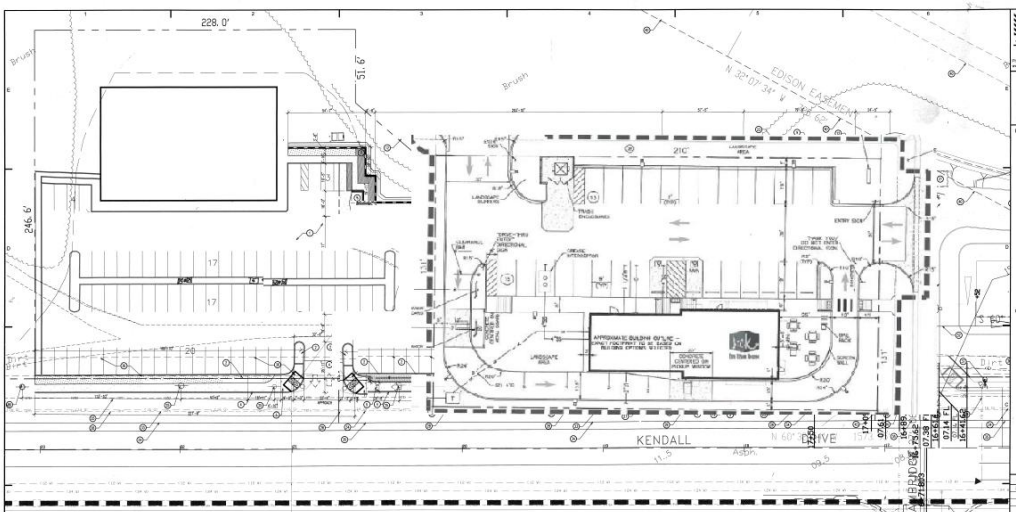

PROJECT INFORMATION:

OWNER: HOWARD BERKSON
THE BERKSON COMPANY
1537 INDIA STREET, SUITE 201
SAN DIEGO, CALIFORNIA 92101
619-595-1600

ARCHITECT: GARY MILLER & ASSOCIATES, INC.
300 N. 5TH STREET, SUITE 201
SAN BERNARDINO, CA. 92401
CONTACT GARY MILLER
(909) 889-4480

PROJECT ADDRESS: KENDALL DRIVE & LANDSTREET CHROMY
SAN BERNARDINO, CALIFORNIA 92404

APPLICANT: GARY MILLER & ASSOCIATES, INC.
300 NORTH 5TH STREET, SUITE 201
SAN BERNARDINO, CA 92401
CONTACT RICHARD MAYNE
(909) 889-4480 x114

PROPOSED USES: PROPOSED (1) NEW RETAIL BUILDING (1) LEASE

BUILDING DATA:

NEW BUILDING OCCUPANCY:	M
NO. OF STORY:	1 STORY
BUILDING CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS:	YES
NEW BUILDING AREA:	14,100 S.F.

SITE DATA:

ZONING DISTRICT: MU/SP
LANDSTREET PLAN ZONE: NA
FLOOD ZONE: NO
SPECIAL DISTRICTS:

SITE AREA: 115,001 S.F.

ASSESSORS PARCEL NUMBER: (B)306-351-10-0-000

LOT COVERAGE:

PROPOSED NEW RETAIL BUILDING AREA:	14,100 S.F.	4.2 %
TOTAL LANDSCAPE AREA:	5,720 S.F.	17.4 %
TOTAL LANDSCAPE AREA IN EASEMENT:	670 S.F.	17.4 %
A.C. PAVING AREA:	20,207 S.F.	18.0 %
TOTAL A.C. PAVING IN EASEMENT:	4,157 S.F.	4.0 %
CONC. AND DECORATIVE PAVING AREA:	10,211 S.F.	8.8 %

PARKING DATA:

ORDINANCE:	BAL OF PARKING REQUIRED
NEW RETAIL BUILDING	14,707 S.F. 59 PARKING SPACES

TOTAL PARKING STALLS REQUIRED	59 PARKING SPACES
ALLOW STANDARD PARKING PROVIDED	53 PARKING SPACES

TOTAL PARKING STALLS PROVIDED	47(2 PARKING SPACES

*NOTE: PHASE II WILL SHARE PARKING WITH PHASE I. THE PARKING REQUIRED FOR PHASE II IS 59 PARKING STALLS PROVIDED WILL BE 53 PARKING STALLS

A.C. PARKING REQUIRED:	2 PARKING SPACES
A.C. PARKING PROVIDED:	2 PARKING SPACES
LANDSCAPE PARKING REQUIRED:	1(B) OF 1C,1(2) 53 x 5,713 S.F.
LANDSCAPE PARKING PROVIDED:	5,720 S.F.

KEY NOTES:

1. NEW ASPHALT PAVING.
2. NEW LANDSCAPE AREA.
3. NEW CONCRETE PAVING.
4. NEW CONCRETE CURB.
5. NEW CONCRETE SIDEWALK.
6. NEW CONCRETE PARKING STALL. PAINT THE NUMBER PARKING STALL.
7. LOCATE NEW RETAIL BUILDING. SEE SITE PLAN.
8. NEW TRASH ENCLOSURE PER CITY STANDARD. SEE SITE PLAN, A.2.01-A.02.
9. PROPOSED DRIVEWAY. SEE SITE DRAWING FOR DIMENSION.
10. NEW POLE MOUNTED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
11. EXISTING CONCRETE SIDEWALK.
12. EXISTING PROPERTY LINE.
13. NOT USED.
14. NEW CONCRETE SIDEWALK PATH OF TRAVEL.
15. ADA ACCESSIBLE AND NO PARKING SIGNS. SEE DETAIL ON SHEET AS-701-1.
16. STORAGE ROOM.
17. ELECTRICAL ROOM.
18. EXISTING SIGN UNDERGRADE.
19. EXISTING A.C. PAVING (DAMAGED TO).
20. EXISTING FIBERGLASS TRASH ENCLOSURE.
21. NEW DRIVE EXTENSION.
22. EXISTING POLE MOUNTED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
23. NEW 3'-0" WIDE "T" SLOTTED.
24. NOT USED.
25. EXISTING POWER POLES.
26. EXISTING CONCRETE CURB.
27. EXISTING TRAFFIC SIGNAL STANCHION OR SIGNAL.
28. EXISTING CUT LINE.
29. EXISTING FILL LINE.
30. EXISTING 8" WATER LINE.
31. EXISTING 12" WATER LINE.
32. EXISTING SEWER LINE.
33. EXISTING CONCRETE CURB TO BE REMOVED.
34. EXISTING 12" GAS LINE.
35. EXISTING ELECTRICAL POWER LINE.
36. EXISTING 12'-4" VISUALS EASEMENT.
37. EXISTING ELECTRICAL LINE.
38. EXISTING WATER VALVE.
39. EXISTING POLE MOUNTED LIGHT FIXTURES.
40. EXISTING STORM SEWERS.
41. (1) 45 KVA TRANSFORMER AND PAD.
42. NOT USED.
43. NOT USED.
44. NOT USED.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17 AND NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 40.71 FEET;

THENCE SOUTH 0°00'00" EAST, 17.00 FEET, ALONG THE NORTHWEST LINE OF LOT 1 AND 2, BLOCK 1 OF THE MESSINA TRACT, AS RECORDED IN BOOK 27 OF MAPS, PAGE 100, RECORDS OF SAID COUNTY, AND ALONG THE NORTHWESTERLY OF THE CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2001-0-0012 OF OFFICIAL RECORDS, RECORDED MAY 15, 2001;

THENCE SOUTH 89°55'00" WEST, ALONG SAID NORTHWESTERLY LINE, DISTANCE OF 33.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, SOUTH 45°00'00" EAST, DISTANCE OF 14.14 FEET TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB CHANGE TO THE NORTHWEST;

THENCE CONTINUOUSLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°00'00" (DELTA), OF 17.46 ARC DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST, THENCE, TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB BEING THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 2001-0-0012;

THENCE CONTINUOUSLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°00'00" (DELTA), OF 27.49 ARC DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST, THENCE, TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB BEING THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 2001-0-0012;

THENCE CONTINUOUSLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°00'00" (DELTA), OF 27.49 ARC DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST, THENCE, TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB BEING THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 2001-0-0012;

THENCE NORTH 0°00'00" EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°00'00" (DELTA), OF 17.46 ARC DISTANCE OF 14.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST, THENCE, TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB BEING THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 2001-0-0012;

THENCE NORTH 89°55'00" WEST, ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 2001-0-0012, DISTANCE OF 33.00 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL, A 14.00 FOOT WIDE, SINGLE CURB CHANGE TO THE NORTHWEST;

THENCE NORTH 45°00'00" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 14.14 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL, A 14.00 FOOT WIDE, SINGLE CURB CHANGE TO THE NORTHWEST;

THENCE NORTH 0°00'00" EAST, 17.00 FEET, ALONG THE NORTHWEST LINE OF LOT 1 AND 2, BLOCK 1 OF THE MESSINA TRACT, AS RECORDED IN BOOK 27 OF MAPS, PAGE 100, RECORDS OF SAID COUNTY, AND ALONG THE NORTHWESTERLY OF THE CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2001-0-0012 OF OFFICIAL RECORDS, RECORDED MAY 15, 2001;

THENCE NORTH 89°55'00" WEST, ALONG SAID NORTHWESTERLY LINE, DISTANCE OF 33.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 45°00'00" WEST, 14.14 FEET TO THE NORTHEAST CORNER OF A 14.00 FOOT WIDE, SINGLE CURB CHANGE TO THE NORTHWEST;

THENCE NORTH 0°00'00" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 40.71 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF TRACT NO. 14442, AS RECORDED IN BOOK 241 OF MAPS, PAGE 20 AND 21;

THENCE NORTH 89°55'00" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 18, A DISTANCE OF 1122.04 FEET TO THE POINT OF BEGINNING.

THE LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT RECORDED MAY 15, 2001 AS INSTRUMENT NO. 2001-0-0012 OFFICIAL RECORDS DOCUMENTS, SAID INSTRUMENT NO. 01-0000000, OFFICIAL RECORDS.

GENERAL NOTES:

1. LOT LINE ADJUSTMENT WILL BE REQUIRED.
2. SIGNAGE WILL BE COMPLETE UNDER SEPARATE PERMIT.
3. TRADE IS PROPOSED PHASING. SEE SITE DATA PHASE.
4. SEE APPROVED SAMPLE CROSSWALK PHASE IN PHASES AS PARKING WILL CONVERTED.
5. ALL PARKING STALLS ARE 9'x20', CROSSWALK AREAS ARE SEE PLAN.

SITE PLAN LEGEND:

PROPERTY LINE
STRUCT LINE
ALL TYPE OF TRAFFIC FROM SEVERAL SEPARATE PHASES IN BLOCK ENTRANCE
A.C. PAVING
CONCRETE PAVING
LANDSCAPING (ON-SITE)

GARY W. MILLER
ARCHITECT & ASSOCIATES
300 N. 5TH STREET, SUITE 201
SAN BERNARDINO, CA. 92401
PHONE: (909) 889-4480 FAX: (909) 884-9639
www.garywmillerarch.com garywmillerarch@garywmillerarch.com

PROJECT:
CAMPUS CROSSROADS PHASE IV
KENDALL DRIVE
SAN BERNARDINO, CALIFORNIA

OWNER:
BERKSON REALITY ADVISORS
1537 INDIA STREET
SAN DIEGO, CALIFORNIA

REVISIONS

DATE	DESCRIPTION

BID SET DATE:
ADDENDUM:

MARK	DATE	DESCRIPTION
A		
B		
C		
D		

PCCET BID REVISIONS

MARK	DATE	DESCRIPTION
A		
B		
C		
D		

PROJECT NO:	03/2003
CAD DWG FILE:	AS-101.dwg
DRAWN BY:	HERM
CHECKED BY:	GWM
DRAWING SCALE	1" = 20'-0"
DATE	AUGUST 24, 2004

SHEET TITLE

PARTIAL SITE PLAN

AS-101

SHEET # 06 OF 30

SITE PLAN
SCALE: 1" = 20'-0"