

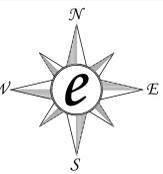
SEPTEMBER 2018
APN 1011-351-02-0-000

TENTATIVE TRACT MAP TENTATIVE TRACT NO.20267

40 UNITS FOR RESIDENTIAL CONDOMINIUM AND 2 UNITS FOR SINGLE-FAMILY PURPOSES
IN THE COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA
BEING A SURVEY OF LOT 2, BLOCK 19 AND THE EAST 10' OF LOT 2, BLOCK 19 OF MONTE VISTA TRACT NO. 2,
RECORDED IN BOOK 16, PAGES 32 & 33 OF MAPS IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA.

3 LOTS
4.70 AC(GROSS)
4.65 AC(NET)

OFFICIAL USE ONLY



GRAPHIC SCALE
0 15 30
(IN FEET)
1 INCH = 30 FT.

ENCOMPASS ASSOCIATES, INC.

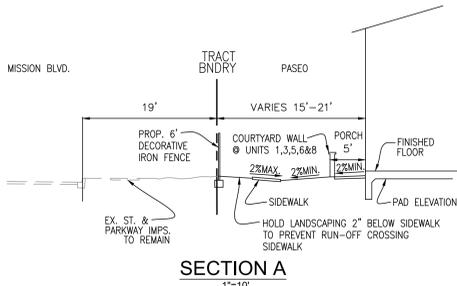
CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093



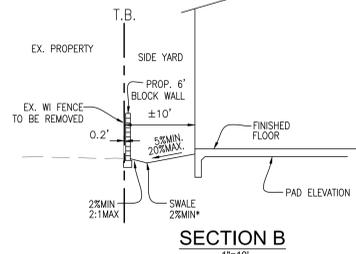
VICINITY MAP
N.T.S.

NOTES

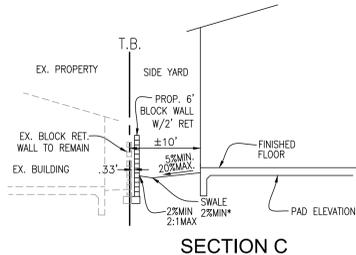
1. FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
2. A PORTION OF THIS MAP IS FOR RESIDENTIAL CONDOMINIUM PURPOSES. 42 UNITS ARE PROPOSED. UNIT OWNERSHIP AND A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOLLOWING STATE DEPARTMENT OF REAL ESTATE CODE.
3. CURRENT ZONING: NORTH HALF: CG SOUTH HALF: RS-20M (20,000)
4. PROPOSED ZONING: RM AND RS RESIDENTIAL
5. SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS



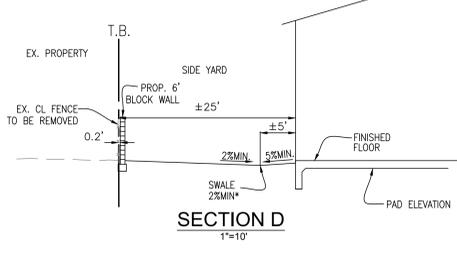
SECTION A
1"=10'



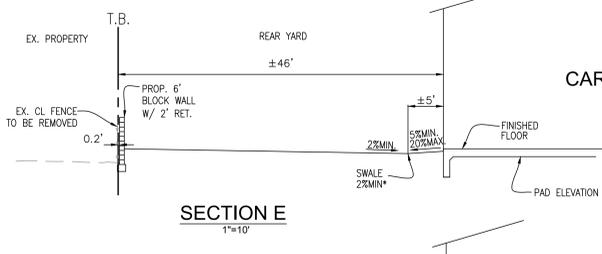
SECTION B
1"=10'



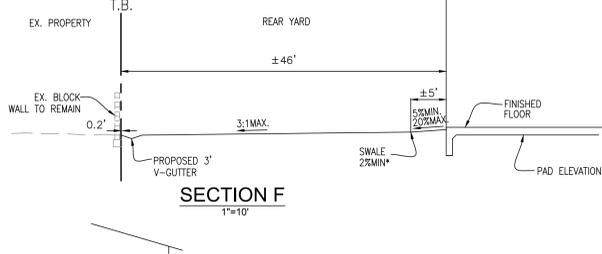
SECTION C
1"=10'



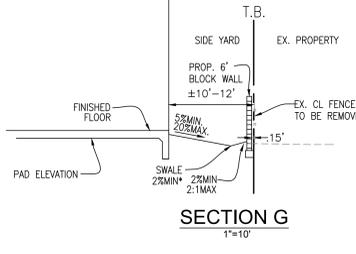
SECTION D
1"=10'



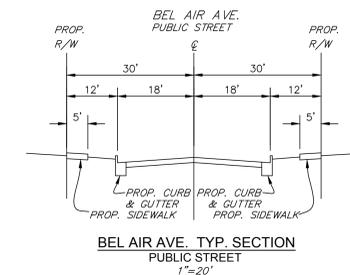
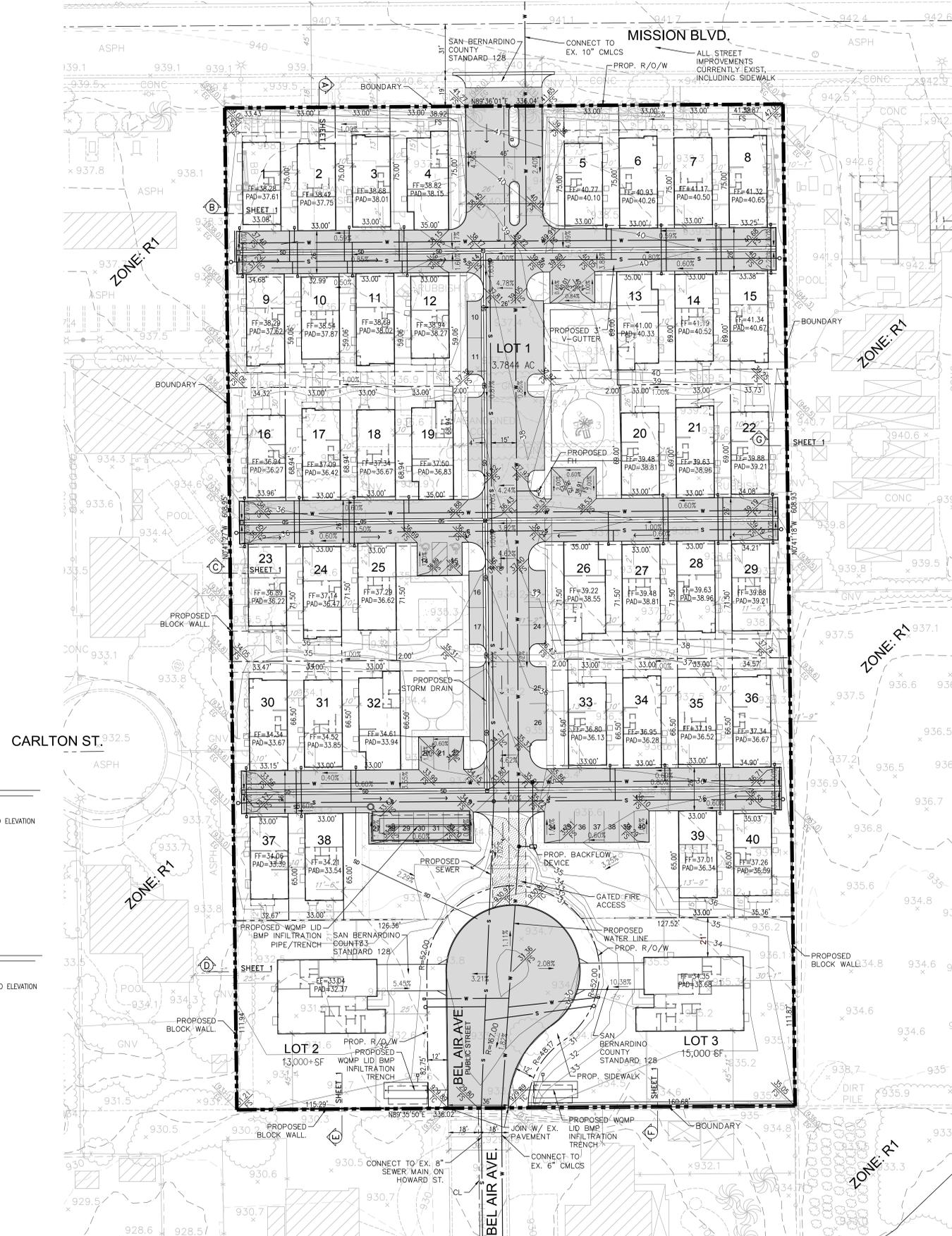
SECTION E
1"=10'



SECTION F
1"=10'



SECTION G
1"=10'



BEL AIR AVE. TYP. SECTION
PUBLIC STREET
1"=20'

LEGEND

- TB - TRACT BOUNDARY
- PL - PROPERTY LINE
- R/W - RIGHT OF WAY
- CL - CENTERLINE
- EP - EDGE OF PAVEMENT
- TC - TOP OF CURB
- FL - FLOWLINE
- FS - FINISHED SURFACE
- GB - GRADE BREAK
- INW - PIPE INVERT
- FG - FINISH GRADE
- ES - EXISTING SURFACE
- EG - EXISTING GROUND
- PAD - PAD ELEVATION
- FF - FINISH FLOOR ELEVATION
- GF - GARAGE FLOOR ELEVATION
- HP - HIGH POINT
- TRW - TOP OF RETAINING WALL
- TF - TOP OF FOOTING
- 97.61 - INDICATES PROPOSED ELEVATION
- (97.61) - INDICATES EXISTING ELEVATION
- SD - PROPOSED STORM DRAIN
- SD - EXISTING STORM DRAIN
- W - PROPOSED WATER LINE
- W - EXISTING WATER LINE
- F - PROPOSED FIRE LINE
- F - EXISTING FIRE LINE
- S - PROPOSED SEWER LINE
- S - EXISTING SEWER LINE
- PHASE LIMITS
- ADA PATH OF TRAVEL
- INDICATES EXTRA DEPTH FOOTING
- CONCRETE
- AC PAVEMENT

UTILITY PROVIDER LIST	ADDRESS	PHONE
ELECTRICAL POWER	SOUTHERN CALIFORNIA EDISON 1341 EAST FRANCIS STREET ONTARIO, CA 91761	909.930.8591
TELEPHONE SERVICE	VERIZON 1400 EAST PHILLIPS BOULEVARD BLDG 1A POMONA, CA 91766-5432	909.469.6334
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO. 13925 12TH STREET CHINO, CA 91710	909.613.1537
CABLE MEDIA SERVICES	TIME WARNER CABLE 3430 E. MIRALOMA AVE. ANAHEIM, CA 92806	1.888.892.2253
WATER SERVICE	MONTE VISTA WATER DISTRICT 10575 CENTRAL AVE. PO BOX 71 MONTCLAIR, CA 91763	909.624.0035
SEWER SERVICE	CITY OF MONTCLAIR 5111 BENITO STREET PO BOX 2308 MONTCLAIR, CA 91763 ENVIRONMENTAL MANAGER 909.625.9446	909.625.9471

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS. LOT 2 AND THE EAST 10 FEET OF LOT 1, IN BLOCK 19 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT IN BOOK 16 OF MAPS, PAGE 33 RECORDS OF SAID COUNTY, EXCEPT THE NORTH 15 FEET THEREOF.

SITE INFORMATION
APN 1011-351-02-0-000
AREA 204,619 SF / 4.70 AC
IMPERVIOUS AREA 41,280 SF (XX%)

OWNER/DEVELOPER: CRESTWOOD CORPORATION
510 WEST CITRUS EDGE STREET
GLENORA, CA 91740
TERRY KENT
626.914.1943

CIVIL ENGINEER/ MAP PREPARED BY: ENCOMPASS ASSOCIATES, INC.
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
AARON SKEERS
909.684.0093

LAND SURVEYOR KELSE & ASSOCIATES, INC.
1835 FIRST ST.
NORCO CA 92860
ROBERT KELSE
951-736-2164

SOILS ENGINEER: LGC GEO-ENVIRONMENTAL, INC.
2750 COMMERCE CENTER DR. #128
TEMECULA, CA 92590
ROBERT L. GREGOIRE II
951.297.2450

DEVELOPER
CRESTWOOD CORPORATION
510 W. CITRUS EDGE ST.
GLENORA CA 91740
626.914.1943/FAX 626.335.9320

TENTATIVE TRACT 20267
TENTATIVE TRACT MAP

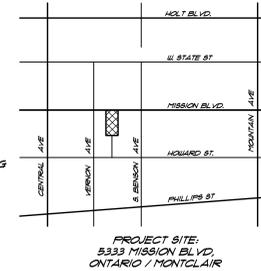
VERSION HISTORY

NO.	DATE	DESCRIPTION
3/19		INITIAL SUBMITTAL

SHEET

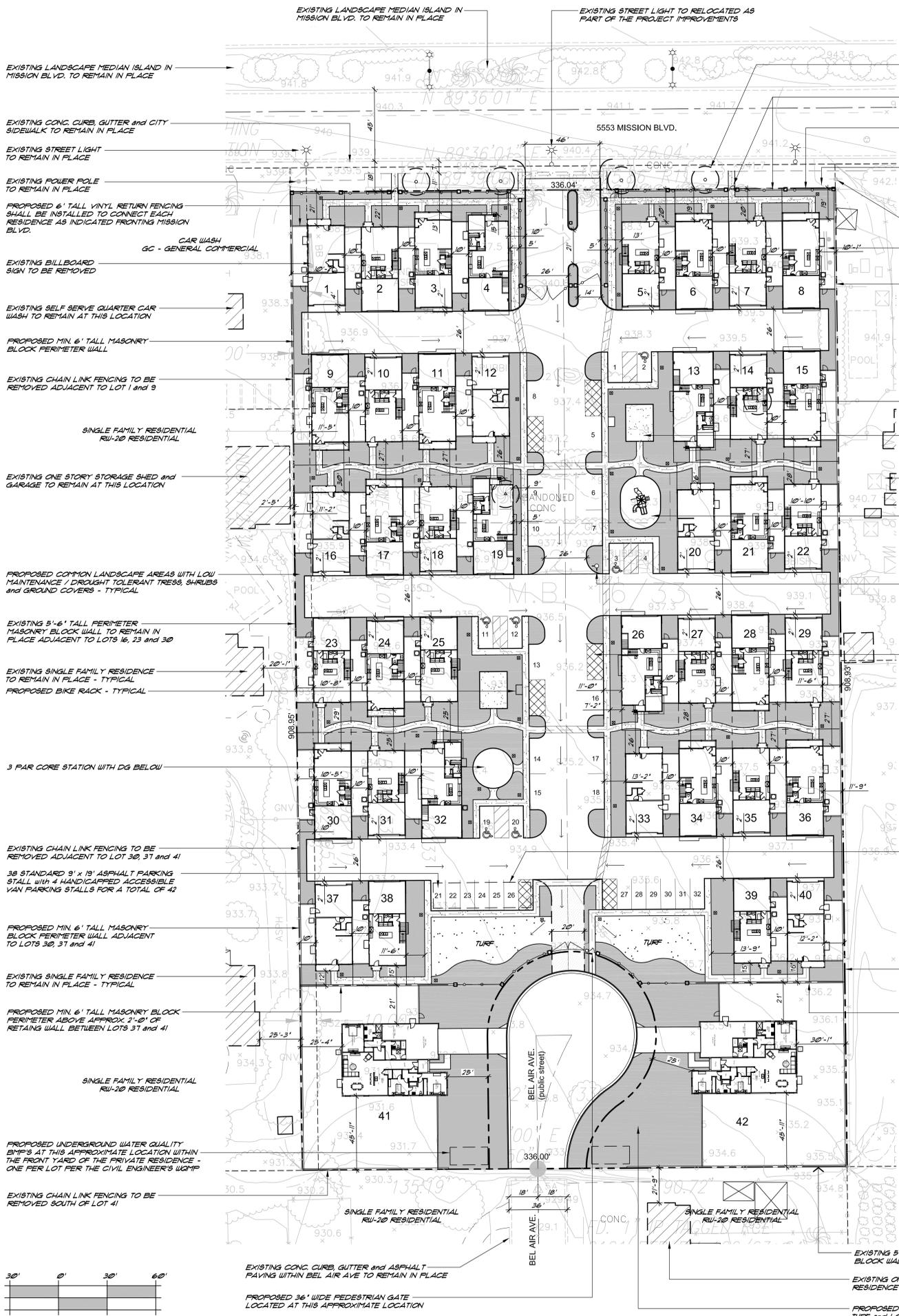
1

VICINITY MAP



UTILITIES:

- ELECTRIC: SCE Redlands-Kansas Service Center
GAS: SO CAL GAS CO
TELEPHONE: FRONTIER COMMUNICATIONS, INC.
CABLE: SPECTRUM (TIME WARNER)
WATER SERVICE: MONTE VISTA WATER DISTRICT
SEWER SERVICE: CITY OF MONTCLAIR
SOLID WASTE: BURRTEC WASTE INDUSTRIES, INC.



- (1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.
PROPOSED 5'-6" TALL TUBULAR STEEL FENCING WITH MASONRY PLASTER SHALL BE LOCATED ON THE FRONT PROPERTY LINE AS INDICATED.
EXISTING CHAIN LINK FENCING TO BE REMOVED ALONG THE ENTIRE NORTH PROPERTY LINE FRONTING MISSION BLVD.
EXISTING PARKWAY LANDSCAPE AREA TO BE IMPROVED AND INCORPORATED IN THE PROPOSED ON-SITE HOA AND LANDSCAPE MAINTENANCE OF THE PROJECT.
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING BILLBOARD SIGN TO BE REMOVED
PROPOSED 6'-8" MASONRY BLOCK PERIMETER WALL TO BE INSTALLED ALONG THE ENTIRE EAST PROPERTY LINE
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING BILLBOARD SIGN TO BE REMOVED
PROPOSED 6'-8" MASONRY BLOCK PERIMETER WALL TO BE INSTALLED ALONG THE ENTIRE EAST PROPERTY LINE
MOBILE HOME PARK GC - GENERAL COMMERCIAL
(2) EXISTING WASHINGTONIA ROBUSTA PALM TREES 12" DIA. X 60' TO BE REMOVED
PROPOSED OVERHEAD WOOD TRELLIS WITH PICNIC TABLES AND CONC. SLAB BELOW
EXISTING MOBILE HOME PART TO REMAIN IN PLACE ADJACENT TO LOTS 8, 16, 22 AND 23
PROPOSED TOTILOT
PROPOSED FIRE HYDRANT
SOLID WASTE CONTAINER PICK UP AREA - TYPICAL EACH SPACE SHALL BE DESIGNATED FOR TRASH CONTAINERS ONLY WITH 4" INCH CONCRETE CURB SEPARATING THE CONTAINER AREA FROM THE ADJACENT PARKING SPACE AND PAINTED ACCORDINGLY FOR TRASH CONTAINER ONLY

ZONING INFO

Table with columns: ITEM, ON-SITE, NORTH, SOUTH, EAST, WEST. Rows include ZONING, GP DESIGNATION, EXISTING USE, and PROPOSED.

3PARKING SPACE REQUIREMENTS

Table with columns: TYPE, REQUIRED, PROVIDED. Rows include COVERED GARAGES, GUEST, and HANDICAPPED.

LOT COVERAGE INFORMATION

Table with columns: PROJECT SIZE, 1ST FLOOR COVERAGE with GARAGES, PLAN 1, PLAN 2, PLAN 3, PLAN 4, PLAN 5, BUILDING COVERAGE, BUILDING COVERAGE MAX. LOT COVERAGE 50%, IMPERVIOUS SURFACES (AC paving & sidewalks), PRIVATE OPEN SPACE, COMMON DEDICATED OPEN SPACE, TOTAL LANDSCAPE AREA (2 SFR, 40 condo units & private open space), COMMON LANDSCAPE AREA.

FLOOR PLAN INFO

Table with columns: ITEM, PLAN 1, PLAN 2, PLAN 3, PLAN 4, PLAN 5. Rows include OCCUPANCY, BUILDING TYPE, 1ST STORY, 2ND STORY, LIVING SPACE, BEDROOMS, BATHROOMS, GARAGE, BUILDING HEIGHT, SIZE, STORIES, HEIGHT, QUANTITY.

PROPOSED UNDERGROUND WATER QUALITY BMP'S AT THIS APPROXIMATE LOCATION PER THE CIVIL ENGINEER'S WQMP

VACANT LAND CITY OF ONTARIO RESIDENTIAL RURAL

PROPOSED MIN. 6" TALL MASONRY BLOCK PERIMETER WALL

PROPOSED MIN. 6" TALL MASONRY BLOCK PERIMETER ABOVE APPROX. 2'-0" OF RETAINING WALL BETWEEN LOTS 37 AND 41



SCALE: 1" = 30'

INDICATED PATH OF TRAVEL

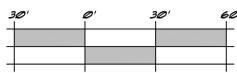
120V LED DECORATIVE LIGHT FIXTURE ON A 8' METAL POLE PAINTED BLACK LOCATED ALONG PEDESTRIAN WALKWAYS AND SIDEWALKS

120V LED DECORATIVE SCONCE LIGHT FIXTURE EACH RESIDENCE SHALL RECEIVE (2) LIGHT FIXTURES MOUNTED ON EITHER SIDE OF THE GARAGE TO BE CONTROLLED BY A PHOTO-CELL

EXISTING 5'-6" TALL PERIMETER MASONRY BLOCK WALL TO REMAIN IN PLACE

EXISTING ONE STORY SINGLE FAMILY RESIDENCE TO REMAIN IN PLACE - TYPICAL

PROPOSED FRONT YARD LANDSCAPING WITH MINIMAL TURF and LOW MAINTENANCE / DROUGHT TOLERANT TREES, SHRUBS and GROUND COVERS - TYPICAL



EXISTING CONC. CURB, GUTTER and ASPHALT PAVING WITHIN BEL AIR AVE TO REMAIN IN PLACE

PROPOSED 36" WIDE PEDESTRIAN GATE LOCATED AT THIS APPROXIMATE LOCATION

LEGAL DESCRIPTION

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NO EASEMENTS EXIST ON-SITE "NO SIGNS PROPOSED" FOR THE PROJECT NO PROTECTED TREES/PLANTS ON-SITE

PROJECT INFO

- a) APN: 1011-351-02
b) GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT and TENTATIVE TRACT MAP APPLICATIONS, PROPOSED USE IS DETACHED SINGLE FAMILY RESIDENTIAL 42 SFR WITH A TOTAL SQUARE FOOTAGE OF 82,286 SF COMBINED.
c) APPLICANT: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES
d) PREPARER: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES



Table with columns: REVISION, DATE, COMMENTS. Contains revision history for the site plan.

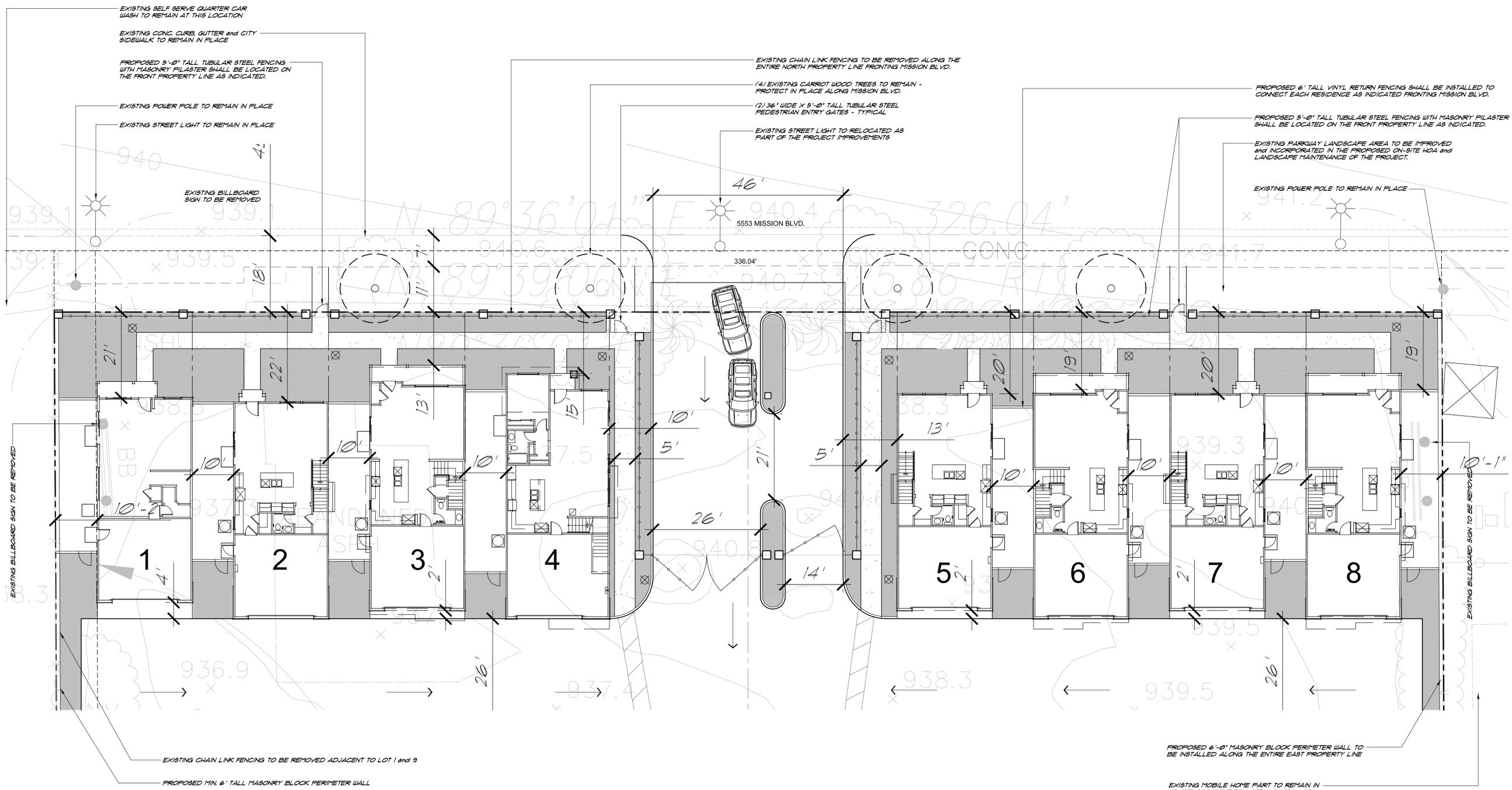
C & I INVESTMENTS 2001, LLC
906 REGAL CANYON DR
WALNUT CA 91789

Enccompass Associates, Inc.
Civil Engineering
5699 Cousins Place
Rancho Cucamonga, CA 91737
909-684-0083

CRESTWOOD COMMUNITIES
510 W. CITRUS EDGE STREET
GLENDORA, CA 91740
626-914-1943

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Project title block containing: Tract 20267 - 5553 Mission Blvd., Date: 02/19/2019, Title: SITE PLAN, and other project details.



REVISION	DATE	COMMENTS
Δ	06/02/19	PER PLANNING REVIEW COMMENTS 04.04.19
Δ	08/11/19	PER PLANNING REVIEW COMMENTS 07.03.19

OWNER
C & C INVESTMENTS 2001, LLC
 908 REGAL CANYON DR
 WALNUT CA 91789

DEVELOPER OF RECORD
Encompass Associates, Inc.
 Civil Engineering
 5699 Cousins Place
 Rancho Cucamonga, CA 91737
 909-684-0093

DEVELOPER OF RECORD
CRESTWOOD COMMUNITIES
 510 W. CITRUS EDGE STREET
 GLEN DORA, CA 91740
 626-914-1943

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PROJECT TITLE: **Tract 20267 - 5553 Mission Blvd.**

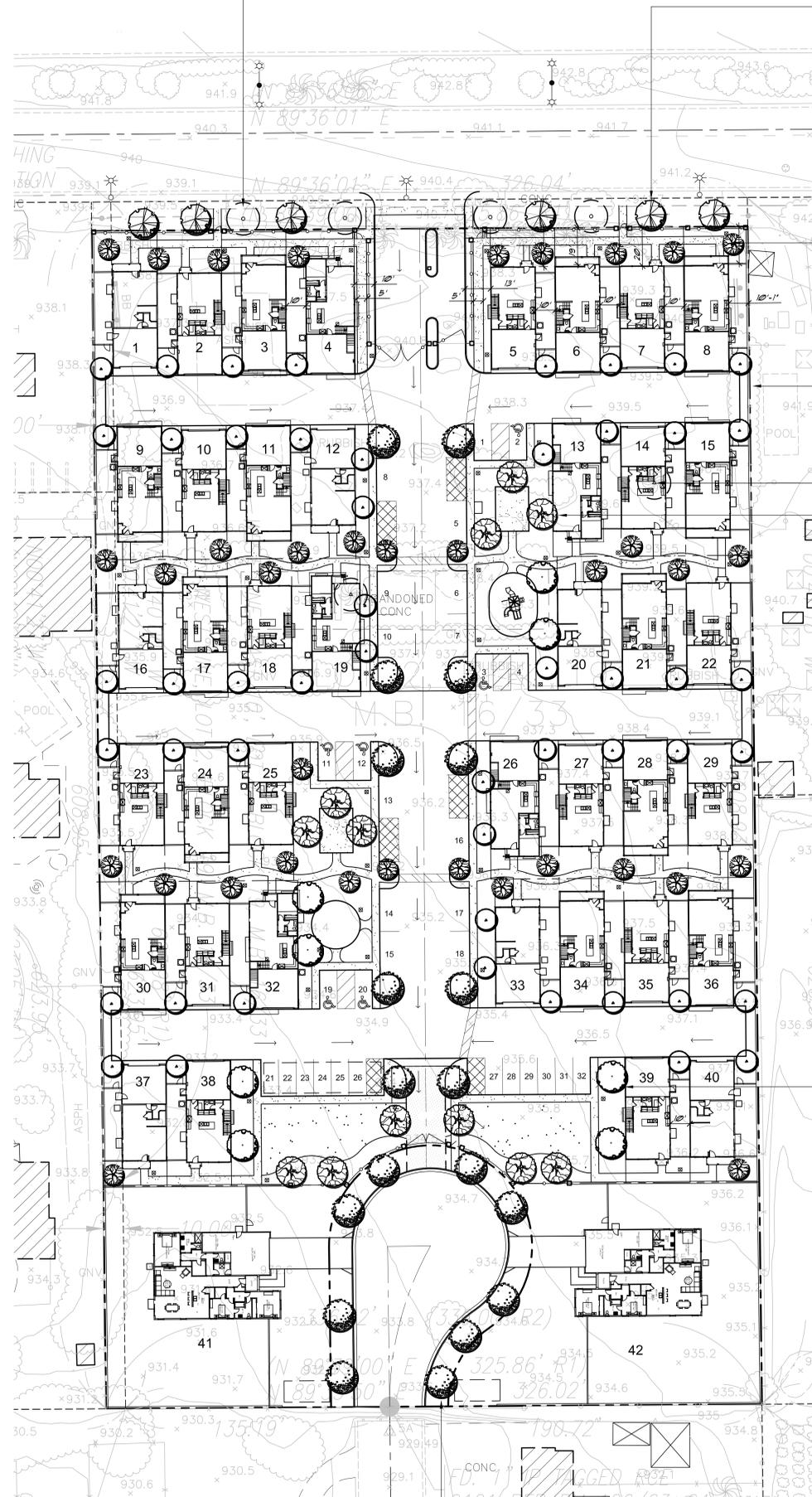
DATE: 02/19/2019

SCALE: 1" = 10'

SITE PLAN - ENLARGEMENT

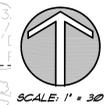
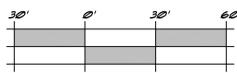
(1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.

COUNTY DESIGNATED STREET TREE TO MATCH EXISTING (I.E. CARROTWOOD TREE)



PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:			
A. AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	STANDARD
B. CERCIS C. FOREST PANSY	DWARF EASTERN REDBUD	15 GALLON	STANDARD
C. CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	15 GALLON	STANDARD
D. KOELREUTERIA FANICULATA	GOLDENRAIN TREE	15 GALLON	STANDARD
E. LAURUS NOBILIS	GRAPE MYRTLE	15 GALLON	MULTI-TRUNK
F. PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MULTI-TRUNK
SHRUBS:			
1. ALYSSUM HUEGELII	BLUE HIBISCUS	5 GAL	
2. ANIGONANTHUS FLAVIDUS	KANGAROO PAW	5 GAL	
3. BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	
4. CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
5. CEANOTHUS S. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	
6. CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	
7. CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL	
8. DIETES BICOLOR	FORNIGHT LILY	5 GAL	
9. DODONAEA VIBICOSA 'PURPUREA'	HORSERADISH BUSH	5 GAL	
10. HETEROCALLIS SPECIES	DAYLILY	5 GAL	RED, YELLOW & ORANGE
11. LANTANA 'LEMON SWIRL'	YELLOW TRAILING LANTANA	5 GAL	
12. LANTANA 'M. ALBA'	WHITE TRAILING LANTANA	5 GAL	
13. MUELENBERGIA C. 'REGAL MIST'	REGAL MIST DEERE GRASS	5 GAL	
14. NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	
15. OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	
16. PHOTINIA FRASERII	PHOTINIA	5 GAL	
17. PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	
18. ROSA SPECIES	ICEBERG SHRUB ROSE	5 GAL	WHITE FLOWER
19. SALVIA GREGGII 'ALBA'	AUTUMN SAGE 'WHITE'	5 GAL	WHITE FLOWER
20. TULBAGHIA V. 'VARIEGATA'	VARIEGATED SOCIETY GARLIC	5 GAL	
VINES:			
V-1 FICUS FUMILA	CREeping FIG	5 GAL	



REVISION	DATE	COMMENTS
1	06.02.19	PER PLANNING REVIEW COMMENTS 04.04.19
2	06.11.19	PER PLANNING REVIEW COMMENTS 07.03.19

C & C INVESTMENTS 2001, LLC
 906 REGAL CANYON DR
 WALNUT CA 91789

Encompass Associates, Inc.
 Civil Engineering
 5699 Cousins Place
 Rancho Cucamonga, CA 91737
 909-684-0083

CRESTWOOD COMMUNITIES
 510 W. CITRUS EDGE STREET
 GLEN DORA, CA 91740
 626-914-1943

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PROJECT TITLE: Tract 20267 - 5553 Mission Blvd.
 SCALE: AS SHOWN
 DATE: 02/19/2019
 DRAWING TITLE: **PRELIMINARY LANDSCAPE SITE PLAN**

(1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.

COUNTY DESIGNATED STREET TREE TO MATCH EXISTING (I.E. CARROTWOOD TREE)



MULTI-TRUNK FLOWERING ACCENT TREE
CERCIS - EASTERN REDBUD

MULTI-TRUNK FLOWERING ACCENT TREE - (I.E. GRAPE MYRTLE OR EASTERN REDBUD)

(2) EXISTING WASHINGTONIA ROBUSTA PALM TREES 12" DIA. X 60' TO BE REMOVED

MULTI-TRUNK DECIDUOUS ACCENT TREE
WESTERN SYCAMORE TREE

EVERGREEN SHADE TREE
PEPPERMINT TREE

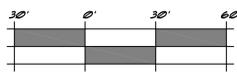
DECIDUOUS FLOWERING ACCENT TREE
GOLDENRAIN TREE



SCALE 1" = 30'

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:			
A. AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	STANDARD
B. CERCIS C. FOREST PANSY	DWARF EASTERN REDBUD	18 GALLON	STANDARD
C. CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	18 GALLON	STANDARD
D. KOELREUTERIA PANICULATA	GOLDENRAIN TREE	18 GALLON	STANDARD
E. LAGERSTROEMIA 'CATALPA'	GRAPE MYRTLE	18 GALLON	MULTI-TRUNK
F. FLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MULTI-TRUNK
SHRUBS:			
1. ALYSSUM HUEGELII	BLUE HIBISCUS	5 GAL	
2. ANGOXANTHUS FLAVIDUS	KANGAROO PAW	5 GAL	
3. BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	
4. CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
5. CEANOTHUS S. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	
6. CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	
7. CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL	
8. DIETES BICOLOR	HORINGHILL LILY	5 GAL	
9. DODONAEA VIBICOSA 'PURPUREA'	HORSERADISH BUSH	5 GAL	
10. HEMEROCALLIS SPECIES	DAYLILY	5 GAL	RED, YELLOW & ORANGE
11. LANTANA 'LEMON SWIRL'	YELLOW TRAILING LANTANA	5 GAL	
12. LANTANA 'M. ALBA'	WHITE TRAILING LANTANA	5 GAL	
13. MUELENBERGIA C. 'REGAL MIST'	REGAL MIST DEERE GRASS	5 GAL	
14. NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	
15. OSTANTHUS FRAGRANS	SWEET OLIVE	5 GAL	
16. PHOTINIA FRAGRANS	PHOTINIA	5 GAL	
17. PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	
18. ROSA SPECIES	ICEBERG SHRUB ROSE	5 GAL	WHITE FLOWER
19. SALVIA GREGGII 'ALBA'	AUTUMN SAGE 'WHITE'	5 GAL	WHITE FLOWER
20. TULBAGHIA V. 'VARIEGATA'	VARIEGATED SOCIETY GARLIC	5 GAL	
VINES:			
V-1. FIGUS FUMILA	CREeping FIG	5 GAL	



REVISION	DATE	COMMENTS
1	06/02/19	PER PLANNING REVIEW COMMENTS 04/04/19
2	08/11/19	PER PLANNING REVIEW COMMENTS 07/03/19

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WALNUT CA 91789

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909-684-0093

CRESTWOOD COMMUNITIES
510 W. CITRUS EDGE STREET
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PROJECT: Tract 20267 - 5553 Mission Blvd.
SCALE: AS SHOWN
DATE: 02/19/2019
DRAWN BY: [Signature]
CHECKED BY: [Signature]
REGISTERED LANDSCAPE ARCHITECT
LA 3880
Exp. 3/31/20
STATE OF CALIFORNIA
PRELIMINARY LANDSCAPE SITE PLAN