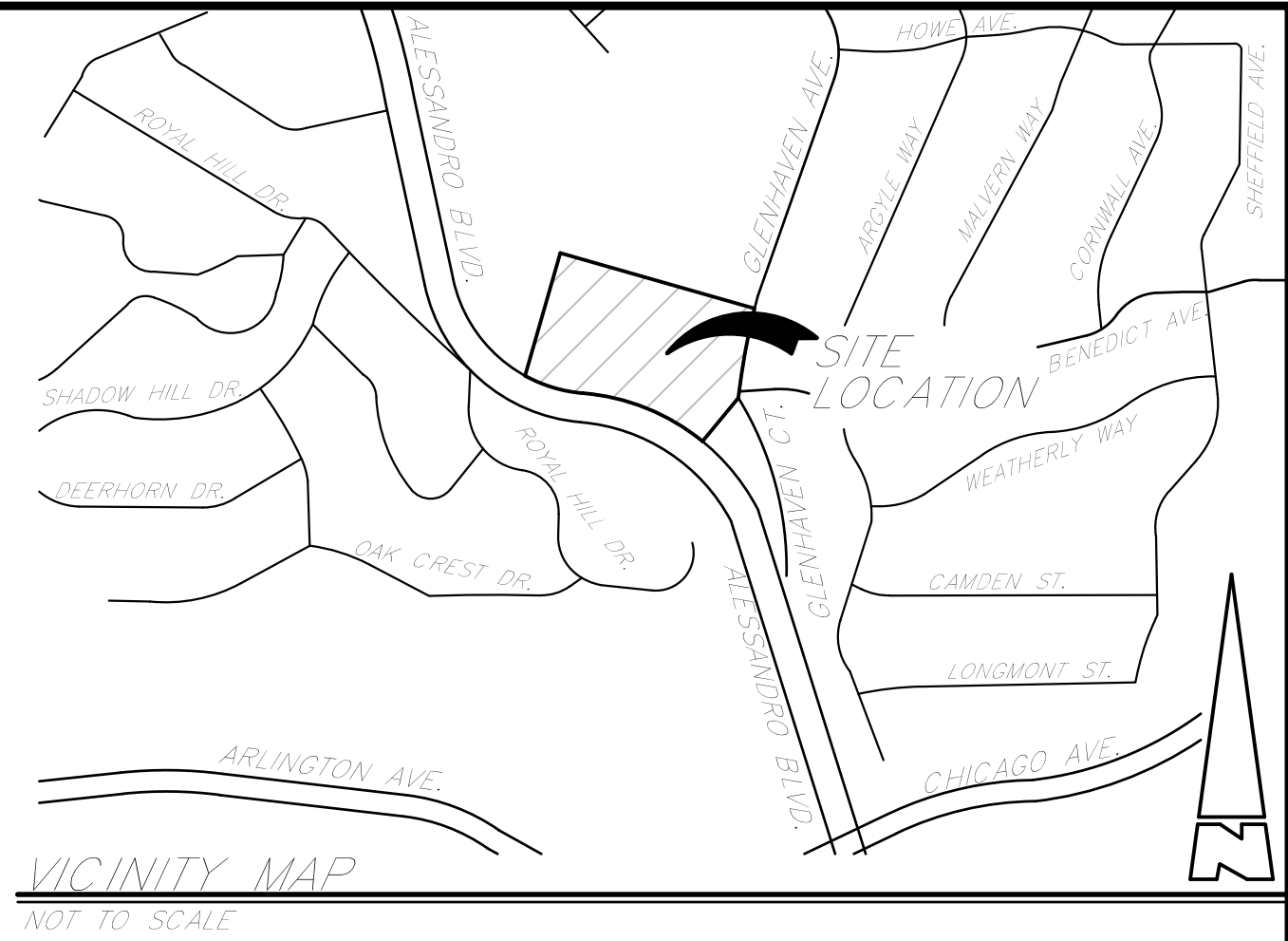


CONDITIONAL USE PERMIT NO. P20-0319
5695 GLENHAVEN AVENUE
CITY OF RIVERSIDE, CA



GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBER (APN): 222-250-006
- PROJECT AREA: GROSS 5.27 ACRES
DISTURBED AREA: NET 4.19 ACRES
- THOMAS GUIDE: PAGE 716
- TOPOGRAPHY PROVIDED BY INLAND AERIAL SURVEYS, INC. WITH IMAGERY FROM MAY 2015
- THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN
- NO EASEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON
- THIS SITE HAS NO POTENTIAL OF LIQUEFACTION AND OTHER GEOLOGICAL HAZARDS, AND IS NOT WITHIN A SPECIAL STUDIES ZONE
- THIS SITE IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD
- THIS SITE IS NOT SUBJECT TO SUBSIDENCE
- SITE PLAN HAS TWO GRADING PHASES. ALL FUTURE BUILDING PADS AND NEW PARKING SHALL BE COMPLETED AS PART OF PHASE 2.

LEGAL DESCRIPTION:

PARCEL 1 OF A RECORD OF SURVEY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGE 74 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

THESE SHOWN HEREON WERE TAKEN FROM THE SEWARD TITLE COMPANY ORDER NO. 042510-19000335-08 DATED, OCTOBER 3, 2019 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THAT REPORT.

- ☐ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: RIVERSIDE WATER COMPANY, A CORPORATION
PURPOSE: WATER PIPES, DITCHES, OTHER CONDUITS
RECORDING DATE: AUGUST 14, 1985
RECORDING NO.: BOOK 42 PAGE 296 OF DEEDS
AFFECTS PARCEL - CANNOT BE PLOTTED PER RECORD
- ☐ COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
- RECORDING DATE: DECEMBER 15, 1916
RECORDING NO.: BOOK 455 PAGE 43 OF DEEDS
- SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
- SAID INSTRUMENT PROVIDES OR ESTABLISHES: EASEMENTS OVER A PORTION OF SAID LAND FOR THE PURPOSE THEREIN SHOWN, AND RIGHTS INCIDENTAL THERETO.
- AFFECTS PARCEL - CANNOT BE PLOTTED PER RECORD
- ☐ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: CITY OF RIVERSIDE
PURPOSE: UTILITIES
RECORDING DATE: APRIL 3, 1961
RECORDING NO.: 87967 OFFICIAL RECORDS
AFFECTS PARCEL - PLOTTED HEREON
- ☐ AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP:
- RECORD OF SURVEY: BOOK 34 AND PAGE 74
PURPOSE: PUBLIC UTILITIES
AFFECTS PARCEL - NORTHEASTERLY 5 FEET
- ☐ PERMANENT EASEMENTS AND RIGHTS OF WAYS TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW SANITARY SEWERS AND STORM DRAINS(S) AND APPURTENANT STRUCTURES IN, UPON, OVER AND ACROSS THE VACATED PORTION OF THE STREET, AND RESERVING THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES, FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, AND FOR THE TRANSPORTATION AND DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, WATER AND INCIDENTAL PURPOSES, INCLUDING ACCESS AND THE RIGHT TO KEEP THE PROPERTY FREE FROM INFLAMMABLE MATERIALS AND WOOD GROWTH AND OTHERWISE, PROTECT THE SAME FROM HAZARDS, IN UPON AND OVER THE PORTION OF THE VACATED STREET, AS SET OUT IN RESOLUTION NO. 9111 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, VACATING BENEDICT AVENUE, RECORDED MAY 1, 1961 AS INSTRUMENT NO. 36955, O.R. AFFECTS PARCEL - PLOTTED HEREON
- ☐ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: CITY OF RIVERSIDE
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 28, 1961
RECORDING NO.: INSTRUMENT NO. 73669 IN BOOK 2971 PAGE 41 OFFICIAL RECORDS
AFFECTS PARCEL - PLOTTED HEREON
- ☐ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 9, 1974
RECORDING NO.: INSTRUMENT NO. 102281 OFFICIAL RECORDS
AFFECTS PARCEL - PLOTTED HEREON
- ☐ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
- RESERVED BY: CITY OF RIVERSIDE
PURPOSE: PUBLIC UTILITIES, TELECOMMUNICATION FACILITIES, INGRESS AND EGRESS, AND DISTRIBUTION FACILITIES
RECORDING DATE: NOVEMBER 1, 2002
RECORDING NO.: INSTRUMENT NO. 626684 OFFICIAL RECORDS
AFFECTS PARCEL - PLOTTED HEREON



PROPERTY SUMMARY

ADDRESS: 5695 GLENHAVEN AVE, RIVERSIDE CA 92506
GROSS AREA: 5.27 ACRES
DISTURBED AREA: 4.19 ACRES

INDEX SHEET

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5

TITLE SHEET
ULTIMATE GRADING PLAN
PHASE 1 GRADING PLAN
SECTIONS & DETAILS
STRIPING PLAN

LAND USE SUMMARY

BUILDING A EXISTING SOUTH = 2,600 SF
BUILDING B EXISTING EAST = 1,800 SF
BUILDING B1 CHILDREN'S WORSHIP (AGE-ELEMENTARY) = 3,500 SF
BUILDING C WORSHIP = 3,000 SF
BUILDING D CHILDREN'S WORSHIP (AGE-DAYCARE) = 4,500 SF
BUILDING E YOUTH WORSHIP = 2,700 SF

UTILITY CONTACTS

STORM DRAIN, STREET LIGHT, TRAFFIC SIGNAL: CITY OF RIVERSIDE PUBLIC WORKS
3900 MAIN STREET #4
RIVERSIDE, CA 92522
(951) 826-5311

WATER, SEWER, POWER: CITY OF RIVERSIDE PUBLIC UTILITIES
3901 ORANGE STREET
RIVERSIDE, CA 92501
(951) 782-0330

GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(800) 427-2200

PHONE: AT&T
1265 N. VAN BUREN ST., #180
ANAHEIM, CA 92807
(714) 666-5423

CABLE TV: CHARTER COMMUNICATIONS
(909) 335-7733

POLICE & FIRE EMERGENCY 911

APPLICANT:

ORANGECREST COMMUNITY CHURCH
2010 ORANGE TERRACE PARKWAY
RIVERSIDE, CA 92508
(951) 215-0988
CONTACT: JON MCWHORTER

ARCHITECT:

VISIONEERING STUDIOS ARCHITECTURE, INC.
106 WEST 4TH STREET
SANTA ANA, CA 92701
(951) 539-1887
CONTACT: TONY TORRES

ENGINEER:

KWC ENGINEERS
1850 COMPTON AVENUE
CORONA, CA 92881
(951) 734-2130
CONTACT: THOMAS M. CASELDINE, P.E.

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.

Thomas Caseldine
THOMAS M. CASELDINE, P.E.

DATE 05-05-21

ESTIMATED EARTHWORK QUANTITIES:

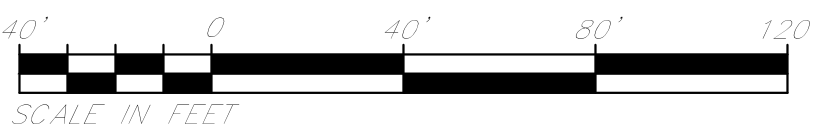
PHASE 1:
PHASE 1: NO DIRT EXPORT/ IMPORT

PHASE 2:
ON-SITE EARTHWORK QUANTITIES

GRADING SUMMARY (RAW)	CUT (C.Y.)	FILL (C.Y.)
	6,123	2644
TOTAL RAW	3,480	

PHASE 2: TOTAL EXPORT OF DIRT: 3,480
PHASE 2: NO IMPORT

NOTE: THE ABOVE QUANTITIES HAVE BEEN ESTIMATED BY THE ENGINEER FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND HE IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT AND COST OF IMPORT/EXPORT AND OTHER GRADING QUANTITIES FOR THIS PROJECT.

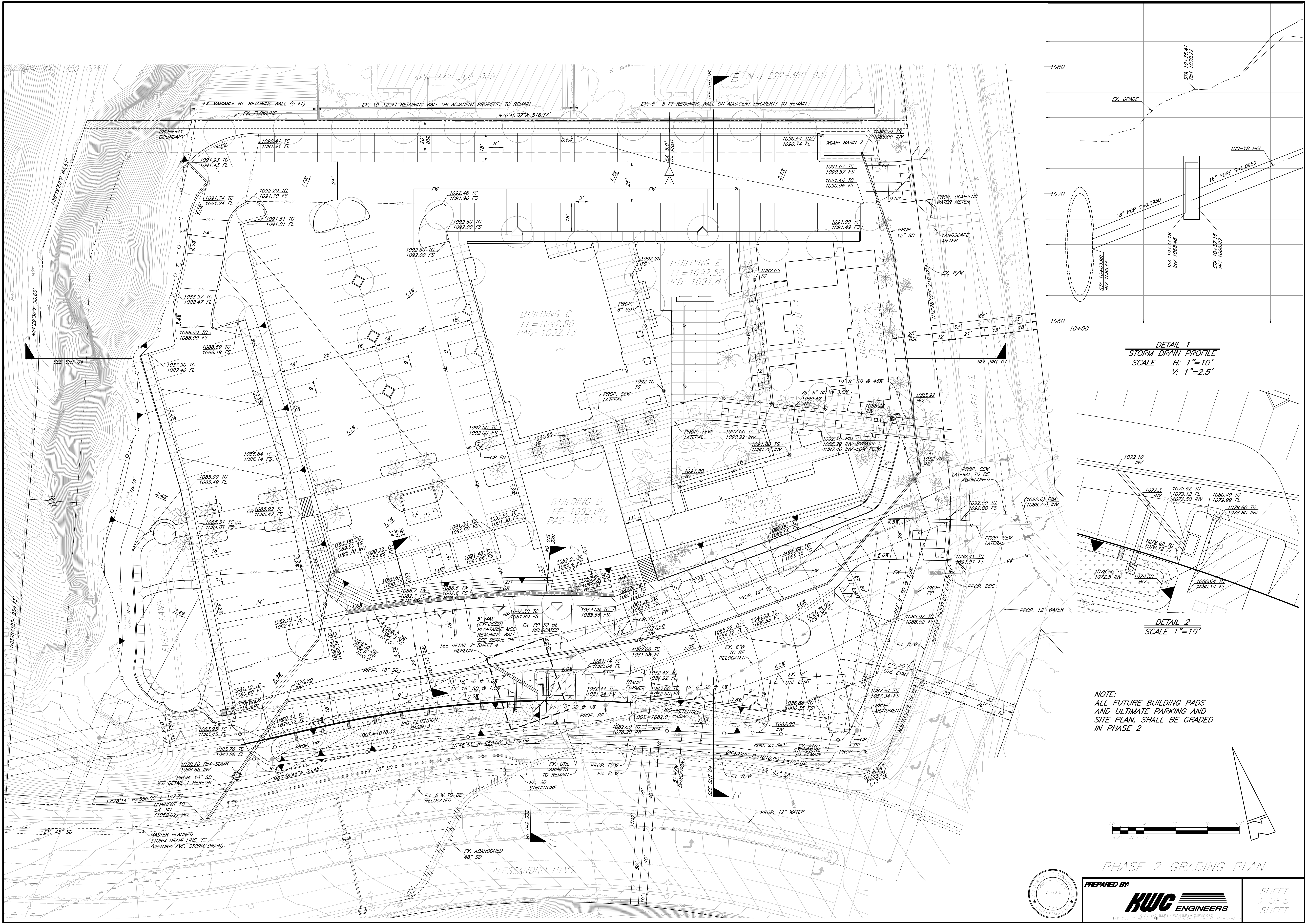


4/27/2021

PREPARED BY:



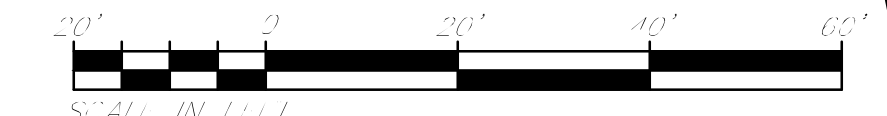
SHEET
1 OF 5
SHEET



DETAIL 1
STORM DRAIN PROFILE
SCALE H: 1"=10'
V: 1"=2.5'

DETAIL 2
SCALE 1"=10'

NOTE:
ALL FUTURE BUILDING PADS
AND ULTIMATE PARKING AND
SITE PLAN, SHALL BE GRADED
IN PHASE 2



PHASE 2 GRADING PLAN

PREPARED BY:



SHEET
2 OF 5
SHEET

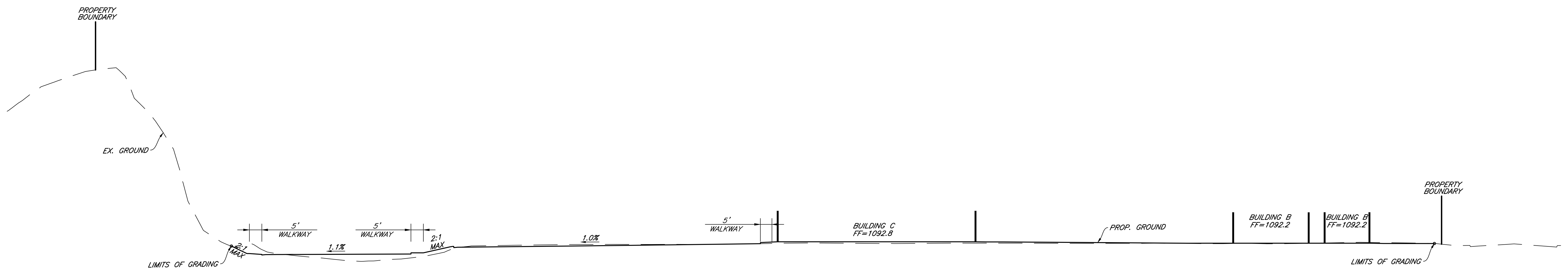


PHASE 1 GRADING PLAN

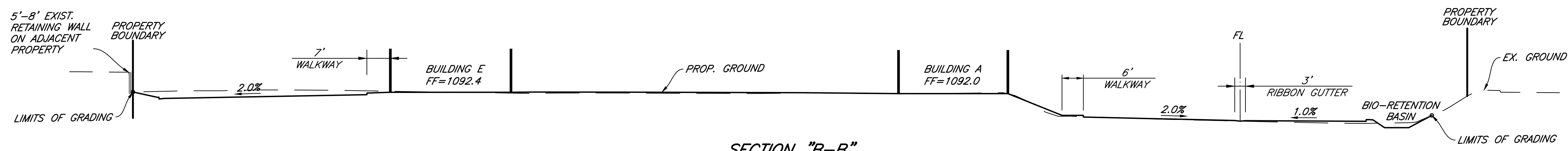
PREPARED BY:

KWC ENGINEERS

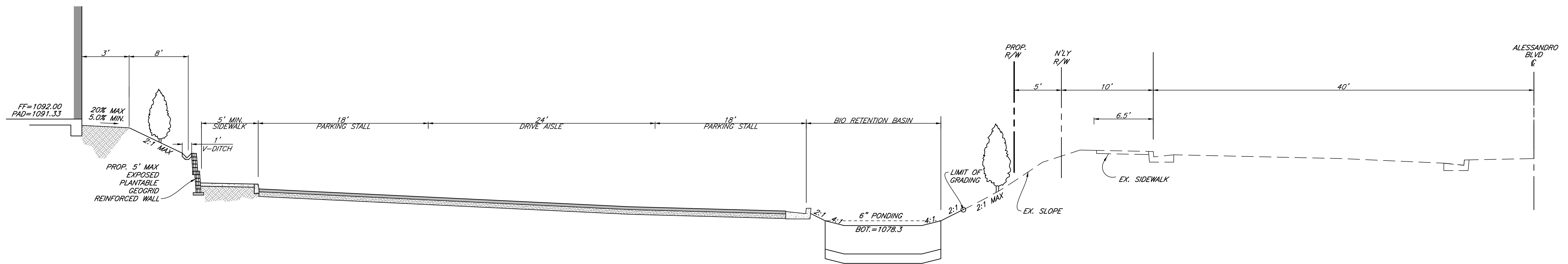
SHEET
3 OF 5
SHEET



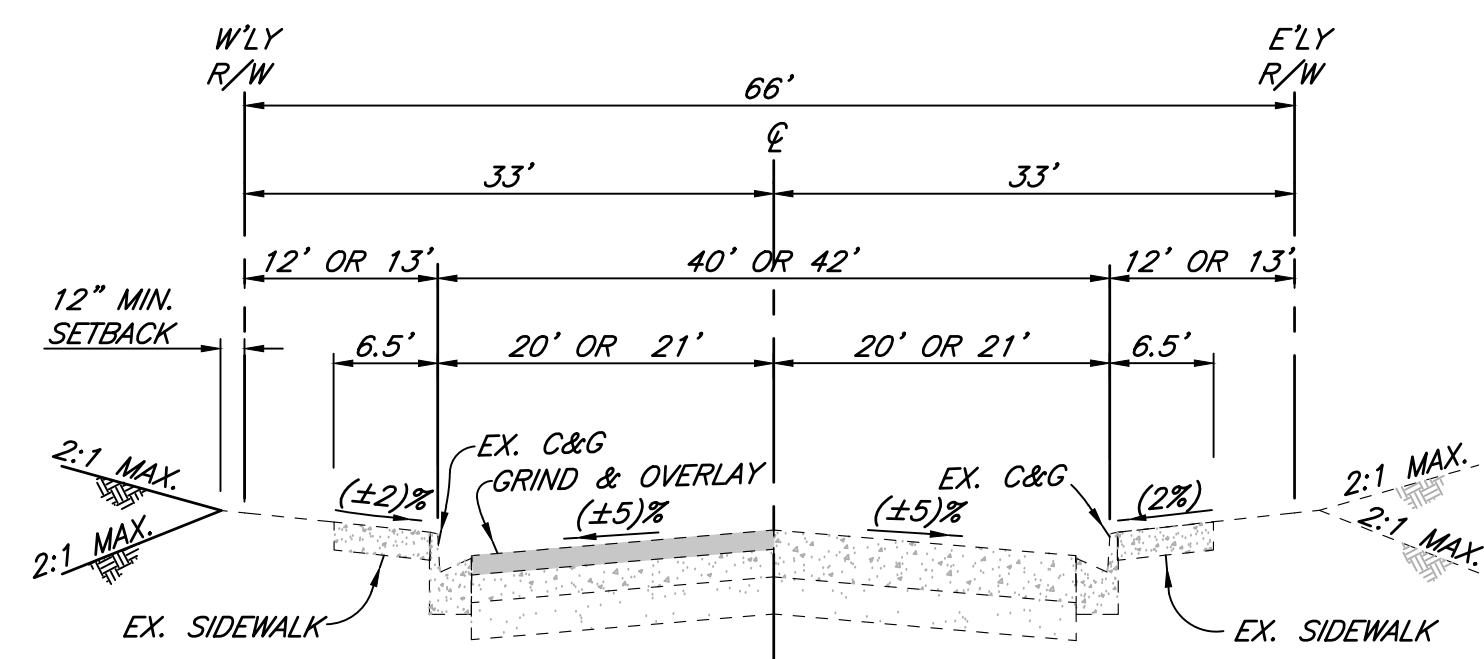
SECTION "A-A"
N.T.S.
SEE SHEET 2 FOR PLAN VIEW



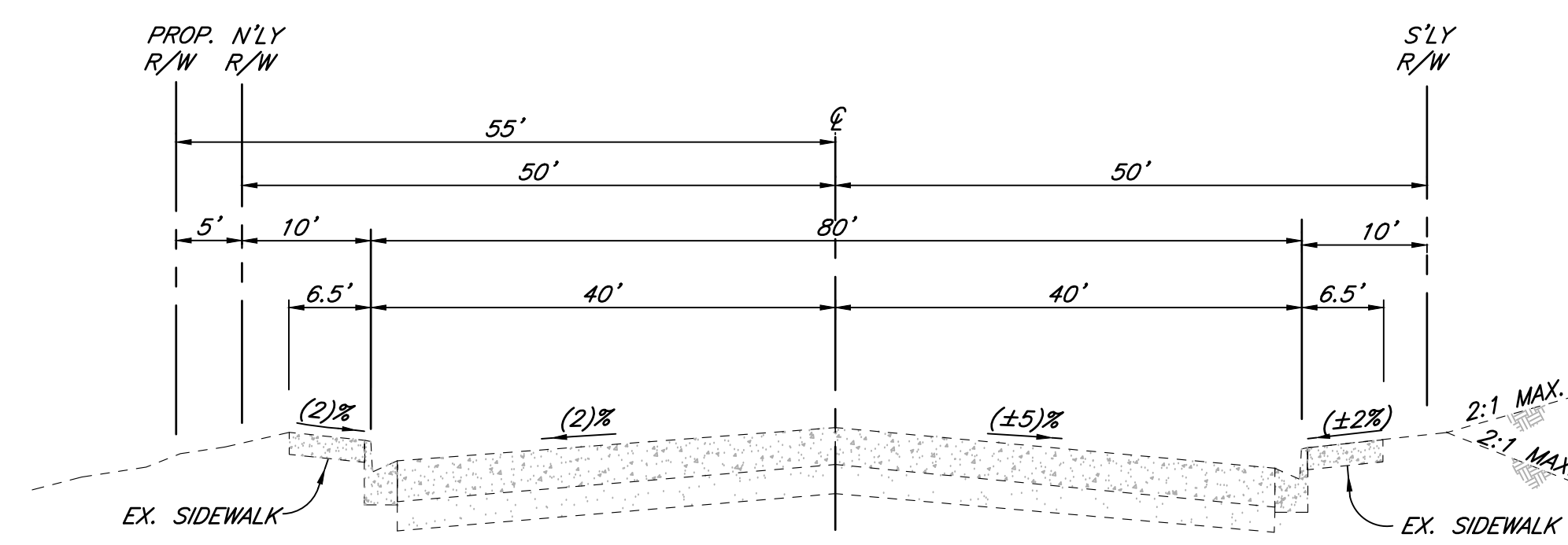
SECTION "B-B"
N.T.S.
SEE SHEET 2 FOR PLAN VIEW



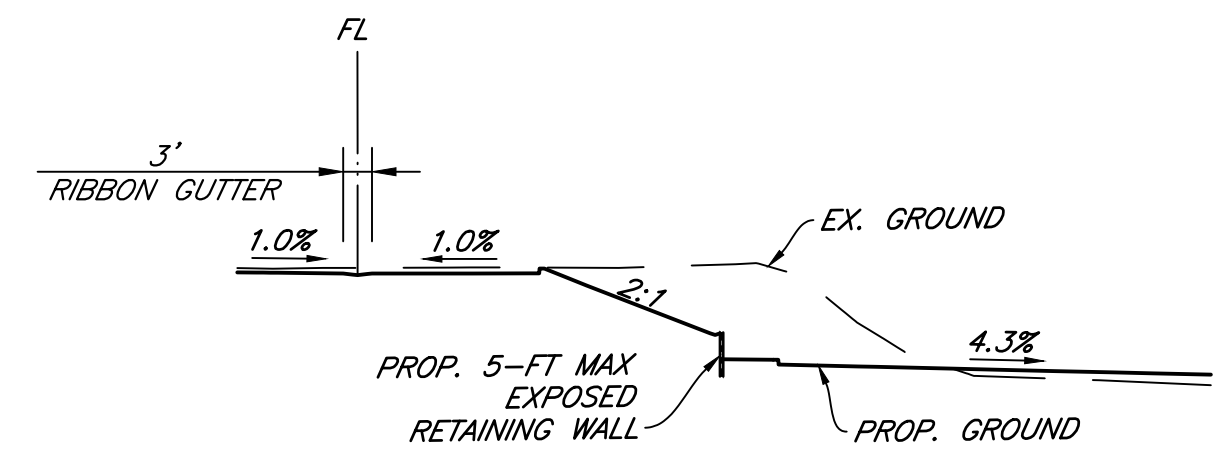
SECTION D-D
N.T.S.
SEE SHEET 2 FOR PLAN VIEW



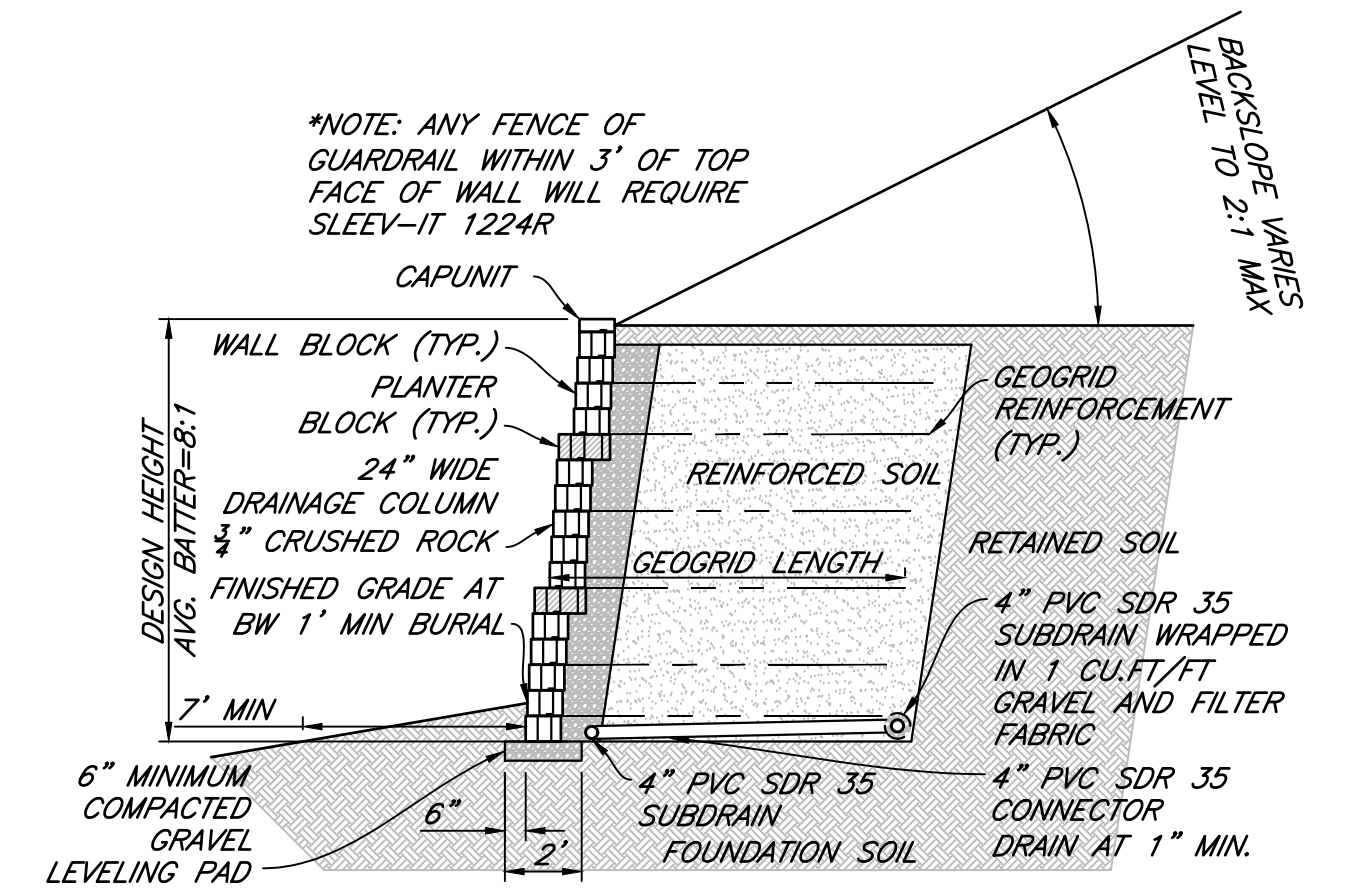
GLENHAVEN AVENUE
66' SECONDARY OR COLLECTOR
NOT TO SCALE



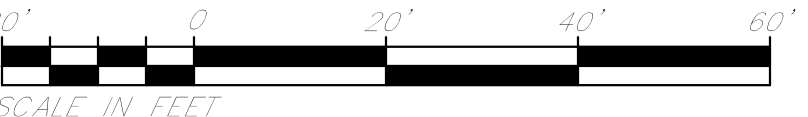
ALESSANDRO BLVD
110' ARTERIAL
NOT TO SCALE



SECTION "C-C"
N.T.S.
SEE SHEET 2 FOR PLAN VIEW



PLANTABLE GEOGRID REINFORCED WALL SECTION
N.T.S.
SEE SHEET 2 FOR PLAN VIEW



PREPARED BY:

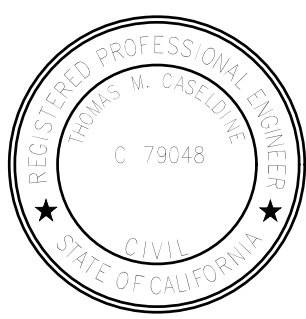
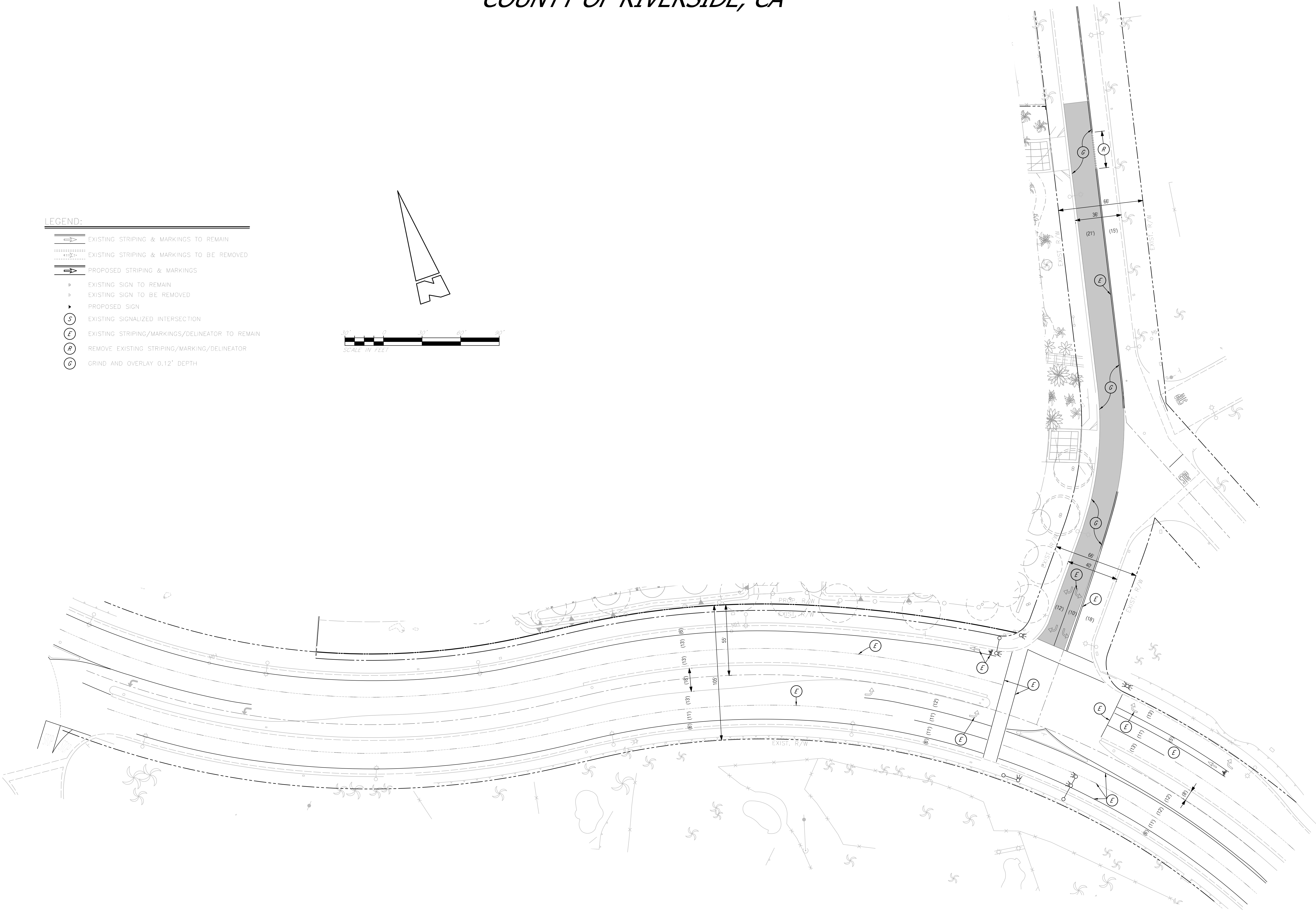
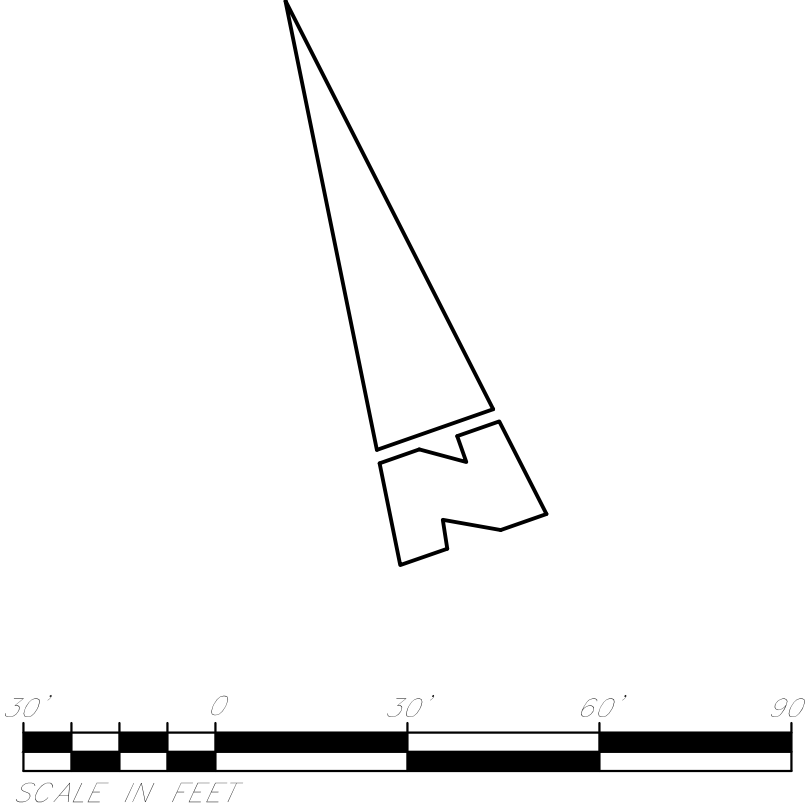
KWC ENGINEERS

1000 ROUTE 9W, SUITE 200, NEW YORK, NY 10914
TEL: 212-691-1000 FAX: 212-691-1001

PRELIMINARY STRIPING PLAN
5695 GLENHAVEN AVE., CA
COUNTY OF RIVERSIDE, CA

LEGEND:

- EXISTING STRIPING & MARKINGS TO REMAIN
- EXISTING STRIPING & MARKINGS TO BE REMOVED
- PROPOSED STRIPING & MARKINGS
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- PROPOSED SIGN
- EXISTING SIGNALIZED INTERSECTION
- EXISTING STRIPING/MARKINGS/DELINEATOR TO REMAIN
- REMOVE EXISTING STRIPING/MARKING/DELINEATOR
- GRIND AND OVERLAY 0.12" DEPTH



PREPARED BY:



SHEET
5 OF 5
SHEET