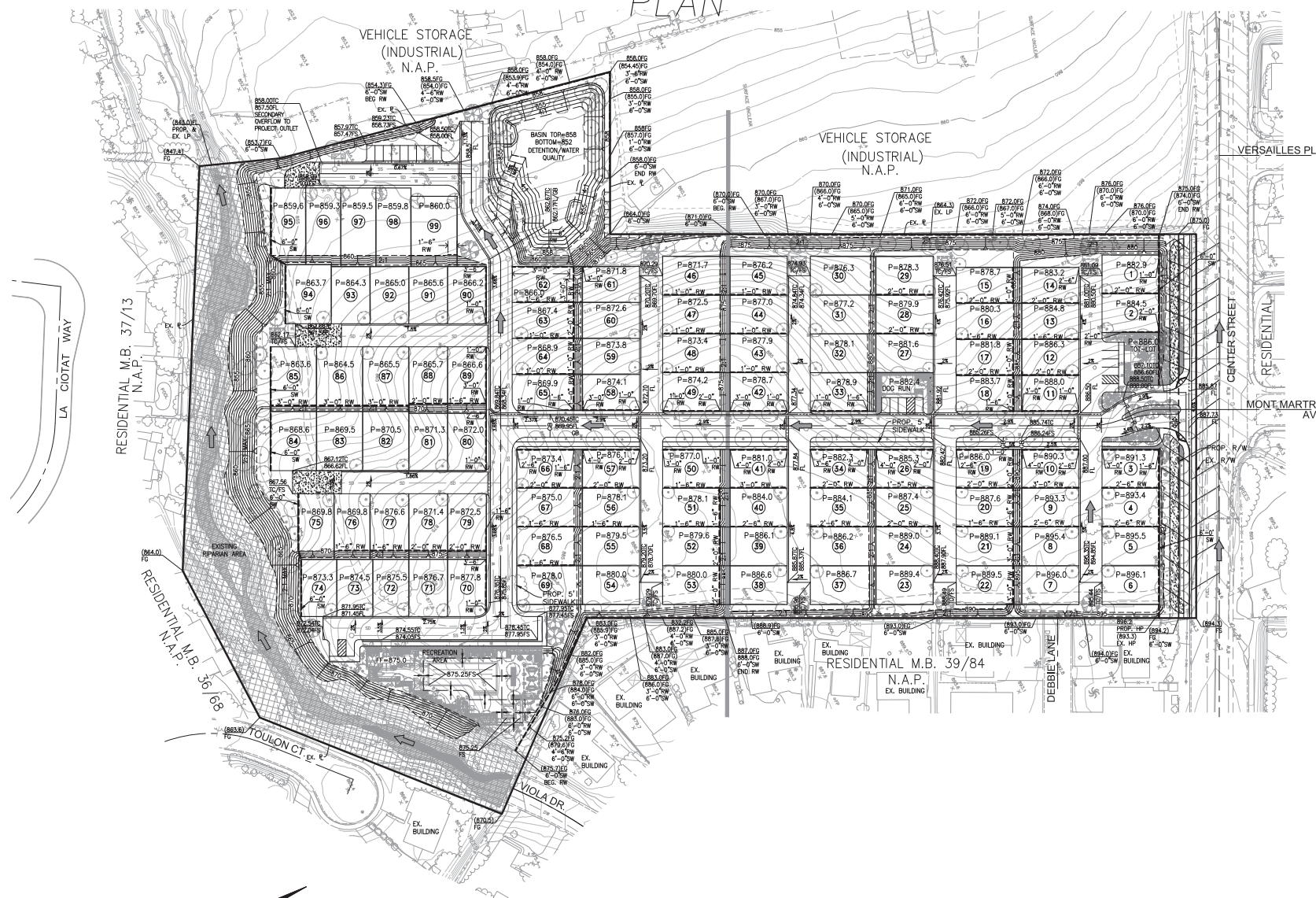


The map illustrates the proposed site location within Riverside, California. Key features include:

- Highways:** Highway 94 runs vertically through the center, and Highway 78 runs horizontally across the top.
- Geographic Labels:**
 - SAN BERNARDINO COUNTY** (top)
 - CITY OF RIVERSIDE** (multiple locations)
 - PLACERVILLE** (top center)
 - GARNET** (center left)
 - CLAYTON** (bottom left)
- Streets:**
 - MAIN STREET** (bottom left)
 - CLAYTON AVE** (bottom left)
 - CLAYTON ST** (center left)
 - LAUREL AVE** (top right)
 - CLAYTON ST** (center right)
- Proposed Site:** Indicated by a shaded area on the east side of Highway 94, south of Highway 78.
- North Arrow:** Located in the bottom right corner, pointing towards the top right of the map.

Exhibit 6 - Project Plans

CONCEPTUAL GRADING PLAN



LEGEND:

- EX EXISTING FLOOR
- FF FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- PAO PAO ELEVATION
- PL PROPERTY LINE
- PROP PROPOSED
- SW SCREEN WALL
- RW RETAINING WALL
- TC TOP OF CURB
- TW TOP OF WALL

① PROPOSED MANUFACTURED HOME SITE

EXISTING PROPERTY LINE

PROPOSED SIDEWALK

STREET CENTER LINE

PROPOSED CURB

PROPOSED TRAIL

PROPOSED RETAINING WALL

TOE/TOP OF SLOPE

EXISTING ELEVATION

DIRECTION OF FLOW

(XXX.XX)

XXX.XX

NOTES:

INDIVIDUAL GRADED LOTS WITH PADS FOR MANUFACTURED HOMES ARE BEING PROVIDED W/UTILITY CONNECTIONS.

EARTHWORK

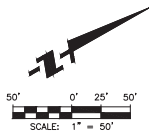
CUT: 49,318 CY

FLY: 39,231 CY

NET: 10,087 CY (EXPORT)

NOTES:

1. CONCEPTUAL GRADES SHOWN ARE SUBJECT TO CHANGE.



REVISION		DATE	DESCRIPTION

MARCH 8, 2019

PREPARED BY:

FUSCOE

16795 Von Karman, Suite 100
Irvine, California 92606
Tel 949.474.1969 • Fax 949.474.5315
www.fuscoe.com

DESIGNED BY:

CHECKED BY: SS

OWNER/DEVELOPER

KINGS CO, LLC

9033 E. Easter Place, Suite 112
Centennial, CO 80112

CONCEPTUAL GRADING PLAN

CENTER PARK

3444 CENTER STREET

RIVERSIDE, CA

SHEET:

C-2

Exhibit 6 - Project Plans

CONCEPTUAL UTILITY PLAN

The plan shows a residential development with lots numbered 1 through 99. Streets include Versailles Pl, Center Street, Montmartre Ave, Street A (Private), and Debbie Lane. Utility features include proposed sewer mains, catch basins, manholes, and storm drains. Existing features include power poles, electrical transformers, and a recreation center. The plan also shows vehicle storage areas and a recreation center.

LEGEND:

- E ELECTRICAL
- EX EXISTING
- FG FINISHED GRADE
- FM FORCE MAIN
- PP POWER POLE
- PROP PROPOSED
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER

UTILITY PURVEYORS:

- GAS: SOUTHERN CALIFORNIA GAS (UNDERGROUND)
- ELECTRIC: RIVERSIDE PUBLIC UTILITIES
- COMMUNICATION: AT&T
- CABLE: CHARTER COMMUNICATIONS

NOTES:

1. ALL SITE UTILITIES WILL BE UNDERGROUND.
2. JOINT TRENCH LOCATION AND EASEMENTS TO BE FINALIZED DURING FINAL ENGINEERING.
3. ALL UTILITY INFRASTRUCTURE AND APPLIANCES THAT ARE AT OR ABOVE GRADE, INCLUDING IN-GROUND BOXES/VAULTS, ENCLOSURES, AND SIMILAR, SHALL BE LOCATED OUTSIDE OF THE MULTI-PURPOSE TRAIL.

REVISION

REVISION	DATE	DESCRIPTION

DATE: MARCH 8, 2019

DRAWN BY:

DESIGNED BY:

CHECKED BY: SS

PREPARED BY: **FUSCOE** ENGINEERING

16795 Von Karman, Suite 100
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tel 949.474.1100 • fax 949.474.5315
www.fuscoee.com

OWNER/DEVELOPER: KINGS CO, LLC
9033 E. Easter Place, Suite 112
Centennial, CO 80112

CONCEPTUAL UTILITY PLAN
CENTER PARK
3444 CENTER STREET
RIVERSIDE, CA

SHEET: C-3

Exhibit 6 - Project Plans

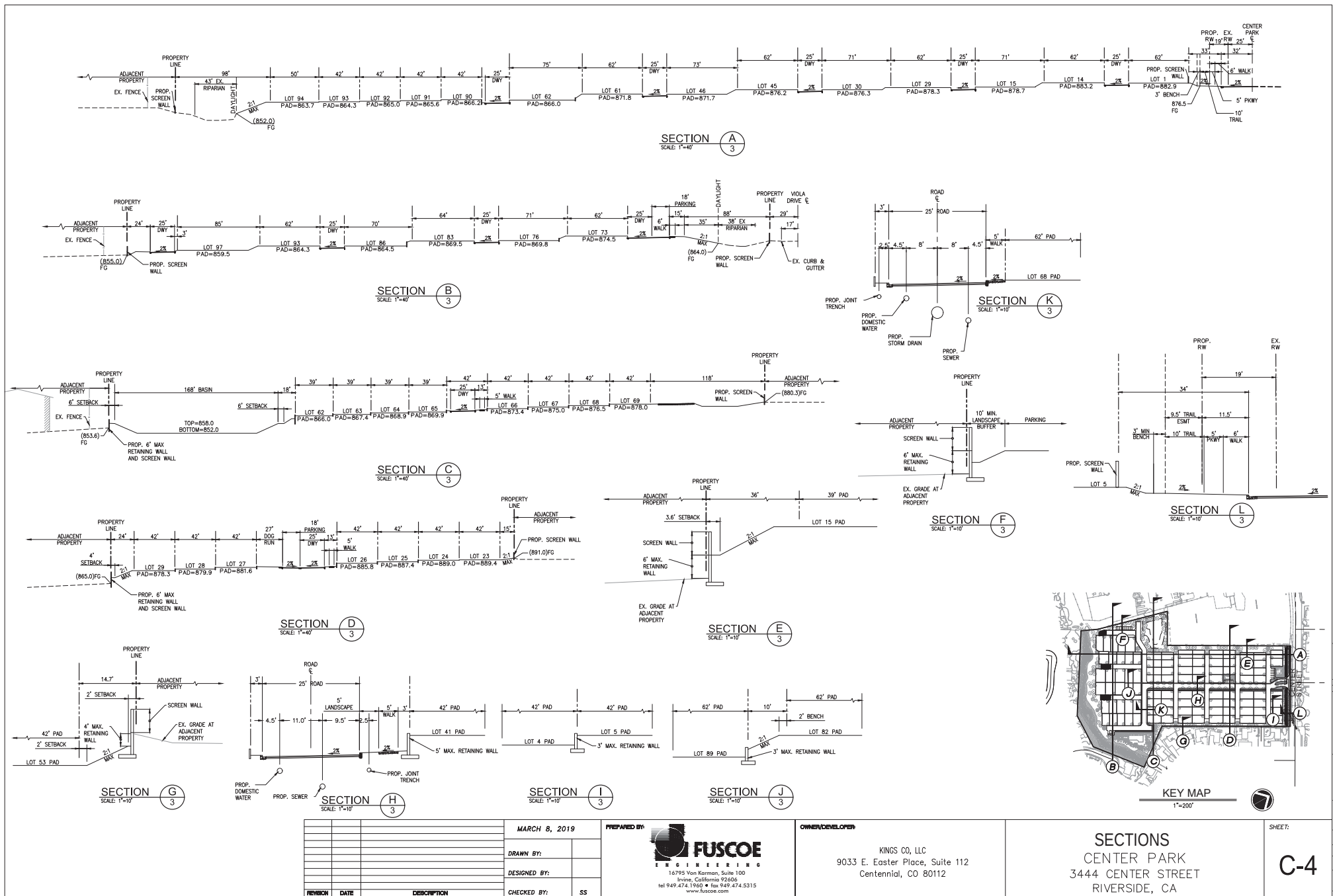
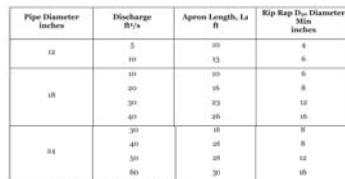


Exhibit 6 - Project Plans



DYDYS™

Design Your Own Detention System



For design assistance, drawings,
and pricing send completed worksheet to:
dydys@contech-cpi.com



Project Summary

Project Name: _____

City / County: _____

State: _____

Designed By: _____

Company: _____

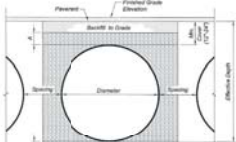
Telephone: _____

Enter information in Blue Cells

Corrugated Metal Pipe Calculator

Storage Volume Required (cft)	4,879
Limiting Width (ft)	25.00
Effective Depth Below Asphalt (ft)	1.50
Solid or Perforated Pipe	Solid
Shape or Diameter	Solid
Spacing between Barrels (ft)	1.25
Stone Width Around Perimeter of System (ft)	0.75
Depth A - Porous Stone Above Pipe (in)	12
Depth C - Porous Stone Below Pipe (in)	6
Stone Porosity (to 40%)	40

4.91 ft² Pipe Area



System Slope

Pipe Length	4,932.0 ft
Porous Stone Storage	0 cft
Total Storage (Pipe + Stone)	4,932.0 cft
Number of Barrels	17 barrels
Length Per Barrel	59.00 ft
Rectangular Footprint (W x L)	12.5 ft x 55.5 ft

Use Corrugated metal (cft) for layout adjustment

100.0% Of Required Storage

CONTECH Materials

Total CMP Footage	1,003 ft
Approximate Total Pieces	51 pcs
Approximate Coupling Bands	34 bands
Approximate Trunklines	3 trucks

Custom Layout

To adjust layout, enter desired total length in the light blue boxes below
Additional Footage Required = 1,003

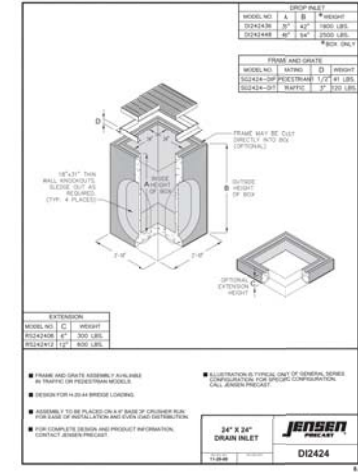
Construction Quantities**

Total Excavation	479 cu Yards
Porous Stone Backfill For Storage	0 cu Stone
Backfill to Gravel Excluding Stone	207 ft ³

Barrel 12	0
Barrel 11	0
Barrel 10	0
Barrel 9	0
Barrel 8	0
Barrel 7	0
Barrel 6	0
Barrel 5	0
Barrel 4	0
Barrel 3	0
Barrel 2	0
Barrel 1	0

Number Of Barrels Exceed Graph Limitations

© 2007 CONTECH Stormwater Solutions



WELDED TYP.

#4 REBAR

2

1/2" x 2" STEEL STRAP WITH 1/2" BOLT

GRATE

1" TO" ELEVATION PER PLAN

GRATE ASSEMBLY

1" SLOT OR 1/2" TO 1-1/2" DIA. HOLES, 10"-12" ON CENTER AND STAGGERED

36" CMP RISER

12"

6"

2" MIN. BOTTOM PER PLAN

8" MIN. TYP.

18" MIN.

ANCHOR BLOCK MIN. 5 SACKS/C.Y. CONCRETE OR METHOD APPROVED BY BUILDING OFFICIAL

SET TEE SECTION IN WET CONCRETE FOOTING & TROWEL INSIDE TO DRAIN

FLOW

36" MIN.

6" MIN.

8" MIN. TYP.

18" MIN.

ANCHOR BLOCK MIN. 5 SACKS/C.Y. CONCRETE OR METHOD APPROVED BY BUILDING OFFICIAL

CMP RISER - OVERFLOW OUTLET DETAIL

NOT TO SCALE

			MARCH 8, 2019	
			DRAWN BY:	
			DESIGNED BY:	
REVISION	DATE	DESCRIPTION	CHECKED BY:	SS

PREPARED BY:

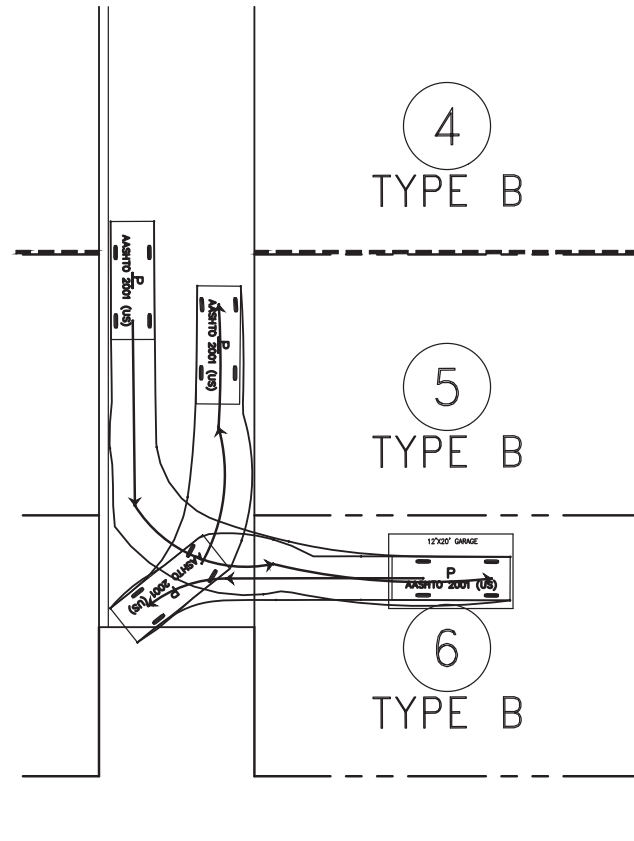
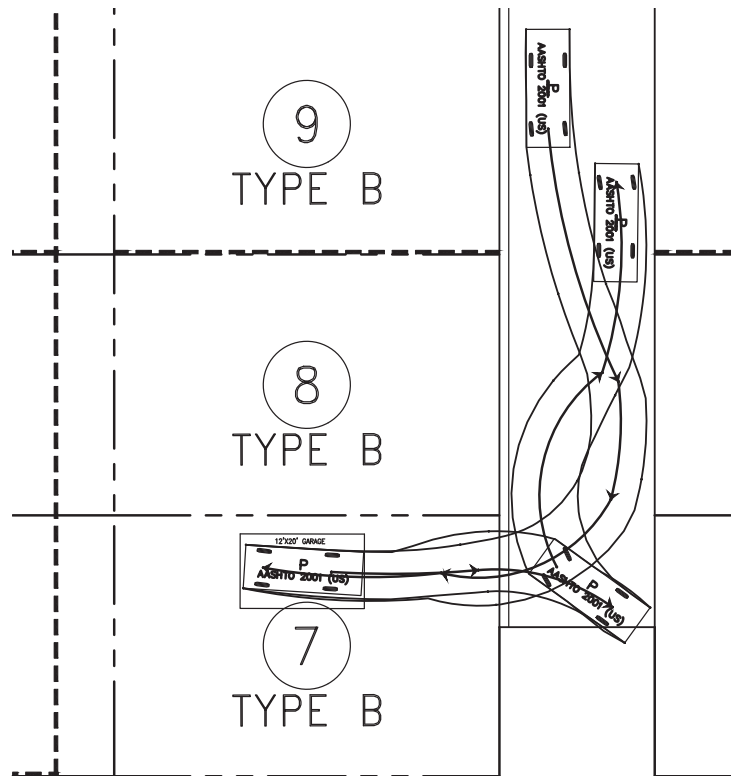
 **FUSCO**
ENGINEERING

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tel 949.474.1960 • fax 949.474.5315
www.fuscoee.com

DETAILS
CENTER PARK
3444 CENTER STREET
RIVERSIDE, CA

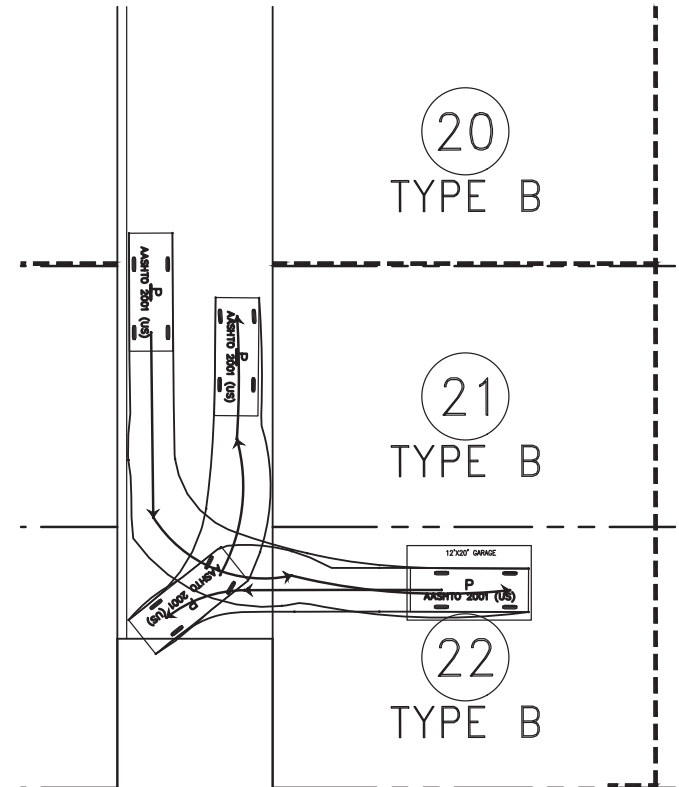
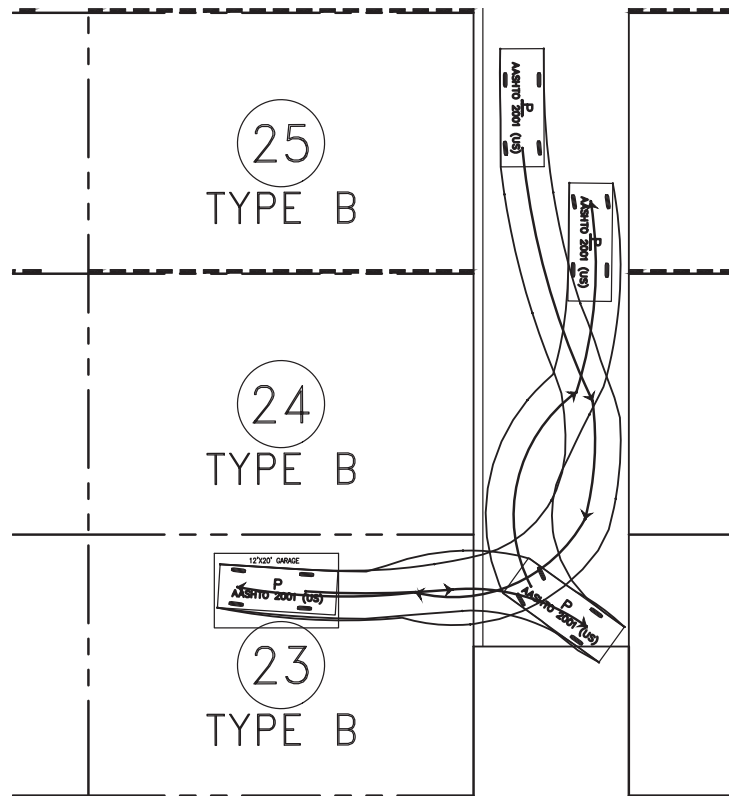
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C-5

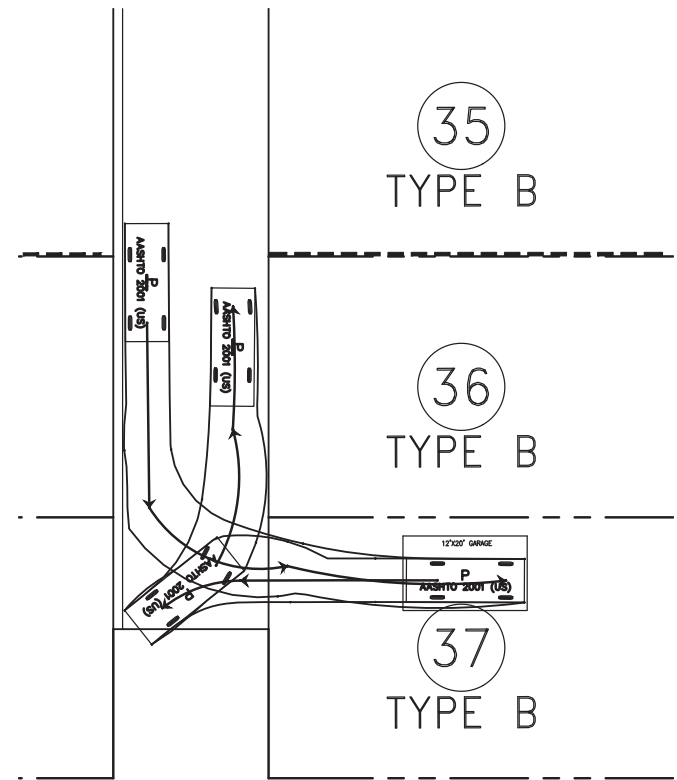
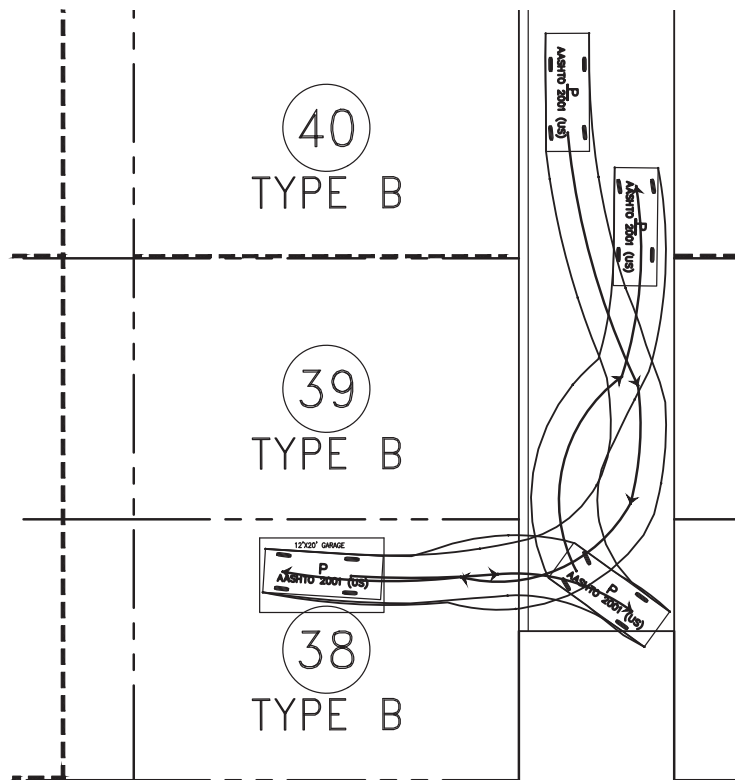


VEHICLE TURN EXHIBIT

LOT 6 & 7

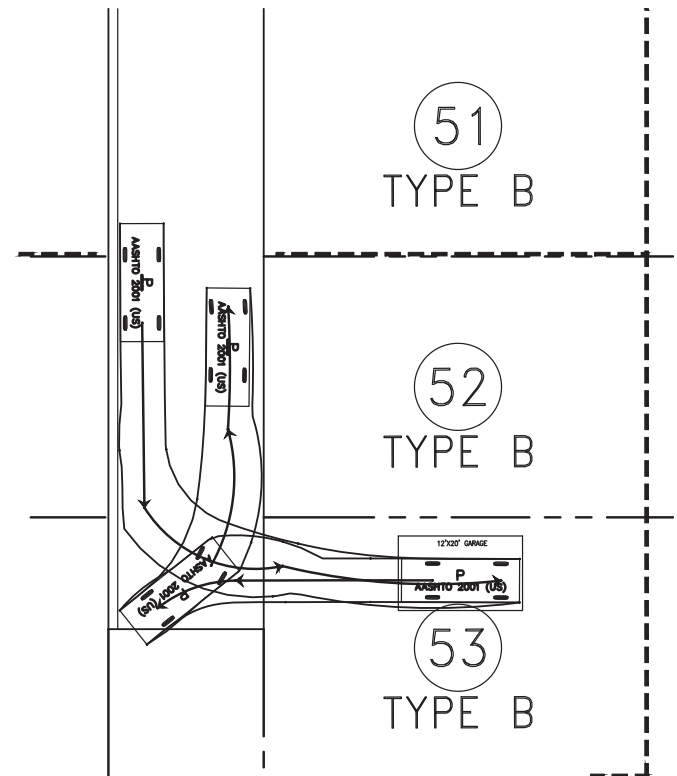
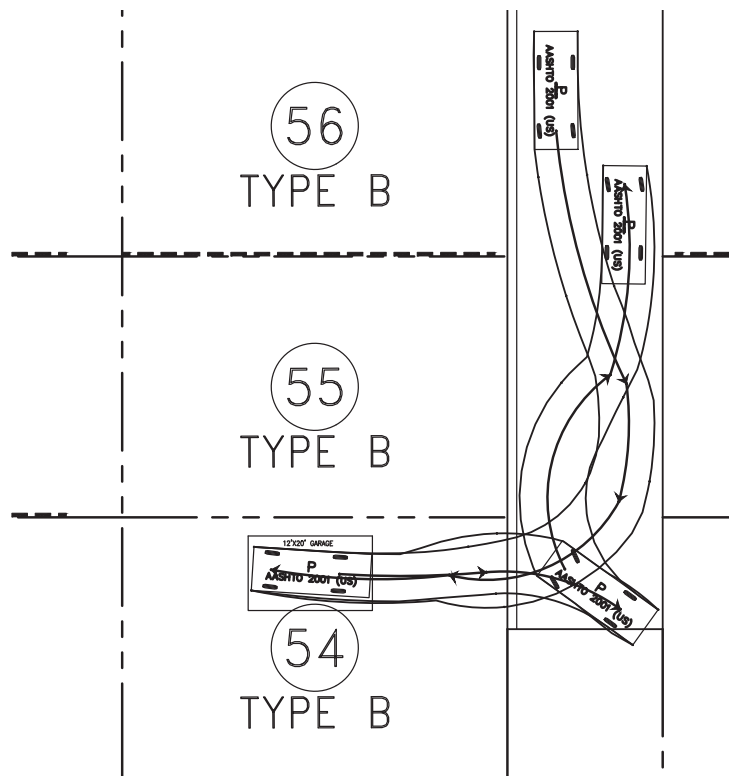


VEHICLE TURN EXHIBIT LOT 22 & 23



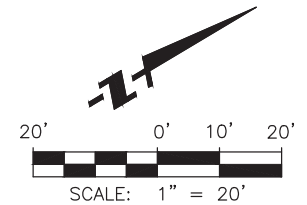
VEHICLE TURN EXHIBIT

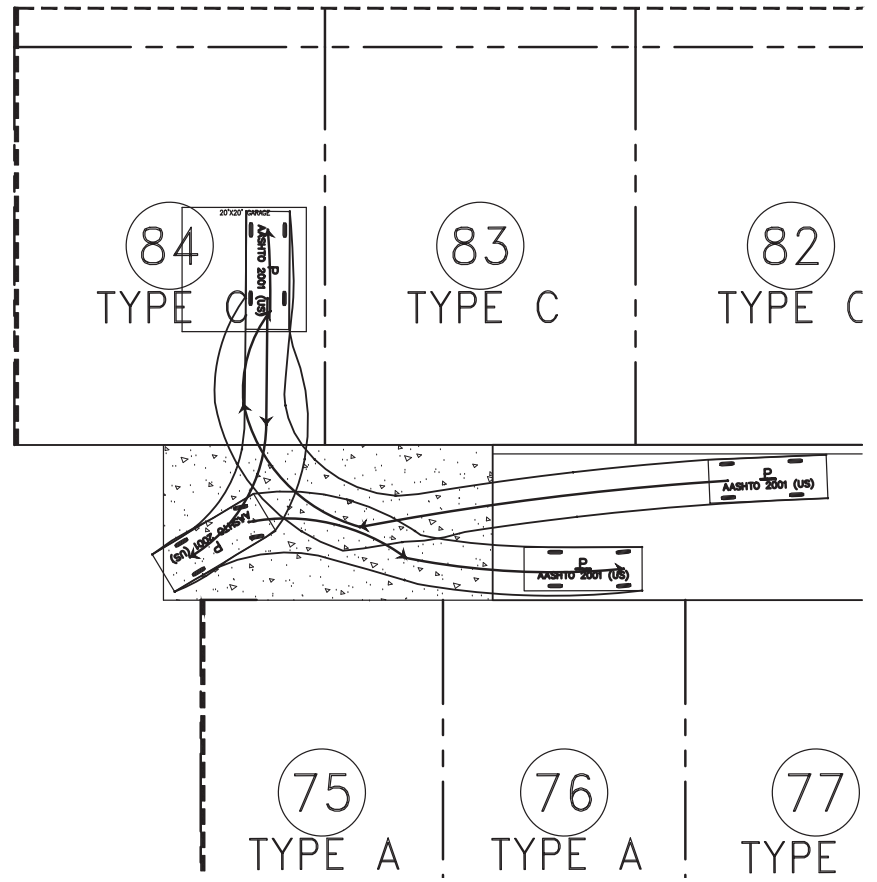
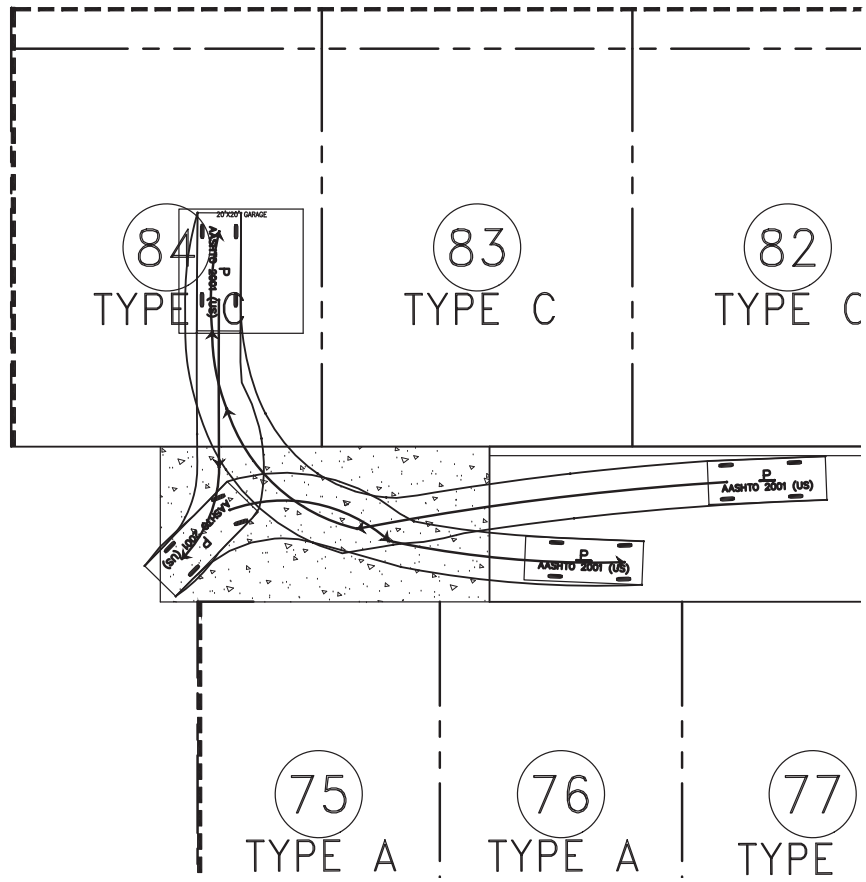
LOT 37 & 38



VEHICLE TURN EXHIBIT

LOT 53 & 54





VEHICLE TURN EXHIBIT

LOT 84

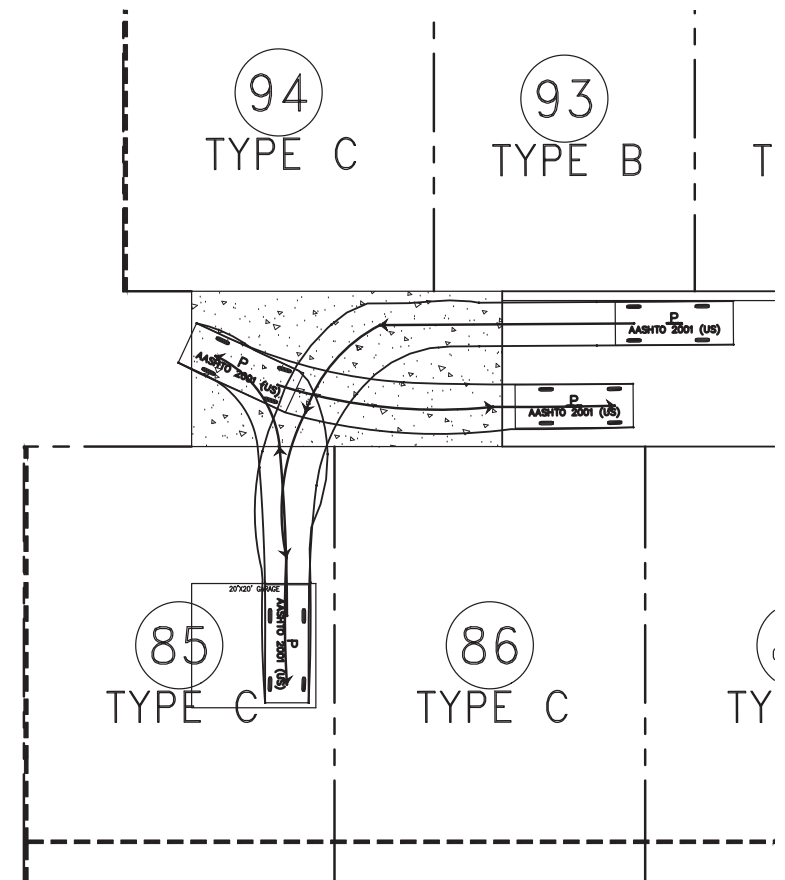
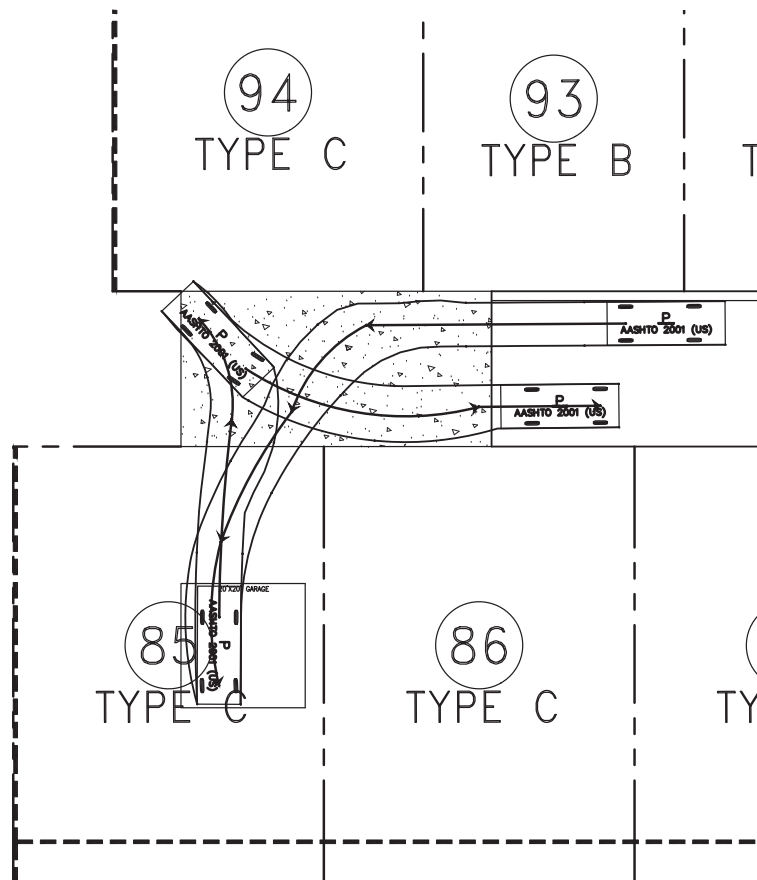
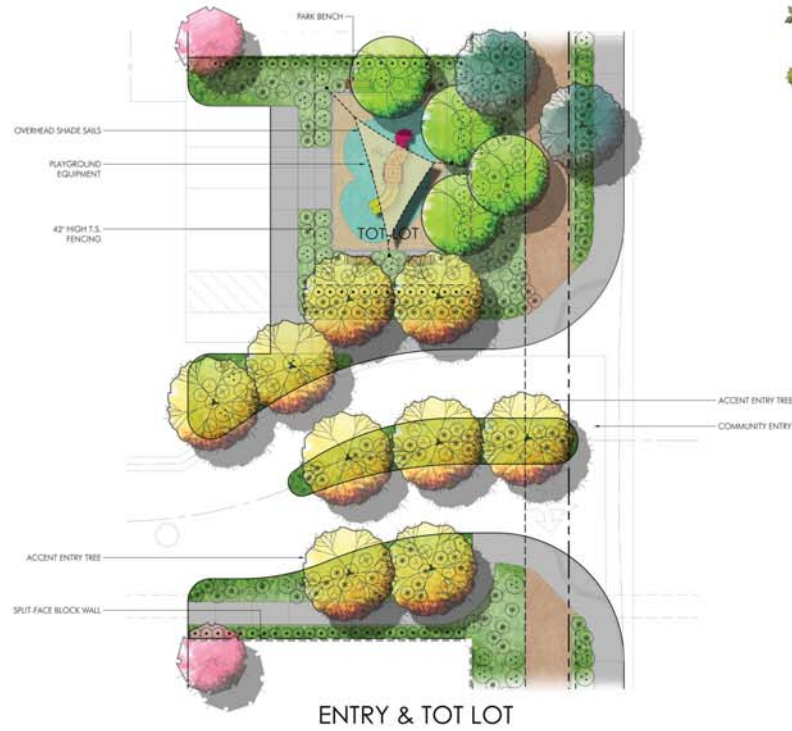




Exhibit 6 - Project Plans



Exhibit 6 - Project Plans

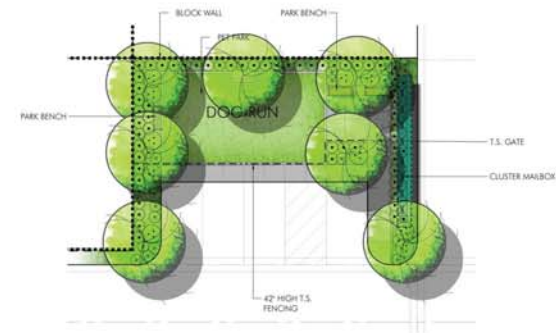


ENTRY & TOT LOT

PLANT SCHEDULE		
TREES	BOTANICAL NAME / COMMON NAME	CONT
	<i>Adiantum</i> x 'Majesty' / <i>Adiantum Standard</i>	24" BOX
	<i>Cercidium</i> x 'Desert Museum' / <i>Thornless Palo Verde</i>	36" BOX
	<i>Chilopsis linearis</i> / <i>Desert Willow</i> To be maintained to keep 10' overhead clearance at trail	24" BOX
	<i>Lagerstrœmia indica</i> 'Linden' / <i>Croton Myrtle</i>	24" BOX
	<i>Magnolia grandiflora</i> 'Little Gem' / <i>Desert Southern Magnolia</i>	24" BOX
	<i>Phoenix dactyloides</i> 'Medjool' / <i>Date Palm</i>	18" BTH
	<i>Platanus x australis</i> 'Bloodgood' / <i>London Plane Tree</i> To be maintained to keep 10' overhead clearance at trail	24" BOX
	<i>Quercus ilex</i> / <i>Holly Oak</i>	24" BOX

PLANT SCHEDULE		
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	<i>Agave attenuata</i> / <i>Agave</i>	5 GAL
	<i>Agave desertiana</i> / <i>Desert Century Plant</i>	5 GAL
	<i>Aloe arborescens</i> / <i>Coral Aloe</i>	5 GAL
	<i>Aloe x spicata</i> / <i>Aloe</i>	5 GAL
	<i>Argemone</i> x 'Bush Gold' / <i>Kingscote Pine</i>	5 GAL
	<i>Bougainvillea</i> x 'Barbara Kart' / <i>Barbara Kart Bougainvillea</i>	1 GAL
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / <i>Blue Grama</i>	1 GAL
	<i>Celastrus x cuneatus</i> / <i>Rockspray</i>	5 GAL

PLANT SCHEDULE		
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	<i>Ficus virens</i> / <i>Pineapple Guava</i>	5 GAL
	<i>Juniperus effusa</i> / <i>Salt Bush</i>	1 GAL
	<i>Ligustrum japonicum</i> 'Tessalon' / <i>Wax Leaf Privet</i>	5 GAL
	<i>Muhlenbergia capillaris</i> 'Regal Mar' TM / <i>Muhly</i>	1 GAL
	<i>Muhlenbergia rigens</i> / <i>Deer Grass</i>	5 GAL
	<i>Podocarpus elongatus</i> 'Mormon' / <i>Live Blue Yew Wood</i>	5 GAL
	<i>Salvia leucantha</i> / <i>Mexican Bush Sage</i>	5 GAL
	<i>Senecio mandraliscae</i> 'Blue Chalk Sticks' / <i>Senecio</i>	1 GAL



PET PARK

ENLARGEMENT



REVISION	DATE	DESCRIPTION

JANUARY 11, 2019	PREPARED BY:
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	



OWNER/DEVELOPER:
KING CO, LLC
9033 E. Easter Place, Suite 112
Centennial, CO 80112

3444 CENTER STREET
RIVERSIDE, CA

L3

Exhibit 6 - Project Plans



VIEW 'A'



VIEW 'B'



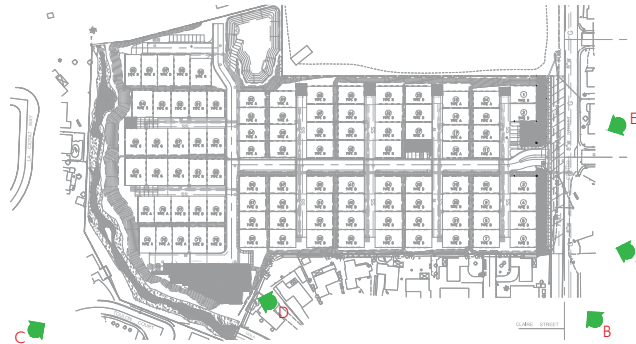
VIEW 'C'



VIEW 'E'



VIEW 'D'



KEYMAP

CONCEPTUAL IMAGES

REVISION	DATE	DESCRIPTION

JANUARY 11, 2019
DRAWN BY:
DESIGNED BY:
CHECKED BY:

PREPARED BY:



URBAN ARENA
3155 16th Mile Avenue • 80112
Centennial, Colorado 80012
P: 714.754.4500 F: 714.754.4545
Chicago Identity • San Diego

UA JOB # 17-011

OWNER/DEVELOPER

KING CO, LLC
9033 E. Easter Place, Suite 112
Centennial, CO 80112

3444 CENTER STREET
RIVERSIDE, CA

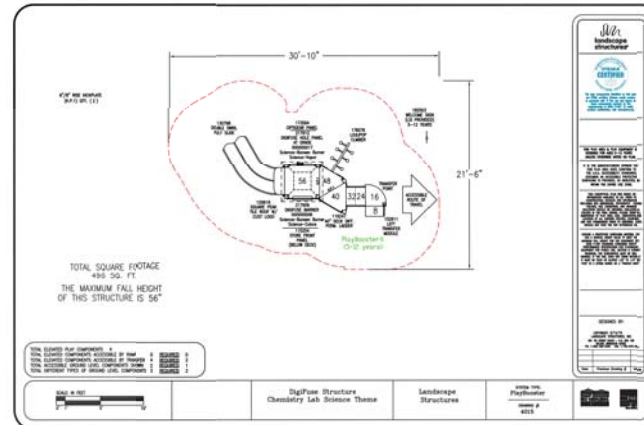
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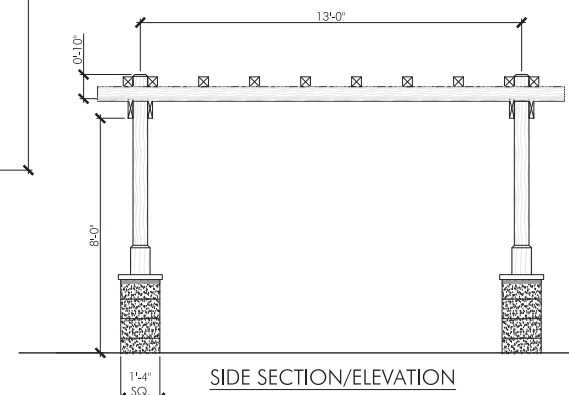
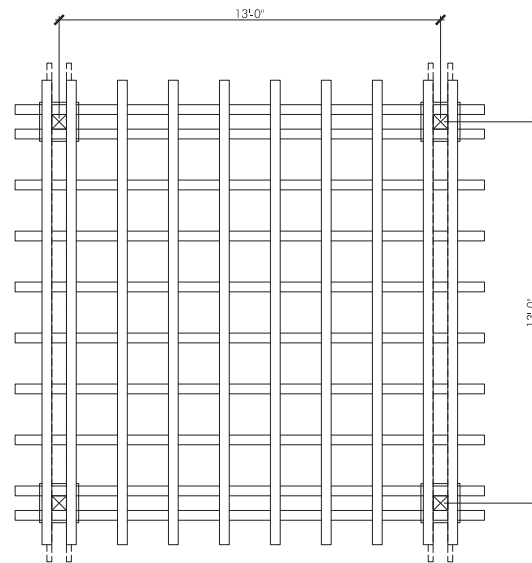
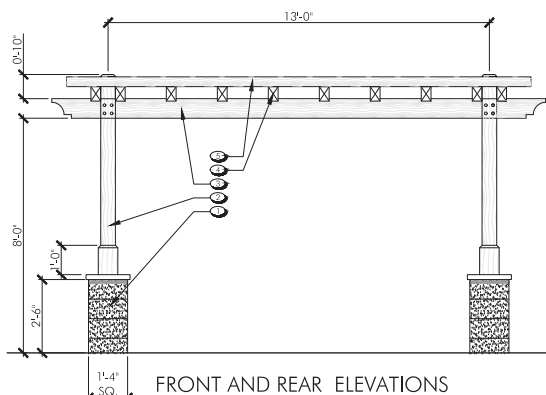
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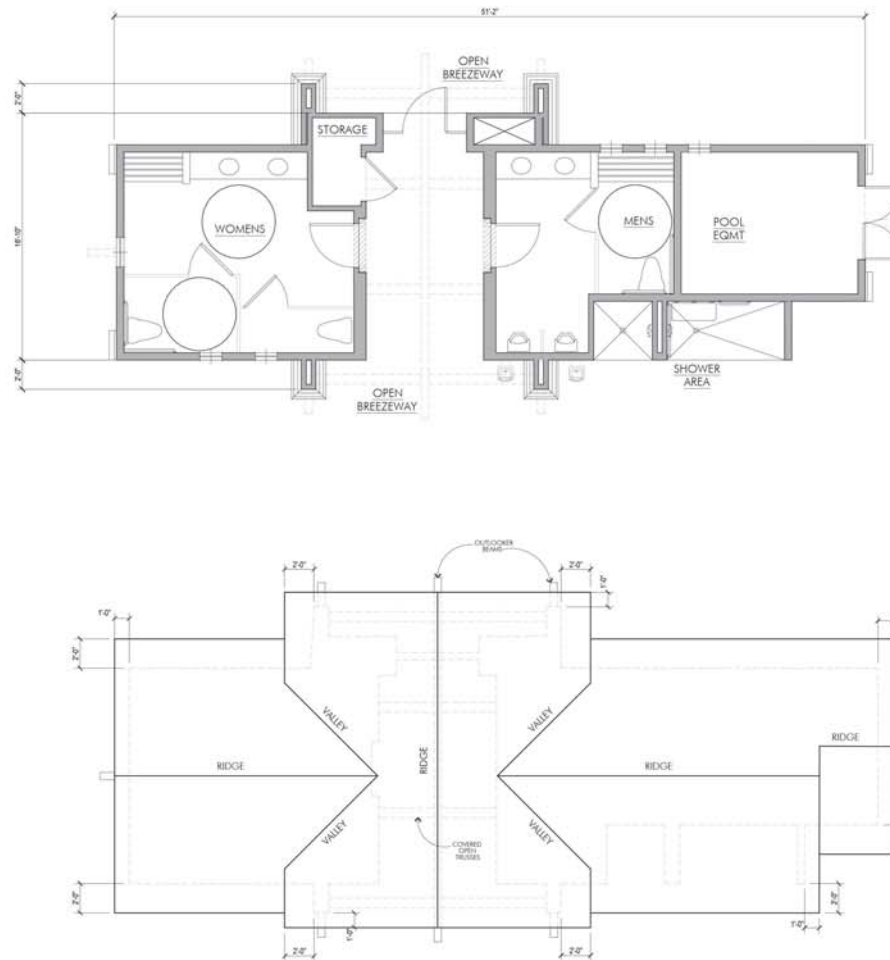
© 2017 Project 17-011 Riverside San Landscape Planning Submission 17-011 LANDSCAPE PLANS.dwg 17/02/2019 3:48 PM Plotted by: Vincent



Exhibit 6 - Project Plans







RECREATION CENTER FLOOR & ROOF PLAN



REVISION	DATE	DESCRIPTION

DATE	JANUARY 11, 2019
DRAWN BY	
DESIGNED BY	
CHECKED BY	



OWNER/DEVELOPER	KING CO, LLC
	9033 E. Easter Place, Suite 112
	Centennial, CO 80112

3444 CENTER STREET
RIVERSIDE, CA

SHEET
A1

Exhibit 6 - Project Plans



FRONT



RIGHT



REAR



LEFT

RECREATION CENTER ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION

	JANUARY 11, 2019

PREPARED BY:



**URBAN
ARENA**
2192 Red Hill Avenue, Suite 112
Costa Mesa, California 92626
714.754.4333 • 714.754.4340
Orange County • San Diego

UA JOB # 17-011

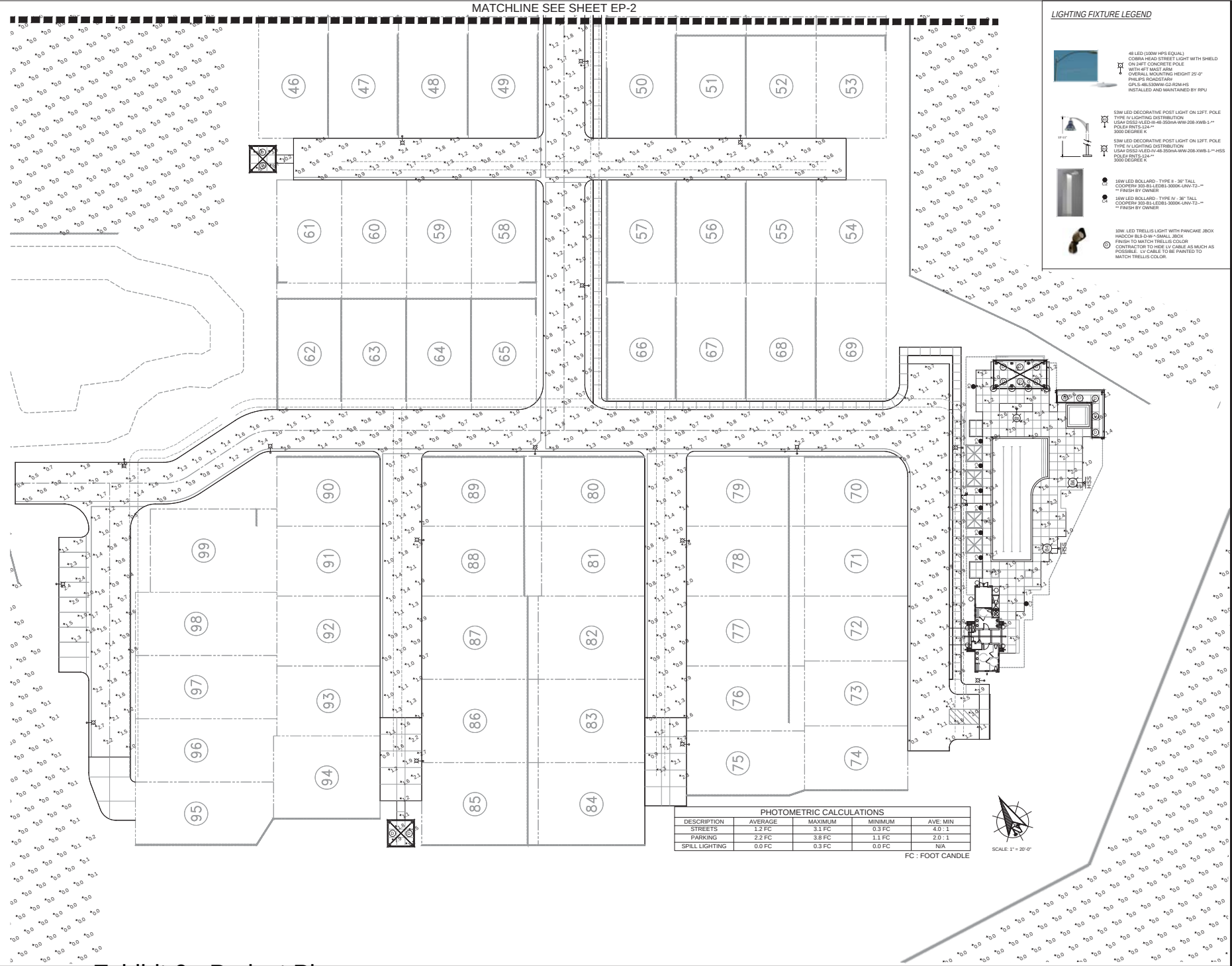
OWNER/DEVELOPER:

KING CO, LLC
9033 E. Easter Place, Suite 112
Centennial, CO 80112

3444 CENTER STREET
RIVERSIDE, CA

SHEET

A2



LIGHTING DESIGN / ELECTRICAL ENGINEERING
27204 Calle Juarez
Dana Point, CA 92624
Ph: 949.201.1333
candeladesignengineering.com

DATE: 03/05/2019

STAMP:



REVISIONS:

CENTER STREET
MOBILE HOME PARK
3444 CENTER STREET
RIVERSIDE, CA

CLIENT:

KING GO, LLC
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, CO 890112

SHEET TITLE:

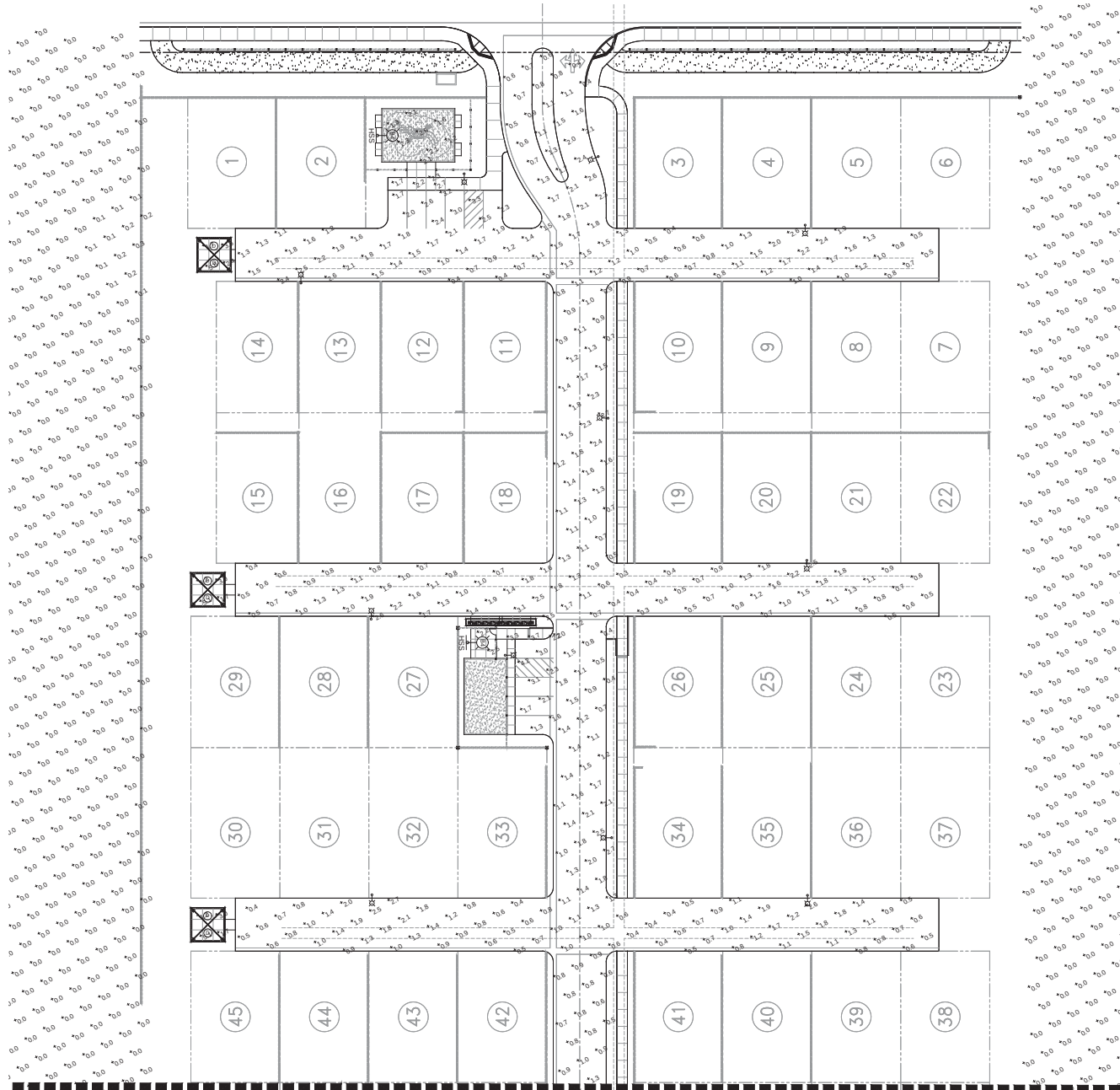
**PHOTOMETRIC
SITE PLAN**

SHEET NUMBER:

EP-1

PROJ. #: XB-065

Exhibit 6 - Project Plans



MATCHLINE SEE SHEET EP-1

PHOTOMETRIC CALCULATIONS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE: MIN
STREETS	1.3 FC	3.1 FC	0.4 FC	3.3:1
PARKING	2.0 FC	3.2 FC	1.1 FC	1.8:1
SPILL LIGHTING	0.0 FC	0.3 FC	0.0 FC	N/A

FC : FOOT CANDLE



LIGHTING FIXTURE LEGEND



48 LED (100W HPS EQUAL)
CORN HEAD STREET LIGHT WITH SHIELD
ON 24"FT CONCRETE POLE
WITH 8"FT HAST ARM
OVERALL MOUNTING HEIGHT 25'-0"
PHILIPS ROADSTAR
GPLS-48LED00W-02-RD-04HS
INSTALLED AND MAINTAINED BY RPU



50W LED DECORATIVE POST LIGHT ON 12FT. POLE
TYPE IV LIGHTING DISTRIBUTION
USAF ODS-01-LED-V-48-3000K-WW-208-XWB-3'-1"
POLE RHTS-124'-"
3000 DEGREE K



18W LED BOLLARD - TYPE II - 3FT TALL
COOPER 300-81-LEDS-3000K-UNV-72'-"
** FINISH BY OWNER



30W LED TRELIS LIGHT WITH PANCAKE JBOX
HATCH BLD 30-W-3000K-UNV-72'-"
FINISH TO MATCH TRELIS COLOR
CONTRACTOR TO HIDE IV CABLE AS MUCH AS
POSSIBLE. IV CABLE TO BE PAINTED TO
MATCH TRELIS COLOR.



LIGHTING DESIGN / ELECTRICAL ENGINEERING

27201 Calle Juarez
Dana Point, CA 92624
Ph: 949.201.1333
candeladesignengineering.com

DATE: 03/05/2019

STAMP:



REVISIONS:

CENTER STREET
MOBILE HOME PARK
3444 CENTER STREET
RIVERSIDE, CA

CLIENT:

KING GO, LLC

9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, CO 890112

SHEET TITLE:

**PHOTOMETRIC
SITE PLAN**

SHEET NUMBER:

EP-2

PROJ. #: X8-065

[illegible][illegible][illegible][illegible]

OUTDOOR LIGHTING POWER ALLOWANCES

(Circuits of 150 Watts)

Outdoor Lighting Power Allowances

Permitted Lighting Circuits: (Maximum 150 Watts)

COURTESY SERVICE CENTER

WELL 2 (of 4)

Page 2 of 4

C.3. WATTAGE ALLOWANCE PER SQUARE FOOT OF HARDSCAPE AREA (Ornamental Lighting) – Table 140.7-B

Allowance for the total wattage permitted for landscape lighting for this allowance shall be for 100 sq. ft. or less as determined in accordance with Table 140.6-B, and shall be used for landscape lighting, landscape structures, or plantings.

If more than one luminaire type is used on one location, use multiple rows for that location.

	ALLOWED WATTS	LUMINAIRE TYPE	LUMINAIRE SPECIFICATION	LUMINAIRE QUANTITY	WATTAGE TOTAL (20' x 30')	MINIMUM AREA (Square of 100 sq. ft.)
Number of luminaire types used (150 Watts or less)	1	1	1	1	1	1
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
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38	38	38	38	38	38	38
39	39	39	39	39	39	39
40	40	40	40	40	40	40
41	41	41	41	41	41	41
42	42	42	42	42	42	42
43	43	43	43	43	43	43
44	44	44	44	44	44	44
45	45	45	45	45	45	45
46	46	46	46	46	46	46
47	47	47	47	47	47	47
48	48	48	48	48	48	48
49	49	49	49	49	49	49
50	50	50	50	50	50	50
51	51	51	51	51	51	51
52	52	52	52	52	52	52
53	53	53	53	53	53	53
54	54	54	54	54	54	54
55	55	55	55	55	55	55
56	56	56	56	56	56	56

OUTDOOR LIGHTING POWER ALLOWANCES

(California, N.E.C.® Chapter 9)

LUMINAIRE TYPE / DESCRIPTION

Luminaire Lighting Power Allowance

Luminaire Type / Description: Floodlight, Floodlight

TABLE 120.7-A

Page 1 of 6

A. OUTDOOR LIGHTING POWER ALLOWANCE SUMMARY

1. General Luminaire Lighting Power Allowance (See Table 120.7-A and NEC 120.7-A.1)

2. Additional Loads: Yes or No: ☐ Yes ☒ No

3. See Table 120.7-A for Lighting Power Allowance Values and Notes and for Electrical Load Calculations

Type of Luminaire		Foot Candles (FC)		Foot Candles (FC)		Foot Candles (FC)	
Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)	Foot Candles (FC)
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104
105	106	107	108	109	110	111	112
113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128
129	130	131	132	133	134	135	136
137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152
153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184
185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208
209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224
225	226	227	228	229	230	231	232
233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248
249	250	251	252	253	254	255	256
257	258	259	260	261	262	263	264
265	266	267	268	269	270	271	272
273	274	275	276	277	278	279	280
281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296
297	298	299	300	301	302	303	304
305	306	307	308	309	310	311	312
313	314	315	316	317	318	319	320
321	322	323	324	325	326	327	328
329	330	331	332	333	334	335	336
337	338	339	340	341	342	343	344
345	346	347	348	349	350	351	352
353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368</

