

ALDER AVENUE

W. CASMALIA STREET

CASMALIA AVENUE

FOOTHILL FREEWAY

(210)

PRELIMINARY SITE PLAN

GRAPHIC SCALE: 1"=30'-0"

GENERAL NOTES

1. BUILDINGS OVER 5,000 SQUARE FEET IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
2. KNOX BOXES SHALL BE INSTALLED FOR ALL LEASE SPACES.
3. ALL EQUIPMENT WHETHER ON THE ROOF SIDE OF STRUCTURE OR GROUND SHALL BE SCREENED FROM PUBLIC VIEW.
4. DEVELOPMENT IMPACT FEES (DIF) ACKNOWLEDGES THAT DIF FEES WILL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

KEYNOTES

1	(E) SERVICE STATION	20	(E) RIGHT OF WAY ALONG CASMALIA STREET
2	NEW QSR'S W/DRIVE-THRU & RETAIL SPACE	21	(E) STREET LIGHT
3	PROPERTY LINE	22	(E) FIRE HYDRANT
4	LANDSCAPE AREA	23	YARD LIGHT
5	(E) MONUMENT SIGN	24	(E) LANDSCAPE MEDIAN
6	ACCESSIBLE PATH OF TRAVEL	25	(E) YARD LIGHT
7	CONCRETE CURB	26	EASEMENT- SEE SURVEY
8	ENHANCE DRIVEWAY-STAMPED CONCRETE	27	NEW DIESEL CANOPY
9	BUILDING PERIMETER PLANTER	28	NEW 4-DIESEL DISPENSERS
10	5' DIAMOND PLANTER	29	NEW DIESEL UST
11	(E) DRIVEWAY PLANTER	30	MONUMENT PRICE SIGN
12	(E) DRIVEWAY	31	(E) TRASH ENCLOSURE
13	CONCRETE WALKWAY	32	NEW BIKE LOCKER
14	ACCESSIBLE RAMP	33	LOW EMISSION SPACES
15	ACCESSIBLE PARKING STALL	34	E.V. CHARGING STATION
16	BIKE RACK FOR 3 BICYCLES		
17	TRASH ENCLOSURE		
18	LOADING ZONE		
19	26 FEET WIDE FIRE LANE		

PROJECT DESCRIPTION

PROPOSED 3,200 SQ. FT. FAST FOOD #1 W/ DRIVE-THRU, A 2,100 SQ. FT. FAST FOOD #2 W/ DRIVE-THRU WITH ATTACHED 2,000 SQ. FT. RETAIL #1 AND, 4 MPD'S DIESEL CANOPY.

PROJECT DATA

PROJECT INFORMATION

SITE LOCATION
RIALTO SERVICE STATION
2281 WEST CASMALIA ST.
RIALTO, CA 92377

SITE LEGAL INFORMATION

1. SITE	
A. TOTAL LOT SIZE	263,800.17 SQ. FT. (6.05 ACRES)
B. ZONING	RENAISSANCE SPECIFIC PLAN
C. ASSESSORS PARCEL #	1133-181-17-0000
D. COUNTY	SAN BERNARDINO COUNTY

2. BUILDING AREA

A. EXISTING CONVENIENCE STORE	2,900 SQ.FT.
B. EXISTING RETAIL STORE	1,000 SQ.FT.
C. EXISTING CAR WASH	700 SQ.FT.
D. EXISTING 2-PUMP DIESEL CANOPY	800 SQ.FT.
E. EXISTING 8-PUMP GASOLINE CANOPY	4,395 SQ.FT.
F. NEW 4-PUMP DIESEL CANOPY	1,262 SQ.FT.
G. NEW RETAIL STORE #1	2,000 SQ.FT.
H. NEW QSR #1 W/ DRIVE THRU	3,200 SQ.FT.
I. NEW QSR #2 W/ DRIVE THRU	2,100 SQ.FT.
TOTAL BUILDING AREA	18,433 SQ.FT.
PERCENT OF LOT COVERAGE	7.8 %

3. BUILDINGS

	OCCUPANCY	TYPE
A. EXISTING CONVENIENCE STORE	M	V-B (SPRINKLERED)
B. EXISTING RETAIL STORE	M	V-B (SPRINKLERED)
C. EXISTING CAR WASH	B	V-B (SPRINKLERED)
D. EXISTING 2-PUMP DIESEL CANOPY	M	II-B (NON COMBUSTIBLE)
E. EXISTING 8-PUMP GASOLINE CANOPY	M	II-B (NON COMBUSTIBLE)
F. NEW 4-PUMP DIESEL CANOPY	M	V-B (SPRINKLERED)
G. NEW RETAIL STORE #1	B	V-B (SPRINKLERED)
H. NEW QSR #1 W/ DRIVE THRU	A-2	V-B (SPRINKLERED)
I. NEW QSR #2 W/ DRIVE THRU	A-2	V-B (SPRINKLERED)

4. VEHICLE PARKING

A. EXISTING CONVENIENCE STORE (2,900 SQ.FT./250)	
1. REQUIRED STANDARD SPACES (9'X18')	=11 STALLS
2. REQUIRED HANDICAP SPACES (9'X18')	= 1 STALLS
B. EXISTING RETAIL STORE (1,000/250)	
1. REQUIRED STANDARD SPACES (9'X18')	= 3 STALLS
2. REQUIRED HANDICAP SPACES (9'X18')	= 0 STALLS
C. EXISTING CAR WASH	= 0 STALLS
D. EXISTING 2-PUMP DIESEL CANOPY	= 0 STALLS
E. EXISTING 8-PUMP GASOLINE CANOPY	= 0 STALLS
F. NEW 4-PUMP DIESEL CANOPY	= 0 STALLS
G. NEW RETAIL STORE #1 (2,000 SQ.FT./250)	
1. REQUIRED STANDARD SPACES (9'X18')	= 7 STALLS
2. REQUIRED HANDICAP SPACES (12'X18')	= 1 STALLS
H. NEW FAST FOOD #1 W/ DRIVE THRU (3,200/100)	
1. REQUIRED STANDARD SPACES (9'X18')	=30 STALLS
2. REQUIRED HANDICAP SPACES(12'X18'&9'X18')= 2 STALLS	
I. NEW FAST FOOD #2 W/ DRIVE THRU (2,100/100)	
1. REQUIRED STANDARD SPACES (9'X18')	=20 STALLS
2. REQUIRED HANDICAP SPACES (12'X18')	= 1 STALLS
TOTAL PARKING SPACES REQUIRED	=77 STALLS
TOTAL PARKING SPACES PROVIDED	=98 STALLS

5. LANDSCAPING

A. MINIMUM REQUIRED (10% OF PARKING AREA)	17,026 SQ. FT.
B. TOTAL LANDSCAPE PROVIDED	60,380 SQ. FT.

SITE LOCATION MAP



139 RADIO ROAD
CORONA, CA 92879



PRELIMINARY
SITE PLAN

REVISION

SEAL

DATE
09-19-18
SCALE
AS SHOWN

JOB NO
000.000
DRAWN BY
MR/INO

CDP
DRAWING NO.
AS1-1

ALESSANDRO SERVICE STATION, LP-RIALTO
SEC ALDER AVE. + W. CASMALIA
RIALTO, CALIFORNIA