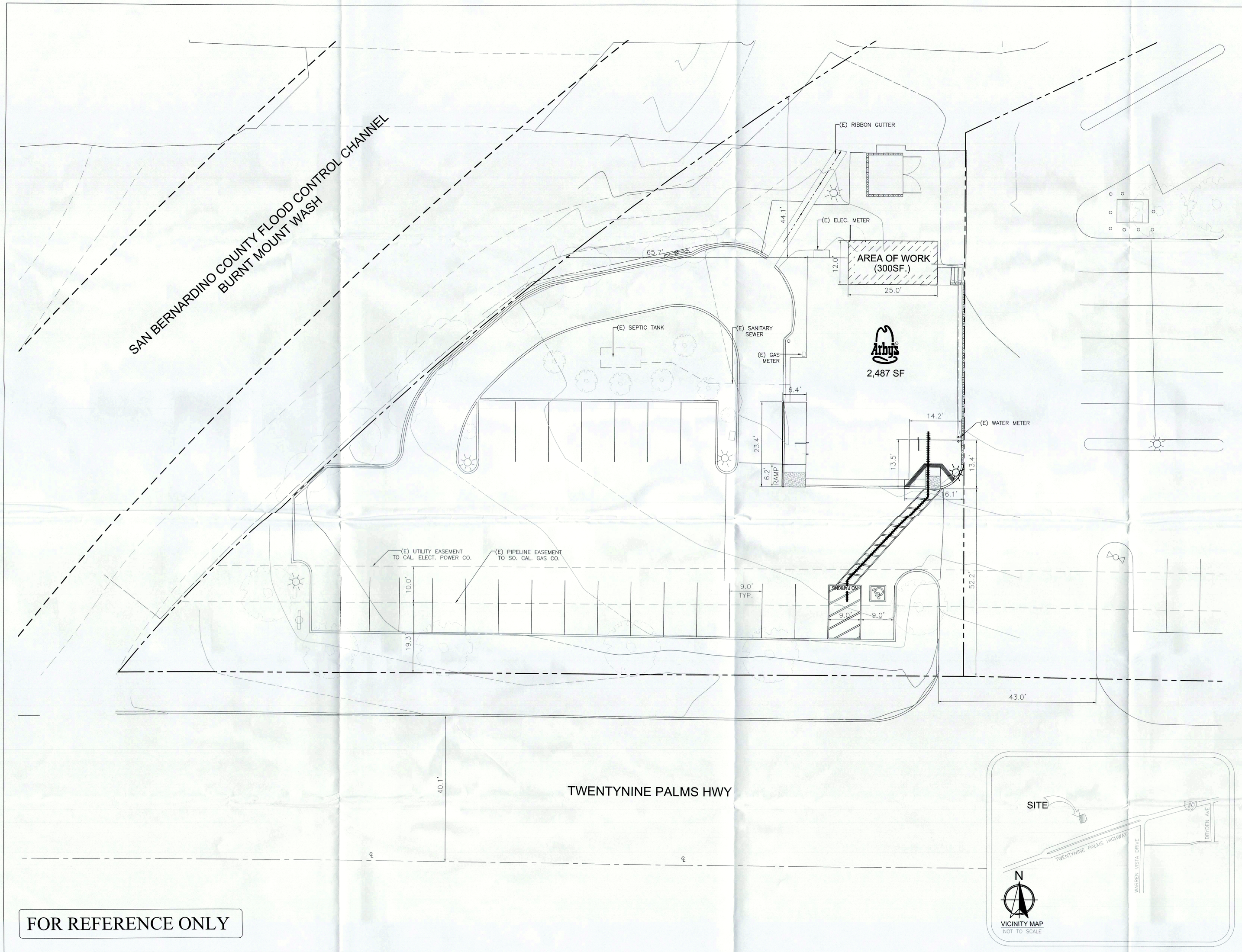

FOR REFERENCE ONLY

01 NEW SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN NOTES

ASSESSOR'S PARCEL NUMBER:

0595-271-40

LEGAL DESCRIPTION:

PARCEL 6, OF PARCEL MAP NO. 6163, IN THE TOWN OF YUCCA VALLEY, AS SHOWN BY MAP ON FILE BOOK 60 PAGES 57 THROUGH 62, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM PARCELS 5 AND 6 OF THOSE PORTIONS CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED MARCH 5, 1981 AS INSTRUMENT NO. 81-47682 OF OFFICIAL RECORDS.

OWNER:

NETREIT
1282 PACIFIC OAKS PLACE
ESCONDIDO, CA 92029
(760) 738-8800

ZONING DESIGNATION:

EXISTING: C-G GENERAL COMMERCIAL
PROPOSED: C-G GENERAL COMMERCIAL

LAND USE:

EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL

TOTAL GROSS AREA:

±32,465 SF 0.74 ACRES

TOTAL NET AREA:

±29,978 SF 0.68 ACRES

FLOOD DESIGNATION:

ZONE A
AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD HAZARD
PANEL ID: 06071C8120H

GENERAL SITE NOTES

1. THIS IS A CONCEPTUAL SITE PLAN. UNLESS OTHERWISE NOTED, ALL ELEMENTS AND CONDITIONS ARE EXISTING.
2. VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
3. WHERE APPLICABLE, THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDER-GROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THEN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
4. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
7. THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
8. EXISTING CONCRETE SLAB/ASPHALT TRANSITION, G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2". IF TRANSITION EXCEED 1/2", G.C. TO PROVIDE RAMP FOR ACCESSIBLE PATH OF TRAVEL.

CAL GREEN

THE SITE SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE MINIMUM STANDARDS FOR NON-RESIDENTIAL MANDATORY MEASURES PER CAL GREEN CH. 5.

ACCESSIBILITY

1. DESIGN TEAM IS TO ESTABLISH AN ACCESSIBLE PATH TO THE RIGHT OF WAY UNLESS SPECIFICALLY EXEMPTED BY THE LOCAL BUILDING AUTHORITY.
2. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE FEATURES ON SITE ARE TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AS ADOPTED, INTERPRETED, AND ENFORCED BY THE LOCAL BUILDING AUTHORITY.

SITE LEGEND

(E) ACCESSIBLE PATH OF TRAVEL
PROPERTY LINE
EXISTING FIRE HYDRANT

SITE SUMMARY:

TOTAL (E) BUILDING AREA	=	±2,187 SF
TOTAL BUILDING ADDITION	=	±300 SF
TOTAL BUILDING AREA	=	±2,487 SF

PARKING SUMMARY:

1 SPACE/50 SF. OF SEATING AREA:	765 SF./50 = 15.3
STANDARD SPACE REQUIRED:	16 PARKING SPACES
1 – 25=	1 ACCESSIBLE PARKING SPACE REQ'D
PARKING SPACES PROVIDED:	24 SPACES
ACCESSIBLE PARKING SPACE PROVIDED:	1 SPACES

ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PLACE, SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232

PROJECT:

ARBY'S RESTAURANT GROUP
57622 TWENTY NINE PALMS HWY.
YUCCA VALLEY, CA

JERRY L. MICHAL, PE
1282 PACIFIC OAKS PLACE, SUITE C,
ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232

REGISTERED PROFESSIONAL ENGINEER
No. C 42590
Exp. 3-31-16
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

REV	REVISION	DATE	REV	REVISION	DATE

SHEET DESCRIPTION: SITE PLAN

SHEET NUMBER: AS.1

PROJECT NO: 15-3543
DATE: 11/10/15