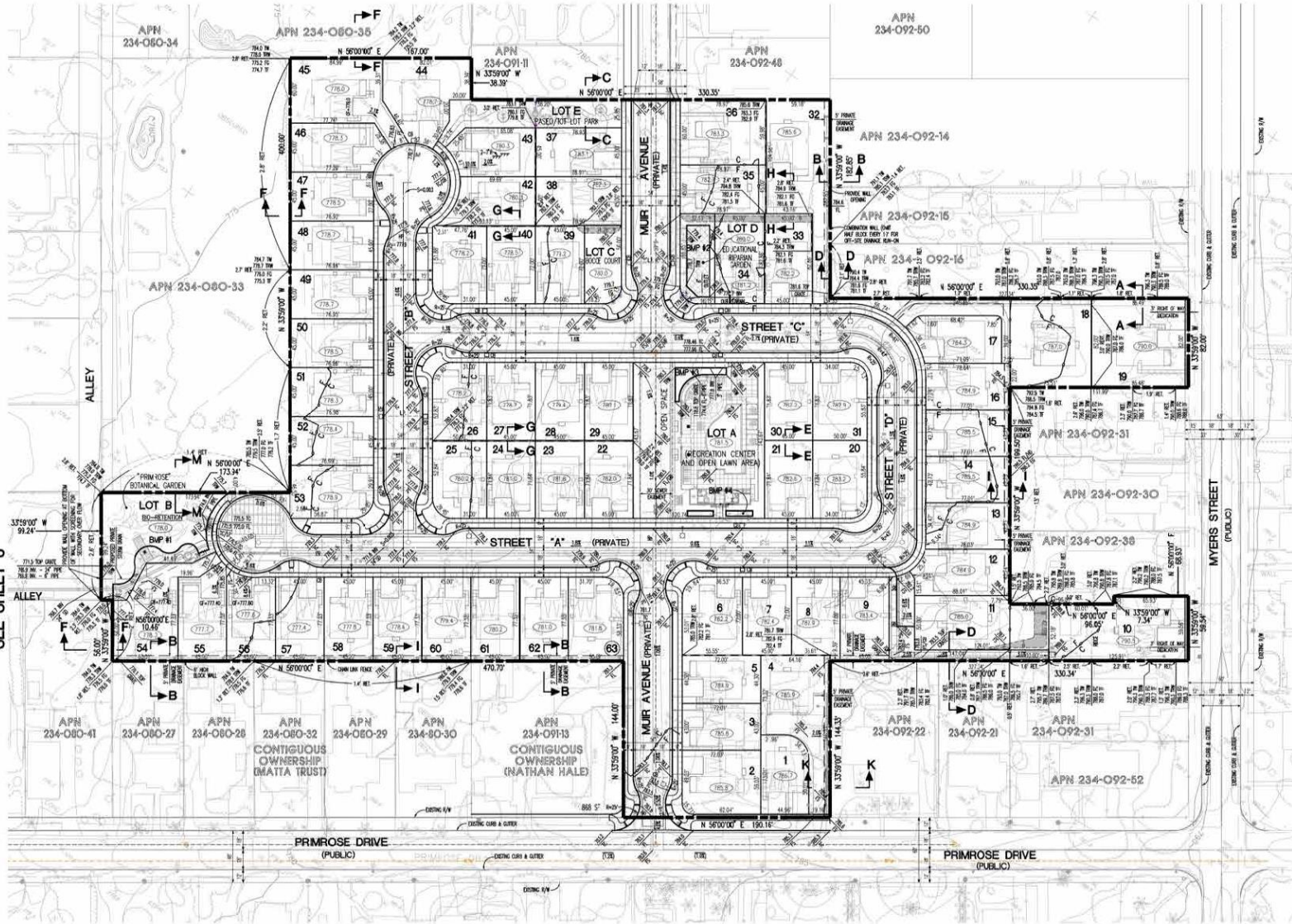


SEE SHEET 6



- LEGEND**
- PROPOSED CURB & GUTTER
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - COMBINATION WALL
 - BLOCK WALL
 - DAYLIGHT LINE
 - 2:1 SLOPE
 - PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - HIGHEST NUMBER OF RESIDENTIAL LOTS
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT

EARTHWORK SUMMARY

	CY	FILL
MASS EXCAVATION	10,965	8,304
IMPORTATION (5000)	-	1,708
IMPORTATION (500 FT)	-	2,840
PAID OVERLAY (50 FT)	45,420	52,857
BROKE	8,440	8,440
STREET OVERLAY (50 FT)	8,440	8,440
TOTAL EARTHWORK	70,665	70,665
		BALANCE DATE

BMP-8-BIOTENTION FACILITY
DETAILS ON SHEET 7

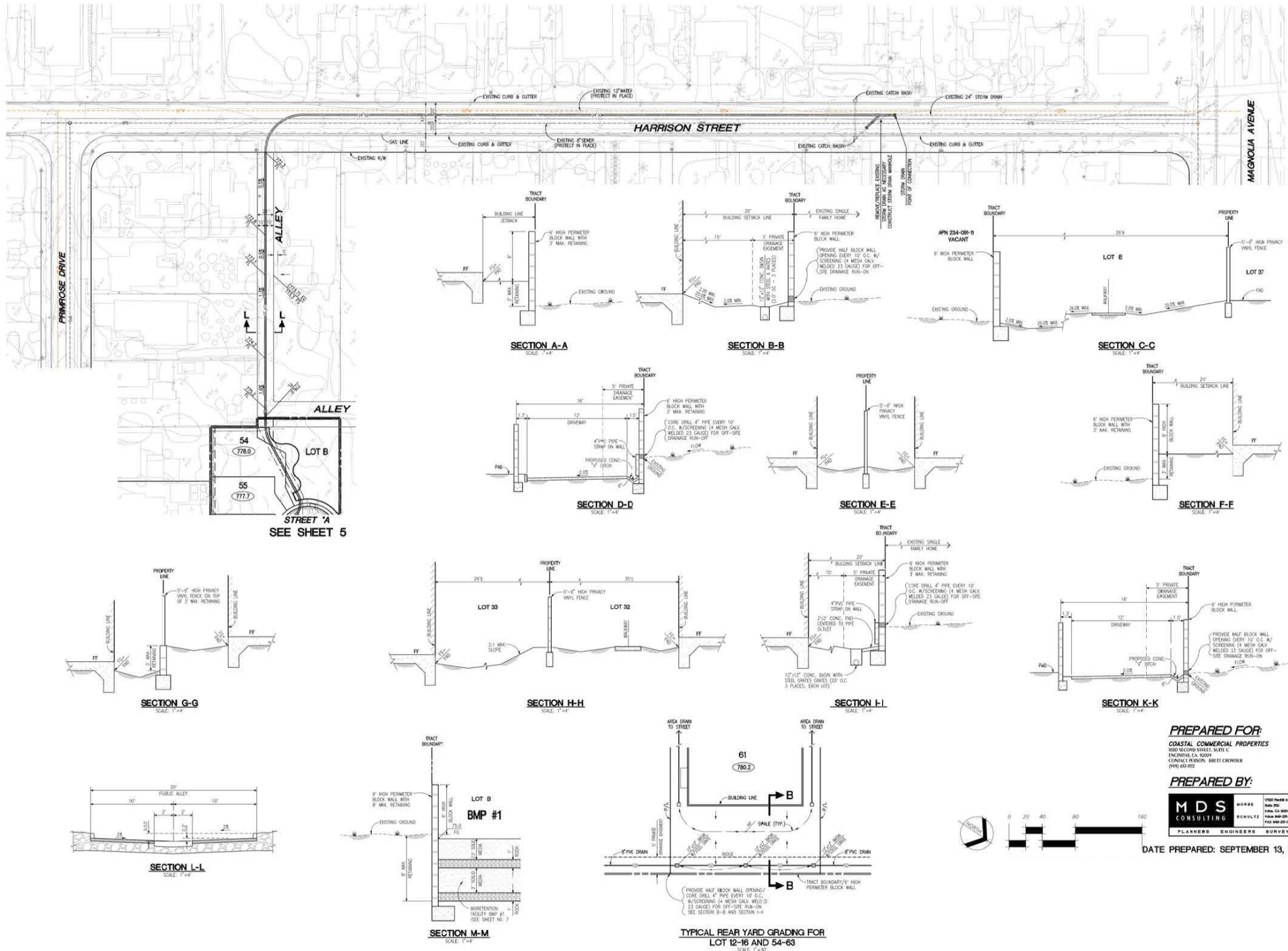
PREPARED FOR:
COASTAL COMMERCIAL PROPERTIES
3000 SECOND STREET, SUITE C
ENCINITAS, CA 92036
CONTACT PERSON: BRIET CROWDER
(949) 432-8022

PREPARED BY:
MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

DATE PREPARED: SEPTEMBER 13, 2017

TENTATIVE TRACT NO. 37219 CONCEPTUAL GRADING PLAN

Exhibit 6 - Project Plans (Grading Plan)



PREPARED FOR:
COASTAL COMMERCIAL PROPERTIES
 1000 SECOND STREET, SUITE C
 ENCINITAS, CA 92039
 CONTACT PERSON: BRETT CROWDER
 (PH) 619.882.8882

PREPARED BY:



DATE PREPARED: SEPTEMBER 13, 2017

Exhibit 6 - Project Plans (Grading Plan)

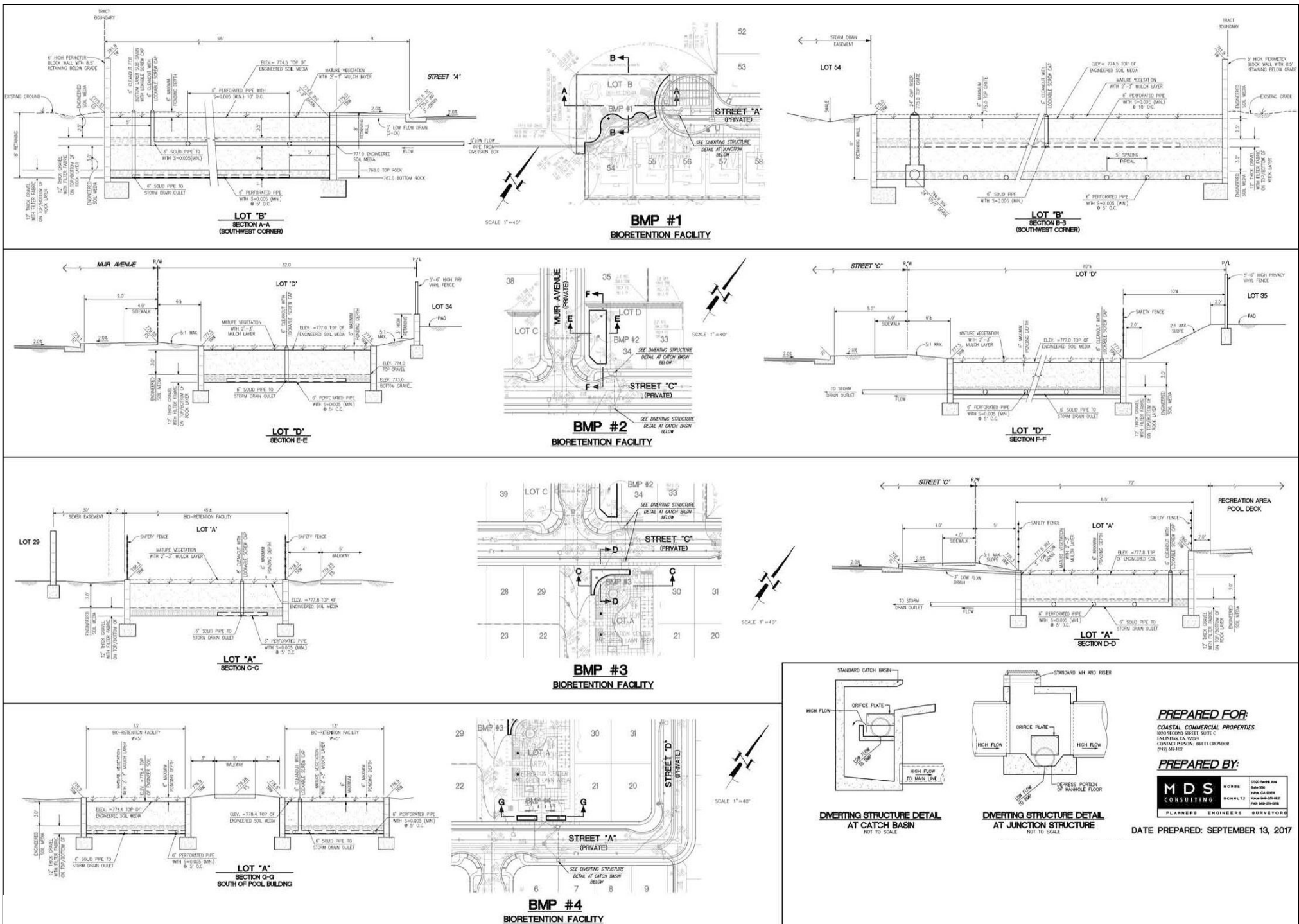
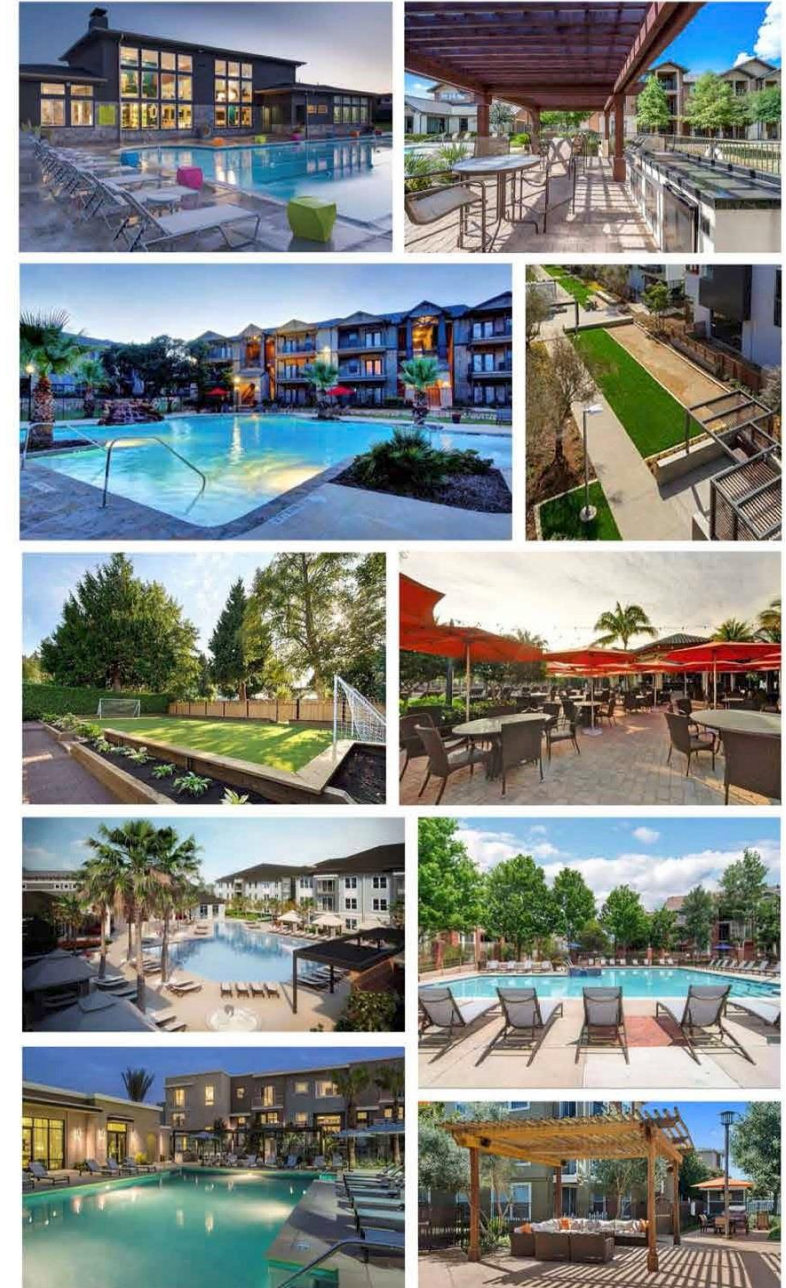


Exhibit 6 - Project Plans (Grading Plan)



PRIMROSE

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 16-102

DATE 09/14 | 17

1" = 8'-0" SCALE NORTH

RECREATION CENTER ENLARGEMENT PLAN



Exhibit 6 - Project Plans (Conceptual Landscape Plans)



"PRIMROSE BOTANICAL GARDEN"
(PASSIVE VIEWING GARDEN WITH FLOATING ISLANDS
PLANTED WITH VARIOUS COLORFUL PRIMROSE PLANTS)



"BOCCE COURT PARK"

"RAIN GARDEN PARK"



FITNESS AND TOT-LOT PARK
(SWEAT & PLAY)

PRIMROSE

RIVERSIDE | CA

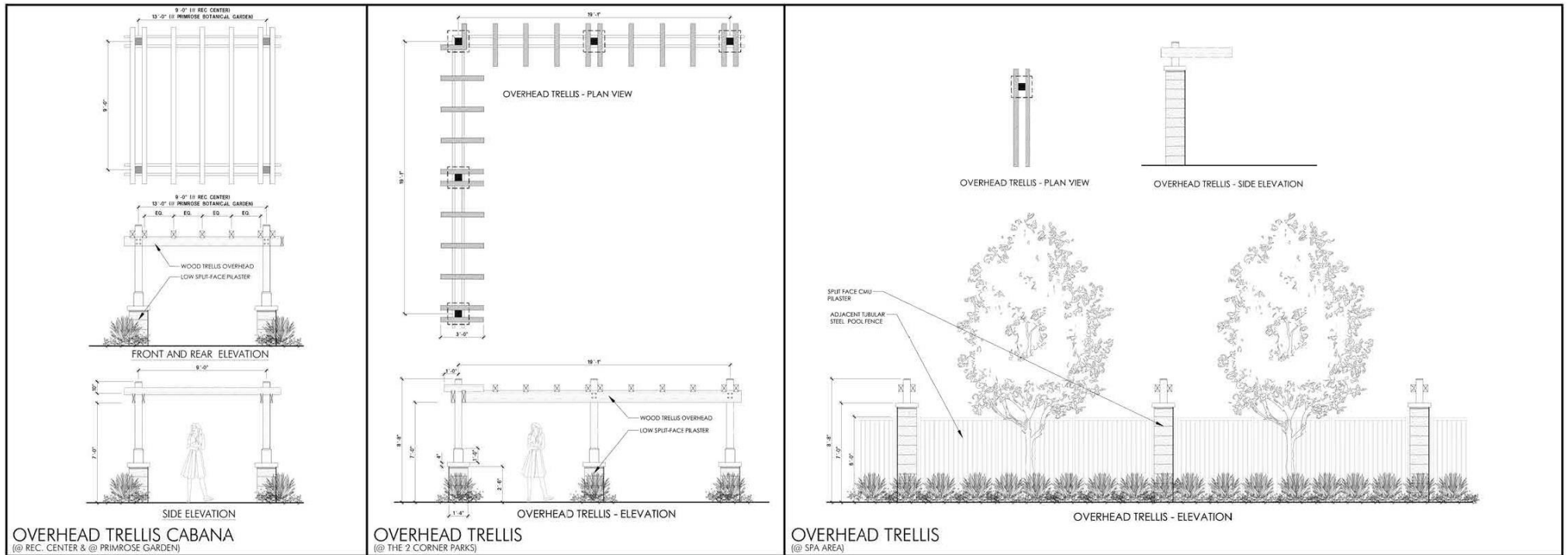
COASTAL COMMERCIAL PROPERTIES | 16-102

DATE 09 | 14 | 17

1" = 8'-0" SCALE
0 8 16
NORTH



PARK ENLARGEMENT & OPEN SPACE



PB Robots Theme
90651-4-1 December 31, 2015

TOT-LOT EQUIPMENT (N.T.S.)

landscape structures

Better playgrounds. Better world.
playisi.com

Proudly presented by:

landscape structures
(OR SIMILAR)

Greenfields Outdoor Fitness

TWO-PERSON CROSS COUNTRY SKI
GR2005-1-26
Equipped with **SafeStop**

- Strengthens leg muscles
- Improves cardiovascular endurance
- Helps recover some lost agility
- Great social activity

VIEW THE VIDEO

Two-Person Back & Arms Combo
GR2005-1-42

- Strengthens back, biceps, triceps and chest
- Can be used by two people simultaneously

VIEW THE VIDEO

4-PERSON LOWER BODY COMBO
GR2005-1-21

- Strengthens legs, glutes, buttocks, triceps, shoulders, chest and core
- Strengthens lower back and rear thigh
- Great social activity

VIEW THE VIDEO

4-PERSON PENDULUM, AES & DIPS STATION
GR2005-1-22

- Strengthens upper body: biceps, triceps, lower back and abdominals
- Lowers hips and aids
- Can be used by four people simultaneously

VIEW THE VIDEO

FITNESS EQUIPMENT (N.T.S.)

(GREENFIELD OUTDOOR FITNESS OR SIMILAR)

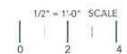
PRIMROSE

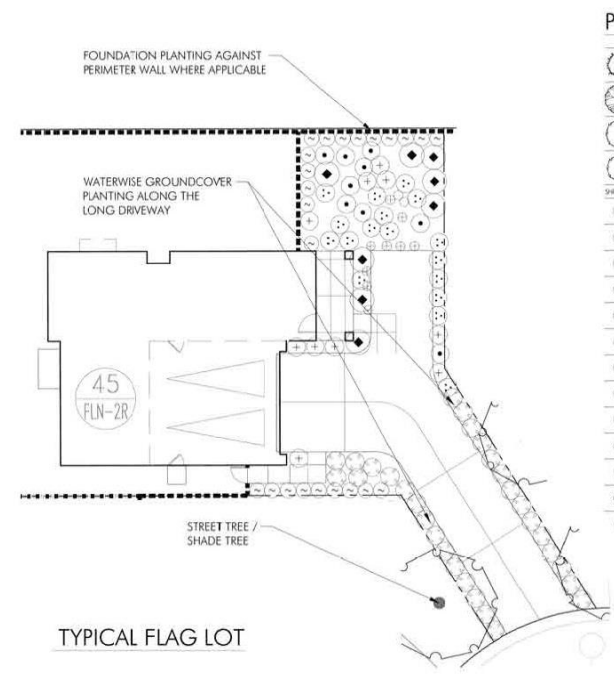
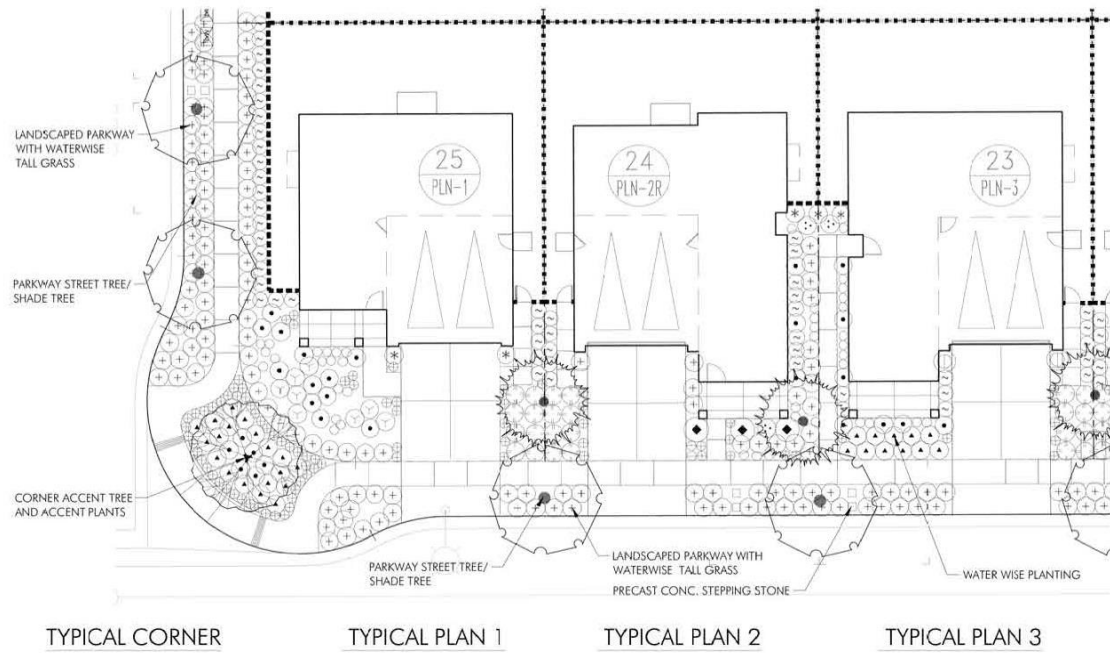
RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 16-102

DATE 09/14 | 17

OVERHEAD TRELLIS ELEVATIONS & AMENITY CUT SHEETS





PLANTING LEGEND

	Arbutus unedo / Octoberfest / Strawberry Tree
	Cercidium floridum / Blue Palo Verde
	Koeleria bipinnata / Chinese Flame Tree
	Ligustrum japonicum / Wax Leaf Privet
	Senecio mandraliscae / Blue Chalk Sticks / Senecio
	Stipa tenuissima / Finestem Needlegrass
	Bougainvillea x San Diego Red / Bougainvillea
	Aeonium urbicum / SideSalad / Dinner Plate Aeonium
	Agave desertiana / Dwarf Century Plant
	Aloe x spinosissima / Aloe
	Euphorbia tirucalli / Sticks on Fire / Pencil Tree
	Yucca filamentosa / Bright Edge / Adam's Needle
	Carissa macrocarpa / Boxwood Beauty / Beauty Natal Plum
	Prunus c. Bright n Tight / Carolina Laurel
	Festuca mairei / Atlas Fescue
	Juniperus c. Blue Point / Blue Point Juniper

IMAGES OF TYPICAL WATERWISE PLANTING



PRIMROSE

RIVERSIDE | CA

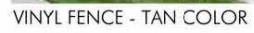
COASTAL COMMERCIAL PROPERTIES | 16-102

DATE 09 | 14 | 17

1" = 8'-0" SCALE
0 8 16

TYPICAL FRONT YARD PLANTING (WATERWISE PLANTING)





5'x5" HIGH PRIVACY VINYL FENCE & GATE

6 HIGH PERIMETER C.M.U. BLOCK WALL
(WALL TO HAVE SPLIT-FACE FINISH WHEN
FACING STREET, PARKS, REC. CENTER OR
COMMON AREA. WALL TO HAVE PRECISION
FINISH WHEN FACING THE REAR/SIDE YARD).

* NOTE: WALL / FENCE MIGHT SIT ON TOP OF RETAINING WALL (WHERE APPLICABLE). REFER TO RETAINING WALL PLANS BY CIVIL ENGINEER. (RETAINING WALL COLOR AND FINISH TO MATCH PERIMETER CMU BLOCK)