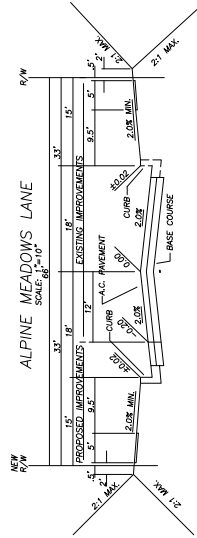




1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIFIC PLAN.
2. THOMAS GUIDE, 2006, PAGE 715, J-7.
3. NO PROTECTED OR ENDANGERED TREES EXIST ON THE PROPERTY.
4. SUBJECT PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
5. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
6. SUBJECT PROPERTY IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLGIC HAZA



Aclerman
Associates
2000, Inc.

B MARYSA KATHRIN STREET
CORONA, CA. 92882
PH: 951 454-1869
FAX: 951 736-8645

[illegible]

PROPOSED 40' FOOTAGE (PER RESIDENCE).	
EXISTING RESIDENCE LOT 1:	72.03 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
DETACHED GARAGE AREA:	2,731 SQ.FT.
TOTAL LOT AREA:	4,453 SQ.FT.
TOTAL FOOTPRINT AREA:	81.3 SQ.FT.
LOT COVERAGE:	1.83 %
NEW RESIDENCE 1, LOT 2:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
DETACHED BLANK TO BE DETOL. (4-ED.)	6.60 SQ.FT.
TOTAL FOOTPRINT AREA:	56.10 SQ.FT.
TOTAL LOT AREA:	4,453 SQ.FT.
LOT COVERAGE:	1.26 %
NEW RESIDENCE 2, LOT 3:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
TOTAL FOOTPRINT AREA:	56.10 SQ.FT.
TOTAL LOT AREA:	4,453 SQ.FT.
LOT COVERAGE:	1.26 %
NEW RESIDENCE 3, LOT 4:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
TOTAL FOOTPRINT AREA:	56.10 SQ.FT.
TOTAL LOT AREA:	4,453 SQ.FT.
LOT COVERAGE:	1.26 %
NEW OPEN SPACE LOT 5:	49.23 SQ.FT.
LOT COVERAGE:	0.92 %
NEW ROAD DEDICATION AREA:	1,000 SQ.FT.
LOT COVERAGE:	2.25 %

[illegible]

T-1	PLOT PLAN
T-2	PARCEL INFORMATION
T-3	GRADING PLAN BY OTHERS
T-4	GENERAL NOTES
T-5	CHAPTER 7A NOTES
T-6	FIRE ACCESS PLAN
T-7	LANDSCAPE PLAN BY OTHERS
T-8	EXISTING SITE UTILITIES
A-1	RESIDENCE 1, 2, 4 th FLOOR PLAN
A-2	RESIDENCE 1 & 4 ELEVATIONS
A-3	RESIDENCE 2 ELEVATIONS
S-0	HOLDOWN & SHEAR PANEL SCHEDULE
S-1	FOUNDATION PLAN
S-2	ROOF TRAVING PLAN
S-3	SECTIONAL PLAN
E-1	ENERGY CALCULATIONS
E-2	ENERGY CALCULATIONS
P-1	PLUMBING WASTE ISO-METRIC
P-2	PLUMBING SUPPLY ISO-METRIC
P-3	GAS SUPPLY ISO-METRIC
D-1	MECHANICAL PLAN
D-2	DETAILS
AS-1	STRONGS WALL DETAILS
AS-2	STRONGS WALL DETAILS

LOT: 25 / PARCEL 2
BLOCK: 600
TRACT: 33664 (TRINITAYEL)
MAP BOOK: 447 / 31-36
CITY: RIVERSIDE
COUNTY: RIVERSIDE
STATE: CALIFORNIA
APN: 213-600-013

PARCEL MAP TO CREATE FOUR PARCELS FROM ORIGINAL SINGLE PARCEL CONSTRUCT STREET IMPROVEMENTS, CONSTRUCT THREE SINGLE-STORY SINGLE-FAMILY HOMES, ONE EACH ON THREE PARCELS EACH WITH 3,340 SQFT. LIVING AREA, 982 SQ. FT. 3-CAR GARAGE 610 SQFT. ENTRANCE COURT AND 282 SQFT. REAR COVERED PATIO AND 55 SQFT. SIDE COVERED PATIO.

[illegible][illegible]

NOTE: THESE TO BE A DEFERRED SUBMITTAL. THE ENGINEER/ARCHITECT ON RECORDING REVIEWING WITH A CATEGORY 1 REVIEWER AND THEN TO THE BOARD FOR REVIEW. THE BOARD WILL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

NOTE: SEE GRADING PLAN DONE BY OTHERS FOR FINISH FLOOR ELEVATIONS, GRADE ELEVATIONS, AND ALL OTHER GRADE CONDITIONS.

NOTE: CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE INSPECTION SHALL BE CONDUCTED IN SUCH A MANNER AS TO BE ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE JURISDICTION CODE OR OF

[illegible]

PRECISE GRADING PLAN

PARCEL MAP NO. 38174
ALPINE MEADOWS LANE

MSCP BMPs:

1. A CONDITION SHALL BE PLACED ON GRADING PERMITS REQUIRING A QUALIFIED BIOLOGIST TO CONDUCT A PRELIMINARY FIELD SURVEY OF THE PROJECT AREA TO IDENTIFY AND MONITOR THE PRESENCE OF ENDANGERED SPECIES AND TO DEVELOP A MONITORING PLAN. THE MONITORING PLAN SHALL INCLUDE A DESCRIPTION OF THE PROCESS OF CONSERVATION OF THE HABITATS, THE GENERAL PROVISIONS OF THE ENDANGERED SPECIES ACT (ESA) AND THE MSCP, THE NEED TO ADHERE TO THE PROVISIONS OF THE ACT, THE GENERAL MEASURES THAT ARE BEING IMPLEMENTED TO CONSERVE THE SPECIES OF CONCERN AS THEY RELATE TO THE PROJECT, AND THE ACCESS TO THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED.
2. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
3. THE FOOTPRINT OF DISTURBANCE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE.
4. THE UPSTREAM AND DOWNSTREAM LIMITS OF PROJECTS DISTURBANCE PLUS LATERAL LIMITS SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
5. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
6. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
7. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
8. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
9. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
10. THE PROJECT SITE BOUNDARIES WITHIN WHICH THE PROJECT ACTIVITIES MUST BE ACCOMPLISHED SHALL BE IDENTIFIED BY THE PROJECT ENGINEER AND SHALL BE MARKED BY THE PROJECT ENGINEER WITH PRE-EXISTING ACCESS ROUTES TO THE GREATEST EXTENT POSSIBLE.
11. THE REMOVAL OF NATIVE VEGETATION SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
12. EXOTIC SPECIES THAT PREY UPON OR DISRUPT TARGET SPECIES OF CONCERN SHOULD BE AVOIDED.
13. TO AVOID ATTRACTING PREDATORS OF THE SPECIES OF CONCERN, THE PROJECT SITE SHALL BE KEPT AS CLEAN AS POSSIBLE. ALL FOOD RELATED TRASH ITEMS SHALL BE REMOVED FROM THE PROJECT SITE.
14. CONSTRUCTION EMPLOYEES SHALL STRICTLY LIMIT THEIR ACTIVITIES, VEHICLES, EQUIPMENT, AND CONSTRUCTION MATERIALS TO THE PROPOSED PROJECT FOOTPRINT AND DESIGNATED AREAS NECESSARY TO COMPLETE THE PROJECT AND SHALL BE SPECIFIED IN THE CONSTRUCTION FENCING SHOULD BE MAINTAINED UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
15. THE PERMITTEE SHALL HAVE THE RIGHT TO ACCESS AND INSPECT ANY SITES OF APPROVED PROJECTS INCLUDING ANY RESTORATION/ENHANCEMENT AREA FOR COMPLIANCE WITH PROJECT APPROVAL CONDITIONS INCLUDING THESE BMPs.



LOCATION MAP
NO SCALE

OWNER INFORMATION

WILLIAM M. AUSTIN
1000 ALPINE MEADOWS LANE
RIVERSIDE CA 92506
(951) 776-2846

SITE INFORMATION

ADDRESS: 841 ALPINE MEADOWS LANE, RIVERSIDE, CA 92506
APRIL 24/03-025

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL 2 OF RECORD OF
PARCEL 1 OF RECORD OF
ON FILE IN BOOK 57, PAGE 11
RECORDS OF SURVEY,
COUNTY OF RIVERSIDE,
CALIFORNIA

PARCEL 2:
A NON-EXCLUSIVE EASEMENT
OF PARCEL 1 OF RECORD OF
ON FILE IN BOOK 57, PAGE 11
RECORDS OF SURVEY,
COUNTY OF RIVERSIDE,
CALIFORNIA

CIVIL ENGINEER

JOSEPH ASSOCIATES 2000, INC.
2000 J STREET
CORONA, CA 92702
464-1869 FAX: 951 736-8645

SOILS ENGINEER

SOILS SOUTHWEST INC.
887 VIA LATA
RIVERSIDE, CA 92504
951 370-0474

EXISTING AVERAGE NATURAL SLOPE OF AREAS TO BE GRADED
LOT 2 = 7%
LOT 3 = 8%
LOT 4 = 4%

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLETES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER OF RECORD FOR THE PLANS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAVE FOUND NO OBVIOUS DEFECTS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE IMPROVEMENTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAVE FOUND NO OBVIOUS DEFECTS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE IMPROVEMENTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAVE FOUND NO OBVIOUS DEFECTS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE IMPROVEMENTS.

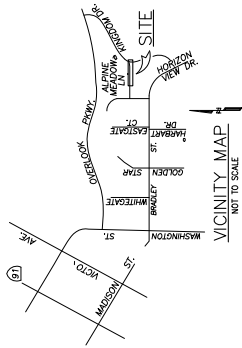
MICHAEL J. JOSEMAN R.C.E. 64463 DATE

BENCH MARK: F7-K3

CITY OF RIVERSIDE 14477-115 IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE. TRANSFER FROM F7-K2 CITY SURVEY CREW 5/10/2002
ELEVATION : 1426.960

Section 42164.027 of the Government Code requires a DUG ALERT be posted on any excavation project. "Dug Alert" is a warning sign that is placed in the ground before you dig. Call before you dig.

811

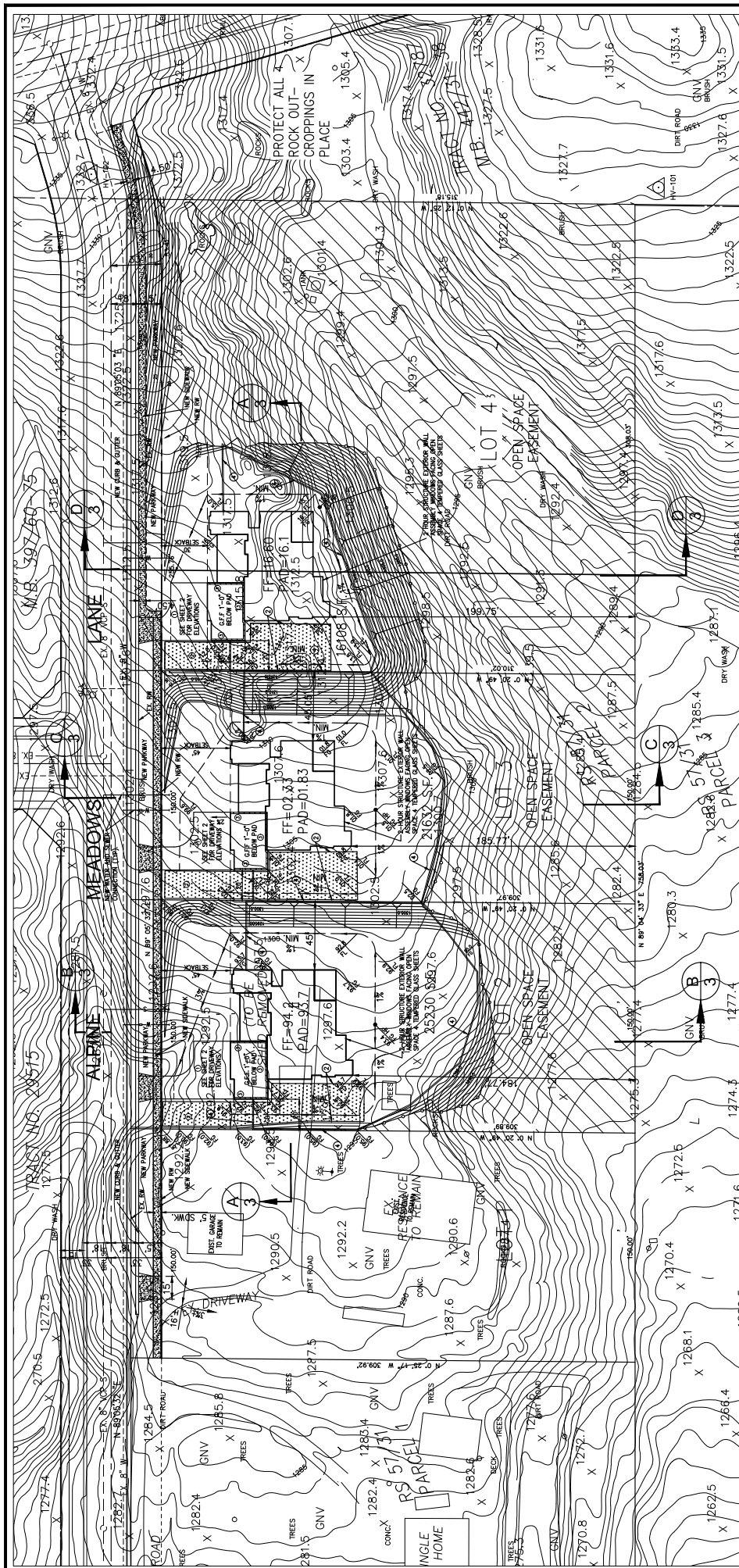


VICINITY MAP
NOT TO SCALE

PRECISE GRADING PLAN
PARCEL MAP NO. 38174

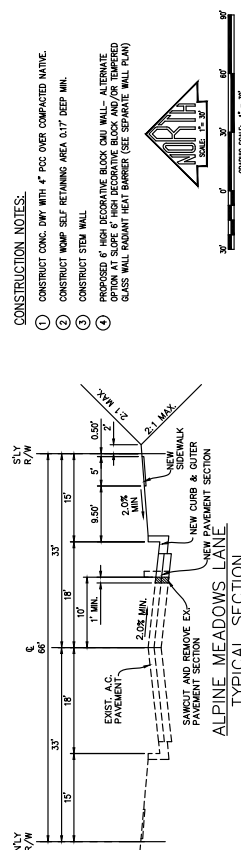
SHEET 1 OF 4

REV. 01/20/24



CONSTRUCTION NOTES:

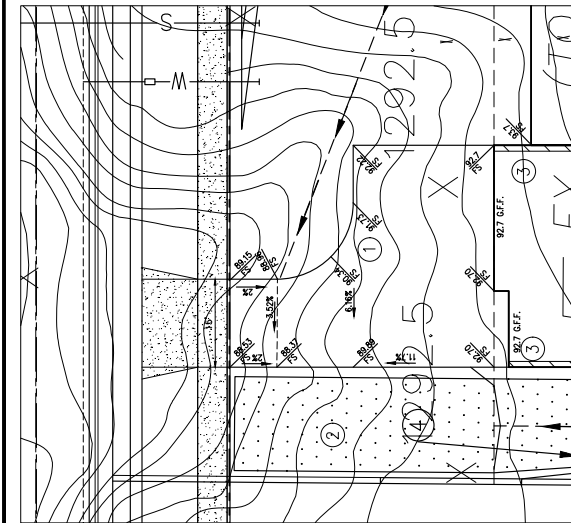
LEGEND



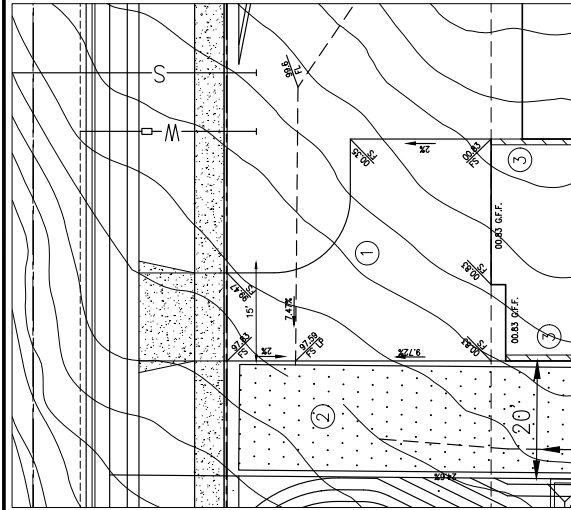
811

**Know what's below.
Call before you dig.**

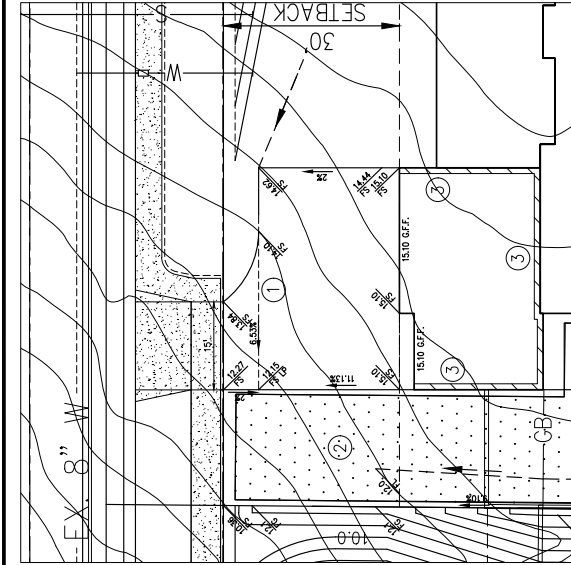
Section 4216(a)(2) of the Government Code requires a DIG ALERT Code request a DIG ALERT Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number Call Underground Service Alert TOLL FREE 811 Two working days before you dig



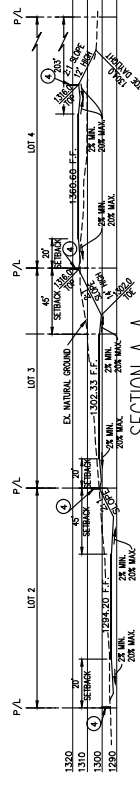
LOT 2 DRIVEWAY DETAIL
SCALE 1" = 10'



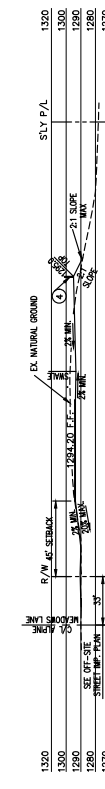
LOT 3 DRIVEWAY DETAIL
SCALE 1" = 10'



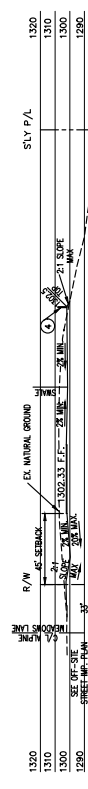
LOT 4 DRIVEWAY DETAIL
SCALE 1" = 10'



SECTION A-A
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'



SECTION B-B PARCEL-2
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'



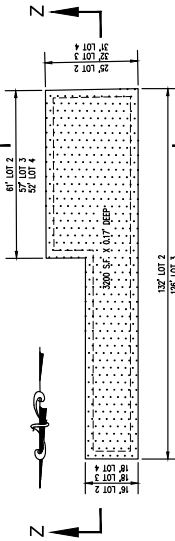
SECTION C-C PARCEL 3
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'



SECTION D-D PARCEL 4
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'



SECTION Z-Z
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'



PLAN VIEW
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'

TYPICAL WATER RETENTION AREA
NO SCALE



SECTION X-X
SCALE: HORIZ. 1" = 40'
VERT. 1" = 40'

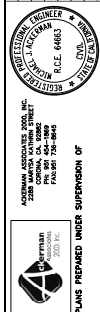
CONSTRUCTION NOTES:

1. CONSTRUCT CONC. DWT WITH 4" PCG OVER COMPACTED NATVE.
2. CONSTRUCT WOMP SELF RETAINING AREA 0.17 DEEP MAX.
3. CONSTRUCT STEM WALL.
4. PROPOSED 8" HIGH DECORATIVE BLOCK CMU WALL - ALTERNATE OPTION AT SLOPE OF HIGH DECORATIVE BLOCKS AND/OR TYPICAL 6" BLOCK WALL INSTANT TIGHT BARRIER (SEE SEPARATE WALL PLAN).



Section 4216A(27) of the Government Code requires a DIG ALERT. Before you dig, call 811. A "Permit to Excavate" will be issued. For your Dig Alert ID, Number Call Underground Service 811. Two working days before you dig.

BENCH MARK: F7-K3
CITY OF RIVERSIDE 11/4/71
PK MAIL AND CITY ENGINEER TAG IN THE BASE OF A
PARKWAY 175 FEET EAST OF CHATEAU RIDGE. TRANSFER
FROM F7-C2 CITY SURVEY DREW 6/10/2002
ELEVATION : 1426.960



ACEMAN ASSOCIATES 2002, INC.
2000 BROADWAY, SUITE 200
RIVERSIDE, CA 92503
TEL: 951-514-1111
FAX: 951-514-1112
PLANS PREPARED UNDER SUPERVISION OF
MICHAEL J. ACEMAN SEE 4463 EXP. 6/30/25 DATE

PRECISE GRADING PLAN
PARCEL MAP NO. 38174
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
SHEET 3 OF 4
REV. 01/20/24

Three Single Family Homes

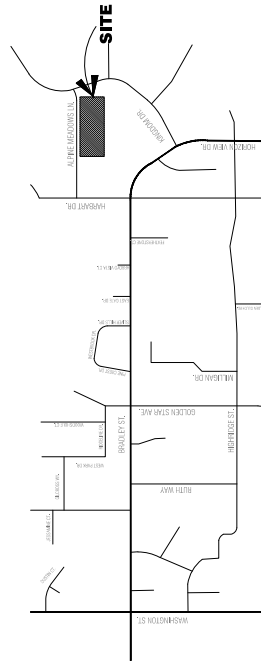
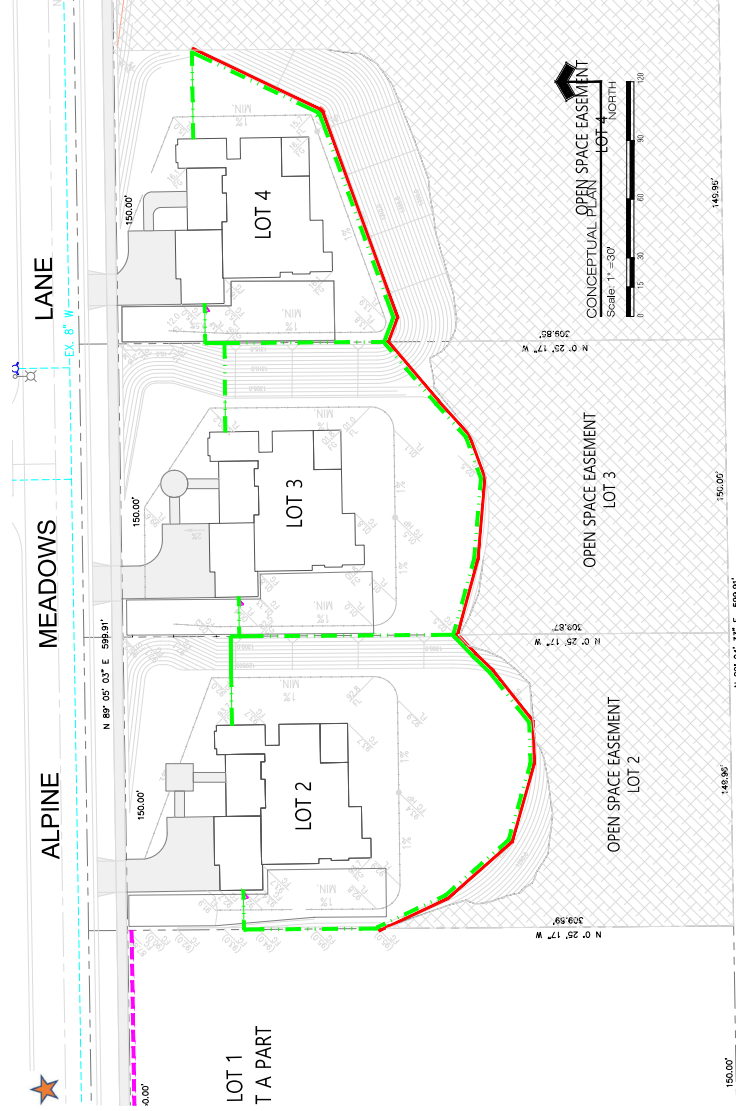
WALL & FENCE PLAN

Tract 38174
Alpine Meadows Lane
Riverside, CA 92506
APN: 243-230-027-0000

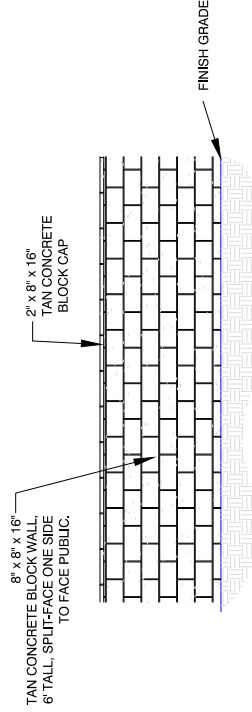
Applicant:
Ryan Williams
1649 Harrison Ln.
Redlands CA 92374
Contact: Ryan Williams
Phone: (909) 471-0808
Email: ryanwilliams1987@gmail.com

WALL & FENCE LEGEND

- ①  PROPOSED 6' HIGH DECORATIVE CMU WALL
- ②  ALTERNATE OPTION AT SLOPE
6' HIGH DECORATIVE BLOCK AND/OR TEMPERED GLASS WALL RADIANT HEAT BARRIER
-  EXISTING APPROX. 3' HIGH WHITE 3 RAIL FENCE - NOT A PART



Vicinity Map
not to scale



① 6' HIGH BLOCK WALL



Fire-Rated Glasswall

② 6' HIGH DECORATIVE BLOCK AND/OR
TEMPERED GLASS WALL RADIANT HEAT BARRIER



JOB: 22-04 OKE LKD
August 23, 2022



1585 South 'D' Street, Suite 202
San Bernardino, CA 92408
phone: (909) 888-5568
e-mail: richardpopeandassociates.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664

SHEET 1 OF 1