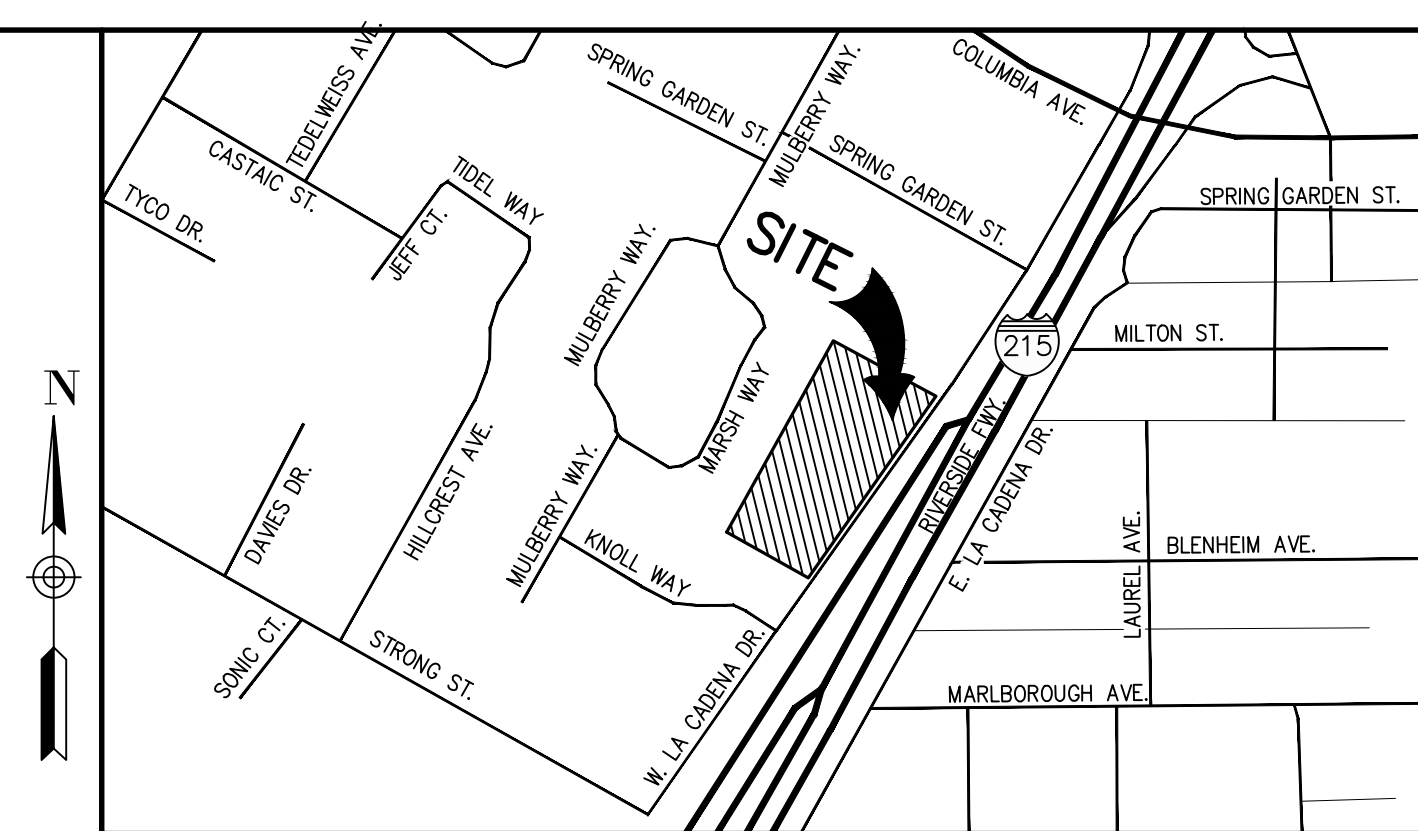


CONCEPTUAL GRADING PLAN

1459 W. LA CADENA DRIVE

RIVERSIDE, CALIFORNIA

SEPTEMBER 2022



VICINITY MAP
SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST
NOT TO SCALE

OWNER/APPLICANT

GREENS LA CADENA LLC
8815 RESEARCH DRIVE
IRVINE, CA 92618
PH: (949) 322-1760
CONTACT: ATMAN KADAKIA

ENGINEER

WOODARD GROUP
3585 MAIN STREET, SUITE 205
RIVERSIDE, CA 92501
PH: (951) 907-5077
CONTACT: ANDREW C. WOODARD

LEGAL DESCRIPTION

APN: 206-132-036 & 206-132-037

THOSE PORTIONS OF LOT 77 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BY METES AND BOUNDS

ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
206	136	036
206	136	037

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED ON AERIAL SURVEY PERFORMED ON DECEMBER 2020 BY, INLAND AERIAL SURVEYS, INC. 7117 ARLINGTON AVE., SUITE A RIVERSIDE, CA 92503 PH (951) 687-4252

ACREAGE

APN: 206-132-036	1.50 ACRES
APN: 206-132-037	1.20 ACRES
GROSS	2.70 ACRES
NET	2.84 ACRES
DISTURBED AREA	2.84 ACRES
VACATION	0.14 ACRES

FEMA FLOOD ZONE DESIGNATION

ZONE X - BASE FLOOD ELEVATIONS DETERMINED. FLOOD INSURANCE RATE MAP RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS. PANEL 726 OF 3805 MAP NUMBER 0606500705G EFFECTIVE DATE: AUGUST 28, 2008

ARCHITECT

AO ARCHITECTS
144 NORTH ORANGE STREET
ORANGE, CA 92666
(714) 639-9860

ZONING/LAND USE/GENERAL PLAN

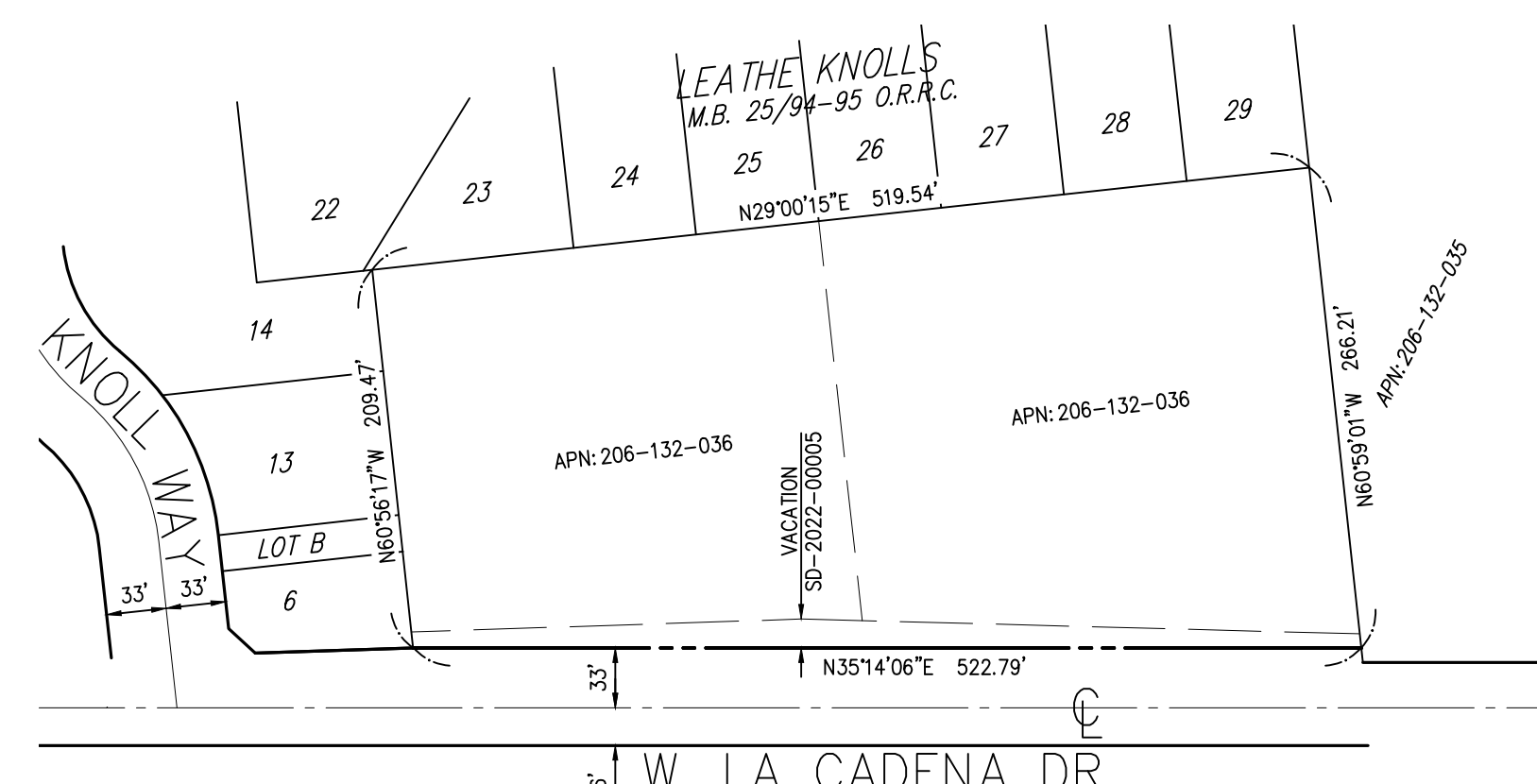
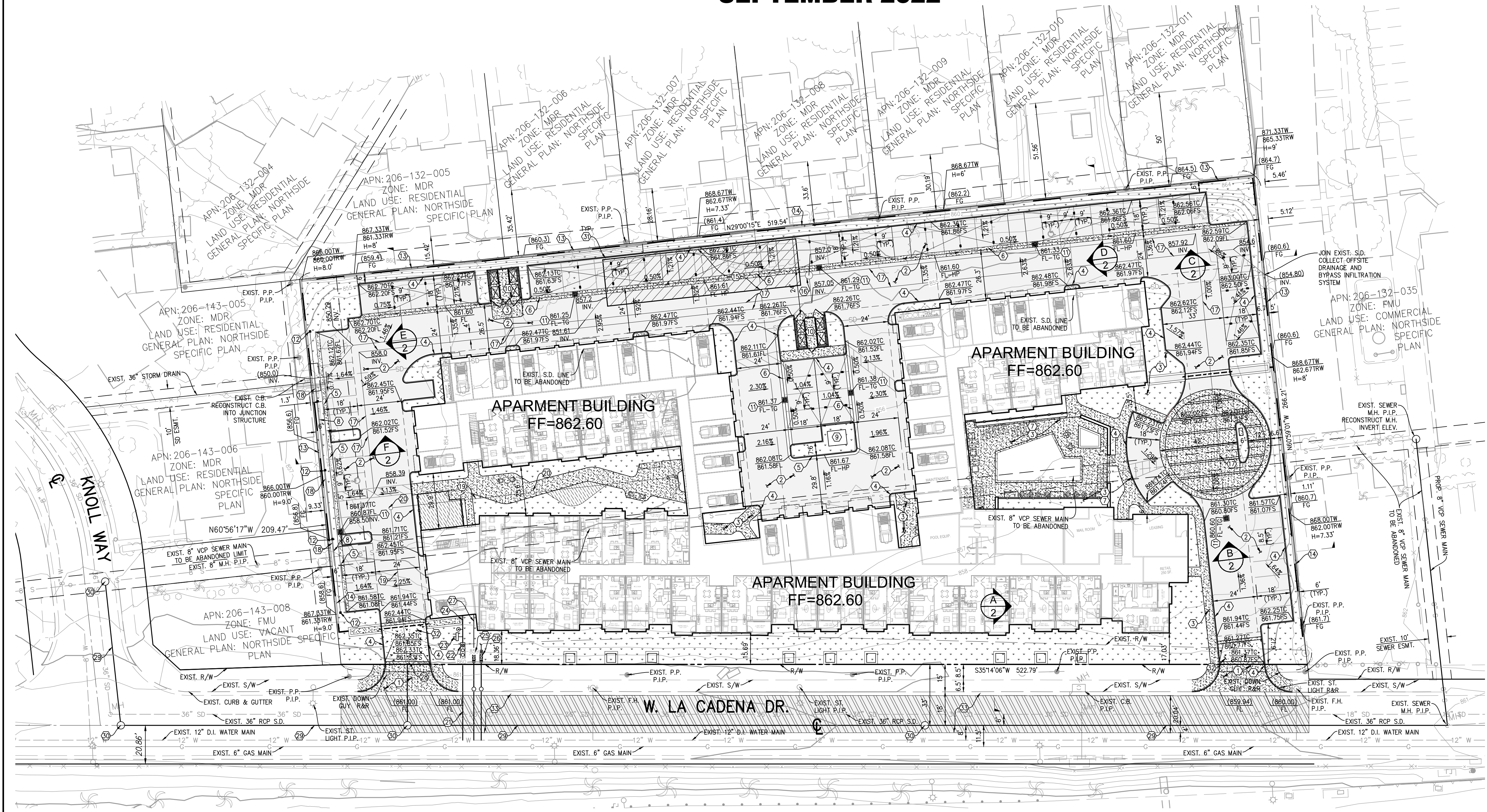
EXISTING ZONING (206-132-036)	FMU (FREEWAY MIXED USE)
EXISTING ZONING (206-132-037)	FMU (FREEWAY MIXED USE)
EXISTING LAND USE:	VACANT
EXISTING GENERAL PLAN:	NORTHSIDE SPECIFIC PLAN
PROPOSED ZONING:	SAME NO CHANGE
PROPOSED LAND USE:	APARTMENTS

UTILITY PROVIDERS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
ELECTRICITY:	CITY OF RIVERSIDE
GAS:	THE GAS COMPANY
TELEPHONE:	VERIZON
TELEVISION:	AIR WAVES / CHARTER COMMUNICATIONS

ABBREVIATIONS

R/W	RIGHT OF WAY
P/L	PROPERTY LINE
EXIST.	EXISTING
PROP.	PROPOSED
S.F.	SQUARE FEET
D/W	DRIVEWAY
S/W	SIDEWALK
M.H.	MANHOLE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
TG	TOP OF GRATE
INV.	INVERT
S.D.	STORM DRAIN
EG	EXISTING GROUND
T.B.R.	TO BE REMOVED
P.I.P.	PROTECT IN PLACE
P.P.	POWER POLE
F.H.	FIRE HYDRANT
L/S	LANDSCAPE
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
H	HEIGHT OF WALL (FREE STANDING + RETAINING WALL)

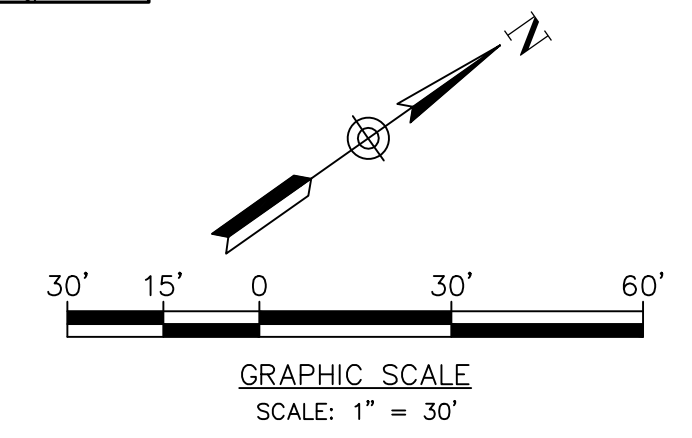


CONSTRUCTION NOTES

- PROPOSED DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO. 302.
- PROPOSED ON-SITE A.C. PAVING.
- PROPOSED CONCRETE HARDSCAPE.
- PROPOSED 6" CURB ONLY.
- PROPOSED 6" CURB AND GUTTER.
- PROPOSED 3" WIDE RIBBON GUTTER.
- PROPOSED COURTYARD HARDSCAPE. DRAIN TO AREA INLETS ADA COMPLIANT.
- PROPOSED EARTHEN SWALE AT 1% MIN.
- PROPOSED TRANSFORMER.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED 24"x24" INLET.
- PROPOSED 6" NDS INLET.
- PROPOSED COMBINATION RETAINING/FREE STANDING WALL.
- PROPOSED 6" HIGH FREE STANDING WALL.
- PROPOSED INFILTRATION CHAMBERS.
- PROPOSED HYDRO INTERNATIONAL FIRST DEFENSE MODEL FD-4HC.
- PROPOSED 12" STORM DRAIN PIPE.
- PROPOSED 8" STORM DRAIN PIPE.
- PROPOSED 8" SEWER LINE (PRIVATE).
- PROPOSED SEWER CLEAN OUT.
- PROPOSED FIRE SERVICE.
- PROPOSED DCCA BACKFLOW DEVICE.
- PROPOSED PIV AND FDC.
- PROPOSED FIRE WATER LINE (PRIVATE).
- PROPOSED DOMESTIC SERVICE, METER AND BACKFLOW DEVICE.
- PROPOSED IRRIGATION SERVICE, METER AND BACKFLOW DEVICE.
- PROPOSED DOMESTIC WATER LINE (PRIVATE).
- PROPOSED SEWER LATERAL AND CLEAN OUT.
- PROPOSED 8" SEWER MAIN.
- PROPOSED SEWER MANHOLE.
- PROPOSED WHEELTOPS.
- PROPOSED ENHANCED PAVING PER LANDSCAPE AND SITE PLAN.
- PROPOSED COLD PLANE AND OVERLAY.

LEGEND

EXISTING PROPERTY LINE	PROPOSED AC PAVEMENT
PROPOSED RIGHT OF WAY	PROPOSED LANDSCAPE
EXISTING RIGHT OF WAY	PROPOSED CONCRETE
EXISTING CENTERLINE	PROPOSED INFILTRATION CHAMBER
PROPOSED CURB	PROPOSED ENHANCED PAVING
EXISTING CURB	
PROPOSED SIDEWALK	
EXISTING SIDEWALK	
EXISTING DIRT ROAD	
PROPOSED PARKING STRIPE	
EXISTING EASEMENT	
EXISTING CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
EXISTING FENCE	
EXISTING BUILDING	
EXISTING CONCRETE	
PROPOSED UNDERGROUND UTILITY	
EXISTING UNDERGROUND UTILITY	
EXISTING EDGE OF PAVEMENT	
PROPOSED EDGE OF PAVEMENT	
EXISTING CONTOUR ELEVATION	
EXISTING SPOT ELEVATION	



MARK

REVISIONS

DATE

BY

CONCEPTUAL GRADING PLAN

1459 W. LA CADENA DRIVE

FOR: GREENS LA CADENA LLC

SCALE: 1"=30'

DATE: 9/2022

DESIGNED: OG

CHECKED: AW

PLN CK REF:

F.B.

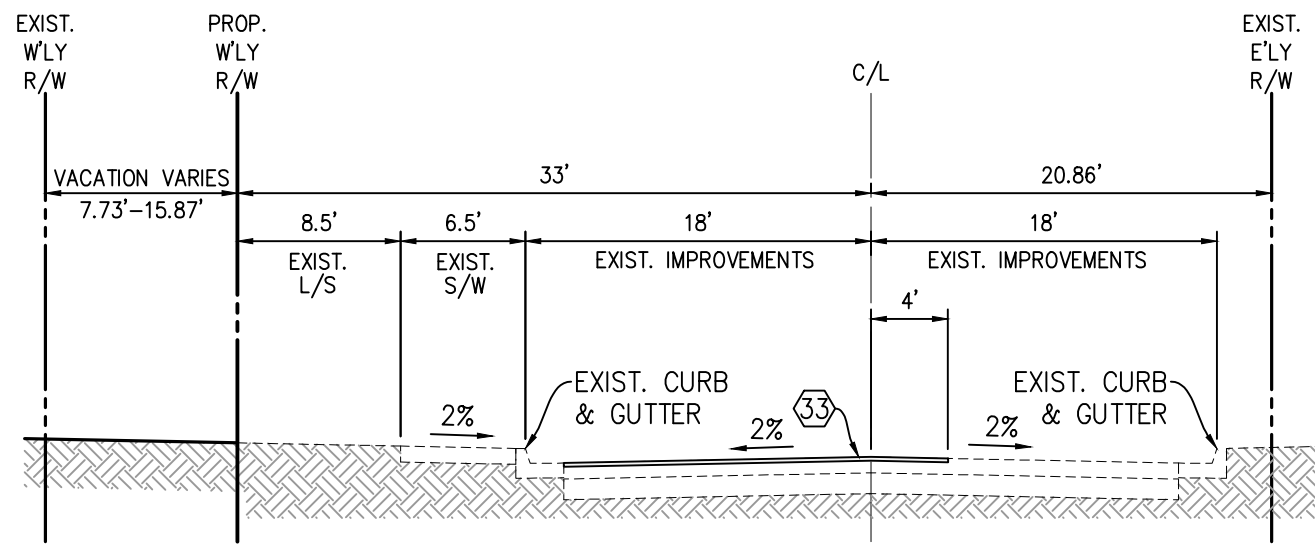
woodard group

W.O.

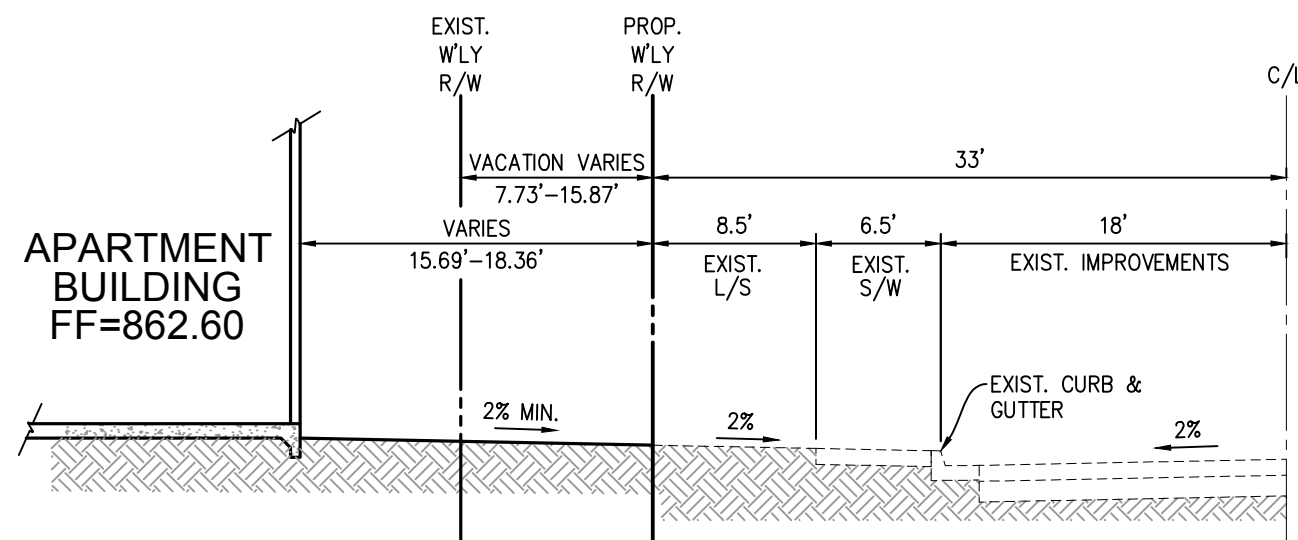
SHEET 1

OF 2 SHEETS

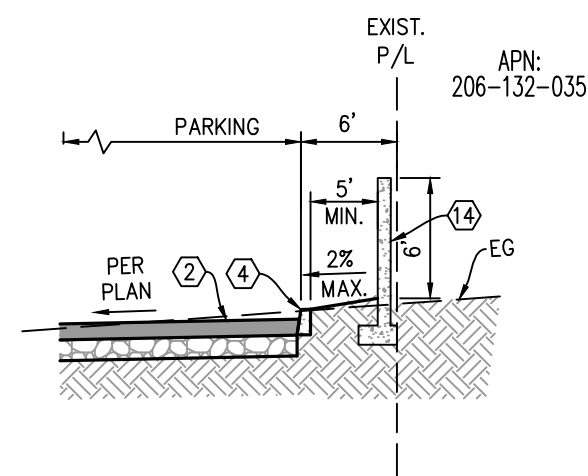
DWG. NO. 1108



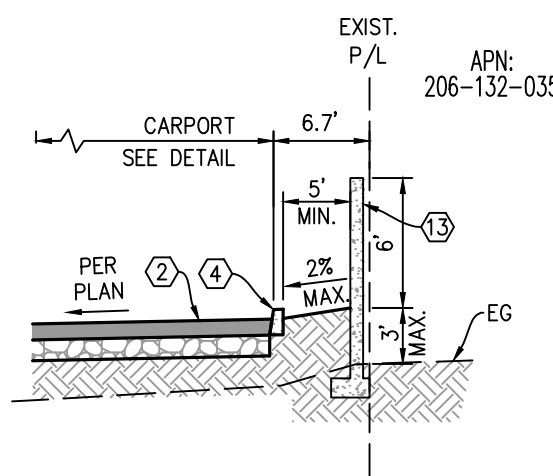
W. LA CADENA DRIVE
SCALE: 1"=10'



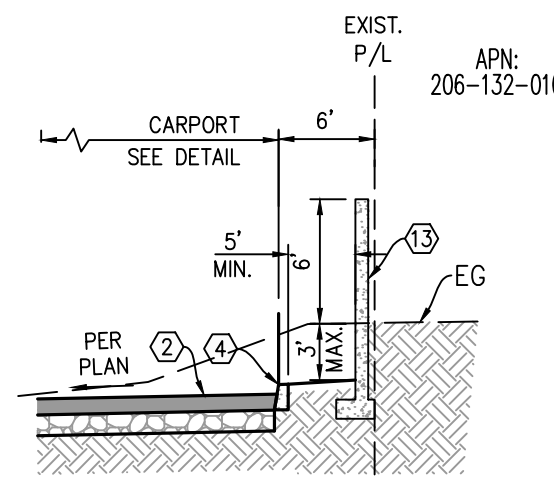
SECTION "A-A"
SCALE: 1"=10'



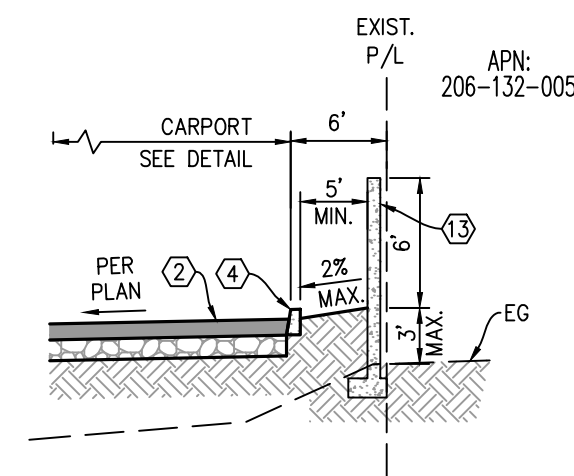
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SCALE: 1"=10'



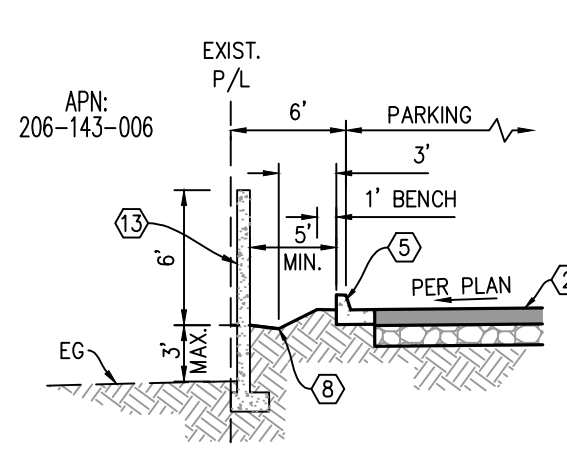
SECTION "C-C"
SCALE: 1"=10'



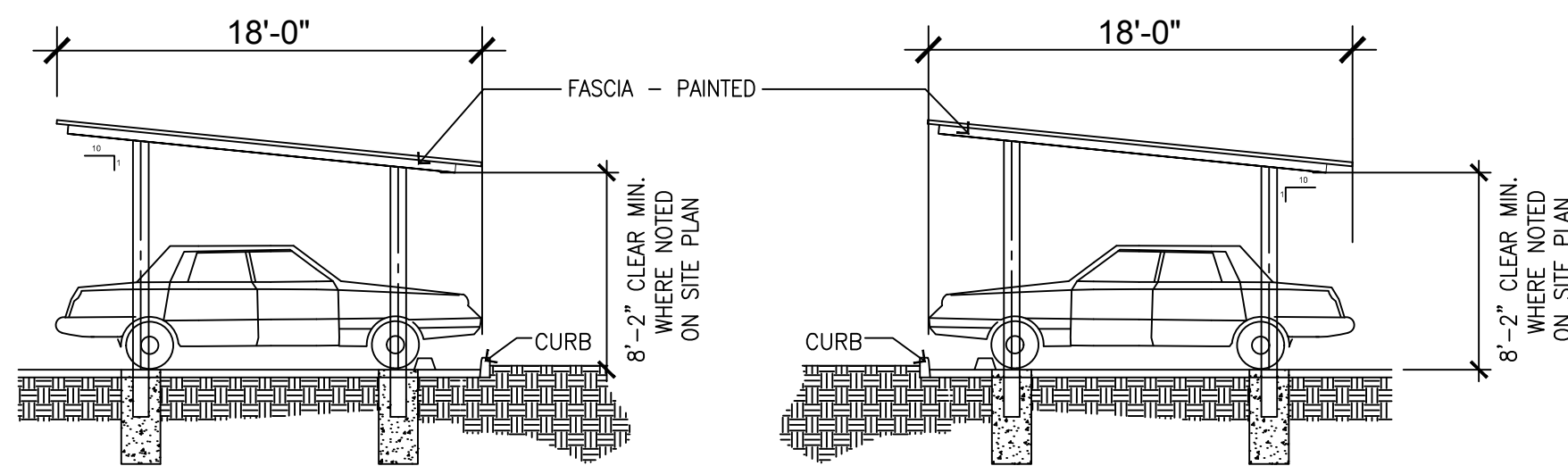
SECTION "D-D"
SCALE: 1"=10'



SECTION "E-E"
SCALE: 1"=10'



SECTION "F-F"
SCALE: 1"=10'



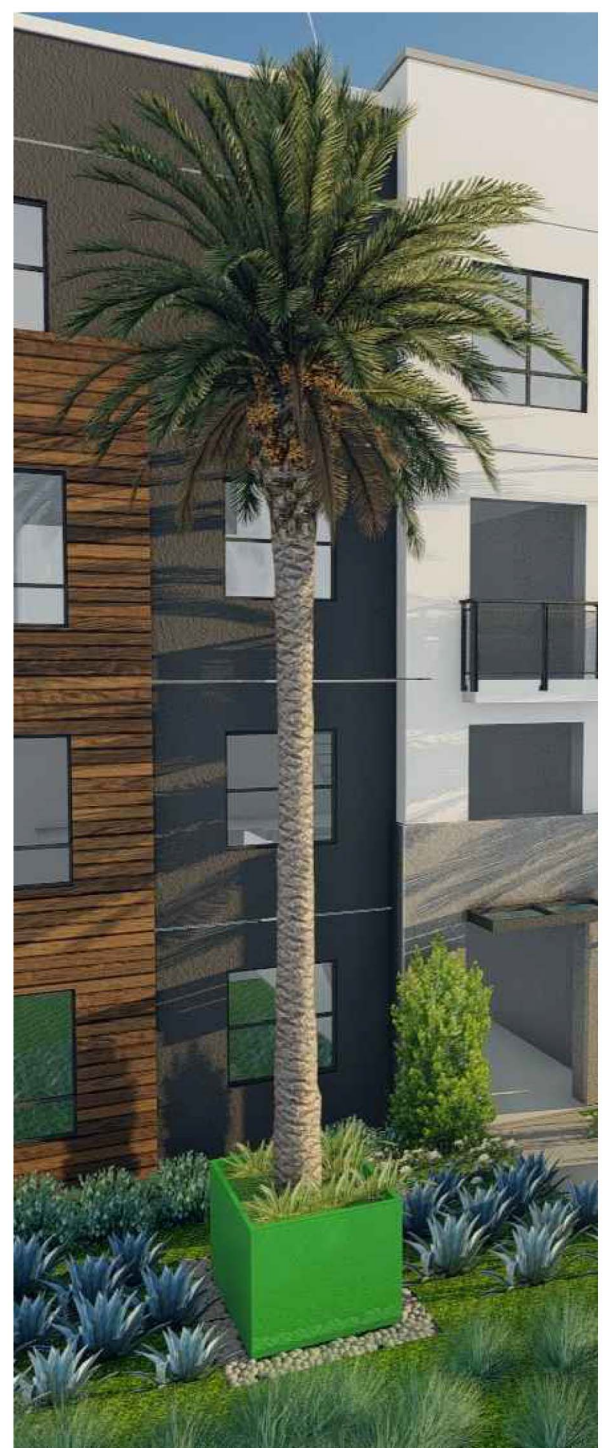
CARPORT DETAIL
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

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- PROPOSED WHEELSTOPS
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- PROPOSED COLD PLANE AND OVERLAY.

MARK	REVISIONS	DATE	BY
CONCEPTUAL GRADING PLAN 1459 W. LA CADENA DRIVE			
FOR: GREENS LA CADENA LLC			
SCALE	AS SHOWN	W.O.	
DATE	9/2022	SHEET	2
DESIGNED	OG	OF	2 SHEETS
CHECKED	AW	DWG. NO.	1108
PLN. CK. REF.			
F.B.			

woodard
group



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Cercidium hyb. 'Desert Museum'	Hybrid Palo Verde	36"B		Phoenix dactylifera	Date Palm	20' BTH
	Cupaniopsis anacardioides	Carrotwood	24"B		Syagrus romanzoffianum	Queen Palm	15' BTH
	Olea Europaea	Olive	48"B		Washingtonia robusta	Mexican Fan Palm	20' BTH
	Platanus acerifolia 'Bloodgood'	London Plane Tree	24"B				
	Rhus lancea	African Sumac	48"B				
	Strelitzia nicolai	Giant Bird of Paradise	24"B				
	Tristania conferta	Brisbane Box	24"B				

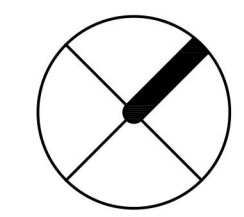
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Agave 'Blue Flame'	Blue Flame Agave	5G
	Agave desmettiana	Dwarf Century Plant	5G
	Agave weberi	Wever's Century Plant	5G
	Aloe striata	Coral Aloe	5G
	Amigoanthos hybrids	Dwarf Kangaroo Paw	5G
	Asparagus d. 'Myers'	Myer's Asparagus	5G
	Bougainvillea 'La Jolla'	Bougainvillea	5G
	Buxus microphylla	Japanese Boxwood	5G
	Carex tumulicola	Foothill Sedge	5G
	Chondropetalum tectorum	Cape Rush	5G
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	5G
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	5G
	Euphorbia tirucalli	Sticks on Fire	5G
	Myoporum pacificum	Myoporum	5G
	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5G
	Pennisetum 'Fairy Tails'	Fountain Grass	5G
	Pittosporum tobira	Tobira	5G
	Pittosporum tobira 'Wheelerii'	Wheeler's Dwarf Tobira	5G
	Rosa f. 'Ice Berg'	White Shrub Rose	5G
	Rosa 'Flower Carpet' var.	Pink Carpet Rose	5G
	Stipa tenuissima	Mexican Feather Grass	5G
	Strelitzia reginae	Bird-of-Paradise	5G
	Trachelospermum jasminoides	Star Jasmine	5G
	Yucca recurvifolia	Pendulous Yucca	15G

CONSTRUCTION LEGEND

- LARGE, COLORFUL URN WITH SKY LINE PALMS ESTABLISHES KEY SIGNATURE ELEMENT ALONG STREETSCAPE
- VEHICULAR GATE W/ 'B' THEME WALL & LOGO
- LEASING OFFICE/ MANAGEMENT DECK
- CENTRAL REC. AREA
 - POOL W/ LAP LANES
 - SPA W/ TILE BENCH
 - LARGE SUN DECK W/ VARIETY OF SEATING OPTIONS
- ENHANCED UNIT PAVES AT MOTOR COURT & SITE ENTRIES
- BBQ/GRILL STATIONS W/ COUNTER HEIGHT SEATING
- FIRE TABLE W/ SEATING (2 LOCATIONS)
- ENCLOSED DOG PARK W/ SYN. TURF & DOUBLE TRAP ENTRY
- RIGHT-OF-WAY LANDSCAPING
- ON-SITE LANDSCAPE SHRUBS & GROUND COVER AREAS (TYP.)
- PEDESTRIAN SIDEWALKS (TYP.)

COMMON OPEN SPACE (REQUIRED)
115 DU x 50 SF = 5,750 SF
TOTAL COMMON SPACE OVER CODE (8,386 SF)

PROVIDED 14,136 S.F.



0 20' 40'

RESIDENCES ON LA CADENA BY GREENS

RESIDENCES
BY GREENS

8815 RESEARCH DRIVE, IRVINE, CA 92618
(949) 829-4900

OVERALL LANDSCAPE PLAN



SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2782
(949) 644-9370 FAX (714) 210-3140

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AO ARCHITECTS

DATE: 06-02-2022
JOB NO.: 21-009

L1
Architecture.
Design.
Relationships.

