

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**

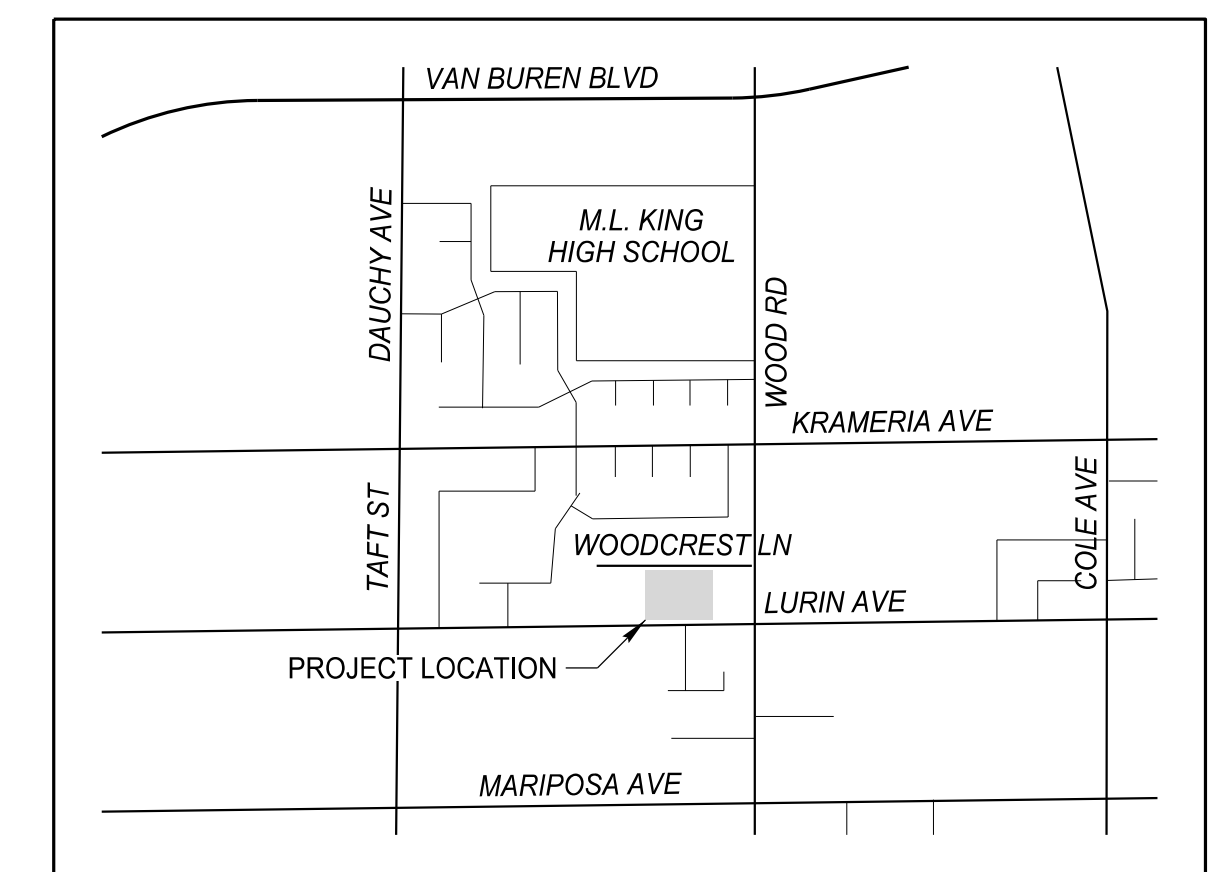
EXISTING ZONING: R-1-13000  
 EXISTING LAND USE: LDR  
 PROPOSED ZONING: R-1-13000  
 PROPOSED LAND USE: LDR

**PROPOSED LOT INFORMATION**

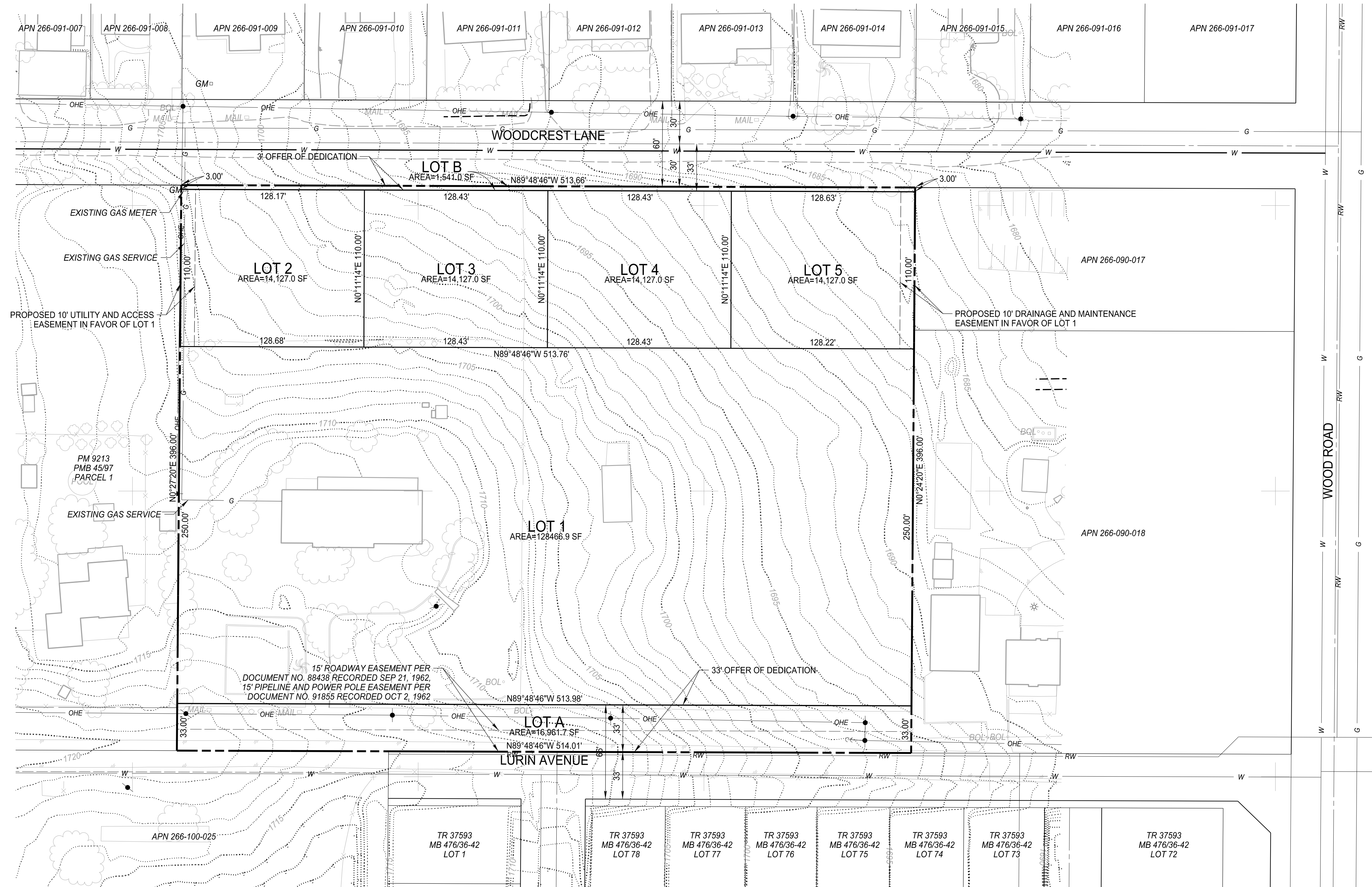
TOTAL NUMBER OF LOTS - 5  
 TOTAL AREA WITHIN MAP BOUNDARY - 203,478 SF (4.671 AC)

**LOT SUMMARY**

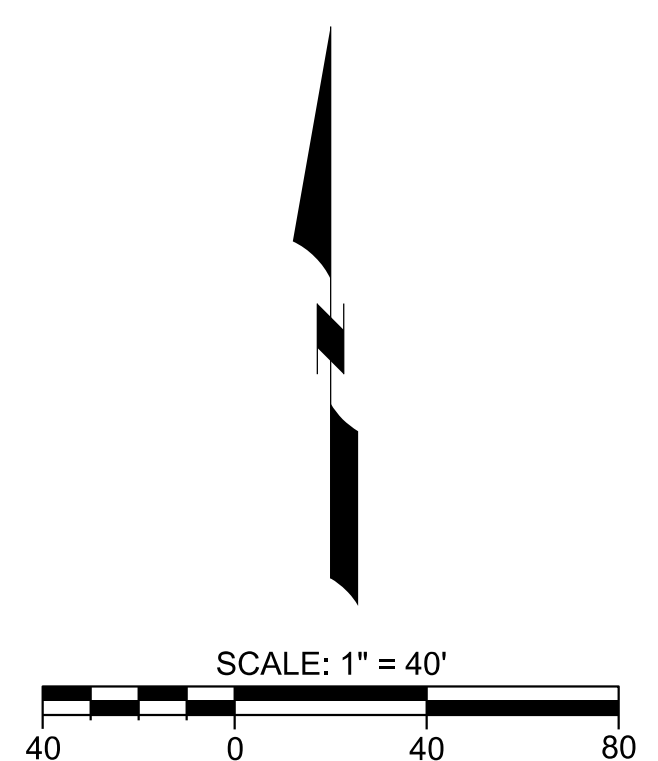
NO.	WIDTH (AVG)	DEPTH
LOT 1	513.87'	250.00'
LOT 2	128.42'	110.00'
LOT 3	128.43'	110.00'
LOT 4	128.43'	110.00'
LOT 5	128.42'	110.00'



**VICINITY MAP**  
 NTS



**MTH2** engineering, inc.  
 639 Lakewood Drive  
 Riverside, CA 92506  
 (951) 850-2190  
 www.mth2engineering.com  
 civil • water resources • storm water  
 urban design and planning





# IN THE CITY OF RIVERSIDE TENTATIVE TRACT 38192 PRELIMINARY GRADING PLAN 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, 2025



**SURVEY DATE**

BOUNDARY PREPARED BASED ON A FIELD SURVEY PERFORMED NOVEMBER, 2020.  
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

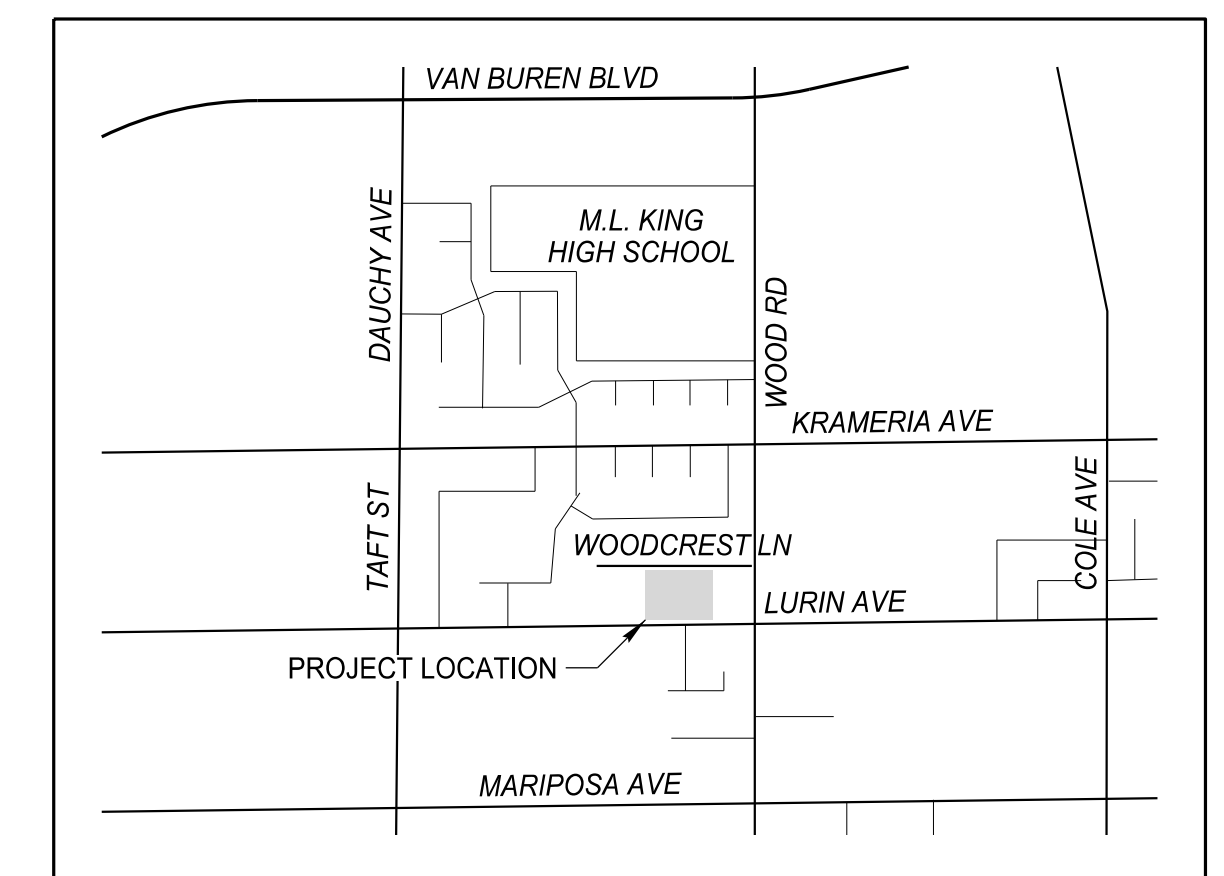
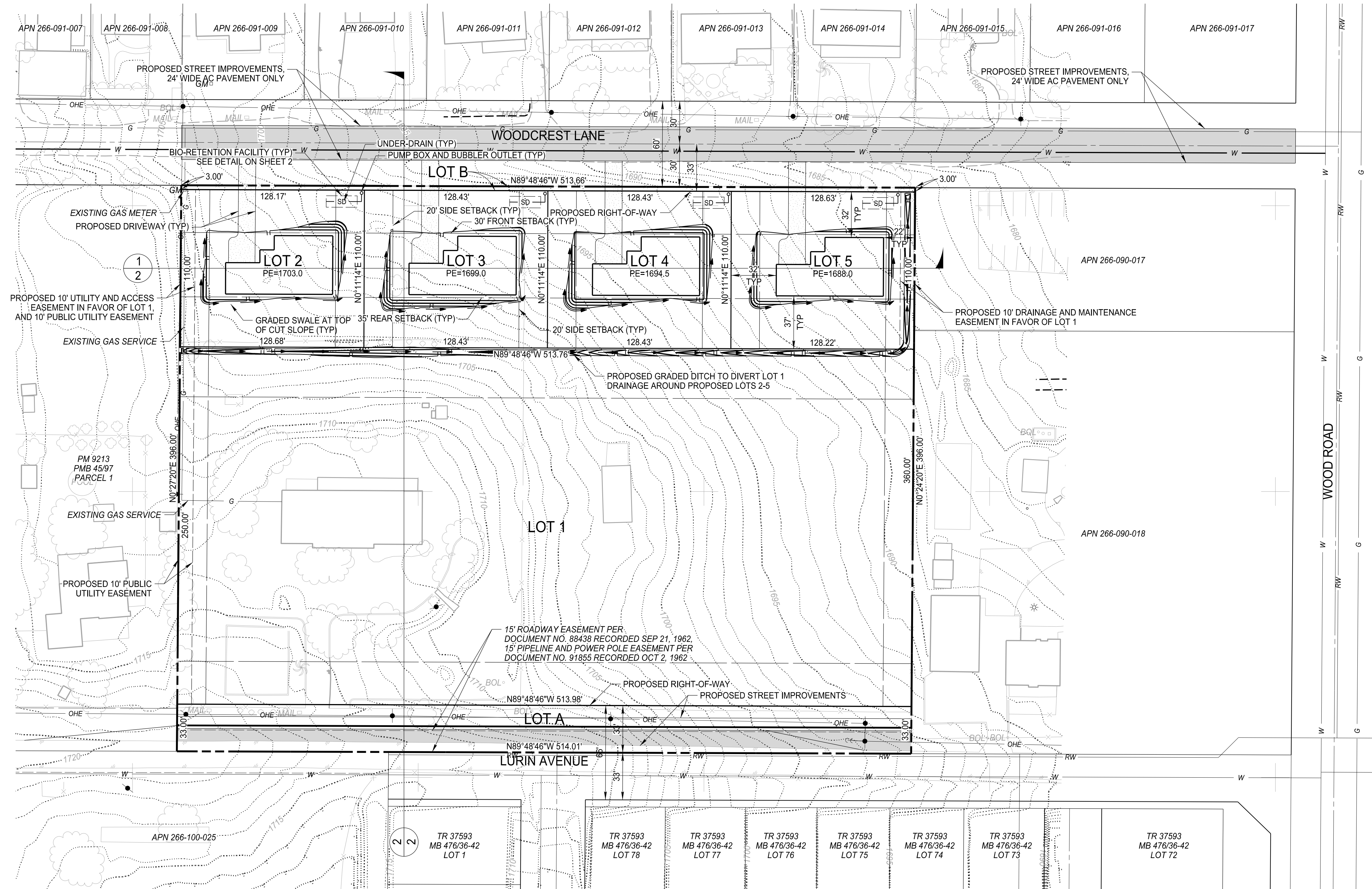
**ESTIMATED GRADING QUANTITIES**

ESTIMATED EXCAVATION: 513 CY  
ESTIMATED EMBANKMENT: 374 CY

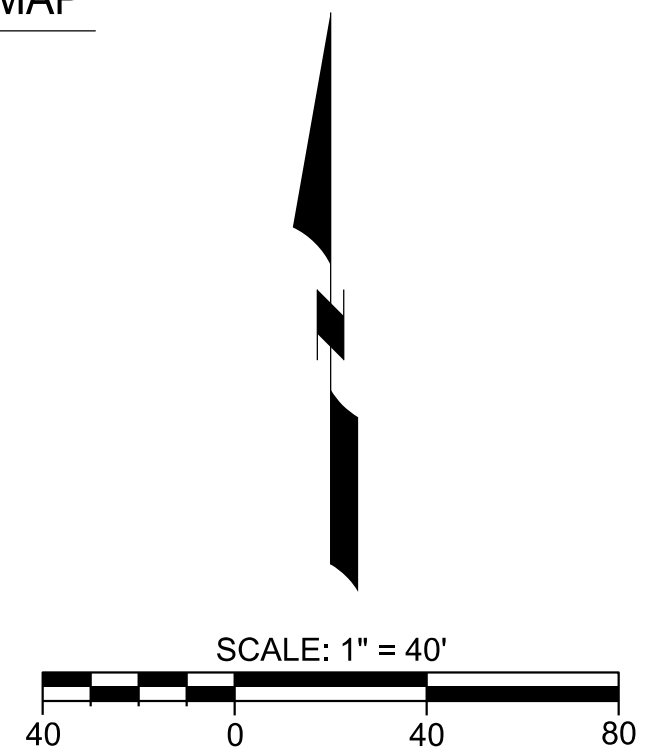
NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

**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	---

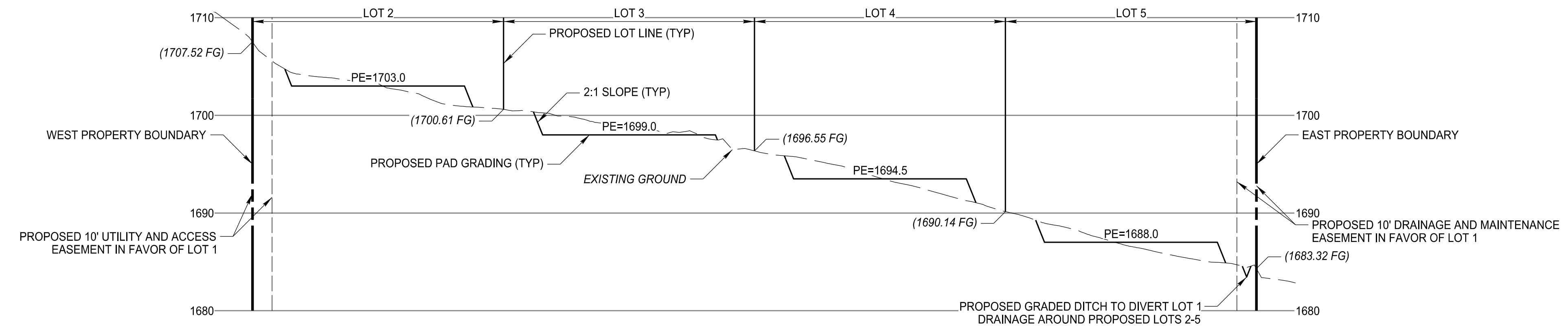


VICINITY MAP  
NTS

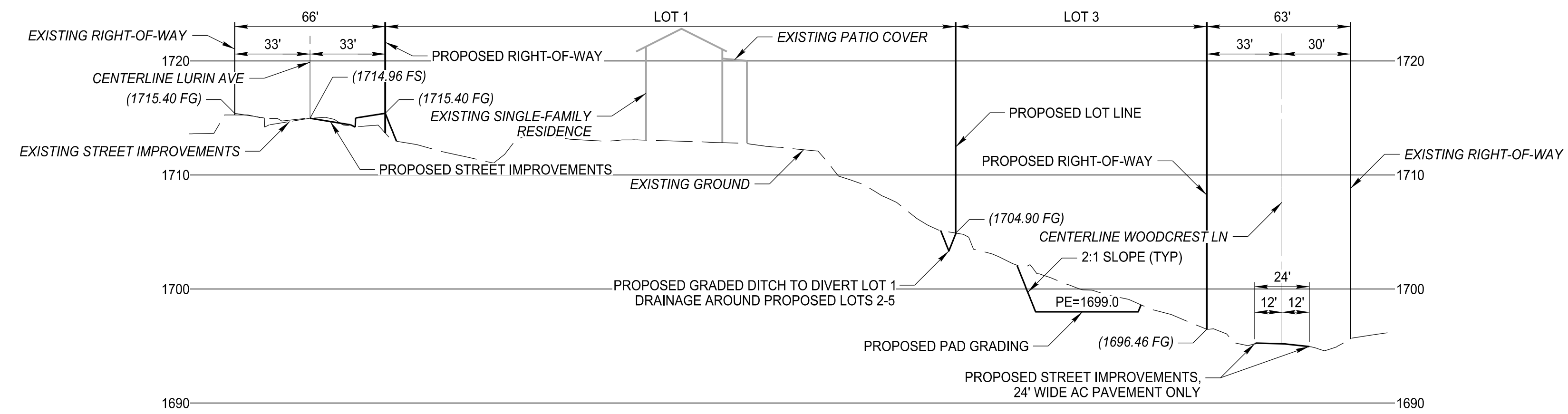




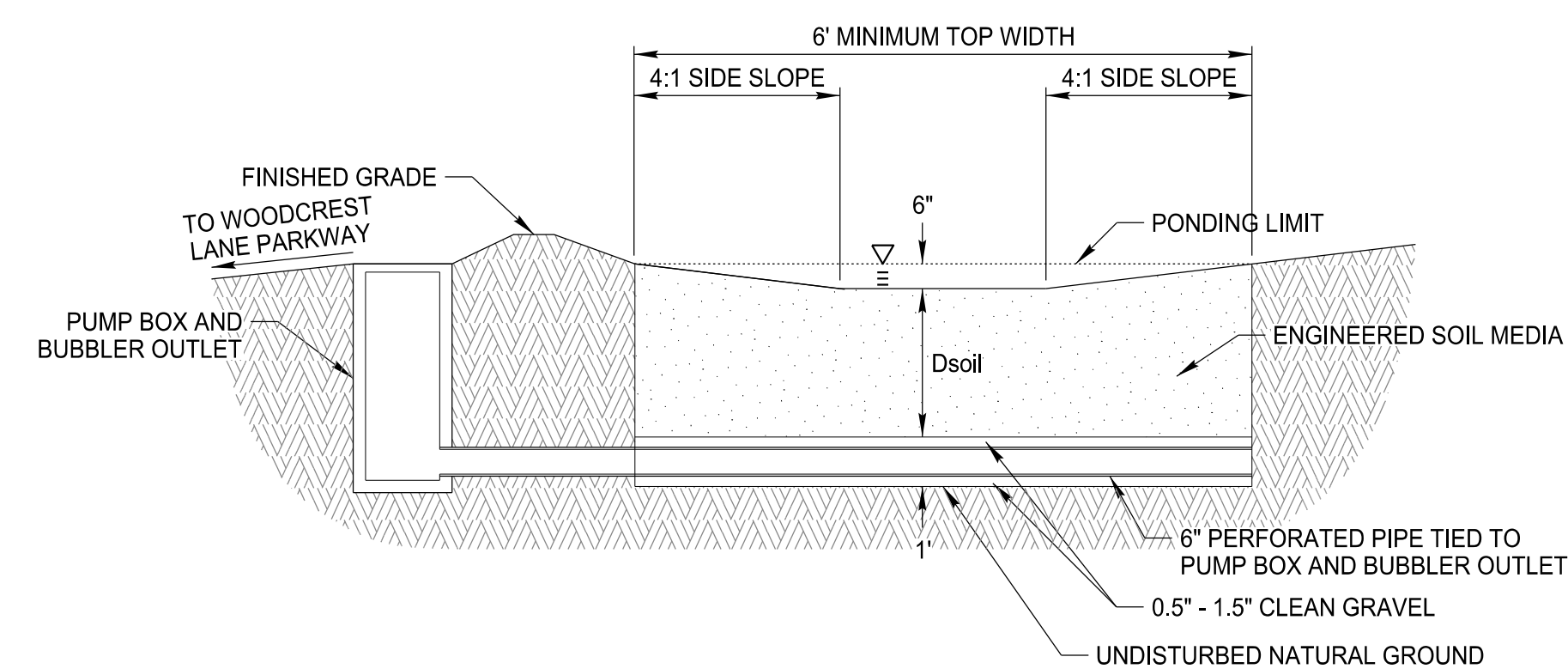
# IN THE CITY OF RIVERSIDE TENTATIVE TRACT 38192 PRELIMINARY GRADING PLAN DELUHERY



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



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



BIO-RETENTION FACILITY DETAIL  
NTS

