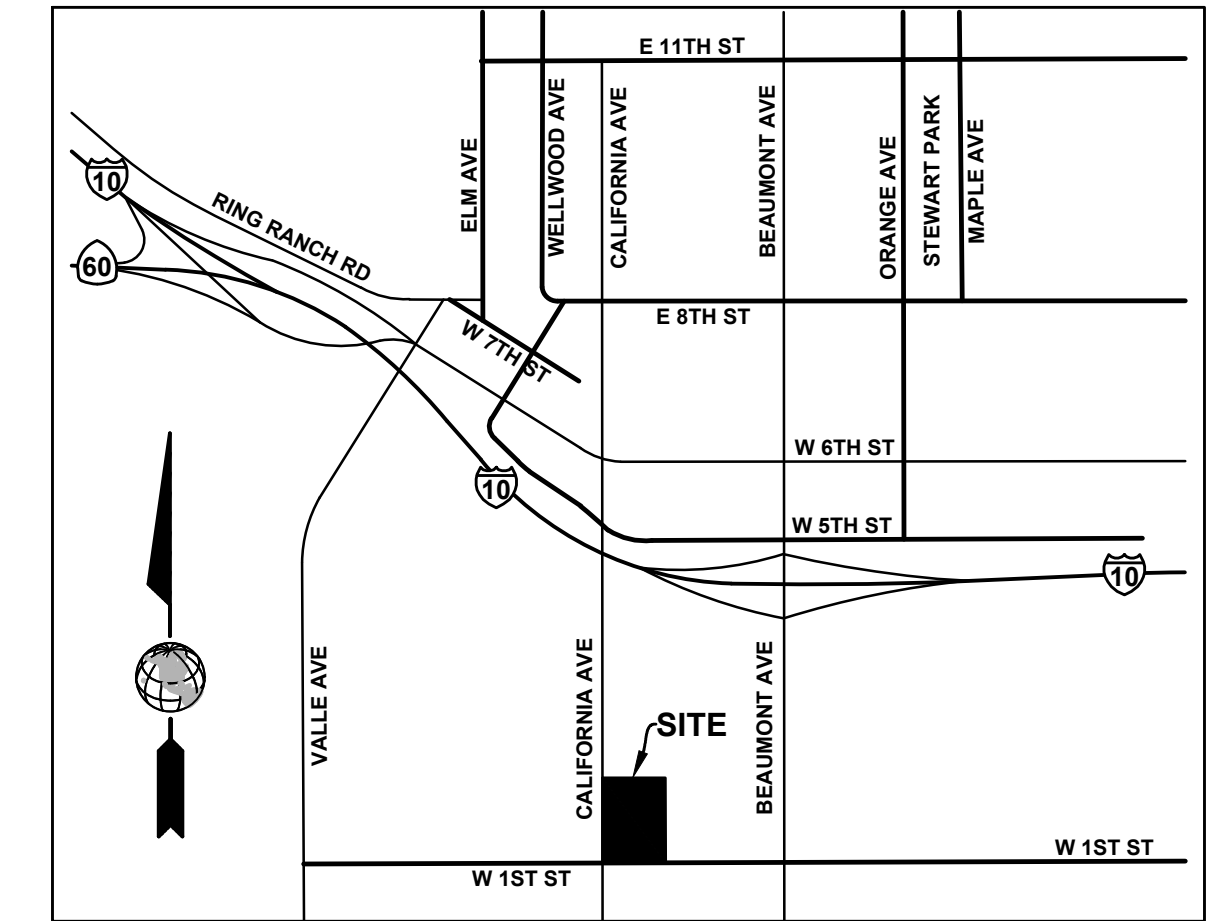
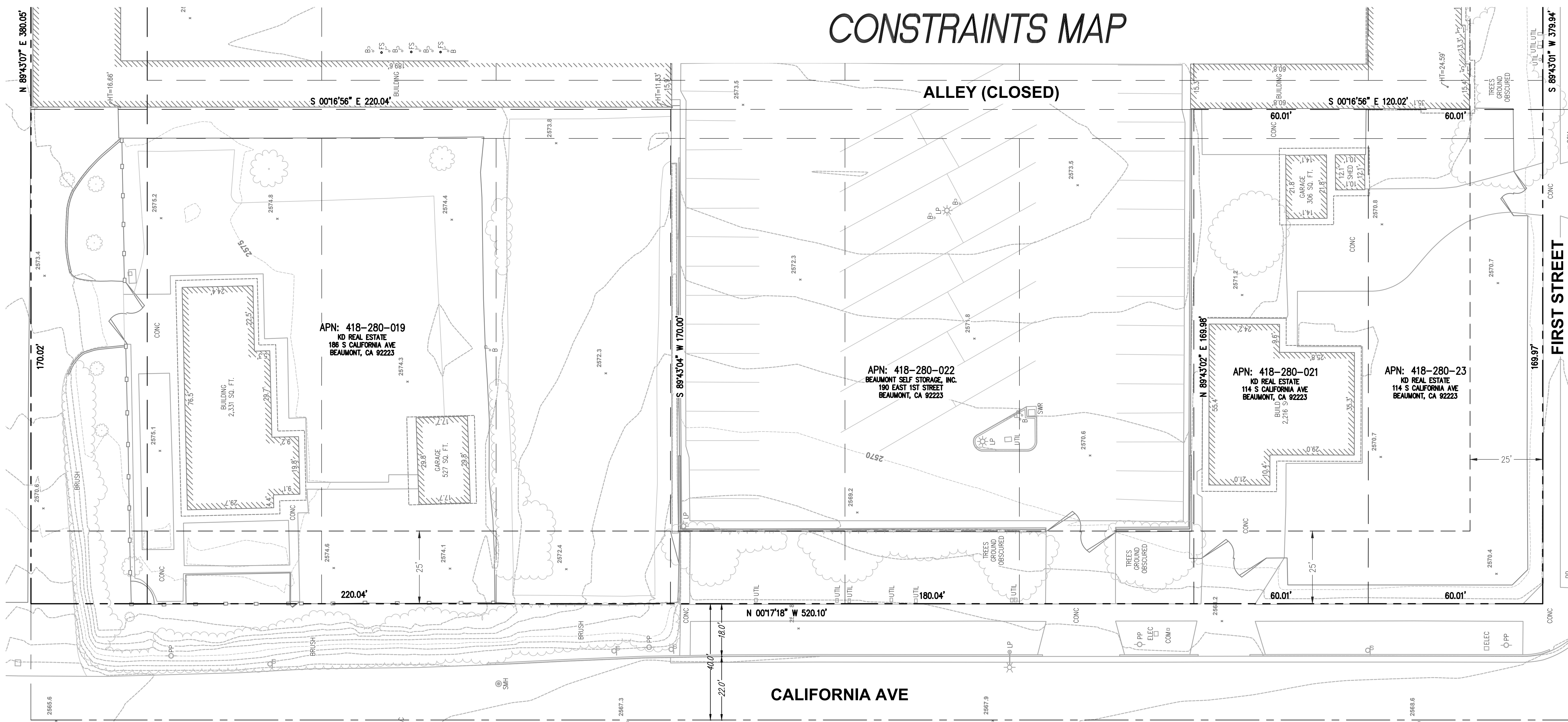


CONSTRAINTS MAP



VICINITY MAP:

NO SCALE

EXISTING LEGEND:

ITEM	SYMBOL
CENTERLINE
RIGHT-OF-WAY	-----
EX. PROPERTY LINE	-----
EX. CONTOUR	-----
EX. SPOT ELEVATION
EX. SANITARY SEWER & MANHOLE
EX. WATER
EX. FIRE HYDRANT ASSEMBLY
EX. CURB & GUTTER
EX. TREE
EX. STREET LIGHT
EX. AC BERM

SITE ADDRESS:

114 AND 186 S. CALIFORNIA AVENUE
BEAUMONT, CA 92223

APN #:

418-280-019 AND 418-280-021 TO 023

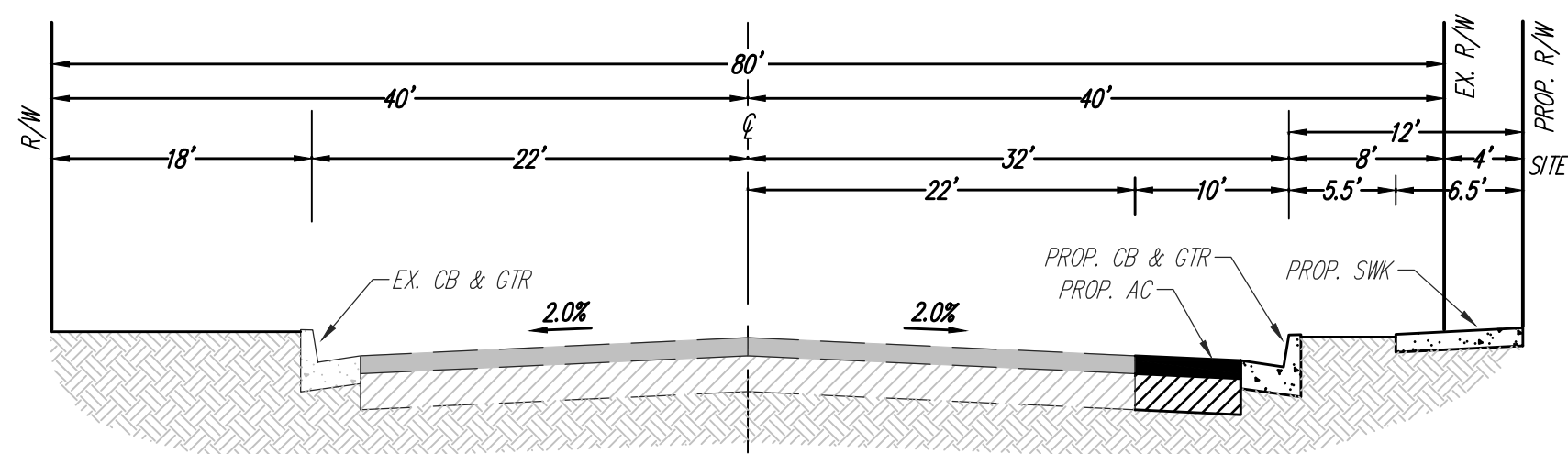
TITLE INFORMATION:

(APN 418-280-019)
TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 00136042-991-1E1-B52, EFFECTIVE DATE: DECEMBER 10, 2021

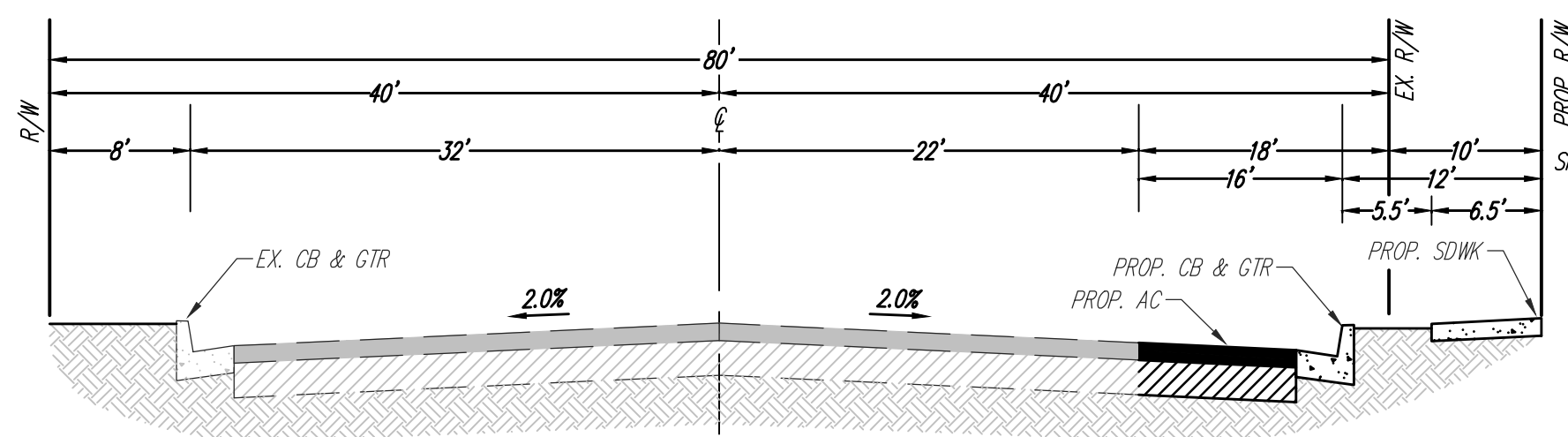
(APN 418-280-021)
TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 00136043-991-1E1-B52, EFFECTIVE DATE: DECEMBER 10, 2021

(APN 418-280-022)
TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 00136043-991-1E1-B52, EFFECTIVE DATE: DECEMBER 10, 2021

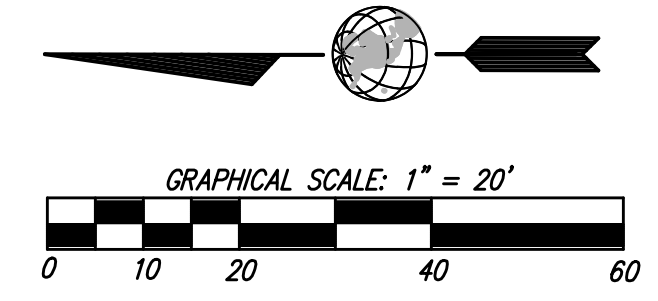
(APN 418-280-023)
TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 00136048-991-1E1-B52, EFFECTIVE DATE: DECEMBER 10, 2021



CALIFORNIA AVE TYPICAL SECTION
NOT TO SCALE



FIRST STREET TYPICAL SECTION
NOT TO SCALE



LEGAL DESCRIPTION:

(APN 418-280-019)
LOTS 2, 4 AND 6 IN BLOCK 161 OF AMENDED MAP AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY.

SURVEYOR'S NOTE: DESCRIPTION DOES NOT REFERENCE VACATED ALLEY OR ADJOINING ROAD.

(APN 418-280-021)

LOT 14 IN BLOCK 161 AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY.

SURVEYOR'S NOTE: DESCRIPTION DOES NOT REFERENCE VACATED ALLEY.

(APN 418-280-022)

LOTS 1, 3, 5, 7 THRU 13 AND LOT 15 IN BLOCK 161, AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE(S) 16 AND 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THE WEST HALF OF THE ALLEY, 20 FEET WIDE, ADJOINING LOTS 8, 10 AND 12 ON THE EAST AND THE EAST HALF OF THE ALLEY ADJOINING LOTS 1, 3, 5, 7, 9, 11, 13 AND 15 ON THE WEST AND THE SOUTH HALF OF SECOND STREET, 80 FEET WIDE, ADJOINING LOT 1 ON THE NORTH, LYING WEST OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF EDGAR AVENUE AND EAST OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF SAID ALLEY, 20 FEET WIDE, AND THE WEST HALF OF EDGAR AVENUE, 80 FEET WIDE, ADJOINING LOTS 1, 3, 5, 7, 9, 11, 13 AND 15 ON THE EAST, ALL AS SHOWN ON SAID MAP, WHICH WOULD PASS BY OPERATION OF LAW WITH THE CONVEYANCE OF SAID LAND, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED, LINE 28, 1940 IN BOOK 467, PAGE 434, OF OFFICIAL RECORDS AND BY DOCUMENT RECORDED MAY 9, 2002 AS INSTRUMENT 242787.

SAID LAND IS NOW SHOWN BY PARCEL MAP NO. 30436-R AS PER MAP RECORDED IN BOOK 204 OF PARCEL MAPS, PAGE(S) 85 AND 86, RECORDS OF RIVERSIDE COUNTY.

EXCEPTING ANY INTEREST IN AND TO LOTS A AND B.

(APN 418-280-023)

LOT 16 IN BLOCK 161 AS SHOWN ON THE AMENDED MAP OF THE TOWN OF BEAUMONT, AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID BERNARDINO COUNTY.

SURVEYOR'S NOTE: DESCRIPTION DOES NOT REFERENCE VACATED ALLEY.

VERTICAL BENCHMARK:

DESCRIPTION: CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "MLFP", (2010.00 EPOCH), AS LISTED ON NGS DATA SHEET (ALSO REFERRED TO AS PD: "A1887")

ELEVATION: 1661.89' (NAVD88)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CALIFORNIA AVENUE BETWEEN FIRST STREET AND SECOND STREET AS SHOWN ON PARCEL MAP NO. 30436-R, FILED IN BOOK 204 OF PARCEL MAPS, AT PAGES 85-86, SAID BEARING BEING "N 0017'18 W".

SOURCE OF TOPOGRAPHY:

THE TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY. THE SPECIFICS OF THAT SURVEY ARE AS FOLLOWS:

SOURCE OF AERIAL PHOTOGRAPHY: AEROTECH MAPPING, INC.

DATE FLOWN: NOVEMBER 11, 2021

SCALE OF ORTHO PHOTOGRAPHY: 1" = 20'

PRECISION OF CONTOURS: 1'

ABBREVIATIONS:

AC	ASPHALT CONCRETE	GAS	GAS FACILITIES
B	BOLLARD	LP	LIGHT POLE
BB	BIO BASIN	P	PAVEMENT
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CB	CATCH BASIN	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SCO	SEWER CLEAN-OUT
ELEC	ELECTRICAL UTILITIES	SD	STORM DRAIN UTILITIES
FF	FINISH FLOOR	SMH	SEWER MANHOLE
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	WM	WATER METER BOX
		WV	WATER VALVE

SHEET INDEX:

NO.	DESCRIPTION
C-1	TITLE & CONSTRAINTS MAP
C-2	PRELIMINARY GRADING
C-3	STORM WATER QUALITY SHEET

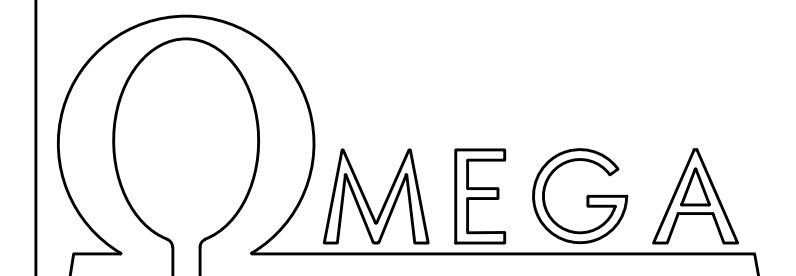
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JOB NUMBER: 21-928

DATE:

DR. KIRK HOWARD BEAUMONT EXPANSION BEAUMONT, CA

SHEET C-1

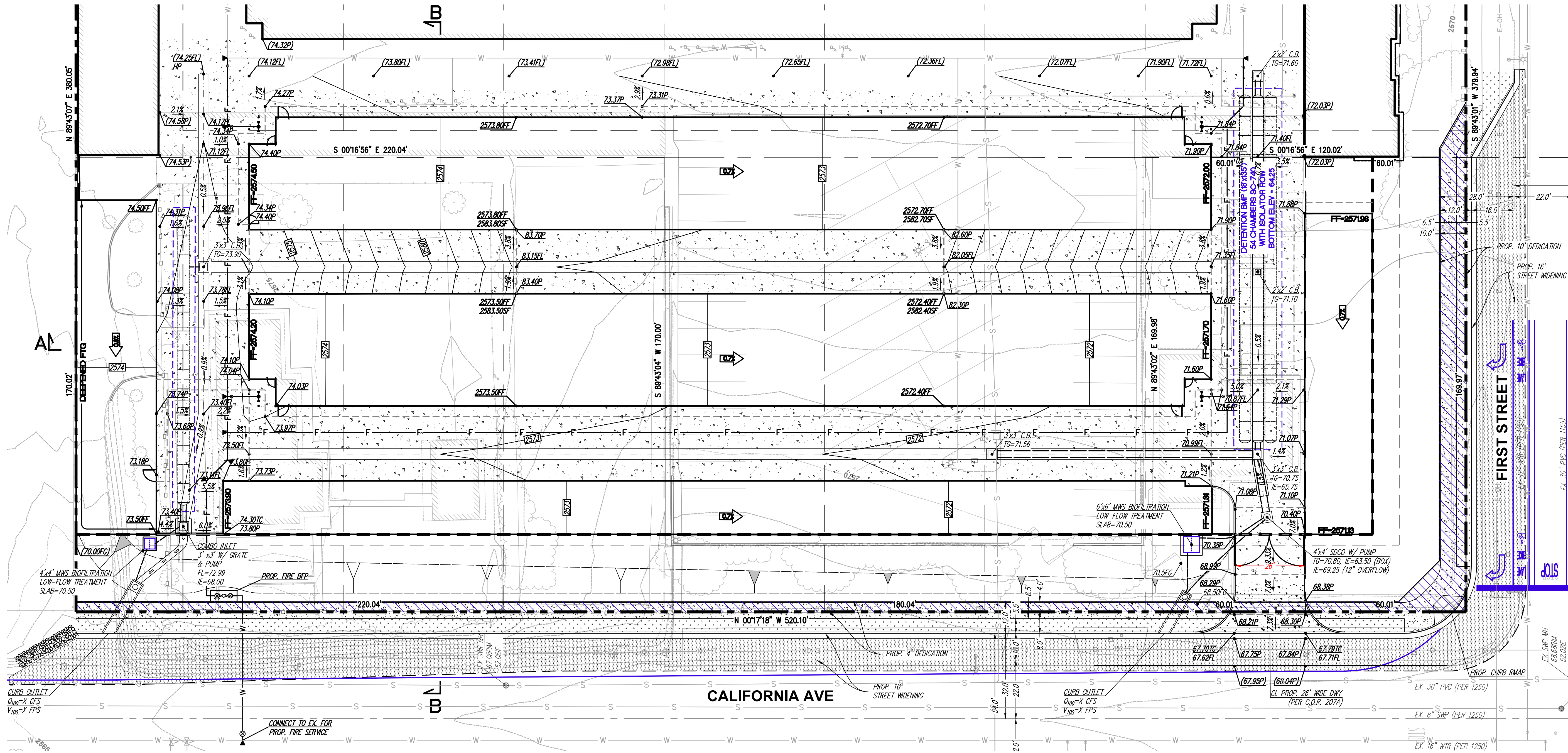


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PRELIMINARY GRADING PLAN

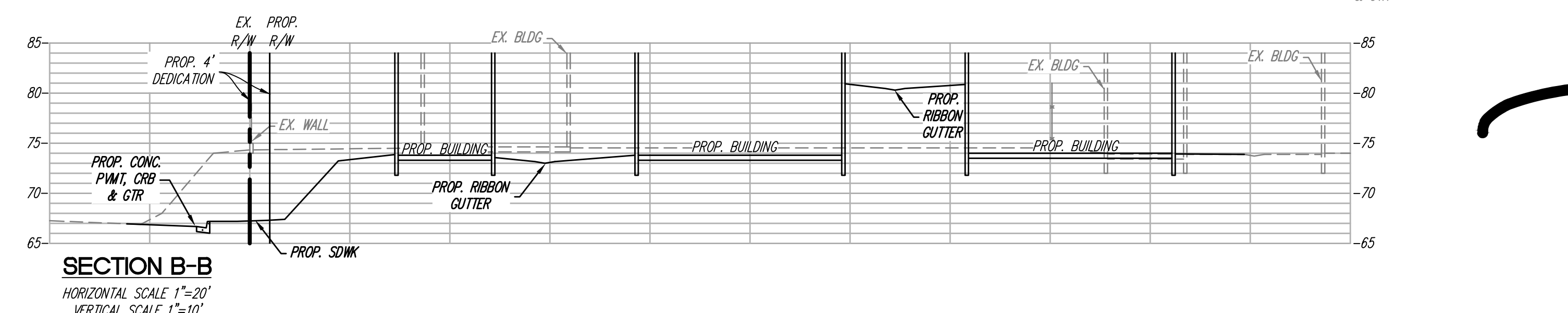
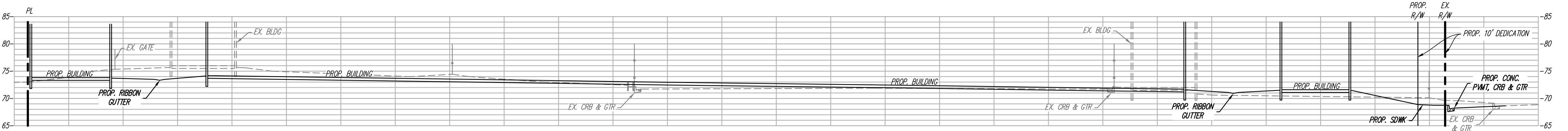
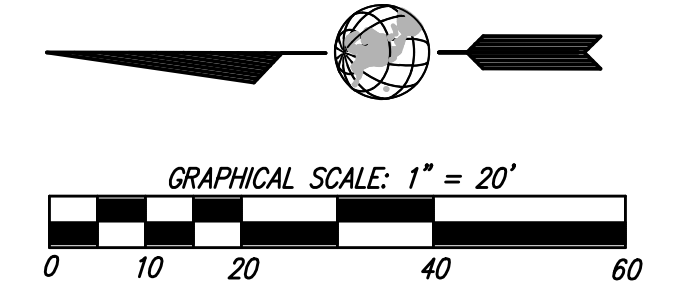


LEGEND

ITEM	SYMBOL
CENTERLINE	---
RIGHT-OF-WAY	---
EX. PROPERTY LINE	---
EX. CONTOUR	---
EX. SPOT ELEVATION	• 965.8'
EX. SANITARY SEWER	S --- S
EX. WATER	W --- W
EX. FIRE HYDRANT ASSEMBLY	⊕
EX. CURB & GUTTER	---
PROPOSED CONTOUR	---
BOUNDARY SETBACK	---
PROPOSED FIRE SERVICE (PVT)	---
PROPOSED DRIVEWAY (PUB)	---
PROPOSED FIRE SERVICE BACKFLOW (PVT)	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED FIRE SERVICE OF CONNECTION	⊕
PROPOSED CURB OUTLET (PVT)	---
PROP. CURB & GUTTER (PUB)	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED 4' WIDE RIBBON GUTTER	---
PROPOSED BROW DITCH	---
PROPOSED CURB (PVT)	---
PROPOSED PCC PAVEMENT (PVT)	---
PROPOSED SIDEWALK (PUB)	---
PROPOSED LANDSCAPE (PVT)	---
PROPOSED PCC PAVEMENT (PUB)	---
PROPOSED RIP-RAP (PVT)	---
PROPOSED SD CATCH BASIN (PVT)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED CURB RAMP (PUB)	---

GRADING INFORMATION:

CUT (TO FINISH SURFACE)	1,504 CY
FILL (TO FINISH SURFACE)	4,133 CY
UNDERCUTS	4,056 CY
DEMO	650 CY
EXPORT (IMBALANCE)	777 CY



**DR. KIRK HOWARD
BEAUMONT EXPANSION
BEAUMONT, CA**

SHEET C-2

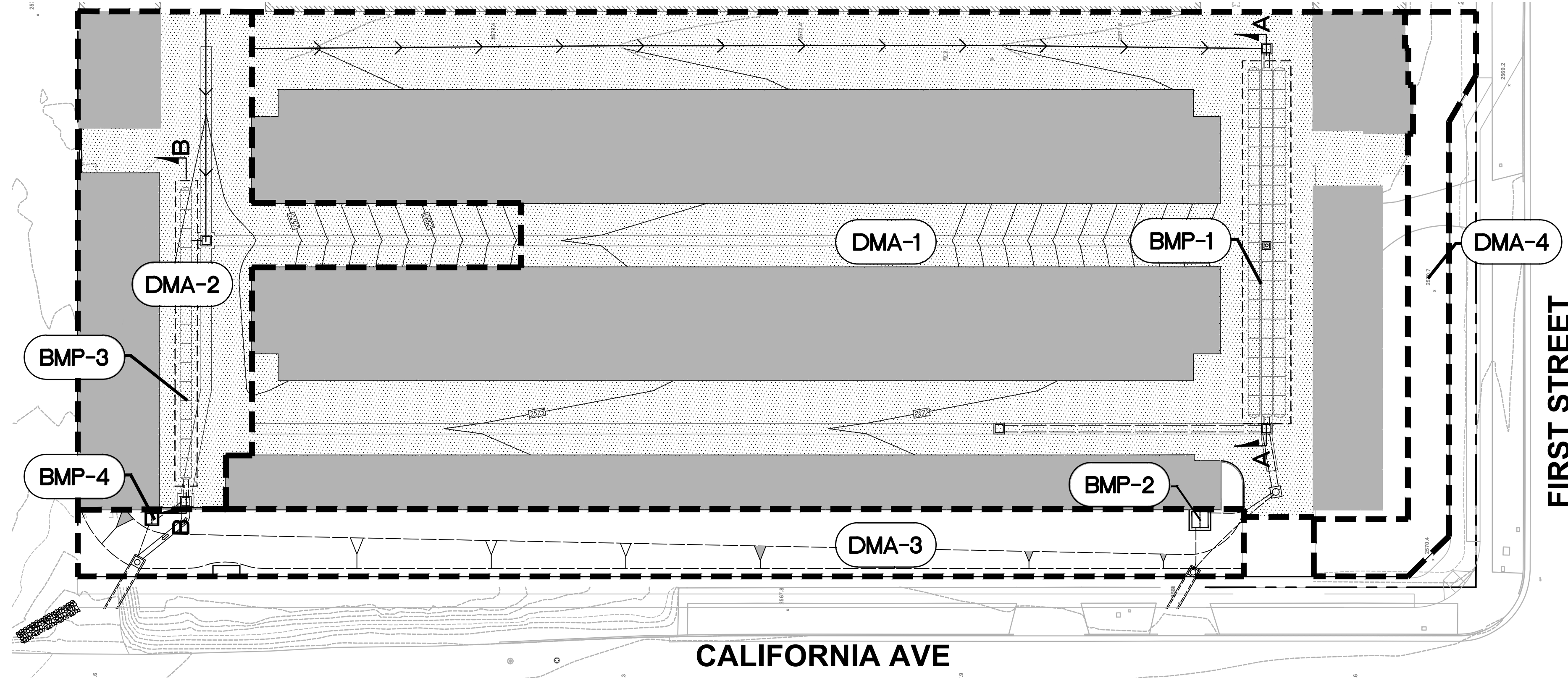
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JOB NUMBER: 21-928
DATE:

STORMWATER QUALITY SHEET



LEGEND:

AREA LIMITS: [Dashed Line]

DRAINAGE DIRECTION: [Arrow]

DRAINAGE MANAGEMENT AREA: [Dotted Line] **DMA-#**

BEST MANAGEMENT PRACTICE: [Circle] **BMP-#**

PAVEMENT AREA: [Stippled Pattern]

ROOFTOP AREA: [Solid Grey]

PERVIOUS AREA: [White]

DMA DATA TABLE

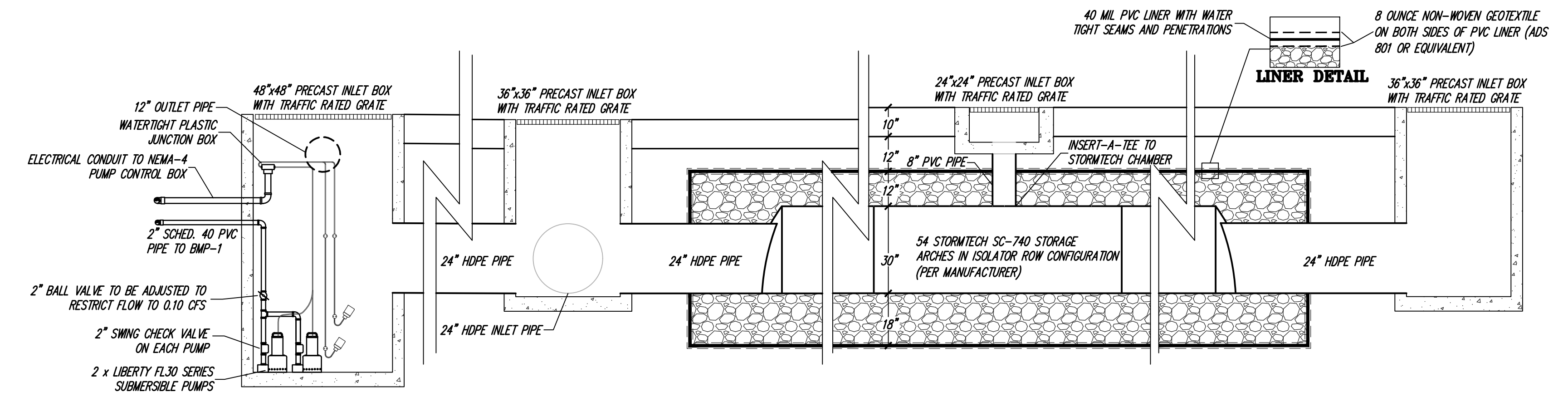
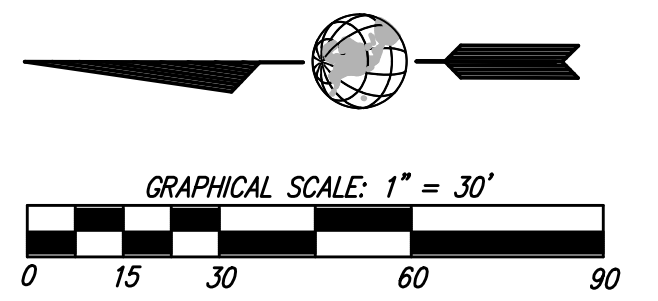
DMA-NO.	TOT. AREA (SF)	IMPERVIOUS (%)	DESIGN DCY (CF)	TYPE/TREATED BY
DMA-1	77,637	98	4,743	BMP-1/BMP-2
DMA-2	14,204	100	882	BMP-3/BMP-4
DMA-3	12,413	0	N/A	SELF-MITIGATED
DMA-4	6,288	0	N/A	SELF-MITIGATED

TREATMENT BMP DATA TABLE

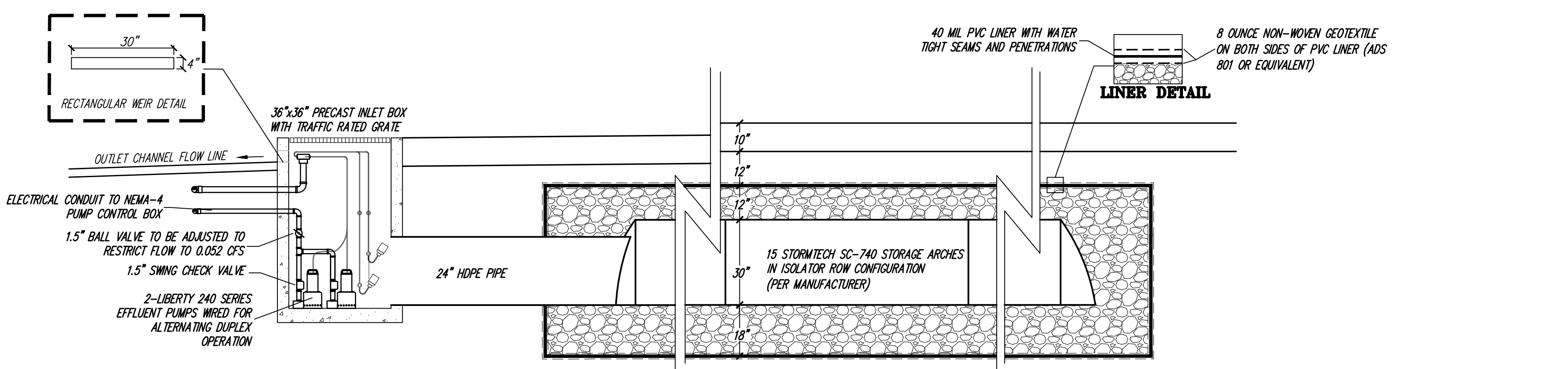
BMP-#	TREATING	PROPOSED FOOTPRINT	PROPOSED VOLUME	DESCRIPTION
BMP-1	DMA-1	2,430	6,349	GRAVEL FILLED, DETENTION FACILITY W/ 54 SC-740 STORAGE ARCHES
BMP-2	DMA-1	6'x6'	N/A	PROPRIETARY BIOFILTRATION FACILITY MODULAR WETLAND MWS-D-6-6-3.5
BMP-3	DMA-2	838	2,290	GRAVEL FILLED, DETENTION FACILITY W/ 15 SC-740 STORAGE ARCHES
BMP-4	DMA-2	4'x4'	N/A	PROPRIETARY BIOFILTRATION FACILITY MODULAR WETLAND MWS-D-4-4

- SOURCE CONTROL BMP NOTES**
- ALL APPLICABLE SOURCE CONTROL BMPs SHALL BE UTILIZED
- ALL ONSITE INLETS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID NON STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
 - PROPOSED REFUSE AREA WILL REMAIN COVERED AND PROTECTED FROM WIND DISPERSAL. SIGNS SHALL BE PLACED WITH WORDS "DO NOT DUMP HAZARDOUS MATERIALS OR LIQUIDS HERE" OR SIMILAR. OWNER SHALL BE RESPONSIBLE TO KEEP THE AREA CLEAN OF LITTER AND SPILLS.
 - OWNER TO BE RESPONSIBLE FOR SWEEPING PLAZAS, SIDEWALKS, AND PARKING LOTS. THIS IS TO BE DONE REGULARLY AND AS NEEDED TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.
 - FIRE SPRINKLER TEST WATER SHALL BE DRAIN TO THE SANITARY SEWER.

- NOTES**
- THE UNDERLYING HYDROLOGIC SOIL GROUP FOR THE SITE IS SOIL GROUP D
 - GROUNDWATER IS ANTICIPATED TO BE GREATER THAN 50 FEET BELOW GROUND SURFACE PER THE GEOTECHNICAL REPORT.
 - NO EXISTING NATURAL HYDROLOGIC FEATURES
 - NO CRITICAL COARSE SEDIMENT YIELD AREAS ON SITE
 - ALL APPLICABLE SOURCE CONTROL BMPs SHALL BE IMPLEMENTED



DETENTION BMP, SECTION A-A
NOT TO SCALE



DETENTION BMP, SECTION B-B
NOT TO SCALE

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SHEET C-3

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