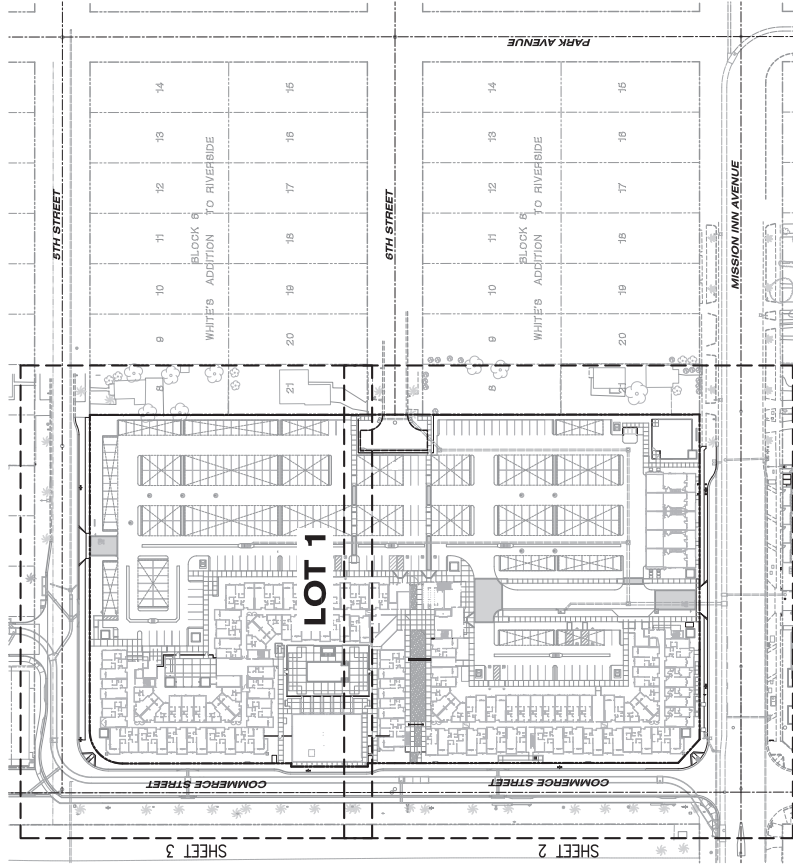
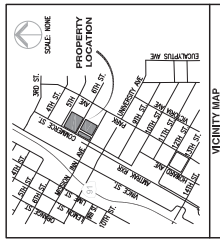


TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN



OWNER/SUBDIVIDER

IRON LOTS, LLC, OFFICE 650
17530 Von Karman Avenue, Suite 200
Newport Beach, California 92660
Attn: Darrin Olson
Phone No. (949) 973-1122 EXT. 1

CIVIL ENGINEER

KHR ASSOCIATES
17530 Von Karman Avenue, Suite 200
Newport Beach, California 92660
Attn: James H. Kawamura
R.C.E. No. 30560
Phone No. (949) 736-6440



ADDRESS/THOMAS GUIDE

VACANT COMMERCIAL PROPERTY
ADDRESS:
211-071-001, 002, 004, 005, 002, 004
ASSESSOR'S PARCEL NOS.:
211-072-001, 002, 004, 000, 001, 002

AREA

TOTAL EXISTING AREA OF THE PROPERTIES CONSISTS OF:
271,711 S.F. (6.24 ACRES)
PROPOSED STREET DEDICATIONS:
3,629 S.F. (0.08 ACRES)
PROPOSED STREET VACATION:
27,448 S.F. (0.63 ACRES)
PROPOSED ALLEY VACATION:
6,608 S.F. (0.15 ACRES)
PROPOSED LOT 1:
302,138 S.F. (6.94 ACRES)

LEGEND

- BOUNDARY
- - - RIGHT OF WAY
- - - CENTERLINE
- - - CATCH BASIN
- - - DOMESTIC WATER
- - - EXISTING
- - - FINISH FLOOR
- - - FIRE HYDRANT
- - - FURK SERVICE
- - - FIRE SERVICE LINE
- - - GAS
- - - GAS VALVE
- - - PROPERTY LINE
- - - POWER POLE
- - - PROPOSED
- - - RIGHT OF WAY
- - - SQUARE FEET
- - - STREET DRAIN
- - - STREETLIGHT
- - - STORMWATER
- - - STORMWATER MANHOLE
- - - TOP OF CURB
- - - TRANSFORMER
- - - TYPICAL
- - - WATER METER
- - - WATER VALVE

ABBREVIATIONS

- AWARD
- BRD
- C/A
- CB
- DOM
- EX.
- FF
- FF
- FL
- FL
- FS
- FS
- G
- GV
- P/V
- PP
- PROP.
- R/W
- S.F.
- SD
- SL
- SM
- SMH
- TC
- TRANS.
- TYP.
- WM
- WM
- WM
- WM



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 6 OF WHITES ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 38624, FILED IN MAP NO. FILE IN BOOK 5, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

- EASEMENTS FOR INTEREST, EGRESS AND PARKING PURPOSES AND RIGHTS INCIDENTAL THEREON, GRANTED TO SOUTHERN PACIFIC COMPANY, RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. ALL NECESSARY DOCUMENTS WITH SAID DOCUMENTS, BOOKS AND DEEDS.
- EASEMENTS FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER UTILITY, PIPES, TUNNELS AND APPARATUS FOR THE PURPOSES OF ALL NECESSARY WATER SUPPLY, RECORDED IN BOOK 42, PAGES 204 AND 206 OF DEEDS, SAN BERNARDINO COUNTY RECORDS. THE EXACT LOCATION IS DETERMINED FROM RECORD DOCUMENTS.
- EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAILROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED DECEMBER 17, 1885 AS INSTRUMENT NO. 283246, OF OFFICIAL RECORDS. AFFECTS: OVER, ACROSS AND UPON THE NORTHWESTERLY 16.00 FEET OF SAID LOTS 4 AND 25. AFFECTS TO BE DETERMINED.

NOTES

- EXISTING NUMBER OF LOTS: 46
- EXISTING HISTORIC STRUCTURES WILL REMAIN ON SITE. ALL OTHER IMPROVEMENTS WILL BE REMOVED/REPLACED.
- REMOVAL OR RELLOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE REQUIRED TO DETERMINE THE NEED TO "LOOP" THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT. 16" WATER MAIN IN MISSION INN SQUARE IMPROVE TO 12" FROM CHAMBERE ACROSS THE FLOW PROVIDE AT A MINIMUM, AND POSSIBLY UP TO PARK DEPENDING ON REQUIRED FLOW VOLUME.
- ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CONCRETE MANHOLE.
- MANHOLE LOCATED WITHIN 6TH STREET AS A PART OF THE EXISTING SEWER COLLECT EXISTING SEWER AND PROPOSED PROJECT DISCHARGE TO THE EXISTING CITY SEWER SYSTEM.
- DATE OF SURVEY: JULY 22, 2020

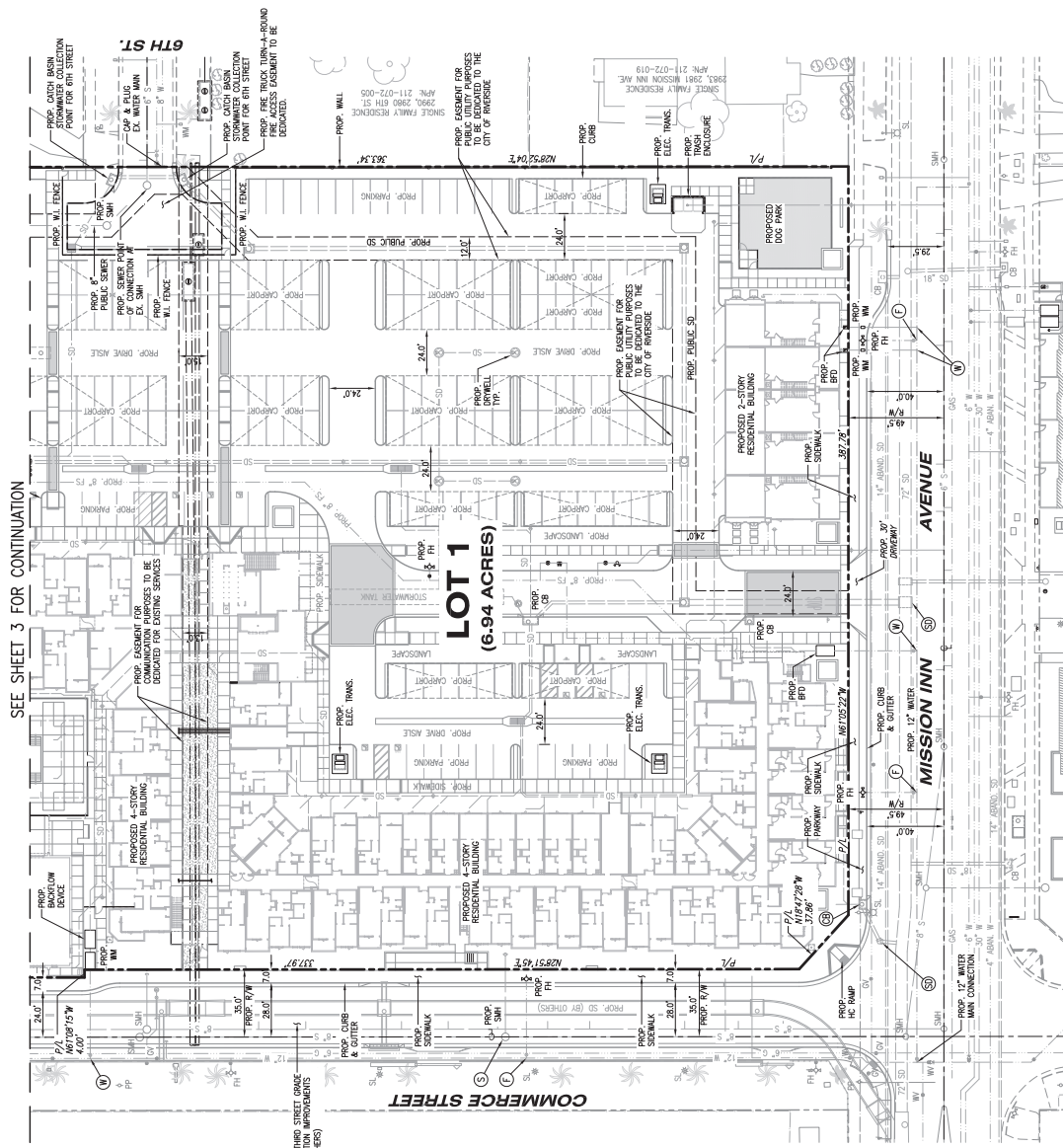
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN



DATE: 08/09/2024



SEE SHEET 3 FOR CONTINUATION

LOT 1
(6.94 ACRES)

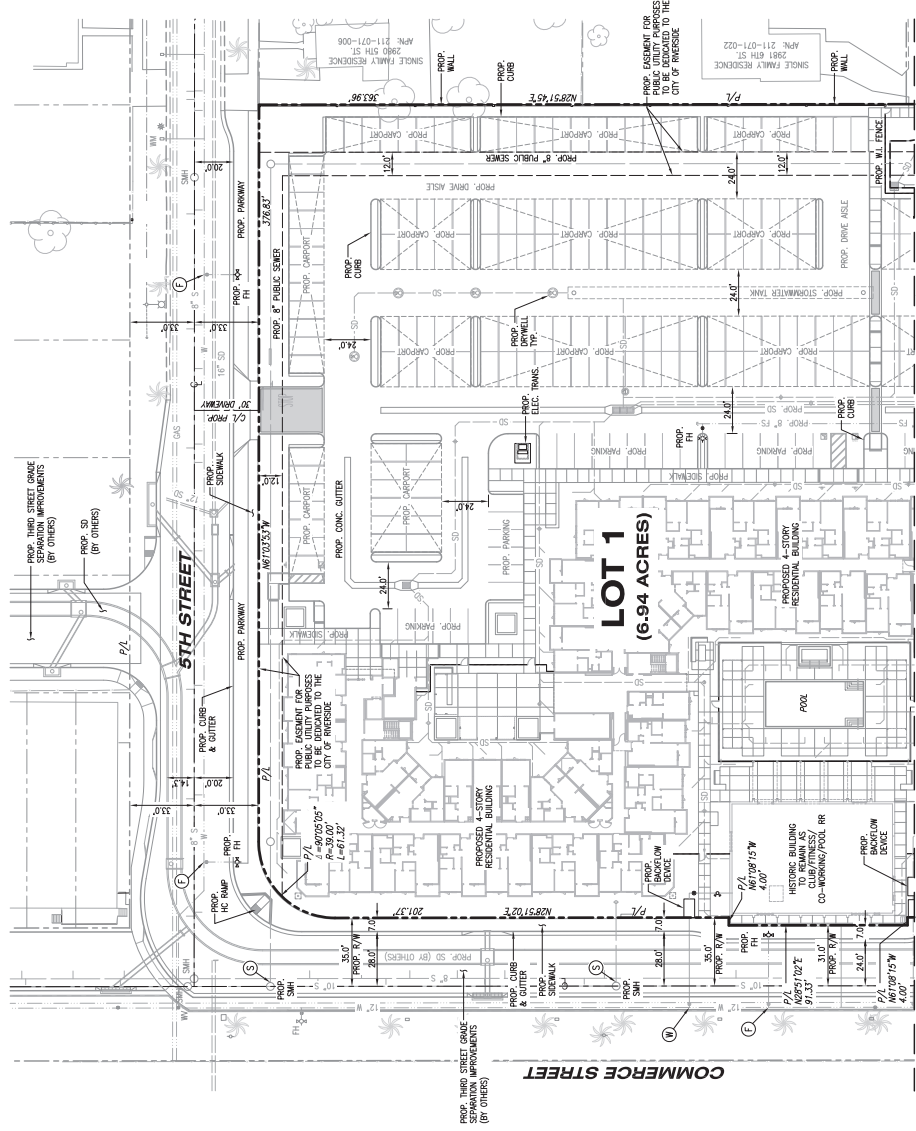
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN



DATE: 08/09/2024



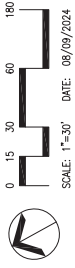
SEE SHEET 2 FOR CONTINUATION

TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

SHEET 4 OF 5

EXISTING SITE CONDITIONS



ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- ABAND ABANDON
- B BACKLAW DEVICE
- BLK BLOCK
- CB CATCH BASIN
- CATV CABLE TELEVISION BOX
- CHK CHAIN LINK
- CHLN CHAIN LINK
- COMM COMMUNICATION MANHOLE
- CONC CONCRETE
- ELEC ELECTRICAL
- EPB ELECTRICAL PULL BOX
- EMH ELECTRICAL MANHOLE
- FD FOUNDATION
- FDC FIRE DEPARTMENT CONNECTION
- FI FIRE IMPACT
- GI GREASE INTERCEPTOR
- GRASS GRASS
- MN MONUMENT
- MON MONITOR WELL
- MOB MOTOR VEHICLE
- MSH MOWER MANHOLE
- NS NATURAL GAS
- NKAS NATURAL GAS
- OIL OVERHEAD UTILITY LINE
- P/L PROPERTY LINE
- PV POST VANDERBILT
- PP POST VANDERBILT
- R/W RIGHT OF WAY
- S SEWER
- SD STORM DRAIN
- SI SIGN
- SF SQUARE FEET
- SMH SMOKE MANHOLE
- TELE TELEPHONE
- TMH TELEPHONE MANHOLE
- TRANS TRANSFORMER
- TS TRAFFIC SIGNAL
- UPB UTILITY PULL BOX
- UTL UTILITY
- W WATER
- WM WATER METER
- WV WATER VALVE
- WV WROUGHT IRON (FENCE)
- WV WROUGHT IRON (FENCE)
- YL YARD LIGHT

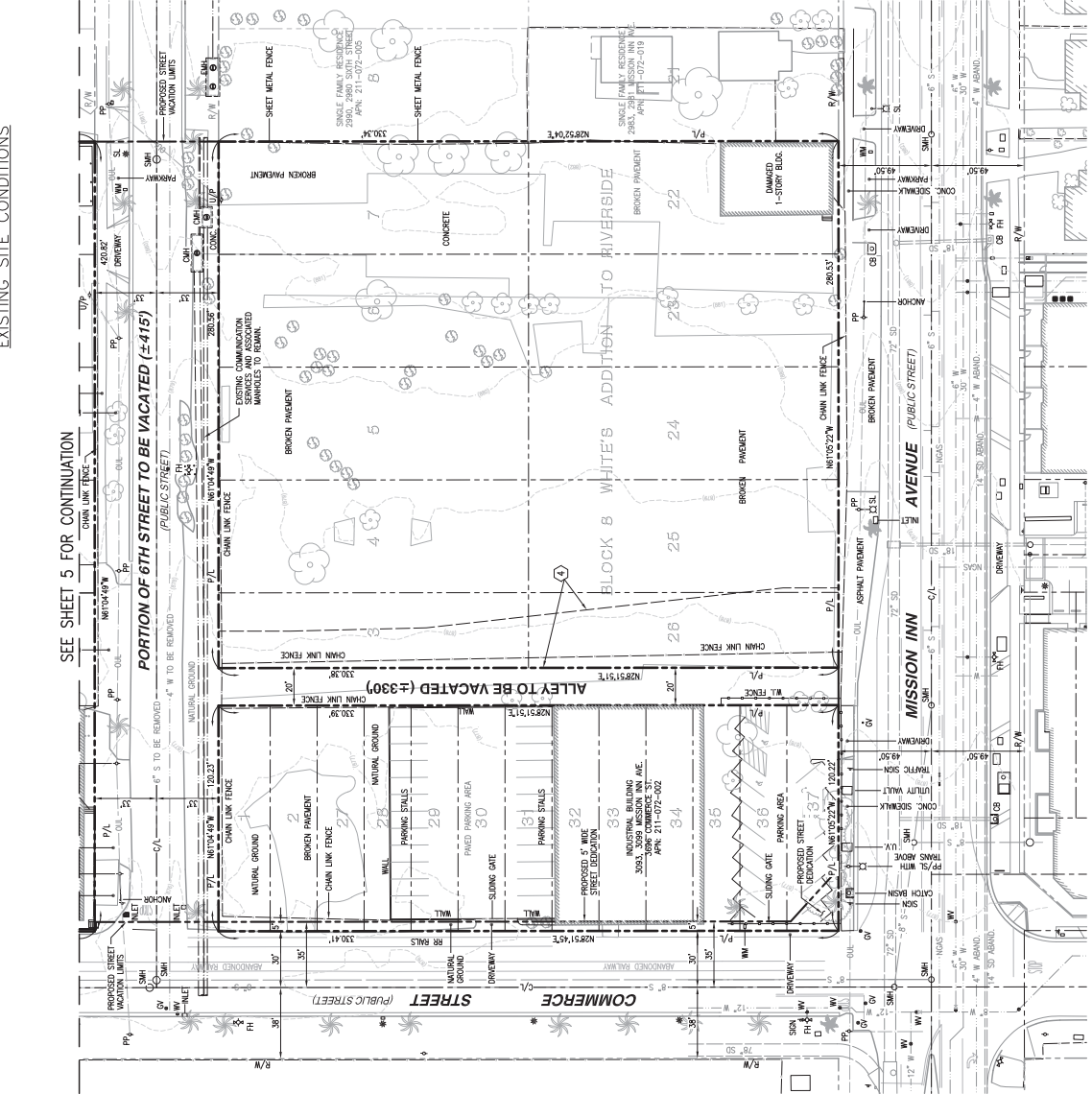
LEGEND

- BOUNDARY
- LOT LINE
- ROOF OF WAY
- BUILDING
- W/F FENCE
- CONTOUR
- CURB AND GUTTER
- FIRE HYDRANT
- SEN
- WATER VALVE
- YARD LIGHT
- POWER POLE/UTILITY POLE
- STREET LIGHT

BENCHMARK

INDEX 6647 PAGE 42
DATED JANUARY 20, 2005
FINDS PK MAIL AND CITY SUBCROCK 162 IN WESTERN END
OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY
AVENUE, 95 ± DISTANT OF CENTERLINE OF PARK AVENUE.
ELEVATION: 891.353 FEET

SEE SHEET 5 FOR CONTINUATION



AREA

TOTAL AREA OF THE SUBJECT PROPERTIES CONSISTS OF: 271,711 S.F. (6.24 ACRES)

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 6 OF WHITES ADDITION IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 INCLUSIVE IN BLOCK 6 OF WHITES ADDITION IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

1. EASEMENTS FOR RIVERSIDE WATER COMPANY, CONSTRUCTION AND MAINTENANCE OF ALL IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, BOOK 759, PAGE 184 OF DEEDS.
2. EASEMENTS FOR RIVERSIDE WATER COMPANY, CONSTRUCTION AND MAINTENANCE OF ALL IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, BOOK 759, PAGE 184 OF DEEDS.
3. EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND UTILITIES INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THEREOF, AS SHOWN BY INSTRUMENT NO. 28339, RECORDED IN BOOK 11, PAGE 103 OF RECORDS, DEEDS, ASSETS, TO BE LOCATED.
4. EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND UTILITIES INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THEREOF, AS SHOWN BY INSTRUMENT NO. 28339, RECORDED IN BOOK 11, PAGE 103 OF RECORDS, DEEDS, ASSETS, TO BE LOCATED.
5. EASEMENTS FOR TELECOMMUNICATIONS PURPOSES AND RIGHTS INCIDENTAL THEREOF, AS SHOWN BY INSTRUMENT NO. 2012-0501753 OF OFFICIAL RECORDS, DEEDS, ASSETS, TO BE LOCATED.

NOTES

1. EXISTING NUMBER OF LOTS: 46
2. EXISTING HISTORIC STRUCTURES WILL REMAIN ON SITE. ALL OTHER IMPROVEMENTS WILL BE REMOVED/DISMANTLED.
3. REMOVAL OR REDUCTION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
4. THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
5. MOTION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8' WATERMAIN IN THE 12' WIDE RIGHT OF WAY. THE ABANDONMENT OF THE EXISTING 8' WATERMAIN WILL BE UPDATES ON THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
6. 8' WATER MAIN IN MISSION INN REQUIRES UPGRADE TO 12" FROM COMMERCIAL ACROSS THE BLOCK. AT A MINIMUM, AND POSSIBLE UP TO PARK DEPENDENT ON REQUIRED FLOW VOLUME.
7. ON-SITE STORMWATERS WILL BE TREATED BY WW TREATMENT THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
8. THE PROPOSED PROJECT WILL REQUIRE REMOVAL OF A PORTION OF THE EXISTING SEWER MAIN LOCATED WITHIN 6TH STREET. A PUBLIC SEWER MAIN WILL BE CONSTRUCTED TO SERVE THE SEWER AND PROPOSED PROJECT DISBURSE TO THE EXISTING CITY SEWER SYSTEM.
9. DATE OF SURVEY: JULY 22, 2020



