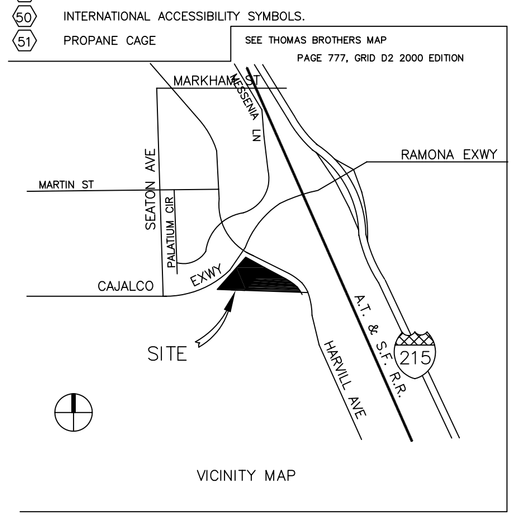
SITE NOTES

1. NEW CONCRETE SIDE WALK PER COUNTY STANDARDS
2. NEW HANDICAP RAMP.
3. NEW STRIPE 18'X8' HANDICAP LOADING ZONE
4. AIR & WATER UNIT WITH (2) GUARD POSTS.
5. NEW STRIPE 9'X18' PARKING SPACE.
6. NEW 10'-0" WIDE CONCRETE PAVEMENT
7. NEW 6'-0" HIGH MONUMENT SIGN WITH STREET ADDRESS, UNDER SEPARATE PERMIT. (5)
8. NEW PLANTER WITH 6" CURB AND 12" STRIP WALK. CURB FACE SHALL BE INSTALLED AT PERIMETER OF ALL PLANTER AREA
9. NEW CMU TRASH ENCLOSURE PER COUNTY STANDARDS.
10. NEW 6" CONCRETE SLAB.
11. NEW 8" CONCRETE SLAB.
12. 4" A.C. PAVING OVER 6" CLASS II BASE, AND FOR TRUCK AREAS AND DRIVEWAYS USE 5" OVER 7".
13. NEW CANOPY COLUMN. (TYP. OF 10) (5)
14. NEW 1-20,000 GALLON UNDERGROUND DOUBLE WALL FIBERGLASS TANK & 1-(8,000+15,000) FIBERGLASS TANK UNDER 8" CONCRETE.
15. INSTALL NEW 20' HIGH AREA LIGHT. (TYP. OF 74) SHIELDS SHOULD BE PROVIDED AT GLOBE OF A LIGHT STANDARDS. TO ENSURE DIRECTION OF LIGHT, BEAM IS DOWNWARD AND NOT OUTWARD TO NOT INTERFERE WITH PASSING MOTORISTS. UNDER CANOPY LIGHTS SHOULD BE RECESSED INTO CANOPY CEILING SO GLOBE NOT VISIBLE TO MOTORISTS.
16. INSTALL NEW 20' HIGH DOUBLE AREA LIGHT. (TYP. OF 14) SHIELDS SHOULD BE PROVIDED AT GLOBE OF A LIGHT STANDARDS. TO ENSURE DIRECTION OF LIGHT, BEAM IS DOWNWARD AND NOT OUTWARD TO NOT INTERFERE WITH PASSING MOTORISTS. UNDER CANOPY LIGHTS SHOULD BE RECESSED INTO CANOPY CEILING SO GLOBE NOT VISIBLE TO MOTORISTS.
17. NEW 3'X12' CONCRETE ISLAND WITH MPD. (TYP. OF 10)
18. PROVIDE 5'-0" WIDE PAINTED HANDICAP PATH PER CODE. (CONTRACTOR SHALL PROVIDE PATH OF TRAVEL SIGNAGE PER CODE SEC. 1127B)
19. HANDICAP PARKING SIGNAGE.
20. INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDE DIRECTION ARROWS AND INSTRUCTIONS AS NECESSARY.
21. CONC.FLATWORK WITH MEDIUM SALT FINISH.
22. TRAFFIC DIRECTIONAL ARROWS PAINTED PER COUNTY STANDARDS.
23. LANDSCAPE AREA.
24. DIESEL FUEL EQUIPMENT.
25. SELF ILLUMINATED FOOD MENU BOARD.
26. SELF ILLUMINATED FOOD ORDER BOARD.
27. NEW CURB,GUTTER AND SIDE WALK PATCH BACK.
28. NEW CURB AND GUTTER PER COUNTY STANDARDS.
29. 8" MASONRY WALL X36" HIGH WITH STUCCO COLOR COAT.
30. 4' LONG CONC.WHEEL BUMPERS (TYPICAL)PER COUNTY STANDARDS.
31. PIPE BOLLARD.
32. CONC.DRIVE APPROACH PER COUNTY STANDARDS.
33. NOT USED (5)
34. SIGN INDICATED "RIGHT TURN ONLY".
35. NOT USED (5)
36. DRIVE AISLE STRIPPING PER RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS.
37. NOT USED (5)
38. EXISTING CURB AND GUTTER.
39. EXISTING DRIVE APPROACH TO BE REMOVED.
40. EXISTING SIDE WALK.
41. REMOVE EXISTING CURB,GUTTER AND SIDE WALK AS REQUIRED.PATCH BACK STREET PAVING AS REQUIRED.
42. EXISTING TRAFFIC LIGHT.
43. illumination lights for landscape pad and flag poles.
44. EXISTING STREET LIGHT TO BE REMOVED.
45. NEW 25'-0" HIGH MONUMENT SIGN UNDER SEPARATE PERMIT.
46. NEW 70'-0" HIGH MONUMENT SIGN UNDER SEPARATE PERMIT. (5)
47. ACCESSIBILITY-HIGHEST OPERABLE CONTROL IS BELOW 54"IN ACCORDANCE WITH ADAAG AND TITLE 24 HANDICAP PARKING SIGNAGE.
48. PATH OF TRAVEL SIGNAGE.
49. INTERNATIONAL ACCESSIBILITY SYMBOLS.
51. PROPANE CAGE

SEE THOMAS BROTHERS MAP
PAGE 777, GRID D2 2000 EDITION



VICINITY MAP

SITE DATA INFORMATION

OWNER'S INFORMATION:
PINNACLE REAL ESTATE HOLDINGS, INC.
RIVERSIDE COUNTY TRAVEL ZONE LLC
236 SOUTH CRAIG DR.
ORANGE, CA 92869
CONTACT: ALI MEZAREI
PHONE: (714)715-1685
E-MAIL: amozarei@travelzonellc.com

ASSESSOR'S PARCEL NUMBER:
317-110-035-7 23261 CAJALCO EXPRESSWAY
317-110-034-6 PERRIS, CA 92571

ENGINEER CONTACT:
WESTERN STATES ENGINEERING & CONSTR
733 N. MAIN STREET
ORNAGE, CA 92868
CONTACTJOSEPH KARAKI
PHONE: (714)769-2000

ZONING:
CURRENT: M-SC
SURROUNDING: M-SC

	SQ. FT.	ACRE	RATIO
LOT AREA BEFORE DEDICATION	±486.886	11.44	105.5%
LOT AREA AFTER DEDICATION	472.190	10.84	100%
BUILDING AREA -OCCUPANCY: B/S-3 -CONSTRUCTION: V-N -SPRINKLERS: YES	10.923	0.2508	2.31%
CARWASH/LUBE AREA -OCCUPANCY: S-3 -CONSTRUCTION: V-N	4.880	0.1123	1.03%
CANOPY AREA -OCCUPANCY: S-3 -CONSTRUCTION: II-N	8.983	0.2292	2.11%
VANILLA SHELL AREA -OCCUPANCY: -CONSTRUCTION:	1.600	0.03673	0.33%
WEIGH STATION AREA -OCCUPANCY: -CONSTRUCTION:	1.377	0.03161	0.29%
TRASH ENCLOSURE AREA -OCCUPANCY: -CONSTRUCTION:	388	0.008907	0.08%
CARWASH VACUUM TRELLIS AREA -OCCUPANCY: -CONSTRUCTION:	2592	0.0595	0.54%
LANDSCAPING AREA -REQUIRED: 15% -PROVIDED: 21.9%	11,358	0.26	2.39%
TOTAL PHASE 1 BUILDING AREA	30,393	0.6977	

	TYPE	SIZE	REQUIRED	PROVIDED
PARKING AREA	HANDICAP	17'X18'	–	12
	REGULAR	9'X18'	–	202
	CANOPY	9'X18'	–	–
	TOTAL		162	201

NOTES:
1. THE SITE IS NOT SUBJECT TO LIQUEFACTION, OTHER GEOLOGICAL HAZARD, OR SPECIAL STUDIES ZONE.
2. THIS SITE TO BE CONNECTED TO SEWER. SEE PROPOSED SEWER CONNECTION ON HARVILL STREET.
3. THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
4. NO EXISTING OPEN CHANNELS ON PROPERTY.
5. CAMERAS SHALL BE INSTALLED SO ATTENDANCE CAN VIEW ALL DISPENSING FROM MONITORS.
6. ALL EXISTING EASEMENTS NOTED ON SITE PLAN.
7. NOT WITHIN CSD BUT WITHIN CFD 88-8.
8. SECURITY CAMERAS TO BE PLACED INTERIOR AND EXTERIOR OF ALL BUILDINGS AND PARKING AREA.
9. EXTERIOR LIGHTING TO COVER ALL PARKING AREA, WALKWAYS AND PERIMETER SHALL BE PROVIDED.
10. SINAGE AT VARIOUS LOCATIONS THROUGHOUT THE FACILITY THAT GIVE A POINT OF CONTACT SHALL BE PROVIDED.
11. PERIMETERS SHALL BE DEFINED BY LANDSCAPING THE WILL WILL NOT OBSTRUCT LAW ENFORCEMENT VIEWS FROM STREET.
12. LENGTH OF STAY FOR TRUCK DRIVERS SHALL BE LIMITED TO (4) HOURS ON SITE.
13. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
14. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER SECTION 502..
15. ALL WORDS "NO PARKING" ON THE GROUND SHOULD BE PAINTED WITHIN EACH 5'&8' WIDE LOADING AISLES OF THE DISABLED PARKING SPACES.

PLANNING DEPARTMENT:
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502
(909)955-1800

BUILDING & SAFETY DEPARTMENT:
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502
(909)955-1800

DEPARTMENT OF PUBLIC HEALTH
COUNTY OF RIVERSIDE
4065 COUNTY CIRCLE DR.
RIVERSIDE, CA 92503
(909)358-5000

MECHANICAL DEPARTMENT:
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502
(909)955-1800

SCHOOL DISTRICT:
COUNTY OF RIVERSIDE
975 WEST MORGAN STREET
PERRIS, CA 92571
(909)940-6100 ext.1011

FIRE DEPARTMENT:
RIVERSIDE COUNTY FIRE DEPARTMENT
210 WEST SAN JACINTO AVENUE
PERRIS, CA 92570
(909)940-6900

PLUMBING DEPARTMENT:
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502
(909)955-1800

TRANSPORTATION DEPARTMENT:
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502
(909)955-1800

ELECTRIC DEPARTMENT:
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502
(909)955-1800

BUILDING SCHEDULE

KEY	DESCRIPTION	STORY	HEIGHT	AREA	OCC. GROUP	CONST. TYPE	FIRE SPRINKLERS
A	TRAVELERS CENTER	1	17'-6"	10923	MIXED	VN	YES
TRAVELERS CENTER BREAKDOWN	STORES	1		885	M	VN	YES
	PREPARETION AREA	1		163	B/S3	VN	YES
	ELECTRIC ROOM	1		349	–	VN	YES
	COMMON RESTROOMS AND CORRIDOR	1		771	B/S3	VN	YES
	SALES AREA	1		6130	B/S3	VN	YES
	OFFICES +CASHIER AREA	1		758	B/S3	VN	YES
	COOLER+FREEZER	1		901	B/S3	VN	YES
B	(4) BAY LUBE/TUNE	1	20'	1695	S3		
C	(1) TUNNEL CARWASH	1	20'	1789	S3		
D	VACUUM	1	12'	2623			
E	AUTO FUEL CANOPY W/(8) ISLANDS 90'x38' CANOPY (15' CLEAR HEAD HT.)	1	18'	6013	S3		
F	DIESEL FUEL CANOPY W/(9) ISLANDS 170'x30' CANOPY (20' CLEAR HEAD HT.)	1	19'-6"	2970	S3		
G	WEIGH STATION	1	20'	1377			
H	RESTAURANT	–	–	–	–		
J	DRIVE THRU RESTAURANT	–	–	–	–		
	TOTAL			37167			

AREA TABULATIONS:

NET LAND AREA:	10.84 ACRES	(472,190 S.F.)
GROSS LAND AREA	11.44 ACRES	(486.886 S.F.)
BUILDING COVERAGE (PHASES 1&2)	40,174S.F.	8.5 %
PARKING PAVED AREA	358,864 S.F.	76.0 %
INTERIOR LANDSCAPE AREA :	40,567 S.F.	8.57 %
PERIMETER LANDSCAPE AREA :	32,585 S.F.	6.93 %
TOTAL PROVIDED LANDSCAPE: (18% OF PARKING AREA)	73,152 S.F.	15.5 %

ZONNING.....MSC (EXISTING & PROPOSED)
SPECIFIC PLAN AREA.....MEAD VALLEY COMMUNITY NOT IN ANY SPECIFIC PLAN PLAN (1-C,SPA-2)
FLOOD ZONE.....RIVERSIDE COUNTY FLOOD CONTROL DISTRICT (FLOOD CONTROL 'C')

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

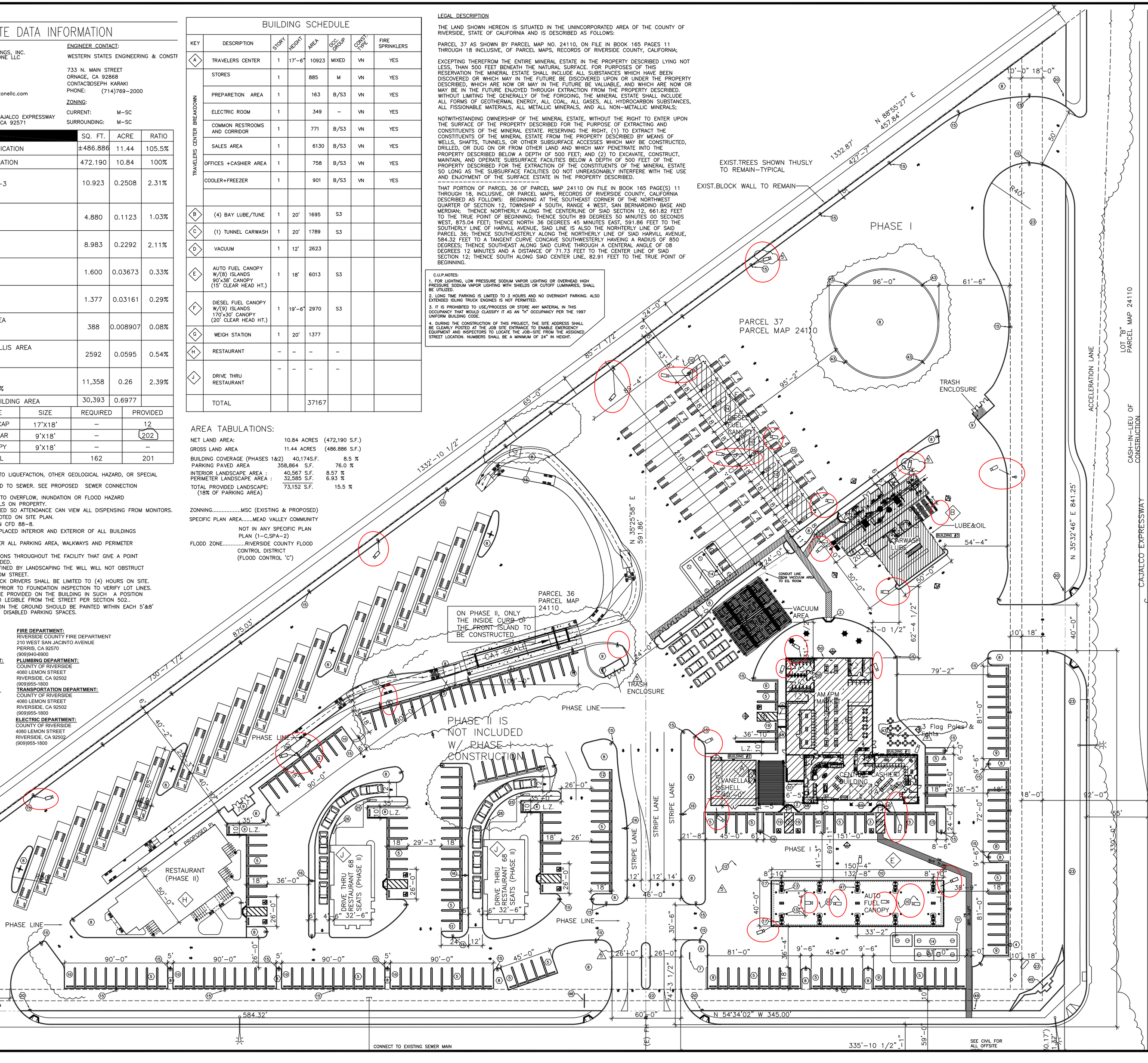
PARCEL 37 AS SHOWN BY PARCEL MAP NO. 24110, ON FILE IN BOOK 165 PAGES 11 THROUGH 18 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE ENTIRE MINERAL ESTATE IN THE PROPERTY DESCRIBED LYING NOT LESS, THAN 500 FEET BENEATH THE NATURAL SURFACE. FOR PURPOSES OF THIS RESERVATION THE MINERAL ESTATE SHALL INCLUDE ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED UPON OR UNDER THE PROPERTY DESCRIBED, WHICH ARE NOW OR MAY IN THE FUTURE BE VALUABLE, AND WHICH ARE NOW OR MAY BE IN THE FUTURE ENJOYED THROUGH EXTRACTION FROM THE PROPERTY DESCRIBED, WITHOUT LIMITING THE GENERALLY OF THE FORGOING, THE MINERAL ESTATE SHALL INCLUDE ALL FORMS OF GEOTHERMAL ENERGY, ALL COAL, ALL GASES, ALL HYDROCARBON SUBSTANCES, ALL FISSIONABLE MATERIALS, ALL METALLIC MINERALS, AND ALL NON-METALLIC MINERALS;

NOTWITHSTANDING OWNERSHIP OF THE MINERAL ESTATE, WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY DESCRIBED FOR THE PURPOSE OF EXTRACTING AND CONSTITUENTS OF THE MINERAL ESTATE. RESERVING THE RIGHT, (1) TO EXTRACT THE CONSTITUENTS OF THE MINERAL ESTATE FROM THE PROPERTY DESCRIBED BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER SUBSURFACE ACCESSES WHICH MAY BE CONSTRUCTED, DRILLED, OR DUG ON OR FROM OTHER LAND AND WHICH MAY PENETRATE INTO THE PROPERTY DESCRIBED BELOW A DEPTH OF 500 FEET; AND (2) TO EXCAVATE, CONSTRUCT, MAINTAIN, AND OPERATE SUBSURFACE FACILITIES BELOW A DEPTH OF 500 FEET OF THE PROPERTY DESCRIBED FOR THE EXTRACTION OF THE CONSTITUENTS OF THE MINERAL ESTATE SO LONG AS THE SUBSURFACE FACILITIES DO NOT UNREASONABLY INTERFERE WITH THE USE AND ENJOYMENT OF THE SURFACE ESTATE IN THE PROPERTY DESCRIBED.

THAT PORTION OF PARCEL 36 OF PARCEL MAP 24110 ON FILE IN BOOK 165 PAGE(S) 11 THROUGH 18, INCLUSIVE, OR PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERDIAN; THENCE NORTHERLY ALONG THE CENTERLINE OF SIAD SECTION 12, 661.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 875.04 FEET; THENCE NORTH 36 DEGREES 45 MINUTES EAST, 591.86 FEET TO THE SOUTHERLY LINE OF HARVILL AVENUE, SIAD LINE IS ALSO THE NORTHERLY LINE OF SAID PARCEL 36; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SIAD HARVILL AVENUE, 584.32 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVEING A RADIUS OF 850 DEGREES; THENCE SOUTHEAST ALONG SAID CURVE THROUGH A CENTERAL ANGLE OF 08 DEGREES 12 MINUTES AND A DISTANCE OF 71.73 FEET TO THE CENTER LINE OF SIAD SECTION 12; THENCE SOUTH ALONG SIAD CENTER LINE, 82.91 FEET TO THE TRUE POINT OF BEGINNING.

C.U.P.NOTES:
1. FOR LIGHTING, LOW PRESSURE SODIUM VAPOR LIGHTING OR OVERHEAD HIGH PRESSURE SODIUM VAPOR LIGHTING WITH SHIELDS OR CUTOFF LUMINARIES, SHALL BE UTILIZED.
2. LONG TIME PARKING IS LIMITED TO 3 HOURS AND NO OVERNIGHT PARKING. ALSO EXTENDED DLING TRUCK ENGINES IS NOT PERMITTED.
3. IT IS PROHIBITED TO USE/PROCESS OR STORE ANY MATERIAL IN THIS OCCUPANCY THAT WOULD CLASSIFY IT AS AN "H" OCCUPANCY PER THE 1997 UNIFORM BUILDING CODE.
4. DURING THE CONSTRUCTION OF THIS PROJECT, THE SITE ADDRESS SHALL BE CLEARLY POSTED AT THE JOB SITE ENTRANCE TO ENSURE EMERGENCY EQUIPMENT AND INSPECTORS TO LOCATE THE JOB-SITE FROM THE ASSIGNED STREET LOCATION. NUMBERS SHALL BE A MINIMUM OF 24" IN HEIGHT.



SITE PLAN
SCALE: 1"=40'-0"

CLIENT:
PINNACLE REAL ESTATE HOLDINGS, INC.
RIVERSIDE COUNTY TRAVEL ZONE LLC
COO & CO-FOUNDER

BRAND:
ARCO
BP WEST COAST PRODUCTS, LLC

CONSULTANT:
WESTERN STATES
Engineering & Construction, Inc.
733 N. MAIN ST.
ORANGE, CA 92868
714.769-2000
714.769-2002 Fax
www.wsecinc.com
A Design Build Co.

NO.	DATE	REVISION DESCRIPTION
1	11-17-03	BUILDING SUBMITTAL
2	4-19-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS BUILDING SUBMITTAL
3	6-01-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS BUILDING SUBMITTAL
4	8-10-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
5	9-27-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
6	11-24-04	REVISED PER PLAN CHECK
7	4-10-05	COORDINATION CHECK
8	1-9-07	REVISED PER OWNER

SEAL:
REGISTERED PROFESSIONAL ENGINEER KAMAL S. MOUCHANTAF NO. C051050 Exp. 9/30/05 CIVIL STATE OF CALIFORNIA

CONFIDENTIALITY STATEMENT:
THE RECIPIENT OF THESE MATERIALS UNDERSTANDS THAT COPYRIGHT IN THE MATERIALS IS OWNED BY BP, AND ALSO, THAT THE MATERIALS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION OF BP AND OTHERS. ACCORDINGLY, THE RECIPIENT AGREES TO RETAIN THESE MATERIALS IN STRICT CONFIDENCE AND AGREES NOT TO DISCLOSE THESE MATERIALS TO ANY OTHER PARTY AND FURTHER AGREES NOT TO MAKE COPIES OF THE MATERIALS. THE RECIPIENT AGREES TO USE THE MATERIALS ONLY FOR THE LIMITED PURPOSE FOR WHICH BP HAS MADE THE MATERIALS AVAILABLE, AND RECIPIENT AGREES TO RETURN ALL MATERIALS TO BP EITHER UPON COMPLETION OF THE INTENDED PURPOSE OR UPON THE REQUEST OF BP, WHICHEVER COMES FIRST.

DEVELOPMENT INFORMATION:
NEW BUILD (STICK)
3600 SERIES AM/PM CENTER CASHIER TO GO DELI

SITE ADDRESS:
23261 CAJALCO EXWY.
@ HARVILL AVENUE
PERRIS, California 92571

DESIGNED BY:	-	ALLIANCE Z&DM:	-
CHECKED BY:	-	BP REPM:	-
DRAWN BY:	-	ALLIANCE PM:	-
VERSION:	V01 11.17.03	PROJECT NO:	E75403

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO:
DOFO AS.1.1