

- ① AN EASEMENT FOR SEWER PIPELINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-277382 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ② AN EASEMENT FOR WATER AND PUBLIC UTILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-277383 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ③ AN EASEMENT FOR SEWERS, STORM DRAINS, PIPES, UTILITIES, FUTURE STREET OR HIGHWAY, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 13, 1991 AS INSTRUMENT NO. 91-350785 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ④ AN EASEMENT FOR SANITARY SEWERS, STORM DRAINS, GAS, PIPELINES, FUTURE STREET OR HIGHWAY, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 3, 1991 AS INSTRUMENT NO. 91-333971 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑤ AN EASEMENT FOR UTILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 16, 1992 AS INSTRUMENT NO. 92-473276 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑥ AN EASEMENT FOR INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-277384 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑦ AN EASEMENT FOR TRAFFIC SIGNAL DETECTION FACILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-277385 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑧ AN EASEMENT FOR INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1994 AS INSTRUMENT NO. 94-412997 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑨ AN EASEMENT FOR INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 21, 1995 AS INSTRUMENT NO. 95-402160 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑩ AN EASEMENT FOR SEWERS, STORM DRAINS, PIPES, UTILITIES, FUTURE STREET OR HIGHWAY, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIALTO, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 13, 1991 AS INSTRUMENT NO. 91-350785 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- ⑪ TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "ACQUISITION OF INTERESTS IN CERTAIN LOTS" HEREBY PROVIDED RECORDED APRIL 28, 1998 AS INSTRUMENT NO. 98-159983 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

PARCEL 1A:
THE EAST HALF OF LOT 209 OF THE SUBDIVISION OF THE LANDS BELONGING TO
SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO,
CITY OF RIALTO, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE(S) 12, OF
MAPS, RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA;

ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF COLTON AVENUE, 110 FEET WIDE, AND THE WEST LINE OF RIVERSIDE AVENUE, 88 FEET WIDE; THENCE WEST ALONG THE NORTH LINE OF COLTON AVENUE, 200 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF RIVERSIDE AVENUE, 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF COLTON AVENUE, 200 FEET; THENCE SOUTH ALONG THE WEST LINE OF RIVERSIDE AVENUE, 200 FEET TO THE POINT OF BEGINNING, AS SHOWN PER RECORD OF SURVEY ON FILE IN BOOK 16, PAGE(S) 29 OF RECORDS OF SURVEY, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

APN: 0132-121-0

EXCEPTING THEREFROM, THE NORTH 68.5 FEET OF THE EAST 268 FEET OF THE EAST HALF OF THE SOUTH HALF OF SAID LOT 204;

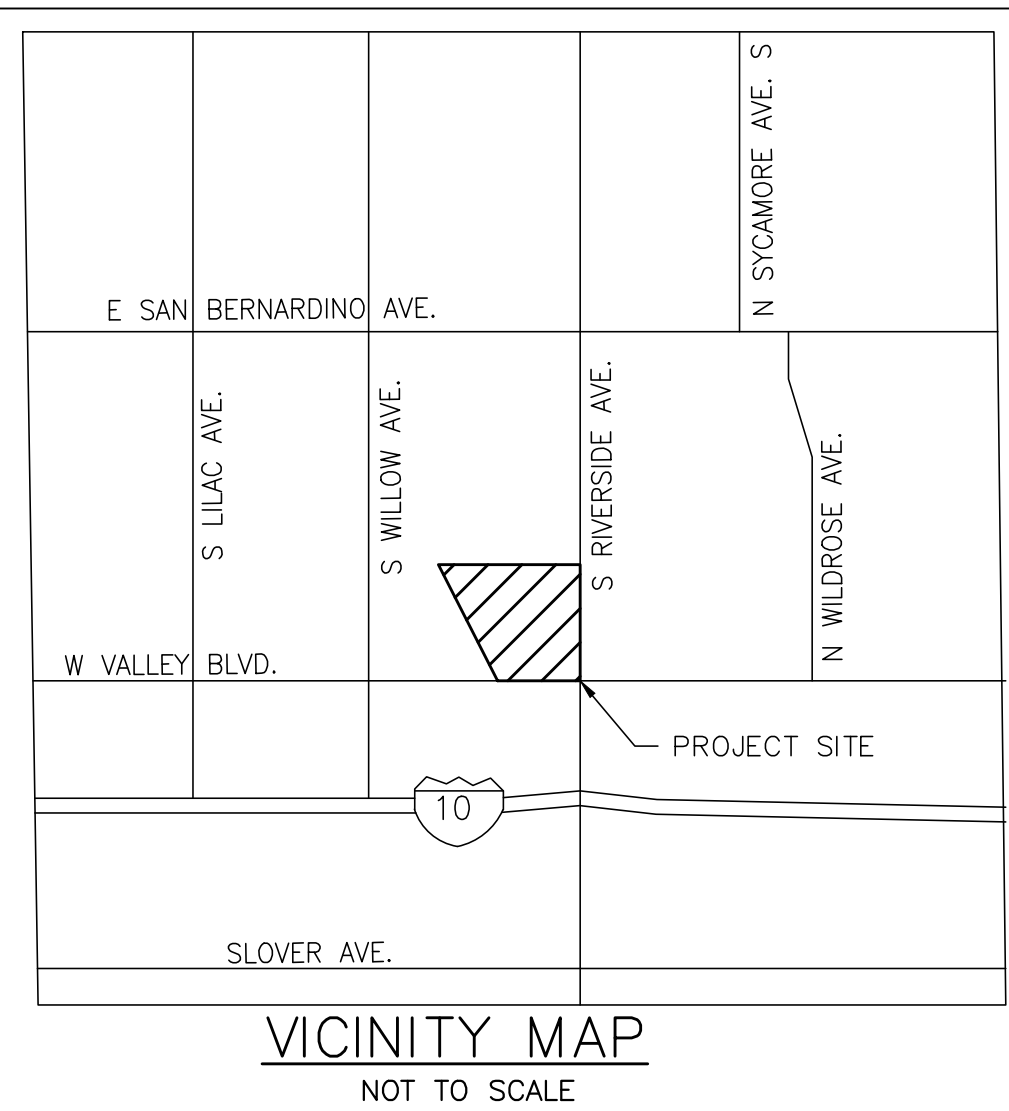
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
PARCEL 1C:
THOSE PORTIONS OF THE SOUTH HALF OF THE WEST HALF OF LOT 204 AND THE WEST HALF OF LOT 209, OF THE SUBDIVISION OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, CITY OF RIALTO, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE(S) 12 OF MAPS. RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING EASTERLY FROM THE EASTERLY LINE OF A 100-FOOT WIDE STRIP OF LAND BEING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SAN BERNARDINO AVENUE (60 FEET WITH THE CENTER LINE OF LILAC AVENUE (60 FEET WIDE); THENCE ALONG THE CENTER LINE OF THAT 75-FOOT WIDE STRIP OF LAND DESCRIBED IN DOCUMENT RECORDED IN PUBLIC RECORDS, PAGE(S) 25 OF BOOK(S) 10, COUNTY OF LOS ANGELES, EAST, 1,882.02 FEET TO A POINT IN THE CENTER LINE OF WILLOW AVENUE (60 FEET WIDE), SAID POINT BEING DISTANT ALONG SAID CENTER LINE, SOUTH 00°12'19" EAST, 1,341.61 FEET FROM THE INTERSECTION THEREOF WITH THE CENTER LINE OF SAN BERNARDINO AVENUE; THENCE CONTINUING SOUTH 44°15'50" EAST 186.08 FEET; THENCE SOUTHEASTERLY 311.87 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,000 FEET AND A CENTRAL ANGLE OF 1752°08'; THENCE SOUTH 26°49'50" EAST, 748.94 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE CENTER LINE OF WILLOW AVENUE (60 FEET WIDE); THENCE CONTINUING SOUTH 26°49'50" EAST CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,040 FEET AND A CENTRAL ANGLE OF 14°30'25" TO THE POINT OF TERMINATION IN THE CENTER LINE OF VALLEY BOULEVARD, (100 FEET WIDE), SAID POINT BEING DISTANT ALONG SAID CENTER LINE, SOUTH 22°15'22" EAST, 586.20 FEET FROM THE INTERSECTION THEREOF WITH THE CENTER LINE OF RIVERSIDE AVENUE.

APN: 0132-202-08 AND 0132-182-0

APN: PORTION OF 0132-121-07



LEGEND:	
PROPERTY LINE	_____
SETBACK LINE	_____
PARCEL LINE	_____
EASEMENT LINE	_____
CENTER LINE	_____
ADA PATH OF TRAVEL	_____
FIRE HYDRANT	
INGRESS/EGRESS	
BIKE RACK	
OUTDOOR SEATING AND UMBRELLA	

SCHOOL DISTRICT:
RIALTO UNIFIED SCHOOL DISTRICT

SITE DATA:
ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: R-C: RETAIL COMMERCIAL ZONE
SETBACKS-
-FRONT= 25'
-STREET SIDE= 25'(FULLY LANDSCAPED)
-INTERIOR SIDE= 5 FEET
-REAR= 15'

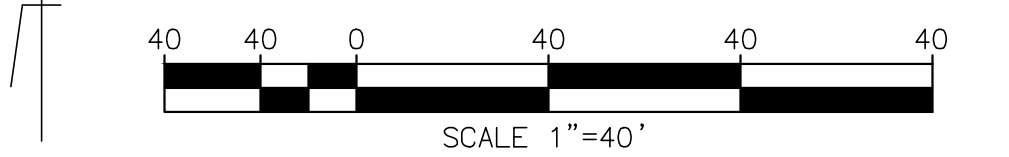
PARKING REQUIRED:
COMMUNITY SHOPPING CENTER (TWO TO TWENTY NET ACRES IN SIZE) ONE SPACE FOR EACH TWO HUNDRED FIFTY SQUARE FEET OF GROSS FLOOR AREA ON THE GROUND FLOOR, PLUS ONE SPACE FOR EACH FOUR HUNDRED SQUARE FEET ON ALL FLOORS OTHER THAN THE GROUND FLOOR.

FAST FOOD RESTAURANTS WITH OR WITHOUT DRIVE-THROUGH OR WALKUP WINDOW SERVICE: ONE SPACE FOR EVERY SEVENTY-FIVE SQUARE FEET OF GROSS FLOOR AREA, INCLUDING CREDIT FOR THREE SPACES IN DRIVE-THROUGH LANE, IF APPLICABLE

PARKING PROVIDED:
 SHOPPING CENTER = 653 SPACES HANDICAP = 10 SPACES
 BUILDING A = 20 SPACES HANDICAP = 1 SPACES
 BUILDING B = 24 SPACES HANDICAP = 4 SPACES
 BUILDING C = 84 SPACES HANDICAP = 4 SPACES

NOTE: ALL STREETS ARE AT
ULTIMATE DESIGN. NO STREET
DEDICATION ANTICIPATED.

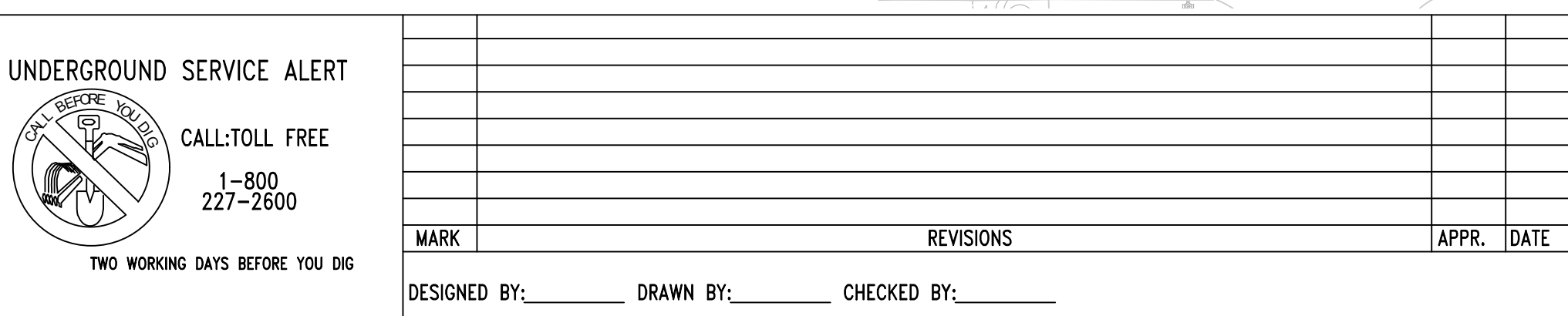
EXISTING STRUCTURES	
WALMART	124,809 SF
AUTO SHOP	5,342 SF
GARDEN CENTER	10,313 SF
BURGER KING (ESTIMATE)	3,717 SF
ATM	461 SF
PROPOSED STRUCTURES	
BIG BUILDING	110,580 SF
RETAIL 01	6,000 SF
RETAIL 02	5,000 SF
RETAIL 03	4,300 SF




1

OF 1 SHEET

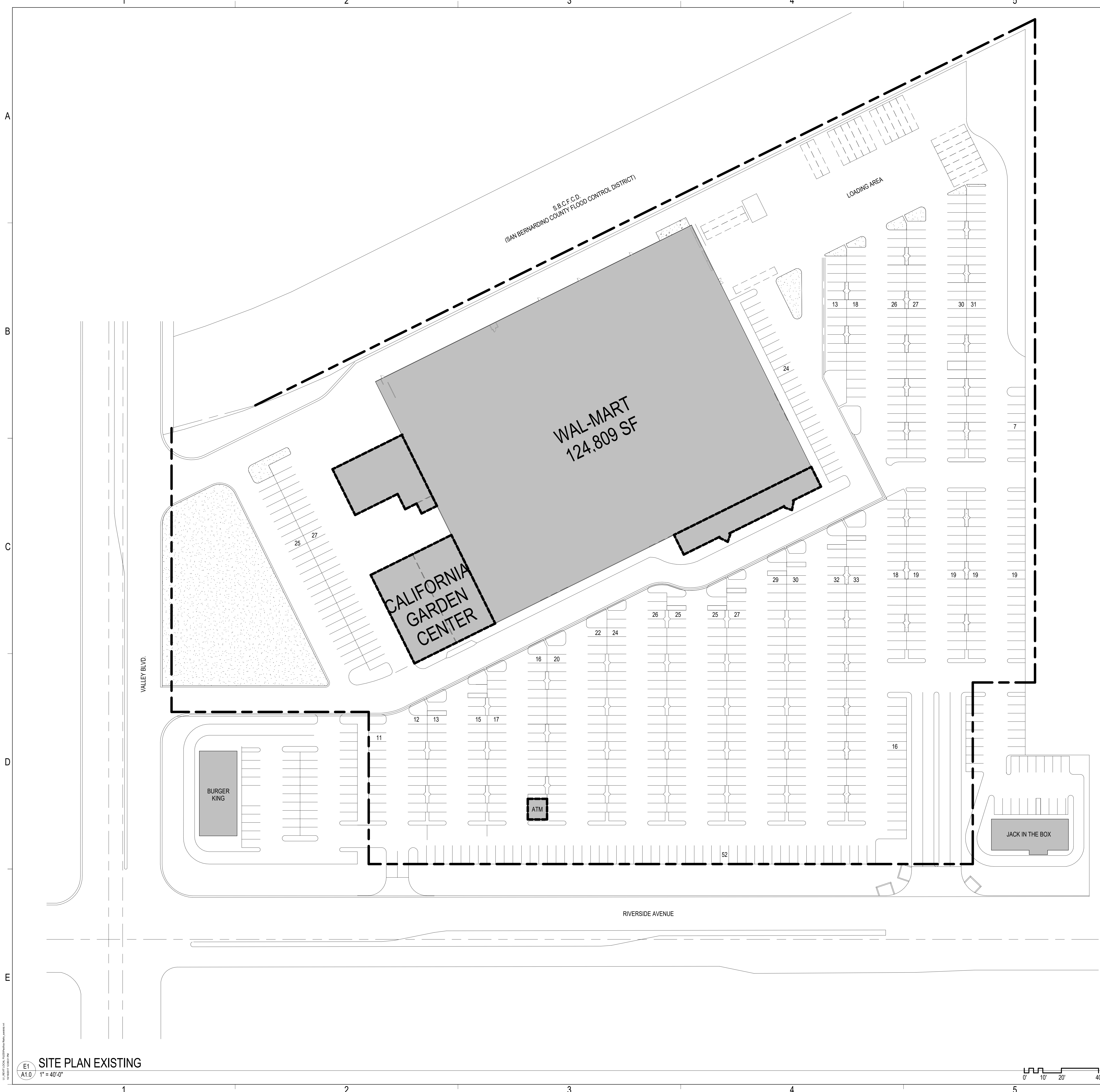
FOR: PACIFICA COMPANIES	PPD No.	PLAN No. _____
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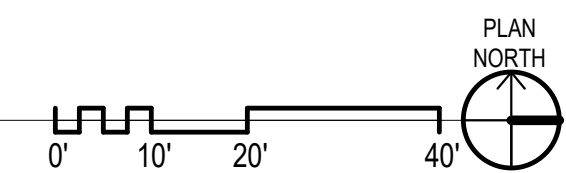
SEAL-DESIGN ENGINEER	PREPARED UNDER THE SUPERVISION OF:	_____	DATE
	ANGEL CESAR, RCE 87222	_____	DATE
	RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:	_____	DATE
	CARLETON W. LOCKWOOD, JR., RCE 45935	_____	DATE
	APPROVED BY:	_____	DATE
	ROBERT C. FISCHER, PUBLIC WORKS DIRECTOR/CITY ENGINEER, RCE 54931	_____	DATE

<div style="text-align: center;">  <p>Michael Baker INTERNATIONAL</p> <p>3536 CONCOURS ST., STE.100, ONTARIO, CA 91764 PHONE: (909) 974-4900 - MBAKERINTL.COM</p> </div>		ELEVATION=	
BENCH MARK: DESCRIPTION:		B.M. No.	

FOR: PACIFICA COMPANIES	PPD No.	PLAN No. _____
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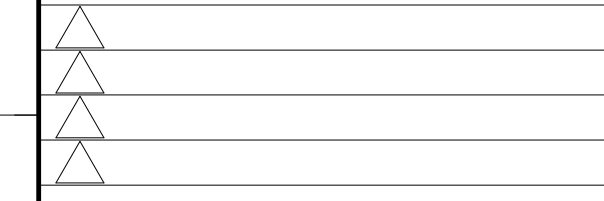
E1
A1.0
SITE PLAN EXISTING
1" = 40'-0"



PARKING CALCULATIONS
124,809 SF BUILDING: 499 PARKING SPACES REQUIRED
760 PARKING SPACES PROVIDED

PACIFICA RIALTO
PACIFICA COMPANIES
1610 S. RIVERSIDE BLVD.
RIALTO, CA 92376

Project Number : 17000.10
Date : 10-16-2017
Drawn By : SL
Checked By : WAM
Revisions :

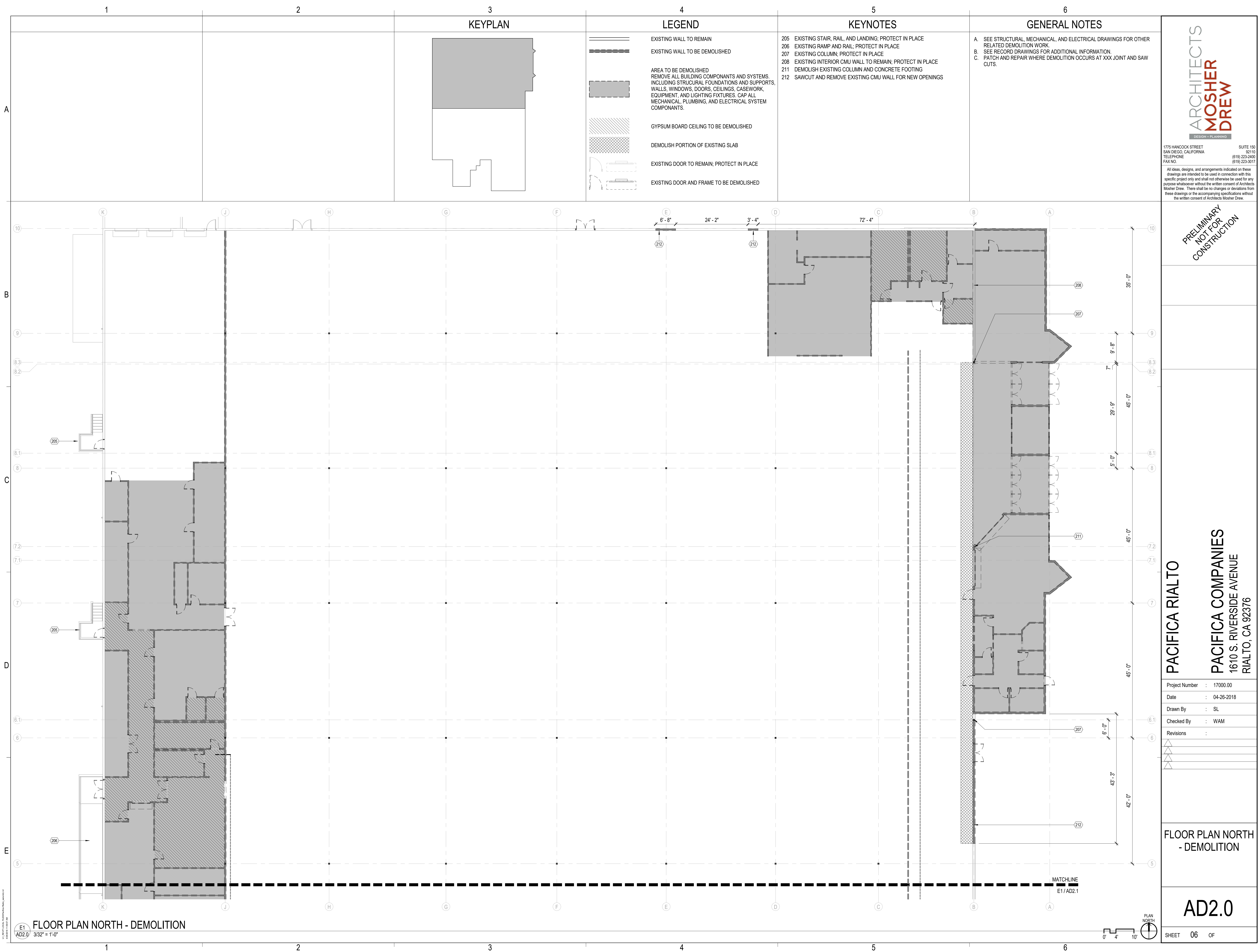


EXISTING SITE PLAN

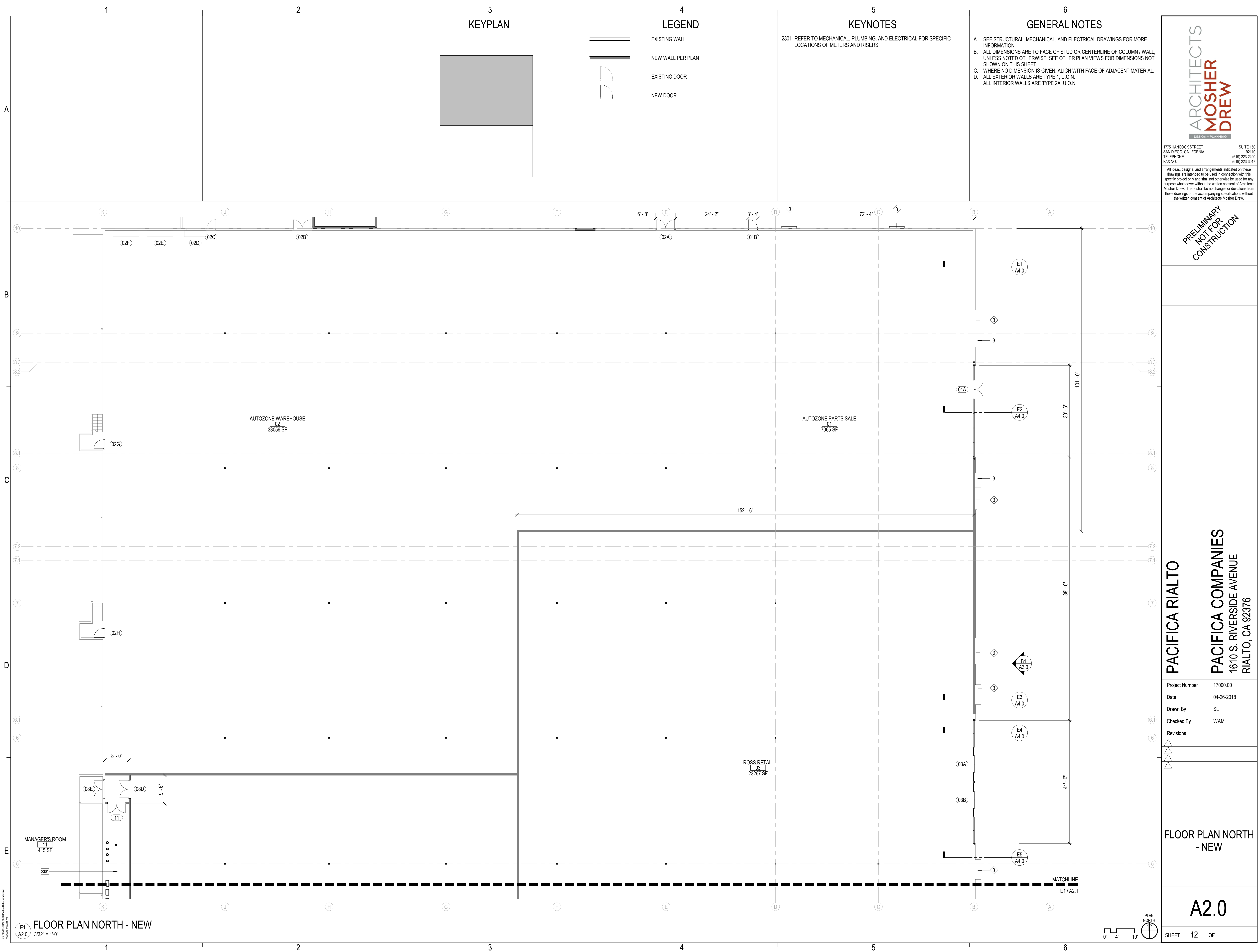
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SHEET OF

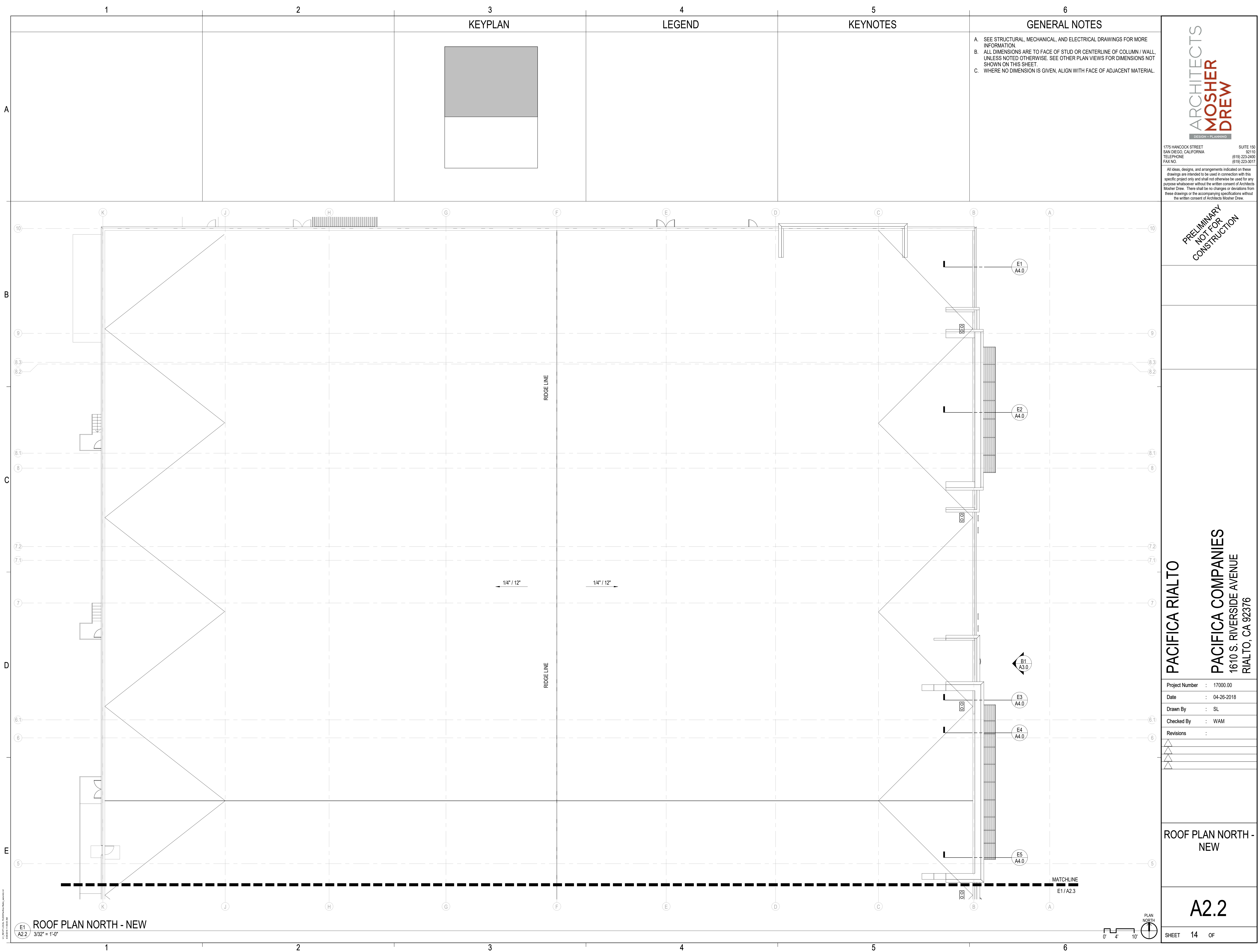
ARCHITECTS
MOSHER
DREW
DESIGN + PLANNING
4206 WEST POINT LOMA BLVD. SUITE 200
SAN DIEGO, CALIFORNIA 92110
TELEPHONE (619) 223-2400
FAX NO. (619) 223-3017
All ideas, designs, and arrangements indicated on these drawings are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of Architects Mosher Drew. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of Architects Mosher Drew.

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION DOCUMENTS - PRELIMINARY NOT FOR CONSTRUCTION





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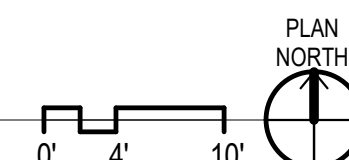
PRELIMINARY
NOT FOR
CONSTRUCTION

PACIFICA COMPANIES
1610 S. RIVERSIDE AVENUE
RIALTO, CA 92376

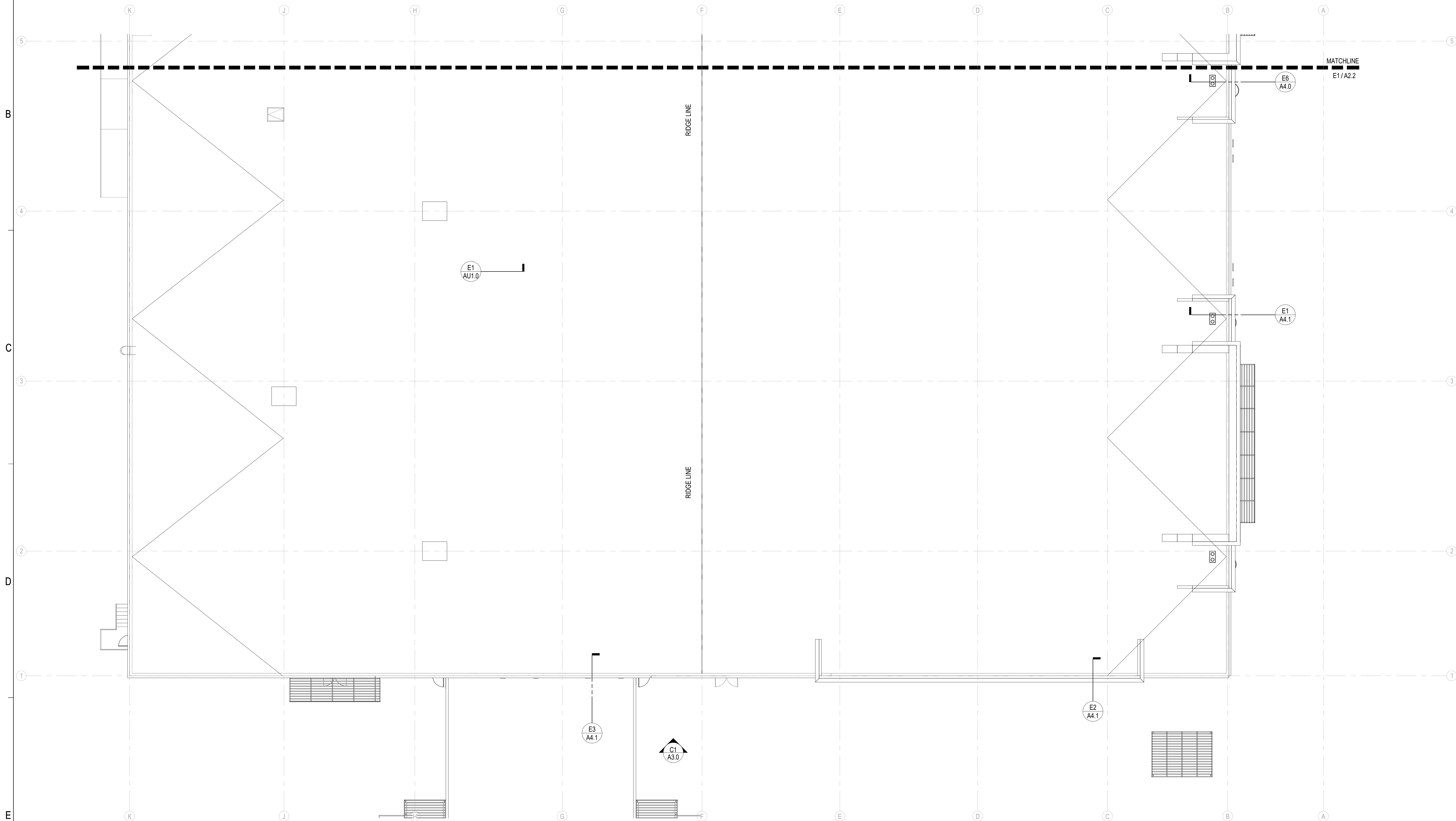
Revisions :

A2.3

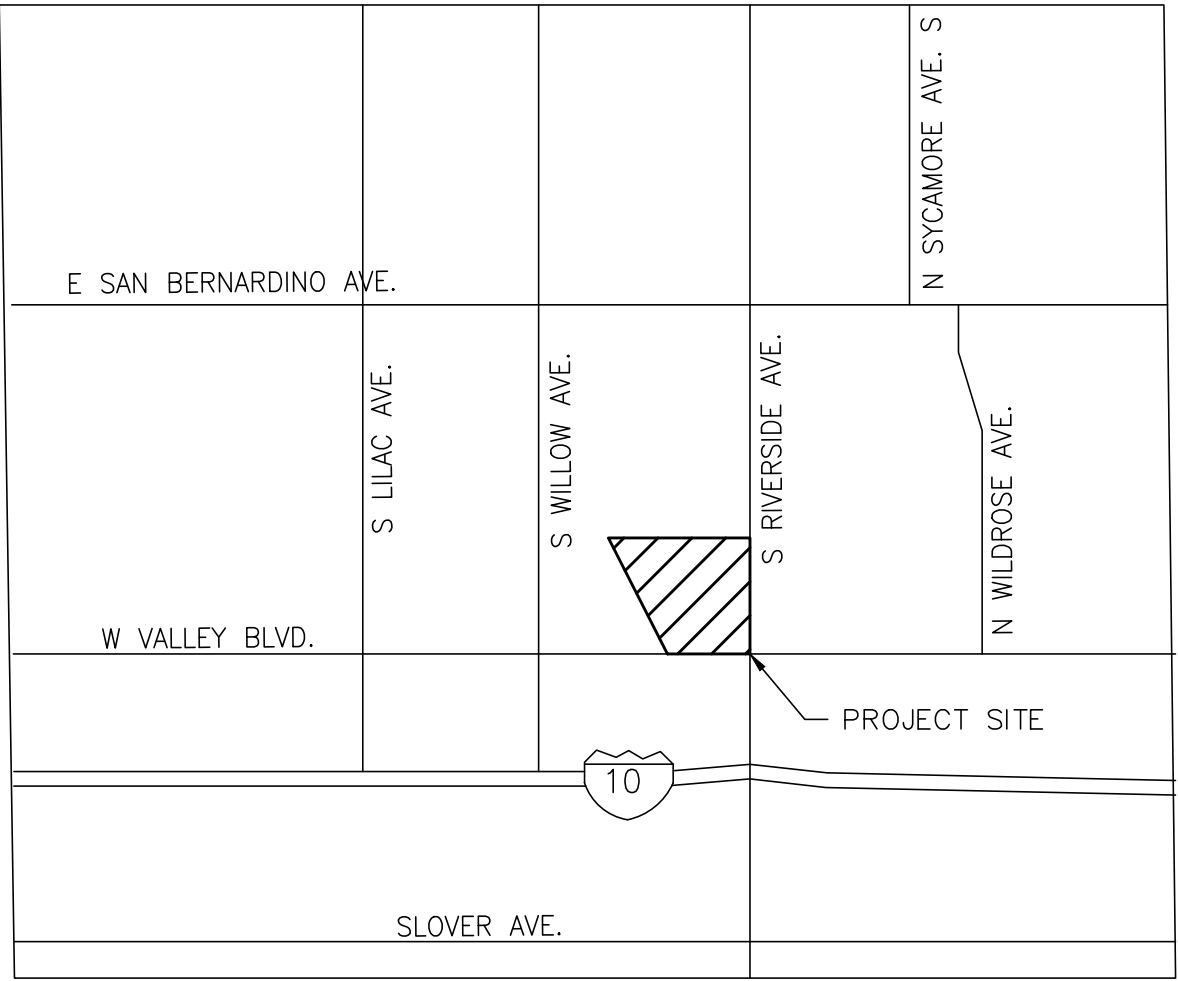
SHEET 15 OF



ROOF PLAN SOUTH - NEW
3/32" = 1'-0"



CONCEPTUAL GRADING PLAN



VICINITY MAP
NOT TO SCALE

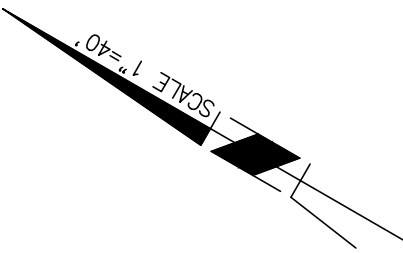
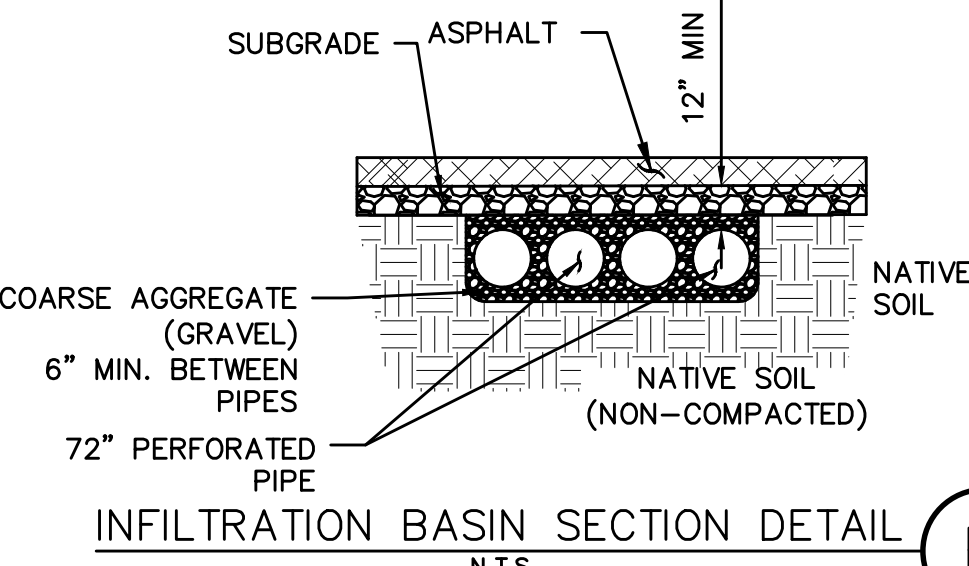
GRADING & DRAINAGE CONSTRUCTION NOTES:

1. CONSTRUCT CURB & GUTTER PER CITY OF RIALTO STD PLAN SC-201
2. CONSTRUCT 3" WIDE LONGITUDINAL GUTTER
3. INSTALL ASPHALT. MATCH EXISTING ASPHALT THICKNESS AND SUBGRADE
4. CONSTRUCT 4" THICK CONC. SIDEWALK PER CITY OF RIALTO STD PLAN SC-203
5. CONSTRUCT ADA ACCESS RAMP
6. SAWCUT AND REMOVE EXISTING PAVEMENT TO ALLOW FOR SMOOTH TRANSITION TO NEW PAVEMENT
7. INSTALL LANDSCAPE PER LANDSCAPE PLANS
8. INSTALL 0" CURB
9. PROTECT IN PLACE
10. INSTALL 12" HDPE PIPE
11. PAINT PARKING STRIPING AND INSTALL SIGNAGE
12. INSTALL 24" HDPE OVERFLOW PIPE
13. CONSTRUCT CATCH BASIN PER SPPWC STD PLAN 300-3, W=3.5'
14. INFILTRATION BASIN PER DETAIL HEREON
15. INSTALL TRENCH DRAIN WITH TRUCK RATED GRATE

LEGEND:

- PROPERTY LINE ---
SETBACK LINE ---
PARCEL LINE ---
EASEMENT LINE ---
CENTER LINE ---
SEWER MAIN ---
WATER MAIN ---
FIRE HYDRANT ---
INGRESS/EGRESS ---

SITE ADDRESS:
1610 S. RIVERSIDE AVENUE
RIALTO, CA 92376
OWNER/APPLICANT:
PACIFICA COMPANIES
1775 HANCOCK STREET, SUITE 200
SAN DIEGO, CA 92110
(619)296-9000



MARK	REVISIONS	APPR.	DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	



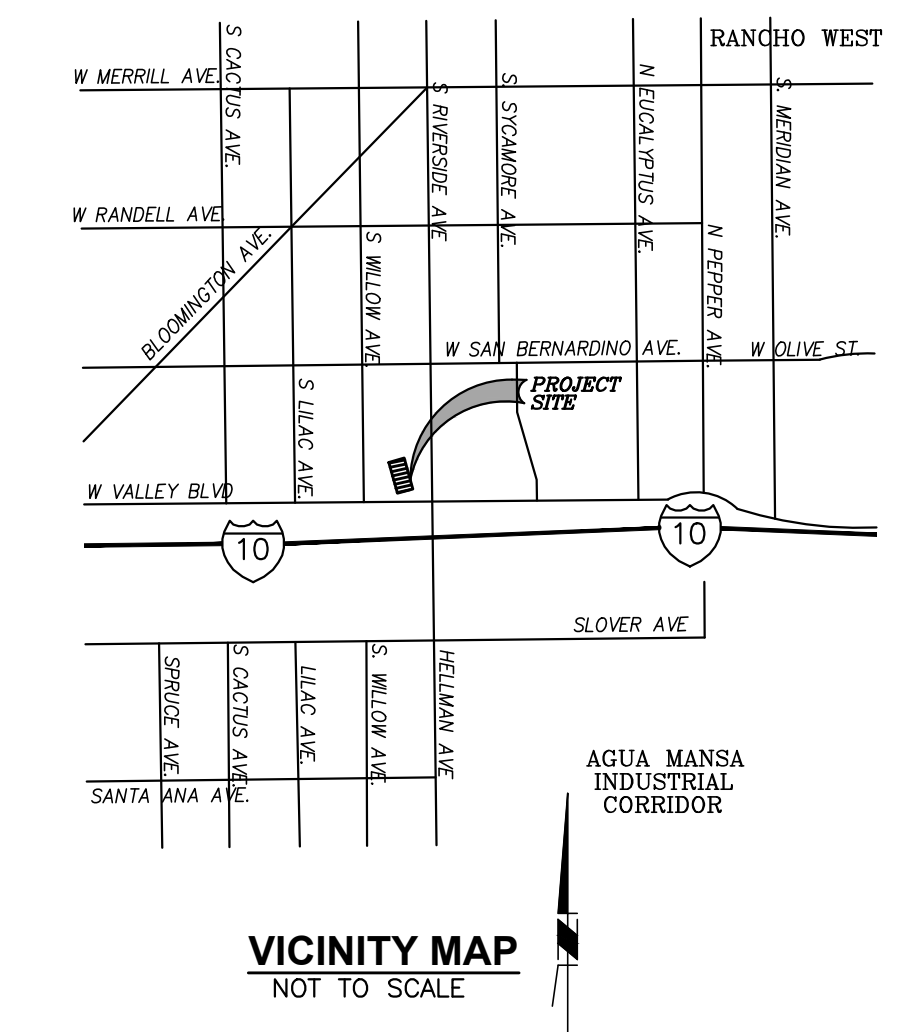
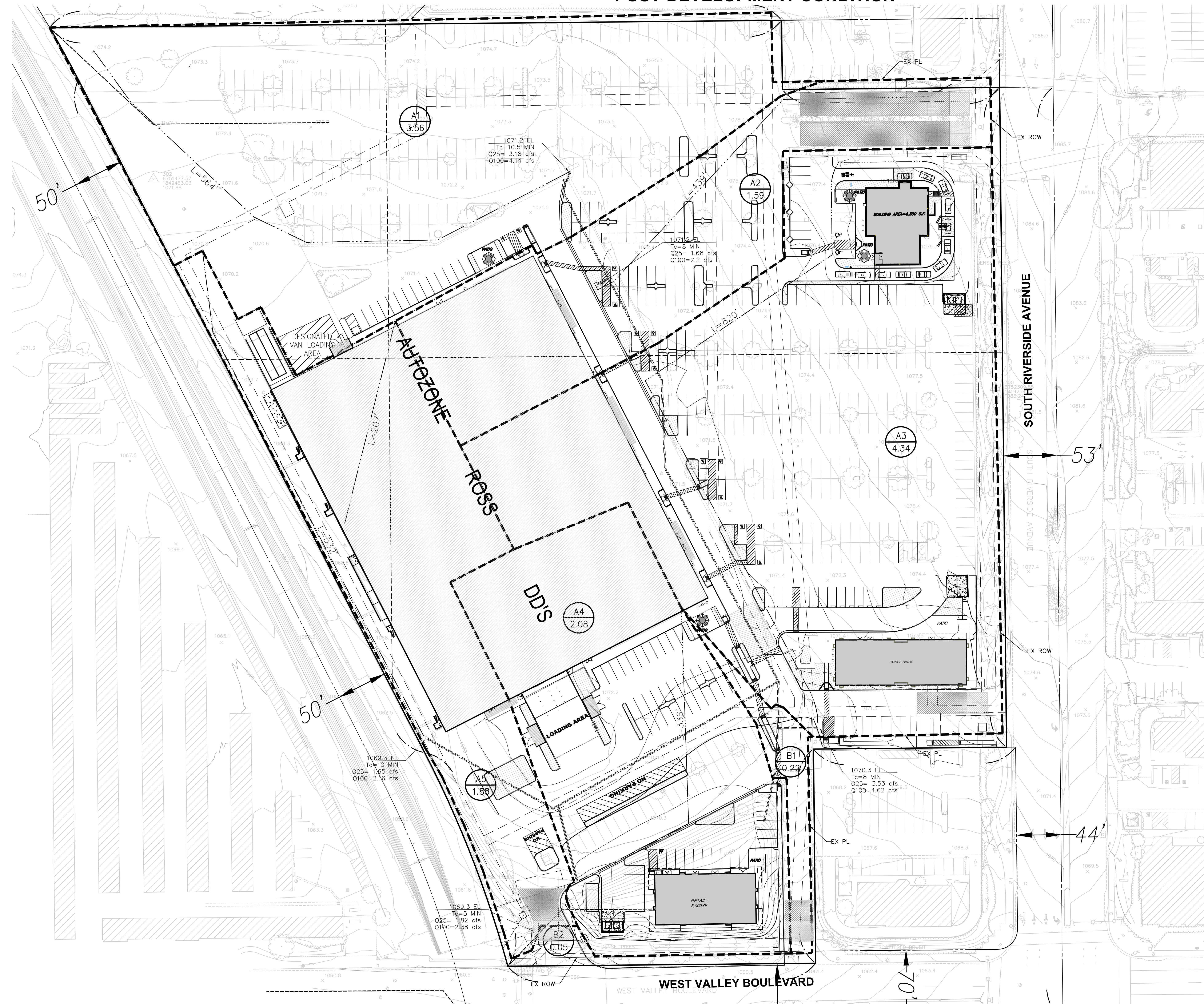
PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, RCE 87222
RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
CARLETON W. LOCKWOOD, JR., RCE 45935
APPROVED BY:
ROBERT G. EISENBEISZ, PUBLIC WORKS DIRECTOR/CITY ENGINEER, RCE 54931

Michael Baker INTERNATIONAL
3536 CONCOURS ST., STE. 100, ONTARIO, CA 91764
PHONE: (909) 974-4900 - MBAKERINTL.COM
BENCH MARK: B.M. No. 201
DESCRIPTION: AT/ SET: MAG NAIL; ASPHALT
ELEVATION= 1066.68

CITY OF RIALTO
CONCEPTUAL GRADING PLAN
1610 S RIVERSIDE DRIVE
FOR: PACIFICA COMPANIES
PPD No. _____
PLAN No. _____

HYDROLOGY MAP

POST-DEVELOPMENT CONDITION

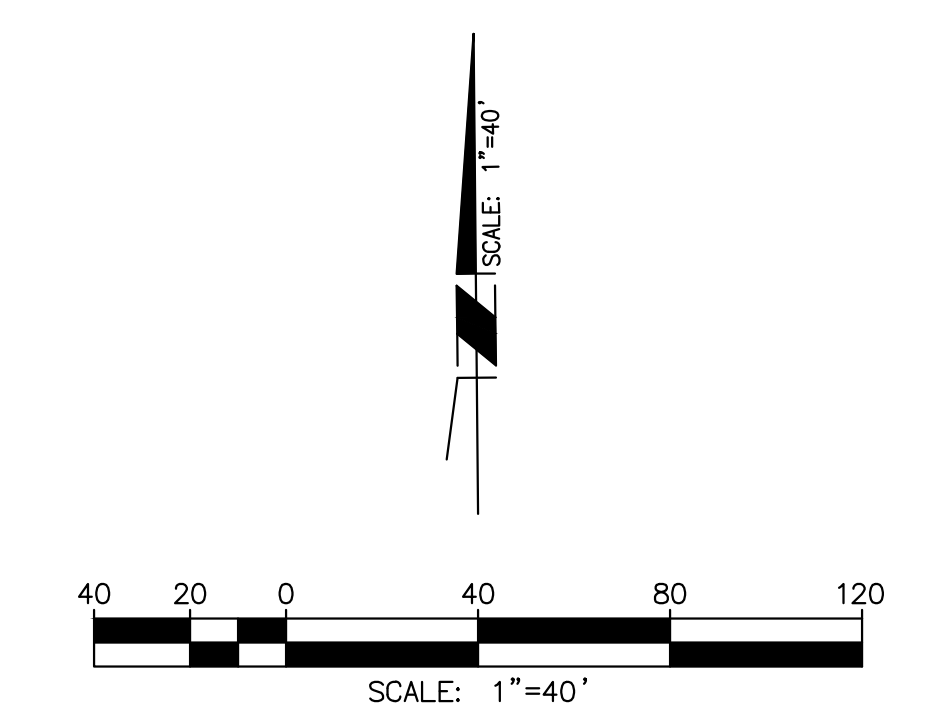


LEGEND:

-
- Diagram illustrating the layout and parameters of a storm drain system:
- EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - WATERSHED DESIGNATION
 - SUBAREA NUMBER
 - SUBAREA AREA, AC
 - SUBAREA BOUNDARY
 - LIMITS OF GRADING
 - FLOW PATH OF TRAVEL & LENGTH
 - FINISH GRADE/FLOW LINE ELEVATION
 - TIME OF CONCENTRATION IN MINUTES
 - DISCHARGE AT NODE
 - STORM YEAR FREQUENCY

*B1 WILL NOT BE TREATED OR RETAINED BY NEW ONSITE DRAINAGE. AREA HAS BEEN REDUCED FROM PREDEVELOPMENT

APPLICANT/DEVELOPER:
PACIFICA COMPANIES
1175 HANCOCK STREET, SUITE 200
SAN DIEGO, CA 92110

[illegible]




1610 S. RIVERSIDE AVE. RIALTO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

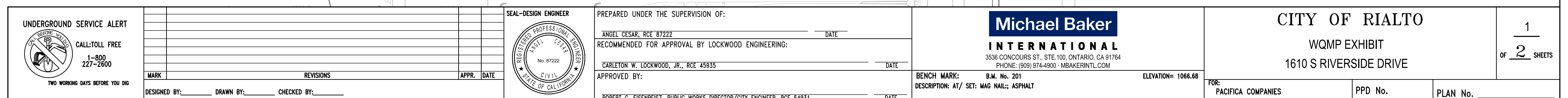


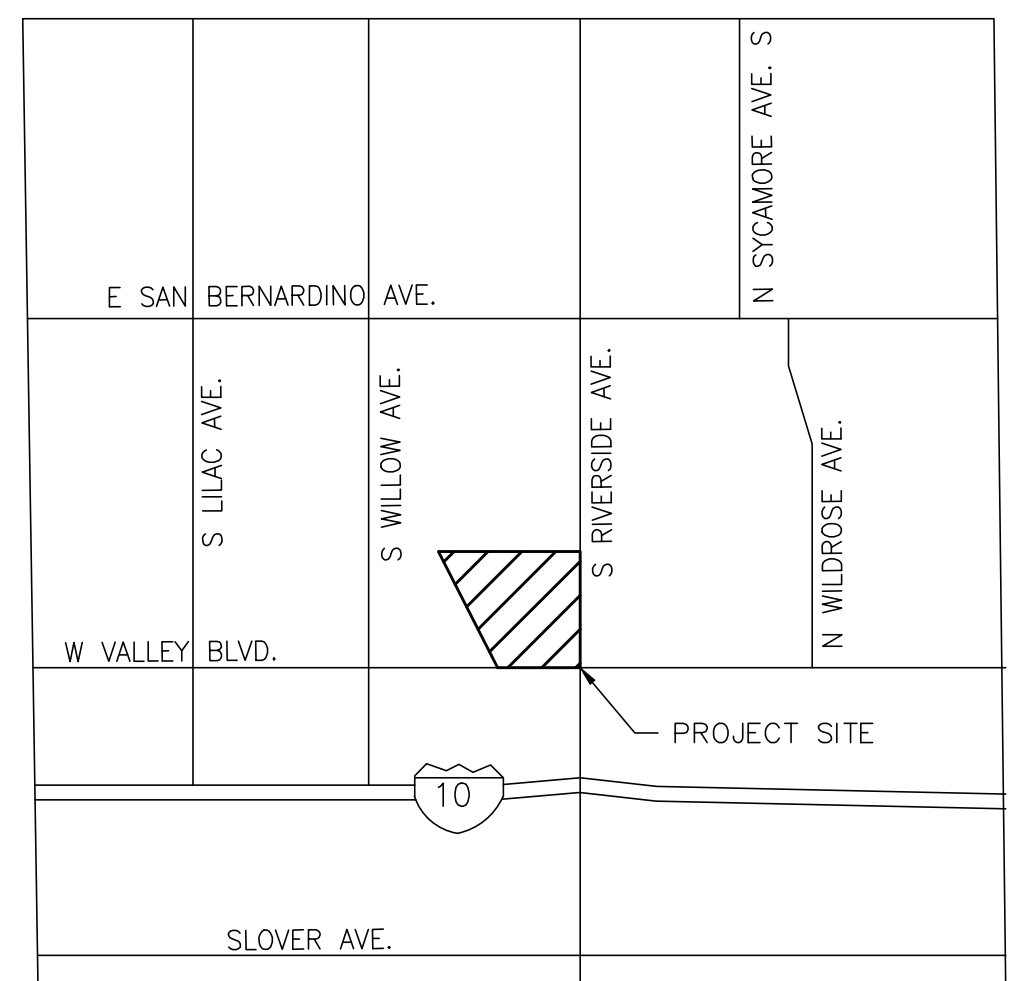
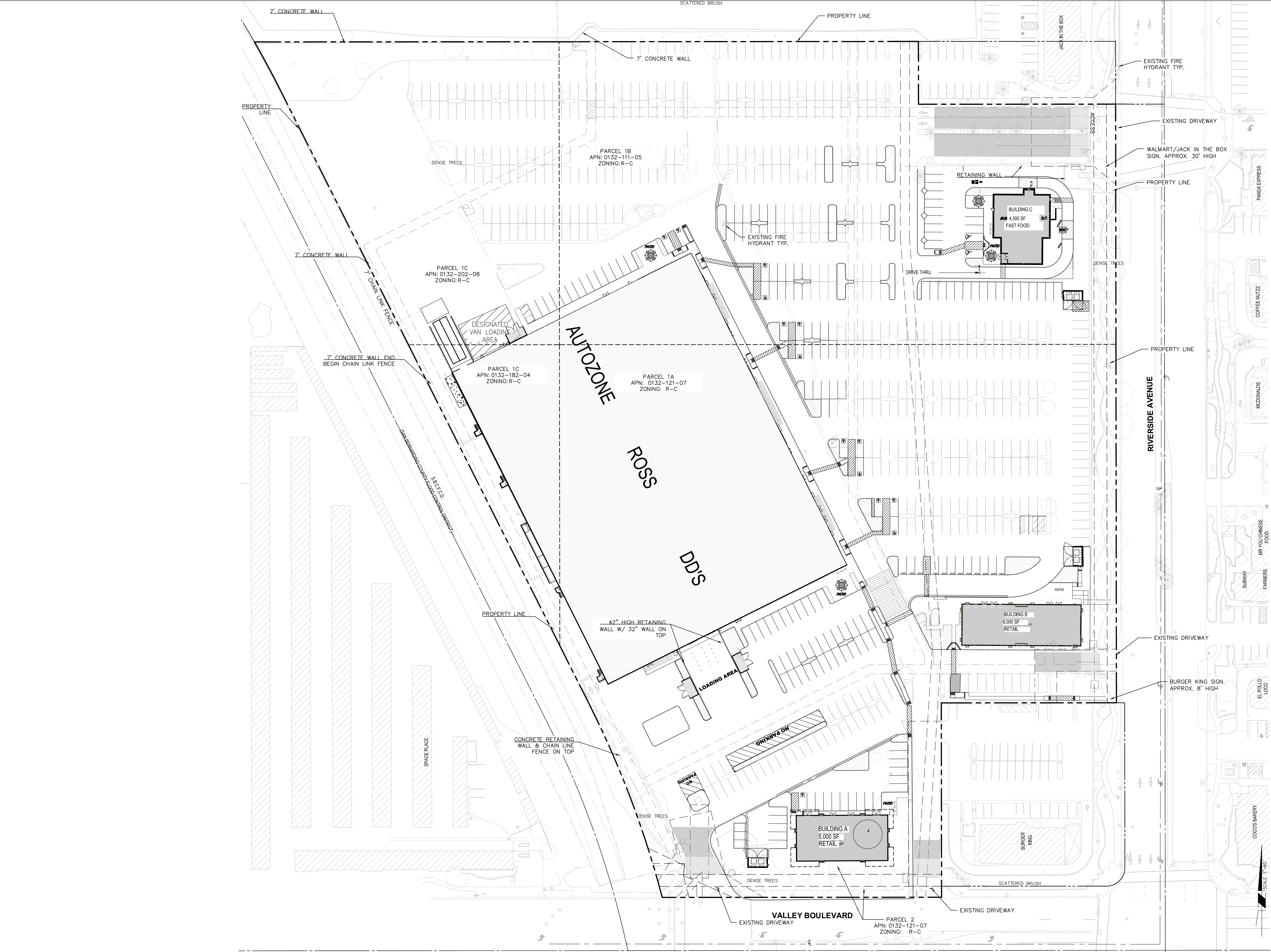
SITE ADDRESS:
1610 S. RIVERSIDE AVENUE
RIALTO, CA 92376

OWNER/APPLICANT:
PACIFICA COMPANIES
1775 HANCOCK STREET. SUITE 200
SAN DIEGO, CA 92110
(619)296-9000

LEGEND

①	72" PERFORATED PIPE
②	STORM DRAIN SYSTEM SIGNS "NO DUMPING DRAIN TO RIVER"
③	DRAIN INSERTS
④	VEGETATED SWALE
	LANDSCAPE AREA
	PARKING LOT STRIPING
	ROOF
---	LIMITS OF DISTURBANCE



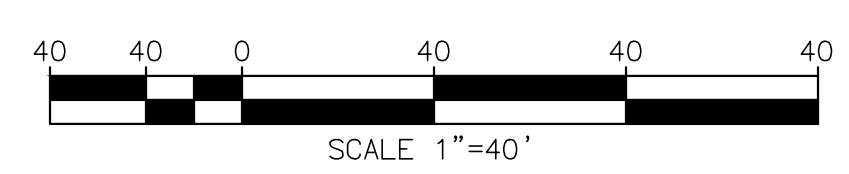


VICINITY MAP
NOT TO SCALE

SITE ADDRESS:
1610 S. RIVERSIDE AVENUE
RIALTO, CA 92376

OWNER/APPLICANT:
PACIFICA COMPANIES
1775 HANCOCK STREET, SUITE 200
SAN DIEGO, CA 92110
(619)296-9000

- LEGEND:
- PROPERTY LINE
 - SETBACK LINE
 - PARCEL LINE
 - EASEMENT LINE
 - CENTER LINE
 - SEWER MAIN
 - WATER MAIN
 - FIRE HYDRANT
 - INGRESS/EGRESS



 UNDERGROUND SERVICE ALERT CALL-TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	<table border="1"><thead><tr><th>MARK</th><th>REVISIONS</th><th>APPR.</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		MARK	REVISIONS	APPR.	DATE																																					<table border="1"><tr><td>DESIGNED BY: _____</td><td>DRAWN BY: _____</td><td>CHECKED BY: _____</td></tr></table>	DESIGNED BY: _____	DRAWN BY: _____	CHECKED BY: _____
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