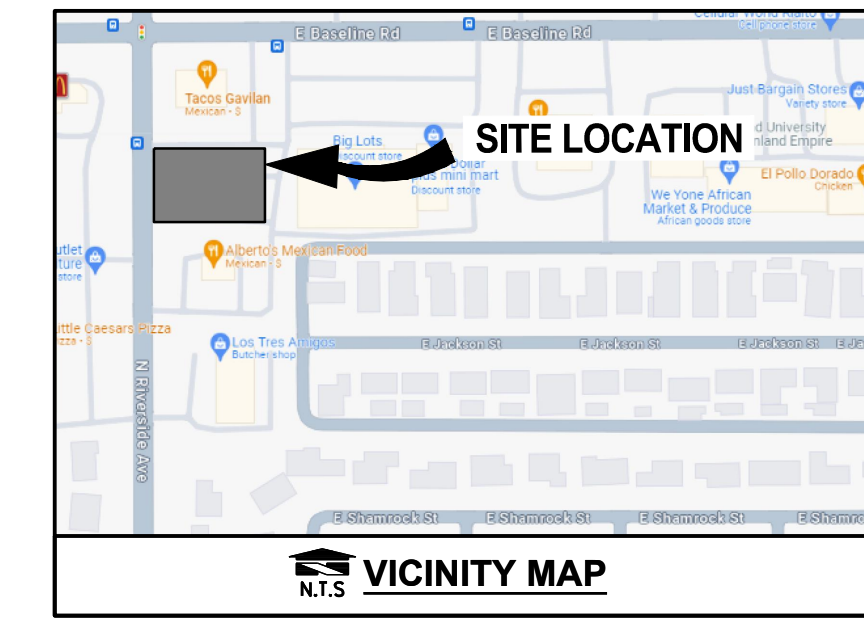


DUTCH BROS. COFFEE - CA4907 - RIALTO, CA

PRELIMINARY SITE PLAN



PROJECT DATA:

ADDRESS:	155 E BASELINE ROAD RIALTO, CA 92376
APN #:	127-321-45
OVERALL SITE AREA:	25,835 SF (0.59 AC)
EXISTING ZONE:	COMMERCIAL
PROPOSED ZONE:	COMMERCIAL
FLOOD PLAIN:	ZONE "X"
EXISTING/PROPOSED GENERAL PLAN:	COMMUNITY SHOPPING CENTER (C1A)
TRASH ENCLOSURE:	20'x10'
PARKING CALCULATIONS:	
DRIVE-THROUGH:	1 SPACE EVERY 75 SF
PARKING CALCULATION:	950 SF / 1 SPACE EVERY 75 SF
REQUIRED:	13 PARKING SPACES
PROPOSED PROVIDED REGULAR PARKING:	4 STALLS
PROPOSED PROVIDED ADA PARKING:	1 STALL
EXISTING PROVIDED REGULAR PARKING:	6 STALLS
EXISTING PROVIDED ADA PARKING:	2 STALLS
TOTAL PARKING:	13 STALLS
QUEUING:	18 CARS
LOT COVERAGE:	
BUILDINGS (INCLUDING TRASH ENCLOSURE):	1,220 SF (4.7%)
PARKING, MANEUVERING:	14,379 SF (55.7%)
WALKWAYS:	2,027 SF (7.8%)
LANDSCAPE:	8,209 SF (31.8%)
TOTAL:	25,835 SF (100.0%)

CONSTRUCTION NOTES:

- PROPOSED DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CURB AND GUTTER, TYP.
- PROPOSED ASPHALT PAVEMENT, TYP.
- PROPOSED CONCRETE PAVEMENT, TYP.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING, TYPICAL.
- PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP
- EXISTING CONCRETE PEDESTRIAN SIDEWALK TO BE PROTECTED DURING CONSTRUCTION.
- PROPOSED SIGN.
- PROPOSED LANDSCAPE THROUGH DRAIN.
- PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYP.
- PROPOSED 4" WHITE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER, TYP
- PROPOSED PEDESTRIAN CROSSWALK STRIPING
- EXISTING PROPERTY LINE, TYPICAL.
- PROPOSED COMMERCIAL DRIVEWAY PER CITY OF RIALTO
- PROPOSED BOLLARDS/GUARD POSTS
- PROPOSED SIDEWALK PER CITY OF RIALTO
- PROPOSED SAWCUT LIMIT.
- REPLACE EXISTING SIDEWALK
- PROPOSED DETECTABLE WARNING STRIP
- PROPOSED VALLEY GUTTER
- PROPOSED LOADING AREA
- PROPOSED NEW LOCATION FOR RELOCATED FIRE HYDRANT. FINAL LOCATION TO BE COORDINATED WITH PURVEYOR.
- EXISTING WALL TO BE PROTECTED DURING CONSTRUCTION
- EXISTING CURB TO BE PROTECTED DURING CONSTRUCTION
- EXISTING VALLEY GUTTER TO BE PROTECTED DURING CONSTRUCTION.
- PROPOSED NEW FIRE HYDRANT.

LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

PARKING SUMMARY			
LOCATION	PARKING PROVIDED	PEAK DEMAND	SURPLUS (DEFICIT)
EXISTING SHOPPING CENTER ¹	282	79	203
DB PROJECT SITE PARKING REMOVAL	(45)		(45)
DB PROJECT SITE PARKING ADDITION	11		11
TOTAL	248	79	169

NOTE:
1. BASED ON PARKING TRAFFIC IMPACT ANALYSIS, BY LSA, DATED DECEMBER 2023.

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
155 E BASELINE ROAD
RIALTO, CA 92376

Title:

DUTCH BROS
Coffee

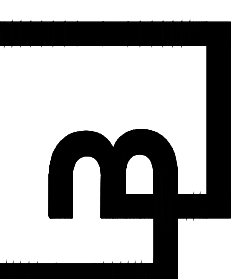
For:



Scale:
Horizontal 1" = 10'
Vertical N/A

Designed: EMM
Drawn: EMM
Checked: AEM
Approved: HFC
Date: 02/20/24

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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Job Number: 22737
Sheet: C10
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RIVERSIDE AVE

