

# SITE PLAN CITY OF BEAUMONT



VICINITY MAP  
T3S, R1W, SEC 9  
TBM: PAGE-720; GRID-H3

**OWNER:**  
HEMET VALLEY MONUMENTS  
JOSEPH ZERR, JOSEPH ZERR LIVING TRUST  
506 WELLWOOD AVE  
BEAUMONT, CA 92223  
C/O CORY JOHNSON  
951.315.5565; oaktreednb@gmail.com

**CIVIL ENGINEER:**  
REDLANDS CONSULTANTS & ASSOCIATES  
229 CAJON ST., #2  
REDLANDS, CA 92373  
909.271.3135  
kal@rca-pe.com

**PROPERTY DESCRIPTION:**  
PARCEL 1, LOT 9, IN BLOCK 8, AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT, ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF WELLWOOD AVENUE, 66 FEET WIDE, AS SHOWN ON SAID MAP, NORTH 32° 15' 02" EAST, 13.91 FEET; THENCE SOUTH 33° 47' 29" EAST, 34.22 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 9, A DISTANT ALONG SAID SOUTHWESTERLY LINE SOUTH 57° 46' 50" EAST, 31.28 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 57° 46' 50" WEST, 31.28 FEET TO THE POINT OF BEGINNING.  
PARCEL 2, THAT PORTION OF LOT 8, IN BLOCK 8 AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT THEREON 31.28 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE THEREOF, 30.79 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.  
CONTAINING 1,673 SQUARE FEET, MORE OR LESS.  
EXCEPTING THEREFROM ALL MINERALS, OILS, GASES, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN ABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF.

**SITE INFORMATION:**  
- PROPERTY AREA (NET): 8,456 SF, 0.19 AC  
- APN: 417-062-001  
- EX. USE: RETAIL OTHER SPECIALTY  
- PROPOSED USE: RETAIL OTHER SPECIALTY  
- ZONING: CN  
- EX. BUILDING: 2,015± SF  
- EX. COVERED AREA: 1,021 SF  
- EX. PAVED AREA: 3,026 SF  
- EX. WORK SHED: 78 SF  
**PROJECT DESCRIPTION:**  
- NO NEW CONSTRUCTION TO OCCUR ON-SITE.  
- NO GRADING TO OCCUR ON-SITE.

**UTILITY COMPANIES:**  
- WATER: BCVWD  
- SEWAGE DISPOSAL: CITY OF BEAUMONT  
- GAS: SOUTHERN CALIFORNIA GAS.  
- ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC.  
- TELEPHONE: ATT  
- CABLE: SPECTRUM

**HAZARD DESIGNATION:**  
- LIQUEFACTION CLASSIFICATION: LOW  
- NOT IN FAULT ZONE NOR FAULT LINE.  
- NO FLOOD ZONE POTENTIAL  
- FIRE: NOT IN A FIRE HAZARD ZONE

Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

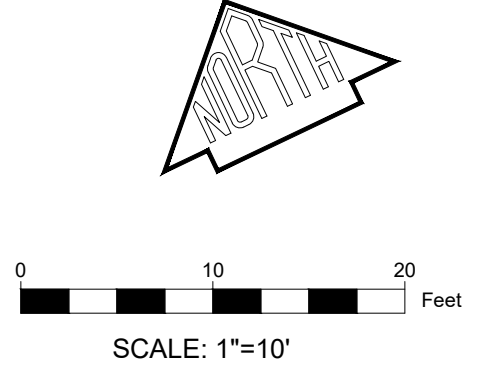
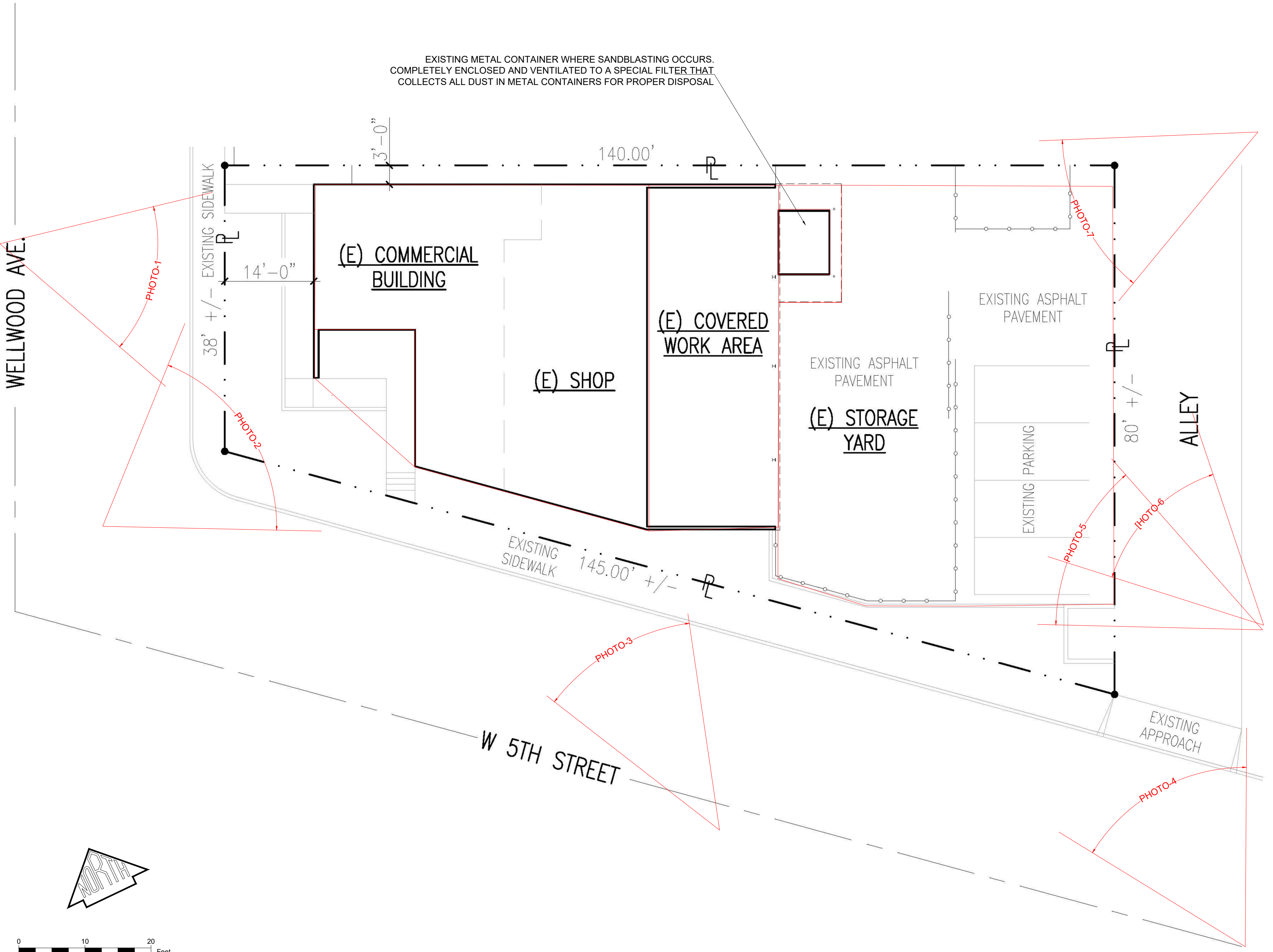
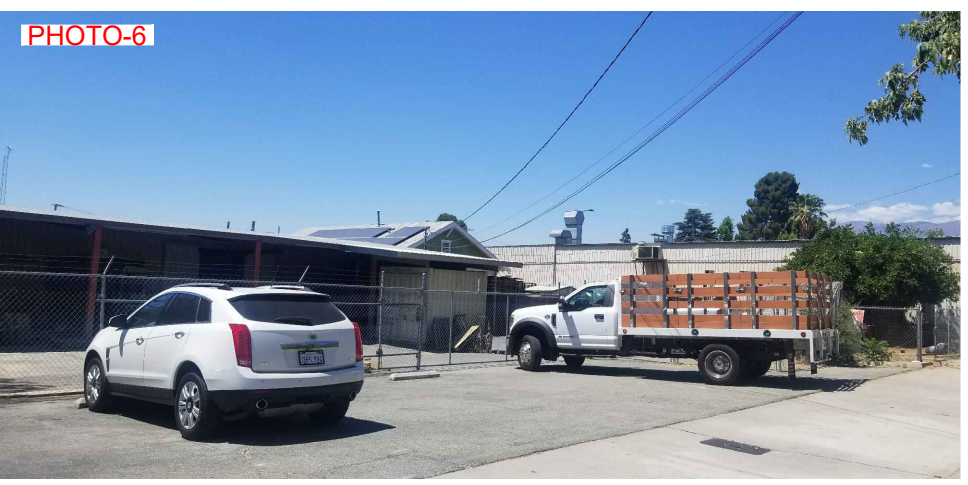
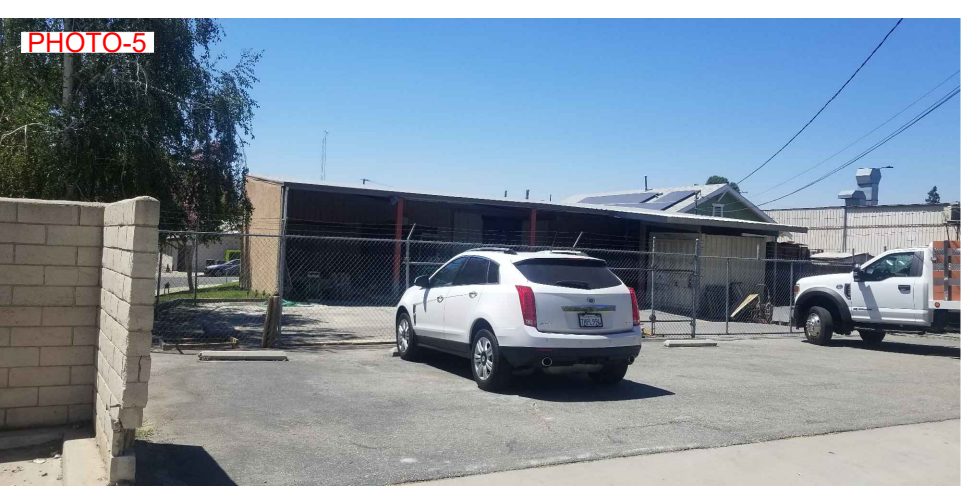
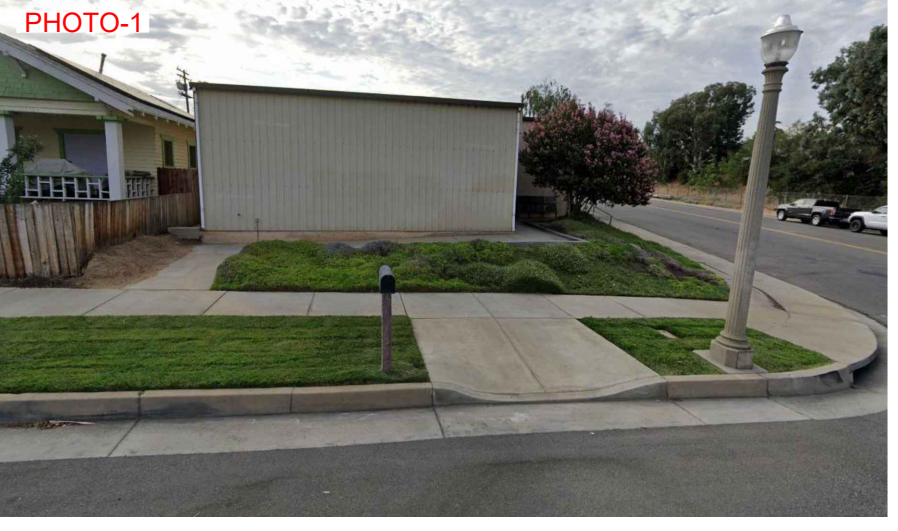
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Scale PER PLAN

**LEGEND:**

W = WATER	CL = CENTERLINE
RW = RIGHT OF WAY	PL = PROPERTY LINE
HP = HIGH POINT	FS = FINISH SURFACE
DWY = DRIVE WAY	FG = FINISH GRADE
SW = SIDE WALK	NG = NATURAL GROUND
PP = POWER POLE	BF = BOTTOM OF FOOTING
FL = FLOW LINE	EOP = EDGE OF PAVEMENT
FH = FIRE HYDRANT	TD = TOP OF AC DYKE
GB = GRADE BREAK	EX = EXISTING
INV = INVERT	WV = WATER VALVE
EG = EXISTING GRADE	HAG = HIGHEST ADJACENT GRADE
	= FENCE LINE
	= DAYLIGHT LINE
	= EDGE OF DIRT ROAD
	= CUT/FILL LINE
	= FLOW LINE
	= FILL SLOPE
	= CUT SLOPE



MARK	REVISIONS	Appr.	Date

**CITY OF BEAUMONT**

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HEMET VALLEY MONUMENTS  
506 WELLWOOD AVE.  
BEAUMONT, CA 92223  
APN: 417-062-001

Drawing No.  
SH. 1 OF 1

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