CONSTRAINTS MAP

EXISTING LEGEND:

ITEM	SYMBOL
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING CENTERLINE	
EXISTING DROP INLET	
EXISTING ELECTRICAL VAULT	
EXISTING COMMUNICATION BOX	
EXISTING CURB & GUTTER	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	

ABBREVIATIONS:

AC	ASPHALT CONCRETE
B	BOLLARD
CAP	ELECTRICAL UTILITES
FH	FIRE HYDRANT
FIRE	FIRE WATER SERVICE
GAS	GAS FACILITES
IRR	IRRIGATION SERVICES
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN UTILITES
SDMH	STORM DRAIN MANHOLE
SWR	SEWER UTILITIES
TEL	TELEPHONE UTILITIES
WMB	WATER METER BOX
WMH	WATER MANHOLE
WTR	WATER UTILITIES
WV	WATER VALVE

EX. TOPO INFO:

MAX ELEV. = 1,377.4
MIN. ELEV. = 1,352.0
MEAN ELEV. = 1,367.0
MEAN SLOPE = 11.76%

NOTE: THE INFORMATION PROVIDED ABOVE WAS DERIVED FROM AN AUTOCAD SURFACE DTM BASED ON THE AERIAL TOPOGRAPHIC SURVEY.

EASEMENTS & EXCEPTION NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

1. PROPERTY TAXES, WHICH ARE A LEIN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017 – 2018 WHICH ARE A LEN NOT YET PAYABLE. (NON-SURVEY ITEM)

2. TAXES ARE NOT ASSESSED FOR THIS PROPERTY, GOVERNMENT OWNED. (NON-SURVEY ITEM)

3. SUBSEQUENT ASSESSMENTS OR TAXES AND ANY PENALTIES AND INTEREST, DUE TO ANY CHANGE IN THE LAND USAGE OR LOSS OF EXEMPTION. (NON-SURVEY ITEM)

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THAT STATE OF CALIFORNIA.

5. ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS. SAID ASSESSMENTS ARE COLLECTED WITH THE COUNTY TAXES (NON-SURVEY ITEM)

6. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LANDS, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NON-SURVEY ITEM)

7. RIGHTS OR CLAIMS OF EASEMENT NOT RECORDED IN THE PUBLIC RECORDS (NON-SURVEY ITEM)

8. AS EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED: FEBRUARY 3, 1942 IN BOOK 526 AND PAGE 587, OF OFFICIAL RECORDS. (DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)

9. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR THE PURPOSE OF PIPE LINE RECORDED: MAY 1, 1948 IN BOOK 907 AND PAGE 306, OF OFFICIAL RECORDS.

10. AN EASEMENT TO USE AND MAINTAIN THE WELL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND A TANK AND PIPE LINES, EITHER PRESENTLY LOCATED OR AS LOCATED WITHIN A RADIUS OF 100.00 FEET OF ITS LOCATION, FOR THE PURPOSE OF SERVING THE PROPERTIES SERVED BY SAID WELL, AS RESERVED BY ELEANOR L. GERNERT, ET AL, IN DEED RECORDED DECEMBER 30, 1955 IN BOOK 1841 PAGE 71 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT SHALL TERMINATE WHEN SUITABLE DOMESTIC WATER SUPPLY IS OTHERWISE MAD AVAILABLE. (NOT PLOTTABLE ITEM)

11. THE FACT THAT OWNERSHIP OF SAID LANDS DESCRIBED BELOW DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FORM THE FREEWAY ADJOINING SAID LAND, PROVIDED, HOWEVER, THAT SAID LAND SHALL ABUT UPON AND HAVE ACCESS TO THE FRONTAGE MAD WHICH IS CONNECTED TO THE FREEWAY AT SUCH POINTS AS ESTABLISHED , SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED FROM THE FOLLOWING: P.C. GERNERT, ET AL, TRUSTEES FOR THE STOCKHOLDERS FOR THE ORANGE LANDS INVESTMENT COMPANY, A DISSOLVED CORPORATION, BY DEED RECORDED MAY 21, 1959 AS INSTRUMENT NO 43701 IN BOOK 2475 PAGE 574, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)

12. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DEED RECORDED MAY 21, 1959 AS INSTRUMENT NO. 43701 IN BOOK 2475 PAGE 574, OFFICIAL RECORDS. (NON-SURVEY ITEM)

13. AN EASEMENT GRANTED IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE: POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED OCTOBER 9, 1973 AS INSTRUMENT NUMBER 132007, OF OFFICIAL RECORDS.

14. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FORM ABUTTING LANDS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 26, 2008 AS INSTRUMENT NO. 2008-0092111 OF OFFICIAL RECORDS. (NON-SURVEY ITEM)

15. THE EFFECT OF A "INDEX MAP OF PROPOSED RELINQUISHMENT TO THE COUNTY OF RIVERSIDE REQUEST NO. 477-R" FILED JULY 16, 2015 AS DOCUMENT NO. 2015-0312282, IN BOOK 13 PAGE 28-30 OF STATE HIGHWAY MAP BOOK. SAID MAP ALSO DISCLOSES A DRAINAGE EASEMENT. (THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT)

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF RIVERSIDE, ROAD 08-RIV-215-PM 38.9/39.7 REQUEST NO. 477-R. RECORDED: DECEMBER 31, 2015 AS INSTRUMENT NUMBER 2015-0565513, OF OFFICIAL RECORDS. (NON-SURVEY ITEM)

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CERTIFICATE OF COMPLETION STOP #1030 RECORDED: SEPTEMBER 2, 2016 AS INSTRUMENT NUMBER 2016-0381899, OF OFFICIAL RECORDS. (NON-SURVEY ITEM)

18. THE REQUIREMENT THAT SATISFACTORY EVIDENCE BE FURNISHED TO THIS COMPANY OF COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND CHARTERS GOVERNING THE OWNERSHIP AND DISPOSITION OF THE HEREIN DESCRIBED LAND. (NON-SURVEY ITEM)

19. WE FIND NO OPEN DEEDS OF TRUST OF RECORD. PLEASE VERIFY BY INQUIRY OF ESCROW PERSONNEL AND/OR AGENTS WHETHER OR NOT WE HAVE OVERLOOKED SOMETHING AND ADVISE THE TITLE DEPARTMENT ACCORDINGLY PRIOR TO CLOSE OF ESCROW (NON-SURVEY ITEM)

20. RIGHTS OF PARTIES IN POSSESSION.

21. INFORMATION IN POSSESSION OF THE COMPANY INDICATES THAT A DIVISION OF LAND, AS DEFINED IN GOVERNMENT CODE SECTION 66424, IS CONTEMPLATED IN THE CURRENT TRANSACTION INVOLVING THE LAND DESCRIBED IN THIS REPORT. SUCH CONTEMPLATED DIVISION OF LAND WOULD APPEAR TO FALL WITHIN THE PURVIEW OF THE SUBDIVISIONS MAP ACT (COMMENCING WITH GOVERNMENT CODE SECTION 66410), AS A PRE-REQUISITE TO THE ISSUANCE OF FINAL TITLE EVIDENCE AT LEAST ON OF THE FOLLOWING REQUIREMENT MUST BE ACCOMPLISHED MUST BE ACCOMPLISHED TO THIS COMPANY'S SATISFACTION.
   (A) THAT A FINAL (TRACT) MAP HAS BEEN RECORDED IN COMPLIANCE WITH THE SUBDIVISION MAP ACT AND RELATED ORDINANCES;
   (B) THAT A PARCEL MAP HAS BEEN RECORDED IN COMPLIANCE WITH THE SUBDIVISION MAP ACT AND RELATED ORDINANCE;
   (C) THE RECORDING OF A CERTIFICATE OF COMPLIANCE, AS PROVIDED BY STATUTE;
   (D) THE RECORDING OF A WAIVER AS PROVIDED BY GOVERNMENT CODE SECTION 66428; OR
   (E) SUBMISSION OF OTHER SATISFACTORY EVIDENCE OF COMPLIANCE WITH OR NON-VIOLATION OF THE ACT.

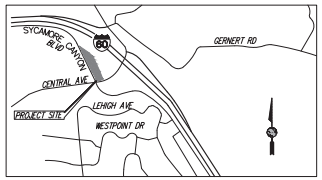
22. IN ORDER TO COMPLETE THIS REPORT, THIS COMPANY REQUIRES A STATEMENT OF INFORMATION BE COMPLETED BY THE FOLLOWING PARTY(IES), – ALL PARTIES

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENT AFTER REVIEW OF THE REQUESTED STATEMENT(S) OF INFORMATION.

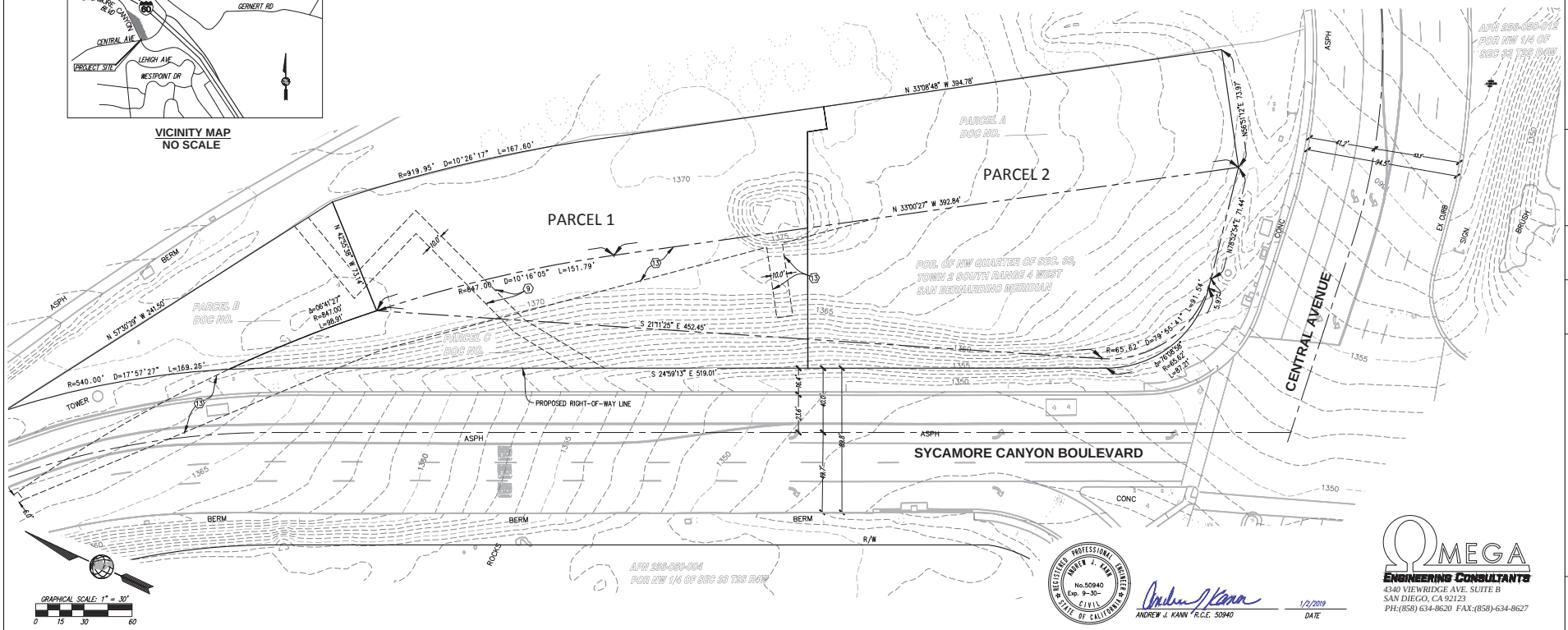
23. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

24. AN INSPECTION OF SAID LAND HAS BEEN ORDER; UPON ITS COMPLETION WE WILL ADVISE YOU OF OUR FINDINGS.

25. THERE NO CONVEYANCE AFFECTING SAID LAND, RECORDED WITH THE COUNTY RECORDER WITHIN TWENTY-FOUR (24) MONTHS OF THE DATE OF THIS REPORT.



VICINITY MAP
NO SCALE



REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 Exp. 9-30- CIVIL STATE OF CALIFORNIA

ANDREW J. KANN P.E.C.E. 50940 — 1/2/2019 DATE

OMEGA ENGINEERING CONSULTANTS
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No.	Date	By	Chkd.	Appr.	Revision

Title: KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA
APN: 256-050-007

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

Scale: N/A
Horizontal: N/A
Vertical: N/A
Designed
Drawn
Checked
Approved
Date

BERGHAUSEN CONSULTING ENGINEERS, INC.
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(425)251-8782 FAX
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C-1

CONCEPTUAL GRADING PLAN

OWNER

KA ENTERPRISES
ATTN: EUGENE MARIN
5820 OBERLIN DRIVE, SUITE 201

SITE ADDRESS

NORTHEAST CORNER OF SYCAMORE CANYON BLVD AND CENTRAL AVENUE

ASSESSOR'S PARCEL NUMBER

256-050-007

TITLE INFORMATION

TITLE INFORMATION FOR THIS SURVEY BASED ON PRELIMINARY REPORT PREPARED BY TITLE365 COMPANY AS ORDER NO. CA0410-17002342, DATED MAY 12, 2017

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

GRADING INFORMATION

CUT (TO FINISH SURFACE):	11,901 CY
FILL (TO FINISH SURFACE):	1,106 CY
UNDERCUT BIOFILTRATION:	239 CY
UNDERCUT GAS TANKS:	838 CY
UNDERCUTS OTHERS:	1,614 CY
EXPORT (IMBALANCE):	13,485 CY

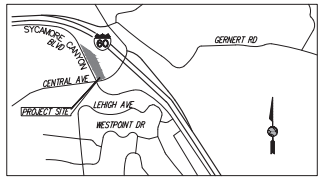
PUBLIC UTILITY EASEMENT NOTE:

A BLANK PUBLIC UTILITY EASEMENTS WILL BE CONVEYED ON ALL PARCELS VIA THE PROPOSED PARCEL MAP

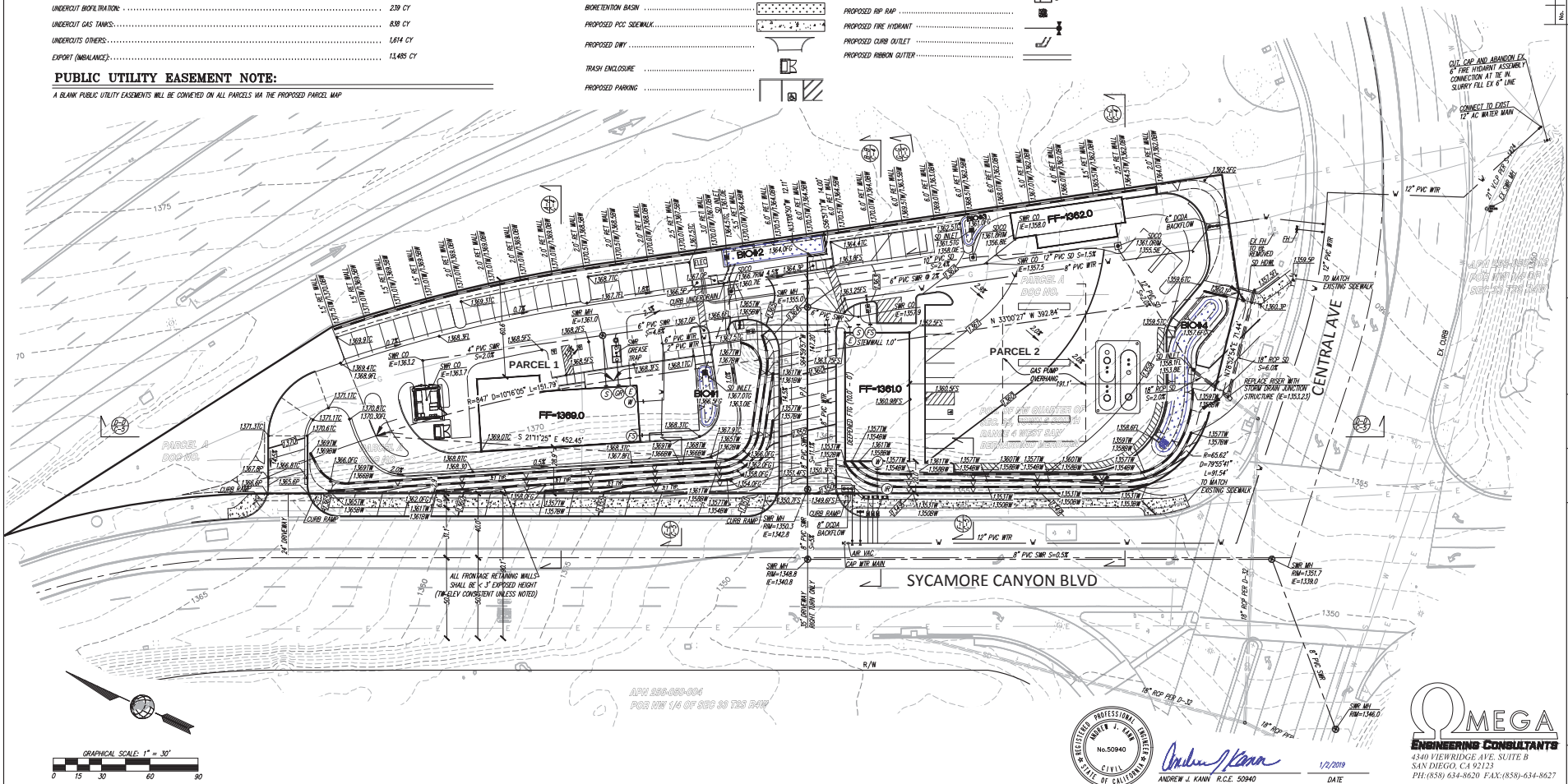
LEGEND

EXISTING UTILITY ..... W, S, G
EXISTING UTILITY BOX
EXISTING CONTOUR 52
EXISTING CURB
PROPOSED CONTOUR 52
PROPOSED AREA DRAIN (PVT) ..... SIZE & TYPE PER PLAN
PROPOSED STORM DRAIN (PVT)
PROPOSED BUILDING FOOTPRINT
PROPOSED FINISH FLOOR ELEVATION FF-52.00
PROPOSED TOP OF CURB ELEVATION 374.00TC
PROPOSED PAVEMENT ELEVATION 374.00P
PROPOSED TOP OF WALL ELEVATION 374.00TW
PROPOSED FLOWLINE ELEVATION 374.00FL
PROPOSED GRADIANT 1.75%
PROPOSED CURB AND GUTTER
BIORETENTION BASIN
PROPOSED PCC SIDEWALK
PROPOSED DWY
TRASH ENCLOSURE
PROPOSED PARKING

PROPOSED SEWER POINT OF CONNECTION ..... S
PROPOSED DOMESTIC WATER POINT OF CONNECTION ..... W
PROPOSED IRRIGATION POINT OF CONNECTION ..... IR
PROPOSED WATER SERVICE W/METER
PROPOSED SERVICE BACKFLOW
PROPOSED WATER LATERAL ..... W
PROPOSED STORM DRAIN
PROPOSED SEWER LATERAL ..... S
PROPOSED RETAINING WALL
PROPOSED STORM DRAIN INLET
PROPOSED GAS TANKS
PROPOSED SEWER MANHOLE
PROPOSED SD CLEANOUT
PROPOSED SEWER GREASE TRAP
PROPOSED RIP RAP
PROPOSED FIRE HYDRANT
PROPOSED CURB OUTLET
PROPOSED RIBBON GUTTER



VICINITY MAP
NO SCALE



REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

ANDREW J. KANN R.C.E. 50940 — 1/2/2019 DATE

OMEGA ENGINEERING CONSULTANTS
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No.	Date	By	Chkd.	Appr.	Revision

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Riverside, CA
APN: 256-050-007

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

Scale: Horizontal N/A, Vertical N/A
Designed ____ Drawn ____ Checked ____ Approved ____ Date ____

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C-2

P18-0028, P18-0034 & P18-0031-0033, Exhibit 6 - Project Plans

DMA MAP

DMA DATA TABLE					
DMA-NO.	AREA (SF)	AREA (AC)	IMPERVIOUS %	DESIGN DCV	TREATED BY
DMA-1	9,518	0.22	89%	–	BMP-1
DMA-2	20,417	0.47	82%	–	BMP-2
DMA-3	5,128	0.12	82%	–	BMP-3
DMA-4	36,928	0.85	76%	–	BMP-4
DMA-5	14,055	0.32	13%	–	SELF-RETAINING
DMA-6	9,199	0.21	58%	–	SELF-RETAINING

BMP DATA TABLE				
BMP-NO.	TREATING	REQ'D FOOTPRINT	PROPOSED AREA	NOTES
BMP-1	DMA-1	294 SF	295 SF	BIOFILTRATION BASIN
BMP-2	DMA-2	538 SF	754 SF	BIOFILTRATION BASIN
BMP-3	DMA-3	144 SF	150 SF	BIOFILTRATION BASIN
BMP-4	DMA-4	940 SF	969 SF	BIOFILTRATION BASIN
–	–	–	–	–

*BASIN DETAILS ON THIS SHEET

SOURCE CONTROL BMP NOTES

ALL APPLICABLE SOURCE CONTROL BMPS SHALL BE UTILIZED

A. ALL ONSITE INLETS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID NON STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
B. PROPOSED REFUSE AREA WILL REMAIN COVERED AND PROTECTED FROM WIND DISPERSAL. SIGNS SHALL BE PLACED WITH WORDS: "DO NOT DUMP HAZARDOUS MATERIALS OR LIQUIDS HERE" OR SIMILAR. OWNER SHALL BE RESPONSIBLE TO KEEP THE AREA CLEAN OF LITTER AND SPILLS.
C. OWNER TO BE RESPONSIBLE FOR SWEEPING PLAZAS, SIDEWALKS, AND PARKING LOTS. THIS IS TO BE DONE REGULARLY AND AS NEEDED TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.
D. FIRE SPRINKLER TEST WATER SHALL BE DRAINED TO THE BIOFILTRATION BASIN OR THE SANITARY SEWER
E. AIR CONDITIONING CONDENSATION SHALL BE DRAINED TO THE LANDSCAPED AREA ADJACENT TO THE BUILDING
F. PROPOSED FOOD SERVICE AREAS WILL DRAIN AND BE CONNECTED TO A GREASE INTERCEPTOR BEFORE DISCHARGING TO THE SANITARY SEWER.
G. WASHWATER FROM VEHICLE AND EQUIPMENT WASHING OPERATION SHALL NOT BE DISCHARGE TO THE STORM DRAIN SYSTEM.
H. FUEL DISPENSING AREAS SHALL BE DRY SWEEP ROUTINELY AND BE COVERED BY A CANOPY THAT EXTENDS A MINIMUM OF TEN FEET IN EACH DIRECTION FROM EACH PUMP.

LID BMP- EFFECTIVE AREA

NEW DEVELOPMENT COMMERCIAL WITH F.A.R < 1.0 = 10%
TOTAL PERVIOUS AREA = 30,631 SF
TOTAL AREA= 95,245 SF

THE CURRENT SITE PLAN SATISFIES THE EFFECTIVE AREA FOR THE LID BMP REQUIREMENT.

ROOF DRAIN LOCATION

APPROXIMATE ROOF DRAINS SHOWN. ROOF DRAIN LOCATIONS ARE SUBJECT TO CHANGE DURING MINISTERIAL REVIEW.

BIOFILTRATION INSPECTION SCHEDULE NOTES

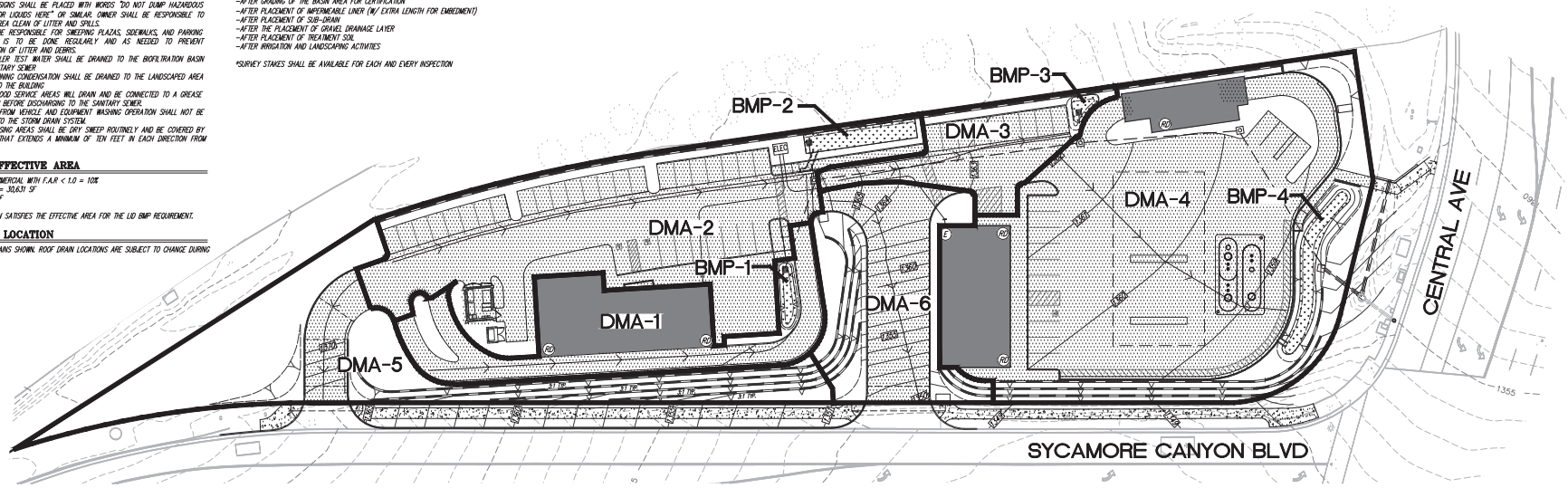
CONTRACTOR MUST CONTACT ENGINEER FOR INSPECTION OF BMPS AT THE FOLLOWING STAGES OF CONSTRUCTION:

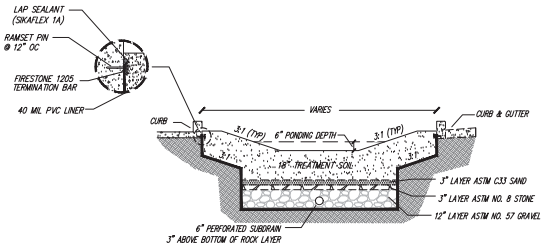
–PRIOR TO START OF CONSTRUCTION OF BIOFILTRATION AREA
–PRIOR TO CONSTRUCTION OF OUTLET STRUCTURES
–AFTER GRADING OF THE BASIN AREA FOR CERTIFICATION
–AFTER PLACEMENT OF IMPERMEABLE LINER (W/ EXTRA LENGTH FOR EMBEDMENT)
–AFTER PLACEMENT OF SUB-DRAIN
–AFTER THE PLACEMENT OF GRAVEL DRAINAGE LAYER
–AFTER PLACEMENT OF TREATMENT SOIL
–AFTER IRRIGATION AND LANDSCAPING ACTIVITIES

*SURVEY STAKES SHALL BE AVAILABLE FOR EACH AND EVERY INSPECTION

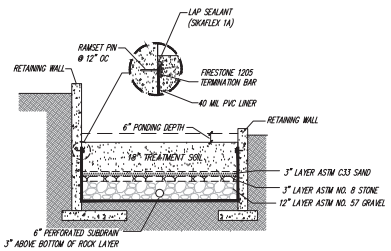
LEGEND:

DMA LIMITS
DRAINAGE DIRECTION ARROW
DRAINAGE MANAGEMENT AREA — DMA-#
BEST MANAGEMENT PRACTICE — BMP-#
LANDSCAPE AREA
PAVEMENT AREA
ROOFTOP AREA
BIOFILTRATION AREA





BMP-1, BIORETENTION FACILITY TYPICAL SECTION
NOT TO SCALE



BMP-2, BIORETENTION FACILITY TYPICAL SECTION
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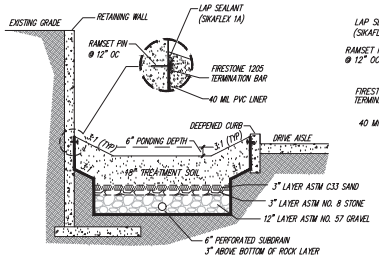
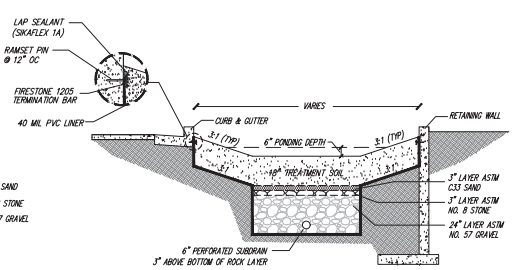


BMP-3, BIORETENTION FACILITY TYPICAL SECTION
NOT TO SCALE



BMP-4, BIORETENTION FACILITY TYPICAL SECTION
NOT TO SCALE

GRAPHICAL SCALE: 1" = 30'
0 15 30 60 90

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ANDREW J. KANN R.C.E. 50940 — 1/2/2019 DATE

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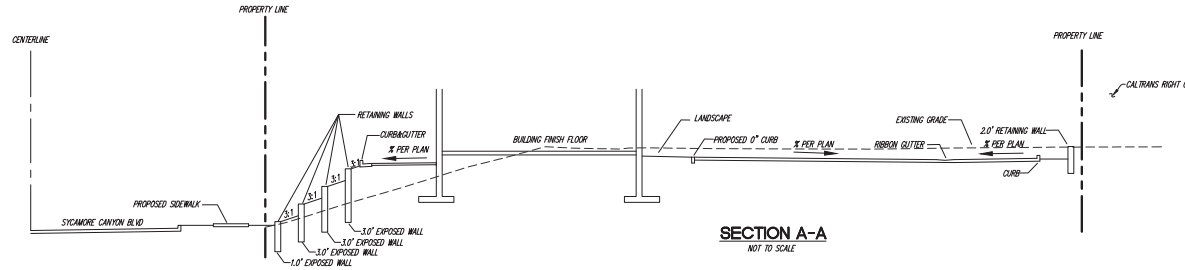
C-3

SECTIONS



SECTION A-A
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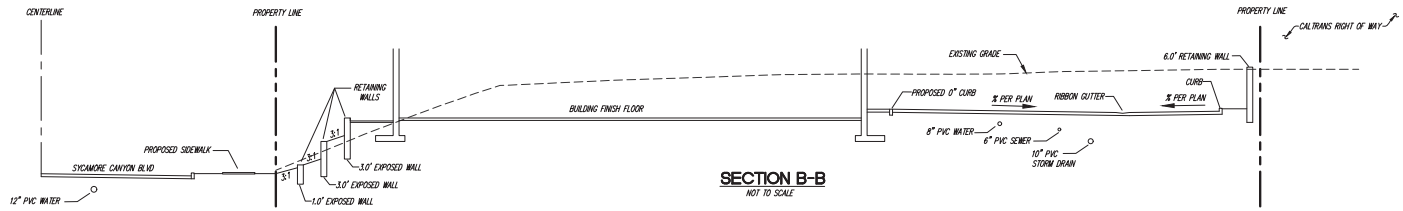

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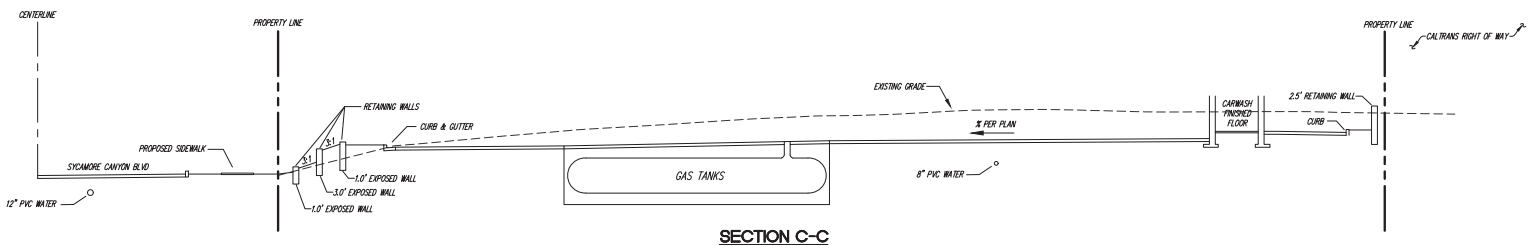

SECTION C-C
NOT TO SCALE

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fax 858/404-6081

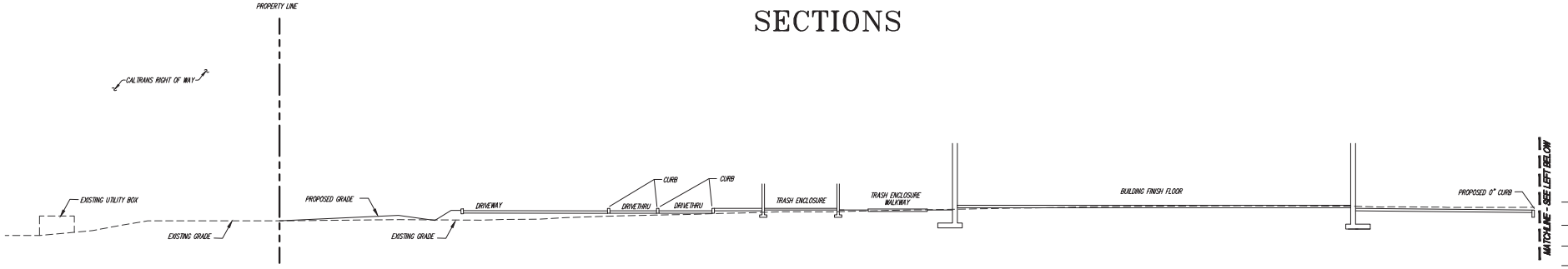
Scale: Horizontal N/A Vertical N/A

Designed ___ Drawn ___ Checked ___ Approved ___ Date ___

BACHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

SHEET
C-4

SECTIONS



SECTION D-D

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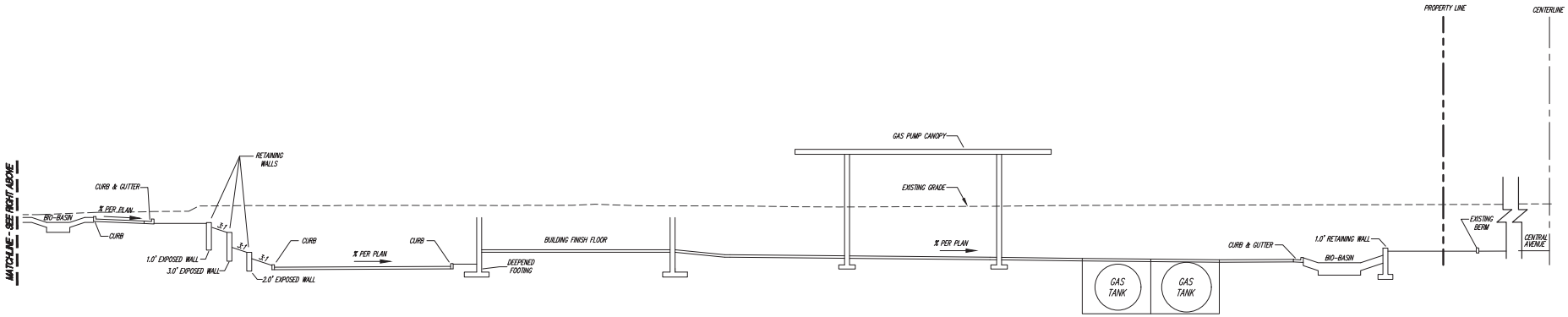

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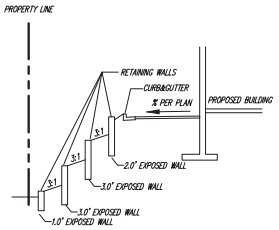

SECTION E-E

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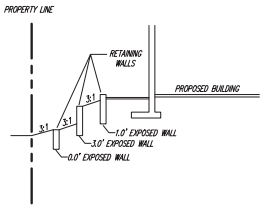

SECTION F-F

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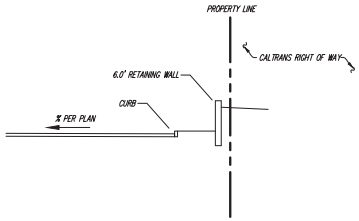

SECTION G-G

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

ANDREW J. KANN R.C.E. 50940 — 1/2/2019 DATE

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH:(858) 634-8620 FAX:(858)-634-8627

No.	Date	By	Cnd.	Appr.	Revision

Title: KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA
APN: 256-050-007

For: KA ENTERPRISES

5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

Scale: Horizontal N/A, Vertical N/A

Designed ___ Drawn ___ Checked ___ Approved ___ Date ___

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SHEET
C-5

KA ENTERPRISE MEGA MART

TENTATIVE MAP

TM 37591

PROPOSED LEGEND:

ITEM	SYMBOL
CONTOUR	52
AREA DRAIN (PVT)	
STORM DRAIN (PVT)	SIZE & TYPE PER PLAN
BUILDING FOOTPRINT	
FINISH FLOOR ELEVATION	FF=52.00
TOP OF CURB ELEVATION	374.00TC
TOP OF WALL ELEVATION	374.00TW
FLOWLINE ELEVATION	374.00FL
FINISHED GRADE ELEVATION	374.00FG
GRADIANT	1.75%
CURB	
SEWER POINT OF CONNECTION	S
DOMESTIC WATER POINT OF CONNECTION	W
IRRIGATION POINT OF CONNECTION	IR
WATER SERVICE W/METER	
RIP RAP	
FIRE SERVICE BACKFLOW	
FDC/PVC	
WATER SERVICE BACKFLOW	
WATER LATERAL	W
STORM DRAIN	
SEWER LATERAL	
RETAINING WALL	
STORM DRAIN INLET	
BIORETENTION BASIN	
PCC SIDEWALK	
DRIVEWAY	
TRASH ENCLOSURE	
PARKING	
SEWER MH	
SEWER CO	
CURB & GTR	
SLOPE	
SD CO	
GREASE TRAP	
FIRE HYDRANT	

EXISTING LEGEND:

ITEM	SYMBOL
SPOT ELEVATIONS	385.00
CONTOUR	385
CENTERLINE	
DROP INLET	
ELECTRICAL VAULT	
COMMUNICATION BOX	
CURB & GUTTER	
RIGHT OF WAY	
EASEMENT	
UTILITY	W, S, E
PROPERTY LINE	

ASSESSOR'S PARCEL NUMBER

256-050-007, APNS FOR PARCEL A, B, C TO BE DETERMINED

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY BY OMEGA LAND SURVEYING DATED 10-5-2017

FEMA DESIGNATION

THE PROJECT IS LOCATED IN FEMA FLOODPLAIN ZONE 'D' PER FEMA FIRMETTE NO. 06065C0733G.

PUBLIC UTILITY EASEMENT NOTE:

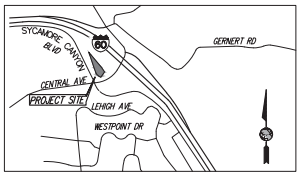
A BLANK PUBLIC UTILITY EASEMENTS WILL BE CONVEYED ON ALL PARCELS VIA THE PROPOSED PARCEL MAP.

OWNER

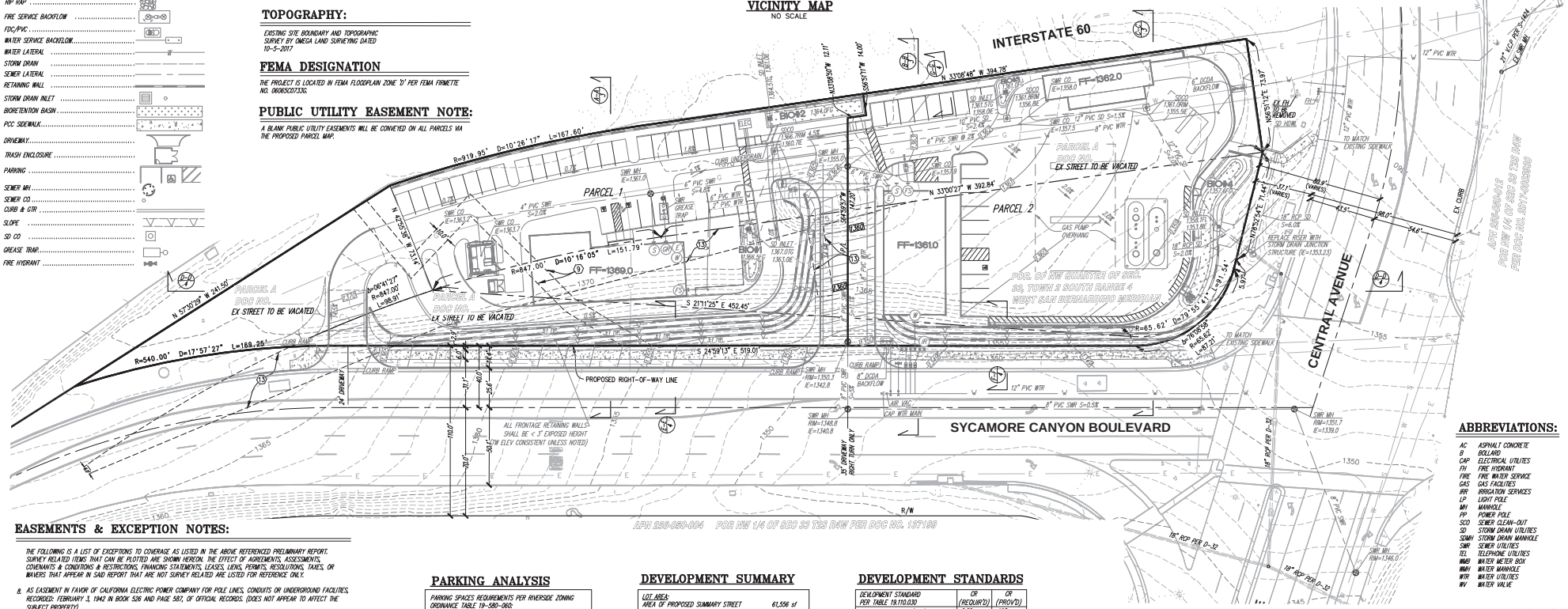
MELROSE, LLC
EUGENE MARINI
5820 OBERLIN DRIVE, SUITE 201 SAN DIEGO CA 92121

SERVICE PROVIDERS:

SEWER DISTRICT:	CITY OF RIVERSIDE
WATER DISTRICT:	WESTERN MUNICIPAL WATER DISTRICT
FIRE DEPT:	RIVERSIDE COUNTY FIRE DEPARTMENT
GAS/ELECTRIC PROVIDER:	SOCAL GAS / SOCAL EDISON
TELEPHONE PROVIDER:	–
CABLE PROVIDER:	–
SCHOOL DISTRICT:	MORENO VALLEY UNIFIED
STREET LIGHT:	–



VICINITY MAP
NO SCALE



ABBREVIATIONS:

AC	ASPHALT CONCRETE
B	BOLLARD
CAP	ELECTRICAL UTILITES
FH	FIRE HYDRANT
FIRE	FIRE WATER SERVICE
GAS	GAS FACILITES
IRR	IRRIGATION SERVICES
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN UTILITIES
SDMH	STORM DRAIN MANHOLE
SWR	SEWER UTILITIES
TEL	TELEPHONE UTILITIES
WMB	WATER METER BOX
WMH	WATER MANHOLE
WTR	WATER UTILITIES
WV	WATER VALVE

SHEET 1 OF 4

EASEMENTS & EXCEPTION NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

8. AS EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED: FEBRUARY 3, 1942 IN BOOK 526 AND PAGE 587, OF OFFICIAL RECORDS. (DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)

9. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR THE PURPOSE OF PIPE LINE RECORDED: MAY 1, 1948 IN BOOK 907 AND PAGE 306, OF OFFICIAL RECORDS.

10. AN EASEMENT TO USE AND MAINTAIN THE WELL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND A TANK AND PIPE LINES, EITHER PRESENTLY LOCATED OR AS LOCATED WITHIN A RADIUS OF 100.00 FEET OF ITS LOCATION, FOR THE PURPOSE OF SERVING THE PROPERTIES SERVED BY SAID WELL, AS RESERVED BY ELEANOR L. GERNERT, ET AL, IN DEED RECORDED DECEMBER 30, 1955 IN BOOK 1841 PAGE 71 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT SHALL TERMINATE WHEN SUITABLE DOMESTIC WATER SUPPLY IS OTHERWISE MAD AVAILABLE. (NOT PLOTTABLE ITEM)

13. AN EASEMENT GRANTED IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE: POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED OCTOBER 9, 1973 AS INSTRUMENT NUMBER 132007, OF OFFICIAL RECORDS.

15. THE EFFECT OF A "INDEX MAP OF PROPOSED RELINQUISHMENT TO THE COUNTY OF RIVERSIDE REQUEST NO. 477-R" FILED JULY 16, 2015 AS DOCUMENT NO. 2015-0312282, IN BOOK 13 PAGE 28-30 OF STATE HIGHWAY MAP BOOK. SAID MAP ALSO DISCLOSES A DRAINAGE EASEMENT. (THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT)

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF RIVERSIDE, ROAD 08-RIV-215-PM 38.9/39.7 REQUEST NO. 477-R, RECORDED: DECEMBER 31, 2015 AS INSTRUMENT NUMBER 2015-0565513, OF OFFICIAL RECORDS. (NON-SURVEY ITEM)

PARKING ANALYSIS

PARKING SPACES REQUIREMENTS PER RIVERSIDE ZONING ORDINANCE TABLE 19-580-06D:

VEHICLE FUELING STATION W/ CONVENIENCE STORE:
1 SPACE/250 SF OF RETAIL AREA INCLUDING COOLER AREAS
3,200 SF / 250 = 13 SPACES
STAND ALONE FAST FOOD DRIVE THRU:
1 SPACE/100 SF OF FLOOR AREA
3,800 SF / 100 = 38 SPACES
FULL SERVICE AUTOMATED CARWASH:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT
1,518 SF = 1 SPACES

PARKING SPACES REQUIRED: 52 SPACES
PARKING SPACES PROVIDED: 54 SPACES

DRIVE-THU STACKING – PER 19.475.040 D
MAINTAIN DRIVE-THRU LANES THAT ARE A MINIMUM OF 180 FEET IN LENGTH TO PROVIDE ON-SITE STORAGE FOR A MINIMUM OF TEN (10) VEHICLES, AS MEASURED FROM THE FORWARD MOST DRIVE-THRU WINDOW TO THE ENTRANCE TO THE QUEUING SPACE. – SEE KEY NOTE 17

DEVELOPMENT SUMMARY

LOT AREA:	
AREA OF PROPOSED SUMMARY STREET VACATION	61,556 sf
AREA OF PROPOSED STREET VACATION	61,556 sf
AREA OF MELROSE, LLC LAND	33,986 sf
TOTAL LOT AREA:	95,542 sf
	2.19 ACRES
MAP:	TM 37591
LOT AREA	

EXISTING LOTS		PROPOSED LOTS	
PARCEL A	61,556 sf	PARCEL 1	52,101.1 sf
PORTION OF APN 256-050-007	33,986 sf	PARCEL 2	45,440.6 sf

SUMMARY OF EA. BLDG AND SQ. FT	
C-STORE	3,200 SF
CANOPY	3,600 SF
FAST FOOD	3,800 SF
CAR WASH	1,518 SF
TOTAL	12,118 S.F.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD PER TABLE 19.110.030	CR (REQUIR'D)	CR (PROV'D)
FLOOR AREA RATIO (FAR) MAX.	0.50	.123
LOT AREA – MIN.	20,000 sf	95,542 sf
LOT WIDTH – MIN.	60 sf	VARIES
LOT DEPTH – MIN.	100 sf	VARIES
BUILDING HEIGHT – MAX.	75 sf	30 ft
FRONT YARD SETBACK (MIN.)	0 FT.	20 ft
SIDE YARD SETBACK (MIN.) INTERIOR SIDE	0 ft	± 41'-2"
STREET SIDE	0 ft	
REAR YARD SETBACK (MIN.)	0 ft	5 ft
LANDSCAPE SETBACK	VARIES	0 FT.
LANDSCAPE SETBACK FROM ANY FREEWAY RIGHT OF WAY	0 ft	0 FT.

LANDSCAPE ANALYSIS

SITE:	95,542 SF 2.19 ACRES
LANDSCAPE AREA:	10,782 SF 11%

GRAPHICAL SCALE: 1" = 30'
0 15 30 60 90

ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.8620 FX: 858.634-8627

Andrew J. Kann 1/2/2019

ANDREW J. KANN R.C.E. 50940 — DATE
MY REGISTRATION EXPIRES 9-30-19

P18-0028, P18-0034 & P18-0031-0033, Exhibit 6 - Project Plans