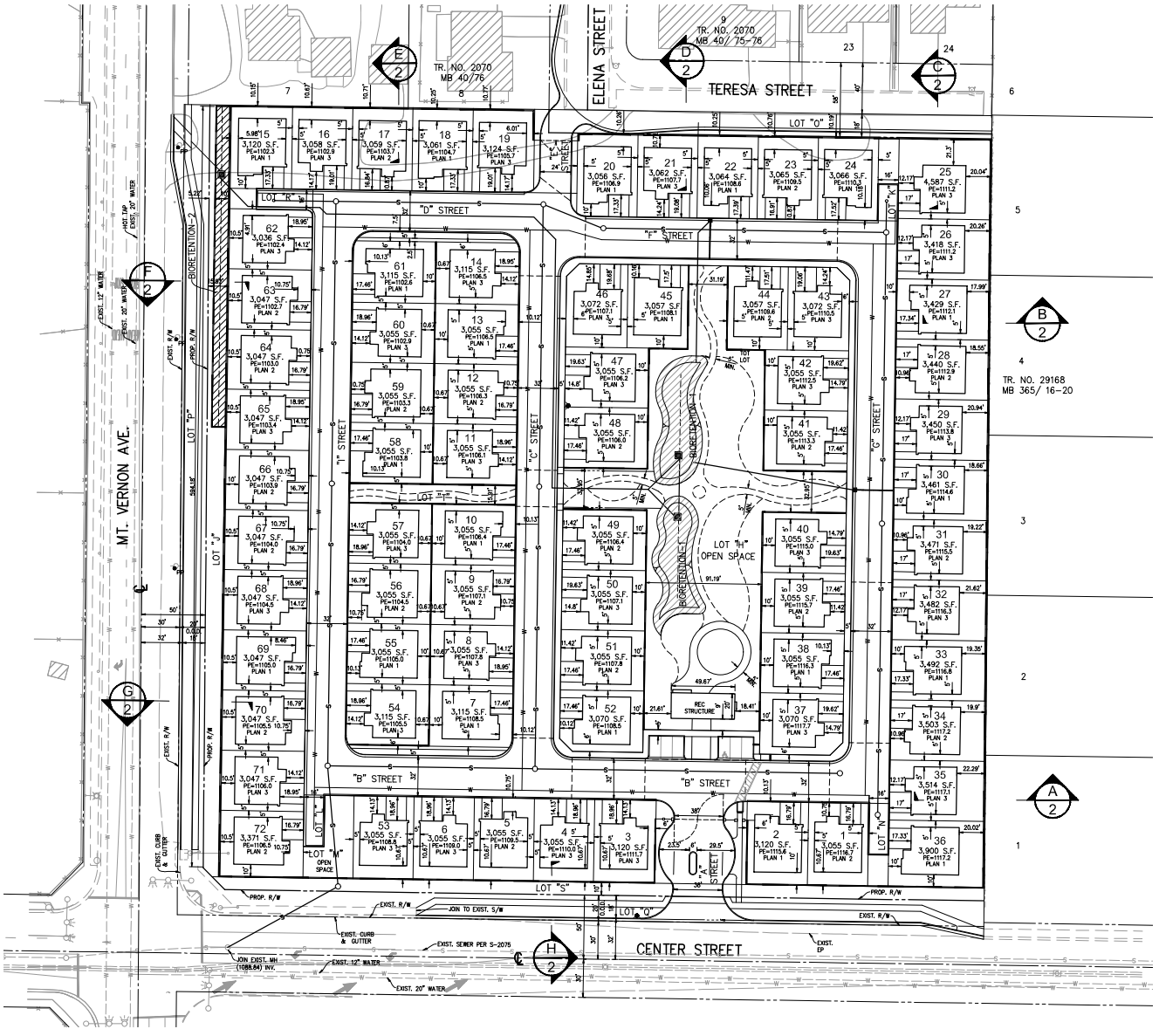
CASE: TTM37743
EXHIBIT: Res Plot Plan
DATE: 3-7-2024
PLANNER: J. Mellan

RESIDENTIAL PLOT PLAN - PPT200017

PARCEL 1, TENTATIVE TRACT MAP 37743

APN: 255-150-001



VICINITY MAP

SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST
NOT TO SCALE

CIVIL ENGINEER

WOODARD GROUP
ANDREW WOODARD
1485 SPRUCE ST., SUITE "M"
RIVERSIDE, CA 92507
PHONE: (951) 907-5077

OWNER/APPLICANT

STEVEN WALKER COMMUNITIES
7111 INDIANA AVE. STE. 300
RIVERSIDE, CA 92504

NOTE: THE SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER/APPLICANT.

SOILS ENGINEER & GEOLOGIST

ADVANCED GEOTECHNICAL SOLUTIONS, INC.
485 CORPORATE DRIVE, SUITE B,
ESCONDIDO, CA 92029
PH: (714) 786-5661
CONTACT: JOHN DONOVAN

ARCHITECTS

FOR RESIDENTIAL:
KTGY ARCHITECTURE + PLANNING
17911 VON KARMEN AVENUE, SUITE 200
IRVINE, CA 92614
PH: (949) 221-6209

TOPOGRAPHY SOURCE

INLAND AERIAL SURVEY, INC.
7117 ARLINGTON AVENUE
RIVERSIDE, CA 92503
PH: (951) 687-4252
FAX: (951) 687-4120

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; TOWNSHIP 2 SOUTH, RANGE 4 WEST, SBM, RECORDS OF RIVERSIDE COUNTY.

ZONING/LAND USE

EXISTING ZONING: ..... R-1 - ONE-FAMILY DWELLINGS
EXISTING LAND USE: .... CD:MDR - COMM. DEVELOPMENT MED. DENS. RESIDENTIAL
PROPOSED ZONING: ..... SAME NO CHANGE
PROPOSED LAND USE: ..... CD:HDR - HIGH DENSITY. RESIDENTIAL

ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
255	150	001

PROJECT SUMMARY

APN: 255-150-001 ..... 9.17 ACRES ; 399,261 S.F.
LOTS 1-72 ..... 5.22 ACRES ; 227,290 S.F.
STREET "A" ..... 0.11 ACRES ; 4,627 S.F.
STREET "B" ..... 0.44 ACRES ; 18,976 S.F.
STREET "C" ..... 0.33 ACRES ; 14,209 S.F.
STREET "D" ..... 0.15 ACRES ; 6,320 S.F.
STREET "E" ..... 0.04 ACRES ; 1,813 S.F.
STREET "F" ..... 0.27 ACRES ; 11,803 S.F.
STREET "G" ..... 0.33 ACRES ; 14,197 S.F.
LOT "H" (OPEN SPACE) ..... 0.77 ACRES ; 33,483 S.F.
STREET "I" ..... 0.29 ACRES ; 12,657 S.F.
LOT "J" (BIORETENTION AREA 2) ..... 0.21 ACRES ; 8,993 S.F.
LOT "K" (OPEN AREA AT END OF ST. "G") ..... 0.02 ACRES ; 1,044 S.F.
LOT "L" (OPEN AREA AT END OF ST. "I") ..... 0.01 ACRES ; 643 S.F.
LOT "M" (OPEN SPACE AREA) ..... 0.04 ACRES ; 1,892 S.F.
LOT "N" (OPEN AREA AT END OF ST. "G") ..... 0.02 ACRES ; 1,040 S.F.
LOT "O" (OFF-SITE O.D.D. AT TERESA ST.) ..... 0.14 ACRES ; 6,228 S.F.
LOT "P" (OFF-SITE O.D.D. AT MT. VERNON AVE.) ..... 0.29 ACRES ; 12,530 S.F.
LOT "Q" (OFF-SITE O.D.D. AT CENTER ST.) ..... 0.29 ACRES ; 12,476 S.F.
LOT "R" (OPEN AREA AT END OF ST. "D") ..... 0.02 ACRES ; 1,043 S.F.
LOT "S" (LANDSCAPE AT CENTER ST.) ..... 0.14 ACRES ; 5,984 S.F.
LOT "T" (OPEN SPACE.) ..... 0.05 ACRES ; 2,068 S.F.

GROSS AREA: ..... 9.17 ACRES ; 399,261 S.F.
NET AREA: ..... 8.45 ACRES ; 368,027 S.F.
AREA DISTURBED: ..... 8.45 ACRES ; 368,027 S.F.

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

OPEN SPACE SUMMARY

TOTAL AREA	OPEN SPACE AREA REQUIRED	OPEN SPACE PROVIDED
278,617 S.F.	111,447 S.F.	180,953 S.F.
LOT COVERAGE (%)	40%	65%

PARKING SUMMARY

LOT NUMBER	PRIVATE/ONSITE PARKING AREA	TOTAL SPACES	PUBLIC/OFFSITE PARKING AREA	TOTAL SPACES
1-72	4/LOT (2@ GARAGE) (2 @ D/W)	288		
OFF-SITE			6	214
SUM				294

EARTHWORK QUANTITIES

CUT (RAW)	5,700 CY
FILL (RAW)	16,000 CY
IMPORT	10,300 CY

GRAPHIC SCALE
SCALE: 1" = 40'

MARK	REVISIONS	DATE	BY

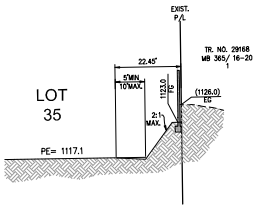
RESIDENTIAL PLOT PLAN - PPT200017
PARCEL 1, TENTATIVE TRACT MAP 37743

FOR: STEVEN WALKER COMMUNITIES

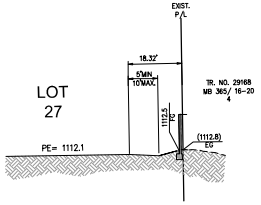
SCALE:	1"=40'
DATE:	2/2024
DESIGNED:	JC
CHECKED:	AW
PLN CK REF:	
F.B.	

W.O. 1043
SHEET 1 OF 2 SHEETS
DWG. NO. 1043

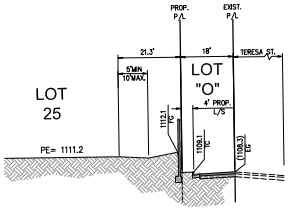
woodard group



SECTION "A–A"
HORZ.:1"=20'
VERT.:1"=2'



SECTION "B–B"
HORZ.:1"=20'
VERT.:1"=2'



SECTION "C–C"
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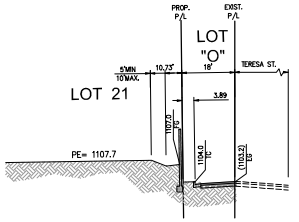
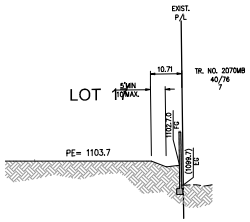
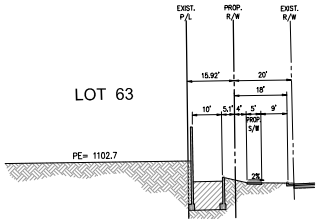
VERT.:1"=2'



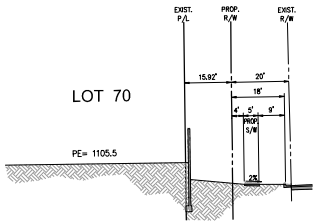
SECTION "D–D"
HORZ.:1"=20'
VERT.:1"=2'



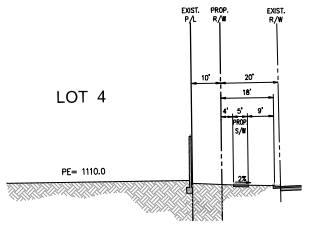
SECTION "E–E"
HORZ.:1"=20'
VERT.:1"=2'



SECTION "F–F"
HORZ.:1"=20'
VERT.:1"=2'



SECTION "G–G"
HORZ.:1"=20'
VERT.:1"=2'



SECTION "H–H"
HORZ.:1"=20'
VERT.:1"=2'

MARK	REVISIONS	DATE	BY

RESIDENTIAL PLOT PLAN - PPT200017
PARCEL 1, TENTATIVE TRACT MAP 37743

FOR: STEVEN WALKER COMMUNITIES

SCALE:	1"=40'
DATE:	2/2024
DESIGNED:	JC
CHECKED:	AW
PLN CK REF:	
F.B.	

Woodard group

W.O. 1043
SHEET 2
OF 2 SHEETS
DWG. NO. 1043

Drawing: C:\Users\jcarr\OneDrive - Woodard & Curran, Inc\Documents\CIVIL\Lot Plots\PPT200017 PPP.dwg Plotted By: jcarr Layout: Sht 1 (2) Last Saved: Thu Feb 08, 2024 - 8:23am Last Plotted: Thu Feb 08, 2024 - 10:27am