

Reference Notes

- 42 (N) LOCATION FOR BUS STOP, SEE CIVIL PLAN.
- 43 (N) BUS SHELTER BY OTHERS.
- 44 (N) CLARIFIER TANK TRAFFIC RATED.
- 45 (N) GREASE INTERCEPTOR 1500 GAL. TRAFFIC RATED.
- 46 12'-0"H. WALL MOUNTED LIGHT FIXTURE.
- 47 20'-0"H. POLE MOUNTED LIGHT FIXTURE.
- 48 4'-0" W. PEDESTRIAN WALKWAY.
- 32 RELOCATE (E) WATER METER, SEE CIVIL PLAN.
- 33 RELOCATE (E) WATER ASSEMBLY.
- 34 RELOCATE (E) SIGN.
- 35 REMOVE & DISPOSE (E) SITE LIGHT POLE.
- 36 STREET DEDICATION AREA.
- 37 PROPOSED PROPERTY LINE.
- 38 (N) 6'-0" HT. SPLIT FACE CMU FENCE WALL.
- 39 (N) AIR/WATER TOWER.
- 40 (N) TRASH RECEPTACLE.
- 41 REMOVE & DISPOSE (E) CURB & GUTTER.
- 22 (N) 26 FT WIDE FIRE LANE
- 23 (N) 25 FT WIDE COLOR CONC PAVING.
- 24 (N) MENU BD
- 25 RELOCATE (E) BUS STOP & SIGN.
- 26 RELOCATE (E) SCE EASEMENT.
- 27 RELOCATE (E) UTILITY EQUIPMENT.
- 28 REMOVE & DISPOSE (E) DRIVEWAY APPROACH.
- 29 (E) TRAFFIC SIGNAL BOX.
- 30 (N) EXIT DOOR.
- 31 RELOCATE (E) POWER POLE & GUY WIRE, SEE CIVIL PLAN.
- 12 (N) TRANSFORMER PAD
- 13 (N) TRASH ENCLOSURE
- 14 (N) LOADING/UNLOADING
- 15 (N) MONU. SIGN
- 16 (N) HCP PARKING
- 17 (N) HCP RAMP
- 18 (N) VACUUM @ 3 LOCS.
- 19 (N) 4 FT WIDE HCP PATH OF TRAVEL PER CODE STD.
- 20 (N) CONC. SIDEWALK
- 21 (N) BIKE RACK PER CITY'S STANDARD
- 1 (E) PROPERTY LINES
- 2 (E) RIGHT OF WAY
- 3 (N) RIGHT OF WAY
- 4 (E) SEWER EASEMENT
- 5 (N) CURB AND GUTTER
- 6 (E) CONCRETE CURB & GUTTER
- 7 (E) CONC. SIDEWALK
- 8 (N) 38'X140' CANOPY
- 9 (N) UNDER GROUND STORAGE TANKS
- 10 (N) LANDSCAPE
- 11 (N) HEALY TANK W/SPLITFACE CMU ENCLOSURE

Project Directory

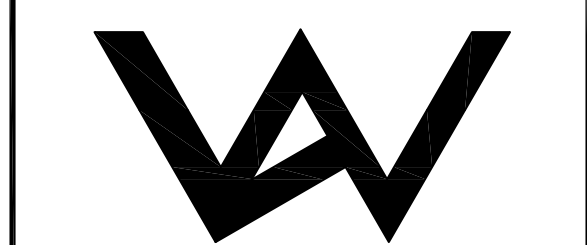
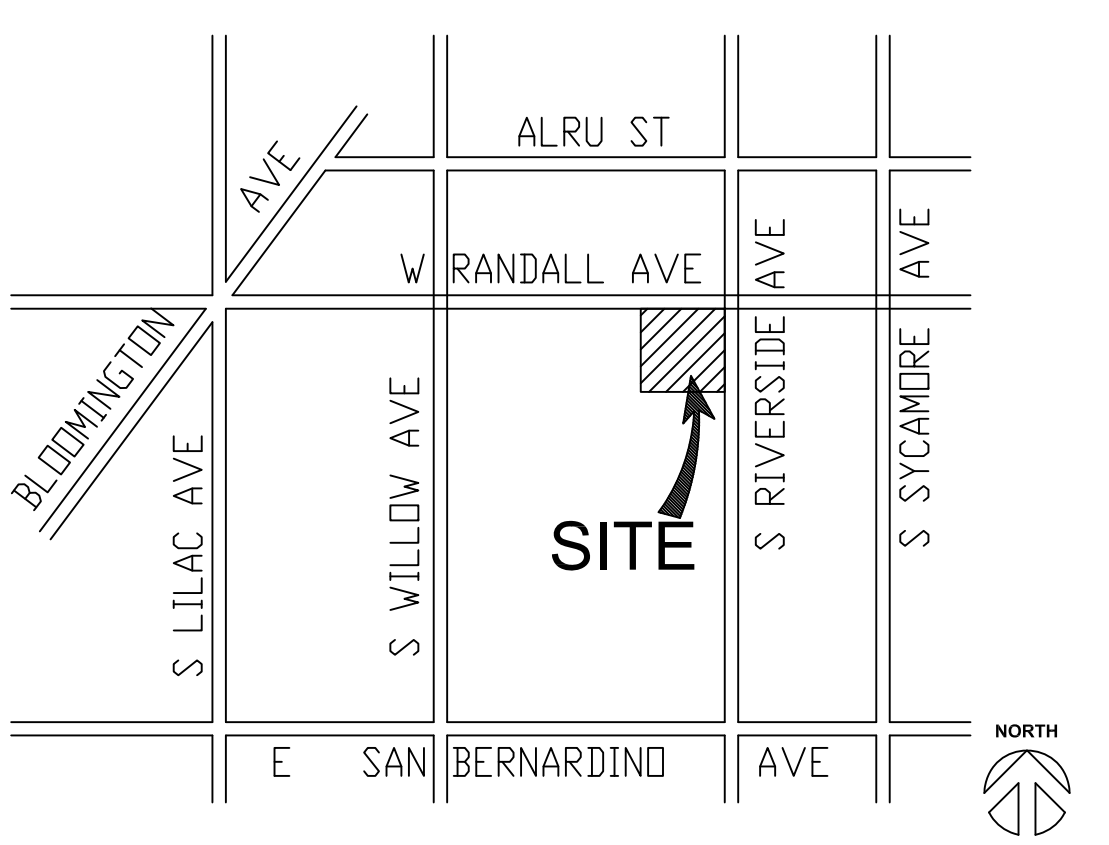
OWNER:  
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4300 EDISON AVE.,  
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ARCHITECT & CIVIL ENGINEER:  
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Legal Description

APN#:  
PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)  
PARCEL 2: 0132-031-03-0000 (0.25±AC. GROSS)

Vicinity Map



W&W LAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786  
PHONE: (909) 608-7118 FAX: (909) 948-1137

Project Data

PROJECT ADDRESS: SW CORNER OF RANDALL AVENUE & RIVERSIDE AVENUE, RIALTO, CA

APN#:  
PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)  
PARCEL 3: 0132-031-03-0000 (0.25±AC. GROSS)

ZONING: COMMERCIAL

BUILDING TYPE: V-A  
OCCUPANCY: A2, B & M  
FIRE SPRINKLER: FULLY SPRINKLER (NFPA 13)  
FIRE ALARM: YES, (NFPA 72)  
LOT SIZE (GROSS): 90,030 SF  
DEDICATED AREA: 5,851 SF  
LOT SIZE (NET) AFTER DEDICATION: 84,179 SF  
BUILDING AREA: 8,920 SF

**PARCEL - 1**

A) GAS STATION WITH C-STORE, DRIVE THRU AND CAR WASH:  
C-STORE 7,250 SF  
CARWASH TUNNEL 1,750 SF  
(INCL. ELEC./EQUIP ROOM)  
TOTAL AREA 9,000 SF

**PARCEL - 2**

B) QSR-A: 1,800 SF  
QSR

HEIGHT OF BUILDING: 29'-0" (APPROX.)

SETBACK REQUIREMENTS:  
FRONT YARD 15'-0"  
INTERIOR SIDE NONE

PARKING REQUIRED:	PARKING REQUIRED	
A) C-STORE 1/250	29.0	29 (INCL. 2 HCP)
7250/250=27.2		
B) QSR-A 1/75	24.0	24 (INCL. 1 HCP)
1800/75=24		
TOTAL REQUIRED:	53.0	53

PARKING PROVIDED: 53 (INCL. 3 HCP PARKING, PLUS 6 DRIVE-THRU CREDIT 59 CARS - 3(VAC.)= 56 OK  
PLUS 20 UNDER CANOPY, PLUS 1 LOADING/UNLOADING

LOADING/UNLOADING PROVIDED: 1

COVERAGE: 10,800 SF/83,650 SF = 12.91%

LANDSCAPE AREA: 17,709 SF

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE, CANOPY, UNDERGROUND STORAGE TANKS, A GAS STATION WITH THRU DRIVE AND CARWASH; PLUS A QSR.

Legal Description

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PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)  
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Legend

- STREET DEDICATION AREA
- 26'-0" WIDE FIRE LANE

PROJECT: SERVICE STATION WITH C-STORE AND DRIVE THRU & CAR WASH, AND 1-QSR  
ADDRESS: SWC OF RANDALL AVE., & RIVERSIDE AVE., RIALTO, CA  
CLIENT: SATER BROS, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:  
PROJECT DIRECTORY & DATA  
LEGAL DESCRIPTION, SHEET  
INDEX, VICINITY MAP, NOTES  
& SCOPE OF WORK

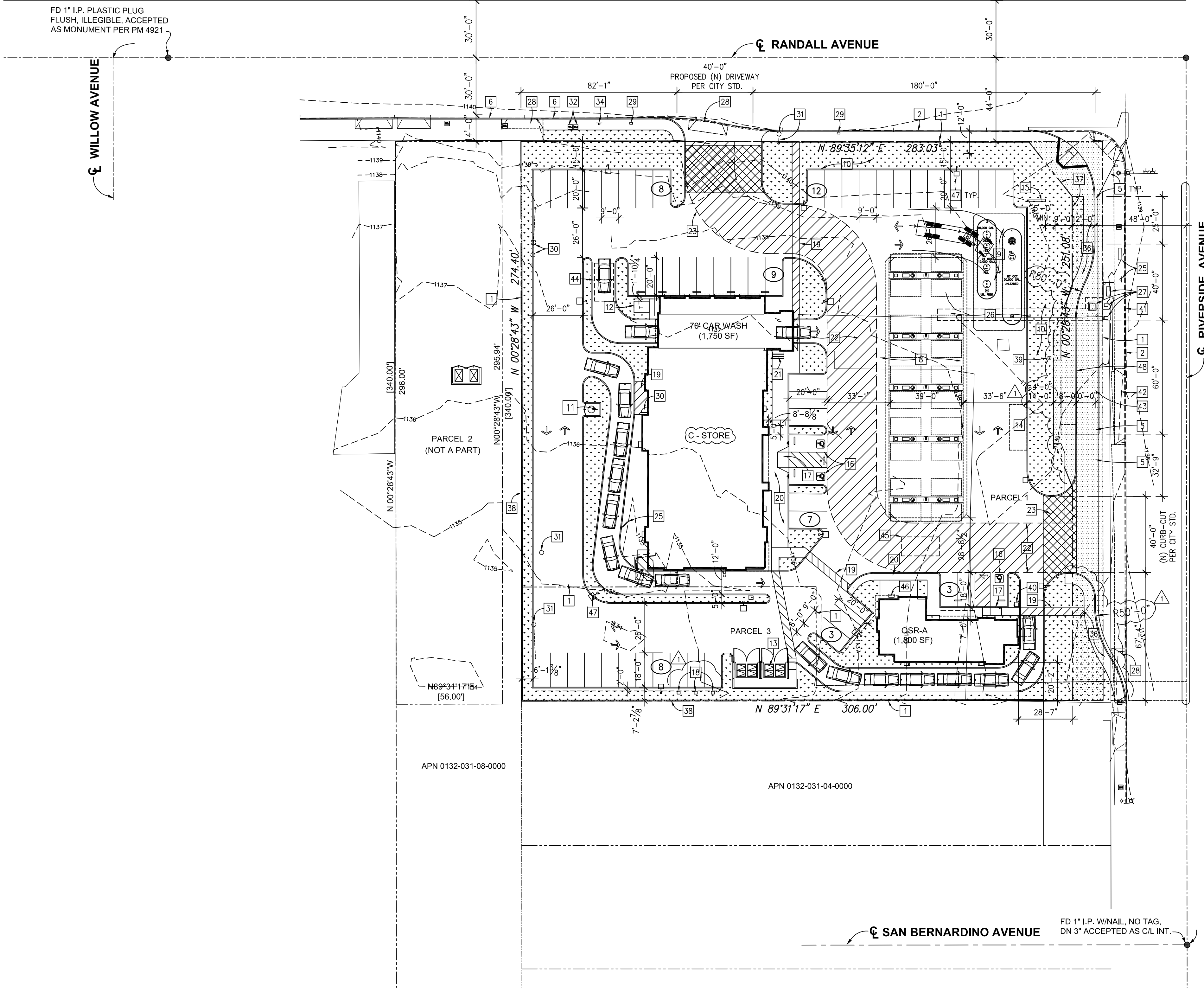
KEY MAP SEAL/STAMP

JOB NO.	1810 AR
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	___/___/___
PERMIT SET	___/___/___
BID SET	___/___/___

**REVISIONS**

△	PLANNING SUBMITTAL	07/23/2018
△	OWNER REVIEW	05/08/2019
△		
△		
△		
△		

SHEET NO:



ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.

SCALE: 1" = 30'-0"

Proposed Site Plan