

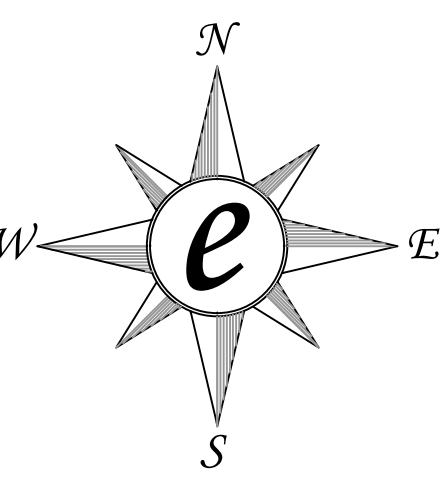
SEPTEMBER 2018
APN 10111-351-02-0-000

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.

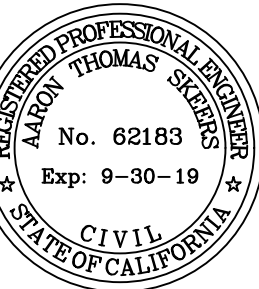
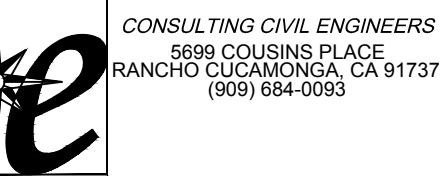
3 LOTS
4.70 AC(GROSS)
4.65 AC(NET)

OFFICIAL USE ONLY



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

ENCOMPASS ASSOCIATES, INC.



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

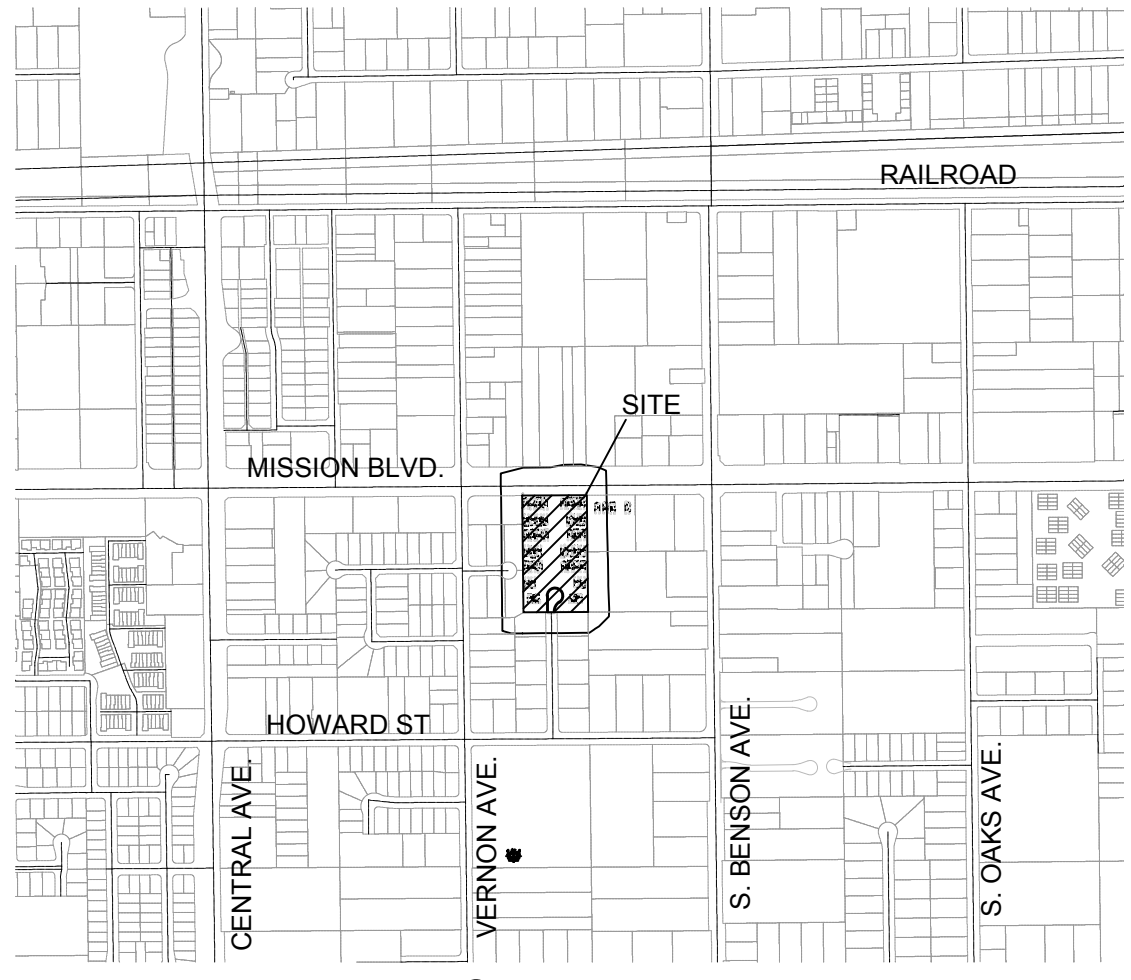
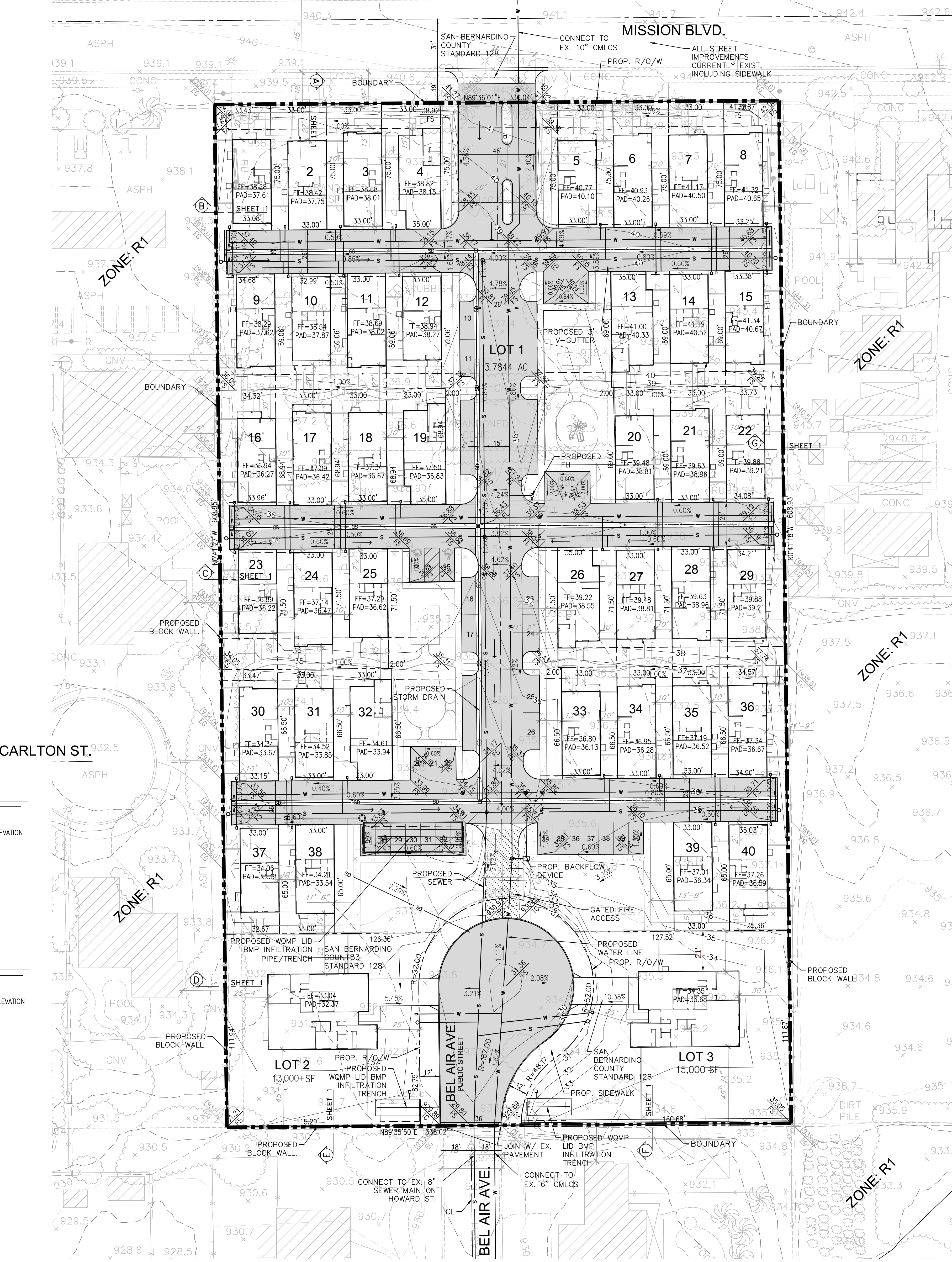
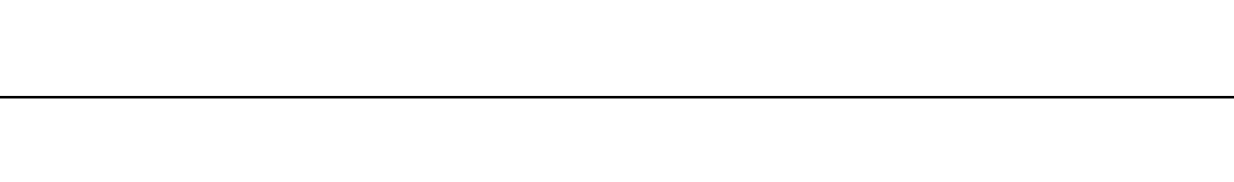
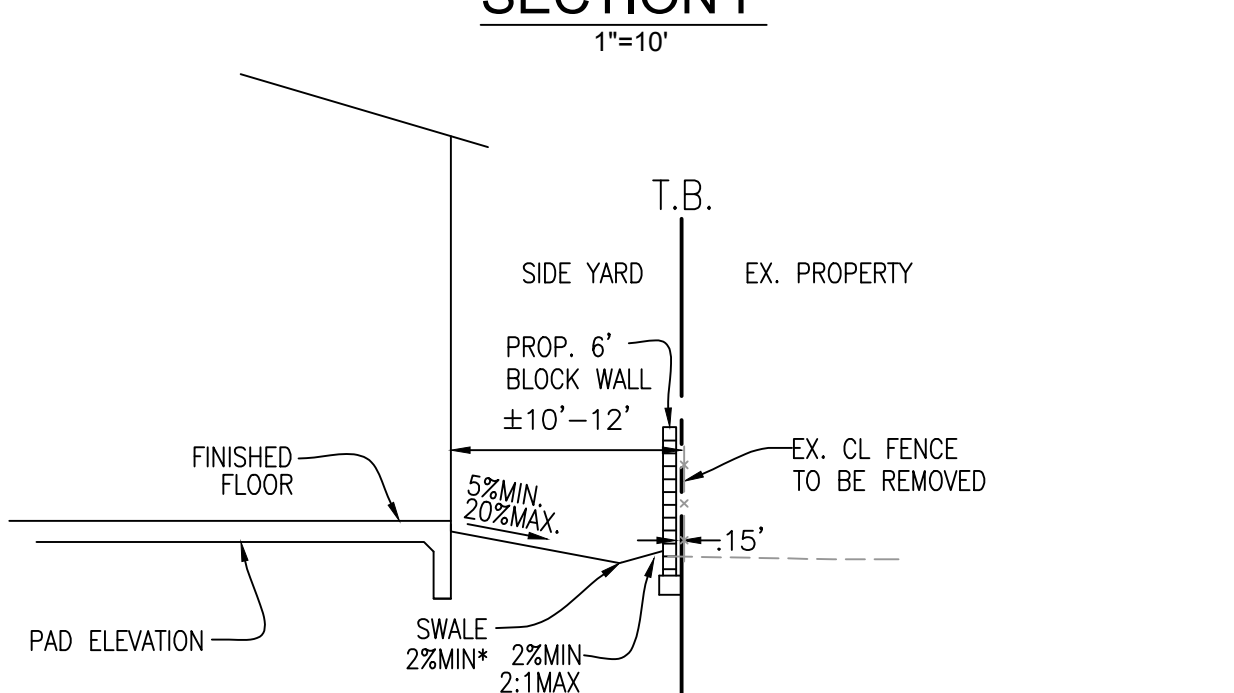
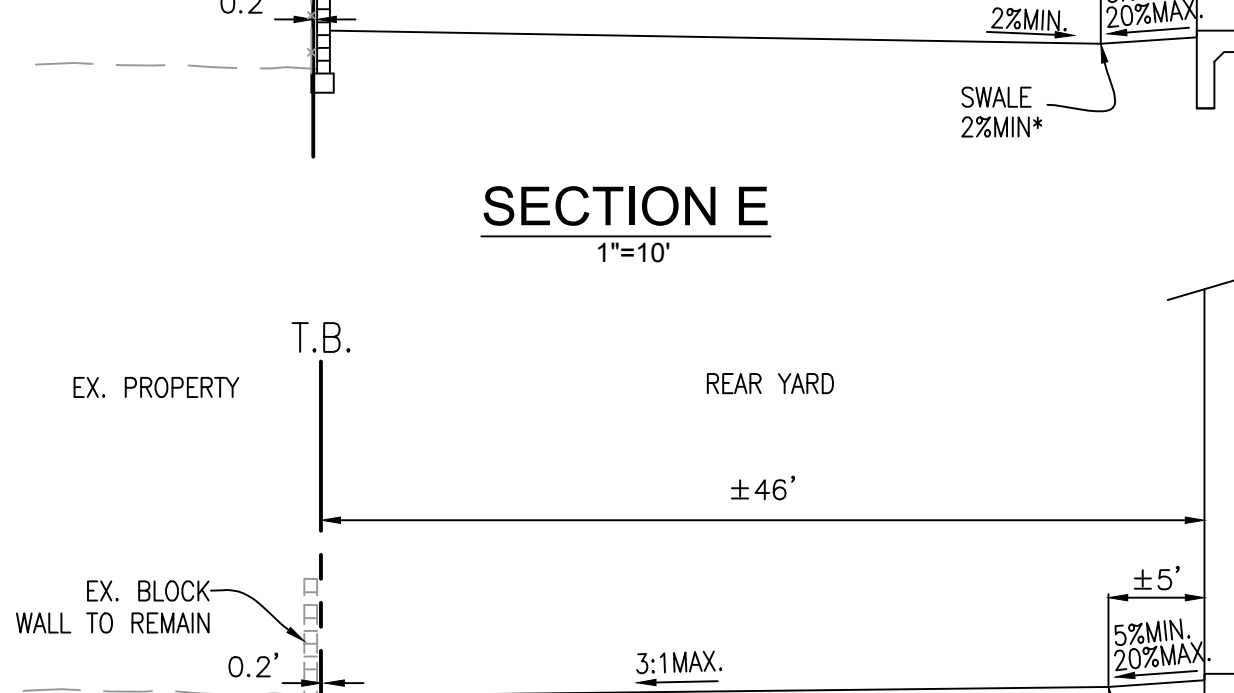
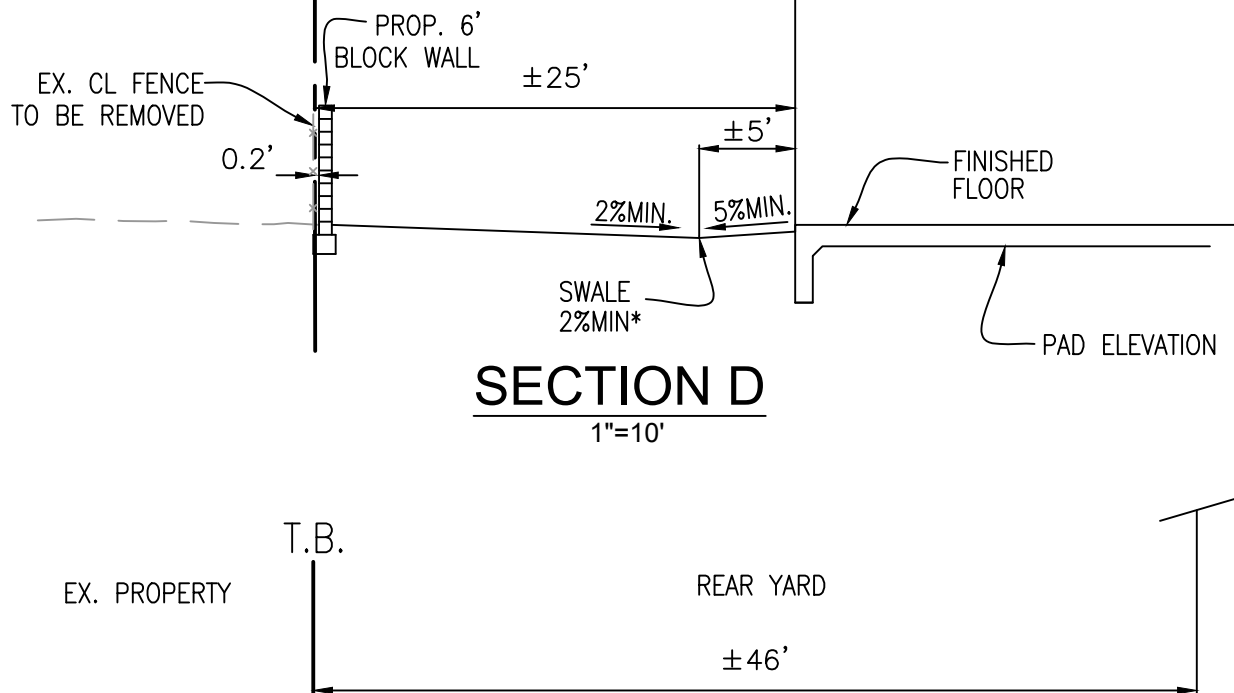
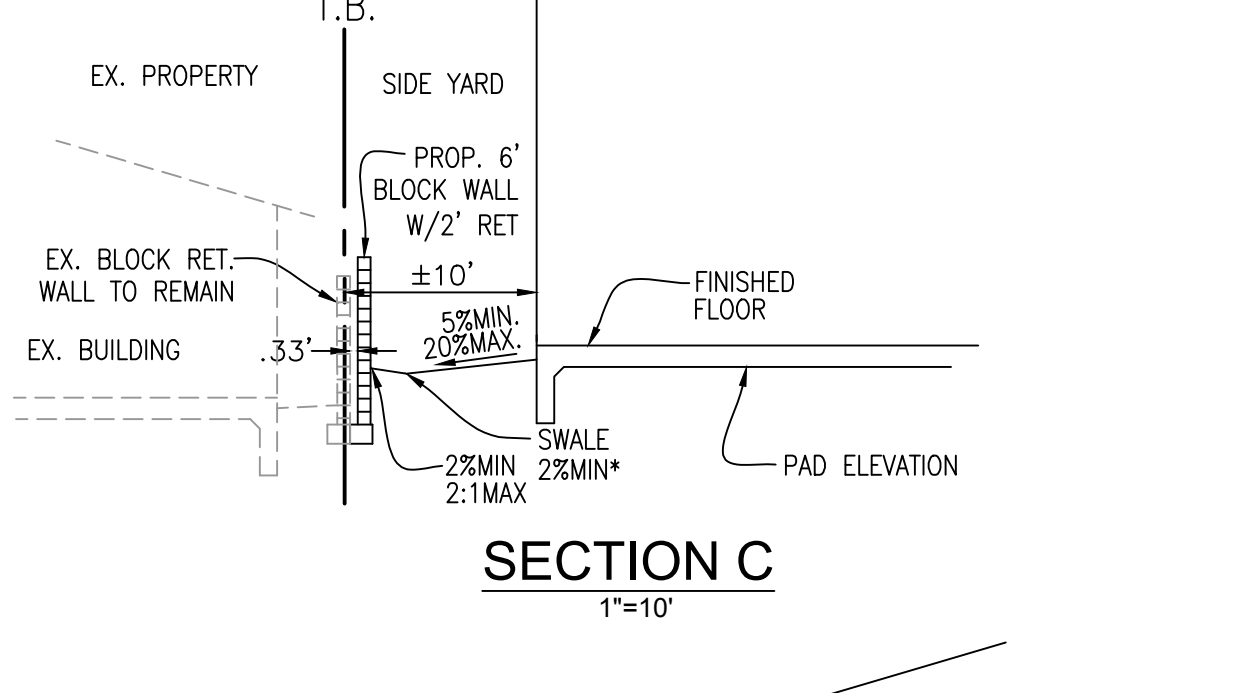
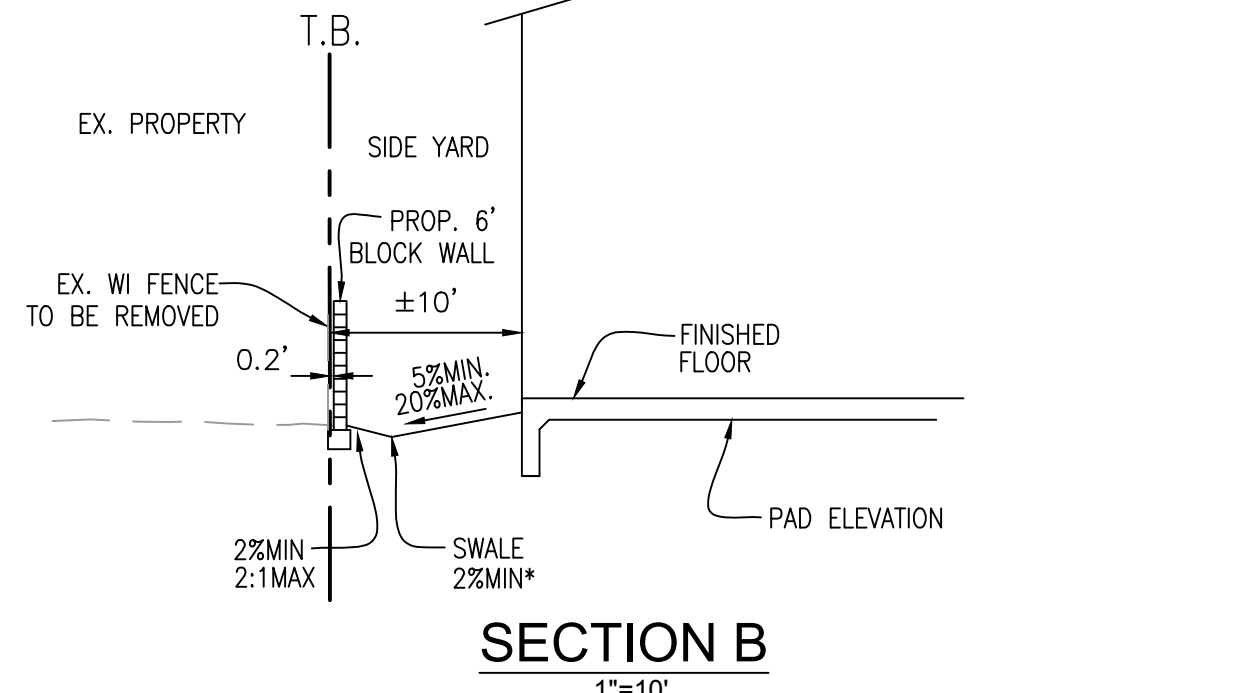
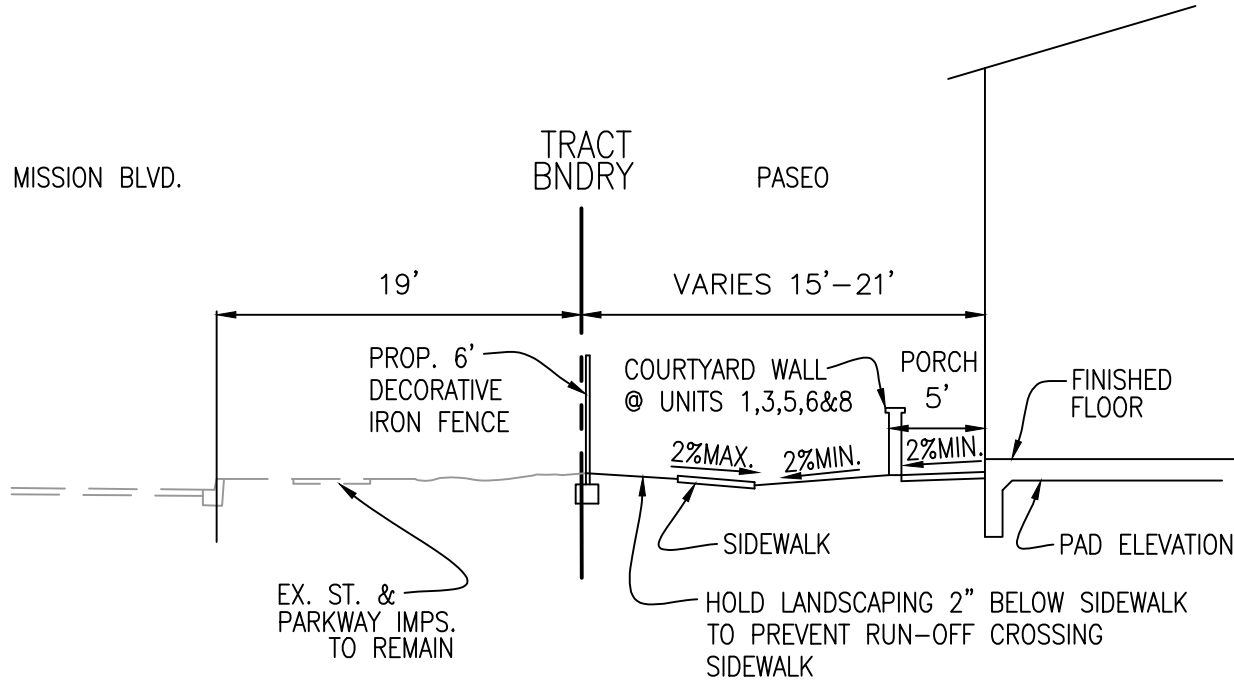
TENTATIVE TRACT 20267
TENTATIVE TRACT MAP

VERSION HISTORY

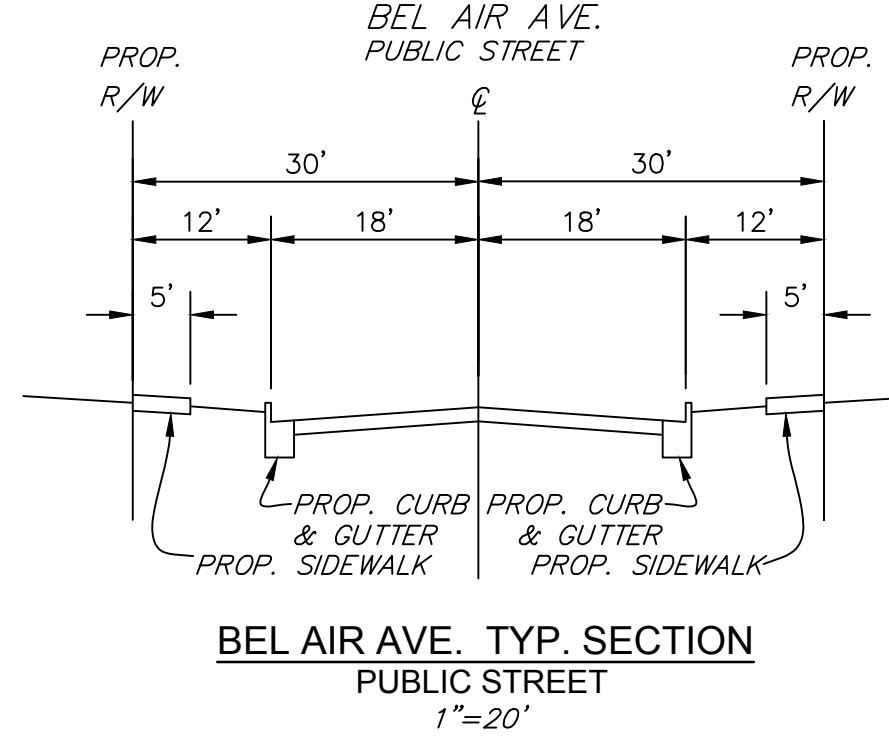
3/19 INITIAL SUBMITTAL

SHEET

1

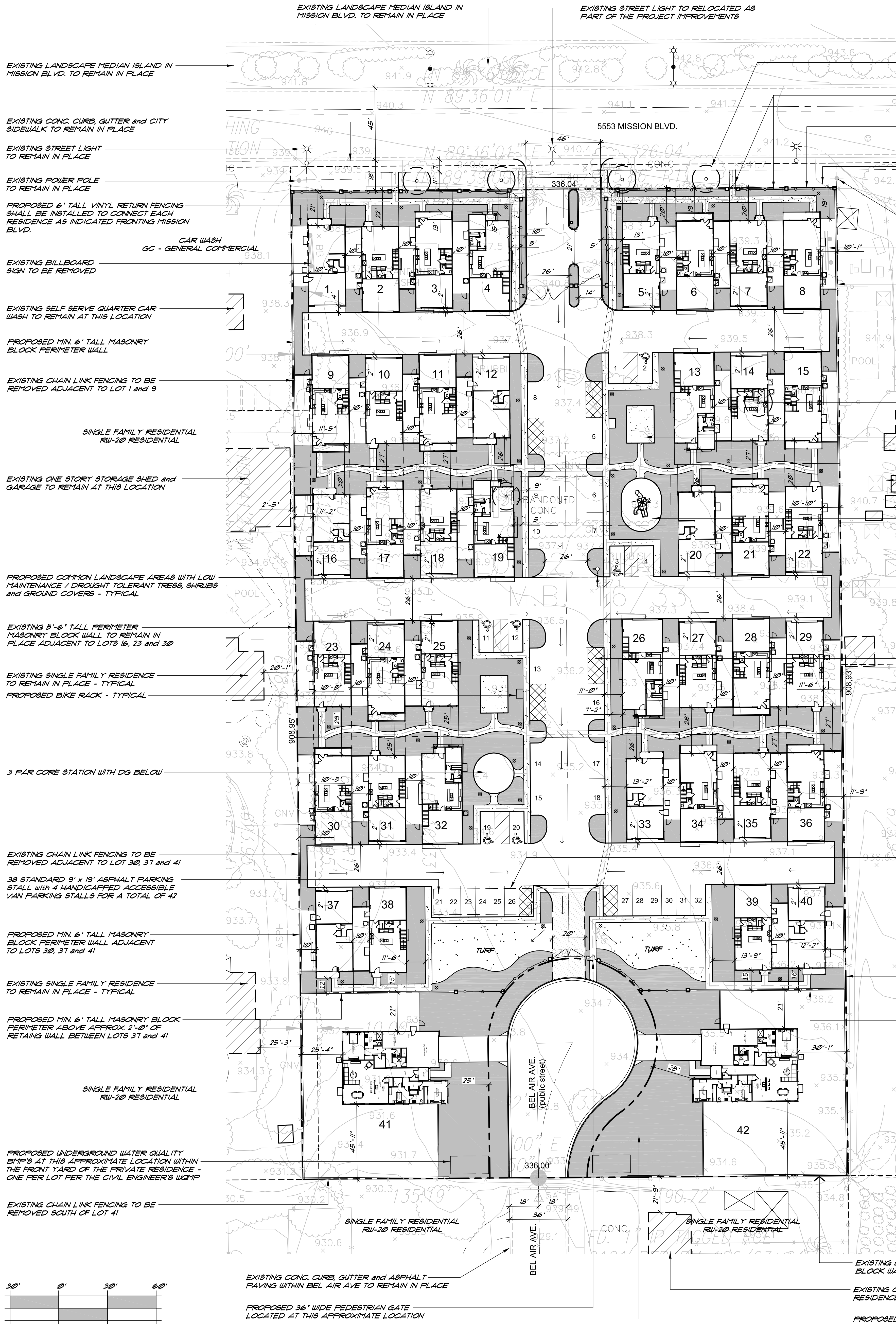


- NOTES**
1. FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
 2. A PORTION OF THIS MAP IS FOR RESIDENTIAL CONDOMINIUM PURPOSES. 42 UNITS ARE PROPOSED. UNIT OWNERSHIP AND A HOMEOWNERS ASSOCIATION WILL 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

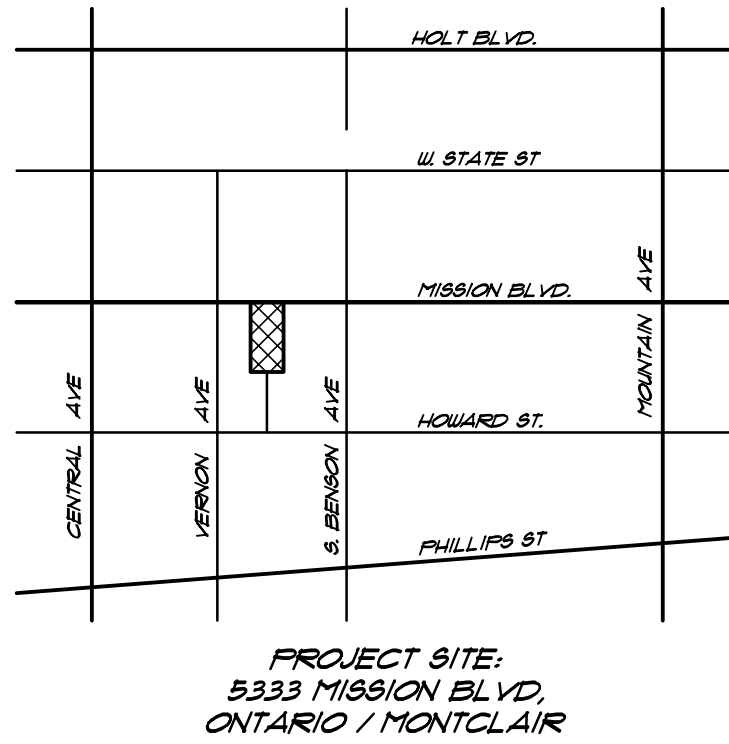


- LEGEND**
- TB - TRACT BOUNDARY
 - PL - PROPERTY LINE
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - EP - EDGE OF PAVEMENT
 - TC - TOP OF CURB
 - FL - FLOWLINE
 - FS - FINISHED SURFACE
 - GB - GRADE BREAK
 - IN - PIPE INVERT
 - FG - FINISH GRADE
 - ES - EXISTING SURFACE
 - EG - EXISTING GROUND
 - PAD - 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
 - PROPOSED LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - RETAINING WALL
 - INDICATES EXTRA DEPTH FOOTING
 - ADA PATH OF TRAVEL
 - PHASE LIMITS
 - CONCRETE
 - AC PAVEMENT

ELECTRICAL POWER	UTILITY PROVIDER LIST	
	SOUTHERN CALIFORNIA EDISON	909.930.8591
	1341 EAST FRANCIS STREET	ONTARIO, CA 91761
TELEPHONE SERVICE	VERIZON	909.469.6334
	1400 EAST PHILLIPS BOULEVARD	BLOOMINGDALE, IL 61710
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO.	909.613.1537
	13625 12TH STREET	CHINO, CA 91710
CABLE MEDIA SERVICES	TIME WARNER CABLE	1.888.892.2253
	3430 E. MIRALOMA AVE.	ANAHEIM, CA 92806
WATER SERVICE	MONTE VISTA WATER DISTRICT	909.624.0035
	10575 CENTRAL AVE. PO BOX 71	MONTCLAIR, CA 91763
SEWER SERVICE	CITY OF MONTCLAIR	909.625.9471
	5111 BENITO STREET PO BOX 2308	MONTCLAIR, CA 91763
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	10111-351-02-0-000	
AREA	204,619 SF / 4.70 AC	
IMPERVIOUS AREA	41,280 SF (XX%)	
OWNER/DEVELOPER:	CRESTWOOD CORPORATION	
	510 WEST CITRUS EDGE STREET	
CIVIL ENGINEER/ MAP PREPARED BY:	ENCOMPASS ASSOCIATES, INC.	
	5699 COUSINS PLACE	
LAND SURVEYOR	KELSE & ASSOCIATES, INC.	
	1835 FIRST ST.	
SOILS ENGINEER:	LGC GEO-ENVIRONMENTAL, INC.	
	27570 COMMERCE CENTER DR. #128	



VICINITY MAP



UTILITIES:

ELECTRIC
SCE Redlands- Kansas Service Center
238 Kansas Street
Redlands, CA, 92373
Office (909) 307-6781-Pax 16781
Call (909) 557-7483
alex.scevesto@sce.com

GAS
SO CAL GAS CO
FPA FONTANA HUB
16231 VALLEY BLVD.
FONTANA, CA 92335
909-428-8411

TELEPHONE
FRONTIER COMMUNICATIONS, INC.
1400 E. PHILLIPS BLVD. BLDG. A
POMONA, CA 91766
909-469-6343

CABLE
SPECTRUM (TIME WARNER)
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
909-519-1895

WATER SERVICE
MONTE VISTA WATER DISTRICT
10575 CENTRAL AVE
MONTCLAIR, CA 91763
909-624-0035

SEWER SERVICE
CITY OF MONTCLAIR
5111 BENITO STREET
MONTCLAIR, CA 91763
909-625-0446

SOLID WASTE
BURRTEC WASTE INDUSTRIES, INC.
1150 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408
909-889-1969

ZONING INFO

ITEM	ON-SITE	NORTH	SOUTH	EAST	WEST
ZONING	RS-20 & CG	CS	RS-20	CS & ONTARIO RES RURAL	RS-20
GP DESIGNATION	RS	COMMERCIAL	RS	CS & RS	RS
EXISTING USE	VACANT	COMMERCIAL	SF RESIDENTIAL	MOBILE HOME VACANT	SF RESIDENTIAL
PROPOSED	RM - MULTI-FAMILY RESIDENTIAL				

3PARKING SPACE REQUIREMENTS

40 UNITS TOTAL

TYPE	REQUIRED	PROVIDED
COVERED GARAGES	84	84
GUEST	21	32
HANDICAPPED	4	4

LOT COVERAGE INFORMATION

PROJECT SIZE	=	±4.66 ACRES
1ST FLOOR COVERAGE with GARAGES		
PLAN 1 7 x 1,211	=	8,477 SF
PLAN 2 15 x 1,185	=	17,775 SF
PLAN 3 13 x 1,380	=	17,940 SF
PLAN 4 5 x 1,497	=	7,485 SF
PLAN 5 2 x 2,717	=	5,434 SF
BUILDING COVERAGE	=	57,111 SF
BUILDING COVERAGE MAX. LOT COVERAGE 50%	=	57,111 / 4.66 ACRES = 28%
IMPERVIOUS SURFACES (AC paving & sidewalks)	=	65,305 SF = 32.17 %
PRIVATE OPEN SPACE	=	30,853 SF = 15.2%
COMMON DEDICATED OPEN SPACE	=	11,200 SF 5.5%
TOTAL LANDSCAPE AREA (2 SFR, 40 condo units & private open space)	=	82,250 SF = 41.0%
COMMON LANDSCAPE AREA	=	52,396 SF = 25.81 %

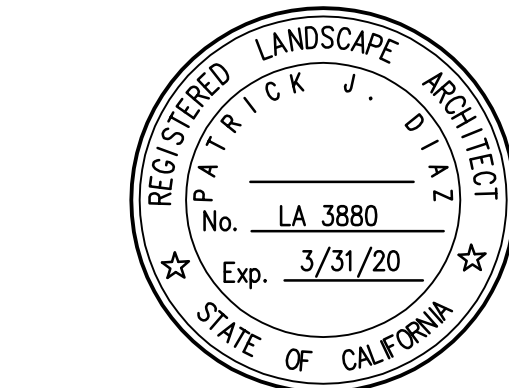
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NO EASEMENTS EXIST ON-SITE
"NO SIGNS PROPOSED" FOR THE PROJECT
NO PROTECTED TREES/PLANTS ON-SITE

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 510 WEST CITRUS EDGE STREET, GLENORA, CA 91740 626-914-1943 - pdiaz@crestwoodcommunities.com	
PROPERTY OWNER: CHEN SHI LEE C and G INVESTMENTS 2001, LLC 506 REGAL CANYON ROAD, WALNUT, CA 91789	
d) PREPARER: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES 510 WEST CITRUS EDGE STREET, GLENORA, CA 91740 626-914-1943 - pdiaz@crestwoodcommunities.com	
SITE PLAN PREPARED: FEBRUARY 7, 2019	



REVISION	DATE	COMMENTS
1	05/02/19	PER PLANNING REVIEW COMMENTS 04/04/19
2	08/11/19	PER PLANNING REVIEW COMMENTS 07/03/19

C & G INVESTMENTS 2001, LLC
506 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
GLENORA, CA 91740
626-914-1943

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PROJECT TITLE: Tract 20267 - 5553 Mission Blvd.

DATE: 02/19/2019

BY: [Signature]

FOR: [Signature]

SCALE: [Signature]

STATE OF CALIFORNIA

SITE PLAN

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

COUNTY DESIGNATED STREET TREE TO
MATCH EXISTING (IE. CARROTWOOD TREE)

MULTI-TRUNK FLOWERING ACCENT TREE
CERCIS - EASTERN REDBUD

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

(12) 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

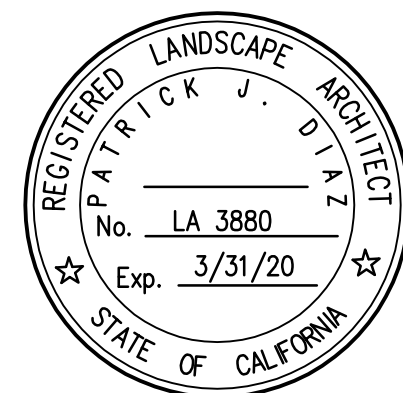
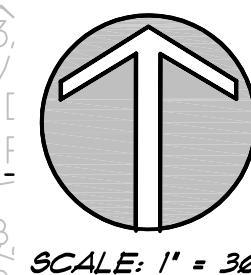
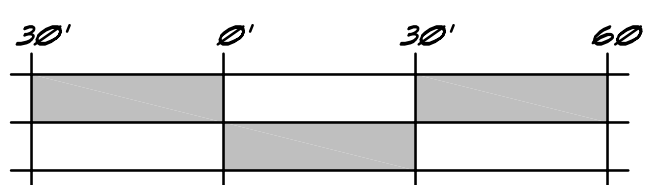
DECIDUOUS FLOWERING ACCENT TREE
GOLDENRAIN TREE

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 PANICULATA	GOLDENRAIN TREE	15 GALLON	STANDARD
E. LAGERSTROEMIA 'CATALPA'	GRAPE MYRTLE	15 GALLON	MULTI-TRUNK
F. PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MULTI-TRUNK

BOTANICAL NAME	COMMON NAME	SIZES	REMARKS
SHRUBS:			
1. ALYSSUM HUEGELII	BLUE HIBISCUS	5 GAL	
2. ANIGONANTHOS FLAVIDUS	KANGAROO PAW	5 GAL	
3. BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	
4. CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
5. CEANOTHUS G. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	
6. CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	
7. CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL	
8. DIETES BICOLOR	FORTNIGHT LILY	5 GAL	
9. DODONEA VISCOSA 'PURPUREA'	HORSEDEE 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 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 FICUS FUMILA	CREeping FIG	5 GAL	



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

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

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5699 Cousins Place
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CRESTWOOD COMMUNITIES
510 W. CITRUS EDGE STREET
GLENDORA, CA 91740
626-914-1943

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PART IS STRICTLY PROHIBITED.

PROJECT TITLE
Tract 20267 - 5553 Mission Blvd.
DATE
02/19/2019
BY
LA 3880
Exp. 3/31/20
SHEET
4
PRELIMINARY LANDSCAPE
SITE PLAN

130 of 153