

# Attachment C

# TENTATIVE PARCEL MAP No. 20185

## CITY OF REDLANDS, CALIFORNIA

### APN 0173-231-05 (301 WEST PALM AVENUE)

**APPLICANT**  
 DIVERSIFIED PACIFIC COMMUNITIES  
 10621 CIVIC CENTER DRIVE  
 RANCHO CUCAMONGA, CA 91730  
 PH: (909) 481-1150  
 FAX: (909) 481-1151

**CIVIL ENGINEER**  
 HICKS & HARTWICK, INC.  
 17 EAST OLIVE AVE. STE. C  
 REDLANDS, CA 92373  
 PH: (909) 793-2257

**MAP PREPARED BY:**  
  
 17 East Olive Ave. Ste. C  
 Redlands, CA 92373  
 909.793.2257



**GENERAL NOTES**  
 1. TOTAL PROJECT GROSS AREA: 383,773 SF (8.81 AC)  
 2. PROJECT CONSISTS OF APN: 0173-231-05  
 3. NUMBER OF PARCELS: 4  
 4. DATE PREPARED: 12-09-20  
 5. NET DEVELOPMENT AREA: 383,736 SF (8.81 AC)

**REQUIREMENTS FOR PARCEL MAPS**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 1A. DATE OF MAP PREPARATION: 12-09-2020  
 1B. NORTH ARROW DELINEATED ON MAP AS REQUIRED  
 1C. SCALE USED: 1" = 50'

10. ADJACENT SUBDIVISION INFO: DELINEATED ON MAP AS REQUIRED  
 2. INFORMATION DELINEATED ON MAP AS REQUIRED  
 3. EASEMENTS AND RIGHTS OF RECORD PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY, NO. 7101407137-DA DATED 10-23-2018.  
 4-10. DELINEATED ON MAP AS REQUIRED  
 11. STATEMENT AS TO THE INTENTION IN REGARD TO SLOPE PLANTING AND EROSION CONTROL: N/A  
 12. VICINITY MAP: DELINEATED ON MAP  
 13. CONTOUR INTERVAL: 1' CONTOURS  
 14. ALL EXISTING STRUCTURES AND TREES TO BE REMOVED: DELINEATED ON MAP AS REQUIRED  
 15A. LOCATION OF ALL AREAS OF POTENTIAL STORMWATER OVERFLOW: THE LOCATION, WIDTH AND DIRECTION OF FLOW DELINEATED ON MAP  
 15B. FEMA PANEL: PANEL 8716 OF 9400 PER FLOOD INSURANCE RATE MAP: 0607106716H, AUGUST 28, 2008  
 AREA DESIGNATION: ZONE X  
 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

**EXHIBIT REQUIREMENTS - PART ONE**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 1. INDEX MAP ON ALL SHEETS: DOES NOT APPLY  
 2. NAME AND ADDRESS OF OWNER/APPLICANT/MAP PREPARER: DELINEATED ON MAP AS REQUIRED  
 3. ACREAGE, NORTH ARROW, VICINITY MAP, DATE OF PREPARATION: DELINEATED ON MAP AS REQUIRED  
 4. EXISTING STRUCTURES AND FEATURES SUCH AS WALLS, BUILDING, AND TREES: DELINEATED ON MAP AS REQUIRED  
 5. DIMENSIONS AND PROPERTY LINES FOR EACH LOT: DELINEATED ON MAP AS REQUIRED  
 6. NAMES OF ADJOINING SUBDIVISIONS AND LANDOWNERS AND ABUTTING LAND USES: DELINEATED ON MAP AS REQUIRED  
 7. LANDS DEDICATED FOR PUBLIC USE: DELINEATED ON MAP AS REQUIRED  
 8. POINTS OF INGRESS AND EGRESS: PALM AVENUE & ALVARADO STREET  
 9. PRELIMINARY GRADING, INCLUDING PAD ELEVATIONS AND FLOW LINES WITH LOCATION OF ALL CUT AND FILL SLOPES IDENTIFIED: DELINEATED ON MAP AS REQUIRED

**EXHIBIT REQUIREMENTS - PART TWO**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 PUBLIC WORKS REQUIREMENTS FOR SITE PLANS  
 1. LOCATIONS, NAME, AND WIDTH OF STREETS AND ADJACENT STREETS ALSO SHOW WIDTH OF ALLEYS IF APPLICABLE: DELINEATED ON MAP AS REQUIRED  
 2. PROPOSED STREET GRADES AND GRADES FOR STREETS 100 FEET BEYOND APPLICANTS PROPERTY: DELINEATED ON MAP AS REQUIRED  
 3. CROSS SECTION OF PROPOSED STREET IMPROVEMENTS IF DIFFERENT FROM STANDARD: DELINEATED ON MAP AS REQUIRED  
 4. LOCATION, DIMENSION, AND PURPOSE OF ANY EASEMENT ON AND ADJACENT TO PROJECT SITE: DELINEATED ON MAP AS REQUIRED  
 5. LOCATION OF EXISTING PUBLIC UTILITIES, CULVERTS, DRAIN PIPES, AND WATER COURSES: DELINEATED ON MAP AS REQUIRED  
 6. APPROXIMATE RADIUS OF CURVES: DELINEATED ON MAP AS REQUIRED  
 7. TOPOGRAPHICAL DATA TO MAKE CLEAR THE EFFECT OF THE PROPOSAL 2' CONTOURS AT GRADES 5% OR LESS, 5' CONTOURS AT GRADES OF MORE THAN 5% SOURCE OF THE CONTOURS SHALL BE STATED ON MAP: DELINEATED ON MAP AS REQUIRED

**BENCH MARK**  
 CITY OF REDLANDS BENCH MARK R-82 BRASS DISK IN TOP OF CURB AT THE SE CORNER OF CAJON STREET AND PALM AVENUE, EAST END OF RETURN. ELEVATION = 1317.581

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS MAP IS DERIVED FROM THE CENTERLINE OF PALM AVENUE SHOWN AS N56°20'00"E ON TRACT NO. 6640, MB 84/6-7.

**TOPOGRAPHIC MAP NOTE**  
 TOPOGRAPHIC MAP PREPARED BY: INLAND AERIAL SURVEYS, INC.

**SOILS ENGINEER / GEOLOGIST**  
 GEOTECHNICAL INVESTIGATION CONDUCTED BY: PETRA GEOSCIENCES INC. JOB NO. 18-430, DATED FEBRUARY 15, 2019

**PUBLIC UTILITY COMPANIES**

**GAS:**  
 SOUTHERN CALIFORNIA GAS CO.  
 1981 W. LUGONIA AVENUE  
 REDLANDS, CA 92374-9720  
 (800) 427-2200

**WATER:**  
 CITY OF REDLANDS  
 P.O. BOX 6905  
 REDLANDS, CA 92375-0903  
 (909) 798-7516

**ELECTRIC:**  
 SOUTHERN CALIFORNIA EDISON CO.  
 287 TENNESSEE STREET  
 REDLANDS, CA 92373  
 (909) 307-6731

**SEWER:**  
 CITY OF REDLANDS  
 P.O. BOX 6905  
 REDLANDS, CA 92375-0903  
 (909) 798-7516

**CABLE:**  
 TIME WARNER CABLE  
 1722 ORANGE TREE LANE  
 REDLANDS, CA 92373  
 (909) 793-2321

**TELEPHONE:**  
 1500 CRAFTON AVENUE  
 MENTONE, CA 92359  
 (909) 794-8210

**EASEMENTS AND RIGHTS**  
 EASEMENTS AND RESTRICTIONS OF RECORD UNDER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED OCTOBER 23, 2018, ORDER NO. 7101407137-DA  
 EASEMENTS AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVED IN THE FOLLOWING INSTRUMENTS:

- 1. GRANTED TO: REDLANDS WATER COMPANY
- PURPOSE(S): PUBLIC UTILITIES AND INCIDENTAL PURPOSES
- RECORDING DATE: FEBRUARY 24, 1982
- RECORDING NO.: BOOK 28, PAGE 233 OF DEEDS, AND BOOK 29, PAGE 65 OF DEEDS
- NOTES: EASEMENT CANNOT BE LOCATED FROM RECORD

**LEGAL DESCRIPTION**  
 LOT 7, BLOCK "C", ACCORDING TO MAP OF ADDITION NO. 7 TO THE SECOND PRELIMINARY MAP OF REDLANDS, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 5 OF MAPS, PAGE 8, RECORDS OF SAID COUNTY.

**ADJACENT PROPERTY OWNERS**

01. 0173-242-01 BENTON REVOCABLE TRUST	02. 0173-242-08 LOCKWOOD, LESLIE	03. 0173-242-09 CHAPARRO, GUSTAVO	04. 0173-242-10 WALOCK, ELIZABETH LIVING TRUST	05. 0173-242-17 O DONNELL TRUST
06. 0173-242-18 NEWBERRY FAMILY TRUST	07. 0173-231-12 DEDEDES, MATTHEW	08. 0173-231-13 CONREY TRUST	09. 0173-231-17 CARLSON FAMILY TRUST	10. 0173-231-18 SWEET, STUART
11. 0173-231-09 STRUNK, TIMOTHY	12. 0173-222-10 STEWART, JOHN	13. 0173-222-09 ALVAREZ, SERGIO	14. 0173-221-17 DEAN, CHRISTOPHER & JOYCE	15. 0173-221-18 COLE, MARY ELIZABETH LIVING TRUST
16. 0173-221-07 CAMP COLE FAMILY TRUST	17. 0173-151-35 JOHNSON, GREG R & DJ LEPPER-JOHNSON	18. 0173-151-62 MCGLOIN FAMILY TRUST	19. 0173-152-03 MELZER, ERICH & MARJORIE	20. 0173-152-02 SWARM, ORVAL & MARJORIE

**SLOPE PLANTING AND EROSION CONTROL NOTE**  
 FACES OF FINISHED CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. DEVELOPER INTENDS TO PROVIDE ADEQUATE EROSION CONTROL AND PROTECTION FOR THE SLOPES PER CALIFORNIA SWPPP AND WATER QUALITY STANDARDS

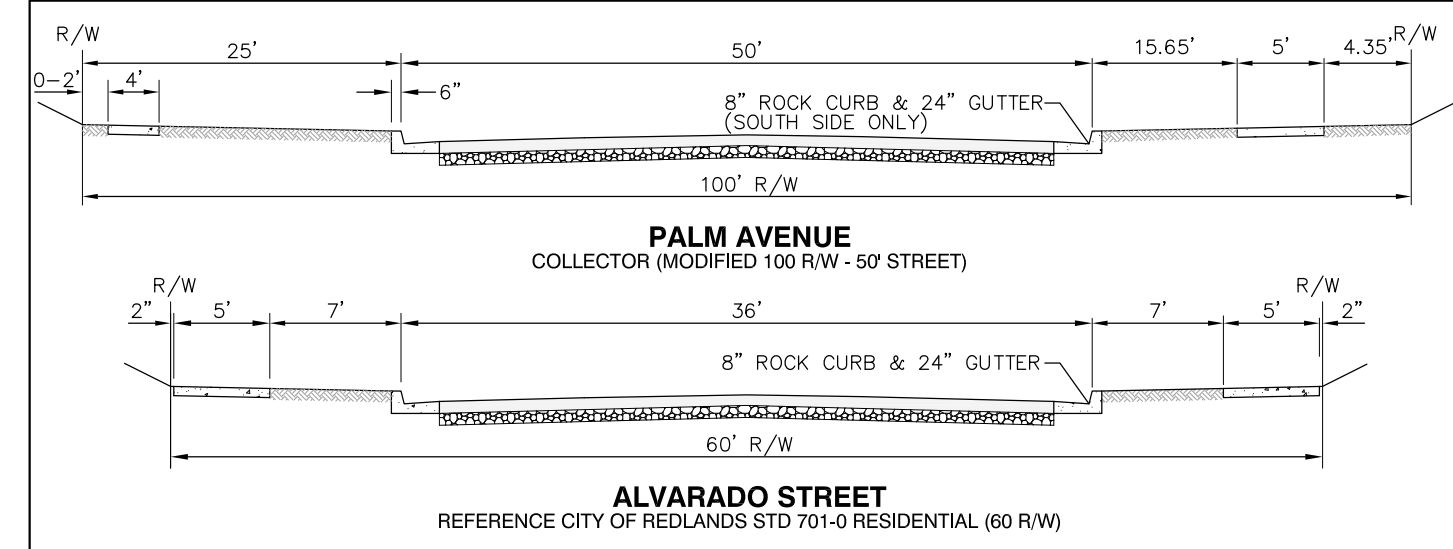
**LEGEND**

EX. 5' CONTOUR	EX. 1' CONTOUR	ASPHALT PAVEMENT	EXISTING STRUCTURE	CITRUS TREE	CHAIN LINK FENCE	HOG WIRE FENCE	EXISTING OVERHEAD UTILITY LINES	EXISTING WATER MAIN (SIZE AS SHOWN)	EXISTING SEWER (SIZE AS SHOWN)	EXISTING FIRE HYDRANT	EXISTING POWER POLE	PROPOSED LED STREET LIGHT	PROPOSED ACORN STREET LIGHT
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**ABBREVIATIONS**

CB	CATCH BASIN	NTS	NOT TO SCALE
CONC	CONCRETE	HP	HIGH POINT
CONSTR	CONSTRUCTION	REF	REFERENCE
CLF	CHAIN LINK FENCE	REV	REVISED
DWY	DRIVEWAY	ST	SOUTHERLY STREET
ELEV	ELEVATION	SW	SIDEWALK
EG	EXISTING GRADE	TC	TOP OF CURB
EX	EXISTING	TD	TOP OF DRIVE
FG	FINISH GRADE	TG	TOP OF GRADE
EH	EXISTING HIGH POINT	TF	TOP OF FOOTING
F/L	FLOWLINE	TTE	TOP OF FENCE ELEVATION
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	TRW	TOP OF RETAINING WALL
INV	INVERT	O.C.	ON CENTER
MIN	MINIMUM	W/W	WESTERLY
MAX	MAXIMUM	W/W	WESTERLY
NG	NATURAL GROUND	WV	WATER VALVE
WLY	WESTERLY		
PAE	PUBLIC ACCESS EASEMENT		
PL	PROPERTY LINE		

**TYPICAL STREET SECTIONS**  
 NOT TO SCALE



**VICINITY MAP**

