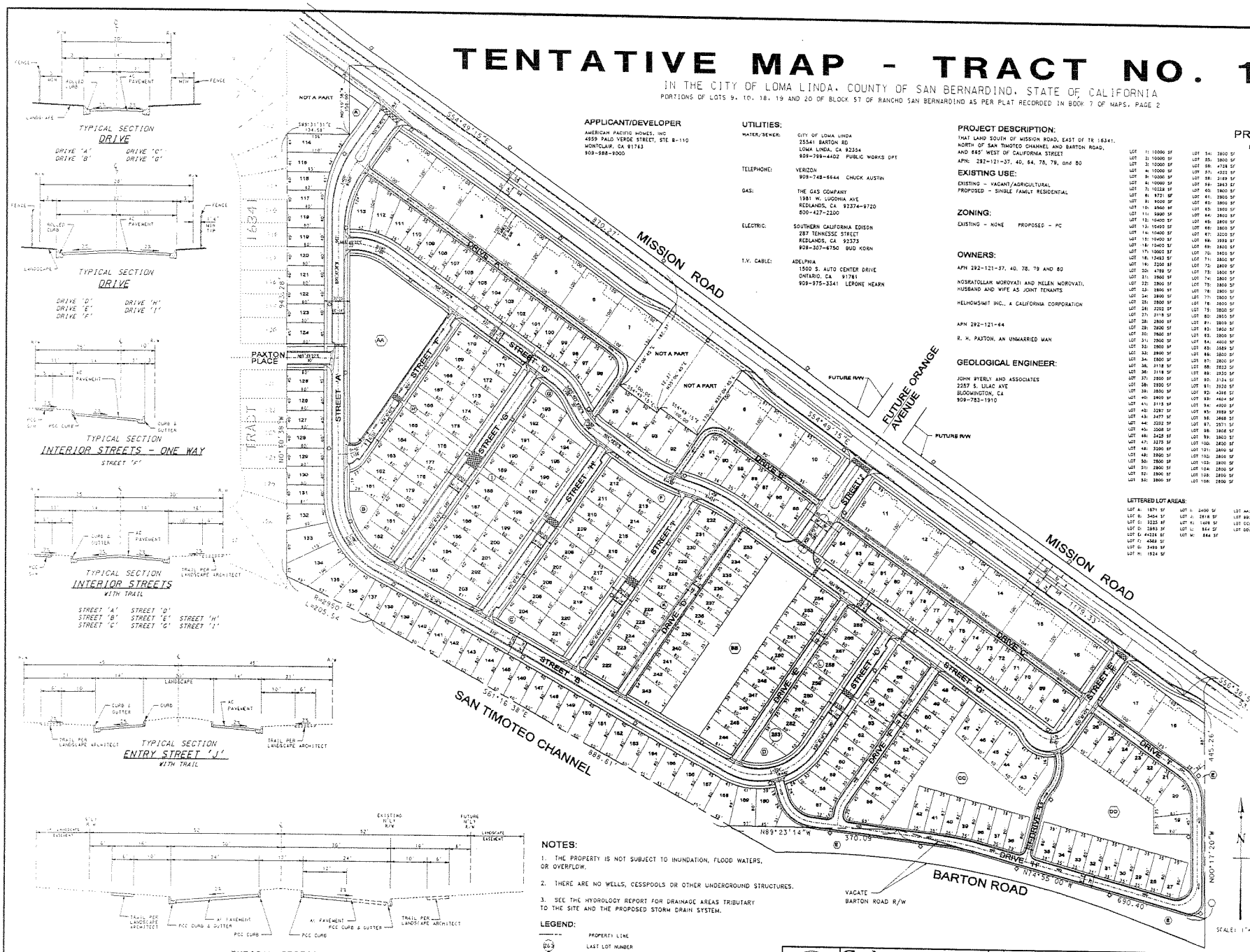
Attachment D

Tentative Tract Map No. 16730

TENTATIVE MAP - TRACT NO. 16730

IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PORTIONS OF LOTS 9, 10, 18, 19 AND 20 OF BLOCK 57 OF RANCHO SAN BERNARDINO AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2



TYPICAL SECTION
DRIVE
DRIVE 'A' DRIVE 'C'
DRIVE 'B' DRIVE 'G'

TYPICAL SECTION
DRIVE
DRIVE 'D' DRIVE 'H'
DRIVE 'E' DRIVE 'I'
DRIVE 'F'

TYPICAL SECTION
INTERIOR STREETS - ONE WAY
STREET 'F'

TYPICAL SECTION
INTERIOR STREETS
WITH TRAIL

STREET 'A' STREET 'D'
STREET 'B' STREET 'E' STREET 'H'
STREET 'C' STREET 'G' STREET 'I'

TYPICAL SECTION
ENTRY STREET 'J'
WITH TRAIL

TYPICAL SECTION
MISSION ROAD

APPLICANT/DEVELOPER

AMERICAN PACIFIC HOMES, INC
4959 PALO VERDE STREET, STE B-110
MONTCLAIR, CA 91763
909-988-9000

UTILITIES:

WATER/SEWER: CITY OF LOMA LINDA
25541 BARTON RD
LOMA LINDA, CA 92354
909-799-4402 PUBLIC WORKS DPT

TELEPHONE: VERIZON
909-748-6644 CHUCK AUSTIN

GAS: THE GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374-9720
800-427-2200

ELECTRIC: SOUTHERN CALIFORNIA EDISON
287 TENNESSE STREET
REDLANDS, CA 92373
909-307-6750 BUD KORN

T.V. CABLE: ADELPHIA
1500 S. AUTO CENTER DRIVE
ONTARIO, CA 91761
909-975-3341 LERONE HEARN

PROJECT DESCRIPTION:

THAT LAND SOUTH OF MISSION ROAD, EAST OF TR 16341, NORTH OF SAN TIMOTEO CHANNEL AND BARTON ROAD, AND 665' WEST OF CALIFORNIA STREET

APN: 292-121-37, 40, 64, 78, 79, and 80

EXISTING USE:

EXISTING - VACANT/AGRICULTURAL
PROPOSED - SINGLE FAMILY RESIDENTIAL

ZONING:

EXISTING - NONE PROPOSED - PC

OWNERS:

APN 292-121-37, 40, 78, 79 AND 80

NOSRATOLLAH MOROVATI AND HELEN MOROVATI, HUSBAND AND WIFE AS JOINT TENANTS

HELHOMSMIT INC., A CALIFORNIA CORPORATION

APN 292-121-64

R. H. PAXTON, AN UNMARRIED MAN

GEOLOGICAL ENGINEER:

JOHN BYERLY AND ASSOCIATES
2257 S. LILAC AVE
BLOOMINGTON, CA
909-783-1910

PROJECT DATA

NUMBERED LOT AREAS:

LOT 1:	10000 SF	LOT 54:	3800 SF	LOT 107:	2800 SF	LOT 160:	4021 SF	LOT 213:	3200 SF
LOT 2:	10000 SF	LOT 55:	3800 SF	LOT 108:	2800 SF	LOT 161:	3247 SF	LOT 214:	3200 SF
LOT 3:	10000 SF	LOT 56:	4728 SF	LOT 109:	2800 SF	LOT 162:	3193 SF	LOT 215:	3200 SF
LOT 4:	10000 SF	LOT 57:	4322 SF	LOT 110:	2800 SF	LOT 163:	3200 SF	LOT 216:	3200 SF
LOT 5:	10000 SF	LOT 58:	3189 SF	LOT 111:	3744 SF	LOT 164:	3200 SF	LOT 217:	3200 SF
LOT 6:	10000 SF	LOT 59:	3843 SF	LOT 112:	4183 SF	LOT 165:	3200 SF	LOT 218:	3200 SF
LOT 7:	10122 SF	LOT 60:	3800 SF	LOT 113:	4834 SF	LOT 166:	3200 SF	LOT 219:	3200 SF
LOT 8:	9731 SF	LOT 61:	2800 SF	LOT 114:	2052 SF	LOT 167:	3200 SF	LOT 220:	3200 SF
LOT 9:	9000 SF	LOT 62:	2800 SF	LOT 115:	4097 SF	LOT 168:	3200 SF	LOT 221:	3200 SF
LOT 10:	8560 SF	LOT 63:	2800 SF	LOT 116:	3483 SF	LOT 169:	3200 SF	LOT 222:	4827 SF
LOT 11:	9900 SF	LOT 64:	2800 SF	LOT 117:	3421 SF	LOT 170:	3600 SF	LOT 223:	2800 SF
LOT 12:	10400 SF	LOT 65:	2800 SF	LOT 118:	3200 SF	LOT 171:	3600 SF	LOT 224:	2800 SF
LOT 13:	10400 SF	LOT 66:	2800 SF	LOT 119:	3200 SF	LOT 172:	3200 SF	LOT 225:	2800 SF
LOT 14:	10400 SF	LOT 67:	3200 SF	LOT 120:	3200 SF	LOT 173:	3200 SF	LOT 226:	2800 SF
LOT 15:	10400 SF	LOT 68:	3938 SF	LOT 121:	3200 SF	LOT 174:	3200 SF	LOT 227:	2800 SF
LOT 16:	13400 SF	LOT 69:	3800 SF	LOT 122:	3200 SF	LOT 175:	3200 SF	LOT 228:	2800 SF
LOT 17:	10000 SF	LOT 70:	3800 SF	LOT 123:	3200 SF	LOT 176:	3200 SF	LOT 229:	2800 SF
LOT 18:	13483 SF	LOT 71:	2800 SF	LOT 124:	3388 SF	LOT 177:	3200 SF	LOT 230:	2800 SF
LOT 19:	3200 SF	LOT 72:	2800 SF	LOT 125:	3800 SF	LOT 178:	3200 SF	LOT 231:	2800 SF
LOT 20:	4789 SF	LOT 73:	2800 SF	LOT 126:	3200 SF	LOT 179:	3200 SF	LOT 232:	3405 SF
LOT 21:	2800 SF	LOT 74:	2800 SF	LOT 127:	3200 SF	LOT 180:	3200 SF	LOT 233:	3877 SF
LOT 22:	2800 SF	LOT 75:	2800 SF	LOT 128:	3200 SF	LOT 181:	3200 SF	LOT 234:	2800 SF
LOT 23:	2800 SF	LOT 76:	2800 SF	LOT 129:	3200 SF	LOT 182:	3459 SF	LOT 235:	2800 SF
LOT 24:	2800 SF	LOT 77:	2800 SF	LOT 130:	3200 SF	LOT 183:	4285 SF	LOT 236:	2800 SF
LOT 25:	2800 SF	LOT 78:	2800 SF	LOT 131:	3204 SF	LOT 184:	3200 SF	LOT 237:	2800 SF
LOT 26:	2202 SF	LOT 79:	2800 SF	LOT 132:	4128 SF	LOT 185:	3200 SF	LOT 238:	2800 SF
LOT 27:	2118 SF	LOT 80:	2800 SF	LOT 133:	5464 SF	LOT 186:	3200 SF	LOT 239:	2800 SF
LOT 28:	2800 SF	LOT 81:	2800 SF	LOT 134:	6438 SF	LOT 187:	3200 SF	LOT 240:	2800 SF
LOT 29:	2800 SF	LOT 82:	2800 SF	LOT 135:	4446 SF	LOT 188:	3200 SF	LOT 241:	2800 SF
LOT 30:	2800 SF	LOT 83:	2800 SF	LOT 136:	4045 SF	LOT 189:	3200 SF	LOT 242:	2800 SF
LOT 31:	2800 SF	LOT 84:	4002 SF	LOT 137:	3200 SF	LOT 190:	3200 SF	LOT 243:	3843 SF
LOT 32:	2800 SF	LOT 85:	3889 SF	LOT 138:	3200 SF	LOT 191:	3200 SF	LOT 244:	3450 SF
LOT 33:	2800 SF	LOT 86:	3800 SF	LOT 139:	3200 SF	LOT 192:	3200 SF	LOT 245:	2800 SF
LOT 34:	2800 SF	LOT 87:	2800 SF	LOT 140:	3200 SF	LOT 193:	3200 SF	LOT 246:	2800 SF
LOT 35:	3118 SF	LOT 88:	2833 SF	LOT 141:	3200 SF	LOT 194:	3200 SF	LOT 247:	2800 SF
LOT 36:	3118 SF	LOT 89:	2930 SF	LOT 142:	3200 SF	LOT 195:	3200 SF	LOT 248:	2800 SF
LOT 37:	2800 SF	LOT 90:	3124 SF	LOT 143:	3200 SF	LOT 196:	3200 SF	LOT 249:	2800 SF
LOT 38:	2800 SF	LOT 91:	3920 SF	LOT 144:	3200 SF	LOT 197:	3200 SF	LOT 250:	2800 SF
LOT 39:	2800 SF	LOT 92:	4366 SF	LOT 145:	3200 SF	LOT 198:	3200 SF	LOT 251:	2800 SF
LOT 40:	2800 SF	LOT 93:	4604 SF	LOT 146:	3200 SF	LOT 199:	3200 SF	LOT 252:	2800 SF
LOT 41:	3113 SF	LOT 94:	4900 SF	LOT 147:	3200 SF	LOT 200:	3200 SF	LOT 253:	2800 SF
LOT 42:	3287 SF	LOT 95:	3989 SF	LOT 148:	3200 SF	LOT 201:	3200 SF	LOT 254:	3200 SF
LOT 43:	3477 SF	LOT 96:	3968 SF	LOT 149:	3200 SF	LOT 202:	3200 SF	LOT 255:	3200 SF
LOT 44:	3202 SF	LOT 97:	3571 SF	LOT 150:	3200 SF	LOT 203:	3543 SF	LOT 256:	2800 SF
LOT 45:	3568 SF	LOT 98:	3868 SF	LOT 151:	3200 SF	LOT 204:	3200 SF	LOT 257:	2800 SF
LOT 46:	3428 SF	LOT 99:	2800 SF	LOT 152:	3200 SF	LOT 205:	3200 SF	LOT 258:	2800 SF
LOT 47:	3273 SF	LOT 100:	2800 SF	LOT 153:	3200 SF	LOT 206:	3200 SF	LOT 259:	2800 SF
LOT 48:	3200 SF	LOT 101:	2800 SF	LOT 154:	3800 SF	LOT 207:	3200 SF	LOT 260:	2800 SF
LOT 49:	3800 SF	LOT 102:	2800 SF	LOT 155:	3460 SF	LOT 208:	3200 SF	LOT 261:	2800 SF
LOT 50:	3800 SF	LOT 103:	2800 SF	LOT 156:	3400 SF	LOT 209:	3200 SF	LOT 262:	2800 SF
LOT 51:	3800 SF	LOT 104:	2800 SF	LOT 157:	3460 SF	LOT 210:	3200 SF	LOT 263:	2960 SF
LOT 52:	3800 SF	LOT 105:	2800 SF	LOT 158:	4214 SF	LOT 211:	3200 SF		
LOT 53:	3800 SF	LOT 106:	2800 SF	LOT 159:	4041 SF	LOT 212:	3200 SF		

LETTERED LOT AREAS:

LOT A:	1871 SF	LOT I:	2400 SF	LOT AA:	47450 SF
LOT B:	3464 SF	LOT J:	2818 SF	LOT BB:	43430 SF
LOT C:	3225 SF	LOT K:	1408 SF	LOT CC:	31681 SF
LOT D:	2863 SF	LOT L:	864 SF	LOT DD:	34335 SF
LOT E:	44234 SF	LOT M:	864 SF		
LOT F:	4368 SF				
LOT G:	3488 SF				
LOT H:	1934 SF				

PROJECT SUMMARY:

39.15 ACRES GROSS

263 SINGLE FAMILY LOTS

DENSITY: 6.7 DUA

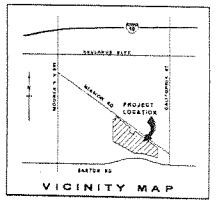
AVERAGE LOT SIZE: 3675 SF

PUBLIC LANDSCAPE AND PARK AREA: 5.32 ACRES
(TO BE MAINTAINED BY AN HOA)

ALL STREETS AND DRIVES TO BE PUBLIC

SHEET INDEX:

SHEET 1 - GEOMETRIC PLAN
SHEET 2 - PRELIMINARY GRADING AND UTILITY PLAN
SHEET 3 - PHASING PLAN



NOTES:

1. THE PROPERTY IS NOT SUBJECT TO INUNDATION, FLOOD WATERS, OR OVERFLOW.

2. THERE ARE NO WELLS, CESSPOOLS OR OTHER UNDERGROUND STRUCTURES.

3. SEE THE HYDROLOGY REPORT FOR DRAINAGE AREAS TRIBUTARY TO THE SITE AND THE PROPOSED STORM DRAIN SYSTEM.

LEGEND:

PROPERTY LINE
(26.9) LAST LOT NUMBER
(B) LETTERED LOTS DESIGNATE PUBLIC LANDSCAPED AREAS
(M) DOUBLE LETTERED LOTS DESIGNATE PUBLIC PARKS

MAY, 2004
APRIL, 2004
MARCH, 2004
JANUARY, 2004

Goodman & ASSOCIATES
20708 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 824-0772

MARK	REVISIONS	BY	APPR.	DATE

GEOMETRIC PLAN

CITY OF LOMA LINDA
TRACT No. 16730

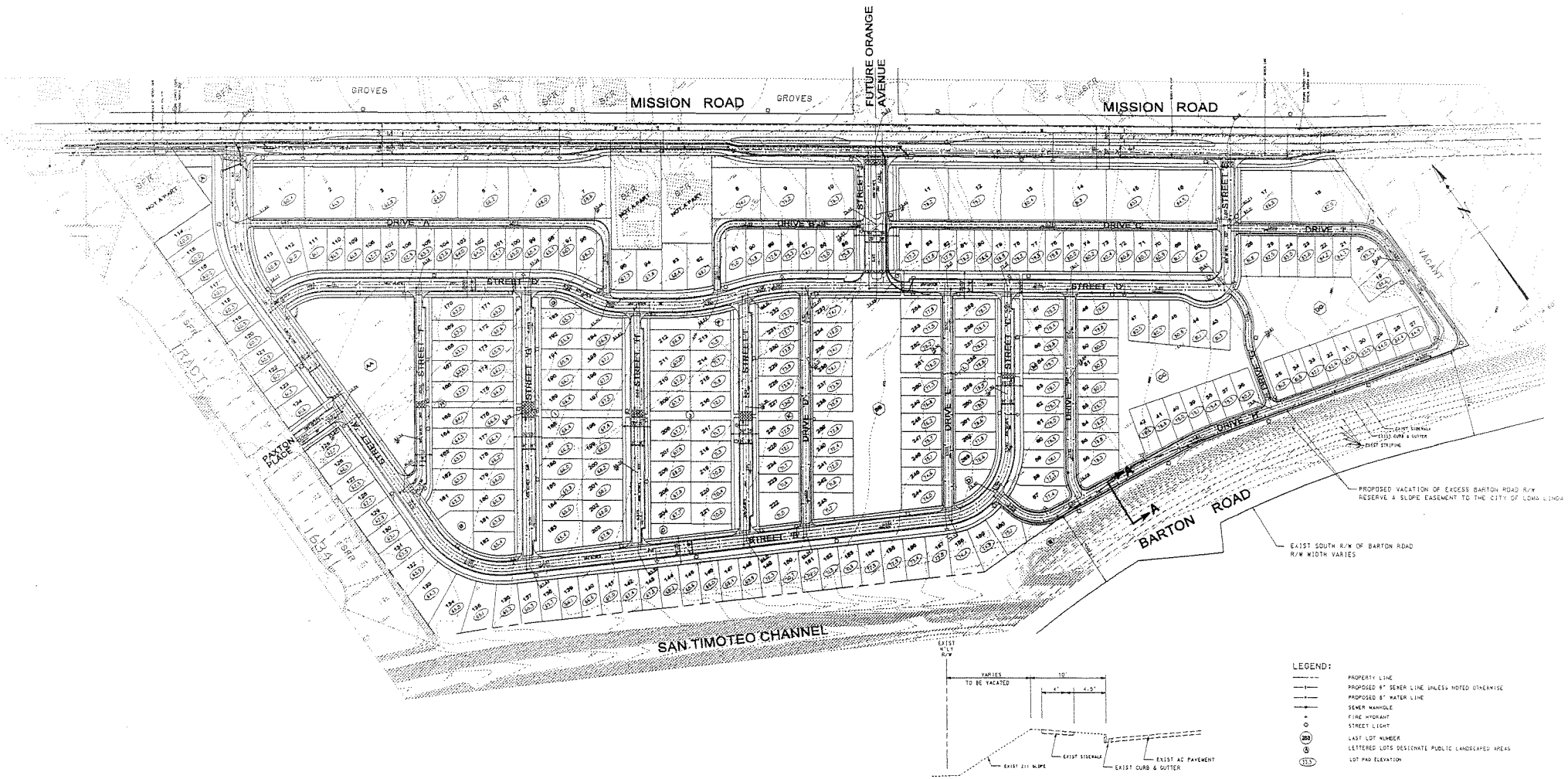
SCALE: 1"= 60'

SHEET 1 OF 3 SHEETS

PRELIMINARY GRADING AND UTILITY EXHIBIT
TENTATIVE MAP - TRACT NO. 16730

IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PORTIONS OF LOTS 9, 10, 18, 19 AND 20 OF BLOCK 57 OF RANCHO SAN BERNARDINO AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2



SECTION A-A

Goodman & ASSOCIATES

MARK	REVISIONS	BY	APPR.	DATE

PRELIMINARY GRADING AND UTILITY PLAN

CITY OF LOMA LINDA

TRACT No. 16730

SCALE: 1"= 60'

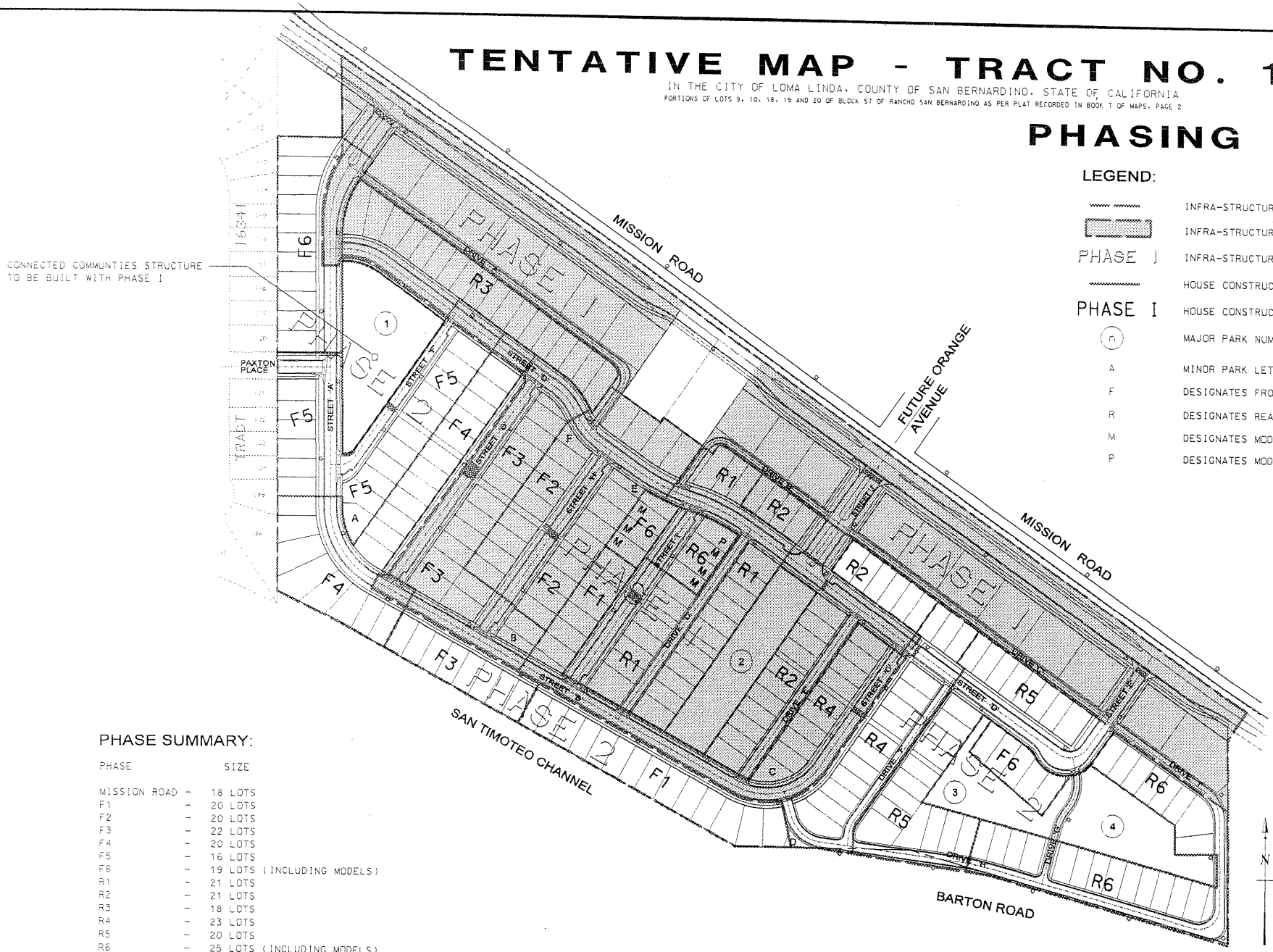
SHEET 2 OF 3 SHEETS

TENTATIVE MAP - TRACT NO. 16730

IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PORTIONS OF LOTS 9, 10, 18, 19 AND 20 OF BLOCK 57 OF RANCHO SAN BERNARDINO AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2

PHASING PLAN



LEGEND:

~~	INFRA-STRUCTURE PHASE LINE
▭	INFRA-STRUCTURE PHASE 1
PHASE I	INFRA-STRUCTURE PHASE NUMBER
~~	HOUSE CONSTRUCTION PHASE LINE
PHASE I	HOUSE CONSTRUCTION PHASE NUMBER
(n)	MAJOR PARK NUMBER
A	MINOR PARK LETTER
F	DESIGNATES FRONT GARAGE PHASE
R	DESIGNATES REAR GARAGE PHASE
M	DESIGNATES MODEL
P	DESIGNATES MODEL PARKING LOT

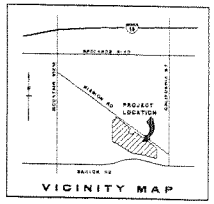
NOTE:

PARK PHASING - PARK TO BE COMPLETE PRIOR TO OCCUPANCY OF ANY ADJACENT HOME, BY PHASE

PARK 1 - PHASE F5
PARK 2 - PHASE R1
PARK 3 - PHASE R5
PARK 4 - PHASE R6
PARK A - PHASE F5
PARK B - PHASE F2
PARK C - PHASE R2
PARK D - PHASE F1
PARK E - PHASE F2
PARK F - PHASE F2

PHASE SUMMARY:

PHASE	SIZE
MISSION ROAD -	18 LOTS
F1 -	20 LOTS
F2 -	20 LOTS
F3 -	22 LOTS
F4 -	20 LOTS
F5 -	16 LOTS
F6 -	19 LOTS (INCLUDING MODELS)
R1 -	21 LOTS
R2 -	21 LOTS
R3 -	18 LOTS
R4 -	23 LOTS
R5 -	20 LOTS
R6 -	25 LOTS (INCLUDING MODELS)
TOTAL	263 LOTS



Goodman & ASSOCIATES

MARK	REVISIONS	BY	APPR.	DATE

PHASING PLAN

CITY OF LOMA LINDA

TRACT No. 16730

SCALE: 1" = 60'

SHEET ___ OF ___ SHEETS