

# PRELIMINARY SITE/GRADING PLAN

## BROWN STRAUSS - BANNING

### IN THE CITY OF BANNING, CALIFORNIA

**OWNER/DEVELOPER**  
 BROWN STRAUSS, INC.  
 2495 URAVAN STREET  
 AURORA, CO 80011  
 CONTACT: KRIS FARRIS  
 PHONE: (310) 694-1001

**ENGINEER**  
 JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
 234 N. ARROWHEAD  
 SAN BERNARDINO, CA 92408  
 TEL: (909) 885-3806  
 FAX: (909) 381-1721

**ARCHITECT**  
 VERTREES A&E  
 532 E. LAMBERT ROAD  
 BREA, CA 92821  
 (714) 255-9645

**UTILITIES:**  
 WATER, SEWER, & TRASH: CITY OF BANNING (951) 922-3185  
 ELECTRICITY: BANNING ELECTRIC UTILITY (951) 922-3185  
 GAS: THE GAS COMPANY (800) 427-2200

**SITE INFORMATION**

**PUBLIC ROADS:**  
 W. LINCOLN STREET: ULTIMATE R/W: 110'  
 ARTERIAL HIGHWAY 110'

**PARCELS:**  
 ASSESSOR'S PARCEL NUMBER: 540-180-020, 022, & 026  
 EX PARCEL 1: 106,300 SF/2.44 AC  
 EX PARCEL 2: 356,505 SF/8.18 AC  
 EX PARCEL 3: 188,741 SF/4.33 AC  
 GROSS ACRES: 851,546 SF/19.36 AC  
 LOT A: 30,114 SF/0.69 AC  
 NET ACRES: 821,431 SF/18.72 AC

**ZONING:**  
 EXISTING ZONING: GENERAL COMMERCIAL & INDUSTRIAL  
 PROPOSED ZONING: INDUSTRIAL  
 EXISTING LAND USE CATEGORY: VACANT  
 PROPOSED LAND USE: STEEL YARD  
 FEMA DESIGNATION: UNSHADED ZONE X

**SOURCE OF TOPOGRAPHY:**

MAPPING OF EXISTING CONDITIONS WERE ESTABLISHED BY 1-FOOT CONTOUR INTERVALS, PROVIDED BY ANACAL ENGINEERING COMPANY PER ALTA SURVEY DATED NOVEMBER 30, 2022.

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL CONTACT THE INSPECTION DIVISION OF THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE TIME THE NOTIFICATION OF WORK COMMENCEMENT IS GIVEN.

**DRAINAGE NOTES**

REFER TO THE PRELIMINARY HYDROLOGY & HYDRAULICS REPORT PREPARED BY JOSEPH E. BONADIMAN & ASSOCIATES, INC. (FEBRUARY 2023) FOR LOCATION OF OFFSITE AND ONSITE DRAINAGE AREAS, PRELIMINARY SIZING OF DRAINAGE FACILITIES, AND AN OVERLAY OF THE PROJECT SITE ON APPLICABLE FEMA FLOOD MAP(S).

**OWNER STATEMENT**

"I, AM THE OWNER OF THE PROPERTY AFFECTED BY THIS SITE PLAN. PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, I WILL SUBMIT A NOTARIZED STATEMENT AS FOLLOWS: I CERTIFY THAT THE SITE IMPROVEMENTS ARE COMPLETE AND IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THIS CERTIFICATION WILL BE BASED ON OBSERVATIONS OF AND SUPERVISION OF CONSTRUCTION BY MY REPRESENTATIVE OR ME. I UNDERSTAND THAT THE CERTIFICATE OF OCCUPANCY WILL NOT BE APPROVED UNTIL THIS CERTIFICATION HAS BEEN MADE."

**LEGAL DESCRIPTION**

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

PARCEL 1: THE WESTERLY 188.00 FEET OF BLOCK 273 OF LANDS OF THE BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, EXCEPT THAT PORTION IN THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, ACQUIRED BY UNITED STATES CONGRESSIONAL GRANT.

PARCEL 2: BLOCK 274 OF LANDS OF THE BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, EXCEPT THAT PORTION IN THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, ACQUIRED BY UNITED STATES CONGRESSIONAL GRANT.

PARCEL 3: THE EAST ONE-HALF LOT OF 285 IN BANNING, AS SHOWN BY A CERTAIN MAP ENTITLED "AMENDED MAP OF BANNING LAND CO., AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA, EXCEPT THEREFROM THAT PORTION IN THE RIGHT OF WAY ACQUIRED BY THE UNITED STATES CONGRESSIONAL GRANT.

APN: 540-180-020, 540-180-022, AND 540-180-026

**PROJECT AREAS:**

GROSS AREA: 687,683 SF/15.79 AC  
 NET AREA: 621,431 SF/14.27 AC  
 DISTURBANCE AREA: 687,683 SF/15.79 AC  
 BUILDING AREA: 46,454 SF/1.07 AC  
 WAREHOUSE: 43,510 SF  
 OFFICE: 3,452 SF  
 CONCRETE/ASPHALT: 419,539 SF/9.63 AC  
 GRAVEL: 92,982 SF/2.13 AC  
 LANDSCAPING: 62,456 SF/1.44 AC  
 TOTAL: 621,431 SF/14.27 AC

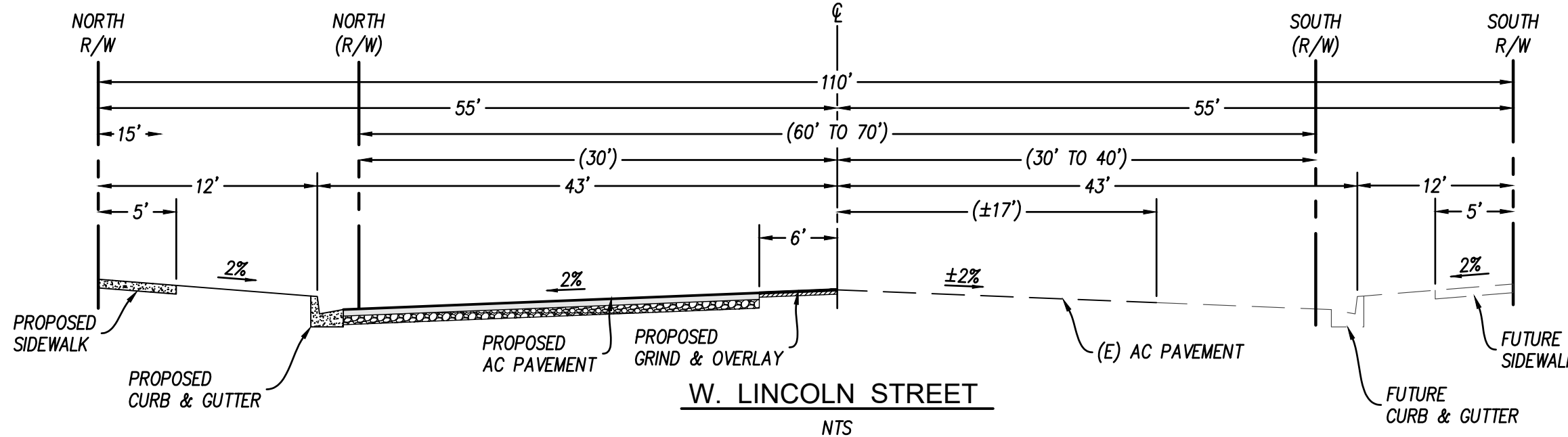
**EARTHWORK ESTIMATE QUANTITIES:**

CONSTRUCTION MAY VARY.  
 CUT 47,865 CUBIC YARDS  
 FILL 45,217 CUBIC YARDS

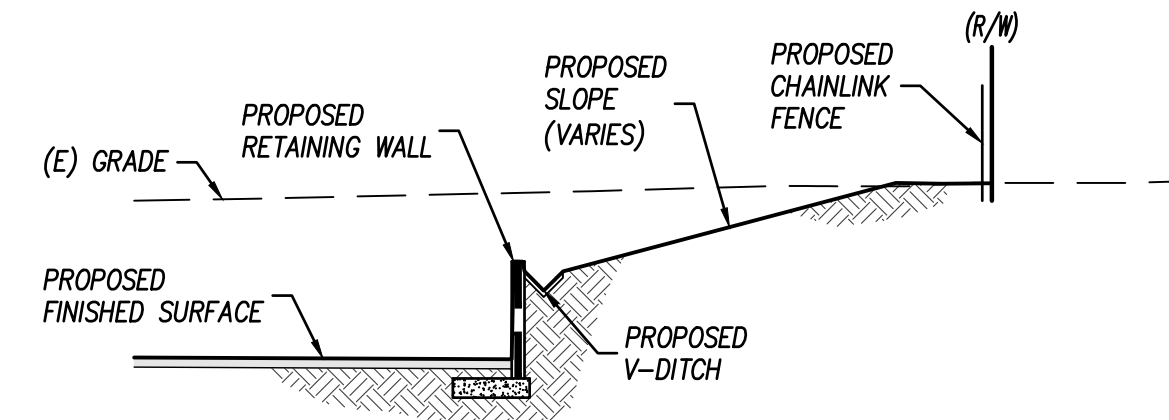
EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE RAW VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

**FLOOD ZONE NOTE:**

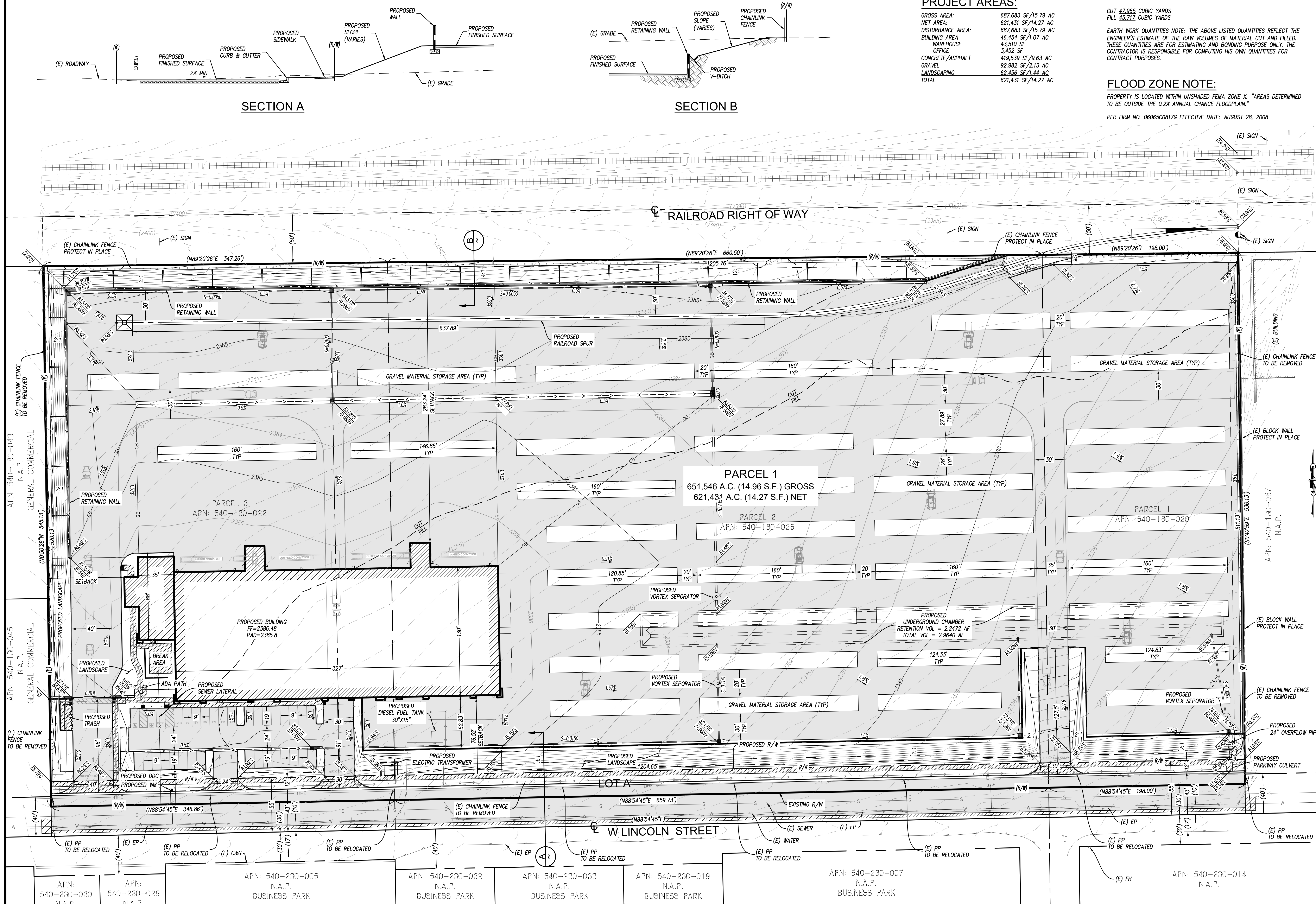
PROPERTY IS LOCATED WITHIN UNSHADED FEMA ZONE X. "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."  
 PER FIRM NO. 06065C0817G EFFECTIVE DATE: AUGUST 28, 2008



SECTION A

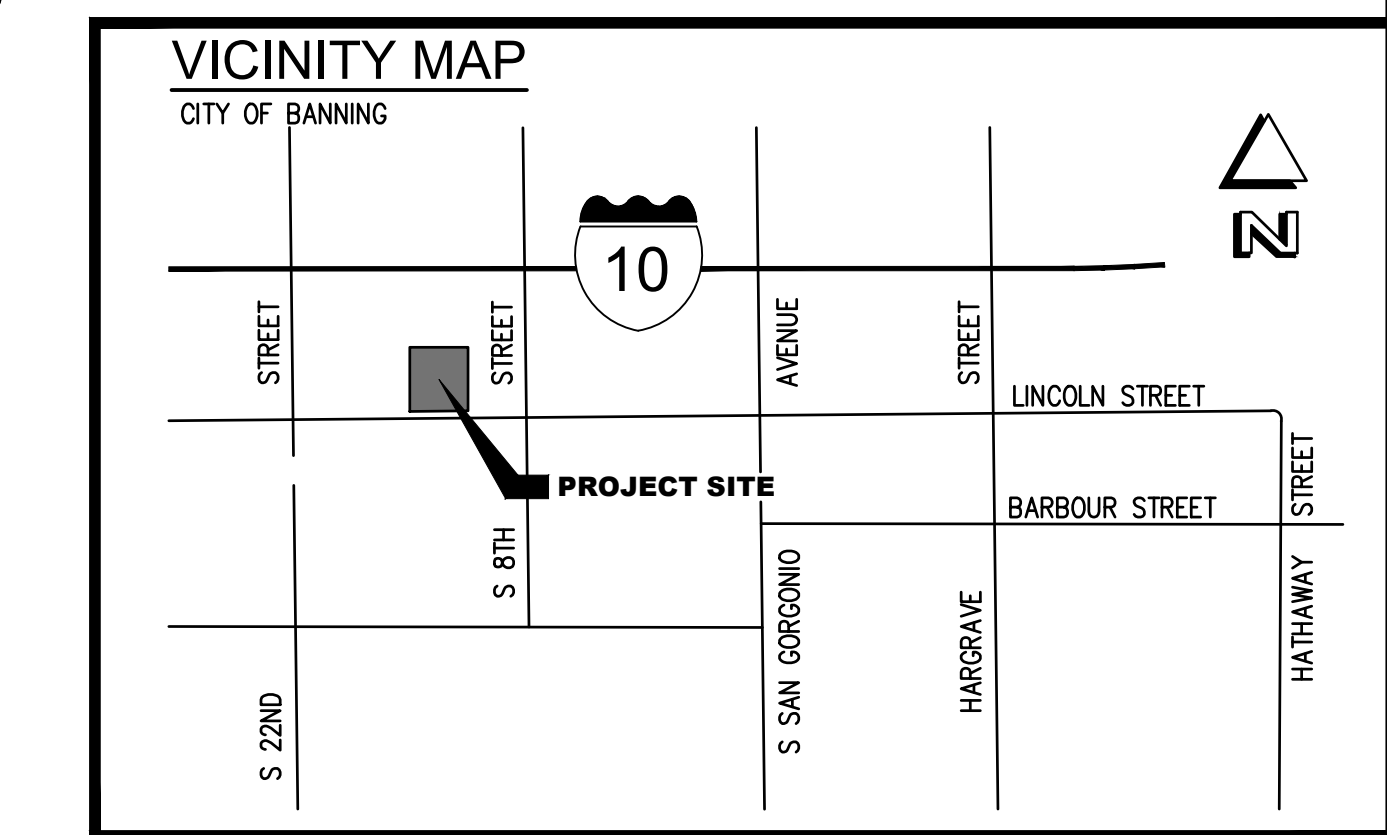
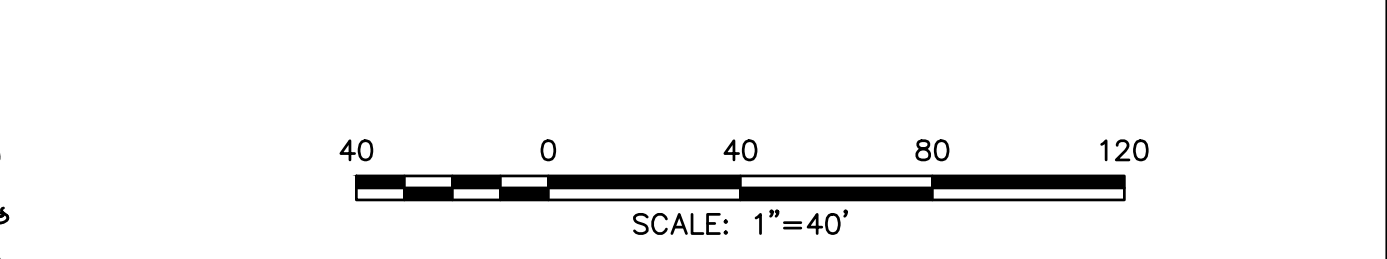


SECTION B



**LEGEND:**

ASPH ASPHALT SURFACE BY BOTTOM OF TRENCH	EXISTING CONCRETE SURFACE
PROPOSED CONCRETE SURFACE	EXISTING CONCRETE SURFACE
(E) EXISTING CENTER LINE	PROPOSED CONCRETE SURFACE
(E) EXISTING EP EDGE OF PAVEMENT	PROPOSED AC PAVEMENT
FF FINISH FLOOR	RIGHT OF WAY
FG FINISH GRADE	PROPERTY LINE
FL FLOWLINE	CENTERLINE
FS FINISHED SURFACE	EXISTING BLOCK WALL
GS GRADE BREAK	PROPERTY LINE
GW GUY WIRE	CENTERLINE
INV INVERT OF PIPE	EXISTING BLOCK WALL
MH MANHOLE	PROPERTY LINE
NTS NOT TO SCALE	EXISTING BLOCK WALL
P PROPERTY LINE	PROPERTY LINE
PP POWER POLE	CENTERLINE
SMH SEWER MANHOLE	EXISTING BLOCK WALL
TC TOP OF CURB	PROPERTY LINE
TF TOP OF FOOTING	CENTERLINE
TG TOP OF GRATE	EXISTING BLOCK WALL
TW TOP OF WALL	PROPERTY LINE
TY TYPICAL	CENTERLINE
UL UTIL UTILITY	EXISTING BLOCK WALL
W WROUGHT IRON	PROPERTY LINE
WV WATER VALVE	CENTERLINE



**BONADIMAN** TEL: (909) 885-3806  
 JOSEPH E. BONADIMAN & ASSOCIATES, INC. 234 NORTH ARROWHEAD AVE  
 ENGINEERS - C.T.S. - SURVEYING - PLANNING SAN BERNARDINO, CA 92408  
 FAX: (909) 381-1721  
 www.bonadiman.com

**PRELIMINARY SITE/GRADING PLAN**  
 BROWN STRAUSS STEEL  
 CITY OF BANNING, CA 92220  
 APN 540-180-020, 022, 026

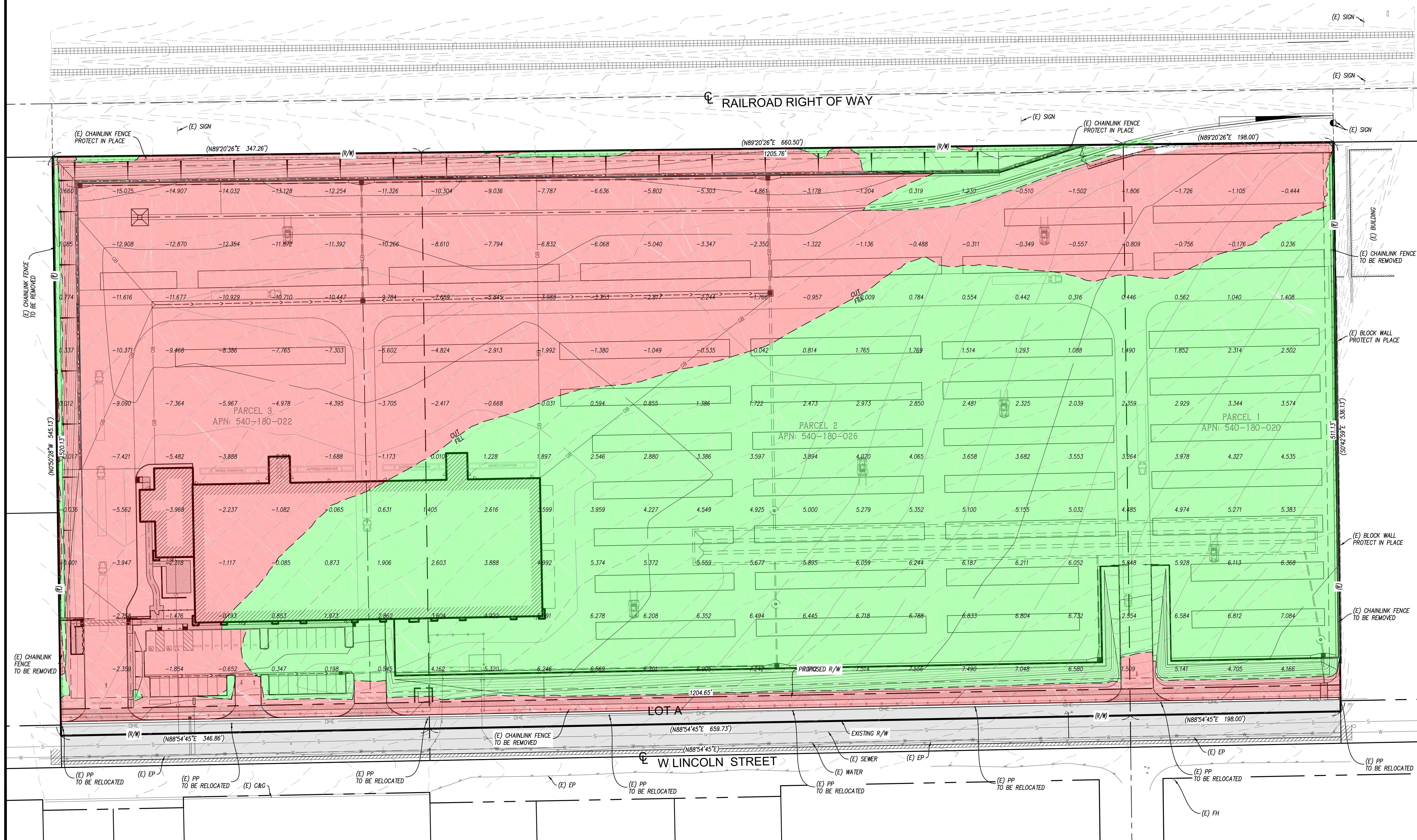
REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: BREMCO CONSTRUCTION  
 DRAWN BY: JTS SCALE: 1"=40'  
 CHECKED BY: JTS JOB NO: 225047 SHEET: 1 OF 3  
 DISREGARD PRINTS BEARING EARLIER REVISION DATES: 09-08-23

# PRELIMINARY CUT/FILL MAP

## BROWN STRAUSS - BANNING

### IN THE CITY OF BANNING, CALIFORNIA



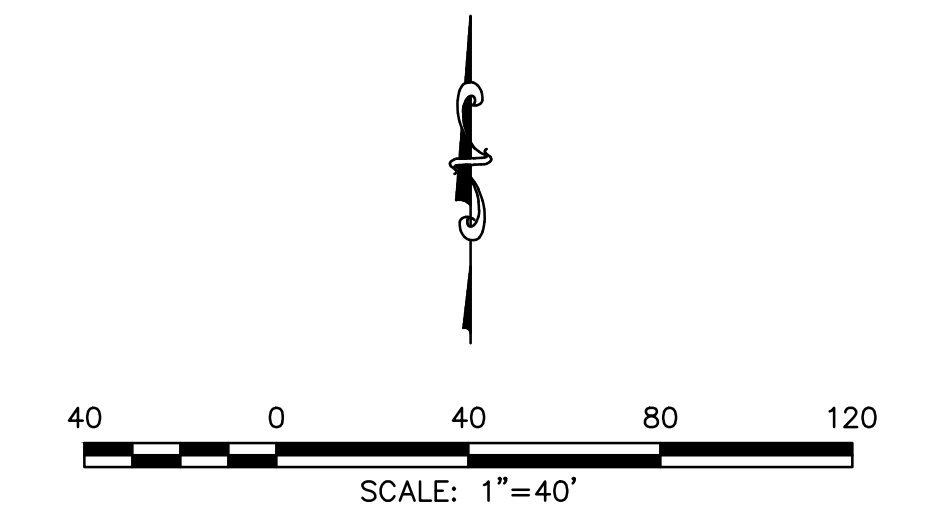
#### EARTHWORK ESTIMATE QUANTITIES:

CONSTRUCTION MAY VARY.

CUT 47,865 CUBIC YARDS  
FILL 45,717 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE RAW VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BIDDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-15.9515	0.0000	
2	0.0000	7.7000	



**TEL. (909) 885-3806**  
**234 NORTH ARROWHEAD AVE**  
**SAN BERNARDINO, CA 92408**

**FAX (909) 381-1221**  
**www.bonadiman.com**

**PRELIMINARY CUT/FILL MAP**  
**BROWN STRAUSS STEEL**  
**CITY OF BANNING, CA 92220**  
APN 540-180-020, 022, 026

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: **BREMCO CONSTRUCTION**

DRAWN BY: JTS    SCALE: 1" = 40'

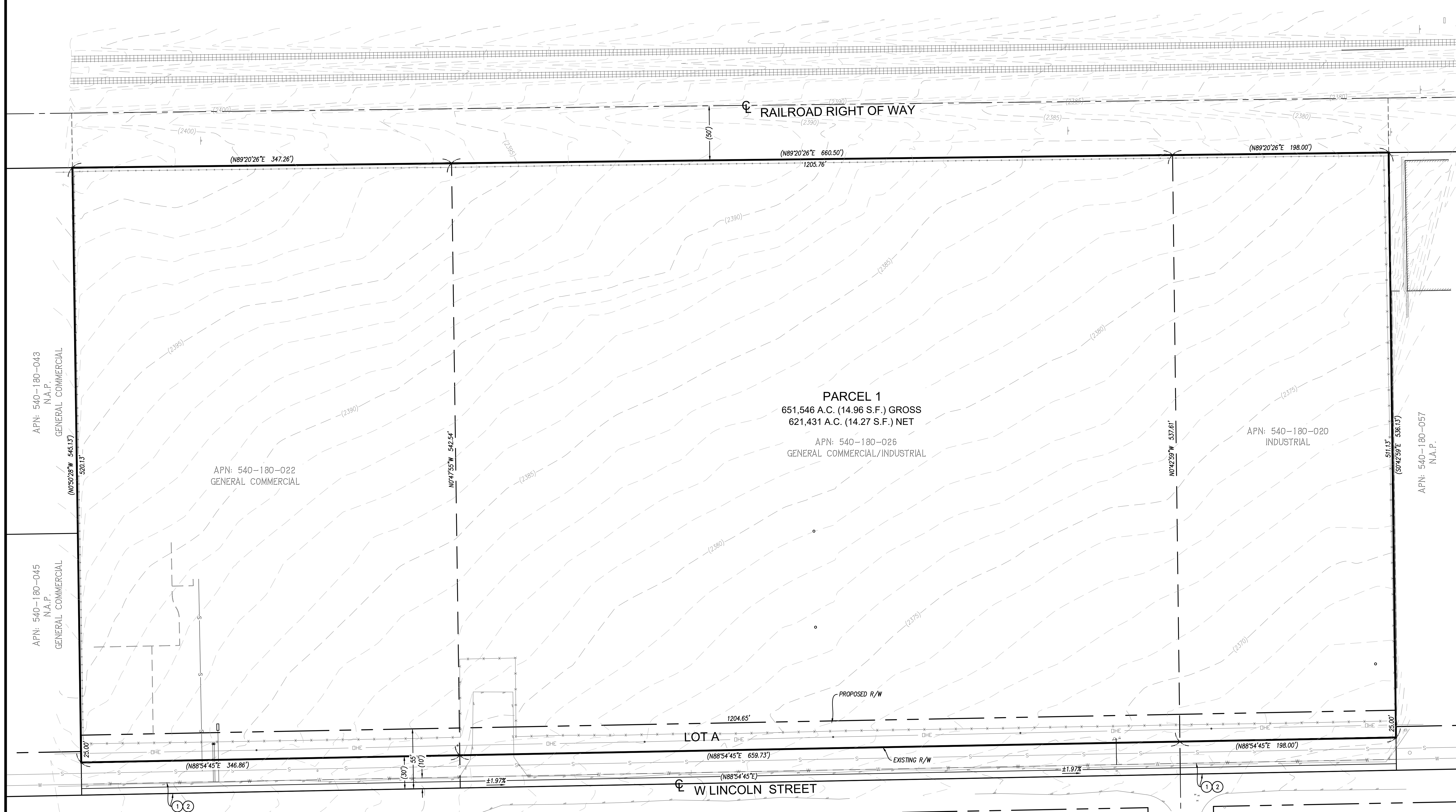
CHECKED BY: JTS    JOB NO: 225047    SHEET: **2 OF 3**

DISREGARD PRINTS BEARING EARLIER REVISION DATES    09-08-23

# TENTATIVE PARCEL MAP No. 38659

## BROWN STRAUSS - BANNING

### IN THE CITY OF BANNING, CALIFORNIA



#### OWNER/DEVELOPER

BROWN STRAUSS, INC.  
2495 URAVAN STREET  
AURORA, CO 80011

CONTACT: KRIS FARRIS  
PHONE: (310) 694-1001

#### EXHIBIT PREPARED BY

JOSEPH E. BONADIMAN & ASSOC, INC  
234 N. SAN BERNARDINO, CA 92408  
PHONE: (909) 885-3806  
FAX: (909) 381-1721  
ATTN: ED BONADIMAN  
EMAIL: EDB@BONADIMAN.COM

#### SITE INFORMATION

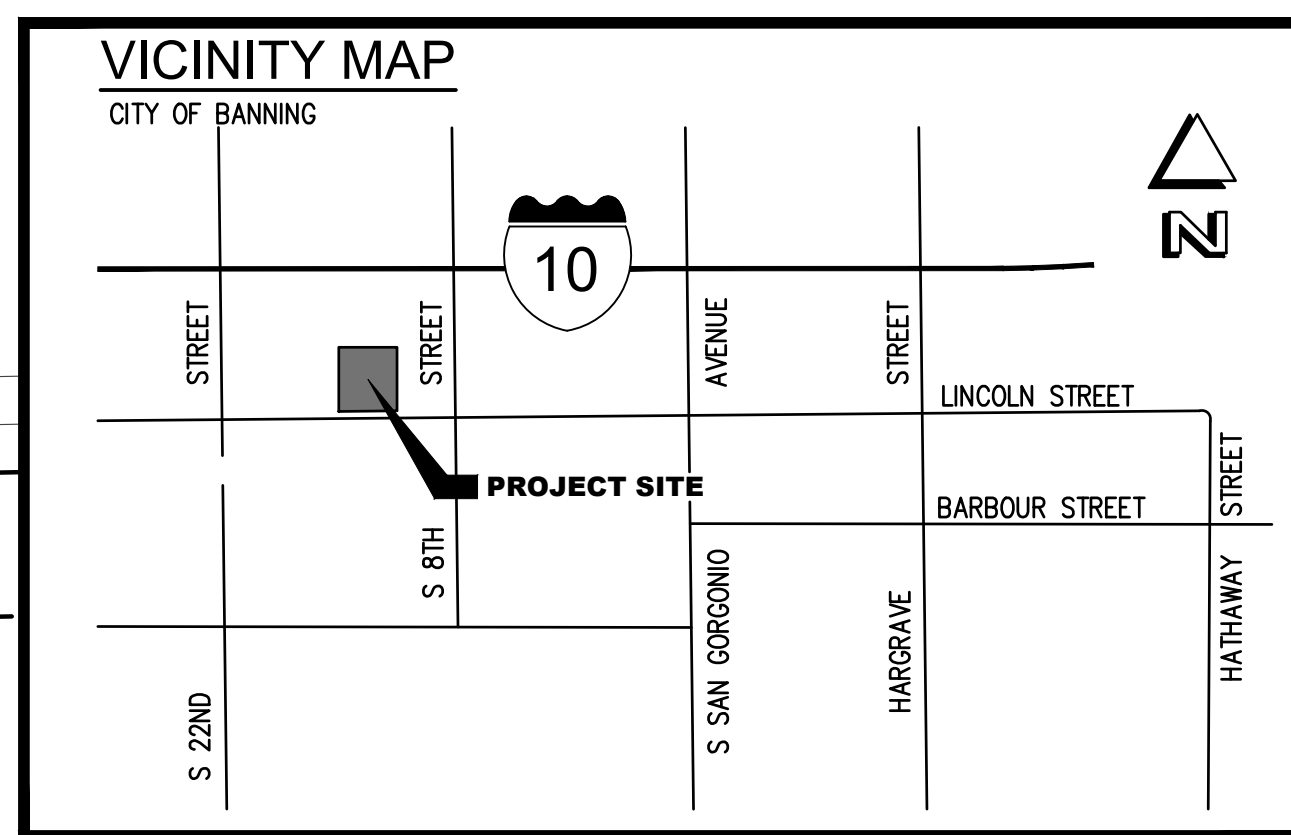
**PUBLIC ROADS:**  
W LINCOLN STREET: ARTERIAL HIGHWAY  
ULTIMATE R/W: 110'

**PARCELS:**  
ASSESSOR'S PARCEL NUMBER: 540-180-020, 022, & 026  
EX PARCEL 1: 106,300 SF/2.44 AC  
EX PARCEL 2: 356,505 SF/8.18 AC  
EX PARCEL 3: 188,741 SF/4.33 AC  
GROSS ACREAGE: 651,546 SF/14.96 AC  
LOT A: 30,114 SF/0.69 AC  
NET ACREAGE: 621,432 SF/14.27 AC

**ZONING:**  
EXISTING ZONING: GENERAL COMMERCIAL & INDUSTRIAL  
PROPOSED ZONING: INDUSTRIAL  
EXISTING LAND USE CATEGORY: VACANT  
PROPOSED LAND USE: STEEL YARD  
FEMA DESIGNATION: UNSHADED ZONE X

#### LEGEND:

- ASPH ASPHALT SURFACE
  - BT BOTTOM OF TRENCH
  - C CENTER LINE
  - (E) EXISTING
  - EP EDGE OF PAVEMENT
  - FF FINISH FLOOR
  - FG FINISH GRADE
  - FL FLOWLINE
  - FS FINISHED SURFACE
  - GB GRADE BREAK
  - GW GUY WIRE
  - INV INVERT OF PIPE
  - MH MANHOLE
  - N/S NOT TO SCALE
  - P PROPERTY LINE
  - PP POWER POLE
  - SMH SEWER MANHOLE
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - TG TOP OF GRATE
  - TW TOP OF WALL
  - TYP TYPICAL
  - UTL UTILITY
  - WI WROUGHT IRON
  - WV WATER VALVE
- EXISTING CONCRETE SURFACE
  - PROPOSED CONCRETE SURFACE
  - PROPOSED AC PAVEMENT
  - RIGHT OF WAY
  - PROPERTY LINE
  - CENTERLINE
  - EXISTING BLOCK WALL
  - FLOWLINE
  - FILL SLOPE
  - INDICATES DIRECTION OF FLOW
  - EXISTING CONTOUR (FEET)
  - PROPOSED CONTOUR (FEET)
  - PROPOSED BLOCK WALL



APN: 540-230-030  
N.A.P.  
BUSINESS PARK

APN: 540-230-029  
N.A.P.  
BUSINESS PARK

APN: 540-230-005  
N.A.P.  
BUSINESS PARK

APN: 540-230-032  
N.A.P.  
BUSINESS PARK

APN: 540-230-033  
N.A.P.  
BUSINESS PARK

APN: 540-230-019  
N.A.P.  
BUSINESS PARK

APN: 540-230-007  
N.A.P.  
BUSINESS PARK

APN: 540-230-014  
N.A.P.

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BANNING, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THE WESTERLY 198.00 FEET OF BLOCK 273 OF LANDS OF THE BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, EXCEPT THAT PORTION IN THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, ACQUIRED BY UNITED STATES CONGRESSIONAL GRANT.

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PARCEL 3: THE EAST ONE-HALF LOT OF 285 IN BANNING, AS SHOWN BY A CERTAIN MAP ENTITLED "AMENDED MAP OF BANNING LAND CO., AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO, CALIFORNIA, EXCEPTING THEREFROM THAT PORTION IN THE RIGHT OF WAY ACQUIRED BY THE UNITED STATES CONGRESSIONAL GRANT.

APN: 540-180-020, 540-180-022, AND 540-180-026

**EASEMENT NOTES**  
THE FOLLOWING ITEM WERE FOUND IN TITLE REPORT NO. 987-30095142-MAM DATED NOVEMBER 11, 2022 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

PLOTTABLE ITEMS W/ (E)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 37, PAGE 234 DEED, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: BANNING LAND COMPANY, A CORPORATION AND BANNING WATER COMPANY PURPOSE: IRRIG: IRRIG; CONSTRUCTION AND MAINTENANCE OF IRRIGATION DITCHED PIPES OR FLUMES RECORDING DATE: MARCH 18, 1895 RECORDING NO: IN BOOK 31, PAGE 50 DEEDS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.

AN EASEMENT FOR DITCHED, PIPES OR FLUMES PURPOSES TO BANNING LAND COMPANY AND BANNING WATER COMPANY; RECORDED FEBRUARY 19, 1899 IN BOOK 52, PAGE 175, DEEDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.

1 AN EASEMENT FOR UTILITIES PURPOSES TO CITY OF BANNING, RECORDED MAY 12, 1958 AS INSTRUMENT NO. 34017, OFFICIAL RECORDS. EASEMENTS LIES WITHIN SURVEYED PROPERTY AND IS PLOTTED HEREON.

2 AN EASEMENT FOR TELEPHONE LINES, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS PURPOSES TO CITY OF BANNING, RECORDED MAY 12, 1958 AS INSTRUMENT NO. 34023, OFFICIAL RECORDS. EASEMENT LIES WITHIN SURVEYED PROPERTY AND IS PLOTTED HEREON.

AN EASEMENT FOR PIPE LINES AND CONDUITS PURPOSES TO THE CITY OF BANNING, RECORDED JULY 7, 1958 AS INSTRUMENT NO. 48052, OFFICIAL RECORDS. EASEMENTS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

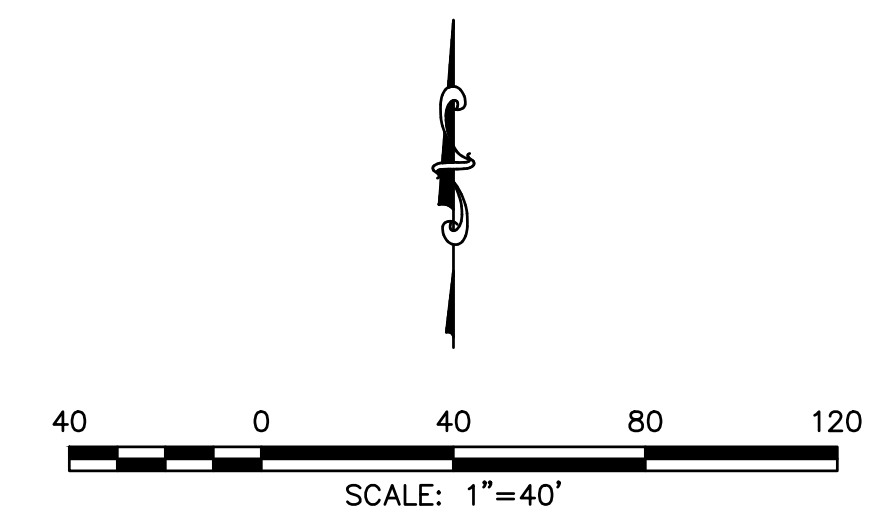
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF WEST LINCOLN STREET BEARING NORTH 88°54'45" EAST AS SHOWN ON RECORD OF SURVEY BOOK 112 PAGE 60 RECORDS OF SAID COUNTY.

**LIST OF ENCROACHMENTS**  
NONE TO STATE

**BENCHMARK INFORMATION**  
BENCHMARK NO. H1311  
DESCRIPTION: IN BANNING, AT THE CROSSING OF THE SOUTHERN PACIFIC RAILROAD AND 8TH STREET, IN THE NORTHEAST END OF THE ABUTMENT OF A RAILROAD BRIDGE.  
ELEVATION: 2,364.82 FEET (NAVD88)

**UTILITIES:**  
WATER, SEWER, & TRASH: CITY OF BANNING (951) 922-3185  
ELECTRICITY: BANNING ELECTRIC UTILITY (951) 922-3185  
GAS: THE GAS COMPANY (800) 427-2200

**FLOOD ZONE NOTE:**  
PROPERTY IS LOCATED WITHIN UNSHADED FEMA ZONE X: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."  
PER FIRM NO. 06065C0817G EFFECTIVE DATE: AUGUST 28, 2008



**BONADIMAN** TEL: (909) 885-3806  
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SAN BERNARDINO, CA 92408  
FAX: (909) 381-1721  
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**TENTATIVE PARCEL MAP No. 38659**  
BROWN STRAUSS STEEL  
CITY OF BANNING, CA 92220  
APN 540-180-020, 022, 026

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: BREMCO CONSTRUCTION	SCALE: 1" = 60'	SHEET: 3 OF 3
DRAWN BY: JTS	JOB NO: 225047	
CHECKED BY: JTS		
DISREGARD PRINTS BEARING EARLIER REVISION DATES	03-30-23	