

TENTATIVE PARCEL MAP NO. 19943

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

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, TOGETHER WITH THE NORTH HALF OF THE SOUTHEAST QUARTER, BOTH OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.

APNs:

0240-251-14, 29, & 33

NOTES:

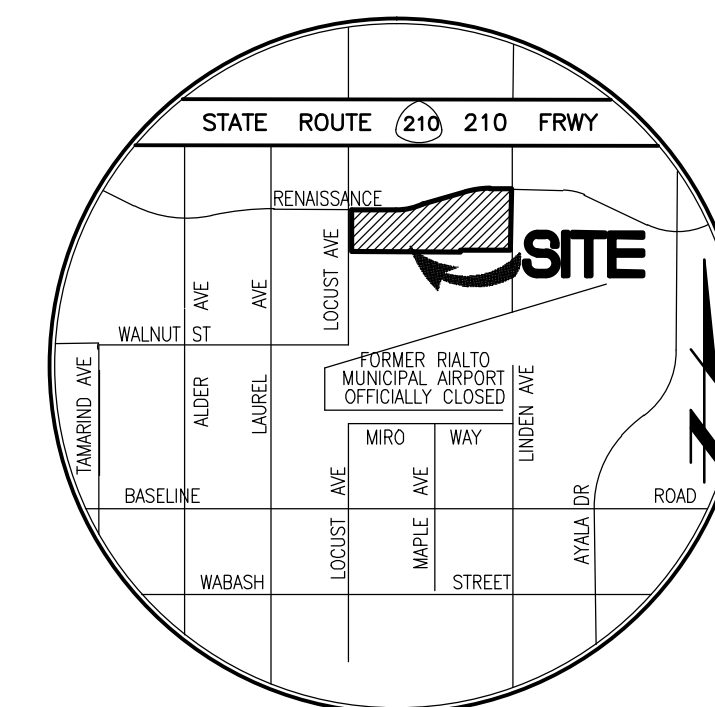
DATE OF PREPARATION: 8-14-2018
ACREAGE: 28.486

NUMBER OF PROPOSED PARCELS: 3

EXISTING EASEMENTS:

- 1 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JUNE 28, 1894 IN BOOK E, PAGE 30 OF PATENTS. (BLANKET IN NATURE)
- 2 RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED OCTOBER 05, 1905 IN BOOK G OF PATENTS, PAGE 219. (BLANKET IN NATURE)
- 4 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 210 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 12, 2008 AS INSTRUMENT NO. 2008-0268512 OF OFFICIAL RECORDS. (SAID RIGHTS TO BE TERMINATED ON THE PARCEL MAP)
- 5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED OCTOBER 02, 2015 AS INSTRUMENT NO. 2015-0432521 OF OFFICIAL RECORDS.

0 50 100 200 300
SCALE: 1"=100'



VICINITY MAP
N.T.S.

UTILITY PROVIDERS:

TELEPHONE

AT&T
1285 VAN BUREN STREET, STE 180
ANAHEIM, CA 92807
PHONE: (714) 666-5503

CABLE

CHARTER COMMUNICATIONS
CONTACT: MANUEL DEHESA
17777 CENTER COURT DRIVE, 8TH FLOOR
CERRITOS, CA 90703

SEWER

CITY OF RIALTO
CONTACT: CYRUS NEKOOEE
150 S. PALM AVENUE
RIALTO, CA 92378
PHONE: (909) 820-2525

WATER

FONTANA WATER COMPANY
CONTACT: BRENDA FOWLER
15966 ARROW ROUTE
FONTANA, CA 92333
PHONE: (909) 822-2201

GAS

SOUTHERN CALIFORNIA GAS COMPANY
CONTACT: PAUL MULLINS
1981 W. LUGONIA AVENUE,
REDLANDS, CA 92374
PHONE: 909-335-7625

ELECTRIC

SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 11982
SANTA ANA, CA 92711
PHONE: (909) 335-7625

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVENUE, STE. #100
IRVINE, CA 92612
PHONE: (949) 863-1773

DEVELOPER:

HILLWOOD INVESTMENTS
901 VIA PIEMONTE, SUITE 175
ONTARIO, CA 91764
PHONE: (909) 382-0033
FAX: (909) 382-0073

ZONING:

ZONING INFORMATION (PROPOSED ZONING INFORMATION SHOWN HEREON):
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIALTO DEPARTMENT OF ENGINEERING / MAPPING)
GENERAL PLAN DESIGNATION: SPECIFIC PLAN WITH SPECIFIC PLAN OVERLAY
ZONE DESIGNATION: RENAISSANCE SPECIFIC PLAN
SPECIAL ZONE: BUSINESS CENTER

ENGINEER:

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2017

8/14/18
DATE



Last Update: 8/14/18
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LEGAL DESCRIPTION:

THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 12, 2008 AS DOCUMENT NO. 2008-0268512 OF OFFICIAL RECORDS, ALSO EXCEPTING THEREFROM THAT PORTION OF SAID DESCRIBED LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF SAID LAND AND ITS EASTERLY PROLONGATION TO THE EASTERLY LINE OF SAID SECTION 33.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 263.79 FEET OF THE SOUTH HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT.

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP NO. 11101, IN SAID CITY, COUNTY AND STATE, AS PER MAP FILED IN BOOK 136, PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN EASEMENT DEED RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016-0303163 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN EASEMENT DEED RECORDED DECEMBER 18, 2013 AS DOCUMENT NO. 2013-0541597 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED PORTION OF SAID NORTHEAST ONE-QUARTER:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 33, ALSO BEING THE CENTERLINE OF LINDEN AVENUE, SAID POINT BEING DISTANT THEREON SOUTH 00° 17' 49" EAST 526.90 FEET MEASURED ALONG SAID EASTERLY LINE FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF SECTION 33;

THENCE SOUTH 89° 42' 11" WEST 43.79 FEET TO A POINT ON THE WESTERLY LINE OF LINDEN AVENUE AS DEDICATED PER SAID DOCUMENT RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016-0303163 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 24° 42' 01" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 25° 01' 59", AN ARC LENGTH OF 8.74 FEET;

THENCE SOUTH 89° 40' 02" WEST 30.36 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03° 33' 06", AN ARC LENGTH OF 3.10 FEET;

THENCE SOUTH 86° 06' 56" WEST 36.58 FEET;

THENCE NORTH 00° 18' 51" WEST 32.00 FEET;

THENCE SOUTH 89° 41' 09" WEST 365.00 FEET;

THENCE NORTH 00° 01' 30" EAST 265.41 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 12, 2008 AS DOCUMENT NO. 2008-0268512 OF SAID OFFICIAL RECORDS.

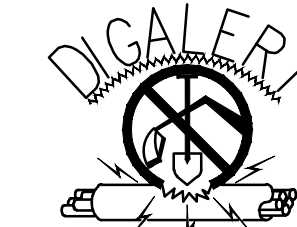
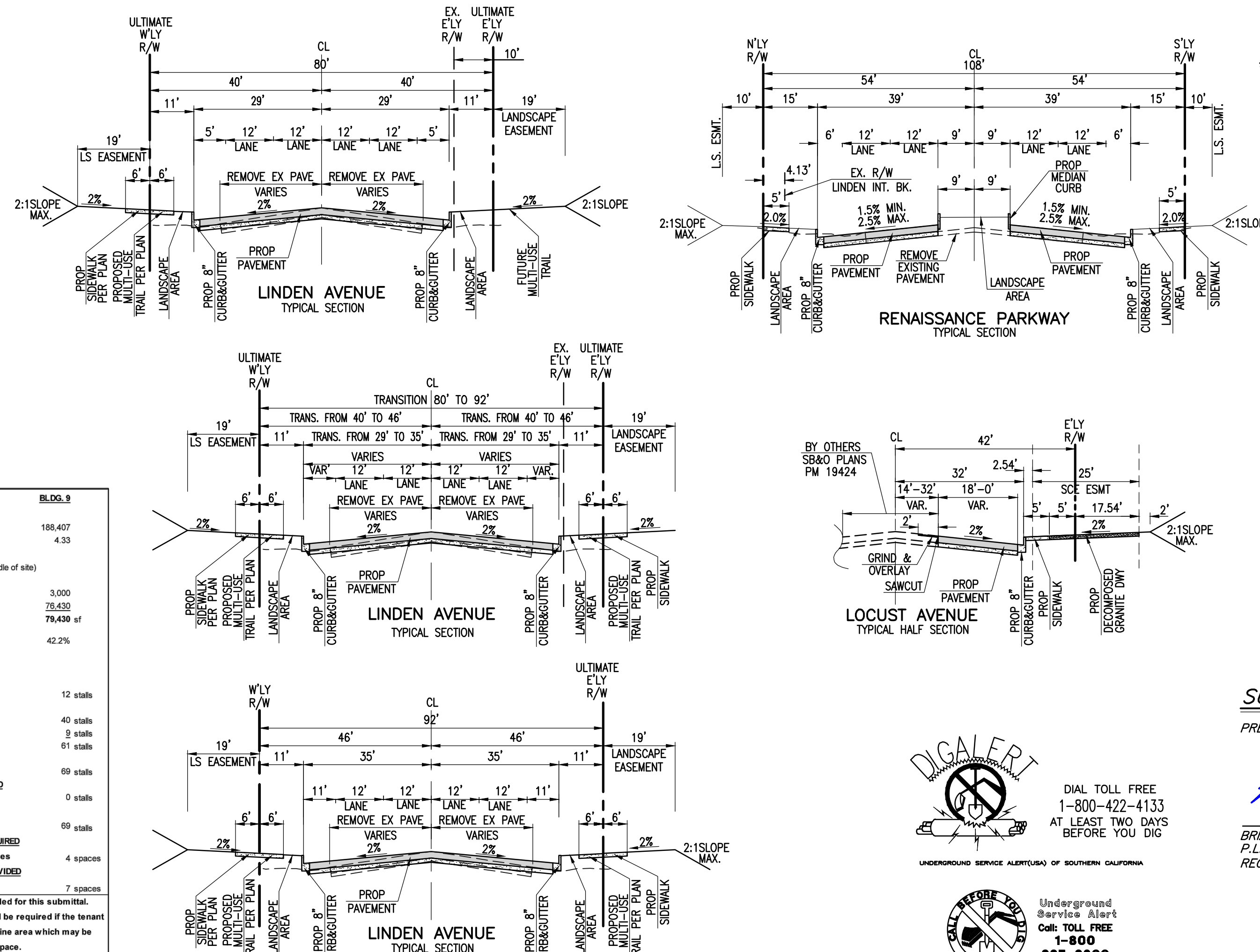
PROPOSED EASEMENTS:

- 1 A 40' WIDE AND VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS AND CROSS LOT DRAINAGE OVER PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2.
- 2 A 40' WIDE AND VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS AND CROSS LOT DRAINAGE OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 3.
- 3 A 20' WIDE EASEMENT FOR STORM DRAIN PURPOSES OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1.
- 4 A 20' WIDE EASEMENT FOR STORM DRAIN PURPOSES OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.
- 5 A 10' WIDE EASEMENT FOR SEWER PURPOSES OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1.
- 6 A 10' WIDE EASEMENT FOR SEWER PURPOSES OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.
- 7 A 19' WIDE LANDSCAPE EASEMENT OVER PARCEL 3 IN FAVOR OF THE CITY OF RIALTO.
- 8 A 10' WIDE LANDSCAPE EASEMENT OVER PARCELS 1 AND 2 IN FAVOR OF THE CITY OF RIALTO.
- 9 RECIPROCAL ACCESS EASEMENT IN FAVOR OF HOTEL PARCEL TO BE RECORDED BY SEPARATE INSTRUMENTS.

SITE PLAN TABULATION:

BLDG. 7		BLDG. 8		BLDG. 9	
SITE AREA		SITE AREA		SITE AREA	
In s.f.	460,675	In s.f.	588,366	In s.f.	189,407
In acres	10.58	In acres	13.51	In acres	4.33
Lot Width - 1,109'-0"		Lot Width - 1,004'-4"		Lot Width - 1,004'-4"	
Lot Depth - 406'-9"		Lot Depth - 575'-0" (@ middle of site)		Lot Depth - 575'-0" (@ middle of site)	
BUILDING AREA		BUILDING AREA		BUILDING AREA	
Potential Office 1st floor	10,000	Potential Office 1st floor	10,000	Potential Office 1st floor	3,000
Distribution Center	192,290	Distribution Center	248,737	Distribution Center	78,430
Total	202,290 sf	Total	258,737 sf	Total	78,430 sf
COVERAGE		COVERAGE		COVERAGE	
	43.9%		44.0%		42.2%
MAXIMUM FAR: .40		MAXIMUM FAR: .40		MAXIMUM FAR: .40	
PARKING REQUIRED		PARKING REQUIRED		PARKING REQUIRED	
office @ 10250	40 stalls	office @ 10250	40 stalls	office @ 10250	12 stalls
distribution center:		distribution center:		distribution center:	
1st 40K @ 1/1,000	40 stalls	1st 40K @ 1/1,000	40 stalls	1st 40K @ 1/1,000	40 stalls
above 40K @ 1/4,000	38 stalls	above 40K @ 1/4,000	52 stalls	above 40K @ 1/4,000	9 stalls
Total Parking Required	118 stalls	Total Parking Required	132 stalls	Total Parking Required	61 stalls
AUTO PARKING PROVIDED		AUTO PARKING PROVIDED		AUTO PARKING PROVIDED	
standard (9x18)	147 stalls	standard (9x18)	134 stalls	standard (9x18)	69 stalls
TRAILER PARKING PROVIDED		TRAILER PARKING PROVIDED		TRAILER PARKING PROVIDED	
trailer (10x50)	0 stalls	trailer (10x50)	51 stalls	trailer (10x50)	0 stalls
TOTAL PARKING PROVIDED		TOTAL PARKING PROVIDED		TOTAL PARKING PROVIDED	
Auto & Trailers	147 stalls	Auto & Trailers	185 stalls	Auto & Trailers	69 stalls
BIKE PARKING SPACES REQUIRED		BIKE PARKING SPACES REQUIRED		BIKE PARKING SPACES REQUIRED	
5% of Total Parking Spaces	8 spaces	5% of Total Parking Spaces	10 spaces	5% of Total Parking Spaces	4 spaces
BIKE PARKING SPACES PROVIDED		BIKE PARKING SPACES PROVIDED		BIKE PARKING SPACES PROVIDED	
	14 spaces		14 spaces		7 spaces
*Note: No mezzanine provided for this submittal. Additional auto parking will be required if the tenant intends to provide mezzanine area which may be used for additional office space.		*Note: No mezzanine provided for this submittal. Additional auto parking will be required if the tenant intends to provide mezzanine area which may be used for additional office space.		*Note: No mezzanine provided for this submittal. Additional auto parking will be required if the tenant intends to provide mezzanine area which may be used for additional office space.	

CROSS SECTIONS:

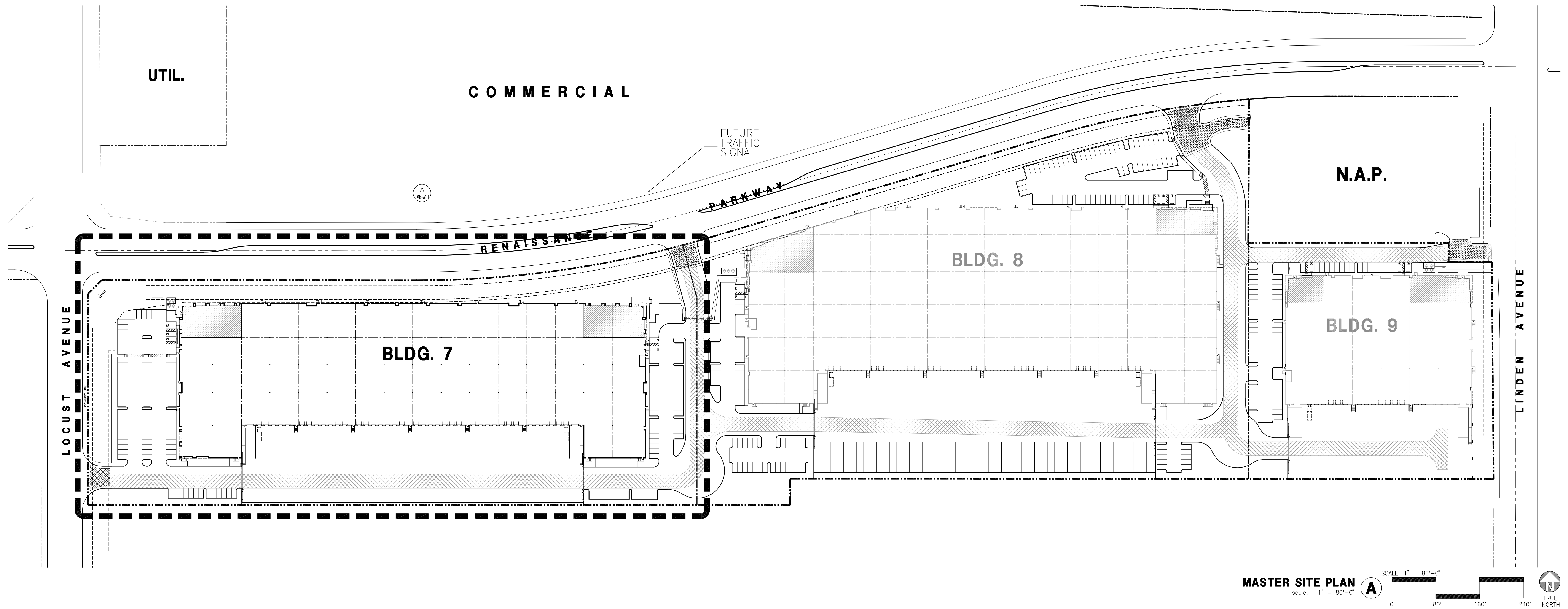


DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

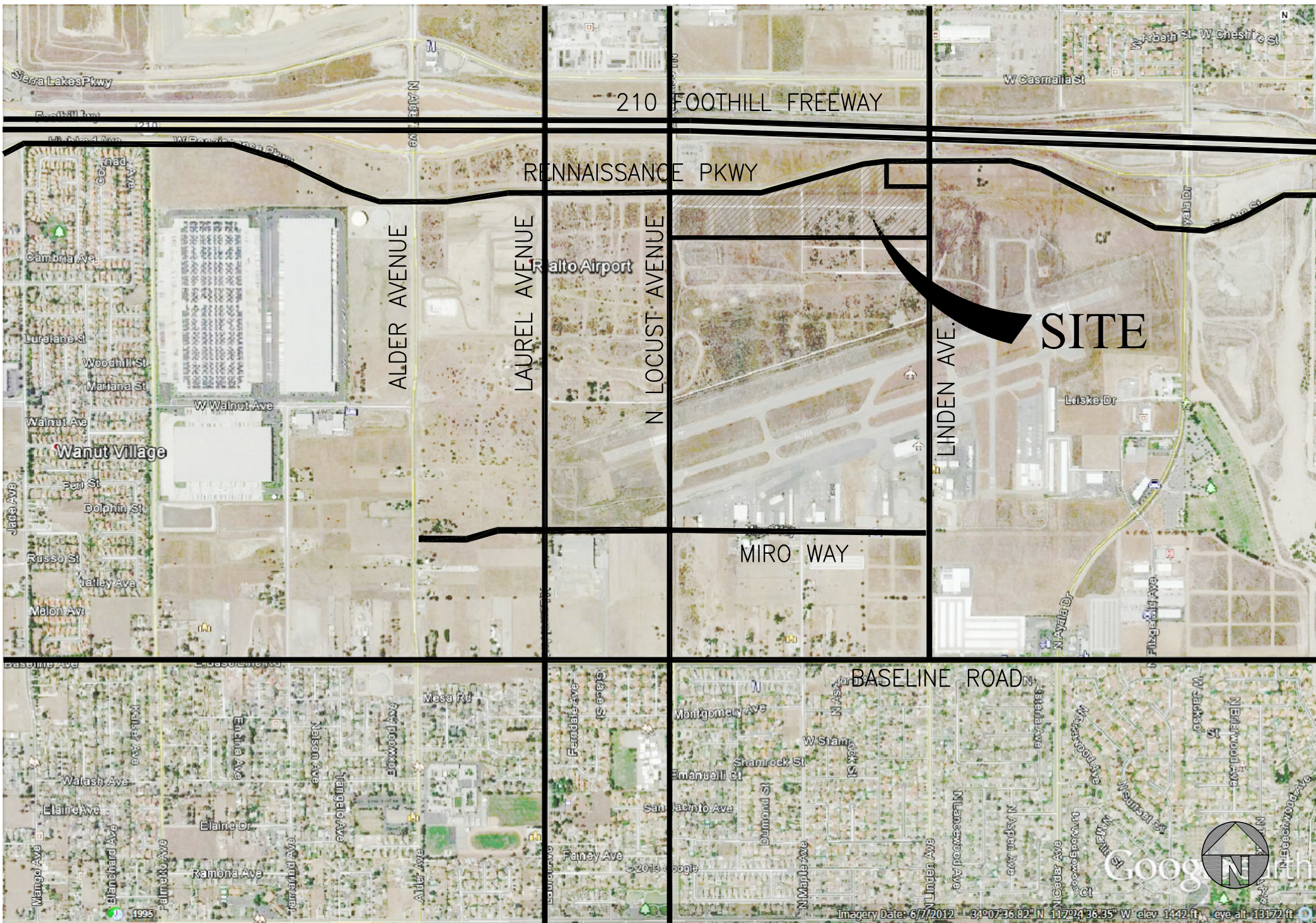


Underground
Service Alert
Call TOLL FREE
1-800-
227-2600





VICINITY MAP



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Developer



901 Via Piemonte, Suite 175
Ontario, CA 91764

tel: (909) 382-0033
fax: (909) 382-0073

Project:

RENAISSANCE
BUILDING 7

PPD: 2018-031
BLD: TBD
MCN: 2018-004
APN: 0240-251-14, 0240-251-29, and
0240-251-33 & portion of 0240-251-30
ADDRESS: xxxx xxxx AVENUE
RIALTO, CA 92374

Consultants:

Civil: THIENES ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title: Mastr Site Plan

Project Number: 17403
Drawn by: GV
Date: 08/15/18
Revision:

Sheet:

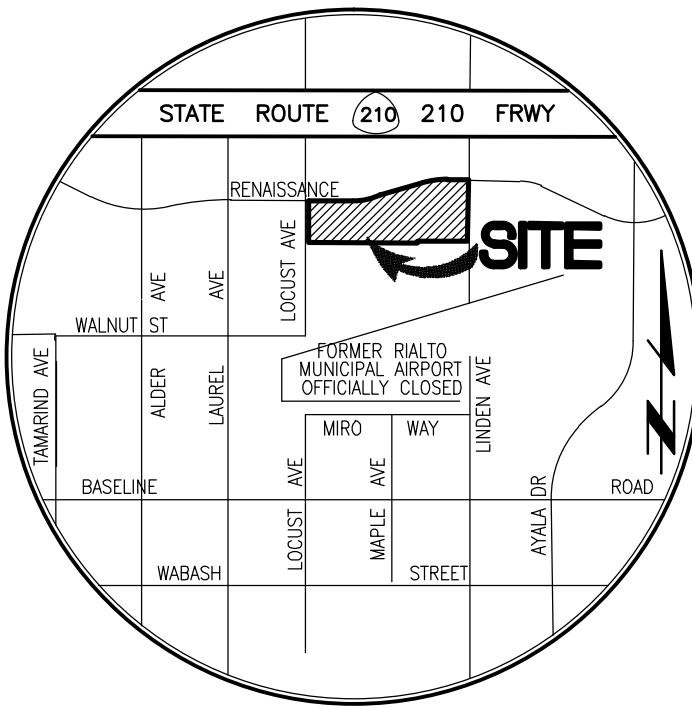
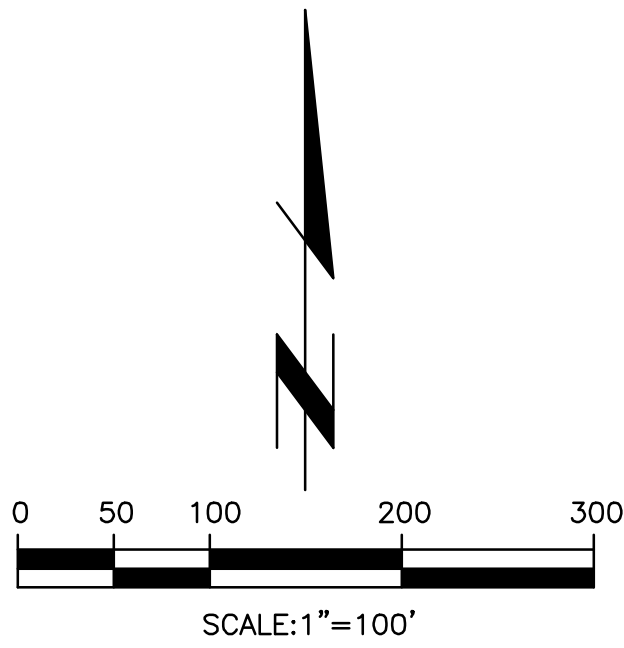
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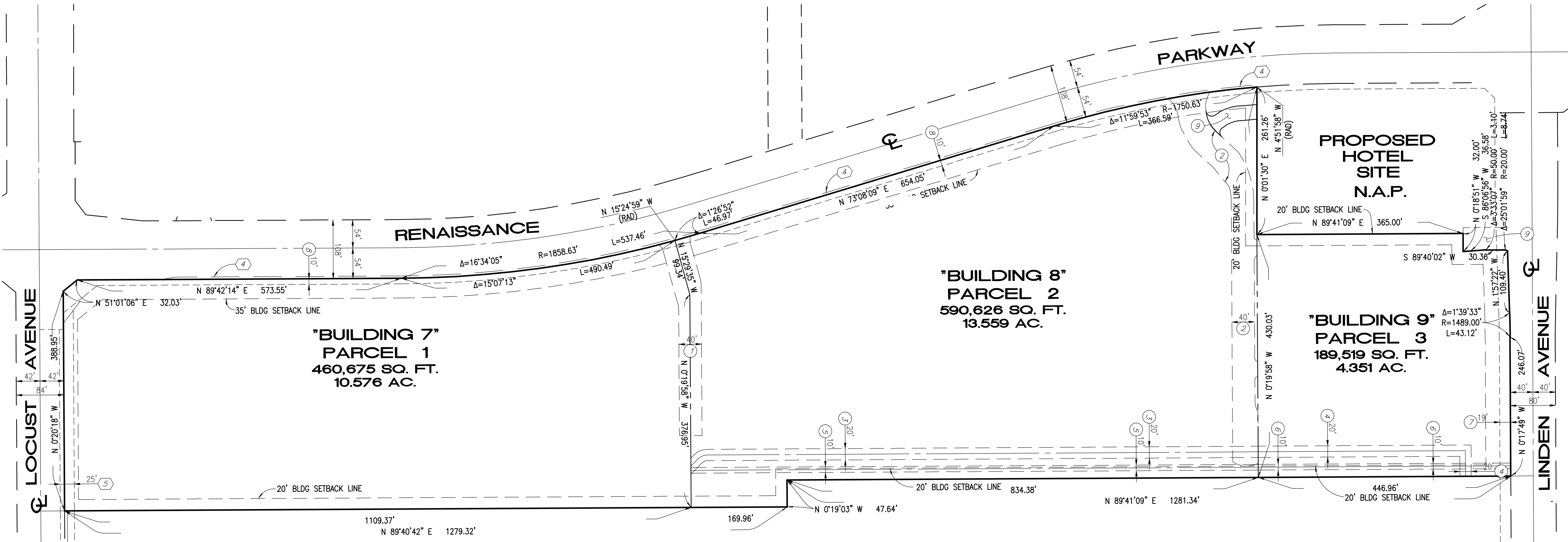
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APNs:
0240-251-14, 29, & 33

NOTES:
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ACREAGE: 28.486
NUMBER OF PROPOSED PARCELS: 3



VICINITY MAP
N.T.S.



ARCHITECT:
HPA ARCHITECTURE
18831 BARDEEN AVENUE, STE. #100
IRVINE, CA 92612
PHONE: (949) 863-1773

DEVELOPER:
HILLWOOD INVESTMENTS
901 VIA PIEMONTE, SUITE 175
ONTARIO, CA 91764
PHONE: (909) 382-0033
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ENGINEER:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
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SURVEYOR:
PREPARED UNDER THE DIRECTION OF:
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2017

