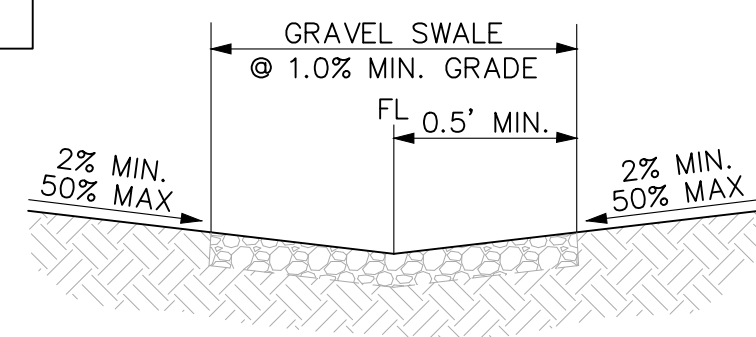


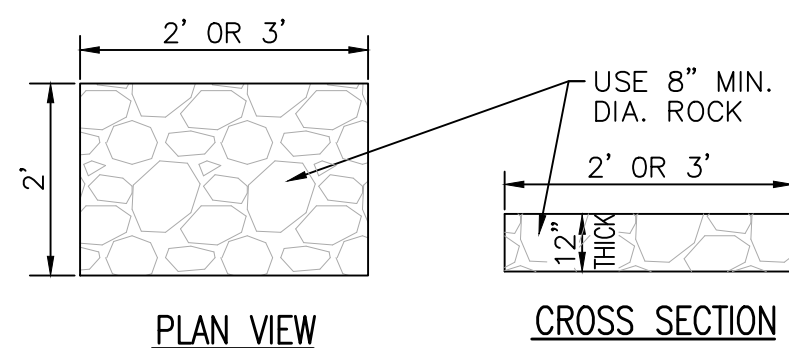
VICINITY MAP
NO SCALE

PARKING SPACE ANALYSIS:

Land Use/Reqmt.	Parking Rate	Bldg. Size/Rate	# of Stall Reqd.
CAR WASH	3 Stall / WASH UNIT	1 WASH UNIT	3
Handicap Stalls (HC) 1-40 REGULAR STALL BRACKET (REQ'D)			1
TOTAL PARKING STALLS REQUIRED: 3 SPACES (1 MUST BE HANDICAP)			
PARKING STALLS PROVIDED:			
(2 = STD. 9'x18')			
(1 = Van Handicap 12'x18')			
TOTAL PARKING STALLS PROVIDED: 3			



GRAVEL SWALE DETAIL 12
NOT TO SCALE



SPLASH PAD DETAIL 11
NOT TO SCALE

GENERAL NOTES:

- THE PROPOSED PROJECT IS FOR A CAR WASH WITH 9 DESIGNATED VACUUM STATIONS AND TWO REGULAR PARKING STALLS AND ONE HANDICAP STALL.
- ASSESSOR'S PARCEL NUMBER: 1192-641-03.
- THIS PROJECT SIZE IS APPROXIMATELY 0.42 NET ACRES.
- EXISTING AND PROPOSED ZONING IS B.P. (BUSINESS PARK).
- LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECT: MIXED USE COMMERCIAL - NORTH & WEST / GAS STATION/MIXED USE COMMERCIAL - EAST / COMMERCIAL - SOUTH
- THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
- NO REGULATED TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
- THE AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
- A PRECISE GRADING PLAN IS PROPOSED FOR THIS PROJECT.
- TYPE OF PROPOSED CONSTRUCTION: N
- FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
- NO WATER COURSES CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.
- APPROXIMATE EARTHWORK QUANTITIES: CUT 20 C.Y., FILL 20 C.Y.
- HOURS OF OPERATION: CAR WASH: 8 a.m. - 8 p.m.
- LIGHTING TO BE ON FROM DUSK TO SUNRISE AND TO BE SHIELDED FROM ADJOINING PROPERTIES.
- ALL KNOWN EASEMENTS ARE SHOWN HEREON.

CONSTRUCTION NOTES:

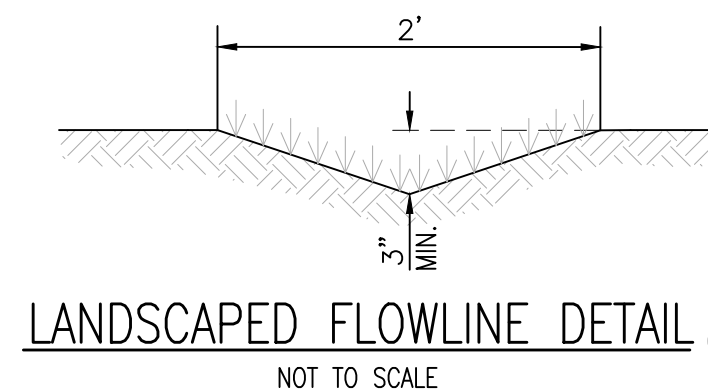
- CONSTRUCT COMMERCIAL DRIVE APPROACH PER CITY OF HIGHLAND STD. 212.
- SAWCUT TO A CLEAN STRAIGHT LINE.
- CONSTRUCT A.C. PAVEMENT OVER CLASS II BASE OR CONCRETE PAVEMENT OVER NATIVE.
- CONSTRUCT 8" CURB & GUTTER PER CITY OF HIGHLAND STD. 203.
- CONSTRUCT SIDEWALK PER CITY OF HIGHLAND STD. 208.
- CONSTRUCT 6" CURB PER A.P.W.A. STD. 120-1 TYPE A1-150.
- CONSTRUCT 4" THICK CONCRETE PAVING.
- CONSTRUCT VACUUMING STATION PER ARCHITECTURAL PLANS.
- CONSTRUCT GRADED LANDSCAPE FLOWLINE AT 1.0% MINIMUM GRADE, PER DETAIL HEREON.
- CONSTRUCT ROOF DRAIN DOWNSPOUTS TO OUTLET ONTO RIP-RAP SPLASH PAD, PER DETAIL HEREON.
- CONSTRUCT RIP-RAP SPLASH PAD, PER DETAIL HEREON.
- CONSTRUCT 1" WIDE GRAVEL SWALE, PER DETAIL HEREON.
- CONSTRUCT ROCK RIP-RAP BASIN INLET AND SEDIMENT FOREBAY, PER DETAIL HEREON.
- CONSTRUCT 1,120 C.F. INFILTRATION BASIN (1,046 C.F. REQUIRED).
- INSTALL 24" RISER WITH DEBRIS RACK FOR BASIN OVERFLOW OUTLET.
- INSTALL 12" H.D.P.E. STORM DRAIN AT 1.0% MIN. FOR BASIN OVERFLOW OUTLET.
- CONSTRUCT COVERED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- NOT USED
- INSTALL 18" R.C.P. STORM DRAIN AT 1.0% MIN. CONNECT TO EXISTING STORM DRAIN.
- PARKING LOT SIGNAGE AND STRIPING PER ARCHITECTURAL PLANS.
- INSTALL ADA ACCESSIBLE PARKING STALL (VAN) PER ADA REQUIREMENTS.
- PROTECT IN PLACE, ITEM PER PLAN.

IN THE CITY OF HIGHLAND, CALIFORNIA
SITE PLAN
8054 PALM AVENUE
A.P.N. 1192-641-03

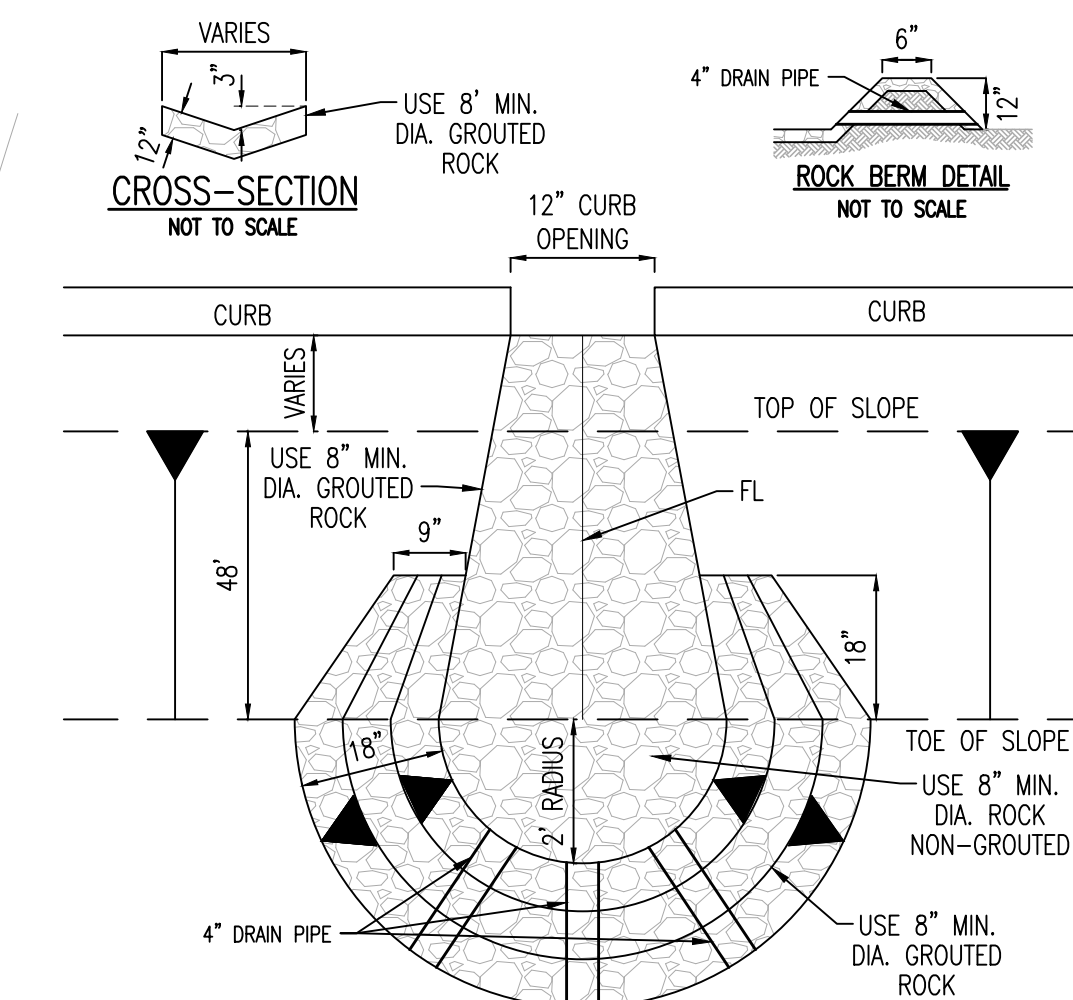
A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, CALIFORNIA.

SITETECH, INC.

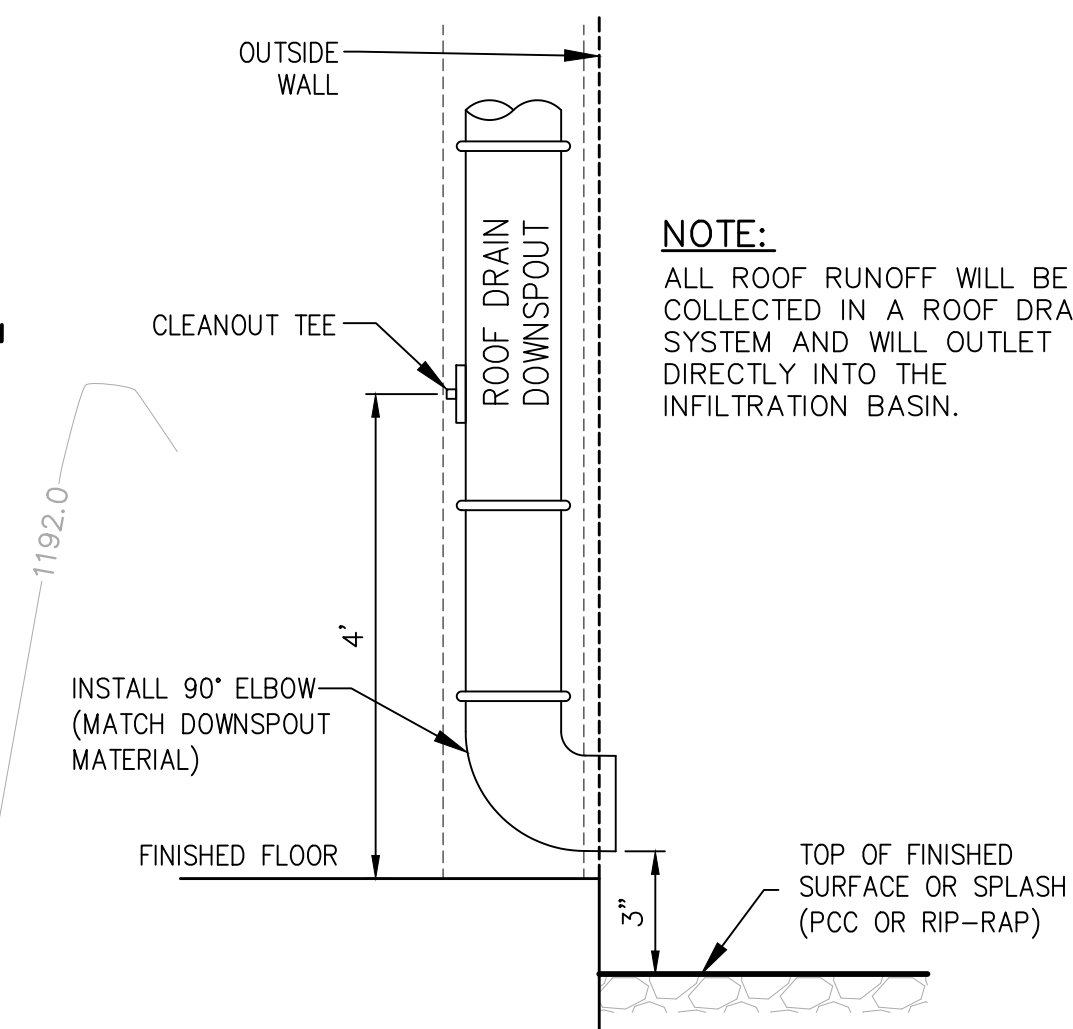
APRIL 2021



LANDSCAPED FLOWLINE DETAIL 9
NOT TO SCALE

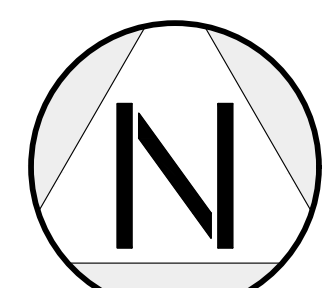
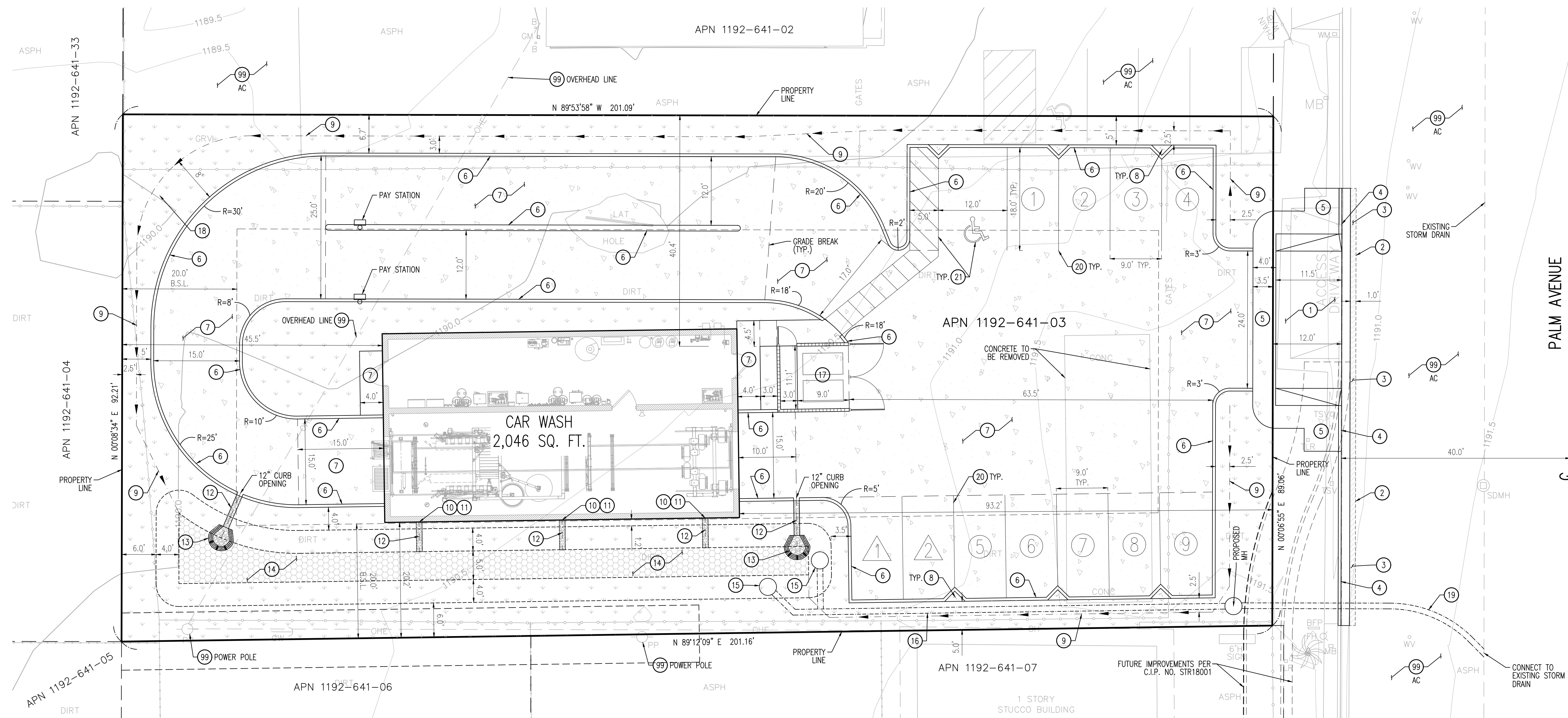


PLAN VIEW
RIP-RAP SWALE/
SEDIMENT FOREBAY DETAIL 13
NOT TO SCALE

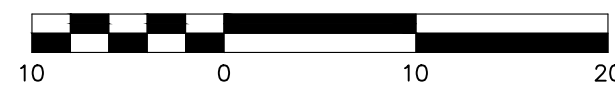


ROOF DRAIN DOWNSPOUT 10
NOT TO SCALE

NOTE:
ALL ROOF RUNOFF WILL BE COLLECTED IN A ROOF DRAIN SYSTEM AND WILL OUTLET DIRECTLY INTO THE INFILTRATION BASIN.



SCALE: 1"=10'



OWNER/APPLICANT:

GHULAM SARWAR
5052 WESTMONT STREET
RIVERSIDE, CA 92507
PH: (951) 536-0786

ENGINEER/MAP PREPARER:

SITETECH, INC.
8061 CHURCH STREET
P.O. BOX 592
HIGHLAND, CA 92346
CONTACT: BERNIE MAYER
PH: (909) 864-3180

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:

EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
PH: (909) 889-9501

POWER:

SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA 92375
PH: (909) 307-6767

TELEPHONE:

PACIFIC BELL
2828 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA 92807
PH: (714) 666-5415

CABLE:

TIME WARNER CABLE
1722 ORANGETREE LANE
REDLANDS, CA 92374
PH: (909) 798-3588

SCHOOL DISTRICT:

SAN BERNARDINO UNIFIED
777 NORTH F STREET
SAN BERNARDINO, CA 92410
PH: (909) 793-2301

GAS:

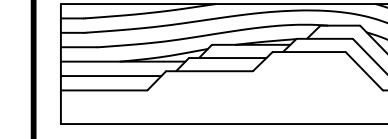
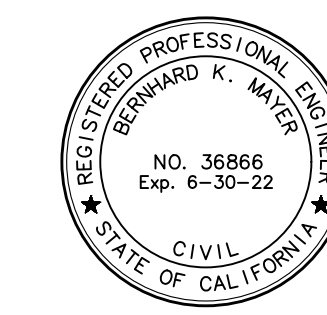
SOUTHERN CALIFORNIA GAS CO.
155 SOUTH "C" STREET
SAN BERNARDINO, CA 92401
PH: (909) 335-7928

LOT COVERAGE:

TOTAL SITE	18,227 S.F.
CAR WASH AREA	2,046 S.F. = 11.2%
PARKING/DRIVEWAY/WALKWAYS	9,461 S.F. = 53.3%
LANDSCAPING/OPEN SPACE	6,720 S.F. = 35.5%

LEGEND:

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



SITETECH INC.

8061 CHURCH ST., HIGHLAND CA 92346 PO BOX 592
PH: (909) 864-3180, FAX: (909) 864-0850

BERNHARD K. MAYER

R.C.E., 36866
L.S. 7319

04/05/2021
DATE