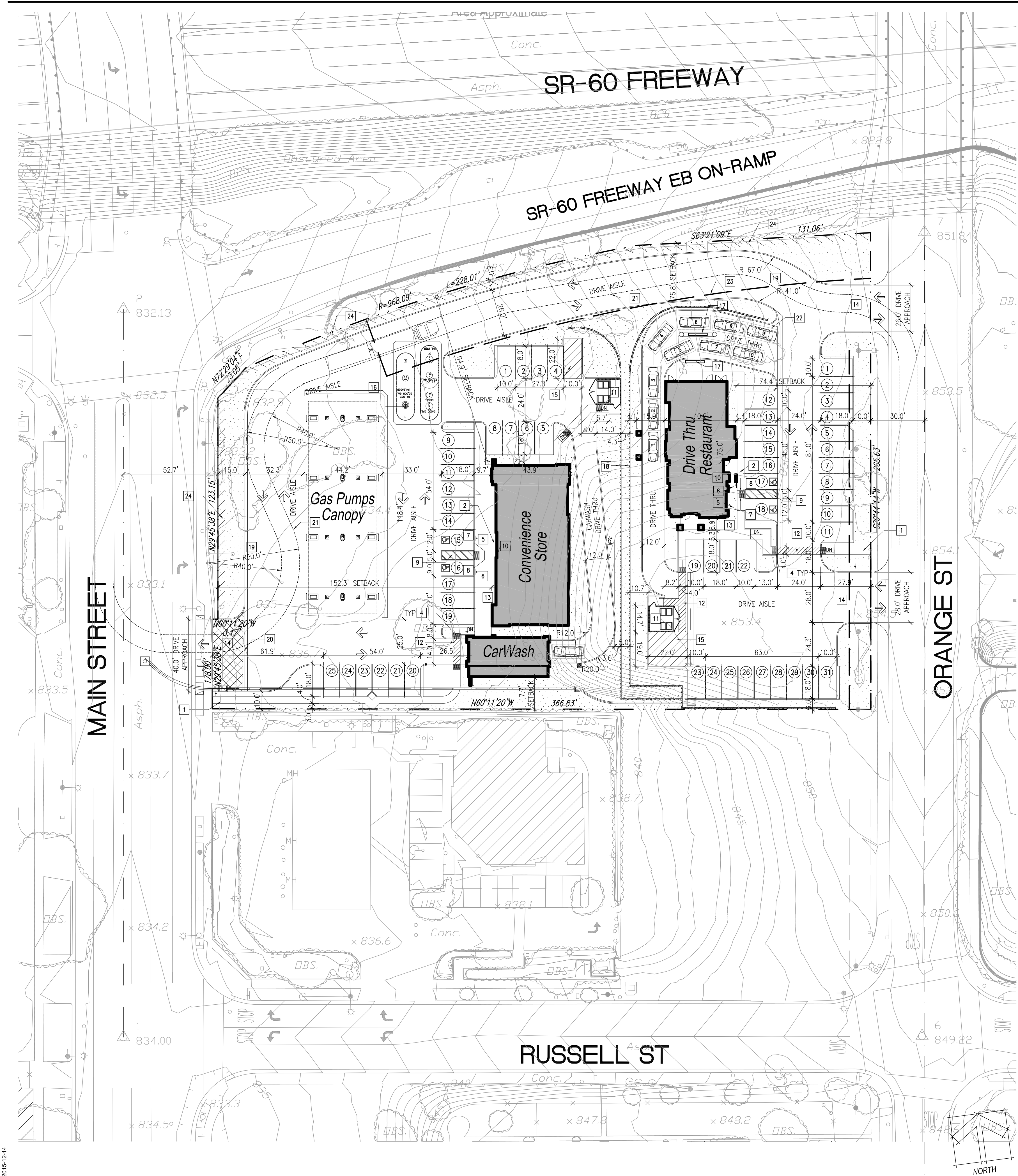




PLOT DATE: 2015-12-14

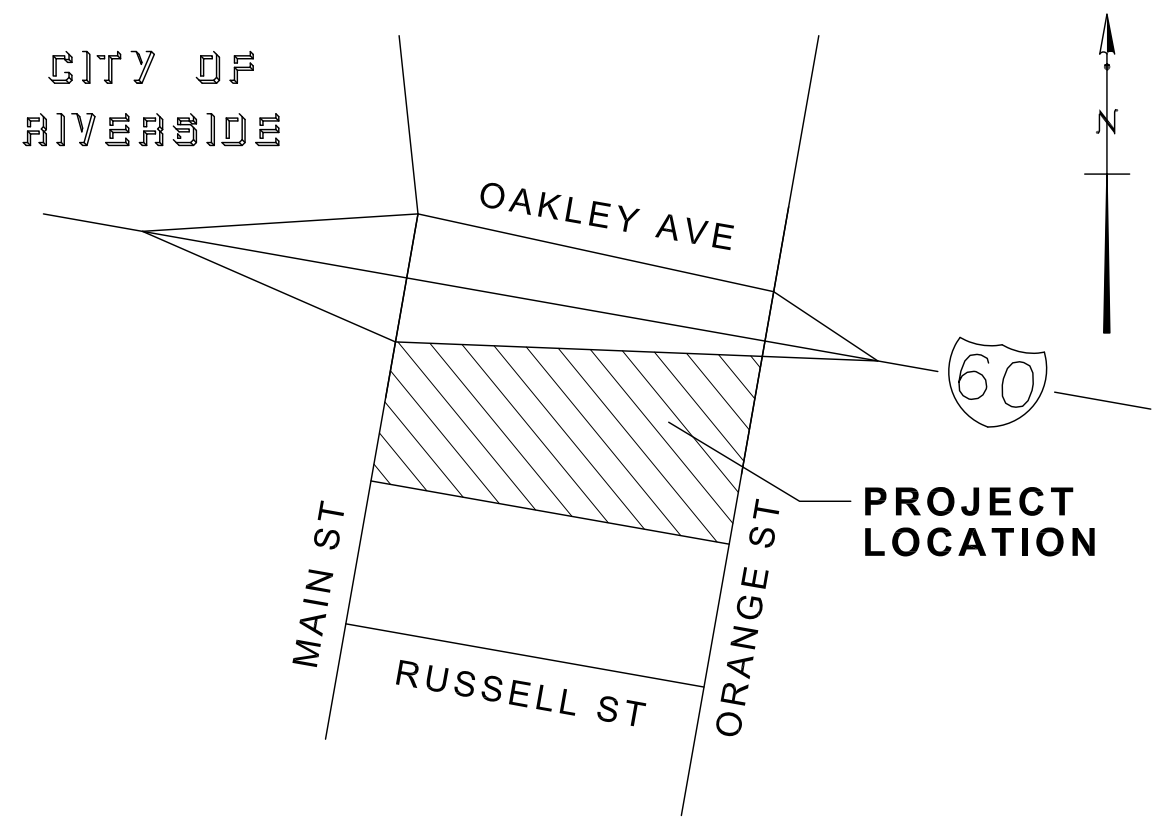
KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE
- 3 "UNAUTHORIZED PARKING IN ACCESSIBLE SPACES..." SIGNAGE
- 4 YELLOW TRUNCATED DOMES
- 5 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND MINIMUM FINE SIGNAGE
- 6 ACCESSIBLE PARKING SIGNAGE WITH MINIMUM FINE SIGNAGE
- 7 ACCESSIBLE VAN PARKING STALL
- 8 ACCESSIBLE PARKING STALL
- 9 ACCESSIBLE ACCESS AISLE
- 10 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 11 NEW TRASH ENCLOSURE
- 12 STRIPED WALKWAY AT DRIVE AISLE
- 13 5 BICYCLE PARKING
- 14 NEW DRIVE WAY
- 15 LOADING SPACE - SIZE PER CITY STANDARDS
- 16 UNDERGROUND FUEL TANK LOCATION
- 17 MENU BOARD
- 18 PROPOSED RETAINING WALL
- 19 DELIVERY TRUCK TURNING RADIUS
- 20 PERVIOUS PAVERS FEATURE
- 21 INDICATES TANKER DELIVERY PATH
- 22 INDICATES VEHICLE LENGTH (20'-0")
10 VEHICLES X 20'-0" = 200'-0" TOTAL VEHICLE DISTANCE FROM ENTRANCE TO DRIVE-THRU WINDOW (180'-0" MINIMUM REQUIRED)
- 23 INDICATES EASEMENT
- 24 INDICATES CALTRANS ABUTTERS RIGHTS

PARKING SUMMARY

DESCRIPTION	BLDG. S.F.	RATIO	REQUIRED	PROVIDED
CONVENIENCE STORE	3,645 SF	1 SP/250 SF	15	25
CAR WASH STATION	968 SF	-	-	-
GAS PUMP CANOPY	4,855 SF	-	-	-
DRIVE THRU RESTAURANT	2,546 SF	1 SP/100 SF	25	31
TOTAL			40	56
STALLS PROVIDED				
REGULAR STALL	9X19	52 STALLS		
ACCESSIBLE STALL	12X18	2 STALLS		
ACCESSIBLE STALL	9X18	2 STALLS		
LOADING SPACE	10X22 MIN.	2 STALLS		
BICYCLE		4 (PROPOSED)		

VICINITY MAP



PROJECT DATA:

DEVELOPER: APPLICANT/	ED HADDAD A.H.D. LIMITED PARTNERSHIP 422 WIER ROAD SAN BERNARDINO, CA 92408 (909) 754-8038		
REPRESENTATIVE:	ARCHIMETRICS JAY NELSON 370 W. 6TH STREET, SUITE 210 SAN BERNARDINO, CA 92401 PHONE (909) 322-7582 FAX (909) 383-2354		
PREPARATION DATE:	SEPTEMBER 11, 2015		
PROJECT DESCRIPTION:	SITE IMPROVEMENTS FOR GAS STATION/CONVENIENCE STORE & DRIVE THRU RESTAURANT		
PROJECT ADDRESS:	MAIN STREET RIVERSIDE, CA 92501		
GENERAL PLAN:	DSP (DOWNTOWN SPECIFIC PLAN)		
SPECIFIC PLAN:	NMS (NORTH MAIN STREET SPECIALTY SERVICES DISTRICT)		
UTILITIES: DISTRICT	WATER - RIVERSIDE WATER COMPANY TELEPHONE - VERIZON GAS - SOUTHERN CALIFORNIA GAS CO. ELECTRIC - RIVERSIDE ELECTRIC SEWER - RIVERSIDE WATER COMPANY		
BUILDING HEIGHT:	35' FEET MAXIMUM		
SITE AREA	1.99 AC (86,991 SF)		
COVERAGE AREAS:			
AREA OF USE	S.F.	REQUIRED%	PROVIDED%
BUILDINGS	12,014	---	12,014 SF(14%)
PARKING/PAVED	54,101	---	54,101 SF(62%)
LANDSCAPING	20,876	17,398 SF(20%)	20,876 SF(24%)

APN & LEGAL DESCRIPTION

APN: 209-092-005
LOT 26 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THE EASTERLY RECTANGULAR 5 FEET THEREOF CONVEYED TO THE CITY OF RIVERSIDE BY DEEDRECORDED IN BOOK 442, PAGE 254 OF DEEDS.

APN: 209-092-006
LOT 27 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN ORANGE STREET AS IT NOW EXISTS.

APN: 209-092-012
LOT 22 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 209-092-016
LOT 25 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THE EASTERLY 5 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 443, PAGE 356 OF DEEDS.
ALSO EXCEPTING THAT PORTION DEEDED TO THE STATE OF CALIFORNIA RECORDED JUNE 20, 1994 AS INSTRUMENT NO. 250157, OFFICIAL RECORDS.
LEGAL DESCRIPTION

APN: 209-092-002
(PER DIRECTOR'S DEED DD006695-01-01)
THOSE PORTIONS OF LOTS 4 THROUGH 8 OF OAKLEY'S SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON THE MAP FILED IN BOOK 5, PAGE 160 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOTS 23 THROUGH 25 OF E.N. SMITH'S SUBDIVISION, IN SAID CITY, AS SHOWN ON THE MAP FILED IN BOOK 5, PAGE 179 OF MAPS IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SEGMENT "J", AS SHOWN ON THE DETAIL MAP OF RELINQUISHMENT, FILED IN BOOK 3, PAGE 30 OF THE STATE HIGHWAY MAP BOOK IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY SIDELINE OF ORANGE STREET (30.00 FOOT HALF-WIDTH), AS DESCRIBED IN THE INDENTURE TO THE CITY OF RIVERSIDE RECORDED ON APRIL 11, 1916, IN BOOK 442, PAGE 254 OF DEEDS, SOUTH 29°44'14" WEST, 138.91 FEET TO THE SOUTHERLY CORNER OF THE LAND AS DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED ON JUNE 20, 1994 AS DOCUMENT NO. 250157 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND AS DESCRIBED IN SAID GRANT DEED, NORTH 61°07'46" WEST, 180.91 FEET TO THE SOUTHEASTERLY LINE OF LOT 24 OF SAID E.N. SMITH'S SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF SAID E.N. SMITH'S SUBDIVISION, SOUTH 29°44'53" WEST, 73.75 FEET TO THE SOUTHERLY CORNER OF SAID LOT 23; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 23, NORTH 60°11'20" WEST, 182.73 FEET TO LINE PARALLEL WITH AND 52.67 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MAIN STREET, AS SHOWN ON SAID E.N. SMITH'S SUBDIVISION; THENCE ALONG SAID PARALLEL LINE, COURSE "A", NORTH 29°45'38" EAST, 123.15 FEET; THENCE COURSE "B", NORTH 72°29'04" EAST, 23.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 968.09 FEET AND TO WHICH A RADIAL LINE BEARS NORTH 5°35'31" EAST; THENCE COURSE "C", EASTERLY ALONG SAID NON-TANGENT CURVE 228.01 FEET THROUGH A CENTRAL ANGLE OF 13°29'41" TO THE NORTHEASTERLY LINE OF SAID SEGMENT "J"; THENCE COURSE "D", ALONG SAID NORTHEASTERLY LINE, SOUTH 63°21'09" EAST, 131.06 FEET TO THE POINT OF BEGINNING.
THERE SHALL BE NO ABUTTER'S RIGHTS OF ACCESS APPURTENANT TO THE ABOVE-DESCRIBED REAL PROPERTY IN AND TO THE ADJACENT STATE FREEWAY AND MAIN STREET OVER AND ACROSS COURSES "A", "B", "C" AND "D".



FOR ..

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2015-09-14
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
PROPOSED ARCHITECTURAL SITE PLAN	
SHEET NO.	
S	
SHEET	OF