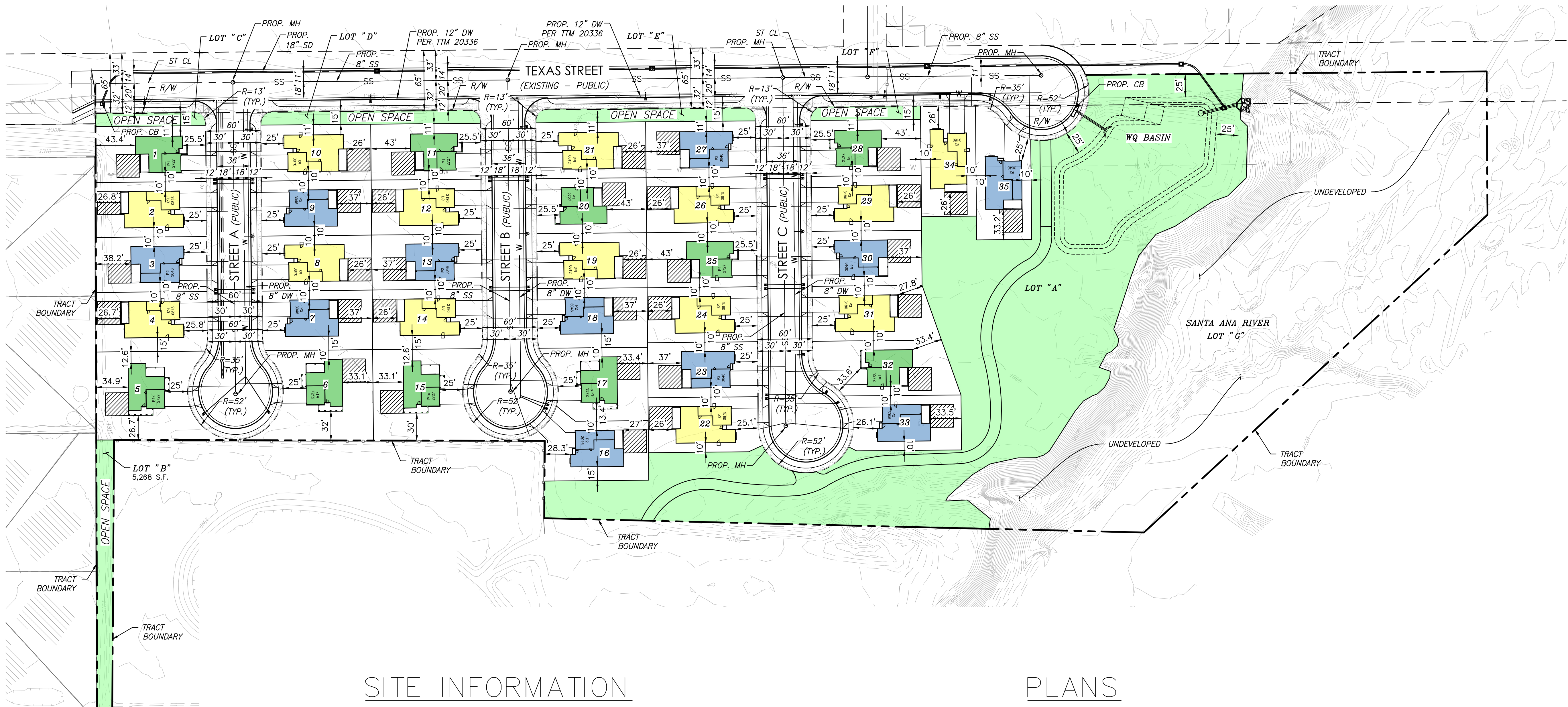


# PRELIMINARY SITE PLAN

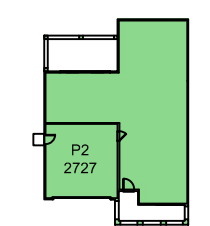


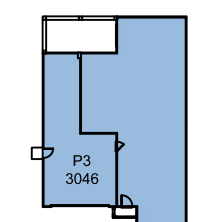
## SITE INFORMATION

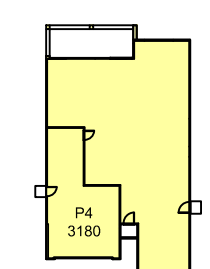
APN: 0167-41-01  
 SITE GROSS AREA: 639,773 SF (14.69 AC)  
 DEVELOPMENT AREA: 508,779 SF (11.68 AC)  
 OPEN SPACE REQUIRED (20%): 101,756 SF (2.34 AC)  
 UNDEVELOPED LAND: 130,994 SF (3.01 AC)  
 OPEN SPACE PROVIDED: (LOTS A, B, C, D, E, & F) = 2.90 AC  
 = 24.83% OF DEVELOPMENT AREA  
 LOT COVERAGE: 1.62 AC/14.69 AC = 11.00% OF GROSS AREA  
 MIN SET BACKS ARE THE FOLLOWING:  
 FRONT YARD - 25'  
 SIDE YARD - 10'  
 REAR YARD - 25'

 PRIVATE OUTDOOR LIVING SPACE 25'X25' MIN.  
 ACTIVE OPEN SPACE 2.90 AC

## PLANS

 PLAN 1 (1,708 S.F.) - [10]  
 \*PLAN 1x: LOTS 5, 6, 15, 17

 PLAN 2 (1,981 S.F.) - [11]

 PLAN 3 (2,326 S.F.) - [14]



SCALE: 1" = 60'

DATE: October 14, 2022

PREPARED BY:

**HUITT-ZOLLARS**



**LEGAL DESCRIPTION**

THE FOLLOWING LEGAL DESCRIPTION IS PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-6590185 DATED MAY 3, 2021 AT 7:30 A.M.

REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED FEBRUARY 19, 1869, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 15, 452.5 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 66.0 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST 670.5 FEET, MORE OR LESS, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 15 TO THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED TO FREDERICK ARTH RECORDED FEBRUARY 26, 1908 IN BOOK 409 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY; THENCE SOUTH 66.0 FEET, PARALLEL WITH THE WEST LINE OF SAID SECTION 15; THENCE WEST 670.6 FEET, MORE OR LESS TO THE WEST LINE OF SAID SECTION 15, PARALLEL WITH AND 452.5 FEET DISTANT FROM THE SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15 TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 15, 112.5 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 THEREOF; THENCE EAST 670.6 FEET, MORE OR LESS, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 15 TO THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED TO FREDERICK ARTH RECORDED FEBRUARY 26, 1908 IN BOOK 409 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY; THENCE SOUTH 245.3 FEET, PARALLEL WITH THE WEST LINE OF SAID SECTION 15; THENCE NORTH 42 DEG. 36' WEST TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE WEST TO THE WEST LINE OF SAID SECTION 15; THENCE SOUTH 857.5 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT IN THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED TO FREDERICK ARTH RECORDED FEBRUARY 26, 1908 IN BOOK 409 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY, 469 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89 DEG. 25' WEST, 294.5 FEET; THENCE NORTH 0 DEG. 20' EAST, 470 FEET; THENCE SOUTH 89 DEG. 25' EAST, 84.3 FEET; THENCE SOUTH 1 DEG. 35' WEST, 27 FEET; THENCE SOUTH 89 DEG. 25' EAST, 208.1 FEET; THENCE SOUTH 44.3 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT IN THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED TO FREDERICK ARTH RECORDED FEBRUARY 26, 1908 IN BOOK 409 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY, 912 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE NORTH 446.8 FEET; THENCE NORTH 42 DEG. 36' WEST, 280.86 FEET; THENCE SOUTH 1 DEG. 35' WEST, 650.84 FEET; THENCE SOUTH 89 DEG. 25' EAST, 208.1 FEET TO THE POINT OF BEGINNING.

APN: 0167-041-01-0-000

**BENCHMARK**

THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "P612", ELEVATION 1852.96' (NAVD88)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPUTED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS A TRIMBLE TRM 5980-80 WITH SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE-AMP (BPA) AND IS 0.027 FEET.

**NOTES:**

- 1) FOR SECTIONS AND TYPICAL STREET INTERSECTIONS SEE SHEET 2
- 2) SEE LANDSCAPE PLANS FOR WALL AND FENCE TYPE/LOCATIONS

**EXISTING EASEMENTS**

- (A) 2' SOUTHERN CALIFORNIA EDISON EASEMENT (TO BE VACATED)
- (B) EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED GRANT OF THE PARK MAINTENANCE EASEMENT RECORD APRIL 21, 2016 AS INSTRUMENT NO. 2016-0153108 OF OFFICIAL RECORDS.
- (C) AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 465 OF DEEDS, PAGES 310 AND 311. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

**PROPOSED EASEMENTS**

- (T) PUBLIC UTILITY AND ACCESS OVER LOT A

**UTILITIES AND SERVICES**

REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (909) 798-7516  
CITY OF REDLANDS FIRE DEPARTMENT (909) 798-7602  
SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555  
SOUTHERN CALIFORNIA GAS COMPANY (877) 238-0092  
VERIZON (877) 288-9473

**REDLANDS UNIFIED SCHOOL DISTRICT:**

- ELEMENTARY SCHOOL - KINGSBURY ELEMENTARY SCHOOL
- MIDDLE SCHOOL - CLEMENT MIDDLE SCHOOL
- HIGH SCHOOL - CITRUS VALLEY HIGH SCHOOL

# TENTATIVE TRACT MAP NO. 20520 FOR SINGLE FAMILY RESIDENTIAL PURPOSES

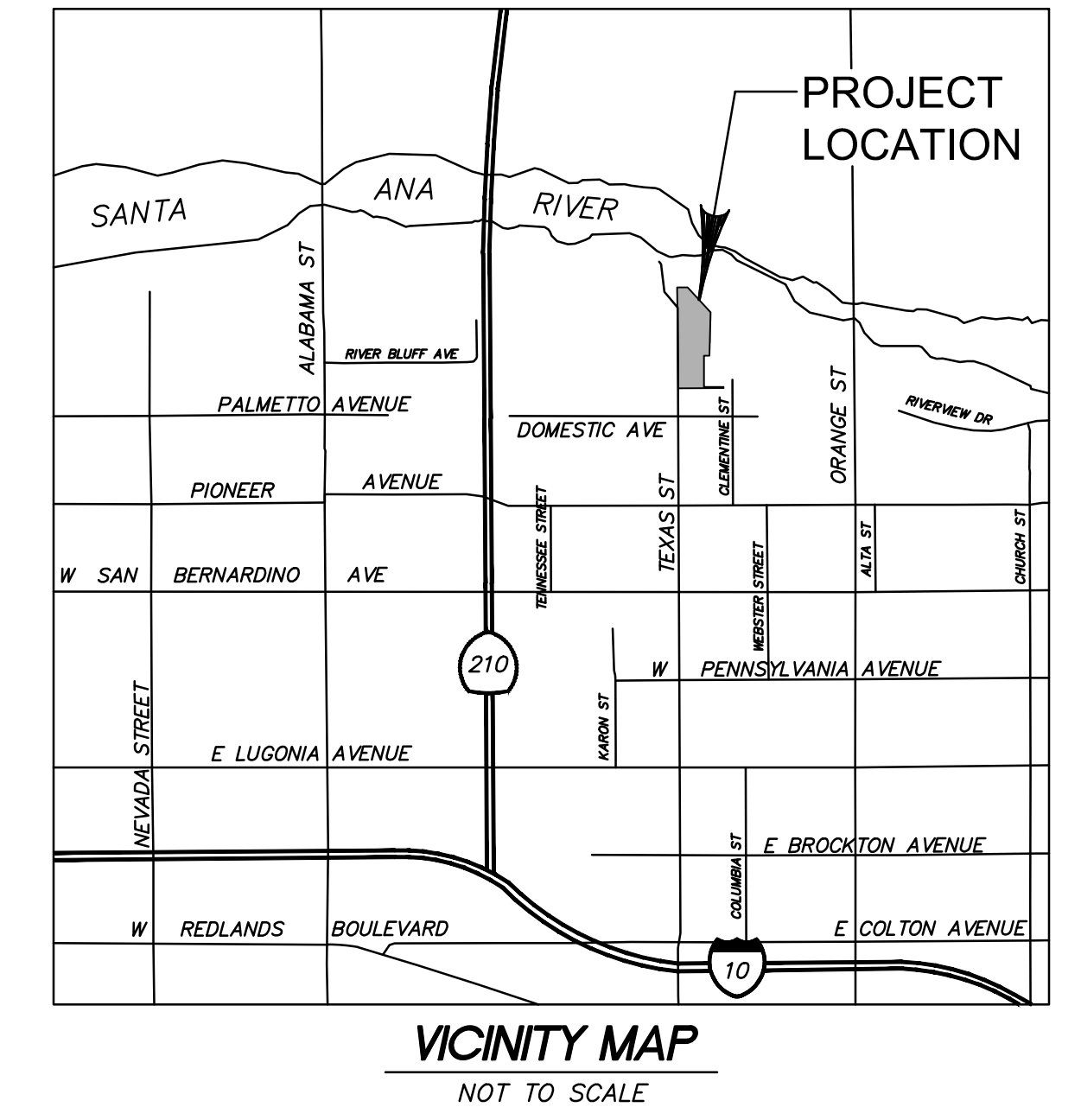
CITY OF REDLANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

**SHEET INDEX**

TITLE SHEET & TENTATIVE MAP	1
LOT SUMMARY TABLE, TYPICAL SECTIONS, AND DETAILS	2

**DATA TABLE**

- ASSESSORS PARCEL NUMBER(S): 0167-041-01
- FEMA FLOOD ZONE: ZONE X
- FEMA FLOOD MAP: 06071C8704H
- NUMBER OF LOTS (SFR): 35
- NUMBER OF OPEN SPACE LOTS: 6
- AVERAGE LOT SIZE (SFR): 7,708 SF
- MINIMUM LOT SIZE (SFR): 7,200 SF
- EXISTING SPECIFIC PLAN IDENTIFICATION: N/A
- TOTAL GROSS AREA: 14.69 AC
- DEVELOPMENT AREA: 11.68 AC
- OPEN SPACE REQUIRED (2002): 2.34 AC
- OPEN SPACE PROVIDED (LOTS A, B, C, D, E, & F): 2.90 AC (24.83% OF DEVELOPMENT AREA)
- LOT COVERAGE: 1.62 AC/14.69 AC = 11.00% OF GROSS AREA
- EXISTING LAND USE: AGRICULTURAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING GENERAL PLAN DESIGNATION: VERY LOW DENSITY RESIDENTIAL (ALLOWS UP TO 2.7 DU/GROSS AC)
- PROPOSED ZONING DESIGNATION: ESTATE RESIDENTIAL (R-E) PLANNED RESIDENTIAL DEVELOPMENT (PRD ALLOWS UP TO 3 DU/DEVELOPABLE ACRE)
- 2.7 DU/AC x 14.69 GROSS AC = 39.7 DU ALLOWABLE PER GENERAL PLAN
- 3 DU/AC x 11.68 DEVELOPABLE AC=35 DU ALLOWABLE PER PRD



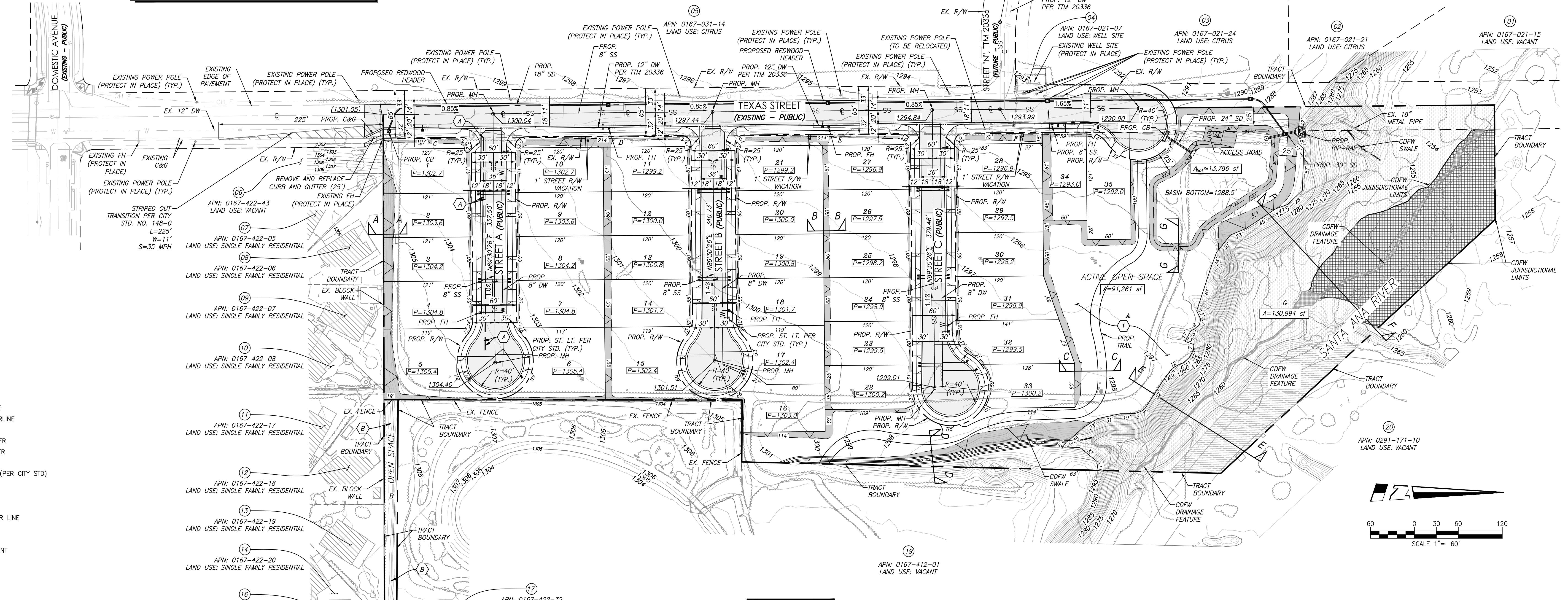
NOTE: ALL STREETS ARE TO BE DEDICATED AS PUBLIC

**STATEMENT OF PROVISIONS**

ALL STREETS ARE TO BE DEDICATED AS PUBLIC AND ALL PAVEMENT AND STRUCTURES WITHIN THE STREET RIGHT OF WAY TO BE MAINTAINED BY THE CITY OF REDLANDS. FRONT AND REAR YARDS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. SIDE YARDS ALONG TEXAS AND THE ACTIVE OPEN SPACE (PARK) TO BE OWNED AND MAINTAINED BY THE HOA

**LEGEND:**

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED STREET CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED DOMESTIC WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED STREET LIGHT (PER CITY STD)
- EXISTING DOMESTIC WATER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD POWER LINE
- LOT NUMBER/LETTER
- PAID ELEVATION
- PROPOSED AC/AB PAVEMENT
- SLOPE (3:1 UNLESS NOTED OTHERWISE)
- WATERS OF THE STATE
- CDFW RAFFS HABITAT
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE (RECREATION AREA)
- PROPOSED RIP RAP



GEOTECHNICAL ENGINEER:  
**GEOTEK, INC.**  
1548 NORTH MAPLE STREET  
CORONA, CA 92678  
CONTACT: BRUCE A. HICK (951) 710-1160

SEAL-DESIGN ENGINEER  
**TRINITY T. OROZCO**  
No. 46049  
Expires 12-31-22  
CIVIL  
STATE OF CALIFORNIA

OWNER:  
**TTLIC Redlands Texas St, LLC**  
4350 VONKARMEN AVE, SUITE 200  
NEWPORT BEACH, CA 92660  
CONTACT: MICHAEL TORRES (925) 331-7006

PREPARED BY:  
**HUNT-ZOLLARS**  
Irvine  
2603 Main Street, Suite 400  
Irvine, California 92614-4250  
Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY: HZ  
DRAWN BY: ATS  
CHECKED BY: JTO  
DATE: 10/14/22

CITY OF REDLANDS  
**TENTATIVE TRACT MAP NO. 20520**  
TENTATIVE MAP

SHEET 1 of 2 SHEETS  
JOB NO. R314586.01

PLAN CONTROL - SUBMITTAL #3  
C:\V314586.01 - 35 Lots east of Texas Street in Redlands\10 CAD02 & BM\10113 Civil\Production\TTLIC.dwg, Layout: TTLIC, Oct 14, 2022 8:35pm



**ADJACENT PROPERTY OWNERS**

- 01 APN: 0167-021-15 SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT ED: 07/15/1993
- 02 APN: 0167-021-21 PANGAHAM MATERIALS INC ED: 07/12/1994
- 03 APN: 0167-021-24 RAMIREZ, LAURA ANNE ED: 07/10/2012
- 04 APN: 0167-021-07 RAMIREZ, LAURA ANNE ED: 07/10/2012 \*WELL SITE
- 05 APN: 0167-031-14 RAMIREZ, LAURA ANNE ED: 07/10/2012
- 06 APN: 0167-422-43 CITY OF REDLANDS ED: 06/08/2017
- 07 APN: 0167-422-05 YU, KUAI ED: 10/01/2019
- 08 APN: 0167-422-06 DO, KANG ED: 10/22/2021
- 09 APN: 0167-422-07 ZESATI, CAROL S ED: 01/26/2021
- 10 APN: 0167-422-08 HATCHETT, TERRY WILLIAM JR ED: 10/01/2018
- 11 APN: 0167-422-17 GAGE, ELISA ED: 05/22/2019
- 12 APN: 0167-422-18 RAMOS, MATTHEW AARON ED: 12/11/2019
- 13 APN: 0167-422-19 MOSER, DOUGLAS G ED: 12/13/2017
- 14 APN: 0167-422-20 BONDOC, JANIN JAY ED: 12/14/2017
- 15 APN: 0167-422-30 SANTIAGO, YVONNE ED: 07/14/2017
- 16 APN: 0167-422-31 LENO, SONORA LEE ED: 08/08/2017
- 17 APN: 0167-422-32 BONANOMI, BRUCE ED: 07/24/2017
- 18 APN: 0167-422-33 MANZANO, DESTINY ED: 12/10/2020
- 19 APN: 0167-412-01 CITY OF REDLANDS ED: 06/08/2017
- 20 APN: 0291-171-10 BEAR VALLEY MUTUAL WATER COMPANY ED: 02/28/1973

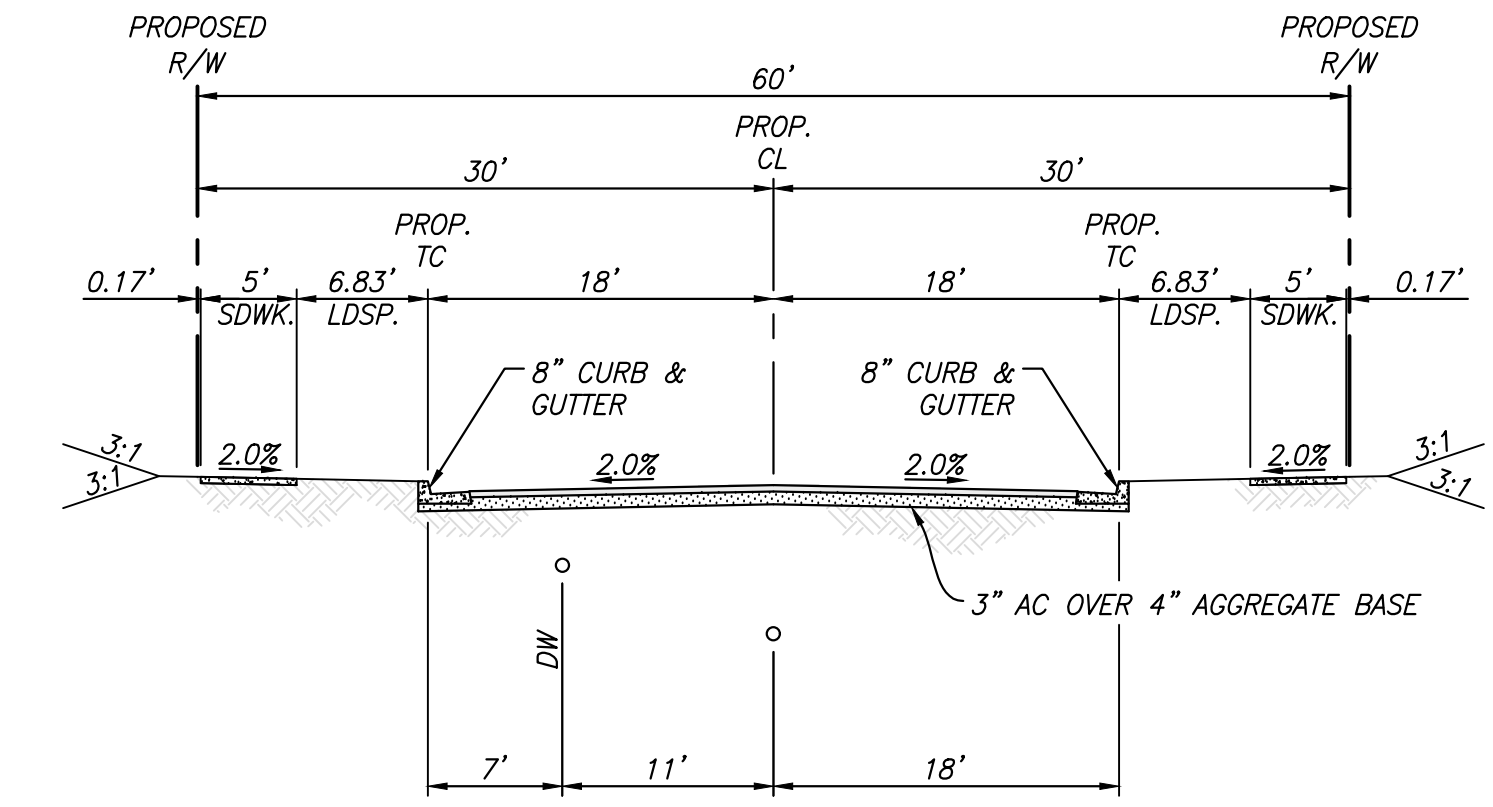
NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
1	7,348	0.17	SINGLE FAMILY RESIDENTIAL
2	7,248	0.17	SINGLE FAMILY RESIDENTIAL
3	7,270	0.17	SINGLE FAMILY RESIDENTIAL
4	7,888	0.18	SINGLE FAMILY RESIDENTIAL
5	10,568	0.24	SINGLE FAMILY RESIDENTIAL
6	10,617	0.24	SINGLE FAMILY RESIDENTIAL
7	7,788	0.18	SINGLE FAMILY RESIDENTIAL
8	7,200	0.17	SINGLE FAMILY RESIDENTIAL
9	7,200	0.17	SINGLE FAMILY RESIDENTIAL
10	7,320	0.17	SINGLE FAMILY RESIDENTIAL
11	7,320	0.17	SINGLE FAMILY RESIDENTIAL
12	7,200	0.17	SINGLE FAMILY RESIDENTIAL
13	7,200	0.17	SINGLE FAMILY RESIDENTIAL
14	7,795	0.18	SINGLE FAMILY RESIDENTIAL
15	10,755	0.25	SINGLE FAMILY RESIDENTIAL
16	7,815	0.18	SINGLE FAMILY RESIDENTIAL
17	8,089	0.19	SINGLE FAMILY RESIDENTIAL
18	7,795	0.18	SINGLE FAMILY RESIDENTIAL
19	7,200	0.17	SINGLE FAMILY RESIDENTIAL
20	7,200	0.17	SINGLE FAMILY RESIDENTIAL

NUMBER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
21	7,320	0.17	SINGLE FAMILY RESIDENTIAL
22	7,212	0.17	SINGLE FAMILY RESIDENTIAL
23	7,200	0.17	SINGLE FAMILY RESIDENTIAL
24	7,200	0.17	SINGLE FAMILY RESIDENTIAL
25	7,200	0.17	SINGLE FAMILY RESIDENTIAL
26	7,200	0.17	SINGLE FAMILY RESIDENTIAL
27	7,320	0.17	SINGLE FAMILY RESIDENTIAL
28	7,320	0.17	SINGLE FAMILY RESIDENTIAL
29	7,200	0.17	SINGLE FAMILY RESIDENTIAL
30	7,200	0.17	SINGLE FAMILY RESIDENTIAL
31	7,822	0.18	SINGLE FAMILY RESIDENTIAL
32	8,544	0.20	SINGLE FAMILY RESIDENTIAL
33	7,206	0.17	SINGLE FAMILY RESIDENTIAL
34	7,261	0.17	SINGLE FAMILY RESIDENTIAL
35	7,749	0.18	SINGLE FAMILY RESIDENTIAL

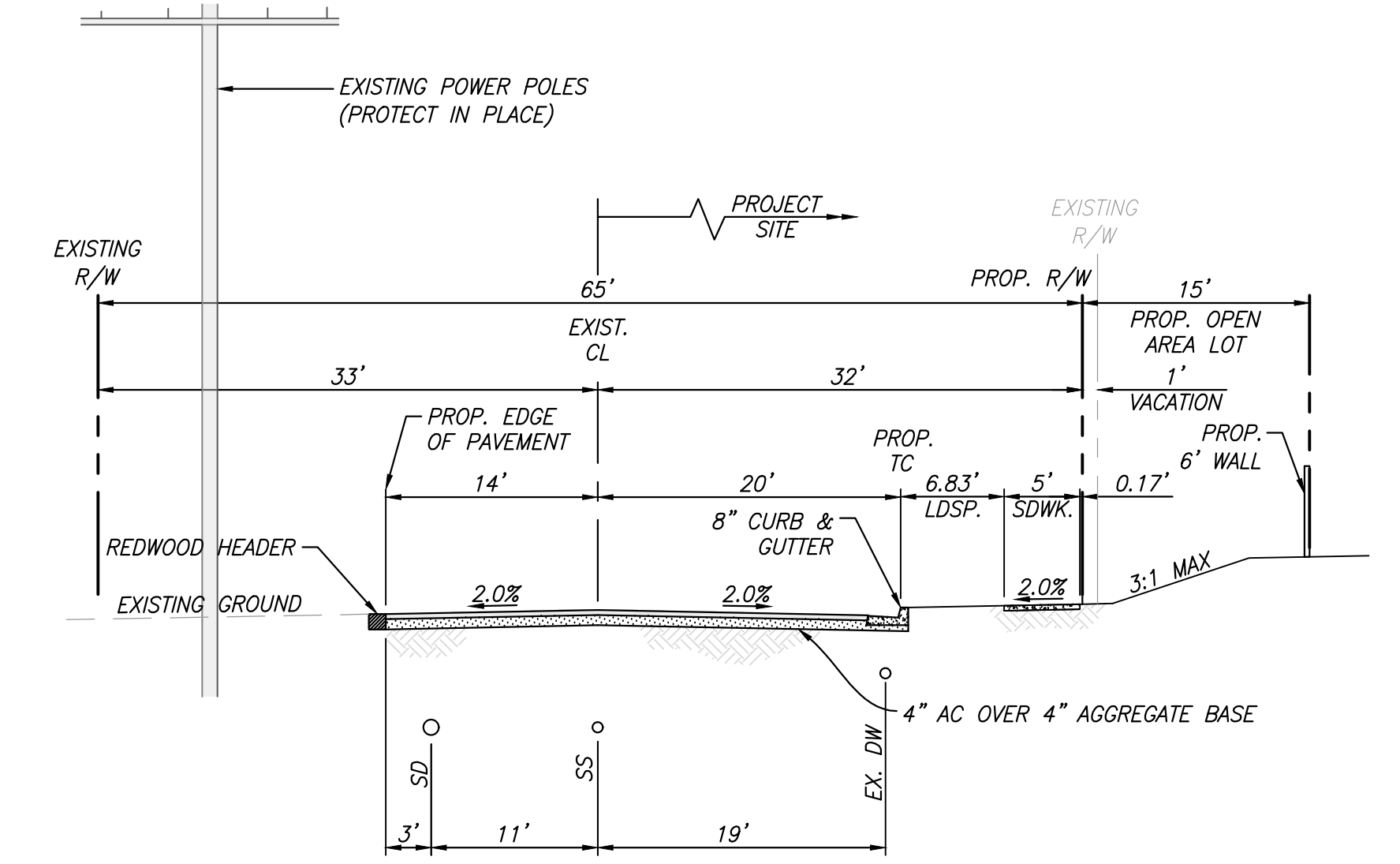
LETTER LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
A	110,327	2.53	PERMANENT OPEN SPACE
B	5,268	0.12	PERMANENT OPEN SPACE
C	1,767	0.04	PERMANENT OPEN SPACE
D	3,527	0.08	PERMANENT OPEN SPACE
E	3,527	0.08	PERMANENT OPEN SPACE
F	1,764	0.04	PERMANENT OPEN SPACE
G	130,994	3.01	UNDEVELOPED

PUBLIC STREET DEDICATION SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	TYPE
ROW	112,830	2.59	PUBLIC STREET

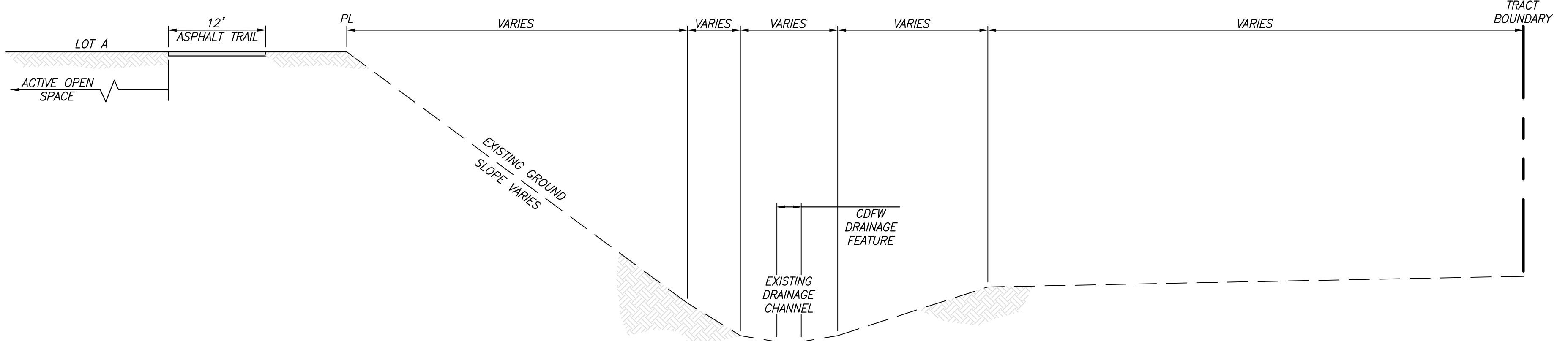
TOTAL SITE		
LOT	GROSS AREA (S.F.)	GROSS AREA (ACRE)
TOTAL	639,773	14.69



PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET  
**INTERIOR STREET (PUBLIC STREET)**  
 60' R/W LOCAL RESIDENTIAL PER CITY STANDARD 701-0  
 SCALE: 1"=10'



PARALLEL PARKING ALLOWED ON ONE SIDE OF THE STREET  
**TEXAS STREET (PUBLIC STREET)**  
 66' R/W COLLECTOR - RESIDENTIAL PER CITY STANDARD 701-0  
 SCALE: 1"=10'



**SECTION A-A**  
SCALE: 1"=10'

**SECTION B-B**  
SCALE: 1"=10'

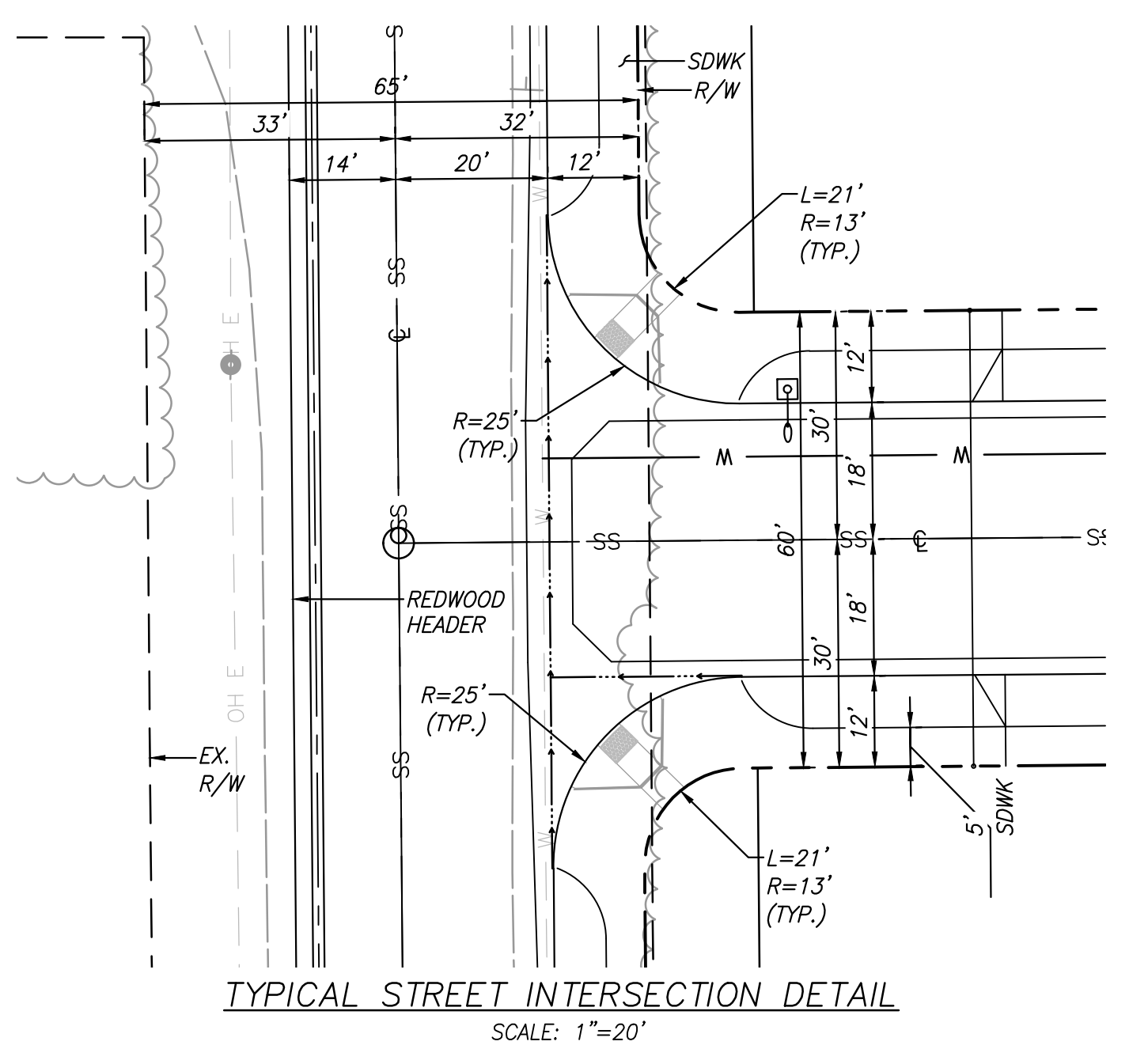
**SECTION C-C**  
SCALE: 1"=10'

**SECTION D-D**  
SCALE: 1"=10'

**SECTION E-E**  
SCALE: 1"=20'

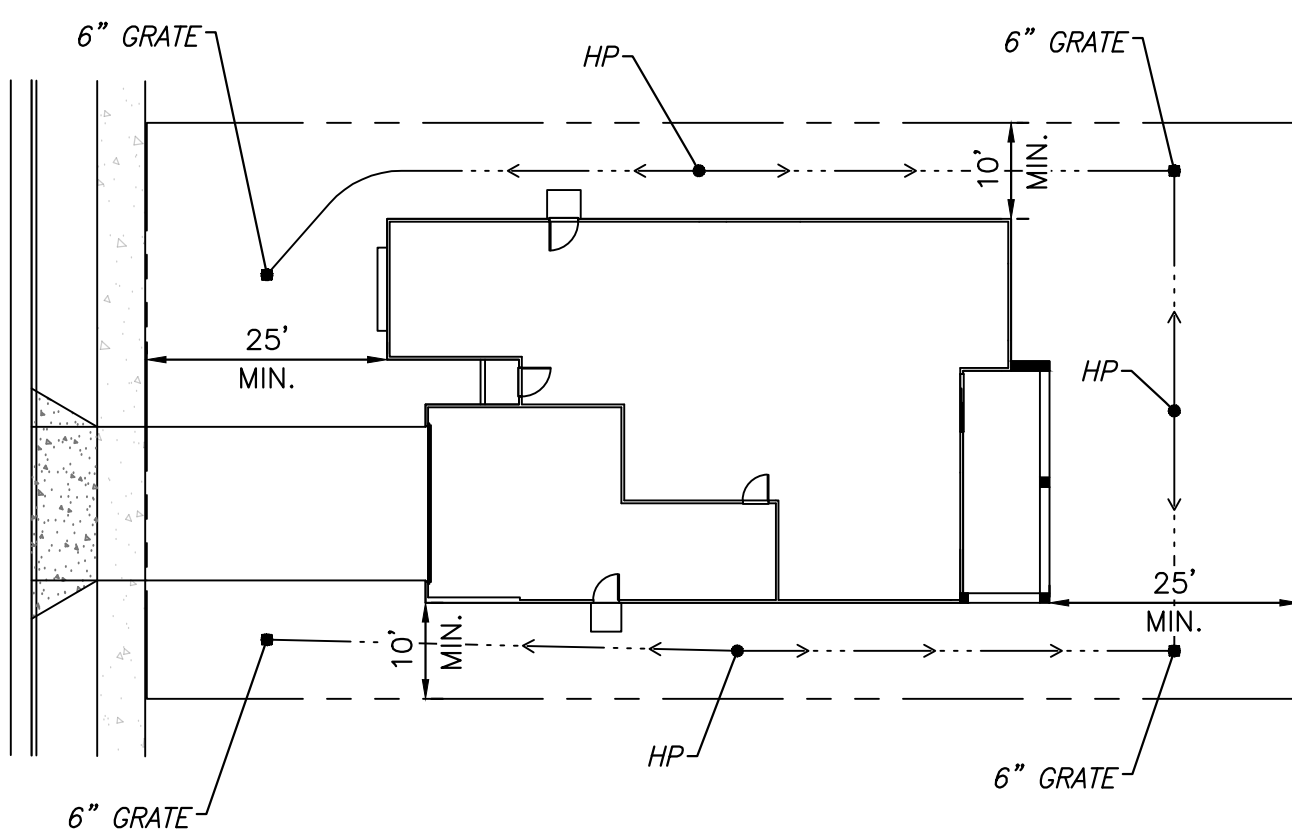
**SECTION F-F**  
SCALE: 1"=20'

**SECTION G-G**  
SCALE: 1"=10'

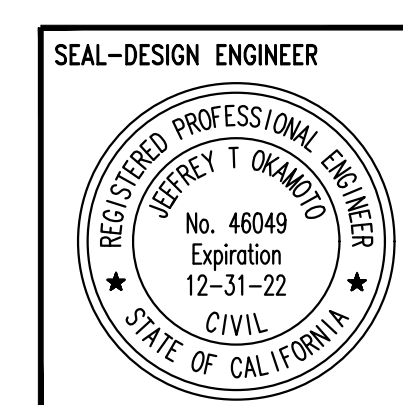


**TYPICAL STREET INTERSECTION DETAIL**  
SCALE: 1"=20'

PRELIMINARY EARTHWORK			
	CUT (CY)	FILL (CY)	RAW NET
RAW EARTHWORK	18,930	14,900	4,030 IMPORT
OVEREX (4' OVER SITE MINUS PARK AREA, minus 6" loss for clear and grub)	36,200	36,200	
OVEREX SHRINKAGE (15% assumes overex in majority of shrinkage)		5,430	
SUBSIDENCE (0.2' OVER SITE)		2,000	
<b>ROUGH GRADING EARTHWORK</b>	<b>55,130</b>	<b>58,530</b>	<b>3,400 IMPORT</b>
<b>SPOILS</b>			
LOTS (SOCY/LOT)	1,750		
STORM DRAIN	165		
SEWER	445		
WATER	130		
<b>FINAL NET</b>	<b>57,620</b>	<b>58,530</b>	<b>910 IMPORT</b>



**TYPICAL LOT GRADING**  
SCALE: N.T.S.



OWNER:  
**TTL Redlands Texas St, LLC**  
 4350 VONKARMEN AVE, SUITE 200  
 NEWPORT BEACH, CA 92660  
 CONTACT: MICHAEL TORRES (925) 331-7006

PREPARED BY:  
**HUNT-ZOLLARS**  
 Irvine, California  
 2803 Main Street, Suite 400  
 Irvine, California 92614-4250  
 Phone (949) 988-5815 Fax (949) 988-5820

DESIGNED BY: HZ  
 DRAWN BY: ATS  
 CHECKED BY: JTO  
 DATE: 10/14/22

**CITY OF REDLANDS**  
**TENTATIVE TRACT**  
**MAP NO. 20520**  
 TYPICAL SECTIONS AND DETAILS

SHEET  
 2  
 OF  
 2  
 SHEETS  
 JOB NO.  
 R314586.01