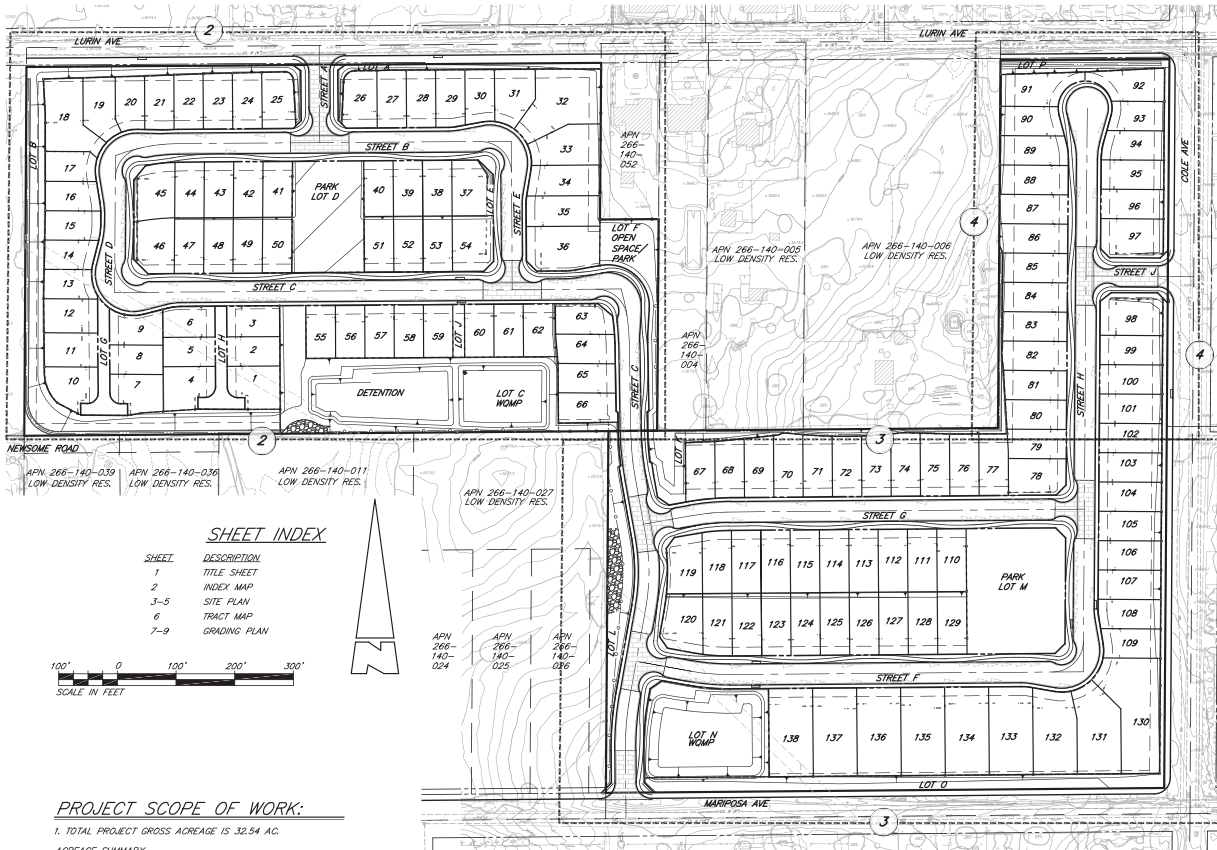


OPEN SPACE PLAN



SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	INDEX MAP
3-5	SITE PLAN
6	TRACT MAP
7-9	GRADING PLAN

100' 0 100' 200' 300'
SCALE IN FEET

PROJECT SCOPE OF WORK:

- TOTAL PROJECT GROSS ACREAGE IS 32.54 AC.
- ACREAGE SUMMARY

ITEM	ACREAGE	PERCENT
A. LOT GROSS AREA	18.32	56%
B. DRAINAGE (WOMP BASIN)	2.43	7%
C. SLOPES	2.55	8%
D. PARKS	1.60	5%
E. DRIVEWAY	0.23	1%
F. ROW TO ROW	7.35	23%
- EXISTING GENERAL PLAN DESIGNATION: LDR- LOW DENSITY RESIDENTIAL (3-6 DU/AC)
- EXISTING ZONING: RE, R-1-1/2, R-1-13000
- PROPOSED ZONING: RE, R-1-1/2, R-1-13000
- PROPOSED NO. OF DWELLING UNITS: 138 LOTS.
- PROPOSED PROJECT DENSITY: 3.86 DU/AC.
- MINIMUM LOT SIZE: 4,335 SQ. FT.
- AVERAGE LOT SIZE: 5,781 SQ. FT.
- ZONING OF SURROUNDING PROPERTY: R-1-13000
- AVERAGE NATURAL SLOPE OF SITE: 0.53%

LETTERED LOTS:

LOT NO.	GROSS AREA (SQFT)	DESCRIPTION
A	5,338	SLOPE
B	45,160	SLOPE
C	66,150	WOMP BASIN
D	23,378	PARK/OPEN SPACE
E	865	SLOPE
F	13,282	PARK/OPEN SPACE
G	5,177	DRIVEWAY
H	4,853	DRIVEWAY
I	1,800	DRAINAGE AREA
K	15,839	SLOPE
L	15,615	SLOPE
M	35,727	PARK/OPEN SPACE
N	37,711	WOMP BASIN
O	20,012	SLOPE
P	8,487	SLOPE
TOTAL LOT AREA=	240,607	
MAX LOT AREA=	64,009	
MIN LOT AREA=	865	

PARK/OPEN SPACE

LOT	AREA IN
LOT "A"	39,477
LOT "B"	13,282
LOT "M"	35,727
TOTAL	72,367
PARK AREA REQ. (84,000 SQFT)	84,000

STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

MATTHEW L. LANINOVICH, P.E.

DATE



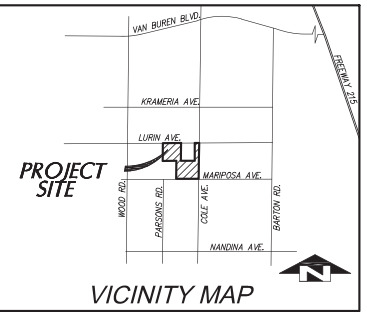
SETBACK INFORMATION:

	RE, RR & R-1-1/2 AC. (Except R-1-1/2)	R-1 zones
Setbacks from Project Perimeters	Same as base zone. The setback shall be fully landscaped and no fences or walls shall be permitted to encroach into the setback.	
Adjacent to Public Street	25 ft.	20 ft.
Adjacent to Perimeter Property Lines	25 ft.	20 ft.
Setbacks Within Project Boundaries (May be modified in conjunction with the PRD):		
Front Yard Setback	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.
Rear Yard Setback	15 ft.	10 ft.

Single-Family Residential Base Zones Building Setbacks Adjacent to Public Street			
	RE	Area	R-1-13000
A. Front	30 ft.	30 ft.	25 ft.
B. Side	25 ft.	20 ft.	15 ft.
C. Rear	10 ft.	10 ft.	10 ft.

LEGEND:

- EXISTING WATER
- EXISTING SEWER
- EXISTING RECLAIMED WATER
- EXISTING STORM DRAIN
- EXISTING EASEMENT
- BUILDING SETBACK LINE (BSL)
- SW = SIDEWALK
- 45 = LOT NUMBER
- TOE OF SLOPE
- TOP OF SLOPE
- DAYLIGHT LINE
- ENHANCED PAVEMENT
- MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
- FINUS ELDARICA (AFGHAN PINE)
- ACACIA STENOPHYLLA (SHOESTRING ACACIA)
- PROSOPIS CHILENSIS (CHILEAN MESQUITE)
- ULMUS PARVIFOLIA (CHINESE ELM)
- ROELREUTERIA BIPINNATA (CHINESE FLAME TREE)
- CERCIS OCCIDENTALS (WESTERN REDBUD)
- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- LAGERSTROEMIA "NATCHEZ" (ORANGE MYRTLE)



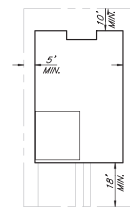
ENGINEER:

KWC ENGINEERS
1580 COMPTON AVENUE
CORONA, CA 92681-3370
(951) 734-2130
CONTACT: MATTHEW LANINOVICH, P.E.

OWNER/DEVELOPER:

LURIN LAND 1, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: NOLAN LEGG

TYPICAL LOT SETBACKS



TIM. DATE IDENTIFIER
DATE OF PREPARED BY AC
DATE OF THIS MAP BY AC
08/04/20

TENTATIVE TRACT MAP NO. 37731 INDEX MAP CITY OF RIVERSIDE

PREPARED FOR:

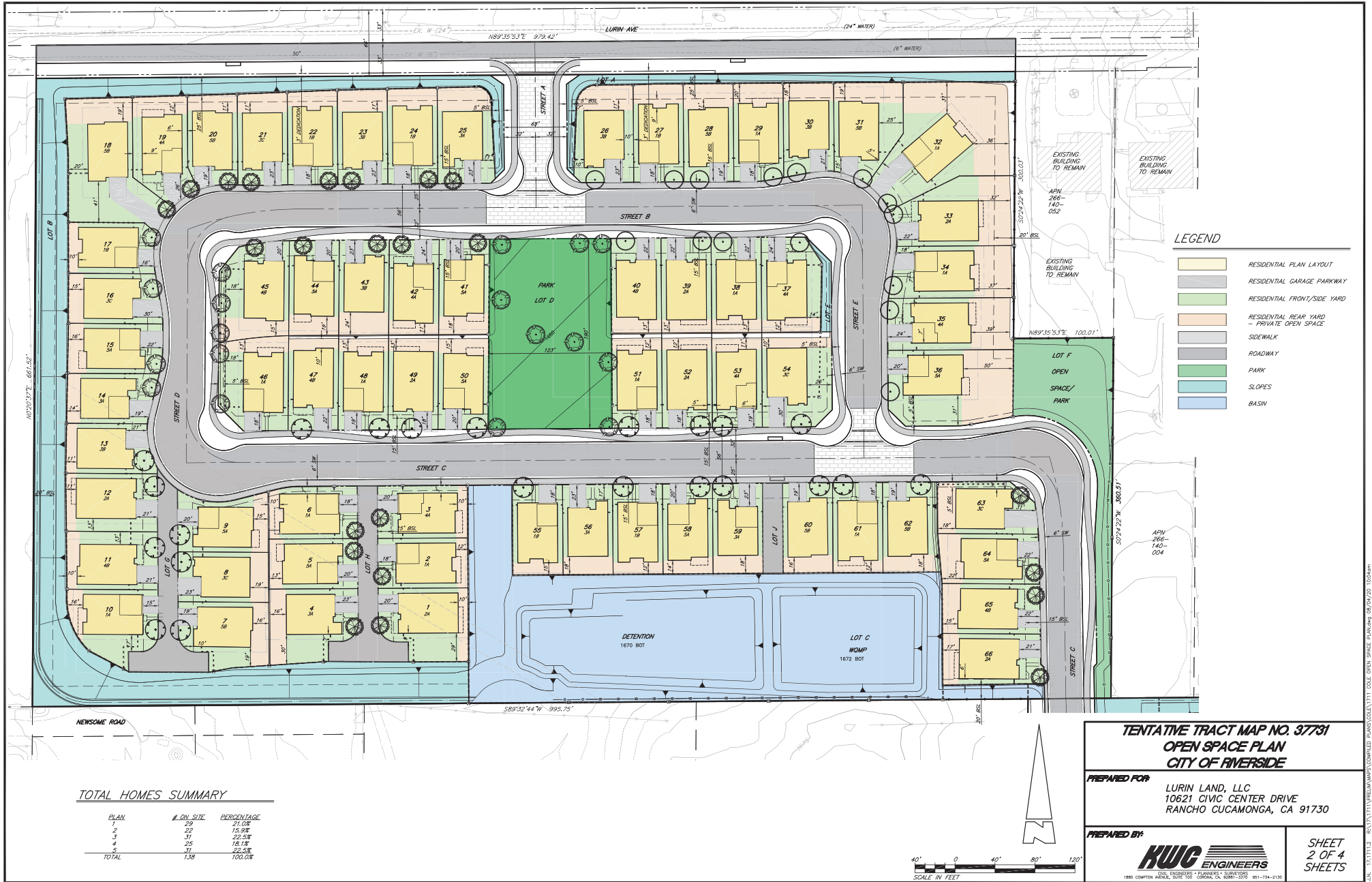
LURIN LAND, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:



1580 COMPTON AVENUE, SUITE 100, CORONA, CA 92681-3370 951-734-2130

SHEET
1 OF 4
SHEETS



TOTAL HOMES SUMMARY

PLAN	# ON SITE	PERCENTAGE
1	29	21.0%
2	22	15.9%
3	31	22.5%
4	25	18.1%
5	31	22.5%
TOTAL	138	100.0%