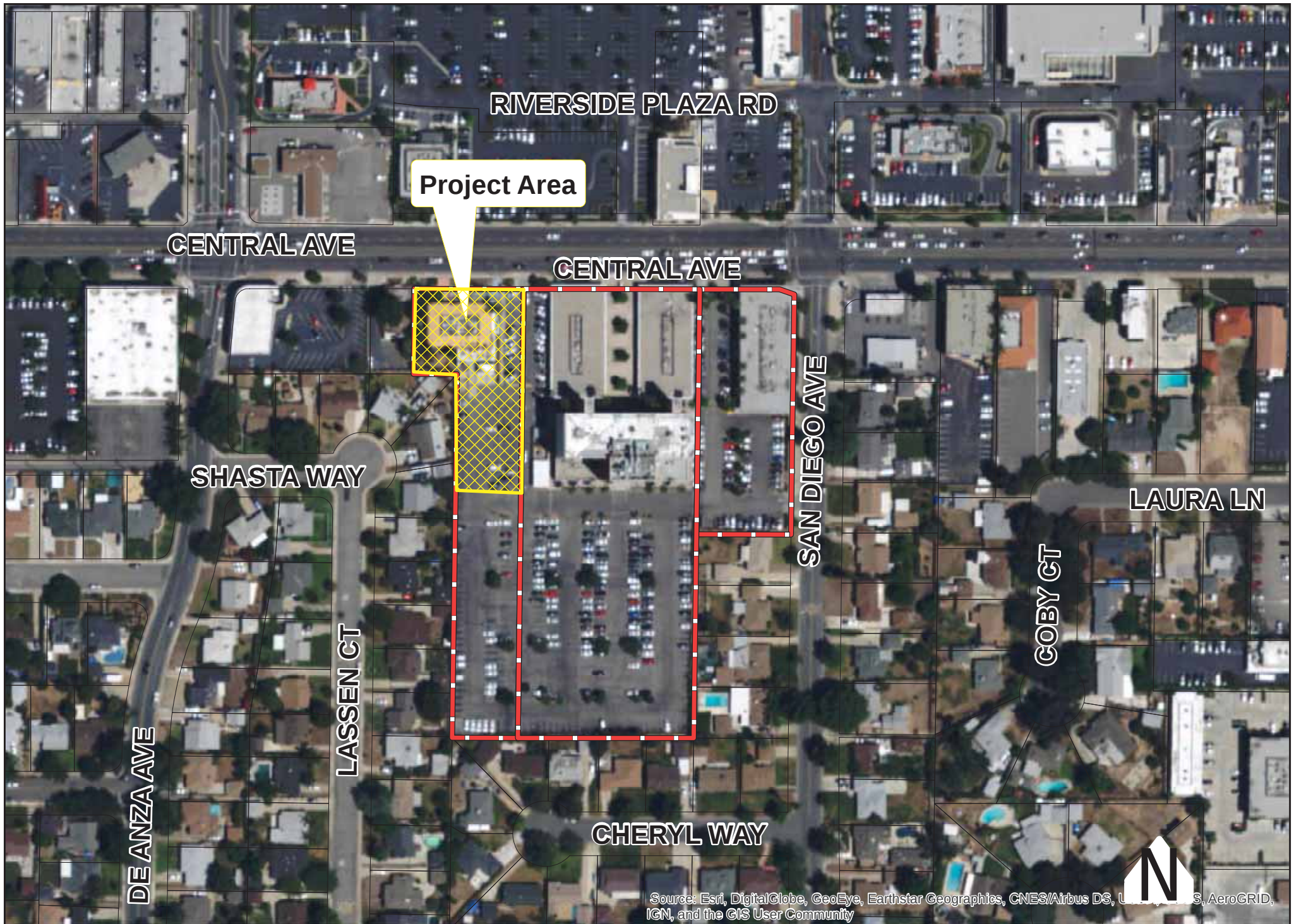
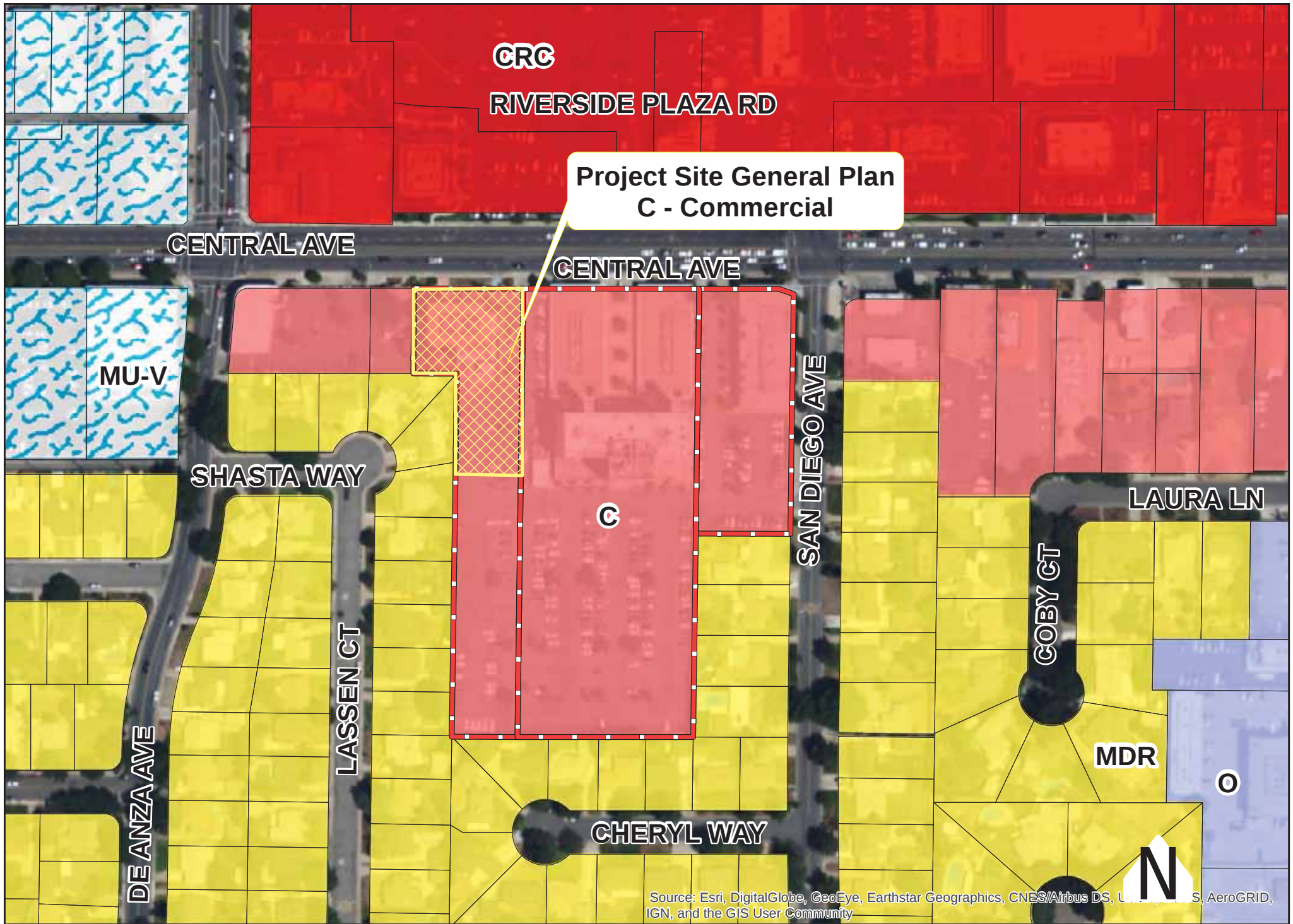
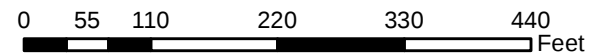
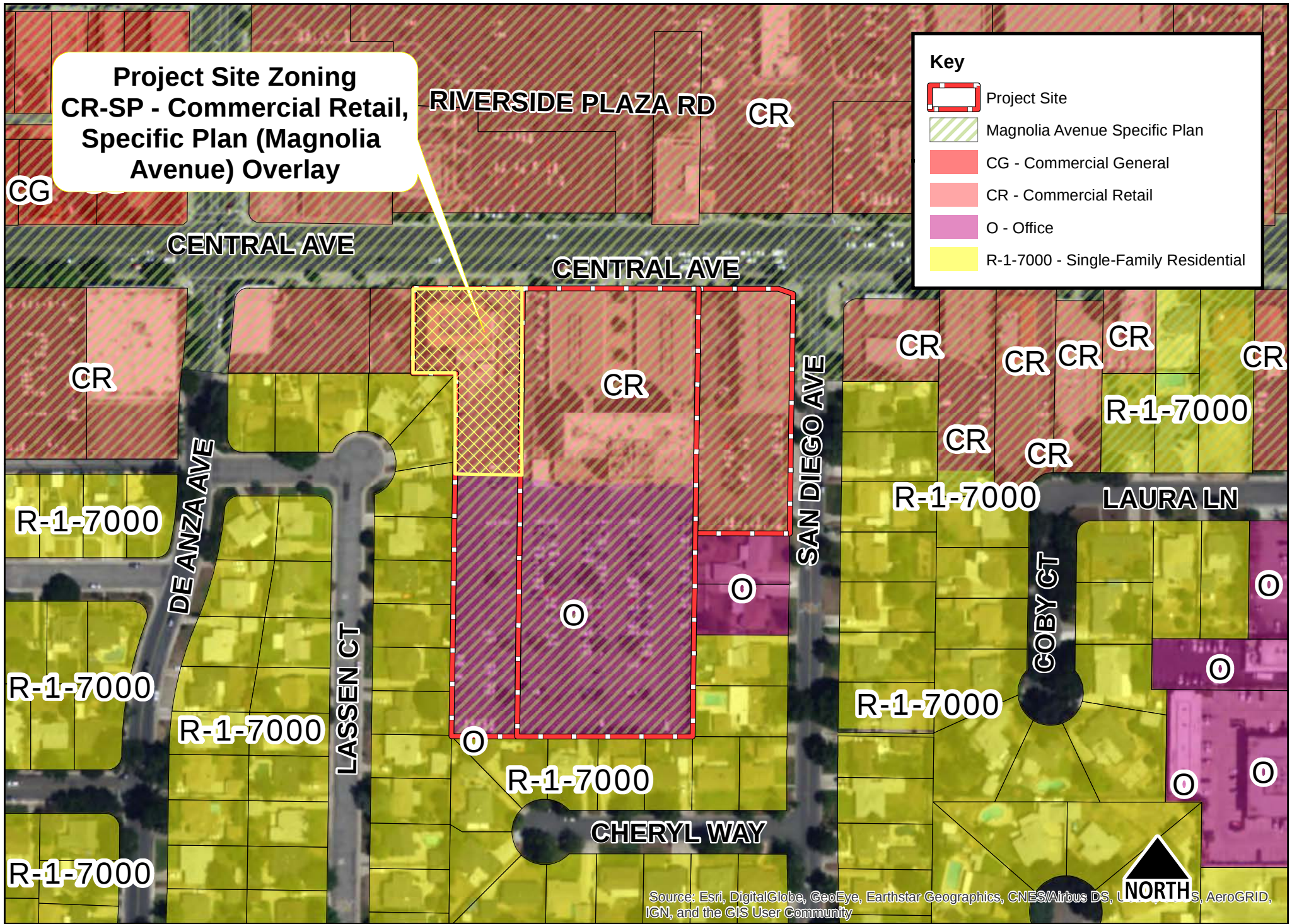




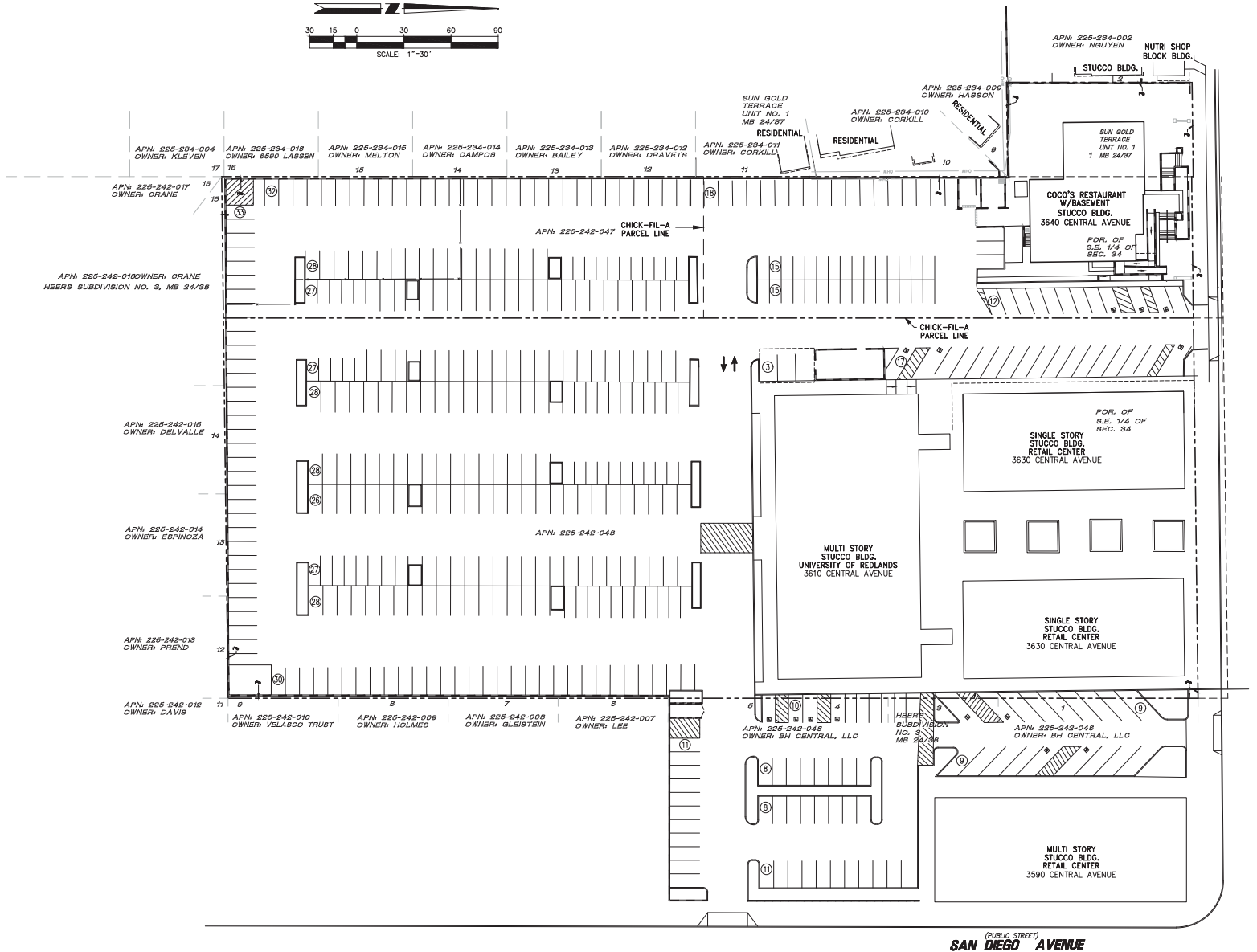
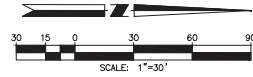




PARKING DATA
EXISTING TOTAL PARKING

460 STALLS

NOTE: TOPO PROVIDED OUTSIDE OF THE CHICK-FIL-A LEASE LINE WAS DEVELOPED USING AN AERIAL MAP, ASSESSOR'S MAP, AND SITE PHOTOS. THE LOCATION OF SITE FEATURES ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY A FIELD SURVEY.



CENTRAL AVENUE
Project Sheet 17

5200 Buffington Rd.
Atlanta Georgia,
30349-2996

Revisions:

Mark	Date	By
△		
△		
△		

Seal

Prepared by:

JOSEPH C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and
Land Surveyors
265 S. ANITA DRIVE, SUITE 111
ORANGE, CA 92668
(714) 335-0050
(714) 335-0106 (fax)

STORE
SE CENTRAL &
DE ANZA

RIVERSIDE, CA

SHEET TITLE
PRE
CONSTRUCTION
OVERALL SITE

VERSION: V1
ISSUE DATE: 7-2014

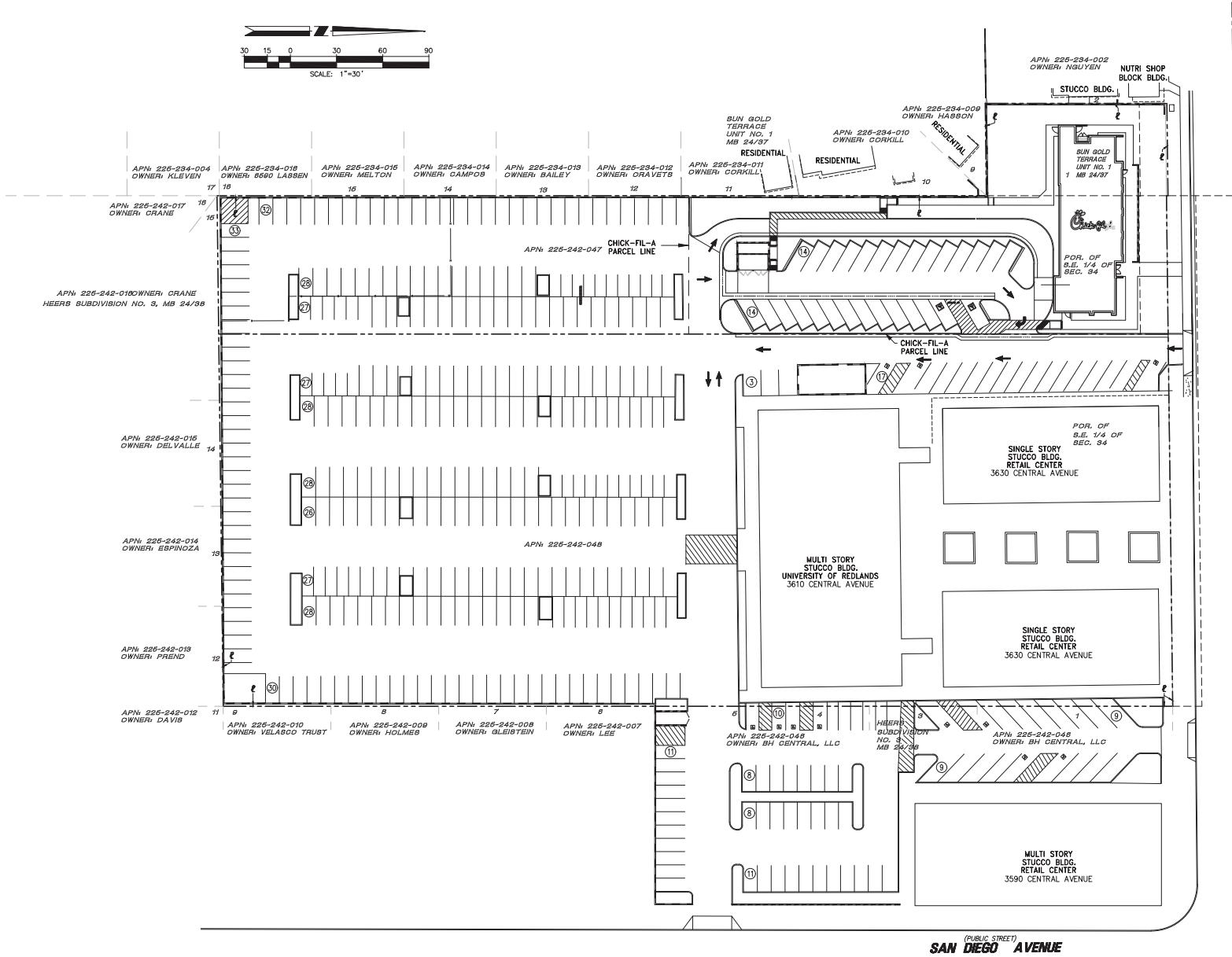
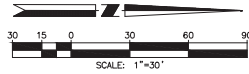
Job No. : 05A15062
Store : 03791
Date : 03-24-17
Drawn By : MME
Checked By: SMH

Sheet

1 OF 2

PARKING DATA
 PROPOSED TOTAL PARKING 428 STALLS
 PROPOSED CHICK-FIL-A LEASE PARKING 28 STALLS

NOTE: TOPO PROVIDED OUTSIDE OF THE CHICK-FIL-A LEASE LINE WAS DEVELOPED USING AN AERIAL MAP, ASSESSOR'S MAP, AND SITE PHOTOS. THE LOCATION OF SITE FEATURES ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY A FIELD SURVEY.



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2996

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal

Prepared by:



**JOSEPH C. TRUXAW
 & ASSOCIATES, INC.**

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STORE
 SE CENTRAL &
 DE ANZA

RIVERSIDE, CA

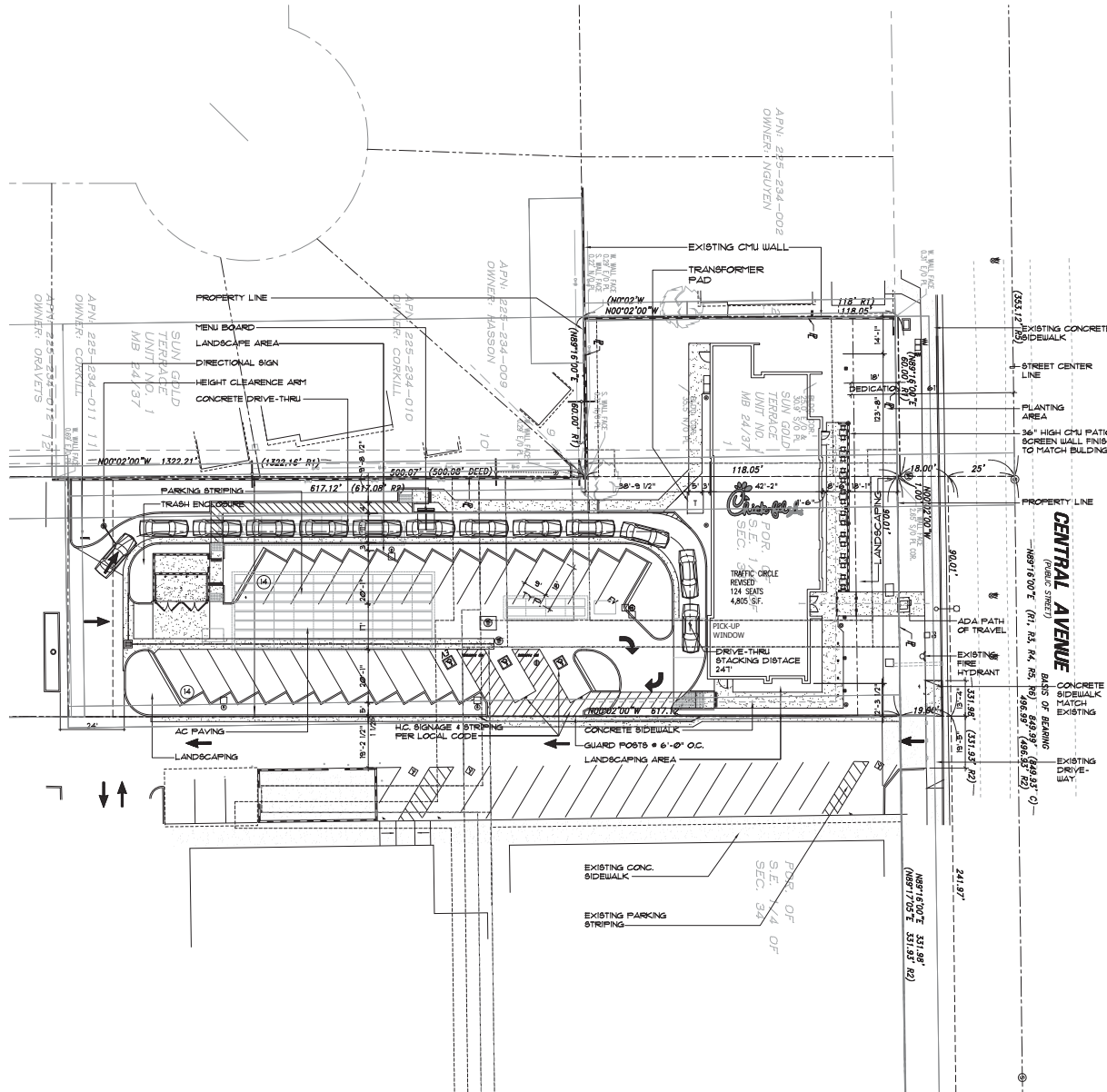
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 CONSTRUCTION
 OVERALL SITE

VERSION: V1
 ISSUE DATE: 7-2014

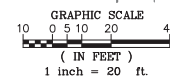
Job No. : 05A15062
 Store : 03791
 Date : 03-24-17
 Drawn By : MME
 Checked By: SMH

Sheet

2 OF 2



1 SITE PLAN
1" = 20'-0"

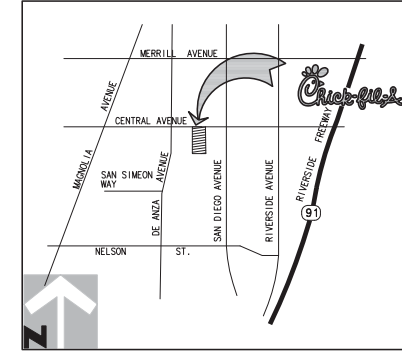


BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	35,082 SF.
BUILDING AREA:	4,805 SF.
FAR:	0.137
ZONING:	O-CR - MAGNOLIA AVENUE SPECIFIC PLAN/ RIVERSIDE MUNICIPAL AIRPORT ZONE E

PARKING

STANDARD SPACES REQUIRED:	1 PER 100 G.F.A.
TOTAL BUILDING AREA:	4,805 / 100 = 48.05
TOTAL SPACES REQUIRED:	49 SPACES
STANDARD SPACES PROVIDED:	25 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
TOTAL SPACES PROVIDED:	49 SPACES (+) 27 + (+) 22 SPACES COMMON WITH CENTER



2 VICINITY MAP
NTS

5200 Buffington Rd.
Atlanta Georgia,
30349-2995

Revisions:

Mark	Date	By
△		
△		
△		

Seal

C · R · H · O
Architecture Interior Planning
195 South "C" Street 200
Tustin, California 92780
714 832-1824
FAX 832-1910

STORE
SE CENTRAL @ DE
ANZA FSU

3640 CENTRAL AVE.
RIVERSIDE, CA

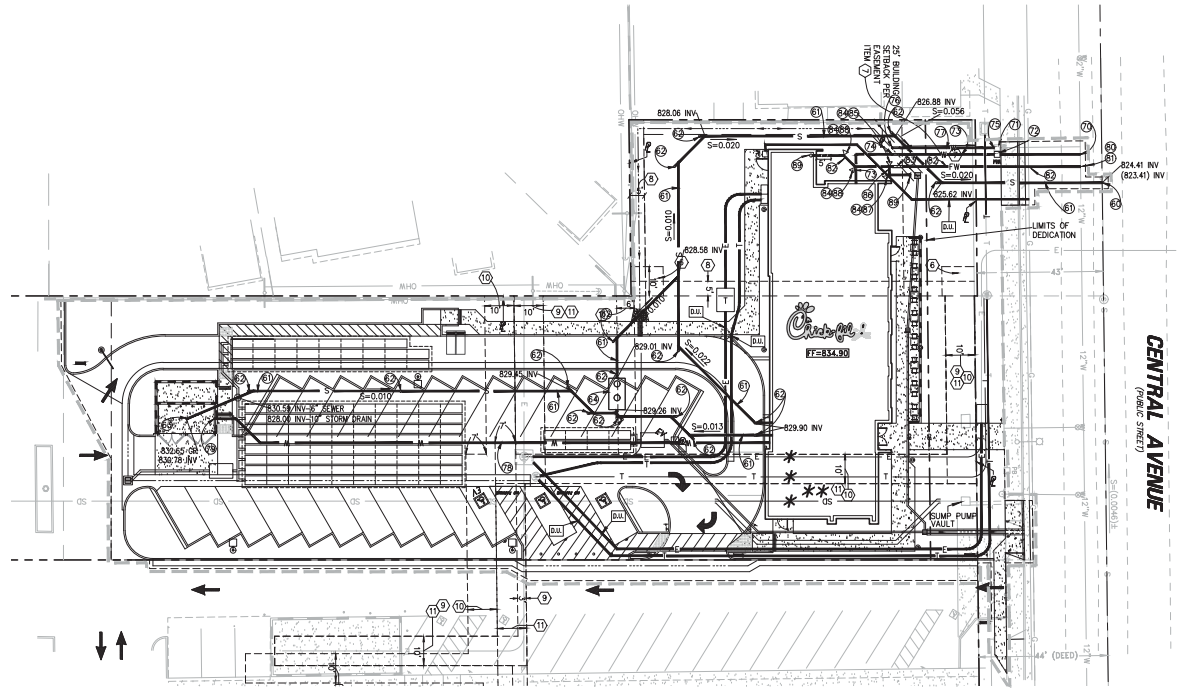
SHEET TITLE
SITE PLAN

VERSION: V7.025
ISSUE DATE: 05-2107

Job No. : 15-203
Store : 03791
Date : 05-29-17
Drawn By : AM
Checked By: RH

Sheet

SP-1



CONSTRUCTION NOTES - SEWER

- (60) CONNECT TO SEWER MAIN IN CENTRAL AVE.
- (61) PLACE 6-INCH SDR-35 PVC SEWER PIPE PER CPC REQUIREMENTS.
- (62) INSTALL CLEANOUT, SIZE TO MATCH DOWNSTREAM PIPE SIZE.
- (63) DRAIN IN TRASH ENCLOSURE PER PLUMBING PLANS.
- (64) GREASE INTERCEPTOR PER PLUMBING PLANS. (BUILDING)

WATER (DOMESTIC & IRRIGATION)

- (70) CONNECT TO 12-INCH WATER MAIN IN CENTRAL AVE.
- (71) POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING WATER METER. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- (72) INSTALL 2-INCH WATER METER PER AGENCY REQUIREMENTS (DOMESTIC).
- (73) PLACE 2-INCH SCH. 80 PVC WATER LINE.
- (74) INSTALL 2-INCH REDUCED PRESSURE BACKFLOW PREVENTOR (DOMESTIC).
- (75) CONNECT TO EXISTING WATER METER WITH 1-INCH SCH. 80 PVC WATER LINE PER AGENCY REQUIREMENTS. (IRRIGATION)
- (76) INSTALL 1-INCH REDUCED PRESSURE BACKFLOW PREVENTOR. (IRRIGATION)
- (77) PLACE 1-INCH SCH. 80 PVC WATER LINE.
- (78) PLACE 3/4-INCH SCH. 80 PVC WATER LINE.
- (79) INSTALL 3/4-INCH HOSE BIB.

D.U. DRY UTILITIES

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.

WATER (FIRE SERVICE)

- (80) POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING 12-INCH WATER LINE. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
 - (81) CONNECT TO EXISTING 8-INCH WATER LINE.
 - (82) PLACE 6-INCH C-900 PVC WATER LINE. (USE 1-PIECE STAINLESS STEEL RISER WITHIN 5 FEET OF BUILDING FOOTPRINT)
 - (83) PLACE 6-INCH DOUBLE DETECTOR CHECK PER AGENCY REQUIREMENTS.
 - (84) CONSTRUCT THRUST BLOCK PER AGENCY REQUIREMENTS.
 - (85) PLACE 6-INCH DUCTILE IRON TEE CONNECTION WITH 6-INCH TO 4-INCH REDUCER.
 - (86) PLACE 4-INCH C-900 PVC WATER LINE.
 - (87) PLACE 6-INCH FIRE RISER PER DETAIL ON SHEET PS-1.
 - (88) PLACE 4-INCH DUCTILE IRON 90° BEND.
 - (89) PLACE 6-INCH DUCTILE IRON 45° BEND.
 - (90) PLACE FIRE DEPARTMENT CONNECTION DETAIL ON SHEET PS-1 & PER AGENCY REQUIREMENTS.
- *** 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).

* PORTION OF TELEPHONE, ELECTRICAL, AND STORM DRAIN TO BE RE-ROUTED. COORDINATE WITH ALL AFFECTED BEFORE REMOVAL OF ANY CONDUIT OR PIPE.

** EASEMENT ITEMS 10 AND 11 THROUGH THE NEW CFA BUILDING TO BE QUIT CLAIMED AND NEW EASEMENTS PROVIDED AS NECESSARY.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2996

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



Prepared by:



**JOSEPH C. TRUXAW
& ASSOCIATES, INC.**

Civil Engineers and
Land Surveyors

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STORE
SE CENTRAL &
DE ANZA

RIVERSIDE, CA

SHEET TITLE
UTILITY PLAN

VERSION: V1
ISSUE DATE: 7-2014

Job No. : 06A15062

Store : 03791

Date : 06-09-14

Drawn By : G.PS/PH

Checked By: SMH

Sheet

PS-2
2 OF 2

GRADING GENERAL NOTES.

THE FOLLOWING APPLICABLE NOTES ARE REQUIRED ON GRADING PLANS / EROSION CONTROL PLANS:

1 ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND APPENDIX CHAPTER 33, VOL. 1 OF THE CURRENT CITY-ADOPTED EDITION OF THE UNIFORM BUILDING CODE.

2 ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED OCTOBER 21, 2015 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERT. NO. _____, EXP. DATE _____.

3 THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

4 CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.

5 CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.

A. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).

B. ALL SLOPE PROTECTION SHALLS TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.

C. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWEEP AND ALSO TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED DURING THE PERIOD OCTOBER 15 TO APRIL 15.

D. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.

6 ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL, AND A BUILDING PERMIT FROM THE BUILDING DIVISION. PLANNING PERMITS, ANY NECESSARY RETAINING WALLS ON THE PERMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SLOUGHED GRADING WITH 1:1.25 MINIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN DO NOT PUT THIS NOTE ON PLAN.)

7 ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.

8 ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNERS.

9 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.

10 IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.

11 IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.

12 EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

13 FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.

14 GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 6273)

THE ABOVE ITEMS ARE THE MINIMUM INFORMATION REQUIRED FOR SUBMITTING A GRADING PLAN FOR REVIEW. THEREAFTER, AFTER REVIEW, ADDITIONAL INFORMATION MAY STILL BE REQUIRED. IN SOME CASES, THE GRADING PLAN WILL BE SUBJECTED TO ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PLANNING DEPARTMENT WILL PERFORM THE ENVIRONMENTAL REVIEW AND WILL INFORM THE APPLICANT IF ADDITIONAL INFORMATION WILL BE REQUIRED.

"STOCKPILING ONLY" GRADING PLANS:

"STOCKPILING ONLY" PLANS WILL BE REVIEWED WITH THE SAME REQUIREMENTS AS REGULAR GRADING PLANS WITH THE FOLLOWING CHANGES:

1 UNLESS OTHERWISE APPROVED, STOCKPILING PERMITS WILL BE ISSUED FOR A PERIOD OF ONE YEAR ONLY. ALL STOCKPILED MATERIAL MUST BE REMOVED PRIOR TO EXPIRATION OF THE PERMIT, OR PROPERLY GRADED AND COMPACTED ON-SITE. A SEPARATE GRADING PLAN AND PERMIT WITH SOILS REPORT IS REQUIRED FOR OTHER CASE UNLESS MATERIAL IS REMOVED OUTSIDE OF THE CITY LIMITS.

2 A PRELIMINARY SOILS REPORT IS NOT REQUIRED FOR REVIEW OF "STOCKPILING ONLY" PLANS.

3 UNLESS OTHERWISE APPROVED, STOCKPILING IS LIMITED TO A MAXIMUM HEIGHT OF 5 FEET FROM EXISTING GROUND ELEVATIONS. (LESS THAN 5 FEET MAY BE REQUIRED SUBJECT TO PLANNING DEPARTMENT REVIEW).

4 THE SLOPE OF SLOPES TO BE LOCATED A MINIMUM OF 10 FEET FROM ANY PROPERTY LINES.

5 EROSION, DUST AND DRAINAGE CONTROL TO BE MAINTAINED AT ALL TIMES FOR THE DURATION OF THE STOCKPILING. (NOT JUST DURING PLACEMENT OF THE MATERIAL.)

EASEMENT NOTES.

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

6 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HAS QUIT CLAIMED THEIR INTEREST IN AND TO THE SOUTHERLY 95.00 FEET OF THE NORTHERLY 106.00 FEET OF THE EAST 10.00 FEET OF THE ABOVE DESCRIBED EASEMENT BY INSTRUMENT RECORDED JULY 22, 1969 AS INSTRUMENT NO. 74112 OF OFFICIAL RECORDS.

(AFFECTS PARCELS 1 AND 2)

7 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 2, 1951 AS BOOK 1241, PAGE 129 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEV OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 2955 OF THE CALIFORNIA GOVERNMENT CODE, LAUREL'S RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

(AFFECTS PARCELS 1 AND 2)

NOTE: SAID DOCUMENT, AMONG OTHER ITEMS, CONTAINS BUILDING RESTRICTIONS. A 25-FOOT BUILDING SETBACK IS SHOWN HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1951 AS BOOK 1255, PAGE 174 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: PARCELS 1 AND 2.

NOTE: SAID EASEMENT IS PLOTTED ALONG THE SOUTHERLY 5 FEET OF LOT 1 (R1). THE EASEMENT ALONG THE EASTERLY 5 FEET OF SAID LOT 1 HAS BEEN QUITCLAIMED BY DEED RECORDED 7/17/69, DOCUMENT NO. 72993 O.R. SAID DOCUMENT STATES THAT NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT SHOWN. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 1968 AS INSTRUMENT NO. 84860 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF RIVERSIDE AFFECTS: AS DESCRIBED THEREIN

A PORTION OF SAID EASEMENT WAS QUIT CLAIMED BY THE CITY OF RIVERSIDE TO FAIRMOUNT HILLS INVESTMENT, INC., BY QUIT CLAIM DEED RECORDED JULY 22, 1969 AS INSTRUMENT NO. 74112 OF OFFICIAL RECORDS.

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1969 AS INSTRUMENT NO. 21653 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: AS DESCRIBED THEREIN

11 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 1969 AS INSTRUMENT NO. 64973 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF RIVERSIDE AFFECTS: AS DESCRIBED THEREIN

12 AN EASEMENT FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 2011 AS INSTRUMENT NO. 2011-0071041 OF OFFICIAL RECORDS, IN FAVOR OF: COMMUNICATIONS CAPITAL GROUP, LLC AFFECTS: AS DESCRIBED THEREIN

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECORDED AUGUST 24, 2011 AS INSTRUMENT NO. 2011-0374727 OF OFFICIAL RECORDS.

RECORD DATA.

(R1) = RECORD DATA PER SUN GOLD TERRACE UNIT NO. 1 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 24, PAGE 37

(R2) = RECORD DATA PER HEERS SUBDIVISION NO. 3 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 24, PAGE 38

(R3) = RECORD DATA PER RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 24, PAGE 90

(R4) = RECORD DATA PER PARCEL MAP 13044 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 109, PAGE 68

(R5) = RECORD DATA PER RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 75, PAGE 62

(R6) = RECORD DATA PER RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE IN BOOK 38, PAGE 38

BENCHMARK.

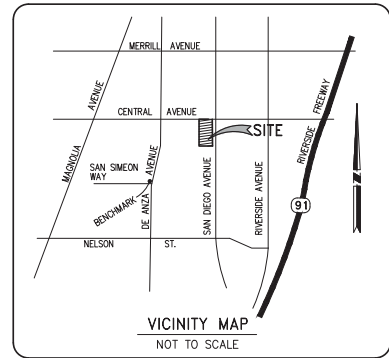
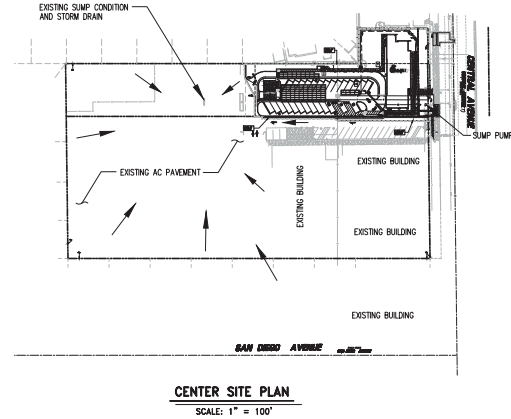
CITY OF RIVERSIDE BENCHMARK NO. 06-N3 ELEVATION = 628.028 FEET (1989) 2009 ADJ.

P. K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CURB OF SAN SIMEON WAY, 1 FOOT WESTERLY OF THE E.C.R. AT THE NORTHEAST CURB RETURN OF DE ANZA AVENUE AND SAN SIMEON WAY.

THE BEARING OF NORTH BY 16° 00' EAST FOR THE CENTERLINE OF CENTRAL ANZA AS SHOWN ON THE MAP SAN GOLD TERRACE UNIT NO. 1 AS FILED IN BOOK 24, PAGE 37 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THE BEARING OF NORTH BY 16° 00' EAST FOR THE CENTERLINE OF CENTRAL ANZA AS SHOWN ON THE MAP SAN GOLD TERRACE UNIT NO. 1 AS FILED IN BOOK 24, PAGE 37 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GRADING AND SITE IMPROVEMENT PLANS FOR CHICK-FIL-A RESTAURANT NO. 3791 SE CENTRAL AND DE ANZA RIVERSIDE, CA



SHEET INDEX

SHEET #	TITLE
C-1	— TITLE SHEET
C-2	— DEMOLITION PLAN
C-3	— PRECISE GRADING PLAN
C-4	— SITE DETAILS 1
C-5	— SITE DETAILS 2
C-6	— SITE DETAILS 3 AND SECTIONS
C-7	— SITE DETAILS 4
C-8	— WATER QUALITY MANAGEMENT PLAN
C-9	— SITE/HORIZONTAL CONTROL PLAN 1
C-10	— SITE/HORIZONTAL CONTROL PLAN 2
C-11	— EROSION CONTROL PLAN

PS-1 OF 2	— UTILITY PLAN TITLE SHEET
PS-2 OF 2	— UTILITY PLAN
1 OF 2	— ALTA SURVEY TITLE SHEET (**)
2 OF 2	— ALTA TITLE SURVEY (**)

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH LOT 1 OF SUN GOLD TERRACE, UNIT NO. 1 AS PER RECORDED IN BOOK 24, PAGE 37, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LAURA LANE, AS VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION, CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 28, 1968 AS INSTRUMENT NO. 83585, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 4:

INTENTIONALLY DELETED

APN: 225-242-047-4

UTILITY PROVIDERS

SEWER	— CITY OF RIVERSIDE	— PUBLIC WORKS	— 951-351-6017
STORM DRAIN	— CITY OF RIVERSIDE	— PUBLIC WORKS	— 951-351-6017
WATER	— CITY OF RIVERSIDE	— PUBLIC WORKS	— 951-688-5370
GAS	— SOUTHERN CALIFORNIA GAS CO.	— 800-427-2000	
ELECTRIC	— CITY OF RIVERSIDE	— PUBLIC WORKS	— 951-688-5636
CABLE	— AT&T	— 530-888-2365	
PHONE	— AT&T	— 530-888-2365	

+ AGENCY RECORD INFORMATION NOT AVAILABLE AT THE TIME OF THIS SURVEY.

FLOOD ZONE.

COMMUNITY NUMBER: 062650 0710G, EFFECTIVE DATE: AUGUST 28, 2008

ZONE X₁ (UNSHADED)

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 10/05/2015

SITE AREA.

THE SUBJECT SITE LEASE AREA CONTAINS APPROXIMATELY:

35,082 SQ. FT. OR 0.805 ACRES

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) 410-2155

POLICY/FILE NUMBER: MCS-751936-S

AMENDED COMMENT DATE: SEPTEMBER 09, 2015

TITLE OFFICER: FRANK SHIP SANITY / TRUXAW ASSOCIATES

LEGAL DESCRIPTION.

NOTE: SEE ALTA FOR COMPLETE LEGAL DESCRIPTION.

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

PARCEL 1:

THAT PORTION OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH LOT 1 OF SUN GOLD TERRACE, UNIT NO. 1 AS PER MAP RECORDED IN BOOK 24, PAGE 37, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LAURA LANE, AS VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 28, 1968 AS INSTRUMENT NO. 83585, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 2:

INTENTIONALLY DELETED

APN: 225-242-048-5

SOURCE OF BOUNDARY & EASEMENT INFORMATION.

THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.

OCTOBER 26, 2015

TRUXAW AND ASSOCIATES, INC.

265 S. ANITA DR., SUITE 111

ORANGE, CA 92668

(714) 835-0265

JOB # CFA15062



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Mark Date By

Mark Date By

Mark Date By

Mark Date By

Mark Date By

Seal
REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 81577
STATE OF CALIFORNIA

Prepared by:
JOSEPH C. TRUXAW
& ASSOCIATES, INC.

Civil Engineers and
Land Surveyors
265 S. ANITA DRIVE, SUITE 111
ORANGE, CA 92668
(714) 835-0265
(714) 835-0106 (fax)

THIS PLAN IS: PRELIMINARY (NOT FOR CONSTRUCTION)

DEVELOPER

CHICK-FIL-A

5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

ARCHITECT

CRHO ARCHITECTS

195 SOUTH "C" STREET, SUITE 200
TUSTIN, CA 92780
(714) 832-1834 FAX (714) 832-1910

SOILS ENGINEER

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOLOGICAL RECOMMENDATIONS MADE BY:
GILES ENGINEERING ASSOCIATES, INC.

1965 NORTH MAIN STREET
ORANGE, CA 92665

PH (714) 279-0817 FAX (714) 279-9687
PROJECT NO. 26-1509009

REPORT DATE: OCTOBER 21, 2015
CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT AND ALL ADDENDUM AND FOLLOW THE RECOMMENDATIONS THEREIN. NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO CONSTRUCTION.

SIGNATURE - SOILS ENGINEER DATE

STORE SE CENTRAL & DE ANZA

RIVERSIDE, CA
SHEET TITLE
TITLE SHEET

VERSION: 1
ISSUE DATE: 7-2014

Job No. : CFA15062

Store : 03791

Date : 08-09-17

Drawn By : G/PS/PH

Checked By: SMH

Sheet

C-1
1 OF 11

LEGEND

AB = AGGREGATE BASE
 AC = ASPHALT CONCRETE
 BPP = BACKFLOW PREVENTOR
 BLK = CONCRETE BLOCK
 BS = BACK OF SIDEWALK
 CB = CATCH BASIN
 CL = CURB FACE
 CLF = CENTERLINE
 CLF = CHAIN LINE FENCE
 CO = CLEAREMENT
 CS = TOP OF CURB
 CS = TOP OF WALL
 EG = EDGE OF GUTTER
 EG = EDGE OF PAVEMENT
 FD = FOUNDED
 FDC = FIRE DEPT. CONNECTION
 FI = FINISHED FLOOR
 FG = FINISHED GRADE
 FL = FLOW LINE
 FS = FINISHED SURFACE
 GB = GRADE BREAK
 OM = GAS METER
 OR = TOP OF GRADE
 HT = HIGH POINT
 HT = HEIGHT
 ICV = IRRIGATION CONTROL VALVE
 P = IRON PIPE
 LS = LIGHT STANDARD
 LAT = LEAD & TAG
 MH = MANHOLE
 NG = NATURAL GROUND
 NAT = NAIL & TAG
 OHW = OVERHEAD WIRE
 PB = PULL BOX
 PCO = CONCRETE
 PIV = POST INDICATOR VALVE
 PL = PROPERTY LINE
 RD = ROOF DRAIN
 RHH = REDWOOD HEADER

SIB = SIGNAL CONTROL BOX
 SMH = SEWER MANHOLE
 SPK = SPIKE
 SW = SIDEWALK
 TC = TOP OF CURB
 TC = TROUGH ENCLOSURE
 TP = TELEPHONE POLE
 TRAN = TRANSITION
 TRANS = TRANSFORMER
 TRW = TOP OF RETAINING WALL
 TW = TOP OF WALL
 UG = UNDERGROUND
 UP = UTILITY POLE
 VAR = VARIABLE
 W = WASHER
 WFI = WROUGHT IRON FENCE
 WM = WATER METER
 WV = WATER VALVE
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 NLY = NORTHERLY
 SLY = SOUTHERLY
 ELY = EASTERLY
 WLY = WESTERLY
 N/O = NORTH OF
 S/O = SOUTH OF
 E/O = EAST OF
 W/O = WEST OF
 P/L = PROPERTY LINE
 C = CENTERLINE
 R/W = RIGHT OF WAY
 Δ = DELTA
 R = RADIUS
 L = LENGTH
 T = TANGENT
 M = MEASURED DATA
 C = CALCULATED DATA
 (RAD) = RADIAL BEARING

PRO = PROPORTIONATE MEASUREMENT
 (20.00' @) = RESUME DATA
 20.00' M = MEASURED DATA
 20.00' PRO = PROPORTIONATE DATA
 20.00' C = CALCULATED DATA
 (42.00) TC = CENTER ELEVATION
 42.00 TC = DESIGN ELEVATION
 CATV = CABLE TV LINE
 E = ELECTRICAL LINE
 G = GAS LINE
 GB = GRADE BREAK LINE
 R = RICE LINE
 S = SEWER LINE
 SD = STORM DRAIN LINE
 T = TELEPHONE LINE
 W = WATER LINE

THIS PLAN IS: **PRELIMINARY** (NOT FOR CONSTRUCTION)

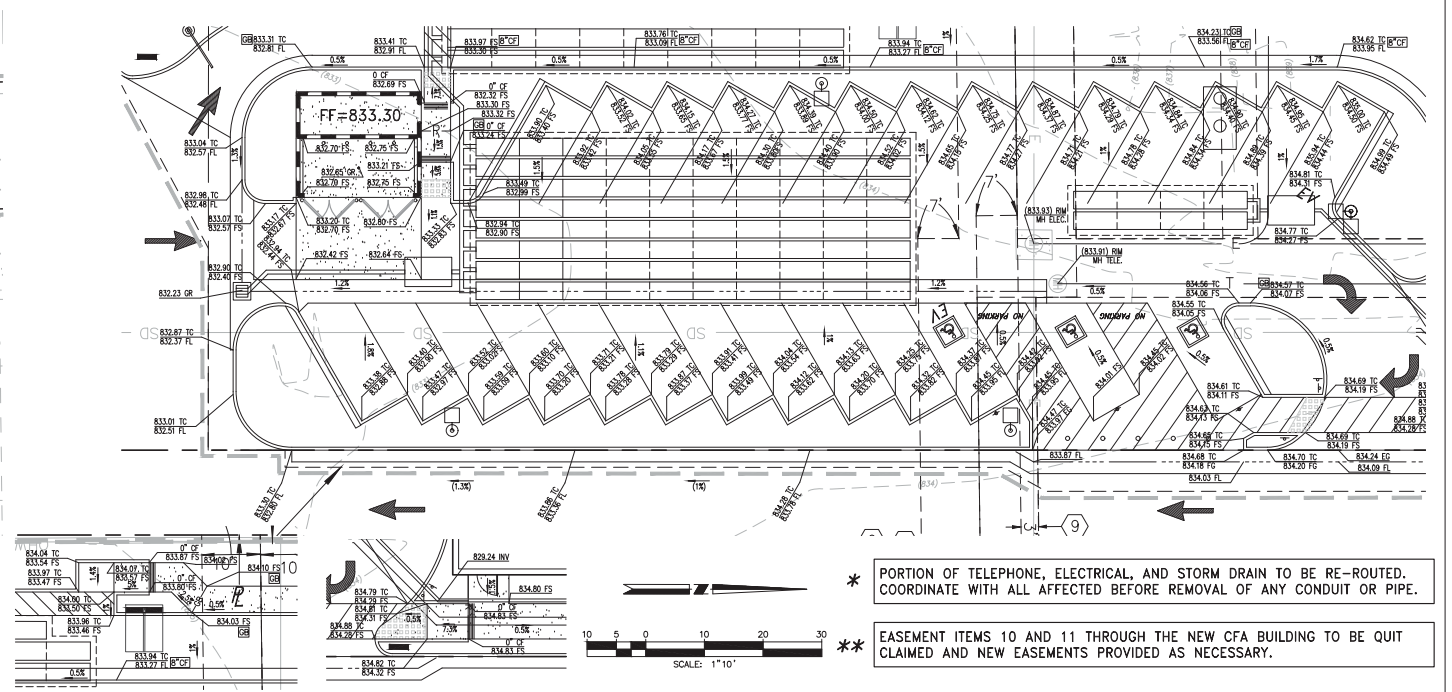
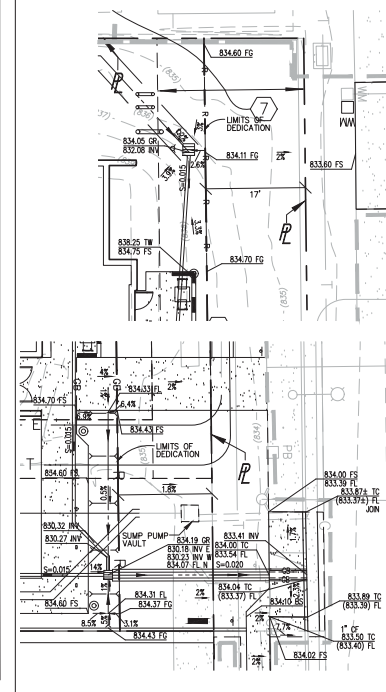
NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL OBTAIN THE TRUE
 VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL
 UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE
 RESPONSIBLE FOR OBTAINING AND PLACING OF PRIVATE
 UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTE
 Section 4216 of the Government Code
 requires a flag shall be placed in the
 ground at the location of any utility.
 "Warning" in the ground. It is the duty
 of the contractor to place a flag at the
 location of any utility.
 See working sheets before you dig.

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
 MONUMENT WELL
 HANDICAP PARKING STALL

NOTE: SEE SHEET C-6 FOR SECTION DETAILS

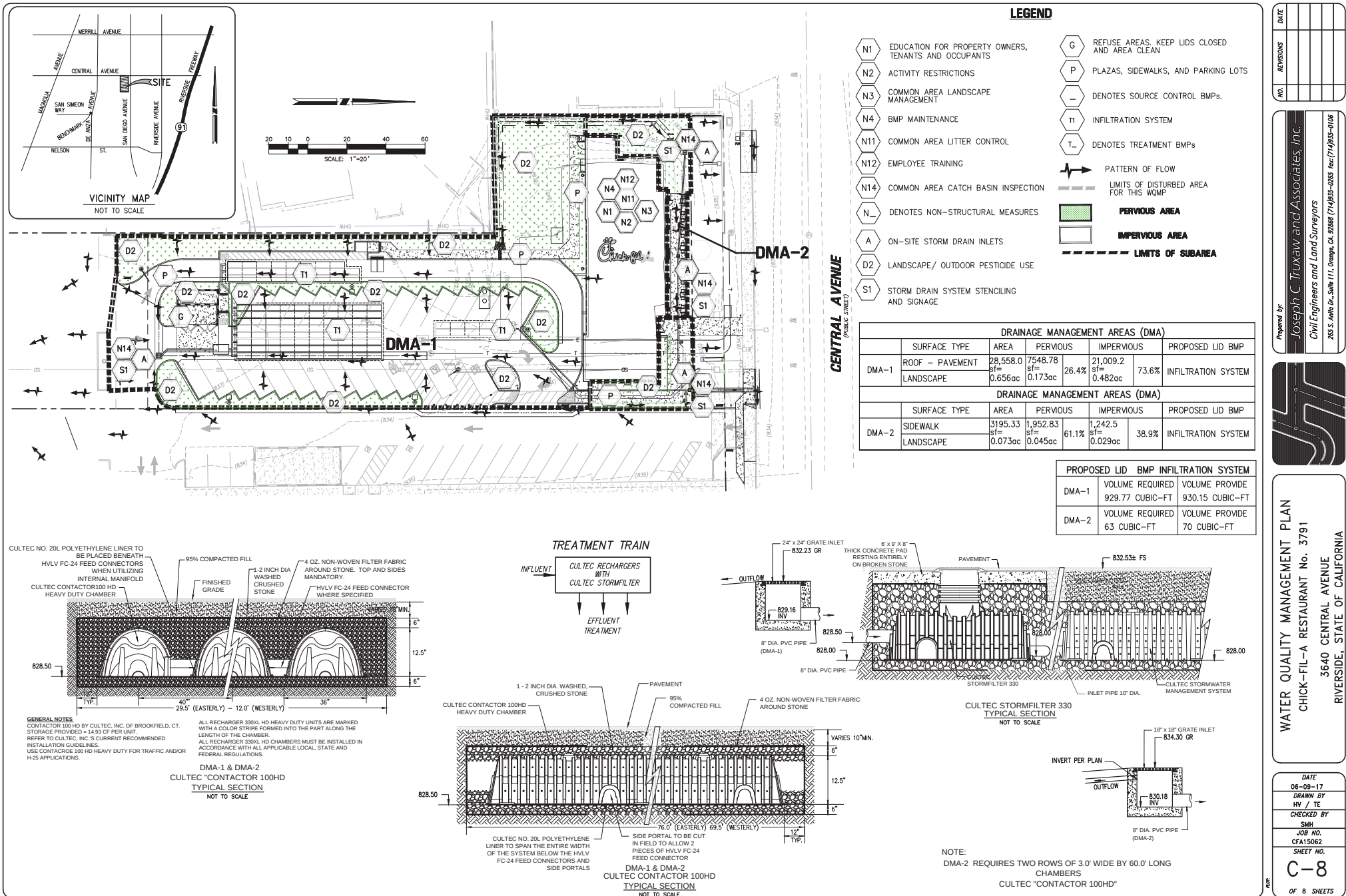


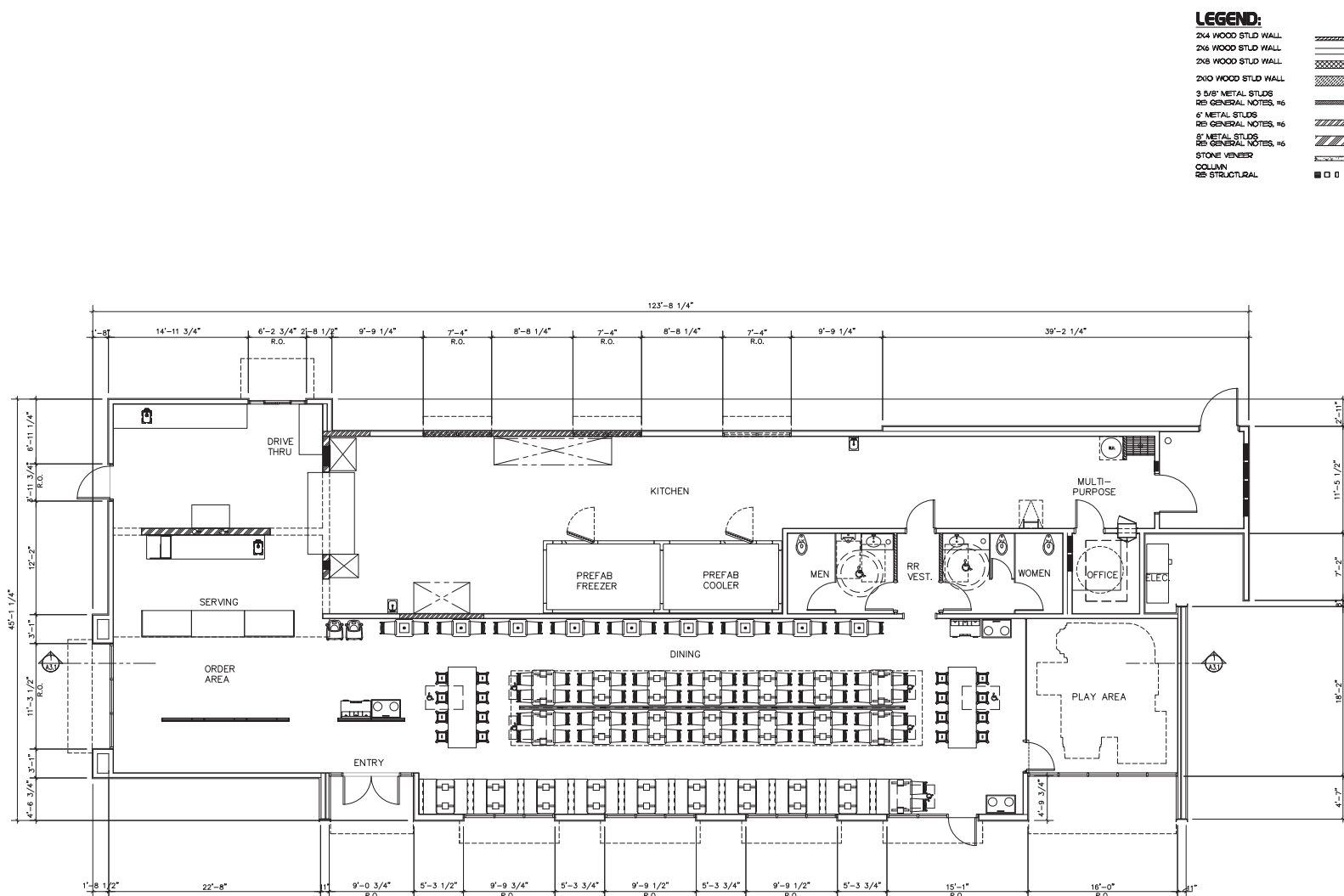
* PORTION OF TELEPHONE, ELECTRICAL, AND SEWER DRAIN TO BE RE-ROUTED.
 COORDINATE WITH ALL AFFECTED BEFORE REMOVAL OF ANY CONDUIT OR PIPE.

** EASEMENT ITEMS 10 AND 11 THROUGH THE NEW CFA BUILDING TO BE QUIT
 CLAIMED AND NEW EASEMENTS PROVIDED AS NECESSARY.

JOSEPH C. THRUWAY & ASSOCIATES, INC.
 Civil Engineers and
 Land Surveyors
 285 S. ANITA DRIVE, SUITE 111
 ORANGE, CA 92668
 (714) 945-0000
 (714) 945-0006 (FAX)

Prepared by: [Signature]
 STORE SE CENTRAL & DE ANZA
 RIVERSIDE, CA
 SHEET TITLE
 PRECISE
 GRADING PLAN
 VERSION: V1
 ISSUE DATE: 7-2014
 Job No.: CFA15062
 Store: 03791
 Date: 08-09-17
 Drawn By: G.P.S./PH
 Checked By: SMH
 Sheet
C-3
 3 OF 11





FLOOR PLAN
3/16" = 1'-0"



Revisions:

Mark	Date	By
△		
△		
△		

Seal

C · R · H · O
Architecture Interior Planning
195 South "C" Street 200
Tustin, California 92780
714 832-1834
Fax 832-1915

STORE
SE CENTRAL @ DE
ANZA FSU

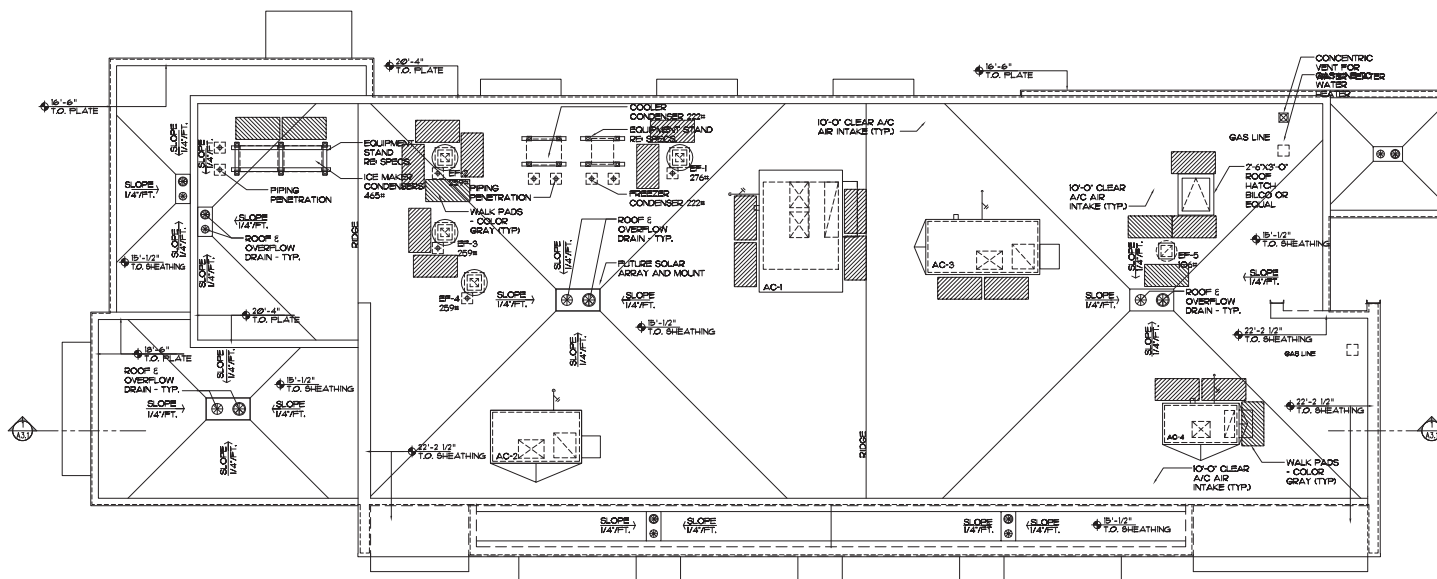
3640 CENTRAL AVE.
RIVERSIDE, CA

SHEET TITLE
FLOOR PLAN

VERSION: H-V6
ISSUE DATE: 12-2015

Job No. : 15-203
Store : 03791
Date : 02-28-17
Drawn By : D.B.
Checked By: R.H.

Sheet
A-11A



1 ROOF PLAN
3/16" = 1'-0"





Chris Fish
5200 Buffington Rd.
Atlanta Georgia,
30349-2996

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Mark	Date	By
△		
△		
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△		

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195 South "C" Street 200
Tustin, California 92780
714 832-1854
FAX 832-1910

STORE SE CENTRAL @ DE ANZA FSU

3640 CENTRAL AVE.
RIVERSIDE, CA

SHEET TITLE
SOLAR READY PLAN

VERSION: H-V6
ISSUE DATE: 12-2015

Job No. : 15-203
Store : 03791
Date : 02-28-17
Drawn By :
Checked By: R.H.

Sheet

A-17A



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS Riverside, CA

File Name: 15203 Color Elevations

9-6-16

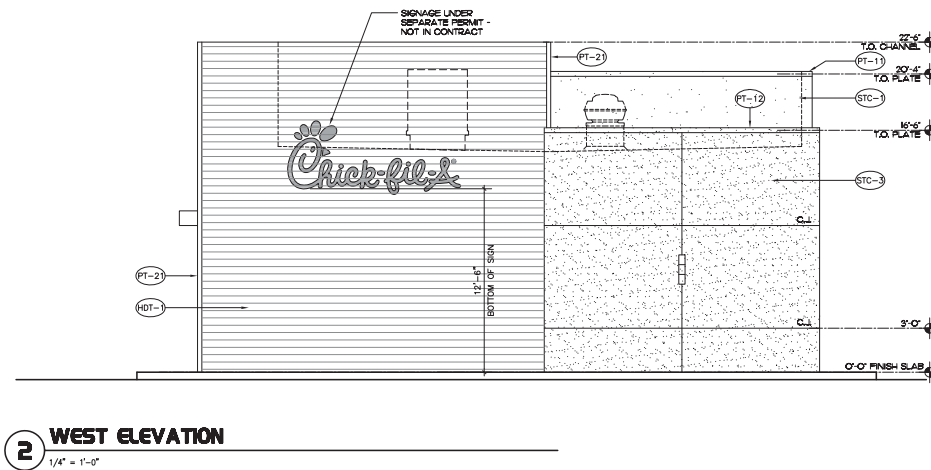
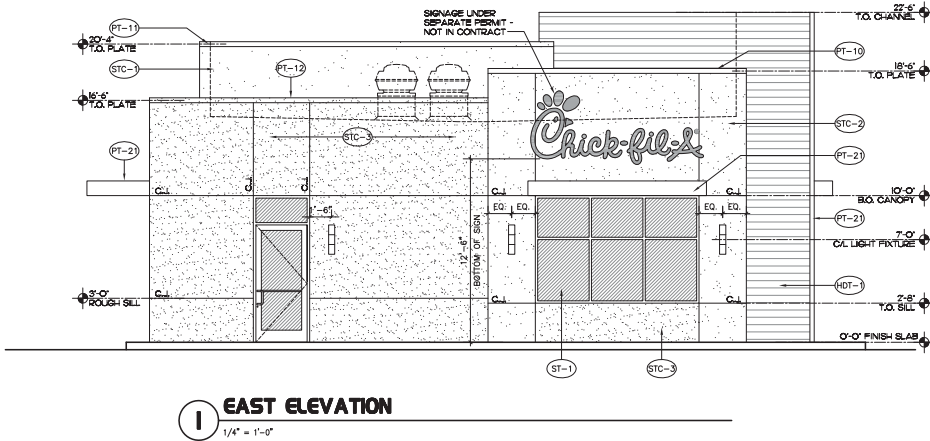
Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

101	Paint - Sherwin Williams - #SW7541 "Greecian Ivory"
102	Paint - Sherwin Williams - #SW7549 "Studio Taupe"
103	Paint - Sherwin Williams - #SW7068 "Grizzle Gray"
104	Metal Paint - Precision Coating "Silver"
105	Fabric Awning - Sunbrella #6008 "Jet Black"



\\P16-0396, P16-0397 & P17-0440, Exhibit 6 - Project Plans



EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS					
A-1	FABRIC AWNING SUNBRELLA #6008 "JET BLACK"	PT-12	PAINT #12 SHERWIN WILLIAMS - #SW 7068 "GRIZZLE GRAY", FLAT FINISH	HDT-1	HARDE TRIM JAMES HARDE, 4 1/4 HARDETRIM NT3 SMOOTH BOARDS, 5.5" W X 12'-0" L X 3/4" T. COLOR: TIMBER BARK NOTE: PAINT THE SIDES OF PANEL WITH SHERWIN WILLIAMS PAINT #SW7033 "BRAINSTORM BRONZE" BEFORE INSTALLING
AL-1	AWNING - COVERED COLOR - PAINT 21 SIZE-SEE BLDG ELEVATIONS & SECTIONS	PC-1	GLASS FIBER REINFORCED CONCRETE 365 PRECAST COLOR: MOCHA, TEXTURE: SANDSTONE RE. 2A1.2		
AL-2	AWNING - COVERED COLOR - PAINT 21 SIZE-SEE BLDG ELEVATIONS & SECTIONS	STC-1	STUCCO #1 TO MATCH SHERWIN WILLIAMS #SW 7541 "GRECIAN IVORY"		
AL-3	AWNING - COVERED COLOR - PAINT 21 SIZE-SEE BLDG ELEVATIONS & SECTIONS	STC-2	STUCCO #2 TO MATCH SHERWIN WILLIAMS #SW 7549 "STUDIO TAUPE"		
AL-4	AWNING - COVERED COLOR - PAINT 21 SIZE-SEE BLDG ELEVATIONS & SECTIONS	STC-3	STUCCO #3 TO MATCH SHERWIN WILLIAMS #SW7068 "GRIZZLE GRAY"		
PT-10	PAINT #10 SHERWIN WILLIAMS - #SW 7549 "STUDIO TAUPE", FLAT FINISH	ST-1	ALUMINUM STOREFRONT KAWNEER, RE. 2A1.2 COLOR - DARK BRONZE (MATE)		
PT-11	SHERWIN WILLIAMS - #SW 7541 "GRECIAN IVORY", FLAT FINISH	PT-21	EXTERIOR PAINT FOR ARCHITECTURAL METAL PAINT TO MATCH PRECISION COATING "SILVER"		



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Fax 832-1915

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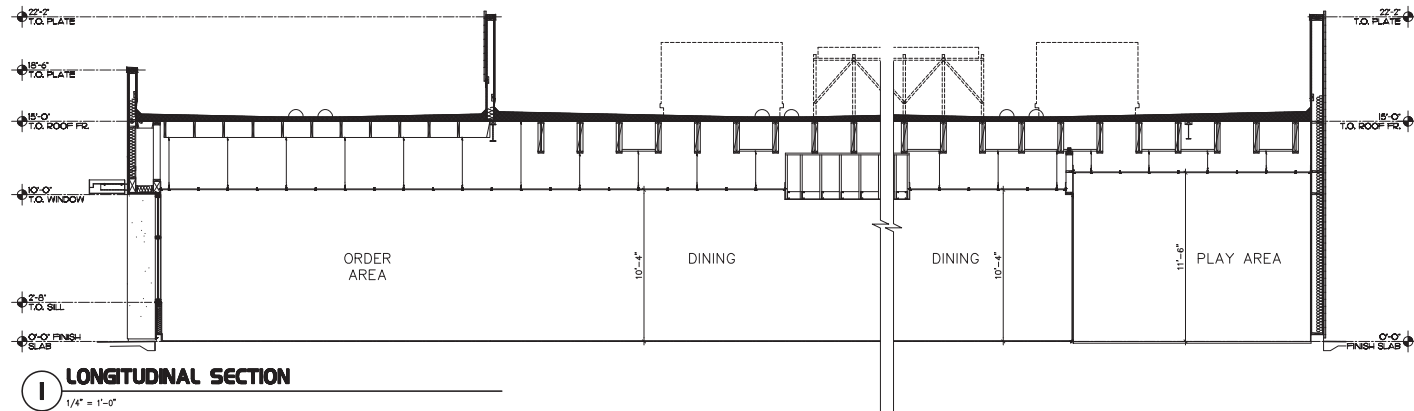
3640 CENTRAL AVE.
RIVERSIDE, CA

SHEET TITLE
EXTERIOR
ELEVATIONS

VERSION: H-V6
ISSUE DATE: 12-2015

Job No. : 15-203
Store : 03791
Date : 02-28-17
Drawn By :
Checked By: R.H.

Sheet
A-2.I



5200 Buffington Rd.
Atlanta Georgia,
30349-2995

Revisions:	Mark	Date	By
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714 832-1934
Fax 832-1913

STORE
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ANZA FSU

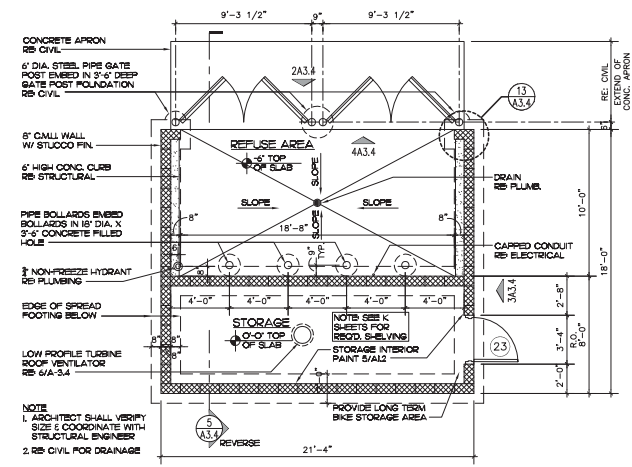
3640 CENTRAL AVE.
RIVERSIDE, CA

SHEET TITLE
BUILDING
SECTIONS

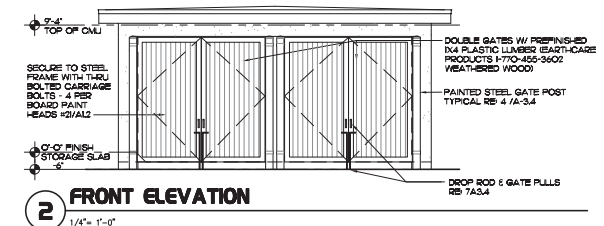
VERSION: H-V6
ISSUE DATE: 12-2015

Job No. : 15-203
Store : 03791
Date : 02-28-17
Drawn By : —
Checked By: R.H.

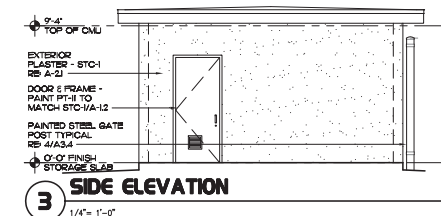
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A-31



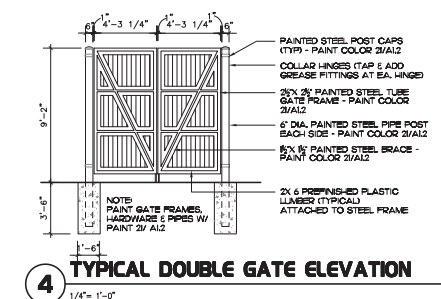
6 ROOF PLAN



2 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION

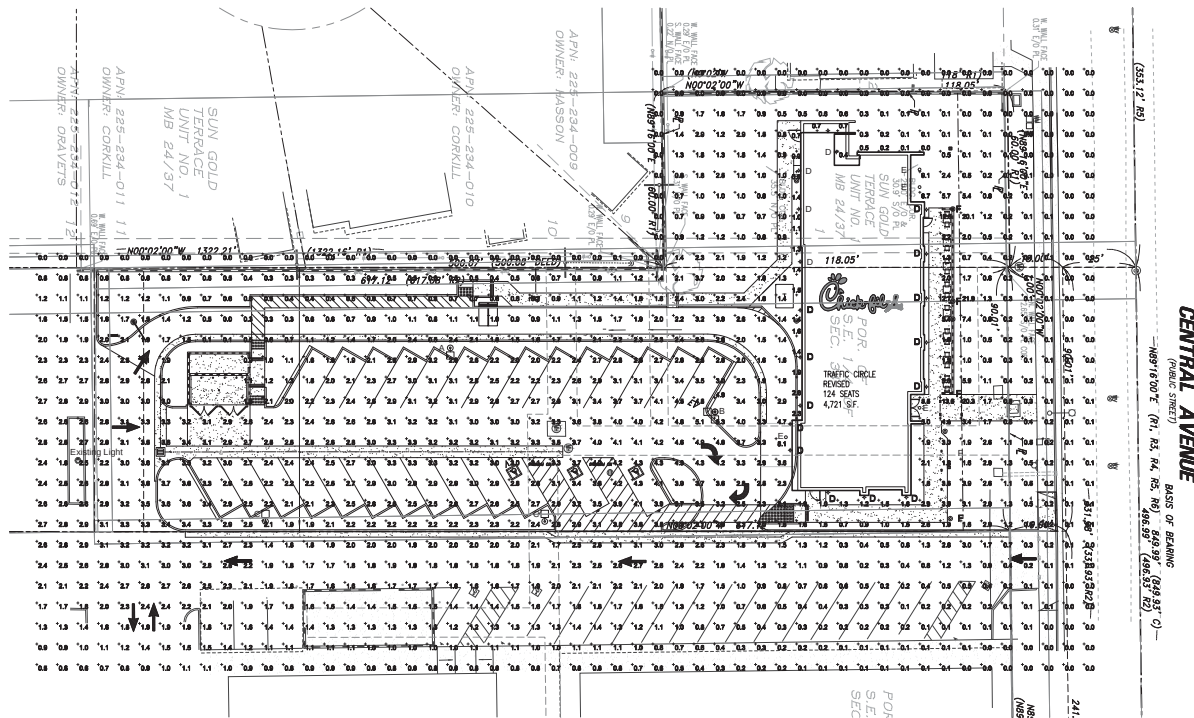


4 TYPICAL DOUBLE GATE ELEVATION

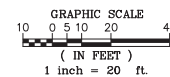


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.2 fc	21.9 fc	0.0 fc	N/A	N/A
						0.5:1

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	DSKO LED 40C 1000 30K TFTM MVOLT HS	DSKO LED with 40 LEDs @1000 mA, 3000K, Type Forward Three Medium Optics With HOUSE-SIDE SHIELD	LED	1	DSKO_LED_40C_1000_30K_TFTM_MVOLT_HS.ies	11226.67	1	138
	B	1	Lithonia Lighting	DSKO LED 40C 1000 30K TFTM MVOLT HS	DSKO LED with 40 LEDs @1000 mA, 3000K, Type Forward Three Medium Optics With HOUSE-SIDE SHIELD	LED	1	DSKO_LED_40C_1000_30K_TFTM_MVOLT_HS.ies	11226.67	1	276
	C	2	Lithonia Lighting	DSKO LED 40C 1000 30K TSM MVOLT	DSKO LED with 40 LEDs @1000 mA, 3000K, Type 5 Medium Optics	LED	1	DSKO_LED_40C_1000_30K_TSM_MVOLT.ies	14877.23	1	138
	D	18	OCL ORIGINAL CAST LIGHTING INC. ST. LOUIS, MISSOURI	BAG-XXXX-24-GWPTD-2LD1230K-120 6'-0" A.F.F. @ BUILDING	DUAL 24 LED CHIP 24.5" TALL BIDIRECT BAMBOO LED SCIENCE WHITE ACRYLIC DIFFUSERS ON TOP AND BOTTOM INVENTRONICS #EUC-02SS140DS WATTS=26.54		1	OCL_16031.IES	1084.523	1	27
	E	4	Lithonia Lighting	DSKO 2708 L05AR	DSKO 2708 L05AR	LED	1	DSKO_27_08_L05.ies	628.027	1	11.8
	F	7	LOUIS POULSEN LIGHTING	ALBERTSLUND MINI POST LED3000K (2014) (PHO RATED)	CAST GRAY PAINTED METAL POST TOP FITTER WITH 3 VERTICAL POSTS AND MOLDED WHITE PAINTED PLASTIC TOP REFLECTOR WITH GRAY PAINTED EXTERIOR. LUMINAIRE HAS 2 DISTINCT OPTICAL COMPARTMENTS SEPARATED BY A CAST GRAY PAINTED THIN METAL RING WITH WHITE PAINTED BOTTOM SURFACE. LOWER OPTICAL COMPARTMENT CONSISTS OF ONE SHARPER MULTI-CHIP LED SPHAEROPLAR METAL LOWER REFLECTOR. MOLDED WHITE PLASTIC UPPER REFLECTOR. BOTH OPTICAL COMPARTMENTS WITH CLEAR CYLINDRICAL PLASTIC LENS.	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), ONE SHARPER VERTICAL BASE-UP POSITION, ONE SHARPER VERTICAL BASE-DOWN POSITION. PLASTIC LOWER REFLECTOR. LOWER OPTICAL COMPARTMENT CONSISTS OF ONE SHARPER MULTI-CHIP LED SPHAEROPLAR METAL LOWER REFLECTOR. MOLDED WHITE PLASTIC UPPER REFLECTOR. BOTH OPTICAL COMPARTMENTS WITH CLEAR CYLINDRICAL PLASTIC LENS.	2	ALB-MINI-PT-LED-34W-LED-3000K_V2_1110872 (PHO).ies	1407.271	1	55



PHOTOMETRIC SITE PLAN
1" = 20'-0"



CRH-O
Architecture Interior Planning

5200 Buffington Rd.
Atlanta Georgia,
30349-2995

Revisions:
Mark Date By
△

Mark Date By
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Mark Date By
△

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Architecture Interior Planning
195 South "C" Street 200
Tustin, California 92780
714 832-1854
Fax 832-1915

STORE
SE CENTRAL @ DE
ANZA FSU

3640 CENTRAL AVE.
RIVERSIDE, CA

SHEET TITLE

PHOTOMETRIC

SITE PLAN

VERSION: H-V6
ISSUE DATE: 12-2015

Job No. : 15-203
Store : 03791
Date : 09-02-16
Drawn By : AM
Checked By: RH

Sheet

PH-I



FRONT VIEW



3D RENDERINGS
Riverside, CA

File Name: 15203 Color Elevations

9-6-16

C · R · H · O
Architecture · Interiors · Planning
185 South "C" Street Suite 200
Fustin, California 92780
714 832 1034
FAX 714 832 1010

P16-0396, P16-0397 & P17-0440, Exhibit 6 - Project Plans



EAST VIEW



3D RENDERINGS
Riverside, CA

File Name: 15203 Color Elevations

9-6-16

C · R · H · O
Architecture · Interiors · Planning
185 South "C" Street Suite 200
Fustin, California 92780
714 832 1834
FAX 714 832 1810

P16-0396, P16-0397 & P17-0440, Exhibit 6 - Project Plans



DRIVE-THRU VIEW



3D RENDERINGS
Riverside, CA

File Name: 15203 Color Elevations

9-6-16





WEST VIEW

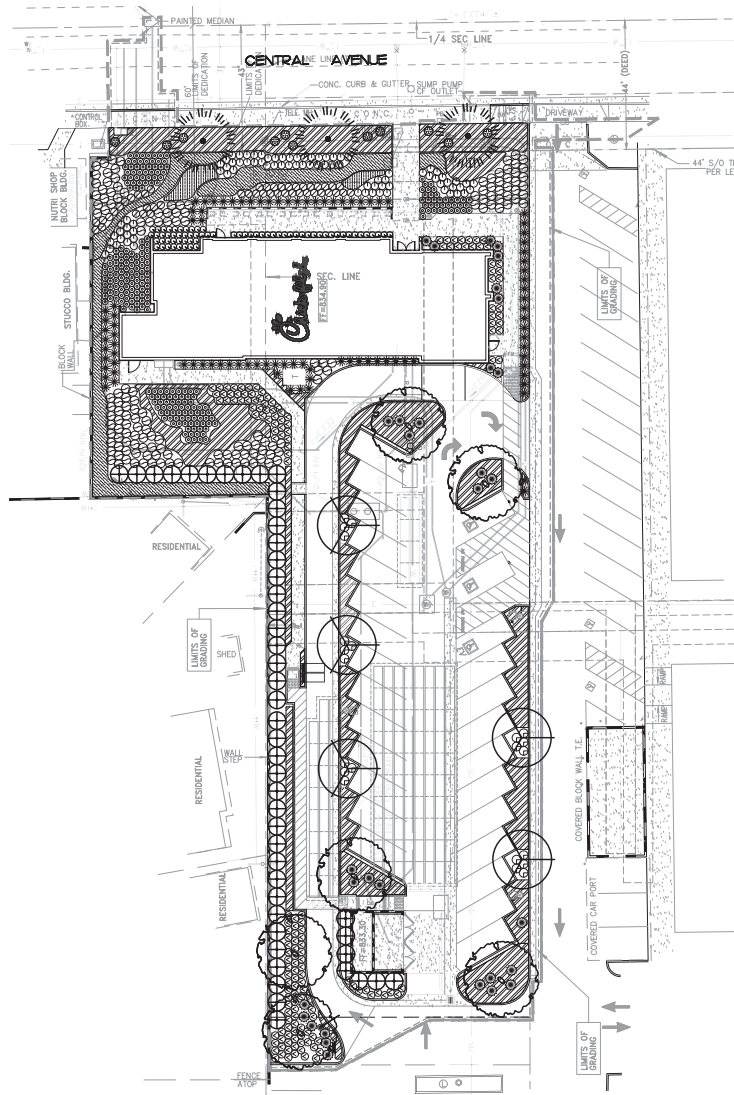


3D RENDERINGS
Riverside, CA

File Name: 15203 Color Elevations

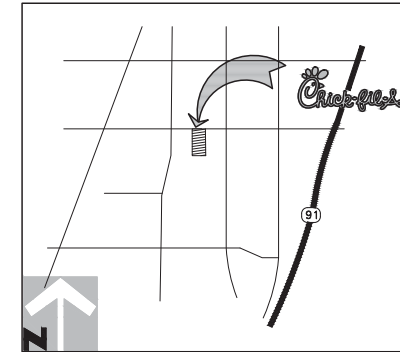
9-6-16





PLANTING NOTES

1. 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.
2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.NALA.ORG
3. 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.
4. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
5. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
6. ANY TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, ETC. TO BE INSTALLED WITH A ROOT BARRIER DEVICE.
7. FINISH GRADE TO BE 3" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
8. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS, CONNECT TO EXISTING CONDITIONS.
9. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY OF RIVERSIDE, CA LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
10. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER PER PLANS AND SPECIFICATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.



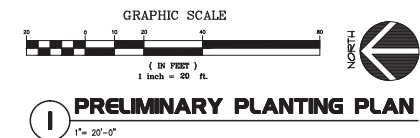
2 VICINITY MAP

PLANTING LEGEND



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	MULCH REGION 4
TREES						
☉	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	3	STANDARD	LOW
☉	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	5	STANDARD	LOW
☉	PARKINSONIA DESERT MUSEUM	PALO VERDE	24" BOX	6	STANDARD NATIVE	LOW
SHRUBS						
●	AGAVE BILLIE PLANE	AGAVE	5 GAL.	11	AS SHOWN	LOW
●	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	32	AS SHOWN	LOW
■	CAREX DIVALSA	BERKELEY SEDGE	1 GAL.	160 S.F.	1'-6" O.C.	LOW
○	CHONDRPETALLUM TECTORUM	SMALL CAPE RUSH	5 GAL.	46	3'-0" O.C.	LOW
○	DIANELLA CABELLEA 'CASSA BLUE'	BLUE FLAX LILY	5 GAL.	85	2'-6" O.C.	LOW
○	DIANELLA TASMANICA 'SILVER STREAK'	FLAX LILY	5 GAL.	242	2'-0" O.C.	LOW
⊕	DODONAEA VISCOSEA 'PURPUREA'	HOP BUSH	5 GAL.	45	2'-0" O.C.	LOW
○	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	160	3'-0" O.C.	MODERATE
■	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	1,225 S.F.	2'-0" O.C.	MODERATE
○	PENNISETUM SETACEUM 'FIREWORKS'	PURPLE FOUNTAIN GRASS	5 GAL.	22	3'-0" O.C.	MODERATE
●	PHORMIUM 'AMAZING RED'	NEW ZEALAND FLAX	5 GAL.	95	2'-6" O.C.	MODERATE
○	SALVIA L. 'SANTA BARBARA'	SANTA BARBARA SAGE	5 GAL.	150	3'-0" O.C.	LOW
○	SANSEVERIA TRIPFOLIATA	MOTHER IN LAW TONGUE	5 GAL.	66	2'-0" O.C.	MODERATE
■	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL.	4,167 S.F.	16" O.C.	MODERATE

LANDSCAPE CALCULATIONS	
SHRUB AREA	13,052 S.F.
TREE AREA	0 S.F.
TOTAL LANDSCAPE AREA	13,052 S.F.



1 PRELIMINARY PLANTING PLAN



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2995

Revisions:

Mark Date By

Mark Date By

Mark Date By

Seal



C.R.H.O.

Architecture Interior Planning
195 South 1st Street, 200
Tulsa, California 97306
714 832-1834
FAX 832-1910

hourlan associates, inc.
landscape architecture • design
400 Avenida Encinas, Suite 4
San Clemente, California 92673
P: 949-440-0000 • F: 949-440-0001
e: hhourlan@hourlan.com

STORE SE CENTRAL @ DE ANZA FSU

3640 CENTRAL AVE.
RIVERSIDE, CA

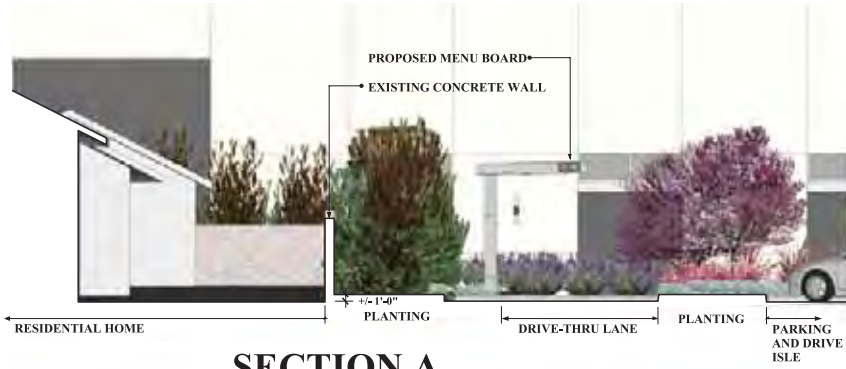
SHEET TITLE
PRELIMINARY
PLANTING PLAN

VERSION: V7.025
ISSUE DATE: 05-2107

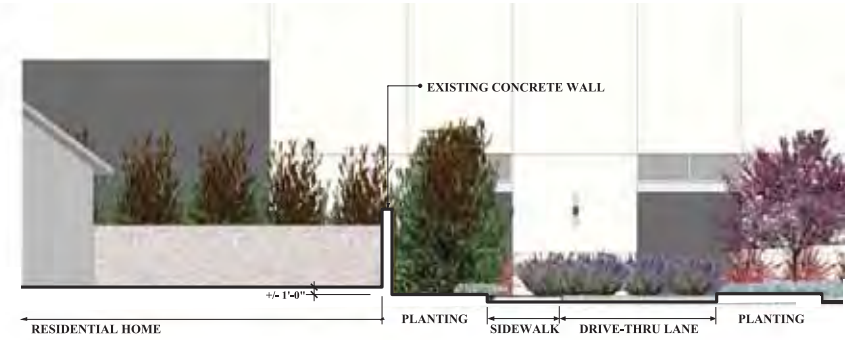
Job No. : 15-203
Store : 03791
Date : 6/9/17
Drawn By : mdm
Checked By: JHA

Sheet

L-1



SECTION A



SECTION B



SECTION C

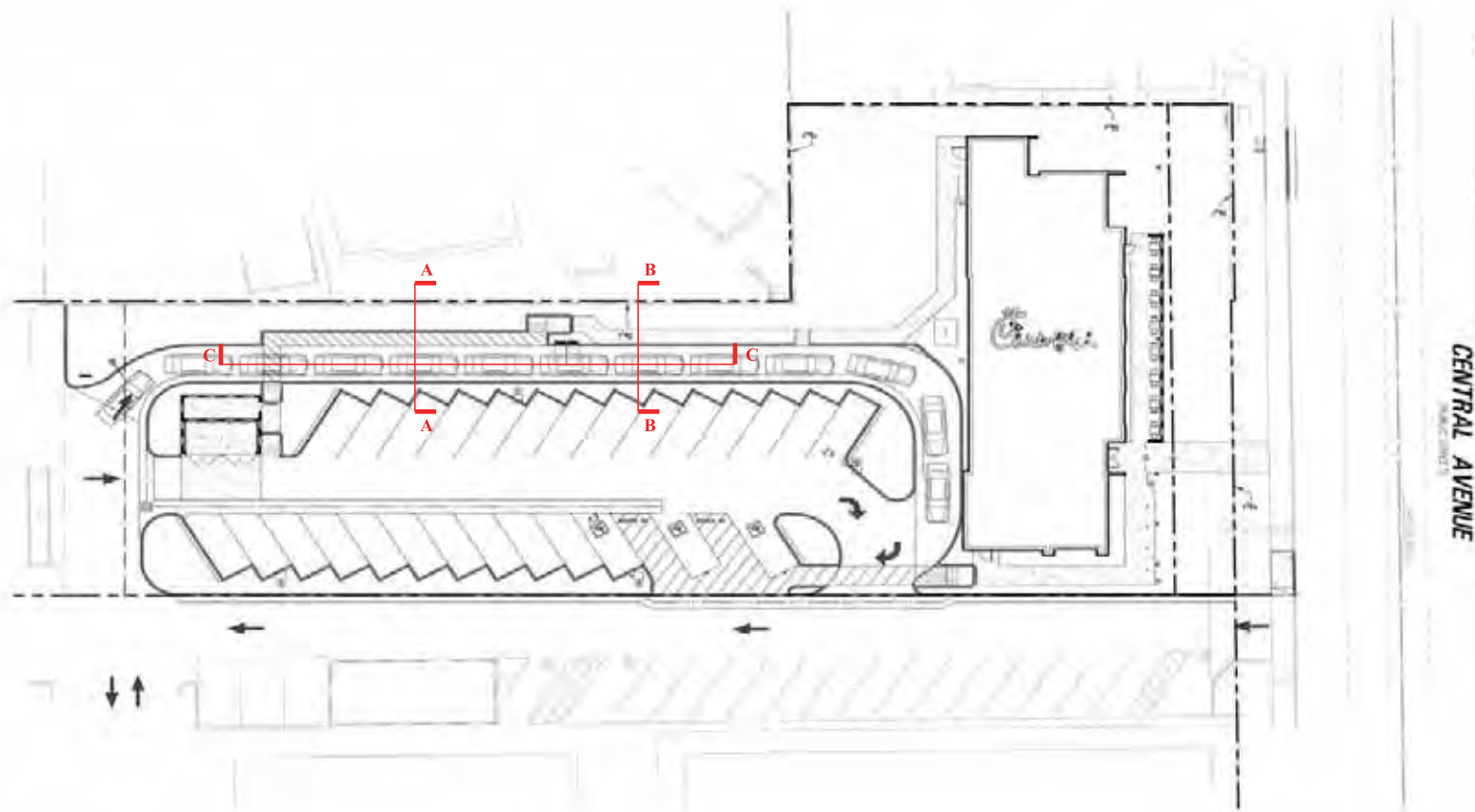


PRELIMINARY SITE SECTIONS
Riverside, CA

File Name: 15203 Sections

4-20-17 Revised: 5-4-17
Revised: 6-8-17 Revised: 6-13-17

C · R · H · O
Architecture Interiors Planning
185 South "C" Street Suite 200
Tustin, California 92780
714 832 1834
FAX 714 832 1910



SITE PLAN



PRELIMINARY SITE PLAN
Riverside, CA

File Name: 15203 Sections

4-20-17 Revised: 5-4-17
 Revised: 6-8-17 Revised: 6-13-17

C · R · H · O
Architecture Interiors Planning
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P16-0396, P16-0397 & P17-0440, Exhibit 7 - Existing Site Photos



P16-0396, P16-0397 & P17-0440, Exhibit 7 - Existing Site Photos



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P16-0396, P16-0397 & P17-0440, Exhibit 7 - Existing Site Photos



Proposed Chick-fil-A Drive-Thru Restaurant

3640 Central Ave
Project Description
May 23, 2017

Thank you for considering this proposal for a new Chick-fil-A restaurant at 3640 Central Ave in the city of Riverside, CA.

This application is being submitted by Ryan J. Robinson of 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 0.8 acres of property located at 3640 Central Ave (APN: 225-242-047). The property is zoned O-CR – Office/Commercial Retail. The proposed building is a 4,721sf, type V-B, A2 occupancy, Chick-fil-A restaurant with drive-thru service. The building will contain 124 seats and be fire sprinklered. The existing site currently exists of a closed Coco's restaurant, designated as an area of redevelopment. The proposed improvements are to demolish the site and redevelop the property. The proposed opening day for the new restaurant is April 12, 2018. The proposed hours are from 6:30am to 11:00pm on Monday through Friday, 6:00am to 12:00am on Saturday, and closed on Sundays. There are 2-3 shifts per day, with an average of 15 employees per shift. Peak times are during lunch and dinner, with a projection of 1,500 meals per day.

Chick-fil-A sets the standard for architectural quick service restaurant design. The design philosophy is contextual; this building has been specifically designed for the Western United States and then adapted for this particular site. The planning, landscape and architecture will all reflect local architectural traditions and influences. For these reasons, we believe that our proposed site exceeds the City of Riverside's design requirements.

Our design proposes a drive-thru lane, and provides sufficient landscape screening along the western property line. There is adequate drive-thru stacking as well as parking; a reciprocal parking agreement and cross access agreement have been negotiated with the adjacent tenants.

We believe this new Chick-fil-A restaurant will be an asset to the City of Riverside and will be well received by the surrounding community. Thank you for your review.



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax: (951) 826-5981 www.Riversideca.gov

Variance Justification Form

PLEASE TYPE OR PRINT CLEARLY

Name: Ryan Robinson Name of Project: Chick-fil-A SE Central & De Anza
(Person preparing application)

Address: 3640 Central Ave Address: _____

City/State/Zip: _____ Riverside, CA Zip: 92506

Daytime Telephone: () 760-522-9764

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):

Please attach separate sheet(s) as necessary.

Variance request for failure to meet minimum parking requirement

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property? Explain in detail.

Yes, the Zoning Regulations regarding parking require an abundance of parking stalls above and beyond the practical utilization and use of the provided stalls in the shopping center.

2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property, which do not apply generally to other property in the same zone or neighborhood? Explain in detail.

Yes, the limited lot size of the Chick-fil-A lot, in addition to the large required Right of Way dedication, do not allow for a reasonably sized commercial building with enough parking to meet the Zoning Regulations.

3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located? Explain in detail.

No, there will be no impact on the public welfare or neighboring properties with this request. Chick-fil-A has completed a Traffic Impact Analysis and based on current parking uses in the center, the parking lot will not attain more than 50% utilization, even at peak hour.

4. Will the granting of this request be contrary to the objectives of the General Plan?

Explain if the General Plan appears to affect the project or property in any way.

No, a mixed use center on Central Ave containing office and commercial uses is in complete conformance with the City of Riverside's General Plan. Reducing the required number of parking stalls for a commercial use will not haphazardly impact the larger center or object to the goals of the General Plan.

10.0 Parking

Municipal Code Parking Requirements

Sections 19.580.060 *Parking Requirements* outlines the City of Riverside minimum parking requirements for various land use classifications. Parking requirements for specific land uses are provide in *Table 19.580.060 Required Spaces*.

Table 10 summarizes parking requirements for Central Plaza with the proposed Chick-fil-A.

Table 10
Central Plaza – Minimum Parking Requirements

Land Use	Gross Floor Area	Code Parking Requirement	Spaces Required
Bank	7,190 sqft	1 space per 180 sqft	40
Office*	87,237 sqft	1 space per 250 sqft (ground floor); 1 space per 500 sqft (upper floors)	228
Restaurant	9,031^ sqft	1 space per 100 sqft	92
Medical/Dental Office	3,019 sqft	1 space per 180 sqft	17
Tutoring Center	1,350 sqft	1 space per staff member; 1 space per 10 students	5
University	7,841 sqft	10 spaces per classroom	90
Total	115,308 sqft	Total Required	472
		Total Provided	428
		Surpls (Deficit)	(44)

Note: sqft = square feet. ^ = includes proposed 4,721 sqft Chick-fil-A. * = includes 15,184 sqft of vacant lease space

As shown in **Table 10**, based on the City's minimum parking requirements, the parking requirement for the proposed 4,721 square foot Chick-fil-A is 48 parking spaces, and with the proposed Chick-fil-A, Central Plaza's minimum parking requirement is 472 parking spaces.

Existing Site Parking Demand Survey

A parking survey was conducted at Central Plaza on Wednesday May 11, 2016 from 11:00 AM to 8:00 PM. The count hours selected are based on typical peak period of parking demand for the land uses at the Center, which are predominately office uses, with some restaurant and personal service uses. The parking survey separated the Center into distinct parking areas for counting and analysis purposes. Parking zones A-1 through A-8 are shown and identified in **Exhibit 11**. The proposed Chick-fil-A is located in parking zone A-1.

The eight zones provide a total of 460± parking spaces. Zone A-1 currently has 80 parking spaces. Based on the proposed project site plan, after construction of the Chick-fil-A there will be 48 parking spaces in Zone A-1, a decrease of 32 spaces, bringing the Center's parking supply down to 428± parking spaces, 36 below the City code requirement shown in **Table 10**.

The survey was conducted in 30-minute intervals to identify peak parking demand at the Center. The results of the parking survey were tabulated and are shown in **Table 11**.

Table 11
Summary of Weekday Parking Demand, Central Plaza, Riverside CA

Zone	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	Total	Overall
Inventory	80	55	12	140	26	94	20	33		460	Occupancy
11:00 AM	28	46	11	97	1	23	1	8		207	45%
11:30 AM	25	44	11	95	1	20	2	8		198	43%
12:00 PM	25	42	12	90	1	32	2	9		204	44%
12:30 PM	24	40	10	85	1	31	2	9		193	42%
1:00 PM	26	47	12	93	2	30	2	10		212	46%
1:30 PM	31	46	12	101	3	38	2	8		233	51%
2:00 PM	38	40	12	106	6	44	3	9		249	54%
2:30 PM	40	47	12	104	6	38	2	9		249	54%
3:00 PM	37	45	11	93	4	45	3	10		238	52%
3:30 PM	35	45	12	90	2	44	3	10		231	50%
4:00 PM	35	41	12	91	1	48	3	11		231	50%
4:30 PM	30	42	10	87	1	36	3	12		209	45%
5:00 PM	33	45	11	71	1	24	4	15		189	41%
5:30 PM	22	34	9	55	1	18	2	18		141	31%
6:00 PM	17	33	8	58	1	13	2	21		132	29%
6:30 PM	11	23	9	57	1	9	2	23		112	24%
7:00 PM	9	20	8	55	0	5	1	23		98	21%
7:30 PM	3	14	6	50	0	4	0	23		77	17%
8:00 PM	2	11	5	46	0	4	0	23		68	15%

As shown in **Table 11**, weekday peak parking demand at the Center occurred at 2:00/2:30 PM when a total of 249 spaces were occupied (54% occupancy). This coincides with the start of classes for the day at the University of Redlands, which begin at 3:00 PM. The parking activity observed at the site is driven by the office uses and University of Redlands classes. Observed parking demand was highest during lunch hours, declined in the middle of the afternoon. Parking occupancy in A-1, which will be modified with the construction of the proposed project, was approximately 50% at the peak.

Based on the existing observed parking demand at the Center, the proposed parking supply is more than adequate to accommodate typical parking demand with the University of Redlands in session at the Center with the proposed Chick-fil-A.

10.0 Drive-Through Queue Analysis

Comparable Site Observations

To identify forecast vehicle queues that could reasonably be expected to occur in the drive-through, TJW utilized previously collected queuing data at an existing Chick-fil-A facility at 3181 Harbor Boulevard, Costa Mesa, CA.

Additionally, TJW utilized collected queuing data at three additional existing Chick-fil-A sites contained in *Traffic Impact Analysis Chick-Fil-A Restaurant at 8521 Sepulveda Boulevard* (Overland Traffic Consultants, Inc., November 2013).

The drive-through queue observations at the Costa Mesa Chick-fil-A were conducted on Wednesday September 18, 2013 from 11:00 AM to 2:00 PM and from 4:00 PM to 7:00 PM, and on Saturday September 21, 2013 from 10:30 AM to 2:30 PM. The observation times were selected based on capturing a typical weekday lunch hour and dinner period, as well as a weekend lunch hour. The collected data for the Costa Mesa site is provided in **Appendix E**.

Over the three hours of weekday lunch period observations, 163 vehicles (54 vehicles per hour) entered the drive-through, the highest observed queue from the drive-through pick-up window back was 12 vehicles, and the highest observed queue from the order board back was six vehicles.

Over the three hours of weekday dinner period observations, 101 vehicles (34 vehicles per hour) entered the drive-through, the highest observed queue from the drive-through pick-up window back was eight vehicles, and the highest observed queue from the order board back was three vehicles.

Over the four hours of weekend dinner period observations, 170 vehicles (43 vehicles per hour) entered the drive-through, the highest observed queue from the drive-through pick-up window back was 13 vehicles, and the highest observed queue from the order board back was seven vehicles.

Table 12 summarizes the results of the data collection discussed above.

Table 12
Data Collection at Costa Mesa Chick-fil-A

Time Period	Total Arrivals	Arrivals/ Hour	Longest Total Queue	Longest Order Board Back Queue
Weekday Lunch	163	54.33	12	6
Weekday Dinner	101	33.66	8	3
Saturday Lunch	170	42.5	13	7

Note: 1 = Average time for a vehicle to approach window, order, pick-up order and depart drive-through

Table 13 summarizes the results of data collected by others at Chick-fil-A restaurants in Valencia, Northridge, and Lakewood, California.

Table 13
Data Collection at Other California Chick-fil-A Restaurants

Location/Time Period	Longest Total Queue	Longest Order Board Back Queue
Valencia, CA ¹		
Weekday Breakfast	3	No Data Provided
Weekday Lunch	15	
Weekday Dinner	10	
Northridge, CA ¹		
Weekday Breakfast	5	No Data Provided
Weekday Lunch	15	
Weekday Dinner	7	
Lakewood, CA ¹		
Weekday Breakfast	5	No Data Provided
Weekday Lunch	5	
Weekday Dinner	5	

1 = Source: *Traffic Impact Analysis Chick-Fil-A Restaurant at 8521 Sepulveda Boulevard* (Overland Traffic Consultants, Inc., November 2013)

The comparable site data indicates that the weekday lunch periods experience the highest level of drive-through demand and produce the longest queues. Discounting the data at the Lakewood location, which appears to be an outlier, observed weekday lunch queues were 12-15 vehicles, and observed Saturday lunch queues were 13 vehicles. Observed drive-through queues during the morning and evening peak hours were fewer than 10 vehicles at all survey locations.

Proposed Project

As shown on the site plan, the proposed project will construct a drive-through with one order box and a single pick-up window.

Drive-Through Queuing: Conclusions and Recommendations

The drive-through lane at the observed Chick-fil-A site in Costa Mesa provides approximately 250 feet of queuing space between the pick-up window and the end of the drive-through lane, which proved capable of storing 12 vehicles in the drive-through lane. The distance between the order board box and the end of the drive-through is approximately 125 feet, which was observed as having the ability to store 6 vehicles. Based on these observations, approximately 20 feet of queuing space is needed per vehicle.

The proposed drive-through set-up at the proposed Central Plaza Chick-fil-A in Riverside is approximately 240± feet in length. The drive-through is anticipated to provide queuing space for 13± vehicles in the drive through (6 vehicles between the pick-up window and the order box, and 7 vehicles from the order board box back).

Based on the observed queuing at the comparable Chick-fil-A sites, the drive-through design of the proposed project should provide enough queuing space to accommodate anticipated drive-through operations during most, if not all periods of the day. Any potential spillback into the drive aisles would be

on a very limited basis during the lunchtime rush. Additionally Chick-fil-A typically has staff utilize IPAD hand held ordering and payments during the peak hours to speed ordering and payment and help reduce queues.