

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDLANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 2383 IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 34, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0168-132-05-0-000

**OWNER / DEVELOPER**

Lone Chang LLC., a California Limited Liability Company  
 14 CASTLEBAR  
 INVINE, CA 92618  
 (949) 733-3925

**UTILITIES**

<b>ELECTRIC:</b> SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CA 92373 (909) 307-6731	<b>TELEPHONE:</b> FRONTIER COMMUNICATIONS 1016 CALIMESA BLVD. CALIMESA, CA 92320 (800) 801-6652	<b>CABLE:</b> CHARTER COMMUNICATIONS 1078 E. HOSPITALITY LANE SAN BERNARDINO, CA 92408 (800) 892-2253
<b>GAS:</b> SOUTHERN CALIFORNIA GAS COMPANY 1981 WEST LUGONIA AVENUE REDLANDS, CA 92373 (909)335-7750	<b>WATER &amp; SEWER:</b> CITY OF REDLANDS 35 CAJON STREET REDLANDS, CA 92373 (909) 798-7698	

**BASIS OF BEARINGS**

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SAN BERNARDINO AVENUE BEING N 89°13'16" E PER RECORD OF SURVEY FILED AS INSTRUMENT No. 90-264494 AND RECORDED JULY 5, 1990 IN BOOK 84, PAGE 46 OF RECORDS OF SURVEY.

**OPEN SPACE QUANTITIES**

TOTAL OPEN SPACE REQ'D: \_\_\_\_\_ 20% x GROSS LAND AREA  
 REQUIRED: \_\_\_\_\_ = 0.20 x 37.87 AC = 7.57 AC.

LOT A (DETENTION BASIN) 20,617 S.F. / 0.473 AC.  
 LOT C (PARK) 73,455 S.F. / 1.686 AC.  
 LOT D (BUFFER) 65,741 S.F. / 1.509 AC.  
 LOT E (BUFFER) 177,561 S.F. / 4.076 AC.  
 TOTAL OPEN SPACE PROVIDED 337,374 S.F. / 7.745 AC.

LOT B (PASEO) AND LOTS F THROUGH T (LANDSCAPE BUFFER) ARE NOT INCLUDED IN OPEN SPACE QUANTITIES (42,497 S.F. / 0.976 AC.).

**LOT QUANTITIES**

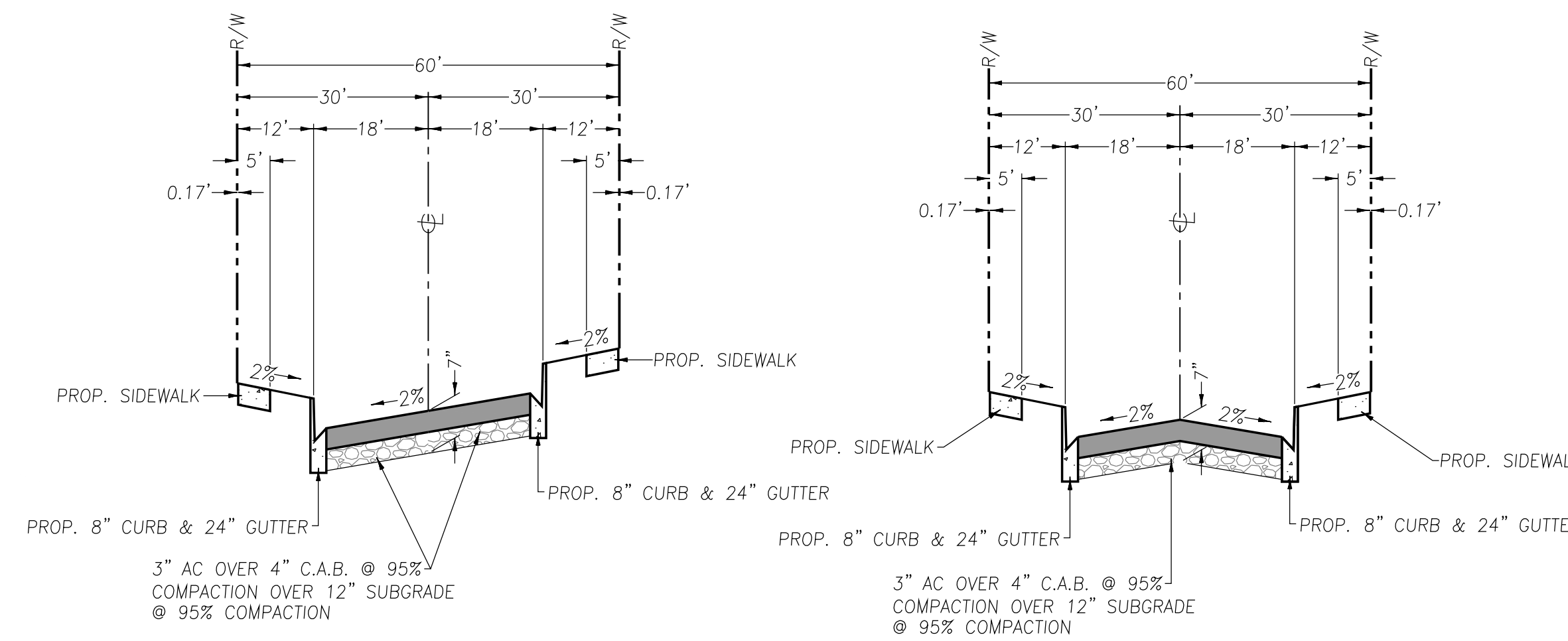
MAXIMUM NUMBER OF LOTS: \_\_\_\_\_ 3.0 x NET AREA = 3.0 x 36.27 = 108.8  
 NUMBER OF LOTS: \_\_\_\_\_ 98  
 MINIMUM LOT SIZE: \_\_\_\_\_ 7,842 S.F.

**ESTIMATE OF EARTHWORK QUANTITIES**

GROSS CUT: \_\_\_\_\_ 67,500 C.Y.  
 GROSS FILL: \_\_\_\_\_ 57,500 C.Y.

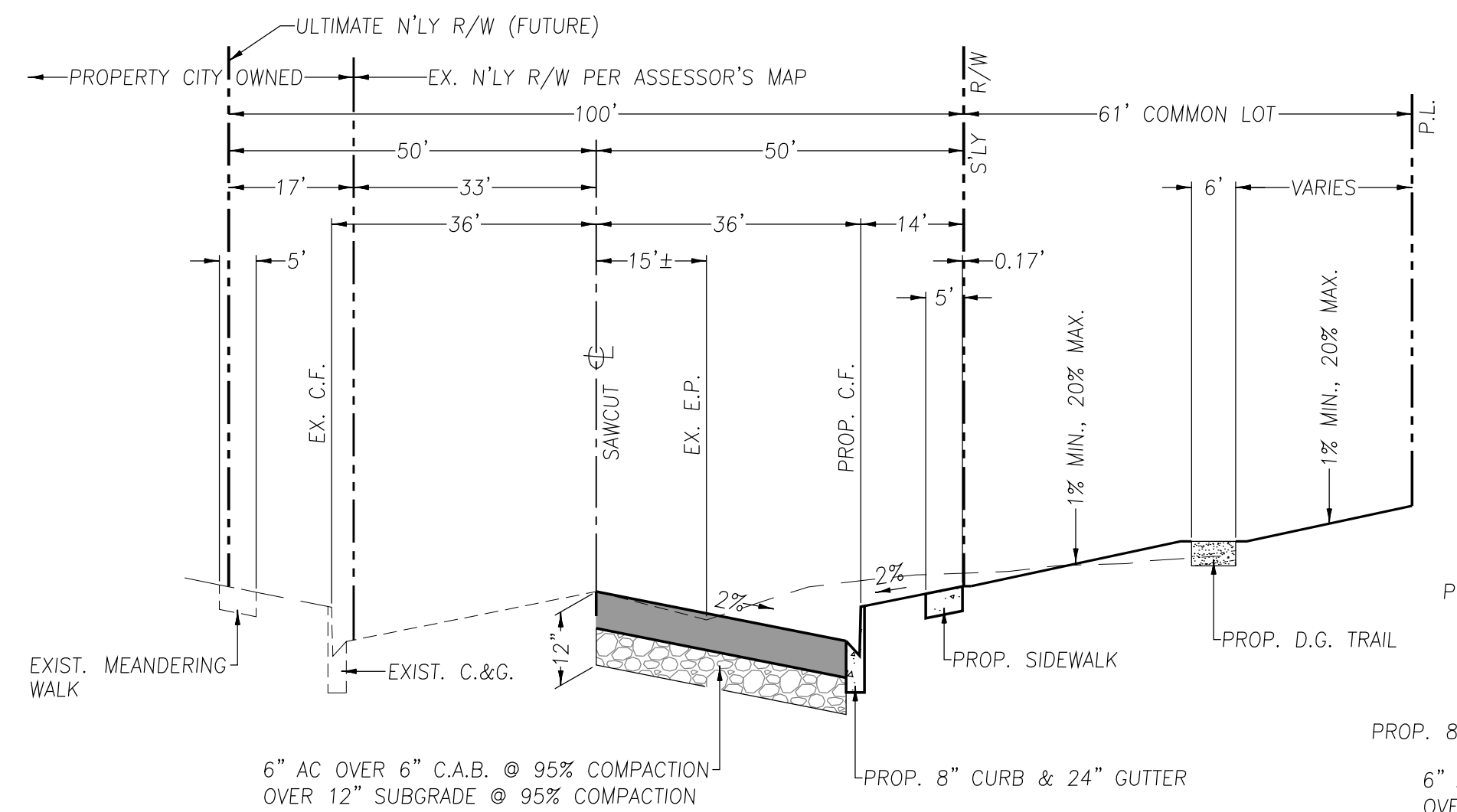
**MISCELLANEOUS NOTES**

- EXISTING ZONING: RE
- EXISTING GENERAL PLAN DESIGNATION: VERY LOW DENSITY RESIDENTIAL
- LOT A (DETENTION BASIN), LOT B (PASEO), LOT C (PARK) AND LOTS D THROUGH T (LANDSCAPE BUFFER) ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.
- DEVELOPER SHALL PROVIDE ADEQUATE EROSION CONTROL MEASURES FOR ALL SLOPES PER CALIFORNIA SWPPP AND WATER QUALITY STANDARDS. FINISHED CUT AND FILL SLOPES 3' AND GREATER IN HEIGHT SHALL BE PLANTED AND IRRIGATED.
- EXISTING UTILITY POLES ON THE WEST SIDE OF WABASH AVENUE AND THE NORTH SIDE OF CAPRI AVENUE WILL BE REMOVED AND UTILITY LINES UNDERGROUNDED.
- SLOPES EXCEEDING THREE FEET (3') IN HEIGHT SHALL BE PROVIDED WITH IRRIGATION SYSTEMS AND SUFFICIENT PLANTS CHOSEN FROM A LIST OF EROSION RESISTING PLANTS AVAILABLE AT THE DEPARTMENT OF BUILDING AND SAFETY, OR AS APPROVED BY THE REDLANDS PARK DIRECTOR.

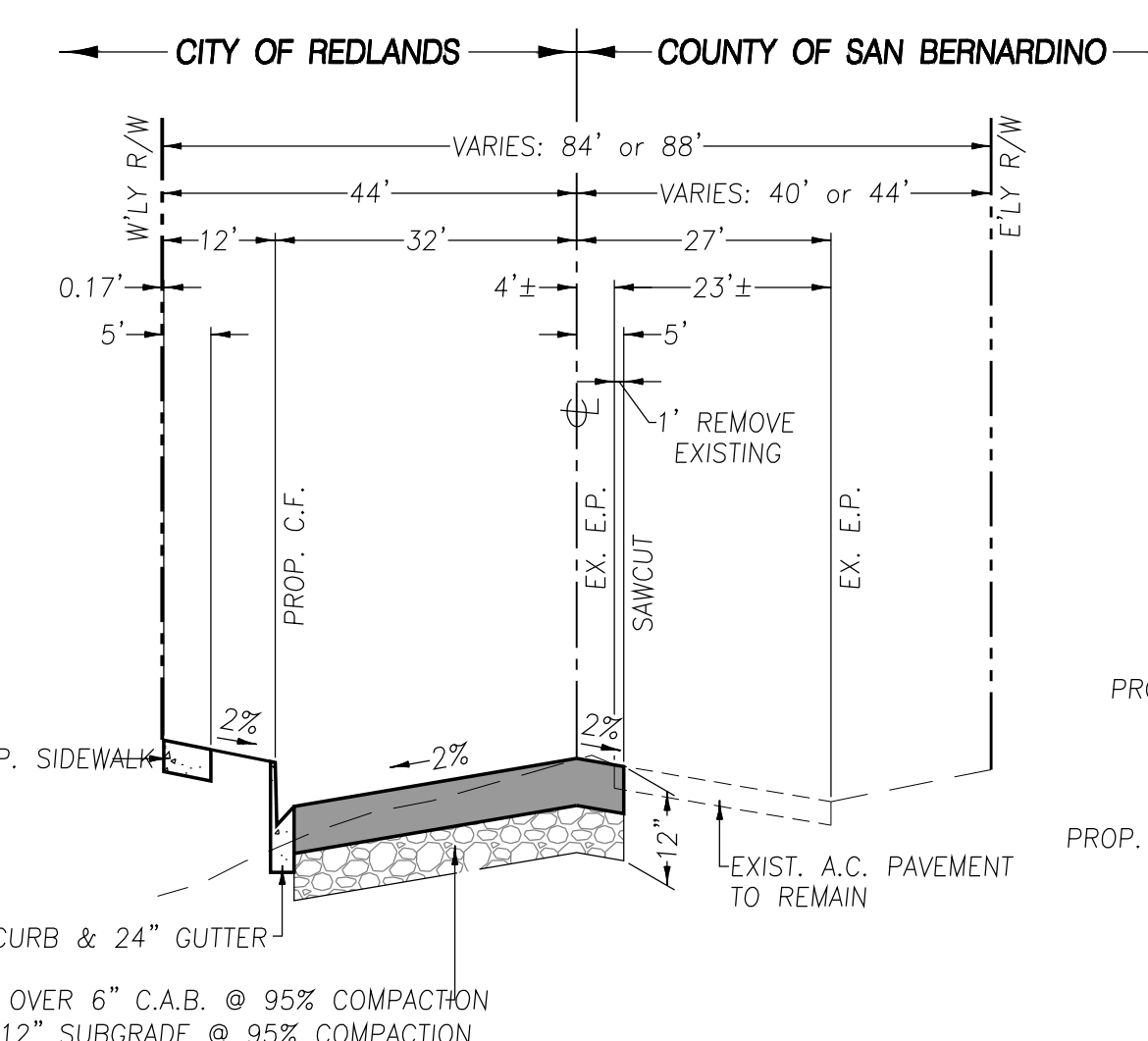


**TYPICAL SECTION TRACT ENTRY STREETS**  
 T.I. = 5.0  
 SCALE: 1"=20' HORIZ. 1"=2' VERT.

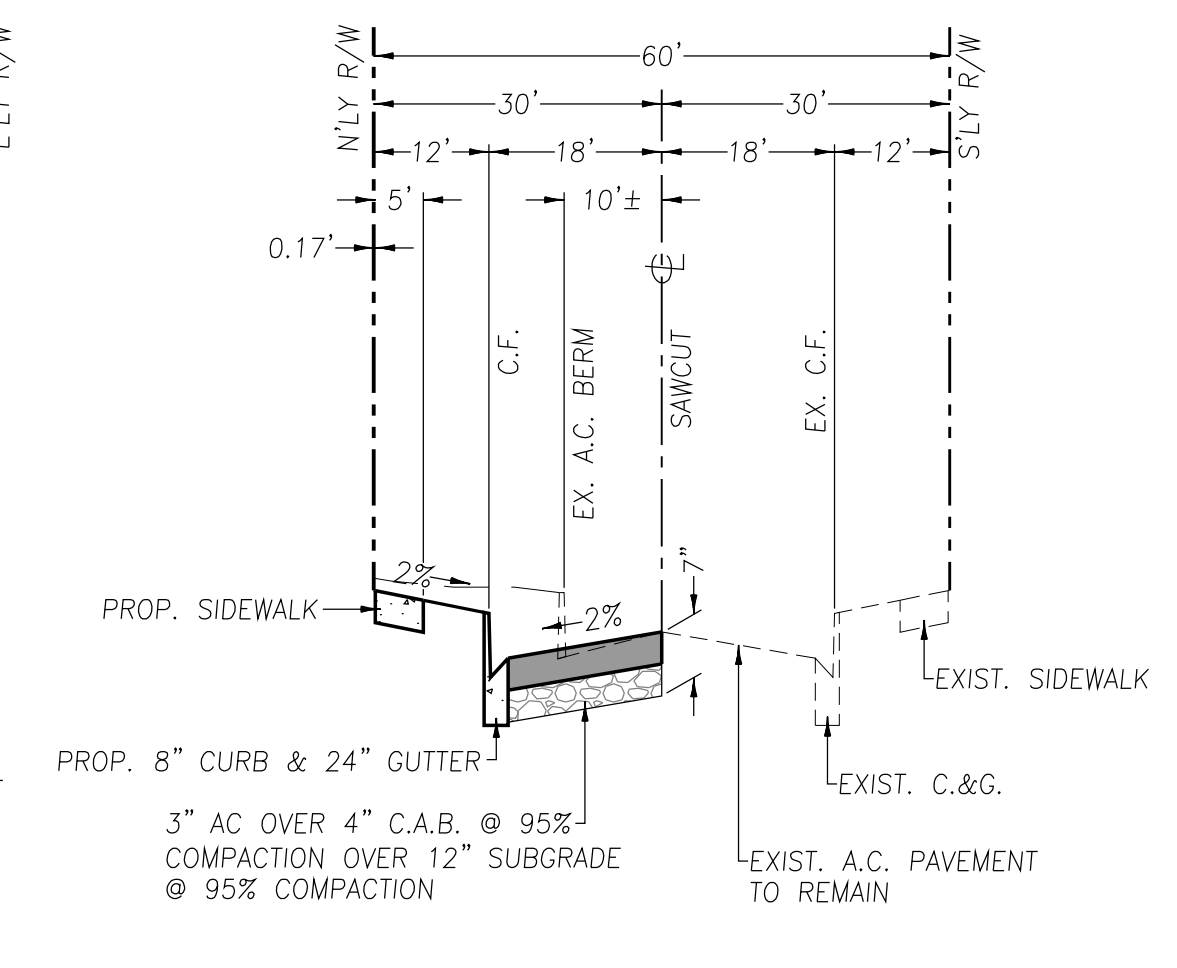
**TYPICAL SECTION INTERIOR STREETS**  
 T.I. = 5.0  
 SCALE: 1"=20' HORIZ. 1"=2' VERT.



**TYPICAL SECTION SAN BERNARDINO AVENUE**  
 T.I. = 9.0  
 SCALE: 1"=20' HORIZ. 1"=2' VERT.



**TYPICAL SECTION WABASH AVENUE**  
 T.I. = 9.0  
 SCALE: 1"=20' HORIZ. 1"=2' VERT.



**TYPICAL SECTION CAPRI AVENUE**  
 T.I. = 5.0  
 SCALE: 1"=20' HORIZ. 1"=2' VERT.

**GEOTECHNICAL ENGINEER**

Leighton and Associates, Inc.  
 10532 ACACIA STREET, SUITE B-6  
 RANCHO CUCAMONGA, CA 91730  
 (909) 484-2205

**REDLANDS MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN REQUIREMENTS**

SUBJECT PROPERTY IS LOCATED WITHIN REDLANDS MUNICIPAL AIRPORT COMPATIBILITY ZONE D.



IN THE CITY OF REDLANDS  
**TENTATIVE TRACT MAP**  
**PulteGROUP - CITRUS ESTATES - TTM No. 20473**

Revised: October 03, 2022

PARK  
APN 0188-001-05

PARK  
APN 0188-001-00

SAN BERNARDINO AVENUE



CAPRI AVENUE

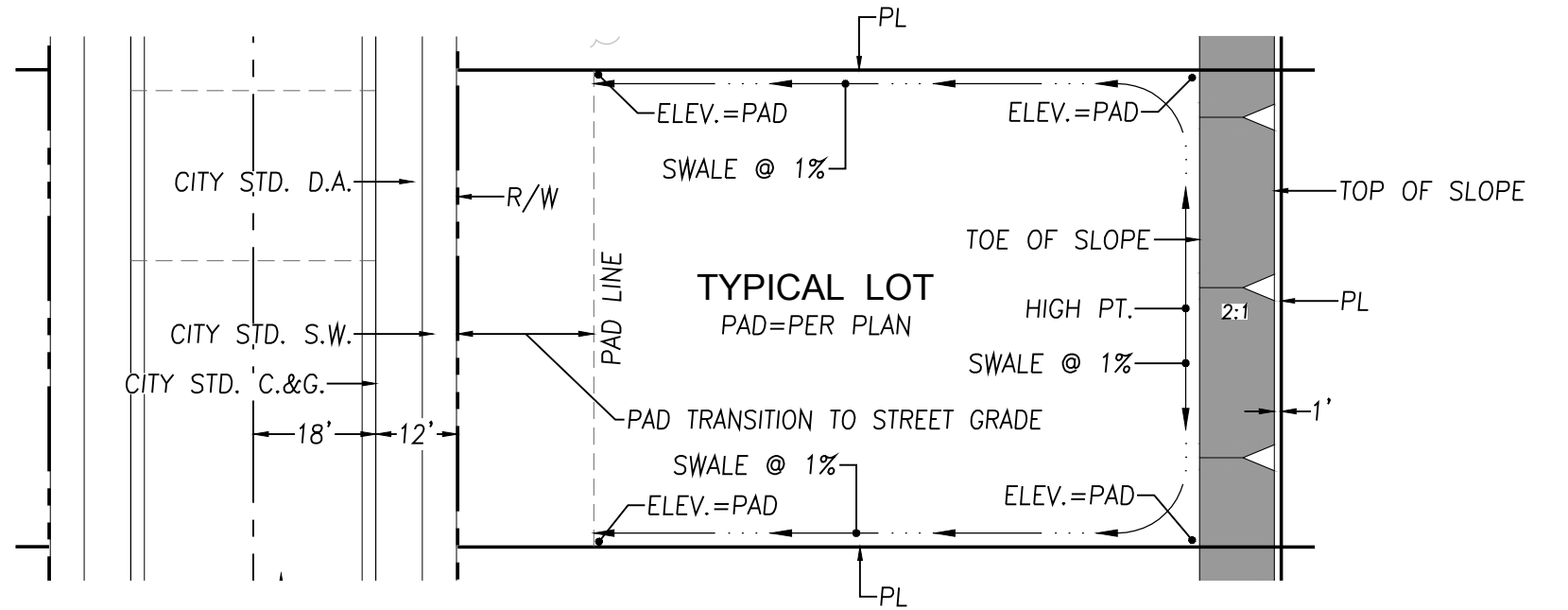
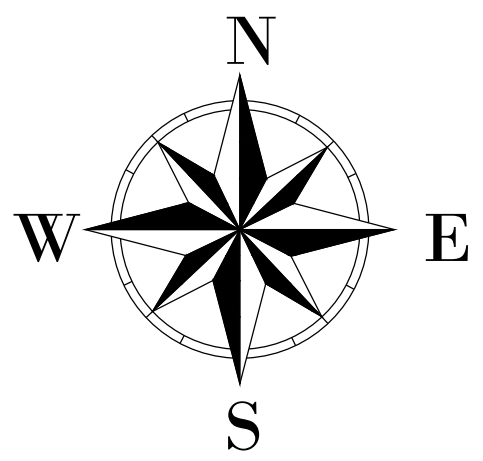
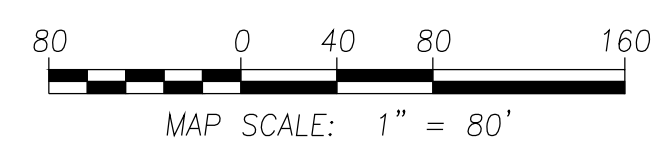
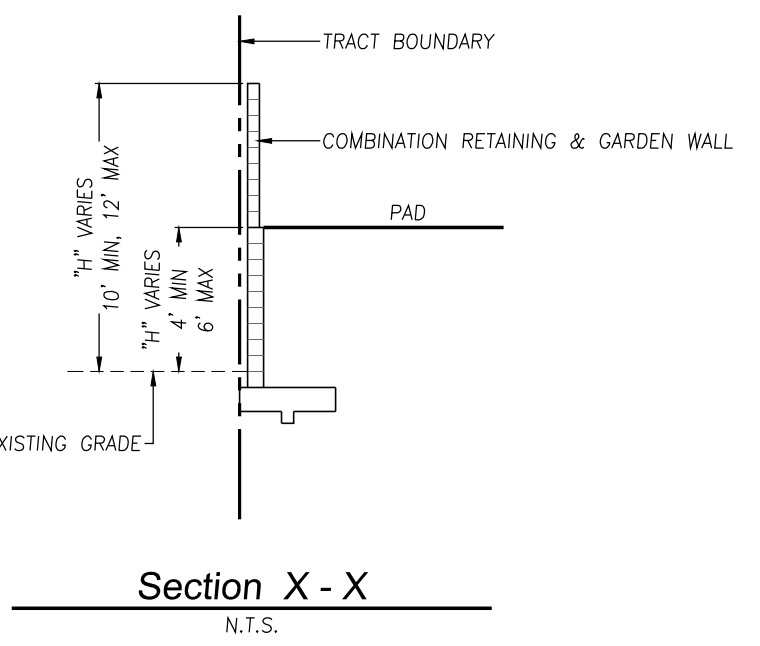
TRACT No. 18101 MB 284 / 66-71

TRACT No. 17064 MB 331 / 95-88

MENTONE ACRES TRACT No. 2112 MB 80 / 72

PALM MAP No. 7074 PWB 81 / 91-92

TRACT No. 18037 MB 278 / 48-54



**Dan Guerra & Associates**  
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Ph. (909) 987-4306 Fax (909) 941-1528  
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# IN THE CITY OF REDLANDS TENTATIVE TRACT MAP PulteGROUP - CITRUS ESTATES - TTM No. 20473

Revised: August 10, 2022