



- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGRAD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL.
 - PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH) AND VEHICLE OVERHANG (VOH) CONSISTING OF APPROXIMATELY 21,397 SQUARE FEET (23.3%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
 - NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFF-SITE IN LUGONIA AVENUE CONSISTING OF APPROXIMATELY 1,095 SQUARE FEET.
 - PROPOSED TAN SPLIT FACE CMU BLOCK SITE RETAINING WALL WITH A 2'x8" PRECISION BLOCK CAP ON TOP AND A 46" TALL BLACK TSF ON TOP.
 - EXPOSED HEIGHT OF CMU RETAINING WALL IN FEET.
 - 6"x6" MOW CONCRETE BAND PER SHEET LPP.1.
 - TSE TUBE STEEL FENCE.
 - PROPOSED PRIVATE NON-EXCLUSIVE EASEMENT TO THE OWNER OF APN 169-341-08 FOR ACCESS PURPOSES.
 - PROPOSED TAN SPLIT FACE CMU BLOCK SCREEN WALL WITH A 2'x8" PRECISION BLOCK CAP ON TOP.
 - INOB IN-N-OUT BURGER.
 - CF CURB FACE.
 - LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
 - VOH 1' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - ADA ACCESSIBLE PATH OF TRAVEL, ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
 - SOUTHERN CALIFORNIA EDISON ELECTRIC PAD MOUNT TRANSFORMER.
 - FUTURE ELECTRIC VEHICLE PAD MOUNT TRANSFORMER.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C38.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
 - DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND PER DETAIL " " SHOWN ON SHEET C.
 - 24" WIDE MASTING INOB ASSOCIATE WALKWAY PER " " CONSISTING OF APPROXIMATELY 285 SQUARE FEET.
 - FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP.
 - PROPOSED INOB INSTALLED AND MAINTAINED HYDROSEEDED NATURAL GRASS LANDSCAPE AND IRRIGATION SYSTEM ON-SITE CONSISTING OF APPROXIMATELY 11,693 SQUARE FEET (12.8%).
 - UNGROUTED DRY STREAM BED COBBLE PER SHEET LPP.1 CONSISTING OF APPROXIMATELY 1,966 SQUARE FEET (2.1%).
 - EXISTING PROPERTY TO BE REMOVED.
 - PROPOSED TRAFFIC SIGNAL IMPROVEMENTS PER TRAFFIC SIGNAL MODIFICATION PLAN PREPARED BY LINSOTT, LAW & GREENSPAN ENGINEERS FOR LUGONIA AVENUE AND CITRUS PLAZA DRIVE.

- ### GENERAL NOTES
- THE AREA OF THIS SUBJECT PROPERTY IS AS FOLLOWS:
GROSS AREA = 92,955 SQUARE FEET OR 2.134 ACRES.
PROPOSED STREET DEDICATION IN FEE OVER EXCEPTION (2) = 1,293 SQUARE FEET OR 0.030 ACRES.
PROPOSED NET AREA = 91,662 SQUARE FEET OR 2.104 ACRES.
 - EXISTING CITY ZONE: EV/CG (GENERAL COMMERCIAL).
 - GENERAL PLAN USE DESIGNATION: COMMERCIAL.
 - EXISTING LAND USE: VACANT LAND.
 - PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT WITH A DRIVE-THRU LANE PERMITTED IN CITY ZONE WITH CONDITIONAL USE PERMIT.
 - IN-N-OUT DINING AREA = 1 SPACE PER 50 SQUARE FEET OF SERVING AREA (1,448 S.F. INDOOR PLUS 866 S.F. OUTDOOR = 46), OR 1 SPACE PER 3 SEATS (84 INDOOR PLUS 40 OUTDOOR = 42), PLUS 1 SPACE FOR EACH 2 EMPLOYEES (MINIMUM 10 SPACES) = 56 SPACES.
 - IN-N-OUT BURGER BUILDING AREA = 3,887 S.F.
INDOOR SEATING = 84 SEATS
OUTDOOR SEATING = 40 SEATS (11 TABLES).
OUTDOOR SEATING AREA = 698 S.F. PATIO STRUCTURE PLUS 64 S.F. EACH FOR 2-4 SEAT TABLES (128 S.F.) PLUS 20 S.F. FOR 2-2 SEAT TABLES (40 S.F.) = 866 S.F.
 - REQUIRED LANDSCAPE AREA WITHIN PROPERTY IS 15% = 13,750 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 35,056 S.F. (38.2%).

IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x19')	44	43
2. ACCESSIBLE VAN (17'x19' PLUS A 1' VOH)	1	1
3. ACCESSIBLE SPACE (14'x19' PLUS A 1' VOH)	2	2
4. FUTURE ACCESSIBLE VAN EV PARKING (17'x19' PLUS A 1' VOH)	1	1
5. FUTURE ACCESSIBLE EV PARKING (14'x19' PLUS A 1' VOH)	1	1
6. FUTURE EV PARKING (9'x18' PLUS A 1' VOH)	5	5
7. STANDARD SPACE (9'x18' PLUS A 1' VOH)	0	2
8. STANDARD SPACE (9'x19' PLUS A 1' VOH)	0	1
9. CLEAN AIR/VAN POOL/EV (9'x19')	2	2
10. TOTAL	56	58
11. LOADING SPACE (10'x19' PLUS A 1' VOH)	1	1
12. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE) WITH CITY REQUIRED 6 VEHICLES AT 25' EACH PRIOR TO MENU BOARD.	16	33
13. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RAKE.	3	4
14. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-DURA BIKE SINGLE LOCKER MODEL 301, FINISH: MEDIUM GRAY.	0	0

- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
- ASSESSOR PARCEL NUMBER: 0169-341-09 AND 07.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30.0	CITY ENTITLEMENT NEW SITE PLAN
C30.1	CITY ENTITLEMENT FIRE DEPARTMENT SITE PLAN
C31	CITY ENTITLEMENT EXISTING SITE PLAN
C32	CITY ENTITLEMENT DEMOLITION PLAN
C33	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	CITY ENTITLEMENT PRELIMINARY PWQMP SITE PLAN
C36.0	CITY ENTITLEMENT HYDROLOGY STUDY MAP - EXISTING CONDITION
C36.1	CITY ENTITLEMENT HYDROLOGY STUDY MAP - PROPOSED CONDITION
C37	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C38	CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: MICHELLE BENNETT
PHONE: 626 813-5375

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STATE OF CALIFORNIA

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1301± W. LUGONIA AVENUE
REDLANDS, CA 92374

CITY ENTITLEMENT
NEW SITE PLAN
C30.0
CITY CUP NO.1170