**CASE:** PAR230033
**EXHIBIT:** Site Plan
**DATE:** 6/8/2023
**PLANNER:** B.Bernardino

☑ Meeting ☐ Comment Agenda ☐ Final

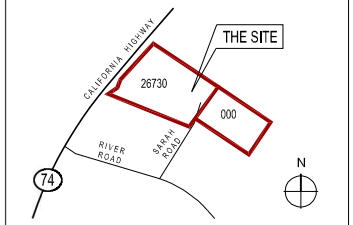
HWY-74 is a County maintained road designated as a 6-lanes expressway in the general plan (see red & white line on image to the right). Improve Hwy-74 with 55' half-width AC pavement on 92' half-width right of way per 6-lanes expressway std. no. 85. Access Restriction along Hwy 74 per std. 114. Project to provide access easement for the existing cell tour.

Provide a street section and show the existing and proposed improvements and right of way.

There is a County project in design phase for a raised median project along the centerline of Hwy-74.

## 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 = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS




VICINITY MAP

CONSTRUCTION SITE CONDITIONS & RESPONSIBILITIES :

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## PROJECT DATA:

SCOPE OF WORK: PROPOSED STORAGE FACILITY ON 26730 CALIFORNIA 24 HIGHWAY PROPOSED PARKING ON NEW SITE AT SARAH ROAD

PROPOSED STORAGE FACILITY BUILDING :

| | | |
|---|---|---|
| JOB ADDRESS | : | 26730 CA 74 HIGHWAY PERRIS, CA 92570 |
| ASSESSOR PARCEL NUMBER | : | 345 - 220 - 88 |
| LOT SIZE | : | ? S.F. ( 6.40 A.C.) |
| OCCUPANCY GROUP | : | A-2 |
| TYPE OF CONSTRUCTION | : | V-B |
| STORAGE FACILITY | : | ? S.F. |
| STORAGE FACILITY PARKING | : | ? PARKING STALL |
| PARKING REQUIREMENT | : | ? FOR EACH ? S.F. OF GROSS FLOOR AREA |
| | : | ? S.F. / ? S.F. |
| | : | ? PARKING STALL |
| STALL PROVIDED | : | ? PARKING STALL |

PROPOSED TRAILER AND BOAT PARKING :

| | | |
|---|---|---|
| JOB ADDRESS | : | 000 CA 74 HIGHWAY PERRIS, CA 92570 |
| BOAT PARKING | : | ? PARKING STALL |
| TRAILER PARKING | : | ? PARKING STALL |

## CURRENT CODES

THIS PROJECT SHALL CONFORM TO THE GOVERNING CODES / CURRENT EDITIONS:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

## SHEET INDEX

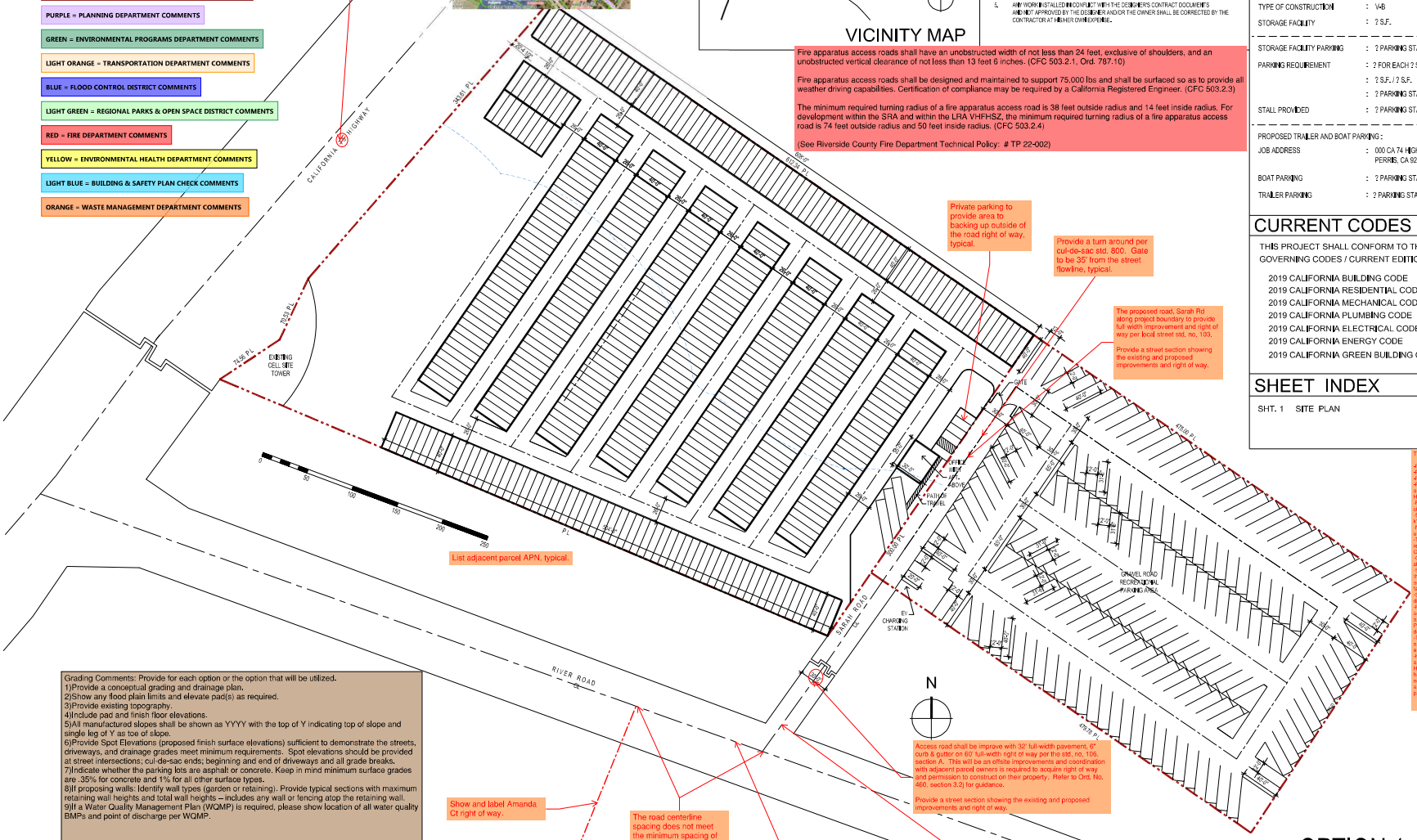

SHT. 1 SITE PLAN


Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1, Ord. 787.10)

Fire apparatus access roads shall be designed and maintained to support 75,000 lbs and shall be surfaced so as to provide all weather driving capabilities. Certification of compliance may be required by a California Registered Engineer. (CFC 503.2.3)

The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. For development within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. (CFC 503.2.4)

(See Riverside County Fire Department Technical Policy: # TP 22-002)




Private parking to provide area to backing up outside of the road right of way, typical.

Provide a turn around per cul-de-sac std. 800. Gate to be 35' from the street flowline, typical.

The proposed road, Sarah Rd along project boundary to provide full-width improvement and right of way per local street std. no. 103.

Provide a street section showing the existing and proposed improvements and right of way.

List adjacent parcel APN, typical.

Transportation applies to all design options:
-Provide TIA and VMT for the project
-Provide a conceptual grading exhibit
-Provide a preliminary drainage exhibit
-Provide a topo survey exhibit showing existing onsite improvements and street improvements along Hwy-74 and River Rd.
-Provide a truck turning template for onsite circulation and entered thru driveways.
-Show and label existing power poles and its sizes in kV. Power pole sizes 33.8 kV shall be underground.
-New Gates shall be located 35' from the street's ultimate flowline.
-The project is in very high fire area and it may require both primary and secondary access; refer to Ord. No. 460, section 3.2.
-Centerline intersections of streets and driveways shall be at 90 degrees.
-Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent streets. Provide Q10 and Q100 for these facilities.
-Show street slope, contours, elevations and direction of flow.
-Please show and label the required off-site public access road dedication by map or instrument number and date of recordation on a separate index map. Please provide the hard copy of said off-site dedication.
-The engineer/applicant has a responsibility to show and label the line point(s) and to provide the emergency overflow facility for each sump.
-HWY-74 is a County maintained road designated as a 6-lanes expressway in the general plan. Improve Hwy-74 with 55' half-width AC pavement on 92' half-width right of way per 6-lanes expressway std. no. 85. Provide AC pavement transition from east and west project boundaries to join existing edge of pavement.

Grading Comments: Provide for each option or the option that will be utilized.
1)Provide a conceptual grading and drainage plan.
2)Show any flood plain limits and elevate pad(s) as required.
3)Provide existing topography.
4)Include pad and finish floor elevations.
5)All manufactured slopes shall be shown as YYYY with the top of Y indicating top of slope and single leg of Y as toe of slope.
6)Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections; cul-de-sac ends; beginning and end of driveways and all grade breaks.
7)Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types.
8)If proposing walls: Identify wall types (garden or retaining). Provide typical sections with maximum retaining wall heights and total wall heights – includes any wall or fencing atop the retaining wall.
9)If a Water Quality Management Plan (WQMP) is required, please show location of all water quality BMPs and point of discharge per WQMP.

Show and label Amanda Ct right of way.

The road centerline spacing does not meet the minimum spacing of 660' per std. no. 114. Realign or move the new road and align with Amanda Ct.

Additional improvements on River Road to add a 12' left turn lane centered on street centerline.

Access road shall be improve with 32' full-width pavement, 6" curb & gutter on 60' full-width right of way per the std. no. 106, section A. This will be an offsite improvements and coordination with adjacent parcel owners is required to acquire right of way and permission to construct on their property. Refer to Ord. No. 460, section 3.2) for guidance.

Provide a street section showing the existing and proposed improvements and right of way.

Realign the new road to approach River Rd at 90 degree. Provide 50' tangent between the ultimate flow line location of adjacent street and the beginning of curve.

Provide RW corner cut per std. 805.

OPTION 1

SITE PLAN - OPTION 1 | SCALE: 1"= 50'-0"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(626) 915 - 2303

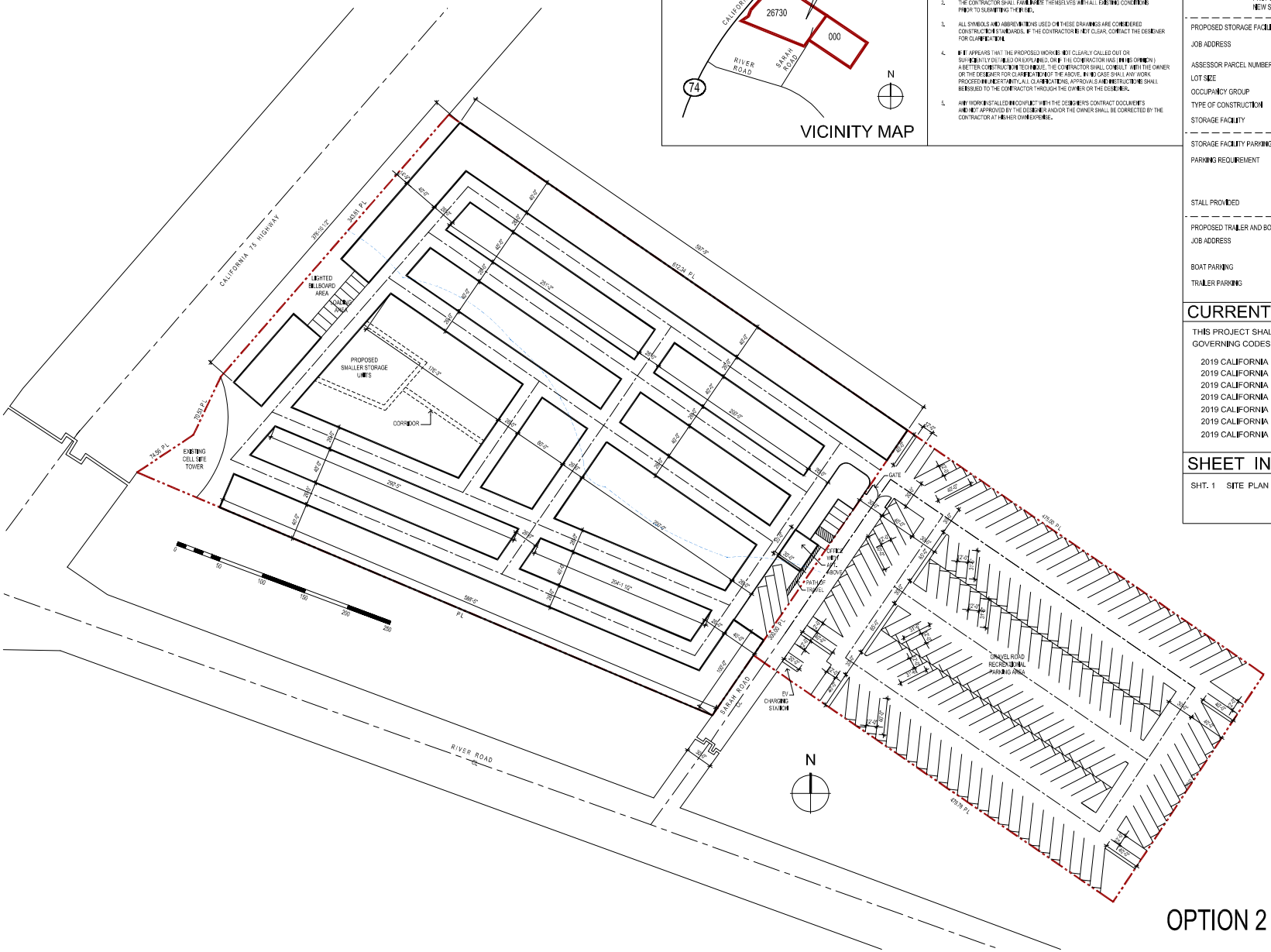

PROPOSED FOR:
STORAGE KING
26730 CALIFORNIA 74
PERRIS, CA 92570

PROJECT:
TENANT IMPROVEMENT
STORAGE FACILITY
BOAT AND TRAILER PARKING

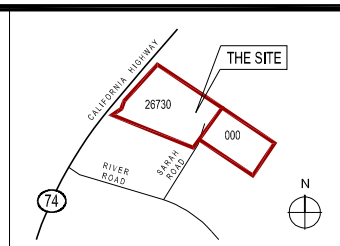
01 - 25 - 23 REVISION PER PLANCHECK COMMENTS

PN 3802 - C

SHEET NO.
1




OPTION 2




VICINITY MAP

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| TYPE OF CONSTRUCTION | : | V-B |
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## SHEET INDEX


SHT. 1 SITE PLAN


SITE PLAN - OPTION 2

SCALE: 1" = 50'-0"


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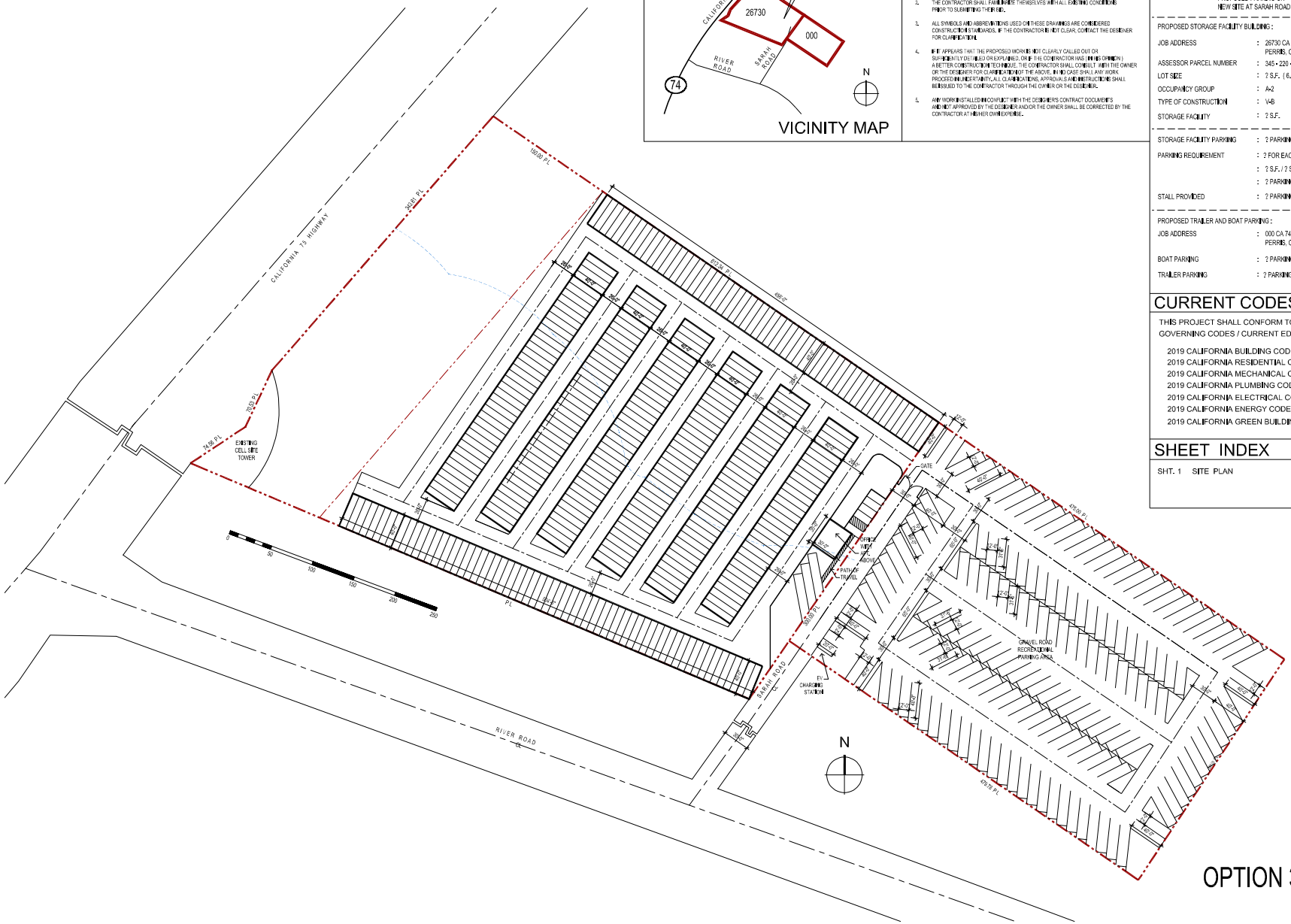
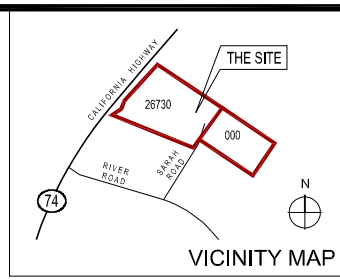
01 - 25 - 23 ADDITIONAL PLANS FOR PERMIT REVIEW

PN 3802 - C

SHEET NO.
2

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## SHEET INDEX


SHT. 1 SITE PLAN


OPTION 3

SITE PLAN - OPTION 3

SCALE: 1"= 50'-0"


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01 - 25 - 23 PLANNING SUBMITTAL FOR PERMIT REVIEW

PN 3802 - C

SHEET NO.
3