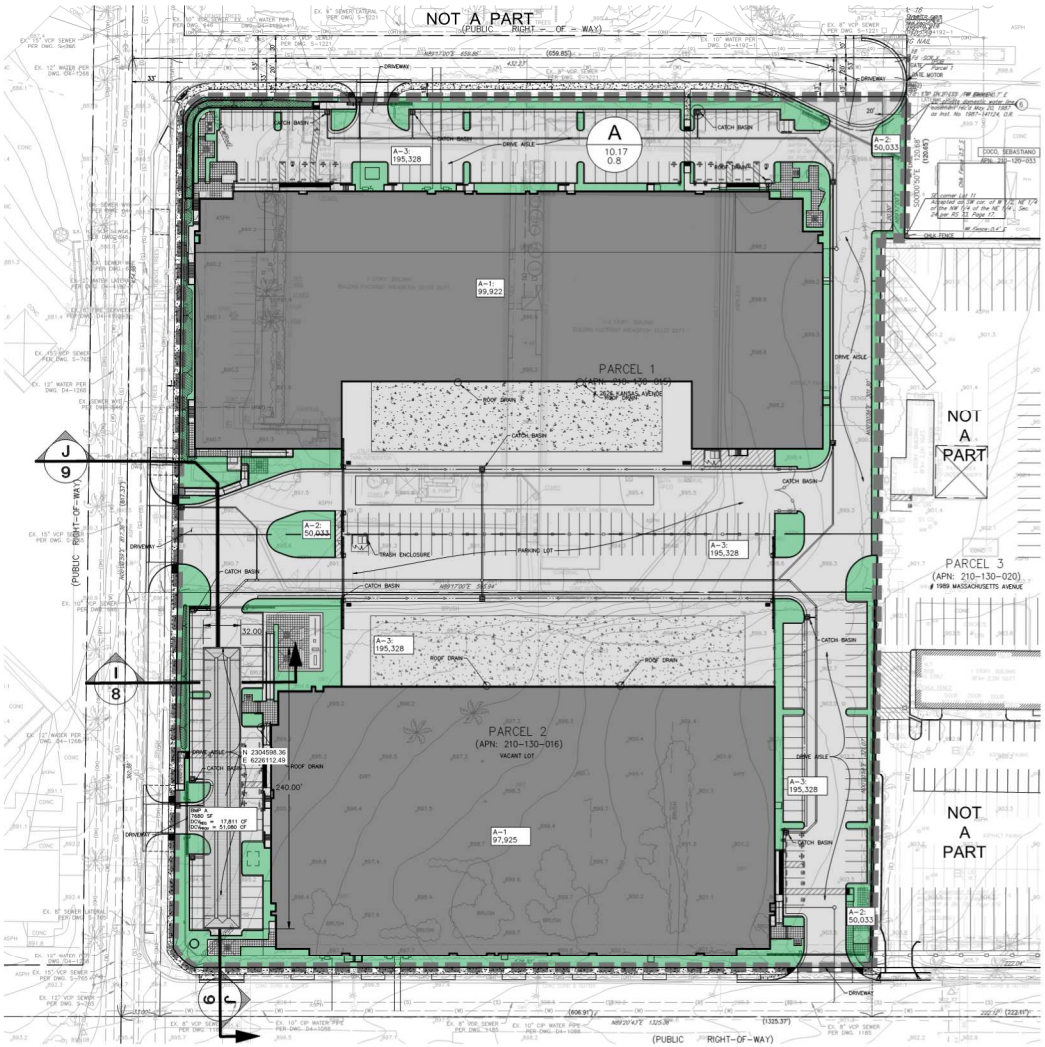
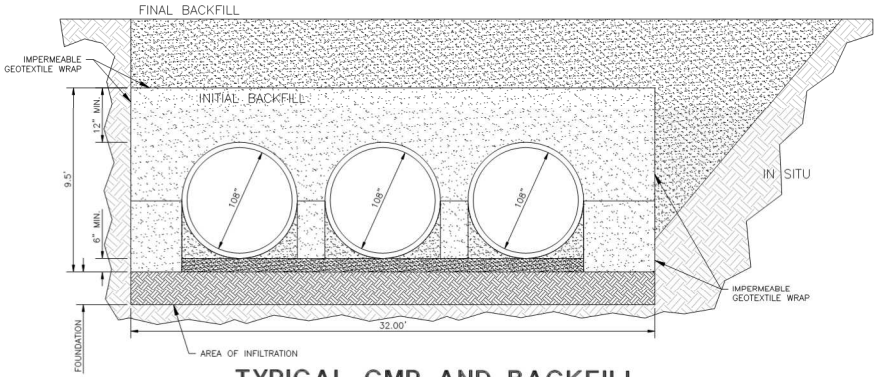
SITE PLAN

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (P-WQMP)
APN 210-130-015, 210-130-016
2069 MASSACHUSETTS AVENUE
RIVERSIDE, CALIFORNIA





TYPICAL CMP AND BACKFILL DETAIL

I
8

NOT TO SCALE

LEGEND:

- A / 1.86 / 0.8 — SUB-AREA; DRAINAGE AREA (ACRES); DESIGN FLOW RATE (CFS)
- TRIBUTARY AREA BOUNDARY
- PROPERTY BOUNDARY
- FLOW DIRECTION ARROW
- A-1 ROOF
- A-2 ORNAMENTAL LANDSCAPING
- A-3 CONCRETE OR ASPHALT

N

0 25 50 100 150
SCALE 1" = 50'

Under Ground Service Alert of Southern California
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF
JOHN VLASSIS, P.E. No. 49830
PRINT NAME: RCE#.
BENCHMARK:
POINT ID: 17-M3

REGISTERED PROFESSIONAL ENGINEER JOHN J. VLASSIS No. 49830 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 751500178 EXP.

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Thousand Oaks, California 91360-5757
805.418.1800
www.huitt-zollars.com

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: ____ DATE ____

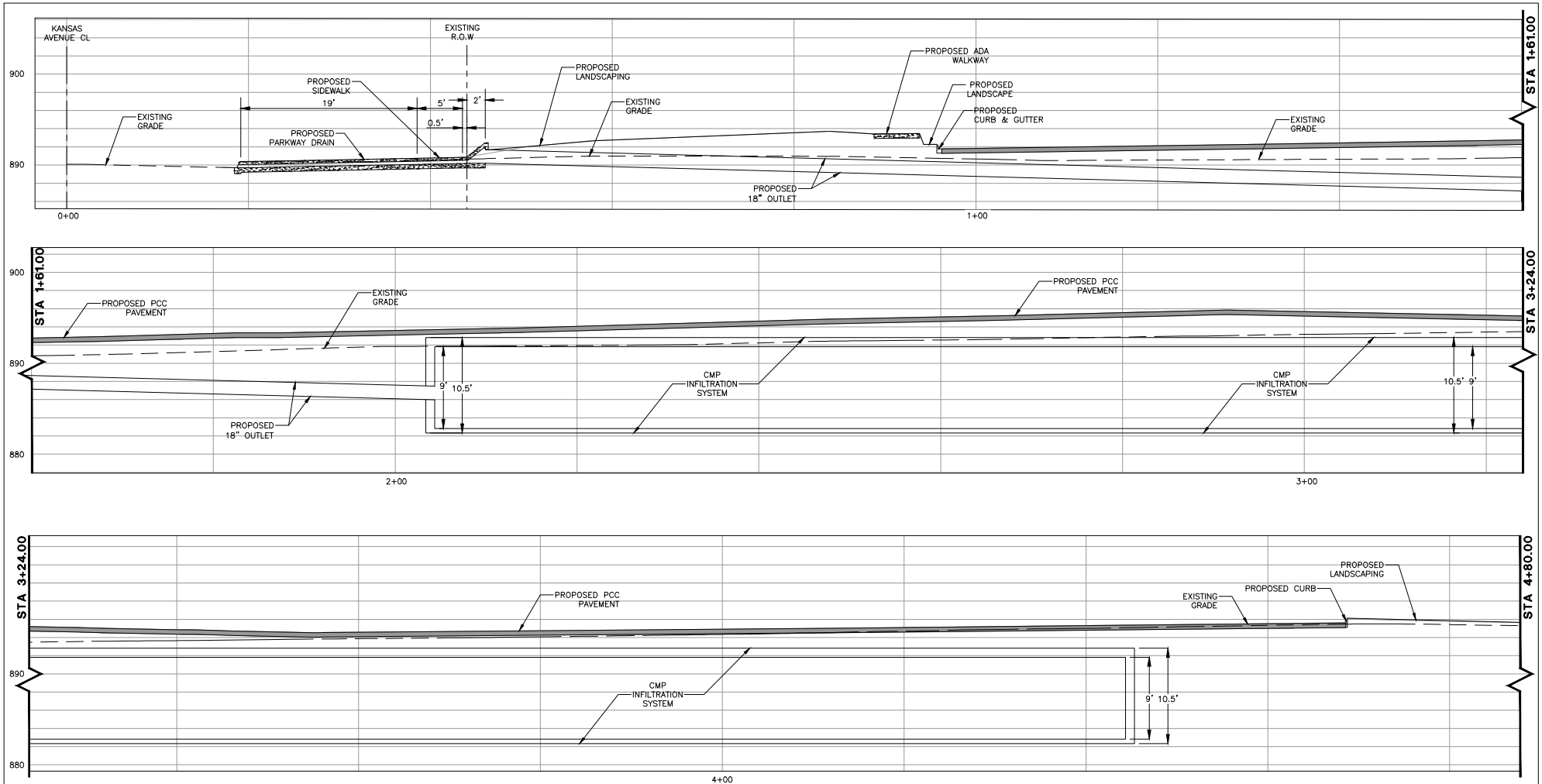
2626 KANSAS AVE. AND 2069 MASSACHUSETTS AVE.
WQMP PLAN

GP-2024-10585

HORIZ. SCALE: 1"=30' VERT. SCALE: NA

SHEET 8 OF 10

FILENAME: R:\R3141461 - Massachusetts Avenue Industrial\10 CADD & BIM\10.1 AutoCAD\Sheets\31414601CL002.DWG Apr 25, 2025 2:30pm



J/9 **KANSAS AVENUE TO EASTERN PL - MID-SECTION**

H:1"=5' , V=1"=5'

FILENAME: R:\R314146.01 - Massachusetts Avenue Industrial\10 CADD & BIM\10.1 AutoCAD\Sheets\314146D1CUD02.DWG Apr 25 2025 2:30pm

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PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: _____ DATE _____

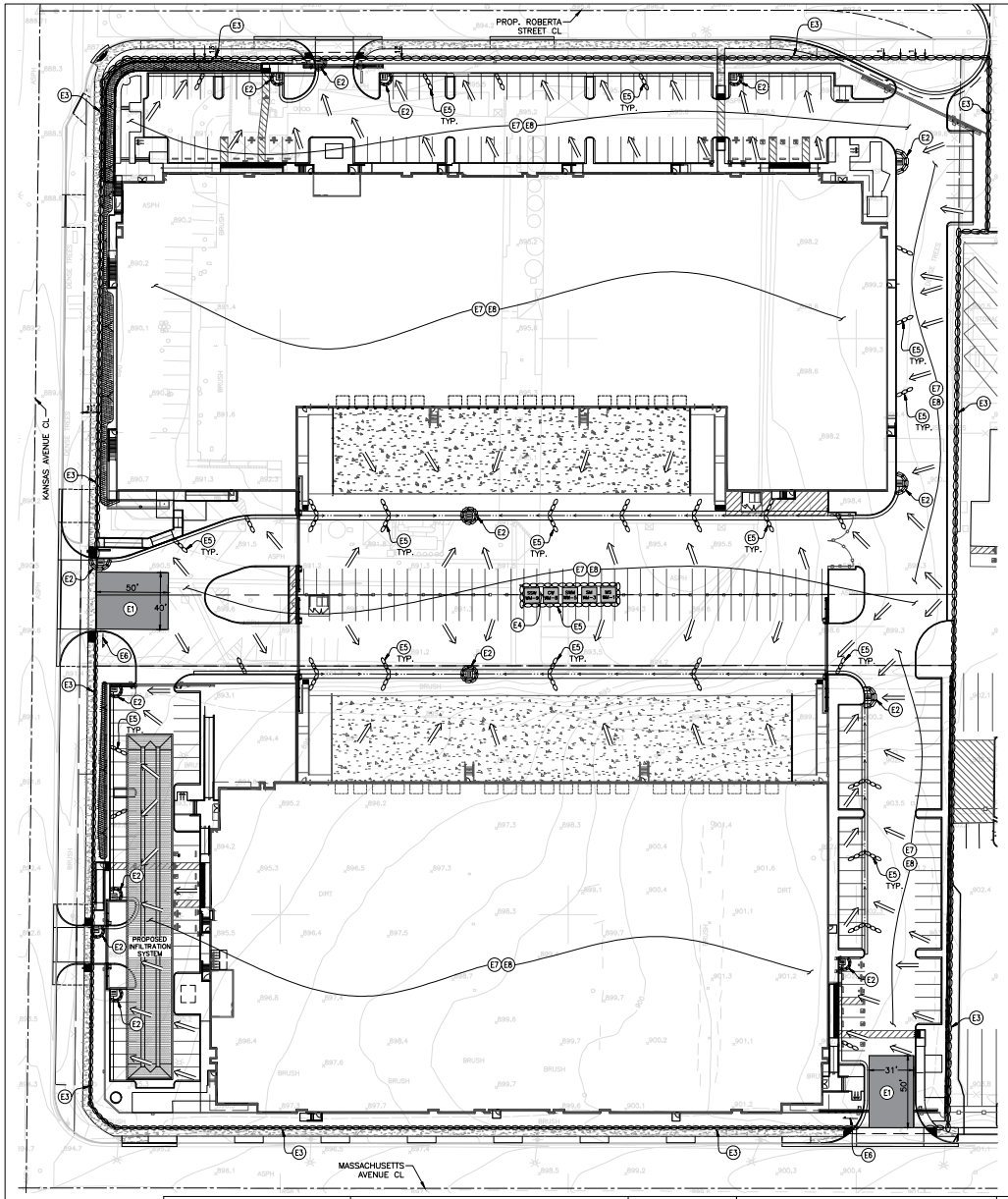
PRELIM PRECISE GRADING PLANS

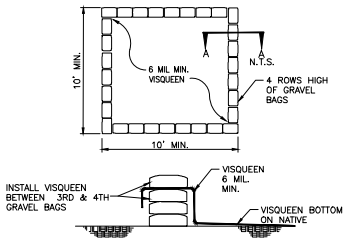
2626 KANSAS AVE. AND 2069 MASSACHUSETTS AVE.
WQMP SECTION

HORIZ. SCALE: 1"=30' VERT. SCALE: NA

(PERMIT NO.)

SHEET 9 OF 10





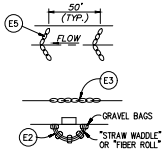
SECTION A–A

NOTE:
WASHOUT AREA SHALL BE CLEANED BEFORE CONCRETE WASTE REACHES THE LEVEL OF 3 BAGS HIGH.

CONCRETE WASH-OUT AREA DETAIL

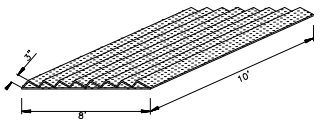
N.T.S.

LOCATION TO BE DETERMINED BY GRADING CONTRACTOR AND CITY INSPECTOR PRIOR TO BEGINNING OF CONSTRUCTION.



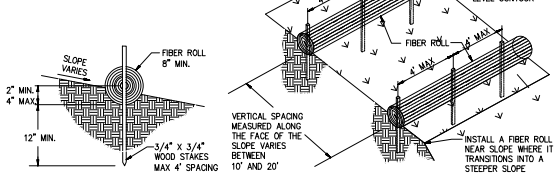
TYPICAL DETAILS

NOT TO SCALE



STEEL RATTLE PLATE DETAIL

N.T.S.



ENTRENCHMENT DETAIL

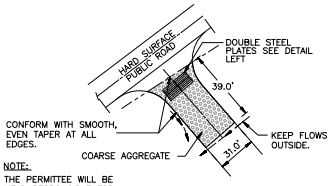
NOT TO SCALE

TYPICAL FIBER ROLL INSTALLATION

NOT TO SCALE

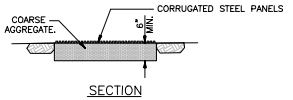
FIBER ROLL (SE-5)

NOT TO SCALE



NOTE:
THE PERMITTEE WILL BE HELD RESPONSIBLE FOR ANY DEBRIS TRACKED ONTO THE PUBLIC ROADS. CLEANING SCHEDULE WILL HAVE TO BE MAINTAINED.

PLAN



SECTION

STABILIZED CONSTRUCTION ENTRANCE/TC-1

N.T.S. (SHALL COMPLY WITH THE MINIMUM STANDARDS OF CASQA TC-1 BMP)

LEGEND

STABILIZED CONSTRUCTION ENTRANCE

GRAVEL BAGS OR FIBER ROLLS

EROSION CONTROL CONSTRUCTION NOTES

		QUANTITIES
E1	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1	4,335 SF
E2	INLET PROTECTION (CASQA SE-10) USING A CIRCLE OF GRAVEL BAGS OVER A FILTER FABRIC: 2 ROWS X 2 HIGH	15 EA
E3	PROVIDE PERIMETER GRAVEL BAGS OR FIBER ROLLS PER DETAIL HEREON (BMP SE-5)	2,605 LF
E4	CONTRACTOR YARD, DESIGNATED MANAGEMENT AREAS AS INDICATED	1 EA
E5	INSTALL A DOUBLE ROW OF GRAVEL BAGS (CASQA SE-10): 2 BAGS HIGH	258 LF
E6	INSTALL DUST CONTROL SIGN	2 EA
E7	APPLY A SOIL BINDING MATERIAL IF LEFT UNATTENDED FOR MORE THAN 14 DAYS	444,770 SF
E8	APPLY WATER OR OTHER CHEMICAL DUST SUPPRESSANT AS NEEDED (CASQA WE-1)	444,770 SF

MS WM-1	MATERIAL STORAGE PER CASQA BMP WM-1
SM WM-3	STOCKPILE MANAGEMENT PER CASQA BMP WM-3
SWM WM-5	SOLID WASTE MANAGEMENT PER CASQA BMP WM-5
CW WM-8	CONCRETE WASTE MANAGMENT PER CASQA BMP WM-8
SSW WM-9	SANITARY & SEPTIC WASTE PER CASQA BMP WM-9 WITH SECONDARY CONTAINMENT
	DIRECTION OF WATER FLOW

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EROSION CONTROL PLAN

APN 210-130-015, 210-130-016
2069 MASSACHUSETTS AVENUE
RIVERSIDE, CALIFORNIA

GP-2024-10585

SHEET 10 OF 10

HORIZ. SCALE: 1"=30' | VERT. SCALE: NA

FILENAME: R:\R314146.01 - Massachusetts Avenue Industrial\10 CADD & BIM\10.1 AutoCAD\Sheets\314146.01_ECP01.DWG Aug 08 2025 9:31am

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	36" Box	10	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	19	L	Standard
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	26	M	
	Olea europaea Olive	48" Box	7	L	Multi
	Pinus eldarica Afghan Pine	24" Box	13	L	Standard
	Platanus racemosa California Sycamore	24" Box	4	M	Low Branching
	Quercus agrifolia Coast Live Oak	36" Box	10	M	Multi
	Rhus lancea African Sumac	24" Box	14	L	Standard
	Tristania conferta Brisbane Box	15 Gal	36	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Dietes bicolor Fortnight Lily	5 Gal	42	M	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal	764	M	3' OC 2' from hardscape
	Leucophyllum frutescens Texas Ranger	5 Gal	242	M	4' OC 2.5' from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal	35	M	4' OC 2.5' from hardscape
	Ruellia brittoniana Ruellia	5 Gal	165	L	3' OC 2' from hardscape
	Russelia equisetiformis Coral Fountain	5 Gal	7	L	4' OC 2.5' from hardscape
	Salvia g. 'Lipstick' Autumn Sage Lipstick	5 Gal	186	L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal	305	L	3' OC 2' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	460	L	3' OC 2' from hardscape

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Glow Blue Glow Agave	5 Gal	37	L	
	Agave desmeniana Smooth Agave	5 Gal	6	L	
	Aloe maculata Soap Aloe	5 Gal	77	L	
	Dasylerion wheeleri Desert Spoon	5 Gal	11	L	
	Hesperaloe parviflora Red Yucca	5 Gal	61	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carex pansa California Meadow Sedge	4" Pots	12" O.C.	M	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Bulbine frutiscens Bulbine	1 Gal	24" O.C.	M	
	Gazania 'New Day Mix' New Day Mix Gazania	1 Gal	24" O.C.	M	
	Trachelopspermum jasminiodes Star Jasmine	1 Gal	24" O.C.	M	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

VINES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
▲	Bougainvillea spp Bougainvillea	1 Gal	70	L	

4' boulders Desert Gold, available from Southwest Boulder. Bury ⅓ of boulder in ground.

5' boulders Desert Gold, available from Southwest Boulder. Bury ⅓ of boulder in ground.

6' boulders Desert Gold, available from Southwest Boulder. Bury ⅓ of boulder in ground.

2" layer shredded organic mulch in shrub areas, 1" layer in groundcover areas.

3/4" crushed rock decorative rock -Desert Gold. 3" layer over filter fabric.

SHEET 1 OF 4

N

SCALE: 1" = 40'-0"

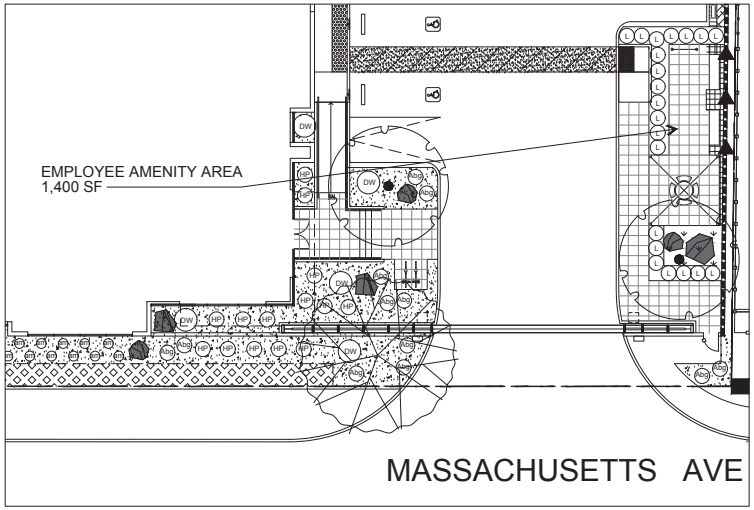
0 20' 40' 80'

Kansas Ave. and Massachusetts Ave. Landscape Plan Staley Point

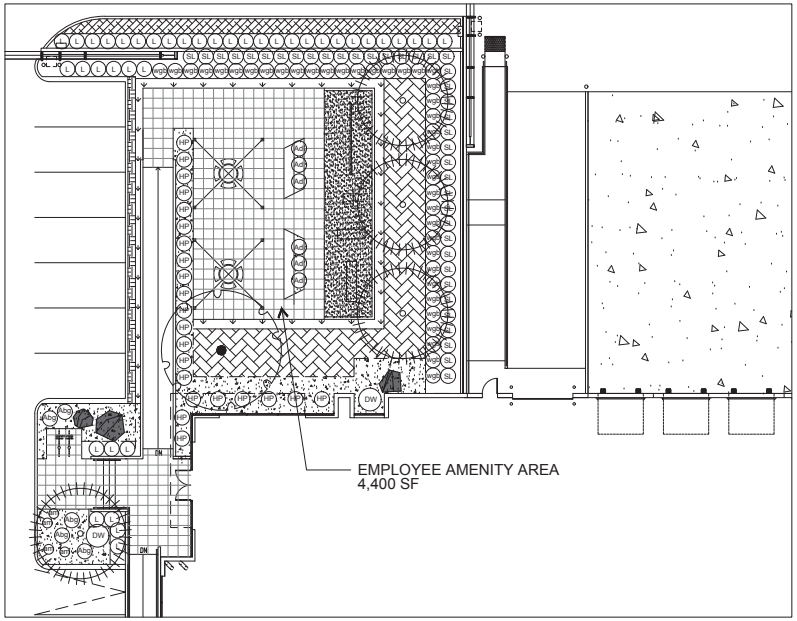
21-107
09.13.21 02.15.24 08.1.24
09.13.22 05.13.24 11.25.24

Riverside, California

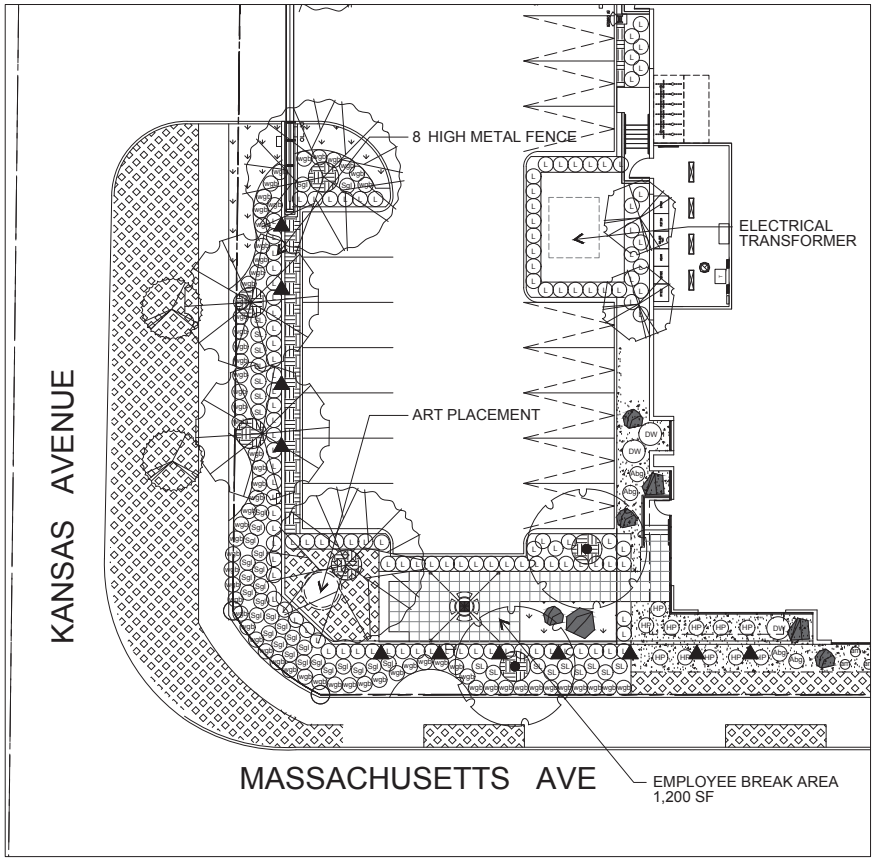
HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



SOUTHEAST EMPLOYEE BREAK AREA - BUILDING 2



NORTHWEST EMPLOYEE BREAK AREA - BUILDING 2



SOUTHWEST EMPLOYEE BREAK AREA - BUILDING 2

SHEET 2 OF 4

SCALE: 1" = 10'-0"
0 5 10 20

Kansas Ave. and Massachusetts Ave. Landscape Plan Staley Point

Riverside, California

21-107
09.13.21 02.15.24 08.1.24 04.22.25
09.13.22 05.13.24 11.25.24

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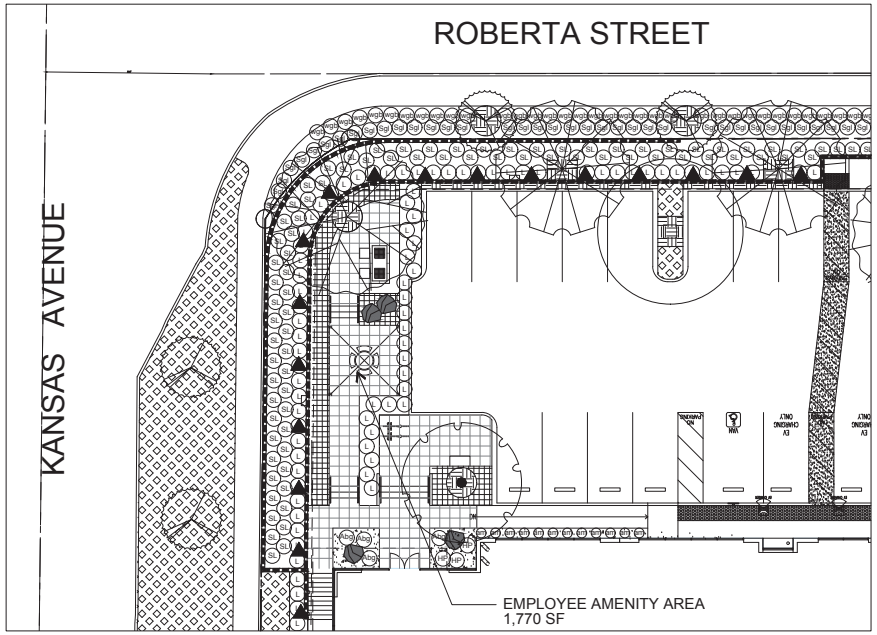
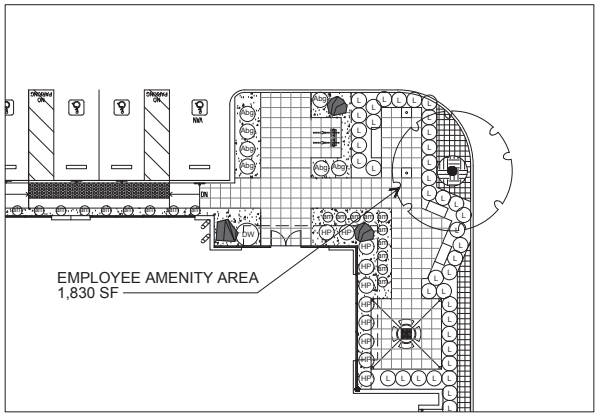
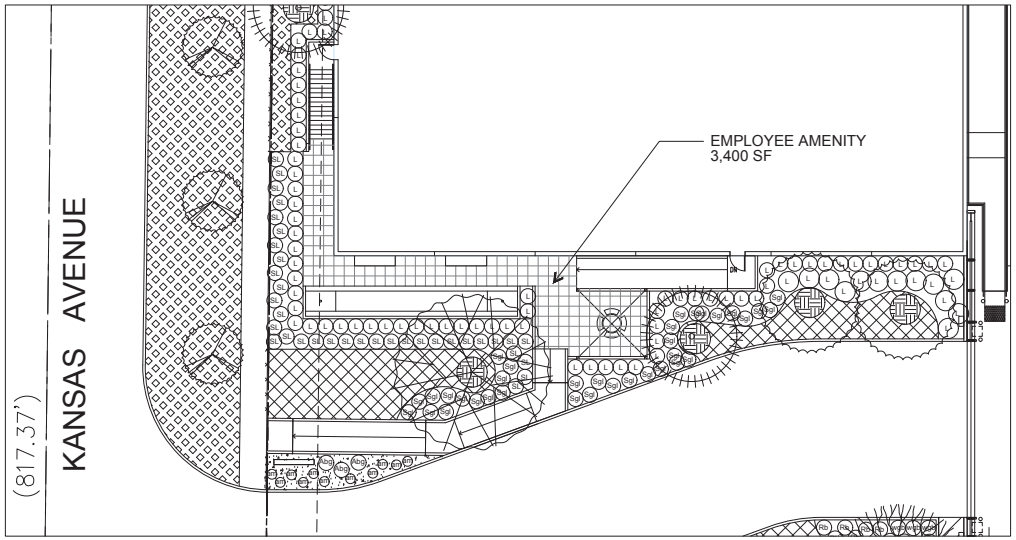
714.986.2400 FAX 714.986.2408



NORTHWEST EMPLOYEE BREAK AREA - BUILDING 1



NORTHEAST EMPLOYEE BREAK AREA - BUILDING 1



SOUTHWEST EMPLOYEE BREAK AREA - BUILDING 1

SHEET 3 OF 4

SCALE: 1" = 10'-0"
0 5 10 20

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Riverside, California

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09.13.22 05.13.24 11.25.24

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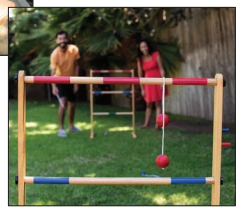
ROCK SCULPTURE

GAMES TABLE

CORN HOLE



LADDER TOSS

EXERCISE EQUIPMENT

AMENITY AREA PROPOSED ELEMENTS

TOP CAST FINISH

TROWELED FINISH BANDING
AT PAVING EDGE

DECORATIVE HARDSCAPE FINSH AND TREATMENT DETAIL
AT AMENITY AREAS AND CONNECTIONS

PROPOSED AMENITY ACTIVITIES
1 Corn hole
2 Ladder Toss
3 Chec ers embossed on tables
4 Horse shoe court
5 E ercise e uipment

SHEET 4 OF 4

Kansas Ave. and Massachusetts Ave. Landscape Plan Staley Point

Riverside, California

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09.13.21 02.15.24 08.1.24 04.22.25
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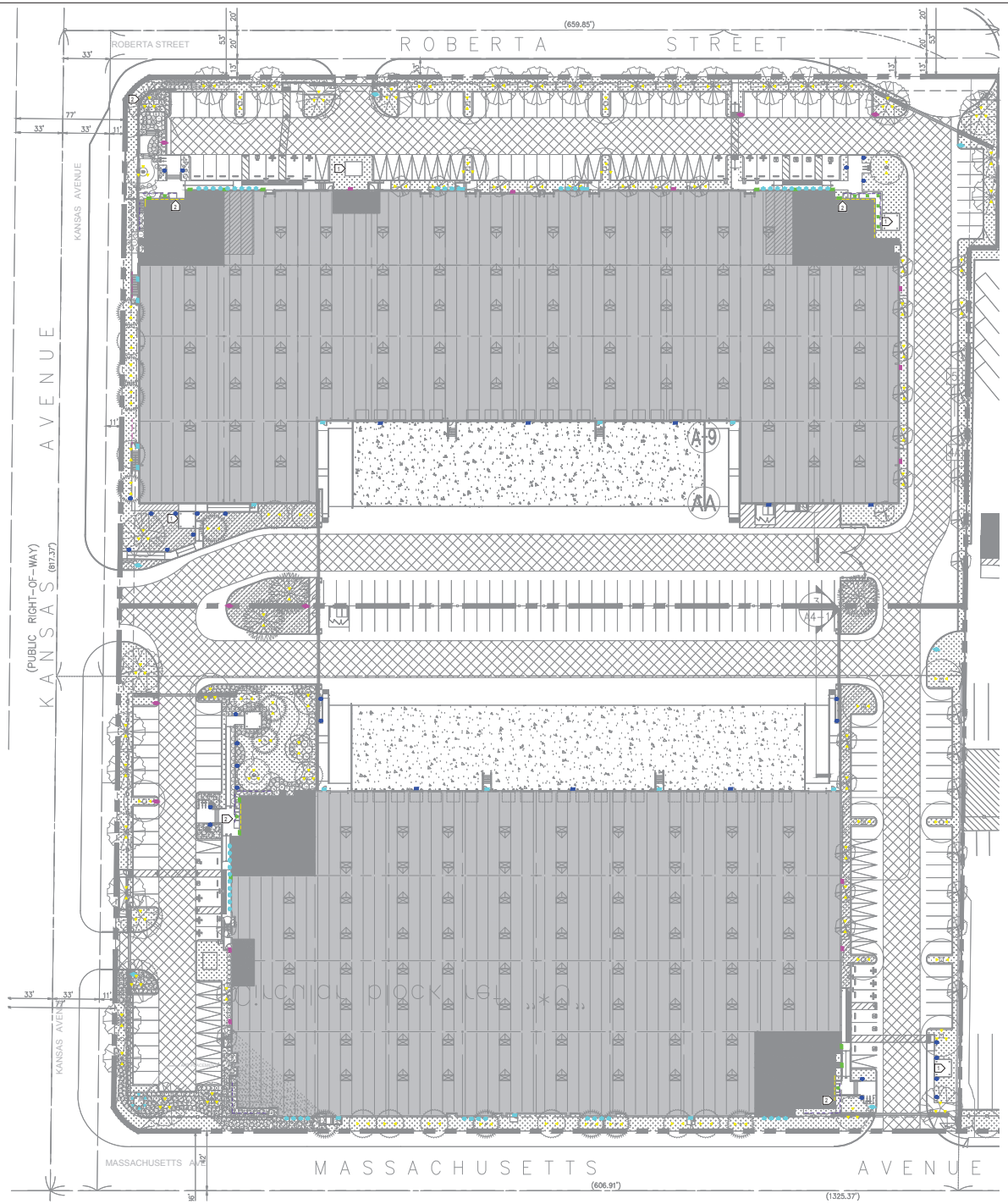


LIGHTING LEGEND

- TYPE AL1 - Sta e mounted adjustable LED tree accent, 3000K
- TYPE AL2 - Sta e mounted adjustable LED art accent, 3000K
- TYPE AS1 - Wall mounted adjustable LED accent light, 3000K
- TYPE BH1 - Landscape pathway LED bollard, 3000K, B1 U0 G1
- TYPE LS1 - Adjustable LED linear gra er, 3000K
- TYPE PH1 - Driveway LED 20 pole, 3000K, T4, B2 U0 G3
- TYPE PH2 - Driveway LED 20 pole, 3000K, Cuto Optic, B2 U0 G1
- TYPE RD1 - Sur ace mounted LED downlight, 3000K
- TYPE SS1 - Window light bo linear LED strip light, 3000K
- TYPE SS2 - Handrail integraded LED strip light, 3000K
- TYPE WC1 - Sur ace mounted LED wall pac , 3000K, RFT, B3 U0 G3
- TYPE WC2 - Sur ace mounted LED wall pac , 3000K, R2, B3 U0 G3
- TYPE WS1 - Sur ace mounted LED architectural wall sconce, 3000K
- TYPE WS2 - Sur ace mounted LED decorative wall sconce, 3000K

1. AMENITY SPACE LIGHTING TBC, PENDING FINAL DESIGN. PROVIDE POWER.
2. REFER TO ELEVATIONS FOR WINDOW BACKLIGHTING LOCATIONS. TYPE SS2.

LIGHTING NOTES

SITE LIGHTING PLAN A
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'

TRUE NORTH

HPA architecture
HPA, INC.
18831 Bardeen Avenue - ste. #100 Irvine, CA 92612
Tel: 949- 863- 1770
email: hpa@hparchs.com

Lighting Consultant:

2850 TEMPLE AVE. LONG BEACH, CA 90806-2210, USA
T: 562.989.3940 F: 562.989.3947
www.LightingDesignAlliance.com

Owner:

STALEY POINT CAPITAL
11150 SANTA MONICA BLVD. SUITE 700
LOS ANGELES, CA 90025
TEL: 310-939-8088

Projects:

MASSACHUSETTS AVE. & KANSAS AVE. BY STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

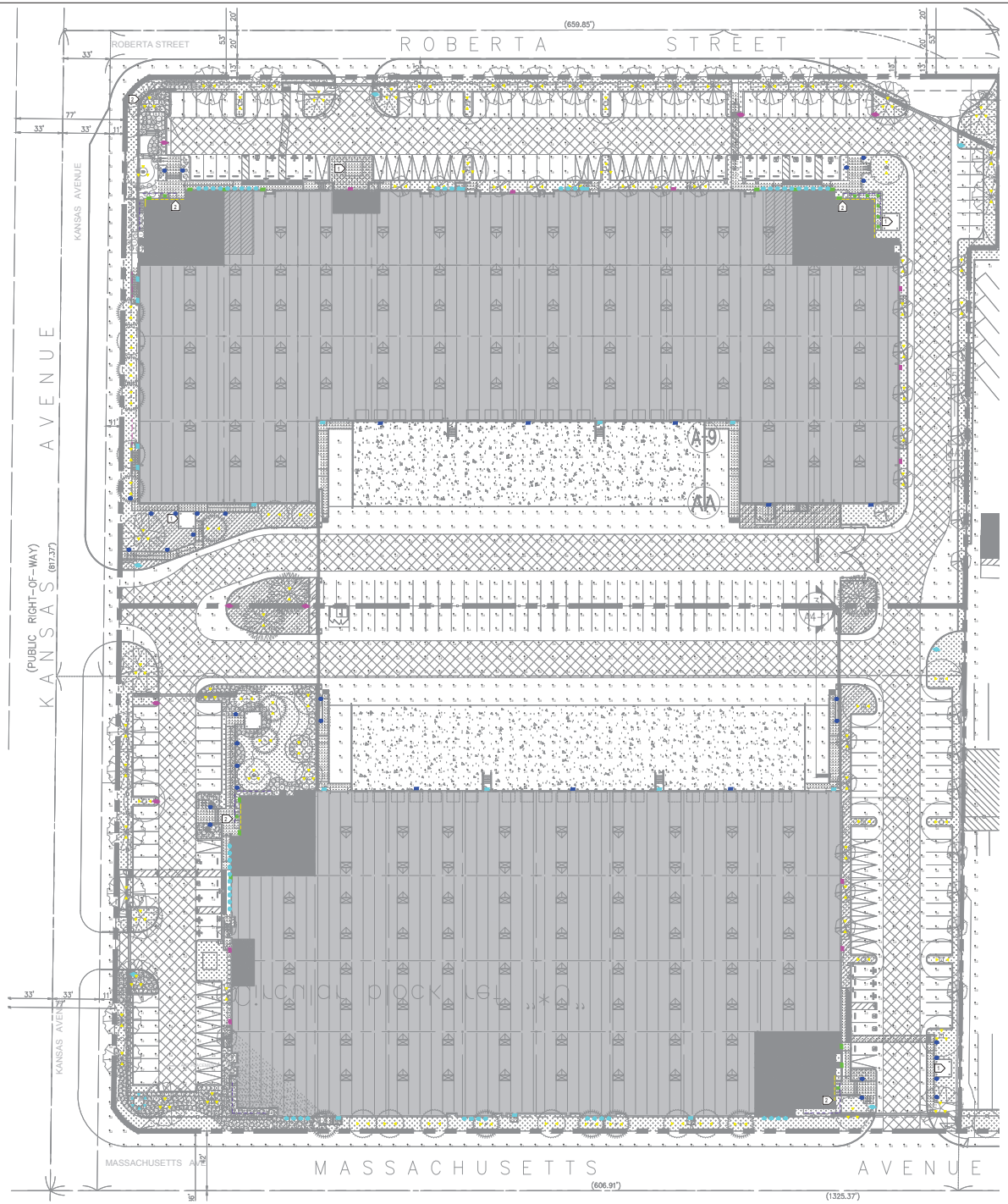
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
LIGHTING DESIGN	LDA

Title: SITE LIGHTING PLAN

Project Number: 21074
Drawn by: LDA
Date: 08/05/24
Revision:

Sheet:

DAB-LD1.0



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- TYPE PH2 - Driveway LED 20 pole, 3000K, Cuto Optic, B2 U0 G1
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- TYPE WS1 - Sur ace mounted LED architectural wall sconce, 3000K
- TYPE WS2 - Sur ace mounted LED decorative wall sconce, 3000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Pat ing 1	Illuminance	Fc	1.91	12.0	0.1	19.10	120.00
Drive Pat ing 2	Illuminance	Fc	1.59	12.0	0.2	7.95	60.00
Path 1	Illuminance	Fc	3.39	30.2	0.7	4.83	43.14
Path 10	Illuminance	Fc	7.67	37.2	0.7	10.66	51.86
Path 11	Illuminance	Fc	2.41	2.9	1.9	1.27	1.53
Path 12	Illuminance	Fc	2.75	3.3	2.2	1.25	1.45
Path 13	Illuminance	Fc	8.67	29.7	0.9	7.59	27.13
Path 14	Illuminance	Fc	4.87	28.0	1.0	4.87	28.00
Path 15	Illuminance	Fc	4.89	26.0	1.1	4.45	24.09
Path 16	Illuminance	Fc	8.32	27.9	0.9	7.02	30.99
Path 17	Illuminance	Fc	2.76	4.2	1.1	2.51	3.82
Path 18	Illuminance	Fc	3.46	4.3	2.2	1.30	1.97
Path 19	Illuminance	Fc	3.20	4.3	1.7	1.88	2.47
Path 2	Illuminance	Fc	3.61	5.7	2.1	1.73	2.71
Path 21	Illuminance	Fc	3.12	4.4	1.6	1.95	2.75
Path 3	Illuminance	Fc	3.30	5.4	1.1	3.00	4.91
Path 4	Illuminance	Fc	2.48	3.6	0.8	3.10	4.50
Path 5	Illuminance	Fc	5.46	29.0	1.0	5.46	29.00
Path 6	Illuminance	Fc	2.52	2.8	2.3	1.10	1.22
Path 7	Illuminance	Fc	2.34	2.6	2.1	1.11	1.24
Path 8	Illuminance	Fc	3.51	6.1	0.9	3.90	6.78
Path 9	Illuminance	Fc	2.87	6.5	0.9	3.19	8.13
Path 20	Illuminance	Fc	8.82	27.4	0.9	7.58	30.44
Property Line	Illuminance	Fc	0.20	0.5	0.0	N.A.	N.A.

SITE PHOTOMETRIC CALCULATION (A)
SCALE: 1" = 30'-0"
SCALE: 1" = 30'-0"
0 30' 60' 90'
TRUE NORTH

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CITY OF RIVERSIDE, CA

Consultants:

CIVIL	-
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
LIGHTING DESIGN	LDA

Title: SITE PHOTOMETRIC CALCULATION

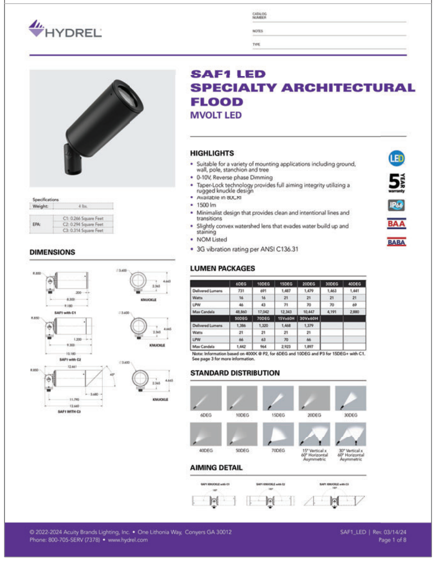
Project Number: 21074
Drawn by: LDA
Date: 08/05/24
Revision:

Sheet:

DAB-LD2.0

LIGHT FIXTURE - TYPE AL1

LIGHT FIXTURE - TYPE AL2



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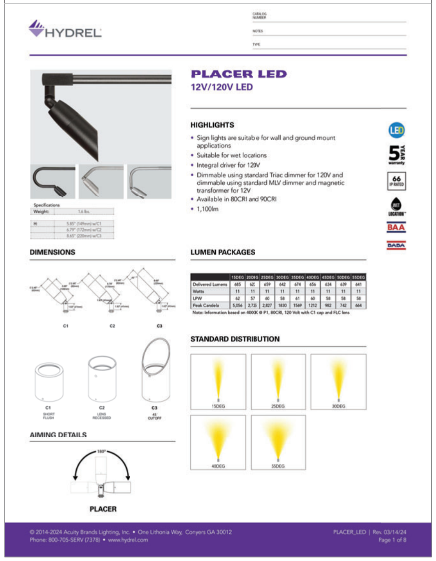

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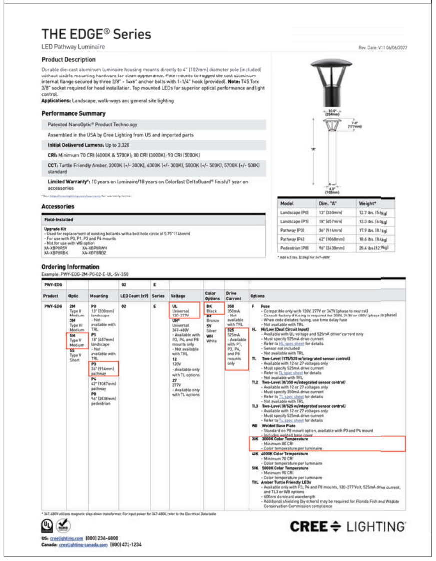
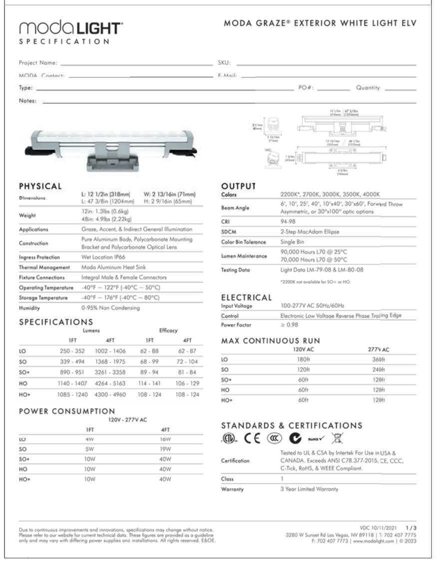
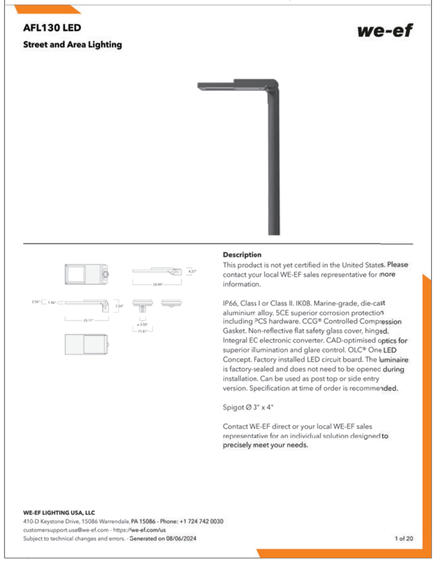


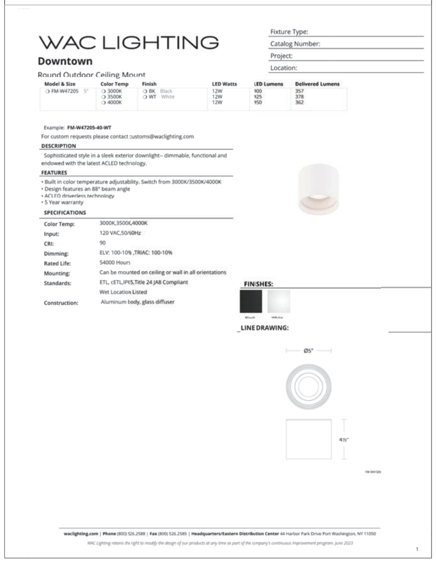
LIGHT FIXTURE - TYPE LS1



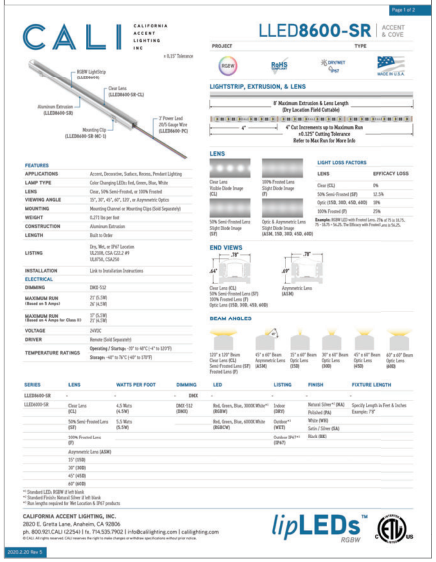
LIGHT FIXTURE - TYPE PH1, PH2



LIGHT FIXTURE - TYPE RD1



LIGHT FIXTURE - TYPE SS1



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MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
LIGHTING DESIGN	LDA

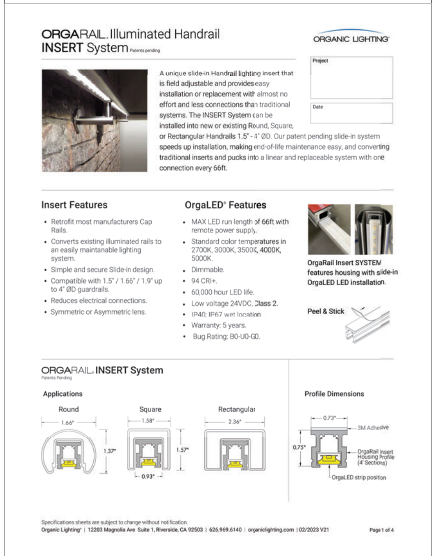
Title: LIGHTING SPECIFICATIONS

Project Number: 21074
Drawn by: LDA
Date: 08/05/24
Revision:

Sheet:

DAB-LD3.1

LIGHT FIXTURE - TYPE SS2



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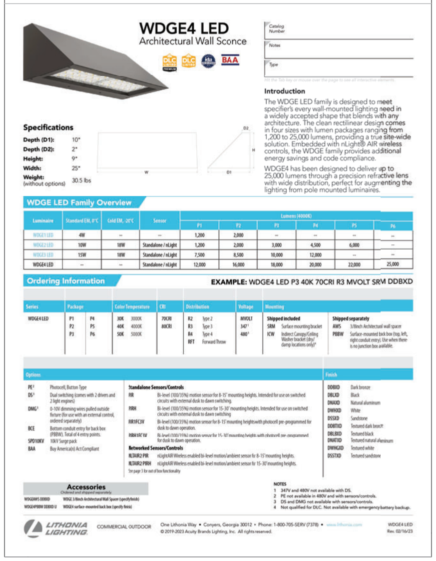

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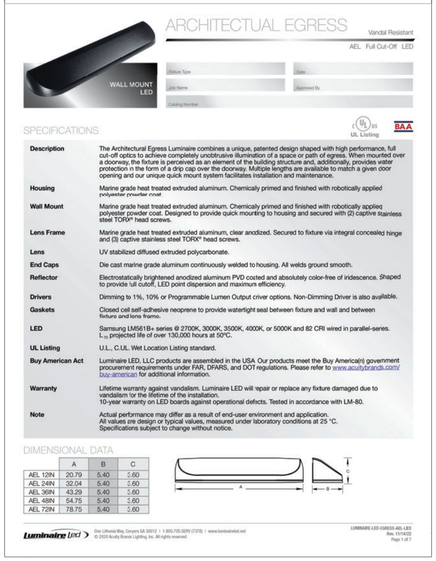

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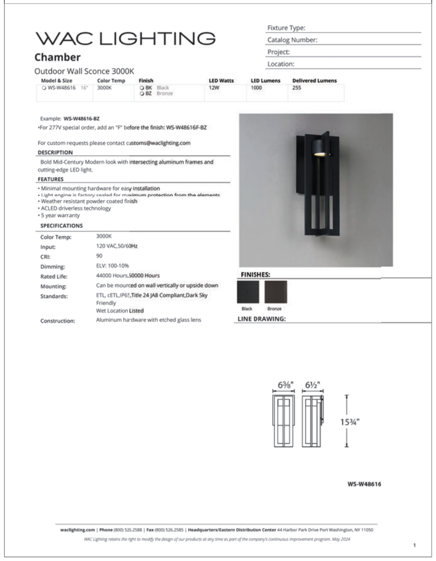

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LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
LIGHTING DESIGN	LDA

Title: LIGHTING SPECIFICATIONS

Project Number: 21074
Drawn by: LDA
Date: 08/05/24
Revision:

Sheet:

DAB-LD3.2