

A map of the study area in the northwest corner of the city of Chicago. The map shows a grid of streets including Central Ave, Armitage Ave, Jefferson St, and Milwaukee Ave. A shaded area labeled 'SITE' is located near the intersection of Armitage Ave and Jefferson St. Other streets shown include Arlington Blvd, Cartell Dr, Overlook, Bradley St, Washington St, Wabash St, and Wabash Blvd. A small inset map shows the location of the study area within the larger context of the city of Chicago.

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SHEET 4	CONCEPTUAL GRADING PLAN AND EROSION CONTROL PLAN - SITE
SHEET 5	FUTURE HOUSE AND POOL LAYOUT

ELECTRIC: CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
WATER: CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
SEWER: ON-SITE WASTE WATER DISPOSAL SYSTEM
TELEPHONE: AT&T TELEPHONE

CITY OF RIVERSIDE FIRE DEPARTMENT.....	951-826-5321
RIVERSIDE POLICE DEPARTMENT.....	951-826-5700
RIVERSIDE UNIFIED SCHOOL DISTRICT.....	951-788-7135
GOODHEW AMBULANCE.....	951-684-4357
CITY TELEPHONE.....	800-286-2020
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT.....	951-782-0330
SOUTHERN CALIFORNIA GAS COMPANY.....	877-238-0092
UNDERGROUND SERVICE ALERT.....	800-227-7600

GABEL, COOK & ASSOCIATES, INC.
PO BOX 1065
TRAVELERS REST, SC 29690
951-288-0602
BUS. TAX CERT. 012144
EXPIRES DECEMBER 31, 2024

EXISTING CONTOURS	1850
1850	
FINISH FLOOR	FF
EXISTING ELEVATION	(ELEV)
PROPOSED ELEVATION	GB
GRADE BREAK	GB
FLOW LINE	FL
FINISHED GRADE	FG
HIGH POINT	HP
TOP OF GRADE	TC
CENTERLINE	C
LANDSCAPED AREA	LA
PROPERTY LINE	PL
RIGHT OF WAY	R/W
SUBWAY	S/W
PROPERTY LINE	
ADJACENT PROPERTY	
CENTER LINE	
RIGHT OF WAY	
HISTORICAL ZONING	

LEGAL DESCRIPTION: PORTION OF THE NORTHWEST QUATER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE & MERIDIAN.

ADDRESS: ALTH. JIM GUTHRIE
1451 RESEARCH PARK DIVE, SUITE 200
RIVERSIDE, CA 92507
TEL. NO. 951-334-9003
EMAIL: info@earthlink.net

SITE ACREAGE: 17.59 ACRES
TOTAL PROJECT DISTURBANCE AREA: 1.178 ACRES
BENCHMARK:

CITY OF RIVERSIDE BENCHMARK NO. 17-A3
P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET
LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175'
EAST OF CHATEAU RIDGE DRIVE.
ELEV.=1426.960 (1929 ELEVATION)

BASIS OF BEARING:
N08°13'40"W, BEING THE WESTERLY LINE OF LOT 11, AS SHOWN BY MAP ON FILE IN BOOK 239, PAGES 30 & 33 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOPOGRAPHIC MAP:
BASED UPON CITY OF RIVERSIDE CADME.

PROPOSED PAD SIZES:
THE TOTAL PROPOSED BUILDING PAD AREA EQUALS 26,220 S.F.

THE A.N.S. WITHIN THE GRADED PORTION OF PROPOSED

SITE IMPERVIOUS SURFACE AREA:
THE TOTAL SITE IMPERVIOUS SURFACE AREA EQUALS 9,536 S.F.

- ① CONSTRUCT 6" DRAINAGE LIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".
- ② CONSTRUCT ASED DRAIN INLET PER DETAIL ON SHEET 3.
- ③ CONSTRUCT 5' x 5' x 2.5' 1/4 TON RCP-APP
- ④ CONSTRUCT 8" DECOMPOSED GRANITE SURFACE OVER COMPACTED NATIVE MATERIALS.
- ⑤ INSTALL FIBER ROLLS PER BMP WM-8.
- ⑥ INSTALL GRAVEL BASIN PER BMP SE-6.
- ⑦ INSTALL S/LT. FENCE PER BMP SE-1.
- ⑧ INSTALL STEMPLED CONSTRUCTION ENTRANCE 15' x 50' x 1', 1/2" MIN. TO 3".

[illegible]

154 L.F.
3 EA.
75 S.F.
16,481 S.F.
220 L.F.
3 EA.
1392 L.F.
130 S.F.

- ① CONSTRUCT 6" DRAINAGE LIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".
- ② CONSTRUCT ASED DRAIN INLET PER DETAIL ON SHEET 3.
- ③ CONSTRUCT 5' x 5' x 2.5' 1/4 TON RCP-APP
- ④ CONSTRUCT 8" DECOMPOSED GRANITE SURFACE OVER COMPACTED NATIVE MATERIALS.
- ⑤ INSTALL FIBER ROLLS PER BMP WM-8.
- ⑥ INSTALL GRAVEL BASIN PER BMP SE-6.
- ⑦ INSTALL S/LT. FENCE PER BMP SE-1.
- ⑧ INSTALL STEMPLED CONSTRUCTION ENTRANCE 15' x 50' x 1', 1/2" MIN. TO 3".

TOTAL CUT: 10,500 C.Y. FILL: 1500 C.Y.

THE WORKING DAYS BEFORE YOU DIE

DESIGNED BY: WDG	DRAWN BY: SH	CHECKED BY: JE
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DESIGNED BY: WDG	DRAWN BY: WDG
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DESIGNED BY: WDG	DRAWN BY: SH	CHECKED BY: JE
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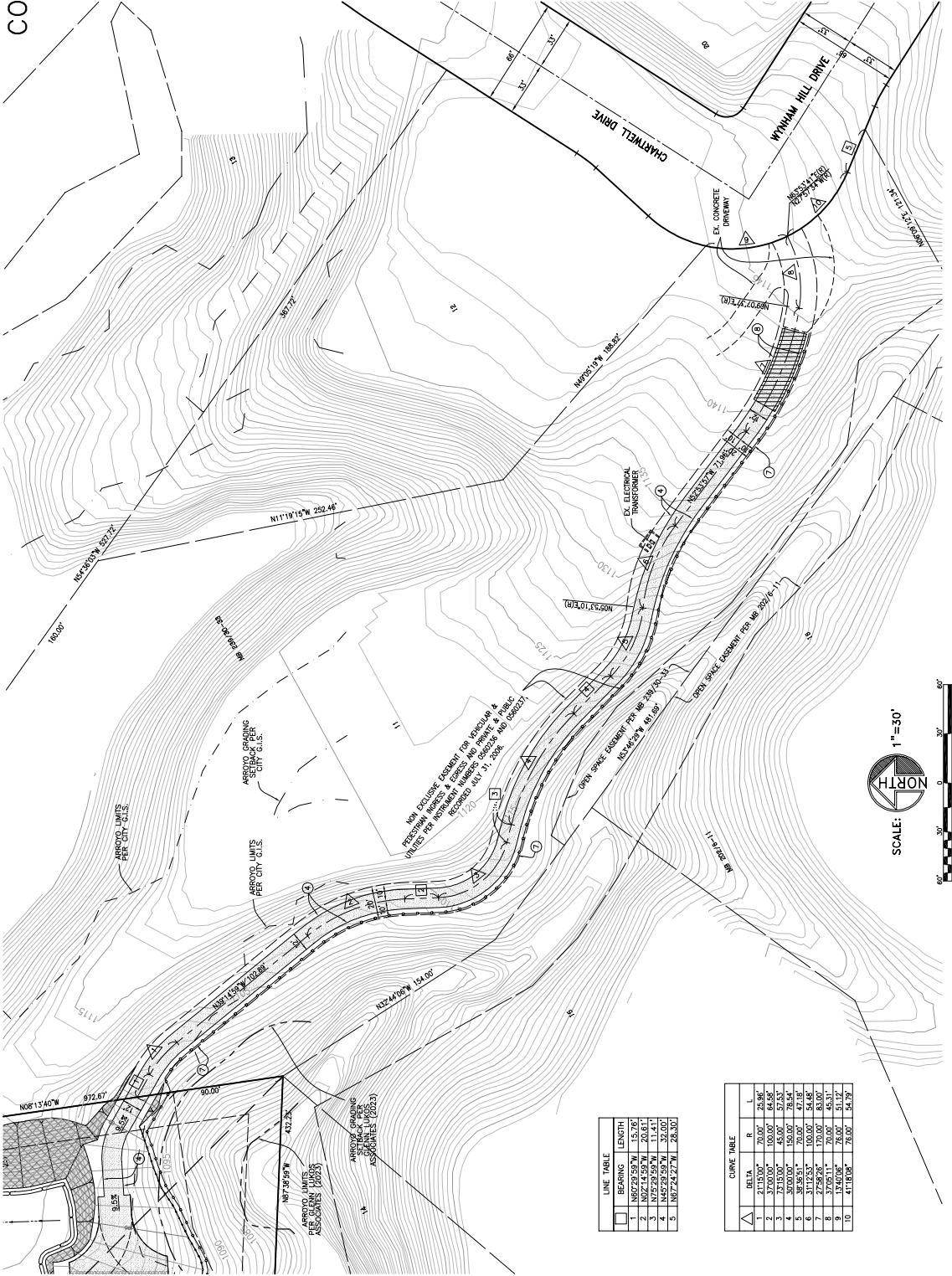
WILLIAM D. GABEL		DATE
00	00	00

CIVIL ENGINEERS • LAND SURVEYORS
LAND PLANNERS
 P.O. Box 1065, Travelers Rest, SC 29690-8770
 Telephone 951-288-0602

TITLE SHEET

SCALE: NONE	DATE: OCTOBER 2024	W O 2517
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CONCEPTUAL GRADING PLANS



CONSTRUCTION NOTES

1. CONSTRUCT 6" DIAMETER, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".
2. CONSTRUCT AREA DRAIN INLET PER DETAIL ON SHEET 3.
3. CONSTRUCT 5' x 5' x 2.5' 1/4" TOP HP-BP.
4. CONSTRUCT 8" DECOMPOSED GRANITE SURFACE OVER COMPACTED NATIVE MATERIALS.
5. CONSTRUCT 4" DECOMPOSED GRANITE SURFACE OVER COMPACTED NATIVE MATERIALS.
6. INSTALL DRAINAGE PIPS PER BMP SET.
7. INSTALL SILT FENCE PER BMP SET.
8. INSTALL STABILIZED CONSTRUCTION ENTRANCE 15'x50'x1, 1'-1/2" MIN. TO 3' MAX. AGGREGATE UNTIL HOUSE AND CONCRETE DRIVEWAY ARE CONSTRUCTED.

CITY BUSINESS TAX CERTIFICATION NO. 012144 EXPIRATION DATE 31 DEC. 2024

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS AND SURVEYORS
PO Box 1065, Traversa Reef, SC 29680-8707
Telephone 951-288-0802
BENCHMARK: SEE NOTE ON SHEET 1 OF 5

CITY OF RIVERSIDE
P19-0318
CONCEPTUAL GRADING PLAN
- ACCESS ROAD
6869 WYNDHAM HILLS DRIVE

PW 19-XXXX
SHEET 3 OF 5
W.D. 2517



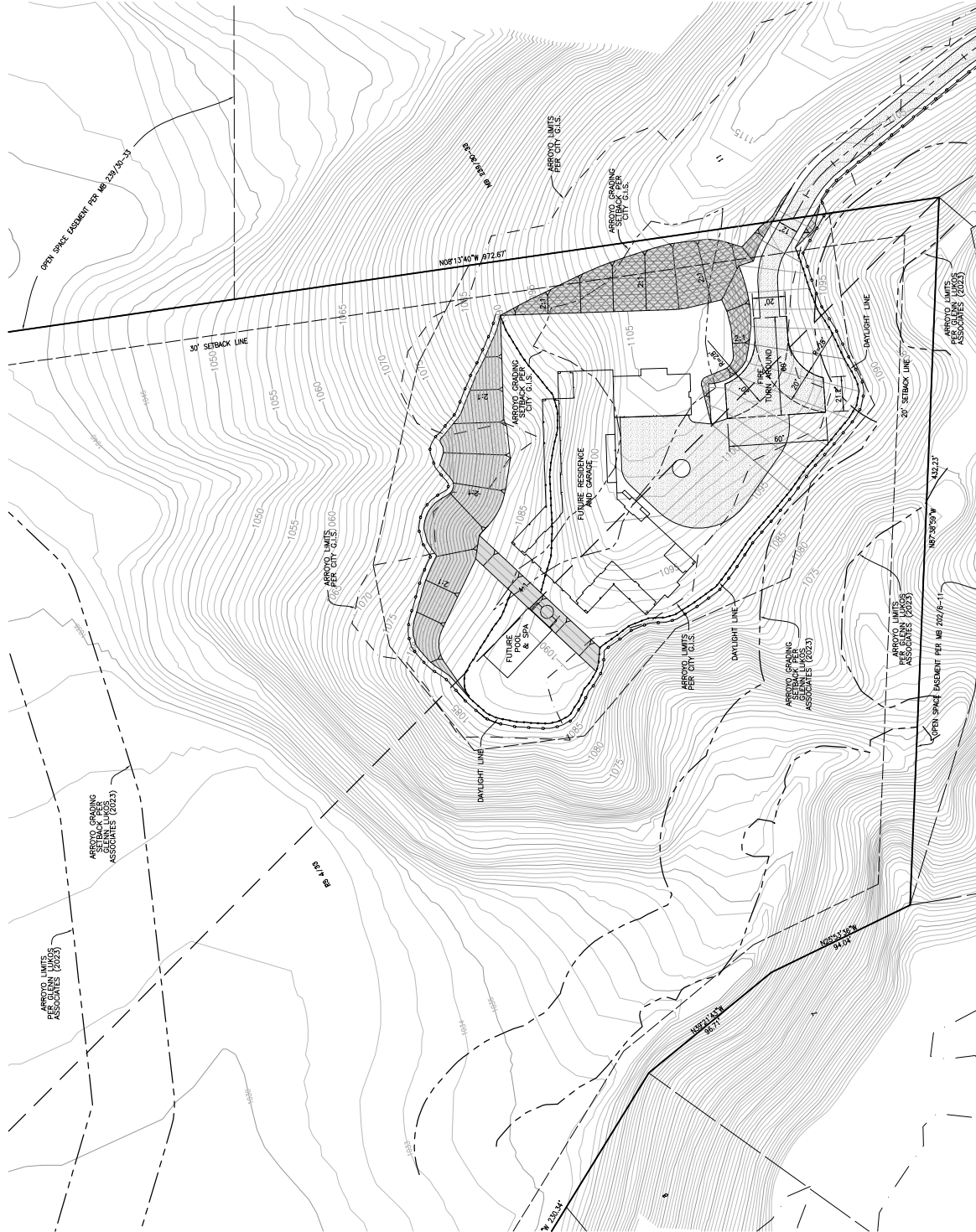
CITY OF RIVERSIDE
PLANNING DEPARTMENT

DATE	BY	MARK	DESCRIPTION	DRAWN BY	SH	CHECKED BY	JE	DATE

Underground Service Alert
Call: 1-800-433-4122
TWO WORKING DAYS BEFORE YOU DIG

DESIGNED BY: WDS
CHECKED BY: JE
DATE: APR 10, 2024

CONCEPTUAL GRADING PLANS



NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE SIZE,
LOCATION AND LAYOUT OF THE FUTURE RESIDENCE,
GARAGE AND POOL.



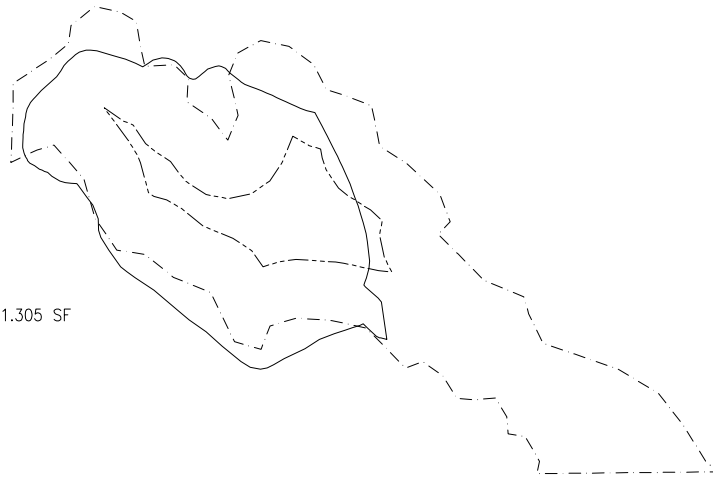
SCALE: 1"=30'



CITY BUSINESS TAX CERTIFICATION NO. 012144 EXPIRATION DATE 31 DEC. 2024

	CITY OF RIVERSIDE P19-0318 FUTURE HOUSE AND POOL LAYOUT 6869 WYNHAM HILLS DRIVE	PW 19-XXXX
	CIVIL ENGINEERS LAND PLANNERS PO Box 1065, Travelers Rest, SC 29690-8707 Telephone 857-288-0002 BENCHMARK: SEE NOTE ON SHEET 2 OF 5	SHEET 5 OF 5
SEAL 	PREPARED BY WILLIAM D. GABEL R.C.E. NO. 21740 EXP. DATE 9-30-25	DATE
CITY OF RIVERSIDE PLANNING DEPARTMENT	APPROVED BY: _____	DATE
Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	DESIGNED BY: WDG MARK: _____ DATE: _____	CHECKED BY: JE APR: _____ DATE: _____

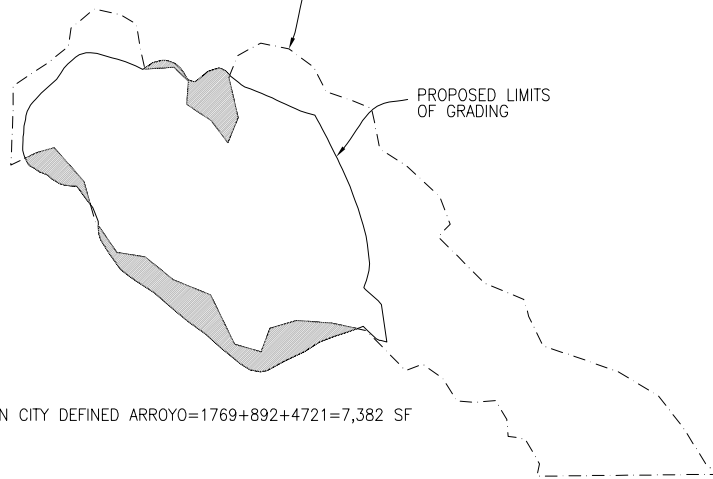
GRADED AREA=51,305 SF



ARROYO LIMITS
PER CITY G.I.S.

PROPOSED LIMITS
OF GRADING

GRADED AREA WITHIN CITY DEFINED ARROYO=1769+892+4721=7,382 SF



PROPOSED LIMITS
OF GRADING

ARROYO GRADING
SETBACK LIMITS
PER CITY G.I.S.

GRADED AREA WITHIN CITY DEFINED ARROYO GRADING SETBACK=40,362 SF

