REVISIONS		
NO.	BY	DESCRIPTION

TENTATIVE TRACT NO. 37696

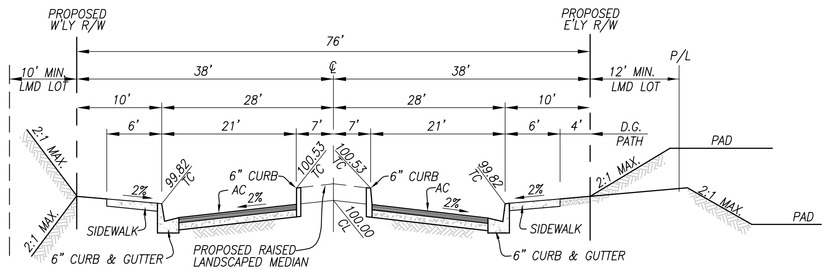
CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

"SINGLE FAMILY SUBDIVISION"

LEGAL DESCRIPTION

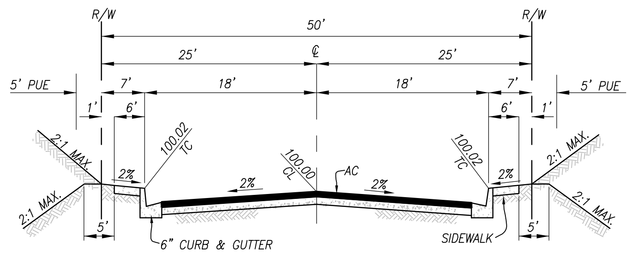
PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LLA-13, AS RECORDED 10/19/04, PER INSTRUMENT NO. 2004-0826803, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF BEAUMONT, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, S.B.B.M.

DECEMBER 2019

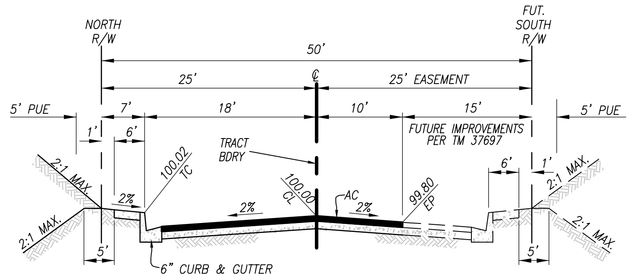


(MODIFIED R.C.T.D. STD. 103)

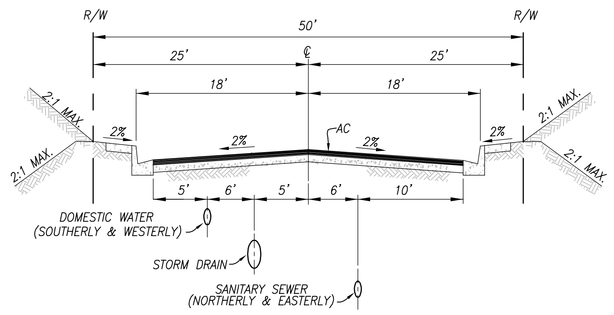
TYPICALY 76' STREET SECTION
TUKWET CANYON PARKWAY N.T.S.



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'	F	6,436	OPEN SPACE
2	7,522	59'	116'	37	5,623	55'	102'	G	11,472	OPEN SPACE
3	5,978	75'	96'	38	4,961	55'	90	H	21,509	OPEN SPACE
4	5,282	42'	104'	39	4,962	55'	90	I	12,565	PARK
5	7,241	55'	90'	40	6,711	55'	90	J	10,765	BASIN
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'							

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

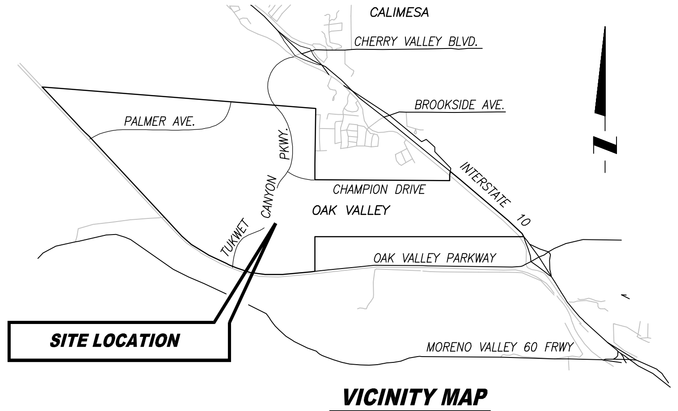
SCHOOL DISTRICT

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

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



VICINITY MAP
N.T.S.

LEGEND:

CL	CENTERLINE	TC	TOP OF CURB
EXIST.	EXISTING	FG	FINISHED GRADE
C&G	CURB AND GUTTER	TW	TOP OF WALL
GB	GRADE BREAK	INV	INVERT ELEV
HP	HIGH POINT	HP	HIGH POINT
LP	LOW POINT	P/L	PROPERTY LINE
FL	FLOWLINE	LP	LOW POINT
EP	EDGE OF PAVEMENT	CB	CATCH BASIN
R/W	RIGHT OF WAY	BSL	BUILDING SETBACK LINE
PROP.	PROPOSED		FIRE HYDRANT
P=36.9	PAD ELEVATION		STREET LIGHT

PROPOSED RETAINING WALL
TRACT BOUNDARY
PROP. SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
1430 EXIST. CONTOUR
S PROP. SEWER LINE
W PROP. WATER LINE
SD PROP. STORM DRAIN LINE
SETBACK LINE (20' TO GARAGE)
X SECTION REFERENCE
XX SHEET REFERENCE

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	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

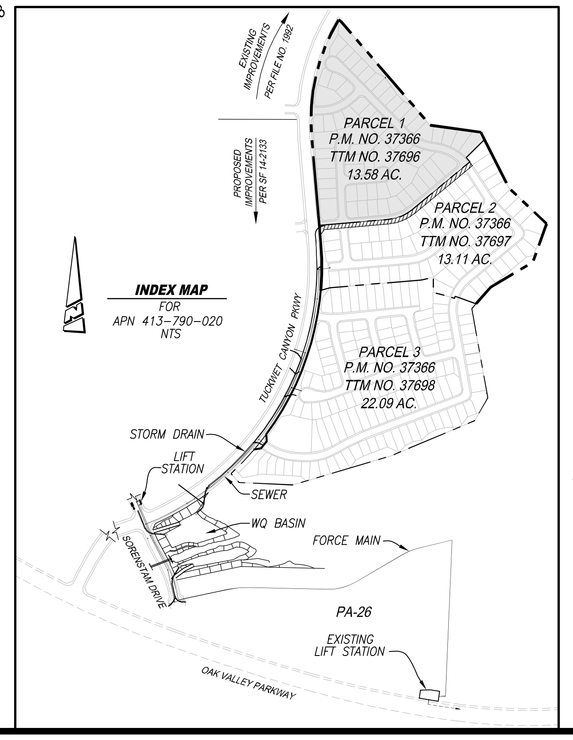
GENERAL NOTES

1. THIS TENTATIVE TRACT MAP IS LOCATED WITHIN THE OAK VALLEY SPECIFIC PLAN NO. 318
2. THE LAND INCLUDED WITHIN THE BOUNDARY OF THE TRACT MAP SHOWN HEREON INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF SDC FAIRWAY CANYON, LLC
3. THIS PROJECT LIES WITHIN FLOOD ZONE C AS SHOWN ON FIRM COMMUNITY-PANELS NO. 060245 0785 A, MAP REVISED APRIL 15, 1980.
4. PORTION OF ASSESSOR'S PARCEL NUMBER 413-790-020, SEE INDEX MAP BELOW.
5. TOTAL NUMBER OF LOTS: 62
   TOTAL NUMBER OF LETTERED LOTS: 9
6. ACREAGE BEING SUBDIVIDED: 13.58 ACRES GROSS.
7. THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
8. ALL OPEN AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. THIS SITE IS NOT LOCATED WITHIN A COMMUNITY SERVICE DISTRICT
10. THIS SITE IS NOT LOCATED WITHIN ANY FAULT HAZARD ZONE.
11. NO WELLS LIES WITHIN PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS PROPOSED.
13. GENERAL PLAN DESIGNATION: SPECIFIC PLAN NO. 318, ADOPTED 4/10/1990. (SINGLE FAMILY RESIDENTIAL).
14. THERE ARE NO EXISTING, DWELLING, BUILDINGS (ABOVE OR BELOW GROUND), NO FENCES, GATES, WALLS, ETC. ON THE PROPERTY. EXCEPT AS SHOWN.
15. LOTS "A" THROUGH "E" TO BE DEDICATED TO THE CITY OF BEAUMONT FOR ROAD AND PUBLIC UTILITY PURPOSES.
16. LOTS "E" THROUGH "I" TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
17. MAP PREPARATION DATE: 12/2019

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'

7. TOTAL PROPOSED RESIDENTIAL LOTS: 62 (62/13.58 AC = 4.6 DU/AC)



INDEX MAP
FOR
APN 413-790-020
NTS

OWNER/DEVELOPER
SDC Fairway Canyon, LLC
a Deleware limited liability company
2392 MORSE AVE.
IRVINE, CA 92614
(949) 241-8403 OFFICE
CONTACT: CHERRYL THOMPSON

ENGINEER / REPRESENTATIVE
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

Plotted: Jan 03, 2020 - 4:43pm By: mseitsema@rbc Xr:\06.002.000\Drawings\PA-25\Final Engineering\TTM\PA_25_TTM_37696_37698.dwg