

SITE PLAN

11317 LILAC AVENUE

BLOOMINGTON, SAN BERNARDINO COUNTY, CA

APN: 0260-011-23 & 0260-011-25

PROPERTY OWNER/APPLICANT:

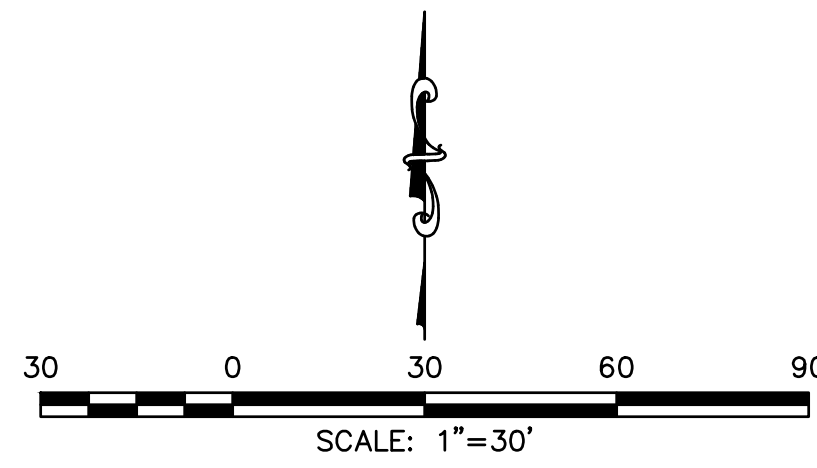
CORTEZ PROPERTY MANAGEMENT, LLC
14739 PROCTOR AVENUE
CITY OF INDUSTRY, CA 91746

PROJECT DESCRIPTION:

DEVELOP A TRUCK PARKING & REPAIR FACILITY WITH OFFICE BUILDING, ADDITIONAL PARKING STALLS, BASIN, FENCING, AND LANDSCAPING ALONG PARCEL FRONTAGE. ONLY OUTDOOR STORAGE WILL BE TRUCK TRACTORS.

LEGAL DESCRIPTION:

THE NORTH 360 FEET OF GOVERNMENT LOT 2, SECTION 35 TOWNSHIP 1 SOUTH, RANGE 5 WEST, WEST OF PROPERTY FROM DOCUMENT IN BOOK 1884, PG 11; EXCEPTING THEREFROM THE WEST 30 FEET AND THE EAST 25 FEET.



PROJECT INFORMATION:

ASSESSOR'S PARCEL NO:	0260-011-23 & -25
EXISTING ZONING:	SINGLE RESIDENTIAL-1 (RS-1) ADDITIONAL AGRICULTURAL (AA)
EXISTING LAND USE:	RESIDENCE & TRUCKING FACILITY
PROPOSED LAND USE:	COMMUNITY INDUSTRIAL (IC)
REFUSE ENCLOSURE:	12'X17'-4" PER COUNTY STANDARD TRASH ENCLOSURE
CABLE:	CHARTER COMMUNICATIONS (833) 694-9259
WATER PURVEYOR:	WEST VALLEY WATER DISTRICT (909) 875-1804
GAS PURVEYOR:	SOUTHERN CALIFORNIA GAS CO. (909) 335-7793
ELECTRICITY PURVEYOR:	SOUTHERN CALIFORNIA EDISON (909) 793-2061
TELEPHONE PURVEYOR:	GENERAL TELEPHONE (909) 797-8277

LEGEND:

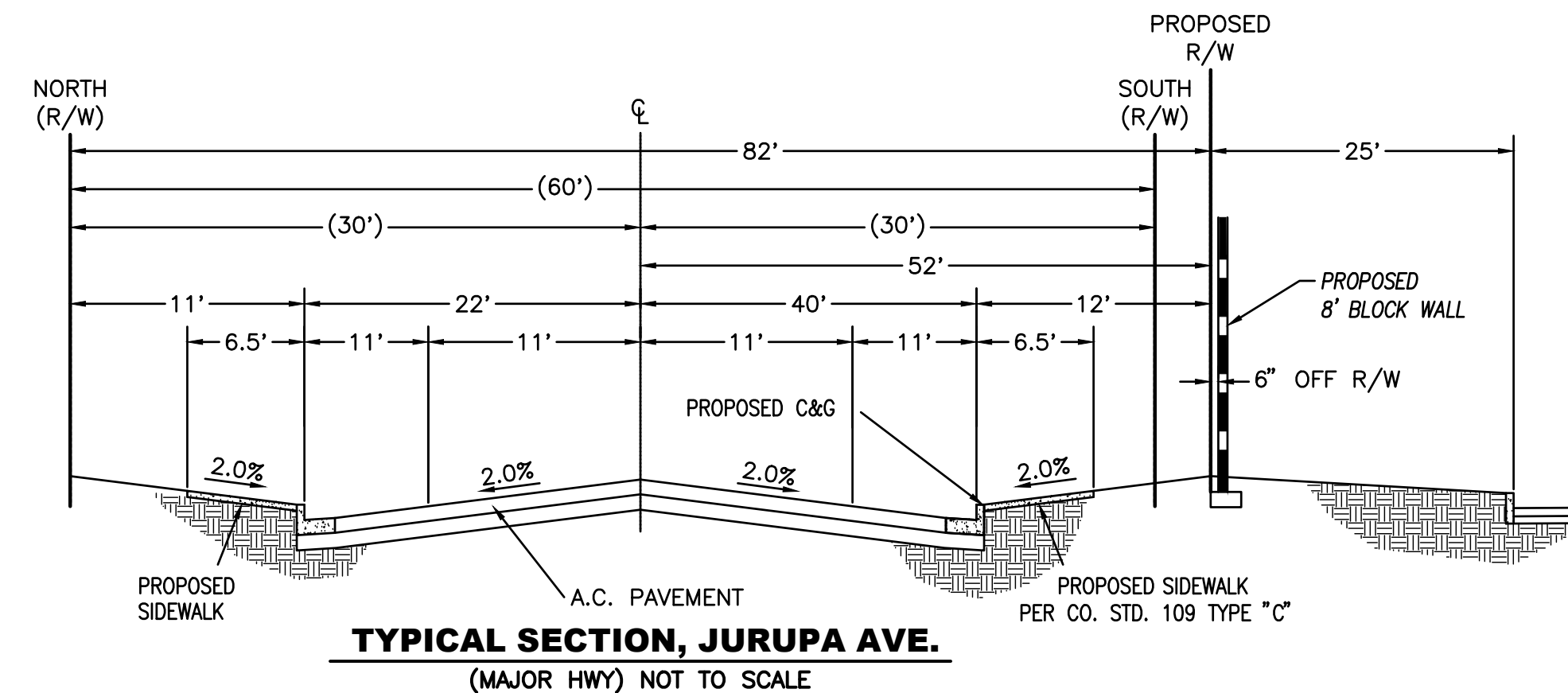
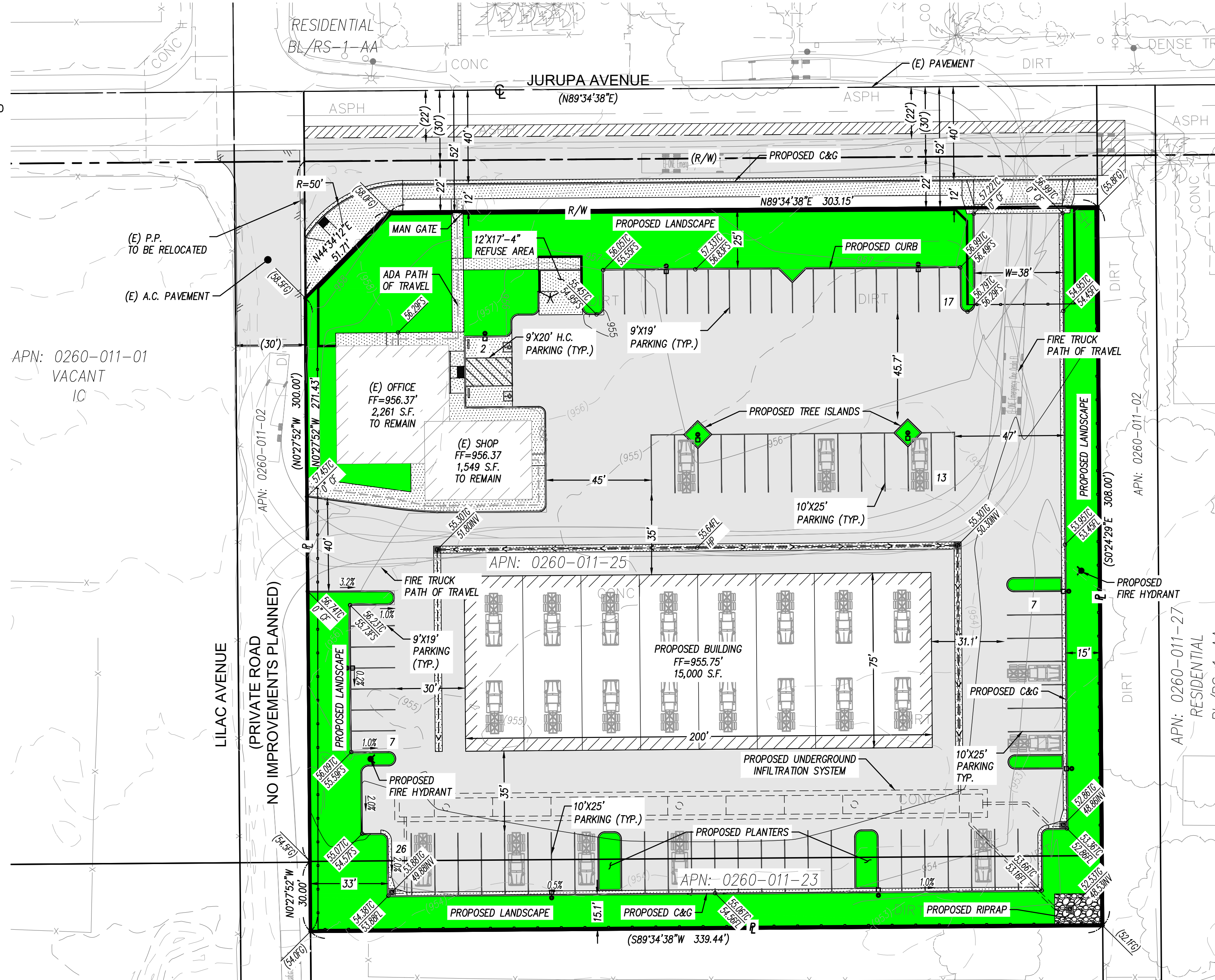
ASPH ASPHALTIC CONCRETE SURFACE		EXISTING CONCRETE SURFACE	
BT BOTTOM OF TRENCH		PROPOSED CONCRETE SURFACE	
CB CATCH BASIN		EXISTING AC PAVEMENT TO BE REMOVED	
C&G CURB AND GUTTER		PROPOSED BLOCK OR STONE WALL	
CL CENTER LINE		FLOWLINE	
DDC DOUBLE DETECTOR CHECK		FILL SLOPE	
DWY DRIVEWAY		INDICATES DIRECTION OF FLOW	
(E) EXISTING		CONTOUR ELEVATION (FEET)	
FF FINISH FLOOR		ADA PATH OF TRAVEL	
FG FINISH GRADE			
FL FLOWLINE			
FS FINISHED SURFACE			
GB GRADE BREAK			
GW GUY WIRE			
INV INVERT OF PIPE			
MH MANHOLE			
NTS NOT TO SCALE			
PP POWER POLE			
ST STREET			
TC TOP OF CURB			
TF TOP OF FOOTING			
TW TOP OF WALL			
TYP TYPICAL			
W WROUGHT IRON			
WM WATER METER			

BENCHMARK:

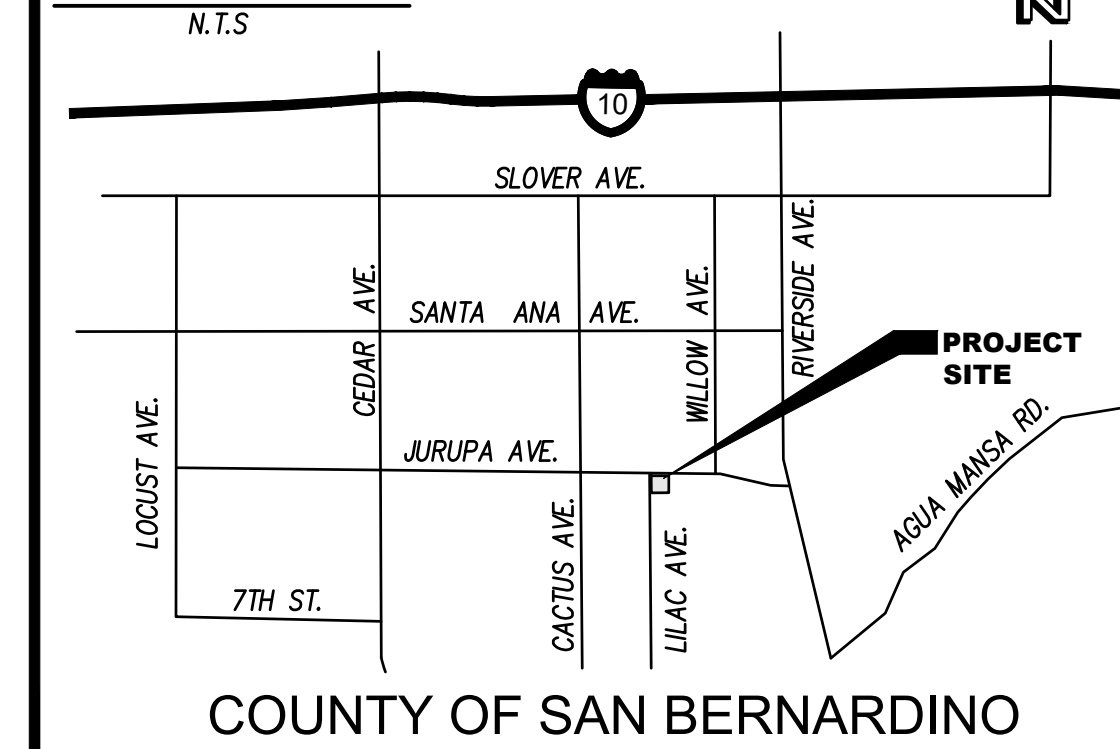
DESIGNATION: 016-88 (CITY OF RIALTO)
DESCRIPTION: CITY OF RIALTO BRASS DISC SET IN TOP OF CURB 32 FT. SOUTH OF CENTERLINE SANTA ANA 61 FT. WEST OF CENTERLINE CACTUS.
ELEVATION: 1004.84' (NGVD29)

BASIS OF BEARINGS:

THE CENTERLINE OF JURUPA AVE. PER RS 07-237 RS 148/50-51 BEARING: N89°35'03"E



VICINITY MAP



TOTAL PARCEL COVERAGE:

SUBJECT	AREA	%
BUILDING	18,810 S.F.	18.10%
HARDSCAPE	62,469 S.F.	60.11%
LANDSCAPE	22,645 S.F.	21.79%
TOTALS	103,924 S.F.	100% (2.39 AC.)

PARKING ANALYSIS:

REQUIREMENTS:	SPACES
OFFICE:	1 SPACE/250 S.F. 2,261 S.F. = 10 SPACES
WAREHOUSE:	1 SPACE/1,000 S.F. 16,549 S.F. = 17 SPACES
TOTAL:	10 + 17 = 27 SPACES
STANDARD TRUCK PARKING	24 SPACES
H.C. ACCESSIBLE	46 SPACES
TOTAL	74

FEMA FLOOD ZONE:

ALL PROPERTY IS LOCATED WITHIN FEMA ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

PER FLOOD INSURANCE RATE MAP NO. 06071C8667H (NOT PRINTED)

BUILDING SETBACK:

FRONT	25 FT. MIN.
REAR	10 FT. MIN.
SIDE-INTERIOR	10 FT. MIN.
SIDE-STREET	25 FT. MIN.

PER SAN BERNARDINO COUNTY DEVELOPMENT CODE 82.06.060 TABLE 82-19A.

BONADIMAN TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
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JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS • G.I.S. • SURVEYING • PLANNING

TRUCK TRACTOR MAINTENANCE FACILITY
11317 LILAC AVENUE
BLOOMINGTON, CA 92316
APN: 0260-011-23 & -25

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: CORTEZ PROPERTY MANAGEMENT, LLC
DRAWN BY: KBO/IC SCALE: 1" = 30'
CHECKED BY: EJB JOB NO: 225001 SHEET: 1 OF 1 **SP1**
DISREGARD PRINTS BEARING EARLIER REVISION DATES 10-09-25