

**LEGEND**

EXIST. CONTOUR	(203)
PROPOSED CONTOUR	203
PROPOSED FIRE HYDRANT	
GRASS DRAINAGE SWALE	
STORM DRAIN INLET	
PROPOSED STORM DRAIN	SD
POROUS PAVEMENT	
CURB & GUTTER	
CURB	
ZERO CURB	
PROPERTY LINE	
EXIST. STORM DRAIN	
RETAINING WALL	

**LEGAL DESCRIPTION**  
 PARCELS 1 THROUGH 4 OF LOT 124 OF TRACT 31468-2, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 388, PAGES 7 THROUGH 15, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

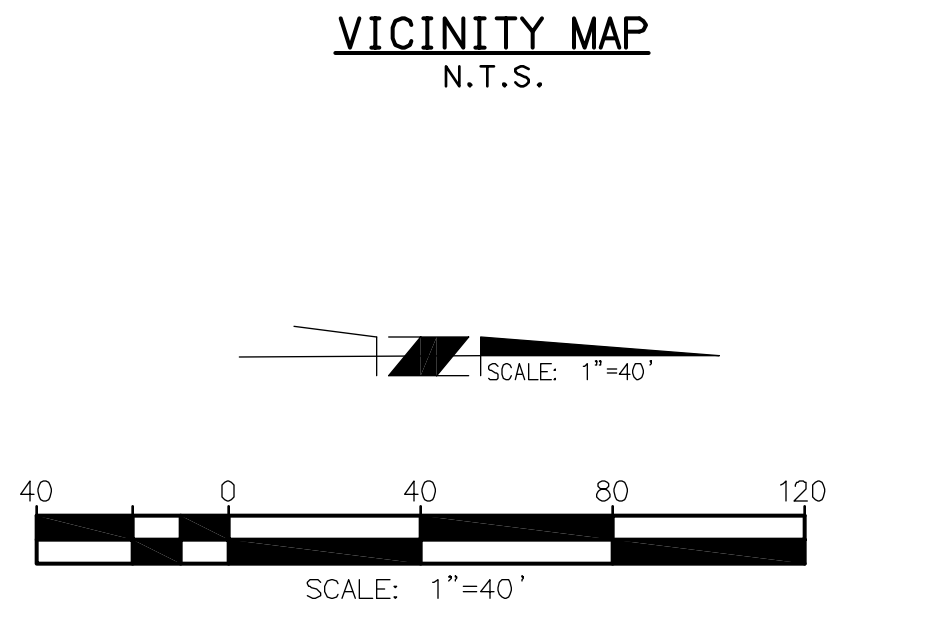
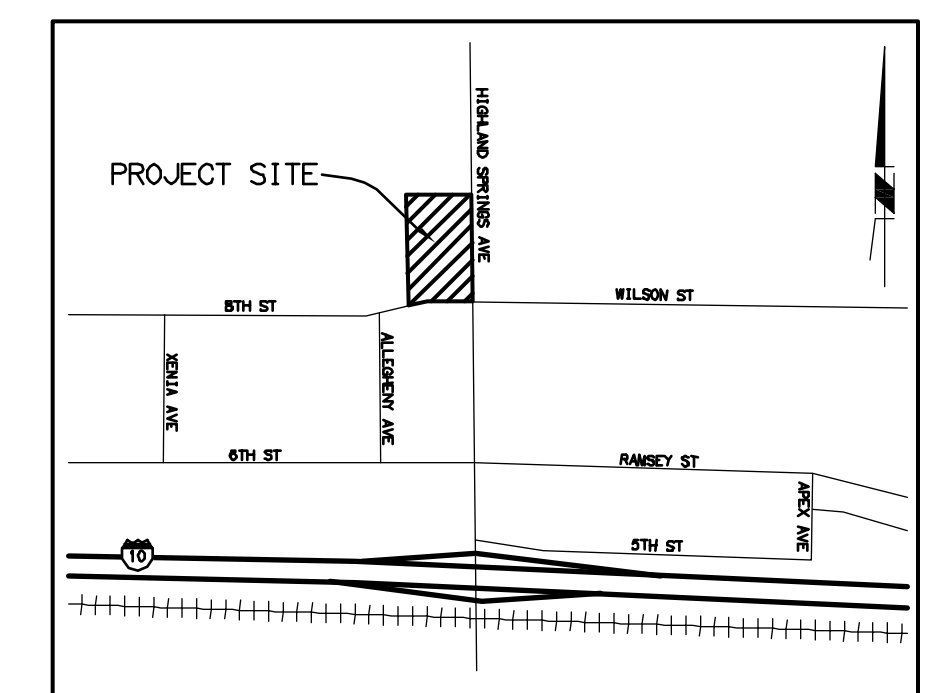
**ASSESSOR'S PARCEL:**  
 419-020-059-6

**OWNER:**  
 SUNDANCE L.L.C.  
 CONTACT: SOLOMON LEVY  
 2371 FENTON STREET  
 CHULA VISTA, CA 91914  
 T619-286-2278 F619-660-1966

**APPLICANT:**  
 McARDLE ASSOCIATES ARCHITECTS  
 CONTACT: KAY WILLIS  
 5838 EDISON PLACE SUITE 100  
 CARLSBAD, CA 92008  
 T760-431-7775 F760-431-7585

**UTILITY PURVEYORS:**  
 WATER/SEWER: BEAUMONT/CHERRY VALLEY WATER DISTRICT  
 1-951-845-9581  
 ELECTRICITY: SO. CAL. EDISON  
 1-800-655-4555  
 GAS: THE GAS COMPANY  
 1-800-427-2200  
 TELEPHONE: VERIZON  
 1-800-483-4000  
 CABLE: TIME WARNER  
 1-760-964-2783  
 SCHOOL DIST.: BEAUMONT UNIFIED  
 1-951-845-1631

**ZONING DATA:**  
 GENERAL PLAN DESIGNATION: SP (SUNDANCE)  
 EXISTING SITE ZONE: SP (SUNDANCE)  
 EXISTING USE: VACANT LOT  
 PROPOSED USE: OFFICE/COMMERCIAL  
 SITE AREA: 13.6 ACRES  
 FEMA FLOOD ZONE DESIGNATION: C  
 FEMA PANEL NUMBER: 060245 0815A



CONSTRUCTION  
 DESIGN  
 PLANNING

**RBF CONSULTING**

6050 AVENIDA ENCINAS STE 280  
 CARLSBAD, CALIFORNIA 92008  
 760.476.9883 • FAX 760.476.9884 • WWW.RBF.COM

REGISTERED PROFESSIONAL ENGINEER  
 No. C60283  
 Exp. 08-30-08  
 CIVIL  
 STATE OF CALIFORNIA

SUNDANCE CORPORATE CENTER  
 NEIGHBORHOOD DEVELOPMENT  
 BEAUMONT, CALIFORNIA

**TRACT MAP NO. 35789**

Date: 7/27/07  
 Project:  
 File:  
 Revisions: 11/16/07  
 01/14/08

**TENTATIVE TRACT MAP**