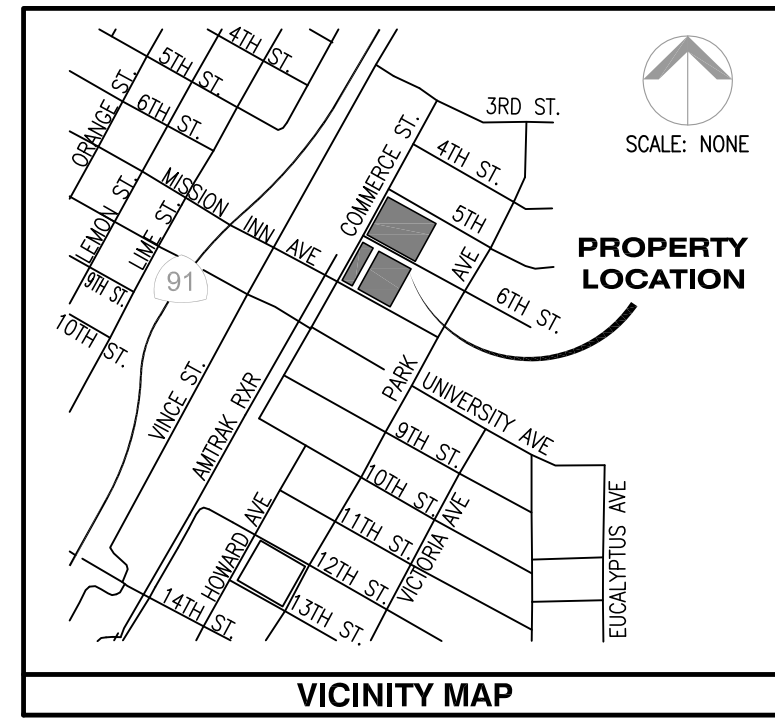
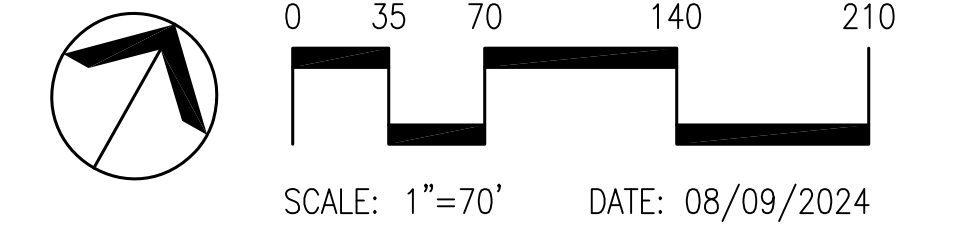


TENTATIVE TRACT MAP NO. 38624

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



LEGAL DESCRIPTION

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

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 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. **NO MENTIONED EASEMENTS WITHIN SAID DOCUMENT DOES NOT AFFECT.**

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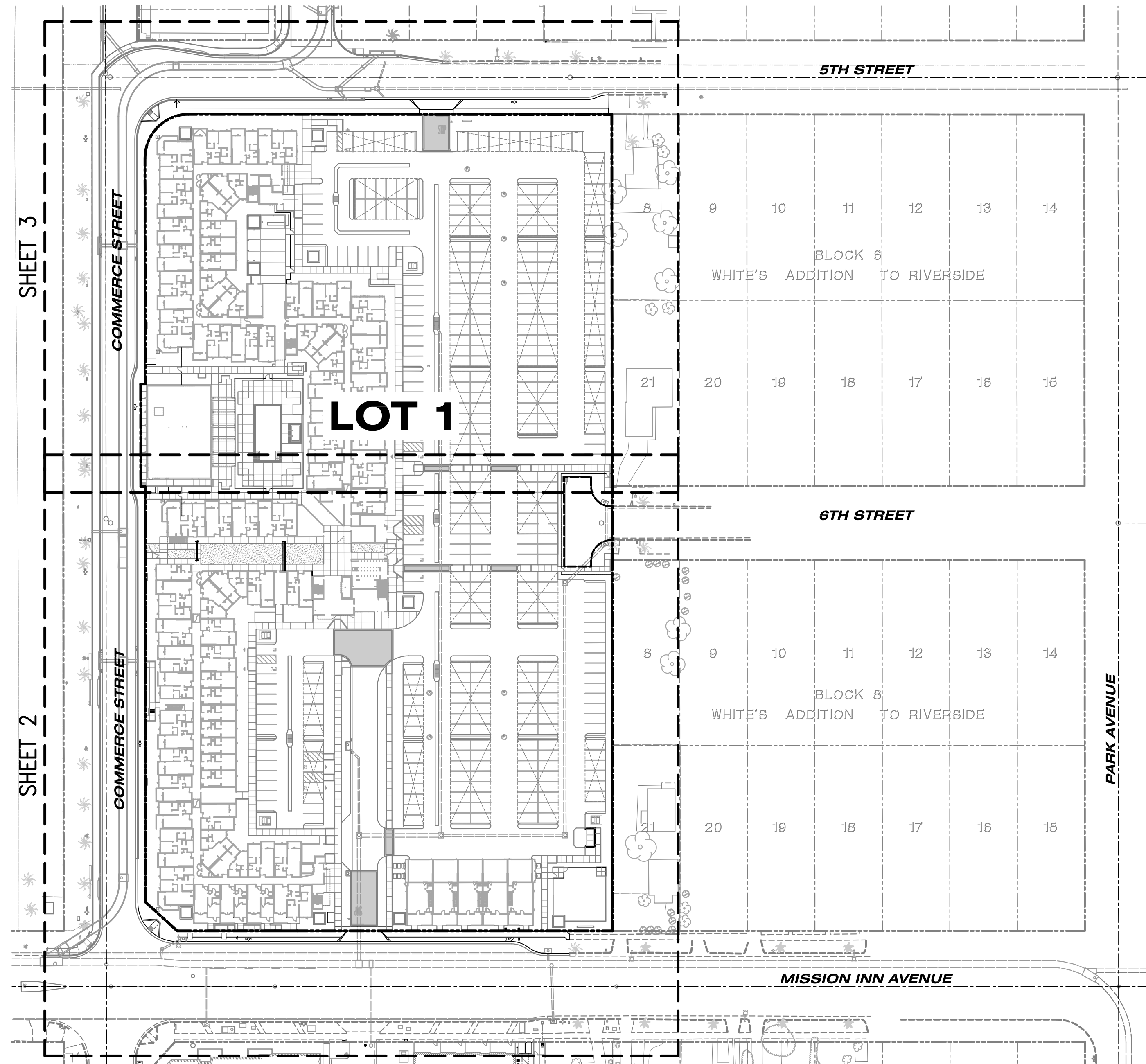
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NOTES

- EXISTING NUMBER OF LOTS: 46
- EXISTING HISTORIC STRUCTURES WILL REMAIN ON SITE. ALL OTHER IMPROVEMENTS WILL BE REMOVED/DEMOLISHED.
- REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFFSITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
- 6" WATER MAIN IN MISSION INN REQUIRES UPGRADE TO 12" FROM COMMERCE ACROSS THE FRONTAGE AT A MINIMUM, AND POSSIBLY UP TO PARK DEPENDING ON REQUIRED FIRE FLOW VOLUME.
- ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
- THE PROPOSED PROJECT WILL REQUIRE REMOVAL OF A PORTION OF THE EXISTING SEWER MAIN LOCATED WITHIN 6TH STREET. A PUBLIC SEWER MAIN WILL BE CONSTRUCTED TO COLLECT EXISTING SEWER AND PROPOSED PROJECT DISCHARGE TO THE EXISTING CITY SEWER SYSTEM.
- DATE OF SURVEY: JULY 22, 2020



OWNER/SUBDIVIDER

IRON LOFTS, LLC
 1201 DOVE STREET, SUITE 520
 NEWPORT BEACH, CALIFORNIA 92660
 ATTN: DARRIN OLSON
 PHONE NO. (949) 975-1122 EXT. 1

CIVIL ENGINEER

KHR ASSOCIATES
 17530 VON KARMAN AVENUE, SUITE 200
 IRVINE, CALIFORNIA 92614
 ATTN: JAMES H. KAWAMURA
 R.C.E. NO. 30560
 PHONE NO. (949) 756-6440

James H. Kawamura
 JAMES H. KAWAMURA R.C.E. 30560



ADDRESS/THOMAS GUIDE

ADDRESS: VACANT COMMERCIAL PROPERTY
 ASSESSORS PARCEL NOS.: 211-071-001, 002, 004, 005, 023, 024
 211-072-001, 002, 004, 020, 021, 022

AREA

TOTAL EXISTING AREA OF THE PROPERTIES CONSISTS OF: 271,711 S.F. (6.24 ACRES)
 PROPOSED STREET DEDICATIONS: 3,629 S.F. (0.08 ACRES)
 PROPOSED STREET VACATION: 27,446 S.F. (0.63 ACRES)
 PROPOSED ALLEY VACATION: 6,608 S.F. (0.15 ACRES)
 PROPOSED LOT 1: 302,138 S.F. (6.94 ACRES)

ABBREVIATIONS

ABAND.	ABANDONED
BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
DOM.	DOMESTIC WATER
ELEC.	ELECTRICAL
EX.	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
FS	FIRE SERVICE LINE
G	GAS
GV	GAS VALVE
HC	HANDICAP
P/L	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
S.F.	SQUARE FEET
SD	STORM DRAIN
SL	STREETLIGHT
SMH	SEWER MANHOLE
SDMH	STORMDRAIN MANHOLE
TC	TOP OF CURB
TRANS.	TRANSFORMER
TYP.	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

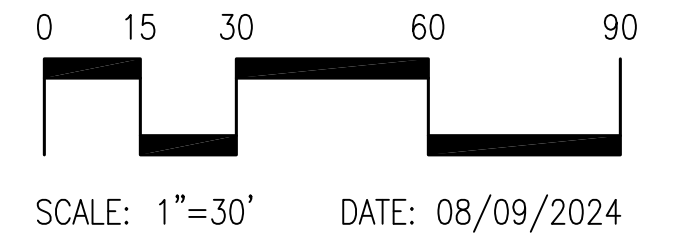
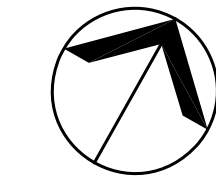
LEGEND

	BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	BUILDING
	CURB AND GUTTER
	STREET LIGHT
	SIGN
	FIRE HYDRANT
	FENCE
	POWER POLE/ UTILITY POLE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT POINT OF CONNECTION
	PROPOSED SEWER POINT OF CONNECTION
	PROPOSED STORM DRAIN CONNECTION POINT
	PROPOSED WATER SERVICE POINT OF CONNECTION

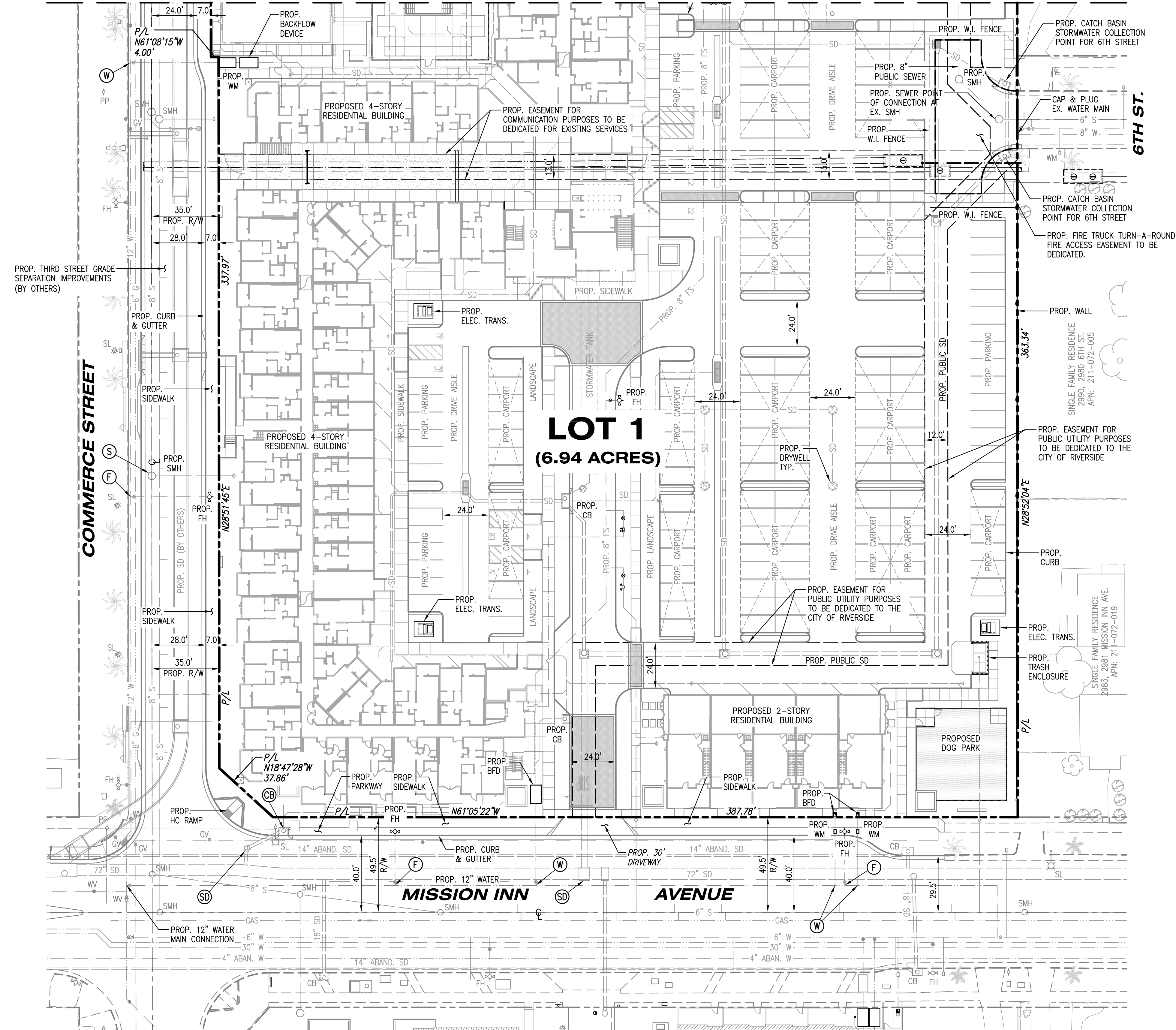
TENTATIVE TRACT MAP NO. 38624

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

PROPOSED SITE PLAN



SEE SHEET 3 FOR CONTINUATION



LOT 1
(6.94 ACRES)

COMMERCE STREET

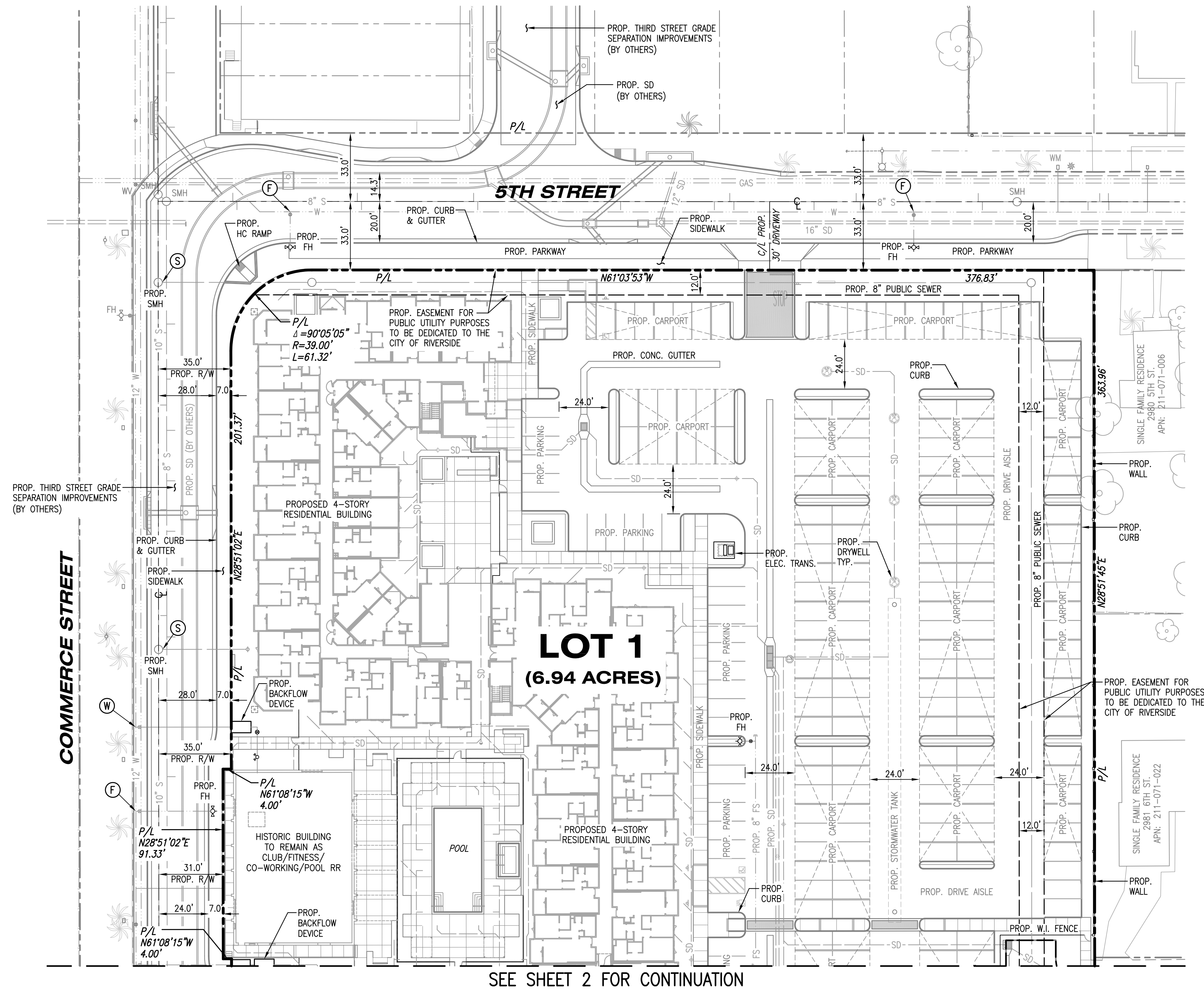
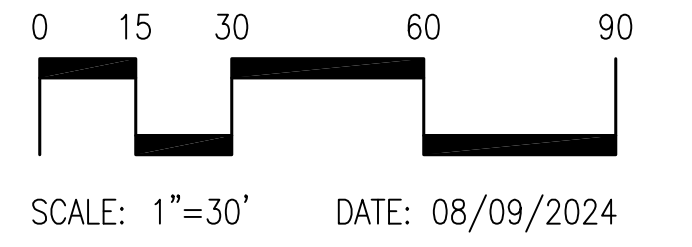
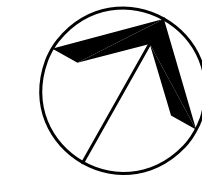
6TH ST.

MISSION INN AVENUE

TENTATIVE TRACT MAP NO. 38624

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

PROPOSED SITE PLAN

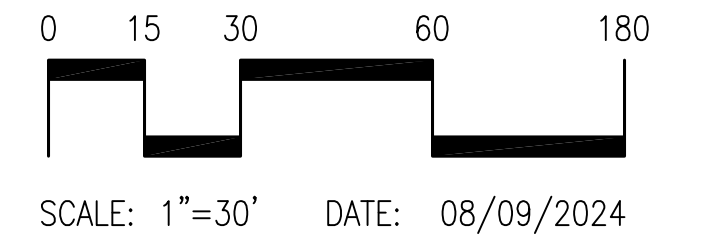
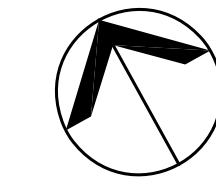


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TENTATIVE TRACT MAP NO. 38624

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

EXISTING SITE CONDITIONS



ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER
ABAND.	ABANDON
B.	BOLLARDS
BFD.	BACKFLOW DEVICE
BLDG.	BUILDING
C/L.	CENTERLINE
CATV.	CABLE TELEVISION BOX
CB.	CATCH BASIN
CHLK.	CHAIN LINK
CLR.	CLEAR
CMH.	COMMUNICATION MANHOLE
COMM.	COMMUNICATION
CONC.	CONCRETE
COR.	CORNER
ELEC.	ELECTRICAL
EPB.	ELECTRICAL PULL BOX
EMH.	ELECTRICAL MANHOLE
EV.	ELECTRICAL VAULT
FD.	FOUND
FDC.	FIRE DEPARTMENT CONNECTION
FH.	FIRE HYDRANT
GI.	GREASE INTERCEPTOR
GM.	GAS METER
MON.	MONUMENT
MH.	MANHOLE
MW.	MONITOR WELL
NE.	NORTH EAST
NGAS.	NATURAL GAS
OUL.	OVERHEAD UTILITY LINE
P/L.	PROPERTY LINE
PV.	POST INDICATOR VALVE
PP.	POWER POLE
R/W.	RIGHT OF WAY
S.	SEWER
SD.	STORM DRAIN
SE.	SOUTH EAST
S.F.	SQUARE FEET
SL.	STREET LIGHT
SMH.	SEWER MANHOLE
TE.	TRASH ENCLOSURE
TELE.	TELEPHONE
TMH.	TELEPHONE MANHOLE
TRANS.	TRANSFORMER
TS.	TRAFFIC SIGNAL
TYP.	TYPICAL
UPB.	UTILITY PULL BOX
UTIL.	UTILITY
W.	WATER
WM.	WATER METER
WV.	WATER VALVE
W.I.	WROUGHT IRON (FENCE)
YL.	YARD LIGHT

AREA

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

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NOTES

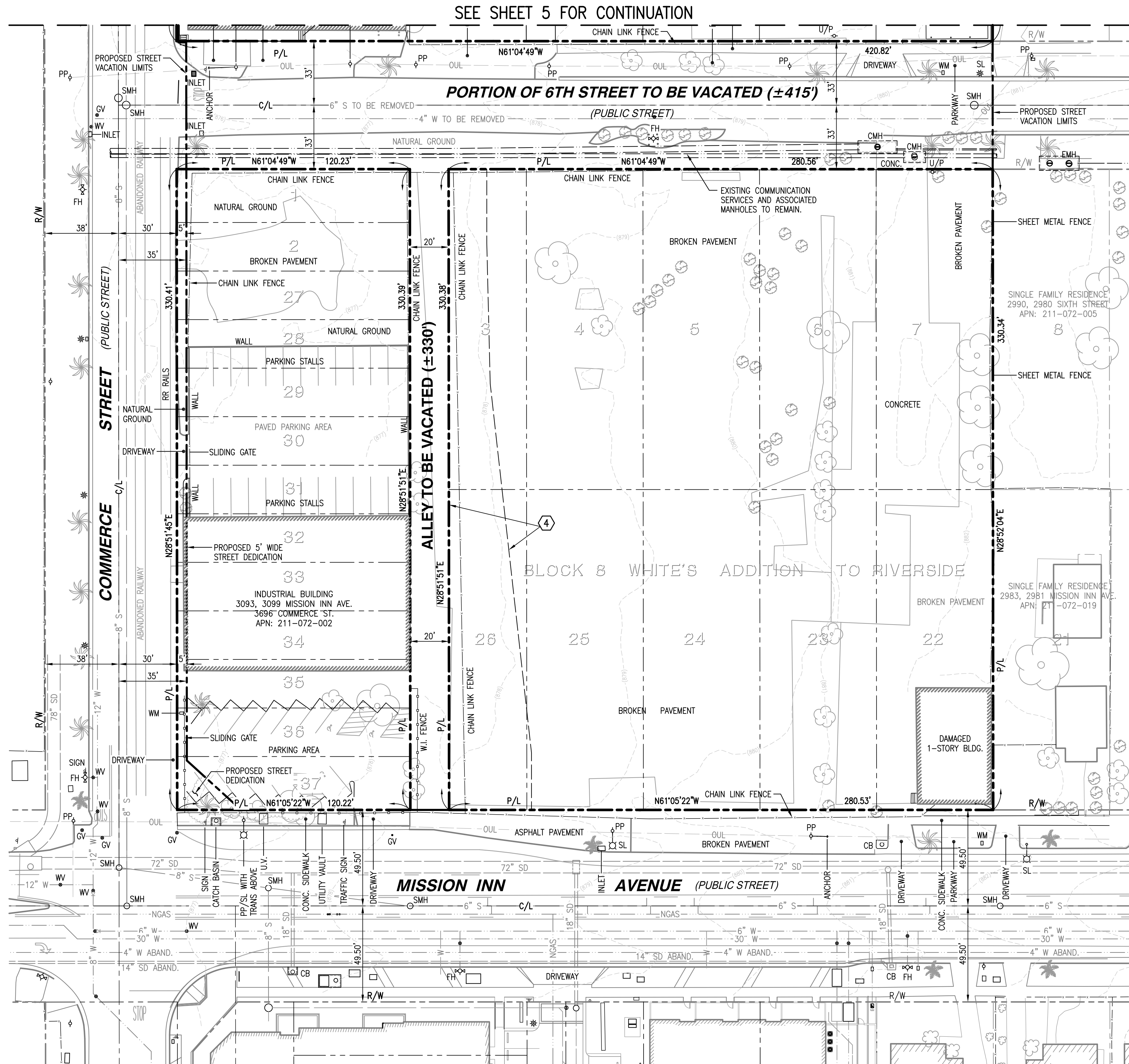
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- DATE OF SURVEY: JULY 22, 2020

LEGEND

	BOUNDARY
	LOT LINE
	RIGHT OF WAY
	BUILDING
	CENTERLINE
	W.I. FENCE
	CONTOUR
	CURB AND GUTTER
	FIRE HYDRANT
	SIGN
	WATER VALVE
	YARD LIGHT
	POWER POLE/ UTILITY POLE
	STREET LIGHT

BENCHMARK

INDEX 6647 PAGE 42 DATED JANUARY 20, 2005
FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95'± EASTERLY OF CENTERLINE OF PARK AVENUE.
ELEVATION: 891.353 FEET



SEE SHEET 5 FOR CONTINUATION

PORTION OF 6TH STREET TO BE VACATED (±415)

ALLEY TO BE VACATED (±330)

BLOCK 8 WHITE'S ADDITION TO RIVERSIDE

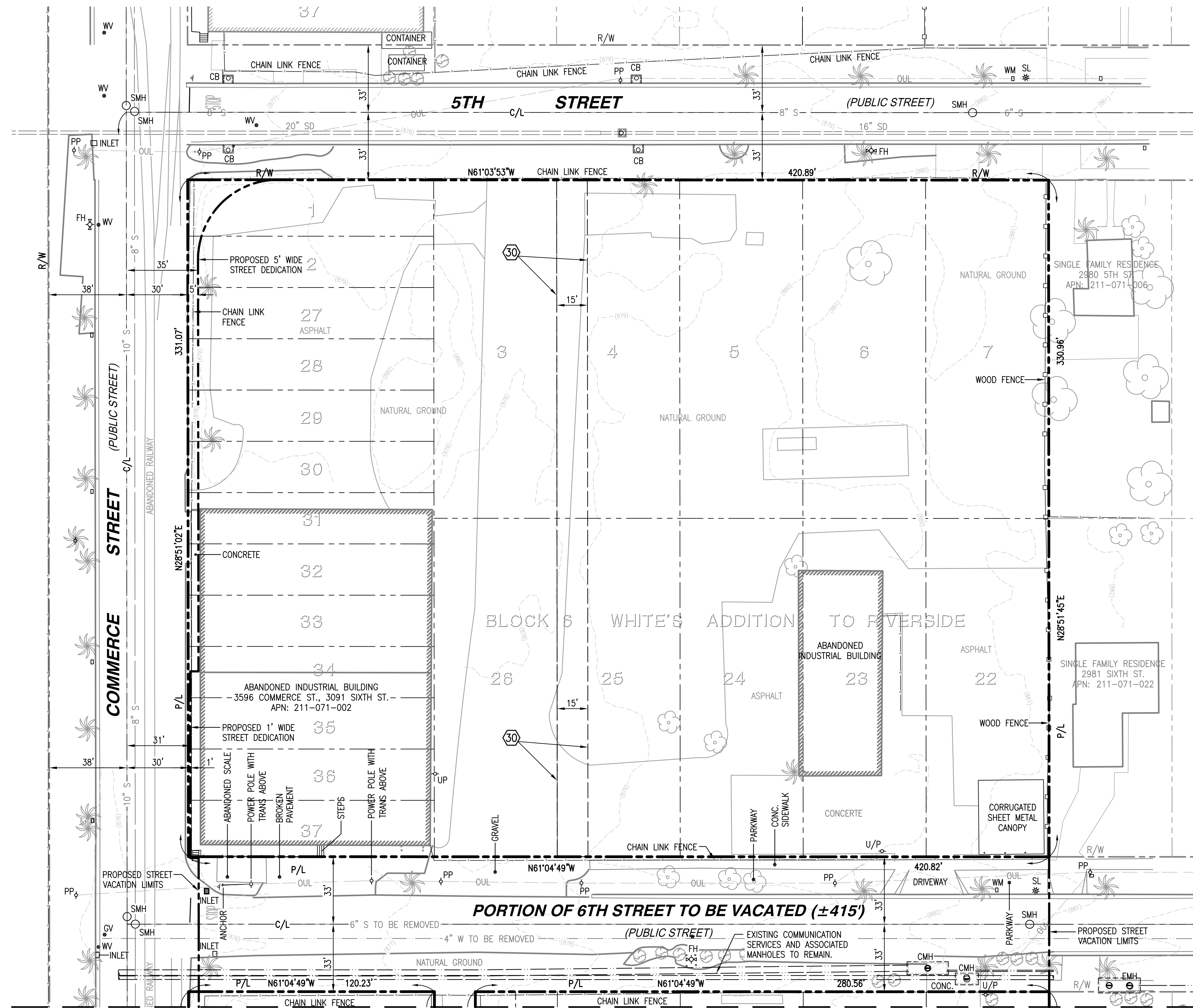
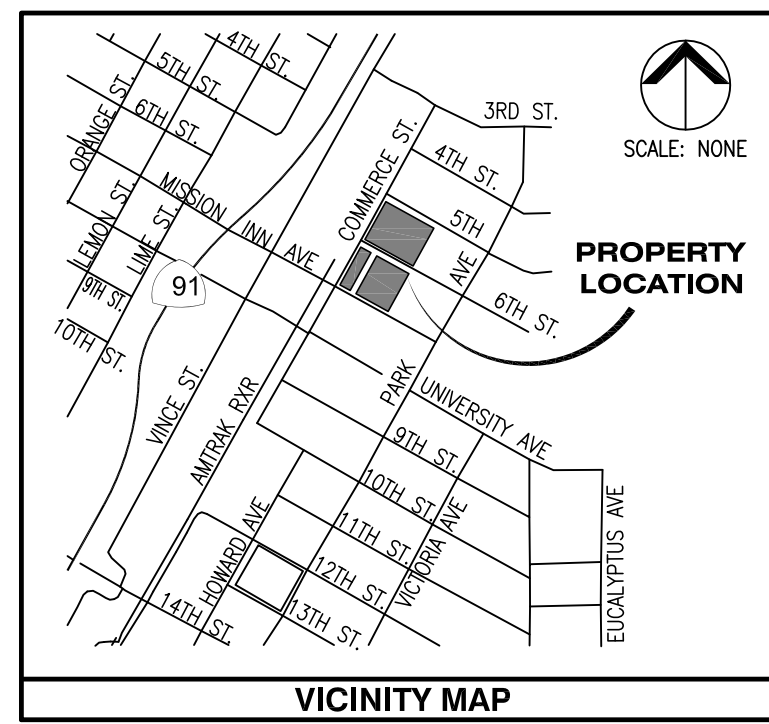
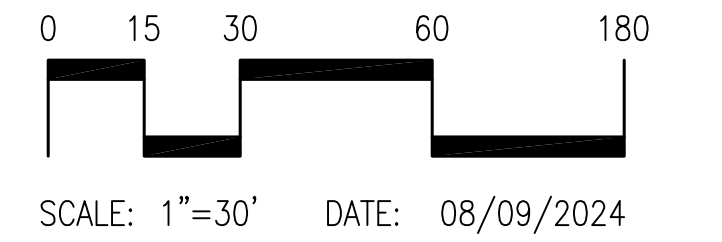
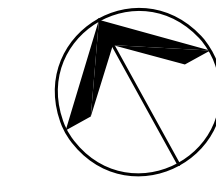
PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California 92614

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TENTATIVE TRACT MAP NO. 38624

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

EXISTING SITE CONDITIONS



SEE SHEET 4 FOR CONTINUATION

ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER
ABAND	ABANDON
B	BOLLARDS
BFD	BACKFLOW DEVICE
BLDG.	BUILDING
C/L	CENTERLINE
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CHLK.	CHAIN LINK
CLR.	CLEAR
CMH	COMMUNICATION MANHOLE
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S.F.	SQUARE FEET
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TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP.	TYPICAL
UPB	UTILITY PULL BOX
UTIL.	UTILITY
W	WATER
WM	WATER METER
WV	WATER VALVE
W.I.	WROUGHT IRON (FENCE)
YL	YARD LIGHT

LEGEND

	BOUNDARY
	LOT LINE
	RIGHT OF WAY
	BUILDING
	CENTERLINE
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- DATE OF SURVEY: JULY 22, 2020

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
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Tel (949) 756-6440

R:\beam\beam-Riverside-Iron Latta\Subdivision & Legal\Tentative Tract Map\VRIL-VTM-EXISTING.dwg Aug 20, 2024 - 12:57pm