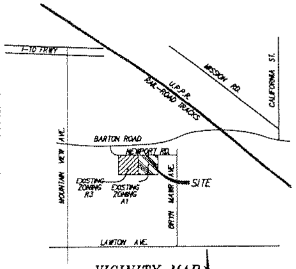
Attachment C

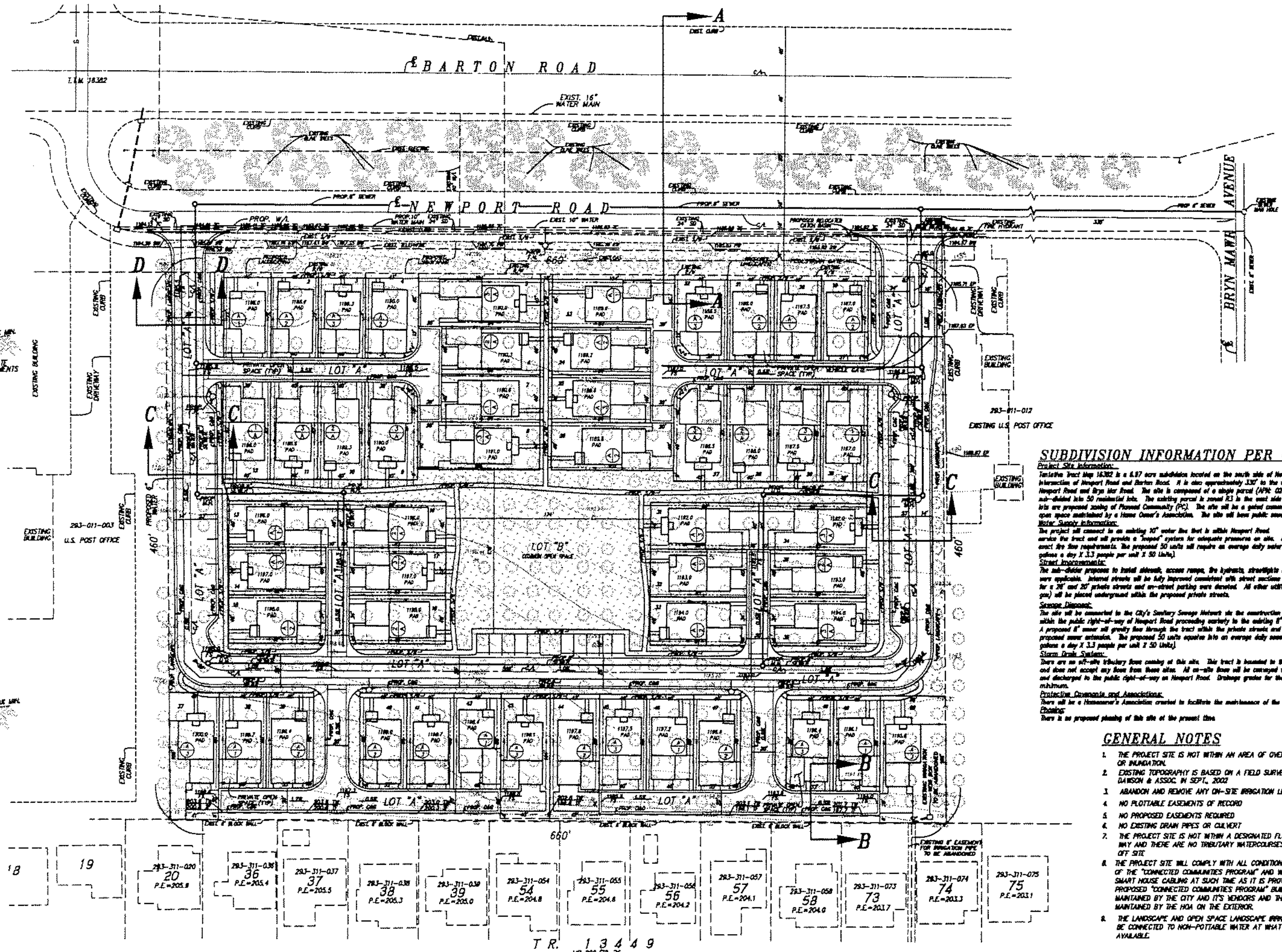
Tentative Tract Map No. 16382

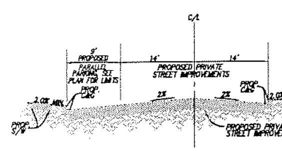
TENTATIVE TRACT MAP 16382

CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA
SEPTEMBER 2003

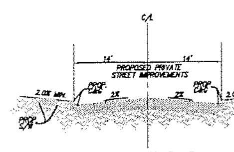


VICINITY MAP
NO SCALE

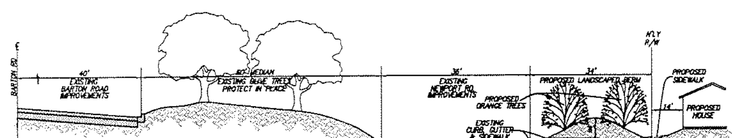




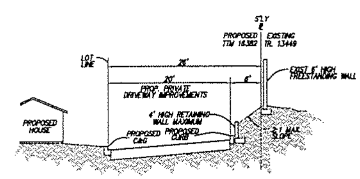
SECTION C–C
NOT TO SCALE



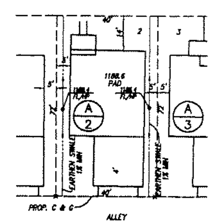
SECTION D–D
NOT TO SCALE



SECTION A–A
NOT TO SCALE



SECTION B–B
NOT TO SCALE



TYPICAL MINIMUM LOT DETAIL

LOT AREA LIST

LOT	1	2880.82 SF
LOT	2	2879.92 SF
LOT	3	2879.93 SF
LOT	4	3191.22 SF
LOT	5	4680.00 SF
LOT	6	3360.00 SF
LOT	7	3360.00 SF
LOT	8	4160.22 SF
LOT	9	3642.26 SF
LOT	10	3280.08 SF
LOT	11	3280.08 SF
LOT	12	3280.05 SF
LOT	13	3680.00 SF
LOT	14	3280.00 SF
LOT	15	3277.54 SF
LOT	16	3680.00 SF
LOT	17	3280.00 SF
LOT	18	3277.54 SF
LOT	19	2879.77 SF
LOT	20	2880.05 SF
LOT	21	2880.03 SF
LOT	22	3191.72 SF
LOT	23	4680.00 SF
LOT	24	3360.00 SF
LOT	25	3360.00 SF
LOT	26	4160.22 SF
LOT	27	3641.70 SF
LOT	28	3279.96 SF
LOT	29	3279.94 SF
LOT	30	3279.92 SF
LOT	31	3680.00 SF
LOT	32	3280.00 SF
LOT	33	3277.54 SF
LOT	34	3680.00 SF
LOT	35	3280.00 SF
LOT	36	3277.54 SF
LOT	37	4372.77 SF
LOT	38	3200.00 SF
LOT	39	3195.98 SF
LOT	40	3195.98 SF
LOT	41	3200.00 SF
LOT	42	3200.00 SF
LOT	43	4368.00 SF
LOT	44	4368.00 SF
LOT	45	3200.00 SF
LOT	46	3200.00 SF
LOT	47	3195.98 SF
LOT	48	3195.98 SF
LOT	49	3200.00 SF
LOT	50	5965.45 SF
LOT	A	97108 SF
LOT	B	32771 SF

OWNER

BESSIE F. KIDD
BENJAMIN A. KIDD TRUST
27874 PICO ST.
GRAND TERRACE, CA 92313

DEVELOPER/SUB-DIVIDER

STEVEN WALKER COMMUNITIES
7119 INDIANA AVE.
RIVERSIDE, CA 92504
PH (909) 784-0840
CONTACT: STEVE BERZANSKY

ENGINEER

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (909) 687-2929 FAX: (909) 687-2999

SOILS ENGINEER

LOR GEOTECHNICAL GROUP, INC.
6121 QUAIL VALLEY COURT
RIVERSIDE, CA 92507
PH: (909) 653-1760 FAX: (909) 653-1741

PROJECT SUMMARY

GROSS AREA: 6.97 ACRES

LOTS: RESIDENTIAL (3400 SF MIN.)........50
PRIVATE STREET (LOT "A")........1
COMMON OPEN SPACE (LOT "B")........1

SEE LOT AREA LIST FOR INDIVIDUAL LOT SIZES.

LAND USE/ZONING

EXISTING GENERAL PLAN...MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING LAND USE: ..... AGRICULTURAL – CITRUS GROVE
EXISTING ZONING: .... R-3 (MULTI FAMILY RESIDENTIAL) & A-1 (AGRICULTURAL)
PROPOSED GENERAL PLAN...PC (PLANNED COMMUNITY)
PROPOSED LAND USE: ..... PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED ZONING: .... PC (PLANNED COMMUNITY)

UTILITY PROVIDERS

WATER .... CITY OF LOMA LINDA
NON-POTABLE WATER ... CITY OF REDLANDS / BEAR VALLEY
SEWER .... CITY OF LOMA LINDA
ELECTRICITY ..... SOUTHERN CALIFORNIA EDISON
GAS .... THE GAS COMPANY
TELEPHONE .... SBC – PACIFIC BELL
TELEVISION ...... AIR WAVES / ADELPHIA

ASSESSOR PARCEL NO.

BOOK	PAGE	PARCELS
0293	011	004

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOMA LINDA, COUNTY OF SNA BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1865, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, DISTANT 330 FEET WEST OF THE NORTHEAST CORNER OF SAID 1/4, SAID POINT BEING ALSO IN THE CENTER OF BARTON AVENUE AS LOCATED AUGUST 6, 1926;

THENCE SOUTH 660 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE WEST ALONG SAID LINE 660 FEET TO THE WEST LINE OF THE EAST 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH TO THE NORTH LINE OF SAID SECTION;

THENCE EAST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 80 FEET OF THE NORTH 110 FEET AS COVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JANUARY 27, 1964 IN BOOK 6074, PAGE 711, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 90.00 FEET OF THE NORTH 200.00 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JULY 10, 1970 IN BOOK 7477, PAGE 303, OFFICIAL RECORDS.

SUBDIVISION INFORMATION PER CLLMC 16

Project Site Information:
Tentative Tract Map 16382 is a 6.97 acre subdivision located on the south side of Newport Road just east of the intersection of Newport Road and Barton Road. It is also approximately 330' to the west of the intersection of Newport Road and Bryn Mawr Road. The site is composed of a single parcel (APN: 0293-011-004) that is being sub-divided into 50 residential lots. The existing parcel is zoned R3 in the west side and A1 on the east side. All lots are proposed zoning of Planned Community (PC). The site will be a gated community with private streets and open space maintained by a Home Owner's Association. The site will have public sewer and water mains.

Water Supply Information:
The project will connect to an existing 10" water line that is within Newport Road. A proposed 6" water line will service the tract and will provide a "looped" system for adequate pressures on site. Final engineering will determine the exact fire flow requirements. The proposed 50 units will require an average daily water demand of 31,500 gpd (e.g., 190 gallons a day X 3.3 people per unit X 50 Units).

Street Improvements:
The sub-divider proposes to install sidewalk, access ramps, fire hydrants, streetlights and landscaping along Newport Road were applicable. Internal streets will be fully improved consistent with street sections per the Tentative Tract Map Exhibit for a 28' and 20' private streets and on-street parking were denoted. All other utilities (T.V cable, phone, electrical and gas) will be placed underground within the proposed private streets.

Sewage Disposal:
The site will be connected to the City's Sanitary Sewage Network via the construction of a proposed 330' sewer main within the public right-of-way of Newport Road proceeding easterly to the existing 8" sewer main within Bryn Mawr Road. A proposed 8" sewer will gravity flow through the tract within the private streets and open space and connect to the proposed sewer extension. The proposed 50 units equates into an average daily sewering demand of 16,500 gpd (e.g., 100 gallons a day X 3.3 people per unit X 50 Units).

Storm Drain System:
There are no off-site tributary flows coming at this site. This tract is bounded to the south, east and west by development and does not accept any flows from those sites. All on-site flows will be conveyed via curb and gutter and ribbon gutter and discharged to the public right-of-way on Newport Road. Drainage grades for the proposed hard-scape will be 0.5% minimum.

Protective Covenants and Associations:
There will be a Homeowner's Association created to facilitate the maintenance of the on-site streets and open space areas.

Phasing:
There is no proposed phasing of this site at the present time.

GENERAL NOTES

1. THE PROJECT SITE IS NOT WITHIN AN AREA OF OVERFLOW OR INUNDATION.
2. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY DAWSON & ASSOC. IN SEPT., 2002
3. ABANDON AND REMOVE ANY ON-SITE IRRIGATION LINES.
4. NO PLOTTABLE EASEMENTS OF RECORD
5. NO PROPOSED EASEMENTS REQUIRED
6. NO EXISTING DRAIN PIPES OR CULVERT
7. THE PROJECT SITE IS NOT WITHIN A DESIGNATED FLOOD WAY AND THERE ARE NO TRIBUTARY WATERCOURSES ON OR OFF SITE.
8. THE PROJECT SITE WILL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE "CONNECTED COMMUNITIES PROGRAM" AND WILL CONNECT TO THE SMART HOUSE CABLING AT SUCH TIME AS IT IS PROVIDED BY THE CITY. THE PROPOSED "CONNECTED COMMUNITIES PROGRAM" BUILDING'S INTERIOR WILL BE MAINTAINED BY THE CITY AND IT'S VENDORS AND THE EXTERIOR WILL BE MAINTAINED BY THE HOA ON THE EXTERIOR.
9. THE LANDSCAPE AND OPEN SPACE LANDSCAPE IRRIGATION METER WILL BE CONNECTED TO NON-POTABLE WATER AT WHAT TIME IT BECOMES AVAILABLE.

LEGEND

PROPOSED LOT LINE
EXISTING LOT LINE
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY
CENTERLINE EXISTING
CENTERLINE EXISTING
EXISTING CURB
PROPOSED CURB
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SEWER
PROPOSED SEWER
EXISTING WATER
PROPOSED WATER
PROPOSED FENCE
PROPOSED FLOW LINE
PROPOSED SEWER MANHOLE

M.H.	
S.F.	SQUARE FEET
F.L.	FLOW LINE ELEVATION
F.S.	FINISH SURFACE ELEVATION
F.G.	FINISH GRADE ELEVATION
C/L	CENTERLINE
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
DWY	DRIVEWAY
F.F.	FINISH FLOOR ELEVATION
PAD	PAD ELEVATION
T.C.	TOP OF CURB
S/W	SIDEWALK

EXISTING OLIVE TREES – PROTECT IN PLACE
EXISTING ORANGE TREES – TO BE REMOVED
PROPOSED FIRE HYDRANT
PROPOSED SEWER MAN HOLE
PROPOSED LANDSCAPING
PROPOSED CONCRETE

0 40 80 120 160

MARK	REVISIONS	DATE	BY

TENTATIVE TRACT 16382
A PORTION OF THE N. 1/2, NE. 1/4, NW. 1/4 OF SEC. 3, T.1S., R.3W., S.B.M.

FOR: STEVEN WALKER COMMUNITIES

SCALE	1" = 40'
DATE	9/2003
DESIGNED	JB
CHECKED	AW
PLN CK REF:	
F.B.	

IW Consulting Engineers, Inc.
• Civil Engineering
• Surveying
• Land Planning
3544 University Avenue, Riverside, CA 92501
Tel: 909.687.2929 Fax: 909.687.2999

W.O. 185.008
SHEET 1 OF 1 SHEETS
DWG. NO. 185.008