

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1 : (APN: PORTION NO 408-080-004)
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCEL 2: (APN: 408-080-005)
 STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 53 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNER/DEVELOPER
 MONTE VISTA HOMES
 P.O. BOX 9559
 RANCHO CUCAMONGA, CA 91701
 PHONE: (909) 499-6995
 ATTN: BRIAN KING

ENGINEER
 PROACTIVE ENGINEERING
 200 S. MAIN ST., SUITE 300
 CORONA, CA 92882
 PHONE: (951) 280-3300
 ATTN: SCOTT GILBERT

SOILS ENGINEER
 SAMSON AND ASSOCIATES
 P.O. BOX 834
 SAN DIMAS CALIFORNIA 91773
 PHONE: (909) 522-7067
 PROJECT NO. 24-118-1nF

PUBLIC UTILITY COMPANIES

SEWER:
 CITY OF BEAUMONT
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 PHONE: 1 (951) 769-8520

GAS:
 THE SOUTHERN CALIFORNIA GAS CO.
 196 E 3RD ST.
 POMONA, CA 91766
 PHONE: 1 (877)-238-0092

WATER:
 BEAUMONT CHERRY VALLEY WD
 560 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 PHONE: 1 (951) 845-9581

CABLE:
 SPECTRUM
 400 ATLANTIC ST., FL 10
 STAMFORD, CT 06901
 PHONE: 1 (855) 470-3572

TELEPHONE:
 FRONTIER COMMUNICATIONS
 401 MERRITT 7
 NORWALK, CT 06851
 PHONE: 1 (855) 237-5355

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 2244 WALNUT GROVE AVENUE
 ROSEMEAD, CA 91770
 PHONE: 1 (800) 655-4555

EXISTING

CURRENT LAND USE: AGRICULTURAL/ VACANT SPACE
APN #: 408-080-004
 408-080-005

CURRENT ZONING: CITY ZONING: RESIDENTIAL SINGLE FAMILY
PROPOSED ZONING: CITY ZONING: RESIDENTIAL SINGLE FAMILY
FEMA FLOOD HAZARD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
FEMA FLOOD HAZARD PANEL: 06065C0805G

PROPOSED

NUMBER OF LOTS: 49 NUMBERED, 4 LETTERED
SITE ACREAGE: 12.84 AC
PROPOSED DENSITY: 3.88 DU/AC
RESIDENTIAL & STREET ACREAGE: 11.25 AC (89.2%)
DETENTION BASIN ACREAGE (LOT A): 0.67 AC (5.2%)
OTHER LETTERED LOT AREAS (LOTS B-E): 0.66 AC (5.1%)
LOT SIZES: 7,000 SF MIN
LOT DIMENSIONS: 55 FT X 132 FT

LOT SIZES

MINIMUM: 7,209 SqFt
AVERAGE: 7,811 SqFt
MAXIMUM: 9,883 SqFt
 SEE TABLE ON SHEET 2 FOR COMPLETE LIST OF LOT AREAS

BASIS OF BEARING

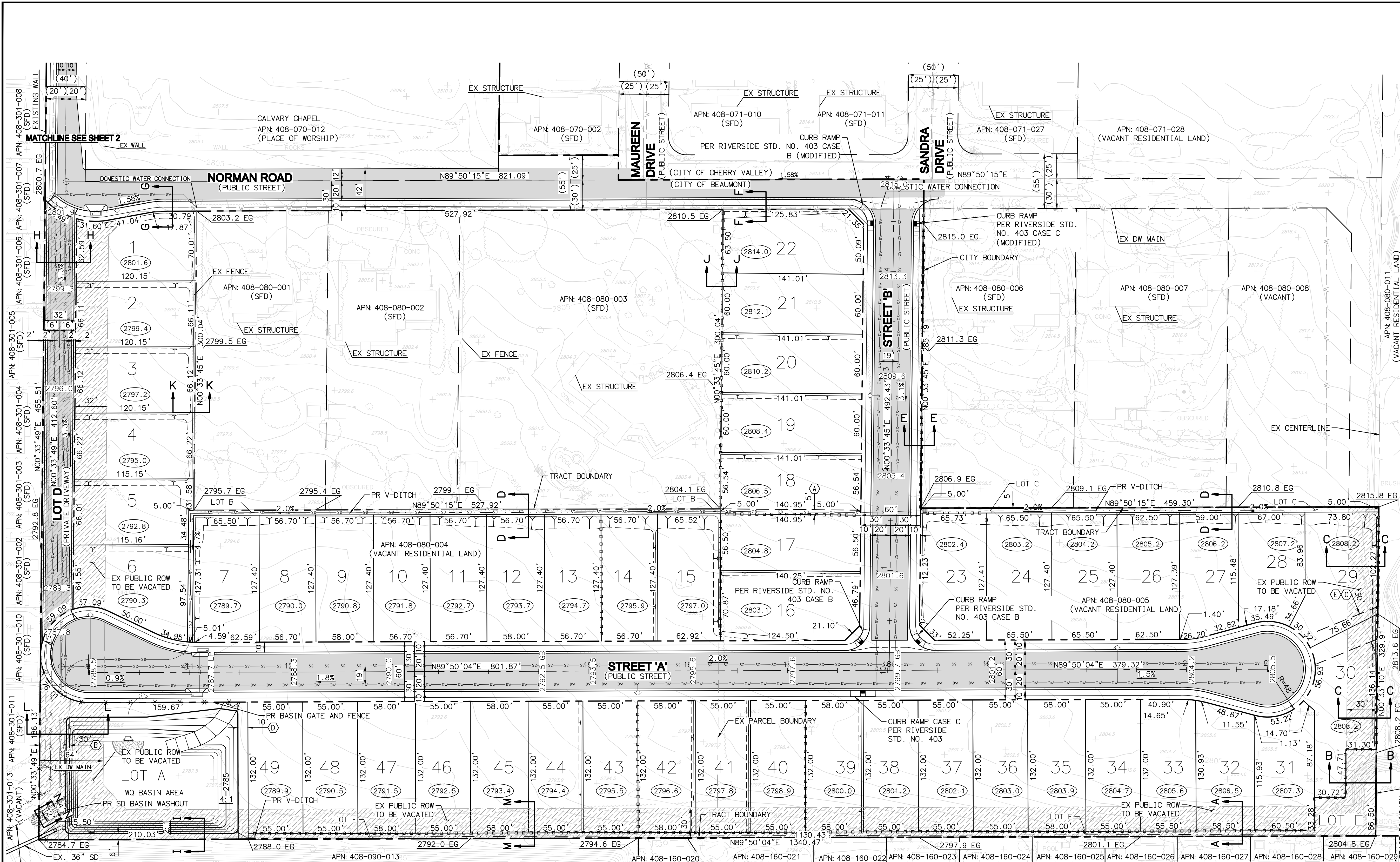
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMAN ROAD HAVING A BEARING OF NORTH 89°50'15" EAST PER PARCEL MAP NO. 10529, FILED IN BOOK 47, PAGE 76, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

BENCHMARK

COUNTY OF RIVERSIDE DESIGNATION: C-2-4

AT THE SW CORNER OF BROOKSIDE AVE & CHERRY AVE., 65' SOUTH OF BROOKSIDE AVE., 23' WEST OF CHERRY AVE., ON TOP OF AND AT THE NW CONCRETE WINGWALL OF BRIDGE NO. 8033, A BRASS DISK MARKED C-2-4-65

ELEVATION (FEET): 2758.083 (NGVD29) (ADJ. 1970)



LEGEND

---	TRACT BOUNDARY	---	EX PUBLIC ROW TO BE VACATED	GB	GRADE BREAK
- - -	EX TRACT BOUNDARY	---	PR PAVEMENT	SFD	SINGLE FAMILY DEVELOPMENT
- - -	PR RIGHT OF WAY	---	BASIN WASHOUT	WQ	WATER QUALITY
- - -	PR LOT LINE	---		ROW	RIGHT OF WAY
- - -	PR DOMESTIC WATER	---		PIP	PROTECT IN PLACE
- - -	PR SANITARY SEWER	---		LNDS	LANDSCAPE
- - -	PR STORM DRAIN	---		PKWY	PARKWAY
- - -	EX DOMESTIC WATER	---		SDWK	SIDEWALK
- - -	PR SLOPE (2:1 MAX) UNLESS NOTED OTHERWISE	---		EX	EXISTING
- - -	PAD ELEVATION	---		PR	PROPOSED
- - -	RETAINING WALL	---		EG	EXISTING GROUND
- - -	V-DITCH	---		EP	EDGE OF PAVEMENT
- - -	BASIN FENCE	---		BCVMD	BEAUMONT CHERRY VALLEY WATER DISTRICT

EASEMENTS

(A)	- WATER QUALITY MANAGEMENT EASEMENT - 5' WIDTH
(B)	- CITY UTILITY EASEMENT - 30' WIDTH
(C)	- BEAUMONT CHERRY VALLEY WATER DISTRICT - 30' WIDTH
(D)	- LOT A BASIN ACCESS EASEMENT - 10' WIDTH
(E)	- CITY SEWER EASEMENT - 30' WIDTH

DIGALERT
 Call 2 Working Days Before You Dig! 811

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BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

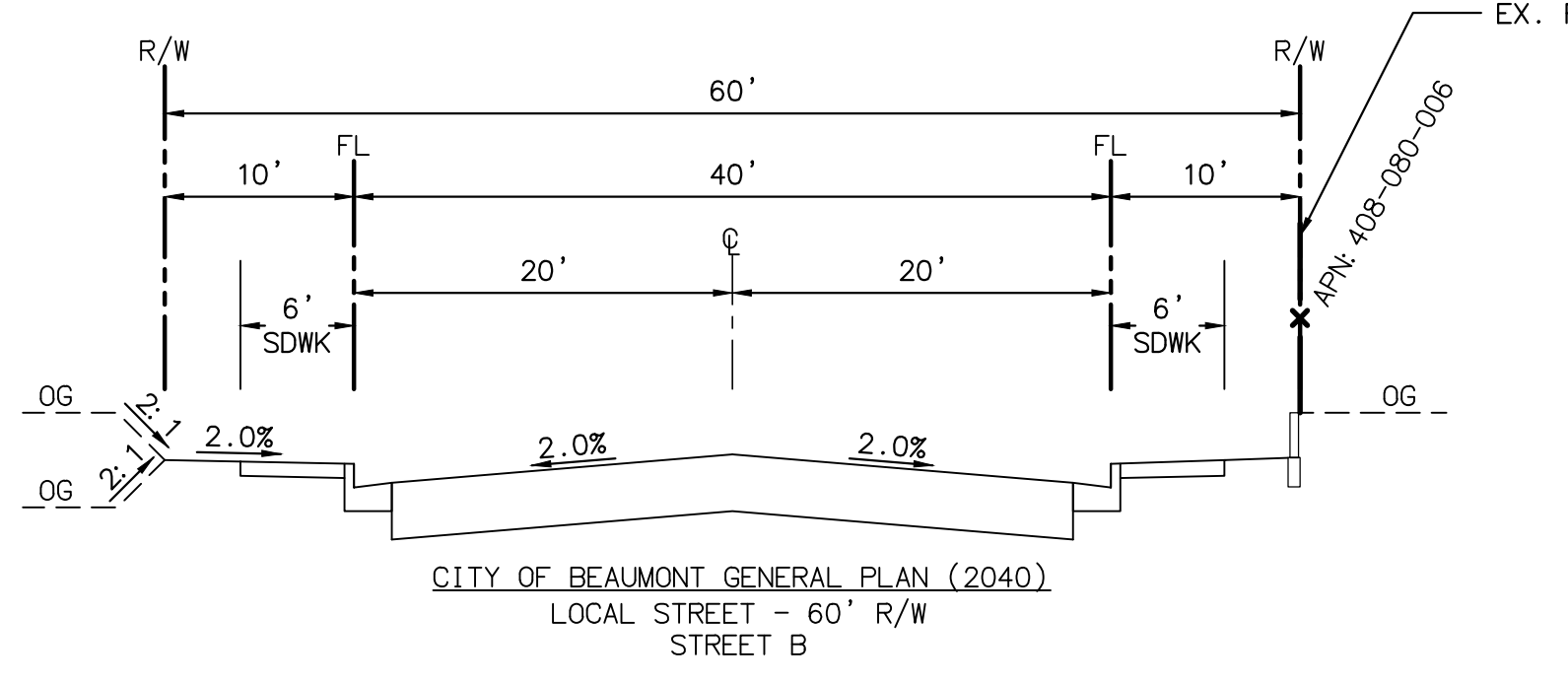
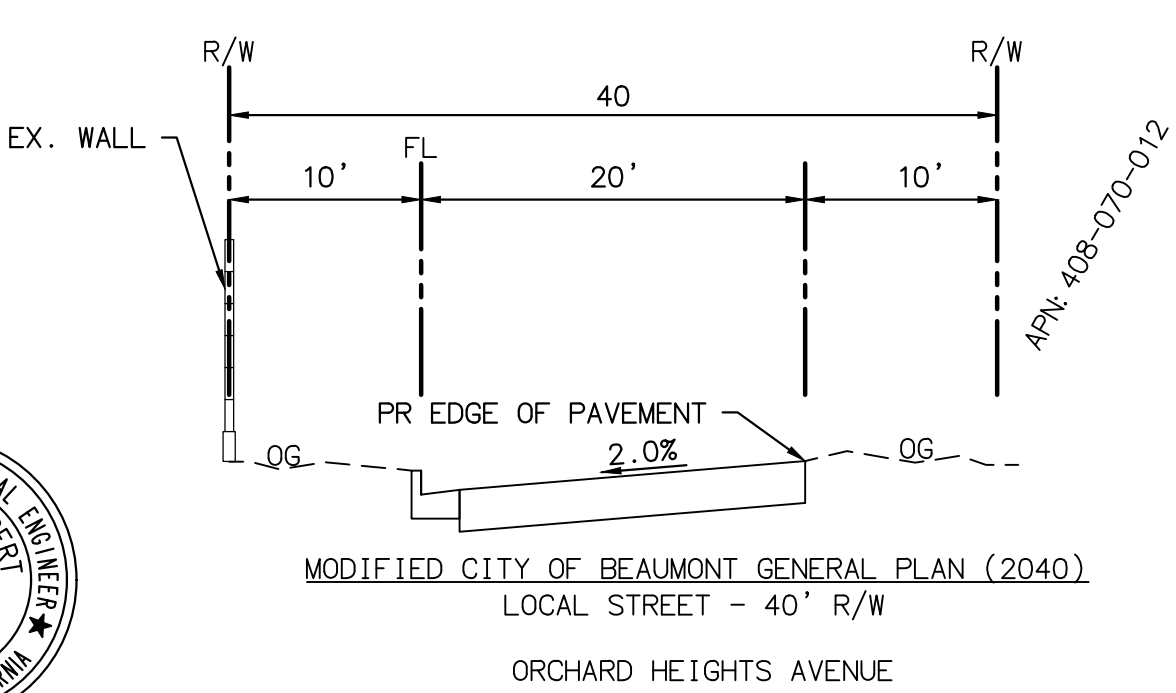
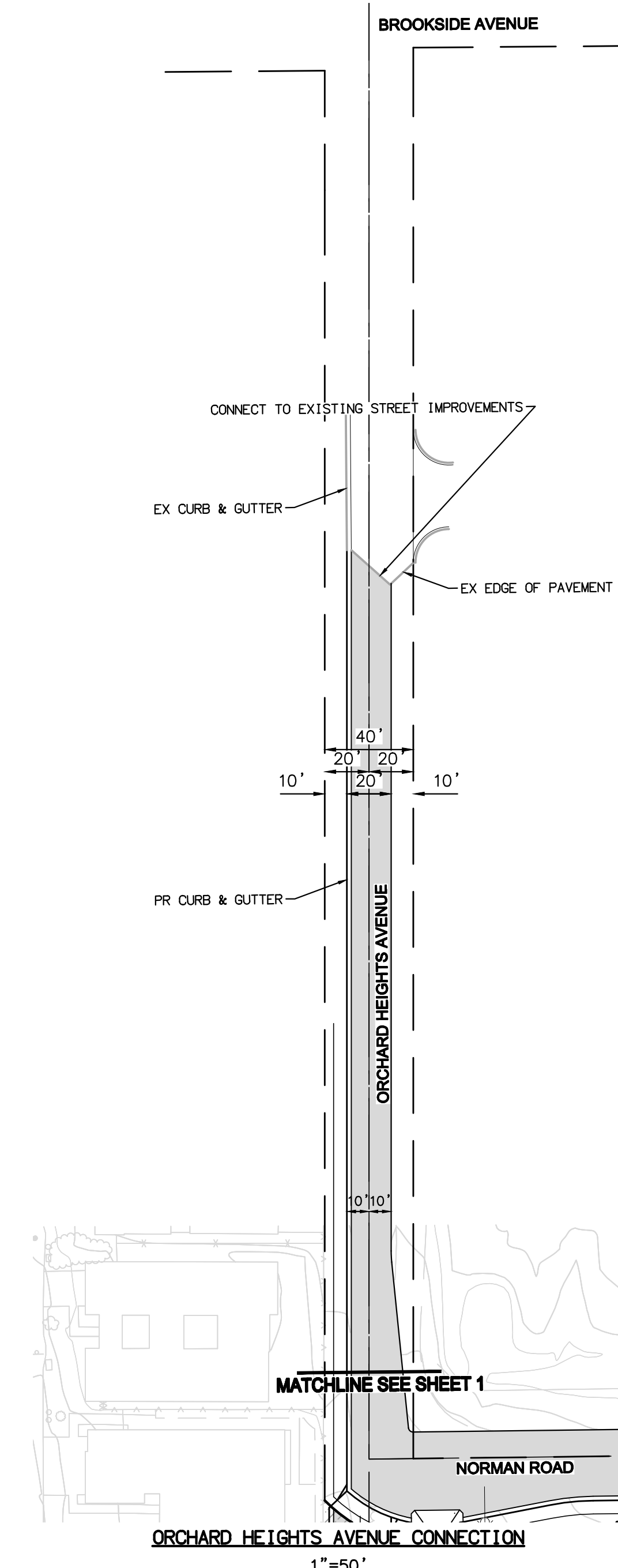
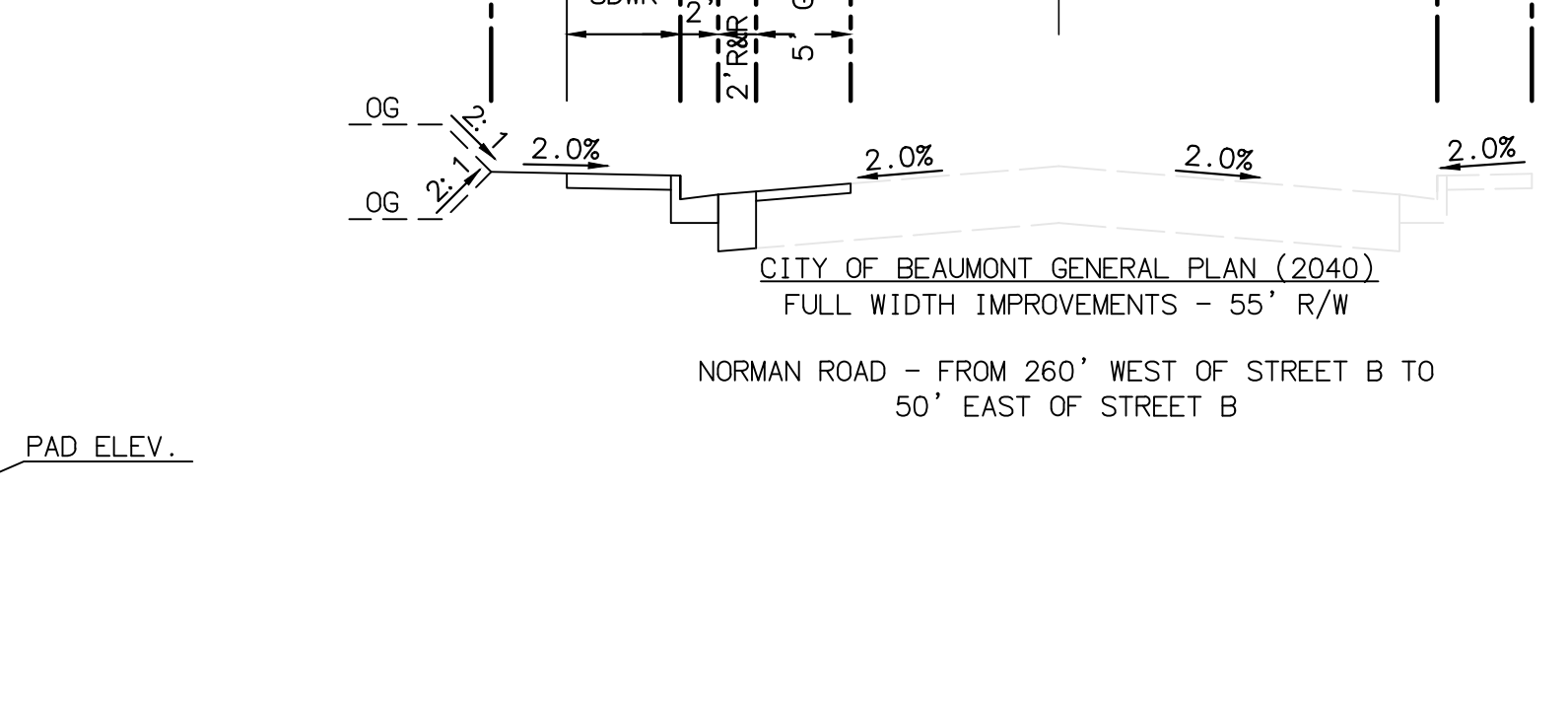
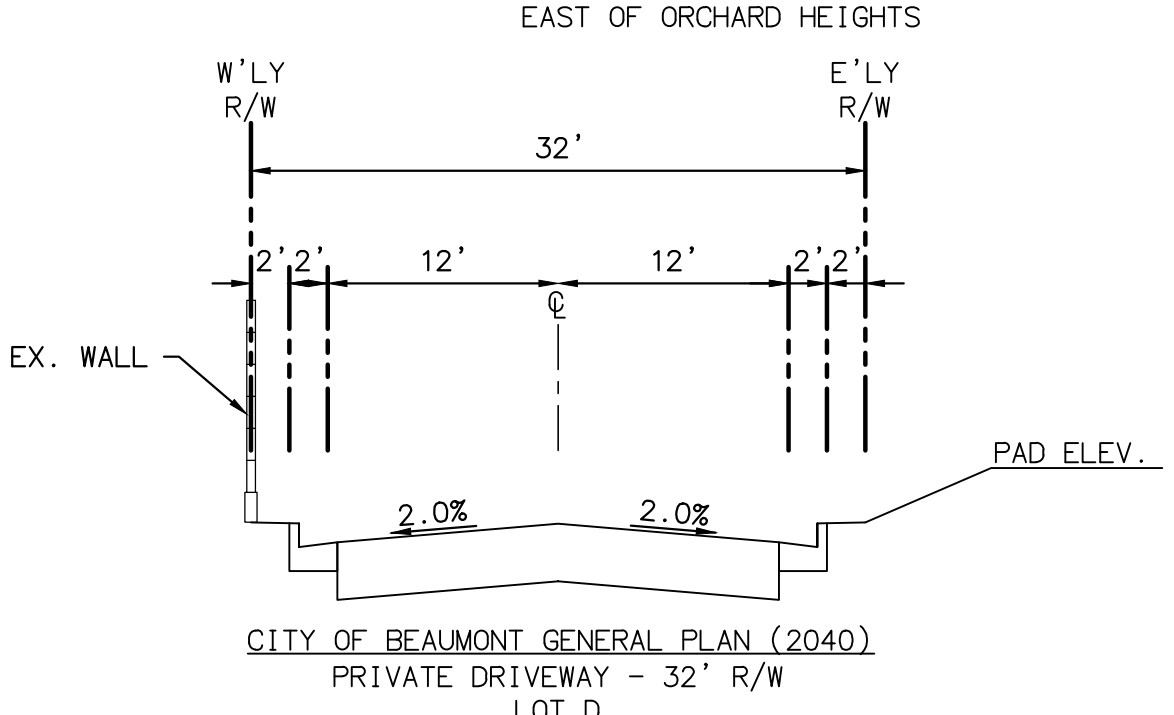
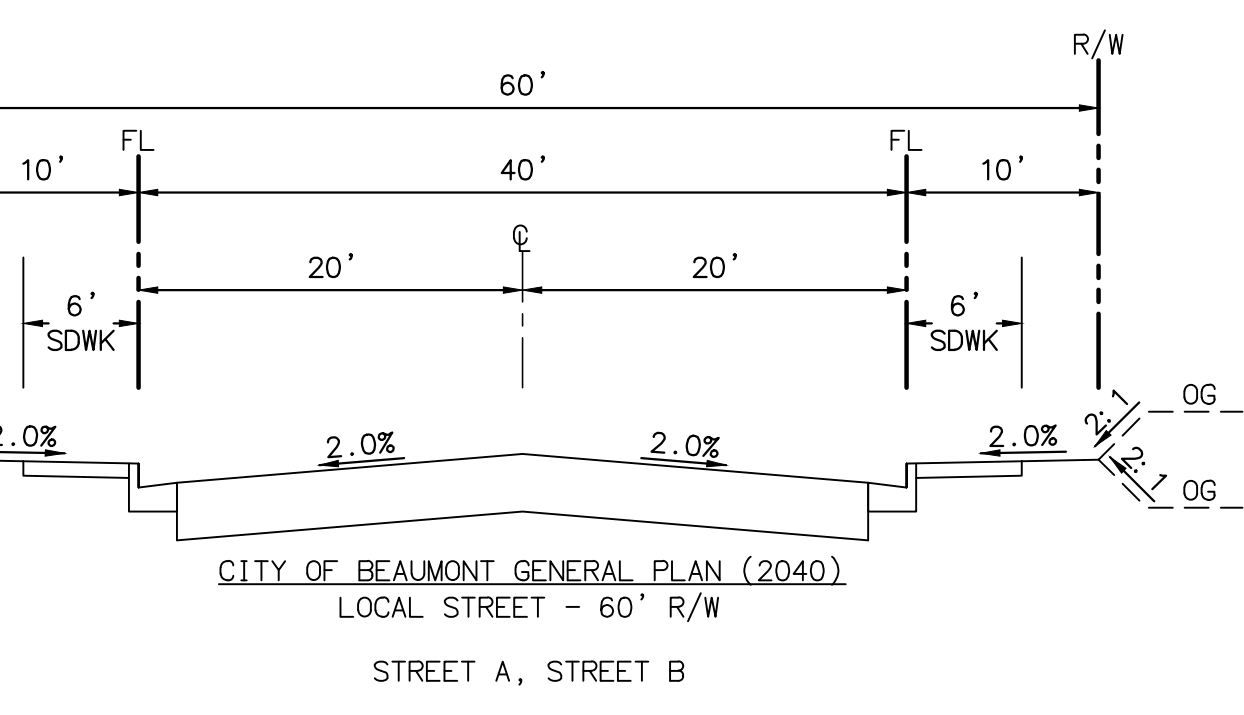
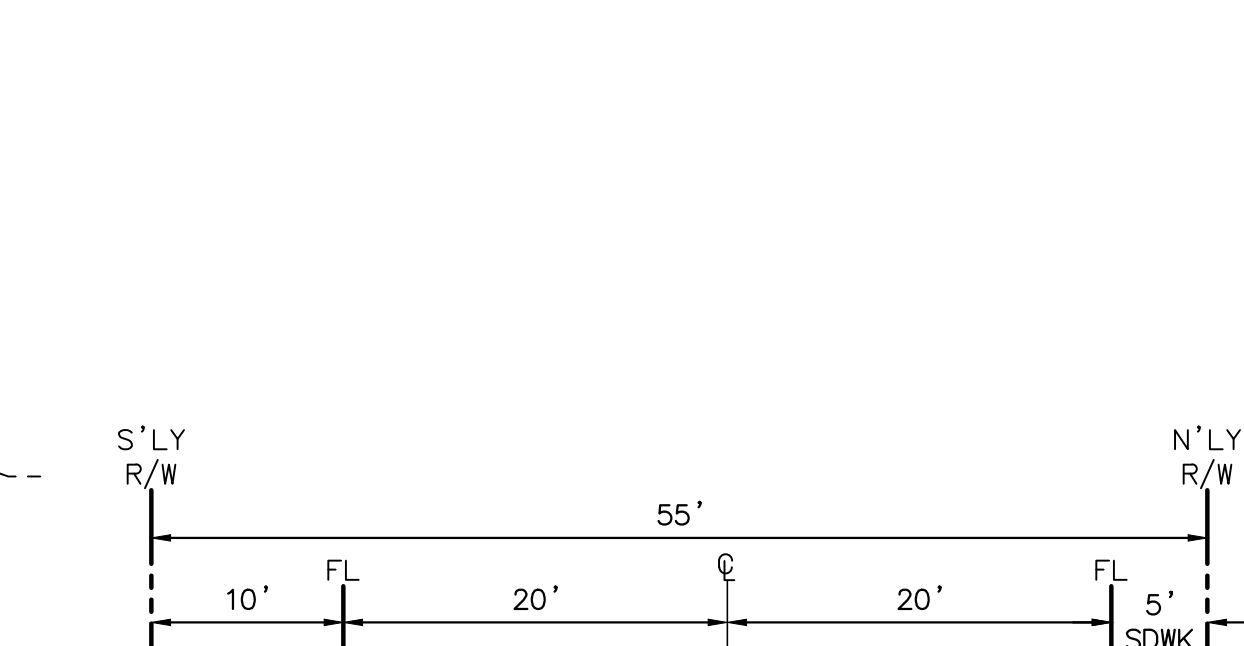
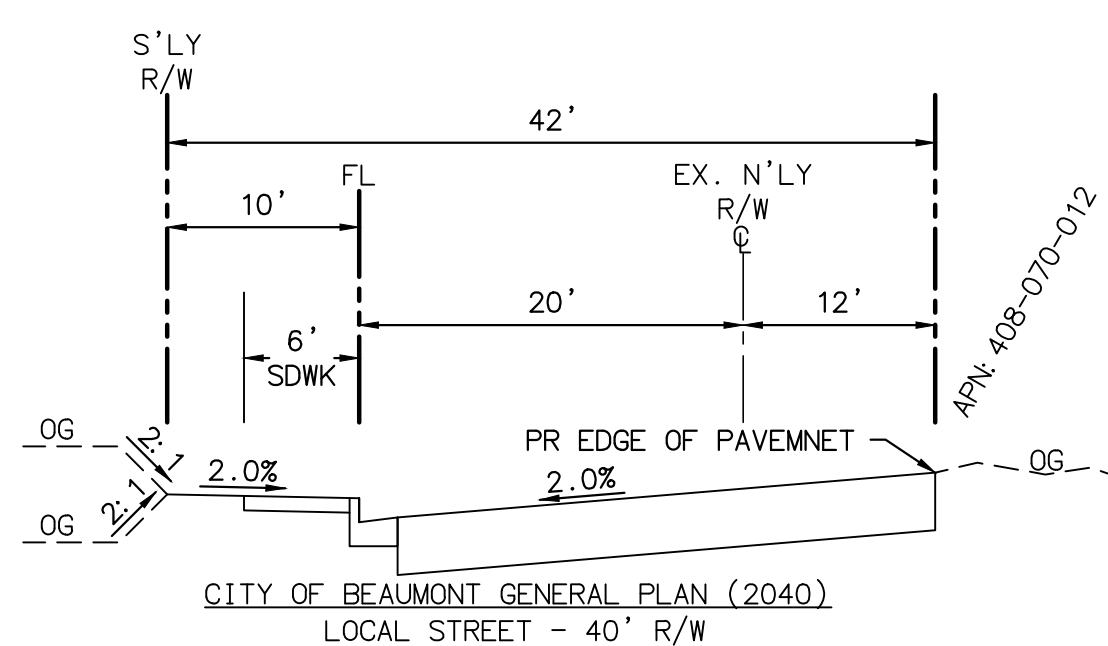
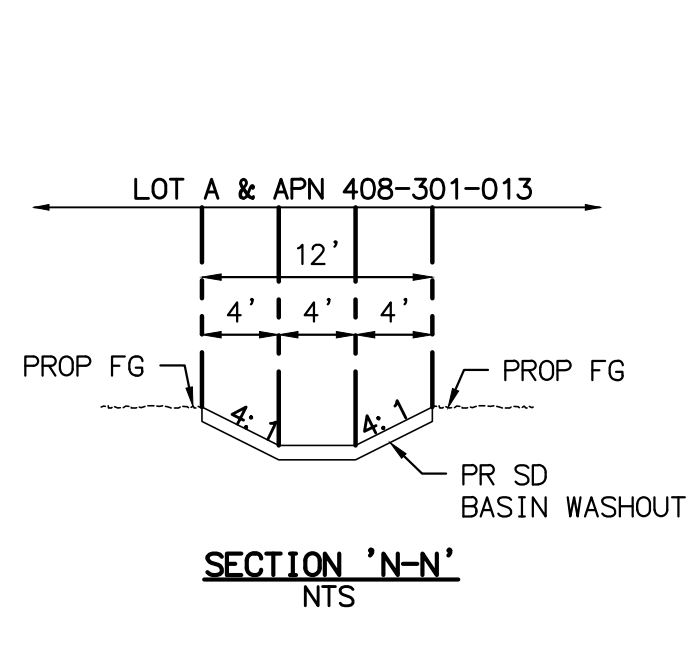
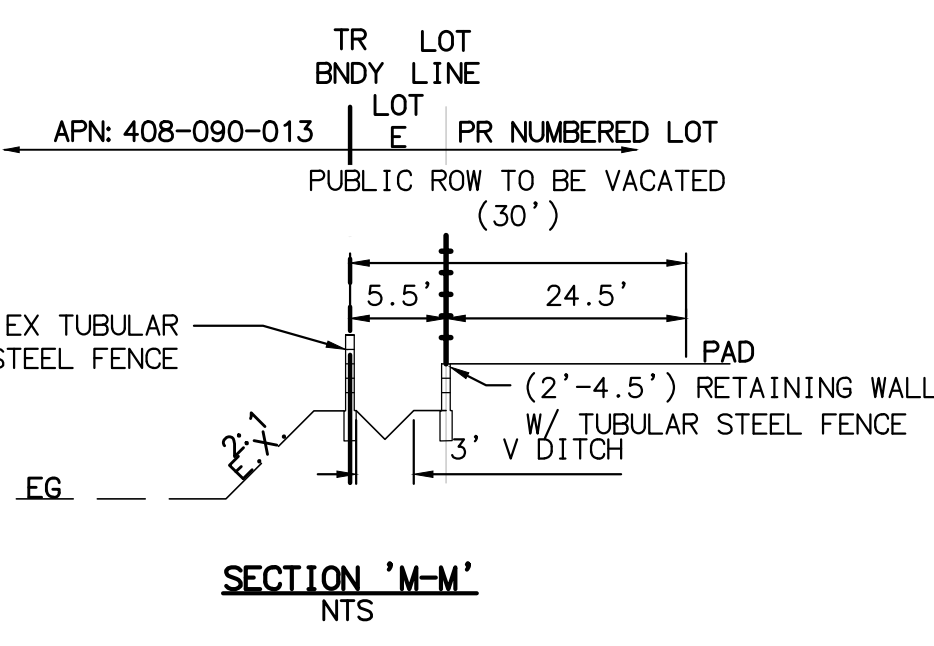
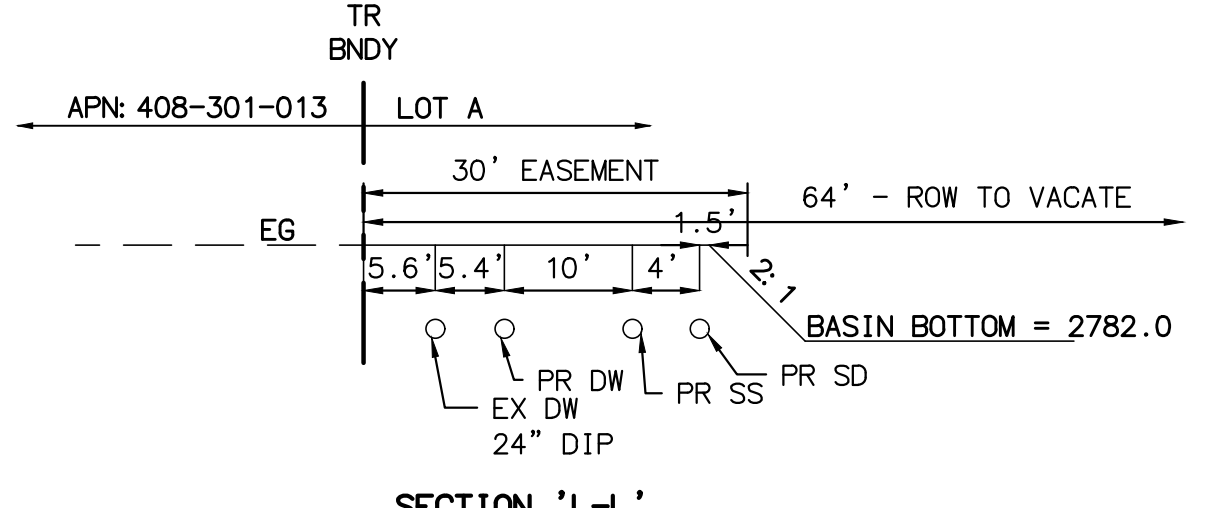
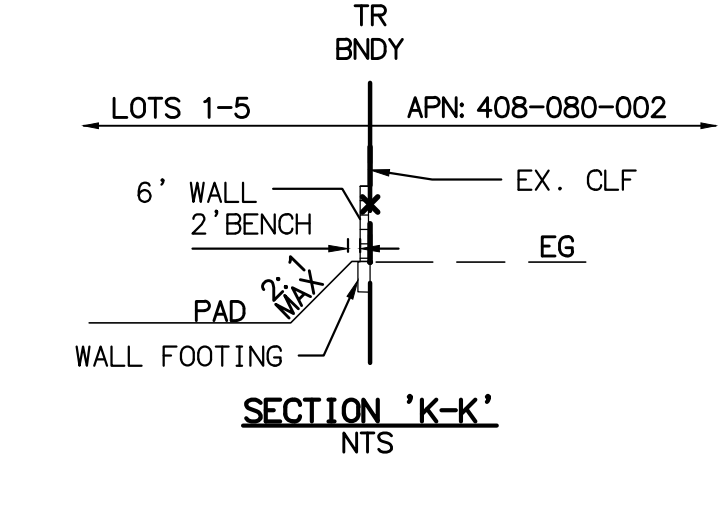
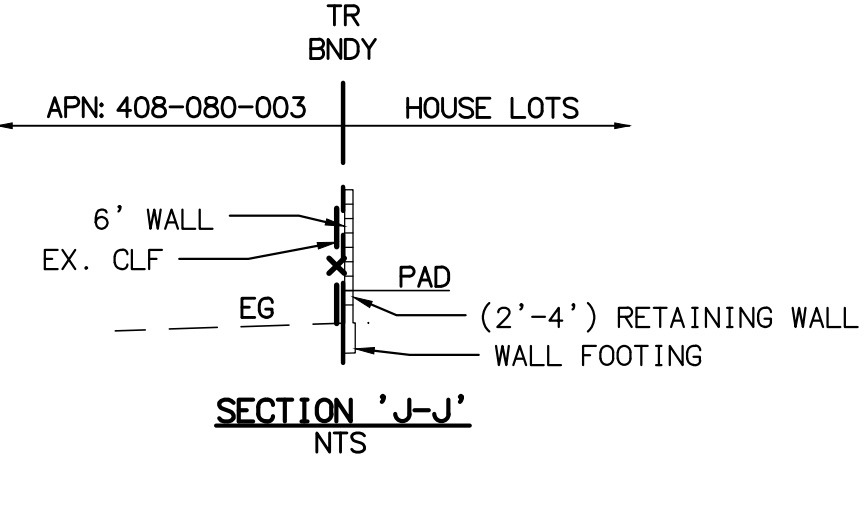
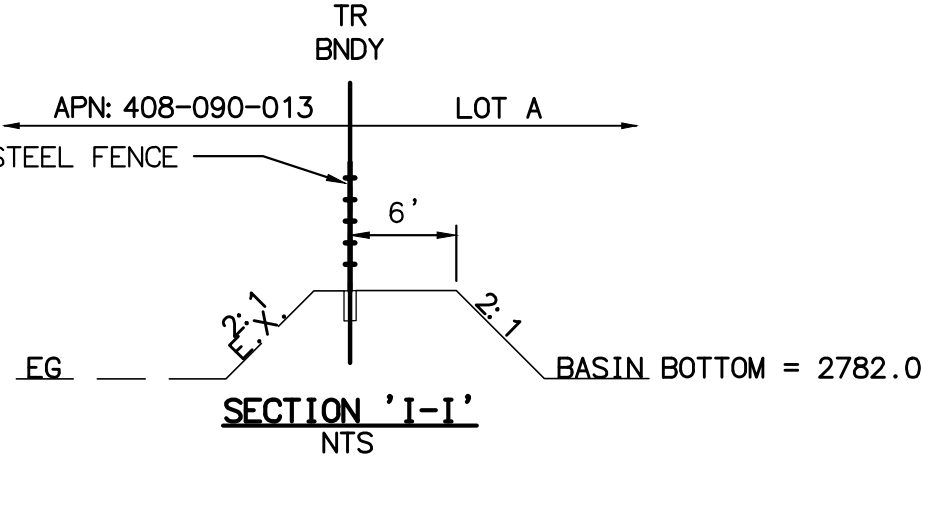
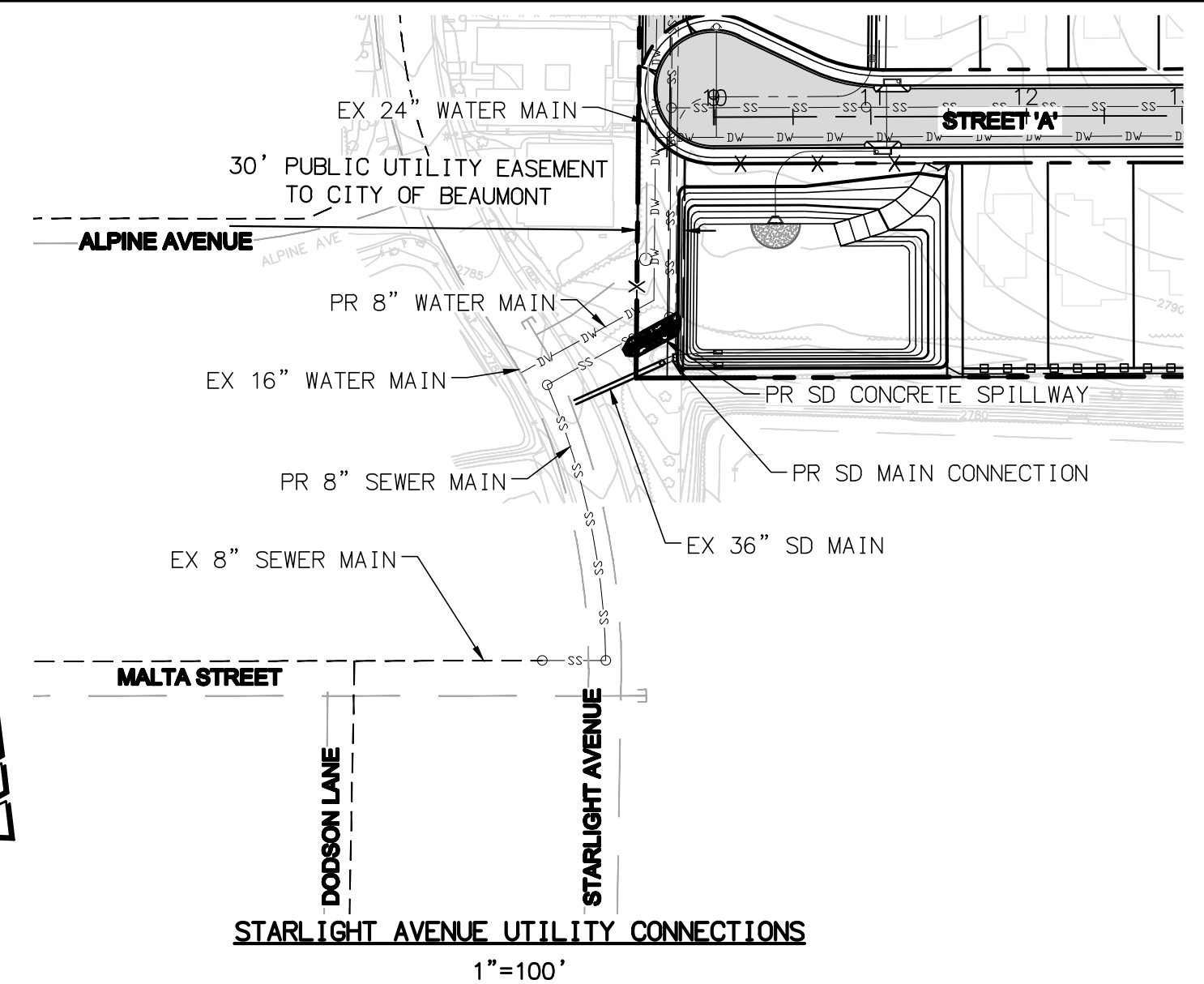
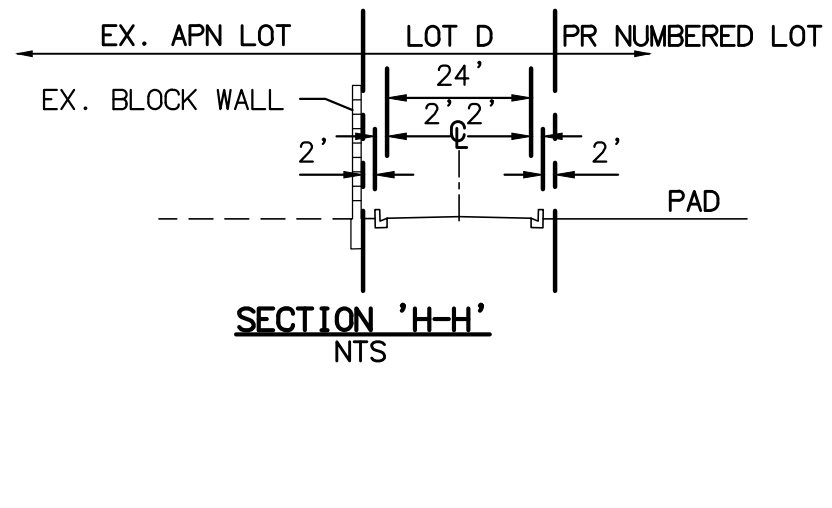
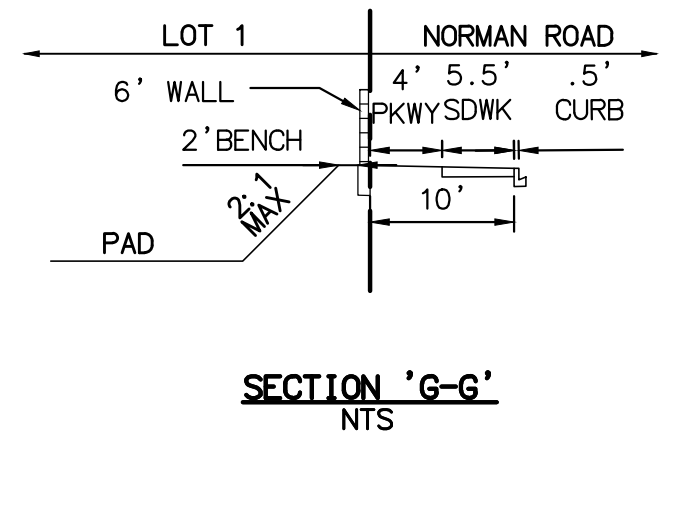
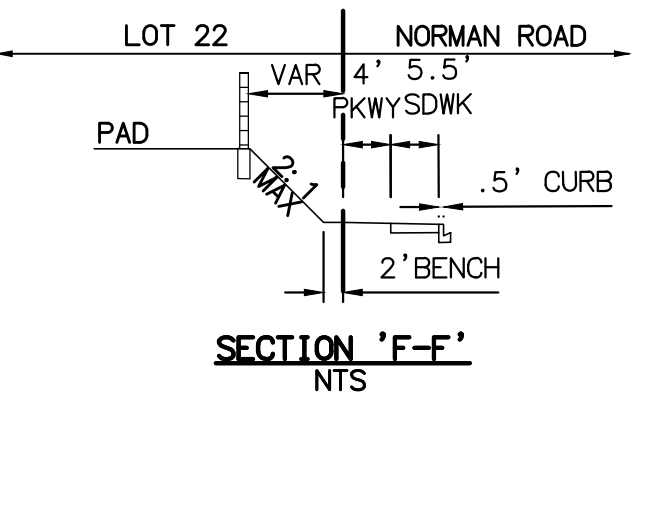
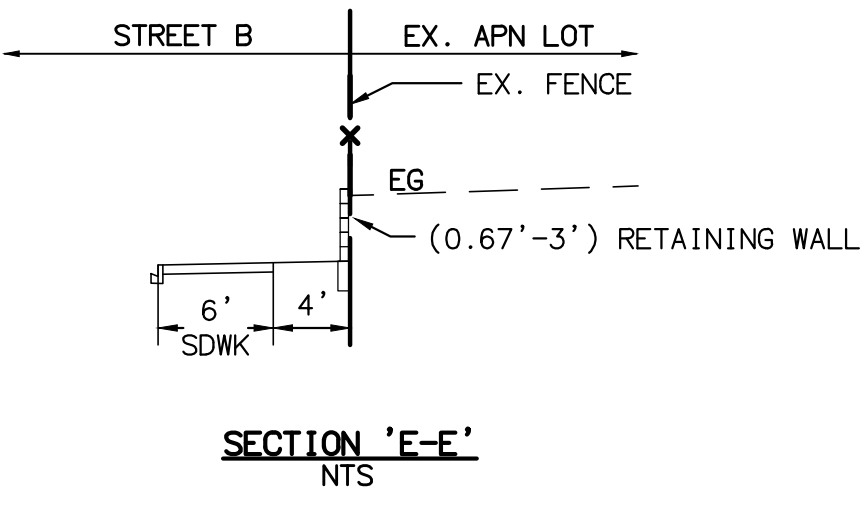
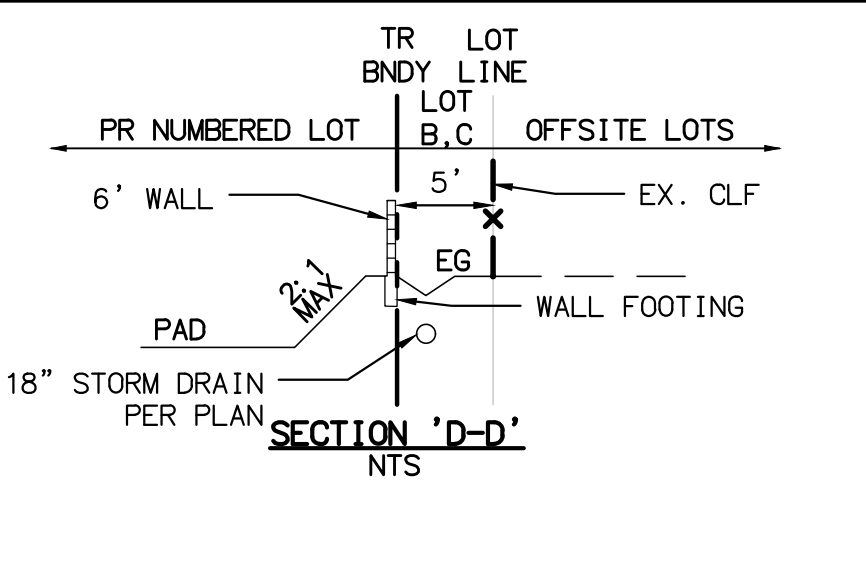
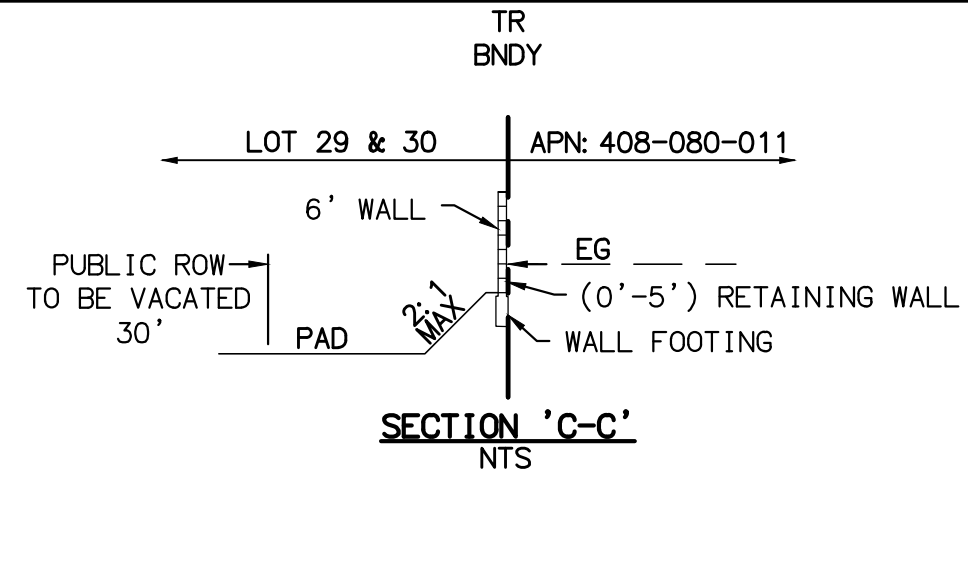
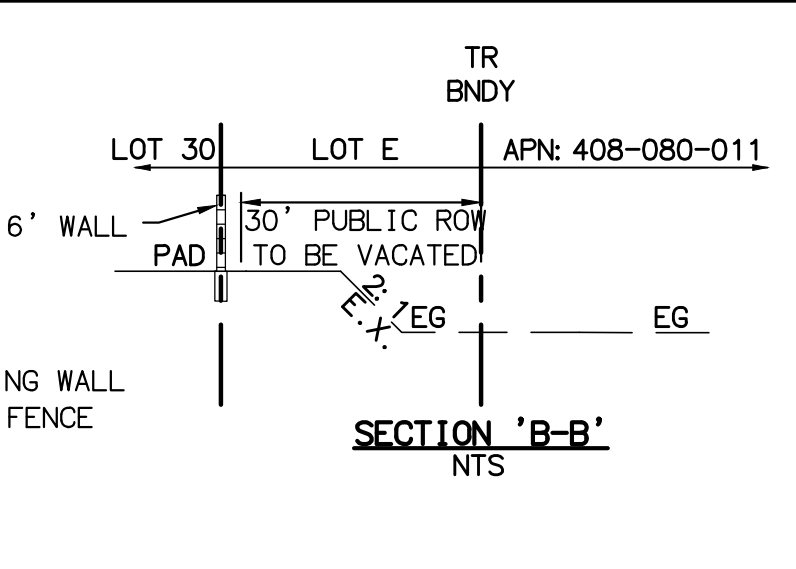
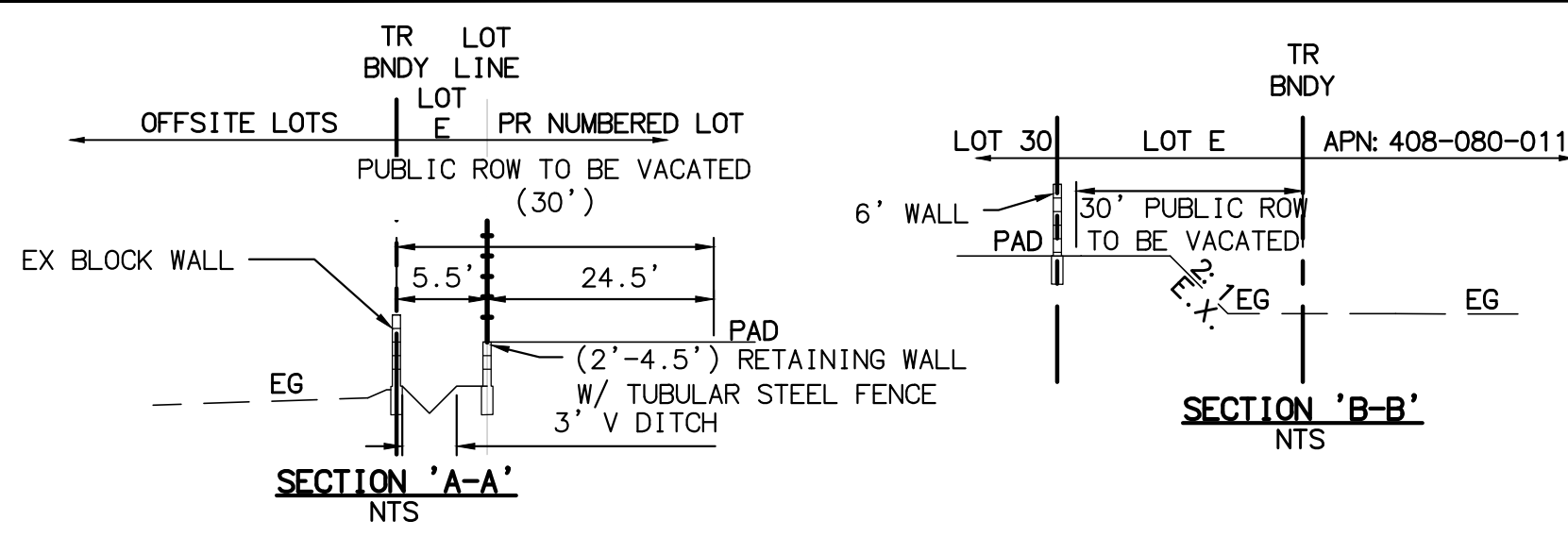
PROACTIVE ENGINEERING CONSULTANTS
 200 South Main Street, Suite 300
 Corona, CA 92882 (951) 280-3300

DESIGN BY: ED
 DRAWN BY: ED
 CHECKED BY: SG
 SCALE: 1"=50'
 DATE: 2/14/2025
 JOB NUMBER: PUBLIC WORKS DEPARTMENT
 550 E. 6TH ST, BEAUMONT, CA 92223

REVIEWED BY:	STAFF ENGINEER	DATE:
RECOMMENDED BY:	PRINCIPAL ENGINEER	DATE:
APPROVED BY:	CITY ENGINEER	DATE:

CITY OF BEAUMONT, CALIFORNIA
 TENTATIVE TRACT MAP FOR:
 TRACT MAP 38926

SHEET 1
 OF 2 SHEETS
 FILE NO:



LOT AREA TABLE	
LOT NUMBER	AREA (SQ. FT.)
1	7898
2	7942
3	7944
4	7956
5	7758
6	8960
7	8452
8	7224
9	7389
10	7223
11	7223
12	7389
13	7223
14	7223
15	8015
16	9674
17	7944
18	8676
19	8461
20	8461
21	8461
22	8965
23	8370
24	8345
25	8345
26	7962
27	7244
28	7279
29	9127
30	9171
31	7209
32	7238
33	7321
34	7260
35	7656
36	7260
37	7260
38	7260
39	7656
40	7260
41	7260
42	7656
43	7260
44	7260
45	7656
46	7260
47	7656
48	7260
49	7260
LOT A	29269
LOT B	3305
LOT C	2296
LOT D	13160
LOT E	9734



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 RECOMMENDED BY: _____ DATE: _____
 PRINCIPAL ENGINEER
 APPROVED BY: _____ DATE: _____
 CITY ENGINEER

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SHEET
2
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