

**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.

**ASSESSOR'S PARCEL NUMBER:**

419-150-034

**EXISTING EASEMENTS/EXCEPTIONS:**

SEE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-96442-PHX1 DATED NOVEMBER 12, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: # WITH LOCATIONS KEYED THE SAME HEREON.

12 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM J. DREW FUNK, J.D. REID, PEARL J. GRANT, AND EDWARD CRYER, AS GRANTOR, TO FRANK W. CHAMBERS, A SINGLE MAN, AS GRANTEE, RECORDED JANUARY 31, 1946 AS BOOK 715, PAGE 142 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

13 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM J. DREW FUNK AND RUBY M. FUNK, AS GRANTOR, TO WILLIAM CAMERON AND JANET CAMERON, HUSBAND AND WIFE, AS JOINT TENANTS, AS GRANTEE, RECORDED APRIL 27, 1948 AS BOOK 904, PAGE 477 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

14 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 1962 AS INSTRUMENT NO. 104649 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF RIVERSIDE  
AFFECTS: AS DESCRIBED THEREIN

EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT.

15 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1970 AS INSTRUMENT NO. 85601 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF BEAUMONT  
AFFECTS: AS DESCRIBED THEREIN

EASEMENT TO REMAIN.


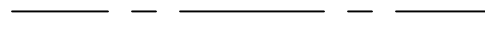
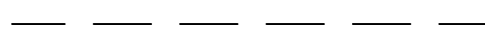

16 A DEDICATION FOR PUBLIC ROADS PURPOSES PER DOCUMENT RECORDED NOVEMBER 6, 1975 AS INSTRUMENT NO. 138162 OF OFFICIAL RECORDS IS A DEDICATION OF REAL PROPERTY THAT WAS ACCEPTED BY RESOLUTION OF THE CITY COUNSEL OF BEAUMONT ON OCTOBER 13, 1975. THIS AREA IS INCLUDED IN THE LEGAL DESCRIPTION WITHIN EXHIBIT A OF COMMITMENT NO. NCS-964442-PHX.

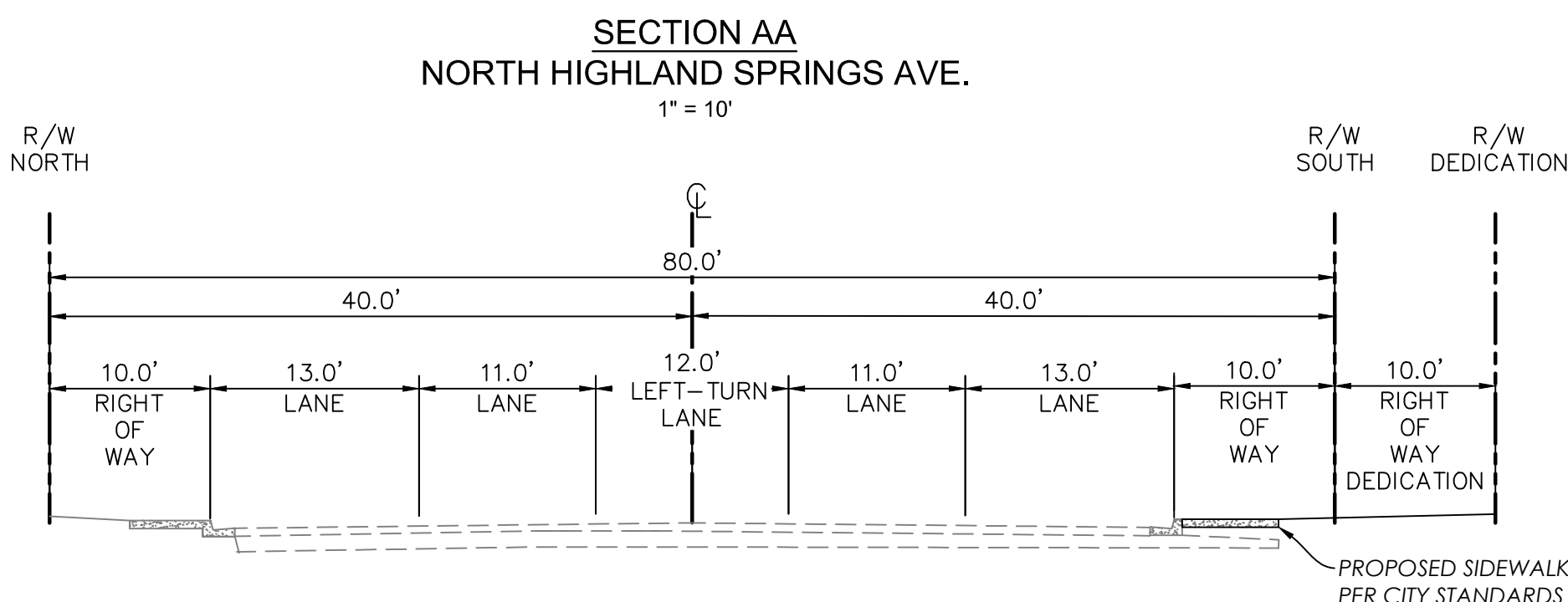
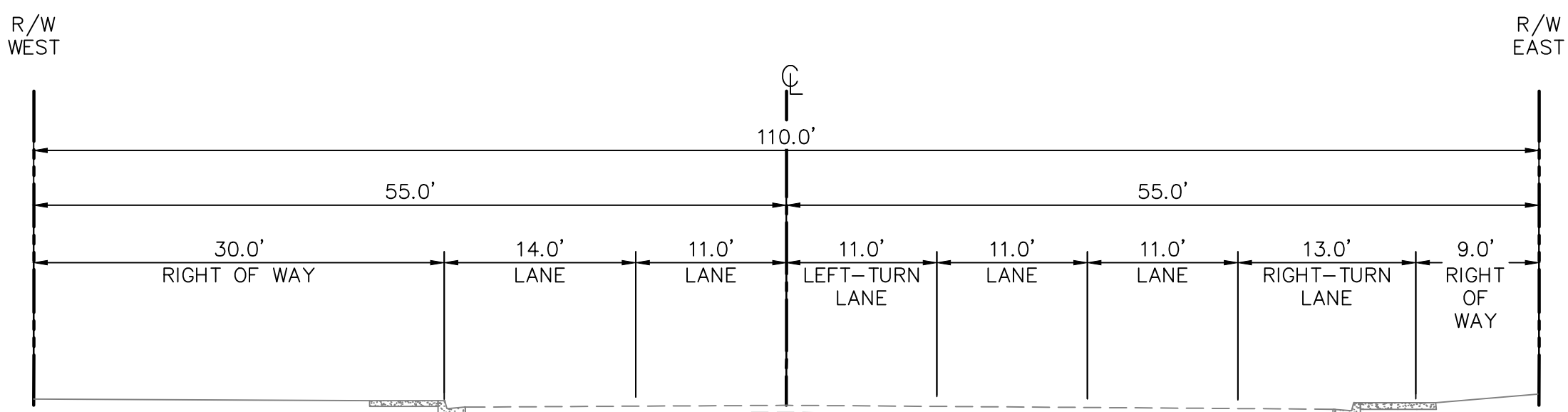
EASEMENT TO REMAIN.

**BASIS OF BEARING:**

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.

**LEGEND:**

PROPERTY BOUNDARY/ RIGHT OF WAY   
CENTERLINE   
PROPOSED LOT LINE   
EASEMENT 



**ZONING DATA:**

GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL  
EXISTING ZONE: CC - COMMUNITY COMMERCIAL  
EXISTING LAND USE: VACANT  
PROPOSED ZONE: CC - COMMUNITY COMMERCIAL  
PROPOSED LAND USE: COMMERCIAL  
FLOOD ZONE DESIGNATION: ZONE X - MINIMAL FLOOD HAZARD  
FEMA FLOOD MAP: PANEL T03SR01WS11, CITY OF BEAUMONT 060247

SETBACKS  
STREET FRONTAGE 25'  
REAR NONE  
INTERIOR SIDE NONE

**PROJECT NARRATIVE:**

THE PROPOSED PROJECT IS A SUBDIVISION OF 1 EXISTING PARCEL INTO 2 PROPOSED PARCELS. IN ADDITION, THIS PROJECT REQUIRE A RIGHT OF WAY DEDICATION FOR 8TH STREET. NO OTHER PUBLIC EASEMENTS ARE CONTEMPLATED TO BE REQUIRED.

EXISTING NUMBER OF LOTS: 1  
EXISTING ACREAGE: 2.08 ACRES / 90,742.04 SQ. FT  
PROPOSED NUMBER OF LOTS: 2  
TOTAL SUBDIVISION ACREAGE: 2.01 ACRES / 87,419.96 SQ. FT  
PROPOSED DEDICATION: 0.08 ACRES / 3,322.08 SQ. FT

**SITE DESIGN REFERENCE:**

CIVIL SITE DESIGN INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORMWATER MANAGEMENT, AND UTILITIES ARE DEPICTED ON PLOT PLAN PP2020-0276 PREPARED BY KIMLEY-HORN.

**PROPOSED LOT SUMMARY:**

PARCEL 1: 1.14 ACRES / 49,565.09 SQ. FT  
PARCEL 2: 0.87 ACRES / 37,854.87 SQ. FT  
LOT A: 0.08 ACRES / 3,322.08 SQ. FT  
TOTAL: 2.08 ACRES / 90,742.04 SQ. FT

**PROPOSED EASEMENT DEDICATIONS:**

A 10' RIGHT OF WAY DEDICATION FOR 8TH STREET

**UTILITY PURVEYORS:**

SEWER: CITY OF BEAUMONT PUBLIC WORKS  
WATER: CHERRY VALLEY WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC: SO. CAL. EDISON CO.  
PHONE: AT&T  
STORM: CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**ABBREVIATIONS:**

AC ACRE  
APN ASSESSOR'S PARCEL NUMBER  
BLDG BUILDING  
CL CENTERLINE  
DED DEDICATION  
ESMT EASEMENT  
EX EXISTING  
LS LANDSCAPE  
NLY NORTHERLY  
PL PROPERTY LINE  
POC POINT OF CONNECTION  
PROP/PR PROPOSED  
R/W RIGHT-OF-WAY  
S/W SIDEWALK  
S'LY SOUTHERLY  
SF SQUARE FEET  
TYP TYPICAL

**TENTATIVE PARCEL MAP NO. 37938**

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

July 10, 2020  
SUBDIVISION AREA: 2.08 ACRES  
APN: 419-150-034

**OWNER**

KY NGOC NGUYEN  
15521 SUNBURST LANE  
HUNTINGTON BEACH, CA 92647

**APPLICANT**

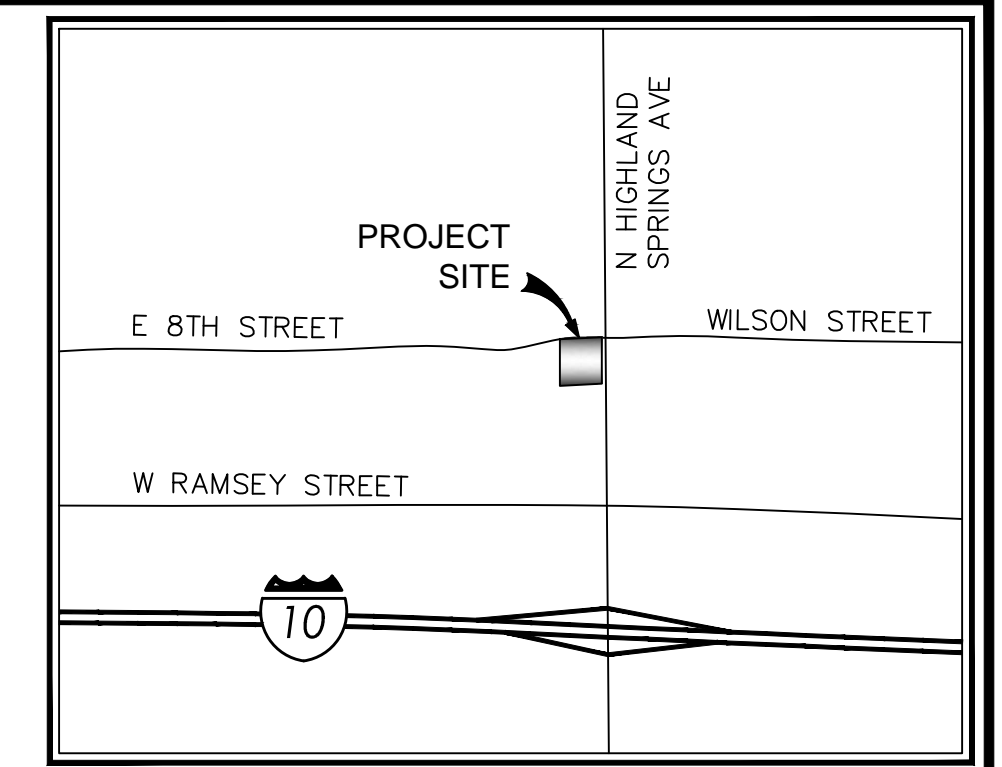
EVERGREEN DEVCO, INC.  
2390 EAST CAMELBACK RD, SUITE 410  
PHEONIX, AZ 85016

**SURVEYOR OF RECORD:**

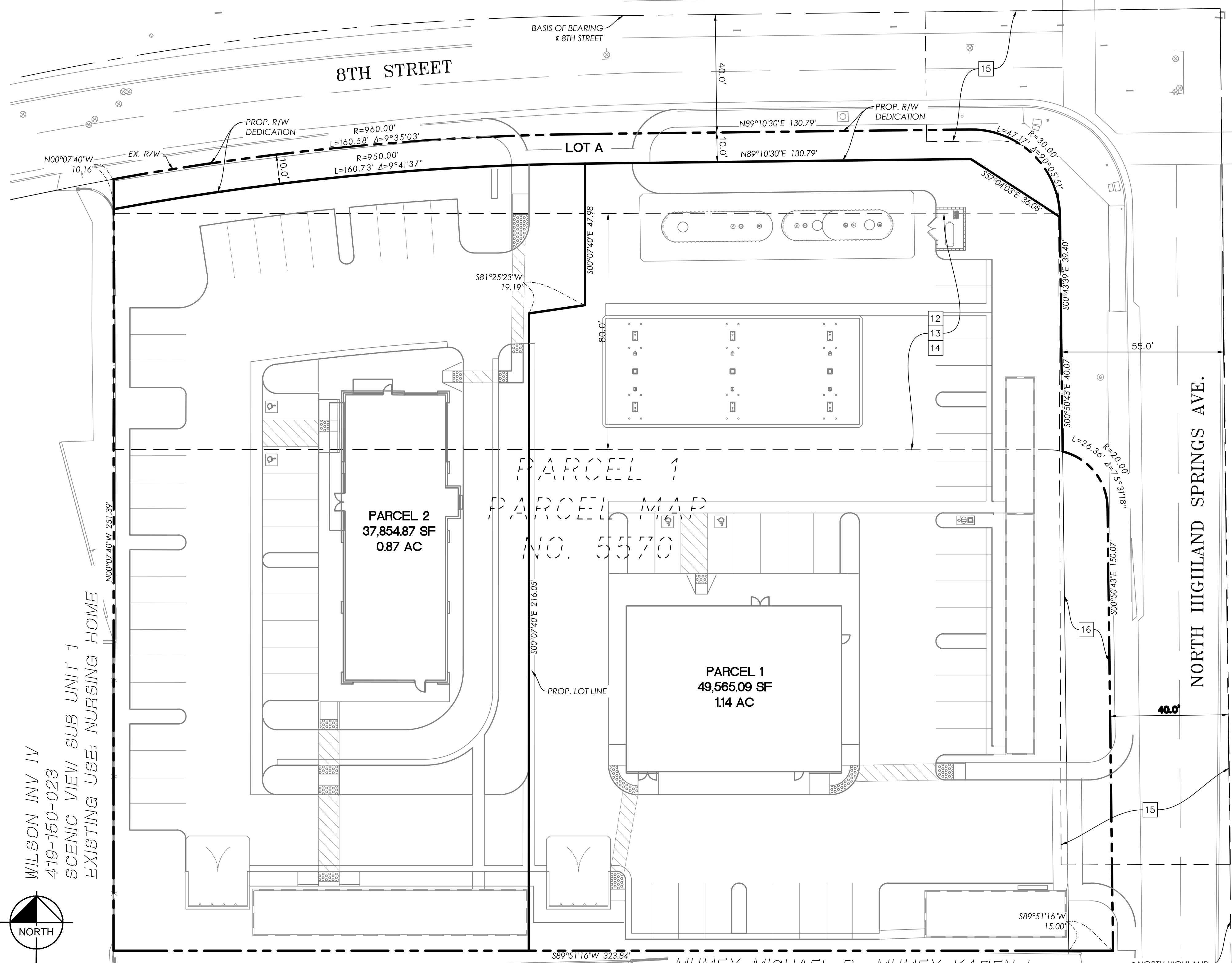
ROSEMARIE SILVA  
KIMLEY-HORN AND ASSOCIATES  
401 B STREET SUITE 600  
SAN DIEGO, CA 92101-4218  
TELEPHONE: (619) 272-7198

*Rosemarie Silva*  
ROSEMARIE SILVA, LS 9545

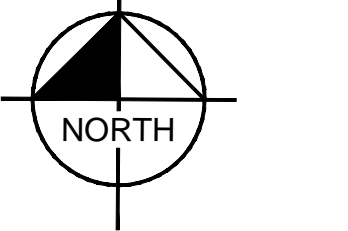
3-18-2020  
DATE



VICINITY MAP  
N.T.S.

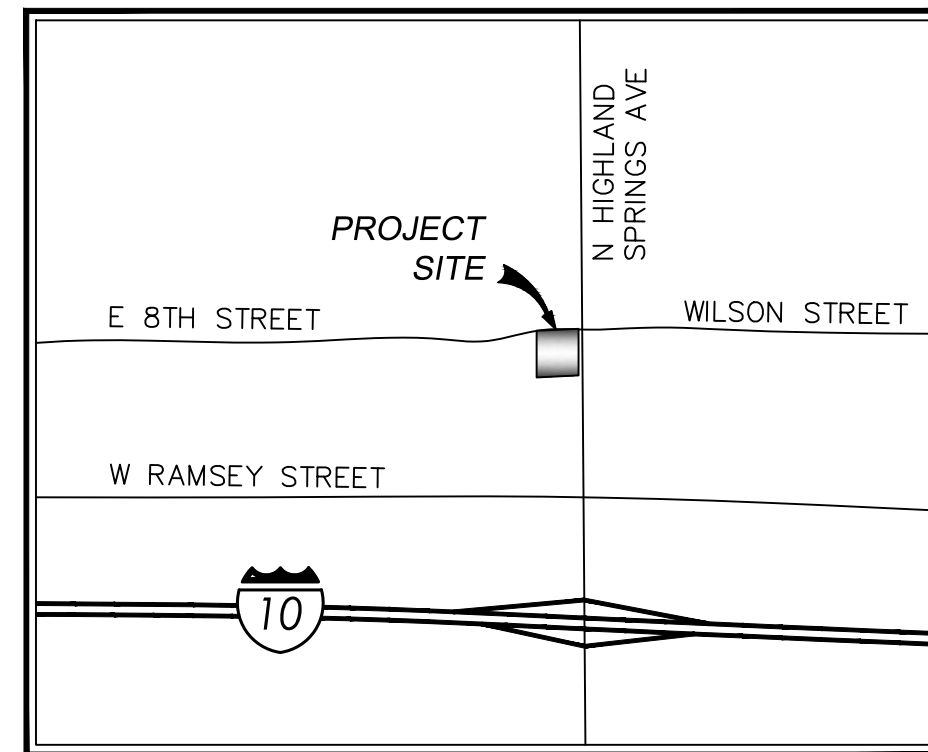


WILSON INV IV  
419-150-023  
SCENIC VIEW SUB UNIT 1  
EXISTING USE: NURSING HOME



MUMEY MICHAEL R., MUMEY KAREN L.  
419-150-035, PARCEL 2, PM NO. 5570  
EXISTING USE: RETAIL MEDICAL SUPPLIES

# PLOT PLAN PP2020-0276, CONDITIONAL USE PERMIT CUP2020-0046 & CUP2020-0047, TENTATIVE PARCEL MAP PM2020-0007 SWC 8TH STREET AND HIGHLAND SPRINGS AVE CITY OF BEAUMONT, CA 92223



**VICINITY MAP**  
N.T.S.

**PROJECT ADDRESS**

PARCEL 1 (7-11):  
1687 E EIGHTH STREET, BEAUMONT, CA 92223  
  
PARCEL 2 (OSR):  
1675 E EIGHTH STREET, BEAUMONT, CA 92223

**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:**

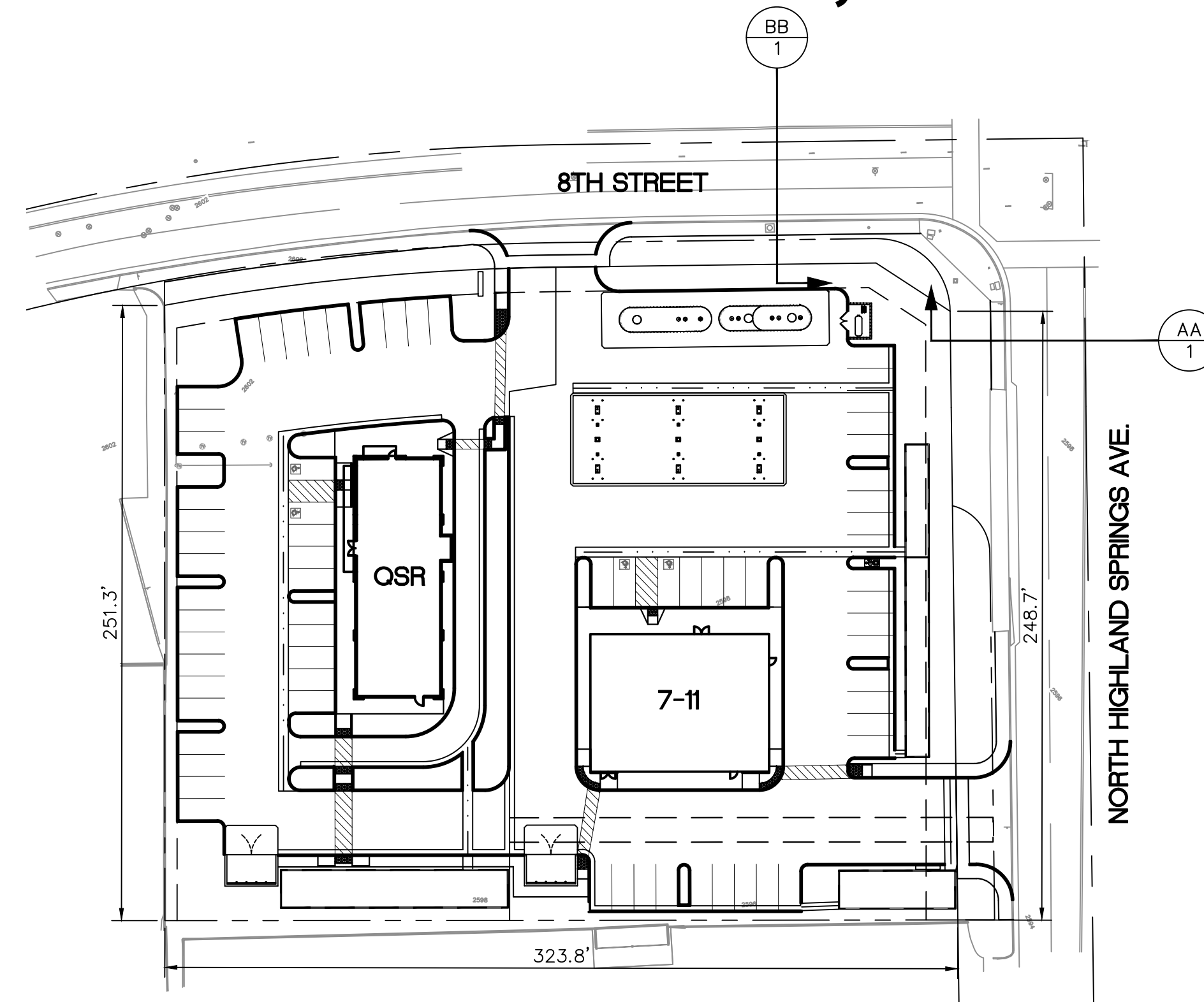
**APPLICANT**  
EVERGREEN DEVCO, INC.  
KAYTLIN FOX  
2390 EAST CANEKBACJ RD, 410  
PHEONIX, AZ 85016  
KFOX@EVGRE.COM  
602-808-8600

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

**OWNER**  
KY NGOC NGUYEN  
15521 SUNBURST LANE  
HUNTINGTON BEACH, CA 92647

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

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



**SITE MAP**  
N.T.S.

**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 OSR ELEVATIONS

**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

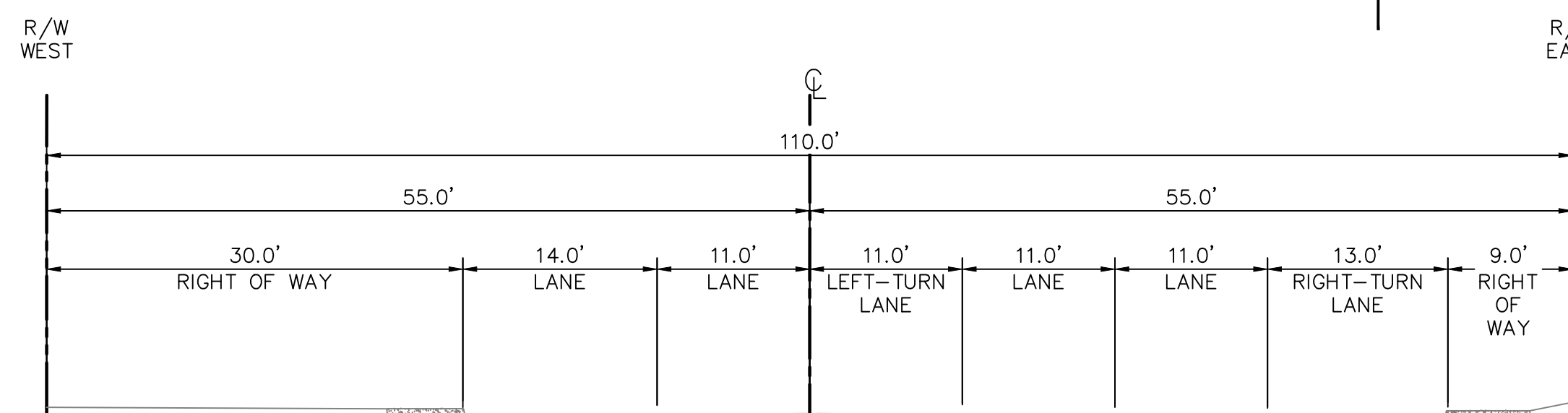
**PROJECT SUMMARY:**

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.

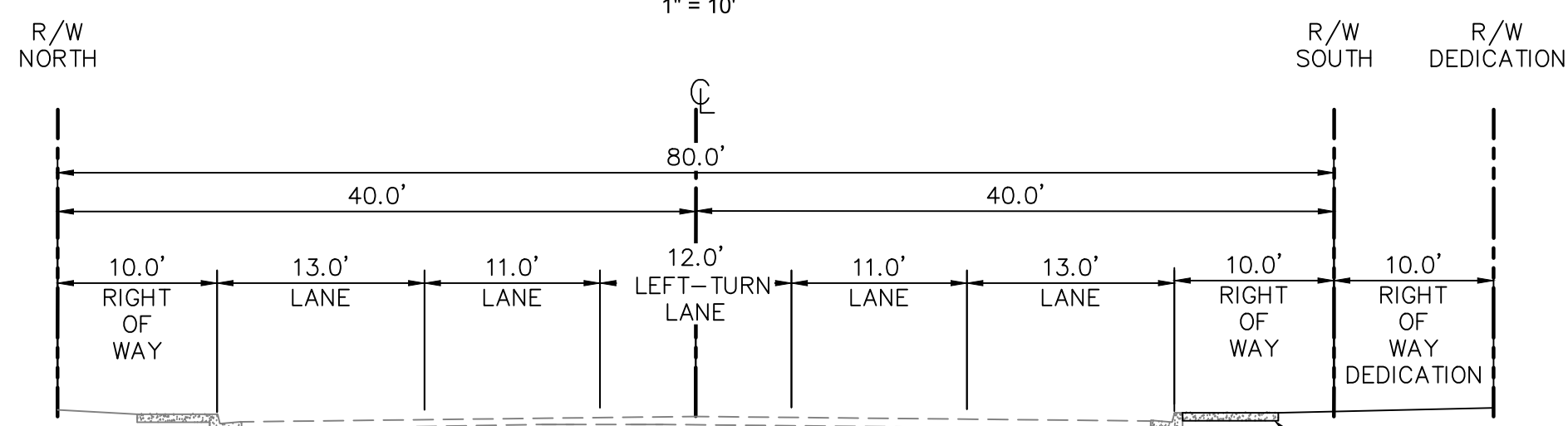
ZONING: CC - COMMUNITY COMMERCIAL

SETBACKS: 15' STREET FRONTAGE  
15' ABUTTING RESIDENTIAL

LANDSCAPE: 10' ALONG STREET FRONTAGES



**SECTION AA**  
NORTH HIGHLAND SPRINGS AVE.  
1" = 10'



**SECTION BB**  
8TH STREET  
1" = 10'

PROPOSED SIDEWALK PER CITY STANDARDS



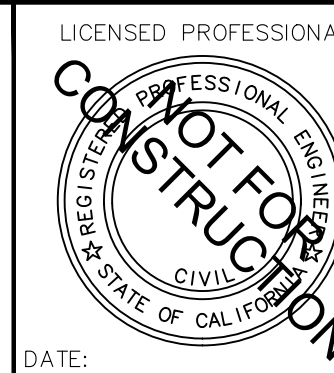
401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
PHONE: 619-234-9411  
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE  
7/17/2020  
SCALE AS SHOWN  
DESIGNED BY: SP  
DRAWN BY: FH  
CHECKED BY: MB



**Evergreen**  
Development | Services | Investments



DATE:

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

COVER SHEET

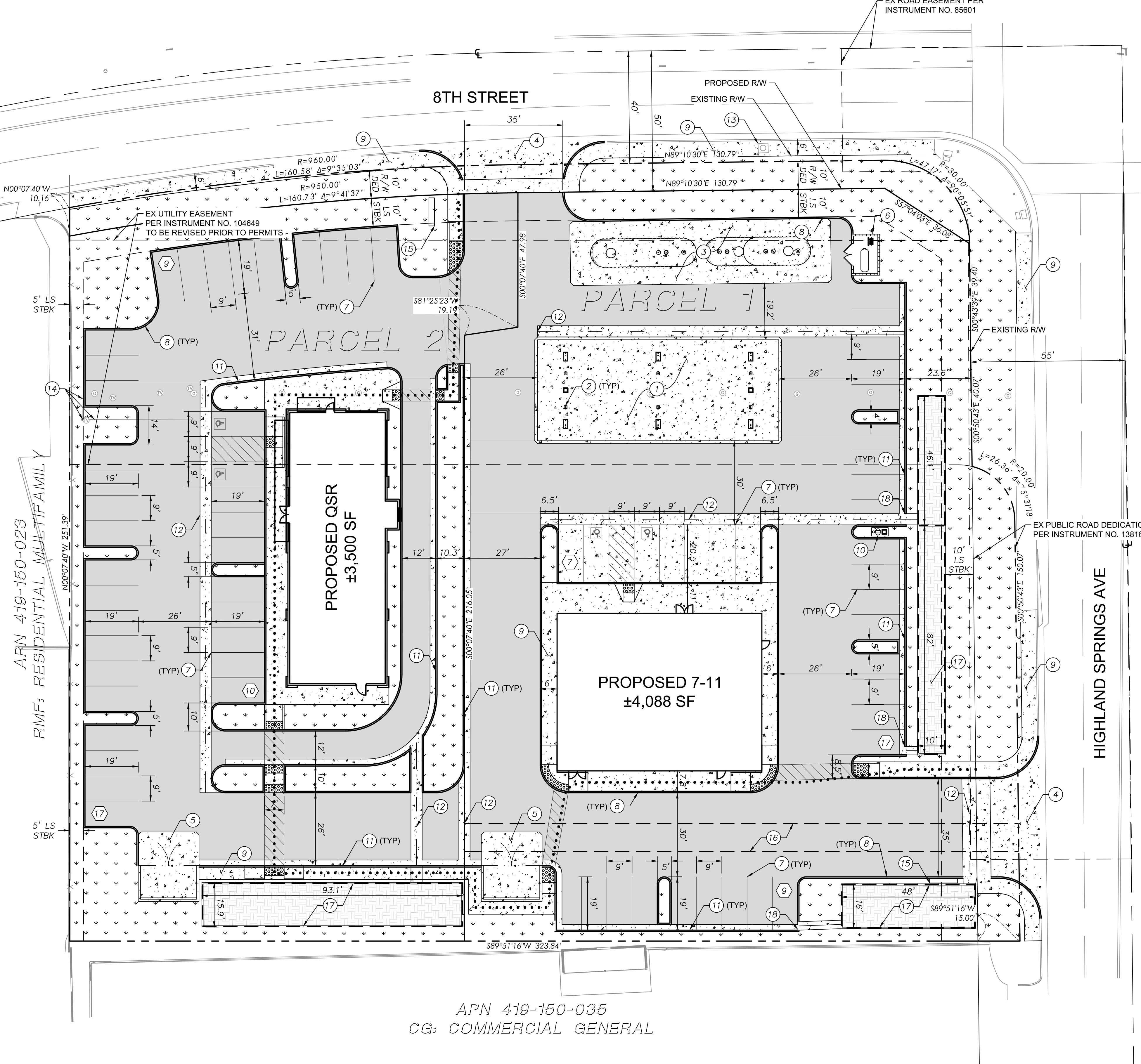
SHEET NUMBER

1  
OF  
9

\\SDP\FR\CA\_SNO\1510\_106A\7-ELEVEN\_2\_RIVERSIDE\1510\_106A\_2\_PLOT PLAN\_2020\_0717\_2020\_PLOTTED BY: SCOTT HOFFMAN

No.	REVISIONS	DATE	BY

\SNDP\CA\_SND\150-035\150-035-1\150-035-1\_PLOT\_1.DWG PLOTTED BY: SCOTT HOFFMAN  
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APN 419-150-035  
CG: COMMERCIAL GENERAL

**SITE INFORMATION**

ASSESSORS PARCEL NUMBER	419-150-034
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	23,531 SF / 26%
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	69

**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	33
LANDSCAPING	12,748 SF / 26%

**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	10,783 SF / 28%

**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

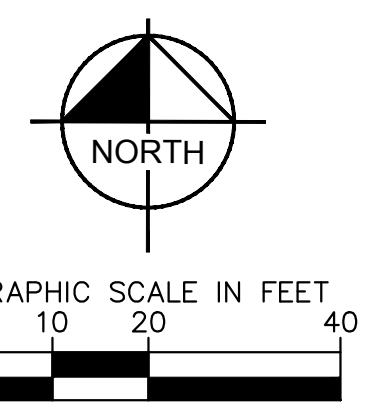
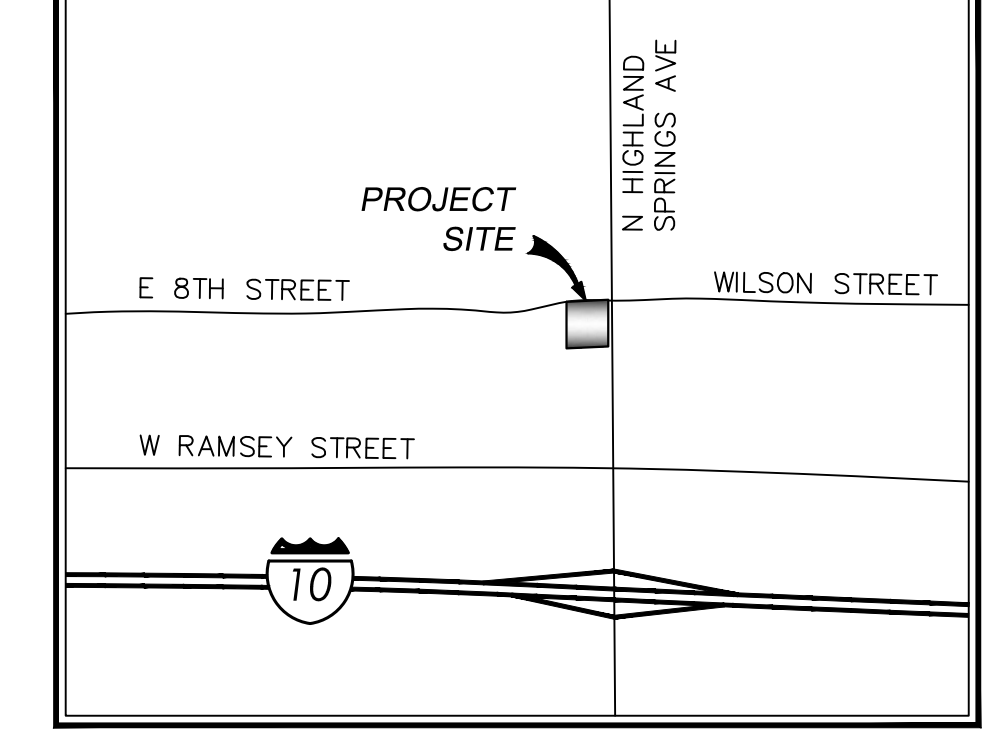
**CONSTRUCTION NOTES**

- 1 CONCRETE FUELING PAD
- 2 FUEL PUMP
- 3 UNDERGROUND STORAGE TANK
- 4 COMMERCIAL CONCRETE DRIVEWAY
- 5 TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 6 HEALY CLEAN AIR SEPARATOR
- 7 4" WIDE WHITE PARKING STRIPING
- 8 6" CONCRETE CURB
- 9 CONCRETE SIDEWALK
- 10 AIR/WATER MACHINE
- 11 6" CURB AND GUTTER
- 12 CONCRETE RIBBON GUTTER, WIDTH PER PLANS
- 13 EXISTING AIR VAC AND BLOW OFF VALVE TO BE RELOCATED OUT OF SIDEWALK
- 14 EXISTING POWER POLE AND OVERHEAD LINES SERVICING ADJACENT SITE TO REMAIN. EXISTING GUY WIRES TO BE RELOCATED TO ADJACENT PLANTER AREAS
- 15 SITE MONUMENT SIGNS
- 16 PROPOSED 10" SEWER EASEMENT FOR BENEFIT OF PARCEL 2 TO BE RECORDED IN CC&R'S
- 17 WATER-QUALITY/RETENTION BASIN. SEE PRELIMINARY GRADING PLANS FOR DETAIL
- 18 CURB CUT PER RFCDD LID DESIGN HANDBOOK

**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**

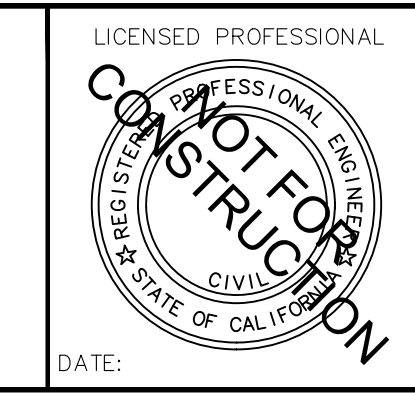


401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
PHONE: 619-234-9411  
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE
	7/17/2020
SCALE AS SHOWN	DESIGNED BY: SP
DRAWN BY: FH	CHECKED BY: MB



**Evergreen**  
Development | Services | Investments



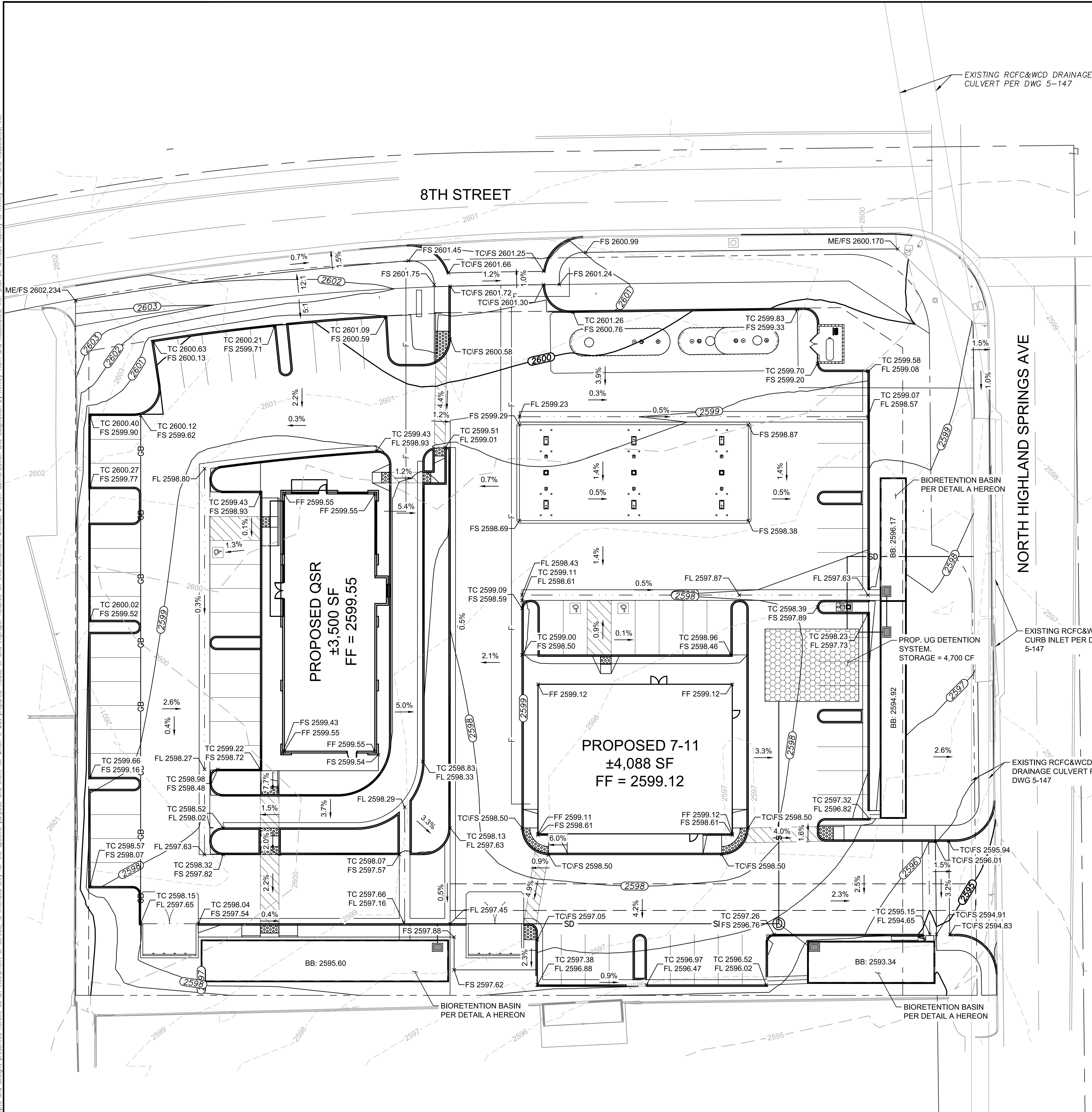
PLOT PLAN / CONDITIONAL USE PERMIT  
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**2 OF 9**

No.	REVISIONS	DATE	BY

\\SDP\FRICA\_SNOYSHO\_LBVA7-6160A\_2\_RIVERSIDE\BIM & HIGHLAND - 104693\DESIGN\ELEMENTS\3 GRADING AND DRAINAGE.DWG 1/28/2020 PLOTTED BY: STEVEN POLLOCK  
 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 any information contained herein without the written authorization and approval of 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**

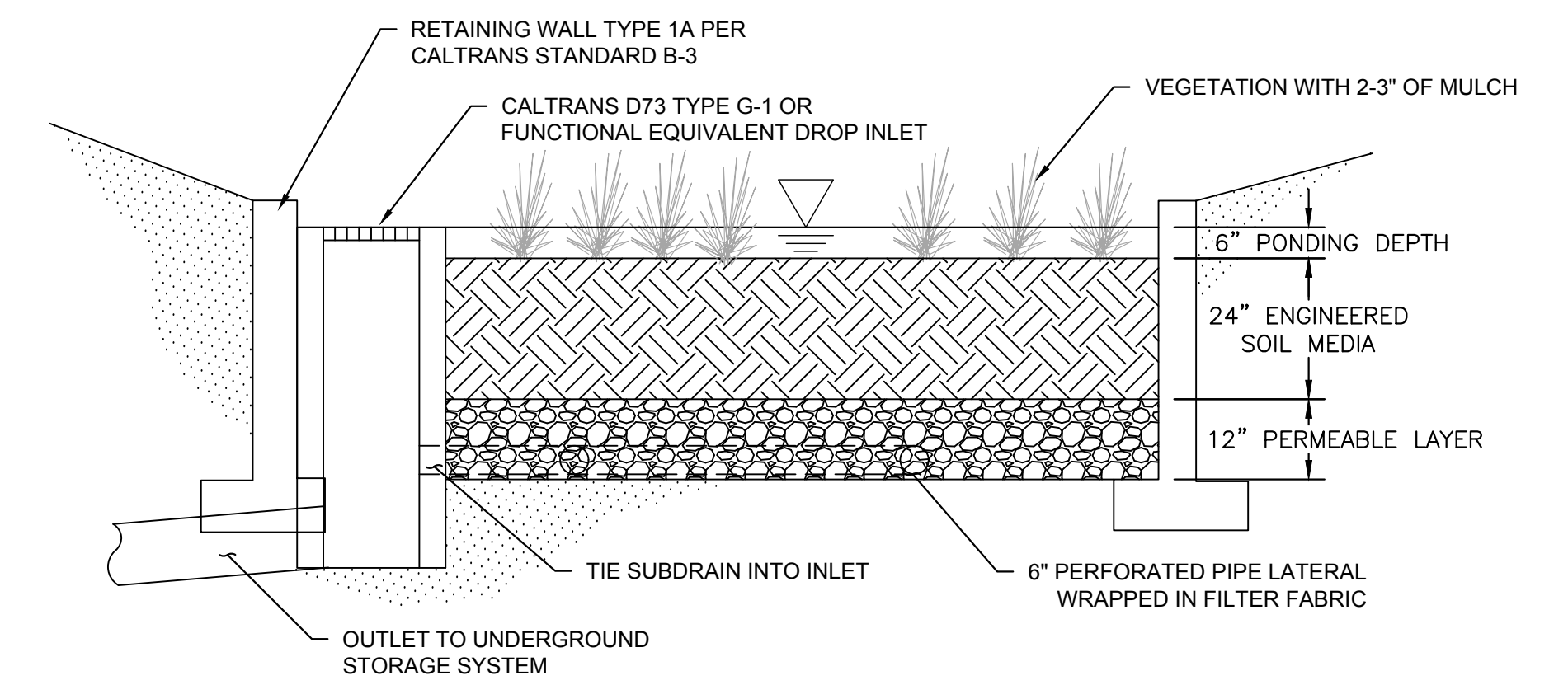
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% 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**

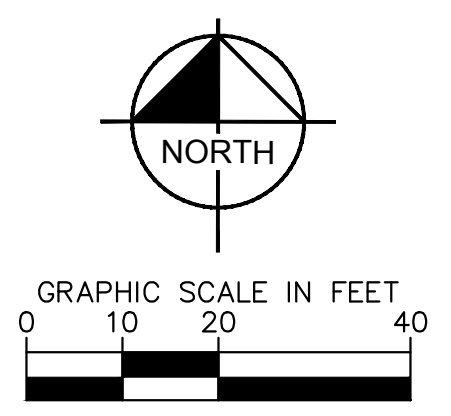
	PROPERTY LINE
	PROPOSED STORM DRAIN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK
	RIDGE LINE
	GRADED INLET
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SLOPE
	EXISTING SLOPE

**EARTHWORK RESULTS**

GRADED AREA (ACRES):	2.22
CUT (CU. YD.):	2809
FILL (CU. YD.):	574
<b>NET CUT (CU. YD.):</b>	<b>2035</b>
MAX CUT DEPTH (FT):	3.6
MAX FILL DEPTH (FT):	2.2
UST EXCAVATION (CU. YD.):	1177
UST MAX CUT DEPTH (FT):	15
<b>SITE TOTAL CUT (CU. YD.):</b>	<b>3212</b>



**TYPICAL BIORETENTION/ DETENTION BASIN PER RCFC&WCD LID DESIGN HANDBOOK**



No.	REVISIONS	DATE	BY

**Kimley»Horn**

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

KHA PROJECT

DATE: 7/17/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: SP  
 DRAWN BY: FH  
 CHECKED BY: MB

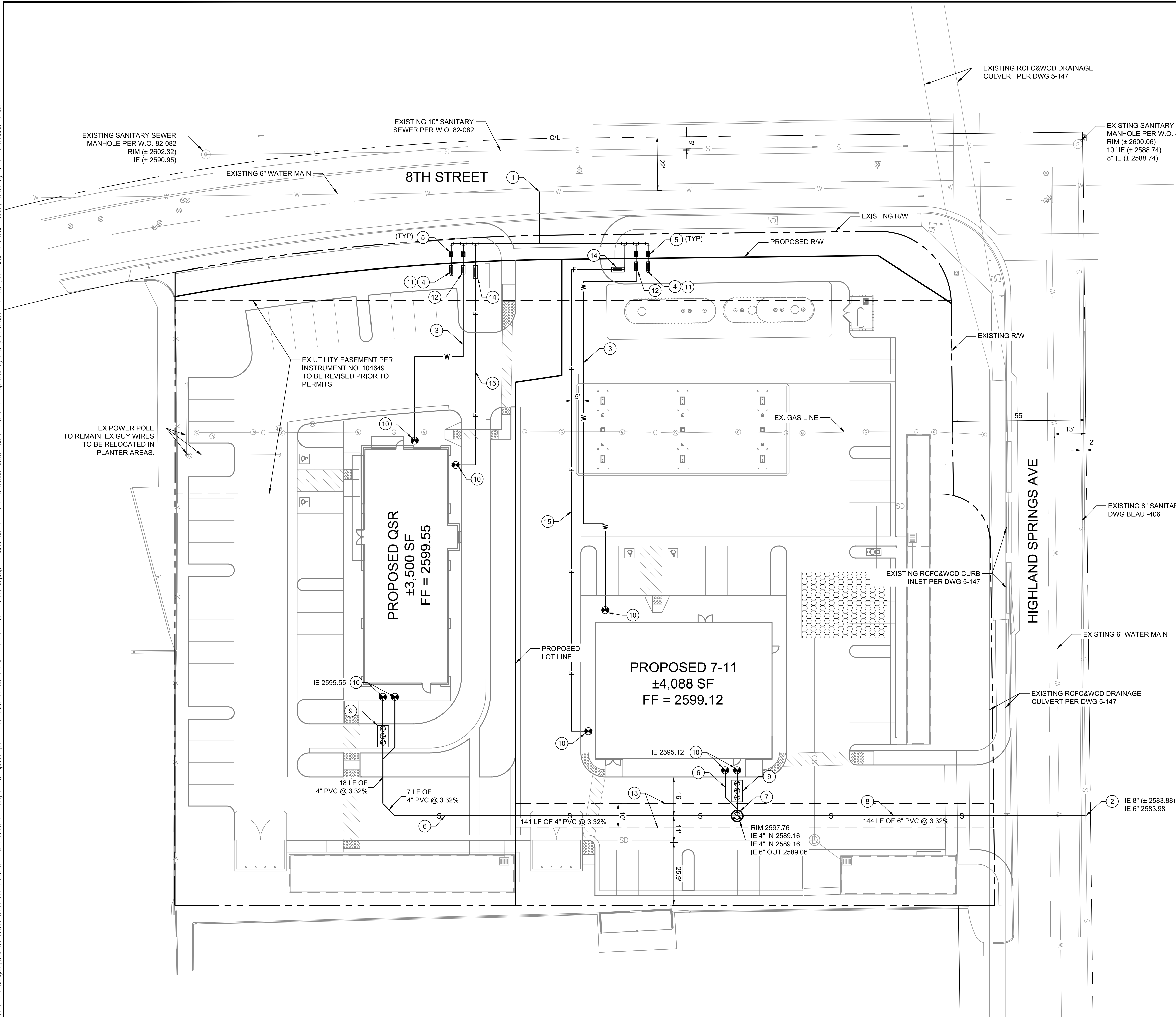
**Evergreen**  
 Development | Services | Investments

LICENSED PROFESSIONAL  
**REGISTERED PROFESSIONAL ENGINEER**  
**REGISTERED CIVIL ENGINEER**  
 STATE OF CALIFORNIA  
 DATE: \_\_\_\_\_

PLOT PLAN / CONDITIONAL USE PERMIT  
 SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

SHEET NUMBER  
**3 OF 9**

\\SDP\FR\CA\_SNO\SDNO\_10649\_2\_RIVERSIDE\10649\_2\_RIVERSIDE\10649\_2\_PRELIMINARY UTILITY PLAN.DWG 1/28/2020 PLOTTED BY: STEVEN POLLOCK  
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### LEGEND

	PROPERTY LINE
	LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED FIRE WATER
	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

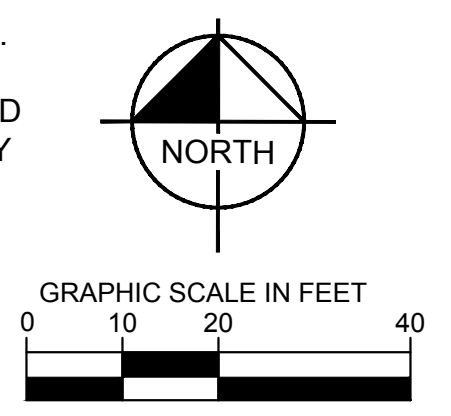
STORM:	CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL
WATER:	BEAUMONT-CHERRY VALLEY WATER DISTRICT
SEWER:	CITY OF BEAUMONT
GAS:	SOCAL GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON

### CONSTRUCTION NOTES

- 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 TO BE COVERED IN THE CC&R'S
- 14 PROPOSED FIRE SPRINKLER CONNECTION BACKFLOW PREVENTER
- 15 PROPOSED FIRE SERVICE FOR BUILDING FIRE SPRINKLER SYSTEM

### NOTES

1. UTILITY SIZES SHOWN ARE PRELIMINARY AND WILL BE CONFIRMED DURING FINAL DESIGN.
2. STORM DRAIN SHOWN FOR REFERENCE. REFER TO SHEET 3 - PRELIMINARY GRADING AND DRAINAGE PLAN FOR INFORMATION.
3. EXISTING UTILITY INFORMATION WAS OBTAINED FROM RECORD DRAWINGS AND AS-BUILT DOCUMENTS. CONTRACTOR TO VERIFY EXISTENCE, LOCATION, SIZE, AND MATERIAL PRIOR TO CONSTRUCTION.



No.	REVISIONS	DATE	BY

## Kimley»Horn

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KHA PROJECT

DATE  
7/17/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: FH

CHECKED BY: MB

# Evergreen

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LICENSED PROFESSIONAL

DATE:

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 SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

## PRELIMINARY UTILITY PLAN

SHEET NUMBER

4  
OF  
9