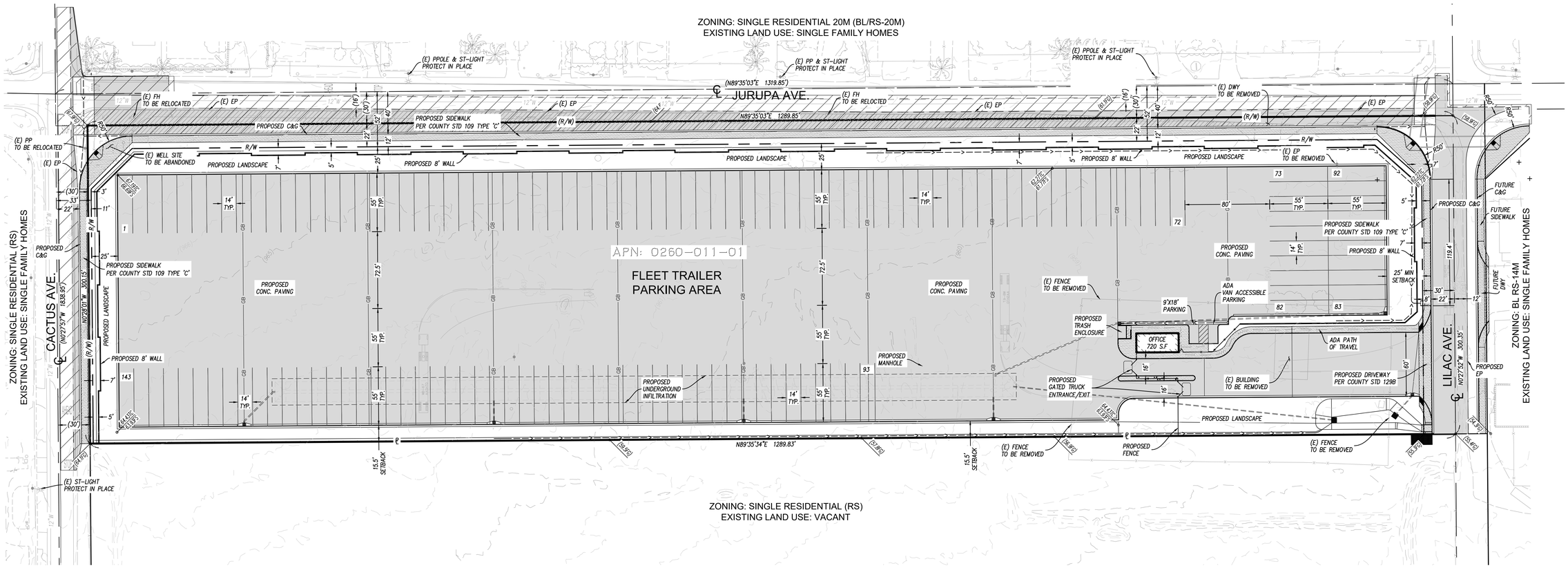
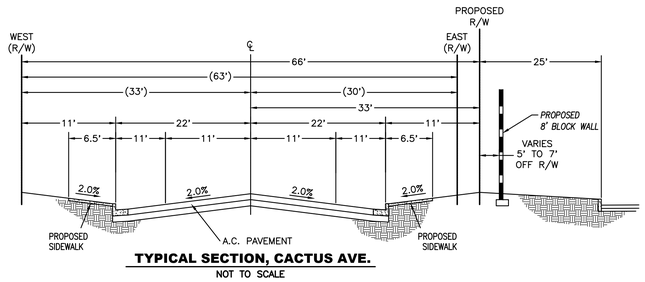
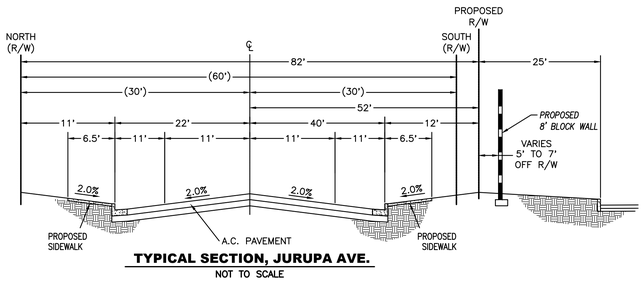
TRUCK TERMINAL PROPERTIES NO. 2
JURUPA WOODRUFF TRUCK TERMINAL

APN(S): 0260-011-01

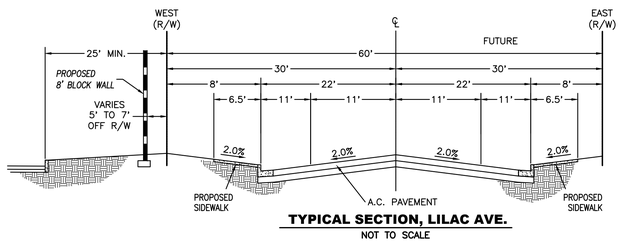




TYPICAL SECTION, CACTUS AVE.
NOT TO SCALE



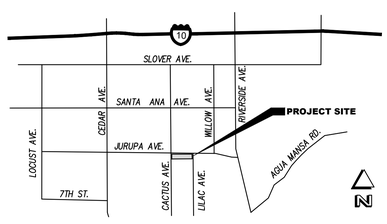
TYPICAL SECTION, JURUPA AVE.
NOT TO SCALE



TYPICAL SECTION, LILAC AVE.
NOT TO SCALE

40 0 40 80 120
SCALE: 1"=40'

VICINITY MAP
N.T.S



COUNTY OF SAN BERNARDINO

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	RIGHT OF WAY
CL CENTER LINE	PROPERTY LINE
DDC DOUBLE DETECTOR CHECK	CENTERLINE
DW DRIVEWAY	EXISTING/PROPOSED BLOCK OR STONE WALL
(E) EXISTING	FLOWLINE
FF FINISH FLOOR	FILL SLOPE
FG FINISH GRADE	INDICATES DIRECTION OF FLOW
FL FLOWLINE	CONTOUR ELEVATION (FEET)
FS FINISHED SURFACE	ADA PATH OF TRAVEL
GB GRADE BREAK	PROPOSED FENCING
GW GUY WIRE	
INV INVERT OF PIPE	
MH MANHOLE	
NTS NOT TO SCALE	
PP POWER POLE	
S/W SIDEWALK	
ST STREET	
TC TOP OF CURB	
TF TOP OF FOOTING	
TW TOP OF WALL	
TYP TYPICAL	
W WROUGHT IRON	
WM WATER METER	

PROPERTY OWNER
WAYNE & KAREN WOODRUFF
26025 NEWPORT ROAD A499
MENIFEE, CA 92584
PHONE: (909) 856-5448

APPLICANT
TRUCK TERMINAL PROPERTIES
ATTN: BOB NASSIR
1820 SAN VICENTE BOULEVARD
SANTA MONICA, CA 90402
PHONE: (310) 466-7225

PROJECT DESCRIPTION
DEVELOP A TRUCK PARKING FACILITY WITH OFFICE BUILDING, ADDITIONAL PARKING STALLS, BASIN, FENCING, AND LANDSCAPING ALONG PARCEL FRONTAGE.

TOTAL PARCEL COVERAGE

GROSS AREA:	387,274 SF/8.89 AC	
NET AREA:	348,175 SF/7.99 AC	
SUBJECT	AREA	%
BUILDING	720 S.F.	0.21%
HARDSCAPE	282,076 S.F.	81.01%
LANDSCAPE	65,379 S.F.	18.78%
TOTALS	348,175 S.F.	100% (7.99 AC.)

PARKING ANALYSIS

STANDARD	1 SPACES
ACCESSIBLE	1 SPACES
14' X 55' STALLS	143 SPACES

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

LEGAL DESCRIPTION
THE NORTH 330 FEET OF GOVERNMENT LOT 3, SECTION 35 TOWNSHIP 1 SOUTH, RANGE 5 WEST EXCEPTING THE WEST 30 FEET.

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)

PROJECT INFORMATION

ASSESSOR'S PARCEL NO:	0260-011-01
EXISTING ZONING:	SINGLE RESIDENTIAL-1 (RS-1) ADDITIONAL AGRICULTURAL (AA)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMUNITY INDUSTRIAL (IC)
CABLE	CHARTER COMMUNICATIONS (833) 694-9259
WATER PURVEYOR:	WEST VALLEY WATER DISTRICT (909) 875-1804
SEWER PURVEYOR:	ON-SITE SEPTIC
GAS PURVEYOR:	SOUTHERN CALIFORNIA GAS CO. (909) 335-7793
ELECTRICITY PURVEYOR:	SOUTHERN CALIFORNIA EDISON (909) 793-2061
TELEPHONE PURVEYOR:	GENERAL TELEPHONE (909) 797-8277

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
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS • G.I.S. • SURVEYING • PLANNING
TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 381-1721
www.bonadiman.com

JURUPA WOODRUFF TRUCK TERMINAL
ADDRESS XXX ~ TBD
BLOOMINGTON, CA 92316
APN: 0260-011-01

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: TRUCK TERMINAL PROPERTIES, LLC

DRAWN BY:	JTS	SCALE:	1" = 40'	SHEET: 1 OF 1 SP1
CHECKED BY:	EJB	JOB NO:	174483	
DISREGARD PRINTS BEARING EARLIER REVISION DATES		02-16-21		