

**TIME FILL ELEVATION**

CONDITIONAL USE PERMIT 3370 - REVISION 7



DATE: \_\_\_\_\_  
 SCALE: AS SHOWN  
 SHEET: G1.0

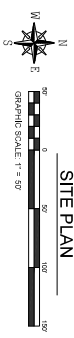
CNG FUELING STATION ADDITION - TIME FILL  
 PROJECT NAME  
 STREET ADDRESS  
 CITY STATE  
 ELEVATIONS  
 ASSET NO. - -

**Clean Energy**  
4475 MAX ANTIPOUR AVENUE, STE. 100 NEWPORT BEACH, CA 92660  
 TEL: 949.646.1111 FAX: 949.646.1110 WWW.CLEANENERGY.COM

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REV	DATE	REVISIONS	BY



**PROJECT INFORMATION**

PROJECT NAME: CNG FUELING STATION ADDITION - TIME FILL  
 PROJECT ADDRESS: 19295 HARVILL AVE, PERRIS, CA 92570

**PROJECT DESCRIPTION**

CONSTRUCTION OF A FUELED PARKING LOT CONSISTING OF 90 CNG TIME FILL SPACES AND 91 REGULAR PARKING SPACES. THE PARKING LOT WILL CONTAIN PERIMETER CHAIN LINK FENCE AND LANDSCAPING WITH TWO GATED DRIVEWAYS.

**LEGAL DESCRIPTION**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, T4S, R4W, S4M, PERMITS, CA 92570

**ZONING INFORMATION**

ZONING CLASSIFICATION: C-PS (SCENIC HIGHWAY COMMERCIAL)  
 MEAD VALLEY AREA PLAN - NORTH  
 PERRIS PLANNING AREA  
 GENERAL PLAN

**SITE DATA:**

APN: 317-110-034  
 GROSS PARCEL AREA: 5.37 AC  
 NET PARCEL AREA: 5.37 AC

**PARKING AND SITE REQUIREMENTS**

PARKING PROVIDED: 91  
 STANDARD 9'x18' TRACTOR: 12,245'  
 PARKING AREA = 108,000 SF  
 OCCUPANCY CLASSIFICATION: GROUP M - MERCHANDISE TYPE OF CONSTRUCTION: I/M

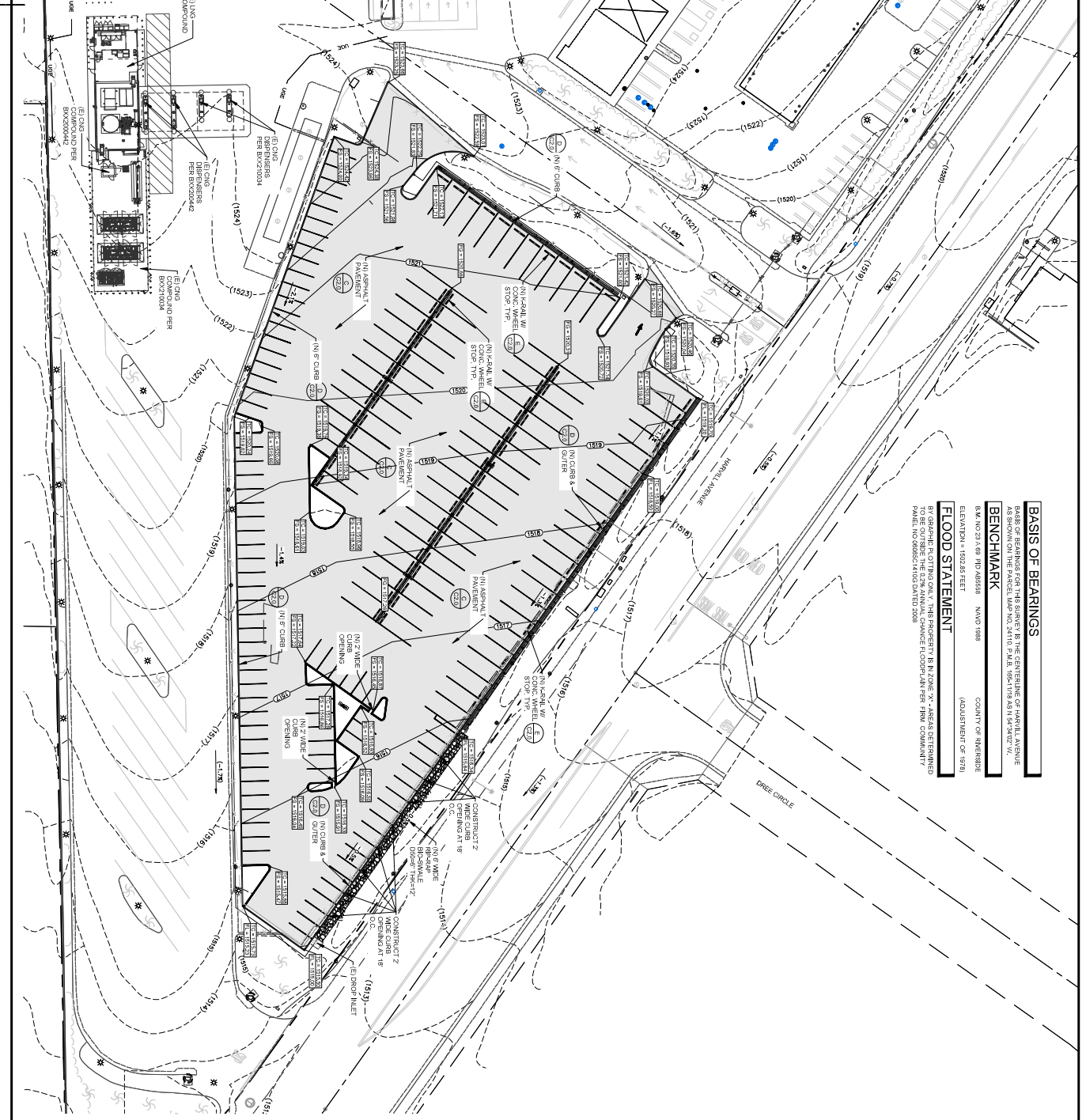
**COMPRESSOR INFORMATION**

90 TRUCKS AT 75 DEPTH PER 8 HOUR WINDOW = 936 SCFM  
 (4) 300 HP TIME FILL MODULE AT 1200 SCFM EACH



DATE	04/20/21	SCALE	AS SHOWN
DESIGNED BY	CS	APPROVED BY	DL
CNG FUELING STATION ADDITION - TIME FILL ARCO TRAVEL ZONE CENTER 19295 HARVILL AVENUE PERRIS, CA 92570 SITE PLAN			
ASSET NO.	C1.0		

REV	DATE	REVISIONS	BY



**BASIS OF BEARINGS**  
 BASE OF BEARINGS FOR THE SURVEY IS THE CENTERLINE OF HARVILL AVENUE  
 AS SHOWN ON THE PARCEL MAP NO. 24119, P.M.S. 1981-1983 AS IN EXHIBIT "A"  
**BENCHMARK**  
 ELEVATION = 1525.85 FEET  
 NAD 1983  
 COUNTY OF INDIANWELL  
 (ADJUSTMENT OF 1978)

**FLOOD STATEMENT**  
 BY GRADING IN LOTTING ONLY, THE PROPERTY IS IN ZONE "X" - AREA DETERMINED  
 FROM THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF INDIANWELL  
 PANEL NO. 08058-1 AND DATED 2008

**GRADING NOTES**

1. ALL GRADING SHALL COMPLY WITH THE 2015 CALIFORNIA BUILDING CODE CHAPTER 17, 18 & PERIODIC CHAPTER, AS AMENDED BY 080, 457.
2. ALL PROTECTIVE CORNERS SHALL BE CLEARLY DEMARKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE BOUNDARIES OF THE PERMITTED AREA. ANY WORK BEYOND THE PERMITTED AREA SHALL BE AT THE CONTRACTOR'S RISK AND WITHOUT THE LIABILITY OF THE PERMITTING AGENCY.
4. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE REQUIREMENTS OF THE PRELIMINARY SOILS REPORT AND THE SPECIFICATIONS OF THE PRELIMINARY SOILS REPORT. THE CONTRACTOR SHALL HAVE OBTAINED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 10.0 OF THE PRELIMINARY SOILS REPORT PRIOR TO COMMENCEMENT OF GRADING AND SHALL PROVIDE A COPY OF THE SAME TO THE PERMITTING AGENCY.
5. CONTRACTOR SHALL TO ADDRESS ANY STRUCTURES SHALL COMPLY WITH SECTION 10.0.5. PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL HAVE OBTAINED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 10.0 OF THE PRELIMINARY SOILS REPORT PRIOR TO COMMENCEMENT OF GRADING AND SHALL PROVIDE A COPY OF THE SAME TO THE PERMITTING AGENCY.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (TWO DAYS BEFORE) THE UTILITY LOCATIONS IN THE PROJECT AREA.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (TWO DAYS BEFORE) THE UTILITY LOCATIONS IN THE PROJECT AREA.

**GENERAL NOTES**

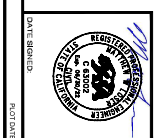
1. MAXIMUM CUT AND FILL SLOPE = 2:1.
2. NO FILL SHALL BE PLACED ON EXISTING GROUND UNLESS THE GROUND HAS BEEN PROVED TO BE SOUND AND STABLE. ALL EXISTING MATERIAL SHALL BE REMOVED AND RECOMMENDED IN SOILS REPORT CONTACTED AND TESTED AS GRADING STRENGTHERS THAN TO 1:1 AND A HEIGHT GREATER THAN 3 FEET SHALL BE REINFORCED AND CONFINED TO PREVENT SOILS FROM FULL SUPPORT. THE CONTRACTOR SHALL PROVIDE A COPY OF THE PRELIMINARY SOILS REPORT TO THE PERMITTING AGENCY.
3. THE SLOPE STRENGTH FOR CUT AND FILL SLOPES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE AT LEAST 1.5.
4. NO ROCK OR SIMILAR REDUCIBLE MATERIAL, WITH A MAXIMUM DIMENSION SMALLER THAN 12 INCHES, SHALL BE PLACED IN FILL SLOPES UNLESS IT IS FINISHED, BE GRADDED OR PLACED IN A MANNER WHICH PROVIDES THE SAME SAFETY OF AT LEAST 1.5.

**DRAINAGE AND EROSION CONTROL**

1. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH BE OBTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
2. PROVIDE A SLOPE INTERCEPTOR PAN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
3. SLOPES SHALL BE 1:1 HIGHWAY ALONG THE TOP OF ALL FILL SLOPES.
4. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH AN MIN. SLOPE OF 1% OR 1/8 INCH PER FOOT. SWALES WITHIN 10 FEET FROM BUILDING SHALL HAVE 2% MINIMUM SLOPE. NO OBSTRUCTION OF MANUAL WATER COULDS SHALL BE PERMITTED.
5. DURABLE ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL, PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
6. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
7. ALL EXISTING GRADING COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING PROPERTIES DURING GRADING.
8. FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 18 INCHES. EACH LAYER SHALL BE COMPACTED TO 95% RELATIVE DENSITY. ALL LAYERS SHALL BE COVERED WITH A 2 INCH MINIMUM THICKNESS OF EROSION CONTROL MATTER OR OTHER APPROVED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROVIDE A COPY OF THE PRELIMINARY SOILS REPORT TO THE PERMITTING AGENCY.
9. EXCEPT FOR NON-FUNCTIONAL RESIDENTIAL LOT GRADING, THE CONTRACTOR SHALL PROVIDE A COPY OF THE PRELIMINARY SOILS REPORT TO THE PERMITTING AGENCY.
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**COMPLETION OF WORK**

1. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPLETION REPORT. THE REPORT SHALL ALSO PROVIDE FOUNDATION PROVISIONS.
2. THE CONTRACTOR SHALL PROVIDE A COPY OF THE PRELIMINARY SOILS REPORT TO THE PERMITTING AGENCY.
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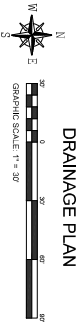
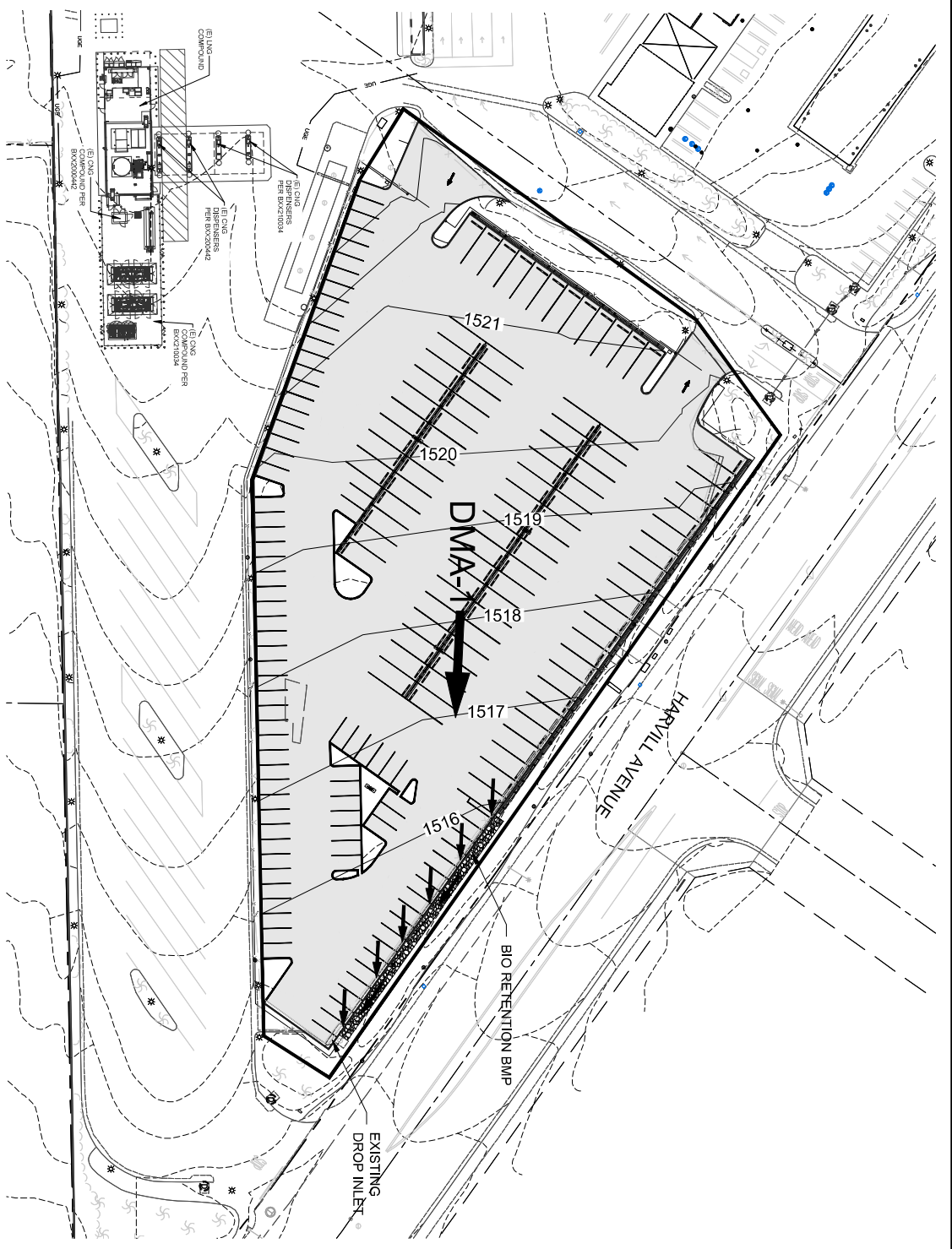
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1" = 10' CRITICAL DIMENSIONS

REV	DATE	REVISIONS	BY

**CNG FUELING STATION ADDITION - TIME FILL**  
**CNG FUELING ADDITION - TIME FILL**  
**12995 HARVILL AVENUE**  
**PERRIS, CA 92570**  
**GRADING PLAN**

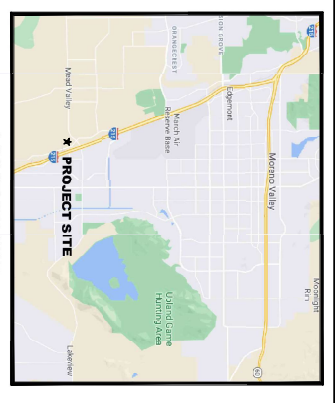
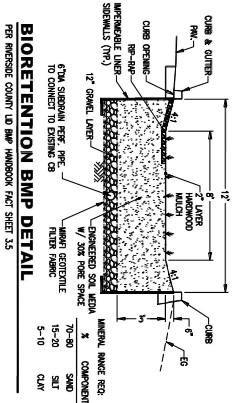
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 SCALE: AS SHOWN  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 ASSET NO: \_\_\_\_\_



DRAINAGE PLAN

TABLE 10.1001 CONTINUATION OF 10.1000

DMA No.	DMA Name	Project	Phase	Design	DMA No.	DMA Name	Project	Phase	Design
0001	0001S	0001S	0001S	0001S	0001S	0001S	0001S	0001S	0001S



CNG FUELING STATION ADDITION - TIME FILL  
 ARCO TRAVEL ZONE CENTER  
 19295 HARVILL AVENUE  
 PERRIS, CA 92570  
 DRAINAGE PLAN  
 ASSET NO. \_\_\_\_\_

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**PLANT PALETTE**

- TREES: 2" BOX AND 15 GAL POT SIZE
  - EXISTING: WASHINGTON RED CEDAR, REDWOOD, PACIFIC MADRONE
  - NEW: WASHINGTON RED CEDAR, REDWOOD, PACIFIC MADRONE, CHOCOLD LINDENS, REDBENT WILLOW
  - PROPOSED LANDSCAPE: WILLOW, REDBENT WILLOW, REDWOOD, PACIFIC MADRONE, CHOCOLD LINDENS, REDBENT WILLOW

- SHRUBS: 1" AND 3 GAL POT SIZE
  - EXISTING: PACIFIC RIVER LAUREL, JUNIPER, REDWOOD, PACIFIC MADRONE, PACIFIC MADRONE, PACIFIC MADRONE, PACIFIC MADRONE
  - NEW: PACIFIC RIVER LAUREL, JUNIPER, REDWOOD, PACIFIC MADRONE, PACIFIC MADRONE, PACIFIC MADRONE
  - PROPOSED LANDSCAPE: PACIFIC RIVER LAUREL, JUNIPER, REDWOOD, PACIFIC MADRONE, PACIFIC MADRONE, PACIFIC MADRONE

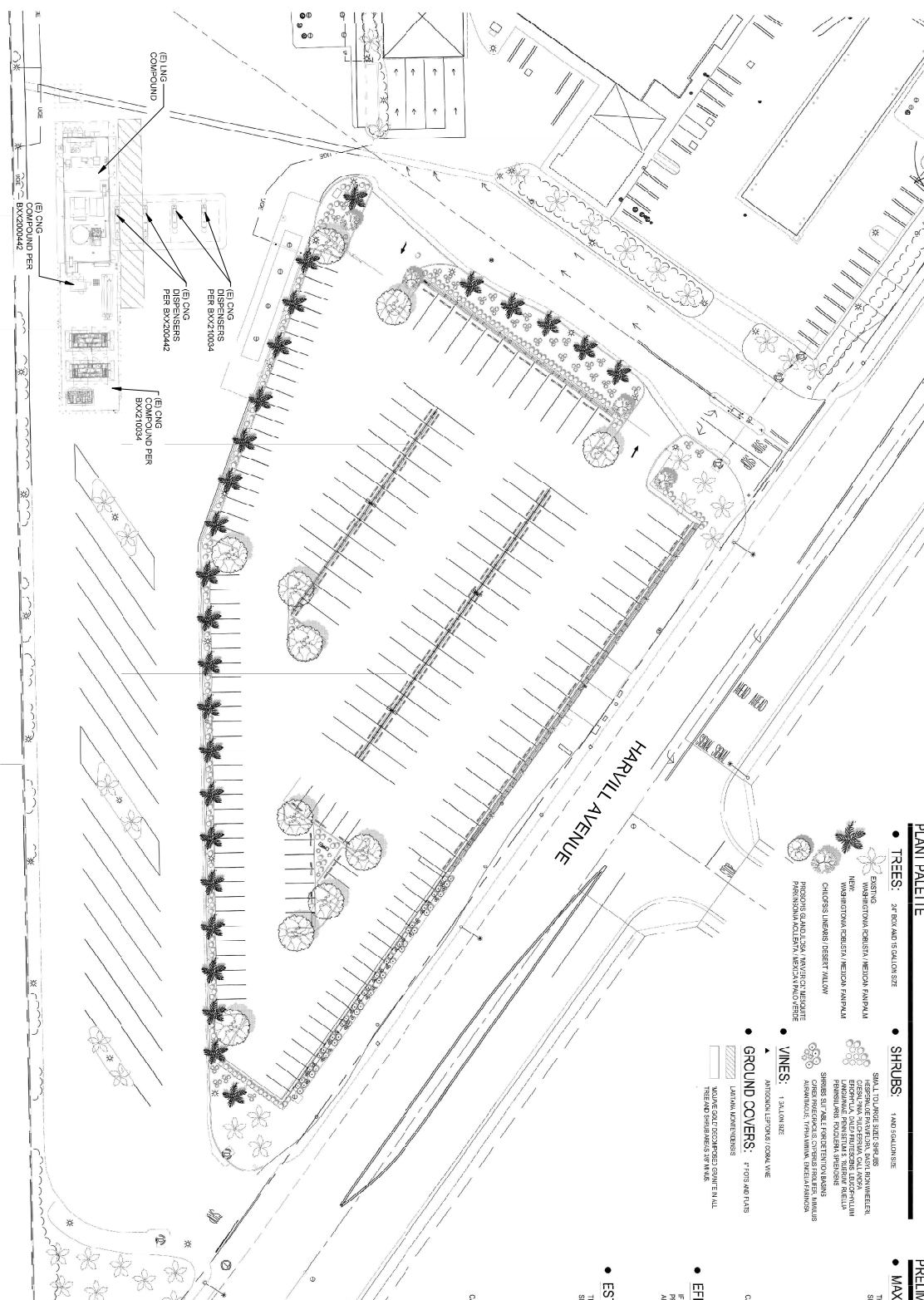
- VINES: 1" GAL POT SIZE
  - NEW: ANTWERP STAR VINE

- GROUND COVERS: 1" TUBS AND FLATS
  - NEW: HYDRANGEA, GARDNER BUTTERFLY, HIBISCUS, LANTANA
  - PROPOSED LANDSCAPE: HYDRANGEA, GARDNER BUTTERFLY, HIBISCUS, LANTANA

- PRELIM WATER BUDGET CALCULATIONS
  - MAXIMUM APPLIED WATER ALLOWANCE:
- THE PROJECTS MAXIMUM APPLIED WATER ALLOWANCE (AWA) SHALL BE CALCULATED USING THE FOLLOWING:
- AWA = (EAP \* AREA) / (2.31 \* SF \* AAW) WHERE:  
 EAP = ESTIMATED APPLIED PRECIPITATION (INCHES PER YEAR)  
 AREA = TOTAL AREA OF THE PROJECT (SQ. FT.)  
 AAW = APPLIED WATER ALLOWANCE (INCHES PER YEAR)
- AWA = (1.00 \* 1,500,000) / (2.31 \* 144 \* 12) = 250,000 GALLONS PER YEAR

- EFFECTIVE PRECIPITATION:
- IF CONSIDERING EFFECTIVE PRECIPITATION, THE USE OF ANNUAL APPLIED WATER ALLOWANCE SHALL BE CALCULATED AS:
- AWA = (EAP \* AREA) / (2.31 \* SF \* AAW) WHERE:  
 EAP = ESTIMATED EFFECTIVE PRECIPITATION (INCHES PER YEAR)  
 AREA = TOTAL AREA OF THE PROJECT (SQ. FT.)  
 AAW = APPLIED WATER ALLOWANCE (INCHES PER YEAR)
- AWA = (1.00 \* 1,500,000) / (2.31 \* 144 \* 12) = 250,000 GALLONS PER YEAR

- ESTIMATED TOTAL WATER USE:
- THE PROJECTS ESTIMATED TOTAL WATER USE (ETWU) SHALL BE CALCULATED USING THE FOLLOWING:
- ETWU = (ETW \* AREA) / (2.31 \* SF \* AAW) WHERE:  
 ETW = ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)  
 AREA = TOTAL AREA OF THE PROJECT (SQ. FT.)  
 AAW = APPLIED WATER ALLOWANCE (INCHES PER YEAR)
- ETWU = (1.00 \* 1,500,000) / (2.31 \* 144 \* 12) = 250,000 GALLONS PER YEAR

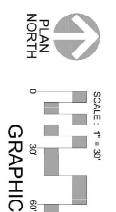


• IRRIGATION SYSTEM:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE GROUPINGS AND WATER REQUIREMENTS. IRRIGATION SHALL BE PROVIDED BY LEAKS OF AN UNDERGROUND MAIN, OR SURFACE IRRIGATION. IRRIGATION SHALL BE PROVIDED BY LEAKS OF AN UNDERGROUND MAIN, OR SURFACE IRRIGATION. IRRIGATION SHALL BE PROVIDED BY LEAKS OF AN UNDERGROUND MAIN, OR SURFACE IRRIGATION. IRRIGATION SHALL BE PROVIDED BY LEAKS OF AN UNDERGROUND MAIN, OR SURFACE IRRIGATION.

• LANDSCAPE CONCEPT:

THE PLAN WILL PROVIDE VISUAL COMPATIBILITY OF LANDSCAPE DESIGN WITH EXISTING COMMERCIAL BUILDINGS AND SERVICES. THE LANDSCAPE DESIGN SHALL BE COMPATIBLE WITH THE BUILDINGS AND SERVICES. THE LANDSCAPE DESIGN SHALL BE COMPATIBLE WITH THE BUILDINGS AND SERVICES. THE LANDSCAPE DESIGN SHALL BE COMPATIBLE WITH THE BUILDINGS AND SERVICES.



**Studio Five**  
 LANDSCAPE ARCHITECTURE / PLANNING  
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 OF PASSAGE CA 94609  
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