

VICINITY MAP NTS

**PROJECT DATA**

APN: 0258-011-19-0000

ZONING: M4

SITE: GROSS 1.4 AC (60,776 SF), NET 1.38 AC (59,100 SF)

GENERAL PLAN: LIGHT INDUSTRIAL

SPECIFIC PLAN: AQUA MANSA

IN CASE WHERE THERE IS A CONFLICTUAL STANDARDS, THE MORE RESTRICTIVE OF THE TWO APPLIES.

PROPOSED USE: PALLET REPAIR & RECYCLE

SCOPE OF WORK: SEE PROJECT DESCRIPTION BELOW

BUILDING HEIGHT: 22' MAX

WORKING DAYS: 06:00 - 18:00

OFFICE: 1,486 SF 1,891,280 SF 5.3' 6.0'

REGULAR STALL: 603 5 STALLS 5.9' 6.0' STALLS

LOADING DOCK: 800 6 STALLS

BIKEWAY: 0 STALLS

AREA OF USE	SF	REQUIRED %	PROVIDED %
BUILDING	1,486	-	-
PAVING/IRCULATION	4,000	-	-
PERMISSIBLE CONC.	1,253	-	-
LANDSCAPE	1,486	10%	10%
LANDSCAPE DRIP	1,486	-	-
TOTAL	98,100	-	-
FUTURE ROW	1,672	-	-

**PROJECT DESCRIPTION:**

THE PURPOSE OF THE PRECISE PLAN OF DESIGN AND THE CONDITIONAL USE PERMIT IS TO PROVIDE FOR THE CONSTRUCTION AND DEVELOPMENT OF A LASS OFFICE AND A 1,200 SF METAL BUILDING FOR THIS STORAGE PALLET REPAIR AND PALLET RECYCLING YARD.

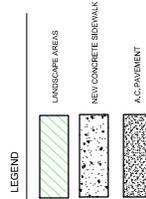
SITE CONSIST OF:

- 98,100 S.F. (2.2 AC. NET)

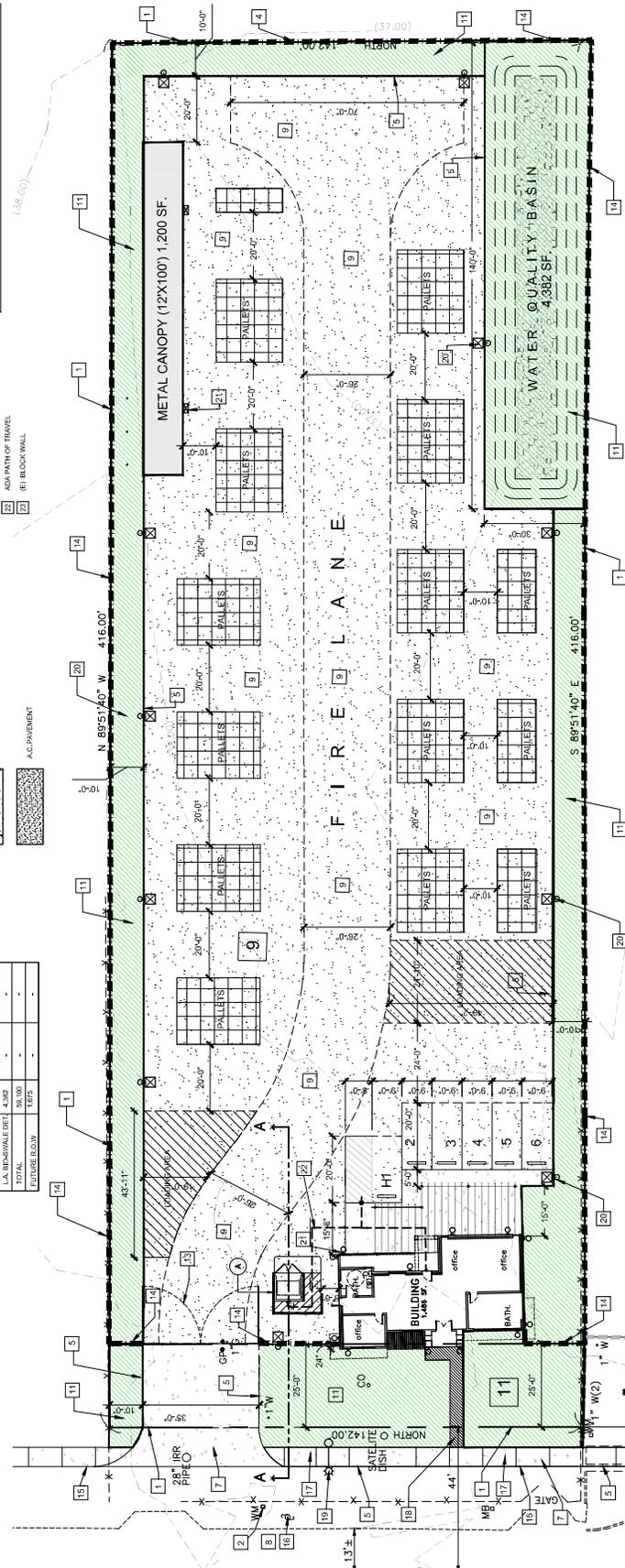
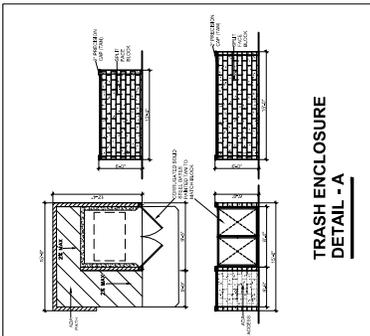
THE PROJECT IS LOCATED WITHIN THE AQUA MANSA SPECIFIC PLAN AND IS IN THE LIGHT INDUSTRIAL ZONE.

THIS PROJECT WILL ALSO INCLUDE OFF-SITE IMPROVEMENTS OF (2) NEW SIDEWALKS BEHIND THE EXISTING CURB AND OUTLET ALONG INDUSTRIAL DRIVE, THE PARKWAY LANDSCAPE WILL ALSO BE INSTALLED AS PER THE PLANS AND SPECIFICATIONS. THE LANDSCAPE WILL INCLUDE ALL THROUGH TOLERANT PLANTS AND DRIP IRRIGATION SYSTEM.

THE ON-SITE LANDSCAPE WILL ALSO MEET AND EXCEED THE % REQUIRED AND WILL CONSIST OF ALL DROUGHT TOLERANT PLANTS AND DRIP IRRIGATION SYSTEM.



- KEY NOTES LEGEND**
- PROPERTY LINE
  - WATER METERS TO BE RELIQUATED
  - EXISTING BLOCK WALLS-REH
  - EXISTING BLOCK WALLS-HIGH
  - CONCRETE CURB
  - CONCRETE PAVEMENT
  - WATER METER
  - A.C. PAVEMENT, TYP.
  - COVERED 360" DIA. W/P
  - LANDSCAPING
  - NEW 6" REINFORCING W/ASPHALT BLOCK WALL
  - NEW 6" CONCRETE BLOCK WALL
  - ELECTRICAL MOUNT
  - W/RE-ADA-BEREWALK
  - 9" WIDE ADA-BEREWALK
  - PROPOSED STREET LIGHT
  - NEW SECURITY LIGHTING
  - NEW WALL SOCK SECURITY LIGHTING
  - MANUF. CRYSTAL LIGHTING CORP.
  - AQUA PATHWAY OF TRAVEL
  - BLOCK WALL



SITE PLAN



- NOTES:**
- FIRE HYDRANT TO BE LOCATED MIN. 15' FROM FACILITY & PALLET STORAGE.
  - ALL GATES TO HAVE WALKWAY FOR FIRE ACCESS.
  - ALL 20" WIDE FIRE LANES TO BE ONE WAY ACCESS & 24" WIDE FIRE LANES TO BE TWO WAY.
  - PLAN W/24"24" DESIGN ITEMS TO BE ADDRESSED IN FINAL ENG.
  - SITE TO HAVE MIN. 1 FOOT CANDLE SECURITY & SAFETY LIGHTING.
  - SITE TO HAVE A.M.S.L. LANDSCAPING.
  - ACCESS TO CITY SIDEWALK @ STREET FRONTAGE.
  - ACCESS TO CITY SIDEWALK & PROVIDE ADA ACCESSIBLE & PROTECT ADA PARKING.
  - ACCESS TO CITY SIDEWALK.
  - EXISTING MASONRY WALL ON TOP OF A-3 RETAINING WALL FOR A TOTAL OF 100' TO BE REPAIRED TO BE A MIN. 6" THICK MASONRY WALL FROM STREET TO BE PROTECTED BY FRONTAL WALL.
  - EXISTING MASONRY WALLS TO BE PROTECTED IN PLACE. (A LONG WEST AND NORTH SIDES).



MANUFACTURER: CRISTAL LIGHTING CORP.  
 MODEL: CRYSTAL LIGHTING CORP. 12" LED AREA FLOOD LIGHT SHOE BOX  
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 2257 S. Cactus Ave  
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**PALLET YARD STORAGE**

**SITE PLAN**

**Underground Service Alert**  
 Call: TOLL FREE 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

Sheet Description: **SITE PLAN**

Drawn By: **JCL/MA**

Checked By: **FAR**

Plot Date: **11.28.2018**

Plot Date: **1** of **8**

APN: 0258-011-19-0000

Land Use Commercial

Project Land Use: Pallet Repair & Storage Yard

Lot Size: 1.38 AC / 59,100 SF. BLDG: 2,084

Property Owner: Jairo Perez

Address: 0657 Cactus Ave

Business Owner Name: Jairo Perez

Contact: Jairo Perez