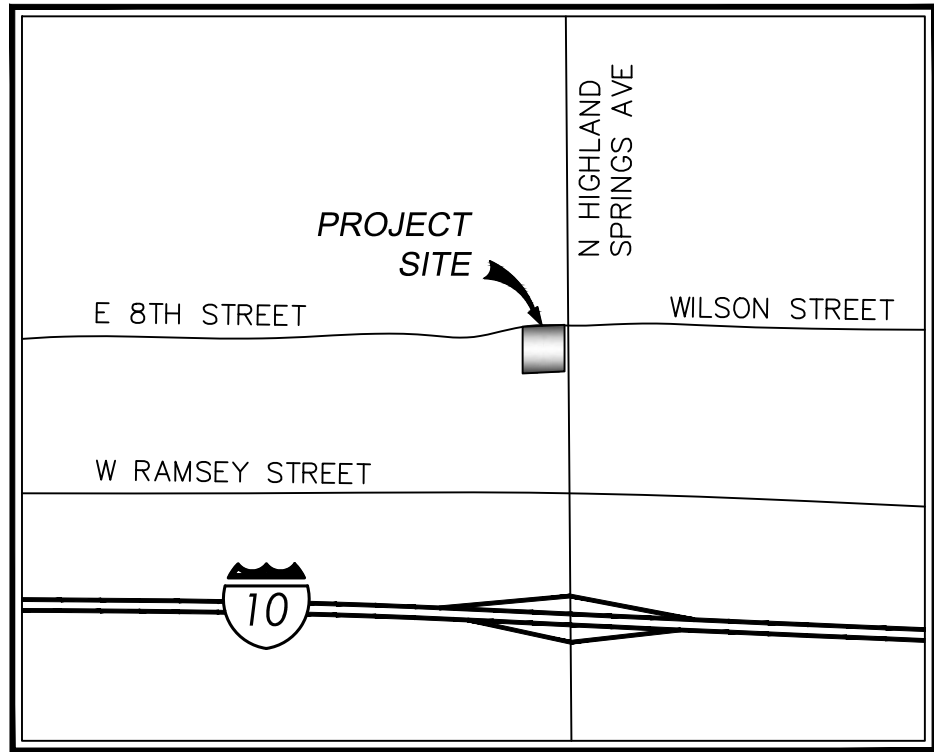


PLOT PLAN AND CONDITIONAL USE PERMIT

SWC 8TH STREET AND HIGHLAND SPRINGS AVE

CITY OF BEAUMONT, CA 92223



VICINITY MAP

N.T.S.

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:

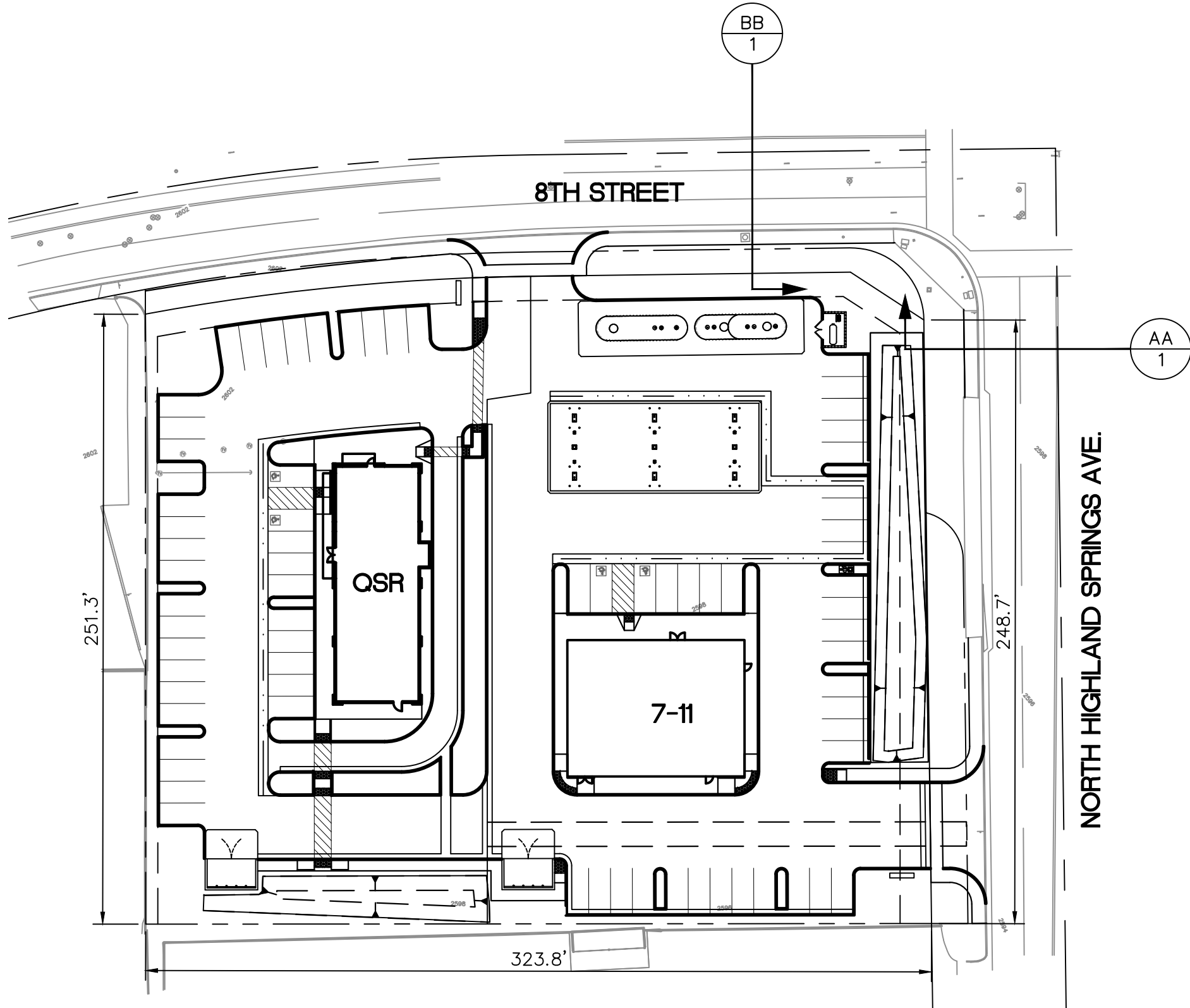
APPLICANT
EVERGREEN DEVCO, INC.
KAYTLIN FOX
2390 EAST CANEBACJ RD, 410
PHEONIX, AZ 85016
KFOX@CVGRE.COM
602-808-8600

OWNER
KY NGOC 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

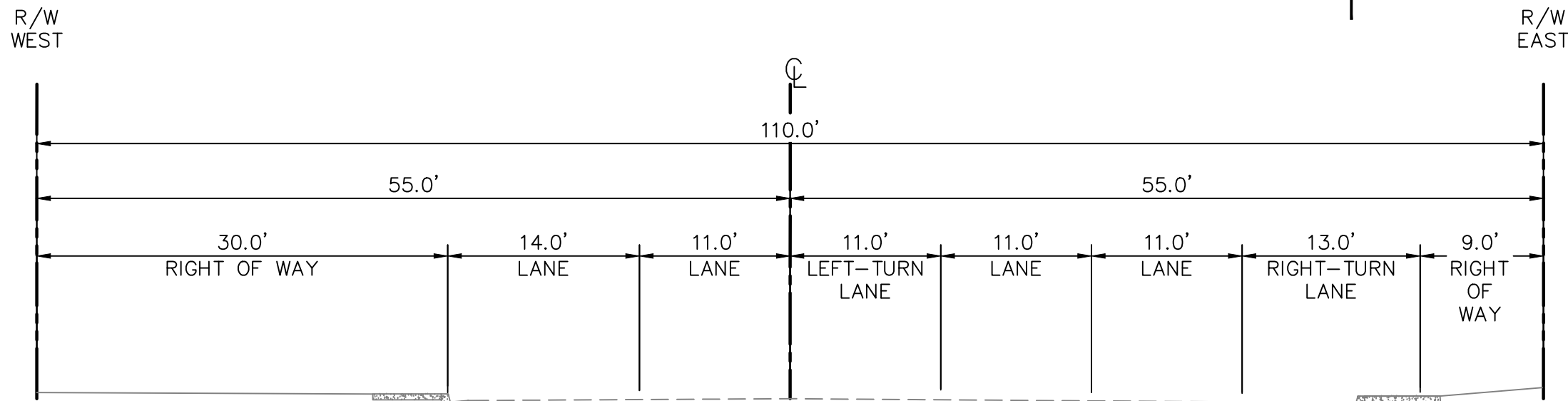
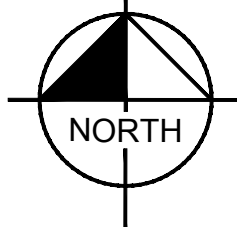
SURVEYOR
KARN ENGINEERING
SCOTT HARRY
SCOTT.HARRY@KARNENGINEERING.COM
760-728-1134

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



SITE MAP

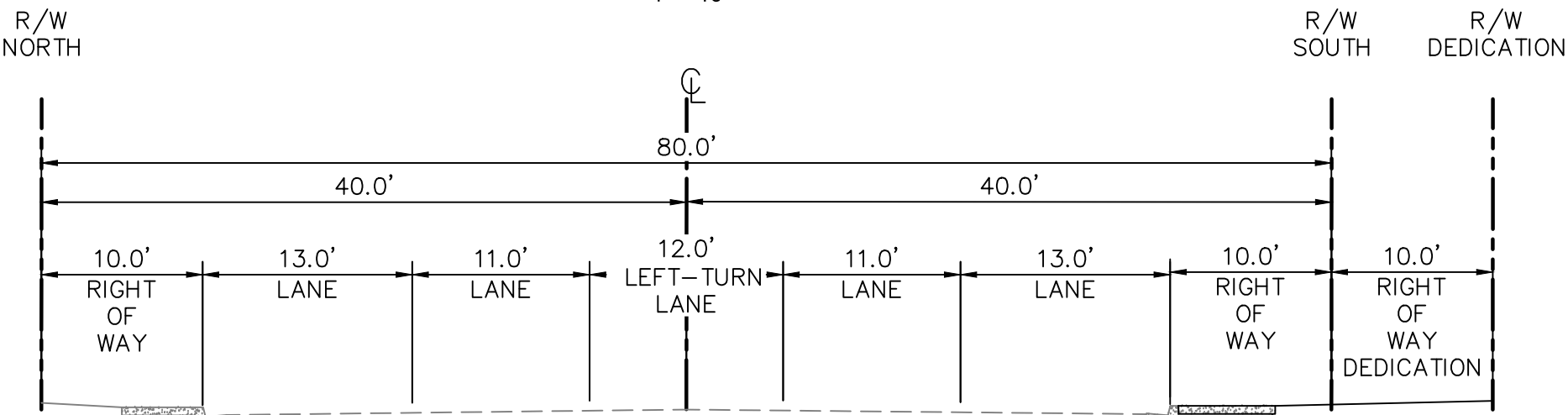
N.T.S.



SECTION AA

NORTH HIGHLAND SPRINGS AVE.

1" = 10'



SECTION BB

8TH STREET

1" = 10'

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 | 7-ELEVEN ELEVATIONS |
| 11 | QSR ELEVATIONS |

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

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 |
| | SD STORM LINE |
| | EDGE OF PAVEMENT |
| | EXISTING CURB AND GUTTER |
| | WM EXISTING WATER METER |
| | EV EXISTING ELECTRIC VAULT |
| | SMH EXISTING SEWER MANHOLE |
| | WV EXISTING WATER VALVE |
| | SDMH EXISTING STORM DRAIN MANHOLE |
| | FH EXISTING FIRE HYDRANT |
| | SN EXISTING SIGN |
| | PP EXISTING POWER POLE |

Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE

6/24/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: FH

CHECKED BY: MB



Evergreen

Development | Services | Investments

LICENSED PROFESSIONAL



DATE:

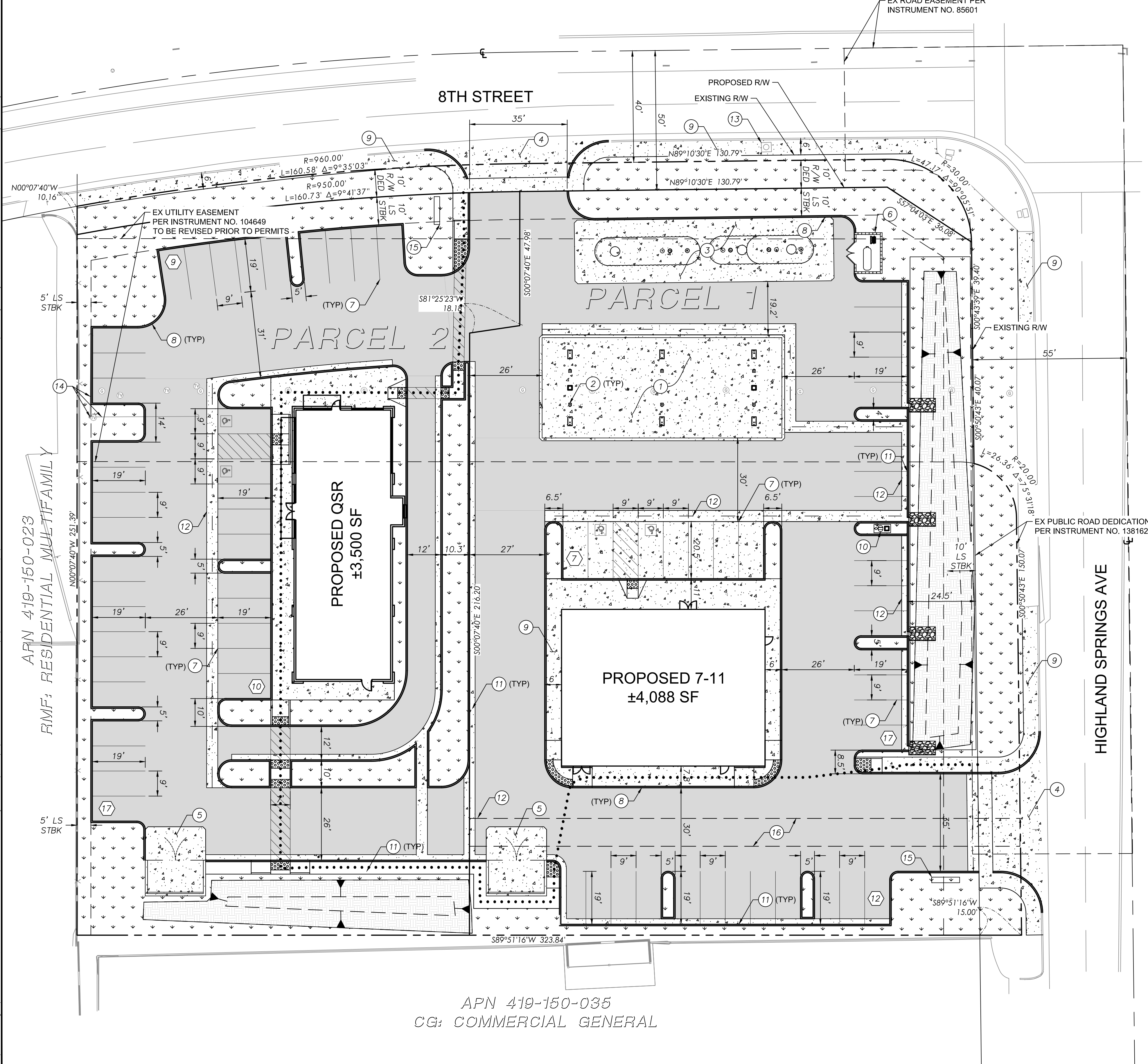
PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

COVER SHEET

SHEET NUMBER

1
OF
4

\\SDPROF\CA_SNO\50100_100\7-10\000\2_RIVERSIDE\000\2_CSP_PWG_1\28\2020_PLOTTED BY: JAMES LULURCH
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE INFORMATION

ASSESSORS PARCEL NUMBER	493-150-034
SITE LOCATION	SWC OF 8TH & HIGHLAND SPRINGS
CITY JURISDICTION	CITY OF BEAUMONT, CALIFORNIA
TOTAL SITE AREA	2.08 AC (90,742 SF)
TOTAL PROPOSED LANDSCAPING	21,219 SF / 24%
R/W DEDICATION	0.08 AC (3,322 SF)
GENERAL PLAN DESIGNATION	COMMUNITY COMMERCIAL
ZONING DESIGNATION	(CC) - COMMUNITY COMMERCIAL
PROPOSED ZONING	NO CHANGE
EXISTING USE	VACANT LOT
BUILDING SETBACK	15' STREET FRONTAGES, 15' ABUTTING RESIDENTIAL
LANDSCAPE SETBACK	10' ALONG STREET FRONTAGES
TOTAL PARKING STALLS REQUIRED	56
TOTAL PARKING STALLS PROVIDED	89

LEGEND

	PROPERTY LINE
	LOT LINE
	CENTERLINE
	SETBACK LINE
	ACCESSIBLE PATH OF TRAVEL
	CONCRETE PAVEMENT
	LANDSCAPE/PLANTER AREA
	ASPHALT PAVEMENT
	PROPOSED BIO-RETENTION BASIN
	TRUNCATED DOMES
	PARKING COUNT

PARCEL 1

TOTAL SITE AREA	1.14 AC (49,565 SF)
PROPOSED USE	GAS/SERVICE STATION
PROPOSED BUILDING AREA	4,088 SF
PARKING REQUIREMENTS	1/200 SF OF C-STORE + 1/FUELING STATION
PARKING STALLS REQUIRED	21
PARKING STALLS PROVIDED	47
LANDSCAPING	6,955 SF / 14%

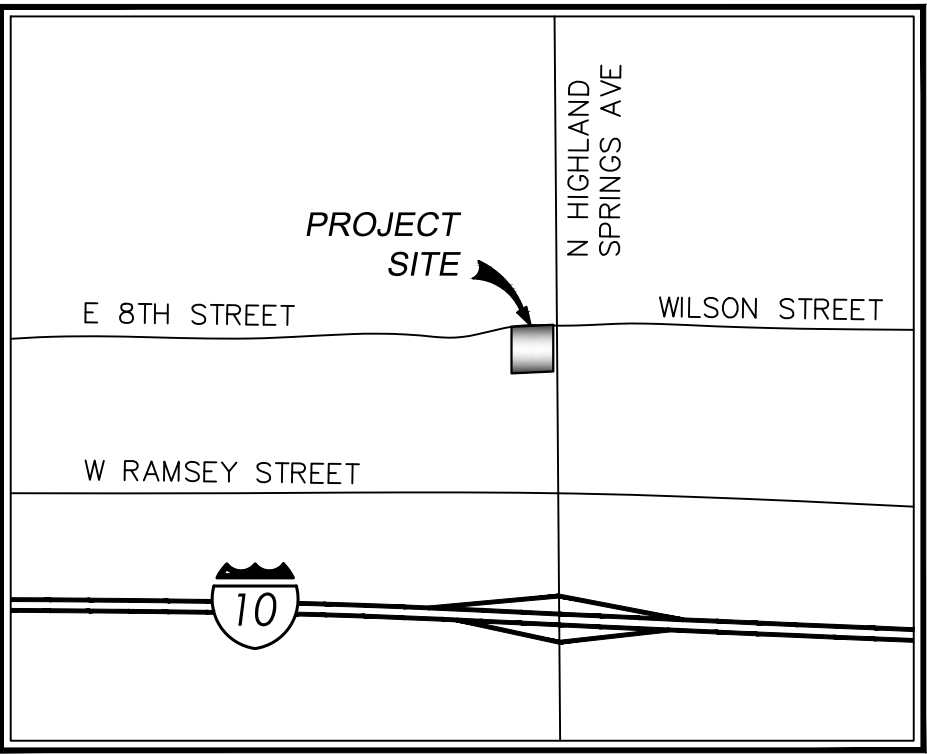
PARCEL 2

TOTAL LOT AREA	0.87 AC (37,855 SF)
PROPOSED USE	DRIVE THRU RESTAURANT
PROPOSED BUILDING AREA	3,500 SF
PARKING REQUIREMENTS	1/100 SF OF QSR
PARKING STALLS REQUIRED	35
PARKING STALLS PROVIDED	36
LANDSCAPING	9,175 SF / 24%

FLOOD ZONE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS ZONE X, WITH THE EASTERN PORTION OF THE SITE CLASSIFIED AS ZONE X WITH 0.2% ANNUAL CHANCE FLOOD HAZARD PER MAP NUMBER 06065C0812G EFFECTIVE AUGUST 28, 2008

VICINITY MAP



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

UTILITY PURVEYORS

STORM:	CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL
WATER:	BEAUMONT-CHERRY VALLEY WATER DISTRICT
SEWER:	CITY OF BEAUMONT
GAS:	SOCAL GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON

CONSTRUCTION NOTES

- CONCRETE FUELING PAD
- FUEL PUMP
- UNDERGROUND STORAGE TANK
- COMMERCIAL CONCRETE DRIVEWAY
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- HEALY CLEAN AIR SEPARATOR
- 4" WIDE WHITE PARKING STRIPING
- 6" CONCRETE CURB
- CONCRETE SIDEWALK
- AIR/WATER MACHINE
- 6" CURB AND GUTTER
- 4" RIBBON GUTTER
- EXISTING AIR VAC AND BLOW OFF VALVE TO BE RELOCATED OUT OF SIDEWALK
- EXISTING POWER POLE AND OVERHEAD LINES TO REMAIN. EXISTING GUY WIRES TO BE RELOCATED TO ADJACENT PLANTER AREAS
- PROPOSED SITE MONUMENT SIGNS
- PROPOSED 10' SEWER EASEMENT FOR BENEFIT OF PARCEL 2

APN 419-150-035
CG: COMMERCIAL GENERAL

Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE
6/24/2020
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: FH
CHECKED BY: MB



Evergreen
Development | Services | Investments



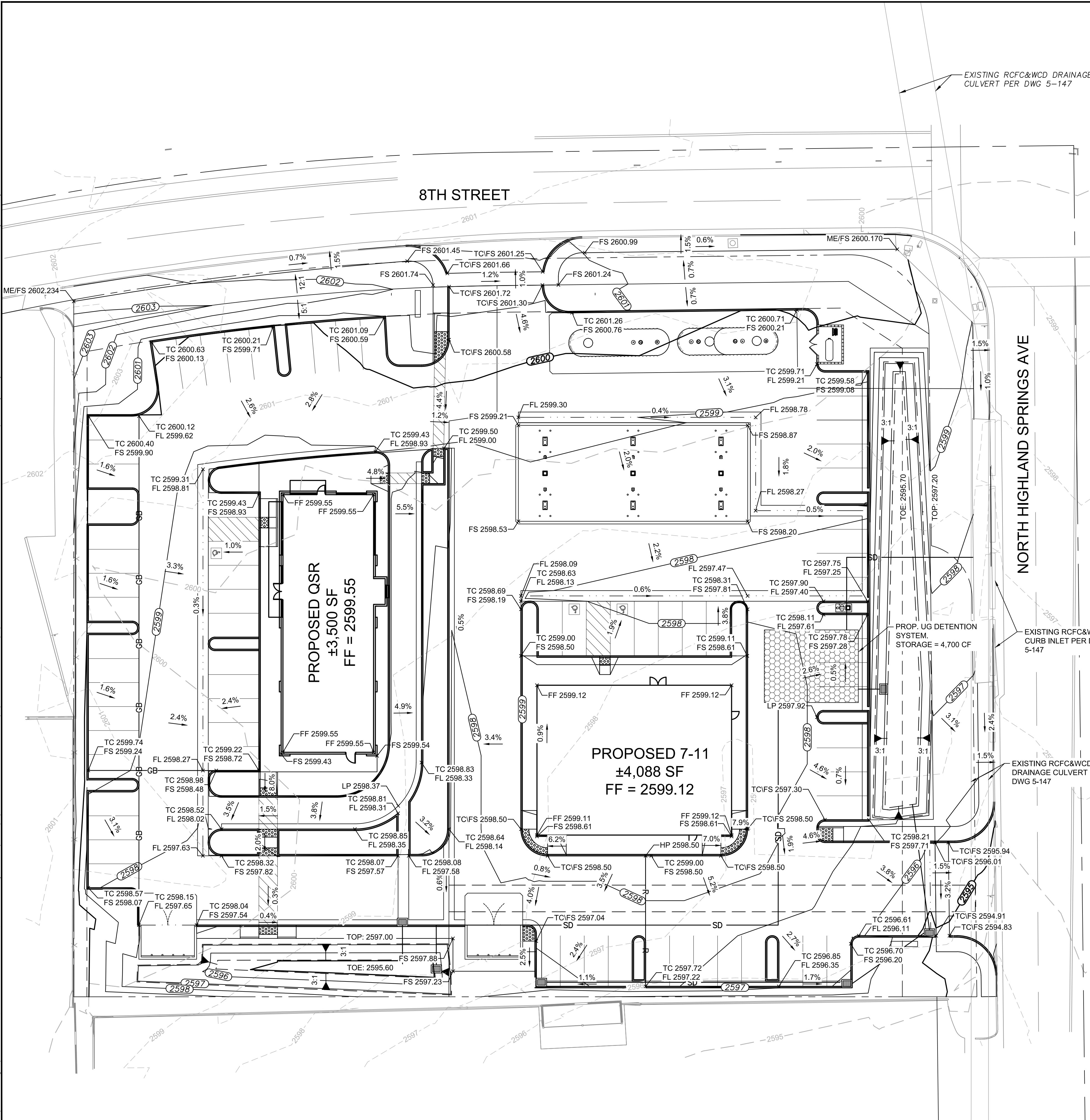
PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

PRELIMINARY SITE PLAN

SHEET NUMBER

2
OF
4

\\SDPROF\CA_SNOI\SDO\DEV\7-ELEV\1_2 RIVERSIDE\PH_ & HIGH\ND - 10469\3\DESIGN\ITEMS\3 GRADING AND DRAINAGE.DWG 1/28/2020 PLOTTED BY: JAMES ULBRICH
This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

NOTES

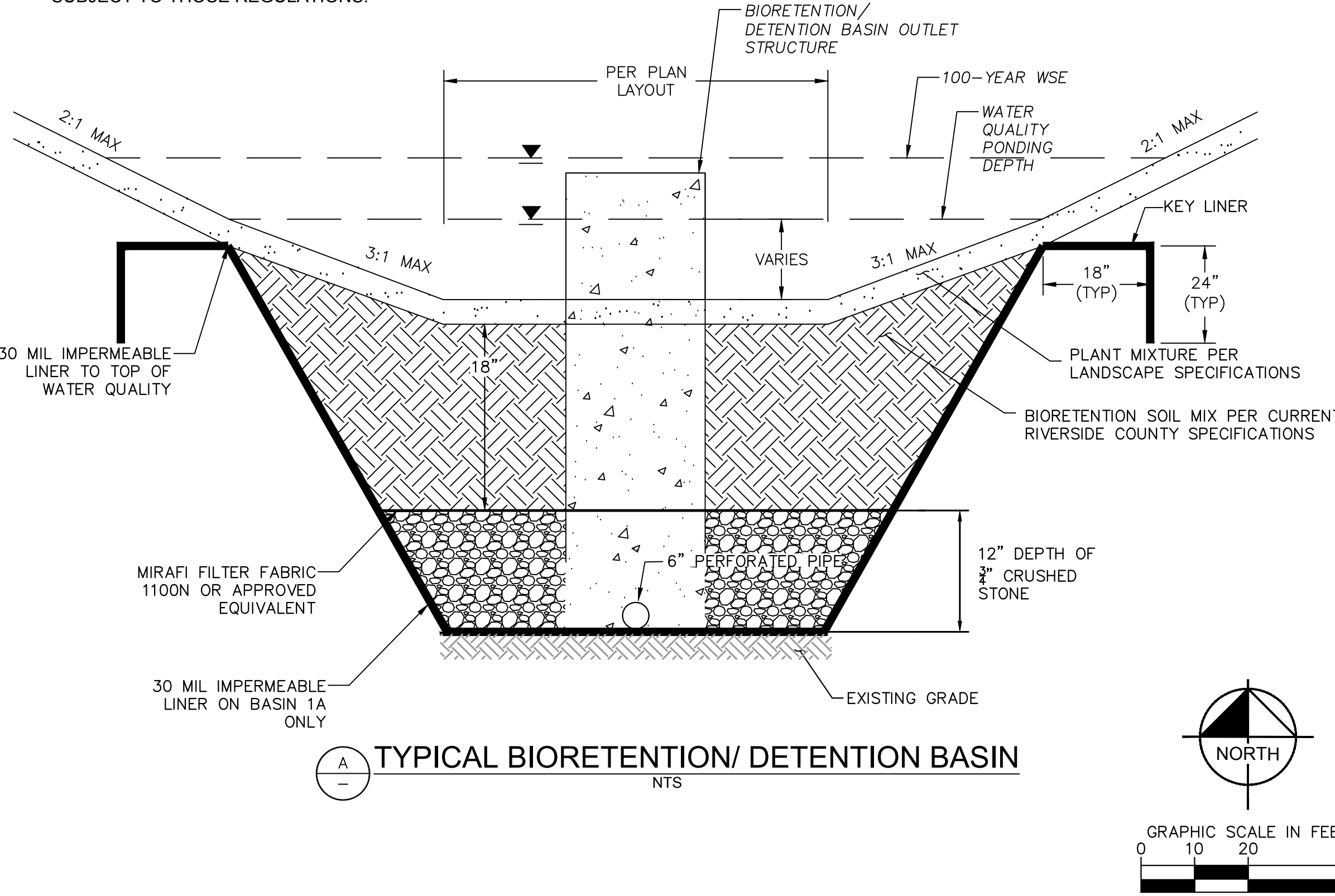
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
- EARTHWORK AND PAVING SPECIFICATION BASED ON GEOTECHNICAL REPORT.
- 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.
- 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.
- 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.

LEGEND

---	PROPERTY LINE
SD	PROPOSED STORM DRAIN
----	EXISTING CONTOUR
----	PROPOSED CONTOUR
GB	GRADE BREAK
R	RIDGE LINE
Grated Inlet Symbol	GRATED INLET
FS XXX.XX	PROPOSED SPOT ELEVATION
FS (XXX.XX)	EXISTING SPOT ELEVATION
X.XX%	PROPOSED SLOPE
(X.XX%)	EXISTING SLOPE

EARTHWORK RESULTS

GRADED 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
UST EXCAVATION (CU. YD.):	1177
UST MAX CUT DEPTH (FT):	15
SITE TOTAL CUT (CU.YD.):	3087



No.	REVISIONS	DATE	BY

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE
6/24/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: FH

CHECKED BY: MB

Development | Services | Investments

DATE: 6/24/2020

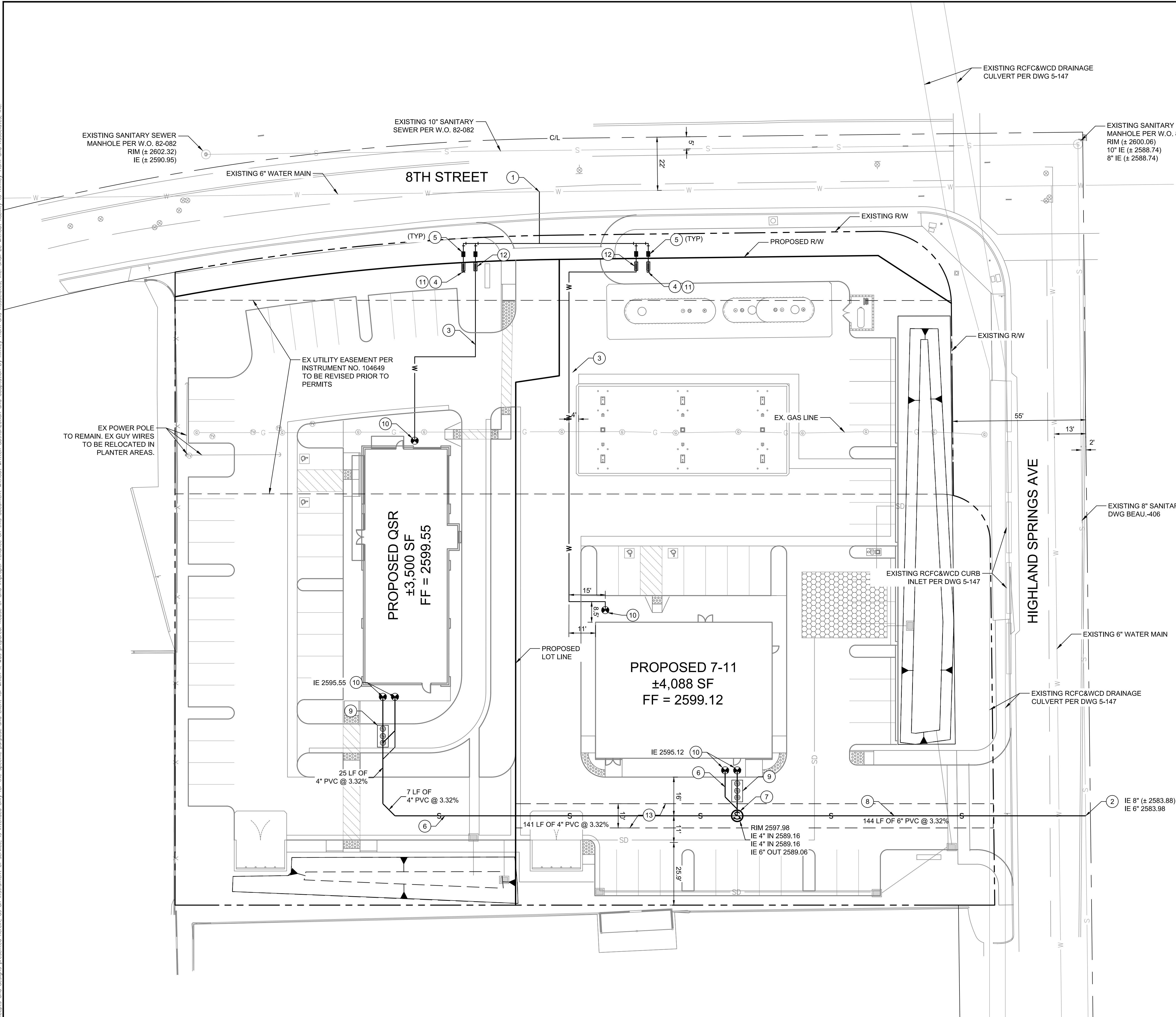
PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER

3 OF 4

\\SD\PROJ\CA_S\01\SD\DEV\7-ELVEN_2_RIVERSIDE\B1 & HIGHLD - 10469\3\DESIGN\ITEMS\4_PRELIMINARY UTILITY PLANDWG 1/29/2020 PLOTTED BY: JAMES LILIRICH
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTERLINE
- SETBACK LINE
- SD PROPOSED STORM DRAIN
- S PROPOSED SEWER
- S EXISTING SEWER
- W PROPOSED WATER
- 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

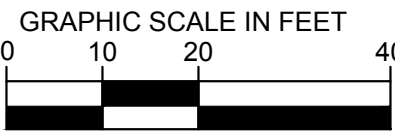
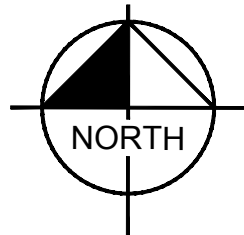
STORM: CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL
WATER: BEAUMONT-CHERRY VALLEY WATER DISTRICT
SEWER: CITY OF BEAUMONT
GAS: SOCAL GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON

CONSTRUCTION NOTES

- CONNECT TO EXISTING 6" WATER MAIN
- CONNECT TO EXISTING 8" SEWER MAIN
- PROPOSED 1" DOMESTIC WATER SERVICE
- PROPOSED 1" IRRIGATION SERVICE
- PROPOSED 3/4" WATER METER
- PROPOSED 4" PVC SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 6" PVC SANITARY SEWER PIPE
- GREASE INTERCEPTOR PER SEPARATE PLANS
- BUILDING POINT OF CONNECTION
- REFER TO SEPARATE LANDSCAPE PLANS FOR CONTINUATION
- PROPOSED 1" BACKFLOW PREVENTER
- 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.



Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE
6/24/2020
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: FH
CHECKED BY: MB



Evergreen
Development | Services | Investments

LICENSED PROFESSIONAL



DATE:

PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

PRELIMINARY UTILITY PLAN

SHEET NUMBER

4
OF
4