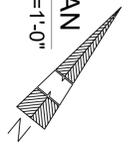


- ### KEY NOTES
- 1 ALL HARD SCAPE MATERIAL SHOULD BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH
 - 2 SHORT TERM BICYCLE RACK " U-TWO BIKE RACK" BY "MADRAX" OR APPROVED EQUAL.
 - 3 LANDSCAPE AREA
 - 4 LOCATION OF FDC CONNECTION
 - 5 KNOX BOX FOR FIRE DEPARTMENT ACCESS
 - 6 PARKING THAT CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
 - 7 CONCRETE WHEEL STOP
 - 8 DECORATIVE PAVERS, SEE LANDSCAPE PLAN
 - 9 EXISTING CURB, GUTTER AND SIDEWALK
 - 10 NEW WALL SHALL NOT ENROACH RIGHT OF WAY.
 - 11 PROVIDE CONSTRUCTION FENCE PER DET 16/AS.1
 - 12 NEW 3" WATER LINE UNDER SEPARATE PERMIT
 - 13 (9) WATER METERS, SEE GRADING AND PLUMBING
 - 14 NEW 8" SEWER LATERAL PER CTY STD 304 UNDER SEPARATE PERMIT.
 - 15 ZURN 975 XL2 BACKFLOW, 3 INCH LINE, PER CTY STD 408, UNDER A SEPARATE PERMIT.
 - 16 PROVIDE U-BRANCH FOR WATER AND FIRE LINE PER CTY STD 408 & 409

1 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



PROJECT:
449 RIVER DRIVE
Corona, CA 92880

DESIGN:
PHD
1821 Alabama Street
Huntington Beach, CA 92648
TEL: (714) 330-5744
EMAIL: pelenrhaddad@outlook.com

OWNER:
2020Juppa Valley, LLC
13871 West Street
Garden Grove, California 92843
TEL: 714-806-4023

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	10/7/2020
2	CORRECTION SET	
3	PERMIT SET	

REVISION:	MARK	DATE	DESCRIPTION
1	A	12/23/24	CORRECTIONS TO COMMENTS
2	A	01/10/25	
3	A	02/18/25	
4	A	04/08/25	

DRAWING BY: PEMMAN PAYDAR

SCALE 1/8" = 1'-0"

DRAWING TITLE

SITE PLAN

DRAWING NO. SP-1