



BEAUMONT PLANNING DEPT.
550 E. 6th Street
Beaumont, CA 92223
(951) 769-8518
BeaumontCa.gov

PLOT PLAN SUBMITTAL REQUIREMENTS

- \$5,000.00 Plot Plan Deposit
- \$3,000.00 Deposit for Plot Plan Amendment
- \$2,345 per plan if 0-10 acres, \$3,465 per plan if above 10 acres for Water Quality Management Plan. To be entered and invoiced by Public Works(if applicable)
- Environmental Review Fee (if applicable) actual consultant cost plus 20% administrative fee
- CEQA Environmental Document Filing Fee (if applicable) based on the California
- Department of Fish and Wildlife fees paid directly to the Riverside County Clerk following project approval

Please provide the information below when submitting the completed application:

- Completed Master Planning Application
- Site Plan including architectural elevations, preliminary grading and conceptual landscape plans
- Completed Sign Application and plans(if necessary)
- Environmental Application and Initial Study(if applicable)
- 2 sets of 300' property owner's notification list, radius map and labels(mailed in)
- 2 copies of the Draft Water Quality Management Plan(if applicable)
- Grant Deed
- Title Report (pulled not longer than 6 months prior)
- If not the property owner, provide a letter of authorization from property owner or landlord
- Statement of Operations including: hours of operation, number of employees, services provided
- Will-Serve Letter
- If not the owner, provide a letter of authorization from property owner or landlord

ALL DOCUMENTS SHOULD BE SUBMITTED ELECTRONICALLY UNLESS OTHERWISE NOTED

Note: Additional information may be required once the information submitted is reviewed and analyzed.

After 6 months without activity or written communications, the City of Beaumont shall deem the application abandoned, in which a new application and fees will be required.

Information to be provided on plans:

- 1). Indicate the title of project and legal description of property.
- 2). Show the name and address of owner and applicant, and the name of the person preparing the map.
- 3). Indicate approximate acreage, overall dimensions, north arrow, scale, date, and (APN) Assessor Parcel Number.
- 4). Show property boundary line and vicinity map showing relationship to the surrounding community.
- 5). Provide names, locations, rights-of-way, widths and improvements of adjacent streets, alleys, railroads and existing structures, both above and below ground.
- 6). Provide names, locations, widths of rights-of-way for proposed streets, alleys and easements, and the approximate grade of proposed and existing streets and approximate street centerline radii of curves.
- 7). Specify streets, alleys and rights-of-way providing legal access to the property, as well as cross-sections of proposed and existing roadways.
- 8). Provide contact information of all utility purveyors and any locations of existing public utility easements.
- 9). Indicate watercourses, channels, existing culverts and drain pipes, including existing and proposed facilities for control of stormwaters
- 10). Indicate land subject to overflow, inundations or flood hazards.
- 11). Identify land or right-of-way to be dedicated to public use and rights-of-way for railroads and other uses.
- 12). Illustrate common areas and open spaces.
- 13). Show adjoining property and lot lines.

_____ 14). Show contours, with maximum intervals as follows:

<u>Slope</u> (in percent)	<u>Interval</u> (in feet)
0 to 4.99	1
5 plus	4

Copies of U.S.G.S. maps are not acceptable.

Site grading:

_____ 15).

- a. Whenever any area of the proposed project has a gradient of five percent or more, as measured between natural contours, the following information shall be shown on or accompany the tentative map:
 - i. The proposed cuts and fills in the project.
 - ii. The elevations of all individual building pads in the project.
 - iii. The elevations at the perimeter of the project.
 - iv. The relationship to adjoining land and development.
- b. The finished grade elevations on the final grading plan where the gradient is five percent or more and shall not vary more than two feet, plus or minus, from the difference in elevations shown on the approved plan,
- c. On gradients less than five percent, when elevations are not shown on the plans, the finish grade elevations shall not create cuts or fills of more than four feet, plus or minus, from the natural contour.

_____ 16). Indicate existing use of property immediately surrounding the property.

_____ 17). Show existing zoning, General Plan designation, proposed land use (single-family, multiple-family, business, industrial), and flood zone designation with panel number.

ACCOMPANYING INFORMATION TO BE PROVIDED:

- A. Report and written statements on the following matters shall accompany the project:
 1. Proposed method of control of stormwater, including data as to amount of runoff, and the approximate grade and dimensions of the proposed facilities;
 2. Draft Water Quality Management Plan
- B. If the project is within a special studies zone shown on the map prepared by the State Geologist pursuant to the Alquist-Priolo Geologic Hazard Zone Act, a geologic report or waiver thereof pursuant to the provisions of Riverside County Ordinance No. 547 shall accompany the project. (Ord. 547 S5.1, 1983)

REQUIRED PROPERTY OWNERS NOTIFICATION INFORMATION

1. TWO identical packages to be inserted in separate envelopes. These packages shall consist of the following:
 - a. Two (2) sets of 300' property owner notification lists.
 - b. A photocopy of the aforementioned labels.
2. Four typed sets of gummed labels of the applicant, owner, engineer, and representative with their mailing addresses. Do not include duplicate sets where applicant and owner, etc., are the same.
3. Certification by the Title Company, engineer, or surveyor that the above list is complete and accurate. The Tax Assessor's Office will not prepare or certify the property owner list.
4. One (1) exhibit/Map showing all parcels within 300 feet of the subject parcel. Each parcel should be labeled with property owner names.

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Case No.:	Initials:
APN:	Fees:
Receipt No.:	Date:

PLOT PLAN APPLICATION

1. Landowner's Name _____ Phone _____
2. Landowner's Address _____
3. E-Mail _____
4. Applicant's Name _____ Phone _____
5. Applicant's Address _____
6. E-Mail _____
7. Project Name _____
8. Project Address _____
(If there is no address, briefly give description and location to nearest intersection)
9. Engineering/Survey Firm's Name _____
10. Contact Person _____ Phone _____
11. Agent/Architectural Name _____
12. Contact Person _____ Phone _____
13. Gross Lot Size _____ Acres _____ Square Feet
14. Net Lot Size _____ Acres _____ Square Feet

15. APN _____

16. Brief Description of Project

17. Does your project require public road extensions? _____ How many? _____
What width? _____ What is the total of their lengths? _____

18. Is the property in escrow? _____ Closing Date _____

19. Does the Project require private easements for access? _____

20. Are there any existing structures or uses on this property? _____
If yes, please list these structures and uses: _____

21. Does your project require use of any existing structures? _____
If yes, indicate on the site plan and include: pump house, power poles, septic systems, water treatment facilities. _____

22. Do you need approval of any agencies other than the City Council/Planning Commission before the project may be implemented? _____
If yes, explain and if permits have been obtained, specify when, Case Nos., _____
Agency representative handling project, and copy of permit. Have you submitted a copy of the permit in your application? _____

23. Is your project in any public Water District? _____ (yes) _____ (no) Name: _____

24. Does either the Water or Sanitary Districts have a declared moratorium? _____ yes _____ no
If yes, is your project exempt? _____ yes _____ no

25. Will water for domestic use come from water well? _____ yes _____ no;
Spring? _____ yes _____ no; Creek? _____ yes _____ no
a. Will be on site? _____ yes _____ no (if yes, show location on site plan and b. b.
b. Does it exist? _____ yes _____ no distance from septic system)

26. Will sewage disposal be by private septic system: with leech lines? _____ yes _____ no
With dry well? _____ yes _____ no

a. Will be on site? _____ yes _____ no
b. Does it exist? _____ yes _____ no
c. Will it be within 200' of any water course or water well?

27. Method of Fire Protection?

a. Existing Standard Hydrant _____ Y _____ N
b. Proposed Standard Hydrant _____ Y _____ N
c. Driving distance to hydrant _____
d. On-site Fire Water Storage Tank _____ Y _____ N If yes, size of tanks _____ gallons.
Show location(s) on site plan.
e. Driving distance to tank from structure? _____
f. Interior Sprinkler System proposed _____ Y _____ N (does not apply)

28. Are you using Fire retardant materials for critical areas like roofs, etc.? _____

29. What is the Access for Fire Trucks? _____

30. Area for additional comments, clarifications, etc. _____

31. **Certification of Accuracy and Completeness:**

I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits is true, complete, and correct. All signatures must be completed. If one or more of these signatures are the same simply re-sign. Thank you

Applicant: _____
Print Name _____ Signature _____ Date _____

Landowner: _____
Print Name _____ Signature _____ Date _____