

**OWNER/APPLICANT:**  
SALMANCO, LP  
ATTN: HANAN ALABASSI  
164 WEST RAMONA EXPRESSWAY, SUITE C  
PERRIS, CA 92571  
PHONE: (951) 716-4300

**ARCHITECT:**  
NSCS DESIGN  
ATTN: HANAN ALABASSI  
1644 K. ITH STREET, SUITE D  
UPLAND, CA 91710  
PHONE: (909) 262-4766

**ENGINEER:**  
ALBERT A. WEBB ASSOCIATES  
NICOLE TORRES-VET  
3188 MCCRAY STREET  
RIVERSIDE, CA 92506  
PHONE: (951) 626-1070  
FAX: (951) 320-6066

**TOPOGRAPHY:**  
INLAND AERIAL SURVEYS, INC.  
7111 ARLINGTON AVE. SUITE A  
RIVERSIDE, CA 92503  
TEL: 951-681-4252  
DATED: OCTOBER 18, 2014

**PROJECT DATA**

AGREEMENT	680,312 S.F.	15.61 AC.
GROSS SITE AREA	11,460 S.F.	0.26 AC.
HIGHWAY 74 (VACATION)	23,010 S.F.	0.53 AC.
DOCKERY LANE (VACATION)	18,111 S.F.	0.41 AC.
HIGHWAY 74 (DEDICATION)	6,467,125 S.F.	149.44 AC.
NET SITE AREA		
BUILDING AREA	7,048 S.F.	
P1	3,575 S.F.	
P3	4,109 S.F.	
P4	6,871 S.F.	
P5	6,871 S.F.	
P6	6,871 S.F.	
TOTAL AREA	28,485 S.F.	
LOT COVERAGE, PROPOSED:	8.2%	MAX. ALLOWED: NONE

LANDSCAPED AREA	15%
LANDSCAPED AREA REQUIRED:	22%
LANDSCAPED AREA PROVIDED:	16,061 S.F.

**PARKING TABLE**

PROPOSED PARCEL #	USE	SQUARE FOOTAGE	PARKING RATIO (PER ORD.)	REQUIRED PARKING	TOTAL PARKING PROVIDED (BREAKDOWN)
1	RETAIL	3,418	1/200 SF	20	53 SPACES ( 44 STANDARD/ 2 ADA/ 1 EV )
1	RESTAURANT	425 (SERVING AREA)	1/45 SF	10	
3	RESTAURANT	844 (SERVING AREA)	1/45 SF	19	11 SPACES ( 4 STANDARD/ 2 ADA/ 5 COMPACT )
4	RESTAURANT	1,028 (SERVING AREA)	1/45 SF	23	32 SPACES ( 26 STANDARD/ 2 ADA/ 5 COMPACT )
5	RETAIL	6,871	1/200 SF	34	50 SPACES ( 30 STANDARD/ 2 ADA/ 18 COMPACT )
6	RETAIL	6,871	1/200 SF	34	50 SPACES ( 30 STANDARD/ 2 ADA/ 18 COMPACT )
TOTAL	-	-	-	140	163

**EV PARKING REQUIREMENT**

1	TOTAL PARKING SPACES	163 SPACES
2	EV PARKING PROVIDED	7 SPACES
3	EV PARKING PER FIRST 50 SPACES	3 SPACES
4	REMAINDER OF REG. PARKING/50	1.5=2.26 EV SPACES
5	EV PARKING REQUIRED	3+2.26=5.26 EV SPACES

**LAND USE TABLE**

DESCRIPTION	GROSS ACREAGE	LOT ACREAGE	PERCENTAGE
RETAIL EAST	3.28	0.16	4.88%
RETAIL WEST	4.56	0.48	10.53%
NO PROPOSED DEVELOPMENT	8.15	N/A	N/A

**EARTHWORK ESTIMATE:**  
CUT: 70,544 CY  
FILL: 72,544 CY  
SHRINKAGE/SUBSIDENCE: 2,000 CY

**SCHOOL DISTRICT:**  
PERRIS ELEMENTARY & PERRIS UNION HIGH SCHOOL DISTRICT

**UTILITY COMPANIES:**  
WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: INVERT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
CABLE: SPECTRUM

**LAND USE/ZONING:**  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: MIXED USE (M)  
EXISTING & PROPOSED ZONING: MIXED USE (M)  
EXISTING & PROPOSED GENERAL PLAN LAND USE: MIXED USE (M)  
PROJECT IS NOT LOCATED WITHIN A CGA OR CPF.

**LEGEND**

[Symbol]	PROPOSED A.C. PAVEMENT	FL	FLOW LINE
[Symbol]	PROPOSED LANDSCAPE AREA	GB	GRADE BREAK
[Symbol]	PROPOSED INGRESS/EGRESS	GRND	GROUND
[Symbol]	EXISTING CHAINLINK FENCE	IN	INVERT
[Symbol]	EXISTING POWER POLE	LS	LANDSCAPE AREA
[Symbol]	PROPOSED STAIR FENCE	LP	LOW POINT
[Symbol]	EXISTING POWER POLE	MAX	MAXIMUM
[Symbol]	PROPOSED STORM DRAIN	PL	PROPERTY LINE
[Symbol]	GRADEBREAK/CRACKLINE	RG	ROUGH GRADE
[Symbol]	FLOWLINE	RS	RIGHT OF WAY
[Symbol]	EXISTING CONTOURS	TYP	TYPICAL
[Symbol]	PROPOSED CONTOURS	CL	CENTER LINE
[Symbol]	EXISTING WATER LINE	EP	EDGE OF PAVEMENT
[Symbol]	EXISTING SEWER LINE	SL	STREET LIGHT
[Symbol]	EXISTING STORM DRAIN	ELEC	ELECTRICAL
[Symbol]	EXISTING GAS LINE		
[Symbol]	EXISTING ELECTRICAL LINE		

**ASSESSOR'S PARCEL NUMBER(S):**  
326-240-014-5 & 326-250-040-0

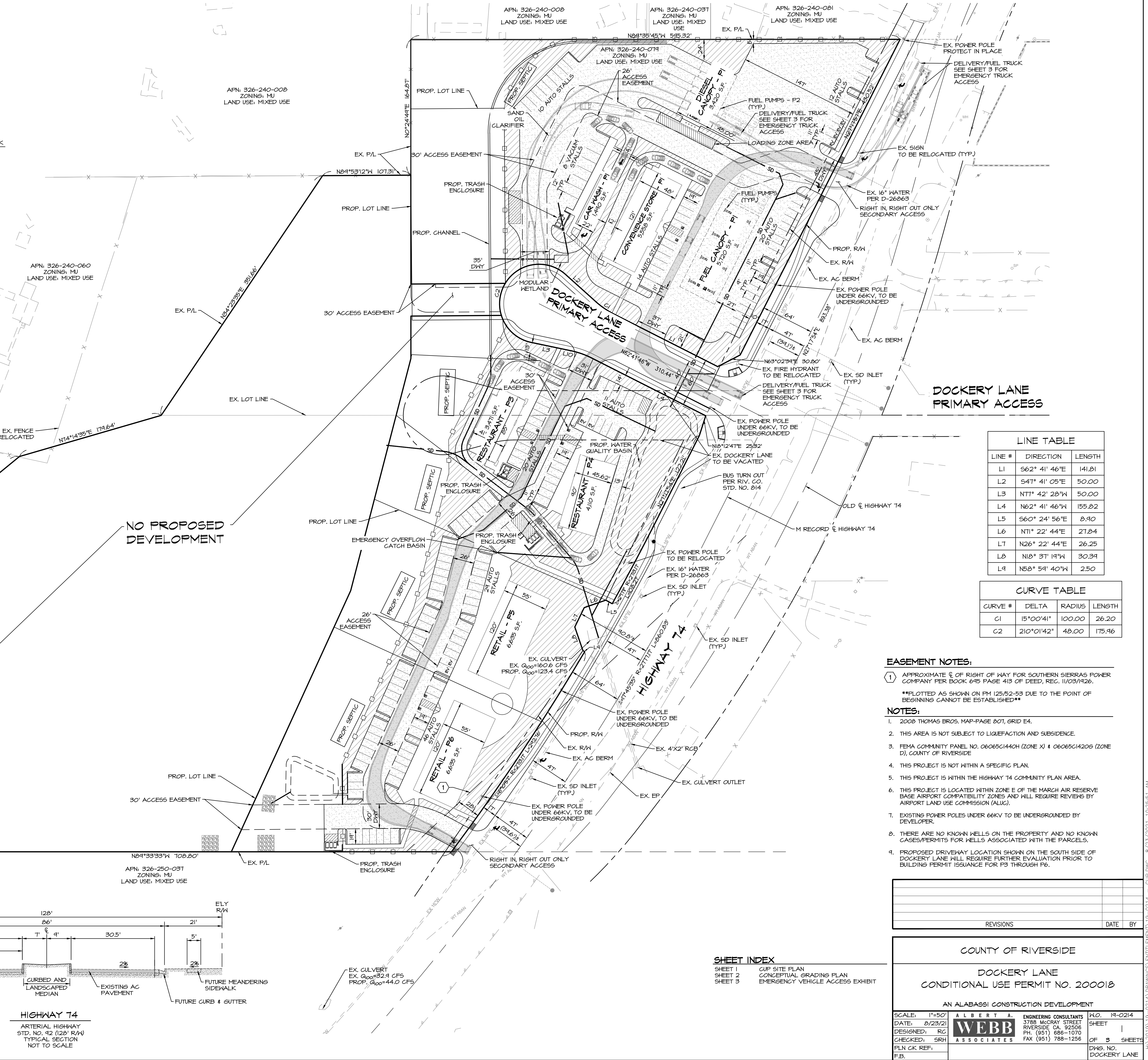
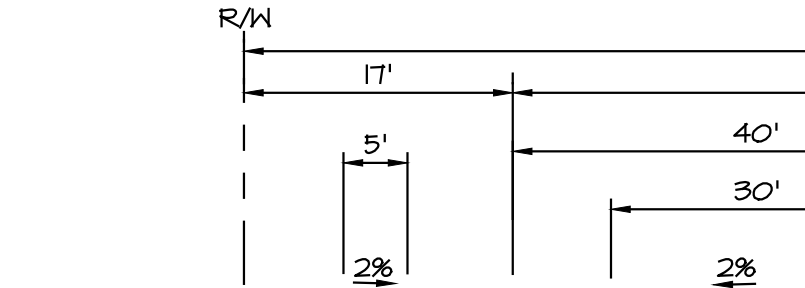
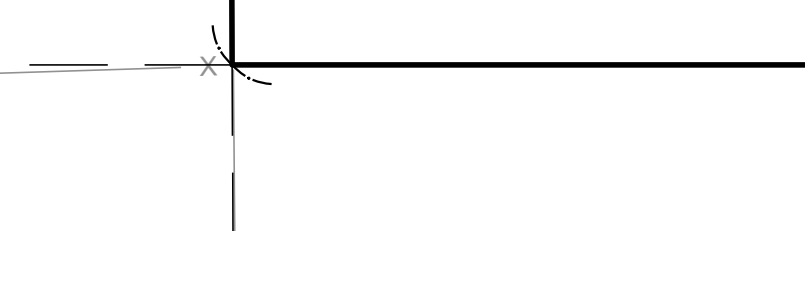
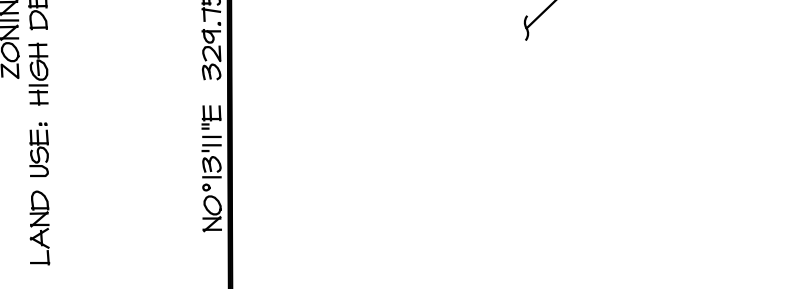
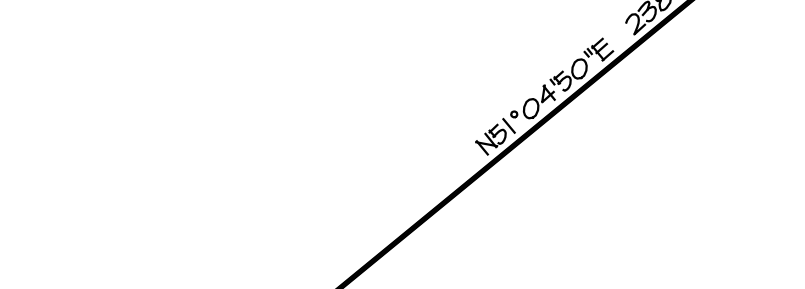
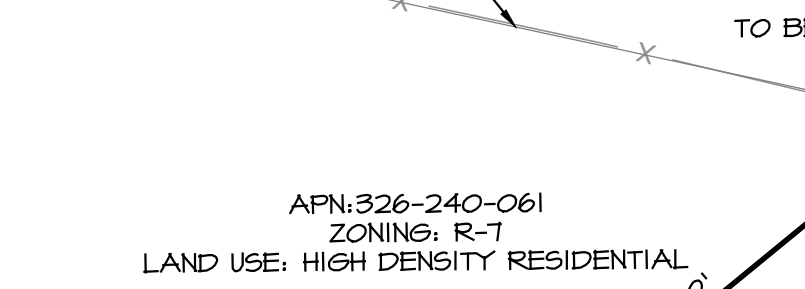
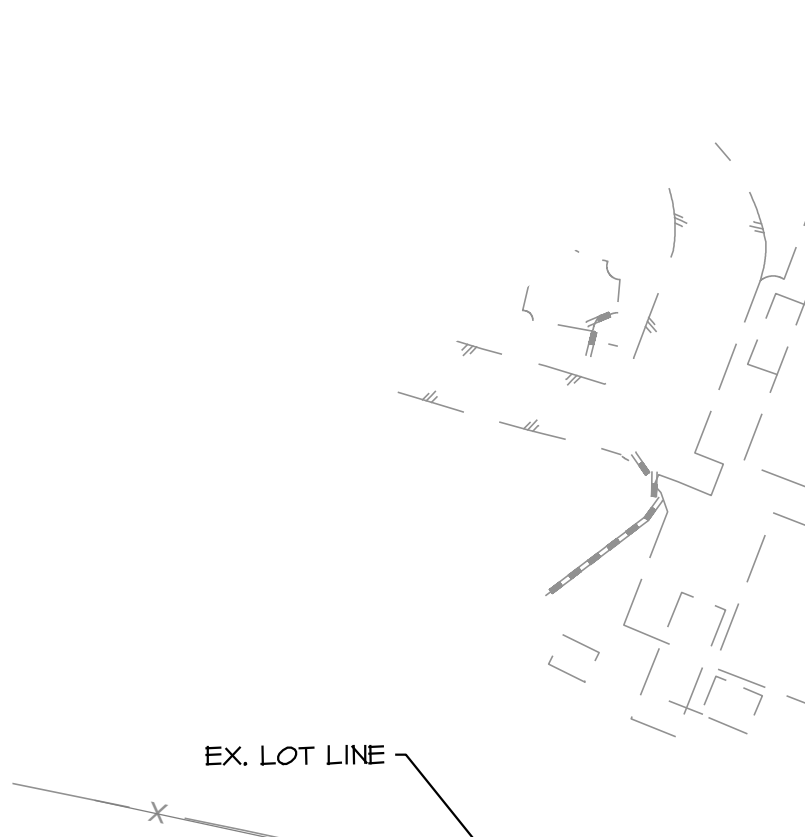
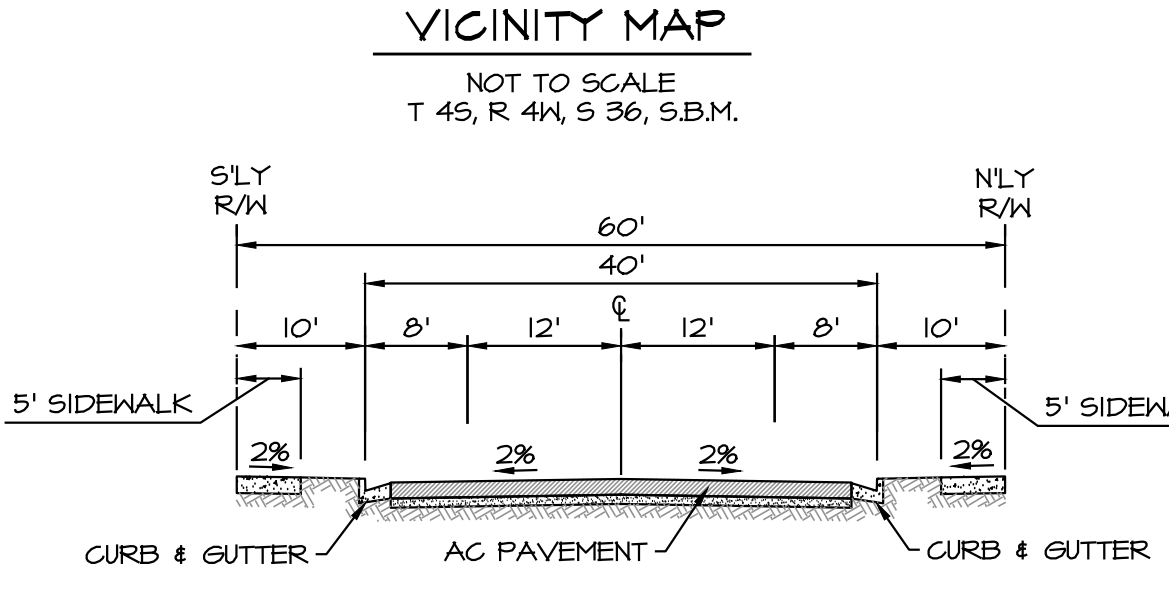
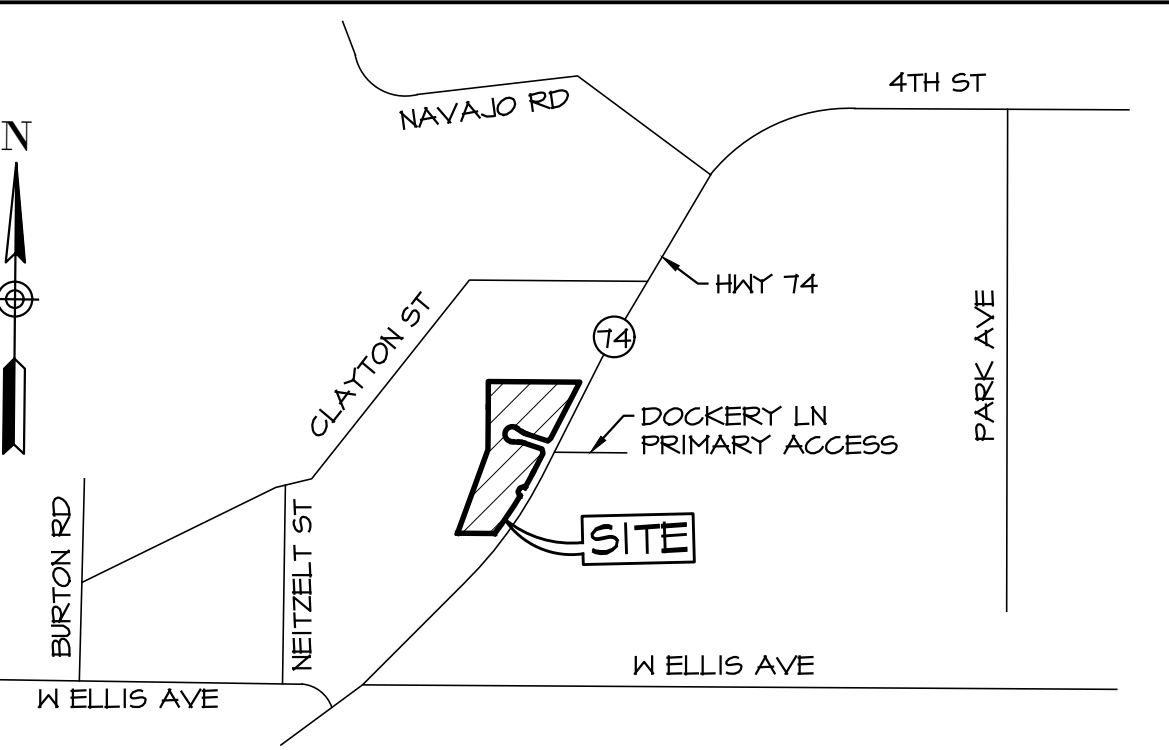
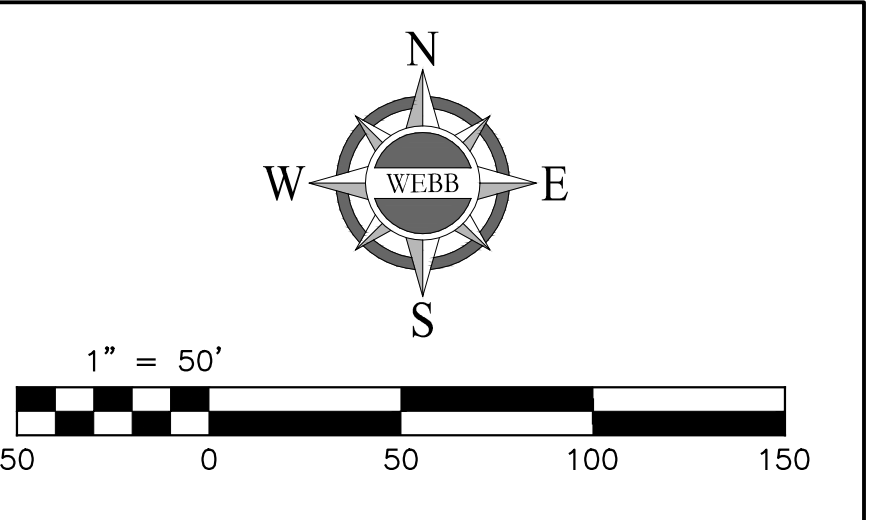
**SITE ADDRESS:**  
AT THE INTERSECTION OF DOCKERY LANE AND WEST OF HIGHWAY 74

**PROJECT DESCRIPTION:**  
THE PROJECT PROPOSES DEVELOPMENT OF A PORTION OF THE 16.0± ACRES LOCATED WEST OF HWY 74 AT DOCKERY LANE IN THE COUNTY OF RIVERSIDE, CALIFORNIA. THE PROPOSED DEVELOPMENT CONSISTS OF COMMERCIAL RETAIL USES INCLUDING RETAIL, DRIVE-THRU RESTAURANTS, A CONVENIENCE STORE, DRIVE-THRU CAR WASH AND FUELING STATION INCLUDING DIESEL TRUCK FUELING AREA FRONTING HWY 74.

**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 OF PARCEL MAP 14121, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 123 PAGES 52 AND 53, OF PARCEL MAPS, RECORDS OF RIVERSIDE, EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS PARCELS 18840-2 AND 18840-1 IN DEED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-504505, OFFICIAL RECORDS.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**DOCKERY LANE - CUP NO. 200018**  
AN ALABASSI CONSTRUCTION DEVELOPMENT



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S62° 41' 46"E	141.81
L2	S47° 41' 05"E	50.00
L3	N71° 42' 28"W	50.00
L4	N62° 41' 46"W	155.82
L5	S60° 24' 56"E	8.90
L6	N71° 22' 44"E	27.84
L7	N26° 22' 44"E	26.25
L8	N18° 31' 19"W	30.34
L9	N58° 59' 40"W	2.50

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	15°00'41"	100.00	26.20
C2	210°01'42"	48.00	175.96

**EASEMENT NOTES:**  
1. APPROXIMATE E OF RIGHT OF WAY FOR SOUTHERN SIERRAS POWER COMPANY PER BOOK 645 PAGE 413 OF DEED, REC. 11/03/1926.  
\*\*PLOTTED AS SHOWN ON PM 125/52-53 DUE TO THE POINT OF BEGINNING CANNOT BE ESTABLISHED\*\*

- NOTES:**
- 2008 THOMAS BROS. MAP-PAGE 807, GRID E4.
  - THIS AREA IS NOT SUBJECT TO LIQUEFACTION AND SUBSIDENCE.
  - FEMA COMMUNITY PANEL NO. 06065C14408 (ZONE X) & 06065C14206 (ZONE D), COUNTY OF RIVERSIDE.
  - THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
  - THIS PROJECT IS WITHIN THE HIGHWAY 74 COMMUNITY PLAN AREA.
  - THIS PROJECT IS LOCATED WITHIN ZONE E OF THE MARCH AIR RESERVE BASE AIRPORT COMPATIBILITY ZONES AND WILL REQUIRE REVIEWS BY AIRPORT LAND USE COMMISSION (ALUC).
  - EXISTING POWER POLES UNDER 66KV TO BE UNDERGROUND BY DEVELOPER.
  - THERE ARE NO KNOWN WELLS ON THE PROPERTY AND NO KNOWN CASES/PERMITS FOR WELLS ASSOCIATED WITH THE PARCELS.
  - PROPOSED DRIVEWAY LOCATION SHOWN ON THE SOUTH SIDE OF DOCKERY LANE WILL REQUIRE FURTHER EVALUATION PRIOR TO BUILDING PERMIT ISSUANCE FOR P3 THROUGH P6.

REVISIONS	DATE	BY

COUNTY OF RIVERSIDE  
**DOCKERY LANE**  
CONDITIONAL USE PERMIT NO. 200018  
AN ALABASSI CONSTRUCTION DEVELOPMENT

SCALE: 1"=50'  
DATE: 8/23/21  
DESIGNED: RC  
CHECKED: SRH  
PLN CK RE: F.B.

ALBERT A. WEBB ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CA 92506  
PH. (951) 686-1070  
FAX (951) 788-1256

H.O. 19-0214  
SHEET 1  
OF 3 SHEETS  
DWG. NO. DOCKERY LANE

**SHEET INDEX**

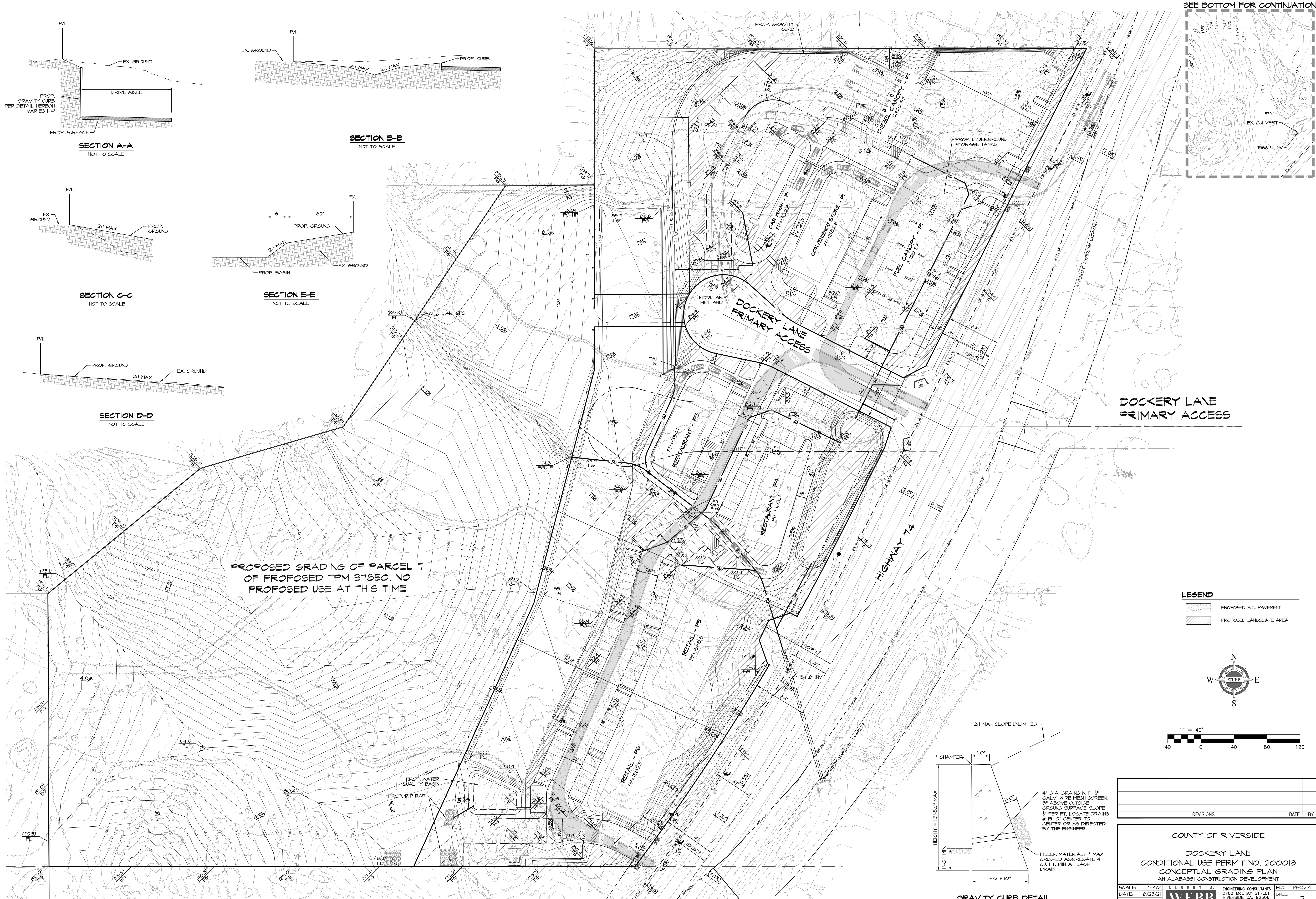
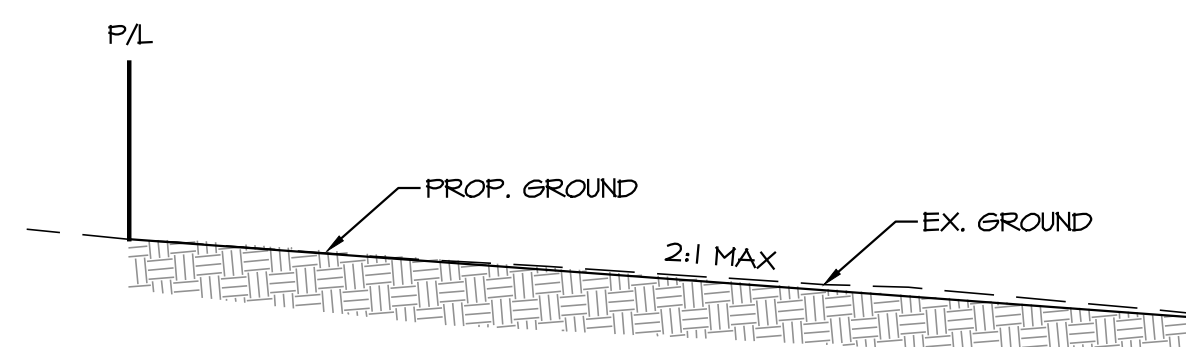
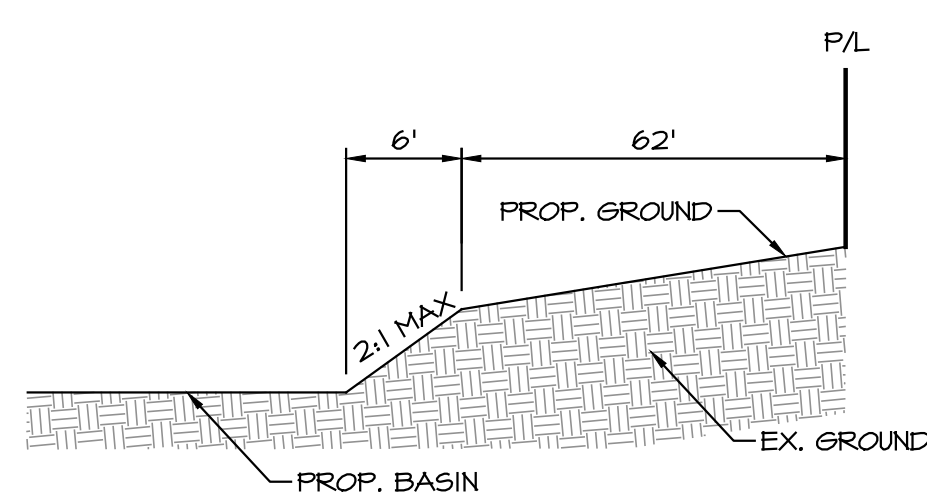
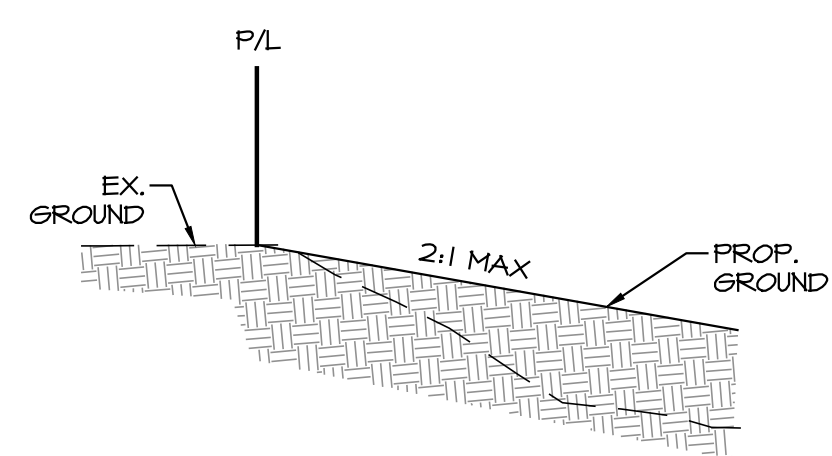
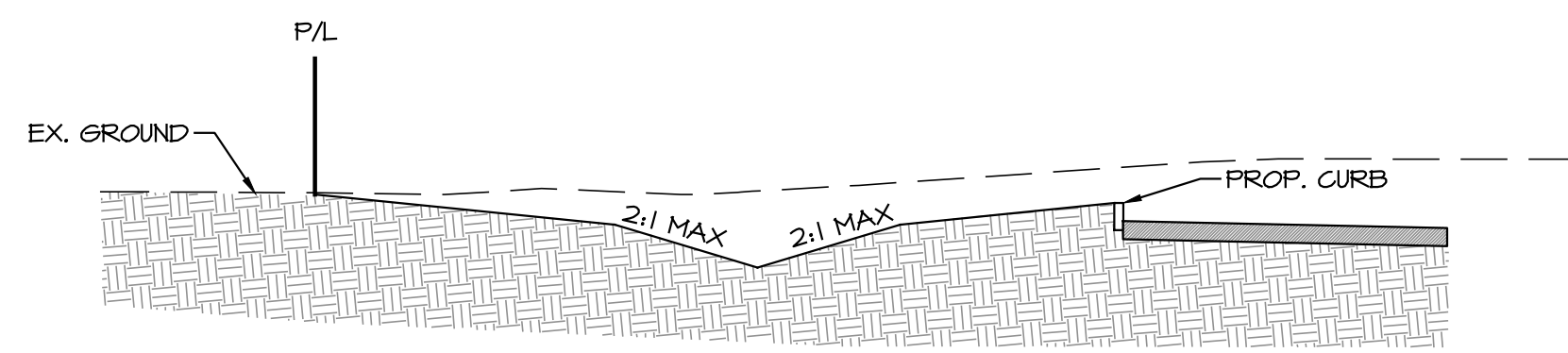
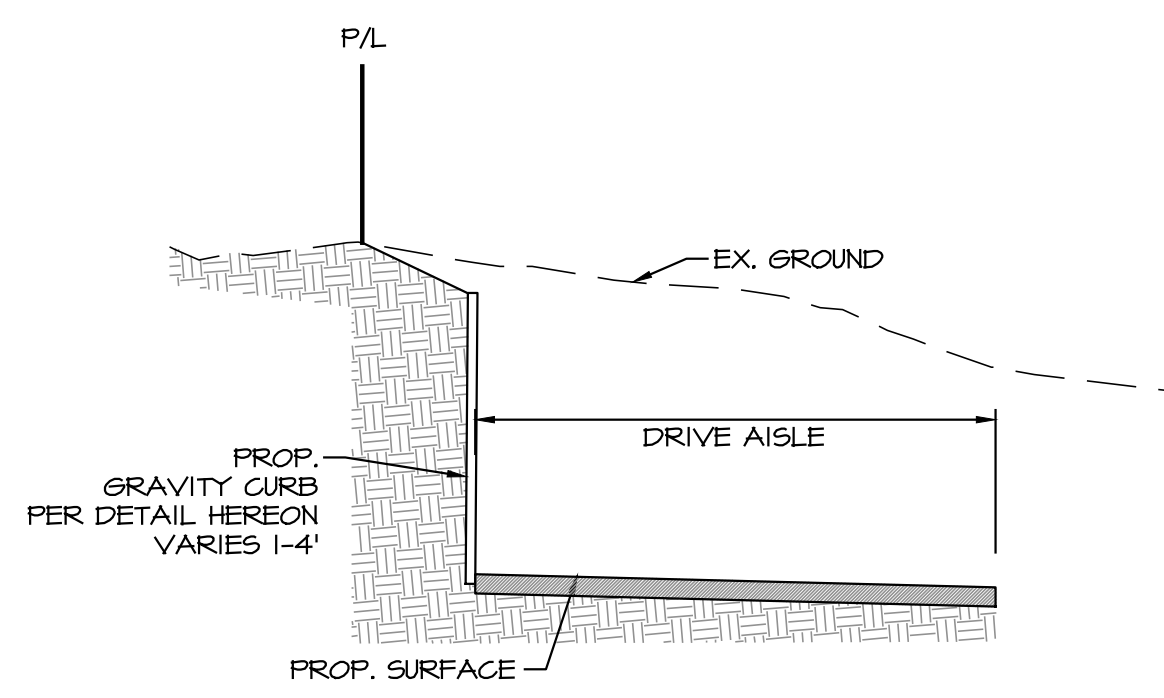
SHEET 1	CUP SITE PLAN
SHEET 2	CONCEPTUAL GRADING PLAN
SHEET 3	EMERGENCY VEHICLE ACCESS EXHIBIT



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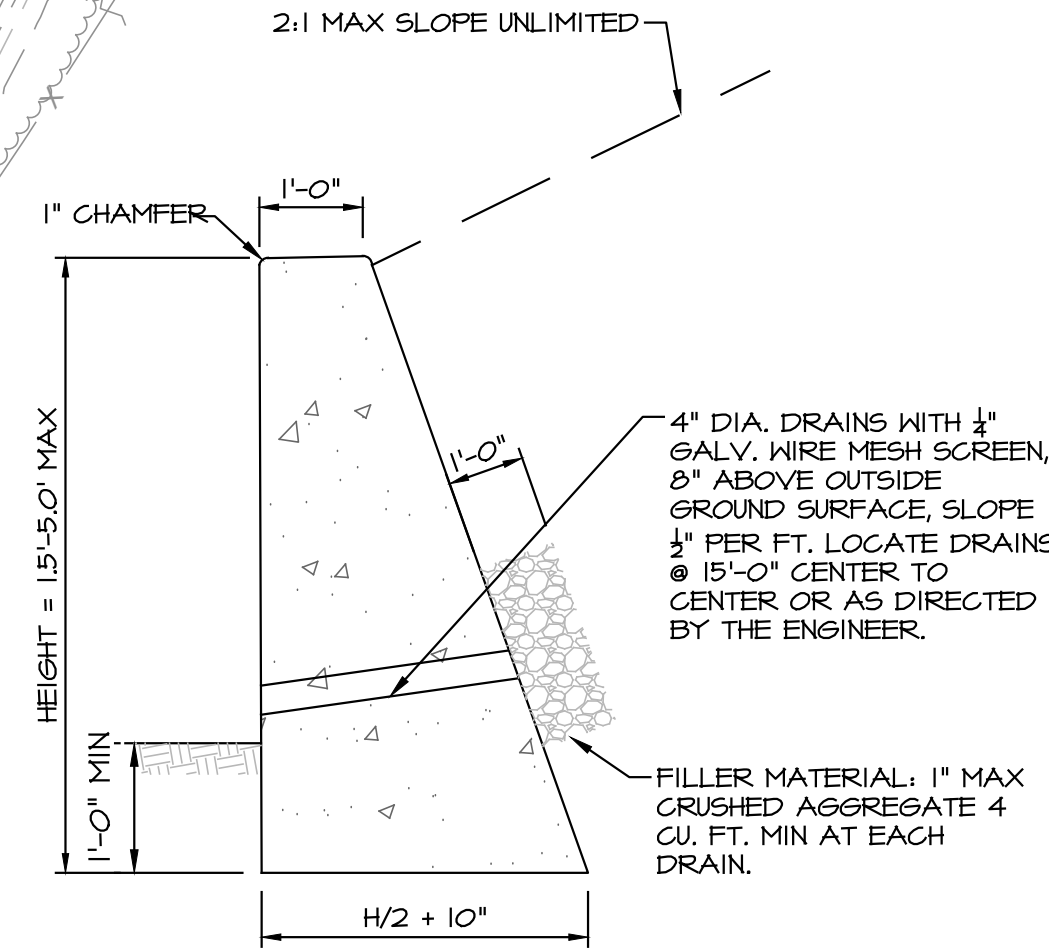
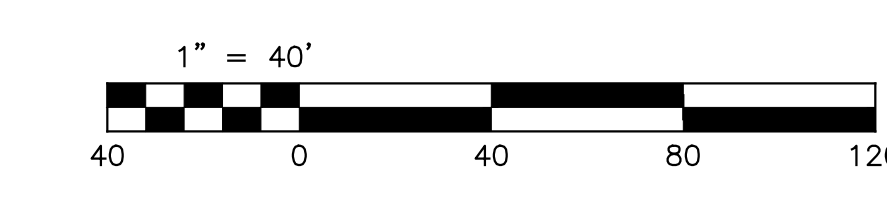
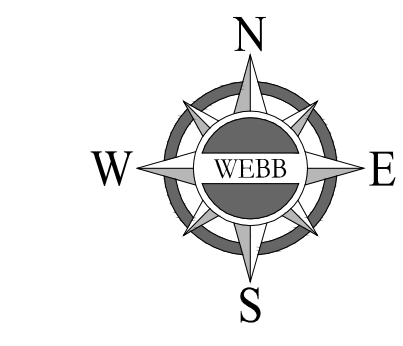
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DOCKERY LANE  
PRIMARY ACCESS

HIGHWAY 74

- LEGEND**
- PROPOSED A.C. PAVEMENT
  - PROPOSED LANDSCAPE AREA



REVISIONS	DATE	BY

COUNTY OF RIVERSIDE

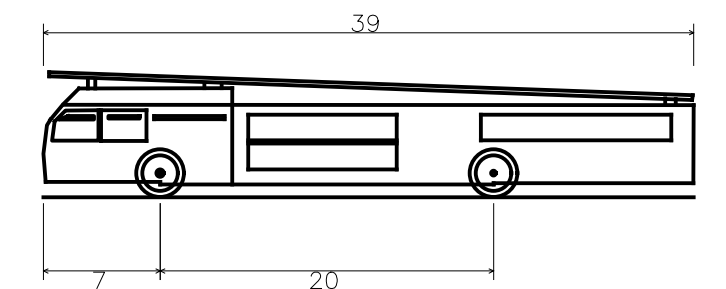
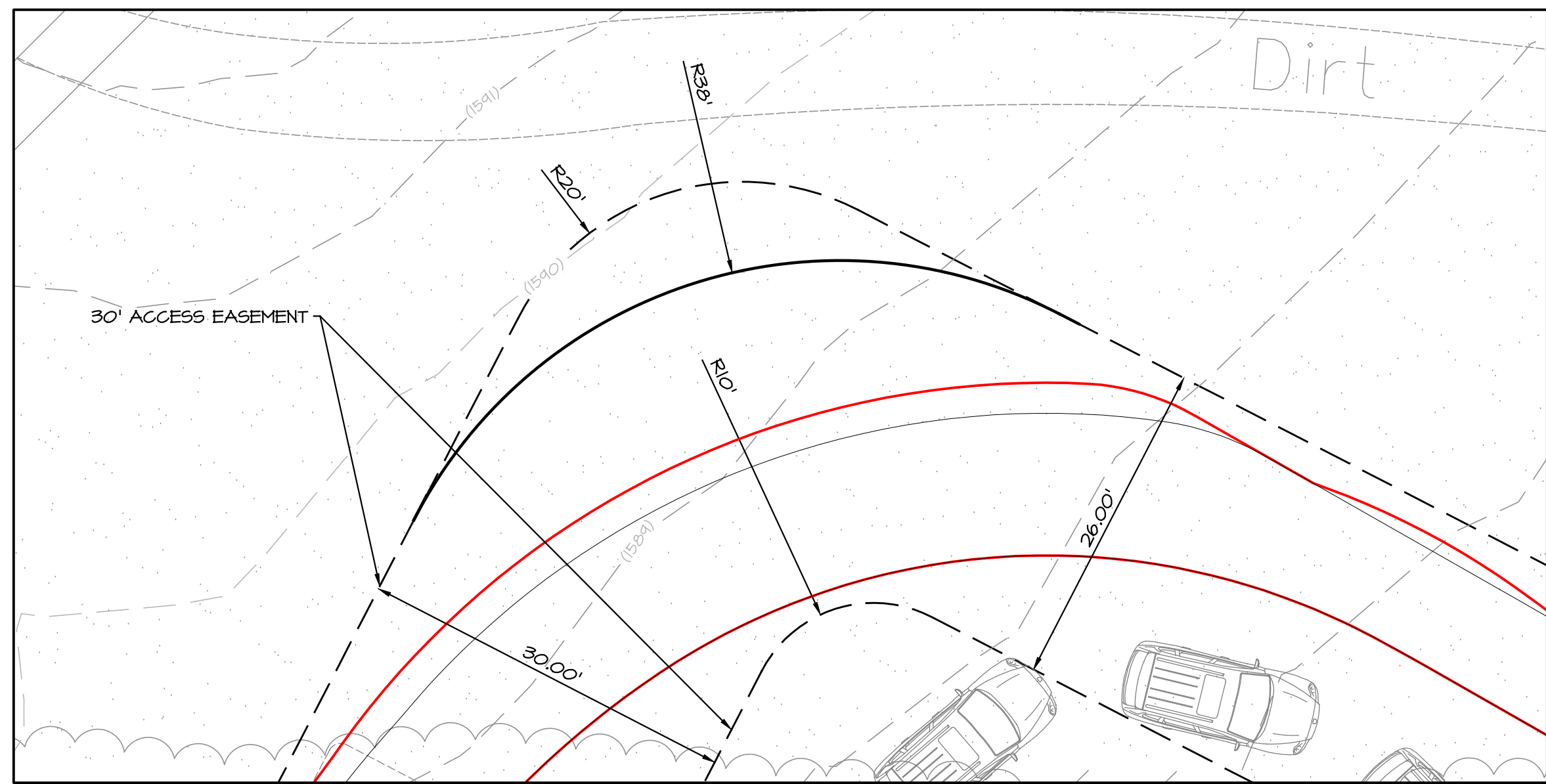
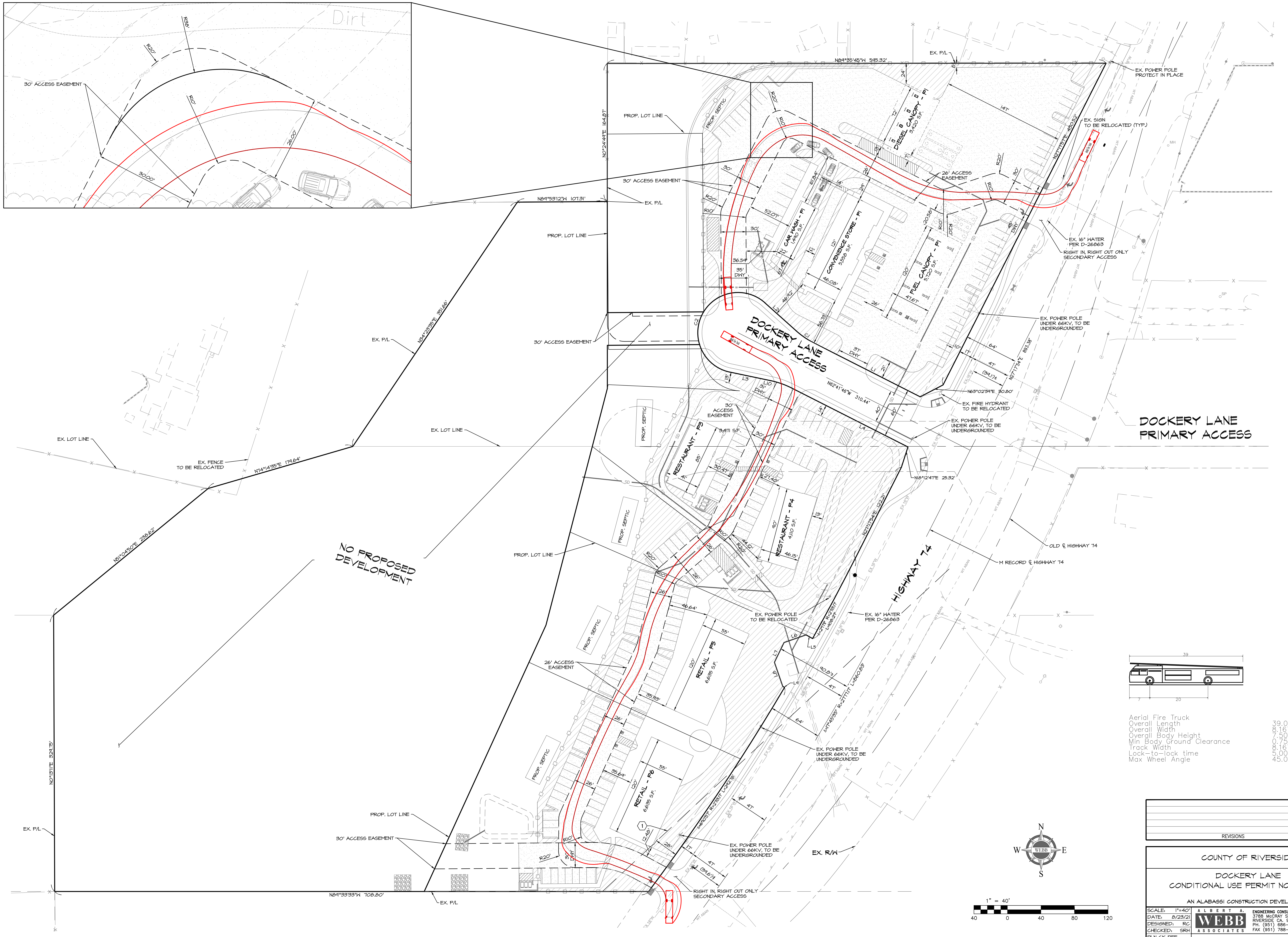
DOCKERY LANE  
CONDITIONAL USE PERMIT NO. 200018  
CONCEPTUAL GRADING PLAN  
AN ALABASSI CONSTRUCTION DEVELOPMENT

SCALE: 1"=40'    ENGINEERING CONSULTANTS    P.L.C. 19-0214  
DATE: 8/23/21    3788 MCCRAY STREET    RIVERSIDE, CA 92506    SHEET 2  
DESIGNED: RC    PH. (951) 886-1070    OF 5 SHEETS  
CHECKED: SRH    ASSOCIATES    FAX (951) 788-1256  
PLN. CK. REF.    DWS. NO. DOCKERY LANE  
F.B.

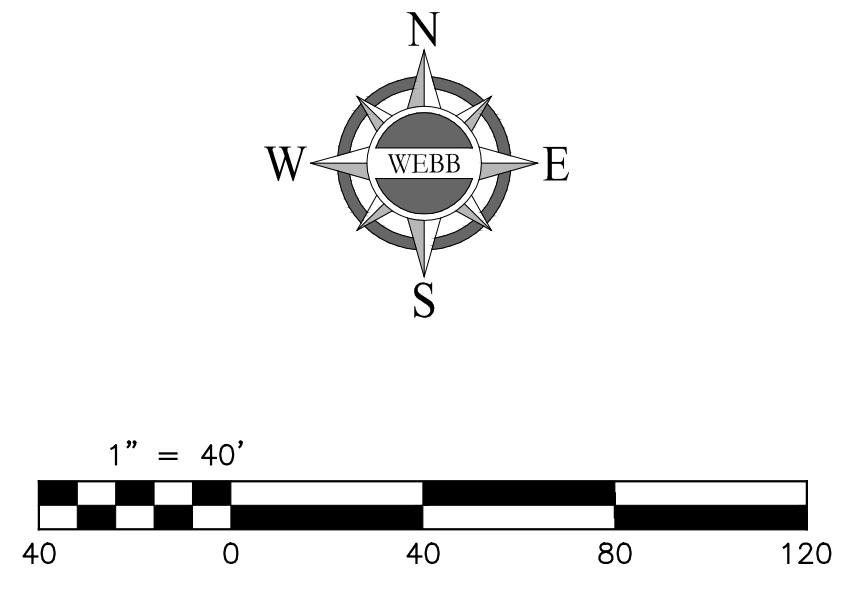
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Aerial Fire Truck  
 Overall Length 39.000ft  
 Overall Width 7.500ft  
 Overall Body Height 7.500ft  
 Min Body Ground Clearance 0.167ft  
 Track Width 0.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°



REVISIONS	DATE	BY

COUNTY OF RIVERSIDE

DOCKERY LANE  
 CONDITIONAL USE PERMIT NO. 200018

AN ALABASSI CONSTRUCTION DEVELOPMENT

SCALE: 1"=40'	ALBERT A. ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH. (951) 886-1070	P.O. 19-0214 SHEET 3 OF 5 SHEETS
DATE: 8/23/21	DESIGNED: RC	
CHECKED: SRH	ASSOCIATES FAX (951) 788-1256	
PLN CK REF:		
F.B.		

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Parking Requirements						
Parcel #	Use	Area	Parking Ratio (Per Ordinance)	Required Parking	Parking Breakdown Standard/ ADA/ EV/ Compact	Total Parking provided
1	Retail	3918 sf	1/200	20	Standard = 44 ADA Spaces = 2 EV Spaces = 7	53
	Restaurant	425 sf	1/45 S.F. of Serving Area	10		
	Total Required		30	Total Provided		

3	Restaurant	849 sf	1/45 S.F. of Serving Area	19	Standard Spaces = 9 ADA Spaces = 2	11
4	Restaurant	1,028 sf	1/45 S.F. of Serving Area	23	Standard Spaces = 26 ADA Spaces = 2 Compact Spaces = 5	32
5	Retail	6,877 sf	1/200	34	Standard Spaces = 30	30
6	Retail	6,877 sf	1/200	34	Standard Spaces = 24 ADA Spaces = 2 Compact Spaces = 11	37
Total Provided		110	Total Required	110		

Ordinance No. 348.18.12.A.2.c.1.c  
All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces

EV Parking Requirement		
1	Total Parking Spaces	163 Spaces
2	EV Parking Provided	7 Spaces
3	EV Parking Per First 50 Spaces	3 Spaces
4	Remainder of Req. Parking/ 50	113/50 = 2.26 EV Spaces
4	EV Parking Required	3+2.26 = 5.26 EV Spaces



Number	Revision Description	Date

**Area Legend**

- AMPM - STORE
- AMPM CAR WASH
- DIESEL CANOPY
- GAS CANOPY
- RESTAURANT
- RETAIL
- RETAIL RESTAURANT

**Conceptual Plans for:**  
**Salmanco, Inc.**

18-926  
10-1-20

**Hwy 74 Perris, CA.**  
**APN 326-250-404**

**DR101**



Parcel 1 (Gross Site Coverage)				
Name	Area	% of Lot	Area Type	Parcel Designation
AMPM C - STORE - P1	3918 SF	2.75%	Building Common Area	Parcel 1
AMPM CAR WASH - P1	1499 SF	1.05%	Building Common Area	Parcel 1
ARCO FUEL CANOPY - COMMERCIAL - P1	3420 SF	2.40%	Building Common Area	Parcel 1
ARCO FUEL CANOPY - NON COMMERCIAL - P1	5720 SF	4.02%	Building Common Area	Parcel 1
TRASH ENCLOSURE - P1	240 SF	0.17%	Building Common Area	Parcel 1
Building Common Area	14797 SF	10.39%		
AC PAVING	79655 SF	55.91%	Exterior Area	Parcel 1
BLACK CONCRETE	5422 SF	3.81%	Exterior Area	Parcel 1
CONC. WALK WAY	4779 SF	3.35%	Exterior Area	Parcel 1
LANDSCAPE	24673 SF	17.32%	Exterior Area	Parcel 1
OPEN AREA	11443 SF	8.03%	Exterior Area	Parcel 1
RESTAURANT - P1	1696 SF	1.19%	Exterior Area	Parcel 1
Exterior Area	127668 SF	89.61%		
Grand total	142465 SF	100.00%		

Parcel 3 (Gross Site Coverage)				
Name	Area	% of Lot	Area Type	Parcel Designation
RESTAURANT - P3	3455 SF	10.28%	Building Common Area	Parcel 3
TRASH ENCLOSURE - P3	204 SF	0.61%	Building Common Area	Parcel 3
Building Common Area	3659 SF	10.89%		
AC PAVING	6371 SF	18.96%	Exterior Area	Parcel 3
BLACK CONCRETE	3794 SF	11.29%	Exterior Area	Parcel 3
CONC. WALK WAY	2968 SF	8.83%	Exterior Area	Parcel 3
LANDSCAPE	3695 SF	10.99%	Exterior Area	Parcel 3
OPEN AREA	13120 SF	39.04%	Exterior Area	Parcel 3
Exterior Area	29949 SF	89.11%		
Grand total	33608 SF	100.00%		

Parcel 4 (Gross Site Coverage)				
Name	Area	% of Lot	Area Type	Parcel Designation
RESTAURANT - P4	4192 SF	7.71%	Building Common Area	Parcel 4
TRASH ENCLOSURE - P4	241 SF	0.44%	Building Common Area	Parcel 4
Building Common Area	4433 SF	8.16%		
AC PAVING	12631 SF	23.24%	Exterior Area	Parcel 4
BLACK CONCRETE	3752 SF	6.90%	Exterior Area	Parcel 4
CONC. WALK WAY	4382 SF	8.06%	Exterior Area	Parcel 4
LANDSCAPE	21638 SF	39.81%	Exterior Area	Parcel 4
OPEN AREA	7521 SF	13.84%	Exterior Area	Parcel 4
Exterior Area	49922 SF	91.84%		
Grand total	54356 SF	100.00%		

Parcel 5 (Gross Site Coverage)				
Name	Area	% of Lot	Area Type	Parcel Designation
RETAIL - P5	6877 SF	14.62%	Building Common Area	Parcel 5
Building Common Area	6877 SF	14.62%		
AC PAVING	9789 SF	20.81%	Exterior Area	Parcel 5
CONC. WALK WAY	5291 SF	11.25%	Exterior Area	Parcel 5
LANDSCAPE	12077 SF	25.67%	Exterior Area	Parcel 5
OPEN AREA	13011 SF	27.66%	Exterior Area	Parcel 5
Exterior Area	40167 SF	85.38%		
Grand total: 26	47044 SF	100.00%		

Parcel 6 (Gross Site Coverage)				
Name	Area	% of Lot	Area Type	Parcel Designation
RETAIL - P6	6877 SF	10.88%	Building Common Area	Parcel 6
TRASH ENCLOSURE - P6	245 SF	0.39%	Building Common Area	Parcel 6
Building Common Area	7122 SF	11.27%		
AC PAVING	16924 SF	26.77%	Exterior Area	Parcel 6
BLACK CONCRETE	259 SF	0.41%	Exterior Area	Parcel 6
CONC. WALK WAY	5651 SF	8.94%	Exterior Area	Parcel 6
LANDSCAPE	10037 SF	15.88%	Exterior Area	Parcel 6
OPEN AREA	23217 SF	36.73%	Exterior Area	Parcel 6
Exterior Area	56089 SF	88.73%		
Grand total	63211 SF	100.00%		

Combined Parcels (Gross Site Coverage) Parcel 3,4,5 & 6				
Name	Area	% of Lot	Area Type	
AC PAVING	45715 SF	23.06%	Exterior Area	
BLACK CONCRETE	7805 SF	3.94%	Exterior Area	
CONC. WALK WAY	18292 SF	9.23%	Exterior Area	
LANDSCAPE	47447 SF	23.94%	Exterior Area	
OPEN AREA	56869 SF	28.69%	Exterior Area	
RESTAURANT - P3	3455 SF	1.74%	Building Common Area	
RESTAURANT - P4	4192 SF	2.11%	Building Common Area	
RETAIL - P5	6877 SF	3.47%	Building Common Area	
RETAIL - P6	6877 SF	3.47%	Building Common Area	
TRASH ENCLOSURE - P3	204 SF	0.10%	Building Common Area	
TRASH ENCLOSURE - P4	241 SF	0.12%	Building Common Area	
TRASH ENCLOSURE - P6	245 SF	0.12%	Building Common Area	
Grand total: 136	198219 SF	100.00%		



**Rentable Area Legend**

- AC PAVING
- AMPM C - STORE - P1
- AMPM CAR WASH - P1
- ARCO FUEL CANOPY - COMMERCIAL - P1
- ARCO FUEL CANOPY - NON COMMERCIAL - P1
- BLACK CONCRETE
- CONC. WALK WAY
- LANDSCAPE
- OPEN AREA
- RESTAURANT - P1
- RESTAURANT - P3
- RESTAURANT - P4
- RETAIL - P5
- RETAIL - P6
- TRASH ENCLOSURE - P1
- TRASH ENCLOSURE - P3
- TRASH ENCLOSURE - P4
- TRASH ENCLOSURE - P6

Conceptual Plans for:

**Salmanco, Inc.**

18-926

10-1-20

**Hwy 74 Perris, CA.**  
**APN 326-250-404**

**DR102**

**Area Plan**

**Site Plan - Gross Coverage**