

Project Description Tentative Tract 37593

November 2, 2018

APN(s): 266-100-010-0

266-100-11-1

266-140-001

20.12 Total Acres

The proposed project being submitted to the City of Riverside is for the entitlement of a Planned Residential Development (PRD) located at the southerly intersection of Wood Road and Lurin Avenue. While this project is being submitted as a PRD, 3 other reviews are being requested on this project as well. These reviews consist of a Tentative Tract Map (TTM) submittal, A Specific Plan Amendment (SPA) submittal, and a design review. It should be noted that this project was previously submitted to the City for a Conceptual Development Review (P18-0548). The project has been revised and has addressed the comments that were generated with this conceptual review.

This project proposes ninety (90) lots that are evenly split on either side of Wood Road. The Westerly side of the project has formerly been graded. It is also worth noting that improvement plans had previously been approved for this site and a majority of those improvements have been installed on said Westerly side. This project proposes to map over those improvements, remove them and construct new infrastructure that better suites the projects needs and functionality of the land. The existing topography for the site generally runs from the Northwest and drains towards the southeast. Bio retention facilities are located along the easterly boundaries that will clean the storm water before it leaves each site. There are also eco rain systems located under each bio retention facility that will be utilized to increase the mitigated increase in storm runoff generated by the site construction. It should also be mentioned that an offsite sewer main will need to be constructed for approximately 1000 +/- feet running east down Lurin Avenue as it is the closest sewer connection.