

A DEVELOPMENT FOR DIAMOND VALLEY PARTNERS



PROJECT DESCRIPTION

CONSTRUCT FOUR 1-STORY SELF-STORAGE BUILDINGS WITH AN OFFICE, A GAS STATION/ CONVENIENCE STORE, AND A DRIVE-THRU CAR-WASH. IMPROVEMENTS INCLUDE NEW SIDEWALKS, RV PARKING AND LANDSCAPE.

THE SELF-STORAGE BUILDINGS WILL INCLUDE NON-CLIMATE CONTROLLED DRIVE-UPS AND CLIMATE CONTROLLED INTERIOR STORAGE UNITS. THE PROPOSED OFFICE WILL CONSIST OF NO MORE THAN THREE EMPLOYEES PER SHIFT WHO WILL MAINTAIN CUSTOMER SERVICE & SITE SECURITY. SITE ACCESS WILL FROM NEWPORT ROAD AND THE SELF-STORAGE PORTION OF THE SITE WILL BE SECURED WITH A WROUGHT IRON SLIDING GATE WITH ACCESS TO CUSTOMERS VIA KEYPAD. THE SELF-STORAGE HOURS WILL BE 9:30 AM TO 6:30 PM WITH CUSTOMER ACCESS AVAILABLE FROM 5:00 PM TO 10:00 PM WITH ACCESS CODE KEYPAD ENTRY. IN ADDITION TO THE SELF-STORAGE UNITS, PARKING FOR RV, TRAILER AND BOAT STORAGE WILL BE PROVIDED.

PROJECT INFORMATION

PROJECT ADDRESS: SWC WINCHESTER RD & NEWPORT RD
COUNTY OF RIVERSIDE
466-050-0219-7, 466-050-0220-7, 466-050-0211-8
SITE AREA: 252,949 S.F. OR 5.81 ACRES
NET SITE AREA: 248,902 S.F. OR 5.71 ACRES
ZONING: R-R RURAL RESIDENTIAL
ZONE CHANGE: C-1/C-P GENERAL COMMERCIAL
LAND USE DESIGNATION: CR RURAL COMMERCIAL DISTRICT
AREA PLAN: HARVEST VALLEY / WINCHESTER
FIRE ZONE: STATE FIRE HAZARD SEVERITY ZONE *

BLDG SETBACKS REQUIRED: NO YARDS REQUIRED IF BUILDING < 35'
FRONT YARDS: 0'
SIDE YARDS: 0'
REAR YARD: 0'
* ALL PROPERTY LINES: 30' FROM PROPERTY LINE OR CENTER OF STREET

BLDG SETBACKS PROVIDED:
FRONT: 53'-5" TO CENTER OF STREET
SIDE YARD: 83'-11" AT EAST TO CENTER OF STREET
SIDE YARD: 20' AT WEST
REAR: 175'-1"

HEIGHT: IF HEIGHT > 50' IS APPROVED, MAY NOT EXCEED 75'
HEIGHT MAXIMUM: 50'-75'
HEIGHT PROPOSED: 20'

BUILDING AREA

PROPOSED STORAGE BUILDINGS:	
BUILDING A 1-STORY:	3,075 S.F.
BUILDING A OFFICE:	1,247 S.F.
BUILDING B 1-STORY:	11,358 S.F.
BUILDING C 1-STORY:	56,348 S.F.
BUILDING D 2-STORY:	9,404 S.F.
SUBTOTAL:	81,432 S.F.
PROPOSED RETAIL & CONVENIENCE STORE:	
CAR WASH:	3,180 S.F.
PAD (CONVENIENCE STORE):	3,200 S.F.
SUBTOTAL:	6,380 S.F.
GRAND TOTAL:	87,812 S.F.

PARKING ANALYSIS

PARKING REQUIRED:	
SELF-STORAGE: 2 SPACES/ 3 EMPLOYEES	2 SP
GEN. RETAIL, CONVENIENCE STORE: 1 SP/200 S.F. (6,380 S.F./200)	32 SP
AUTO WASH AND CLEANING ESTABLISHMENTS	2 SP
TOTAL:	36 SP

PARKING PROVIDED:	
ADA:	2 SP
STANDARD:	35 SP
EV PARKING:	3 SP
COMPACT:	0 SP
SUBTOTAL PARKING PROVIDED:	40 SP
GRAND TOTAL:	40 SP

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:
BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
FIRE CODE: 2019 CALIFORNIA FIRE CODE
GREEN BUILDING CODE: 2019 GREEN BUILDING STANDARDS CODE

PROPOSED SELF-STORAGE BUILDING CLASSIFICATION:
OCCUPANCY GROUP: S-1 STORAGE
ACCESSORY: M - MERCANTILE
CONSTRUCTION TYPE: II-B
FIRE SPRINKLERS: YES
ROOFING CLASSIFICATION: CLASS A

ALLOWABLE HEIGHT:
ALLOWABLE HEIGHT = 75' (TABLE 504.3)
PROPOSED BUILDING HEIGHT = 30'
ALLOWABLE # OF STORIES = ABOVE GRADE PLANE = 3 STORIES (TABLE 504.4)
PROPOSED # OF STORIES = 1 STORY

ALLOWABLE BUILDING AREA:
ALLOWABLE BUILDING AREA = 70,000 S.F. (TABLE 506.2, S1 = MAX 1 STORY ABOVE GRADE AND FULLY SPRINKLERED)

PROPOSED BUILDING 'A' FOOTPRINT = 9,404 S.F. < 70,000 S.F.
PROPOSED BUILDING 'B' FOOTPRINT = 11,358 S.F. < 70,000 S.F.
PROPOSED BUILDING 'C' FOOTPRINT = 56,348 S.F. < 70,000 S.F.
PROPOSED BUILDING 'D' FOOTPRINT = 4,322 S.F. < 70,000 S.F.

PROPOSED GAS STATION-CONVENIENCE STORE & CAR WASH BUILDING CLASSIFICATION:
OCCUPANCY GROUP: M - MERCANTILE (GAS STATION & CONVENIENT STORE)
ACCESSORY: B - BUSINESS (CAR WASH)
CONSTRUCTION TYPE: II-B
FIRE SPRINKLERS: YES
ROOFING CLASSIFICATION: CLASS A

ALLOWABLE HEIGHT:
ALLOWABLE HEIGHT = 75' (TABLE 504.3)
PROPOSED BUILDING HEIGHT = 30'
ALLOWABLE # OF STORIES = ABOVE GRADE PLANE = 3 STORIES (TABLE 504.4)
PROPOSED # OF STORIES = 1 STORY

ALLOWABLE BUILDING AREA:
ALLOWABLE BUILDING AREA = 50,000 S.F. (TABLE 506.2, S1 = MAX 1 STORY ABOVE GRADE AND FULLY SPRINKLERED)

DEVELOPER

DIAMOND VALLEY PARTNERS, LLC
23243 KENT COURT
MURRIETA, CA 92562
CONTACT: WARNE DOLLARHIDE
TEL: (951) 314-6490

ARCHITECT

KSP STUDIO
23 ORCHARD ROAD SUITE 200
LAKE FOREST, CA 92630
CONTACT: SHIBNAM WAKILI
TEL: (949) 380-3970

ELECTRICAL

H2S ENGINEERS, INC.
1124 NORTH BOATSWAIN CIRCLE
ANAHEIM, CA 92803
CONTACT: MONITA VERMA
TEL: (714) 276-0658

LANDSCAPE ARCHITECT

KSP STUDIO
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
CONTACT: JUSTIN HEACOCK
TEL: (949) 380-3970

CIVIL ENGINEER

BLUEPEAK ENGINEERING, INC.
18543 YORBA LINDA BLVD, SUITE 235
YORBA LINDA, CA 92886
TEL: (714) 749-3077

SHEET INDEX

- ARCHITECTURAL**
- 1) COVER SHEET
 - 2) CONCEPTUAL SITE PLAN/ CHANGE OF ZONE
 - 3) SITE DETAILS
 - 4) CONCEPTUAL FIRST FLOOR PLANS
 - 5) CONCEPTUAL ROOF PLAN
 - 6) CONCEPT ELEVATIONS - BUILDING A
 - 7) CONCEPT ELEVATIONS - BUILDING B
 - 8) CONCEPT ELEVATIONS - BUILDING C
 - 9) CONCEPT ELEVATIONS - BUILDING D
 - 9.1) CONCEPT ELEVATIONS - CAR WASH PAD & GAS STATION CANOPY
 - 10) ELECTRICAL SITE PLAN (E1.0)
 - 11) SITE PHOTOMETRICS (E1.04)
 - 12) LIGHT FIXTURE CUT SHEETS (E3.0)
 - 13) LANDSCAPE PLAN
 - 14) LANDSCAPE PLAN
 - 15) MAINTENANCE RESPONSIBILITY PLAN
- CIVIL**
- 16) PRELIMINARY GRADING PLAN (C-01)
 - 17) PRELIMINARY GRADING PLAN (C-02)
 - 18) ALTA SURVEY (1 OF 3)
 - 19) ALTA SURVEY (2 OF 3)
 - 20) ALTA SURVEY (3 OF 3)

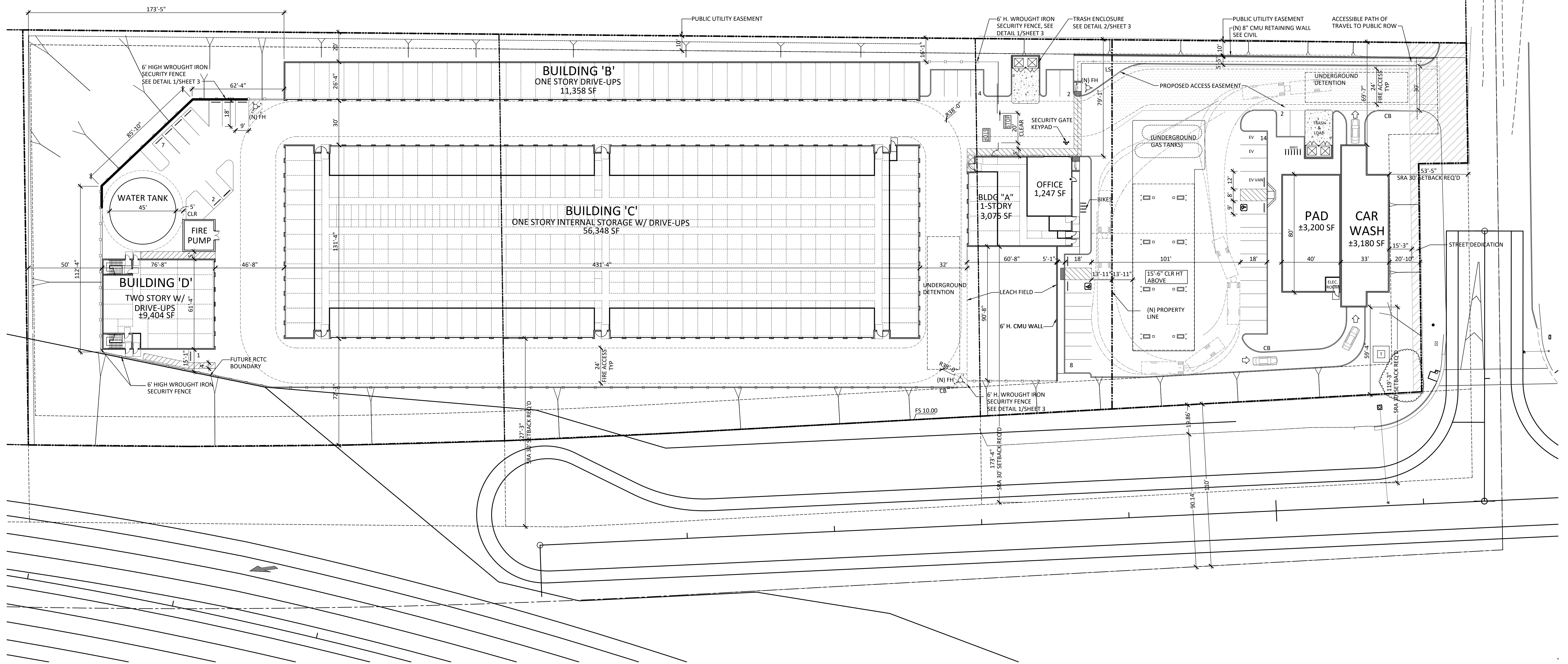
BUSINESS HOURS

7 DAYS A WEEK/ OPEN 24 HOURS NUMBER OF EMPLOYEES PER SHIFT: 2-3

VICINITY MAP



NOT TO SCALE



FIRE DEPARTMENT NOTES & CONDITIONS

- 1) FINAL FIRE AND LIFE SAFETY CONDITIONS WILL BE ADDRESSED WHEN THE OFFICE OF THE FIRE MARSHAL REVIEWS BUILDING PLANS. THESE CONDITIONS WILL BE BASED ON OCCUPANCY, USE, CALIFORNIA BUILDING CODE (CBC), CALIFORNIA FIRE CODE (CFC), AND RELATED CODES, WHICH ARE IN EFFECT AT THE TIME OF BUILDING PLAN SUBMITTAL.
- 2) MINIMUM FIRE FLOW FOR THE CONSTRUCTION OF ALL COMMERCIAL BUILDINGS IS REQUIRED PER CFC APPENDIX B AND TABLE B105.1. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT/ DEVELOPER SHALL PROVIDE DOCUMENTATION TO SHOW THERE EXISTS A WATER SYSTEM CAPABLE OF DELIVERING THE FIRE FLOW BASED ON INFORMATION GIVEN. SUBSEQUENT DESIGN CHANGES MAY INCREASE OR DECREASE THE REQUIRED FIRE FLOW.
- 3) PRIOR TO ISSUANCE OF BUILDING PERMITS, AN APPROVED SITE PLAN FOR FIRE APPARATUS ACCESS ROADS AND SIGNAGE SHALL BE SUBMITTED AND APPROVED BY THE OFFICE OF THE FIRE MARSHAL. (CFC 501.3)
- 4) THE FIRE APPARATUS ACCESS ROAD SHALL BE (ALL WEATHER SURFACE) CAPABLE OF SUSTAINING AN IMPOSED LOAD OF 75,000 LBS. GVW. THE FIRE APPARATUS ACCESS ROAD OR TEMPORARY ACCESS ROAD SHALL BE REVIEWED AND APPROVED BY THE OFFICE OF THE FIRE MARSHAL AND IN PLACE DURING THE TIME OF CONSTRUCTION. (CFC 501.4)
- 5) FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FT AS APPROVED BY THE OFFICE OF THE FIRE MARSHAL AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6" OR 15 FT IF PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FIRE HAZARD ZONE. (CFC 503.2.1)
- 6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR BUILDING FINAL, A "KNOX BOX RAPID ENTRY SYSTEM" SHALL BE PROVIDED. THE KNOX BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ALL ELECTRONICALLY OPERATED GATES SHALL BE PROVIDED WITH KNOX KEY SWITCHES AND AUTOMATIC SENSORS FOR ACCESS BY EMERGENCY PERSONNEL. (CFC 506.1)
- 7) THE MINIMUM NUMBER OF FIRE HYDRANTS REQUIRED, AS WELL AS THE LOCATION AND SPACING OF FIRE HYDRANTS, SHALL COMPLY WITH THE CFC AND NFPA 24. FIRE HYDRANTS SHALL BE LOCATED NO CLOSER THAN 40 FT FROM A BUILDING. A FIRE HYDRANT SHALL BE LOCATED WITHIN 50 FT OF THE FIRE DEPARTMENT CONNECTION FOR BUILDINGS PROTECTED WITH A FIRE SPRINKLER SYSTEM. THE SIZE AND NUMBER OF OUTLETS REQUIRED FOR THE APPROVED FIRE HYDRANTS ARE (6" X 4" X 2-1/2" X 2-1/2") (CFC 507.5.1, 507.5.7, APPENDIX C, NFPA 24-7.2.3)
- 8) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR BUILDING FINAL, "BLUE REFLECTIVE MARKERS" SHALL BE INSTALLED TO IDENTIFY FIRE HYDRANT LOCATIONS IN ACCORDANCE WITH CITY SPECIFICATIONS. (CFC 509.1)
- 9) PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT/ DEVELOPER SHALL FURNISH ONE COPY OF THE WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED, MADE SERVICEABLE, AND BE ACCEPTED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO BEGINNING CONSTRUCTION. THEY SHALL BE MAINTAINED ACCESSIBLE.
- 10) EXISTING FIRE HYDRANTS ON PUBLIC STREETS ARE ALLOWED TO BE CONSIDERED AVAILABLE. EXISTING FIRE HYDRANTS ON ADJACENT PROPERTIES SHALL NOT BE CONSIDERED AVAILABLE UNLESS FIRE APPARATUS ACCESS ROADS EXTEND BETWEEN PROPERTIES AND EASEMENTS ARE ESTABLISHED TO PREVENT OBSTRUCTION OF SUCH ROADS. (CFC 507, 501.3)

PROJECT INFORMATION

PROJECT ADDRESS: SWC WINCHESTER RD & NEWPORT RD
 COUNTY OF RIVERSIDE
 466-050-019-7, 466-050-020-7, 466-050-021-8
SITE APM: 252,949 S.F. OR 5.81 ACRES
NET SITE AREA: 248,902 S.F. OR 5.71 ACRES
ZONING: R-R RURAL RESIDENTIAL
ZONE CHANGE: C-1/J-C-P GENERAL COMMERCIAL
LAND USE DESIGNATION: CR RURAL COMMERCIAL DISTRICT

AREA PLAN: HARVEST VALLEY / WINCHESTER
FIRE ZONE: STATE FIRE HAZARD SEVERITY ZONE *

BLDG SETBACKS REQUIRED: NO YARDS REQUIRED IF BUILDING < 35'
FRONT YARDS: 0'
SIDE YARDS: 0'
REAR YARD: 0'
 * ALL PROPERTY LINES: 30' FROM PROPERTY LINE OR CENTER OF STREET

LEGAL DESCRIPTION

PARCELS 1, 2 AND 3 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 12 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS. EXCEPTING THEREFROM THAT PORTION OF THE LAND DESCRIBED IN THE GRANT DEED CONVEYED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311121 OF OFFICIAL RECORDS. ALSO EXCEPTING FROM PARCEL 1 THAT PORTION OF THE LAND DESCRIBED IN THE GRANT DEED CONVEYED TO THE COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311122 OF OFFICIAL RECORDS. APM: 466-050-019-7, 466-050-020-7 AND 466-050-021-8

UTILITY PURVEYORS

EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBULE ROAD PERRIS, CA 92570	SEWER 951-928-3777
SOUTHERN CALIFORNIA EDISON 26100 MENIFEE ROAD ROMOLAND, CA 92585	ELECTRIC 800-655-4555
SOUTHERN CALIFORNIA GAS 26125 MENIFEE ROAD ROMOLAND, CA 92585	GAS 800-483-3000
FRONTIER SPECTRUM 26495 YNEZ ROAD TEMECULA, CA 92590	TELEPHONE 800-483-5000 CABLE 888-892-2253

FEMA FLOOD ZONE

ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT; AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.
 FIRM MAP NO. 06065C2090G

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

APPLICANT

DIAMOND VALLEY PARTNERS, LLC
 23243 KENT COURT
 MURRIETA, CA 92582
 CONTACT: WAYNE DOLLARHIDE
 TEL: (951) 314-6490

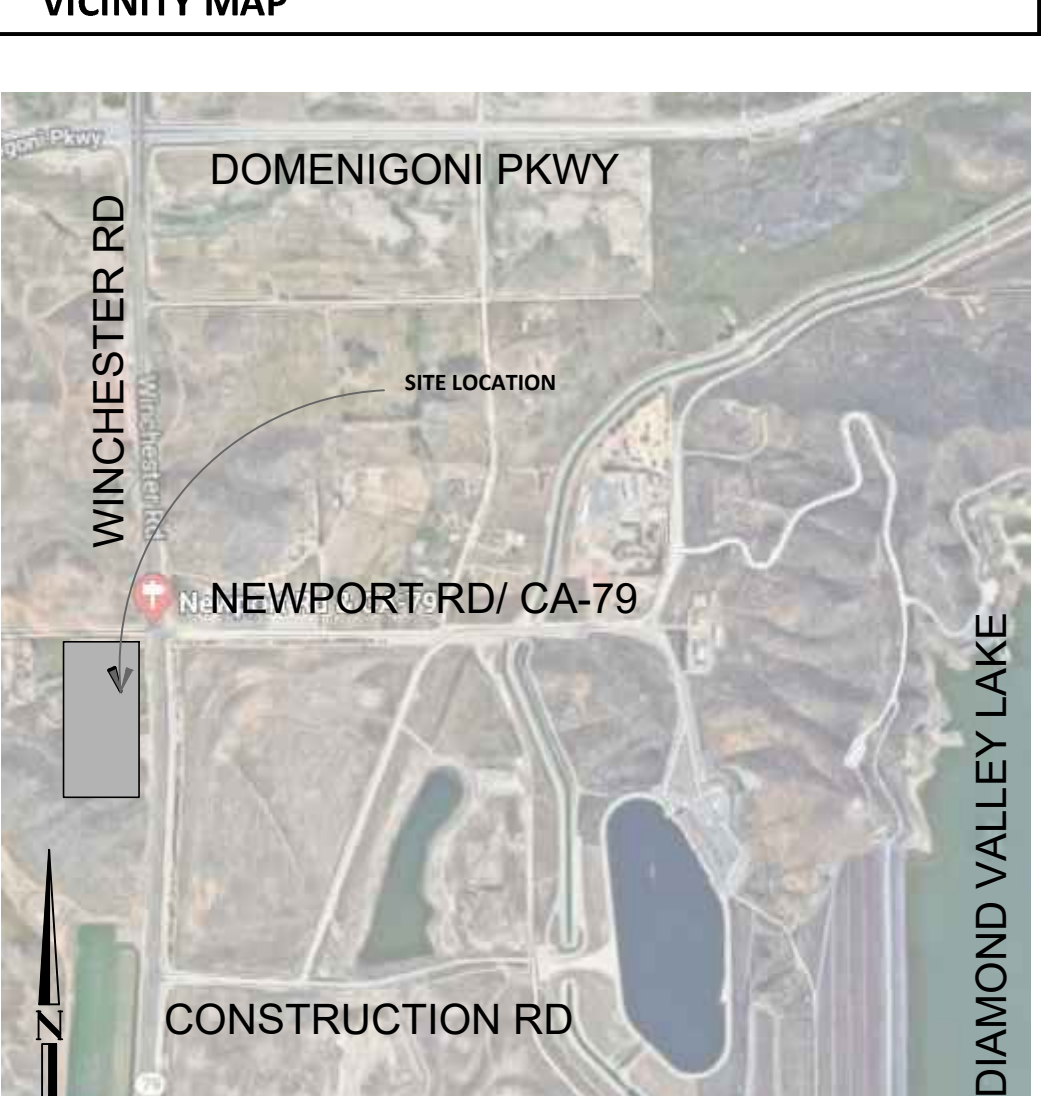
OWNER

CAS DEVELOPMENT, LLC
 23243 KENT COURT
 MURRIETA, CA 92582
 CONTACT: WAYNE DOLLARHIDE
 TEL: (951) 314-6490

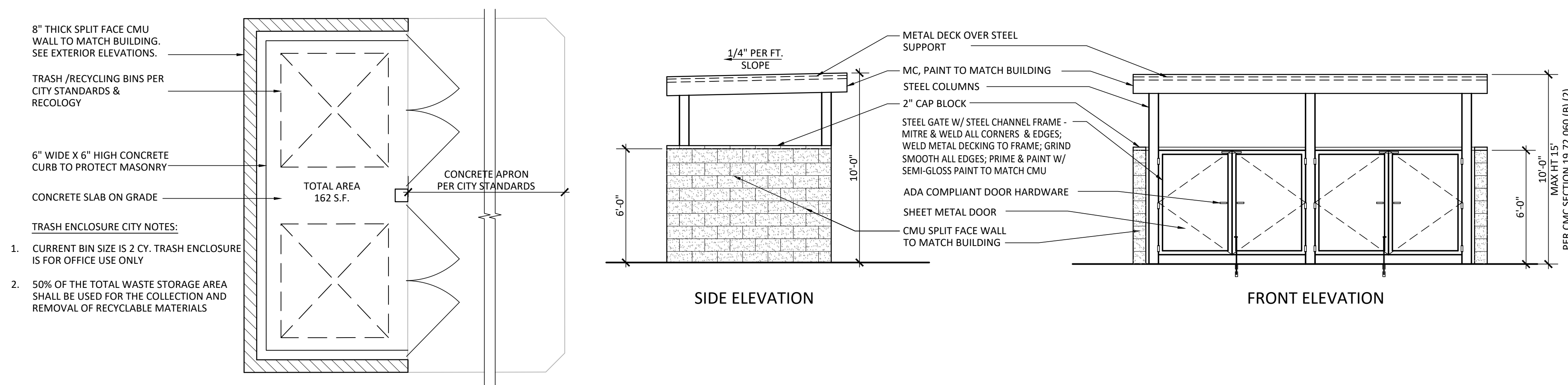
ARCHITECT

KSP STUDIO
 23 ORCHARD ROAD SUITE 200
 LAKE FOREST, CA 92630
 CONTACT: SHARINAM VAKILI
 TEL: (949) 380-3970

VICINITY MAP



NOT TO SCALE



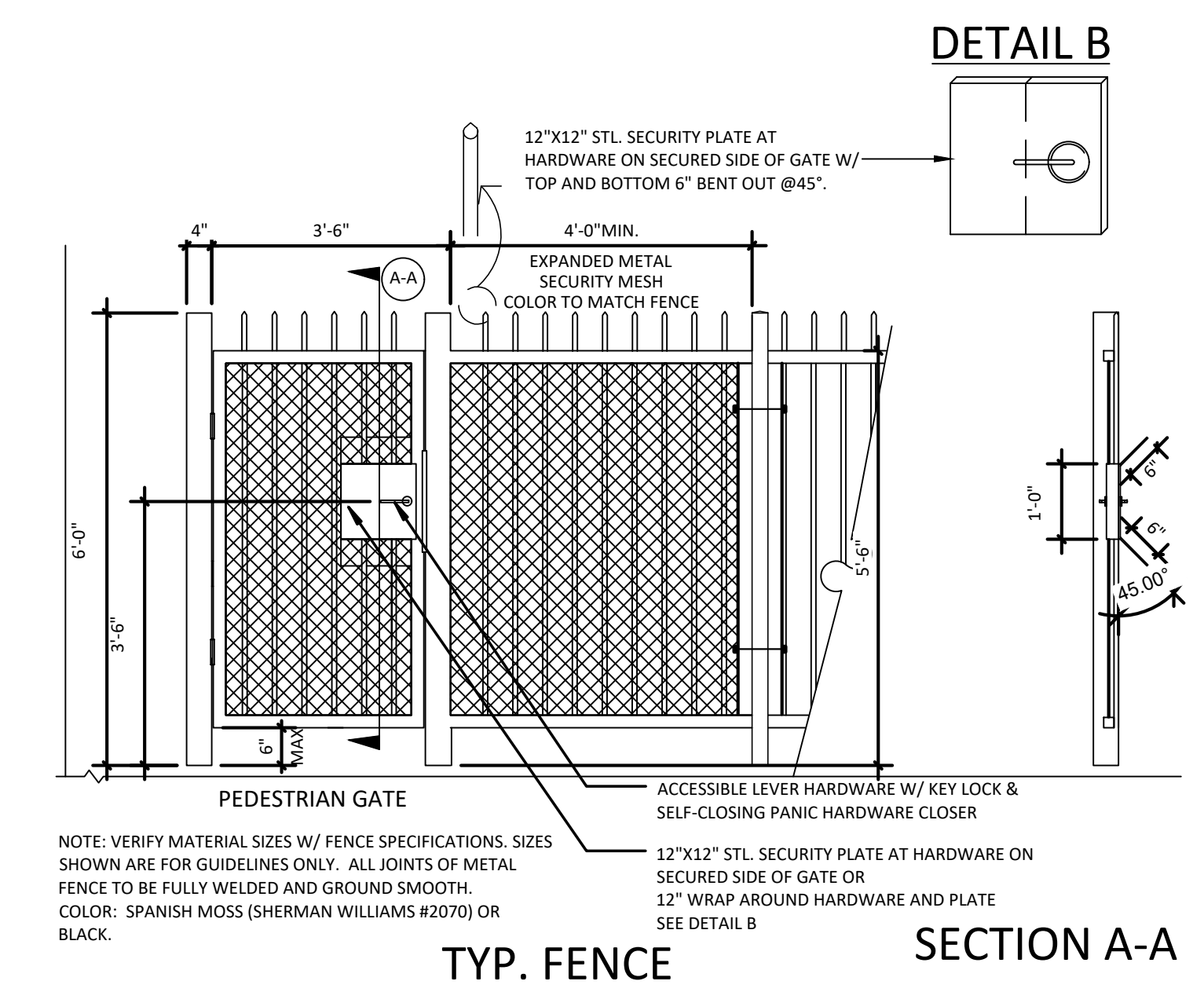
TRASH ENCLOSURE DETAIL - 2

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



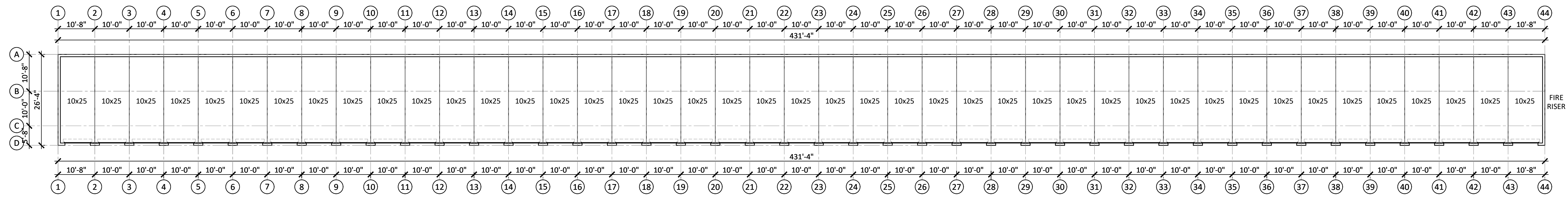
FENCE EXAMPLE

SCALE: 1/2" = 1'-0"

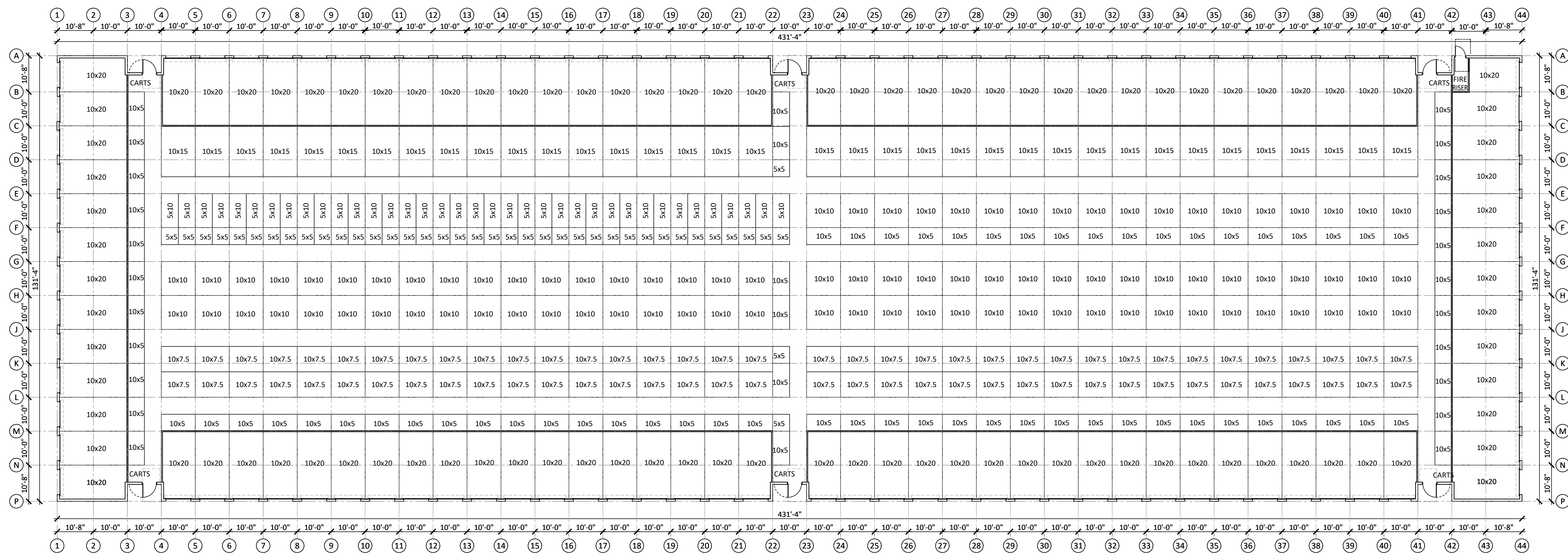


FENCE DETAIL - 1

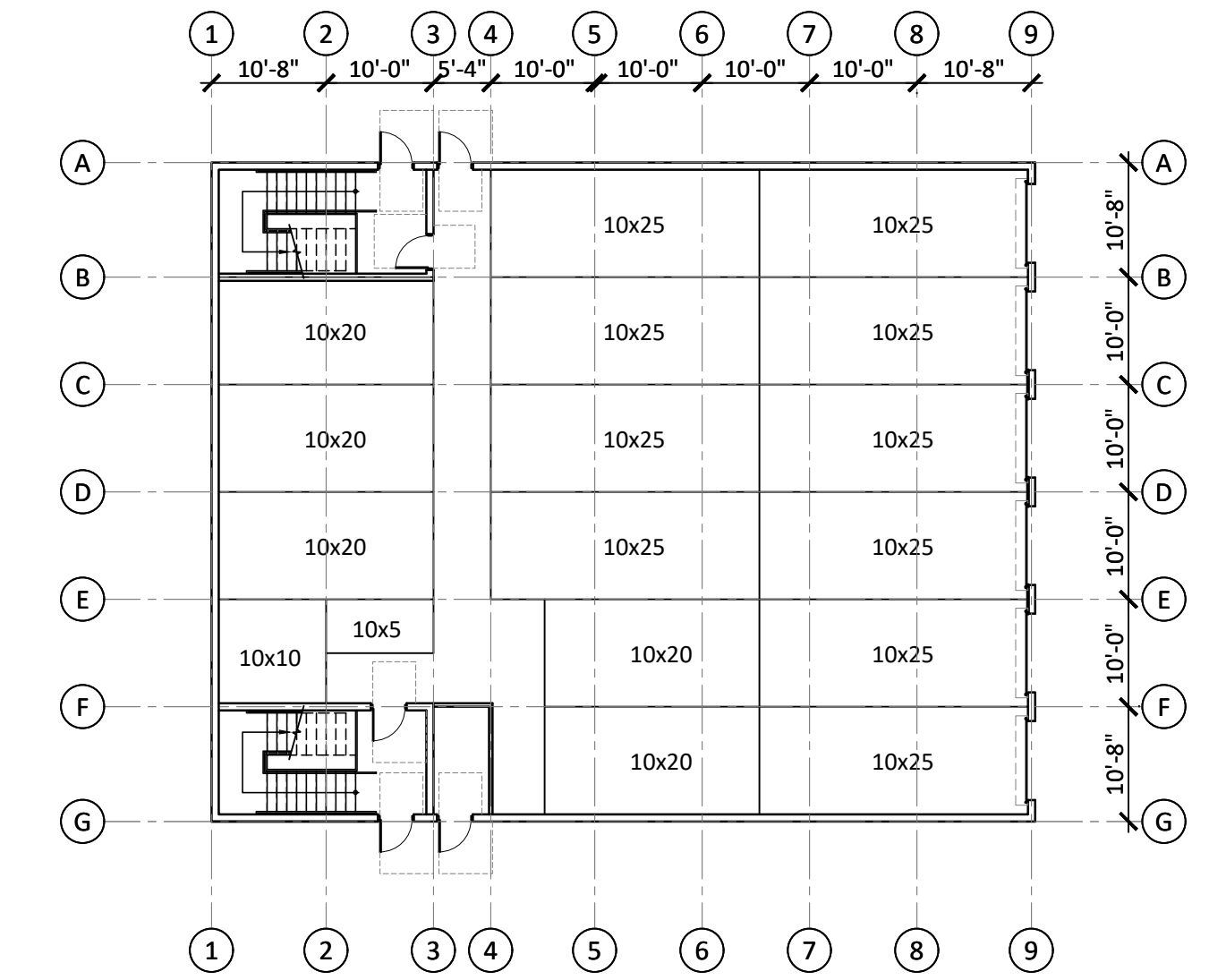
SCALE: 1/2" = 1'-0"



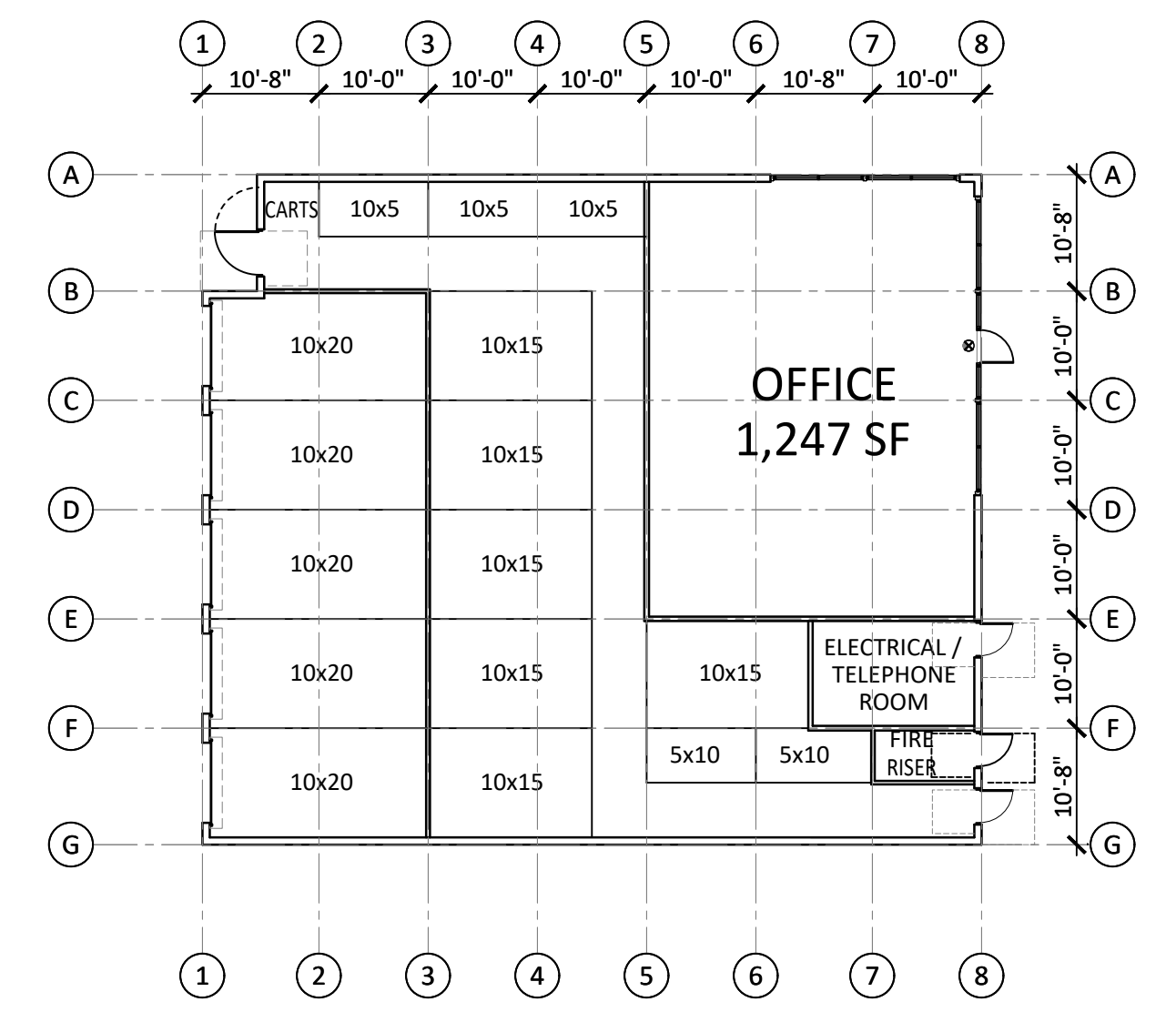
BUILDING 'B'
1-STORY DRIVE-UP
11,358 SF



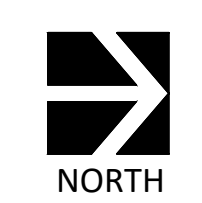
BUILDING 'C'
1-STORY INTERNAL STORAGE W/DRIVE-UP
56,348 SF

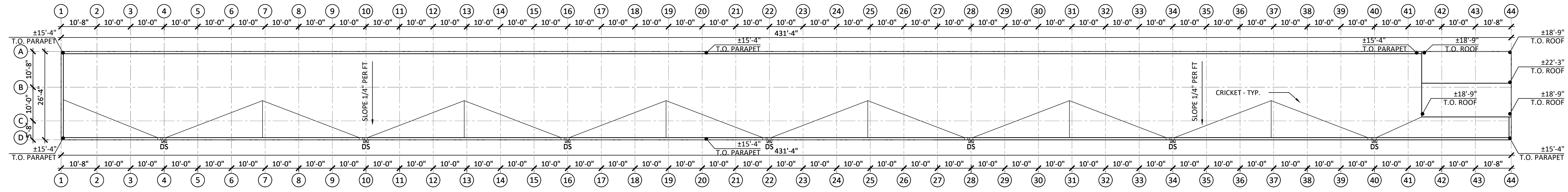


BUILDING 'D'
2-STORY INTERNAL STORAGE W/ DRIVE-UP
9,404 SF

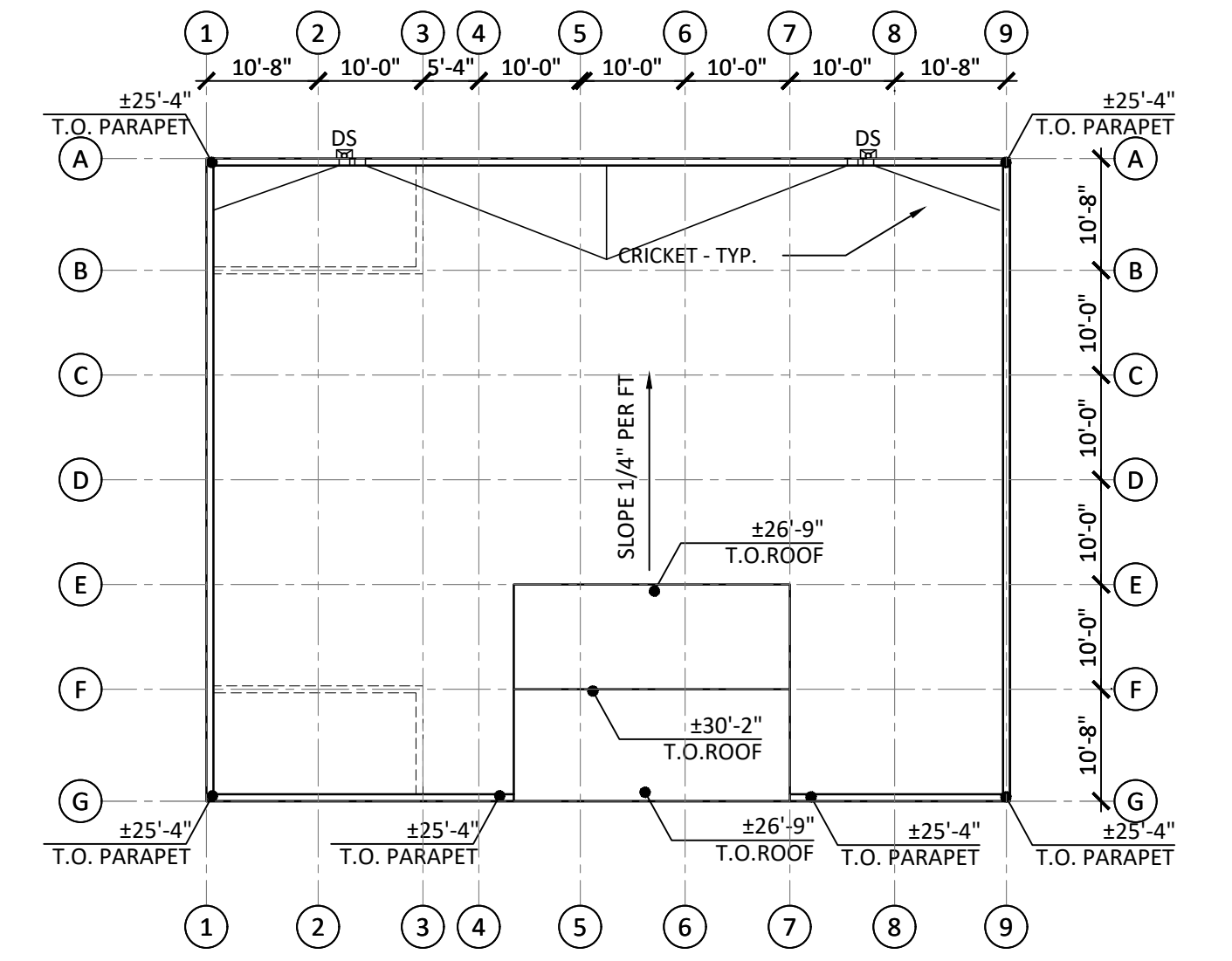


BUILDING 'A'
1-STORY INTERNAL STORAGE W/ DRIVE-UP
4,322 SF

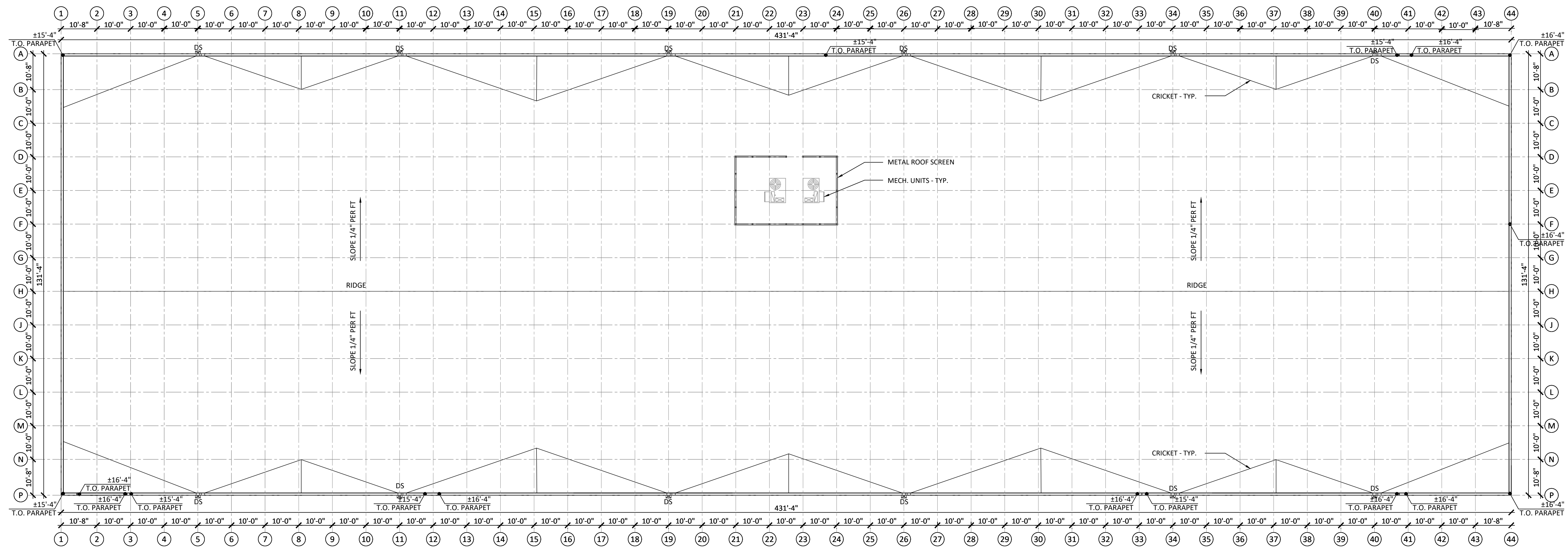




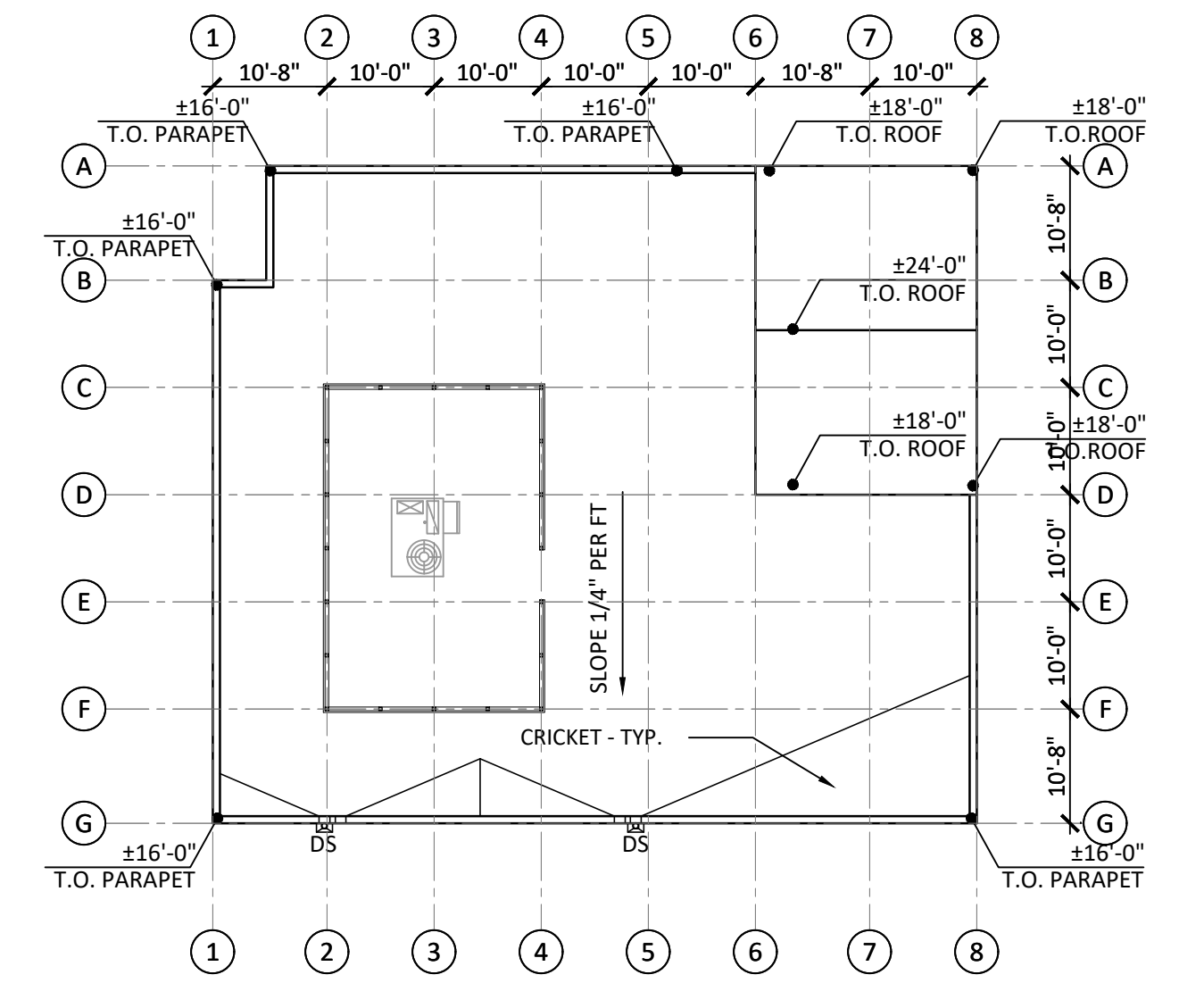
BUILDING 'B'



BUILDING 'D'

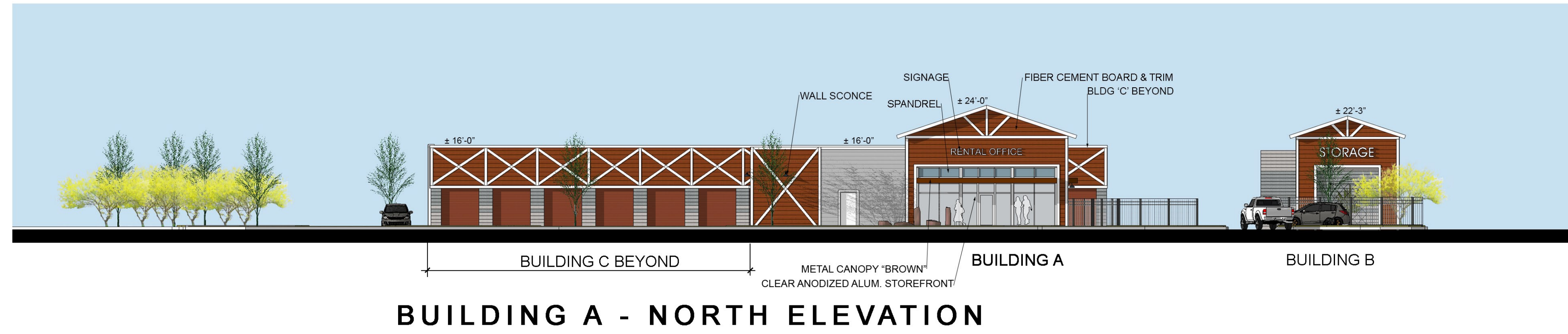


BUILDING 'C'

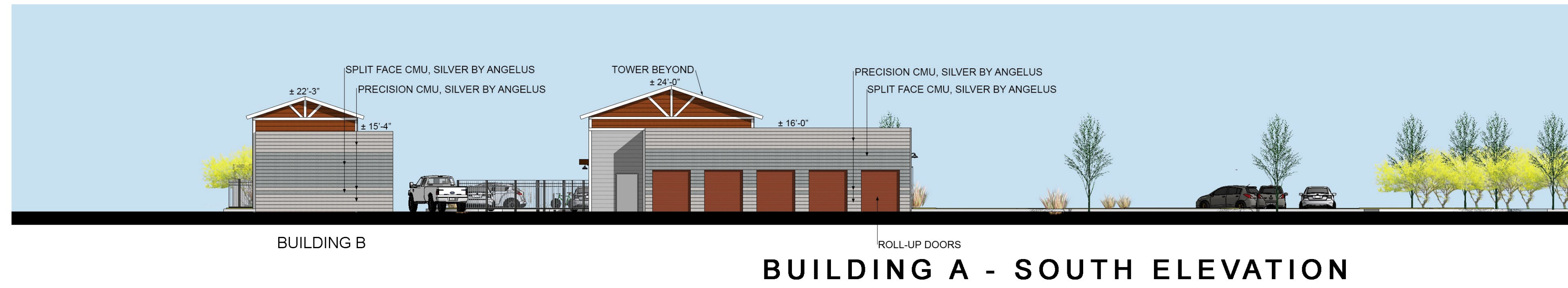


BUILDING 'A'

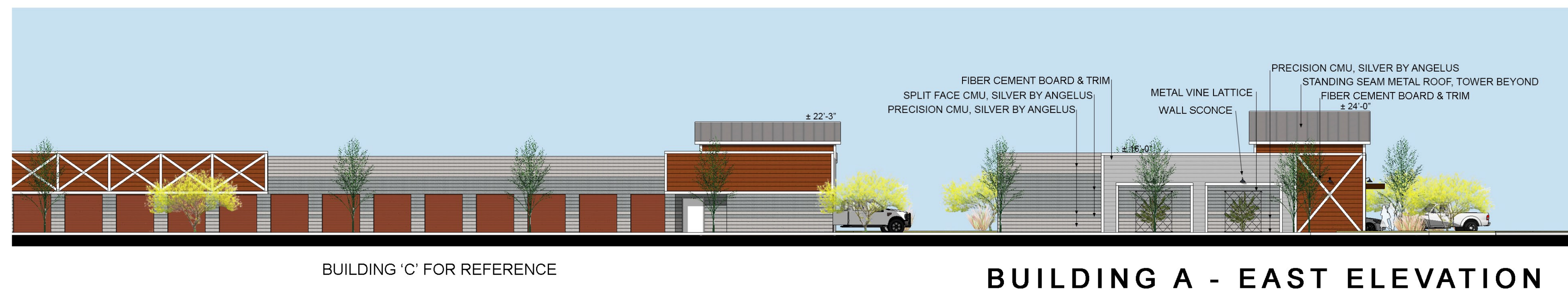




BUILDING A - NORTH ELEVATION



BUILDING A - SOUTH ELEVATION

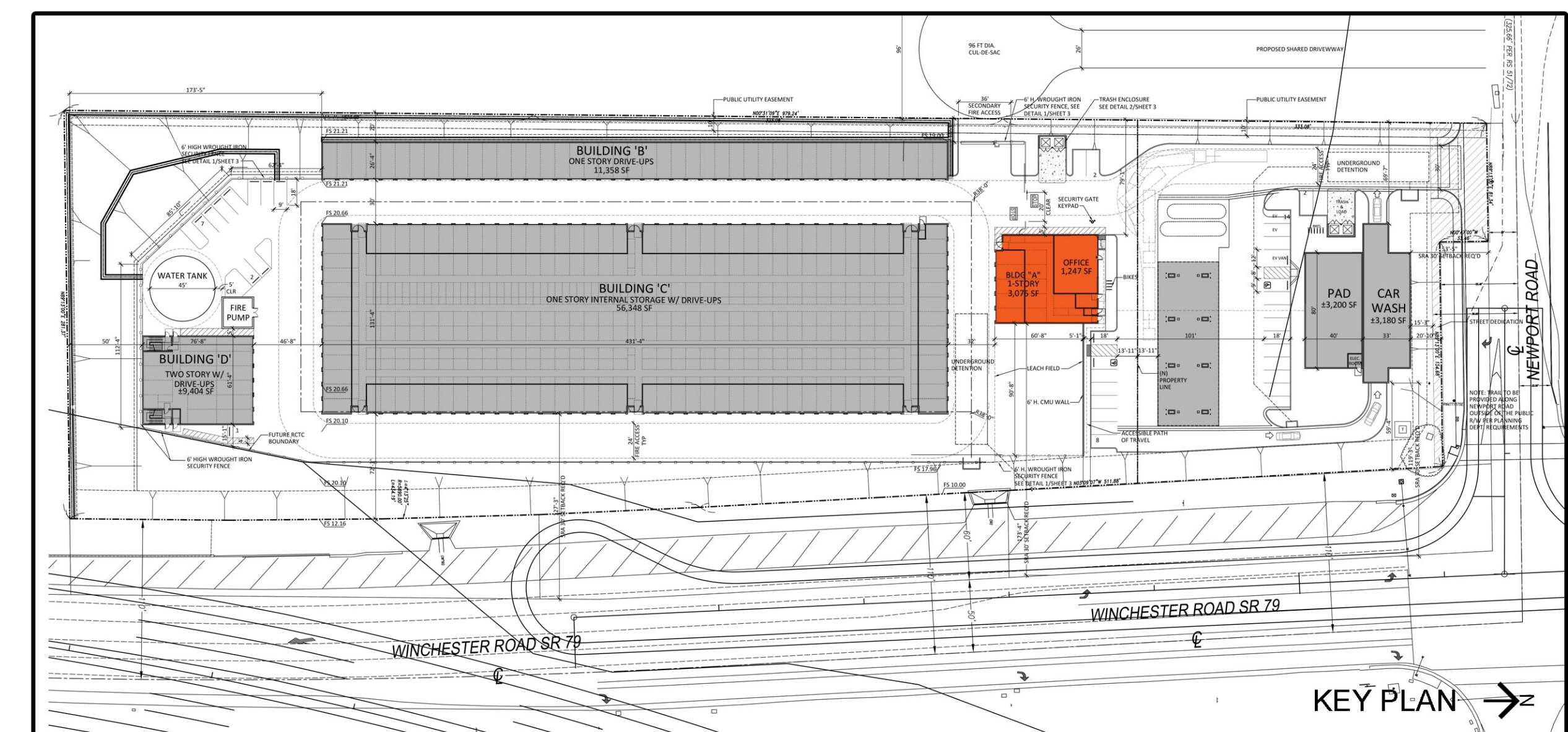


BUILDING A - EAST ELEVATION

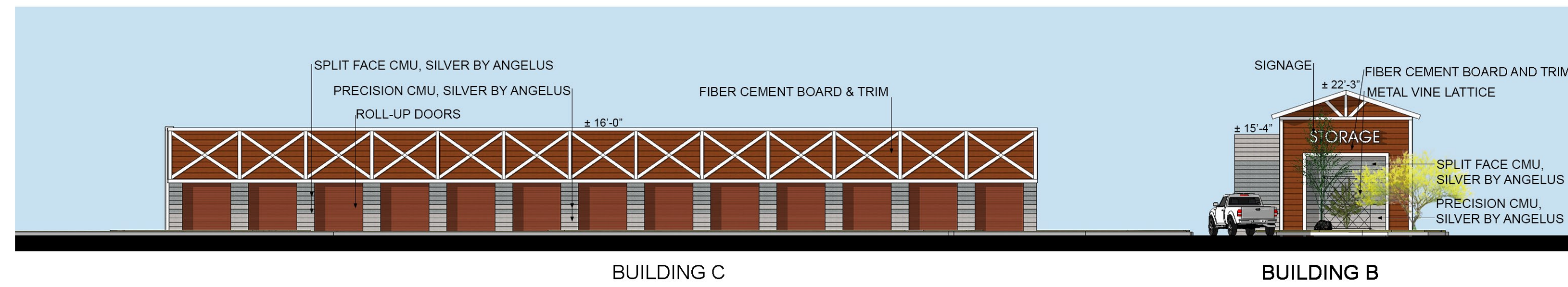


BUILDING A - WEST ELEVATION

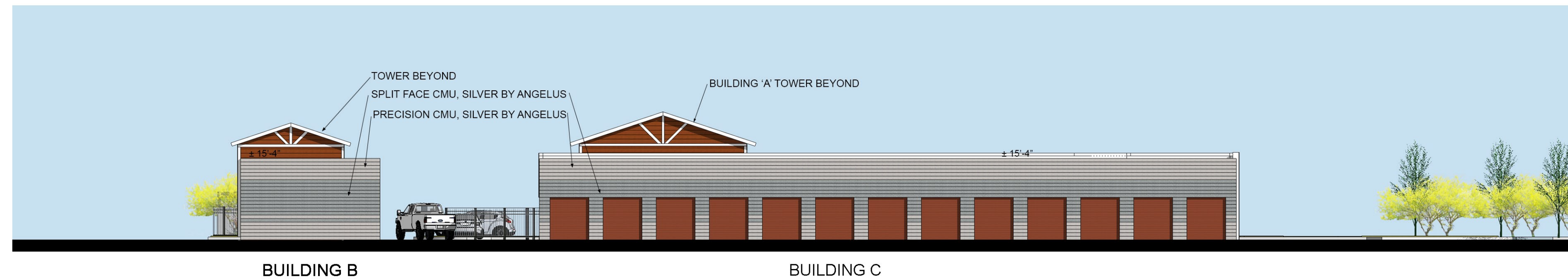
BUILDING 'D' FOR REFERENCE



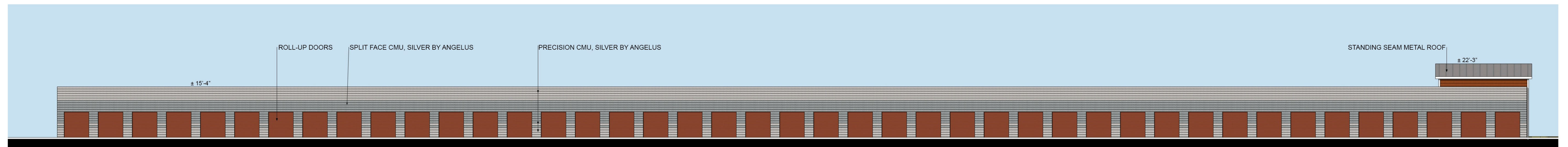
KEY PLAN →



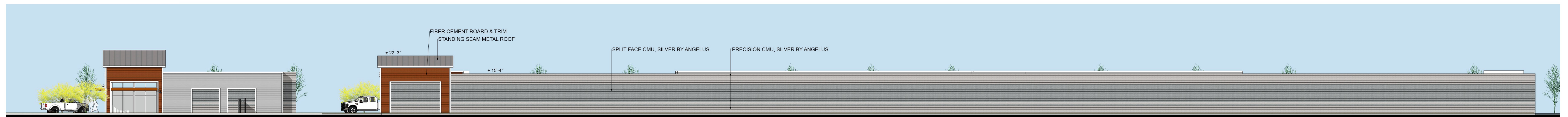
BUILDING C
BUILDING B
NORTH ELEVATION



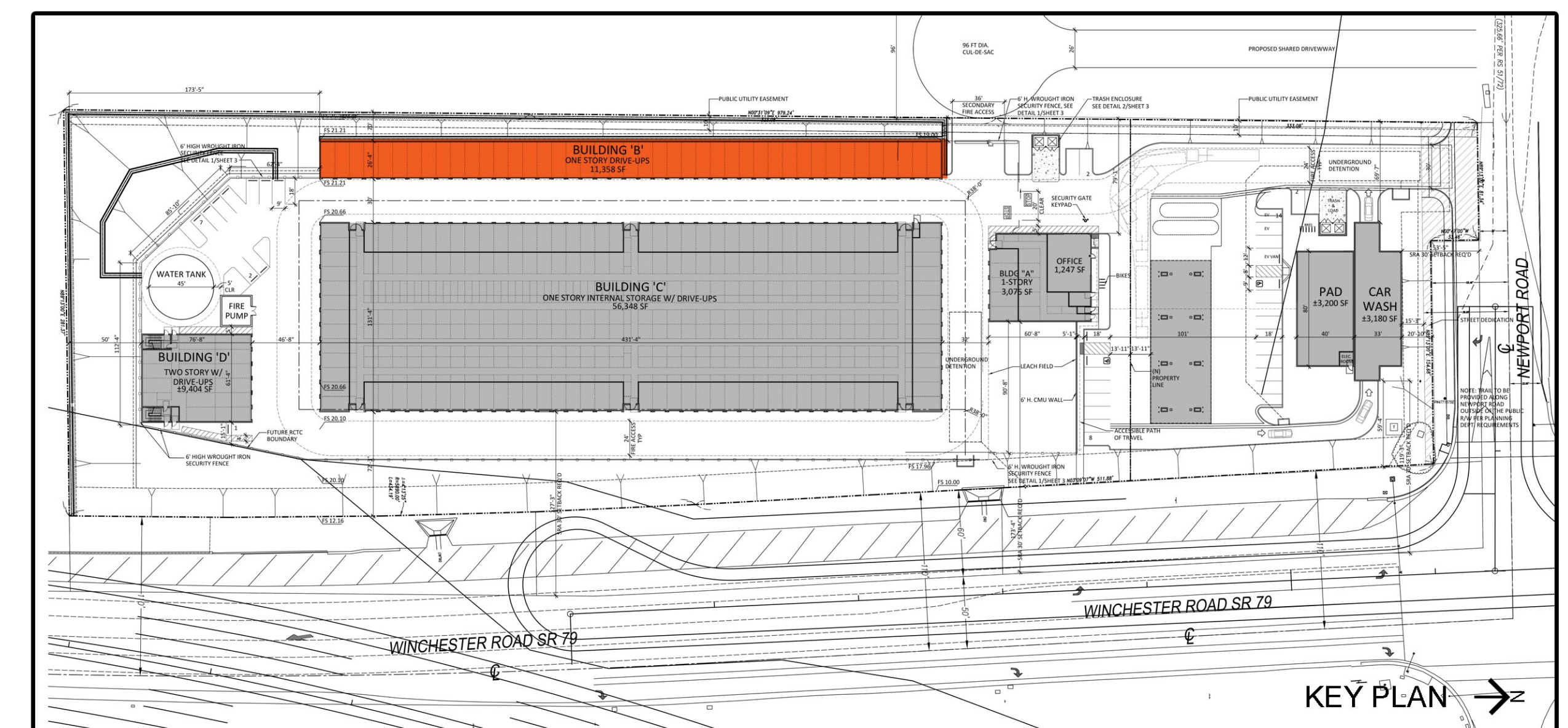
BUILDING B
BUILDING C
SOUTH ELEVATION

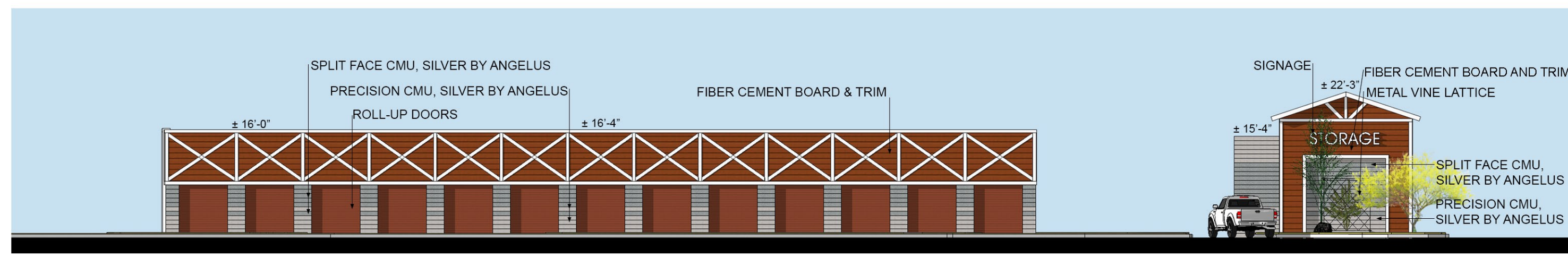


BUILDING B - EAST ELEVATION

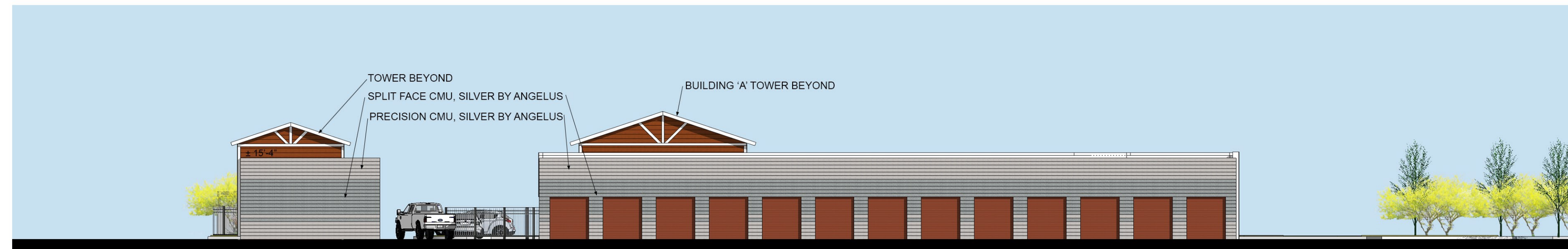


BUILDING 'A' BEYOND FOR REFERENCE
BUILDING B - WEST ELEVATION





BUILDING C
NORTH ELEVATION

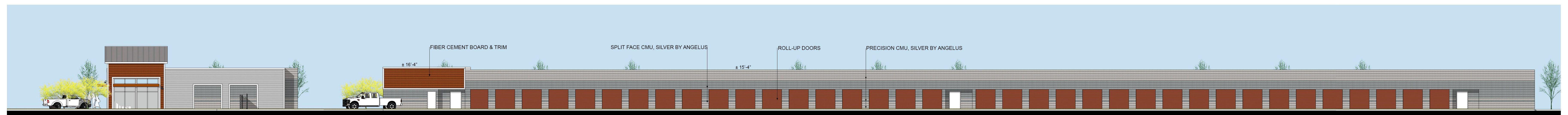


BUILDING C
SOUTH ELEVATION



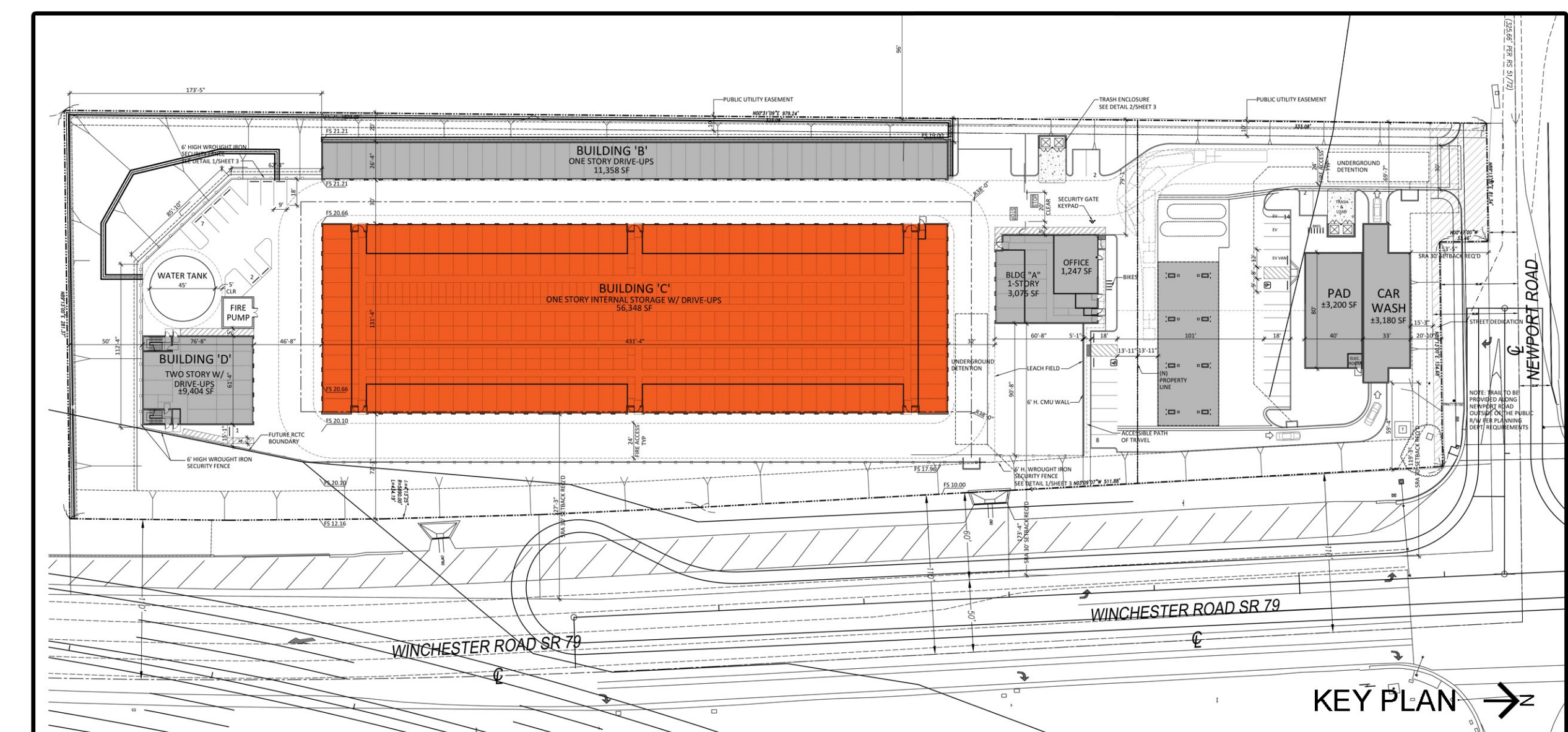
BUILDING C - EAST ELEVATION

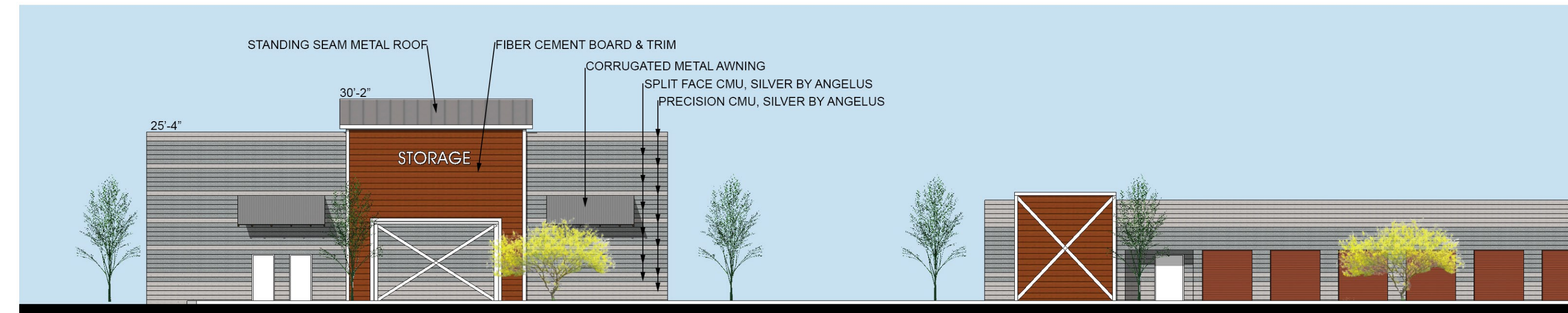
BUILDING 'A' FOR REFERENCE



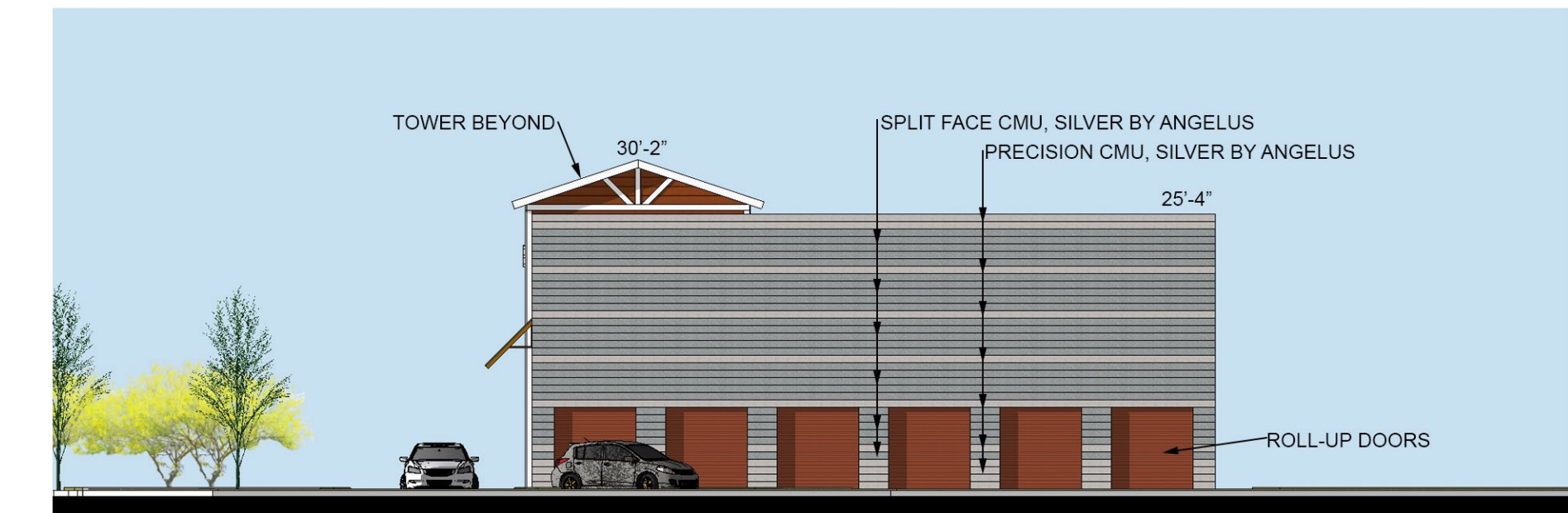
BUILDING C - WEST ELEVATION

BUILDING 'A' FOR REFERENCE

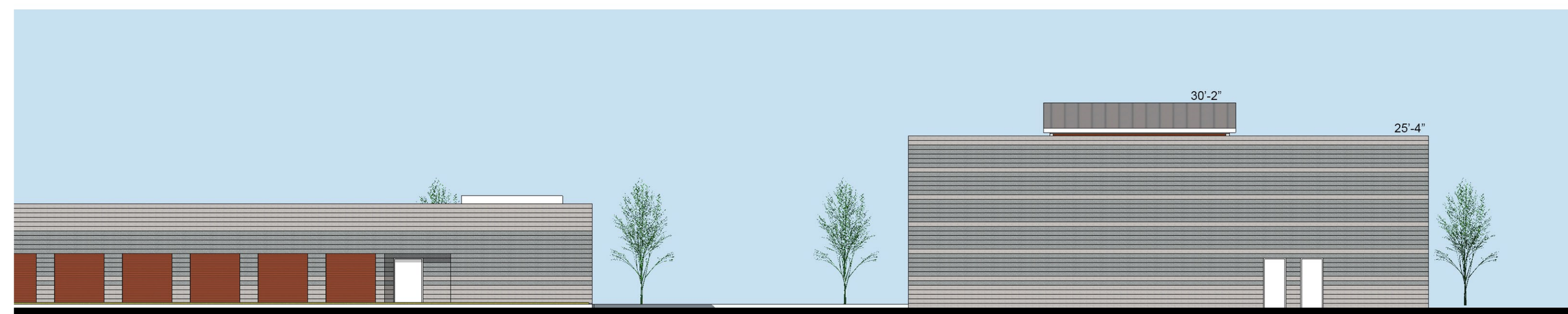




EAST ELEVATION

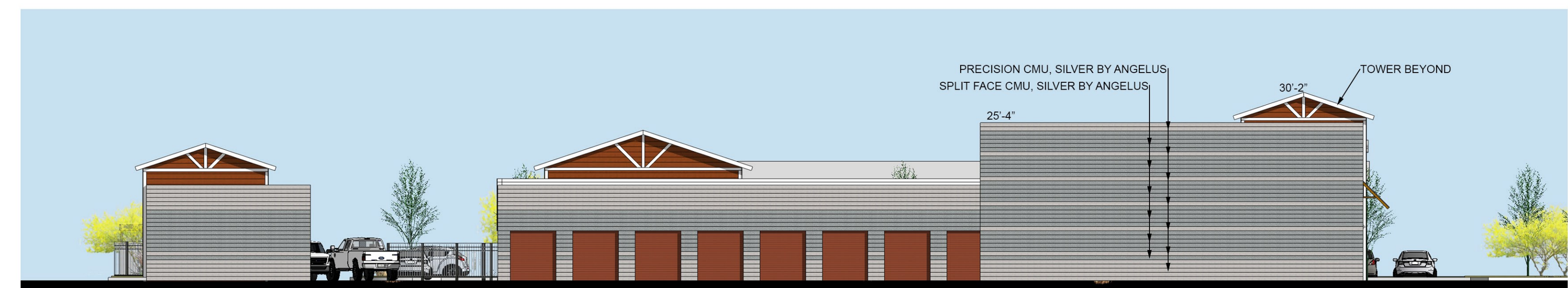


NORTH ELEVATION



BUILDING C

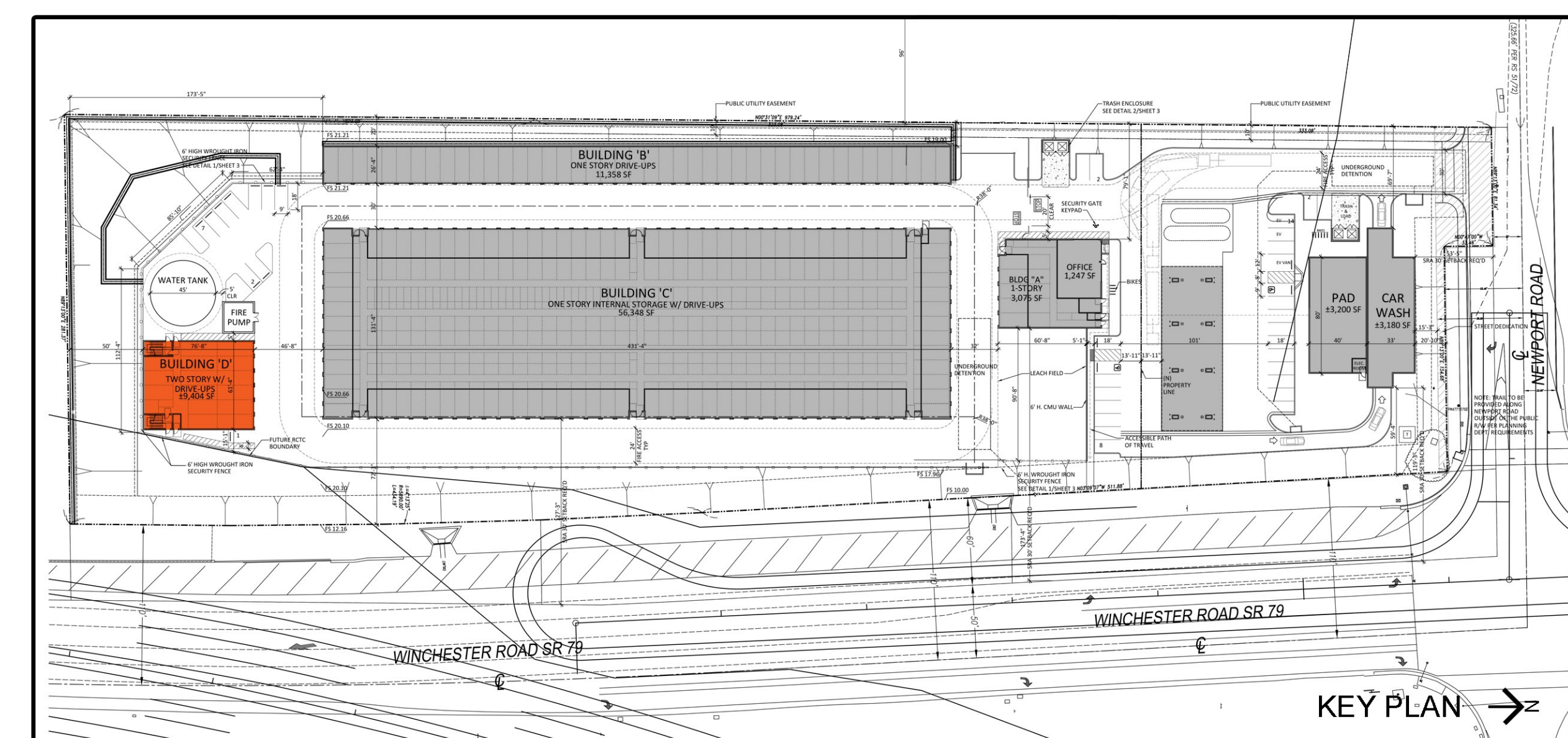
WEST ELEVATION



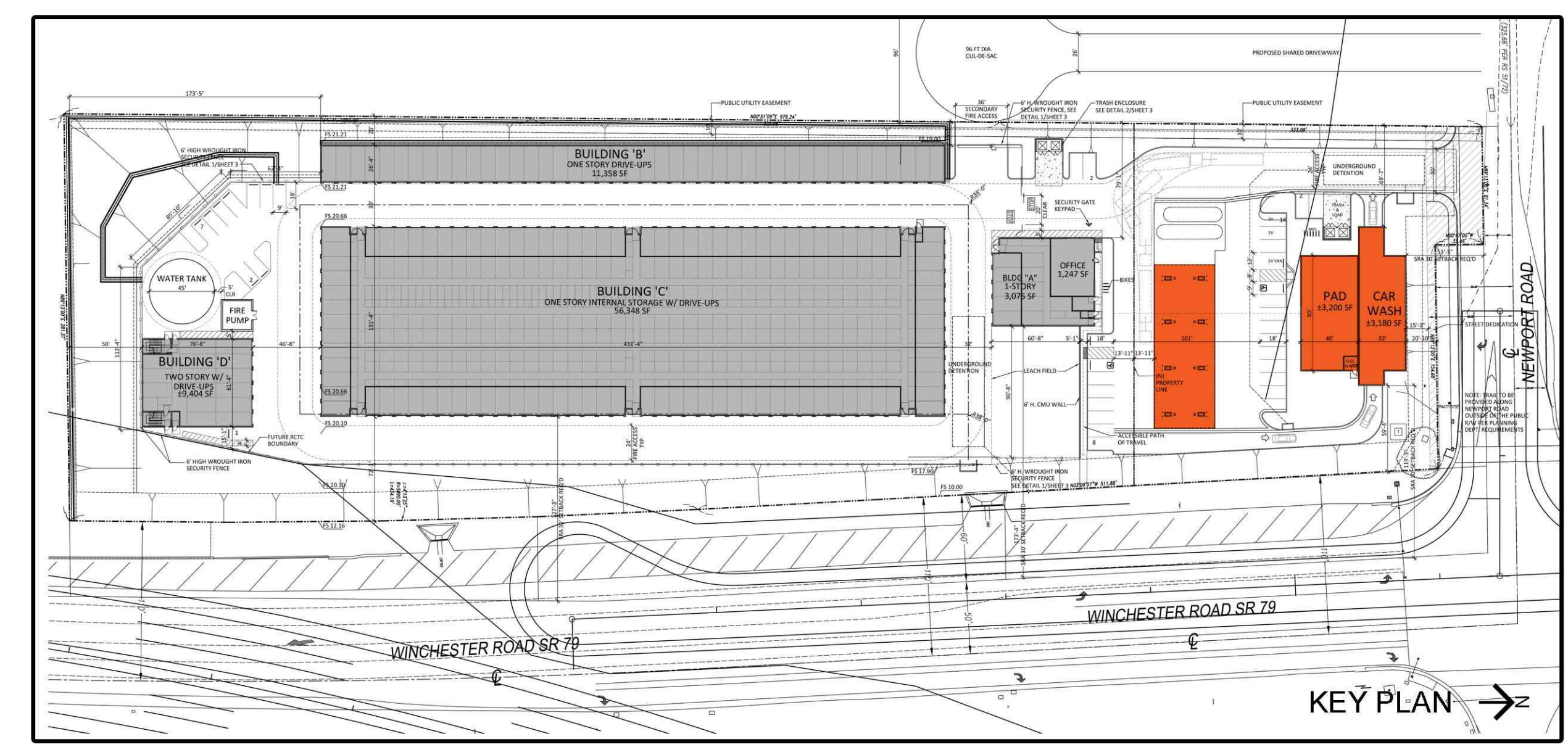
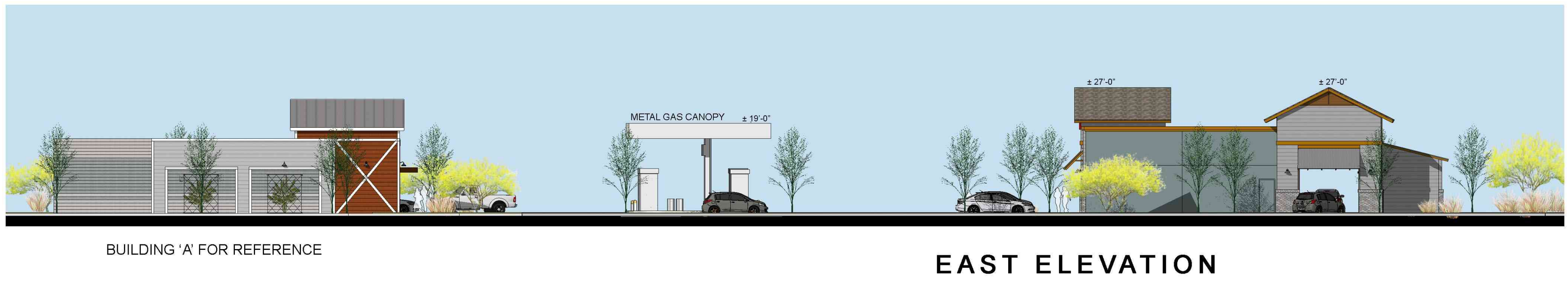
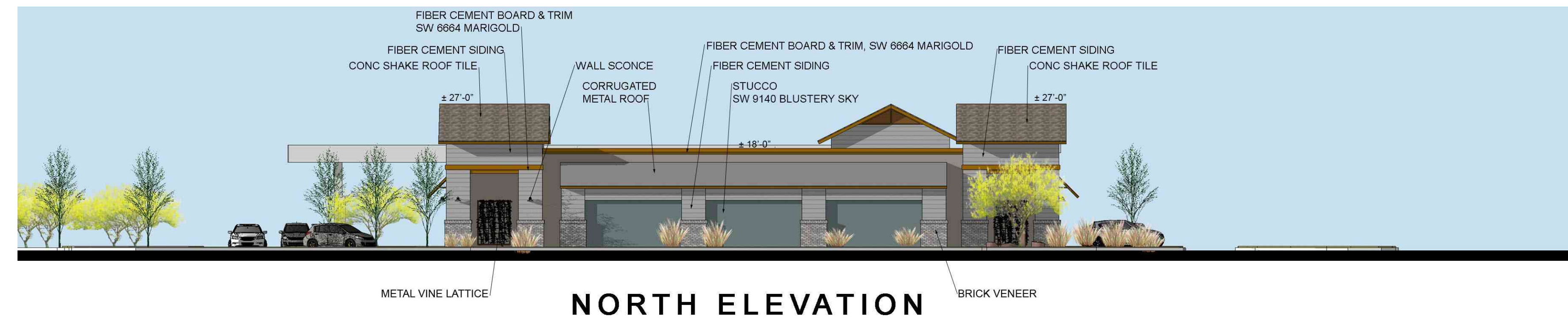
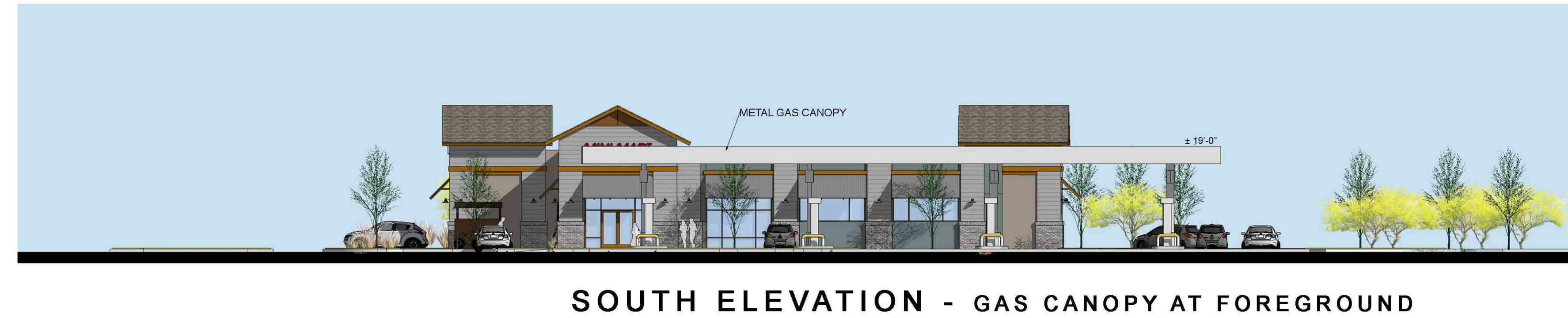
BUILDING B

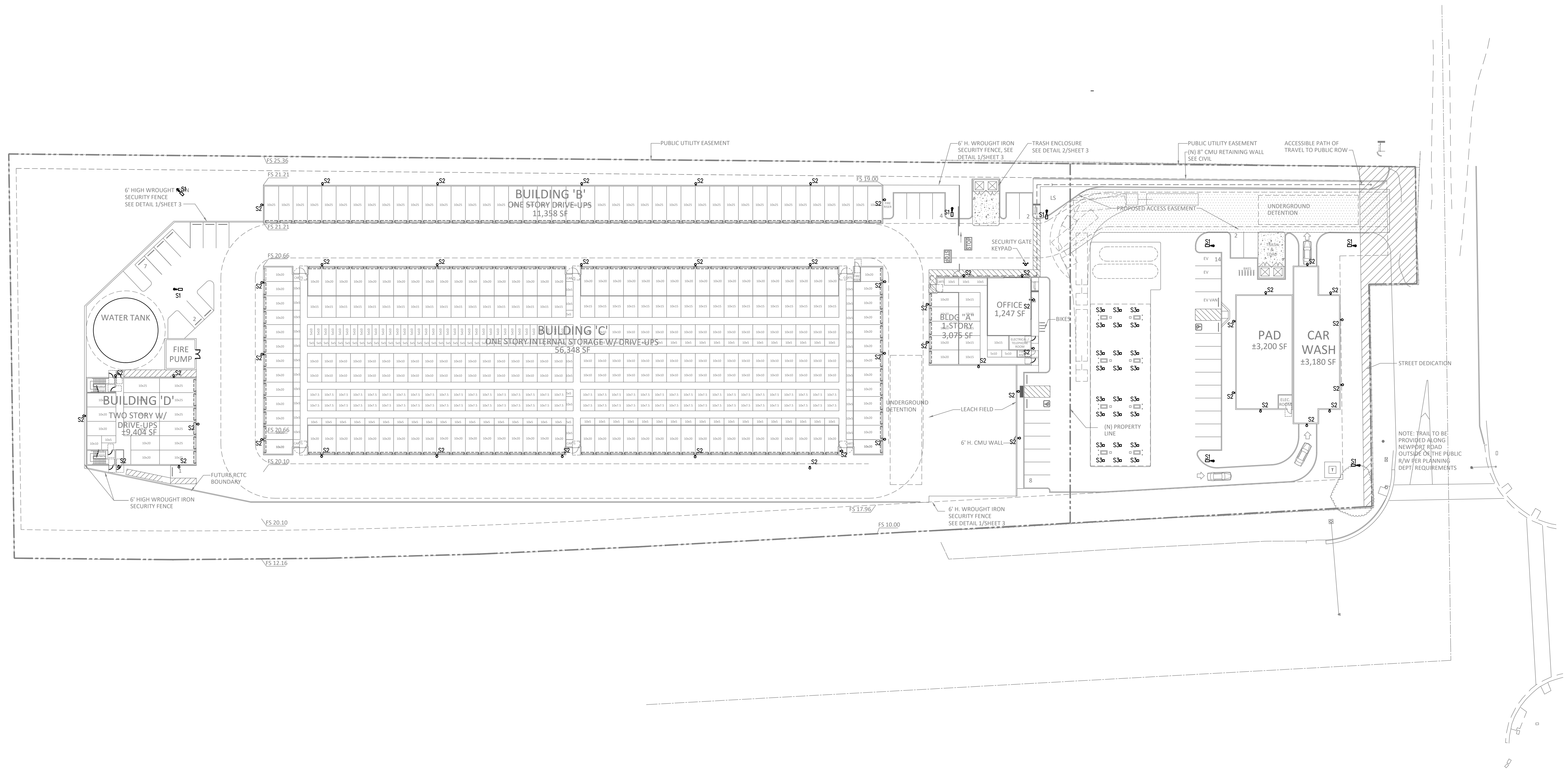
BUILDING C BEYOND

SOUTH ELEVATION

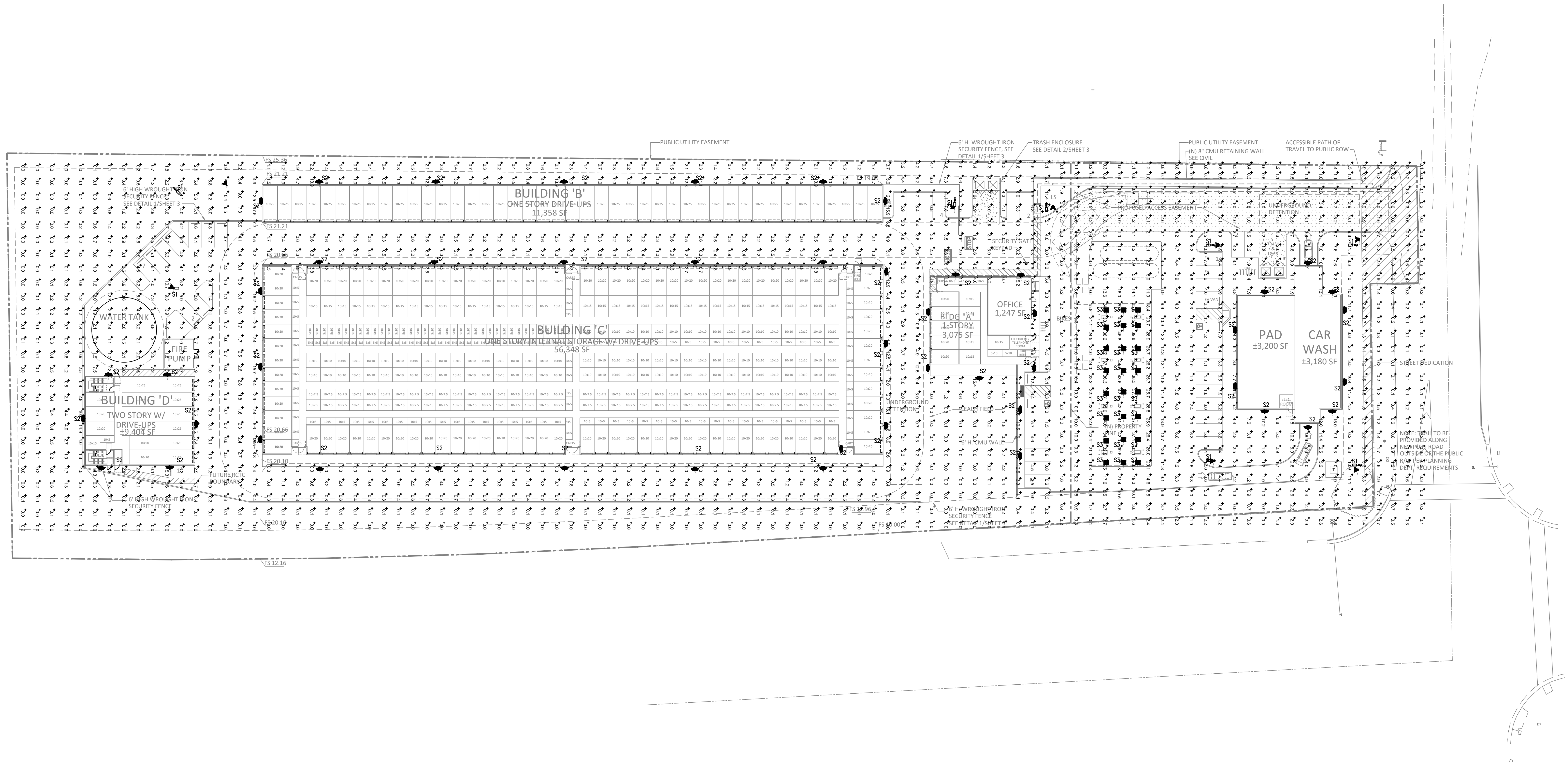


KEY PLAN



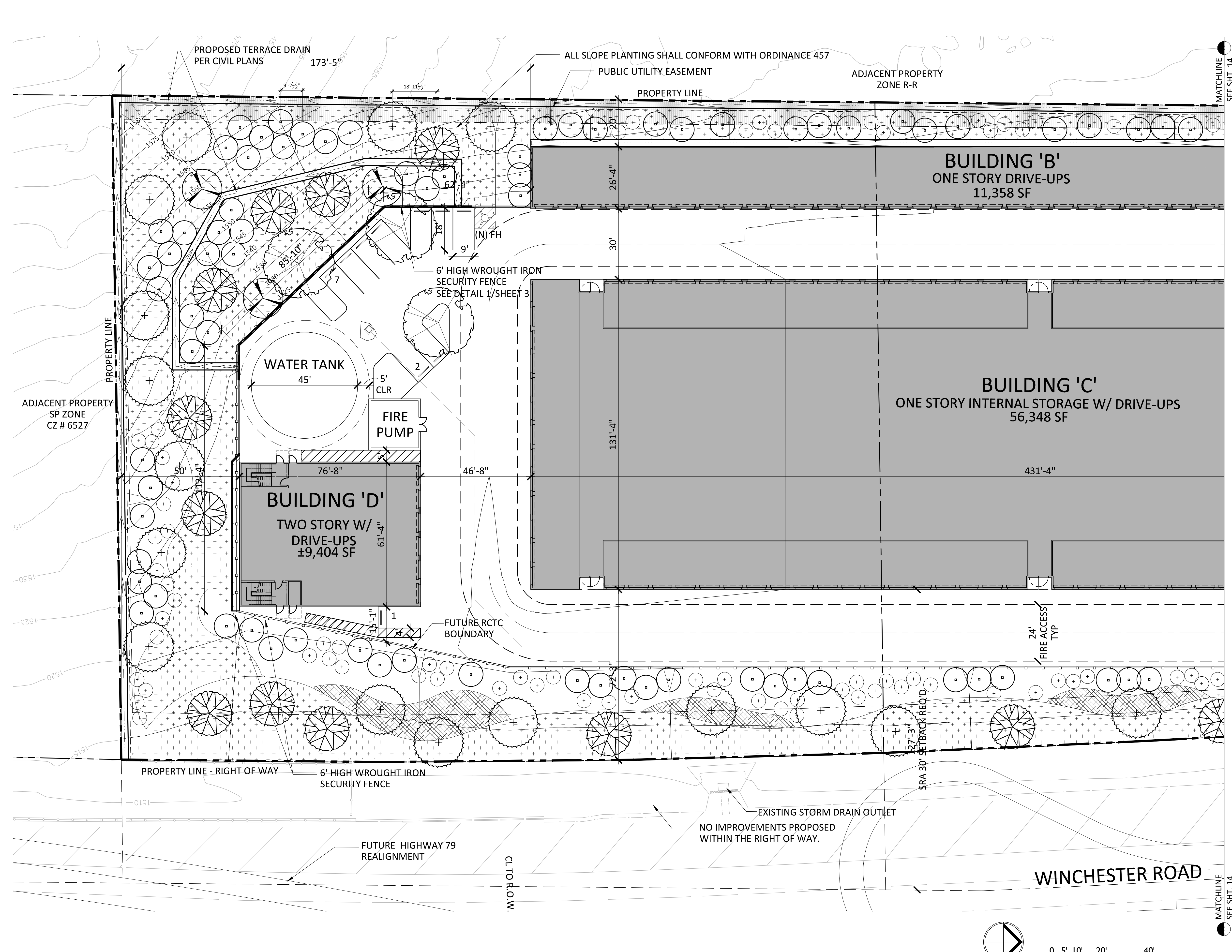


A ELECTRICAL SITE PLAN
SCALE: 1" = 30'



A ELECTRICAL SITE PLAN
SCALE: 1" = 30'





PLANTING LEGENDS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Parksonia floridum</i> Blue Palo Verde	24" Box	8	L	Multi
	<i>Cercis occidentalis</i> Western Redbud	24" Box	7	L	Multi
	<i>Chilopsis linearis</i> Desert Willow	24" Box	4	L	Standard
	<i>Quercus agrifolia</i> Coast Live Oak	24" Box	15	L	Standard
	<i>Pinus eldarica</i> African Pine	24" Box	23	L	Standard
	<i>Ulmus parvifolia</i> "True Green" True Green Evergreen Elm	24" Box	10	L	Standard
	<i>Tipuana tips</i> Tipu Tree				

LARGE FOUNDATION SHRUBS 35% - APPROX. 14,950 S.F. @ 6" O.C. = +/- 480 PLANTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Heteromeles arbutifolia</i> Toyon	5 Gal	8' O.C.	L	
	<i>Ceanothus Concha</i> California Mountain Lilac	5 Gal	6' O.C.	L	
	<i>Rhamnus c. 'Mound San Bruno'</i> Dwarf Coffeeberry	5 Gal	6' O.C.	L	
	<i>Rhus integrifolia</i> Lemonadeberry	5 Gal	6' O.C.	L	
	<i>Westringia f. 'Wynabbie Gem'</i> Wynabbie Gem Westringia	5 Gal	4' O.C.	L	

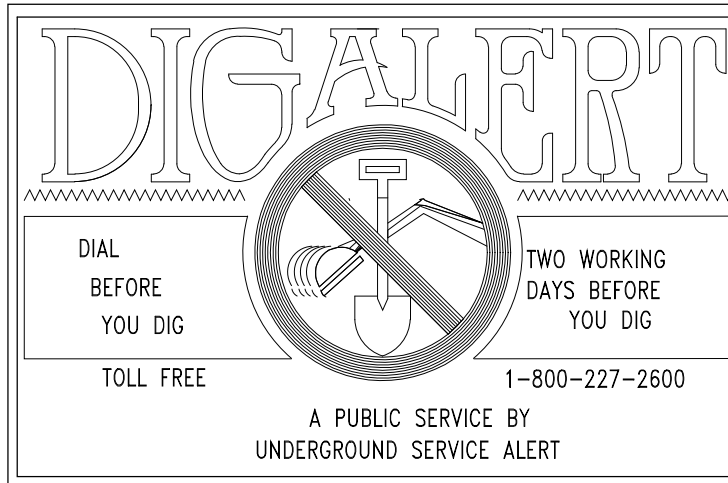
MEDIUM SIZE SHRUBS 35% - APPROX. 6,485 S.F. @ 30" O.C. = +/- 1,282 PLANTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Arctostaphylos spp</i> Manzanita	1 Gal	30" O.C.	L	
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	<i>Cistus spp</i> Rockrose	5 Gal	36" O.C.	L	
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal	30" O.C.	L	
	<i>Rhampholipsis l. 'Clara'</i> Indian Hawthorn	5 Gal	30" O.C.	M	
	<i>Salvia spp</i> Sage	5 Gal	30" O.C.	L	

GROUNDCOVER & GRASSES 65% - APPROX. 44,278 @ 36" O.C. = +/- 5,685 PLANTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens 'Low Boy'</i> Low Boy Acacia	5 Gal	4' O.C.	L	
	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	5 Gal	6' O.C.	L	
	<i>Lantana 'New Gold'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Leymus condensatus</i> Giant Wild Rye	1 Gal	36" O.C.	L	
	<i>Muhlenbergia c. Lindheimeri</i> Lindheimer muhly	1 Gal	30" O.C.	L	
	<i>Myoporum l. 'Putah Creek'</i> Putah Creek Myoporum	1 Gal	30" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS. ANY CHANGES AND FINAL APPROVAL OF PLANT PALETTE, BY MARK HUGHES RCPD.

LANDSCAPE AREA TABLE - INCLUDED AREA		
AREA	AREA	PERCENTAGE
MANUFACTURED	64,359 S.F.	98%
NATURAL	0 S.F.	0%
SUBTOTAL (ON-SITE IMPROVEMENTS)	64,359 S.F.	98%
WITHIN RIGHT OF WAY	1,354 S.F.	2%
OVERALL TOTAL	65,713 S.F.	100%

- GENERAL NOTES:**
1. All trees within 6' of hardscape to have a 12" deep linear root barrier. See Planting Detail sheet.
 2. All planter areas to receive a 3" layer of shredded organic mulch.
 3. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened with strap-leaf plants.
 4. Vines are to be provided 10 o.c. @ screen walls for protection from graffiti.
 5. Soil compaction to be no greater than 85% on landscape areas.
 6. All finish grades to be 11" below finish surface paving.
 7. Agronomical soil testing report to be provided by contractor.
 8. The project shall comply with applicable guidelines and zoning Regulations outlined in County of Riverside Ordinance No. 348 Effective Date 01/30/19.
 9. The project shall comply with the County of Riverside Comprehensive Landscape Guidelines and Standards Dated Oct. 8, 2009.
 10. The project irrigation design shall comply with the County of Riverside Ordinance No. 859 Model Water Efficient Landscape Ordinance (MWELO).
 11. The project shall demonstrate compliance with applicable sections of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).
 12. All slope planting on the project will meet requirements outlined in Riverside County Ordinance 457.
 13. All trees will be adjusted as needed to prevent conflicts with existing and proposed utilities. Final locations to be verified and confirmed in the permit drawing phase of the project.

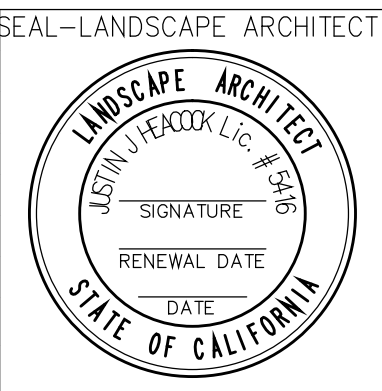


NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

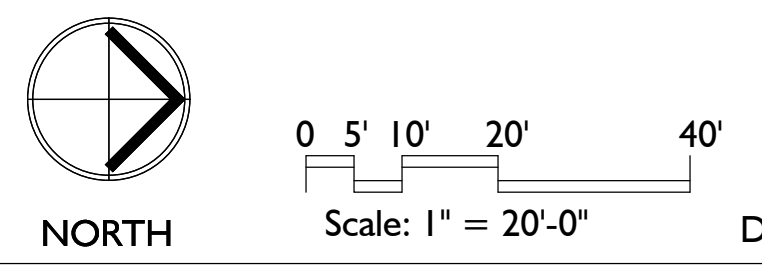
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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 resubmitting the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY



PREPARED BY:
KSP STUDIO
 23 ORCHARD STE 200
 LAKE FOREST, CA.
 PHONE # (949) 380-3970 X328
 CERT NO.5416, EXP 02/2022 DATE:



Date: 07.30.21

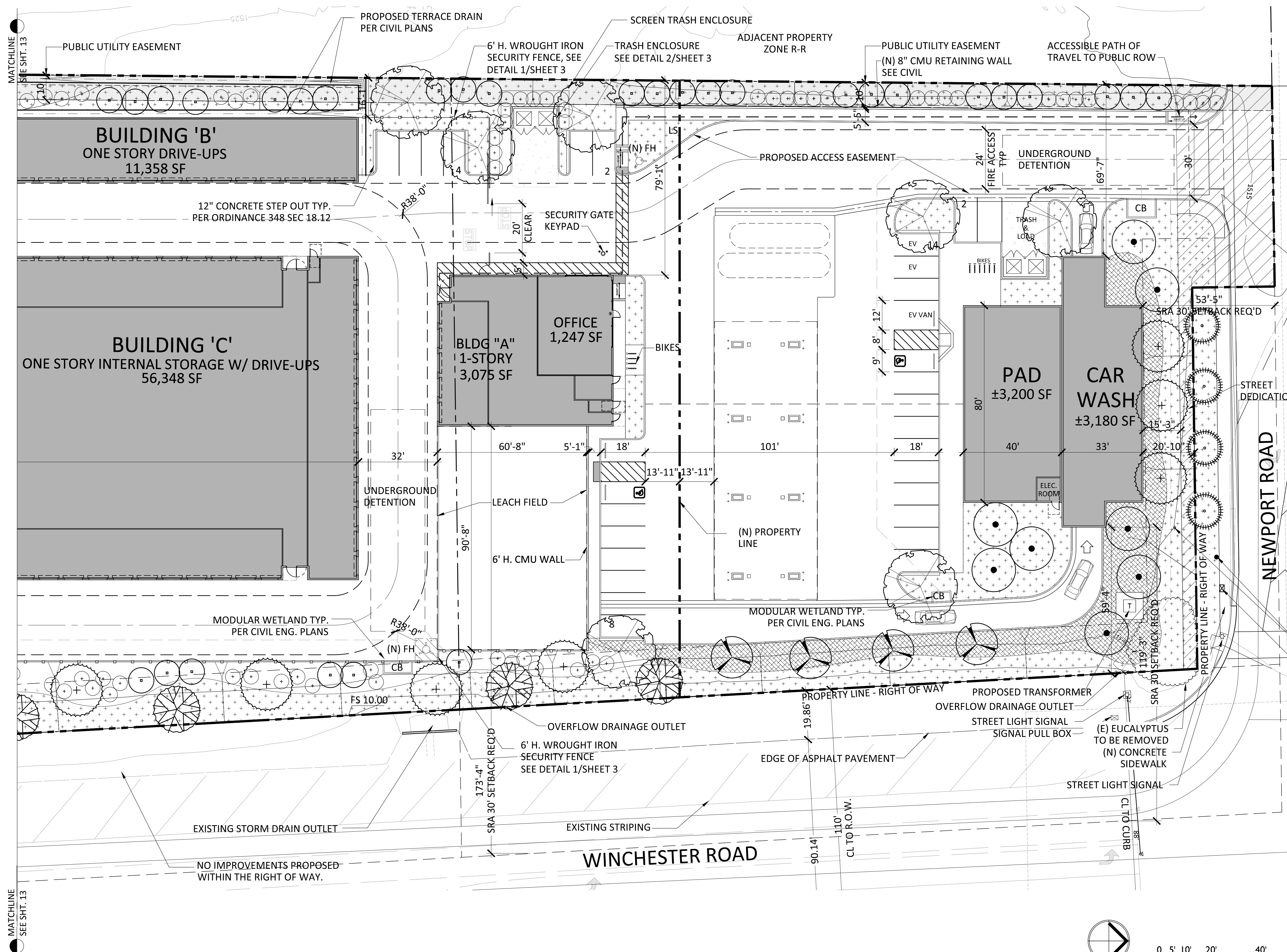
BENCHMARK: _____

SCALE: H: _____ V: _____

FOR: DIAMOND VALLEY PARTNERS W.O. COUNTY FILE NO. _____

SHEET NO. **13** OF 15 SHETS

CUP200001



PLANTING LEGENDS

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Parksonia floridum</i> Blue Palo Verde	24" Box	8	L	Multi
	<i>Cercis occidentalis</i> Western Redbud	24" Box	7	L	Multi
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	<i>Pinus edularica</i> Aligan Pine	24" Box	23	L	Standard
	<i>Ulmus parvifolia</i> "True Green" True Green Evergreen Elm	24" Box	10	L	Standard
	<i>Tipuana tipu</i> Tipu Tree	24" Box	10	L	Standard

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	<i>Rhus integrifolia</i> Lemonadeberry	5 Gal	6" O.C.	L	
	<i>Westringia F. Wymabie Gem</i> Wynabie Gem Westringia	5 Gal	4" O.C.	L	

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EXISTING POWER POLE

EXISTING STREET SIGNAL PULLBOX

LANDSCAPE AREA TABLE - INCLUDED AREA		
AREA	AREA	PERCENTAGE
MANUFACTURED	64,359 S.F.	98%
NATURAL	0 S.F.	0%
SUBTOTAL (ON-SITE IMPROVEMENTS)	64,359 S.F.	98%
WITHIN RIGHT OF WAY	1,354 S.F.	2%
OVERALL TOTAL	65,713 S.F.	100%

GENERAL NOTES:

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MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY

PREPARED BY:
KSP STUDIO
 23 ORCHARD STE 200
 LAKE FOREST, CA.
 PHONE # (949) 380-3970 X328
 CERT NO.5416, EXP 02/2022 DATE:

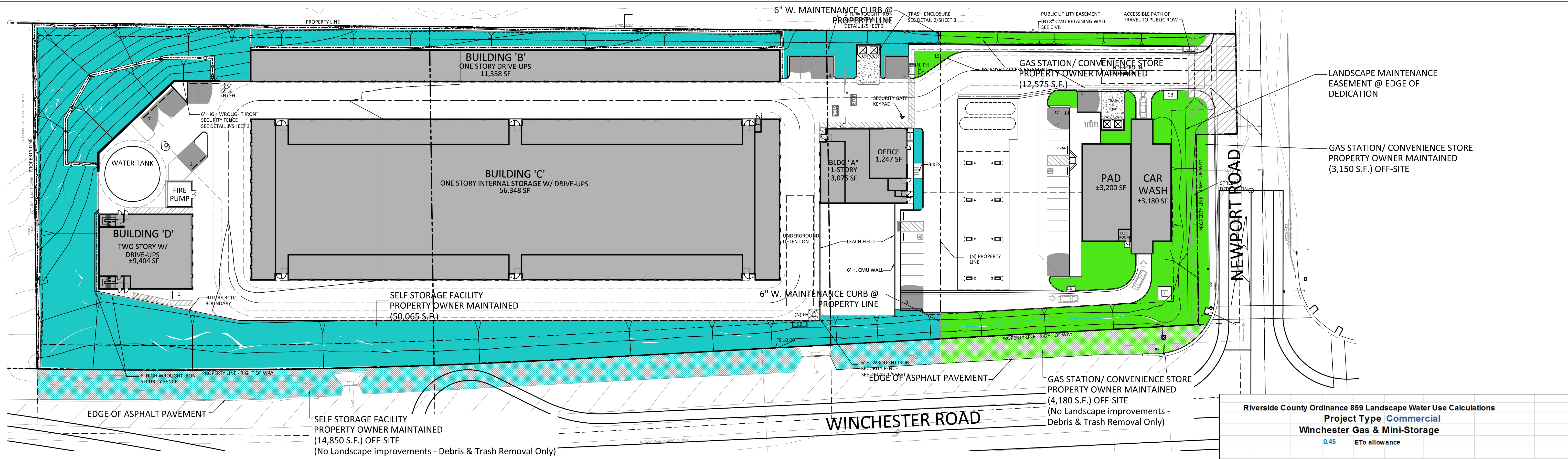
BENCHMARK:
 SCALE: H: V:
 NORTH

Date: 07.30.21

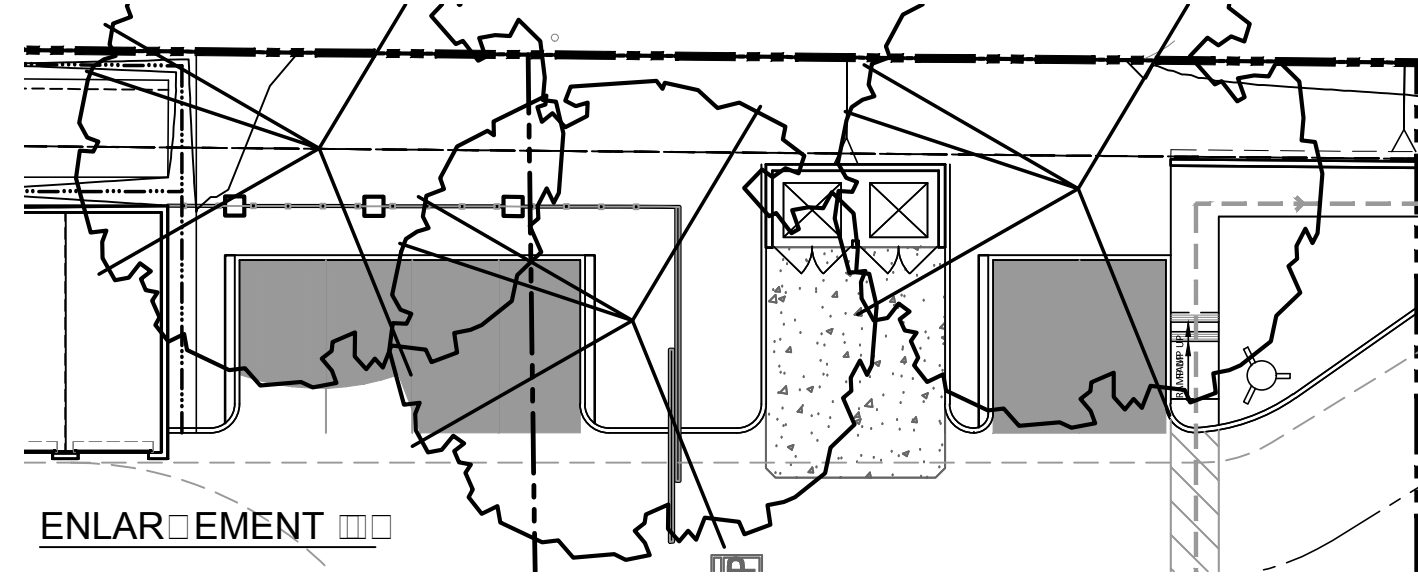
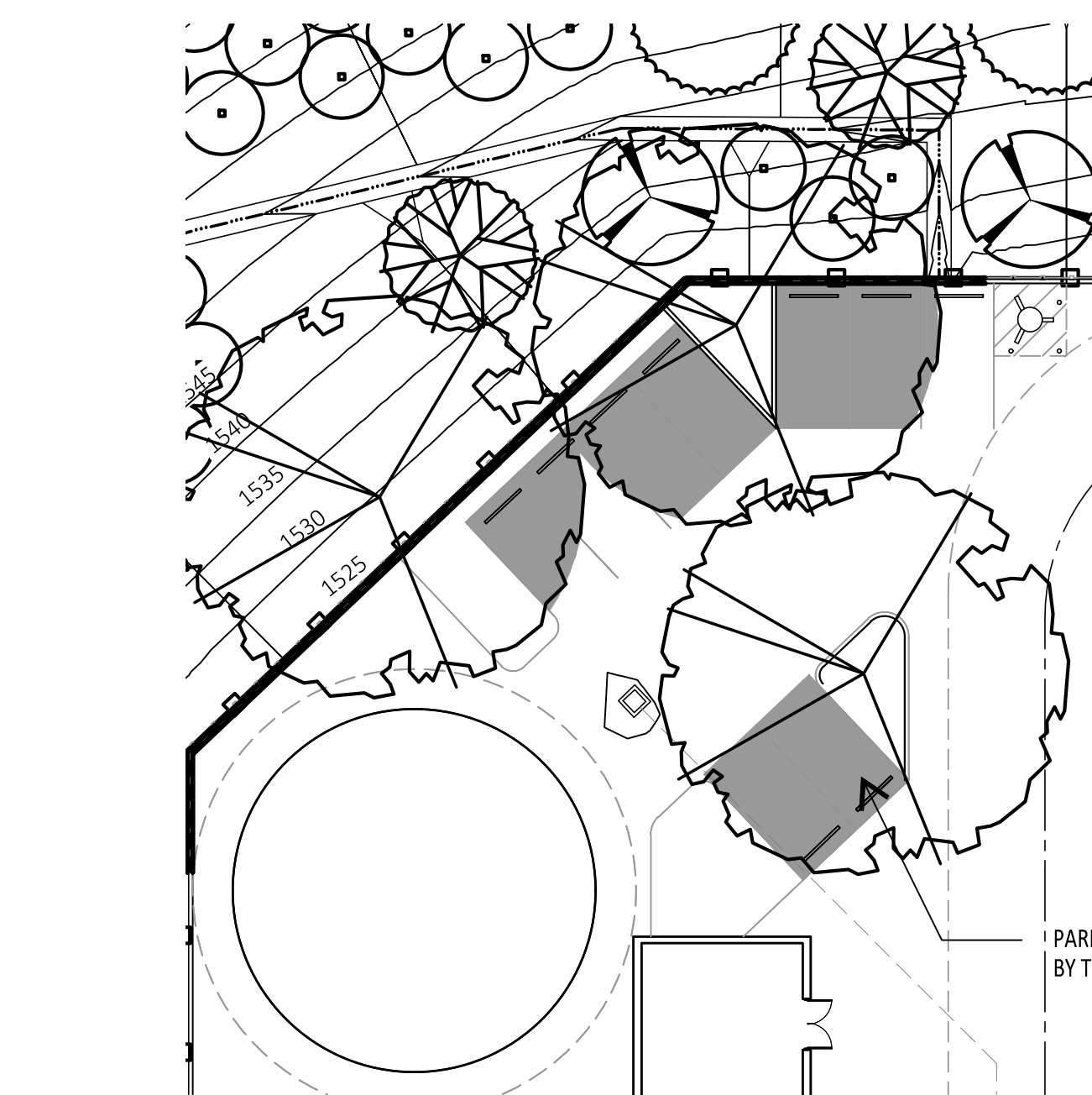
CUP200001

SHEET NO. 14 OF 15 SHETS

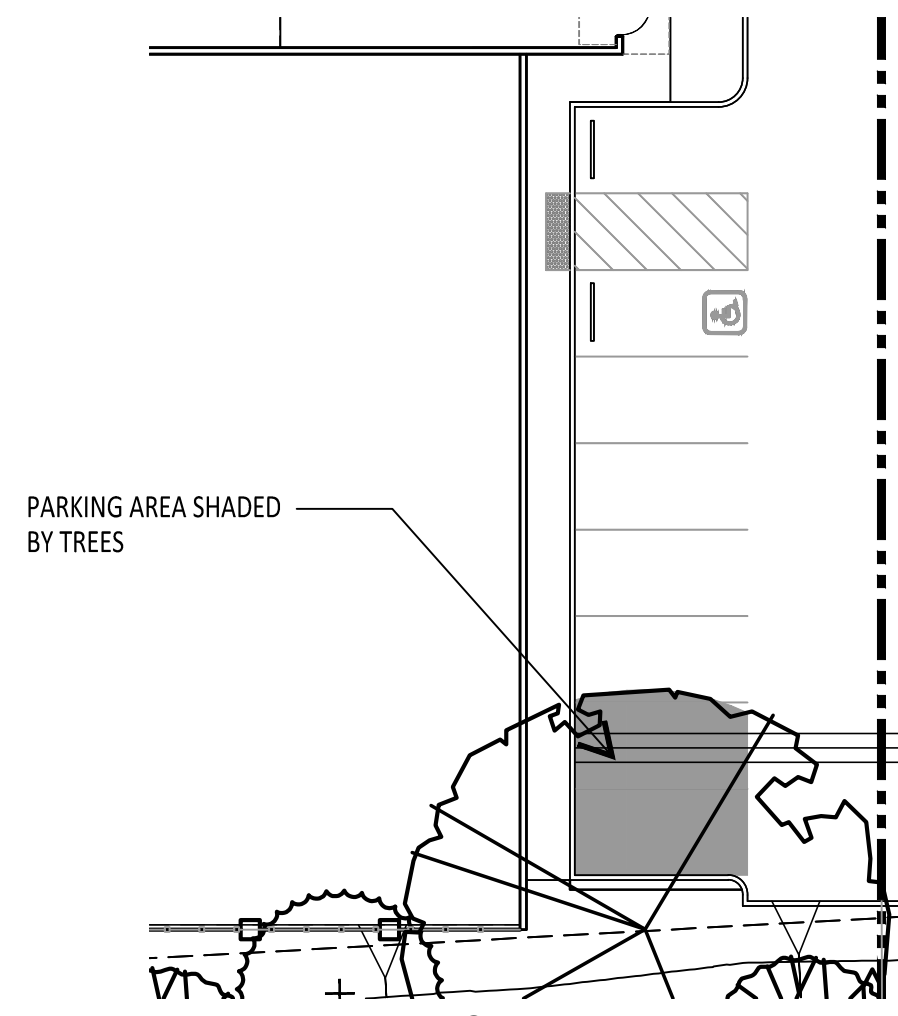
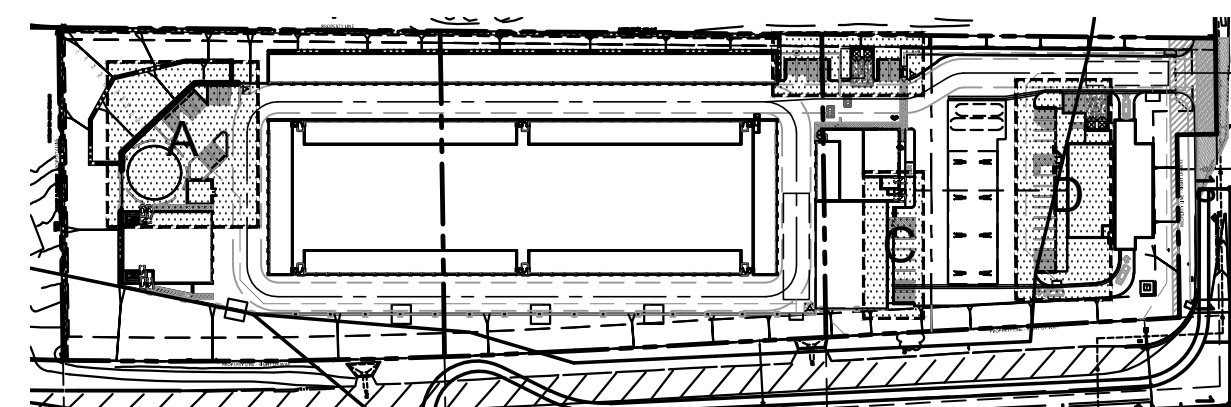
FOR: DIAMOND VALLEY PARTNERS W.O. COUNTY FILE NO.



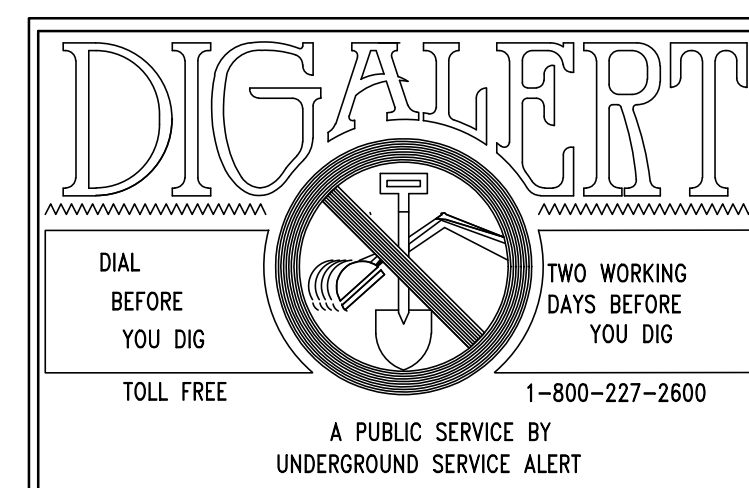
MAINTENANCE RESPONSIBILITY PLAN



PARKING SHADE SUMMARY		
AREA	AREA	PERCENTAGE
TOTAL PARKING (EXCLUDES DRIVE AISLES)	6,667 S.F.	100%
50% SHADE REQUIRED @ 15 YRS (PER. ORD. 348-18.12)	3,333 S.F.	50%
PROVIDED	3,310 S.F.	50%
DIFFERENCE	-23 S.F.	



PARKING SHADE ENLARGEMENTS

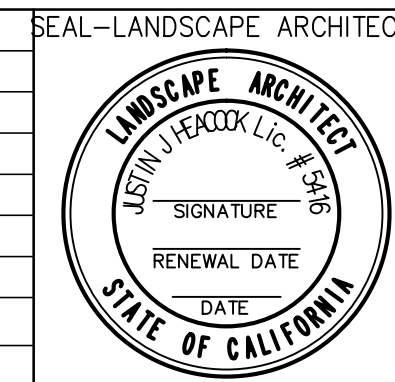


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MARK	BY	DATE	REVISIONS	APPR.	DATE



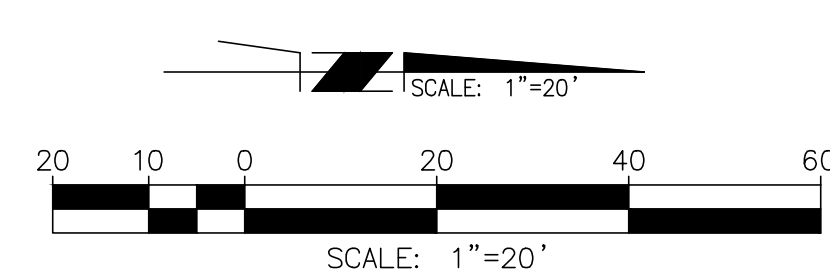
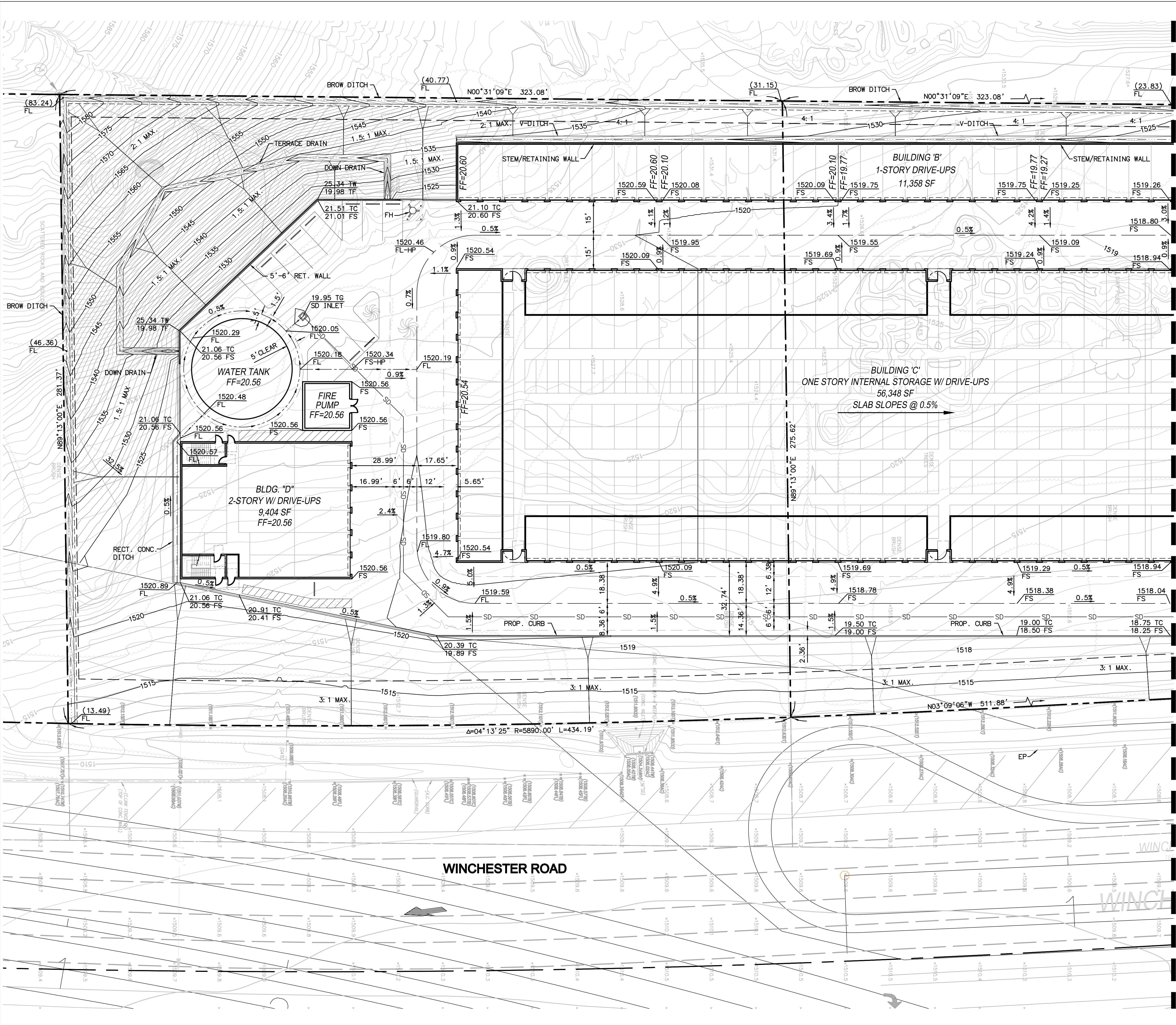
BEAL - LANDSCAPE ARCHITECT
 PREPARED BY:
KSP STUDIO
 23 ORCHARD STE 200
 LAKE FOREST, CA
 PHONE # (949) 380-3970 X328
 CERT NO. 5416, EXP 02/2022 DATE:

Date: 07.30.21

WATER USE CALCULATIONS CUP200001

BENCHMARK:	TRACT, PM, CU, PP, PU, or MS I.P. No. 0XXXX	SHEET NO.	15
SCALE:	FOR: DIAMOND VALLEY PARTNERS W.O.	COUNTY FILE NO.	15 OF 15 SHTS

Riverside County Ordinance 859 Landscape Water Use Calculations			
Project Type Commercial			
Winchester Gas & Mini-Storage			
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 =	65,713	S.F.
	INPUT the Hist. Eto for the area =	55.77	
	MAWA =	136,696	cu ft / yr
2	Estimated Annual Water Use (EAWU)		
Hydrozone # 1	INPUT Square Foot Area of Hydrozone =	59,353	
	Hydrozone Irrigation Efficiency =	0.80	In-line Drip-Sparsely Planted
	EAWU =	68,592	cu ft / yr
Hydrozone # 2	INPUT square footage of hydrozone =	8,360	
	Hydrozone Irrigation Efficiency =	0.85	In-line Drip-Densely Planted
	EAWU =	17,294	cu ft / yr
Hydrozone # 3	INPUT square footage of hydrozone =	0	
	Hydrozone Irrigation Efficiency =	1	n/a
	EAWU =	0	cu ft / yr
Hydrozone # 4	INPUT square footage of hydrozone =	0	
	Hydrozone Irrigation Efficiency =	1	n/a
	EAWU =	0	cu ft / yr
Hydrozone # 5	INPUT square footage of hydrozone =	0	
	Hydrozone Irrigation Efficiency =	1	n/a
	EAWU =	0	cu ft / yr
Hydrozone # 6	INPUT square footage of hydrozone =	0	
	Hydrozone Irrigation Efficiency =	1	n/a
	EAWU =	0	cu ft / yr
	SubTotal EAWU =	85,886	cu ft / yr
	Input Irrigation System Operation Factor =	0.85	
	Total EAWU =	101,042	
	MAWA - EAWU =	35,654	cu ft / yr
	(this number must be positive)		
	PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 28%		
	* 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.		



DRAWING ISSUE RECORD

DATE	DESCRIPTION

REVISION RECORD

NO.	DATE	DESCRIPTION

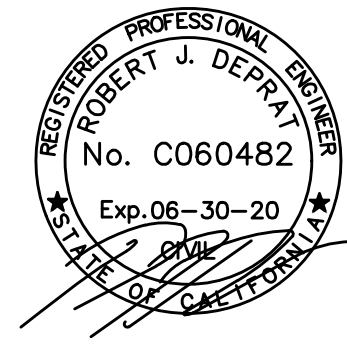
PROJECT NAME

SELF STORAGE

NEWPORT & WINCHESTER

RIVERSIDE COUNTY, CA

PROFESSIONAL SEAL

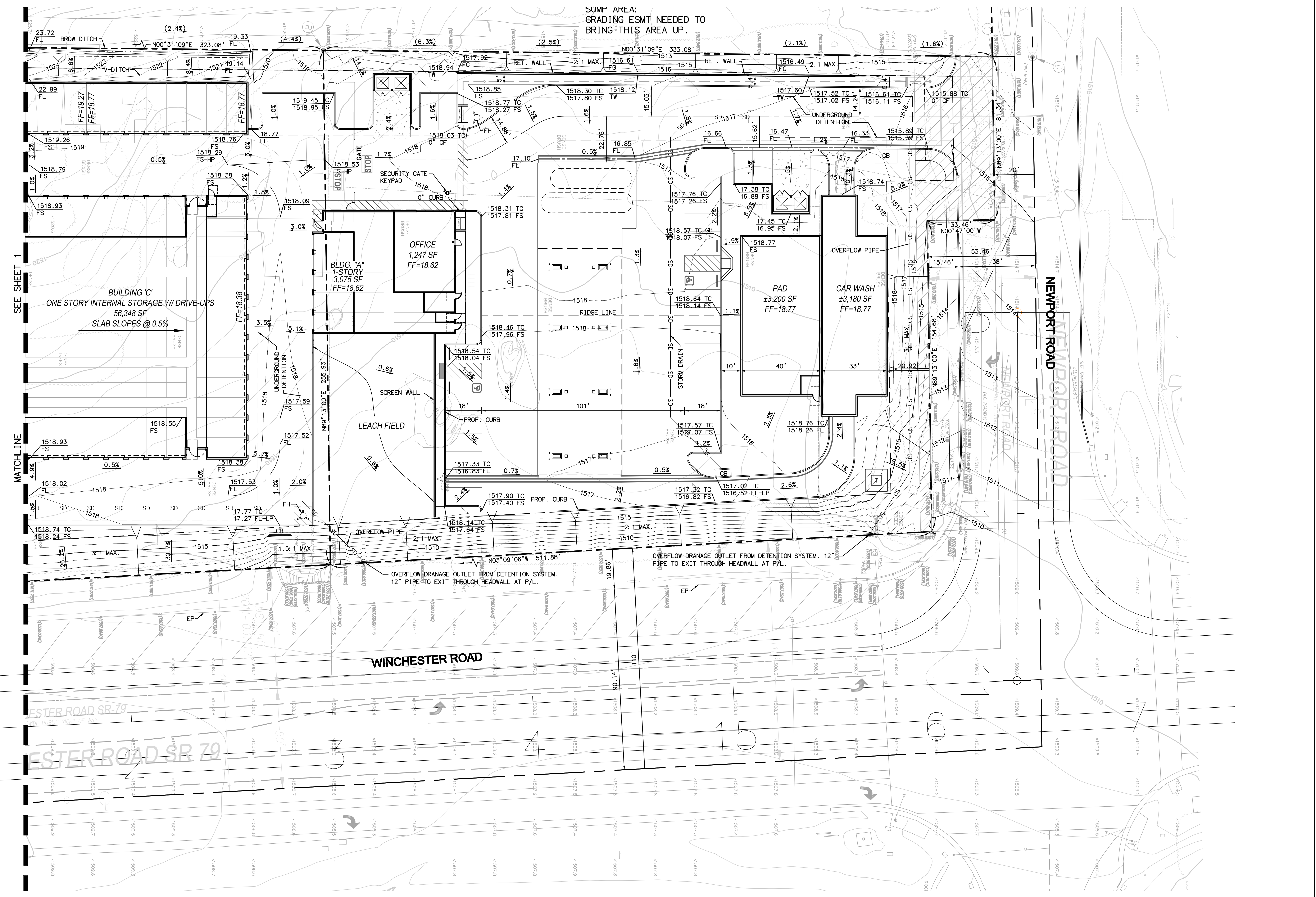


SHEET TITLE
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NUMBER

C-01

SHEET 16



DRAWING ISSUE RECORD

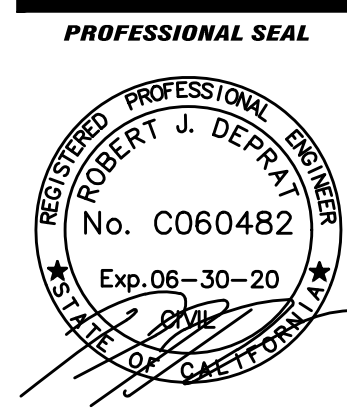
DATE	DESCRIPTION

REVISION RECORD

NO.	DATE	DESCRIPTION

PROJECT NAME

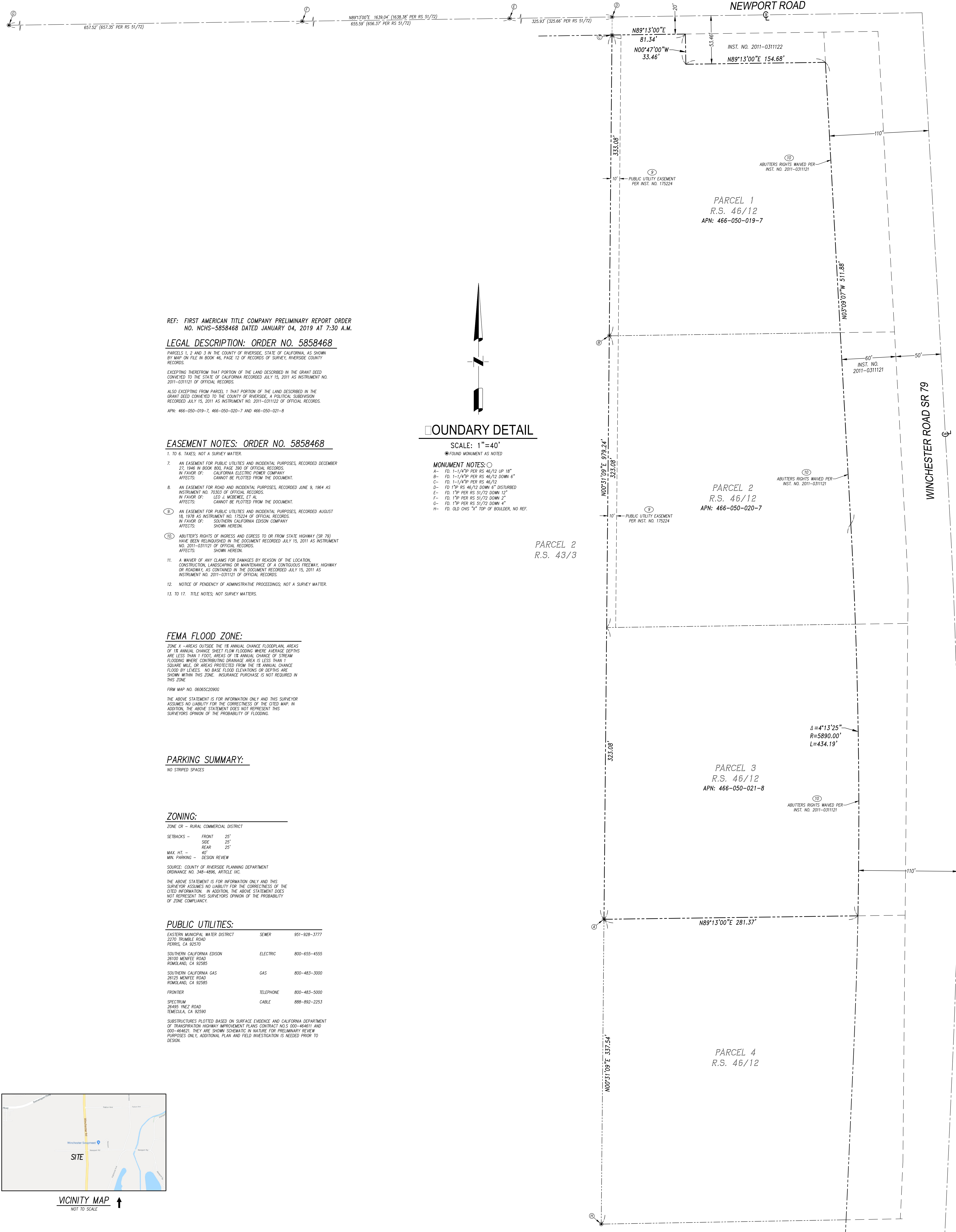
SELF STORAGE
NEWPORT & WINCHESTER
RIVERSIDE COUNTY, CA



SHEET TITLE
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NUMBER
C-02
SHEET 17

D:\Blue Peak Dropbox\Blue Peak Engineering\0724-DVP-Riverside\CAD\LV\GRADING\CONCEPTUAL\0724-CG-02.dwg, 5/4/2021 11:42:21 AM



REF: FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NCHS-5858468 DATED JANUARY 04, 2019 AT 7:30 A.M.

LEGAL DESCRIPTION: ORDER NO. 5858468

PARCELS 1, 2 AND 3 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 12 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE LAND DESCRIBED IN THE GRANT DEED CONVEYED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311121 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM PARCEL 1 THAT PORTION OF THE LAND DESCRIBED IN THE GRANT DEED CONVEYED TO THE COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311122 OF OFFICIAL RECORDS.

APN: 466-050-019-7, 466-050-020-7 AND 466-050-021-8

EASEMENT NOTES: ORDER NO. 5858468

- TO & TAXES; NOT A SURVEY MATTER.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 27, 1946 IN BOOK 800, PAGE 330 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY. AFFECTS: CANNOT BE PLOTTED FROM THE DOCUMENT.
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JUNE 9, 1964 AS INSTRUMENT NO. 70303 OF OFFICIAL RECORDS. IN FAVOR OF: LEO J. MOORE, ET AL. AFFECTS: CANNOT BE PLOTTED FROM THE DOCUMENT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1978 AS INSTRUMENT NO. 175224 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY. AFFECTS: SHOWN HEREON.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY (SR 79) HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311121 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON.
- A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEMWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 15, 2011 AS INSTRUMENT NO. 2011-0311121 OF OFFICIAL RECORDS.
- NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS; NOT A SURVEY MATTER.
- TITLE NOTES; NOT SURVEY MATTERS.

FEMA FLOOD ZONE:

ZONE X - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AREAS OF 1% ANNUAL CHANCE SHEET FLOOD FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.

FIRM MAP NO. 06065C2090G

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

PARKING SUMMARY:

NO STRIPED SPACES

ZONING:

ZONE OR - RURAL COMMERCIAL DISTRICT

SETBACKS - FRONT 25'
SIDE 25'
REAR 25'
MAX. HT. - 40'
MIN. PARKING - DESIGN REVIEW

SOURCE: COUNTY OF RIVERSIDE PLANNING DEPARTMENT ORDINANCE NO. 148-4996, ARTICLE 10C

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED INFORMATION. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF ZONE COMPLIANCE.

PUBLIC UTILITIES:

EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBEE ROAD PERDUE, CA 92570	SEWER	951-928-3777
SOUTHERN CALIFORNIA EDISON 26100 MENEFEE ROAD ROMOLAND, CA 92585	ELECTRIC	800-655-4555
SOUTHERN CALIFORNIA GAS 26125 MENEFEE ROAD ROMOLAND, CA 92585	GAS	800-483-3000
FRONTIER 26495 INEZ ROAD TEMECULA, CA 92590	TELEPHONE	800-483-5000
SPECTRUM	CABLE	888-892-2253

SUBSTRUCTURES PLOTTED BASED ON SURFACE EVIDENCE AND CALIFORNIA DEPARTMENT OF TRANSPORTATION HIGHWAY IMPROVEMENT PLANS CONTRACT NOS. 500-464611 AND 000-464621. THEY ARE SHOWN SCHEMATIC IN NATURE FOR PRELIMINARY REVIEW PURPOSES ONLY. ADDITIONAL PLAN AND FIELD INVESTIGATION IS NEEDED PRIOR TO DESIGN.

BOUNDARY DETAIL

SCALE: 1"=40'

FOUND MONUMENT AS NOTED

MONUMENT NOTES:

- A- 1-1/4" IP PER RS 46/12 UP 18"
- B- 1-1/4" IP PER RS 46/12 DOWN 6"
- C- 1-1/4" IP PER RS 46/12
- D- 1" IP PER RS 46/12 DOWN 4" DISTURBED
- E- 1" IP PER RS 51/72 DOWN 12"
- F- 1" IP PER RS 51/72 DOWN 2"
- G- 1" IP PER RS 51/72 DOWN 4"
- H- 1" IP PER RS 51/72 DOWN 4"
- I- OLD CHS "X" TOP OF BOULDER, NO REF.

SITE AREA:
252,949 SQ. FT. OR 5.807 AC.

PROJECT BENCH MARK:

NCS BM 681494 RESET PID DKS328
ELEVATION = 1498.06 NAVD 1988
1.6 MILES SOUTHEAST OF WINCHESTER, 0.4 MILE EAST OF WINCHESTER RD AT THE NORTHWEST CORNER OF NEWPORT RD INLET CONTROL STRUCTURE, 100 FEET NORTH OF HEADWALL AT SAN DIEGO CANAL STATION 681494.
FOUND A 1-3/8" INCH BRASS DISK SET IN TOP OF WING WALL EAST SIDE OF CANAL.
SITE TBM SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING OF N89°13'00"E OF THE CENTERLINE OF NEWPORT ROAD PER RECORD OF SURVEY FILED IN BOOK 46 PAGE 12 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S NOTES:

- DATE OF SURVEY: 03-18-2019
- HORIZONTAL DATUM: RECORD OF SURVEY 46-12
- PREPARED BY: PHOTOGRAMMETRIC AND GROUND SURVEY METHODS.
- ADDITIONAL GROUND SURVEY MAY BE REQUIRED IN DESIGN CRITICAL AREAS.
- SITE AREA: 252,949 SQ. FT. OR 5.807 AC.
- SUBSTRUCTURES SHOWN HEREON ARE BASED ON COUNTY RECORDS AND SURFACE EVIDENCE. THEIR LOCATIONS MUST BE FIELD VERIFIED PRIOR TO DESIGN, TESTING OR CONSTRUCTION. ADDITIONAL INVESTIGATION IS NEEDED TO CONFIRM THE EXISTENCE AND LOCATION OF UTILITIES OF RECORD.
- THIS SURVEY IS BASED UPON FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NCHS-5858468 DATED JANUARY 04, 2019 AT 7:30 A.M.
- GEOSPATIALLY LOCATABLE ITEMS FROM SAID TITLE REPORT - SUCH AS EASEMENTS - WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYS TO SAID TITLE REPORT AND ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PARTIES LISTED IN THE SURVEYOR'S STATEMENT AND IS TO BE UTILIZED FOR THE ISSUANCE OF A POLICY OF TITLE INSURANCE. NO RESPONSIBILITY IS ASSUMED BY THIS OFFICE FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.

SURVEYOR'S STATEMENT:

TO: BLUE PEAK ENGINEERING, INC.; CAS DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA-NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 9, 11, 14, 15 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 18, 2019.

DAVID R. GRAY, P.L.S. NO. 5239



Draft Plot
04-15-2019
davidg@drjinc.com
www.drjinc.com

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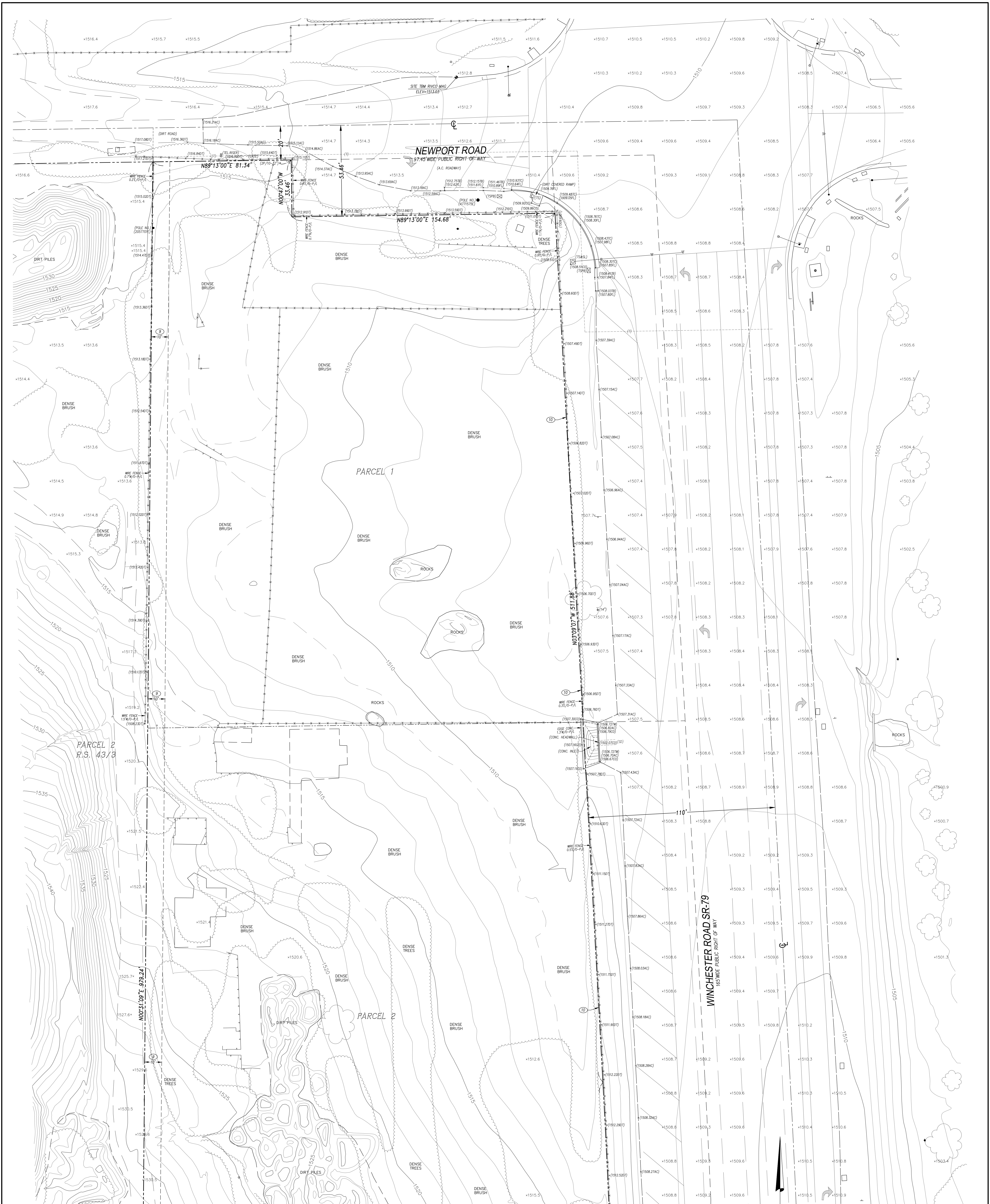
NO.	DATE	DESCRIPTION OF REVISION

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
SWC WINCHESTER ROAD AND NEWPORT ROAD
PARCEL 1, 2 AND 3, RECORD OF SURVEY, R.S. 46-12
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PREPARED FOR:
BLUE PEAK ENGINEERING, INC.
18543 YORBA LINDA BLVD., NO. 235
YORBA LINDA, CA 92886
ATTN: ROBERT DEPRAT

PREPARED BY:
DRG, INC.
621 VIA ALONDRA, SUITE 609
CAMARILLO, CA 93012
805-987-3945 FAX: 805-987-1655
JOB NO. 1919 MARCH 2019 RIV 869-F2

ALTA
Sheet
1 of 3
JOB NO. 1919



SEE SHEET 3

CCAM LEGEND

Horizontal / Vertical Control	Handicap Parking
Flag Pole	Fire Hydrant
Light Pole	Masthead
Post	Utility Box
Power Pole Anchor	Transmission Tower
Traffic Signal	Rail Road Signal
Street Lights	Palm
Large Sign	Tree Line
Small Sign	Brush Line
Calbox	Dirt Road
Catch Basin	Edge of Asphalt
Left Turn Arrow	Concrete
Right Turn Arrow	Waterline
Misc. Valve Cover	Trail
Water Valve	Curb
Water Meter	Gutter

1" C.I.L.
MAP COMPILED SCALE: 1" = 20'
NEWPORT & WINCHESTER PROJECT
Central Coast Aerial Mapping, Inc.
710 Fiero Ln., #24 (formerly CAC Aerial Mapping)
San Luis Obispo, California 93401
Tel: (805)434-4307 Fax: (805)434-7257
Email: ccam@ccaminc.com
We comply with map accuracy standards from ASPRS and American Congress on Surveying and Mapping (ACSM) as set forth by the Department of the Interior, except where ground is not visible. The ground is heavy, steep, or in the shadows of trees with no stereo images, heavy brush, heavy shadow, or other areas in the back of some structures.
Photography Date: 3-19-2019 Job #: 2019-048

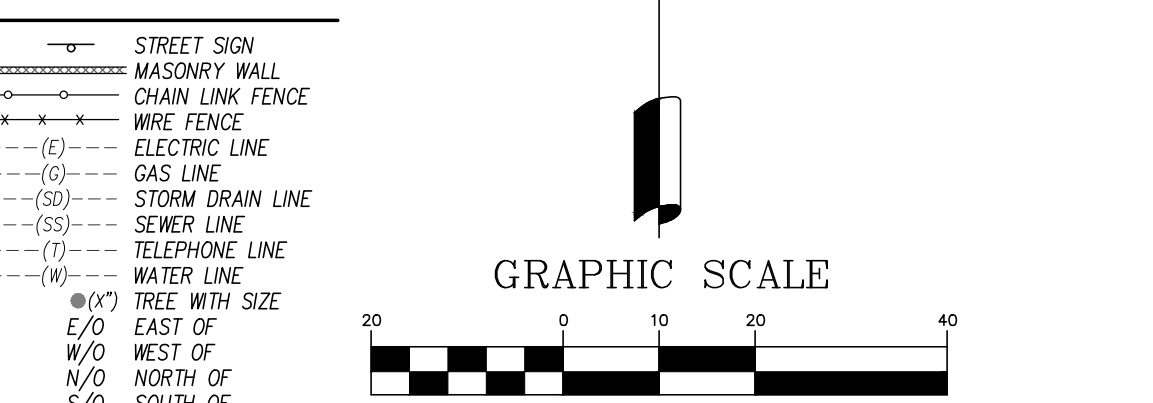
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LEGEND:

AC	ASPHALT	STREET SIGN
CO	CONCRETE	MASONRY WALL
DT	DIRT	CHAIN LINK FENCE
EG	EDGE OF GUTTER	WIRE FENCE
FL	FLOUMLINE	ELECTRIC LINE
IN	INVERT	GAS LINE
PB	PULL BOX	STORM DRAIN LINE
SCC	SOI CAL. CONDSN	SEWER LINE
SD	STORM DRAIN	TELEPHONE LINE
SL	STREET LIGHT	WATER LINE
TC	TOP OF CURB	W/0 TREE WITH SIZE
TR	TOP OF BERM	E/0 EAST OF
TS	TRAFFIC SIGNAL	W/0 WEST OF
TW	TOP OF WALL	N/0 NORTH OF
WM	WATER METER	S/0 SOUTH OF
		P/L PROPERTY LINE



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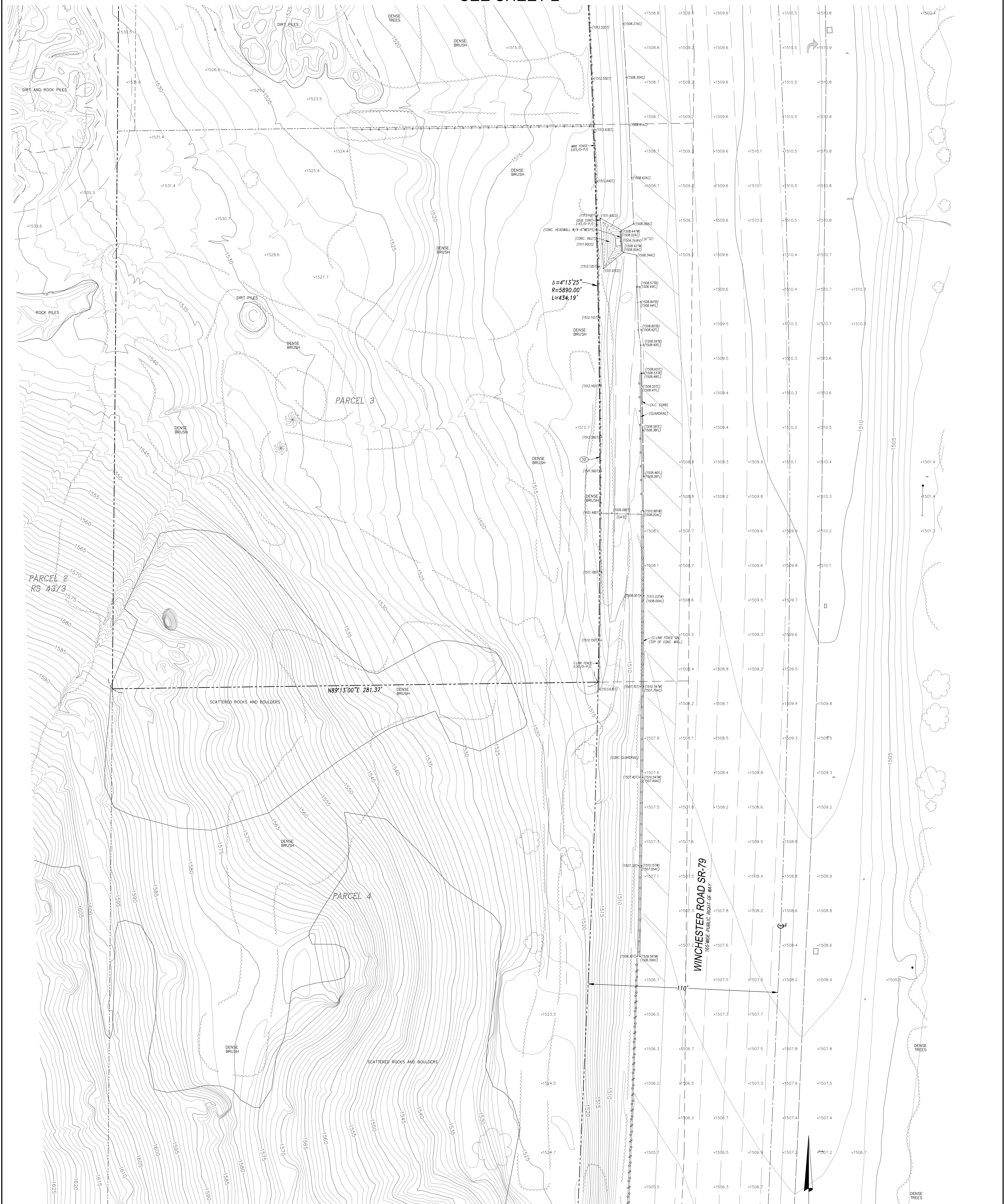
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ALTA
 Sheet
 2 of 3
 JOB NO. 1919

Draft Plot
 04-15-2019
 davidg@drinc.com
 www.drinc.com

SEE SHEET 2



CCAM LEGEND

Horizontal / Vertical Control	Handicap Parking
Flag Pole	Fire Hydrant
Light Pole	Masthole
Post	Utility Box
Power Pole Anchor	Transmission Tower
Power Pole	Rail Road Signal
Traffic Signal	Palm
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Large Sign	Tree Line
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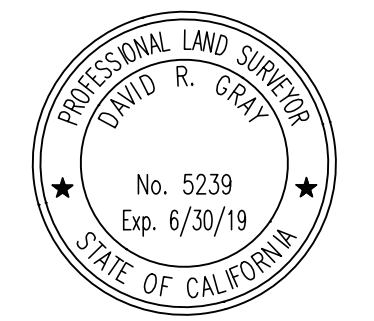
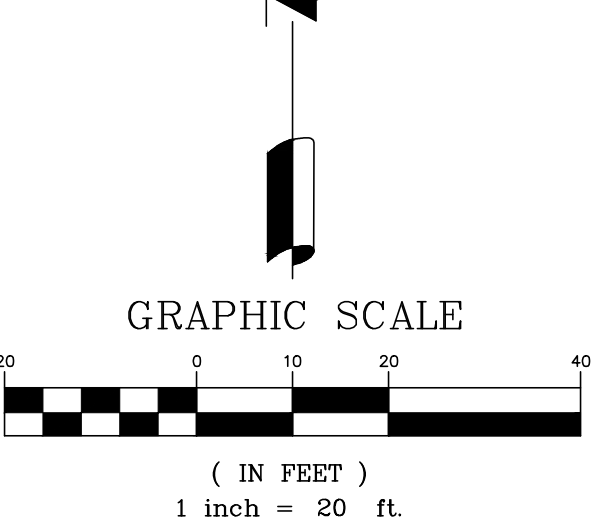
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TC	TOP OF CURB	TREE WITH SIZE
TB	TOP OF BERM	E/O
TS	TRAFFIC SIGNAL	W/O
TW	TOP OF WALLS	N/O
MM	WATER METER	S/O
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