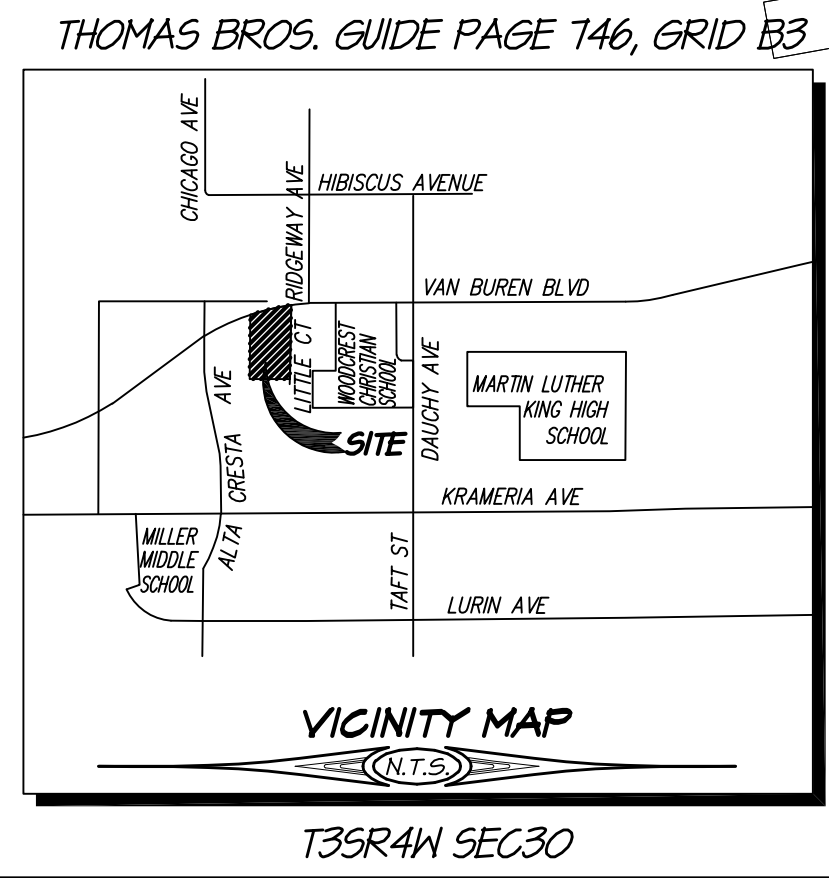
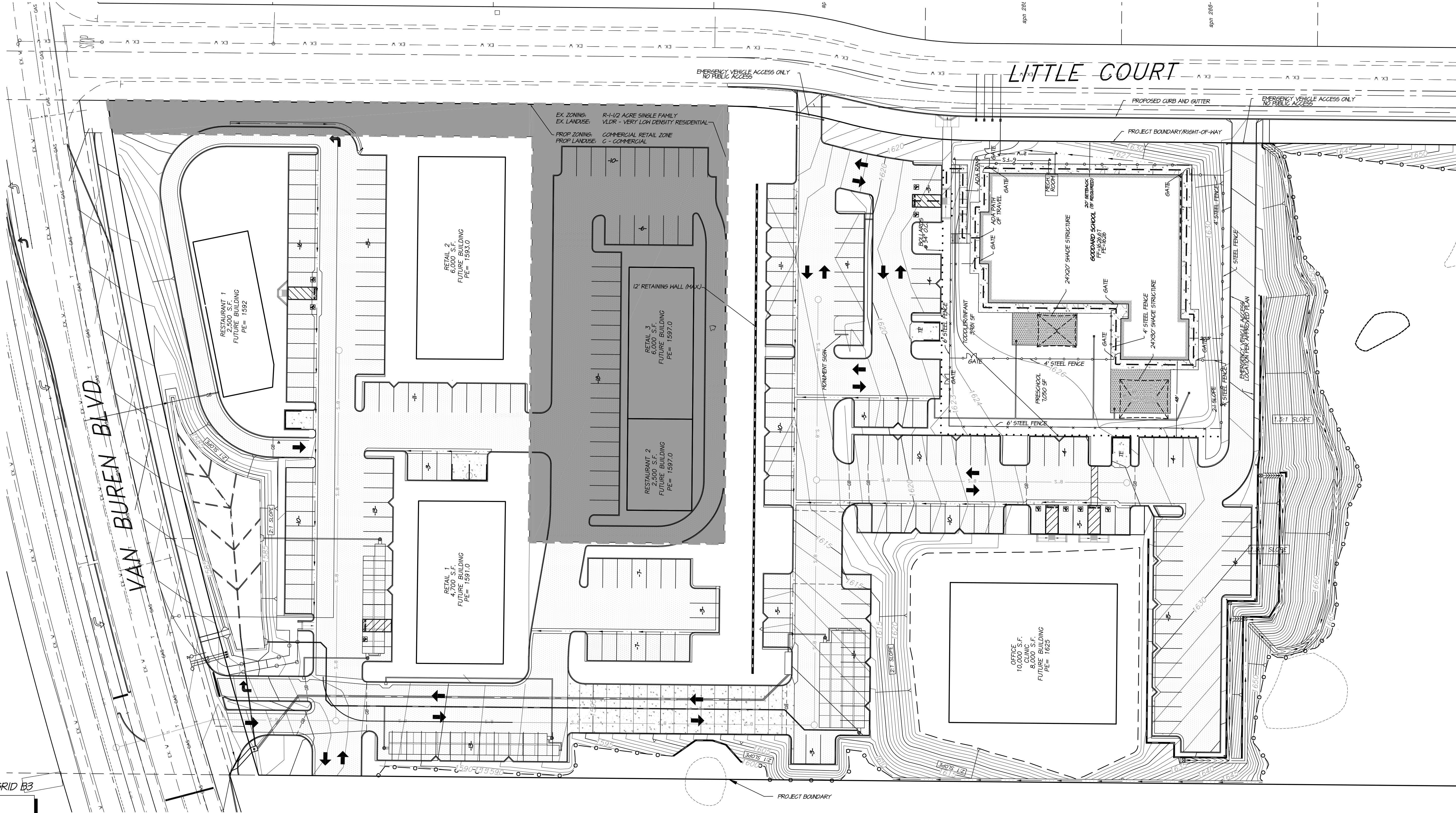


ENGINEER  
**adkan**  
**ENGINEERS**  
6879 AIRPORT DRIVE  
RIVERSIDE, CA 92504  
TELEPHONE: (951) 688-0241  
FAX: (951) 688-0599  
OWNER /APPLICANT  
MIKE SADEGHIAN  
3545 VAN BUREN BLVD. #212  
RIVERSIDE, CA 92508  
ASSESSORS PARCEL NUMBER  
266-020-021-3

OVERALL SITE PARKING SUMMARY			
LANDUSE	SF	PARKING REQ	
RETAIL 1	6,000	1/250	24
RETAIL 2	4,700	1/250	18.8
RETAIL 3	6,000	1/250	24
RESTAURANT 1	2,540	1/100	25.4
RESTAURANT 2	2,500	1/100	25
CLINIC	8,000	1/180	44.4
CORPORATE OFFICE	10,000	1/250	40
DAYCARE	11,000	1/EMPLOYEE	22
		1/100CAPACITY	19
TOTAL REQUIRED			242.6
TOTAL PROVIDED			241

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
**SITE PLAN FOR**  
**18233 VAN BUREN BLVD**  
SHADED PROPERTY BEING CHANGED FROM RESIDENTIAL TO A COMMERCIAL PROJECT SITE FOR ZONE CHANGE, GENERAL PLAN AMENDMENT, AND SITE PLAN APPROVAL



LEGEND	
CENTERLINE	---
PROPERTY LINE	---
FLOWLINE	---
SEWER	---
DOMESTIC WATER	8" S
FIRE SERVICE	2" W
6" TRAFFIC RATED FENCE	6" S
6" TALL STEEL FENCE	x x x
4" TALL STEEL FENCE	o o o
DEEPENED FOOTING	---
PROPOSED CURB	---
RETAINING WALL	---
HAND RAILS	---
TRASH ENCLOSURE	---
PLAYGROUND SURFACING	---
CONCRETE	---

**PLAYGROUND EQUIPMENT NOTE**  
PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE, RED, GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.

**LOT LINE NOTES**  
ANY CONFLICTING LOT LINES TO BE ADJUSTED BY LOT LINE ADJUSTMENT. PARKING IS TO BE SHARED BY RECIPROCAL PARKING AGREEMENT, CURRENTLY IN PLACE.

**LEGAL DESCRIPTION:**  
LOT 40 OF RESUBDIVISION OF GLEN AVON HEIGHTS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10, PAGE 100 OF MAPS, RECORDS OF SAID COUNTY.  
TOGETHER WITH THAT PORTION OF BAIN STREET VACATED AND ABANDONED BY THAT CERTAIN RESOLUTION 95-004 RECORDED JANUARY 20, 1995 AS INSTRUMENT NO. 018591 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.  
EXCEPTING THEREFROM THE SOUTHEASTERLY 255 FEET THEREOF, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF MISSION BOULEVARD, THE NORTHWESTERLY LINE OF SAID EXCEPTED PORTION BEING PARALLEL WITH SOUTHEASTERLY LINE OF SAID LOT.  
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN THAT DOCUMENT RECORDED MARCH 9, 1970 AS INSTRUMENT NO. 21676 OF OFFICIAL RECORDS.

SITE PLAN FOR  
18233 VAN BUREN BLVD  
PREPARATION DATE: FEBRUARY 2020

**adkan**  
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