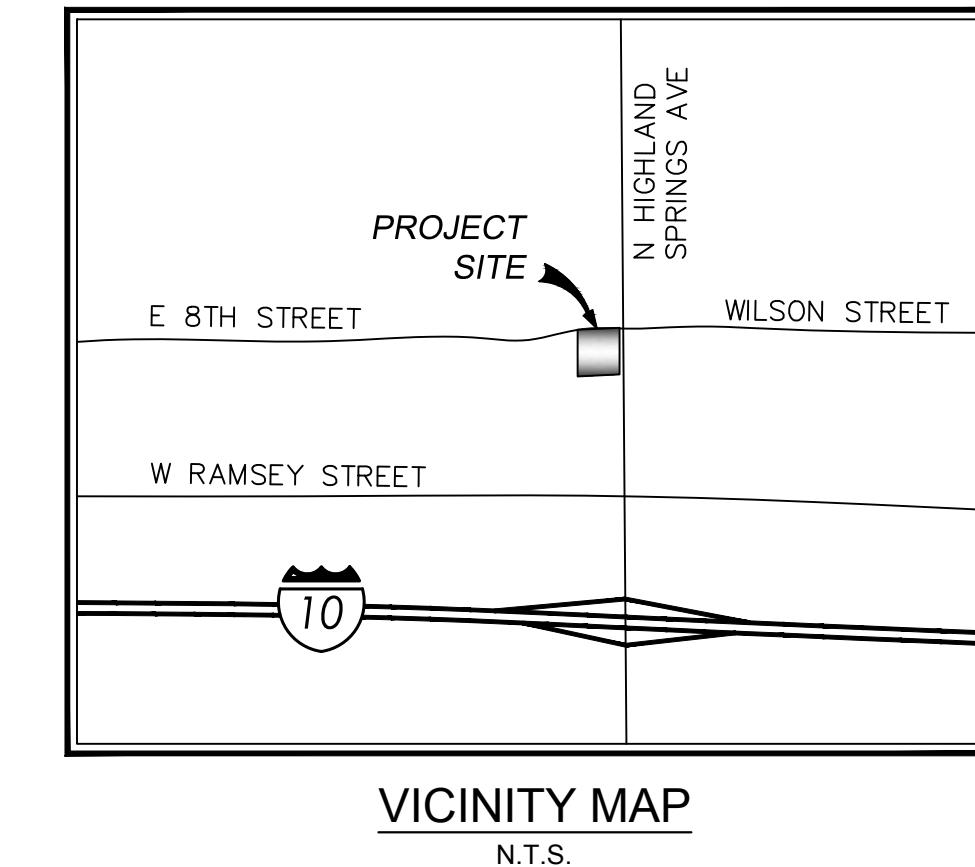


PLOT PLAN AND CONDITIONAL USE PERMIT

SWC 8TH STREET AND HIGHLAND SPRINGS AVE

CITY OF BEAUMONT, CA 92223



PROJECT ADDRESS

SOUTH-WEST CORNER OF INTERSECTION OF
8TH STREET AND HIGHLAND SPRINGS AVENUE
IN THE CITY OF BEAUMONT, CA.

ASSESSOR'S PARCEL NUMBER:

419-150-034

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 5570, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO.5570 RECORDED OCTOBER 9, 1973, AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BENCHMARK:

CITY OF BEAUMONT BENCHMARK NO 07.A.82

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".

ELEVATION = 2678.277 U.S. SURVEY FEET (1982)

PROJECT TEAM:

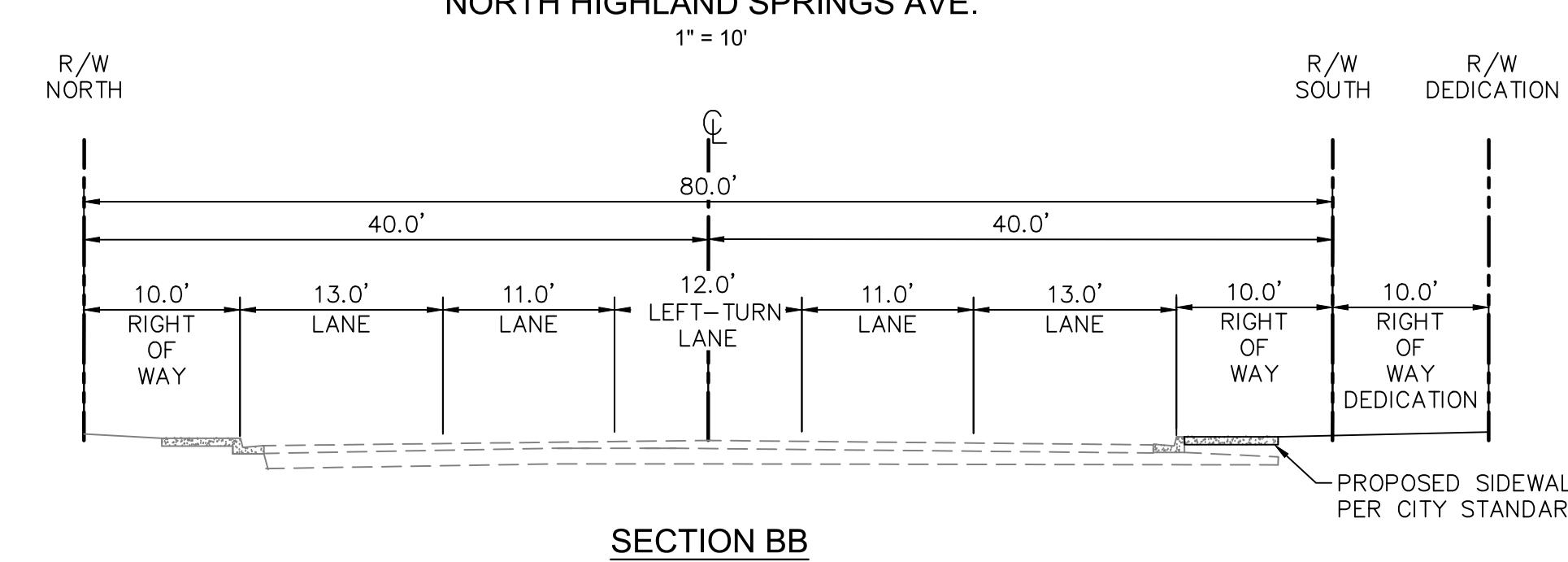
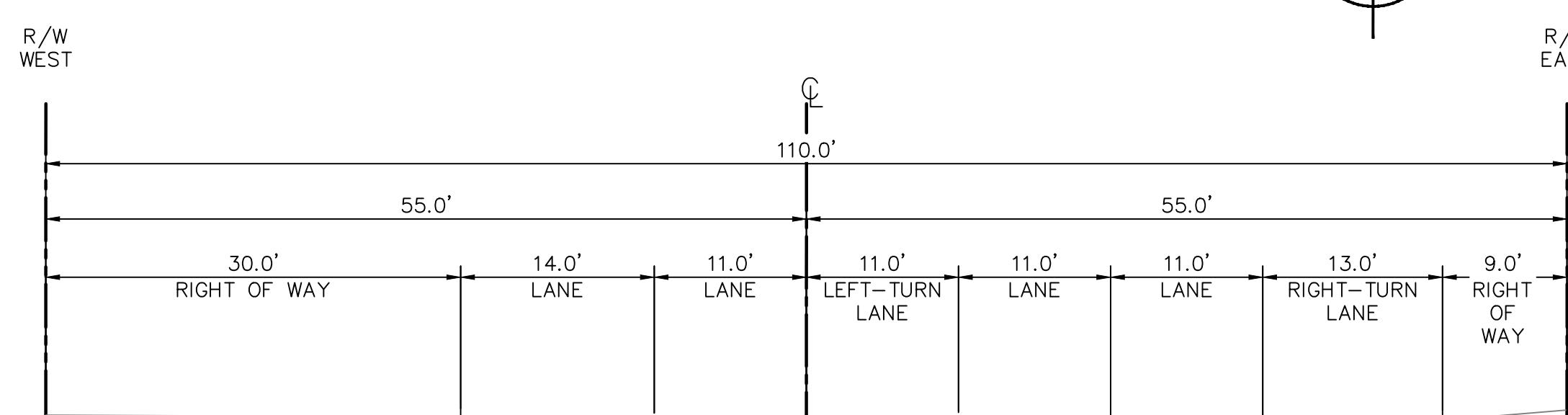
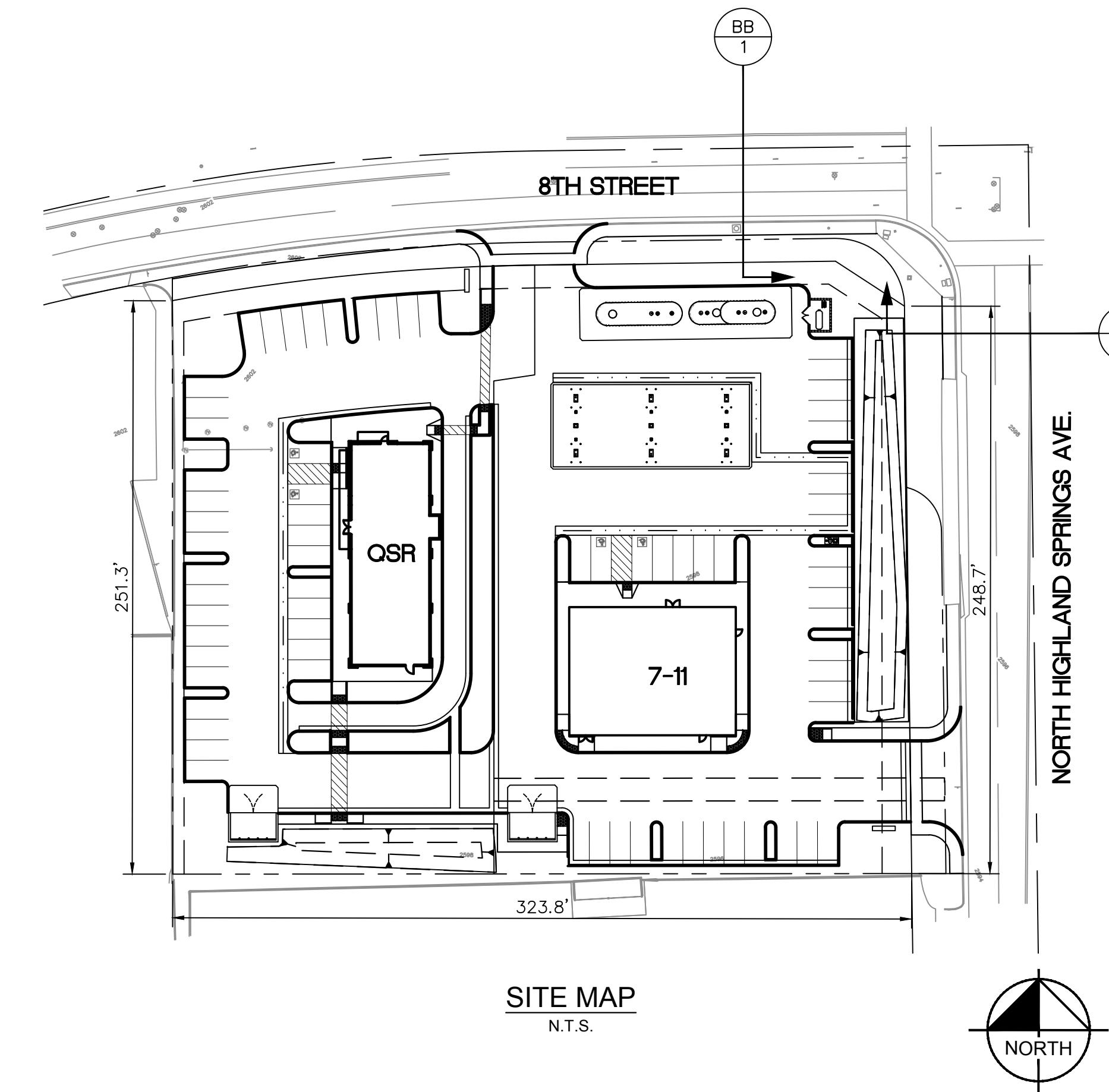
APPLICANT
EVERGREEN DEVCO, INC.
KAYTLIN FOX
2390 EAST CANEKBAJ RD, 410
PHOENIX, AZ 85016
KFOX@VGRE.COM
602-808-8600

OWNER
KY NCOC NGUYEN
15521 SUNBURST LANE
HUNTINGTON BEACH, CA 92647

CIVIL ENGINEER:
KIMLEY-HORN
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
STEVEN.POLLOCK@KIMLEY-HORN.COM
619-272-7112

SURVEYOR
KARN ENGINEERING
SCOTT HARRY
SCOTT.HARRY@KARNENGINEERING.COM
760-728-1134

GEOTECHNICAL ENGINEER
SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
RANCHO CUCAMONGA CA 91730
909-980-6455



SHEET INDEX:

1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY GRADING AND DRAINAGE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY LANDSCAPE PLAN
6	7-ELEVEN FLOOR PLAN
7	7-ELEVEN ELEVATIONS
8	7-ELEVEN ELEVATIONS
9	7-ELEVEN ELEVATIONS
10	QSR ELEVATIONS
11	

LEGEND:

	PROPERTY LINE/PROJECT BOUNDARY
	RIGHT OF WAY
	EX. LOT LINE
	PROPOSED LOT LINE
	CENTERLINE
	EX. EASEMENT
	PROPOSED EASEMENT
	ROAD FLOW LINE
	SETBACK
	EX. CHAINLINK FENCE
	WATER LINE
	FIRE LINE
	SEWER LINE
	STORM LINE
	EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	EXISTING WATER METER
	EXISTING ELECTRIC VAULT
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING STORM DRAIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING POWER POLE

PROJECT SUMMARY:

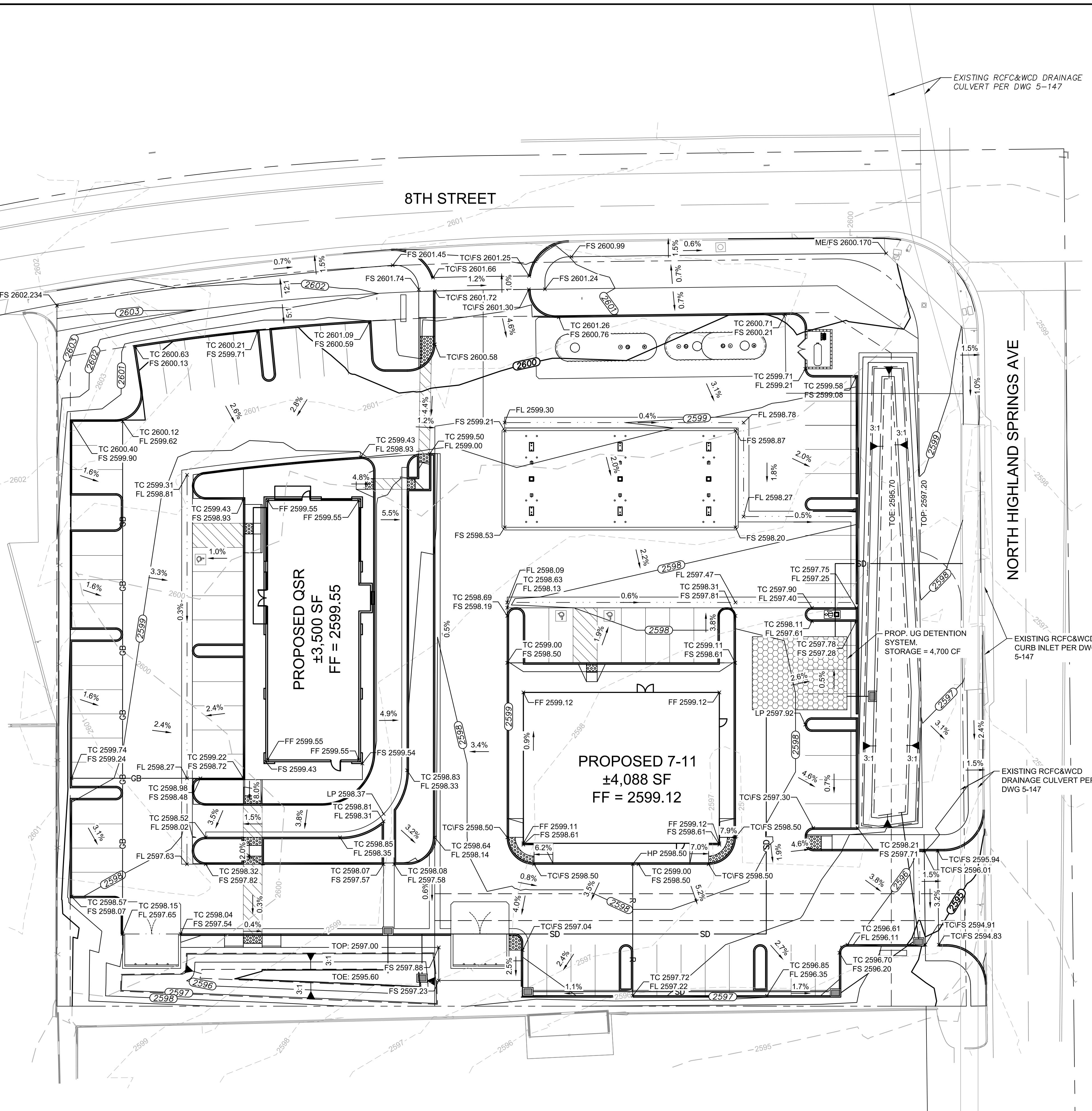
THE PROJECT PROPOSES THE DEVELOPMENT OF A CONVENIENCE STORE OPERATING AN OFF-SALE ALCOHOLIC BEVERAGE LICENSE, GASOLINE SERVICE STATION, AND QUICK SERVICE/DRIVE THRU RESTAURANT.

ZONING: CC - COMMUNITY COMMERCIAL

SETBACKS: 15' STREET FRONTAGE
15' ABUTTING RESIDENTIAL

LANDSCAPE: 10' ALONG STREET FRONTAGES





ABBREVIATIONS

(X.XX)	EXISTING ELEVATION
X.XX	PROPOSED ELEVATION
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
UST	UNDERGROUND STORAGE TANK

LEGEND

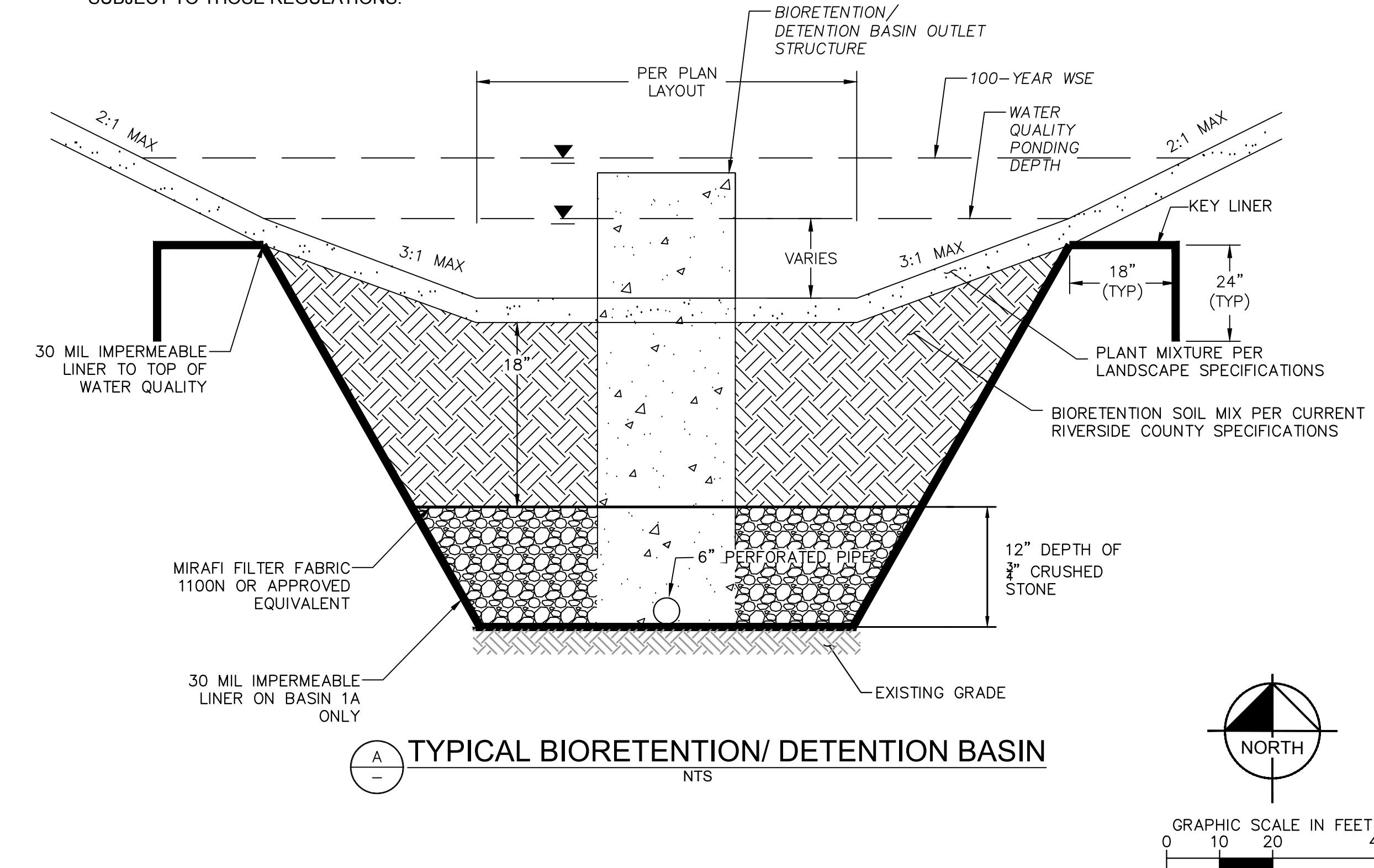
— - - - -	PROPERTY LINE
SD SD	PROPOSED STORM DRAIN
- XXXX -	EXISTING CONTOUR
XXXX	PROPOSED CONTOUR
GB GB	GRADE BREAK
R R	RIDGE LINE
	GRATED INLET
↙ FS XXX.XX	PROPOSED SPOT ELEVATION
↙ FS (XXX.XX)	EXISTING SPOT ELEVATION
<u>X.XX%</u> →	PROPOSED SLOPE
<u>(X.XX%)</u> →	EXISTING SLOPE

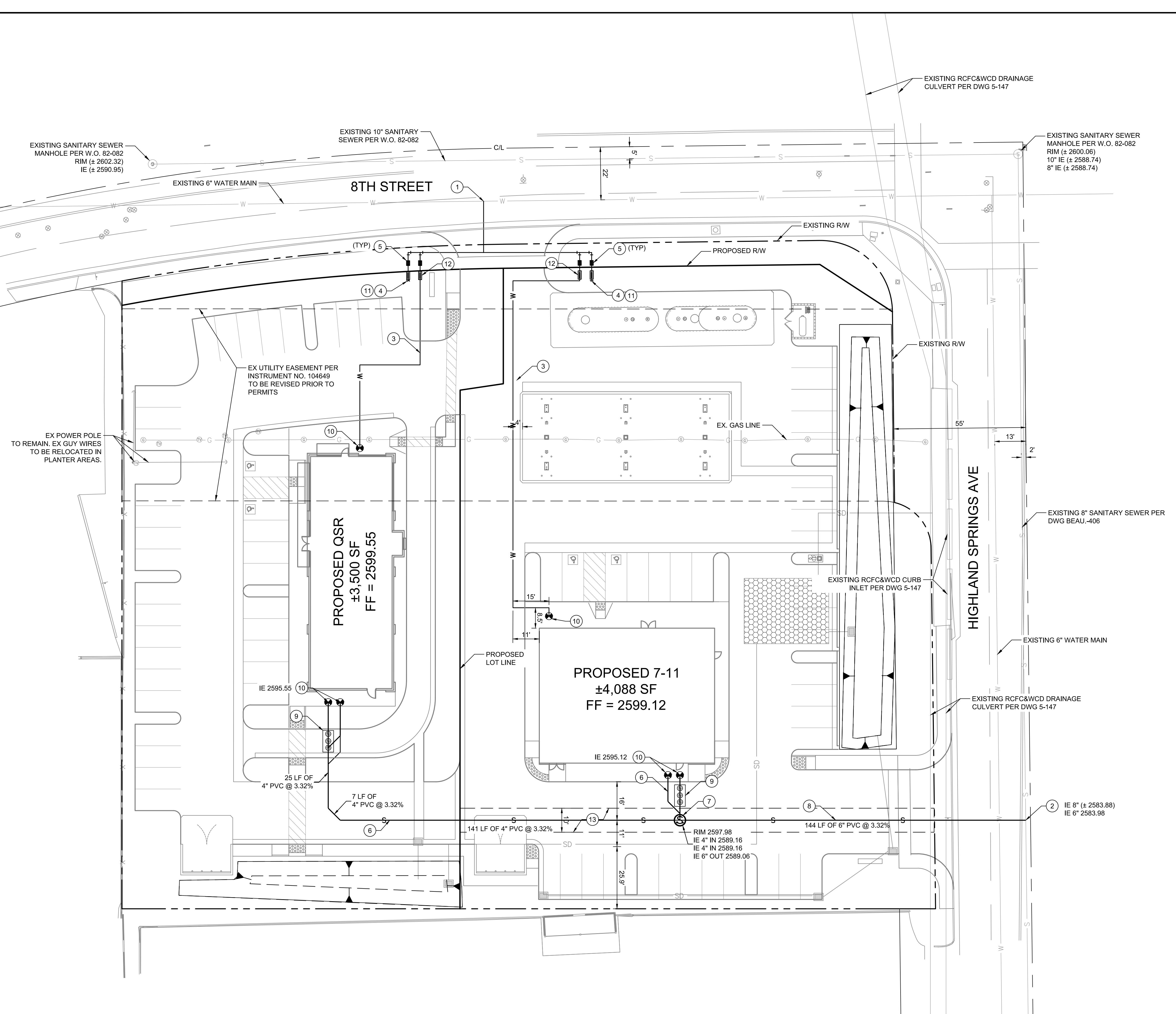
NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
4. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
5. EARTHWORK AND PAVING SPECIFICATION BASED ON GEOTECHNICAL REPORT.
6. EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. QUANTITIES FOR PROPOSED UTILITIES OR REMOVAL OF EXISTING UTILITIES/SUBSTRUCTURES HAVE NOT BEEN INCLUDED.
7. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT RIVERSIDE COUNTY STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
8. THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD ADOPTED ORDER NO. R8-2010-0033, NPDES NO. CAS618033, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE COUNTY OF RIVERSIDE, AND THE INCORPORATED CITIES OF RIVERSIDE COUNTY WITHIN THE SANTA ANA REGION). THIS PROJECT WILL BE REQUIRED TO ADHERE TO THE RIVERSIDE COUNTY FLOOD CONTROL STORMWATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. THE CURRENT STORM WATER DEVELOPMENT REGULATIONS BECAME EFFECTIVE ON JANUARY 29, 2010 AND THIS PROJECT WILL BE SUBJECT TO THOSE REGULATIONS.

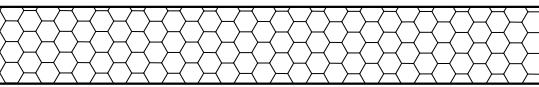
EARTHWORK RESULTS

RADED AREA (ACRES):	2.22
CUT (CU. YD.):	2571
FILL (CU. YD.):	658
NET CUT (CU. YD.):	1910
MAX CUT DEPTH (FT):	3.6
MAX FILL DEPTH (FT):	2.2
EST EXCAVATION (CU. YD.):	1177
EST MAX CUT DEPTH (FT):	15
WHITE TOTAL CUT (CU.YD.):	3087





LEGEND

— — — — —	PROPERTY LINE
— — — — —	LOT LINE
— — — — —	CENTERLINE
— — — — —	SETBACK LINE
SD	PROPOSED STORM DRAIN
	PROPOSED SEWER
S S	EXISTING SEWER
W W	PROPOSED WATER
W W	EXISTING WATER
G	EXISTING GAS
□	WATER METER
	STORM DRAIN MANHOLE
	GRATE INLET
Ⓐ	SANITARY SEWER MANHOLE
	GREASE INTERCEPTOR
	BUILDING POINT OF CONNECTION
	BACKFLOW PREVENTER
	PERMAVOID 150 UNDERGROUND DETENTION FACILITY

UTILITY PURVEYORS

TORM: CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD
CONTROL
WATER: BEAUMONT-CHERRY VALLEY WATER DISTRICT
WER: CITY OF BEAUMONT
AS: SOCAL GAS COMPANY
LECTRICITY: SOUTHERN CALIFORNIA EDISON

<divCONSTRUCTION NOTES

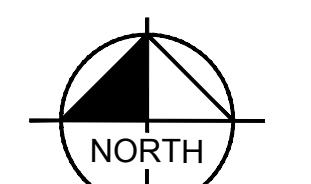
- ① CONNECT TO EXISTING 6" WATER MAIN
- ② CONNECT TO EXISTING 8" SEWER MAIN
- ③ PROPOSED 1" DOMESTIC WATER SERVICE
- ④ PROPOSED 1" IRRIGATION SERVICE
- ⑤ PROPOSED 3/4" WATER METER
- ⑥ PROPOSED 4" PVC SANITARY SEWER PIPE
- ⑦ PROPOSED SANITARY SEWER MANHOLE
- ⑧ PROPOSED 6" PVC SANITARY SEWER PIPE
- ⑨ GREASE INTERCEPTOR PER SEPARATE PLANS
- ⑩ BUILDING POINT OF CONNECTION
- ⑪ REFER TO SEPARATE LANDSCAPE PLANS FOR CONTINUATION
- ⑫ PROPOSED 1" BACKFLOW PREVENTER
- ⑬ PROPOSED 10' PRIVATE SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2

NOTES

UTILITY SIZES SHOWN ARE PRELIMINARY AND WILL BE CONFIRMED DURING FINAL DESIGN.

STORM DRAIN SHOWN FOR REFERENCE. REFER TO SHEET 3 - PRELIMINARY GRADING AND DRAINAGE PLAN FOR INFORMATION.

EXISTING UTILITY INFORMATION WAS OBTAINED FROM RECORD DRAWINGS AND AS-BUILT DOCUMENTS. CONTRACTOR TO VERIFY EXISTENCE, LOCATION, SIZE, AND MATERIAL PRIOR TO CONSTRUCTION.



GRAPHIC SCALE IN FEET



0 10 20 40