

# SITE PLAN

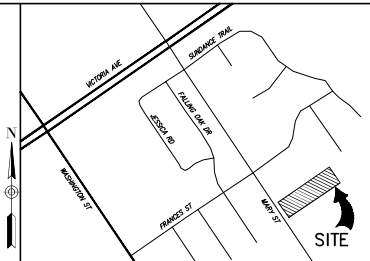
## 2443 MARY STREET

### RIVERSIDE, CALIFORNIA

JUNE 2026

#### ABBREVIATIONS

- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- EXST. EXISTING
- PROP. PROPOSED
- S.F. SQUARE FEET
- D/W DRIVEWAY
- S/W SIDEWALK
- M.H. MANHOLE
- FS FINISH SURFACE
- TO TOP OF CURB
- FL FLOW LINE
- TO TOP OF GRADE
- FG FINISH GRADE
- TO TOP OF GRADE
- INV. INVERT
- S.D. STORM DRAIN
- T.B.R. TO BE REMOVED
- P.I.P. PROTECT IN PLACE
- F.H. FIRE HOBRANT
- L/S LANDSCAPE
- S.B. SET BACK
- S.T.L. STREET LIGHT
- W.M. WATER METER



**VICINITY MAP**  
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST  
NOT TO SCALE

#### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- PROPOSED CONCRETE
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED BIO-RETENTION
- PROPOSED HAMMER-HEAD AREA

#### PARKING

TOTAL NUMBER OF RESIDENCES: 10 RESIDENCES  
1 GUEST PARKING SPACE FOR EVERY 3 RESIDENCES.  
GROSS TOTAL GUEST PARKING SPACE REQUIRED: 4  
TOTAL GUEST PARKING SPACE PROVIDED: 9

#### OWNER/APPLICANT

SOLUTION PROPERTY SERVICES  
5198 ARLINGTON AVENUE SUITE 935  
RIVERSIDE, CA 92504  
PH: (714) 809-9957  
CONTACT: BRENTON BURKE

#### ENGINEER/APPLICANT

WOODARD GROUP  
1485 SPRUCE STREET SUITE "M"  
RIVERSIDE, CA 92507  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

#### TOPOGRAPHY SOURCE

PERFORMED BY:  
WOODARD GROUP  
1485 SPRUCE STREET SUITE "M"  
RIVERSIDE, CA 92507  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

DATE: DECEMBER 2024

#### LEGAL DESCRIPTION

A PORTION OF PARCEL 1234567890 MAP  
RECORDED IN BOOK 30 AT PAGE 6 THEREOF;  
ACCESSOR OF RIVERSIDE COUNTY

#### ASSESSOR PARCEL NO

BOOK PAGE PARCELS  
235 170 008

#### ACREAGE

APN: 235-170-008 ..... 1.98 ACRES  
GROSS ..... 1.98 ACRES  
NET ..... 1.98 ACRES  
DISTURBED AREA ..... 1.57 ACRES

#### ZONING/LAND USE/GENERAL PLAN

EXISTING ZONING: ..... R-1-13000-SINGLE FAMILY RESIDENTIAL  
EXISTING LAND USE: ..... R-1-13000 SINGLE FAMILY RESIDENTIAL  
EXISTING GENERAL PLAN: ..... R-1-13000 SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: ..... SAME NO CHANGE  
PROPOSED LAND USE: ..... SINGLE FAMILY RESIDENTIAL  
PROPOSED GENERAL PLAN AMENDMENT: ..... SAME NO CHANGE

#### UTILITY PROVIDERS

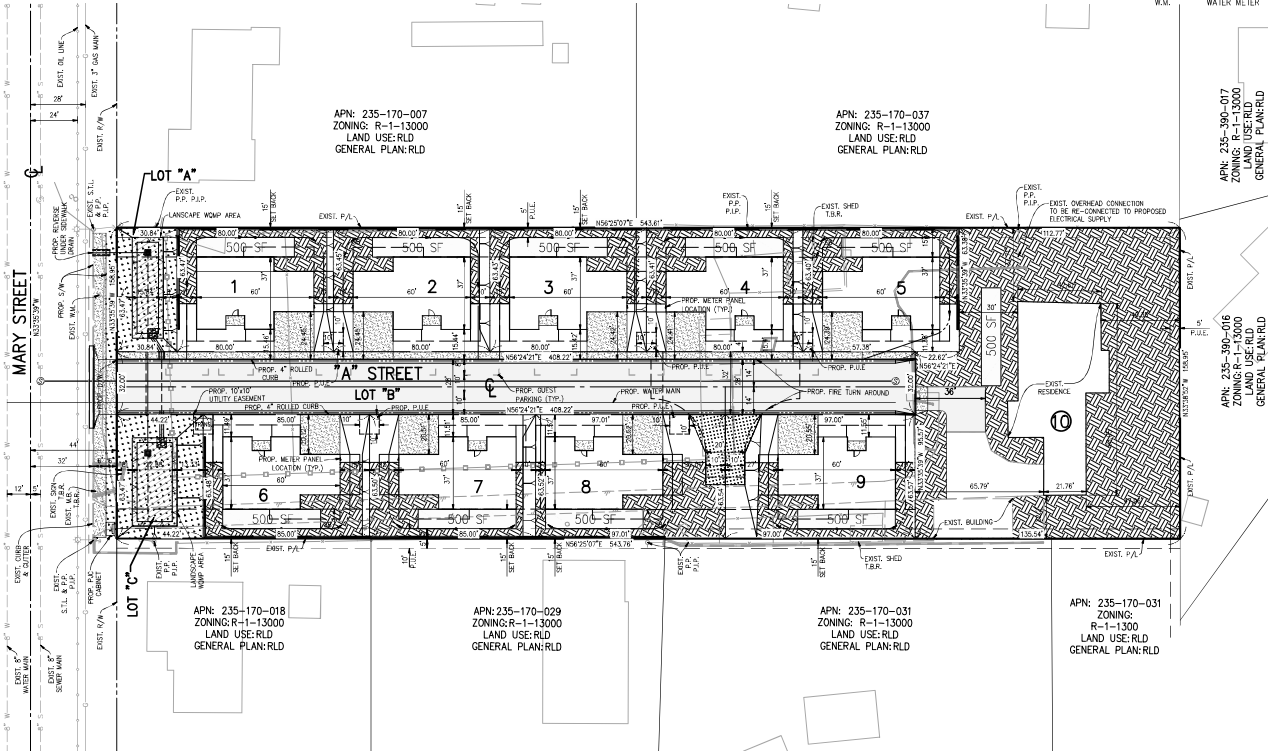
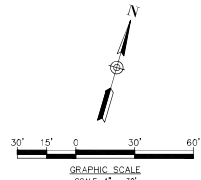
WATER: ..... CITY OF RIVERSIDE  
SEWER: ..... CITY OF RIVERSIDE  
ELECTRICITY: ..... CITY OF RIVERSIDE  
GAS: ..... THE GAS COMPANY  
TELEPHONE: ..... VERIZON  
TELEVISION: ..... AIR WAVES / CHARTER COMMUNICATIONS

#### FEMA FLOOD ZONE DESIGNATION

ZONE X = BASE FLOOD ELEVATIONS DETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 720 OF 3805  
MAP NUMBER 0645507200  
EFFECTIVE DATE  
AUGUST 28, 2006

#### SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT



#### LEGEND

- PRIVATE OPEN SPACE (Ø EACH LOT)
- PRIVATE OPEN SPACE 10'x50' (MIN. 500 S.F.) PER RMC 19.780.060(8)4.4
- GUEST PARKING

#### LOT SUMMARY

LOT NUMBER	LOT AREA (S.F.)	LOT WIDTH	LOT DEPTH	REVERSE? (YES/NO)	ELEVATIONS A=SPANISH C=PRAIRIE B=FARMHOUSE	PRIVATE OPEN SPACE	LOT COV %
1	5,077	80'	93'	YES	B	1,547	36%
2	5,075	80'	63'	NO	A	1,493	36%
3	5,074	80'	63'	YES	C	1,591	36%
4	5,072	80'	63'	NO	B	1,530	36%
5	5,071	80'	63'	NO	A	1,690	36%
6	5,107	86'	64'	NO	C	1,734	34%
7	5,109	86'	64'	YES	B	1,666	34%
8	6,163	97'	64'	NO	A	2,263	30%
9	6,165	97'	64'	YES	C	1,698	30%
10	20,098	159'	113'	(EXISTING RESIDENCE)		16,513	18%
SLM	48,591						
AVERAGE	6,859						
LOT "A"	1,958	31'	64'		(WOMP AREA)		
LOT "B"	13,063	408'	32'	32'	(DRIVE AISLE)		
LOT "C"	2,807	44'	64'		(WOMP AREA)		

REVISIONS	DATE	BY

**CITY OF RIVERSIDE**  
**SITE PLAN**  
**2443 MARY STREET**

FOR: BRENTON BURKE	SCALE: 1"=30'	W.D.
DATE: 06/20/26	DESIGNED: PR	SHEET 1
CHECKED: AW		OF 1 SHEETS
		DWG. NO. 1322