

# *HARRIS FARM*

## *A PROPOSED NEW TOWNHOME COMMUNITY*

*R.C. HOBBS CO.*

*HARRIS FARM*  
*A PROPOSED NEW TOWNHOME COMMUNITY*

### INDEX

A0.0	COVER SHEET AND INDEX
A1.0	SITE PLAN
A1.1	PLAN 1 - FLOOR PLANS
A1.2	PLAN 2 - FLOOR PLANS
A1.3	PLAN 3 - FLOOR PLANS
A1.4	PLAN 4 - FLOOR PLANS
A1.5	BUILDING 1 - TYPE A FLOOR & ROOF PLANS
A1.6	BUILDING 1 - TYPE A EXTERIOR ELEVATIONS
A1.7	BUILDING 2 - TYPE B FLOOR PLANS & EXTERIOR ELEVATIONS
A1.8	BUILDING 3 - TYPE C FLOOR & ROOF PLANS
A1.9	BUILDING 3 - TYPE C EXTERIOR ELEVATIONS
A1.10	BUILDING 4 - TYPE D FLOOR & ROOF PLANS
A1.11	BUILDING 4 - TYPE D EXTERIOR ELEVATIONS
A1.12	BUILDING 5 - TYPE C - SIMILAR FLOOR & ROOF PLANS
A1.13	BUILDING 5 - TYPE C - SIMILAR EXTERIOR ELEVATIONS
A1.14	BUILDING 10 - TYPE D FLOOR & ROOF PLANS
A1.15	BUILDING 10 - TYPE D EXTERIOR ELEVATIONS
A1.16	POOL BATH BUILDING

*HARRIS FARM*  
*R.C. HOBBS CO.*

**COVER SHEET  
AND INDEX**



*Architecture*

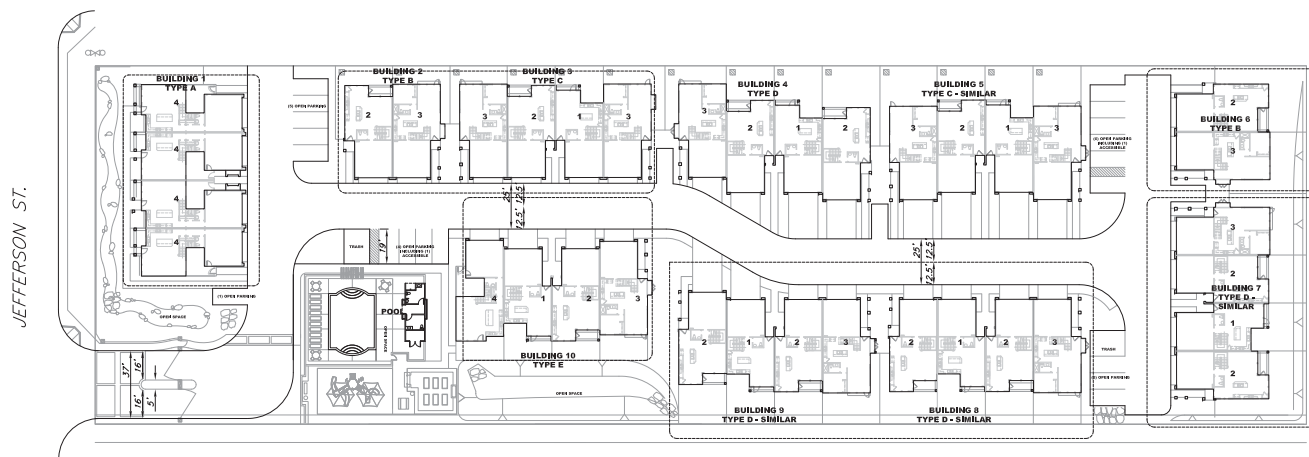
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

**A0.0**

Of



SCALE: 1/32"=1'-0"



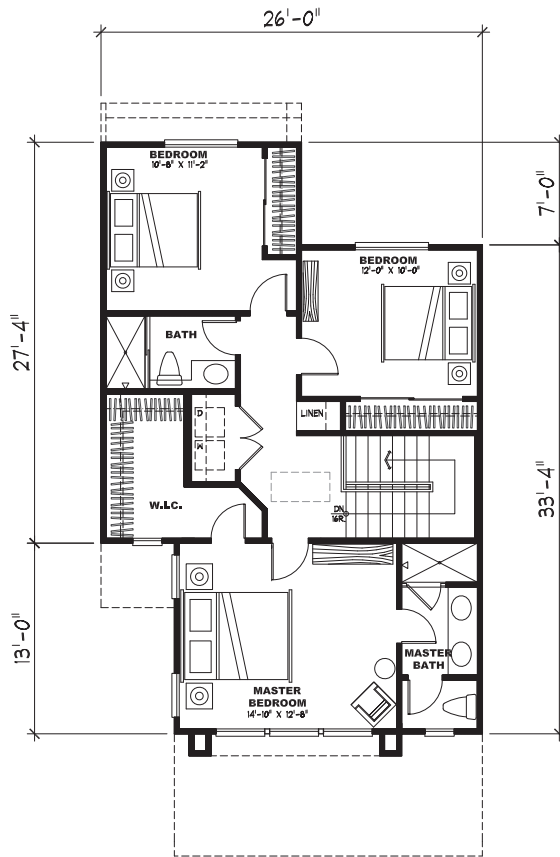
# *HARRIS FARM* *A PROPOSED NEW TOWNHOME COMMUNITY*

*HARRIS FARM*  
*R.C. HOBBS CO.*

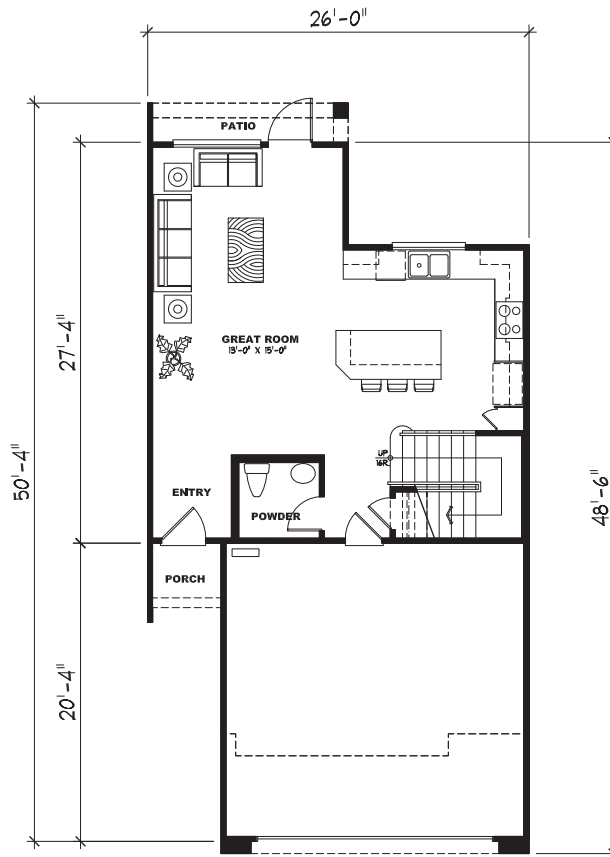
Date:

Sheet

Of



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

**SQUARE FOOTAGE**

FIRST FLOOR	624	SQ. FT.
SECOND FLOOR	832	SQ. FT.
TOTAL	1,456	SQ. FT.

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
R.C. HOBBS CO.

**PLAN 1**  
**FLOOR PLANS**



Architecture

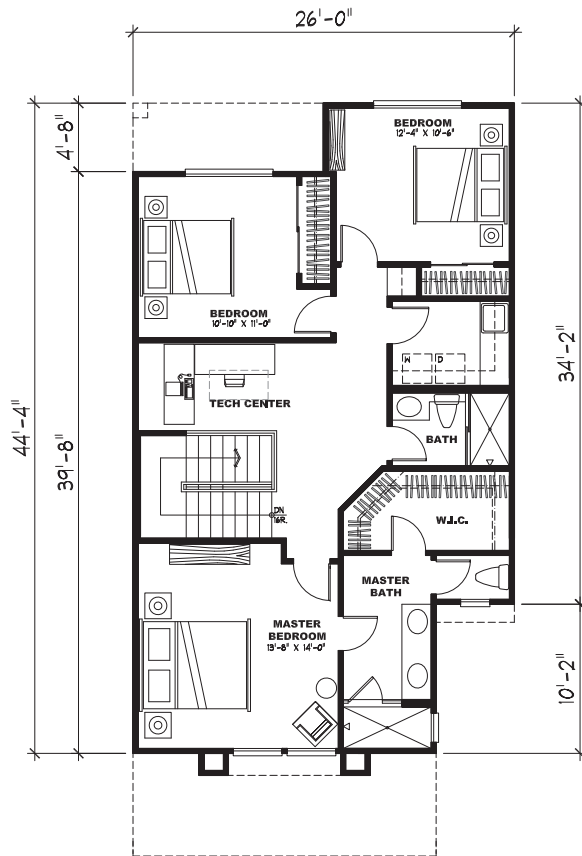
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

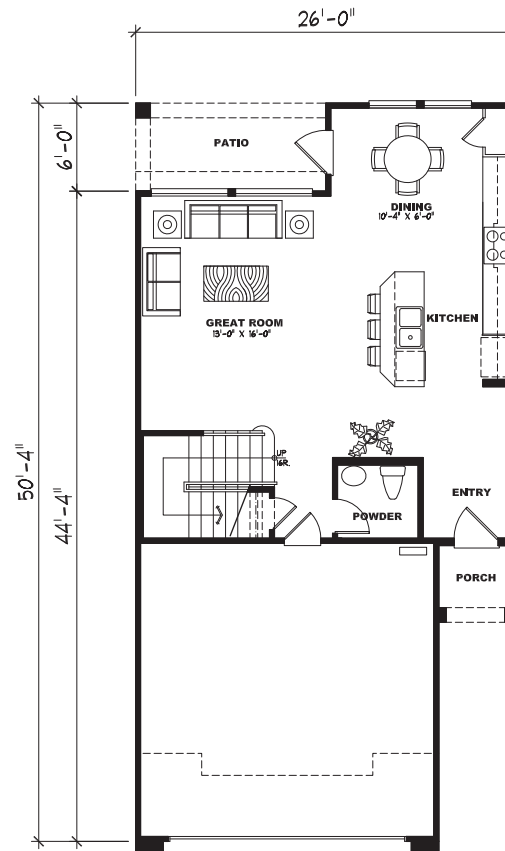
Sheet

**A1.01**

Of



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

**SQUARE FOOTAGE**

FIRST FLOOR	703	SQ. FT.
SECOND FLOOR	971	SQ. FT.
TOTAL	1,674	SQ. FT.

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
R.C. HOBBS CO.

PLAN 2  
FLOOR PLANS



8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

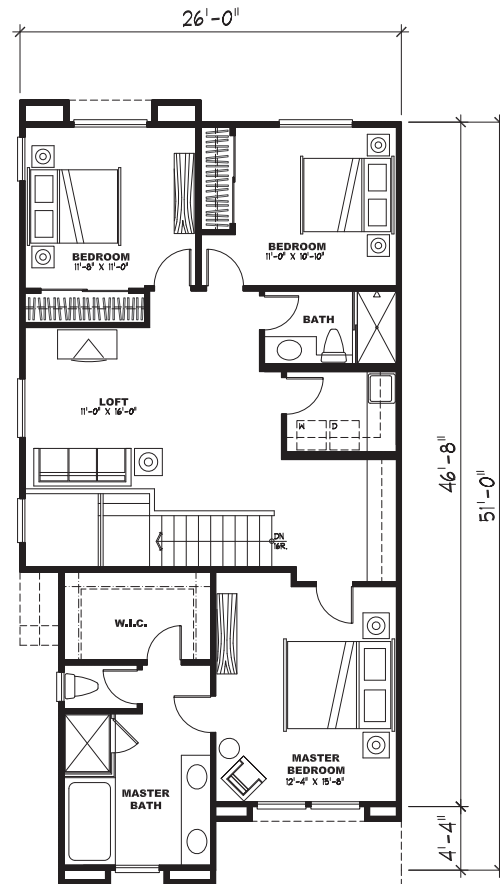
Date: 09/19/16

Sheet

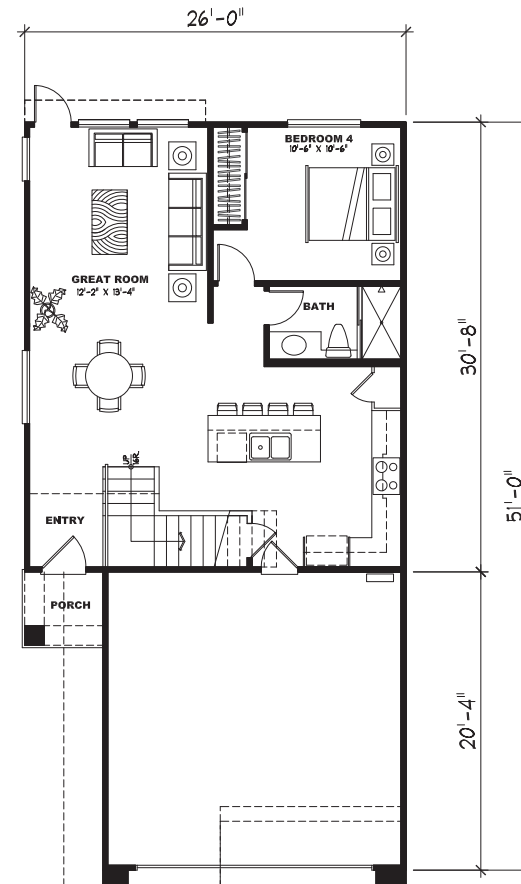
**A1.02**

Of





**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

**SQUARE FOOTAGE**

FIRST FLOOR	797	SQ. FT.
SECOND FLOOR	1,142	SQ. FT.
TOTAL	1,939	SQ. FT.

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
R.C. HOBBS CO.

**PLAN 3**  
**FLOOR PLANS**



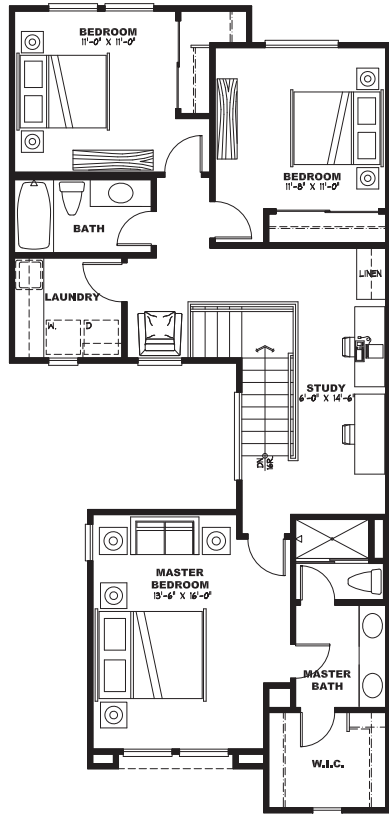
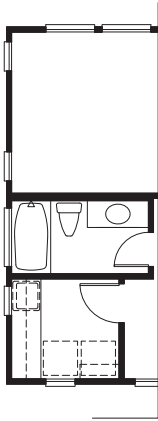
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

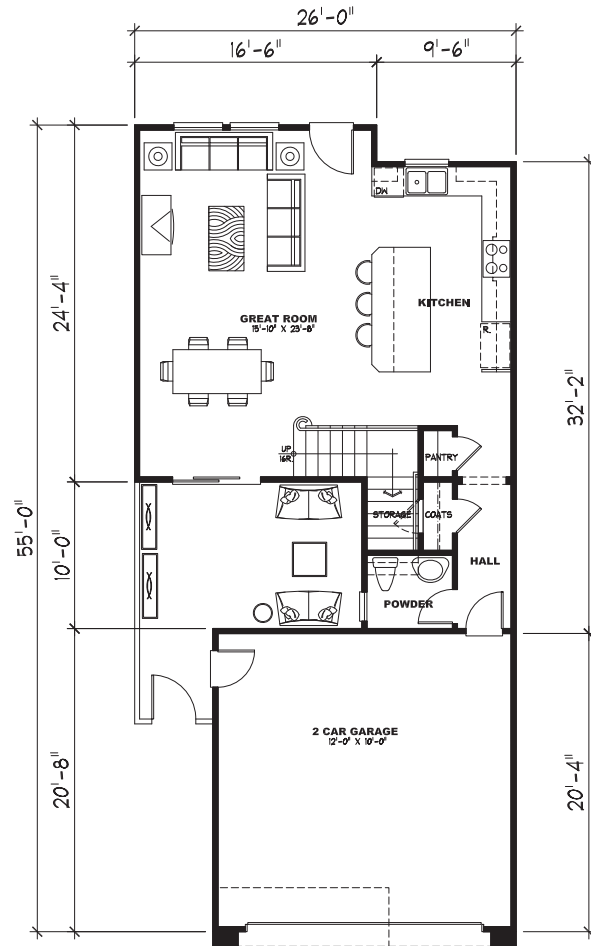
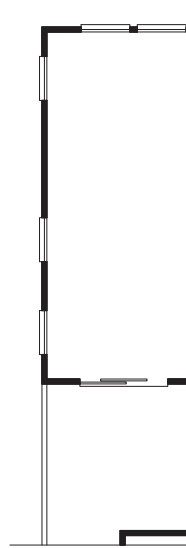
Sheet

**A1.03**

Of



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

SQUARE FOOTAGE		
FIRST FLOOR	717	SQ. FT.
SECOND FLOOR	1,042	SQ. FT.
TOTAL	1,759	SQ. FT.

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
R.C. HOBBS CO.

PLAN 4  
FLOOR PLANS



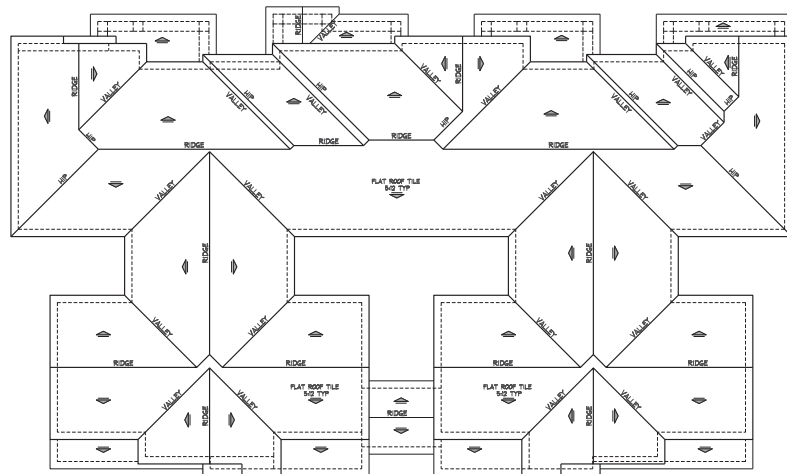
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

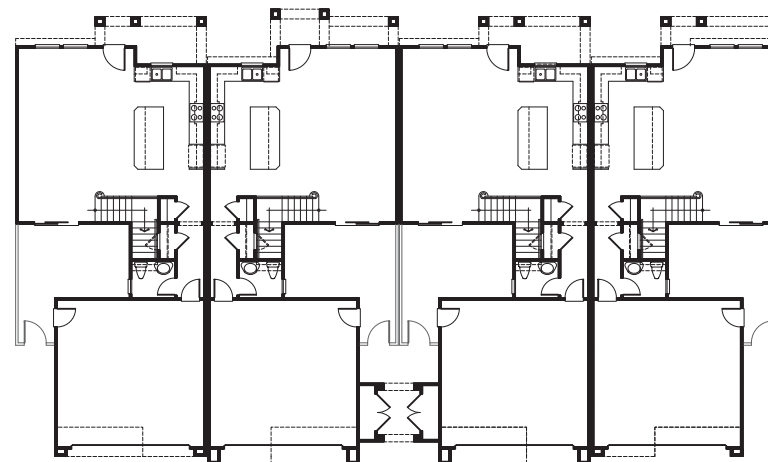
**A1.04**

Of



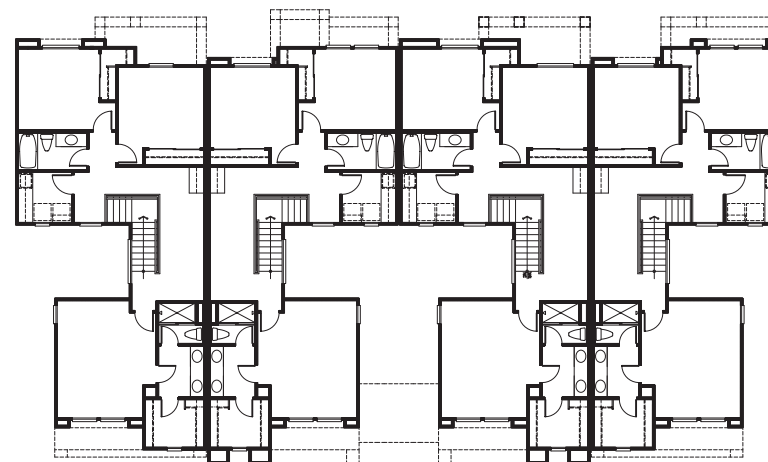
**ROOF PLAN**  
**BUILDING 1 - TYPE A**

SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
**BUILDING 1 - TYPE A**

SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
**BUILDING 1 - TYPE A**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
**A PROPOSED NEW TOWNHOME COMMUNITY**

**HARRIS FARM**  
**R.C. HOBBS CO.**

**BUILDING 1**  
**TYPE A**  
**FLOOR & ROOF PLANS**



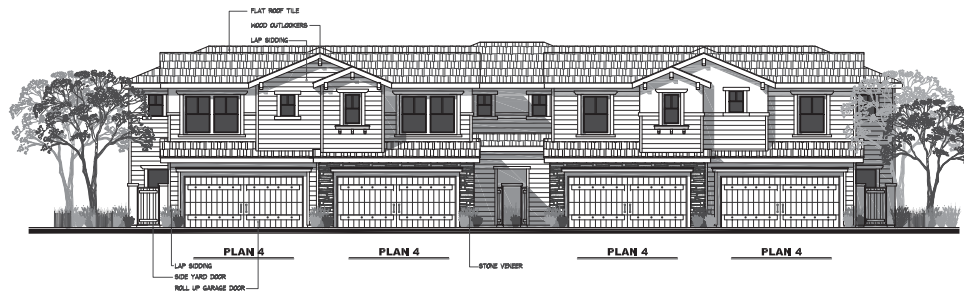
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

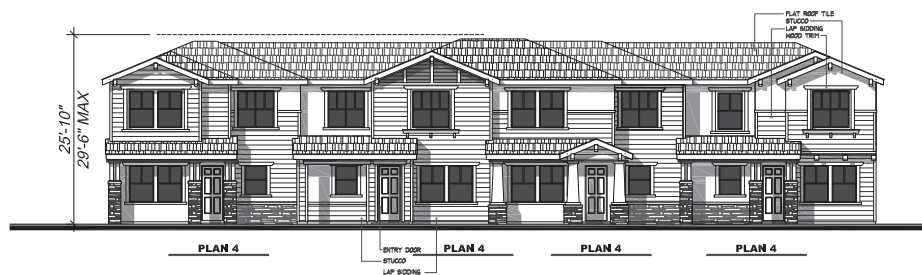
**A1.05**

Of



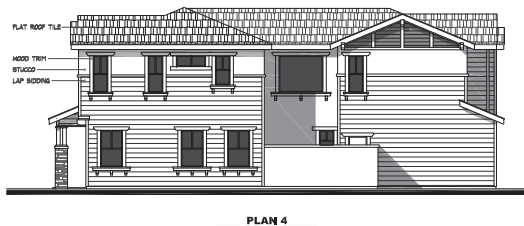
**FRONT ELEVATION  
BUILDING 1 - TYPE A**

SCALE: 1/8"=1'-0"



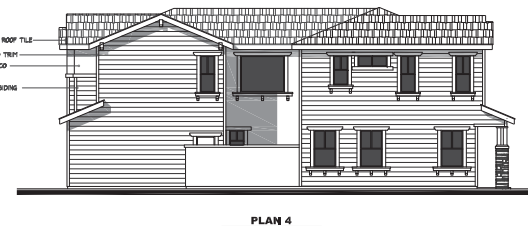
**REAR ELEVATION  
BUILDING 1 - TYPE A**

SCALE: 1/8"=1'-0"



**LEFT ELEVATION**

SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
*A PROPOSED NEW TOWNHOME COMMUNITY*

**HARRIS FARM**  
**R.C. HOBBS CO.**

**BUILDING 1  
TYPE A  
EXTERIOR ELEVATIONS**



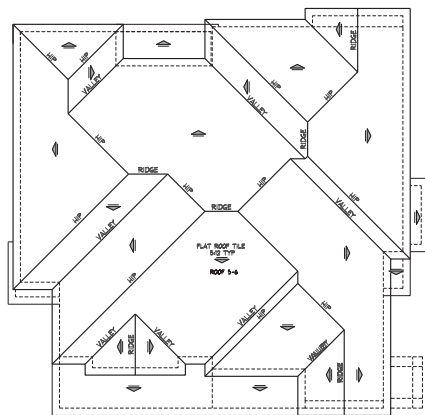
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

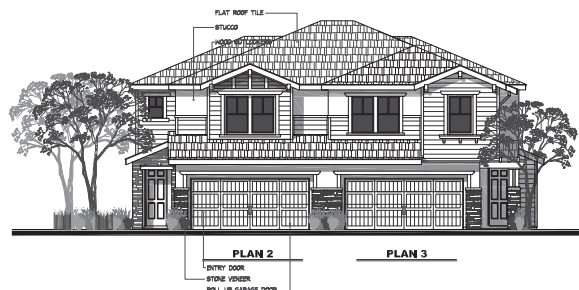
Sheet

**A1.06**

Of



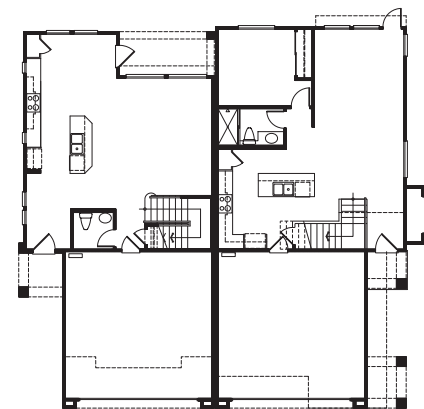
**ROOF PLAN**  
BUILDING 2 & 6 - TYPE B  
SCALE: 1/8"=1'-0"



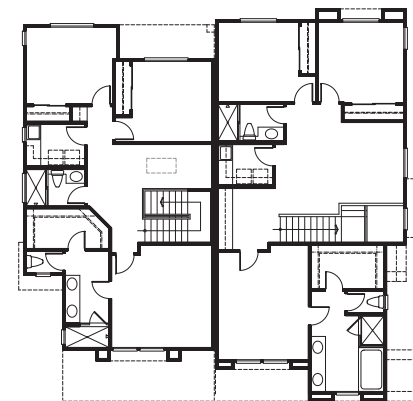
**FRONT ELEVATION**  
BUILDING 2 & 6 - TYPE B  
SCALE: 1/8"=1'-0"



**REAR ELEVATION - BUILDING 2**  
BUILDING 2 & 6 - TYPE B  
SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
BUILDING 2 & 6 - TYPE B  
SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
BUILDING 2 & 6 - TYPE B  
SCALE: 1/8"=1'-0"

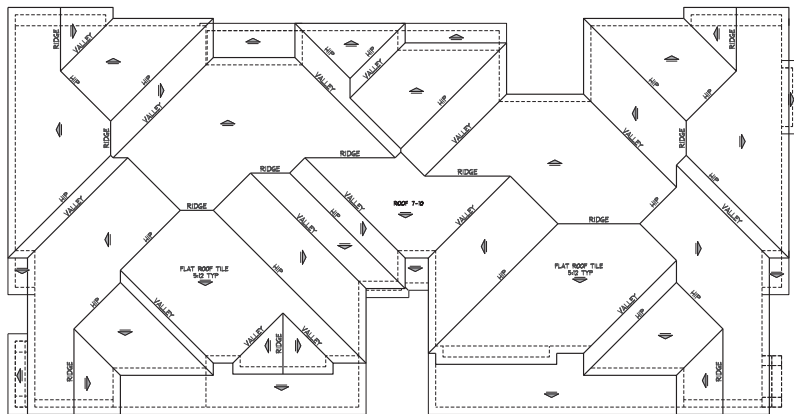


**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



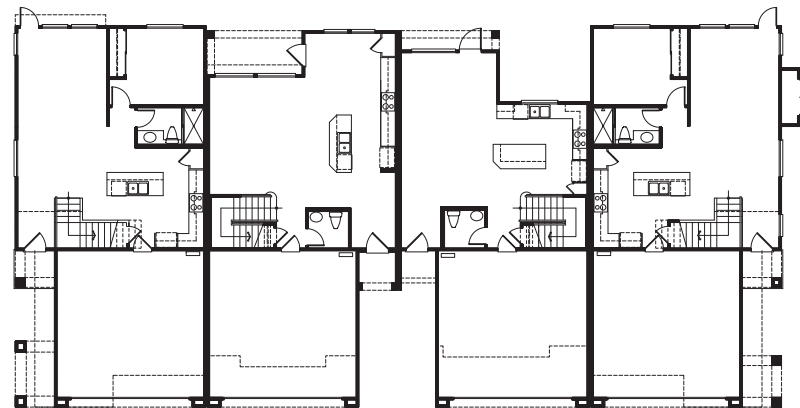
**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY



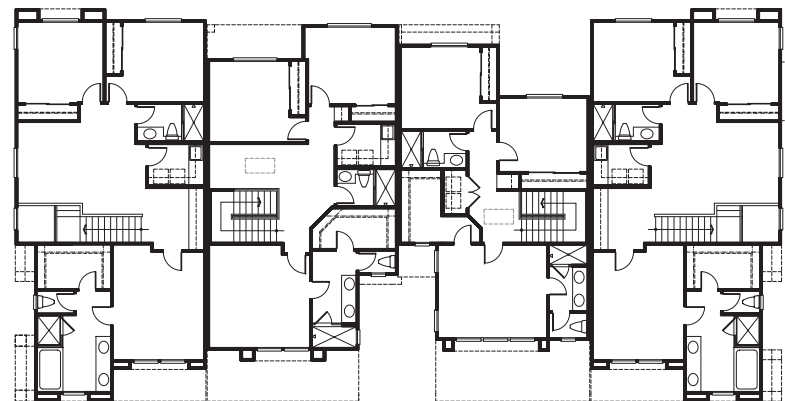
**ROOF PLAN**  
**BUILDING 3 - TYPE C**

SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
**BUILDING 3 - TYPE C**

SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
**BUILDING 3 - TYPE C**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
**A PROPOSED NEW TOWNHOME COMMUNITY**

**HARRIS FARM**  
**R.C. HOBBS CO.**

**BUILDING 3**  
**TYPE C**  
**FLOOR & ROOF PLANS**



Architecture

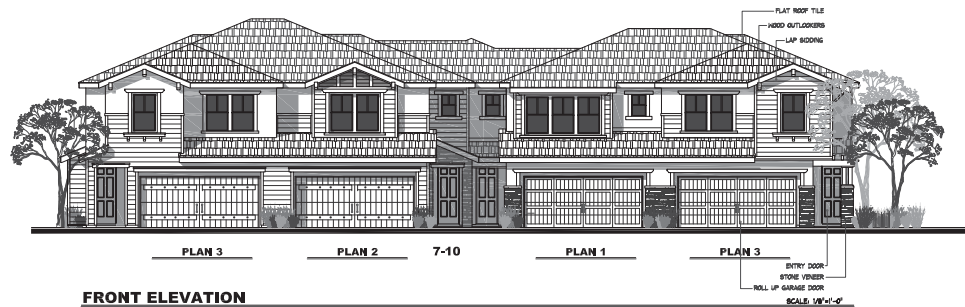
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

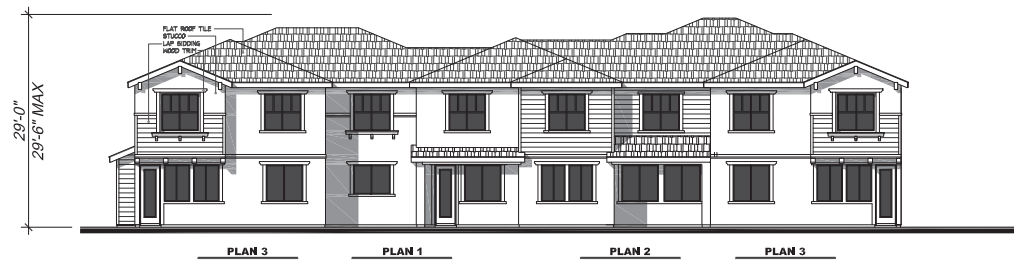
Sheet

**A1.08**

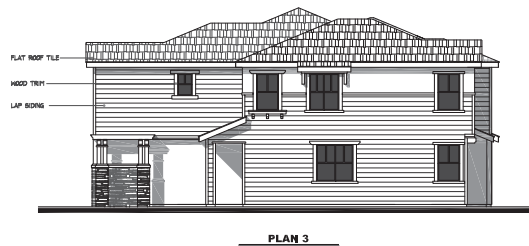
Of



**FRONT ELEVATION  
BUILDING 3 - TYPE C**



**REAR ELEVATION  
BUILDING 3 - TYPE C**



**RIGHT ELEVATION**



**RIGHT ELEVATION**

**HARRIS FARM**  
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
R.C. HOBBS CO.

**BUILDING 3  
TYPE C  
EXTERIOR ELEVATIONS**



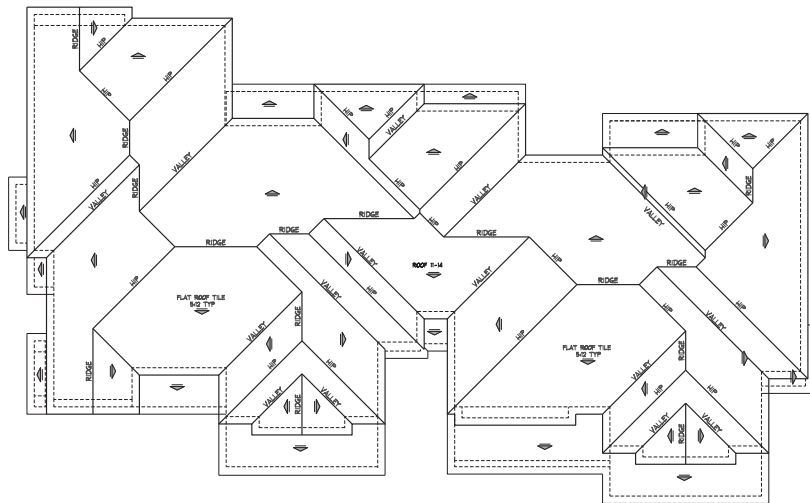
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

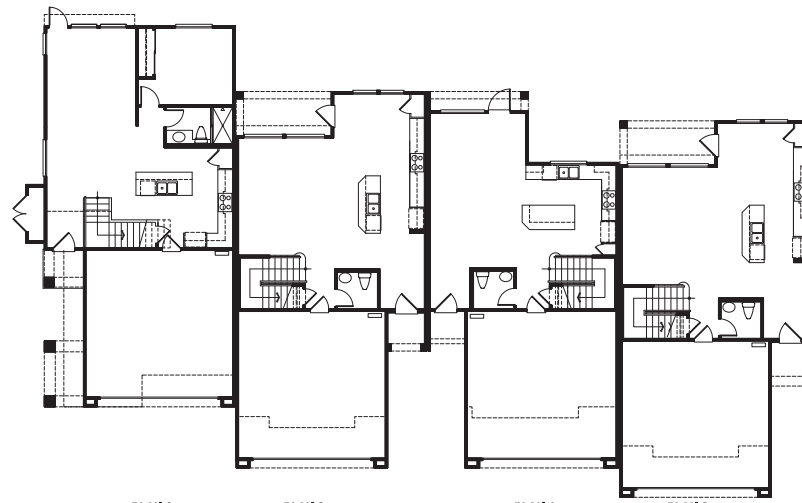
Sheet

**A1.09**

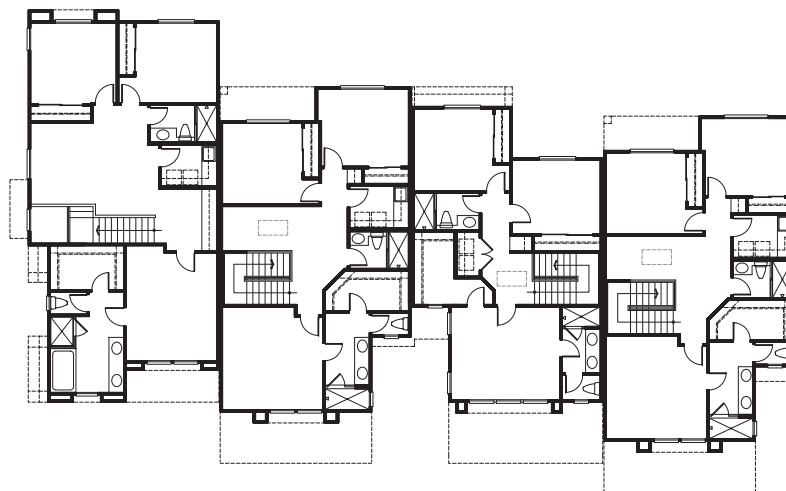
Of



**ROOF PLAN**  
**BUILDING 4 - TYPE D**  
**BUILDING 7, 8 & 9 - SIMILAR - TYPE D**



**FIRST FLOOR PLAN**  
**BUILDING 4 - TYPE D**  
**BUILDING 7, 8 & 9 - SIMILAR - TYPE D**



**SECOND FLOOR PLAN**  
**BUILDING 4 - TYPE D**  
**BUILDING 7, 8 & 9 - SIMILAR - TYPE D**

**HARRIS FARM**  
 A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
 R.C. HOBBS CO.

**BUILDING 4**  
**BUILDING 7, 8 & 9 SIMILAR**  
**TYPE D**  
**FLOOR & ROOF PLANS**



8018 E. Santa Ana Canyon Road  
 Suite 100-121  
 Anaheim, CA 92808  
 (949) 825-5218

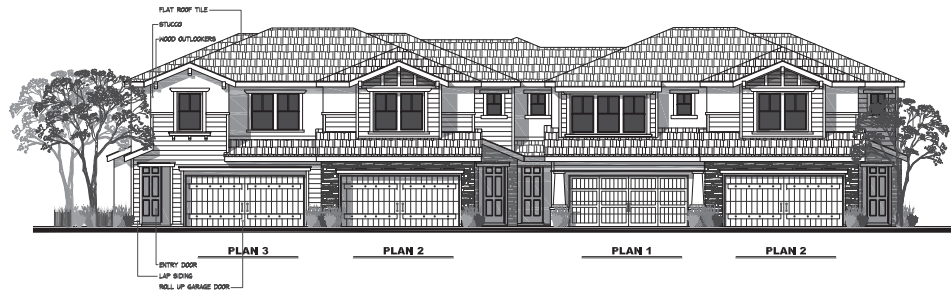
Date: 09/19/16

Sheet

**A1.10**

of





**FRONT ELEVATION**  
**BUILDING 4 - TYPE D**  
**BUILDING 7, 8 & 9 - SIMILAR - TYPE D**

SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
**BUILDING 4 - TYPE D**  
**BUILDING 7, 8 & 9 - SIMILAR - TYPE D**

SCALE: 1/8"=1'-0"



**LEFT ELEVATION**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
*A PROPOSED NEW TOWNHOME COMMUNITY*

**HARRIS FARM**  
**R.C. HOBBS CO.**

**BUILDING 4**  
**BUILDING 7, 8 & 9 SIMILAR**  
**TYPE D**  
**EXTERIOR ELEVATIONS**



Architecture

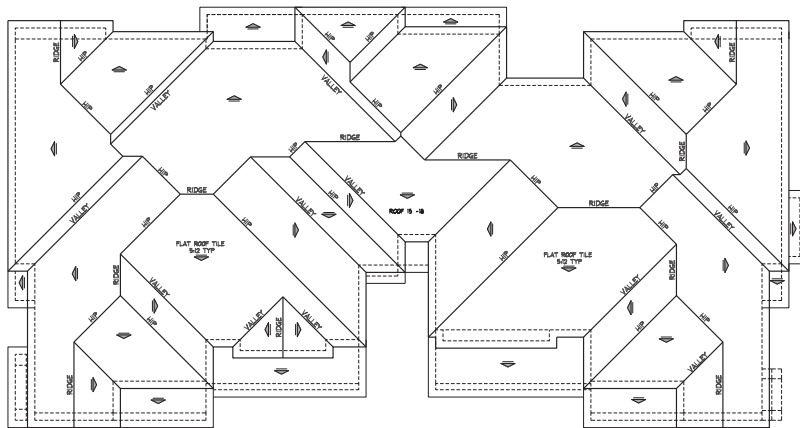
8038 E. Santa Ana Canyon Road  
 Suite 100-121  
 Anaheim, CA 92808  
 (949) 825-5218

Date: 09/19/16

Sheet

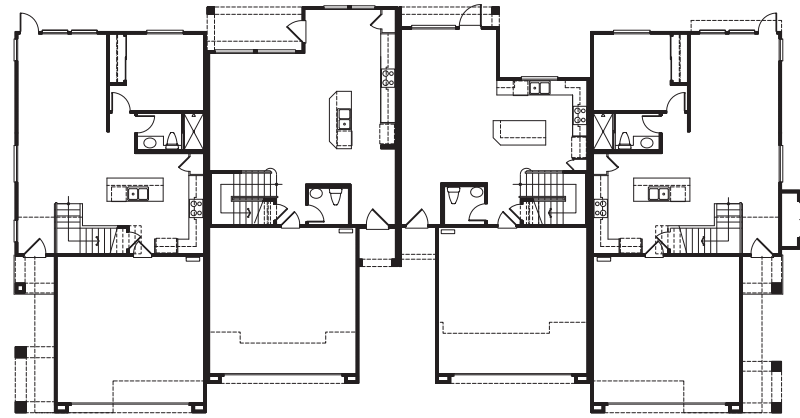
**A1.11**

Of



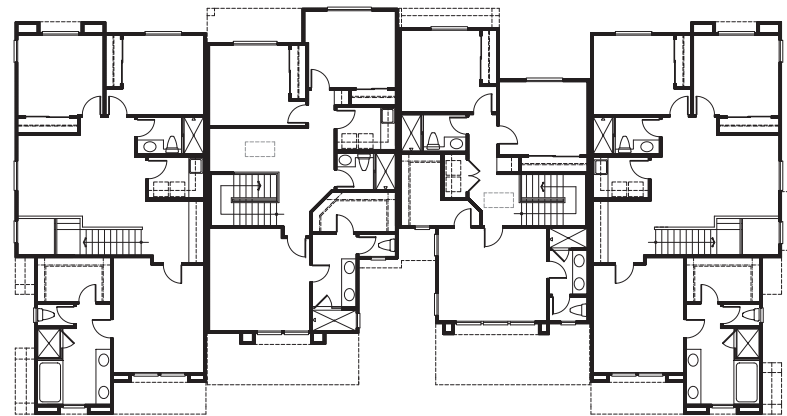
**ROOF PLAN**  
**BUILDING 5 - TYPE C - SIMILAR**

SCALE 1/8"=1'-0"



**FIRST FLOOR PLAN**  
**BUILDING 5 - TYPE C - SIMILAR**

SCALE 1/8"=1'-0"



**SECOND FLOOR PLAN**  
**BUILDING 5 - TYPE C - SIMILAR**

SCALE 1/8"=1'-0"

***HARRIS FARM***  
***A PROPOSED NEW TOWNHOME COMMUNITY***

*HARRIS FARM*  
*R.C. HOBBS CO.*

**BUILDING 5**  
**TYPE C - SIMILAR**  
**FLOOR & ROOF PLANS**



*Architecture*

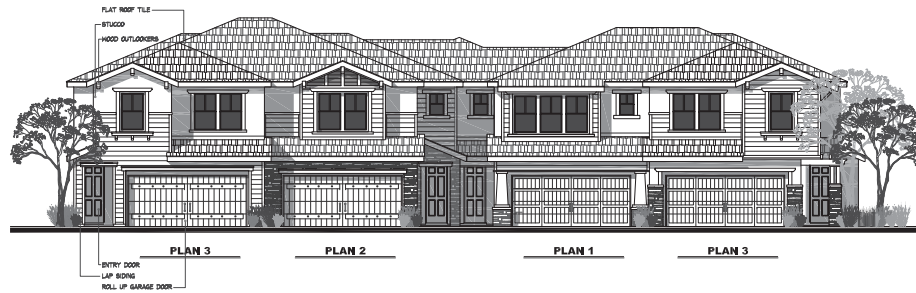
8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

**A1.12**

Of



**FRONT ELEVATION**  
**BUILDING 5 - TYPE C - SIMILAR**

SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
**BUILDING 5 - TYPE C - SIMILAR**

SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
 A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM  
 R.C. HOBBS CO.

**BUILDING 5**  
**TYPE C - SIMILAR**  
**EXTERIOR ELEVATIONS**



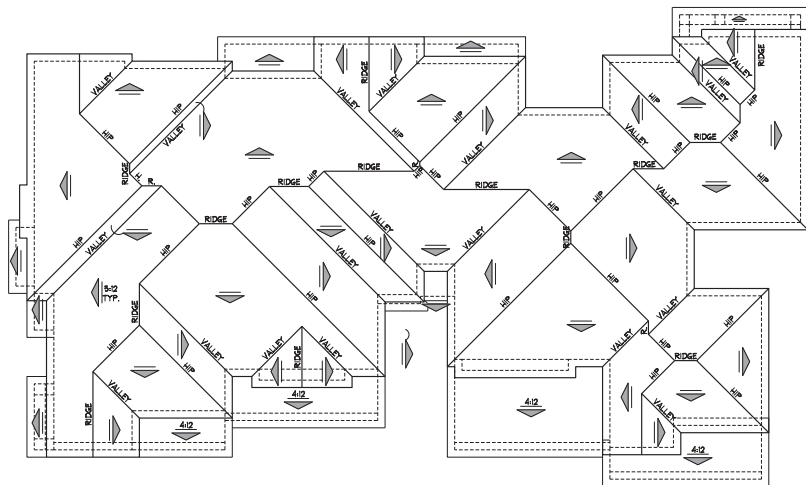
Architecture  
 8018 E. Santa Ana Canyon Road  
 Suite 100-121  
 Anaheim, CA 92808  
 (949) 825-5218

Date: 09/19/16

Sheet

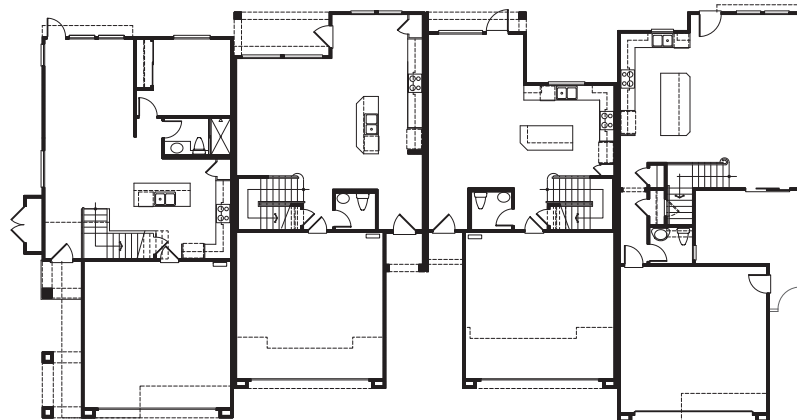
**A1.13**

Of



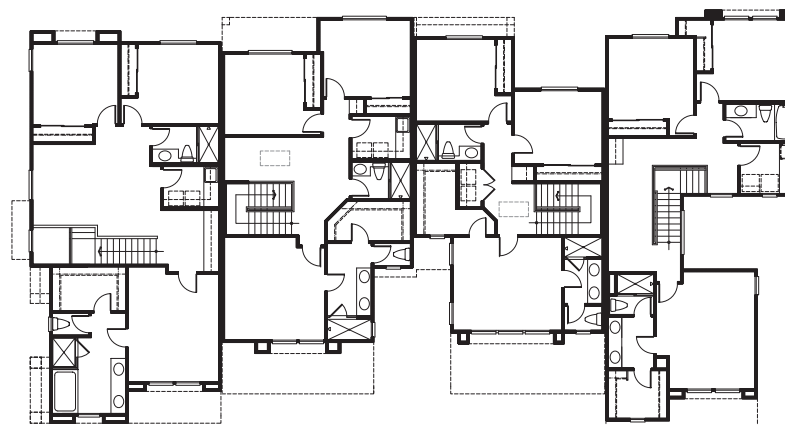
**ROOF PLAN**  
**BUILDING 10 - TYPE E**

SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
**BUILDING 10 - TYPE E**

SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
**BUILDING 10 - TYPE E**

SCALE: 1/8"=1'-0"

***HARRIS FARM***  
***A PROPOSED NEW TOWNHOME COMMUNITY***

***HARRIS FARM***  
***R.C. HOBBS CO.***

**BUILDING 10**  
**TYPE E**  
**FLOOR & ROOF PLANS**



*Architecture*

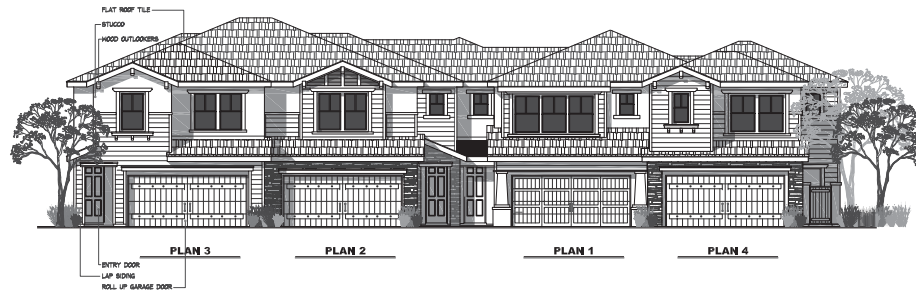
8035 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

**A1.14**

Of



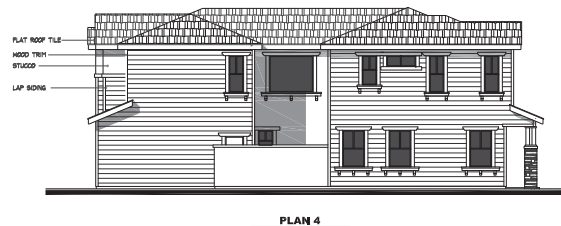
**FRONT ELEVATION**  
**BUILDING 10 - TYPE E**

SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
**BUILDING 10 - TYPE E**

SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**

SCALE: 1/8"=1'-0"



**LEFT ELEVATION**

SCALE: 1/8"=1'-0"

**HARRIS FARM**  
**A PROPOSED NEW TOWNHOME COMMUNITY**

**HARRIS FARM**  
**R.C. HOBBS CO.**

**BUILDING 10**  
**TYPE E**  
**EXTERIOR ELEVATIONS**



8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

Sheet

**A1.15**

Of



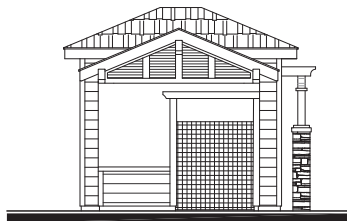
**FRONT ELEVATION**

SCALE 1/8"=1'-0"



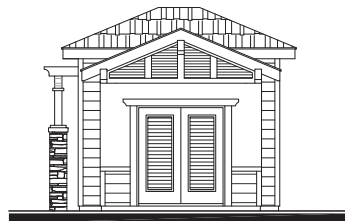
**REAR ELEVATION**

SCALE 1/8"=1'-0"



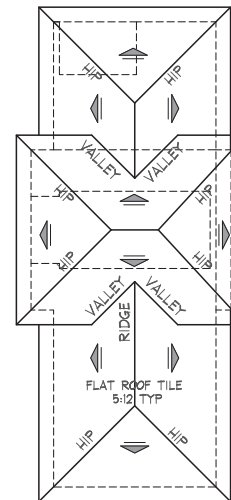
**RIGHT ELEVATION**

SCALE 1/8"=1'-0"



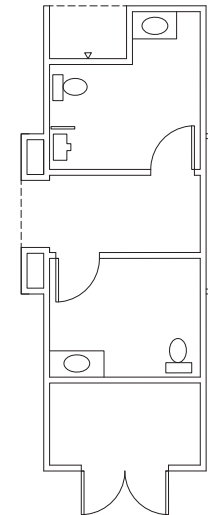
**LEFT ELEVATION**

SCALE 1/8"=1'-0"



**ROOF PLAN**  
**POOL BATH**

SCALE 1/8"=1'-0"



**FLOOR PLAN**  
**POOL BATH**

274 SQ. FT.

**HARRIS FARM**  
**A PROPOSED NEW TOWNHOME COMMUNITY**

**HARRIS FARM**  
**R.C. HOBBS CO.**

**POOL BATH**



Architecture

8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(949) 825-5218

Date: 09/19/16

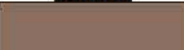







Sheet

**A1.16**

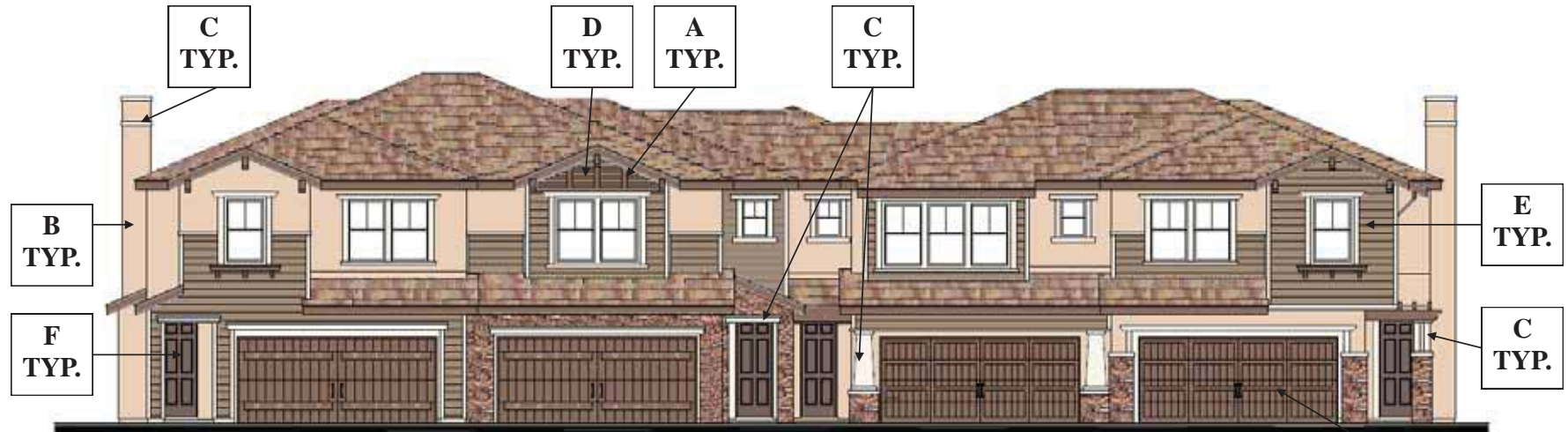
Of

LAURA SCHLANGE  
 COLOR CONSULTANT  
 (949) 293-3716

R.C. HOBBS COMPANY  
**HARRIS FARM**  
 PRELIMINARY EXTERIOR COLOR SCHEDULE

PAINT: FZ: FRAZEE PAINT ROOF: EAGLE ROOF TILE		STUCCO: TBD STONE: EL DORADO STONE		1	ISSUED FOR APPROVAL 9/24/15
	CODE	COLOR		SCHEME	
WOOD FASCIA, TRIM, POT SHELVES, RAFTER TAILS & GARAGE DOORS	A			CL 2626A SHARP SWIG	
STUCCO PAINT MATCH	B			CL 2732W GYPSUM	
WOOD & STUCCO TRIM	C			CLW 1018W GRIZZLY CREEK	
ACCENT STUCCO PAINT MATCH & WOOD ACCENT	D			CLC 1253D PUEBLO	
SIDING	E			CL 2835D YANEZ	
DOORS	F			CL 2516D DRUNKEN LIPS	
STONE				SEQUOIA RUSTIC LEDGE (DRYSTACKED)	
ROOF FLAT "SLATE" TILE				SCB 8826 AUGUSTA	





**FRONT ELEVATION**

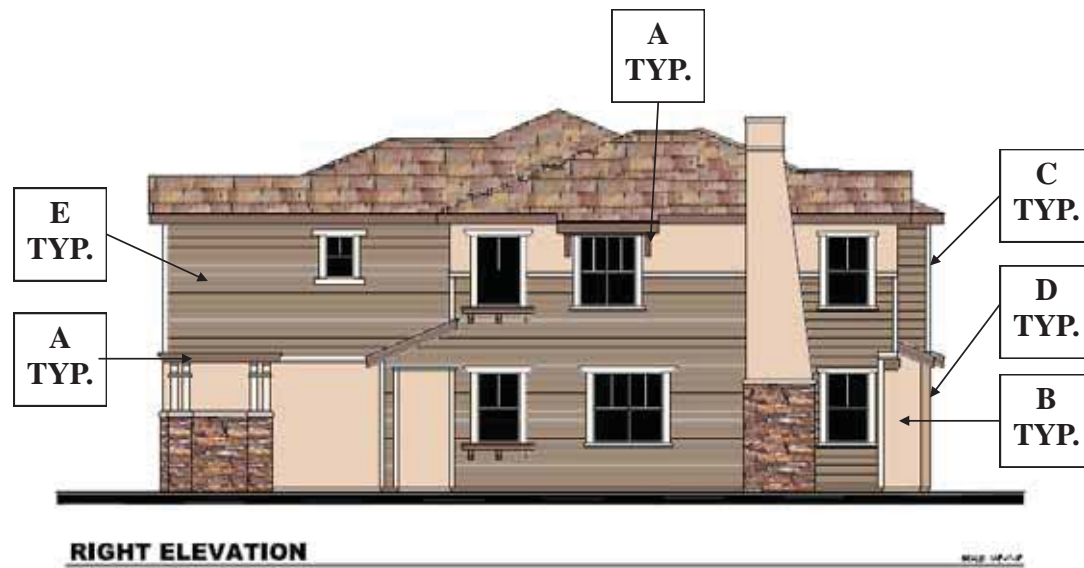


**REAR ELEVATION**

*HARRIS FARM*  
*A PROPOSED NEW TOWNHOME COMMUNITY*  
*R.C. HOBBS CO.*







*HARRIS FARM*  
*A PROPOSED NEW TOWNHOME COMMUNITY*  
*R.C. HOBBS CO.*





#### PLANT PALETTE

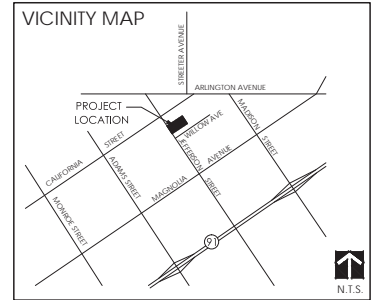
	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WATER USE
	<b>STREET TREES</b> MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	40' O.C.	24" BOX	MEDIUM
	<b>ENTRY ACCENT TREE</b> PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	AS SHOWN	36" BOX	MEDIUM
	<b>ACCENT PALMS</b> SYAGRUS ROMANZOFFIANA	QUEEN PALM	AS SHOWN	12" B.T.H.	MEDIUM
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	AS SHOWN	12" B.T.H.	LOW
	<b>NEIGHBORHOOD STREET TREES</b> MAGNOLIA 'ST. MARY'S'	SOUTHERN MAGNOLIA	AS SHOWN	24" BOX	MEDIUM
	PYRUS 'CHANTRELLE'	CHARITABLE PEAR	AS SHOWN	24" BOX	MEDIUM
	<b>COLUMNAR TREES</b> PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	AS SHOWN	15 GALLON	MEDIUM
	LAURUS NOBILIS	BAY LAUREL	AS SHOWN	15 GALLON	MEDIUM
	<b>LANDSCAPE TREES</b> CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	AS SHOWN	15 GALLON (MIN.)	MEDIUM
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	AS SHOWN	15 GALLON (MIN.)	MEDIUM
	TRISTANIA CONFERTA	BRISBANE BOX	AS SHOWN	15 GALLON (MIN.)	MEDIUM
	<b>ACCENT TREES</b> LAGERSTROEMIA INDICA	CHAMP MYRTLE	AS SHOWN	24" BOX	MEDIUM
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	AS SHOWN	24" BOX	MEDIUM
	<b>SHRUBS AND PERENNIALS</b> AGAPANTHUS AFRICANUS	LEAFY OF THE NILE	2' O.C.	1 GALLON	MEDIUM
	ANACARDIUM FLAVUM	KANGAROO PAW	2' O.C.	1 GALLON	LOW
	BUBBIA FRUTESCENS	JAPANESE BOWWOOD	2' O.C.	1 GALLON	LOW
	CISTUS PURPUREUS	ROCKROSE	2' O.C.	1 GALLON	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	2' O.C.	1 GALLON	LOW
	DIETES VEGETA	FORNIGHT LILY	2' O.C.	1 GALLON	MEDIUM
	ELEAGNUS PUNGENS	SILVERBERRY	2' O.C.	1 GALLON	LOW
	HEMEROCALLIS HYBRID	DARTLEY	2' O.C.	1 GALLON	MEDIUM
	HETEROMELES ARBUTIFOLIA	TOYON	2' O.C.	1 GALLON	LOW
	LEUCOPHAEA 'GREEN CLOUD'	TEXAS RANGER	2' O.C.	1 GALLON	MEDIUM
	LIGUSTRUM TEXANUM	TEXAS PRIVET	2' O.C.	1 GALLON	MEDIUM
	NANDINA 'NANDINA DWARF'	DWARF HEAVENLY BAMBOO	2' O.C.	1 GALLON	MEDIUM
	PITTOSPORUM 'VAREGATE'	VAREGATED MOCK ORANGE	2' O.C.	1 GALLON	MEDIUM
	RHAPHIOLEPIS INDICA	SPRING ROSEMARY	2' O.C.	1 GALLON	MEDIUM
	ROSA 'ROSA'	SHRUB ROSE	2' O.C.	1 GALLON	MEDIUM
	ROSA 'ROSA'	SHRUB ROSE	2' O.C.	1 GALLON	MEDIUM
	SALVIA LEUCANTHA	MEXICAN SAGE	2' O.C.	1 GALLON	LOW
	XYLOSMA CONGESTUM	SHINY LEAF XYLISMA	2' O.C.	1 GALLON	MEDIUM
	<b>VINES</b> CLYTOSTOMA CALLISTEGOIDES	VIOLET TRUMPET VINE	ON WALLS AND FENCES - APPROX. 15' O.C.	1 GALLON	MEDIUM
	DIOSCOREA BACCATA	BLOOD RED TRUMPET VINE	15' O.C.	1 GALLON	MEDIUM
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	15' O.C.	1 GALLON	MEDIUM
	<b>GROUNDCOVERS</b> BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	2' O.C.	LOW
	MYOPORUM LAETIFOLIUM	PINK MYOPORUM	1 GALLON	12' O.C.	MEDIUM
	ROSA 'ROSA'	PROSTRATE ROSEMARY	1 GALLON	12' O.C.	LOW
	ROSA 'ROSA'	GROUND COVER ROSE	1 GALLON	2' O.C.	MEDIUM
	<b>ORNAMENTAL GRASSES</b> HELIOTROPION SEMPERPERENS	BLUE OAT GRASS	1 GALLON	2' O.C.	LOW
	MUHLENBERGIA CAPILLARIS	PINK MEELY	1 GALLON	2' O.C.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	2' O.C.	LOW
	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GALLON	2' O.C.	MEDIUM
	PENNISETUM RUBRUM	RED FOUNTAIN GRASS	1 GALLON	2' O.C.	MEDIUM
	<b>BASIN</b> CAREX PANSA	CAREX MEADOW SEDGE	12' O.C.	UNITS	MEDIUM

#### NOTES:

- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY, ONCE WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
- SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER. ONE 15-GALLON OR LARGER SIZE TREE PER 400 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL IRRIGATED AREAS SHALL HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:  
TREES: 24-RICH BOX (15 GALLON SIZE ACCEPTABLE FOR SLOPES)  
SHRUBS: 5-GALLON, AND  
SHRUBS: 1-GALLON PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR.
- DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION AND SMALL ORNAMENTAL PLANTING.
- NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
- THE APPLICANT AGREES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- TREES SHALL BE PLANTED A MINIMUM OF 5' FROM EDGE OF DRIVEWAY, WATER METER, GAS METER OR SUNKEN LATERAL AND A MINIMUM OF 10' FROM UTILITY POLES AND FIRE HYDRANTS.

#### NOTE:

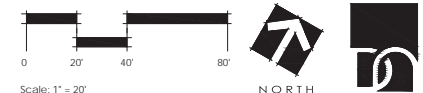
- SEE SHEET L-2 FOR REC. AREA ENLARGEMENT  
SEE SHEET L-2 FOR FRONT YARD TYPICALS EXHIBIT  
SEE SHEET L-2 FOR WALL AND FENCE LAYOUT  
SEE SHEET L-3 FOR MAINTENANCE EXHIBIT



LANDSCAPE MASTER PLAN FOR:  
**HARRIS FARM**  
R.C. HOBBS COMPANY

Exhibit 6 - Project Plans

L-1  
LANDSCAPE MASTER PLAN



RIVERSIDE, CALIFORNIA

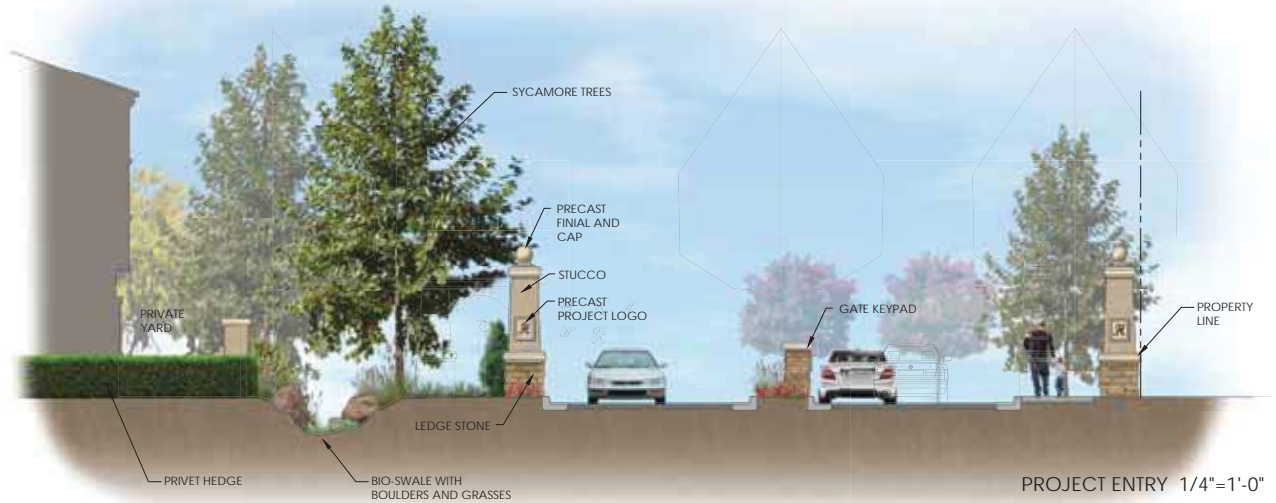


10.20.16

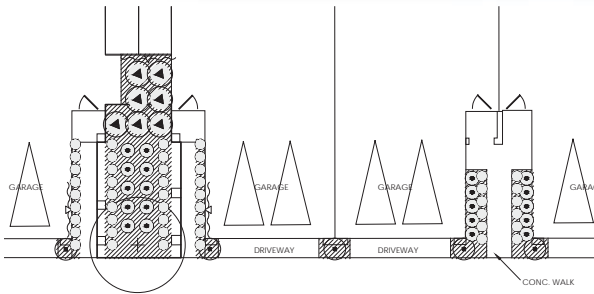




RECREATION AREA 1/8"=1'-0"



PROJECT ENTRY 1/4"=1'-0"



FRONT YARD TYPICAL 1/8"=1'-0"

#### PLANT PALETTE - FRONT YARD TYPICAL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE
<b>FRONT YARD TREES</b>				
PRUNUS CAROLINIANA LAURUS NOBILIS	CAROLINA LAUREL CHERRY BAY LAUREL	1 PER LOT	15 GALLON	MED LOW
MAGNOLIA "ST. MARY'S" PYRUS "CHANTICLEER"	SOUTHERN MAGNOLIA CHANTICLEER PEAR	1 PER LOT OR (AS SPACE ALLOWS)	24" BOX	MED MED
<b>SHRUBS</b>				
ELAEAGNUS PUNGENS RHAPHIOLEPS "MAJESTIC BEAUTY"	SILVERBERRY INDIA HAWTHORN	4-6	5 GALLON	LOW MED
DIETES VEGETA NANDINA "HARBOR DWARF"	FORTNIGHT LILY DWARF HEAVENLY BAMBOO	6-10	5 GALLON 5 GALLON	MED MED
ACAPANTHUS "GETTY WHITE" BULBINE FRUTESCENS	DWARF LILY OF THE NILE BULBINE	12-20	1 GALLON 1 GALLON	MED LOW
<b>VINES</b>				
BIGNONIA CHERERE ERIOPHYTUM DEFLEXA	HAPPY WANDERER BRONZE LOQUAT	1-3	5 GALLON 5 GALLON	MED MED
<b>GROUNDCOVERS</b>				
MYOPORUM "PUTAH CREEK" TRACHELOSPERMUM JASMINOIDES	MYOPORUM STAR JASMINE	AS NEEDED	FLATS @ 12" O.C.	MED MED

#### NOTES

- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- ALL TREES SHALL BE MINIMUM DOUBLE STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL STAKED.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF.
- THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' FROM EDGE OF DRIVEWAY, WATER METER OR GAS METER AND SEWER LATERALS, A MINIMUM OF 10' FROM UTILITY POLES, AND A MINIMUM OF 8' FROM FIRE HYDRANTS.



PLAYGROUND EQUIPMENT



BIO-SWALE WITH BOULDERS AND GRASSES



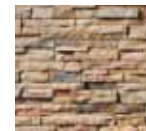
CALIFORNIA FAN PALM



CALIFORNIA SYCAMORE



PRECAST FINIAL CAP



LEDGE STONE



STUCCO

LANDSCAPE MASTER PLAN FOR:  
**HARRIS FARM**  
R.C. HOBBS COMPANY

Exhibit 6 - Project Plans

L-2  
REC AREA ENLARGEMENT /  
FRONT YARD TYPICALS

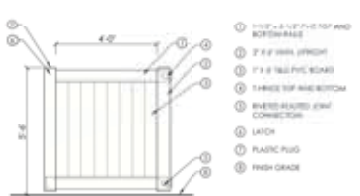
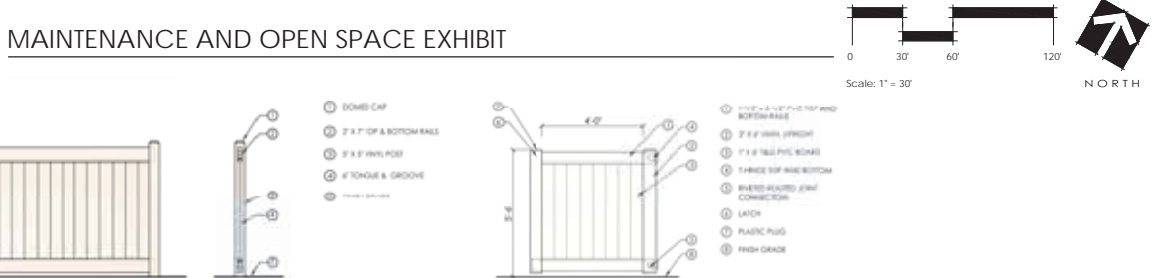
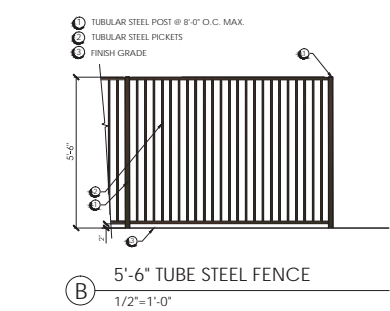
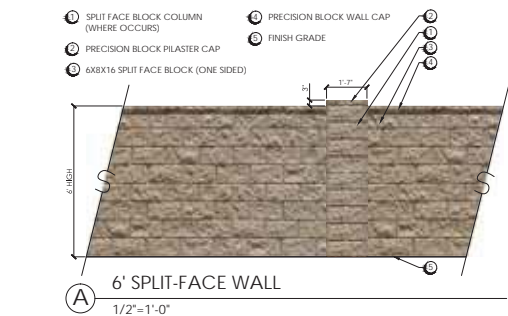
RIVERSIDE, CALIFORNIA



951 | 296 | 3430  
www.davisrealestate.com  
10.20.16

FENCE & WALL LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	6' PERIMETER WALL - SPLIT FACE BLOCK - TAN	A
	5'-6" HIGH INTERIOR VINYL FENCE/GATES - WHITE	C/D
	5'-6" HIGH TUBE STEEL FENCE/GATES - BLACK	B
	MASONRY PLASTER - SPLIT FACE BLOCK - TAN	A

Riverside Municipal Code Section 19.070 Water Efficient Landscaping and Irrigation Best Use Calculations		
Scenario 1: Private		
1. Maximum Annual Water Requirement (AWR)	AWR = 1.000 x 100,000 = 100,000	
2. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
3. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
4. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
5. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
6. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
7. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
8. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
9. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
10. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
11. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
12. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
13. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
14. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
15. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
16. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
17. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
18. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
19. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
20. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
21. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
22. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
23. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
24. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
25. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
26. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
27. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
28. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
29. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
30. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
31. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
32. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
33. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
34. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
35. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
36. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
37. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
38. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
39. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
40. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
41. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
42. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
43. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
44. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
45. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
46. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
47. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
48. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
49. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
50. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
51. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
52. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
53. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
54. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
55. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
56. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
57. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
58. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
59. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
60. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
61. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
62. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
63. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
64. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
65. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
66. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
67. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
68. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
69. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
70. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
71. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
72. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
73. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
74. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
75. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
76. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
77. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
78. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
79. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
80. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
81. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
82. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
83. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
84. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
85. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
86. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
87. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
88. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
89. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
90. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
91. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
92. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
93. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
94. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
95. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
96. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
97. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
98. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
99. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	
100. Maximum Annual Water Use (AWU)	AWU = 1.000 x 100,000 = 100,000	



MAINTENANCE LEGEND	
SYMBOL	DESCRIPTION
	PRIVATELY MAINTAINED
	HOMEOWNER ASSOCIATION MAINTAINED

OPEN SPACE LEGEND	
PER OPEN SPACE CODE 19.100.070	
<ul style="list-style-type: none"> <li>TOTAL UNITS: 36</li> <li>TOTAL PRIVATE OPEN SPACE REQUIRED: 7,200 S.F. (200 S.F. / UNIT)</li> <li>TOTAL COMMON OPEN SPACE REQUIRED: 10,000 S.F. (500 S.F. / UNIT)</li> </ul>	
SYMBOL	DESCRIPTION
	PRIVATE OPEN SPACE REQUIRED: 7,200 S.F. PROVIDED: 19,897 S.F. (553 S.F. / UNIT) MINIMUM LOT SIZE: 240 S.F.
	COMMON OPEN SPACE REQUIRED: 10,000 S.F. PROVIDED: 24,171 S.F. (671 S.F. / UNIT)

LANDSCAPE MASTER PLAN FOR:  
**HARRIS FARM**  
R.C. HOBBS COMPANY

Exhibit 6 - Project Plans

L-3  
WALL AND FENCE PLAN /  
MAINTENANCE EXHIBIT

RIVERSIDE, CALIFORNIA  
L2020-BEAMT  
ASSOCIATES INC.  
951 | 296 | 3430  
www.l2020beamt.com  
10.20.16



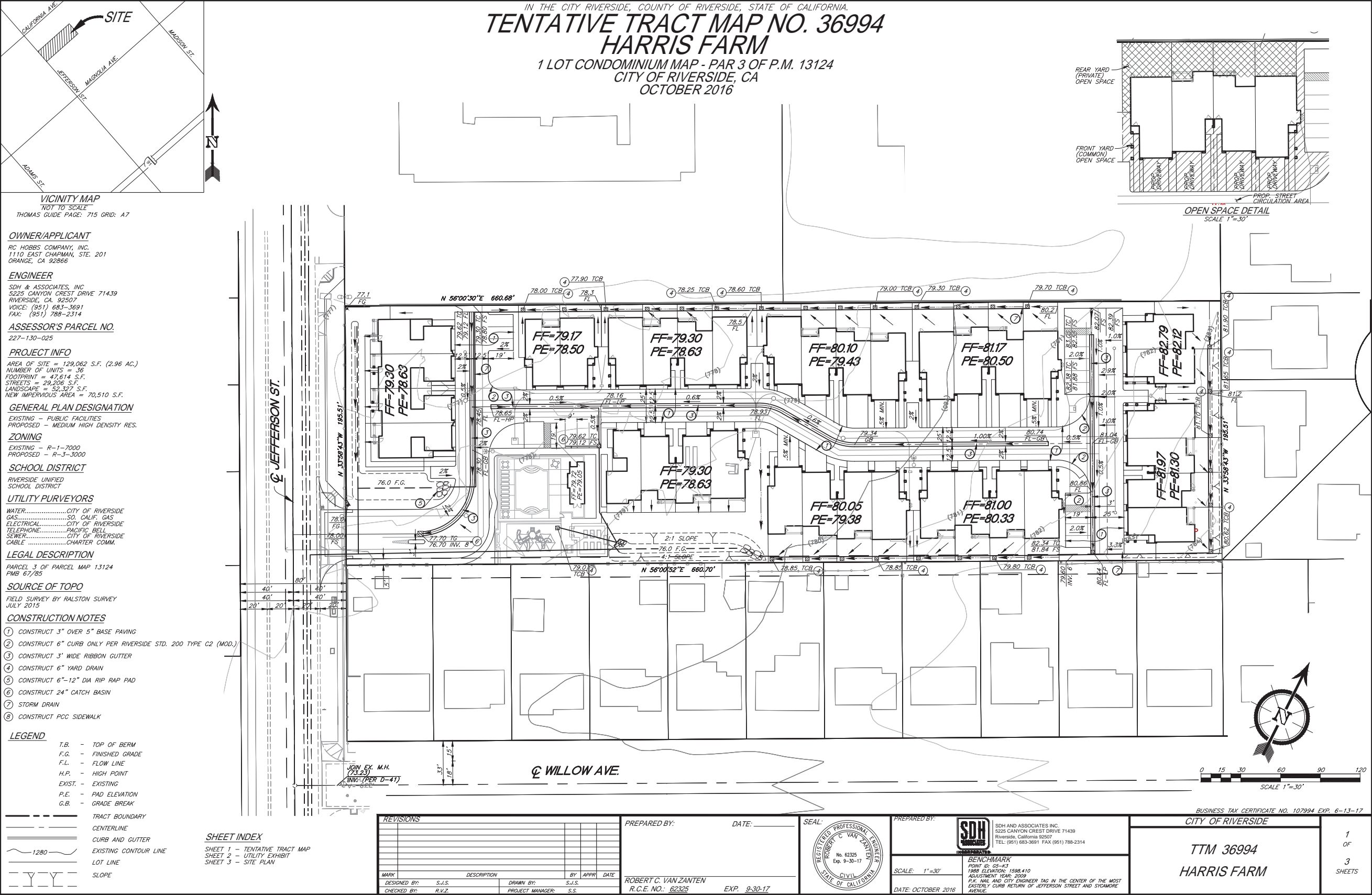
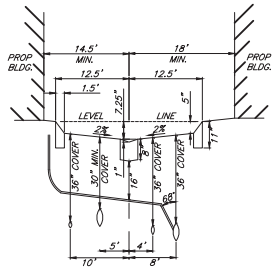


Exhibit 6 - Project Plans

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

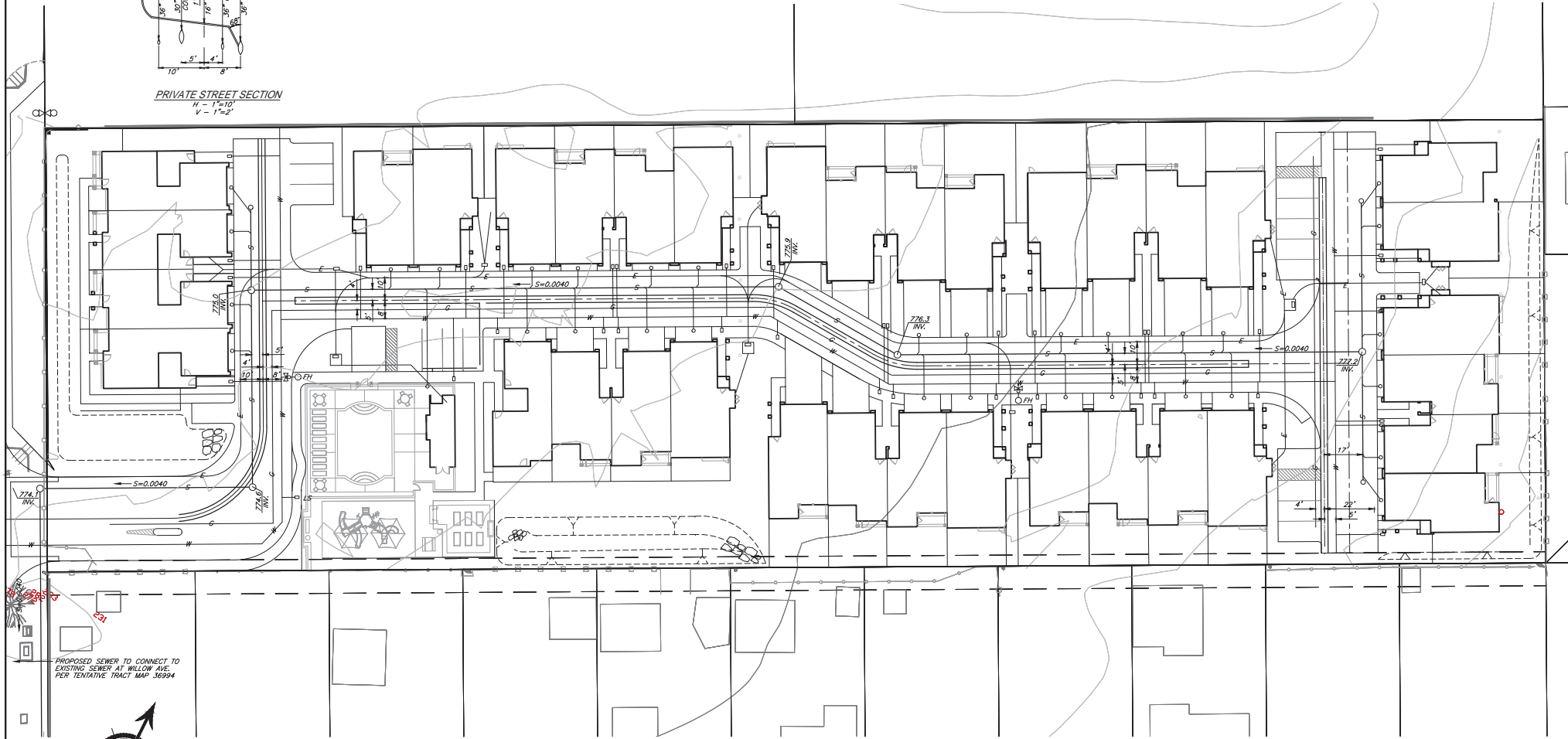
# UTILITY EXHIBIT HARRIS FARM

1 LOT CONDOMINIUM MAP - PAR 3 OF P.M. 13124  
CITY OF RIVERSIDE, CA  
OCTOBER 2016



PRIVATE STREET SECTION

H - 1"=10'  
V - 1"=2'



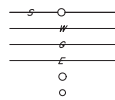
PROPOSED SEWER TO CONNECT TO  
EXISTING SEWER AT WILLOW AVE.  
PER TENTATIVE TRACT MAP 36994



0 10 20 40 60 80  
SCALE 1"=20'

## LEGEND

SEWER MAIN  
WATER MAIN  
GAS LINE  
ELECTRICAL  
MANHOLE  
CLEANOUT



## REVISIONS

MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	S.J.S.	DRAWN BY:	S.J.S.	
CHECKED BY:	R.V.Z.	PROJECT MANAGER:	S.S.	

PREPARED BY: DATE:  
ROBERT C. VAN ZANTEN  
R.C.E. NO.: 62325 EXP. 9-30-17



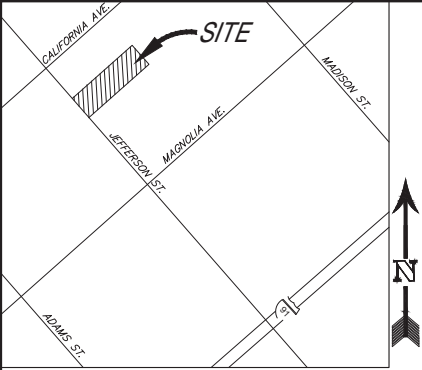
PREPARED BY: SDH AND ASSOCIATES INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CALIFORNIA 92507  
TEL: (951) 683-3691 FAX: (951) 788-2314  
SCALE: 1"=20'  
DATE: OCTOBER 2016

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-13-17

CITY OF RIVERSIDE

UTILITY EXHIBIT  
HARRIS FARM

2  
OF  
3  
SHEETS



VICINITY MAP  
NOT TO SCALE  
THOMAS GUIDE PAGE: 715 GRID: A7

OWNER/APPLICANT

RC HOBBS COMPANY, INC.  
1110 EAST CHAPMAN, STE. 201  
ORANGE, CA 92666

ENGINEER

SDH & ASSOCIATES, INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CA 92507  
VOICE: (951) 683-3691  
FAX: (951) 788-2314

ASSESSOR'S PARCEL NO.

227-130-025

PROJECT INFO

AREA OF SITE = 129,062 S.F. (2.96 AC.)  
NUMBER OF UNITS = 36  
FOOTPRINT = 47,614 S.F.  
STREETS = 29,206 S.F.  
LANDSCAPE = 52,327 S.F.  
NEW IMPERVIOUS AREA = 70,510 S.F.  
DENSITY OF UNITS = 12.2 D.U./ AC.

ZONING

EXISTING - R-1-7000  
PROPOSED - R-3-3000

LEGAL DESCRIPTION

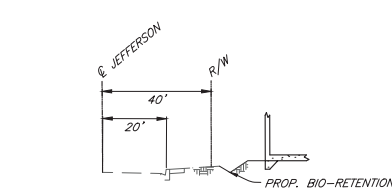
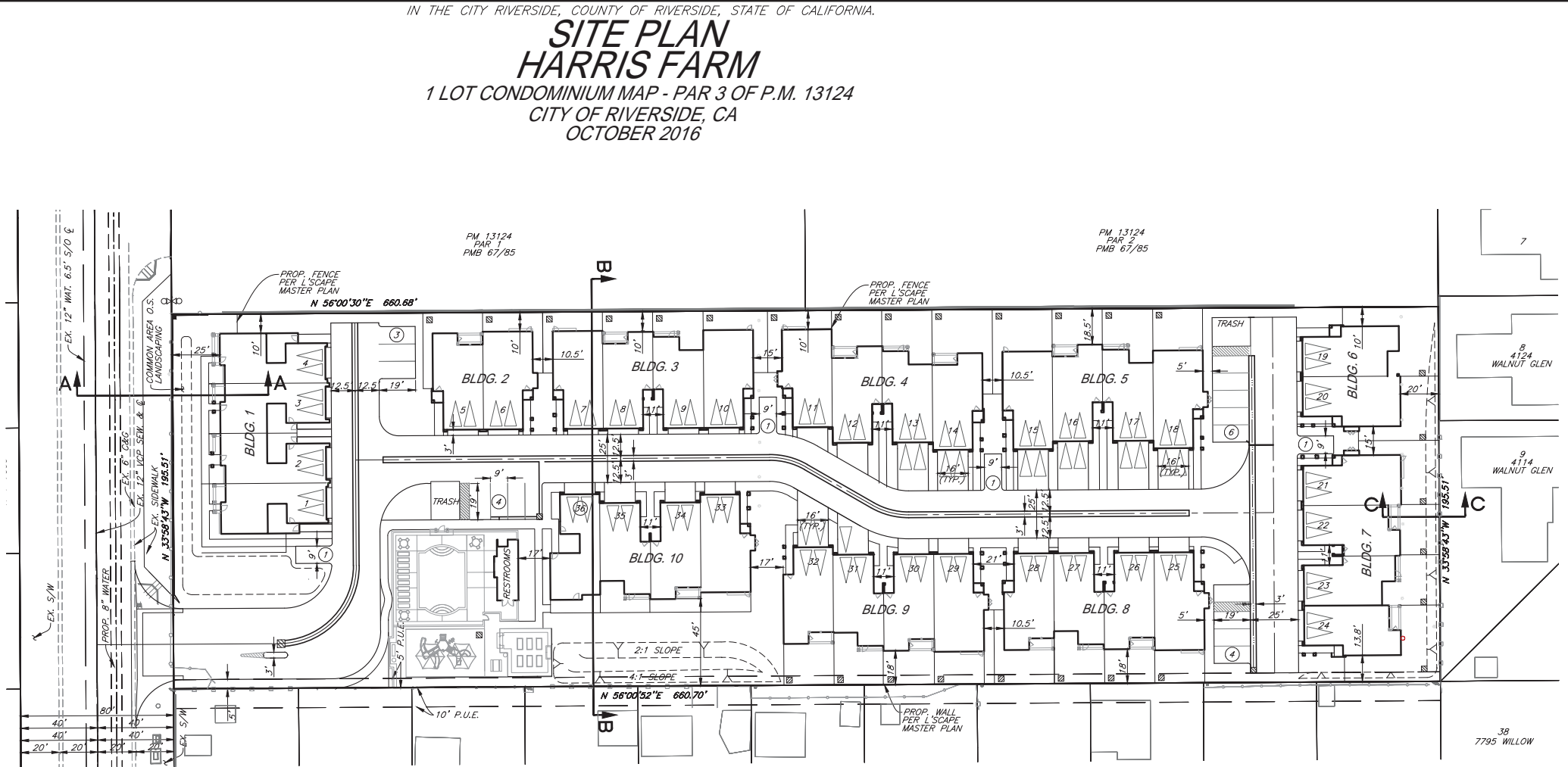
PARCEL 3 OF PARCEL MAP 13124  
PMB 67/85

PARKING TABULATION

PARKING	REQUIRED	PROPOSED
COVERED	54	72
OPEN	18	36
TOTAL	72	108

UNIT MATRIX

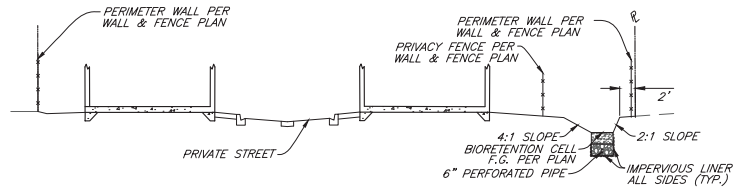
UNIT #	BLDG #	PLAN	BEDROOMS	PRIVATE O.S.	COMMON O.S.
1	1	4	3	272 S.F.	671 S.F.
2	1	4	3	150 S.F.	671 S.F.
3	1	4	3	159 S.F.	671 S.F.
4	1	4	3	134 S.F.	671 S.F.
5	2	3	4	561 S.F.	671 S.F.
6	2	3	4	428 S.F.	671 S.F.
7	3	3	4	425 S.F.	671 S.F.
8	3	2	3	356 S.F.	671 S.F.
9	3	1	3	435 S.F.	671 S.F.
10	3	3	4	522 S.F.	671 S.F.
11	4	3	4	508 S.F.	671 S.F.
12	4	2	3	570 S.F.	671 S.F.
13	4	1	3	464 S.F.	671 S.F.
14	4	2	3	906 S.F.	671 S.F.
15	5	3	4	801 S.F.	671 S.F.
16	5	2	3	567 S.F.	671 S.F.
17	5	1	3	650 S.F.	671 S.F.
18	5	3	4	570 S.F.	671 S.F.
19	6	2	3	1,118 S.F.	671 S.F.
20	6	3	4	848 S.F.	671 S.F.
21	7	3	4	847 S.F.	671 S.F.
22	7	2	3	619 S.F.	671 S.F.
23	7	1	3	697 S.F.	671 S.F.
24	7	2	3	1,304 S.F.	671 S.F.
25	8	3	4	446 S.F.	671 S.F.
26	8	2	3	545 S.F.	671 S.F.
27	8	1	3	626 S.F.	671 S.F.
28	8	2	3	746 S.F.	671 S.F.
29	9	3	4	645 S.F.	671 S.F.
30	9	2	3	553 S.F.	671 S.F.
31	9	1	3	609 S.F.	671 S.F.
32	9	2	3	646 S.F.	671 S.F.
33	10	3	4	268 S.F.	671 S.F.
34	10	2	3	264 S.F.	671 S.F.
35	10	1	3	336 S.F.	671 S.F.
36	10	4	3	203 S.F.	671 S.F.



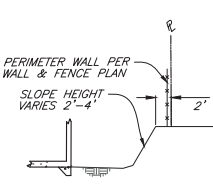
SECTION A-A  
N.T.S.

LEGEND

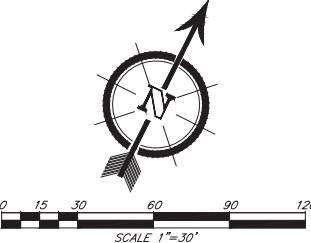
- TRACT BOUNDARY
- CENTERLINE
- CURB & GUTTER
- EX. CONTOUR LINE
- 1280
- LOT LINE
- SLOPE



SECTION B-B  
N.T.S.

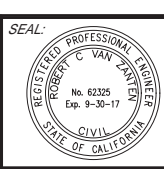


SECTION C-C  
N.T.S.



REVISIONS			
MARK	DESCRIPTION	BY	DATE
DESIGNED BY: S.J.S.	DRAWN BY: S.J.S.		
CHECKED BY: R.V.Z.	PROJECT MANAGER: S.S.		

PREPARED BY: ROBERT C. VAN ZANTEN  
DATE: R.C.E. NO.: 62325  
EXP. 9-30-17



PREPARED BY: SDH & ASSOCIATES, INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CALIFORNIA 92507  
TEL: (951) 683-3691 FAX: (951) 788-2314  
SCALE: 1"=30'  
DATE: OCTOBER 2016

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-13-17  
CITY OF RIVERSIDE  
SITE PLAN  
HARRIS FARM  
3 OF 3 SHEETS