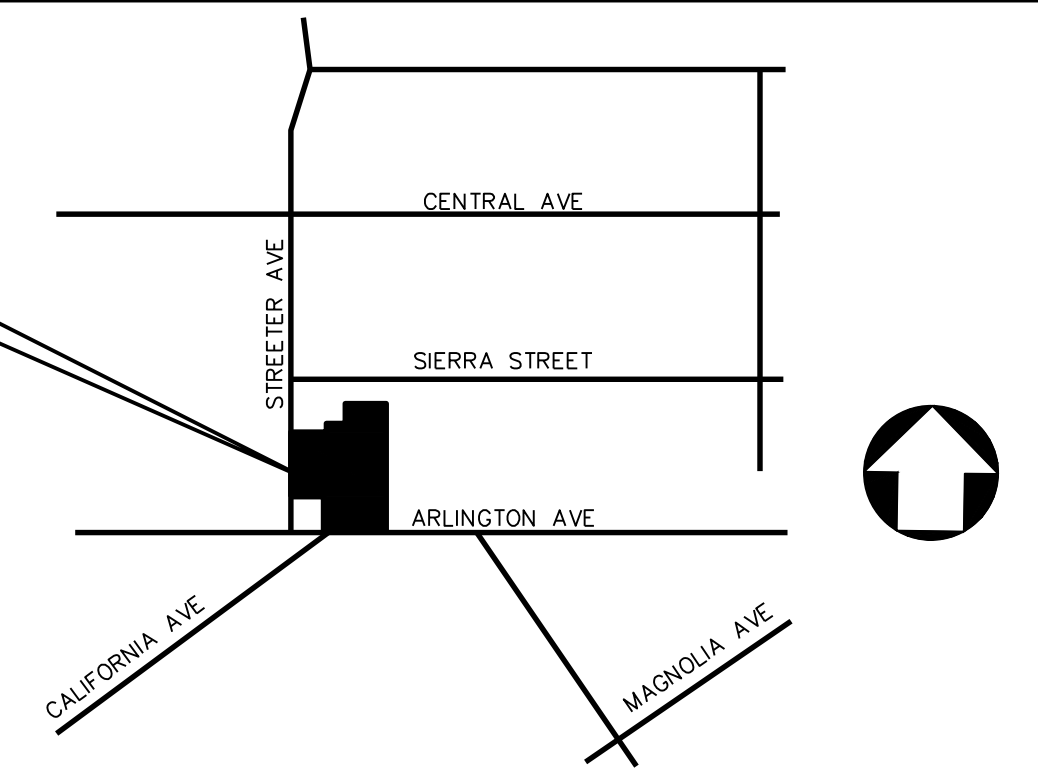


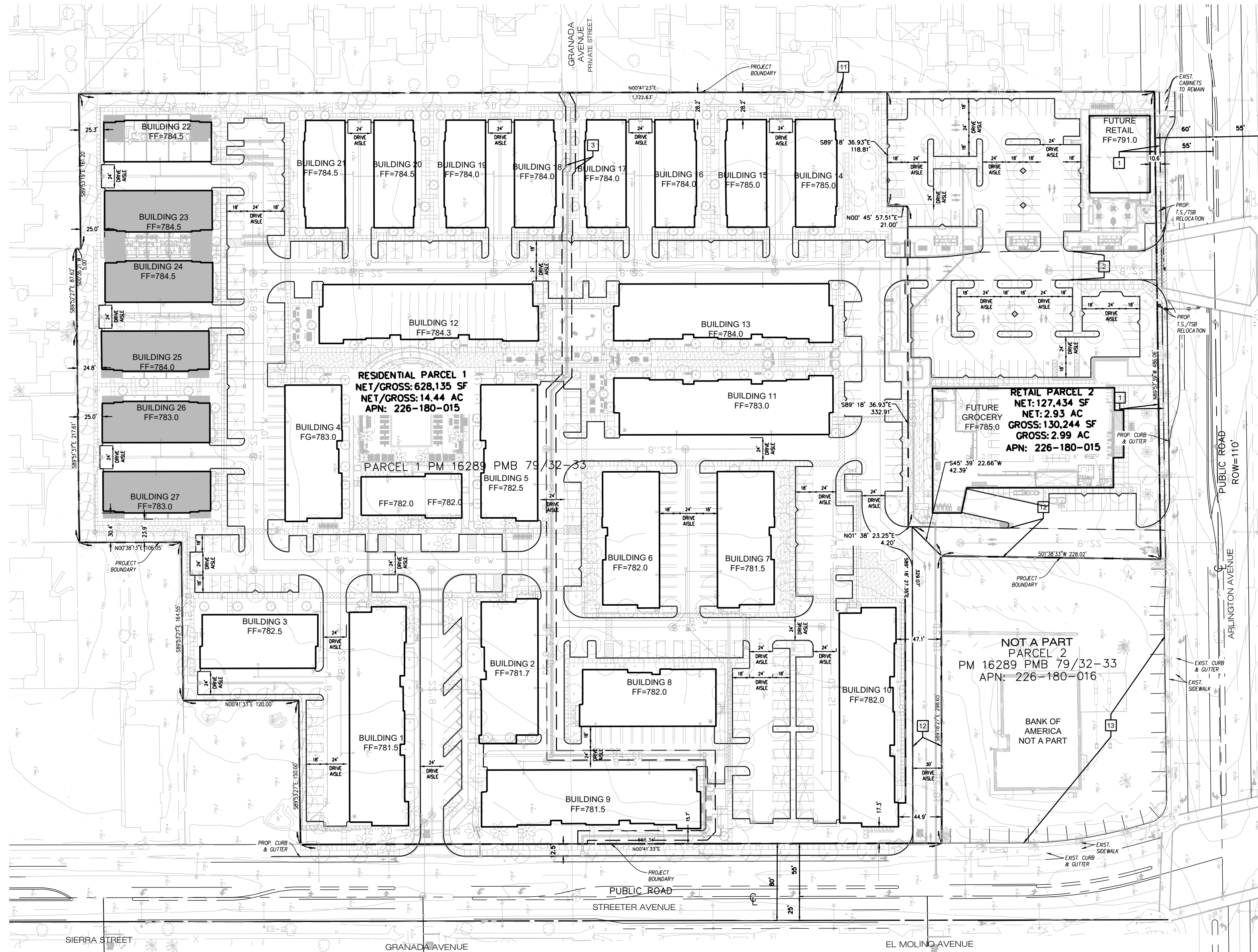
TENTATIVE PARCEL MAP NO. 38638

CITY OF RIVERSIDE
5261 ARLINGTON AVE, RIVERSIDE, CA

PROJECT SITE



VICINITY MAP
NOT TO SCALE



DEVELOPMENT STANDARDS FOR MU-V ZONE		
	REQUIREMENTS	PROPOSED
LOT AREA	20,000 SQ.FT (MINIMUM)	756,836 SQ.FT
LOT DEPTH	100 FT (MINIMUM)	1,123.25 FT
LOT WIDTH	75 FT (MINIMUM)	780.92 FT
FRONT YARD SETBACK	0 FT (MINIMUM)	5 FT
SIDE YARD SETBACK	0 FT (MINIMUM)	25 FT
REAR YARD SETBACK	15 FT (MINIMUM)	15.17 FT
BUILDING HEIGHT	45 FT (MAXIMUM)	41.25 FT (MAXIMUM)
FAR	2.5 (MAXIMUM)	0.6
RESIDENTIAL DENSITY (GROSS)	30 DU/AC (MAXIMUM)	22.30 DU/AC
OPEN SPACE REQUIREMENTS - STAND ALONE RESIDENTIAL	NA	NA
OPEN SPACE REQUIREMENTS - MIXED-USE DEVELOPMENT	NA	NA
PRIVATE OPEN SPACE	50 SQ.FT/DU (MINIMUM)	91.80 SQ.FT/DU
COMMON OPEN SPACE	50 SQ.FT/DU (MINIMUM)	147.90 SQ.FT/DU

OWNER:
RIVERSIDE PROPERTY OWNER, LLC
12435 PARK POTOMAC AVENUE, SUITE 200
POTOMAC, MD 20854
(949)546-9572
CONTACT: JAMIE CHAPMAN
E-MAIL: JCHAPMAN@FOULGERPRATT.COM

CIVIL ENGINEER:
PSOMAS
1650 SPRUCE STREET, SUITE 400
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

DEVELOPER:
FOULGER-PRATT
136 CALLE DE LOS MOLINOS, SAN CLEMENTE, CA 92672
CONTACT: JAMIE CHAPMAN
E-MAIL: JCHAPMAN@FOULGERPRATT.COM
PHONE: 949-596-9572

UTILITY PURVEYORS:
ELECTRIC: RPU ELECTRIC
WATER: RPU WATER
SEWER: CITY OF RIVERSIDE
TELEPHONE: AT&T
CABLE: SPECTRUM

SERITAGE
11601 WILSHIRE BOULEVARD, SUITE 400
LOS ANGELES, CA 90025
901-7632
CONTACT: JOHN REISCHL
JREISCHL@SERITAGE.COM

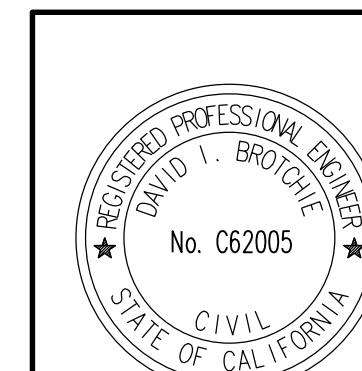
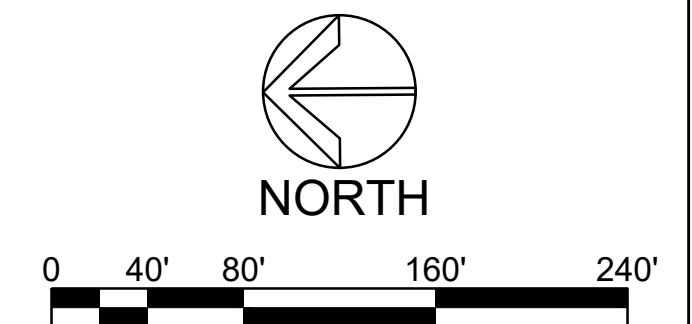
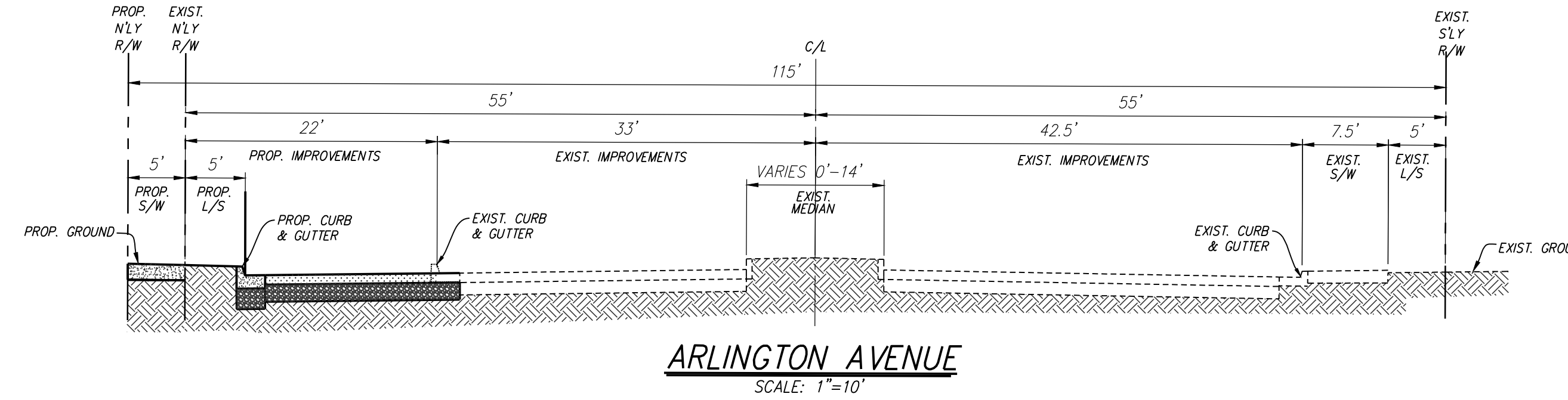
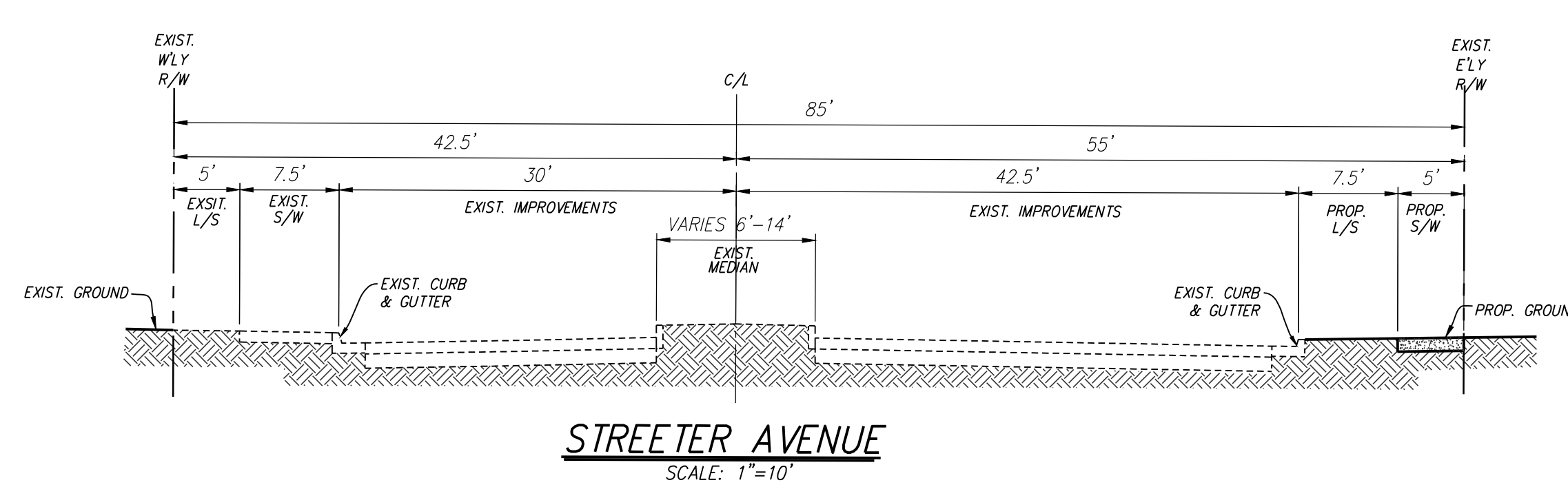
EXISTING EASEMENTS

THESE EASEMENTS BASED ON PRELIMINARY COMMITMENT FOR TITLE INSURANCE NO. 3020-995398CA2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 15, 2020. ITEM NOS. 1-10 IN THE REFERENCED TITLE COMMITMENT HAVE BEEN REVIEWED AND ARE NOT CONSIDERED SURVEY RELATED AND THUS HAVE NOT BEEN SHOWN HEREON.

PROPOSED EASEMENT'S/DEDICATIONS

- PROPOSED 5 FOOT WIDE RIGHT OF WAY DEDICATION TO THE CITY OF RIVERSIDE FOR RIGHT OF WAY AND WIDENING OF ARLINGTON AVENUE. THIS RESULTS IN A TOTAL OF 0.05 ACRES OF DEDICATION.
- PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1.
- PROPOSED 10 FOOT WIDE DRAINAGE EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF THE OFFSITE DRAINAGE.
- AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 15, 1963 AS INSTRUMENT NO. 26398 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT (PARCEL MAP NO. 16289)" RECORDED JUNE 13, 1980 AS INSTRUMENT NO. 109283 OF OFFICIAL RECORDS.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM ARLINGTON AVENUE AND STREETER AVENUE, EXCEPT THE PUBLIC RIGHT TO TRAVEL, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 16289 ON FILE IN BOOK 79, PAGE 32 AND 33, OF PARCEL MAPS.

PROJECT SUMMARY			PROJECT SUMMARY		
PARCEL NO.	NET SQUARE FEET	NET ACRES	PARCEL NO.	GROSS SQUARE FEET	GROSS ACRES
PARCEL 1	628,135	14.44	PARCEL 1	628,135	14.44
PARCEL 2	127,434	2.93	PARCEL 2	130,244	2.99
TOTAL	755,569	17.37	TOTAL	758,379	17.43

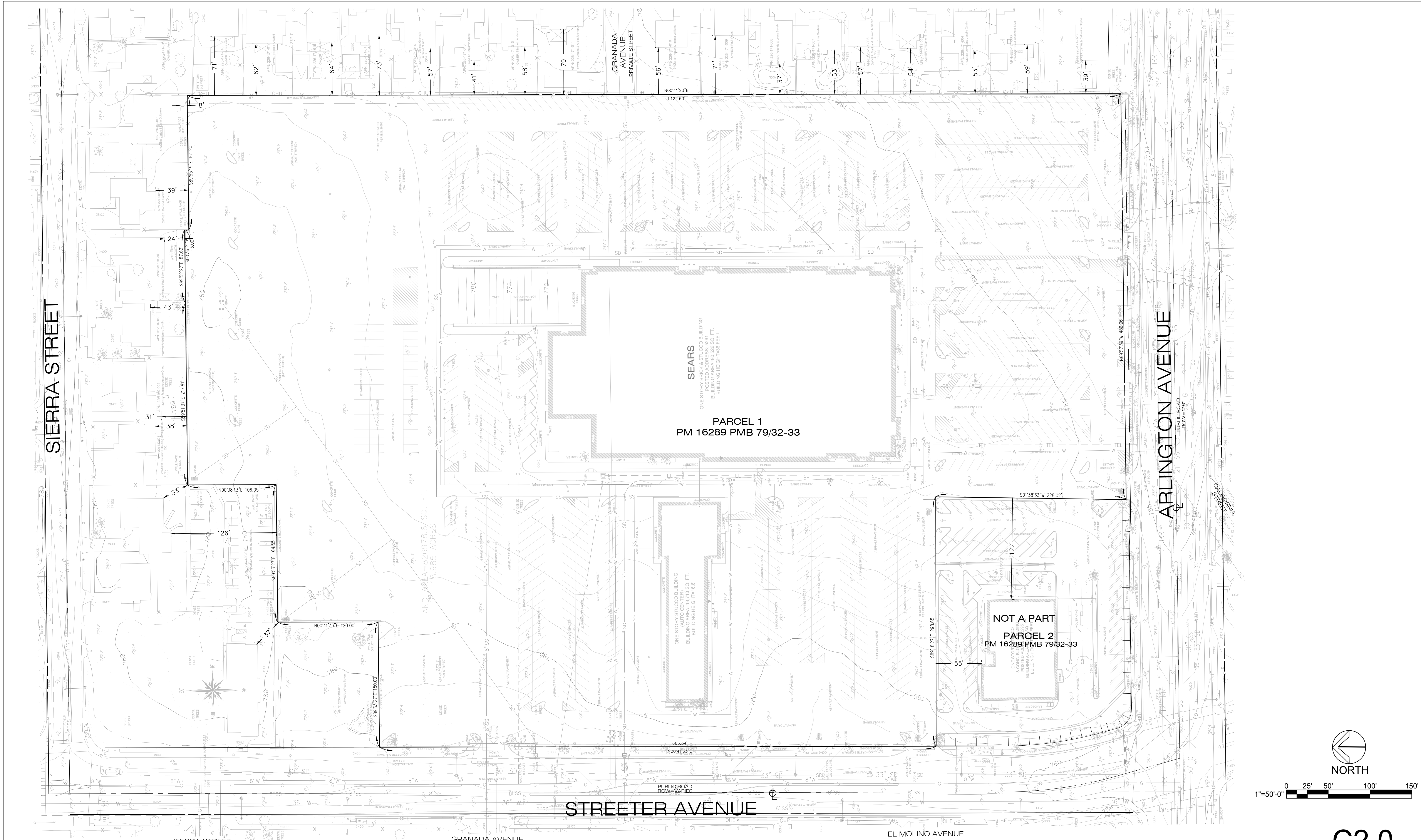


TENTATIVE PARCEL MAP

FOR: FOULGER- PRATT
SCALE: 1"=80'
DATE: 03/2024
DESIGNED: NT
CHECKED: DB
PLN CK REF:
F.B.

PSOMAS
1650 SPRUCE STREET, SUITE 400
RIVERSIDE, CA 92507
951.300.2818 www.psomas.com

SHEET C1.0
DWG. NO. 4RIV290100



PR-2022-001252 - 5261 Arlington Avenue - Exhibit 8 - Project Plans (Civil - Parcel Map)

ARLINGTON MIXED USE

RIVERSIDE, CA

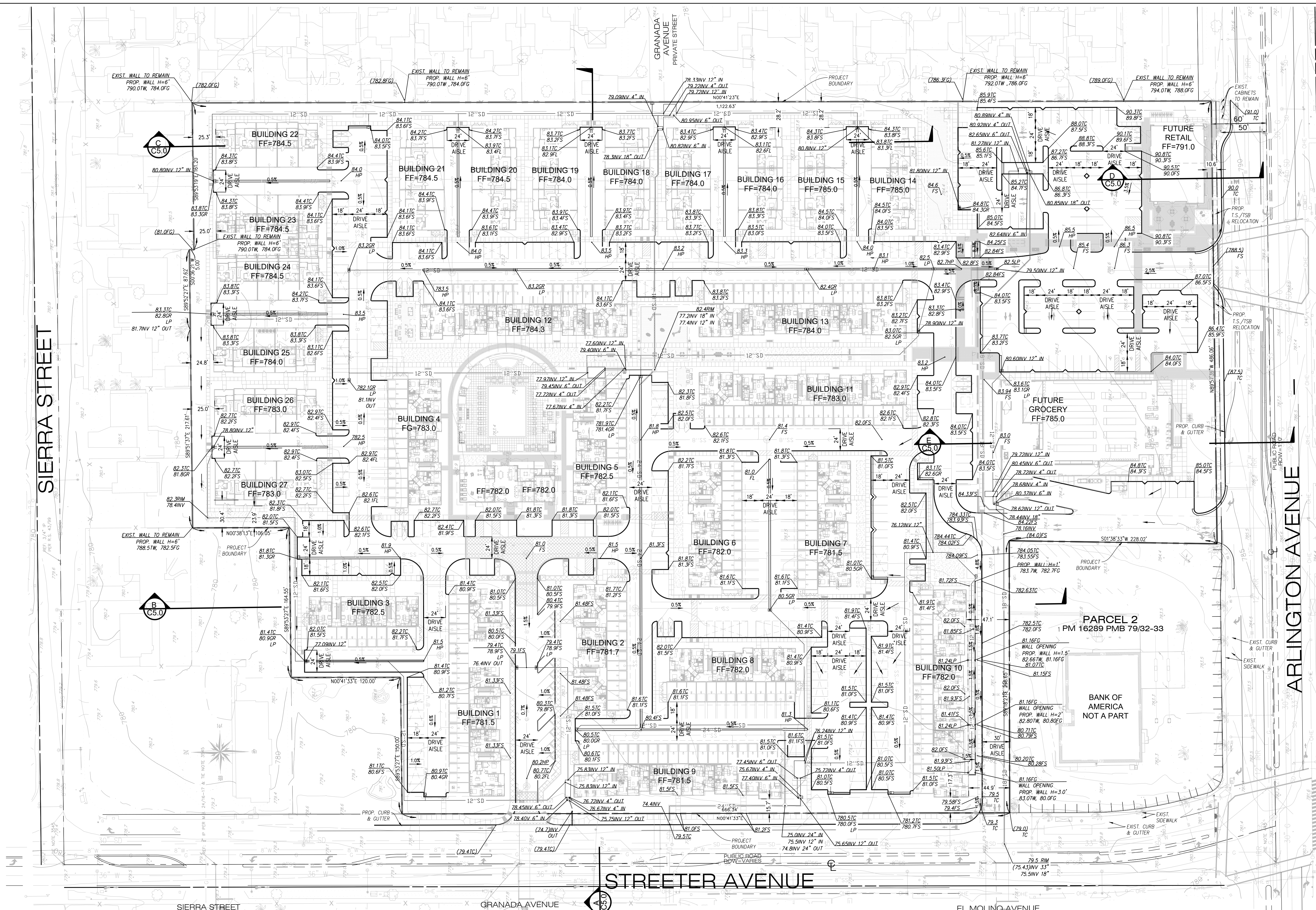
EXISTING CONDITION

C2.0

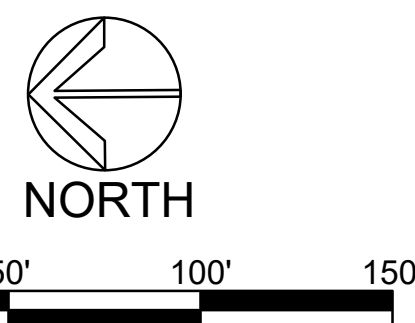


DATE: 03-13-2024
 JOB NO.: 2020-055
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860





EARTHWORK:
 CUT: 18,376 C.Y
 FILL: 18,127 C.Y
 NET: 249 C.Y
 MAX CUT: 5FT
 MAX FILL: 2FT



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GRADING AND DRAINAGE PLAN

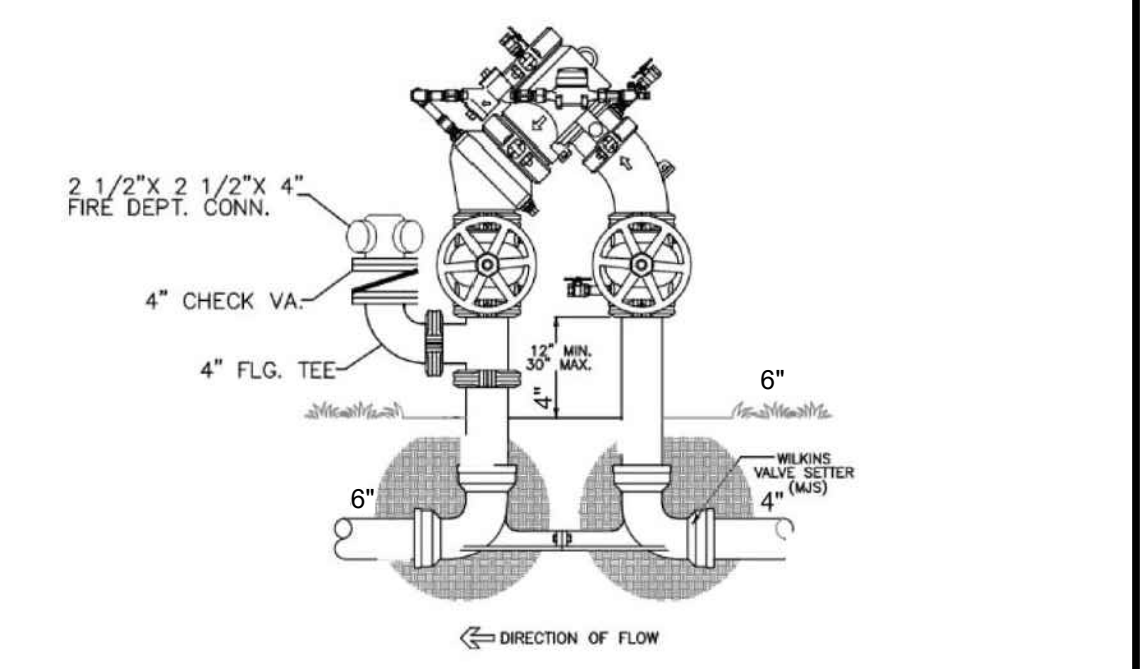
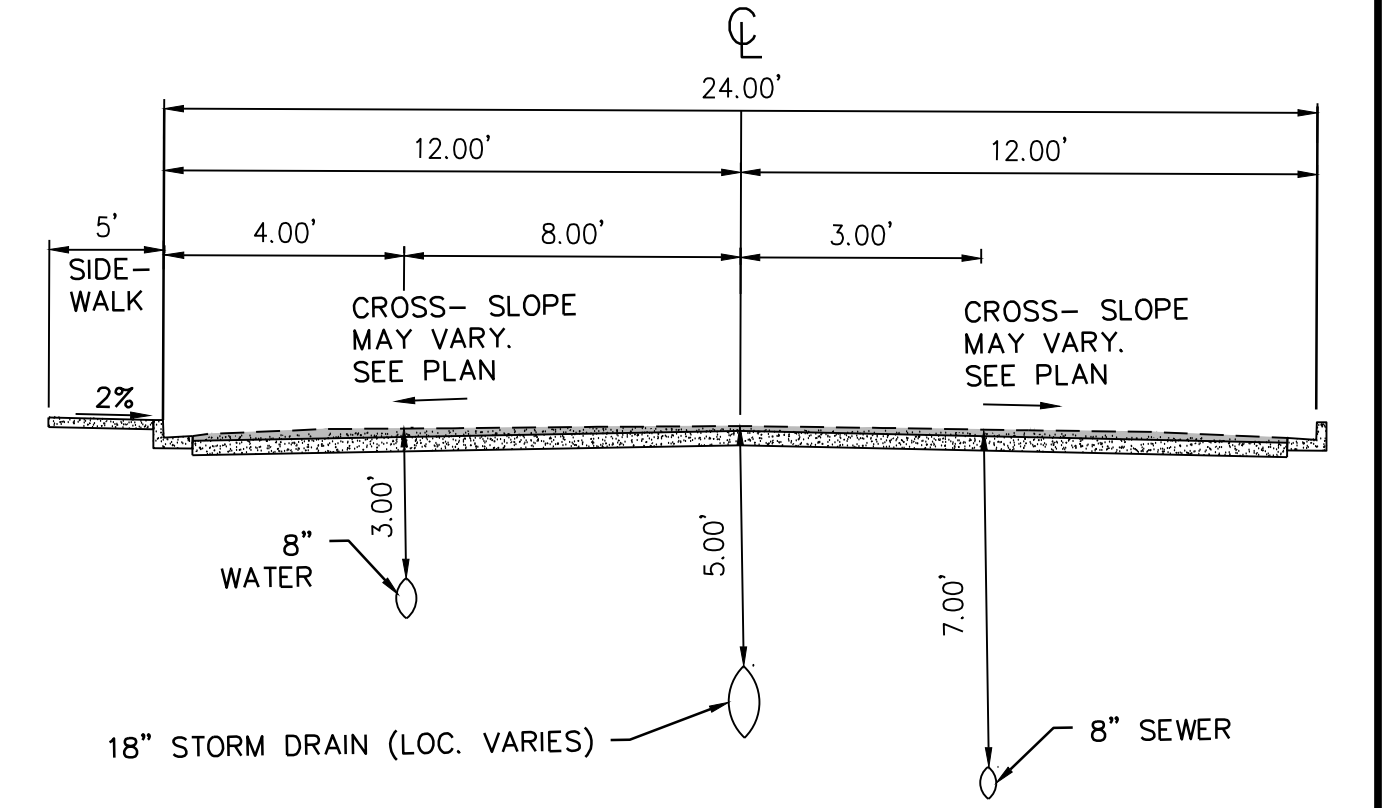
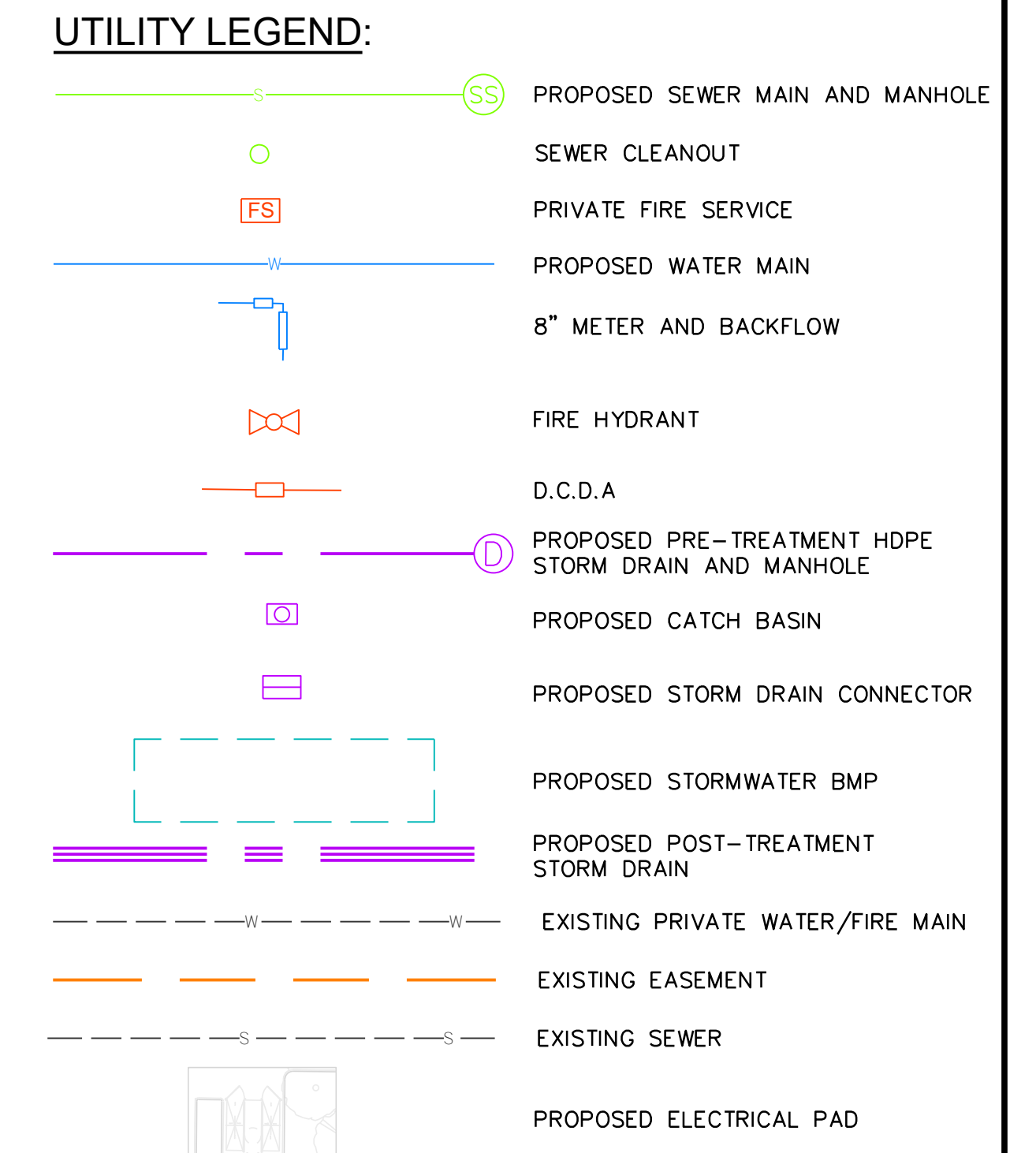
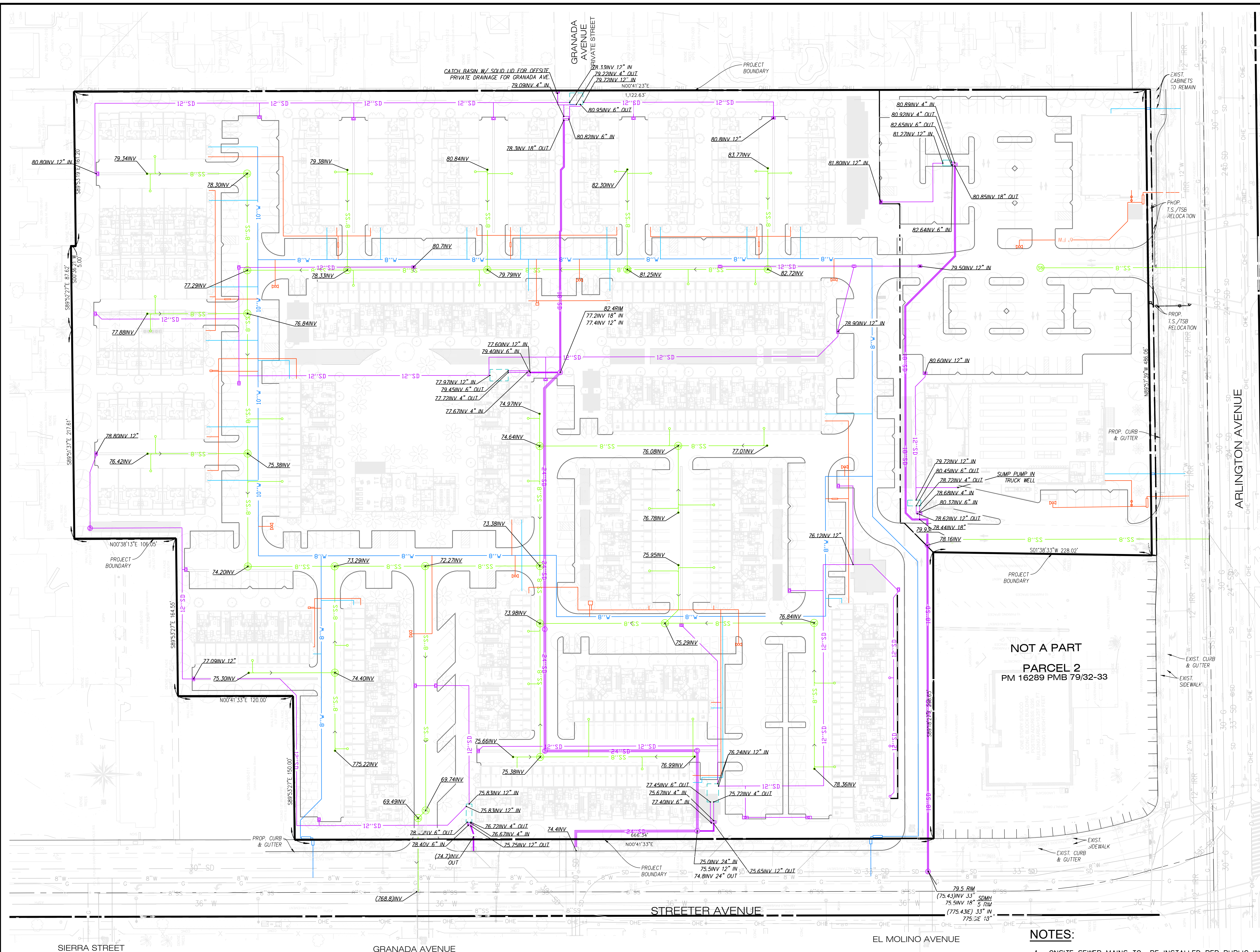
C3.0

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DATE: 03-13-2024
 JOB NO.: 2020-055





- NOTES:**
1. ONSITE SEWER MAINS TO BE INSTALLED PER PUBLIC WORKS STANDARDS. LATERALS AND BUILDING CONNECTIONS PER CURRENT CPC.
 2. ONSITE PRIVATE FIRE SYSTEM AND HYDRANT LOCATIONS PER CITY FIRE DEPARTMENT.
 3. ONSITE PRIVATE DOMESTIC WATER PER CITY WATER DEPARTMENT.
 4. DOMESTIC WATER LATERALS FROM ONSITE PRIVATE WATER MAINS TO BUILDINGS PER CURRENT CPC WITH SUBMETERING AS REQUIRED.

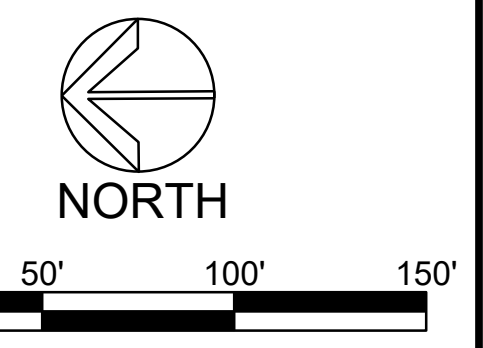
PR-2022-001252 - 5261 Arlington Avenue - Exhibit 8 - Project Plans (Civil - Parcel Map)

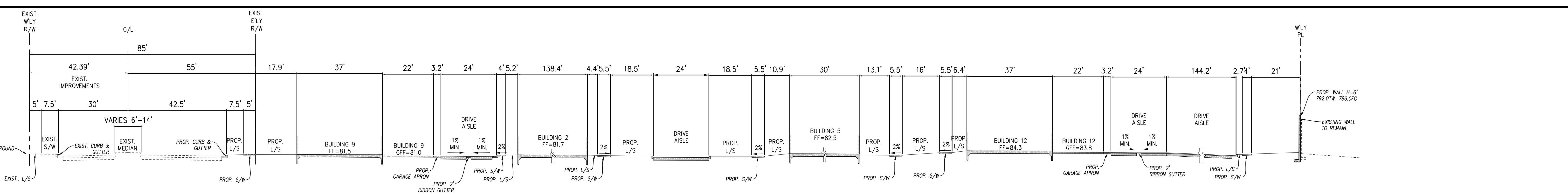
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RIVERSIDE, CA



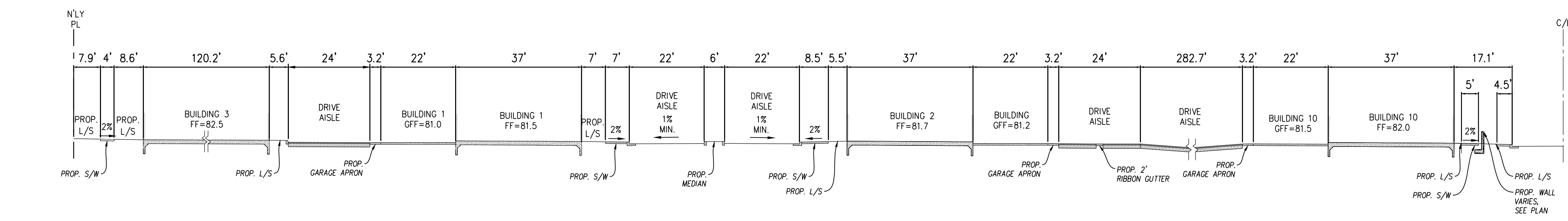
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JOB NO.: 2020-055





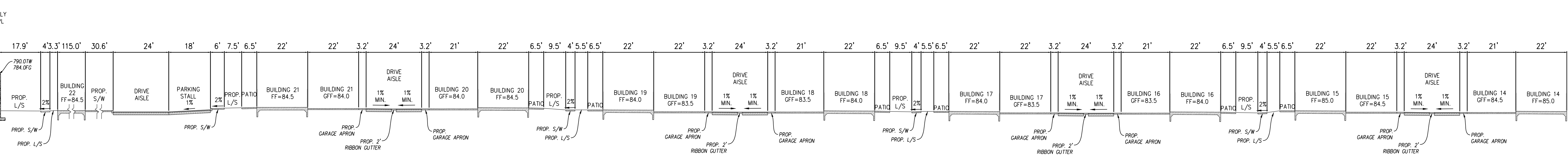
CROSS SECTION A-A

SCALE: 1"=20'



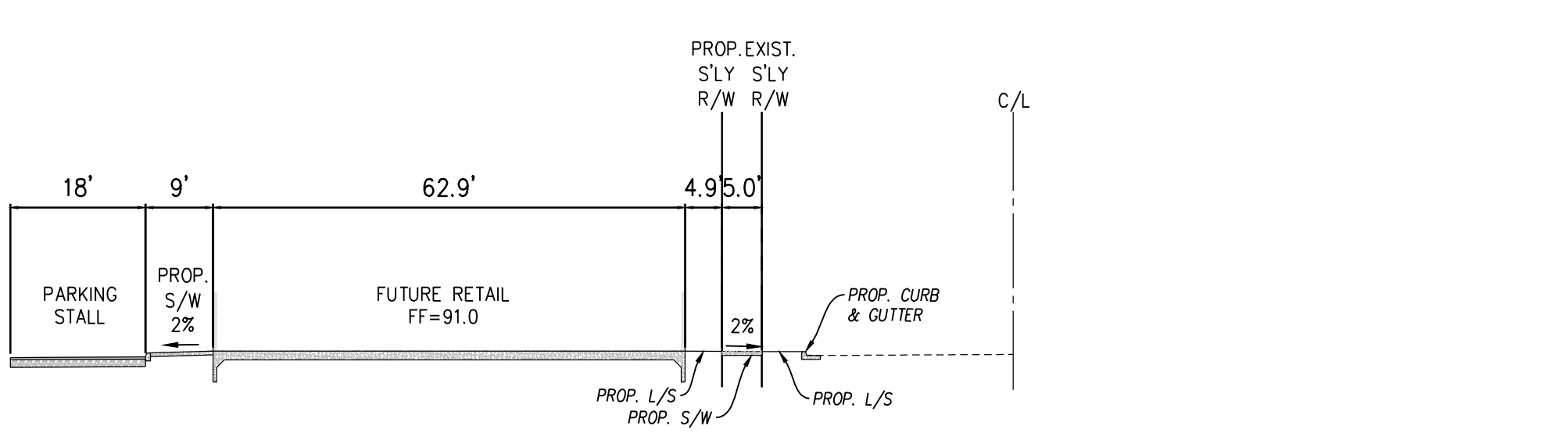
CROSS SECTION B-B

SCALE: 1"=20'



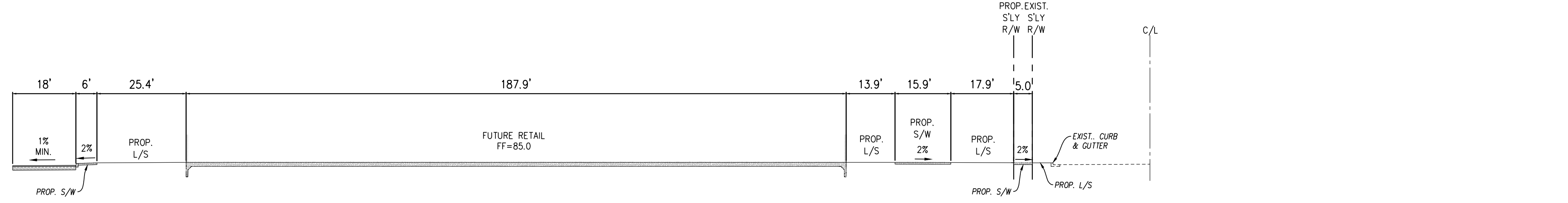
CROSS SECTION C-C

SCALE: 1"=20'



CROSS SECTION D-D

SCALE: 1"=20'



CROSS SECTION E-E

SCALE: 1"=20'

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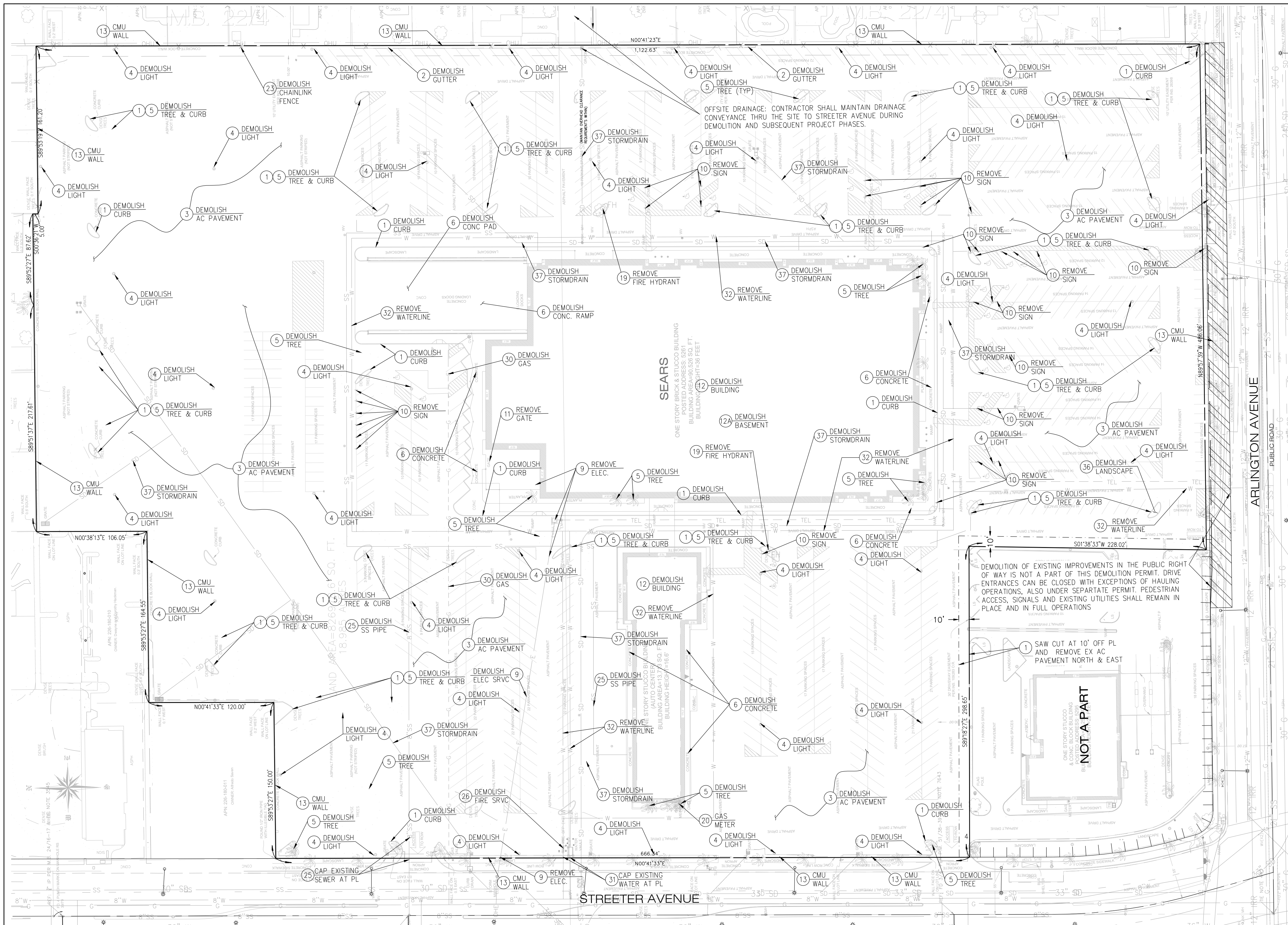
SITE SECTIONS **C5.0**

ARLINGTON MIXED USE

RIVERSIDE, CA

DATE: 03-13-2024
JOB NO.: 2020-055





GENERAL DEMOLITION NOTES:

THIS WORK IS INTENDED TO INCLUDE DEMOLITION AND REMOVAL OF CONSTRUCTION INDICATED AND DISCONNECTION, CAPPING AND/OR REMOVAL OF AFFECTED UTILITIES. THE ORDER OR PHASE OF REMOVALS SHALL BE CONTRACTOR MEANS AND METHODS MEETING PERMIT REQUIREMENTS BY THE CITY AND UTILITY COMPANIES. CONTRACTOR SHALL PLAN ACTIVITIES OR PHASES ACCORDINGLY.

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING STRUCTURES AND APPURTENANCES AS INDICATED ON THESE PLANS IN AN ORDERLY AND CAREFUL MANNER.
2. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL VERIFY THE CONDITIONS AND REPORT ANY DISCREPANCY TO THE ENGINEER PRIOR TO START OF DEMOLITION.
3. ALL DEBRIS FROM THE DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A DUMP SITE APPROVED BY THE CITY OF RIVERSIDE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND HAUL ROUTE APPROVALS FOR THE DEMOLITION WORK.
5. ALL DEBRIS SHALL BE WET OR COVERED AT TIME OF HANDLING TO PREVENT DUST.
6. CALL INSPECTOR OF RECORD DEPARTMENT FOR INSPECTION AT REQUIRED TIMES INCLUDING PREDEMOLITION, PEDESTRIAN PROTECTION, SEWER CAPPING, BACKFILLING, FINAL INSPECTIONS, ETC.
7. REMOVE DEMOLISHED MATERIALS FROM SITE AS WORK PROGRESSES DAILY. LEAVE SITE IN CLEAN CONDITION. CONTACT CITY OF RIVERSIDE FOR REQUIREMENTS FOR DISPOSAL OF DEMOLITION DEBRIS.
8. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND PEDESTRIAN ACCESS TO ADJACENT STRUCTURES.
9. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, SECURITY DEVICES, TRAFFIC CONTROL SIGNAGE AND PERSONNEL DURING WORK PERFORMED ADJACENT TO OR WITHIN PEDESTRIAN OR VEHICLE TRAVELWAYS AS REQUIRED BY CODE. WHEN LOCATED IN PUBLIC RIGHT-OF-WAY, IT MUST BE APPROVED AND INSTALLED UNDER USE OF PUBLIC PROPERTY PERMIT ISSUED BY THE CITY OF RIVERSIDE.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAYS. MAINTAIN PROTECTED INGRESS AND EGRESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR PEDESTRIAN SIDEWALKS WITHOUT PERMISSION OF OWNER'S REPRESENTATIVE. TRAFFIC CONTROL PLAN IS REQUIRED AND SHOULD BE APPROVED BY THE CITY OF RIVERSIDE.
11. BURNING OF MATERIALS AND/OR USE OF EXPLOSIVES ARE NOT PERMITTED.
12. DEMOLITION SHALL BE WITHIN THE LIMITS OF WORK, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY IF ANY ITEMS NOT SHOWN ON THE PLANS REQUIRE REMOVAL. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
14. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
15. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING THE REMOVAL OF UTILITIES IN ADVANCE OF DEMOLITION ON THESE PLANS. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
16. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
17. DEMOLITION WORK SHALL NOT START UNLESS REQUIRED PEDESTRIAN PROTECTION STRUCTURES (IF REQUIRED) ARE IN PLACE.
18. ALL WORK WILL BE IN ACCORDANCE WITH 2019 CBC, TITLE 24 OF CALIFORNIA CODE OF REGULATION AND ALL APPLICABLE CODE AND ORDINANCE AND REGULATIONS. NOTHING HEREIN SHALL BE INTERPRETED TO THE CONTRARY.
19. A PRE-DEMOLITION COORDINATION MEETING SHALL BE HELD WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
20. CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE AND RESPECTIVE UTILITY COMPANY AS REQUIRED FOR SCHEDULE OF DEACTIVATION, POINTS OF DISCONNECTION, CAPPING AND/OR RECONNECTION OF UTILITY LINES.
21. CONTRACTOR TO PROVIDE FOR THE TRANSPORT OF EXISTING STORM DRAIN AND WATER FLOWS IN SERVICES TO BE DEMOLISHED OR RELOCATED UNTIL THE RESPECTIVE REPLACEMENT UTILITIES HAVE BEEN CONSTRUCTED.
22. PROTECTION FENCE WITH ATTACHED WINDSCREEN MATERIAL SHALL BE INSTALLED AROUND THE SITE, ALONG THE LIMIT OF DEMOLITION. H=6'

NOTES:

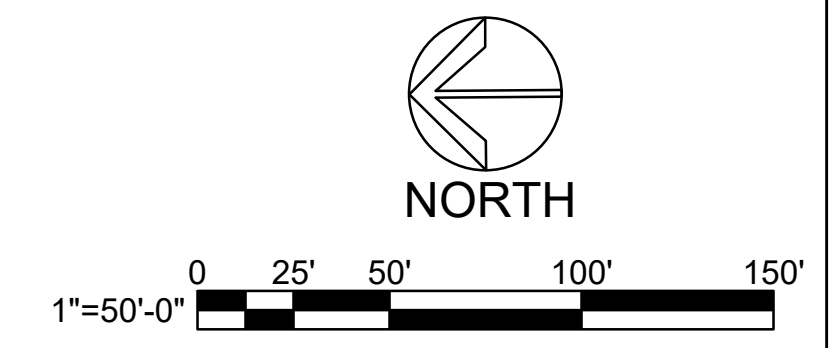
- UTILITIES PER RECORD PLANS.
1. CONTRACTOR TO CALL UNDERGROUND SERVICE ALERT OF CALIFORNIA AND PROCEED WITH CAUTION.
 2. SEPARATE PERMIT REQUIRED FOR WORK IN THE CITY RIGHT OF WAY, AND REMOVAL OF STREET TREES.
 3. SEE GENERAL NOTE 20 FOR COORDINATION WITH UTILITY COMPANY.
 4. CONTRACTOR TO REMOVE EXISTING IRRIGATION SYSTEM.
 5. CERTIFIED ARBORIST TO BE ON SITE DURING EXCAVATION AND TO PHOTO DOCUMENT ANY ROOT PRUNING. CLEAN TOOLS TO BE USED TO MINIMIZE SPREAD OF DISEASE TO TREE ROOTS. CAMBISTAT OR SIMILAR PLANT GROWTH REGULATOR TO BE UTILIZED.

DEMOLITION CONSTRUCTION NOTES:

- | | | | | |
|------------------------------|--|--------------------------------|--|--|
| 1 DEMOLISH CURB & GUTTER | 8 PROTECT IN PLACE FENCE | 15 PROTECT IN PLACE SEWER LINE | 22 REMOVE POWER POLE | 30 REMOVE GAS LINE |
| 2 DEMOLISH CONCRETE GUTTER | 9 REMOVE ELECTRICAL EQUIP & ELECTRICAL SERVICE | 16 DEMOLISH TRASH ENCLOSURE | 23 REMOVE CHAINLINK FENCE | 31 CAP WATER LINE AT PROPERTY LINE |
| 3 DEMOLISH ASPHALT CONCRETE | 10 REMOVE SIGN | 17 REMOVE UTILITY VAULT | 25 REMOVE ON-SITE SANITARY SEWER, PLUG AND ABANDON AT STREETER RIGHT OF WAY. | 32 REMOVE WATER LINE |
| 4 REMOVE LIGHT | 11 REMOVE GATE | 18 REMOVE ELECTRICAL CABINET | 26 REMOVE FIRE SERVICE MAIN. DCDA TO REMAIN TEMPORARY | 33 CAP DRAIN INLET |
| 5 REMOVE TREE | 12 DEMOLISH BUILDING | 19 REMOVE FIRE HYDRANT | 27 DEMOLISH GUARD POST | 34 REMOVE BACKFLOW PREVENTER |
| 6 DEMOLISH CONCRETE | 12a DEMOLISH BASEMENT. AREA= 85,634SF | 20 REMOVE GAS SERVICE | 28 PROTECT IN PLACE RETAINING WALL | 36 REMOVE LANDSCAPE |
| 7 DEMOLISH CONCRETE SIDEWALK | 13 DEMOLISH CMU PERIMETER WALL | 21 REMOVE UTILITY POLE | 29 CAP GAS LINE AT PROPERTY LINE | 37 DEMOLISH AND REMOVE EXISTING SD TO PROPERTY LINE. MAINTAIN CATCH BASIN'S AT R.O.W. AND PROTECT LATERAL'S AT PUBLIC R.O.W. |
| | 14 DEMOLISH PARKWAY DRAIN | | | |

DIGALERT

 DIAL TOLL FREE
1-800-227-2600
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT
 OF SOUTHERN CALIFORNIA



ARLINGTON MIXED USE

RIVERSIDE, CA

DEMOLITION PLAN **C6.0**

DATE: 03-13-2024
 JOB NO.: 2020-055



PR-2022-001252 - 5261 Arlington Avenue - Exhibit 8 - Project Plans (Civil - Parcel Map)

PSOMAS
 1650 SPRUCE STREET, SUITE 400
 RIVERSIDE, CA 92507
 951.300.2818 www.psomas.com

ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860

