



CITY OF
RIVERSIDE

Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

NOTICE OF PROJECT (AB-52)

In accordance with Assembly Bill 52, the City of Riverside is sending this notice to inform California Native American tribes that have requested such notice of a project application within a geographic area with which the tribe is traditionally and culturally affiliated. California Public Resources Code § 21080.3.1 requires this notice within 14 days of the City determining this application is complete and/or after the City has decided to undertake a project. California Native American tribes have 30 days from the date of receiving this notice to request consultation with the City regarding this project.

DATE OF NOTICE: January 12, 2024

PROJECT TITLE: Mikasa Multi-Family Development

PROJECT DESCRIPTION: **PLANNING CASE PR-2020-001114 (GPA, RZ, DR):** Proposal by Hugo Lepe, on behalf of Century Heritage Builders, Inc., to consider the following entitlements to construct a 117-unit multi-family development: 1) General Plan Amendment to amend 2.72 acres of the project site from land use designation MDR-Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential to R-3-1500 – Multi-family Residential; and 3) Design Review of project plans.

PROJECT LOCATION: The 4.54-acre project site consists of three contiguous parcels, currently developed with single family homes, located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue (APN# 143-040-010, 143-040-011, and 143-040-012), bounded by Hedrick Avenue to the west and Jones Avenue to the east, in the R-1-7000 – Single Family Residential Zone and R-3-1500 - Multifamily Residential Zone, in Ward 6.

PROJECT INVOLVES GROUND DISTURBANCE: Yes

LOCAL GOVERNMENT/LEAD AGENCY: City of Riverside

CONTACT PERSON: Regine Kennedy, Senior Planner

PHONE: (951) 826-5712

E-MAIL: rkennedy@riversideca.gov

ADDRESS: Community & Economic Development Department, Planning Division
3900 Main Street, 3rd Floor, Riverside, CA 92522

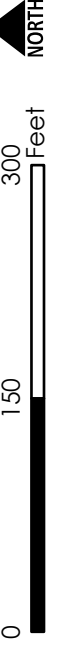
Should you have any questions regarding this case, please do not hesitate to contact the Planner listed above. After 30 days from the date of this notice, the City will respond to a request for consultation or proceed with the entitlement process.



KEY

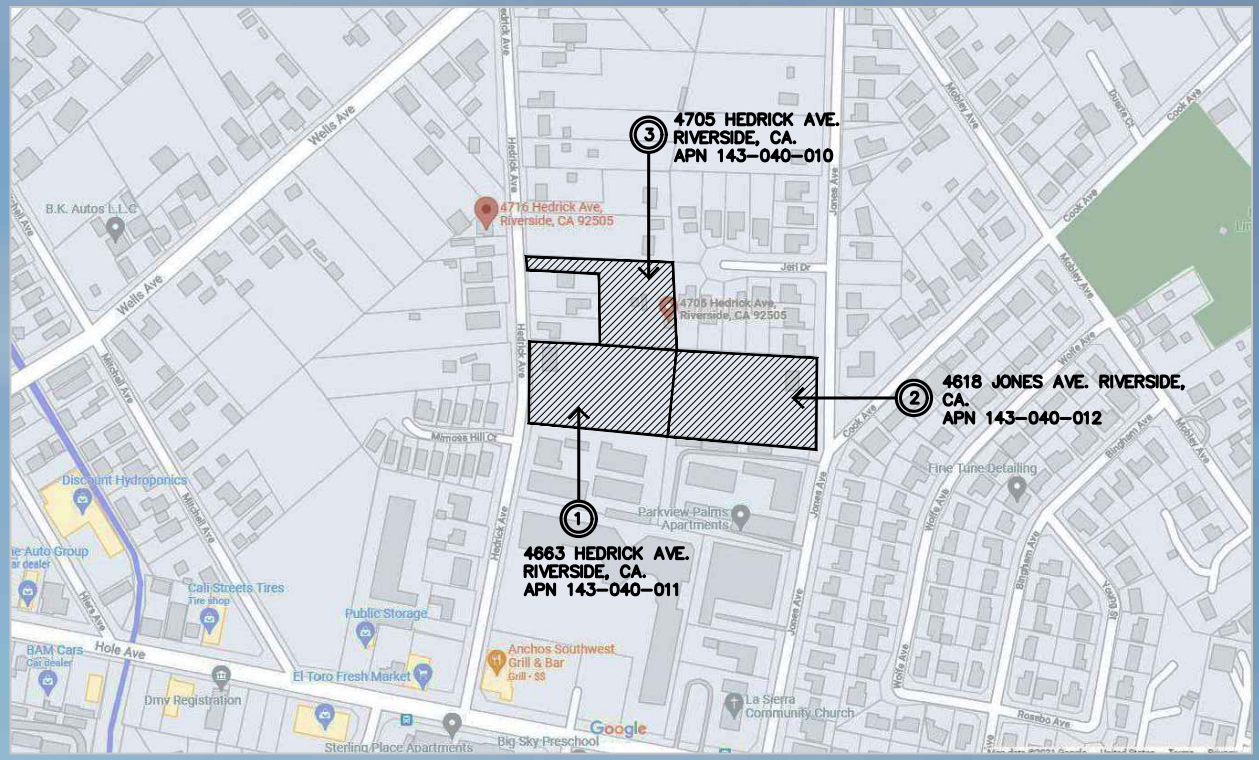
 Project Site

PR-2020-001114 (GPA,RZ,DR) - Location Map
4663-4705 Hedrick Avenue and 4618 Jones Avenue



MIKASA LUXURY VILLAS

4618 JONES AVENUE, 4663 HEDRICK AVENUE
& 4705 HEDRICK AVENUE,
RIVERSIDE, CA 92505



VICINITY MAP
N.T.S.



MODERN ARCHITECTURAL STYLE

FIRE DEPARTMENT NOTES

- GROUP R DIVISION OCCUPANCIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS HOUSES TREE OR MORE STORIES IN HEIGHT OR CONTAINING 16 OR MORE DWELLING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHALL BE UL, FM, OR ETL CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL UUFX (CFC, SEC 907.2.9.1).
- PROVIDE FOR FIRE DEPARTMENT ACCESS "KNOX" KEY DEVICES ARE AVAILABLE FOR USE IN THE CITY CONTACT THE FIRE DEPARTMENT FOR APPLICATIONS AND DETAILS. AN INFRARED AUTOMATIC GATE SYSTEM IS REQUIRED FOR ALL ELECTRIC GATE. CONTACT THE FIRE PREVENTION DIVISION FOR INFORMATION.
- AN NFPA 13R RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL BUILDING. AN NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE GYM AND OFFICE BUILDING.

LANDSCAPING NOTE

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPE
- PLANTS 24" BOX SIZE HANDROANTHUS CHRYSOTRICHUS IN PUBLIC RIGHT-OF-WAY ALONG JONES AVE AND CASSIA LEPTOPHYLLA ALONG HEDRICK AVE. TYPICAL SPACING 25' O.C. PRIOR TO PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AND QUANTITIES AT TIME OF SIZE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STACKING, IRRIGATION, ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

PROJECT TEAM:

APPLICANT: HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

ARCHITECT/DESIGNER: HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

TITLE 24 CONSULTANT: ADVANCED TITLE 24
2000 E CHAPMAN AVENUE, #202
FULLERTON, CA 92831
TEL: 714-525-9824

CIVIL ENGINEER: G. & G. ENGINEERING, INC.
1787 POMONA RD, UNIT K
CORONA, CA 92880
CONTACT: ANDREW GRECHUTA
TEL: 714-970-7220

STRUCTURAL ENGINEER: FARAH ENGINEER GROUP, INC.
1787 POMONA RD, UNIT K
CORONA, CA 92880
CONTACT: MOHES FARAH
TEL: 951-738-1215

BUILDING ANALYSIS:

TWO & THREE STORY TOWNHOUSE APARTMENT BUILDINGS:
WOOD FRAMED & SLAB ON GRADE
TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLERS: NFPA 13R (UNDER SEPARATE PERMIT)

TWO STORY COMMUNITY & GYM BUILDING:
WOOD FRAMED & SLAB ON GRADE
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NFPA 13R (UNDER SEPARATE PERMIT)

2020 CALIFORNIA ADMINISTRATIVE CODE
2020 CALIFORNIA RESIDENTIAL CODE
2020 CALIFORNIA BUILDING CODE
2020 CALIFORNIA ELECTRICAL CODE
2020 CALIFORNIA PLUMBING CODE
2020 CALIFORNIA MECHANICAL CODE
2020 CALIFORNIA ENERGY CODE
2020 CALIFORNIA FIRE CODE
2020 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF RIVERSIDE MUNICIPAL CODE (RMC)

HARDSCAPE, IMPERVIOUS AREA:

POOL & SPA.....1,272 SQFT
POOL DECK.....2,872 SQFT
POOL EQUIP. ENCLOSURE.....120 SQFT
TRASH BINS ENCLOSURE.....1,183 SQFT
PATHS, WITH CONCRETE.....16,918 SQFT
DRIVEWAY, WITH PAVERS.....3,200 SQFT
DRIVEWAYS WITH ASPHALT.....40,835 SQFT
DRIVEWAYS WITH CONCRETE.....7,001 SQFT
FENCE, CMU & RETAINING WALLS.....1,416 SQFT

TOTAL IMPERVIOUS AREA.....70,553 SQFT
PERCENTAGE.....35.7%

SOFTSCAPE, PERVIOUS AREA:

LANDSCAPE, JONES AVE.....4,425 SQFT
LANDSCAPE, HEDRICK AVE.....4,493 SQFT
PLANTERS.....30,127 SQFT
NATURAL TURF (PARK AREAS).....7,566 SQFT
SYNTHETIC TURF.....601 SQFT
TOTAL PERVIOUS AREA.....47,212 SQFT
PERCENTAGE.....23.8%

PROJECT DATA

SITE/PROPERTY INFORMATION:

■ PARCEL/LOT 29:
APN 143-040-012
4618 JONES AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
(E) ZONING: MULTIFAMILY RESIDENTIAL,
R-3-1500
LOT SIZE: 1.82 AC.

Existing General Land Use Designation: High
Density Residential (HDR)

EXISTING ZONING: R-3-1500
PARCEL IS A HE SITE, NO ZONE CHANGE
REQUIRED

■ PARCEL/LOT 23:
APN 143-040-011
4663 HEDRICK AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
LOT SIZE: 1.72 AC.

Existing General Land Use Designation: Medium
Density Residential (MDR).
Proposed General Land Use Destination: High
Density Residential (HDR)

EXISTING ZONING: R-1-7000
PROPOSED ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE.

■ PARCEL/PORTION LOT 22:
APN 143-040-010
4705 HEDRICK AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
LOT SIZE: 1.00 AC.

Existing General Land Use Designation: Medium
Density Residential (MDR).
Proposed General Land Use Destination: High
Density Residential (HDR)

EXISTING ZONING: R-1-7000
PROPOSED ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE.

TOTAL AREA
COMBINED LOTS: 4.54 AC. = 197,762.4 SQFT

PROJECT SUMMARY

DENSITY, MAXIMUM ALLOWED.....29.0 DU/AC
DENSITY, PROPOSED.....25.4 DU/AC

PROPOSED UNIT MIX:
STUDIO..... 1 UNIT
1 BEDROOM..... 43 UNITS
2 BEDROOMS..... 73 UNITS
TOTAL PROPOSED UNITS..... 117
3-STORY BUILDING 70 UNITS (59.8%)
2-STORY BUILDING 47 UNITS (40.2%)
ACCESSIBLE UNITS REQUIRED:
117 UNITS x 5%..... 6 UNITS ADA

COMMON OPEN SPACE:
REQUIRED, 117 UNITS x 200 SQFT.... 23,400 SQFT
PROVIDED..... 55,671 SQFT

PRIVATE OPEN SPACE REQUIRED:
117 UNITS x 50 SQFT..... 5,850 SQFT
PROVIDED..... 13,641 SQFT

PUBLIC OPEN SPACE:..... 11,491 SQFT

PARKING SUMMARY:
REQUIRED 1 SPACE x 1 (STUDIO)..... 1 SPACE
REQUIRED 1.5 SPACES x 41 (1BR)..... 65 SPACES
REQUIRED 2.0 SPACES x 75 (2BR)..... 146 SPACES
TOTAL SPACES REQUIRED..... 212 SPACES

PROVIDED, COVERED PARKING.....175 SPACES
PROVIDED, OPEN PARKING.....40 SPACES
TOTAL SPACES PROVIDED.....215 SPACES

EV READY.....175 CONNECTIONS
(All garages will have an EV connection)

SETBACKS:
FRONT MIN. REQUIRED (JONES AVE).....15'-0"
PROVIDED (JONES AVE).....15'-0"

REAR MIN. REQUIRED (HEDRICK AVE).....15'-0"
PROVIDED (HEDRICK AVE).....15'-0"

SIDE MINIMUM REQUIRED.....7'-6"
PROVIDED.....FROM 7'-6" TO 12'-0"

INTERIOR SIDE MINIMUM REQUIRED.....15'-0"
PROVIDED.....15'-0"

SCOPE OF WORK

- DEMOLISH OF THREE EXISTING ONE STORY SINGLE FAMILY RESIDENCE .
- CONSTRUCT NEW 2 & 3 STORY MULTI-FAMILY BUILDINGS AT APPROXIMATELY 129,133 SQ.FT, WHICH INCLUDED 117 UNITS APARTMENTS, ATTACHED GARAGES (175 COVERED PARKING STALLS), 40 UNCOVERED PARKING STALLS, LEASING OFFICE, COMMUNITY HALL GYM AND MAIL ROOM.
- CONSTRUCT POOL & SPA, FOUR TRASH ENCLOSURE, RETAINING WALLS, WALLS, GATES AND FENCES.
- NEW PAVING, HARDSCAPE AND LANDSCAPE THROUGHOUT.

FUNDING

This project is 100% privately funded.

LOT COVERAGE, FOOTPRINT:

BUILDING "A" (TYPE 1).....2,217 SQFT
BUILDING "B" (TYPE 1A).....2,217 SQFT
BUILDING "C" (TYPE 1).....2,217 SQFT
BUILDING "D" (TYPE 1A).....2,217 SQFT
BUILDING "E" (TYPE 2).....2,229 SQFT
BUILDING "F" (TYPE 2).....2,229 SQFT
BUILDING "G" (TYPE 2).....2,229 SQFT
BUILDING "H" (TYPE 3).....4,317 SQFT
BUILDING "I" (TYPE 4).....5,013 SQFT
BUILDING "J" (TYPE 5).....9,097 SQFT
BUILDING "K" (TYPE 6).....7,467 SQFT
BUILDING "L" (TYPE 6R).....7,467 SQFT
BUILDING "M" (TYPE 5R).....9,097 SQFT
BUILDING "N" (TYPE 5R).....9,097 SQFT
BUILDING "O" (TYPE 7).....9,235 SQFT
BUILDING "P" (TYPE 8).....2,683 SQFT
BUILDING "Q" (TYPE 9).....969 SQFT

TOTAL BUILDINGS FOOTPRINT.....79,997 SQFT

LOT COVERAGE.....40.5%
OPEN SPACE AREA.....59.5%

SHEET INDEX:

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TITLE SHEET	T-1	TYPE 5R.	
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PROPOSED SITE PLAN	C-1.1	THIRD FLOOR PLAN	A-5.9
SITE PLAN. COMMON AREA.	C-1.2	ROOF PLAN	A-5.10
SITE PLAN. PRIVATE OPEN SPACE AREA.	C-1.3	EXTERIOR FRONT & RIGHT ELEVATIONS	A-5.11
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EXTERIOR BUILDING ELEVATIONS	A-1.4	EXTERIOR REAR & LEFT ELEVATIONS	A-6.12
TYPE 2.		TYPE 7.	
BUILDING "E". TYPICAL FOR BUILDINGS "F"&"G".		BUILDING "O".	
FIRST & SECOND FLOOR PLANS. ROOF PLAN.	A-2.1	FIRST FLOOR PLAN	A-7.1
EXTERIOR BUILDING ELEVATIONS	A-2.2	SECOND FLOOR PLAN	A-7.2
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FIRST & SECOND FLOOR PLANS	A-3.1	EXTERIOR FRONT & RIGHT ELEVATIONS	A-7.5
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-3.2	EXTERIOR REAR & LEFT ELEVATIONS	A-7.5
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TYPE 4.		BUILDING "P".	
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ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-4.2	ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-8.2
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-4.3	EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-8.3
TYPE 5.		TYPE 9.	
BUILDING "J".		BUILDING "Q".	
FIRST & SECOND FLOOR PLANS	A-5.1	FIRST & SECOND FLOOR PLANS. ROOF PLAN	A-9.1
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REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
TEMECULA, CA 92589

REGISTERED PROFESSIONAL ENGINEER
ANDREW GRECHUTA
No. C52312
CIVIL
STATE OF CALIFORNIA

G & G ENGINEERING, INC.
1251 N. MANASSA AVE., SUITE 100
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7220
E-MAIL: INFO@GGENGINEERING.COM
APPROVED BY: ANDREW GRECHUTA
R.C.E. NO. C52312

PREPARED UNDER SUPERVISION OF:
Andrew Grechuta
CIVIL ENGINEER
R.C.E. NO. C52312

DATE: 11-05-25
DATE: 11-05-25

CENTURY HERITAGE BUILDERS, INC.
4095 E. La Palma Ave., Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: chb@centuryheritageinc.com
CSL #914311

Design by: CHB

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DRAWN: HL
DATE: 11/05/25
SCALE:
JOB #: 21-7
TITLE: T-1

TITLE SHEET
SHEET INDEX
SHEET: T-1

1 OF SHEETS

BUILDINGS AREA CALCULATION												
BUILDING NAME PER PLAN	BUILDING TYPE	NUMBER OF STORY	UNIT TYPES	AREA SQ.FT.	UNIT QUANTITY	BUILDING AREA SQ.FT.			FOOTPRINT SQ.FT.			
						LIVING	GARAGE	OPEN SPACE				
A	TYPE 1	2	A 1BR	LIVING AREA: 1ST FLOOR: 354 TOTAL LIVING AREA: 354 BALCONY: 24	1	3 349	790	276	2 217			
			B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1							
		B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1								
		A 1BR	LIVING AREA: 1ST FLOOR: 354 TOTAL LIVING AREA: 354 BALCONY: 24	1								
	B	TYPE 1R	2	B 1BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1	3 349	790	276	2 217		
				B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1						
		A 1BR	LIVING AREA: 1ST FLOOR: 354 TOTAL LIVING AREA: 354 BALCONY: 24	1								
		B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1								
C	TYPE 1	2	B 1BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1	3 349	790	276	2 217			
			B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1							
		A 1BR	LIVING AREA: 1ST FLOOR: 354 TOTAL LIVING AREA: 354 BALCONY: 24	1								
		B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1								
	D	TYPE 1R	2	B 1BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1	3 349	790	276	2 217		
				B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1						
		A 1BR	LIVING AREA: 1ST FLOOR: 354 TOTAL LIVING AREA: 354 BALCONY: 24	1								
		B 2BR	LIVING AREA: 1ST FLOOR: 471 TOTAL LIVING AREA: 471 BALCONY: 24	1								
E	TYPE 2	2	C 1BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1	3 387	765	263	2 229			
			D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1							
		D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1								
		C 1BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1								
	F	TYPE 2	2	D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1	3 387	765	263	2 229		
				D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1						
		C 1BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1								
		D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1								
G	TYPE 2	2	D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1	3 387	765	263	2 229			
			D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1							
	C 1BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1									
	D 2BR	LIVING AREA: 1ST FLOOR: 490 TOTAL LIVING AREA: 490 BALCONY: 32	1									
H	TYPE 3	2	C 1BR	LIVING AREA: 1ST FLOOR: 492 TOTAL LIVING AREA: 492 BALCONY: 32	4	6 528	1 476	488	4 317			
			D 2BR	LIVING AREA: 1ST FLOOR: 608 TOTAL LIVING AREA: 1176 BALCONY: 204	4							
		D 2BR	LIVING AREA: 1ST FLOOR: 608 TOTAL LIVING AREA: 1176 BALCONY: 204	4								
		C 1BR	LIVING AREA: 1ST FLOOR: 492 TOTAL LIVING AREA: 492 BALCONY: 32	5								
	I	TYPE 4	2	D 2BR	LIVING AREA: 1ST FLOOR: 498 TOTAL LIVING AREA: 1176 BALCONY: 204	1	7 575	1 713	563	5 013		
				D 2BR	LIVING AREA: 1ST FLOOR: 498 TOTAL LIVING AREA: 1176 BALCONY: 204	1						
		E 1BR	TOTAL LIVING AREA: 716 BALCONY: 15	2	14 468	7 956 (23-CARS)					1 886	9 097
		E 1BR	TOTAL LIVING AREA: 716 BALCONY: 15	2								
F 2BR	TOTAL LIVING AREA: 1176 BALCONY: 112	2	14 468	7 956 (23-CARS)			1 886	9 097				
F 2BR	TOTAL LIVING AREA: 1176 BALCONY: 112	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2			14 468	7 956 (23-CARS)			1 886	9 097		
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2	14 468	7 956 (23-CARS)			1 886	9 097				
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2			14 468	7 956 (23-CARS)			1 886	9 097		
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2	14 468	7 956 (23-CARS)			1 886	9 097				
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2			14 468	7 956 (23-CARS)			1 886	9 097		
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2	14 468	7 956 (23-CARS)			1 886	9 097				
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2			14 468	7 956 (23-CARS)			1 886	9 097		
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
ADA G 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2	14 468	7 956 (23-CARS)			1 886	9 097				
H 2BR	TOTAL LIVING AREA: 1191 BALCONY: 192	2										
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PRELIMINARY GRADING PLAN
FOR MIKASA LUXURY VILLAS

CMU AND FENCE WALLS NOTES:

1. INSIDE AND REAR YARD AREAS, COMBINED FREE STANDING AND RETAINING WALLS AND FENCES SHALL NOT EXCEED 10 FEET IN HEIGHT PROVIDED THE RETAINING PORTION DOES NOT EXCEED 3' IF EXPOSED TO PUBLIC VIEW OR 6' IF NOT EXPOSED TO PUBLIC VIEW.
2. ALL CMU OR CONCRETE RETAINING WALLS SHOULD BE DESIGNED BY STRUCTURALLY ENGINEERED, REVIEW AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.

LEGEND

- PROPERTY LINE
(N) RETAINING WALL
(E) CMU WALL
(N) CMU WALL
FLOW LINE DIRECTION
SURFACE SLOPE
CROSS-SECTION

SITE ADDRESS:

4618 JONES AVENUE
RIVERSIDE, CA 92505
&
4663 HEDRICK AVENUE
RIVERSIDE, CA 92505
&
4705 HEDRICK AVENUE
RIVERSIDE, CA 92505

OWNER/DEVELOPER:

PROJECT TEAM:

A&L CAPITAL, LLC
P.O. BOX 893130
TEMECULA, CA 92589

DESIGNER:

HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

CIVIL ENGINEER:

ANDREW GRECHUTA
G&G ENGINEERING INC.
1251 N MANASSERO ST. #402
ANAHEIM, CA 92807
CONTACT: ANDREW GRECHUTA
TEL: 714-970-7220

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 23 AND 29 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 85 & 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 143-040-011 AND 143-040-012 AND 143-040-010

AREA:

EXISTING NUMBER OF LOTS: 3 LOTS
EXISTING AREA:
LOT 23 3.54 ACRES
LOT 29 1.72 ACRES
LOT 29 1.82 ACRES
LOT 29 1.82 ACRES



PLAN DATE: 10-23-25



Underground Service Alert

Call: TOLL FREE

811

WWW.CALL811.COM

TWO WORKING DAYS BEFORE YOU DIG

MIKASA LUXURY VILLAS
4618 JONES AVE & 4663 HEDRICK AVE
RIVERSIDE, CA 92505



G & G ENGINEERING, INC.

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

1251 N. MANASSERO ST., STE. 402

ANAHEIM, CA 92807

PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@GNG.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHUTA

R.C.E. NO. C523312

DATE

EXP. DATE: 12-31-23

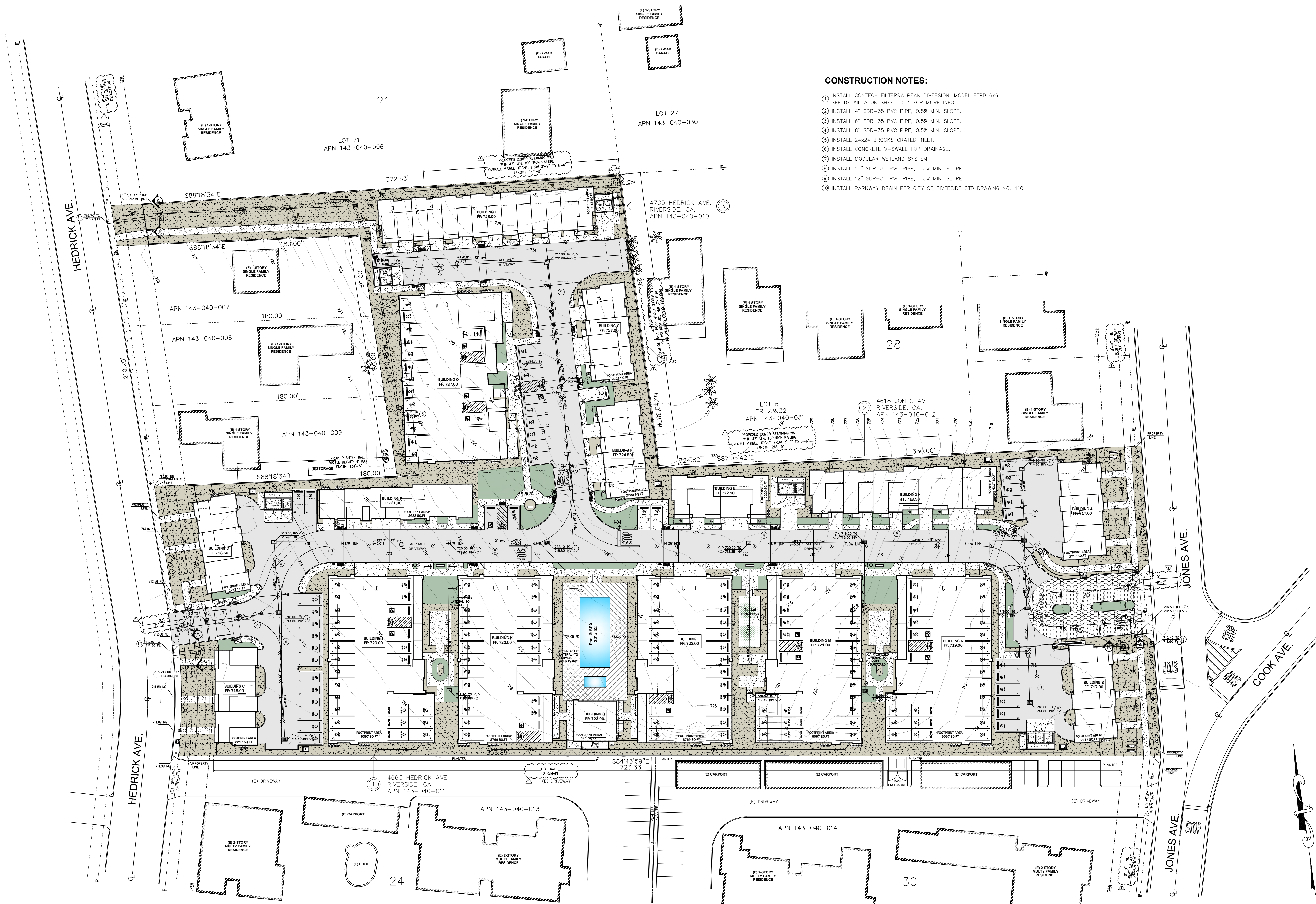
REVISIONS

PRELIMINARY
GRADING PLAN

SHEET NO.

C-2

PRELIMINARY STORM DRAIN PLAN
FOR MIKASA LUXURY VILLAS



- CONSTRUCTION NOTES:**
1. INSTALL CONTECH FILTERRA PEAK DIVERSION, MODEL FTPD 6x6.
 2. SEE DETAIL A ON SHEET C-4 FOR MORE INFO.
 3. INSTALL 4" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
 4. INSTALL 6" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
 5. INSTALL 8" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
 6. INSTALL 24x24 BROOKS GRATED INLET.
 7. INSTALL CONCRETE V-SWALE FOR DRAINAGE.
 8. INSTALL MODULAR WETLAND SYSTEM.
 9. INSTALL 10" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
 10. INSTALL 12" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
 11. INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD DRAWING NO. 410.

PLAN DATE: 10-23-25

Underground Service Alert
Call: TOLL FREE
811
WWW.CALL811.COM
TWO WORKING DAYS BEFORE YOU DIG

MIKASA LUXURY VILLAS
4618 JONES AVE & 4663 HEDRICK AVE
& 4705 HEDRICK AVE
RIVERSIDE, CA 92505

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@GNG.COM

PREPARED UNDER SUPERVISION OF:
ANDREW GRECHUTA
R.C.E. NO. C523312
DATE
EXP. DATE: 12-31-23

REVISIONS	
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**PRELIMINARY
STORM DRAIN
PLAN**

SHEET NO.

C-3