

# IN THE CITY OF HIGHLAND, CALIFORNIA


## SITE PLAN

### 8054 PALM AVENUE A.P.N. 1192-641-03

NOVEMBER 2020

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO COUNTY, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, CALIFORNIA.

SITETECH, INC.


  
 SITETECH, INC.  
 806 CHERRY STREET, SUITE 100  
 HIGHLAND, CALIFORNIA 92343-1182  
 TEL: (909) 943-9239 FAX: (909) 943-9232  
 BEYOND WATER R.O.C. 782656 DATE: 11/20/2020  
 U.S. 7318

**CONSTRUCTION NOTES:**

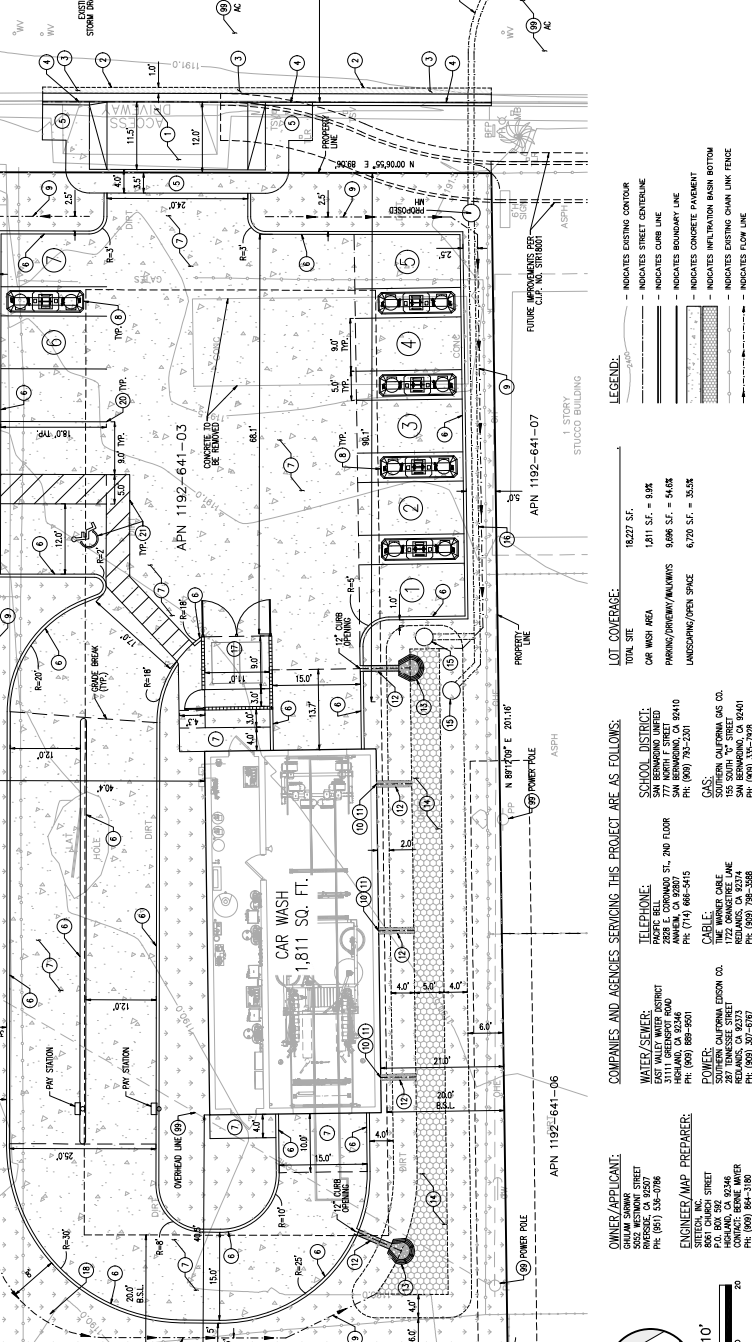
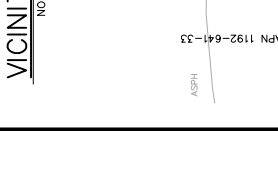
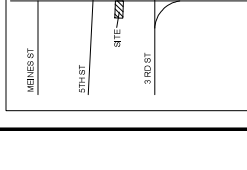
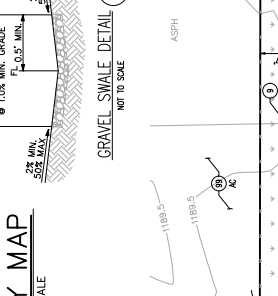
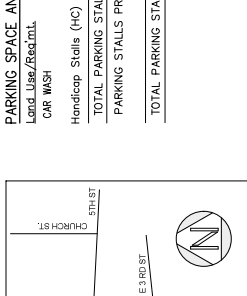
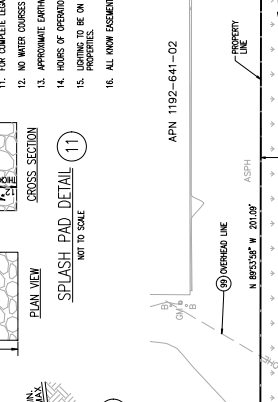
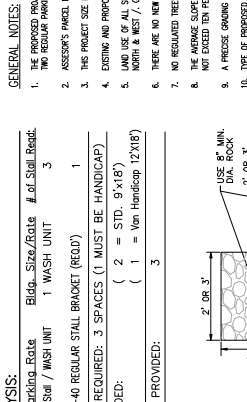
1. CONTRACT COMMERCIAL TRUCK APPROACH PER CITY OF HIGHLAND STD. 212.
2. SWICHTO TO A CLEAN STRAIGHT LINE.
3. CONTRACT 4" CONCRETE PAVEMENT OVER CURBS 11 BASE OR CONCRETE PAVEMENT OVER WHITE GRANULAR FILLING SAND AND THE UNDERCUTS.
4. CONTRACT 8" CURB & GUTTER PER CITY OF HIGHLAND STD. 201.
5. CONTRACT SIDEWALK PER CITY OF HIGHLAND STD. 208.
6. CONTRACT 4" CURB PER A.P.A. STD. 120-1 TYPE A-1-101.
7. CONTRACT 4" THICK CONCRETE PAVING.
8. CONTRACT SIDEWALK PER ARCHITECTURAL PLANS.
9. CONTRACT SIDEWALK LANDSCAPE FURNISHING AT 1/2" MINIMUM GRADE PER DETAIL HEREON.
10. CONTRACT ROOF DRAIN DOWNSPOUT TO OUTLET ONTO RIP-RAP SHOULDER PAD PER DETAIL HEREON.
11. CONTRACT RIP-RAP SHOULDER PAD PER DETAIL HEREON.
12. CONTRACT 1" RIBBED DRAINAGE MATS PER DETAIL HEREON.
13. CONTRACT 2" RIP-RAP BASH MATS AND SEMI-CURE FOREBAY.
14. CONTRACT 11/2" RIBBED DRAINAGE MATS (FORM 11/2" RIBS).
15. INSTALL 24" RISER WITH DEBRIS SACK FOR BASIN OVERFLOW GUIDE.
16. INSTALL 12" WALL-Pipe DOWN DRAIN AT 1/2" MIN. FOR BASIN OVERFLOW OUTLET.
17. CONTRACT CONCRET THATCH ENCLOSURE PER ARCHITECTURAL PLANS.
18. NOT USED.
19. INSTALL 18" R.C.P. STORM DRAIN AT 1/2" MIN. CONNECT TO EXISTING STORM DRAIN.
20. INSTALL 12" R.C.P. STORM DRAIN AT 1/2" MIN. CONNECT TO EXISTING STORM DRAIN.
21. INSTALL ADA ACCESSIBLE PARKING STALL (W/M) PER ADA REQUIREMENTS.
22. PROTECT IN PLACE, ITEM PER PLAN.

**GENERAL NOTES:**

1. THE PROPOSED PROJECT IS FOR A CAR WASH WITH 7 DESIGNATED VEHICULAR STALLS AND ONE REGULAR PARKING SPACE AND THE UNDERCUTS.
2. ASSessor's PAVEL NUMBER: 1192-641-03.
3. THIS PROJECT SIZE IS APPROXIMATELY 0.46 NET ACRES.
4. EXISTING AND PROPOSED ZONING IS B.P. (BUSINESS PARK).
5. LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECTS WERE USE COMMERCIAL - NORTH & WEST / GAS STATION/WARE USE COMMERCIAL - EAST / COMMERCIAL - SOUTH.
6. THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
7. NO REGULAR TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
8. THE AVERAGE SLOPE OF BOTH ENTRANCE ACCESS ROUTE AND FEASIBLE BUILDING SITES DOES NOT EXCEED TEN PERCENT (10%).
9. A PRELIMINARY PLAN IS PROPOSED FOR THIS PROJECT.
10. TYPE OF PROPOSED CONSTRUCTION: N.
11. FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
12. NO WATER CONCESS CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.
13. APPROXIMATE CUMULATIVE QUANTITIES: LOT 20 C.I., FILL 20 C.I.
14. HOURS OF OPERATION: CAR WASH: 8 am. - 6 pm.
15. LIGHTING TO BE ON FROM Dusk TO DAWN AND TO BE SHIELDED FROM ADJACENT PROPERTIES.
16. ALL NEW EASEMENTS ARE SHOWN HEREON.

**PARKING SPACE ANALYSIS:**

Land Use/Building	Existing/Grade	Blk'd. Size/Grade	# of Stalls/Grade
CAR WASH	3 Stg / WASH UNIT	1 WASH UNIT	3
Handicap Stalls (HC)	1-40 REGULAR STALL BRACKET (REQ'D)	1	1
TOTAL PARKING STALLS REQUIRED:	3 SPACES (1 MUST BE HANDICAP)		
PARKING STALLS PROVIDED:	( 2 = STD., 9 X 18')		
	( 1 = Van Handicap 12'X18')		
TOTAL PARKING STALLS PROVIDED:			3



**LEGEND:**

- - - - - INDICATES EXISTING CENTERLINE
- - - - - INDICATES STREET CENTERLINE
- - - - - INDICATES CURB LINE
- - - - - INDICATES BOUNDARY LINE
- - - - - INDICATES CONCRETE PAVEMENT
- - - - - INDICATES INFILTRATION BASIN BOTTOM
- - - - - INDICATES EXISTING CHAIN LINK FENCE
- - - - - INDICATES FLOW LINE

**COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:**

<b>ENGINEER/APPLICANT:</b> SUTHERLAND, CALIFORNIA DISTRICT 2626 E. CORONADO ST., 2ND FLOOR 777 NORTH E STREET SAN FRANCISCO, CA 94110 TEL: (415) 662-5415 FAX: (415) 662-5415	<b>TELEPHONE:</b> SUTHERLAND, CALIFORNIA DISTRICT 2626 E. CORONADO ST., 2ND FLOOR 777 NORTH E STREET SAN FRANCISCO, CA 94110 TEL: (415) 662-5415 FAX: (415) 662-5415
<b>OWNER:</b> SUTHERLAND, CALIFORNIA DISTRICT 2626 E. CORONADO ST., 2ND FLOOR 777 NORTH E STREET SAN FRANCISCO, CA 94110 TEL: (415) 662-5415 FAX: (415) 662-5415	<b>CONTRACTOR:</b> SUTHERLAND, CALIFORNIA DISTRICT 2626 E. CORONADO ST., 2ND FLOOR 777 NORTH E STREET SAN FRANCISCO, CA 94110 TEL: (415) 662-5415 FAX: (415) 662-5415

**LOT COVERAGE:**

TOTAL SITE:	16,227 SF.
CAR WASH AREA:	1,811 SF. = 11%
PARKING/DREINAGE/MANHOLES:	9,808 SF. = 60%
LANDSCAPING/OPEN SPACE:	6,707 SF. = 41%

**SCALE: 1" = 10'**

**DATE: 11/20/2020**