

NO.	BY	REVISIONS DESCRIPTION

# TENTATIVE TRACT NO. 37697

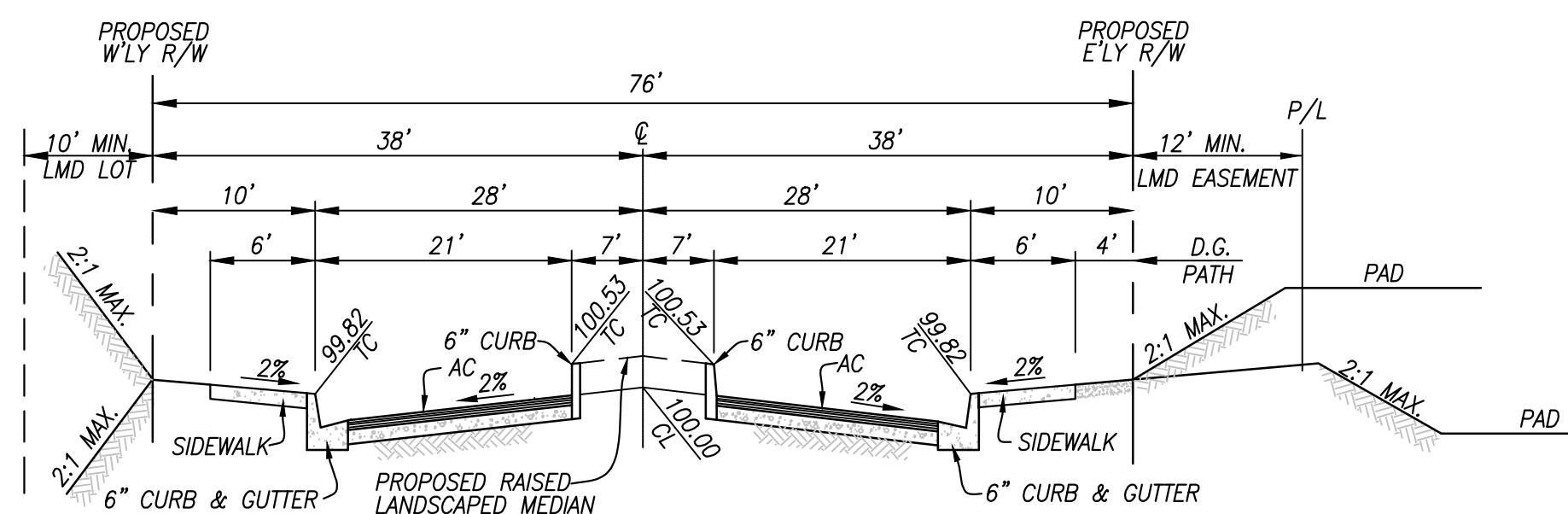
CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

"SINGLE FAMILY SUBDIVISION"

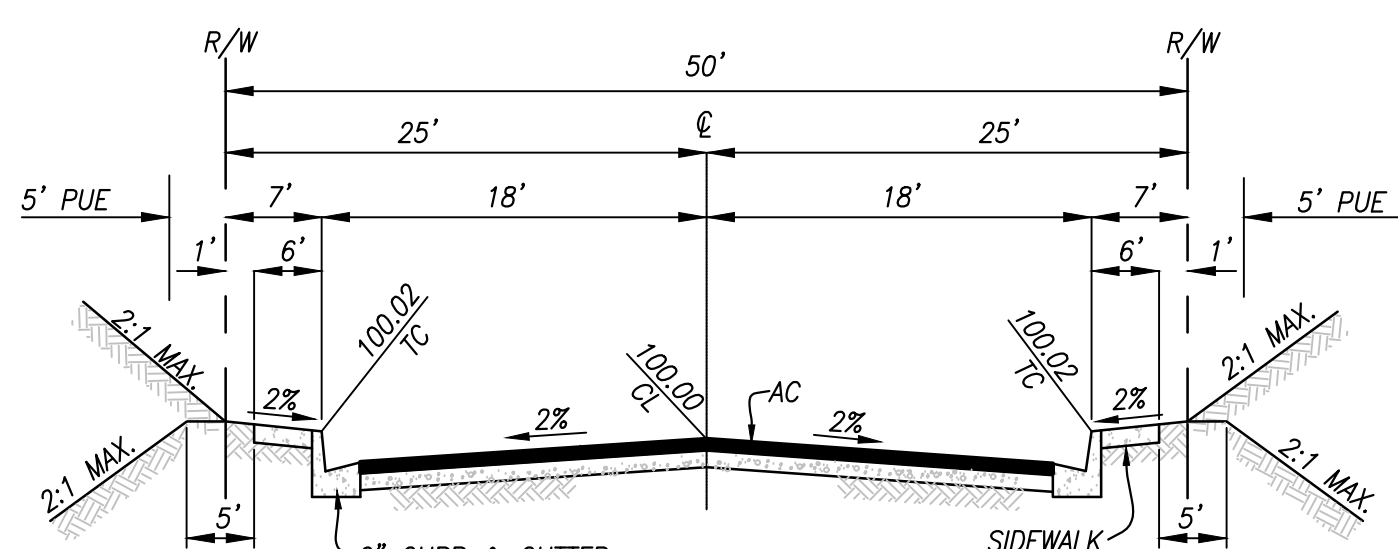
### LEGAL DESCRIPTION

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.

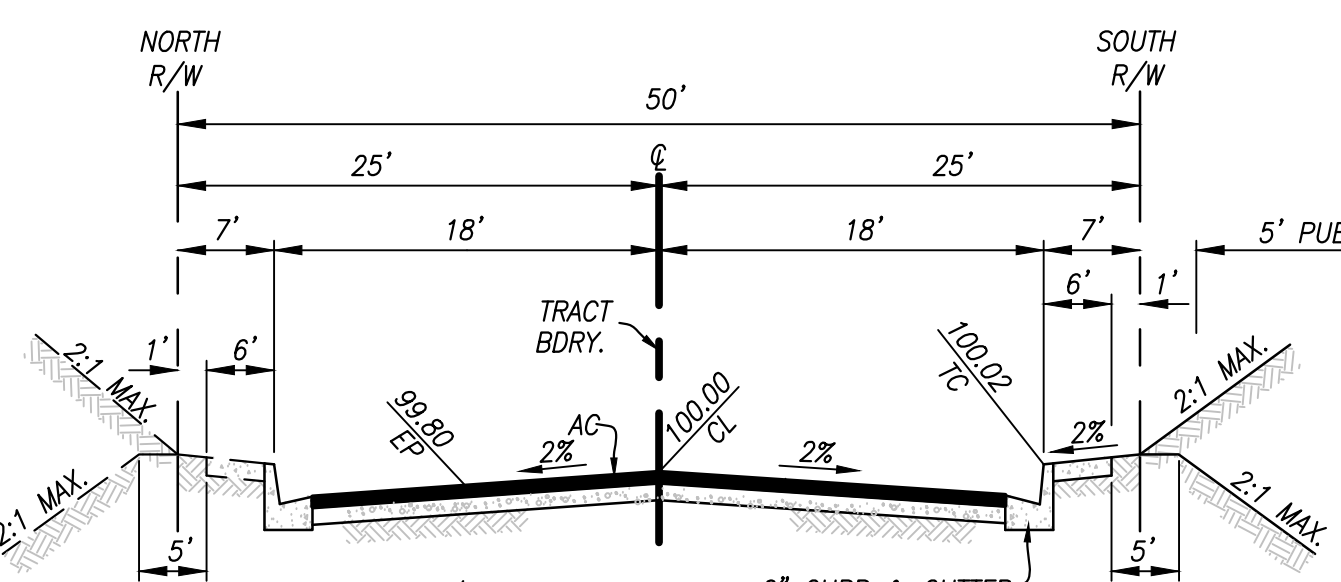
DECEMBER 2019



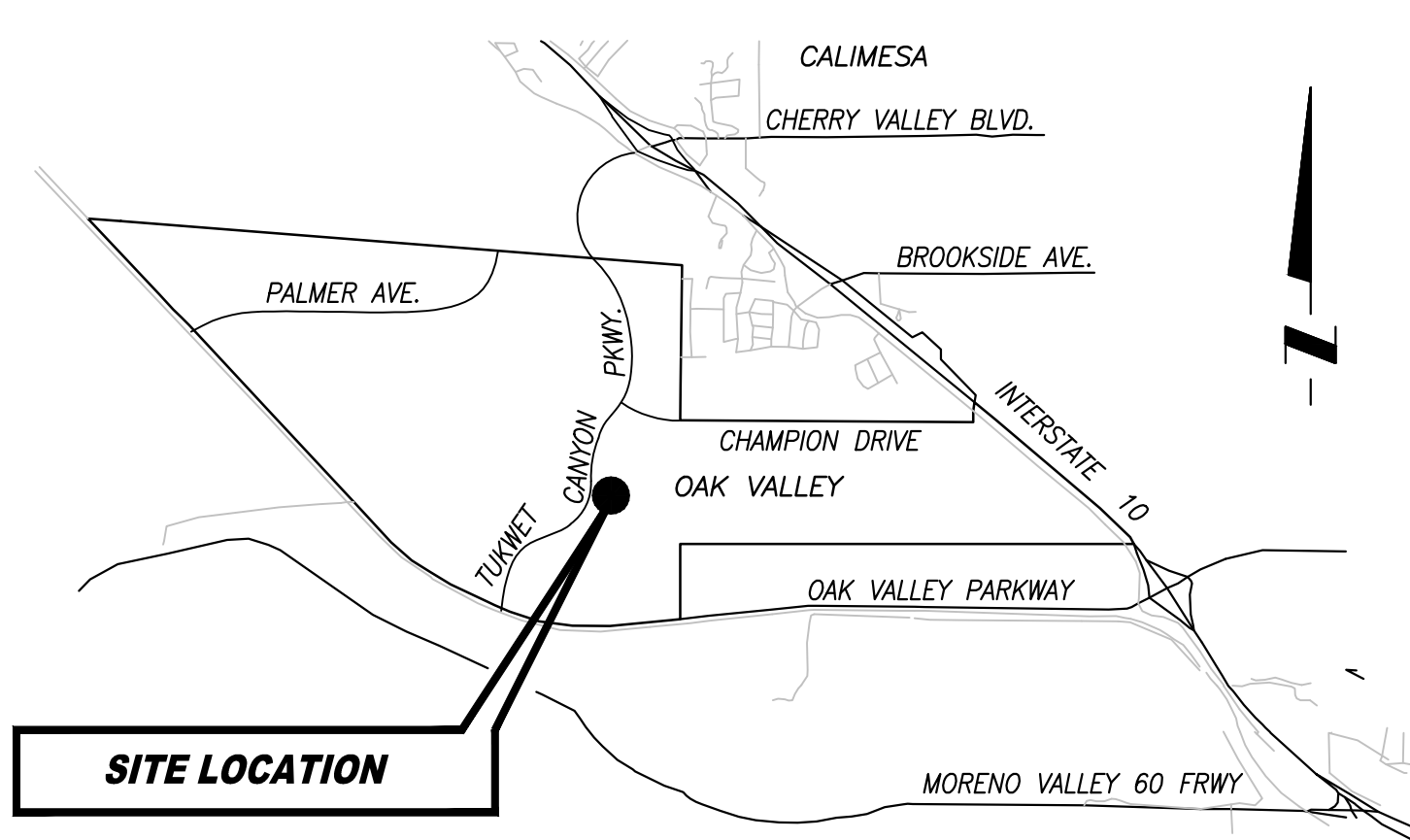
(MODIFIED R.C.T.D. STD. 103)  
**TYPICAL 76' STREET SECTION**  
TUKWET CANYON PARKWAY N.T.S.



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



**STREET "D"**  
STREETS 50' SECTION N.T.S.  
NOTE: TR. 37697 TO CONSTRUCT FULL CURB-TO-CURB IMP.



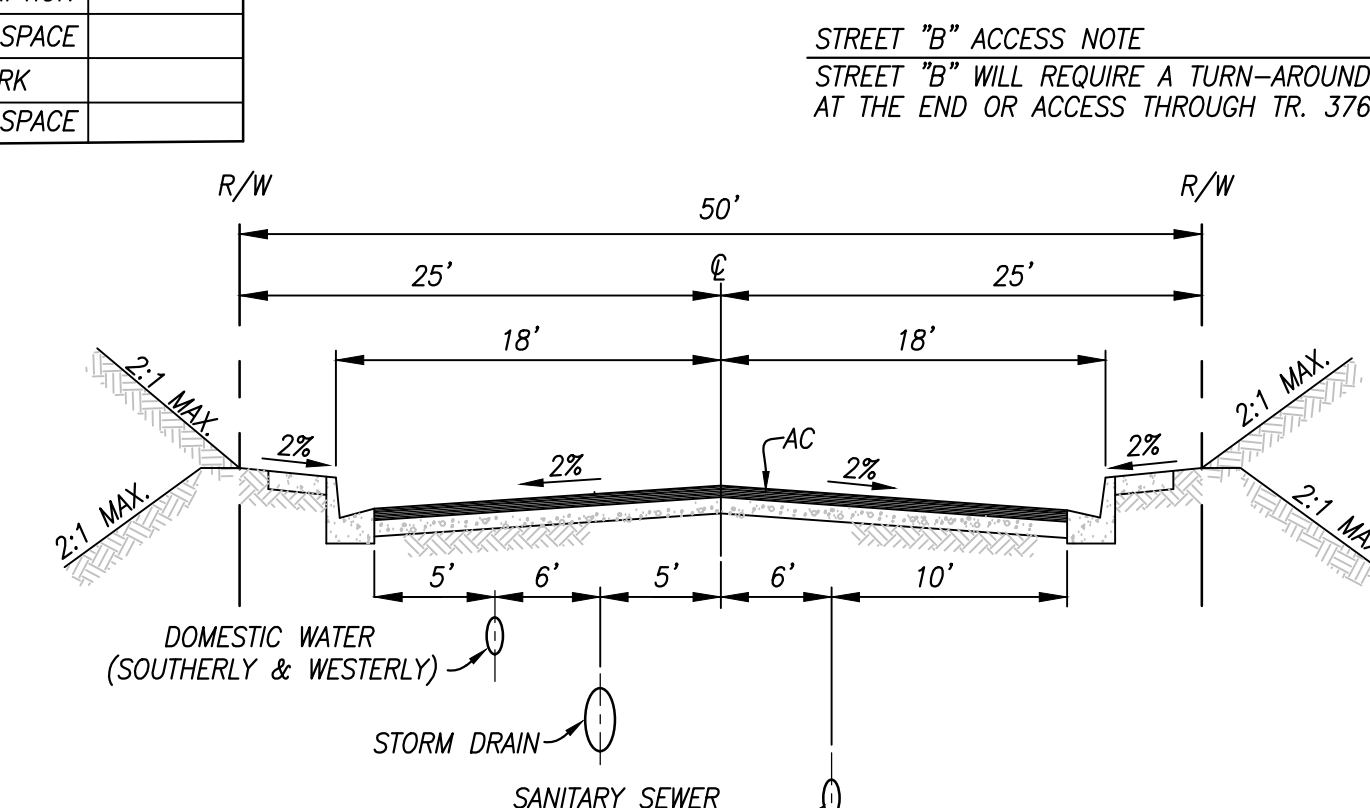
**VICINITY MAP**  
N.T.S.



TENTATIVE TRACT NO. 37698

### LOT SUMMARY TABLE

LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	DESCRIPTION
1	5,604	64'	77'	26	5,500	55'	100'	51	5,824	56'	104'	104'	8,809	OPEN SPACE
2	4,974	55'	91'	27	5,500	55'	100'	52	5,720	55'	104'	104'	9,730	PARK
3	5,412	62'	81'	28	6,490	63'	100'	53	5,720	55'	104'	104'	7,343	OPEN SPACE
4	4,950	55'	90'	29	7,911	68'	109'	54	5,720	55'	104'	104'		
5	4,950	55'	90'	30	6,683	60'	106'	55	5,720	55'	104'	104'		
6	4,950	55'	90'	31	6,970	67'	105'	56	6,719	63'	107'	107'		
7	4,950	55'	90'	32	5,448	56'	100'	57	6,449	63'	102'	102'		
8	4,950	55'	90'	33	4,950	55'	90'	58	4,950	55'	90'	90'		
9	4,950	55'	90'	34	4,950	55'	90'	59	4,950	55'	90'	90'		
10	4,950	55'	90'	35	4,950	55'	90'	60	4,950	55'	90'	90'		
11	4,950	55'	90'	36	4,951	55'	90'	61	4,950	55'	90'	90'		
12	5,217	57'	92'	37	4,949	55'	90'	62	5,461	62'	90'	90'		
13	5,886	61'	98'	38	6,125	62'	90'	63	6,731	75'	90'	90'		
14	6,053	66'	96'	39	6,346	66'	106'	64	5,490	61'	90'	90'		
15	4,950	55'	90'	40	10,214	90'	120'	65	4,950	55'	90'	90'		
16	4,950	55'	90'	41	5,762	55'	105'	66	4,950	55'	90'	90'		
17	4,950	55'	90'	42	6,185	60'	103'	67	4,950	55'	90'	90'		
18	4,950	55'	90'	43	6,385	63'	101'	68	4,950	55'	90'	90'		
19	4,950	55'	90'	44	7,162	70'	103'	69	5,733	63'	90'	90'		
20	4,950	55'	90'	45	5,971	55'	109'	70	5,729	62'	93'	93'		
21	6,236	70'	90'	46	6,294	55'	114'	71	5,366	59'	93'	93'		
22	6,077	63'	100'	47	6,886	55'	120'	72	4,950	55'	90'	90'		
23	5,500	55'	100'	48	8,477	66'	132'	73	4,950	55'	90'	90'		
24	5,500	55'	100'	49	6,619	64'	104'							
25	5,500	55'	100'	50	5,824	56'	104'							



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

### UTILITIES

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

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

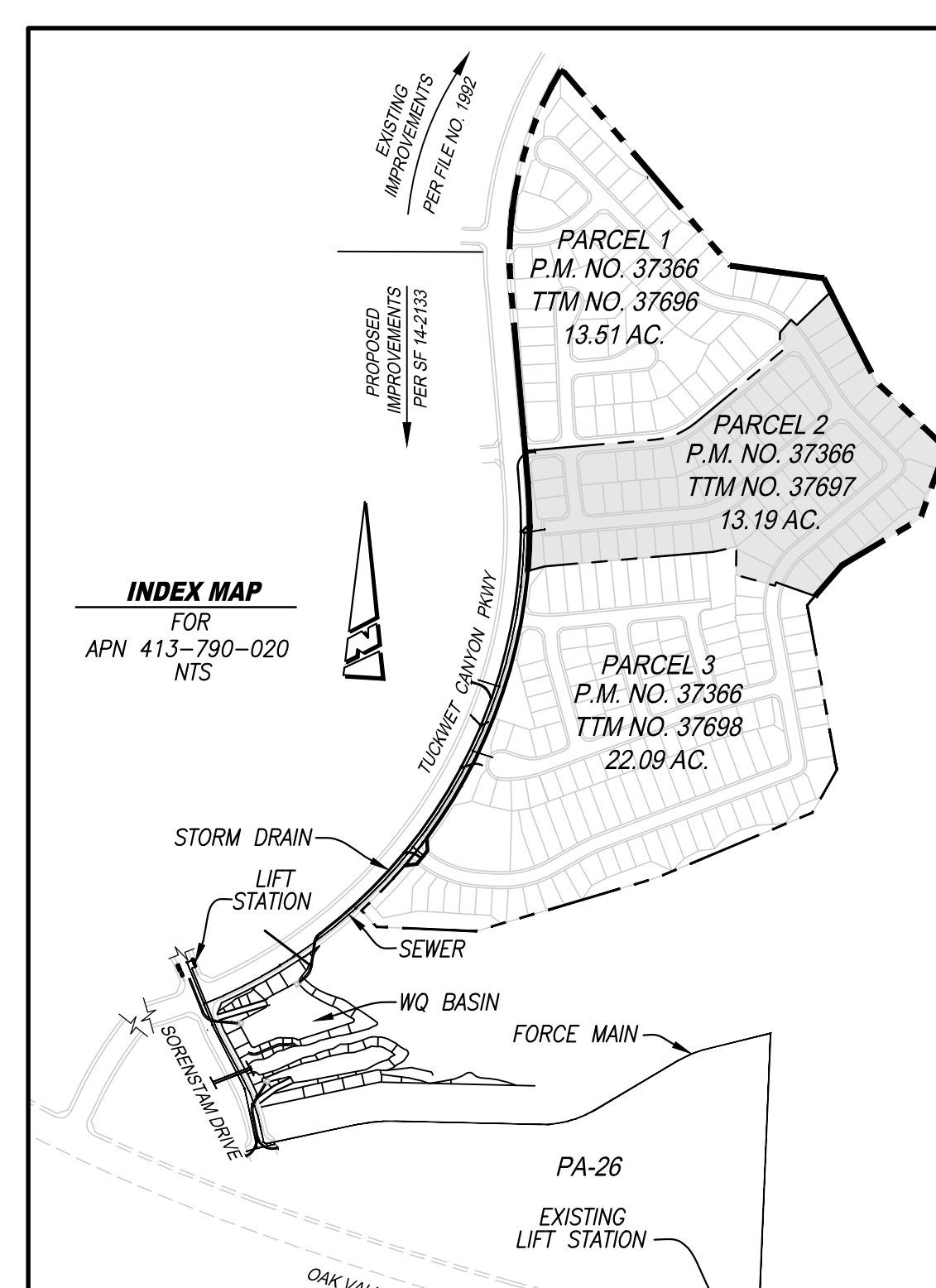
**TELEPHONE:**  
VERIZON 1-800-483-4000

**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

### 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
- INW INVERT
- HP HIGH POINT
- P/L PROPERTY LINE
- LP LOW POINT
- CB CATCH BASIN
- BSL BUILDING SETBACK LINE
- FH FIRE HYDRANT
- SL STREET LIGHT
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROP. SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
- EXIST. CONTOUR
- S PROP. SEWER LINE
- W PROP. WATER LINE
- SD PROP. STORM DRAIN LINE
- SETBACK LINE (20' TO GARAGE)
- SECTION REFERENCE
- SHEET REFERENCE
- NO PARKING WITHIN EMERGENCY VEHICLE TURNING RADIUS. NO PARK SIGNAGE AND STRIPING DESIGNATIONS PER THE FINAL ENGINEERING IMPROVEMENT/SIGNAGE PLANS.



**INDEX MAP**  
FOR APN 413-790-020 N.T.S.

EARTHWORK QUANTITIES (ROUGH GRADE PADS TO MASS GRADING)		
TTM NO.	CUT (C.Y.)	FILL (C.Y.)
37696	25,081	25,081
37697	26,371	26,371
37698	42,552	42,552
TOTAL	94,004	94,004

THIS SITE IS INTENDED TO BALANCE

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	3,800	5,030	51	101
OVERALL	3,800	5,539	56	100

**OWNER/DEVELOPER**  
**ARGENT MANAGEMENT**  
2392 MORSE AVE.  
IRVINE, CA 92614  
(949) 241-8403 OFFICE  
CONTACT: CHERYL THOMPSON

**ENGINEER / REPRESENTATIVE**  
**PROACTIVE ENGINEERING CONSULTANTS WEST, INC.**  
25109 JEFFERSON AVE. SUITE 200  
MURRIETA, CA 92562  
951-200-8840

- 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 SDC 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: 73  
TOTAL NUMBER OF LETTERED LOTS: 8  
ACREAGE BEING SUBDIVIDED: 13.19 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 "E" TO BE DEDICATED TO THE CITY OF BEAUMONT FOR ROAD AND PUBLIC UTILITY PURPOSES.
- LOTS "F" AND "H" TO BE MAINTAINED BY 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:  
A) 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'
7. TOTAL PROPOSED RESIDENTIAL LOTS: 73 (73/13.19 AC = 5.5 DU/AC)

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

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

**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 26.3 FT. NORTHEAST OF THE DRIVE CENTERLINE 24.9 FT. SOUTHWEST OF THE SOUTHWEST EDGE OF THE SOUTHEAST BOUND LANES OF INTERSTATE HIGHWAY 10.