

IN THE CITY OF RIALTO
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.

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.

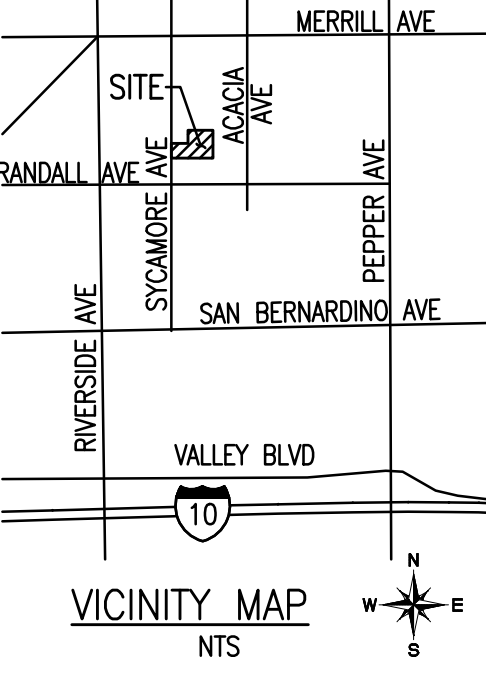
APN 0131-111-76
PARCEL 1 OF PARCEL MAP NUMBER 4596, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE

FIRE TURNAROUND ON LOT 17 WILL BE PAVED AND SHOWN ON ROUGH GRADING PLAN.

LEGEND:

- 6" HIGH PROTO-II WALL
- 9" MAX COMBO WALL (6" HIGH PROTO-II WALL ATOP 3" MAX RETAINING WALL)
- 9" MAX COMBO WALL (6" VINYL FENCE ATOP 3" MAX RETAINING WALL)
- 6" CHAIN LINK FENCE
- PROP. FIRE HYDRANT
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- PROP. SEWER
- PROP. WATER
- PROP. STORM DRAIN



OWNER
RICHMOND AMERICAN HOMES
5171 CALIFORNIA AVE, SUITE 120
IRVINE, CA 92617
PHONE:(949) 279-0398

ENGINEER OF WORK/PLAN PREPARER

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PHONE: (818) 707-8648

ASSESSORS PARCEL NUMBERS

0131-111-05, 07, 75, & 76

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF ACACIA AVENUE, BEING N00°00'42"E PER TRACT MAP NO. 10625, RECORDED IN BOOK 167 PAGE 5 THROUGH 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

ZONING

EXISTING ZONING: A-1, AGRICULTURE ZONE.
PROPOSED ZONING: R-3, MULTIPLE FAMILY RESIDENTIAL.

GENERAL PLAN DESIGNATION

RESIDENTIAL 6

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

AREA

4.74 ACRES (GROSS)
4.74 ACRES (NET)

EARTHWORK

TOTAL CUT: 4,024 CY
TOTAL FILL: 15,956 CY
IMPORT: 11,932 CY

SETBACKS

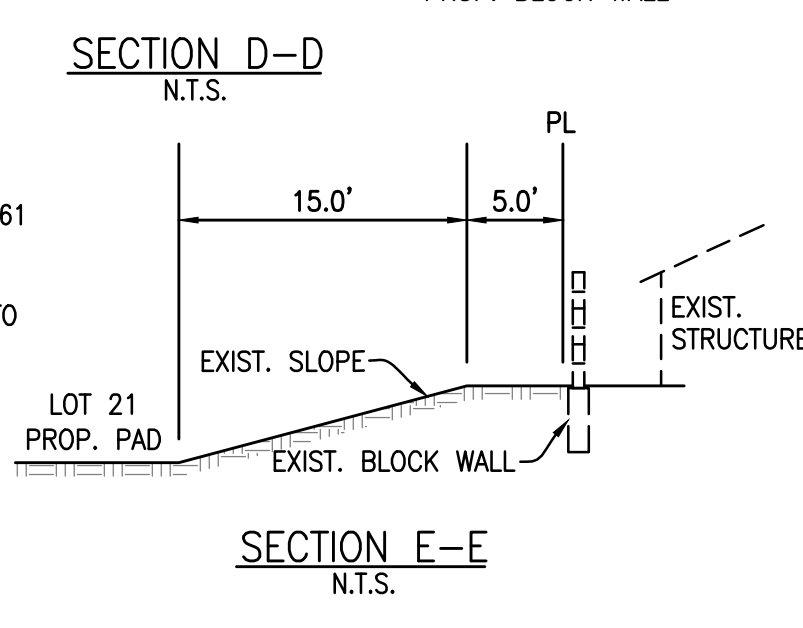
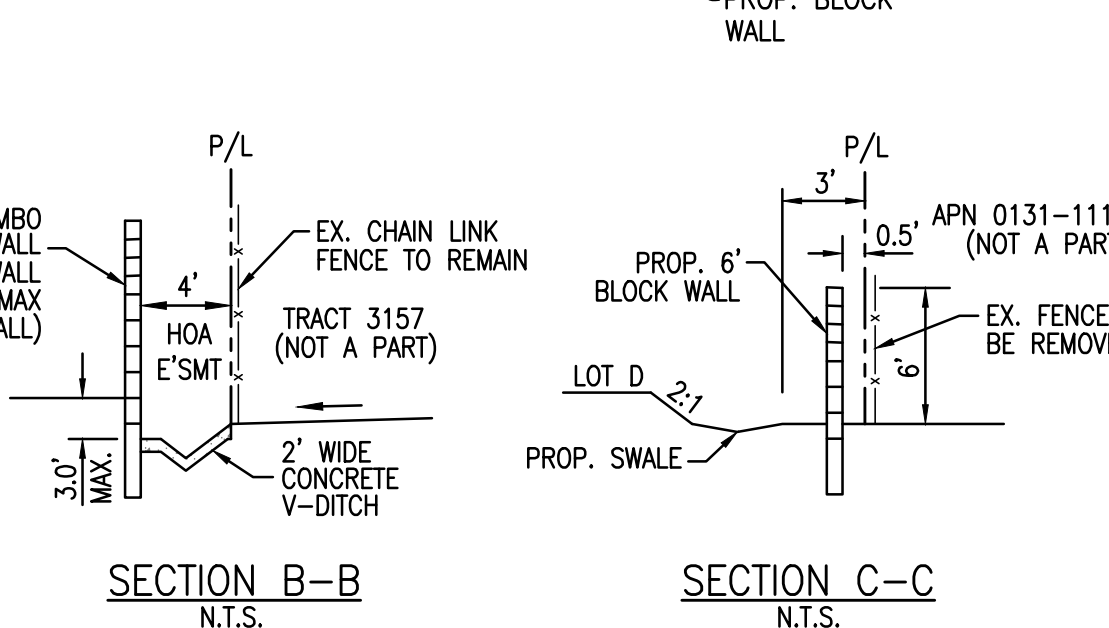
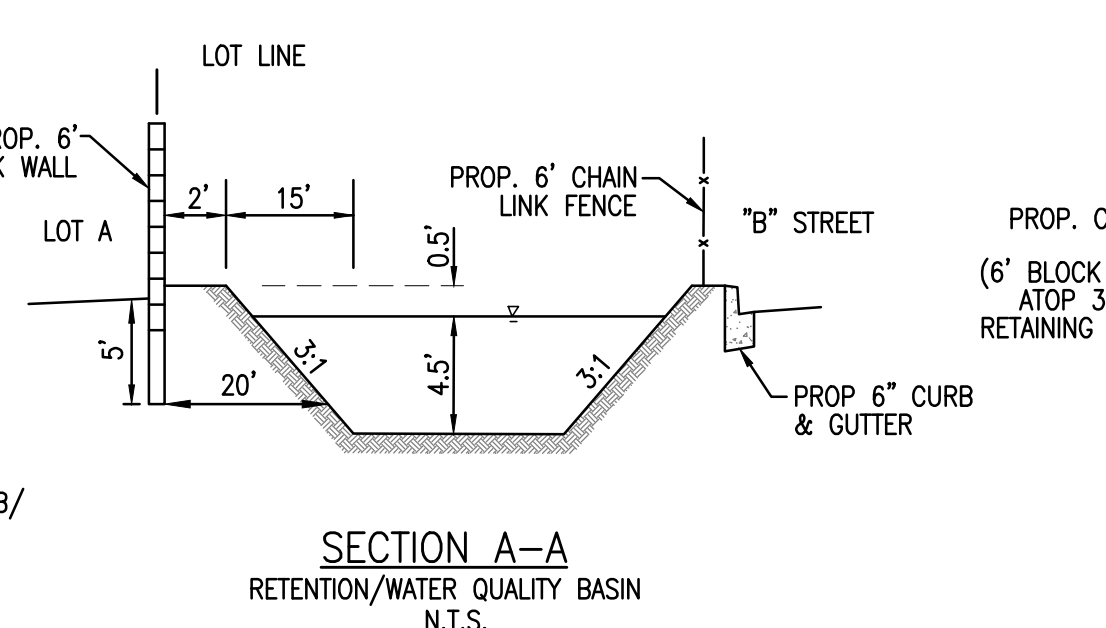
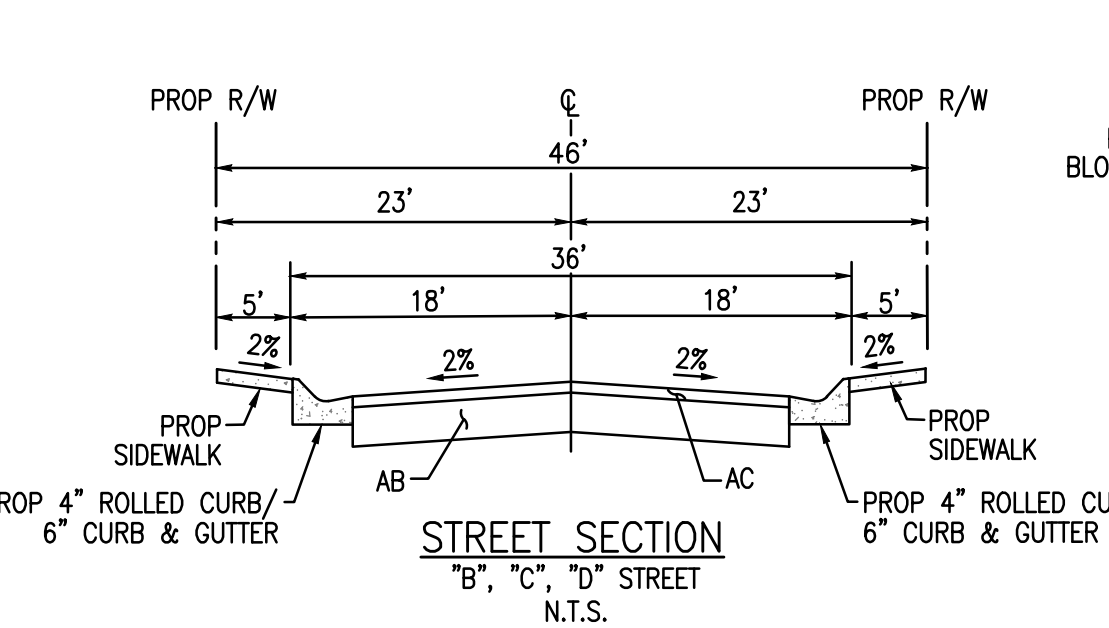
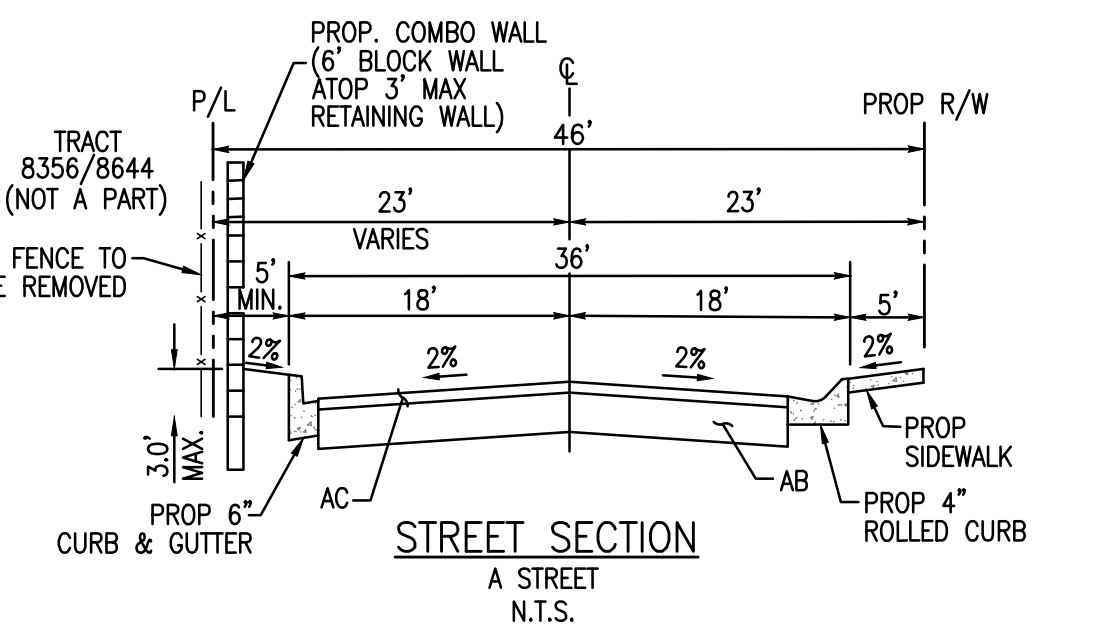
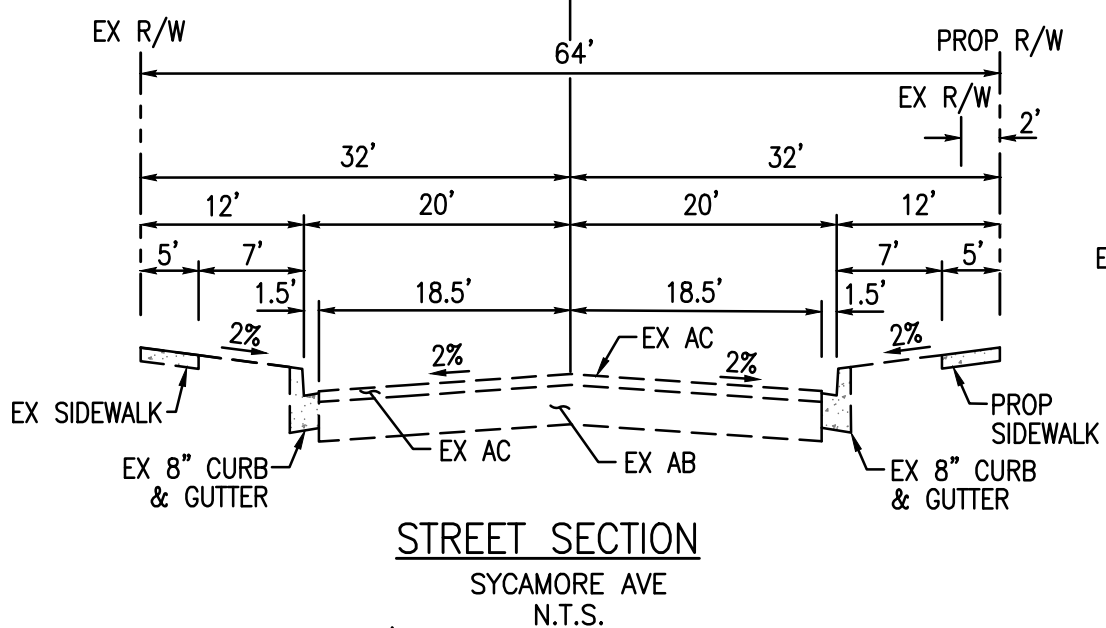
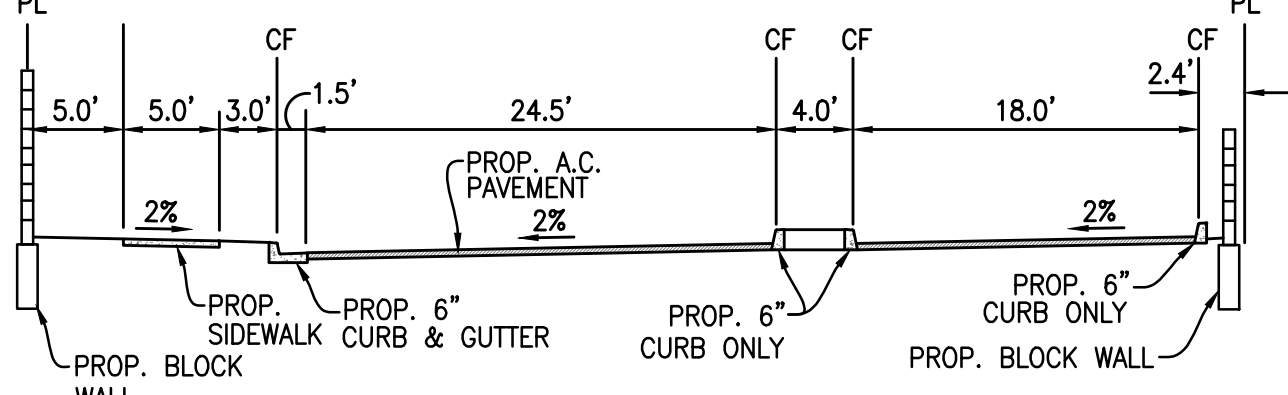
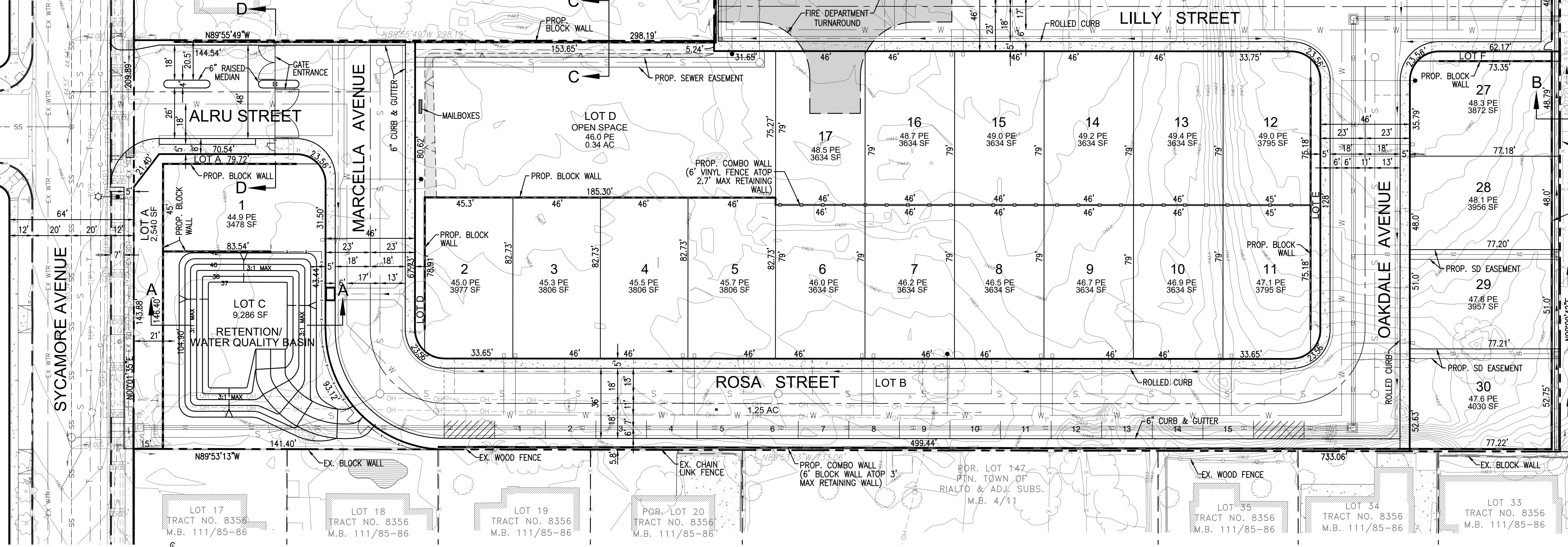
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (STREET)	5'
REAR	15'

PARKING

GUEST PARKING:
REQUIRED (1 PER 2 LOT) = 15
PROVIDED = 15

ABBREVIATIONS

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



30 15 0 30 60 90

SCALE 1"=30'

MARK

REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

PREPARED UNDER THE SUPERVISION OF:

SIEW H. NG, RCE 46026, EXP. 12/31/22

RECOMMENDED FOR APPROVAL BY WILL DAN ENGINEERING:

RON J. STEIN, RCE 86877

APPROVED BY:

DAVID S. HAMMER, CITY ENGINEER, RCE 43976

UNITED CIVIL, INC.

PLANNING - ENGINEERING - SURVEYING

30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
TEL (818) 707-8648

BENCHMARK: B.M. No. 002-88 ELEVATION = 1182.17 DATUM NAVD 29

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

CITY OF RIALTO

TENTATIVE TRACT NO. 20108

APNS 0131-111-05, 07, 75, & 76

FOR: Richmond American Homes

PPD No. _____

PLAN No. _____

1

OF 1 SHEETS.