

REVISIONS	DESCRIPTION

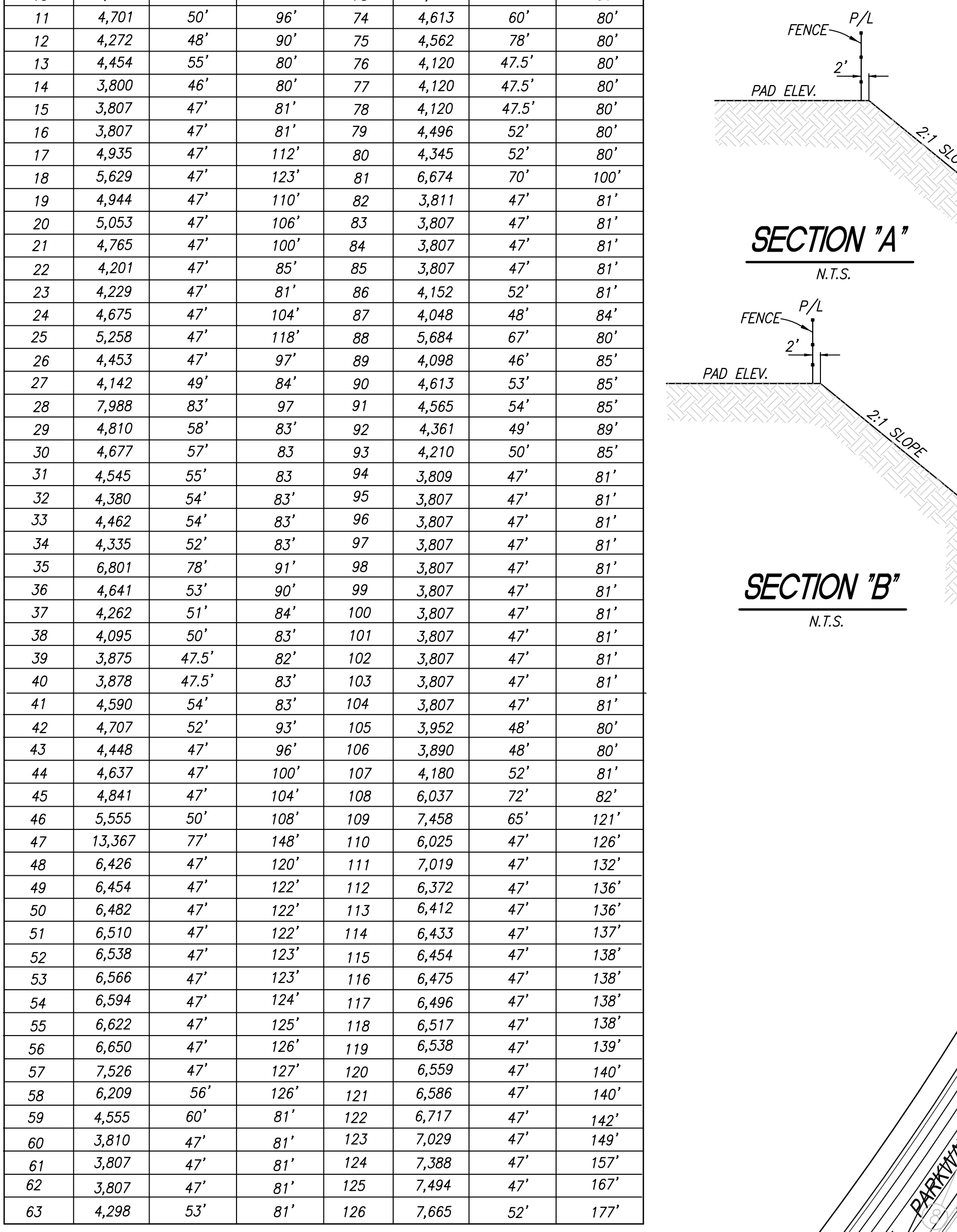
TENTATIVE TRACT NO. 37698

CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

"SINGLE FAMILY SUBDIVISION"

DECEMBER 2019

LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	AVG. WIDTH	AVG. DEPTH	LOT NO.	AREA (SF)	DESCRIPTION
1	9,466	70'	185'	64	4,482	70'	80'	LOT 74	39,902	WO BASIN
2	5,254	47'	124'	65	4,040	47.5'	80'	LOT 75	11,028	OPEN SPACE
3	4,567	47'	104'	66	4,040	47.5'	80'	LOT 76	12,907	BASIN
4	4,106	47'	90'	67	4,187	47.5'	80'	LOT 77	903	OPEN SPACE
5	3,846	47'	82'	68	4,804	60'	80'	LOT 78	2,076	OPEN SPACE
6	3,800	47'	80'	69	4,290	55'	80'	LOT 79	7,512	PARK
7	4,398	47'	106'	70	3,967	49'	80'	LOT 80	20,865	OPEN SPACE
8	4,986	54'	92'	71	3,800	47.5'	80'	LOT 81	17,412	OPEN SPACE
9	4,229	50'	86'	72	3,800	47.5'	80'	LOT 82	4,122	OPEN SPACE
10	4,376	50'	88'	73	3,800	47.5'	80'			
11	4,701	50'	96'	74	4,613	60'	80'			
12	4,272	48'	90'	75	4,562	78'	80'			
13	4,454	55'	80'	76	4,120	47.5'	80'			
14	3,800	46'	80'	77	4,120	47.5'	80'			
15	3,807	47'	81'	78	4,120	47.5'	80'			
16	3,807	47'	81'	79	4,496	52'	80'			
17	4,935	47'	112'	80	4,345	52'	80'			
18	5,629	47'	123'	81	6,674	70'	100'			
19	4,944	47'	110'	82	3,871	47'	81'			
20	5,053	47'	106'	83	3,807	47'	81'			
21	4,765	47'	100'	84	3,807	47'	81'			
22	4,201	47'	85'	85	3,807	47'	81'			
23	4,229	47'	81'	86	4,152	52'	81'			
24	4,675	47'	104'	87	4,048	48'	84'			
25	5,258	47'	118'	88	5,684	67'	80'			
26	4,453	47'	97'	89	4,098	46'	85'			
27	4,142	49'	84'	90	4,613	53'	85'			
28	7,988	83'	97'	91	4,565	54'	85'			
29	4,810	58'	83'	92	4,361	49'	89'			
30	4,677	57'	83	93	4,210	50'	85'			
31	4,545	55'	83	94	3,809	47'	81'			
32	4,380	54'	83'	95	3,807	47'	81'			
33	4,462	54'	83'	96	3,807	47'	81'			
34	4,335	52'	83'	97	3,807	47'	81'			
35	6,801	78'	91'	98	3,807	47'	81'			
36	4,641	53'	90'	99	3,807	47'	81'			
37	4,262	51'	84'	100	3,807	47'	81'			
38	4,095	50'	83'	101	3,807	47'	81'			
39	3,875	47.5'	82'	102	3,807	47'	81'			
40	3,878	47.5'	83'	103	3,807	47'	81'			
41	4,590	54'	83'	104	3,807	47'	81'			
42	4,707	52'	93'	105	3,952	48'	80'			
43	4,448	47'	96'	106	3,890	48'	80'			
44	4,637	47'	100'	107	4,180	52'	81'			
45	4,841	47'	104'	108	6,037	72'	82'			
46	5,555	50'	108'	109	7,458	65'	121'			
47	13,367	77'	148'	110	6,025	47'	126'			
48	6,426	47'	120'	111	7,019	47'	132'			
49	6,454	47'	122'	112	6,372	47'	136'			
50	6,482	47'	122'	113	6,412	47'	136'			
51	6,510	47'	122'	114	6,433	47'	137'			
52	6,538	47'	123'	115	6,454	47'	138'			
53	6,566	47'	123'	116	6,475	47'	138'			
54	6,594	47'	124'	117	6,496	47'	138'			
55	6,622	47'	125'	118	6,517	47'	138'			
56	6,650	47'	126'	119	6,538	47'	139'			
57	7,526	47'	127'	120	6,559	47'	140'			
58	6,209	58'	126'	121	6,586	47'	140'			
59	4,555	60'	81'	122	6,717	47'	142'			
60	3,810	47'	81'	123	7,029	47'	149'			
61	3,807	47'	81'	124	7,388	47'	157'			
62	3,807	47'	81'	125	7,494	47'	167'			
63	4,298	53'	81'	126	7,665	52'	177'			



UTILITIES

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

ELECTRIC:
S.C.E.C.
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

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 25.3 FT. NORTHEAST OF THE DRIVE CENTERLINE 24.9 FT. SOUTHWEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST BOUND LINES OF INTERSTATE HIGHWAY 10.

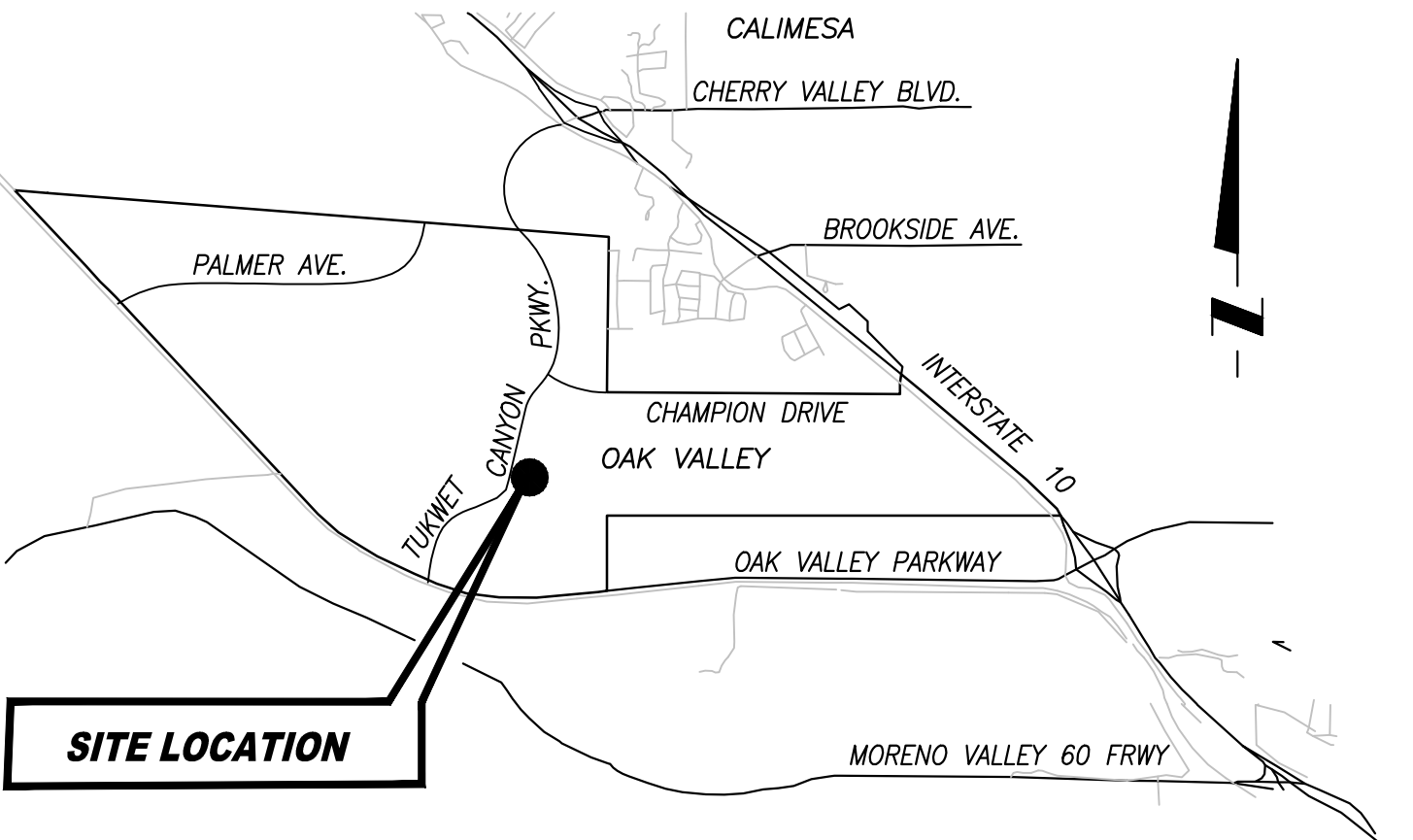
SCHOOL DISTRICT
BEAUMONT UNIFIED SCHOOL DISTRICT
500 GRACE AVENUE
P.O. BOX 187
BEAUMONT, CA 92223
TEL. (951) 845-1631

LEGEND:

CL CENTERLINE	TC TOP OF CURB	PROPOSED RETAINING WALL
EXIST. EXISTING	FG FINISHED GRADE	TRACT BOUNDARY
C&G CURB AND GUTTER	TOP OF WALL	PROP. SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
GB GRADE BREAK	INV INVERT ELEV	EXIST. CONTOUR
HP HIGH POINT	HP HIGH POINT	PROP. SEWER LINE
LP LOW POINT	HP HIGH POINT	PROP. WATER LINE
FL FLOWLINE	LP LOW POINT	PROP. STORM DRAIN LINE
EP EDGE OF PAVEMENT	CB CATCH BASIN	SETBACK LINE (20' TO GARAGE)
R/W RIGHT OF WAY	BSL BUILDING SETBACK LINE	SECTION REFERENCE
PROP. PROPOSED	FL FIRE HYDRANT	SHEET REFERENCE
PAD PAD ELEVATION	SL STREET LIGHT	

- NO PARKING WITHIN EMERGENCY VEHICLE TURNING RADIUS. "NO PARK" SIGNAGE AND STRIPING DESIGNATIONS PER THE FINAL ENGINEERING IMPROVEMENT/SIGNAGE PLANS.

LEGAL DESCRIPTION
PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 04-LLA-13, AS RECORDED 10/19/04, PER INSTRUMENT NO. 2004-082603, 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.



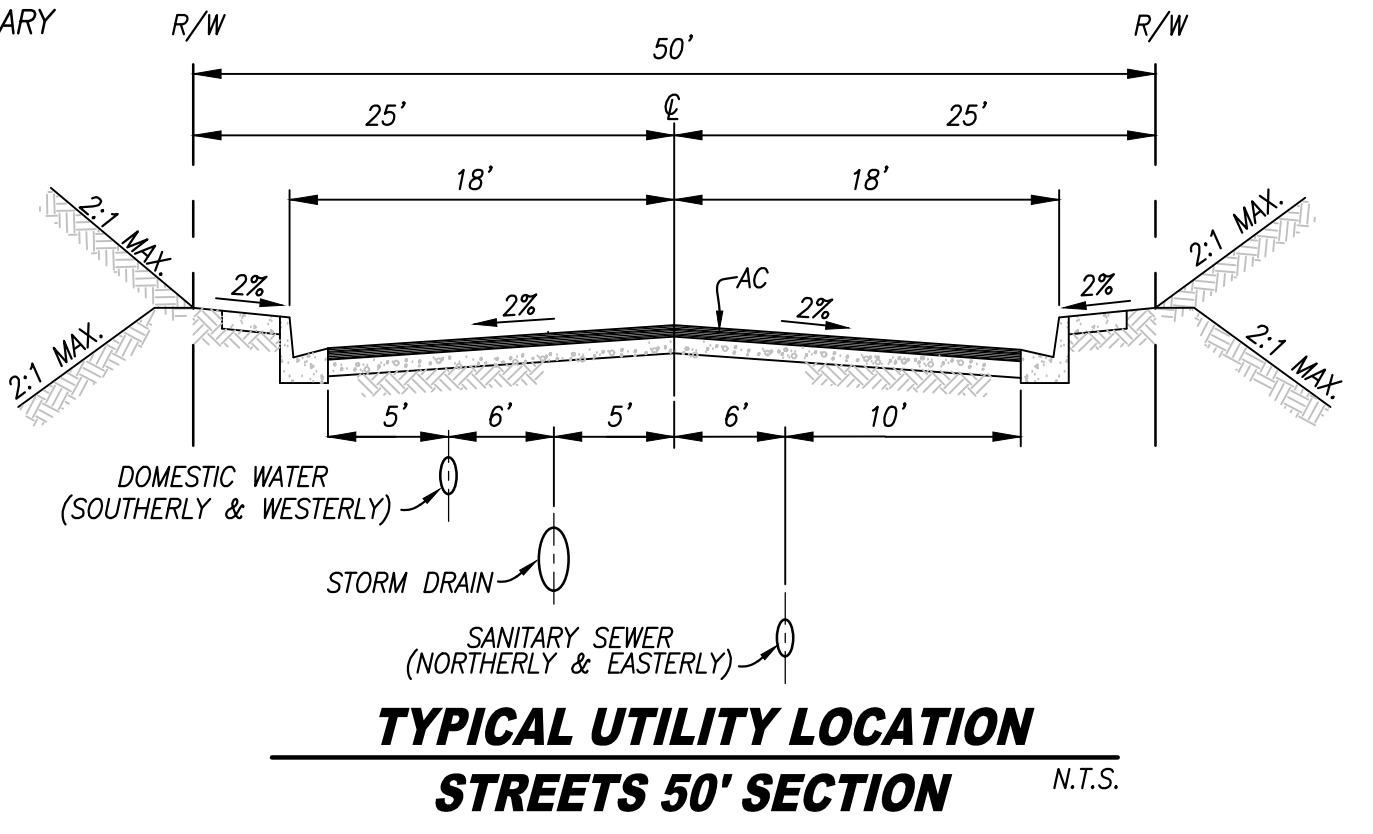
- GENERAL NOTES**
- THIS TENTATIVE TRACT MAP IS LOCATED WITHIN THE OAK VALLEY SPECIFIC PLAN NO. 318
 - THE LAND INCLUDED WITHIN THE BOUNDARY OF THE TRACT MAP SHOWN HEREON INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF SDC FAIRWAY CANYON, LLC
 - THIS PROJECT LIES WITHIN FLOOD ZONE C AS SHOWN ON FIRM 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: 126
 - TOTAL NUMBER OF LETTERED LOTS: 16
 - ACREAGE BEING SUBDIVIDED: 22.09 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 4/17/1990 (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 "G" TO BE DEDICATED TO THE CITY OF BEAUMONT FOR ROAD AND PUBLIC UTILITY PURPOSES.
 - LOTS "H" THROUGH "P" 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: 126 (126/22.09 AC = 5.7 DU/AC)



EARTHWORK QUANTITIES
(ROUGH GRADE PADS TO MASS GRADING)

ITEM NO.	CUT (C.Y.)	FILL (C.Y.)
37698	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
2332 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
951-200-6840

