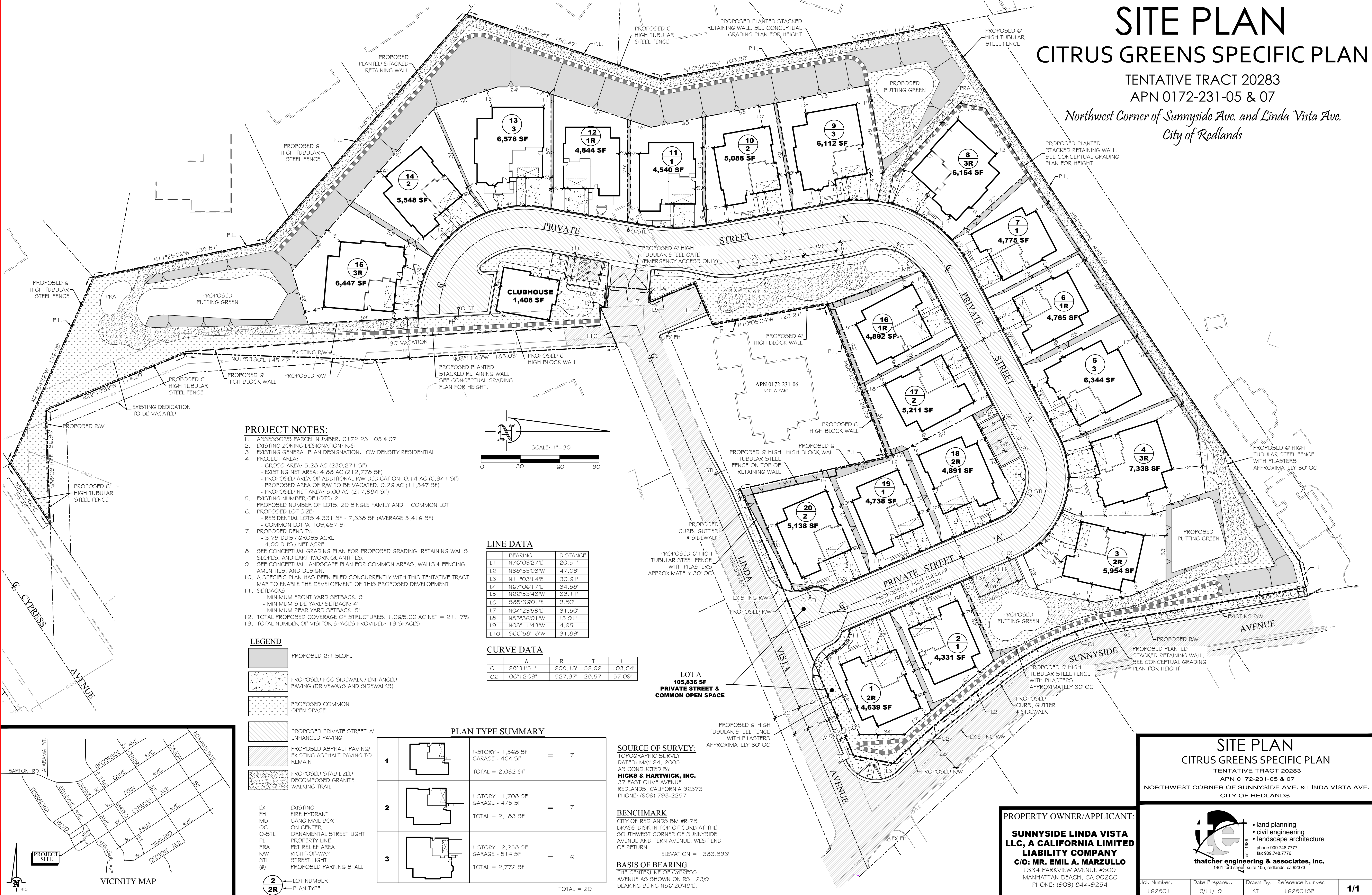


SITE PLAN

CITRUS GREENS SPECIFIC PLAN

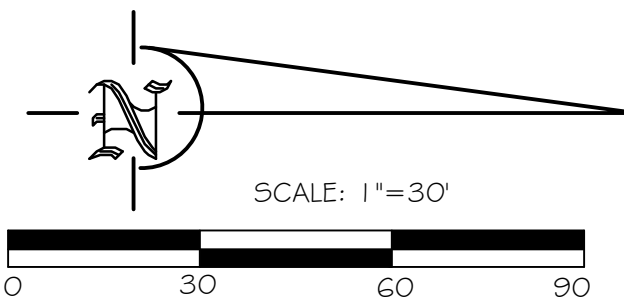
TENTATIVE TRACT 20283
 APN 0172-231-05 & 07

Northwest Corner of Sunnyside Ave. and Linda Vista Ave.
 City of Redlands



PROJECT NOTES:

- ASSESSOR'S PARCEL NUMBER: 0172-231-05 & 07
- EXISTING ZONING DESIGNATION: R-5
- EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
- PROJECT AREA:
 - GROSS AREA: 5.28 AC (230,271 SF)
 - EXISTING NET AREA: 4.88 AC (212,778 SF)
 - PROPOSED AREA OF ADDITIONAL R/W DEDICATION: 0.14 AC (6,341 SF)
 - PROPOSED AREA OF R/W TO BE VACATED: 0.26 AC (11,547 SF)
 - PROPOSED NET AREA: 5.00 AC (217,984 SF)
- EXISTING NUMBER OF LOTS: 2
 PROPOSED NUMBER OF LOTS: 20 SINGLE FAMILY AND 1 COMMON LOT
- PROPOSED LOT SIZE:
 - RESIDENTIAL LOTS 4,331 SF - 7,338 SF (AVERAGE 5,416 SF)
 - COMMON LOT 'A' 109,657 SF
- PROPOSED DENSITY:
 - 3.79 DUS / GROSS ACRE
 - 4.00 DUS / NET ACRE
- SEE CONCEPTUAL GRADING PLAN FOR PROPOSED GRADING, RETAINING WALLS, SLOPES, AND EARTHWORK QUANTITIES.
- SEE CONCEPTUAL LANDSCAPE PLAN FOR COMMON AREAS, WALLS & FENCING, AMENITIES, AND DESIGN.
- A SPECIFIC PLAN HAS BEEN FILED CONCURRENTLY WITH THIS TENTATIVE TRACT MAP TO ENABLE THE DEVELOPMENT OF THIS PROPOSED DEVELOPMENT.
- SETBACKS:
 - MINIMUM FRONT YARD SETBACK: 9'
 - MINIMUM SIDE YARD SETBACK: 4'
 - MINIMUM REAR YARD SETBACK: 5'
- TOTAL PROPOSED COVERAGE OF STRUCTURES: 1.06/5.00 AC NET = 21.17%
- TOTAL NUMBER OF VISITOR SPACES PROVIDED: 13 SPACES



LINE DATA

LINE	BEARING	DISTANCE
L1	N76°03'27"E	20.51'
L2	N38°35'03"W	47.09'
L3	N11°03'14"E	30.61'
L4	N67°06'17"E	34.58'
L5	N22°53'43"W	38.11'
L6	S85°36'01"E	9.80'
L7	N04°23'59"E	31.50'
L8	N85°36'01"W	15.91'
L9	N03°11'43"W	4.95'
L10	S66°58'18"W	31.89'

CURVE DATA

CURVE	Δ	R	T	L
C1	28°31'51"	208.13'	52.92'	103.64'
C2	06°12'09"	527.37'	28.57'	57.09'

PLAN TYPE SUMMARY

PLAN TYPE	DESCRIPTION	AREA (SF)	QUANTITY
1	1-STORY - 1,568 SF GARAGE - 464 SF	2,032 SF	7
2	1-STORY - 1,708 SF GARAGE - 475 SF	2,183 SF	7
3	1-STORY - 2,258 SF GARAGE - 514 SF	2,772 SF	6
TOTAL		7,087 SF	20

SOURCE OF SURVEY:

TOPOGRAPHIC SURVEY
 DATED: MAY 24, 2005
 AS CONDUCTED BY
HICKS & HARTWICK, INC.
 37 EAST OLIVE AVENUE
 REDLANDS, CALIFORNIA 92373
 PHONE: (909) 793-2257

BENCHMARK

CITY OF REDLANDS BM #R-78
 BRASS DISK IN TOP OF CURB AT THE
 SOUTHWEST CORNER OF SUNNYSIDE
 AVENUE AND FERN AVENUE, WEST END
 OF RETURN.

BASIS OF BEARING

THE CENTERLINE OF CYPRESS
 AVENUE AS SHOWN ON RS 1233/9.
 BEARING BEING N56°20'48"E.

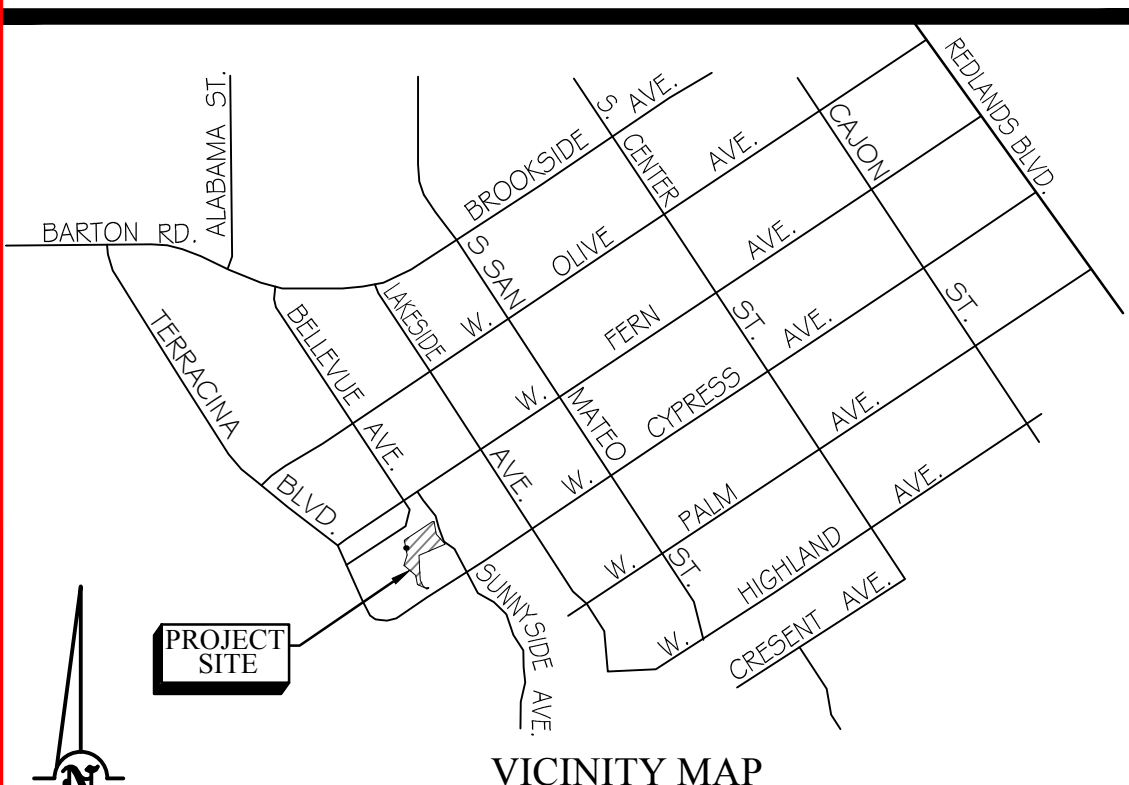
LOT A
 105,836 SF
 PRIVATE STREET &
 COMMON OPEN SPACE

LEGEND

- PROPOSED 2:1 SLOPE
- PROPOSED PCC SIDEWALK / ENHANCED PAVING (DRIVEWAYS AND SIDEWALKS)
- PROPOSED COMMON OPEN SPACE
- PROPOSED PRIVATE STREET 'A' ENHANCED PAVING
- PROPOSED ASPHALT PAVING/ EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED STABILIZED DECOMPOSED GRANITE WALKING TRAIL

- EX - EXISTING
- FH - FIRE HYDRANT
- MB - GANG MAIL BOX
- OC - ON CENTER
- O-STL - ORNAMENTAL STREET LIGHT
- PL - PROPERTY LINE
- PRA - PET RELIEF AREA
- RW - RIGHT-OF-WAY
- STL - STREET LIGHT
- (#) - PROPOSED PARKING STALL

- 2 - LOT NUMBER
- 2R - PLAN TYPE



PROPERTY OWNER/APPLICANT:
SUNNYSIDE LINDA VISTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 C/O: MR. EMIL A. MARZULLO
 1334 PARKVIEW AVENUE #300
 MANHATTAN BEACH, CA 90266
 PHONE: (909) 844-9254

SITE PLAN
CITRUS GREENS SPECIFIC PLAN
 TENTATIVE TRACT 20283
 APN 0172-231-05 & 07
 NORTHWEST CORNER OF SUNNYSIDE AVE. & LINDA VISTA AVE.
 CITY OF REDLANDS

thatcher engineering & associates, inc.
 • land planning
 • civil engineering
 • landscape architecture
 phone 909.748.7777
 fax 909.748.7776
 1461 10th street, suite 105, redlands, ca 92373