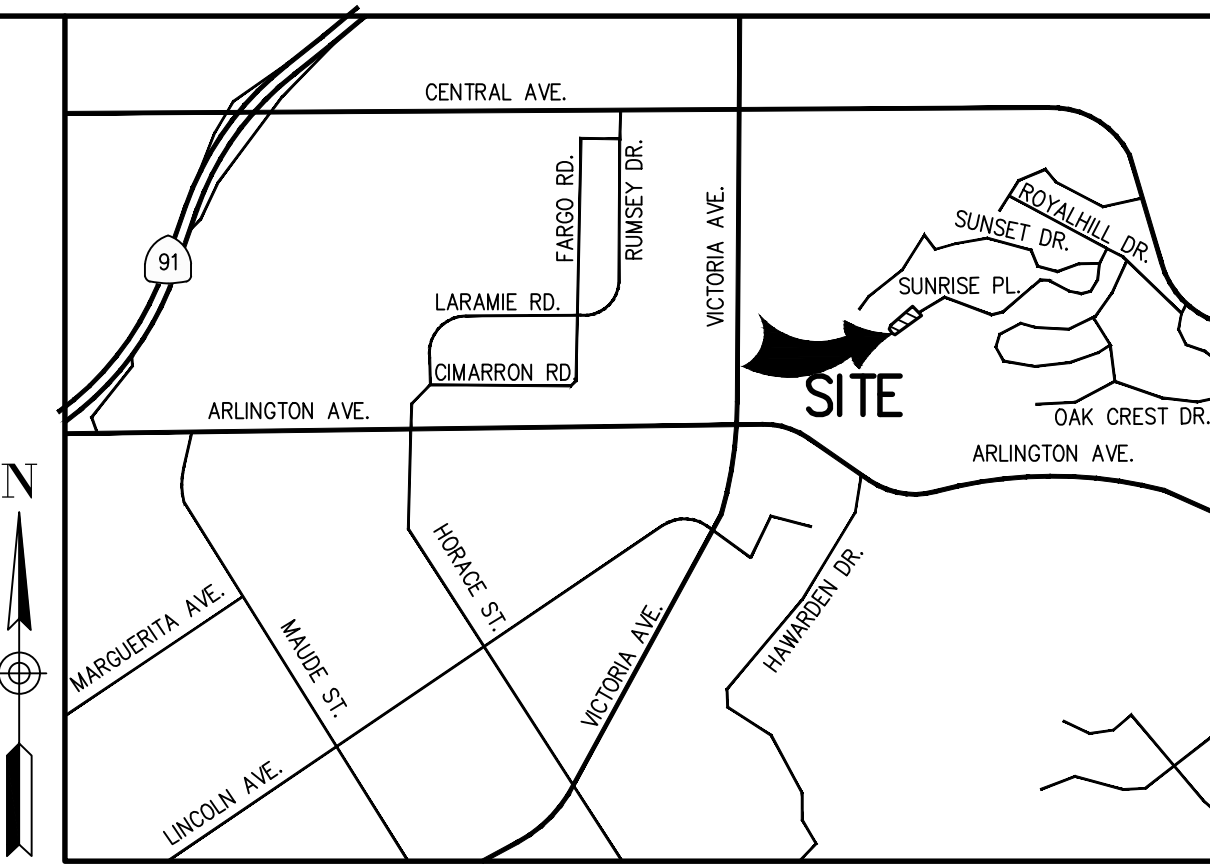


SITE PLAN

2485 SUNRISE PLACE

RIVERSIDE, CALIFORNIA

MARCH 2024

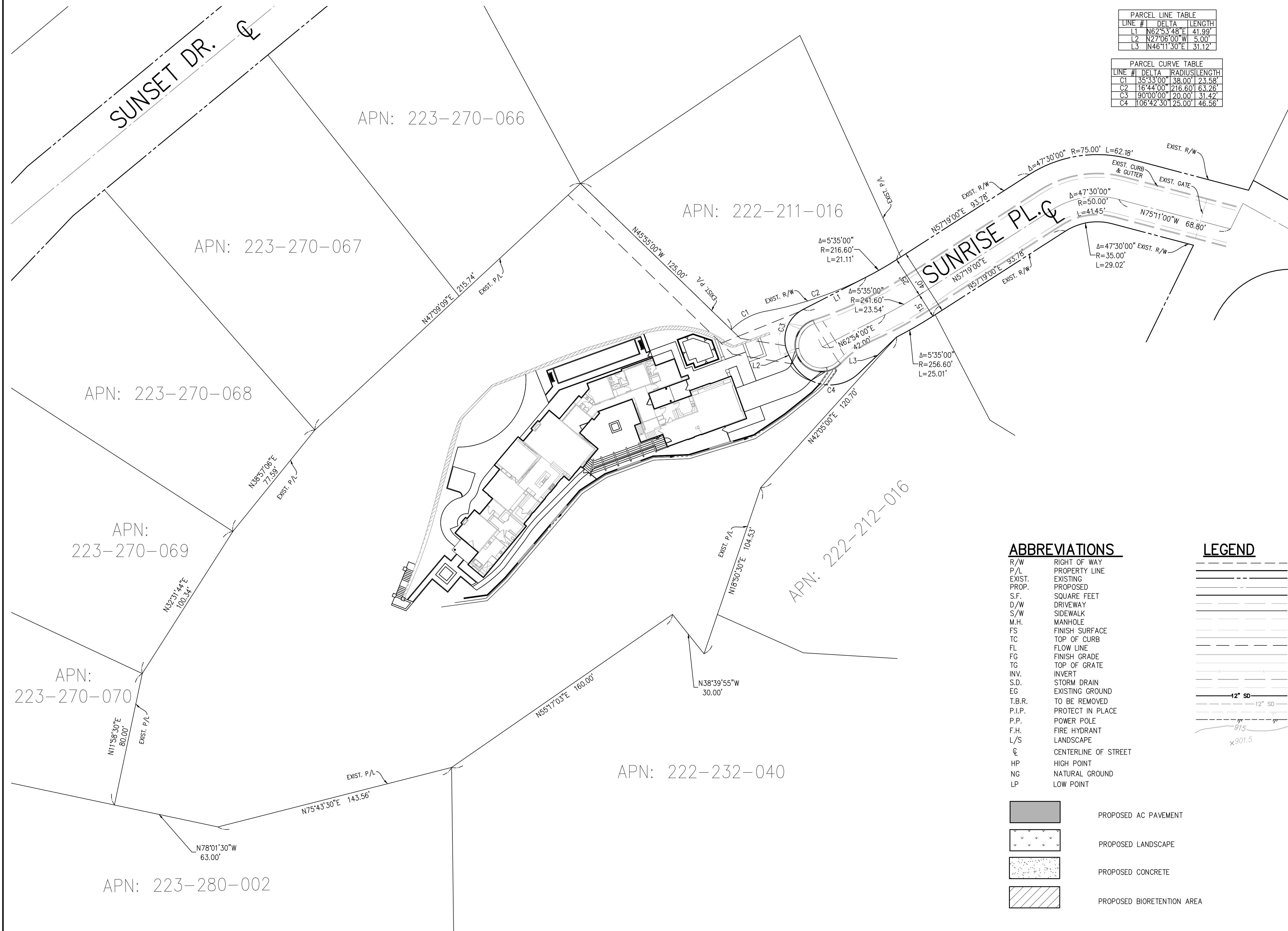


VICINITY MAP

SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST
NOT TO SCALE

LINE #	DELTA	LENGTH
L1	N62°53'48"E	41.99'
L2	N27°06'00"W	5.00'
L3	N46°11'30"E	31.12'

LINE #	DELTA	RADIUS	LENGTH
C1	35°33'00"	38.00'	123.58'
C2	16°44'00"	216.60'	63.26'
C3	90°00'00"	20.00'	31.42'
C4	106°42'30"	25.00'	46.56'



OWNER/APPLICANT

STEVE BERZANSKY
6930 INDIANA AVENUE, SUITE 1
RIVERSIDE, CALIFORNIA 92506
PH: (951) 784-0840
CONTACT: STEVE BERZANSKY

ENGINEER

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

TOPOGRAPHY SOURCE

CITY OF RIVERSIDE CADME, DECEMBER 2020

ARCHITECT

BASSENIAN LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PH: 949-553-9100

SOILS ENGINEER

SID GEOTECHNICAL, INC.
7265 JURUPA AVENUE, SUITE E
RIVERSIDE, CA 92504
PH: (909) 688-2300

ACREAGE

APN: 223-270-0901.95 ACRES
GROSS1.95 ACRES
NET1.95 ACRES
DISTURBED AREA0.40 ACRES

ZONING/LAND USE/GENERAL PLAN

EXISTING ZONING:R-1-13000-SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE:VACANT
EXISTING GENERAL PLAN AMENDMENT:HR- HILLSIDE 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:SOUTHERN CALIFORNIA EDISON
GAS:THE GAS COMPANY
TELEPHONE:VERIZON
TELEVISION:AIR WAVES / CHARTER COMMUNICATIONS

LEGAL DESCRIPTION

APN: 223-270-090
RECORDED BOOK/PAGE: MB 100/21

ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
223	270	090

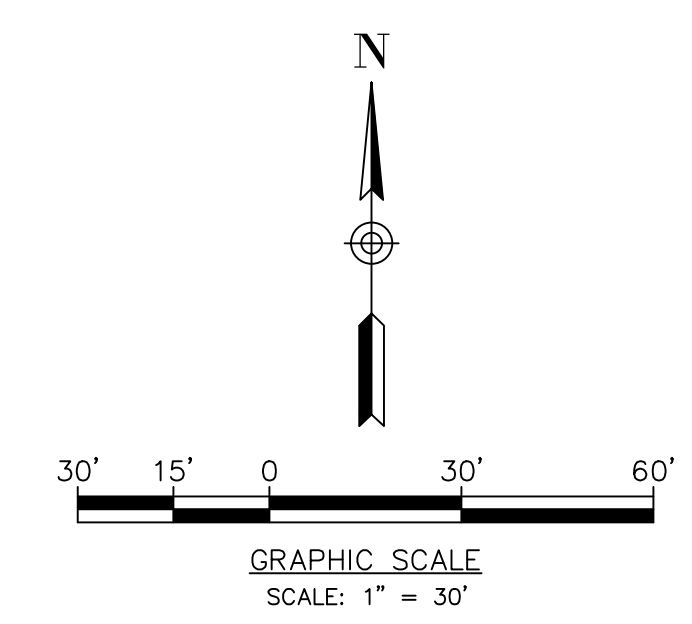
ABBREVIATIONS

- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- EXIST. EXISTING
- PROP. PROPOSED
- S.F. SQUARE FEET
- D/W DRIVEWAY
- S/W SIDEWALK
- M.H. MANHOLE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- FG FINISH GRADE
- TG TOP OF GRATE
- INV. INVERT
- S.D. STORM DRAIN
- EG EXISTING GROUND
- T.B.R. TO BE REMOVED
- P.I.P. PROTECT IN PLACE
- P.P. POWER POLE
- F.H. FIRE HYDRANT
- L/S LANDSCAPE
- ☉ CENTERLINE OF STREET
- HP HIGH POINT
- NG NATURAL GROUND
- LP LOW POINT

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED BIORETENTION AREA



MARK	REVISIONS	DATE	BY

SITE PLAN
2485 SUNRISE PLACE

FOR: STEVE BERZANSKY SCALE: 1"=30' DATE: 03/2024 DESIGNED: JC CHECKED: AW PLN CK REF: F.B.		W.O. SHEET 1 OF 1 SHEETS DWG. NO. 1224
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