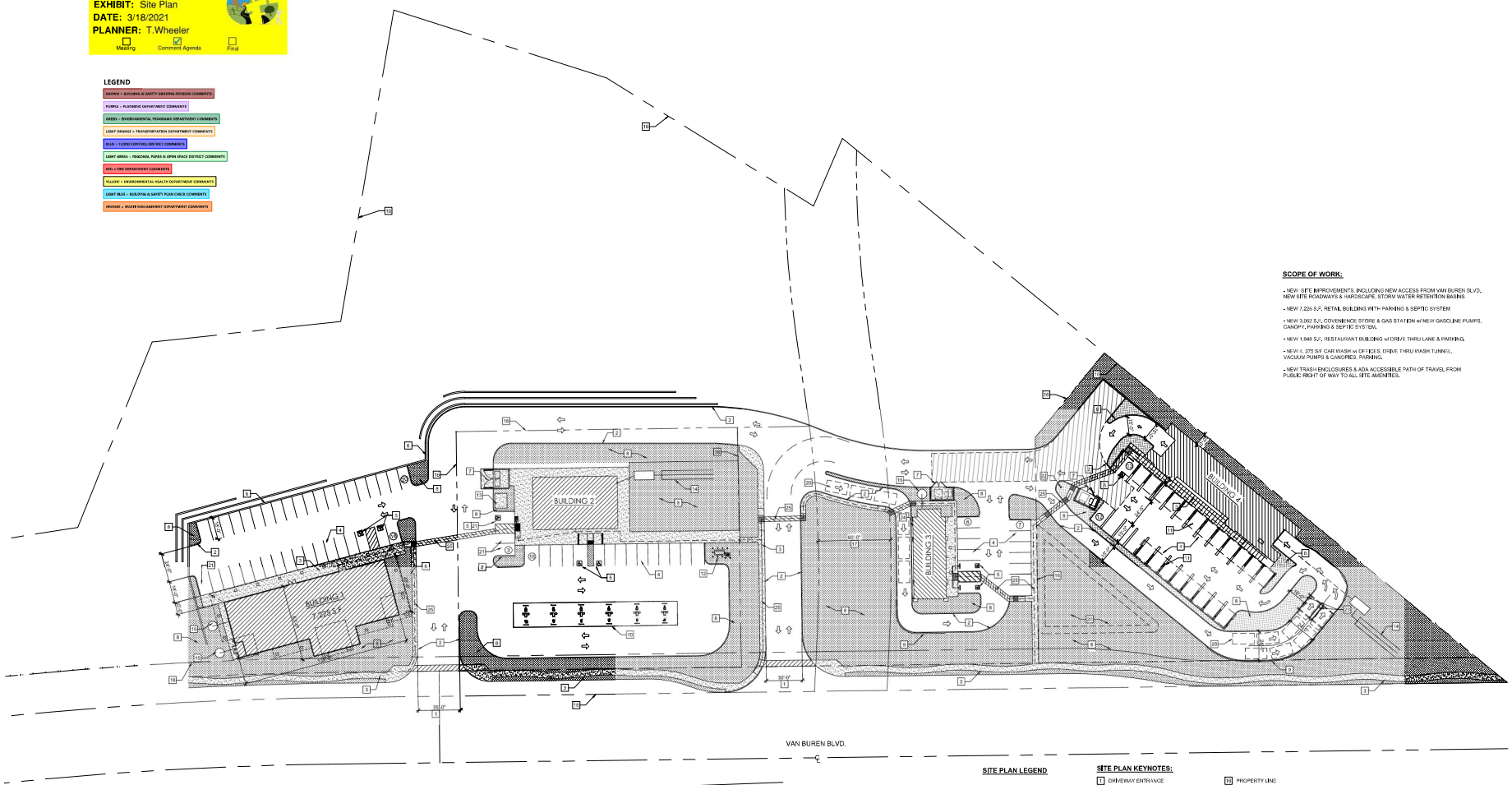
CASE: CUP180012
EXHIBIT: Site Plan
DATE: 3/18/2021
PLANNER: T.Wheeler

☐ Meeting ☑ Comment Agenda ☐ Final

LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = FINANCIAL PLANS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WATER MANAGEMENT DEPARTMENT COMMENTS



SCOPE OF WORK:

- NEW SITE IMPROVEMENTS, INCLUDING NEW ACCESS FROM VAN BUREN BLVD., NEW SITE ROADWAYS & HARDSCAPE, STORM WATER RETENTION BASINS
- NEW 7,225 S.F. RETAIL BUILDING WITH PARKING & SEPTIC SYSTEM
- NEW 3,062 S.F. CONVENIENCE STORE & GAS STATION w/ NEW GASOLINE PUMPS, CANOPY, PARKING & SEPTIC SYSTEM.
- NEW 1,948 S.F. RESTAURANT BUILDING w/ DRIVE THRU LANE & PARKING.
- NEW 4,375 S.F CAR WASH w/ OFFICES, DRIVE THRU WASH TUNNEL, VACUUM PUMPS & CANOPIES, PARKING.
- NEW TRASH ENCLOSURES & ADA ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO ALL SITE AMENITIES.

SITE PLAN LEGEND

- LANDSCAPING
- CONCRETE
- BUILDING
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC R.O.W.

SITE PLAN KEYNOTES:

1. DRIVEWAY ENTRANCE
2. CONCRETE CURB
3. CONCRETE SIDEWALK
4. PARKING STALLS PER COUNTY OF RIVERSIDE STANDARDS
5. ACCESSIBLE PARKING STALL
6. RETAINING WALL
7. TRASH ENCLOSURE
8. LANDSCAPE AREA
9. 42" MIN. SCREEN WALL AT DRIVE-THRU LANES
10. PUMP ISLANDS w/ CANOPY ABOVE
11. VACUUM EQUIPMENT
12. TANK ENCLOSURE
13. TRANSFORMER
14. SEPTIC LEACH FIELD
15. SEPTIC TANK
16. PROPERTY LINE
17. TRAIL RIGHT OF WAY
18. NEW PROPERTY LINE
19. DRIVE-THRU VEHICLE CUE
20. LANDSCAPE BASIN
21. ELECTRIC VEHICLE CHARGING STATION
22. DIRECTIONAL SIGNAGE
23. DRIVE-THRU CAR WASH PAY STATION
24. DRIVE-THRU MENU BOARD
25. ACCESSIBLE PATH OF TRAVEL TO PUBLIC R.O.W.

OFF-STREET PARKING TABULATION

PER RIVERSIDE COUNTY ZONING, SECTION 18.6(B,3W) (REQUIRED SPACES)
NOTE: PARKING MAY BE PROVIDED ON THE SAME LOT OR WITHIN 300 FEET OF THE SUBJECT SITE

BUILDING	USE	TOTAL AREA	PARKING RATIO	TOTAL REQUIRED	TOTAL PROVIDED
BUILDING 1	B (RETAIL)	7,000 S.F.	1 : 200	36	36
BUILDING 2	B (RETAIL)	3,062 S.F.	**	13**	13**
BUILDING 3	B (RESTAURANT)	1,948 S.F.	***	16***	16***
BUILDING 4	B (CAR WASH)	4,375 S.F.	--	25	25
TOTAL STANDARD PARKING SPACES				92	92
TOTAL ACCESSIBLE PARKING SPACES (PER 2016 C.B.C., TABLE 11B-208.2)				3	8

** 4 STALLS FOR SERVICE STATION = 1/200 S.F.

*** 4 EMPLOYEES = 2 SPACES, 9 SPACES x 45 S.F. = 405 S.F. SERVING AREA MAX.

SITE PLAN
1"=40'-0"

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LICENSED ARCHITECT JAMES L. BROESKE No. C009174 Exp. 11-30-2019 STATE OF CALIFORNIA

CONSULTANTS

MOCKINGBIRD COMMERCIAL CENTER

14780 AND 14800 VAN BUREN BLVD., RIVERSIDE, CA

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APN	•
JOB NO.	• 15-020
DATE	• 03-12-2019
DRAWN BY	• G.J./A.K.
CHECKED BY	• --
SCALE	•

REVISIONS △

SHEET TITLE
SITE PLAN

SHEET NO.
A1.1