

PROJECT DATA:

ED HADDAD A.H.D. LIMITED PARTNERSHIP 422 WER ROAD SAN BERNARDINO, CA 92408 (909) 754-8038

ARCHIMETRICS
JAY NELSON
370 W. 6TH STREET, SUITE 210
SAN BERNARDINO, CA 92401
PHONE (909) 322-7322 FAX (909) 383-2354

PROJECT DESCRIPTION: CONVENIENCE STORE

INDIANA AVENUE (234-250-003, 004) RIVERSIDE, CA

A.P.N. & LEGAL DESCRIP:

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RIVERSIDE PUBLIC UTILITES WATER SPECTRUM SOUTHERN CALIFORNIA GAS COMPANY RIVERSIDE PUBLIC UTILITIES ELECTRIC RIVERSIDE PUBLIC UTILITIES WATER 22'-0" FEET MAXIMUM

32.631 S.F. BEFORE LLA & 20,023 S.F. NET AFTER LLA

4,895 SF(15%)

PARKING SUMMARY

CONVENIENCE STORE 2.787 SF STALLS PROVIDED
REGULAR STALL 9X18
ACCESSIBLE STALL 9X18
LOADING SPACE 10X22 MIN.

ELECTRIC VEHICLE "EV" (TABLE 5.106.5.3.3)

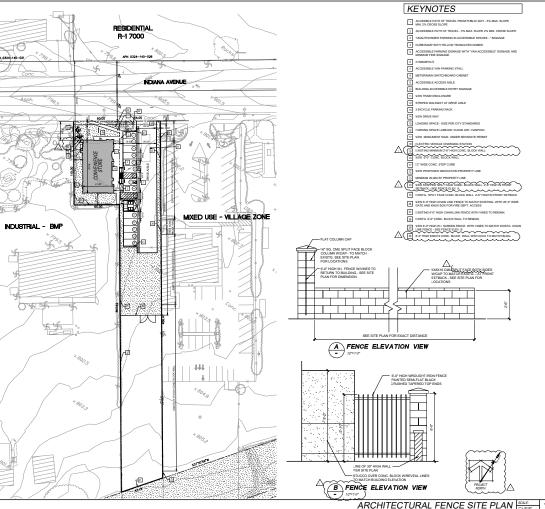
VICINITY MAP - PROJECT LOCATION



Store Indiana Convenience

E S

ARCHITECTURAL SITE





ED HADDAD A.H.D. LIMITED PARTNERSHIP 422 WER ROAD SAN BERNARDINO, CA 92408 (909) 754-8038

ARCHIMETRICS REPRESENTATIVE

APCHINE ITIOS JAY NELSON 570 W. 6TH STREET, SUITE 210 SAN BERNARDINO, CA 92401 PHONE (909) 322-7582 FAX (909) 383-2354

PROJECT DESCRIPTION: CONVENIENCE STORE INDIANA AVENUE (234-250-003, 004) PROJECT ADDRESS: RIVERSIDE, CA

A.P.N. & LEGAL DESCRIP:

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RIVERSIDE PUBLIC UTILITES WATER SPECTRUM SOUTHERN CALIFORNIA GAS COMPANY RIVERSIDE PUBLIC UTILITIES ELECTRIC RIVERSIDE PUBLIC UTILITIES WATER

BUILDING HEIGHT 22'-0" FEET MAXIMUM SITE AREA 32,631 S.F. BEFORE LLA & 20,023 AFTER LLA CONTERACE AREAS AREA OF USE BUILDINGS PARKING/PAVED 2,787 ---9,128 ---8,108 4,895 SF(15%) 2,787 SF (13.9%) 9,128 SF (45.6%) 8,108 SF (40.5%)

PARKING SUMMARY

CONVENIENCE STORE 2.787 SF STALLS PROVIDED REGULAR STALL ACCESSIBLE STALL LOADING SPACE

ELECTRIC VEHICLE "EV" (TABLE 5.106.5.3.3)

VICINITY MAP -PROJECT

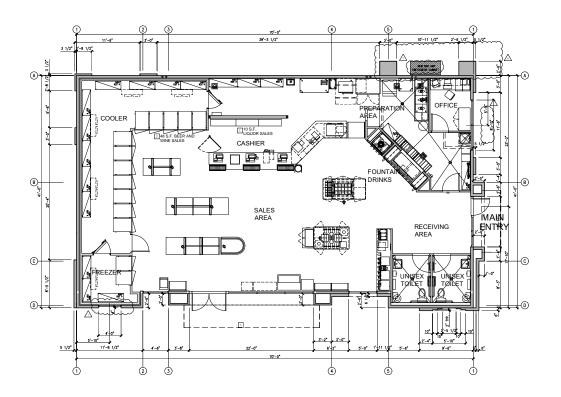


Store Indiana Convenience

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-JOB 140.

ARCHITECTURAL FENCE SITE PLAN



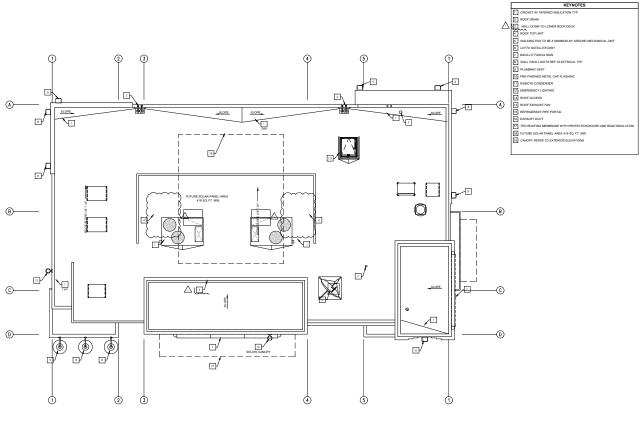
KEYNOTES

| TOTAL FLOOR MEETS DEPTH AND COMPANY OF THE STORY FOR STATE OF THE STORY FLOOR MEETS DECIDED TO THE STORY FLOOR MEETS DEC



Indiana Convenience Store FOR:

CONVENENIENCE STORE FLOOR PLAN





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CONVENENIENCE STORE ROOF PLAN









FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS
P1 DEW340 "WHISPER"
P2 DE8228 "PLAY ON GRAY"
P3 DE6204 "TRITE WHITE"
P4 DEC771 "SHAGGY BARKED"
P5 DEA115 "ORANGE JEWEL"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

S1 PAINTED STUCCO W P1 S2 PAINTED STUCCO W P2 S3 PAINTED STUCCO W P3 S4 PAINTED STUCCO W P4

STA1 STUCCO EXPOSED EXPANSION JOINT ACCENT PATTERN STA2 STUCCO RECESS ACCENT STA3 2'x.2' STUCCO ACCENT SKRIT BAND PAINTED P1 STA4 STUCCO OVER 2' STEPPED FOAM FURRING HEADER ACCENT PAINTED P3 STA5 GROUT JOINT

WS1 WOOD SIDING HARDIE PLANK LAP SIDING SMOOTH 7" EXPOSURE PAINTED P4

R1 ROOF OVERHANG WITH METAL BANDING-GALVANIZED METAL

FINISH

R2 METAL ROOF FLASHING-PAINTED P2

R3 METAL ROOF FLASHING-GALVANIZED FINISH

WI ALUMINUM STOREFRONT SYSTEM - CLEAR ANODDIZED
WZ FAUX (SPANDREL GLASS) ALUMINUM STOREFRONT SYSTEM
W3 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED

SLIDING DOOR PAINTED

W4 5-0 HIGH WROUGHT IRON FENCE WITH VINES - PAINTED SEMI-FLAT
BLACK - CRUSHED TAPERED TOP ENDS -

BVI 8" X 16" SPLIT FACE BLOCK TO MATCH EXISTING - PER FENCE PLAN SHT, A1.1

L1 BUILDING ADDRESS LOCATION
APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW
BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND
LEGIBLE FROM THE STREET FRONTING THE PROPERTY

LF1 MODERN STYLE LIGHT FIXTURE-WALL MOUNTED
LF2 VINTAGE WAREHOUSE WALL HUNG LIGHT FIXTURE
WITH GOOSENECK ARM PAINTED PS

PS1 SIGNAGE BY OTHERS PS2 TENANT SIGNAGE BY OTHERS

V1 TERRAZO VENEER - BEIGE

NORTH ELEVATION

FOR Store Indiana Convenience Haddad EQ. 2025-07-08 DRC REVIEW 2025-05-28 DRC REVIEW 2025-05-08 DRC REVIEW 2024-12-04 DRC REVIEW CONSTR. PLAN CHECK CRAWN JOB NO. SHEET NAME EXTERIOR ELEVATIONS







WEST ELEVATION SCALE 1

FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS P1 DEW340 "WHISPER"

P2 DE6228 "PLAY ON GRAY" P3 DE6204 "TRITE WHITE" P4 DEC771 "SHAGGY BARKED"

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HEADER ACCENT PAINTED P3 STAS GROUT JOINT WS1 WOOD SIDING HARDIE PLANK LAP SIDING SMOOTH 7" EXPOSURE PAINTED P4

R1 ROOF OVERHANG WITH METAL BANDING-GALVANIZED METAL

R2 METAL ROOF FLASHING-PAINTED P2 R3 METAL ROOF FLASHING-GALVANIZED FINISH

W1 ALUMINUM STOREFRONT SYSTEM - CLEAR ANOODIZED
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LF2 VINTAGE WAREHOUSE WALL HUNG LIGHT FIXTURE
WITH GOOSENECK ARM PAINTED P5

PS1 SIGNAGE BY OTHERS PS2 TENANT SIGNAGE BY OTHERS

V1 TERRAZO VENEER - BEIGE

SOUTH ELEVATION SCALE

FOR Store Indiana Convenience

REVISIONS

COMSTR.

J08 NO. 23-005 SHEET NAME

Haddad

S E

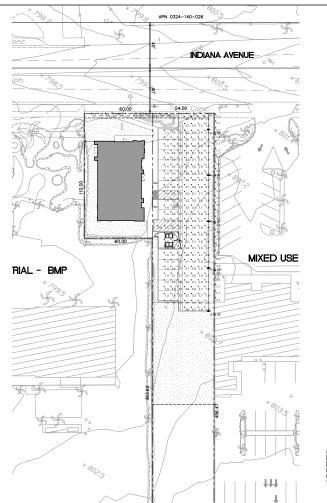
2025-05-28 DRC REVIEW

2025-05-08 DRC REVIEW

2024-12-04 DRC REVIEW

EXTERIOR ELEVATIONS

SHEET NO.

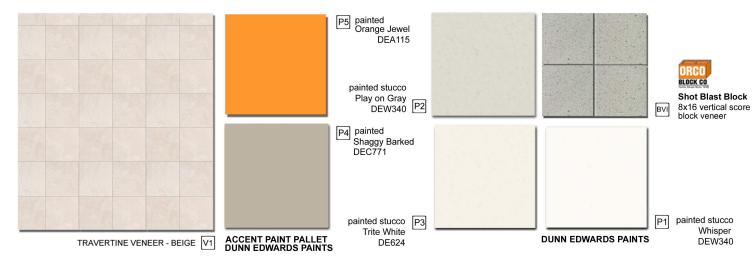


Schedule												
Synbol	Label	Image	gty	Manufacturer	Catalog	Description	Sumber Larges	Lamp	LLF	input Rower	Polar Plot	
ê	В			LSI INDUSTRIES, INC.	WRM-LED-OTL-SIL-FT-40- -79CSH-E		,	1853	1	48		

Statistics						
Description	Symbol	Aug	itax	and a	itachte	AvgMin
Parking Lot	+	2450	335c	0.9%	2.7.1	2.7.1

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FINISH SCHEDULE LEGEND

- ALL PAINT TO BE DUNN EDWARDS

- P1 DEW340 "WHISPER"
 P2 DE6228 "PLAY ON GRAY"
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- PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W P2 S3 PAINTED STUCCO W P3 S4 PAINTED STUCCO W P4
- STA1 STUCCO EXPOSED EXPANSION JOINT ACCENT PATTERN STA2 STUCCO RECESS ACCENT
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- ROOF OVERHANG WITH METAL BANDING-GAVINIZED METAL FINISH METAL ROOF FLASHING-PAINTED P2 METAL ROOF FLASHING-GAVINIZED FINISH
- W1 ALUMINUM STOREFRONT SYSTEM CLEAR ANOODIZED
 W2 FAUX (SPANDREL GLASS) ALUMINUM STOREFRONT SYSTEM
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- BVI 6" X 16" CMU BLOCK VENEER SCORED VERTICALY 8" PAINTED P4
- L1 BUILDING ADDRESS LOCATION APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY
- LF1 MODERN STYLE LIGHT FIXTURE-WALL MOUNTED LF2 VINTAGE WAREHOUSE WALL HUNG LIGHT FIXTURE WITH GOOSENECK ARM PAINTED P5
- PS2 TENANT SIGNAGE BY OTHERS
- V1 TERRAZO VENEER BEIGE







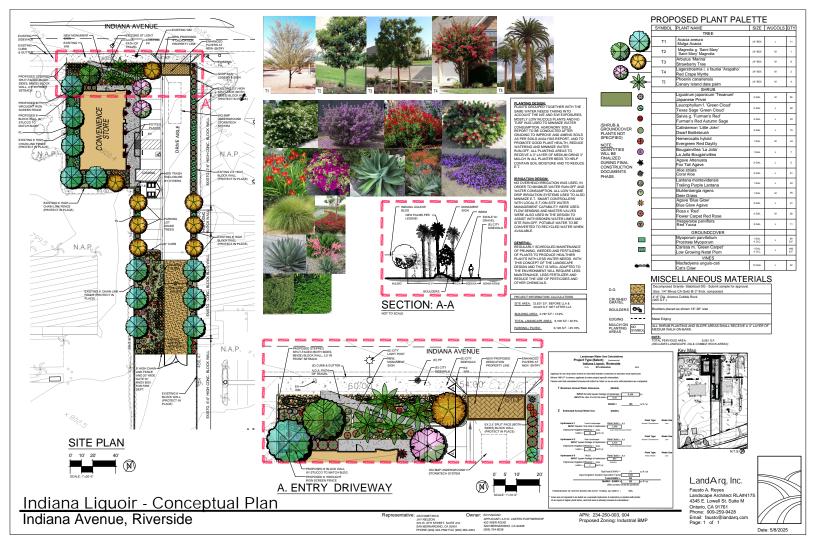
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Indiana Convenience Store FOR

Ed Haddad

Indiana Avenue (APN 234-250-003, 004) Riverside, CA





GRADING GENERAL NOTES

1, ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE. TITLE 17 OF THE CURRENT CITY-ADOPTED

2, ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY SOILS SOUTHWEST, DATED OCTOBER 4. 2023 (PROJECT NO, 23056-F) SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.

3. THIS PLANTS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS, ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION, ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BILLIONG PERMIT PLANS, OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BILLIONG PERMIT PLANS, OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR

5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING

GRADING OPERATIONS.

A. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE

PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER; (SEE LANDSCAPE PLANS FOR FINAL GROUNDCOVER). B. ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED. C. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR MPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWIPPP AND ALSO TO PROMOF ANY ADDITIONAL PROSION CONTROL MEASURES IF G. HYDROSEFDING MULCHING OF STRAW, SAND-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.)

DICTATED BY EELD CONDITIONS TO REGIONAL EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT DODGETTES DUDING ANY DURSE OF CONSTRUCTION OPERATIONS SECURI ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 15 TO APRIL 15.

D. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND

CHECK DAMS, SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS.
THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.

6 ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.

7. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.

8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).

9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES

10, IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.

11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL. INCLUDING FILL AREAS OUTSIDE THE

12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY. AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

13 FOR CRADING OF AREAS OF 1 ACRE OR MORE A STORM WATER DOLLLITION REPORTION OLAN (SWPPP) SHALL BE KEPT ON SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY

14. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON NEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS, NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS, (RIVERSIDE MUNICIPAL CODE, 7,35,010, ORDINANCE NO, 6273)

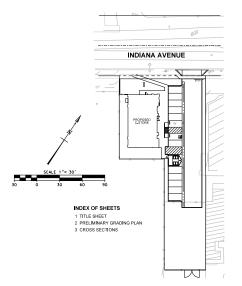
15 SHOULD CULTURAL HISTORICAL OR ARCHAEOLOGICAL ITEMS BE FOUND DURING GRADING AND CONSTRUCTION ACTIVITY, THE CONSTRUCTION AND GRADING OF THIS PROJECT SHALL BE HALTED IN THE VICINITY OF THE FIND AND A QUALIFIED ARCHAEOLOGIST SHALL BE HIRED AT THE APPLICANT'S EXPENSE TO WORK WITH THE PLANNING DIVISION TO DETERMINE THE FINDS SIGNIFICANCE AND POSSIBLE MITIGATION MEASURES.

16, IF HUMAN REMAINS ARE FOUND DURING THE GRADING. THE NATIVE AMERICAN GRAVES PROTECTION ACT GUIDELINES AND STATE LAW REQUIRE THAT CONSTRUCTION PERSONNEL HALT WORK IN THE IMMEDIATE AREA; LEAVE THE REMAINS IN PLACE; CONTACT CITY MANAGER, THE CITY HISTORIC PRESERVATION DEFICER AND THE RIVERSIDE COUNTY CORONER UNTIL A FROM THE CORONER'S DEFICE REVIEWS THE REMAINS IN THE FIELD, THEY MUST NOT BE REMOVED, IF THE CORONER DETERMINES THAT THE REMAIN ADE DOCUMETORIC THE CORNER CONTACTS THE AMERICAN HERITAGE COMMISSION AND THE MOST LIKELY DESCENDENT FROM THE NATIVE AMERICAN IS INFORMED, THE FINAL DISPOSITION OF REMAINS IS COORDINATED BY OF THE BROBERTY CHAIRS AND THE MOST DESCRIPENT AND DEDUKES ASSISTED BY THE CITY'S HISTORIC PRESERVATION OFFICER AND/OR THE PROJECT ARCHAEOLOGIST.

PRELIMINARY GRADING PLAN

INDIANA CONVENIENCE STORE

9652 & 9662 INDIANA AVE. RIVERSIDE, CA 92503



PROJECT DATA:

AJ-LD, LIMITED PARTNERSHIP 422 WER ROAD SAN BERNAROINO, CA 92408 9000 754-9008

JAY NELSON 370 W. 6TH STREET, SUITE 210 SAN BERNARCING, CA 52401 PHONE (909) 322-7582 FAX (909) 383-2584 PROJECT DESCRIPTION: CONVENIENCE STORE

INDIANA AVENUE (234-250-003, 004) RIVERSIDE, CA PROJECT ADDRESS:

APA & LEGAL DESCRIP: 029-079-077

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RIVERSIDE PUBLIC UTILITIES WATER

antintus ustour. NY OF DEET MAYBE BY SITE AREA

32,631 S.F. BEFORE I.LA & 20,023 S.F. AFTER I.LA

LANDSCAPING

GEOTECHNIC ENGINEER:

SOILS SOUTHWEST INC 897 VIA LATA, STE N 909-370-0474

EARTHWORK:

CUT - 500 CY

FILL - 100 CY

THESE ARE RAW QUANTITIES WITH NO ADJUSTMENTS FOR SUBSIDENCE OR SHRINKAGE, SITE IS TO BALANCE AND ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER IN COMPLIANCE WITH ALL RULES AND REGULATIONS OF ADDODDDIATE HIDISDICTIONAL AGENCIES

OWNER/APPLICANT:

ACAA I MITED DADTNEDSLID CONTACT: ED HADDAD 422 WIER RD SAN BERNARDING CA 92408 909-809-9658

ENGINEER:

GOODMAN AND ASSOCIATES DOUGLAS GOODMAN 2079 SKY VIEW DRIVE COLTON CA 92324 909-969-3181

UTILITIES:

ELECTRIC: CITY OF RIVERSIDE GAS: SOUTHERN CA GAS COMPANY WATER: CITY OF RIVERSIDE SEWER: CITY OF BIVERSIDE

DOUGLAS L. GOODMAN



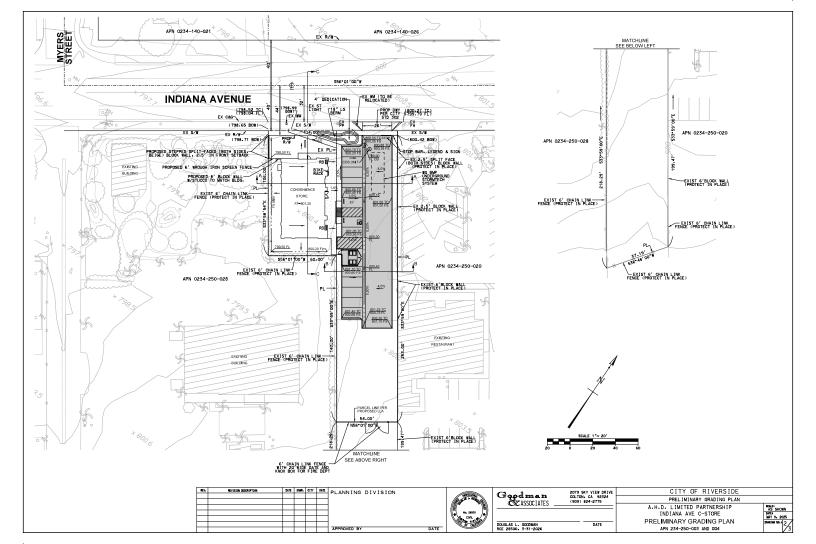
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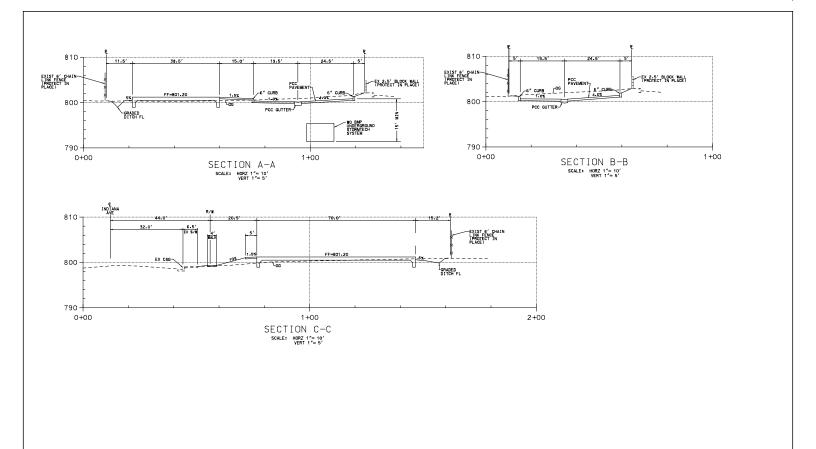


Foodman	2079 SKY VIEW DRIVE COLTON: CA 92324 (909) 824-2775	
CC ASSOCIATES		

CITY OF RIVERSIDE PRELIMINARY GRADING PLAN A.H.D. LIMITED PARTNERSHIP

INDIANA AVE C-STORE TITLE SHEET APN 234-250-003 AND 004





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			$\overline{}$			APPROVED BY DATE	`



Goodman XXASSOCIATES	2079 SKY VIEW DRIVE COLTON: CA 92324 (909) 824-2775
DOUGLAS L. GOODMAN RCE 28500. 3-31-2026	DATE

CITY OF RIVERSIDE
PRELIMINARY GRADING PLAN
A.H.D. LIMITED PARTINERSHIP
INDIANA AVE C-STORE
CROSS SECTIONS
APR 254-250-003 AND 004