PLOT PLAN APPLICATION No.PP210004

FRENCH VALLEY
DEVELOPMENT
WINCHESTER RD & BENTON RD

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CBC AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE COUNTY OF RIVERSIDE

B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.

D. SIGNS UNDER A SEPARATE PERMIT.

F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.

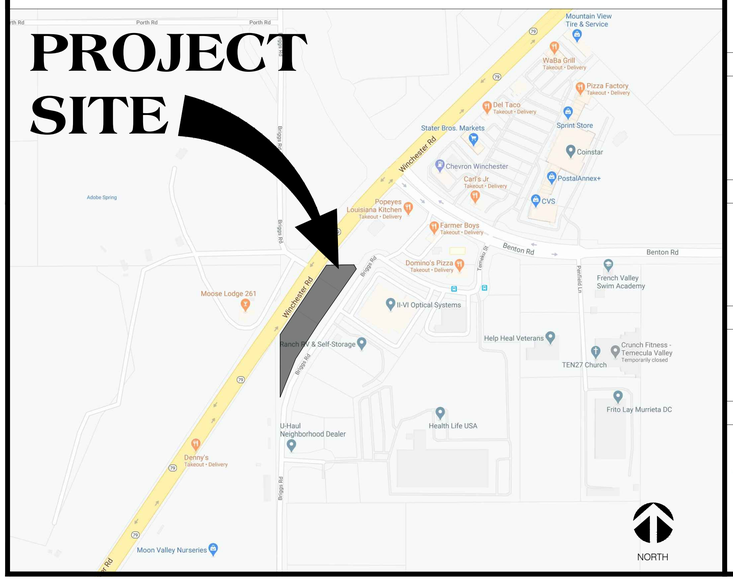
G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT, IN WRITING, PRIOR TO INSTALLATION.

H. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.

I. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS. ENCROACHMENT PERMIT, ETC. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.

J. THESE DRAWINGS ARE FOR ENTITLEMENT PURPOSES AND NOT INTENDED FOR CONSTRUCTION

VICINITY MAP



PROJECT DIRECTORY

OWNER

DMSD PROPERTIES

DMSD PROPERTY LLC
41760 IVY ST. #201
MURRIETA, CA 92562
(951) 239-3495

ARCHITECT

marks architects inc

MARKS ARCHITECTS INC
2643 FOURTH AVE,
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PHONE: (619) 702-9448

CIVIL ENGINEER

commercial development resources

2082 MICHELSON DRIVE, SUITE 100
IRVINE, CALIFORNIA 92612
CONTACT: AARON M. ALBERTSON, P.E. SCDP
PHONE: 949-825-5222

LANDSCAPE ARCHITECT

sotelo LANDSCAPE ARCHITECTS

2643 FOURTH AVE,
SAN DIEGO, CA 92103
CONTACT: ANGELINA SOTELO
PHONE: 619-719-6756

GEOTECHNICAL ENGINEER

CW SOILS

23251 KENT COURT,
MURRIETA, CA 92562
CONTACT: CHAD E. WELKE
PHONE: 951-304-3935

BIOLOGIST

BARRETT'S BIOLOGICAL SURVEYS
2035 FORRESTER RD. EL CENTRO CA
760-352-4159

TRAFFIC

TRAMES SOLUTIONS INC.

100 E. SAN MARCOS
BOULEVARD, SUITE 400
SAN MARCOS, CA 92069
(949) 244-2436
CONTACT: SCOTT SATO, P.E.

PROJECT DATA

PROJECT OWNER	DMSD PROPERTY 41760 IVY ST. #201 MURRIETA, CA 92562 (951) 239-3495
APPLICANT	MARKS ARCHITECTS INC 2643 4TH AVE SAN DIEGO CA 92103 CONTACT: GABRIELA MARKS PHONE: 619-702-9448
APN:	963-070-052
LOT AREA:	PARCEL A 43,518 SF = 0.99 AC PARCEL B 50,840 SF = 1.17 AC TOTAL: 2.17 ACRE
BUILDING AREA:	TACO BELL BUILDING 2,104 SF JACK IN THE BOX 2,743 SF
ZONE CLASSIFICATION:	I-P
GENERAL PLAN POLICY AREA:	HIGHWAY 79 POLICY AREA
AREA PLAN (RCIP) :	SOUTHWEST AREA
ELECTRIC SERVICE:	SOUTHERN CALIFORNIA EDISON (951) 928-8272
WATER & SEWER SERVICE:	WESTERN MUNICIPAL WATER DISTRIC (951) 789-5000
GAS SERVICE:	SOUTHERN CALIFORNIA GAS (951) 304-0093
TELEPHONE SERVICE:	VERIZON (951) 929-9490
PARKING REQUIRED:	40 SPACES * SEE SHEET S0.1 FOR PARKING CALCULATIONS
PARKING PROVIDED:	67 SPACES
APPLICABLE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA GREEN BLDG. CODE TITLE 24

DEVELOPMENT SUMMARY

BUILDING 1

1 STORY RESTAURANT BUILDING
VB CONSTRUCTION, NON SPRINKLERED
2,104 SF
A2 OCCUPANCY
OCCUPANT LOAD: 50

BUILDING 2

jack in the box

1 STORY RESTAURANT BUILDING
VB CONSTRUCTION, NON SPRINKLERED
2,743 SF
A2 OCCUPANCY
OCCUPANT LOAD: 55

SHEET INDEX

(TOTAL OF 19 SHEETS)

T1.0	TITLE SHEET
	CIVIL
CG-01	CONCEPTUAL GRADING
CG-02	TYP. CROSS SECTIONS
FM-01	FIRE ACCESS PLAN
	SITE
S0.1	SITE PLAN
S0.2	TRASH ENCLOSURE DETAILS
	LANDSCAPE
L1.0	TITLE SHEET
L1.1	PLANTING PLAN
L1.2	SHADING PLAN & WATER CALCULATIONS
	ARCHITECTURAL
	TACO BELL
A1.0	ENLARGED TACO BELL SITE PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A1.3	EXTERIOR ELEVATIONS
A1.4	EXTERIOR ELEVATIONS
	JACK IN THE BOX
A2.0	ENLARGED JACK IN THE BOX SITE PLAN
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A2.3	COLORED EXTERIOR ELEVATIONS
A2.4	COLORED EXTERIOR ELEVATIONS

LEGAL DESCRIPTION

PARCELS 16 THROUGH 18, INCLUSIVE OF PARCEL MAP NO. 23199 ON FILE IN BOOK 170, PAGE 73 THROUGH 76 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF UNINCORPORATED, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY MARKS ARCHITECTS INC. AS INSTRUMENTS OF SERVICES SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS INC. MARKS ARCHITECTS INC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THERETO. © COPYRIGHT 2020

marks architects

architecture
interior design
retail
restaurants
space planning
master planning
leed accredited
casp

2643 fourth ave.
san diego ca 92103
619-702-9448

LICENSED ARCHITECT
GABRIELA MARKS
C-31482
12-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

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ALL REPORTS, PLANS AND DOCUMENTS PREPARED BY MARKS ARCHITECTS SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS AND IS INTENDED FOR USE FOR THIS SPECIFIC PROJECT ONLY.

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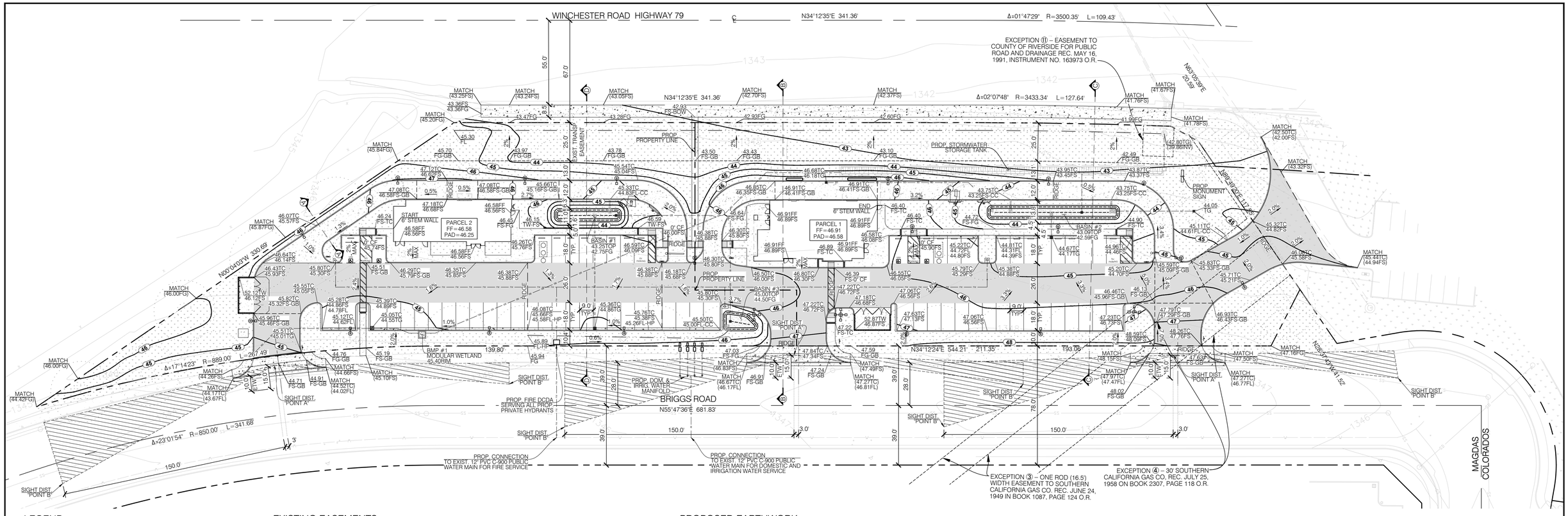
FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

TITLE SHEET

TS1.0



LEGEND:

- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BIORETENTION BASIN
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- PROPOSED RECIPROCAL ACCESS EASEMENT
- PROPOSED RESTRICTED SIGHT DISTANCE AREA*
- PROPOSED FLOWLINE
- PROPOSED GRADE BREAK
- PROPERTY LINE
- CENTER LINE
- SS SS — EXISTING SEWER LINE
- W W — EXISTING WATER LINE
- XX — PROPOSED CONTOUR
- XXXX — EXISTING CONTOUR
- PROP. PRIVATE FIRE HYDRANT
- PROP. TREE AND DRIPLINE

SIGHT DISTANCE NOTE

* RESTRICTED USE AREAS SHOWN PER 25 MPH COUNTY OF RIVERSIDE STANDARD NO. 821. EDGE OF TRAVELED (ETW) WAY SHOWN PER STANDARD NO. 103 FOR TYPICAL COLLECTOR ROAD.

EXISTING EASEMENTS:

③ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1949 IN BOOK 1087, PAGE 124 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 16, 1991 AS INSTRUMENT NO. 164132 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 16

④ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 118 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRAFFIC SIGNALIZATION MITIGATION SCHEDULE "E" AGREEMENT" RECORDED MAY 15, 1991 AS INSTRUMENT NO. 162532 OF OFFICIAL RECORDS.

6. THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

⑦ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: TRANSPORTATION AND INCIDENTAL PURPOSES.

⑧ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 79 - WINCHESTER ROAD HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

⑨ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BENTON ROAD HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

AFFECTS: THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AVIGATION EASEMENT" RECORDED MAY 16, 1991 AS INSTRUMENT NO. 163973 OF OFFICIAL RECORDS.

⑪ AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 401429 OF OFFICIAL RECORDS.

IN FAVOR OF: THE COUNTY OF RIVERSIDE
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 16

⑫ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1992 AS INSTRUMENT NO. 031080 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 16

13. A DOCUMENT ENTITLED "CERTIFICATE OF PARCEL MERGER NO. 1979" RECORDED JULY 21, 2016 AS INSTRUMENT NO. 0305964 OF OFFICIAL RECORDS.

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

15. RIGHTS OF PARTIES IN POSSESSION.

PROPOSED EARTHWORK

CUT: 3,287 C.Y.
FILL: 249 C.Y.
NET EXPORT: 3,038 C.Y.

OVER-EXCAVATION: 741 C.Y.

CONSTRUCTION DESIGN	CONCRETE FLATWORK EXPANSION INDEX				
	VERY LOW	LOW	MEDIUM	HIGH	VERY HIGH
Slab Thickness, Minimum	3.5 inches	4 inches	4 inches	4 inches	4.5 inches
Subbase, Gravel Layer	NA	Optional	Optional	3 inches	4 inches
Presaturation, Relative to Optimum Moisture Content	Pre-wet NA	Optimum 6 inches Deep	1.1 x Optimum 12 inches Deep	1.2 x Optimum 18 inches Deep	1.3 x Optimum 24 inches Deep
Joint, Maximum Spacing, (joint to extend ¼ slab)	10 feet or less	10 feet or less	8 feet or less	6 feet or less	6 feet or less
Reinforcement, Mid-Depth	NA	Optional (WWF 6 x 6 W1.4 x W1.4)	Optional (WWF 6 x 6 W1.4 x W1.4)	No. 3 Rebar 24" On Center Both Ways	No. 3 Rebar 24" On Center Both Ways
Restraint, Slip Dowels Mid-Depth	NA	Optional	Optional	Across Cold Joints	Across Cold Joints

PRELIMINARY PAVEMENT DESIGN

An assumed R-value of 25 may be used for preliminary pavement design. Calculated in accordance with the State of California design procedures (maximum design R-value of 50) using assumed Traffic Indices, the following table summarizes the minimum recommended asphalt concrete pavement sections. Final pavement design should be based on sampling and testing of post grading conditions. Alternative, but equivalent pavement sections and calculation sheets have been provided within the appendices of this report.

ASPHALT CONCRETE PAVEMENT DESIGN			
PARAMETERS	**AUTO PARKING**	**AUTO DRIVES**	**ENTRANCES/TRUCK DRIVES**
Assumed Traffic Index	4.0	5.0	6.0
Preliminary Design R-Value	25	25	25
AC Thickness (inches)	3	3	3½
AB Thickness (inches)	3.5	6	8½

Note: AC – Asphalt Concrete
AB – Aggregate Base

The following table includes the minimum recommended Portland cement concrete pavement design sections calculated using the guidelines of the State of California design procedures.

PORTLAND CEMENT CONCRETE PAVEMENT DESIGN			
Street Type	**Preliminary Design R-Value**	**Traffic Index**	**Pavement Section (inches)**
ENTRANCES/TRUCK DRIVES	25	6.0	6 PCC over 5 AB

Note: PCC – Portland Cement Concrete
AB – Aggregate Base

PRELIMINARY SOILS RECOMMENDATIONS - FLATWORK/PAVEMENTS

PER CW SOILS PRELIMINARY GEOTECHNICAL REPORT - PROJECT NO.19746-10 DATED 07/23/19

PRELIMINARY SOILS RECOMMENDATIONS - OVER-EXCAVATION

PER CW SOILS PRELIMINARY GEOTECHNICAL REPORT - PROJECT NO.19746-10 DATED 07/23/19

GROUND PREPARATION

IN AREAS TO RECEIVE COMPACTED FILL, THE REMOVAL OF LOW DENSITY, COMPRESSIBLE SOILS, SUCH AS UNDOCUMENTED ARTIFICIAL FILL, SHOULD CONTINUE UNTIL FIRM COMPETENT BEDROCK IS ENCOUNTERED. REMOVAL EXCAVATIONS SHOULD BE VERIFIED BY THE PROJECT ENGINEER, GEOLOGIST OR THEIR REPRESENTATIVE. PRIOR TO PLACING COMPACTED FILLS, THE EXPOSED BOTTOM SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES OR MORE, WATERED OR AIR DRIED AS NECESSARY TO ACHIEVE NEAR OPTIMUM MOISTURE CONTENT AND THEN COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557-12.

REMEDIAL GRADING SHOULD EXTEND HORIZONTALLY BEYOND THE PERIMETER OF THE PROPOSED STRUCTURES A DISTANCE EQUAL TO THE DEPTH OF COMPACTED FILL BELOW THE PROPOSED FOOTING OR A MINIMUM OF 5 FEET, WHICHEVER IS GREATER. THE ANTICIPATED REMOVAL DEPTHS ARE SHOWN ON PLANE 1-GEOTECHNICAL MAP. IN GENERAL THE ANTICIPATED REMOVAL DEPTHS SHOULD VARY FROM 2 TO 3 FEET BELOW EXISTING GRADE.

LEGAL DESCRIPTION

PARCELS 16 THROUGH 18 , INCLUSIVE OF PARCEL MAP NO. 23199 ON FILE IN BOOK 170, PAGE 73 THROUGH 76 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,IN THE CITY OF UNINCORPORATED, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

FLOOD ZONE:

AS OF 08/28/2008 - MAP NO. 06065C2710G
ZONE D - AREA OF UNDETERMINED FLOOD HAZARD

PROPOSED PARCELS:

PARCEL 1: 50,840 SF = 1.17 AC
PARCEL 2: 43,518 SF = 0.99 AC

OWNER

DMSD PROPERTY, L.L.C.
41856 IVY ST, SUITE 201
MURRIETA, CA 92562
CONTACT: AARON ALBERTSON, P.E..
PH: 951.816.0189

SITE ADDRESS

WINCHESTER RD & BENTON RD
COUNTY OF RIVERSIDE (UNINCORPORATED)
APN#: 963-070-052

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE, SUITE 112
NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E..
PH: 949.610.8997 EXT. 701

ARCHITECT

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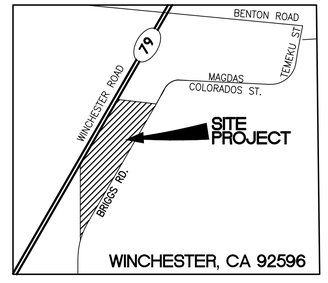
2643 4TH AVE
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PH: 619.702.9448

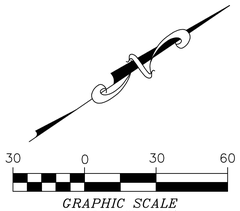
SURVEYOR

COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE, SUITE 112
NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E.
PH: 949.610.8997 EXT. 701



VICINITY MAP

NTS



GRAPHIC SCALE
SCALE: 1" = 30'

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

GENERAL NOTES:

1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL—ENGINEER

REGISTERED PROFESSIONAL ENGINEER — AARON M. ALBERTSON — NO. 65513 EXP. 9/30/21 — CIVIL — STATE OF CALIFORNIA

ENGINEERING COMPANY

Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
4121 Westerly Place #112 Newport Beach CA 92660
T 949-610-8997 www.CDRwest.com

PREPARED BY: AARON M. ALBERTSON
R.C.E. NO. 65513
DATE 02/18/2021

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE NGS BENCHMARK DESIGNATION "Z 311", A STANDARD BENCHMARK DISC MARKED "Z 311 1935," LOCATED AT BENTON ROAD AND BRIGGS ROAD, 68.7 FEET NORTHWEST OF A POWER POLE, 31.6 FEET NORTH OF A JUNCTION BOX AND 4.4 FEET SOUTH OF A 4 FOOT BY 6 FOOT WOODEN MAILBOX POST. THE BENCHMARK IS SET IN THE TOP OF A SQUARE MONUMENT, FLUSH WITH THE GROUND.

ELEVATION=1337.71 FEET (NAVD 88).

FRENCH VALLEY
JACK IN THE BOX

CONCEPTUAL GRADING

SHEET NO. CG-01
01 OF 02 SHTS

PLOT PLAN NO. | GRADING PERMIT NO. | BMP PERMIT NO. | COUNTY FILE NO.

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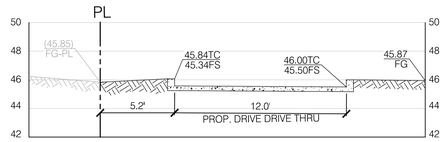
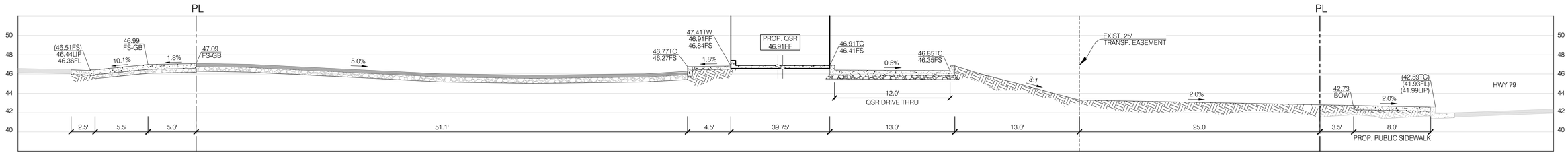


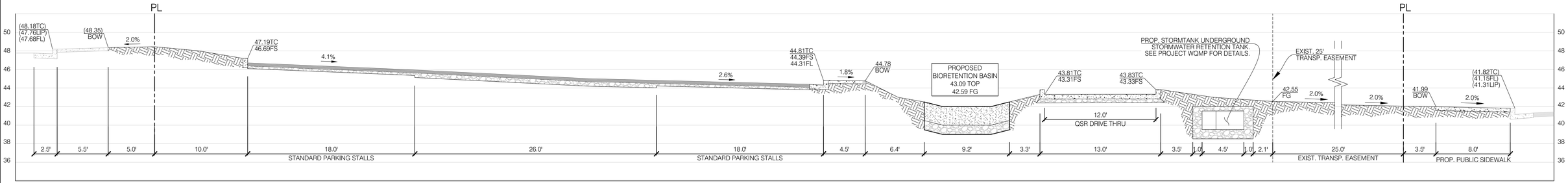
CROSS SECTION A-A

SCALE: 1"=5'



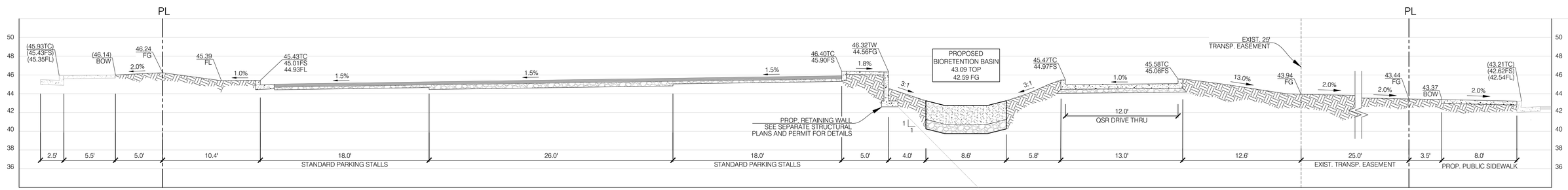
CROSS SECTION B-B

SCALE: 1"=5'



CROSS SECTION C-C

SCALE: 1"=5'



CROSS SECTION D-D

SCALE: 1"=5'

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER | COUNTY

SEAL–ENGINEER

REGISTERED PROFESSIONAL ENGINEER
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PREPARED BY: AARON M. ALBERTSON
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ELEVATION=1337.71 FEET (NAVD 88).

FRENCH VALLEY
JACK IN THE BOX
TYP. CROSS SECTIONS

SHEET NO. CG-02
02 OF 02 SHTS

PLOT PLAN NO. | GRADING PERMIT NO. | BMP PERMIT NO. | COUNTY FILE NO.

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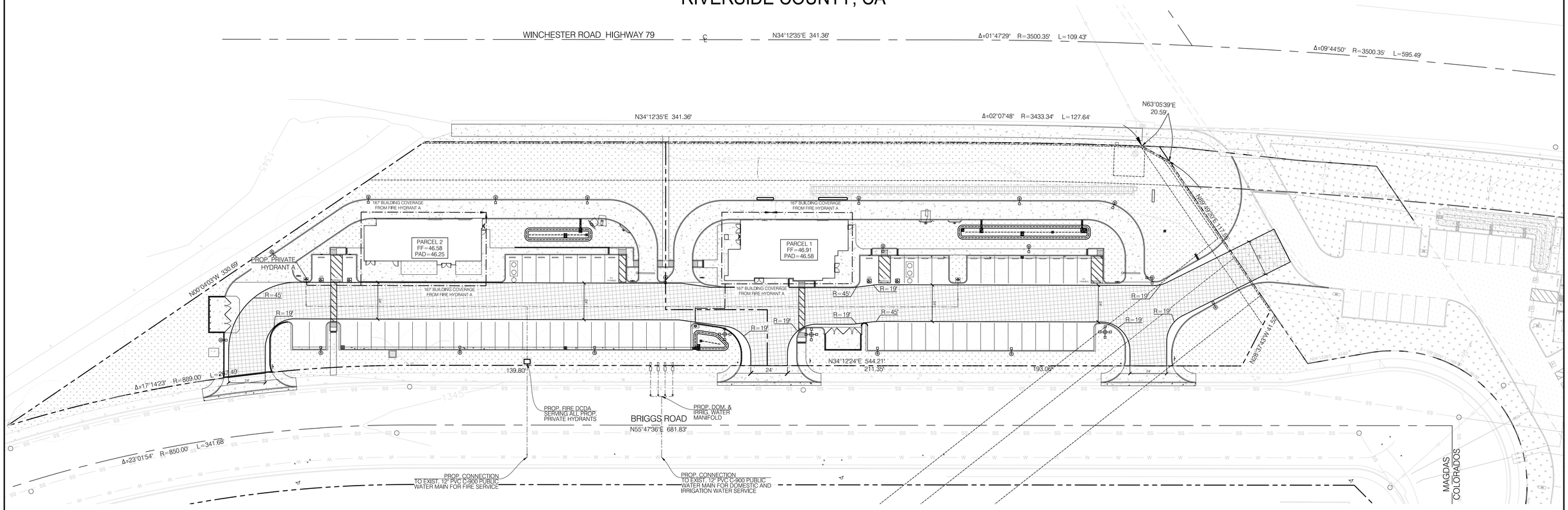
FIRE ACCESS PLAN

WINCHESTER RD & BENTON RD

RIVERSIDE COUNTY, CA



KEY NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONSULTANTS AND CONTRACTORS TO INDEPENDENTLY VERIFY THE EXISTING AVAILABLE PRESSURE AND FLOW CONDITIONS AND DESIGN THE VARIOUS ON-SITE SYSTEMS TO MEET THE SITE SPECIFIC REQUIREMENTS. FIRE FLOW AND PRESSURE TEST RESULTS ARE VALID ONLY WHEN FIELD TESTED BY THE APPROPRIATE FIRE AUTHORITIES HAVING JURISDICTION.
2. WATER IN JOINT TRENCH WITH ELEC./TEL NOT PERMITTED.
3. ALL CODE REFERENCES FOR INSTALLATION OF UNDERGROUND FIRE MAIN PRIVATE SYSTEM ARE NFPA-13, NFPA-24 AND NFPA-72
4. IF PRESENT, THE KEY SWITCH (KNOX TYPE) SHALL BE MOUNTED ON A POST ACCESSIBLE FROM THE DRIVERS SIDE OF THE VEHICLE. IT SHALL BE BETWEEN FOUR (4) AND FIVE (5) FEET IN HEIGHT. THE ASSEMBLY SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE GATE ITSELF.
5. IF PRESENT, EXTERIOR ELECTRIC SECURITY GATES SHALL BE PROVIDED WITH AN APPROVED OVERRIDE SWITCH, (KNOX TYPE) WHICH IS CAPABLE OF LOCKING THE ELECTRIC GATE OPEN IN AN EMERGENCY AND SHALL BE LISTED IN ACCORDANCE WITH U.L. 325.
6. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE ASTM F 2200 (CALIFORNIA FIRE CODE SECTION 503.6).
7. FDC, PIV AND CHECK VALVE ASSEMBLY SHALL HAVE THEFT DETTERRENT PROTECTION

ABBREVIATIONS:

(XX.XX)	EXISTING ELEVATION
APN	ASSESSORS PARCEL NUMBER
BW	BACK OF WALK
CF	CURB FACE
CL	CENTERLINE
ELEV	ELEVATION
ELEC	ELECTRICAL
EPB	ELECTRIC PULL BOX
EX	EXISTING
FG	FINISH GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MWD	MUNICIPAL WATER DISTRICT
OC	ON CENTER
OCS	ORANGE CO. SANITATION
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WIDTH
WM	WATER METER

SITE ADDRESS

WINCHESTER RD & BENTON RD
COUNTY OF RIVERSIDE (UNINCORPORATED)
APN#: 963-070-052

ARCHITECT

MARKS ARCHITECTS
2643 4TH AVE
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PH: 619.702.9448

OWNER

DMSD PROPERTY, L.L.C.
41856 IVY ST, SUITE 201
MURRIETA, CA 92562
PH: 951.816.0189

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE, SUITE 112
NEWPORT BEACH, CA 92660
PH: 949.610.8997 EXT. 701

SURVEYOR

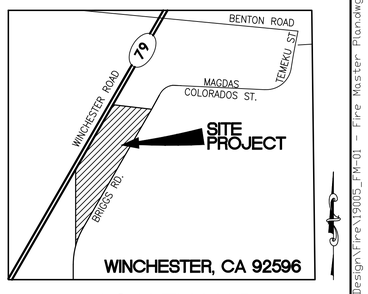
COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE, SUITE 112
NEWPORT BEACH, CA 92660
PH: 949.610.8997 EXT. 701

LEGEND

- CONCRETE
- LANDSCAPE
- PROPERTY LINE
- CENTERLINE
- FIRE TRUCK LANE
- RED CURB - FIRE LANE NO PARKING
- PROPOSED FIRE HYDRANT
- EXISTING PUBLIC UTILITIES
- FIRE HOSE PULL ROUTE
- FW — PROPOSED FIRE WATER LINE

30 0 30 60

GRAPHIC SCALE
SCALE: 1"= 30'



VICINITY MAP

NTS

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1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

GENERAL NOTES:

1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
2. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.
3. EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS PER CBC 107.2.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL—ENGINEER

REGISTERED PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/21
CIVIL
STATE OF CALIFORNIA

ENGINEERING COMPANY

Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
4121 Westerly Place #112 Newport Beach CA 92660
T 949-610-8997 www.CDRwest.com

PREPARED BY: AARON M. ALBERTSON
R.C.E. NO. 65513
DATE 02/18/2021

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS THE NGS BENCHMARK DESIGNATION "Z 311", A STANDARD BENCHMARK DISC MARKED "Z 311 1935," LOCATED AT BENTON ROAD AND BRIGGS ROAD, 68.7 FEET NORTHWEST OF A POWER POLE, 31.6 FEET NORTH OF A JUNCTION BOX AND 4.4 FEET SOUTH OF A 4 FOOT BY 6 FOOT WOODEN MAILBOX POST. THE BENCHAMRK IS SET IN THE TOP OF A SQUARE MONUMENT, FLUSH WITH THE GROUND.
ELEVATION=1337.71 FEET (NAVD 88).

FRENCH VALLEY
JACK IN THE BOX
FIRE ACCESS PLAN

SHEET NO. FM-01
01 OF 01 SHTS

PLOT PLAN NO. | GRADING PERMIT NO. | BMP PERMIT NO. | COUNTY FILE NO.

S:\Projects\2019\19005_Marks_JIB_French Valley CA\Design\Fire\19005_FM-01 - Fire Master Plan.dwg

NOTE:
FOR ADDITIONAL NOTES AND DIMENSIONS SEE ENLARGED SITE PLANS SHEETS A1.0 AND A2.0

PARKING ANALYSIS

TACO BELL

(1 SPACE/45 S.F. SERVING AREA + 1 SPACE/2-EMPLOYEES) : 16.8 SPACES REQUIRED
666 / 45 = 14.8 + 4 EMPLOYEES

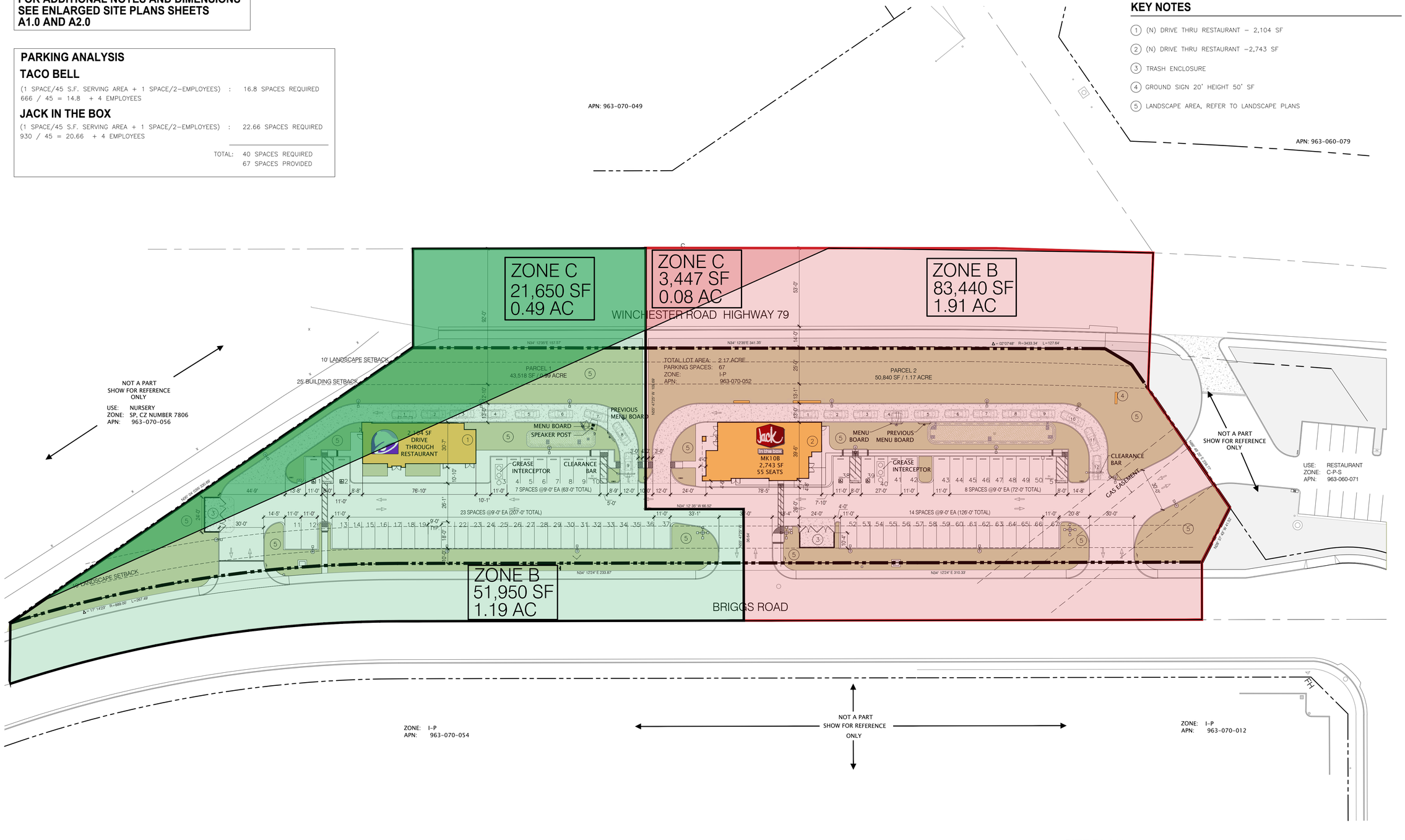
JACK IN THE BOX

(1 SPACE/45 S.F. SERVING AREA + 1 SPACE/2-EMPLOYEES) : 22.66 SPACES REQUIRED
930 / 45 = 20.66 + 4 EMPLOYEES

TOTAL: 40 SPACES REQUIRED
67 SPACES PROVIDED

KEY NOTES

1. (N) DRIVE THRU RESTAURANT – 2,104 SF
2. (N) DRIVE THRU RESTAURANT –2,743 SF
3. TRASH ENCLOSURE
4. GROUND SIGN 20' HEIGHT 50' SF
5. LANDSCAPE AREA, REFER TO LANDSCAPE PLANS



SITE PLAN

SCALE: 1" = 30'-0"

TRUE NORTH REFERENCE

marks architects

architecture
interior design
retail
restaurants
space planning
master planning
leed accredited
casp

2643 fourth ave.
san diego ca 92103
619-702-9448

LICENSED ARCHITECT
GABRIELA MARKS
C-31482
12-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

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FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

SITE PLAN

S0.1

NOTE:
FOR ADDITIONAL NOTES AND DIMENSIONS SEE ENLARGED SITE PLANS SHEETS A1.0 AND A2.0

PARKING ANALYSIS

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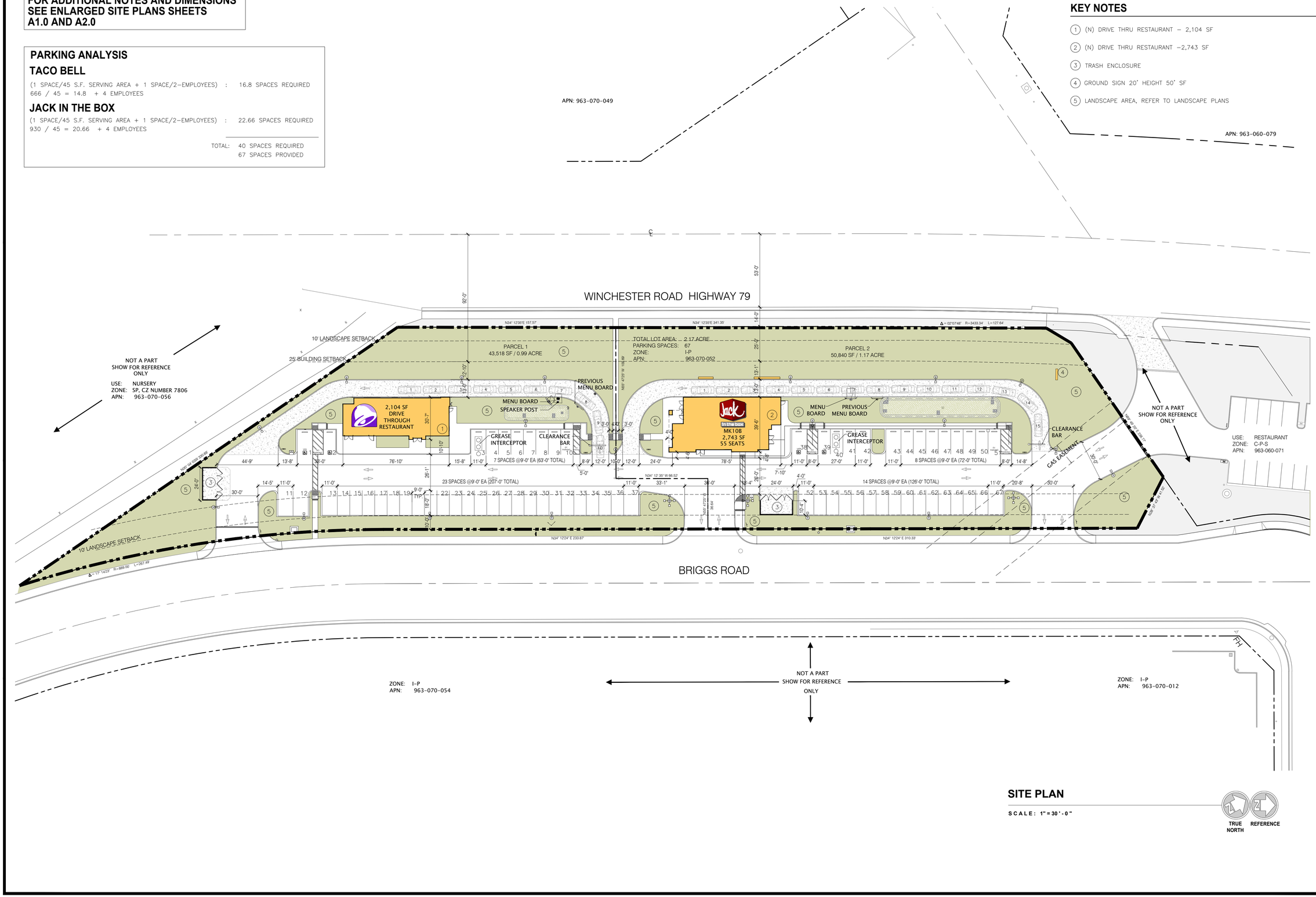

SITE PLAN

SCALE: 1"=30'-0"

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san diego ca 92103
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LICENSED ARCHITECT
GABRIELA MARKS
C-31482
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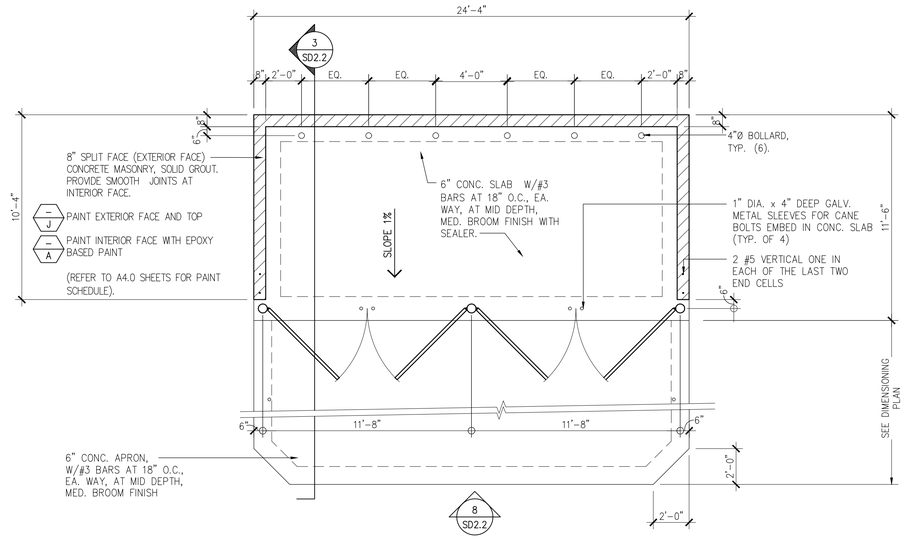
FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

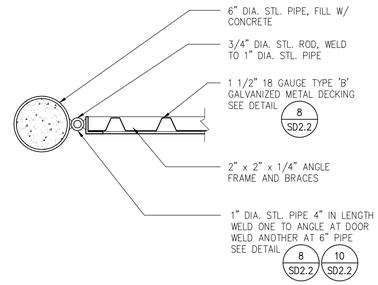
SITE PLAN

S0.1



NOTES

1. ALL CONC. BLOCK MORTAR JOINTS SHALL BE FLUSH & SMOOTH AT INSIDE FACE.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS SHEET A4.0 FOR FINISH SCHEDULE.
4. THE TRASH ENCLOSURE PAD SHALL BE SEALED WITH A "NON-PIGMENTED" CLEAR CONCRETE SEALER.



MK9-X-DT044a.DWG48

3 LARGE TRASH EXCLOSURE PLAN

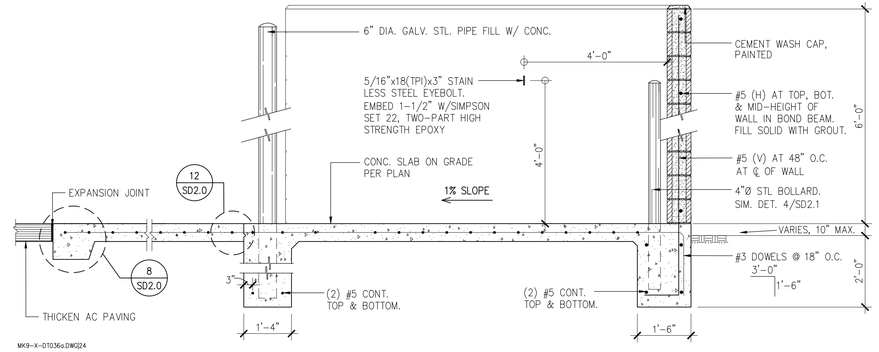
1/4" = 1'-0"

NOTE TO DESIGNER ONLY - FREEZE THIS LAYER (G-DETL-NPLT-FYI) BEFORE PLOTTING: VERIFY THAT TRASH ENCLOSURE SIZE AND CONFIGURATION ACCOMMODATE LOCAL WASTE MANAGEMENT REQUIREMENTS.

MK9-X-DT037a.DWG28

1 JAMB AT TRASH ENCLOSURE - PLAN

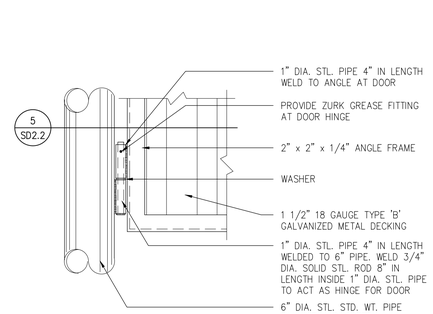
1 1/2" = 1'-0"



MK9-X-DT036a.DWG24

4 TRASH ENCLOSURE SECTION

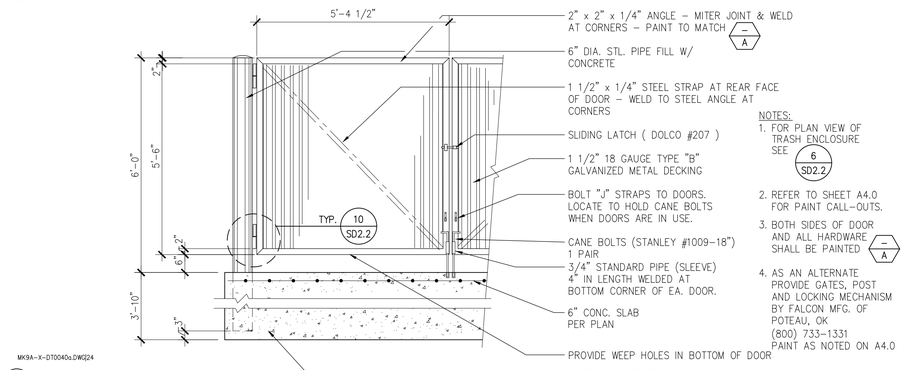
1/2" = 1'-0"



MK9-X-DT041a.DWG28

2 JAMB AT TRASH ENCLOSURE - ELEVATION

1 1/2" = 1'-0"



MK9A-X-DT004a.DWG24

5 TRASH ENCLOSURE ELEVATION

1/2" = 1'-0"

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LICENSED ARCHITECT
GABRIELA MARKS
C-31482
12-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

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FRENCH VALLEY
DEVELOPMENT

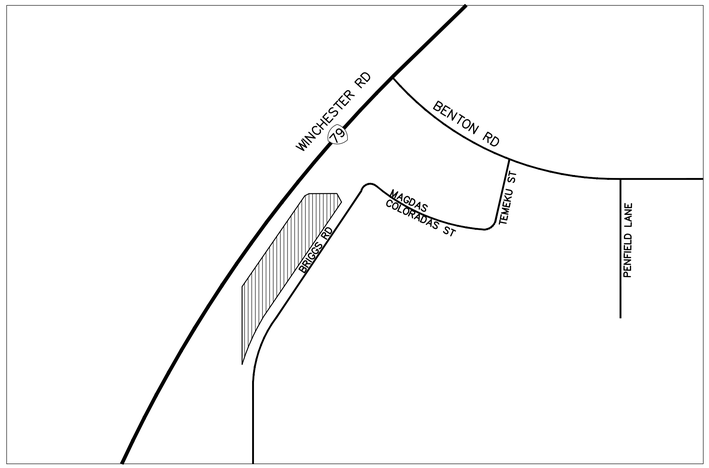
HWY 79, WINCHESTER, CA
APN: 963-070-052

AS NOTED

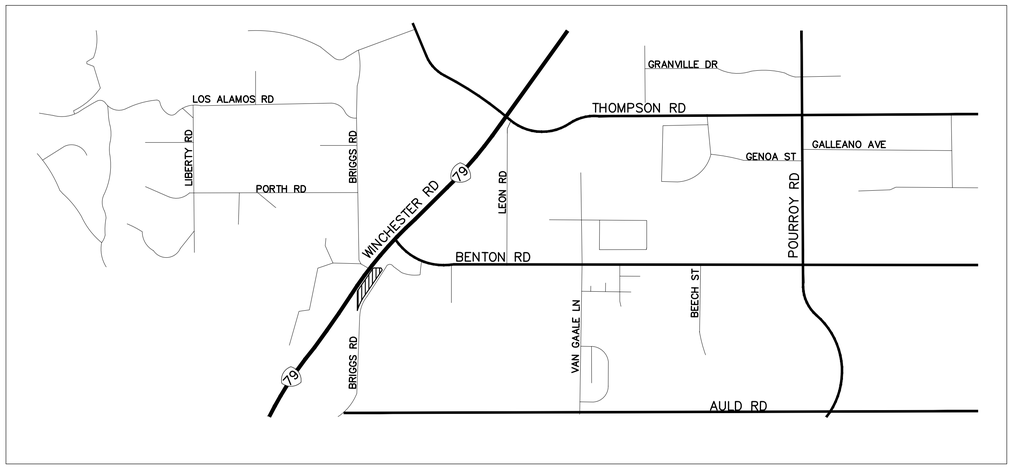
TRASH ENCLOSURE DETAILS
S0.2

COUNTY OF RIVERSIDE

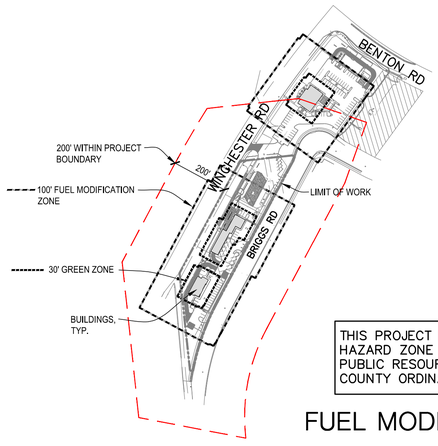
FRENCH VALLEY DEVELOPMENT
HWY 79, WINCHESTER CA; APN: 963-070-052
LANDSCAPE CONCEPT PLANS



VICINITY MAP
NTS



VICINITY MAP
NTS



THIS PROJECT LIES WITHIN A HIGH FIRE HAZARD ZONE PURSUANT TO CALIFORNIA PUBLIC RESOURCES COD SECTION 4290 AND COUNTY ORDINANCE NO. 695

FUEL MODIFICATION ZONES

MSHCP NOTES
- THERE ARE NO MSHCP AREAS ON SITE OR WITHIN 200' OF THE PROJECT.
- NEAREST MSHCP AREAS WITHIN 1 MILE ARE OVER 0.62 WEST OF PROJECT SITE.

APN NUMBERS

APN: 963-070-052
2.165 AC. (94,329.69 SF) GROSS
1.87 AC. (81,517.51 SF) NET

ZONING

EXISTING:
I-P (INDUSTRIAL PARK)
EXISTING LAND USE: VACANT

PROJECT DESCRIPTION

THE PROJECT CONSIST OF APPROXIMATELY 2.165 ACRES OS INDUSTRIAL PARK DEVELOPMENT CONSISTING OF A GAS STATION/CAR WASH AND FAST FOOD RESTAURANT.

SITE AREA

GROSS SITE AREA	94,329.69 SF +/- = 2.165 ACRES
NET SITE AREA	81,517.51 SF +/- = 1.87 ACRES
TOTAL BUILDING AREA	7,423 SF +/-
F.A.R. (FLOOR AREA RATIO)	9.10% (OF NET SITE AREA)
LANDSCAPE/LAND RATIO	0.34 (32,158.89 LANDSCAPE, 62,170.80 HARDSCAPE/ROOF AREAS)

PROJECT DIRECTORY

OWNER:
DMSD PROPERTY, L.L.C.
41856 IVY STREET, SUITE 201
MURRIETA, CA 92562
951.816.0189
dbeshay@beshayenterprises.com
DAVID BESHAY

LANDSCAPE ARCHITECT:
SOTELO LANDSCAPE ARCHITECTS
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619.544.1977
angelina@asotelo.com
ANGELINA D. SOTELO

CIVIL ENGINEER:
COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE #112 NEWPORT BEACH, CA 92660
714.402.4171
aalbertson@cdrwest.com
AARON M. ALBERTSON, P.E. SCDR

MAINTENANCE QUANTITIES

		(ONSITE/OFFSITE)
1. LANDSCAPED FLAT AREAS:	38,404	S.F.
2. LANDSCAPED SLOPE AREAS:	5,260	S.F.
3. WATER QUALITY SWALES:	1,804.15	S.F.
4. TOTAL NUMBER OF TREES:	41	EA.
5. TOTAL NO. OF PALM TREES:	–	
6. DECOMPOSED GRANITE TRAILS:	–	
7. CONCRETE HEADER:	565	L.F.
8. 3 RAIL PVC FENCING:	–	
9. WALL FACE GRAFFITI ABATEMENT:	–	
10. LANDSCAPE LIGHTING:	–	
11. TURF:	–	
12. OTHER:	–	
13. FUTURE MEDIAN:	–	

INDEX OF SHEETS

L1.0	TITLE SHEET
L1.1	LANDSCAPE CONCEPT PLAN
L1.2	SHADING PLAN

"PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENT OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3, ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE."

ANGELINA SOTELO, LANDSCAPE ARCHITECT — 03.10.21 DATE

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
ON-SITE: OWNER
OFF-SITE: OWNER

DIGALERT
DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT — ANGELINA SOTELO 4824 — Signature 12.31.21 Renewal Date — 03.10.21 Date — STATE OF CALIFORNIA

PREPARED BY:
SOTELO LANDSCAPE ARCHITECTS
2643 4TH AVENUE
SAN DIEGO, CA 92103
619.719.6756
CERT NO.5254, EXP 12/2021 DATE: 03-10-21

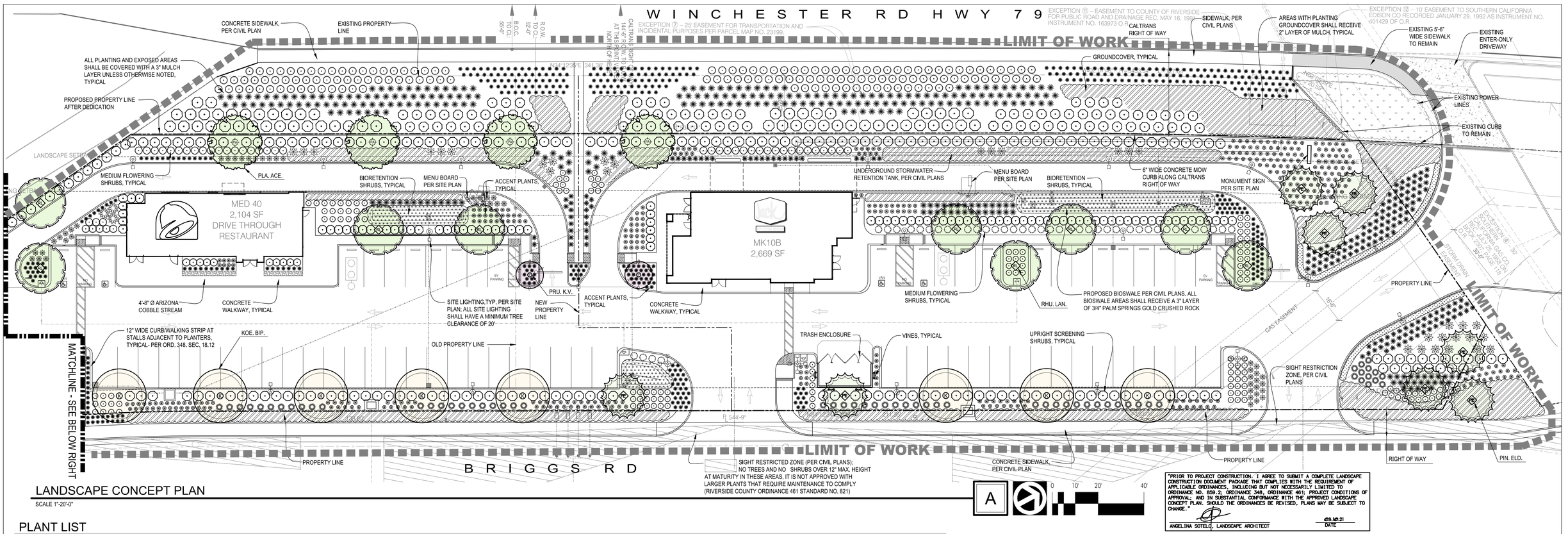
BENCHMARK:

SCALE: H:_____ V:_____

COUNTY OF RIVERSIDE
FRENCH VALLEY DEVELOPMENT
HWY 79, WINCHESTER, CA, APN: 963-070-052
LANDSCAPE CONCEPT PLANS
TITLE SHEET

FOR: DMSD PROPERTY, L.L.C. | W.O. | COUNTY FILE NO.

SHEET NO. L1.0
1 OF 3 SHTS



LANDSCAPE CONCEPT PLAN

SCALE 1"-20'-0"

"PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENT OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE."

ANGELINA SOTELO, LANDSCAPE ARCHITECT — 03.10.21 DATE

PLANT LIST

ABBR	SIZE	*QTY.	SCIENTIFIC NAME	COMMON NAME	SPACING (O.C.)	**WUC.
TREES						
KOE. BIP.	24" BOX	11	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	44'	M
PLA. ACE.	24" BOX	4	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE	60'	M
PIN. ELD.	24" BOX	8	PINUS ELDARICA	AFGHAN PINE	24'	L
PRU. K.V.	24" BOX	2	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15'	M
RHU. LAN.	24" BOX	12	RHUS LANCEA	AFRICAN SUMAC	29' MIN. / 60' MAX	L
UPRIGHT SCREENING SHRUBS						
DOD. VIS.	5 GAL.	X	DODONEA VISCOSA PURPUREA	PURPLE HOPSEED	7'	M
HET. ARB.	5 GAL.	X	HETEROMELES ARBUTIFOLIA	TOYON	5'	L
LEU. FRU.	5 GAL.	X	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	6'	L
LIG. TEX.	5 GAL.	X	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	4'	M
NER. L.R.	5 GAL.	X	NERIUM OLEANDER 'LITTLE RED'	LITTLE RED OLEANDER	5'	L
XYL. CON.	5 GAL.	X	XYLOSMA CONGESTUM	SHINY XYLOSMA	11'	M
MEDIUM FLOWERING SHRUBS						
CAL. L.J.	5 GAL.	X	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5'	L
LAN. SPR.	5 GAL.	X	LANTANA SPREADING SUNSET	SPREADING SUNSET LANTANA	6'	L
PIT. C.C.	5 GAL.	X	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	5'	M
RHA. PIN.	5 GAL.	X	RHAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORN	5'	M
RHA. SPR.	5 GAL.	X	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	6'	M
ROS. T.B.	5 GAL.	X	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	2'	L
WES. FRU.	5 GAL.	X	WESTRINGIA FRUTICOSA	COAST ROSEMARY	3'	L
WES. G.B.	5 GAL.	X	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	3'	L
WES. MUN.	5 GAL.	X	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	4'	L

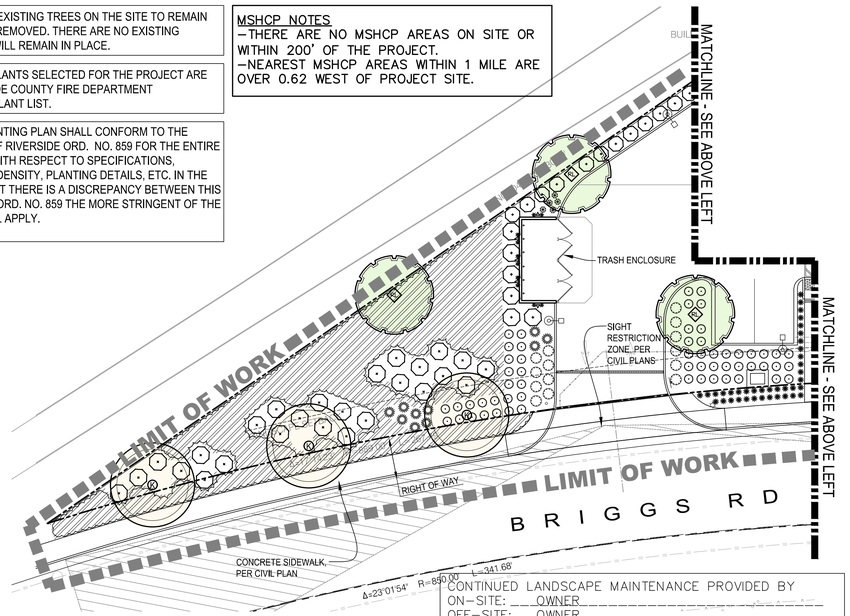
ABBR	SIZE	*QTY.	SCIENTIFIC NAME	COMMON NAME	SPACING (O.C.)	**WUC.
ACCENT PLANTS						
AGA. AME.	5 GAL.	X	AGAVE AMERICANA	CENTURY PLANT	5'	VL
AGA. ANG.	5 GAL.	X	AGAVE ANGUSTIFOLIA 'VARIEGATA'	MEDITERRANEAN AGAVE	4'	VL
AGA. B.G.	5 GAL.	X	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	3'	L
BUL. FRU.	1 GAL.	X	BULBINE FRUTESCENS 'ORANGE'	ORANGE STALKED BULBINE	5'	L
DAS. WHE.	5 GAL.	X	DASYLIRION WHEELERI	DESERT SPOON	5'	L
DIA. C.B.	1 GAL.	X	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	2'	L
DIE. BIC.	5 GAL.	X	DIETES BICOLOR	FORTNIGHT LILY	2'	M
ECH. GRU.	5 GAL.	X	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	3'	L
HES. PAR.	5 GAL.	X	HESPERALOE PARVIFLORA	RED YUCCA	3'	L
LOM. LON.	5 GAL.	X	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	3'	M
MUH. RIG.	5 GAL.	X	MUHLENBERGIA RIGENS	DEER GRASS	4'	L
PHO. ATR.	5 GAL.	X	PHORMIUM TENAX 'ATROPURPUREUM'	GIANT BRONZE NEW ZEALAND FLAX	6'	M
BIORETENTION SHRUBS						
CAR. DIV.	1 GAL.	X	CAREX DIVULSA	BERKELEY SEDGE	2'	L
CHO. TEC.	1 GAL.	X	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	4'	M
LEY. CON.	1 GAL.	X	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	4'	M
MUH. CAP.	1 GAL.	X	MUHLENBERGIA CAPILLARIS 'PLUMETASTIC'	PLUMETASTIC PINK MUHLY	3'	L
VINES						
FIC. PUM.	5 GAL.	X	FICUS PUMILA	CREEPING FIG	3'	M
PAR. QUI.	5 GAL.	X	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	8'	M
GROUNDCOVERS						
LAM. SPE.	FLATS	12" O.C.	LAMPRANTHUS SPECTABILIS	TRAILING ICE PLANT	12"	L
MYO. PAR.	1 GAL.	30" O.C.	MYOPORUM PARVIFOLIUM 'WHITE'	WHITE PROSTRATE MYOPORUM	30"	L
ROS. O.P.	1 GAL.	60" O.C.	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	60"	L

THERE ARE NO EXISTING TREES ON THE SITE TO REMAIN ON SITE OR BE REMOVED. THERE ARE NO EXISTING SHRUBS THAT WILL REMAIN IN PLACE.

NONE OF THE PLANTS SELECTED FOR THE PROJECT ARE IN THE RIVERSIDE COUNTY FIRE DEPARTMENT UNDESIRABLE PLANT LIST.

NOTE: THIS PLANTING PLAN SHALL CONFORM TO THE COUNTY OF RIVERSIDE ORD. NO. 859 FOR THE ENTIRE CENTER; WITH RESPECT TO SPECIFICATIONS, PLANTING DENSITY, PLANTING DETAILS, ETC. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THIS PLAN AND ORD. NO. 859 THE MORE STRINGENT OF THE TWO SHALL APPLY.

MSHCP NOTES
– THERE ARE NO MSHCP AREAS ON SITE OR WITHIN 200' OF THE PROJECT.
– NEAREST MSHCP AREAS WITHIN 1 MILE ARE OVER 0.62 WEST OF PROJECT SITE.



CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
ON-SITE: OWNER
OFF-SITE: OWNER

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

*QUANTITY OF SPECIFIC SHRUB SPECIES SHALL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE OF THE PROJECT
**WUCOLS WATER FACTORS BASED ON WUCOLS REGION 4 SOUTH INLAND

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NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT — ANGELINA BOTELO 5254 — Signature 12.21.21 — Renewal Date 03.10.21 — Date — STATE OF CALIFORNIA

PREPARED BY:
SOTELO LANDSCAPE ARCHITECTS
2643 4TH AVENUE
SAN DIEGO, CA 92103
619.719.6756
CERT NO.5254, EXP 12/2021 DATE: 03-10-21

BENCHMARK:

SCALE: H:_____ V:_____

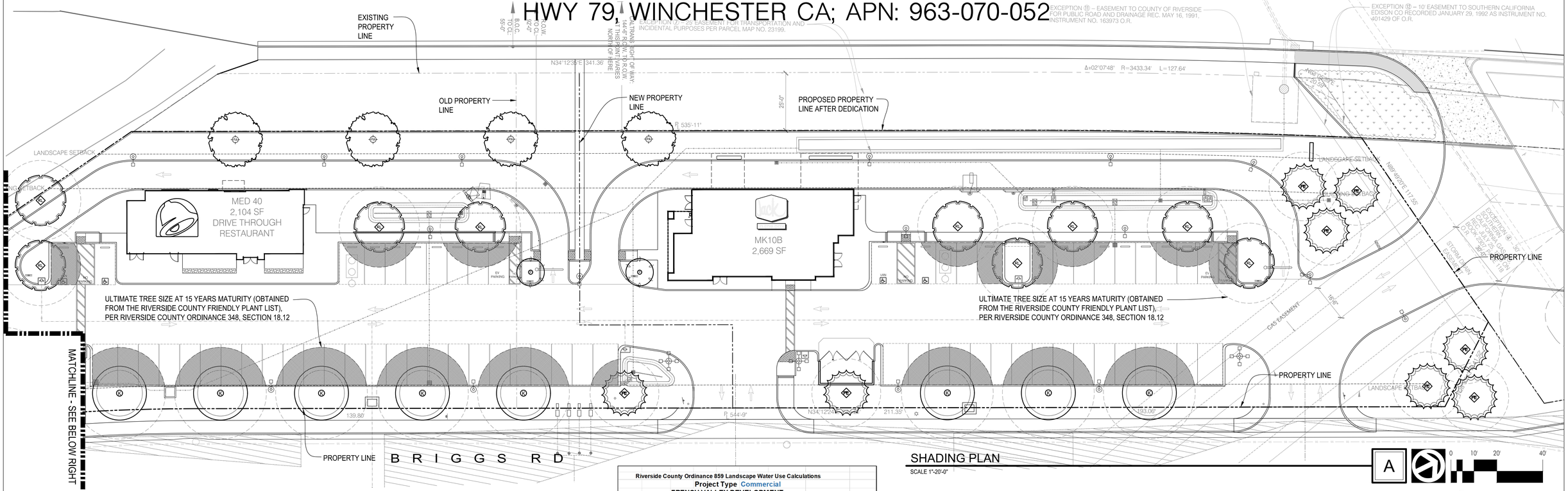
COUNTY OF RIVERSIDE
FRENCH VALLEY DEVELOPMENT
HWY 79, WINCHESTER, CA, APN: 963-070-052
LANDSCAPE CONCEPT PLANS
PLANTING PLAN

FOR: DMSD PROPERTY, L.L.C. | W.O. | COUNTY FILE NO.

SHEET NO. L1.1
2 OF 3 SHTS

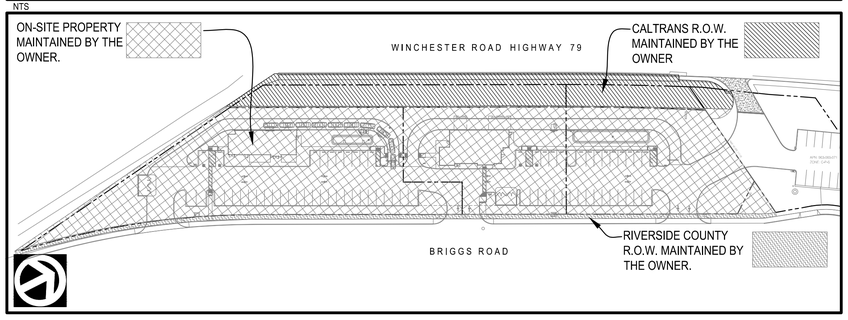
FRENCH VALLEY DEVELOPMENT

HWY 79, WINCHESTER CA; APN: 963-070-052



MAINTENANCE PLAN

NTS



"PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENT OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE."

ANGELINA SOTELO, LANDSCAPE ARCHITECT — 03.10.21 DATE

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial

FRENCH VALLEY DEVELOPMENT

0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 49,071 S.F.
INPUT the Hist. ETo for the area = 57.33
MAWA = 104,932 cu ft / yr

2 Estimated Annual Water Use (EAWU)

		Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2	Shrubs / Groundcover	Low
INPUT Square Foot Area of Hydrozone =	12,278		
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip		
EAWU = 12,965 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.2	Shrubs / Groundcover	Low
INPUT square footage of hydrozone =	22,819		
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
EAWU = 25,514 cu ft / yr			
Hydrozone # 3	Plant Factor = 0.5	Shrubs / Groundcover	Moderate
INPUT square footage of hydrozone =	10,622		
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
EAWU = 29,692 cu ft / yr			
Hydrozone # 4	Plant Factor = 0.5	Shrubs / Groundcover	Moderate
INPUT square footage of hydrozone =	3,000		
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip		
EAWU = 7,920 cu ft / yr			
Hydrozone # 5	Plant Factor = 0.5	Trees / Mulch	Moderate
INPUT square footage of hydrozone =	352		
Hydrozone Irrigation Efficiency = 0.85	Bubblers		
EAWU = 984 cu ft / yr			
Hydrozone # 6	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =	0		
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			

SubTotal EAWU = 77,075 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 90,676
MAWA - EAWU = 14,256 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 14%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

SHADING PLAN

SCALE 1"-20'-0"

A 0 10' 20' 40'

SHADING LEGEND:

PARKING AREA SHADED BY TREES OR CANOPY

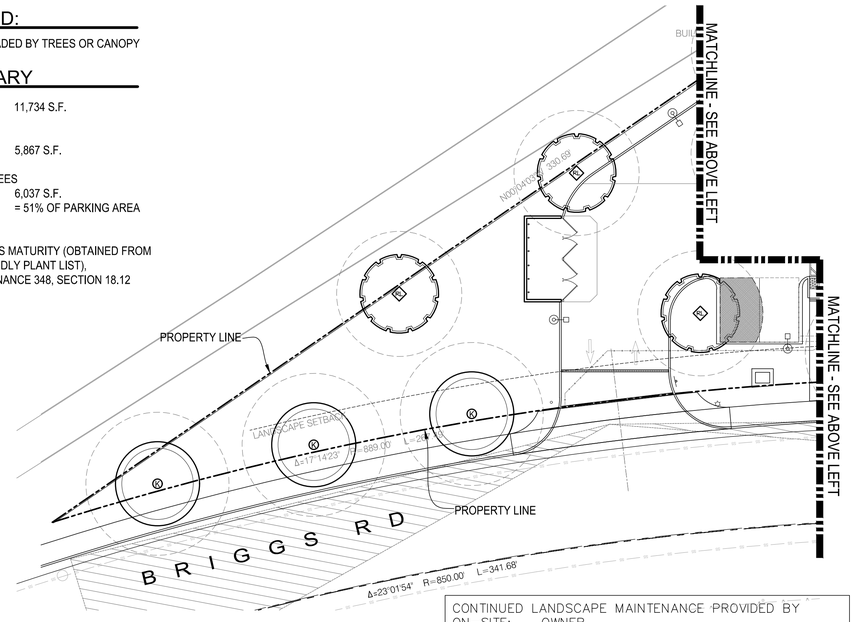
SHADING SUMMARY

TOTAL PARKING AREA: 11,734 S.F.
(EXCLUDES DRIVE AISLES)

50% SHADING REQUIRED: 5,867 S.F.

PARKING AREA SHADED BY TREES AND CANOPIES: 6,037 S.F.
= 51% OF PARKING AREA

TREE SIZE SHOWN AT 15 YEARS MATURITY (OBTAINED FROM THE RIVERSIDE COUNTY FRIENDLY PLANT LIST), PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12



CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL-LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT — ANGELINA SOTELO #5254 — Signature 12.31.21 — Renewal Date 03.10.21 Date — STATE OF CALIFORNIA

PREPARED BY:

SOTELO LANDSCAPE ARCHITECTS
2643 4TH AVENUE
SAN DIEGO, CA 92103
619.719.6756

CERT NO.5254, EXP 12/2021 — 03-10-21 DATE:

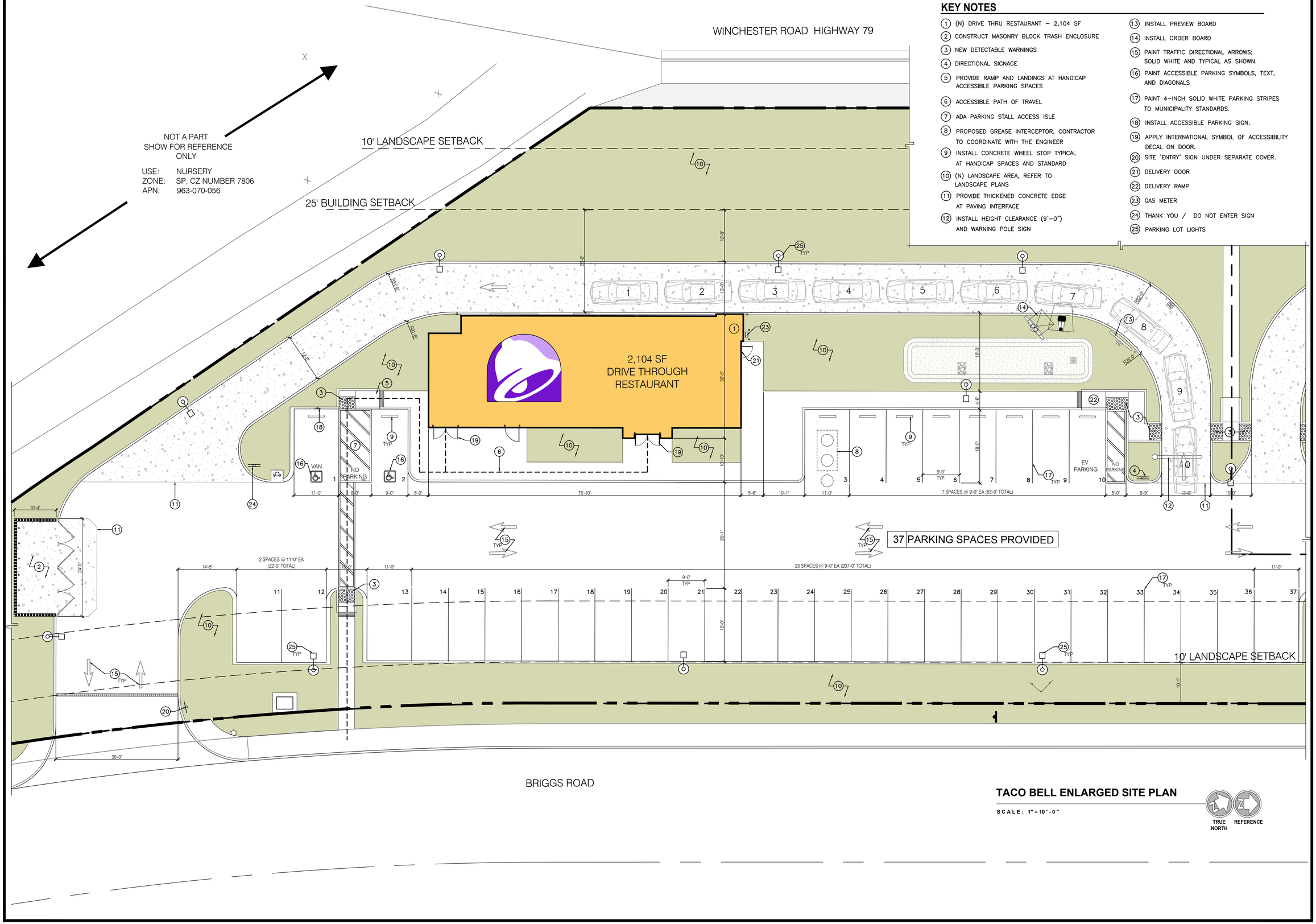
BENCHMARK:

SCALE: H:_____ V:_____

COUNTY OF RIVERSIDE
FRENCH VALLEY DEVELOPMENT
HWY 79, WINCHESTER, CA, APN: 963-070-052
LANDSCAPE CONCEPT PLANS
SHADING PLAN & WATER CALCULATIONS

FOR: DMSD PROPERTY, L.L.C. | W.O. | COUNTY FILE NO.

SHEET NO. L1.2
3 OF 3 SHTS



KEY NOTES

1. (N) DRIVE THRU RESTAURANT – 2,104 SF
2. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE
3. NEW DETECTABLE WARNINGS
4. DIRECTIONAL SIGNAGE
5. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES
6. ACCESSIBLE PATH OF TRAVEL
7. ADA PARKING STALL ACCESS ISLE
8. PROPOSED GREASE INTERCEPTOR, CONTRACTOR TO COORDINATE WITH THE ENGINEER
9. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD
10. (N) LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
11. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE
12. INSTALL HEIGHT CLEARANCE (9'–0") AND WARNING POLE SIGN
13. INSTALL PREVIEW BOARD
14. INSTALL ORDER BOARD
15. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
16. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS
17. PAINT 4–INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
18. INSTALL ACCESSIBLE PARKING SIGN.
19. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
20. SITE 'ENTRY' SIGN UNDER SEPARATE COVER.
21. DELIVERY DOOR
22. DELIVERY RAMP
23. GAS METER
24. THANK YOU / DO NOT ENTER SIGN
25. PARKING LOT LIGHTS

TACO BELL ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

TRUE NORTH REFERENCE

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san diego ca 92103
619-702-9448

LICENSED ARCHITECT
GABRIELA MARKS
C-31482
12-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

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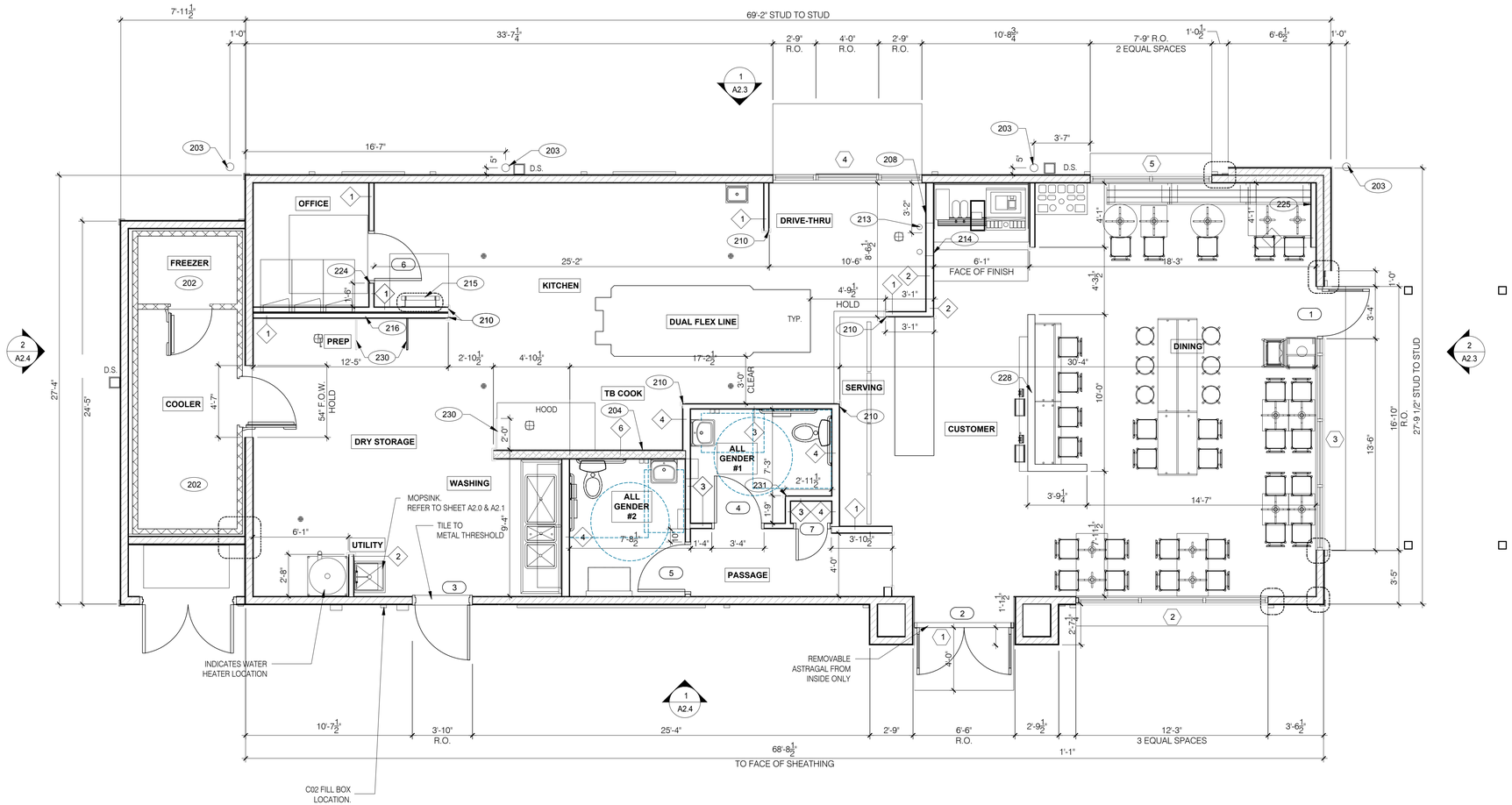
FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963–070–052

ENLARGED TACO BELL SITE PLAN

A1.0



FLOOR PLAN 1/4"-1'-0" **A**

TYPICAL EXTERIOR WALL:
2X6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. GC SHALL PROVIDE 2 LAYERS OF GRADE 'D' 60 lb BUILDING PAPER.

TYPICAL INTERIOR WALL:
WD STUDS AT 16" O.C. AS INDICATED

1 2X4 WOOD STUDS

2 2X6 WOOD STUDS

INTERIOR SOUND-RATED WALL:
TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

3 2X4 WOOD STUDS 4 2X6 WOOD STUDS

HOODWALL:
INTERIOR NON-COMBUSTIBLE WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. M. STUD FRAMING. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.

6 6" METAL STUD

DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.

LOW WALL:
2X4 WD STUDS AT 16" O.C. AS SCHEDULED (SEE DETAIL 3/A6.7)

5 2X6 WOOD STUDS

WALL HEIGHTS:
ALL INTERIOR NON-BEARING WALLS GO TO BOTTOM OF TRUSS, U.O.N. REFER TO STRUCTURE.

WALL SUBSTRATES:
- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6" ABOVE CEILING HEIGHT U.O.N. SEE 6 & 8/A6.3 (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.)
- KITCHEN WALLS AND DINING ROOM CLOSET:
1/2" CEMENT WALLBOARD FROM T.O. SLAB T.O. 12" A.F.F. AT 12" A.F.F., USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDE SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4/A6.3.
- RESTROOM WALLS:
5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED.
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULE

WALL LEGEND N.T.S. **D**

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTITOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC AND (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. FOR ADDITIONAL INFORMATION SEE SHEET A2.0
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES N.T.S. **C**

202 NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.
203 PIPE BOLLARD. SEE DETAIL.
204 HOOD WALL, SEE WALL LEGEND.
208 KEEP CLEAR FOR UTILITIES & SYRUP LINES.
210 S.S. CORNER GUARD/WALL CAP [TM-2], TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
213 SYRUP LINE CHASE (ABOVE).
214 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER.
215 ROOF LADDER.
216 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
224 CASED OPENING, REFER TO DETAIL.
225 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
228 LOW WALL, BY G.C. COORDINATE WITH STRUCTURAL DRAWINGS
230 STAINLESS STEEL SPLASH GUARD.
231 CORNER GUARD TILE SCHLUTER.
232 CORNER GUARD TILE SCHLUTER.

KEY NOTES N.T.S. **B**

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LICENSED ARCHITECT
GABRIELA MARKS
C-31482
12-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

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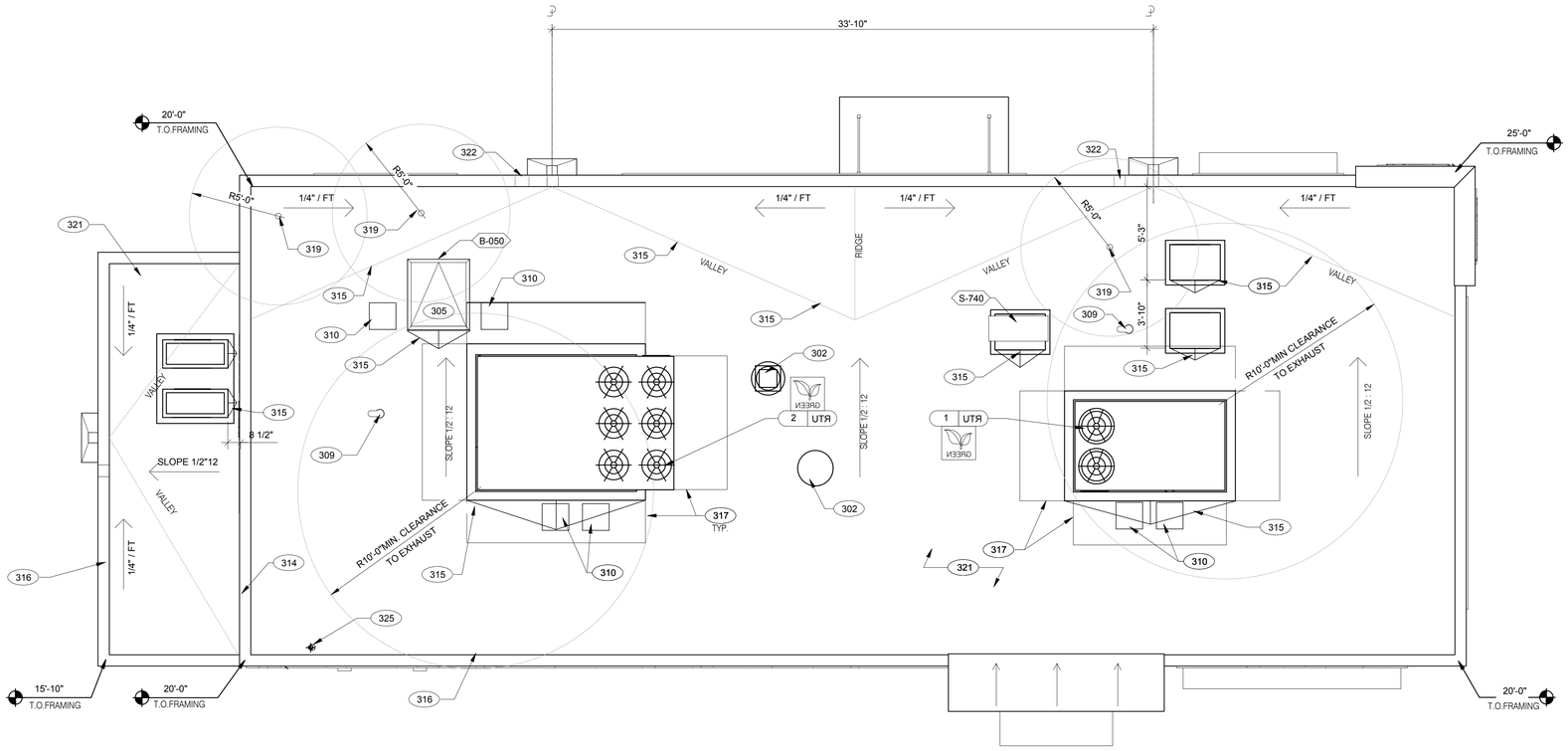
FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

1/4" = 1'-0"

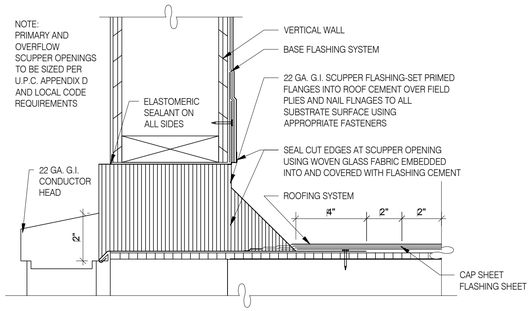
FLOOR PLAN

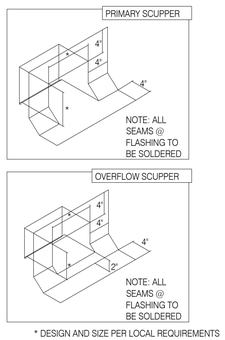
A1.1



NORTH

ROOF PLAN 1/4"-1'-0" **A**





* DESIGN AND SIZE PER LOCAL REQUIREMENTS

SCUPPER FLASHING N.T.S. **D**

WATERPROOFING:

A. PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER
B. TOP NAILING AT PARAPET CAP FLASHING WILL NOT BE ACCEPTED
C. PENETRATIONS IN ROOFING MEMBRANE AND FLASHING SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS OR SPECS.
D. SEE SPECIFICATIONS FOR SEALANT SPECS.
E. ALL SHEETS MTL FLASHONG SHALL BE 22 GA MIN.

MISCELLANEOUS:

A. ROOF PENETRATIONS CLOSER THAN 12" FROM ANOTHER WILL NOT BE ALLOWED.
B. EXHAUST FANS MIN. 10'-0" AWAY FROM ALL AIR INTAKE / SUPPLY.
C. LOCATE WALK-IN CONDENSERS ON ROOF ONLY IF REQUIRED BY CODE.

ROOF PLAN NOTES N.T.S. **C**

302 KITCHEN HOOD EXHAUST FAN. SEE SHEETS M3.0 AND DETAIL.
305 ROOF HATCH.
309 PIPE HOOD FOR UTILITIES.
310 24x36 WALK MATS. SEE ROOF SPECS.
314 CHANGE IN PARAPET ELEVATION. SEE SECTION B/A5.0
315 ROOF CRICKET.
316 METAL PARAPET CAP.
317 MAINTAIN MANUFACTURERS ROOFTOP UNIT MAINTENANCE CLEARANCE.
319 WASTE VENT THROUGH ROOF. THE TOP OF WASTE VENTS SHALL BE 12" HIGHER THAN THE CLOSEST PARAPET CAP U.N.O. OR NOT ALLOWED BY LOCAL JURISDICTION.
321 'DURO-LAST' SINGLE PLY ROOF MEMBRANE OVER MINIMUM R-20 RIGID INSULATION BOARD OVER 5/8" APA RATED EXTERIOR GRADE PLYWOOD OVER TRUSSES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
322 OVERFLOW SCUPPER.
325 WATER HEATER VENT.

KEY NOTES N.T.S. **B**

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FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

1/4" = 1'-0"

ROOF PLAN

A1.2



WEST ELEVATION

SCALE: 1/4"=1'-0"

1



NORTH ELEVATION

SCALE: 1/4"=1'-0"

2

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FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
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AS NOTED

TACO BELL EXTERIOR ELEVATIONS

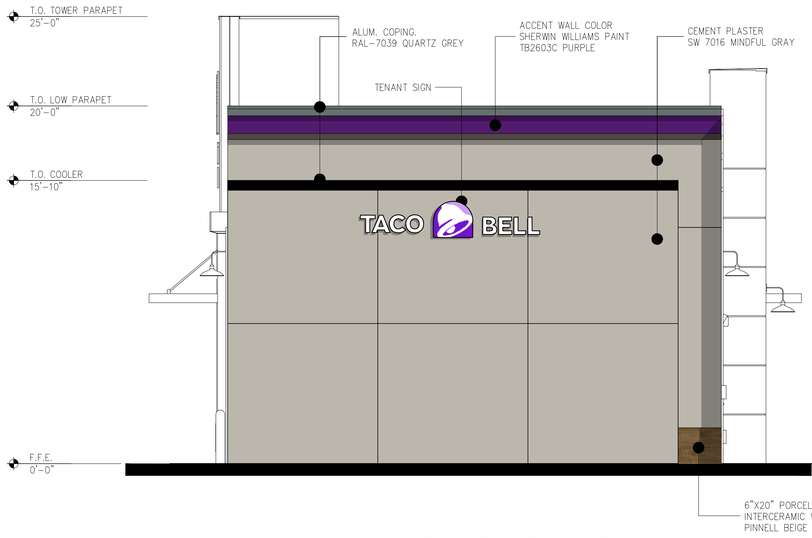
A1.3



EAST ELEVATION

SCALE: 1/4"=1'-0"

1



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

2

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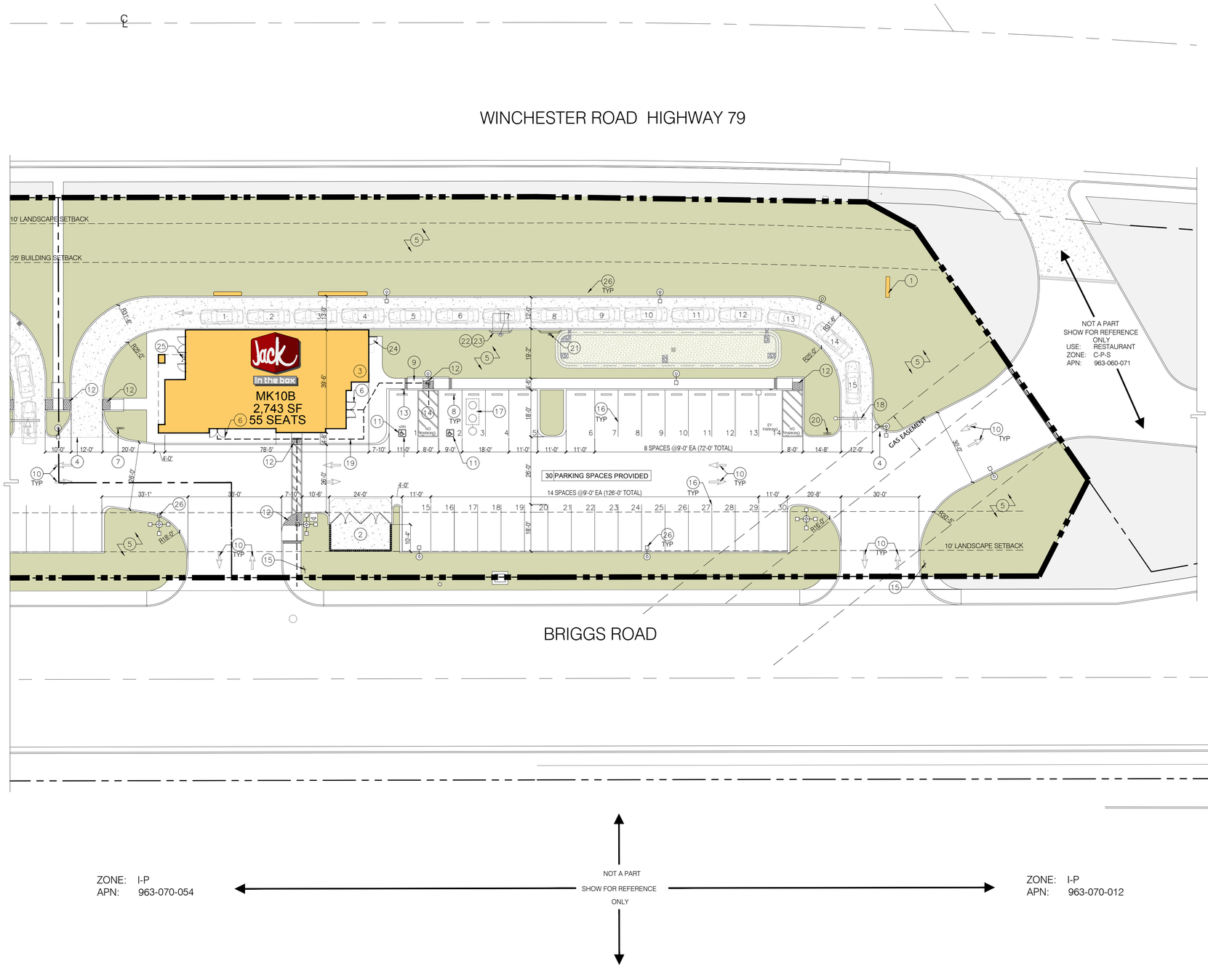
FRENCH VALLEY
DEVELOPMENT

HWY 79, WINCHESTER, CA
APN: 963-070-052

AS NOTED

TACO BELL EXTERIOR ELEVATIONS

A1.4



KEY NOTES

1. GROUND SIGN 20' HEIGHT 50' SF
2. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE
3. (N) 2,743 SF DRIVE TROUGH RESTAURANT
4. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE
5. LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
6. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
7. THANK YOU / DO NOT ENTER SIGN
8. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD
9. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES
10. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
11. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS
12. NEW DETECTABLE WARNINGS
13. INSTALL ACCESSIBLE PARKING SIGN.
14. ADA PARKING STALL ACCESS ISLE
15. SITE 'ENTRY' SIGN UNDER SEPARATE COVER.
16. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
17. PROPOSED GREASE INTERCEPTOR, CONTRACTOR TO COORDINATE WITH ENGINEER
18. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN
19. ACCESSIBLE PATH OF TRAVEL
20. DIRECTIONAL SIGNAGE
21. INSTALL PREVIEW BOARD
22. SPEAKER POST
23. INSTALL ORDER BOARD
24. DELIVERY DOOR
25. GAS METER
26. PARKING LOT LIGHTS

JACK IN THE BOX ENLARGED SITE PLAN

SCALE: 1"=20'-0"

TRUE NORTH

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JACK IN THE BOX
ENLARGED
SITE PLAN
A2.0

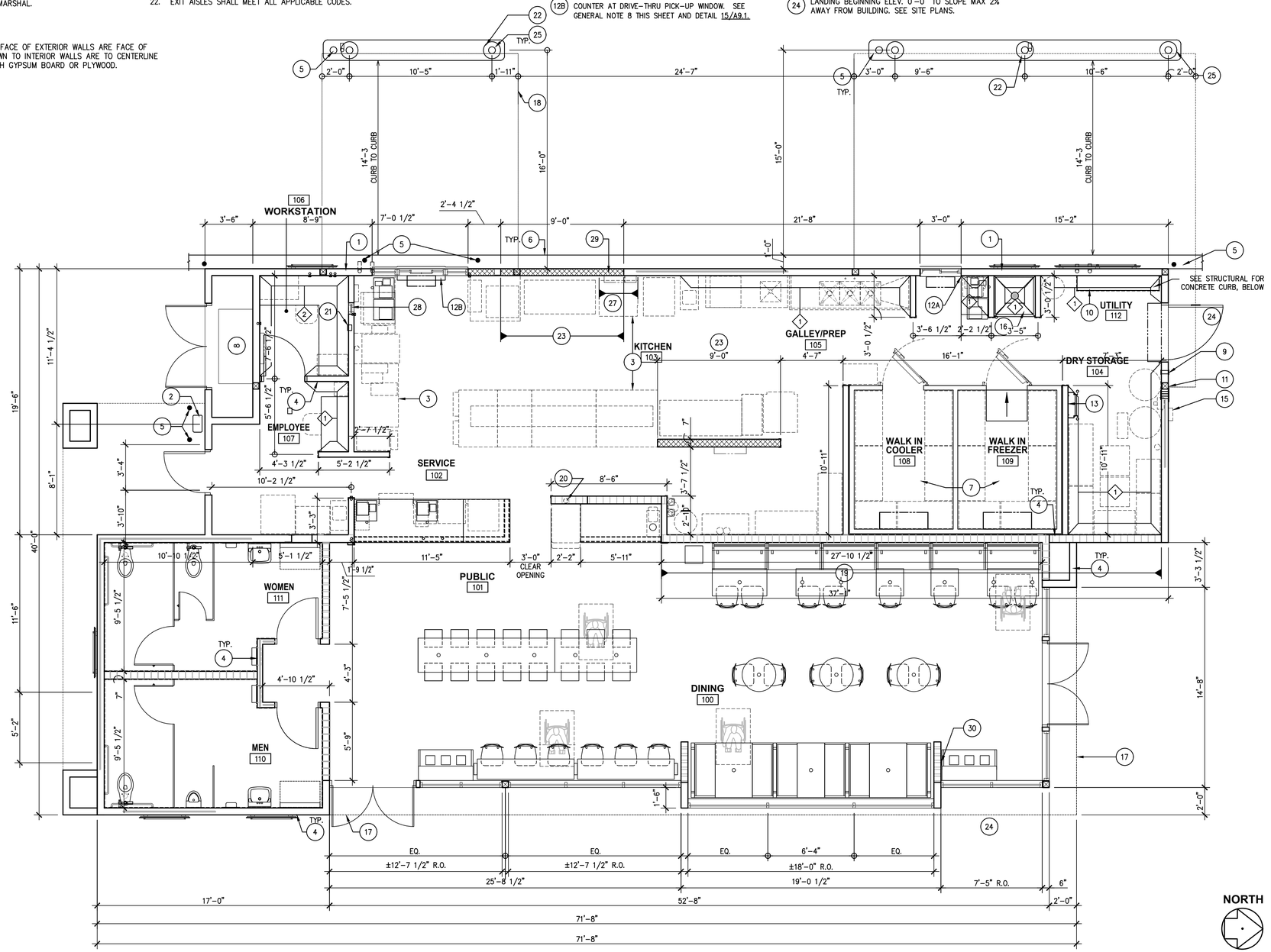
GENERAL NOTES

1. ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.
2. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON THE INTERIOR FACE, U.O.N.
   A. INDICATES WALLS THAT SHALL BE: 5 1/2" STL. STUDS AT 16" O.C. PER STRUCTURAL DRAWINGS, U.N.O.. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION.
3. ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES, U.O.N.
   A. INDICATES WALLS THAT SHALL BE: 20 ga 5 1/2" STL. STUDS AT 16" O.C. U.N.O. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION. (WALL OCCURS ON SPLIT COOKLINE ONLY)
   B. (1) INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" WATER RESISTANT GYPSUM BOARD.
      (2) INDICATES INTERIOR WALL W/ 1/4" GYPSUM BOARD OVER 5/8" PLYWOOD.
   C. INDICATES INTERIOR WALLS THAT SHALL BE 2x6 WOOD STUDS AT 16" O.C. U.N.O.
   D. TYPICAL INTERIOR WALLS, SEE DETAILS 18/A9.2 AND 19/A9.2.
   E. PROVIDE TILE BACKER BOARD AT ALL WALL TILE.
4. PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK ATTACHMENT, ETC. SEE SHEET A7.0 FOR RESTROOMS AND SHEETS K2.0, K2.1, AND K2.2 FOR KITCHEN, EMPLOYEE AND WORKSTATION AREAS.
5. FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
6. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
7. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW AND/OR DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
8. ALL GLAZING WITHIN DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY CURRENT BUILDING CODE.
9. POST MAX SIZE OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY – 46. FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET T51.0.
10. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
11. ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS REQUIRED BY THE LOCAL FIRE MARSHAL.
12. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
13. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
14. ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.
15. PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION. SEE ELECTRICAL DRAWINGS.
16. PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS. SEE ELECTRICAL DRAWINGS.
17. PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
18. CONTRACTOR TO PROVIDE BORIC ACID TERMITE PROTECTION IN ALL WALLS.
19. GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT CONTRACTOR.
20. FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR SEE KITCHEN AND INTERIOR DRAWINGS.
21. CONSULT CONSTRUCTION MANAGER FOR REQUIREMENTS FOR AIR CURTAINS AT DRIVE THRU AND CASHIER WINDOWS AND AT DINING ENTRIES. PROVIDE DOOR SWITCHES AS NECESSARY.
22. EXIT AISLES SHALL MEET ALL APPLICABLE CODES.

ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.

KEY NOTES

1. ROOF DRAINS PER 11/A9.3, SEE SITE PLAN FOR CONTINUATION.
2. GAS METER, SEE PLUMBING DRAWINGS.
3. LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS.
4. R-19 BATT INSULATION IN ALL EXT. WALLS AND SOUND INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.
5. BARRIER POST, TYP., SEE SITE DETAILS.
6. LINE OF CONCRETE CURB, TYP.
7. WALK-IN FREEZER AND COOLER, SEE KITCHEN DRAWINGS.
8. ELECTRICAL METER, SEE EXTERIOR ELEV. AND ELECTRICAL DRAWINGS.
9. CO2 FILL BOX, SEE EXTERIOR ELEVATIONS.
10. ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
11. GREASE TANK / BULK OIL SYSTEM BOX, SEE KITCHEN & PLUMBING DRAWINGS.
12A. COUNTER AT DRIVE-THRU CASHIER WINDOW. SEE GENERAL NOTE 8 THIS SHEET AND DETAIL 13/A9.1.
12B. COUNTER AT DRIVE-THRU PICK-UP WINDOW. SEE GENERAL NOTE 8 THIS SHEET AND DETAIL 15/A9.1.
13. LADDER TO ROOF, SEE DETAILS 10/A9.0 AND 20/A9.0.
14. GREASE TANK / BULK OIL SYSTEM, SEE KITCHEN DRAWINGS.
15. IRRIGATION CONTROLLER IN TAMPERPROOF ENCLOSURE, SEE LANDSCAPE AND ELECTRICAL DRAWINGS.
16. MOP SINK, SEE DETAIL 16/A9.2.
17. ROOF OVERHANG ABOVE.
18. LINE OF CANOPY, TYP.
19. INTERIOR SHEAR WALL PER STRUCTURAL DRAWINGS.
20. FOAM SEAL TOP OF CHASE AFTER ALL SERVICES ARE COMPLETED.
21. 6" BLOCK OUT AT THIS LOCATION FOR LIGHTING TIME CLOCK, SEE ELECTRICAL DRAWINGS.
22. CANOPY DOWN SPOUT
23. INSTALL 5/8" GYPSUM BOARD OVER STEEL STUDS. DO NOT INSTALL F.R.P. BEHIND HOODS. SEE KITCHEN DRAWINGS FOR STAINLESS STEEL FINISH.
24. LANDING BEGINNING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING. SEE SITE PLANS.
25. CANOPY SUPPORT AND FOOTING.
26. PARTIAL HEIGHT INTERIOR WOOD STUD WALL. SEE INTERIOR DRAWINGS AND DETAIL 20/ID3.1 FOR ADDITIONAL INFORMATION.
27. PROVIDE NON-COMBUSTIBLE BLOCKING IN WALL FOR KITCHEN EQUIPMENT. SEE GENERAL NOTE 4 THIS SHEET FOR ADDITINAL INFORMATION.
28. INTERIOR STOREFRONT WINDOW. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
29. BATT INSULATION IN NON-COMBUSTIBLE WALL AREA SHALL BE UN-FACED NON-COMBUSTIBLE INSULATION.
30. MAXIMUM OCCUPANT LOAD SIGN.



HIGH MOISTURE REGIONS

☐ PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS. SEE SPECIFICATIONS FOR OTHER DETAILS

1. JOHNS MANVILLE MR FACED INSULATION AT EXTERIOR STUD WALLS IN LIEU OF KRAFT FACED INSULATION. POSITION INSULATION WITH THE MR FACED SIDE LOCATED ON THE EXTERIOR FACE OF STUD (ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING)
2. GEORGIA PACIFIC DENSARMOR PLUS INTERIOR FIREGUARD TYPE 'X' GLASS MAT GYPSUM BOARD IN LIEU OF PAPER FACED GYPSUM BOARD.
3. GEORGIA PACIFIC DENS SHIELD FIREGUARD TILE GUARD TYPE 'X' ACRYLIC COATED GLASS MAT GYPSUM BOARD IN LIEU OF CEMENTITIOUS BACKER BOARD (C.B.B.)

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FRENCH VALLEY
DEVELOPMENT

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Jack in the box

1/4" = 1'-0"

JIB
FLOOR PLAN

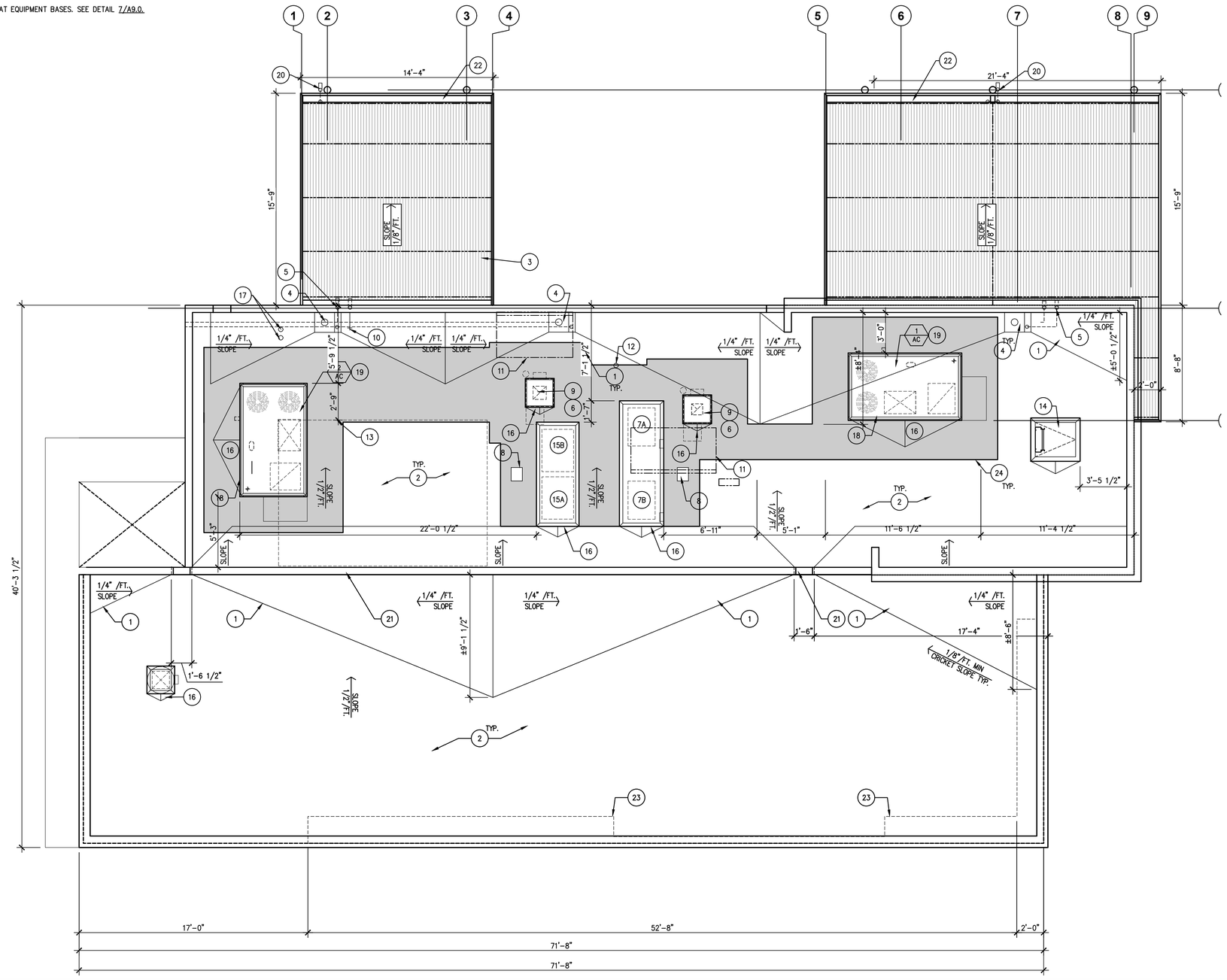
A2.1

KEY NOTES

1. CRICKET, TYP.
2. CLASS 'A' PVC ROOFING MEMBRANE, SEE SPECIFICATIONS.
3. GLAVANIZED STEEL DRIVE THRU CANOPY BELOW BY G.C.
4. ROOF AND OVERFLOW DRAINS AT ROOF, SEE PLUMBING DRAWINGS AND DETAILS 1/A9.3 AND 6/A9.3.
5. ROOF DRAIN OVERFLOW LEADERS DOWN IN WALL, SEE DETAIL 11/A9.3.
6. 1 HR. FIRE RATED DUCT WRAP AT HOOD, SEE SPECIFICATIONS.
7A. DRIVE-THRU ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
7B. SELF-SERVE ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
8. LINE SHACK PER DETAIL 17/A9.0
9. GREASE EXHAUST FAN UNIT
10. HOSE BIBB AT +18" ABOVE ROOF LEVEL, SEE PLUMBING DRAWINGS.
11. HOOD BELOW
12. PLUMBING VENT, SEE DETAIL 12/A9.0.
13. LINE OF W.I.B. BELOW
14. ROOF ACCESS, SEE DETAIL 20/A9.0.
15A. FREEZER REFRIGERATION UNIT ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
15B. COOLER REFRIGERATION UNIT ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
16. CRICKET AT EQUIPMENT BASES. SEE DETAIL 7/A9.0.
17. WATER HEATER VENT.
18. A/C UNIT CURB BY HVAC CONTRACTOR. ASSEMBLED, INSTALLED AND LEVELED BY G.C.
19. HVAC UNIT, SEE MECHANICAL DRAWINGS.
20. 32"X32" TILED ROOF WALKWAY, SEE SPECIFICATIONS.
21. SCUPPER OPENING THROUGH PARAPET WALL. SEAL ALL SIDES WITH PVC ROOFING MEMBRANE PER MANUFACTURERS INSTRUCTIONS.
22. CORRUGATED WALL PANELS O.F.O.I.
23. WALL BELOW.

GENERAL NOTES

1. FOR ROOF FRAMING AND PLYWOOD LAYOUT INFORMATION, SEE STRUCTURAL DRAWINGS.
2. FOR MECHANICAL EQUIPMENT AND INSTALLATION, SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.
3. CURBS AND BASES FOR HVAC UNITS AND EXHAUST FANS SHALL BE INSTALLED LEVEL BY G.C. HVAC UNITS AND EXHAUST FANS SHALL BE HOISTED, SET IN PLACE, AND SECURED TO ROOF CURBS OR BASES BY G.C. AND PER MANUFACTURER'S INSTRUCTIONS.
4. WALK IN BOX ROOF TOP UNIT SHALL BY HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY G.C. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
5. ICE MACHINE ROOF TOP UNITS SHALL BE HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY ICE MACHINE INSTALLER. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.



NORTH

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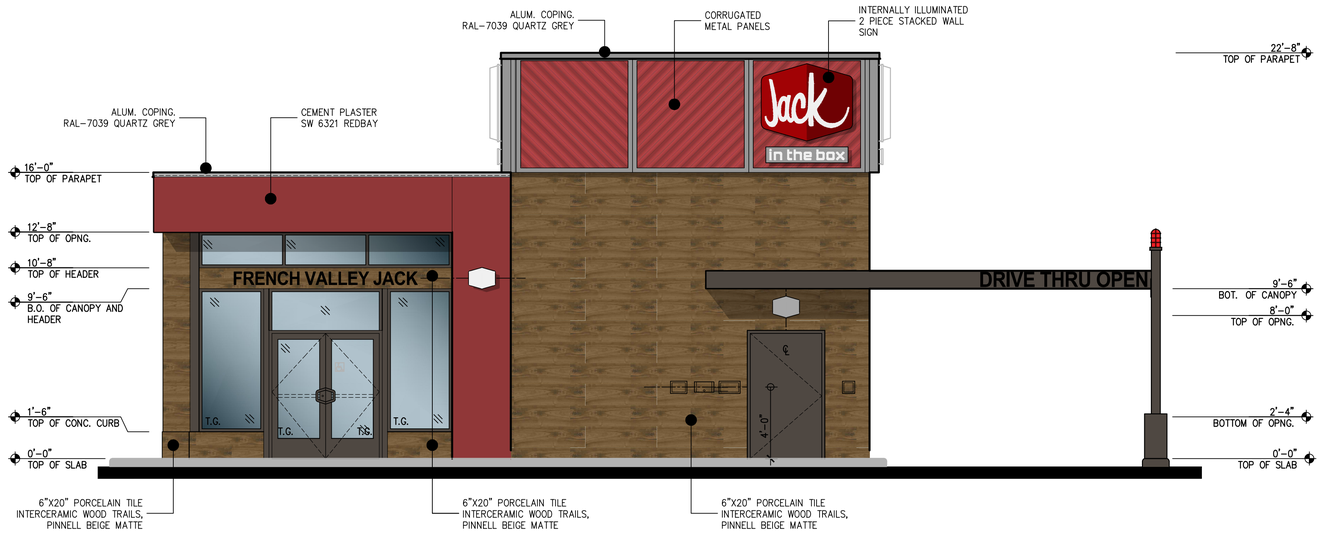
Jack in the box

1/4" = 1'-0"

ROOF PLAN

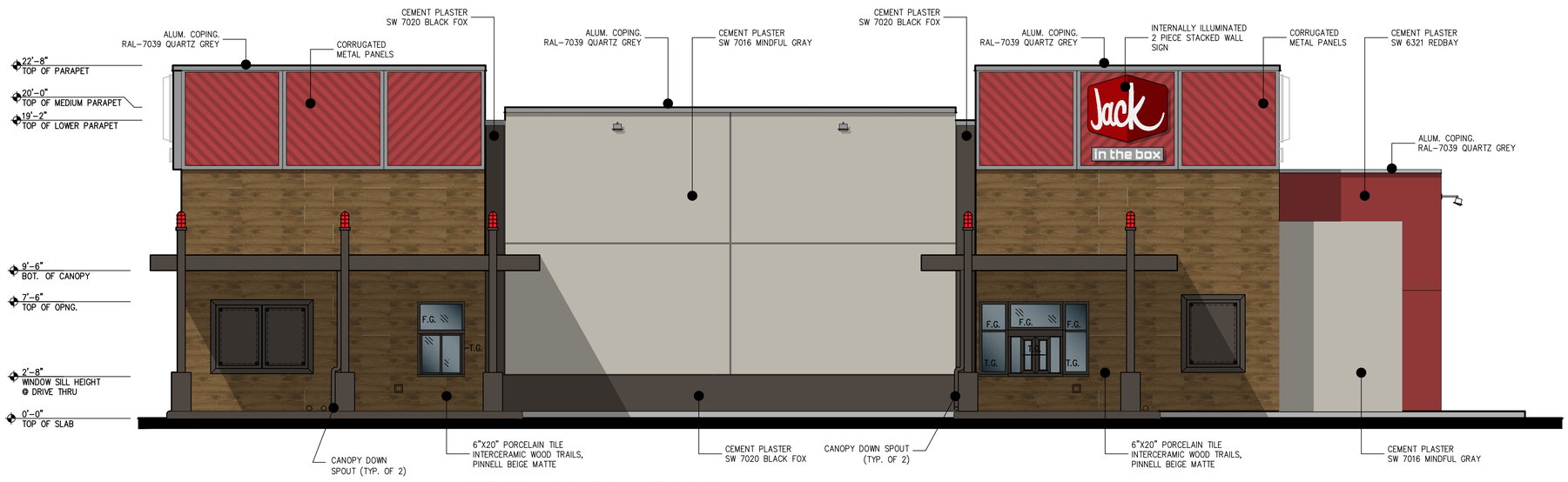
A2.2



NORTH ELEVATION

SCALE: 1/4"=1'-0"

1



WEST ELEVATION

SCALE: 1/4"=1'-0"

2

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AS NOTED

JIB EXTERIOR ELEVATIONS

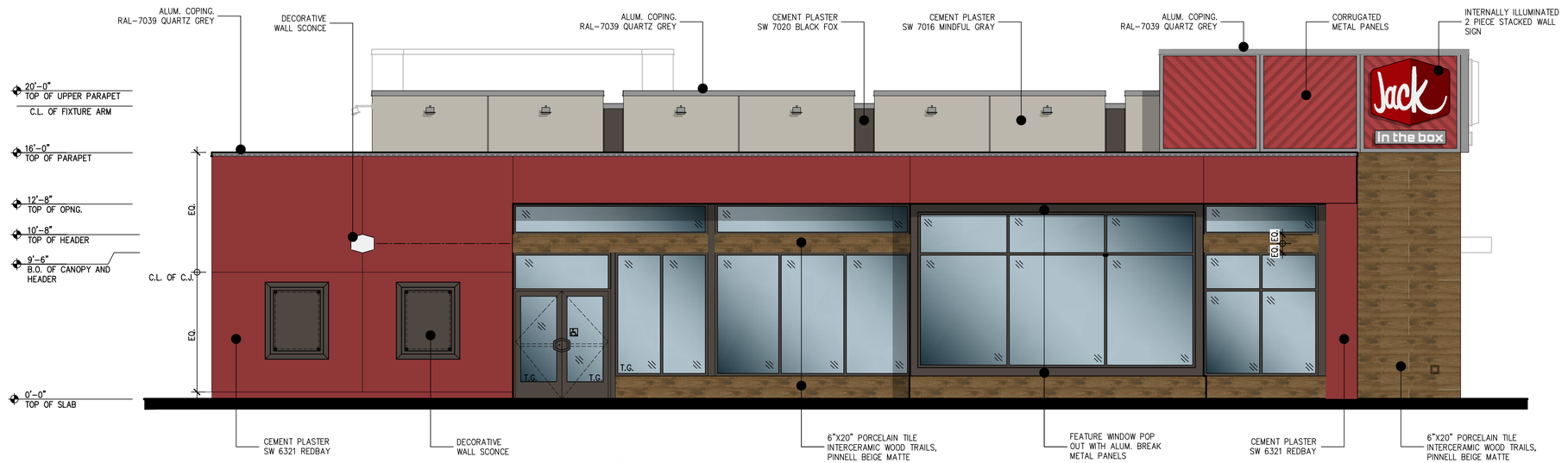
A2.3



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

1



EAST ELEVATION

SCALE: 1/4"=1'-0"

2

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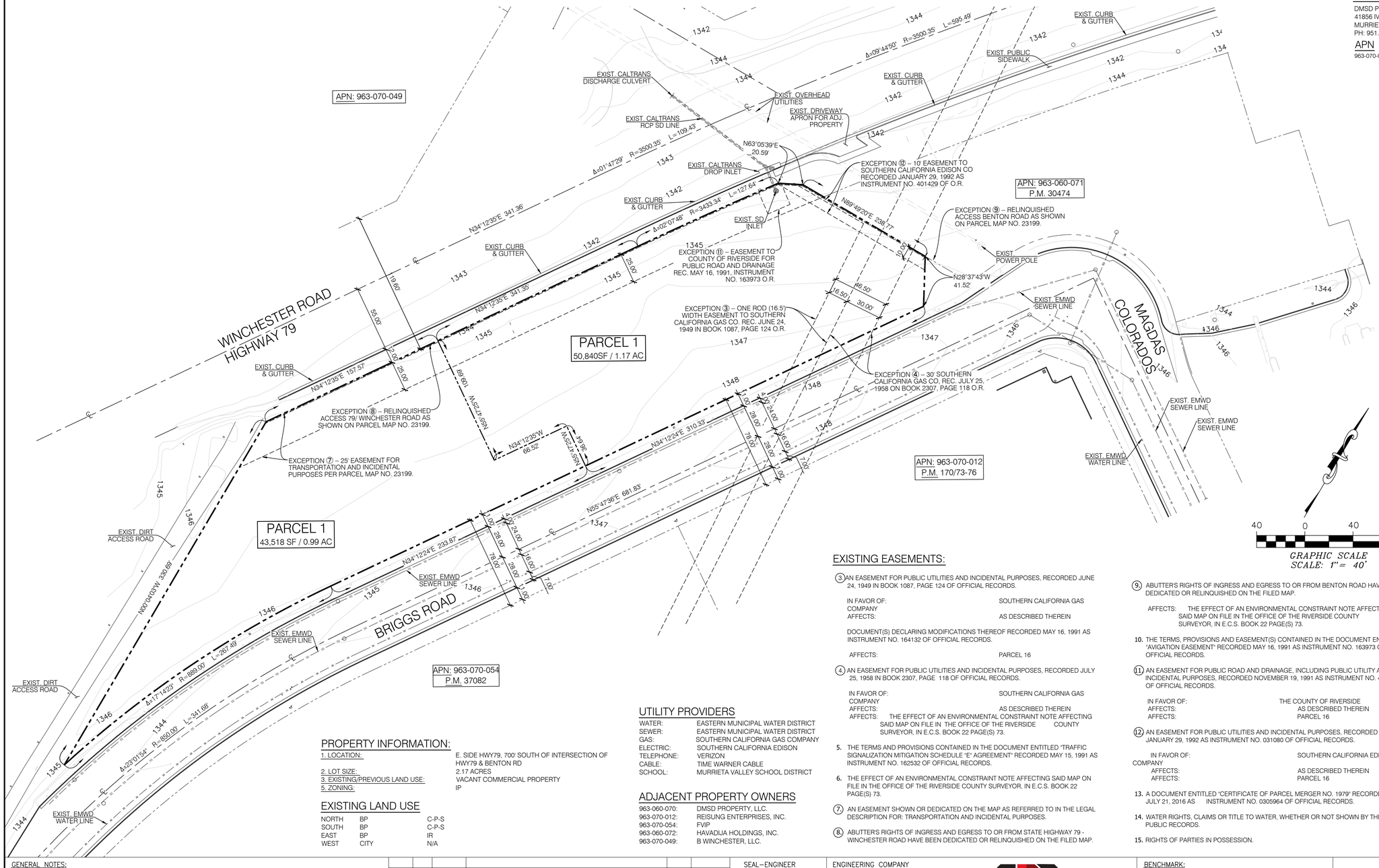
AS NOTED

JIB
EXTERIOR ELEVATIONS
A2.4

UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37990

PARCELS 16 THROUGH 18, INCLUSIVE OF PARCEL MAP NO. 23199 ON
FILE IN BOOK 170 PAGES 73 THROUGH 76 INCLUSIVE, OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



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COUNTY OF RIVERSIDE (UNINCORPORATED)
APN#: 963-070-052

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CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
4121 WESTERLY PLACE, SUITE 112
NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E..
PH: 949.610.8997 EXT. 701

SURVEYOR

COMMERCIAL DEVELOPMENT RESOURCES
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NEWPORT BEACH, CA 92660
CONTACT: AARON ALBERTSON, P.E.
PH: 949.610.8997 EXT. 701

PRELIMINARY TITLE REPORT

FIRST AMERICAN TITLE COMPANY
TITLE OFFICER: HUGO TELLO
1250 CORONA POINTE COURTE, SUITE 200
CORONA, CA 92879
P: 951-256-5883
REPORT DATE: NOVEMBER 28, 2018
ORDER NUMBER: NHSC-5834296

PROJECT NOTES

1. THOMAS BROTHERS COORDINATES: 2006 SAN BERNARDINO COUNTY (PAGE 929, GRID B1).
2. PER FEMA MAP NO. 06065C2710G AS OF 08/28/2008 THE PROJECT IS LOCATED IN ZONE D - AREA OF UNDETERMINED FLOOD HAZARD.
3. NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS, SAID PROPERTY IS NOT IN ANY SPECIAL STUDY ZONES.
4. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE COUNTY OF RIVERSIDE CODE REQUIREMENTS. AREAS WHERE GRADING IS REQUIRED OUTSIDE THE PARCEL LIMITS WILL REQUIRE PERMISSION FROM ADJOINING PROPERTY OWNER.
5. NO EXISTING STRUCTURES ARE LOCATED ONSITE
6. 3 FUTURE STRUCTURES ONSITE
   A. 12 GAS PUMP ISLAND AND CONVENIENT STORE
   B. AUTOMATED CAR WASH TUNNEL
   C. 1 - QUICK SERVICE RESTAURANTS WITH DRIVE THRU
7. GASOLINE WILL BE STORED IN UNDERGROUND TANKS
8. ALL SLOPES ARE AT A MAXIMUM OF 2:1 RATIO
9. ALL OF THE DRAINAGE FACILITIES WITHIN THE PROJECT SITE ARE ROUTED THROUGH STORM DRAIN PIPES, BIORETENTION PLANTERS, AND UNDERGROUND STORAGE FACILITIES FOR WATER QUALITY TREATMENT AND RETENTION AND REMOVAL OF THE INCREMENTAL DIFFERENCE BETWEEN PRE AND POST DEVELOPMENT OF THE 100-YEAR STORM RUN-OFF ONSITE.
10. TOTAL NUMBER OF LOTS: 2
    BUILDABLE LOTS: 2
    NON-BUILDABLE LOTS: 0
    TOTAL ACREAGE: 94,330 SF / 2.17 ACRES
    AVERAGE SIZE: 47,165 SF / 1.08 ACRES
    MINIMUM LOT SIZE: 39,369 SF / 0.90 ACRES
11. THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER.
12. THERE ARE NO EXISTING OVERHEAD UTILITIES.
13. THERE ARE NO EXISTING WELL OR PRIVATE WASTE DISPOSAL SYSTEMS ON THE SITE OR WITHIN 200' OF SUBDIVISION BOUNDARY.
14. APPLICANT WILL BE PROVIDING SWPPP REPORT AND AN EROSION CONTROL PLAN DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT FOR CITY REVIEW.

LEGEND

PROP. INTERIOR PARCEL LINES
EXIST. STREET CL
EXIST. ADJ. PROPERTY LINES
EXIST. PUBLIC UTILITIES
EXIST. CONTOURS XXX

40 0 40 80
GRAPHIC SCALE
SCALE: 1"= 40'

EXISTING EASEMENTS:

(3) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1949 IN BOOK 1087, PAGE 124 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 16, 1991 AS INSTRUMENT NO. 164132 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 16

(4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 118 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRAFFIC SIGNALIZATION MITIGATION SCHEDULE 'E' AGREEMENT" RECORDED MAY 15, 1991 AS INSTRUMENT NO. 162532 OF OFFICIAL RECORDS.

6. THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

(7) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: TRANSPORTATION AND INCIDENTAL PURPOSES.

(8) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 79 - WINCHESTER ROAD HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

(9) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BENTON ROAD HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

AFFECTS: THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 22 PAGE(S) 73.

10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AVIGATION EASEMENT" RECORDED MAY 16, 1991 AS INSTRUMENT NO. 163973 OF OFFICIAL RECORDS.

(11) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 401429 OF OFFICIAL RECORDS.

IN FAVOR OF: THE COUNTY OF RIVERSIDE
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 16

(12) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1992 AS INSTRUMENT NO. 031080 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 16

13. A DOCUMENT ENTITLED "CERTIFICATE OF PARCEL MERGER NO. 1979" RECORDED JULY 21, 2016 AS INSTRUMENT NO. 0305964 OF OFFICIAL RECORDS.

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

15. RIGHTS OF PARTIES IN POSSESSION.

PROPERTY INFORMATION:

1. LOCATION:	E. SIDE HWY79, 700' SOUTH OF INTERSECTION OF HWY79 & BENTON RD
2. LOT SIZE:	2.17 ACRES
3. EXISTING/PREVIOUS LAND USE:	VACANT COMMERCIAL PROPERTY
5. ZONING:	IP

EXISTING LAND USE

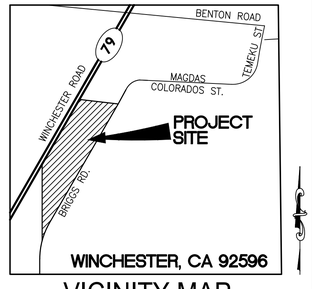
NORTH	BP	C-P-S
SOUTH	BP	C-P-S
EAST	BP	IR
WEST	CITY	N/A

UTILITY PROVIDERS

WATER:	EASTERN MUNICIPAL WATER DISTRICT
SEWER:	EASTERN MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE:	TIME WARNER CABLE
SCHOOL:	MURRIETA VALLEY SCHOOL DISTRICT

ADJACENT PROPERTY OWNERS

963-060-070:	DMSD PROPERTY, LLC.
963-070-012:	REISUNG ENTERPRISES, INC.
963-070-054:	FVIP
963-060-072:	HAVADJA HOLDINGS, INC.
963-070-049:	B WINCHESTER, LLC.



VICINITY MAP
NTS

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

GENERAL NOTES:

1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
2. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.
3. EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS PER CBC 107.2.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			COUNTY	

SEAL – ENGINEER
REGISTERED PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/21
CIVIL
STATE OF CALIFORNIA

ENGINEERING COMPANY
Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
4121 Westerly Place #112 Newport Beach CA 92660
T 949-610-8997 www.CDRwest.com

PREPARED BY: AARON M. ALBERTSON
R.C.E. NO. 65513
DATE 02/08/2021

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS THE NGS BENCHMARK DESIGNATION "Z 311", A STANDARD BENCHMARK DISC MARKED "Z 311 1935," LOCATED AT BENTON ROAD AND BRIGGS ROAD, 68.7 FEET NORTHWEST OF A POWER POLE, 31.6 FEET NORTH OF A JUNCTION BOX AND 4.4 FEET SOUTH OF A 4 FOOT BY 6 FOOT WOODEN MAILBOX POST. THE BENCHAMRK IS SET IN THE TOP OF A SQUARE MONUMENT, FLUSH WITH THE GROUND.
ELEVATION=1337.71 FEET (NAVD 88).

FRENCH VALLEY
JACK IN THE BOX
WINCHESTER RD & BENTON RD
TENTATIVE MAP

SHEET NO.
___ OF ___ SHTS

PLOT PLAN NO.	GRADING PERMIT NO.	BMP PERMIT NO.	COUNTY FILE NO.

S:\Projects\2019\19005_Marks_JIB_French Valley CA\Design\Tentative Map\19005_Parcel Map - 20210218 - 10 ALAN.dwg