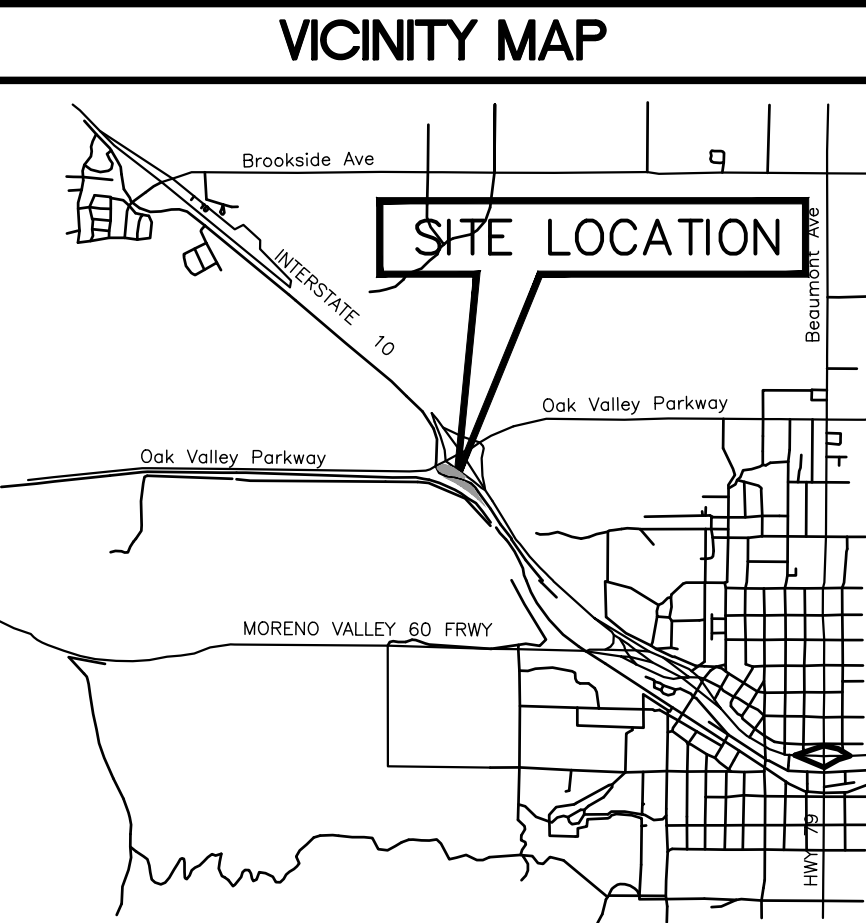
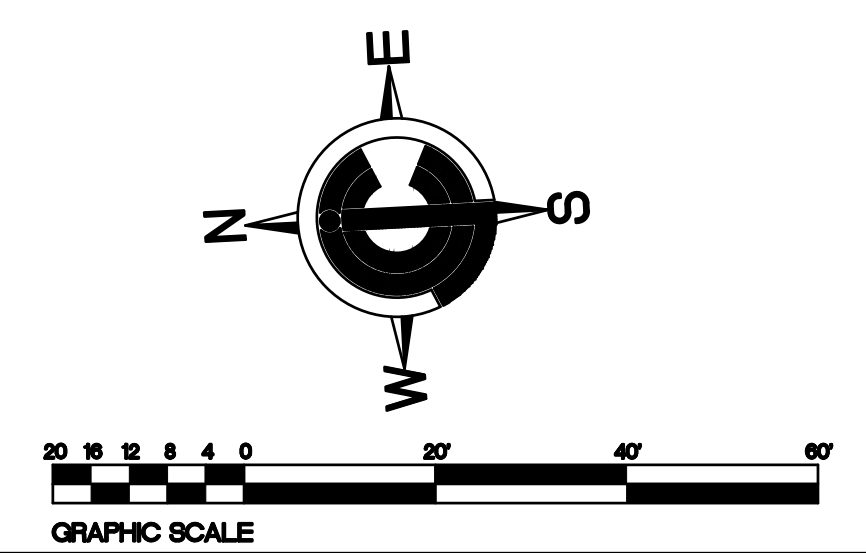


**SITE PLAN**

SCALE: 1"=40'-0"



**CONSTRUCTION NOTES**

- 1.10 6" CONCRETE CURB
- 1.20 20'H LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED DSHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.75 BICYCLE PARKING (MIN. 3) PER CAL GREEN CODE
- 1.80 9'X18' STANDARD PARKING SPACES
- 1.85 LOADING ZONE STRIPE
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE PER CITY OF BEAUMONT PUBLIC WORKS STANDARD
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.21 U-SHAPE STEEL GUARD POSTS
- 2.30 AIR/WATER AND VACUUM UNIT
- 2.35 ELECTRIC CHARGING STATION INFRASTRUCTURE
- 2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON AND (1) 30,000 GALLON UNDER REINFORCED CONCRETE SLAB
- 2.41 TANK VENT RISERS CARBON CANISTER
- 2.45 1,500 GALLON CAR WASH CLARIFIER
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.80 ID SIGNAGE
- 2.85 FREEMWAY SIGN
- 3.10 ADA PARKING LOT ENTY SIGN PER CHAPTER 11B OF CBC
- 10.10 CONCRETE DRIVEWAY PER CITY OF BEAUMONT PUBLIC WORKS STANDARD
- 10.20 CONCRETE SIDEWALK PER CITY OF BEAUMONT PUBLIC WORKS STANDARD

SITE DATA INFORMATION			
<b>DEVELOPER'S INFORMATION:</b> OSCAR ETEMADIAN 35 POPPY HILLS ROAD LAGUNA NIGUEL, CA. 92677		<b>ACCESSOR'S PARCEL NUMBER:</b> -	
<b>CONTACT:</b> OSCAR ETEMADIAN		<b>ZONING:</b> COMMERCIAL	
	SQ. FT.	ACRE	RATIO
GAS STATION LOT AREA	46,275.0	1.1	-
AMPM BUILDING AREA			
OCCUPANCY: M	3,800.0	-	8.6%
CONSTRUCTION: V-B			
CANOPY AREA			
OCCUPANCY: M	6,700.0	-	15.2%
CONSTRUCTION: V-B			
CAR WASH AREA			
OCCUPANCY: B	1,500.0	-	3.4%
CONSTRUCTION: V-B			
LANDSCAPING AREA	8,518.0	-	19.0%
RETAIL: 1/200			
	TYPE	SIZE	REQUIRED PROVIDED
	HANDICAP	17'X19'	1 2
	REGULAR	9'X19'	18 17
	TOTAL:		19 19

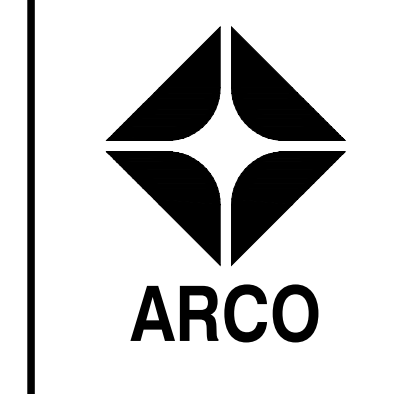
DATE SIGNED: \_\_\_\_\_  
SEAL

ISSUES / REVISIONS

1	04/30/18 REV. PER TERMINAL
2	03/16/20 REV. PER CITY PLNG
3	4/7/20 REV. T.E. LOC. PER PLNG
4	05/19/20 REV. PER TRAFFIC ENG.
5	
6	

DATE DESCRIPTION  
DRAWN BY: G. DE VERA  
CHKD BY: F. COHEN  
3800 AM/PM + CAR WASH  
S.E.C. OAK VALLEY PKWY  
INTERSTATE 10  
BEAUMONT  
CA 92223  
PROJECT NAME AND ADDRESS

**CJC Design, Inc.** Permitting  
Design Planning  
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887  
Tel: (714) 920-9643  
www.cjcdp.com



SHEET TITLE

**OVERALL SITE PLAN**

PROJECT NO: 18034

C.10