

# 264 W. JURUPA AVENUE SITE PLAN TRUCK/TRAILER STORAGE YARD

### LEGEND

- C&G CURB AND GUTTER
- PL PROPERTY LINE
- FH FIRE HYDRANT
- RM RIGHT OF WAY
- CL STREET CENTER LINE
- SD STORM DRAIN

- LANDSCAPE AREA
- 5" CONCRETE OVER COMPACTED EXISTING GROUND
- KNOX BOX FOR FIRE DEPARTMENT USE
- FIRE LANE
- EXISTING OLEANDER AND SUCCULENT PLANTS
- ADA PATH OF TRAVEL
- ADA RAILING
- ELECTRICAL CONDUIT

### NOTES

- KNOX LOCK & KEY SWITCH, MODEL NO. 3501 TO BE INSTALLED AT SLIDING GATE PILASTER
- KNOX PADLOCK, MODEL NO. 3771 AND DAISY CHAIN TO BE INSTALLED AT WEST ENTRANCE GATE
- KNOX RESIDENTIAL BOX, MODEL NO. 1658 TO BE INSTALLED AT ENTRANCE OF EX. BUILDING
- ADDRESS NUMBER "264" TO BE VISIBLE FROM JURUPA AVE WILL BE PLACED ON PILASTER LEFT OF THE MAIN GATE. 12" IN HEIGHT WITH A 1" STROKE. DURING THE HOURS OF DARKNESS, THEY SHALL BE ELECTRICALLY ILLUMINATED EITHER EXTERNALLY OR INTERNALLY.
- TRUCK, TRAILER, EMPLOYEE & HANDICAP PARKING STALLS TO STRIPE PER CITY STANDARDS

### AREA BREAKDOWN

PAVED AREA:	
-OFFICE	2,900 SF
-YARD/DRIVE	232,243 SF
BUILDING:	845 SF
PORCH:	106 SF
LANDSCAPING:	8,851 SF
EX. GUARD SHACK:	64 SF
PROP. BMP:	6,156 SF

### PARKING

YARD:		OFFICE:	
TRAILER:	182	STANDARD:	2
TRUCK:	15	ADA:	1
TOTAL:	197	TOTAL:	3

### OWNER/APPLICANT

GAYLENE S. TAYLOR, G. W. SINGLETARY, INC.  
1733 MASSACHUSETTS AVENUE  
RIVERSIDE CA, 92507  
951-683-2450

### ENGINEER

ADKAN ENGINEERS  
6879 AIRPORT DRIVE  
RIVERSIDE, CA 92504  
TEL: (951) 688-0241  
FAX: (951) 688-0548  
CONTACT: MITCH ADKISON

### PROJECT AREA

PROJECT AREA:	6.50 ACRES
DISTURBED AREA:	11,632 S.F.
PROP. IMPERVIOUS AREA:	2,852 S.F.

### ASSESSORS PARCEL NUMBERS

0258-121-20

### ZONING/LAND USE

EXISTING ZONING:	SP-AM-HID
PROPOSED ZONING:	AP-AM-HID
EXISTING LANDUSE:	LI
PROPOSED LANDUSE:	LI

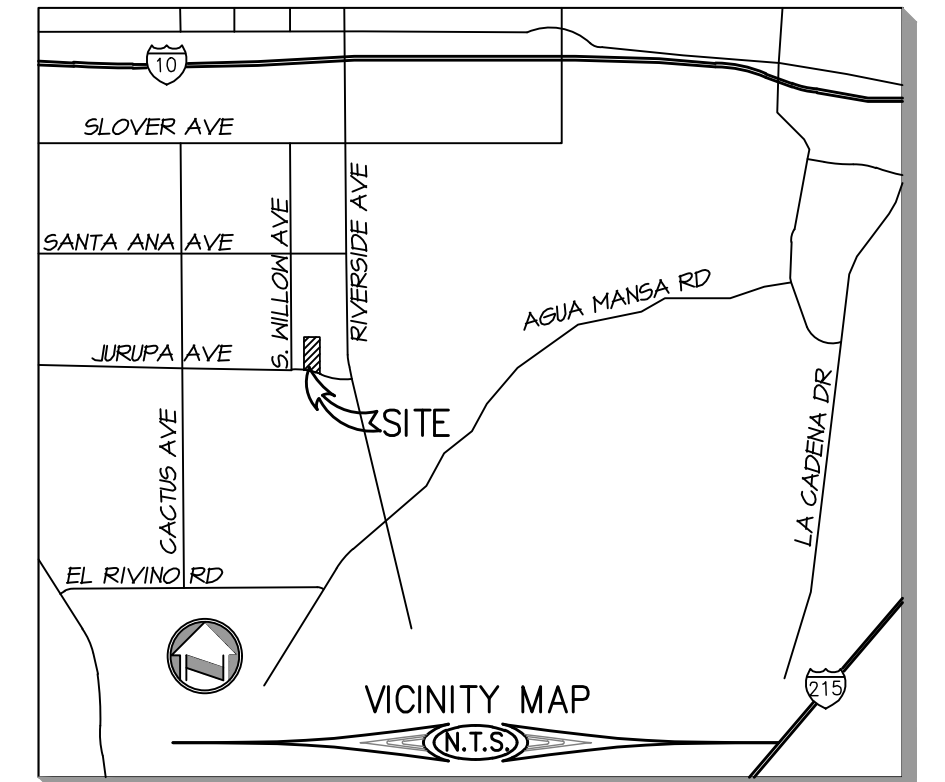
### ADJACENT ZONING/LAND USE

NORTH:	SP-AM/LI
SOUTH:	SP-AM/GI
EAST:	SP-AM/GI
WEST:	SP-AM/LI

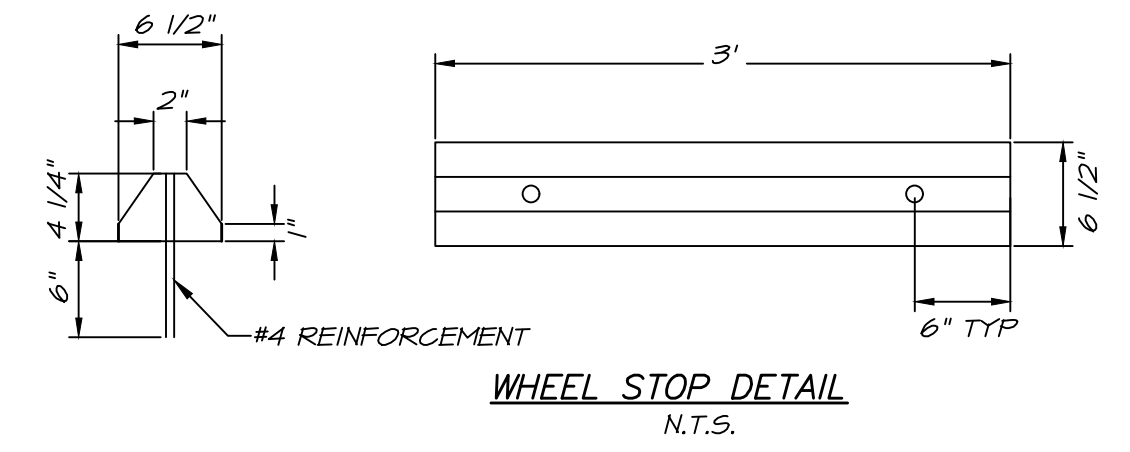
### UTILITIES

CABLE:	TIME WARNER CABLE
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
WATER:	WEST VALLEY WATER DISTRICT
SEWER:	RIALTO SEWER SERVICE

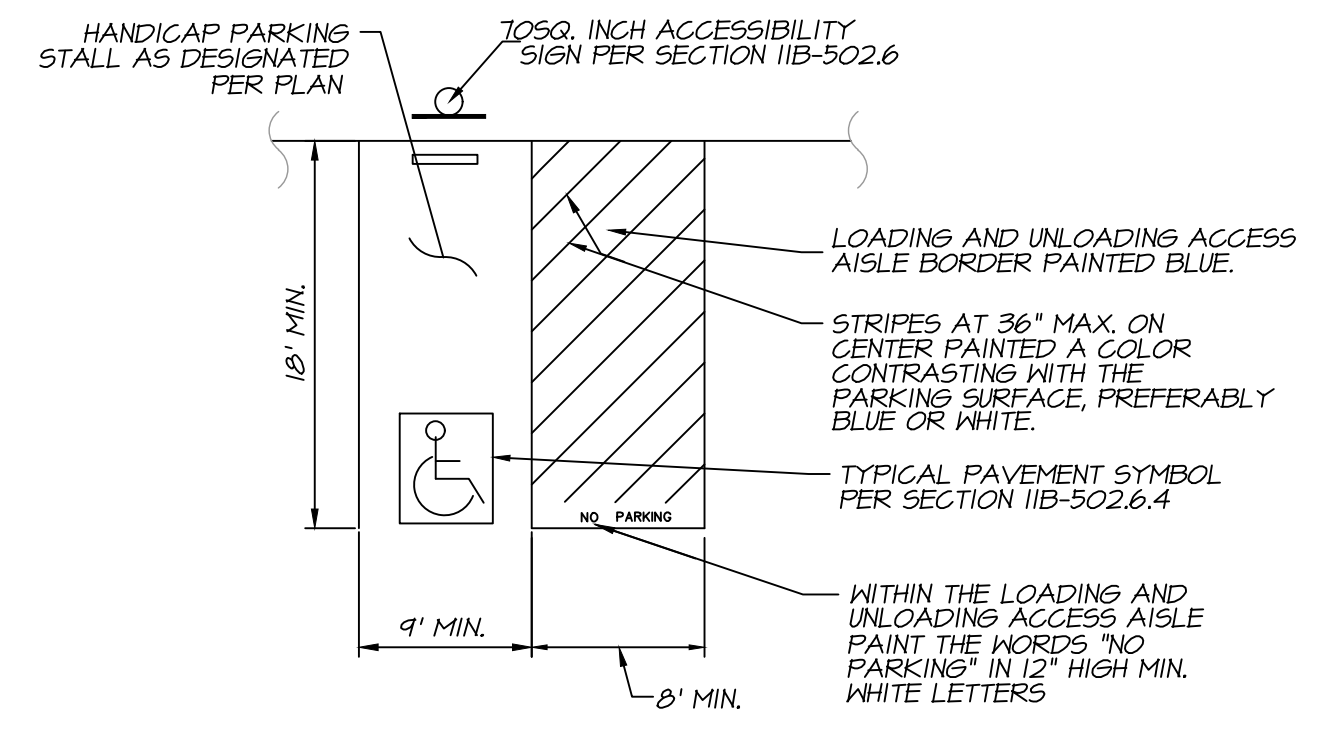
THOMAS GUIDE PAGE 645 SECTION 61/62



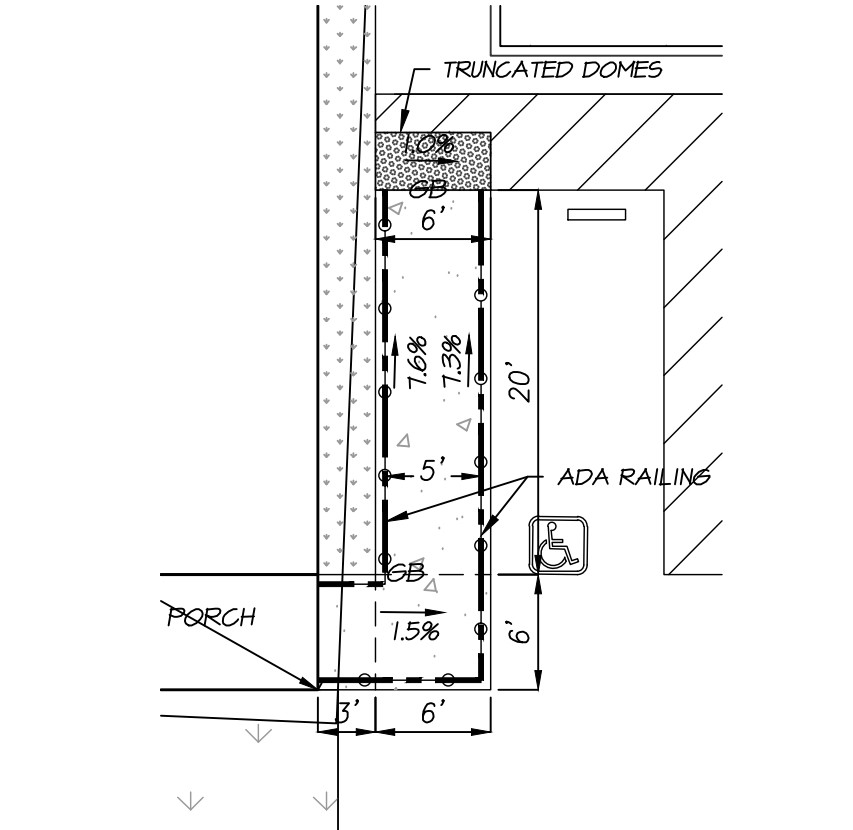
SECTION 26, T. 15, R. 5N



WHEEL STOP DETAIL  
N.T.S.

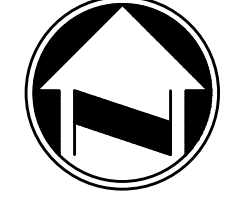
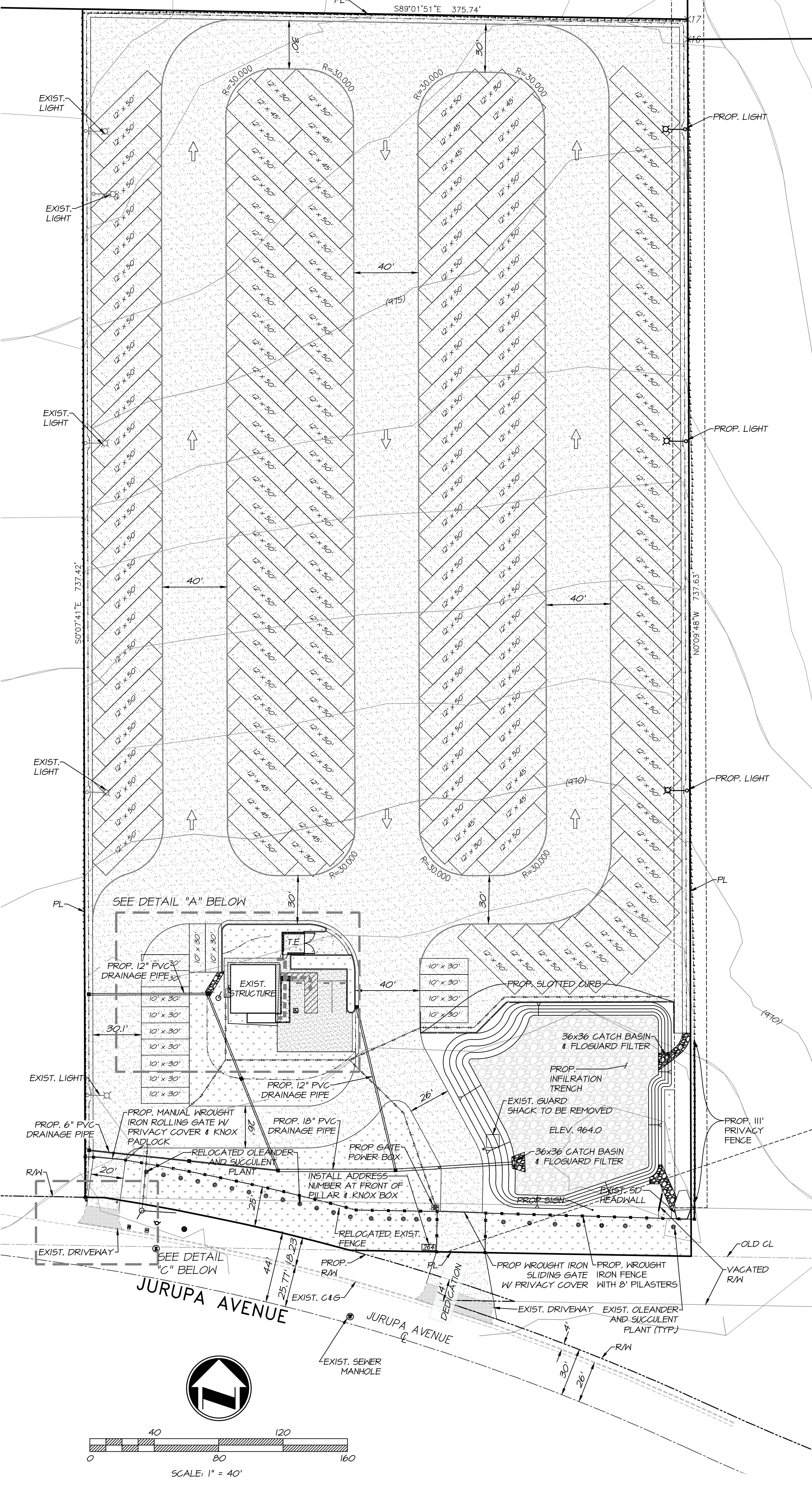


ACCESSIBLE PARKING STRIPING DETAIL  
PER CBC 2016 SECTION 11B-502  
N.T.S.

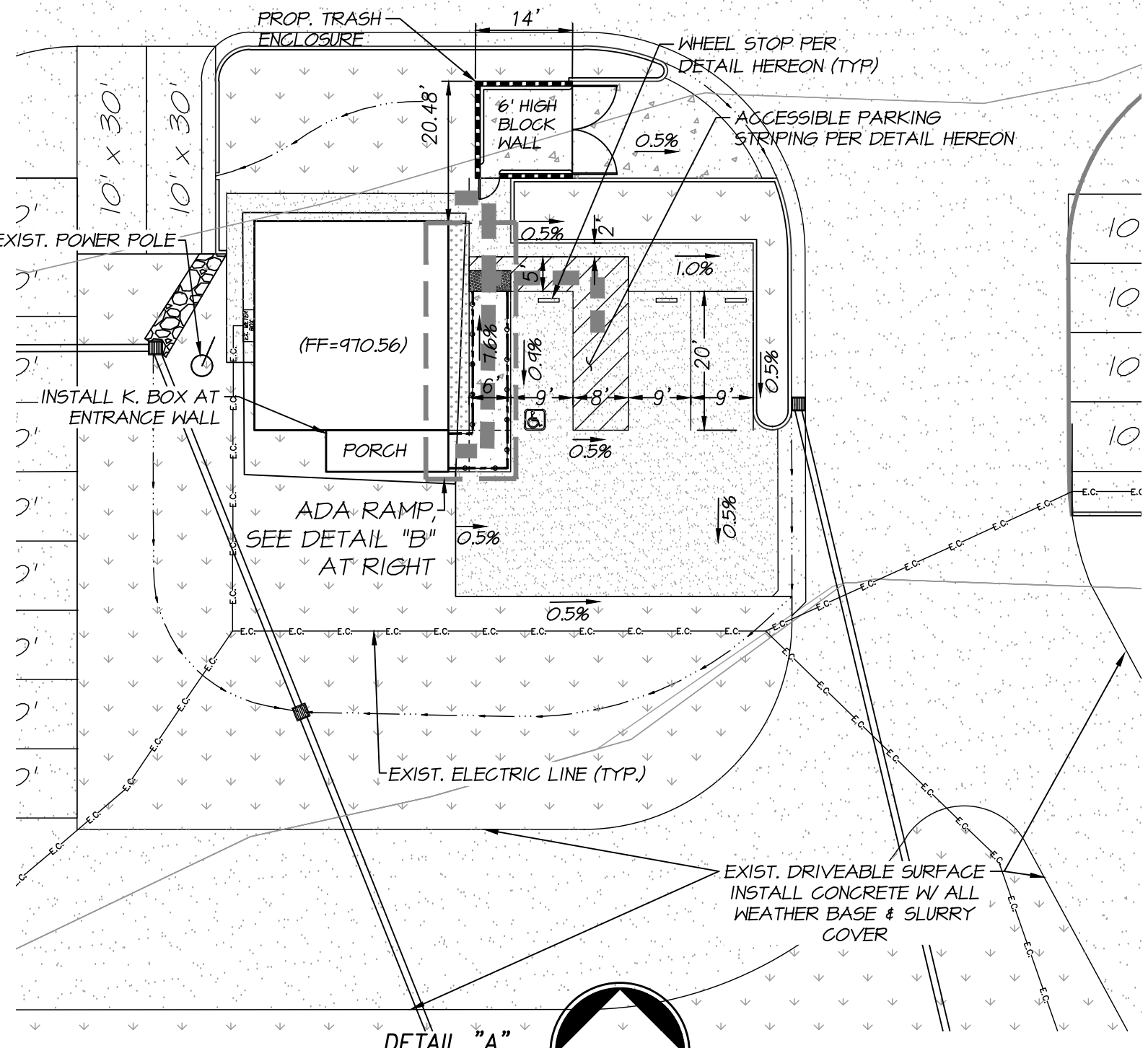


DETAIL "B"

SCALE: 1" = 10'

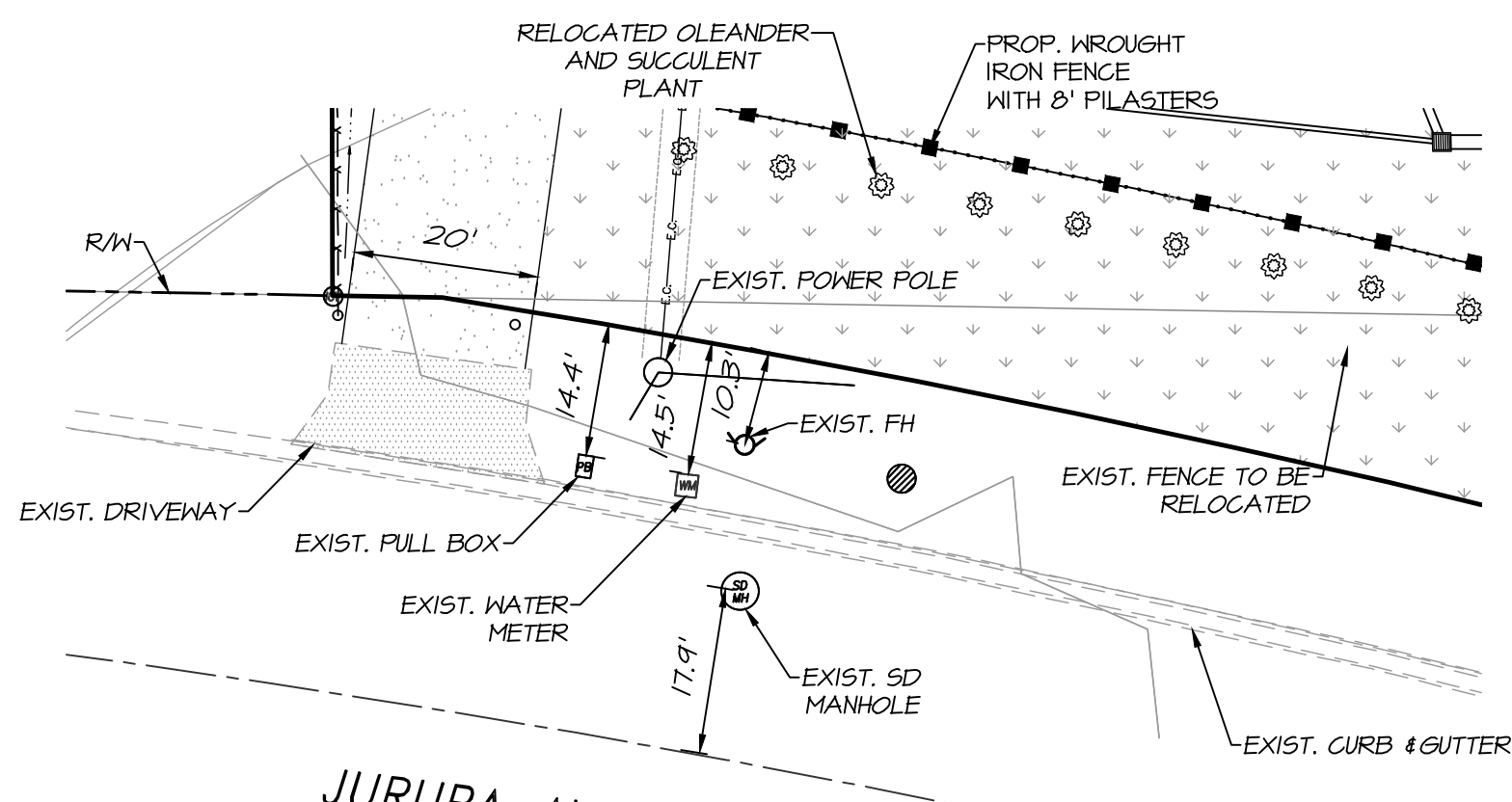


SCALE: 1" = 40'



DETAIL "A"

SCALE: 1" = 20'



DETAIL "C"

SCALE: 1" = 20'

### SITE PLAN

PREPARATION DATE: DECEMBER 2018  
REVISION DATE: OCTOBER 2022

PLANS PREPARED BY:  
**adkan ENGINEERS**  
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