

REVISIONS	
NO.	DESCRIPTION

# TENTATIVE TRACT NO. 37696

CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## "SINGLE FAMILY SUBDIVISION"

### LEGAL DESCRIPTION

PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LLA-13, AS RECORDED 10/19/04, PER INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF BEAUMONT, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, S.B.B.M.

OCTOBER 2019

### UTILITIES

**WATER:**  
BEAUMONT CHERRY VALLEY WATER DISTRICT  
560 MAGNOLIA AVENUE  
BEAUMONT, CA 92223 (951) 845-9581

**ELECTRIC:**  
S.C.E.  
26100 MENIFEE ROAD  
ROMOLAND, CA 92580 (951) 943-8291

**TELEPHONE:**  
VERIZON 1-800-483-4000

**GAS:**  
SOUTHERN CALIFORNIA GAS CO.  
3700 CENTRAL AVE  
RIVERSIDE, CA 92516 (714) 884-9411

**SEWER & STORM DRAIN:**  
CITY OF BEAUMONT  
550 E. 6TH STREET  
BEAUMONT, CA 92223 (951) 769-8520

### BENCHMARK:

USGS - MONUMENT "REST"  
88 DATUM  
ELEV. 2494.16  
BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DR. ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 23.3 FT. NORTHEAST OF THE DRIVE CENTERLINE 24.9 FT. SOUTHWEST OF THE SOUTHWEST EDGE OF THE SOUTHWEST BOUND LINES OF INTERSTATE HIGHWAY 10.

### SCHOOL DISTRICT

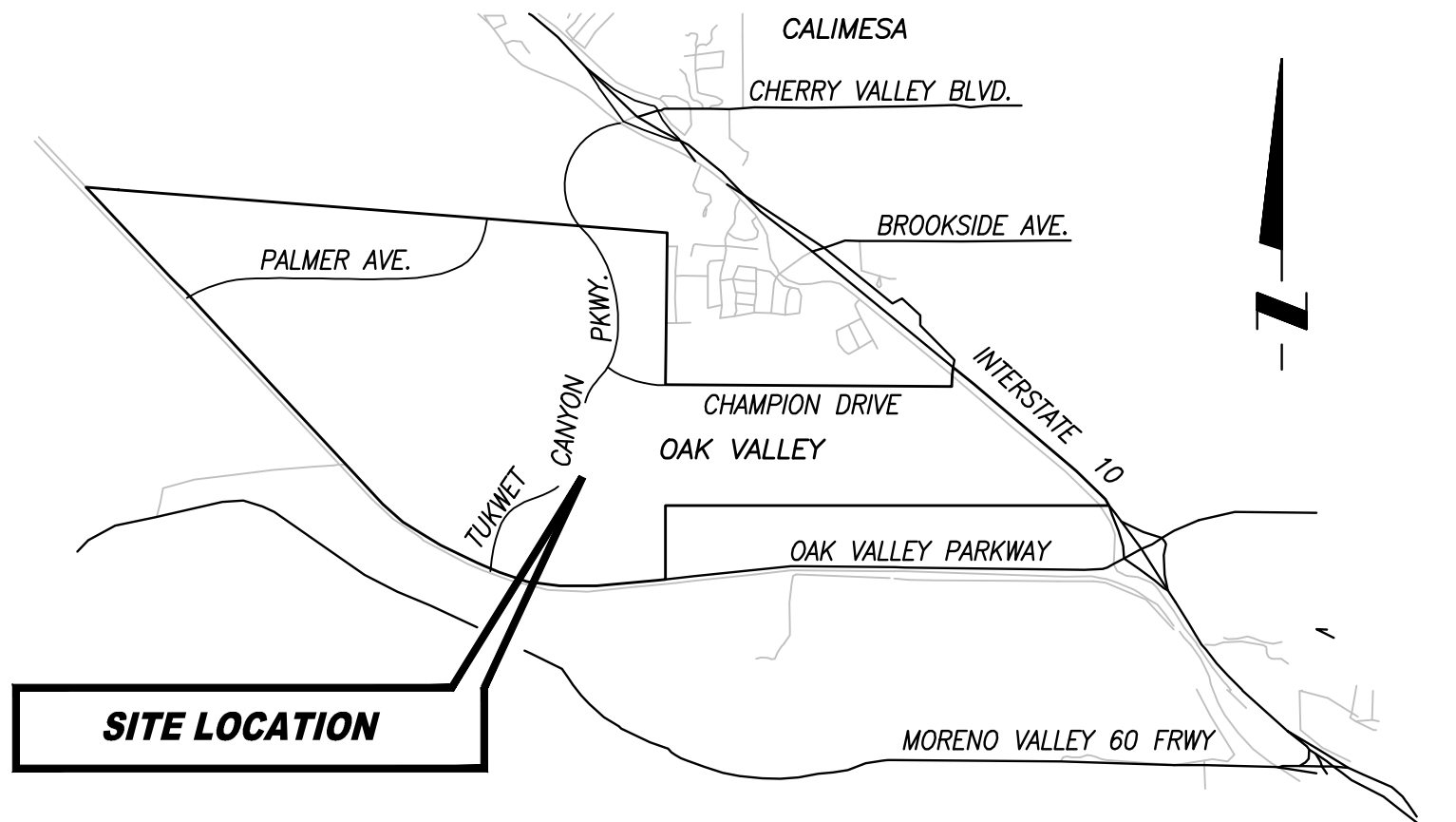
BEAUMONT UNIFIED SCHOOL DISTRICT  
500 GRACE AVENUE  
P.O. BOX 187  
BEAUMONT, CA 92223  
TEL: (909) 845-1631

TRACT NO.	MIN. LOT SIZE	AVG. LOT SIZE	AVG. LOT WIDTH	AVG. LOT LENGTH
37696	4,947	6,256	62	102
37697	4,949	5,673	56	97
37698	3,760	5,030	51	101
TOTAL	3,760	5,539	56	100

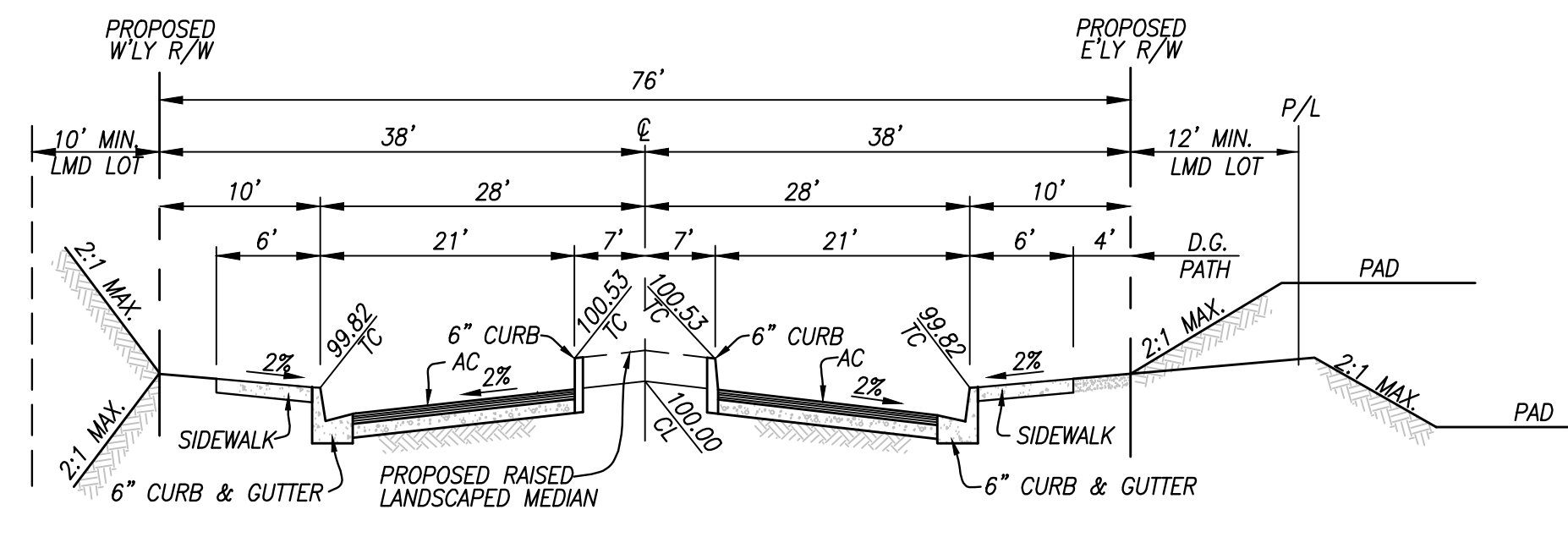
### TOPOGRAPHY SOURCE

ROBERT J. LUNG & ASSOCIATES  
2832 WALNUT AVE, SUITE "E"  
TUSTIN, CA 92708  
PH. (714) 832-2077

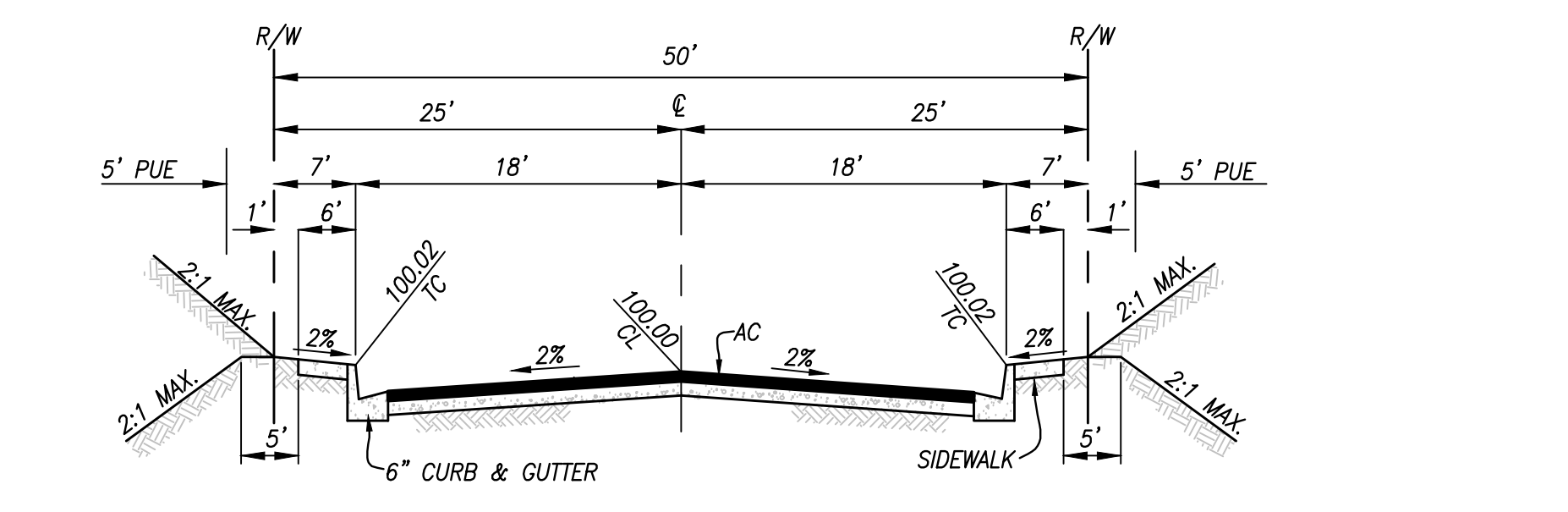
TRACT NO.	MIN. LOT SIZE	AVG. LOT SIZE	AVG. LOT WIDTH	AVG. LOT LENGTH
37696	302,362	302,362		
37697	238,885	238,885		
37698	416,075	416,075		
TOTAL	957,322	957,322		



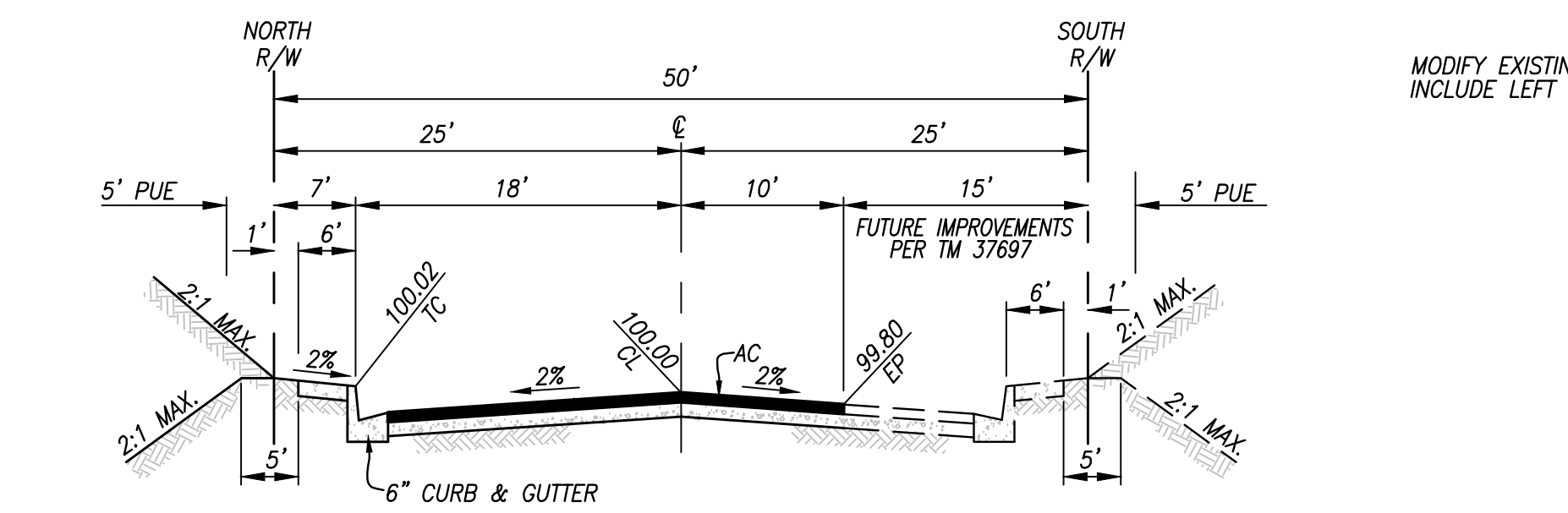
VICINITY MAP  
N.T.S.



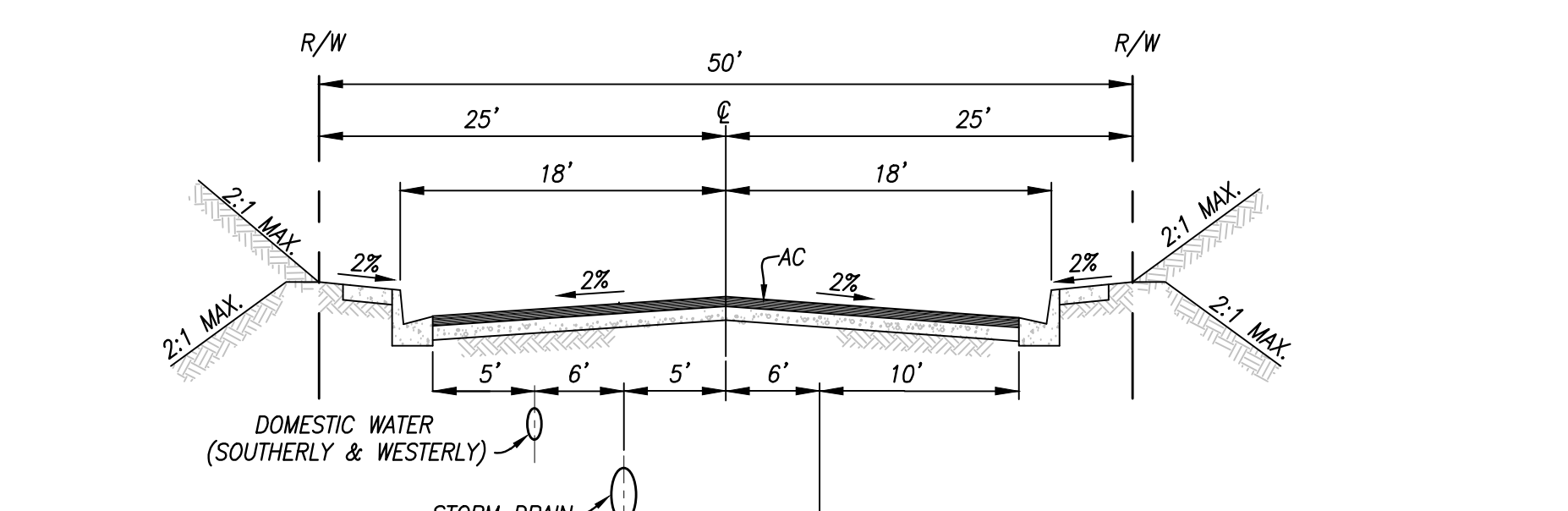
(MODIFIED R.C.T.D. STD. 103)  
**TYPICAL 76' STREET SECTION**  
TUKWET CANYON PARKWAY  
N.T.S.



**STREET "A", "B", "C" AND "E"**  
STREETS 50' SECTION  
N.T.S.



**STREET "D"**  
(LOT "D" PER TTM 37697)  
STREETS 50' SECTION  
N.T.S.



**TYPICAL UTILITY LOCATION**  
STREETS 50' SECTION  
N.T.S.

LOT SUMMARY TABLE											
LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	DESCRIPTION	
1	9,722	63'	156'	36	6,807	55'	121'	E	10,765	BASIN	
2	7,522	59'	116'	37	5,623	55'	102'	F	6,436	OPEN SPACE	
3	5,978	75'	96'	38	4,961	55'	90'	G	11,472	OPEN SPACE	
4	5,282	42'	104'	39	4,962	55'	90'	H	21,509	OPEN SPACE	
5	7,241	55'	90'	40	6,711	55'	90'	I	12,565	PARK	
6	5,796	55'	105'	41	5,304	55'	90'				
7	5,997	55'	109'	42	4,950	52'	81'				
8	5,520	55'	100'	43	4,950	53'	81'				
9	4,950	55'	90'	44	5,458	55'	90'				
10	5,186	55'	94'	45	5,795	55'	90'				
11	5,639	55'	103'	46	4,950	62'	90'				
12	5,404	55'	108'	47	4,950	64'	90'				
13	4,950	55'	90'	48	5,922	60'	90'				
14	4,950	55'	90'	49	6,070	60'	90'				
15	4,950	55'	90'	50	14,497	44	98'				
16	4,947	55'	90'	51	14,429	49	98'				
17	6,418	70'	90'	52	6,161	56	98'				
18	5,138	61'	90'	53	6,399	60'	107'				
19	6,374	53'	86'	54	5,510	55'	108'				
20	5,632	54'	92'	55	9,179	55'	118'				
21	5,128	62'	94'	56	17,172	96'	131'				
22	5,664	60'	98'	57	11,257	91'	109'				
23	5,739	57'	91'	58	5,918	55'	107'				
24	6,841	55'	90'	59	5,779	55'	105'				
25	5,727	55'	90'	60	5,641	55'	100'				
26	4,950	55'	90'	61	5,502	55'	99'				
27	4,950	55'	90'	62	5,363	55'	97'				
28	4,950	55'	90'								
29	4,950	55'	90'								
30	4,952	55'	90'								
31	5,167	55'	121'								
32	5,746	55'	136'								
33	6,618	55'	130'								
34	11,023	80'	109'								
35	7,151	55'	90'								

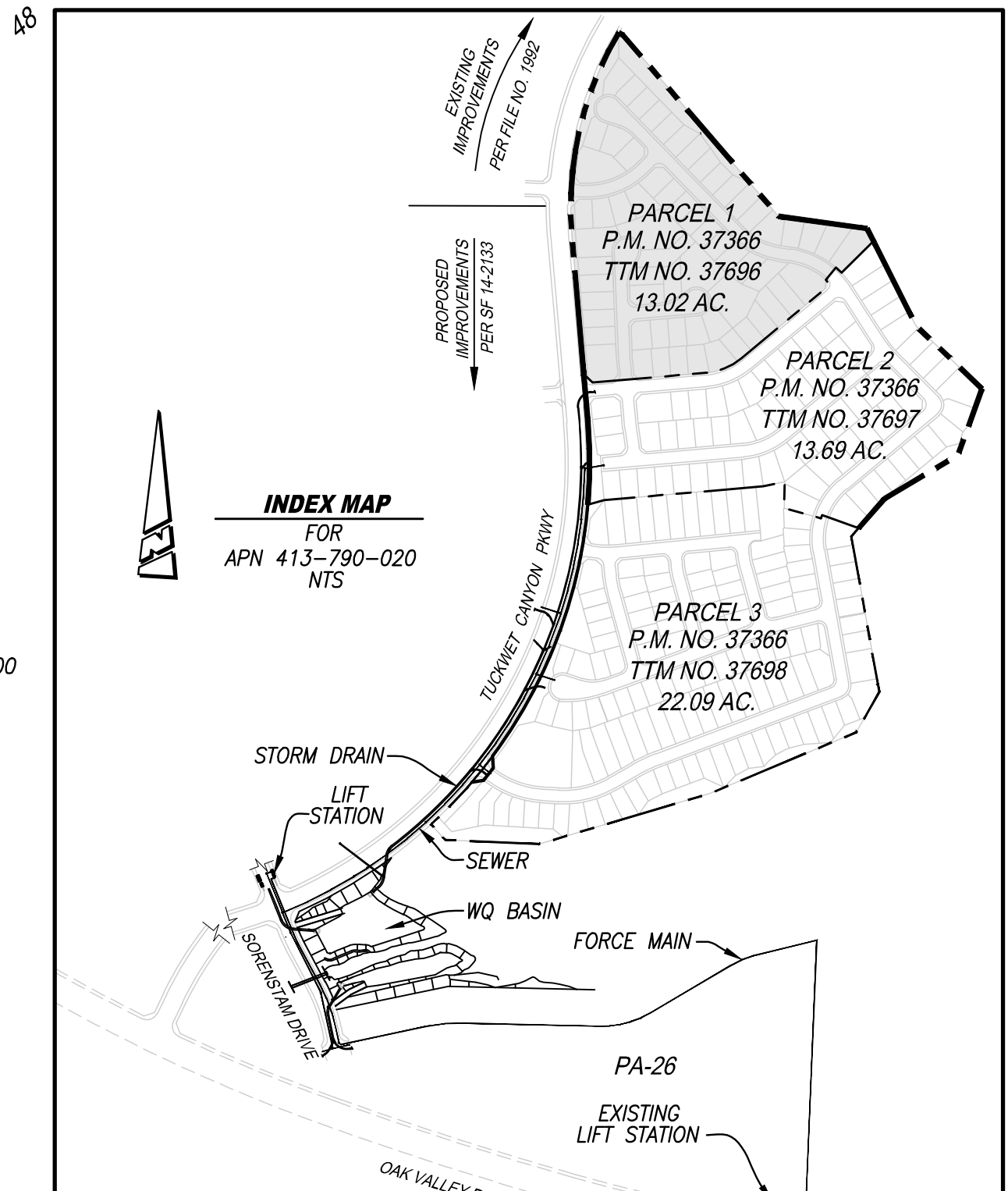


**LEGEND:**

- CL CENTERLINE
- EXIST. EXISTING
- C&G CURB AND GUTTER
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- FL FLOWLINE
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- PROP. PROPOSED
- P=36.9 PAD ELEVATION
- TC TOP OF CURB
- FG FINISHED GRADE
- TOP OF WALL
- INVERT ELEV
- HP HIGH POINT
- P/L PROPERTY LINE
- LP LOW POINT
- CATCH BASIN
- BUILDING SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROP. SLOPE
- EXIST. CONTOUR
- S PROP. SEWER LINE
- W PROP. WATER LINE
- SD PROP. STORM DRAIN LINE
- SETBACK LINE (20' TO GARAGE)
- SECTION REFERENCE
- SHEET REFERENCE

- GENERAL NOTES**
- THIS TENTATIVE TRACT MAP IS LOCATED WITHIN THE OAK VALLEY SPECIFIC PLAN NO. 318
  - THE LAND INCLUDED WITHIN THE BOUNDARY OF THE TRACT MAP SHOWN HEREON INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF SOC FAIRWAY CANYON, LLC
  - THIS PROJECT LIES WITHIN FLOOD ZONE C AS SHOWN ON FIRM COMMUNITY PANELS NO. 060245 0785 A, MAP REVISED APRIL 15, 1980.
  - PORTION OF ASSESSOR'S PARCEL NUMBER 413-790-020, SEE INDEX MAP BELOW.
  - TOTAL NUMBER OF LOTS: 62  
TOTAL NUMBER OF LETTERED LOTS: 9
  - ACREAGE BEING SUBDIVIDED: 13.02 ACRES GROSS.
  - THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  - ALL OPEN AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THIS SITE IS NOT LOCATED WITHIN A COMMUNITY SERVICE DISTRICT
  - THIS SITE IS NOT LOCATED WITHIN ANY FAULT HAZARD ZONE.
  - NO WELLS LIES WITHIN PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.
  - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.
  - GENERAL PLAN DESIGNATION: SPECIFIC PLAN NO. 318, ADOPTED 4/10/1990. (SINGLE FAMILY RESIDENTIAL)
  - THERE ARE NO EXISTING DWELLING, BUILDINGS (ABOVE OR BELOW GROUND), NO FENCES, GATES, WALLS, ETC. ON THE PROPERTY, EXCEPT AS SHOWN.
  - LOTS "A" THROUGH "D" TO BE DEDICATED TO THE CITY OF BEAUMONT FOR ROAD AND PUBLIC UTILITY PURPOSES.
  - LOTS "E" THROUGH "I" TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
  - MAP PREPARATION DATE: 5/2019

- ZONING/LAND USE**
- EXISTING ZONING: SPECIFIC PLAN 318 (PLANNING AREA 25)  
PROPOSED LAND USE: RESIDENTIAL  
EXISTING LAND USE: VACANT  
SURROUNDING LAND USE: VACANT/GOLF COURSE
- PROPOSED ZONING CRITERIA:
- PER SP 318
    - MIN. LOT SIZE: 3,800 S.F.
    - (ALL LOTS CONTAIN 3,800 S.F. MIN. NET LOT AREA)
    - MIN. AVERAGE LOT WIDTH: 40'
    - (35' MIN. FRONTAGE ON KNUCKLES & CUL-DE-SAC)
    - MIN. AVERAGE LOT DEPTH: 100'
    - MIN. FRONT YARD SETBACK: 20' (TO GARAGE FACE)
    - MIN. SIDE YARD SETBACK: 5'
    - MIN. REAR YARD SETBACK: 10'
  - TOTAL PROPOSED RESIDENTIAL LOTS: 62 (62/13.02 AC = 4.8 DU/AC)



**OWNER/DEVELOPER**  
**ARGENT MANAGEMENT**  
2392 MORSE AVE.  
IRVINE, CA 92614  
(949) 241-9403 OFFICE  
CONTACT: CHERYL THOMPSON

**ENGINEER / REPRESENTATIVE**

**PROACTIVE ENGINEERING INC.**  
**CONSULTANTS WEST, INC.**

25109 JEFFERSON AVE. SUITE 200  
MURRIETA, CA 92562  
951-200-6840

