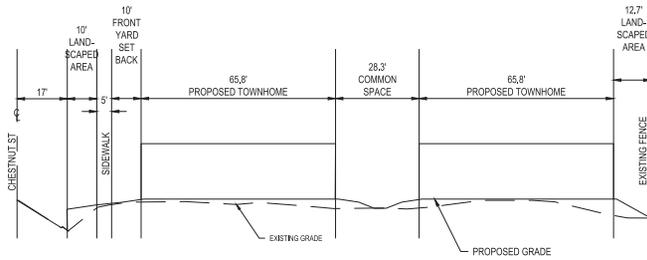


SECTION A-A



SECTION B-B

SITE DATA SUMMARY

- A. AREA OF SITE: 28,880 SF (0.663 ACRES)
- B. EXISTING ZONING: DSP (NC DISTRICT)
- C. TOTAL NUMBER OF UNITS: 13 UNITS
- D. UNIT DENSITY: 19.7 UNITS/ACRE
- E. PARKING:
 - REQUIRED = 26 SPACES
 - PROPOSED = 26 SPACES
- F. OPEN SPACE:
 - *PRIVATE:
 - REQUIRED = 650 SF
 - PROPOSED = 3,795 SF
 - *COMMON:
 - REQUIRED = 5,776 SF
 - PROPOSED = 7,680 SF

UNIT SUMMARY TABLE

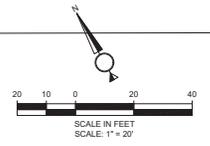
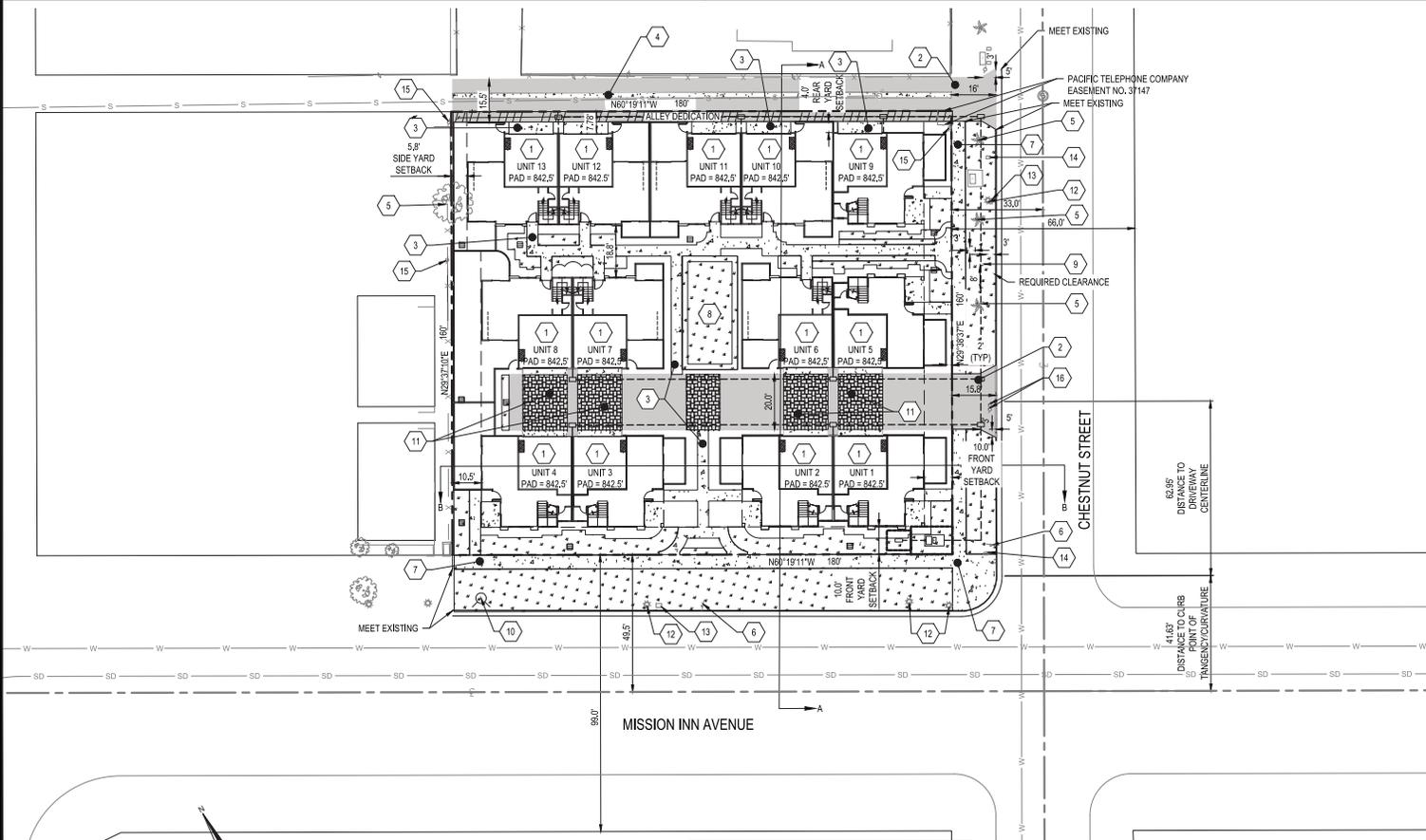
UNIT NUMBER	SQUARE FEET	PRIVATE OPEN SPACE PROVIDED	PARKING
1	1543	187	2
2	1543	187	2
3	1543	187	2
4	1543	407	2
5	1543	187	2
6	1396	178	2
7	1396	178	2
8	1396	795	2
9	1543	187	2
10	1396	231	2
11	1396	231	2
12	1396	231	2
13	1396	509	2

CONSTRUCTION NOTES

- 1 PROPOSED TOWNHOME
- 2 PROPOSED ASPHALT ROADWAY ACCESS
- 3 PROPOSED CONCRETE PAVEMENT PER CITY OF RIVERSIDE STANDARDS
- 4 PROPOSED CONCRETE VALLEY GUTTER
- 5 EXISTING TREE TO REMAIN
- 6 EXISTING SIGN TO REMAIN
- 7 PROPOSED CONCRETE SIDEWALK PER CITY OF RIVERSIDE STANDARDS
- 8 PROPOSED BIORETENTION BASIN
- 9 PROPOSED TRANSFORMER
- 10 PROPOSED FIRE HYDRANT
- 11 PROPOSED PERMEABLE PAVEMENT PER CITY OF RIVERSIDE STANDARDS
- 12 EXISTING LIGHT POLE TO REMAIN
- 13 EXISTING ELECTRICAL STRUCTURE TO REMAIN
- 14 EXISTING WATER STRUCTURE TO REMAIN
- 15 EXISTING UTILITY POLE TO REMAIN
- 16 EXISTING UTILITY POLE TO BE RELOCATED

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- x- EXISTING FENCE
- x- EXISTING GATE
- W- EXISTING WATER LINE
- SD- EXISTING STORM DRAIN LINE
- S- EXISTING SEWER LINE
- o EXISTING STORM DRAIN CLEANOUT
- o EXISTING SEWER MANHOLE
- o EXISTING TRANSFORMER
- o EXISTING SIGN
- o EXISTING LIGHT POLE
- o PROPOSED TOWNHOME
- o EXISTING UTILITY POLE
- o EXISTING TREES
- o PROPOSED TREES
- o PROPOSED FIRE HYDRANT
- o PROPOSED TRANSFORMER AND PAD
- o PROPOSED CURB AND GUTTER
- o PROPOSED LANDSCAPE AREA
- o PROPOSED CONCRETE PAVEMENT
- o PROPOSED PERMEABLE PAVEMENT
- o PROPOSED ASPHALT PAVEMENT
- o ALLEY DEDICATION



IMPORTANT NOTICE
 Section 9414.917, of the Government Code
 Number 16 to be signed before a
 Notary Public, in the presence of
 two other disinterested persons.
 CALL TOLL FREE
 24 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
 1-800-227-2600

C&S Engineers, Inc.
 2020 Camino Del Rio North
 Suite 1000
 San Diego, California 92108
 Phone: 619-296-9373
 Fax: 619-295-0383
 www.ccsos.com

APPROVED BY: **ARNOLD L. WHITE JR.** DATE: _____

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION DEPARTMENT

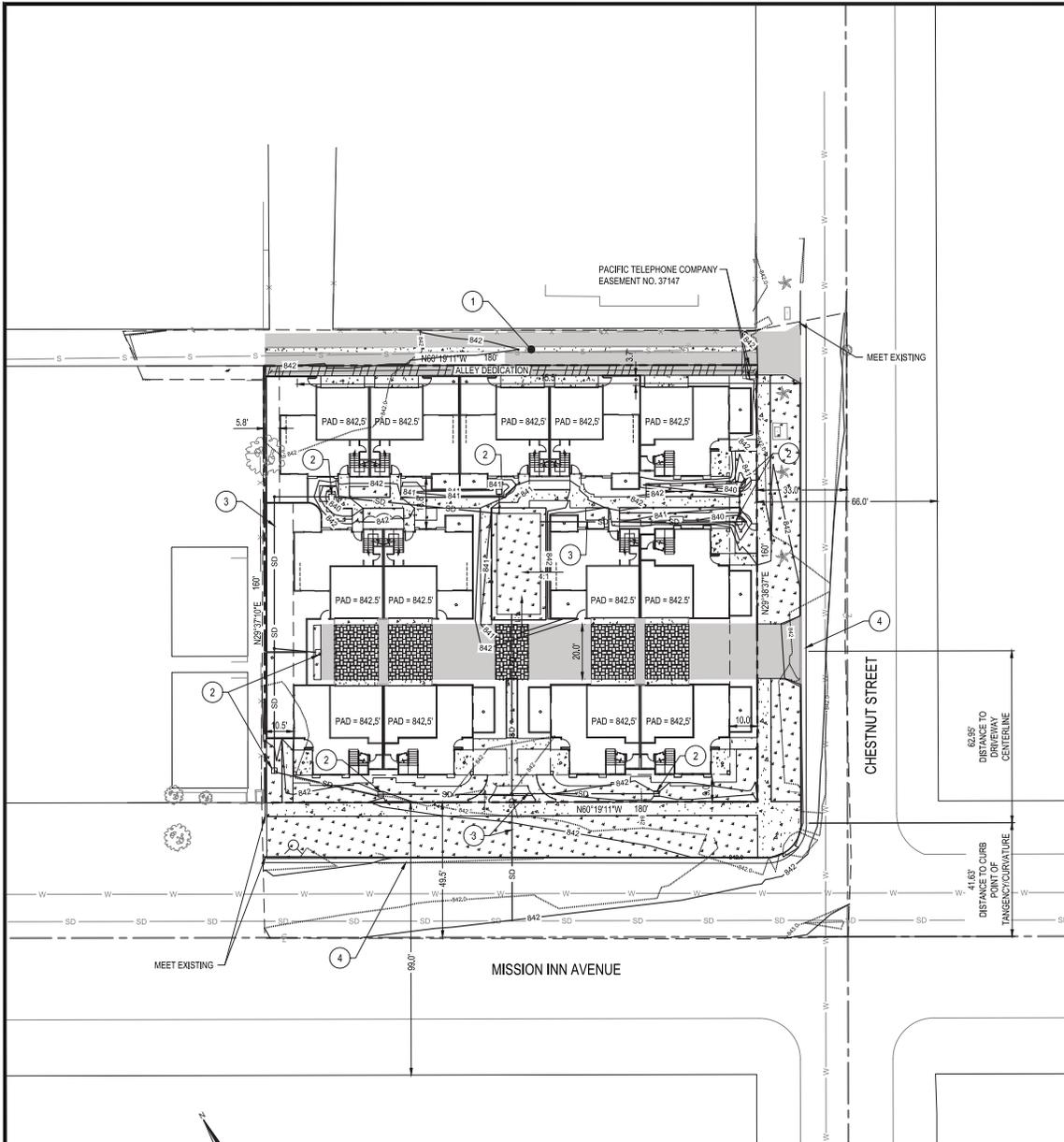
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
LOCAL CONTRACT ADMIN.			
STREET SERVICES			
SUBDIVISION			
TRAFFIC DIVISION			
PLANS DEPARTMENT			

MARK: _____ REVISIONS: _____ APPR. DATE: _____ CITY ENGINEER: _____
 DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____

Mission Inn Avenue
Townhomes
 4019 Mission Inn Avenue

SITE PLAN
P17-0128
 SHEET 1 of 1

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: N/A



GENERAL NOTES

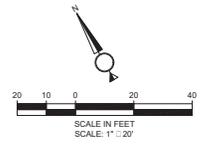
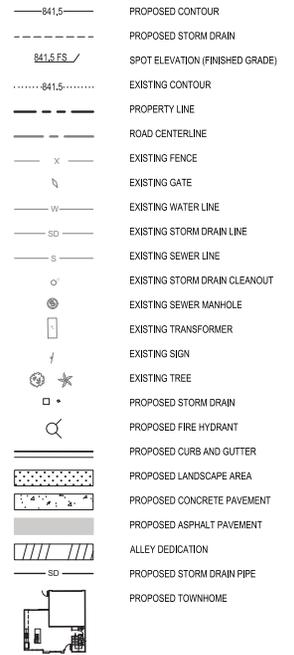
- ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND APPENDIX CHAPTER 33, VOL. 1 OF THE CURRENT CITY-ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY TBD, DATED SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIF. NO., EXP. DATE.
- THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
- CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
 - ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).
 - ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
 - THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 15 TO APRIL 15.
 - AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.
- ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING DIVISION, PLANNING DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1:12:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN.)
- ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
- IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
- IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
- EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
- GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE 7.35.010, ORDINANCE NO. 6273)

THE ABOVE ITEMS ARE THE MINIMUM INFORMATION REQUIRED FOR SUBMITTING A GRADING PLAN FOR REVIEW. THEREFORE, AFTER REVIEW, ADDITIONAL INFORMATION MAY STILL BE REQUIRED. IN SOME CASES, THE GRADING PLAN WILL BE SUBJECT TO ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PLANNING DEPARTMENT WILL PERFORM THE ENVIRONMENTAL REVIEW AND WILL INFORM THE APPLICANT IF ADDITIONAL INFORMATION WILL BE REQUIRED.

CONSTRUCTION NOTES

- CONSTRUCT CONCRETE V-GUTTER PER STANDARD DRAWING NO. 220 OF THE CITY OF RIVERSIDE STANDARDS
- CONSTRUCT CATCH BASIN TYPE 1 PER STANDARD DRAWING NO. 400 CITY OF RIVERSIDE STANDARDS, TYP.
- INSTALL 12" PVC STORM DRAIN PER CITY OF RIVERSIDE STANDARDS PER CITY OF RIVERSIDE STANDARDS
- INSTALL CURB AND GUTTER PER STANDARD DRAWING NO. 200 OF THE CITY OF RIVERSIDE STANDARDS

LEGEND:



IMPORTANT NOTICE
 Section 9154.9(a), Public Contract Code
 Number 16 to be signed before a
 Notary Public. If completed, this notice can be
 CALL TOLL FREE
 48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
 1-800-227-2600

C&S Engineers, Inc.
 2020 Camino Del Rio North
 Suite 1000
 San Diego, California 92108
 Phone: 619-296-9373
 Fax: 619-296-6383
 E-Mail: info@candse.com

APPROVED BY: **ARNOLD L. WHITE, JR.** DATE: _____

MARK	REVISIONS	APPR.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DIVISION DEPARTMENT

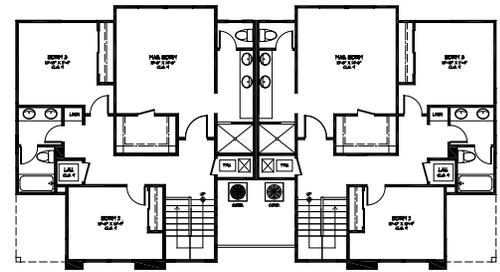
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
LOCAL CONTRACT ADMIN.		
STREET SERVICES		
SUBSECTOR		
TRAFFIC DIVISION		
PLANS DEPARTMENT		

APPROVED BY: _____ DATE: _____

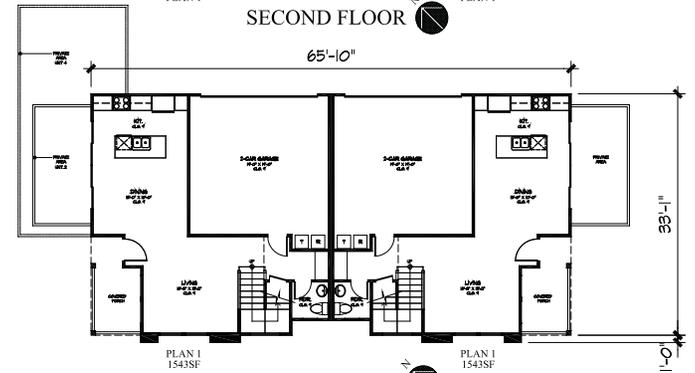
Mission Inn Avenue
Townhomes
 4019 Mission Inn Avenue

GRADING PLAN
P17-0128
 SHEET 1 of 1

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: N/A



PLAN 1
SECOND FLOOR



PLAN 1
1543SF
FIRST FLOOR



NORTH ELEVATION
(MOTORCOURT)



EAST & WEST(rev) ELEVATION
(PASEO, STREET or SIDE YARD)



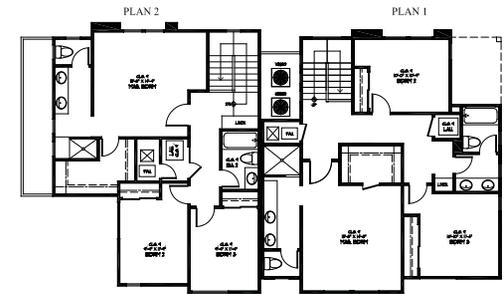
SOUTH ELEVATION
(STREET)

MISSION INN AVENUE BUILDINGS PLANS & ELEVATIONS UNITS 1 & 2 AND 3 & 4

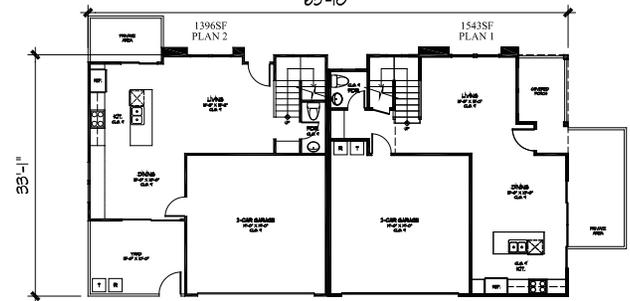
MISSION INN AVENUE
CityMark
1/8"=1'-0"



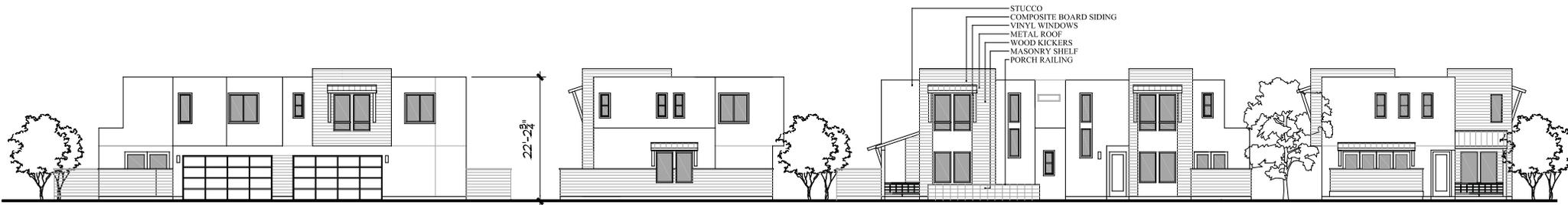
THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AMENDED JANUARY . 03 . 2018



SECOND FLOOR



FIRST FLOOR



NORTH ELEVATION
(MOTOR COURT)

WEST ELEVATION
(PASEO)

SOUTH ELEVATION
(PASEO)

EAST ELEVATION
(STREET)

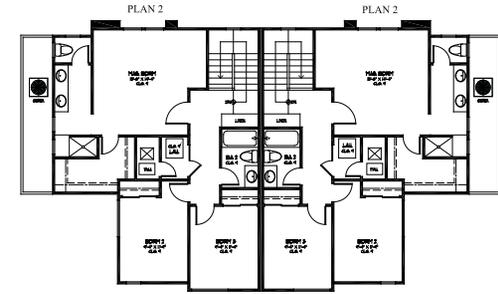
CHESTNUT STREET BUILDING PLANS & ELEVATIONS UNITS 5 & 6
MISSION INN AVENUE

CityMark

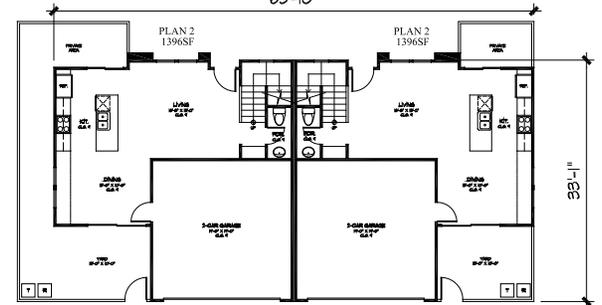
1/8"=1'-0"



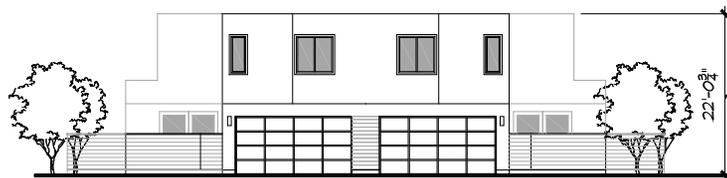
THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AMENDED JANUARY . 03 . 2018



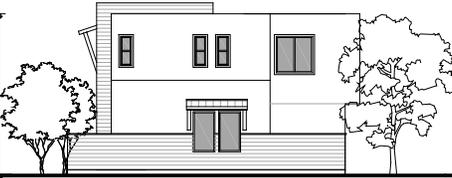
SECOND FLOOR
65'-10"



FIRST FLOOR
65'-10"



NORTH ELEVATION
(ALLEY)



EAST & WEST (rev) ELEVATION
(PASEO or SIDE YARD)



SOUTH ELEVATION
(PASEO)

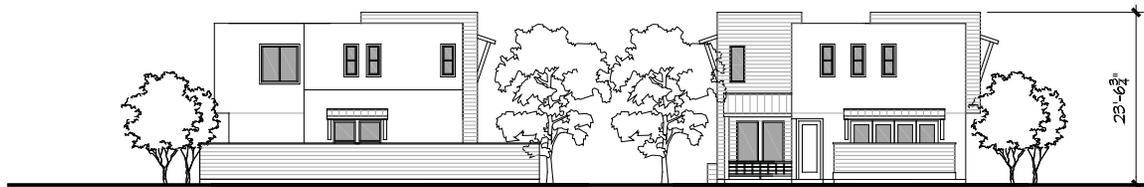
- STUCCO
- COMPOSITE BOARD SIDING
- VINYL WINDOWS
- METAL ROOF
- WOOD KICKERS

INTERNAL BUILDING PLANS & ELEVATIONS UNITS 7 & 8
MISSION INN AVENUE

CityMark
1/8"=1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AMENDED JANUARY . 03 . 2018



WEST ELEVATION
(SIDE YARD)

EAST ELEVATION
(ALLEY)



SOUTH ELEVATION
(ALLEY)

CHESTNUT/ALLEY BUILDING ELEVATIONS
MISSION INN AVENUE
CityMark
1/8"=1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AMENDED JANUARY . 03 . 2018



SOUTH ELEVATION
(MOTORCOURT)

EAST & WEST(rev) ELEVATION
(PASEO, STREET or SIDE YARD)

NORTH ELEVATION
(STREET)



STUCCO BASE
DUNN EDWARDS
DROPLETS
DEW380



TRIM
DUNN EDWARDS
PAPER SACK
DE6173



HARDIE SIDING
DUNN EDWARDS
WALRUS
DE6368



STONE VENEER
CREATIVE MINES
CRAFT URBAN LEDGE
BONE



ACCENT
DUNN EDWARDS
LEMON ZEST
DE5412



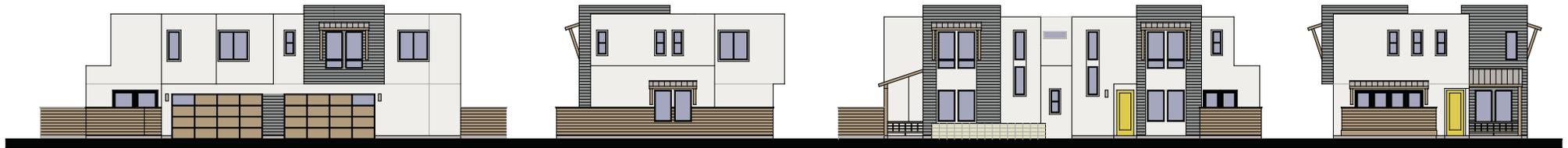
ALL WINDOW FRAMES
TO BE BRONZE

MISSION INN AVENUE BUILDINGS PLANS & ELEVATIONS
MISSION INN AVENUE

CityMark
1/8"=1'-0"



THE MCKINLEY ASSOC., INC.
JANUARY 3, 2018



NORTH ELEVATION
(MOTOR COURT)

WEST ELEVATION
(PASEO)

SOUTH ELEVATION
(PASEO)

EAST ELEVATION
(STREET)



STUCCO BASE
DUNN EDWARDS
DROPLETS
DEW380



TRIM
DUNN EDWARDS
PAPER SACK
DE6173



HARDIE SIDING
DUNN EDWARDS
WALRUS
DE6368



STONE VENEER
CREATIVE MINES
CRAFT URBAN LEDGE
BONE



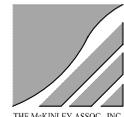
ACCENT
DUNN EDWARDS
LEMON ZEST
DE5412



ALL WINDOW FRAMES
TO BE BRONZE

CHESTNUT STREET BUILDING PLANS & ELEVATIONS
MISSION INN AVENUE

CityMark
1/8"=1'-0"



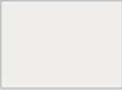
THE MCKINLEY ASSOC., INC.
JANUARY 3, 2018



REAR ELEVATION

RIGHT & LEFT ELEVATION

FRONT ELEVATION

- 

STUCCO BASE
DUNN EDWARDS
DROPLETS
DEW380
- 

TRIM
DUNN EDWARDS
PAPER SACK
DE6173
- 

HARDIE SIDING
DUNN EDWARDS
WALRUS
DE6368
- 

STONE VENEER
CREATIVE MINES
CRAFT URBAN LEDGE
BONE
- 

ACCENT
DUNN EDWARDS
LEMON ZEST
DE5412

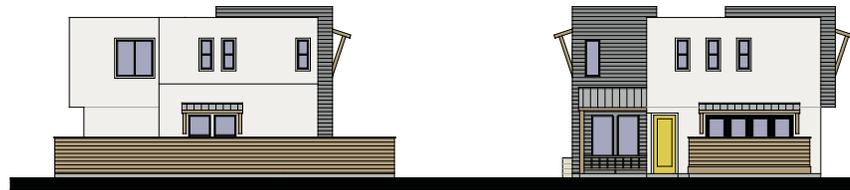
 ALL WINDOW FRAMES
TO BE BRONZE

UNITS 7 & 8
MISSION INN AVENUE
CityMark
1/8"=1'-0"


THE MCKINLEY ASSOC., INC.
JANUARY 3, 2018



FRONT ELEVATION



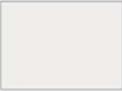
LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

UNITS 9, 10, 11, 12, 13
MISSION INN AVENUE
 CityMark
 1/8"=1'-0"

-  STUCCO BASE
DUNN EDWARDS
DROPLETS
DEW380
-  TRIM
DUNN EDWARDS
PAPER SACK
DE6173
-  HARDIE SIDING
DUNN EDWARDS
WALRUS
DE6368
-  STONE VENEER
CREATIVE MINES
CRAFT URBAN LEDGE
BONE
-  ACCENT
DUNN EDWARDS
LEMON ZEST
DE5412

 ALL WINDOW FRAMES
TO BE BRONZE



THE MCKINLEY ASSOC., INC.
 JANUARY 3, 2018



MISSION INN AVENUE ELEVATION

COLORED LANDSCAPE ELEVATION
MISSION INN AVENUE
CityMark
1/8"=1'-0"





CHESTNUT STREET ELEVATION

COLORED LANDSCAPE ELEVATION
MISSION INN AVENUE
CityMark
1/8"=1'-0"





BACK ALLEY ELEVATION

COLORED LANDSCAPE ELEVATION
MISSION INN AVENUE
CityMark
1/8"=1'-0"



THE MCKINLEY ASSOC., INC.
JANUARY . 3 . 2018

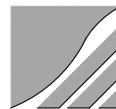


MISSION INN AVENUE

CityMark

ARCHITECTURAL DESIGN PACKAGE

AMENDED JANUARY . 03 . 2018



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



CHESTNUT STREET

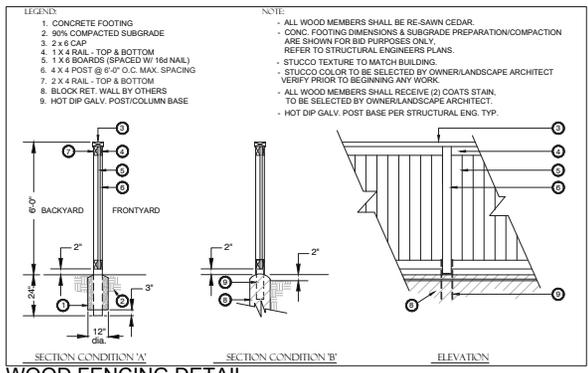
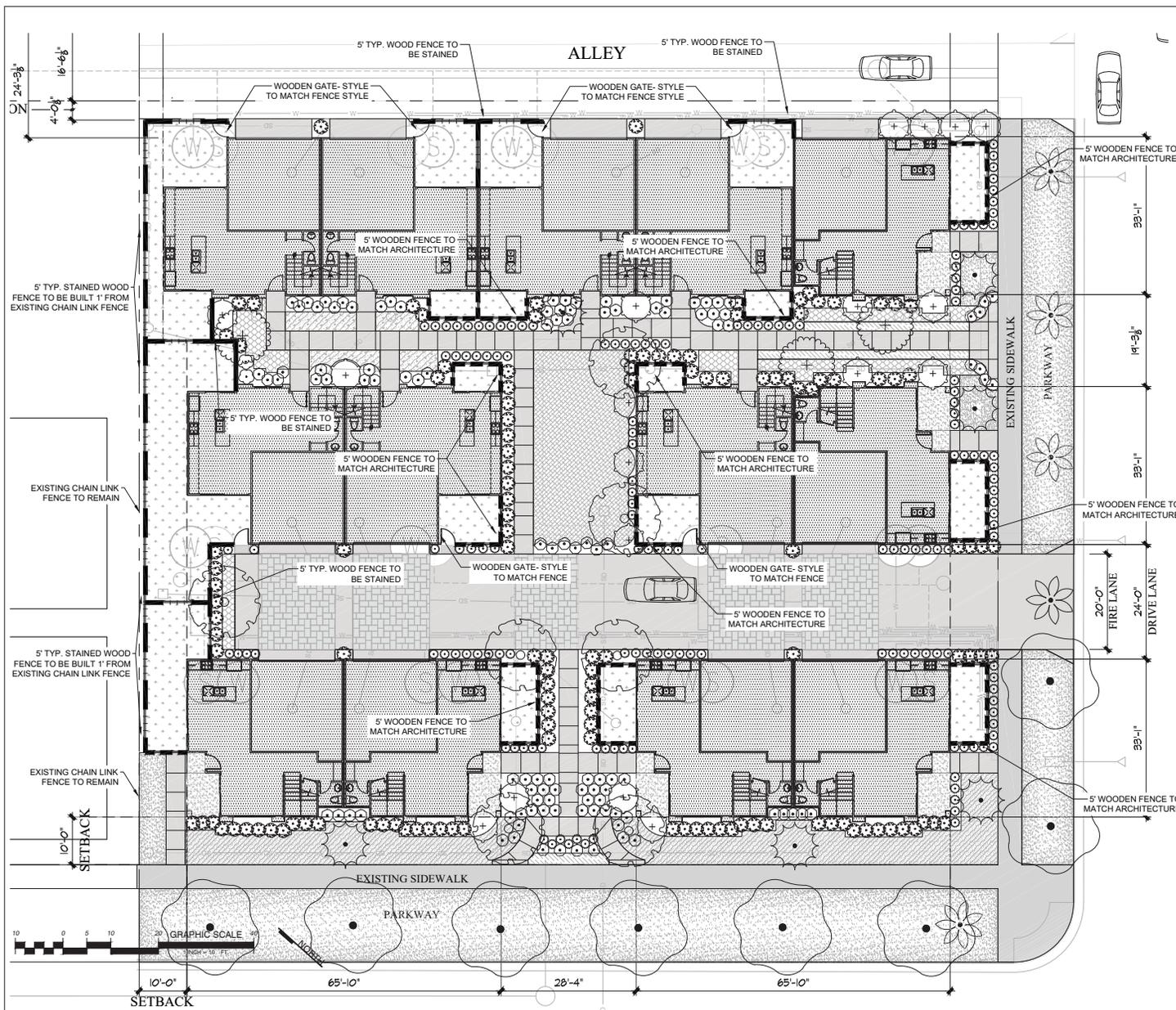
CityMark

ARCHITECTURAL DESIGN PACKAGE

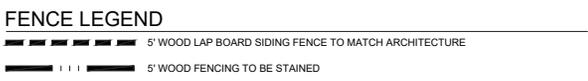
AMENDED JANUARY . 03 . 2018



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



WOOD FENCING DETAIL
SCALE: NTS.



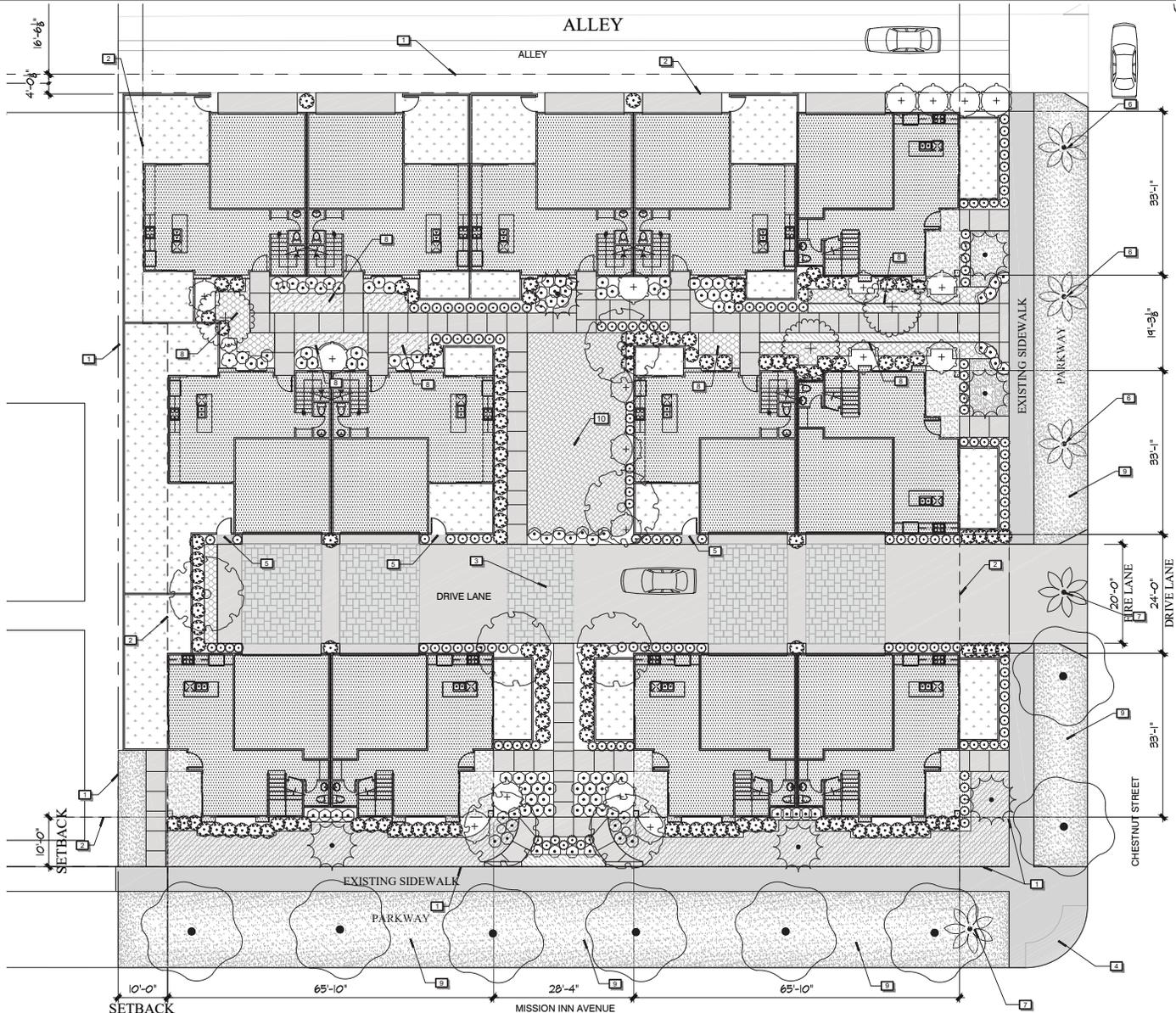
Revision 4:	_____
Revision 3:	_____
Revision 2:	08/04/2018
Revision 1:	_____
Original Date:	11/09/2017

Sheet 2 of 2

WALL AND FENCE PLAN FOR:
MISSION INN AVENUE
RIVERSIDE, CALIFORNIA

DeBullough Landscape Architecture, Inc.

703 10th Street, Suite 100
San Diego, California 92101
tel (619) 296-3150 fax (619) 501-7725
www.mtsad.com



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	PEDESTRIAN PATHING IN DRIVE LANE
4	TRUNCATED DOMES
5	SIDE YARD STEPPING PAD
6	EXISTING PALM TO REMAIN
7	EXISTING PALM TO BE REMOVED
8	DROUGHT TOLERANT GROUND COVER
9	TURF GRASS
10	BIO RETENTION BASIN TO BE PLANTED WITH CAREX PRAEGRACILIS

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF RIVERSIDE'S AVAILABLE WATER SUPPLY.

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO OBSERVATION AND EXPOSURE.
2. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
3. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND CONSERVE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPORATION FROM THE SOOT ZONES.
4. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER (INCLUDING PUBLIC RIGHT OF WAY). THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF RIVERSIDE'S REQUIREMENTS.

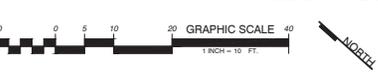
- A. ALL WATER, SEWER AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.
- B. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUND COVER.
- C. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF RIVERSIDE REQUIREMENTS. BIRD PLANTING.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	TY	
	ARBUTUS X MARINA / ARBUTUS MULTI-TRUNK	15 GAL	18	
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	8	
	LAGERSTROEMIA X TUSCARORA / GRAPE MYRTLE CORAL PINK	15 GAL	6	
	PITTSOPORIUM UNDLATUM / VICTORIAN BOX	15 GAL	7	
	PROSOPIS GLANDULOSA MAVERICK TM / HONEY MESQUITE	15 GAL	3	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	TY	
	BUXUS X GREEN GEM / GREEN GEM BOXWOOD	5 GAL	131	
	CARISSA MACROCARPA BOXWOOD BEAUTY / BEAUTY NATAL PLUM	5 GAL	154	
	ROSMARINUS OFFICINALIS TUSCAN BLUE / TUSCAN BLUE ROSEMARY	1 GAL	110	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	TY
	ALOE VARIEGATA / ALOE	1 GAL	16" x 16"	113
	CAREX PRAEGRACILIS / SLENDER SEDGE	1 GAL	18" x 6"	382
	HEUCHERA SANGUINEA / CORAL BELLS	1 GAL	15" x 6"	122
	SENECIO MANDRALISCAE / BLUE FINGER	FLATS	18" x 6"	45
	TRACHELOSPERMUM ASMINOIDES / CHINESE STAR ASMINE	1 GAL	36" x 6"	132
	TURF SOD MARATHON III / TURF-TYPE TALL FESCUE	SOD		4,483 SF

WATER CONSERVATION STATEMENT:
 THE LANDSCAPE CONCEPT PLAN FOR THIS PROJECT WAS DESIGNED TO INCORPORATE THE CITY OF RIVERSIDE'S WATER EFFICIENT LANDSCAPE GUIDELINES. THE MAJORITY OF THE PLANT MATERIAL IS LOW-WATER OR VERY LOW WATER WITH THE EXCEPTION OF THE PALM TREES PROVIDED AS VERTICAL ACCENTS. THE PLANT MATERIAL WAS CHOSEN BECAUSE OF ITS ABILITY TO PERFORM WELL IN THE PROJECT AREAS CLIMATE. ALL IRRIGATION IS PROVIDED THROUGH A VERY WATER-EFFICIENT DRIP SYSTEM WHICH IS FURTHER DIVIDED INTO HYDROZONES BASED ON SUN EXPOSURE. PER OUR SPECIFICATIONS, MULCH WILL BE USED IN ALL PLANTING AREAS (EXCEPT FOR BIO-RETENTION BASINS) TO REDUCE EVAPORATION OF IRRIGATION WATER.

Revision 4: _____
 Revision 3: _____
 Revision 2: 08/04/2018
 Revision 1: _____
 Original Date: 11/09/2017
 Sheet 1 of 2



IRRIGATION NOTE

- A. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN.
- B. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. LOW VOLUME IRRIGATION WILL BE INSTALLED IN ALL PLANTING AREAS WITH SOIL OF ANY MEASUREABLE SURFACE.
- C. IRRIGATION SYSTEMS SHALL USE "HIGH QUALITY" AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY EQUIPMENT.
- D. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL.
- E. ALL DRIP SYSTEMS SHALL BE ASSEMBLED, FILTERED AND REGULATED PER THE MANUFACTURERS RECOMMENDED DESIGN PARAMETERS.
- F. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF RIVERSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTE

- A. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS.
- B. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SOIL SAMPLE TAKEN FROM THE SITE.
- C. GROUND COVERS OR BARN MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPORATION AND RUN-OFF.
- D. ALL THE TREES AND SHRUBS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH.
- E. ALL SHRUBS SHALL BE ALLOWED TO SHOW IN THEIR NATURAL FORMS.
- F. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF RIVERSIDE GUIDELINES.
- G. TO INSTALL TRAILING-TYPE PLANTS CLOSEST TO THE TOP OF THE RETAINING WALL TO EVENTUALLY CASCADE OVER THE WALL WHERE APPLICABLE.
- H. ALL PLANTING AREAS TO SLOPE AWAY FROM BUILDING AND TERMINATING INTO APPROVED DRAINAGE SYSTEM (RETENTION BASINS OR AREA DRAINS).

CONCEPTUAL LANDSCAPE SITE PLAN FOR:
MISSION INN AVENUE
 RIVERSIDE, CALIFORNIA

McCallum Landscape Architecture, Inc.

703 10th Street, Suite 100
 San Diego, California 92101
 tel (619)296-3150 fax (619) 501-1725
 www.mtsad.com

TENTATIVE TRACT 37456

(FOR CONDOMINIUM PURPOSES)
 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

BEING A PORTION OF BLOCK 6, RANGE 10 OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP ON
 FILE IN BOOK 7, PAGE 17 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

C&S ENGINEERS, INC.

NOVEMBER 2017

TENTATIVE TRACT MAP SUMMARY

ASSESSOR'S PARCEL NO.:	214-211-007
TOTAL AREA GROSS:	(FOR) 01, 02 & 03 0.663 ACRES
TOTAL AREA NET:	0.663 ACRES
EXISTING ZONING:	DSP (NEIGHBORHOOD COMMERCIAL DISTRICT)
PROPOSED ZONING:	DSP (NEIGHBORHOOD COMMERCIAL DISTRICT)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
NO. OF LOTS:	1 LOT
NO. OF DWELLING UNITS:	13 DU
NO. OF PHASES:	1

OWNER

CITYMARK DEVELOPMENT
 3818 PARK BOULEVARD
 SAN DIEGO, CALIFORNIA 92103
 ATTN: RUSS HALEY
 (619) 231-1161

ENGINEER

C&S ENGINEERS, INC.
 2020 CAMINO DEL RIO N.
 SUITE 1000
 SAN DIEGO, CALIFORNIA
 (619) 296-9373

EASEMENTS

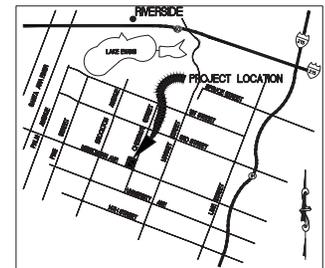
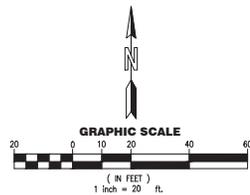
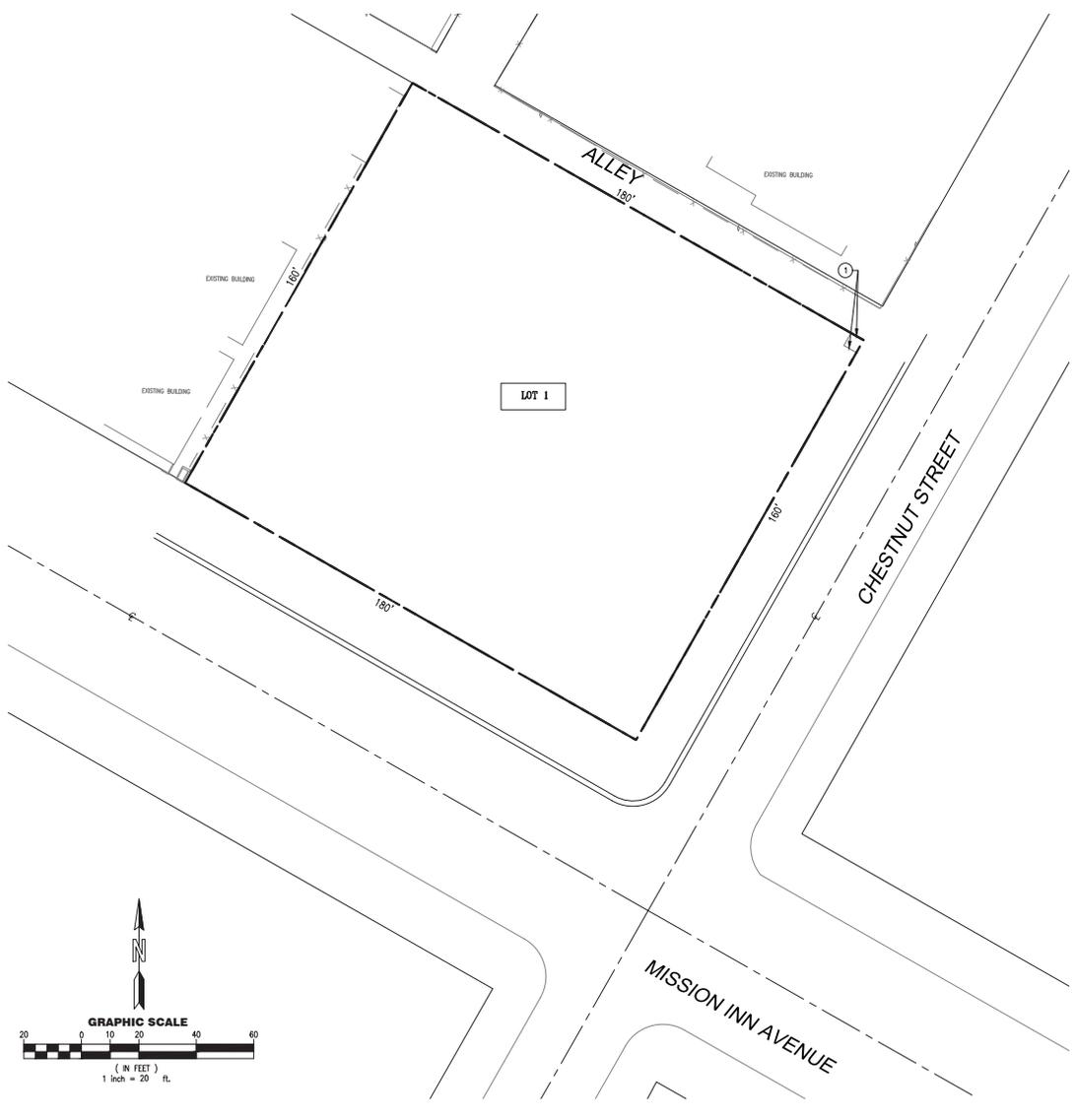
① AN EASEMENT FOR EITHER OR BOTH POLE
 LINES, CONDUITS OR UNDERGROUND
 FACILITIES, AND RIGHTS INCIDENTAL
 THERETO IN FAVOR OF PACIFIC TELEPHONE
 COMPANY, AS SET FORTH IN A DOCUMENT
 RECORDED FEBRUARY 26, 1980 AS
 INSTRUMENT NO. 37147 OF OFFICIAL
 RECORDS (PLOTTED HEREON).

LEGEND

X - X - X	EXISTING FENCING
—	EXISTING GATE
---	PROPERTY LINE

GENERAL NOTES

- ALL EXISTING STRUCTURES ON THE SUBJECT LOT SHALL BE REMOVED.
- A WATER QUALITY MANAGEMENT PLAN (WQMP) SHALL BE PREPARED FOR THE PROJECT SITE, BASED ON THE APPROVED PRELIMINARY WQMP. THE WQMP SHALL DOCUMENT THAT THROUGH A COMBINATION OF SITE DESIGN/LID BMPs (WHERE FEASIBLE), SOURCE CONTROL, AND/OR STRUCTURAL TREATMENT SYSTEMS (MILL CREEK WETLANDS), ALL IDENTIFIED POLLUTANTS OF CONCERN, HYDROLOGIC CONDITIONS OF CONCERN, HAVE BEEN MITIGATED TO THE MAXIMUM EXTENT PRACTICABLE, FOR THIS TRACT MAP PROJECT.
- DESIGN AND CONSTRUCT PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY CODE, STANDARDS AND SPECIFICATIONS.
- OFFSITE IMPROVEMENT PLAN TO BE APPROVED BY PUBLIC WORKS PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.
- EXISTING POWER POLES AND TREE WITHIN THE PROPOSED ACCESS DRIVEWAY ON CHESTNUT TO BE RELOCATED PER CITY STANDARDS AND SPECIFICATIONS



VICINITY MAP
 NTS