

VESTING TENTATIVE TRACT MAP NO. 20709

FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

LD PARCEL 1
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THE EASTERLY 1199.78 FEET OF THE SOUTHERLY 400 FEET OF BLOCK 2 OF TRACT NO. 2663, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 37, PAGE 86 OF MAPS, RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THE EAST 725 FEET THEREOF, EXCEPTING THEREFROM THE WEST 42 FEET AS CONVEYED TO THE CITY OF RIALTO FOR STREET AND HIGHWAY PURPOSES, BY DOCUMENT RECORDED SEPTEMBER 21, 1967 AS INSTRUMENT NO. 487, BOOK 6893, PAGE 627

APN: 0128-361-21-0000, 0128-361-22-0000, 0128-361-23-0000

LD PARCEL 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THE WEST 125 FEET OF THE EAST 725 FEET OF THE SOUTH 400 FEET OF THE EAST 1199.78 FEET IN BLOCK 2 OF TRACT NO. 2663, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 37, PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0128-361-20-0-000

VESTED OWNER:

LD PARCEL 1:
 VLADIMIR G. TUDOR III, AS CO-TRUSTEE OF THE VLADIMIR AND MANDINA TUDOR SPOUSE'S BY-PASS TRUST
 DICA PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP
 VLADIMIR G. TUDOR, III, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
 DOREEN C. TUDOR, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY
 CECILIA TUDOR ROSE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY
 GEORGE J. TUDOR, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
 JOSEPH N. TUDOR, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
 TENANTS-IN-COMMON, AS THEIR RESPECTIVE INTEREST APPEAR OF RECORD EXHIBIT

LD PARCEL 2:
 Ping-Ling Sheng and Ching-Hwo Sheng, as trustees of the Sheng Family Living Trust, dated July 5, 2000

SITE ADDRESS:

FOOTHILL BOULEVARD & N. SPRUCE AVENUE
 RIALTO, CA 92376

BASIS OF BEARINGS:

THE BASIS SHOWN HEREON ARE BASED ON THE BEARING N83°57'25.5"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS "EWPP" AND "P612"

	NORTHING	EASTING
EWPP	1891277.944	6768672.068
P612	1860640.159	6705286.443

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF .9999287013 WAS USED FOR THIS PROJECT AT NORTHING 1861741.345, EASTING 6747127.394 TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

NGS BENCHMARK NO. DH7047 (EWPP)
 ELEV: 1194.18' (NAVD 88)

DESCRIBED AS: LOCATED AT METROPOLITAN WATER DISTRICT'S ETIWANDA POWER PLANT, APPROXIMATELY 780' SOUTH OF THE CENTERLINE OF FOOTHILL BOULEVARD AND 562' WEST OF ETIWANDA AVENUE. EWPP IS A CONTINUOUS GPS MONUMENT (CGPS) AS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NO. 06071C865H, A PRINTED PANEL, EFFECTIVE 8/28/2008

LAND USE SUMMARY:

GROSS AREA: 5.123 AC
 NET AREA: 4.995 AC
 TOTAL PROPOSED LOTS: 1
 TOTAL PROPOSED DWELLING UNITS: 81

UTILITY PURVEYORS & SERVICES:

WATER & SEWER: RIALTO WATER SERVICES	(909) 820-2546
ELECTRIC: SOUTHERN CALIFORNIA EDISON CO	(800) 427-4555
GAS: SOUTHERN CALIFORNIA GAS CO	(800) 238-0092
CABLE T.V.: SPECTRUM	(855) 243-8892
TELEPHONE: AT&T	(800) 288-2020
TRASH: BURRTEC DISPOSAL	(909) 877-1596

NOTE:

- PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON FEBRUARY 7, 2023.



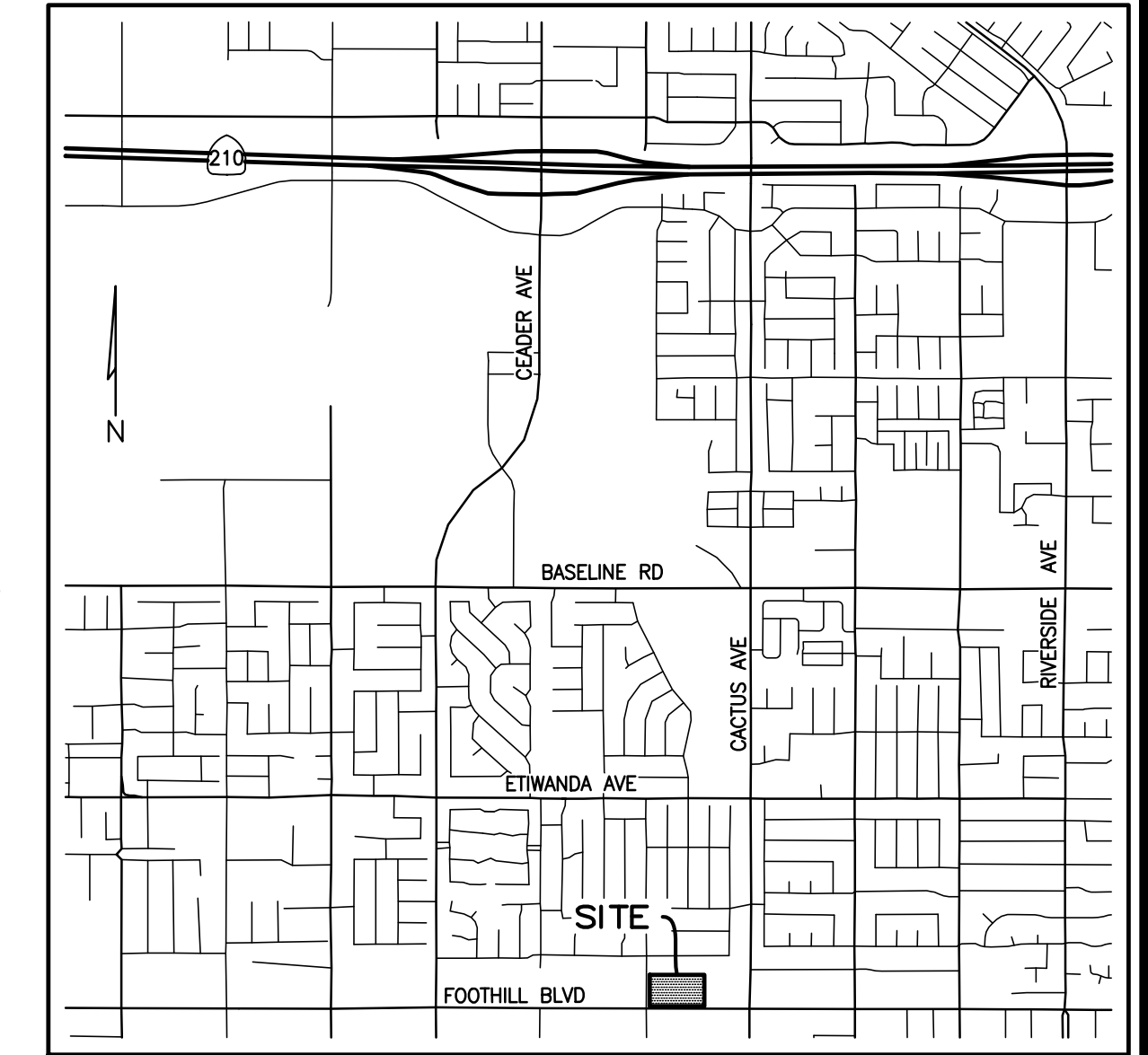
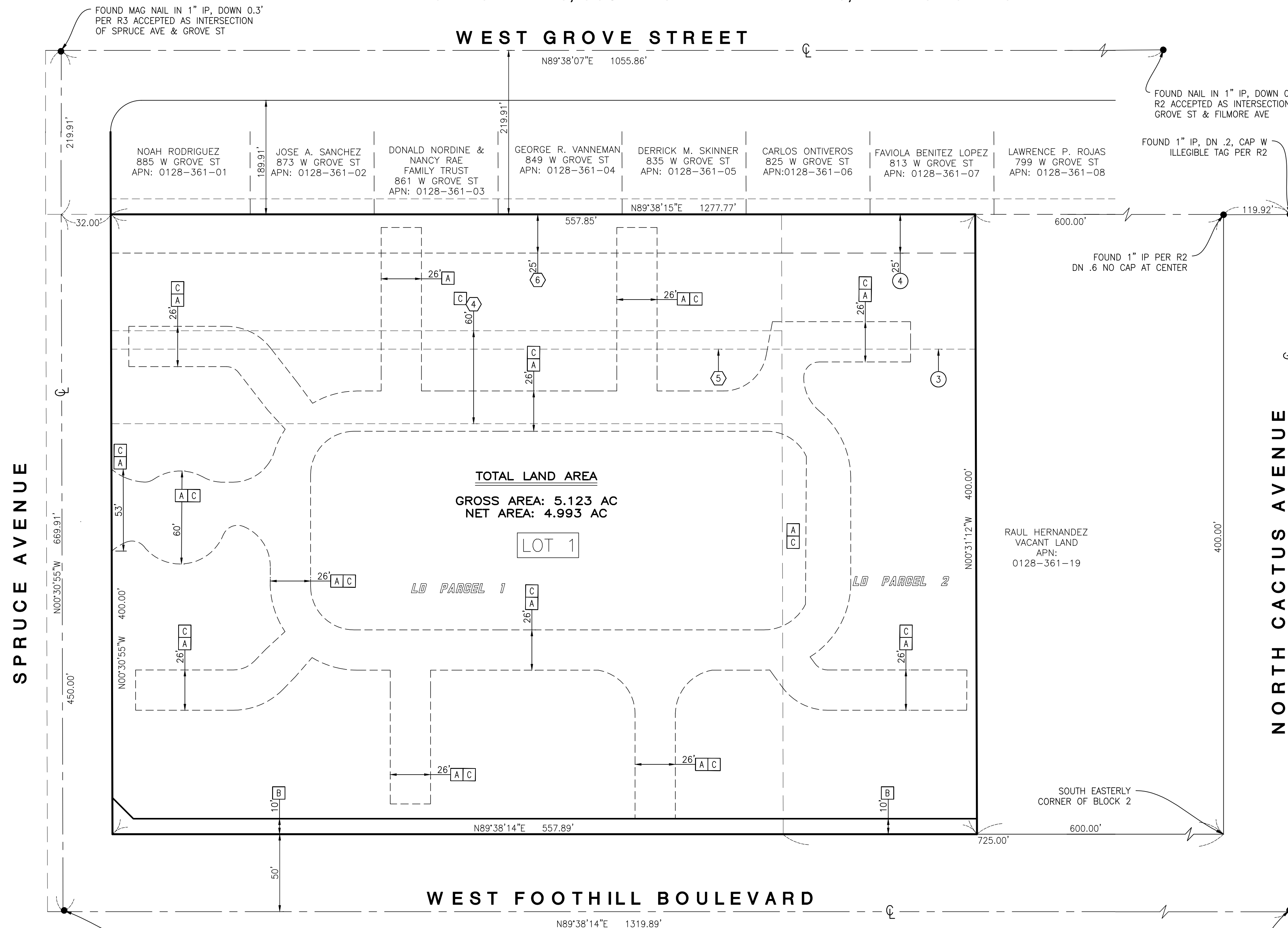
DANE P. MCDUGALL, L.S. 9297

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON DECEMBER 10, 2024.

DANE P. MCDUGALL, R.C.E. 80705

WEST GROVE STREET



CIVIL ENGINEER:

C&V CONSULTING, INC.
 9830 IRVINE CENTER DRIVE
 IRVINE, CA 92618
 PHONE: (949) 445-1833

SUBDIVIDER:

WARMINGTON RESIDENTIAL
 3090 PULLMAN STREET
 COSTA MESA, CA 92626
 (714) 557-5511
 CONTACT: BRET LUCH

SHEET INDEX:

SHEET NO.	TENTATIVE TRACT MAP
SHEET 1	PRELIMINARY SECTIONS
SHEET 2	PRELIMINARY SITE PLAN
SHEET 3	PRELIMINARY PRECISE GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
SHEET 6	

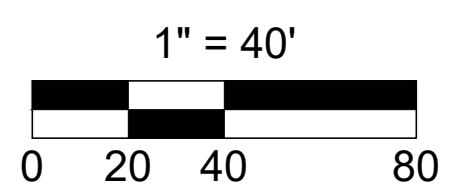
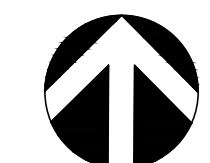
LEGEND:

—C—	CENTERLINE
---	SUBDIVISION BOUNDARY
---	EASEMENT
---	EX. LOT LINE
---	PROP. R/W

EXISTING EASEMENTS:

- LD PARCEL 1**
- # DENOTES PLOTTED ITEM.
 - ④ AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN SIERRAS POWER COMPANY, AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 1, 1928 IN BOOK 373, PAGE 165 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (TO BE REMAIN UNTIL THE NEW CONNECTION IS INSTALLED)
 - ⑤ AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED ON MAY 17, 1946 IN BOOK 1903, PAGE 144 OF OFFICIAL RECORDS. (TO BE REMAIN UNTIL THE NEW CONNECTION IS INSTALLED)
 - ⑥ AN EASEMENT FOR DRAINAGE STRUCTURES, INCLUDING THE RIGHT TO ENTER UPON, CONSTRUCT, MAINTAIN AND SERVICE SAID FACILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO CITY OF RIALTO, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED ON NOVEMBER 18, 1983 AS INSTRUMENT NO. 83-273161 OF OFFICIAL RECORDS. (CITY EASEMENT NOT BEING USED, TO BE VACATED ON FINAL MAP)
- LD PARCEL 2**
- # DENOTES PLOTTED ITEM.
 - ③ AN EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1903, PAGE 144, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (TO BE REMAIN UNTIL THE NEW CONNECTION IS INSTALLED)
 - ④ AN EASEMENT FOR DRAINAGE STRUCTURES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON SEPTEMBER 22, 1983, AS INSTRUMENT NO. 83-221676, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (CITY EASEMENT NOT BEING USED, TO BE VACATED ON FINAL MAP)

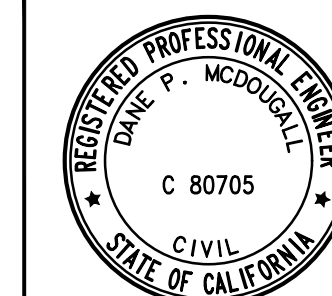
FOUND PUNCHED 2" BRASS DISK, DOWN 1.0 IN WELL MONUMENT PER CRO0264P0091 ACCEPTED AS CENTERLINE INTERSECTION OF FOOTHILL BLVD & CACTUS AVE



PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF RIALTO
- B INDICATES AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF RIALTO
- C INDICATES AN EASEMENT FOR DOMESTIC WATER & SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF RIALTO

PREPARED BY:



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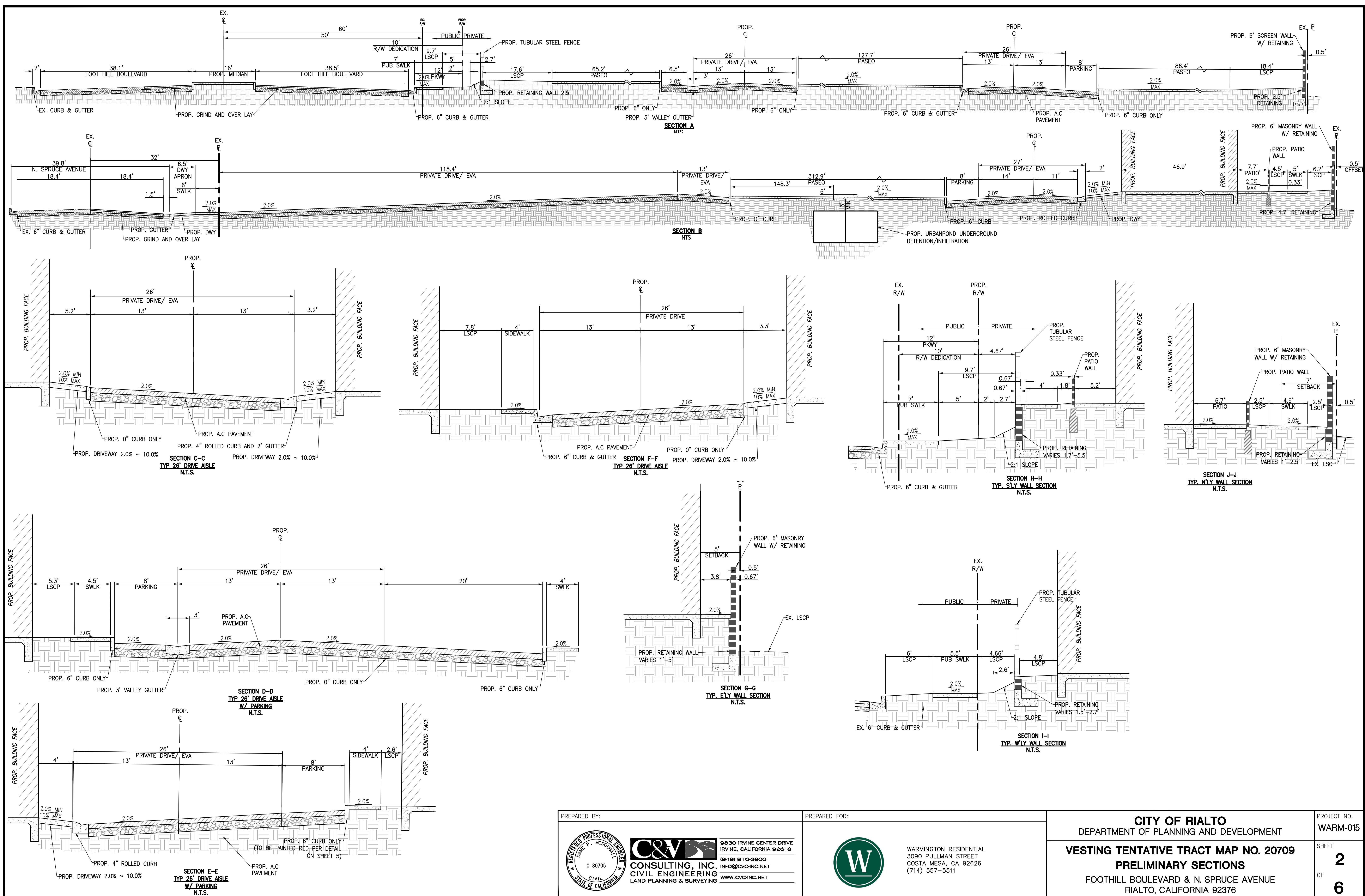
PREPARED FOR:



WARMINGTON RESIDENTIAL
 3090 PULLMAN STREET
 COSTA MESA, CA 92626
 (714) 557-5511

CITY OF RIALTO DEPARTMENT OF PLANNING AND DEVELOPMENT	PROJECT NO. WARM-015
VESTING TENTATIVE TRACT MAP NO. 20709 VESTING TENTATIVE TRACT MAP FOOTHILL BOULEVARD & N. SPRUCE AVENUE RIALTO, CALIFORNIA 92376	SHEET 1 OF 6

PLAN SET: 1/27/2025, 10:47 AM
 DATE: 1/27/2025, 10:47 AM



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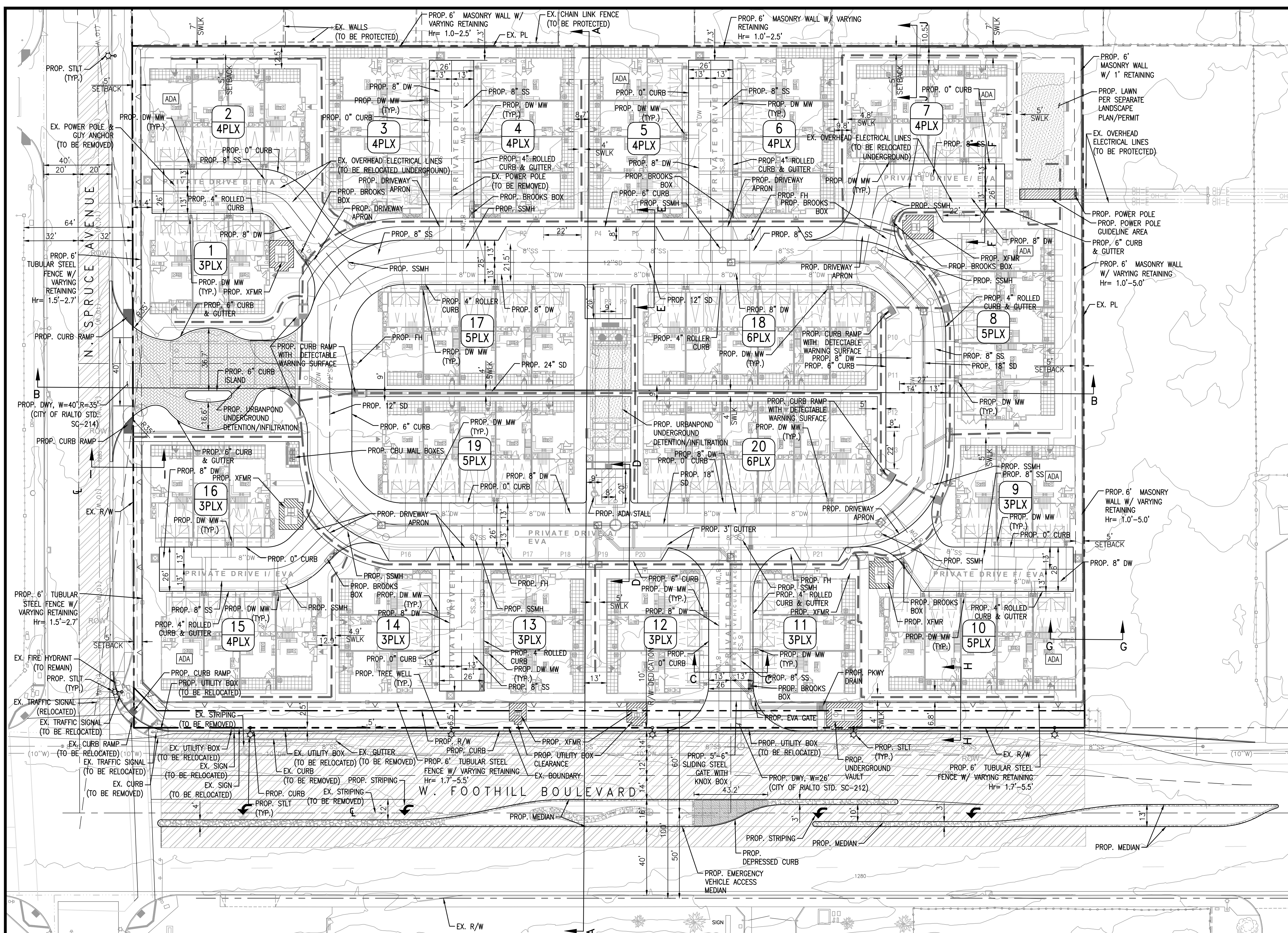
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CITY OF RIALTO
 DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 20709
PRELIMINARY SECTIONS
 FOOTHILL BOULEVARD & N. SPRUCE AVENUE
 RIALTO, CALIFORNIA 92376

PROJECT NO. **WARM-015**
 SHEET **2** OF **6**



RESIDENTIAL PROJECT SUMMARY

TOTAL SITE AREA
 GROSS: 5.123 AC (223,158 SF)
 NET: 4.995 AC (217,582 SF)

PLAN SUMMARY

15	PL 1 @	1,377 SF	3 BEDS
26	PL 2 @	1,461 SF	3 BEDS
20	PL 3 @	1,576 SF	3 BEDS + LOFT (4 BED OPT.)
20	PL 4 @	1,715 SF	3 BEDS + LOFT (4 BED OPT.)
81 UNITS TOTAL			
*7 ADA UNITS INCLUDED			

PROVIDED PARKING SUMMARY

162	GARAGES
21	GUEST
183	TOTAL STALLS PROVIDED
*1	ADA STALL INCLUDED

PROVIDED OPEN SPACE

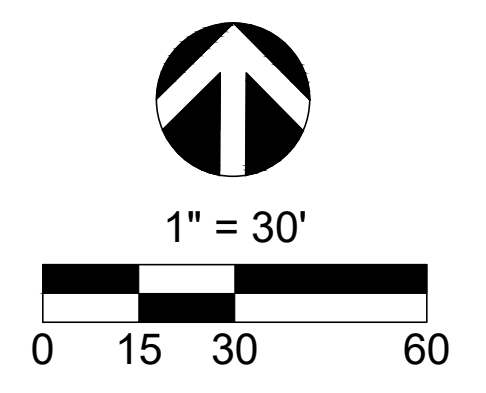
ACTIVITY LAWN:	3,569 S.F.	BUILDING SETBACKS
PARK PAWL/COMM. GARDEN:	3,360 S.F.	SIDE YARD: 5' MIN.
PRIVATE PATIO/PORCH:	10,206 S.F.	REAR YARD: 5' MIN.
17,135 S.F. TOTAL OPEN SPACE PROVIDED		

LEGEND:

- CENTERLINE
- EX. PROPERTY LINE
- PROP. RIGHT OF WAY
- SETBACK
- PROP. TUBULAR STEEL FENCE
- PROP. RETAINING WALL
- ADA PATH OF TRAVEL
- PROPOSED DECORATIVE PAVEMENT
- PROPOSED 2" MIN GRIND & OVERLAY
- BUILDING NUMBER
- BUILDING TYPE

ABBREVIATIONS:

- CB CATCH BASIN
- CL CENTER LINE
- C&G CURB & GUTTER
- DW DOMESTIC WATER
- ESMT EASEMENT
- EX. EXISTING
- FW FIRE WATER
- HP HIGH POINT
- Hr HEIGHT OF RETAINING
- LP LOW POINT
- MH MANHOLE
- MIN MINIMUM
- N'LY NORTHERLY
- NAP NOT A PART
- NTS NOT TO SCALE
- PL PROPERTY LINE
- PP POWER POLE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SF SQUARE FEET
- STLT STREET LIGHT
- SS SANITARY SEWER
- S'LY SOUTHERLY
- SWLK SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- W'LY WESTERLY
- XFMR TRANSFORMER



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PREPARED FOR:

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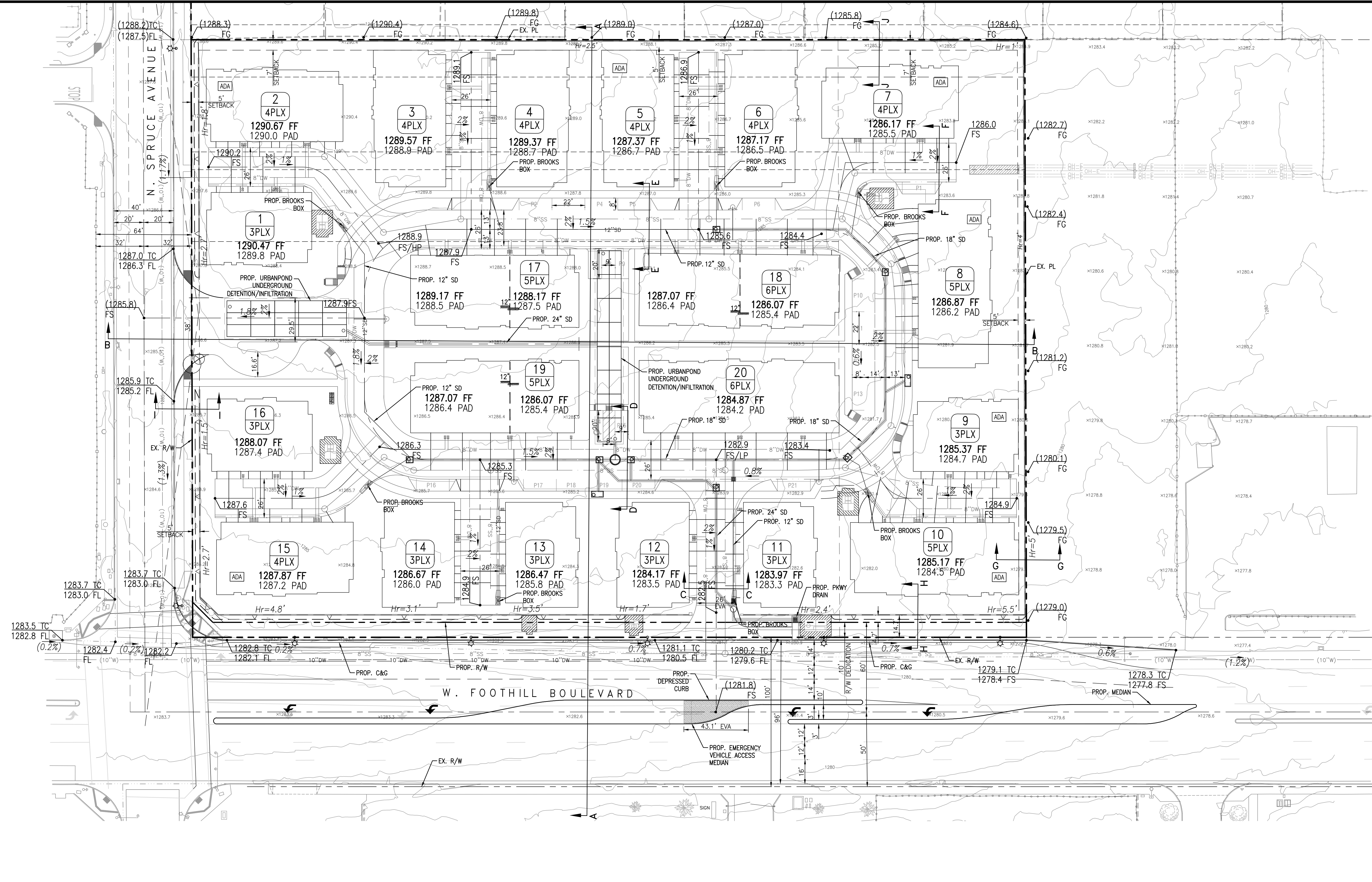
CITY OF RIALTO
 DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 20709
PRELIMINARY SITE PLAN
 FOOTHILL BOULEVARD & N. SPRUCE AVENUE
 RIALTO, CALIFORNIA 92376

PROJECT NO. **WARM-015**

SHEET **3** OF **6**

DATE: 1/27/2025



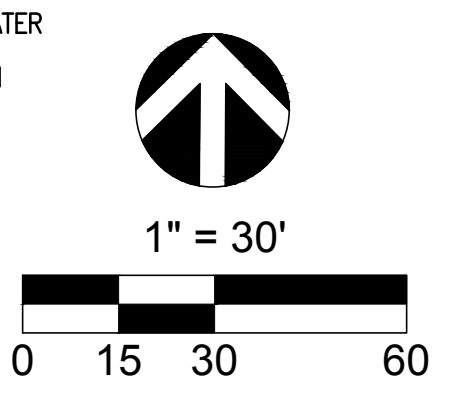
LEGEND:

—+—+—+—	CENTERLINE
—+—+—+—	EX. PROPERTY LINE
—+—+—+—	PROP. RIGHT OF WAY
—+—+—+—	SETBACK
—+—+—+—	EASEMENT
—+—+—+—	LOT LINES
—+—+—+—	PROP. 8" SS
—+—+—+—	EX. 8" SS
—+—+—+—	PROP. 8" DW
—+—+—+—	EX. 10" DW

—+—+—+—	PROP. SD
—+—+—+—	PROP. SS MH
—+—+—+—	PROP. TUBULAR STEEL FENCE
—+—+—+—	PROP. RETAINING WALL
—+—+—+—	PROPOSED DECORATIVE PAVEMENT
—+—+—+—	BUILDING NUMBER
—+—+—+—	BUILDING TYPE

ABBREVIATIONS

SS	SANITARY SEWER
DW	DOMESTIC WATER
SD	STORM DRAIN
MH	MANHOLE
EX.	EXISTING
PROP.	PROPOSED



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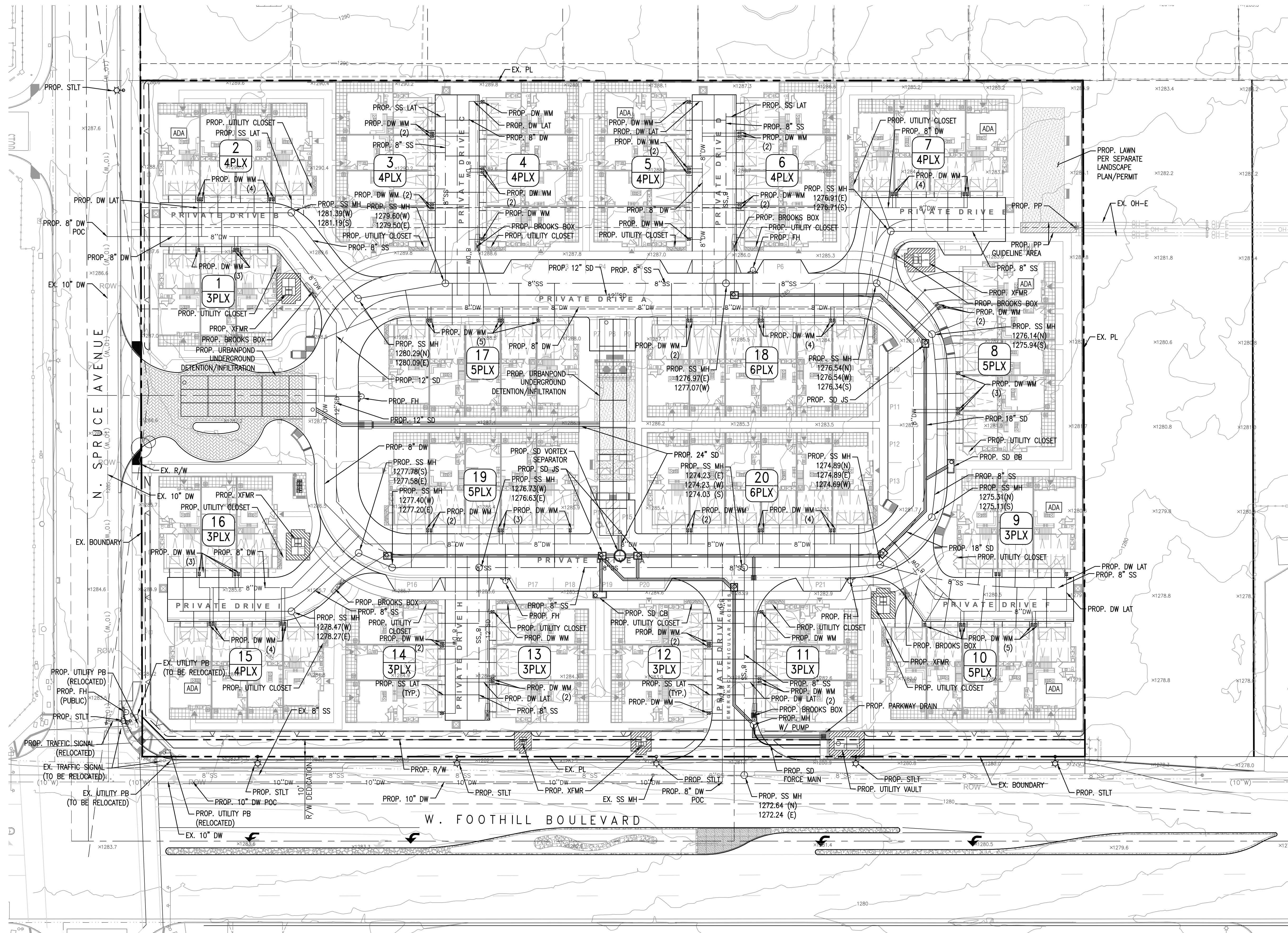
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CITY OF RIALTO
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 20709
PRELIMINARY GRADING PLAN
FOOTHILL BOULEVARD & N. SPRUCE AVENUE
RIALTO, CALIFORNIA 92376

PROJECT NO.
WARM-015

SHEET
4
OF
6

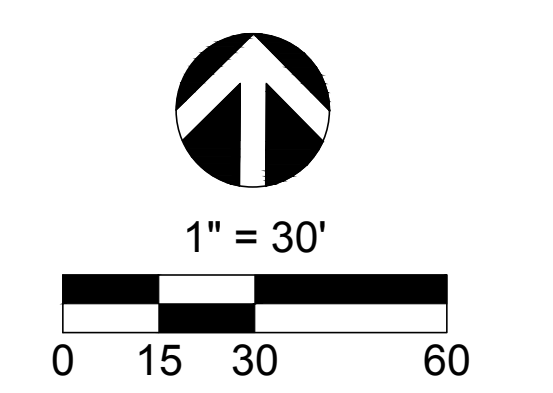


LEGEND

--- 8"SS ---	PROP. 8" SS
--- 8"SS ---	EX. 8" SS
--- 8"DW ---	PROP. 8" DW
--- (10"W) ---	EX. 10" DW
--- ---	PROP. SD
○	PROP. SS MH
---	EX. BOUNDARY LINE
---	EX. PL
---	PROP. R/W

ABBREVIATIONS

DW	DOMESTIC WATER
EX.	EXISTING
FH	FIRE HYDRANT
LAT	LATERAL
MH	MANHOLE
PB	PULL BOX
PL	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
POC	POINT OF CONNECTION
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
TYP.	TYPICAL
WM	WATER METER
XFMR	TRANSFORMER



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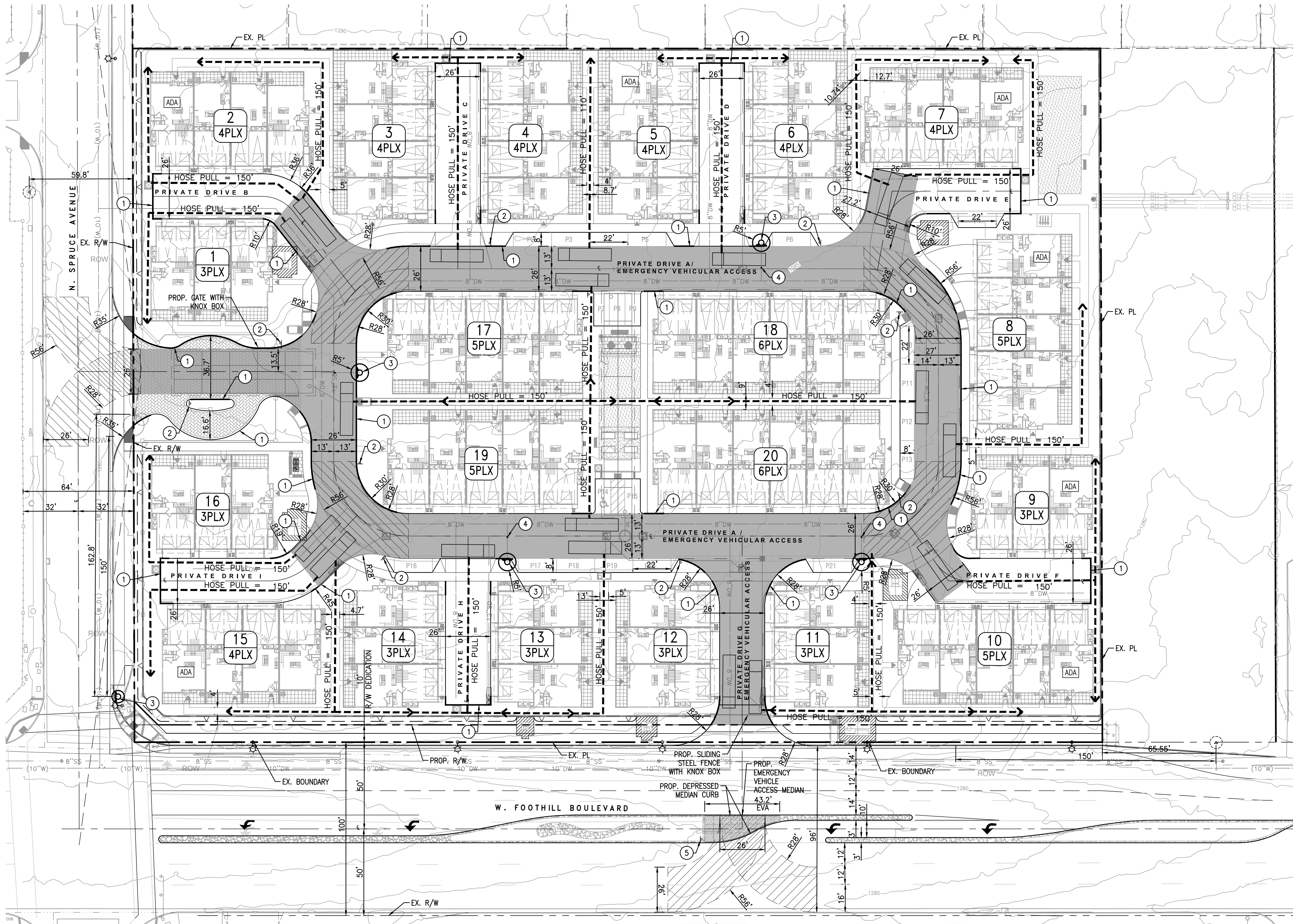
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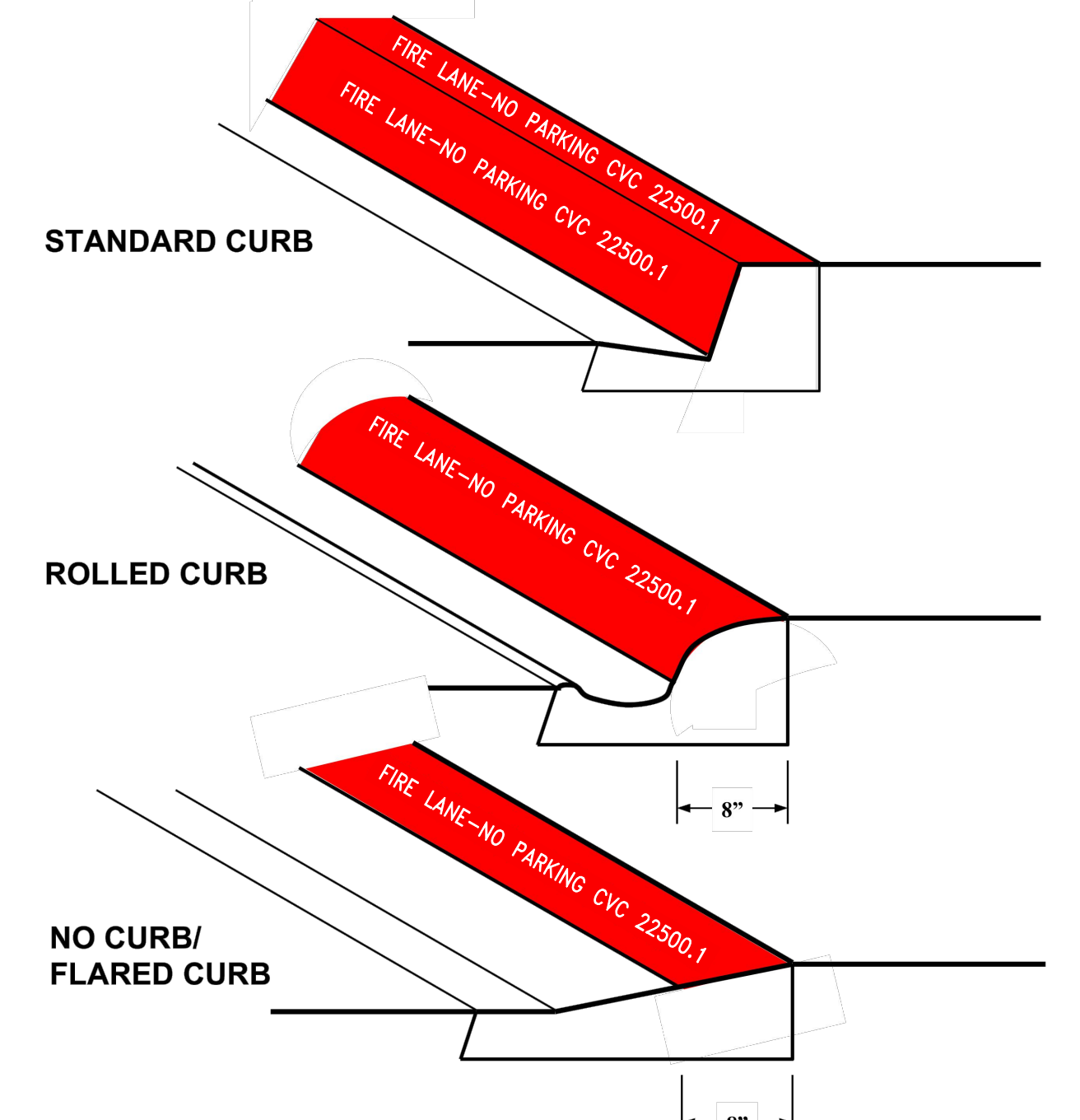
CITY OF RIALTO
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 20709
PRELIMINARY UTILITY PLAN
FOOTHILL BOULEVARD & N. SPRUCE AVENUE
RIALTO, CALIFORNIA 92376

PROJECT NO. WARM-015
SHEET 5 OF 6



Fire Lane Identification – Red Curbs

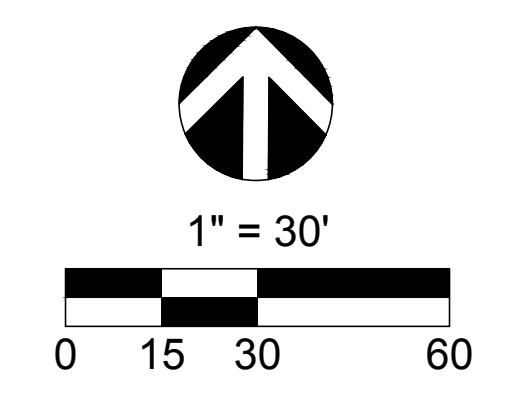


1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING CVC 22500.1" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

① **RED CURB PAVEMENT MARKING**
NOT TO SCALE

LEGEND

- FIRE TURNING RADIUS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED PAVEMENT MARKER
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- EX. PROPERTY LINE
- PROP. RIGHT OF WAY
- FIRE HYDRANT
- PROPOSED
- EXISTING
- PROPERTY LINE
- RIGHT OF WAY
- TYPICAL



CONSTRUCTION NOTES:

1. FIRE LANE IDENTIFICATION-RED CURBS PER RIALTO FIRE DEPARTMENT, DETAIL 1 HERCON.
2. PROPOSED "NO PARKING" "FIRE LANE" SIGN PER CALIFORNIA FIRE CODE, TITLE 24, PART 9, APPENDIX D SECTION D103.6
3. PROPOSED FIRE HYDRANT PER CITY OF RIALTO STD. W-705
4. PROPOSED FIRE HYDRANT PAVEMENT MARKERS PER CITY OF RIALTO STD. W-704
5. PROPOSED "EMERGENCY VEHICLE ACCESS ONLY" SIGN

NOTE:
VEHICULAR GATES SHALL BE OPERATED WITH KNOX KEY SWITCHES AND PRE-EMPTION DEVICES FOR ACCESS IN BOTH DIRECTIONS.

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CITY OF RIALTO
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 20709
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

FOOTHILL BOULEVARD & N. SPRUCE AVENUE
RIALTO, CALIFORNIA 92376

PROJECT NO.
WARM-015

SHEET
6
OF
6

DATE:
1/22/2025