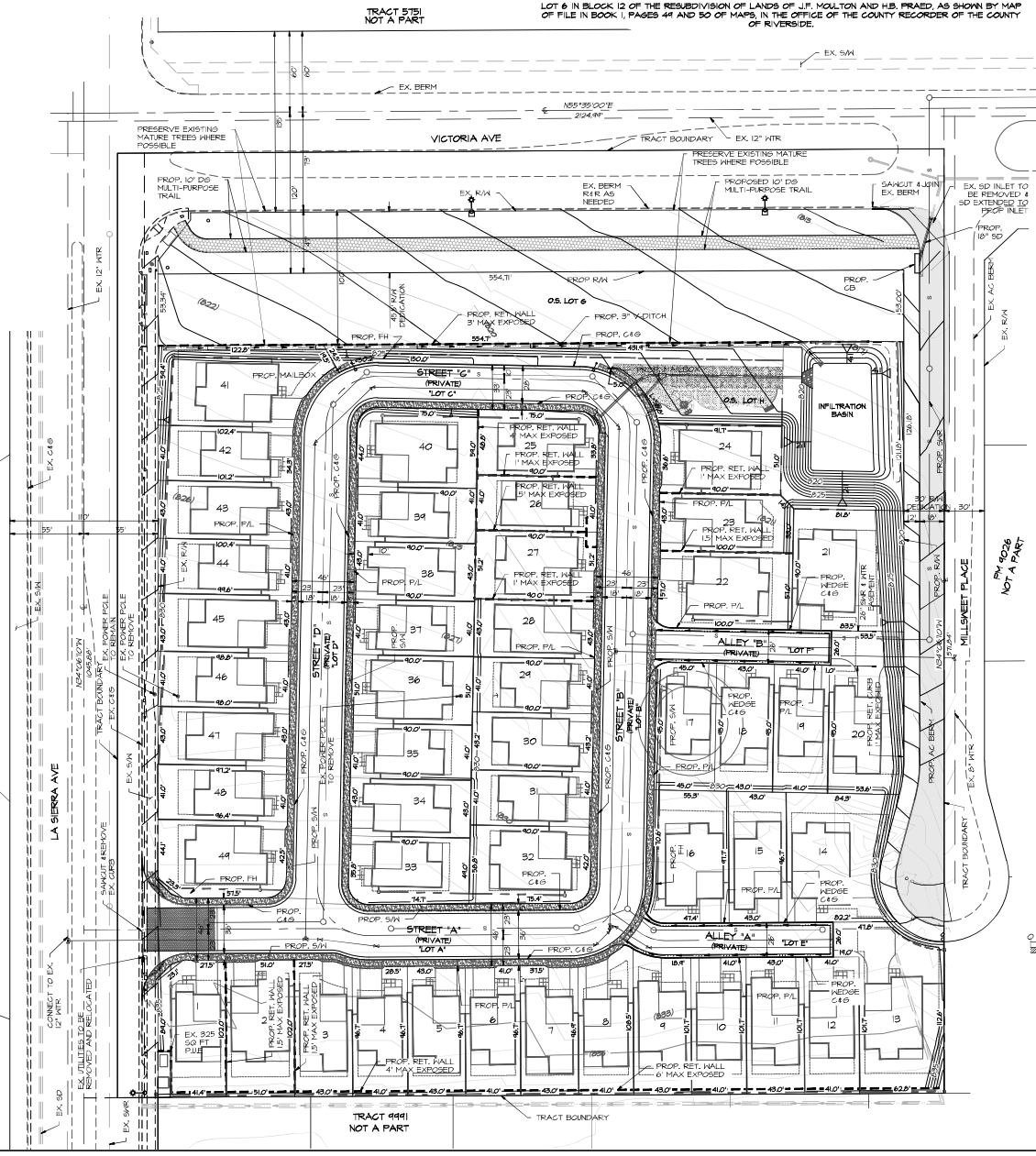
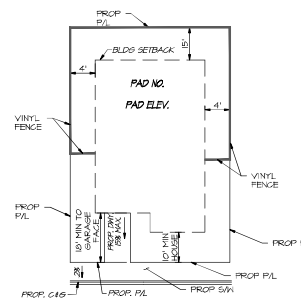
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

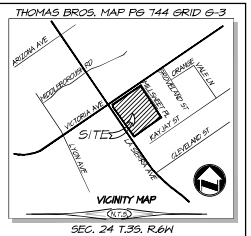
VESTING TENTATIVE TRACT NO. 38921

LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. FRAED, AS SHOWN BY MAP OF FILE IN BOOK 1, PAGES 44 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.





SCALE: 1" = 40'



SEC. 24 T.3S. R.6W

OWNER
LA SIERRA VICTORIA DEVELOPMENT LLC
12215 WILD MUSTANG COURT
APPLE VALLEY, CA 92307

APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN ST
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

ENGINEER
adkan ENGINEERS
6820 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ASSESSORS PARCEL NUMBER
156-220-016

UTILITY PURVEYORS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
GAS:	SOCALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF RIVERSIDE
TELEPHONE:	SBC
SCHOOL:	ALVORD UNIFIED
CATV:	CHARTER CABLE

ZONING/LAND USE

EXISTING ZONING:	R-1-1/2 ACRE
PROPOSED ZONING:	R-1-1/2 ACRE
EXISTING LAND USE:	LDR
PROPOSED LAND USE:	LDR

LEGEND

BOUNDARY	EX. EXISTING
RIGHT OF WAY	PROP. PROPOSED
CENTERLINE	S/W SIDEWALK
PROPERTY LINE	R/W RIGHT OF WAY
EASEMENT	R&R REPLACE AND REPAIR
PROP. CURB & GUTTER	P/L PROPERTY LINE
EX. CURB & GUTTER	C&G CURB & GUTTER
PROP. SIDEWALK	O.S. OPEN SPACE
EX. SIDEWALK	EVA EMERGENCY VEHICLE ACCESS
UNDERGROUND STORAGE	
PROP. DOMESTIC WATER	SWR SEWER
EX. DOMESTIC WATER	WTR WATER
PROP. RECYCLED WATER	SD STORM DRAIN
PROP. SEWER	CB CATCH BASIN
EX. SEWER	TBR TO BE REMOVED
PROP. RET. WALL	TYP. TYPICAL
PROP. STORM DRAIN	
EX. STORM DRAIN	
EX. MAJOR CONTOUR	
EX. MINOR CONTOUR	
PROP. MAJOR CONTOUR	
PROP. MINOR CONTOUR	
DECOMPOSED GRANITE	
MULTI-PURPOSE TRAIL	

PROJECT NOTES

1. DRIVEWAY SLOPES: 15% MAX
2. BLDG SETBACKS:
   FRONT- HOUSE 10 FT MIN, GARAGE FACE-18 FT MIN
   SIDEYARD-4', REAR YARD-15'
3. TOPOGRAPHY SOURCE: FIELD SURVEY PERFORMED BY ADKAN ENGINEERS 12/01/2023
4. THOMAS BROS. COORDINATES: 2006 RIV. CO. (PAGE 744, GRID G-3
5. THIS MAP DOES INCLUDE ALL OF THE LAND DIVIDERS CONTIGUOUS PROPERTY. THE PROJECT IS NOT SUBJECT TO OVERFLOW, INNUNDATION, OR FLOOD HAZARDS.
6. THIS PROJECT WAS PREPARED UNDER THE DIRECTION OF MICHAEL BRENDECKE A CALIFORNIA LICENSED CIVIL ENGINEER, # 83863, EXP. 3/31/25
7. THIS PROJECT DOES NOT LIE WITHIN THE AIRPORT INFLUENCE AREA
   ALL CONTOURS ARE SHOWN AT 1' INTERALS

TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	9.91 AC, 431,674 SF
NET AREA:	7.85 AC, 341,946 SF
MINIMUM LOT SIZE:	3,640 SF
AVERAGE LOT SIZE:	4,623 SF
AVERAGE PAD SIZE:	4,432 SF
PROPOSED DENSITY:	4.45 DU/AC
NO. OF RESIDENTIAL LOTS:	44
NO. OF O.S. LOTS	2
ZONING OF SURROUNDING PROPERTY:	R-1-1/2
LAND USE OF SURROUNDING PROPERTY:	LDR
AVERAGE NATURAL SLOPE:	3.3%
TOTAL DISTURBED AREA:	4.0 AC
BUILDING COVERAGE:	30.4% (NET)
MIN LOT WIDTH:	41'
MIN LOT DEPTH:	90'
MAX BUILDING HEIGHT:	35'
MIN SETBACKS:	
FRONT:	10'
GARAGE FACE:	18'
SIDE YARD:	4'
REAR:	15'

SHEET INDEX

SHEET 1: VESTING TTM
SHEET 2: SIMPLIFIED VESTING TTM
SHEET 3: DETAILS & LOT DATA

REVISIONS

DELTA	DESCRIPTION	INT.	DATE

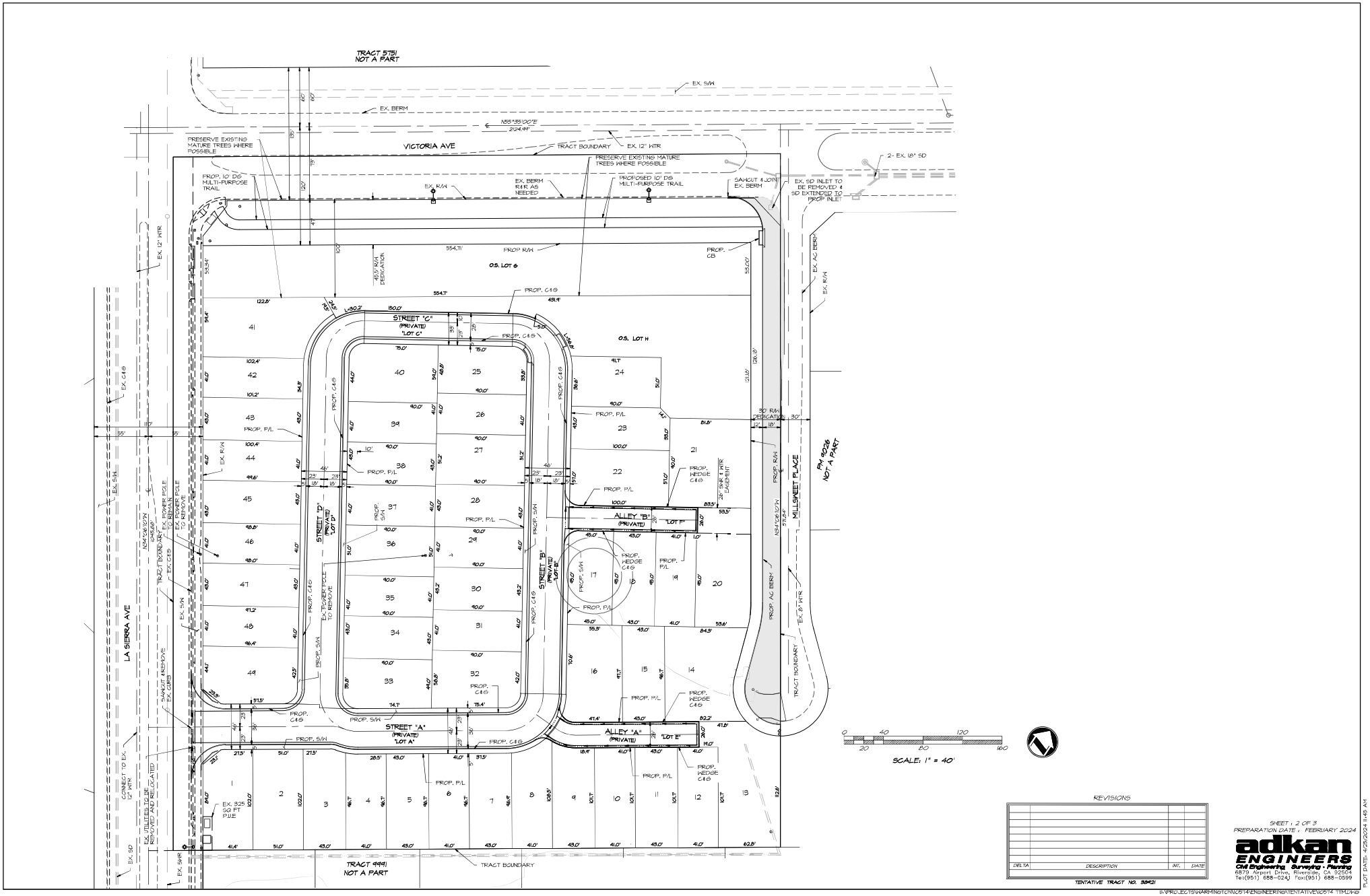
TENTATIVE TRACT NO. 38921

SHEET : 1 OF 3
PREPARATION DATE : FEBRUARY 2024

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

I:\PROJECTS\WARMINGTON\0514\ENGINEERING\TENTATIVE\0514-TTM.DWG

PLOT DATE: 4/25/2024 11:43 AM



REVISIONS

DELTA	DESCRIPTION	INT.	DATE

TENTATIVE TRACT NO. 38921

SHEET 1 OF 3
PREPARATION DATE : FEBRUARY 2024

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

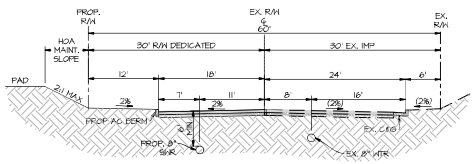
PLOT DATE: 4/25/2024 11:45 AM

I:\PROJECTS\WARMINGTON\0514\ENGINEERING\TENTATIVE\0514-TTM.DWG

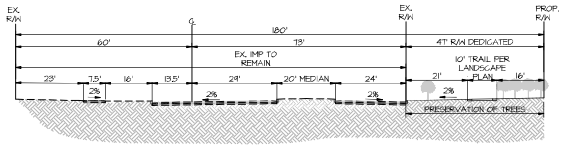
PR-2024-001656 (TM) Exhibit 7 - Project Plans

TENTATIVE TRACT 38421										
			LOT DIMENSIONS		LOT COVERAGE	SETBACKS				
LOT #	LOT S.F.	PAD AREA	D	W		F	G	S	R	
1	5,028	4,408	102	41	35%	20	28	13', 4	24	
2	5,202	5,051	102	51	47%	15	20	4	26	
3	4,357	4,252	102	43	44%	19	27	4	18	
4	3,969	3,900	97	41	44%	24	32	4	15	
5	4,157	4,084	97	43	51%	25	32	4	15	
6	3,969	3,895	97	41	44%	24	32	4	15	
7	4,157	4,085	97	43	51%	17	25	4	15	
8	4,241	4,173	109	41	41%	31	32	4	15	
9	4,425	4,353	102	43	42%	23	30	4	15	
10	4,168	4,100	102	41	54%	18	26	4	26	
11	4,372	4,300	102	43	48%	22	30	4	15	
12	4,168	4,100	102	41	42%	29	37	4	15	
13	8,197	7,601	128	63	30%	35	46	4, 16	26	
14	7,183	6,657	97	82	34%	13	18	4,27	22	
15	4,180	4,180	97	43	51%	10	18	4	22	
16	5,593	5,593	88	55	44%	13	18	9,4	24	
17	4,215	4,215	95	45	41%	10	18	8,4	27	
18	4,085	4,085	95	43	52%	10	18	4	20	
19	3,845	3,845	95	41	45%	10	18	4	27	
20	6,684	5,620	95	54	32%	41	19	4,17	15	
21	7,437	5,745	95	82	31%	18	23	4,35	16	
22	5,688	5,688	100	57	43%	15	20	4,10	25	
23	4,280	4,280	100	43	41%	12	20	4	24	
24	4,598	4,598	91	51	50%	15	20	4	20	
25	4,347	4,347	90	49	44%	10	18	10,4	15	
26	3,640	3,640	90	41	48%	12	20	4	21	
27	4,605	4,605	90	51	53%	14	19	4	15	
28	3,870	3,870	90	43	55%	10	18	4	15	
29	3,640	3,640	90	41	48%	12	20	4	21	
30	3,885	3,885	90	43	54%	10	18	4	15	
31	3,640	3,640	90	41	48%	12	20	4	21	
32	5,150	5,150	90	59	47%	14	19	4,10	15	
33	4,458	4,458	90	49	34%	12	20	4,12	20	
34	3,870	3,870	90	43	55%	10	18	4	15	
35	3,640	3,640	90	41	48%	12	20	4	21	
36	4,590	4,590	90	51	53%	14	19	4	15	
37	3,640	3,640	90	41	48%	12	20	4	21	
38	3,870	3,870	90	43	55%	10	18	4	15	
39	3,640	3,640	90	41	48%	12	20	4	21	
40	5,262	5,262	90	59	46%	14	19	12,4	15	
41	7,077	4,146	102	59	34%	21	20	15,4	28	
42	4,166	3,884	101	41	42%	12	20	4	32	
43	4,335	4,118	100	43	43%	12	20	4	24	
44	4,100	3,847	100	41	43%	12	20	4	31	
45	4,266	4,141	99	43	50%	12	20	4	23	
46	4,035	3,914	98	41	43%	12	20	4	29	
47	4,198	4,163	97	43	50%	12	20	4	21	
48	3,970	3,942	96	41	44%	12	20	4	27	
49	5,362	5,360	96	44	46%	15	20	4	21	
LOT "A"	16,878	STREET A								
LOT "B"	17,604	STREET B								
LOT "C"	4,950	STREET C								
LOT "D"	18,438	STREET D								
LOT "E"	3,858	ALLEY A								
LOT "F"	3,405	ALLEY B								
LOT "G"	29,400	OPEN SPACE								
LOT "H"	25,531	OPEN SPACE								

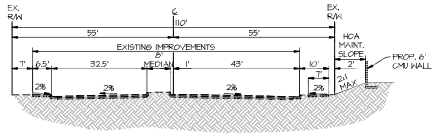
D=DEPTH
W=WIDTH
F=FRONT
G=GARAGE FACE
S=SIDE
R=REAR



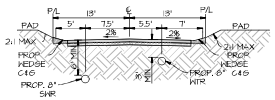
SCALE: N.T.S — MILLSWEET PLACE



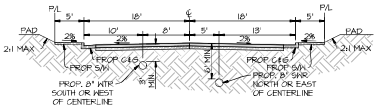
SCALE: N.T.S — VICTORIA AVENUE



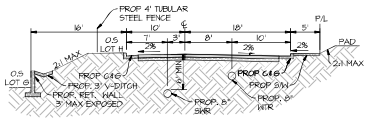
SCALE: N.T.S — LA SIERRA AVENUE



SCALE: N.T.S — TYPICAL ALLEY



SCALE: N.T.S — TYPICAL ONSITE STREET: A, B & D



SCALE: N.T.S — TYPICAL ONSITE STREET: C

REVISIONS

DELTA	DESCRIPTION	INT.	DATE

TENTATIVE TRACT NO. 38421

SHEET 1 OF 3
PREPARATION DATE : FEBRUARY 2024

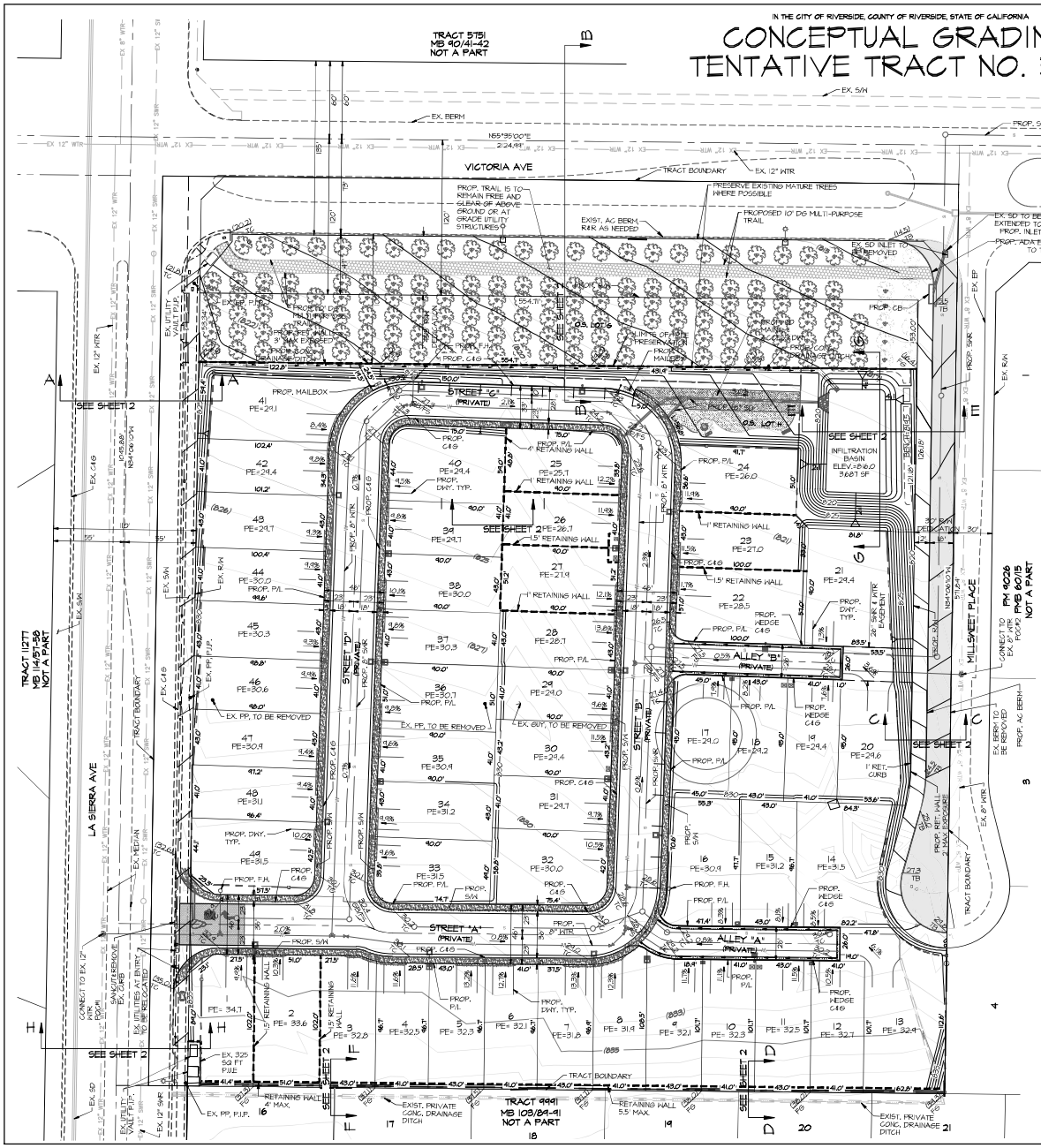
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

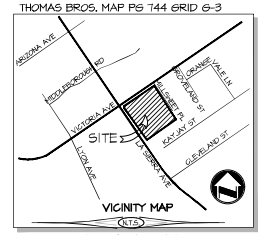
PLOT DATE: 4/23/2024 1:28 PM

I:\PROJECTS\WARMINGTON\0514\ENGINEERING\TENTATIVE\0514 TTM.DWG

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONCEPTUAL GRADING
TENTATIVE TRACT NO. 38921





SEC. 24 T.3S. R.6W

OWNER
LA SIERRA VICTORIA DEVELOPMENT LLC
11215 WILD MUSTANG COURT
APPLE VALLEY, CA 92307

APPLICANT
WARMINGTON RESIDENTIAL
3090 FULLMAN ST
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-688-0241

UTILITY PURVEYORS
WATER:	RIVERSIDE PUBLIC UTILITIES
SEWER:	RIVERSIDE PUBLIC WORKS
ELECTRIC:	RIVERSIDE PUBLIC UTILITIES
GAS:	SO. CAL. GAS COMPANY
SCHOOL DISTRICT:	RIVERSIDE UNIFIED SCHOOL DISTRICT

ASSESSORS PARCEL NUMBER
136-220-016

BENCHMARK
BENCH MARK NO. D3-E3
DATUM: 1988 NAVD
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF A STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE FORMERLY D3-D RESET.
ELEVATION: 748.141'

BASIS OF BEARING
THE CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00" EAST PER TRACT NO. 21874, FILED IN BOOK 175 MAPS, AT PAGES 46 AND 47, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

EARTHWORK QUANTITIES
CUT: 6,252 CY FILL: 29,040 CY NET: 22,788 CY (FILL)

THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. SHRINKAGE, SUBSIDENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED. EARTHWORK WILL BE BALANCED ON SITE DURING FINAL ENGINEERING.

LEGEND
BOUNDARY	
RIGHT OF WAY	
CENTERLINE	
PROPERTY LINE	
EASEMENT	
PROP. CURB & GUTTER	
EX. CURB & GUTTER	
PROP. SIDEWALK	
EX. SIDEWALK	
UNDERGROUND STORAGE	
PROP. DOMESTIC WATER	
EX. DOMESTIC WATER	
PROP. RECYCLED WATER	
PROP. SEWER	
EX. SEWER	
PROP. STORM DRAIN	
EX. STORM DRAIN	
EX. MAJOR CONTOUR	
EX. MINOR CONTOUR	
PROP. RETAINING WALL	
PROP. MAJOR CONTOUR	
PROP. MINOR CONTOUR	
DRY UTILITY STRUCTURE	

EX.	EXISTING
PROP.	PROPOSED
S/W	SIDEWALK
R/W	RIGHT OF WAY
R&R	REPLACE AND REPAIR
P/L	PROPERTY LINE
C&G	CURB & GUTTER
O.S.	OPEN SPACE
EVA	EMERGENCY VEHICLE ACCESS
SWR	SEWER
WTR	WATER
SD	STORM DRAIN
CB	CATCH BASIN
TBR	TO BE REMOVED
TYP.	TYPICAL
DWY	DRIVEWAY

LEGAL DESCRIPTION
LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 44 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE

PROJECT NOTES
1. TOTAL GROSS AREA: 9.91 AC, 431,674 SQ.FT
2. NET PROJECT SIZE: 7.85 AC, 341,948 SQ.FT
3. NO. OF RESIDENTIAL LOTS: 44
4. NO. OF O.S. LOTS: 2
5. PROPOSED DENSITY: 4.45 DU/AC
6. DRIVEWAY SLOPE: 15% MAX
7. BLDG SETBACKS:
   FRONT:
   HOUSE = 10 FT
   GARAGE FACE = 18 FT
   SIDEYARD = 4' TYP., 10' STREET SIDE
   REAR YARD=15' MIN
8. THOMAS BROS. COORDINATES: 2006 RIV. CO. (PAGE 744, GRID G-3)
9. THIS MAP DOES INCLUDE ALL OF THE LAND DIVIDERS CONTIGUOUS PROPERTY.
10. THE PROJECT IS NOT SUBJECT TO OVERFLOW, INNUNDATION, OR FLOOD HAZARDS.
11. THIS PROJECT DOES NOT LIE WITHIN THE AIRPORT INFLUENCE AREA
12. ALL CONTOURS ARE SHOWN AT 1' INTERVALS

TOPOGRAPHY SOURCE
FIELD SURVEY PERFORMED BY ADKAN ENGINEERS 12/01/2023

0 40 120
20 80 160
SCALE: 1" = 40'

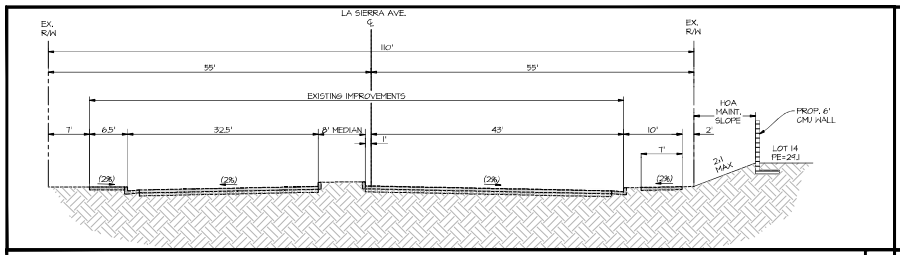
REVISIONS	
DELTA	DESCRIPTION

PAGE 1 OF 2
TENTATIVE TRACT NO. 38921
CONCEPTUAL GRADING DETAILS
PREPARATION DATE: FEBRUARY 2024

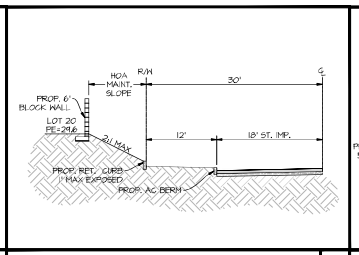
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

PLOT DATE: 4/25/2024 12:01 PM

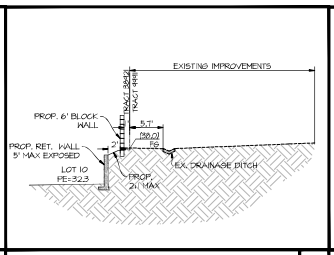
W:\PROJECTS\WARMINGTON\054\ENGINEERING\CONCEPTUAL GRADING\054_CG_01.DWG



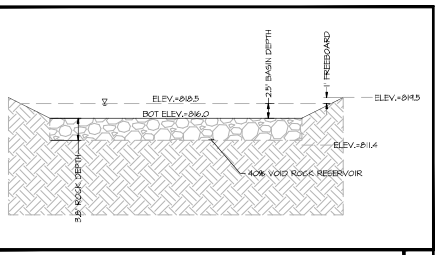
SCALE: 1"=10' SECTION A-A



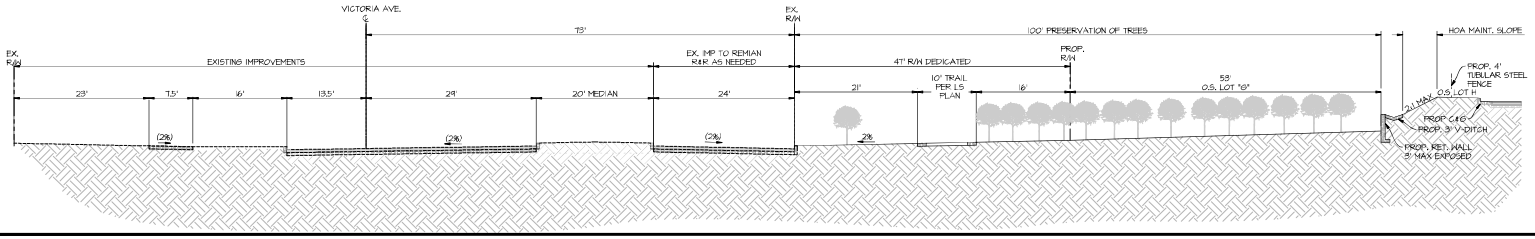
SCALE: 1"=10' SECTION C-C



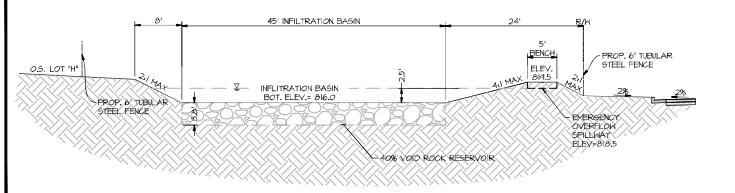
SCALE: 1"=10' SECTION D-D



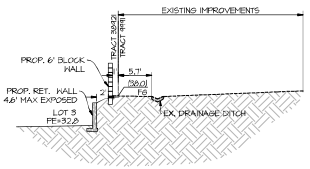
SCALE: 1"=10' TYPICAL BASIN SECTION



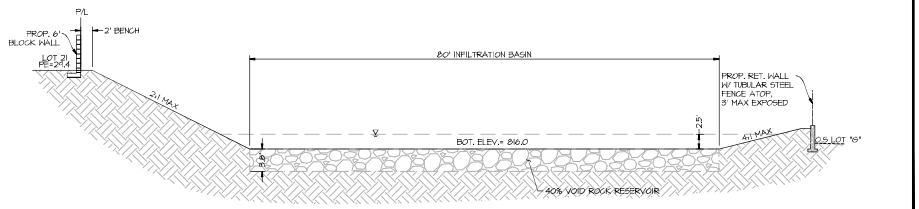
SCALE: 1"=10' SECTION B-B



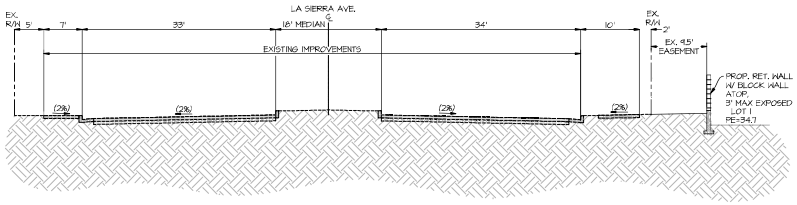
SCALE: 1"=10' SECTION E-E



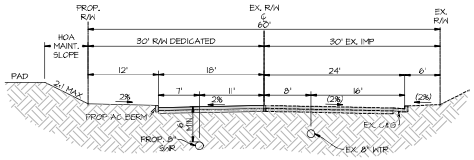
SCALE: 1"=10' SECTION F-F



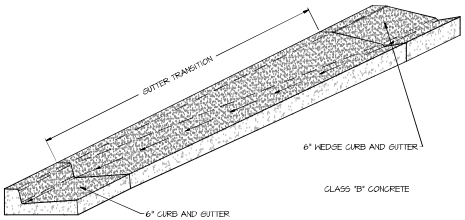
SCALE: 1"=10' SECTION G-G



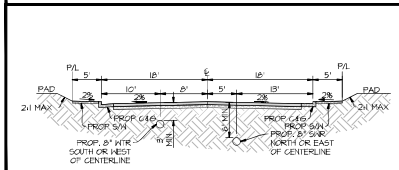
SCALE: 1"=10' SECTION H-H



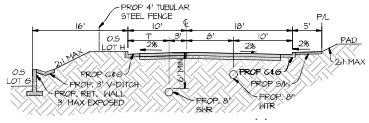
SCALE: 1"=10' MILLSWEET PLACE



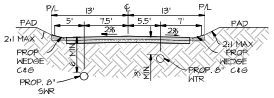
N.T.S. CURB TRANSITION DETAIL



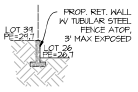
SCALE: 1"=10' TYPICAL ONSITE STREET (A,B,D) SECTION



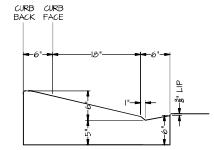
SCALE: 1"=10' TYPICAL ONSITE STREET C SECTION



SCALE: 1"=10' TYPICAL ALLEY



SCALE: 1"=10' SECTION I-I



N.T.S. WEDGE CURB DETAIL

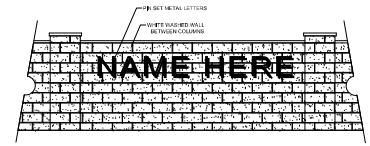
PAGE 2 OF 2
TENTATIVE TRACT NO. 38921
CONCEPTUAL GRADING DETAILS
PREPARATION DATE: FEBRUARY 2024

adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

W:\PROJECTS\WARMINGTON\054\ENGINEERING\CONCEPTUAL GRADING\054_GD_01.DWG

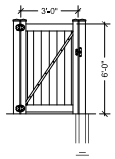
PLOT DATE: 4/25/2024 1:11 PM

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
	6'-0" HIGH 8X6X18 SINGLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	6'-0" HIGH 8X6X18 DOUBLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	ENTRY SIGNAGE
	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP, COLOR TAN
	RETAINING WALLS PER CIVIL PLAN
	6'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	4'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	6'-0" HIGH TUBE STEEL ACCESS MAINTENANCE GATE, PAINTED BLACK
	6'-0" HIGH VINYL FENCE, COLOR TAN
	6'-0" HIGH, 3'-0" WIDE VINYL GATE, COLOR TAN

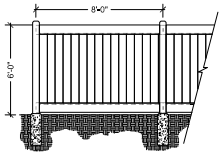


NOTE: MONUMENT MOUNTED TO WALL. FINAL LOGO AND GRAPHIC TO BE DETERMINED.

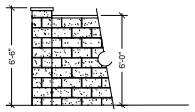
ENTRY MONUMENT N.T.S.



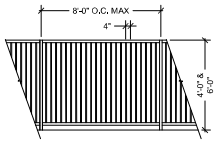
3'-0" WIDE VINYL GATE N.T.S.



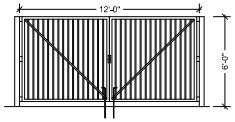
6'-0" TALL VINYL FENCE N.T.S.



SPLIT FACE BLOCK WALL AND PILASTER N.T.S.



6'-0" TALL TUBULAR STEEL FENCE N.T.S.



6'-0" TALL TUBULAR STEEL MAINTENANCE GATE - N.T.S.

TTM 38921 - LA SIERRA AVE.

L-4 - CONCEPTUAL WALL/FENCE PLAN

NORTH 0' 40' 80' 120'

bmla LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR WARMINGTON RESIDENTIAL
3090 PULLMAN ST. COSTA MESA, CA 92626 04/25/2024