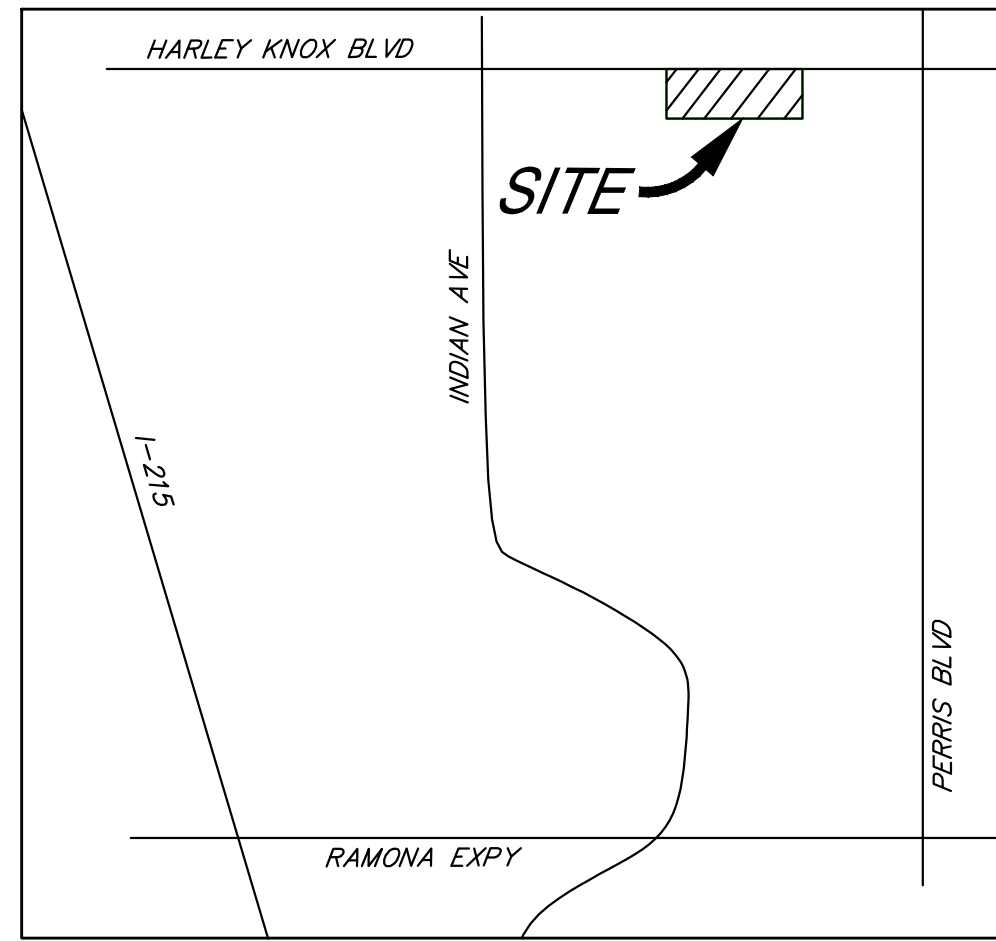
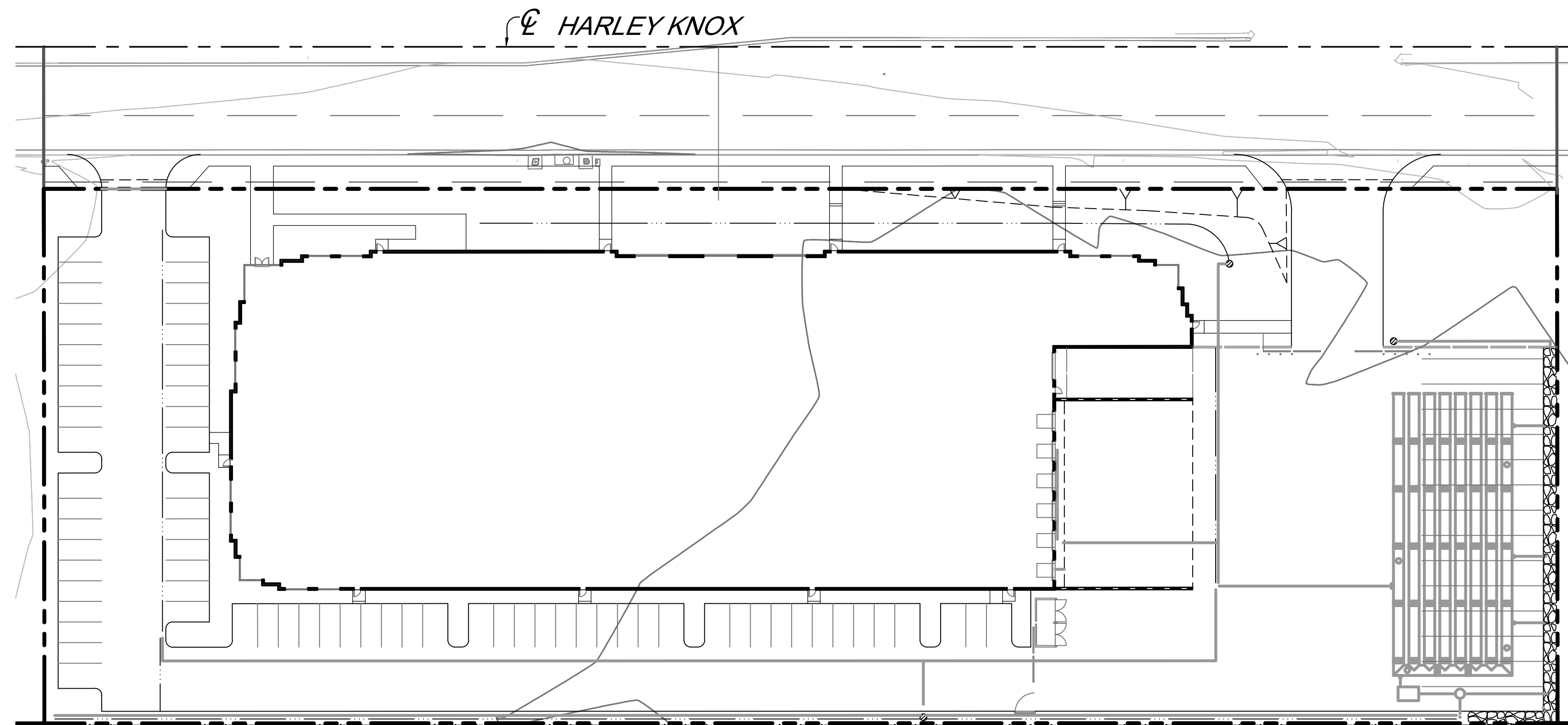


IN THE CITY PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BREW ENT. II - HARLEY KNOX
PRELIMINARY GRADING PLAN
 OCTOBER 2022



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

BREW ENTERPRISES II
 3535 INLAND EMPIRE BLVD
 ONTARIO, CA 91764
 TEL: (909) 373-2915
 ATTN: MR. MIKE WOLFE

ENGINEER

SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691

TOPOGRAPHY SOURCE

AERIAL PHOTOGRAMMETRY PERFORMED BY:
 ARROWHEAD MAPPING
 TEL: (909) 889-2420

ARCHITECT

RGA ARCHITECTURE 15231 ALTON
 PARKWAY, STE. #100 IRVINE, CA
 92618 VOICE: (949) 341-0920

EARTHWORK

CUT: 10,500 C.Y.
 FILL: 10,500 C.Y.

UTILITY PURVEYORS

WATER.....EASTERN MUNICIPAL WATER DISTRICT
 GAS.....SO CAL GAS
 ELECTRICAL.....SCE
 TELEPHONE.....VERIZON
 SEWER.....EASTERN MUNICIPAL WATER DISTRICT

PROJECT DATA

GROSS SITE AREA: 174,675 S.F. (4.01 AC.)
 NET SITE AREA: 154,543 S.F. (3.55 AC.)
 BUILDING AREA: 62,505 S.F.

PARKING INFO

PARKING REQUIRED: 62 SPACES
 PARKING PROVIDED: 67 SPACES

COMMUNITY FACILITIES DISTRICT

SITE IS NOT WITHIN A COMMUNITY
 FACILITIES DISTRICT

HAZARDOUS MATERIALS

NOT IN A FIRE HAZARD ZONE

FEMA FLOOD ZONE DESIGNATION

ZONE D / ZONE X

ZONING AND LAND USE

EXISTING ZONING..... COMMERCIAL PVCC
 EXISTING LAND USE..... GENERAL PLAN LAND USE
 PROPOSED ZONING..... LI (LIGHT INDUSTRIAL)
 PROPOSED LAND USE..... INDUSTRIAL

WATER QUALITY

A PROJECT SPECIFIC WQMP HAS BEEN PREPARED
 FOR THIS PROJECT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
 THE CITY OF PERRIS, IN THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 7 IN BLOCK 2 OF RIVERSIDE TRACT, AS SHOWN
 BY MAP ON FILE IN BOOK 14, PAGE 688 OF MAPS,
 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.
 EXCEPTING FROM SAID LOT 7 THE SOUTH 365 FEET
 MEASURED FROM THE CENTER LINE OF NANCE STREET,
 60 FEET WIDE.

THOMAS BROTHERS INFO.

PAGE: 747, GRID: G7

APN:

302-090-021

GEOTECHNICAL ENGINEER

NORCAL ENGINEERING
 SOILS AND GEOTECHNICAL CONSULTANTS
 10641 HUMBOLT STREET
 LOS ALAMITOS, CA 90720
 TEL: (562) 799-9469

SCHOOL DISTRICT

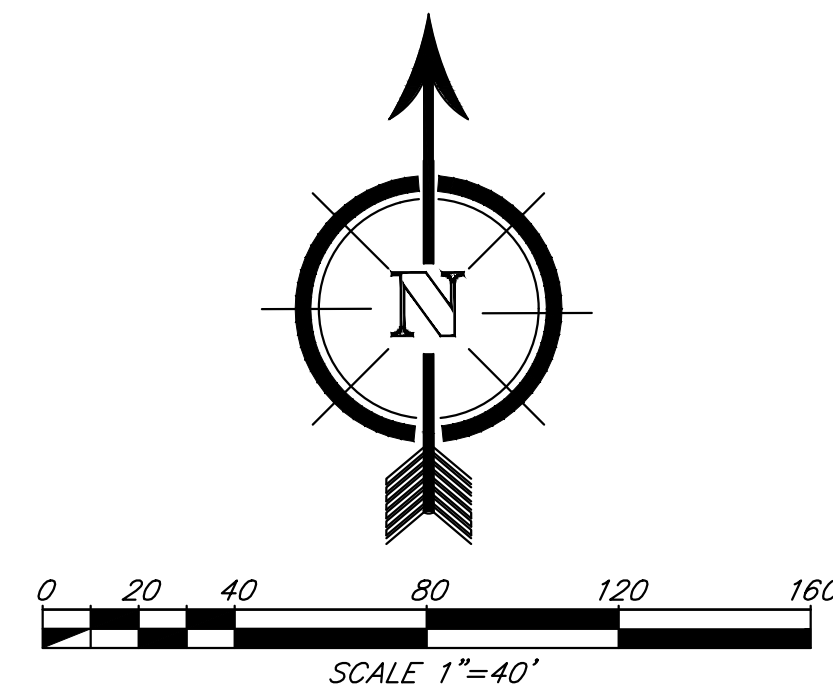
VAL VERDE UNIFIED

SHEET INDEX

SHEET 1: TITLE SHEET
 SHEET 2: PRELIMINARY GRADING PLAN
 SHEET 3: SECTIONS AND DETAILS

LEGEND

- T.C.B. - TOP CATCH BASIN
- F.G. - FINISHED GRADE
- F.L. - FLOW LINE
- H.P. - HIGH POINT
- EXIST. - EXISTING
- P.E. - PAD ELEVATION
- G.B. - GRADE BREAK
- - STEM WALL HEIGHT
- TRACT BOUNDARY
- - - CENTERLINE
- ==== CURB AND GUTTER
- ~ 1280 ~ EXISTING CONTOUR LINE
- LOT LINE
- Y — SLOPE



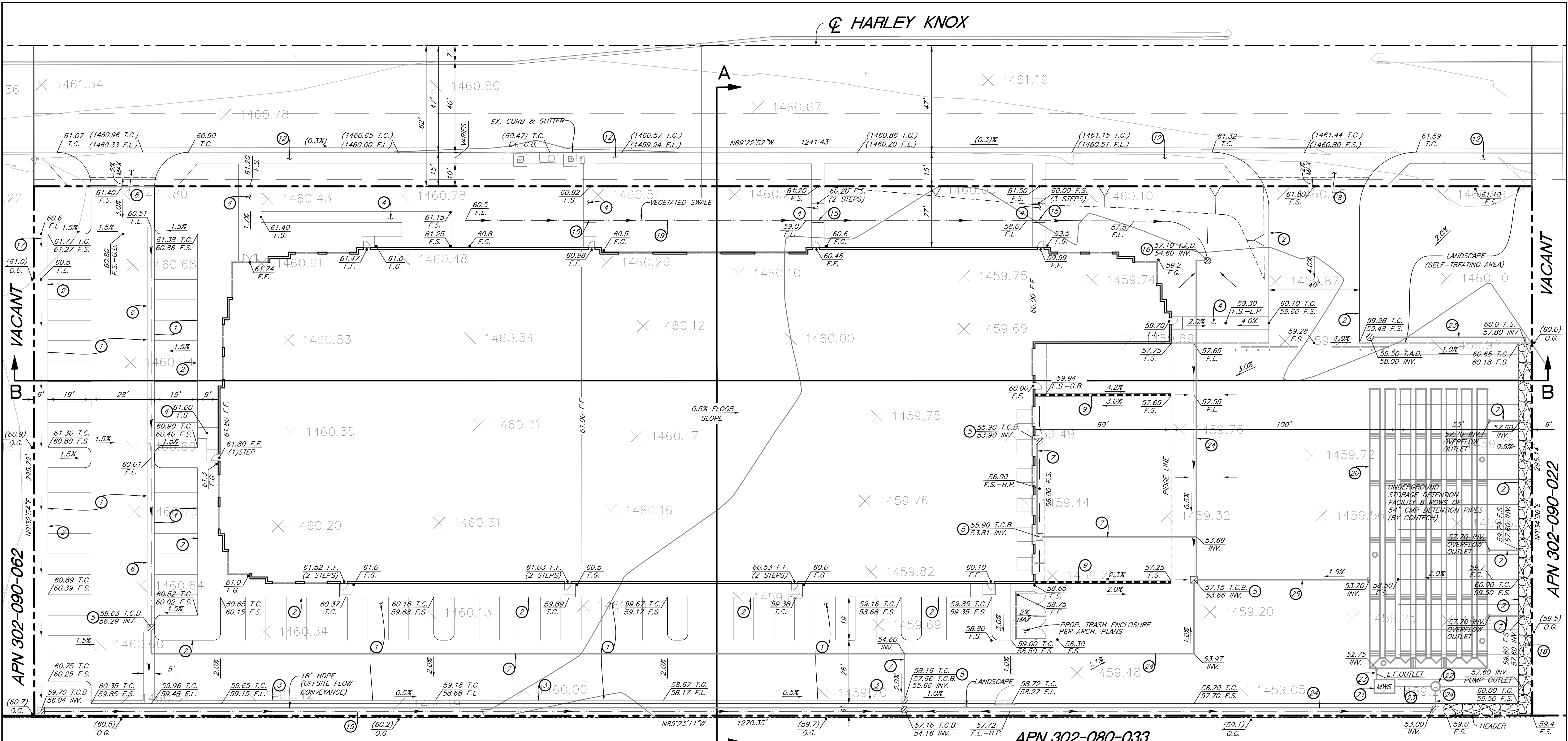
CONSTRUCTION NOTES

- 1 CONSTRUCT 3" A.C. OVER 4" A.B. PAVEMENT DRIVE AND PARKING AREAS
- 2 CONSTRUCT 6" CURB ONLY
- 3 CONSTRUCT 6" CURB AND AND GUTTER
- 4 CONSTRUCT 4" PCC SIDEWALK (FINISH PER LANDSCAPE PLANS)
- 5 CONSTRUCT 24" CATCH BASIN (BROOKS 2424CB OR APPROVED EQUAL) WITH FLOGARD+CATCH BASIN FILTER MODEL FGP24-F
- 6 CONSTRUCT 3" WIDE CONCRETE RIBBON GUTTER
- 7 CONSTRUCT 12" HDPE STORM DRAIN PIPE
- 8 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH 207A
- 9 CONSTRUCT RETAINING WALL
- 10 CONSTRUCT RIP-RAP PAD
- 11 CONSTRUCT HANDICAP RAMP
- 12 CONSTRUCT PCC SIDEWALK PER CITY STD. IN R/W
- 13 CONSTRUCT AC. OVER A.B. (OFFSITE) T1=7.5
- 14 CONSTRUCT OFFSITE 6" CURB & GUTTER PER RIVERSIDE COUNTY STD. 200
- 15 CONSTRUCT (2) 4" PIPES UNDER SIDEWALK
- 16 CONSTRUCT ATRIUM GRATE IN LANDSCAPE AREA
- 17 CONSTRUCT CONCRETE V-GUTTER (Z=2:1; D=1.0')
- 18 CONSTRUCT GRAVEL TRENCH (NO.2 BACKING; T=1.0')(WIDTH=5'MIN; DEPTH 3')
- 19 CONSTRUCT VEGETATED SWALE
- 20 CONSTRUCT UNDERGROUND DETENTION STORAGE FACILITY (54" CMP DETENTION SYSTEM BY CONTECH OR APPROVED EQUAL)
- 21 CONSTRUCT MODULAR WETLAND SYSTEM (MWS-L-6-8)
- 22 CONSTRUCT MECHANICAL PUMP (LOW-FLOW)
- 23 CONSTRUCT 8" HDPE STORM DRAIN PIPE
- 24 CONSTRUCT 18" HDPE STORM DRAIN PIPE
- 25 CONSTRUCT 24" HDPE STORM DRAIN PIPE

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS				PLANNING DIVISION: _____ DATE: _____		SEAL: _____		PREPARED BY: _____		CITY OF PERRIS		1 OF 3 SHEETS									
<table border="1"> <thead> <tr> <th>MARK</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPR</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				MARK	DESCRIPTION	BY	APPR	DATE							PREPARED BY: _____ DATE: _____						BREW ENT. II - HARLEY KNOX PRELIMINARY GRADING PLAN TITLE SHEET
MARK	DESCRIPTION	BY	APPR	DATE																	
DESIGNED BY: S.S. DRAWN BY: X.O.F. CHECKED BY: D.S. PROJECT MANAGER: S.J.S.				DANE SOMMERS R.C.E. NO.: 90433 EXP. 9-30-23		SCALE: 1"=40' DATE: OCTOBER 2022		BENCHMARK DESCRIBED BY METRO WATER DISTRICT SQ. CALIFORNIA 1992 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PERRIS BOULEVARD AND RIDER ST. AT THE BASE OF A STEEL TRAFFIC SIGNAL LIGHT, A 3.5 FOOT (1.1 M) BY 2.7 FOOT (0.8 M) CONCRETE BASE - A 3-1/4 INCH STANDARD WMSO ALUMINUM DISK SET ON EASTSIDE FLUSH		FOR: _____ W.O. _____ CITY FILE NO. _____											

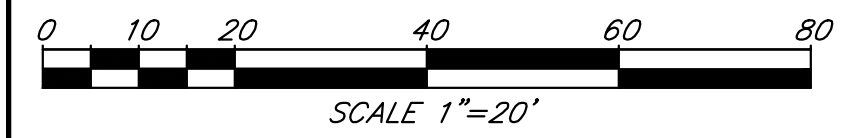
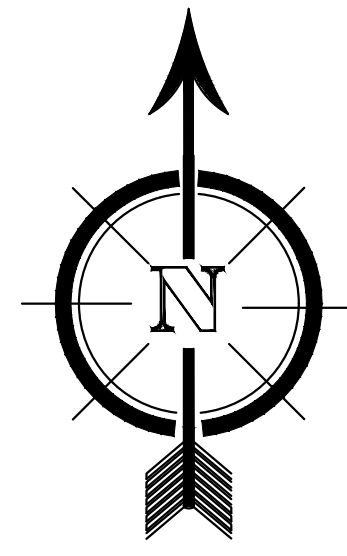
CL HARLEY KNOX



EXIST. INDUSTRIAL DEV.

CONSTRUCTION NOTES

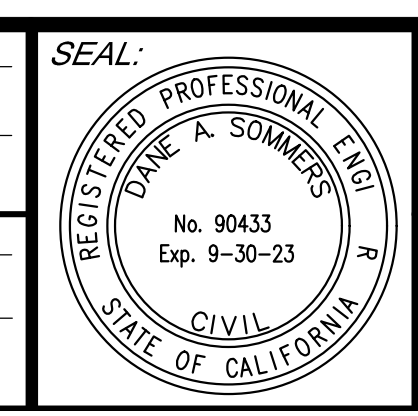
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PRELIMINARY
NOT FOR CONSTRUCTION

MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	S.S.	DRAWN BY:	X.O.F.	
CHECKED BY:	D.S.	PROJECT MANAGER:	S.J.S.	

PLANNING DIVISION:	DATE:
PREPARED BY:	DATE:
DANE SOMMERS	EXP. 9-30-23
R.C.E. NO.: 90433	

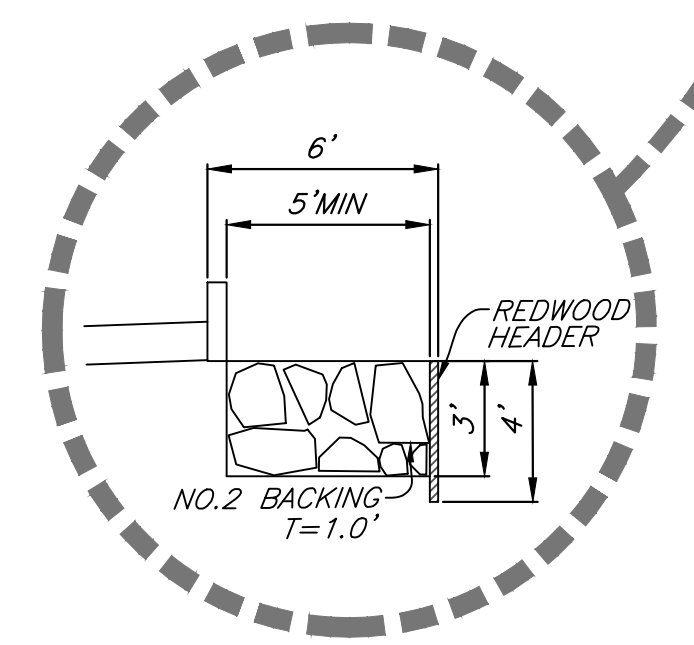
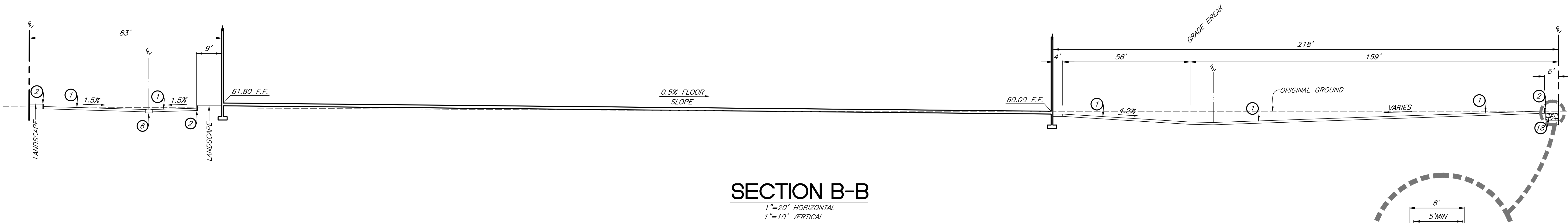
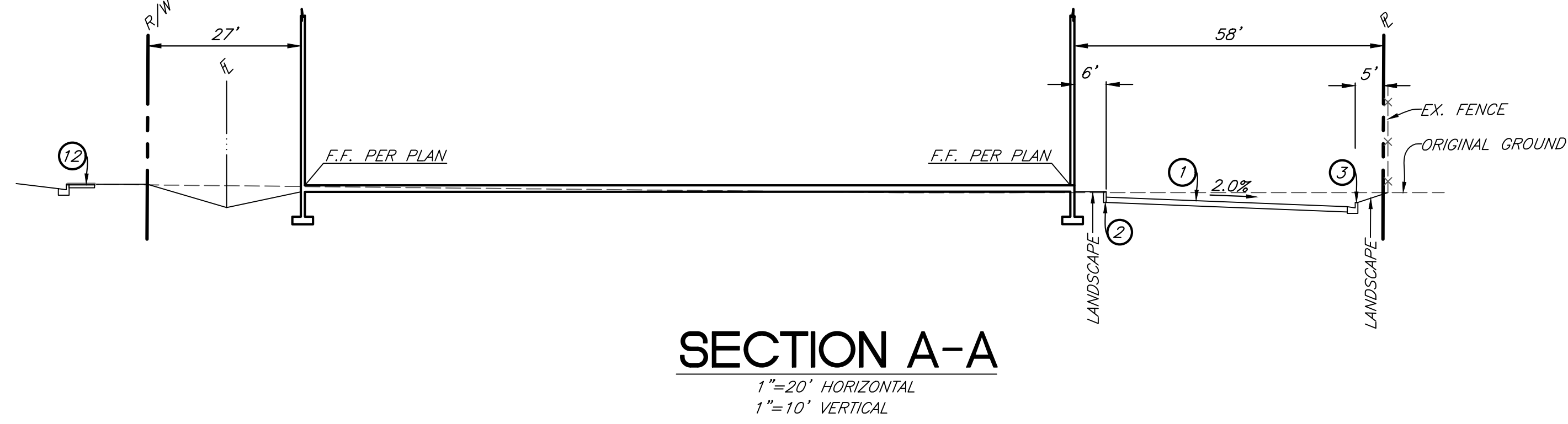


SEAL:	PREPARED BY:
SDH ASSOCIATES INC.	SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA	27363 VIA INDUSTRIA
TEMECULA, CA 92590	TEMECULA, CA 92590
TEL: (951) 683-3691 FAX: (951) 788-2314	TEL: (951) 683-3691 FAX: (951) 788-2314
BENCHMARK	DESCRIBED BY METRO WATER DISTRICT SO, CALIFORNIA 1992
	LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PERRIS
	BOULEVARD AND RIDER ST. AT THE BASE OF A STEEL TRAFFIC SIGNAL
	LIGHT, A 3.5 FOOT (1.1 M) BY 2.7 FOOT (0.8 M) CONCRETE BASE - A
	3-1/4 INCH STANDARD WMSDC ALUMINUM DISK SET ON EASTSIDE FLUSH
SCALE: 1"=20'	DATE: OCTOBER 2022

CITY OF PERRIS		2 OF
BREW ENT. II - HARLEY KNOX		
PRELIMINARY GRADING PLAN		3 SHEETS
FOR:	W.O.	
CITY FILE NO.		

CONSTRUCTION NOTES

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- ⑬ CONSTRUCT GRAVEL TRENCH (NO.2 BACKING; T=1.0')(WIDTH=5'MIN; DEPTH 3')



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NOT FOR CONSTRUCTION**

MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	S.S.	DRAWN BY:	X.O.F.	
CHECKED BY:	D.S.	PROJECT MANAGER:	S.J.S.	

PLANNING DIVISION: _____ DATE: _____
 PREPARED BY: **DANE SOMMERS** DATE: _____
 R.C.E. NO.: 90433 EXP. 9-30-23



PREPARED BY: **SDH ASSOCIATES INCORPORATED**
 SDH AND ASSOCIATES INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691 FAX (951) 788-2314
 BENCHMARK
 DESCRIBED BY METRO WATER DISTRICT SQ. CALIFORNIA 1992
 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PERRIS
 BOULEVARD AND RIDER ST. AT THE BASE OF A STEEL TRAFFIC SIGNAL
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 3-1/4 INCH STANDARD W850C ALUMINUM DISK SET ON EASTSIDE FLUSH
 SCALE: 1"=20'
 DATE: OCTOBER 2022

CITY OF PERRIS		
BREW ENT.II - HARLEY KNOX		
PRELIMINARY GRADING PLAN		
SECTIONS		
FOR:	W.O.	CITY FILE NO.

3
OF
3
SHEETS