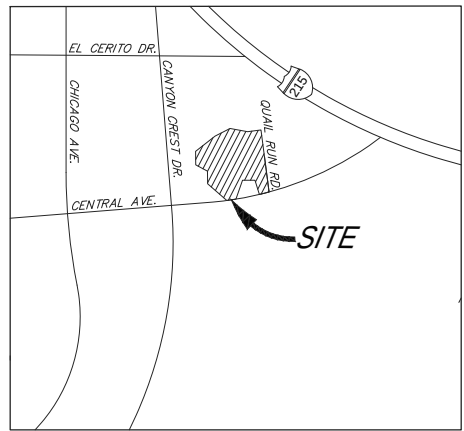
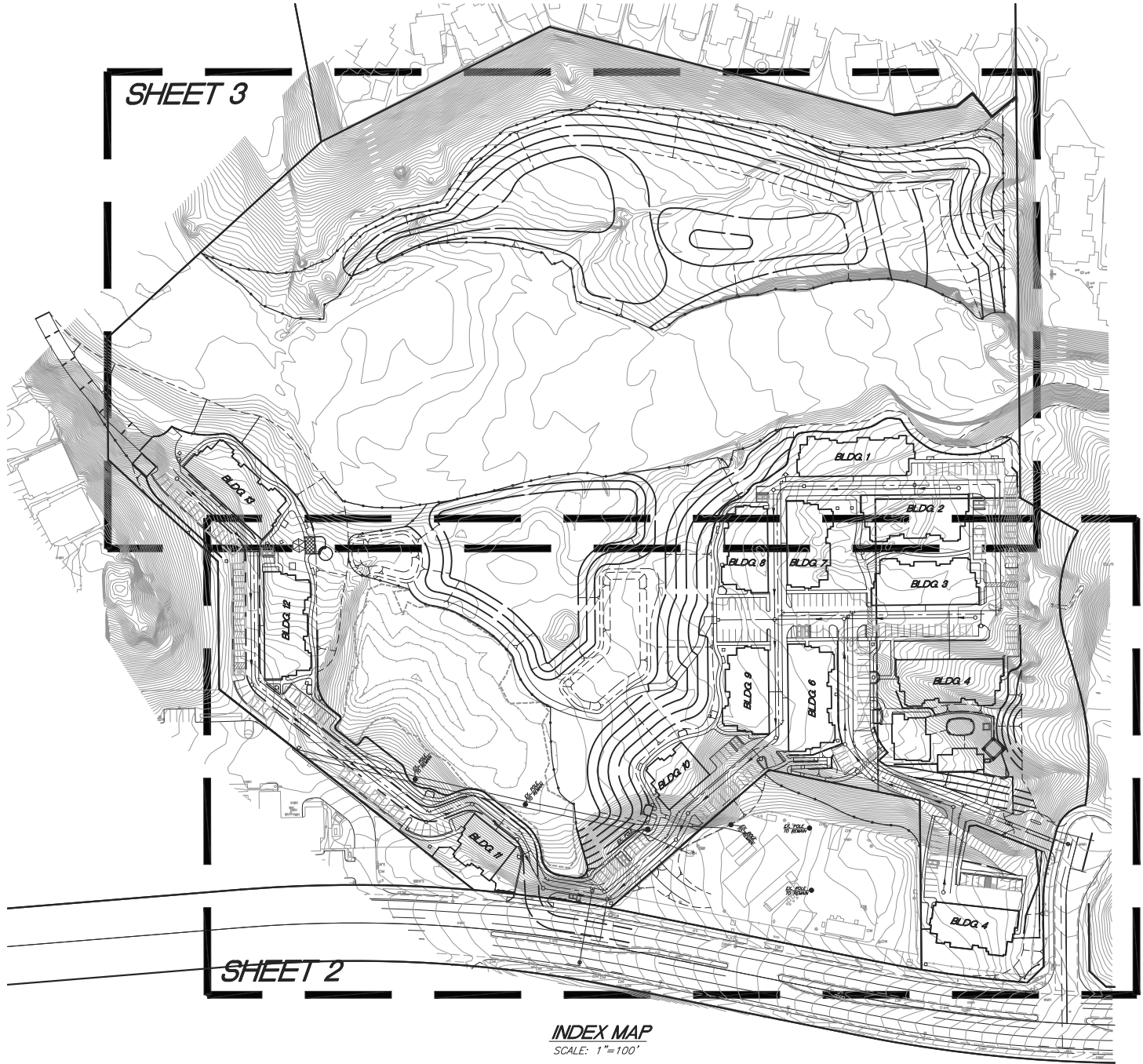




THOMAS GUIDE PG. 716, PORT. GRID D1, E1
VICINITY MAP
NOT TO SCALE

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PRELIMINARY GRADING PLAN
QUAIL RUN APARTMENTS

APRIL 2016
PORT. SEC 32, T2S, R4W, SBBM



OWNER/APPLICANT

ALFA LIMITED
169-F EAST 21ST STREET
COSTA MESA, CA. 92627
PHONE (949) 456-0685

ASSESSORS PARCEL NUMBERS

253-240-028 253-260-020
253-240-020

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA. 92507
PHONE (951) 683-3691
FAX (951) 788-2314

SHEET INDEX

- 1- TITLE SHEET
- 2- PRELIMINARY GRADING PLAN
- 3- PRELIMINARY GRADING PLAN
- 4- SECTION SHEET

SOURCE OF TOPOGRAPHY

CITY OF RIVERSIDE CADME DATA
AERIAL TOPO BY ARROWHEAD MAPPING 2014

ZONING AND LAND USE

EXISTING ZONING - CR S-2-SP
PROPOSED ZONING - CR S-2-SP

UTILITY PURVEYORS

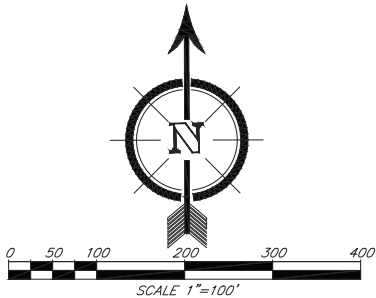
WATER.....CITY OF RIVERSIDE
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
SEWER.....CITY OF RIVERSIDE

AREA

GROSS - 30.9 AC.
NET - 30.9 AC.

CONSTRUCTION NOTES

- ① CONSTRUCT P.C.C. DRIVE ISLE & PARKING AREAS
- ② CONSTRUCT 6" CURB ONLY
- ③ CONSTRUCT 6" CURB AND GUTTER
- ④ CONSTRUCT 3' WIDE RIBBON GUTTER
- ⑤ CONSTRUCT 12" X 12" DRAIN BOX
- ⑥ CONSTRUCT 4" P.V.C. DRAIN PIPE
- ⑦ CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS PER ARCH. PLANS)
- ⑧ CONSTRUCT RETAINING WALL
- ⑨ CONSTRUCT 12" GAP IN CURB FOR DRAINAGE
- ⑩ CONSTRUCT A.D.A. COMPLIANT HANDICAP RAMP
- ⑪ CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED)
- ⑫ CONSTRUCT 6" WIDE KRISTAR TRENCH DRAIN WITH LOPRO FILTER INSERT



LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PB 156/50
SUBDIVISION NAME: PM 22871
LOT/PARCEL: 4

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

EXHIBIT 7

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	D.S.	DRAWN BY:	D.S.	
CHECKED BY:	R.V.Z.	PROJECT MANAGER:	S.S.	



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=100'

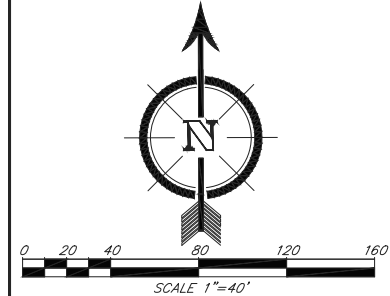
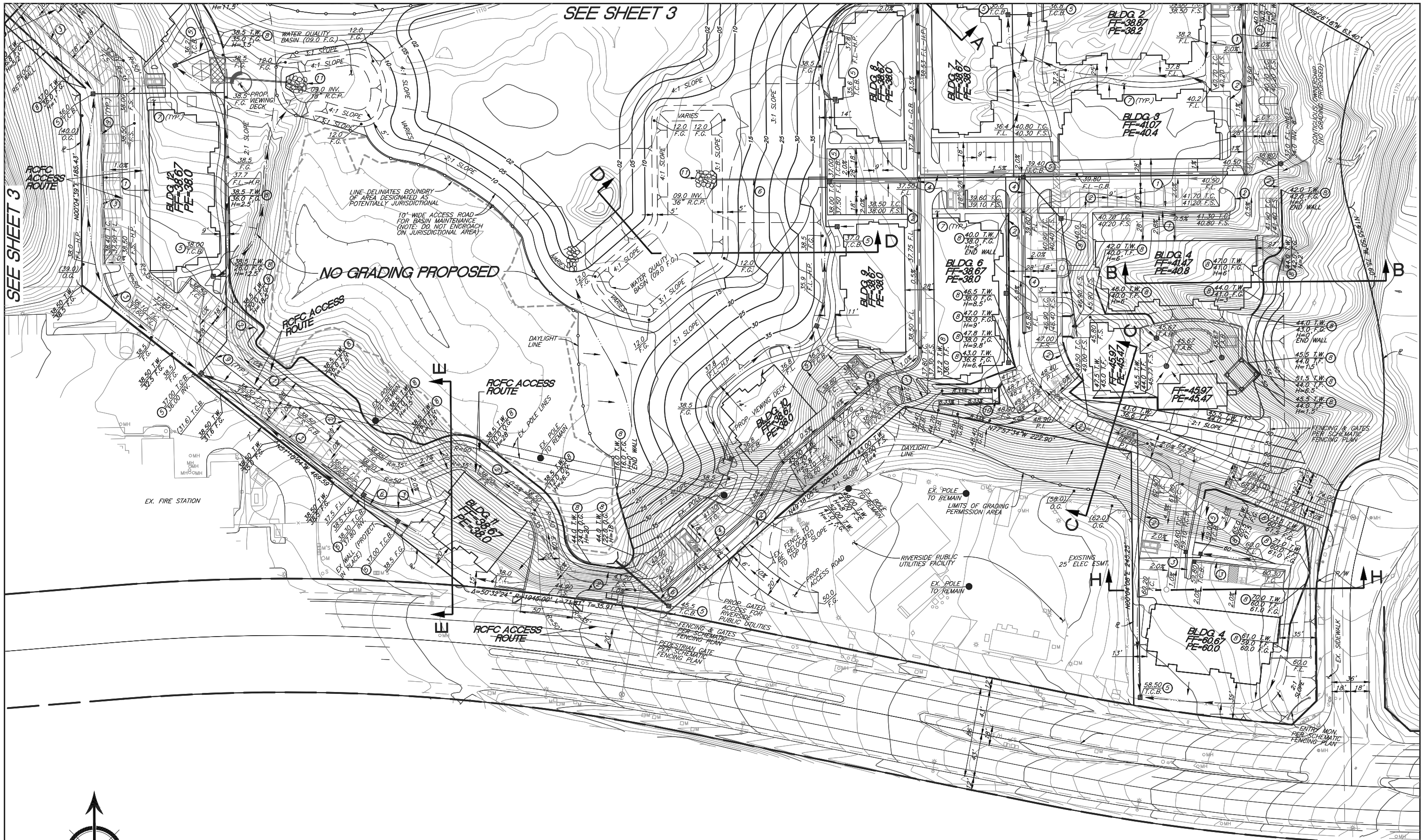
DATE: APRIL 2016

BENCHMARK:
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWESTLY OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.

CITY OF RIVERSIDE

QUAIL RUN APARTMENTS
TITLE SHEET

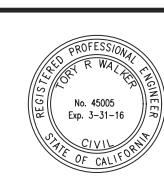
1
OF
4
SHEETS



CONSTRUCTION NOTES

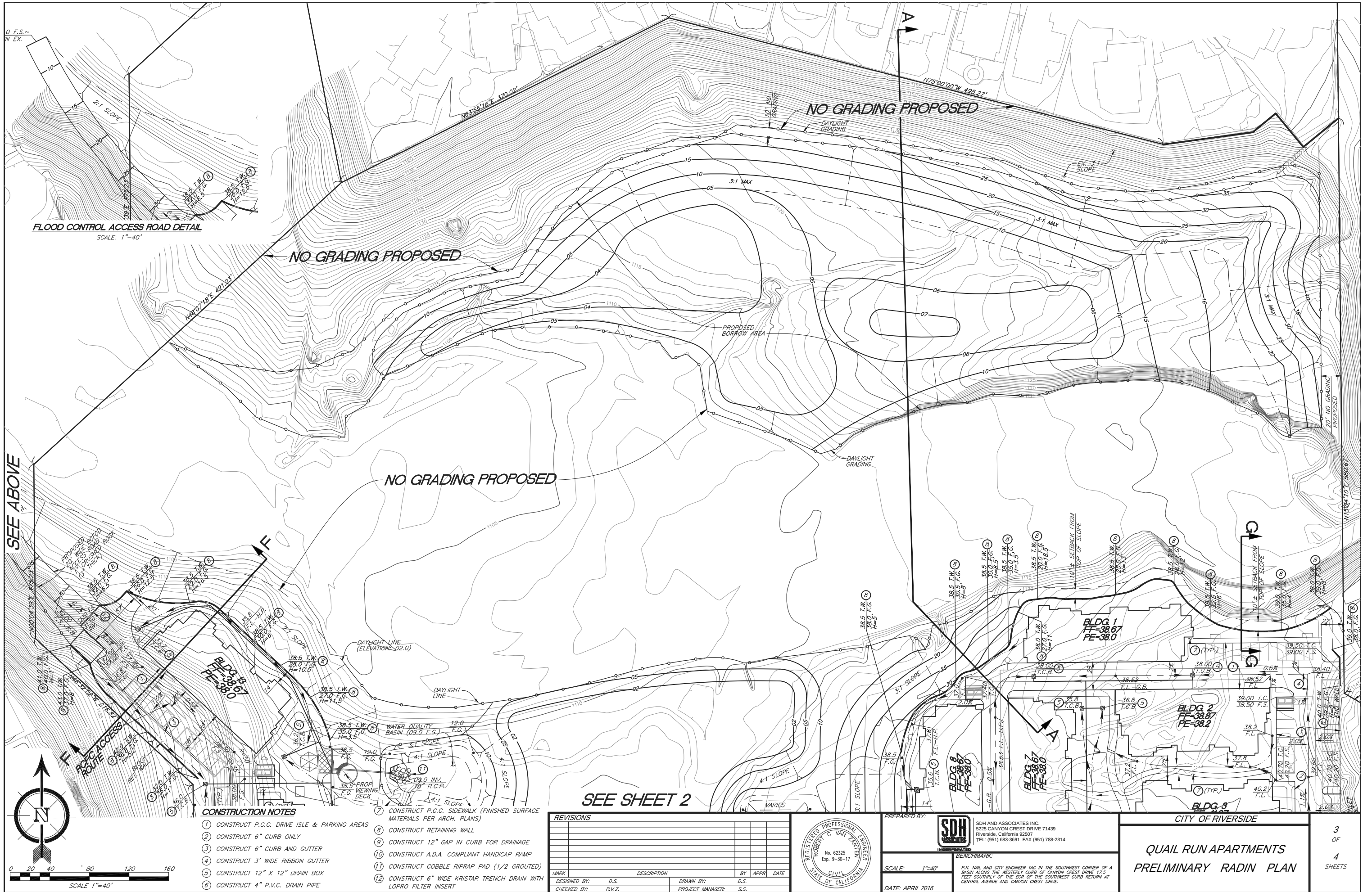
1. CONSTRUCT P.C.C. DRIVE ISLE & PARKING AREAS
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REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	D.S.	DRAWN BY:	D.S.	
CHECKED BY:	R.V.Z.	PROJECT MANAGER:	S.S.	



PREPARED BY: SDH
SCALE: 1"=40'
DATE: APRIL 2016

SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX: (951) 788-2314
BENCHMARK:
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWEST OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.



REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	D.S.	DRAWN BY:	D.S.	
CHECKED BY:	R.V.Z.	PROJECT MANAGER:	S.S.	



PREPARED BY: **SDH** AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=40'

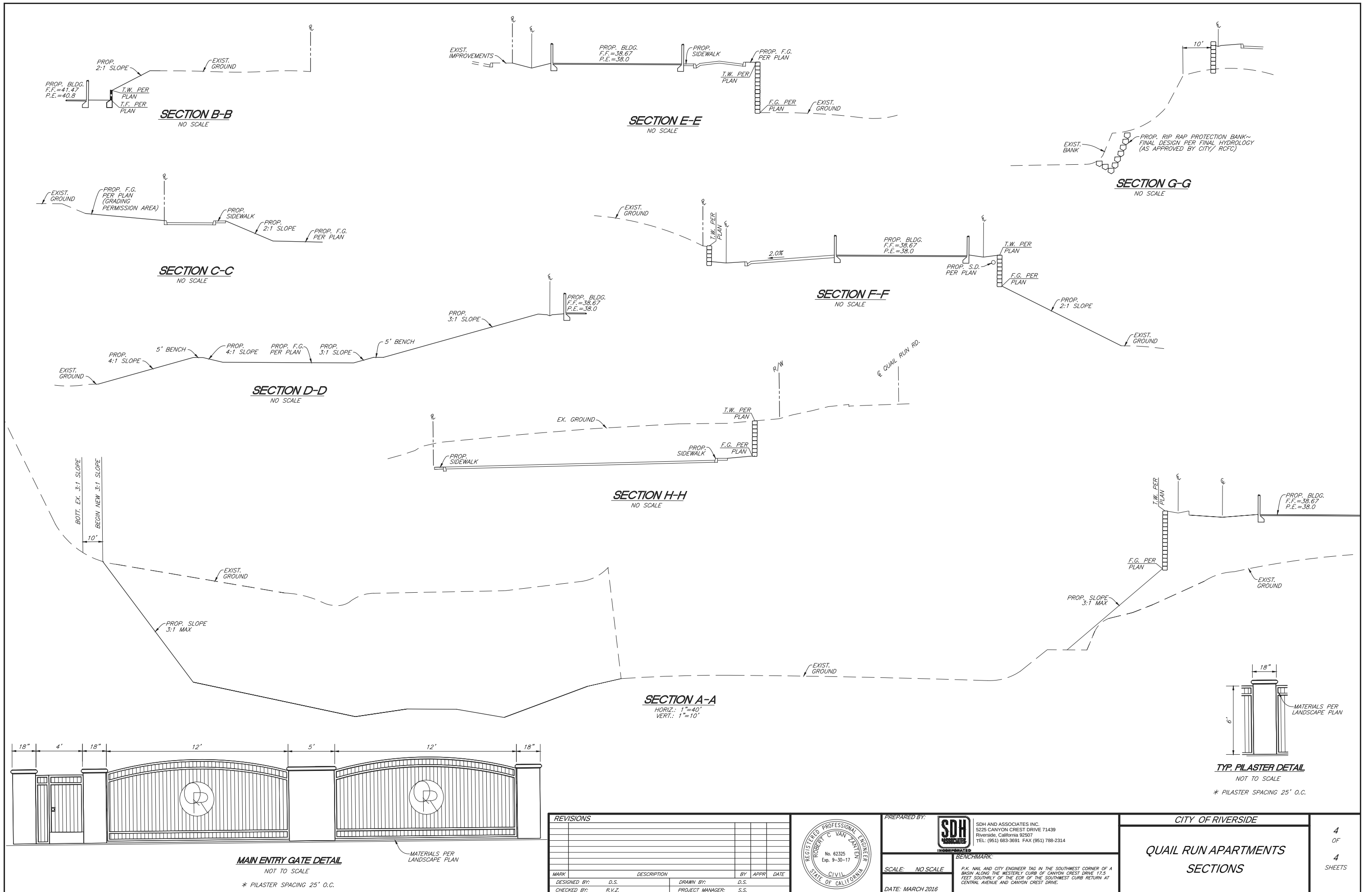
DATE: APRIL 2016

BENCHMARK:
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWEST OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.

CITY OF RIVERSIDE

QUAIL RUN APARTMENTS
PRELIMINARY RADIN PLAN

3 OF 4 SHEETS



REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	D.S.	DRAWN BY:	D.S.	
CHECKED BY:	R.V.Z.	PROJECT MANAGER:	S.S.	

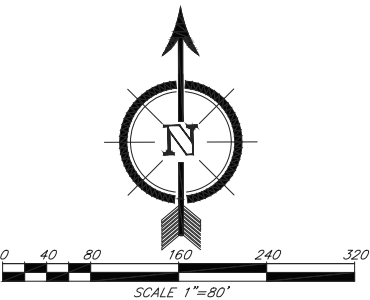


PREPARED BY:	SDH SDH AND ASSOCIATES INC. 5225 CANYON CREST DRIVE 71439 RIVERSIDE, CALIFORNIA 92507 TEL: (951) 683-3691 FAX (951) 788-2314
SCALE:	NO SCALE
DATE:	MARCH 2016

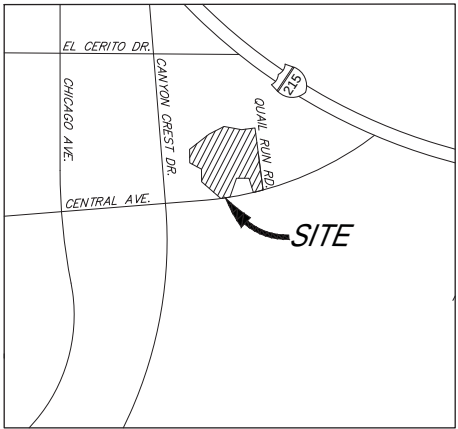
CITY OF RIVERSIDE	4 OF
QUAIL RUN APARTMENTS SECTIONS	4 SHEETS

FISH AND WILDLIFE
PRE PROJECT EXHIBIT
QUAIL RUN APARTMENTS

SEPTEMBER 2015
PORT. SEC 32, T2S, R4W, SBBM



PREPARED BY:		 SDH AND ASSOCIATES INC. 5225 CANYON CREST DRIVE 71439 Riverside, California 92507 TEL: (951) 683-3691 FAX (951) 788-2314		CITY OF RIVERSIDE		2 OF 5 SHEETS
SCALE: 1"=80'		BENCHMARK: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWESTLY OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.		QUAIL RUN APARTMENTS CUT/FILL EXHIBIT		
DATE: SEPT. 2015						



THOMAS GUIDE PG. 716, PORT. GRID D1, E1

VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

ALFA LIMITED
169-F EAST 21ST STREET
COSTA MESA, CA. 92627
PHONE (949) 456-0685

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA. 92507
PHONE (951) 683-3691
FAX (951) 788-2314

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY BY ARROWHEAD
SURVEYS, DATED DECEMBER 2014

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PB 156/50
SUBDIVISION NAME: PM 22871
LOT/PARCEL: 4

ASSESSORS PARCEL NUMBERS

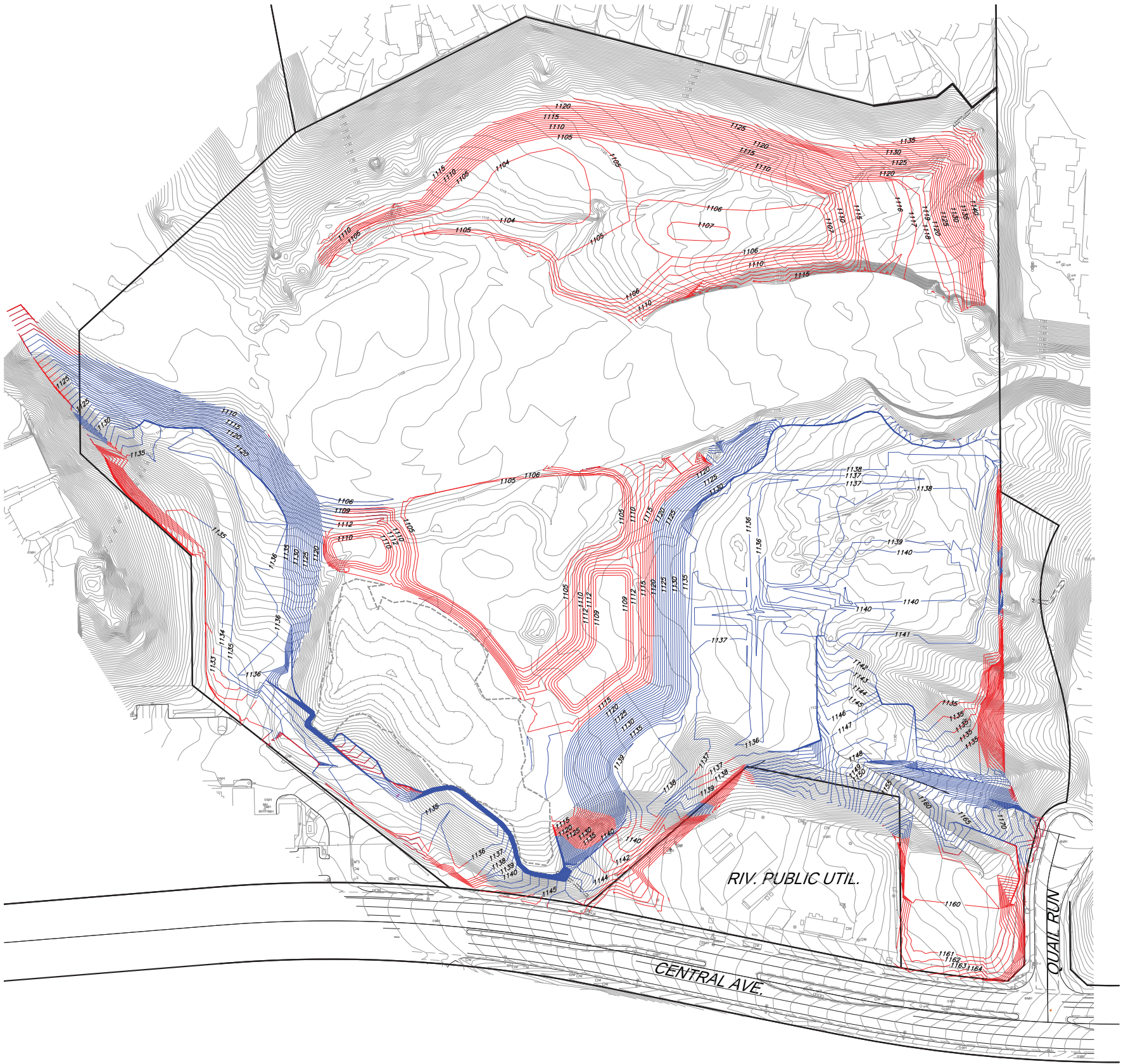
253-240-028 253-260-020
253-240-020

AREA

GROSS - 30.9 AC.
NET - 30.9 AC.

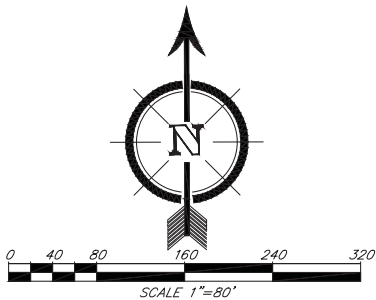
EARTHWORK

REMOVAL FROM BORROW AREA= 88,900 CY
TOTAL PROJECT CUT= 135,000
TOTAL PROJECT FILL= 125,000



**FISH AND WILDLIFE
CUT/FILL EXHIBIT
QUAIL RUN APARTMENTS**

SEPTEMBER 2015
PORT. SEC 32, T2S, R4W, SBBM



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=80'

DATE: SEPT. 2015

BENCHMARK:

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CITY OF RIVERSIDE

**QUAIL RUN APARTMENTS
CUT/FILL EXHIBIT**

1
OF
5
SHEETS