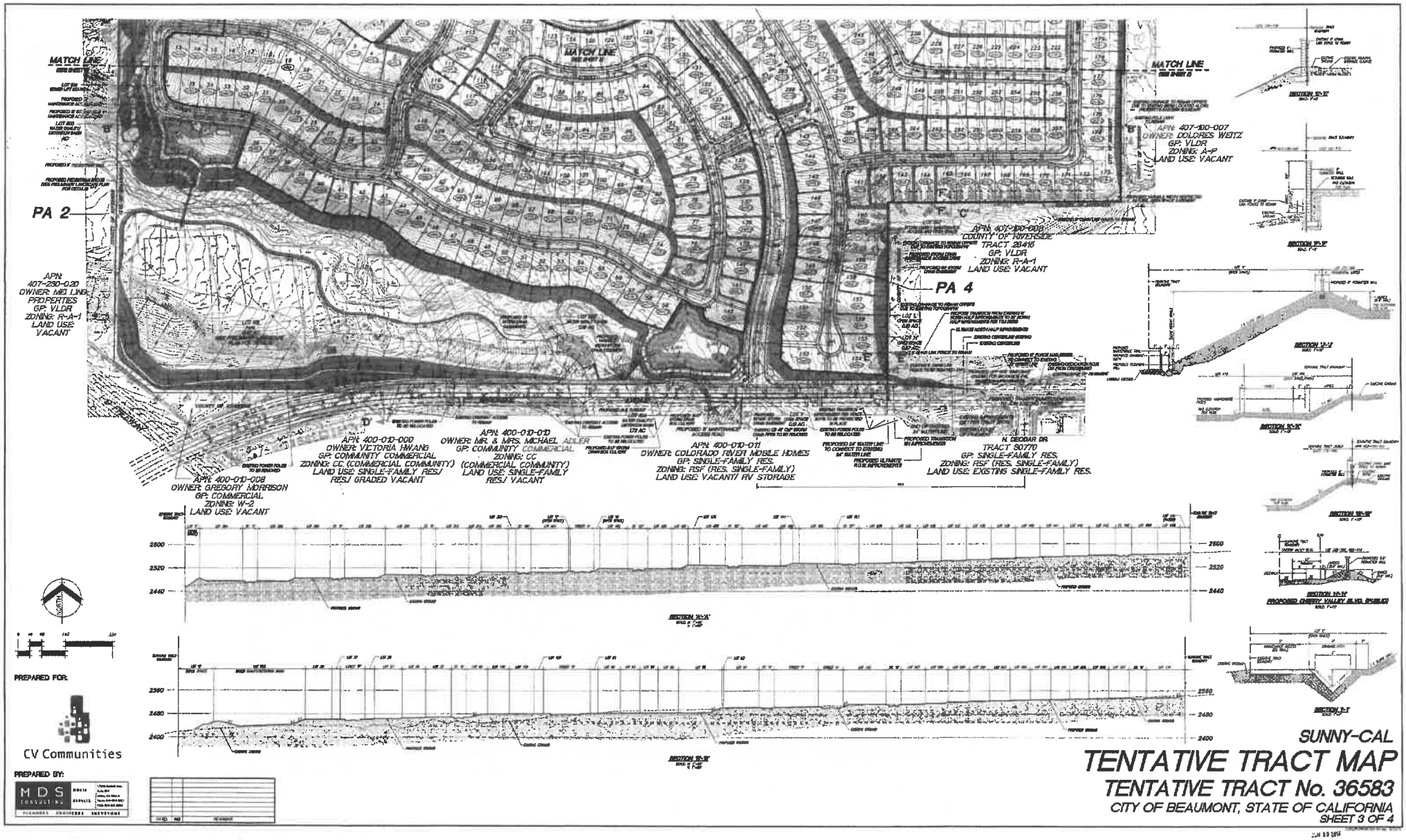


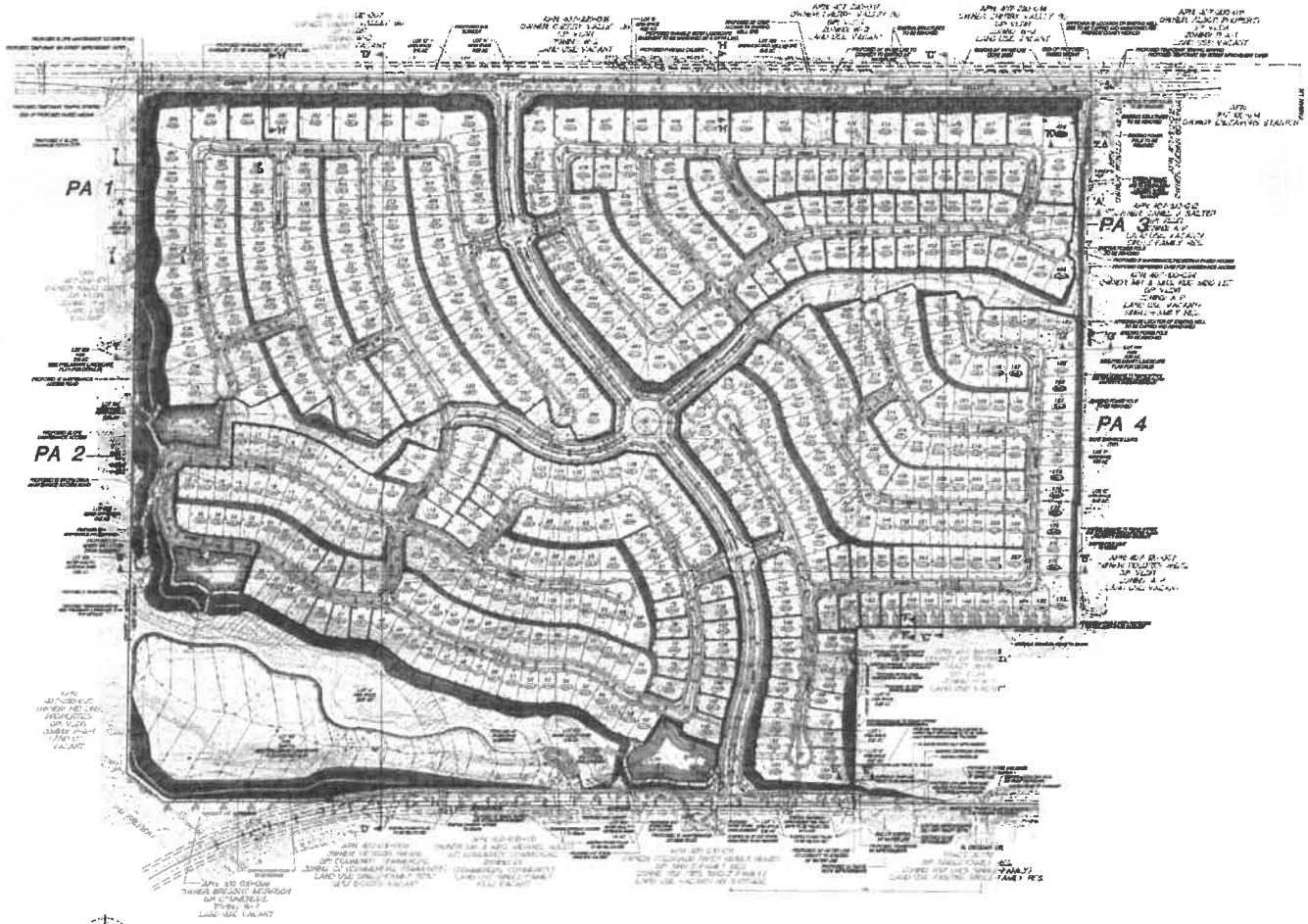
SUNNY-CAL

TENTATIVE TRACT MAP

TENTATIVE TRACT No. 36583

CITY OF BEAUMONT, STATE OF CALIFORNIA

SHEET 3 OF 4



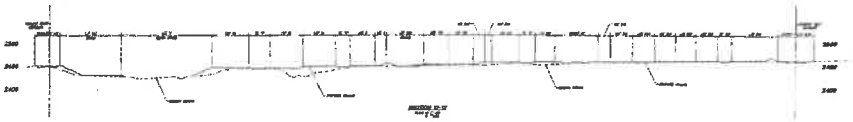
PREPARED FOR:

CV Communities

PREPARED BY:

MDS CONSULTING

PLANNERS ENGINEERS SURVEYORS



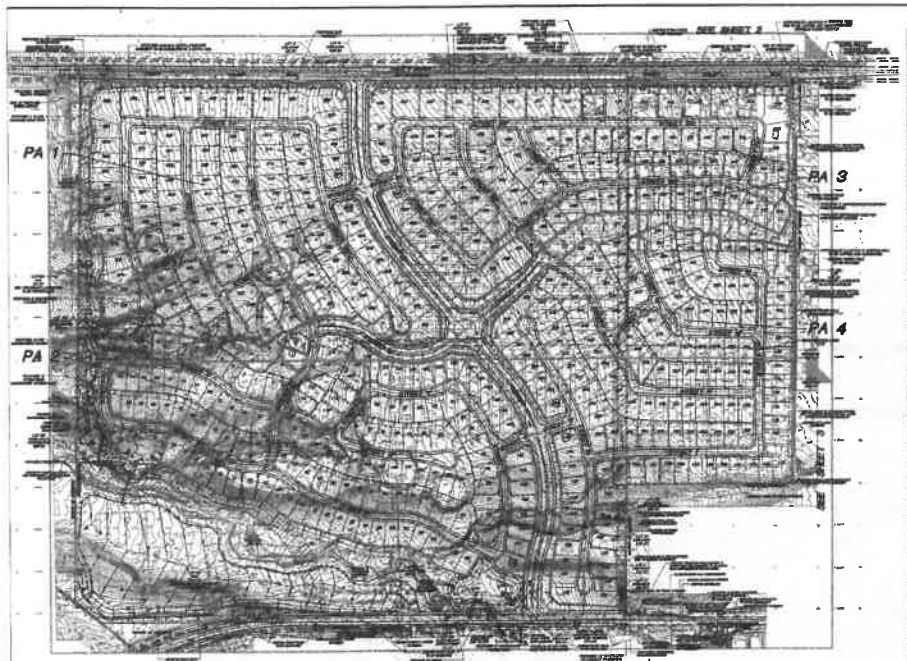
SUNNY-CAL

COMPOSITE TENTATIVE TRACT MAP

TENTATIVE TRACT No. 36583

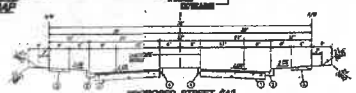
CITY OF BEAUMONT, STATE OF CALIFORNIA

SHEET 4 OF 4

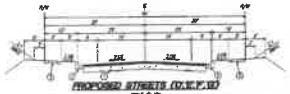


INDEX MAP

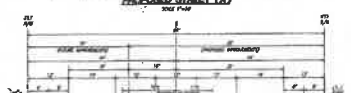
PROPOSED STREETS (U-1/U-2)
SCALE 1"=10'



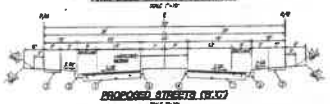
PROPOSED STREET (A)
SCALE 1"=10'



PROPOSED STREETS (U-3,U-4,U-5)
SCALE 1"=10'



BROOKSIDE AVENUE (PUBLIC)
SCALE 1"=10'



PROPOSED STREETS (S1,S2)
SCALE 1"=10'

(NOTE: SEE SCHEDULE FOR STREET SECTIONS FOR PROPOSED STREET STANDARD)

PROPOSED CHERRY VALLEY BLVD. (PUBLIC)
SCALE 1"=10'

PREPARED FOR:

CV Communities

PREPARED BY:

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

NORTH

0 20 40 80 120 240

DATE	BY	REVISIONS

CONSTRUCTION NOTES

1. OVERLAY 3 1/2" AC PER 6 1/2" CAB 2 AC (SEMI)
2. CONSTRUCT 6" CONCRETE CURB AND GUTTER TYPE A-6" PER RIVERSIDE COUNTY STANDARD NO. 200.
3. CONSTRUCT 6" TYPE P-CC WEDGE PER RIVERSIDE COUNTY STANDARD NO. 113.
4. CONSTRUCT 6" CONCRETE SIDEWALK TYPE 2" PER RIVERSIDE COUNTY STANDARD NO. 401
5. CONSTRUCT 4 1/2" A.C. PER 7 1/2" CLASS 200 A.B. (SEMI-PAVE)

ENGINEER'S / SURVEYOR STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY OF BEAUMONT ORDINANCES INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF ALL EXISTING AND PROPOSED DRAINAGE, COMMUNITY, WATER-WELL, SEWAGE, HYDROGRAPHIC, TOPOGRAPHY CONTOUR AND PROPERTY BOUNDARY DATA AND ELEVATIONS TO THE PROPERTY BOUNDARY LINE.

SIGNED DATE

LOT SUMMARY LCR-3

LOT NO.	LOT AREA ST. SQ.FT.	LOT AREA (SQ.FT.)	PAD AREA (SQ.FT.)
PLANNING AREA 1 LOTS 267-401			
PLANNING AREA 2 LOTS 1-142			

LOT SUMMARY LCR-1

LOT NO.	LOT AREA ST. SQ.FT.	LOT AREA (SQ.FT.)	PAD AREA (SQ.FT.)
PLANNING AREA 3 LOTS 402-497			
PLANNING AREA 4 LOTS 143-266			

LOT SUMMARY LCR-4

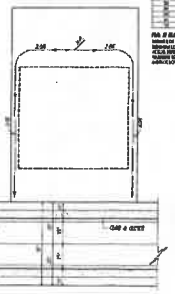
LOT NO.	LOT AREA ST. SQ.FT.	LOT AREA (SQ.FT.)	PAD AREA (SQ.FT.)
PLANNING AREA 5 LOTS 498-596			
PLANNING AREA 6 LOTS 597-666			

LOT SUMMARY LCR-5

LOT NO.	LOT AREA ST. SQ.FT.	LOT AREA (SQ.FT.)	PAD AREA (SQ.FT.)
PLANNING AREA 7 LOTS 667-766			
PLANNING AREA 8 LOTS 767-866			

PA 5 (LOTS 498-596)
NUMBER OF LOTS 99
MINIMUM LOT AREA (SQ.FT.) 7,200 S.F.
MAXIMUM LOT AREA 10,000 S.F.
AVERAGE LOT AREA 8,000 S.F.

PA 6 (LOTS 597-666)
NUMBER OF LOTS 70
MINIMUM LOT AREA (SQ.FT.) 7,200 S.F.
MAXIMUM LOT AREA 10,000 S.F.
AVERAGE LOT AREA 8,000 S.F.



TYPICAL LOT GRADING DETAIL
SCALE 1"=20'

LEGAL DESCRIPTION

SHEET INDEX

SHEET #	DESCRIPTION
1	TITLE SHEET
2	TENTATIVE TRACT MAP (PAGE SCALE DESIGN)
3	TENTATIVE TRACT MAP (PAGE SCALE DESIGN)
4	GRADING (GENERAL PLAN) MAP

LEGEND

CENTER STREET DESIGNATION
CENTER TRUCK STREET
CENTER SLAVE STREET
CENTER WATER DITCH
PROPOSED PLANNING AREA BOUNDARY
PROPOSED CONCRETE SIDEWALK
PROPOSED LEADING WALKS
PROPOSED LOT NUMBER
PROPOSED PUBLIC LIGHT STANDARD
PROPOSED FIRE HYDRANT
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL ACCESSES
PROPOSED STREET CLEANOUT
PROPOSED TRUCK DRAIN GRID
PROPOSED CROSS GRAD GUTTER WATER
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED SEWER MANHOLE
PROPOSED 2:1 SLOPE
PROPOSED 4:1 SLOPE
PROPOSED GAS STATION
PROPOSED ELECTRICAL / WATER OUTLET BOXES
PROPOSED STREETS "U3 TO U5" SIZE
PROPOSED LANDSCAPE (SEE SCHEDULE)
PROPOSED LANDSCAPE LINE
LIMITS OF PROPOSED CITY OF BEAUMONT

UTILITIES

WATER: BEAUMONT CHERRY VALLEY WATER DISTRICT, 560 BROADWAY AVENUE, BEAUMONT, CA 92223 (951)845-9581	TELEPHONE: VERIZON COMMUNICATIONS, 200 SOUTH ALAMEDA STREET, BANNING, CA 92220 (951)922-1000	GAS & ELECTRIC: SOUTHERN CALIFORNIA EDISON, 2244 WALNUT GROVE AVENUE, ROSEMEAD, CA 91770 (626)302-2000
SEWER: BEAUMONT CHERRY VALLEY WATER DISTRICT, 560 BROADWAY AVENUE, BEAUMONT, CA 92223 (951)845-9581	CABLE: COMCAST, 1270 S. BANNING STREET, BANNING, CA 92220 (909)849-4080	
NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY, 1981 W. LUGONIA AVENUE, REDLANDS, CA 92374 (800)427-2200		

DEVIATIONS

BASIS OF BEARINGS

ACCESSORS PARCEL NUMBERS

GENERAL INFORMATION

EASEMENTS

BENCH MARK

LOT SUMMARY

P.A. 1 (LOTS 267-401)		P.A. 2 (LOTS 1-142)	
NUMBER OF LOTS	135	NUMBER OF LOTS	142
MINIMUM LOT AREA	6,000 S.F.	MINIMUM LOT AREA	7,200 S.F.
TOTAL MINIMUM LOT AREA	810,000 S.F.	TOTAL MINIMUM LOT AREA	1,022,400 S.F.
MAXIMUM LOT AREA	10,000 S.F.	MAXIMUM LOT AREA	10,000 S.F.
AVERAGE LOT AREA	6,000 S.F.	AVERAGE LOT AREA	8,000 S.F.
MAXIMUM PAD SIZE	10,000 S.F.	MAXIMUM PAD SIZE	10,000 S.F.
P.A. 3 (LOTS 402-497)		P.A. 4 (LOTS 143-266)	
NUMBER OF LOTS	96	NUMBER OF LOTS	124
MINIMUM LOT AREA	6,000 S.F.	MINIMUM LOT AREA	7,200 S.F.
TOTAL MINIMUM LOT AREA	576,000 S.F.	TOTAL MINIMUM LOT AREA	892,800 S.F.
MAXIMUM LOT AREA	10,000 S.F.	MAXIMUM LOT AREA	10,000 S.F.
AVERAGE LOT AREA	6,000 S.F.	AVERAGE LOT AREA	7,200 S.F.
MAXIMUM PAD SIZE	10,000 S.F.	MAXIMUM PAD SIZE	10,000 S.F.

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENTAGE
1-142	SINGLE-FAMILY RESIDENTIAL	142.0 AC	46.7
143	PARK SITE	2.0 AC	0.6
144-266	SINGLE-FAMILY RESIDENTIAL	124.0 AC	40.8
267-401	SINGLE-FAMILY RESIDENTIAL	135.0 AC	44.4
402-497	SINGLE-FAMILY / DETACHED SINGLE	12.0 AC	3.9
498	SINGLE-FAMILY RESIDENCE	12.0 AC	3.9
499	SINGLE-FAMILY RESIDENCE	12.0 AC	3.9
500	CHERRY VALLEY BLVD.	14.0 AC	4.6
501	CHERRY VALLEY BLVD.	14.0 AC	4.6
502	BROOKSIDE AVENUE	7.0 AC	2.3
503	BROOKSIDE AVENUE	7.0 AC	2.3
"A"-"F"	STREETS "A"-"F"	13.0 AC	4.3
	TOTAL STREETS	26.0 AC	8.6
GROSS ACREAGE		305.0 AC	100.0%

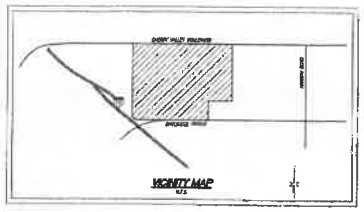
TENTATIVE TRACT NO. 36583

APPLICANT / DEVELOPER

CV COMMUNITIES L.L.C.
2500 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 250-0000
CONTACT: MICHAEL WHITE

OWNER

CV COMMUNITIES L.L.C.
2500 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 250-0000
CONTACT: MICHAEL WHITE



VICINITY MAP
N.T.S.

SUNNY-CAL

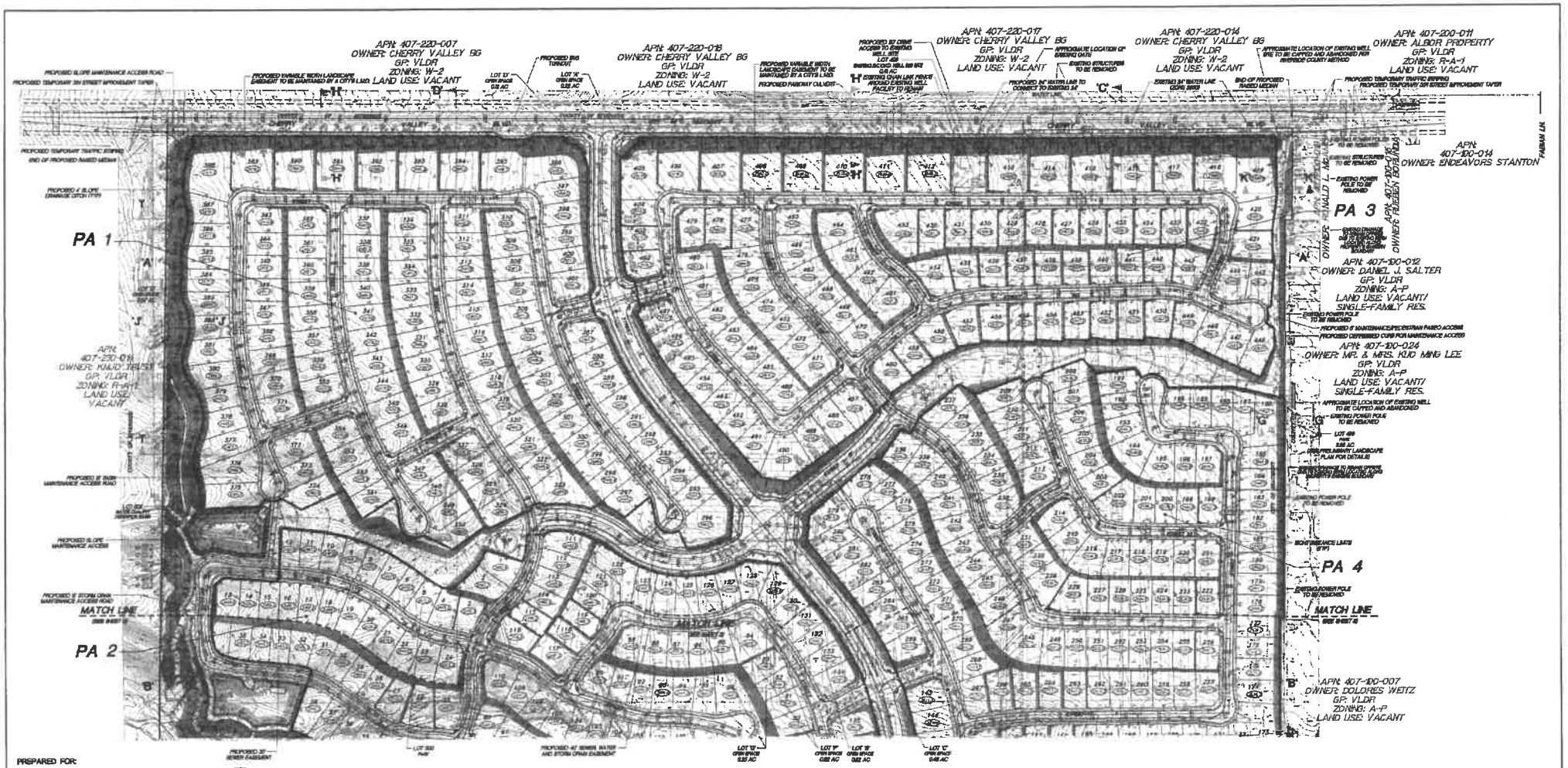
TENTATIVE TRACT MAP

TENTATIVE TRACT No. 36583

CITY OF BEAUMONT, STATE OF CALIFORNIA

SHEET 1 OF 4

JUL 3 0 2014



PREPARED FOR:

CV Communities

PREPARED BY:

MDS CONSULTING

SUNNY-CAL

TENTATIVE TRACT MAP

TENTATIVE TRACT No. 36583

CITY OF BEAUMONT, STATE OF CALIFORNIA

SHEET 2 OF 4

JUN 23 2014