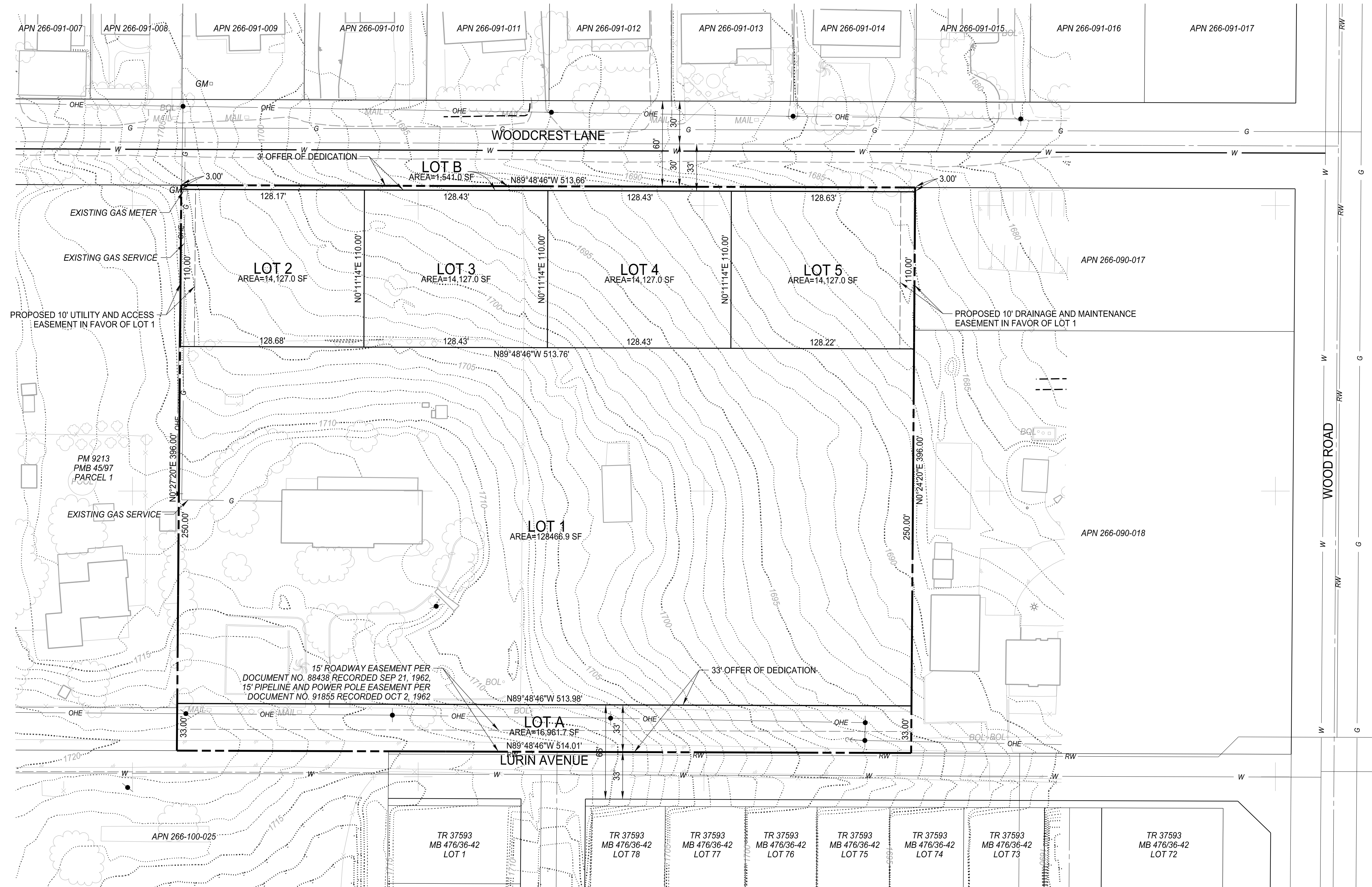
TOTAL NUMBER OF LOTS - 5
 TOTAL AREA WITHIN MAP BOUNDARY - 203,478 SF (4.671 AC)

LOT SUMMARY

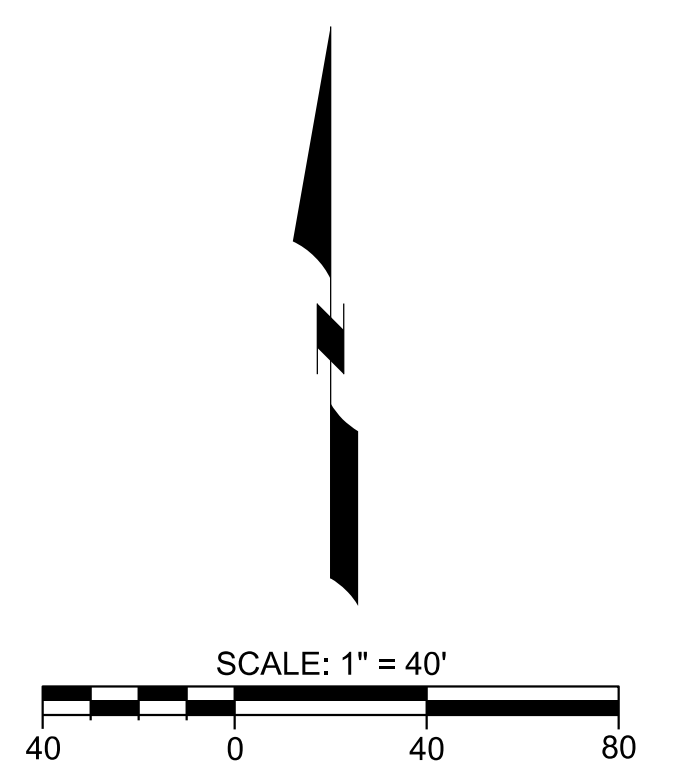
NO.	WIDTH (AVG)	DEPTH
LOT 1	513.87'	250.00'
LOT 2	128.42'	110.00'
LOT 3	128.43'	110.00'
LOT 4	128.43'	110.00'
LOT 5	128.42'	110.00'



VICINITY MAP
 NTS



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IN THE CITY OF RIVERSIDE TENTATIVE TRACT 38192 PRELIMINARY GRADING PLAN DELUHERY

OWNER/SUBDIVIDER

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CITY BUSINESS TAX CERTIFICATE NO. 1239159 EXPIRES FEB 28, 2025



SURVEY DATE

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TOPOGRAPHY PREPARED VIA AERIAL METHODS DATED NOVEMBER, 2020.

PREPARATION DATE

THIS PRELIMINARY GRADING PLAN WAS PREPARED AUG 1, 2022.
FIRST REVISION PREPARED FEBRUARY 27, 2023.
SECOND REVISION PREPARED APRIL 20, 2023.
THIRD REVISION PREPARED MAY 12, 2023.
FOURTH REVISION PREPARED FEB 6, 2024

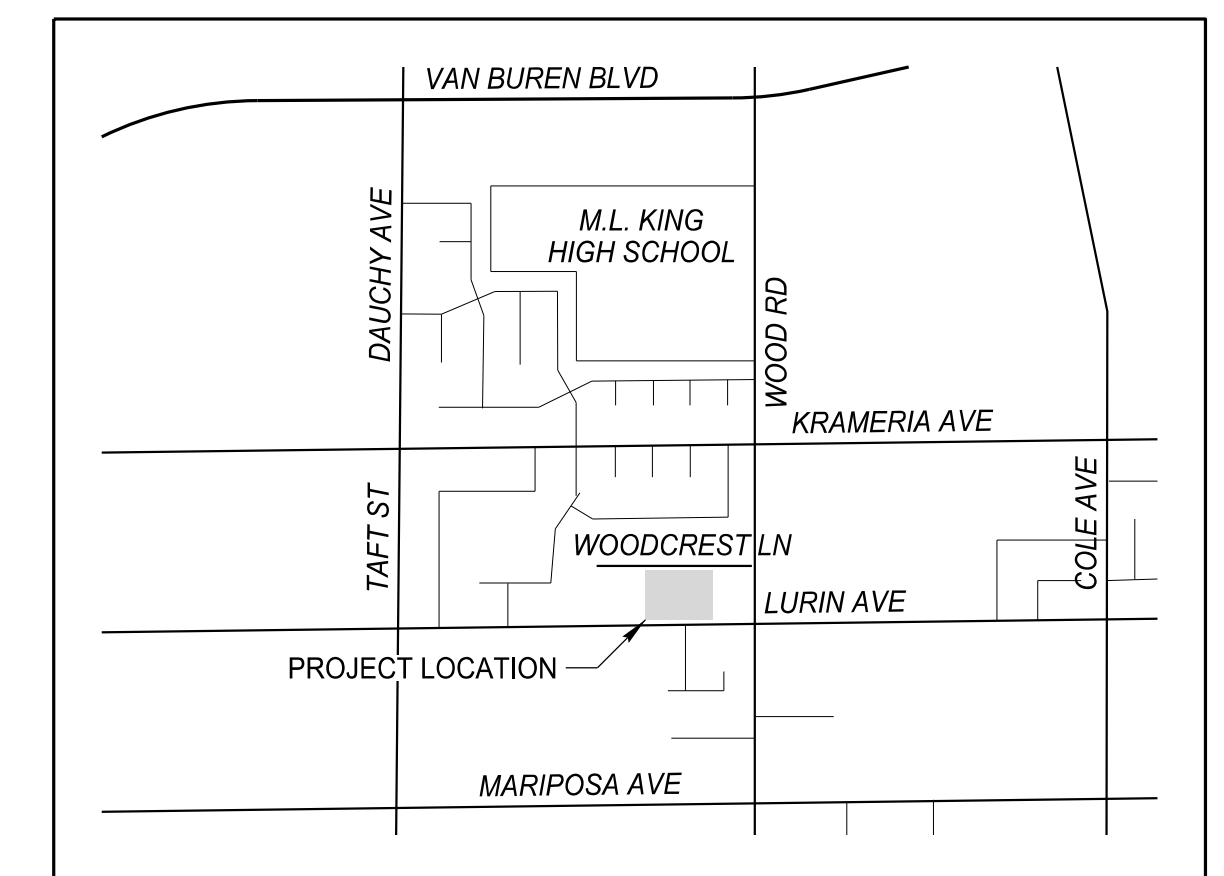
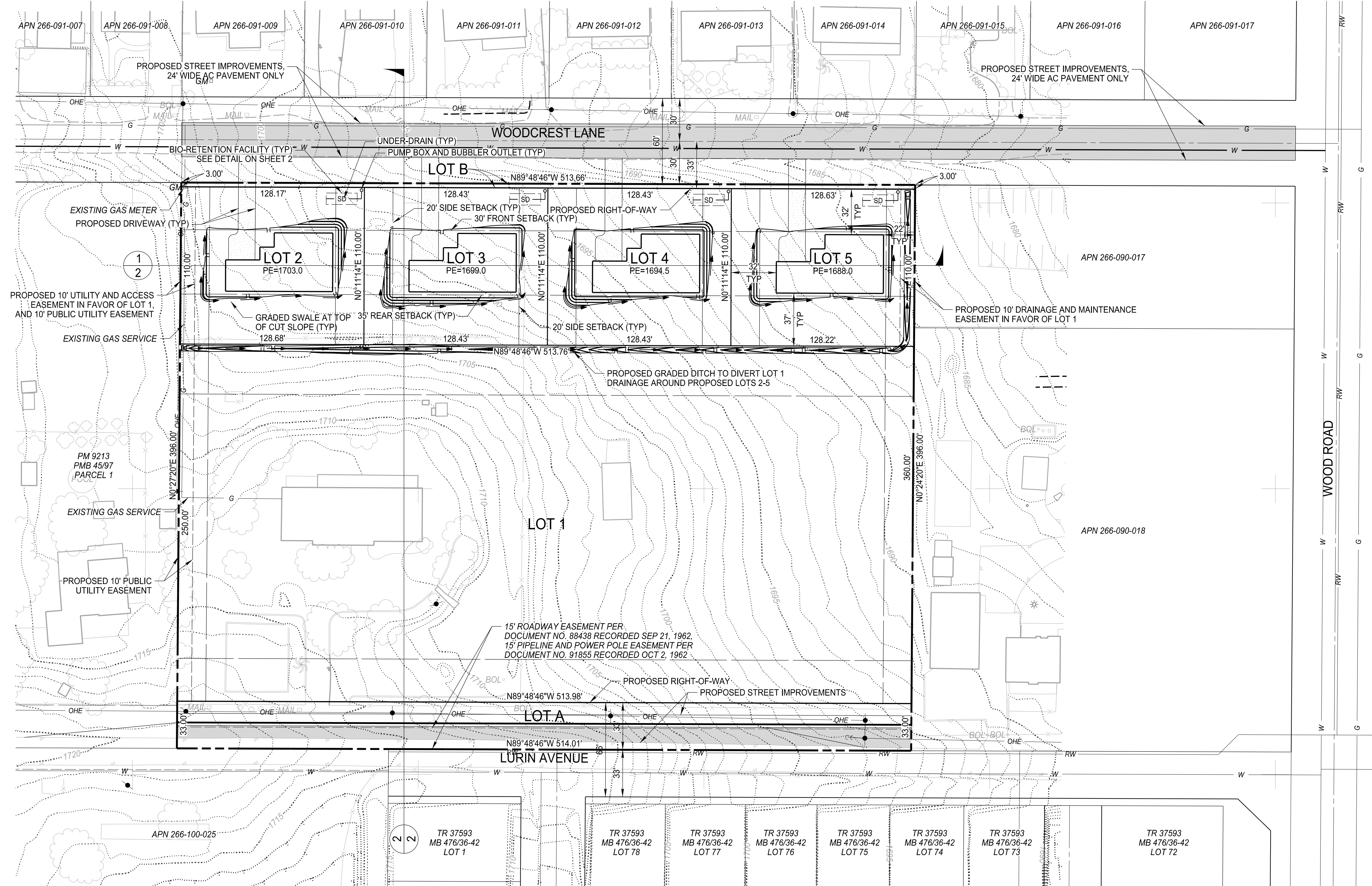
ESTIMATED GRADING QUANTITIES

ESTIMATED EXCAVATION: 513 CY
ESTIMATED EMBANKMENT: 374 CY

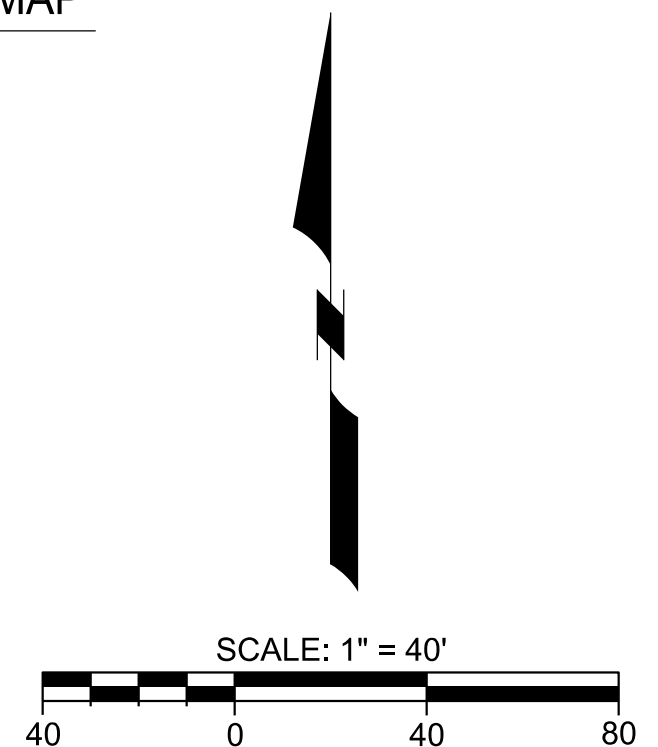
NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

LEGEND

EXISTING BOUNDARY	---
EXISTING CENTERLINE	---
EXISTING EASEMENT LINE	---
EXISTING PROPERTY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING BUILDING	---
EXISTING CONTOUR MAJOR 100
EXISTING CONTOUR MINOR 99
EXISTING CURB	---
EXISTING EDGE OF AC PAVING	---
EXISTING EDGE OF CONCRETE	---
EXISTING FLOWLINE	---
EXISTING FENCE - CHAINLINK	---
EXISTING FENCE - TUBE STEEL	---
EXISTING FENCE - WOOD	---
PROPOSED EASEMENT LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT-OF-WAY LINE	---
PROPOSED CONTOUR MAJOR 100
PROPOSED CONTOUR MINOR 99
PROPOSED SETBACK LINE	---
PROPOSED SWALE	---
PROPOSED AC PAVEMENT	---

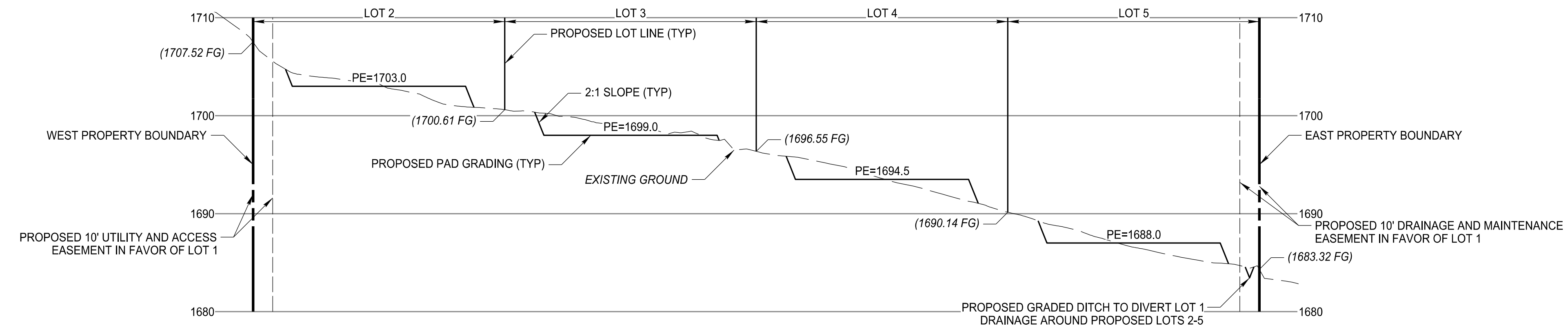


VICINITY MAP
NTS

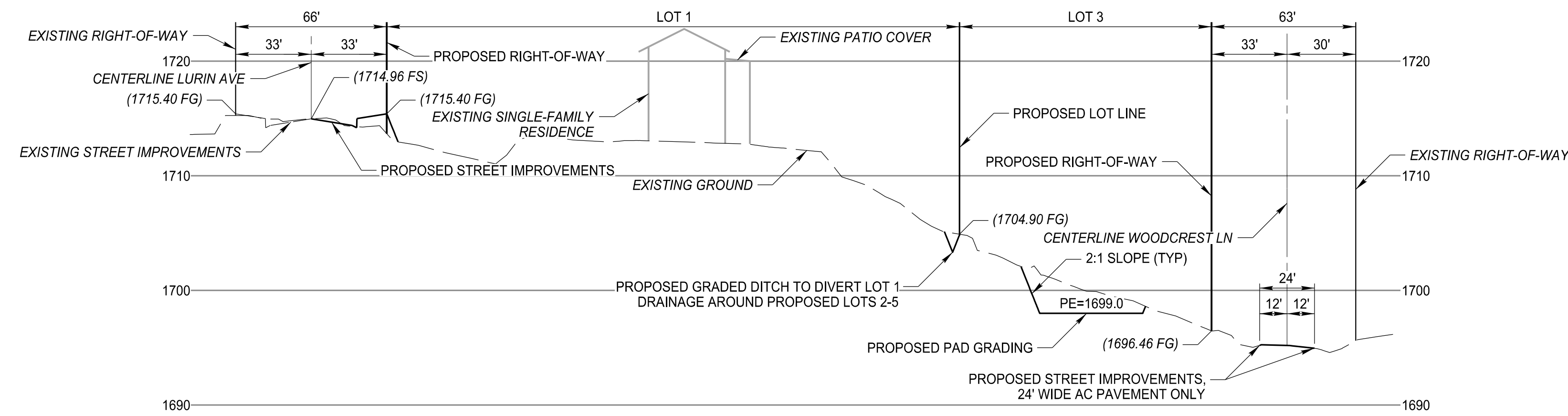


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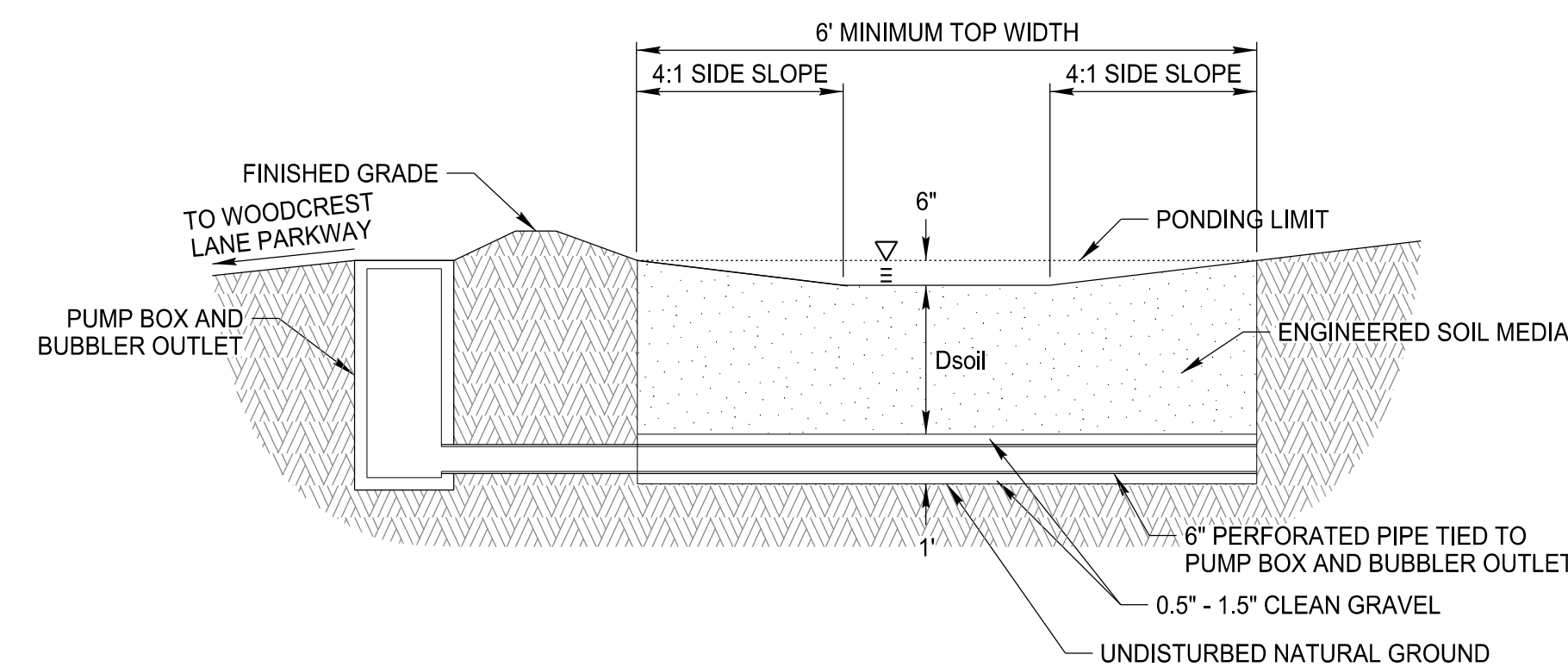
IN THE CITY OF RIVERSIDE TENTATIVE TRACT 38192 PRELIMINARY GRADING PLAN DELUHERY



1
SECTION
1" = 40' HORIZ
1" = 8' VERT



2
SECTION
1" = 40' HORIZ
1" = 8' VERT



BIO-RETENTION FACILITY DETAIL
NTS

