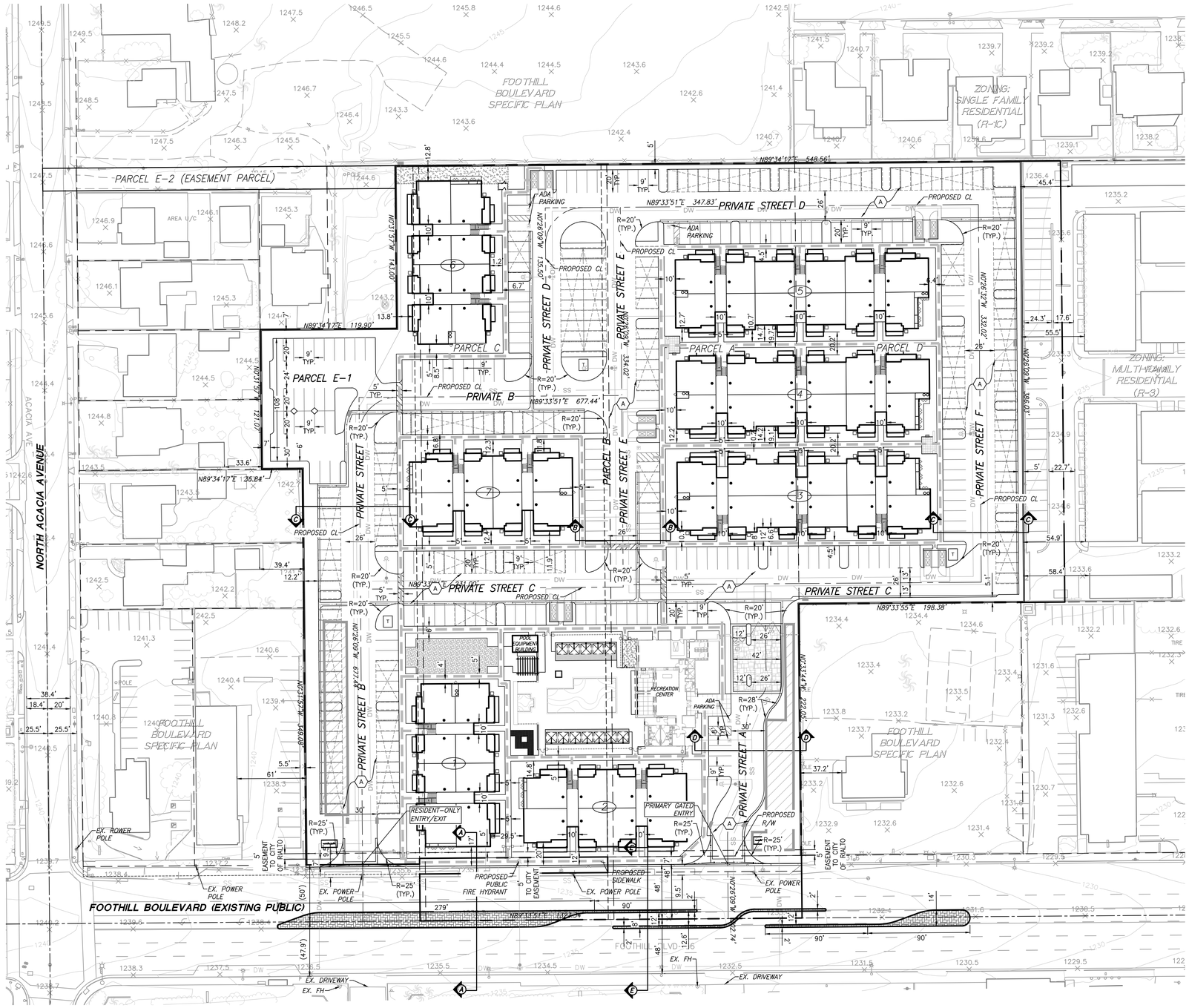

NOTES

1) SEE SHEET C-2 FOR TYPICAL STREET SECTIONS.
2) FOOTHILL BLVD. ENTRANCES SHALL BE COMMERCIAL DRIVEWAYS PER CITY STANDARD NO. SC-214.
3) ADA PATH OF TRAVEL DEPICTED ON SITE PLAN. CURB RAMPS PER APWA STD PLAN 111-5 WILL BE USED FOR VEHICULAR WAY CROSSINGS.

LEGEND

TRACT BOUNDARY	PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED RIGHT OF WAY	PROPOSED 8" PRIVATE DOMESTIC WATER
EXISTING RIGHT OF WAY	PROPOSED PRIVATE ONSITE FIRE HYDRANT
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
PROPOSED STREET CENTERLINE	PROPOSED PRIVATE STORM DRAIN
EXISTING STREET CENTERLINE	PROPOSED PRIVATE STORM WATER UNDERGROUND INFILTRATION CHAMBERS
EXISTING CONTOUR	
BUILDING NUMBERS	PROPOSED PRIVATE STREET LIGHT
	EXISTING SANITARY SEWER
PROPOSED AC PAVEMENT	EXISTING DOMESTIC WATER
PROPOSED CARPORT PARKING	EXISTING PUBLIC FIRE HYDRANT
	EXISTING PUBLIC STREET LIGHT
	ADA PATH OF TRAVEL

PROPOSED EASEMENT

(A) PROPOSED EASEMENT TO THE CITY OF RIALTO FOR PUBLIC UTILITY PURPOSES.

NOTES:
- KNOX BOX WILL BE INSTALLED AT PROPOSED GATES. SEE LANDSCAPE PLANS.
- PROPOSED UNDERGROUND STORM WATER INFILTRATION CHAMBERS WILL BE DESIGNED AND SIZED TO MEET ALL WQMP AND FLOOD CONTROL REQUIREMENTS.

UTILITIES

WATER:	RIALTO WATER SERVICES	909-820-2546
SEWER:	RIALTO WATER SERVICES	909-820-2546
TELEPHONE:	AT&T	1-800-288-2020
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY	1-800-427-2200
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON	1-800-684-8123
FIRE PROTECTION:	CITY OF RIALTO FIRE DEPARTMENT	909-820-2501
SCHOOL DISTRICT:	RIALTO UNIFIED SCHOOL DISTRICT	909-877-1596
TRASH:	EDCO DISPOSAL	909-877-1596
CABLE:	TIME WARNER	1-888-892-2253

SITE DATA

APN: 0133-171-07, 0133-171-08, 0133-171-09, 0133-171-20, 0133-171-31

GROSS AREA: ±8.02 AC
NET AREA: ±7.66 AC (GROSS LESS PUBLIC STREET DEDICATION)

SPECIFIC PLAN: FOOTHILL BOULEVARD
LAND USE: RESIDENTIAL-MIXED USE (R-MU)
ZONING: FOOTHILL BOULEVARD SPECIFIC PLAN

UNIT MIX:
1 BR: 93
2 BR: 90
3 BR: 21
TOTAL UNITS: 204

PROPOSED DENSITY: 25.52 DU/AC
MAXIMUM ALLOWABLE DENSITY: 26.6 DU/AC
BUILDING CONSTRUCTION TYPE VB (ATTACHED APTARTMENTS)
R2 OCCUPANCY (ATTACHED APARTMENTS)

PARKING:
REQUIRED:
2.0 SPACES/UNIT X 204: 408
0.25 GUEST SPACES/UNIT X 204: 51
TOTAL REQUIRED: 459

PROVIDED:
CARPORT SPACES: 204
UNCOVERED SPACES: 163
ON-STREET PARKING (ADA): 4
TOTAL: 367

N

40 0 20 40 80
SCALE 1"= 40'

NO.	DATE	REVISIONS	CITY OF RIALTO APP.	DATE
5				
4				
3				
2				
1				

APPLICANT:
FRONTIER COMMUNITIES
2451 EAST CONVENTION CENTER WAY, SUITE 114
ONTARIO, CA 91764
CONTACT: TIM NGUYEN (909) 354-8000

PREPARED BY:
HUITT-ZOLLARS Irvine
Huitt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820
PREPARED UNDER THE SUPERVISION OF R.C.E. 45838 EXPIRES 12/31/2022 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG F. JOHNSON No. 45838 CIVIL STATE OF CALIFORNIA

DESIGNED BY ATS
DRAWN BY ATS
CHECKED BY CFJ
DATE 09/03/2021

RIALTO FOOTHILL APARTMENTS
RIALTO, CALIFORNIA

SITE PLAN

SHEET C-1 OF 6 SHEETS
JOB NO. R314182.01

Q:\R314182.01 -RIALTO APARTMENTS\10 CADD & BIM\10.13 CIVIL\PRODUCTION\PRELIMINARY ENGINEERING\PRELIMINARY SITE PLAN\RIALTO FOOTHILL APARTMENTS - ENGINEERING SITE PLAN.DWG SAVED BY:LWILSON 3/16/2017 11:34 AM