

BENCHMARK:
CITY OF RIVERSIDE BM# E2P2: CHISEL SQUARE IN TOP CORNER AT THE SE CORNER OF INDIANA AVE. & FILLMORE ST.
ELEV = 738.41'

**CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION**
APPROVED BY _____
DATE _____

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92709
(951) 279-4041 FAX: (951) 279-2830



CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #74172 EXP. 7/31/18		R.C.E. No. _____		DATE _____		MARK _____	
WDID #8 33C379764		PW19-_____		REVISIONS		APPROVED DATE _____	
ROUGH GRADING PLAN TRACT 37764		SHEET 3 OF 5		CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS		W	

LOT INFORMATION:
NUMBER OF LOTS:14
LETTERED LOTS: 3
TOTAL AREA: 9.91 ACRES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 4 SHEETS

TRACT NO. 37764

BEING A SUBDIVISION OF THAT PORTION OF THE LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, IN PROTRACTED SECTIONS 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO EL SOBRANTE DE SAN JACINTO, PER MAP BOOK 1, PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SAKE ENGINEERS, INC.

CORONA, CA.

MARCH 2017

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____,
AT ____M., IN BOOK ____ OF MAPS
AT PAGES ____ AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF RIVERSIDE
NO. _____
FEE _____

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "D", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "3.00' P.U.E."

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

- 1.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942265 OF OFFICIAL RECORDS.
- 2.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942267 OF OFFICIAL RECORDS.
- 3.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942268 OF OFFICIAL RECORDS.
- 4.) THE CITY OF RIVERSIDE, ENTITLED TO TAKE BY CONDEMNATION RIGHTS PER FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 7, 1989 AS INSTRUMENT NO. 39456, AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1955, IN BOOK 1676, PAGE 200, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOTS 1 THROUGH 4 FROM VICTORIA AVENUE AND LA SIERRA AVENUE AND TO LOTS 9 AND 10 FROM VICTORIA AVENUE.

LA SIERRA VICTORIA DEVELOPMENT LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: _____ TITLE

NAME: _____ TITLE

BENEFICIARY

JACK R. RENOUF AND BARBARA A. RENOUF,

TRUSTEES OF THE RENOUF FAMILY TRUST AGREEMENT DATED MARCH 31, 1989 AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 31, 2017 AS INSTRUMENT NUMBER 2017-0041088, OFFICIAL RECORDS,

JACK R. RENOUF TRUSTEE

BARBARA A. RENOUF TRUSTEE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 37764 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON FEBRUARY 24, 2015 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: _____, 20____ JEFFREY THOMAS HART
RCE 70910 LIC. EXP. 6/30/19
INTERIM CITY ENGINEER
BY: _____



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED: _____, 20____ CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/____
CITY SURVEYOR
BY: _____



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 37764.

LOTS "A" THROUGH "D", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" THROUGH "D", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "3.00' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES,

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

- 1.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942265 OF OFFICIAL RECORDS.
- 2.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942267 OF OFFICIAL RECORDS.
- 3.) THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942268 OF OFFICIAL RECORDS.
- 4.) THE CITY OF RIVERSIDE, ENTITLED TO TAKE BY CONDEMNATION RIGHTS PER FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 7, 1989 AS INSTRUMENT NO. 39456, AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1955, IN BOOK 1676, PAGE 200, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOTS 1 THROUGH 4 FROM VICTORIA AVENUE AND LA SIERRA AVENUE AND TO LOTS 9 AND 10 FROM VICTORIA AVENUE.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS ____ DAY OF _____, 20____.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATED: _____, 20____ EDWARD ENRIQUEZ
INTERIM CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: _____

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20____

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATE: _____, 20____

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

LOT INFORMATION:
NUMBER OF LOTS: 14
LETTERED LOTS: 3
TOTAL AREA: 9.91 ACRES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 4 SHEETS

TRACT NO. 37764

BEING A SUBDIVISION OF THAT PORTION OF THE LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, IN PROTRACTED SECTIONS 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO EL SOBRANTE DE SAN JACINTO, PER MAP BOOK 1, PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SAKE ENGINEERS, INC.

CORONA, CA.

MARCH 2017

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HITECH PATEL ON MARCH, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 18, 2020 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____ 20____

DANIEL C. GOMEZ
L.S. 5558



SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOIL EXPLORATION COMPANY, INC. ON JANUARY 24, 2014 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942266 OF OFFICIAL RECORDS.

PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

1. AN EASEMENT IN FAVOR OF THE REVEREND JOHN D. GRAY OF COLCHESTER, ENGLAND FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 29, 1897 IN BOOK 56 OF DEEDS, PAGE 171, RECORDS OF RIVERSIDE COUNTY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1979 AS INSTRUMENT NO. 245531 OF OFFICIAL RECORDS AS SHOWN HEREON.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

BEING A SUBDIVISION OF THAT PORTION OF THE LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, IN PROTRACTED SECTIONS 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO EL SOBRANTE DE SAN JACINTO, PER MAP BOOK 1, PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH 2017



1. AN EASEMENT IN FAVOR OF THE REVEREND JOHN D. GRAY OF COLCHESTER, ENGLAND, FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 29, 1897 IN BOOK 56 OF DEEDS, PAGE 171, RECORDS OF RIVERSIDE COUNTY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1979 AS INSTRUMENT NO. 245531 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: THE SOUTHWESTERLY 20 FEET
3. AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 2005 AS INSTRUMENT NO. 2005-0942266 OF OFFICIAL RECORDS IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS SHOWN HEREON.

SURVEYORS NOTES:

- INDICATES MONUMENT FOUND AS NOTED
() INDICATES RECORD DATA
□ SET 1" I.P. WITH TAG L.S. 5558, FLUSH
□ SET 1" I.P. W/ PLASTIC FLUSH STAMPED "LS 5558"
△ SET TACK AND TAG "LS 5558" IN CONCRETE FOOTING
- R1 = RECORD DATA PER M.B. 153/15-17.
R2 = RECORD DATA PER P.M.B. 34/72.
R3 = RECORD DATA PER P.M.B. 60/15.

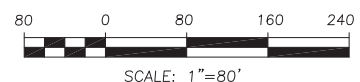
SET LEAD AND TAG "LS 5558" IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.

ALL MONUMENTS TO BE SET, ARE PLACED IN ACCORDANCE WITH THE
MONUMENT AGREEMENT FOR THIS MAP.

////// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.
THIS TRACT CONTAINS 9.91 GROSS ACRES.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY THE IS THE
CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00"EAST
AS SHOWN ON M.B. 153/15-17.



SCALE: 1"=80'

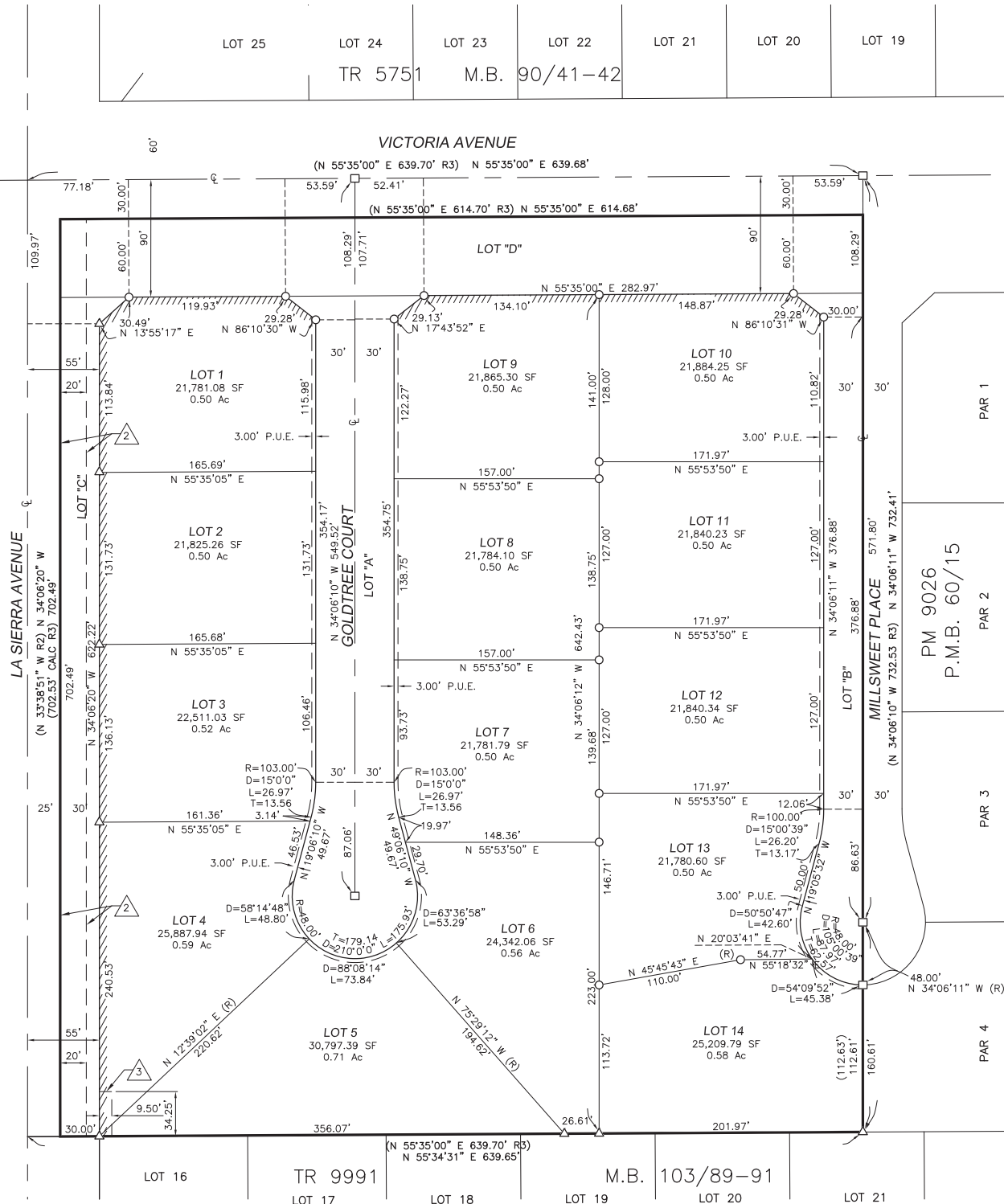
TRACT NO. 37764

BEING A SUBDIVISION OF THAT PORTION OF THE LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, IN PROTRACTED SECTIONS 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO EL SOBRANTE DE SAN JACINTO, PER MAP BOOK 1, PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SAKE ENGINEERS, INC.

CORONA, CA.

MARCH 2017



EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF THE REVEREND JOHN D. GRAY OF COLCHESTER, ENGLAND FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 29, 1897 IN BOOK 56 OF DEEDS, PAGE 171, RECORDS OF RIVERSIDE COUNTY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1979 AS INSTRUMENT NO. 245531 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AFFECTS: THE SOUTHWESTERLY 20 FEET
- AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS INSTRUMENT NO. 2005-0942266 OF OFFICIAL RECORDS IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS SHOWN HEREON.

SURVEYORS NOTES:

- INDICATES MONUMENT FOUND AS NOTED
 - () INDICATES RECORD DATA
 - SET 1" I.P. WITH TAG L.S. 5558, FLUSH
 - SET 1" I.P. W/ PLASTIC PLUG STAMPED "LS 5558"
 - △ SET TACK AND TAG "LS 5558" IN CONCRETE FOOTING
 - SET LEAD AND TAG "LS 5558" IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
 - ALL MONUMENTS TO BE SET, ARE PLACED IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
 - ////// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.
 - R1 = RECORD DATA PER M.B. 153/15-17.
 - R2 = RECORD DATA PER P.M.B. 34/72.
 - R3 = RECORD DATA PER P.M.B. 60/15.
- THIS TRACT CONTAINS 9.91 GROSS ACRES.
- SCALE: 1"=50'

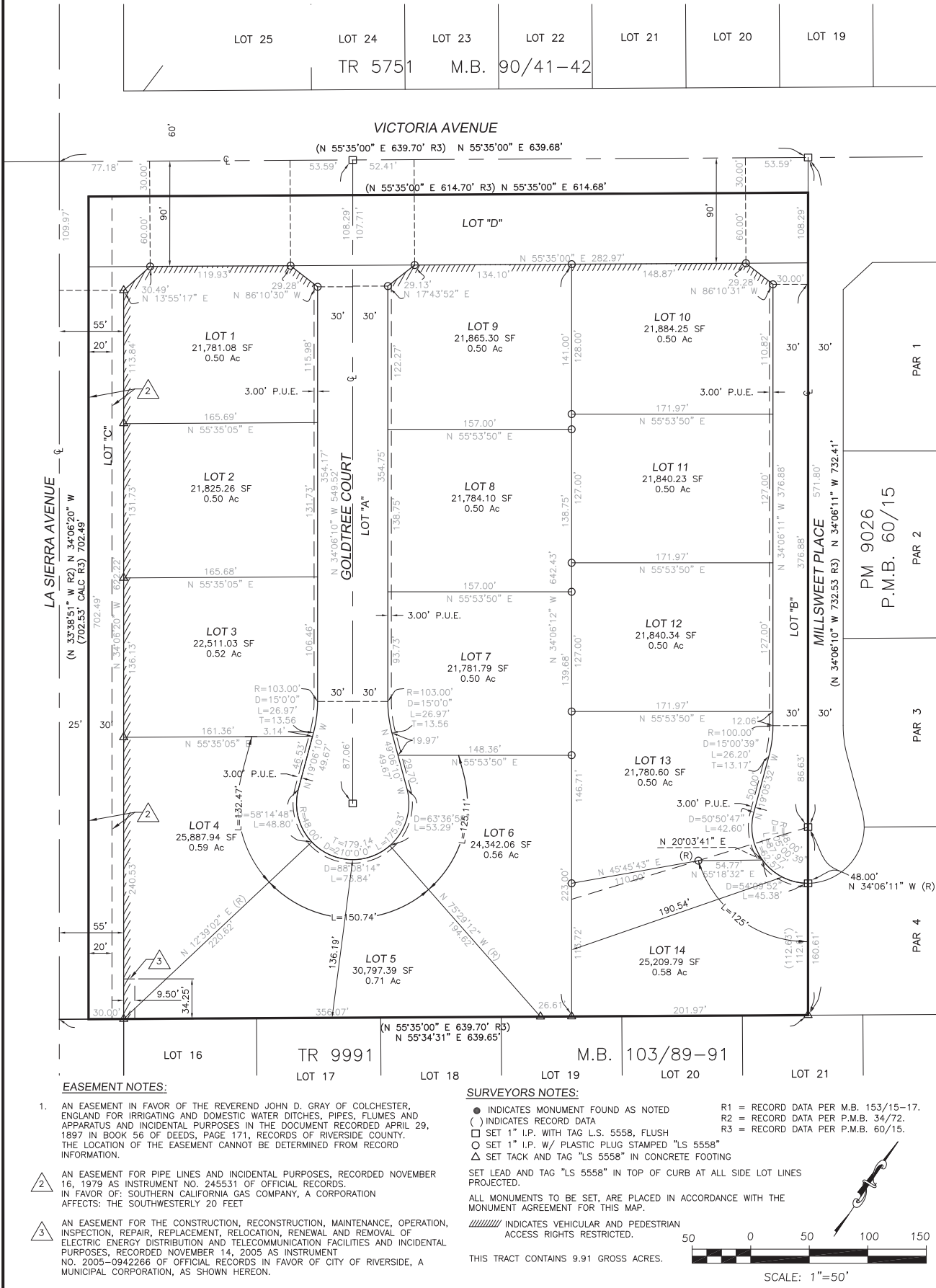
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SAKE ENGINEERS, INC.

CORONA, CA.

MARCH 2017



GENERAL NOTES:

1. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND OF THE CURRENT CITY-ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.

2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY SOILS EXPLORATION COMPANY, INC., DATED JANUARY 24, 2014 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIF. NO. 01239228, EXP. DATE 4-30-18.

3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DIVERSITY OF DEVELOPMENT, LAYOUT, ADJACENT REQUIREMENTS, BUILDING LOCATIONS OR OR SIZES, PARKING LOT FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPLETION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.

5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.

A. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUTE GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).

B. ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.

C. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.

D. WATER A RAINSTORM SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THE SUBDIVISION THAT DRAINS INTO CITY STREETS.

6. ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION. ANY COMMUNITY DEVELOPMENT, ANY NECESSARY RETAINING WALLS ON THE PERMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. GRADING SHALL BE SEQUENCED WITHIN 11/21 MAXIMUM GRADING SLOPES WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN).

7. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.

8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).

9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.

10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PAD AND ON ALL FILL SLOPES.

11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND TON ALL FILL SLOPES.

12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

13. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.

14. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 6273)

ENGINEER'S NOTICE TO CONTRACTORS

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

2. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY UNITE SWALES, ENTERING OR

3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALES UNLESS OTHERWISE NOTED.

4. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.

5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF RIVERSIDE OR THE ENGINEER.

NOTE:

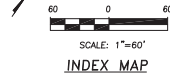
- ANY EARTHMOVING THAT EXCEEDS THE RELATIVE DEPTH OF FIVE FEET BELOW THE CURRENT SURFACE BE MONITORED FOR PALEONTOLOGICAL SPECIES. THE PALEONTOLOGICAL MONITORING PROGRAM SHOULD BE IN CONFORMANCE WITH COUNTY GUIDELINES AND THE WESTERN CENTER, HEMET. PRIOR TO ANY IMPLEMENTATION, A PRIMP (PALEONTOLOGICAL RESOURCE IMPACT MITIGATION PLAN) SHOULD BE PREPARED AND APPROVED.

LEGEND

— FLOW LINE
— PROPERTY LINE
— CENTER LINE
— EXISTING WATER LINE
— EXISTING SANITARY SEWER LINE
— EXISTING SLOPE
— PROPOSED SLOPE
— EXISTING CONTOUR
— PROPOSED CONTOUR
— PROPOSED BLOCK WALL

G.B. = GRADE BREAK
H.P. = HIGH POINT
E.P. = EDGE OF PAVEMENT
D.L. = DAYLIGHT
G.S. = GROUND SURFACE
W.V. = WATER VALVE
W.M. = WATER MAIN
W.M. = WATER METER
F.L. = FLOW LINE
F.G. = FINISHED GRADE
B.M. = BENCHMARK
L.S. = LANDSCAPING
T.D. = TOP OF GRADE
I.V. = INVERT ELEVATION
A.C. = ASPHALT CONCRETE

TRW = TOP OF WALL
R = RADIUS
T = TOP OF FOOTING
(600) = EXIST. ELEVATION
600 = PROPOSED ELEVATION
FAG = FINISHED GRADE
FRS = FINISHED SURFACE
CAJON = CONTROL JOINT
TOE = TOP OF SLOPE
TOP/DL = TOP OF SLOPE/DAYLIGHT
OTC = TOP OF CURB
FF = FINISHED FLOOR



CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #74172 EXP. 7/21/19

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE. STE 202
CORONA, CALIFORNIA 92679
(951) 279-4041 FAX: (951) 279-2830

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
APPROVED BY: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

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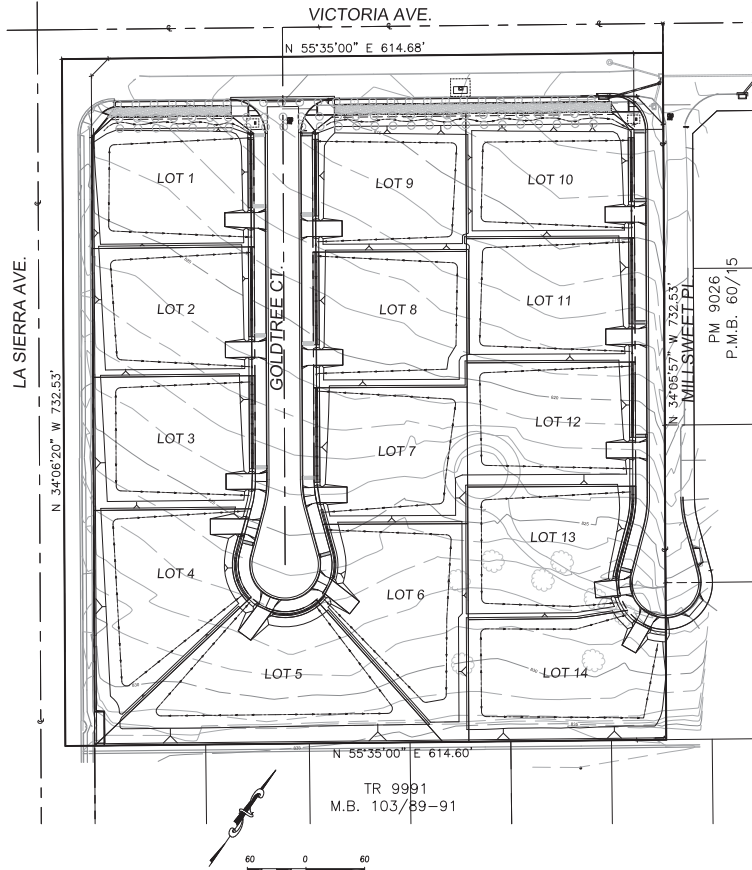
DATE: _____

DATE: _____

DATE: _____

CITY OF RIVERSIDE ROUGH GRADING PLANS

FOR
TRACT NO. 37764



OWNER AND DEVELOPER:

LA SIERRA VICTORIA DEVELOPMENT LLC
HITESH PATEL
19215 WILD MUSTANG CT.
APRIL VALLEY, CA 92507
(760) 963-3475 PH.

ENGINEERS:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE 202
CORONA, CA 92679
(951) 279-4041 PH.

SOILS ENGINEERS:

SOIL EXPLORATION COMPANY INC
7535 JARRUDA AVE. UNIT C
RIVERSIDE, CA 92504
(951) 688-7200 PH.
(951) 688-7100 FAX

ESTIMATED GRADING QUANTITIES:

CUT: 12,500 C.Y.
FILL: 12,500 C.Y.

TOTAL AREA: 9.91 ACRES
DISTURBED AREA: 8.81 ACRES

NOTE:

EARTH QUANTITIES SHOWN HERE ARE FOR RAW ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOIL'S ENGINEER'S RECOMMENDATION.

NOTICE TO CONTRACTORS

CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

REFERENCE DRAWINGS:

SEWER DWG. S - 1398
S - 2157
STREET DWG. R - 4421

INDEX

SHEET No. SHEET TITLE
1 COVER SHEET
2 TYPICAL SECTIONS AND DETAILS
3 ROUGH GRADING PLAN
4 EROSION CONTROL PLAN
5 BEST MANAGEMENT PRACTICE

WDID #8 33C379764

PW17-0496

THOMAS BROTHERS MAP PAGE/GRID:

PAGE 744, GRID G-3, 2004 EDITION

ROUGH GRADING PLAN

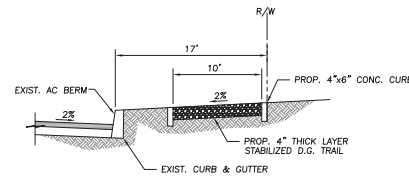
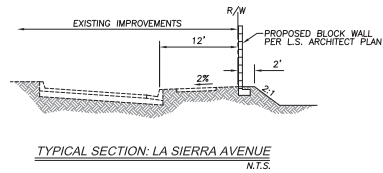
TRACT 37764

SCALE: 1"=60'
DATE: 7-9-2019
JOB NO./JN 3053
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
W

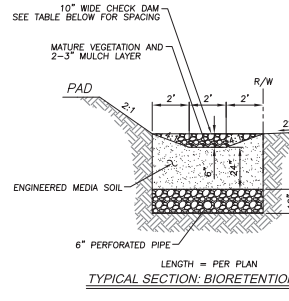
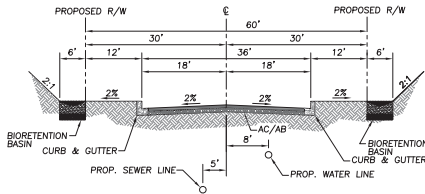
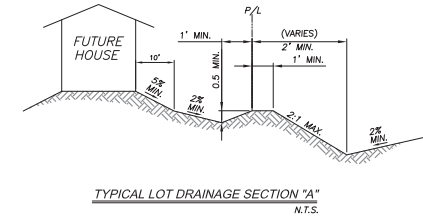
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SHEET 1 OF 5

VICINITY MAP
NTS

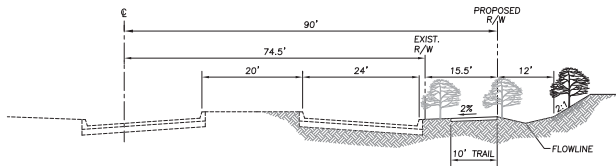
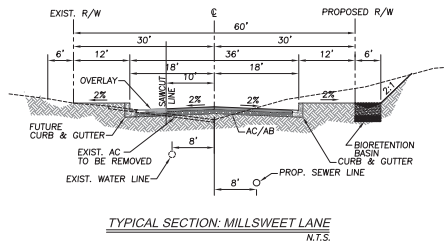
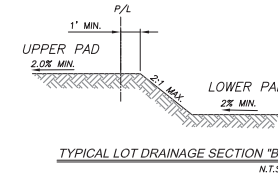


TYPICAL SECTION: MULTIPURPOSE TRAIL
CONSTRUCT TRAIL PER CITY STANDARD TRAIL N.T.S.
DETAILS AND TRAIL GRADING AND CONSTRUCTION
SPECIFICATIONS (SECTION 02211).
(SEE STREET IMPROVEMENT PLANS)
NOTE
PROTECT IN PLACE TWO ROWS OF EXISTING MATURE
ORANGE TREES AND A THIRD ROW OF SHADE TREES TO
BE ADDED ACROSS THE FRONTAGE OF VICTORIA AVENUE
IN ACCORDANCE WITH THE VICTORIA AVENUE ADHOC
COMMITTEE DESIGN AND DEVELOPMENT STANDARDS AND
THE GENERAL 2025 TRAILS MASTER PLAN.
COMPACTED STABILIZED DECOMPOSED GRANITE IS TO BE
USED FOR THE TRAIL ACCORDING TO TRAIL GRADING
AND CONSTRUCTION SPECIFICATIONS SECTION 02211
AND TRAIL DETAIL 1.



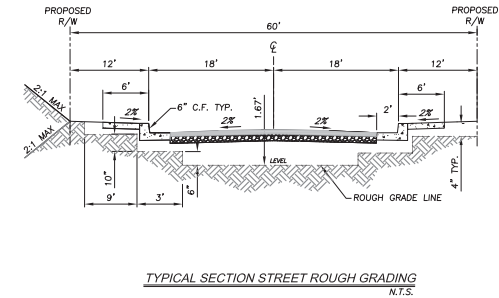
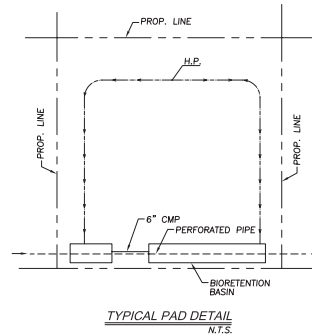
SLOPE	SPACING
1%	25 FEET
2%	15 FEET
3+%	10 FEET

CHECK DAM SPACING



TYPICAL SECTION: VICTORIA AVENUE
N.T.S.

NOTE
PROTECT IN PLACE TWO ROWS OF EXISTING MATURE
ORANGE TREES AND A THIRD ROW OF SHADE TREES TO
BE ADDED ACROSS THE FRONTAGE OF VICTORIA AVENUE
IN ACCORDANCE WITH THE VICTORIA AVENUE ADHOC
COMMITTEE DESIGN AND DEVELOPMENT STANDARDS AND
THE GENERAL PLAN 2025.



BENCHMARK:
CITY OF RIVERSIDE BM# 03-02, P.K. NAIL AND TAG AT
NORTHERLY CORNER OF A CONCRETE SLAB AT THE
SOUTHERLY CORNER OF LA SIERRA AVE. AND THE
WESTERLY INTERSECTION OF DUFFERIN AVE.
ELEVATION: 882.135' (1988 ELEVATION)

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
APPROVED BY _____
DATE _____

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #74172 EXP. 7/31/18
SAKE ENGINEERS, INC.
www.sakeengineers.com
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. SHAWANA AVE., STE. 202
CORONA, CALIFORNIA 92709
(951) 279-4041 FAX: (951) 279-2830



R.C.E. No. _____ DATE _____ MARK _____

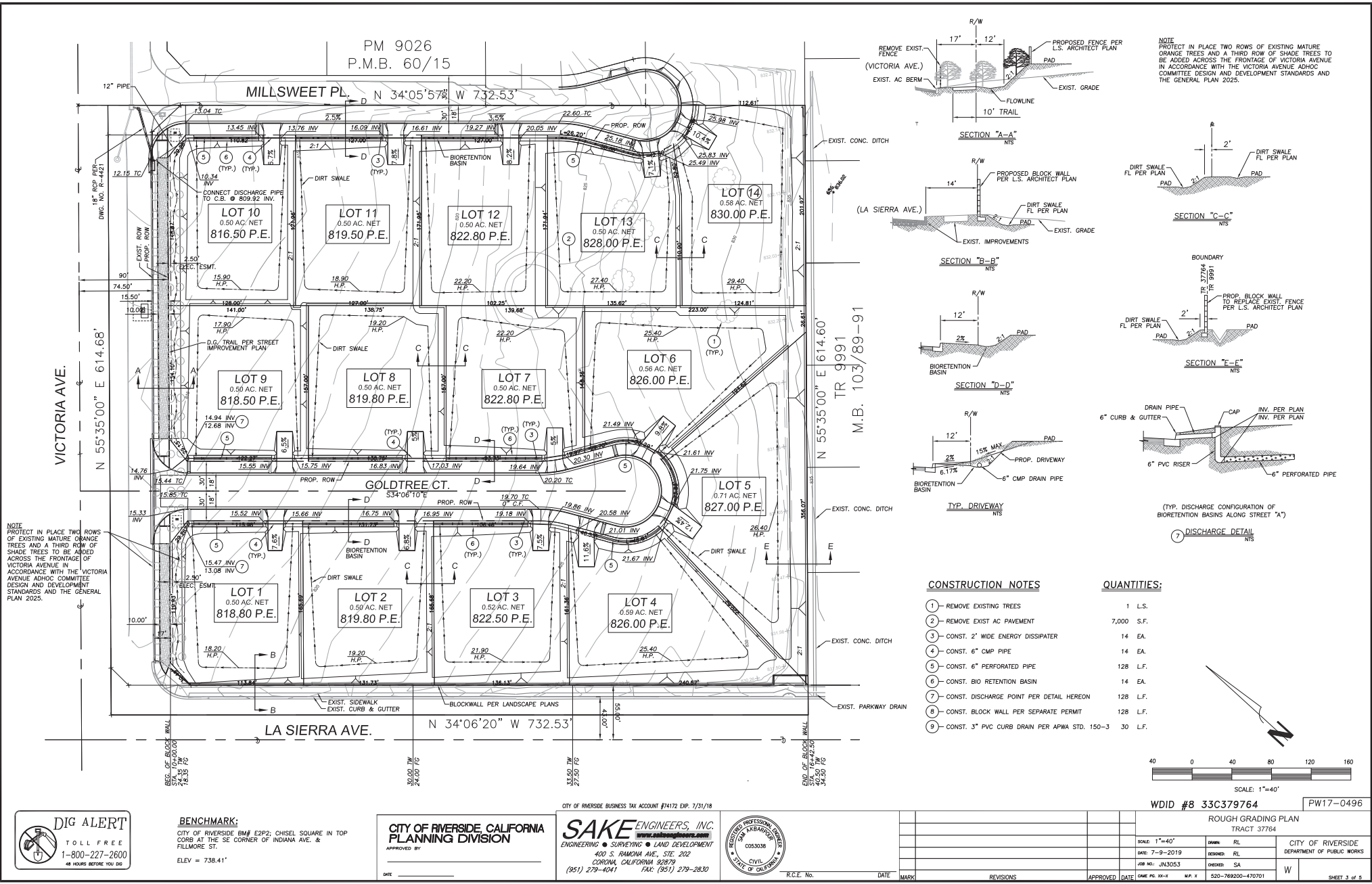
WDID #8 33C379764 PW17-0496

SECTIONS AND DETAILS
TRACT 37764

SCALE: 1"=40'	DESIGNED: RL	CITY OF RIVERSIDE
DATE: 7-9-2019	DRAWN: RL	DEPARTMENT OF PUBLIC WORKS
JOB NO.: JN3053	CHECKED: SA	
DATE: 7-9-2019	DATE: 7-9-2019	DATE: 7-9-2019

W

SHEET 2 of 5



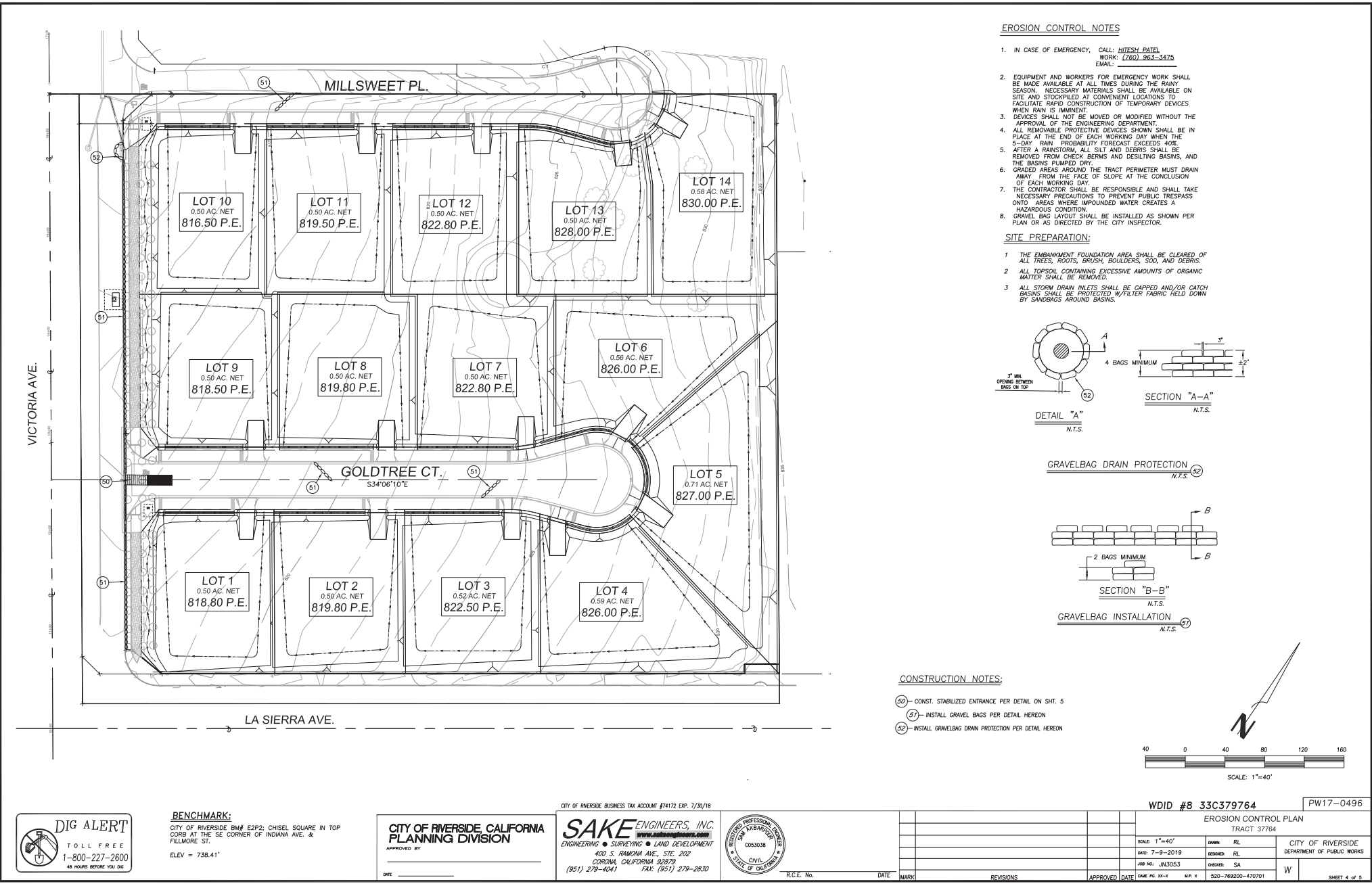
BENCHMARK:
CITY OF RIVERSIDE BM# E2P2: CHISEL SQUARE IN TOP CORNER AT THE SE CORNER OF INDIANA AVE. & FILLMORE ST.
ELEV = 738.41'

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
APPROVED BY: _____
DATE: _____

SAKE ENGINEERS, INC.
www.sakeengineers.com
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92709
(951) 279-4041 FAX: (951) 279-2830



R.C.E. No. _____		DATE _____		MARK _____	
REVISIONS		APPROVED		DATE	

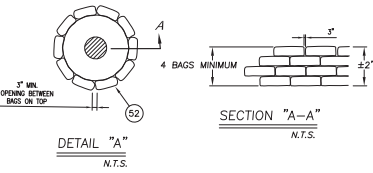


EROSION CONTROL NOTES

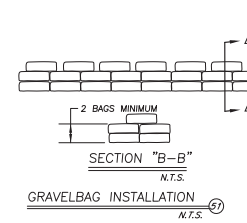
1. IN CASE OF EMERGENCY, CALL: HITESH PATEL
WORK: (760) 963-3475
EMAIL: hitesh.patel@saake.com
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ENGINEERING DEPARTMENT.
4. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS, AND THE BASINS PUMPED DRY.
6. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
8. GRAVEL BAG LAYOUT SHALL BE INSTALLED AS SHOWN PER PLAN OR AS DIRECTED BY THE CITY INSPECTOR.

SITE PREPARATION:

1. THE EMBANKMENT FOUNDATION AREA SHALL BE CLEARED OF ALL TREES, ROOTS, BRUSH, BOULDERS, SOD, AND DEBRIS.
2. ALL TOPSOIL CONTAINING EXCESSIVE AMOUNTS OF ORGANIC MATTER SHALL BE REMOVED.
3. ALL STORM DRAIN INLETS SHALL BE CAPPED AND/OR CATCH BASINS SHALL BE PROTECTED W/FILTER FABRIC HELD DOWN BY SANDBAGS AROUND BASIN.

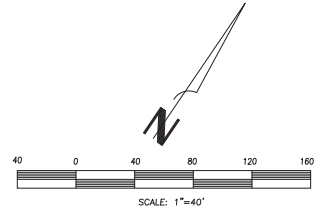


GRAVELBAG DRAIN PROTECTION



CONSTRUCTION NOTES:

- (50) - CONST. STABILIZED ENTRANCE PER DETAIL ON SHT. 5
- (51) - INSTALL GRAVEL BAGS PER DETAIL HEREON
- (52) - INSTALL GRAVELBAG DRAIN PROTECTION PER DETAIL HEREON



BENCHMARK:
CITY OF RIVERSIDE BM# E2P2; CHISEL SQUARE IN TOP CORNER AT THE SE CORNER OF INDIANA AVE. & FILLMORE ST.
ELEV = 738.41'

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION
APPROVED BY: _____
DATE: _____

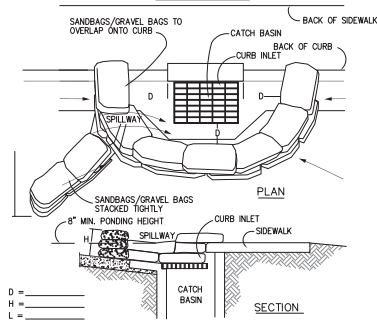
SAKE ENGINEERS, INC.
www.saakeengineers.com
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RHAMPA AVE., STE. 202
CORONA, CALIFORNIA 92709
(951) 279-4041 FAX: (951) 279-2830



R.C.E. No. _____ DATE _____ MARK _____ REVISIONS _____ APPROVED DATE _____ TIME PG. XX-X _____ S.P. X _____ 520-769200-470701 _____ SHEET 4 of 5

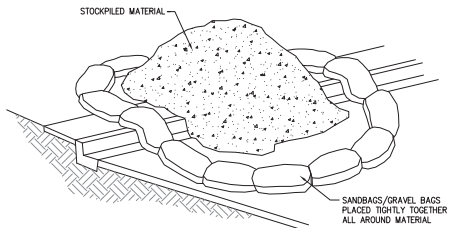
WDID #8 33C379764 PW17-0496
EROSION CONTROL PLAN
TRACT 37764
SCALE: 1"=40' DATE: 7-9-2019 JOB NO.: JN3053
CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
W

A CATCH BASIN/INLET PROTECTION



- NOTES:
1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
 5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
 6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
 7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

D MATERIAL STORAGE



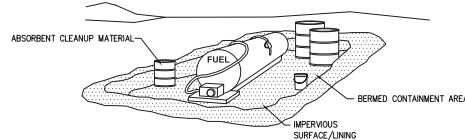
- NOTES:
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
 2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

B CONCRETE WASTE MANAGEMENT



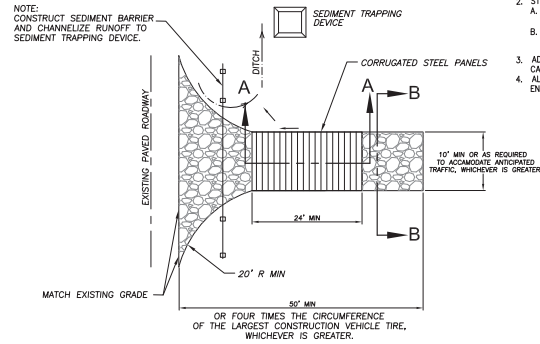
- NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

E VEHICLE/EQUIPMENT FUELING



- NOTES:
1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
 2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

C STABILIZED CONSTRUCTION ENTRANCE / EXIT TC1

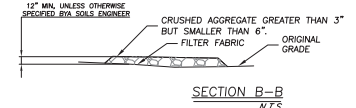


STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - B. A SERIES OF STEEL PLATES WITH "HUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



SECTION A-A



STORMWATER POLLUTION CONTROL PLAN

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCC) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE ORANGE COUNTY STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. _____.
3. THE SWPCC SHALL:
 - A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
 - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCC.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.



CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION

APPROVED BY: _____
DATE: _____

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #74172 EXP. 7/30/18

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R.C.E. No. _____ DATE _____ MARK _____

REVISIONS	DATE	BY	CHKD.

WDID #8 33C379764	PW17-0496
BEST MANAGEMENT PRACTICE TRACT 37764	
SCALE: 1"=40'	DATE: 7-9-2019
DESIGNED: RL	DRAWN: SA
CHECKED: SA	APPROVED: _____
CITY OF RIVERSIDE DEPARTMENT OF PUBLIC UTILITIES	W
SHEET 5 OF 5	