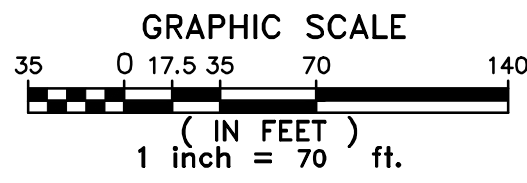
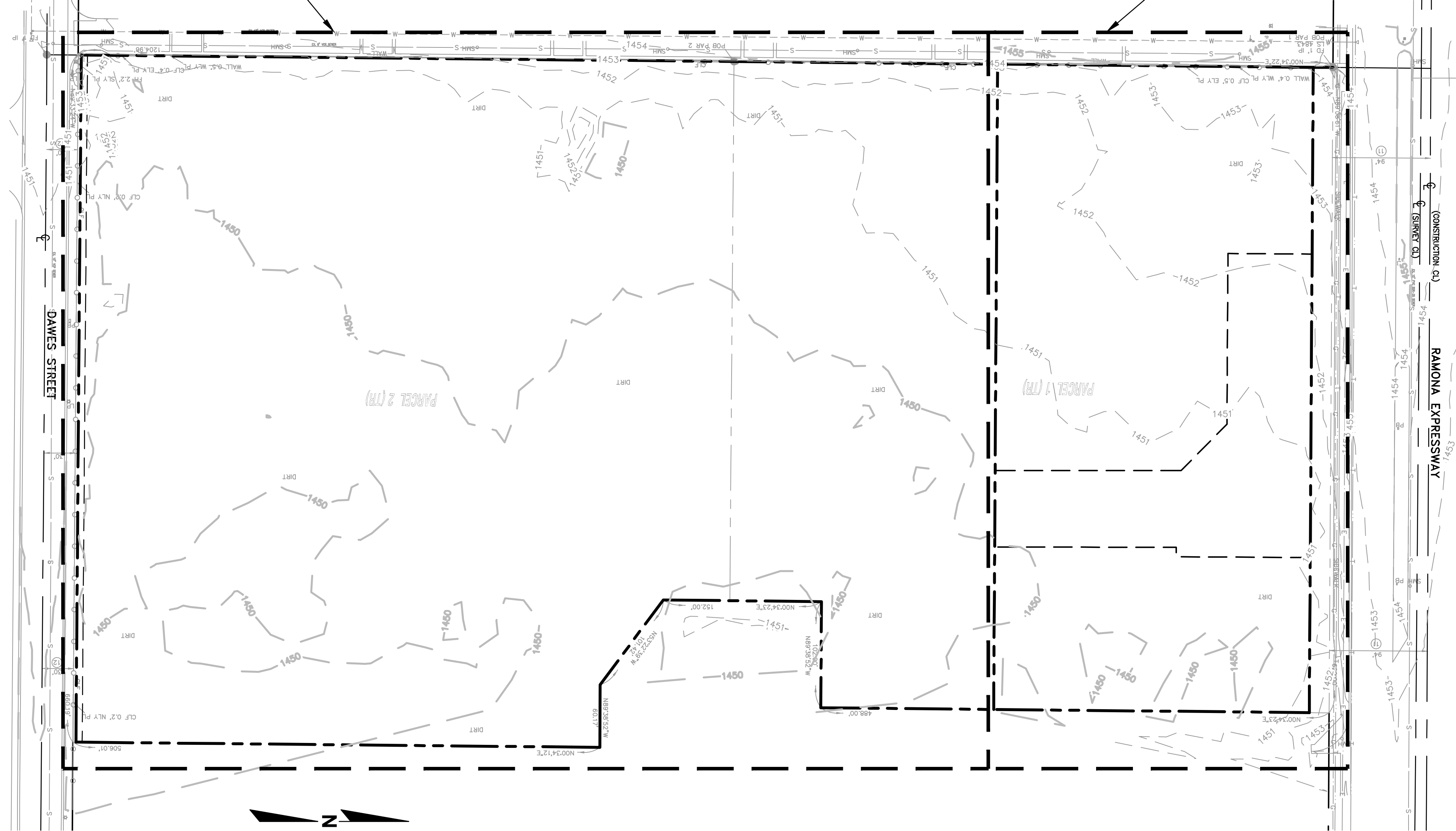


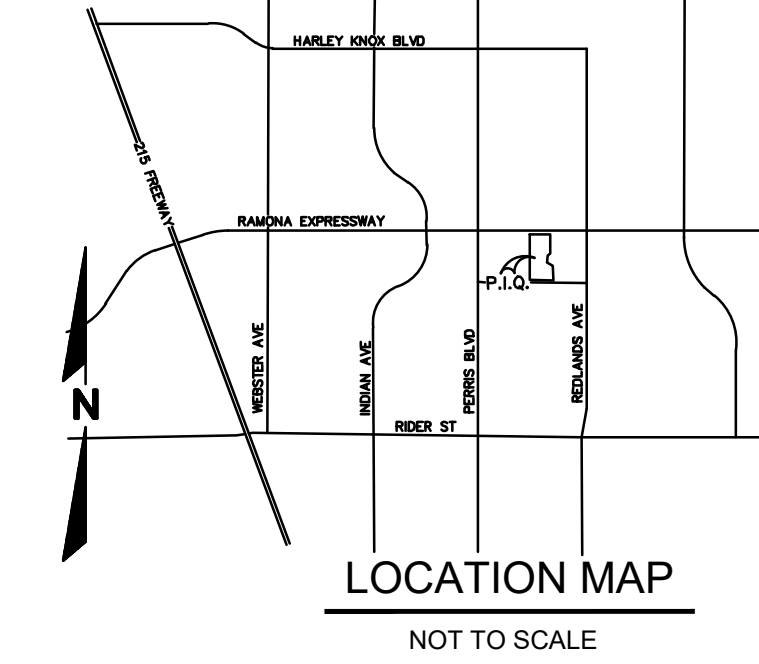
SEE SHEET 3
SOUTH INDUSTRIAL PORTION

SEE SHEET 2
NORTH RETAIL PORTION



CIVIL PLAN INDEX

SHEET NO.	DESCRIPTION
1	EXISTING CONDITIONS
2	PRELIMINARY GRADING AND UTILITY PLAN (NORTH)
3	PRELIMINARY GRADING AND UTILITY PLAN (SOUTH)
4	RETAIL CROSS SECTIONS
5	INDUSTRIAL CROSS SECTIONS
6	RAMONA EXPRESSWAY STREET IMPROVEMENTS
7	EAST DAVES STREET STREET IMPROVEMENTS
8	EAST DAVES STREET STORM DRAIN IMPROVEMENTS



LEGAL DESCRIPTION

BASED UPON PRELIMINARY REPORT NO. NCS-1119554-ONT1, DATED MARCH 14, 2022, PREPARED BY FIRST AMERICAN TITLE COMPANY.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #012-87 AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 1987-270637 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 14 OF THE RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE(S) 668 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 WITH THE SOUTH LINE OF THE RAMONA EXPRESSWAY AS CONVEYED TO THE COUNTY OF RIVERSIDE, RECORDED NOVEMBER 7, 1958 AS INSTRUMENT NO. 80353 OF OFFICIAL RECORDS;

THENCE SOUTH 89° 38' 51" EAST, ALONG THE SOUTH LINE OF SAID RAMONA EXPRESSWAY, A DISTANCE OF 620.00 FEET;

THENCE SOUTH 0° 34' 24" WEST, PARALLEL WITH THE WEST LINE OF LOT 2, A DISTANCE OF 488.00 FEET;

THENCE NORTH 89° 38' 51" WEST, PARALLEL WITH THE SOUTH LINE OF SAID RAMONA EXPRESSWAY, A DISTANCE OF 102.00 FEET;

THENCE SOUTH 0° 34' 24" WEST, PARALLEL WITH THE WEST LINE OF LOT 2, A DISTANCE OF 88.08 FEET TO A POINT ON THE SOUTH LINE OF LOT 2;

THENCE NORTH 89° 32' 24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 518.00 FEET TO THE SOUTHWEST CORNER OF LOT 2;

THENCE NORTH 0° 34' 24" EAST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 575.11 FEET TO THE POINT OF BEGINNING.

PARCEL B:

PARCEL 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #012-87 AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 1987-270637 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 IN BLOCK 14 OF THE RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE(S) 668 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7;

THENCE SOUTH 89° 32' 24" EAST, ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 518.00 FEET;

THENCE SOUTH 0° 34' 24" WEST, PARALLEL WITH THE WEST LINE OF LOT 7, A DISTANCE OF 63.92 FEET TO A POINT ON A LINE PARALLEL WITH AND 640.00 FEET SOUTH OF THE SOUTH LINE OF RAMONA EXPRESSWAY AS CONVEYED TO THE COUNTY OF RIVERSIDE, RECORDED NOVEMBER 7, 1958 AS INSTRUMENT NO. 80353 OF OFFICIAL RECORDS, SAID 640.00 FEET AS MEASURED PARALLEL WITH THE WEST LINE OF LOT 7;

THENCE SOUTH 53° 22' 38" EAST, A DISTANCE OF 101.42 FEET;

THENCE SOUTH 89° 38' 51" EAST, PARALLEL WITH THE SOUTH LINE OF SAID RAMONA EXPRESSWAY, 60.17 FEET TO A POINT ON THE EAST LINE OF LOT 7;

THENCE SOUTH 0° 34' 13" WEST, ALONG SAID EAST LINE, 506.01 FEET SOUTHEAST CORNER OF LOT 7, SAID SOUTHEAST CORNER BEING 30.00 FEET NORTH OF THE CENTERLINE OF DAVES STREET;

THENCE NORTH 89° 33' 23" WEST, ALONG THE SOUTH LINE OF LOT 7, A DISTANCE OF 660.19 FEET TO THE SOUTHWEST CORNER OF LOT 7;

THENCE NORTH 0° 34' 24" EAST, ALONG THE WEST LINE OF LOT 7, A DISTANCE OF 629.85 FEET TO THE POINT OF BEGINNING.

FOR CONVEYANCING PURPOSES ONLY: APN 303-100-012 (AFFECTS PORTION OF PARCEL A) 303-100-014 (AFFECTS PARCEL B AND PORTION OF PARCEL A)

FLOOD ZONE

THE PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP 06065C1430H BEARING AN EFFECTIVE DATE OF AUGUST 18, 2014.

ZONING

NO ZONING REPORT WAS PROVIDED.

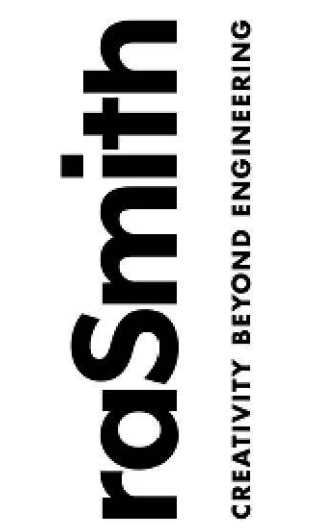
THE PROPERTY IS ZONED: PVCC SP (PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF RAMONA EXPRESSWAY BEING NORTH 89°38'51" WEST PER TRACT NO. 21771 FILED IN BOOK 175, PAGES 60 THROUGH 66, RECORDS OF RIVERSIDE COUNTY.

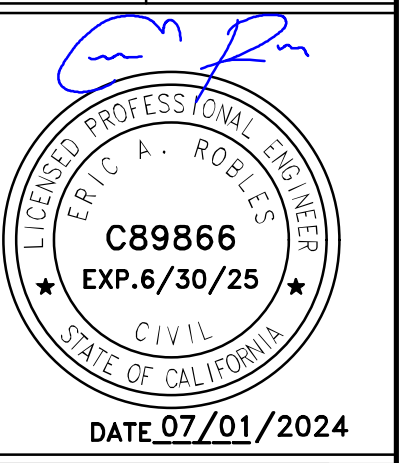
DATE	DESCRIPTION

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(949) 872-2378
rasmith.com



PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH
OF DAVES STREET,
PERRIS, CA

EXISTING CONDITIONS



DATE 07/01/2024
© COPYRIGHT 2024 R.A. Smith, Inc.
DATE: 07/01/2024
SCALE: 1" = 70'
JOB NO. 3220220
PROJECT MANAGER: ERIC A. ROBLES
DESIGNED BY: EAR
CHECKED BY: EAR
SHEET NUMBER
1

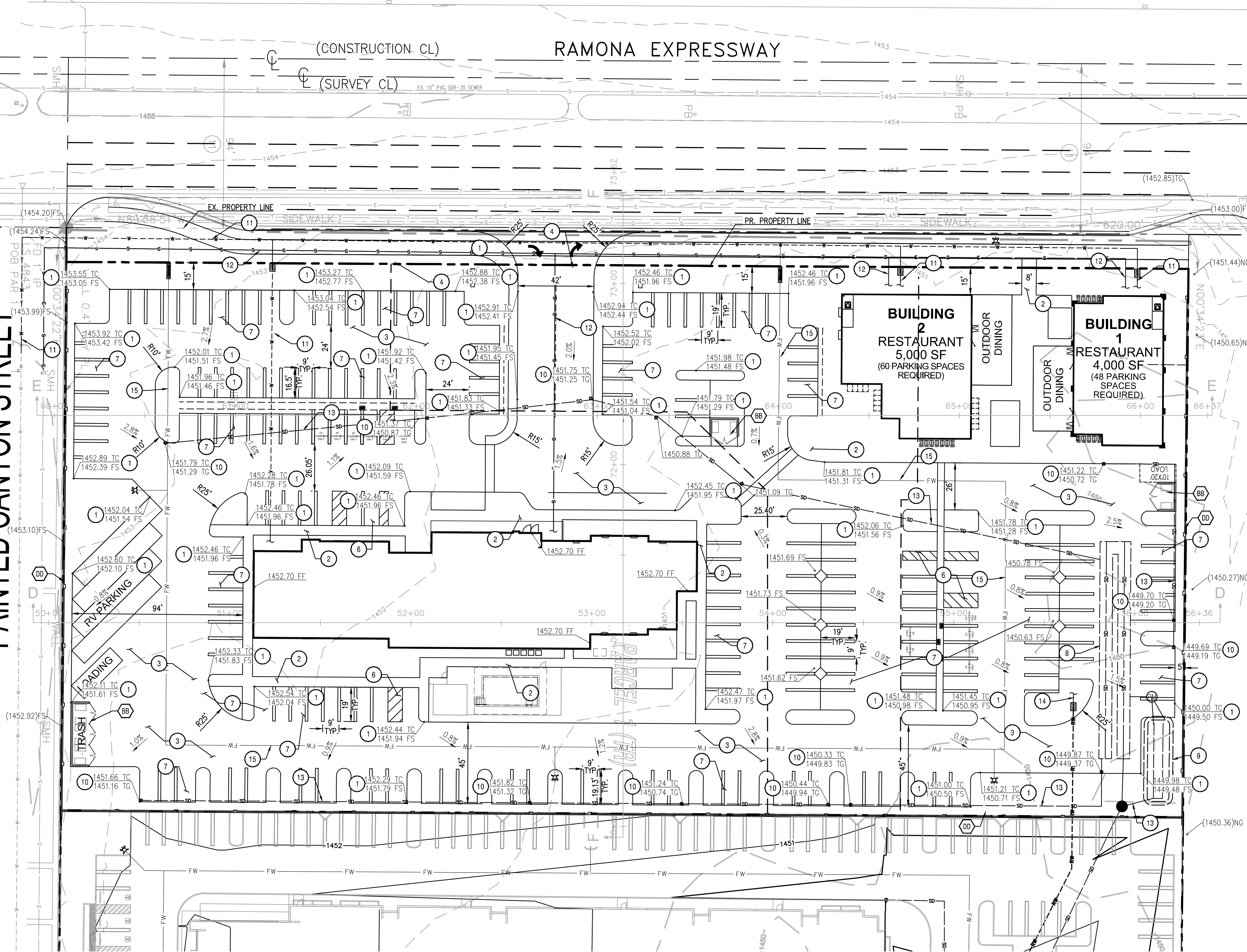


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PAINTED CANYON STREET

RAMONA EXPRESSWAY

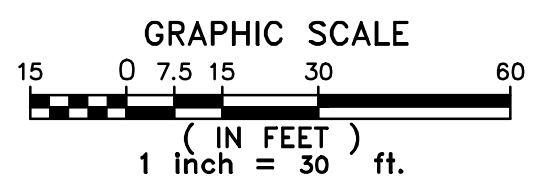


- CIVIL PLANNING NOTES:**
- ① PROPOSED CURB AND/OR CURB & GUTTER PER CITY STDS.
 - ② PROPOSED SIDEWALK PER CITY STDS.
 - ③ PROPOSED AC PAVEMENT PER CITY STDS.
 - ④ PROPOSED DRIVEWAY PER CITY STDS.
 - ⑤ PROPOSED ADA RAMP WITH TRUNCATED DOMES.
 - ⑥ PROPOSED ADA STRIPING AND SIGNAGE.
 - ⑦ PROPOSED WHITE PARKING STRIPING.
 - ⑧ PROPOSED CONTECH CMP DETENTION PIPE.
 - ⑨ PROPOSED BIOTREATMENT AREA.
 - ⑩ PROPOSED STORM DRAIN INLET.
 - ⑪ PROPOSED DOMESTIC WATER SERVICE.
 - ⑫ PROPOSED SANITARY SEWER.
 - ⑬ PROPOSED STORM DRAIN.
 - ⑭ PROPOSED IRRIGATION WATER SERVICE.
 - ⑮ PROPOSED FIRE WATER SERVICE.

PER SEPARATE PLAN:

- CMU SCREEN WALL
- TRASH ENCLOSURE
- STAIRS
- BLOCK WALL

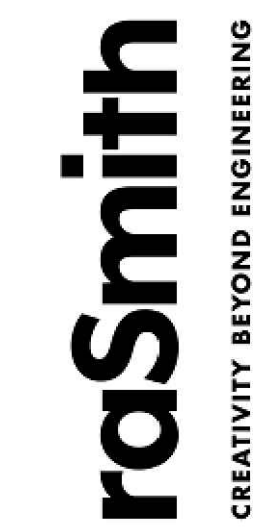
- LEGEND:**
- PROPERTY LINE
 - EXISTING WATER LINE
 - PROPOSED WATERLINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN
 - PROPOSED FIRE LINE
 - PROPOSED RECYCLED WATER LINE



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PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH OF DAVIES STREET,
PERRIS, CA

PRELIMINARY GRADING AND UTILITY PLAN (NORTH)



DATE 07/01/2024

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DATE: 07/01/2024

SCALE: 1" = 30'

JOB NO. 3220220

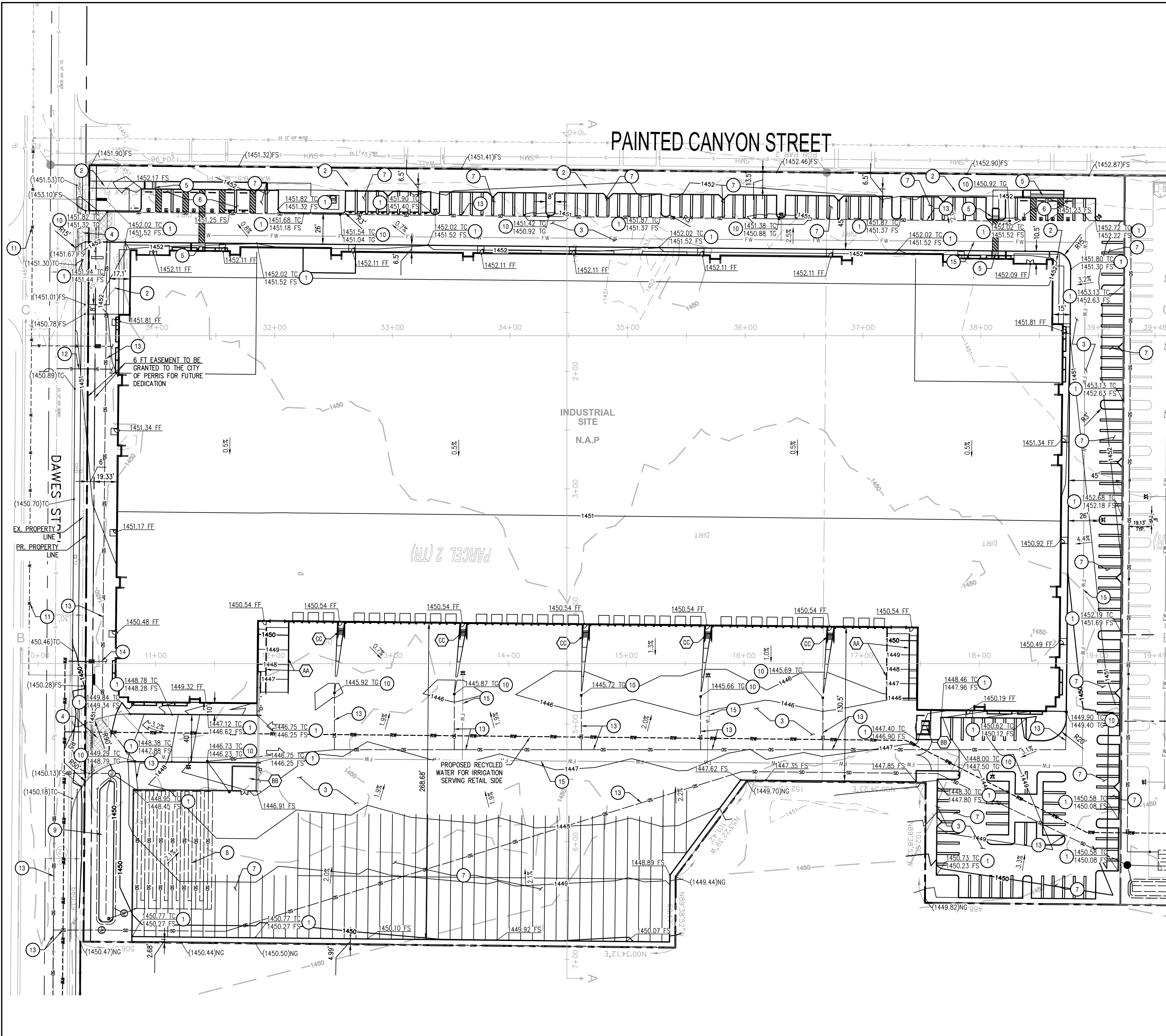
PROJECT MANAGER:
ERIC A. ROBLES

DESIGNED BY: EAR

CHECKED BY: EAR

SHEET NUMBER

2



CIVIL PLANNING NOTES:

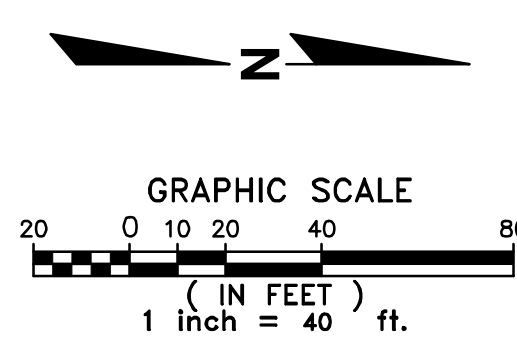
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- 2 PROPOSED SIDEWALK PER CITY STDS.
- 3 PROPOSED AC PAVEMENT PER CITY STDS.
- 4 PROPOSED DRIVEWAY PER CITY STDS.
- 5 PROPOSED ADA RAMP WITH TRUNCATED DOMES.
- 6 PROPOSED ADA STRIPING AND SIGNAGE.
- 7 PROPOSED WHITE PARKING STRIPING.
- 8 PROPOSED CONTECH CMP DETENTION PIPE.
- 9 PROPOSED BIOTREATMENT AREA.
- 10 PROPOSED STORM DRAIN INLET.
- 11 PROPOSED DOMESTIC WATER SERVICE.
- 12 PROPOSED SANITARY SEWER.
- 13 PROPOSED STORM DRAIN.
- 14 PROPOSED IRRIGATION WATER SERVICE.
- 15 PROPOSED FIRE WATER SERVICE.

PER SEPARATE PLAN:

- AA CMU SCREEN WALL
- BB TRASH ENCLOSURE
- CC STAIRS
- DD BLOCK WALL

LEGEND:

- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN
- PROPOSED FIRE LINE
- PROPOSED RECYCLED WATER LINE



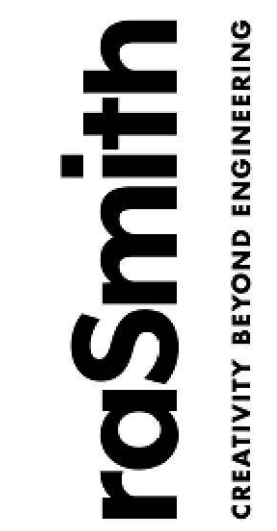
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(IN FEET)
1 inch = 40 ft.



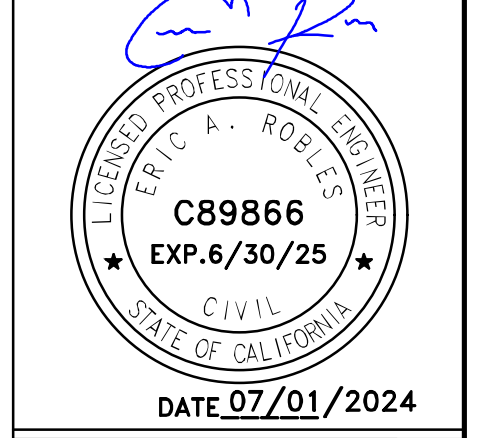
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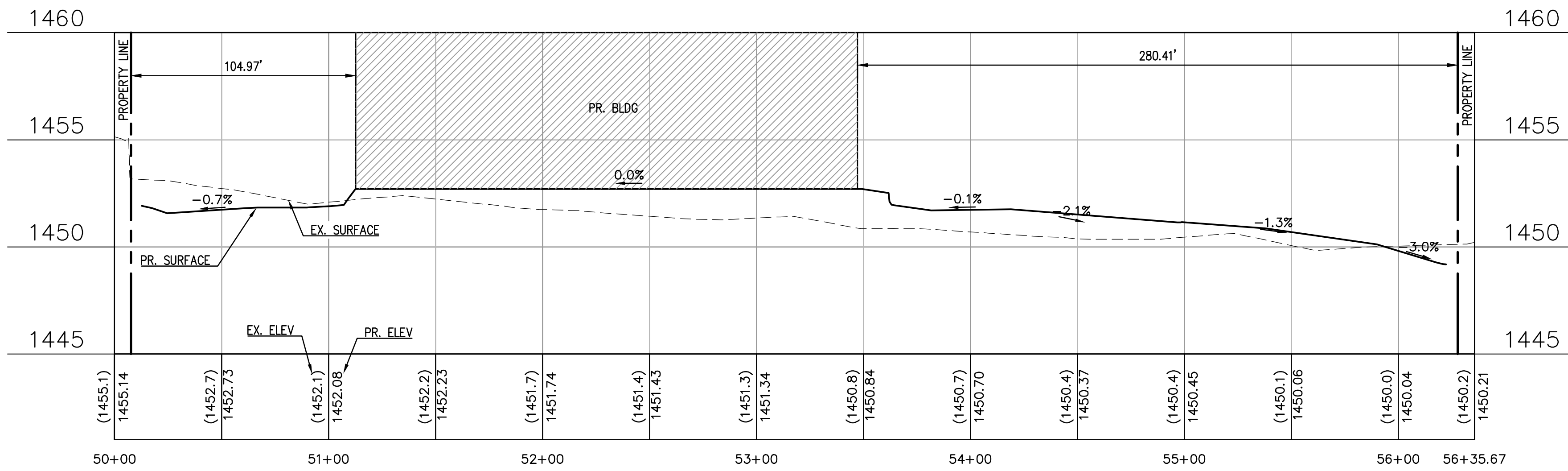
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Irvine, CA 92618-4237
(949) 872-2378
rasmith.com



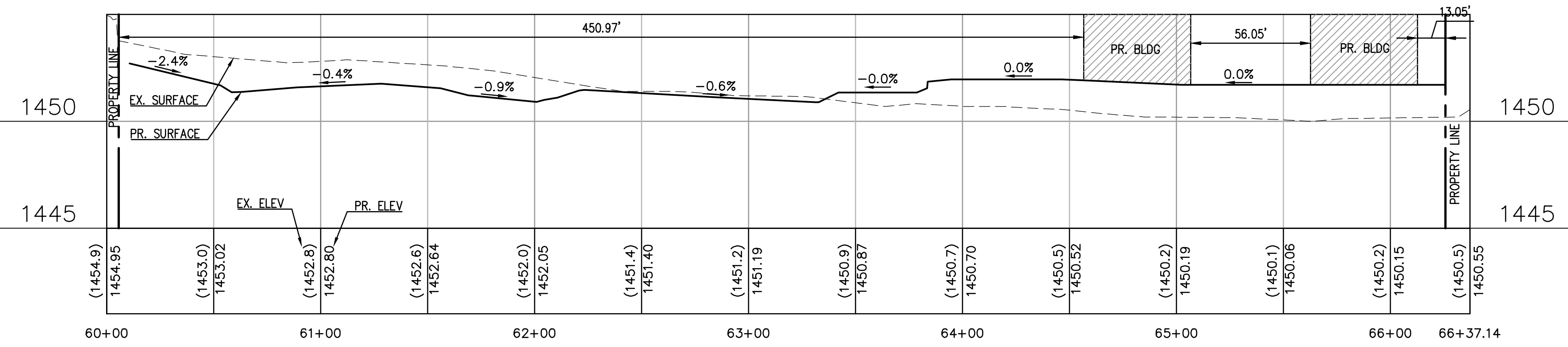
PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH OF DAVES STREET,
PERRIS, CA
PRELIMINARY GRADING AND UTILITY PLAN (SOUTH)



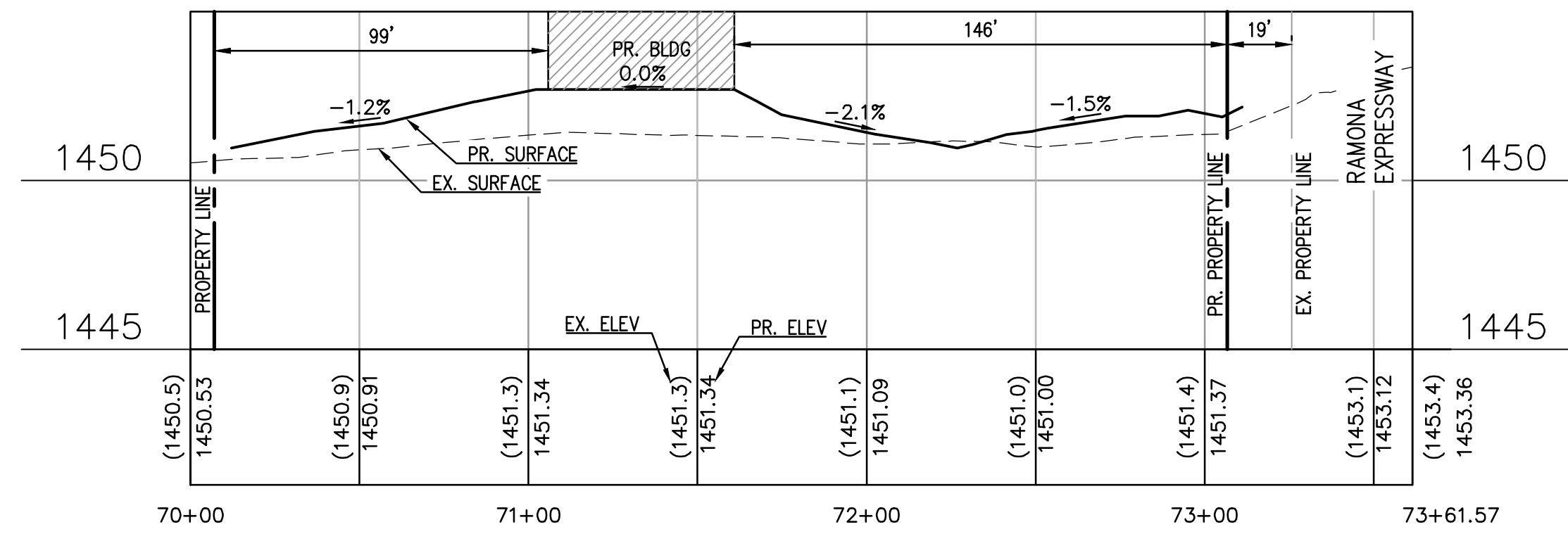
DATE 07/01/2024
 © COPYRIGHT 2024
 R.A. Smith, Inc.
 DATE: 07/01/2024
 SCALE: 1" = 40'
 JOB NO. 3220220
 PROJECT MANAGER:
 ERIC A. ROBLES
 DESIGNED BY: EAR
 CHECKED BY: EAR
SHEET NUMBER
 3



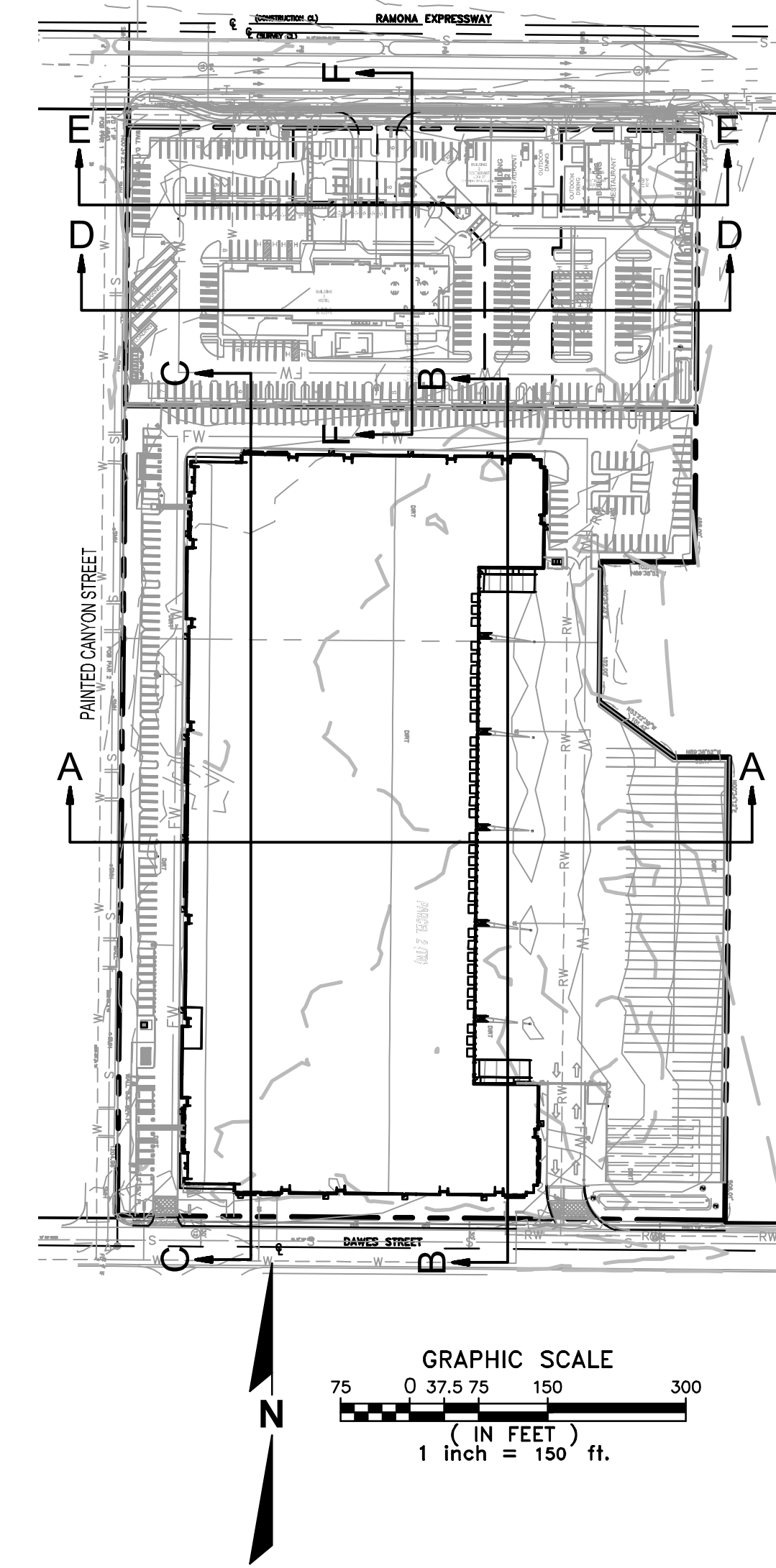
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HORIZ: 1" = 40'



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F RETAIL PORTION SECTION F-F VERT: 1" = 4"
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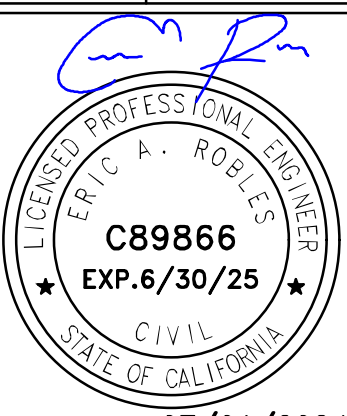
DATE	DESCRIPTION

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PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH
OF DAVES STREET,
PERRIS, CA

RETAIL CROSS SECTIONS



DATE 07/01/2024

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DATE: 07/01/2024

SCALE: AS SHOWN

JOB NO. 3220220

PROJECT MANAGER:
ERIC A. ROBLES

DESIGNED BY: EAR

CHECKED BY: EAR

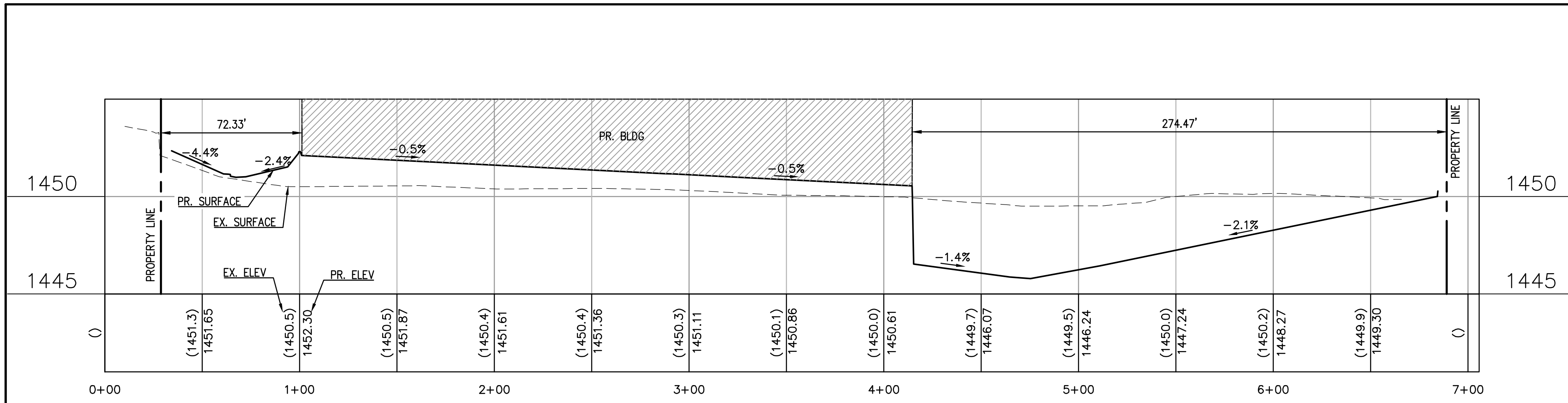
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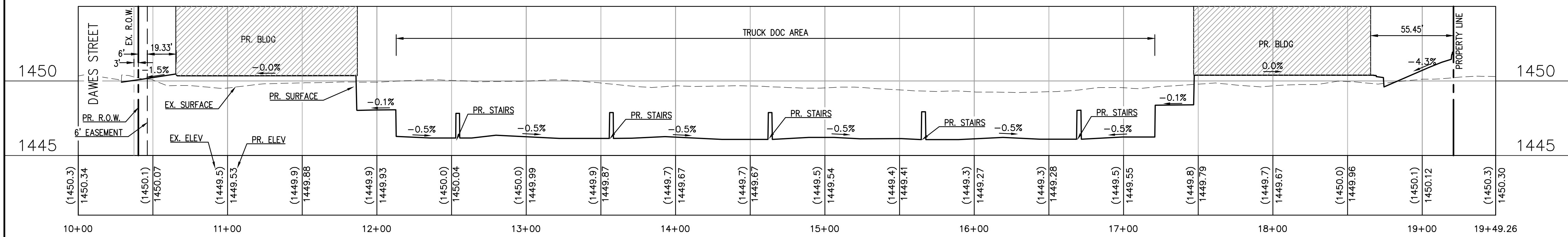


Know what's below.
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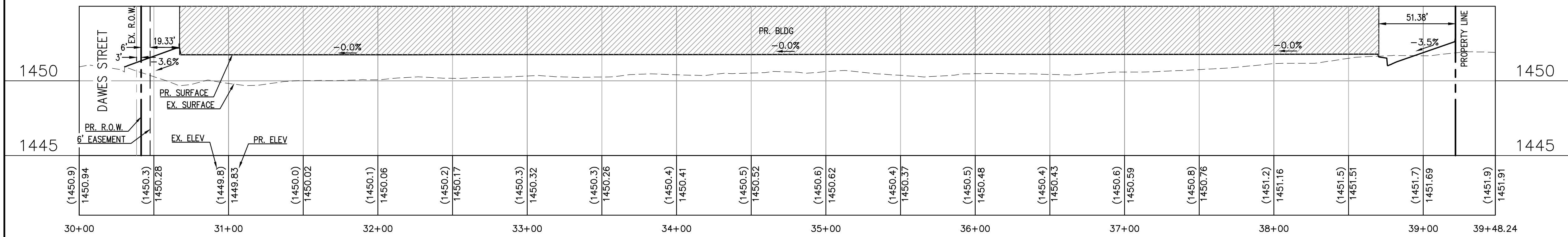
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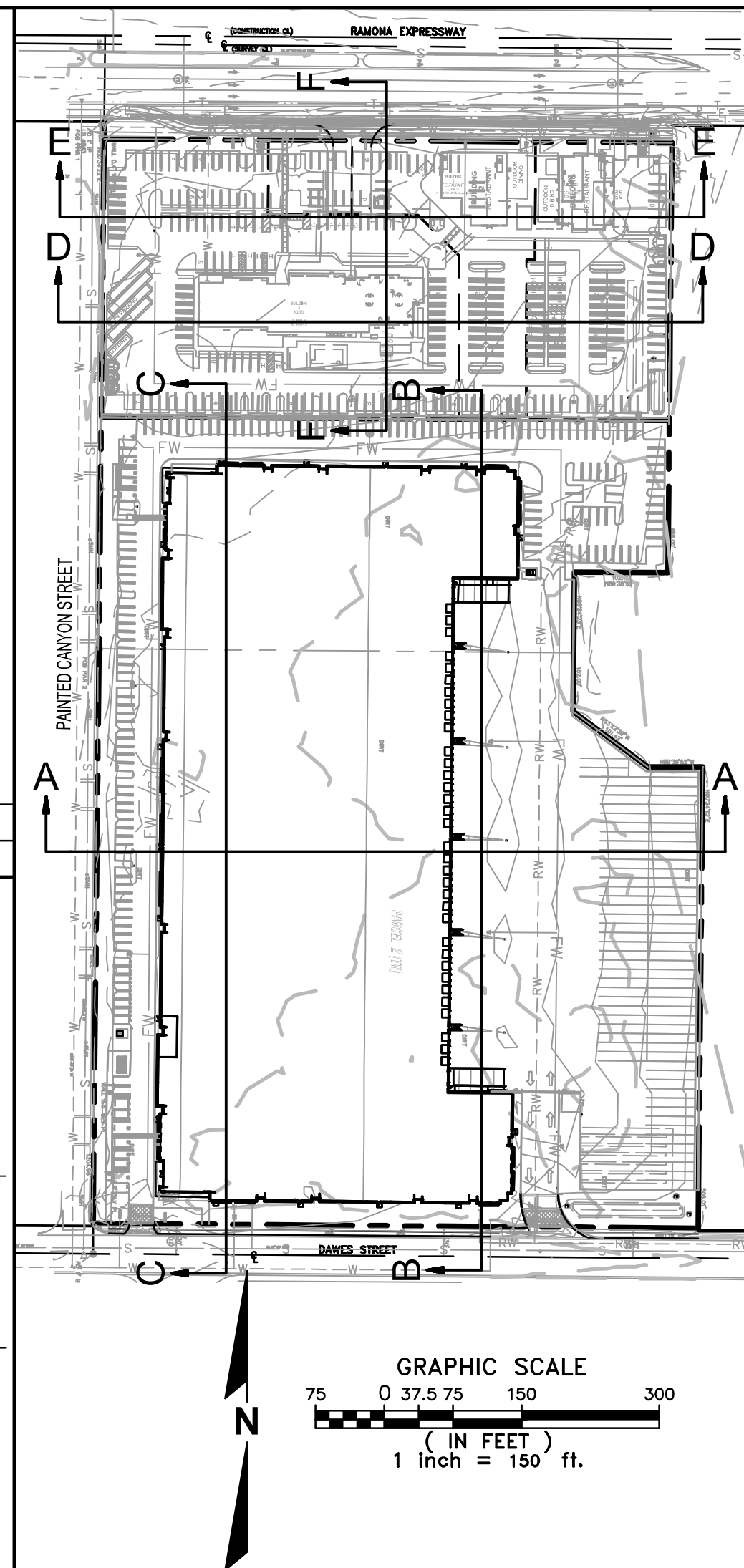
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B INDUSTRIAL PORTION SECTION B-B VERT: 1" = 4' HORIZ: 1" = 40'



C INDUSTRIAL PORTION SECTION C-C VERT: 1" = 4' HORIZ: 1" = 40'



DATE	DESCRIPTION

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PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH
OF DAWES STREET,
PERRIS, CA
INDUSTRIAL CROSS SECTIONS



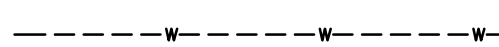




DATE 07/01/2024
LICENSED PROFESSIONAL ENGINEER
ERIC A. ROBBLES
C89866
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

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R.A. Smith, Inc.
DATE: 07/01/2024
SCALE: AS SHOWN
JOB NO. 322020
PROJECT MANAGER:
ERIC A. ROBBLES
DESIGNED BY: EAR
CHECKED BY: EAR
SHEET NUMBER
5



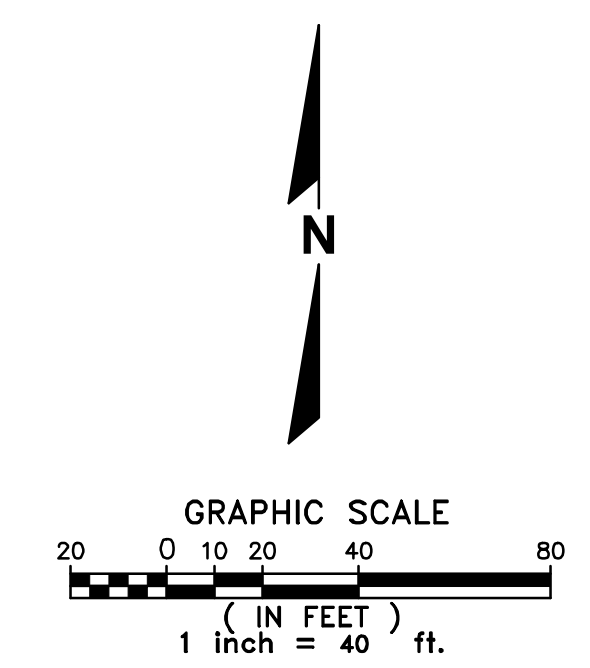
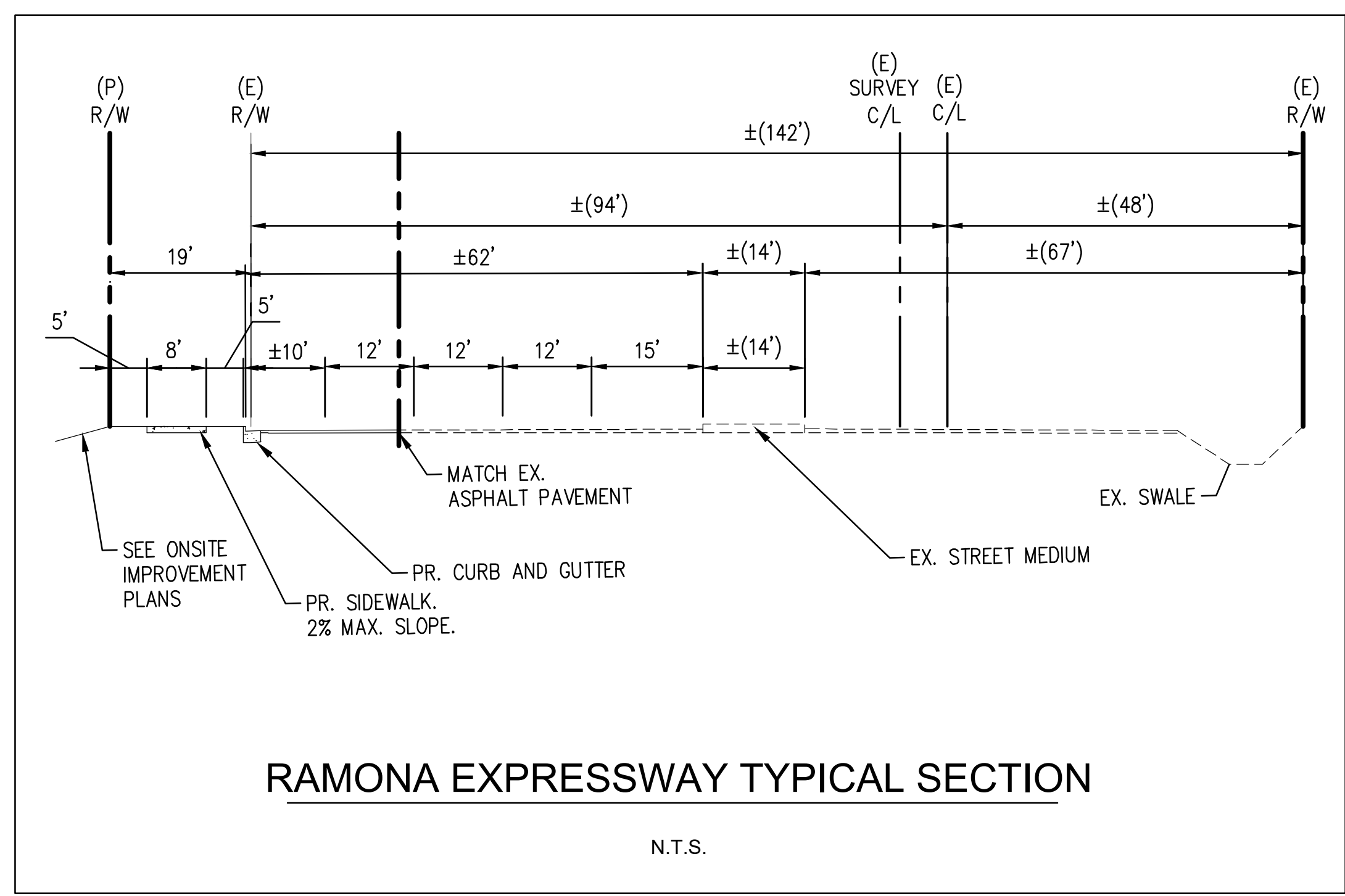
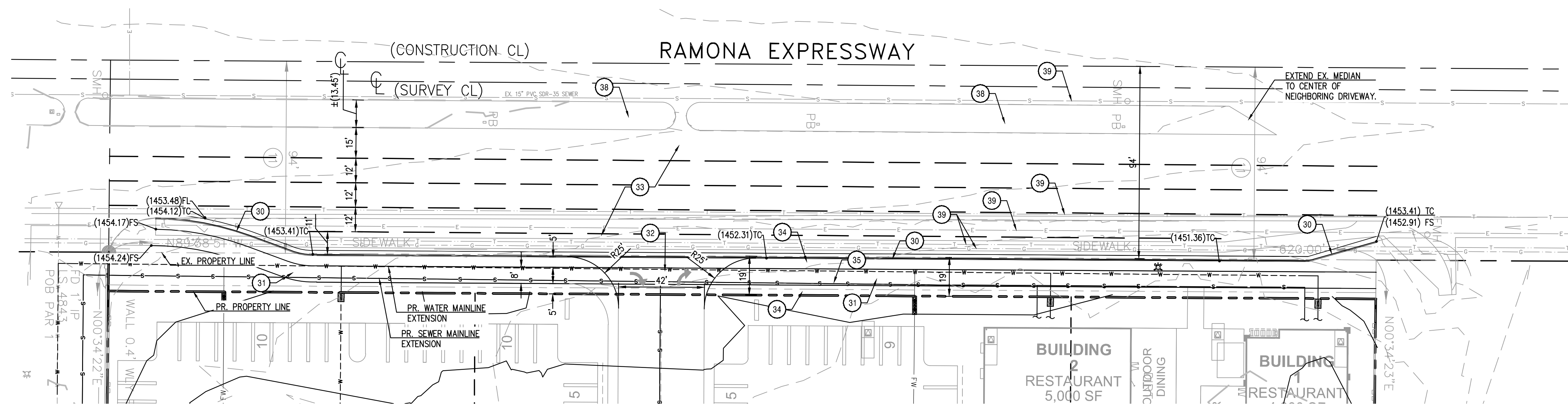
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LEGEND:

-  PROPERTY LINE
-  EXISTING WATER LINE
-  PROPOSED WATERLINE
-  EXISTING SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  EXISTING STORM DRAIN LINE
-  PROPOSED STORM DRAIN

STREET IMPROVEMENT NOTES:	
30	PROPOSED CURB AND/OR CURB & GUTTER PER CITY STDS.
31	PROPOSED SIDEWALK PER CITY STDS.
32	PROPOSED DRIVEWAY PER CITY APPROVAL
33	PROPOSED STREET STRIPING PER STRIPING PLAN.
34	PROPOSED LANDSCAPE PARKWAY.
35	PROPOSED SANITARY SEWER.
36	PROPOSED STORM DRAIN.
37	PROTECT EXISTING CURB AND/OR CURB & GUTTER.
38	PROTECT EXISTING STREET MEDIAN.
39	PROTECT EXISTING UTILITY.
40	PROPOSED RECYCLED WATER LINE EXTENSION.
41	PROTECT IN PLACE EXISTING BLOCK WALL.
42	PROPOSED BLOCK WALL PER CITY STDS.

DESCRIPTION	
DATE	

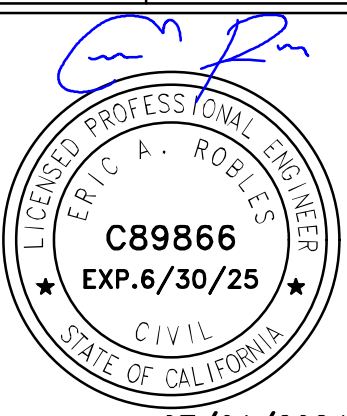


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PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH
OF DAVES STREET,
PERRIS, CA

**RAMONA EXPRESSWAY STREET
IMPROVEMENTS**



DATE 07/01/2024

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R.A. Smith, Inc.

DATE: 07/01/2024

SCALE: 1" = 30'

JOB NO. 3220220

PROJECT MANAGER:
ERIC A. ROBBLER

DESIGNED BY: EAR

CHECKED BY: EAR

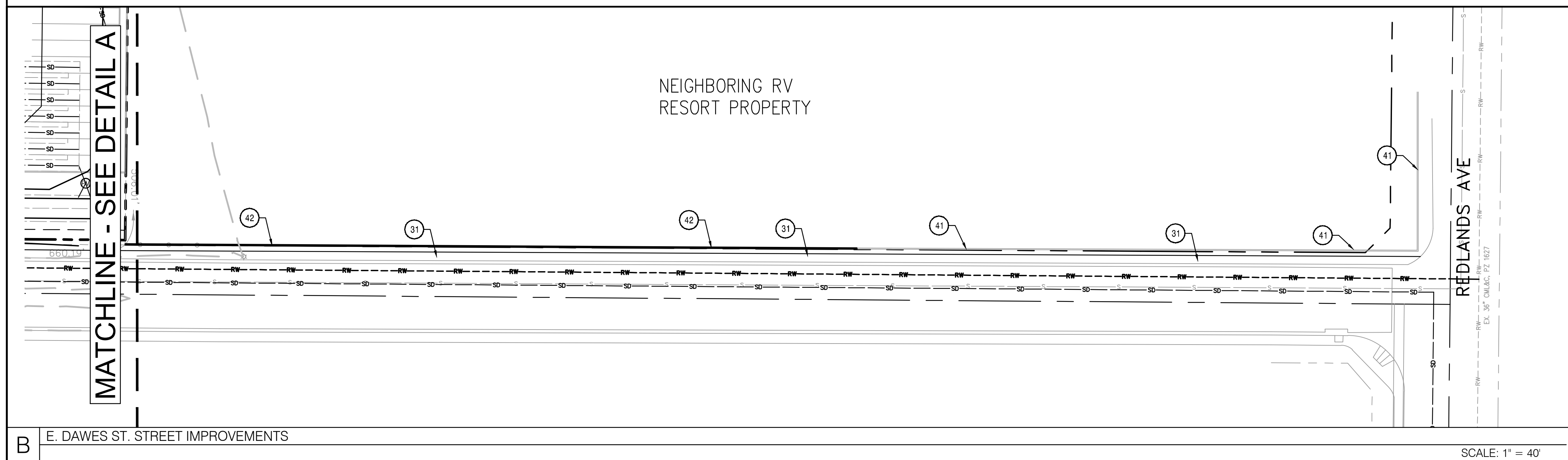
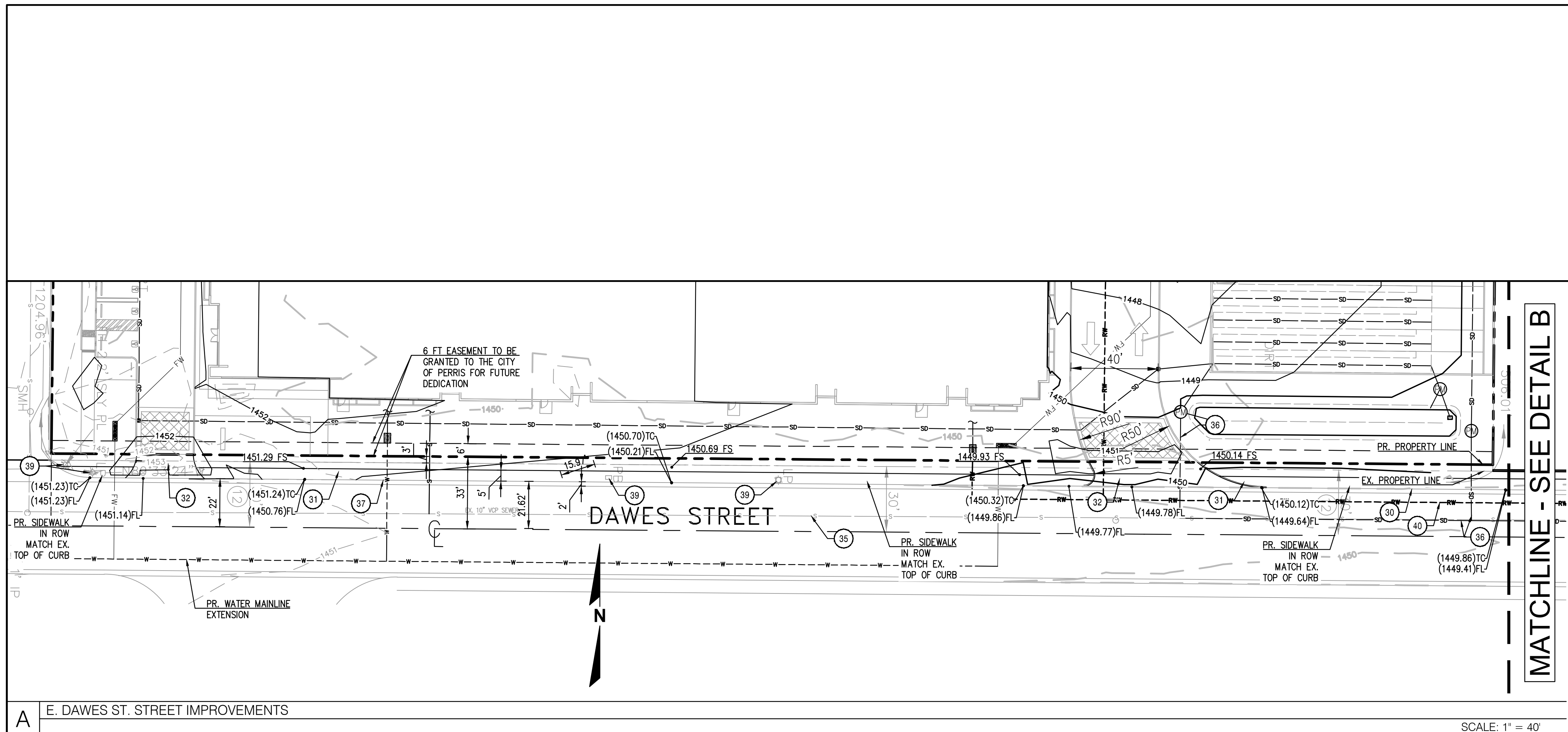
SHEET NUMBER

6



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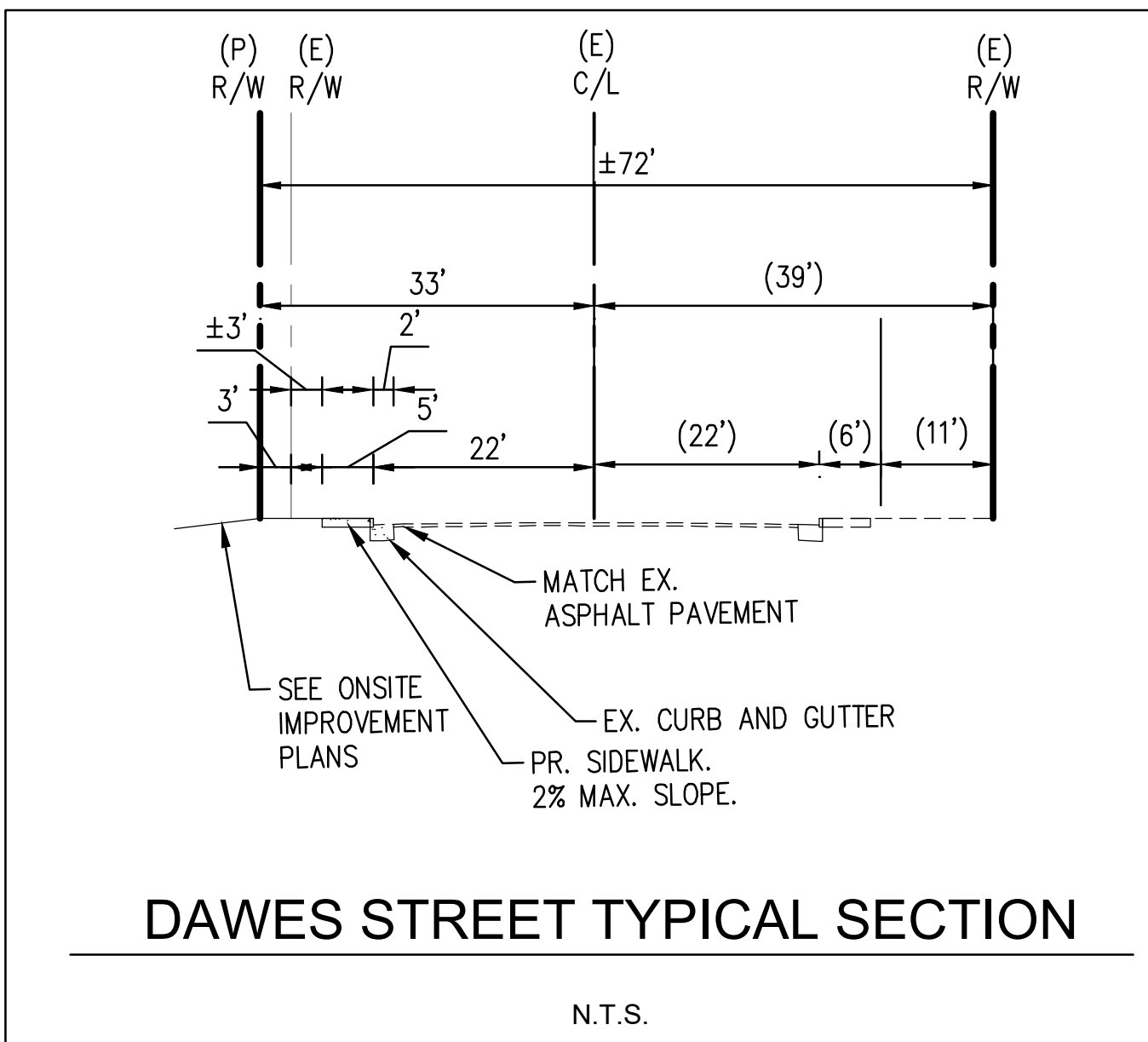
STREET IMPROVEMENT NOTES:

30	PROPOSED CURB AND/OR CURB & GUTTER PER CITY STDS.
31	PROPOSED SIDEWALK PER CITY STDS.
32	PROPOSED DRIVEWAY PER CITY APPROVAL
33	PROPOSED STREET STRIPING PER STRIPING PLAN.
34	PROPOSED LANDSCAPE PARKWAY.
35	PROPOSED SANITARY SEWER.
36	PROPOSED STORM DRAIN.
37	PROTECT EXISTING CURB AND/OR CURB & GUTTER.
38	PROTECT EXISTING STREET MEDIAN.
39	PROTECT EXISTING UTILITY.
40	PROPOSED RECYCLED WATER LINE EXTENSION.
41	PROTECT IN PLACE EXISTING BLOCK WALL.
42	PROPOSED BLOCK WALL PER CITY STDS.

DESCRIPTION																			
DATE																			

LEGEND:

---	PROPERTY LINE
---	EXISTING WATER LINE
---	PROPOSED WATERLINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED STORM DRAIN
---	PROPOSED FIRE LINE
---	PROPOSED RECYCLED WATER LINE

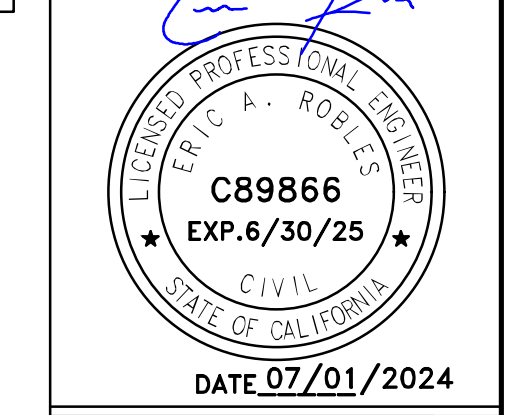


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PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH OF DAWES STREET,
PERRIS, CA

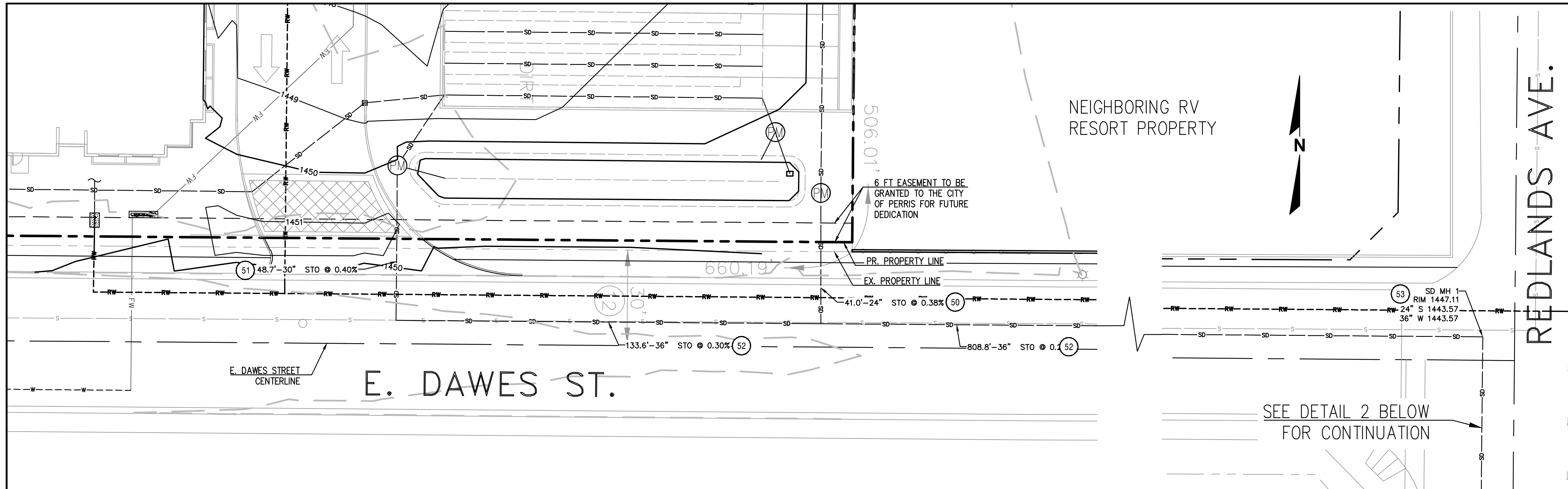
EAST DAWES STREET
STREET IMPROVEMENTS



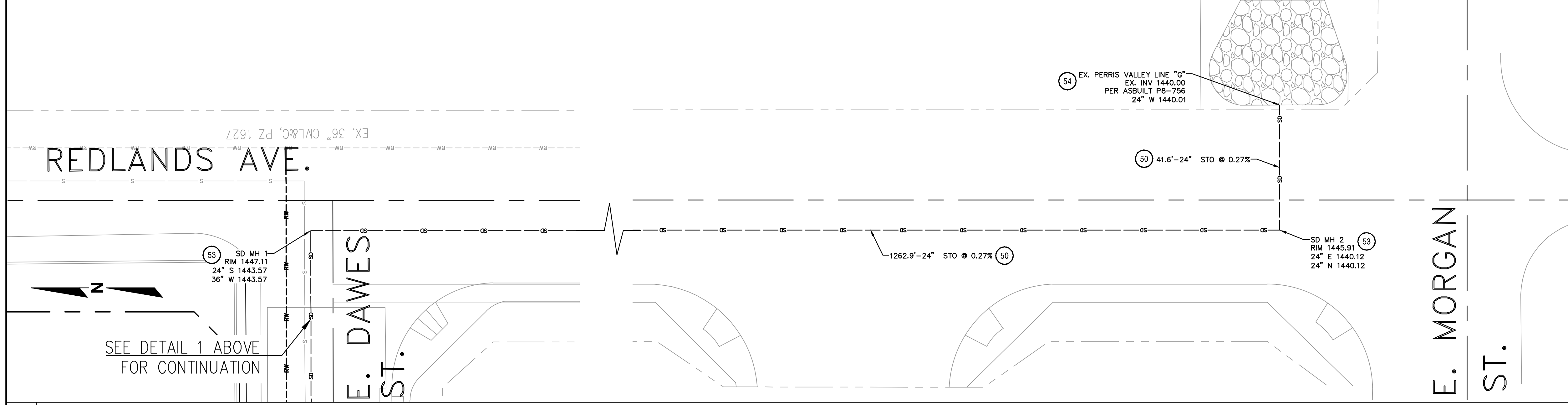
© COPYRIGHT 2024 R.A. Smith, Inc.
DATE: 07/01/2024
SCALE: AS SHOWN
JOB NO. 3220220
PROJECT MANAGER: ERIC A. ROBLES
DESIGNED BY: EAR
CHECKED BY: EAR
SHEET NUMBER
7

811
Know what's below.
Call before you dig.

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1 E. DAWES ST. STORM DRAIN IMPROVEMENTS SCALE: 1" = 20'



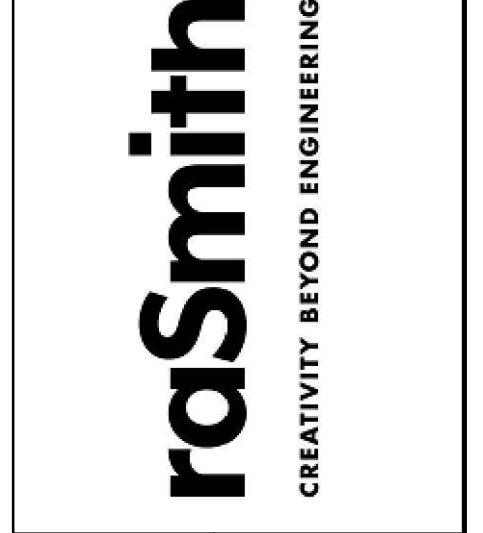
2 REDLANDS AVE STORM DRAIN IMPROVEMENTS SCALE: 1" = 20'

- STORM DRAIN IMPROVEMENT NOTES:**
- 50 PROPOSED 24" STORM DRAIN
 - 51 PROPOSED 30" STORM DRAIN.
 - 52 PROPOSED 36" STORM DRAIN.
 - 53 PROPOSED STORM DRAIN MANHOLE.
 - 54 CONNECT TO EXISTING PERRIS VALLEY LINE "G". FINAL CONNECTION TO BE DETERMINED IN THE CD PHASE PER TOPOGRAPHIC SURVEY DATA OBTAINED TO FIELD VERIFY THE ASBUILTS.

- LEGEND:**
- PROPERTY LINE
 - EXISTING WATER LINE
 - PROPOSED WATERLINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN
 - PROPOSED FIRE LINE
 - PROPOSED RECYCLED WATER LINE

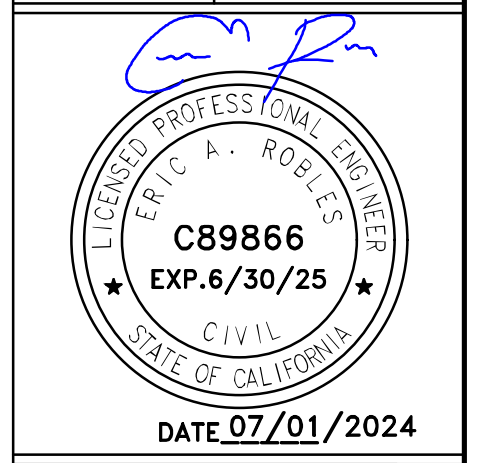
DATE	DESCRIPTION

8911 Research Drive
Irvine, CA 92618-4237
(949) 872-2378
rasmith.com



PERRIS MIXED USE
SOUTH OF RAMONA EXPRESSWAY AND NORTH OF DAWES STREET, PERRIS, CA

EAST DAWES STREET STORM DRAIN IMPROVEMENTS



DATE 07/01/2024

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