

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT NO. 38921

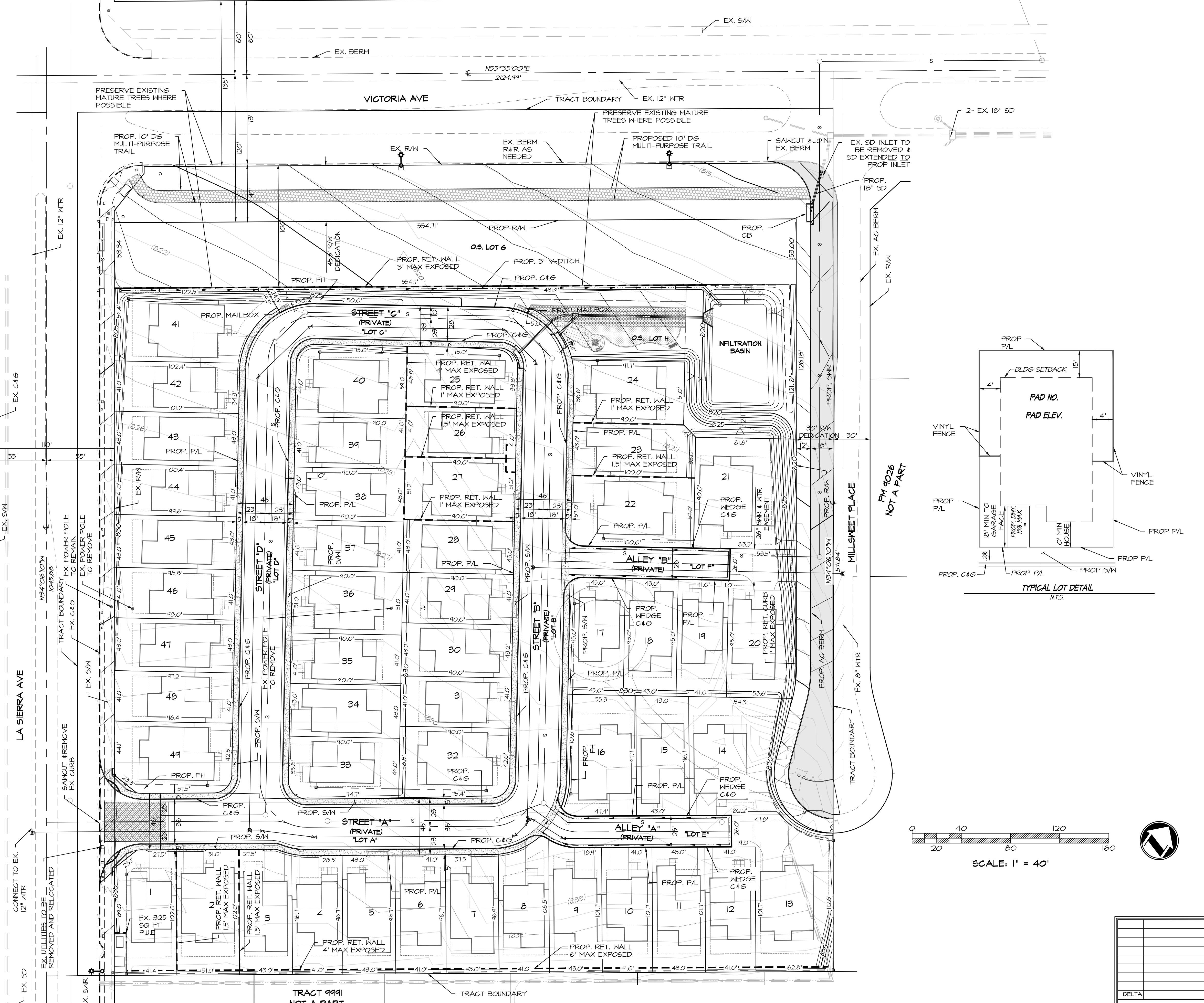
TRACT 5751
 NOT A PART

LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED, 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.

THOMAS BROS. MAP PG 144 GRID G-3



SEC. 24 T.35. R.6W



OWNER
 LA SIERRA VICTORIA DEVELOPMENT LLC
 14215 WILD MUSTANG COURT
 APPLE VALLEY, CA 92307

ASSESSORS PARCEL NUMBER
 136-220-016

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

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

ZONING/LAND USE
 EXISTING ZONING: R-1/2 ACRE
 PROPOSED ZONING: R-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	S/W	SEWER
—	PROP. DOMESTIC WATER	WTR	WATER
—	EX. DOMESTIC WATER	SD	STORM DRAIN
—	PROP. RECYCLED WATER	CB	CATCH BASIN
—	PROP. SEWER	TBR	TO BE REMOVED
—	EX. SEWER	TYP.	TYPICAL
—	PROP. RET. WALL		
—	PROP. STORM DRAIN		
—	EX. STORM DRAIN		
(xxx)	EX. MAJOR CONTOUR		
(xxx)	EX. MINOR CONTOUR		
xxx	PROP. MAJOR CONTOUR		
xxx	PROP. MINOR CONTOUR		
xxx	DECOMPOSED GRANITE MULTI-PURPOSE TRAIL		

- PROJECT NOTES**
- DRIVEWAY SLOPE: 15% MAX
 - BLDG SETBACKS: FRONT- HOUSE 10 FT MIN, GARAGE FACE-10 FT MIN SIDEYARD-4', REAR YARD-15'
 - TOPOGRAPHY SOURCE: FIELD SURVEY PERFORMED BY ADKAN ENGINEERS 12/01/2023
 - THOMAS BROS. COORDINATES: 2006 RIV. CO. (PAGE 144, GRID G-3)
 - THIS MAP DOES INCLUDE ALL OF THE LAND DIVIDERS CONTIGUOUS PROPERTY. THE PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
 - THIS PROJECT WAS PREPARED UNDER THE DIRECTION OF MICHAEL BRENDENCKE A CALIFORNIA LICENSED CIVIL ENGINEER, # 83363, EXP. 3/31/25
 - THIS PROJECT DOES NOT LIE WITHIN THE AIRPORT INFLUENCE AREA ALL CONTOURS ARE SHOWN AT 1' INTERVALS

TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	9.91 AC, 431,679 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:	4.95 DU/AC
NO. OF RESIDENTIAL LOTS:	44
NO. OF O.S. LOTS:	2
ZONING OF SURROUNDING PROPERTY:	R-1/2
LAND USE OF SURROUNDING PROPERTY:	LDR
AVERAGE NATURAL SLOPE:	3.3%
TOTAL DISTURBED AREA:	4.0 AC
BUILDING COVERAGE:	30.9% (NET)
MIN LOT WIDTH:	41'
MIN LOT DEPTH:	30'
MAX BUILDING HEIGHT:	35'
MIN SETBACKS:	
FRONT:	10'
GARAGE FACE:	10'
SIDE YARD:	4'
REAR:	15'

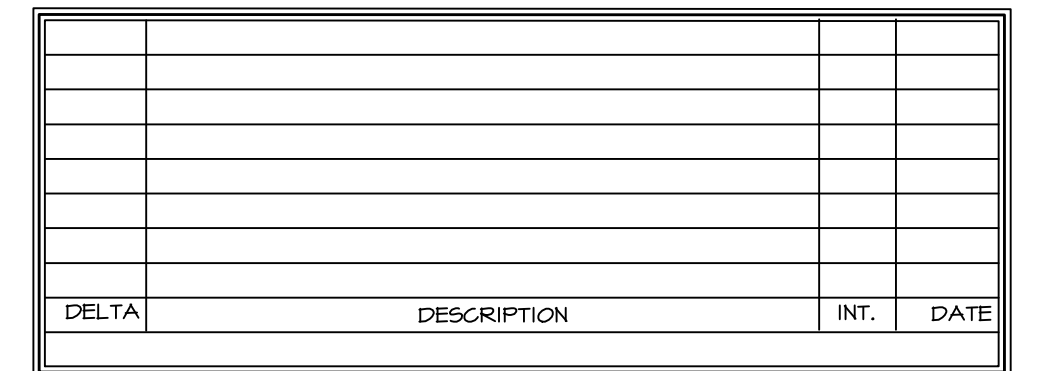
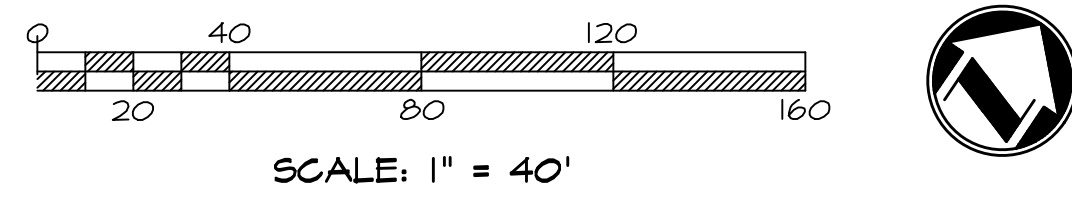
SHEET INDEX

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

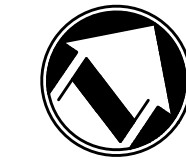
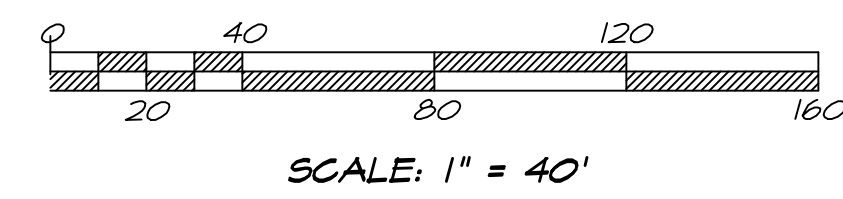
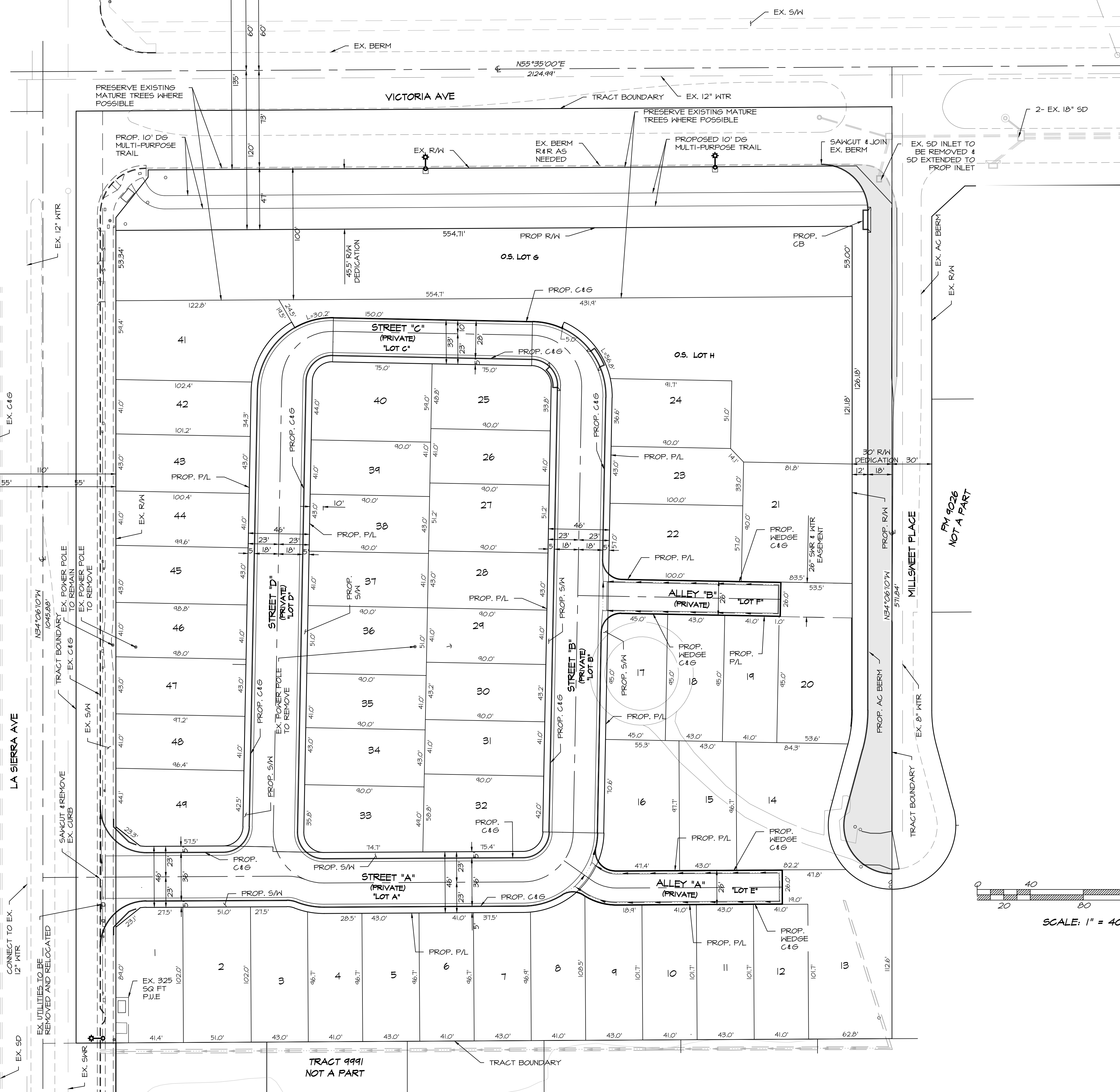
REVISIONS

NO.	DESCRIPTION	INT.	DATE

DELTA DESCRIPTION INT. DATE



TRACT 5751
NOT A PART



REVISIONS

NO.	DESCRIPTION	INT.	DATE

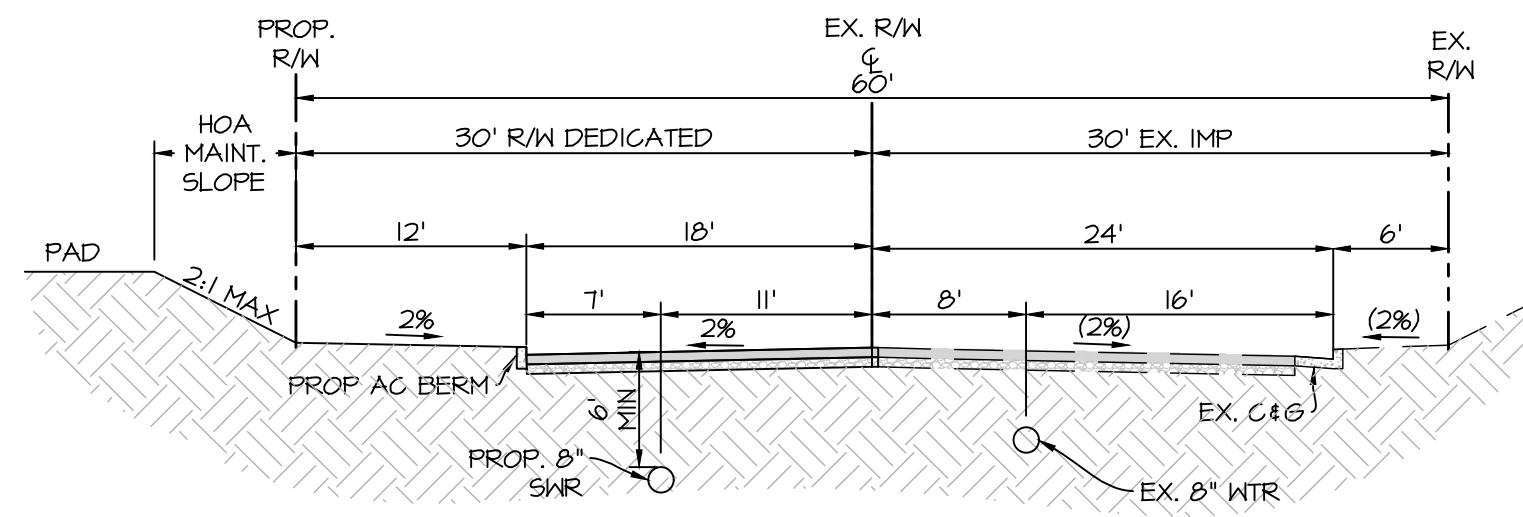
SHEET : 2 OF 3
 PREPARATION DATE : FEBRUARY 2024
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

TENTATIVE TRACT NO. 30921

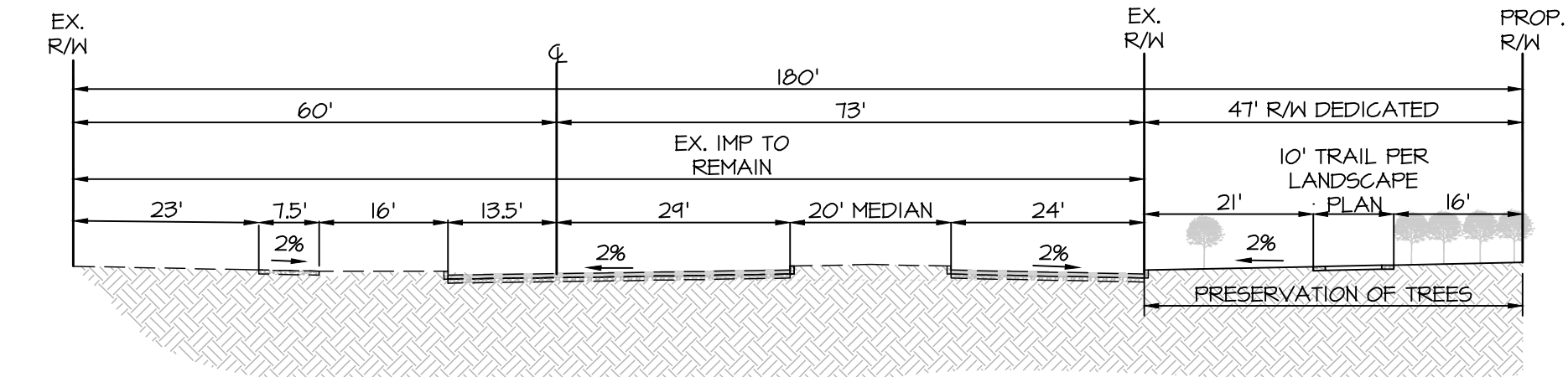
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TENTATIVE TRACT 38921										
LOT #	LOT S.F.	PAD AREA	LOT DIMENSIONS		LOT COVERAGE	SETBACKS				
			D	W		F	G	S	R	
1	5,028	4,408	102	41	35%	20	28	13'	4	24
2	5,202	5,051	102	51	47%	15	20	4	26	
3	4,351	4,252	102	43	44%	14	21	4	18	
4	3,964	3,900	97	41	44%	24	32	4	15	
5	4,157	4,084	97	43	51%	25	32	4	15	
6	3,963	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	104	41	41%	31	32	4	15	
9	4,425	4,353	102	43	48%	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%	24	31	4	15	
13	8,191	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	5,543	5,543	98	55	44%	13	18	9,4	24	
17	4,275	4,275	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	14	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	44%	12	20	4	24	
24	4,548	4,548	91	51	50%	15	20	4	20	
25	4,347	4,347	90	49	44%	10	18	10,4	15	
26	3,690	3,690	90	41	48%	12	20	4	21	
27	4,605	4,605	90	51	53%	14	14	4	15	
28	3,870	3,870	90	43	55%	10	18	4	15	
29	3,690	3,690	90	41	48%	12	20	4	21	
30	3,885	3,885	90	43	54%	10	18	4	15	
31	3,690	3,690	90	41	48%	12	20	4	21	
32	5,150	5,150	90	59	47%	14	14	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	3,690	3,690	90	41	48%	12	20	4	21	
36	4,590	4,590	90	51	53%	14	14	4	15	
37	3,690	3,690	90	41	48%	12	20	4	21	
38	3,870	3,870	90	43	55%	10	18	4	15	
39	3,690	3,690	90	41	48%	12	20	4	21	
40	5,262	5,262	90	59	46%	14	14	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	44%	12	20	4	24	
44	4,100	3,897	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	4,148	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"	16,978				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"	24,400				OPEN SPACE					
LOT "H"	25,531				OPEN SPACE					

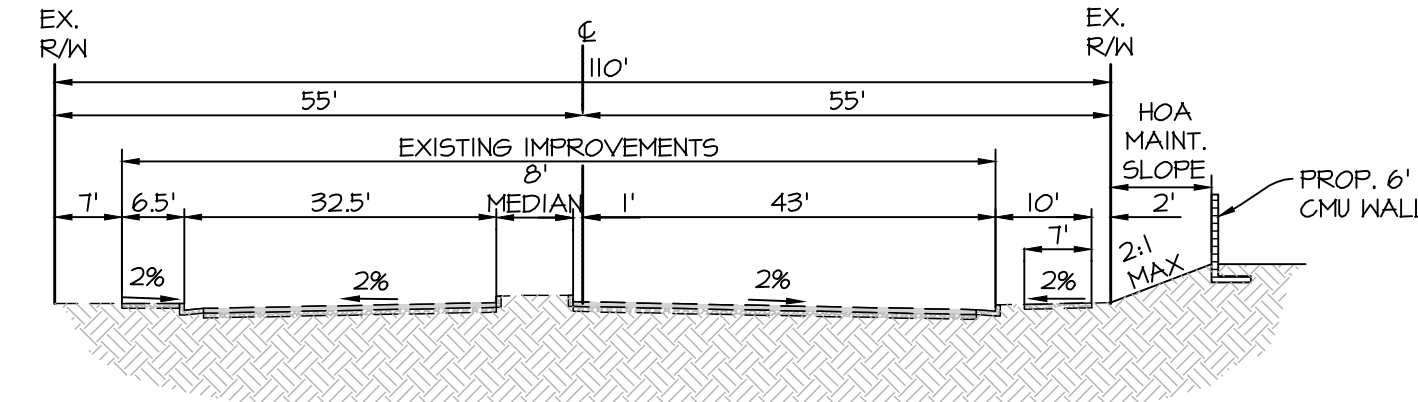
D=DEPTH
W=WIDTH
F=FRONT
G=GARAGE FACE
S=SIDE
R=REAR



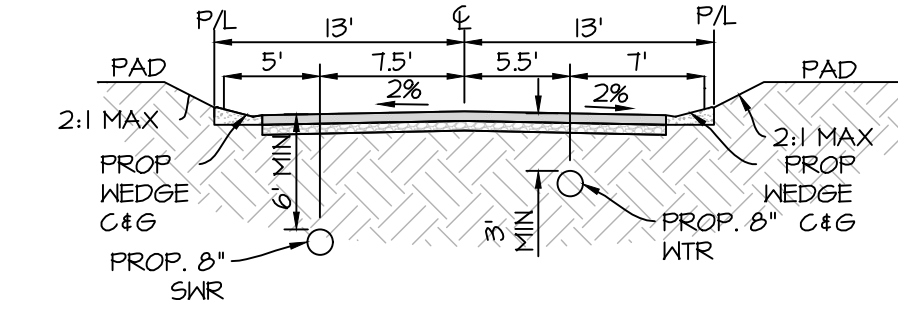
SCALE: N.T.S. MILLSWEET PLACE



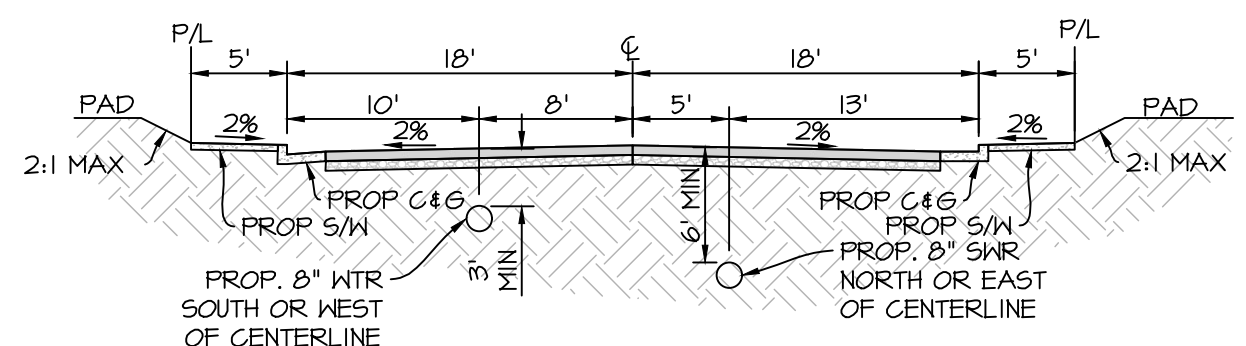
SCALE: N.T.S. VICTORIA AVENUE



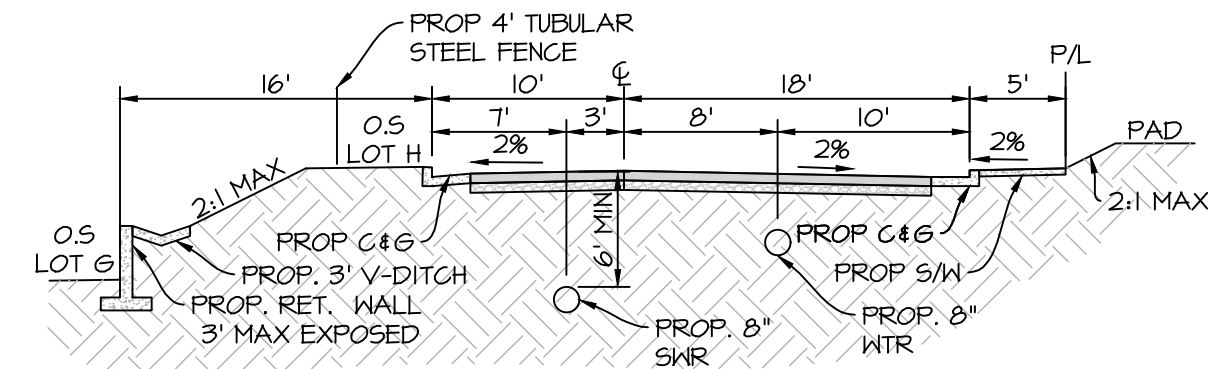
SCALE: N.T.S. LA SIERRA AVENUE



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

NO.	DESCRIPTION	INT.	DATE

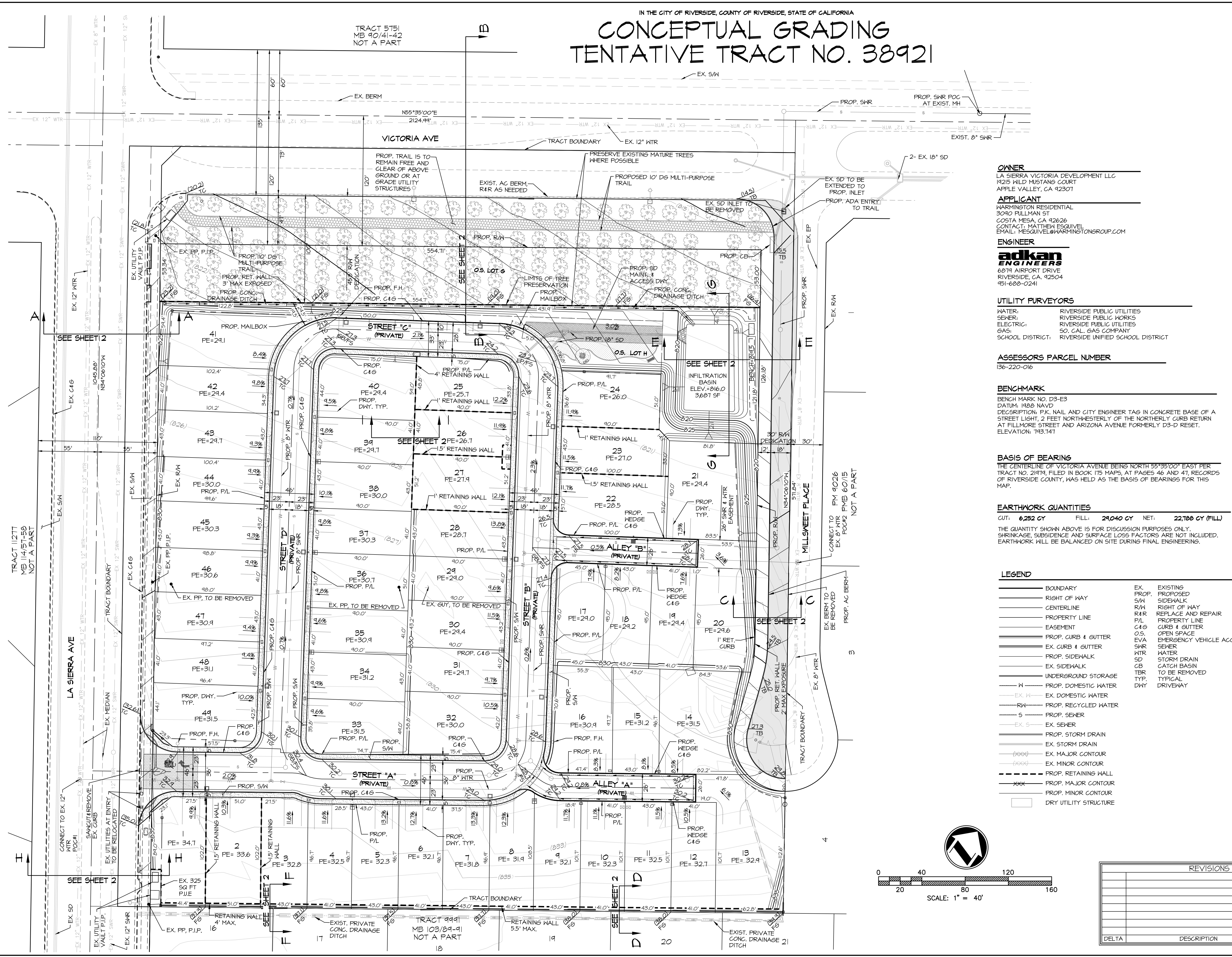
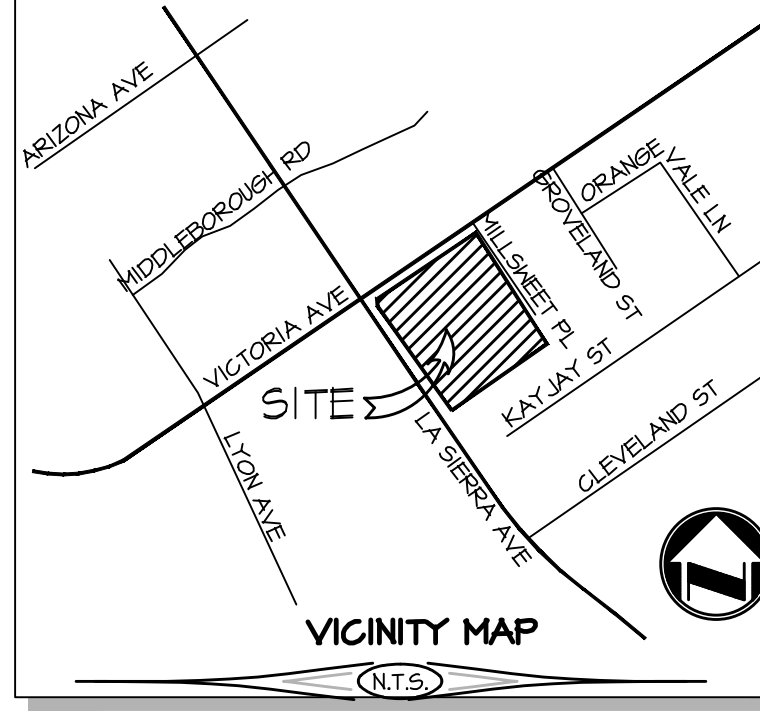
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**CONCEPTUAL GRADING
 TENTATIVE TRACT NO. 38921**

THOMAS BROS. MAP PG T44 GRID G-3



OWNER
 LA SIERRA VICTORIA DEVELOPMENT LLC
 19215 WILD MUSTANG COURT
 APPLE VALLEY, CA 92307

APPLICANT
 WARMINGTON RESIDENTIAL
 3040 PULLMAN ST
 COSTA MESA, CA 92626
 CONTACT: MATTHEW ESQUIVEL
 EMAIL: MESQUIVEL@WARMINGTONSGROUP.COM

ENGINEER
adkan ENGINEERS
 6874 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 (951) 688-0241

UTILITY SURVEYORS
 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

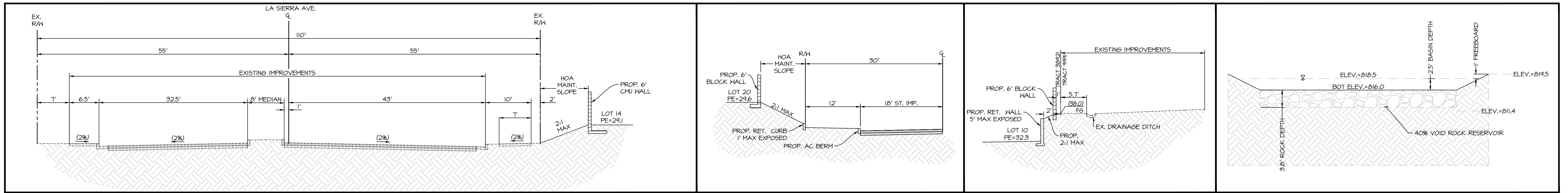
BENCHMARK
 BENCH MARK NO. D3-E3
 DATUM: 1988 NAVD
 DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF A STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE FORMERLY D3-D RESET. ELEVATION: 743.747

BASIS OF BEARING
 THE CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00" EAST PER TRACT NO. 21874, FILED IN BOOK 115 MAPS, AT PAGES 46 AND 47, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

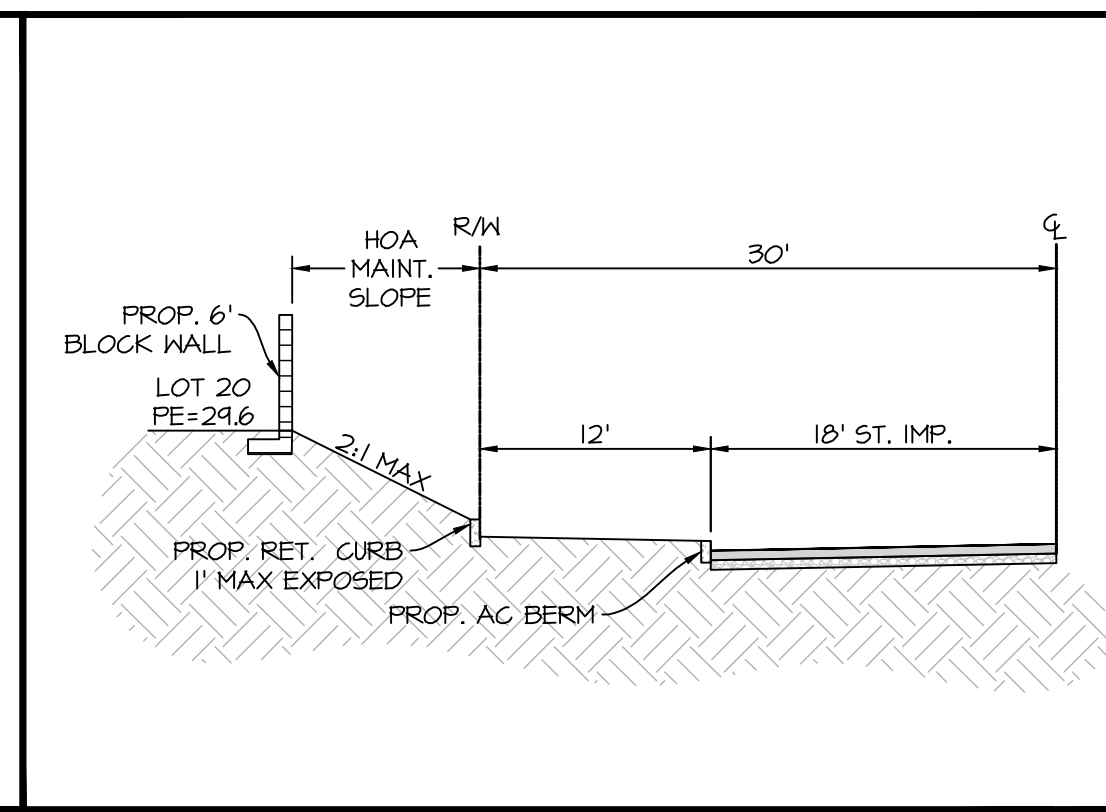
EARTHWORK QUANTITIES
 CUT: 6,252 CY FILL: 29,040 CY NET: 22,788 CY (FILL)
 THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. SHRINKAGE, SUBSIDENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED. EARTHWORK WILL BE BALANCED ON SITE DURING FINAL ENGINEERING.

LEGEND

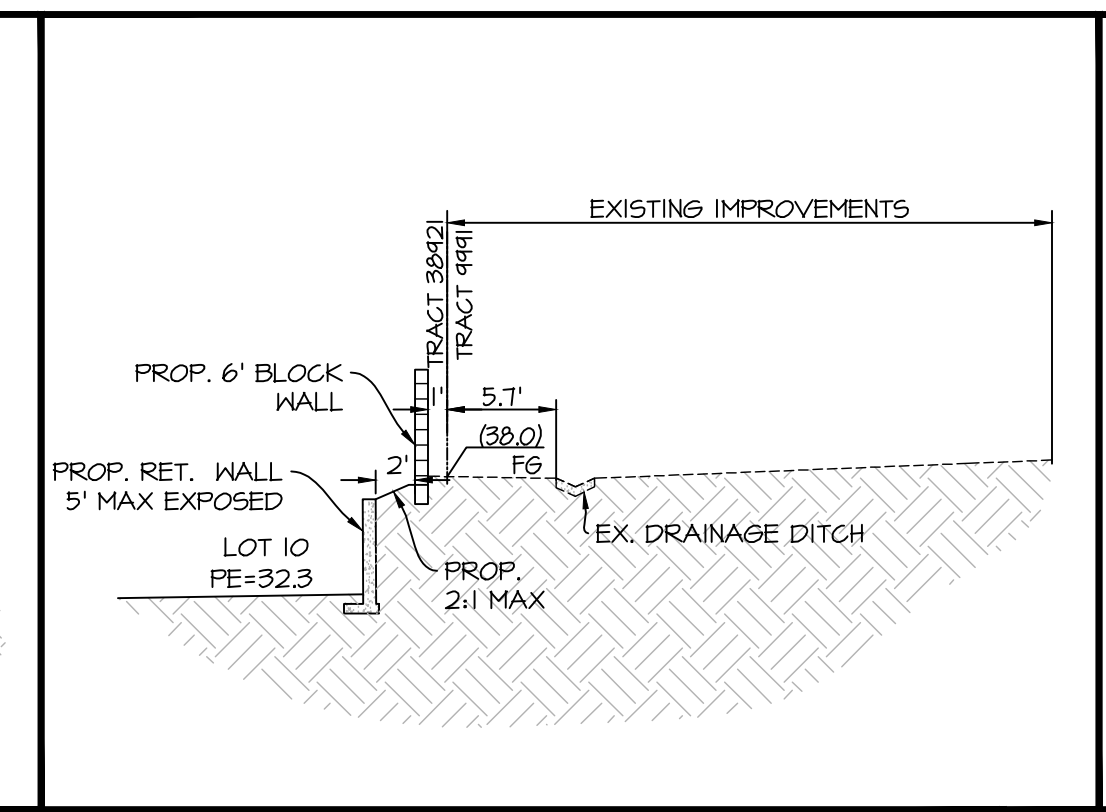
—	BOUNDARY	EX.	EXISTING
—	RIGHT OF WAY	PROP.	PROPOSED
—	CENTERLINE	S/W	SIDEWALK
—	PROPERTY LINE	R/W	RIGHT OF WAY
—	EASEMENT	R/R	REPLACE AND REPAIR
—	PROF. CURB & GUTTER	P/L	PROPERTY LINE
—	EX. CURB & GUTTER	C/G	CURB & GUTTER
—	PROP. SIDEWALK	O.S.	OPEN SPACE
—	EX. SIDEWALK	EVA	EMERGENCY VEHICLE ACCESS
—	PROP. UNDERGROUND STORAGE	S/W	SEWER
—	EX. UNDERGROUND STORAGE	WTR	WATER
—	PROP. DOMESTIC WATER	SD	STORM DRAIN
—	EX. DOMESTIC WATER	CB	CATCH BASIN
—	PROP. RECYCLED WATER	TBR	TO BE REMOVED
—	PROP. SEWER	TYP.	TYPICAL
—	EX. SEWER	D/WY	DRIVENWAY
—	PROP. STORM DRAIN		
—	EX. STORM DRAIN		
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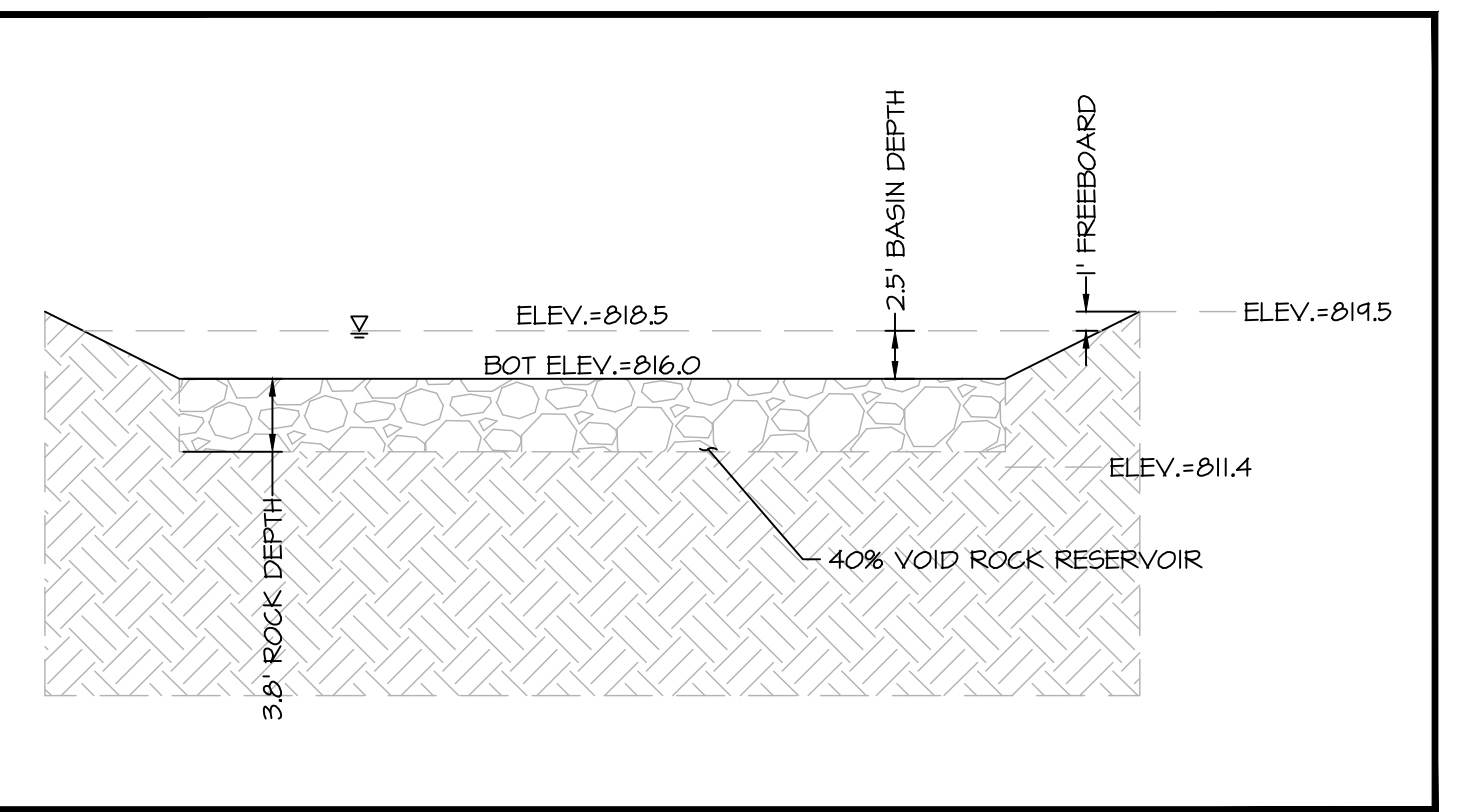
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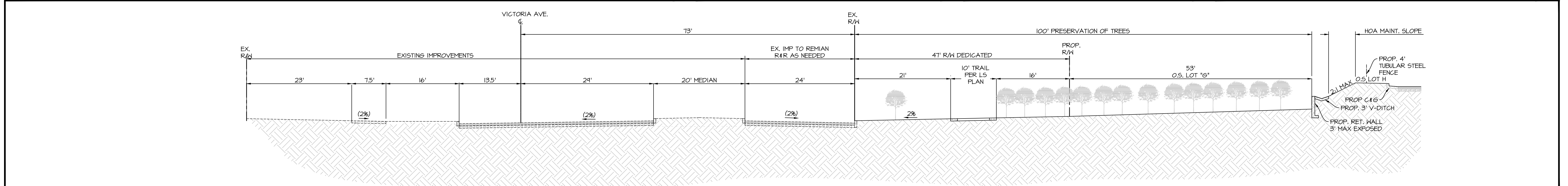
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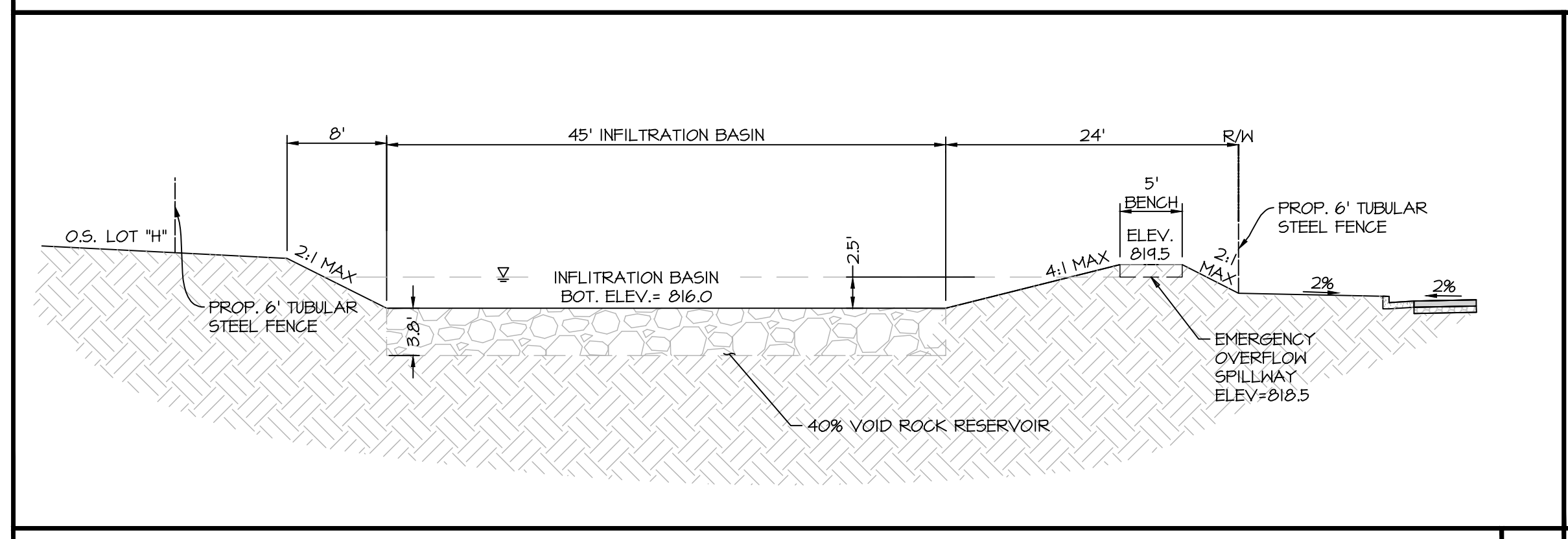
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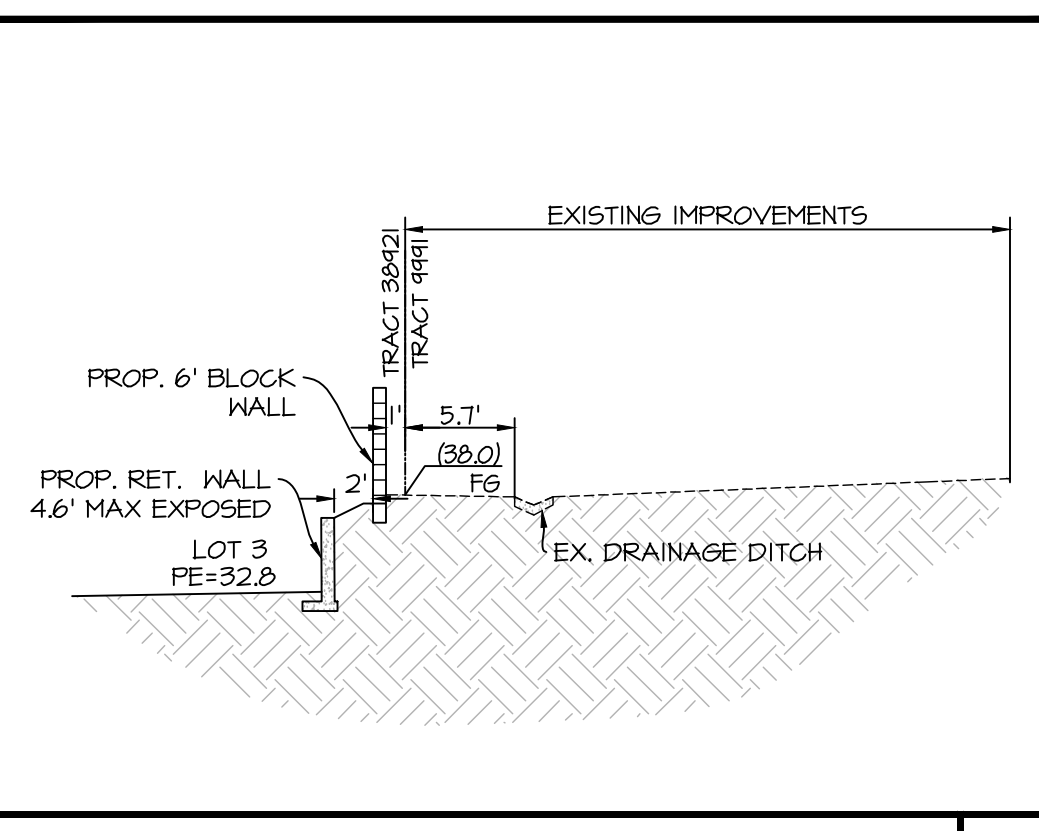
SCALE: 1"=10' TYPICAL BASIN SECTION



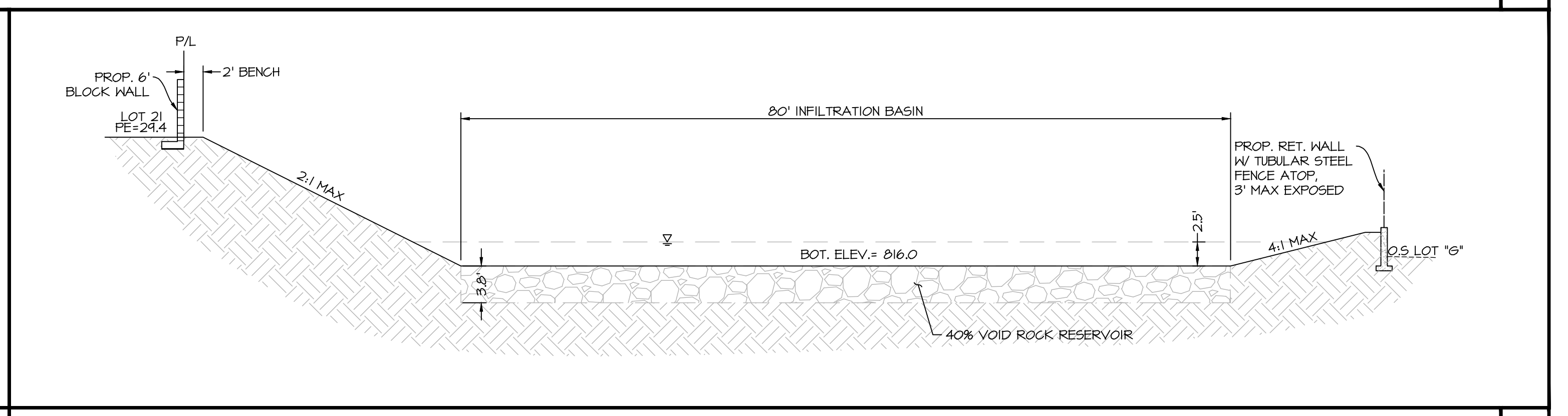
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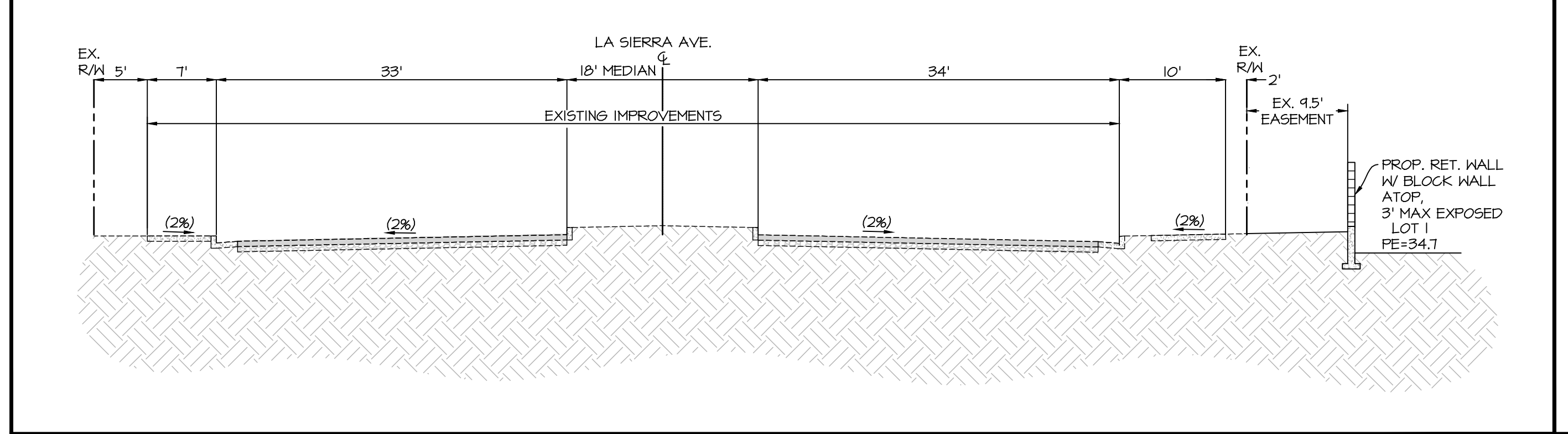
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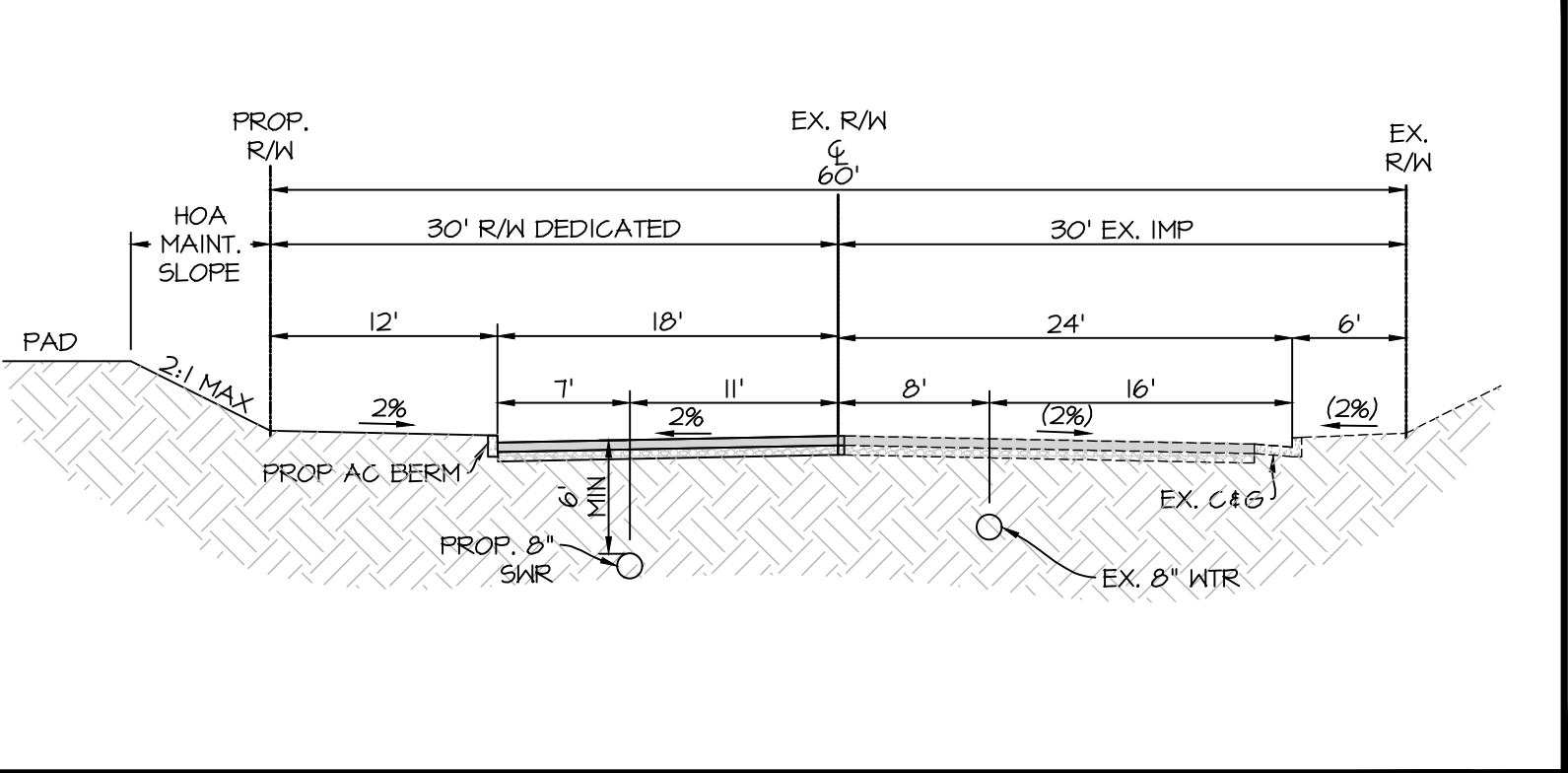
SCALE: 1"=10' SECTION F-F



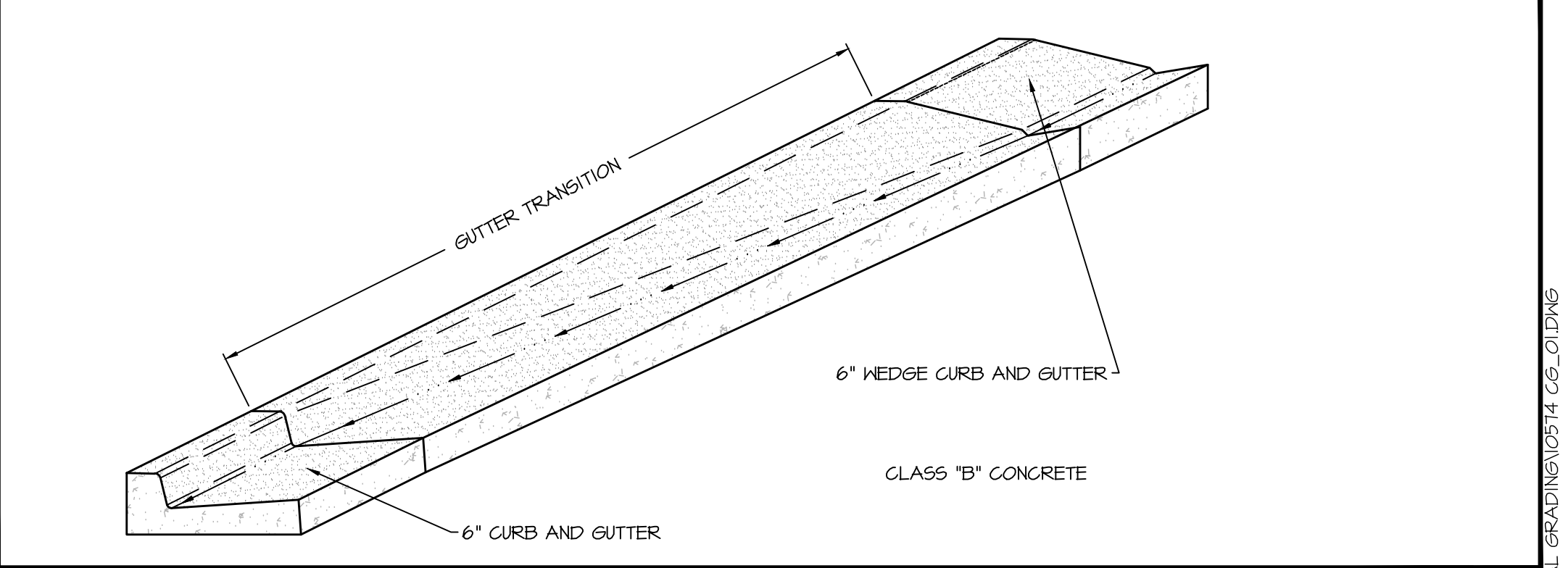
SCALE: 1"=10' SECTION G-G



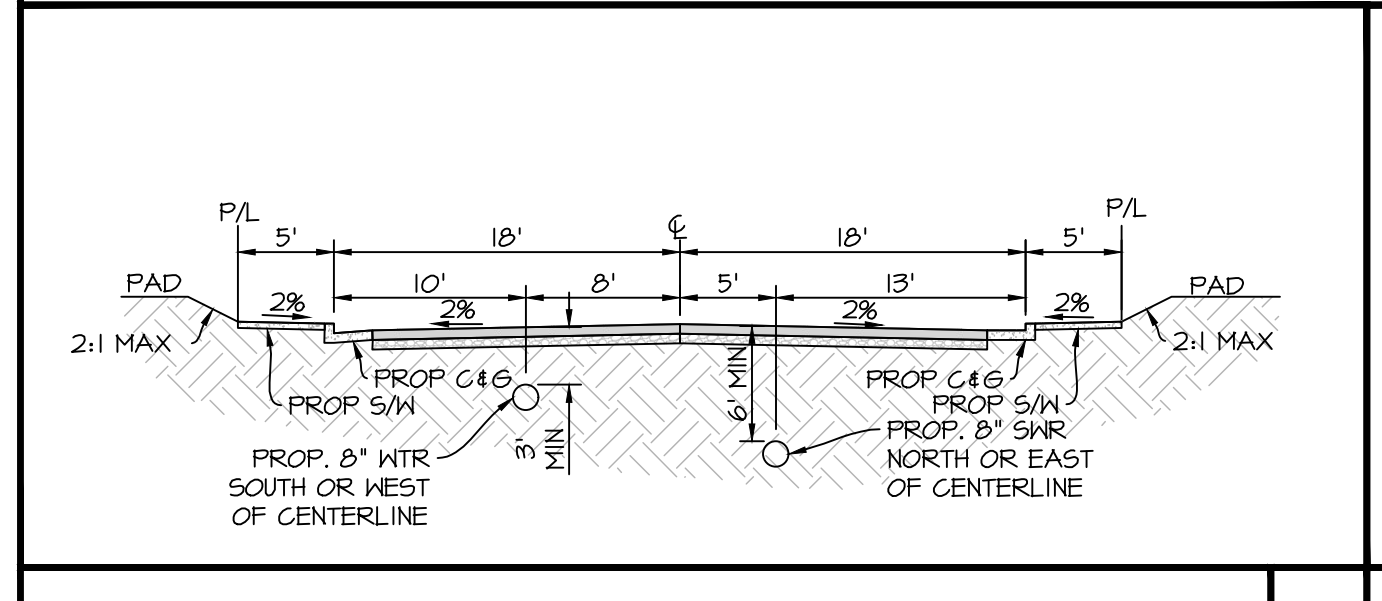
SCALE: 1"=10' SECTION H-H



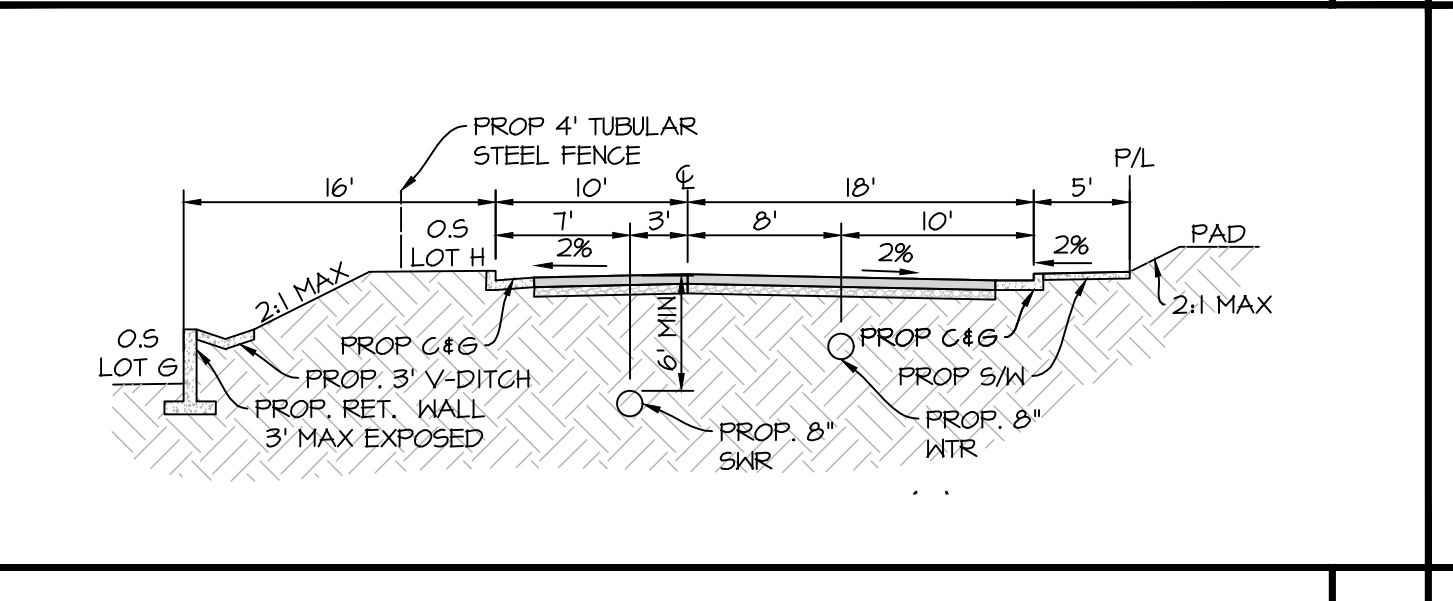
SCALE: 1"=10' MILLSWEET PLACE



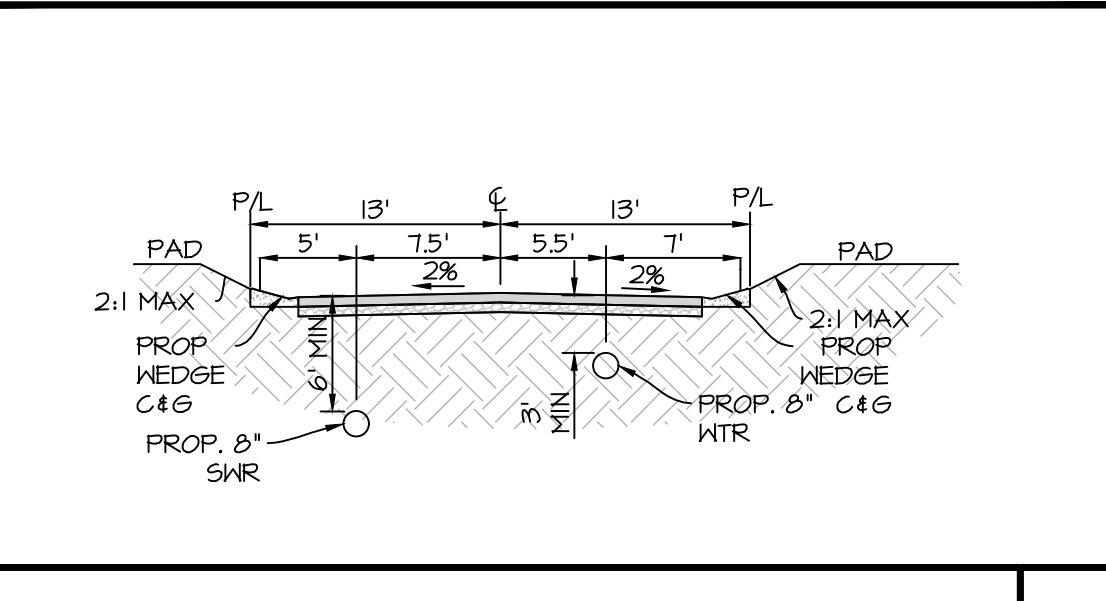
N.T.S. CURB TRANSITION DETAIL



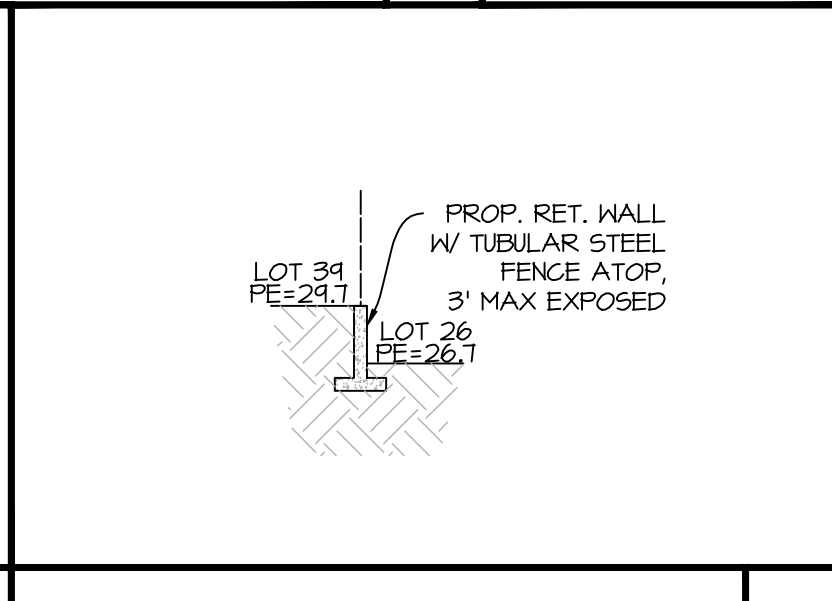
SCALE: 1"=10' TYPICAL ONSITE STREET (A,B,D) SECTION



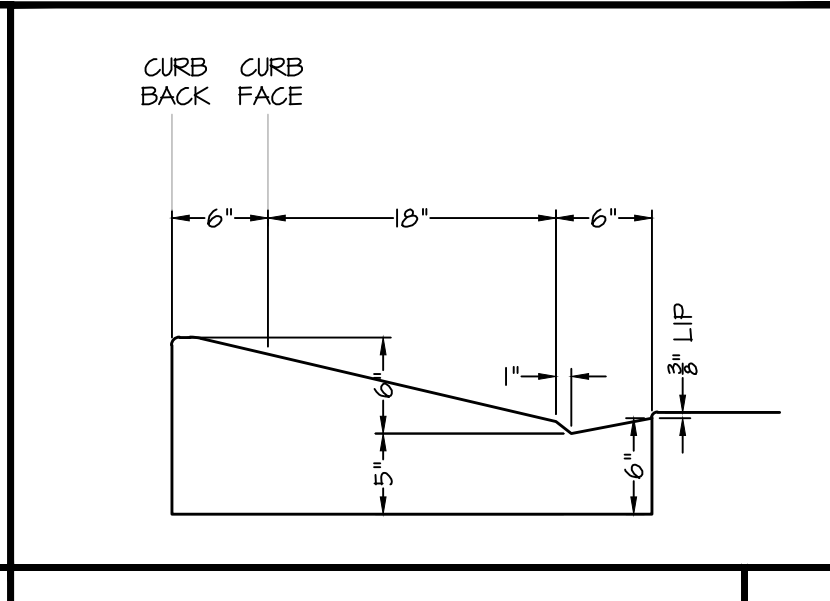
SCALE: 1"=10' TYPICAL ONSITE STREET C SECTION



SCALE: 1"=10' TYPICAL ALLEY



SCALE: 1"=10' SECTION I-I



N.T.S. WEDGE CURB DETAIL

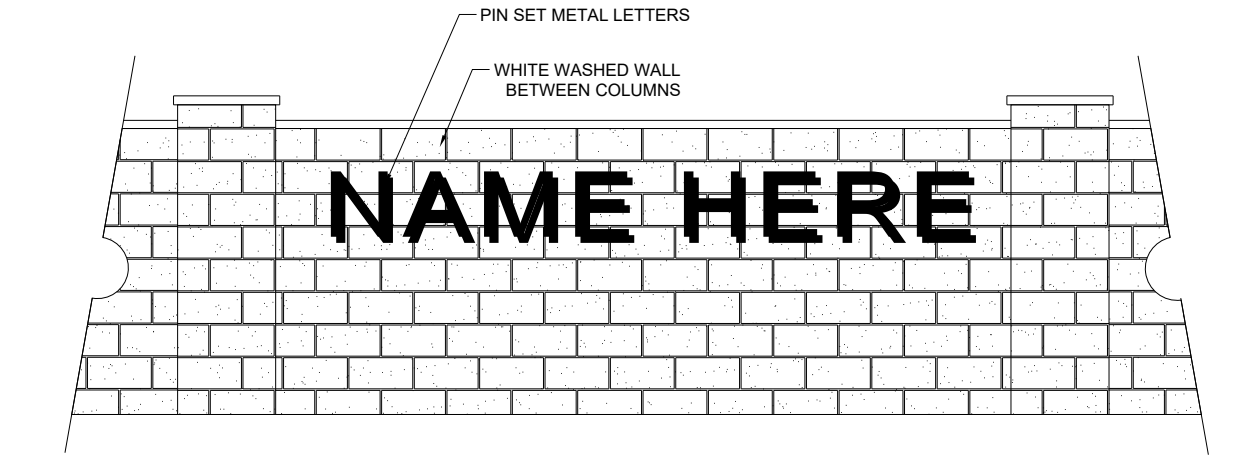
PAGE 2 OF 2
 TENTATIVE TRACT NO. 38921
 CONCEPTUAL GRADING DETAILS
 PREPARATION DATE: FEBRUARY 2024

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

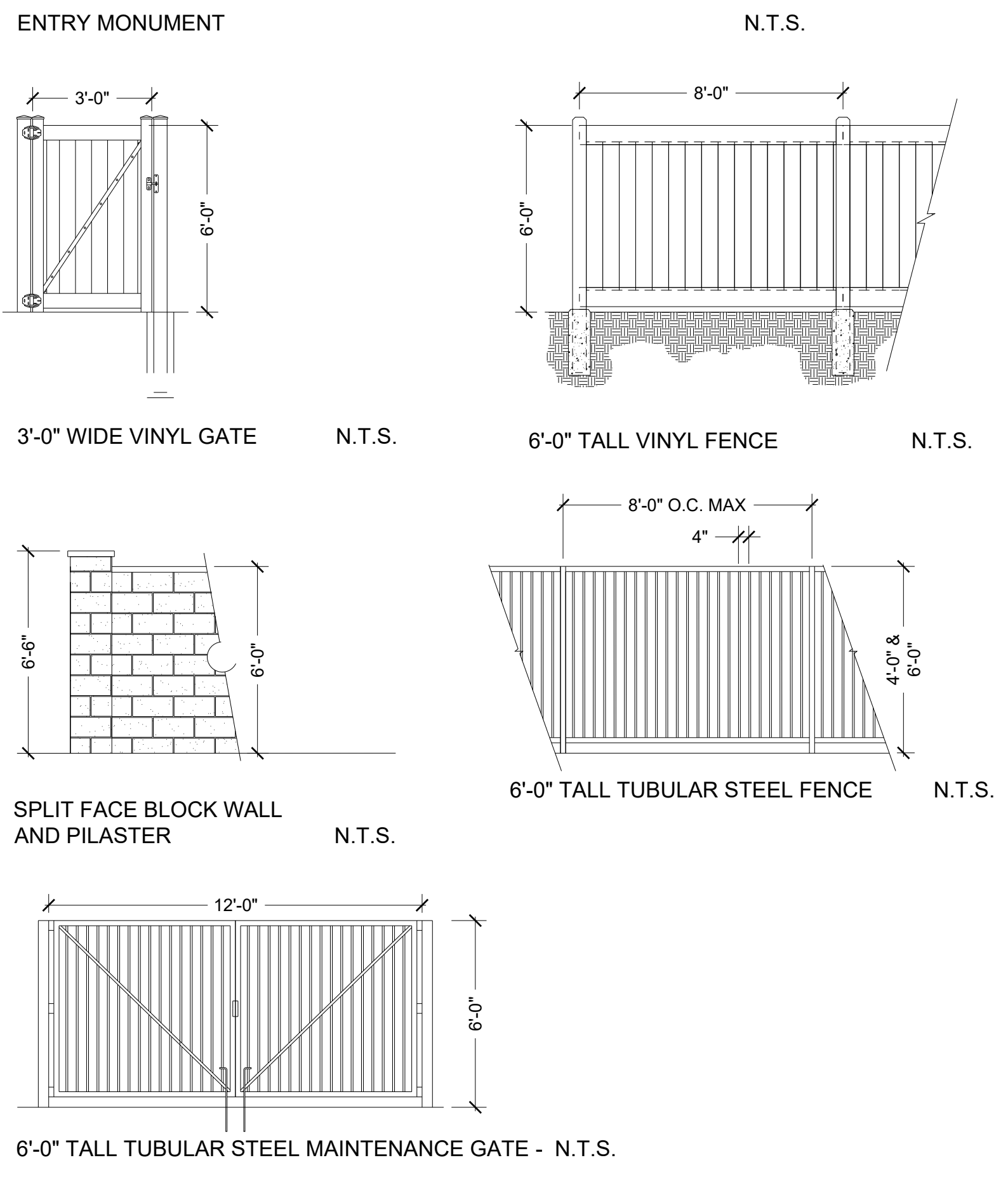
UNPROCESSED/REVISIONS/NOTES/REVISED/CONCEPTUAL GRADING/05/14/24/CG-01/MS



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

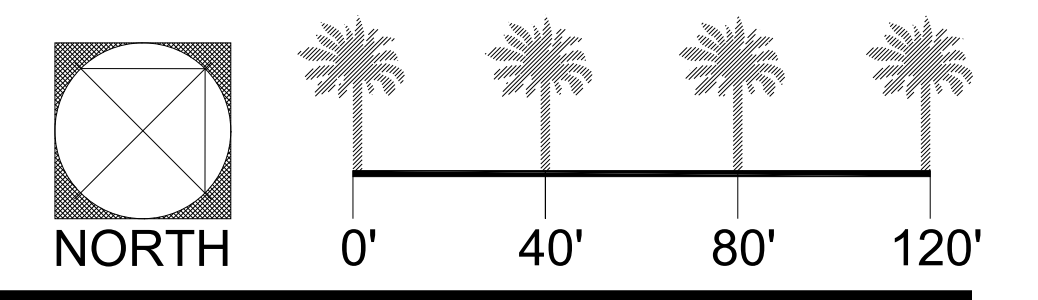


NOTE: MONUMENT MOUNTED TO WALL. FINAL LOGO AND GRAPHIC TO BE DETERMINED.



TTM 38921 - LA SIERRA AVE.

L-4 - CONCEPTUAL WALL/FENCE PLAN



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