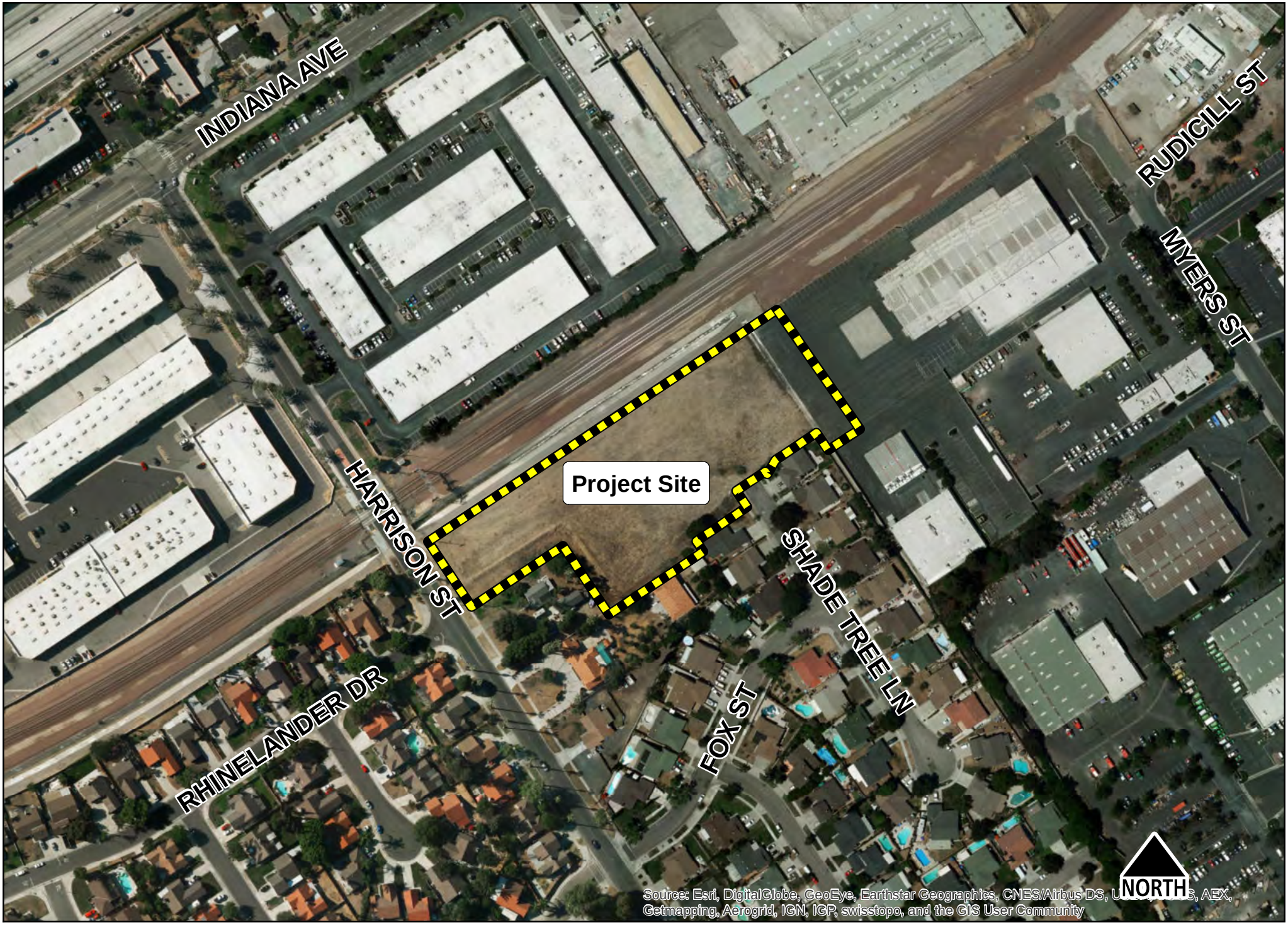
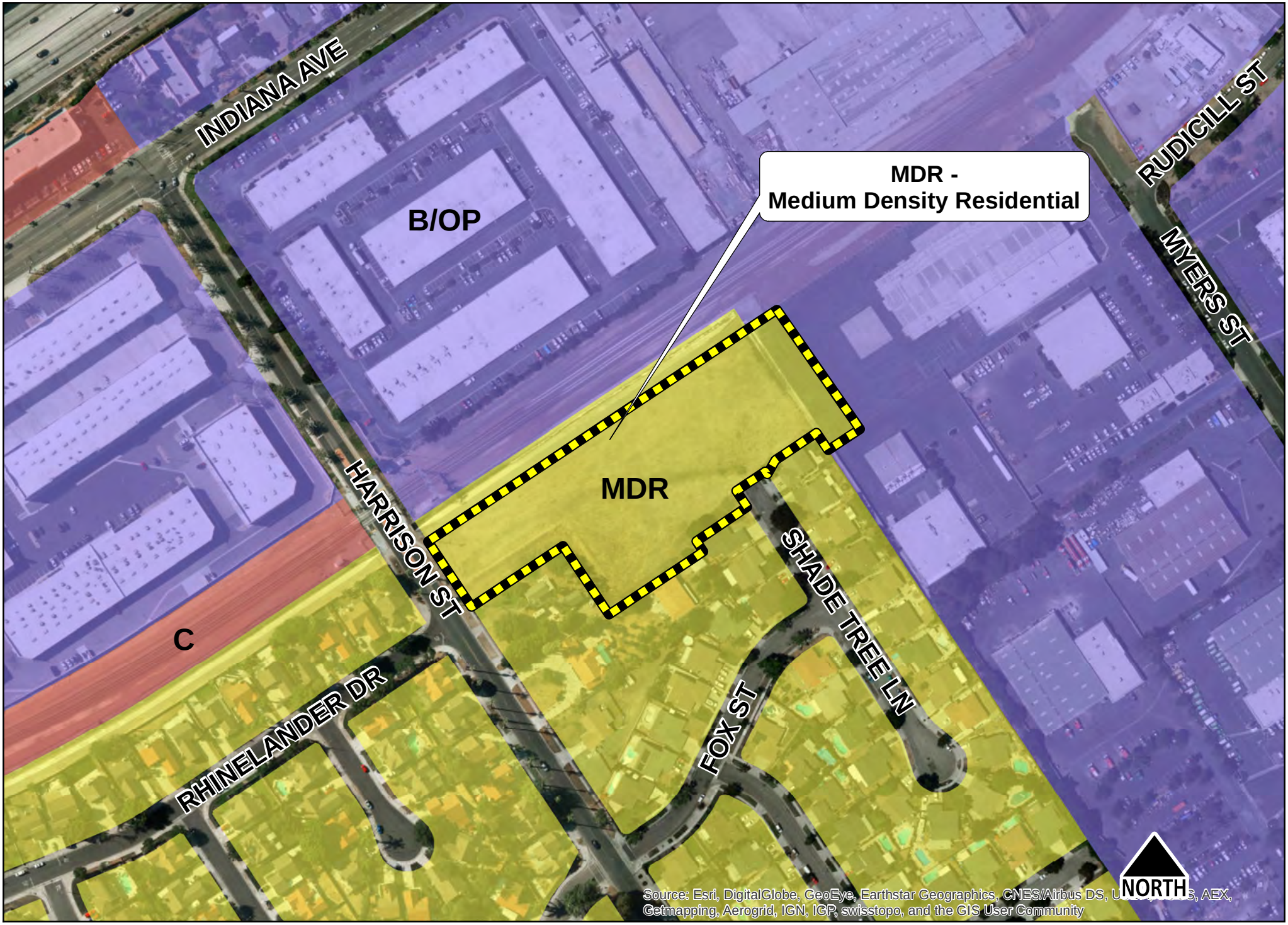


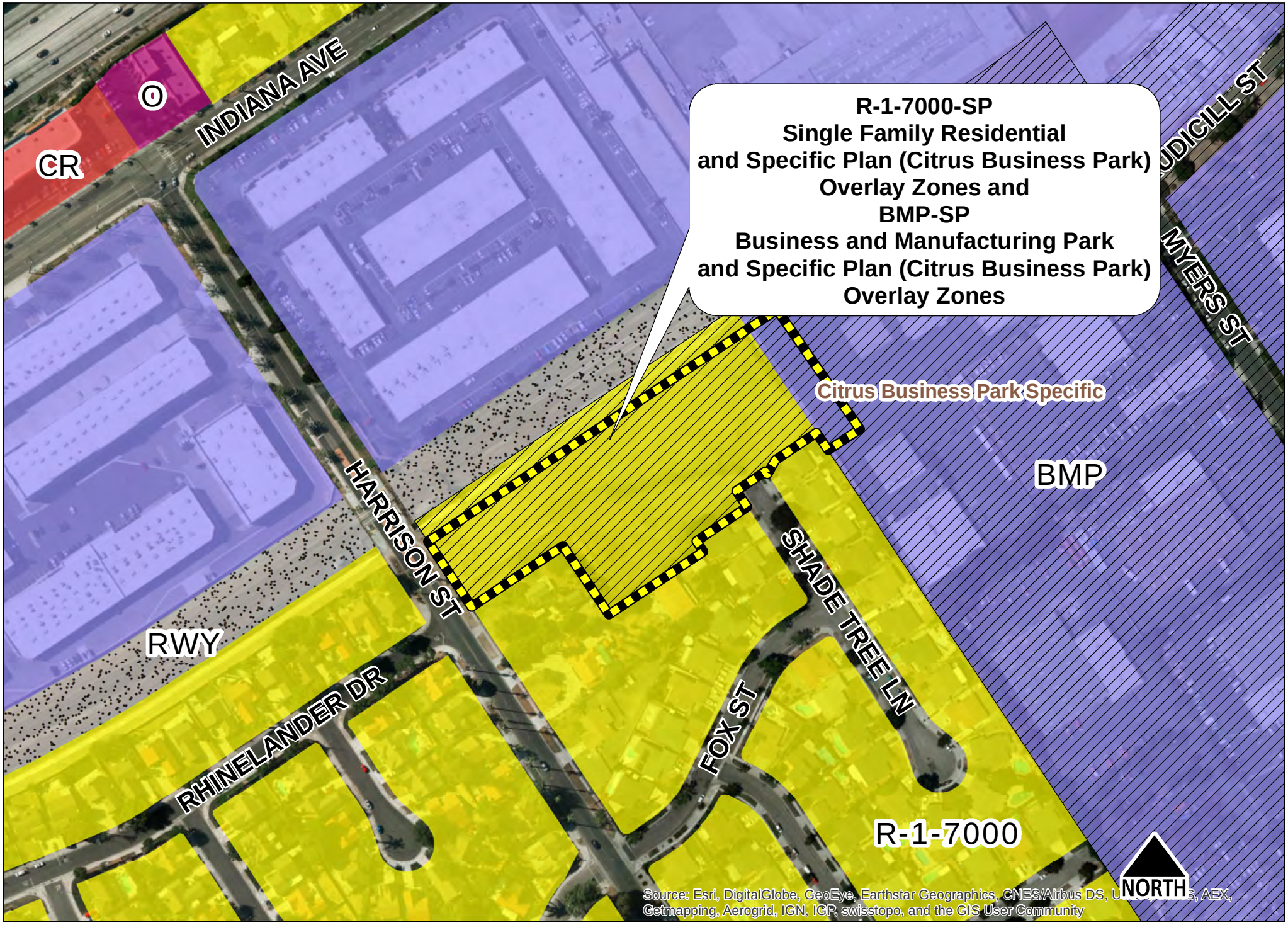
P16-0624, Exhibit 2 - Aerial Photo/Location

0 65 130 260 390 520 Feet



P16-0624, Exhibit 3 - General Plan Map

0 65 130 260 390 520 Feet



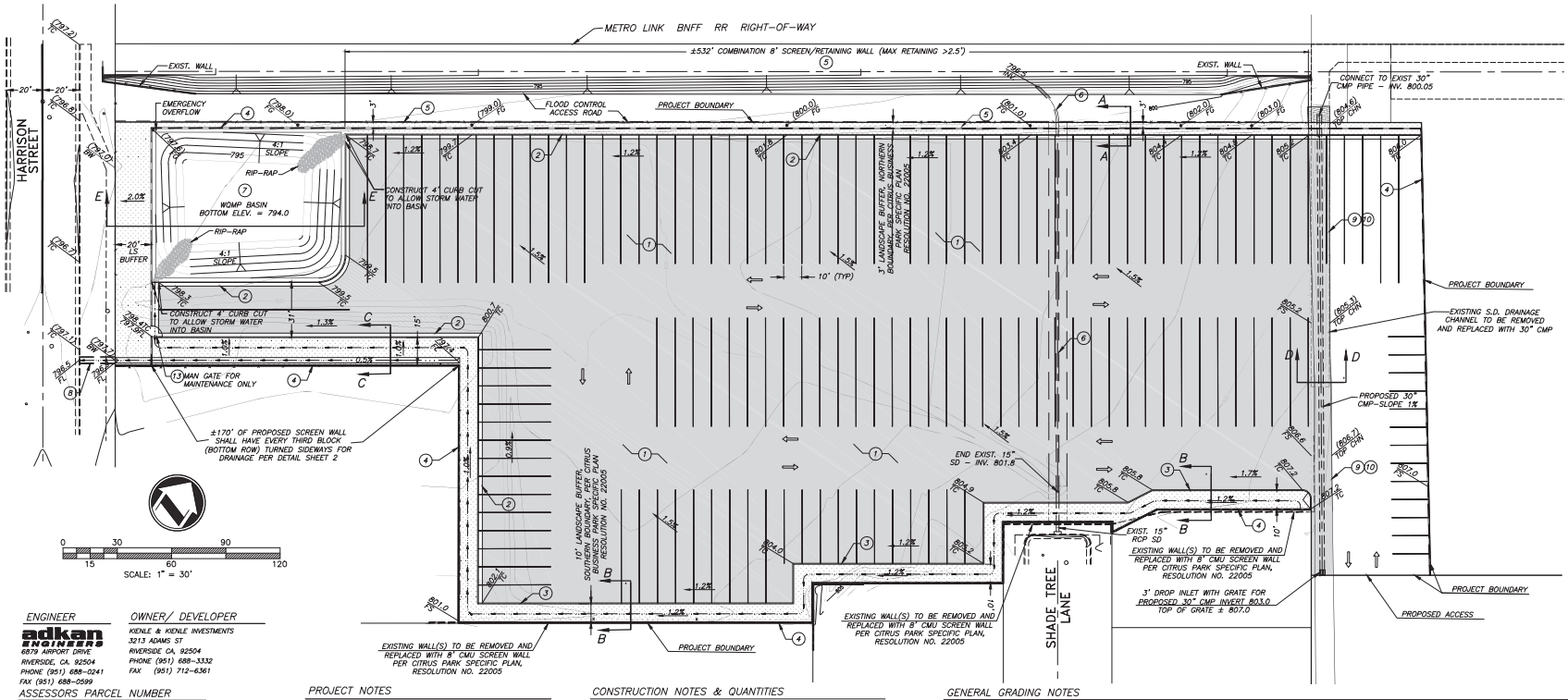
P16-0624, Exhibit 4 - Specific Plan/Zoning Map

0 65 130 260 390 520 Feet

CONCEPTUAL SITE AND GRADING PLAN

PARCEL C OF LLA P09-0817

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA



ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
PHONE (951) 688-0241
FAX (951) 688-0599

OWNER/ DEVELOPER
KIENLE & KIENLE INVESTMENTS
3213 ADAMS ST
RIVERSIDE CA. 92504
PHONE (951) 688-3332
FAX (951) 712-6361

ASSESSORS PARCEL NUMBER

234-231-048

ZONING/LAND USE

EXISTING LAND USE:	MDR
PROPOSED LAND USE:	B/OP
EXISTING ZONING:	R-1-7000
PROPOSED ZONING:	BMP

THIS PROJECT IS LOCATED WITHIN THE CITRUS PARK SPECIFIC PLAN

UTILITY PURVEYORS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	CITY OF RIVERSIDE

EARTHWORK RAW QUANTITIES

CUT: 1,362 C.Y. FILL: 1,474 C.Y. NET IMPORT: 112 C.Y.

THE QUANTITY SHOWN ABOVE IS FOR CONCEPT PURPOSES ONLY. SHRINKAGE, SUBSIDENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED. THE CONTRACTOR IS TO BUILD THE PROJECT PER PLAN AND BID PER THEIR OWN QUANTITY "TAKE-OFF"

LEGEND

EP	EDGE OF PAVEMENT	GB	GRADE BREAK
EX.	EXISTING	INV	INVERT
FF	FINISHED FLOOR	TG	TOP OF GRATE
FL	FLOW LINE	R/W	RIGHT-OF-WAY
FS	FINISHED SURFACE	STD.	STANDARD
FG	FINISHED GRADE	TC	TOP OF CURB

PROPERTY LINE
FLOW LINE
8" CMU SCREEN WALL
6' CMU/WROUGH IRON SCREEN WALL
CURB
PARKING STRIPPING
STORM DRAIN

PROJECT NOTES

1. TOTAL NUMBER OF SUBDIVIDED LOTS: 1
   TOTAL PROJECT ACRES: 3.66± ACRES
   TOTAL DISTURBED ACRES: 3.34± ACRES
2. THIS MAP CONSISTS OF 1 PARCELS
3. TOTAL NUMBER OF PROPOSED PARCELS: 1
4. SOURCE OF TOPOGRAPHY: ADKAN ENGINEERS FIELD SURVEY
5. PROPOSED AUTO STORAGE FACILITY
6. THOMAS GUIDE PG: 714 GRID J-7 (2009 ED.)
7. PROPERTY IS WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06065C0715G, REVISED AUGUST 28, 2008.
8. THERE ARE NO EXISTING STRUCTURES ON SITE
9. NO EXISTING STRUCTURE IS BEING REMOVED
10. HOURS OF CONSTRUCTION AND GRADING ACTIVITIES ARE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM WEEKDAYS AND 8:00 AM AND 5:00 PM SATURDAYS. NO CONSTRUCTION NOISE IS PERMITTED ON SUNDAYS OR FEDERAL HOLIDAYS.
11. ALL OUTDOOR STORAGE SHALL NOT EXTEND ABOVE THE HEIGHT OF THE REQUIRED WALLS
12. NO OUTDOOR OPERATION SHALL TAKE PLACE BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M.
13. THE CONSTRUCTION OF THIS PROJECT MAY BE PHASED FOR FINANCIAL PURPOSES

CONSTRUCTION NOTES & QUANTITIES

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1	CONSTRUCT A.C. PAVEMENT OVER A.B., MATCH EXISTING PAVEMENT SECTION	117,893 S.F.
2	CONSTRUCT 6" CURB & GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200	1,145 L.F.
3	CONSTRUCT 6" CURB ONLY, TYPE II, PER CITY OF RIVERSIDE STD. DWG. NO. 200	526 L.F.
4	CONSTRUCT 8' HIGH SINGLE SPLIT FACE CMU SCREEN WALL (COLOR GREY)	1,395 L.F.
5	CONSTRUCT 8' HIGH SINGLE SPLIT FACE CMU SCREEN/RETAINING WALL PER SEPARATE PERMIT (COLOR GREY)	560 L.F.
6	INSTALL 18" RCP STORM DRAIN PIPE	235 L.F.
7	INSTALL INFILTRATION BASIN PER WOMP	1 EA.
8	INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 410	1 EA.
9	REMOVE EXISTING CONCRETE STORM DRAIN CHANNEL	258 L.F.
10	INSTALL 30" CMP	258 L.F.
11	CONSTRUCT 3' DRAINAGE SWALE	90 L.F.
12	CONSTRUCT 4' CROSS GUTTER	30 L.F.
13	INSTALL 6' HIGH TUBE STEEL MAN GATE WITH SCREENING - GRAY IN COLOR TO MATCH THE PROPOSED SPLIT-FACE CMU WALL	

GENERAL GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY-ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. THIS PLAN IS 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 BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
3. 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 TO BUILDING PERMITS BEING ISSUED.
4. 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 IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.
   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.
5. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
6. 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).
7. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
8. 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.
9. 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 BUILDING PADS AND ON ALL FILL SLOPES.
10. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
11. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (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 OF RIVERSIDE.
12. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS 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)

SHEET INDEX

SHEET 1	TITLE SHEET & CONCEPTUAL GRADE
SHEET 2	CROSS SECTIONS & DETAILS

REGISTERED PROFESSIONAL ENGINEER CHARLES J.A. LEACH NO. 53380 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

PLANS PREPARED BY: adkan ENGINEERS Civil Engineering • Surveying • Planning 6820 Airport Drive, Riverside, CA 92504 Tel(951) 688-0241 Fax(951) 688-0599

Under the Supervision of: Charles J.A. Leach, RCE. 53380 Exp. 06/30/17 Date

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/16

BENCHMARK: E1-A2
BRASS DISK STAMPED E1-A IN CONCRETE IN TOP OF LARGE ROCK AT THE NORTHERLY END OF BUCHMAN STREET, 100 FEET WESTERLY AND 40 FEET SOUTHERLY OF A HOUSE AT 4613 BUCHMAN STREET.

ELEVATION: 857.147

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TC DRAWN BY TC CHECKED BY C-

CITY OF RIVERSIDE

CEQA REVIEW NOT REQUIRED

APPROVED BY: _____ PLANNING DIVISION DATE

CONCEPTUAL GRADE

PARCEL 1

PW 16-0624

SHEET 1 OF 2

SCALE = AS NOTED

J.N. 8944

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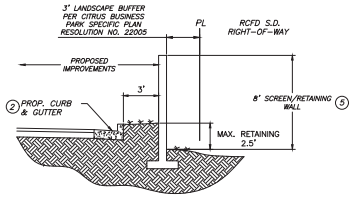
PLOT DATE: 2/2/2017 12:08 PM

P16-0624, Exhibit 5 - Conceptual Site and Grading Plans

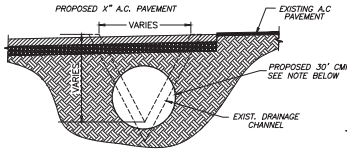
CONCEPTUAL SITE AND GRADING PLAN

PARCEL C OF LLA P09-0817

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

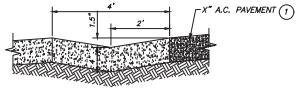


SECTION A-A
N.T.S.

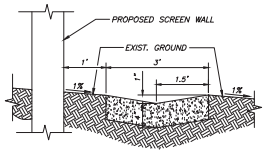


EXISTING DRAINAGE CHANNEL- TO BE REMOVED AND REPLACED WITH 30" CMP WITH H-20 LOADING.

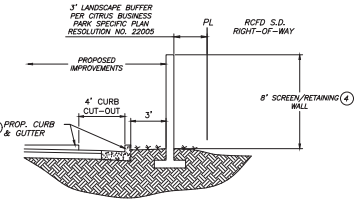
SECTION D-D
N.T.S.



CROSS GUTTER DETAIL
N.T.S.



LANDSCAPE CONCRETE DRAINAGE SWALE
N.T.S.



SECTION F-F
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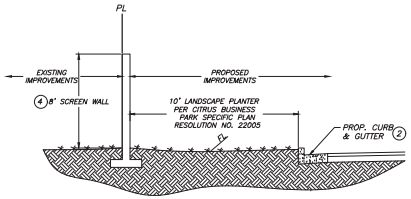

SECTION B-B
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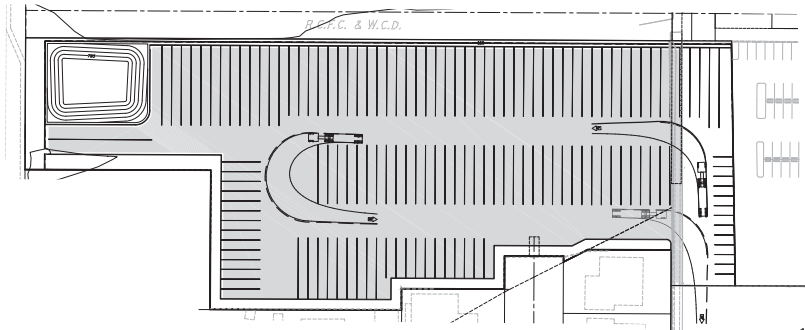
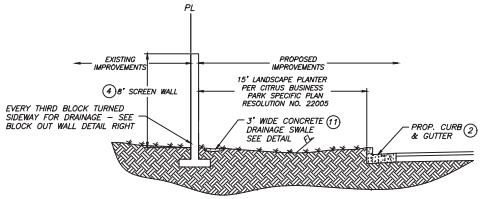
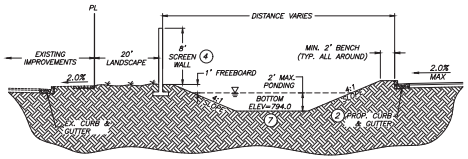


SITE CIRCULATION DETAIL
N.T.S.

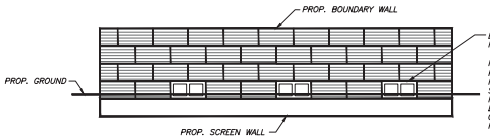


SECTION C-C
N.T.S.



*NOTE: FOR ADDITIONAL INFILTRATION DETAILS SEE WQMP

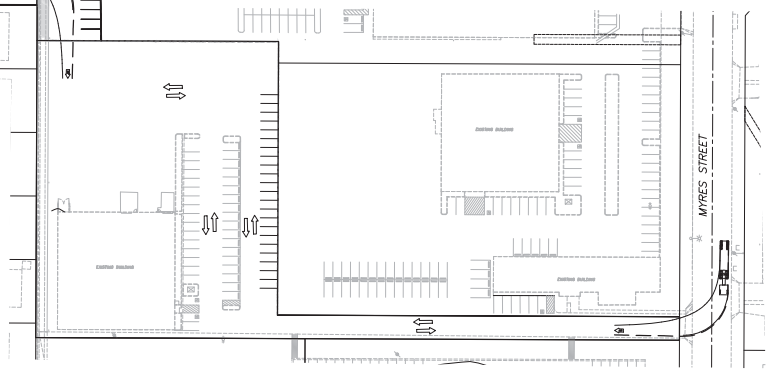
SECTION E-E
N.T.S.



EVERY THIRD BLOCK TURNED SIDEWAYS FOR DRAINAGE. SEE NOTE BELOW.

NOTE: USE STD. 8"Hx6"Wx16"L HIGH PRECISION BLOCK. USE 8"Hx6"Wx16"L HIGH PRECISION BLOCK TURNED SIDEWAYS EVERY THIRD BLOCK ONLY ON FIRST COURSE TO ALLOW FOR DRAINAGE. TURNED BLOCKS SHALL NOT CONFLICT WITH VERTICAL REINFORCEMENT.

BLOCK OUT WALL DETAIL
N.T.S.



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3. CONSTRUCT 6" CURB ONLY, TYPE II, PER CITY OF RIVERSIDE STD. DWG. NO. 200
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8. INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 410
9. REMOVE EXISTING CONCRETE STORM DRAIN CHANNEL
10. INSTALL 30" CMP
11. CONSTRUCT 3' DRAINAGE SWALE
12. CONSTRUCT 4' CROSS GUTTER

REGISTERED PROFESSIONAL ENGINEER CHARLES J.A. LEACH NO. 53380 EXP. 6-30-17 CIVIL STATE OF CALIFORNIA

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CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/16

PLANS PREPARED BY: adkan ENGINEERS Civil Engineering • Surveying • Planning 6820 Airport Drive, Riverside, CA 92504 Tel(951) 688-0241 Fax(951) 688-0599

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BENCHMARK: E1-A2
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ELEVATION: 857.147

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TC DRAWN BY TC CHECKED BY C-

CITY OF RIVERSIDE

CEQA REVIEW NOT REQUIRED

APPROVED BY: _____ PLANNING DIVISION DATE

CONCEPTUAL GRADE

PARCEL 1

PW 16-0624

SHEET 2 OF 2

SCALE = AS NOTED

J.N. 8944

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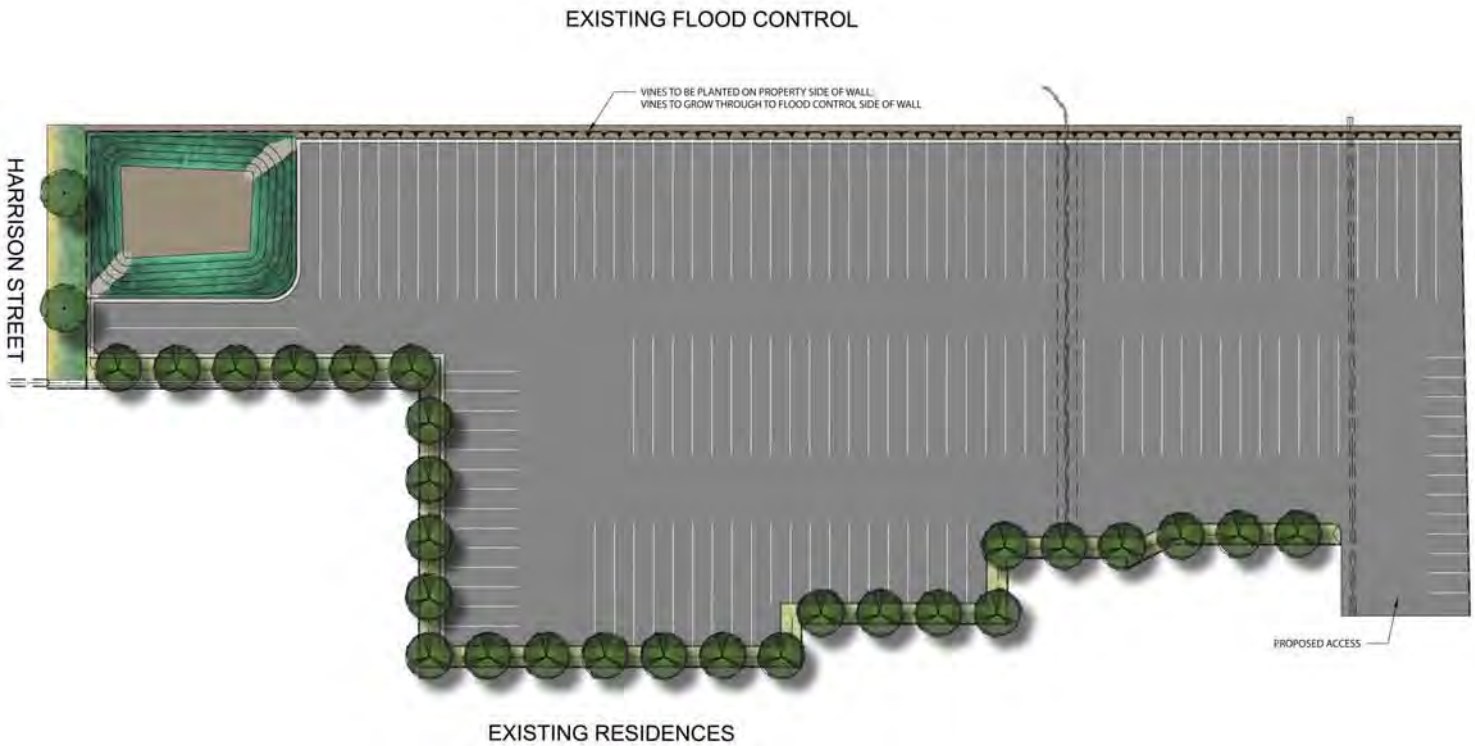
PLOT DATE: 2/2/2017 10:22 AM

P16-0624, Exhibit 5 - Conceptual Site and Grading Plans



PLANTING LEGEND:

	BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
TREES				
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX	MODERATE
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	MODERATE
STREET FRONTAGE				
	SHRUBS			
	AGAVE SP.	AGAVE	1 GAL/4' O.C.	LOW
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL/8' O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL/8' O.C.	LOW
	SALVIA SP.	SAGE	5 GAL/4' O.C.	LOW
	GROUNDCOVERS			
	BACCHARIS SP.	COYOTE BUSH	1 GAL/6' O.C.	LOW
	CONVOLVULUS SP.	MORNING GLORY	1 GAL/24" O.C.	LOW
	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA	1 GAL/6' O.C.	LOW
BASIN SLOPES				
	SHRUBS			
	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL/8' O.C.	LOW
	RHUS OVATA	SUGAR BUSH	5 GAL/8' O.C.	LOW
	SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL/4' O.C.	LOW
	GROUNDCOVERS			
	CISTUS PULVERULENTUS	SUNSET ROCKROSE	1 GAL/60" O.C.	LOW
	ROSMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY	1 GAL/60" O.C.	LOW
SWALE				
	GROUNDCOVERS			
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL/24" O.C.	MODERATE
	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL/28" O.C.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL/48" O.C.	MODERATE
PARKING LOT				
	VINES			
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL/8' O.C.	LOW
	COBBLE ROCK			
	NATIVE SOIL			

NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
- PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

PRELIMINARY LANDSCAPE PLAN
PARCEL C OF LLA P09-0817
KIENLE & KIENLE INVESTMENTS - RIVERSIDE

NORTH

0 30' 60' 160'

DATE: 1/20/2017

P16-0624, Exhibit 6 - Preliminary Landcape Plan

Harrison Street looking east at project site.

Harrison Street looking north, toward project site.

Harrison Street looking south.

Myers Street looking west at the project site access.