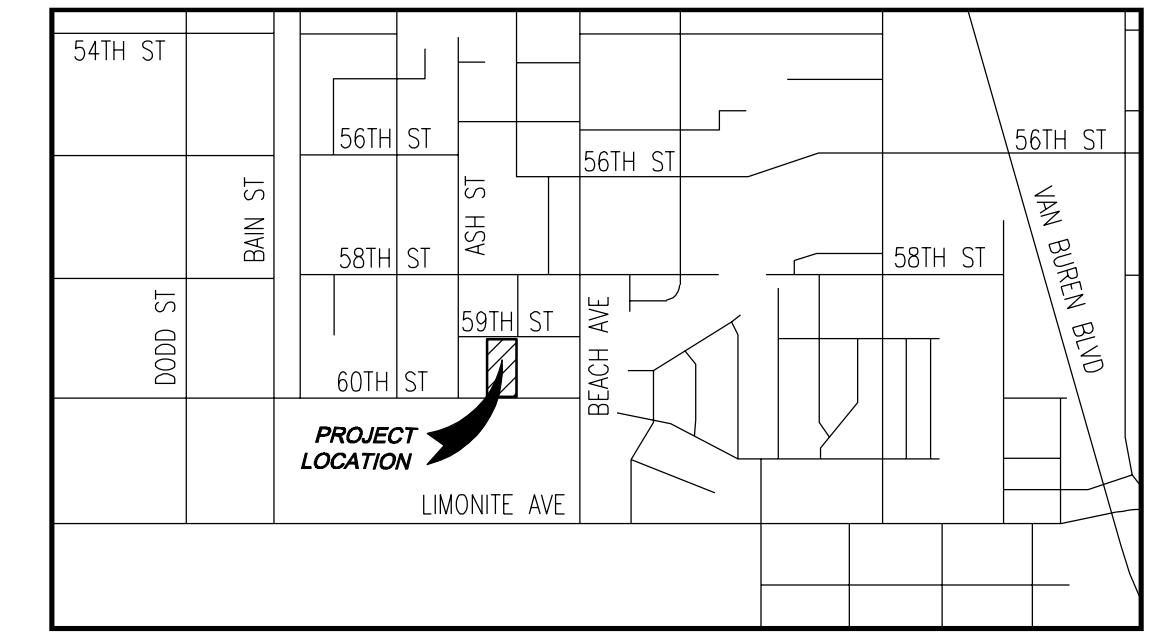
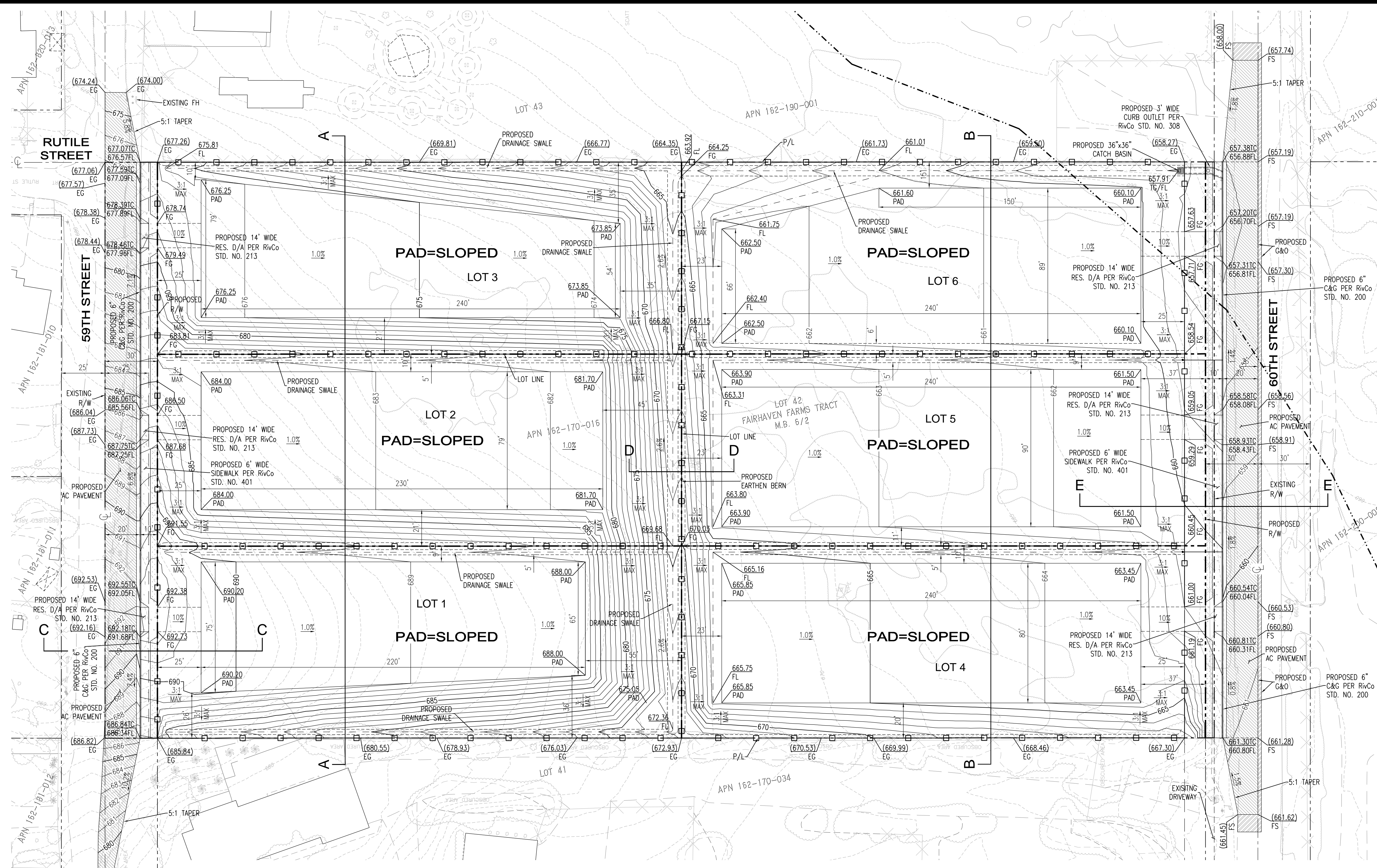


# PRELIMINARY GRADING PLAN

6 LOT RESIDENTIAL TRACT  
59TH & 60TH, JURUPA VALLEY, CA



VICINITY MAP  
NOT TO SCALE

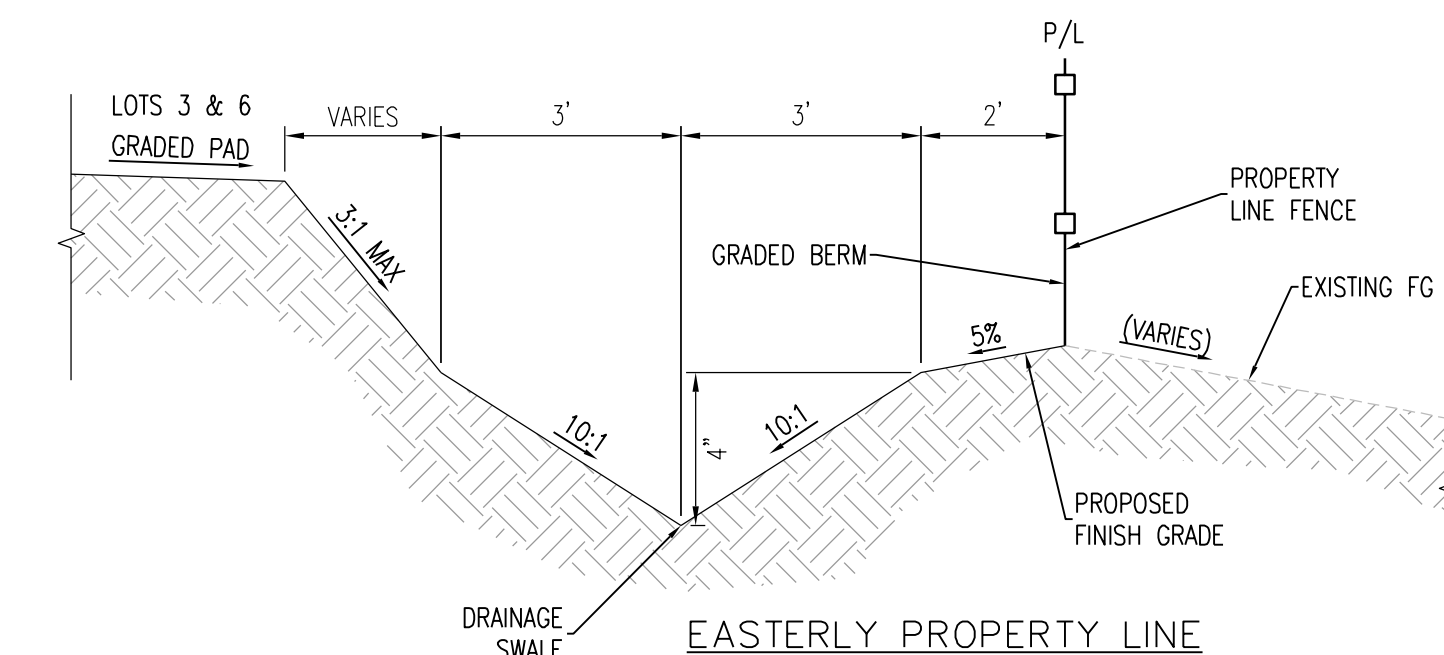


### LEGEND

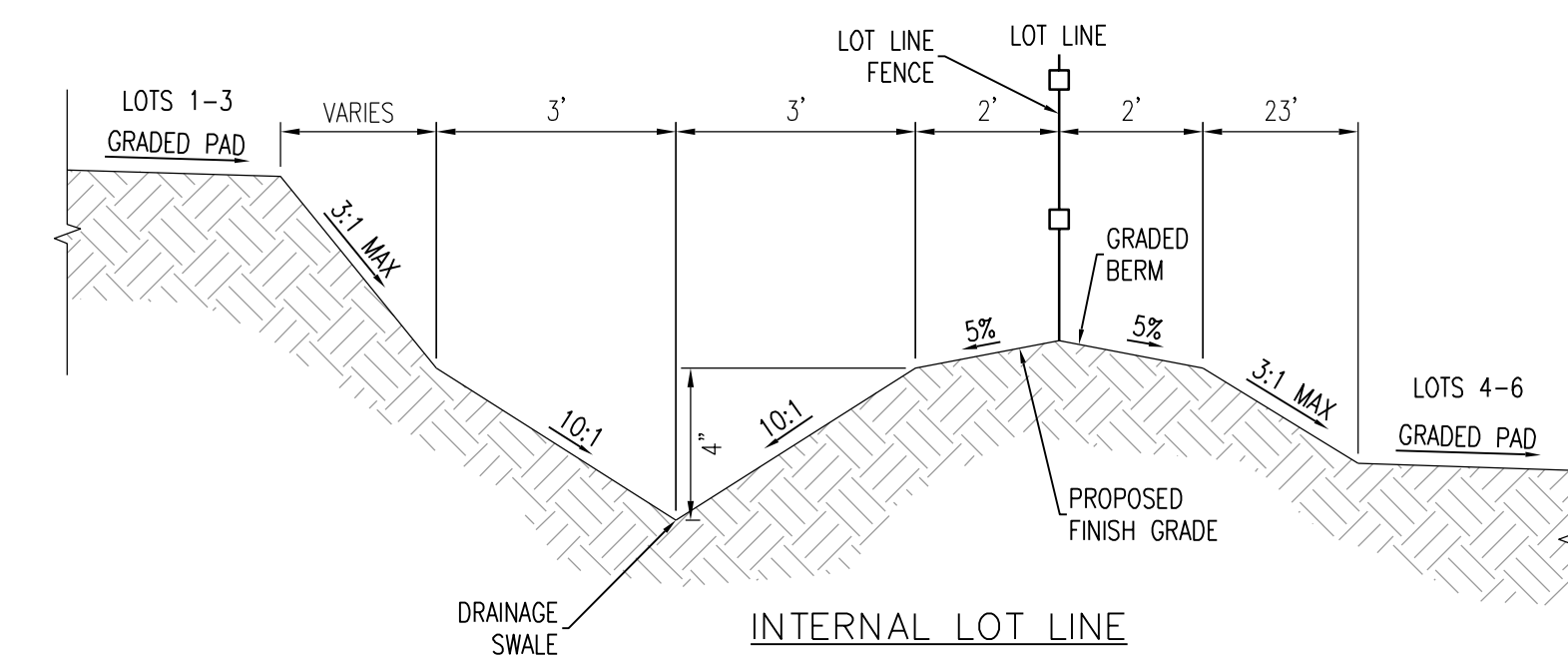
- PROPOSED AC PAVEMENT
- PROPOSED GRIND & OVERLAY
- PROPOSED PCC PAVEMENT
- PROPOSED PUBLIC LANDSCAPING
- GRADED PAD
- CATCH BASIN
- UNDER SIDEWALK DRAIN
- STREET CENTERLINE
- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- FLOWLINE
- CHAIN LINK FENCE
- 600 PROPOSED CONTOUR (MAJOR)
- 600 PROPOSED CONTOUR (MINOR)
- 600 EXISTING CONTOUR (MAJOR)
- 600 EXISTING CONTOUR (MINOR)

### ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- AVE AVENUE
- BLDG BUILDING
- BLVD BOULEVARD
- C STREET CENTERLINE
- C&G CURB AND GUTTER
- CY CUBIC YARD
- D/A DRIVE APPROACH
- EG EXISTING GRADE
- FG FINISH GRADE
- FS FLOWLINE
- FS FINISH SURFACE
- G&O GRIND AND OVERLAY
- M.B. MAP BOOK
- NO. NUMBER
- P/L PROPERTY LINE
- PCC PORTLAND CEMENT CONCRETE
- R/W RIGHT-OF-WAY
- RES. RESIDENTIAL
- RivCo RIVERSIDE COUNTY
- SQ. FT. SQUARE FEET
- ST STREET
- STD. STANDARD
- TC TOP OF CURB
- TG TOP OF GRATE



EASTERLY PROPERTY LINE



INTERNAL LOT LINE  
DRAINAGE SWALE DETAIL  
NOT TO SCALE

### OWNER

MERIDIAN REAL ESTATE  
231 E. ALLESANDRO BLVD. SUITE A-371  
RIVERSIDE, CA 92508  
CONTACT: MR. RUDY ALANIS  
PHONE: (909) 376-6441  
E-MAIL: rudyalanis@gmail.com

### CIVIL ENGINEER

VALUED ENGINEERING, INC.  
1529 13TH STREET, UNIT G  
UPLAND, CA 91786  
CONTACT: MR. JEFF MEITER  
PHONE: (909) 982-4601  
E-MAIL: jeff@valued-eng.com

### UTILITY PURVEYOR'S

**WATER/SEWER:**  
JURUPA COMMUNITY SERVICES DISTRICT  
11201 HARREL STREET  
JURUPA VALLEY, CA 91752  
PHONE: (951) 685-7434

**POWER:**  
SOUTHERN CALIFORNIA EDISON CO  
1351 E FRANCIS STREET  
ONTARIO, CA 92373  
PHONE: (800) 655-4555

**GAS:**  
SOUTHERN CALIFORNIA GAS CO  
155 SOUTH "C" STREET  
SAN BERNARDINO, CA 92401  
PHONE: (909) 335-7928

**TELEPHONE:**  
AT&T  
2828 E. CORONADO ST. 2ND FLOOR  
ANAHEIM, CA 92807  
PHONE: (714) 666-5415

**CABLE:**  
TIME WARNER CABLE  
1722 ORANGETREE LANE  
REDLANDS, CA 92374  
PHONE: (909) 798-3588

**SCHOOL DISTRICT:**  
JURUPA UNIFIED SCHOOL DISTRICT  
4850 PEDLEY ROAD  
JURUPA VALLEY, CA 92509  
PHONE: (951) 360-4100

### SITE SUMMARY

GROSS ACREAGE: 209,473 SQ. FT. (4.809 ACRES)  
NET ACREAGE: 197,930 SQ. FT. (4.545 ACRES)  
6 TOTAL LOTS

### EARTHWORK

RAW CUT: 12,955 CY  
RAW FILL: 9,805 CY  
RAW NET: 3,150 CY (CUT)

**NOTE** SEE SHEET 2 FOR SECTION

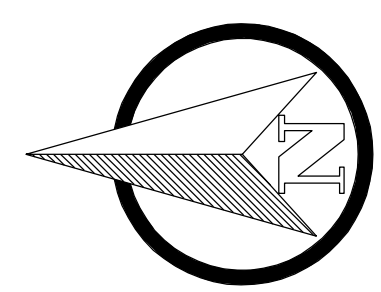
### LEGAL DESCRIPTION

LOT 42 OF FAIRHAVEN FARMS TRACT, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

APN: 162-170-016

### PROJECT LOCATION

59TH & 60TH STREET  
JURUPA VALLEY, CA 92509



SCALE 1" = 30'  
GRAPHIC SCALE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.  
**Underground Service Alert**  
Call: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG



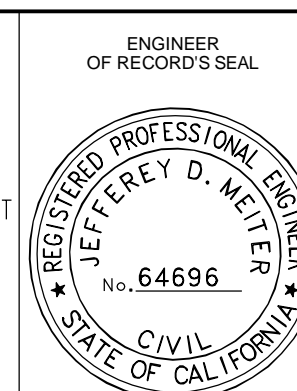
8930 LIMONITE AVE  
JURUPA VALLEY, CA 92509  
TEL: (951) 332-6464  
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

### IMPORTANT NOTE:

THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
		E.O.R.	REVISION			

**BENCHMARK:**  
RIVERSIDE COUNTY BM # ML 14-64  
DESCRIPTION: NE CORN. OF INTERSECTION OF LIMONITE AVE. & BAIN ST. 89.0' N. OF LIMONITE AVE. 32.0' E. OF BAIN ST. 21.0' S.W. OF S.W. CORN. OF 8.0' CLF OF GAS CO. STA., 3.0' N. OF P.P. #6463438, 1.0' S. OF MARKER POST ELEV: 689.752  
**BASIS OF BEARING:**  
CENTERLINE OF 60TH STREET BEARING N89°58'09"E PER P.M.B. 243/36-37 OF MAPS OF RIVERSIDE COUNTY, CALIFORNIA.



**VALUED ENGINEERING, INC.**  
CIVIL ENGINEERING & LAND SURVEYING & LAND PLANNING  
1529 W. 13TH STREET, UNIT G, UPLAND, CA 91786  
PHONE: (909) 982-4601  
PLANS PREPARED UNDER THE SUPERVISION OF:  
JEFF D. MEITER DATE EXP. 6/30/25  
R.C.E. No. 64696

### CITY OF JURUPA VALLEY

PRELIMINARY GRADING PLANS  
59TH STREET & 60TH STREET  
TRACT NO. 38764  
PRELIMINARY GRADING PLAN

ACCT. NO. SHEET 1 OF 3  
CITY I. D. NO. GP23-XXX