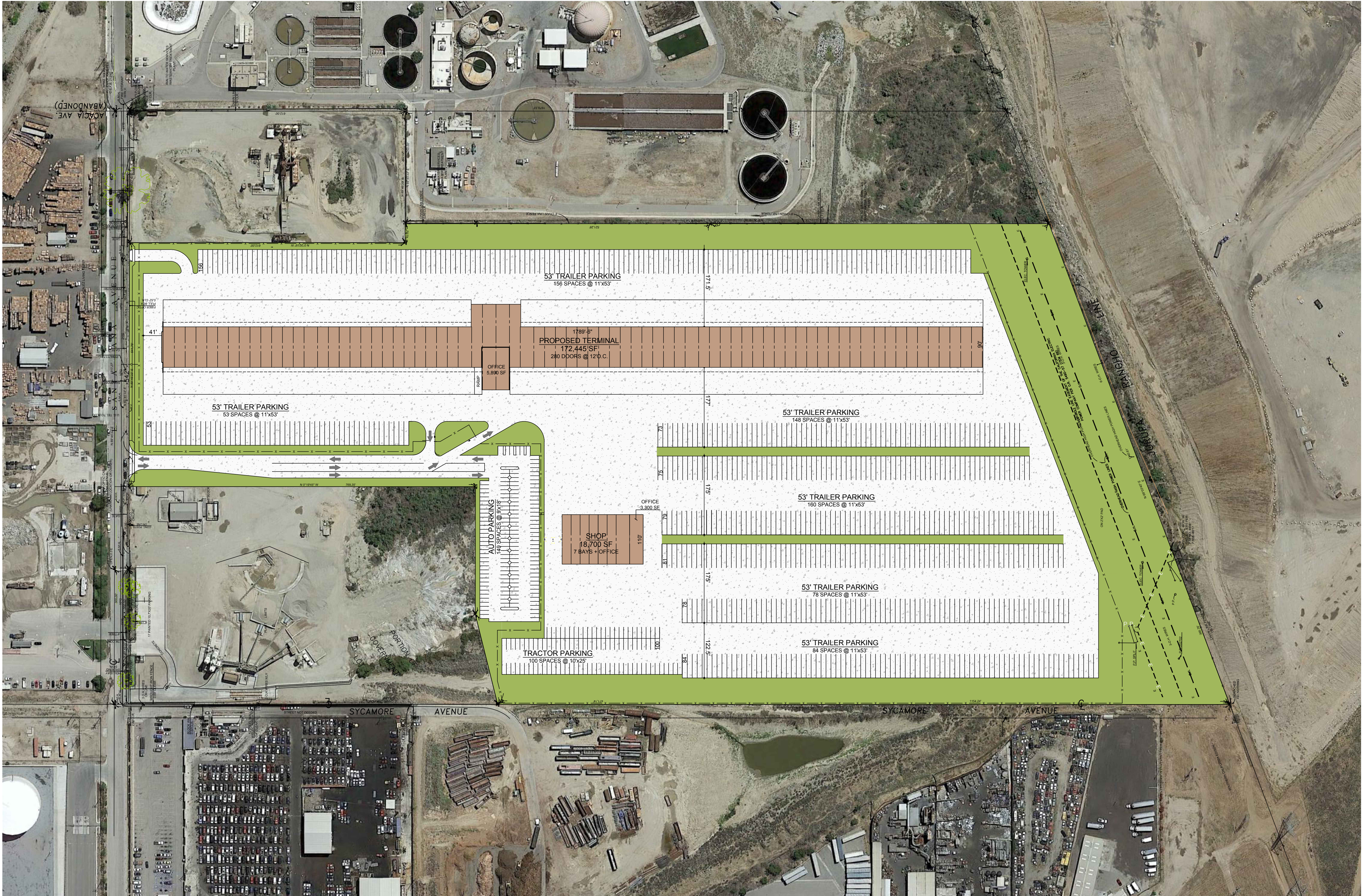


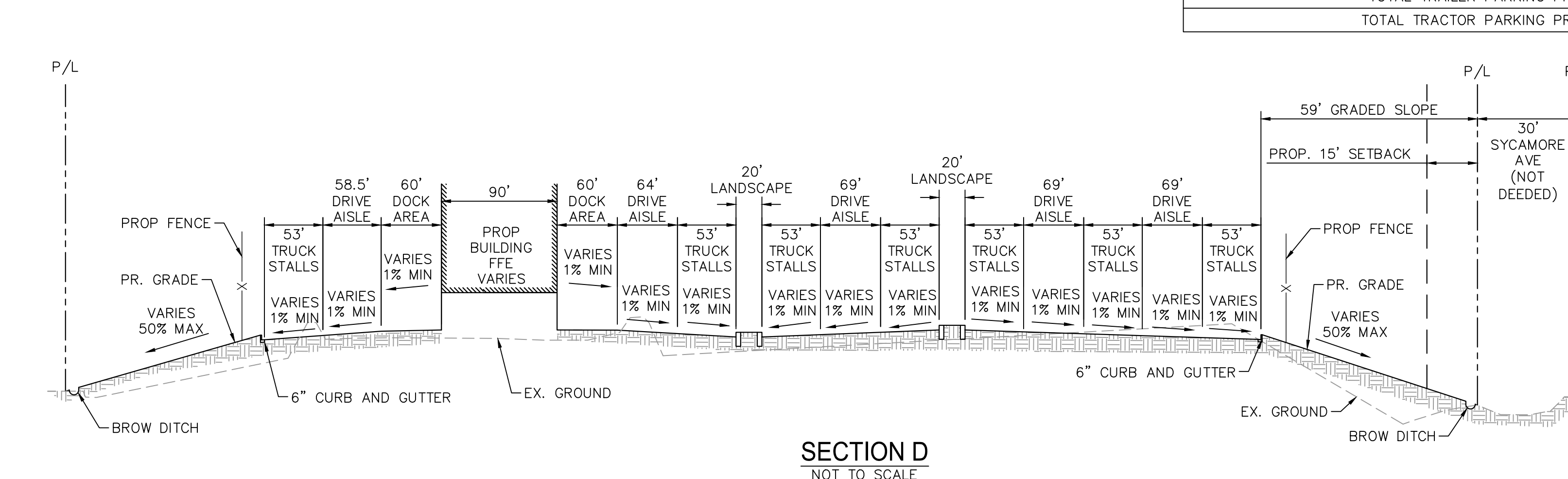


ACREAGE: 46

 **CONCEPTUAL SITE PLAN**
SCALE: N.T.S.

DOCK: (280) DOORS AT 12' OC x 90' WIDE
SHOP: 7 DRIVE-THRU BAYS + OFFICE/PARTS BAY
TRAILER PARKING: (679) 53' SPACES
TRACTOR PARKING: (100) SPACES
EMPLOYEE PARKING: (149) SPACES

DATE	ISSUED FOR	REV
05-16-2019	CONCEPT	
KEY PLAN		
DRAWN BY J. -		
DATE 1-31-2023	APPROVAL D. ONIFER	
PROJECT SANTA ANA AVE		
DRAWING TITLE PROPOSED CT TERMINAL		
CHECK SCALE	SCALE	
PROJECT NO. 18-000	DRAWING NO. C1	



PASSENGER PARKING TABLE		
USE	PROPOSED SQUARE FOOTAGE	REQUIRED PARKING
OFFICE (1 SPACE/300 SF)	6,780 SF	23 STALLS
MAINTENANCE (1 SPACE/500 SF)	17,890 SF	36 STALLS
TRUCK TERMINAL: <10,000SF: 1 SPACE/1,000 SF >10,000SF: 1 SPACE/2,000 SF	166,553 SF	89 STALLS
TOTAL PARKING REQUIRED:		148 STALLS
TOTAL PARKING PROVIDED:		149 STALLS

TRUCK PARKING TABLE	
TOTAL TRAILER PARKING PROVIDED:	679 STALLS
TOTAL TRACTOR PARKING PROVIDED:	100 STALLS

[illegible]

MATCH LINE - SEE SHEET C-1

MATCH LINE
SANTA ANA AVENUE
SEE BELOW

RIVERSIDE AVE

LEGEND

	PROPOSED ASPHALTIC PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE
	PROPERTY BOUNDARY
	PROPOSED FENCE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED DOMESTIC WATER LINE
	PROPOSED FIRE LINE
	PROPOSED FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	FIRE DEPARTMENT CONNECTION (FDC)
	GATE VALVE
	POINT OF CONNECTION
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN FORCE MAIN
	CENTERLINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DAYLIGHT LINE
	GRADE BREAK
	SLOPE ARROW
	PROPOSED RETAINING WALL
	PROPOSED LANDSCAPE EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	PROPOSED ADA PATH OF TRAVEL
	PROPOSED STREET LIGHT PER RIALTO STD. SL-300 & SL-301
	CONCRETE BROW DITCH
	VEGETATED SWALE

ABBREVIATIONS

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EG	EXISTING GRADE
ESMT.	EASEMENT
EXIST.	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
EX	INVERT
LP	LOW POINT
P/L	PROPERTY LINE
PROP.	PROPOSED
RL	RIDGE LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SF	SQUARE FEET
TC	TOP OF CURB
TP	TOP OF PIPE
TW	TOP OF WALL
TYP.	TYPICAL

EARTHWORK QUANTITIES

SITE	ACREAGE: 45.7
CUT	267,470 CY
FILL	267,834 CY
NET	200 CY (FILL)

LEGAL DESCRIPTION

PARCEL "B" BEGINNING AT A POINT IN THE NORTH LINE OF PARCEL MAP NO. 11516 AND THE SOUTH LINE OF SANTA ANA AVENUE (32 FOOT HALF WIDTH), DISTANT EASTERLY THEREON 183.5 FEET FROM THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 11516 IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP FILED IN PARCEL MAP BOOK 128, PAGE 60, RECORDS OF SAID COUNTY;

THENCE SOUTH 01°19'45" EAST, 769.35 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTH LINE, SOUTH 89°45'33" WEST, 283.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID MAP, SOUTH 75°40'48" WEST, 206.11 FEET; THENCE SOUTH 01°19'45" EAST, 1825.38 FEET TO THE SOUTH WEST CORNER OF SAID MAP; THENCE NORTH 69°03'40" EAST, 1140.61 FEET, TO THE SOUTH EAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 11516; THENCE ALONG THE LINES OF PARCELS 3, 2 AND 1 OF SAID MAP, NORTH 02°01'19" WEST, 1429.73 FEET; THENCE SOUTH 89°45'33" WEST, 42.02 FEET; THENCE NORTH 02°01'19" WEST, 612 FEET TO THE NORTH LINE OF SAID PARCEL 1 AND THE SOUTH LINE OF SANTA ANA AVENUE (32 FOOT HALF WIDTH); THENCE ALONG SAID STREET SOUTH 89°45'33" WEST 541.76 FEET TO THE POINT OF BEGINNING.

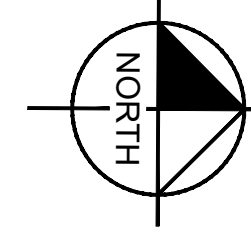
APN: 0258-141-18

PASSENGER PARKING TABLE

USE	PROPOSED SQUARE FOOTAGE	REQUIRED PARKING
OFFICE (1 SPACE/300 SF)	6,780 SF	23 STALLS
MAINTENANCE (1 SPACE/500 SF)	17,890 SF	36 STALLS
TRUCK TERMINAL: <10,000SF: 1 SPACE/1,000 SF >10,000SF: 1 SPACE/2,000 SF	166,553 SF	89 STALLS
TOTAL PARKING REQUIRED:		148 STALLS
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TRUCK PARKING TABLE

TOTAL TRAILER PARKING PROVIDED:		679 STALLS
TOTAL TRACTOR PARKING PROVIDED:		100 STALLS



GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'

SECTION E

NOT TO SCALE

SECTION F

NOT TO SCALE

SECTION G

NOT TO SCALE

SECTION H

NOT TO SCALE

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401 B STREET, SUITE 800, SAN DIEGO, CA 92101
WWW.KIMLEY-HORN.COM



CONCEPTUAL GRADING AND DRAINAGE PLAN

CROWN ENTERPRISES, INC.
249 SANTA ANA AVENUE
CITY OF RIALTO, CALIFORNIA

Date: 9/10/2025

Scale: 1"=50'

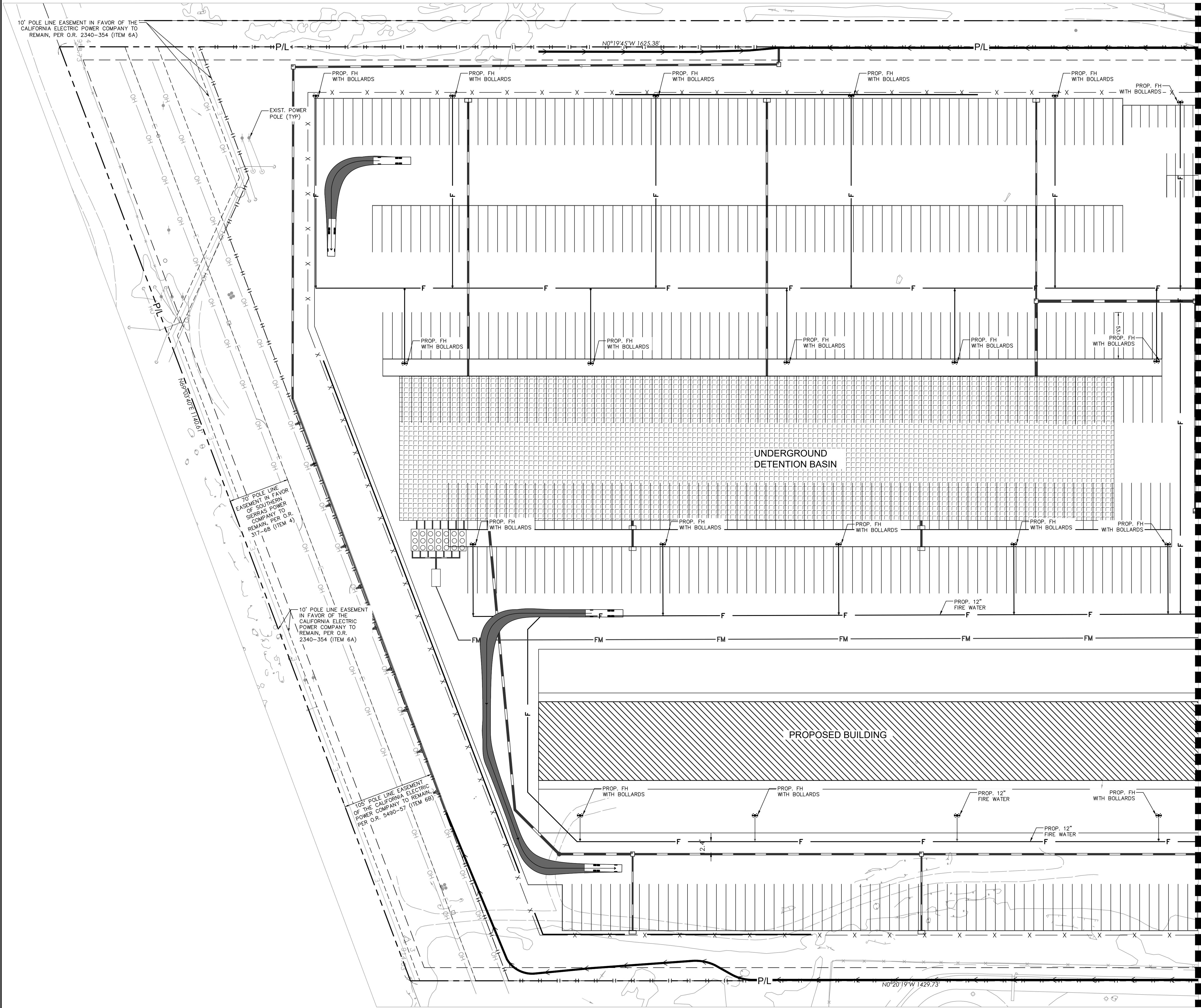
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Job: 195067004

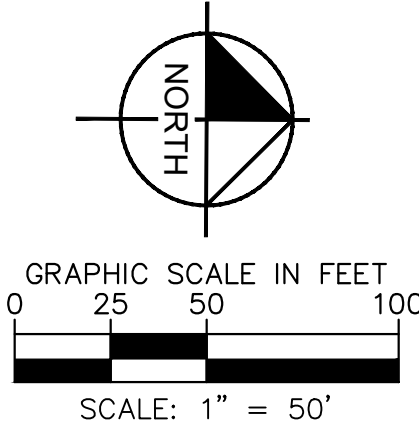
Sheet

C-2

2 of 4 Sheets



- NOTES:
1. 3' MIN. SEPARATION BETWEEN PROPOSED FIRE AND DOMESTIC WATER LINES.
 2. 12' MIN. SEPARATION BETWEEN PROPOSED FIRE OR DOMESTIC WATER AND SANITARY SEWER LINES.
 3. ALL ON-SITE SANITARY SEWER IS 8" (AS NOTED)
 4. FIRE LOOP SIZES SHOWN PER PLAN.
 5. ALL ON-SITE DOMESTIC WATER IS 3".
 6. ON-SITE ELECTRIC AND COMMUNICATION LINES SERVICING THE SITE TO BE PROPOSED BY OTHERS.
 7. ON-SITE SEWER IS AT MIN. 1.0% SLOPE.



REVISIONS	BY

Kimley»Horn

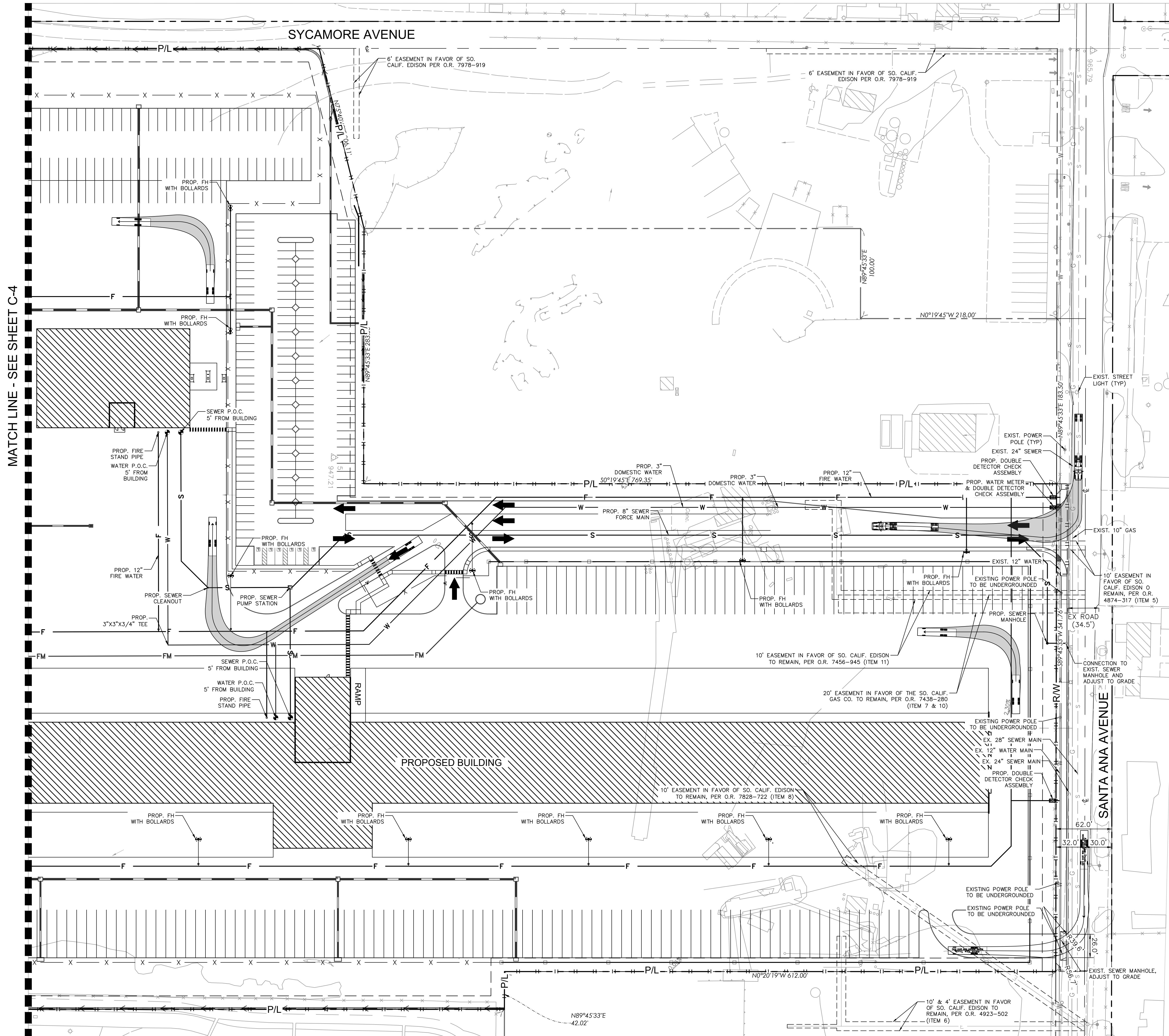
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401 B STREET, SUITE 800, SAN DIEGO, CA 92101
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2026
NO. 100000000
STATE OF CALIFORNIA

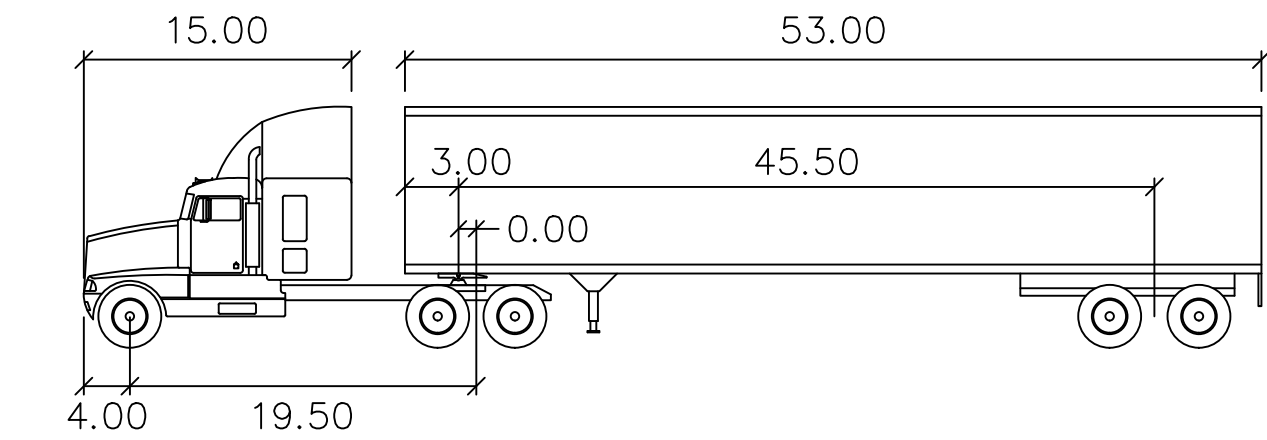
**CONCEPTUAL UTILITY
AND FIRE ACCESS PLAN**

**CROWN ENTERPRISES, INC.
249 SANTA ANA AVENUE
CITY OF RIALTO, CALIFORNIA**

Date:	9/10/2025
Scale:	1"=50'
Drawn:	SAM
Job:	195067004
Sheet	C-3
3 of 4 Sheets	

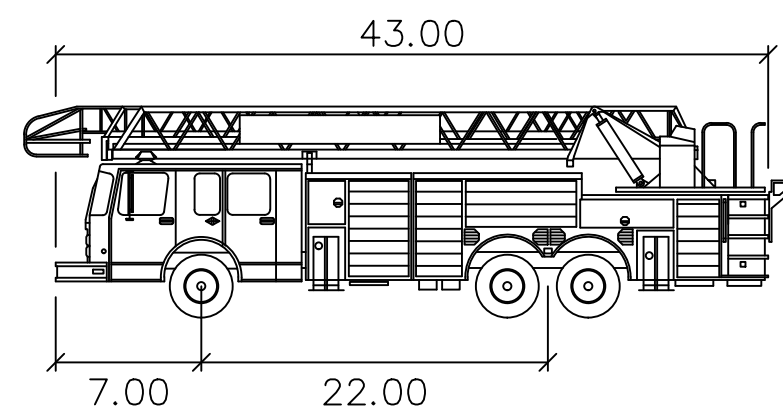


- NOTES:
- 3' MIN. SEPARATION BETWEEN PROPOSED FIRE AND DOMESTIC WATER LINES.
 - 12' MIN. SEPARATION BETWEEN PROPOSED FIRE OR DOMESTIC WATER AND SANITARY SEWER LINES.
 - ALL ON-SITE SANITARY SEWER IS 8" (AS NOTED)
 - FIRE LOOP SIZES SHOWN PER PLAN.
 - ALL ON-SITE DOMESTIC WATER IS 3".
 - ON-SITE ELECTRIC AND COMMUNICATION LINES SERVICING THE SITE TO BE PROPOSED BY OTHERS.
 - ON-SITE SEWER IS AT MIN. 1.0% SLOPE.



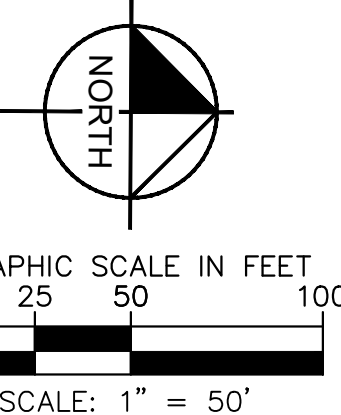
WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



REVISIONS

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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2025
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

CONCEPTUAL UTILITY
AND FIRE ACCESS PLAN

CROWN ENTERPRISES, INC.
249 SANTA ANA AVENUE
CITY OF RIALTO, CALIFORNIA

Date: 9/10/2025

Scale: 1"=50'

Drawn: SAM

Job: 195067004

Sheet

C-4

4 of 4 Sheets