IN THE CITY OF RIALTO, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP 20108

## LEGAL DESCRIPTION

**APN 0131–111–07**

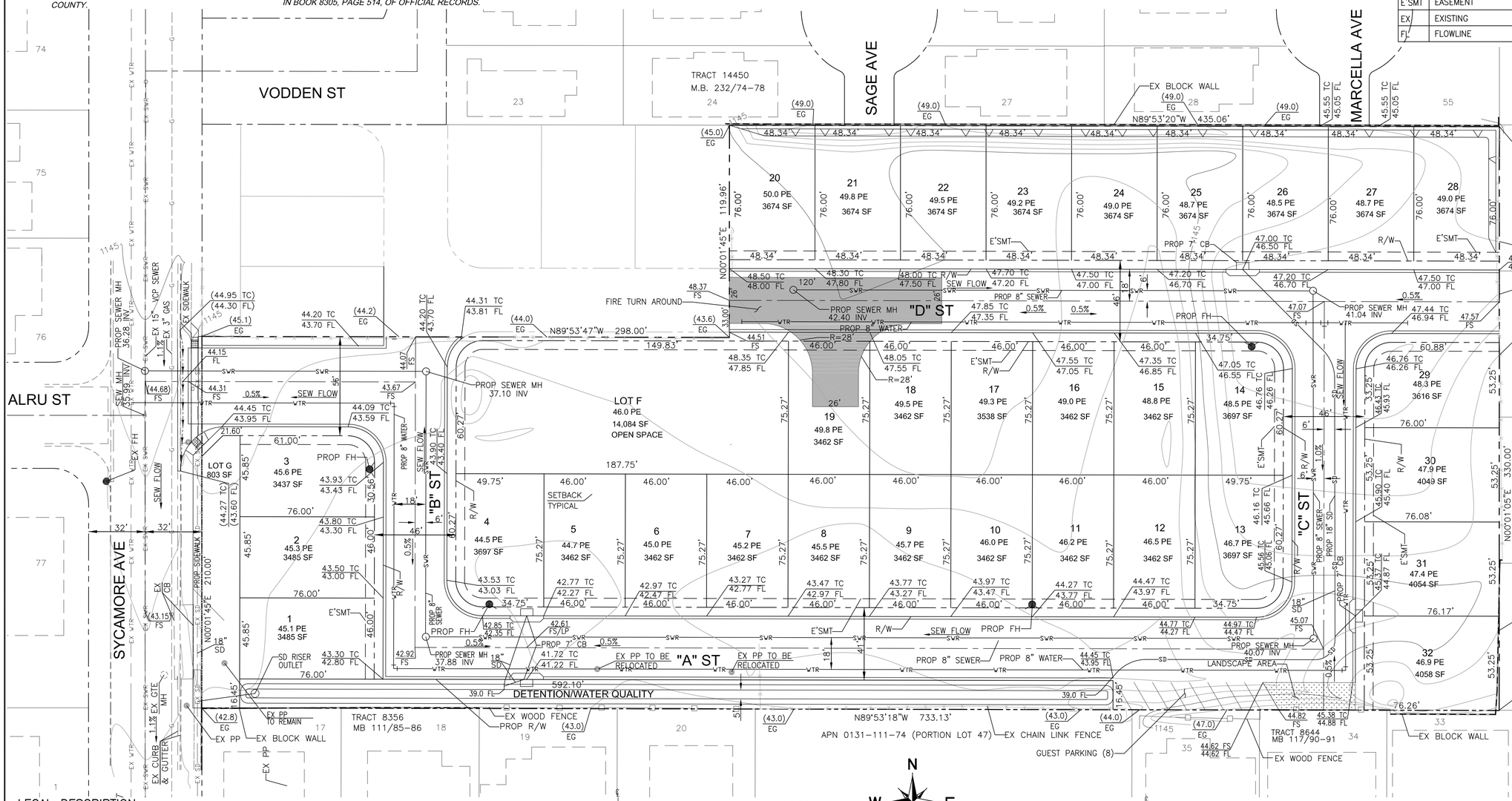
THE NORTH 60 FEET OF THE WEST 330 FEET 'OF THE SOUTH 210 FEET OF LOT 138, TOWN OF RIALTO AND ADJOINING SUBDIVISION, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 11, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN 0131–111–05**

THE SOUTH 330 FEET OF FARM LOT 138, TOWN OF RIALTO AND ADJOINING SUBDIVISIONS, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE EAST 525 FEET AND THE NORTH 310 FEET OF THE WEST 330 FEET THEREOF. ALSO EXCEPTING THEREFROM THE EAST 2 FEET OF THE WEST 32 FEET OF SAID LAND AS CONVEYED TO THE CITY OF RIALTO IN THE DEED RECORDED NOVEMBER 12, 1973, IN BOOK 8305, PAGE 514, OF OFFICIAL RECORDS.

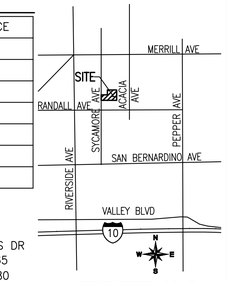
## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AB | AGGREGATE BASE | FS | FINISHED SURFACE |
| AC | ASPHALT CONCRETE | GB | GRADE BREAK |
| C/L | CENTERLINE | HP | HIGH POINT |
| CB | CATCH BASIN | LP | LOW POINT |
| EG | EXISTING GROUND | PE | PAD ELEVATION |
| E'SMT | EASEMENT | PROP | PROPOSED |
| EX | EXISTING | SD | STORM DRAIN |
| FL | FLOWLINE | TC | TOP OF CURB |




## OWNER

ASIAN PACIFIC, INC.
22632 GOLDEN SPRINGS DR
DIAMOND BAR, CA 91765
PHONE: (626) 671–4780




VICINITY MAP
NTS

## DEVELOPER/APPLICANT

ASIAN PACIFIC, INC.
22632 GOLDEN SPRINGS DR
DIAMOND BAR, CA 91765
PHONE: (760) 810–8548
PROJECT CONSULTANT: MICHAEL RAMIREZ

## ENGINEER OF WORK/PLAN PREPARER

LOVE ENGINEERING
ATTN: THOMAS LOVE
31915 RANCHO CALIFORNIA ROAD, SUITE 200–166
TEMECULA, CA 92591
PHONE: (951) 440–8149 FAX: (951) 303–6701

## ASSESSORS PARCEL NUMBERS

0131–111–05, 07, 75, & 76

## BASIS OF BEARINGS

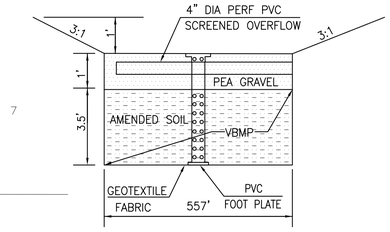
BASIS OF BEARINGS IS THE CENTERLINE OF SYCAMORE AVENUE BEING N00°01'15"E PER TRACT NO. 14450, MB 232/74–78

## ZONING

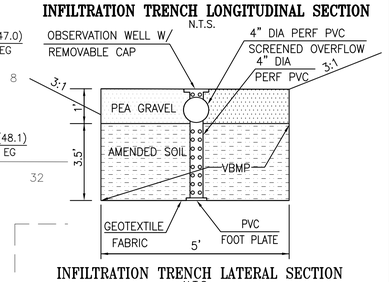
PRD

## GENERAL PLAN DESIGNATION

PRD




INFILTRATION TRENCH LONGITUDINAL SECTION
N.T.S.




INFILTRATION TRENCH LATERAL SECTION
N.T.S.

## LEGAL DESCRIPTION

**APN 0131–111–76**

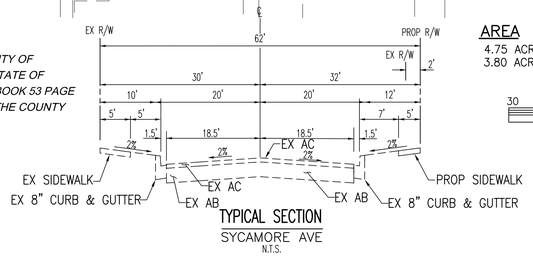
PARCELL OF PARCEL MAP NUMBER 4596, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN 0131–111–75**

PARCEL 2 OF PARCEL MAP 4596, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 94, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

## UTILITY INFO

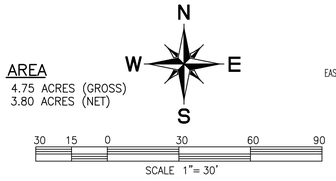
| | | |
|---|---|---|
| WATER: | VEOLIA WATER | (909) 820–0449 |
| SEWER: | VEOLIA WATER | (909) 820–0449 |
| ELECTRICAL: | SOUTHERN CALIFORNIA EDISON | (800) 684–8123 |
| GAS: | SOUTHERN CALIFORNIA GAS CO | (800) 427–2000 |
| TELEPHONE: | AT&T | (800) 288–2020 |
| SOLID WASTE: | EDCO DISPOSAL | (909) 877–1596 |
| RIALTO UNIFIED SCHOOL DISTRICT | | (909) 820–7700 |




TYPICAL SECTION
SYCAMORE AVE
N.T.S.

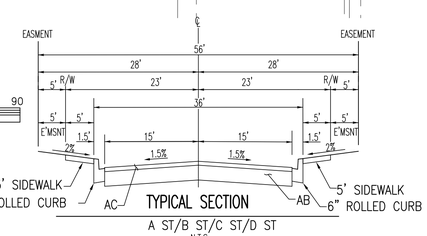
## AREA

4.75 ACRES (GROSS)
3.80 ACRES (NET)




## SETBACKS

| | |
|---|---|
| FRONT | 15' |
| SIDE (INTERIOR) | 5' |
| SIDE (STREET) | 5' |
| REAR | 15' |




TYPICAL SECTION
A ST/B ST/C ST/D ST
N.T.S.

## BENCHMARK DESCRIPTION:

CITY OF RIALTO 002–88
CITY OF RIALTO BRASS DISC FD IN PCC SIDEWALK 1 FOOT EAST OF FIRE HYD, 1 FOOT WEST OF PCC CURB 21 FOOT WEST OF CENTERLINE LILAC, 54 FEET SOUTH OF CENTERLINE MERRILL
ELEVATION = 1182.174
DATUM NGVD 29

## LEGEND

BOUNDARY
CENTERLINE
GAS (EXIST)
POWER POLE (EXIST)
RIGHT–OF–WAY
SETBACK
SEWER (EXIST) — EX SWR
SEWER (PROP) — SWR
STORM DRAIN (EXIST) — EX SD
STORM DRAIN (PROP) — SD
WATER (EXIST) — EX WTR
WATER (PROP) — WTR

Underground Service Alert
DIAL BEFORE YOU DIG — TWO WORKING DAYS YOU DIG
TOLL FREE 1–800–227–2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

EXHIBIT AMENDMENTS

| DATE | BY | DESCRIPTION |
|---|---|---|

SEAL
REGISTERED PROFESSIONAL ENGINEER — THOMAS S. LOVE — No. C 50993 Exp. 9-30-17 — CIVIL — STATE OF CALIFORNIA

LOVE ENGINEERING
PLANNING ♦ ENGINEERING ♦ SURVEYING
31915 RANCHO CALIFORNIA ROAD/SUITE 200-166
TEMECULA, CA 92591
TEL (951) 440 - 8149 / FAX (951) 303 - 6701

PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 50993 EXP. DATE: 9-30-17
THOMAS S. LOVE — DATE

BENCHMARK:
SEE ABOVE

SCALE: 1"=20'
DATE: APRIL 3, 2017

IN THE CITY OF RIALTO, CALIFORNIA
SYCAMORE AVE PROJECT
APNS 0131-111-05, 07, 75, &76
TENTATIVE MAP 20108

SHEET NO. 1 OF 1 SHTS.

Client: ASIAN PACIFIC | ID: 17-001 | COUNTY FILE No.