IN THE CITY OF HIGHLAND

TENTATIVE

TRACT MAP NO. 18893

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN , IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC. AUGUST, 2015

OWNERS:

GREENSPOT CORRIDOR, LLC

CALVARY CHAPEL OF SAN BERNARDINO

APPLICANT:

SUNLAND COMMUNITIES, LLC
CAMILLE BAHRI
10575 OAKDALE DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 484-2829

ENGINEER/MAP PREPARER:

SITETECH, INC.
38248 POTATO CANYON RD.
OAK GLEN, CA. 92399
PH: (909) 864-3180

NOTES:

1. ASSESSOR'S PARCEL NUMBERS: THIS TENTATIVE MAP IS SITUATED OVER A TOTAL OF 15 PARCELS BUT ONLY ASSESSOR'S PARCEL NUMBERS 0297-061-04, 0297-061-05, 0297-201-05, 0297-021-18, 0297-021-26 & 0297-051-16 ARE AFFECTED BY THE TENTATIVE MAP.
2. EXISTING GENERAL PLAN LAND USE DESIGNATION IS AGRICULTURAL/EQUESTRIAN (0-2.0 DU/AC). EXISTING ZONE DESIGNATION IS AGRICULTURAL/EQUESTRIAN RESIDENTIAL.
3. PROPOSED GENERAL PLAN LAND USE & ZONE DESIGNATION IS PLANNED DEVELOPMENT.
4. THERE ARE 316 LOTS PROPOSED WITHIN THIS SUBDIVISION, 200 OF WHICH ARE MAPPED BY THIS TENTATIVE TRACT MAP WITH A MINIMUM LOTS SIZE OF 5,500 S.F.. LOT 201 IS TO CREATE A SEPARATE LOT FOR AN EXISTING RESIDENCE. LOT 202 CONTAINS 5 FUTURE RESIDENTIAL LOTS. LOT 203 AND 204 CONTAIN 110 FUTURE LOTS. THIS DEVELOPMENT CONTAINS 178.73 GROSS ACRES.
5. THERE ARE APPROXIMATELY 10,500 LINEAL FEET OF STREET PROPOSED WITHIN THIS DEVELOPMENT
6. CITRUS GROVES TO BE REMOVED AS A PART OF THIS PROJECT. NO NATIVE TREES EXIST.
7. THERE ARE 3 EXISTING STRUCTURES ON SITE, 1 TO REMAIN AND 2 TO BE REMOVED.
8. AS DESIGNATED BY THE CITY, AT THE TIME OF FINAL MAP PREPARATION, SLOPE AREAS, TRAIL AREAS, AND OPEN SPACE AREAS WILL BE MAPPED AS LETTERED LOTS TO ALLOW THESE AREAS TO BE PROPERLY DESIGNATED FOR MAINTENANCE PURPOSES. SLOPE AREAS INCLUDE, BUT ARE NOT LIMITED TO, ASCENDING SLOPES ALONG GREENSPOT ROAD, MEDITERRA PARKWAY AND AVENIDA RAMBLAS.

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:
EAST VALLEY WATER DISTRICT
3654 HIGHLAND AVE. SUITE 18
HIGHLAND, CA. 92346
PH: (909) 888-8986

POWER:
SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-6767

GAS:
SOUTHERN CALIFORNIA GAS CO.
155 SOUTH "G" STREET
SAN BERNARDINO, CA. 92401
PH: (909) 335-7928

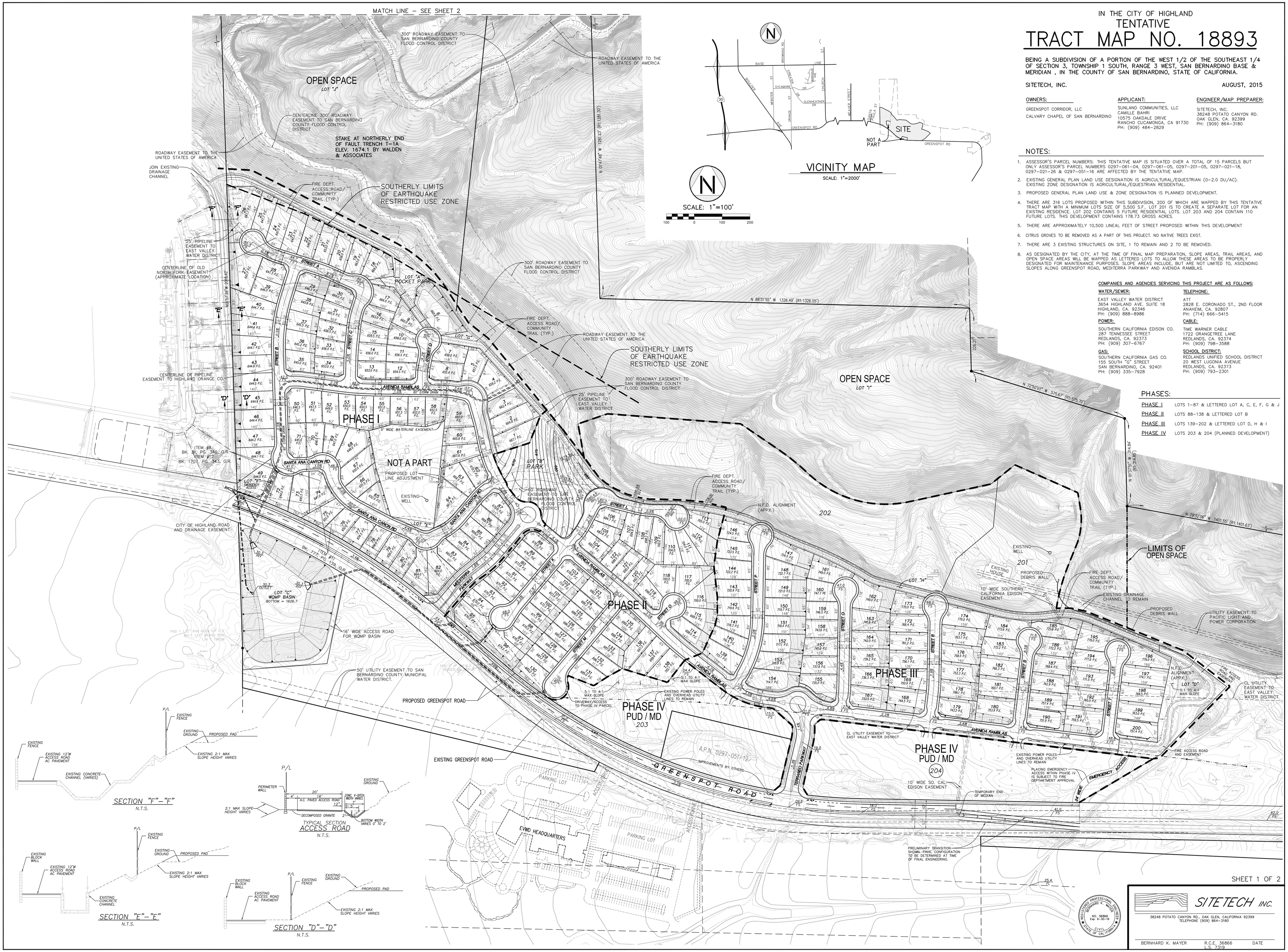
TELEPHONE:
ATT
2828 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA. 92807
PH: (714) 666-5415

CABLE:
TIME WARNER CABLE
1722 ORANGETREE LANE
REDLANDS, CA. 92374
PH: (909) 798-3588

SCHOOL DISTRICT:
REDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUGONIA AVENUE
REDLANDS, CA. 92373
PH: (909) 793-2301

PHASES:

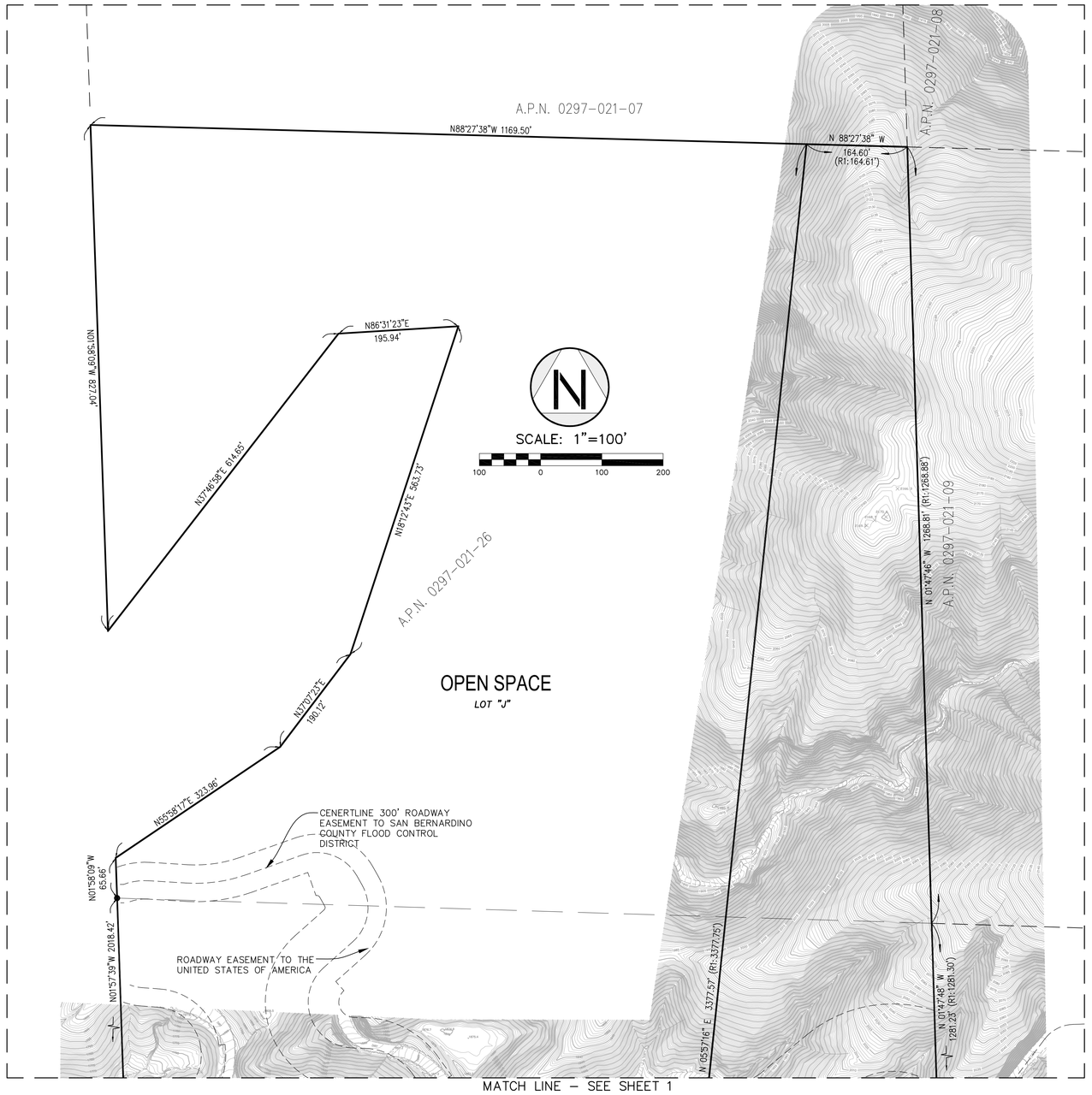
PHASE I	LOTS 1-87 & LETTERED LOT A, C, E, F, G & J
PHASE II	LOTS 88-138 & LETTERED LOT B
PHASE III	LOTS 139-202 & LETTERED LOT D, H & I
PHASE IV	LOTS 203 & 204 (PLANNED DEVELOPMENT)

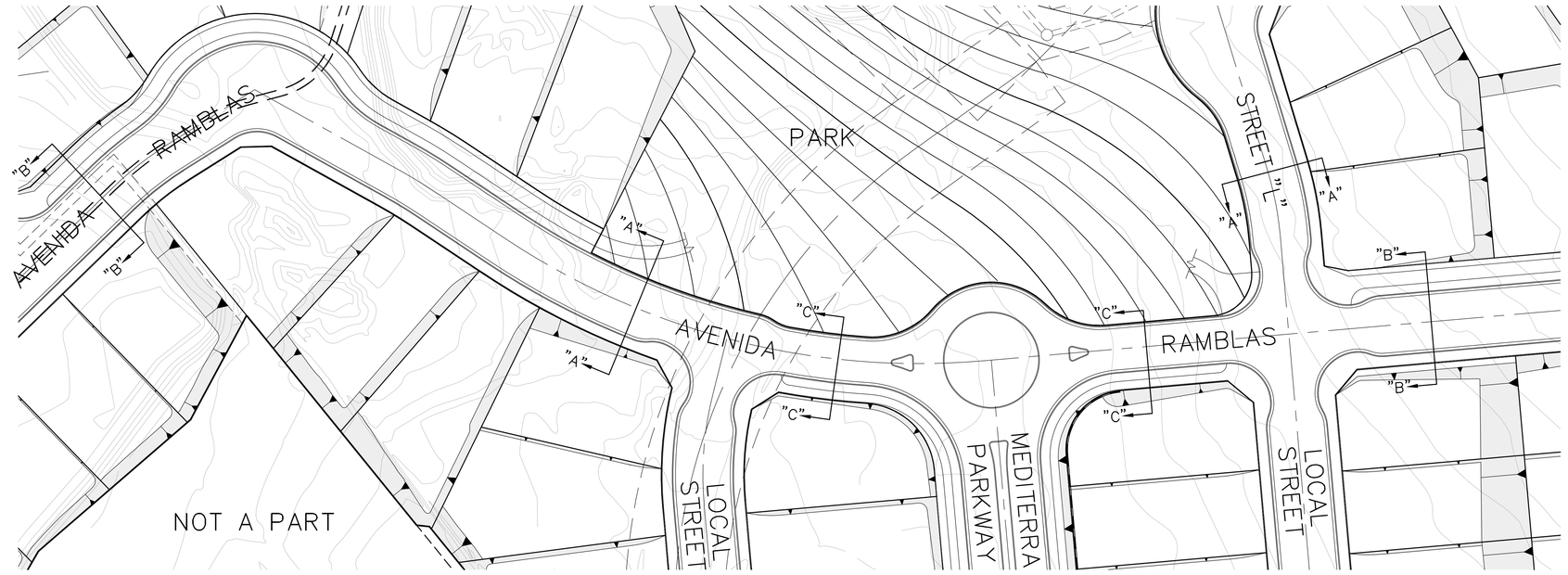


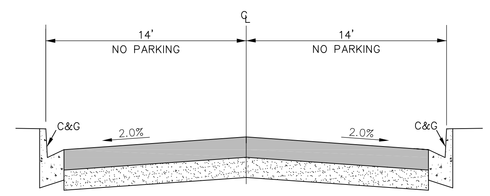
SHEET 1 OF 2

SITETECH INC.
38248 POTATO CANYON RD., OAK GLEN, CALIFORNIA 92399
TELEPHONE (909) 864-3180

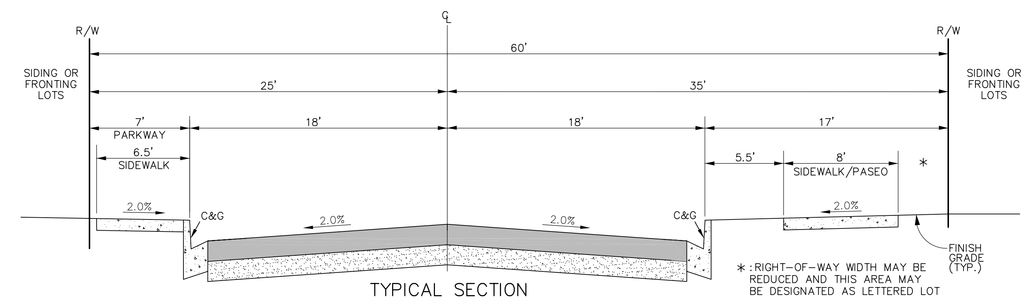
BERNHARD K. MAYER R.C.E. 36866 L.S. 7319 DATE



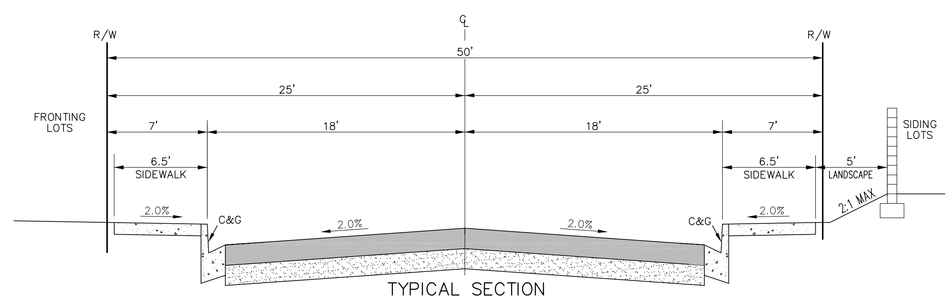




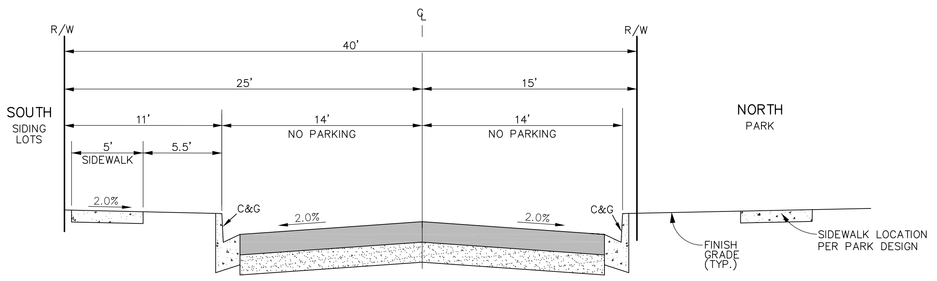
TYPICAL SECTION
AT CHICANES



TYPICAL SECTION
AVENIDA RAMBLAS
SECTION "B"-"B"



TYPICAL SECTION
LOCAL STREETS



PARK ADJACENT-SIDING LOTS
AVENIDA RAMBLAS
SECTION "C"-"C"

LOT AREA TABLE

6,500 S.F.	
LOT#	S.F.
1	10,455
2	10,490
3	8,338
4	10,033
5	8,143
6	19,248
7	7,010
8	7,796
9	6,974
10	6,913
11	6,518
12	6,698
13	6,590
14	6,509
15	6,583
16	6,697
17	7,764
18	9,516
19	7,871
20	7,977
21	8,318
22	8,905
23	9,512
24	9,855
25	8,486
26	18,637
27	14,669
28	6,778
29	7,881
30	6,531
31	6,547
32	6,574
33	6,598
34	6,840
35	7,582
36	7,627
37	7,450
38	7,471
39	7,020
40	12,296
41	10,168
42	9,648
43	9,100
44	9,100
45	9,100
46	9,800
47	10,400
48	10,874
49	9,250
50	7,993
51	6,979
52	6,807
53	7,092
54	7,697
55	6,698
56	6,555
57	6,589
58	7,208
59	9,083
60	7,338
61	8,427
62	6,757
63	7,914
64	11,995
65	6,696
66	7,195
67	8,761
68	10,292
69	7,486
70	7,198
71	7,963
72	8,612
73	10,138
74	9,008
75	7,829
76	7,260
77	7,333
78	7,147
79	7,116
80	7,174
81	9,718
82	10,775
83	7,106
84	7,091
85	6,682
86	6,670
87	6,706

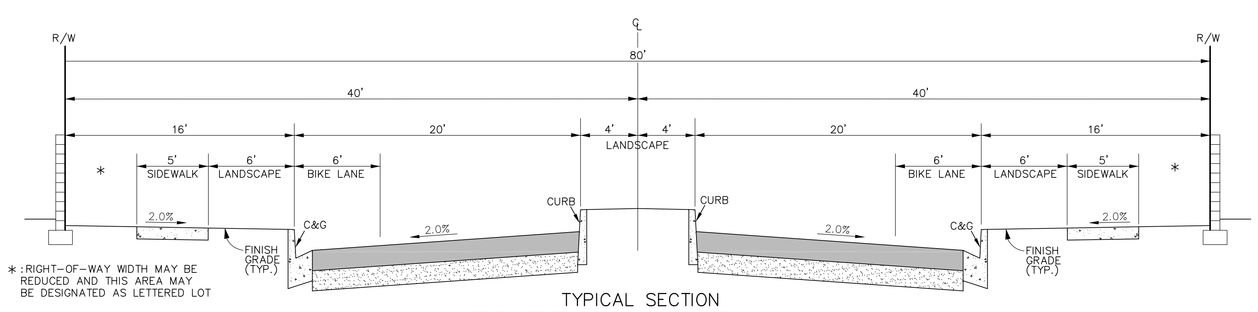
5,500 S.F.	
LOT#	S.F.
88	5,553
89	5,750
90	5,750
91	5,833
92	6,210
93	5,813
94	5,568
95	11,806
96	15,670
97	5,506
98	5,516
99	5,606
100	5,500
101	5,500
102	5,500
103	5,502
104	5,569
105	5,532
106	5,084
107	6,083
108	6,969
109	8,214
110	6,912
111	7,821
112	9,123
113	8,176
114	8,696
115	7,959
116	10,269
117	10,340
118	8,829
119	6,645
120	6,000
121	6,026
122	6,029
123	6,438
124	5,500
125	5,500
126	5,500
127	5,500
128	5,500
129	5,500
130	9,226
131	7,123
132	7,551
133	6,718
134	7,185
135	7,258
136	8,101
137	9,208
138	8,301

7,200 S.F.	
LOT#	S.F.
139	9,590
140	7,795
141	7,474
142	7,815
143	8,124
144	9,358
145	8,714
146	7,447
147	10,703
148	9,317
149	9,620
150	9,620
151	9,669
152	10,071
153	10,633
154	12,637
155	10,553
156	8,321
157	7,840
158	7,527
159	7,494
160	7,136
161	9,734
162	13,245
163	9,971
164	8,873
165	8,872
166	8,807
167	10,262
168	11,523
169	9,784
170	8,872
171	8,872
172	8,760
173	8,168
174	10,367
175	9,842
176	9,223
177	9,013
178	8,826
179	9,357
180	12,565
181	9,916
182	10,284
183	9,854
184	9,854
185	9,269
186	8,057
187	8,795
188	8,775
189	8,775
190	9,281
191	12,588
192	9,450
193	9,450
194	8,119
195	10,925
196	10,389
197	10,515
198	10,178
199	9,805
200	10,442

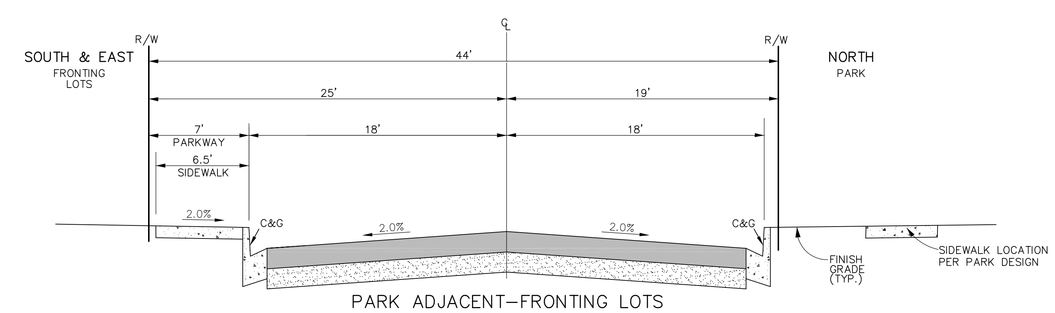
ESTATE LOTS	
LOT#	S.F.
201	165,919
202	400,927

PHASE IV LOTS	
LOT#	S.F.
203	131,147
204	253,629

LETTERED LOTS	
LOT#	S.F.
A	40,536
B	96,117
C	149,681
D	54,575
E	7,000
F	3,101
G	17,755
H	43,539
I	2,026,195
J	2,095,380

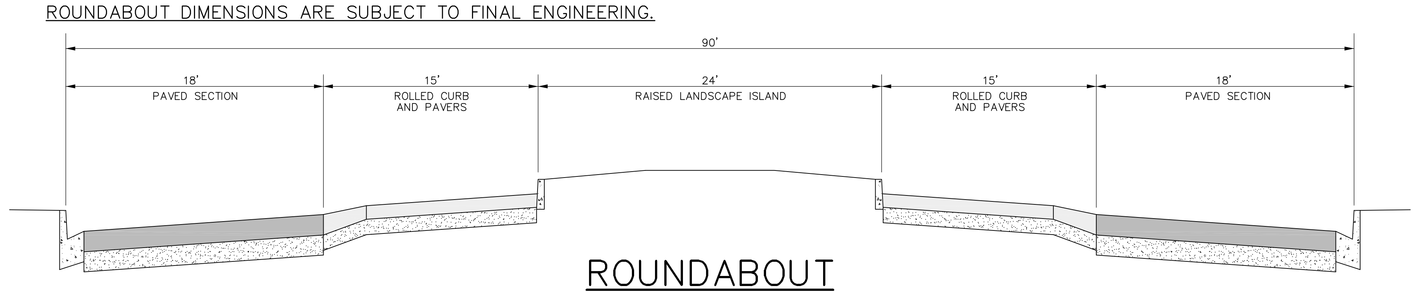


TYPICAL SECTION
MEDITERRA PARKWAY
AND
TERRANEO PARKWAY



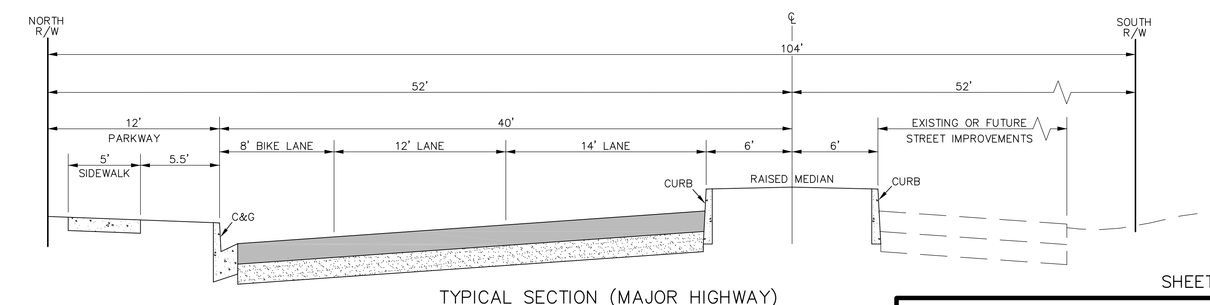
PARK ADJACENT-FRONTING LOTS
AVENIDA RAMBLAS & STREET "L"
SECTION "A"-"A"

ROUNDABOUT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING.



ROUNDABOUT

SCALE: 1"=5'



TYPICAL SECTION (MAJOR HIGHWAY)
GREENSPOT ROAD

SHEET 2 OF 2

REGISTERED PROFESSIONAL ENGINEER BERNHARD K. MAYER NO. 36866 Exp. 6-30-16 CIVIL STATE OF CALIFORNIA

SITETECH INC.
38248 POTATO CANYON RD., OAK GLEN, CALIFORNIA 92399
TELEPHONE (909) 864-3180

BERNHARD K. MAYER R.C.E. 36866 L.S. 7319 DATE