



Cannon

Land Development

Reliable Responsive Solutions



Safety

Ensuring safety is critical; it's not just about keeping records and maintaining programs. We are committed to providing a safe and healthful workplace, incorporating "best practices" in our policies and procedures, and identifying and correcting risks. Our safety programs and commitment to safety are intended to foster an injury-free, productive workplace. We are proud to have earned the industry's highest safety ratings and our Experience Modification Rating (EMR) places us as a leader amongst our peers.

In addition to providing an enjoyable, safe, and healthful work environment, we encourage and support employee health and wellness through a variety of fitness-related company activities throughout the year.

We have provided Reliable Responsive Solutions to clients for projects large and small since 1976.

Cannon



Services

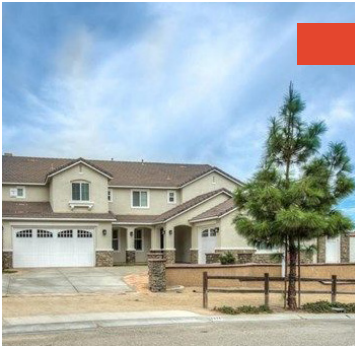
- Civil Engineering
- Surveying
- Multi-Agency Coordination
- Record Boundary & Easement Review
- Aerial & Field Topography
- Easement Plats & Legals
- Preliminary Site Planning & Lot Layout
- Fire Response Time Analysis
- Airport Safety Zone Analysis
- Specific Plan Engineering Support
- Vesting Tentative Map & Final Maps
- Constraints Mapping
- Grading Design & Earthwork Analysis
- Drainage, Flood Analysis, & Design
- Letter of Map Revision (LOMR)
- Water Quality Analysis & Design
- Stormwater Control Plan
- Low Impact Development Design
- Landscape Plans
- Irrigation Calculations
- Water Supply Assessment
- Utility Design
- Roadway Design
- Roadway Right-of-Way Acquisition
- Cost & Phasing Analysis
- Construction Administration

Master-Planned Communities



Cannon

Projects



Norco Ridge Ranch

Norco, California

Located in the heart of "Horse Town, USA," Norco Ridge Ranch developments are known for spacious equestrian-oriented hillside living. In addition to civil engineering and survey services, Cannon designed the water supply system. The system consisted of storage tanks, pumping and piping facilities, an environmentally-friendly storm drain system with bioswales, natural and man-made detention facilities, and storm drain piping. The overall engineering design included more than 5,000,000 cubic yards of earthwork and more than 400 acres of open space. The development contains a golf course with water features, 18 miles of equestrian trails, and 9 miles of roads, water lines, and sewer lines.



Ritter Ranch Development Water System Master Plan

Palmdale, California

The Ritter Ranch Development encompasses approximately 10,600 acres. The development is comprised of 7,200 residential homes, open space, recreational areas, a school, and commercial property. Cannon helped prepare a Water System Master Plan using water system design standards newly adopted by Los Angeles County Waterworks District 40 (LACWWD). The project included sizing more than 20 potable water reservoirs, 9 pump stations, pressure reducing stations, supplemental wells, and miles of water transmission mains. In addition, Cannon conducted a hydraulic analysis of the existing LACWWD Water System to determine necessary improvements to adequately supply the new development and its neighbors. The Water System Master Plan was used as the basis for the Water System Agreement between the developer and LACWWD.



Bougainvillea at Portola Springs

Irvine, California

Located in the "coastal" area of Irvine, the Bougainvillea townhomes consist of 64 detached condominiums ranging in size from three to five bedrooms with 1,700 to 3,900 square feet of living space. Cannon provided civil engineering design and survey services for this 5.5-acre project. Cannon provided the preliminary civil engineering concept; preparation of the master site plan through the planning stage; final tract map; and construction engineering support. Cannon also processed permits through the City of Irvine, the Irvine Ranch Water District, the Regional Water Quality Control Board, and the County of Orange. Cannon provided expert review to confirm that grading conformed to codes, while fulfilling the goals and design criteria of the client.

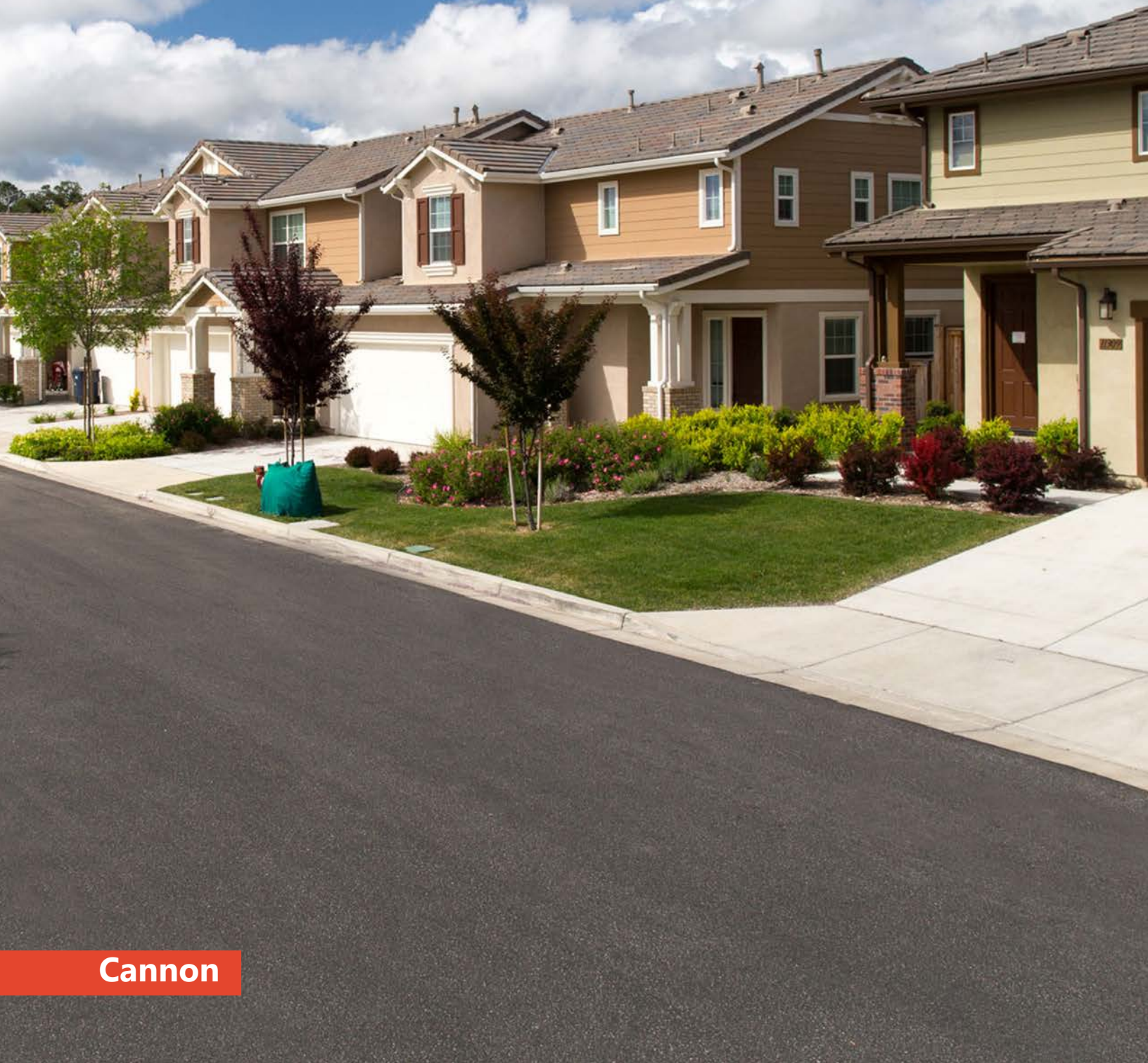


San Luis Ranch

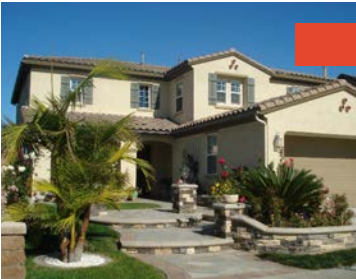
San Luis Obispo, California

The 131-acre San Luis Ranch development is comprised of agricultural cultivation, open recreational spaces, 500+ residential units with affordable housing options, wisely integrated commercial development, and multimodal transportation features. Cannon was selected to provide survey, site planning, structural, landscape, and civil design services. Cannon's services include conceptual design, specific plan assistance, tentative map preparation, construction documents, and final map. Cannon's involvement expanded to include regional survey services associated with a drainage study, ALTA survey, Airport Land Use Commission coordination, and Highway 101 overpass coordination.

Subdivisions & Tracts



Projects



Tremont

Fountain Valley, California

The Tremont development consists of 55 three-to-five bedroom homes, ranging in size from 2,900 to 4,200 square feet. The developer, KB Homes, selected Cannon to prepare the tentative and final maps, improvement drawings, and grading plans for this 15-acre site. Cannon also prepared an ALTA survey and provided construction staking. The site's flat terrain presented drainage issues that were resolved. The project included coordination with Caltrans to establish the future Interstate 405 extension, future right-of-way widening, and soundwalls.



Audie Murphy Ranch

Menifee, California

Named for World War II's most decorated combat soldier and celebrated movie star, Audie Murphy Ranch honors this legacy with a thoughtfully designed master-planned community. The development includes resort-style amenities, parks, and miles of trails and community paseos that connect residents with nature and open space. Cannon provided civil engineering and survey services for a 94-lot subdivision within Audie Murphy Ranch.



Olivewood Heartland

Beaumont, California

Touted as a contemporary master-planned community, Olivewood Heartland offers residents a relaxing lifestyle with recreational amenities, picturesque parks, and trails surrounded by olive groves. Cannon was retained to provide civil engineering and survey services for this 228-acre site, which boasts 981 residential units.



Portola Springs Ironwood

Irvine, California

Portola Springs is a large master-planned community located on a 7.2-acre site on the edge of the picturesque Loma Ridge. Boasting resort-like living, the development includes 15 parks, open space trails, and access to shopping and businesses. Cannon provided civil engineering design, construction drawings, and obtained permits for the development of 64 attached two-story townhomes.



Avila Ranch

San Luis Obispo, California

The Avila Ranch development contains 600+ diverse dwelling units as well as retail and office space, and approximately 14 acres of open spaces and trails. This innovative project integrates sustainable design features, including alternative energy sources, low impact landscaping, energy-efficient structures, and 27 acres dedicated to sustainable agriculture and community gardens. Cannon's scope of work included engineering assistance from conceptual design and specific plan process through entitlement.

Multi-Family Residences



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Projects



Anavia Apartments

Anaheim, California

Anavia Apartments, located in Anaheim's Platinum Triangle, is the result of converting a condo complex into high-end luxury apartments. Cannon provided civil engineering design and survey services for this five-story, 255-unit residential and two-level underground parking apartment project. Cannon prepared civil engineering design, including the preparation of plans, specifications, and estimates for the rough and precise grading, off-site and on-site storm drain, and a sewer line study. Other services included design of the traffic signal at State College and Artisan Court, preparation of a Water Quality Management Plan (WQMP), preparation of sewer and water reports to confirm adequacy of the sewer and water facility, construction staking, and construction engineering support.



Burton Way Apartments

Beverly Hills, California

This mixed-use development located just outside Beverly Hills consists of 88 luxury apartment units on five levels and one level of retail space at the base. The design features a contemporary tower with floor-to-ceiling glass, stone and smooth plaster facades, and a pedestrian-friendly streetscape. Cannon was selected to provide construction staking and as-built survey services. These included establishing horizontal and vertical control; rough grade; utilities, such as sewer, water lines, storm drains, electrical, and lighting; building layout; multi-level control for foundation piles; masonry walls and enclosures; final grades for curb, gutter, and cross-gutters; utility certification; and foundation bolt certification.



Bonita Townhomes

Pomona, California

Bonita Townhomes is a 142-unit, 3-story residential project. Cannon was selected by Beazer Homes to provide civil engineering design and survey services for this seven-acre multi-family residential development, which required rezoning and entitlements approval to convert the site from industrial to residential use. Additionally, Cannon provided hydrology and hydraulic reports, Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP), record of survey, construction staking, and construction support.



West Creek

San Luis Obispo California

The West Creek development includes 175+ diverse dwelling units. The site includes single-family residences with optional multigenerational units; parkway style lots that open up to common area amenities; multi-family and affordable housing units with access to a club house; and approximately four acres of parks, open spaces, and trails. This innovative project integrates sustainable design features, including reduced parking, offset with enhanced bike facilities and a shared car program, low impact landscaping, energy-efficient structures, and more than one acre dedicated to common area outdoor activity space. Cannon's scope of work included engineering assistance from conceptual design and specific plan process through entitlement.

Urban Infill



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Projects



Lotus

Santa Ana, California

Lotus, centrally located in Santa Ana, provides proximity to many of Orange County's premier job centers and major regional points of interest, giving residents the ease and convenience many homebuyers seek. Cannon provided civil engineering and surveying services for this commuter-friendly and energy-efficient infill community. The development offers 35 lots with 3 floor plans that feature up to 4 bedrooms, 3.5 baths, and 1,905 total square feet.



Oak Grove

Chino, California

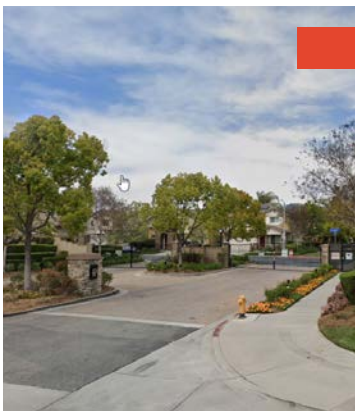
Beginning as a vacant lot, the intimate Oak Grove neighborhood in Chino is a refreshingly eclectic blend of farmhouse, Spanish, and French Country architecture. The 23 single-family homes are surrounded by other residential developments and a preparatory academy. Cannon's design was based upon the small-lot subdivision ordinance on two acres of land. The individual lot areas ranged from 2,500 square feet to 3,486 square feet. This project was designed with a centrally located community recreation area with a tot lot, covered BBQ areas, and an open field area. Cannon provided civil engineering and surveying services.



Avelina

Anaheim, California

This 38 single-family home development is set near the vibrant Center Street Promenade and Anaheim Packing District, two of the City's most popular destinations. With three-to-four-bedroom floorplans ranging around 1,750 square feet, residents enjoy a contemporary development close to some of the City's best amenities. William Lyon Homes retained Cannon to provide civil engineering design and survey services. Cannon's design scope included grading, site plan, utilities, street improvements, Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP), and hydrology and hydraulic calculations. Survey services included final map preparation and construction staking.



The Arbours

Pomona, California

Originally occupied by a large industrial facility and oversized parking lot, The Arbours was designed to provide residential infill for the new 21-acre residential development in the City. Consisting of 123 single-family residences, private parks, and a detention basin, The Arbours provides residents with a luxurious gated community in the northern part of the City of Pomona. Beazer Homes selected Cannon to provide civil engineering design and survey services for this project. Further, Cannon was responsible for processing the plans for approval through the City and the State Water Quality Control Board. Additional engineering and survey services included topographic surveys, tentative tract map, rough grading, street improvements, sewer/domestic water, and storm drain plans. Cannon also provided hydrology and hydraulic reports, SWPPP/WQMP, record of survey, construction staking, and construction support.



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