

EXISTING EASEMENT NOTES

- 3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: STATE OF CALIFORNIA
PURPOSE: UTILITIES
RECORDED: MAY 17, 1973 AS INSTRUMENT NO. 64338, OF OFFICIAL RECORDS
- 5A. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: CITY OF MURRIETA
PURPOSE: ROADWAY SLOPE AND SUPPORT
RECORDED: JANUARY 19, 2012 AS INSTRUMENT NO. 2012-0023605 OF OFFICIAL RECORDS
- 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 7, 1971 AS INSTRUMENT NO. 73669 OF OFFICIAL RECORDS

APPLICANT

SPEEDWAY DEVELOPMENT, LLC
15350 FAIRFIELD RANCH ROAD, SUITE K
CHINO HILLS, CA 91709
PHONE: (909) 393-2000
FAX: (909) 393-2008
CONTACT: TOM CHAVEZ
TOMC@SPEEDWAYDEVELOPMENT.COM

ENGINEER

K & A ENGINEERING INC.
357 N. SHERIDAN STREET SUITE 117
CORONA, CA. 92880
PHONE: (951) 279-1800
FAX: (951) 279-4380
JAMES BOLTON, P.E.

PRE-APPLICATION REVIEW

WATER QUALITY MANAGEMENT PLAN

PROPOSED UNDERGROUND BMPs

PARKING REQUIREMENTS:

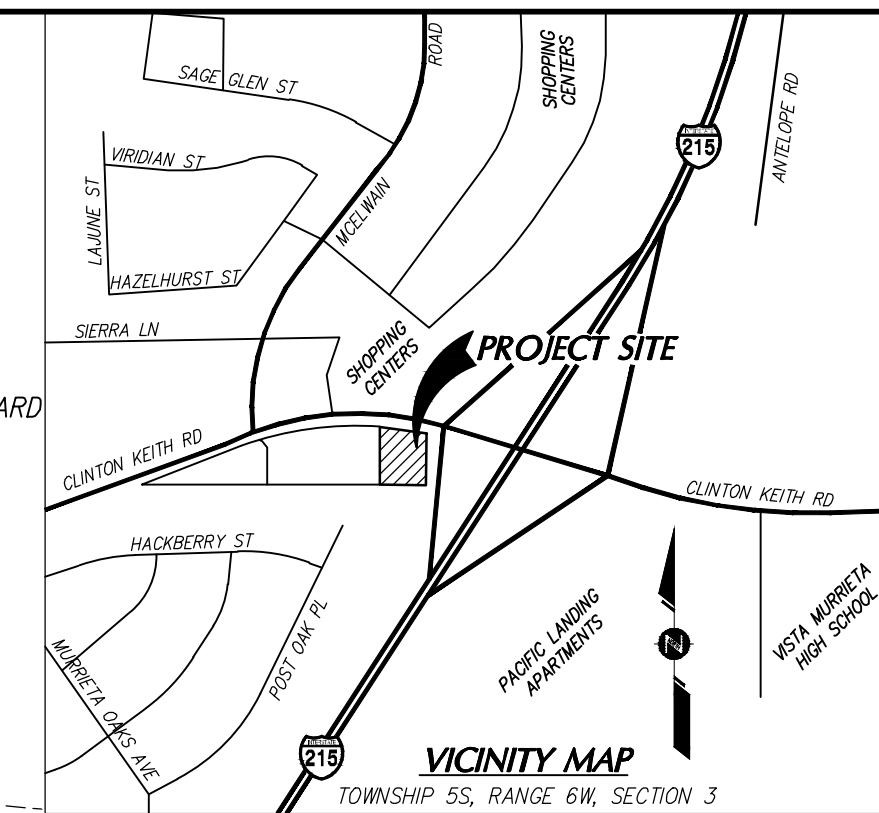
4,550 S.F. X 0.40/45 = 41 SPACES
10 TOTAL EMPLOYEES - 5 EMPLOYEE PARKING SPACES
TOTAL REQUIRED: 46 SPACES
PROVIDED: 50 SPACES

LOCATION & APN

27750 CLINTON KEITH RD
MURRIETA, CA 92562
APN: 392-270-055

FEMA FLOODPLAIN

AREA OF MINIMAL FLOOD HAZARD
ZONE: X
06065C2710G - 08/28-2008



ACREAGE

1.20 AC - GROSS
0.96 AC - NET

EXISTING ZONE:

CC - COMMUNITY COMMERCIAL

PROPOSED ZONE:

CC - COMMUNITY COMMERCIAL

EXISTING LAND USE:

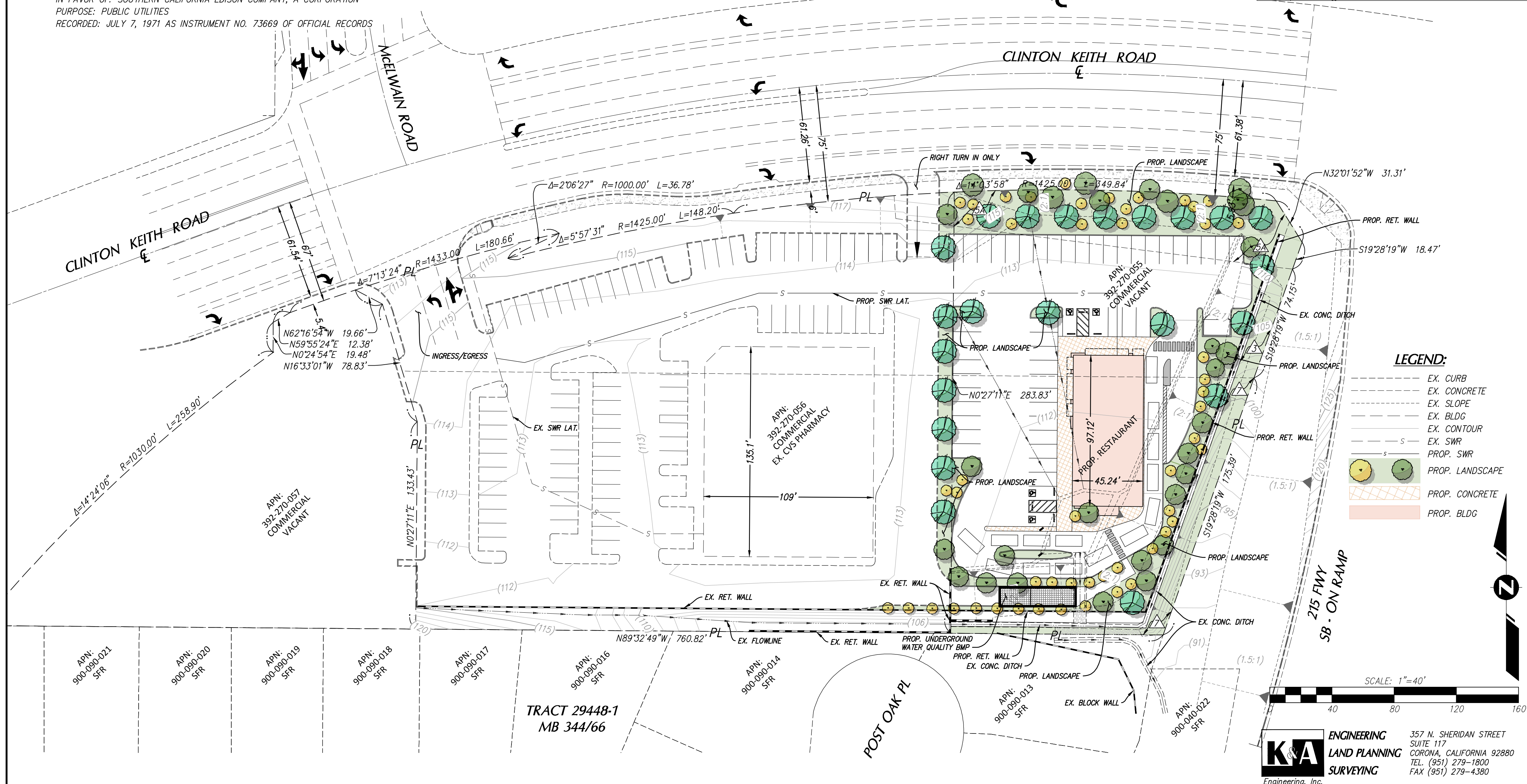
COMMERCIAL-RETAIL

INTENDED OCCUPANCY:

QUICK SERVICE RESTAURANT
1 STORY - 4,550 SF

PROPOSED LAND USE:

COMMERCIAL-RETAIL



LEGEND:

- EX. CURB
- EX. CONCRETE
- EX. SLOPE
- EX. BLDG
- EX. CONTOUR
- EX. SWR
- PROP. SWR
- PROP. LANDSCAPE
- PROP. CONCRETE
- PROP. BLDG

SCALE: 1"=40'

K&A ENGINEERING
LAND PLANNING
SURVEYING
Engineering, Inc.

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380