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TTL RIVERSIDE CHICAGO, LLC
4350 VON KARMAN AVE., SUITE 200
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CONTACT: MICHAEL TORRES

RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
(951) 782-0707
CONTACT: RICHARD O'NEILL

COUNTY OF RIVERSIDE
T. 3S, R. 5W, SEC. 34

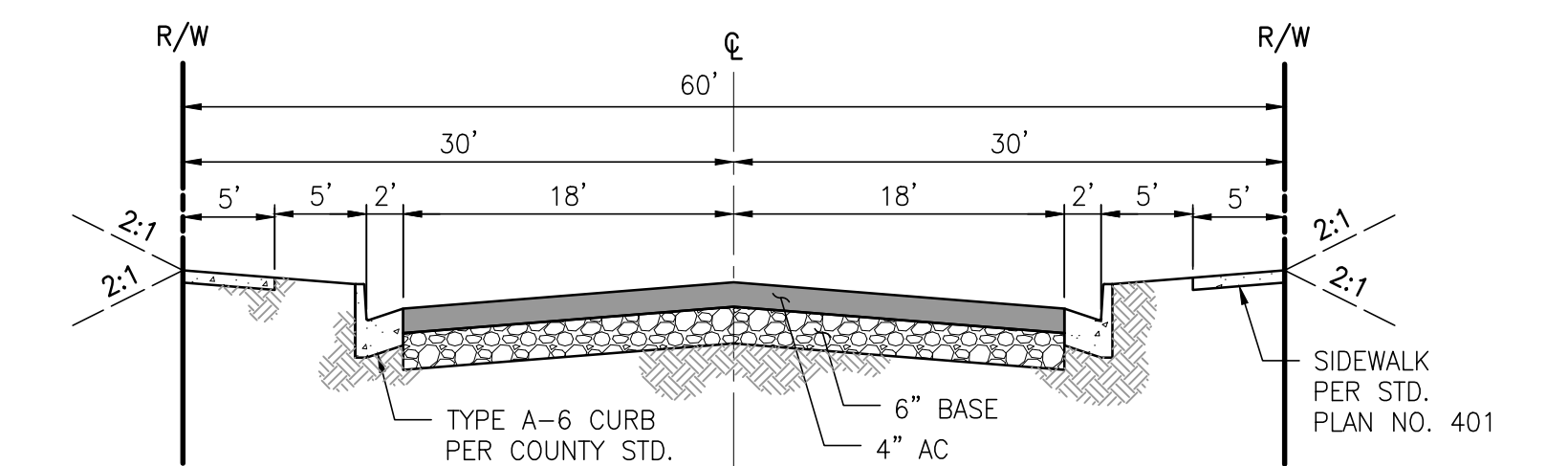
NOT TO SCALE

THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNADINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

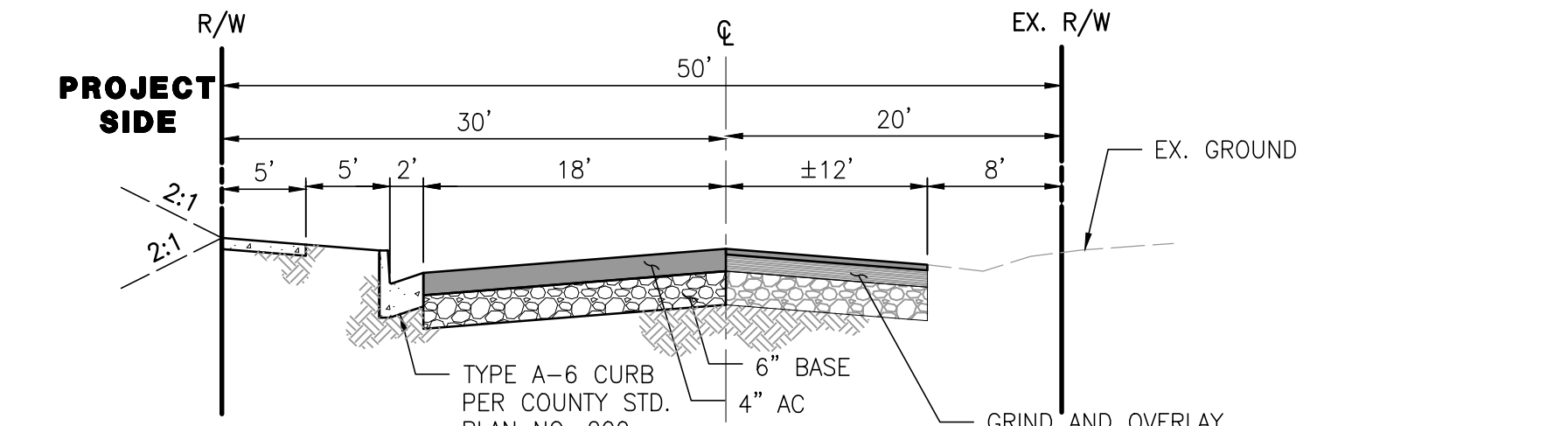
EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24:

ALSO EXCEPTING THEREFROM THE SOUTHERLY 20 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID 24, AS DESCRIBED IN A DEED TO THE COUNTY OF RIVERSIDE, RECORDED JUNE 2, 1971 AS INSTRUMENT NO. 58755 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

245-300-001 245-300-004



TYPICAL LOT GRADING DETAIL



CHICAGO AVENUE

PROJECT MAIN ENTRANCE
NEAR IRIS AVE
MODIFIED COLLECTOR STREET (57' R
PER COUNTY OF RIVERSIDE
STD. NO. 103 SECTION "A"
N.T.S.

*SEE ADDITIONAL CHICAGO AVENUE
TYPICAL STREET SECTION ON SHEET 2.

CHICAGO AVENUE

ST. BOUNDARY OF PROJECT BETWEEN
HIBISCUS AVE AND GENTIAN AVE
LOCAL STREET (60' R/W)
PER COUNTY OF RIVERSIDE
STD. NO. 105 SECTION "D"
N.T.S.

(A) A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES FOR THE BENEFIT OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, UNRECORDED JAN 31, 1962 AS INST. NO. 14499 O.R. IN FAVOR OF PROSPER SMITH AND MABLE SMITH AND VANCELO SMITH.
 (A) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED DEC. 14, 1962 AS INSTRUMENT NO. 115782 O.R. IN FAVOR OF CALIFORNIA ELECTRIC POWER CO.
 (A) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMM. SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1975 AS INST. NO. 88697 O.R. IN FAVOR OF SO. CAL. EDISON CO.
 (A) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMM. SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1975 AS INST. NO. 88697 O.R. IN FAVOR OF SO. CAL. EDISON CO.
 (A) AN EASEMENT FOR PUBLIC ROAD SLOPE PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPT. 23, 1982 AS INST. NO. 154672 O.R. IN FAVOR OF THE COUNTY OF RIVERSIDE.
 (A) AN EASEMENT FOR WATER PIPELINES AND POWER LINES AND INCIDENTAL PURPOSES, RECORDED MAY 2, 1983 AS INST. NO. 12333 O.R. IN FAVOR OF WMWD OR RIVERSIDE CO.
 (A) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCT. 2, 1973 AS INST. NO. 129103 O.R. IN FAVOR OF SO. CAL EDISON CO.
 (A) PROPOSED LANDSCAPE EASEMENT
 (A) PROPOSED SLOPE/CONSERVATION EASEMENT
 (A) PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT
 (A) PROPOSED ACCESS EASEMENT

ESTIMATED GRADING QUANTITIES

ESTIMATED EXCAVATION:	520,000 C.Y.
ESTIMATED EMBANKMENT:	520,000 C.Y.

NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE RAW QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

LEGEND

DAYLIGHT LINE
WATER SURFACE ELEVATION 100 YR
EASMENT
RETAINING WALL
CROSSING (SEE PAGE 4)

1. EXISTING ZONING: A-1-10
2. EXISTING LAND USE: RC-RLDR
3. EXISTING SURROUNDING LAND USE: RC-RLDR
4. PROPOSED LAND USE: RC-RLDR
5. PROPOSED ZONING: R-1-10000
6. PROJECT ACREAGE: 140.8 ACRES (APNS: 139.6 AC. NET)
7. PROJECT NET ACREAGE IS GROSS ACRES MINUS STREET DEDICATIONS FOR IRIS AVENUE AND CHICAGO AVENUE (EAST BOUNDARY).
8. PROJECT DENSITY: 1.85 DENS/AC (GROSS)
9. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
10. UTILITY PURVEYORS:
 - WATER: WAKO
 - SEWER: CITY OF RIVERSIDE
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: SOUTHERN CALIFORNIA Edison
 - TELEPHONE: AT&T
 - CABLE TV: SPECTRUM
 - STORM DRAIN: CITY OF RIVERSIDE
 - FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT
11. SCHOOL DISTRICT: RIVERSIDE UNIFIED
12. THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.
13. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS AND IS NOT IN A HAZARDOUS MATERIAL STUDY AREA.
14. TOPOGRAPHY COMPILED AND PREPARED BY RICK ENGINEERING COMPANY ON 2/03/2021 AT 40 SCALE USING AERIAL METHODS AND 1" FOOT CONTOUR INTERVALS.
15. HORIZONTAL ALIGNMENT HAS R100' MINIMUM CURVE RADIUS. ZONE 6, AS DETERMINED LOGICALLY BY A LINE IN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "CNPP" and "WCFP" AS SHOWN HEREON (IE: "N 76°32'24" E)
16. VERSTED DATA: 66022 RIVERSIDE COUNTY BENCHMARK "VB 12-64", ELEV.= 1582.86'
17. AVERAGE RESIDENTIAL LOT SIZE: SEE LOT TABULATION
18. MINIMUM LOT SIZE: 21' SEE LOT TABULATION
19. PROPOSED IMPROVEMENT SCHEDULE "A",
20. ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
21. FEMIA FLOOD ZONE: D
22. THIS PROJECT IS LOCATED WITHIN THE SANTA ANA RIVER WATERSHED.
23. THERE ARE FOUR KNOWN EXISTING WATER WELLS AND ONE UNDERGROUND SEPTIC TANK SYSTEM ON THE PROPERTY THAT ARE TO BE DESTROYED AND/OR REMOVED WITH THE PROJECT.
24. WATER QUALITY MEASURES AREA ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN.
25. WATER QUALITY BASINS ARE TO BE MAINTAINED BY HOMEOWNER ASSOCIATION (HOA).
26. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
27. LOT 107 IS RESERVED FOR A SEWER LIFT STATION TO BE PRIVATELY MAINTAINED.
28. SEWER FORCE MAIN WILL TAKE SEWER FROM ON-SITE SEWER LIFT STATION SOUTHERLY TO SAN BUENEN BLVD. AND THEN EXISTING GRAVITY SEWER.
29. AREAS SHOWN ON EXHIBIT "B" ARE NOT FOOTAGE AREAS.
30. LOT GROSS AREA FOR 1/2 ACRE LOTS AND ABOVE-LOT-ADJACENT STREET RIGHT-OF-WAY MEASURED TO STREET CENTERLINE.
31. LOT NET AREA IS GROSS AREA MINUS STREET RIGHT-OF-WAY.
32. ALL EXISTING POWER POLES ADJACENT TO THE TRACT BOUNDARY ARE UNDER 33KV.
33. A PORTION OF THE PROJECT FALLS WITHIN A VERY HIGH FIRE HAZARD ZONE, A SEPARATE FIRE HAZARD MAP PLAN HAS BEEN PREPARED FOR THE TRACT.

SHEET 1 OF 5

[illegible]

EXERCISES 11-15

RICHARD C. O'NEIL D.O.E. 67085

LAND SURVEYOR

LAND SURVEYOR

WILLIAM ROHAL L.S. 8805



No. 8805




RICK
ENGINEERING COMPANY

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RIVERSIDE, CA 92507
951.782.0707
rickengineering.com

TTLC CHICAGO AVE
TENTATIVE TRACT MAP 385

PROJECT NO:	19427-A	SCALE:	1"=100'
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DRAWN BY:	JMA/ARC	DATE:	1/25/2023
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