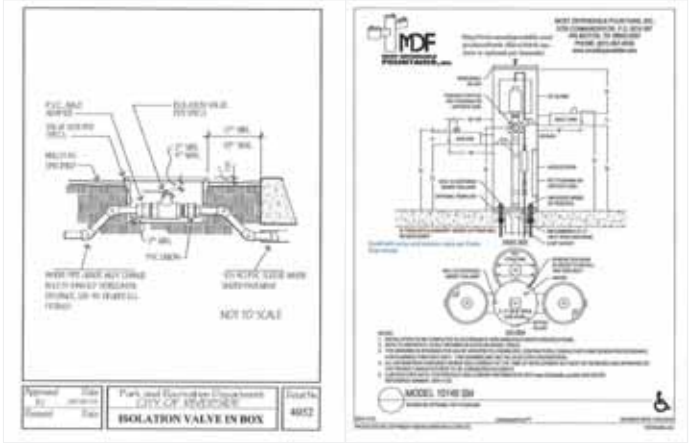
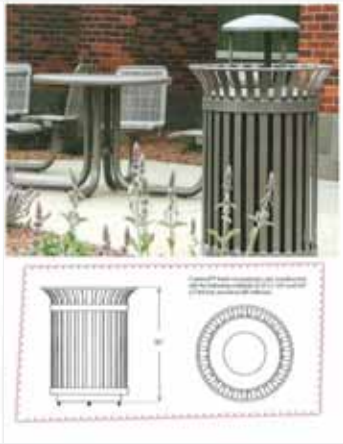
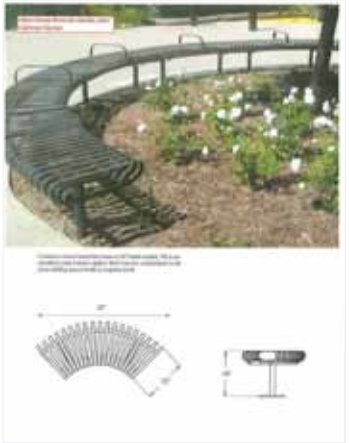
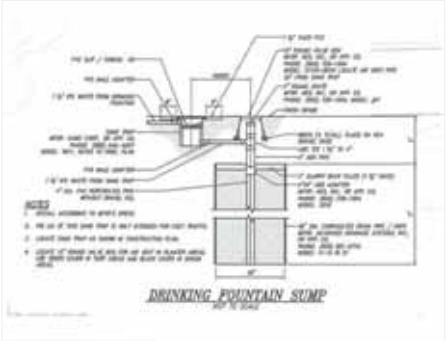




PARK TRASH RECEPTICAL PLAN (B)
scale: N.T.S.

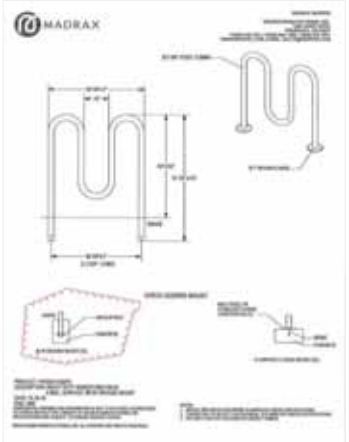


PARK BENCH PLAN (A)
scale: N.T.S.

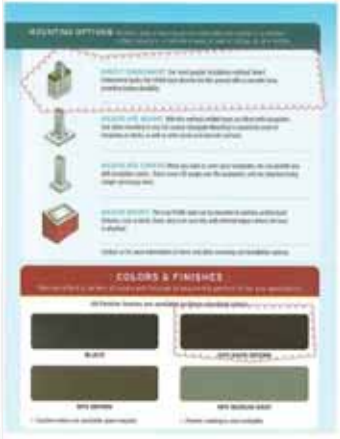


PARK DRINKING FOUNTAIN PLAN (E)
scale: N.T.S.

PARK MONUMENT SIGN PLAN (D)
scale: N.T.S.



PARK BICYCLE RACK PLAN (C)
scale: N.T.S.



PARK INTERPRETATIVE PANELS PLAN (F)
scale: N.T.S.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

Darrell Butler

3176 Pullman St.
Suite 116
Costa Mesa, CA, 92626

tel: (949) 632-9892

Project:

Sycamore Hills Distribution Center

Riverside, CA.

Consultants:

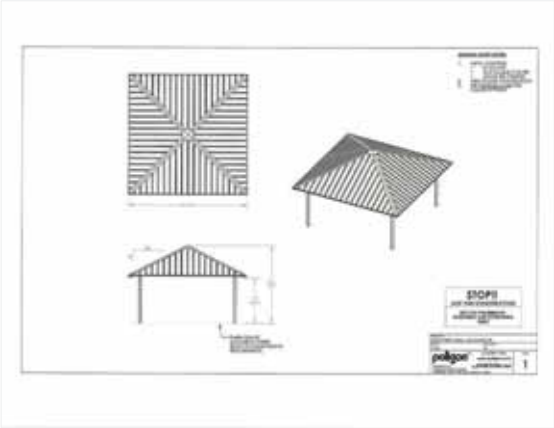
CIVIL	SDH
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	VALS ELECTRIC
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
MATERIAL HANDLING	-

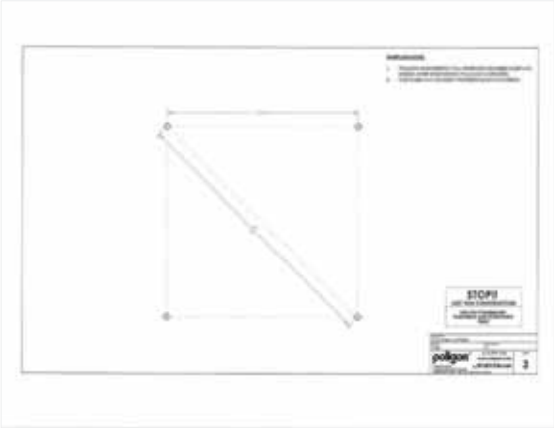
Title: Trailhead Details

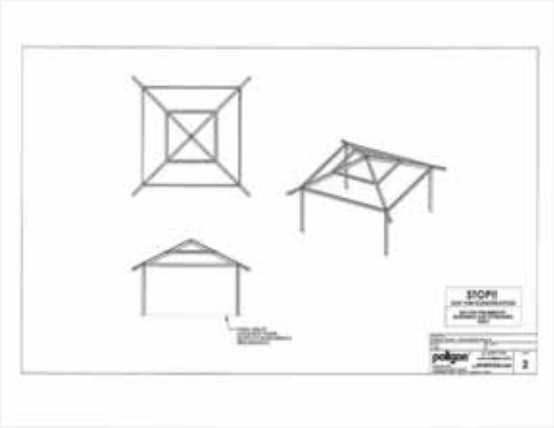
Project Number: 13332
Drawn by: M.L.
Date: 08/15/19
Revision:

Sheet:

A5.1







PARK CANOPY STRUCTURE PLAN (A)
scale: N.T.S.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

Darrell Butler

3176 Pullman St.
Suite 116
Costa Mesa, CA, 92626
tel: (949) 632-9892

Project:

Sycamore Hills
Distribution Center

Riverside, CA.

Consultants:

CIVIL	SDH
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	VALS ELECTRIC
LANDSCAPE	HUNTER
FIRE PROTECTION	-
SOILS ENGINEER	-
MATERIAL HANDLING	-

Title: Trailhead Details

Project Number: 13332
Drawn by: M.L.
Date: 08/15/19
Revision:

Sheet:

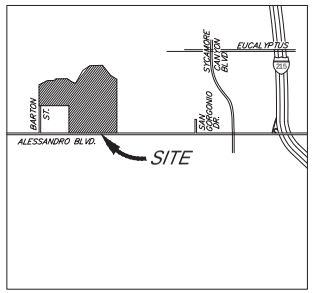
A5.2

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

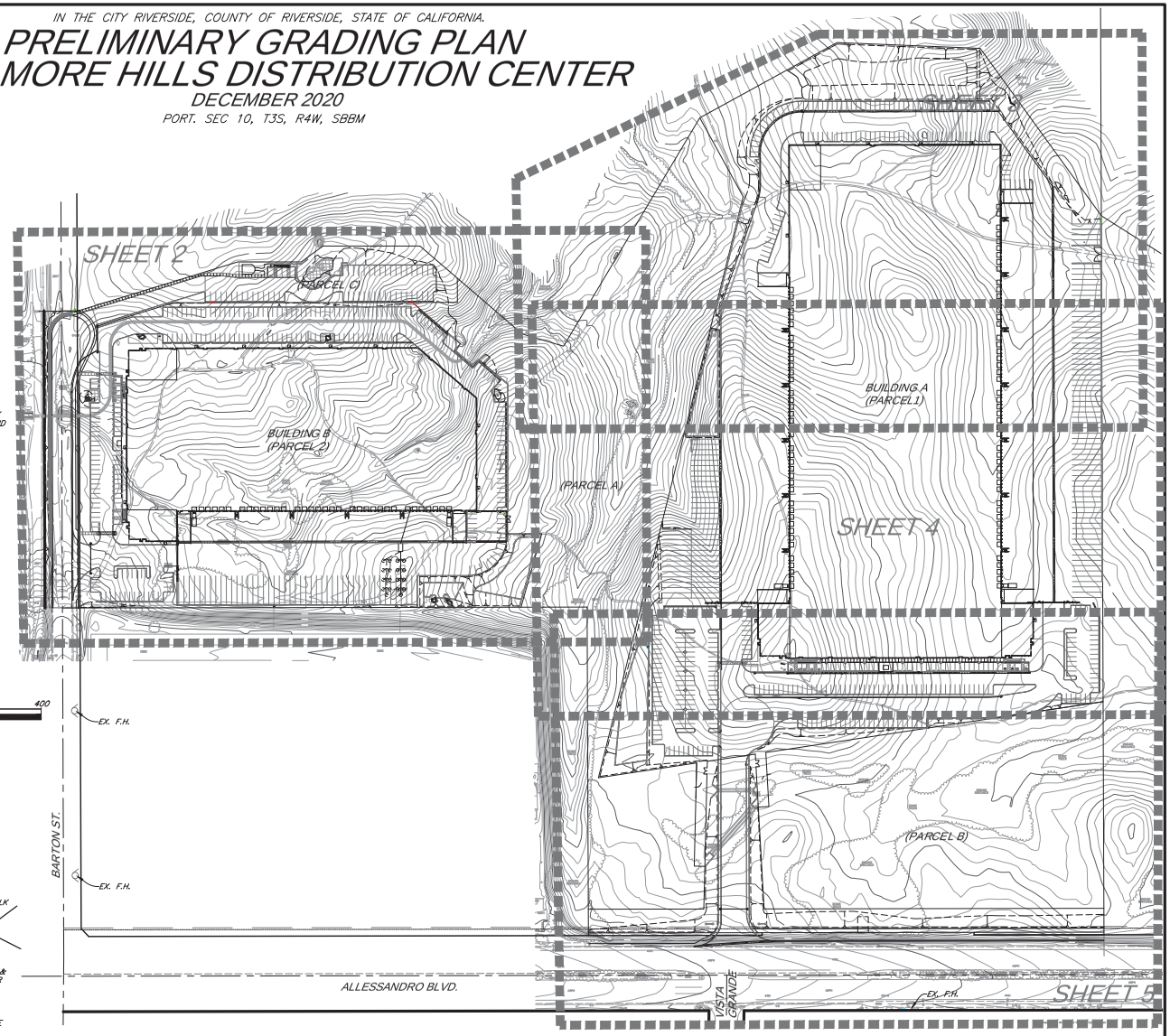
PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

DECEMBER 2020

PORT. SEC 10, T3S, R4W, SBBM



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6



OWNER/ APPLICANT

DARRELL BUTLER
3241 ALTA LAGUNA BLVD.
LAGUNA BEACH, CA 92651
VOICE: (949) 632-9892

ARCHITECT

HPA ARCHITECTURE
18831 BARDEEN AVE. STE. #100
IRVINE, CA 92612
VOICE: (949) 863-1700

ENGINEER

SDH & ASSOCIATES, INC.
14060 MERIDIAN PARKWAY 102
RIVERSIDE, CALIFORNIA 92518
TEL (951) 683-3691

ASSESSORS PARCEL NO.

263-060-022-7
263-060-024-9
263-060-026-1

PROJECT INFO

AREA OF SITE = 2,092,809 S.F. (48.04 AC)

SURROUNDING ZONING

NORTH..... OS
EAST..... BMP
SOUTH..... COUNTY OF RIVERSIDE/ CR
WEST..... PUBLIC FACILITY (BMP)

CONSTRUCTION NOTES

1. CONSTRUCT P.C.C. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS PER ARCH. PLANS)
6. CONSTRUCT 3' RIBBON GUTTER
7. CONSTRUCT P.V.C. DRAIN
8. CONSTRUCT 24" X 24" DRAIN BOX
9. CONSTRUCT GATE PER ARCH. PLANS
10. CONSTRUCT A.D.A. COMPLIANT HANDICAP RAMP
11. CONSTRUCT RETAINING WALL
12. CONSTRUCT DEEPENED FOOTING
13. CONSTRUCT COBBLE RIPRAP PAD
14. CONSTRUCT 6" PERFORATED PIPE
15. CONSTRUCT 3" THICK STABILIZED D.G. X 3" AGG. BASE (PER FINAL SOILS ENGINEER)
16. CONSTRUCT HDPE STORM DRAIN PIPE
17. CONSTRUCT 12" DIAMETER CMP RISER INLET
18. CONSTRUCT 18" DIAMETER CMP RISER INLET
19. CONSTRUCT HEADWALL WITH WINGWALL OUTLET AND 1/4 TON RIP RAP
20. CONSTRUCT UNDERGROUND STORAGE PER WQMP
21. CONSTRUCT 6' X 8' FILTERRA BIORETENTION UNIT
22. CONSTRUCT 8' X 16' FILTERRA BIORETENTION UNIT
23. CONSTRUCT 6' X 12' FILTERRA BIORETENTION UNIT
24. CONSTRUCT 24" OVERFLOW RISER INLET
25. CONSTRUCT 4' WIDE SIDE INLET CATCH BASIN
26. CONSTRUCT 5' WIDE CURB ADJACENT D.G. TRAIL PER CITY MULTI-PURPOSE TRAIL STANDARD
27. APPLY NON-SACRIFICIAL GRAFFITI COATING ON FACE OF WALL
28. MAINT. ACCESS GATE AND ACCESS

ZONING AND LAND USE

EXISTING ZONING - BMP
PROPOSED ZONING - BMP
EXISTING LAND USE - VACANT

SURROUNDING LAND USE

NORTH.....SYCAMORE CANYON PARK
EAST.....VACANT
SOUTH.....RESIDENTIAL/ COMMERCIAL
WEST..... MUNICIPAL

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

UTILITY PURVEYORS

WATER.....WMWD
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
SEWER.....CITY OF RIVERSIDE/ PRIVATE
CABLE.....CHARTER COMMUNICATION

LEGEND

T.C.B. - TOP CATCH BASIN
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK
- STEM WALL HEIGHT
- TRACT BOUNDARY
- CENTERLINE
1280 - CURB AND GUTTER
- EXISTING CONTOUR LINE
- LOT LINE
- SLOPE
- EXISTING ROCK OUTCROPPING TO REMAIN

SOURCE OF TOPOGRAPHY

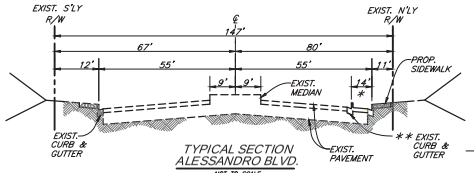
ARROWHEAD MAPPING
DATED 5-5-17

PROJECT NOTES

1. PRIOR TO MOBILIZING GRADING EQUIPMENT ONSITE OR STARTING ANY GRADING OPERATIONS, INSTALL TEMPORARY CHAIN LINK FENCE WITH POSTS DRIVEN INTO THE GROUND A MINIMUM OF 3' FROM THE LOT LINE IN THE PRIVATE PROPERTY SIDE TO PREVENT CONSTRUCTION VEHICLES FROM ENCROACHING ONTO ADJACENT PUBLIC AND PROTECTED LANDS. NO UNAUTHORIZED WORK SHALL OCCUR ON PUBLIC LANDS. VIOLATIONS ARE SUBJECT TO FINES
2. PROVIDE A JOINT EVERY 10' IN CURB WITHIN "TRAIL HEAD" PARKING AREA.

N

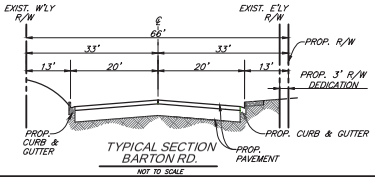
0 50 100 200 300 400
SCALE 1"=100'



TYPICAL SECTION
ALESSANDRO BLVD.
NOT TO SCALE

* PROPOSED CURB WIDTH AT DEDICATED RIGHT TURN LANE

** EXISTING CURB WIDTH TO REMAIN BEYOND DEDICATED RIGHT TURN LANE



TYPICAL SECTION
BARTON RD.
NOT TO SCALE

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-21

SEAL: REGISTERED PROFESSIONAL ENGINEER DARIO A. SOMMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY: SDH AND ASSOCIATES INC. 14060 Meridian Parkway 102 Riverside, California 92518 TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1" =100'

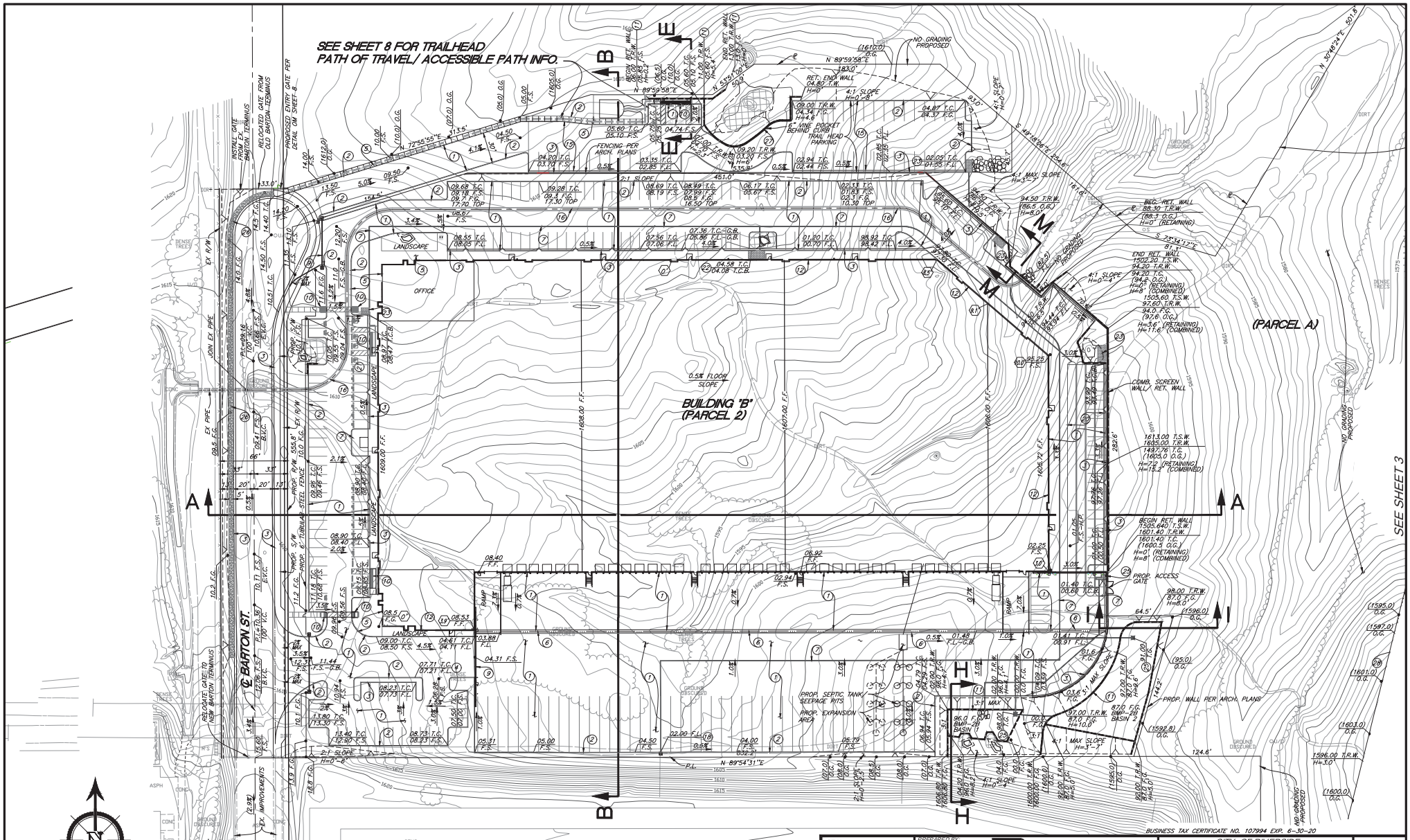
DATE: DECEMBER 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MNO DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

1 OF 8 SHEETS



SEAL: REGISTERED PROFESSIONAL ENGINEER DARIO A. SOMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
14060 Meridian Parkway 102
Riverside, California 92518
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=40'

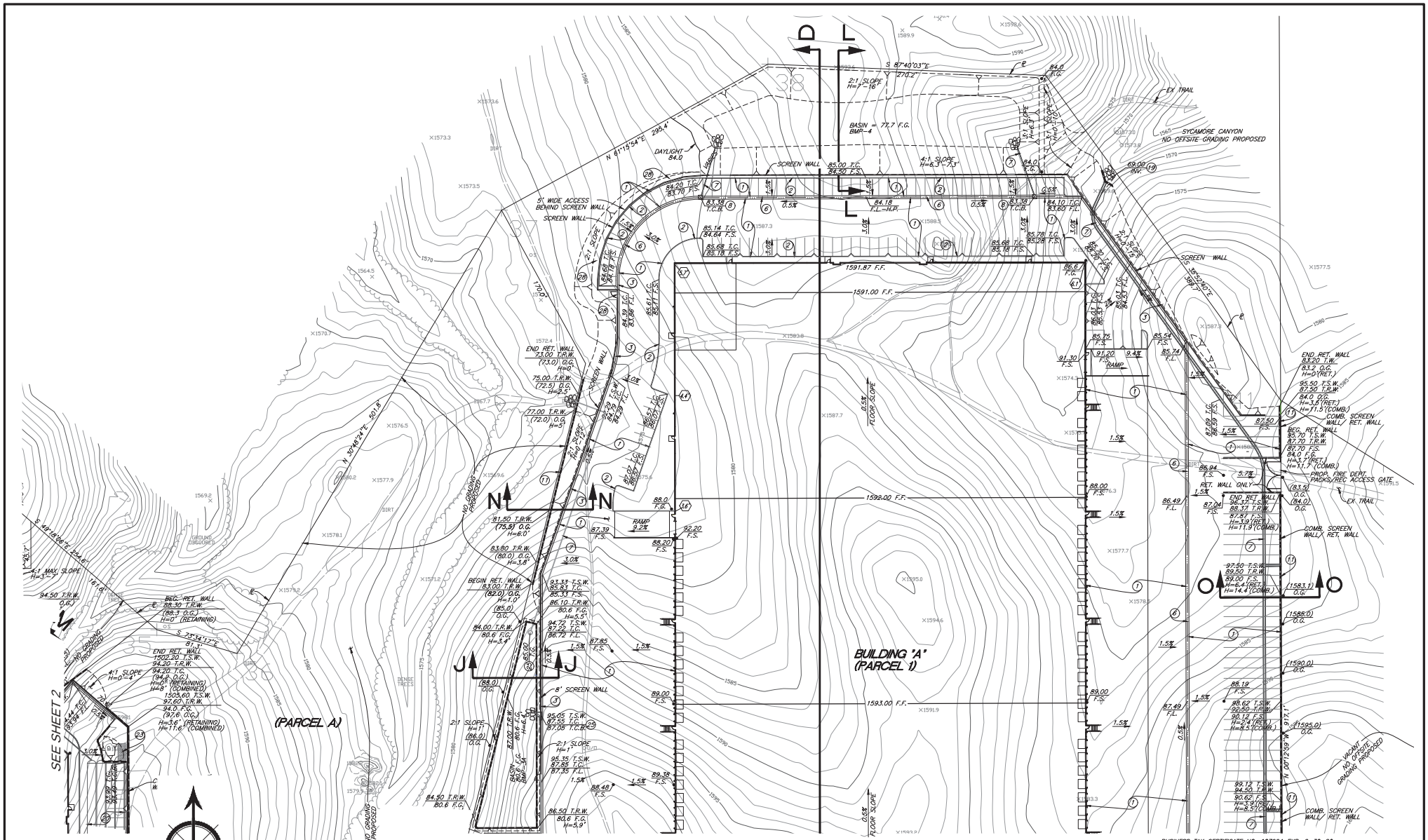
DATE: AUGUST 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MNO DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

2 OF 8 SHEETS



SEAL:

REGISTERED PROFESSIONAL ENGINEER
DAVID A. SOMMERS
No. 90433
Exp. 9-30-21
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=40'

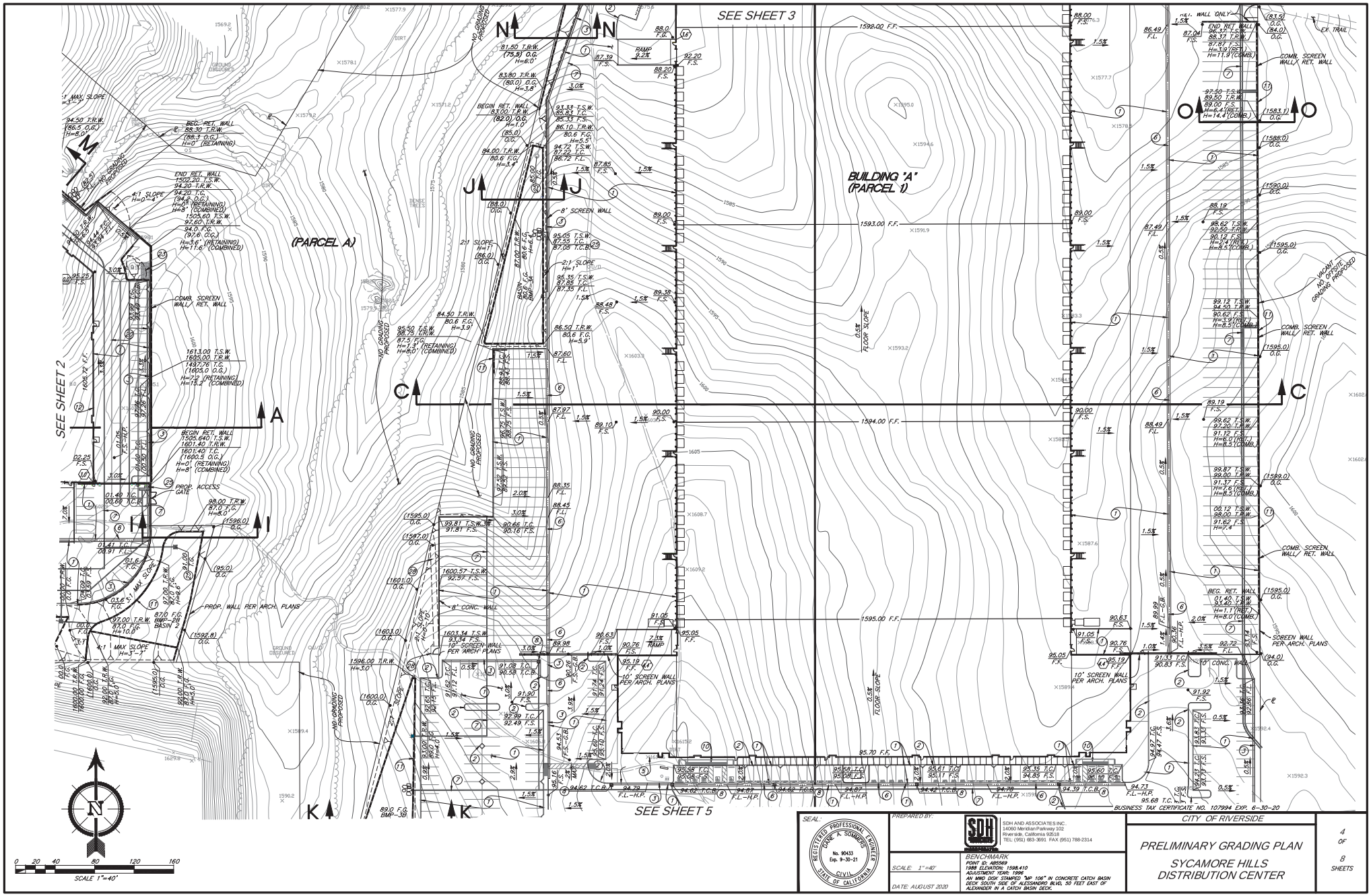
DATE: AUGUST 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

3 OF 8 SHEETS



SEAL: REGISTERED PROFESSIONAL ENGINEER DARIO A. SOMMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
14060 Meridian Parkway 102
Riverside, California 92518
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=40'

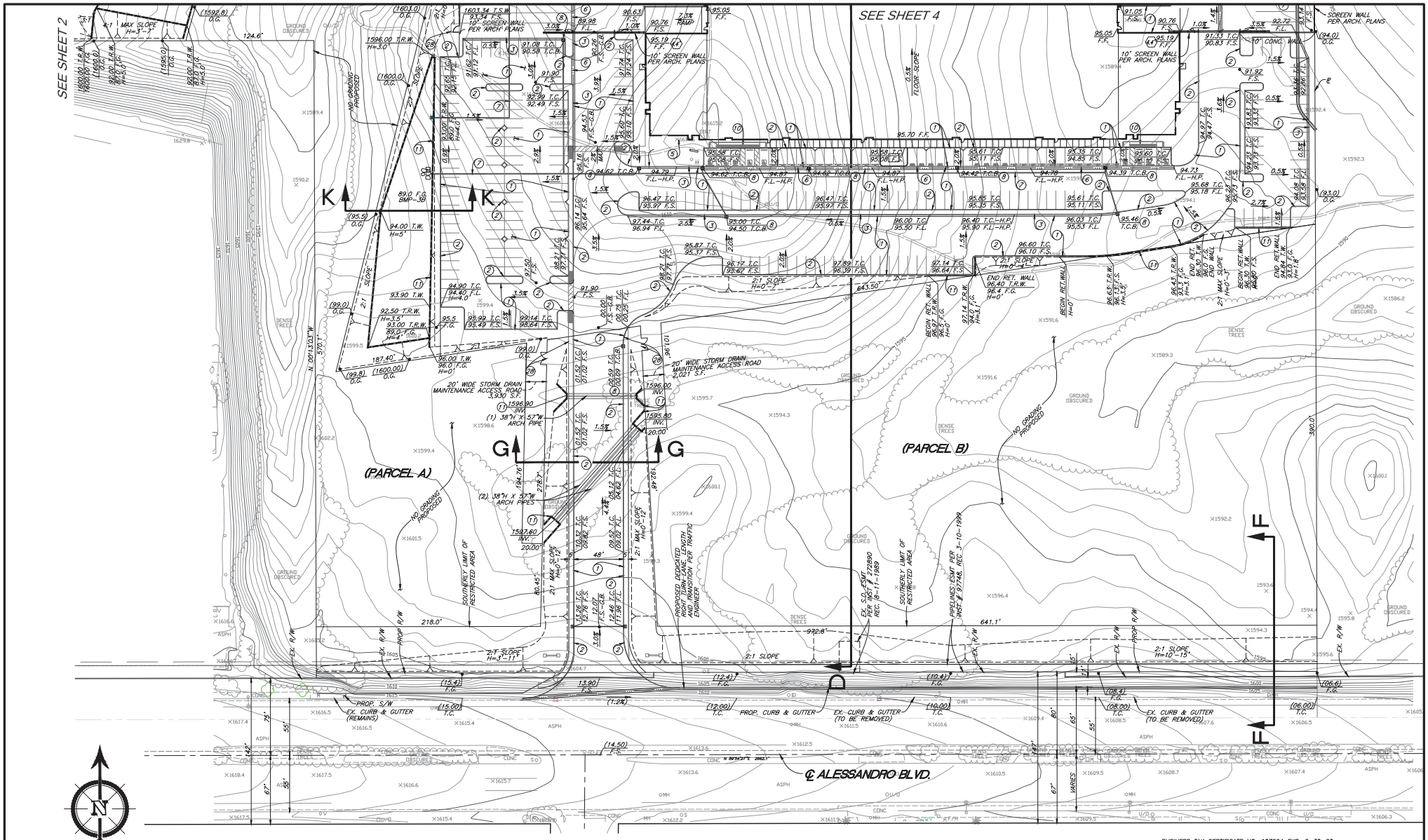
DATE: AUGUST 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MNO DISK, STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

4 OF 8 SHEETS



BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-20

SEAL: REGISTERED PROFESSIONAL ENGINEER DARIO A. SOMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=40'

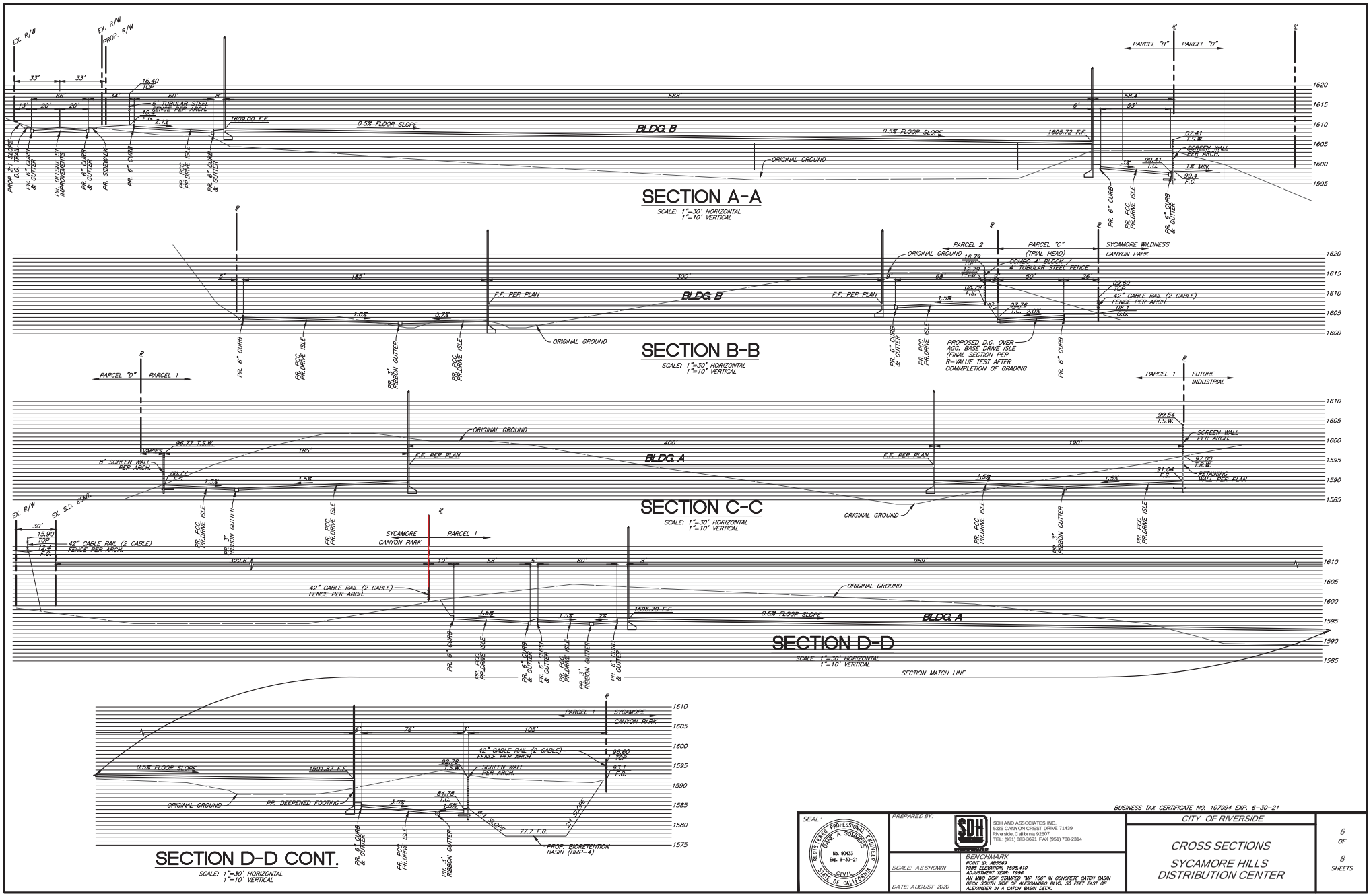
DATE: AUGUST 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN
SYCAMORE HILLS DISTRIBUTION CENTER

5 OF 8 SHEETS



BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-21

SEAL: REGISTERED PROFESSIONAL ENGINEER DARIO A. SOMMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY: SDH AND ASSOCIATES INC. 5225 CANYON CREST DRIVE 71439 Riverside, California 92507 TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: AS SHOWN

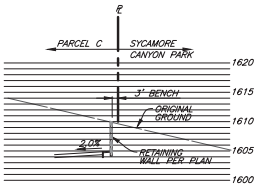
DATE: AUGUST 2020

BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

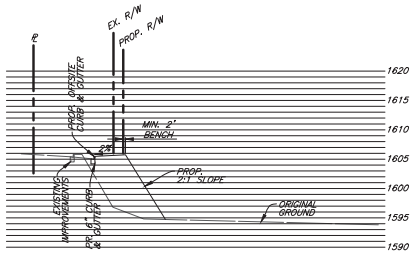
CROSS SECTIONS
SYCAMORE HILLS
DISTRIBUTION CENTER

6 OF 8 SHEETS



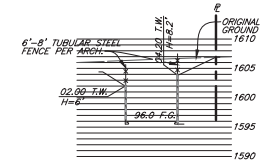
SECTION E-E

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



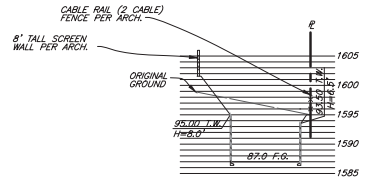
SECTION F-F

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



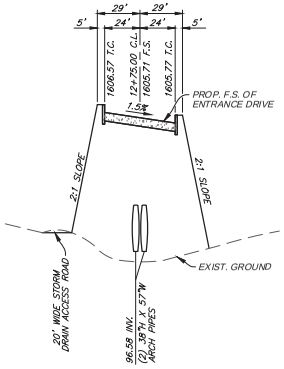
BMP 2B BASIN 1 SECTION H-H

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



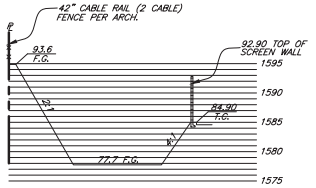
BMP 2B BASIN 2 SECTION I-I

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



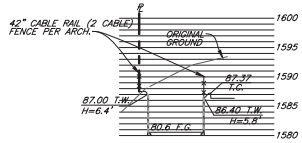
SECTION G-G

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



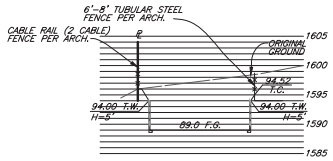
BMP 4 BASIN SECTION L-L

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



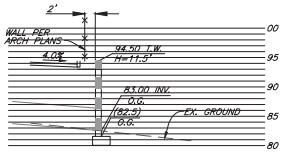
BMP 3A SECTION J-J

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



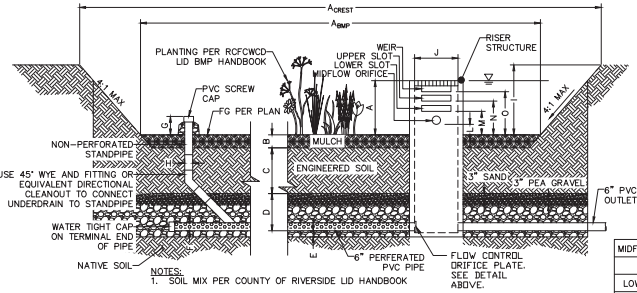
BMP 3B SECTION K-K

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL



SECTION M-M

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL



NOTES:

1. SOIL MIX PER COUNTY OF RIVERSIDE LID HANDBOOK
2. "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50–60% SAND, 20–30% COMPOST OR HARDWOOD MULCH, AND 20–30% TOPSOIL.
3. BMP 2B, 2A, 3A, AND 3B TO HAVE A WALL PER PLAN
4. BMP 2B CONSISTS OF 2 HYDRAULICALLY CONNECTED BASINS (SURFACE AND SUBSURFACE)
5. A_{BMP} IS EQUAL TO THE AREA AT THE FINISH GRADE OF THE BASIN
6. D INCLUDES 3" OF SAND AND 3" OF PEA GRAVEL

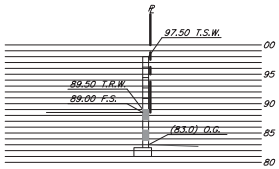
DETAIL_TITLE

DETAIL_SCALE

BIORETENTION BASIN TABULATED DATA

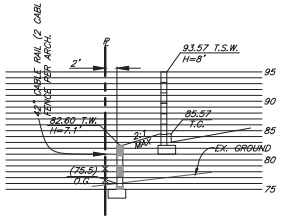
	BMP 2B-1	BMP 2B-2	BMP 3A	BMP 3B	BMP 4
A	2.75'	3.75'	4.25'	2.5'	4.75'
B	3"	3"	3"	3"	3"
C	33"	33"	33"	21"	33"
D	12"	12"	12"	12"	12"
E	3"	3"	3"	3"	3"
F	6"	6"	6"	6"	6"
G	3"	3"	3"	3"	3"
H	6"	6"	6"	6"	6"
I	3'	5'	4'	3.5'	6'
J	48"X48"	12"X12"	48"X48"	36"X36"	36"X36"
K	0.75"	1.65"	1.67"	1.125"	2.25"
MIDFLOW ORIFICE	–	–	0.875"	1.5"	1.75"
L	–	–	6"	6"	6"
LOWER SLOT(1)	6" X 2"	¼" X ¼"	–	–	24" X 3"
M	6"	39.6"	–	–	36"
UPPER SLOT(1)	–	–	0.96' X 0.167'	–	–
N	–	–	27"	–	–
WEIR	–	–	–	–	–
O	–	–	–	–	–
A_{BMP}	1,829 SF	4,912 SF	6,757 SF	10,584 SF	15,085 SF
A_{CREST}	1,829 SF	7,057 SF	6,757 SF	10,584 SF	25,275 SF
V_{CAP}	5,578 CF	28,827 CF	34,122 CF	37,044 CF	115,465 CF

(1): WIDTH X HEIGHT



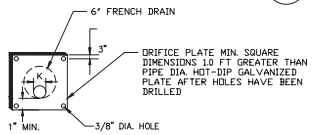
SECTION O-O

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL



SECTION N-N

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL



FLOW CONTROL ORIFICE PLATE

NTS

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-20

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID A. SOMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: AS SHOWN

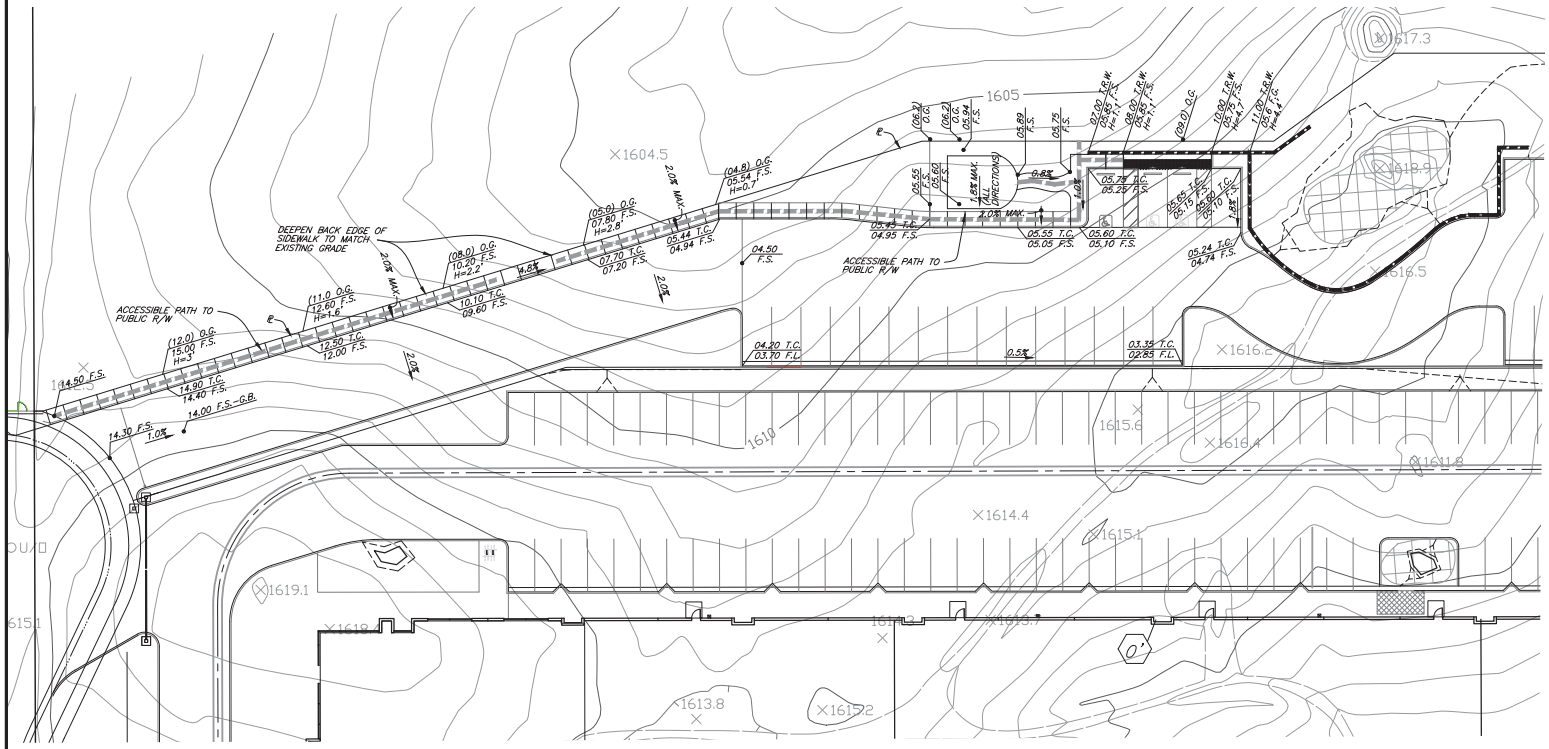
DATE: AUGUST 2019

BENCHMARK
POINT ID: AB5569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

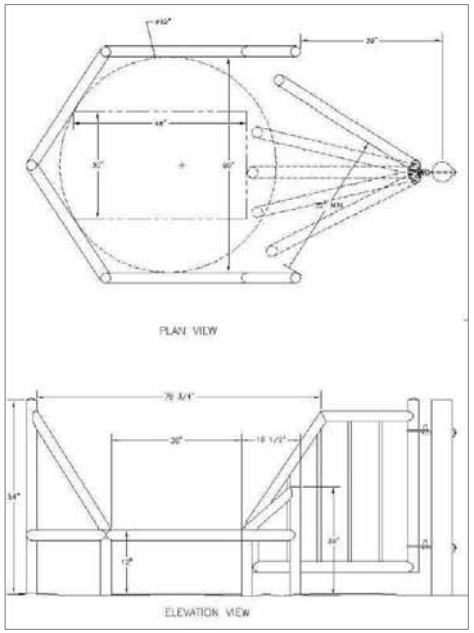
SECTIONS & LID BMP DETAILS

SYCAMORE HILLS DISTRIBUTION CENTER



TRAILHEAD GRADING/ ACCESSIBLE PATH DETAIL

SCALE: 1"=20'



PARK ACCESS GATE DETAIL

NO SCALE

BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-21

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID A. SOMMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: AS SHOWN

DATE: AUGUST 2020

BENCHMARK
POINT ID: AB5569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK, STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

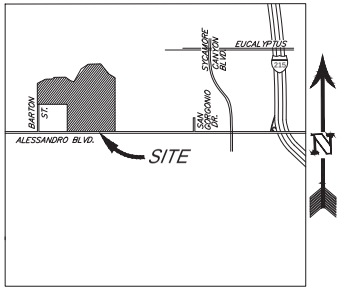
TRAILHEAD DETAIL SHEET

SYCAMORE HILLS DISTRIBUTION CENTER

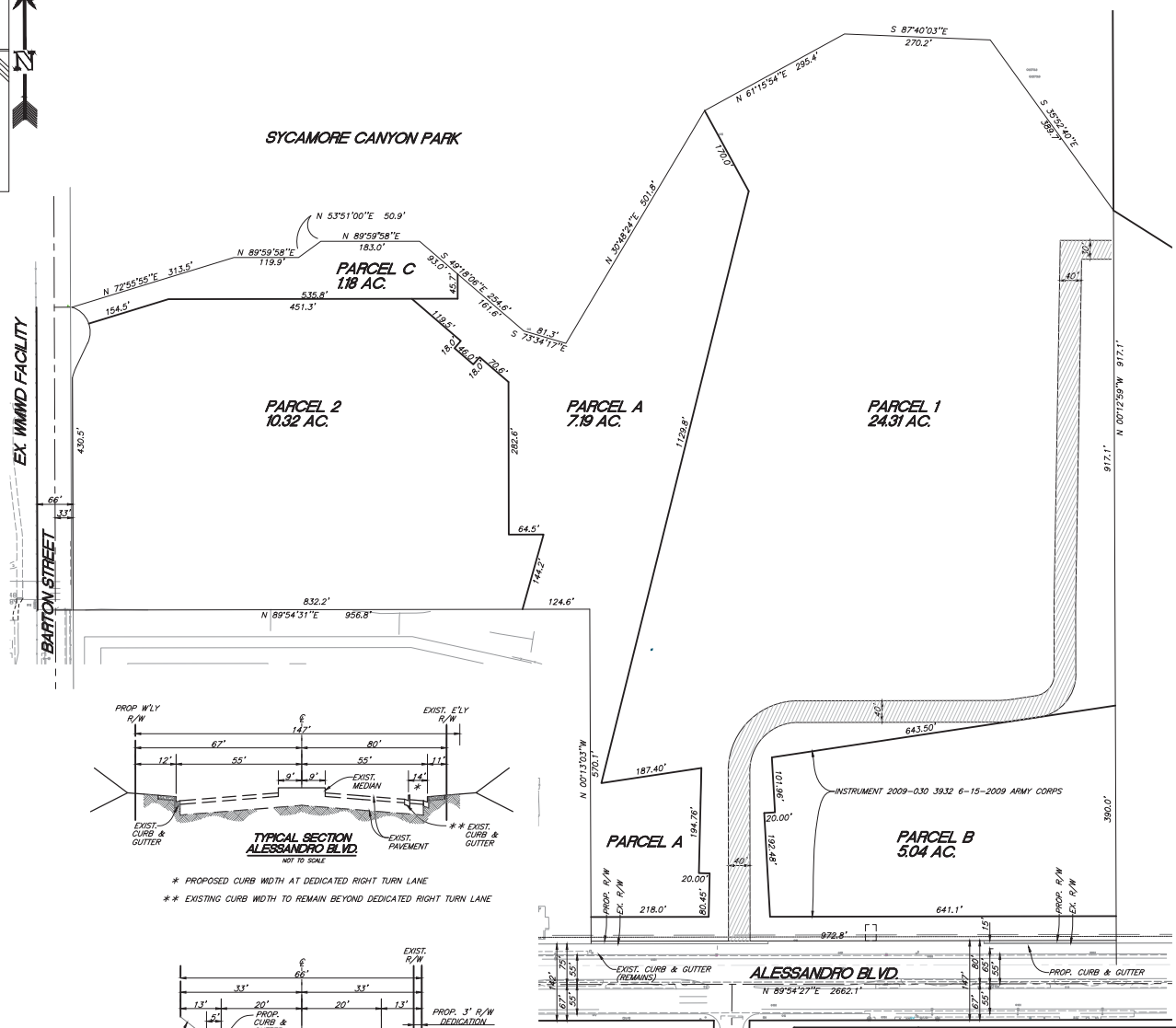
8 OF 8 SHEETS

TENATIVE PARCEL MAP NO 37789

PORT. SEC. 17, T.2S., R.4W., S.B.B.M.
DECEMBER 2020



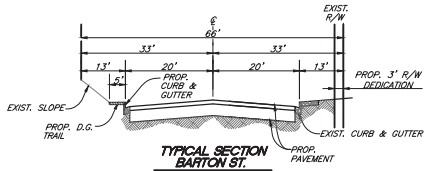
VICINITY MAP
NOT TO SCALE



TYPICAL SECTION ALESSANDRO BLVD.
NOT TO SCALE

* PROPOSED CURB WIDTH AT DEDICATED RIGHT TURN LANE

** EXISTING CURB WIDTH TO REMAIN BEYOND DEDICATED RIGHT TURN LANE



TYPICAL SECTION BARTON ST.
NOT TO SCALE

OWNER/ APPLICANT

DARRELL BUTLER
3241 ALTA LAGUNA BLVD.
LAGUNA BEACH, CA 92651
VOICE: (949) 632-9892

ENGINEER

SDH & ASSOCIATES, INC.
14060 MERIDIAN PARKWAY 102
RIVERSIDE, CALIFORNIA 92518
TEL (951) 683-3691
FAX (951) 788-2314

ASSESSORS PARCEL NO.

263-060-022-7
263-060-024-9
263-060-026-1

PROJECT INFO

AREA OF SITE = 2,092,809 S.F. (48.04 AC)

SURROUNDING ZONING

NORTH..... OS
EAST..... BMP
SOUTH..... COUNTY OF RIVERSIDE/ CR
WEST..... PUBLIC FACILITY (BMP)

ZONING AND LAND USE

EXISTING ZONING – BMP-SP
PROPOSED ZONING – BMP-SP
EXISTING LAND USE – VACANT

SURROUNDING LAND USE

NORTH..... SYCAMORE CANYON PARK
EAST..... VACANT
SOUTH..... RESIDENTIAL/ COMMERCIAL
WEST..... MUNICIPAL

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

UTILITY PURVEYORS

WATER..... WMWD
GAS..... SO. CALIF. GAS
ELECTRICAL..... CITY OF RIVERSIDE
TELEPHONE..... PACIFIC BELL
SEWER..... CITY OF RIVERSIDE/ PRIVATE
CABLE..... CHARTER COMMUNICATION

LEGEND

F.G. – FINISHED GRADE
F.L. – FLOW LINE
H.P. – HIGH POINT
EXIST. – EXISTING
P.E. – PAD ELEVATION
G.B. – GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE

PROP. FIRE DEPARTMENT/ PARKS AND REC. ACCESS

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE WEST 120.00 ACRES OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 660.00 FEET ON THE WEST LINE OF SAID SECTION 9; THENCE EAST 990.00 FEET, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 9; THENCE SOUTH 660.00 FEET, PARALLEL WITH THE WEST LINE OF SAID SECTION 9 TO THE SOUTH LINE THEREOF; THENCE WEST 990.00 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 660.00 FEET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 660.00 FEET, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 660.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE WEST LINE THEREOF; THENCE NORTH 660.00 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED AUGUST 2, 1974 AS INSTRUMENT NO. 97988 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THE SOUTH 40.00 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED SEPTEMBER 29, 1931 AND APRIL 17, 1956 IN BOOK 45, PAGE(S) 206 AND IN BOOK 1898, PAGE(S) 284, RESPECTIVELY, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THE WEST 30.00 FEET IN BARTON STREET;

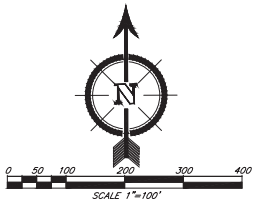
ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 8, 1986 AS INSTRUMENT NO. 216794, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN BOOK 41, PAGE(S) 79 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 263-060-022-7; 263-060-024-9 AND 263-060-026-1

PROJECT NOTES

1) A BLANKET MAINTENACE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AND ITS AGENTS WILL BE GRANTED OVER ANY PRIVATE PROPERTY AREAS THAT ARE REQUIRED TO ACCESS THE PROPOSED MAINTENANCE GATES THAT PROVIDE ACCESS TO THE CONSERVATION EASEMENT AREAS.



REGISTERED PROFESSIONAL ENGINEER
DARE A. SOMMERS
No. 90433
Exp. 9-30-19
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL. (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=100'

DATE: DECEMBER 2020

CITY OF RIVERSIDE

TENTATIVE PARCEL MAP 36734
SYCAMORE HILLS
DISTRIBUTION CENTER

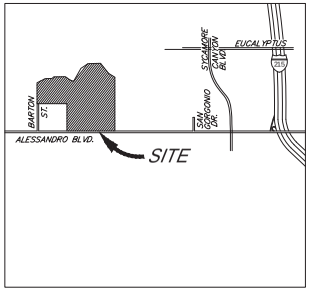
1 OF 1 SHEETS

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

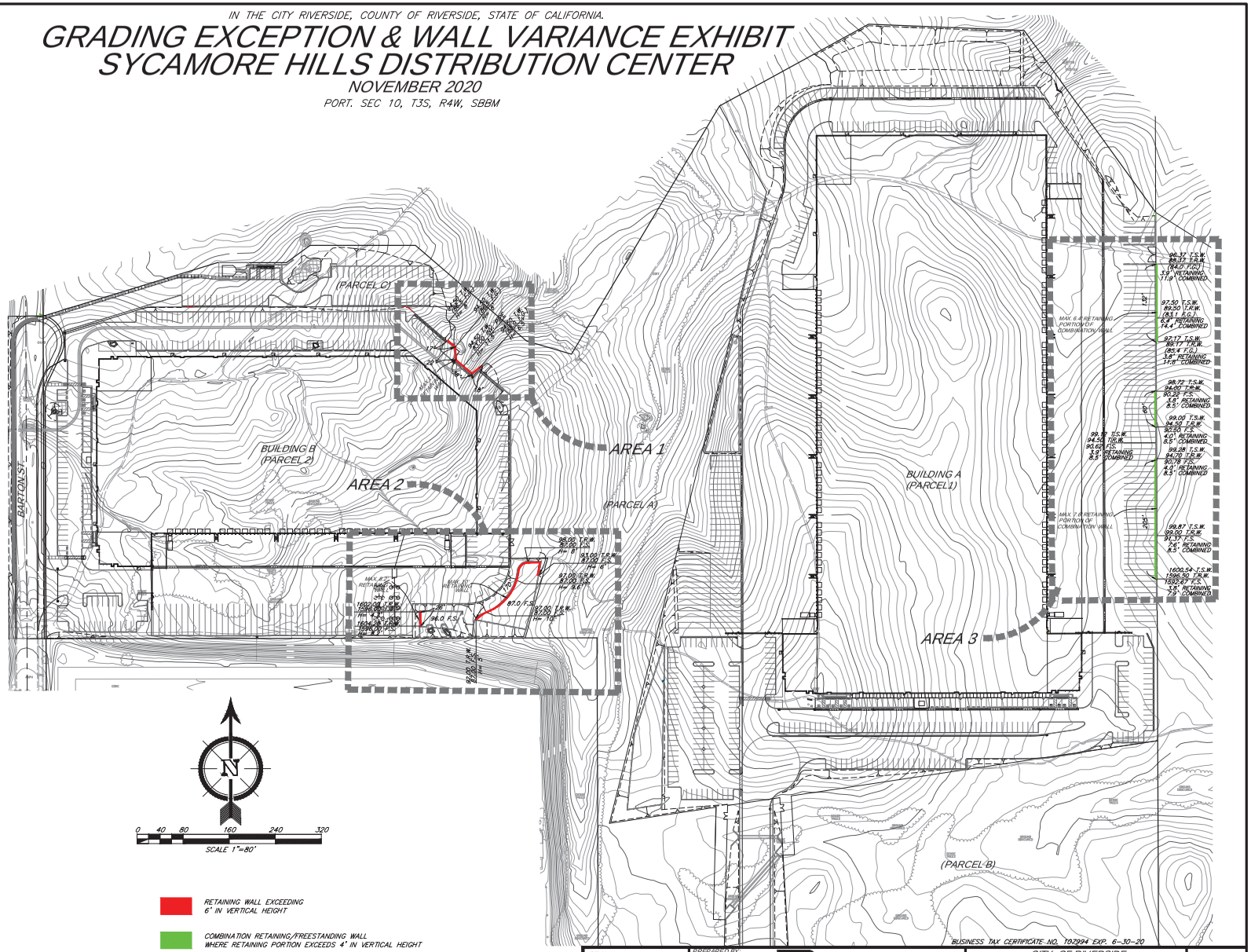
GRADING EXCEPTION & WALL VARIANCE EXHIBIT
SYCAMORE HILLS DISTRIBUTION CENTER

NOVEMBER 2020

PORT. SEC 10, T3S, R4W, SBBM



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6



RETAINING WALL EXCEEDING 6' IN VERTICAL HEIGHT

COMBINATION RETAINING/FREESTANDING WALL WHERE RETAINING PORTION EXCEEDS 4' IN VERTICAL HEIGHT

BUSINESS TAX CERTIFICATE NO. T07994 EXP. 6-30-20

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID A. SOMMERS No. 90433 Exp. 9-30-21 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH AND ASSOCIATES INC.
14060 Meridian Parkway 102
Riverside, California 92518
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=80'

DATE: JANUARY 2021

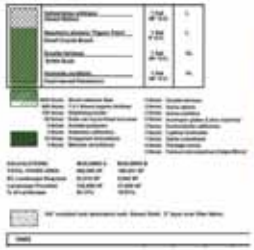
BENCHMARK
POINT ID: ABS569
1988 ELEVATION: 1598.410
ADJUSTMENT YEAR: 1996
AN MND DISK STAMPED "MP 106" IN CONCRETE CATCH BASIN DECK SOUTH SIDE OF ALESSANDRO BLVD, 50 FEET EAST OF ALEXANDER IN A CATCH BASIN DECK.

CITY OF RIVERSIDE

GRADING EXCEPTION & WALL VARIANCE EXHIBIT

SYCAMORE HILLS DISTRIBUTION CENTER

1 OF 1 SHEETS



SHEET 1 OF 3

Sycamore Hills Distribution Center

19-071

Riverside, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408