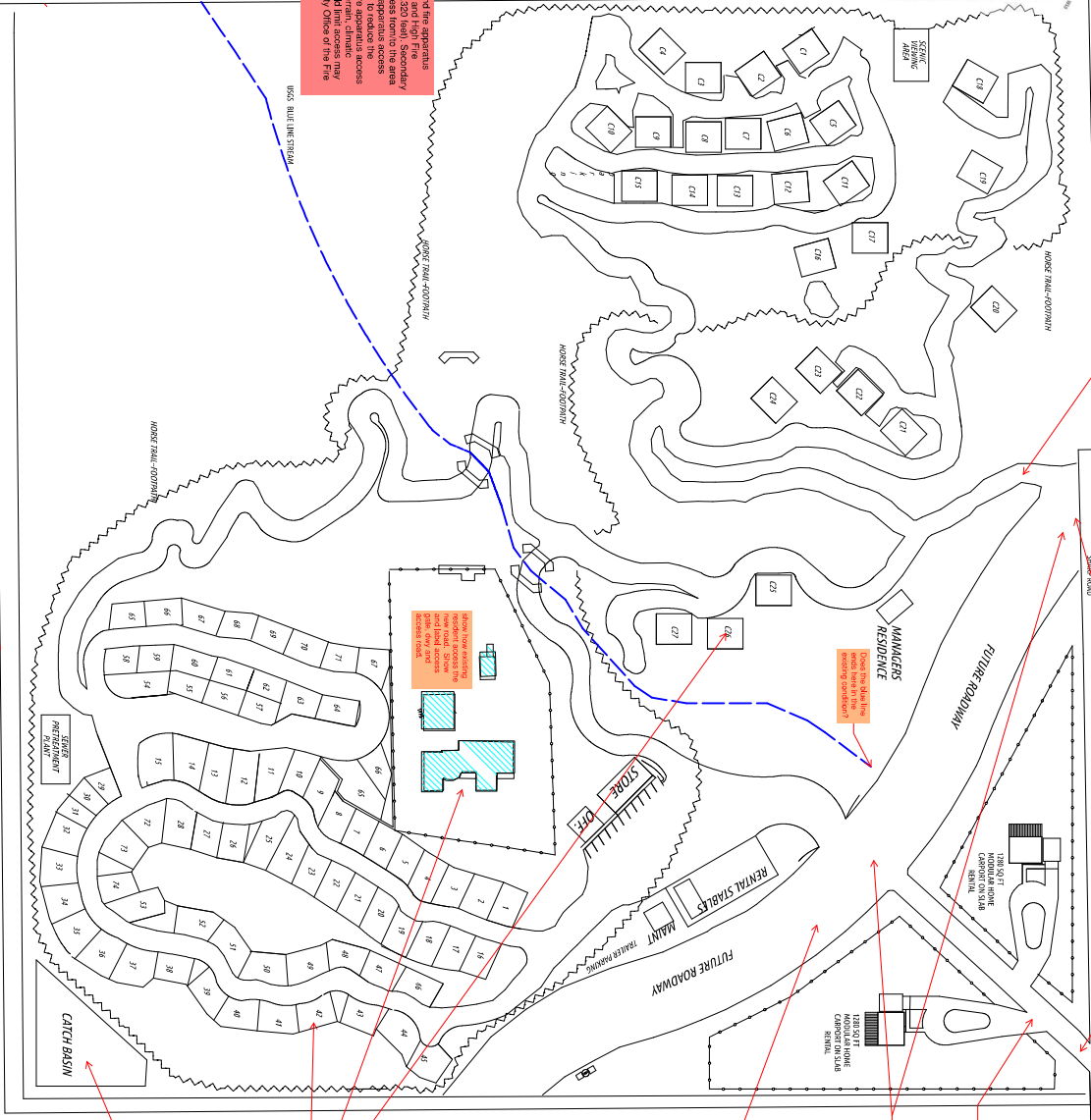


LEGEND

- 1. EXISTING UTILITY LOCATIONS
- 2. PROPOSED UTILITY LOCATIONS
- 3. EXISTING ROADWAY
- 4. PROPOSED ROADWAY
- 5. EXISTING DRIVEWAY
- 6. PROPOSED DRIVEWAY
- 7. EXISTING SIDEWALK
- 8. PROPOSED SIDEWALK
- 9. EXISTING CURB
- 10. PROPOSED CURB
- 11. EXISTING LANDSCAPE
- 12. PROPOSED LANDSCAPE
- 13. EXISTING FENCE
- 14. PROPOSED FENCE
- 15. EXISTING SIGNAGE
- 16. PROPOSED SIGNAGE
- 17. EXISTING LIGHTING
- 18. PROPOSED LIGHTING
- 19. EXISTING TRAIL
- 20. PROPOSED TRAIL
- 21. EXISTING BIKEWAY
- 22. PROPOSED BIKEWAY
- 23. EXISTING WATERWAY
- 24. PROPOSED WATERWAY
- 25. EXISTING EROSION CONTROL
- 26. PROPOSED EROSION CONTROL
- 27. EXISTING DRAINAGE
- 28. PROPOSED DRAINAGE
- 29. EXISTING UTILITIES
- 30. PROPOSED UTILITIES
- 31. EXISTING STRUCTURES
- 32. PROPOSED STRUCTURES
- 33. EXISTING TREES
- 34. PROPOSED TREES
- 35. EXISTING PLANTS
- 36. PROPOSED PLANTS
- 37. EXISTING FURNITURE
- 38. PROPOSED FURNITURE
- 39. EXISTING SIGNAGE
- 40. PROPOSED SIGNAGE
- 41. EXISTING LIGHTING
- 42. PROPOSED LIGHTING
- 43. EXISTING TRAIL
- 44. PROPOSED TRAIL
- 45. EXISTING BIKEWAY
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- 47. EXISTING WATERWAY
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- 94. PROPOSED BIKEWAY
- 95. EXISTING WATERWAY
- 96. PROPOSED WATERWAY
- 97. EXISTING EROSION CONTROL
- 98. PROPOSED EROSION CONTROL
- 99. EXISTING DRAINAGE
- 100. PROPOSED DRAINAGE

CASE: PA629073
EXHIBIT: Site Plan
DATE: 11-16-2023
PLANNER: A. Oquendo

Secondary Access: Unless otherwise approved by the Fire Department and the appropriate Hazard Severity Zone area, 800 level or Moderate Fire Hazard Severity Zone, 1,320 level. Secondary access routes for apartment access roads shall provide independent egress/access from the area. Secondary access routes shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access conditions, associated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Normal Policy #1725202.



Coordinate with CUP-180014 for appropriate siting the project's solar boundary.

Provide typical section of internal roads. Indicate public or private?

Typical comment: all centerlines to intersect at 90 degrees.

Indicate how existing sewer, storm, and lead access lines will be reconnected to existing lines.

Does this site have existing conditions?

Provide interim improvements to be provided on the internal roads.

Provide ROW and improvements on Stamp Road of all between the posted and the existing County maintained portion of Stamp Road per SDC 90. Section 90.50.40.45.11.

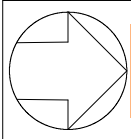
Provide an alignment study for road between Spring Street and Della Street. All streets will be reconfigured to allow centerlines to intersect at 90 degrees. Provide full width ROW decision within the site per SDC, Sec. Ord. 4611.11.

Provide a traffic study and WMT analysis. Provide more details on the operations. Provide a grading and drainage exhibit.

Label uses.

Provide a Storm Area VADP Applicability Checklist. Provide a hydrology report.

Locate the existing lowest elevation point and determine if the proposed corner of the lot meets the existing low point of the project site.



Provide 30' ROW boundary. Provide 30' ROW boundary.

PROJECT:	MERVYN FLORY RV PARK
DATE:	NOV 8 2022
SCALE:	1" = 20'
DRAWN BY:	D.M.
CHECKED:	D.M.
SHEET:	E2

PLANS PREPARED BY
ELECTRICAL AND UTILITY DESIGNS
BY DALE MCDONALD
 1134 VILLA CALIMESA LANE SPC A-38
 CALIMESA, CA. 92320
 909 376-7137 electricaldesign474@gmail.com

DATE:		REVISIONS:	
BY:			