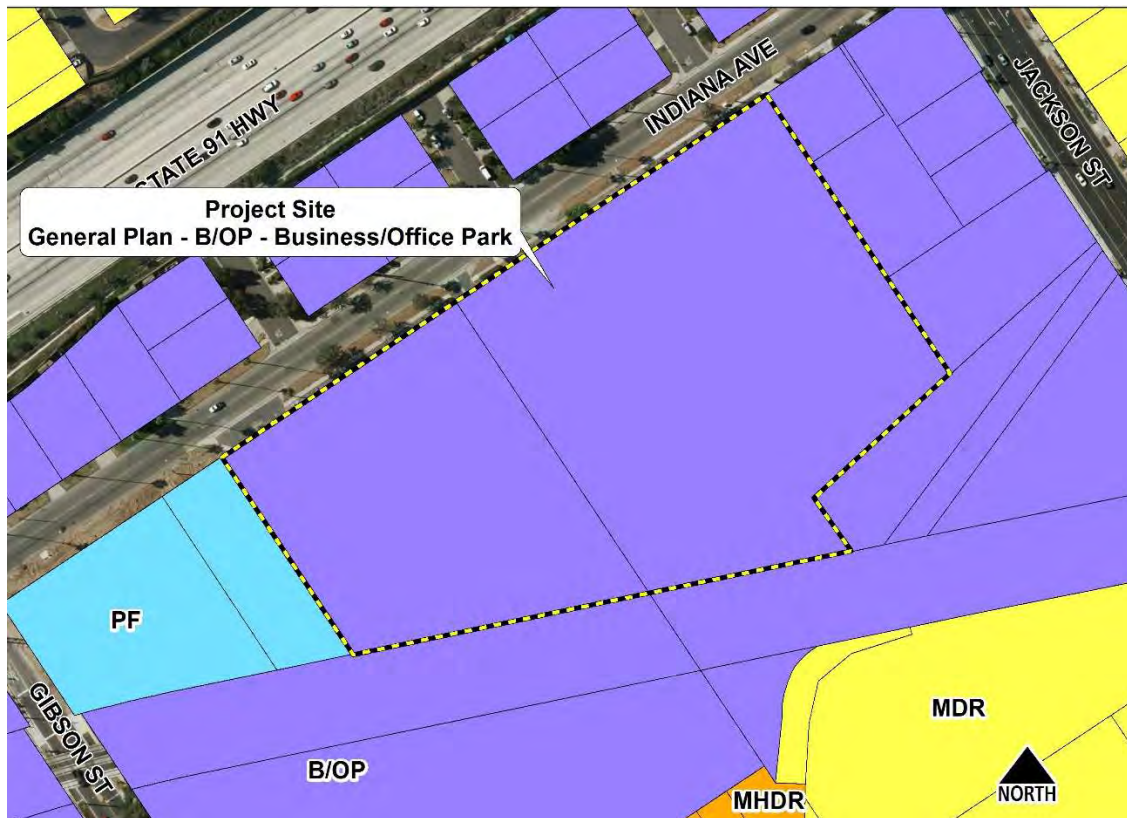




P16-0112, P16-0113, P16-0114, P16-0111, and P16-0883  
Exhibit 3 - Aerial Photo/Location

0 40 80 160 240 320  
Feet



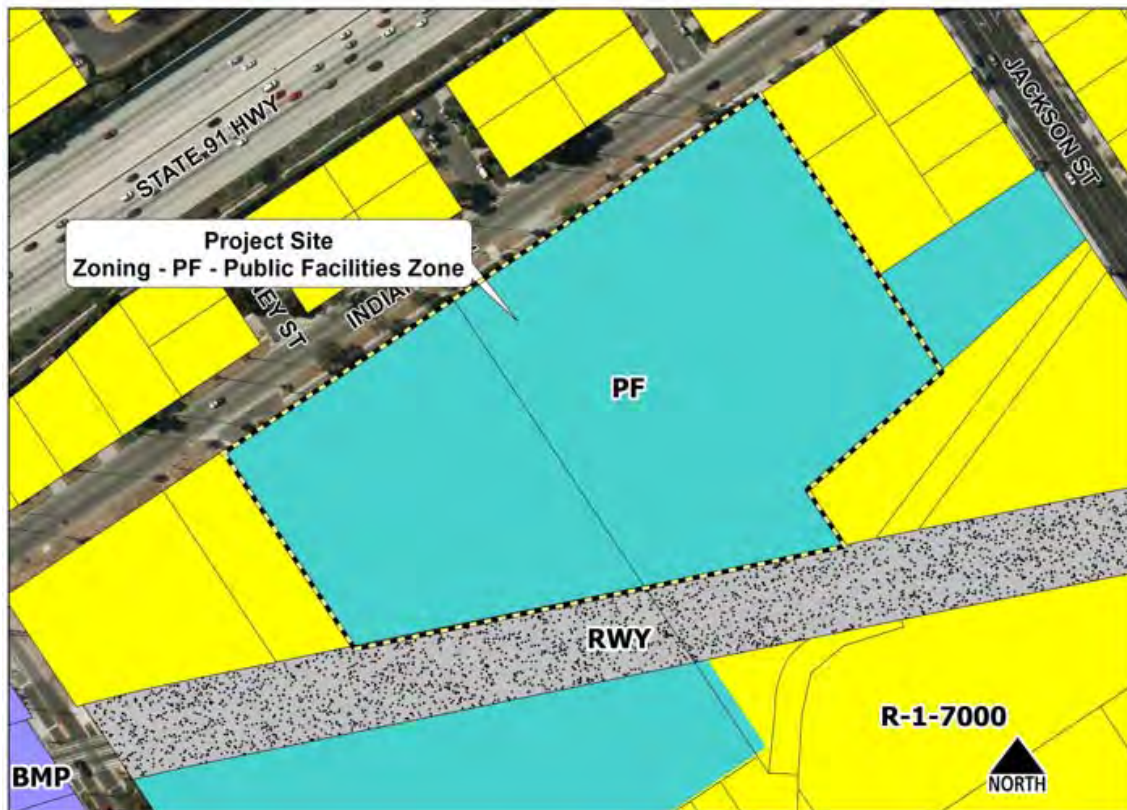


**Existing General Plan Map**



**Proposed General Plan Map**



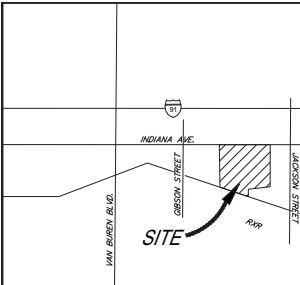


**Existing Zoning**



**Proposed Zoning**

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TENTATIVE TRACT MAP NO. 37032**  
**9170 INDIANA AVENUE**  
 54 LOT PLANNED RESIDENTIAL DEVELOPMENT  
 CITY OF RIVERSIDE, CA  
 SEPTEMBER 2017



**VICINITY MAP**  
 NOT TO SCALE  
 THOMAS GUIDE PAGE: 715 GRID: A6

**OWNER/APPLICANT**  
 STEVEN WALKER COMMUNITIES, INC.  
 7161 INDIANA AVE., STE. 300  
 RIVERSIDE, CA 92504  
 (951) 788-3691  
 (951) 788-3691

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

**ASSESSOR'S PARCEL NO.**  
 233-180-007-6  
 233-170-001-9  
**PROJECT INFO**  
 AREA OF SITE = 6.85 AC.  
 NUMBER OF LOTS = 54  
 LOT AREA = 186,685 S.F.  
 STREET AREA = 49,697 S.F.  
 COMMON OPEN SPACE = 52,252 S.F.

**GENERAL PLAN DESIGNATION**  
 EXISTING - BUSINESS PARK (B-CP)  
 PROPOSED - RESIDENTIAL (MHR)

**ZONING**  
 EXISTING - PF-PUBLIC FACILITIES  
 PROPOSED - R-1-7000

**SCHOOL DISTRICT**  
 RIVERSIDE UNIFIED  
 SCHOOL DISTRICT

**UTILITY PURVEYORS**  
 WATER.....CITY OF RIVERSIDE  
 GAS.....SD, CALIF. GAS  
 ELECTRIC.....CITY OF RIVERSIDE  
 TELEPHONE.....PACIFIC BELL  
 CABLE.....CITY OF RIVERSIDE  
 CABLE.....CHARTER COMM.

**LEGAL DESCRIPTION**  
 A PORTION OF LOT 1 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP ON FILE IN BOOK OF MAPS, AT PAGE 70, RECORDS OF SAN BERNARDINO COUNTY.

**SOURCE OF TOPO**  
 FIELD SURVEY BY RALSTON SURVEY SEPT. 2015  
 AERIAL PHOTOGRAPHY BY INLAND AERIAL SEPT. 2015

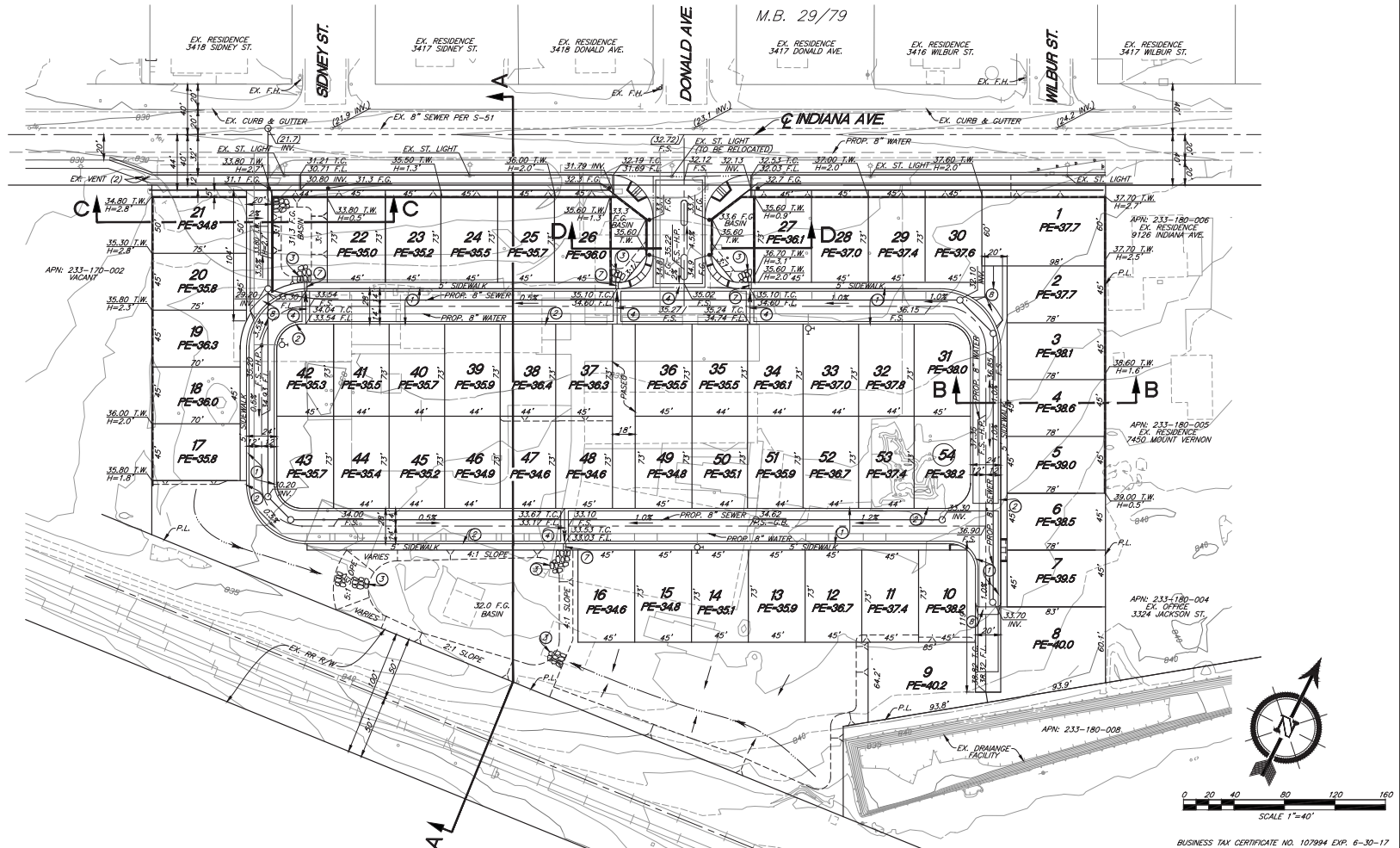
**CONSTRUCTION NOTES**

- CONSTRUCT 3" OVER 5" BASE PAVING
- CONSTRUCT 6" CURB & GUTTER
- CONSTRUCT 6"-12" DIA RIP RAP
- CONSTRUCT CROSS GUTTER
- CONSTRUCT RETAINING WALL (3" MAX)
- CONSTRUCT CONCRETE SIDEWALK
- CONSTRUCT UNDER SIDEWALK DRAIN
- CONSTRUCT CONCRETE DRIVEWAY APPROACH

**LEGEND**  
 T.B. - TOP OF BERM  
 F.G. - FINISHED GRADE  
 F.L. - FLOW LINE  
 H.P. - HIGH POINT  
 EXST. - EXISTING  
 P.E. - PAD ELEVATION  
 G.B. - GRADE BREAK

TRACT BOUNDARY  
 CENTERLINE  
 CURB AND GUTTER  
 EXISTING CONTOUR LINE  
 LOT LINE  
 SLOPE

LOT	AREA (S.F.)
1	5,880
2	3,510
3	3,510
4	3,510
5	3,510
6	3,510
7	3,510
8	5,661
9	4,809
10	5,072
11	3,285
12	3,285
13	3,285
14	3,285
15	3,285
16	3,285
17	3,285
18	3,285
19	3,285
20	3,285
21	3,285
22	3,285
23	3,285
24	3,285
25	3,285
26	3,285
27	3,285
28	3,285
29	3,285
30	3,285
31	3,285
32	3,285
33	3,285
34	3,285
35	3,285
36	3,285
37	3,285
38	3,285
39	3,285
40	3,285
41	3,285
42	3,285
43	3,285
44	3,285
45	3,285
46	3,285
47	3,285
48	3,285
49	3,285
50	3,285
51	3,285
52	3,285
53	3,285
54	3,285

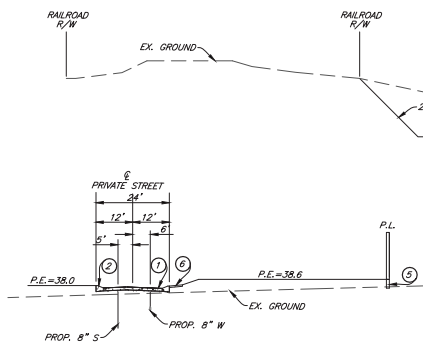
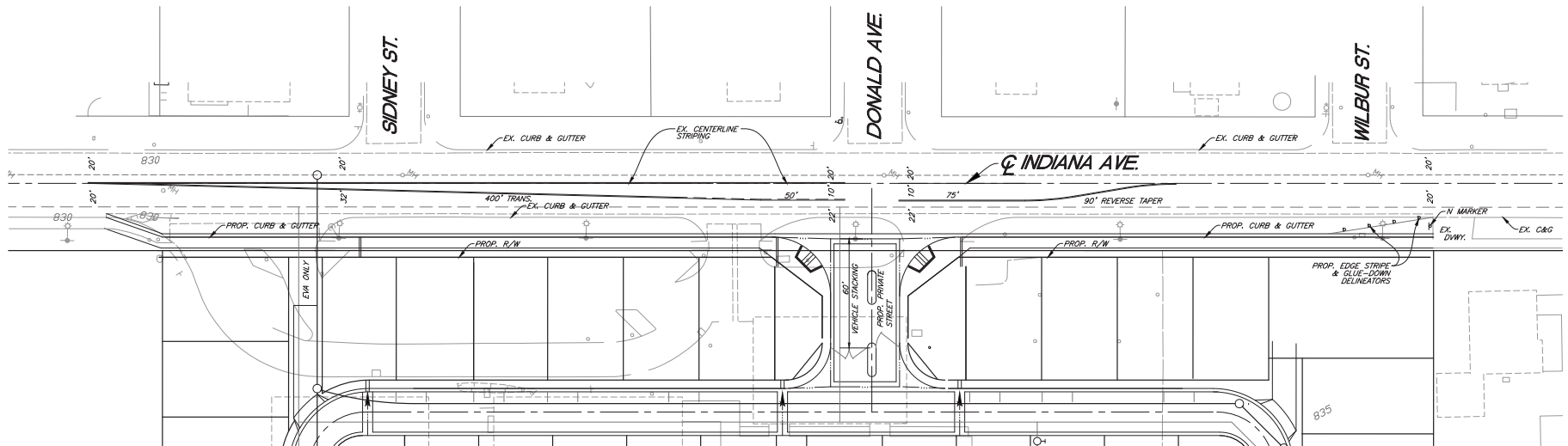


PREPARED BY:  
 SDH & ASSOCIATES, INC.  
 SCALE: 1"=40'  
 DATE: FEBRUARY 2017

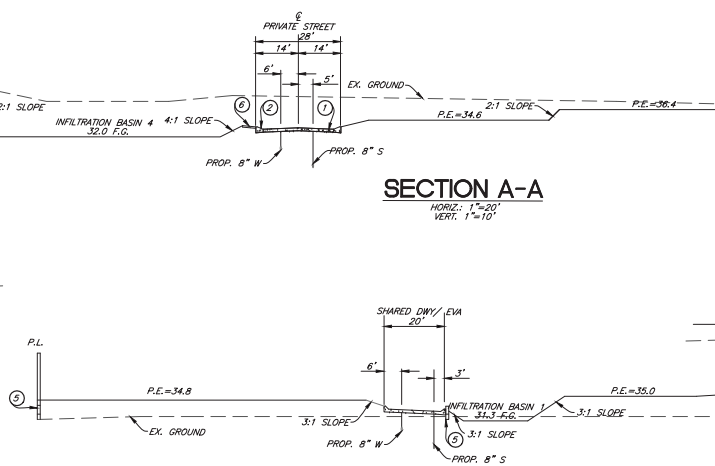


**CITY OF RIVERSIDE**  
**TTM 37032**  
**9170 INDIANA AVENUE**

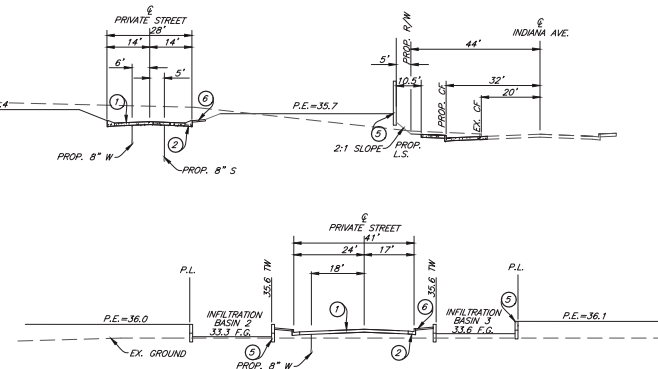
1  
 OF  
 3  
 SHEETS



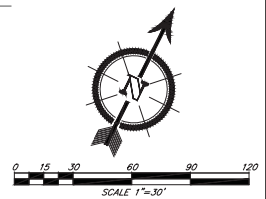
**SECTION B-B**  
HORIZ.: 1"=20'  
VERT.: 1"=10'



**SECTION C-C**  
HORIZ.: 1"=20'  
VERT.: 1"=10'



**SECTION D-D**  
HORIZ.: 1"=20'  
VERT.: 1"=10'



**CONSTRUCTION NOTES**

- ① CONSTRUCT 3" OVER 5" BASE PAVING
- ② CONSTRUCT 6" CURB & GUTTER
- ③ CONSTRUCT 6"-12" DIA RIP RAP
- ④ CONSTRUCT CROSS GUTTER
- ⑤ CONSTRUCT RETAINING WALL (3' MAX)
- ⑥ CONSTRUCT CONCRETE SIDEWALK



PREPARED BY:  
**SDH**  
BENCHMARK  
SCALE: 1"=30'  
DATE: JANUARY 2016

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

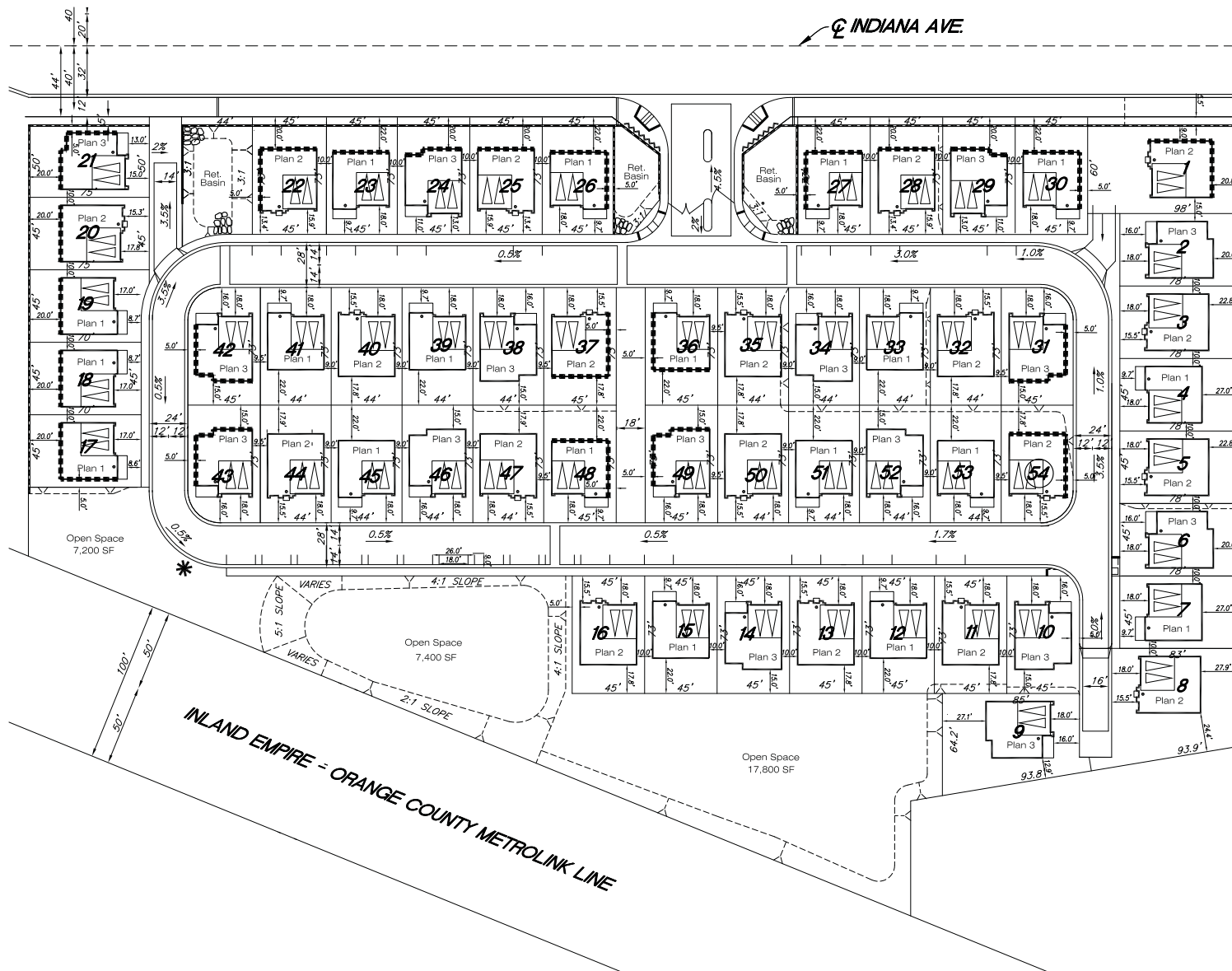
BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-17

**CITY OF RIVERSIDE**

**TTM 37032**  
**STRIPING STUDY**  
**9170 INDIANA AVENUE**

2  
OF  
3  
SHEETS





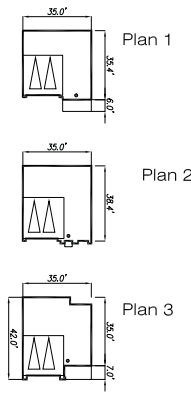
Site Summary	
Gross Site Area	6.85 AC
Dwelling Units	54 DU
Density	8 DU/AC

Plan Summary					
Plan	Beds	Unit Area	Quantity	%	Total Square Footage
Plan 1	4	1835	19	35.2%	34,865
Plan 2	4	2107	19	35.2%	40,033
Plan 3	4	2098	16	29.6%	33,568
Total			54	100%	108,466

Parking Summary		
Parking Required	No. Units	Space/DU Spaces Required
4 Bed	54	2.0 108
Parking Provided		Space/DU Spaces Required
Garage Spaces		2 108
Guest Parking		22 22
Total Parking Spaces		2.4 130

Common Open Space			
Required	No. Units	SF/DU	Square Footage
Provided	54	500	27,000
			32,400

#### LEGEND:



- Enhanced Architecture Features
- Entry Monument Sign
- Bicycle Racks



Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

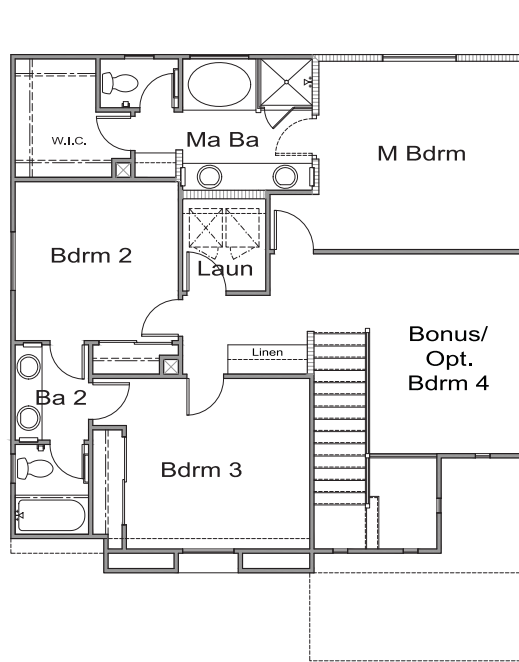
**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

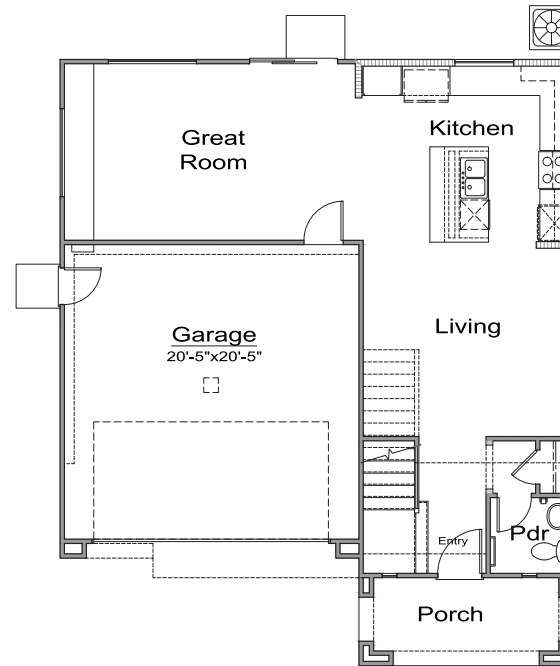


ARCHITECTURAL SITE PLAN  
FOR ILLUSTRATIVE PURPOSES ONLY, SEE CIVIL DRAWINGS FOR MORE INFO

A1.0



SECOND FLOOR



FIRST FLOOR

SUMMARY	
First Floor	774 sf
Second Floor	1061 sf
Total	1835 sf
Garage	415 sf



Architecture + Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849

Steven Waller Co. Inc.  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

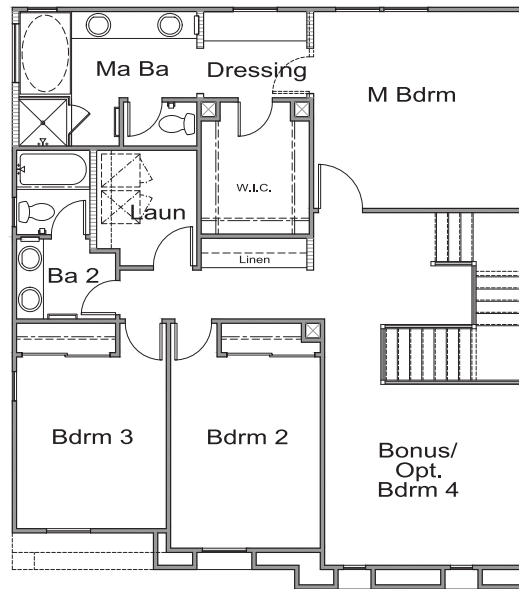
**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

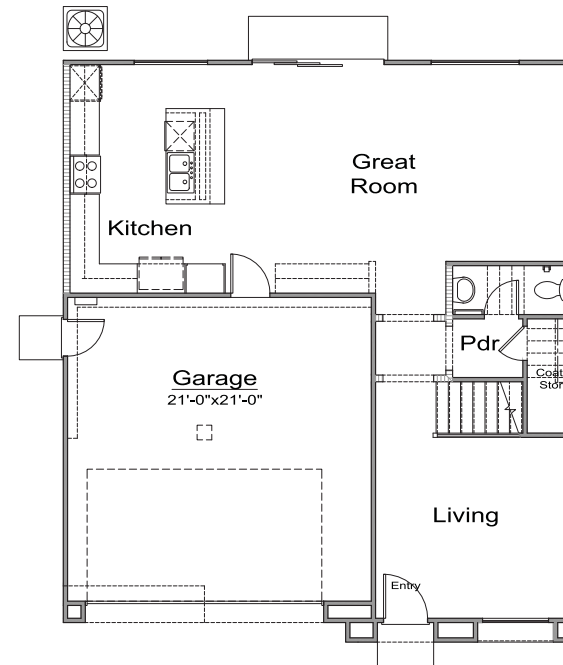


PLAN 1: CONCEPTUAL FLOOR PLANS

A2.0



SECOND FLOOR



FIRST FLOOR

first floor	876 sf
second floor	1231 sf
total	2107 sf
garage	441 sf

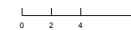


Architecture • Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
888.456.5849

Silver Waller Co. Architects  
7161 Indiana Ave., Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504 • 2015-0747

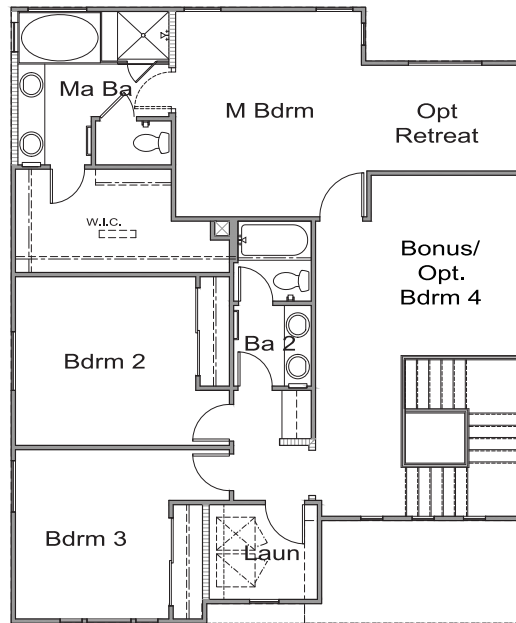
CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017



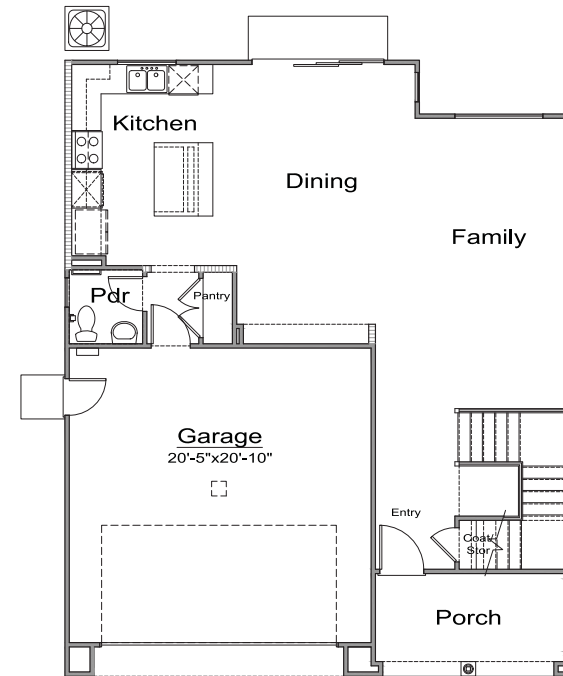
PLAN 2: CONCEPTUAL FLOOR PLANS

A3.0





SECOND FLOOR



FIRST FLOOR

first floor	864 sf
second floor	1234 sf
total	2098 sf
garage	427 sf

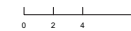


Architecture + Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
888.456.5849

Steven Waller Co. Inc.  
7161 Indiana Ave., Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504  
2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017



PLAN 3: CONCEPTUAL FLOOR PLANS

A4.0



PLAN 1 - SPANISH COLONIAL



PLAN 1 - CRAFTSMAN



PLAN 1 - MONTEREY



Architecture + Planning  
17911 Von Karman Ave., Ste 200  
Irvine, CA 92614  
888.456.5849  
www.ktgy.com

Steven Waller Co. Architects  
7161 Indiana Ave., Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504  
2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

PLAN 1: CHARACTER ELEVATIONS

A2.5





PLAN 2 - SPANISH COLONIAL



PLAN 2 - MONTEREY



PLAN 2 - CRAFTSMAN



Architecture + Planning  
17911 Von Karman Ave. Suite 200  
Irvine, CA 92614  
888.456.5849

Steven Waller Co. Architects  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504 • 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

PLAN 2 CHARACTER ELEVATIONS

A3.5



PLAN 3 - CRAFTSMAN



PLAN 3 - MONTEREY



PLAN 3 - SPANISH COLONIAL



Architecture + Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849

Steven Waller Co. Architects  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA 92504  
2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

PLAN 3: CHARACTER ELEVATIONS

A4.5



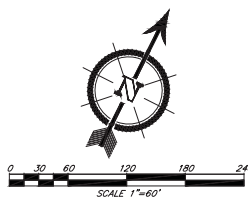
**OPEN SPACE EXHIBIT**  
**9170 INDIANA AVENUE**  
**54 LOT PLANNED RESIDENTIAL DEVELOPMENT**  
**CITY OF RIVERSIDE, CA**  
**JANUARY 2017**



NOT TO SCALE  
THOMAS GUIDE PAGE: 715 GRID: A6

**PRIVATE OPEN SPACE**

LOT	AREA (S.F.)
1	1,144
2	900
3	1,026
4	1,212
5	1,026
6	900
7	1,212
8	2,333
9	2,333
10	675
11	801
12	900
13	801
14	675
15	990
16	801
17	900
18	900
20	900
21	1,000
22	675
23	765
24	675
25	675
26	765
27	765
28	675
29	675
30	765
31	675
32	783
33	969
34	660
35	783
36	990
37	801
38	660
39	969
40	783
41	969
42	675
43	675
44	788
45	969
46	660
47	660
48	990
49	675
50	675
51	969
52	660
53	969
54	969
TOTAL:	48,600



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

**LEGAL DESCRIPTION**  
PARCEL 3 OF PARCEL MAP 13124  
PMB 67/85

**OPEN SPACE LEGEND**

 - PRIVATE OPEN SPACE

 - COMMON OPEN SPACE



PREPARED BY:
SCALE: AS SHOWN
DATE: JANUARY 2017



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

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-17

CITY OF RIVERSIDE

OPEN SPACE EXHIBIT  
9170 INDIANA AVENUE

1  
OF  
1  
SHEETS



Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

CONCEPTUAL LANDSCAPE PLAN

A1.1





Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

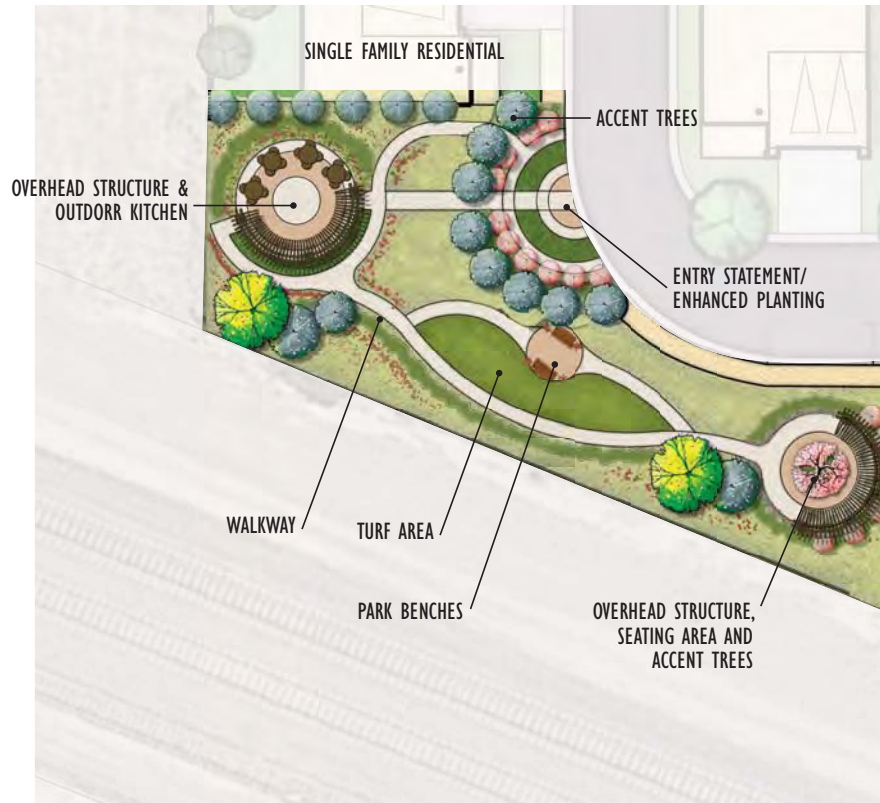
**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

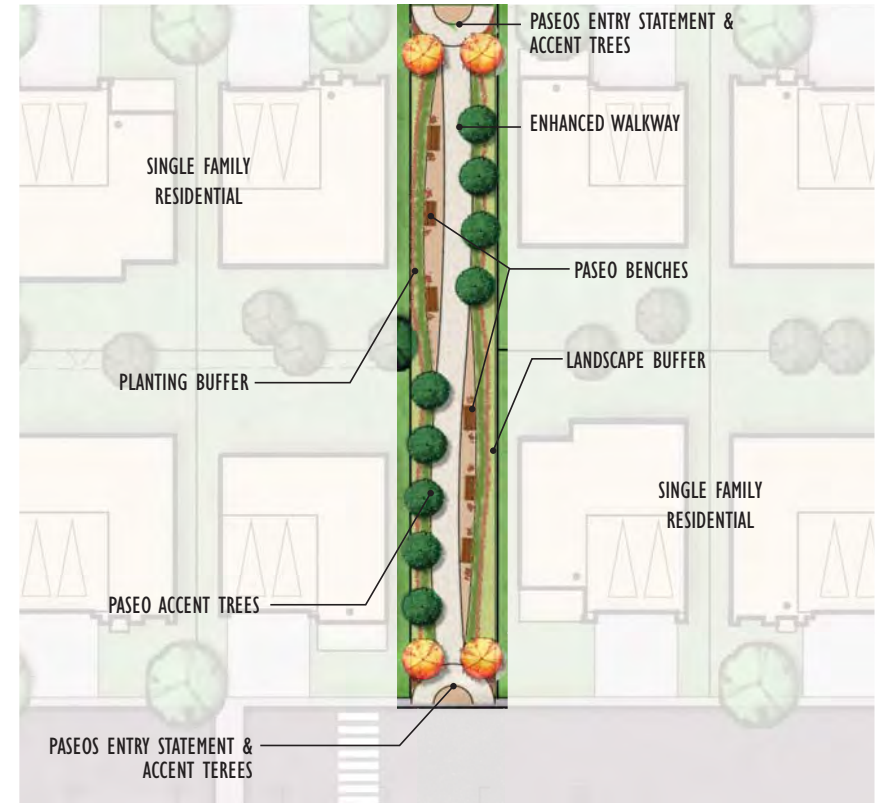
CONCEPTUAL PARK PLAN

A5.2

DETAIL "A"



DETAIL "B"



Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

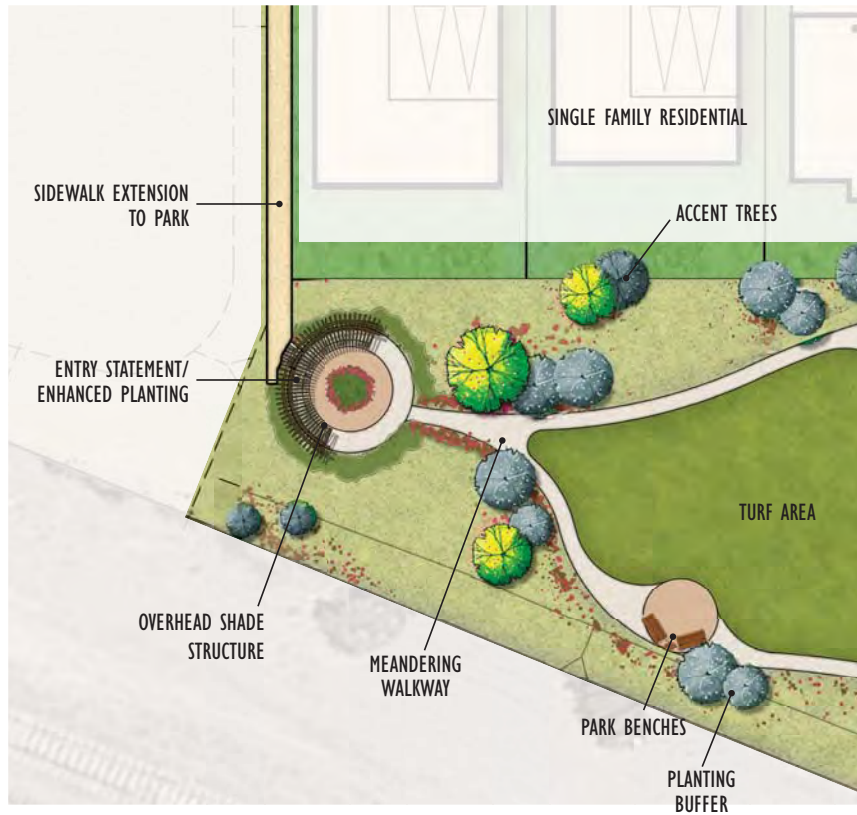
CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

CONCEPTUAL PARK PLAN  
DETAIL "A" AND "B"

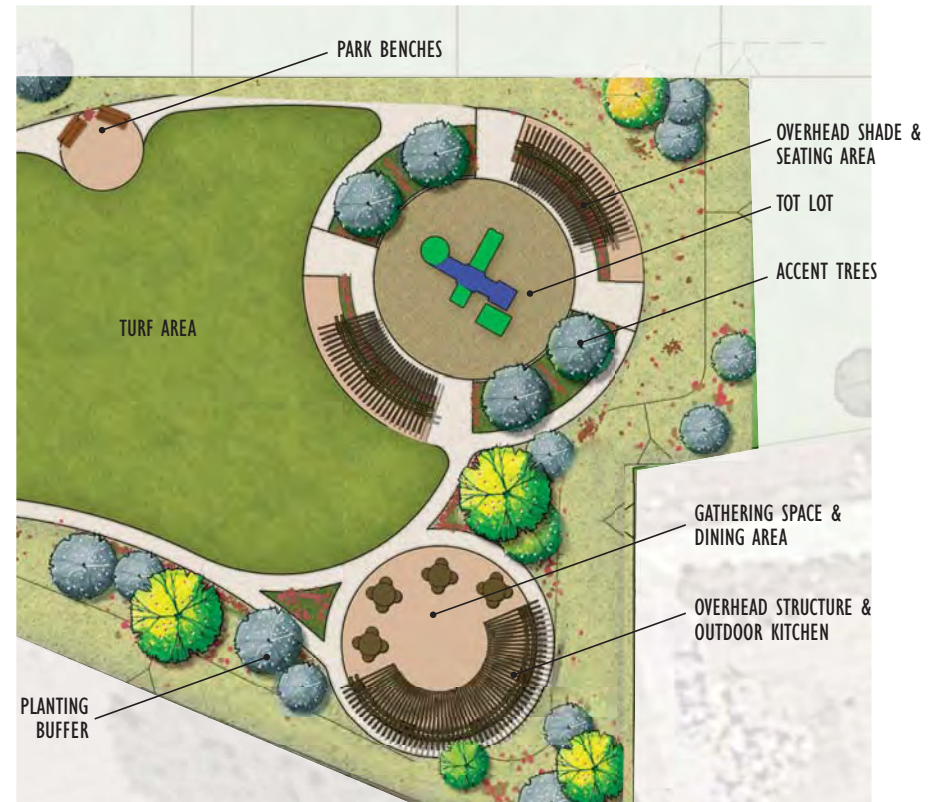
A5.3



DETAIL "C"



DETAIL "D"



Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

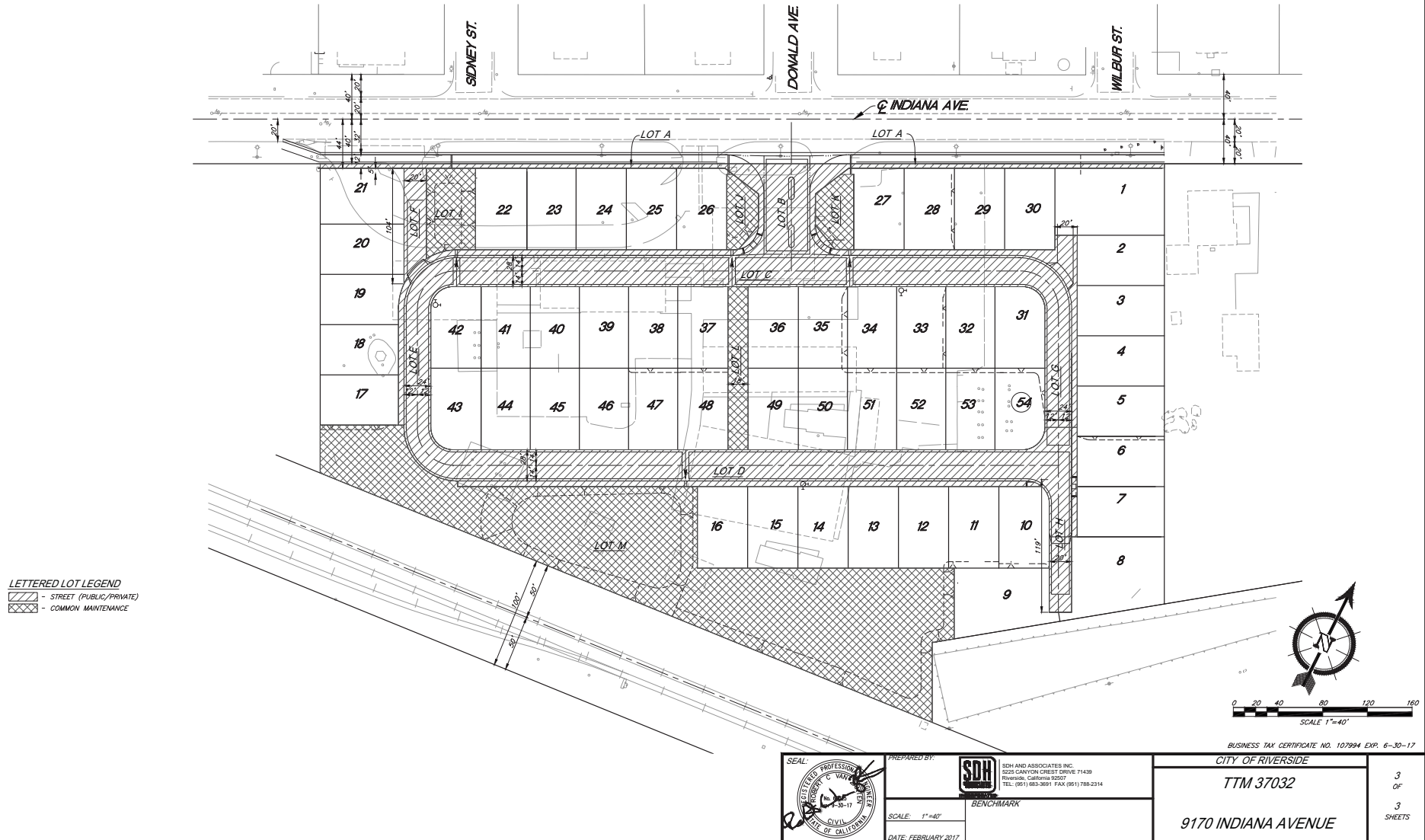
CONCEPTUAL PARK PLAN  
DETAIL "C" AND "D"

A5.4



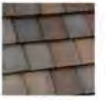





















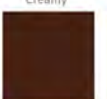



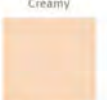













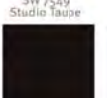












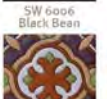


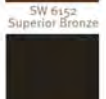


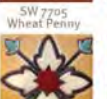






# FENCE AND WALL PLAN



# *PUBLIC & PRIVATE STREET AND COMMON MAINTENANCE DEDICATIONS*





	Monterey			Craftsman			Spanish Colonial		
	1	2	3	4	5	6	7	8	9
Roof	 SCB 8827	 SCB 8828	 SCB 8802	 Country Gray	 Autumn Blend	 Shadow Gray	 SCC 8825	 SCC 8807	 SCC 8830
Body	 SW 7719 Fresco Cream	 SW 7549 Studio Taupe	 SW 7506 Loggia	 SW 6157 Favorite Tan	 SW 7539 Cork Wedge	 SW 6121 Whole Wheat	 SW 7012 Creamy	 SW 7537 Irish Cream	 SW 7529 Sand
Fascia	 SW 7039 Virtual Taupe	 SW 7012 Creamy	 SW 7743 Mountain Road	 SW 6153 Protege Bronze	 SW 7545 Pier	 SW 6097 Sturdy Brown	 SW 1280 Rockwood Med Brown	 SW 6110 Steady Brown	 SW 7545 Pier
Trim	 SW 7548 Portico	 SW 7537 Irish Cream	 SW 7569 Stucco	 SW 7569 Stucco	 SW 7723 Colony Buff	 SW 7537 Irish Cream	 SW 7549 Studio Taupe	 SW 7522 Meadowlark	 SW 6102 Portabella
Siding/ Garage	 SW 2835 Craftsman Brown	 SW 7528 Windsor Greige	 SW 0046 White Hyacinth	 SW 6137/SW 7737 Burlap/Meadow Trail	 SW 7522/SW 6096 Meadowlark/Jute Brown	 SW 6124/SW 6123 Cardboard/Baguette	 SW 2838 Polished Mahogany	 SW 7074 Software	 SW 7598 Sierra Redwood
Shutters	 SW 7674 Peppercorn	 SW 6006 Black Bean	 SW 7675 Sealskin	 SW 6145 Thatch Brown	 SW 6152 Superior Bronze	 SW 6143 Basket Beige	 SW 7701 Wheat Penny	 SW 7705 Wheat Penny	 SW 7705 Wheat Penny
Decorative Tiles	 PD 22	 FD 133-B	 FD 204-B	 SW 6062 Rugged Brown	 SW 2846 Roycroft Bronze Green	 SW 7046 Anonymous	 FD 130-A	 FD 123-A	 FD 133-B
Stone	 Buckskin	 Mosswood	 Mt. Rushmore	 Sawtooth Rustic Ledgerstone	 Cambria Cliffstone	 Sierra Mtn. Ledgerstone			

#### Manufacturers

##### Monterey

Sherwin Williams  
Classic Tile and Mosaic  
Eagle Roofing  
Boral Brick

##### Craftsman

Sherwin Williams  
CertainTeed Composition Roofing  
El Dorado Stone

##### Spanish Colonial

Sherwin Williams  
Classic Tile and Mosaic  
Eagle Roofing



Architecture • Planning  
17911 Von Karman Ave. Ste 200  
Irvine, CA 92614  
888.456.5849  
ktgy.com

Steven Walker Communities  
7161 Indiana Ave. Suite 300  
Riverside, CA 92504

**HAWTHORNE HEIGHTS**  
RIVERSIDE, CA # 2015-0747

CONCEPTUAL DESIGN PACKAGE  
MAY 26, 2017

COLOR AND MATERIAL

A5.1

City of Riverside  
3900 Main Street, Third Floor / Planning Division  
Riverside, Ca 92522

RE: Hawthorne PRD 233-180-007-6 & 233-170-001-9

Dear Ms. Tang,

Thank you for your help on our Hawthorne Development of 54 SFR gated community.

As you know we are bringing this project at an old RUSD school site which has fell into disrepair in the last few years. The new community will be a positive feature in the neighborhood. It will reduce vagrancy and vandalism that has been a problem on site and in the area.

As we have discussed the following are the variance justifications:

**Variance:** Setback from front property line along Indiana Ave and south perimeter property line – 20 feet required.

**Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?**

Yes: This project is providing for a 20' setback along the other three edge conditions per the new PRD standard. However this project was submitted under the prior requirements. The setback along Indiana has been increased to allow for 10.5' of landscaping along the property wall and with a 6.5' sidewalk the project wall is 17' from the street. This is consistent with the new sidewalk that was recently poured by the city along the property to the West and the reverse frontage along the residential across Indiana.

**Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification?**

Yes: The proximity to the rail line requires residences to be held at least 80' away along the southerly property line. This puts pressure along the Northern edge at Indiana.

**Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?**

No: The project continues the existing pattern along Indiana with additional landscaping provided and maintained by a professionally managed HOA.

**Will the granting of such variance be contrary to the objectives of any part of the General Plan?**

No: This variance will help fulfill the General Plan objective of providing a variety of housing types and focusing density along major transportation corridors.

**Variance:** To allow 5-foot landscaped and wall setbacks along Indiana Avenue where 20 feet is required.

**The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.**

Yes; This project is bordered along the rear property line by the railroad serving BNSF and Metrolink. In order to minimize the effect of the noise disturbance we have placed a large open space along this Southern property line. In addition we have placed the homes a minimum of 80' from the tracks. With the size of this buffer the front of the property has been impacted by 9.5 feet.

**There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.**

Yes; With the location of the rail lines along the largest part of the property the project seeks to minimize any impacts by focusing the placement of the homes toward the front of the property.

**The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.**

No; The granting of this request will improve the neighborhood and public welfare by providing a buffer to the rail lines that do not currently exist with a large open space, residences and sound walls.

**The granting of this request will not be contrary to the objectives of the General Plan.**

No. This variance will help fulfill the General Plan objective of providing a variety of housing types and focusing density along major transportation corridors.



**Variance:** To allow fences and walls higher than permitted by Code.

**Will the strict application of this title result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?**

Yes. The 6.8 acre property is bounded by a public street along the northerly side (Indiana Avenue) and existing railroad Right-of-Way along the southerly side. The total elevation difference within these established and improved boundaries is approximately 10 feet.

- a. Establishing private street alignments and grades coupled with appropriate building pad elevations for this small-lot subdivision is very restricted, due to the necessity to provide functional vehicular and pedestrian access throughout the site. Further, the project is required to intercept and treat surface flows within the site to comply with water quality regulations. As a result, the project site cannot be developed without elevating a portion of the site.
- b. Eliminating or reducing the height of proposed retaining walls would require use of 2:1 graded slopes, which would encumber significant portions of the site, resulting in loss of dwelling units, negative impacts to common amenity areas and/or utilize less desirable water quality features.

**Are there special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under identical zoning classification?**

Yes. The topography of the adjacent public street and railroad Right-of-Way which abut the site, have created a pronounced elevation change across the parcel. The total vertical difference within these established and improved boundaries is approximately 10 feet.

- a. The alignment of the established public street and railroad Right-of-Way are limiting factors in development of the subject property. The proposed small-lot subdivision with internal private streets and common amenities, limits the project's ability to accommodate the vertical transition within the site.

**Will the granting of such variance be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located?**

No. The granting of the variance will allow the parcel to develop in a manner that is compatible with the surrounding developments and in accordance with the Zoning Code.

- b. The limits and heights of proposed retaining walls have been reduced to the maximum extent practicable.
- c. The proposed grading design will not result in adverse effects to surface drainage in the area.

**Will the granting of the variance be contrary to the objectives of any part of the General Plan?**

No. The granting of the variance will allow the property to develop in a manner that is consistent with the Zoning Code for Planned Residential Developments.

This community at the old Hawthorne Elementary site will be a compliment to the neighborhood, be well served by the many local amenities and provide for a variety of housing types in our City.

Sincerely,

Steve Berzansky  
Steven Walker Communities