COUNTY OF RIVERSIDE
TENTATIVE TRACT NO. 37686

BEING A SUBDIVISION OF LOT 5 IN BLOCK 16 OF LANDS OF MOULTON AND PRAED AS SHOWN BY MAP ON FILE IN BOOK 3 PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

T. 3S, R. 6W, SECTION 24 & 25

SAKE ENGINEERS, INC. FEBRUARY, 2020

CASE: TTM37686
EXHIBIT: Exhibit A
DATE: 1/13/2020
PLANNER: Justin
JOB: 3141

LEGEND
- SWMP - Stormwater Management Plan
- SWPPP - Stormwater Pollution Prevention Plan
- SKPP - Stormwater Quality Management Plan
- WQMP - Water Quality Management Plan
- NPDES - National Pollutant Discharge Elimination System
- MS4 - Municipal Separate Storm Sewer System
- LID - Low Impact Development
- BMP - Best Management Practices
- SUSMP - Standard Urban Stormwater Mitigation Plan
- SWRCB - State Water Resources Control Board
- RWQCB - Regional Water Quality Control Board

OWNER/DEVELOPER:
NEW TECH, INC.
2175 SIMPSON AVE., STE. 111
CORONA, CA 92879
(951) 898-9800 PH.

ENGINEER:
SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

ASSESSORS PARCEL NO.:
136-230-005

TOTAL ACREAGE:
TOTAL ACREAGE ____ 2.61 AC.
MIN. LOT SIZE ____ 7,200 SF
TOTAL NO. OF LOTS ____ 10

UTILITIES:
ELECTRIC ____ SO. CAL. EDISON COMPANY
GAS ____ SO. CAL. GAS COMPANY
WATER ____ W.M.W.D.
SEWER ____ W.M.W.D.
TELEPHONE ____ VERIZON
CABLE TV ____ AT&T
SCHOOL DISTRICT ____ ALVORD UNIFIED

TOPOGRAPHY:
LANDMARK SURVEYING
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.

ZONING AND LAND USE:
EXIST. ZONING ____ R-1-20,000
PROP. ZONING ____ R-1
EXIST. LAND USE ____ LDR
PROP. LAND USE ____ MDR

BASIS OF ELEVATION:
CITY OF RIVERSIDE BM#2P2; CHISEL SQUARE IN TOP CURB AT THE SE COR OF INDIANA AVE & FILLMORE ST. ELEV = 738.41'.

BASIS OF BEARING:
CALIFORNIA STATE PLANES COORDINATES ZONE 6

FLOOD ZONE:
FLOOD ZONE = X
COMMUNITY PANEL NO. 06065C-0715G
08/28/2008

LEGAL DESCRIPTION:
OF LOT 5 IN BLOCK 16 OF LANDS OF MOULTON AND PRAED AS SHOWN BY MAP ON FILE IN BOOK 3 PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY

EARTHWORK:
CUT ____ 5,172 ± C.Y.
FILL ____ 3,730 ± C.Y.
EXPORT ____ 1,443 ± C.Y.

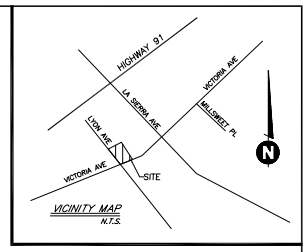
NOTE:
EARTH QUANTITIES SHOWN HERE ARE FOR RAW ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOILS ENGINEER'S RECOMMENDATION.

NOTE:
① = EASEMENT IN FAVOR OF SOUTHERN CAL. EDISON COMPANY PER BOOK 1986 PAGE 501, REC. 9/5/1954.

NOTE:
SUBDIVISION ON 2.61 AC. INTO 10 RESIDENTIAL LOT.

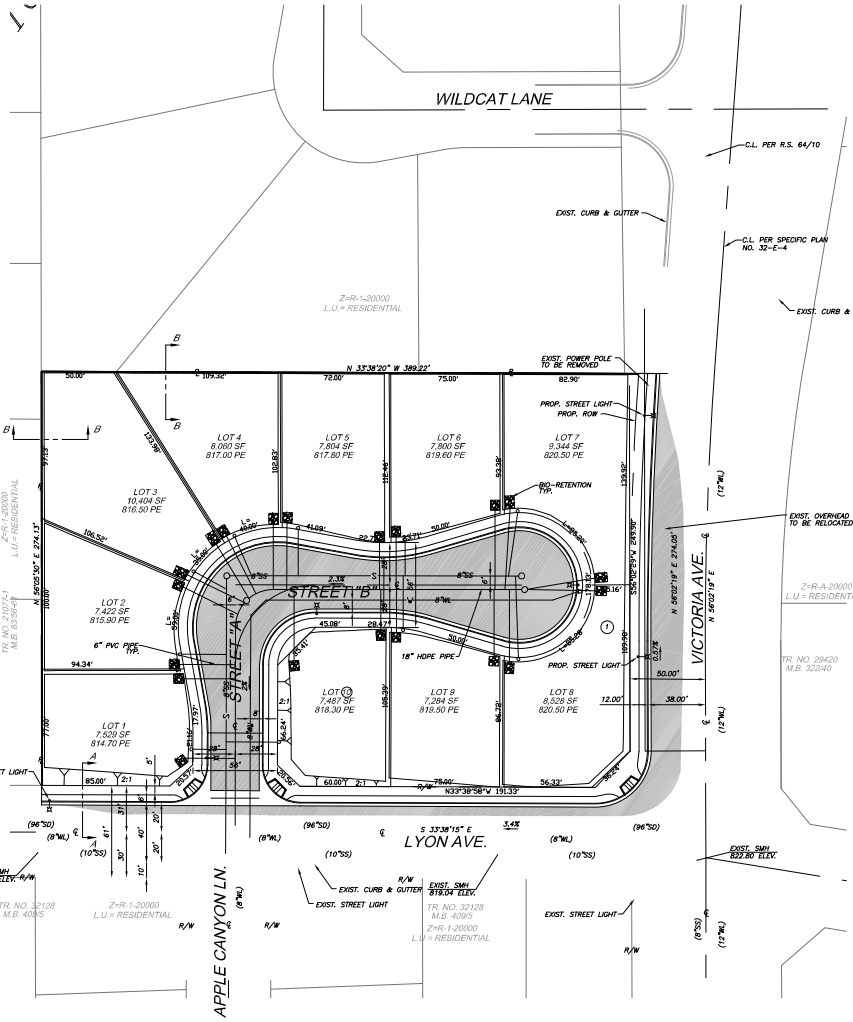
LOT SUMMARY TABLE

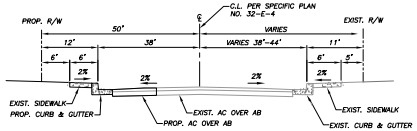
LOT NO.	NET LOT AREA (s.f.)	PAD ELEV.
1	7,529 SF	814.70 PE
2	7,422 SF	815.90 PE
3	10,404 SF	816.50 PE
4	8,060 SF	817.00 PE
5	7,804 SF	817.80 PE
6	7,800 SF	819.60 PE
7	9,344 SF	820.50 PE
8	8,528 SF	820.50 PE
9	7,284 SF	819.50 PE
10	7,487 SF	818.30 PE



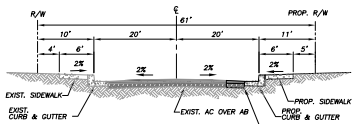
VICINITY MAP
N.T.S.

THOMAS BROTHERS MAP PAGE/GRID:
PAGE 744, GRID G-3 & F-3





VICTORIA AVENUE
N.T.S.



LYON AVENUE
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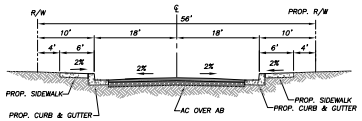
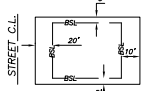
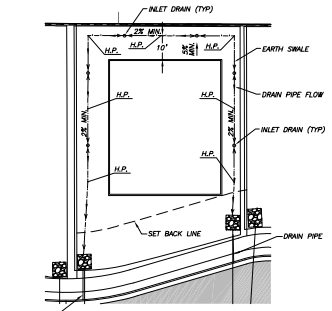


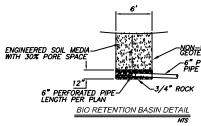
STREET "A" & "B"
N.T.S.



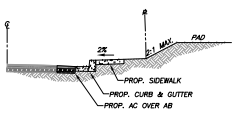
TYPICAL LOT SETBACK
N.T.S.



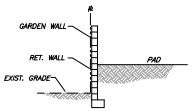
TYPICAL LOT DRAINAGE
N.T.S.



BIO RETENTION BASIN DETAIL
NTS



SECTION "A-A"
NTS



SECTION "B-B"
NTS

LEGEND:

FLOW LINE	C.O. = CLEAN OUT		WL = WATER LINE
PROPERTY LINE	℄ = PROPERTY LINE		PROP = PROPOSED
CENTER LINE	S.F. = SQUARE FEET		ASSESSOR PARCEL NUMBER
EXISTING WATER LINE	G.B. = GRADE BREAK		R/W = RIGHT OF WAY
EXISTING SANITARY SEWER LINE	H.P. = HIGH POINT		P.G.C. = PRECAST GRANITE CURB
PROPOSED SLOPE	F.S. = FINISHED SURFACE		S.C. = SLOPE
EXISTING CONTOUR	SD = STORM DRAIN		NTS = NOT TO SCALE
PROPOSED CONTOUR (2:1 MAX.)	FL = FLOW LINE		S/W = SIDEWALK
RET. WALL	T.C. = TOP OF CURB		R/W = RIGHT OF WAY
NEW ASPHALT CONCRETE	W.I. = WROUGHT IRON		PCC = PORTLAND CEMENT CONCRETE
EXISTING ELEVATION	C.L. = CHAIN LINK		EXIST = EXISTING
	P.I.P. = PROTECT IN PLACE		LT = LEFT
	TW = TOP OF WALL		AC = ASPHALT CONCRETE
	TF = TOP OF FOOTING		CWP = CONSTRUCTION WITHOUT PERMIT
	℄ = CENTERLINE		

0 30 60 90 120
SCALE: 1"=30'

PREPARED UNDER THE DIRECTION OF:
SAM AKBARPOUR P.E. RCE. 053038

REGISTERED PROFESSIONAL ENGINEER SAM AKBARPOUR C053038 CIVIL STATE OF CALIFORNIA

P.A.R. CATEGORY III

REVISIONS	DATE	BY

SCHEDULE A
TENTATIVE TRACT NO. 37686
COUNTY OF RIVERSIDE

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE. STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX (951) 279-2830

SCALE 1" = 30'	J.N. 3141
DATE 11/13/2019	SHEET 1 OF 1 SHEETS
DRAWN: JAC	
DESIGNED: SA	
CHECKED: SA	FILE: SERVER\PROJECTS\JN3141\CIVIL\TTM
PLN CK REF:	PLOT DATE: 9/24/2019
	DWG. NO.

\\sake-nas\data\projects\CO RIVERSIDE\JN3141 Lee TR 37686\Civil\TTM.dwg, 9/13/2021 11:34:01 AM, 1:30