Appendix E-2

Airport Land Use Commission (ALUC) Development Review Directors Determination

Riverside County Airport Land Use Commission

April 14, 2023

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

April 14, 2023

Judy Eguez, Project Planner
City of Riverside Planning Department
3900 Main Street, Third Floor
Riverside CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1565MA23
Related File No.:	PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map)
APN:	211-022-026, 211-022-027, 211-071-001, 211-072-002, 211-071-004, 211-071-005, 211-071-023, 211-071-024
Airport Zone:	Zone E

Dear Ms. Eguez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01 (as extended by Resolution No. 2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map), a proposal to construct a mixed-use development consisting of 363 apartment units and a 2,000 square foot retail building on 8.48 acres located southerly of 4th street, easterly of Commerce Street, westerly of Park Avenue, and northerly of Mission Inn Avenue. The applicant also proposes amending the site's General Plan land use designation from Business/Office Park to Mixed-Use Urban, and change its zoning from BMP-SP Business and Manufacturing Park and Specific Plan (Riverside Marketplace) overlay zones and BMP-SP-CR Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and cultural resource overlay zone to MU-U Mixed Use-Urban and Specific Plan (Riverside Marketplace) overlay zone. The applicant also proposes amending the Riverside Marketplace Specific Plan to expand the Mixed-Use Marketplace Sub Area to include the subject property. The applicant also proposes to combine 13 parcels into 2 parcels.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area (March AIA), where Zone E does not restrict residential density or non-residential intensity.

Although the project is located within the March AIA, the nearest runway is Flabob Airport, which its easterly runway elevation is 768 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purpose is a 50:1 surface. At a distance of approximately 12,300 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,014 feet AMSL. The project's site elevation is 874 feet AMSL with a proposed building height of 49 feet, resulting in a top point elevation of 923 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

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Riverside

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Jackie Vega
Barbara Santos

County Administrative Center
4080 Lemon St.,14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

   (e) Highly noise-sensitive outdoor nonresidential uses.

   (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

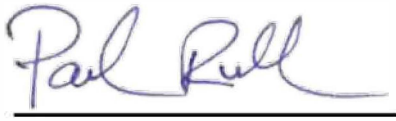
   Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard

biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Iron Lofts, LLC (applicant/property owner)
Todd Cadwell (representative)
Gary Gosliga, March Inland Port Airport Authority
Major. David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1565MA23\ZAP1565MA23.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

NOTICE

THERE IS AN AIRPORT NEARBY.

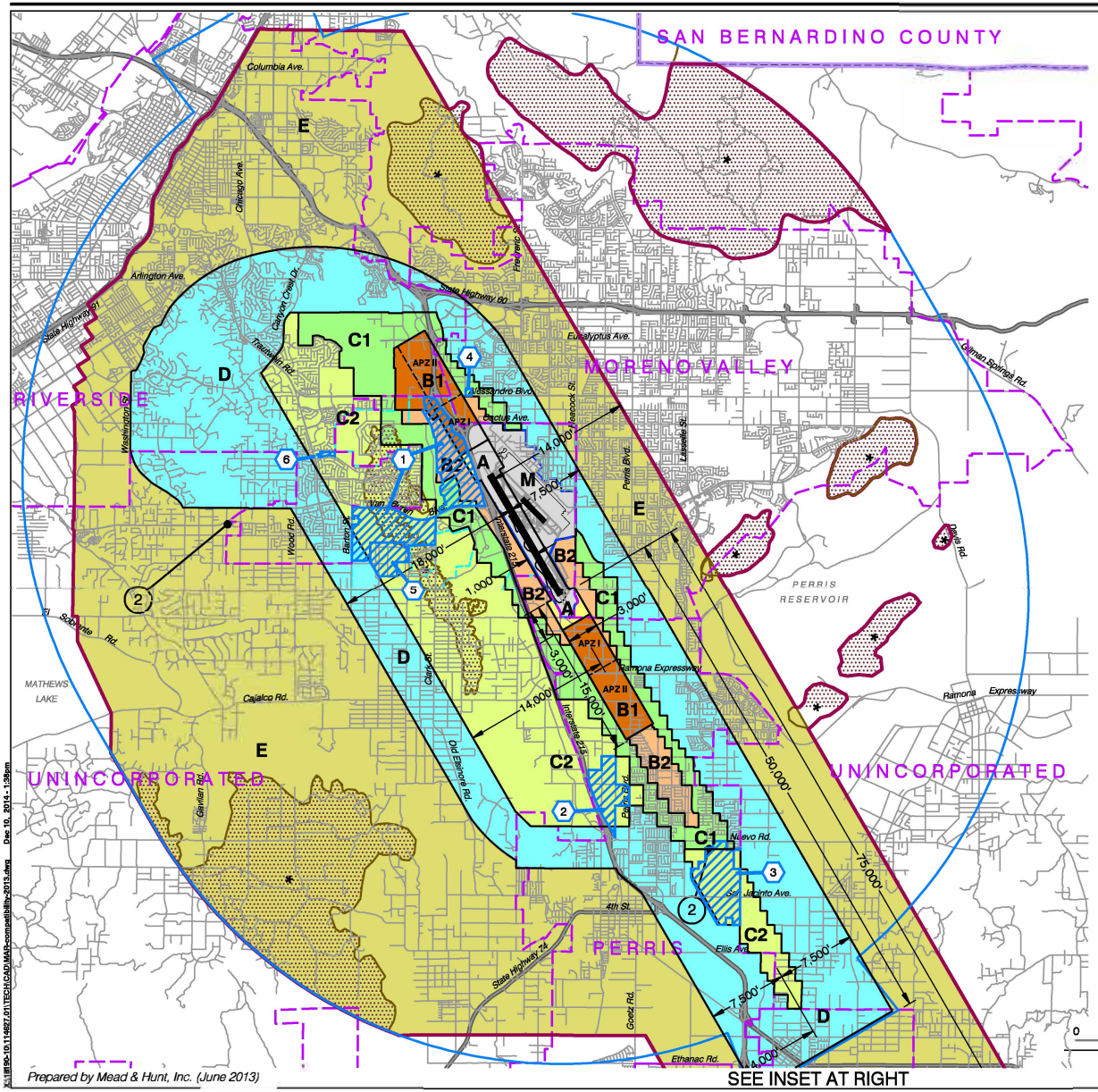
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ **Phone:** _____



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

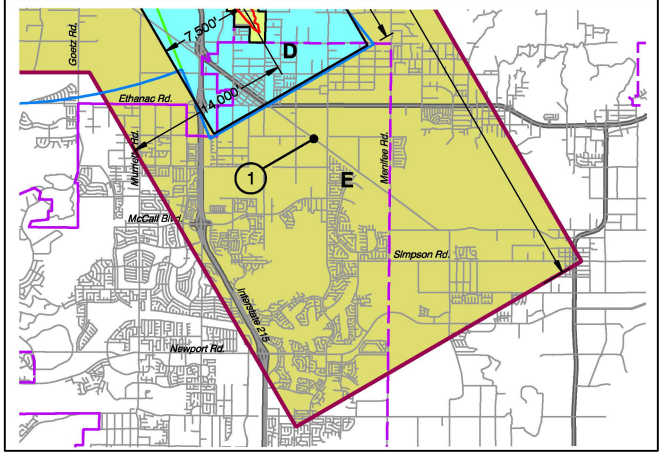
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

(1) Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

(2) Point at which departing aircraft typically reach 3,000 feet above runway end.

(1) March JPA: March Business Center/Meridian
(2) Perris: Harvest Landing
(3) Perris: Park West
(4) Moreno Valley: Affordable Housing
(5) March JPA: Ben Clark Training Center
(6) Riverside: Ridge Crest Subdivision

INSET



Note:
All dimensions are measured from runway ends and centerlines.

N

0 2 4 MILES

Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

X:\8950-10\114827.01\TECH\CAD\MAP-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

Riverside County Airport Land Use Commission

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan

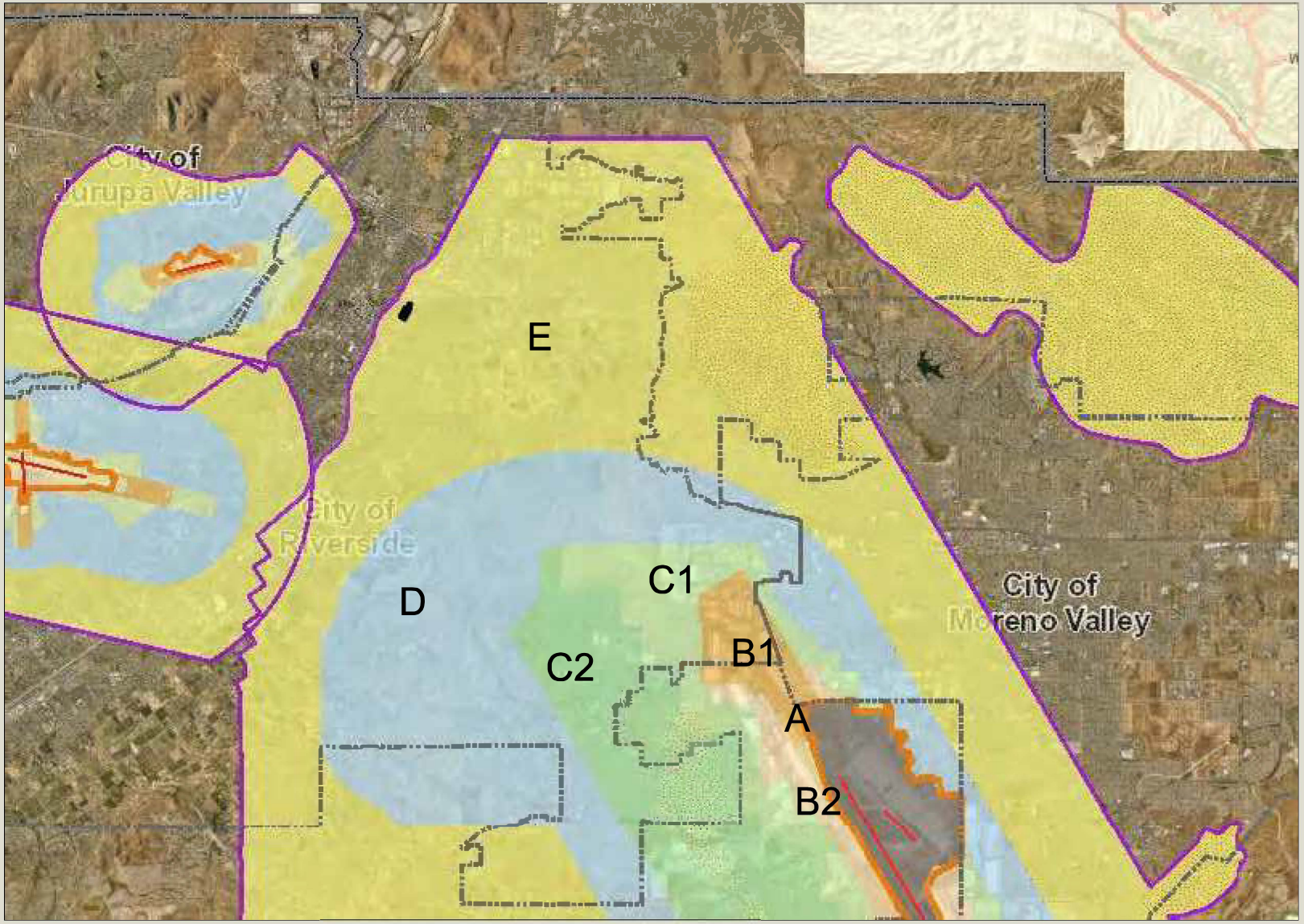
(Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

RCIT

0 12 24,629 Feet

314

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Notes

Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

RCIT

0 770 1,539 Feet

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Notes

Map My County Map





Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

0 770 1,539 Feet

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Notes

Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

0 3,079 6,157 Feet

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Notes

Map My County Map





Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

Notes

0 385 770 Feet

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EXISTING

SCALE: 1" = 200'

KEY

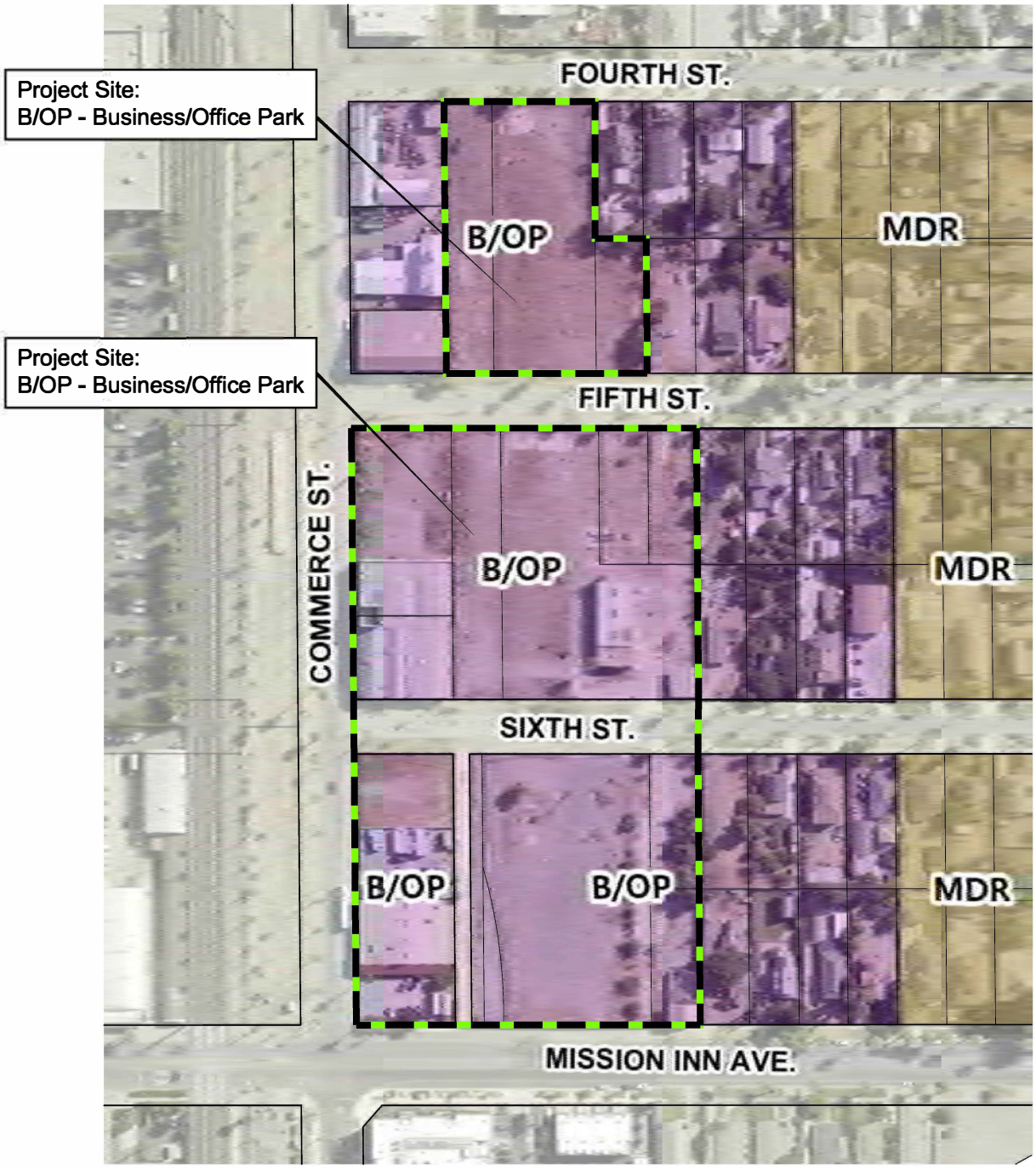
Project Site

Parcels

General Plan Designation

B/OP - Business/Office Park

MDR - Medium Density Residential



PROPOSED

SCALE: 1" = 200'

KEY

Project Site

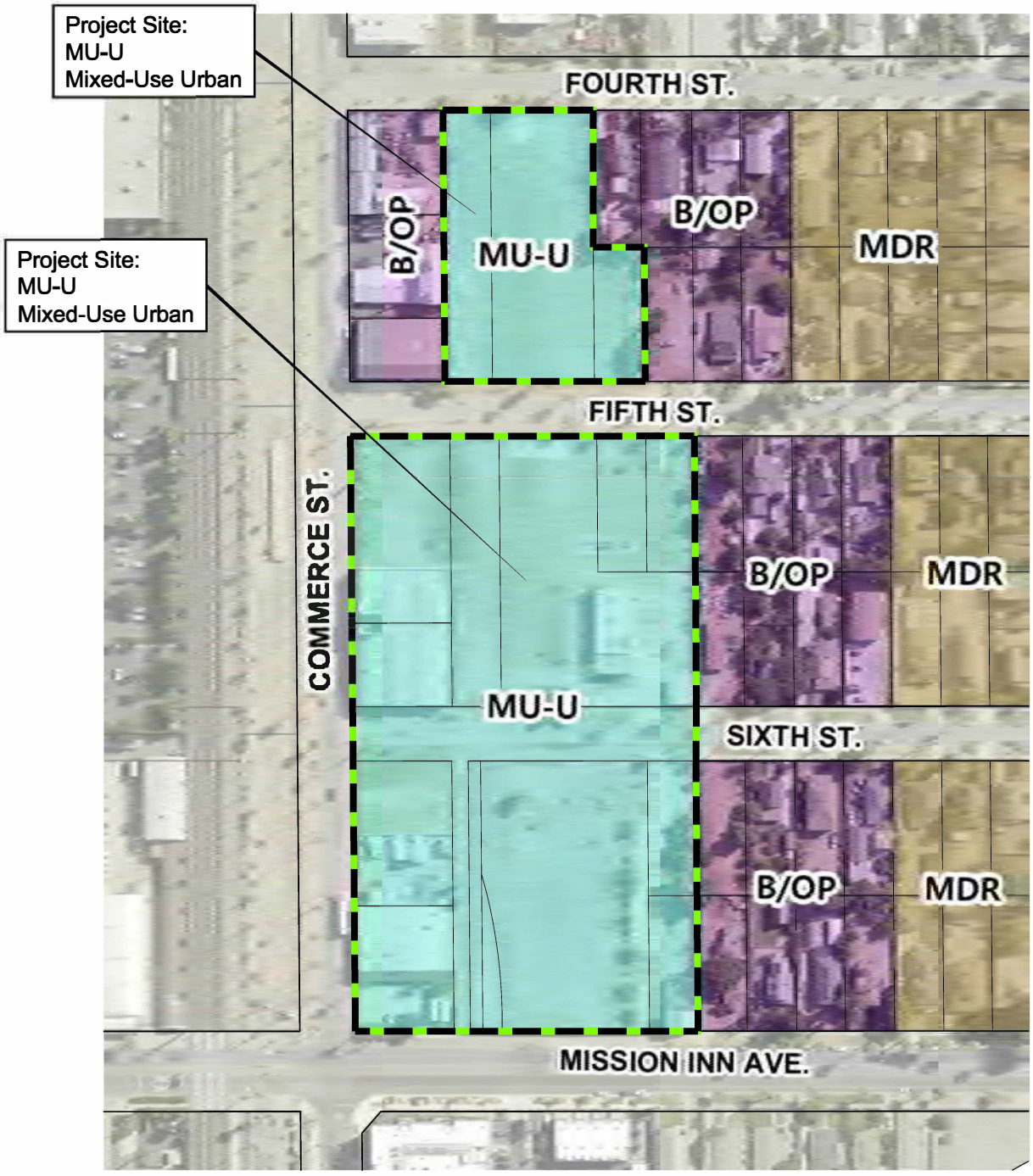
Parcels

General Plan Designation

MU-U - Mixed-Use Urban

B/OP - Business/Office Park

MDR - Medium Density Residential



EXISTING

SCALE: 1" = 200'

KEY

Project Site

Parcels

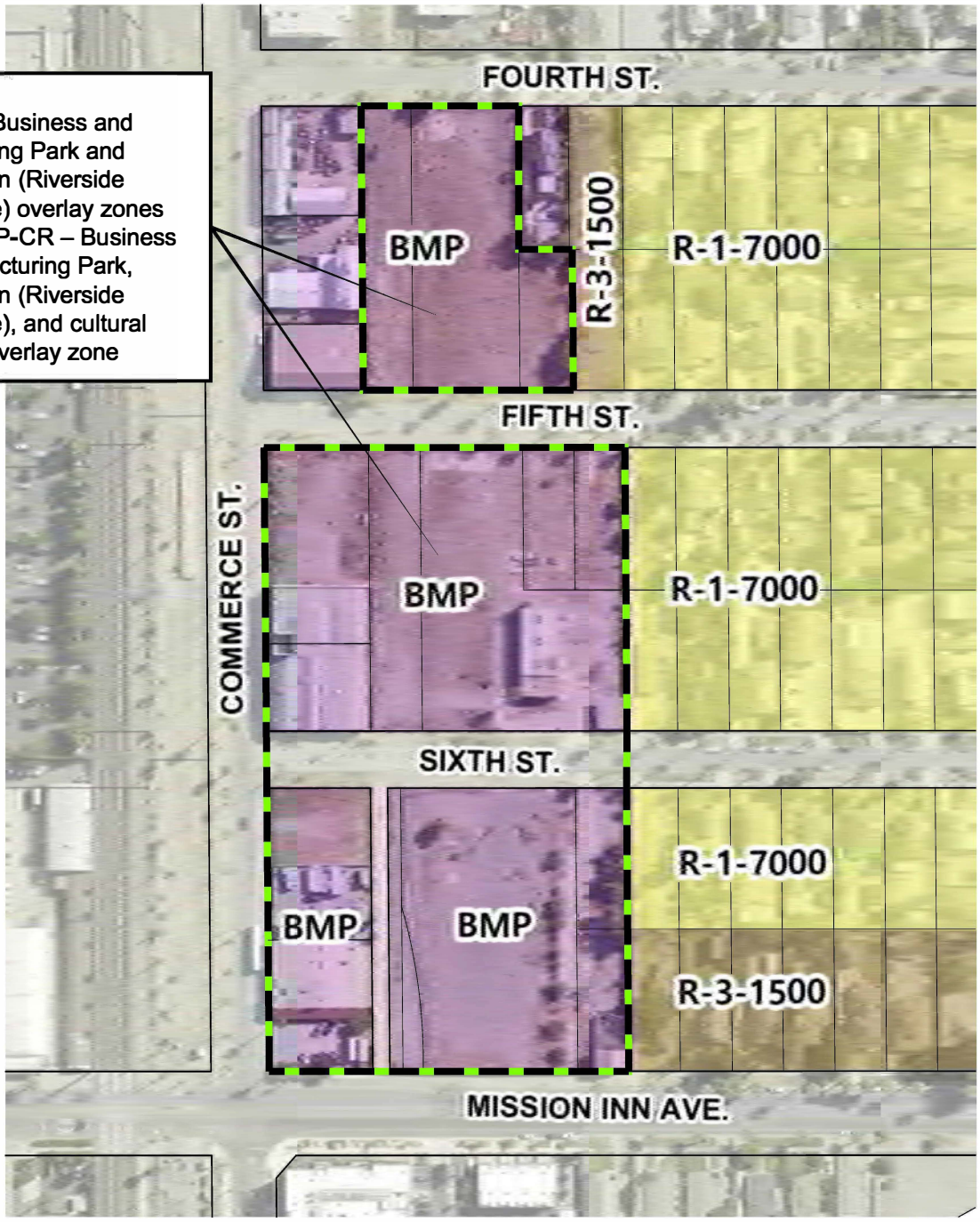
Zoning Designation

BMP - Business and Manufacturing Park

R-1-7000 Single - Family Residential

R-3-1500 Mutiple - Family Residential

Project Site:
BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) overlay zones and BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and cultural resources overlay zone



SPECIFIC PLAN

SCALE: 1" = 200'

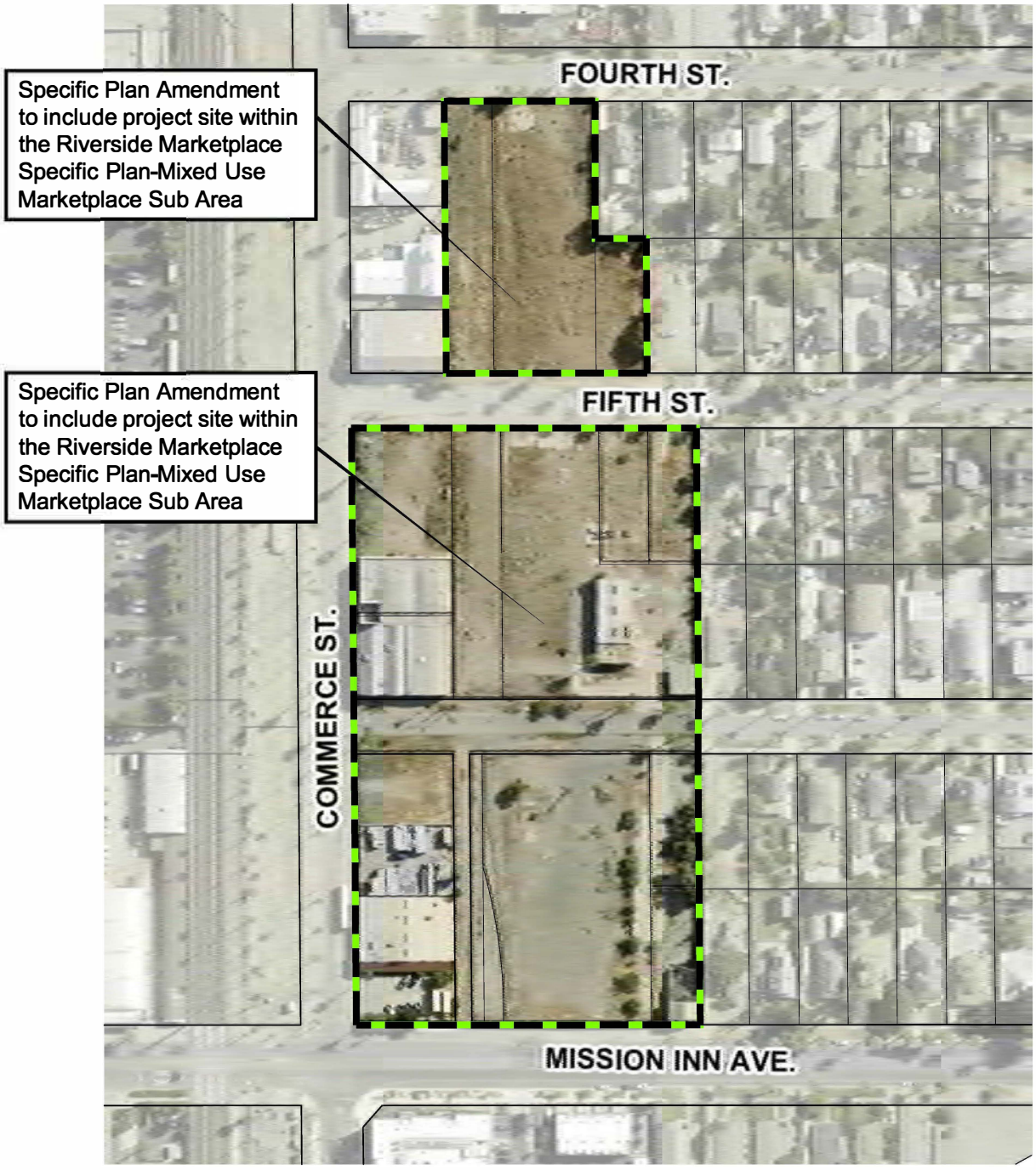
KEY

Project Site

Parcels

Specific Plan Amendment

Proposed Specific Plan Amendment to amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject property.



PROPOSED

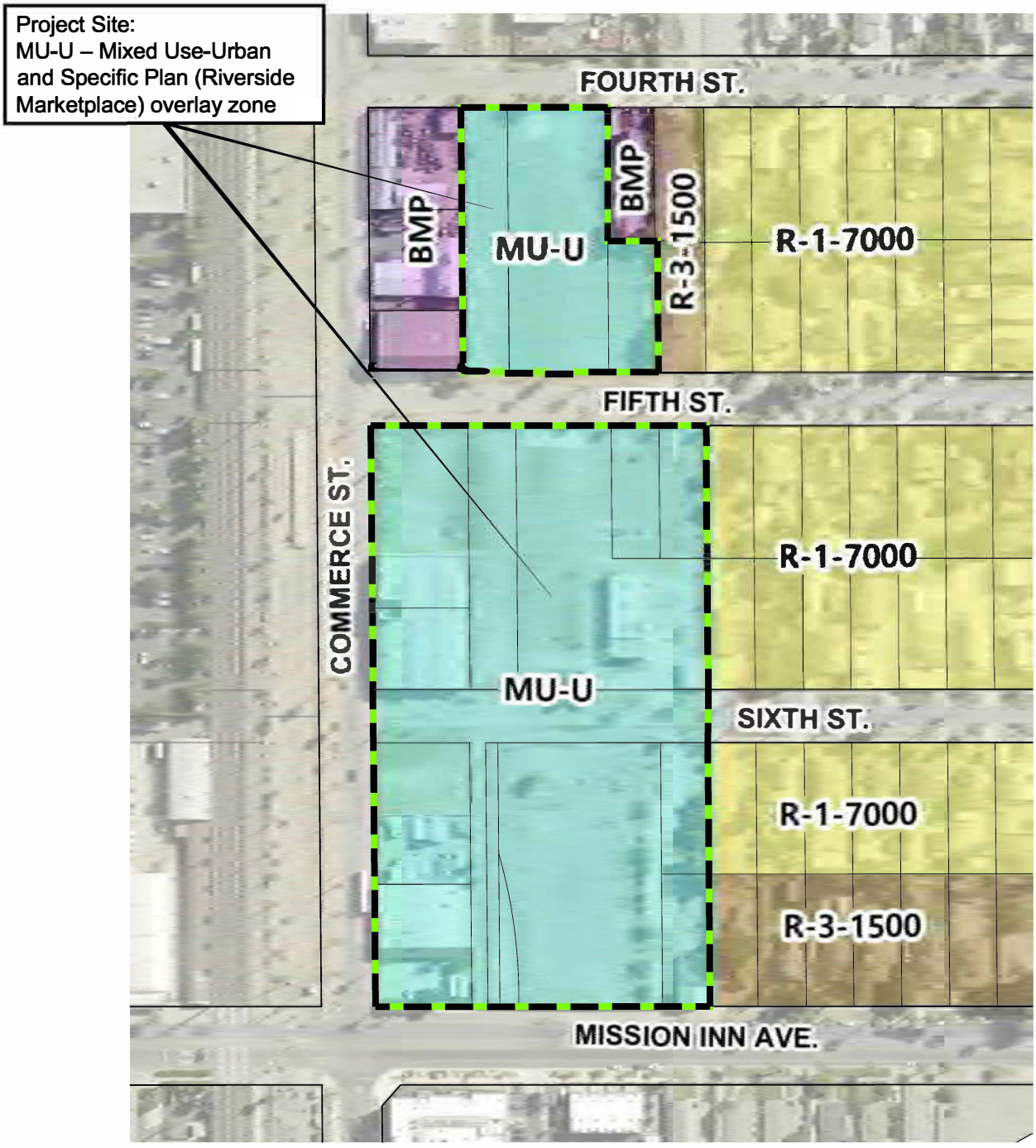
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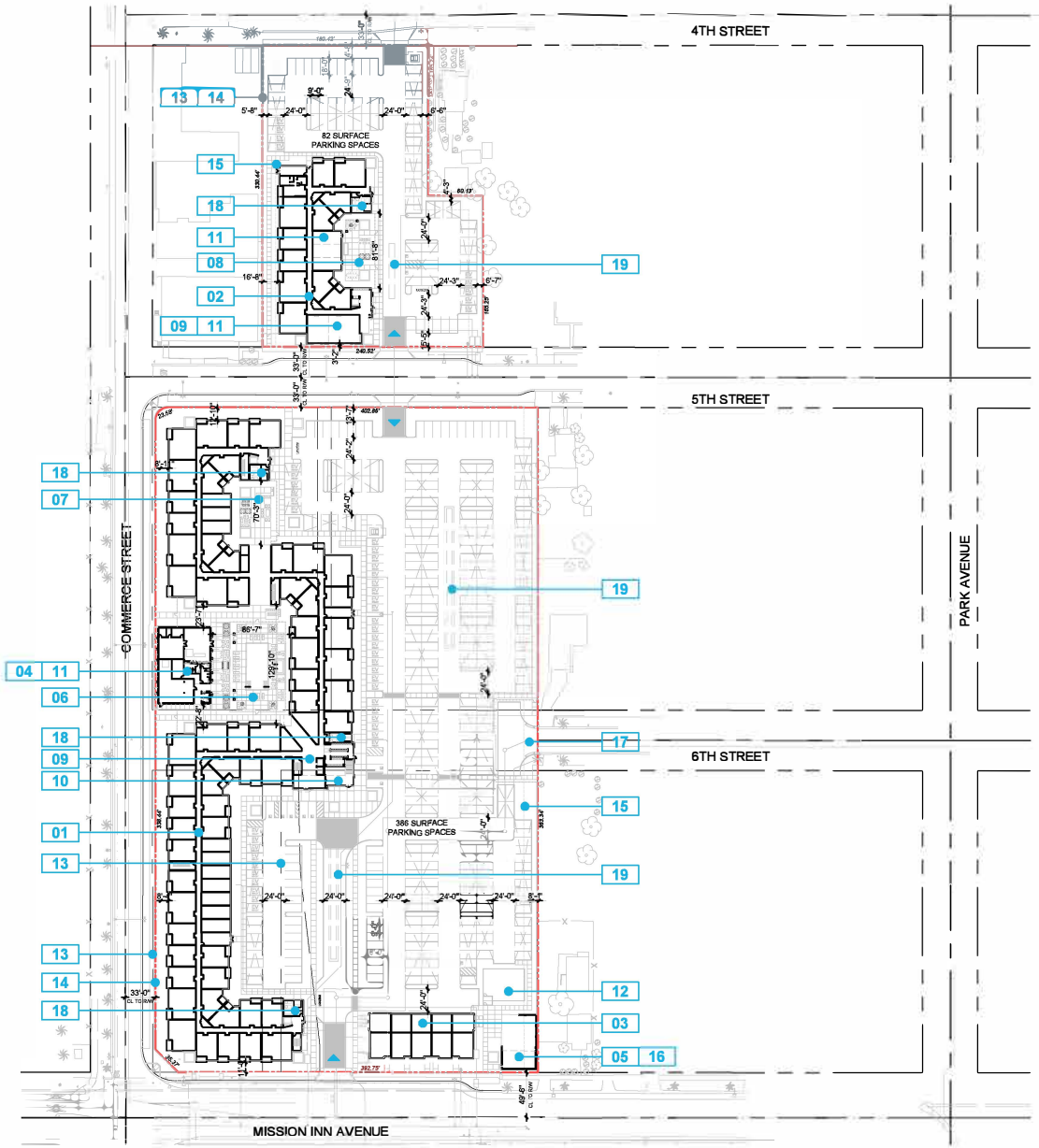
KEY

- Project Site
- Parcels

Zoning Designation

- MU-U - Mixed-Use Urban
- BMP - Business and Manufacturing Park
- R-1-7000 Single - Family Residential
- R-3-1500 Mutiple - Family Residential





PROJECT SUMMARY

COMMERCE ST AND MISSION INN AVE
RIVERSIDE, CALIFORNIA

ZONING
CURRENT: BMP (BUSINESS MANUFACTURING AND PARK ZONE)
PROPOSED: MU-U (MIXED-USE URBAN)

AREA
NORTHERN PARCEL: 1.59 AC (69,394 SF)
SOUTHERN PARCEL: 6.89 AC (300,188 SF)
GROSS SITE AREA: 8.48 AC (369,582 SF)
TOTAL DWELLING UNITS: 363 DU
DENSITY: 42.8 DU/AC
COMMERCIAL: 2,000 SF
FAR: 0.96:1 (356,083 SF)

UNIT MIX
STUDIO: 52 UNITS (14%)
1-BED: 185 UNITS (51%)
2-BED: 126 UNITS (35%)
TOTAL 363 UNITS
AVG. UNIT SIZE: 727 SF

VEHICLE PARKING
RESIDENTIAL REQUIRED: 582 SPACES
(1 SP/STUDIO + 1.5 SP/1-BED + 2 SP/2-BED)
COMMERCIAL REQUIRED: 8 SPACES
(1 SP/250 SF FLOOR AREA)

RESIDENTIAL PROVIDED:
NORTHERN PARCEL: 82 SURFACE SPACES
SOUTHERN PARCEL: 386 SURFACE SPACES
10 GARAGE SPACES (2 SP/TH)
TOTAL: 478 SPACES (1.31 SP/DU)

COVERED: 370 SPACES (1 SP/DU)
SHARED COMMERCIAL: 8 SPACES
EV READY: 49 SPACES
(10% TOTAL PROVIDED RES. PARKING)

CALLOUT LEGEND

01	BUILDING A (4-STORY ON GRADE)
02	BUILDING B (4-STORY ON GRADE)
03	BUILDING C (2-STORY TOWNHOMES)
04	BUILDING D (HISTORIC)
05	BUILDING E (HISTORIC)
06	COURTYARD A (ACTIVE - POOL)
07	COURTYARD B (PASSIVE)
08	COURTYARD C (SEMI-ACTIVE - SPA)
09	LOBBY
10	LEASING
11	AMENITIES
12	DOG PARK
13	EXISTING PROPERTY LINE
14	NEW PROPERTY LINE
15	PROPOSED SETBACK
16	COMMERCIAL SPACE
17	6TH STREET HAMMERHEAD
18	TRASH ROOM
19	STORMWATER TREATMENT TANK & AQUA-SWIRL

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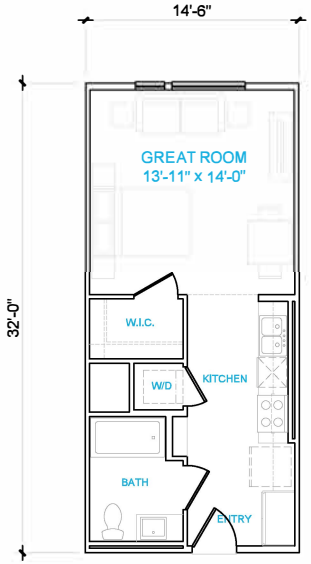
Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

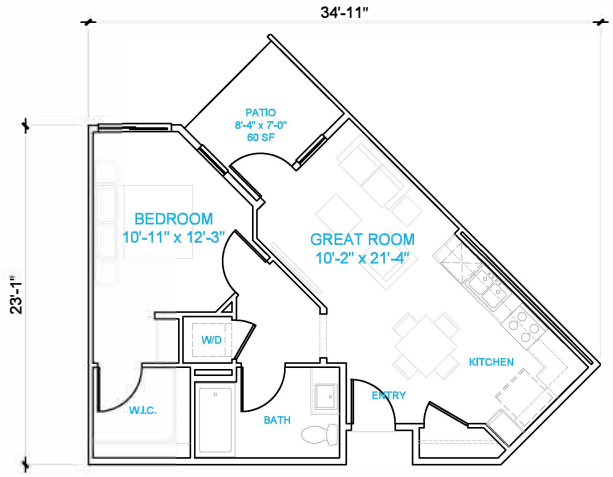
SCHEMATIC DESIGN
DECEMBER 9, 2022

SITE PLAN
PROJECT SUMMARY

A1-0



PLAN 0-1
STUDIO
1 BATH
447 SF



PLAN 1-1
1 BEDROOM
1 BATH
609 SF

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1201 Dove Street, Suite 520
Newport Beach, CA 92660

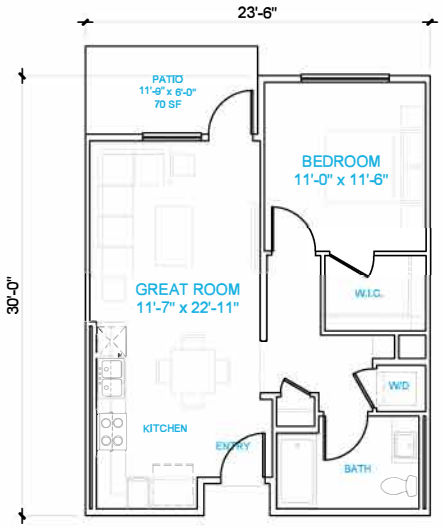
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SCHEMATIC DESIGN
DECEMBER 9, 2022

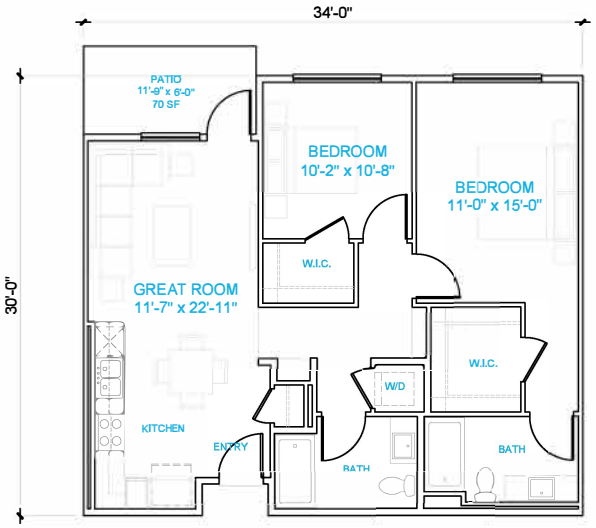
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UNIT PLANS
STUDIO AND 1-BEDROOM

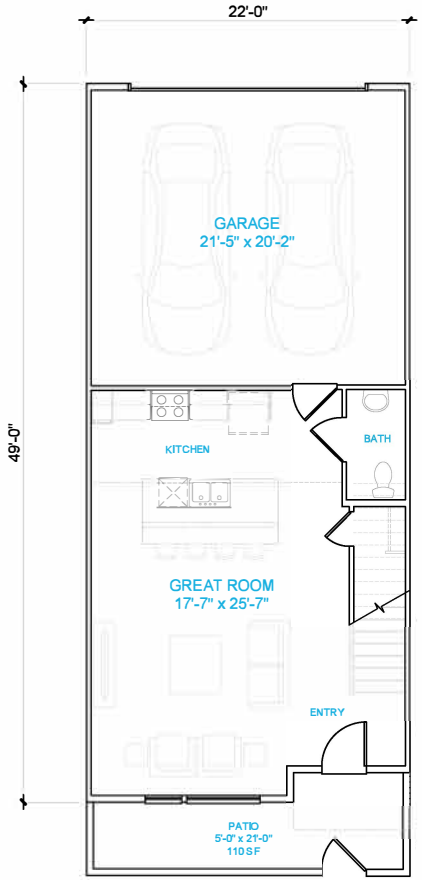
A5-0



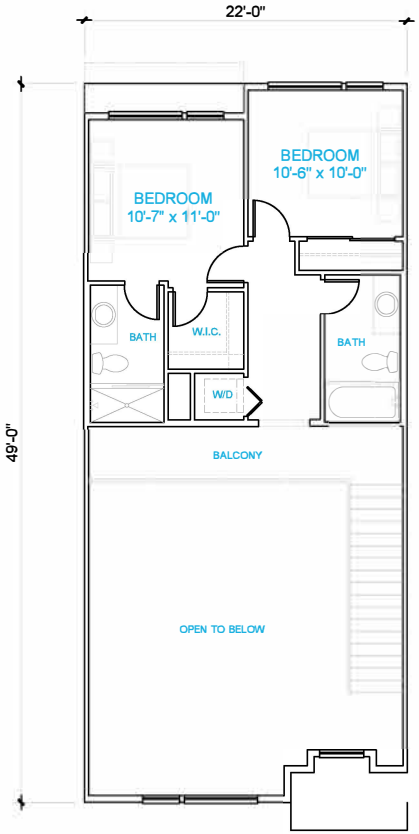
PLAN 1-2
1 BEDROOM
1 BATH
636 SF



PLAN 2-1
2 BEDROOM
2 BATH
949 SF



PLAN 2-2
2 BEDROOM
2.5 BATH
1186 SF



PLAN 2-2 LOFT

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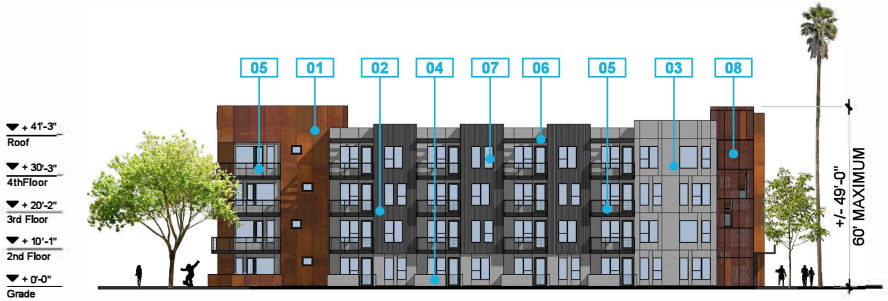
Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
DECEMBER 9, 2022

UNIT PLANS
2-BEDROOM TOWNHOME

A5-2



1. BUILDING A - SOUTH ELEVATION





2. BUILDING A - PARTIAL WEST ELEVATION (RIGHT)



3. BUILDING A - PARTIAL WEST ELEVATION (LEFT)

CALLOUT LEGEND

01	FLAT METAL PANEL
02	CORRUGATED METAL PANEL
03	STUCCO
04	CMU BLOCK
05	STEEL GRATE RAILING
06	AWNING
07	VINYL WINDOW
08	PERFORATED METAL PANEL

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Newport Beach, CA 92660

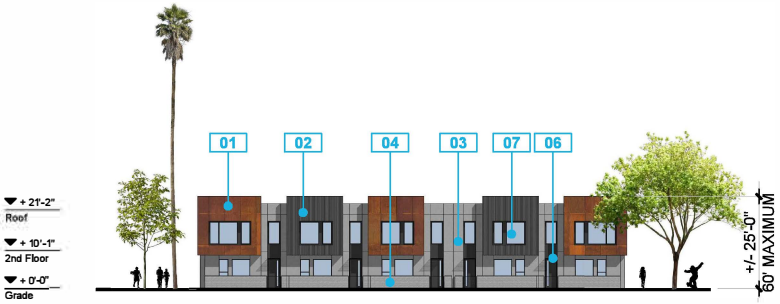
IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
DECEMBER 9, 2022

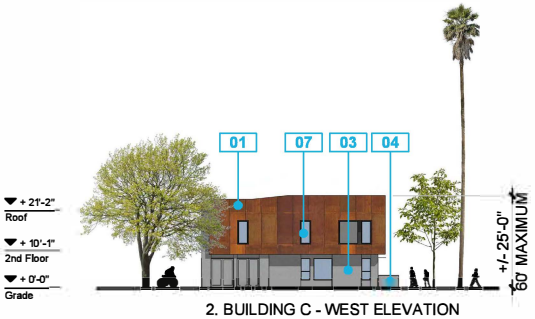
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BUILDING ELEVATIONS
BUILDING A

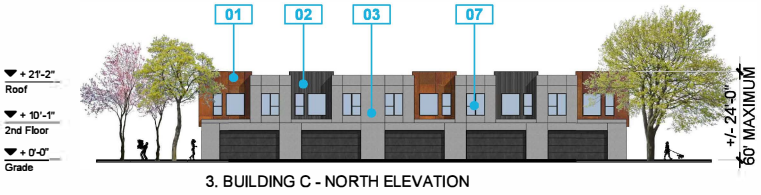
A2-1



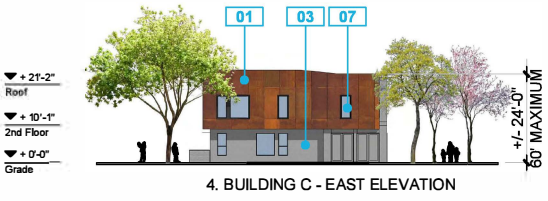
1. BUILDING C - SOUTH ELEVATION



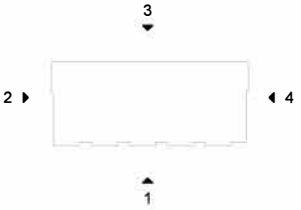
2. BUILDING C - WEST ELEVATION



3. BUILDING C - NORTH ELEVATION



4. BUILDING C - EAST ELEVATION



CALLOUT LEGEND

01	FLAT METAL PANEL
02	CORRUGATED METAL PANEL
03	STUCCO
04	CMU BLOCK
05	STEEL GRATE RAILING
06	AWNING
07	VINYL WINDOW
08	PERFORATED METAL PANEL

ktgy
Architecture + Planning
888.456.5849
ktgy.com

Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

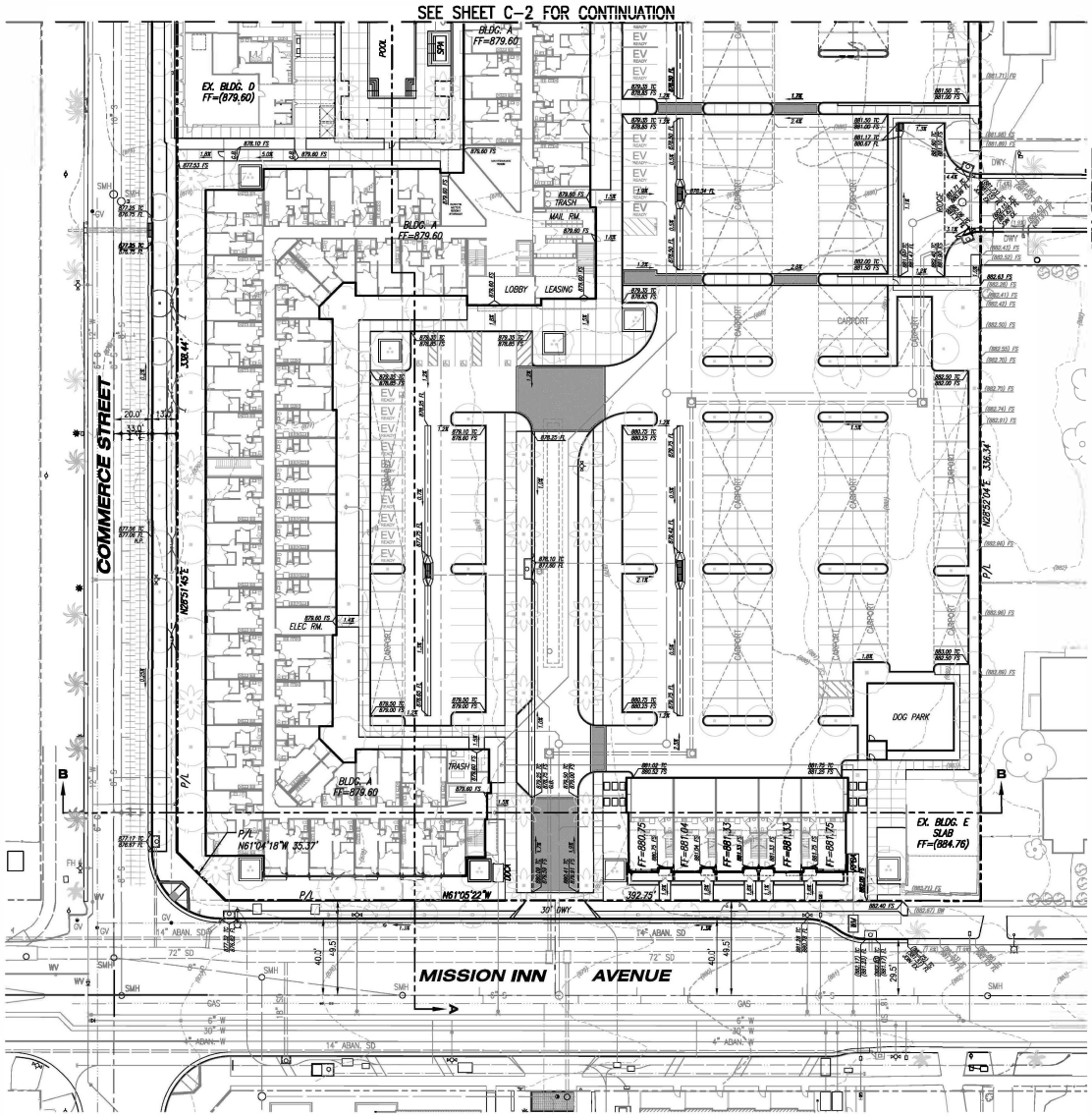
IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
DECEMBER 9, 2022

0 8 16 32

BUILDING ELEVATIONS
BUILDING C

A2-4



EARTHWORK QUANTITY ESTIMATE

IMPORT	0 CY
EXPORT	0 CY

*THIS WILL BE A BALANCED SITE.

FORESTRY NOTES

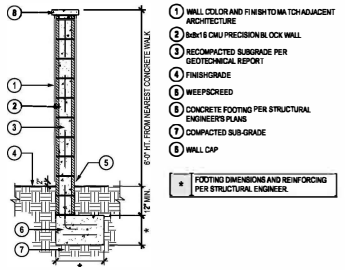
1. PROTECT IN PLACE EXISTING STREET TREES IN PUBLIC RIGHT-OF-WAY ALONG 4TH ST. (WASHINGTONIA ROBUSTA) AND ALONG MISSION INN AVE. (WASHINGTONIA FILIFERA).
2. IF EXISTING STREET TREES ARE FOUND BY TREE INSPECTOR AT TIME OF SCHEDULED SITE INSPECTION (AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE), TO BE MISSING, DEAD, DAMAGED, OR IN POOR CONDITION, THEY WILL BE REQUIRED TO BE REMOVED AND REPLACED WITH 24" BOX SIZE TREES TO TREE INSPECTOR'S SPECIFICATIONS. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.
3. PLANT IN PUBLIC RIGHT-OF-WAY, 24" BOX SIZE CELTIS SINENSIS ALONG MISSION INN AVE., LOPHESTEMON CONFERTUS (BRISBANE BOX) ALONG COMMERCE ST., AND MAGNOLIA GRANDIFLORA (ST. MARY) ALONG 5TH ST. AT TYPICAL SPACING 25' O.C.
4. PRIOR TO ANY PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

BENCHMARK

INDEX 6847 PAGE 42 DATED JANUARY 20, 2005

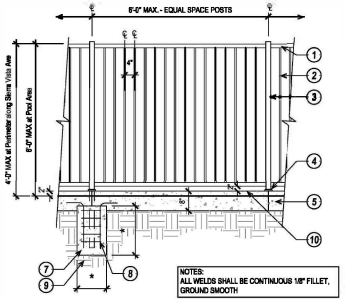
FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95'± EASTERLY OF CENTERLINE OF PARK AVENUE.

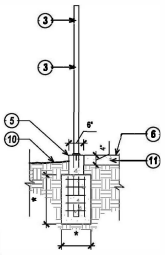
ELEVATION: 891.353 FEET



1 - PERIMETER AND POOL CMU WALL

SCALE: NONE





1. 1½" x 2" TUBULAR STEEL, TOP AND BOTTOM RAIL WELD TO POSTS. REFER TO CONSTRUCTION MATERIAL SCHEDULE FOR COLOR AND FINISH.
2. ½" TUBULAR STEEL PICKETS, 4" O.C. CENTER MAX. WELDED TO CENTER OF TOP AND BOTTOM RAIL
3. 2" SQ. TUBULAR STEEL POST WITH FLUSH MOUNTED CAP.
4. CAST IRON TUBE SOCKET A BASE OF POSTS BY KING ARCHITECTURAL METALS, MODEL NUMBER: 91-204
5. POURED IN PLACE CONCRETE CURB WITH 2" RADIUS ALONG ALL EDGES. PROVIDE JOINT AT ALL POST INTERSECTIONS.
6. FINISH SURFACE.
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S PLANS.
8. REINFORCEMENT PER STRUCTURAL ENGINEER'S PLANS.
9. COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
10. FINISH GRADE.
11. CONCRETE POOL DECK

2 - PERIMETER AND POOL FENCE

SCALE: NONE

LOT AREAS

PROPOSED LOT 1:	303,549 S.F. (6.97 ACRES)
PROPOSED LOT 2:	69,553 S.F. (1.60 ACRES)
TOTAL PROPOSED PROJECT AREA:	373,102 S.F. (8.57 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 5 INCLUSIVE AND LOTS 23 THROUGH 28 ALL INCLUSIVE, IN BLOCK 4 WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

AS RESERVED TO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN A DOCUMENT RECORDED APRIL 27, 2000 AS INSTRUMENT NO. 158950 OF OFFICIAL RECORDS.

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 8 OF WHITES ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

LOTS 1, 2, 3 THROUGH 7, INCLUSIVE, 22 THROUGH 37 INCLUSIVE, IN BLOCK 8 OF WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

1. EASEMENT(S) FOR INGRESS, EGRESS AD PARKING PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS.

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

2. EASEMENT(S) FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, SAN BERNARDINO COUNTY RECORDS.
   THE EXACT LOCATION IS INDETERMINED FROM RECORD, DOCUMENT ILLEGIBLE.

3. EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAILROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.

   AFFECTS: OVER, ACROSS AND UPON THE NORTHWESTERLY 15.00 FEET OF SAID LOTS 4 AND 25. *AFFECTS, TO BE QUITCLAIMED.*

4. EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND COMMUNICATIONS AND PIPELINES, LINES AND FACILITIES OF EVERY KIND AND NATURE INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 326250, OF OFFICIAL RECORDS. *AFFECTS, TO BE QUITCLAIMED.*

5. EASEMENT(S) FOR TELECOMMUNICATIONS PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO QWEST COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED DECEMBER 18, 2013 AS INSTRUMENT NO. 2013-0581753 OF OFFICIAL RECORDS. *AFFECTS: PARCEL 2, NOT PLOTTABLE PER RECORD, TO BE QUITCLAIMED.*

0 15 30 60 90

SCALE: 1"=30' DATE: 12/09/22

IRON LOFTS

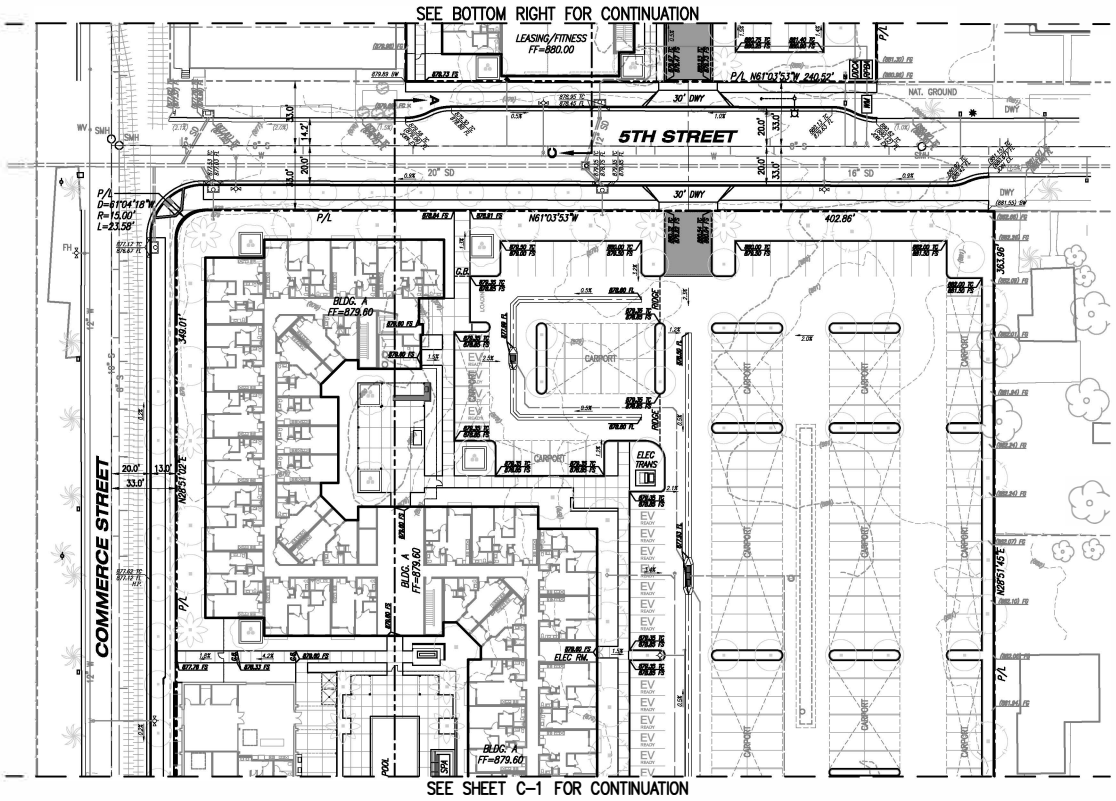
IRON LOFTS, LLC

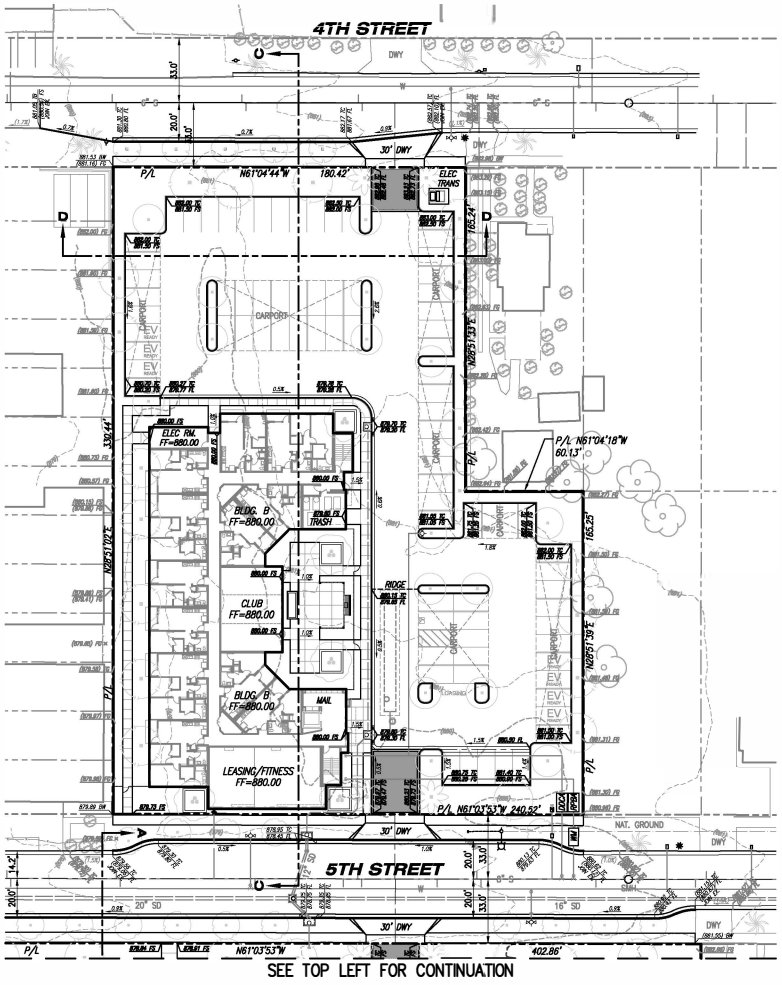
C-1: PRELIMINARY GRADING PLAN

RIVERSIDE, CALIFORNIA

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

L:\Base\Work-Riverside-Iron Lofts\Civil\Preliminary\WIL-01-02-GRAD.dwg Dec 07, 2022 - 10:51am





0 15 30 60 90

SCALE: 1"=30' DATE: 12/09/22

IRON LOFTS

IRON LOFTS, LLC

C-2: PRELIMINARY GRADING PLAN

RIVERSIDE, CALIFORNIA

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

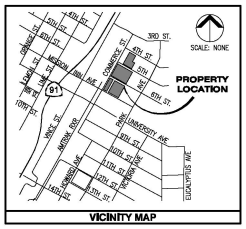
L:\Projects\Iron-Riverside-Iron Lofts\CDs\Preliminary\GRD - 01 - C2 - GRAD.dwg | Apr 30, 2022 - 11:03am

TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DECEMBER 9, 2022

PROPOSED SITE PLAN

0 35 70 140 210
SCALE: 1"=70' DATE: 12/9/2022



LEGAL DESCRIPTION

LOTS 3 THROUGH 5 INCLUSIVE AND LOTS 23 THROUGH 26 ALL INCLUSIVE, IN BLOCK 4 WHITE'S 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.

AS RESERVED TO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN A DOCUMENT RECORDED APRIL 27, 2000 AS INSTRUMENT NO. 156950 OF OFFICIAL RECORDS.

APN: 211-022-026-4 AND 211-022-027-5

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 8 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.

APN: 211-07-024-4, 211-071-005-7, 211-071-023-3, 211-071-004-8, 211-071-001-3 AND 211-071-002-4

LOTS 1, 2, 3 THROUGH 7, INCLUSIVE, 22 THROUGH 37 INCLUSIVE, IN BLOCK 8 OF WHITE'S 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, CALIFORNIA.

APN: 211-072-021-4; 211-072-022-5, 211-072-004-9 AND 211-072-026-3, 211-072-001, 211-072-002

EASEMENTS

1. EASEMENT(S) FOR INGRESS, EGRESS AD PARKING PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS.

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   NO MENTIONED EASEMENTS WITHIN SAID DOCUMENT, DOES NOT AFFECT.

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   THE EXACT LOCATION IS UNDETERMINED FROM RECORD, DOCUMENT ILLEGIBLE.

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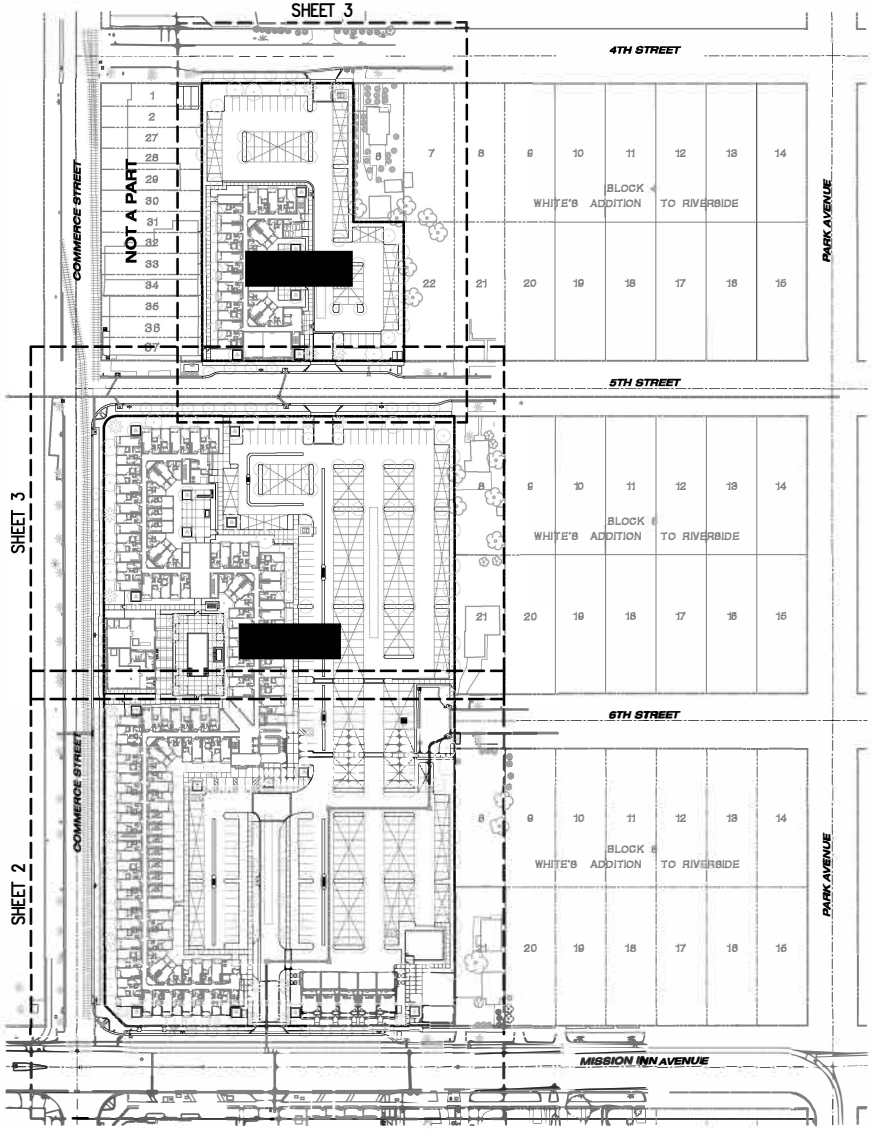
   AFFECTS: OVER, ACROSS AND UPON THE NORTHWESTERLY 15.00 FEET OF SAID LOTS 4 AND 25. *AFFECTS, TO BE QUITCLAIMED.*

   EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND COMMUNICATIONS AND PIPELINES, LINES AND FACILITIES OF EVERY KIND AND NATURE INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 326250, OF OFFICIAL RECORDS. *AFFECTS, TO BE QUITCLAIMED.*

   EASEMENT(S) FOR TELECOMMUNICATIONS PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO QWEST COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED DECEMBER 16, 2013 AS INSTRUMENT NO. 2013-0581753 OF OFFICIAL RECORDS.
   AFFECTS PARCEL 2, NOT PLOTTABLE PER RECORD, TO BE QUITCLAIMED.

NOTES

1. EXISTING NUMBER OF LOTS: 53
2. ALL EXISTING ON-SITE IMPROVEMENTS ARE TO BE REMOVED/ DEMOLISHED.
3. REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
4. THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
5. 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 UPGRADING OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
6. 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.
7. ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
8. 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.
9. 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 R.C.E. 30560

REGISTERED PROFESSIONAL ENGINEER JAMES H. KAWAMURA No. 30560 Expiration: 07/31/24 CIVIL STATE OF CALIFORNIA

ADDRESS/THOMAS GUIDE

ADDRESS:	VACANT COMMERCIAL PROPERTY
ASSESSORS PARCEL NOS.:	211-022-026, 027 211-071-001, 002, 004, 005, 023, 024 211-072-001, 002, 004, 020, 021, 022

AREA

TOTAL EXISTING AREA OF THE PROPERTIES CONSISTS OF:	341,265 S.F. (7.83 ACRES)
PROPOSED STREET DEDICATIONS:	2,345 S.F. (0.54 ACRES)
PROPOSED STREET VACATION:	27,575 S.F. (0.63 ACRES)
PROPOSED ALLEY VACATION:	6,608 S.F. (0.15 ACRES)
PROPOSED LOT 1:	303,549 S.F. (6.97 ACRES)
PROPOSED LOT 2:	69,553 S.F. (1.60 ACRES)
TOTAL PROPOSED PROJECT AREA:	373,102 S.F. (8.57 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 HYRANT POINT OF CONNECTION
- PROPOSED SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN CONNECTION POINT
- PROPOSED WATER SERVICE POINT OF CONNECTION

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

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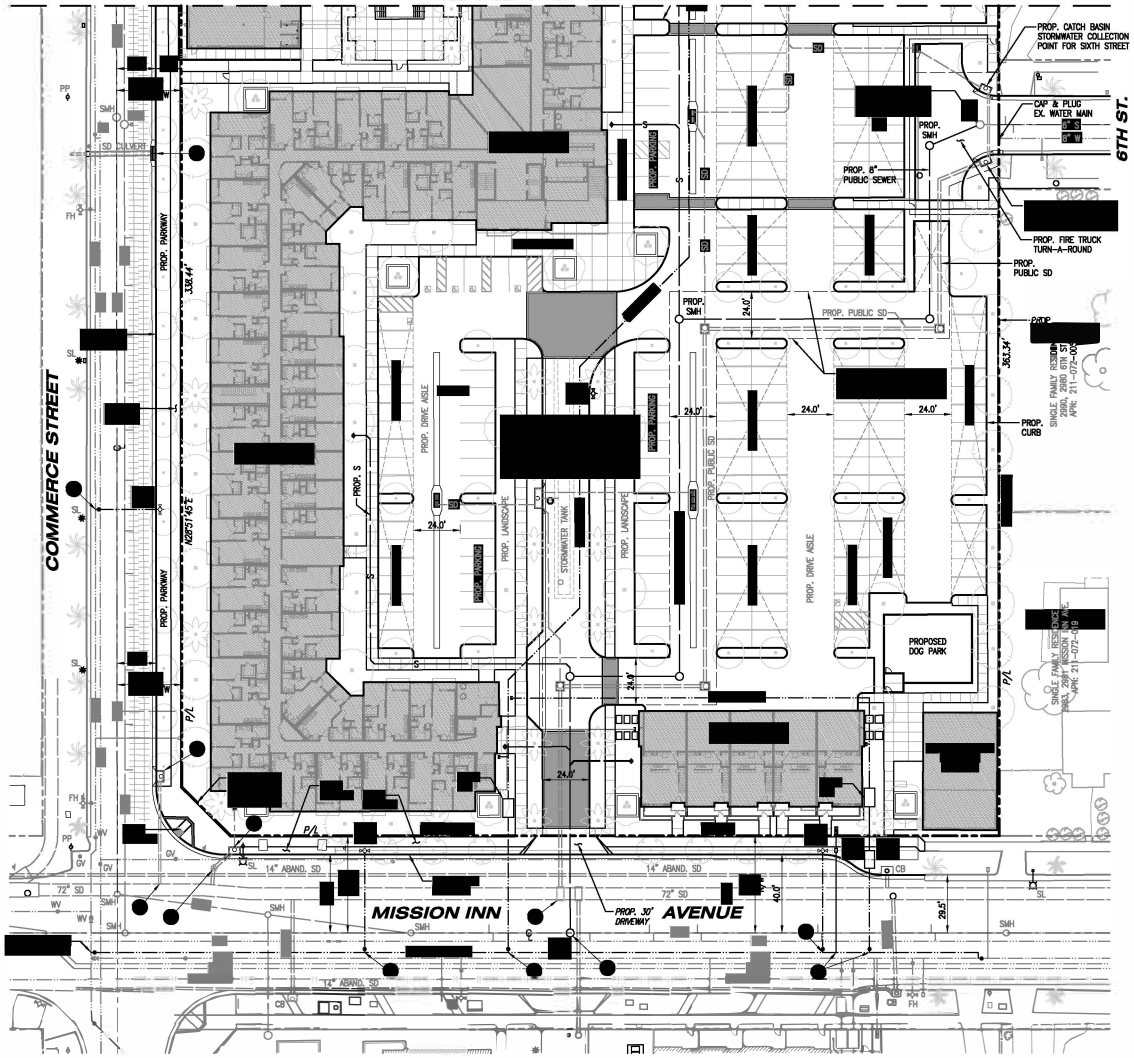
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DECEMBER 9, 2022

PROPOSED SITE PLAN

0 15 30 60 90
SCALE: 1"=30' DATE: 12/9/2022

SEE SHEET 3 FOR CONTINUATION



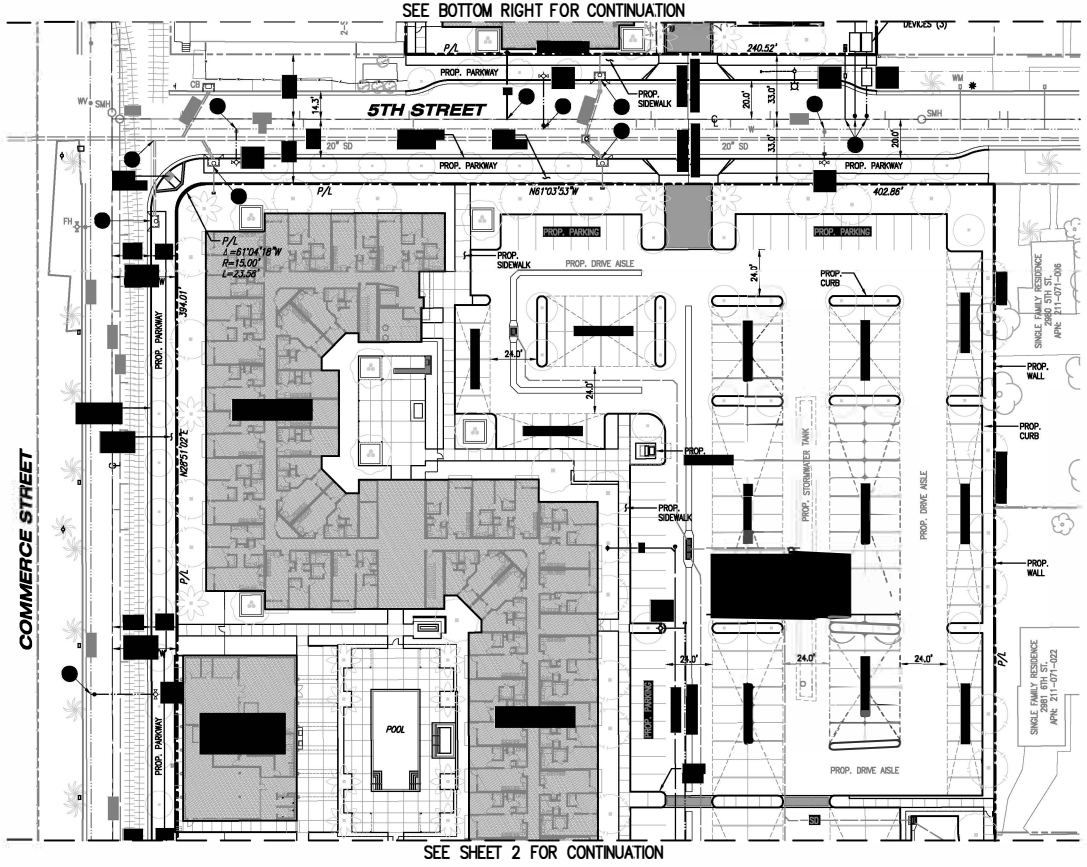
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530Von KarmanAve. -Suite200 Tel(949)756-6440
Irvine, California92614

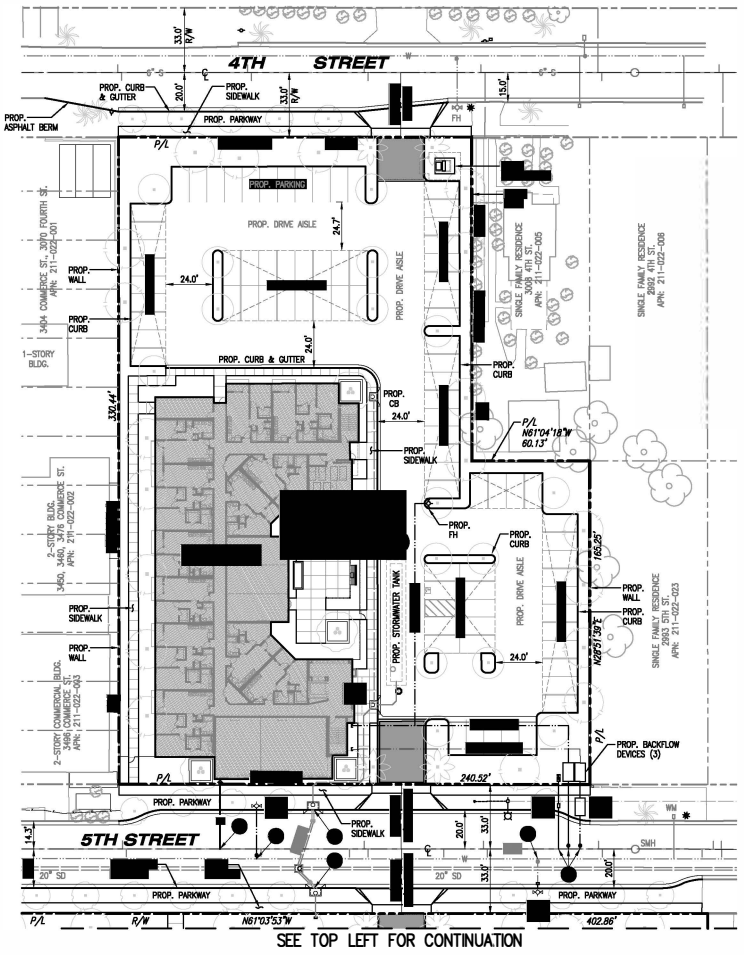
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DECEMBER 9, 2022

PROPOSED SITE PLAN

0 15 30 60 90
SCALE: 1"=30' DATE: 12/9/2022





KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530Von Karman Ave. -Suite200 Tel(949)756-6440
Irvine, California 92614

R:\Work\Work-Riverside-Ion Lofts\Subdivision & Legals\Tentative Tract Map\ORS-VTTM_Proposed.dwg Dec 07, 2022 - 1:19pm

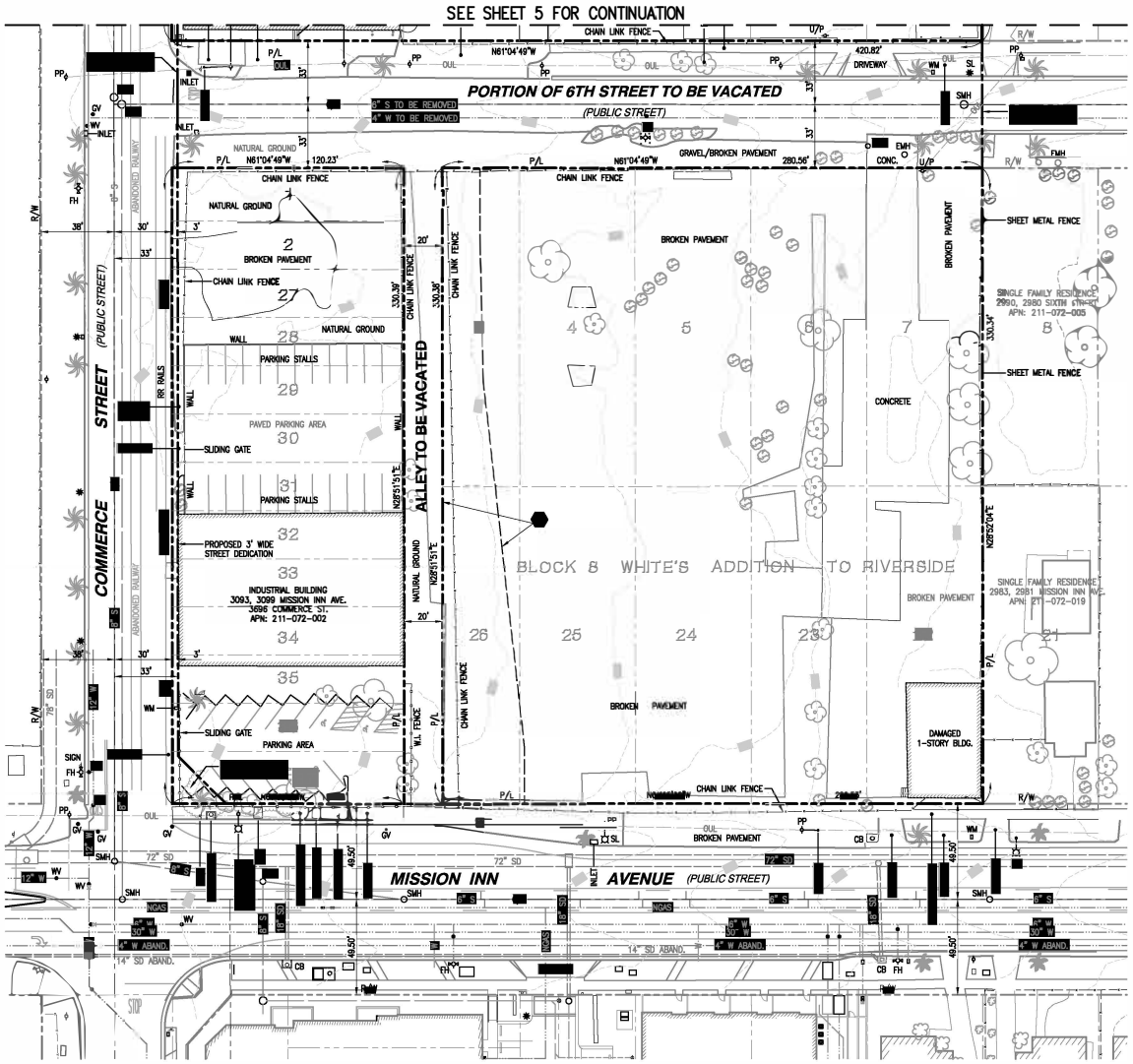
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DECEMBER 9, 2022

EXISTING SITE CONDITIONS

0 15 30 60 180

SCALE: 1"=30' DATE: 12/9/2022



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
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
PIV	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

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

AREA

TOTAL AREA OF THE SUBJECT PROPERTIES CONSISTS OF: 341,265 S.F. (7.834 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 5 INCLUSIVE AND LOTS 23 THROUGH 28 ALL INCLUSIVE, IN BLOCK 4 WHITE'S 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.

AS RESERVED TO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN A DOCUMENT RECORDED APRIL 27, 2000 AS INSTRUMENT NO. 156950 OF OFFICIAL RECORDS.

APN: 211-022-026-4 AND 211-022-027-5

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 8 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.

APN: 211-07-024-4, 211-071-005-7, 211-071-023-3, 211-071-004-6, 211-071-001-3 AND 211-071-002-4

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APN: 211-072-021-4; 211-072-022-5, 211-072-004-9 AND 211-072-020-3, 211-072-001, 211-072-002

EASEMENTS

1. EASEMENT(S) FOR INGRESS, EGRESS AD PARKING PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS.

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

2. EASEMENT(S) FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, SAN BERNARDINO COUNTY RECORDS. *THE EXACT LOCATION IS UNDETERMINED FROM RECORD DOCUMENT ILLEGIBLE.*

⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAILROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.

AFFECTS: OVER, ACROSS AND UPON THE NORTHWESTERLY 15.00 FEET OF SAID LOTS 4 AND 25. *AFFECTS, TO BE QUITCLAIMED.*

⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND COMMUNICATIONS AND PIPELINES, LINES AND FACILITIES OF EVERY KIND AND NATURE INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 326250, OF OFFICIAL RECORDS. *AFFECTS, TO BE QUITCLAIMED.*

5. EASEMENT(S) FOR TELECOMMUNICATIONS PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO ONEST COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED DECEMBER 16, 2013 AS INSTRUMENT NO. 2013-0561753 OF OFFICIAL RECORDS. *AFFECTS PARCEL 2, NOT PLOTTABLE PER RECORD, TO BE QUITCLAIMED.*

NOTES

1. EXISTING NUMBER OF LOTS: 53
2. ALL EXISTING ON-SITE IMPROVEMENTS ARE TO BE REMOVED/ DEMOLISHED.
3. REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
4. THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
5. 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. 8" 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.
7. ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
6. 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.
9. DATE OF SURVEY: JULY 22, 2020

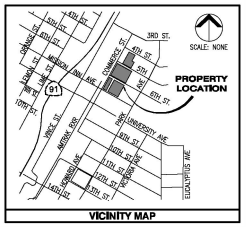
PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 755-6440
Irvine, California 92614

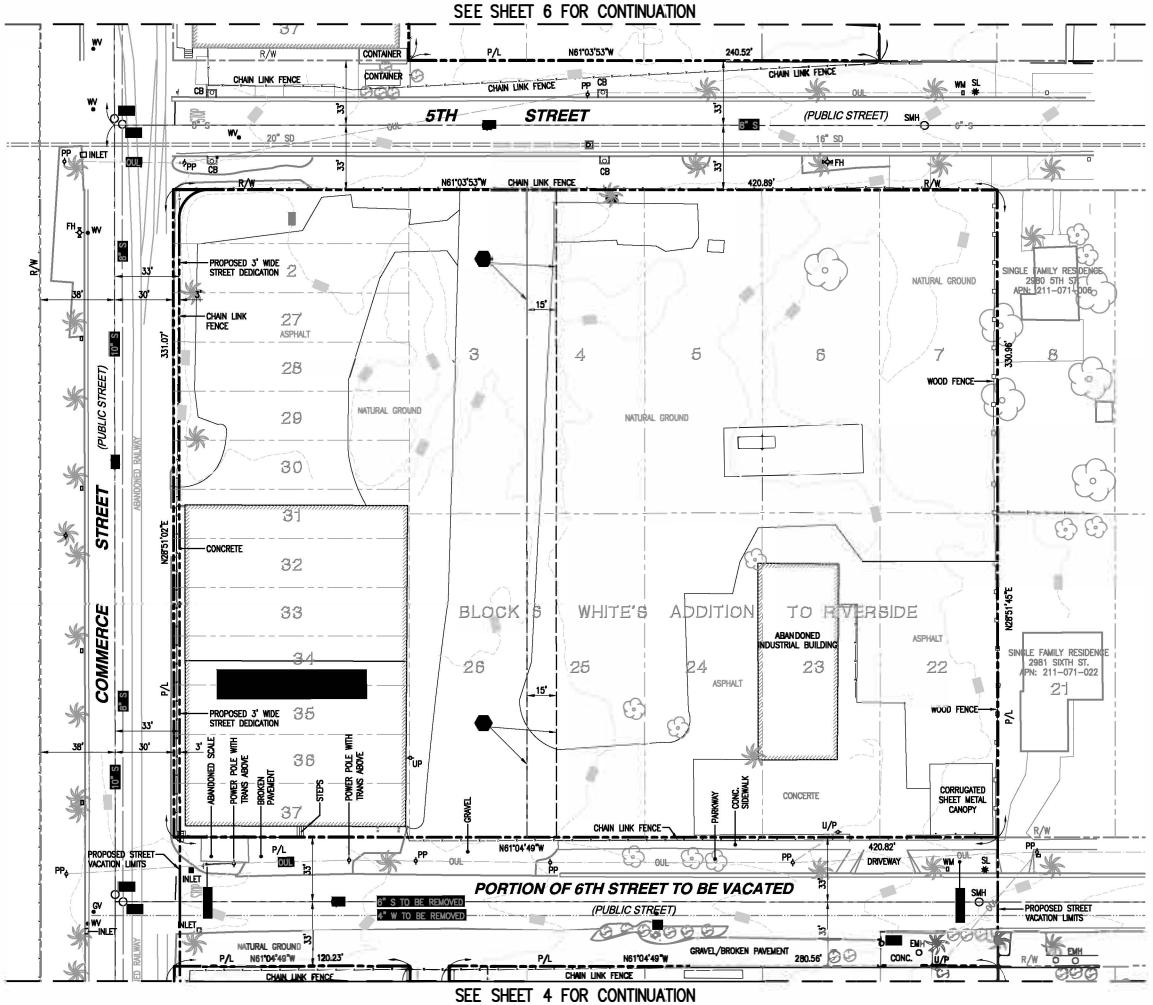
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TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DECEMBER 9, 2022

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
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
PIV	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

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY
- BUILDING
- CENTERLINE
- W.I. FENCE
- CONTOUR
- CURB AND GUTTER
- FIRE HYDRANT
- SIGN
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BENCHMARK

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9. DATE OF SURVEY: JULY 22, 2020

0 15 30 60 180

SCALE: 1"=30' DATE: 12/9/2022

PREPARED BY:
KHA ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California92614

R:\Master\Work-Acreage-Iron Lofts\Subdivision & Legals\Iron Crest Way\RBI-VTTM_EXISTING.dwg Dec 07, 2022 - 1:23pm

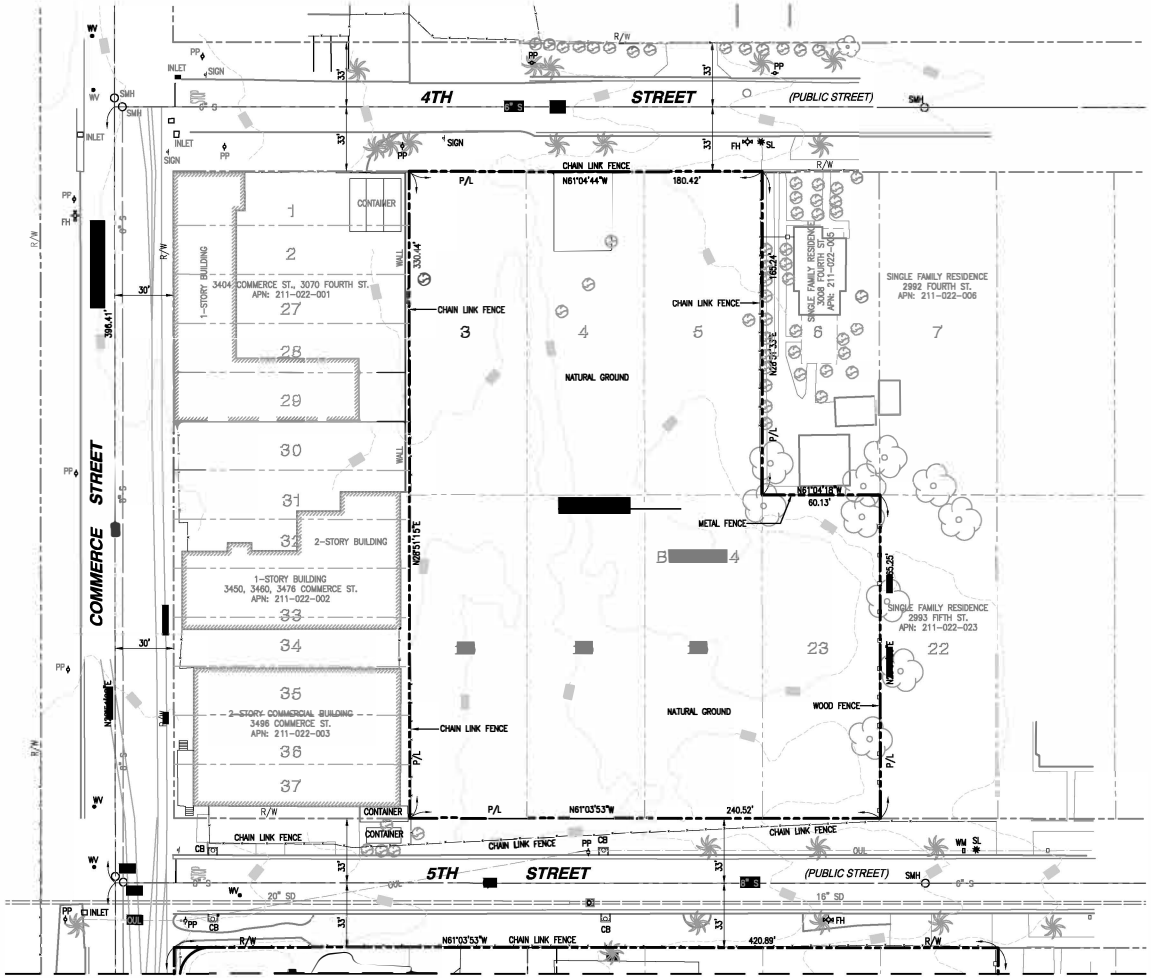
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NOTES

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R:\Mesh\Mesh-Riverside-Inn Lots\Subdivision # Logos\Vandine Tract map\VDS - TTM_EXISTING.dwg Dec 07, 2022 - 1:33pm