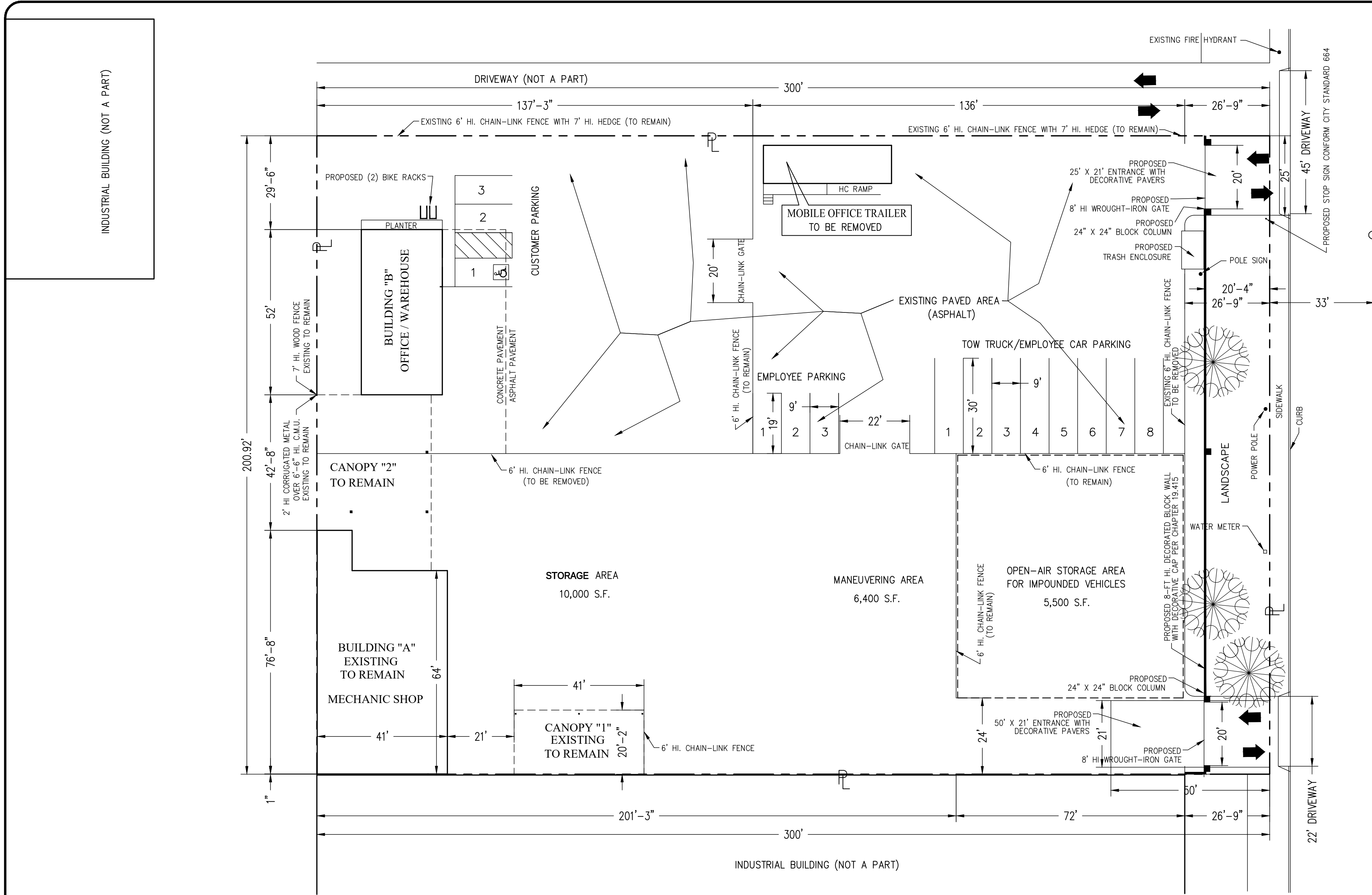




LEGEND:

- P — PROPERTY LINE
- C — STREET CENTERLINE

NOTES :

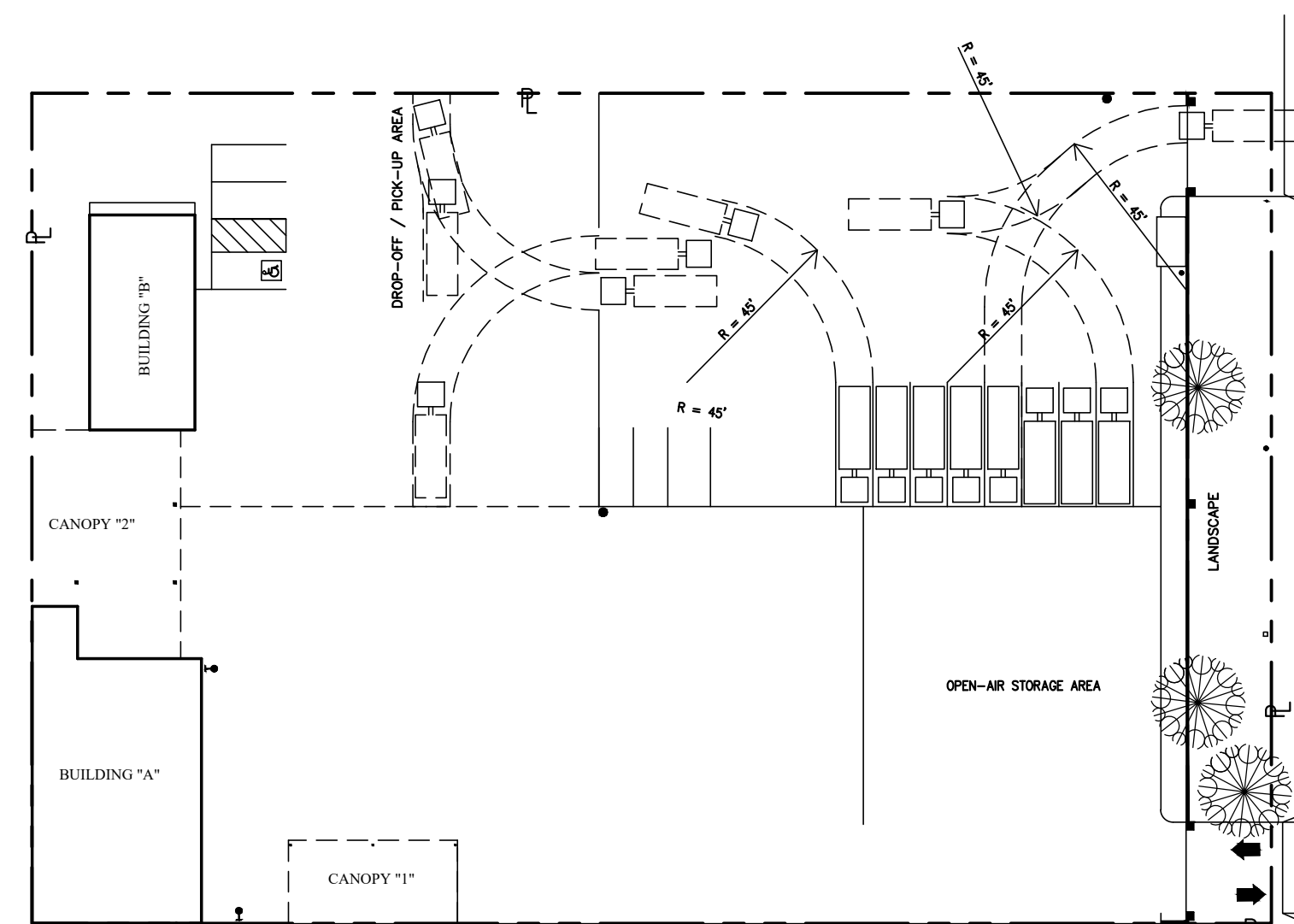
NOT NEW OUTDOOR LIGHTING IS PROPOSED
PROPOSED EXTERIOR GATES WITH KNOX
KEY DEVICE PER FIRE DEPARTMENT
EXISTING PAVEMENT TO REMAIN

The surface of the storage yard shall be covered
with slate, slag or alternate dust, weed and
mud-retardant material acceptable to the Approving
or Appeal Authority. Any stormwater or other runoff
from the site shall be contained on the site and
disposed of through an on-site drainage system, in
with City regulations to enforce the requirements of
the National Pollutant Discharge Elimination Systems
(NPDES) permit.

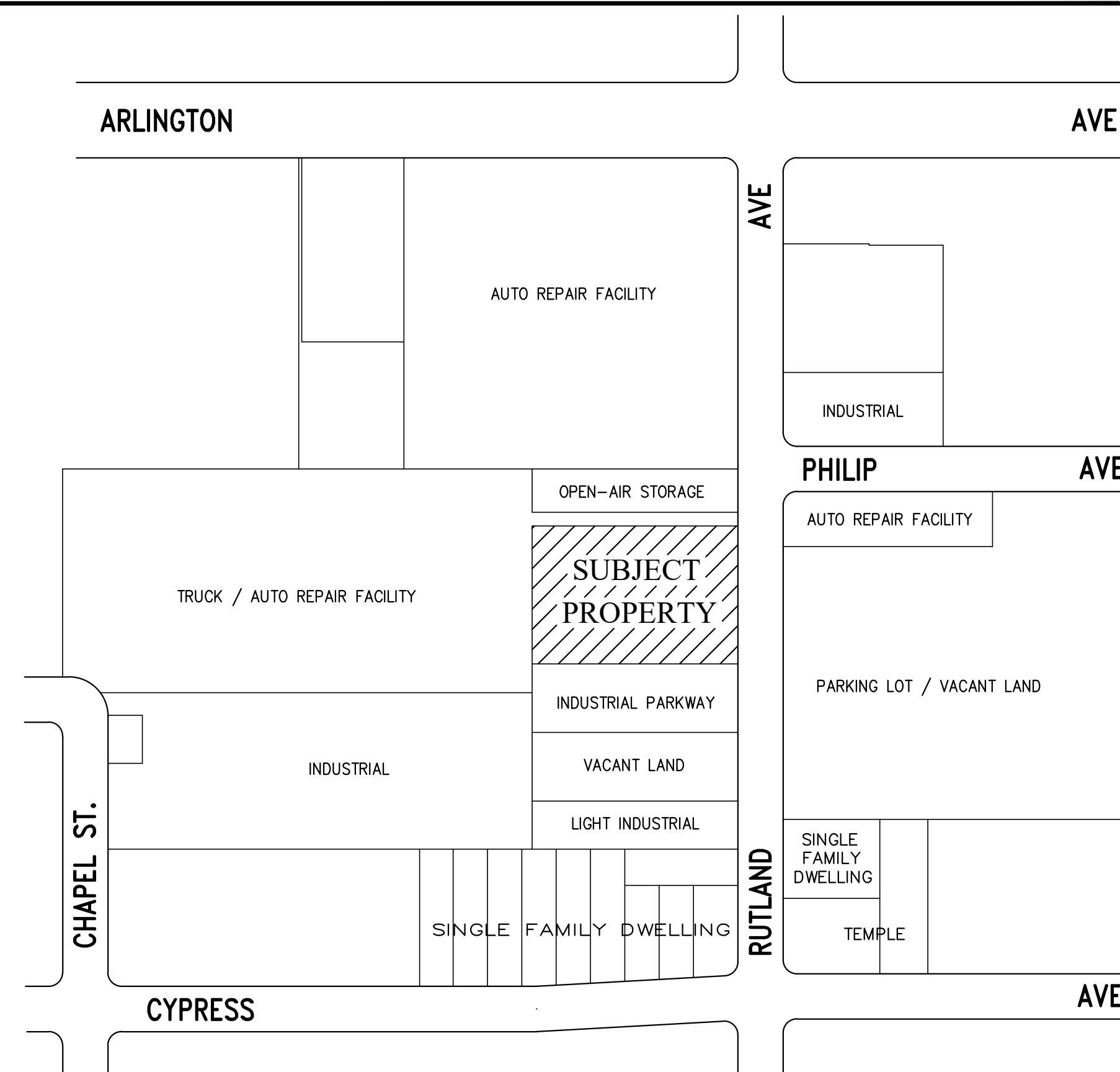
PARKING PROVIDED:	
CUSTOMER STANDARD =	3
EMPLOYEE'S STANDARD =	11
TOWING TRUCK=	8
TOTAL PARKING PROVIDED =	14

- THE 8 TOWING TRUCK PARKING SPACES ARE
USED FOR THE EMPLOYEES (TRUCK DRIVERS)
- ONE CUSTOMER PARKING SPACE IS VAN
ACCESSIBLE

AREAS:	
BUILDING "A"	
FIRST FLOOR =	2,763 S.F.
MEZZANINE =	281 S.F.
TOTAL BUILDING "A"=	3,044 S.F.
BUILDING "B"	
TOTAL BUILDING "A"=	1,326 S.F.
CANOPY 1 =	825 S.F.
CANOPY 2 =	1,844 S.F.



TRUCK MANEUVERING TEMPLATES



VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION: 1.38 ACRES M/L IN PAR 1 PM 053/036 PM 12175 PARCEL
1 OF PARCEL MAP 12175, AS PER MAP RECORDED IN BOOK
53, PAGE 36 OF PARCEL MAPS, RIVERSIDE COUNTY, SEE
APPLICATION.

A.P.N. 151-031-037

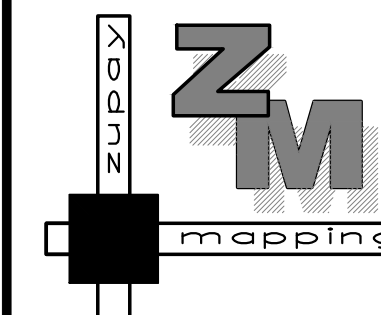
NET LOT AREA = 60,276 S.F. (1.38 ACRES)

CADFILE: RUTLAND2025-SP-FP-REV

REVISED
SITE PLAN

SCALE: 1" = 20'

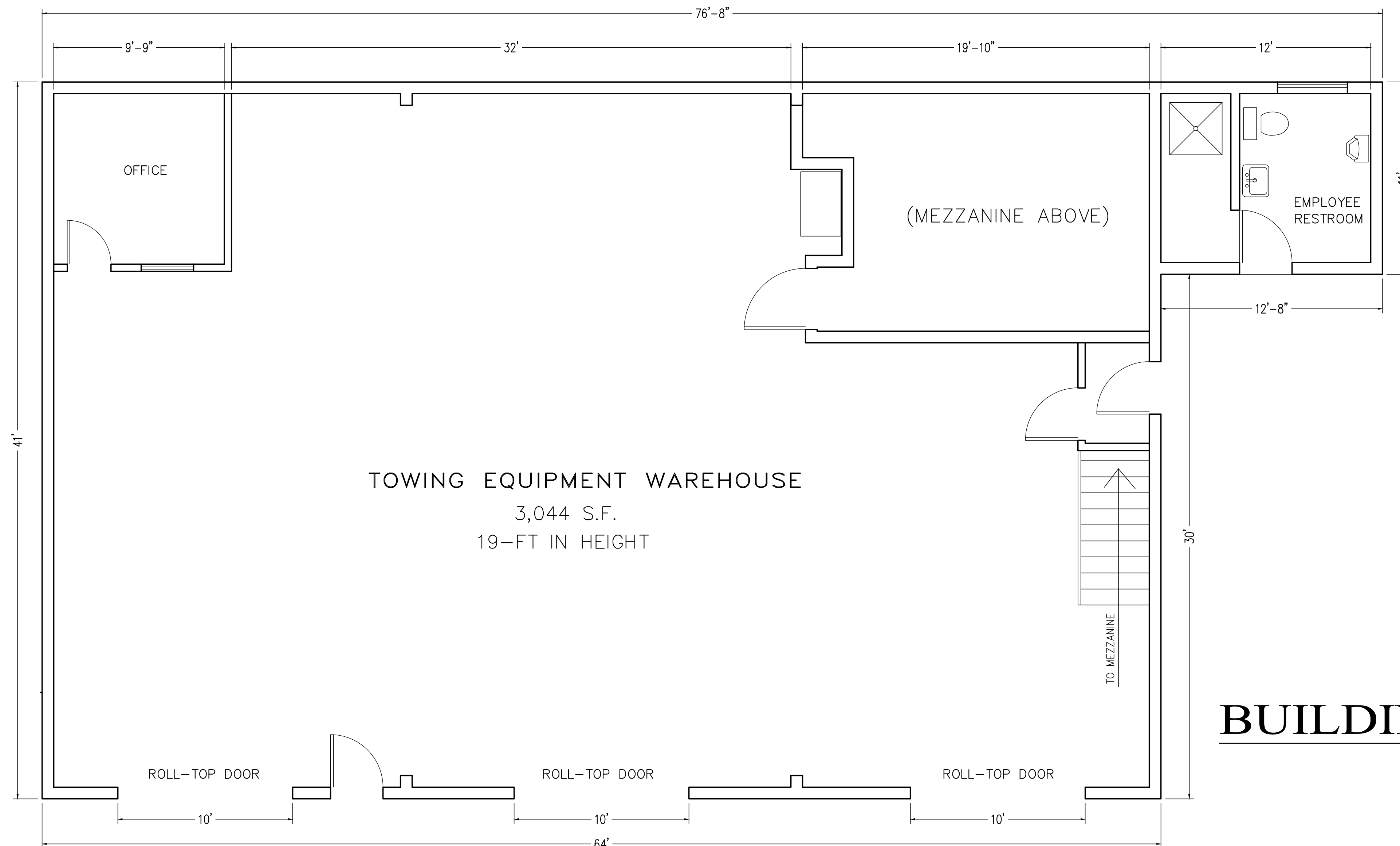
PREPARED BY:



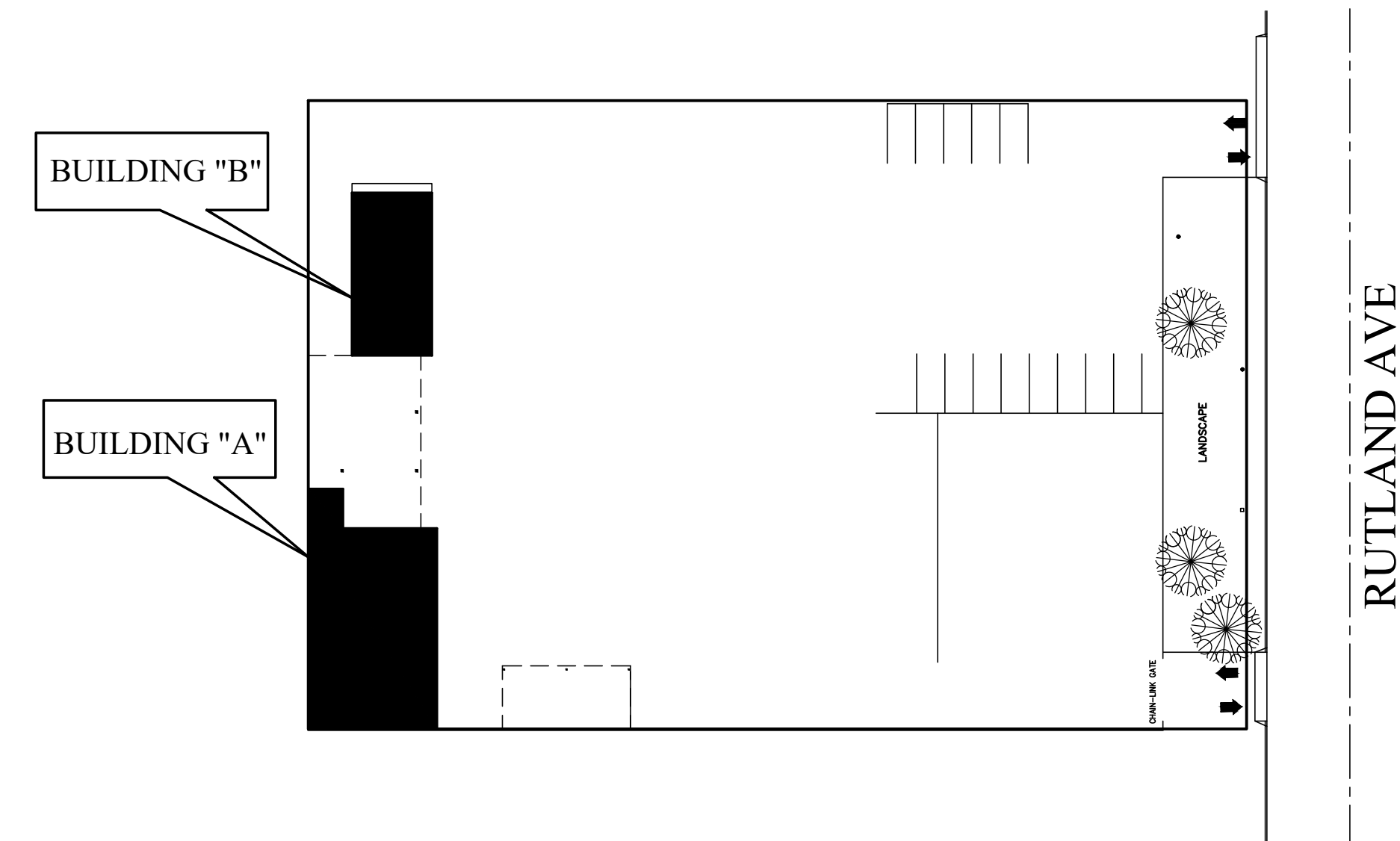
ZUPAY MAPPING SERVICE
13645 SHABLOW AVE.
SYLMAR, CA 91342
818-833-9059

SITUS: ANGELO'S TOWING & RECOVERY
6200 RUTLAND AVENUE
RIVERSIDE, CA 92503
JOB # 23-751

CASE No: PR-2024-001644 (CUP, DR)
DATE: MAY 5, 2023
REVISED DATE: DECEMBER 2, 2023
REVISED DATE: MAY 9, 2024
REVISED DATE: FEBRUARY 27, 2025
REVISED DATE: MARCH 14, 2025



BUILDING "A"



PLOT PLAN

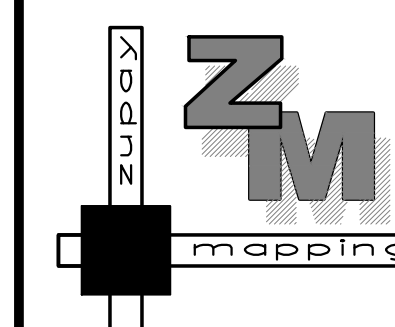
SCALE: N.T.S.

CADFILE: RUTLAND2025-SP-FP-REV

REVISED FLOOR PLAN

SCALE: 1/4" = 1'-0"

PREPARED BY:



ZUPAY MAPPING SERVICE

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SYLMAR, CA 91342
818-833-9059

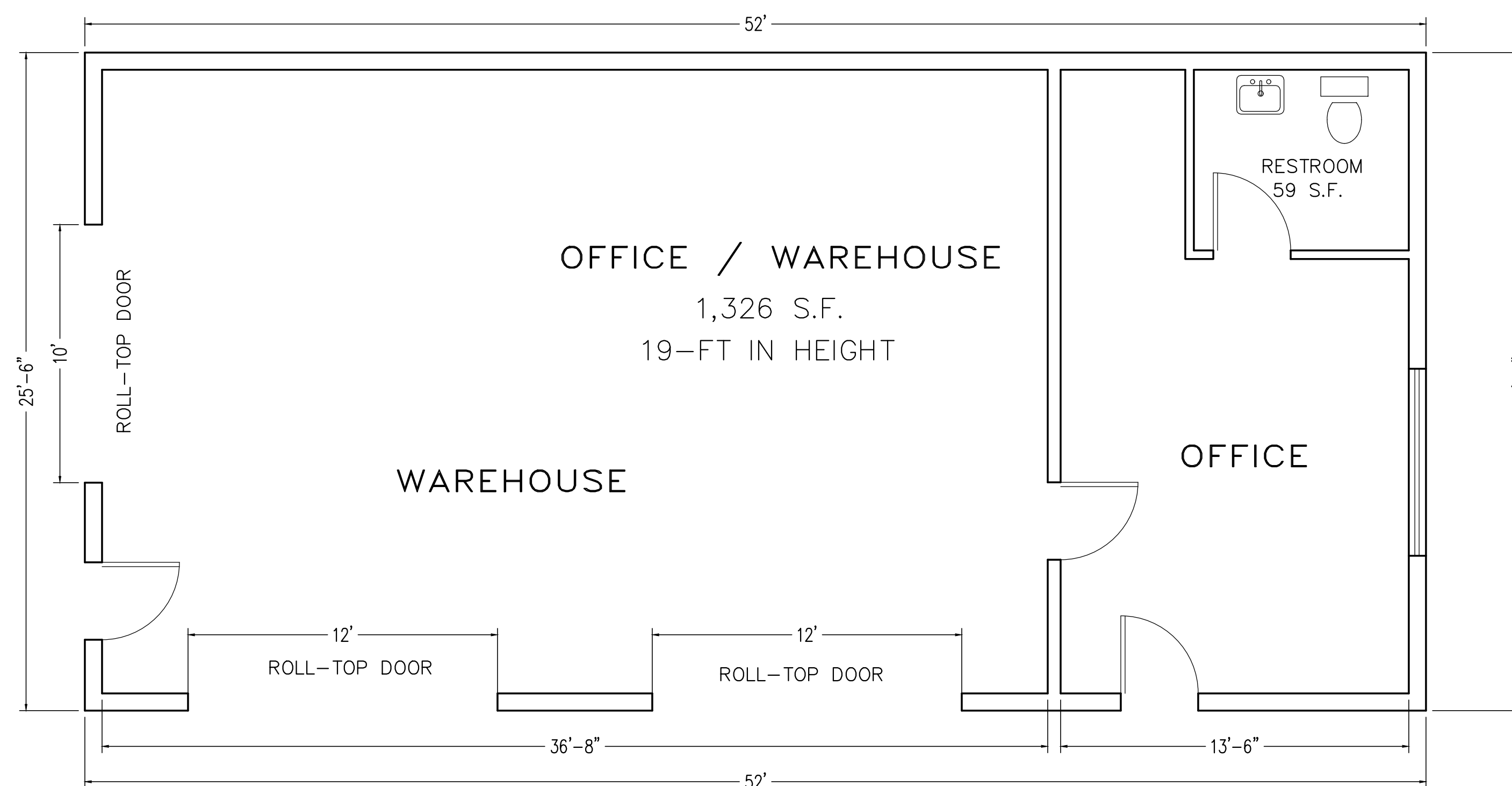
SITUS: ANGELO'S TOWING & RECOVERY
6200 RUTLAND AVENUE
RIVERSIDE, CA 92503
JOB # 23-751

CASE No: PR-2024-001644 (CUP, DR)

DATE: MAY 5, 2023

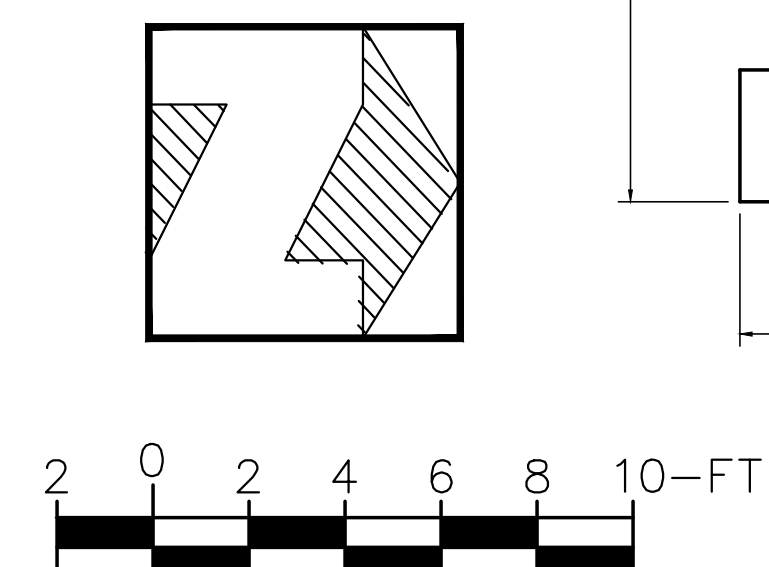
REVISED DATE: DECEMBER 2, 2023

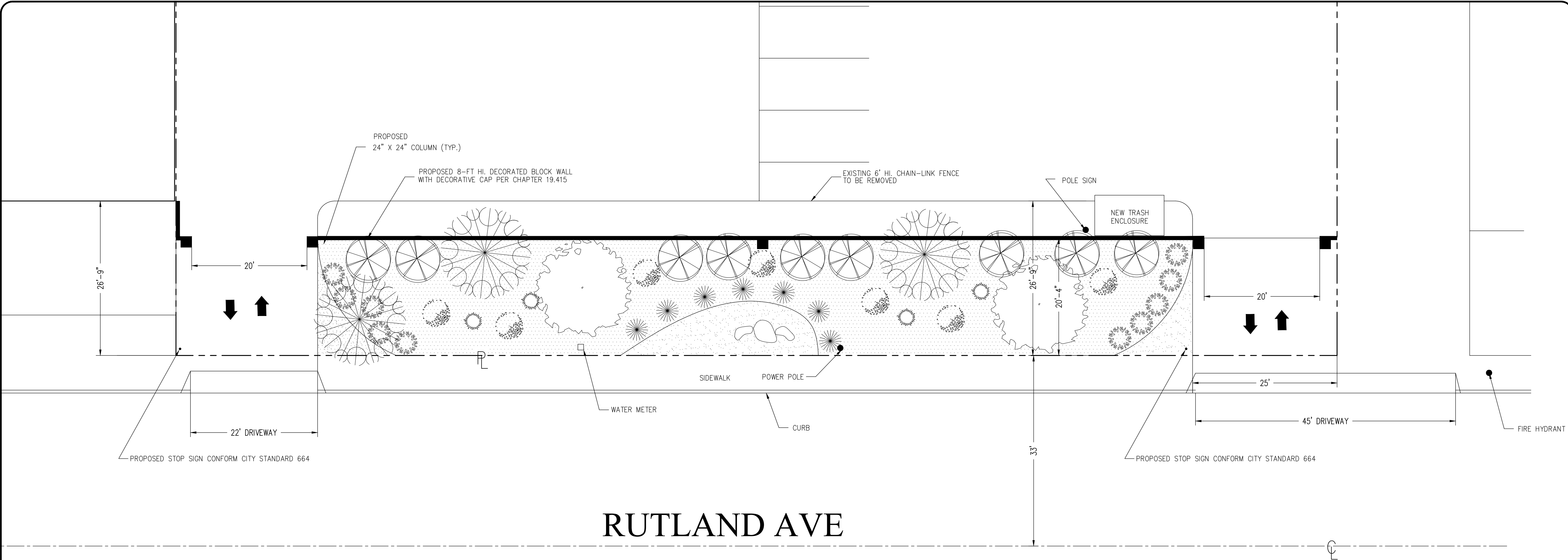
REVISED DATE: FEBRUARY 27, 2025



BUILDING "B"

AREAS:	
BUILDING "A"	
FIRST FLOOR =	2,763 S.F.
MEZZANINE =	281 S.F.
TOTAL BUILDING "A"=	3,044 S.F.
BUILDING "B"	
TOTAL BUILDING "B"=	1,326 S.F.

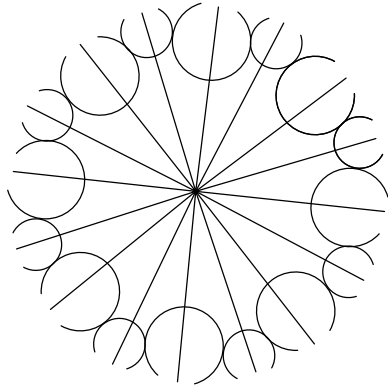




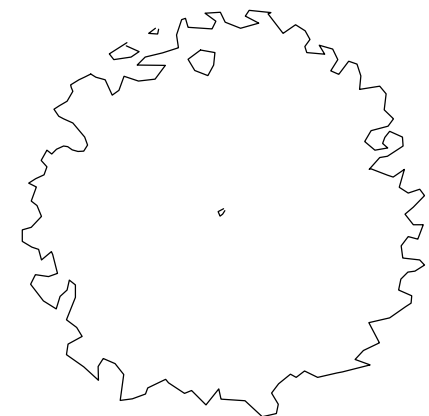
CADFILE: RUTLAND-SP-FP

LANDSCAPE LEGEND

TREES

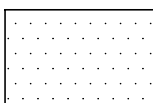


EXISTING PINE TREE TO REMAIN

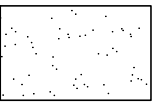


$\frac{2}{24"$ BOX PARKINSONIA X 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

GROUND COVER



DESERT GOLD DECOMPOSED GRANITE OR SIMILAR
2" deep over geotextil fabric

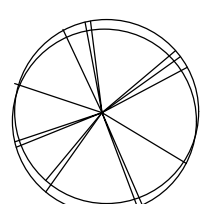


MULTI COLORED PEA GRAVEL OR SIMILAR
2" deep over geotextil fabric

BOULDERS



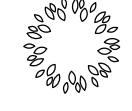
SHRUBS



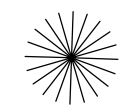
$\frac{10}{15}$ gal. DADONAEA VISCOSA 'PURPURE'
PURPLE HOPSEED BUSH



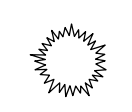
$\frac{7}{5}$ gal. LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



$\frac{10}{5}$ gal. PENSTEMON SPECTABILIS
SHOWY BEARDTONGUE



$\frac{7}{5}$ gal. MUHLENBERGIA RIGENS
DEER GRASS

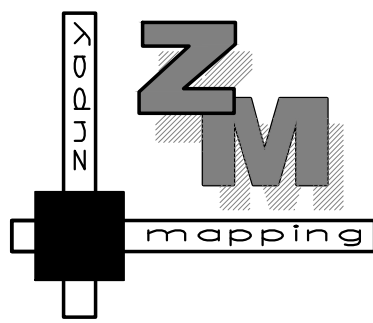


$\frac{4}{5}$ gal. SPHAERALCEA AMBIGUA 'LOUIS HAMILTON'
LOUIS HAMILTON DESERT MALLOW

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: $1/8" = 1'-0$

PREPARED BY:



ZUPAY MAPPING SERVICE

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JOB # 23-751

CASE No:

PR-2024-001644 (CUP, DR)

DATE:

DECEMBER 2, 2023

REVISED DATE:

MAY 9, 2024

PR-2024-001644 (CUP, LDR) Exhibit 8 - Project Plans