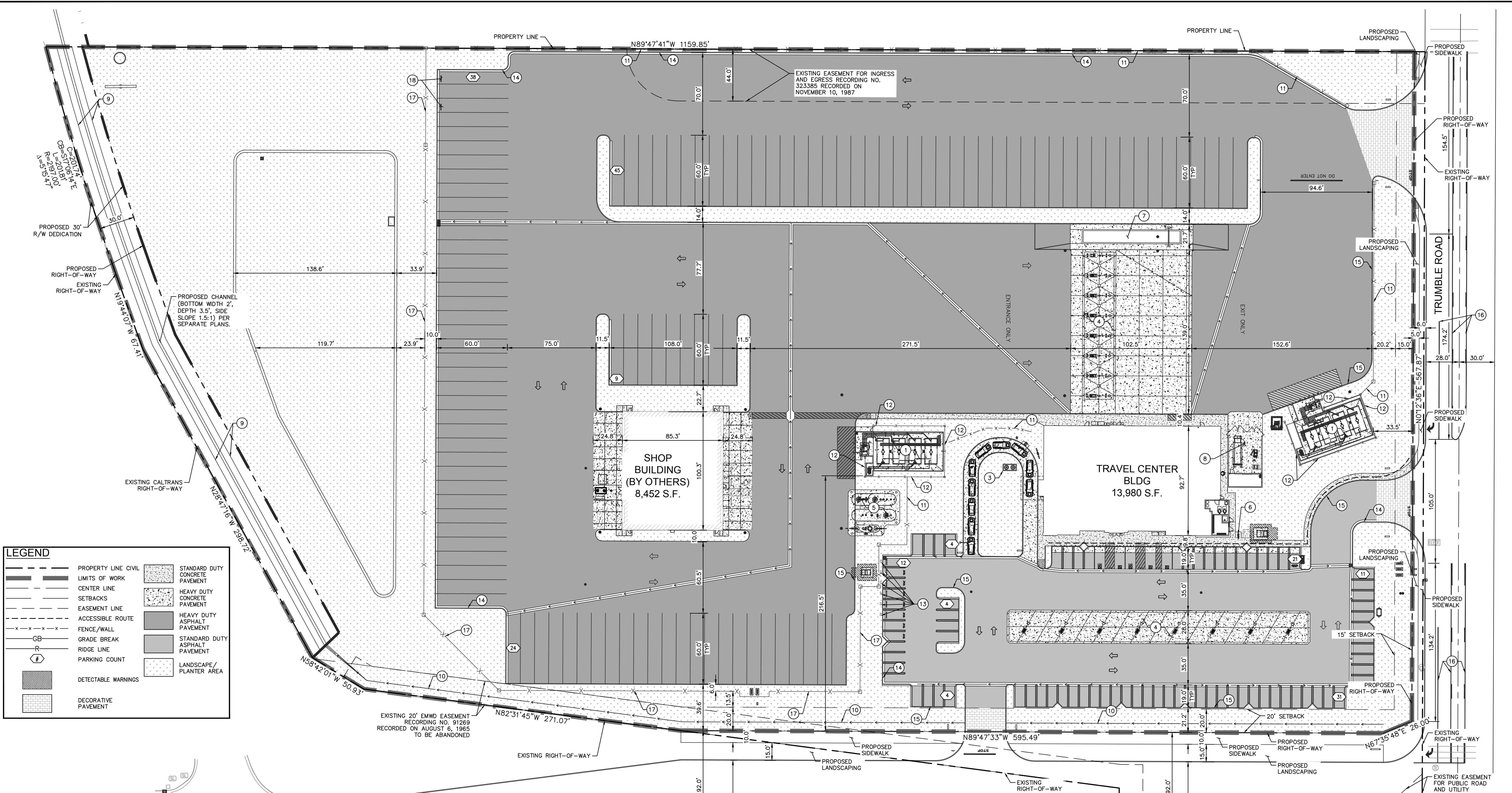


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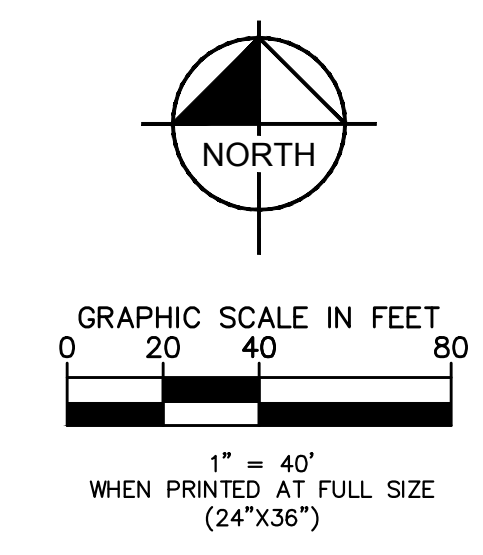
LEGEND

--- (dashed line)	PROPERTY LINE CIVIL	▨ (stippled)	STANDARD DUTY CONCRETE PAVEMENT
--- (dashed line)	LIMITS OF WORK	▨ (stippled)	HEAVY DUTY CONCRETE PAVEMENT
--- (dashed line)	CENTER LINE	▨ (stippled)	HEAVY DUTY ASPHALT PAVEMENT
--- (dashed line)	SETBACKS	▨ (stippled)	STANDARD DUTY ASPHALT PAVEMENT
--- (dashed line)	EASEMENT LINE	▨ (stippled)	LANDSCAPE/PLANTER AREA
--- (dashed line)	ACCESSIBLE ROUTE	▨ (stippled)	DECORATIVE PAVEMENT
--- (dashed line)	FENCE/WALL	▨ (stippled)	
--- (dashed line)	GRADE BREAK	▨ (stippled)	
--- (dashed line)	RIDGE LINE	▨ (stippled)	
--- (dashed line)	PARKING COUNT	▨ (stippled)	
--- (dashed line)	DETECTABLE WARNINGS	▨ (stippled)	

- CONSTRUCTION NOTES**
- 12.5" ABOVE GROUND STORAGE TANK FARM WITH CONTAINMENT.
 - AUTO CANOPY AND GAS/DIESEL DISPENSERS.
 - GREASE TRAP.
 - TRUCK CANOPY AND DIESEL DISPENSERS.
 - UNDERGROUND TANKS.
 - PROPOSED U-SHAPED BIKE RACKS PER CITY STANDARDS AND SPECIFICATIONS.
 - TRUCK SCALE.
 - TRASH ENCLOSURE, 8" CMU WITH ARCHITECTURAL ELEMENTS TO MATCH THE TRAVEL CENTER (SEE ARCH DRAWINGS FOR DETAILS).
 - PROPOSED CHANNEL PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PLAN FOR M.D.P. - ROMOLAND AREA LATERAL A-11A.
 - PROPOSED V-DITCH.
 - PROPOSED 8" ALUMINUM FENCE WITH DECORATIVE PILASTERS.
 - PROPOSED 12"-6" SPLIT-FACE BLOCK WALL WITH DECORATIVE PILASTERS.
 - FUTURE ELECTRIC VEHICLE CHARGING STATION.
 - STANDARD DUTY CURB AND GUTTER.
 - STANDARD DUTY 6" CURB.
 - PROPOSED STRIPING.
 - PROPOSED 14" ALUMINUM FENCE AND BERM WITH DECORATIVE PILASTERS.
 - FUTURE ELECTRIC VEHICLE PARKING STALL.

AUTO PARKING REQUIREMENTS		BUILDING
PARKING RATIO REQUIRED		
TOTAL PARKING REQUIRED (9'X19')		
RETAIL: 1/250 SQ. FT.	13 SPACES	
DRIVE THROUGH: 1/500 SQ. FT. OF DINING AREA + 10 ADDITIONAL SPACES	36 SPACES	
SHOP BUILDING: 3 SPACES FOR EVERY SERVICE BAY	15 SPACES	
TOTAL	64 SPACES (REQUIRED)	
PARKING PROVIDED		BUILDING
STANDARD ACCESSIBLE TRUCK PARKING	82 SPACES	
	116 SPACES	
TOTAL	203 SPACES (PROVIDED)	

	REQUIRED	PROVIDED	COMPLIES
LOT COVERAGE	50% MAX	6.0%	YES
BUILDING FAR	0.75	0.04	YES
BUILDING HEIGHT	45 FEET	31 FEET 10 IN	YES
FRONT SETBACK (ETHANAC ROAD)	20 FEET	20 FEET	YES
SETBACKS			
• FRONT SETBACK (TRUMBLE ROAD)	15 FEET	15 FEET	YES
• STREET SIDE (ETHANAC ROAD)	20 FEET	20 FEET	
• INTERIOR SIDE YARD	NONE	NONE	
• REAR YARD	NONE	NONE	
LANDSCAPING (ON-SITE ONLY)	10%	31.9%	YES
ZONE: COMMUNITY COMMERCIAL			



811 DIAL TOLL FREE
811

Know what's below.
Call before you dig.

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

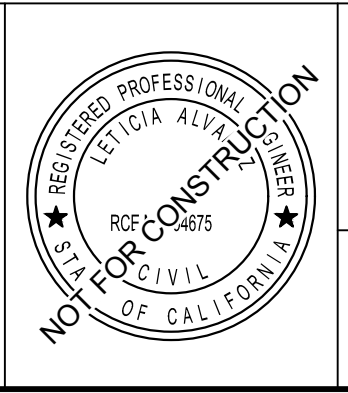
BENCH MARK:
COUNTY OF RIVERSIDE BENCHMARK "M 21-1 RESET", 373 FEET EAST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD, 50 FEET SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE, 1 FOOT NORTHEAST OF AN ANGLE-POINT IN THE RIGHT-OF-WAY FENCE, 2 FEET NORTH OF A MARKER POST, A BRASS DISK STAMPED "M-21-1 RESET" SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. EL = 1421.891 NGVD 29 (5/85)

MARK	BY	DATE	REVISIONS	APPR	DATE

CITY OF PERRIS

APPROVED BY: _____ DATE _____

CONTRACT CITY ENGINEER



Kimley»Horn

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PHONE: 951-543-8868

PREPARED BY: Leticia Alvarez
DATE: 9/19/2024
R.C.E. 94675

OVERALL SITE PLAN FOR PLANNING

ETHANAC TRAVEL CENTER
ETHANAC ROAD AND TRUMBLE ROAD
APN: 329-250-011 & 329-250-012

PROJECT NUMBER: 095428010
FILE NO.:

SHEET NO. **1**
OF 1 SHTS