

CL W SHADY GROVE DR

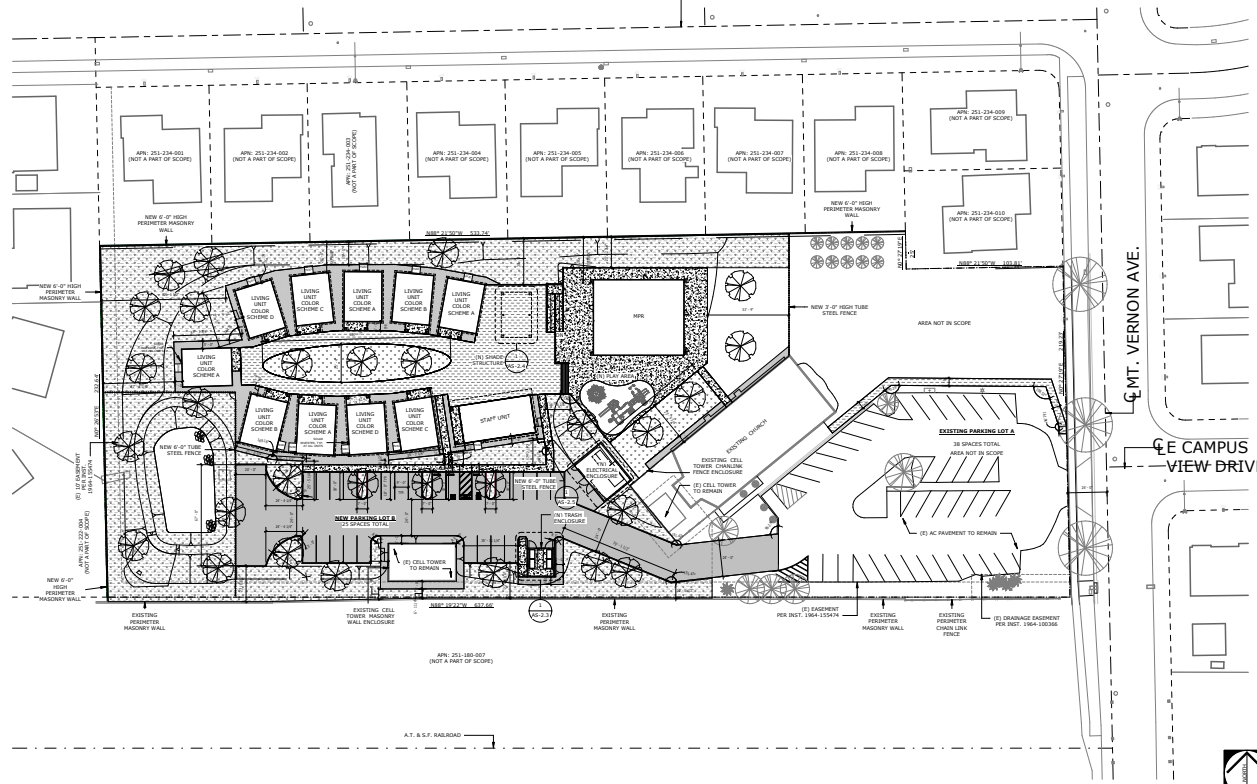
CL MT. VERNON AVE.

CL CAMPUS VIEW DRIVE

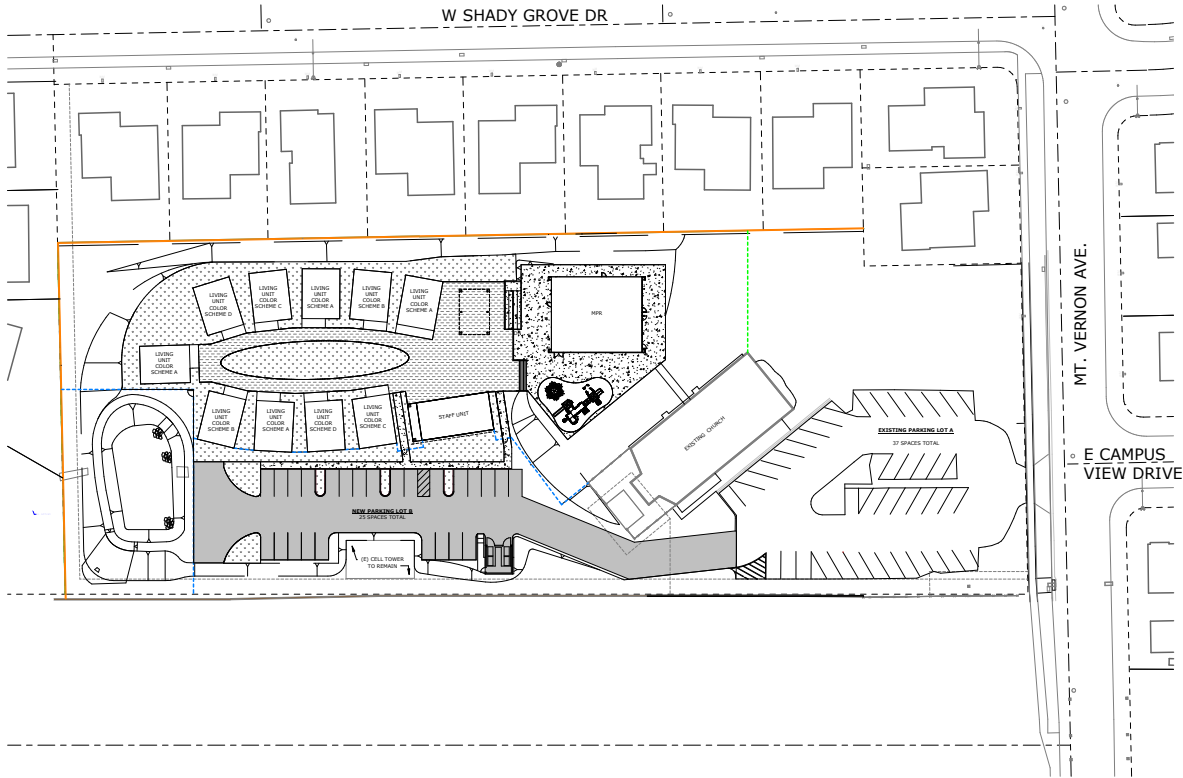
PARKING REQUIRED			
BUILDING	NUMBER OF UNITS OR AREA	REQUIRED RATIO	TOTAL STALLS REQUIRED
EXISTING CHURCH	1361 SQFT MAIN ASSEMBLY SPACE	1 SPACE/35 SQFT OF MAIN ASSEMBLY SPACE	45 SPACES REQUIRED
TRUCK RECEPTION UNIT	10 UNITS	1.5 SPACE/UNIT	15 SPACES REQUIRED
TRUCK RECEPTION UNIT	1 UNIT	1.5 SPACE/UNIT	1.5 SPACES OR 3 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED			63 SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES PROVIDED			63 SPACES PROVIDED - OK

NOTE: NEW RESIDENTIAL PARKING STALL DIMENSIONS ARE AS FOLLOWS = 9'-0" x 18'-0"






LEGEND	
	PROPERTY LINE
	EASEMENT - SEE PLAN NOTES FOR MORE INFO.
	PEDESTRIAN PATH OF TRAVEL
	NEW ASPHALT PAVING PER CIVIL DRAWINGS
	NEW PERMEABLE SURFACE
	NEW GRAVEL
	NEW GROUNDCOVER PER LANDSCAPE DRAWINGS
	NEW TURF PER LANDSCAPE DRAWINGS
	EXISTING TREE TO REMAIN, SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
	NEW TREE PER LANDSCAPE PLAN.



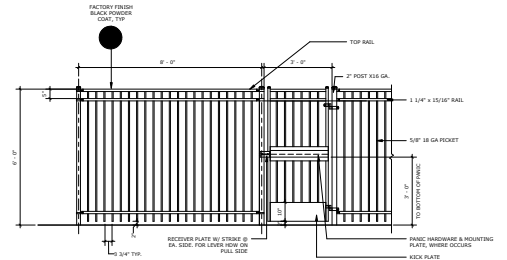
SITE PLAN 1



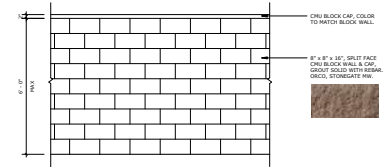
WALL & FENCE LEGEND

-  EXISTING PERIMETER MAGNETIC WALL
-  EXISTING CHAINLINK FENCE
-  NEW 6'-0" HIGH PERIMETER MAGNETIC WALL
-  NEW 6'-0" HIGH TUBE STEEL FENCE
-  NEW 3'-0" HIGH TUBE STEEL FENCE

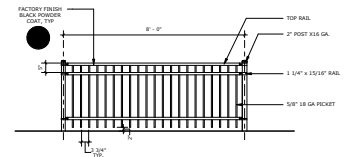
SITE PLAN 1



TUBE STEEL FENCE & GATE SCALE: 1/2" = 1'-0" 1



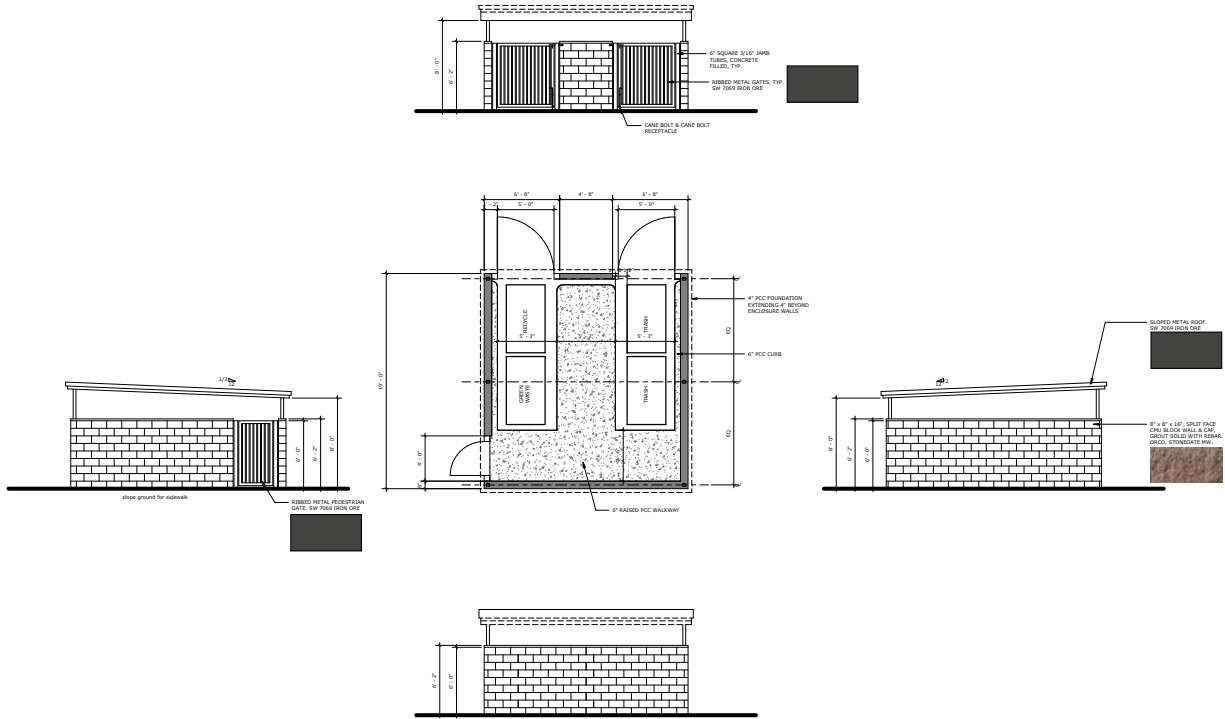
MASONRY WALL SCALE: 1/2" = 1'-0" 2

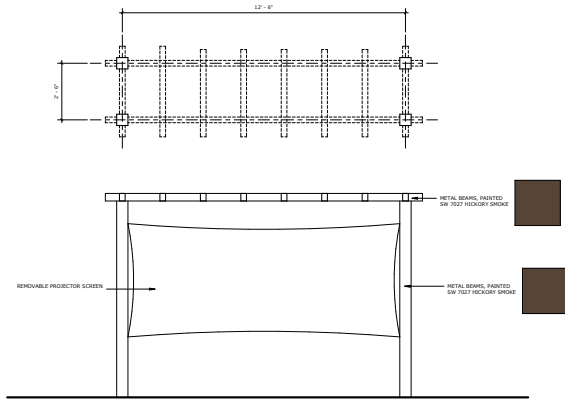


TUBE STEEL FENCE & GATE SCALE: 1/2" = 1'-0" 3

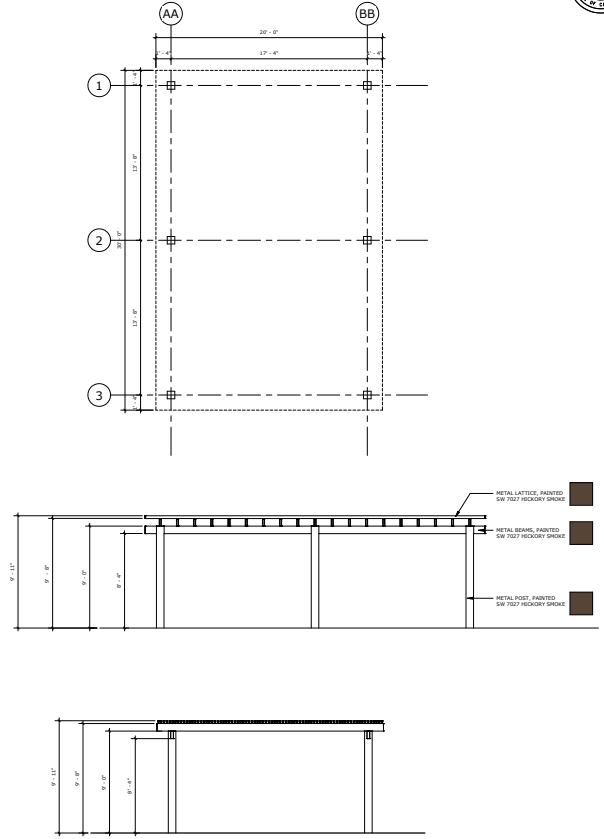


DESIGN REVIEW V2 - OCTOBER 25, 2024

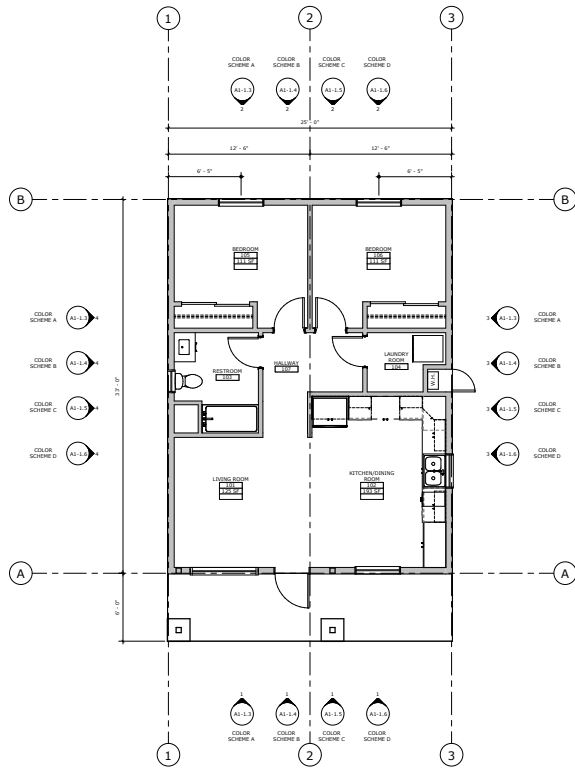




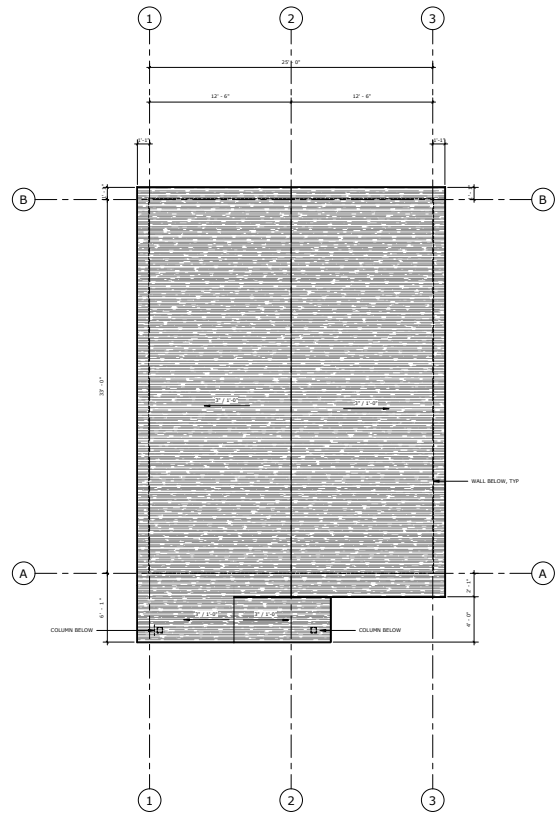
MOVIE SCREEN Scale: 1/8" = 1'-0" 4



SHADE STRUCTURE Scale: 1/8" = 1'-0" 1



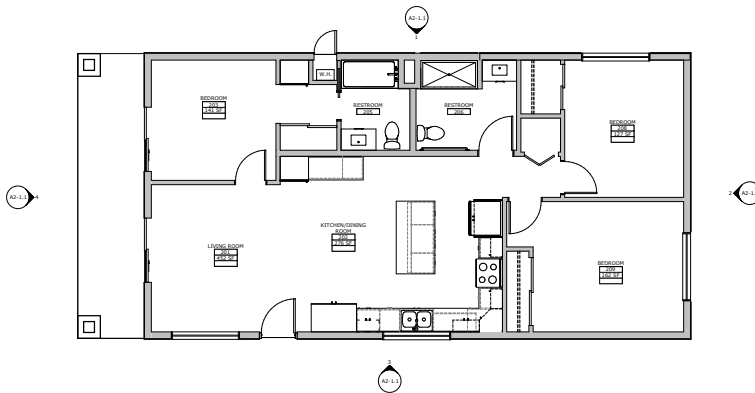
LIVING UNIT FLOOR PLAN SCALE: 1/8" = 1'-0" 1



LIVING UNIT ROOF PLAN SCALE: 1/8" = 1'-0" 2

UNIT INFORMATION

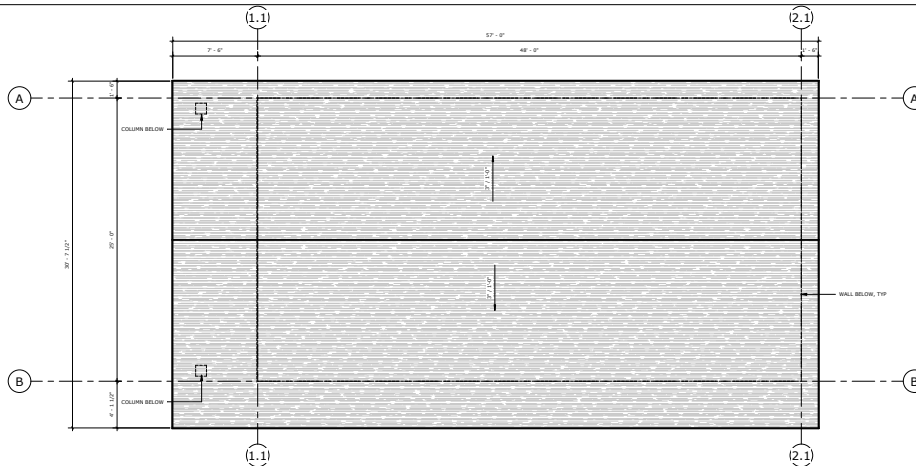
NUMBER OF UNITS: 02
 NUMBER OF BEDROOMS: 2
 OVERALL AREA: 825 SQFT
 TOTAL BEDROOM AREA: 111 SQFT + 111 SQFT = 222 SQFT
 222 SQFT = 50% OF 1200 SQFT = OK PER ZONING CODE 19-219.030
 TOTAL LIVING AREA = 125 SQFT + 100 SQFT = 225 SQFT
 225 SQFT OF COMMON LIVING AREA = 225 SQFT OF BEDROOM AREA
 225 SQFT OF COMMON LIVING AREA = OK PER ZONING CODE 19-219.030



UNIT INFORMATION

NUMBER OF UNITS: 1
 NUMBER OF BEDROOMS: 3
 OVERALL AREA: 1,200 SQFT
 TOTAL BEDROOM AREA: 146 SQFT + 162 SQFT + 127 SQFT = 445 SQFT
 445 SQFT = 59% OF 1,200 SQFT = OK PER ZONING CODE 18.21A.030
 TOTAL LIVING AREA = 171 SQFT + 276 SQFT = 447 SQFT
 447 SQFT OF COMMON LIVING AREA = 44% SQFT OF BEDROOM AREA
 447 SQFT OF COMMON LIVING AREA = OK PER ZONING CODE 18.21A.030

STAFF UNIT - FLOOR PLAN SCALE: 1/8" = 1'-0" **1**



STAFF UNIT ROOF PLAN SCALE: 1/8" = 1'-0" **2**

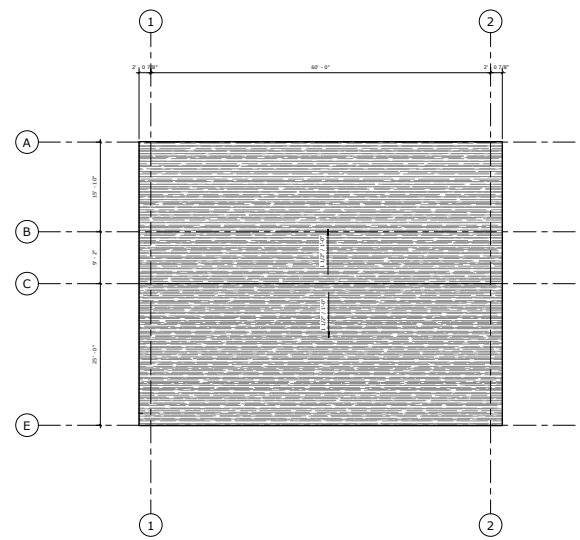
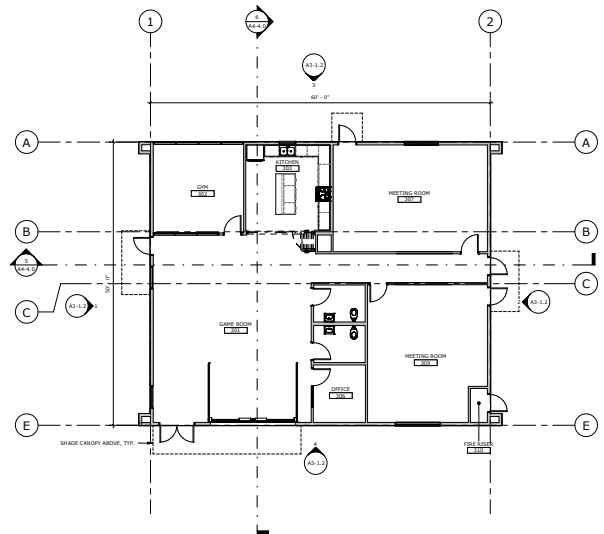
STAFF UNIT -
 FLOOR & ROOF PLAN

A2-1.0

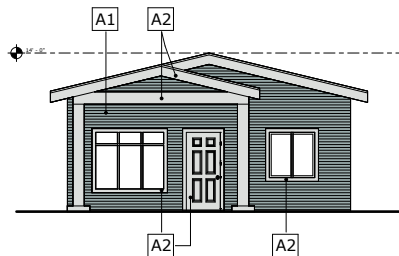


BUILDING INFORMATION

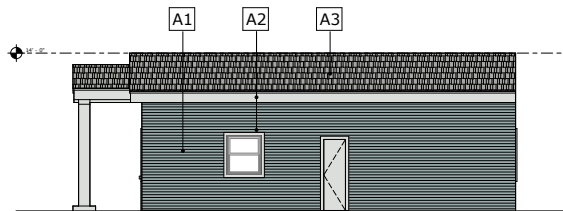
AREA: 3,100 SQFT



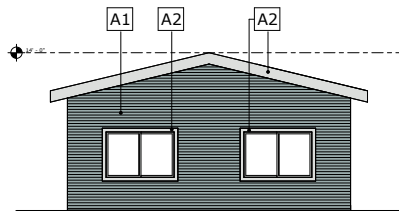
MPR FLOOR PLAN SCALE 1/8" = 1'-0" **1**



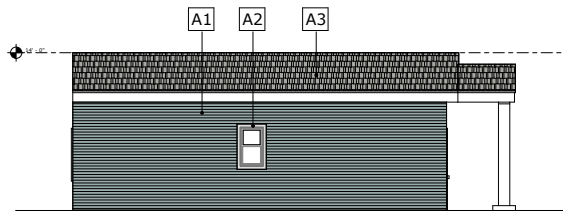
COLOR SCHEME A - FRONT ELEVATION SCALE 1/4" = 1'-0" 1



COLOR SCHEME A - RIGHT ELEVATION SCALE 1/4" = 1'-0" 3



COLOR SCHEME A - REAR ELEVATION SCALE 1/4" = 1'-0" 2



COLOR SCHEME A - LEFT ELEVATION SCALE 1/4" = 1'-0" 4

MATERIALS



A1 - HANGING PLANK LAP HORIZONTAL SIDING, SHIP-LAP
SW 0031 DUTCH TILE BLUE



A2 - METAL FASCIA, COLUMN, BRACKET FRAME, AND DOOR
SW 7757 HIGH REFLECTIVE WHITE



A3 - ROOF SHINGLE - DARKEDGE SHASTA WHITE



B1 - PLASTER
SW 9022 PERAL GRAY



B2 - METAL FASCIA, COLUMN, BRACKET FRAME, AND DOOR
SW 7035 POLISHED CONCRETE



B3 - HANGING PLANK LAP HORIZONTAL SIDING, SHIP-LAP
SW 7035 POLISHED CONCRETE



C1 - PLASTER
SW 4157 FAVORITE TAN



C2 - HANGING PLANK LAP HORIZONTAL SIDING, SHIP-LAP
SW 7035 SITE WHITE



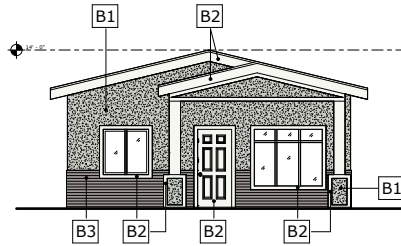
D1 - HANGING PLANK LAP HORIZONTAL SIDING, SHIP-LAP
SW 0031 PERAL GRAY



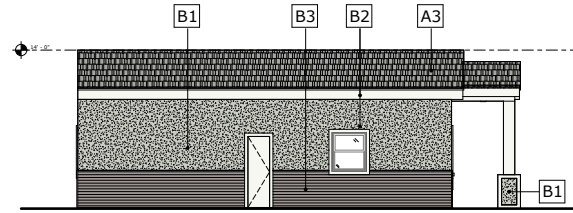
D2 - PLASTER
SW 0031 DUTCH TILE BLUE



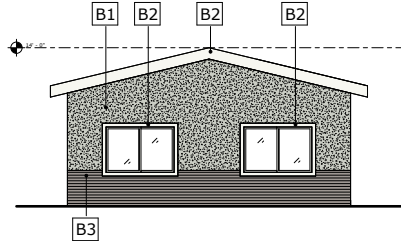
E1 - METAL WINDOW FRAME
SW 7035 BOSS ORE



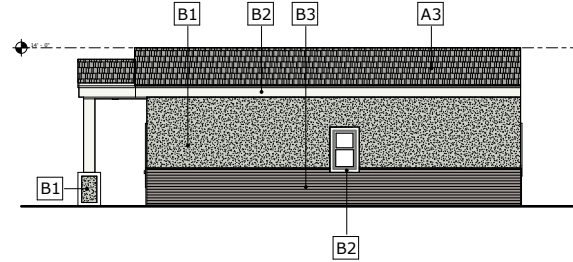
COLOR SCHEME B - FRONT ELEVATION SCALE 1/4" = 1'-0" 1



COLOR SCHEME B - RIGHT ELEVATION SCALE 1/4" = 1'-0" 3



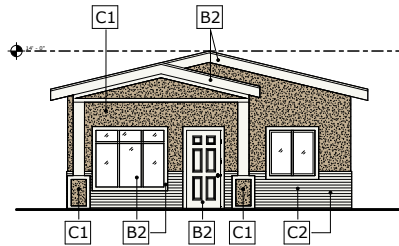
COLOR SCHEME B - REAR ELEVATION SCALE 1/4" = 1'-0" 2



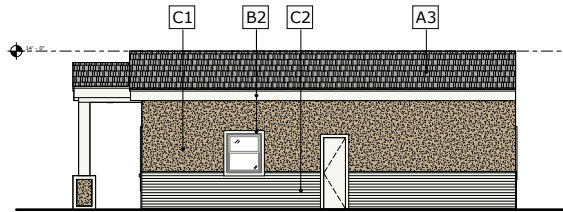
COLOR SCHEME B - LEFT ELEVATION SCALE 1/4" = 1'-0" 4

MATERIALS

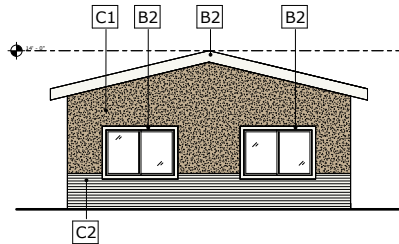
	
	
	
	
	
	



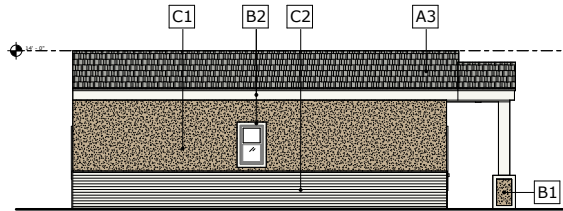
COLOR SCHEME C - FRONT ELEVATION SCALE 1/4" = 1'-0" 1



COLOR SCHEME C - RIGHT ELEVATION SCALE 1/4" = 1'-0" 3



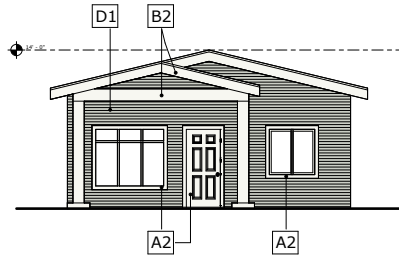
COLOR SCHEME C - REAR ELEVATION SCALE 1/4" = 1'-0" 2



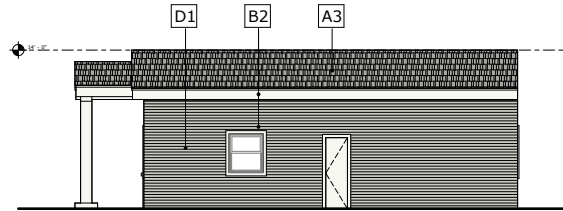
COLOR SCHEME C - LEFT ELEVATION SCALE 1/4" = 1'-0" 4

MATERIALS

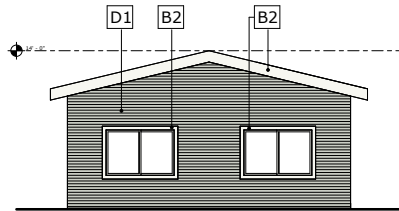
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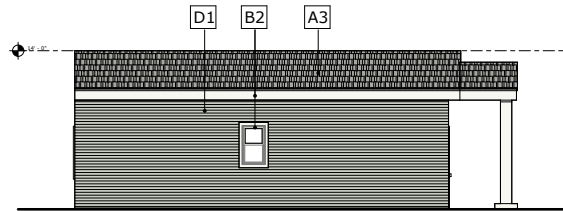
COLOR SCHEME D - FRONT ELEVATION SCALE: 1/4" = 1'-0" 1



COLOR SCHEME D - RIGHT ELEVATION SCALE: 1/4" = 1'-0" 3



COLOR SCHEME D - REAR ELEVATION SCALE: 1/4" = 1'-0" 2



COLOR SCHEME D - LEFT ELEVATION SCALE: 1/4" = 1'-0" 4

MATERIALS



A1 - HANGAR PLANK LAP HORIZONTAL SIDING, SHIPYARD, SW 0031 DUTCH TILE BLUE



A2 - METAL FASCIA, COLOR: SHIPYARD FRAME, AND DOOR; SW 7757 HIGH REFLECTIVE WHITE



A3 - ROOF SHINGLES - DARKEDGE SHASTA WHITE



B1 - PLASTER - SW 0022 PERAL GRAY



B2 - METAL FASCIA, COLOR: SHIPYARD FRAME, AND DOOR; SW 7015 POLISHED CONCRETE



B3 - HANGAR PLANK LAP HORIZONTAL SIDING, SHIPYARD, SW 7015 POLISHED CONCRETE



C1 - PLASTER - SW 4057 FAVORITE TAN



C2 - HANGAR PLANK LAP HORIZONTAL SIDING, SHIPYARD, SW 7070 SITE WHITE



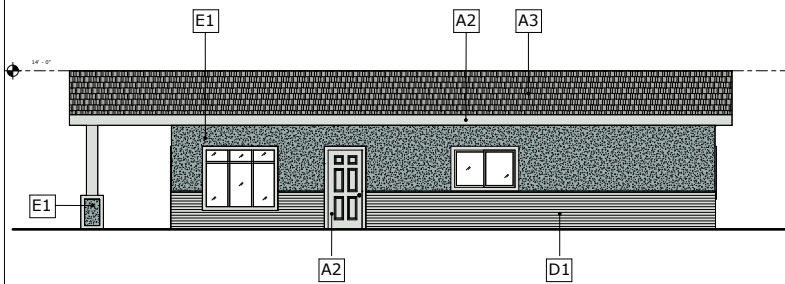
D1 - HANGAR PLANK LAP HORIZONTAL SIDING, SHIPYARD, SW 0022 PERAL GRAY



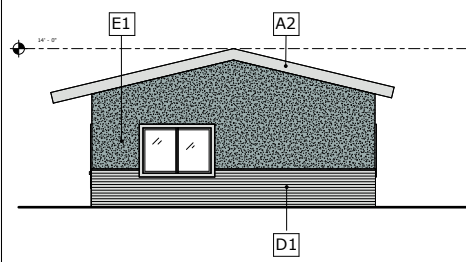
D2 - PLASTER - SW 0031 DUTCH TILE BLUE



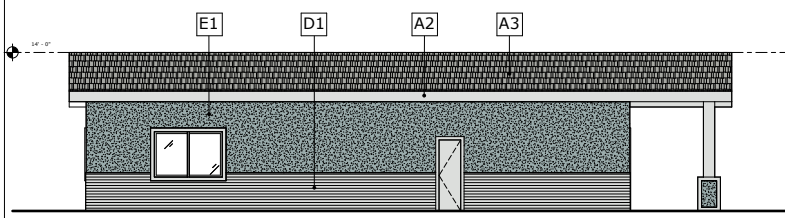
E2 - METAL WINDOW FRAME; DOOR SW 7055 BOSS ORE



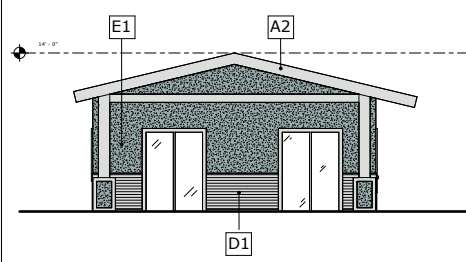
STAFF UNIT - NORTH ELEVATION Copy 1 DATE: 02/03/2025 1



STAFF UNIT - EAST ELEVATION Copy 1 DATE: 02/03/2025 2



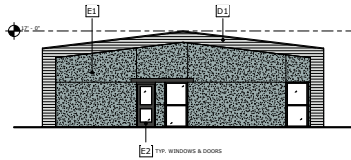
STAFF UNIT - SOUTH ELEVATION Copy 1 DATE: 02/03/2025 3



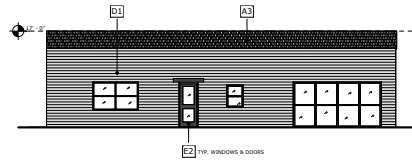
STAFF UNIT - WEST ELEVATION Copy 1 DATE: 02/03/2025 4

MATERIALS

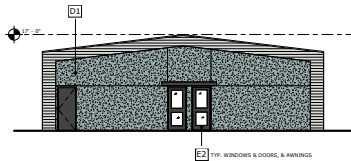
-  A1 - VARIED PLANK LAP HORIZONTAL SIDING, SMOOTH, SW 6007 RESOLUTE BLUE
-  A2 - METAL FASCIA, COLUMN, RECESSED FRAME, AND DOOR, SW 7763 HIGH REFLECTIVE WHITE
-  A3 - ROOF SHINGLE - DARKEDGE SIESTA WHITE
-  B1 - PLASTER - SW 0023 PEARL GRAY
-  B2 - METAL FASCIA, COLUMN, RECESSED FRAME, AND DOOR, SW 7763 HIGH REFLECTIVE WHITE
-  B3 - VARIED PLANK LAP HORIZONTAL SIDING, SMOOTH, SW 6007 RESOLUTE BLUE
-  C1 - PLASTER - SW 6023 PEARL GRAY
-  C2 - VARIED PLANK LAP HORIZONTAL SIDING, SMOOTH, SW 7676 SITE WHITE
-  D1 - PLASTER - SW 6023 PEARL GRAY
-  E1 - VARIED PLANK LAP HORIZONTAL SIDING, SMOOTH, SW 6007 RESOLUTE BLUE
-  E2 - METAL WINDOW FRAME/DOOR, SW 7007 IRON ORE



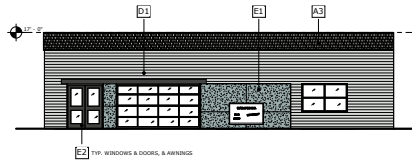
MPR - WEST ELEVATION SCALE: 1/8" = 1'-0" 1



MPR - NORTH ELEVATION SCALE: 1/8" = 1'-0" 3



MPR - EAST ELEVATION SCALE: 1/8" = 1'-0" 2



MPR - SOUTH ELEVATION SCALE: 1/8" = 1'-0" 4

MATERIALS





IRRIGATION CONCEPT:
 THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND/OR ROTARY NOZZLES. ALL POP-UP TRIPLE STREAM BUBBLERS SHALL HAVE FC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED.

LANDSCAPE CONCEPT:
 THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORIES ACCORDING TO WUCOLS. IN PLANTED AREAS WHERE THE WIDTH IS 6" OR LESS, THESE RESTRICTED PLANTERS WILL HAVE NATURALLY NARROW GROWING SUB-SHRUBS.
 ALL PLANTED AREAS WILL BE IRRIGATED.































PROPOSED GRAVEL:

















2" DEPTH, 1/2" CALDERA PEBBLE BY DECORATIVE STONE SOLUTIONS



PLANT SCHEDULE EXISTING PLANT MATERIAL

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	1	BRACHYCHITON POPULNEUS / KURRAJONG
	2	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
	1	EUCALYPTUS SIDEROXYLON / RED IRONBARK
	2	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
	4	MALUS X DOMESTICA / APPLE
	2	PRUNUS ARMENIACA / APRICOT
	2	PRUNUS PERSICA / PEACH
	4	SCHINUS TEREBINTHIFOLIA / BRAZILIAN PEPPER TREE
	7	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
SHRUBS		
	1	AGAVE AMERICANA / CENTURY PLANT
	3	ALOE VERA / MEDICINAL ALOE
	6	ANTHEMIS CARVATICA 'KARVATENSCHNEE' / CHAMOMILE
	2	CAESALPINEA GILLIESII / DESERT BIRD OF PARADISE
	1	CEANOETHUS THYRSIFLORUS / BLUELOSSOM
	5	DIETES GRANDIFLORA / FORTNIGHT LILY
	1	KALANCHOE DAIGREMONTIANA / MOTHER OF THOUSANDS
	6	LANTANA CAMARA 'FIESTA PICANTE' / FIESTA PICANTE LANTANA
	61	LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
	2	NANDINA DOMESTICA / HEAVENLY BAMBOO
	8	OENOTHERA ROSEA / ROSE EVENING PRIMROSE
	2	OSTEOSPERMUM ECKLONIS 'YELLOW' / TRADEWINDS 'YELLOW' AFRICAN DAISY
	15	PELAGONUM CAPITATUM 'ATTAR OF ROSES' / ATTAR OF ROSES GERANIUM
	1	PENNISSETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS
	3	PHLOMIS PURPUREA / PURPLE PHLOMIS
	3	RUELLIA SIMPLEX 'PURPLE DWARF' / PURPLE DWARF MEXICAN PETUNIA
	7	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE
	1	STRELTITZA REGINAE / BIRD OF PARADISE
GROUND COVERS		
	152 SF	CISTANTHE GRANDIFLORA / ROCK PURSLANE
	1,077 SF	EXISTING DECOMPOSED GRANITE
	15,245 SF	EXISTING SOD

PLANT SCHEDULE PROPOSED LANDSCAPE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
TREES				
	7	* ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK 30' H X 30' W	24"BOX	MODERATE
	19	* PISTACIA CHINENSIS / CHINESE PISTACHE 30' H X 20' W	24"BOX	MODERATE
	8	* QUERCUS AGRIFOLIA / COAST LIVE OAK 40' H X 35' W	24"BOX	LOW
	20	* STENOCAARPUS SINUATUS / FIREWHEEL TREE 20' H X 12' W	24"BOX	MODERATE
SHRUBS				
	13	* BOUGAINVILLEA X 'MONKA' / OO-LA-LA® BOUGAINVILLEA 2' H X 6' W	5 GAL	LOW
	5	* CEANOETHUS X 'CENTENNIAL' / CENTENNIAL WILD LILAC 1' H X 6' W	5 GAL	LOW
	33	* COROPHIS VERTICILLATA 'CREAMY CALICO' / DESIGNER THREADS™ CREAMY CALICO TICKSEED 2' H X 2' W	5 GAL	LOW
	7	* CORREA X 'WYNS WONDER' / VARIEGATED AUSTRALIAN FUCHSIA 2' H X 5' W	5 GAL	LOW
	58	* DIANELLA TASMANICA / FLAX LILY 2' H X 3' W	5 GAL	MODERATE
	44	* LAVANDULA X INTERMEDIA 'RIVERINA THOMAS' / RIVERINA THOMAS LAVENDIN 2' H X 3' W	5 GAL	LOW
	49	* LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / GREEN CLOUD TEXAS SAGE 6' H X 6' W	5 GAL	LOW
GROUND COVERS				
	23,370 SF	* MYOPORUM PARVIFOLIUM 'PINK' / PINK AUSTRALIAN RACER 1' H X 12' W	FLAT	LOW
	10,224 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	HIGH
	14,330 SF	GRAVEL		

* PER OCSA VEGETATION MANAGEMENT GUIDELINES
 * PER CITY OF CALIMES FUEL MODIFICATION PLAN REQUIREMENTS



Bougainvillea | Bougainvillea 'Monika'



French Lavender | Lavandula intermedia
Riverina Thomas'



Green Cloud Sage | Leucophyllum frutescens
'Green Cloud'



Pink Australian Racer |
Myoporum parvifolium 'Pink'



Squaw Carpet | Ceanothus prostratus



Sunstar Rose Coreopsis |
Coreopsis Verticillata 'Incors'



Tasman Flax Lily | Dianella tasmanica



Wyn's Wonder Australian Fuchsia |
Correa 'Wyn's Wonder'



Chinese Pistache | Pistacia chinensis



Firewheel Tree | Stenocarpus sinuatus



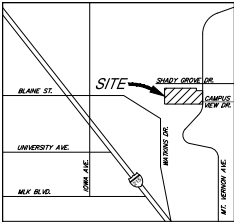
Strawberry Tree | Arbutus unedo



Coast Live Oak | Quercus agrifolia

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PRELIMINARY GRADING PLAN
CREST COTTAGES

T2SR4W SEC 20



VICINITY MAP
 1/8" = 10' SCALE
 THOMAS GUIDE PAGE: 886; GRID: F4, F4

ENGINEER

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RUNWAY CLARKE ARCHITECTS
 1775 TENTH ST.
 RIVERSIDE, CA 92501
 VOICE: (951) 684-4864

UTILITY PURVEYORS

WATER WESTERN MUNICIPAL WATER DISTRICT
 GAS SO CAL GAS
 ELECTRICAL VERIZON
 TELEPHONE VERIZON
 SEWER WESTERN MUNICIPAL WATER DISTRICT

FEMA FLOOD ZONE DESIGNATION

OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED

ZONING AND LAND USE

EXISTING ZONING: M-SC
 EXISTING LAND USE: CHURCH
 PROPOSED ZONING: M-SC
 PROPOSED LAND USE: CHURCH

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: 188 78/26
 SUBDIVISION NAME: TR 4584
 LOT/PARCEL: 11

SOURCE OF TOPOGRAPHY

SDH & ASSOCIATES
 DATED: 8-3-23
 1708 BERRY ST.
 RIVERSIDE, CA 92506
 VOICE: 951.683.1030

PROJECT INFO

AREA OF SITE: 149,415 S.F. (3.43 AC.)
 DISTURBED AREA: 83,568 S.F. (1.92 AC.)

SURROUNDING ZONING

NORTH: R-1-7000
 EAST: R-1-7000
 SOUTH: R-1-8500
 WEST: R-1-7000

WATER QUALITY

A PROJECT SPECIFIC WQMP HAS BEEN PREPARED FOR THIS PROJECT

ZONING DISTRICT

NOT IN A ZONING DISTRICT

ADJ.

251-254-011

SCHOOL DISTRICT

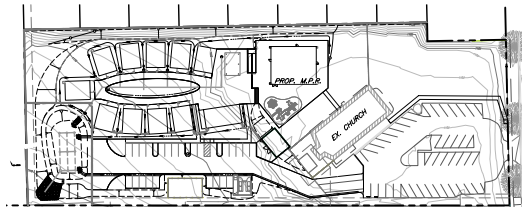
INDEPEND UNIFED

SHEET INDEX

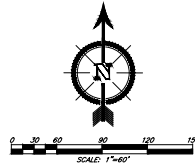
SHEET 1: TITLE SHEET
 SHEET 2-3: PRELIMINARY GRADING PLAN
 SHEET 4: SECTIONS AND DETAILS
 SHEET 5: TRUCK TURNING TEMPLATE

LEGEND

T.C.B. - TOP CATCH BASIN
 F.C. - FINISHED GRADE
 F.L. - FLOW LINE
 H.P. - HIGH POINT
 EX. - EXISTING
 P.E. - PAD ELEVATION
 G.B. - GRADE BREAK
 M.H. - MANUFACTURED HOME
 M.P.R. - MULTI-PURPOSE ROOM
 T.C. - TOP OF CURB
 F.S. - FINISHED SURFACE
 ESMT. - EASEMENT
 R - PROPERTY LINE
 E - STEM WALL HEIGHT
 --- BOUNDARY
 --- FLOW LINE
 --- CENTERLINE
 --- CURB AND GUTTER
 --- EXISTING CONTOUR LINE
 --- LOT LINE
 --- SLOPE



BNSF RAILWAY



MT. VERNON AVE.

CAMPUS VIEW DR.

CONSTRUCTION NOTES

- ① CONSTRUCT 3" A.C. OVER 4" A.B. PAVEMENT DRIVE AND PARKING AREAS
- ② CONSTRUCT 6" CURB ONLY
- ③ CONSTRUCT 6" CURB AND AN GUTTER
- ④ CONSTRUCT 4" P.C.C. SIDEWALK (FINISH PER LANDSCAPE PLANS)
- ⑤ INSTALL 12" HOPE STORM DRAIN
- ⑥ CONSTRUCT 3" WIDE CONCRETE RIBBON GUTTER
- ⑦ CONSTRUCT TRASH ENCLOSURE (PER ARCHITECTURAL PLAN)
- ⑧ CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
- ⑨ INSTALL 12" LANDSCAPE AREA DRAIN
- ⑩ CONSTRUCT RETAINING WALL PER SEPARATE PERMIT (ARCH. PLANS)
- ⑪ CONSTRUCT 3/4" CAMP RISEN PAVT
- ⑫ CONSTRUCT ADS FLARED END SECTION
- ⑬ CONSTRUCT RIP RAP SPILLWAY
- ⑭ CONSTRUCT 8"X8" RIPRAP PAD W/ 12" MIN. DIA ANGULAR RIPRAP
- ⑮ 6" SUBGRAN
- ⑯ INSTALL 24" HOPE STORM DRAIN
- ⑰ CONSTRUCT STEPS
- ⑱ CONSTRUCT 3" WIDE 12" DEEP 1" DITCH
- ⑲ CONSTRUCT 12"X12" BROOKS CATCH BASIN IN HARDSCAPE AREA
- ⑳ CONSTRUCT HANDICAP ACCESS RAMP (PER ARCH. PLANS)
- ㉑ CONSTRUCT PERMEABLE PAVEMENT WALKWAY (FINISH PER LANDSCAPE PLAN)
- ㉒ CONSTRUCT BIO-RETENTION FACILITY PER RIVERSIDE COUNTY LID STANDARDS

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-24



PREPARED BY:

 SDH & ASSOCIATES, INC.
 27363 WA INDUSTRIA
 TEMECULA, CALIFORNIA 92590
 TEL: (951) 683-3691

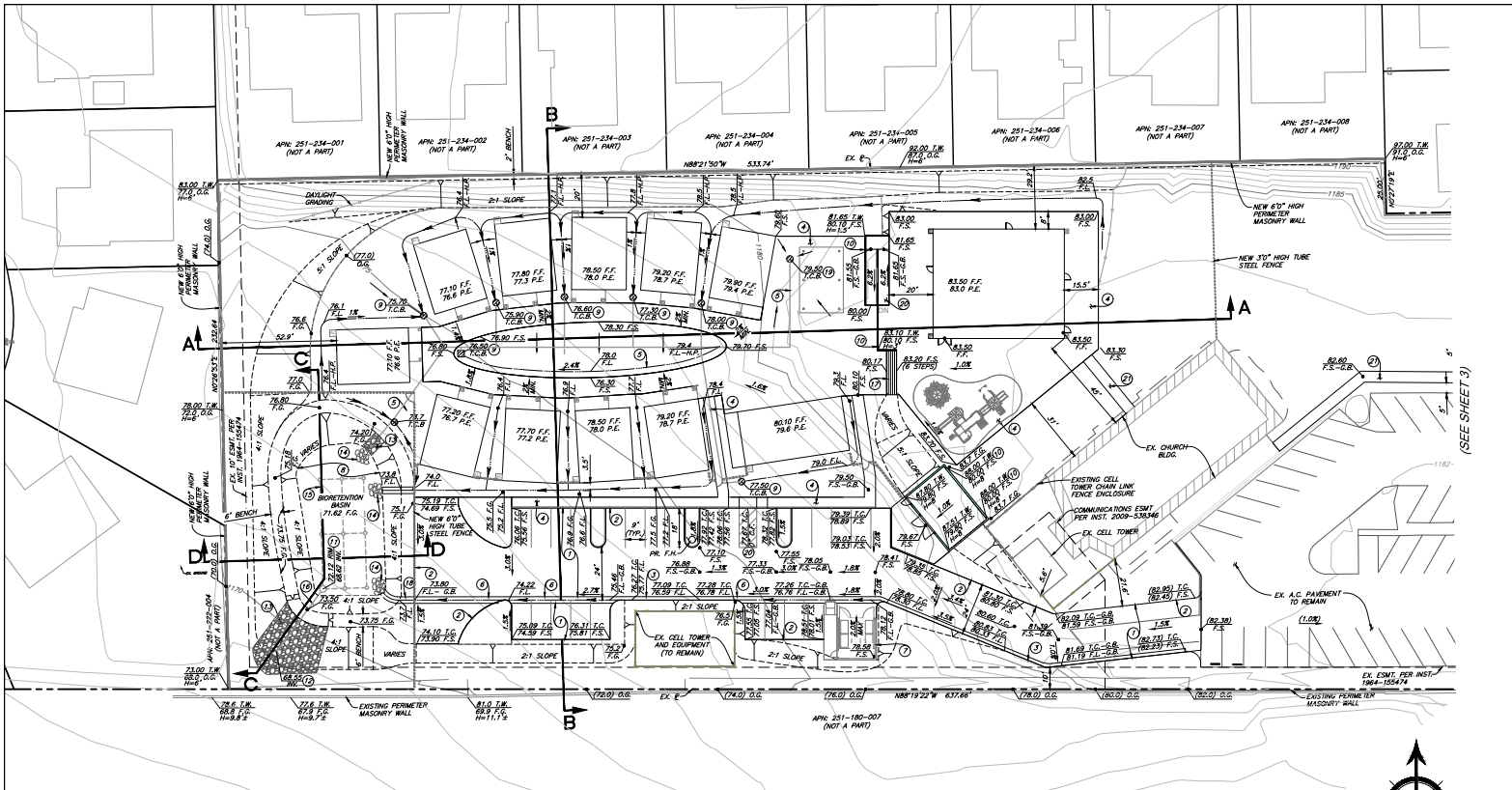
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DATE: January 2024

CITY OF RIVERSIDE

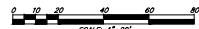
CREST COTTAGES
 PRELIMINARY GRADING PLAN

1 OF 5 SHEETS



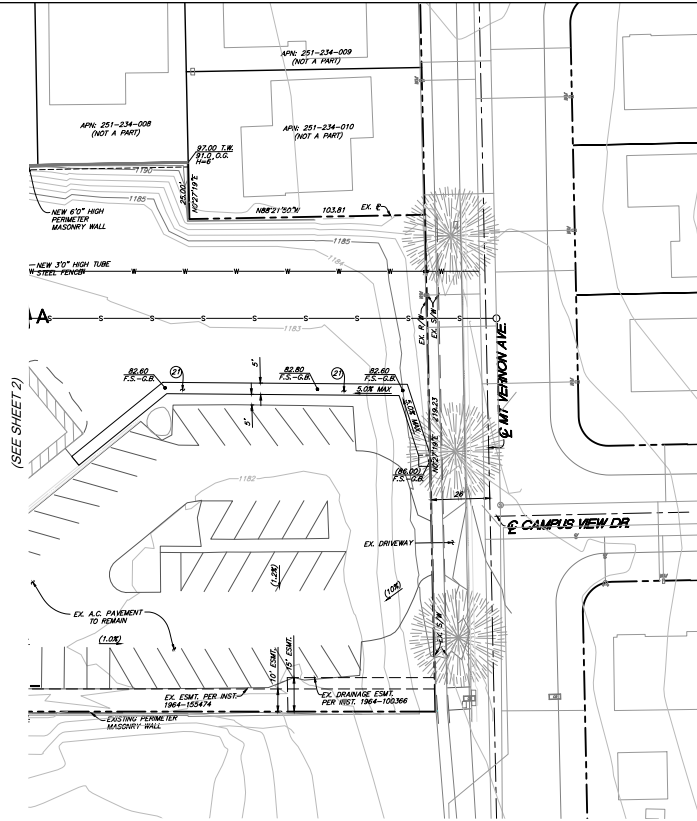
CONSTRUCTION NOTES

- 1) CONSTRUCT 3" A.C. OVER 4" A.B. PAVEMENT DRIVE AND PARKING AREAS
- 2) CONSTRUCT 4" CURB ONLY
- 3) CONSTRUCT 6" CURB AND HOOD GUTTER
- 4) CONSTRUCT 4" PCC SIDEWALK (FINISH PER LANDSCAPE PLAN)
- 5) INSTALL STORM DRAIN
- 6) CONSTRUCT 3" WIDE CONCRETE RIBBON GUTTER
- 7) CONSTRUCT TRASH ENCLOSURE (PER ARCHITECTURAL PLAN)
- 8) CONSTRUCT BIO-MEDITION FACILITY PER RIVERSIDE COUNTY LID STANDARDS
- 9) INSTALL 12" LANDSCAPE AREA DRAIN
- 10) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT (ARCH. PLANS)
- 11) CONSTRUCT 24" CMP RISER INLET
- 12) CONSTRUCT NDS FLARED END SECTION
- 13) CONSTRUCT RIP RAP SPILLWAY
- 14) CONSTRUCT 5"X5" RIPRAP PAD W/ 12" MIN. DIA ANGULAR RIPRAP
- 15) 4" SIDEWALK
- 16) INSTALL 24" HDPE S.D.
- 17) CONSTRUCT STEPS
- 18) CONSTRUCT 3" WIDE 12" DEEP "V" DITCH
- 19) CONSTRUCT 12"x12" BROOKS CATCH BASIN IN HARDSCAPE AREA
- 20) CONSTRUCT HANDICAP ACCESS RAMP (PER ARCH. PLANS)
- 21) CONSTRUCT PERMEABLE PAVEMENT WALKWAY (FINISH PER LANDSCAPE PLAN)



BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-23
 PREPARED BY: SDI
 SDI SOIL AND ASSOCIATES, INC.
 27933 Via Inductiva
 Fremont, California 94538
 TEL: (925) 962-9371
 SCALE: 1"=20'
 DATE: JANUARY 2023

CITY OF RIVERSIDE
CREST COTTAGES
 CONCEPTUAL GRADING PLAN
 2 OF 5 SHEETS

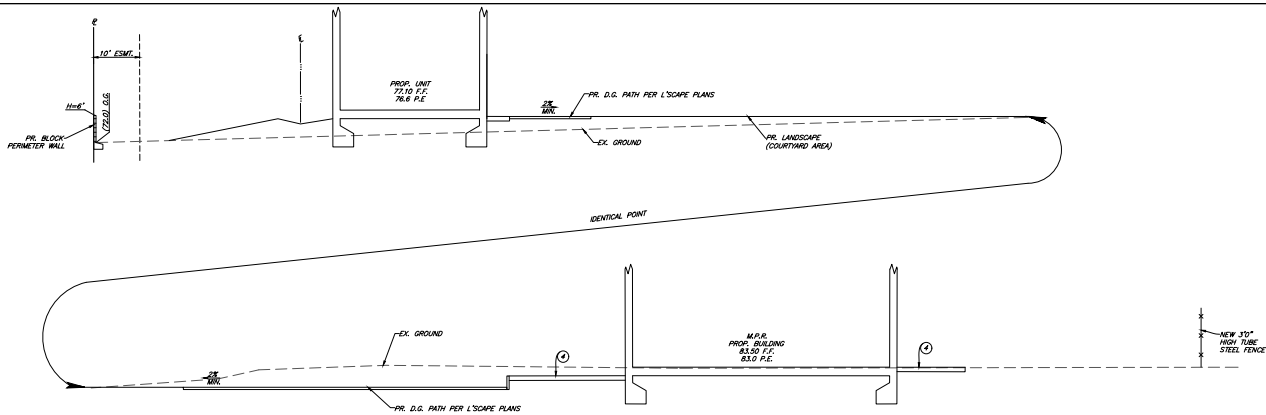


(SEE SHEET 2)

- CONSTRUCTION NOTES
 ① CONSTRUCT PERMEABLE PAVEMENT WALKWAY (FINISH PER LANDSCAPE PLAN)

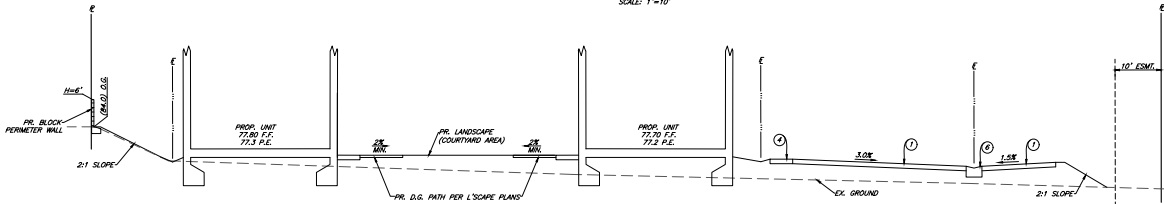


	BUSINESS TAX CERTIFICATE NO. 107994 EXPI. DATE 6-13-23	CITY OF RIVERSIDE	3 OF 5 SHEETS	
	PREPARED BY: SDI ASSOCIATES, INC. 27393 Via Indivista Fontana, California 92530 TEL: (951) 887-3901	CREST COTTAGES CONCEPTUAL GRADING PLAN		5 OF 5 SHEETS
SCALE: 1"=20' DATE: JANUARY 2025		APPROVAL: DAVID L. DAVIS, P.E. CIVIL ENGINEER STATE OF CALIFORNIA		3 OF 5 SHEETS



SECTION A-A

SCALE: 1"=10'

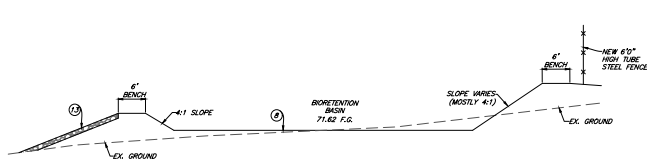


SECTION B-B

SCALE: 1"=10'

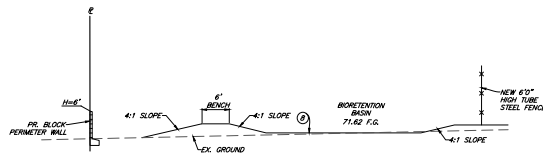
CONSTRUCTION NOTES

- ① CONSTRUCT 3" A.C. OVER 4" A.B. PAVEMENT DRIVE AND PARKING AREAS
- ② CONSTRUCT 4" A.C. SIDEWALK (FINISH PER LANDSCAPE PLANS)
- ③ CONSTRUCT 3" WIDE CONCRETE PARALLEL GUTTER
- ④ CONSTRUCT BIO-RETENTION FACILITY PER RIVERSIDE COUNTY LID STANDARDS



SECTION C-C

SCALE: 1"=10'



SECTION D-D

SCALE: 1"=10'

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE: 6-13-24

CITY OF RIVERSIDE

CREST COTTAGES
CONCEPTUAL GRADING PLAN
SECTIONS



PREPARED BY:
SDI
 SOIL AND ASSOCIATES, INC.
 27393 Via Inductra
 Fontana, California 92330
 TEL: (951) 862-3871

SCALE: 1"=10'

DATE: JANUARY 2023

PROVISIONS AND RESTRICTIONS: 1. THIS PLAN AND RECORDING FEE IS NOT GUARANTEED. 2. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 3. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 4. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 5. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 6. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 7. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 8. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 9. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 10. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

4
 OF
 5
 SHEETS



CONSTRUCTION NOTES

- ① CONSTRUCT 4" SEWER MAIN
- ② CONSTRUCT 4" SEWER LATERAL
- ③ CONSTRUCT SEWER MANHOLE
- ④ CONSTRUCT INDIVIDUAL UNIT SEWER GRINDER PUMP/ LIFT
- ⑤ CONSTRUCT 4" SEWER FORCE MAIN
- ⑥ CONSTRUCT FORCE MAIN TRANSITION MANHOLE
- ⑦ CONSTRUCT PUBLIC WATER SERVICE
- ⑧ CONSTRUCT PUBLIC WATER METER
- ⑨ CONSTRUCT WATER SERVICE MANHOLE
- ⑩ CONSTRUCT WATER SERVICE LATERAL

PROPOSED ONSITE F.A.H.
(ONSITE FIRE PROTECTION TO BE COMPLETED
DURING FINAL ENGINEERING STAGE)



BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-23



PREPARED BY:

 SDI AND ASSOCIATES, INC.
 27393 Via Indivista
 Fremont, California 94538
 TEL: (925) 882-2671

SCALE: 1"=20'

DATE: JANUARY 2023

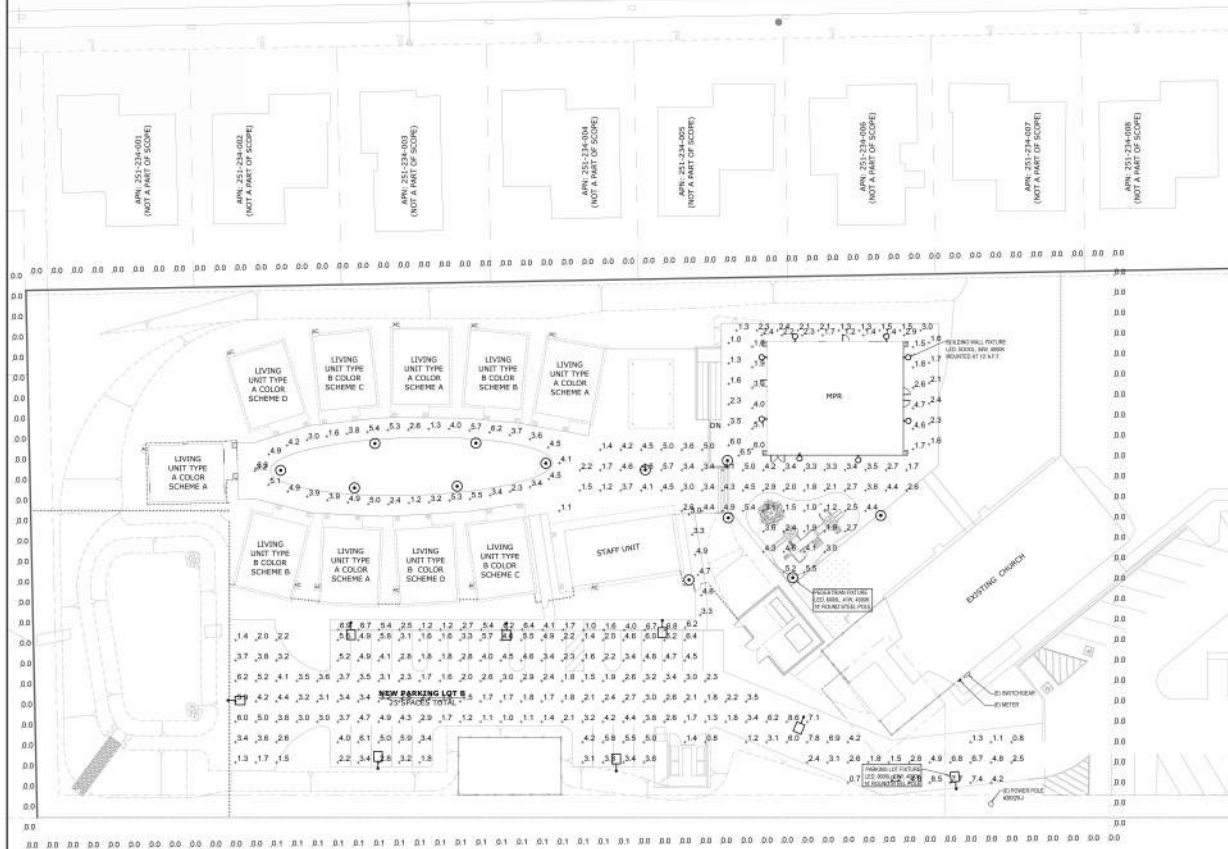
CITY OF RIVERSIDE
CREST COTTAGES
 CONCEPTUAL GRADING PLAN
 TRUCK TURNING TEMPLATE
 & COMPOSITE UTILITY PLAN

5
OF
5
SHEETS

Statistics						
Description	Symbol	Apex	Max	Min	Height	Apex/Min
SPOT PHOTOMETRICS	+	3.4%	85%	57%	12.51	4.81
LIGHT LIMIT	+	0.7%	61%	52%		



**RUHNA
CLARKE**
ARCHITECTS



DATE: 02/03/2025

RUHNA CLARKE.COM

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0" 1

DRE-1

DESIGN REVIEW V3 - FEB. 2025

