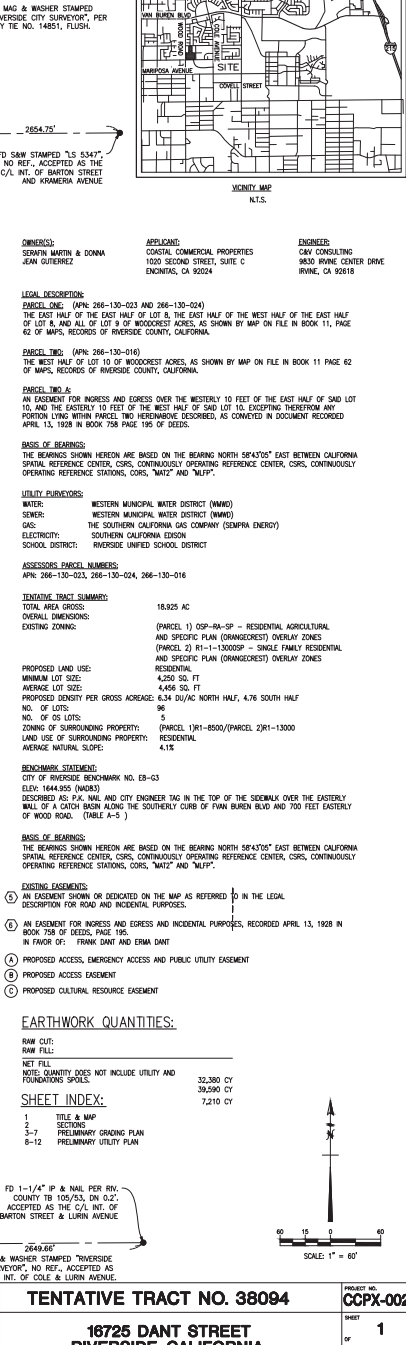


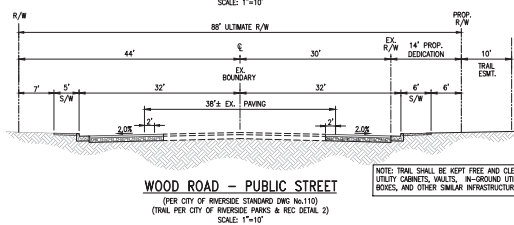
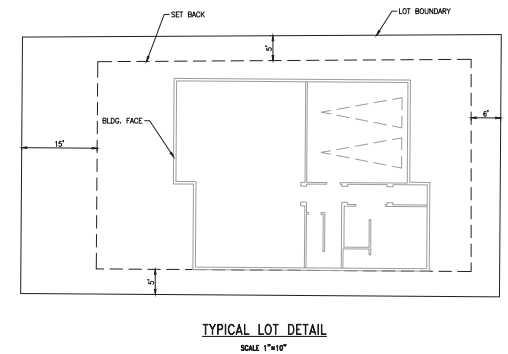
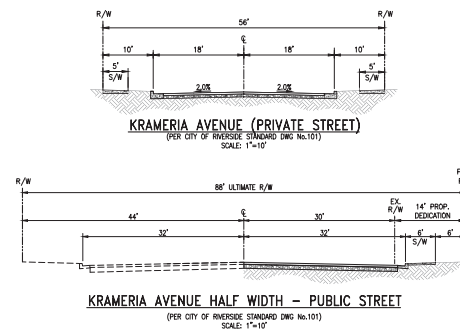
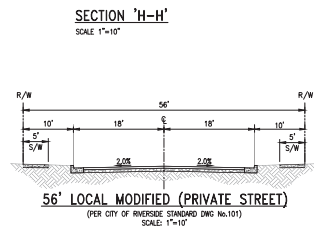
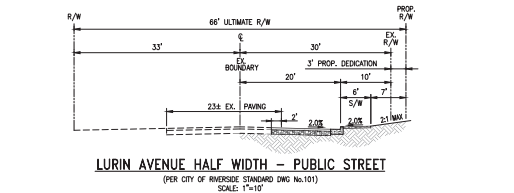
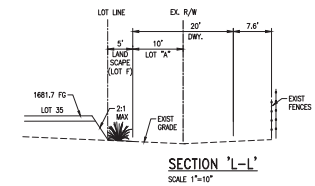
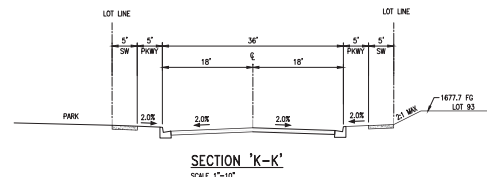
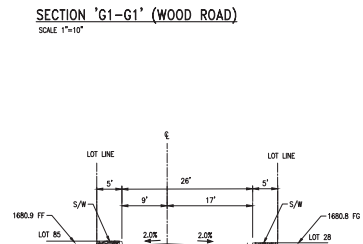
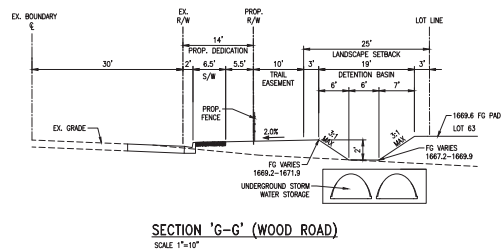
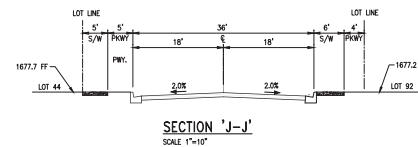
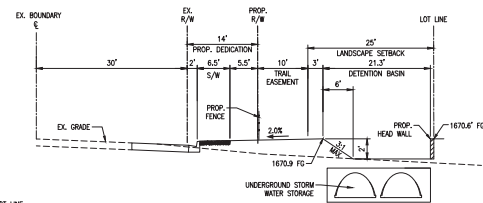
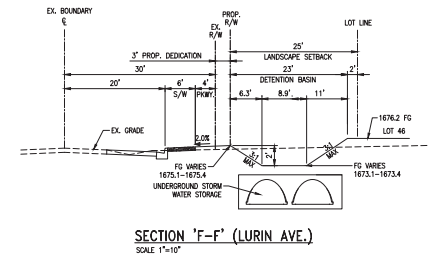
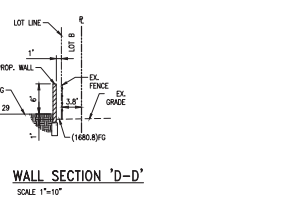
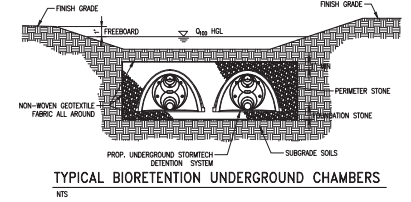
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

#	PLAN	LOT SIZE (SQ)	LOT COVERAGE (%)
48	1	2,250	45
50	3	4,250	49
51	3	4,247	46
52	1	2,250	45
53	3	4,250	49
54	2	4,245	46
55	1	4,907	39
56	3	4,250	49
57	2	4,250	46
58	2	4,248	45
59	2	4,250	46
60	3	4,253	49
61	1	4,252	45
62	3	4,250	49
63	3	5,995	35
64	4	4,250	49
65	3	4,250	49
66	2	4,250	46
67	1	4,250	45
68	2	4,250	46
69	3	4,250	49
70	3	4,250	45
71	3	4,824	43
72	2	4,354	45
73	1	4,747	40
74	3	4,250	49
75	2	4,250	46
76	4	4,250	45
77	3	4,250	49
78	2	4,250	46
79	3	4,250	49
80	1	4,250	45
81	2	4,250	46
82	3	4,250	49
83	3	4,765	43
85	1	3,353	44
86	2	4,824	40
87	1	4,250	45
88	2	4,250	46
89	3	4,250	49
90	3	4,250	49
91	2	4,250	46
92	1	4,250	45
94	3	4,250	49
95	1	4,250	45
96	2	4,250	46


MINIMUM SETBACKS:

FRONT:	
FRONT PORCH TO ROW/PL	6' MIN
BLDG. (LIVING SPACE) TO ROW/PL	13' MIN
GARAGE (FRONT) TO ROW/PL	18' MIN
SIDE:	
BLDG. TO BL/ROW	5' MIN

[illegible]



NOTE: TRAIL SHALL BE KEPT FREE AND CLEAR OF UTILITY CABINETS, VAULTS, IN-GROUND UTILITY BOXES, AND OTHER SIMILAR INFRASTRUCTURE

PREPARED FOR:	REVISIONS:
 <p>COASTAL COMMERCIAL PROPERTIES 1930 SECOND STREET, SUITE C EMERYVILLE, CA 94608</p>	



PREPARED BY:

CONSULTING, INC.
CIVIL ENGINEERING
 LAND & WATER SURVEYING

**16725 DANT STREET
RIVERSIDE, CALIFORNIA**

PROJECT NO.	CCPX-002
SHEET	2
OF	12

[illegible]

LEGEND

EX. CONTOUR LINE
PROPERTY LINE
EXISTING CURB AND GUTTER
STREET LIGHT
FIRE HYDRANT
CENTERLINE
EX. STORM DRAIN LINE
PROP. STORM DRAIN
JUNCTION STRUCTURE
MANHOLE
CLEANOUT
CURB INLET
PROP. CONTOUR LINE
PROP. RETAINING WALL

1" = 20'

0 10 20 40

PREPARED BY:

CNS
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING SURVEYING

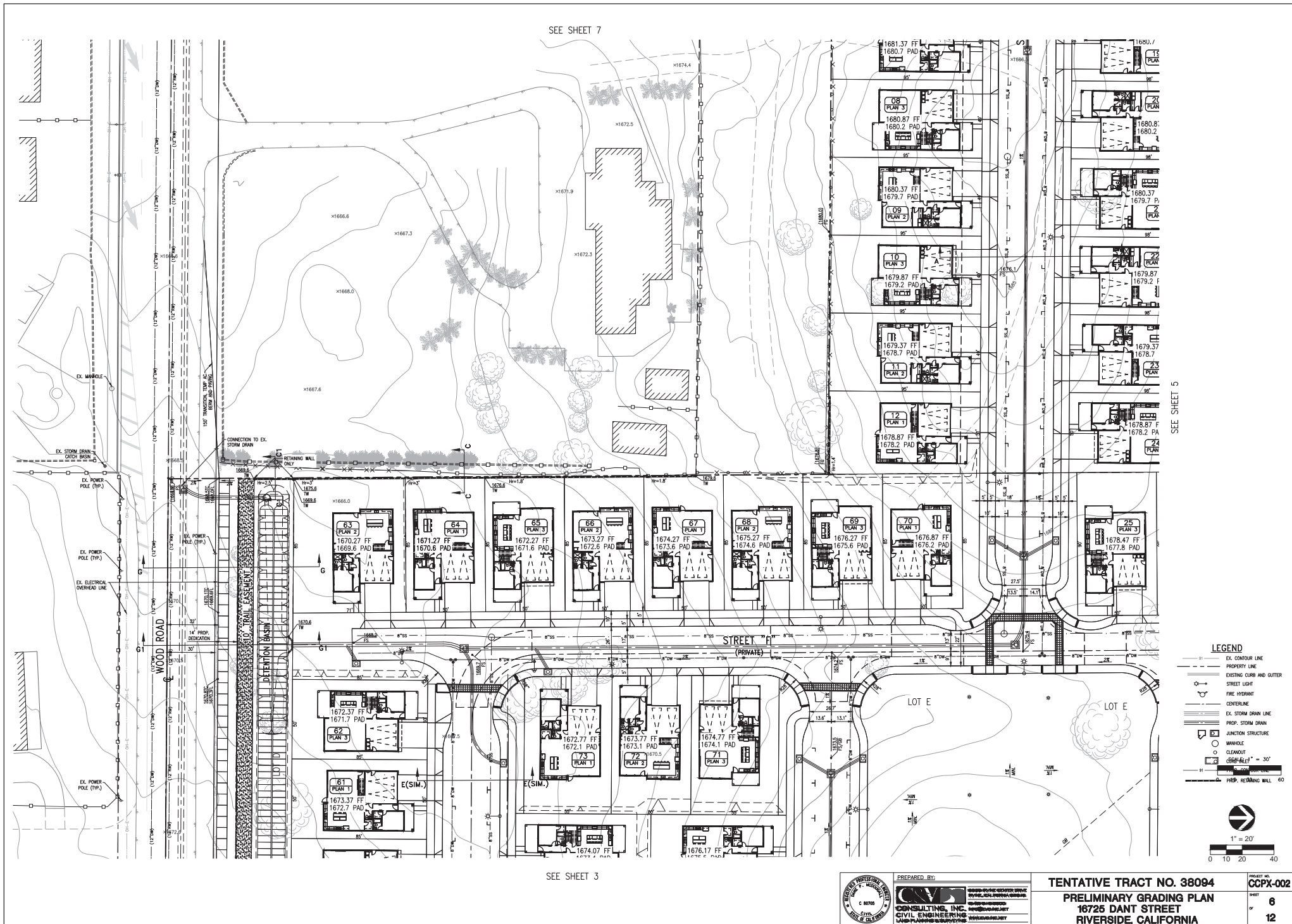
TENTATIVE TRACT NO. 38094
PRELIMINARY GRADING PLAN
16725 DANT STREET
RIVERSIDE, CALIFORNIA

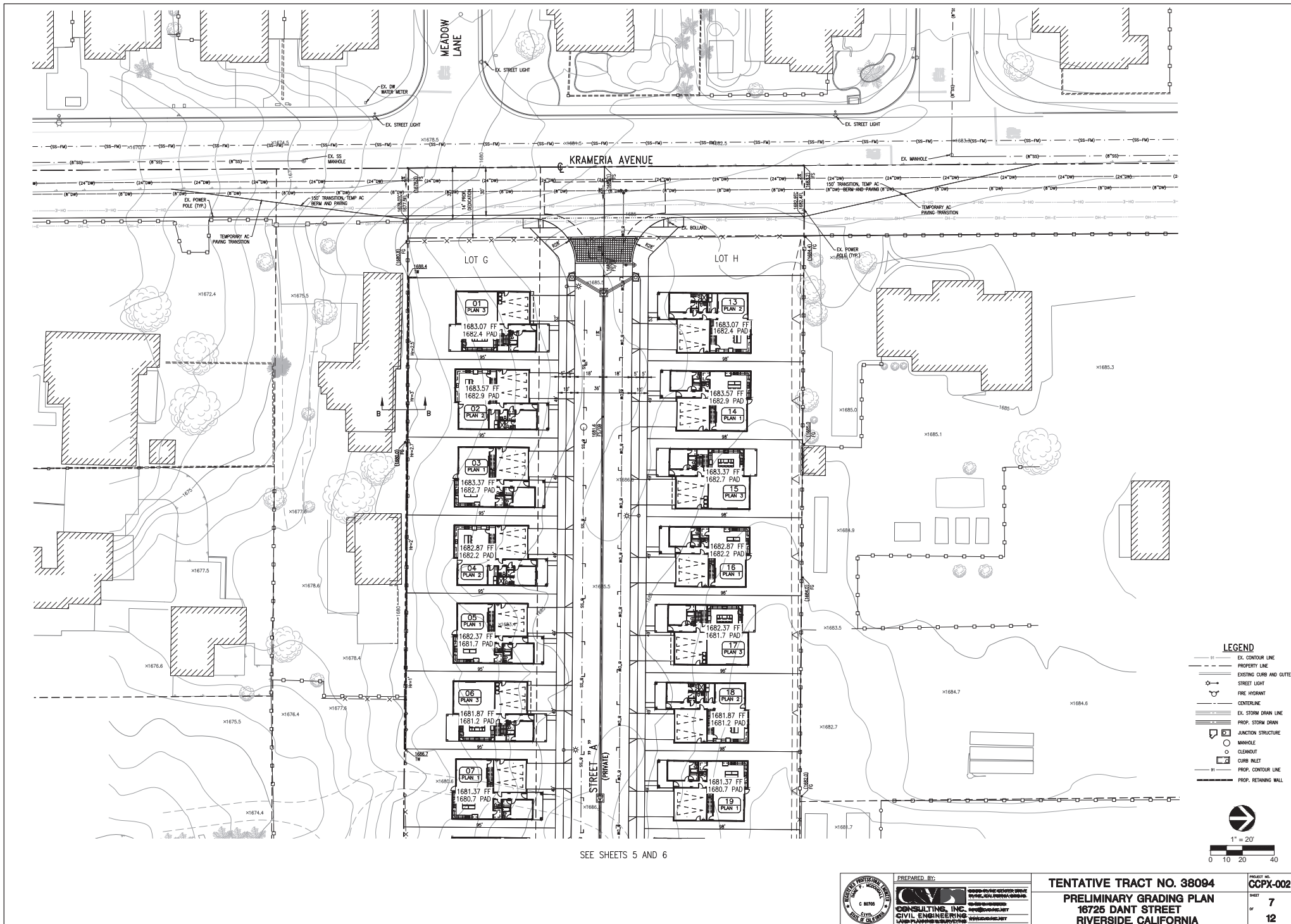
PROJECT NO.	CCPX-002
SHEET	4
OF	12

SEE SHEET 4

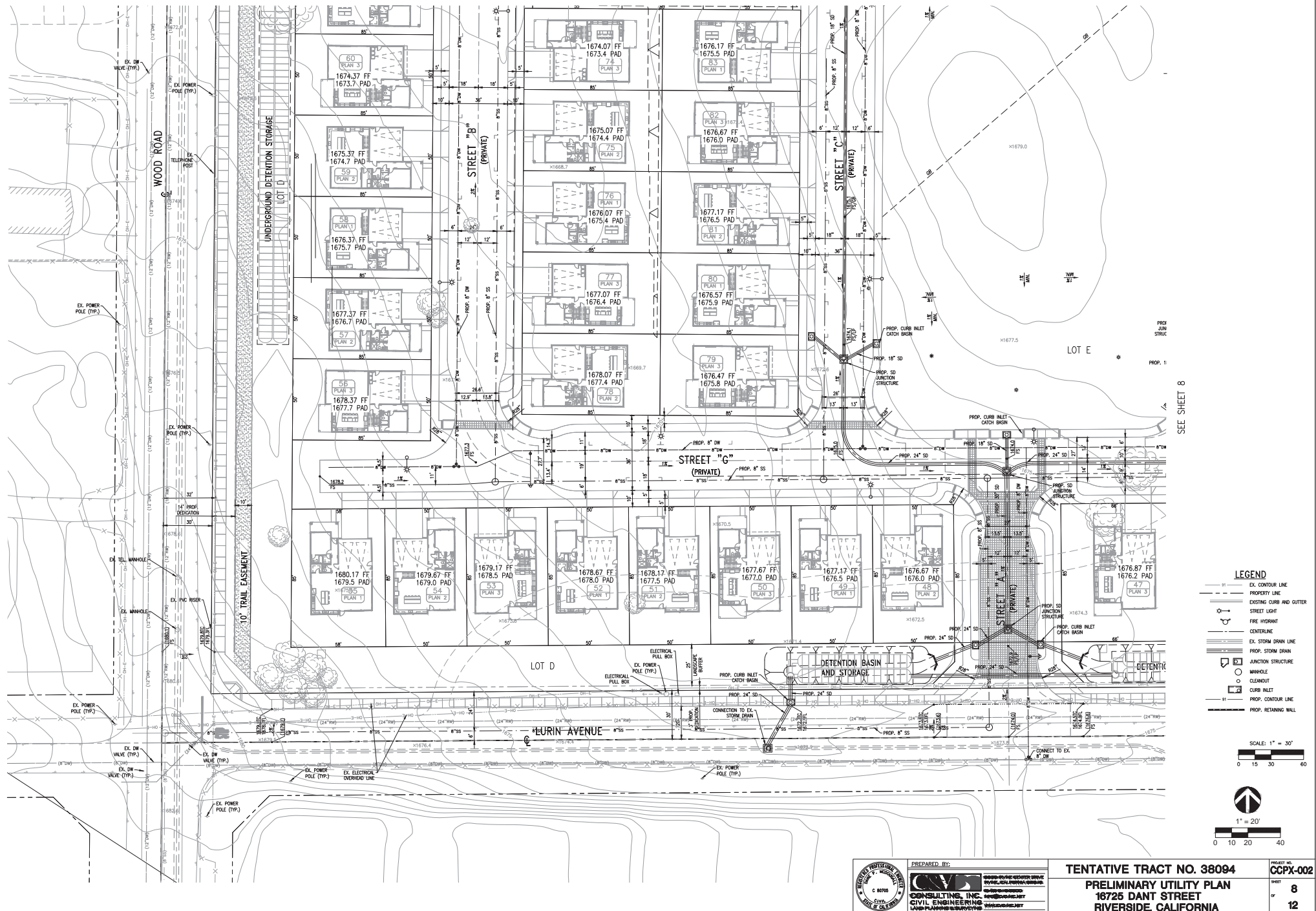
PR-2021-001053 (TM, PRD, DR, AP, EIR) Exhibit 11 - Project Plans





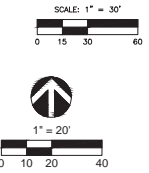


SEE SHEET 11



SEE SHEET 8

- LEGEND**
- EX. CONTOUR LINE
 - PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - STREET LIGHT
 - FIRE HYDRANT
 - CENTERLINE
 - EX. STORM DRAIN LINE
 - PROPOSED STORM DRAIN
 - JUNCTION STRUCTURE
 - MANHOLE
 - CLEANOUT
 - CURB INLET
 - PROP. CONTOUR LINE
 - PROP. RETAINING WALL



PREPARED BY:

CCV CONSULTING, INC.
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LAND PLANNING & SURVEYING

PROJECT NO. **CCPX-002**

SHEET **8**

OF **12**

TENTATIVE TRACT NO. 38094

PRELIMINARY UTILITY PLAN

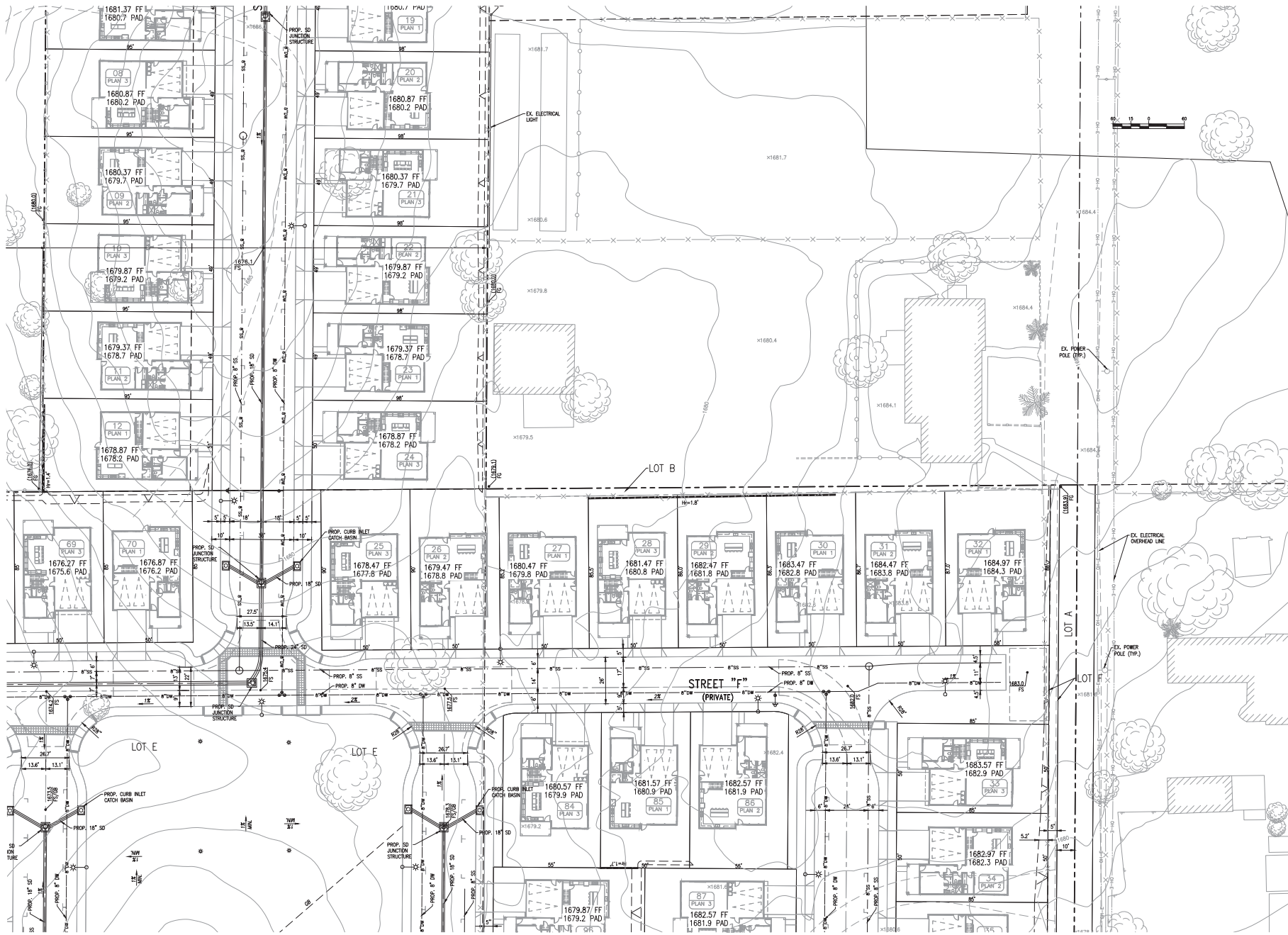
16725 DANT STREET

RIVERSIDE, CALIFORNIA

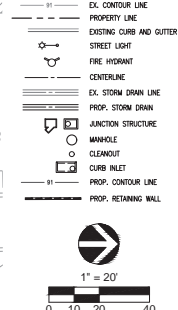
SEE SHEET 12

SEE SHEET 11

SEE SHEET 9



LEGEND



PREPARED BY:
CCV CONSULTING, INC.
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 AND PLANNING SERVICES
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 RIVERSIDE, CALIFORNIA 92504
 WWW.CCVCONSULTING.COM

TENTATIVE TRACT NO. 38094
PRELIMINARY UTILITY PLAN
16725 DANT STREET
RIVERSIDE, CALIFORNIA







PROJECT NO.
CCPX-002
 SHEET
10
12

SEE SHEET 8



PROJECT NO.	CCPX-002
SHEET	11
OF	12

LEGEND

- | | |
|---|--------------------------|
| — 0 — | EX. CONTOUR LINE |
| --- | PROPERTY LINE |
| ===== | EXISTING CURB AND GUTTER |
|  | STREET LIGHT |
|  | FIRE HYDRANT |
| — - — | CENTERLINE |
| ===== | EX. STORM DRAIN LINE |
| ===== | PROP. STORM DRAIN |
|  | JUNCTION STRUCTURE |
|  | MANHOLE |
|  | CLEANOUT |
|  | CURB INLET |
| — 01 — | PROP. CONTOUR LINE |
| ===== | PROP. RETAINING WALL |



1" = 20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, representing feet. The total length of the bar is 40 feet.

