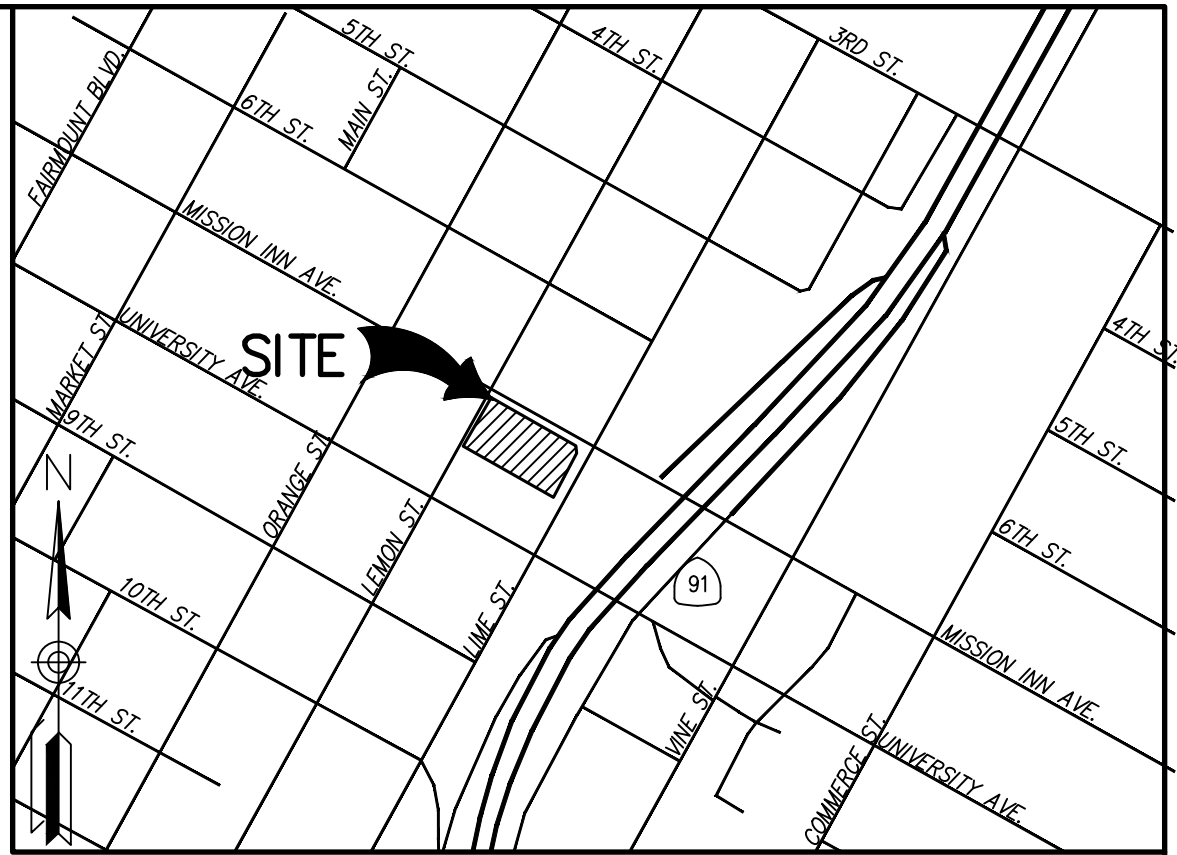


CONCEPTUAL GRADING AND WET UTILITY PLAN
3466 MISSION INN AVENUE
CITY OF RIVERSIDE
MARCH 2021



VICINITY MAP

THOMAS GUIDE - PAGE 685 H-4 (2005 EDITION)
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST
NOT TO SCALE

OWNER

GREENS INV 10, LLC
8815 RESEARCH DRIVE
IRVINE, CA 92618
PH: (949) 322-1760
CONTACT: ATMAN KADAKIA

ARCHITECT

AXIS GFA
1000 BRANNAN STREET, SUITE 404
SAN FRANCISCO, CA 94103
PH: (415) 371-1400

ENGINEER

WOODARD GROUP
3585 MAIN STREET, STE 205
RIVERSIDE, CA 92501
PH: (951) 907-5077
CONTACT: ANDREW C. WOODARD

REPRESENTATIVE

OVERLAND DEVELOPMENT COMPANY
3870 MAIN STREET, UNIT 201
RIVERSIDE, CA 92501
PH: (909) 227-4180
CONTACT: ANDREW WALCKER

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED ON FIELD TOPO SURVEY PERFORMED BY RICK ENGINEERING (2018).

LEGAL DESCRIPTION

APN: 213-281-006
0.33 ACRES M/L IN POR BLK. 7, RANGE 4 OF TOWN OF RIVERSIDE, MB 007/017 OF MAPS, RECORDS, SB. CO.

APN: 213-281-007
0.04 ACRES M/L IN POR BLK. 7, RANGE 4 OF TOWN OF RIVERSIDE, MB 007/017 OF MAPS, RECORDS, SB. CO.

APN: 213-281-009
0.58 ACRES M/L IN POR BLK. 7, RANGE 4 OF TOWN OF RIVERSIDE, MB 007/017 OF MAPS, RECORDS, SB. CO.

ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
213	281	006
213	281	007
213	281	008
213	281	009

ACREAGE EXISTING

APN: 213-281-006	0.33 ACRES; 14,509 S.F.
APN: 213-281-007	0.04 ACRES; 15,076 S.F.
APN: 213-281-008	0.00 ACRES; 187 S.F.
APN: 213-281-009	0.58 ACRES; 25,104 S.F.
GROSS	0.95 ACRES; 54,876 S.F.
EXISTING EASEMENT	0.00 ACRES; 187 S.F.
NET	0.95 ACRES; 54,689 S.F.
GRANT OF EASEMENT (APN:213-281-008)	0.00 ACRES; 187 S.F.
DISTURBED AREA	0.54 ACRES; 23,550 S.F.

ACREAGE PROPOSED

PARCEL 1	0.39 ACRES; 16,802 S.F.
PARCEL 2	0.56 ACRES; 24,395 S.F.

ZONING/LAND USE/GENERAL PLAN

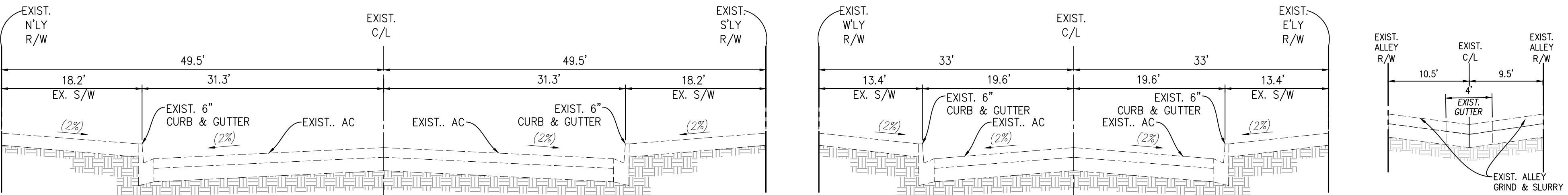
EXISTING ZONING:	DSP - DOWNTOWN SPECIFIC PLAN
EXISTING LAND USE:	VACANT (PARKING LOT)
EXISTING GENERAL PLAN:	RAINBOW DISTRICT
PROPOSED ZONING:	SAME NO CHANGE
PROPOSED LAND USE:	MIXED-USE HOTEL
PROPOSED GENERAL PLAN AMENDMENT:	SAME NO CHANGE

UTILITY PROVIDERS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
ELECTRICITY:	CITY OF RIVERSIDE
GAS:	THE GAS COMPANY
TELEPHONE:	VERIZON
TELEVISION:	AIR WAVES / CHARTER COMMUNICATIONS

FEMA FLOOD ZONE DESIGNATION

ZONE X - BASE FLOOD ELEVATIONS DETERMINED.
FLOOD INSURANCE RATE MAP
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.
PANEL 726 OF 3805
MAP NUMBER 06065C0726G
EFFECTIVE DATE:
AUGUST 28, 2008



MISSION INN AVENUE

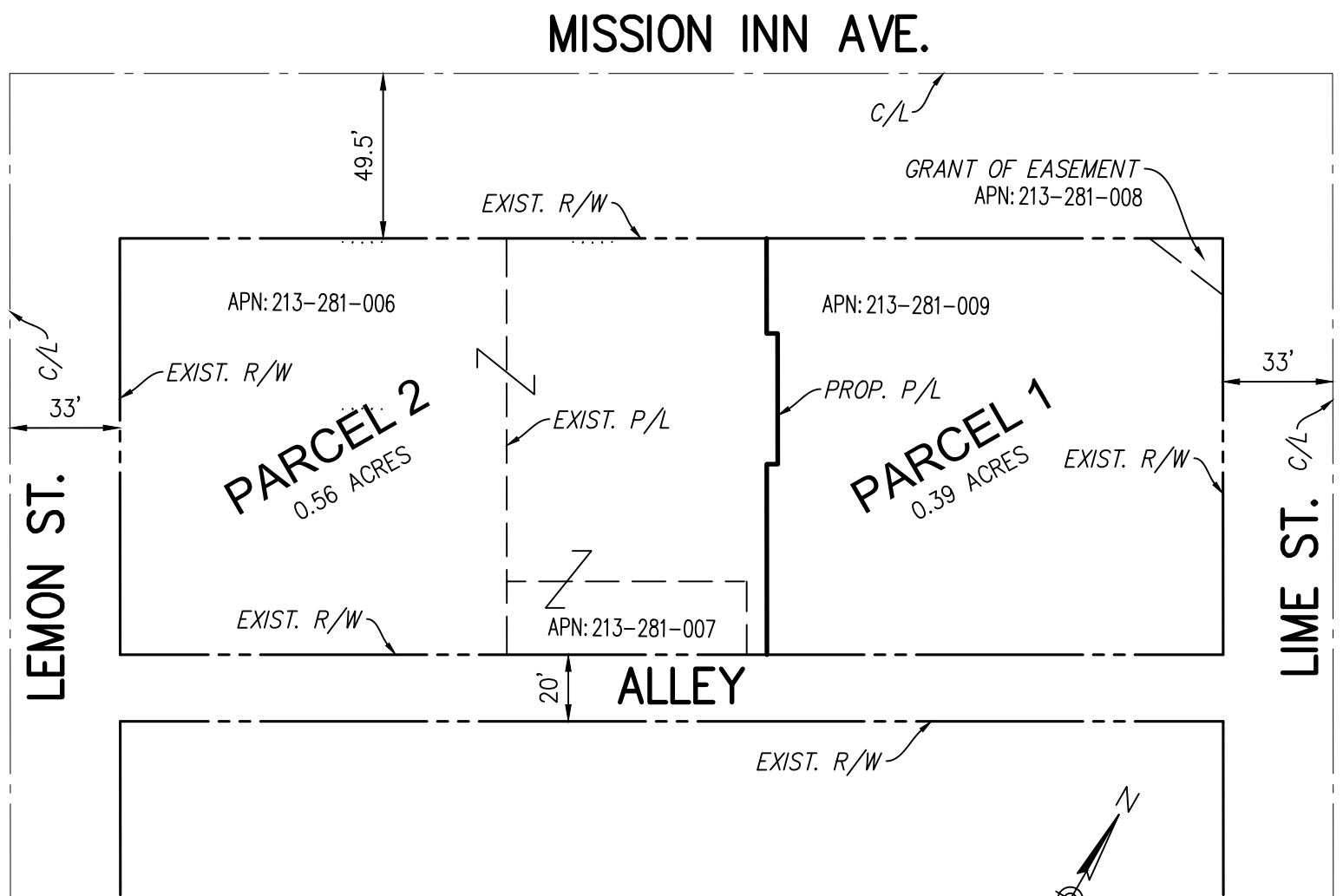
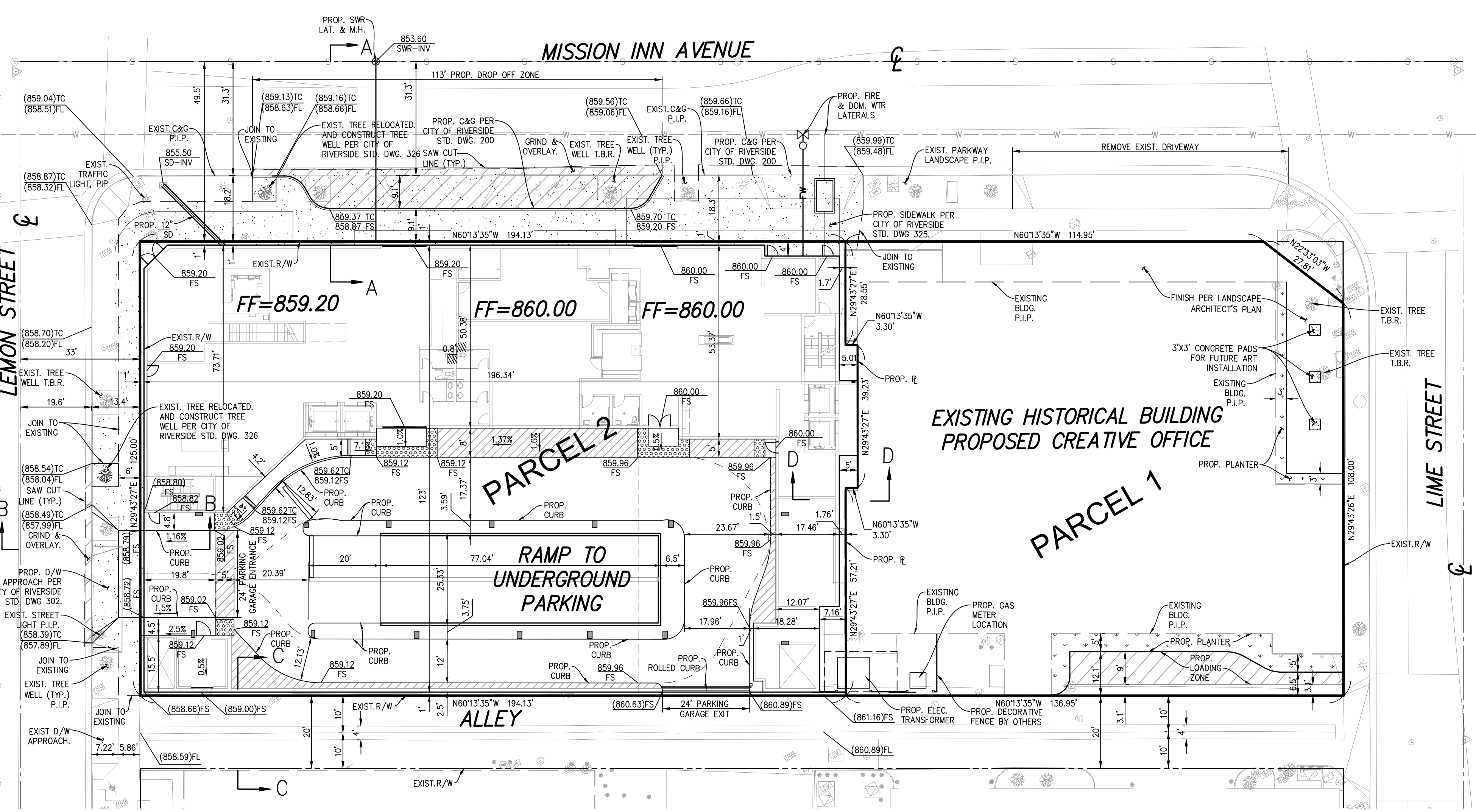
NOT TO SCALE

LEMON STREET

NOT TO SCALE

SECTION @ ALLEY

NOT TO SCALE



INDEX MAP

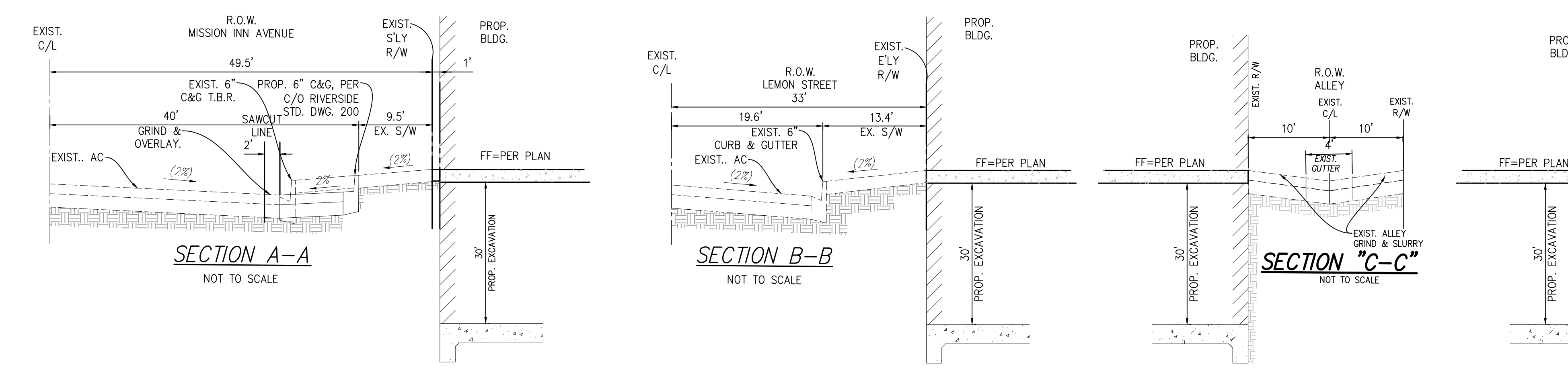
SCALE: 1"=50'

ABBREVIATIONS

R/W	RIGHT OF WAY
P/L	PROPERTY LINE
EXIST.	EXISTING
PROP.	PROPOSED
S.F.	SQUARE FEET
D/W	DRIVEWAY
S/W	SIDEWALK
M.H.	MANHOLE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
TG	TOP OF GRATE
INV.	INVERT
S.D.	STORM DRAIN
EG	EXISTING GROUND
T.B.R.	TO BE REMOVED
P.I.P.	PROTECT IN PLACE
P.P.	POWER POLE
F.H.	FIRE HYDRANT
L/S	LANDSCAPE
C&G	CURB AND GUTTER
N.A.P.	NOT A PART

LEGEND

---	EXISTING PROPERTY LINE
- - -	PROPOSED RIGHT OF WAY
- . -	EXISTING RIGHT OF WAY
- - -	EXISTING CENTERLINE
- - -	PROPOSED CURB
- - -	EXISTING CURB
- - -	PROPOSED SIDEWALK
- - -	EXISTING SIDEWALK
- - -	EXISTING DIRT ROAD
- - -	PROPOSED PARKING STRIPE
- - -	EXISTING EASEMENT
- - -	EXISTING CONTOUR MAJOR
- - -	EXISTING CONTOUR MINOR
- - -	EXISTING FENCE
- - -	EXISTING BUILDING
- - -	EXISTING CONCRETE
- - -	PROPOSED UNDERGROUND UTILITY
- - -	EXISTING UNDERGROUND UTILITY
- - -	EXISTING EDGE OF PAVEMENT
- - -	PROPOSED EDGE OF PAVEMENT
- - -	EXISTING CONTOUR ELEVATION
- - -	EXISTING SPOT ELEVATION
- - -	PROPOSED CONCRETE HARDSCAPE



SECTION A-A

NOT TO SCALE

SECTION B-B

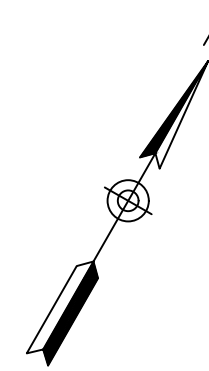
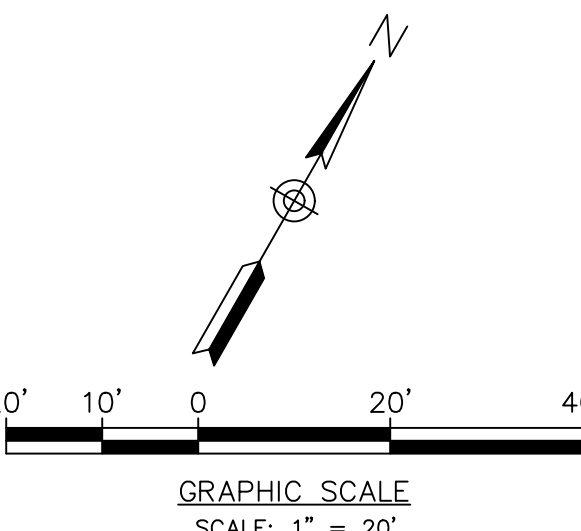
NOT TO SCALE

SECTION C-C

NOT TO SCALE

SECTION D-D

NOT TO SCALE



MARK	REVISIONS	DATE	BY
CITY OF RIVERSIDE CONCEPTUAL GRADING AND WET UTILITY PLAN 3466 MISSION INN AVENUE			
FOR: GREENS DEVELOPMENT COMPANY			
SCALE:	1"=20'	W.O.	1007
DATE:	03/2021	SHEET	1
DESIGNED:	JC	OF 1 SHEETS	
CHECKED:	ACW	DWG. NO.	1007
PLN CK REF:			
F.B.			