

ENTITLEMENT DOCUMENTS

FOR
CHEVRON FUELING FACILITY
4005 EAGLE ROCK BLVD.
LOS ANGELES, CA 90065

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 5 OF TRACT NO. 3441, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE(S) 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THERE FROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 59°40'19" EAST, 76.00 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 90°00'24" AN ARC DISTANCE OF 47.13 FEET; THENCE TANGENT NORTH 30°19'17" WEST, 131.10 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2052.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 2°54'04", AN ARC DISTANCE OF 103.90 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 59°40'19" WEST, 43.37 FEET TO SAID SOUTHWESTERLY LINE; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 30°19'17" EAST, 264.97 FEET TO THE POINT OF BEGINNING.

APN: 5473-004-04

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE TRANSIT LINE OF EAGLE ROCK BOULEVARD BEARING NORTH 59°43'560" EAST AS SHOWN ON TRACT NO. 39919 BOOK 993 PAGES 50 & 51, RECORDS OF SAID COUNTY.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY LIES WITHIN A SHADED FEMA FLOOD ZONE 'X', DEFINED AS 'AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS NOTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 06037C162F, EFFECTIVE ON SEPTEMBER 26, 2008.

EASEMENT

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS-707164-SA1 DATED NOVEMBER 7, 2017, BY FIRST AMERICAN TITLE INSURANCE COMPANY.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 223, PAGE 234 OF OFFICIAL RECORDS, AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT, FOR: POLE LINES AND INCIDENTAL PURPOSES. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

BENCHMARK

BENCHMARK: 12-26771
YEAR ADJUSTMENT: 2000 DATUM: NAVD 1988
ELEVATION: 443.401 FT

WIRE SPK NE CURB AVENUE 40; 7.5 FT SE OF SE P.L. EAGLE ROCK BLVD; NW END CB

** ADD 400.00 FEET TO MAP ELEVATIONS TO MATCH FOUND BENCHMARK ELEVATION **

LEGEND & SYMBOLS

AC	-	ASPHALT PAVEMENT	RAD	-	RADIAL
BFD	-	BACK FLOW DEVICE	R/W	-	RIGHT OF WAY
CATV	-	CABLE TELEVISION	SCO	-	SEWER CLEAN OUT
CB	-	CATCH BASIN	SDMH	-	STORM DRAIN MANHOLE
CO	-	CLEAN OUT	SMH	-	SEWER MANHOLE
FH	-	FIRE HYDRANT	T	-	TRANSFORMER
FS	-	FIRE SERVICE	TE	-	TRASH ENCLOSURE
FP	-	FLAG POLE	WM	-	WATER METER
GI	-	GRATE INLET	⋈	-	FIRE HYDRANT
GM	-	GAS METER	///	-	EDGE PAVEMENT
GP	-	GUARD POST	⋈	-	WATER VALVE
GV	-	GAS VALVE	□	-	METER, PULL BOX
HCS	-	HANDICAP SIGN	⋈	-	SIGN
L	-	LOT LINE	⋈	-	CONCRETE
MH	-	MAN HOLE	⋈	-	BLOCK WALL
MW	-	MONITOR WELL	⋈	-	LIGHT STANDARD
PA	-	PANTER AREA	⋈	-	TRAFFIC SIGNAL
PB	-	PULL BOX	⋈	-	STREET LIGHT
PED	-	PEDESTAL	⋈	-	HANDICAP STALL
PIV	-	POST INDICATOR VALVE	⋈	-	CHAINLINK FENCE
PL	-	PROPERTY LINE	⋈	-	PARKING COUNT
PP	-	POWER POLE	⋈	-	BUILDING HEIGHT INDICATOR
R	-	RAMP	⋈	-	(E) SPOT ELEVATION
CF	-	CURB FACE	⋈	-	(N) SPOT ELEVATION
FL	-	FLOWLINE	⋈	-	(E) SLOPE
FS	-	FINISH SURFACE	⋈	-	(N) SLOPE
GB	-	GRADE BREAK	⋈	-	(E) PATH OF TRAVEL
INV	-	INVERT			
TC	-	TOP OF CURB			
TW	-	TOP OF FOUNDATION WALL			

VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C1.0	SITE PLAN
SV1.0	SITE SURVEY
CWA1.1	CAR WASH FLOOR PLAN, EQUIPMENT LAYOUT
CWA1.2	CAR WASH ROOF PLAN & SECTIONS
CWA2.1	CAR WASH ELEVATIONS
SN1.1	SIGN PROGRAM

SITE INFORMATION

GENERAL:		
PROJECT AREA:	27,484 SQ. FT.	0.63 ACRE
AREA OF DISTURBANCE:	3,300 SQ. FT.	0.08 ACRE
ASSESSORS PARCEL #(S):	547-300-4048	
PROPERTY ADDRESS:	4005 EAGLE ROCK BLVD. LOS ANGELES, CA 90065	
ZONING (EXISTING):	[Q]C2-1VL-CDO	
ZONING (PROPOSED):	[Q]C2-1VL-CDO	
LANDSCAPE:		
REQUIRED:	275 SQ. FT.	1.0 %
PROVIDED:	6,189 SQ. FT.	22.5 %
HARD SURFACE:		
PAVEMENT/WALK	15,732 SQ. FT.	57.2 %
BUILDING(S):		
C-STORE	2,877 SQ. FT.	10.5 %
CAR WASH	1,250 SQ. FT.	4.5 %
PARKING REQUIRED:		
1 SPACE PER BUILDING SF	500 SQ. FT.	5.8 SPACES
PARKING PROVIDED:		
EXIST. STANDARD STALL		5 SPACES
EXIST. ACCESSIBLE STALL		1 SPACE
TOTAL PARKING PROVIDED		6 SPACES
SETBACKS:		
REQUIRED:	FRONT 0 FT.	REAR 0 FT.
		SIDE 0 FT.

PROJECT OWNER

PROJECT OWNER:	APPLICANT:
BEN FOULDAIR	PATRICK O. FIEDLER, P.E.
SHERMAN WAY OIL, INC.	FIEDLER GROUP
(310) 962-2955	(213) 381-7891
5975 WEST CENTINELA AVENUE	299 N. EUCLID AVENUE, SUITE 550
LOS ANGELES, CA 90045	PASADENA, CA 91101

PROJECT TEAM

CIVIL ENGINEER:
PATRICK O. FIEDLER, P.E.
FIEDLER GROUP
(213) 381-7891
299 N. EUCLID AVENUE, SUITE 550
PASADENA, CA 91101

SURVEYOR:
D.G. QUEYREL
ANACAL ENGINEERING COMPANY
(714) 774-1763
1900 E. LA PALMA AVENUE, SUITE 202
ANAHEIM, CA 92805

REFERENCED CODES

CODE TYPE	CALIFORNIA TITLE 24, 2016 EDITION
ADMINISTRATION:	PART 1, CALIFORNIA ADMINISTRATIVE CODE (CAC)
BUILDING CODE:	PART 2, CALIFORNIA BUILDING CODE (CBC)
ELECTRICAL CODE:	PART 3, CALIFORNIA ELECTRICAL CODE (CEC)
MECHANICAL CODE:	PART 4, CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING CODE:	PART 5, CALIFORNIA PLUMBING CODE (CPC)
ENERGY CODE:	PART 6, CALIFORNIA ENERGY CODE
FIRE/LIFE SAFETY CODE:	PART 9, CALIFORNIA FIRE CODE (CFC)
ACCESSIBILITY:	PART 2, CALIFORNIA BUILDING CODE CHAPTER 11-B



299 N. Euclid Ave., Ste 550
Pasadena, CA 91101

(213) 381-7891
fiedlergroup.com

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BEFORE YOU DIG
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NO.	DATE	REVISION DESCRIPTION
1	07/27/2017	CLIENT COMMENTS
2	10/06/2017	CLIENT COMMENTS
3	11/29/2019	SURVEY TOPO ADDED
4	12/03/2019	ADDED CORNER ROW RADIUS
5	05/04/2020	CITY COMMENTS

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DEVELOPMENT INFORMATION:

CAR WASH ADDITION

-
-
-
-

SITE ADDRESS:

4005 EAGLE ROCK BLVD.
@ VERDUGO RD.
LOS ANGELES, CA

DESIGNED BY:	FG PM
NS	POF
CHECKED BY:	MEP PM
RF	
DRAWN BY:	CONSULTANT PM
NS	
DATE:	PROJECT NO.:
07/26/2007	16045
DRAWING TITLE:	

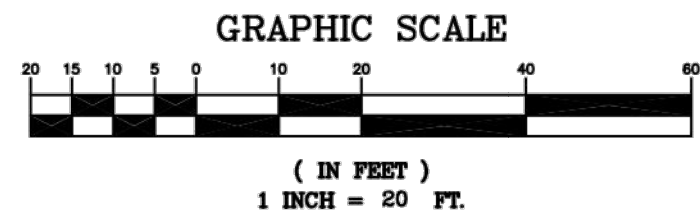
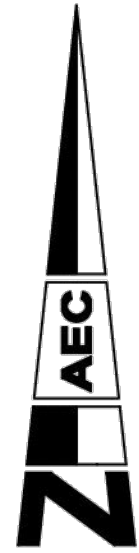
TITLE SHEET

SHEET NO.:

C0.0

LEGEND

	FIRE HYDRANT	AC	ASPHALT PAVEMENT	PB	PULL BOX
	EDGE PAVEMENT	BW	BACK OF WALK	PL	PROPERTY LINE
	WATER VALVE	CO	CLEAN OUT	PP	POWER POLE
	METER, PULL BOX	FC	FINISHED CONCRETE	R	RAMP
	SIGN	FF	FINISHED FLOOR	RAD	RADIAL
	CONCRETE	FH	FIRE HYDRANT	RIM	RIM OF MANHOLE
	BLOCK WALL	FL	FLOWLINE	R/W	RIGHT OF WAY
	LIGHT STANDARD	FS	FINISHED SURFACE	SDMH	STORM DRAIN MANHOLE
	TRAFFIC SIGNAL	GB	GRADE BREAK	TC	TOP OF CURB
	STREET LIGHT	GI	GRATE INLET	TE	TRASH ENCLOSURE
	HANDICAP STALL	GP	GUARD POST	TG	TOP OF GRATE
	WROUGHT IRON FENCE	L	LOT LINE	TW	TOP OF WALL
	WOOD FENCE	MH	MAN HOLE		
	CHAINLINK FENCE	NG	NATURAL GROUND		
	PARKING COUNT	PA	PLANTER AREA		
	BUILDING HEIGHT INDICATOR				



EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS-707164-SA1 DATED NOVEMBER 7, 2017, BY FIRST AMERICAN TITLE INSURANCE COMPANY

- ④ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 223, PAGE 234 OF OFFICIAL RECORDS, AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT, FOR: POLE LINES AND INCIDENTAL PURPOSES. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS-707164-SA1 DATED NOVEMBER 7, 2017 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 8900-763-657.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THERE WAS NO RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS TO INDICATE THAT THERE ARE ANY CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSION TO VERIFY THIS INFORMATION PRIOR TO ANY FUTURE DESIGN WORK.
- IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

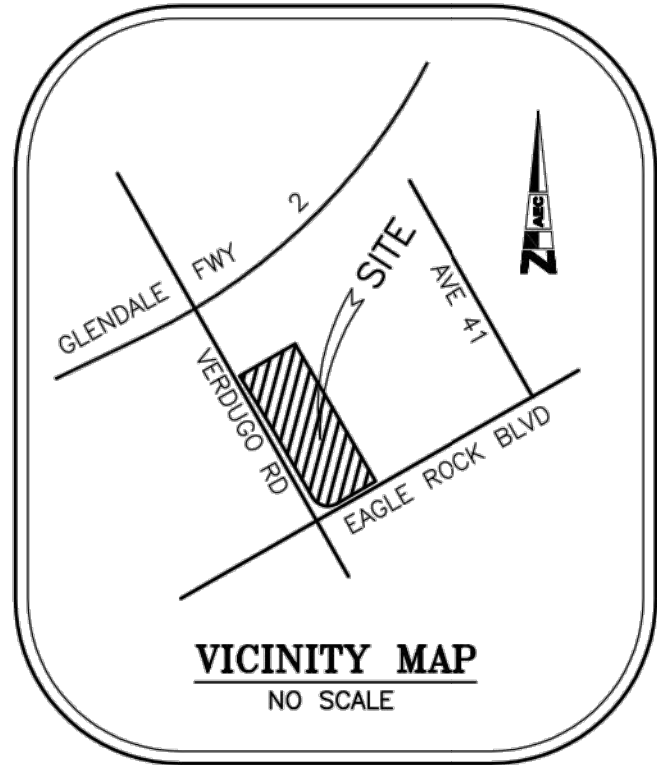
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EXCEPT THERE FROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 59°40'19" EAST, 76.00 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 90°00'24" AN ARC DISTANCE OF 47.13 FEET; THENCE TANGENT NORTH 30°19'17" WEST, 131.10 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2052.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 2°54'04", AN ARC DISTANCE OF 103.90 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 59°40'19" WEST, 43.37 FEET TO SAID SOUTHWESTERLY LINE, THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 30°19'17" EAST, 264.97 FEET TO THE POINT OF BEGINNING.

APN: 5473-004-048



LAND AREA

27,662 SQUARE FEET
0.635 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE TRANSIT LINE OF EAGLE ROCK BOULEVARD BEARING NORTH 59°43'56" EAST AS SHOWN ON TRACT NO. 39919 BOOK 993 PAGES 50 & 51, RECORDS OF SAID COUNTY.

BENCH MARK

BENCHMARK: 12-26771
YEAR ADJUSTMENT: 2000 Datum: navd 1988
ELEVATION: 443.401 FT

WIRE SPK NE CURB AVENUE 40; 7.5 FT SE OF SE P.L.
EAGLE ROCK BLVD; NW END CB

** ADD 400.00 FEET TO MAP ELEVATIONS TO MATCH
FOUND BENCHMARK ELEVATION **

FOR INFORMATION ONLY
NOT TO SCALE

ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com
WEB SITE: anacalengineering.com

PROJECT ENGINEER

DATE: 2/15/18
SCALE: 1" = 20'
DRAWN: G. A. G.
CHECKED: D. C. Q.

TOPOGRAPHIC SURVEY

4005 EAGLE ROCK ROAD

LOS ANGELES, CALIFORNIA

JOB NO. 18-010T

SHEET NO. 1 OF 1

NO.	DATE	REVISION DESCRIPTION
1	07/27/2017	CLIENT COMMENTS
2	10/06/2017	CLIENT COMMENTS
3	11/29/2019	SURVEY TOPO ADDED
4	12/03/2019	ADDED CORNER ROW RADIUS
5	05/04/2020	CITY COMMENTS

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DEVELOPMENT INFORMATION:

CAR WASH ADDITION

SITE ADDRESS:

4005 EAGLE ROCK BLVD.
@ VERDUGO RD.
LOS ANGELES, CA

DESIGNED BY: NS FG PM: POF

CHECKED BY: RCF MEP PM:

DRAWN BY: NS CONSULTANT PM:

DATE: 07/26/2007 PROJECT NO.: 16045

DRAWING TITLE:

SITE SURVEY

SHEET NO.:

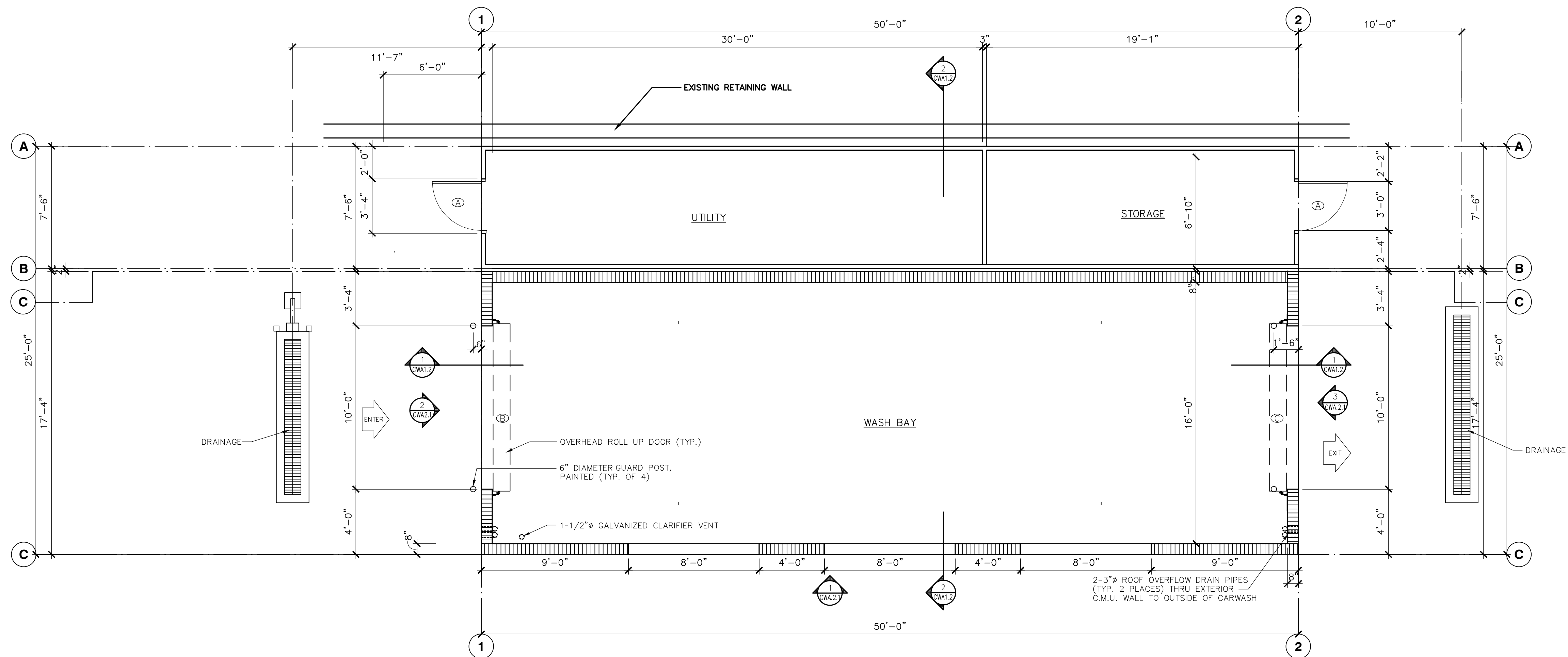
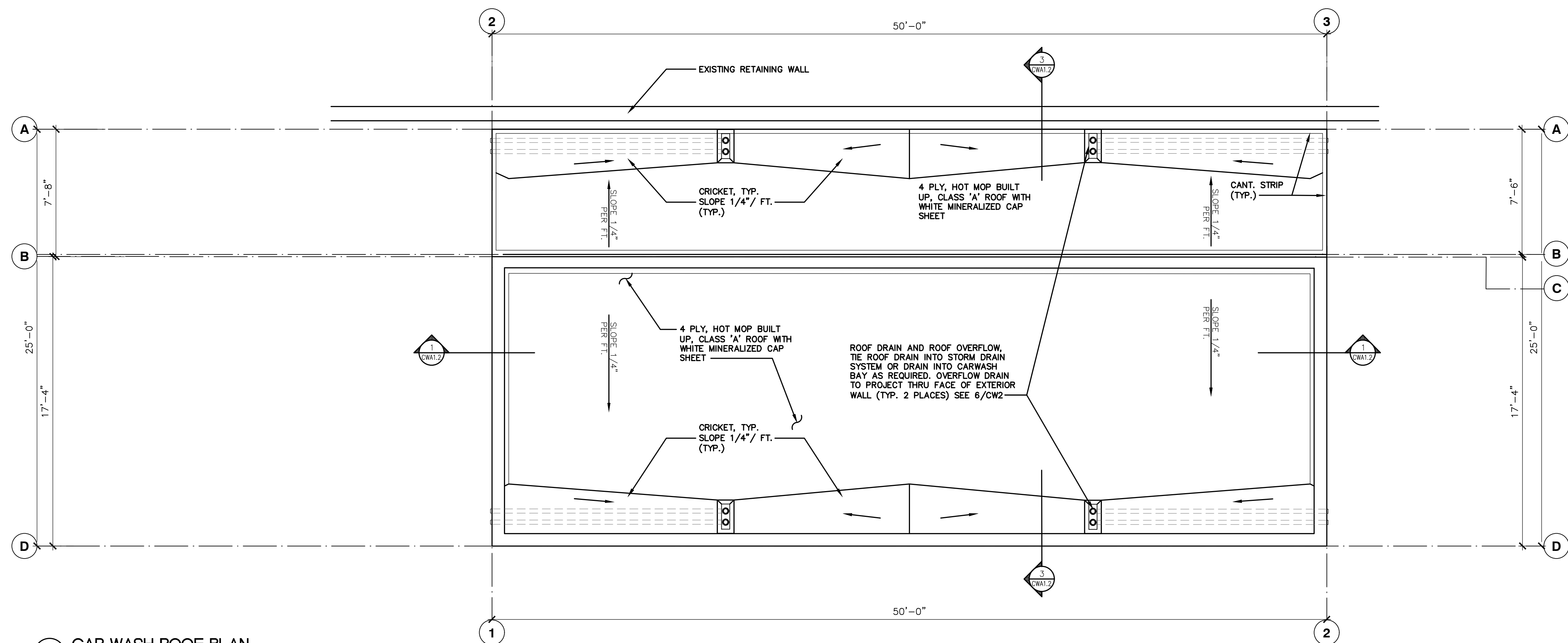
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CWA.1.1



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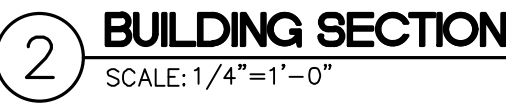
DEVELOPMENT INFORMATION:

SITE ADDRESS:
4005 EAGLEROCK BLVD.
@ VERDUGO RD.
LOS ANGELES, CA

DESIGNED BY:	PSG	FG PM:	POF
CHECKED BY:	POF	MEP PM:	
DRAWN BY:	PSG	CONSULTANT PM:	
DATE:	11/10/2017	PROJECT NO:	16045
DRAWING TITLE:			

SHEET NO: _____

CWA.1.2





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1. FOR SIGN DETAIL, PLEASE REFER TO SHEET SN1.1 SIGNAGE PROGRAM.

MARK	DESCRIPTION	SPECIFICATION
1	MOCHA	NCS-104-PPG
2	CAFE AU LAIT	NCS-101-PPG
3	BLUE	BL-370-S
4	PERFORATED METAL PANEL	MCNICHOLS 1" ROUND
5	CEMENT PLASTER FINISH	FINE SAND OR SANTA BARBARA

[illegible]

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CHEVRON STATION
NEW CAR WASH

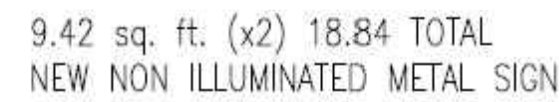
05 EAGLEROCK BLVD.
@ VERDUGO RD.
LOS ANGELES, CA

DRAWING TITLE:

SHEET NO.

CWA.2.1





9'-3"

19"

3 3/4"

Car Wash

14.64 sq. ft. (x3)
NEW INTERNALLY LED ILLUMINATED (SEE SECTION)

SPOT FREE CAR WASH

EAGLE ROCK CHEVRON

EXTREME SHINE WASH

\$12

DOUBLE FOAM BATH
FOAM BLASTER
WAX
TIRE COLOR POLISH
SPOT FREE RINSE
CAR WASH

ULTIMATE WASH

\$10

DOUBLE FOAM BATH
FOAM BLASTER
WAX
TIRE COLOR POLISH
SPOT FREE RINSE
CAR WASH

WORKS WASH

\$9

DOUBLE FOAM BATH
FOAM BLASTER
WAX
TIRE COLOR POLISH
SPOT FREE RINSE
CAR WASH

DELUXE WASH

\$7


DOUBLE FOAM BATH
FOAM BLASTER
WAX
TIRE COLOR POLISH
SPOT FREE RINSE
CAR WASH

32 SQ. FT.
INTERNALLY ILLUMINATED
PLASTIC SIGN IN CABINET
MOUNTED 1'-0" OFF OF GROUND.

5'-4"

2'-3 $\frac{3}{4}$ "

**Welcome to
Chevron**



**For a high quality, fast
wash, please follow these
instructions:**

- 1. Enter code number on
keypad or use alternative
payment method**
- 2. Pull forward on green
light/arrow**
- 3. Step on red light and
put vehicle in park**
- 4. Back up only if instructed
by arrow/voice prompt**
- 5. Exit slowly when prompted
by green light/arrow**

Moving machinery, barrels in vehicle at all times.
Vehicles pulled and pushed behind glass screens. No brake
tires, empty damage, non-chevrons, handbrake equipment,
malfunction, broken, or loose items inside vehicle.
Chevron not responsible for damage.

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Inc. © 2006. All rights reserved.

12.33 sq. ft.
NEW NON ILLUMINATED METAL SIGN

4.0 sq. ft.

12'-0"

CLEARANCE BAR

VERTICAL POLE

STEEL CROSS BAR

7'-6" CLEARANCE

6'-0"

2'-0"

PRE-SPACED VINYL LETTERING APPLIED ON SITE AS NEEDED

POLE HEIGHT

6'-6"

7'-6"

ABOVE DRIVE AISLE

SQUARE POLE

DRIVE AISLE PAVEMENT

FINISHED SURFACE

5'-6"









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NOTE: REFER TO CIVIL DOCUMENTS FOR LOCATION



299 N. Euclid Ave., Ste 550
Pasadena, CA 91101

213) 381-7891
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Color Palette	Color	PMS Match*
Primary Colors		
Retail Outdoor Blue		PMS 293
Chevron Blue		PMS 2935
Chevron Cyan		Cyan
Chevron Dark Red		PMS 202
Chevron Red		PMS 186
TECHRON Colors		
Techron Blue		PMS 300
Techron Blue Gradient		PMS 300**
Techron Dark Gray		PMS 431

[illegible]

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DEVELOPMENT INFORMATION:

CHEVRON STATION
NEW CAR WASH

SITE ADDRESS:

05 EAGLEROCK BLVD.
@ VERDUGO RD.
LOS ANGELES, CA

DESIGNED BY: **DT** | FG PM:

CHECKED BY: WT	MFP PM:
-----------------------	---------

DRAWN BY:	PT	CONSULTANT
-----------	----	------------

DATE:	PROJECT NO:
-------	-------------

DRAWING TITLE:

SIGN PROGRAM

SHEET NO:

SN1.1