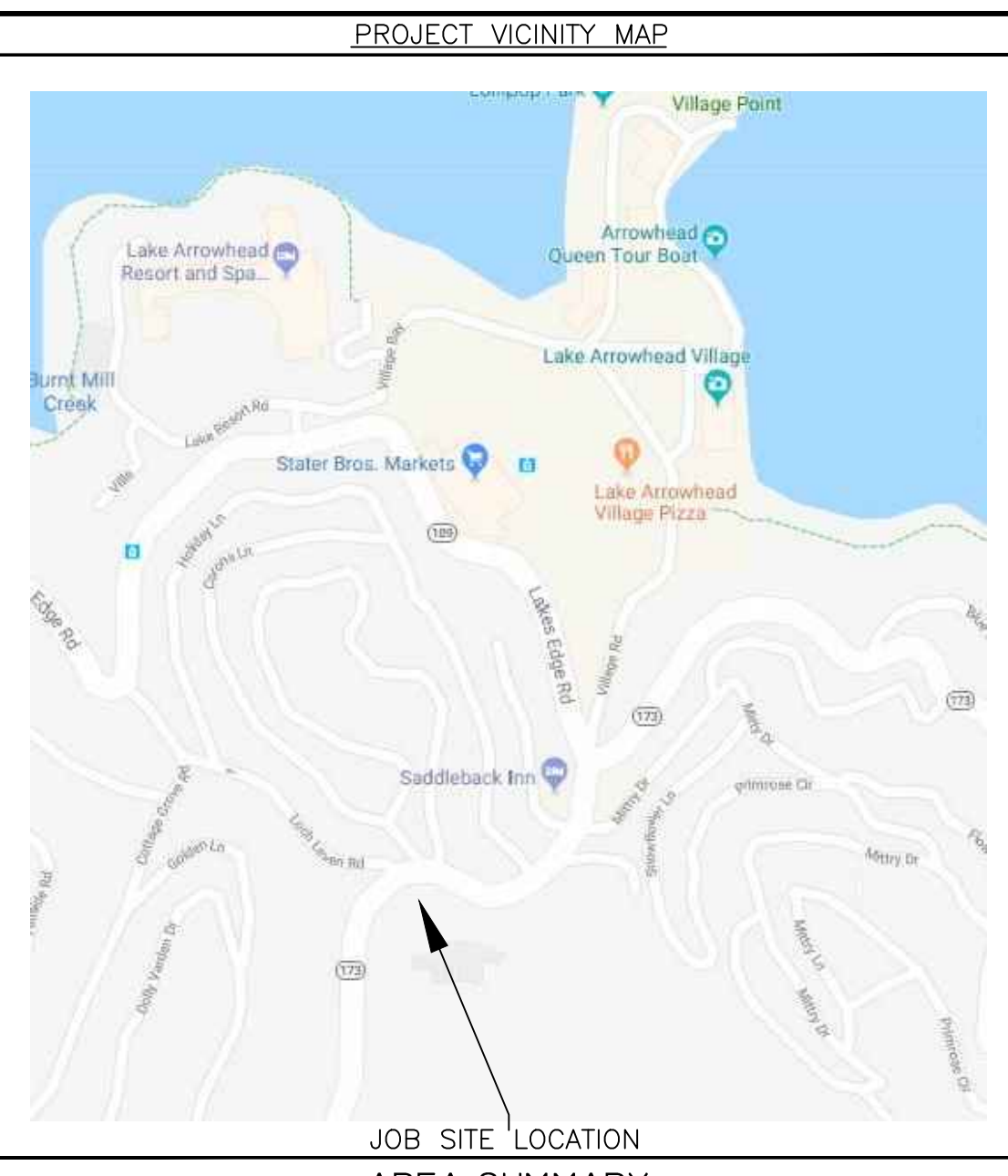
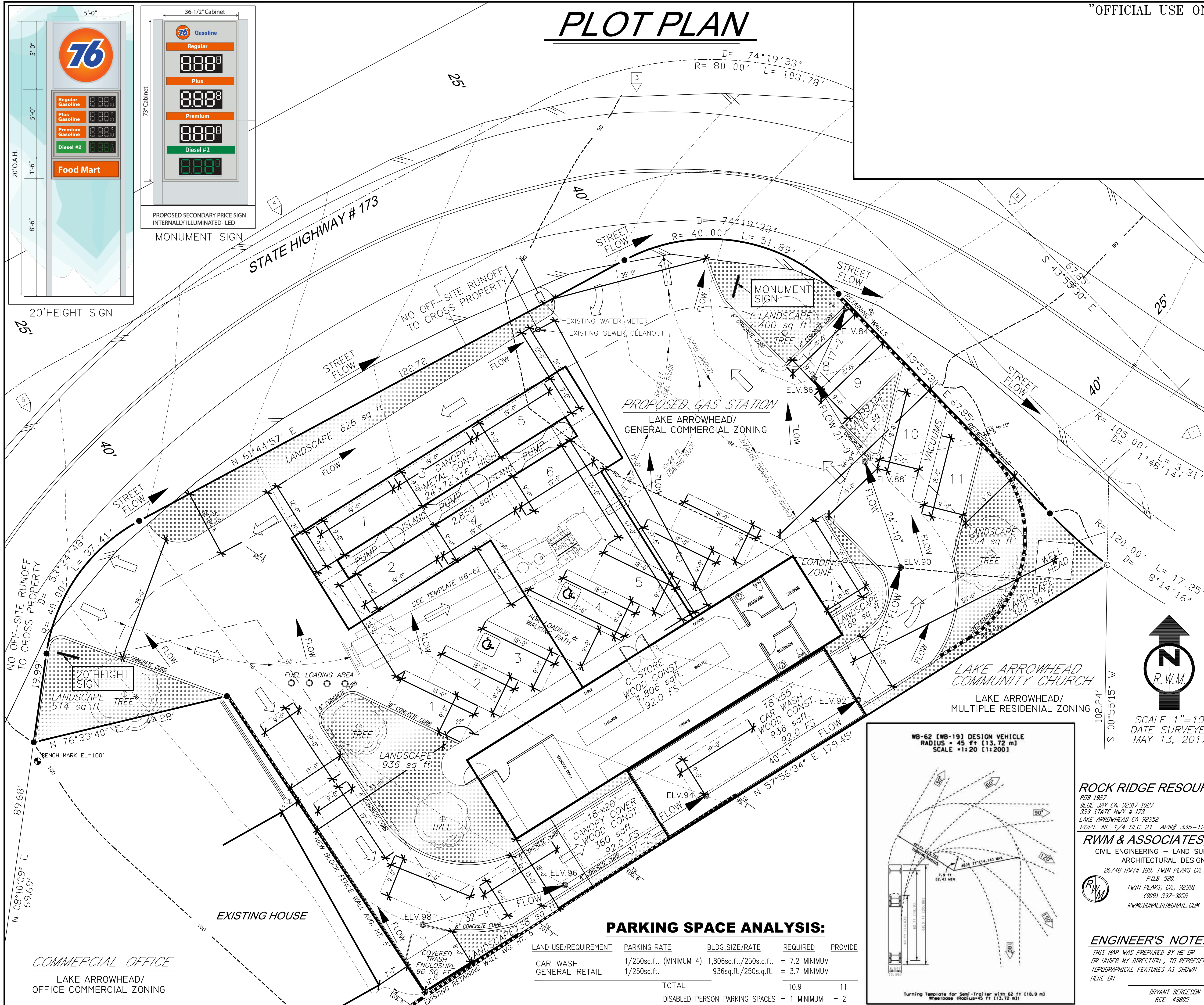


# PLOT PLAN

"OFFICIAL USE ONLY"



**AREA SUMMARY**

CONVENIENCE STORE AREA	1,806 SQ.FT.
CAR WASH AREA	936 SQ.FT.
TRASH ENCLOSURE AREA	96 SQ.FT.
TOTAL BUILDING AREAS	2,838 SQ.FT.
PUMP CANOPY COVER AREA	2,850 SQ.FT.
CARWASH CANOPY AREA	360 SQ.FT.
TOTAL ROOF COVER AREAS	3,210 SQ.FT.
TOTAL COVERED AREAS	4,980 SQ.FT.
TOTAL SIDEWALK/PAVED AREAS	13,683 SQ.FT.
TOTAL LANDSCAPED AREAS	3,789 SQ.FT.
TOTAL LOT SIZE	20,310 SQ.FT.
PERCENTAGE OF ROOF/BUILDING COVERAGE:	14%
PERCENTAGE OF SIDEWALK/PAVED COVERAGE:	67.3%
TOTAL LOT COVERAGE:	81.3%
PERCENTAGE OF LANDSCAPED COVERAGE:	18.7%

"NO EASEMENTS EXIST"  
 "GRADING PER SEPARATE PERMIT"  
 "SIGNS AT NORTH EAST CORNER"  
 "NO PROTECTED PLANTS"  
 "NO EASEMENTS EXISTS AT PROPERTY"

1 = PICTURE LOCATION, DIRECTION & NUMBER SEE ATTACHED PICTURE PACKET.

**LOCAL SERVICES**

<b>BUILDING AND SAFETY</b> LAND USE SERVICES DEPT., BUILDING AND SAFETY DIVISION 26010 STATE HIGHWAY 189, (P.O. BOX 709) TWIN PEAKS, CA. 92391 SB COUNTY: (909) 387-8311 PHONE: (909) 336-0640 SB CITY: (909) 387-4244	<b>SOUTHERN CALIFORNIA GAS</b> PHONE: 1-800-427-2200
<b>SAN BERNARDINO COUNTY ASSESSOR, TWIN PEAKS DIVISION</b> 26010 STATE HIGHWAY 189, (P.O. BOX 393) TWIN PEAKS, CA. 92391 PHONE: (909) 336-0650	<b>VERIZON CALIFORNIA</b> PHONE: 1-800-483-4000
<b>SAN BERNARDINO COUNTY ASSESSOR, TWIN PEAKS DIVISION</b> 26010 STATE HIGHWAY 189, (P.O. BOX 393) TWIN PEAKS, CA. 92391 PHONE: (909) 336-0641	<b>LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT WATER &amp; SEWER</b> PO BOX 700, LAKE ARROWHEAD, CA 92352, Phone (909) 336-7100
<b>SAN BERNARDINO COUNTY ASSESSOR, TWIN PEAKS DIVISION</b> 26010 STATE HIGHWAY 189, (P.O. BOX 393) TWIN PEAKS, CA. 92391 PHONE: (909) 336-0641	<b>FIRE DEPARTMENTS</b> SAN BERNARDINO COUNTY FIRE

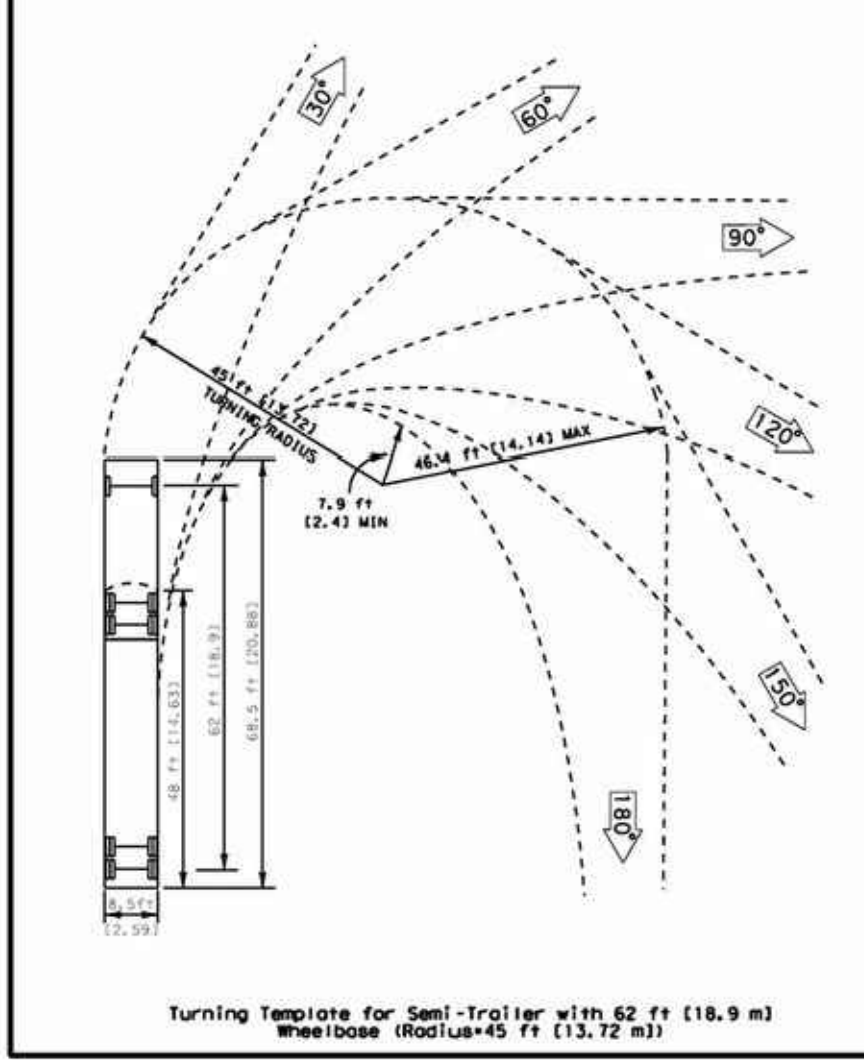
**COMMERCIAL USE M.U.P. & VARIANCE**

A MINOR USE PERMIT TO CONSTRUCT & OPERATE A GASOLINE SERVICE STATION CONSISTING OF A ONE-STORY, 1,806-SQUARE FOOT CONVENIENCE STORE, AND 936 SQUARE-FOOT CAR WASH, IN CONJUNCTION WITH A MINOR VARIANCE TO ALLOW A LOT COVERAGE OF 81.3% (INSTEAD OF 80%), AND A REDUCED LANDSCAPING COVERAGE AT 18.7% (INSTEAD OF 20%) IN THE LAKE ARROWHEAD, GENERAL COMMERCIAL (LA/GC) ZONING DISTRICT.

### PARKING SPACE ANALYSIS:

LAND USE/REQUIREMENT	PARKING RATE	BLDG.SIZE/RATE	REQUIRED	PROVIDE
CAR WASH	1/250sq.ft. (MINIMUM 4)	1,806sq.ft./250s.q.ft.	= 7.2 MINIMUM	
GENERAL RETAIL	1/250sq.ft.	936sq.ft./250s.q.ft.	= 3.7 MINIMUM	
<b>TOTAL</b>			<b>10.9</b>	<b>11</b>
DISABLED PERSON PARKING SPACES	= 1 MINIMUM		= 2	

WB-62 (WB-19) DESIGN VEHICLE  
 RADIUS = 45 ft (13.72 m)  
 SCALE = 1:20 (1:200)

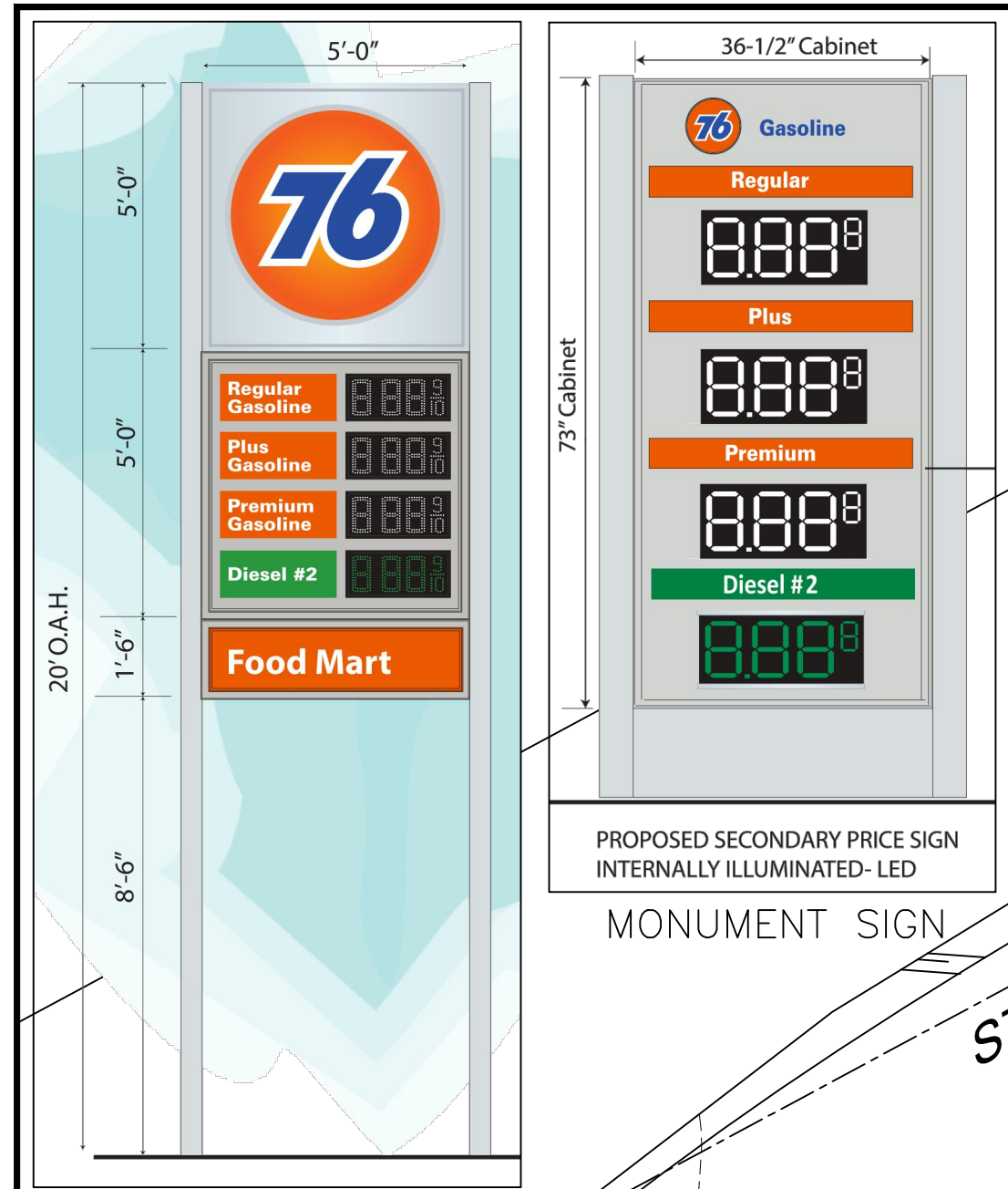


**ROCK RIDGE RESOURCES**  
 P.D.B. 1927  
 BLUE JAY CA. 92317-1927  
 333 STATE HWY # 173  
 LAKE ARROWHEAD CA 92352  
 PORT. NE 1/4 SEC 21 APN# 335-122-10

**RWM & ASSOCIATES, LLC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 ARCHITECTURAL DESIGN  
 26748 HWY# 189, TWIN PEAKS CA. 92391  
 P.D.B. 520,  
 TWIN PEAKS, CA. 92391  
 (909) 337-3058  
 RWMCDONALD.DIR@GMAIL.COM

**ENGINEER'S NOTE:**  
 THIS MAP WAS PREPARED BY ME OR  
 DR UNDER MY DIRECTION, TO REPRESENT THE  
 TOPOGRAPHICAL FEATURES AS SHOWN  
 HERE-IN

BRYANT BERGESON  
 R.C.E. 48805



20' HEIGHT SIGN  
 LAKE ARROWHEAD/  
 OFFICE COMMERCIAL ZONING

REVISION	DATE
STR.	00/00/00
SGN.	00/00/00
CNTY.	00/00/00
CORT.	00/00/00
CORT.	02/12/20

**Bryant Bergeson**  
 CONSULTING ENGINEER  
 (R.C.E. 48805)  
 P.O. BOX 6885  
 CRESTLINE, CA. 92325

**KADTEC**  
 DESIGN ENGINEERING  
 26748 HWY. 189, BLUE JAY, (909) 336-6970

**OWNER:** ROCK RIDGE RESOURCES  
 Name: 76 GAS STATION  
 Address: P.O. BOX 1927  
 City: BLUE JAY CA. 92317-1927  
 PHONE: (424) 634-2331  
 E-MAIL: -

**PROJECT:** Name: 76 GAS STATION  
 Address: 333 STATE HWY # 173  
 City: LAKE ARROWHEAD, CA. 92352  
 CONTRACTOR: -  
 CONTR. PHONE: -

LOT: -  
 TRACT: -  
 BLOCK: -  
 A.P.N.: 0335-122-10

SCALE: 1"=10'  
 DRAWN BY: KADTEC  
 JOB NO.: 180115  
 TITLE: PLOT PLAN  
 SHEET NO.: C-1