



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
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ON-SITE TREES:

	ARBUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	0.5 M
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SHRUBS:

	ROSMARINUS O. 'PROSTRATA'	PROSTRATE ROSEMARY	1 GAL.	0.3 L
	MUHLENBERGHIA CAPILARIS 'LENCA'	REGAL MIST MUHLY	1 GAL.	0.3 L
	CALLISTEMON X. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	1 GAL.	0.3 L
	LAVATERA ASURGENTIFLORA	TREE MALLOW	15 GAL.	0.3 L
	ACHILLEA X. 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	0.3 L

GROUNDCOVER / VINES:

	MACFADYENA UNGUIS-CATI	CAT'S CLAW	10' O.C. TYPICAL	0.3 L
	SENECIO MANDRALISCAE MARATHON II- TRIPLE DWARF FESCUE	BLUE CHALKSTICKS	FLATS @ 12" O.C.	0.3 L
	TURF- SOD MARATHON II- TRIPLE DWARF FESCUE TO MATCH EXIST. PARKWAY- TYP	MARATHON II	SOD	0.5 M

IRRIGATION CONCEPT STATEMENT:

- IRRIGATION PLANS SHALL COMPLY WITH THE CITY OF RIVERSIDE ORDINANCE FOR WATER EFFICIENT LANDSCAPING.
- ALL PLANTERS AREAS SHALL UTILIZE A DRIP WATERING SYSTEM FOR LOW VOLUME APPLICATION OF WATER.
- ALL VALVES SHALL HAVE PRESSURE REGULATION AND FLOW SENSING DEVICES FOR FLOW-MONITORED IRRIGATION WILL BE USED.
- CONTROLLERS SHALL BE "SMART" CONTROLLERS UTILIZING THE LATEST TECHNOLOGY FOR WATER CONTROL AND MONITORING. ALL CONTROLLERS SHALL ALSO HAVE EVAPOTRANSPIRATION MANAGERS OR SIMILAR DEVICES FOR WEATHER BASED ADJUSTMENTS.

SITE LANDSCAPE AREA CALCULATIONS:	
(TOTAL PERCENT REQUIRED=	15%)
TOTAL PARKING LOT AREA=	8,396
TOTAL ON-SITE LANDSCAPING=	4,028
TOTAL SITE SQUARE FOOTAGE=	12,424
TOTAL PERCENTAGE OF LANDSCAPE PROVIDED=	32%

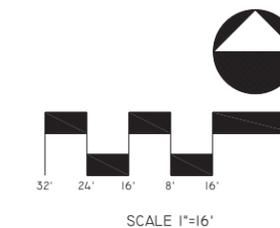
PARKING LOT SHADE CALCULATIONS:	
(TOTAL PERCENT REQUIRED=	10%)
TOTAL PARKING LOT AREA=	5,264
TOTAL TREE SHADE AREA=	2,310
TOTAL PERCENTAGE OF SHADE PROVIDED=	44%

SCHEMATIC PARKING LOT DESIGN

4154 12TH ST. PARKING LOT EXPANSION

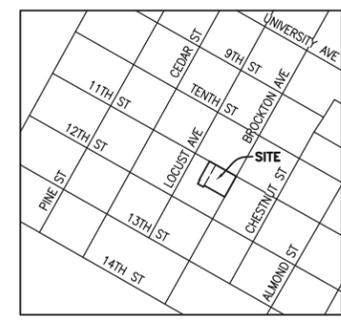
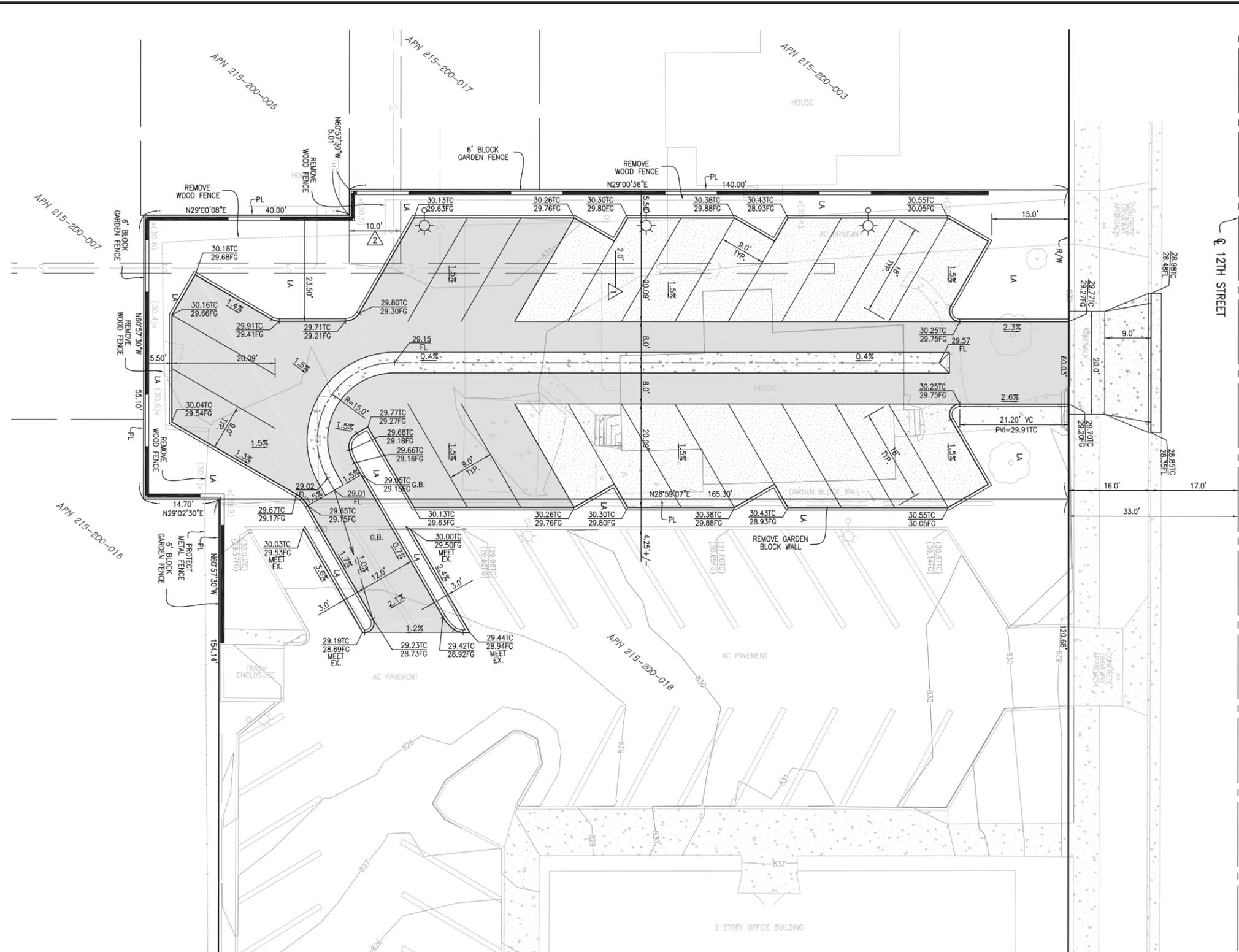
TEAMAN, RAMIREZ, & SMITH, INC.

P17-0899, Exhibit 6 - Project Plans



GARCIA DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE

4200 CHINO HILLS PKWY, STE 135-284
CHINO HILLS, CA 91709
P. 951.788.0277 F. 951.788.0288
www.gdalandarch.com



LEGAL DESCRIPTIONS

A PORTION OF BLOCK 12, RANGE 11 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY MAP IS BASED UPON FIELD SURVEY MADE BY GABEL, COOK & ASSOCIATES, INC. IN MARCH 2018.

BENCHMARK

BRASS DISK STAMPED (6-F) IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF ELEVENTH STREET AND REDWOOD DRIVE. ELEVATION = 853.156

LEGEND

	EXISTING CONTOURS
	FINISH CONTOURS
	FINISH FLOOR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	GRADE BREAK
	FLOW LINE
	FINISHED GRADE
	HIGH POINT
	TOP OF GRATE
	CENTERLINE
	LANDSCAPED AREA
	PROPERTY LINE
	RIGHT OF WAY
	SIDEWALK
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	RIGHT OF WAY
	INDICATES AC PAVEMENT
	INDICATES CONCRETE PAVEMENT
	INDICATES PERVIOUS CONCRETE

EASEMENT NOTES

- 1 AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF SEWER PURPOSES AS RECORDED DECEMBER 12, 1907 IN BOOK 254, PAGE 123 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2 AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF SEWER PURPOSES PER INSTRUMENT NO. 132228 RECORDED JUNE 6, 1986 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 7177 Brockton Ave., #339
 Telephone (951) 788-8092

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING PLAN
4154 12TH STREET
PARKING LOT EXPANSION

SHEET
1
 OF
1
 SHEET

SCALE: 1"=10' DATE: APRIL 2018 FOR: RICHARD TEAMAN, DAVID RAMIREZ, AND ETAL. WO: 2596