



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

PLOT PLAN SUBMITTAL REQUIREMENTS

Plot Plan Deposit = \$3,778.00

Plot Plan Amendment Deposit: \$2,148.00

Payment can be made electronically or mailed in

Please provide the information below when submitting the completed 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 and fee (\$4,211.13 for 0-10 acres or \$5,533.25 for over 10 acres)

Grant Deed

Title Report (pulled not longer than 6 months prior)

Statement of Operations including: hours of operation, number of employees, services provided

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.

ACCOMPANING 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.