

CODE INFORMATION

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
GAS CODE:	2019 CALIFORNIA PLUMBING CODE

BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	59,423 s.f.
BUILDING AREA:	2,930 s.f.
FAR:	0.049
ZONING:	CR (COMMERCIAL RETAIL ZONE)
APN:	TBD - PARCEL "C" AS CREATED BY RECORDED LLA, GRANT DEED (2021-0274921) - PROJECT LL-GP-2021-02126

PARKING

PARKING SPACES REQUIRED:	30
BASIS: 1 SPACE/100 S.F. OF FLOOR AREA	
BULDING AREA:	2,930 / 100 = 30
PARKING SPACES PROVIDED	40
STANDARD SPACES:	36
ACCESSIBLE SPACES:	2
EV SPACES:	2
SHORT-TERM BICYCLE SPACE REQUIRED:	2
BASIS: 5% TOTAL PARKING SPACE (MIINIMUM 2)	
LONG-TERM BICYCLE SPACE REQUIRED:	40 X 5% = 2
LONG-TERM BICYCLE SPACE REQUIRED:	2
BASIS: 5% TOTAL PARKING SPACE (MIINIMUM 2)	
LONG-TERM BICYCLE SPACE REQUIRED:	40 X 5% = 2
LONG-TERM BICYCLE SPACE REQUIRED:	2
TOTAL BICYCLE SPACES PROVIDED:	8 (6 SHORT-TERM + 2 LONG-TERM)
CAR STACK SPACES PROVIDED	31

Architect:

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FAX: (714) 832-1910
CONTACT: russell hatfield
E-MAIL: russell@CRHO.COM

Landscape Architect:

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107 AVENIDA MIRAMAR, SUITE "D"
SAN CLEMENTE, CA 92672
PHONE: (949) 489-5623
FAX: (949) 489-5632
CONTACT: JOHN HOURIAN
E-MAIL: team@hourianassociates.com

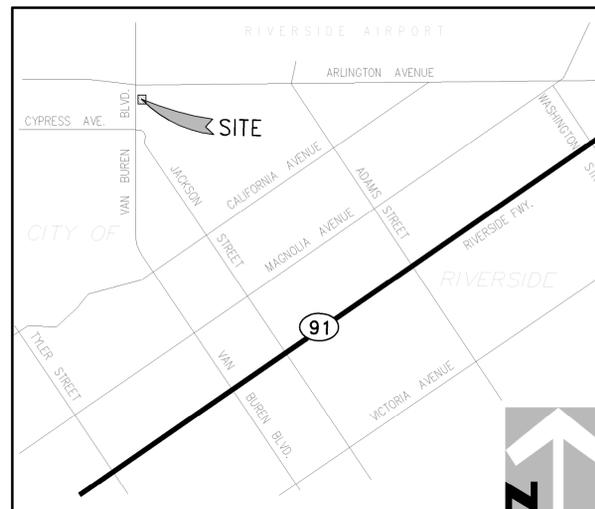
Civil Engineer:

TRUXAW AND ASSOCIATES
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CONTACT: RANDY DECKER
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**6281 VAN BUREN BLVD.
RIVERSIDE, CA 92503**



1 VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

A NEW QUICK-SERVICE RESTAURANT WITH DRIVE-THRU AND
OUTDOOR DINING PATIO.
BUILDING SIZE : 2,930 S.F. (NO INTERIOR DINING)
OUT DOOR PATIO SIZE: 316 S.F.

DRAWING INDEX

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SP-1A	PRELIMINARY OVERALL SITE PLAN
SP-1B	LEGAL DESCRIPTION
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3 OF 7	CIVIL CONCEPTUAL GRADING PLAN
4 OF 7	CIVIL CONCEPTUAL CONSTRUCTION NOTES
5 OF 7	CIVIL CONCEPTUAL EROSION PLAN
6 OF 7	CIVIL SECTIONS
7 OF 7	CIVIL CONCEPTUAL UTILITY PLAN
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2 OF 4	ALTA TITLE SHEET 2
3 OF 4	ALTA (BOUNDARY)
4 OF 4	ALTA (TOPO)
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A-402	BUILDING SECTIONS
PH-1	PHOTOMETRIC SITE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
VAN BUREN & ARLINGTON
6281 VAN BUREN BLVD. RIVERSIDE, CA

FSR# 05154

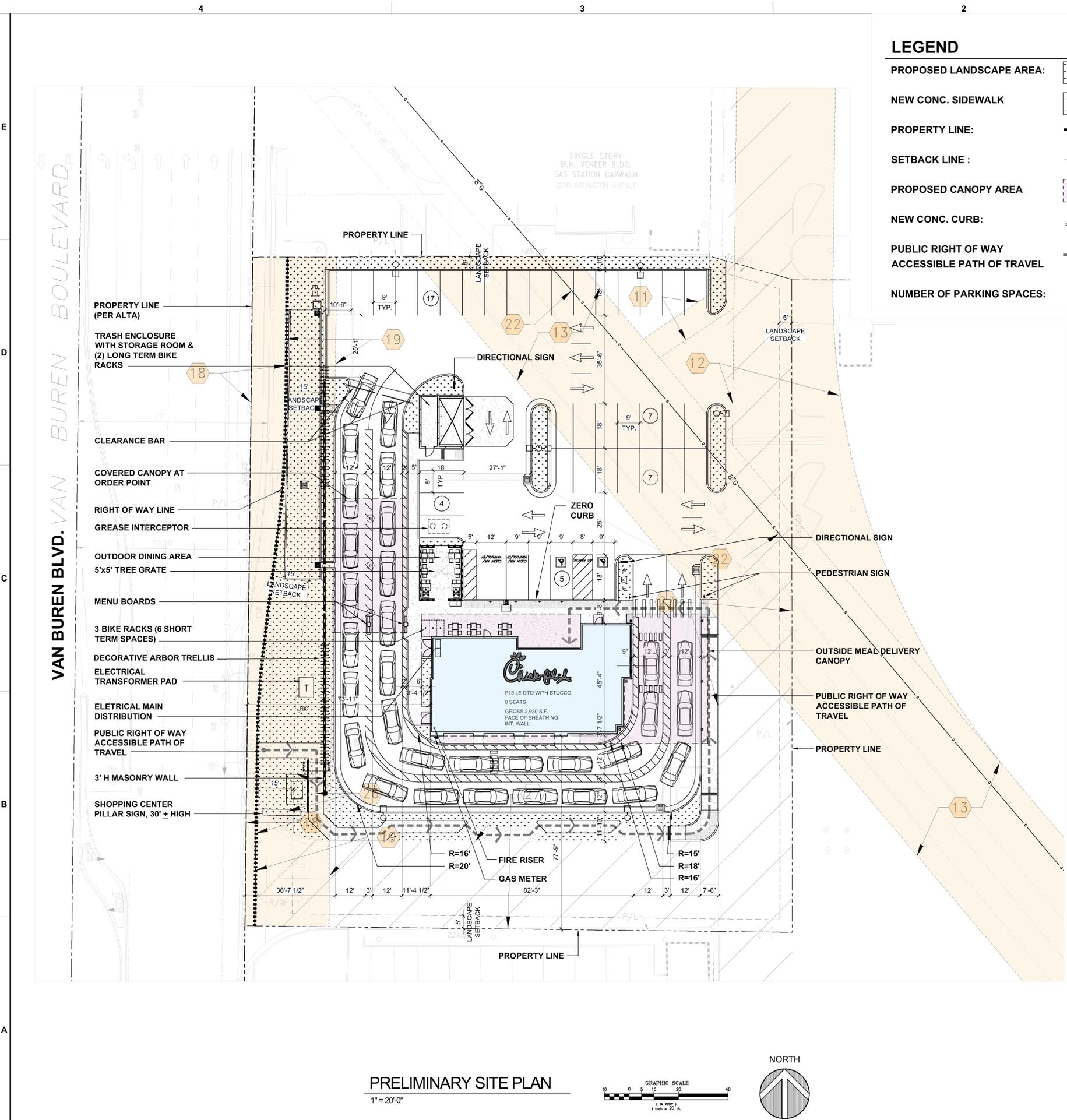
NO.	DATE	DESCRIPTION
--	04/14/22	CUP Submittal
--	06/13/22	CUP Submittal
--	07/15/22	CUP Submittal
--	07/26/22	ALTA Delta 3
--	10/11/22	CUP Resubmittal

ARCHITECT'S PROJECT #	21-155
PRINTED FOR	CUP Resubmittal
DATE	10/11/22
DRAWN BY	KN

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SHEET	TITLE SHEET
SHEET NUMBER	

G-000



LEGEND

- PROPOSED LANDSCAPE AREA: [Pattern]
- NEW CONC. SIDEWALK [Pattern]
- PROPERTY LINE: [Dashed line]
- SETBACK LINE: [Dashed line]
- PROPOSED CANOPY AREA [Pattern]
- NEW CONC. CURB: [Line]
- PUBLIC RIGHT OF WAY ACCESSIBLE PATH OF TRAVEL [Arrow]
- NUMBER OF PARKING SPACES: (X)

PROJECT DESCRIPTION

A NEW QUICK-SERVICE RESTAURANT WITH DRIVE-THRU AND OUTDOOR DINING PATIO.
 BUILDING SIZE : 2,930 S.F. (NO INTERIOR DINING)
 OUT DOOR PATIO SIZE: 412 S.F.

SITE & BUILDING INFORMATION

ADDRESS: 6281 VAN BUREN BLVD. RIVERSIDE, CA 92503
 APN : 191-020-011 (PORTION) AND NEW APN 191-020-017 (NOT YET ASSESSED)

LEGAL DESCRIPTION : SEE SP-1B
 ZONING: CR (COMMERCIAL RETAIL ZONE)
 MAXIMUM BUILDING HEIGHT: 75 FT.
 PROPOSED BUILDING HEIGHT: 23'-3"
 SITE AREA: 59,423 S.F.
 PROPOSED BUILDING AREA: 2,930 S.F.
 PROPOSED TRASH ENCL AREA: 384 S.F.
 PROPOSED OUTSIDE MEAL DELIVERY CANOPY: 1,771 S.F.
 PROPOSED ORDER POINT CANOPY: 1,584 S.F.
 PROPOSED ORDER CANOPY: 736 S.F.
 FAR: 0.049
 INTERIOR SEATS: 0 (OUTDOOR DINING ONLY)
 OUTDOOR SEATS: 32 (2 ACCESSIBLE)
 LANDSCAPING AREA (% OF SITE): 8,260 S.F. (13.9%)
 BUILDING SETBACK:
 N: 0' INTERNAL PL
 S: 0' INTERNAL PL
 E: 0' INTERNAL PL
 W: 0' VAN BUREN BLVD.
 LANDSCAPE SETBACK:
 N: 5' INTERNAL PL
 S: 5' INTERNAL PL
 E: 5' INTERNAL PL
 W: 15' VAN BUREN BLVD.

PARKING CALCULATION

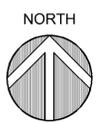
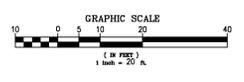
PARKING SPACES REQUIRED:	30
BASIS: 1 SPACE/100 S.F. OF FLOOR AREA	
BUILDING AREA:	2,930 / 100 = 30
PARKING SPACES PROVIDED	40
STANDARD SPACES:	36
ACCESSIBLE SPACES:	2
EV SPACES:	2
SHORT-TERM BICYCLE SPACE REQUIRED:	2
BASIS: 5% TOTAL PARKING SPACE (MINIMUM 2)	
LONG-TERM BICYCLE SPACE REQUIRED:	2
BASIS: 5% TOTAL PARKING SPACE (MINIMUM 2)	
TOTAL BICYCLE SPACES PROVIDED:	8 (6 SHORT-TERM + 2 LONG-TERM)
CAR STACK SPACES PROVIDED	31

LEGAL DESCRIPTION

SEE SP-1A

PRELIMINARY SITE PLAN

1" = 20'-0"



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CHICK-FIL-A
 VAN BUREN & ARLINGTON
 6281 VAN BUREN BLVD. RIVERSIDE, CA

FSR# 05154

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
-	04/14/22	CUP Submittal
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-	07/16/22	CUP Submittal
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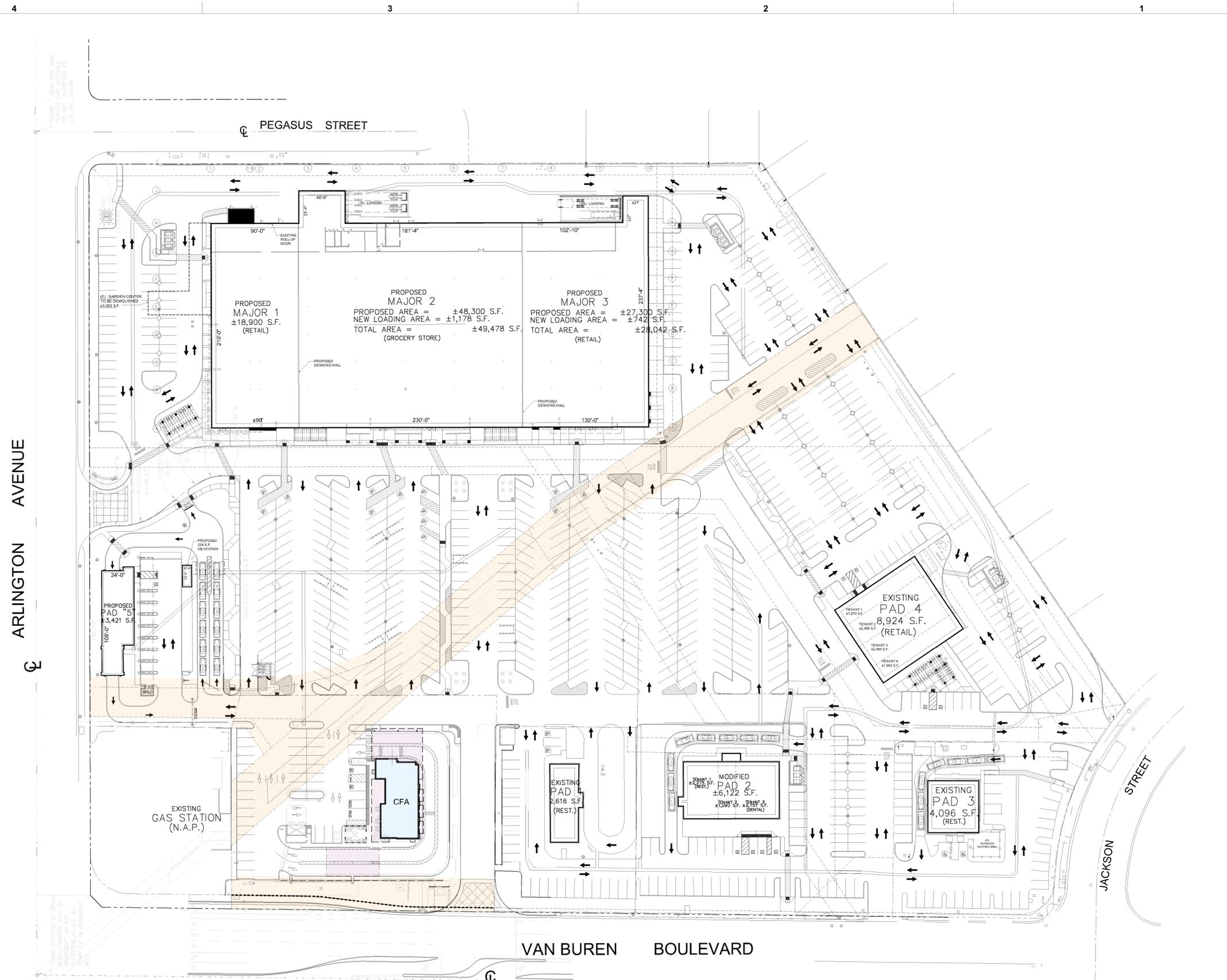
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SHEET
 PRELIMINARY SITE PLAN

SHEET NUMBER

SP-1



ARLINGTON AVENUE

PEGASUS STREET

VAN BUREN BOULEVARD

JACKSON STREET

PROPOSED MAJOR 1
±18,900 S.F.
(RETAIL)

PROPOSED MAJOR 2
PROPOSED AREA = ±48,300 S.F.
NEW LOADING AREA = ±1,178 S.F.
TOTAL AREA = ±49,478 S.F.
(GROCERY STORE)

PROPOSED MAJOR 3
PROPOSED AREA = ±27,300 S.F.
NEW LOADING AREA = ±742 S.F.
TOTAL AREA = ±28,042 S.F.
(RETAIL)

EXISTING PAD 4
8,924 S.F.
(RETAIL)

EXISTING PAD 2
2,616 S.F.
(REST.)

MODIFIED PAD 2
±6,122 S.F.

EXISTING PAD 3
4,096 S.F.
(REST.)

PROPOSED PAD 5
±3,421 S.F.

EXISTING GAS STATION
(N.A.P.)

PRELIMINARY OVERALL SITE PLAN

1" = 50'-0"



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SHEET OVERALL SITE PLAN

SHEET NUMBER

SP-1A
11-15-22

EASEMENT NOTES

- 11 AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 08, 1971 AS INSTRUMENT NO. 128023 OF OFFICIAL RECORDS.
- 12 AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4138 OF OFFICIAL RECORDS.
- 13 AN EASEMENT FOR STORM DRAIN, SEWER, GAS LINE, WATER LINE, UNDERGROUND ELECTRICAL AND UNDERGROUND TELEPHONE LINE FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4145 OF OFFICIAL RECORDS.
- 18 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 27, 2009 AS INSTRUMENT NO. 2009-205914 OF OFFICIAL RECORDS.
- 19 AN EASEMENT AFFECTING SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE IN FAVOR OF CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, FOR SLOPE, PUBLIC STREET AND HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS, CASE NO. RIC501654, SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 26, 2011 AS INSTRUMENT NO. 11-232124 OF OFFICIAL RECORDS.
- 22 AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 2021 AS INSTRUMENT NO. 2021-0629561 OF OFFICIAL RECORDS.
- 26 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 2000-297495 OF OFFICIAL RECORDS
- 27 AN UNRECORDED LEASE DATED AUGUST 02, 2021, EXECUTED BY CCF PCG RIVERSIDE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND ROSS DRESS FOR LESS, INC., A VIRGINIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 01, 2022 AS INSTRUMENT NO. 2022-0100054 OFFICIAL RECORDS AFFECTS: THE LAND AND OTHER PROPERTY.

LEGAL DESCRIPTION

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

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-GP-2021-02126, AS EVIDENCED BY DOCUMENT RECORDED MAY 13, 2021 AS INSTRUMENT NO. 2021-0298066 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, SAID PORTION LYING SOUTHERLY, WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST; THENCE LEAVING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
- 2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
- 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
- 4) SOUTH 38°07'23" EAST, 39.35 FEET;
- 5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
- 7) SOUTH 00°26'40" EAST, 17.43 FEET;
- 8) SOUTH 89°33'20" WEST, 224.87 FEET;
- 9) NORTH 74°34'46" WEST, 34.46 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

THENCE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE PREVIOUS COURSE, SOUTH 74°34'46" EAST, 34.46 FEET;
- 2) SOUTH 00°22'55" EAST, 263.12 FEET;
- 3) NORTH 89°39'20" WEST, 31.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

FOR CONVEYANCING PURPOSES ONLY: APN 191-020-011 (PORTION) AND NEW APN 191-020-017 (NOT YET ASSESSED)



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FSR# 05154

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ARCHITECT'S PROJECT # 21-155
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SHEET LEGAL DESCRIPTION
 SHEET NUMBER

SP-1B

** TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2151
ORDER/FILE NUMBER: NCS-1098040-S0
DATED: OCTOBER 27, 2021 (REVISED)
TITLE OFFICER: TRIXY BROWN / JANICE TREANOR

** LEGAL DESCRIPTION

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

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-GP-2021-02126, AS EVIDENCED BY DOCUMENT RECORDED MAY 13, 2021 AS INSTRUMENT NO. 2021-0298066 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, SAID PORTION LYING SOUTHERLY, WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST;

THENCE LEAVING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
4) SOUTH 38°07'23" EAST, 39.35 FEET;
5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
7) SOUTH 00°26'40" EAST, 17.43 FEET;
8) SOUTH 89°33'20" WEST, 224.87 FEET;
9) NORTH 74°34'46" WEST, 34.46 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

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FOR CONVEYANCING PURPOSES ONLY: APN 191-020-011 (PORTION)

** EASEMENT NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

- 1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2 (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6 (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022.
8 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
9 AN EASEMENT FOR WATER PIPES, DITCHES, OTHER CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS, PAGE 294 AND 296.
IN FAVOR OF: RIVERSIDE WATER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
NOTE: UNABLE TO DETERMINE LOCATION OF EASEMENT PER DOCUMENT.

CONCEPTUAL GRADING, EROSION AND UTILITY PLAN

FOR CHICK-FIL-A RESTAURANT NO. 5154 VAN BUREN BOULEVARD RIVERSIDE, CA 92503

** EASEMENT NOTES (CONTINUATION)

- 10 AN EASEMENT FOR WATER DITCHES, IRRIGATING AND INCIDENTAL PURPOSES, RECORDED JULY 9, 1898 IN BOOK 71 OF DEEDS, PAGE 169.
IN FAVOR OF: THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
NOTE: UNABLE TO DETERMINE LOCATION OF EASEMENT PER DOCUMENT.
11 AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 08, 1971 AS INSTRUMENT NO. 128023 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
12 AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4138 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
13 AN EASEMENT FOR STORM DRAIN, SEWER, GAS LINE, WATER LINE, UNDERGROUND ELECTRICAL AND UNDERGROUND TELEPHONE LINE FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4145 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
14 AN EASEMENT FOR RECIPROCAL PARKING AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1973 AS INSTRUMENT NO. 67686 OF OFFICIAL RECORDS.
IN FAVOR OF: S.S. KRESGE COMPANY, A MICHIGAN CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
NOTE: AN AGREEMENT BETWEEN LANDLORD AND TENANT FOR ACCESS TO, AMONG OTHER THINGS, PARKING AREAS, COMMON AREAS, AND PUBLIC STREETS AND HIGHWAYS. SEE DOCUMENT FOR FULL PARTICULARS.

** EASEMENT NOTES (CONTINUATION)

- 21 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 27, 2021, BY AND BETWEEN CCF PGC RIVERSIDE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND PANDA EXPRESS, INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 19, 2021 AS INSTRUMENT NO. 2021-0240429 OF OFFICIAL RECORDS.
SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.
AFFECTS: THE LAND AND OTHER PROPERTY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
22 AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 2021 AS INSTRUMENT NO. 2021-0629561 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
NOTE: DOCUMENT DESCRIBES AN EASEMENT FOR THE DISTRIBUTION OF NATURAL GAS WHICH AFFECTS THE SUBJECT PROPERTY, THE LOCATION OF WHICH IS NOT PLOTTABLE AS DESCRIBED THEREIN. SEE DOCUMENT FOR FULL PARTICULARS.
23 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
24 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
25 RIGHTS OF PARTIES IN POSSESSION.
26 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 2000-297495 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC BELL TELEPHONE CO., A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
* = NOTE: SAID DOCUMENT IS NOT A SURVEY ITEM AND IS NOT PLOTTED HEREON.

** SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY 46 DEVELOPMENT AND CONSULTING, INC. IN THE SITE INVESTIGATION REPORT DATED 12/06/2021.
ZONING: CR (COMMERCIAL RETAIL)
MAXIMUM BUILDING HEIGHT: 75 FEET

** SETBACKS

BUILDING: NORTH = 0 FEET; SOUTH = 0 FEET; EAST = 0 FEET; WEST = 0 FEET
LANDSCAPE: NORTH = 5 FEET; SOUTH = 5 FEET; EAST = 5 FEET; WEST = 15 FEET

** PARKING ZONE

NO PARKING STALLS EXIST WITHIN THE SUBJECT SITE PROPERTY SHOWN HEREON.

** SITE AREA

THE SUBJECT SITE, PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY:
GROSS TO P/L = 59,424 SQ. FT. OR 1.364 ACRES
NET TO R/W = 57,023 SQ. FT. OR 1.309 ACRES

** FLOOD ZONE

COMMUNITY NUMBER: 060260; MAP/PANEL NUMBER: 07056
EFFECTIVE DATE: 08/28/2008
ZONE X
PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 01/18/2022

** UTILITY PROVIDERS

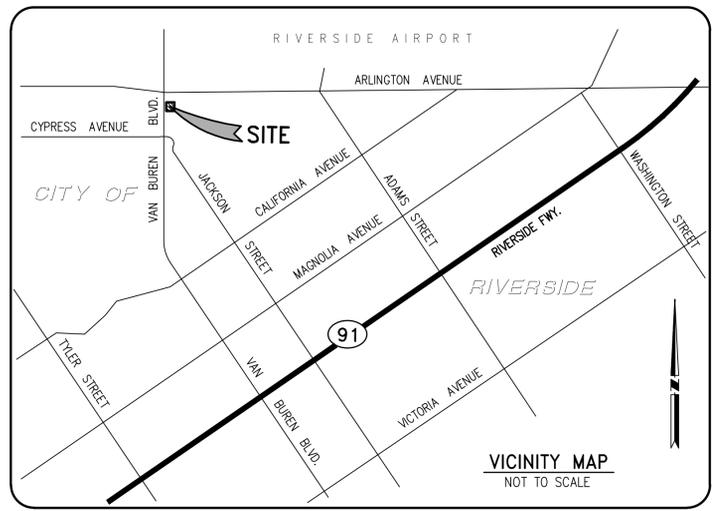
WATER.....CITY OF RIVERSIDE WATER ENG., CHRIS GROSS (951) 826-5370
SEWER.....CITY OF RIVERSIDE PUBLIC WORKS, CHRIS SCULLY (951) 826-5345
STORM DRAIN.....CITY OF RIVERSIDE PUBLIC UTILS., LEONARD ALBANO (951) 826-5912
ELECTRIC.....CITY OF RIVERSIDE PUBLIC UTILS., ADDIE REVUELTIA (951) 826-5484
GAS.....SOUTHERN CALIFORNIA GAS, MARC CONOSTA (909) 900-3034
TELEPHONE.....AT&T CALIFORNIA, RANDY SEABERT (951) 359-2511
CABLE.....CHARTER COMMUNICATIONS, KEITH KLUMP (951) 406-1666
TRAFFIC.....CITY OF RIVERSIDE PUBLIC WORKS, NICOLE CLARK (951) 826-5341

NOTICE TO CONTRACTOR

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SHEET INDEX

Table with 2 columns: SHEET#, SHEET TITLE. Lists sheets 1 through 7 and their corresponding titles.

**

SOURCE OF BOUNDARY & EASEMENT INFORMATION.
THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.
DATE OF SURVEY: JANUARY 10, 2022
ALTA SURVEY BY: TRUXAW AND ASSOCIATES, INC. 1915 W. ORANGEWOOD AVE., SUITE 101 ORANGE, CA 92868 (714) 935-0265 JOB # CFA21082

LEGEND

Legend table defining symbols for various features like aggregate base, asphalt concrete, concrete block, etc., and symbols for fire hydrant, street light, traffic signal, etc.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92868
(714) 935-0265
(714) 935-0106 (FAX)



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VAN BUREN & ARLINGTON
VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DTO# 05154

REVISION SCHEDULE

Table with 2 columns: NO., DATE, DESCRIPTION. Shows revision history.

ENGINEER'S PROJECT # CFA21082

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DATE 10/7/2022

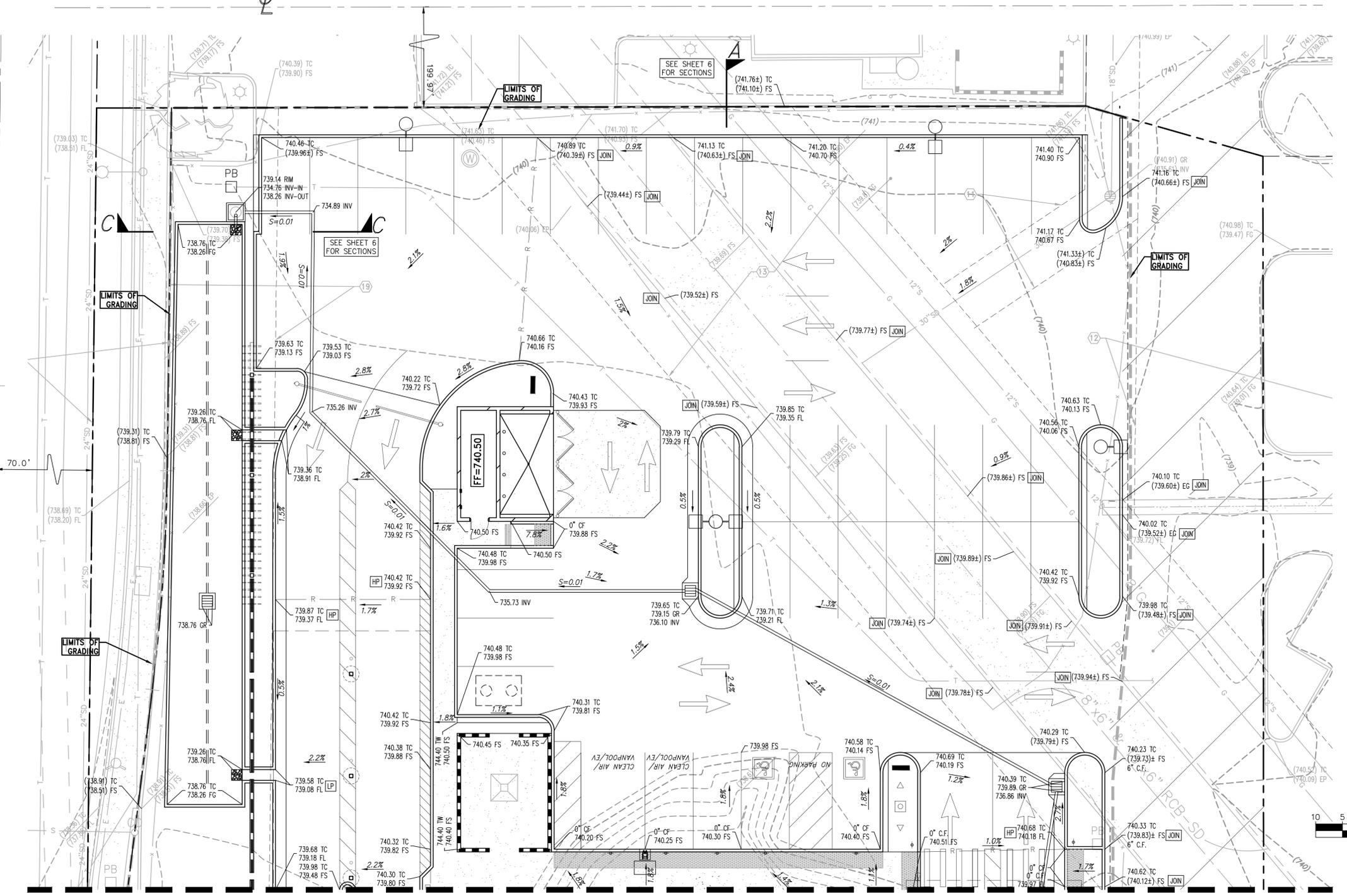
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SHEET TITLE SHEET

SHEET NUMBER

ARLINGTON AVENUE

VAN BUREN BOULEVARD 24" W (RECYCLED)



MATCHLINE ~ SEE SHEET 3

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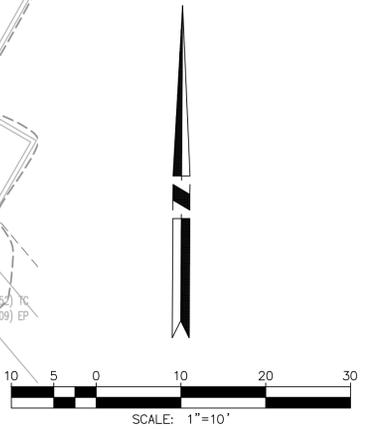
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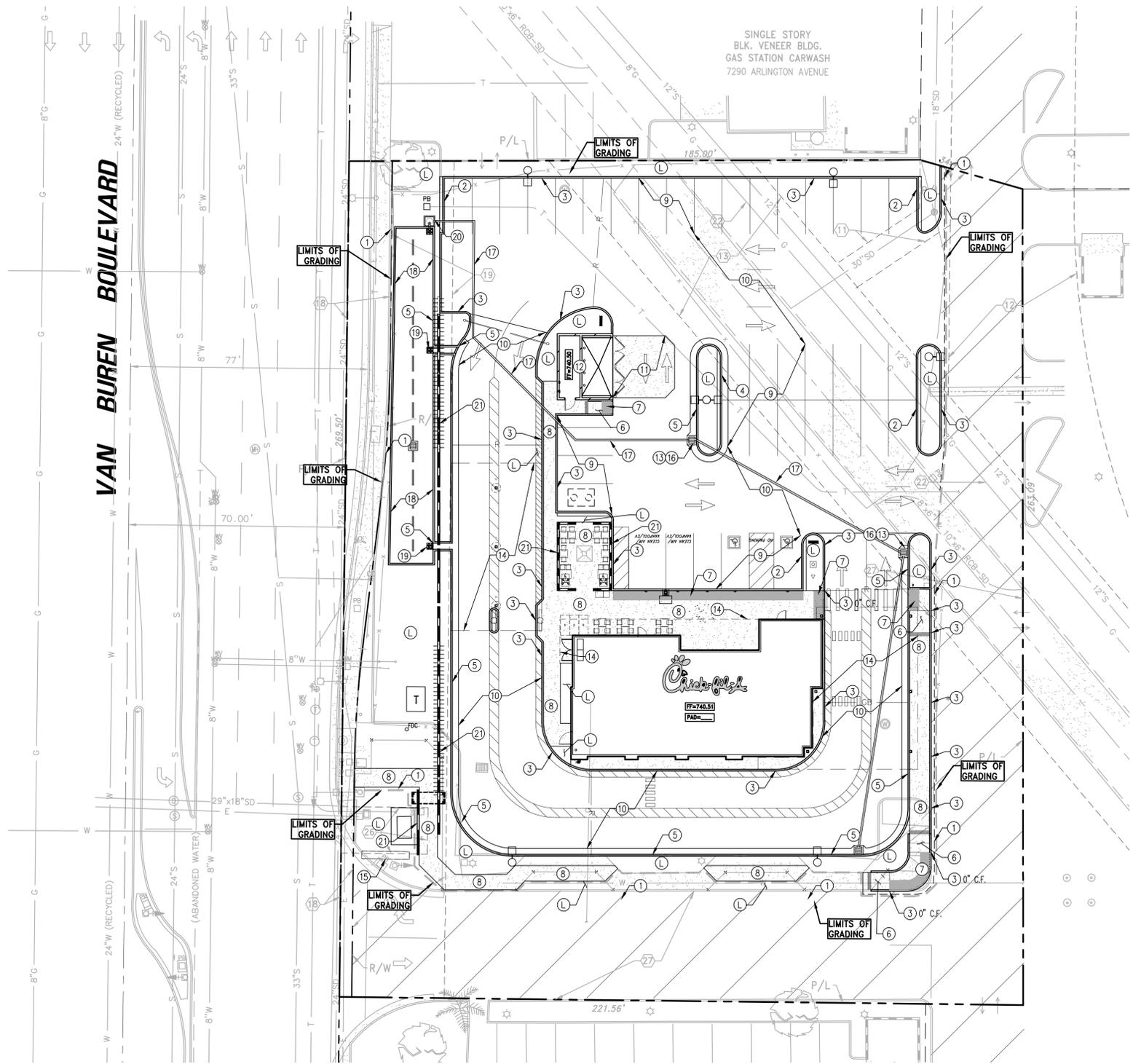


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ENGINEER'S PROJECT # CFA21082
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 SHEET
 CONCEPTUAL GRADING PLAN 1
 SHEET NUMBER



CONSTRUCTION NOTES – ON-SITE

- 1 SAWCUT & REMOVE EXISTING AC PAVEMENT, CONCRETE CURBS, ETC.
 - 2 CONSTRUCT 6-INCH CURB WITH 12-INCH STEP OFF
 - 3 CONSTRUCT CURB; CF=6" UNLESS OTHERWISE SHOWN ON PLANS.
 - 4 CONSTRUCT 6" CURB & 24" GUTTER, WITH 12-INCH STEP OFF WHERE SHOWN.
 - 5 CONSTRUCT 6-INCH CURB & 24" GUTTER.
 - 6 CONSTRUCT CONCRETE HANDICAP ACCESS RAMP IN ACCORDANCE WITH CA TITLE 24 REQUIREMENTS, ADA GUIDELINES, CITY STANDARDS AND ARCHITECTURAL DETAILS.
 - 7 PLACE TRUNCATED DOMES PER ADA REQUIREMENTS.
 - 8 CONSTRUCT CONCRETE SIDEWALK/HARDSCAPE.
 - ** 9 PAVE WITH 3-INCHES AC OVER 4-INCHES AB OVER COMPACTED SUBGRADE. (PARKING STALLS).
 - ** 10 PAVE WITH 3-INCHES AC OVER 6-INCHES AB OVER COMPACTED SUBGRADE. (DRIVE LANES).
 - ** 11 PAVE WITH 6-INCHES PCC OVER 4-INCHES AB OVER COMPACTED SUBGRADE.
 - 12 COVERED TRASH ENCLOSURE/STORAGE ROOM AND CONCRETE APRON PER ARCHITECTURAL DETAILS.
 - 13 CONSTRUCT 24" X 24" GRATED INLET CATCH BASIN.
 - 14 CANOPY PER ARCHITECTURAL PLAN.
 - 15 CONSTRUCT MONUMENT SIGN
 - 16 INSTALL OLDCASTLE FLOGARD FOSSIL FILTER INSERT.
 - 17 INSTALL 6-INCH PVC SDR-35 PIPE WITH FITTINGS.
 - 18 INSTALL BIORETENTION BASIN
 - 19 INSTALL RIPRAP
 - 20 INSTALL SUMP PUMP
 - 21 CONSTRUCT SCREEN WALL PER ARCHITECTURAL PLAN.
 - L LANDSCAPE AREA PER SEPARATE LANDSCAPE PLANS.
- ** PAVEMENT SECTIONS SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.



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SHEET CONCEPTUAL CONSTRUCTION NOTES

SHEET NUMBER

4 of 7

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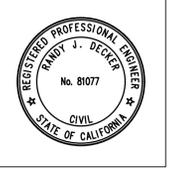


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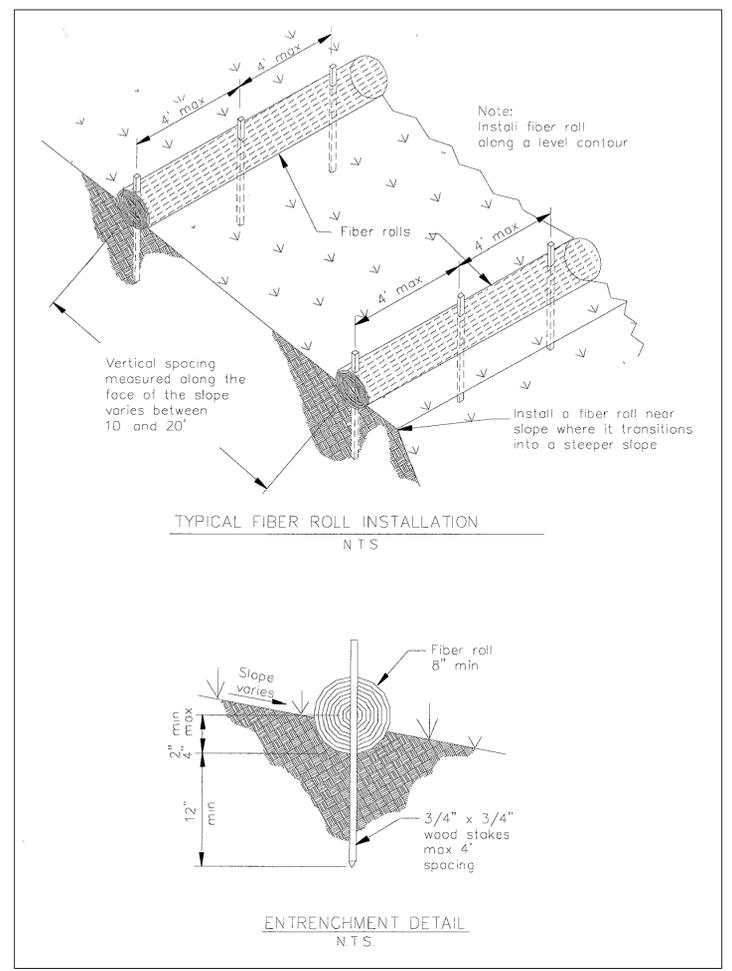
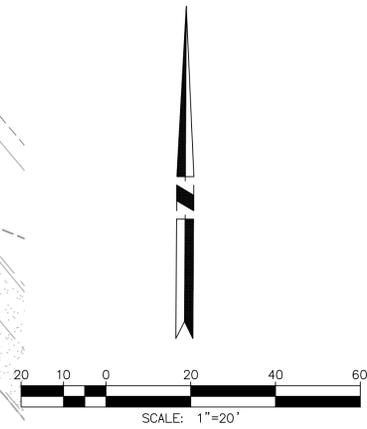
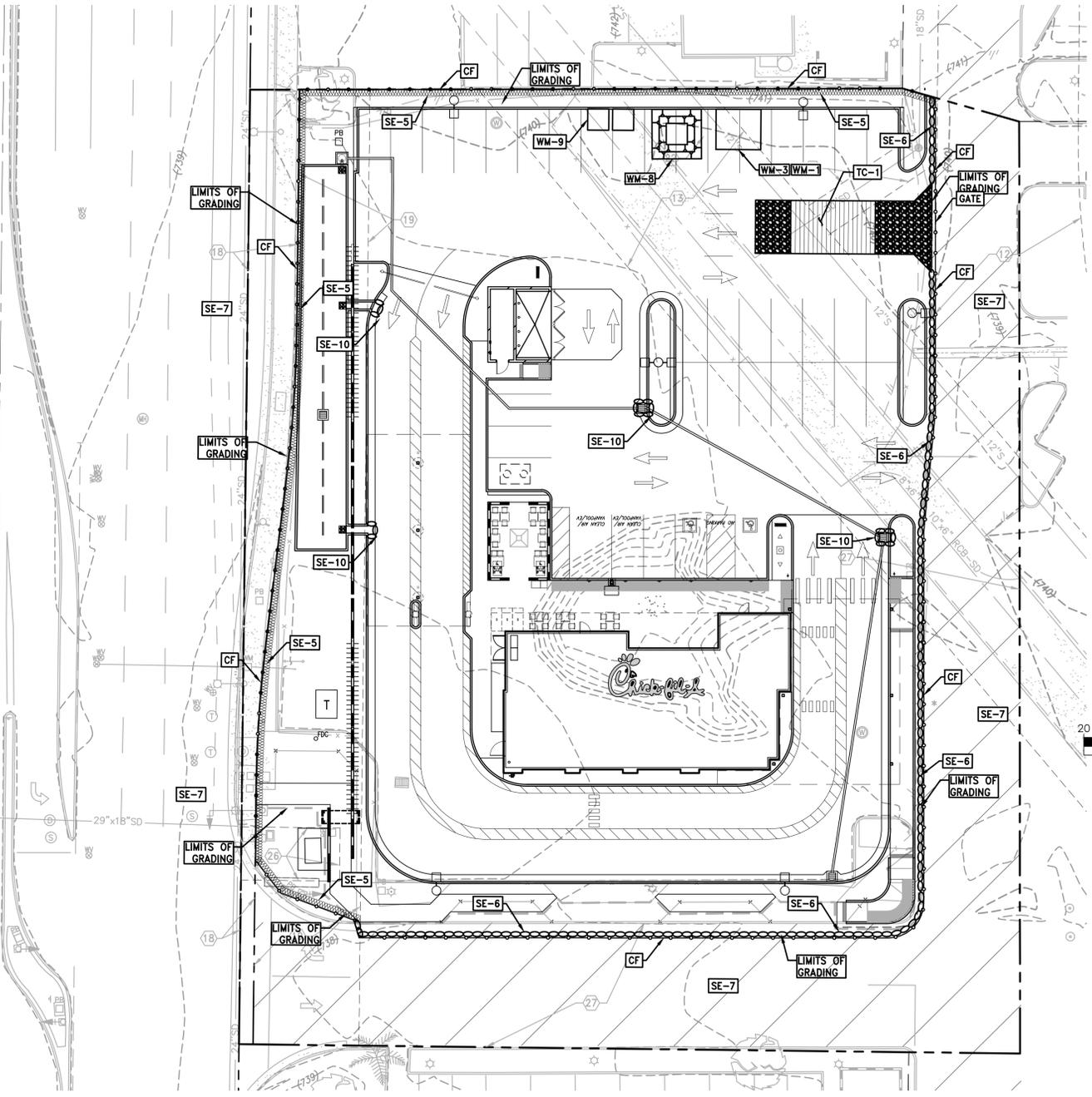
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SHEET CONCEPTUAL EROSION PLAN
SHEET NUMBER

VAN BUREN BOULEVARD



EROSION CONTROL NOTES

- IN CASE EMERGENCY WORK IS REQUIRED, CONTACT:
CARLOS ARIAS - (951) 970-9138 MOBILE (24 HR.)
(404) 305-4834 CHICK-FIL-A (BUSINESS)
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER, INCLUDING SILT AND OTHER DEBRIS REMOVAL, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4" INCH MINIMUM ROCK AGGREGATE.
- WIND AND DUST CONTROL TO BE IMPLEMENTED ON SITE UNDER THE DISCRETION OF THE CITY OF HUNTINGTON BEACH.
- PROTECT DOWNSTREAM STORM DRAIN INLETS.

TEMPORARY SEDIMENT CONTROL BMP

- CF CONSTRUCTION FENCE
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING VACUUMING PER CASQA
- SE-10 INLET PROTECTION

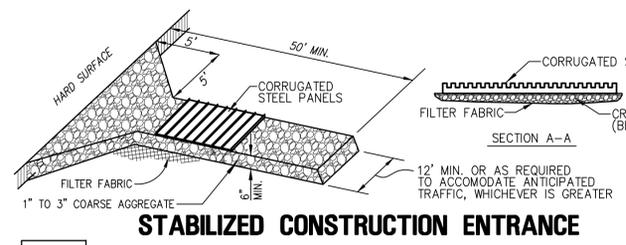
TEMPORARY NON-STORMWATER BMP

- WM-1 MATERIAL DELIVERY AND STORAGE PER CASQA
- WM-3 STOCKPILE MANAGEMENT PER CASQA
- WM-8 CONCRETE WASTE MANAGEMENT PER CASQA
- WM-9 SANITARY-SEPTIC WATER MANAGEMENT PER CASQA
- TC-1 STABILIZED CONSTRUCTION ENTRANCE

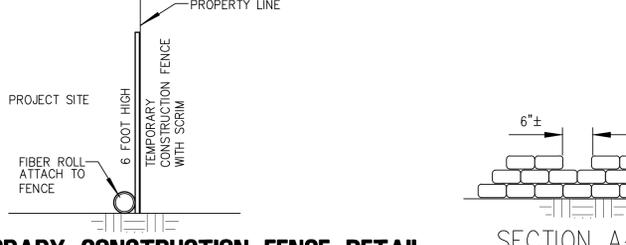
LEGEND

- 6" HIGH TEMPORARY CONSTRUCTION FENCE WITH SKRIM
- GRAVEL BAGS
- FIBER ROLLS

NOTE: CONTRACTOR TO COORDINATE CONSTRUCTION FENCE AND ENTRANCE LOCATION WITH ADJACENT PROPERTY OWNER.



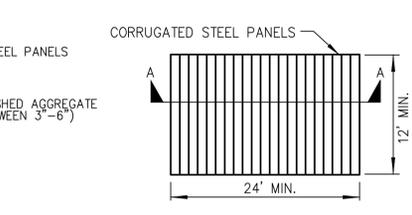
TC-1 NOT TO SCALE



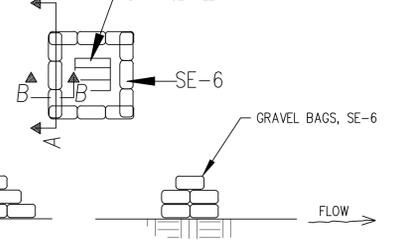
TEMPORARY CONSTRUCTION FENCE DETAIL NOT TO SCALE

FIBER ROLLS

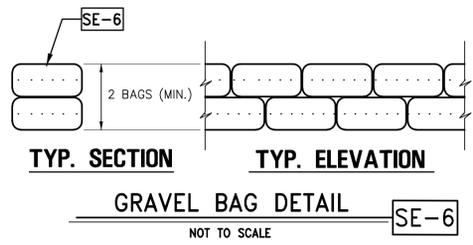
SE-5 NOT TO SCALE



SECTION A-A NOT TO SCALE

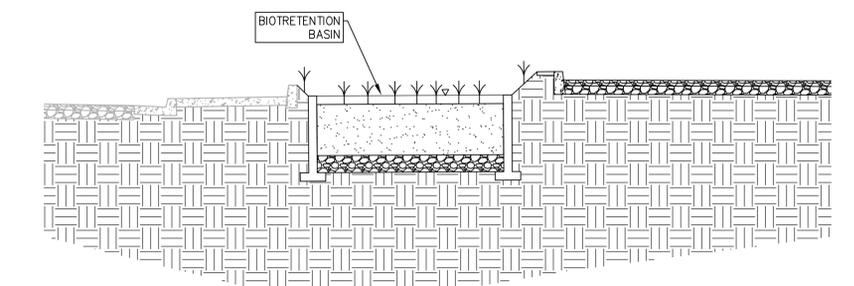
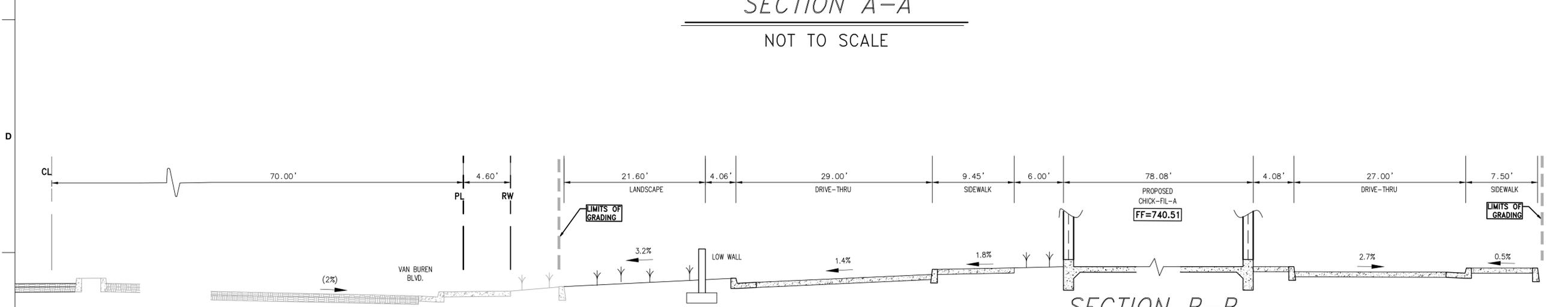
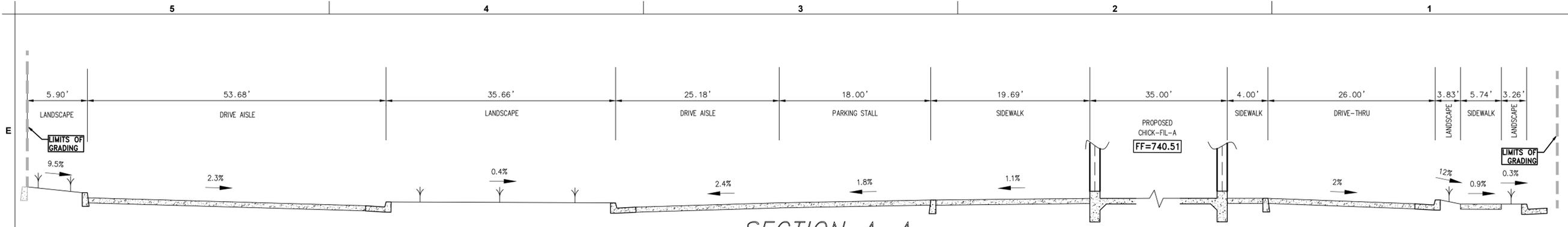


SECTION B-B NOT TO SCALE



GRAVEL BAG DETAIL NOT TO SCALE

NOTE:
THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL ONLY, NOT FOR GRADING



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SHEET SECTIONS

SHEET NUMBER

6 of 7

I:\CFA\1082\CAD\01-05154-21082SEC.dwg Sheet No: SECTIONS Saved by: erwinm - Friday, October 07, 2022 10:09 AM Printed by: Matt Erwin - October 7, 2022 10:03 AM

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E

D

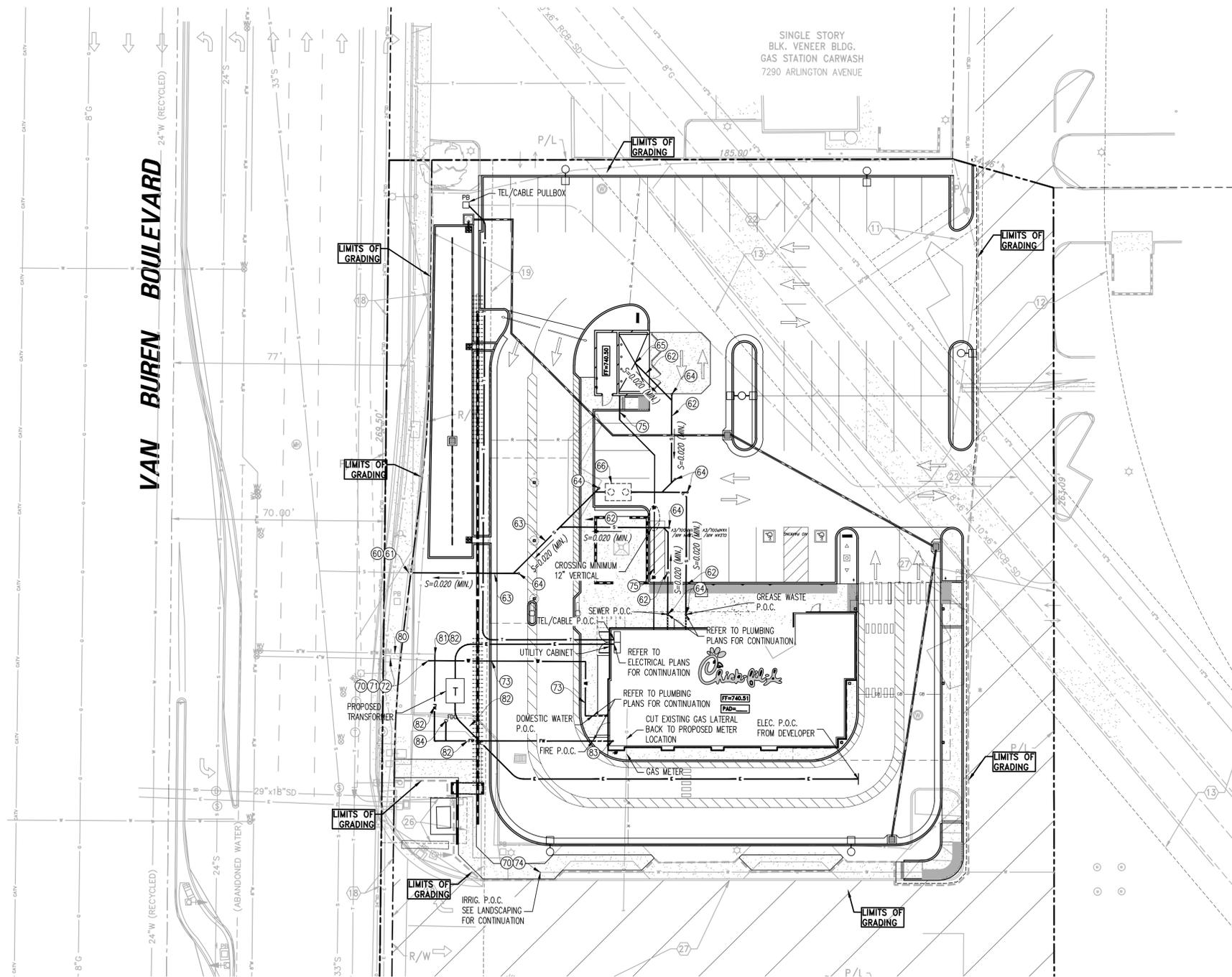
C

B

A

VAN BUREN BOULEVARD

SINGLE STORY
BLK. VENEER BLDG.
GAS STATION CARWASH
7290 ARLINGTON AVENUE



GENERAL WATER NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARDS & REQUIREMENTS OF THE CITY OF RIVERSIDE, UNIFORM PLUMBING CODE AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING WITH THE REQUIREMENTS OF THE ENCROACHMENT PERMIT REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS. THIS RESPONSIBILITY SHALL BE CONTINUOUS.
4. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RIVERSIDE AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.
5. NO ON-SITE PIPE MAY BE LAID UNTIL THE WATER CONNECTION AT THE PUBLIC MAIN HAS BEEN MADE.

GENERAL SEWER NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARDS & REQUIREMENTS OF THE CITY OF RIVERSIDE UNIFORM PLUMBING CODE AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING WITH THE REQUIREMENTS OF THE ENCROACHMENT PERMIT REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS. THIS RESPONSIBILITY SHALL BE CONTINUOUS.
4. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RIVERSIDE AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.

CITY OF RIVERSIDE PUBLIC UTILITIES GENERAL WATER NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, WATER DIVISION, STANDARD SPECIFICATION NO. 205 FOR WATER DISTRIBUTION SYSTEMS, LATEST REVISION; ALL APPLICABLE A.W.W.A. STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED; AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST ADOPTED EDITION AND AMENDMENTS.
2. ALL WATER MAINS 12 INCH AND UNDER SHALL BE CLASS 350 D.I.P. PER A.W.W.A. C-151.
3. APPROVAL OF THIS PLAN BY THE WATER DIVISION DOES NOT RELIEVE THE PRIVATE ENGINEER OF THE DESIGN RESPONSIBILITY THEREOF. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF THE CONSTRUCTION SHOWN HEREON.
5. WATER MAINS SHALL BE LAID TO THE LINE AND GRADE SHOWN ON THE PLAN.
 - A. THE DEVELOPER'S ENGINEER SHALL PROVIDE A CONSTRUCTION OFF-SET LINE AND STATION ALL FITTINGS AND APPURTENANCES. CUT SHEETS SHALL BE PROVIDED FOR PIPELINES ON ALL STREETS.
 - B. MINIMUM DEPTH OF COVER OVER WATER MAINS UNDER 12 INCHES IN DIAMETER SHALL BE 3.0 FEET, UNLESS OTHERWISE NOTED. ALL 12 INCH DIAMETER WATER MAINS SHALL HAVE 4.0 FEET OF COVER.
6. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, CABLES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, OR ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
7. PROPOSED ELECTRICAL UNDERGROUND AND STREET LIGHT FACILITIES ARE NOT SHOWN ON THE PLAN. THE CONTRACTOR SHALL COORDINATE INSTALLATION WITH THE DEVELOPER AND PUBLIC UTILITIES DEPARTMENT, ELECTRICAL DIVISION, 951-826-5452, FOR LOCATIONS OF THE PROPOSED ELECTRICAL AND STREET LIGHT FACILITIES.
8. PIPE SHALL BE HANDLED SO AS TO PROTECT PIPE AT ALL TIMES AND SHALL BE CAREFULLY BEDDED TO PROVIDE CONTINUOUS BEARING AND TO PREVENT UNEVEN SETTLEMENT. PIPE SHALL BE PROTECTED AGAINST FLOTATION AT ALL TIMES. OPEN ENDS SHALL BE SEALED AT ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
9. UNLESS OTHERWISE APPROVED, WATER MAINS AND SEWER MAINS SHALL NOT CROSS WITH LESS THAN 1.0 FOOT OF VERTICAL CLEARANCE. WATER SERVICE LINES AND SEWER LATERALS SHALL NOT BE IN THE SAME TRENCH, A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET IS REQUIRED. WATER MAINS SHALL CLEAR ALL HOUSE SEWER LATERALS BY A MINIMUM OF 1.0 FOOT VERTICAL CLEARANCE (PER CWD-021 AND CWD-022).
10. WATER METER BOXES AND FIRE HYDRANTS SHALL BE PLACED AT CURB SITE LOCATIONS. THE CONTRACTOR SHALL ADJUST THE METER BOXES TO SIDEWALK GRADE AFTER THE SIDEWALKS HAVE BEEN POURED.
11. A MATERIAL LIST, PER WATER DIVISION SPECIFICATION NO. 205, SECTION 3-11 AND MATERIAL CERTIFICATIONS MUST BE SUBMITTED FOR WATER DIVISION APPROVAL PRIOR TO INSTALLATION.
12. THE CONTRACTOR MAY BEGIN CONSTRUCTION ONLY AFTER A PRECONSTRUCTION MEETING IS HELD WITH THE WATER DIVISION ENGINEERING STAFF. CONTACT WATER CONSTRUCTION INSPECTION AT 951-826-5549, AT LEAST ONE WEEK PRIOR TO THE PLANNED START OF CONSTRUCTION OF THE WATERLINES TO ARRANGE THIS MEETING.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO STREET OPENING PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA. ALL NECESSARY PERMITS SHALL BE TAKEN OUT BY THE CONSTRUCTION CONTRACTOR. A STREET OPENING PERMIT, ISSUED BY THE PUBLIC WORKS DEPARTMENT, OR A RIVERSIDE COUNTY ENCROACHMENT PERMIT, DEPENDING UPON JURISDICTION, IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

DRY UTILITIES (D.U.)

PROPOSED ELECTRIC, TELEPHONE, CABLE TV, AND GAS LINES ARE SHOWN HEREON FOR COORDINATION PURPOSES. CONTRACTOR TO VERIFY POINTS OF CONNECTION AND CONSTRUCT PROPOSED SERVICE LINES IN ACCORDANCE WITH SERVICE PLANNING DOCUMENTS PREPARED BY EACH RESPECTIVE UTILITY COMPANY.

ALL UTILITY POINTS OF CONNECTION TO BE VERIFIED

EASEMENT NOTES

REFER TO ALTA SURVEY PROVIDED WITH THIS PLAN SET FOR EASEMENT NOTES AND DESCRIPTIONS

CONSTRUCTION NOTES - SEWER

- (60) POT HOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING 33-INCH SEWER MAIN. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- (61) CONNECT TO EXISTING CLEANOUT ON VAN BUREN BLVD. PER CITY STANDARDS. LOCATION PER PLAN
- (62) PLACE 4-INCH SDR-35 PVC SEWER PIPE PER CPC REQUIREMENTS. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS.
- (63) PLACE 6-INCH SDR-35 PVC SEWER PIPE PER CPC REQUIREMENTS. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS.
- (64) INSTALL CLEANOUT, SIZE TO MATCH DOWNSTREAM PIPE SIZE.
- (65) DRAIN IN TRASH ENCLOSURE PER PLUMBING PLANS.
- (66) GREASE INTERCEPTOR PER PLUMBING PLANS. (BUILDING)

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

CONSTRUCTION NOTES - WATER (DOMESTIC & IRRIGATION)

- (70) POT HOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF 8-INCH WATER LINE. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- (71) CONNECT TO EXISTING 8-INCH WATER MAIN PER CITY OF RIVERSIDE STANDARDS.
- (72) CONNECT TO EXISTING 2-INCH WATER METER (INSTALLED BY THE CITY OF RIVERSIDE) WITH 2-INCH SCH. 80 PVC WATER LINE PER CITY OF RIVERSIDE STD. CWD-601. (DOMESTIC) AND EXISTING BACKFLOW PREVENTER
- (73) PLACE 2-INCH SCH. 80 PVC WATER LINE. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS.(DOMESTIC)
- (74) CONNECT TO EXISTING WATER LINE WITH 1-1/2-INCH SCH. 80 PVC WATER LINE. PIPE AND BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS. (IRRIGATION)
- (75) PLACE 3/4-INCH SCH. 80 PVC WATER LINE. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS. (TRASH ENCLOSURE)

CONSTRUCTION NOTES - WATER (FIRE SERVICE)

- (80) POT HOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF THE EXISTING 8-INCH WATER LATERAL AND ELECTRICAL LINE. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- *** (81) CONNECT 6-INCH FIRE SERVICE TO EXISTING DOUBLE DETECTOR CHECKS AT PROPERTY LINE PER CITY OF RIVERSIDE SPECIFICATIONS.
- *** (82) PLACE 6-INCH C-900, CL-200 PVC FIRE WATER LINE. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS.
- *** (83) INSTALL 6-INCH STAINLESS STEEL ONE-PIECE FIRE RISER PIECE PER MANUFACTURER'S SPECIFICATIONS AND CONNECT TO FIRE RISER. PIPE BEDDING AND BACKFILL PER CITY OF RIVERSIDE STANDARDS.
- *** (84) INSTALL FDC PER CITY OF RIVERSIDE SPECIFICATIONS.
- *** FIRE PROTECTION PIPE LINE AND SPRINKLERS IN THE BUILDING TO BE DESIGNED AND PERMITTED BY SEPARATE PLANS. PRIOR TO CONSTRUCTION OF FIRE WATER SYSTEM SHOWN ON THIS PLAN, CONTRACTOR SHALL VERIFY VIA HYDRAULIC CALCULATIONS ACCEPTABLE TO THE FIRE DEPARTMENT THAT SIZE OF FIRE SERVICE & DETECTOR CHECK ARE OF SUFFICIENT SIZE TO SERVE BUILDING. (SIZE SHOWN FOR PLAN CHECK & BID PURPOSES ONLY).



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Joseph C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 835-0265
(714) 835-0106 (FAX)



CHICK-FIL-A
VAN BUREN & ARLINGTON
VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DTO# 05154

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT # CFA21082
PRINTED FOR ENTITLEMENT
DATE 10/10/2022

DRAWN BY KSV
SHEET CONCEPTUAL UTILITY PLAN
SHEET NUMBER

7 of 7

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2151
ORDER/FILE NUMBER: NCS-1098040-SD
DATED: MARCH 29, 2022
TITLE OFFICER: TRIXY BROWN / JANICE TREANOR

LEGAL DESCRIPTION

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

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-GP-2021-02126, AS EVIDENCED BY DOCUMENT RECORDED MAY 13, 2021 AS INSTRUMENT NO. 2021-0298066 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, SAID PORTION LYING SOUTHERLY, WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST;

THENCE LEAVING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
4) SOUTH 38°07'23" EAST, 39.35 FEET;
5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
7) SOUTH 00°26'40" EAST, 17.43 FEET;
8) SOUTH 89°33'20" WEST, 224.87 FEET;
9) NORTH 74°34'46" WEST, 34.46 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE PREVIOUS COURSE, SOUTH 74°34'46" EAST, 34.46 FEET;
2) SOUTH 00°22'55" EAST, 263.12 FEET;
3) NORTH 89°39'20" WEST, 31.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

FOR CONVEYANCING PURPOSES ONLY: APN 191-020-011 (PORTION) AND NEW APN 191-020-017 (NOT YET ASSESSED)

EASEMENT NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2 (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

6 (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS; GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE.

7 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022.

7A GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2021-2022, ARE UNSEGREGATED AT THIS TIME.

8 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

9 AN EASEMENT FOR WATER PIPES, DITCHES, OTHER CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS, PAGE 294 AND 296.

IN FAVOR OF: RIVERSIDE WATER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: UNABLE TO DETERMINE LOCATION OF EASEMENT PER DOCUMENT.

10 AN EASEMENT FOR WATER DITCHES, IRRIGATING AND INCIDENTAL PURPOSES, RECORDED JULY 9, 1898 IN BOOK 71 OF DEEDS, PAGE 169.

IN FAVOR OF: THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: UNABLE TO DETERMINE LOCATION OF EASEMENT PER DOCUMENT.

11 AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 08, 1971 AS INSTRUMENT NO. 128023 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

12 AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4138 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

13 AN EASEMENT FOR STORM DRAIN, SEWER, GAS LINE, WATER LINE, UNDERGROUND ELECTRICAL AND UNDERGROUND TELEPHONE LINE FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1973 AS INSTRUMENT NO. 4145 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

14 AN EASEMENT FOR RECIPROCAL PARKING AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1973 AS INSTRUMENT NO. 67686 OF OFFICIAL RECORDS.

IN FAVOR OF: S.S. KRESGE COMPANY, A MICHIGAN CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: AN AGREEMENT BETWEEN LANDLORD AND TENANT FOR ACCESS TO, AMONG OTHER THINGS, PARKING AREAS, COMMON AREAS, AND PUBLIC STREETS AND HIGHWAYS. SEE DOCUMENT FOR FULL PARTICULARS.

* 15 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS" RECORDED JULY 16, 1984 AS INSTRUMENT NO. 153453 OF OFFICIAL RECORDS.

16 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE RIVERSIDE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 1986-334695 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.

17 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED APRIL 3, 1993, BY AND BETWEEN ASRPM LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 40% INTEREST; AND CLEMENTINE W. HAWKSLEY, A WIDOW AS TO AN UNDIVIDED 30% INTEREST AND SORIN EREMIA, A SINGLE MAN AS TO AN UNDIVIDED 30% INTEREST AS LESSOR AND BLOCKBUSTER VIDEOS INC., A TEXAS CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 16, 1996 AS INSTRUMENT NO. 350117 OF OFFICIAL RECORDS.

AFFECTS: THE LAND AND OTHER PROPERTY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

NOTE: DOCUMENT DESCRIBES A LEASE GRANTED TO BLOCKBUSTER VIDEO, INCLUDING ACCESS CONTROL TO/FROM VAN BUREN BOULEVARD VIA A DRIVEWAY LOCATED AT THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY, THE LIMITS OF WHICH ARE NOT DESCRIBED THEREIN. SEE DOCUMENT FOR FULL PARTICULARS.

18 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 27, 2009 AS INSTRUMENT NO. 2009-205914 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

19 AN EASEMENT AFFECTING SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE IN FAVOR OF CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, FOR SLOPE, PUBLIC STREET AND HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS, CASE NO. RIC501654, SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 26, 2011 AS INSTRUMENT NO. 11-232124 OF OFFICIAL RECORDS.

NOTE: DOCUMENT DESCRIBES, AMONG OTHER ITEMS, A TEMPORARY CONSTRUCTION EASEMENT WHICH AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.

* 20 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$18,695,000.00 RECORDED DECEMBER 17, 2020 AS INSTRUMENT NO. 2020-0641756 OF OFFICIAL RECORDS.
DATED: DECEMBER 16, 2020
TRUSTOR: CCF PCG RIVERSIDE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: STEWART TITLE GUARANTY COMPANY
BENEFICIARY: ZIONS BANCORPORATION, N.A.

SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.
AFFECTS: THE LAND AND OTHER PROPERTY.

A DOCUMENT ENTITLED "ASSIGNMENT OF RIGHTS UNDER COVENANTS, CONDITIONS AND RESTRICTIONS, SALES AGREEMENTS, PERMITS, AND DEVELOPMENT DOCUMENTS" RECORDED DECEMBER 17, 2020 AS INSTRUMENT NO. 2020-0641757 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

* 21 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 27, 2021, BY AND BETWEEN CCF PCG RIVERSIDE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND PANDA EXPRESS, INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 19, 2021 AS INSTRUMENT NO. 2021-0240429 OF OFFICIAL RECORDS.

SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.
AFFECTS: THE LAND AND OTHER PROPERTY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

22 AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 2021 AS INSTRUMENT NO. 2021-0629561 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: THE CENTERLINE OF A 10 FOOT EASEMENT IS PLOTTED BASED ON THE APPROXIMATE UNDERGROUND LOCATION OF THE NATURAL GAS FACILITIES SHOWN ON AVAILABLE RECORD UTILITY PLANS, ALTERNATE LOCATIONS MAYBE POSSIBLE. SAID DOCUMENT STATES THAT NO BUILDING, STRUCTURE OF ALL KINDS AND TREES SHALL NOT UNREASONABLY INTERFERE WITH USE OF THE EASEMENT. SEE DOCUMENT FOR FULL PARTICULARS.

23 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

24 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

25 RIGHTS OF PARTIES IN POSSESSION.

26 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 2000-297495 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC BELL TELEPHONE CO., A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN

27 AN UNRECORDED LEASE DATED AUGUST 02, 2021, EXECUTED BY CCF PCG RIVERSIDE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND ROSS DRESS FOR LESS, INC., A VIRGINIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 01, 2022 AS INSTRUMENT NO. 2022-010054 OF OFFICIAL RECORDS.

AFFECTS: THE LAND AND OTHER PROPERTY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTE: SAID DOCUMENT INCLUDES AN EXHIBIT FOR A "CONTROL AREA" FOR NONEXCLUSIVE RIGHT TO USE THE SHOPPING CENTER COMMON AREAS. PORTION OF SAID AREA LIMITS IS APPROXIMATELY PLOTTED HEREON. SEE DOCUMENT FOR FULL PARTICULARS.

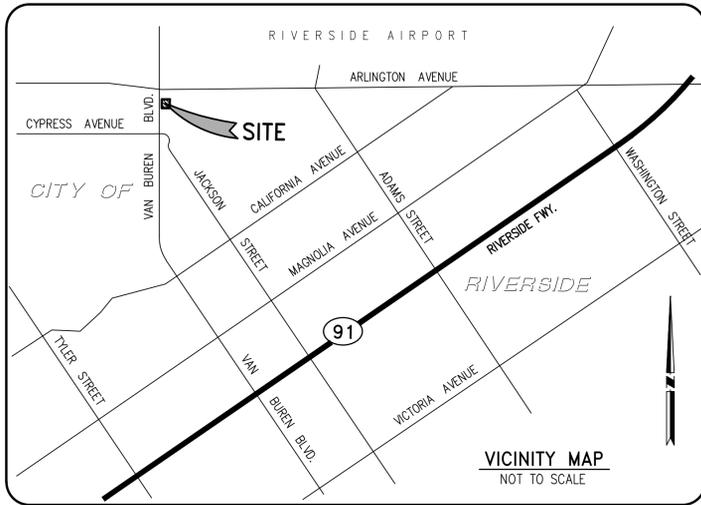
* = NOTE: SAID DOCUMENT IS NOT A SURVEY ITEM AND IS NOT PLOTTED HEREON.

SITE AREA
THE SUBJECT SITE, PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY:
GROSS TO P/L = 59,424 SQ. FT. OR 1.364 ACRES
NET TO R/W = 57,023 SQ. FT. OR 1.309 ACRES

FLOOD ZONE
COMMUNITY NUMBER: 060260; MAP/PANEL NUMBER: 0705G
EFFECTIVE DATE: 08/28/2008
ZONE X
PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 01/18/2022

UTILITY PROVIDERS
WATER.....CITY OF RIVERSIDE WATER ENG., CHRIS GROSS (951) 826-5370
SEWER.....CITY OF RIVERSIDE PUBLIC WORKS, CHRIS SCULLY (951) 826-5345
STORM DRAIN....CITY OF RIVERSIDE PUBLIC WORKS, LEONARD ALBANO (951) 826-5912
ELECTRIC.....CITY OF RIVERSIDE PUBLIC UTILS., ADDIE REVUELTA (951) 826-5484
GAS.....SOUTHERN CALIFORNIA GAS, MARC CONDOSTA (909) 900-3034
TELEPHONE.....AT&T CALIFORNIA, RANDY SEABERT (951) 359-2511
CABLE.....CHARTER COMMUNICATIONS, KEITH KLUMP (951) 406-1666
TRAFFIC.....CITY OF RIVERSIDE PUBLIC WORKS, NICOLE CLARK (951) 826-5341



SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY 4G DEVELOPMENT AND CONSULTING, INC. IN THE SITE INVESTIGATION REPORT DATED 12/06/2021.

ZONING: CR (COMMERCIAL RETAIL)

MAXIMUM BUILDING HEIGHT: 75 FEET

SETBACKS

BUILDING: NORTH = 0 FEET; SOUTH = 0 FEET; EAST = 0 FEET; WEST = 0 FEET

LANDSCAPE: NORTH = 5 FEET; SOUTH = 5 FEET; EAST = 5 FEET; WEST = 15 FEET

PARKING COUNT

NO PARKING STALLS EXIST WITHIN THE SUBJECT SITE PROPERTY SHOWN HEREON.

SURVEYOR'S NOTES

- 1. IT IS NOT WITHIN THE PURVIEW OF THIS SURVEYOR TO MAKE DETERMINATIONS OF OWNERSHIP. AS TO "ENCROACHMENTS" SPECIFICALLY, NO INFERENCE TO SUCH DETERMINATION IS INTENDED OR IMPLIED.
2. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES. THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED, UTILITY PURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.
3. VEHICULAR ACCESS TO THE "SUBJECT SITE" IS CURRENTLY FROM DRIVE ENTRANCES ALONG VAN BUREN BOULEVARD AND ARLINGTON AVENUE AND ACROSS ADJACENT PARCELS.
4. ALL MATTERS SHOWN ON RECORDED PLATS LISTED IN RECORD DATA HEREON THAT ARE PERTINENT TO THE SURVEY OF THE SUBJECT SITE ARE SHOWN ON THIS ALTA SURVEY HEREON.
5. AT THE TIME OF SURVEY EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION WERE OBSERVED ON THE SUBJECT SITE.
6. NO RECENT CHANGES IN STREET RIGHTS-OF-WAY OR STREET CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.

SURVEY CERTIFICATION

TO: CHICK-FIL-A, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6(b), 8, 11, 13, 16 & 17 OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 13 & 18, 2022.

THIS CERTIFICATION IS SUBMITTED PURSUANT TO SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT, BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA.

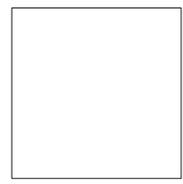
07/22/2022 DATE
MICHAEL P. HERNANDEZ REGISTERED LAND SURVEYOR NO. 9281



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1915 W. ORANGEWOOD AVE.
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CHICK-FIL-A
VAN BUREN & ARLINGTON
VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DTO# 05154

REVISION SCHEDULE table with columns NO, DATE, DESCRIPTION

ENGINEER'S PROJECT # CFA21082

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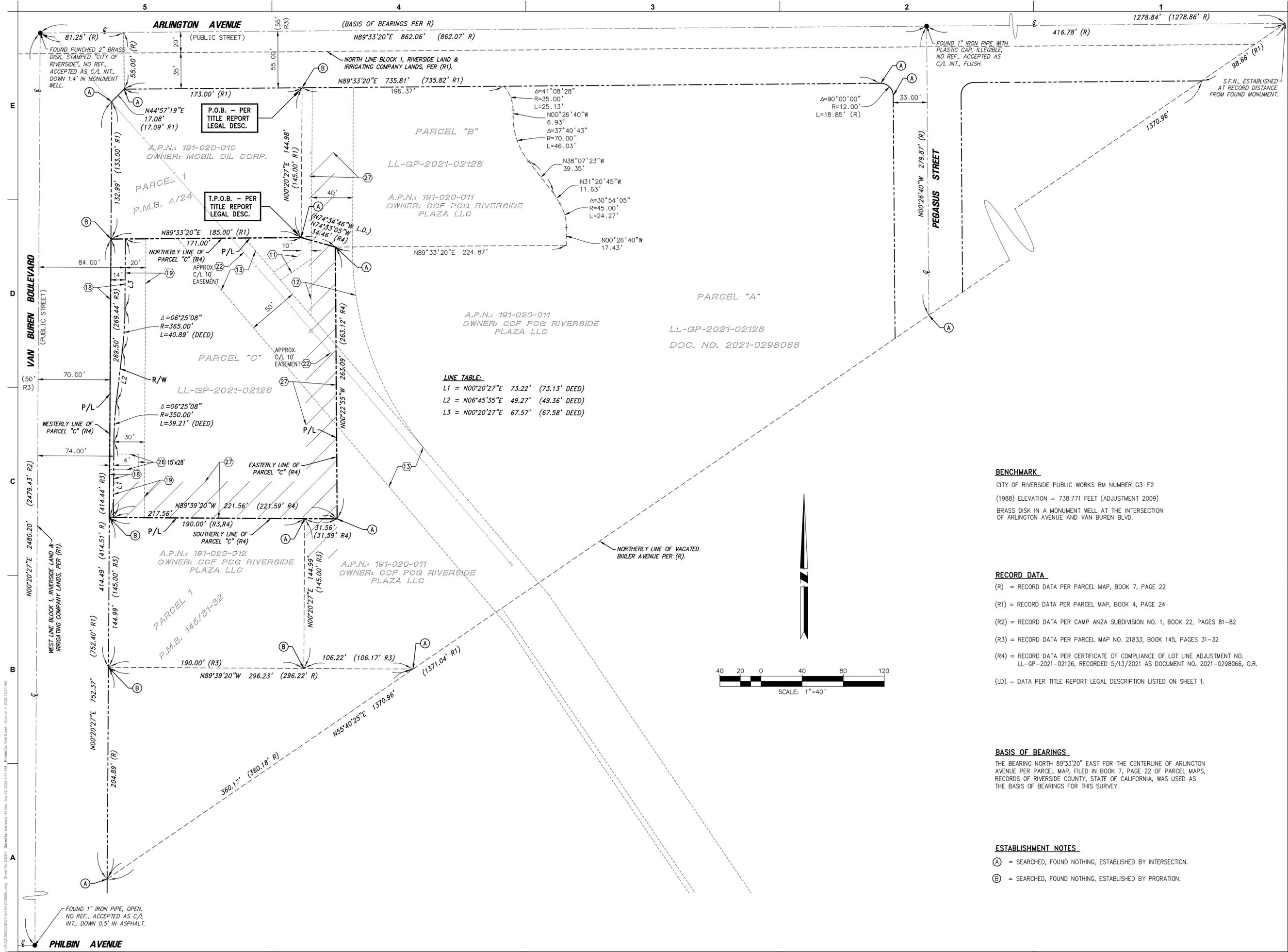
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SHEET ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

1 of 3



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DTO# 05154

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	3/16/22	REV. PER TITLE REPORT & UTILS.
2	4/22/22	REV. PER TITLE REPORT.
3	7/22/22	ADD ESMT. #22

ENGINEER'S PROJECT # CFA21082

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SHEET
 ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

2 of 3

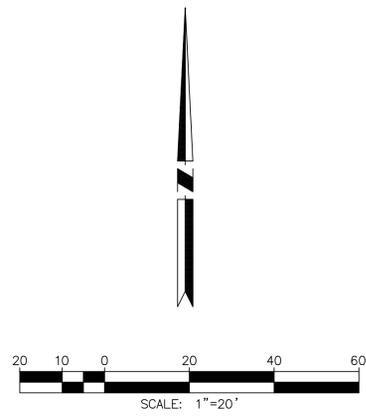


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NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

LEGEND

- AB = AGGREGATE BASE
- AC = ASPHALT CONCRETE
- BLK = CONCRETE BLOCK
- BS = BACK OF SIDEWALK
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CO = CLEANOUT
- DCV = DETECTOR CHECK VALVE
- DS = ROOF DOWNSPOUT
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FD = FIRE DEPT. CONNECTION
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISHED SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GR = TOP OF GRATE
- GV = GAS VALVE
- HP = HIGH POINT
- HT = HEIGHT
- INT = INTERSECTION
- INV = INVERT
- IP = IRON PIPE
- LS = LIGHT STANDARD
- L&T = LEAD & TAG
- MH = MANHOLE
- NG = NATURAL GROUND
- N&T = NAIL & TAG
- OHW = OVERHEAD WIRE
- PB = PULL BOX
- PCC = CONCRETE
- PIV = POST INDICATOR VALVE
- PL = PROPERTY LINE
- RD = ROOF DRAIN
- RWH = REDWOOD HEADER
- SCB = SIGNAL CONTROL BOX
- SMH = SEWER MANHOLE
- SPK = SPIKE
- SW = SIDEWALK
- TC = TOP OF CURB
- TE = TRASH ENCLOSURE
- TP = TELEPHONE POLE
- TRAN = TRANSITION
- TRANS = TRANSFORMER

SYMBOLS

- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL ARM & POLE
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE & ANCHOR
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- PULL BOX
- GRATE INLET
- SIGN
- VENT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- HANDICAP PARKING STALL
- LANDSCAPED AREA
- PROTECT IN PLACE
- REMOVE AND DISPOSE OFFSITE
- RELOCATE
- PLOTABLE EASEMENT ITEM No. PER TITLE REPORT
- (427.0) EXIST. CONTOUR
- 427.0 DESIGN CONTOUR
- PALM TREE,
- TREE, SPECIES VARIES.

CHICK-FIL-A
VAN BUREN & ARLINGTON
VAN BUREN BOULEVARD
RIVERSIDE, CA 92503

DTO# 05154

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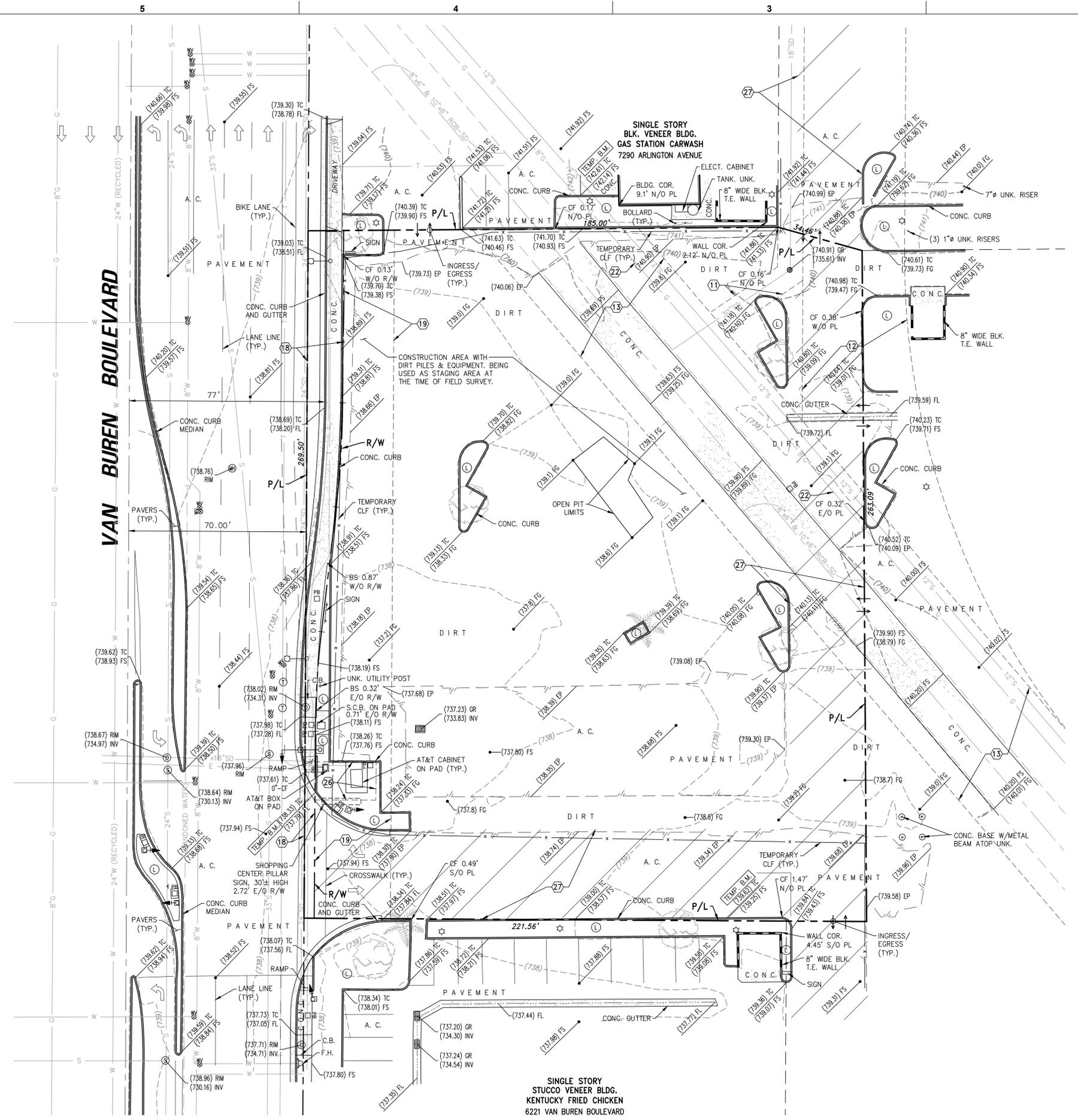
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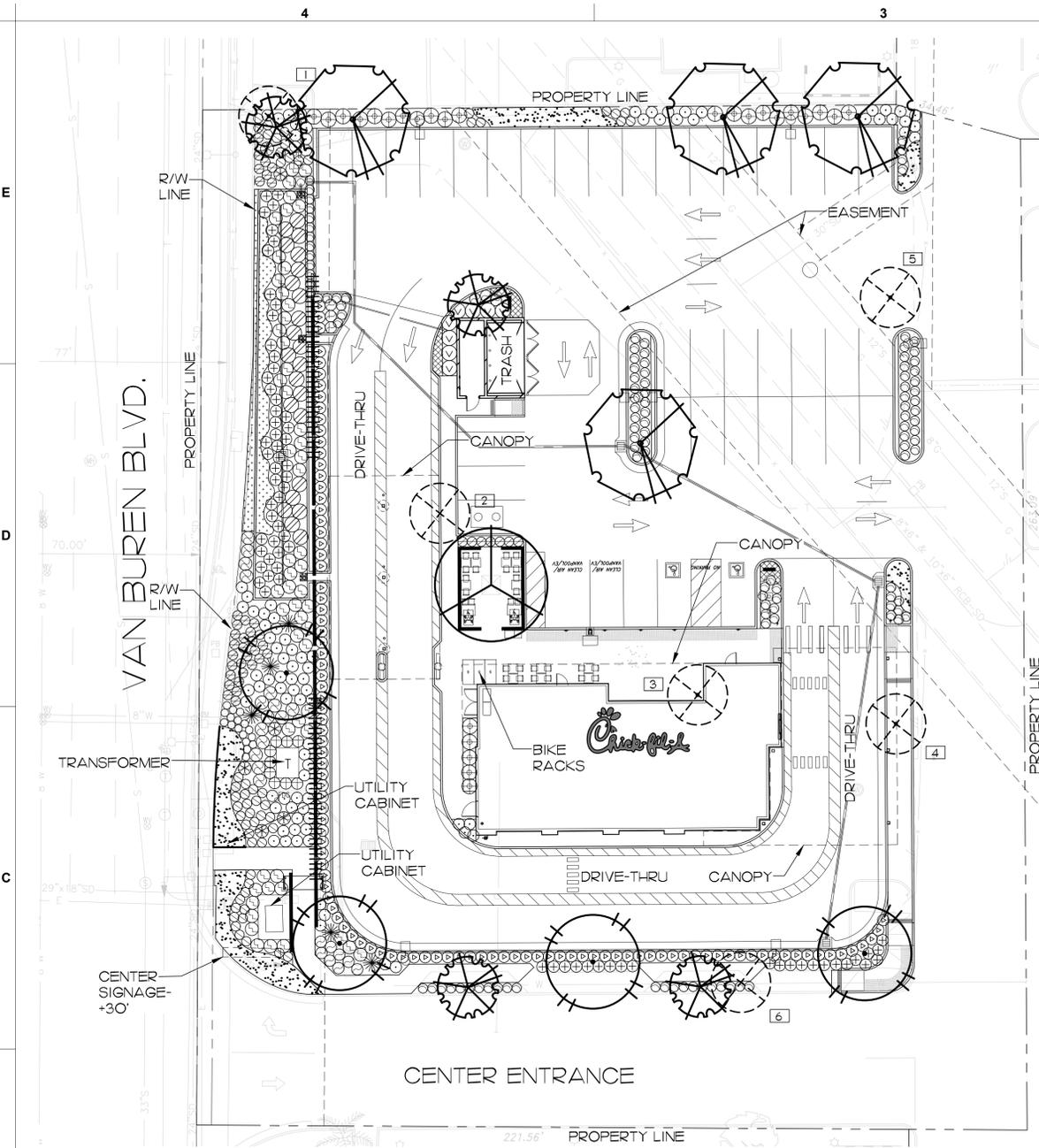
SHEET ALTAINSPS LAND TITLE SURVEY

SHEET NUMBER

3 of 3

REFER TO SHEET 2 FOR MONUMENTS AND BOUNDARY DETAILS.





PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 4
TREES						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	4	MULTI-TRUNK DECIDUOUS	L
	MAGNOLIA ST. MARY	ST. MARY MAGNOLIA	48" BOX	1	HIGH BRANCHING STANDARD EVERGREEN	L
	PLATANUS X HISPANICA	LONDON PLANE TREE	24" BOX	4	STANDARD DECIDUOUS	M
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	24" BOX	4	STANDARD EVERGREEN	L
EXISTING TREE TO BE REMOVED - (6) TOTAL REFER TO ITEMIZATION THIS SHEET, AND ARBORIST REPORT SHEET L.I.I.						
SHRUBS						
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	5	AS SHOWN	L
	ALOE REITZII	REITZ'S ALOE	5 GAL.	6	AS SHOWN	L
	BOUTELOUA GRACILIS	BLUE GRAMA	5 GAL.	17	2'-0" O.C.	L
	CEANOTHUS GRISEUS 'SANTA ANA'	SANTA ANA CARMEL CREEPER	5 GAL.	23	4'-0" O.C.	L
	DIANELLA REVOLUTA 'LITTLE REV'	BLACK ANTHUR FLAX LILY	5 GAL.	114	2'-6" O.C.	L
	EUCALYPTUS LUNATA 'MOON LAGOON'	FINE-LEAFED MALLEE	15 GAL.	8	4'-0" O.C.	L
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	54	2'-6" O.C.	M
	HESPERALOE PARVIFLORA YELLOW	YELLOW YUCCA	5 GAL.	42	2'-6" O.C.	L
	LEYMUS C. 'CANYON PRINCE'	WILD RYE	5 GAL.	71	3'-0" O.C.	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	55	3'-6" O.C.	L
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL.	105	3'-0" O.C.	L
	PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GAL.	92	3'-0" O.C.	L
	PENNISETUM ORIENTALE 'TALL TAILS'	FOUNTAIN GRASS	5 GAL.	9	2'-6" O.C.	L
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	26	4'-0" O.C.	M
	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	5 GAL.	14	3'-0" O.C.	L
	SALVIA LEUCANTHA 'SANTA BARBARA'	PURPLE SAGE	5 GAL.	15	3'-6" O.C.	L
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	50 SF.	24" O.C.	L
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE COMMON RUSH	1 GAL.	350 SF.	24" O.C.	L

EXISTING TREE LEGEND

1	PINUS CANARIENSIS CANARY ISLAND PINE	REMOVE
2	PYRUS KAWAKAMI EVERGREEN PEAR	REMOVE
3	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	REMOVE
4	CUPANIOPSIS ANACARDIODES CARROTWOOD	REMOVE
5	CUPANIOPSIS ANACARDIODES CARROTWOOD	REMOVE
6	CUPANIOPSIS ANACARDIODES CARROTWOOD	REMOVE

BASED ON ARBORIST REPORT DATED APRIL 14, 2022 AND PREPARED BY JAVIER CABRAL, CERTIFIED ARBORIST. SEE ADDITIONAL INFORMATION ON SHEET L.I.I.

PLANTING NOTES

REFER TO SHEET L2.I FOR WATER CONSERVATION PLAN INCLUDING HYDROZONE MAP AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS. REFER TO SHEET L2.I FOR PARKING LOT REQUIREMENTS.

LANDSCAPE CALCULATIONS

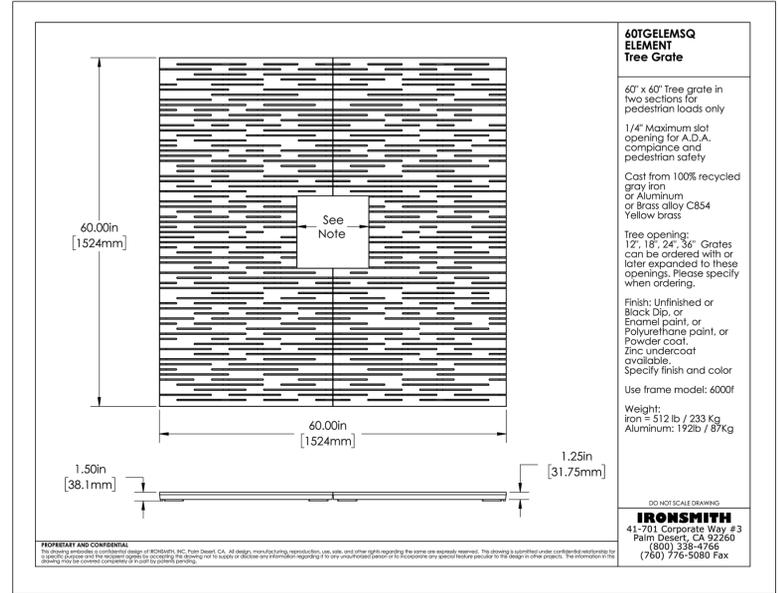
SHRUB GROUNDCOVER AREA:	6,929 S.F.
TURF AREA:	0 S.F.
DECOMPOSED GRANITE AREA:	728 S.F.
TOTAL LANDSCAPE AREA:	7,657 S.F.

I PRELIMINARY LANDSCAPE PLAN

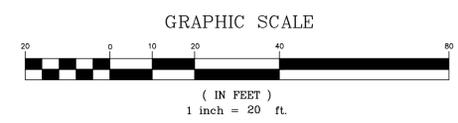
SCALE: 1" = 20'-0"

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- PERIMETER OF ALL RAISED PLANTERS TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIPLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION 'SMART' CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.



TREE GRATE



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san clemente | santa barbara, california
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CHICK-FIL-A
VAN BUREN & ARLINGTON
NEXT TO 7290 ARLINGTON AVE.
RIVERSIDE, CA

FSR# 05154

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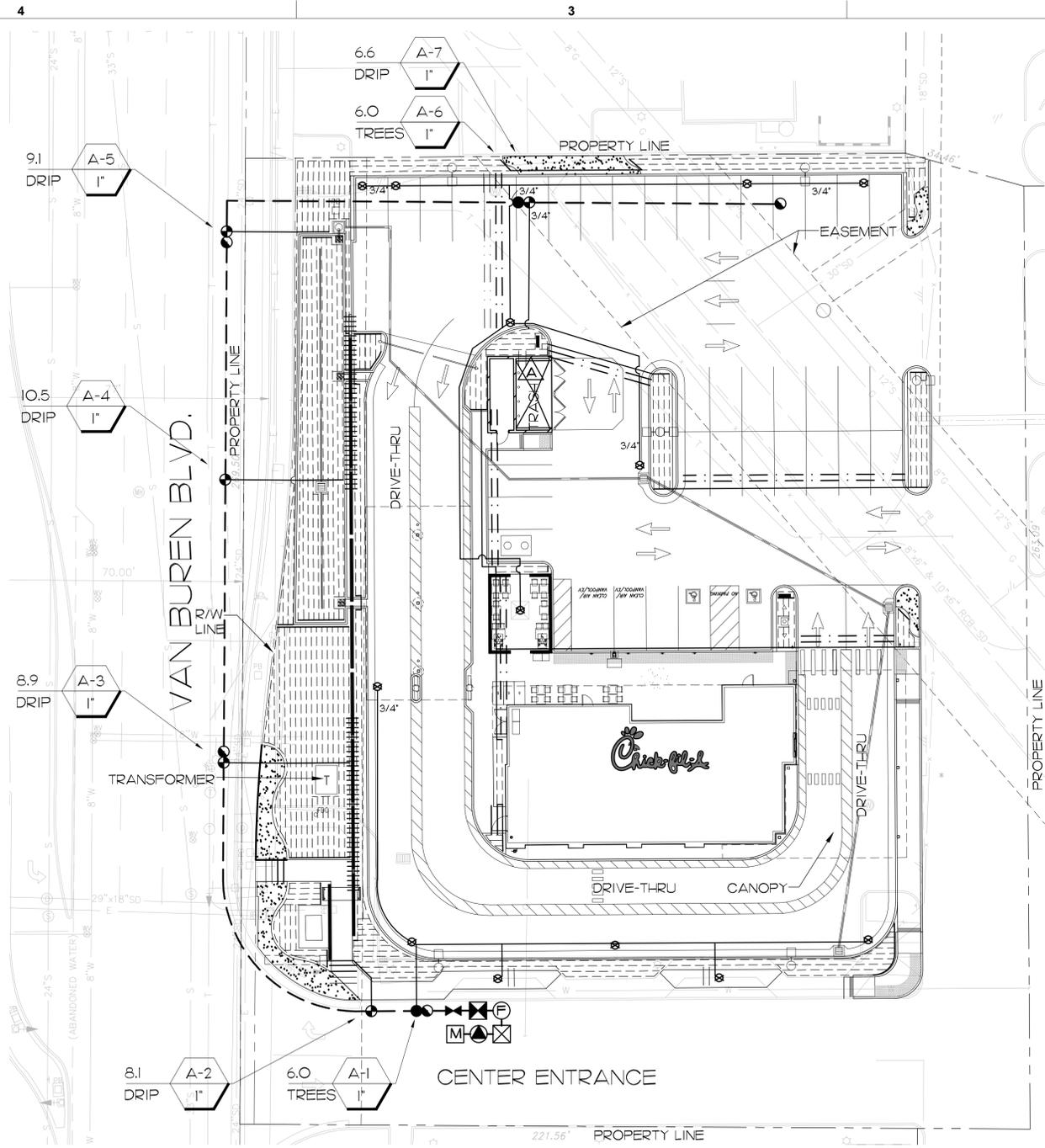
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SHEET
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER

L1.0



PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 20'-0"

CONTROLLER LOCATION:

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. LOCATE CONTROLLER IN TRASH ENCLOSURE MIN. 66" ABOVE FINISH SURFACE (REFER TO ARCHITECT'S PLANS). FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES.

PRESSURE LOSS CALCULATIONS

	VALVE #A4	10.5 GPM
3/4" WATER METER		1.80
3/4" BACKFLOW PREVENTER		11.00
MISCELLANEOUS		3.00
MAINLINE (180 L.F.)		0.50
LATERALS		3.00
FITTINGS		0.40
REMOTE CONTROL VALVE		3.90
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
TOTAL PRESSURE LOSS		53.60
EXISTING STATIC WATER PRESSURE		65.00
RESIDUAL WATER PRESSURE		11.40

POINT OF CONNECTION:

CONNECT INTO 3/4" POTABLE IRRIGATION WATER METER (PER CIVIL ENGINEERING PLANS) AND PROVIDE PROPOSED 3/4" IRRIGATION BACKFLOW PREVENTER, MASTER VALVE, FLOW SENSOR, FERTILIZER INJECTOR SYSTEM AND BALL VALVE AS SHOWN. LOCATE ALL EQUIPMENT IN PLANTER AREAS WITHIN LIMIT OF WORK - SHOWN FOR CLARITY ONLY.

STATIC WATER PRESSURE.....65 PSI
 HIGHEST FLOW (GPM).....10.5 GPM
 DESIGN PRESSURE.....54 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

REFERENCE NOTES:

REFER TO SHEET L2.1 FOR WATER CONSERVATION PLAN INCLUDING HYDROZONE MAP AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS.

IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
⊗	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SYSTEM (2) PER TREE	30	0.50	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
⊙	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1" PEB VALVE AND 1" PRESSURE REGULATING (40PSI) FILTER.				
⊙	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY. 3/4" VALVE WITH 1" PVC CONNECTION TO MAIN.				
⊗	NIBCO	T-580-A LINE SIZED BALL VALVE.				
⊗	EZ FLOW	HC-10 FERTIGATION SYSTEM - 10 GALLON CAPACITY. INSTALL PER MANUFACTURERS SPECIFICATIONS.				
⊙	RAIN BIRD	MJ1075B FLOW SENSOR - 3/4" SIZE COMPATIBLE WITH CONTROLLER LISTED BELOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER.				
⊗	GRISWOLD	#2230 PRESSURE REGULATING MASTER VALVE. SET AT 65 PSI. 3/4"				
⊙	FEBCO	825Y REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - 3/4"				
M	BY OTHERS	POTABLE WATER METER (PER UTILITY PLANS BY OTHERS) - IRRIGATION ONLY. 3/4"				
⊙	RAIN BIRD	ESP4ME3-(1)IESPSM6+LNK-WIFI+W2+MJ100B 4 STATION OUTDOOR WALL MOUNT AUTOMATIC IRRIGATION CONTROLLER WITH (1) 6 STATION EXPANSION MODULE (FOR A TOTAL OF 10 STATIONS) - MOUNT IN INSIDE OF TRASH ENCLOSURE 48" MIN. ABOVE FINISH SURFACE. INCLUDES LNK-WIFI MODULE AND WR2-RFC WIRELESS RAIN SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE FLOW SENSOR INFORMATION ABOVE.				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
NO SYMBOL	RAIN BIRD	OPERING OPERATION INDICATOR. REFER TO DETAIL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE (1) PER DRIP SYSTEM AND IN AN INCONSPICUOUS AREA.				
---	RAIN BIRD	XFS-06-12 SUB-SURFACE DRIPINE (0.60 GPH EMITTERS SPACED AT 12" O.C.). SPACE LATERALS 18" APART. BURY 3" DEEP (PRIOR TO MULCH).				
---	RAIN BIRD	QFS SERIES DRIFLINE HEADER - BARBS AT 18" O.C.				
---		AS APPROVED PRESSURE MAINLINE PVC SCH 40, 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
---		AS APPROVED NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 12". SIZE AS NOTED ON PLANS.				
---		AS APPROVED PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X PIPE DIAMETER - TYPICAL).				
---		AS APPROVED WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MIN. 12" BELOW GRADE.				

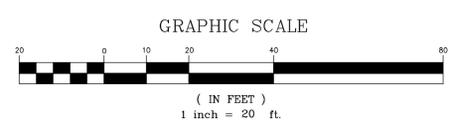
IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC.

LANDSCAPE CALCULATIONS

SHRUB GROUND COVER AREA:	6,917 S.F.
TURF AREA:	0 S.F.
DECOMPOSED GRANITE AREA:	938 S.F.
TOTAL LANDSCAPE AREA:	7,855 S.F.



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 NEXT TO 7290 ARLINGTON AVE.
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FSR# 05154

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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 SHEET
PRELIMINARY IRRIGATION PLAN
 SHEET NUMBER

L2.0

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 Van Buren Blvd
 Riverside, CA 92503
 FSR# 05154

Prepared for:
 John Hourian "Hourian associates Inc."
 414 Olive St.
 Santa Barbara, CA 93101

April 14, 2022

Prepared by:
 Javier Cabral Consulting Arborist
 International Society of Arborists # WE-8116A

1390 El Sereno Ave
 Pasadena, California 91103
 (626)818-8704
jcabral@scba.org



John Hourian "CFA" Van Buren & Arlington
 Javier Cabral / Consulting Arborist April 14, 2022
 Pg. # 1

Summary

Mr. Hourian, you have acquired my arboricultural consulting services to write a tree report for the property described as "CFA" Van Buren & Arlington. The existing commercial building has been demolished and the lot is being re-developed with a new one-story commercial building and requires a tree inventory, tree protection plan, and soil sample.

This report is based on my site visit of March 30, 2022 and my analysis of the trees, surrounding area, site plan, and topographic survey. For the purpose of my report I will identify these trees by number from tree # 1 thru # 6.

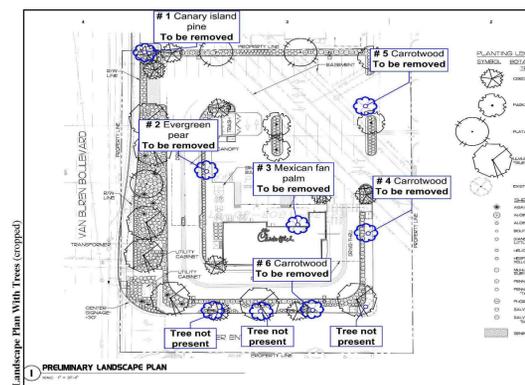
Google Earth Image



John Hourian "CFA" Van Buren & Arlington
 Javier Cabral / Consulting Arborist April 14, 2022
 Pg. # 3

List inventory pg. 1 (Diameter of multi-trunk trees calculated by adding them together)

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH) in inches	Height (in feet)	Spread (in feet)	Health rating	Protection status	REMOVE or	Comments
1	Canary island pine	Pinus canariensis	19	50	16	Good	No	REMOVE	
2	Evergreen pear	Pyrus kawakami	16	20	18	Good	No	REMOVE	
3	Mexican fan palm	Washingtonia robusta	21	25	10	Good	No	REMOVE	
4	Carrotwood	Cupaniopsis anacardioides	16	20	18	Good	No	REMOVE	Moderately topped
5	Carrotwood	Cupaniopsis anacardioides	7+9+10+16	20	14	Fair-poor	No	REMOVE	Moderately topped & injured trunks
6	Carrotwood	Cupaniopsis anacardioides	16	25	21	Good	No	REMOVE	Moderately topped



NOTE: REFER TO FULL REPORT PREPARED BY JAVIER CABRAL, CONSULTING ARBORIST, DATED APRIL 14, 2022.

ARBORIST REPORT

Appendix B - Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 - TREES	0.30	BUBBLER	0.75	0.40	208	83.2	2,909
2 - SHRUBS	0.30	DRIP	0.81	0.37	6,721	2,489.3	87,044
3 - DG	0.00	NON-IRR	0.00	0.00	728	0.0	0
					Totals	7,657 (A)	2,572.5 (B)
Special Landscape Areas							
					1		
					1		
					Totals	7,657 (C)	2,572.5 (D)
						ETWU Total	89,953
						Maximum Allowed Water Allowance (MAWA)	120,487

¹Hydrozone #/Planting Description
 Ed
 1) Front lawn
 2) low water use plantings
 3) medium water use planting

²Irrigation Method
 overhead spray or drip

³Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

⁴ETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
 where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	2,572.5
Total Area	(A)	7,657
Average ETAF	B = A	0.34

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		
Total ETAF x Area	(B+D)	2,572.5
Total Area	(A+C)	7,657
Sitewide ETAF	(B+D) = (A+C)	0.34

36

HYDROZONE PLAN

SCALE: 1" = 40'-0"

SYMBOL	DESCRIPTION	AREA
	LOW/MED WATER USE PLANTING	6,929 S.F.
	DECOMPOSED GRANITE 728 S.F. NON-IRRIGATED	

LANDSCAPE CALCULATIONS	
SHRUB GROUNDCOVER AREA:	6,929 S.F.
TURF AREA:	0 S.F.
DECOMPOSED GRANITE AREA:	728 S.F.
TOTAL LANDSCAPE AREA:	7,657 S.F.

PARKING LOT REQUIREMENTS	
PARKING LOT AREA:	15,147 S.F.
LANDSCAPE AREA REQUIRED (5%):	758 S.F.
LANDSCAPE AREA PROVIDED (12.7%):	1,923 S.F.
NUMBER OF PARKING SPACES:	39
REQUIRED TREES (1 PER 4 SPACES):	10
TREES PROVIDED:	5

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW;

- ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS III HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
- THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTIONS: HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
- THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
- THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

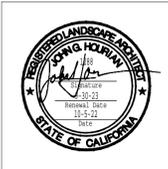


Chick-fil-A

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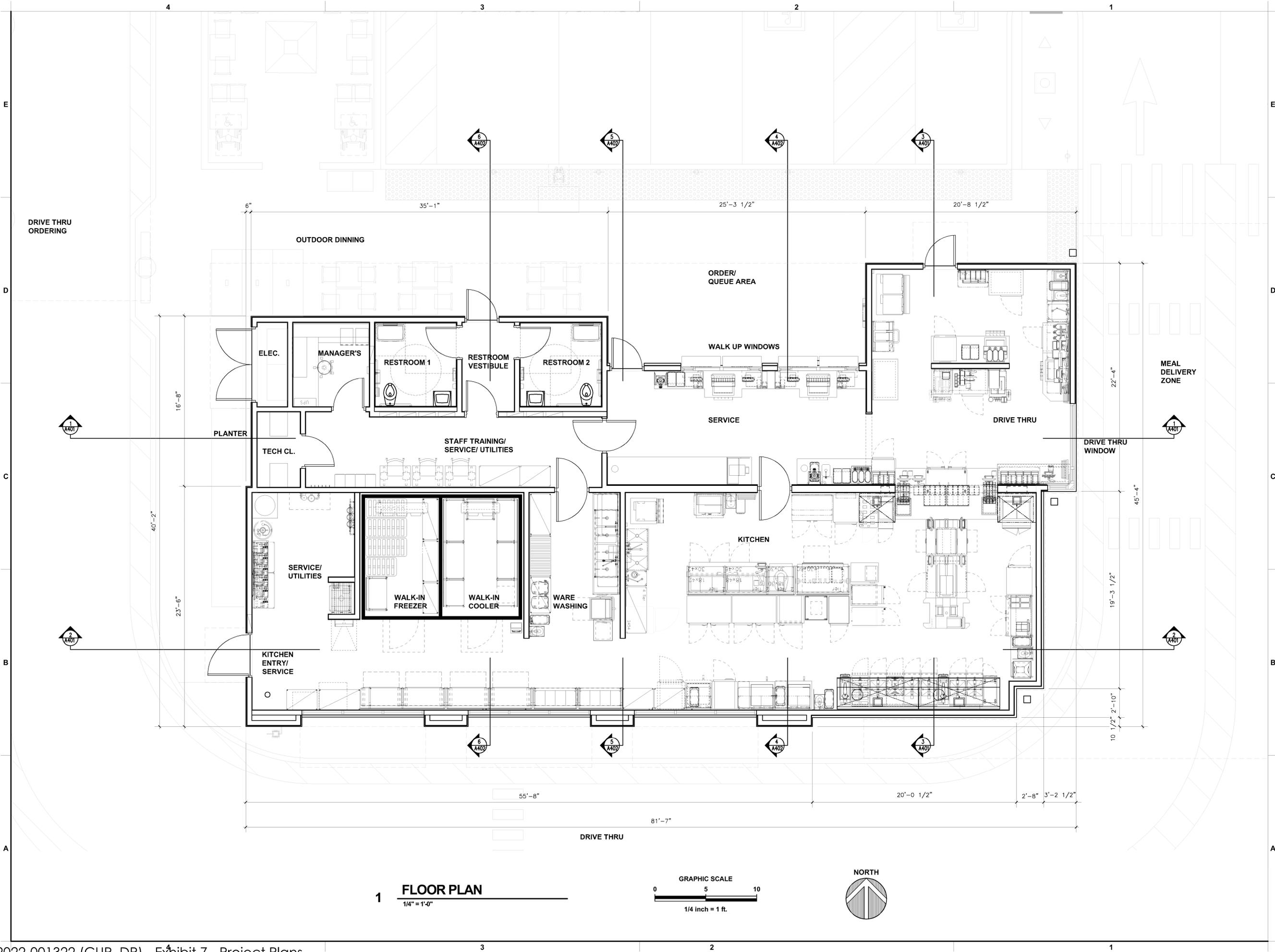
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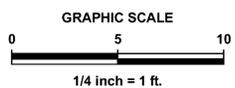
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SHEET
FLOOR PLAN
SHEET NUMBER

A-201



1 FLOOR PLAN
1/4" = 1'-0"



4

3

2

1

E

E

D

D

C

C

B

B

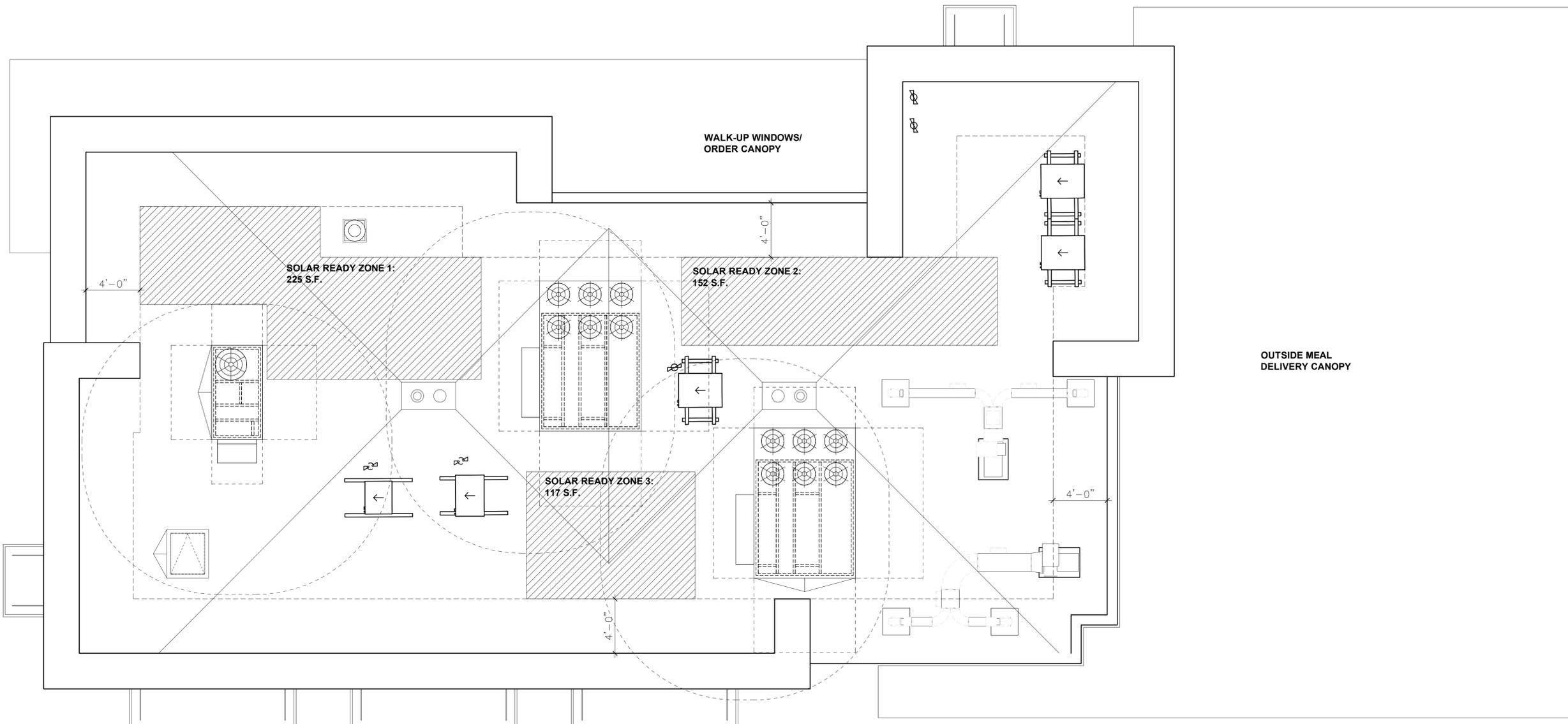
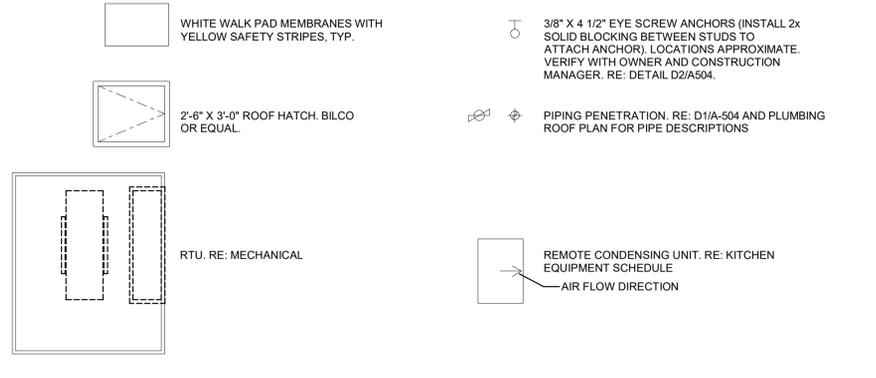
A

A

SOLAR ZONE AREA CALCULATION:

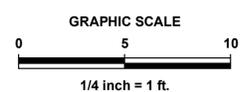
REQUIRED AREA (MIN. SOLAR AREA = 15% x (TOTAL ROOF AREA - TOTAL SKYLIGHT AREA))		PROVIDED AREA SOLAR ZONES ARE RAISED BY 3' - 6" ON RACKS TO AVOID SHADOWS CAST BY PARAPETS AND EQUIPMENT	
TOTAL ROOF AREA:	2930 SF	SOLAR ZONE #1 AREA:	225 SF
TOTAL SKYLIGHT AREA:	0 SF	SOLAR ZONE #2 AREA:	152 SF
MIN. SOLAR AREA 15% x (2805 SF - 0 SF) =	421 SF	SOLAR ZONE #3 AREA:	117 SF
TOTAL AREA:	421 SF		494 SF

ROOF PLAN LEGEND



1 ROOF PLAN

1/4" = 1'-0"



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ROOF PLAN
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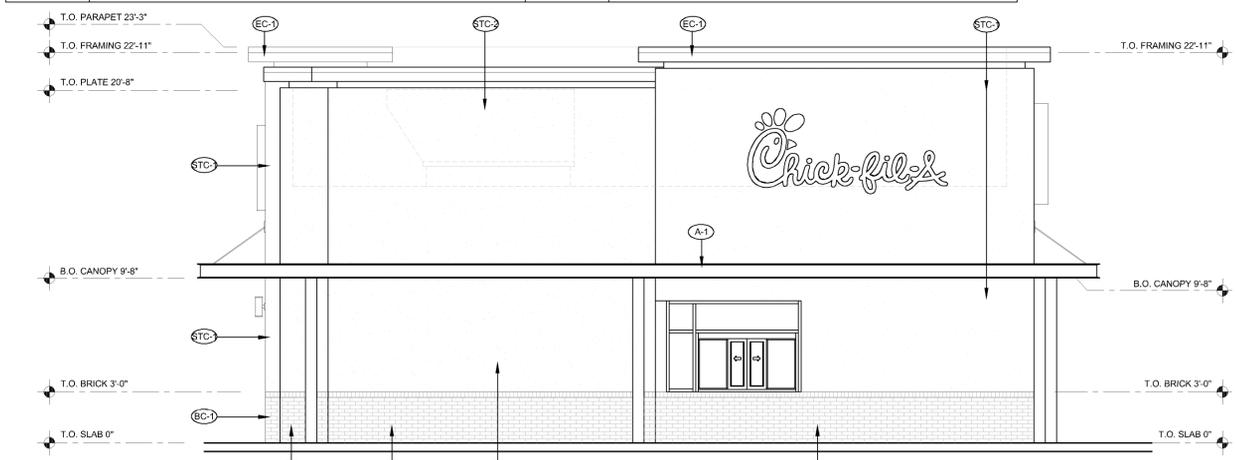
A-230

3

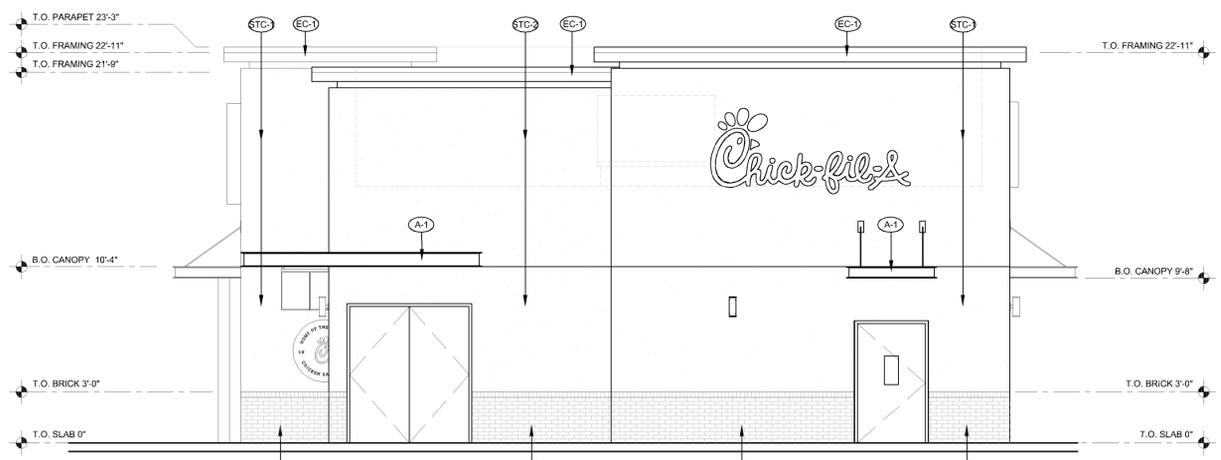
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1

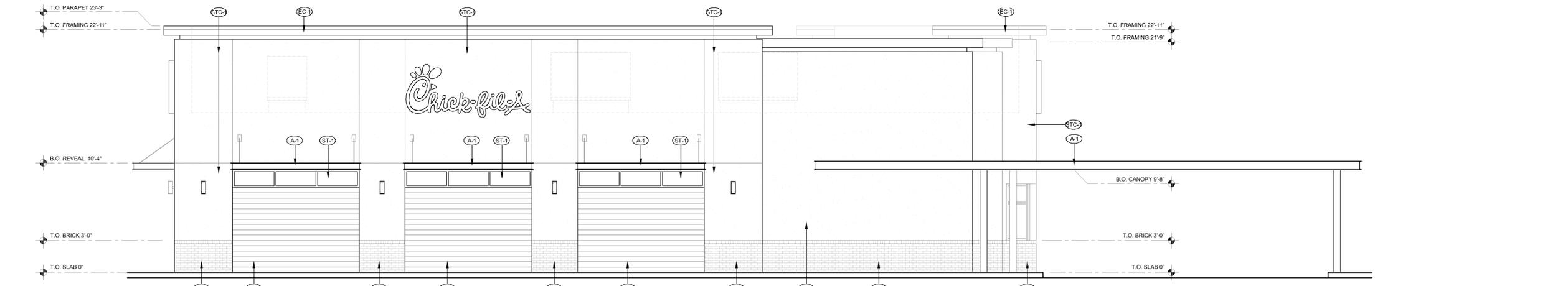
EXTERIOR FINISHES			
(STC-1)	EXTERIOR STUCCO COLOR: SHERWIN WILLIAMS SW6385 "DOVE WHITE"	(A-1)	ALUMINUM AWNING COLOR: DUNN EDWARDS DE6371 "BLACK JACK" 1'-0" DEEP
(STC-2)	EXTERIOR STUCCO COLOR: DUNN EDWARDS DE6192 "NOMADIC TAUPE"	(ST-1)	ALUMINUM STOREFRONT YKK COLOR: DARK BRONZE
(STC-3)	EXTERIOR STUCCO COLOR: DUNN EDWARDS DE6369 "LEGENDARY GRAY"	(EC-1)	PREFINISHED METAL COPING COLOR: DARK BRONZE
(WP-1)	COMPOSITE WOOD SIDING TIMBERTECK AZEK VINTAGE COLLECTION COLOR "MAHOGANY"	(BC-1)	BRICK VENEER ACME. COLOR: OBSIDIAN



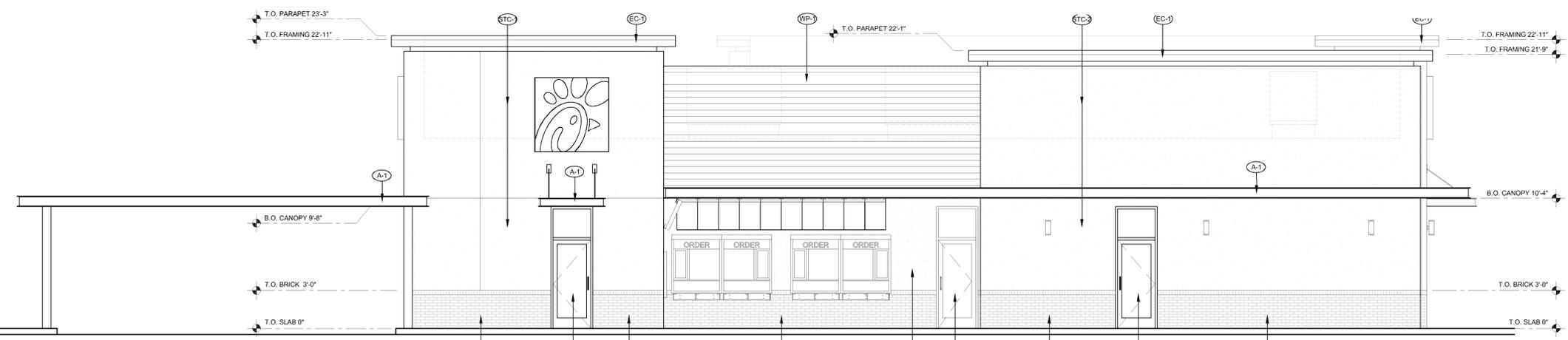
EAST ELEVATION
1" = 60'-0"



WEST ELEVATION
1" = 60'-0"



SOUTH ELEVATION
1" = 60'-0"



NORTH ELEVATION
1" = 60'-0"



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SHEET EXTERIOR ELEVATIONS
SHEET NUMBER

A-301



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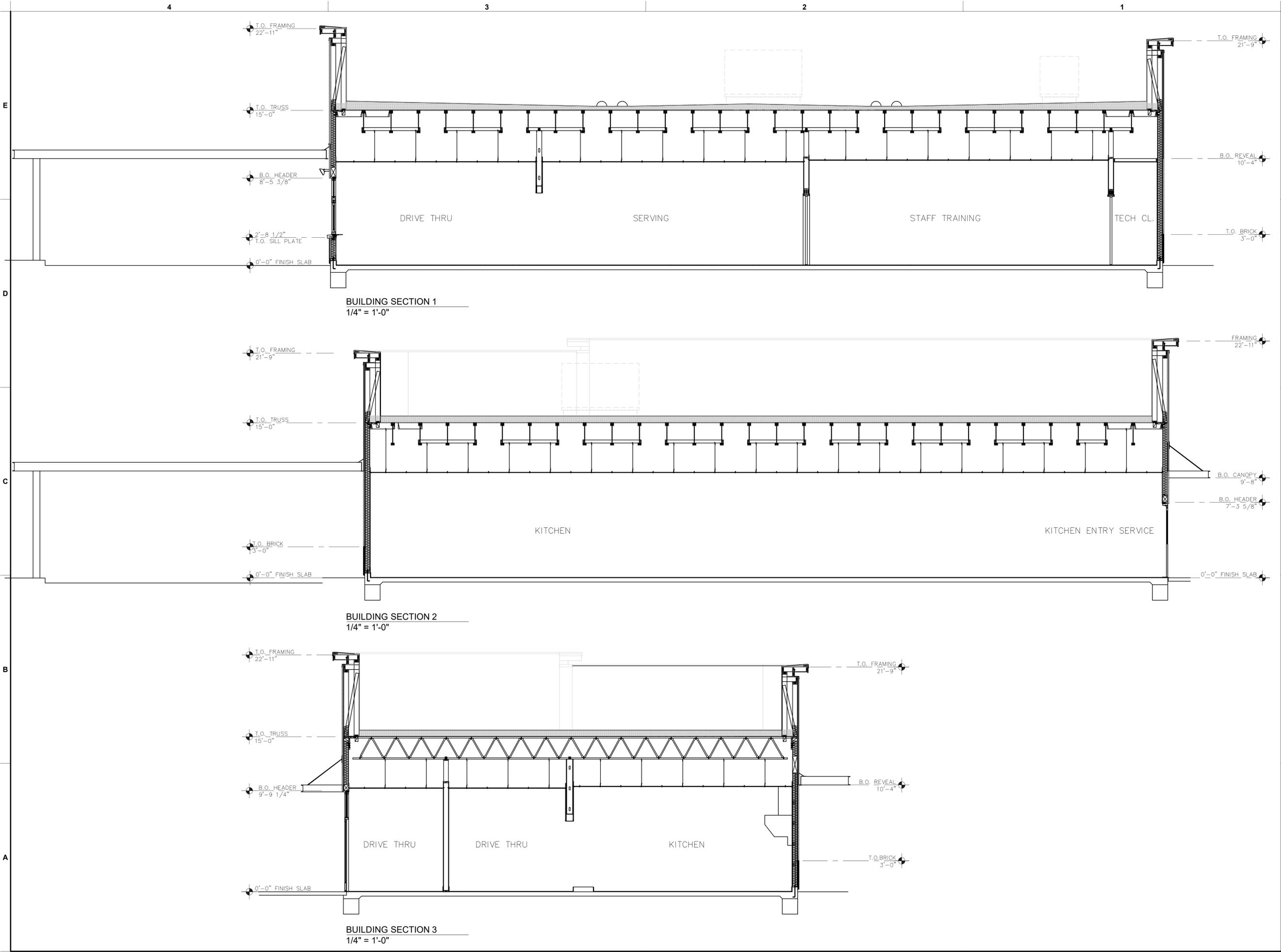
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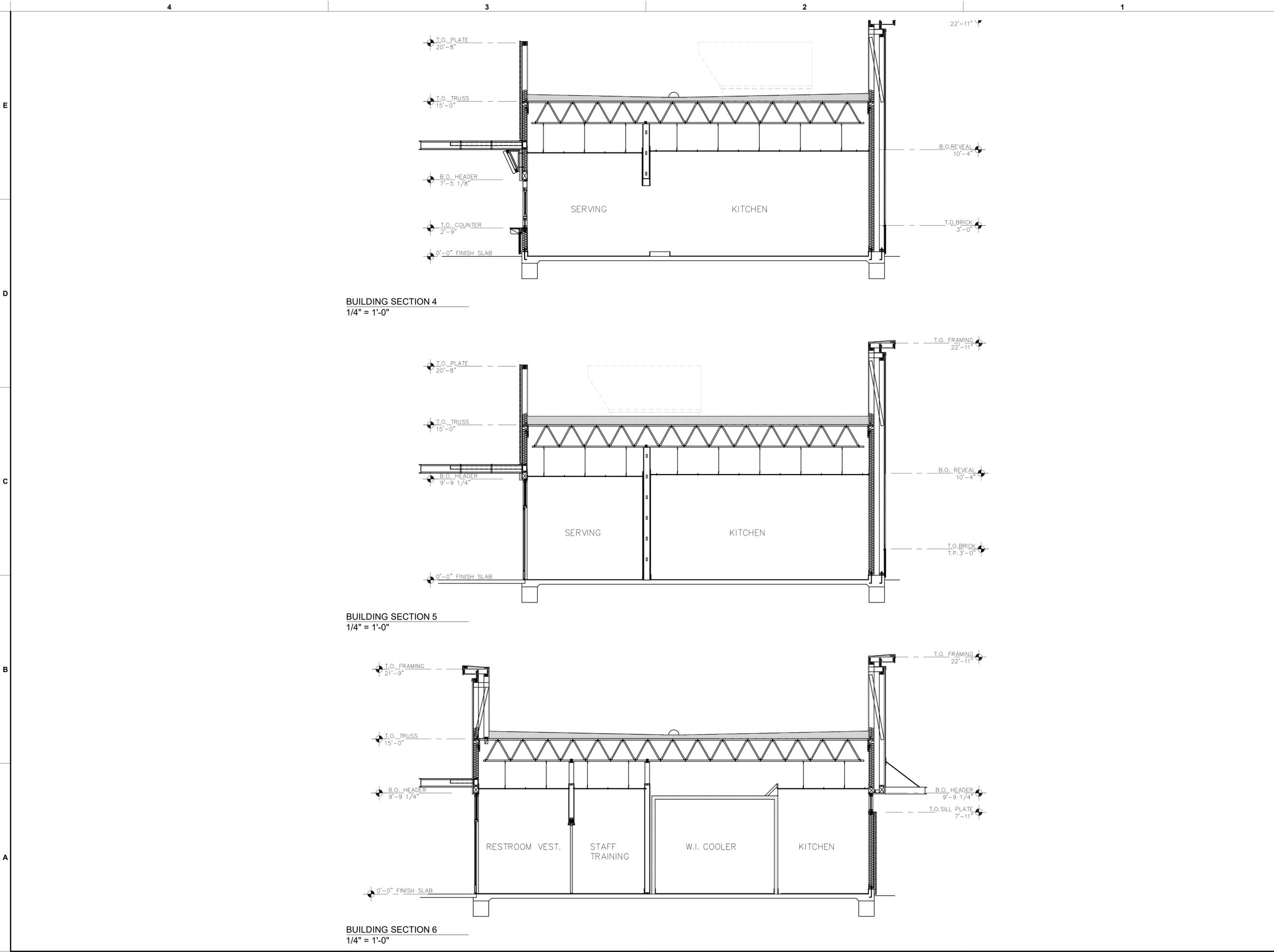
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SHEET BUILDING SECTIONS

SHEET NUMBER

A-401





BUILDING SECTION 4
1/4" = 1'-0"

BUILDING SECTION 5
1/4" = 1'-0"

BUILDING SECTION 6
1/4" = 1'-0"



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SHEET
BUILDING SECTIONS

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SHEET PHOTOMETRIC SITE PLAN

SHEET NUMBER

PH-1

Schedule

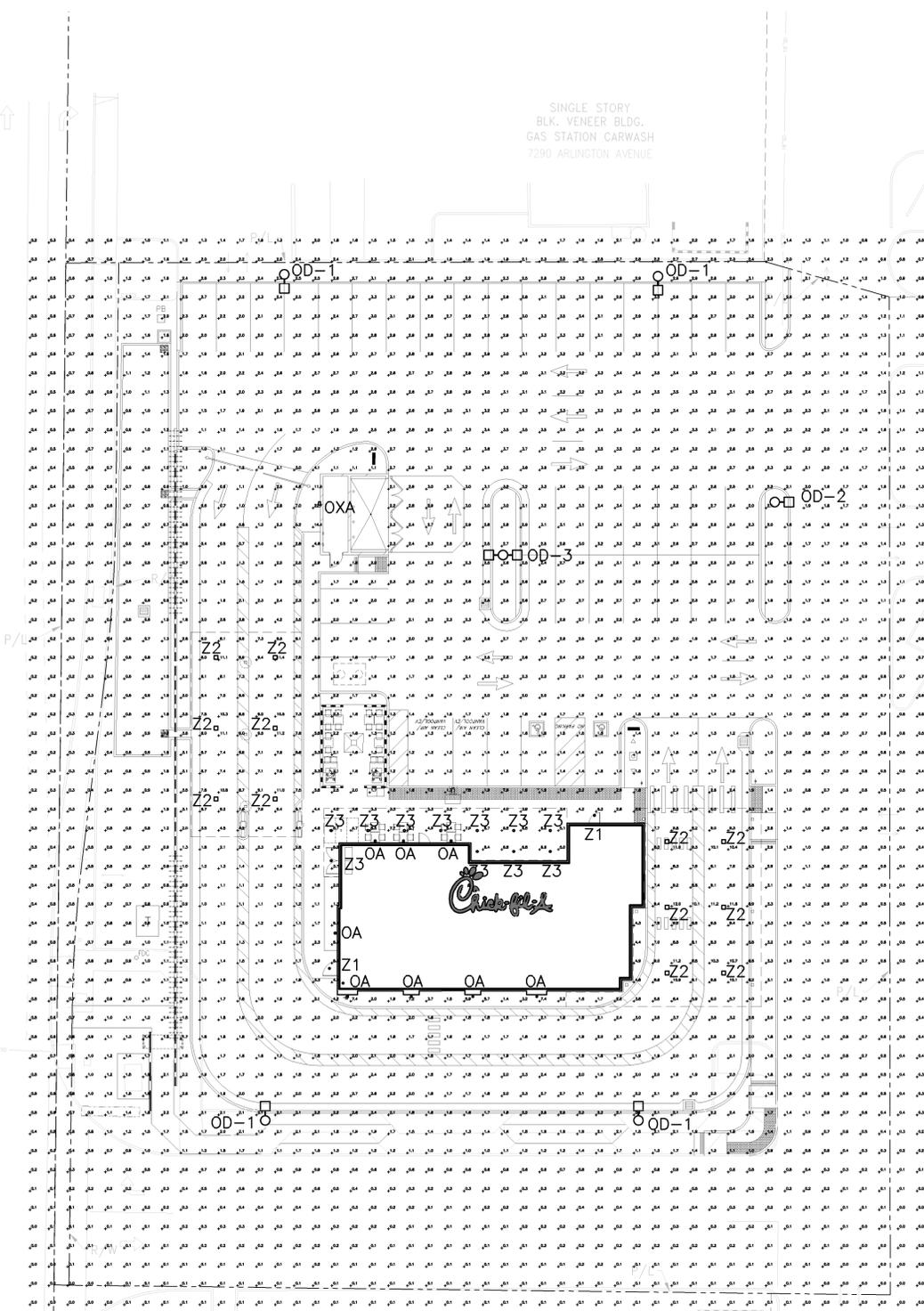
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lenses	Lumens Per Lense	Light Loss Factor	Wattage
○	OD-1	4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	99L-C40-D-UM-14-BZ-7030	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CR, 3000K LED AND TYPE V OPTICAL BRONZE PAINTED FINISH 27"-Ø A.F.F.	2	8369	0.9	131
○	OD-2	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	99L-C40-D-UM-19-BZ-7030	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CR, 3000K LED AND TYPE V OPTICAL BRONZE PAINTED FINISH 27"-Ø A.F.F.	2	8664	0.9	131
○	OD-3	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	99L-C40-D-UM-19-BZ-7030	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CR, 3000K LED AND TYPE V OPTICAL BRONZE PAINTED FINISH 27"-Ø A.F.F.	2	8664	0.9	262
⊙	OA	8	PROGRESS	PS675-3130K	5' 17W LED Direct/Indirect Cylinder	1	829	0.9	33.0
○	Z1	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	RL4068301EWH-W8	4" RL Deep Baffle, 91 CR, 3000K, White White	12	57	0.9	8.5
□	Z2	12	LSI INDUSTRIES, INC.	CRUS-SC-LR-30	PROVIDED BY LANE	1	10405	0.2	73
□	OXA	1	REEL CHANGERS BY LUMINE Y 14.02.2017 / HR.		2228K40 9'-Ø A.F.F.	1	2891	0.9	22.9
○	Z3	11	BRNFF	SR630K7		1	835	0.9	9.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	22.7 fc	0.0 fc	N/A	N/A

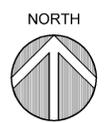
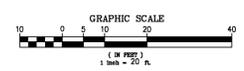
VAN BUREN BOULEVARD

SINGLE STORY
BLK. VENEER BLDG.
GAS STATION CARWASH
7290 ARLINGTON AVENUE



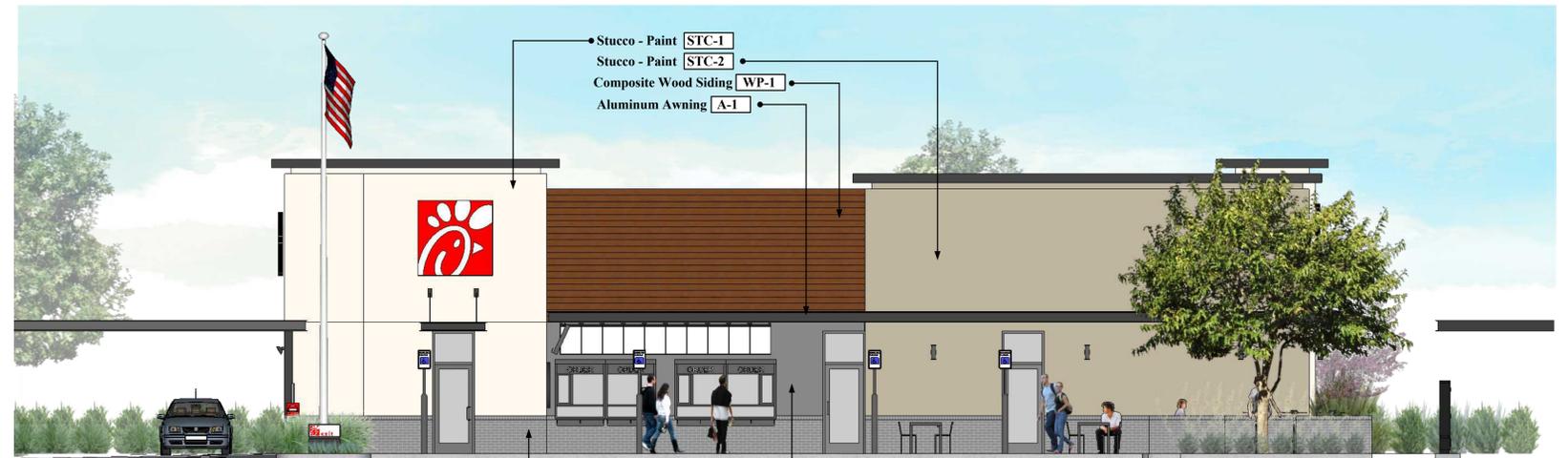
PHOTOMETRIC SITE PLAN

1" = 20'-0"





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22

Note:
 All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

STC-1	Stucco - Paint Sherwin Williams SW6385 "Dover White"
STC-2	Stucco - Paint Dunn Edwards DE6192 "Nomadic Taupe"
STC-3	Stucco - Paint Dunn Edwards DE6369 "Legendary Gray"
WP-1	Composite Wood Siding - Timbertech Azek Vintage Collection Color "Mahogany"
A-1	Aluminum Awning - Color To Match Dunn Edwards DE6391 "Black Jack"
BC-1	Brick Veneer - ACME - Color "Obsidian"





NORTH-WEST VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22

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NORTH-EAST VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22





SOUTH-EAST VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22





SOUTH-WEST VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22





NORTH-EAST BIRD'S-EYE VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22





SOUTH-WEST BIRD'S-EYE VIEW



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

File Name: 21-155 Elevations

10/10/22





VAN BUREN BLVD. ELEVATION

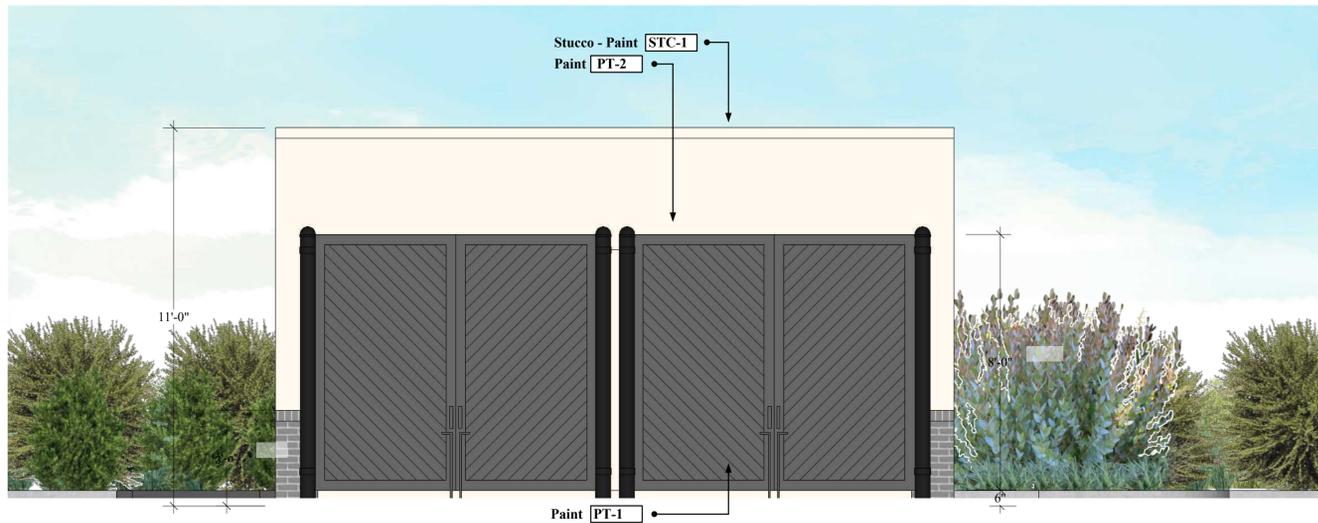


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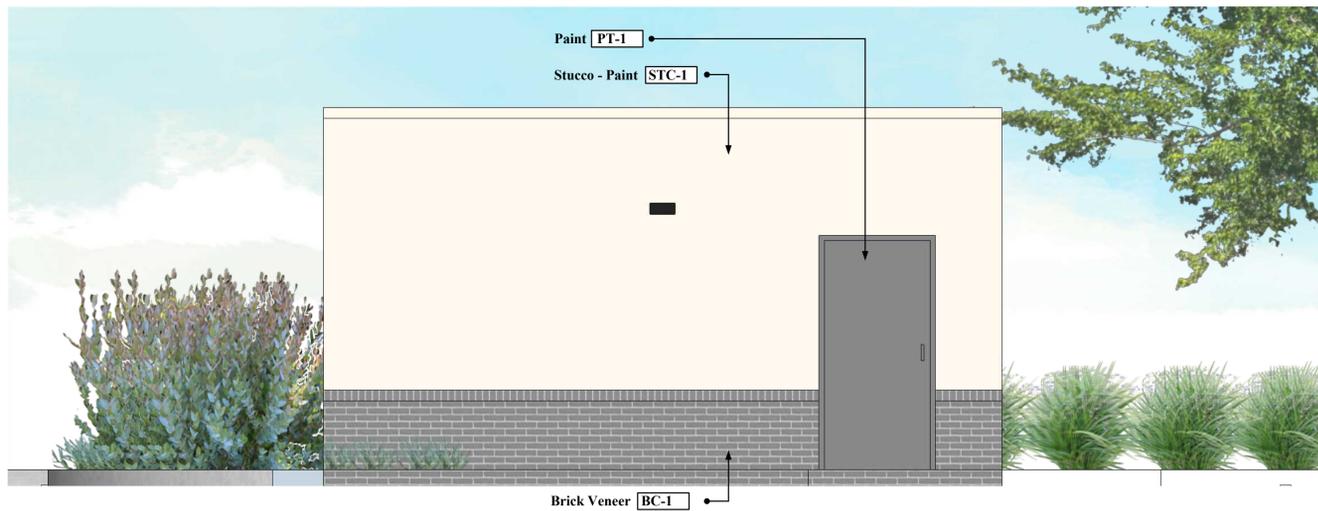




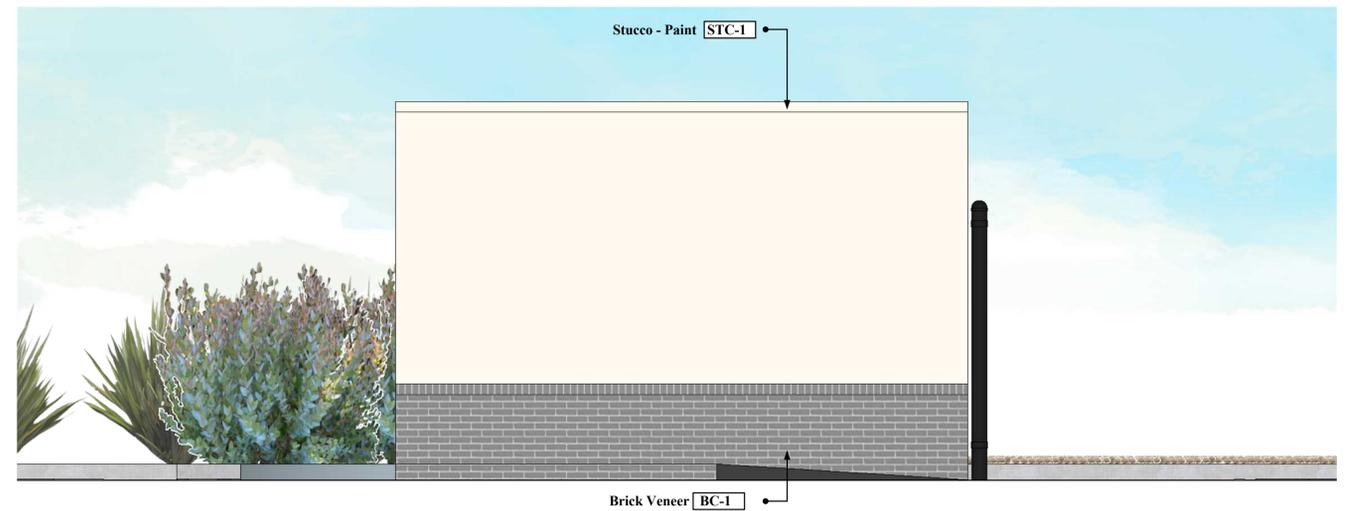
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Van Buren & Arlington, Riverside, CA

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10/10/22

Note:
 All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- STC-1 Stucco - Paint Sherwin Williams SW6385 "Dover White"
- PT-1 Paint - Dunn Edwards DE6369 "Legendary Gray"
- PT-2 Paint - Dunn Edwards DE6391 "Black Jack"
- BC-1 Brick Veneer - ACME - Color "Obsidian"

