

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
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DATE: _____ DRAWN BY: _____
 CHECKED BY: _____ LICENSE NO.: _____

PREPARED FOR: _____



11455 El Camino Real Suite 160
 San Diego, CA 92130

PROJECT NO.: _____
 DATE: _____ COMMENT: _____



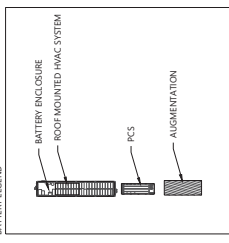
Beaumont Battery Energy Project

City of Beaumont, CA

PRELIMINARY SITE
 PLAN

DATE: 1/15/2021
 SHEET: 2

- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY LINES
 - EASEMENT LINES
 - EX TRENCH
 - EX INTERIOR CONTOUR
 - PROPOSED INTERIOR CONTOUR
 - EX FENCE
 - EX FIBER OPTIC LINE
 - EX UNDERGROUND POWER
 - EX OVERHEAD POWER
 - EX TELEPHONE LINE
 - PROPOSED DRAINAGE POND AREA
 - 20 FT. PROPOSED ACCESS ROAD
 - PROPOSED BATTERY CONTAINER & PCS
 - PROPOSED EXTERIOR BOUNDARY
 - PROPOSED EXTERIOR LIGHT



- 1 24' COMMERCIAL DRIVEWAY CONNECTION & FIRE LANE (GRAVEL)
- 2 PROPOSED 30' WIDE GATE WITH KNOX BOX FOR FIRE AND SITE ACCESS
- 3 PROPOSED 20' PRIVATE DRIVEWAY
- 4 PROPOSED SWITCH GEAR
- 5 PROPOSED SWITCH BOARD
- 6 PROPOSED TRANSFORMER
- 7 PROPOSED JUNCTION BOX
- 8 PROPOSED LIGHT POLE
- 9 PROPOSED 6' CHAIN LINK FENCE
- 10 PROPOSED 6' SCREEN WALL

SITE INFORMATION	
ASSESSOR'S PARCEL NUMBER	APN 417-110-012
PARCEL 1	APN 417-130-012
PARCEL 2	APN 417-130-005
PARCEL 3	
SITE LOCATION	248 VEILE AVENUE
CITY JURISDICTION	CITY OF BEAUMONT, CALIFORNIA
TOTAL SITE AREA	6.95 ACRES
PARCEL 1	2.24 ACRES
PARCEL 2	2.24 ACRES
PARCEL 3	2.47 ACRES
TOTAL PROPOSED LANDSCAPING	0.24 ACRES
R/W DEDICATION	** ACRES
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	M (MANUFACTURING)
PROPOSED ZONING	M (MANUFACTURING)
EXISTING USE	VACANT
BUILDING SETBACK	
FRONT	25'
REAR	20' PLUS 2' FOR EVERY FOOT OVER 35'
SIDE	0'
LANDSCAPE SETBACK	10' (RIGHT-OF-WAY)
TOTAL PARKING STALLS REQUIRED	0
TOTAL PARKING STALLS PROVIDED	0

NOTES:
 1. SITE AREAS OTHER THAN LANDSCAPE AND BIO RETENTION, WILL BE GRAVEL.

