

APPENDIX 3

CONCEPTUAL GRADING PLAN FOR PROPOSED GAS STATION AND C-STORE NEC PALM AVENUE & W. 5TH STREET CITY OF HIGHLAND, CALIFORNIA 92346

APN: 1201-311-02, 03, 05 AND 1201-301-14, 15, 19

SITE ADDRESS:

NEC PALM AVENUE & W.5TH STREET
HIGHLAND, CALIFORNIA 92346

SHEET INDEX:

- TITLE SHEET
- CONCEPTUAL GRADING PLAN
- SECTIONS
- DETAILS

OWNER:

JEAN EDY MATLOCK
TRUSTEE OF EADY TRUST, C/O
PAUKA HUMBERT
3380 PUNTA ALTA, #A,
LAGUNA WOODS, CALIFORNIA 92637

LOT SIZE:

1.89 ACRES.

EARTHWORK QUANTITIES:

RAW CUT - 1,093 C.Y.
RAW FILL - 854 C.Y.
NET - 239 C.Y.

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.
CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

AREA OF DISTURBANCE:

AREA OF DISTURBANCE = 80,195 S.F. (1.84 ACRES)

24-HOUR EMERGENCY CONTACT: OWNER

TOPOGRAPHIC SOURCE:

ALTA AND LAND TITLE SURVEY PERFORMED BY RAY R. ZEOLLARI
LS 8346, EXPIRATION DATE 12/31/21

FIELD SURVEY DATED 9/8/21

TOTAL IMPERVIOUS AREA:

TOTAL PROPOSED IMPERVIOUS AREA = 57,673 SF.

UTILITY NOTE:

UNI: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
UN2: FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER, TELEPHONE AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OF MEINES COURT, PALM AVENUE AND 5TH STREET.

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF 5TH STREET AS SHOWN ON PARCEL MAP NO. 19209 FILED IN BOOK 238 PAGE 57-59 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA SAID BEARING BEING NORTH 84°57'20" WEST.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, MAP NO. 06071C8702H WHICH BEARS AN EFFECTIVE DATE OF 08/28/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA WEBSITE (FEMA.GOV) BY FIRMETTE CREATED ON 09/06/2021. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SOURCE BENCHMARK:

SOURCE BENCHMARK: COUNTY OF SAN BERNARDINO FB 4018 PAGE 1778-1793 TOP OF 1" IP 0.2 DOWN AT THE INTERSECTION OF PALM AND 5TH STREET EL=1190.57 (NAVD29)

NOTES:

- THE ENGINEER WHO PREPARED THE GRADING PLAN HAS VERIFIED THE CONSISTENCY BETWEEN ON-SITE GRADING INFORMATION AND THE WORK THE WITHIN R/W APPROVED BY THE TRANSPORTATION DEPARTMENT.
- THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE PROJECT PERPETUATES NATURAL DRAINAGE PATTERNS, AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.
- CUT AREA UNDER BUILDING SHOULD BE OVER-EXCAVATED (2 FEET BELOW FOOTING AND 5 FEET BEYOND THE BUILDING LINE OR AS RECOMMENDED BY THE SOILS ENGINEER) AND RECOMPACTED WHEN A BUILDING CROSSES CUT-FILL TRANSITION.

RECORD DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 19209, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA RECORDED ON MAY 09, 2011 IN BOOK 238 OF PARCEL MAPS, AT PAGES 57, 58 AND 59.

PARCEL A: LOTS 8 AND 9, TRACT NO. 3202, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 38 AND 39, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF AN ALLEY AS VACATED AND DESCRIBED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SUMMERY VACATION OF PUBLIC RIGHT-OF-WAY (CITY ALLEY) THAT WOULD PASS BY OPERATION OF LAW, ADOPTED JULY 27, 2010, A CERTIFIED COPY OF SAID RESOLUTION RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0304441 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

ALSO TOGETHER WITH THAT PORTION OF AN ALLEY AS VACATED AND DESCRIBED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SUMMERY VACATION OF PUBLIC RIGHT-OF-WAY (CITY ALLEY) THAT WOULD PASS BY OPERATION OF LAW, ADOPTED DECEMBER 12, 2017, A CERTIFIED COPY OF SAID RESOLUTION RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542568 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 8 AND 9, ROYAL PALMS TRACT NO. 3202, UNIT NO. 1, AS PER MAP RECORDED IN BOOK 43, OF MAPS, PAGES 38 AND 39, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL NO. 1 (PALM AVENUE)
THE WEST 22.00 FEET OF SAID LOTS 8 AND 9.

PARCEL NO. 2 (FIFTH STREET)
THE SOUTHERLY 10.75 FEET OF SAID LOT 9, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF EAST FIFTH STREET AS SHOWN ON SAID MAP OF TRACT NO. 3202.

PARCEL NO. 3
A TRIANGULAR-SHAPED PARCEL OF LAND, BOUNDED AS FOLLOWS:
ON THE SOUTH BY THE NORTH LINE OF SAID PARCEL NO. 2; ON THE WEST BY THE EAST LINE OF SAID PARCEL NO. 1; AND ON THE NORTHEAST BY THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID PARCEL NO. 2 AND TANGENT TO THE EAST LINE OF SAID PARCEL NO. 1.

PARCEL NO. 4
A TRIANGULAR-SHAPED PARCEL OF LAND BOUNDED AS FOLLOWS:
ON THE SOUTH BY THE NORTH LINE OF SAID PARCEL NO. 2; ON THE EAST BY THE EAST LINE OF SAID LOT 9; AND ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID PARCEL NO. 2, AND TANGENT TO THE EAST LINE OF SAID LOT 9.

PARCEL B:
LOTS 6 AND 7, TRACT NO. 3202, ROYAL PALMS TRACT NO. 1, AS PER MAP RECORDED IN BOOK 43, PAGES 38 AND 39.
TOGETHER WITH THAT PORTION OF AN ALLEY AS VACATED AND DESCRIBED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SUMMERY VACATION OF PUBLIC RIGHT-OF-WAY (CITY THAT WOULD PASS BY OPERATION OF LAW, ADOPTED JULY 27, 2010, A CERTIFIED COPY OF SAID RESOLUTION RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0304441 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

EXCEPT FOR THOSE PORTIONS GRANTED TO THE COUNTY OF SAN BERNARDINO IN DEED RECORDED FEBRUARY 7, 1980 AS INSTRUMENT NO. 80-32744, OFFICIAL RECORDS.

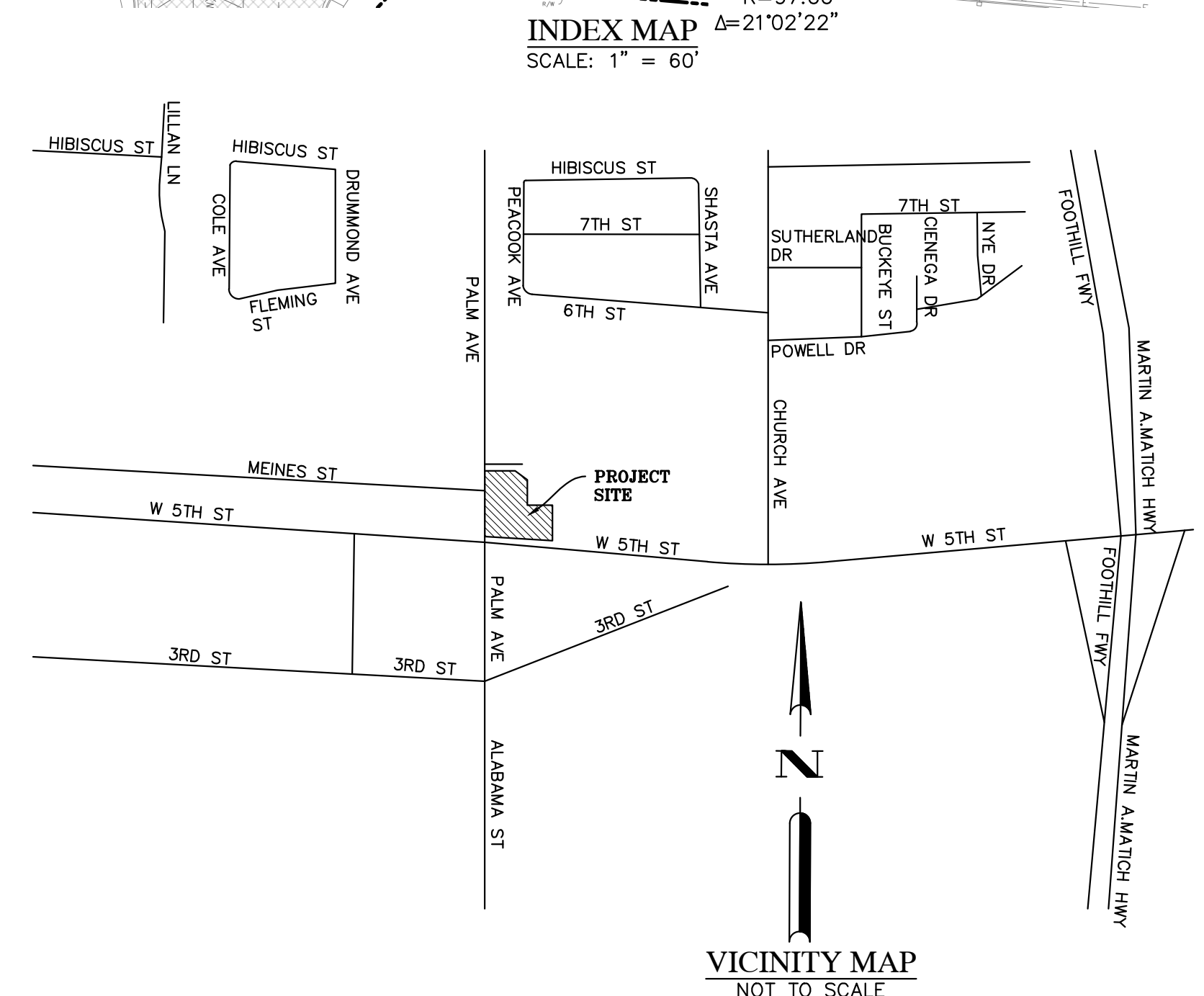
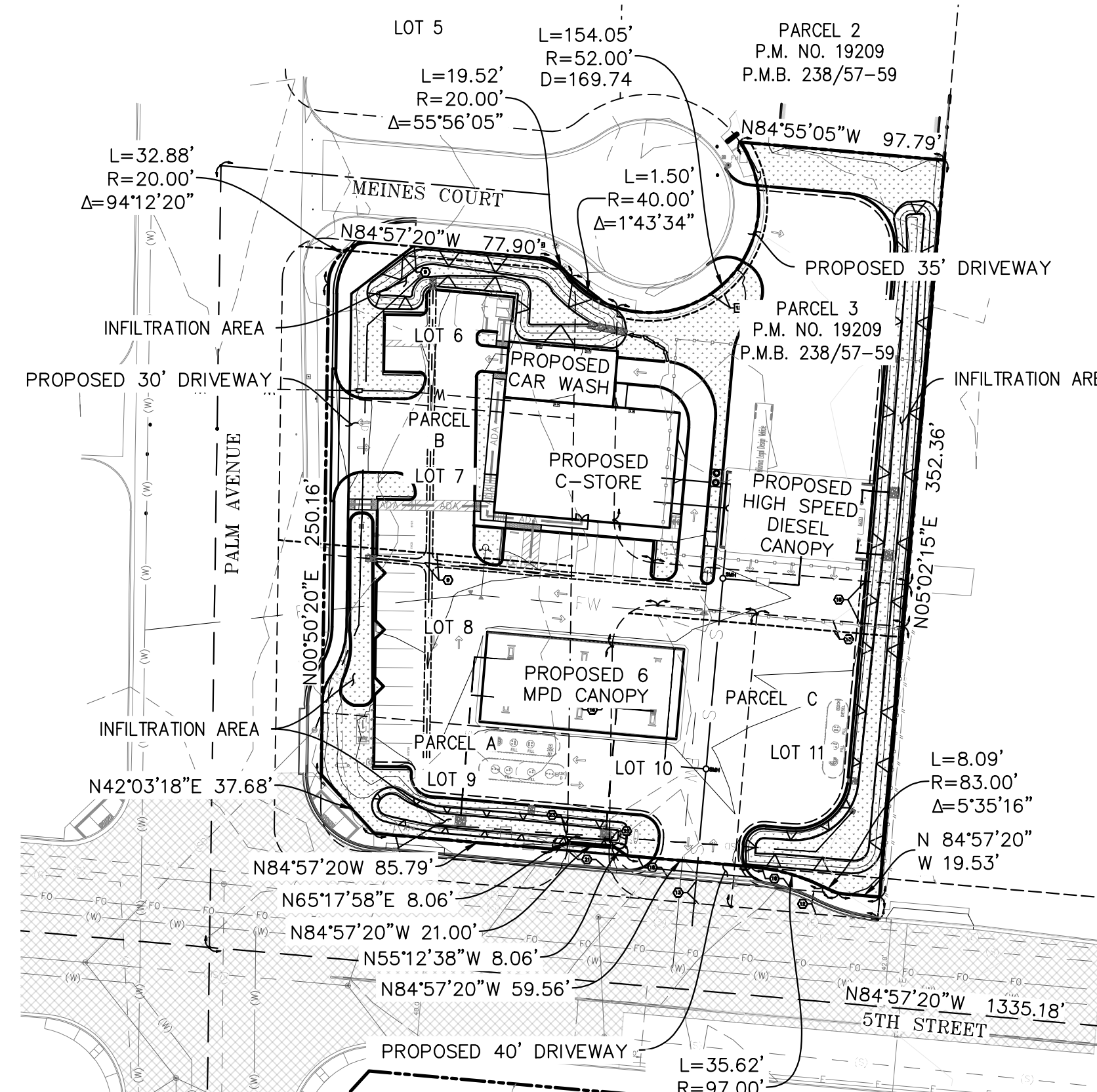
PARCEL C:
LOTS 10 AND 11, ROYAL PALMS TRACT, UNIT NO. 1, TRACT NO. 3202, AS PER MAP ON FILE IN BOOK 43 OF MAPS, PAGES 38 AND 39, SAN BERNARDINO COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF AN ALLEY AS VACATED AND DESCRIBED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SUMMERY VACATION OF PUBLIC RIGHT-OF-WAY (CITY THAT WOULD PASS BY OPERATION OF LAW, ADOPTED JULY 27, 2010, A CERTIFIED COPY OF SAID RESOLUTION RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0304441 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

ALSO TOGETHER WITH THAT PORTION OF AN ALLEY AS VACATED AND DESCRIBED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, ORDERING THE SUMMERY VACATION OF PUBLIC RIGHT-OF-WAY (CITY ALLEY) THAT WOULD PASS BY OPERATION OF LAW, ADOPTED DECEMBER 12, 2017, A CERTIFIED COPY OF SAID RESOLUTION RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542567 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.

FOR CONVEYANCING PURPOSES ONLY:

- APN 1201-301-19-0-000
- APN 1201-311-02-0-000 (AFFECTS LOT 8 AND PORTION OF ALLEY OF PARCEL A)
- 1201-311-03-0-000 (AFFECTS LOT 9 AND PORTION OF ALLEY OF PARCEL A)
- 1201-311-04-0-000 (AFFECTS LOT 10 AND PORTION OF ALLEY OF PARCEL C)
- 1201-311-05-0-000 (AFFECTS LOT 11 AND PORTION OF ALLEY OF PARCEL C)
- 1201-301-14-0-000 (AFFECTS LOT 6 AND PORTION OF ALLEY OF PARCEL B)
- 1201-301-15-0-000 (AFFECTS LOT 7 AND PORTION OF ALLEY OF PARCEL B)



LEGEND:

---	PROPERTY LINE	
---	LIMIT OF DISTURBANCE	
---	PROPOSED ELEVATION	
---	EXISTING ELEVATION	
---	EXISTING MAIN SEWER	
---	EXISTING MAIN WATER	
---	PROPOSED 8" SEWER	299 LF.
---	PROPOSED 2" PVC WATER LATERAL	165 LF.
---	PROPOSED 6" PVC FIRE WATER LATERAL	481 LF.
---	PROPOSED 6" STORM DRAIN	1017 LF.
---	ADA PATH OF TRAVEL	
---	PROPOSED LANDSCAPING	2,498 SF.
---	PROPOSED 6" CURB PER CITY OF HIGHLAND STD. NO.201	1,080 LF.
---	PROPOSED 6" CURB & GUTTER PER CITY OF HIGHLAND STD. NO.202	566 LF.
---	PROPOSED 3" RIBBON GUTTER	375 LF.
---	PROPOSED 3" VEGETATED SWALE	26 LF.
---	RIPRAP (SIZES PER PLAN)	11 EA.
---	9"X9" CATCH BASIN	4 EA.
---	GREASE INTERCEPTOR	2 EA.
---	SEWER MANHOLE	3 EA.
---	EXISTING MANHOLE	3 EA.
---	PROPOSED FIRE HYDRANT	2 EA.
---	PROPOSED 8" TRENCH DRAIN WITH GRATE	328 LF.
---	PROPOSED 8" SHALLOW SIDE OUTLET	4 EA.
---	PROPOSED ROOF DOWNSPOUT	18 EA.

ABBREVIATIONS:

C/F	CUT/FILL LIMIT	IE	INVERT ELEVATION
DWY	DRIVEWAY	PAD EL.	PAD ELEVATION
FF EL.	FINISHED FLOOR ELEVATION	TG	TOP OF GRADE
FL	FLOW LINE	TYP	TYPICAL
FG	FINISHED GRADE	BOT	BOTTOM
FS	FINISHED SURFACE		
HP	HIGH POINT		

QUANTITIES:

REVIEWED BY:	DATE:	PLANS PREPARED BY: Ventura Engineering Inland, INC 27393 Ynez Road, Suite 159 Temecula, CA 92591 Phone: (951)252-7632 wilfredo@venturaengineeringinland.com	PLANS PREPARED UNDER THE SUPERVISION OF: DATE: _____	REVISIONS MARK DESCRIPTION APPR. DATE	CITY OF HIGHLAND		CONCEPTUAL GRADING PLAN	
APPROVED BY:	DATE:				APPROVED BY:	APPROVED BY:	APN: 1201-311-02, 3&5 AND 1201-301-14, 15&19 PROPOSED GAS STATION AND C-STORE NEC PALM AVENUE & W.5TH STREET HIGHLAND, CALIFORNIA 92346 TITLE SHEET	DRAWER NO.:
JOE BARRAGAN-DIRECTOR OF PUBLIC WORKS	DATE:	W. Ventura MWFREDO S.D. VENTURA RCE 66532 EXP. 06/30/24	DATE: 5/11/22	PLANNING	BUILDING AND SAFETY	SHEET 1 OF 4		

PRELIMINARY CONSTRUCTION NOTES:

- 1 PROPOSED INFILTRATION AREA DETAIL 1 SEE SHEET 4.
- 2 PROPOSED SWALEGRAD 9"x9" GRATE INLET CATCH BASIN PER DETAIL 2 SEE SHEET 4.
- 3 PROPOSED 8" PVC CLEAN OUT.
- 4 PROPOSED 6" PVC (SDR 35) STORMDRAIN PIPE.
- 5 PROPOSED 6" CURB & GUTTER PER CITY OF HIGHLAND STD. NO. 202.
- 6 PROPOSED 6" CURB PER CITY OF HIGHLAND STD. NO. 201.
- 7 PROPOSED 3" RIBBON GUTTER PER DETAIL 3 SEE SHEET 4.
- 8 PROPOSED 3" CUT CURB AND APRON PER DETAIL 2 SEE SHEET 4.
- 9 PROPOSED CONCRETE DRIVEWAY PER CITY OF HIGHLAND STANDARD NO. 213.
- 10 PROPOSED TRASH ENCLOSURE PER CITY OF HIGHLAND STANDARD.
- 11 PROPOSED TRUNCATED DOMES PER ADA STANDARD.
- 12 PROPOSED 4" PCC SIDEWALK PER CITY HIGHLAND STD. NO. 208 TYPE B.
- 13 PROPOSED LANDSCAPE.
- 14 FUTURE IMPROVEMENTS IN THE RIGHT-OF-WAY WILL BE PERFORMED BY THE CITY IN SPRING 2022 PER SIP-12A. CURB LINE SHALL BE MOVED BY THAT PLAN PER CITY TO THE LOCATION SHOWN ON THIS PLAN AS PROVIDED BY SIP-12A.
- 15 PROPOSED ADA PATH OF TRAVEL.
- 16 CATCH BASIN TO BE INSTALLED IF CONSTRUCTION STARTS BEFORE THE CIP PROJECT.
- 17 PCC DRIVEWAY APPROACH TO BE INSTALLED IF CONSTRUCTION STARTS BEFORE THE CIP PROJECT.
- 18 PCC SIDEWALK TO BE INSTALLED IF CONSTRUCTION STARTS BEFORE THE CIP PROJECT.
- 19 PROPOSED RAMP RUN.
- 20 PROPOSED LANDING.
- 21 PROPOSED ROOF DOWNSPOUT PER ARCHITECTURAL PLANS.
- 22 PROPOSED 8" TRENCH DRAIN WITH GRATE PER DETAIL 5 AND 6 SEE SHEET 4.
- 23 PROPOSED OIL WATER SEPARATOR PER DETAIL 8 SEE SHEET 4.
- 24 PROPOSED 6" SEWER LATERAL FROM THE SEPARATOR TO THE 8" SEWER LATERAL.
- 25 PROPOSED 8" SHALLOW SIDE OUTLET PER DETAIL 7 SEE SHEET 4.
- 26 PROPOSED RIPRAP WITH NO. 2 BACKING ROCK PER DETAIL 4 SEE SHEET 4.
- 27 PROPOSED LOCATION OF EV CHARGING STATION WITH 2 CHARGING PORTS.
- 28 PROPOSED 3" VEGETATED SWALE PER DETAIL 9 SEE SHEET 4.
- 29 PROPOSED 18" BMP WALL PER DETAIL 1 SEE SHEET 4.

PRELIMINARY UTILITY NOTES:

- 15 EXISTING WATER MAIN.
- 16 EXISTING SEWER MAIN.
- 17 PROPOSED 8" SEWER LATERAL.
- 18 PROPOSED 2" WATER LATERAL.
- 19 PROPOSED 6" FIRE WATER LATERAL.
- 20 PROPOSED FIRE HYDRANT.
- 21 PROPOSED THRUST BLOCK.
- 22 PROPOSED BLOCK TEE.
- 23 PROPOSED BLOCK 11.5" BEND.
- 24 PROPOSED WATER 2" METER.
- 25 PROPOSED BACK FLOW PREVENTION DEVICE.
- 26 PROPOSED GREASE INTERCEPTOR.
- 27 PROPOSED 12" SEWER MANHOLE.
- 28 PROPOSED SEWER CLEAN OUT.
- 29 PROPOSED WATER TAP AT EXISTING MAIN.

EASEMENT NOTES:

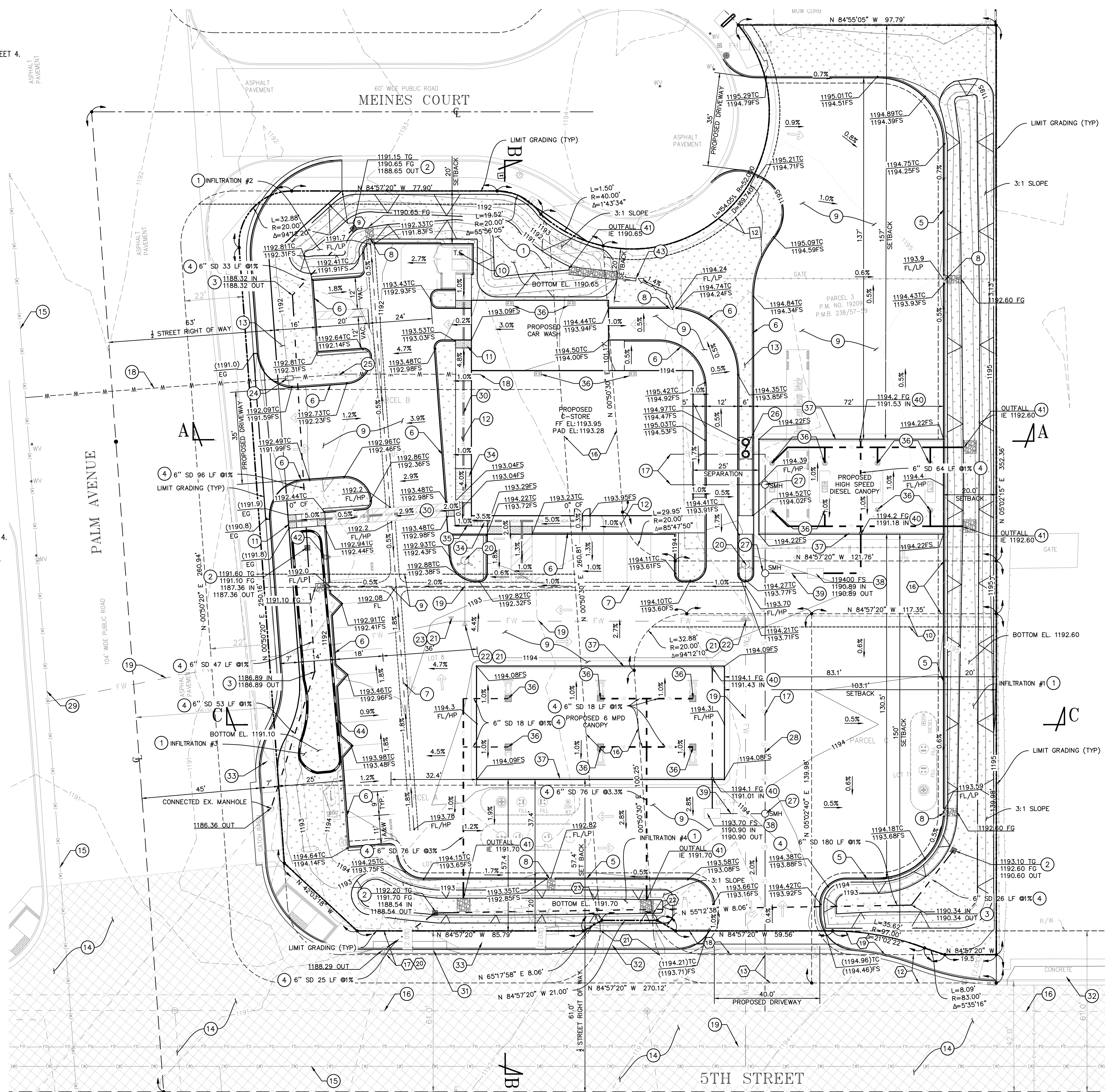
- 12 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 19209 RECORDED MAY 09, 2011 ON FILE IN BOOK 238, PAGES 57, 58 AND 59, OF PARCEL MAPS. -SHOWN HEREIN.
- 9 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 08, 1948 AS BOOK 2209, PAGE 123 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 10 AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1948 AS BOOK 2114, PAGE 328 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 12 AN EASEMENT FOR ROADS AND DRAINAGE AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 03, 2003 AS INSTRUMENT NO. 2003-0069669 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 13 AN EASEMENT FOR ROADS AND DRAINAGE AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 03, 2003 AS INSTRUMENT NO. 2003-0069670 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 16 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0304441 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 17 AN EASEMENT FOR ROADS, DRAINAGE, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 2016 AS INSTRUMENT NO. 2016-0463405 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 18 AN EASEMENT FOR ROADS, DRAINAGE, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 2016 AS INSTRUMENT NO. 2016-0463406 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 19 AN EASEMENT FOR ROADS, DRAINAGE, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542564 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 20 AN EASEMENT FOR ROADS, DRAINAGE, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542565 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 21 AN EASEMENT FOR ROADS, DRAINAGE, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542566 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 22 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542567 OF OFFICIAL RECORDS. -SHOWN HEREIN.
- 23 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED DECEMBER 21, 2017 AS INSTRUMENT NO. 2017-0542568 OF OFFICIAL RECORDS. -SHOWN HEREIN.

UTILITY AS BUILT DATA:

ALL EXISTING UTILITY DATA TO BE FIELD VERIFIED.

SECTION NOTE:

SEE SHEET 3 FOR SECTIONS.



DIG ALERT
CALL BEFORE YOU DIG
811

REVIEWED BY:	DATE
APPROVED BY:	DATE
JOE BARRAGAN—DIRECTOR OF PUBLIC WORKS	

PLANS PREPARED BY:
Ventura Engineering Inland, INC
27393 Ynez Road, Suite 159
Temecula, CA 92591
Phone: (951)252-7632
wilfredo@venturaengineeringinland.com

PLANS PREPARED UNDER THE SUPERVISION OF:
DATE: _____

REVISIONS

MARK	DESCRIPTION	APPR.	DATE

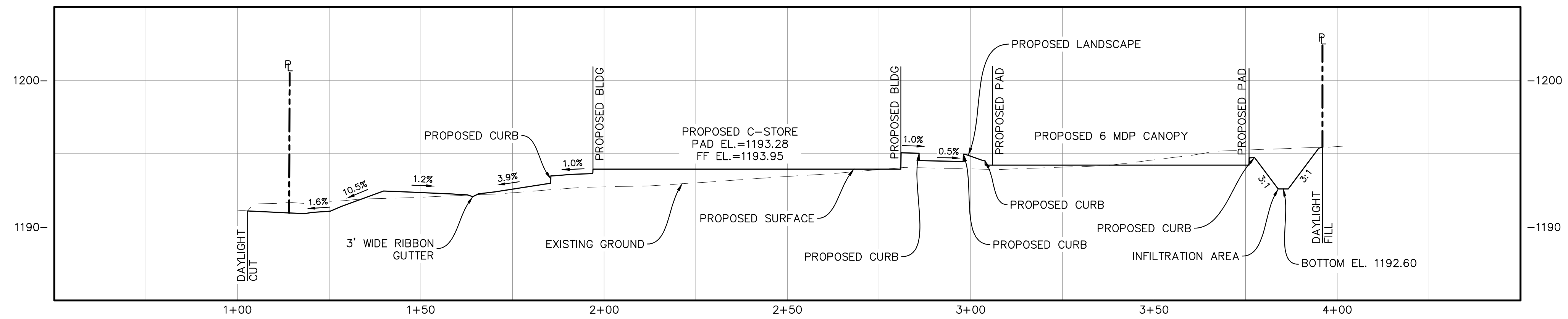
WILFREDO S.D. VENTURA
RCE 66532 EXP. 06/30/24

5/11/22

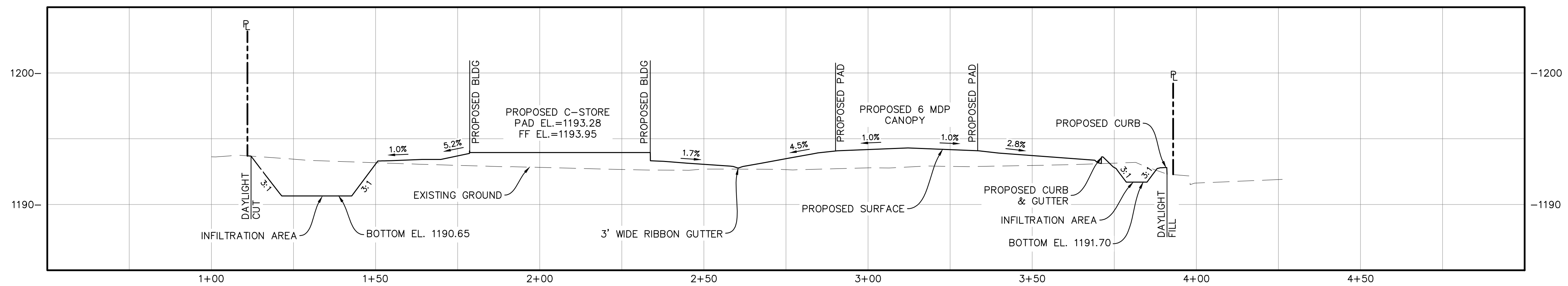
APPROVED BY:	APPROVED BY:
PLANNING	BUILDING AND SAFETY

CITY OF HIGHLAND	
APPROVED BY:	APPROVED BY:
PLANNING	BUILDING AND SAFETY

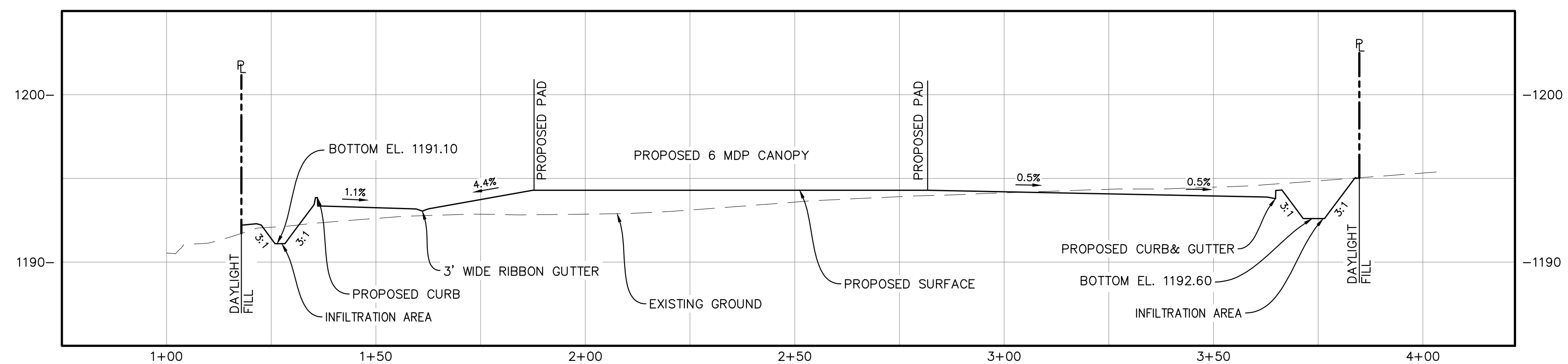
CONCEPTUAL GRADING PLAN	
APN: 1201-311-02, 3&5 AND 1201-301-14, 15&19	DRAWER NO.
PROPOSED GAS STATION AND C-STORE NEC PALM AVENUE & W.5TH STREET HIGHLAND, CALIFORNIA 92346	
CONCEPTUAL GRADING PLAN	SHEET 2 OF 4



SECTION A-A
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=5'

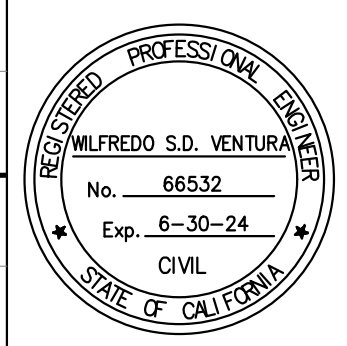


SECTION B-B
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=5'



SECTION C-C
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=5'

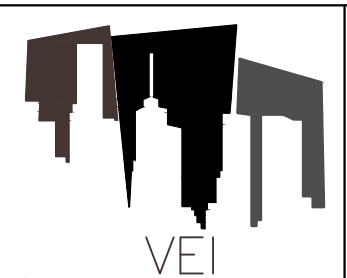
REVIEWED BY:	DATE
APPROVED BY:	DATE
JOE BARRAGAN—DIRECTOR OF PUBLIC WORKS	



PLANS PREPARED BY:
 Ventura Engineering Inland, INC
 27393 Ynez Road, Suite 159
 Temecula, CA 92591
 Phone: (951)252-7632
 wilfredo@venturaengineeringinland.com

5/11/22
 DATE

WILFREDO S.D. VENTURA
 RCE 66532 EXP. 06/30/24



PLANS PREPARED UNDER THE SUPERVISION OF:	DATE:

MARK	DESCRIPTION	APPR.	DATE

CITY OF HIGHLAND	
APPROVED BY	APPROVED BY
PLANNING	BUILDING AND SAFETY

CONCEPTUAL GRADING PLAN	
APN: 1201-311-02, 3&5 AND 1201-301-14, 15&19 PROPOSED GAS STATION AND C-STORE NEC PALM AVENUE & W.5TH STREET HIGHLAND, CALIFORNIA 92346	
SECTIONS	
DRAWER NO.	SHEET 3 OF 4

