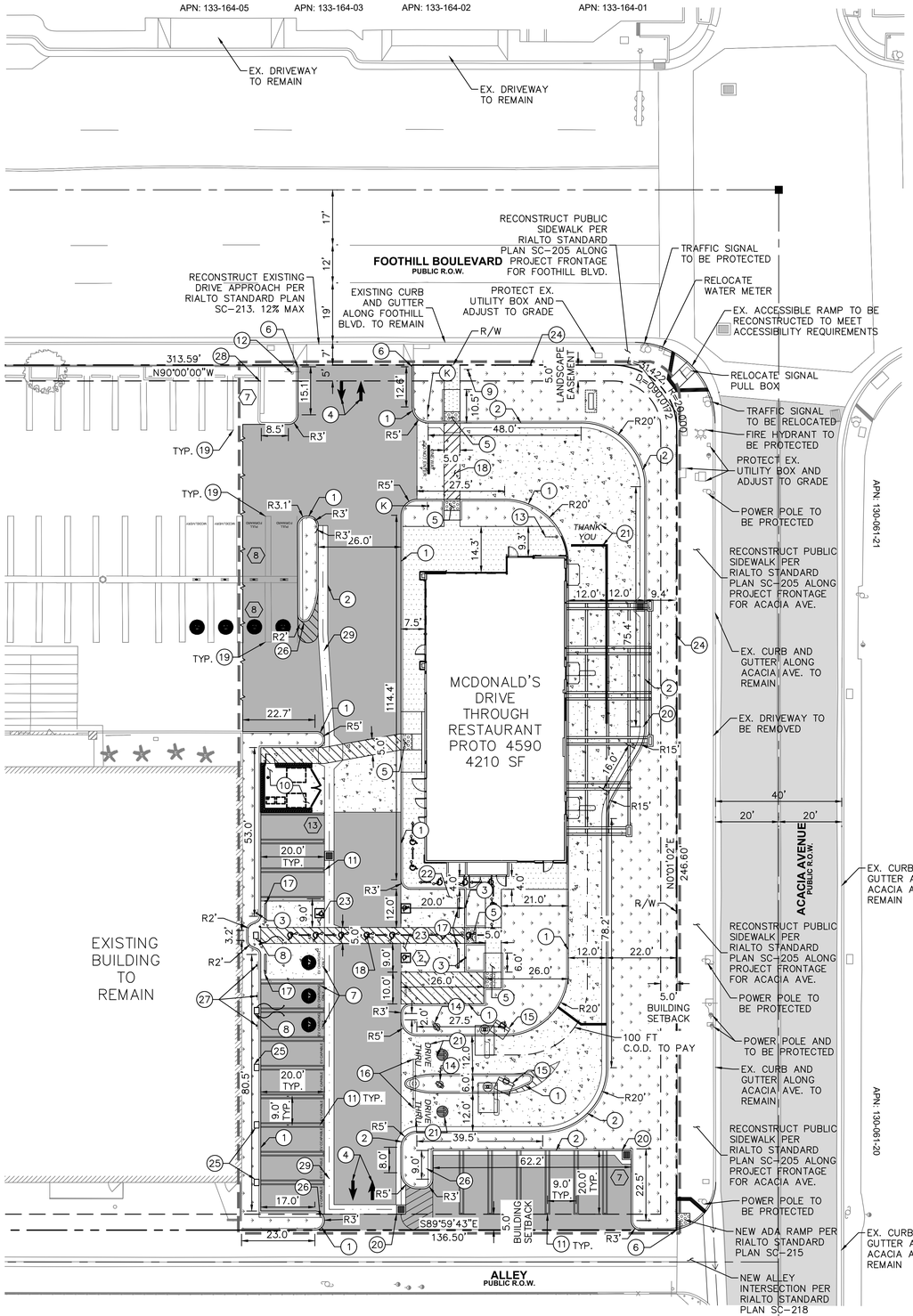


LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE / LEASE LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMIT OF WORK LINE
- SAWCUT LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- 2" GRIND AND OVERLAY OR FULL DEPTH ASPHALT REPLACEMENT (NOT TO EXCEED 2,825 SF FOR FULL DEPTH REPLACEMENT)
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- (X) NUMBER OF PARKING SPACES

CONSTRUCTION NOTES:

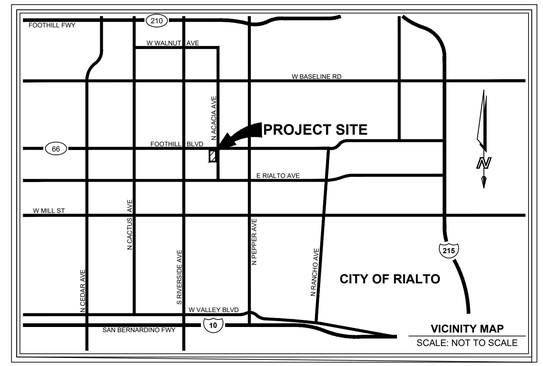
1. CONCRETE CURB
2. CONCRETE CURB AND GUTTER
3. ACCESSIBLE PARKING STALL SIGN
4. DIRECTIONAL MARKING PER PLAN
5. ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
6. JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK
7. 'EV CHARGING' IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
8. EV CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR CONNECTION
9. ADA PATH OF TRAVEL SIGN
10. COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
11. STANDARD 90° PARKING STALL STRIPING
12. EXISTING SIGN TO REMAIN
13. SHORT TERM BIKE RACK
14. PREVIEW BOARD
15. ORDER BOARD
16. HEIGHT DETECTOR POLE
17. INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
18. ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING
19. STANDARD 90° PARKING STALL TO REMAIN
20. 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
21. DRIVE-THRU PAVEMENT MARKING PER PLAN
22. VAN ACCESSIBLE PARKING STALL WITH ACCESS AISLE
23. STANDARD ACCESSIBLE PARKING STALL
24. EXISTING WALL TO BE REMOVED
25. HAND HOLE FOR FUTURE DUAL PORT EV CHARGER INSTALLATION
26. 18" WALK-OFF CURB
27. EV CHARGING PARKING STALL SIGN
28. EXISTING PYLON SIGN TO BE REMOVED
29. 3' VALLEY GUTTER

LEGAL DESCRIPTION

A PORTION OF PARCEL 2 OF RECORD OF SURVEY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE 73 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SIGN INFORMATION

(K) CMUTCD SIGN R5-1 - "DO NOT ENTER"?



SITE DATA

PROJECT DESCRIPTION:	DEMOLITION OF EXISTING PARKING LOT AND BUILDING. NEW CONSTRUCTION OF A MCDONALD'S DRIVE THRU RESTAURANT AND PARKING LOT.
ADDRESS:	463 FOOTHILL BLVD, RIALTO, CA 92376
APN:	013-005-151
ZONING DISTRICT:	SP - FOOTHILL BOULEVARD SPECIFIC PLAN (C-P - COMMERCIAL PEDESTRIAN)
ADJACENT ZONING DISTRICTS:	N: C-P - COMMERCIAL PEDESTRIAN W: C-P - COMMERCIAL PEDESTRIAN S: R-1C - SINGLE FAMILY RESIDENTIAL E: C-P - COMMERCIAL PEDESTRIAN
LAND USE:	COMMERCIAL
ADJACENT LAND USE:	N: COMMERCIAL W: COMMERCIAL S: RESIDENTIAL E: COMMERCIAL
GENERAL PLAN DISTRICT:	SP - SPECIFIC PLAN OVERLAY
SPECIFIC PLAN:	SP - FOOTHILL BOULEVARD SPECIFIC PLAN
FLOOD ZONE:	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL DISTURBED AREA:	37,429 S.F.	(0.86 AC)	
TOTAL PAD AREA:	4,210 S.F.	(0.10 AC)	
TOTAL LEASE AREA:	41,043 S.F.	(0.94 AC)	
TOTAL COMMERCIAL CENTER AREA:	84,609 S.F.	(1.94 AC)	
EXISTING COVERAGE			
IMPERVIOUS AREA:	36,259 S.F.	(0.83 AC)	
LANDSCAPE AREA:	506 S.F.	(0.01 AC)	
LOT COVERAGE			
TOTAL LEASE AREA:	41,043 S.F.	(0.94 AC)	100%
BUILDING AREA:	4,210 S.F.	(0.10 AC)	10.2%
IMPERVIOUS AREA:	28,320 S.F.	(0.65 AC)	69.1%
LANDSCAPE AREA:	8,513 S.F.	(0.19 AC)	20.7%
PARKING/LANDSCAPE BUFFER			
FRONT:	5.0'		
REAR:	5.0'		
SIDE (N):	5.0'		
SIDE (S):	5.0'		

PARKING SUMMARY: MCDONALD'S: 4,210 S.F. (1 STALL/75 S.F.) = 57 STALLS REQUIRED PER CITY CODE

STALLS REQUIRED FOR MCD (57)
+ CREDIT FOR 3 SPACES IN D/T LANE
- DISCOUNT RETAIL STORE 1 STALL/250 SF
TOTAL REQUIRED: 46 STALLS

- ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2022 CBC.
- EV FOR 26-50 PARKING STALLS = 8 TOTAL EV CAPABLE STALLS REQUIRED PER 2022 CALGREEN WITH 2 STALLS HAVING EV CHARGERS INSTALLED.
- 1 EV STALL MUST BE VAN ACCESSIBLE.
- 1 EV STALL MUST BE STANDARD ACCESSIBLE.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 46

PARKING TABLE:	MCDONALD'S REQUIRED	PROVIDED
STANDARD	34	30
EV CHARGING	2	3
EV READY	8	9
ACCESSIBLE	2	3
TOTAL:	46	45

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SCALE
1" = 20'
WHEN PRINTED AT FULL SIZE (24"X36")

Drawing name: K:\ORA_LDEV\McDonalds\194015080 - Rialto (4-5169)\CADD\Exhibits\Entitlement Package\C1.0 - Preliminary Site Plan.dwg C1.0 - Preliminary Site Plan Apr 10, 2026 1:29pm by: Hannah.Luevano

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UNDERGROUND SERVICE DIG ALERT
CALL:TOLL FREE 811 OR 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY:_____ DRAWN BY:_____ CHECKED BY:_____

SEAL-DESIGN ENGINEER

REGISTERED PROFESSIONAL ENGINEER HANNAH M LUEVANO CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PREPARED UNDER THE SUPERVISION OF:
HANNAH LUEVANO, RCE NO 90371, EXP. 08/30/25 — 4/10/2026 DATE

RECOMMENDED FOR APPROVAL BY CITY PLAN CHECKER:
NAME OF CITY PLAN CHECKER RCE XXXXX — DATE

APPROVED BY:
MATTHEW SCOTT BENNETT, CITY ENGINEER, RCE 65100 — DATE

Kimley»Horn
36-951 COOK STREET, SUITE 103, PALM DESERT, CA 92211
PHONE: (760) 565-5103 WWW.KIMLEY-HORN.COM

BENCH MARK: ELEVATION=1,240.65 FEET
DESCRIPTION:
THE ON-SITE BENCHMARK IS BASED ON NGVD1929 DATUM, AND IS A SET MAG NAIL AND SHINER LOCATED AT THE NORTHWEST CORNER OF SURVEYED PROPERTY AS SHOWN ON SHEET 3.

CITY OF RIALTO
MCDONALD'S (4-5169)
463 E FOOTHILL BLVD
PRELIMINARY SITE PLAN

C1.0

FOR: MCDONALD'S USA, LLC | PPD No. PPD:2025-0015 | PLAN No. _____