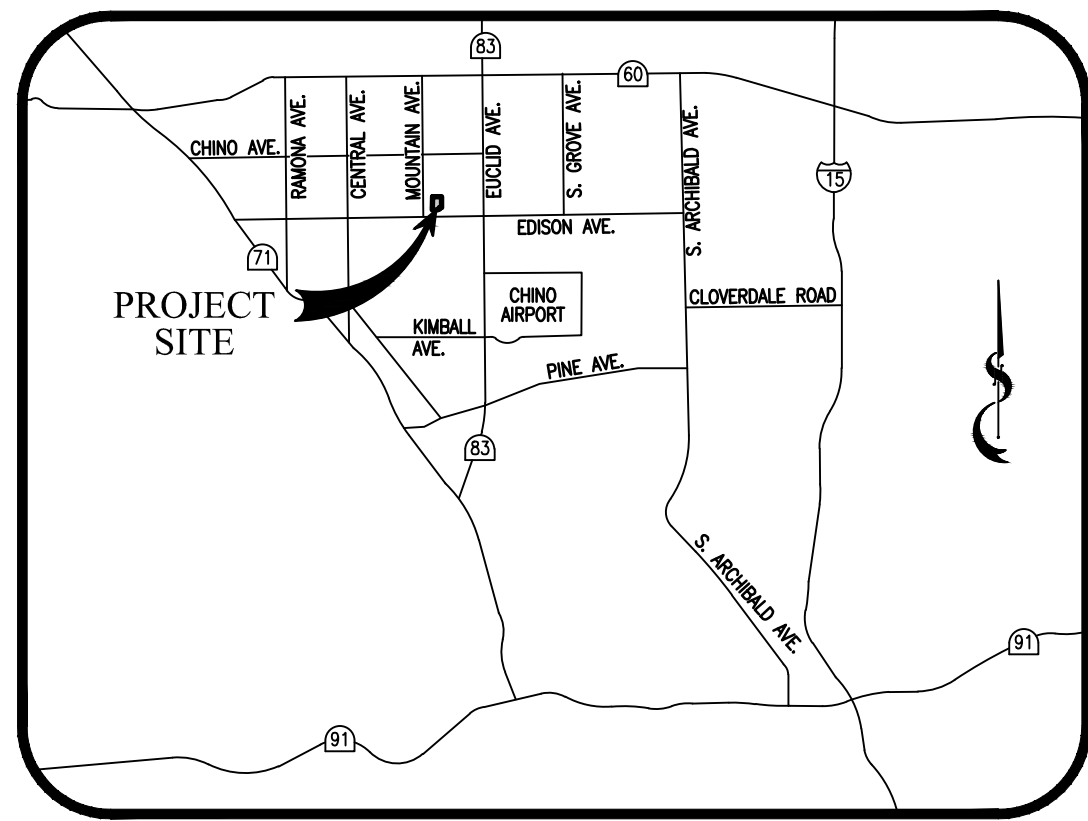


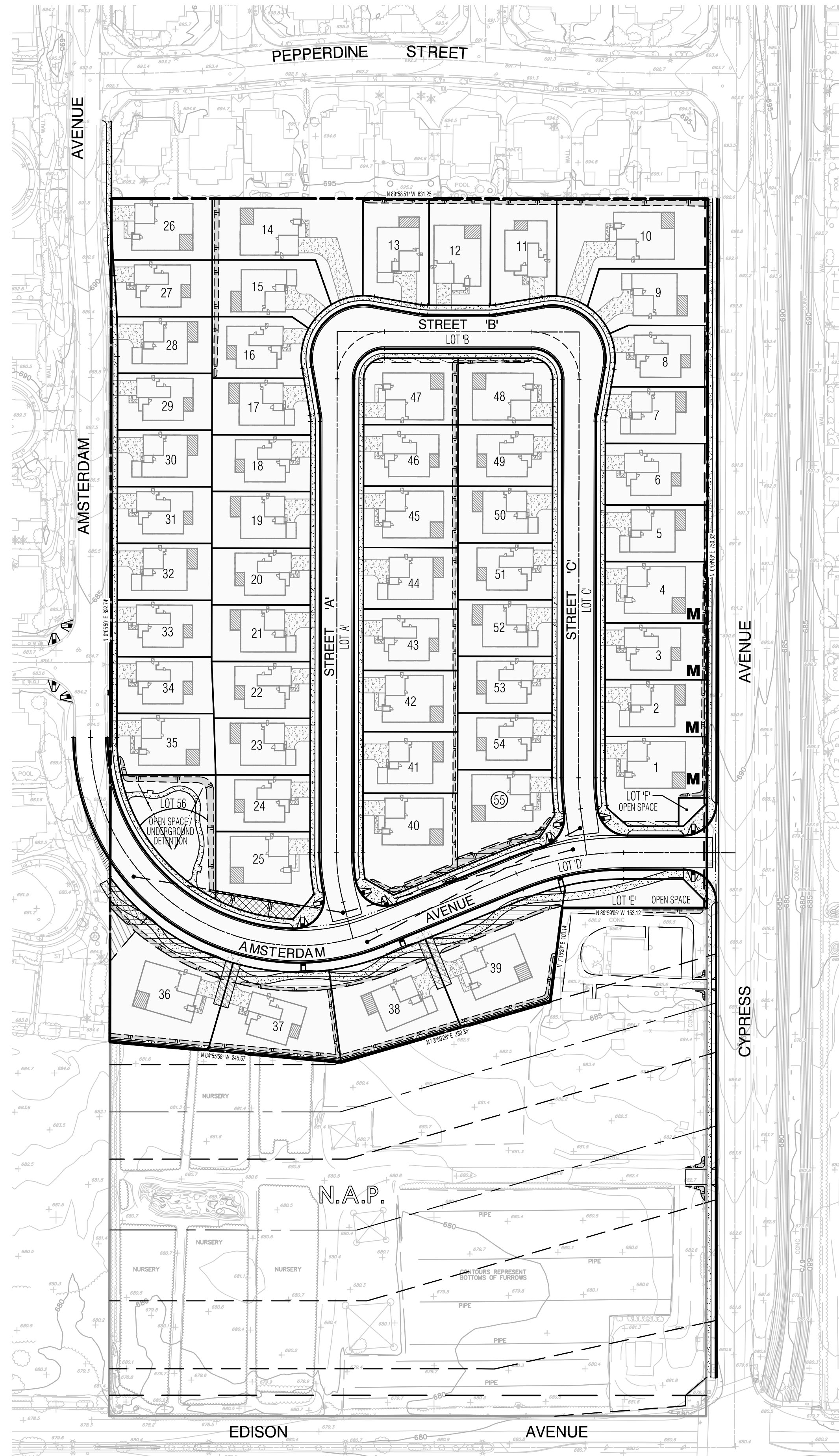
PROJECT VICINITY MAP
(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP
N.T.S.

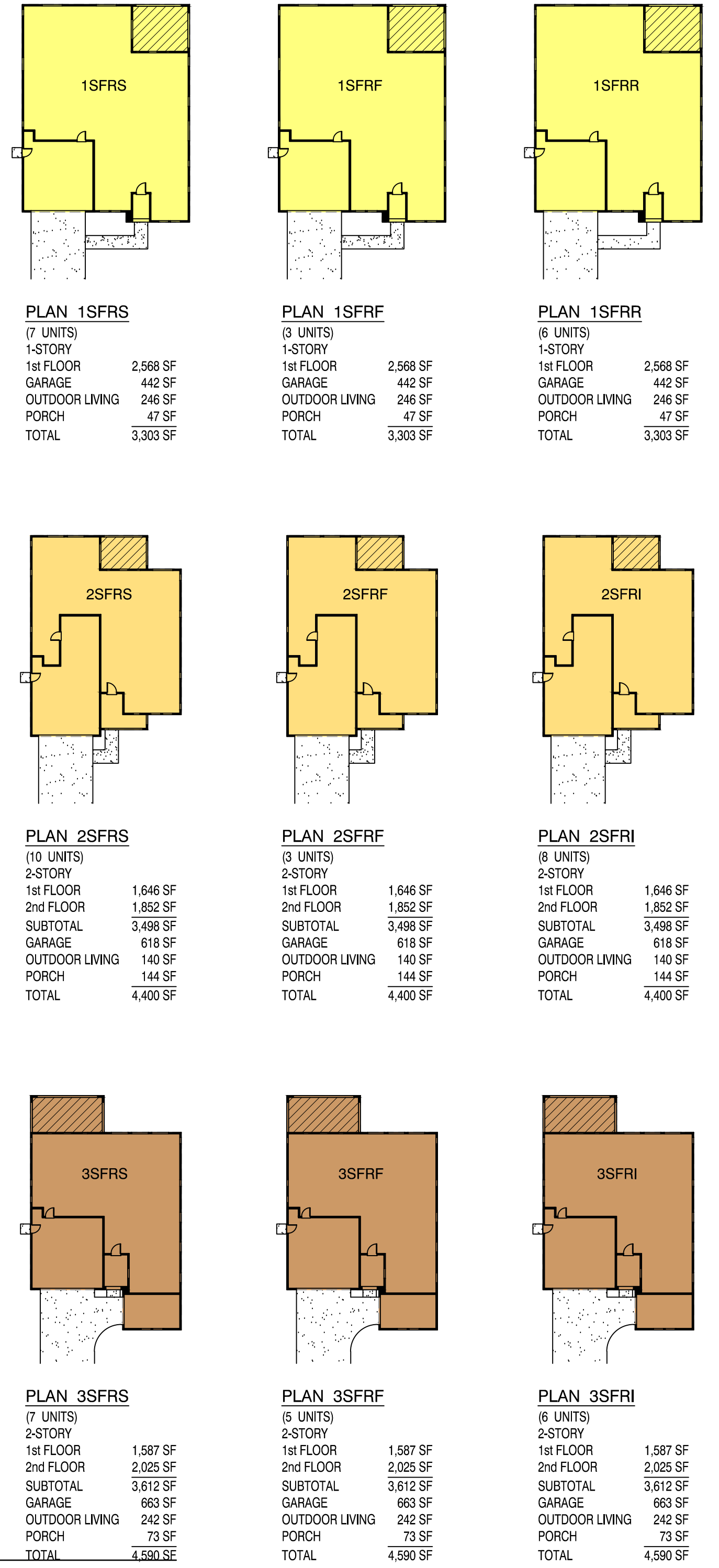
LEGEND

- 55 LOT NUMBER
- LOT LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN
- PROPOSED NON-POTABLE WATER
- PROPOSED SANITARY SEWER
- PROPOSED POTABLE WATER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING POTABLE WATER
- EXISTING GAS LINE
- PROPOSED STREET GRADE
- TENTATIVE TRACT BOUNDARY
- PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED 2:1 SLOPE
- PROPOSED CENTERLINE STREET GRADE
- PROPOSED TOE OF SLOPE
- MODEL
- OUTDOOR LIVING
- UNIT ENHANCEMENT
- CLUSTER MAIL BOX



SHEET INDEX MAP
(SEE SHEET 2)
SCALE: 1"=80'

TYPICAL PLOTTINGS



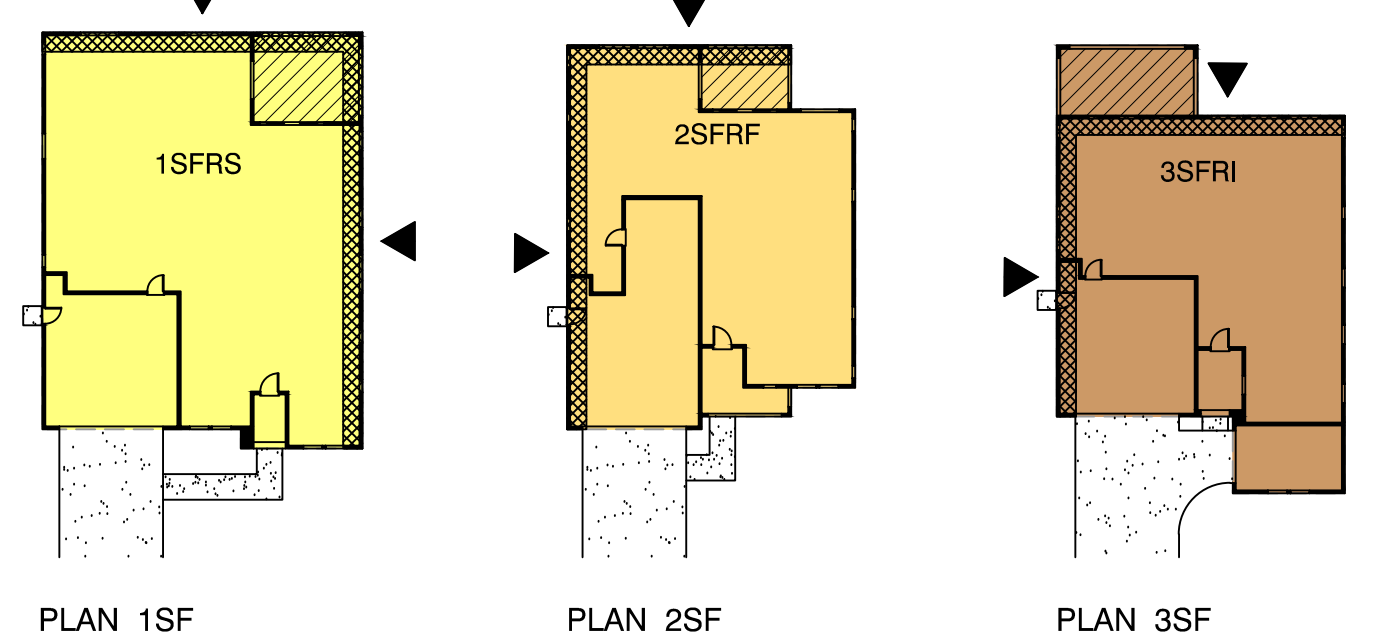
BUILDING HEIGHTS
(LOTS 1-55)

- PLAN 1SFRS 20' - 2"
- PLAN 1SFRF 21' - 8"
- PLAN 1SFRR 21' - 8"
- PLAN 2SFRS 26' - 10"
- PLAN 2SFRF 30' - 9"
- PLAN 2SFRF 27' - 2"
- PLAN 3SFRS 29' - 0"
- PLAN 3SFRF 30' - 3"
- PLAN 3SFRF 29' - 4"

ELEVATION SYMBOL LEGEND

- 1SFRS PLAN 1 SPANISH
- 1SFRF PLAN 1 FARMHOUSE
- 1SFRR PLAN 1 RANCH
- 2SFRS PLAN 2 SPANISH
- 2SFRF PLAN 2 FARMHOUSE
- 2SFRF PLAN 2 ITALIAN
- 3SFRS PLAN 3 SPANISH
- 3SFRF PLAN 3 FARMHOUSE
- 3SFRF PLAN 3 ITALIAN

TYPICAL ENHANCED PLOTTINGS
SIDE AND REAR ELEVATIONS*



(NOTE: ALL FRONT ELEVATIONS TO BE ENHANCED)

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
EAST: CYPRESS AVENUE SINGLE-FAMILY RESIDENTIAL
SOUTH: SINGLE-FAMILY RESIDENTIAL
WEST: SINGLE-FAMILY RESIDENTIAL

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.11 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS: 55
 MINIMUM S.F. LOT SIZE: 60' x 100' 6,000 SF
 MAXIMUM S.F. LOT AREA: 14,912 SF
 AVERAGE S.F. LOT AREA: 7,318 SF
 MINIMUM S.F. PAD AREA: 5,846 SF
 AVERAGE S.F. PAD AREA: 6,904 SF
 GROSS ACREAGE: 12.42 AC
 NET ACREAGE: 12.42 AC
 GROSS DENSITY: 4.4 DU/AC
 NET DENSITY: 4.4 DU/AC

SETBACKS

- FRONT: MAIN DWELLING: 20.0'
 GARAGE: 20.0'
 TURNIN GARAGE: 15.0'
- SIDE: INTERIOR: 5.0'/10.0'
 CORNER: 15.0'
- REAR: INTERIOR: 15.0'
 CYPRESS AVENUE: 15.0'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT ADDRESS

13918 CYPRESS AVENUE
 CHINO, CA 91710

ASSESSORS PARCEL NUMBERS

- 1021-241-02
- 1021-241-03
- 1021-251-01 (PORTION)

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 TECHNICAL SITE PLAN

APPLICANT/DEVELOPER

PLC COMMUNITIES
 888 SAN CLEMENTE DRIVE
 SUITE 200
 NEWPORT BEACH, CA 92660
 PHONE: (949) 721-8200
 ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
 PHONE: (949) 251-8821
 CONTACT: ED LENTH

OWNER

PLC COMMUNITIES
 888 SAN CLEMENTE DRIVE
 SUITE 200
 NEWPORT BEACH, CA 92660
 PHONE: (949) 721-8200
 ATTN: BILL HOLMAN

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT (%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND	0.20 AC	1.6%
'A'-'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E'-'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL	55	55
OPEN SPACE / UNDERGROUND	1	1
DETENTION	1	1
PUBLIC STREETS	3	3
AMSTERDAM AVENUE	1	1
OPEN SPACE	2	2

GROSS ACREAGE: 12.42
 CONTOUR INTERVAL: 2 FOOT
 SCALE: 1"=40'
 DATE: MAY 28, 2026

PHASING ELEVATION SUMMARY
(LOTS 1-55)

PHASE 1

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	2	2	4	50.0%
FARMHOUSE (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRF)	0	2	1	3	37.5%
TOTAL	1	4	3	8	100%

PHASE 2

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	1	2	5	55.6%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
ITALIAN (SFRF)	0	1	0	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 3

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	44.4%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
RANCH (SFRF)	1	0	0	1	11.1%
ITALIAN (SFRF)	0	0	1	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 4

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	36.4%
FARMHOUSE (SFRF)	0	1	1	2	18.2%
RANCH (SFRF)	2	0	0	2	18.2%
ITALIAN (SFRF)	0	1	2	3	27.2%
TOTAL	3	4	4	11	100%

PHASE 5

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	2	0	4	50.0%
FARMHOUSE (SFRF)	0	0	1	1	12.5%
RANCH (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRF)	0	1	1	2	25.0%
TOTAL	3	3	2	8	100%

PHASE 6

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	1	1	2	33.3%
RANCH (SFRF)	1	0	0	1	16.7%
ITALIAN (SFRF)	0	2	1	3	50.0%
TOTAL	1	3	2	6	100%

MODELS

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	0	0	1	25.0%
FARMHOUSE (SFRF)	0	0	1	1	25.0%
RANCH (SFRF)	1	0	0	1	25.0%
ITALIAN (SFRF)	0	1	0	1	25.0%
TOTAL	2	1	1	4	100%

LOT COVERAGE SUMMARY

LOT NUMBER	LOT AREA (SF)	UNIT TYPE	UNIT FOOTPRINT AREA (SF)	PERCENT LOT COVERAGE (%)
1	9,084	1	3,157	34.8
2	6,480	3	2,567	39.6
3	6,480	2	2,507	38.7
4	7,020	1	3,157	45.0
5	6,480	3	2,567	39.6
6	7,020	2	2,507	35.7
7	6,381	3	2,567	40.2
8	6,434	2	2,507	39.0
9	7,273	3	2,567	35.3
10	13,191	1	3,157	23.9
11	7,525	2	2,507	33.3
12	7,342	1	3,157	43.0
13	7,545	3	2,567	34.0
14	12,120	1	3,157	26.1
15	7,218	3	2,567	35.6
16	6,220	2	2,507	40.3
17	6,104	3	2,567	42.1
18	6,260	2	2,507	40.0
19	6,261	3	2,567	41.0
20	6,262	2	2,507	40.0
21	6,264	3	2,567	41.0
22	6,186	2	2,507	40.5
23	6,056	3	2,567	42.4
24	6,000	2	2,507	41.8
25	8,550	1	3,157	36.9
26	6,914	1	3,157	45.7
27	6,160	2	2,507	40.7
28	6,012	3	2,567	42.7
29	6,000	2	2,507	41.8
30	6,000	3	2,567	42.8
31	6,000	2	2,507	41.8
32	6,000	3	2,567	42.8
33	6,000	2	2,507	41.8
34	6,066	2	2,507	41.3
35	6,668	1	3,157	47.4
36	14,913	1	3,157	21.2
37	11,271	2	2,507	22.2
38	11,580	3	2,567	22.2
39	13,791	1	3,157	22.9
40	9,523	1	3,157	33.2
41	6,500	3	2,567	39.5
42	6,500	1	3,157	48.6
43	6,500	2	2,507	38.6
44	6,500	3	2,567	39.5
45	6,500	1	3,157	48.6
46	6,500	2	2,507	38.6
47	6,846	1	3,157	45.5
48	6,946	1	3,157	45.5
49	6,500	2	2,507	38.6
50	6,000	3	2,567	42.8
51	6,000	2	2,507	41.8
52	6,000	3	2,567	42.8
53	6,000	2	2,507	41.8
54	6,000	2	2,507	41.8
55	8,469	1	3,157	37.3

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	7	10	7	24	43.6%
FARMHOUSE (SFRF)	3	3	5	11	20.0%
RANCH (SFRF)	6	0	0	6	10.9%
ITALIAN (SFRF)	0	8	6	14	25.5%
TOTAL	16	21	18	55	100%

PLAN TYPE SUMMARY
(LOTS 1-55)

PLAN NO	NO. OF UNITS	PERCENT (%)
PLAN 1	16	29.1%
PLAN 2	21	38.2%
PLAN 3	18	32.7%
TOTAL	55	100.0%

UNIT SUMMARY
(LOTS 1-55)

PLAN NO	SIZE	NO. OF UNITS
PLAN 1	3 BR, 2.5 BA	16
PLAN 2	4 BR, 3.5 BA	21
PLAN 3	5 BR, 4.5 BA	18
TOTAL		55

PLAN PHASING SUMMARY

PHASE NO.	PLAN 1	PLAN 2	PLAN 3	LOT NO.	TOTAL
1	1	4	3	5-6, 50-55	8
2	3	3	3	7-13, 48-49	9
3	3	3	3	14-19, 45-47	9
4	3	4	4	20-25, 40-44	11
5	3	3	2	32-39	8
6	1	3	2	26-31	6
MBO	2	1	1	1-4	4
TOTAL	16	21	18		55

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

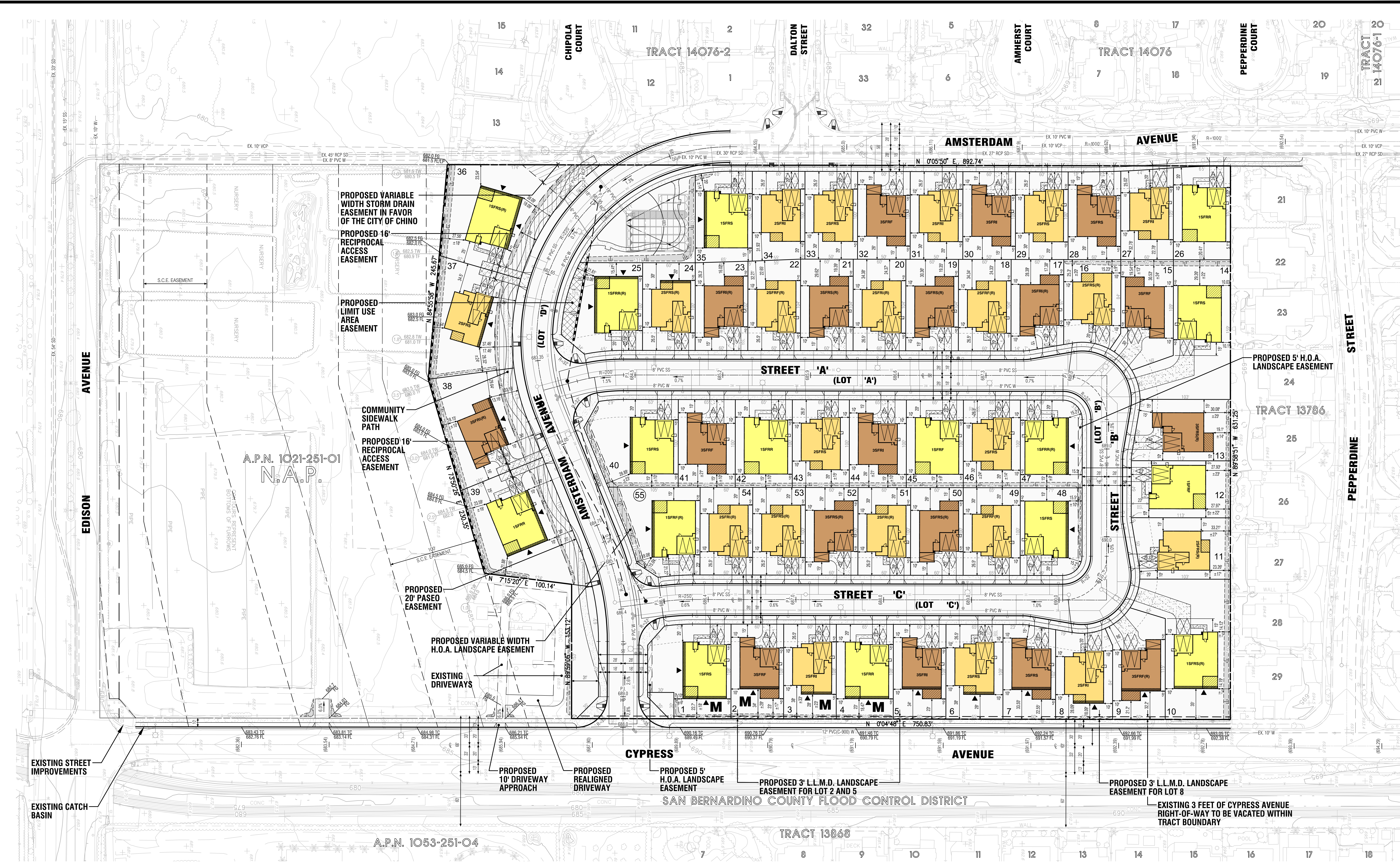
ENGINEER

 5 PETERS CANYON ROAD
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET

MDS CONSULTING
 5 PETERS CANYON ROAD, SUITE 305
 IRVINE, CA 92606
 PHONE: (949) 251-8821
 CONTACT: EDWARD J. LENTH

EDWARD J. LENTH
 5-28-2026

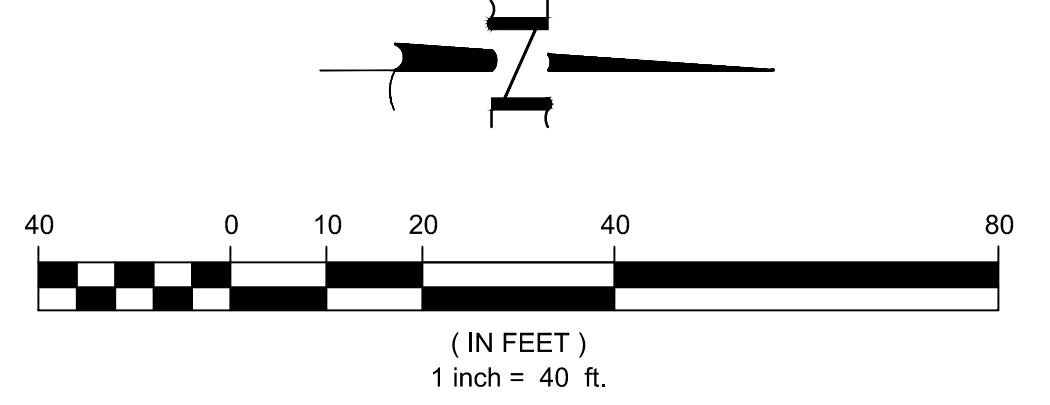
VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
TECHNICAL SITE PLAN



DATE	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET
 PLANNERS ENGINEERS SURVEYORS



VESTING TENTATIVE TRACT MAP NO. 20845
 EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
TECHNICAL SITE PLAN
 CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 SHEET 2 OF 2

TECHNICAL SITE PLAN - VTTM 20845



PLAN 3
ITALIAN

PLAN 1
RANCH

PLAN 2
ITALIAN

PLAN 3
FARMHOUSE

PLAN 1
SPANISH

FRONT ELEVATIONS



PLAN 1
SPANISH

PLAN 3
FARMHOUSE

PLAN 2
ITALIAN

PLAN 1
RANCH

PLAN 3
ITALIAN

ELEVATION ALONG CYPRESS AVENUE



PLAN 1
RANCH

PLAN 3
ITALIAN

PLAN 2
SPANISH

PLAN 1
SPANISH

LOT 36 TO 39 SIDE ELEVATIONS



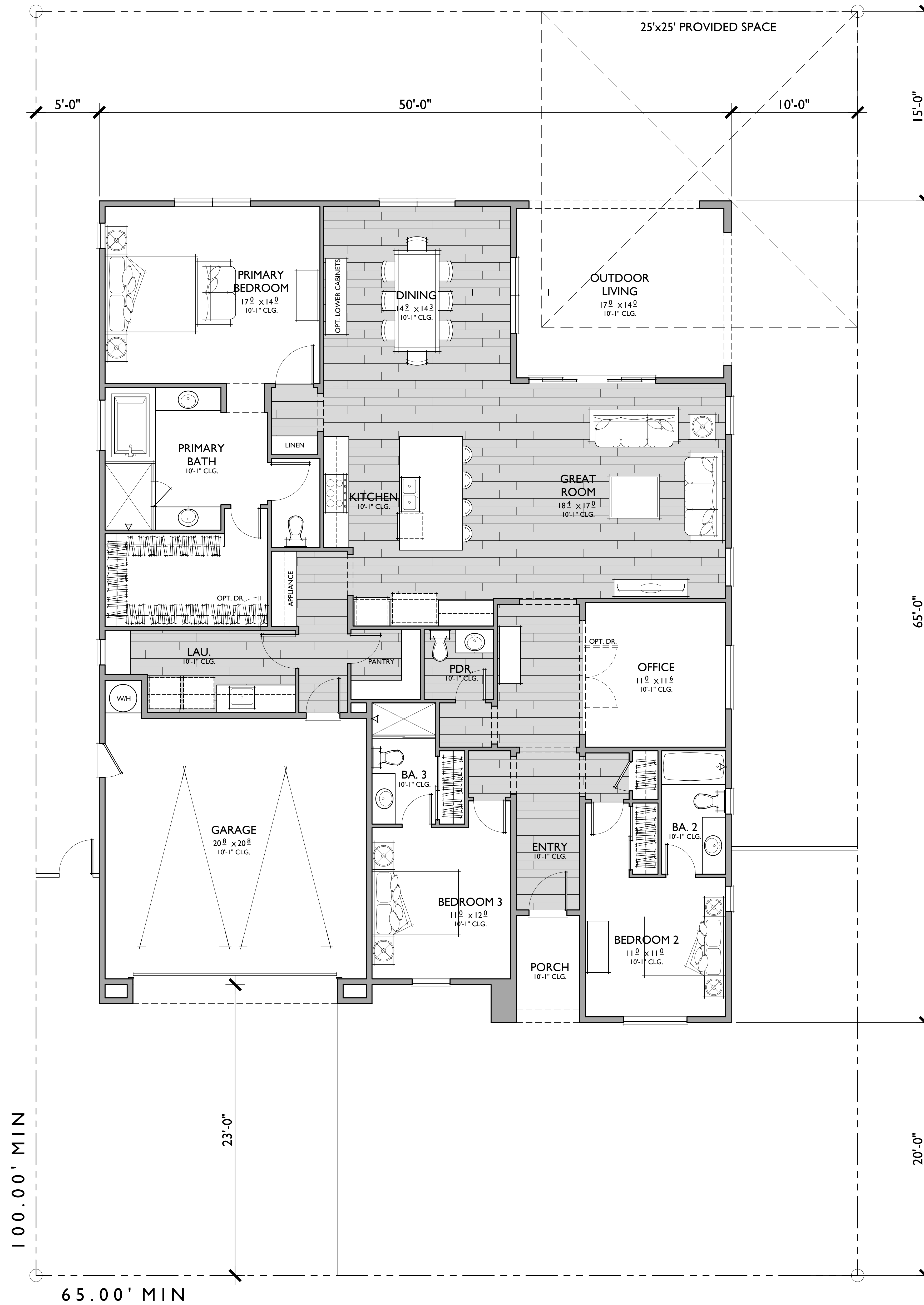
SPANISH



FARMHOUSE



RANCH



PLAN I
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,568 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



FRONT

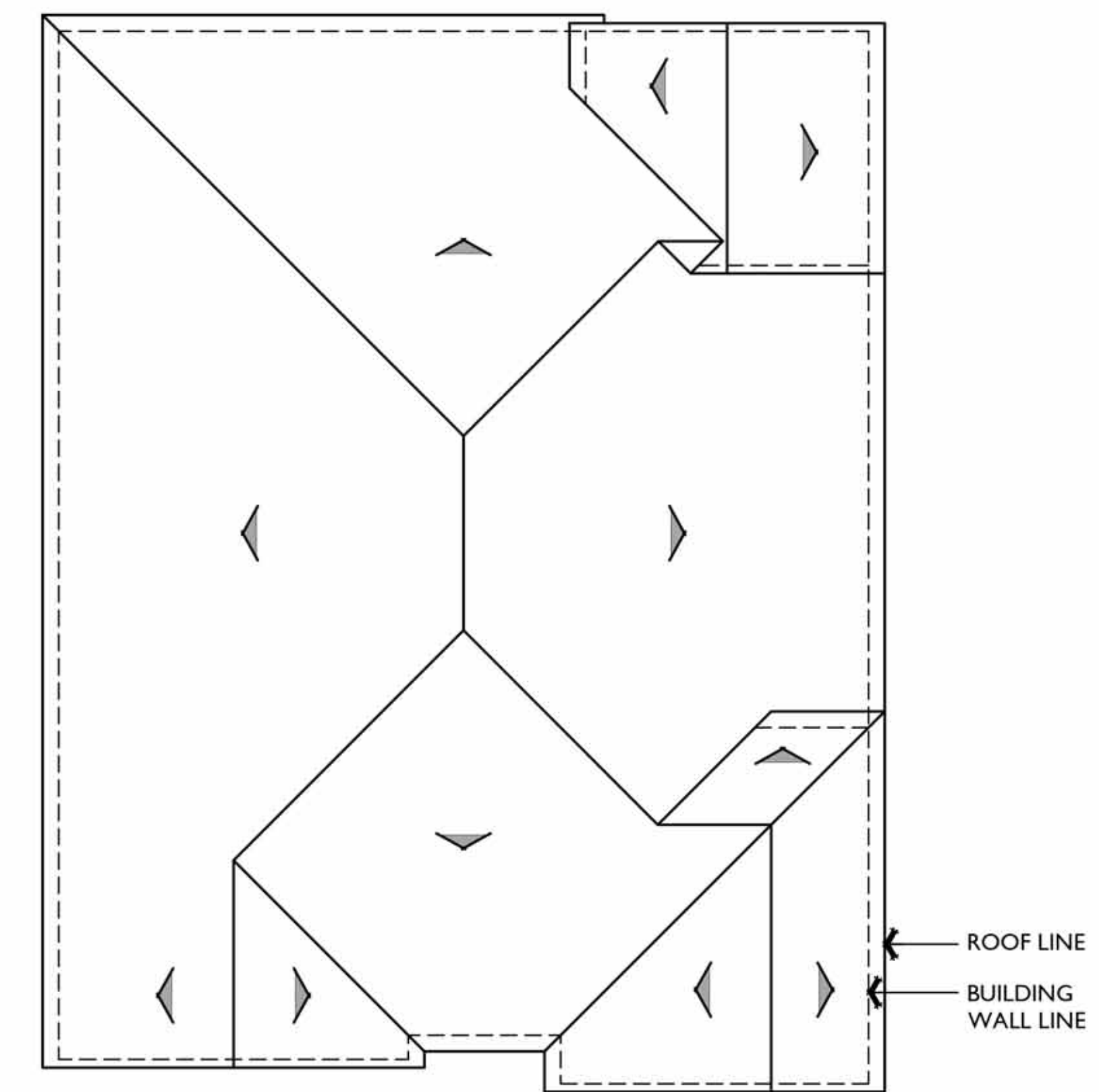
SPANISH - A
1/4"=1'-0"



LEFT



RIGHT

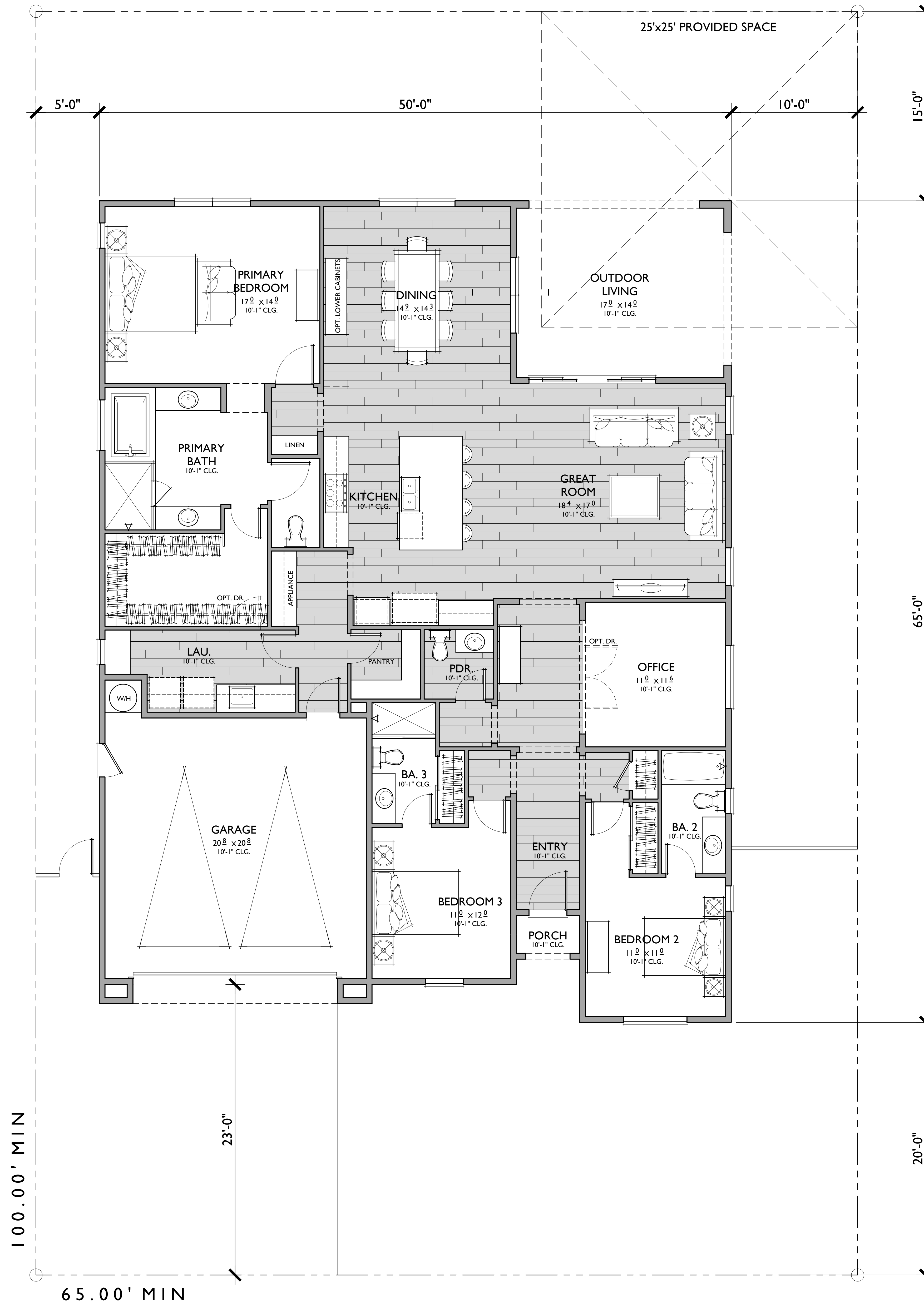


ROOF PLAN

A

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE





PLAN I
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,568 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

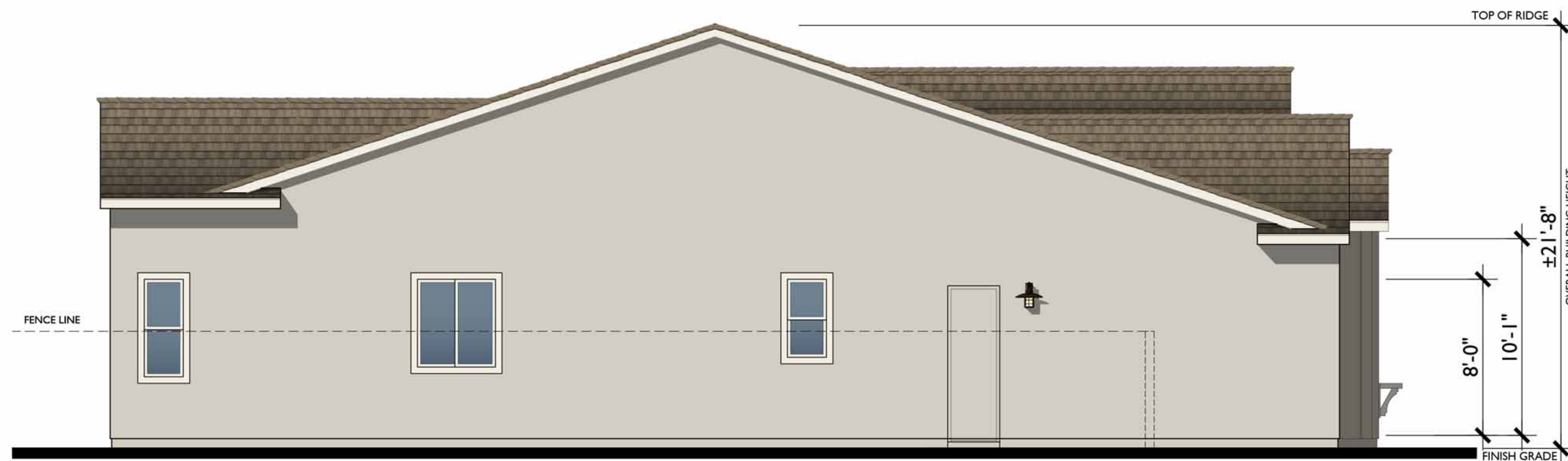


REAR

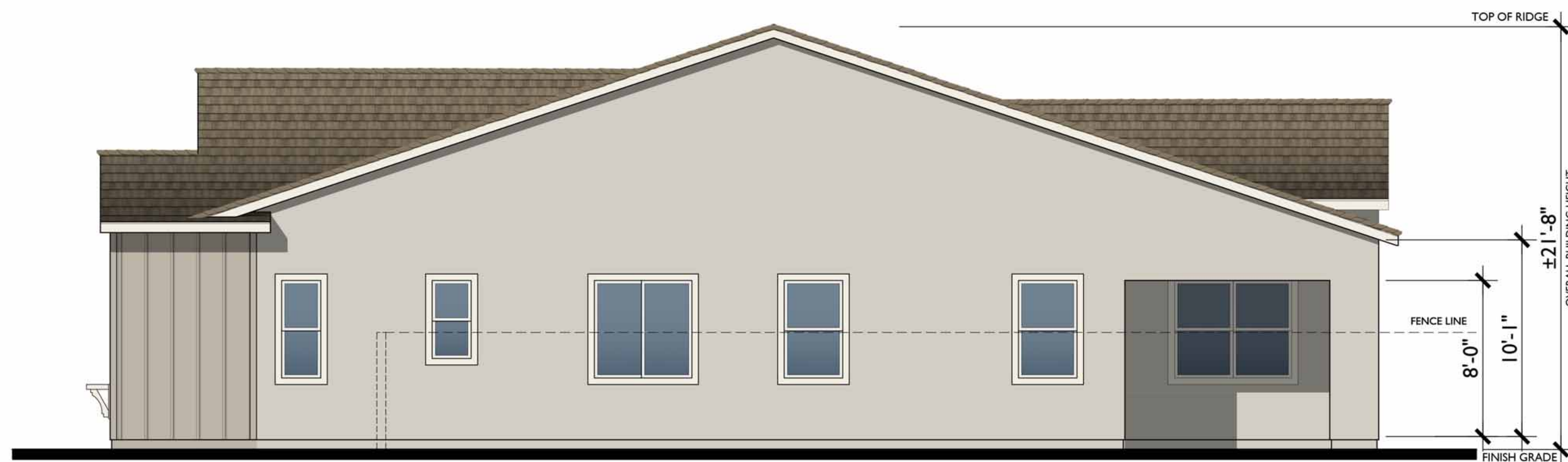


FRONT

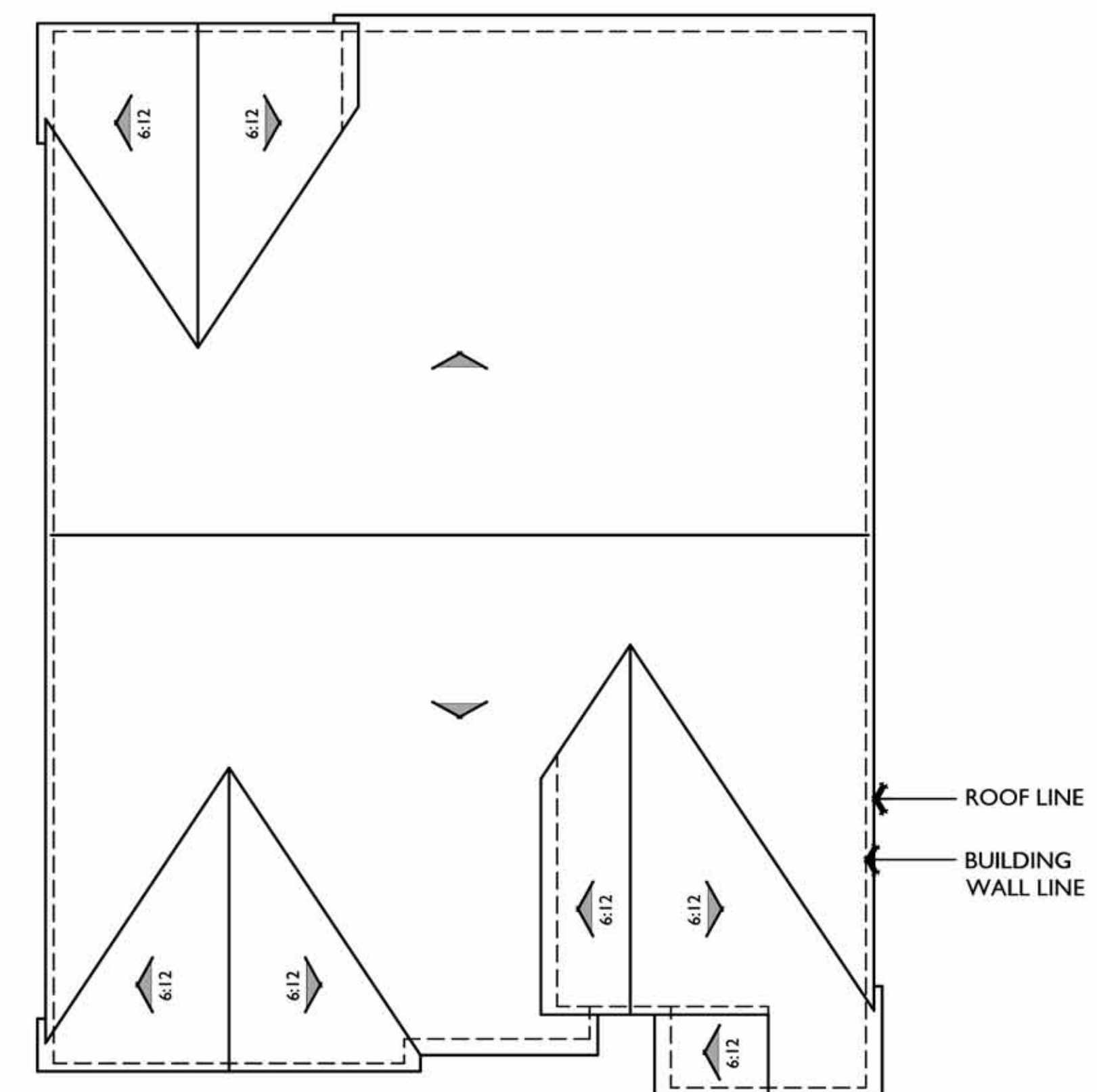
FARMHOUSE - B
1/4"=1'-0"



LEFT



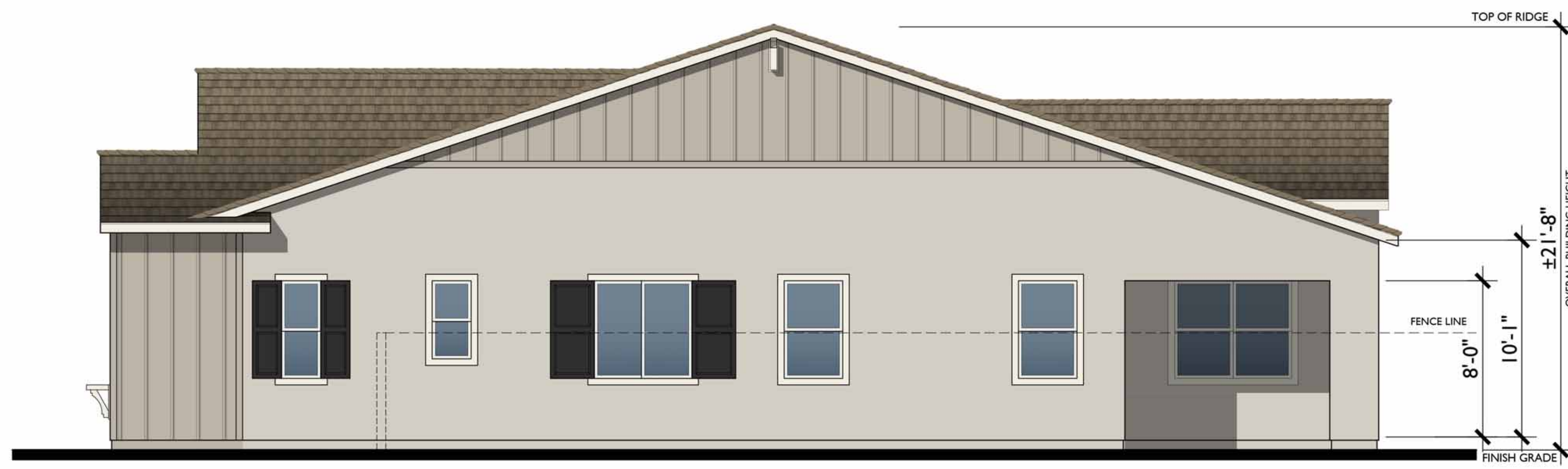
RIGHT



ROOF PLAN

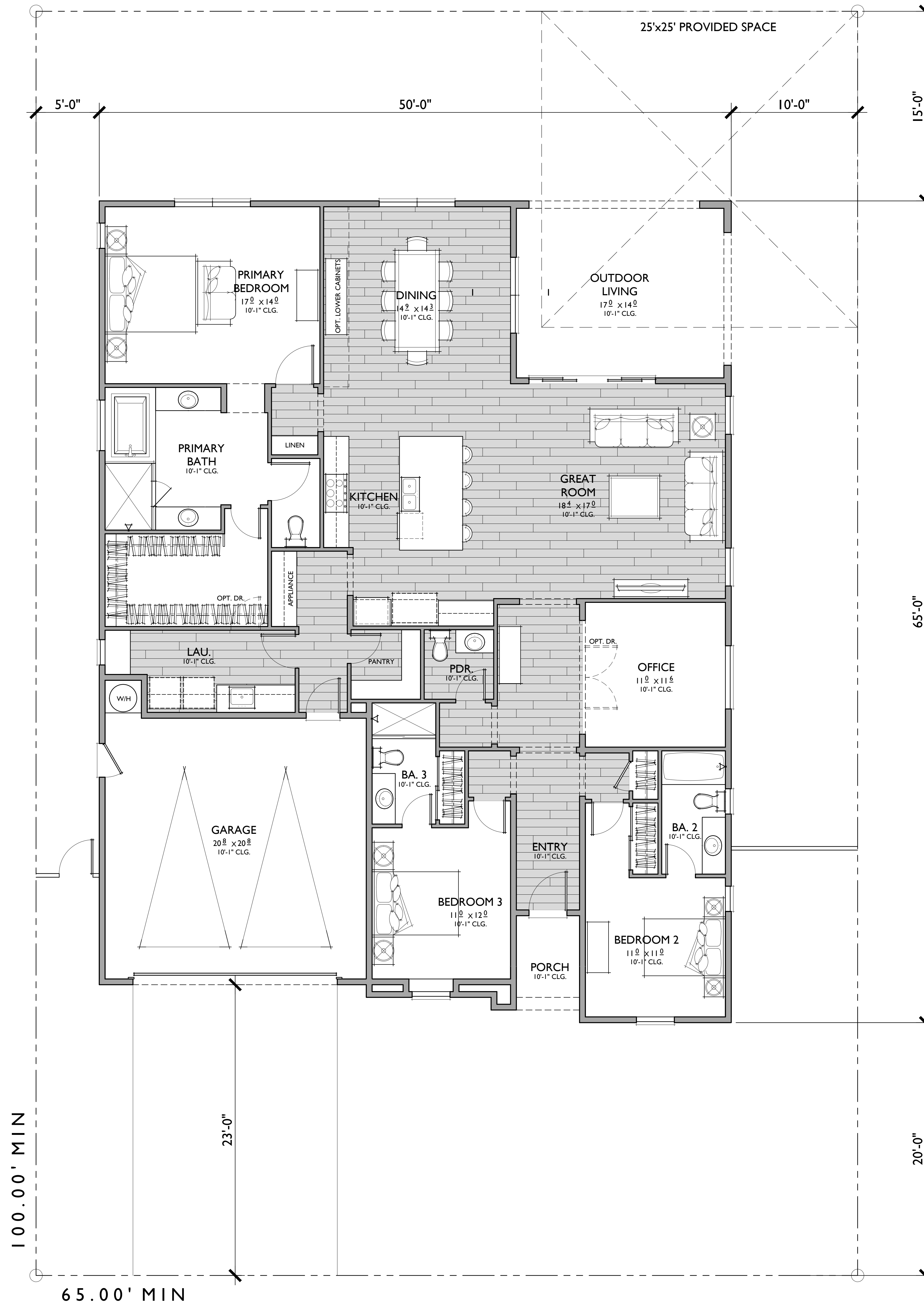
B

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

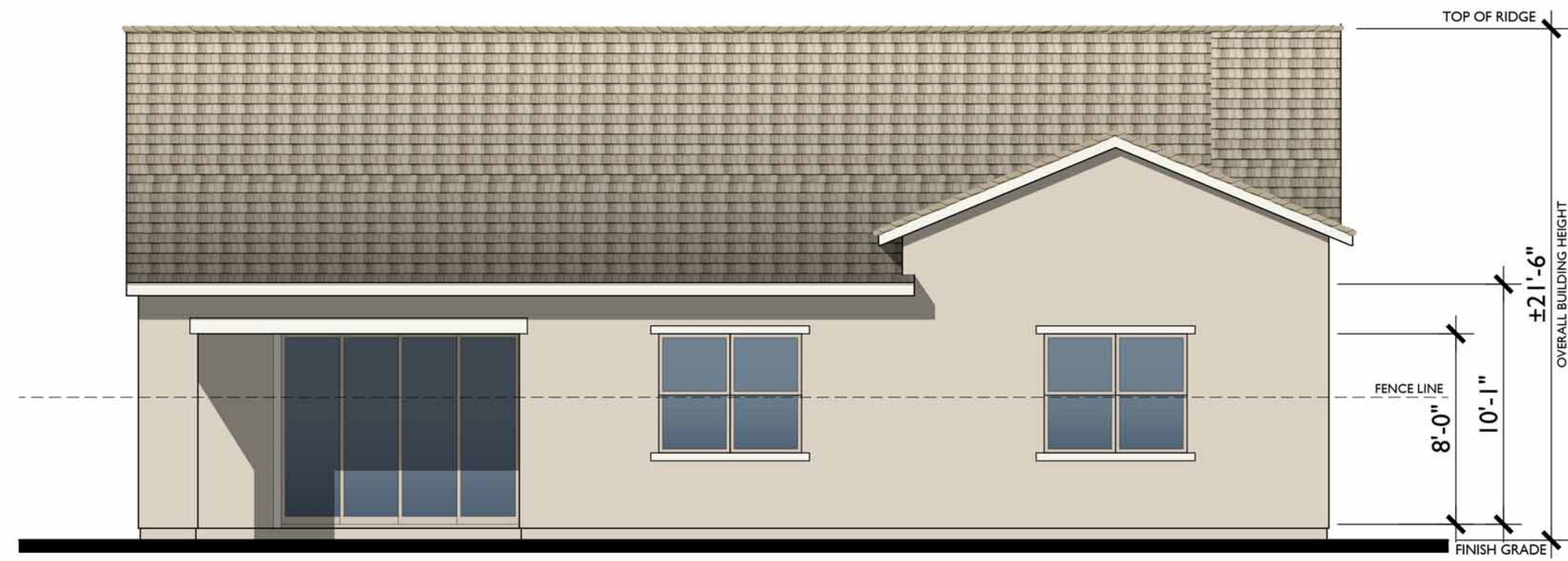
LOT 55
1/4"=1'-0"



PLAN I
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,568 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

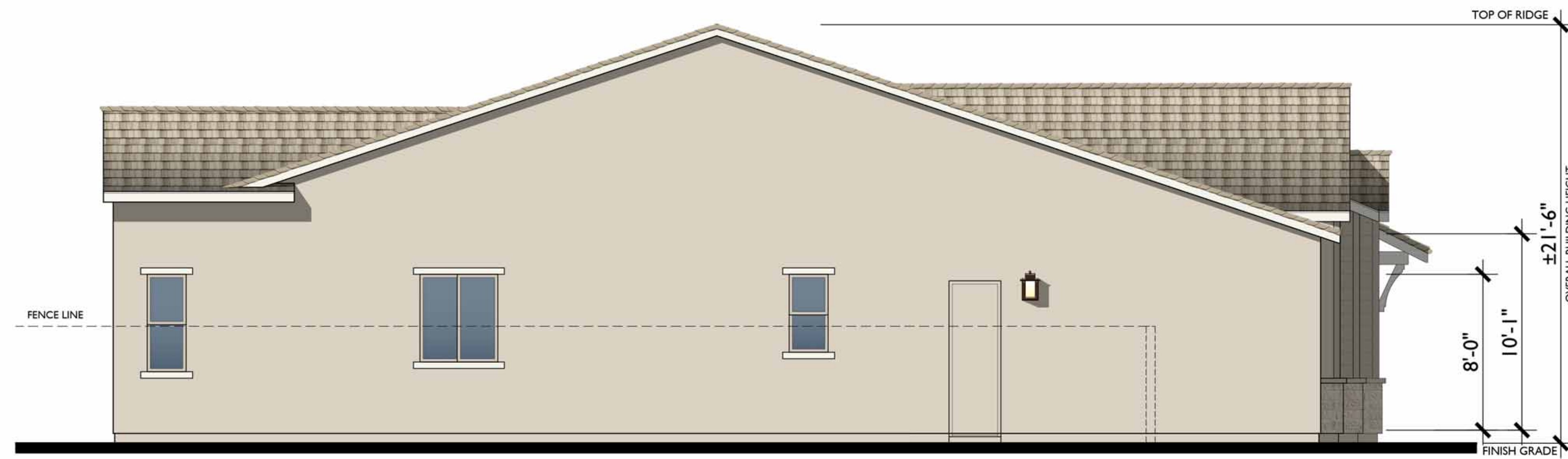


REAR

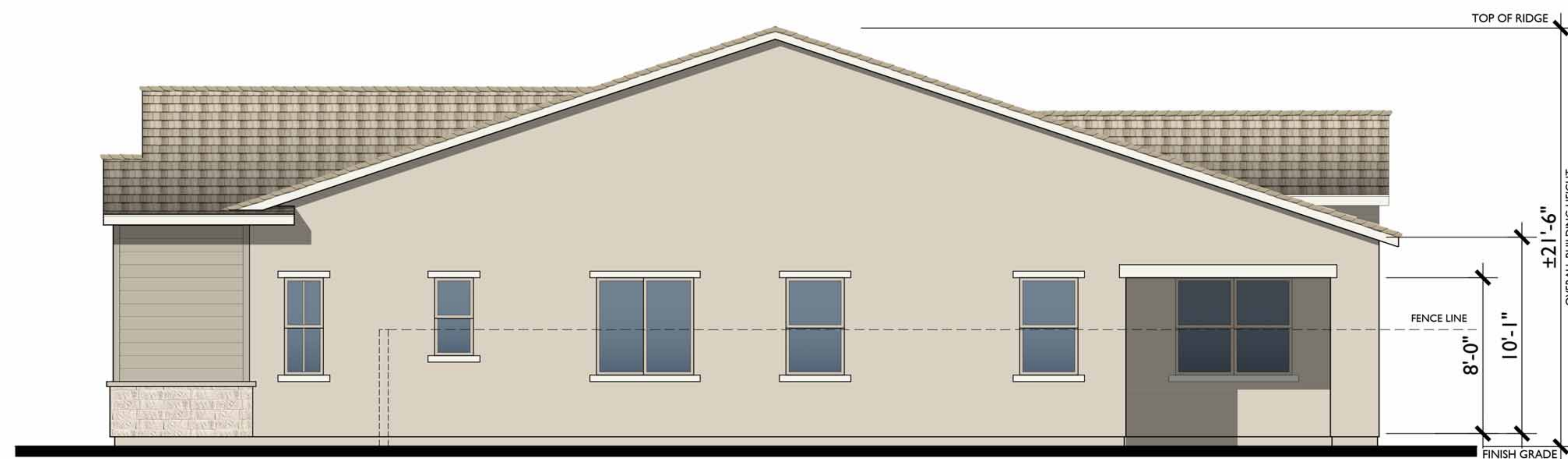


FRONT

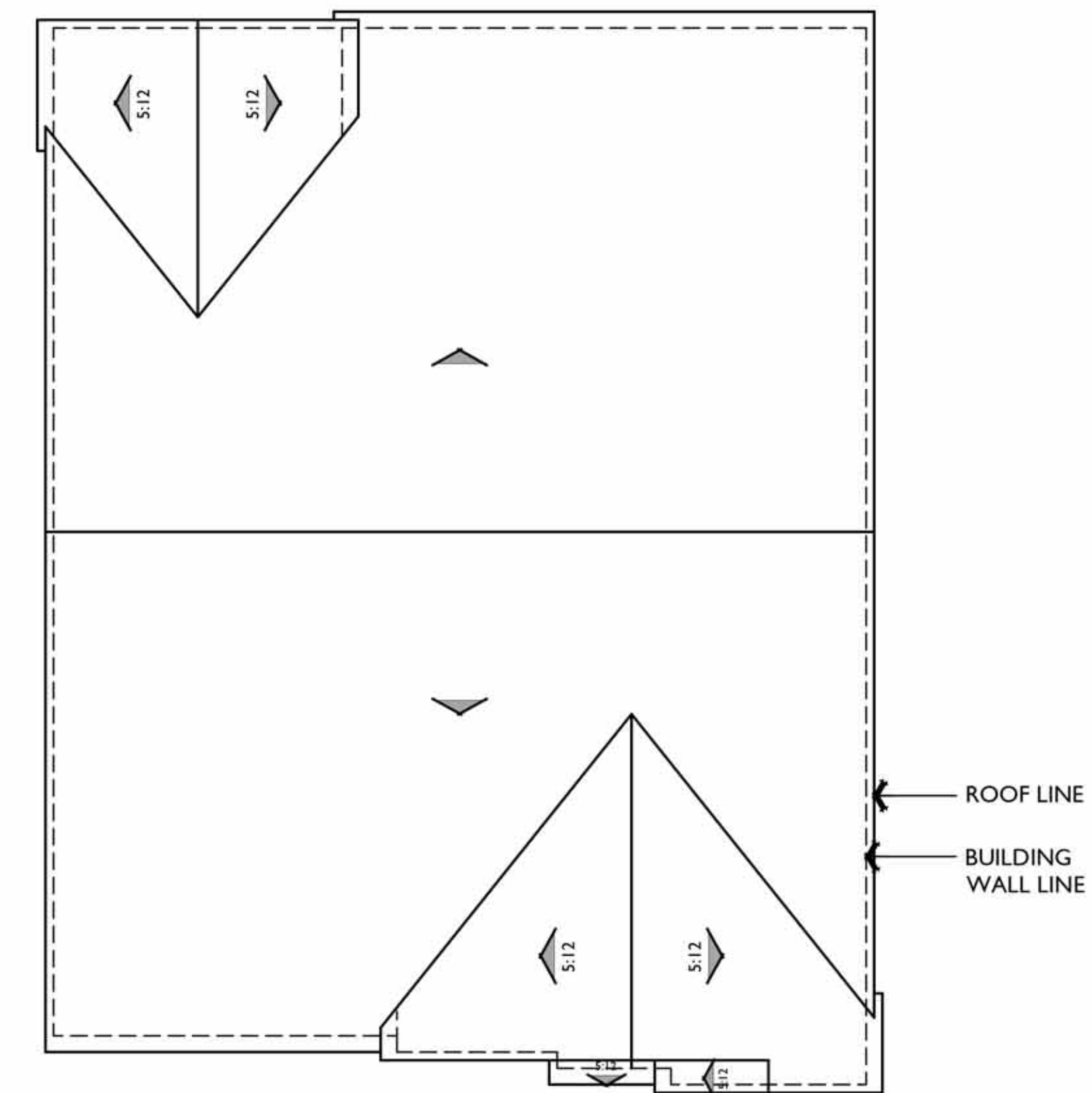
RANCH - D
1/4"=1'-0"



LEFT



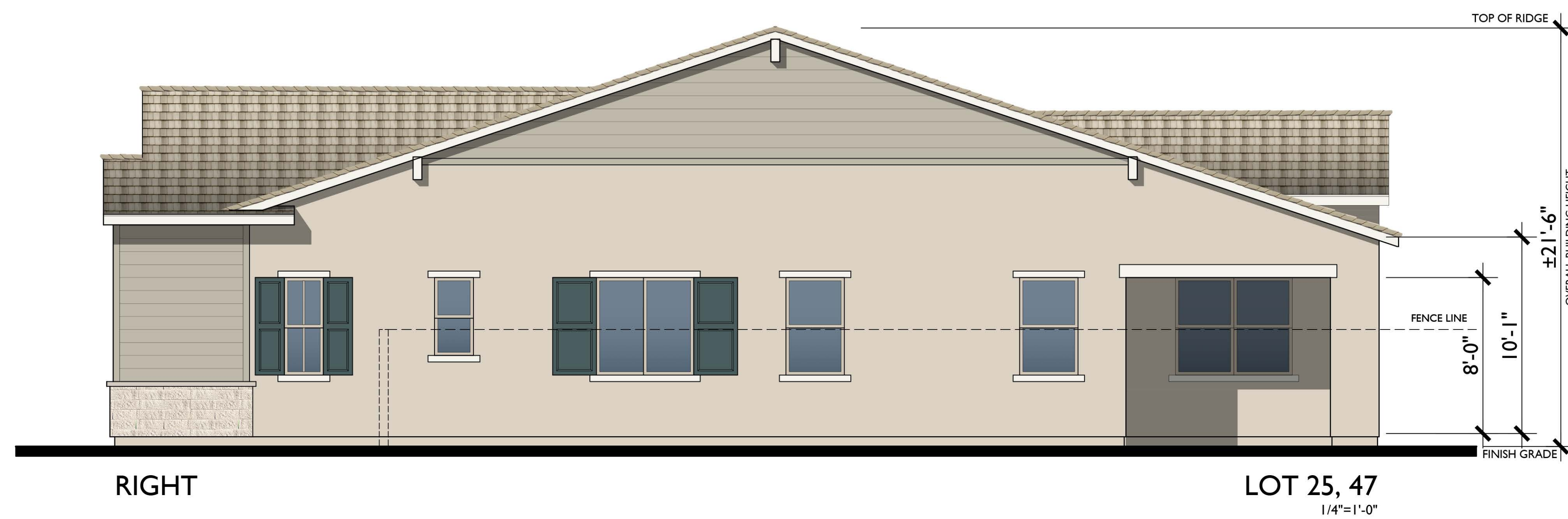
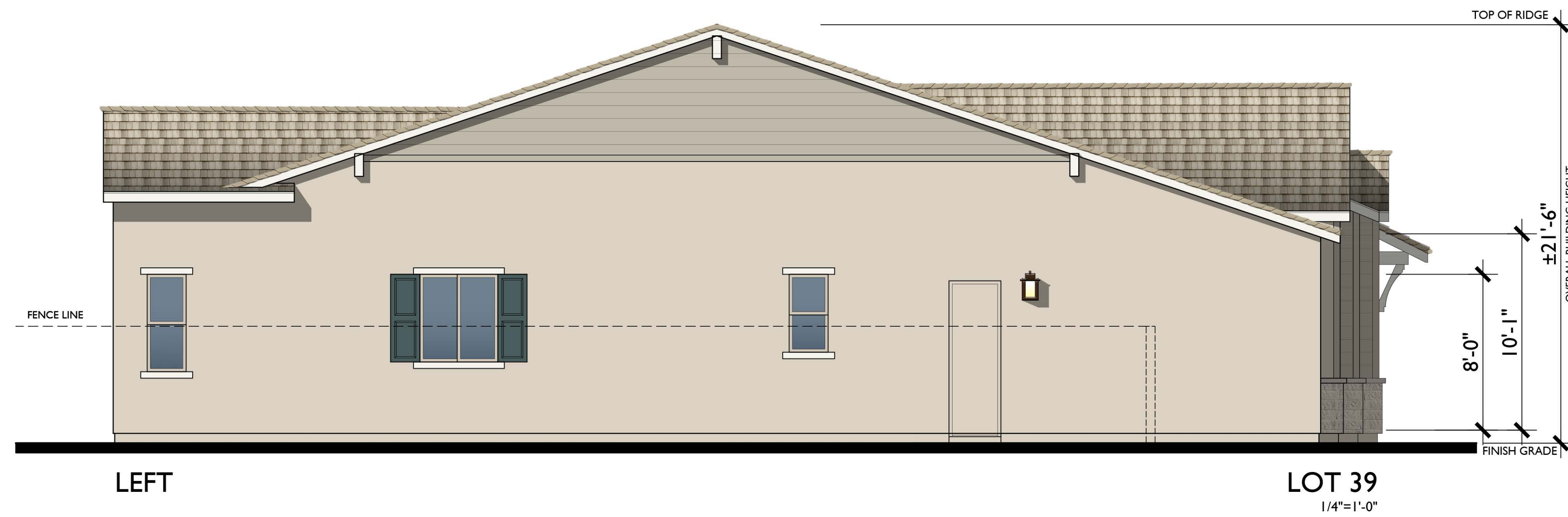
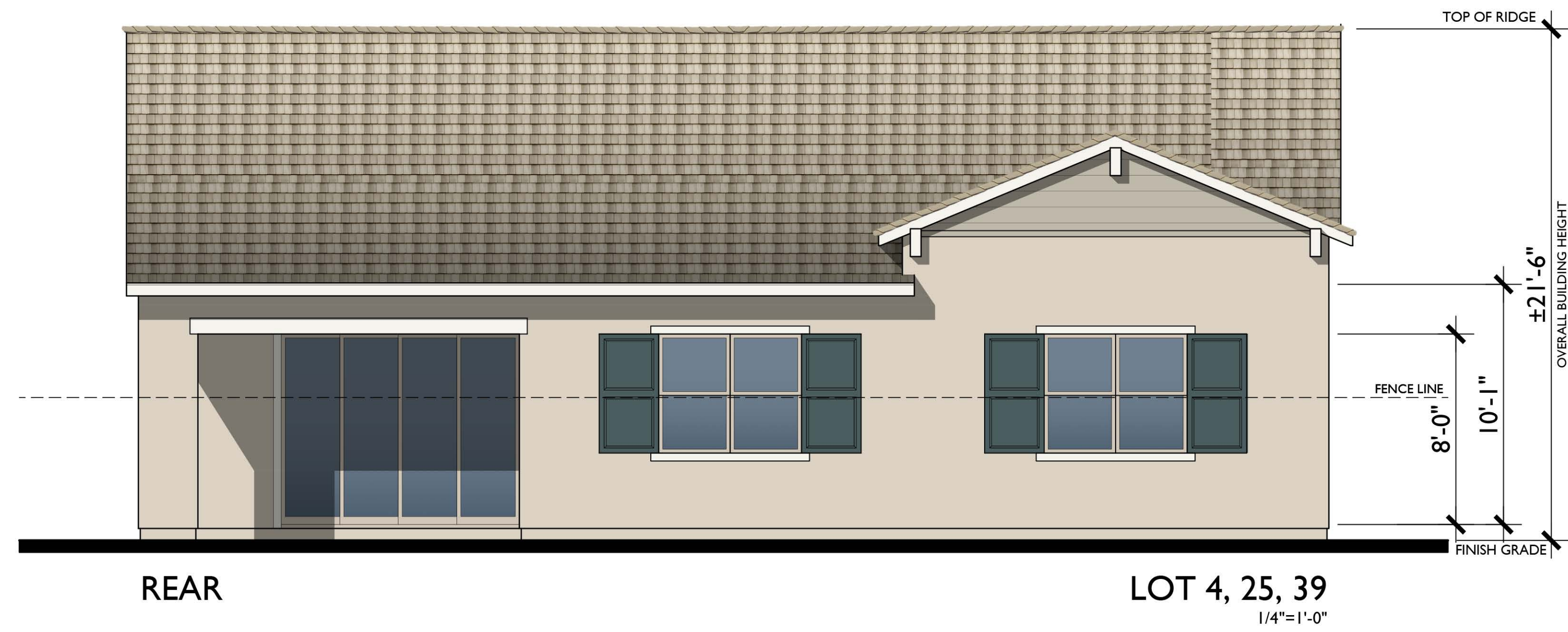
RIGHT



ROOF PLAN

D

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE





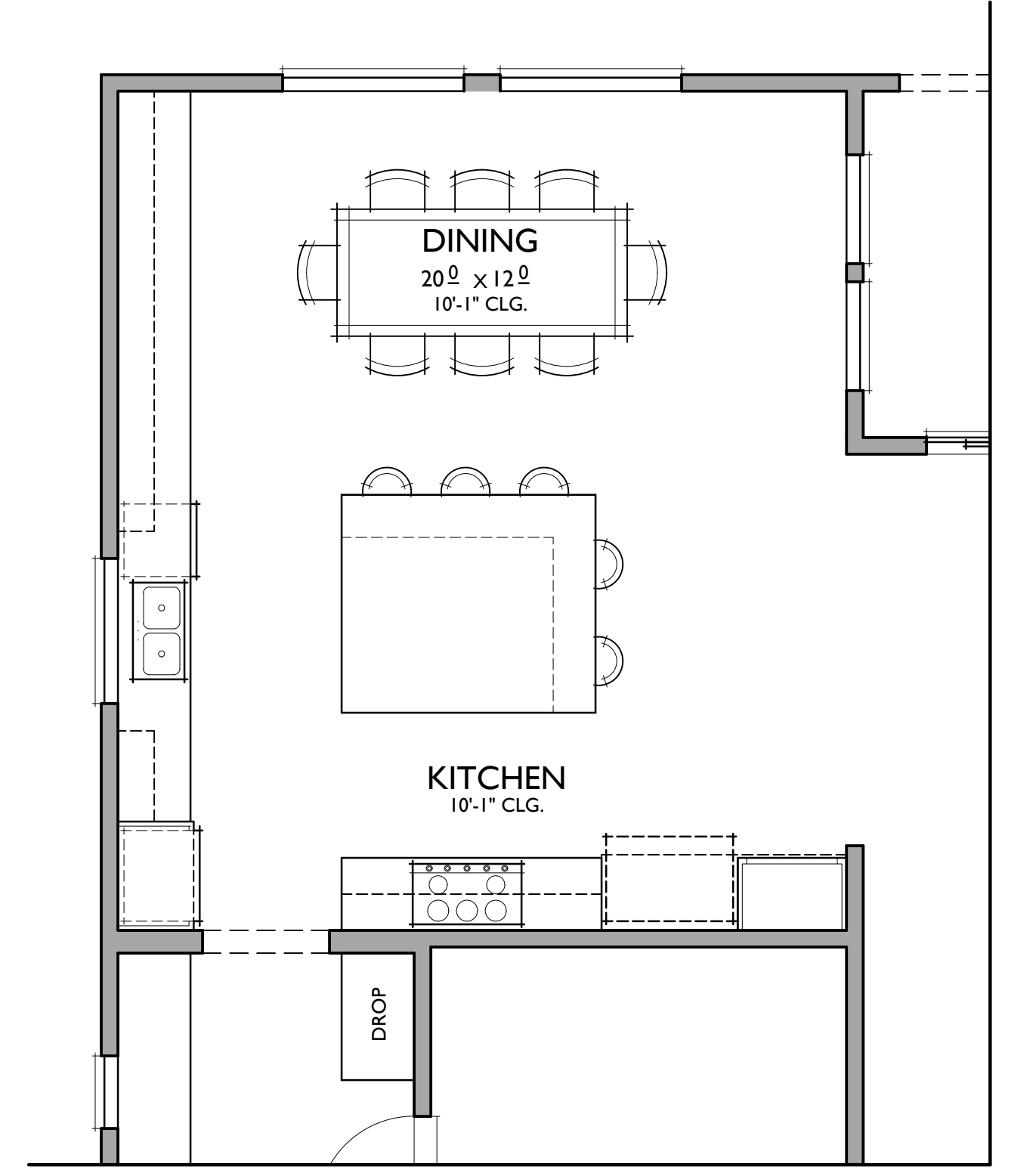
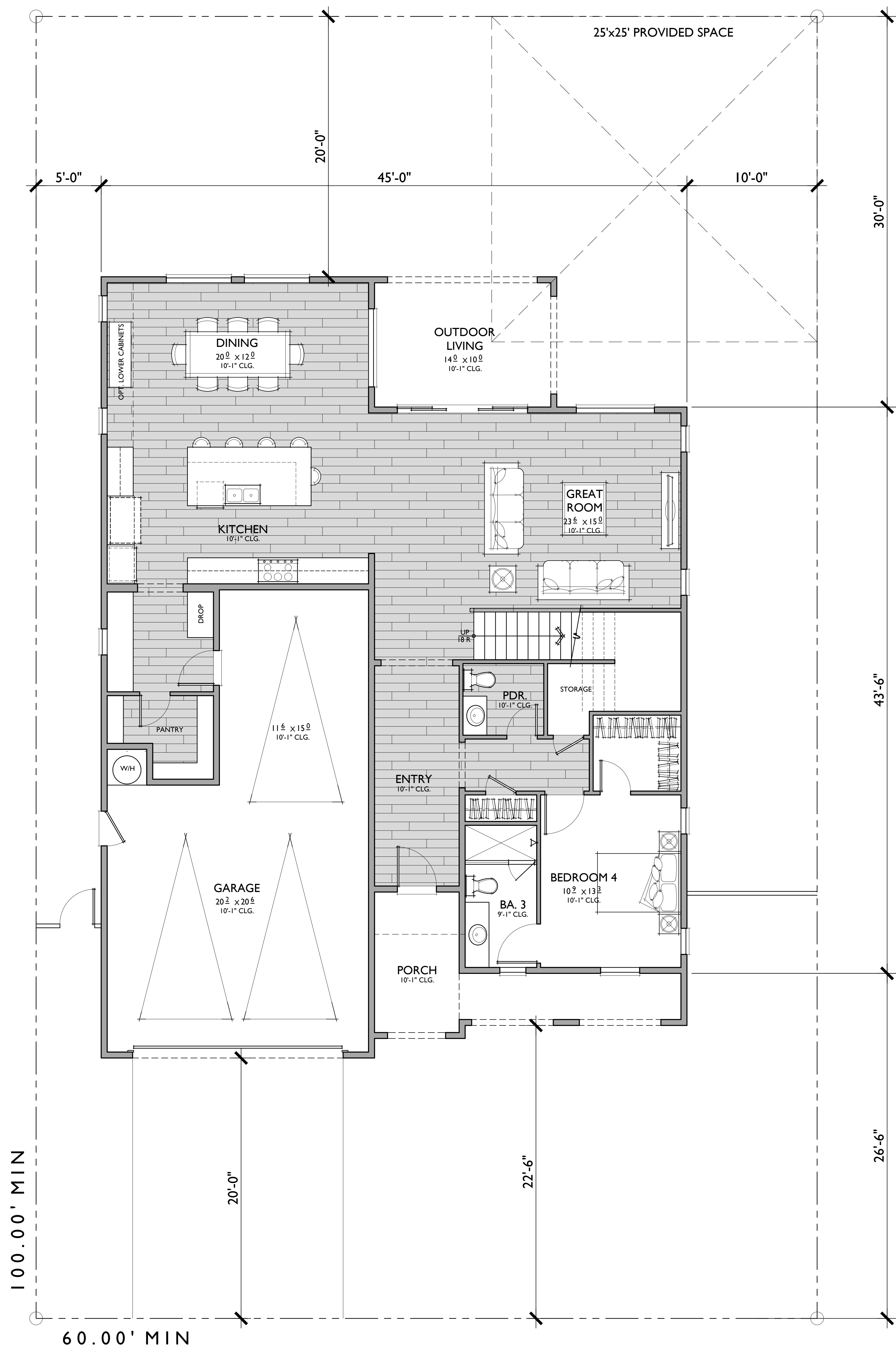
SPANISH



FARMHOUSE



ITALIAN

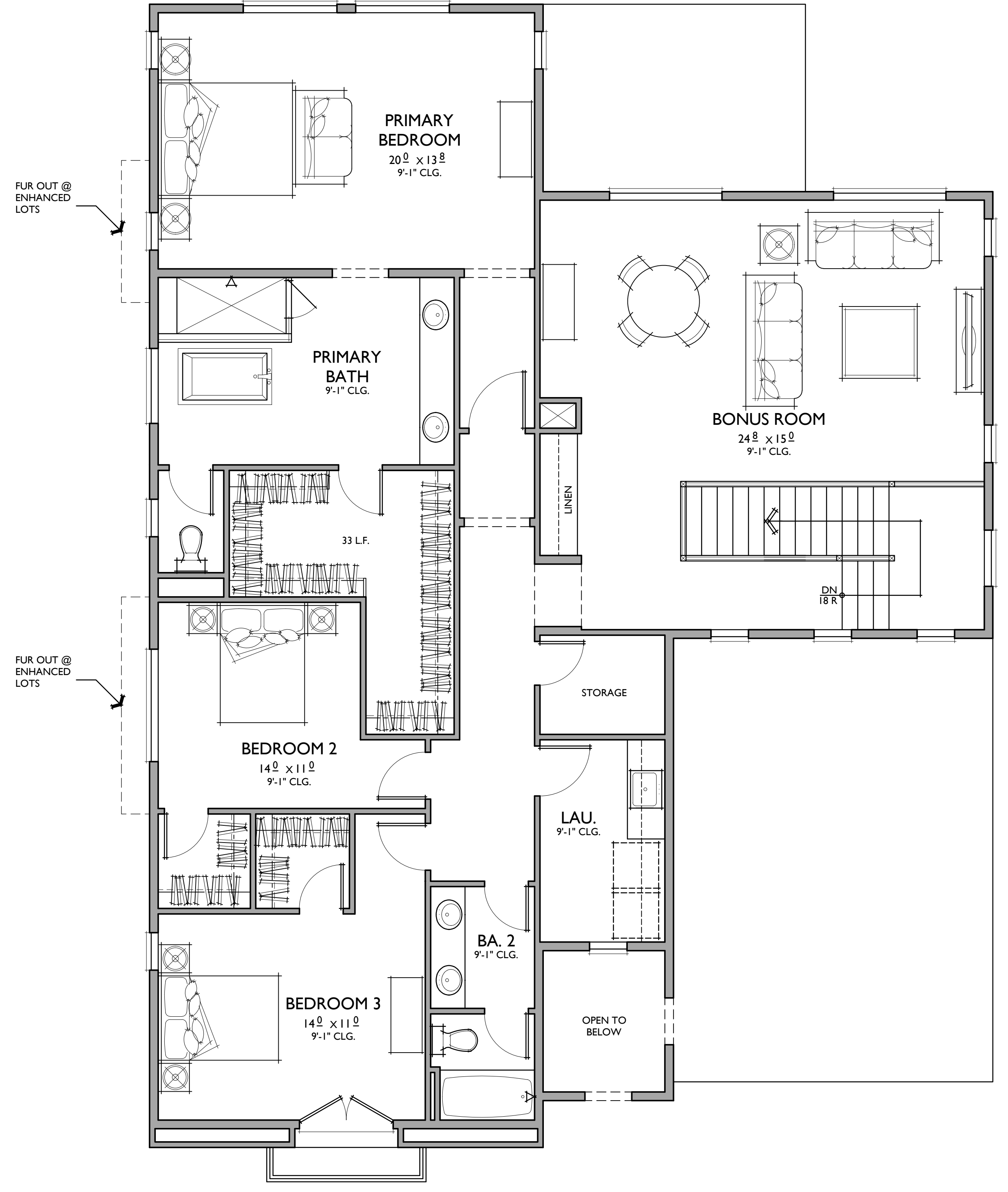


ALT. KITCHEN
IN LIEU OF KITCHEN

PLAN 2
4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	3,498 SQ. FT.
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





REAR

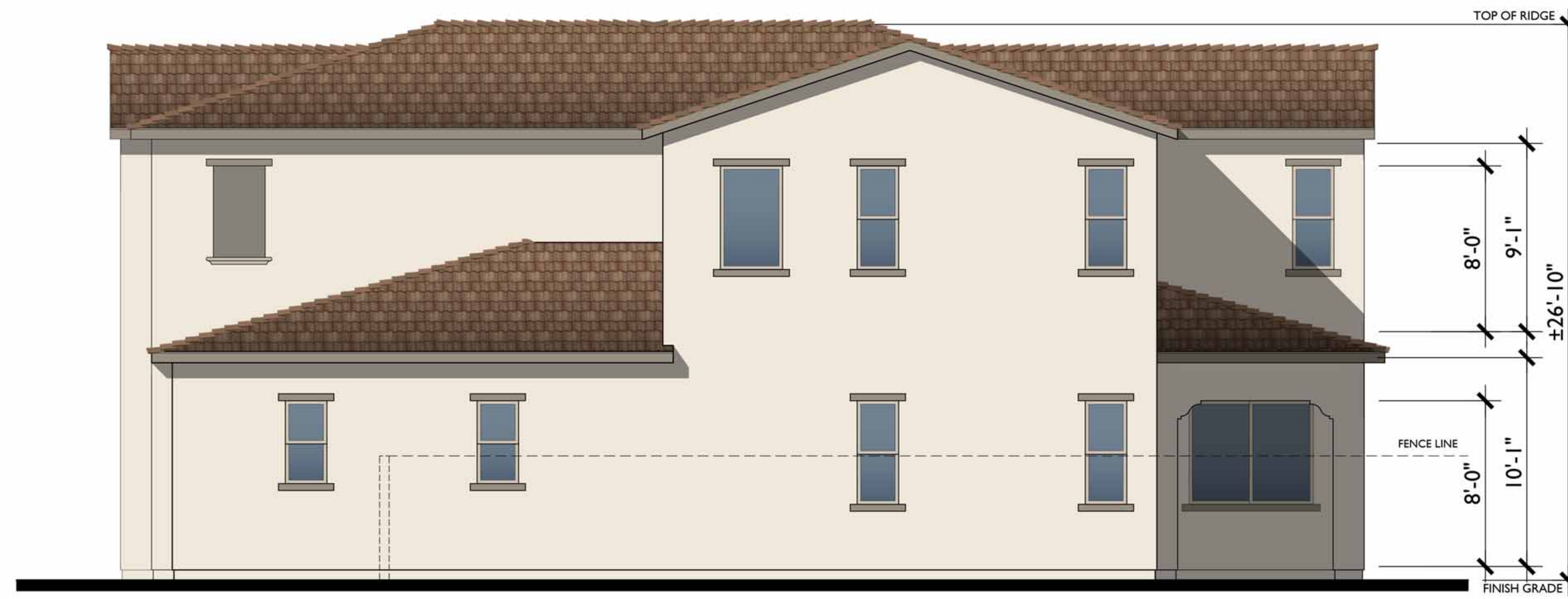


FRONT

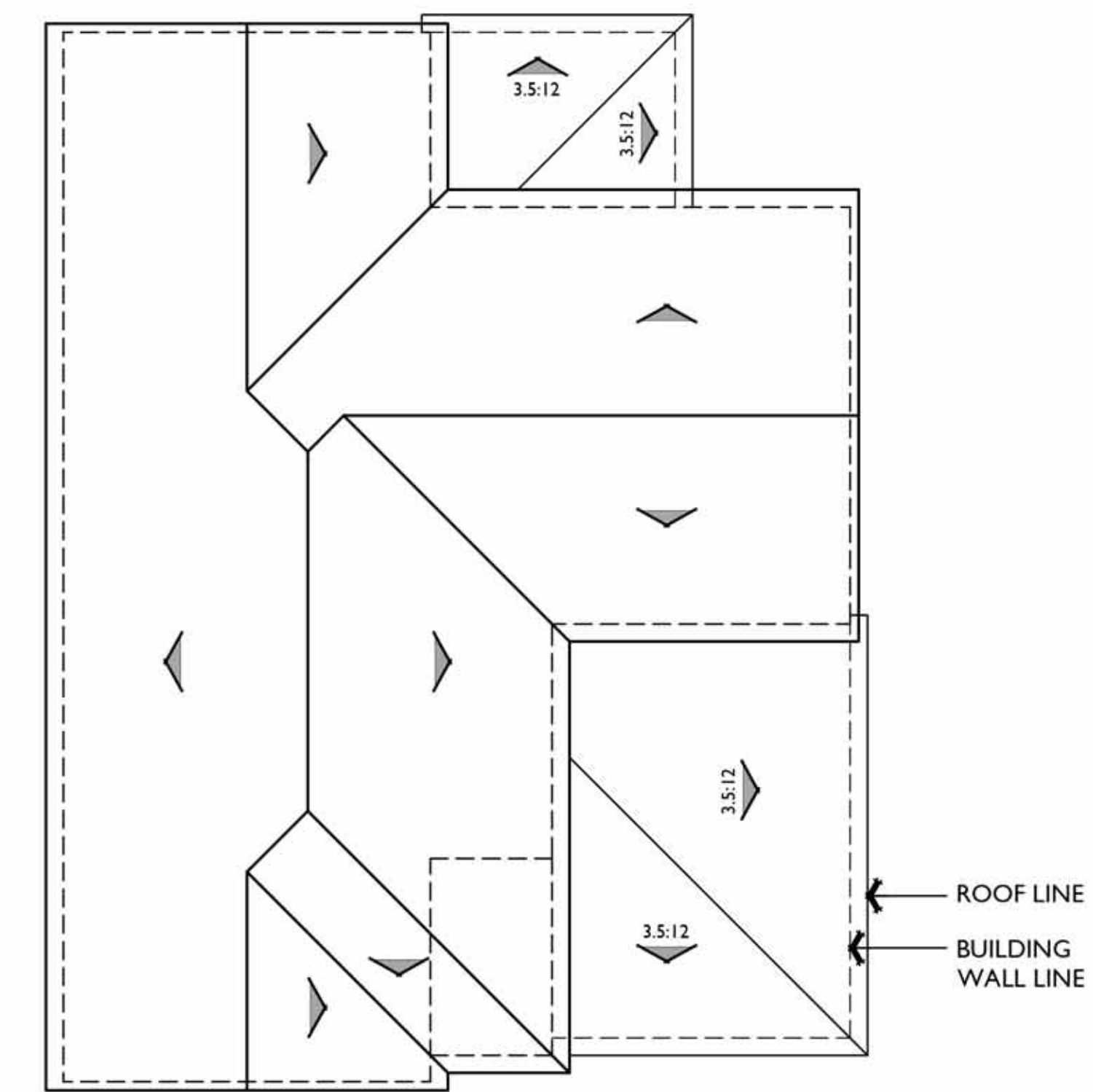
SPANISH - A
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

A

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



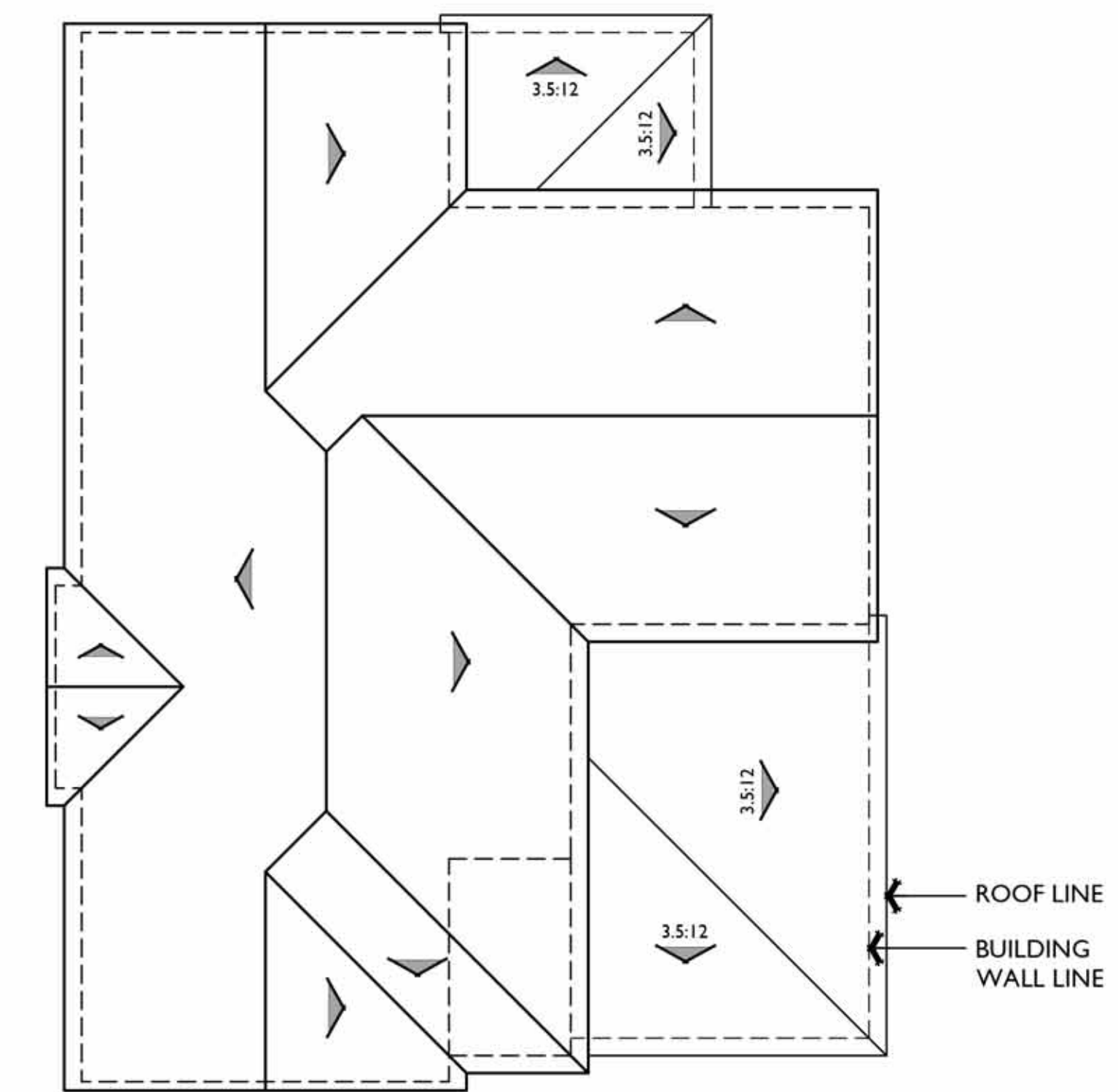
REAR

LOT 6, 24, 37
1/4"=1'-0"



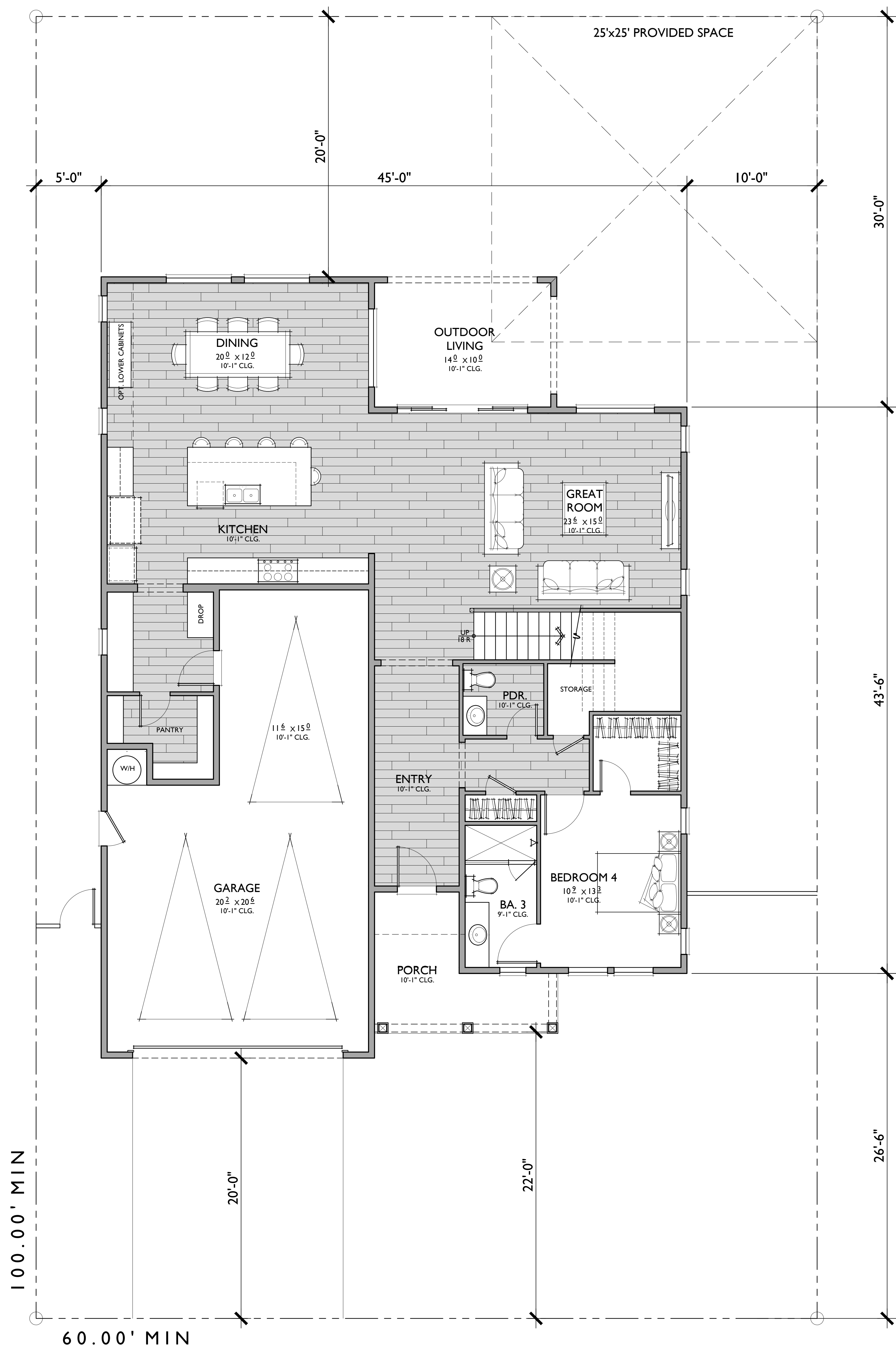
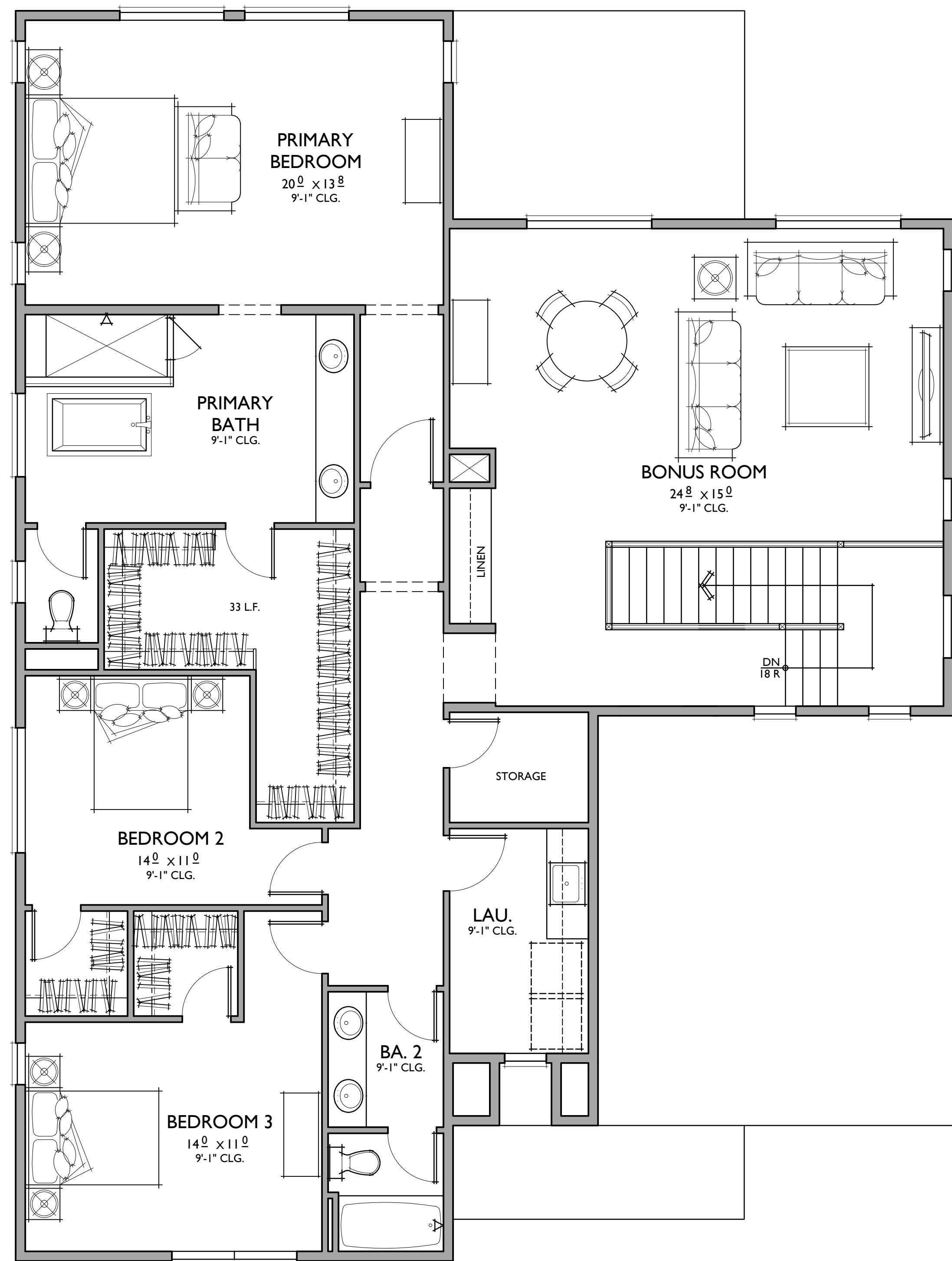
LEFT

LOT 37



ROOF PLAN A (ENHANCED)

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



PLAN 2
 4 BEDROOMS / 3.5 BATHS + BONUS ROOM
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	3,498 SQ. FT.
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



FRONT

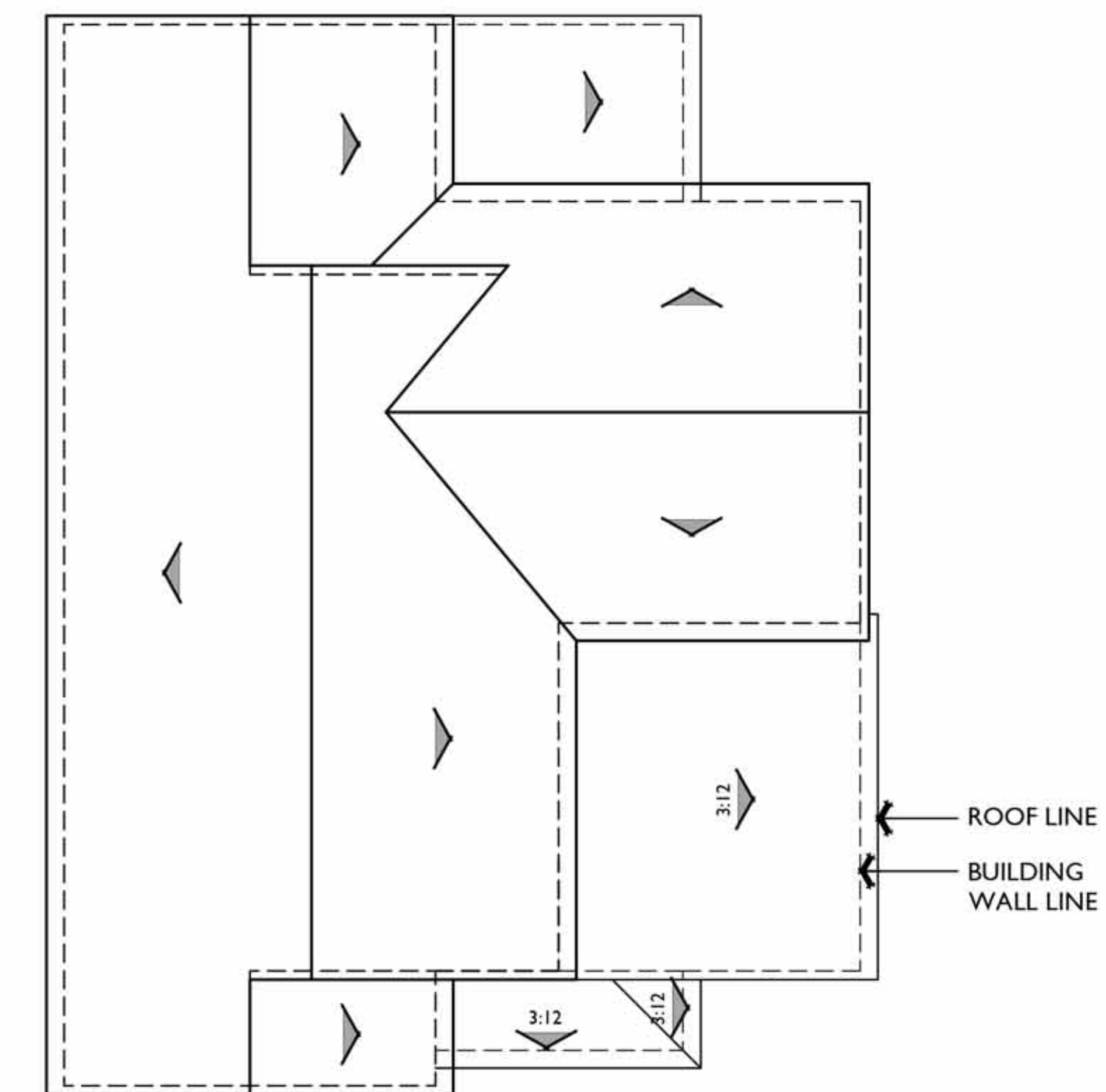
FARMHOUSE - B



LEFT



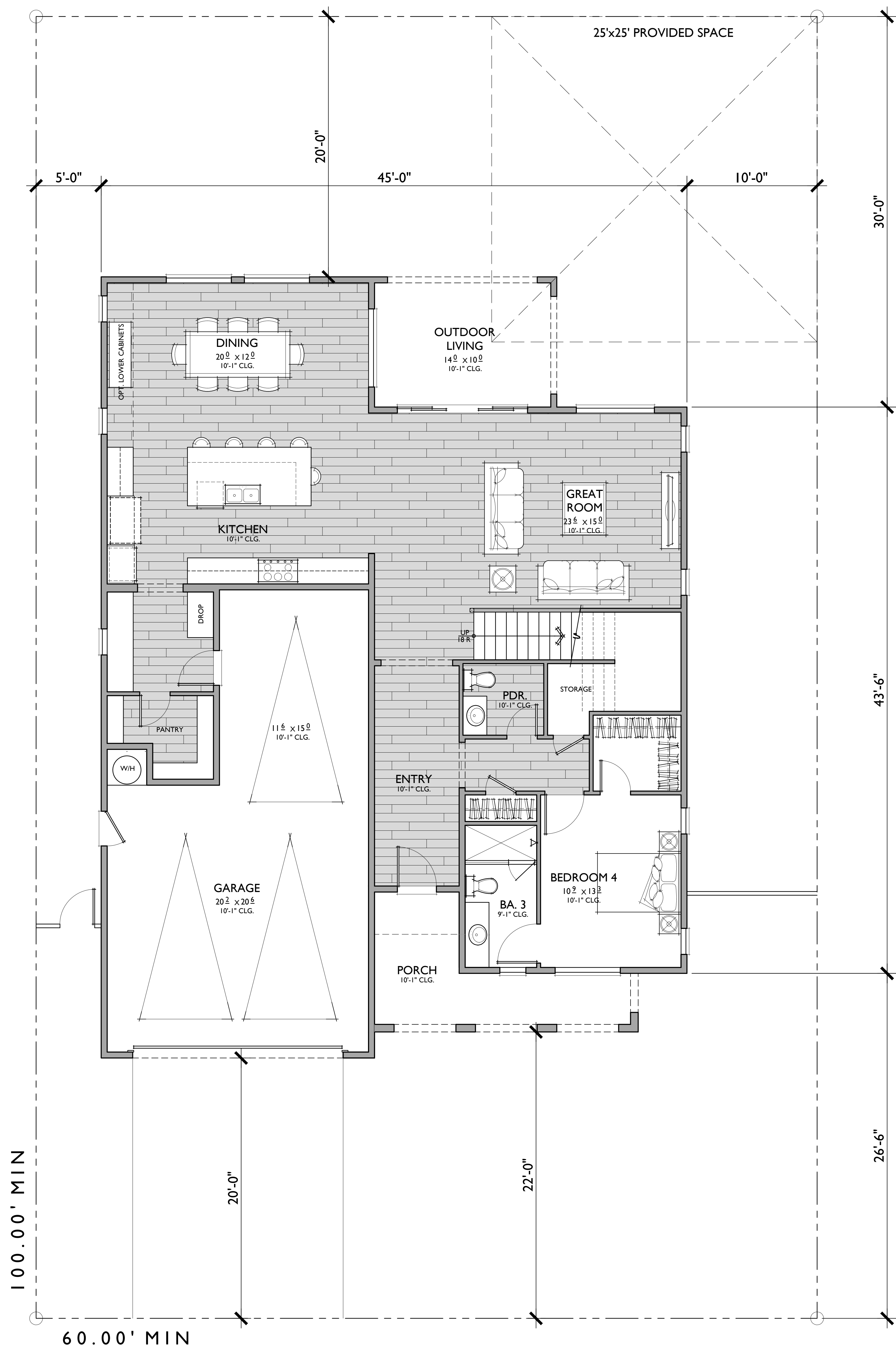
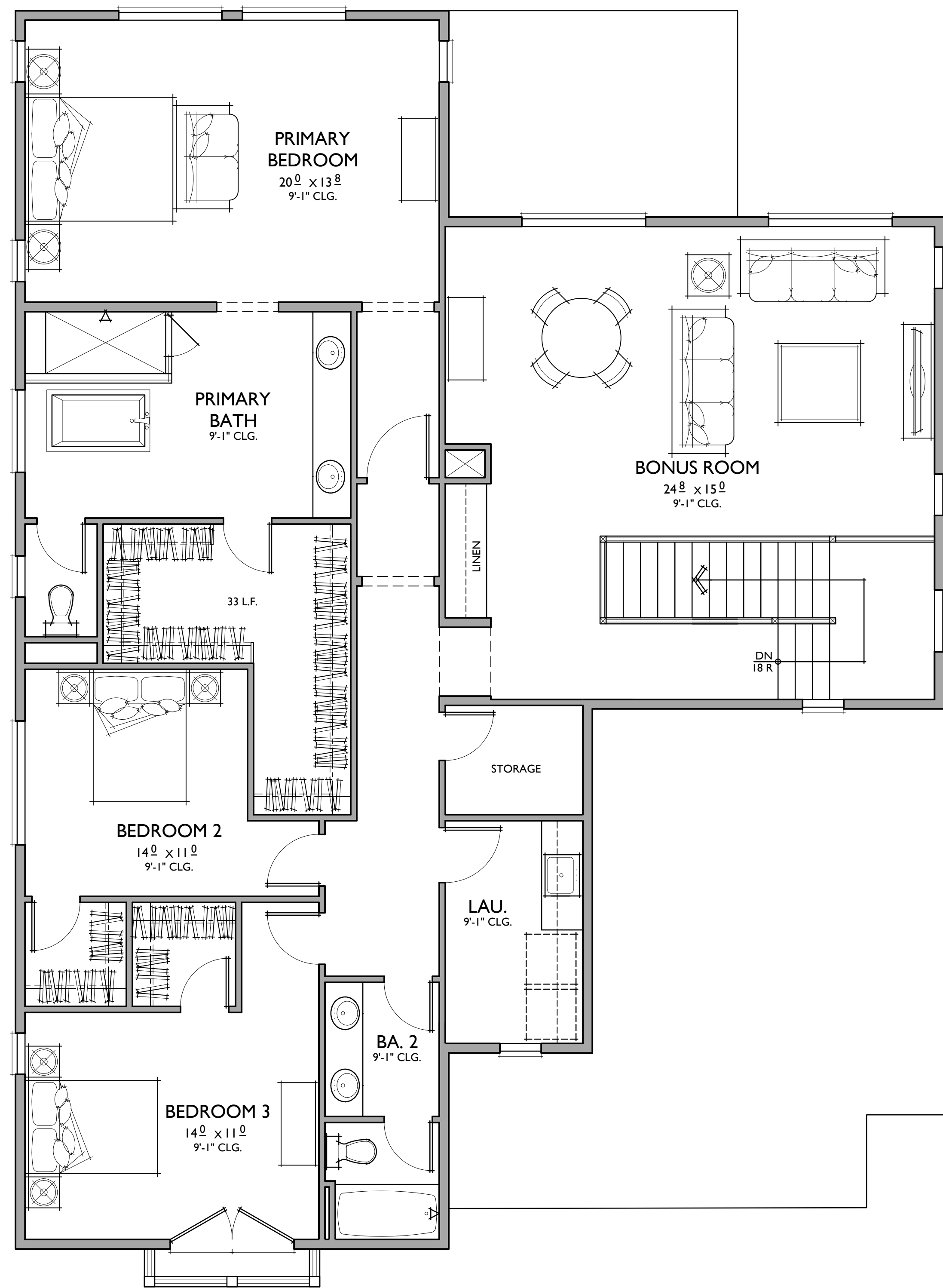
RIGHT



ROOF PLAN

B

PITCH: 6:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



PLAN 2
 4 BEDROOMS / 3.5 BATHS + BONUS ROOM
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	3,498 SQ. FT.
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



FRONT

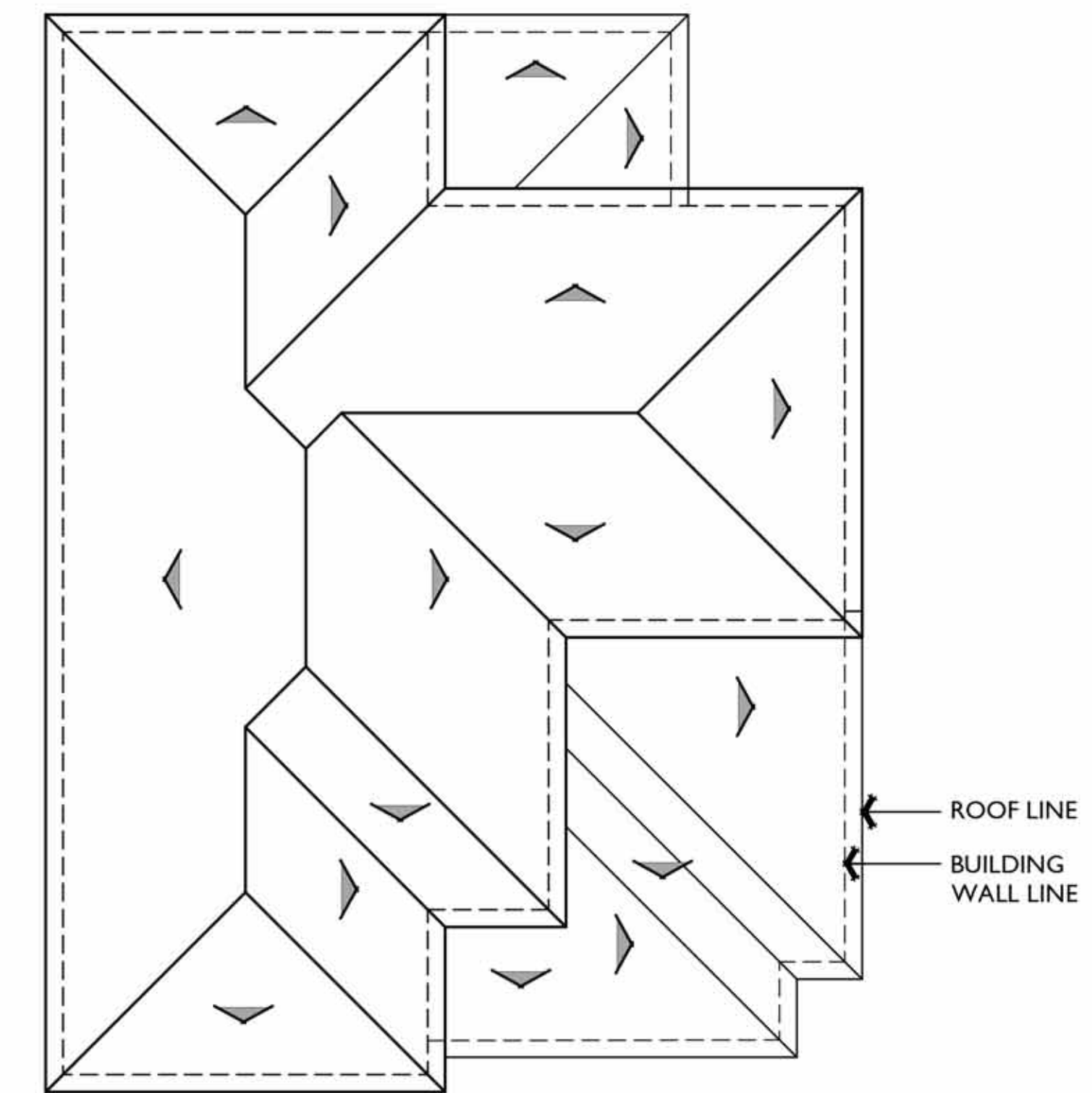
ITALIAN - C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

C
1/8"=1'-0"



REAR

LOT 3, 8
1/4"=1'-0"



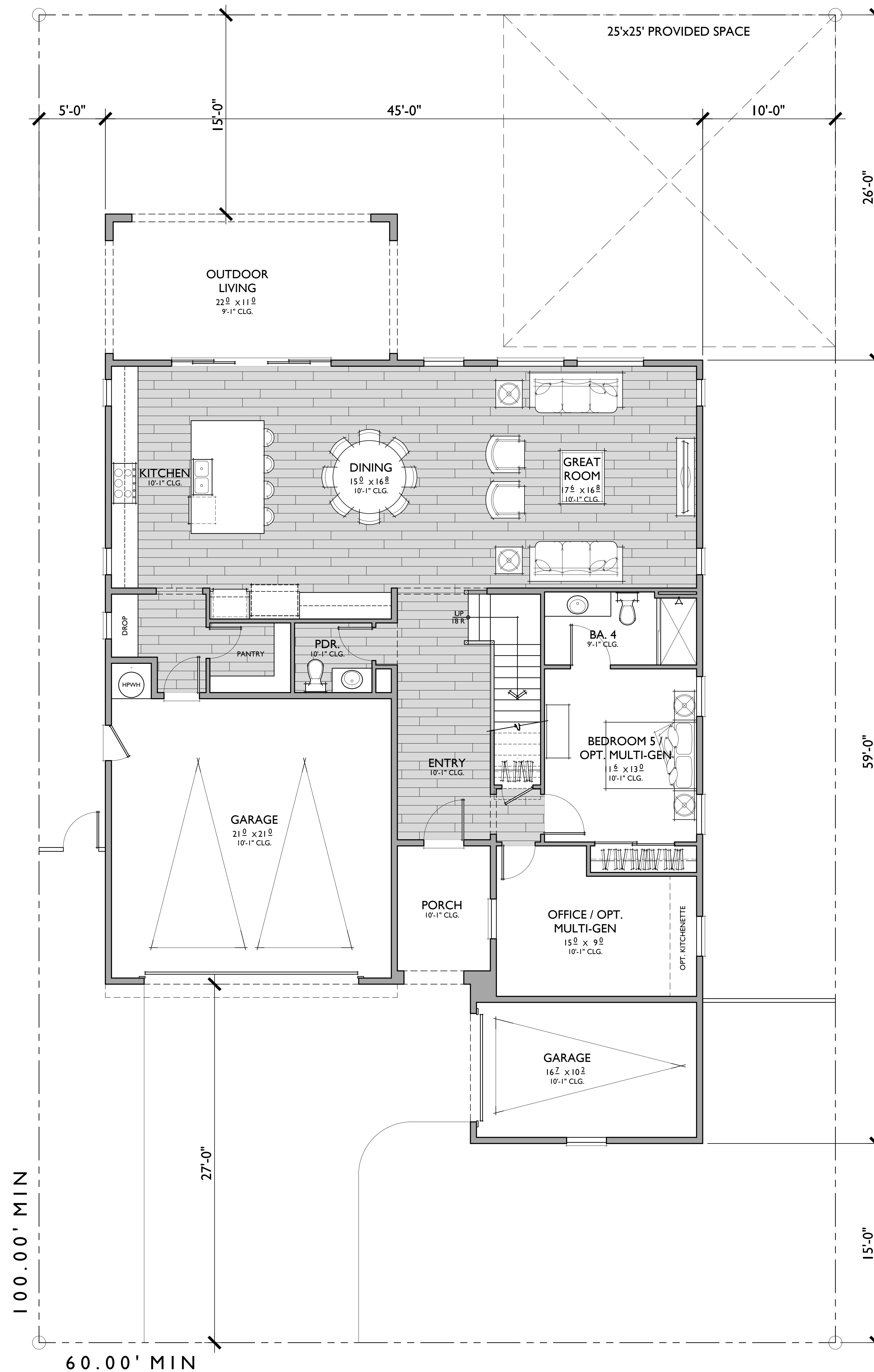
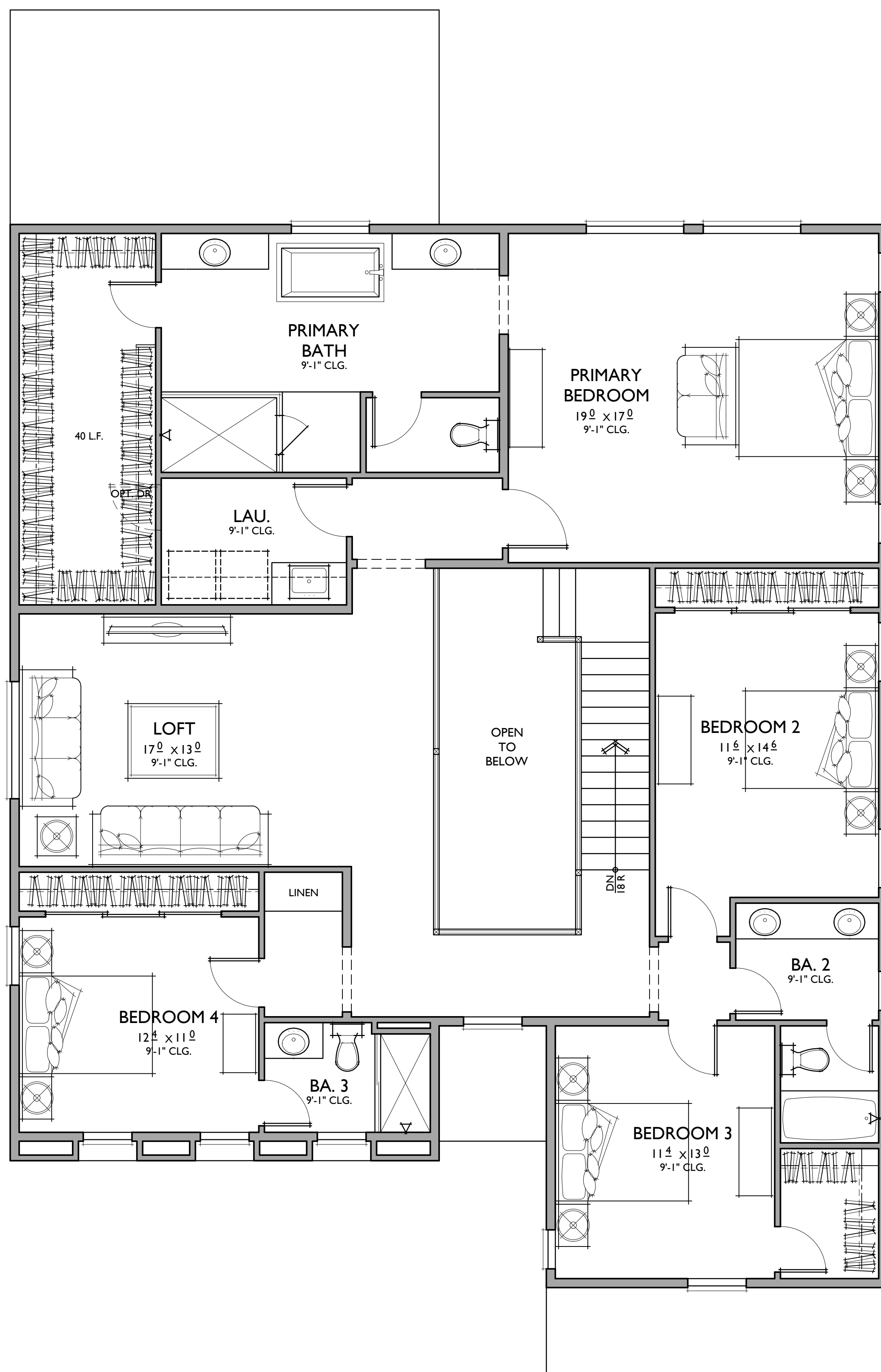
SPANISH



FARMHOUSE



ITALIAN



PLAN 3
 5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
 3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	3,612 SQ. FT.
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

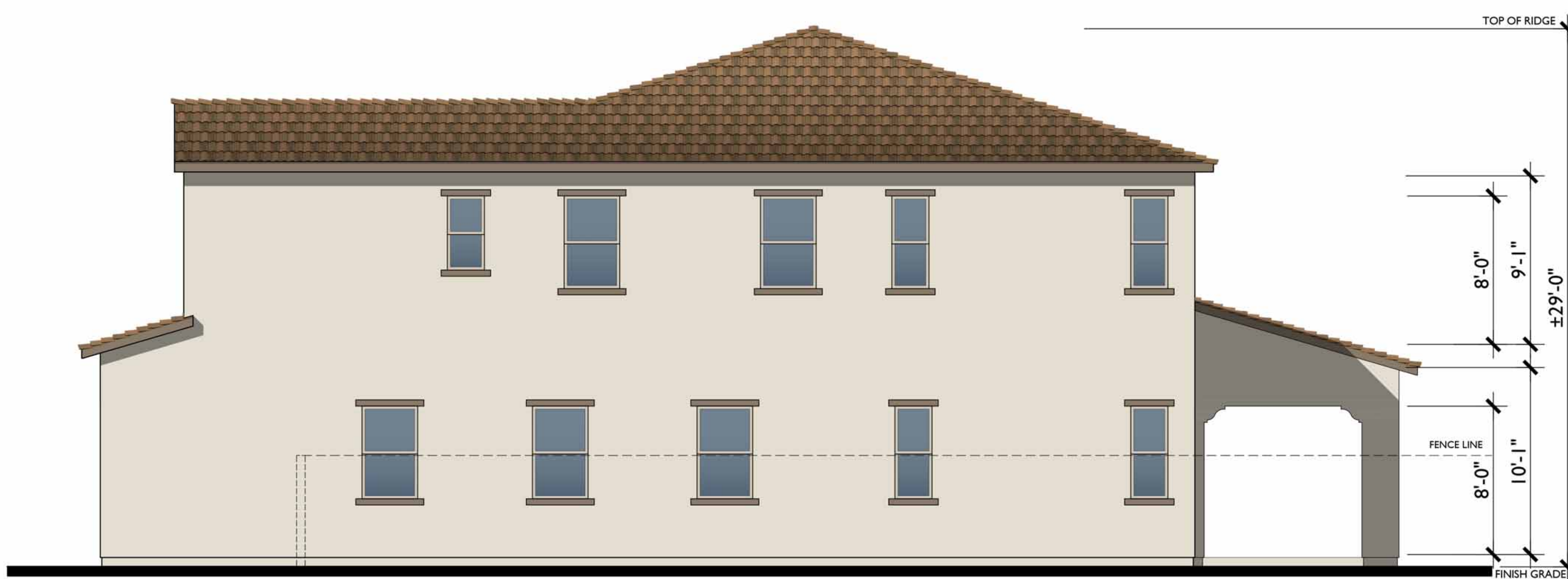


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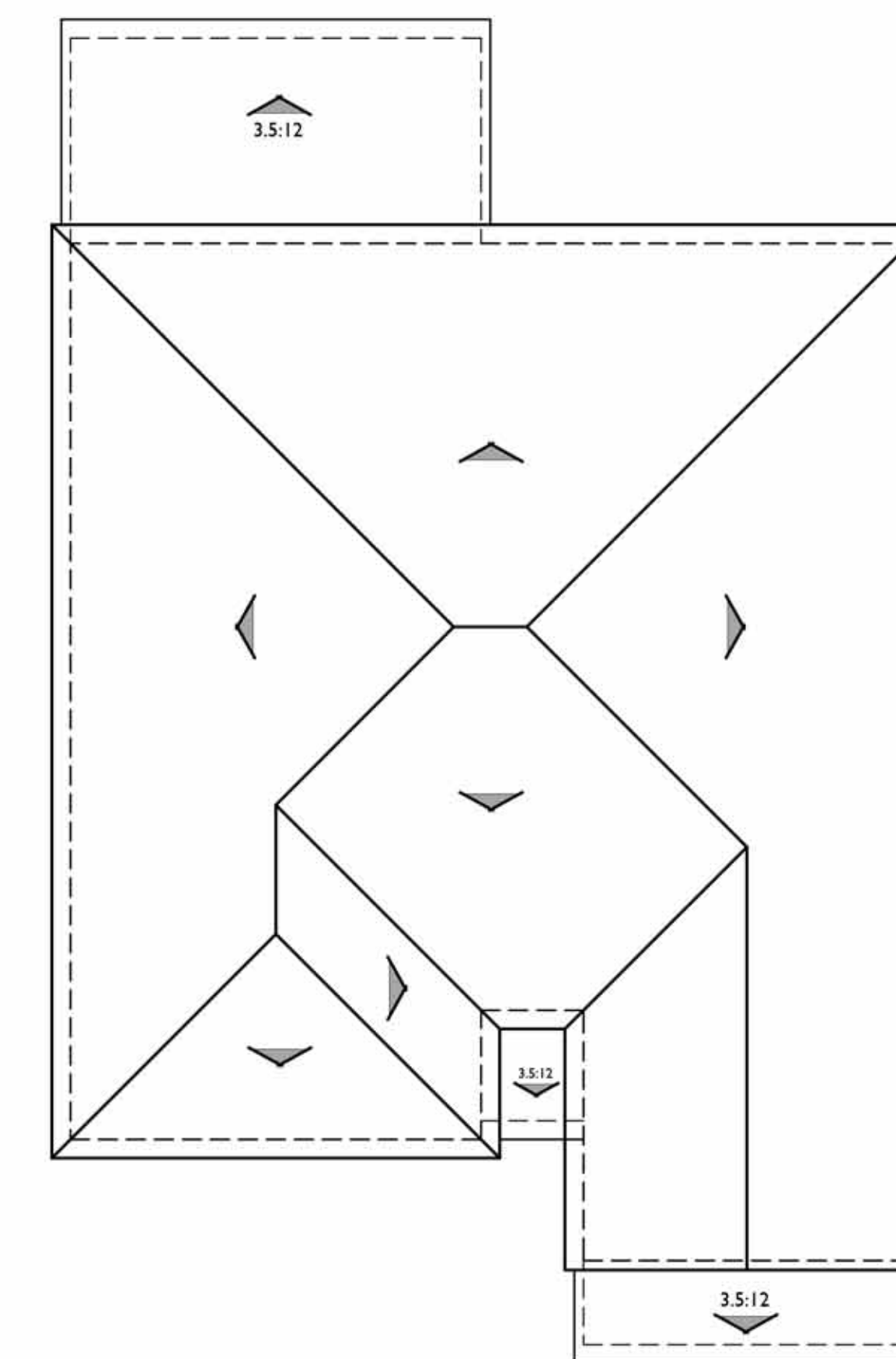
SPANISH - A
1/4"=1'-0"



LEFT



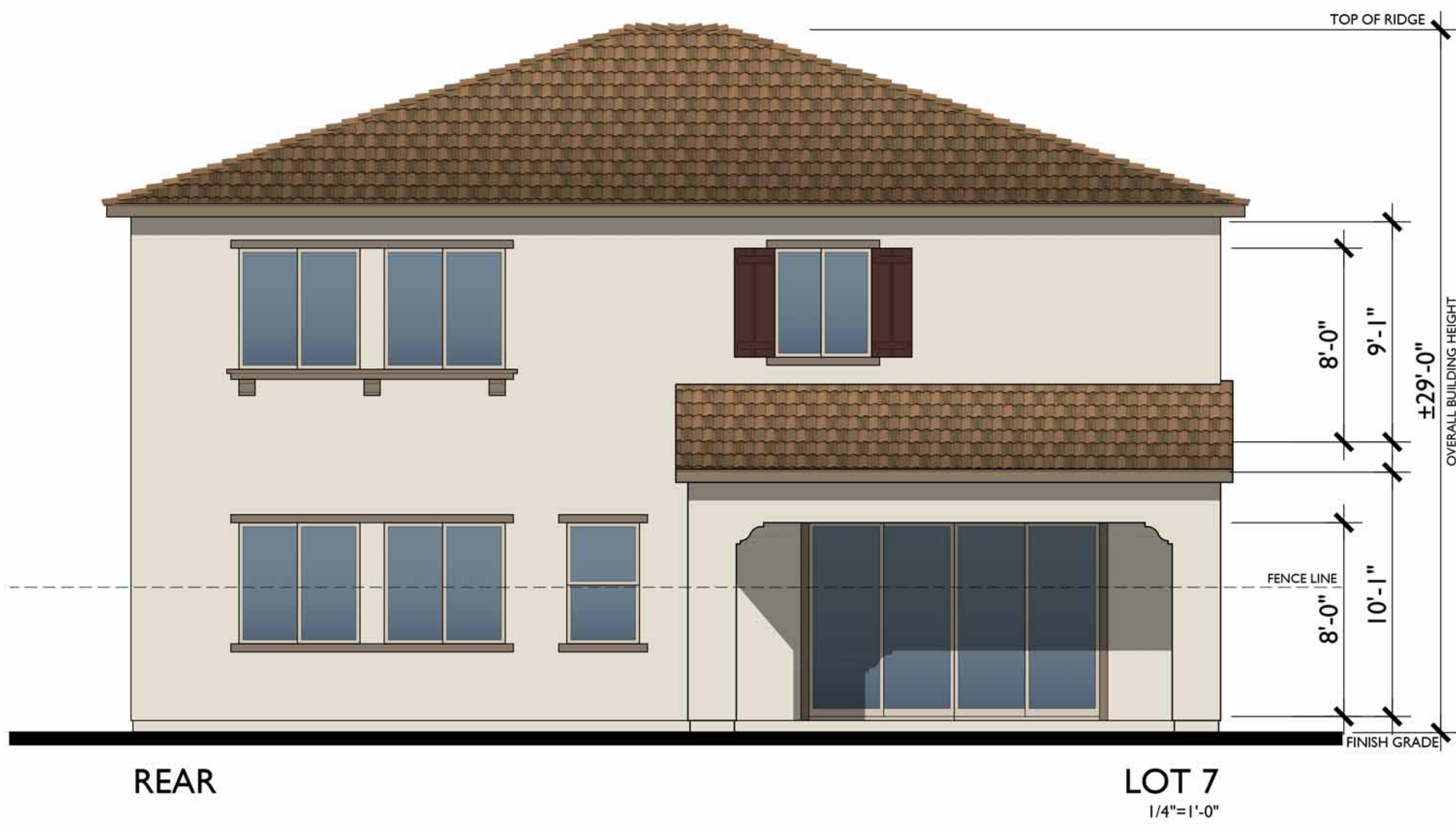
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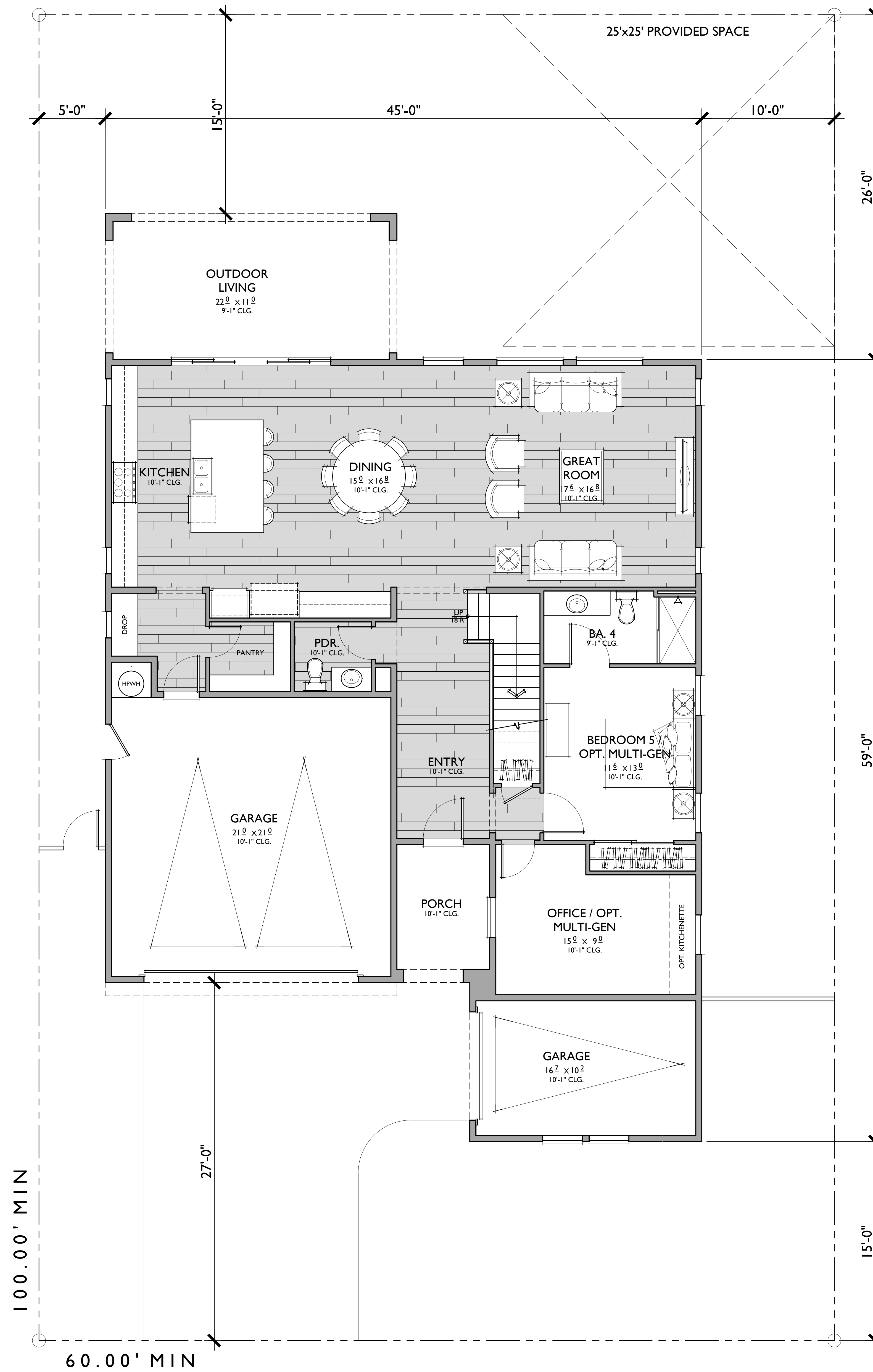
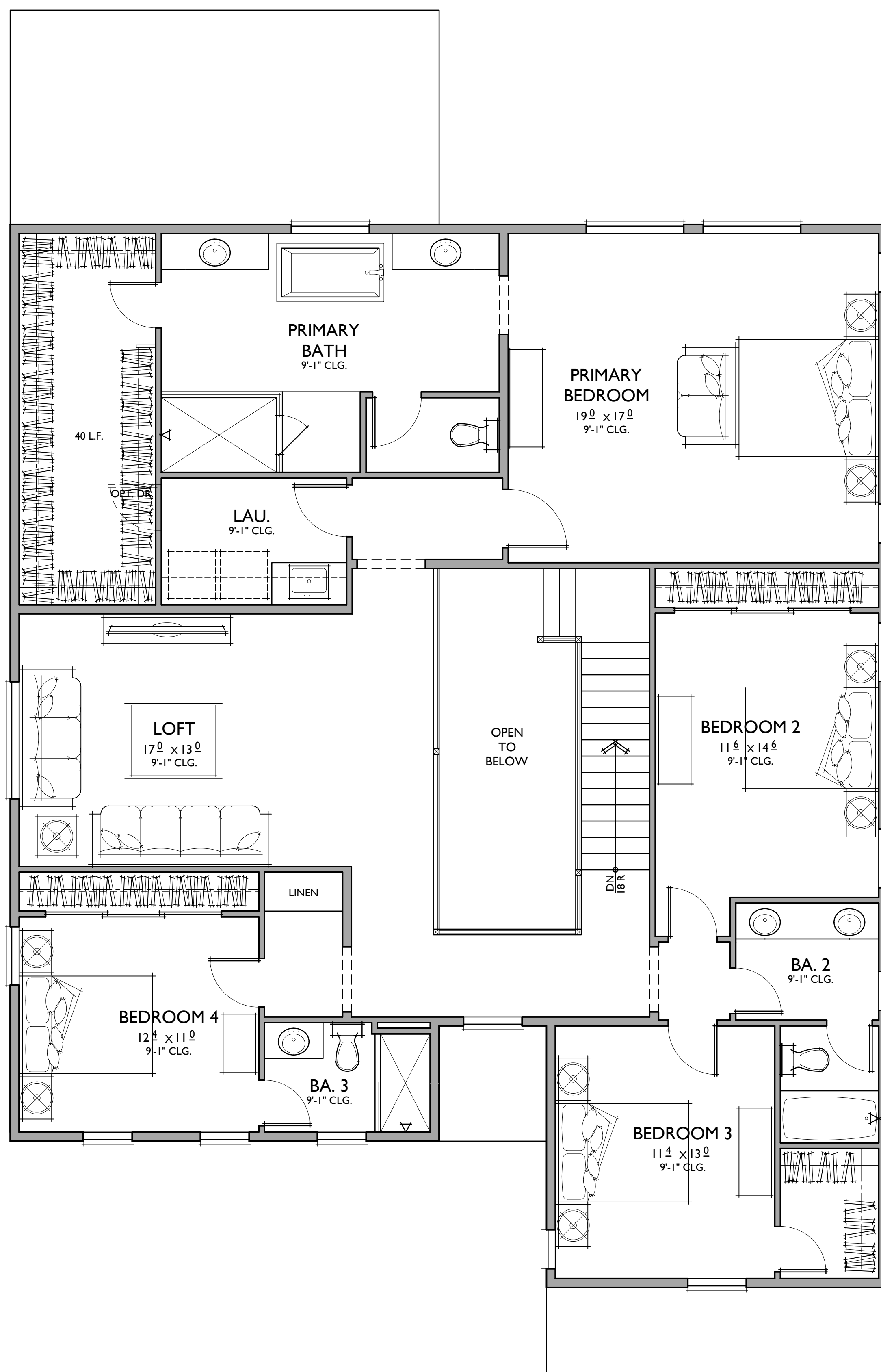


ROOF PLAN

A

PITCH: 4:12
RAKE: 6°
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE





PLAN 3
 5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
 3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	3,612 SQ. FT.
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

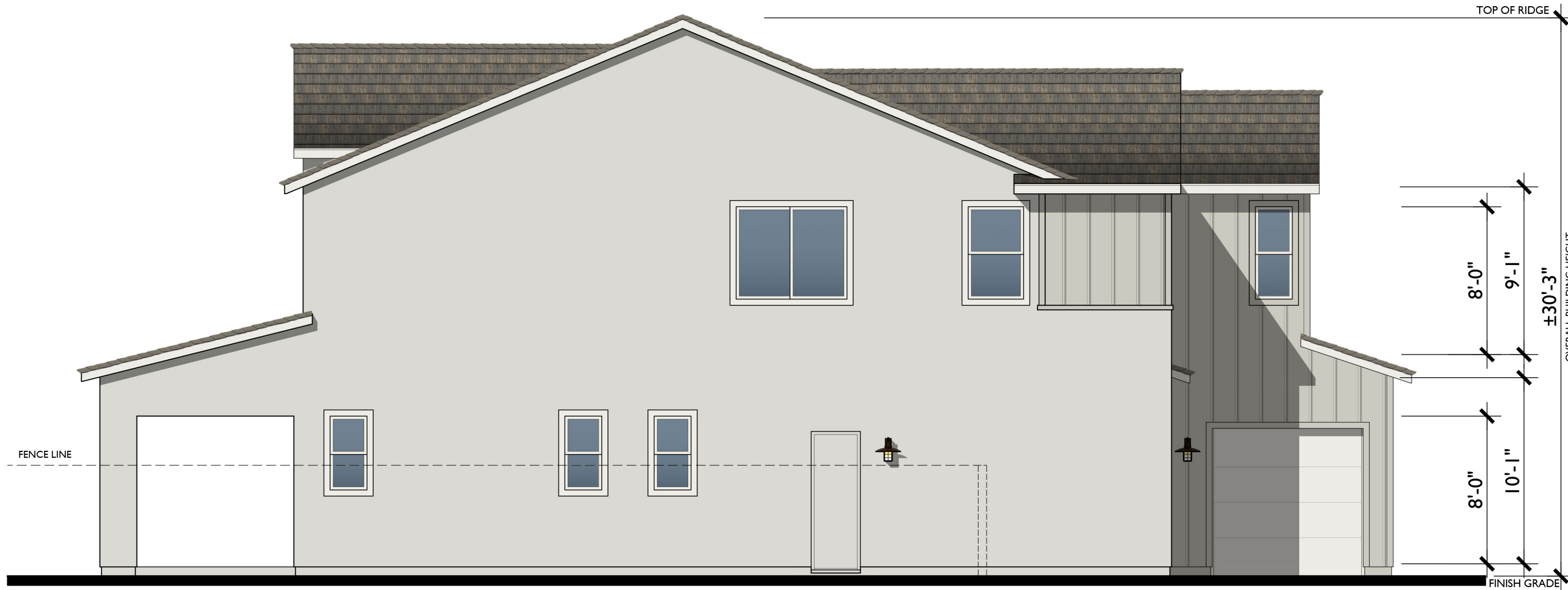


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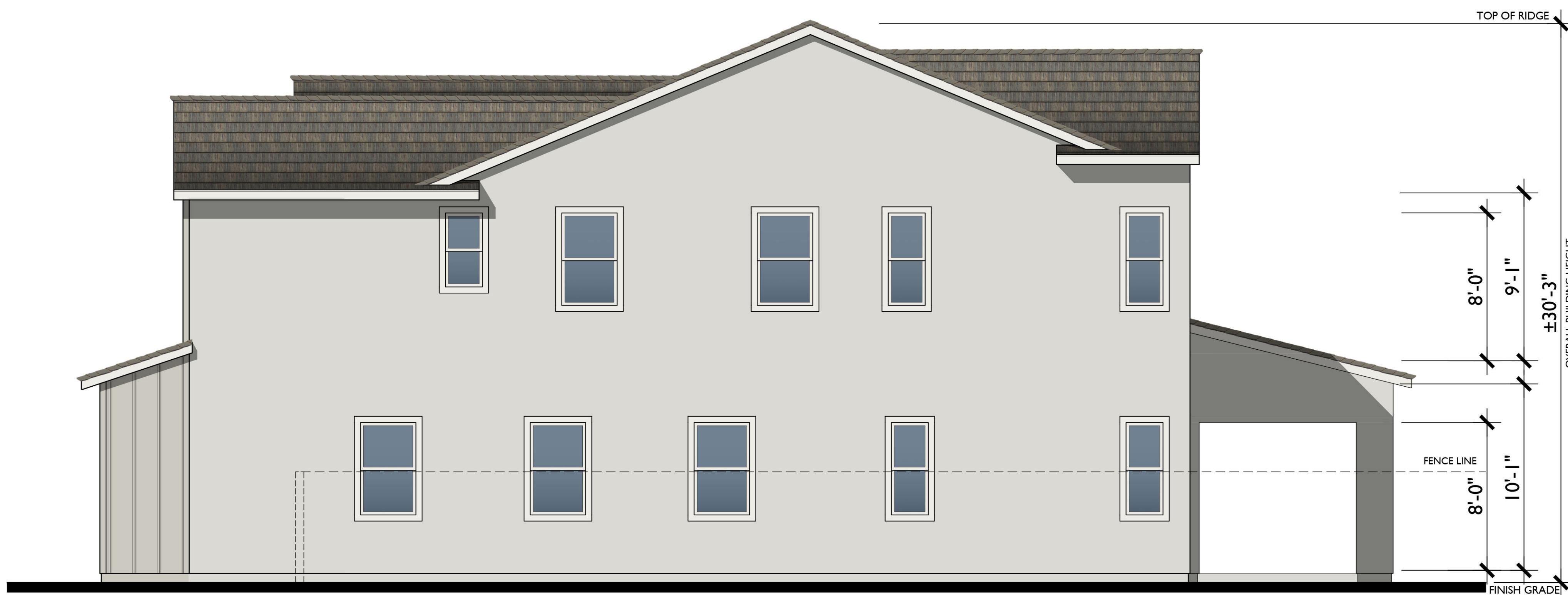


FRONT

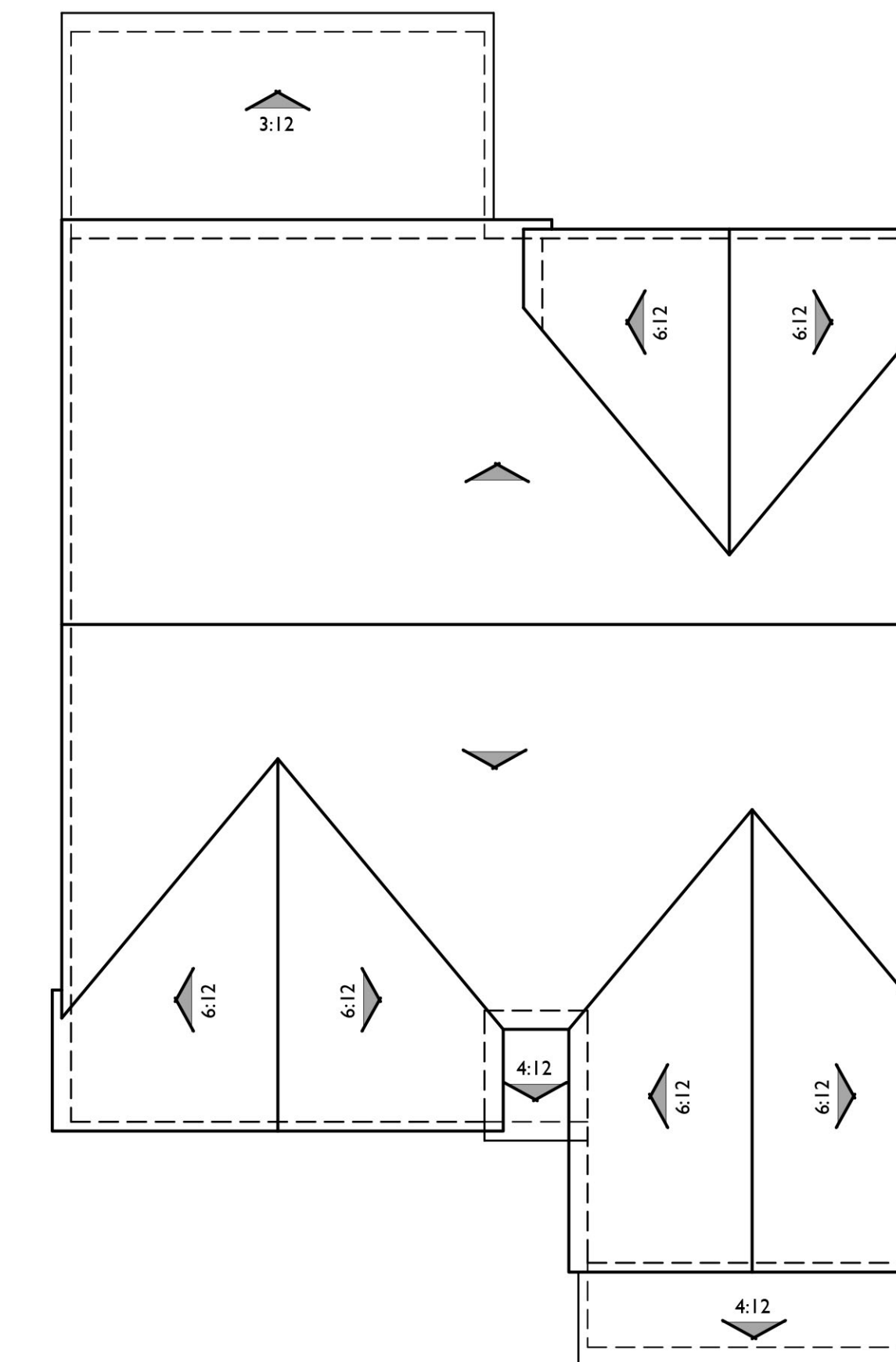
FARMHOUSE - B
1/4"=1'-0"



LEFT



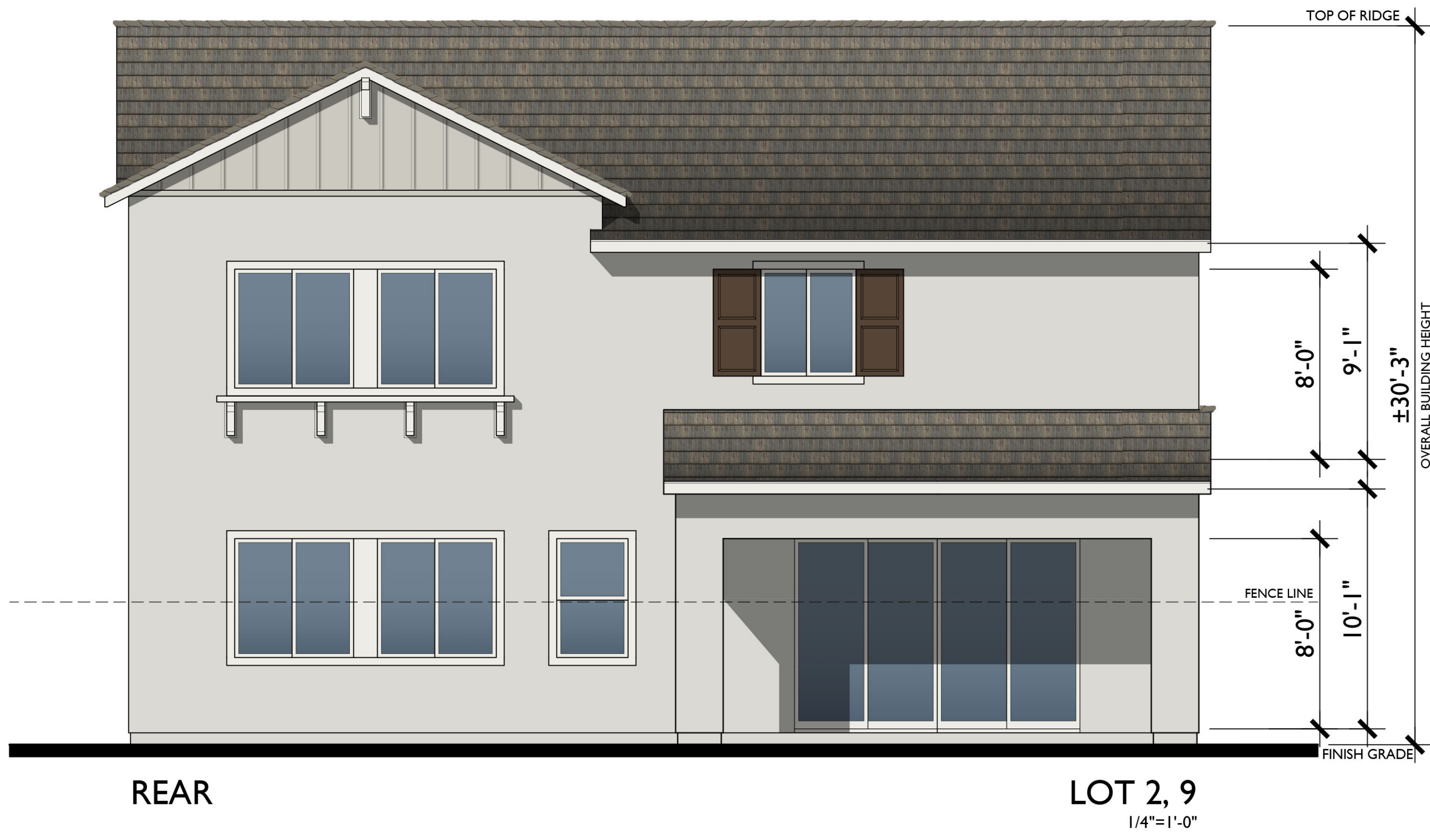
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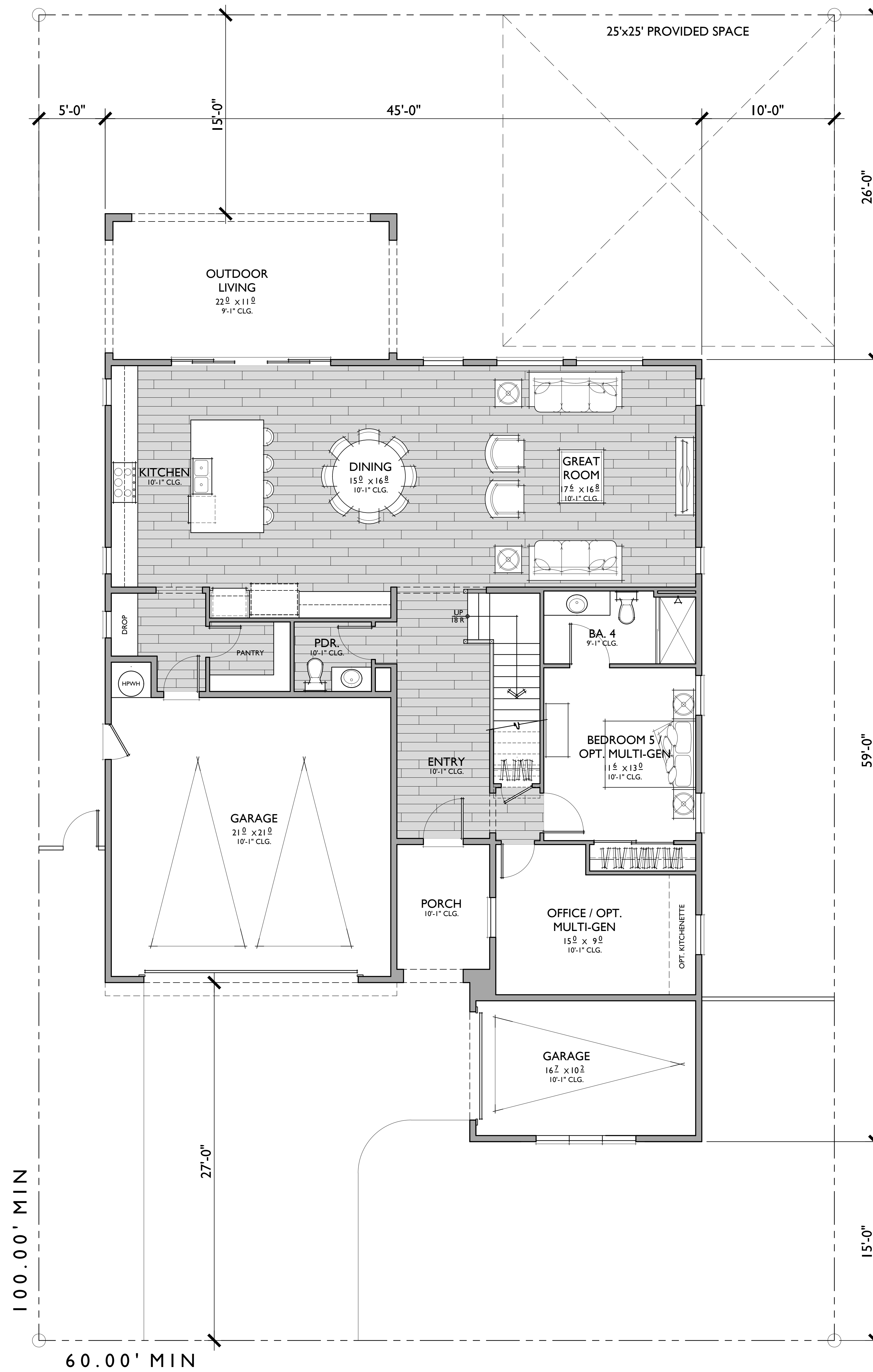
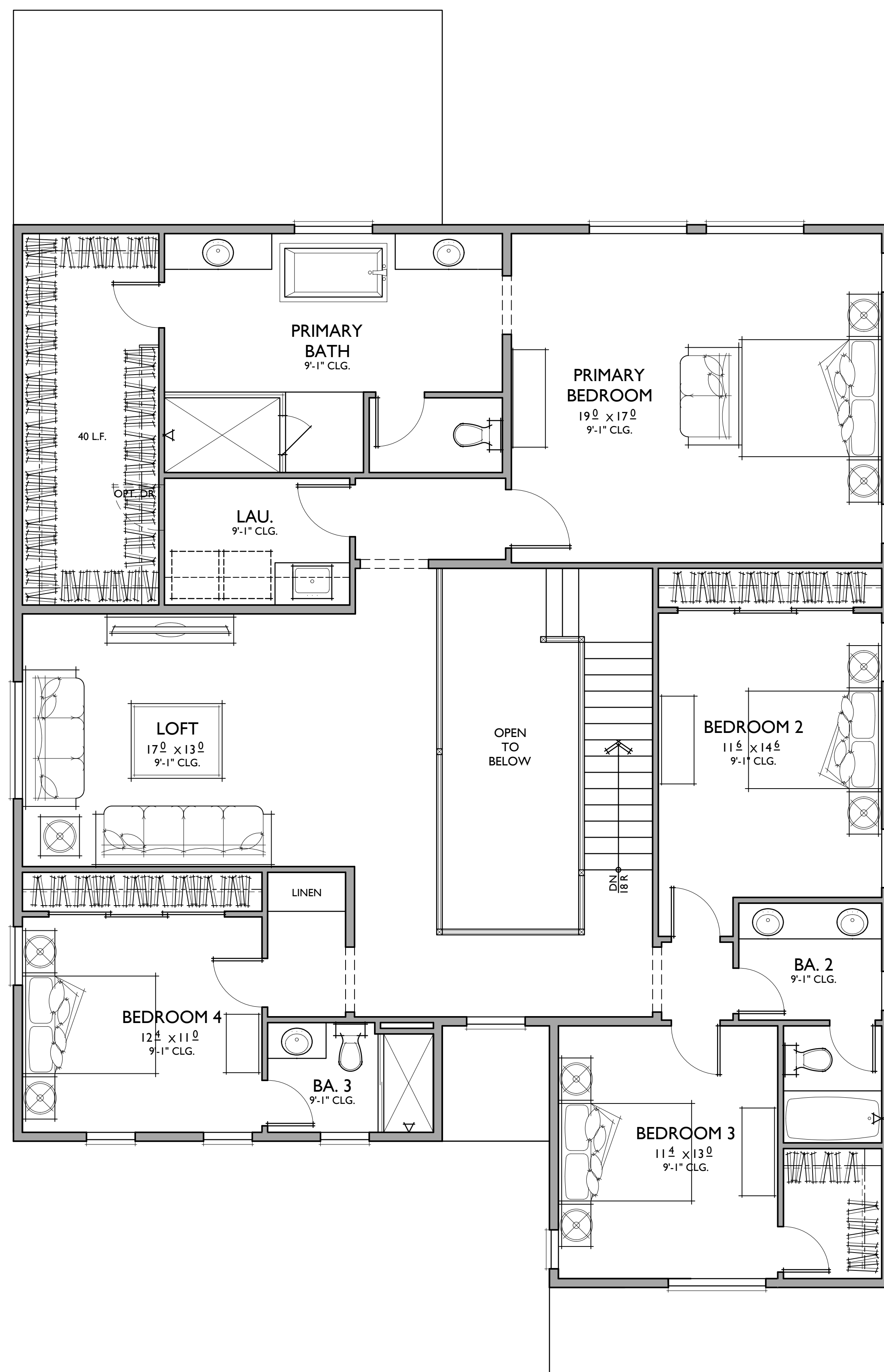


ROOF PLAN

B

PITCH: 5:12
RAKE: 6°
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE





PLAN 3
 5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
 3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	3,612 SQ. FT.
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

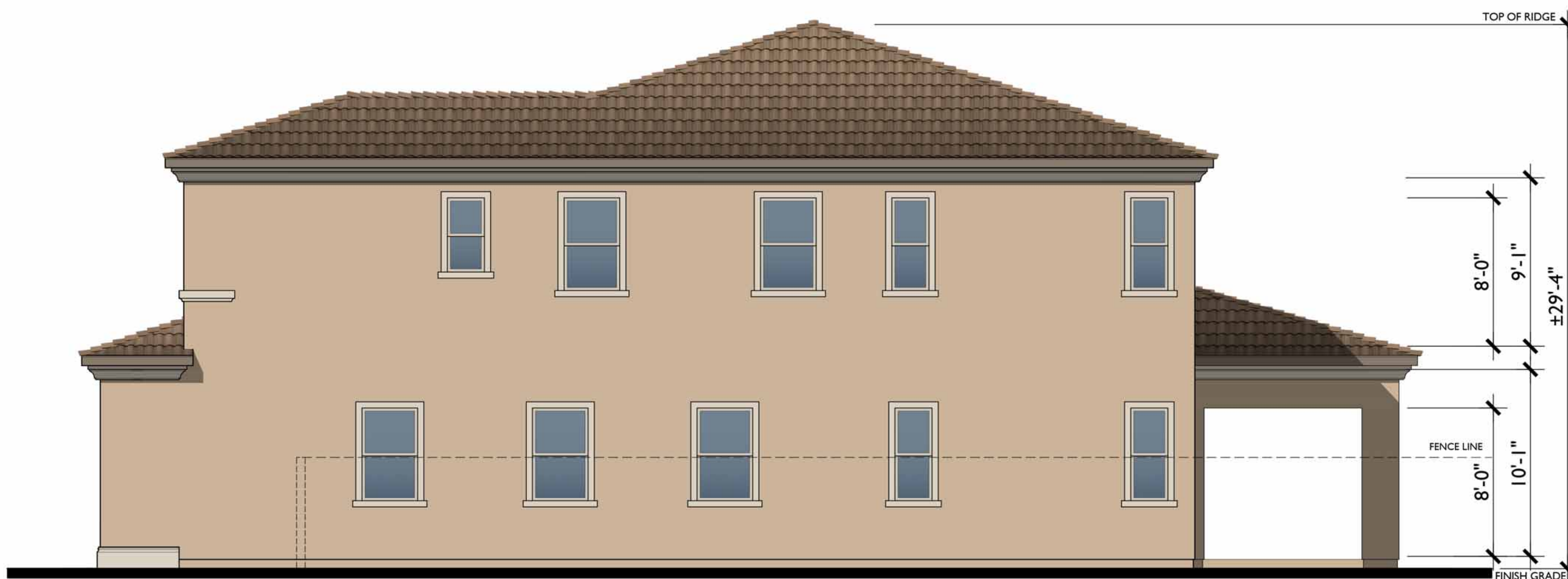


FRONT

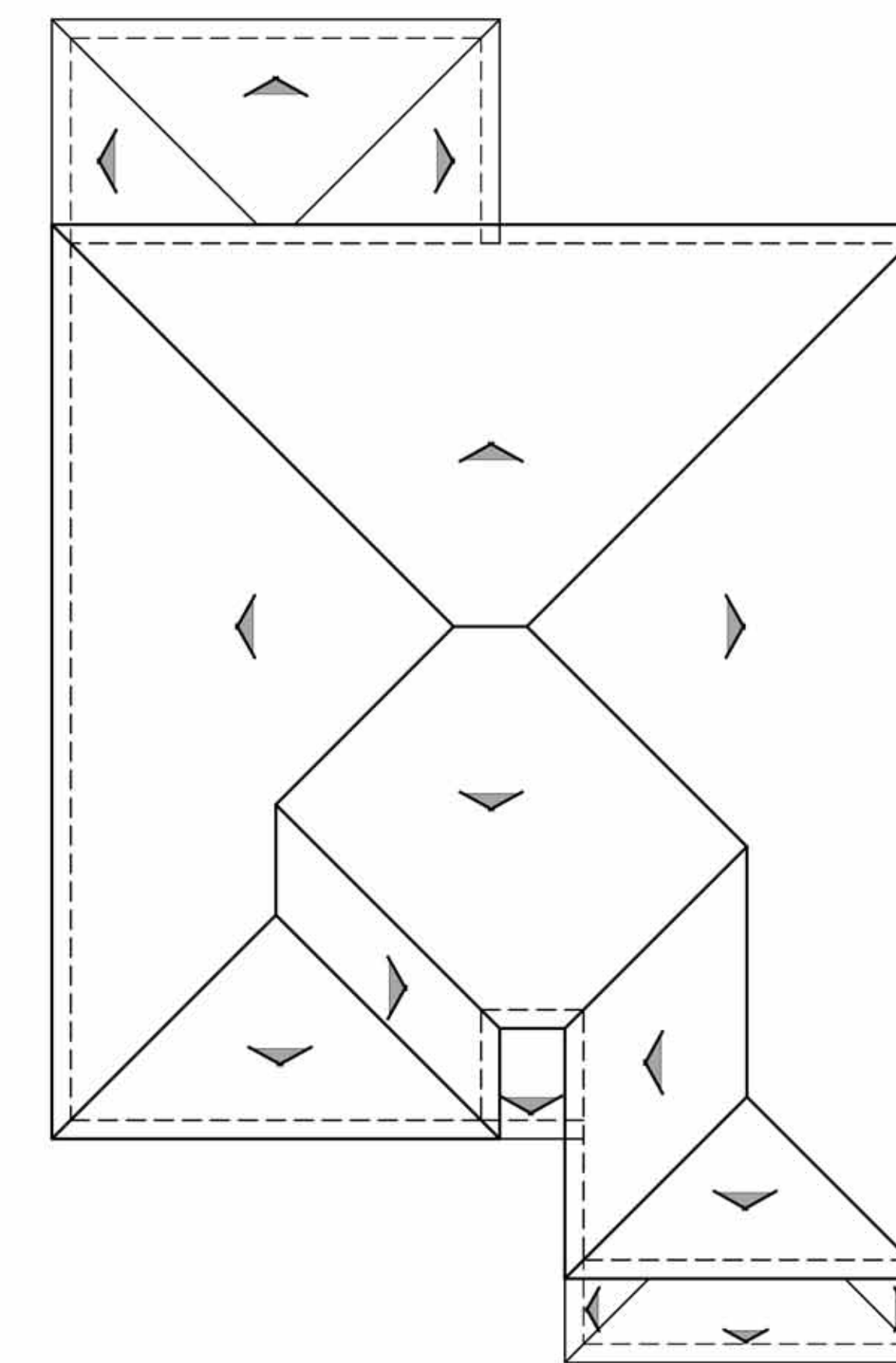
ITALIAN - C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



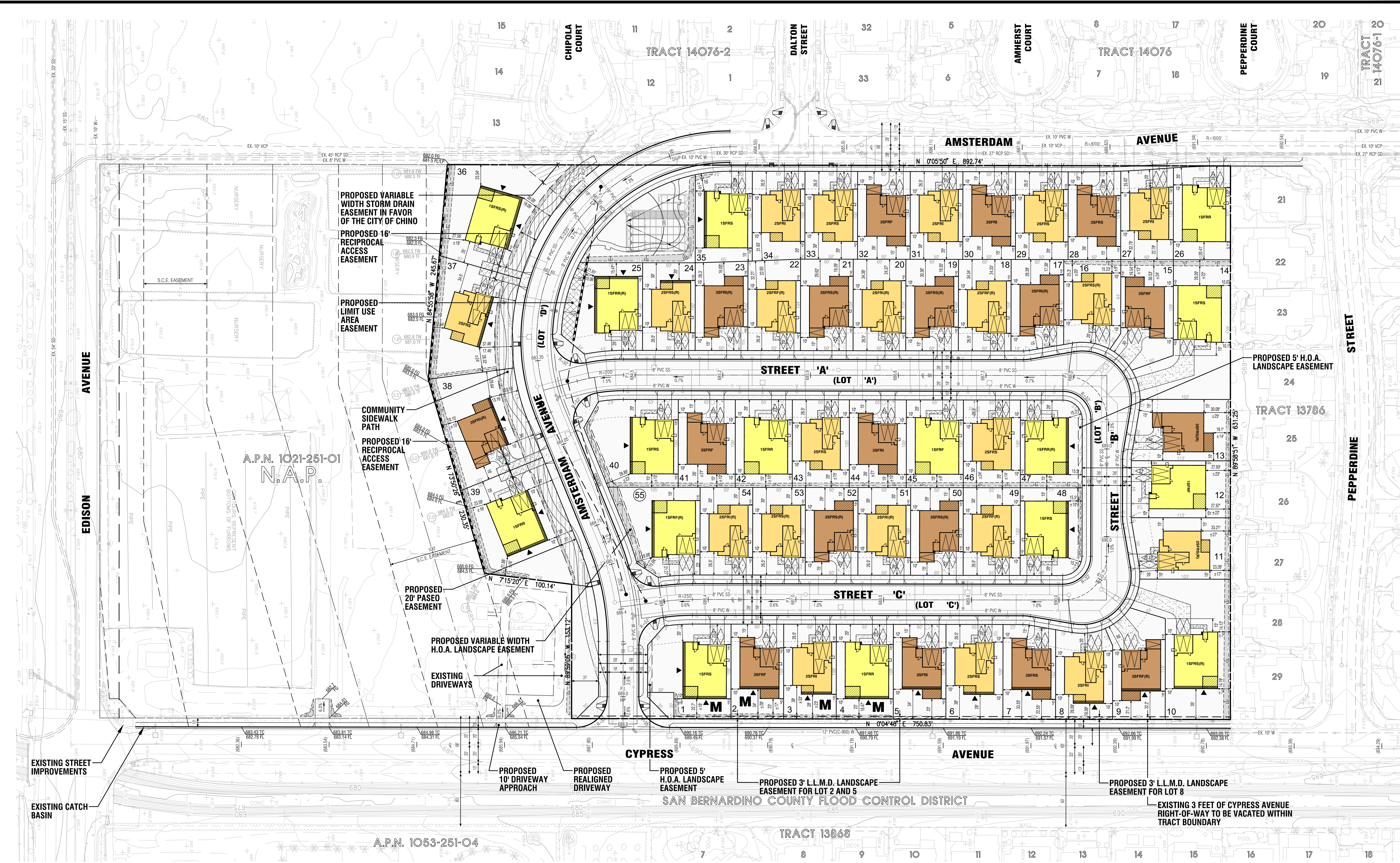
REAR

LOT 5, 38
1/4"=1'-0"



LEFT

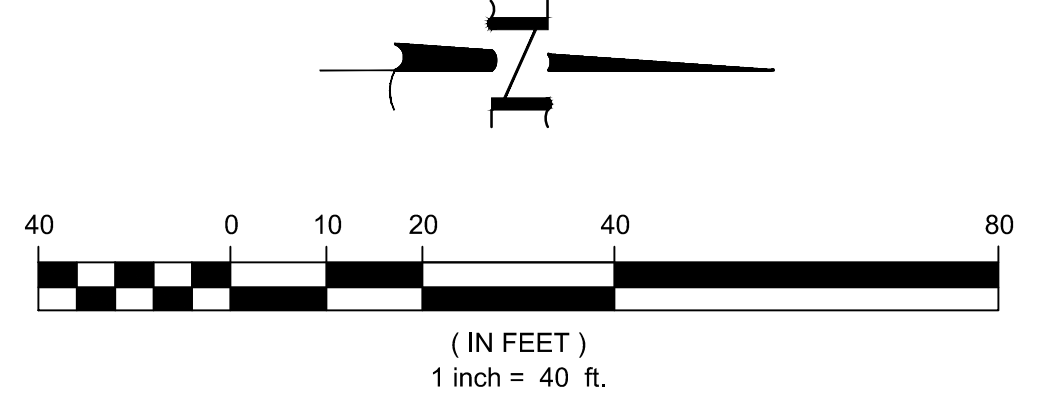
LOT 38
1/4"=1'-0"



DATE	NO.	REVISIONS

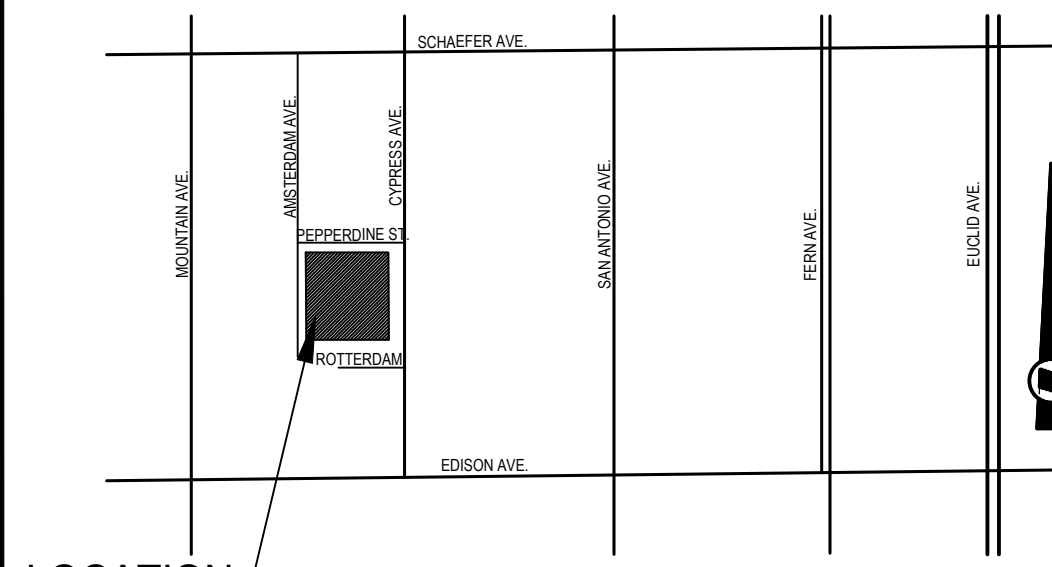
APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET
 PLANNERS ENGINEERS SURVEYORS



VESTING TENTATIVE TRACT MAP NO. 20845
 EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
TECHNICAL SITE PLAN
 CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 SHEET 2 OF 2

TECHNICAL SITE PLAN - VTTM 20845



LOCATION MAP
Not to Scale

IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
74 EA 24" Box		PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
		PROSOPIS ALBA THORNLESS / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
18 EA 36" Box		QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW

PLANT SCHEDULE

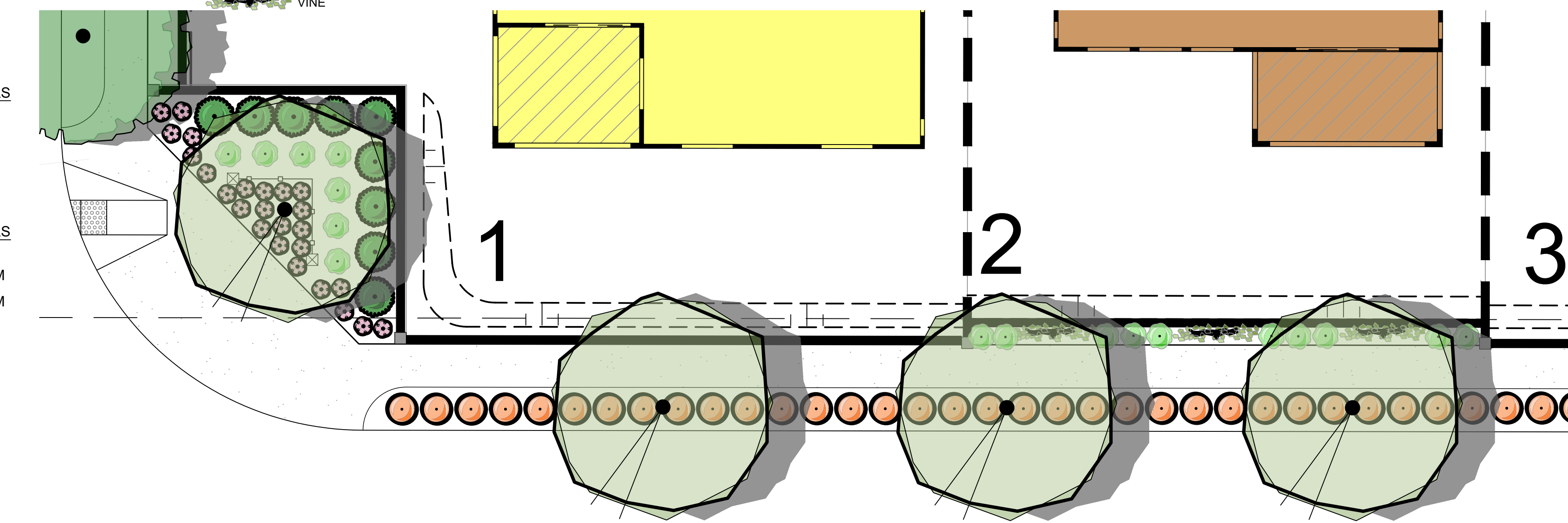
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
		ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE GRAPE MYRTLE	15 GAL.	LOW
SHRUBS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
		YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
		ALOE VERA / ALOE VERA	1 GALLON	LOW
		DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
		DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
		HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
		FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
		WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
		SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
		CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
		SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
		ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
		OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
		SALVIA CLEVELANDII / CLEVELAND SAGE	5 GALLON	LOW
		LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
		SENNA ARTEMISIOIDES / FEATHERY CASSIA	5 GALLON	LOW
		LAVANDULA 'STOECHAS' OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
		BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
		MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW
VINES		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
		JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLON	MEDIUM

LANDSCAPE AREAS

SYMBOL	MAINTENANCE
	LMD MAINTAINED
	HOME OWNER MAINTAINED
	HOA MAINTAINED

PLANT LIST

- BACKGROUND HEDGE PLANT
- MIDGROUND FLOWERING PLANT
- GROUNDCOVER
- PARKWAY MASS PLANTING
- VINE



MONUMENT AND CYPRESS AVENUE ENLARGEMENT



RHA
LANDSCAPE ARCHITECTS PLANNERS, INC.
6840 INDIANA AVE
SUITE 100
RIVERSIDE, CALIFORNIA 92506
LIC. #2799
PH. (951) 781-1930

CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

LICENCED LANDSCAPE ARCHITECT
RICHARD GROVE #10-2588
Signature: [Signature]
11/29/21
Renewal Date: 11-28-26
Date: [Date]
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-1
1 OF 3 SHEETS

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

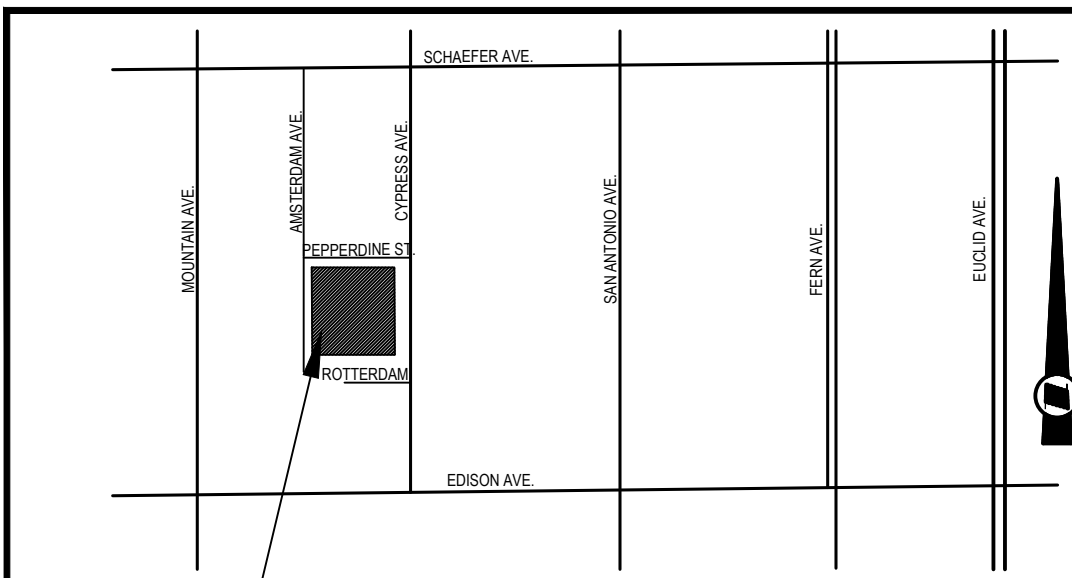
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REVISIONS	DATE	BY

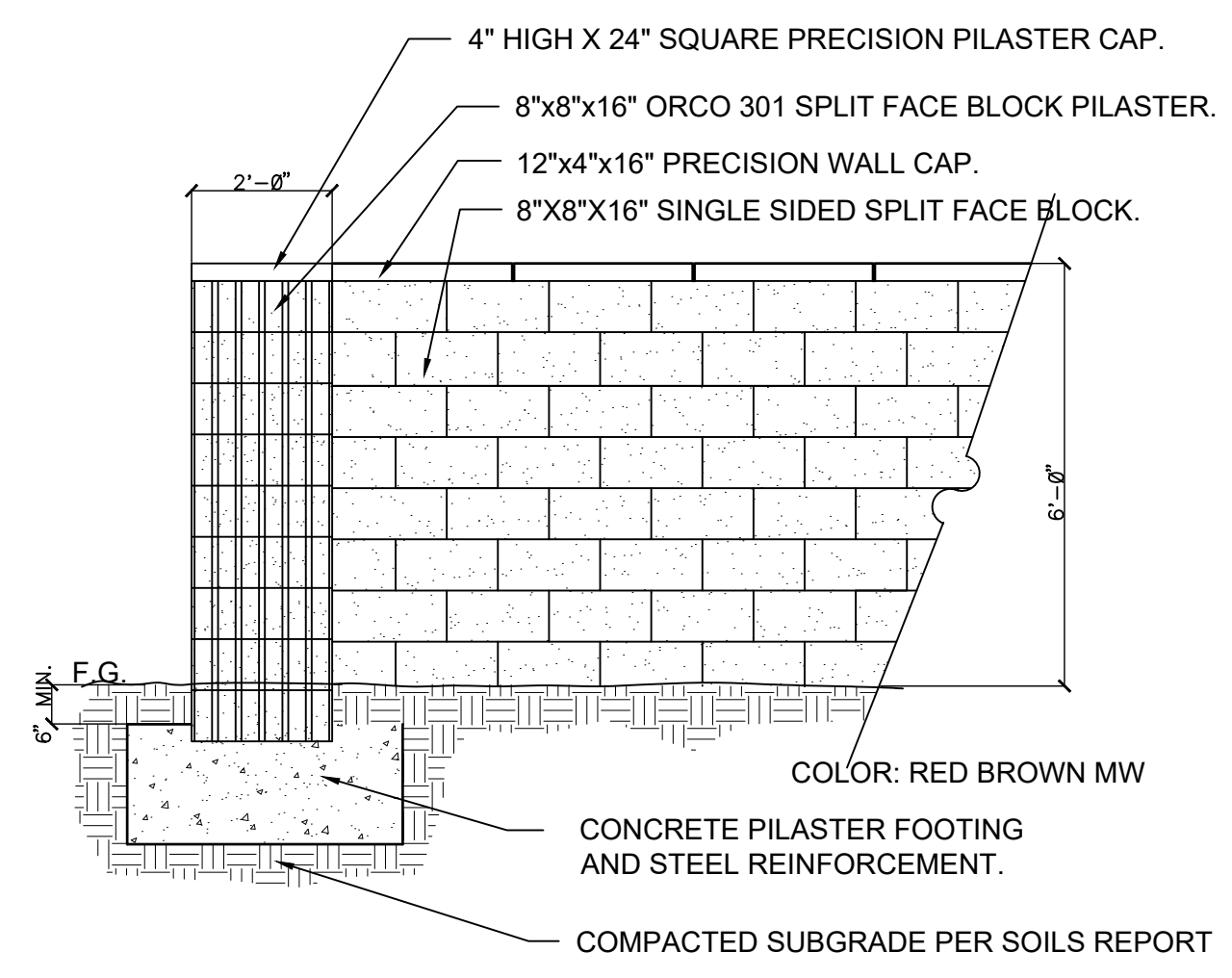


SHEET TITLE
WALL/FENCE CONCEPT

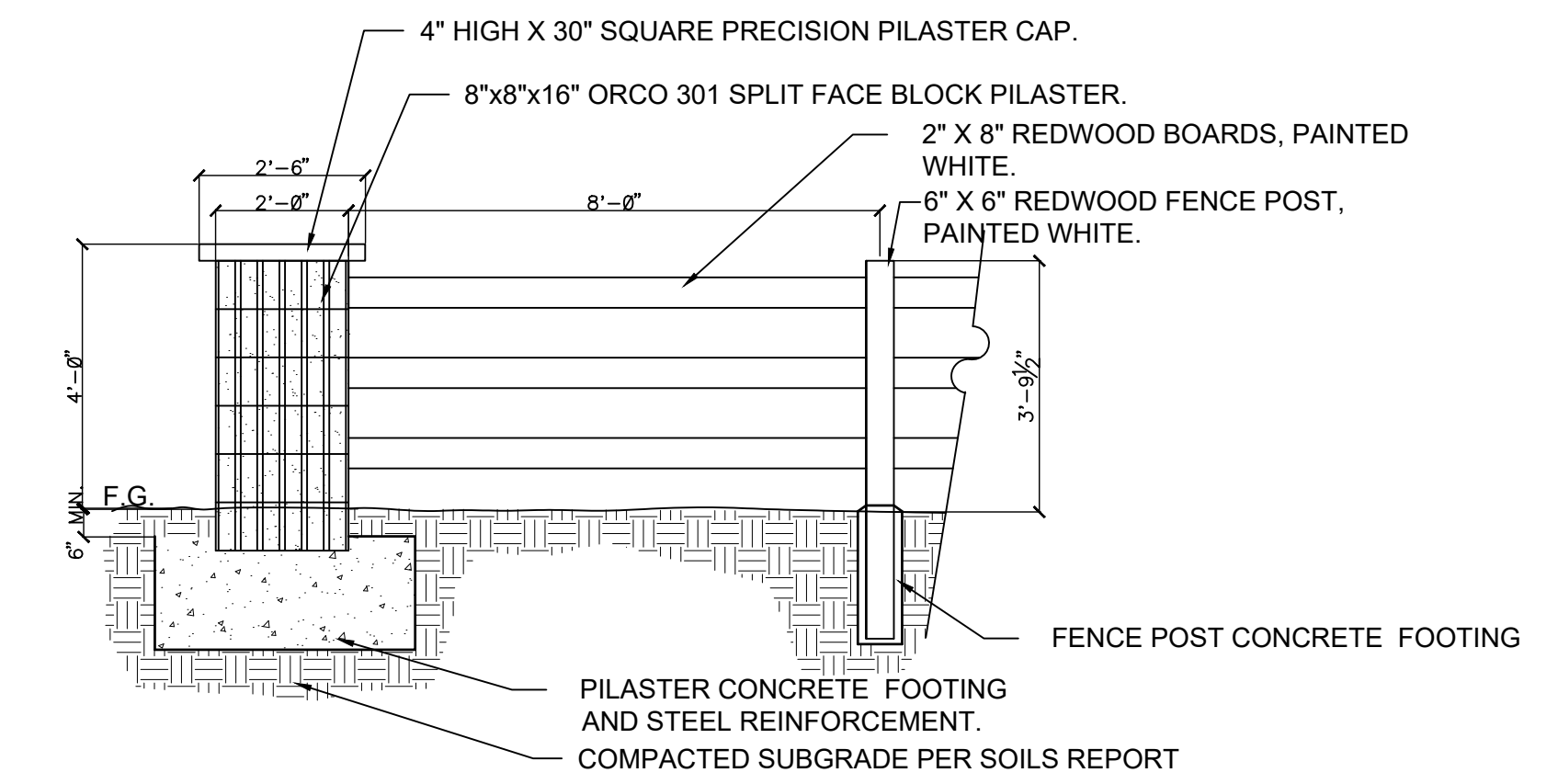
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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115



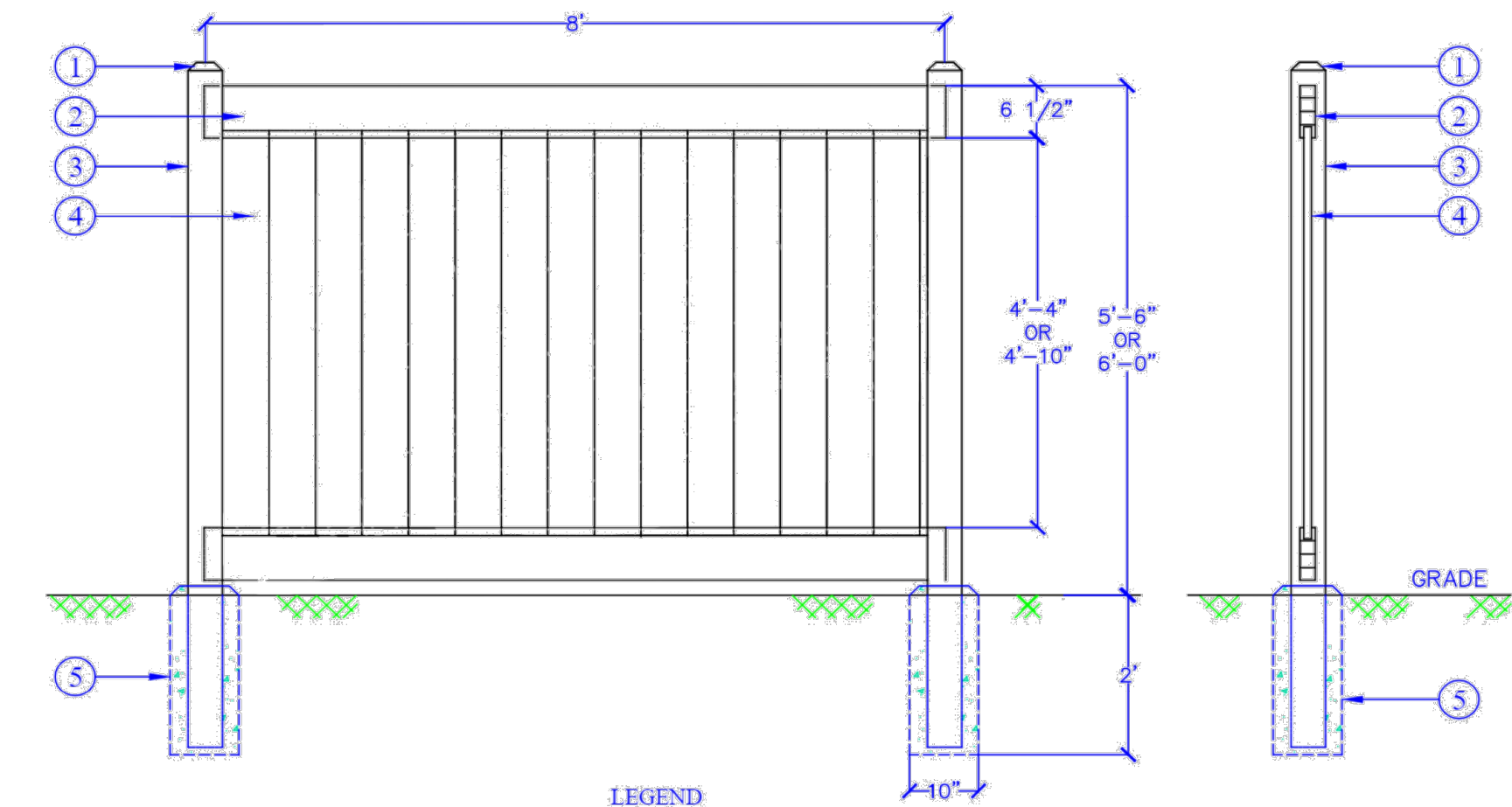
LOCATION MAP
Not to Scale



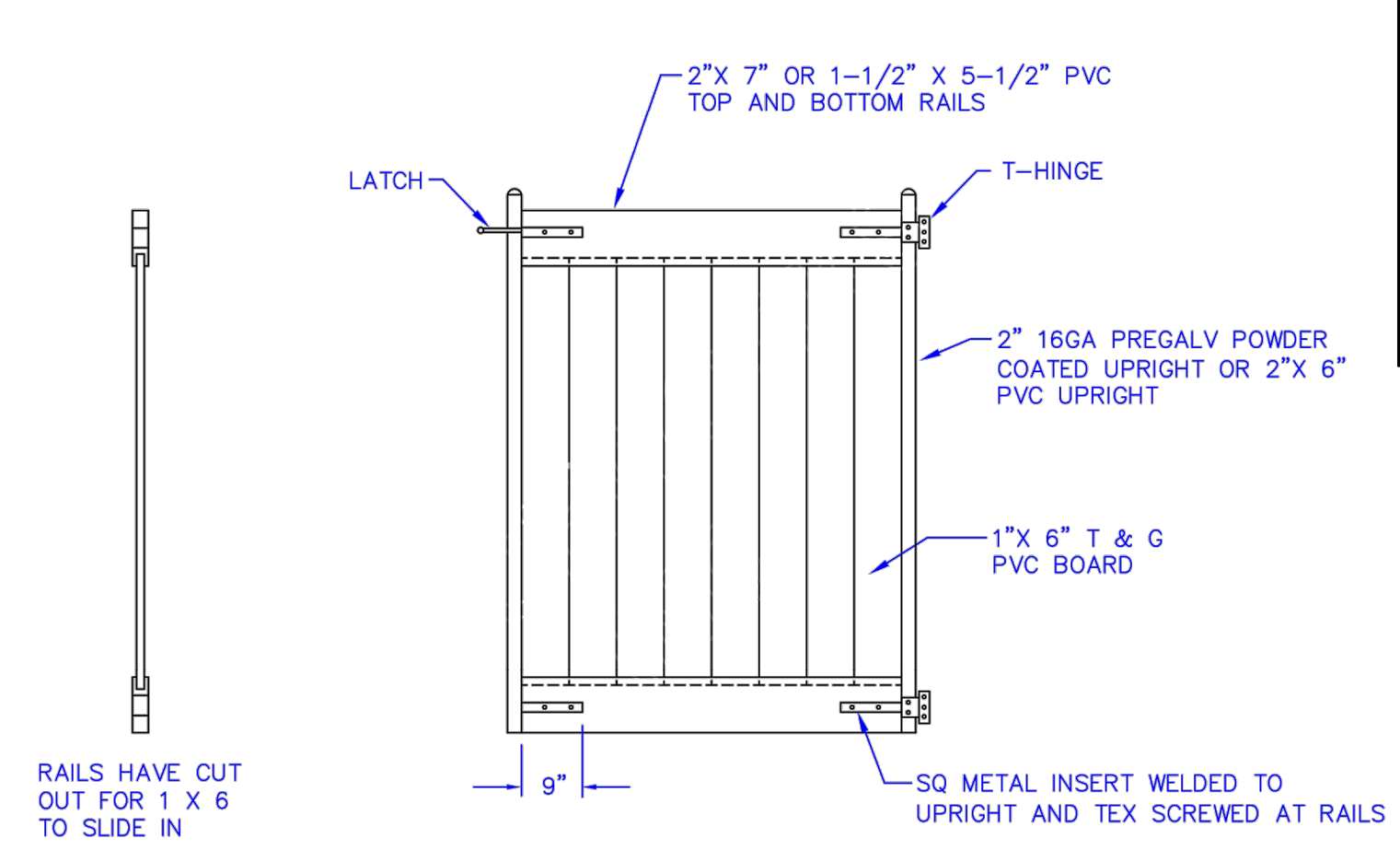
A BLOCK WALL AND PILASTER
N.T.S.



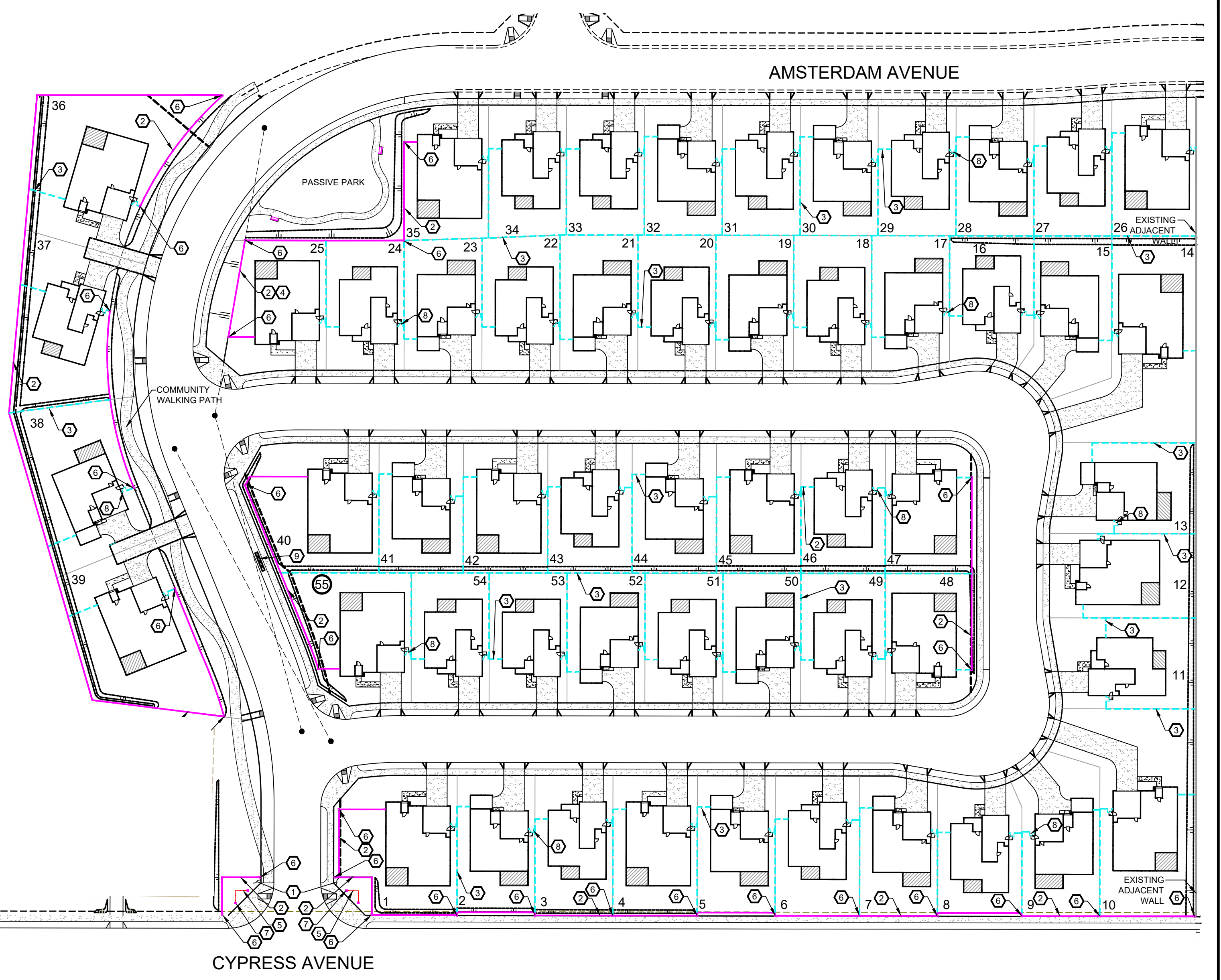
B NEIGHBORHOOD ENTRY MONUMENT
N.T.S.



C SIDE YARD VINYL FENCE
N.T.S.

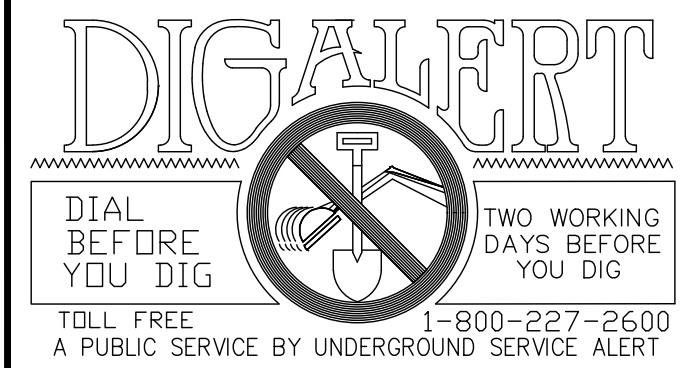


D SIDE YARD VINYL GATE
N.T.S.



WALL AND FENCE LEGEND

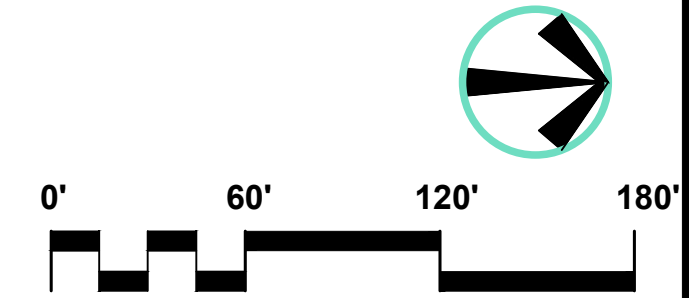
SYM.	DESCRIPTION
①	NEIGHBORHOOD ENTRY MONUMENT. DETAIL 'B', THIS SHEET
②	6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
③	INTERIOR 5'-5" HIGH VINYL RETURN, SIDE, AND REAR YARD FENCE, COLOR: TAN. DETAIL 'C', THIS SHEET
④	BLOCK RETAINING WALL PER CIVIL PLANS
⑤	3'-6" HIGH 3 RAIL REDWOOD FENCE PAINTED WHITE. DETAIL 'B', THIS SHEET
⑥	PERIMETER 6'-6" HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'A', THIS SHEET 29 EA
⑦	4' HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'B', THIS SHEET 4 EA
⑧	3'-0" WIDE VINYL GATE, COLOR: TAN. DETAIL 'D', THIS SHEET
⑨	FURNISH AND INSTALL CLUSTER BOX UNIT (16 COMPARTMENT) MODEL 3316, COLOR: BRONZE. SALBURY INDUSTRIES 800-624-5269 4 EA



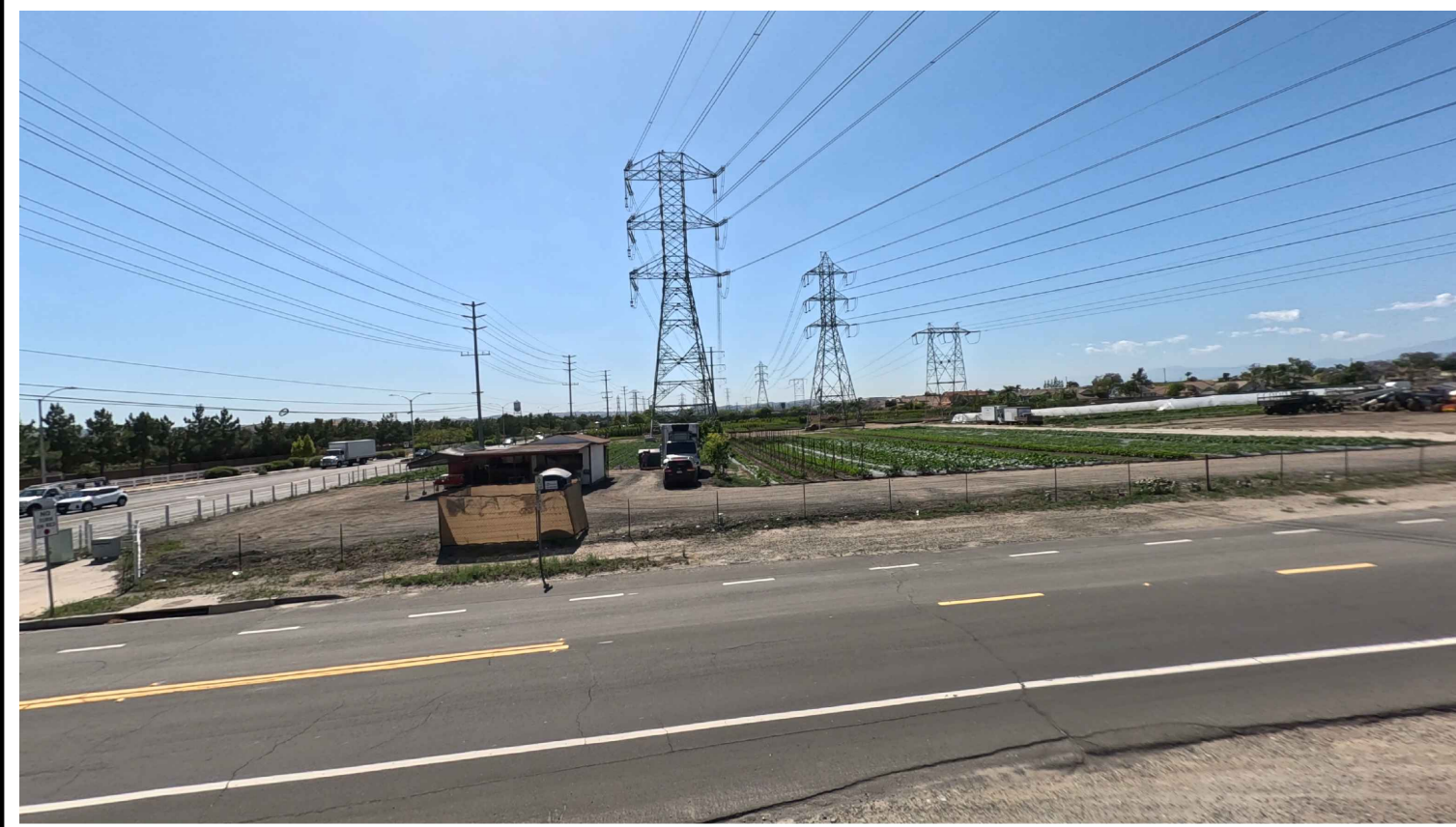
NOTE: COLORS AVAILABLE WHITE & TAN

AVAILABLE THROUGH FENCEWORKS INC. 1-800-788-5620

AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620



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VIEW 'A' - BEFORE PHOTO



VIEW 'A' - AFTER PHOTO



VIEW 'B' - BEFORE PHOTO



VIEW 'B' - AFTER PHOTO



VIEW 'C' - BEFORE PHOTO



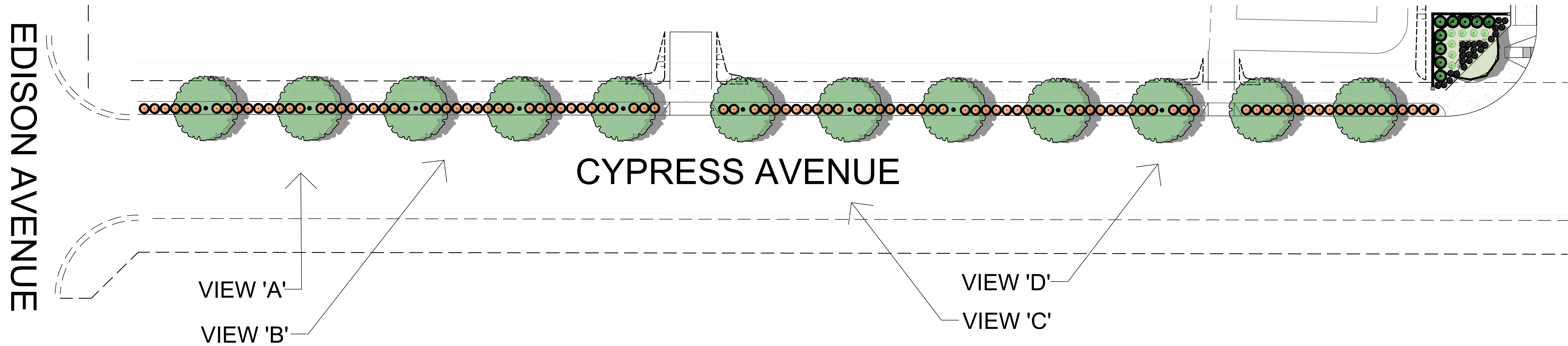
VIEW 'C' - AFTER PHOTO



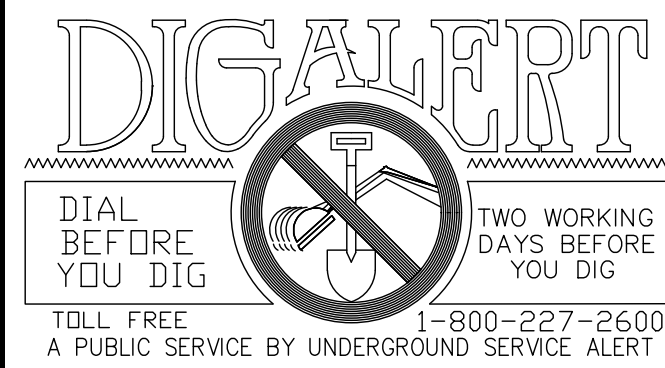
VIEW 'D' - BEFORE PHOTO



VIEW 'D' - AFTER PHOTO



- PLANT LIST**
- BACKGROUND HEDGE PLANT
 - MIDGROUND FLOWERING PLANT
 - GROUNDCOVER
 - PARKWAY MASS PLANTING



CLIENT:
PLC Communities
 888 San Clemente Drive, Suite 200
 Newport Beach, CA 92660
 (949) 721-8200

PROJECT:
Chino 55 Tract 20845
 Cypress Ave. north of Edison Ave.
 Chino, CA

REVISIONS	DATE	BY

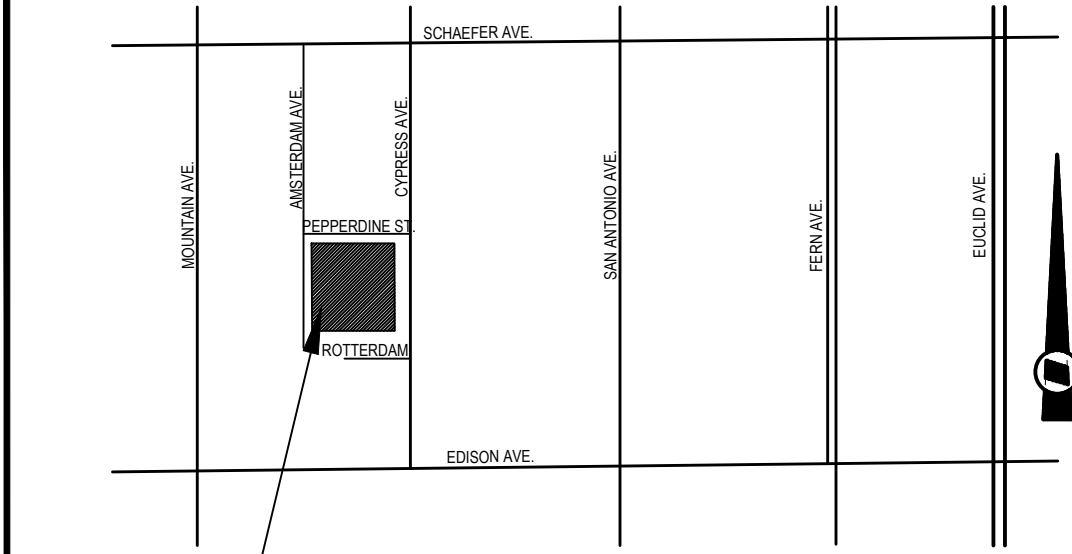


SHEET TITLE
LANDSCAPE CONCEPT

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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115






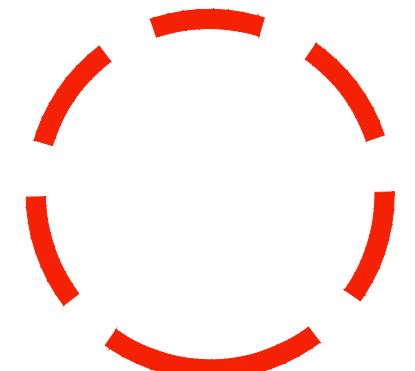
SHEET
CLMP-3
 3 OF 3 SHEETS

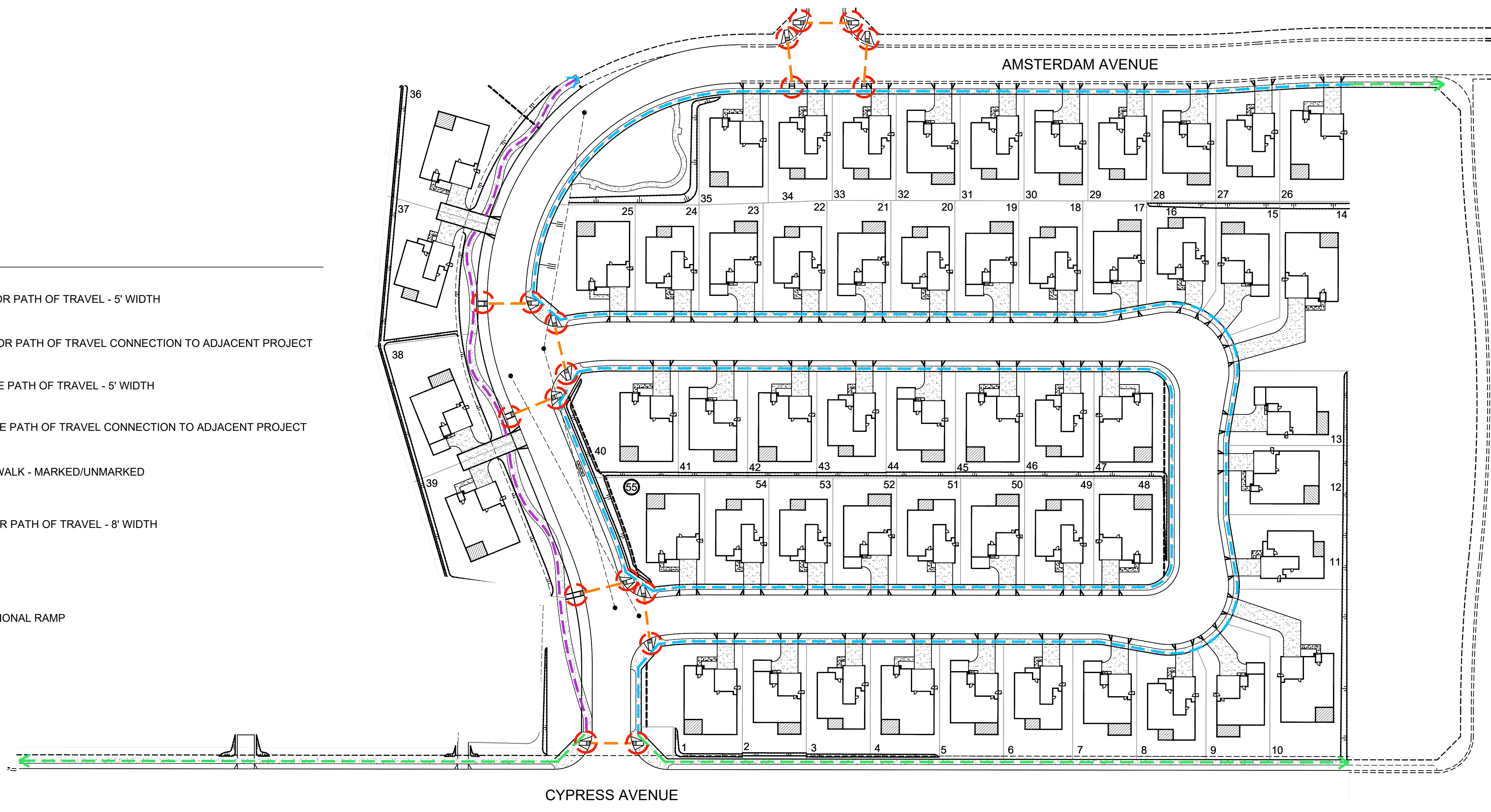
One Inch on Original Sheet | Drawing File: N:\Projects\25115 PLC Chino 55\AUCAD\RHA\CLMP_25115 CLMP - Chino 55 May 28, 2026 - 12:28pm



LOCATION MAP
Not to Scale

LEGEND

-  INTERIOR PATH OF TRAVEL - 5' WIDTH
-  INTERIOR PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
-  OFFSITE PATH OF TRAVEL - 5' WIDTH
-  OFFSITE PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
-  CROSSWALK - MARKED/UNMARKED
-  INTERIOR PATH OF TRAVEL - 8' WIDTH
-  DIRECTIONAL RAMP



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LANDSCAPE ARCHITECTS PLANNERS, INC.
6840 INDIANA AVE
SUITE 100
RIVERSIDE, CALIFORNIA 92506
LIC. #2799
PH. (951) 781-1930

CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

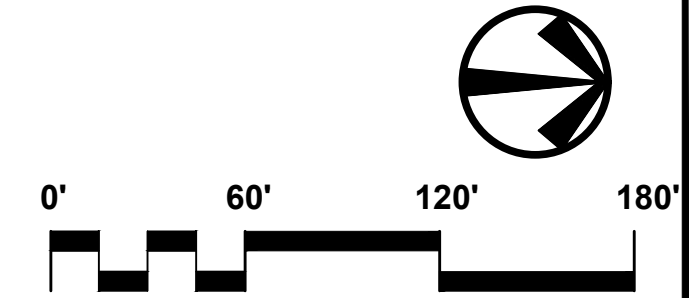
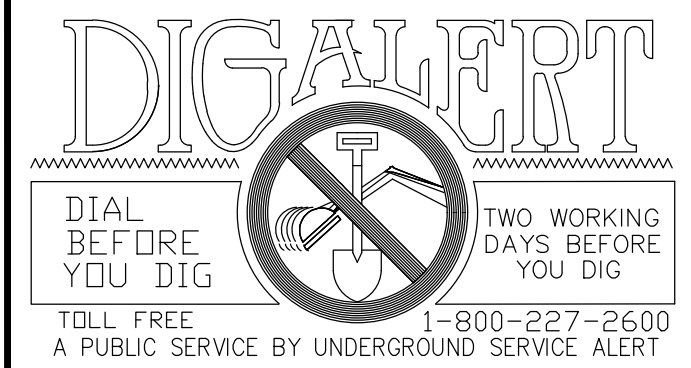
REVISIONS	DATE	BY



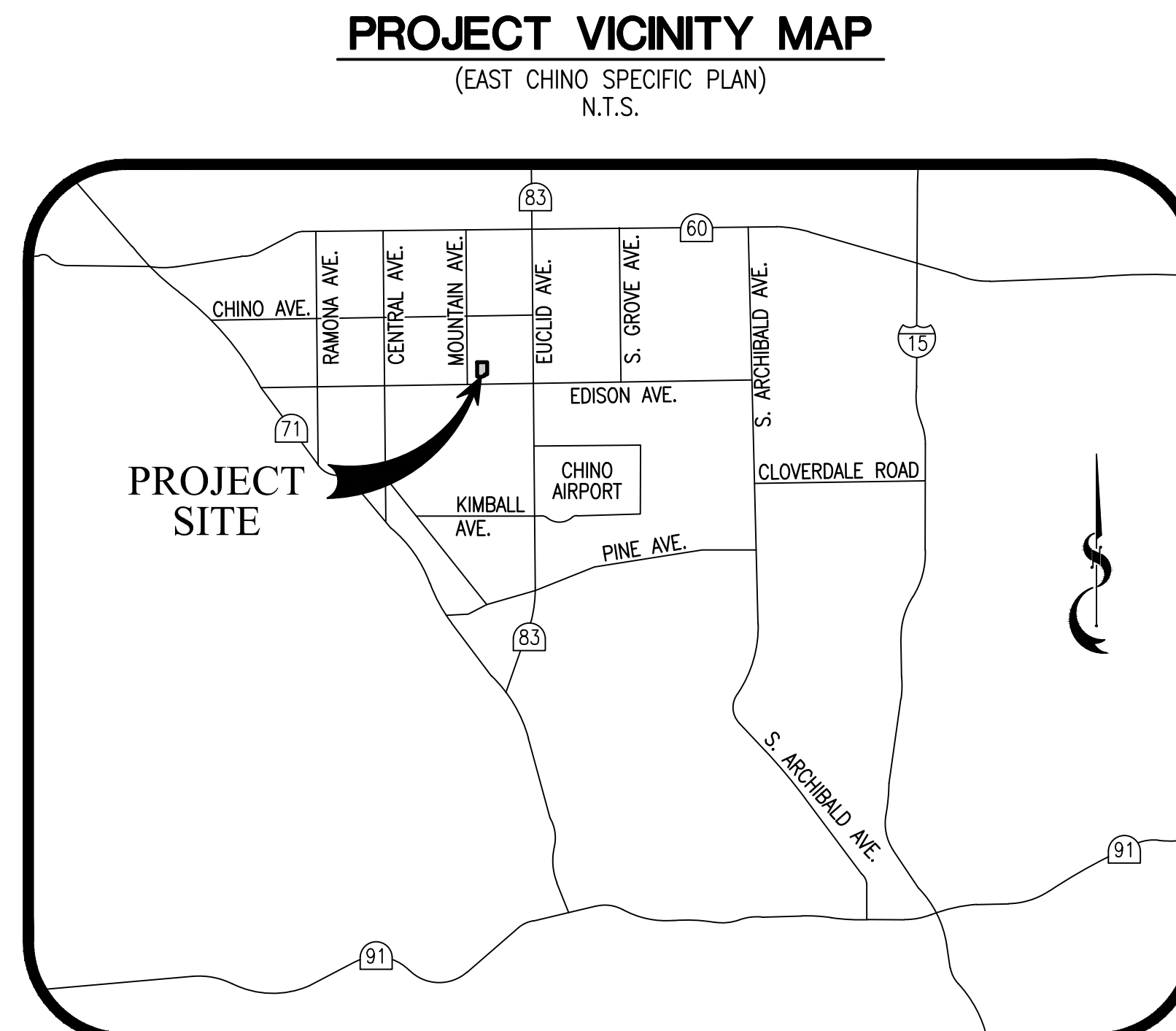
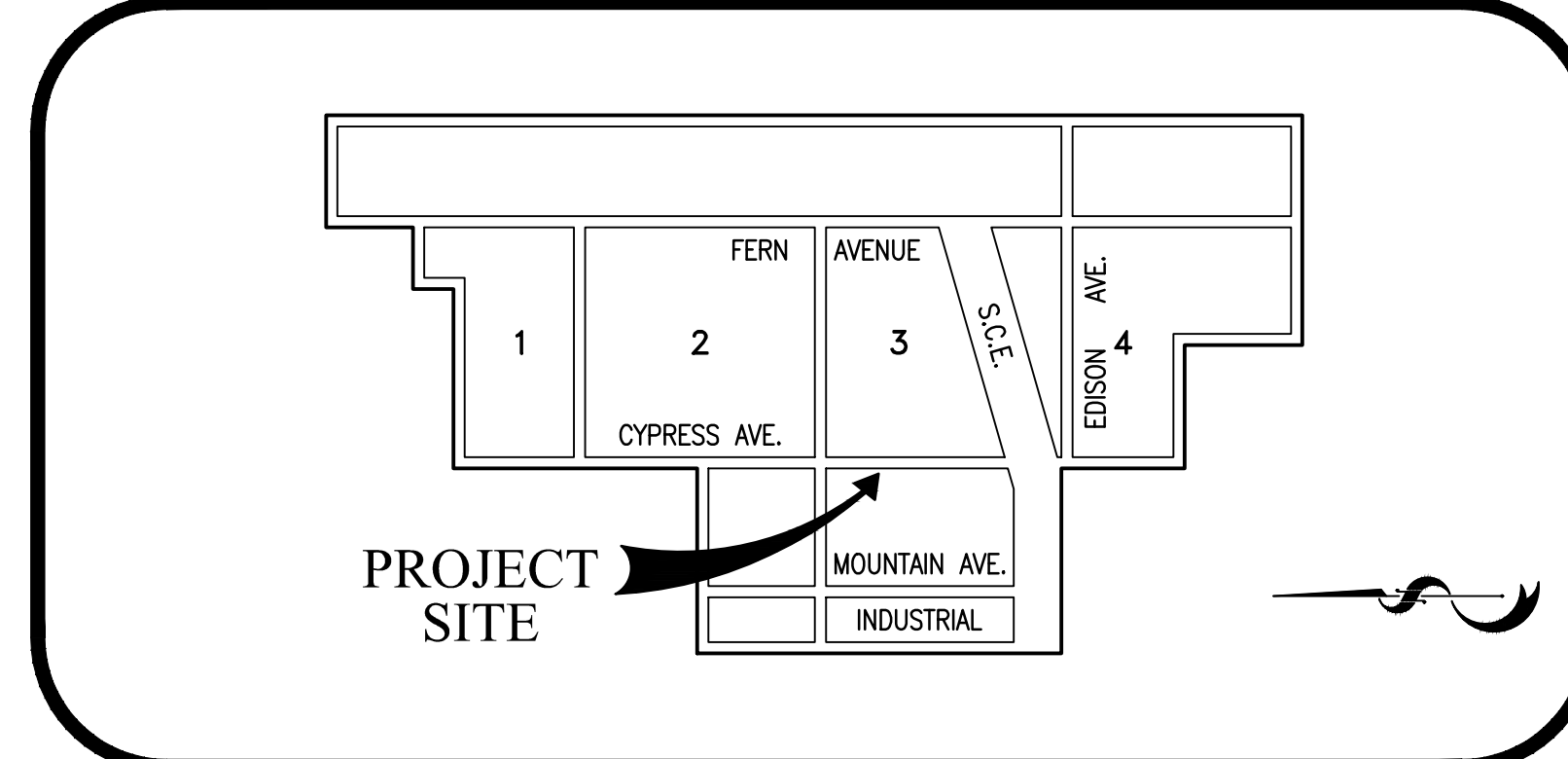
SHEET TITLE
PEDESTRIAN ACCESS PLAN

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
PED PLAN
1 OF 1 SHEETS

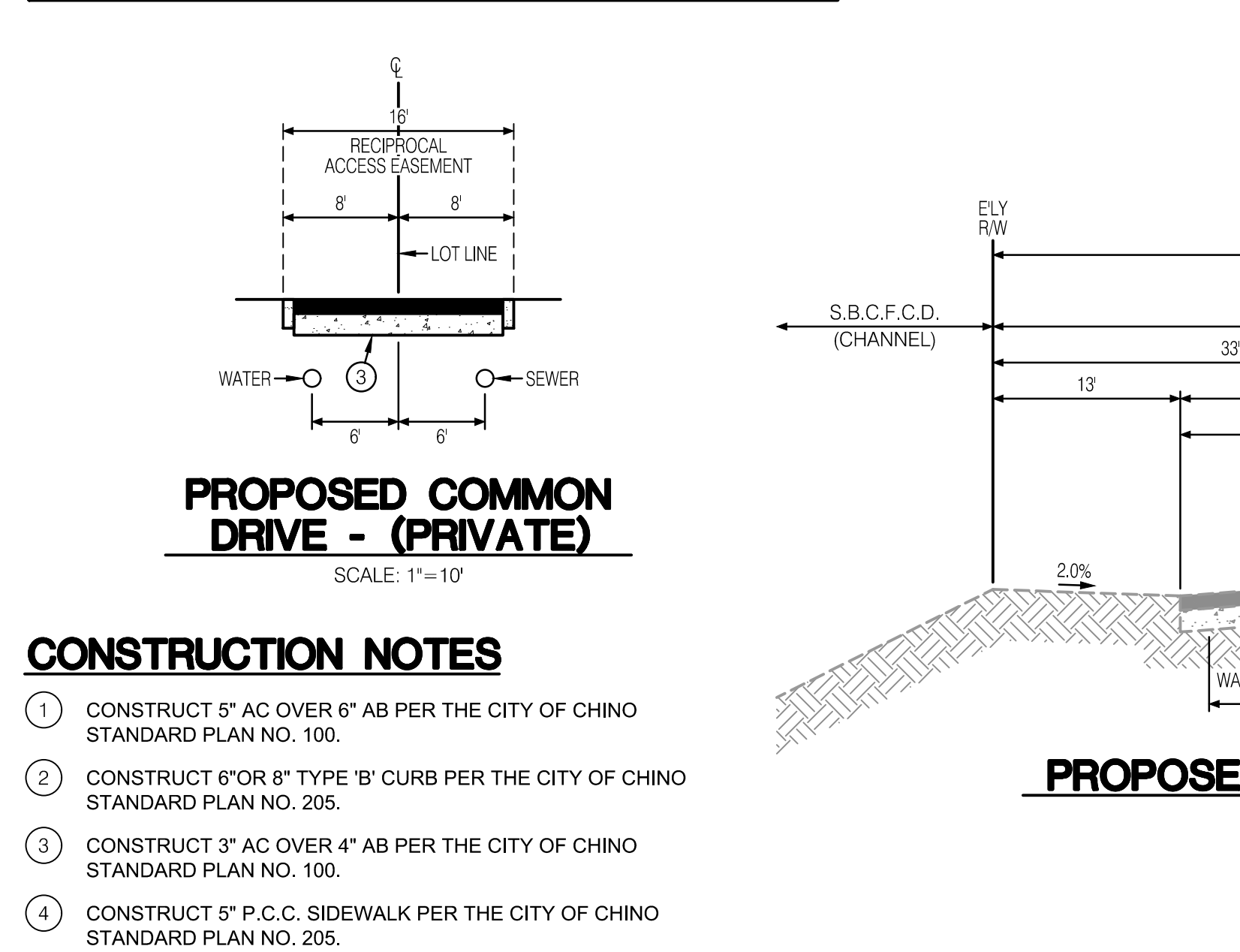


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LOT SUMMARY (LOTS 1-55 S.F.R.)

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)
1	9,084	8,658	73'	108'	20	6,262	6,262	60'	104'	39	13,791	10,488	116'	106'
2	6,480	6,199	60'	108'	21	6,264	6,264	60'	104'	40	9,523	8,622	92'	100'
3	6,480	6,230	60'	108'	22	6,186	6,186	60'	103'	41	6,500	6,186	65'	100'
4	7,020	6,725	65'	108'	23	6,056	6,056	60'	101'	42	6,500	6,188	65'	100'
5	6,480	6,300	60'	108'	24	6,000	6,000	60'	100'	43	6,500	6,175	65'	100'
6	7,020	7,020	65'	108'	25	6,550	7,164	67'	100'	44	6,500	6,149	65'	100'
7	6,381	6,381	61'	105'	26	6,914	6,914	65'	105'	45	6,500	6,136	65'	100'
8	6,434	6,239	57'	93'	27	6,160	6,160	60'	103'	46	6,500	6,123	65'	100'
9	7,273	7,273	37'	112'	28	6,012	6,012	60'	101'	47	6,946	6,509	49'	100'
10	13,191	12,060	35'	160'	29	6,000	6,000	60'	100'	48	6,946	6,620	49'	100'
11	7,525	7,104	71'	108'	30	6,000	6,000	60'	100'	49	6,500	6,500	65'	100'
12	7,342	6,991	65'	113'	31	6,000	6,000	60'	100'	50	6,000	6,000	60'	100'
13	7,545	7,211	71'	108'	32	6,000	6,000	60'	100'	51	6,000	6,000	60'	100'
14	12,120	11,685	35'	159'	33	6,000	6,000	60'	100'	52	6,000	6,000	65'	100'
15	7,218	6,822	35'	110'	34	6,066	6,066	60'	101'	53	6,000	6,000	60'	100'
16	6,220	5,846	54'	95'	35	6,668	6,580	65'	101'	54	6,000	6,000	60'	100'
17	6,104	6,104	61'	101'	36	14,913	11,627	161'	110'	55	8,469	7,674	49'	100'
18	6,260	6,260	60'	104'	37	11,271	8,621	102'	90'					
19	6,261	6,261	60'	104'	38	11,580	9,141	107'	95'					



DATE	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING

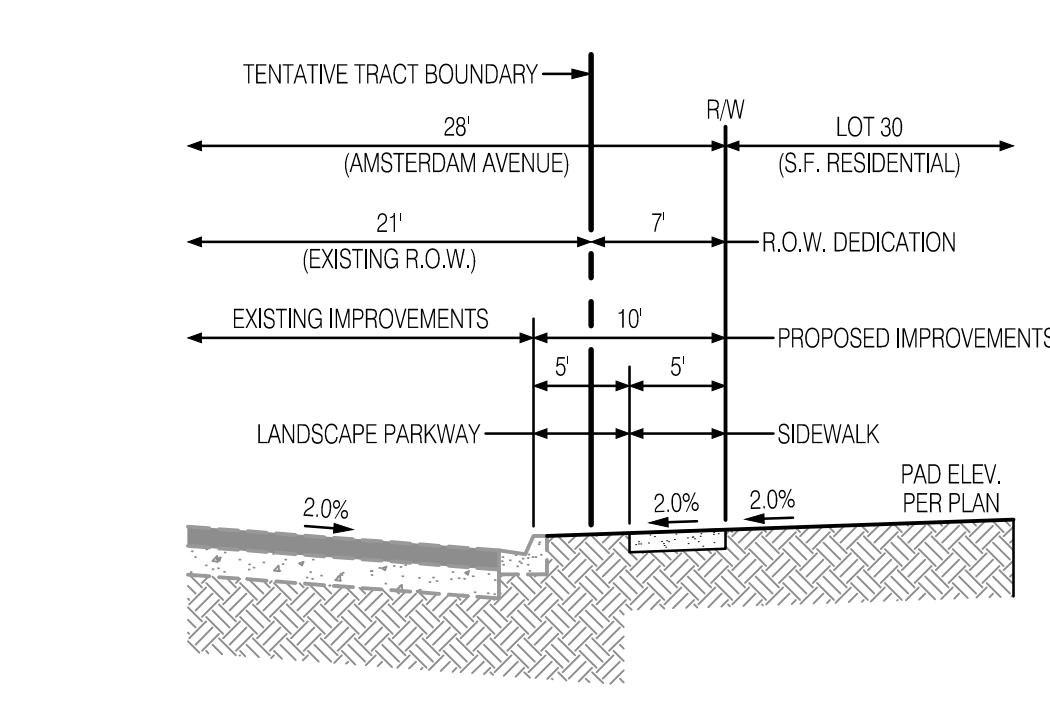
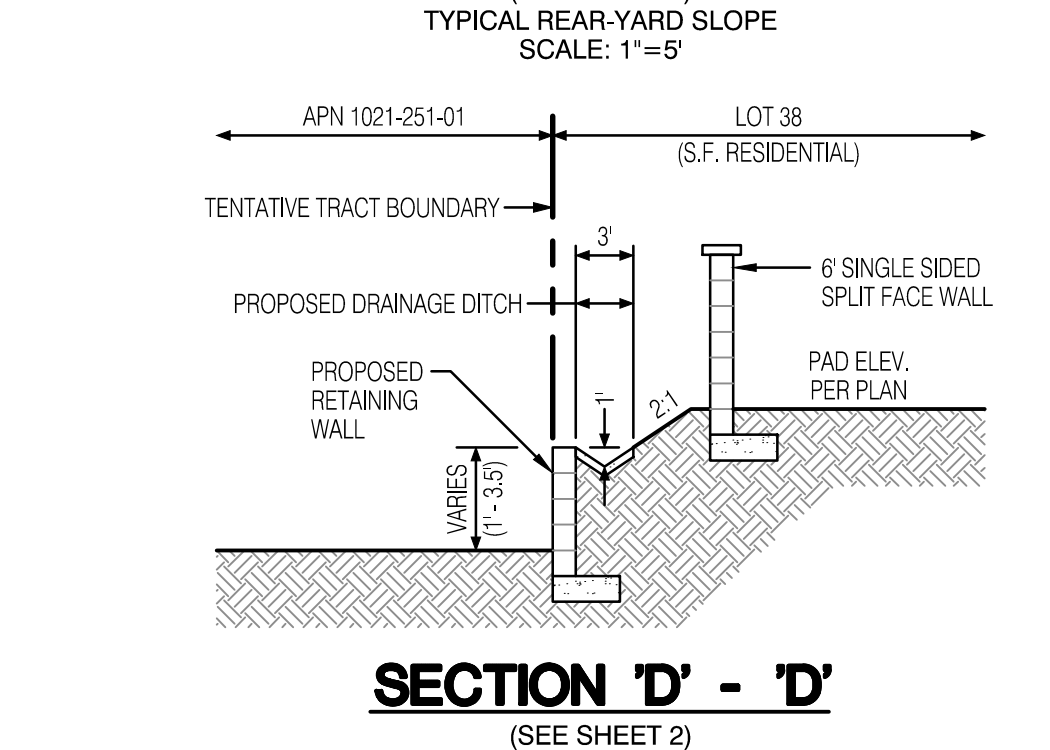
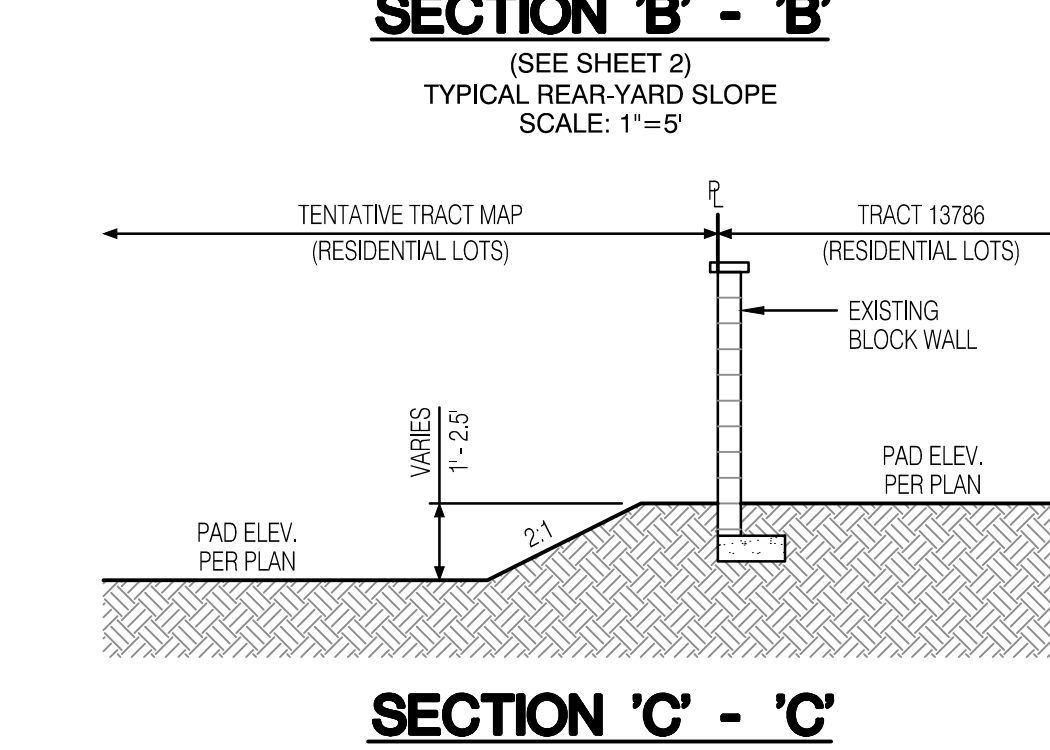
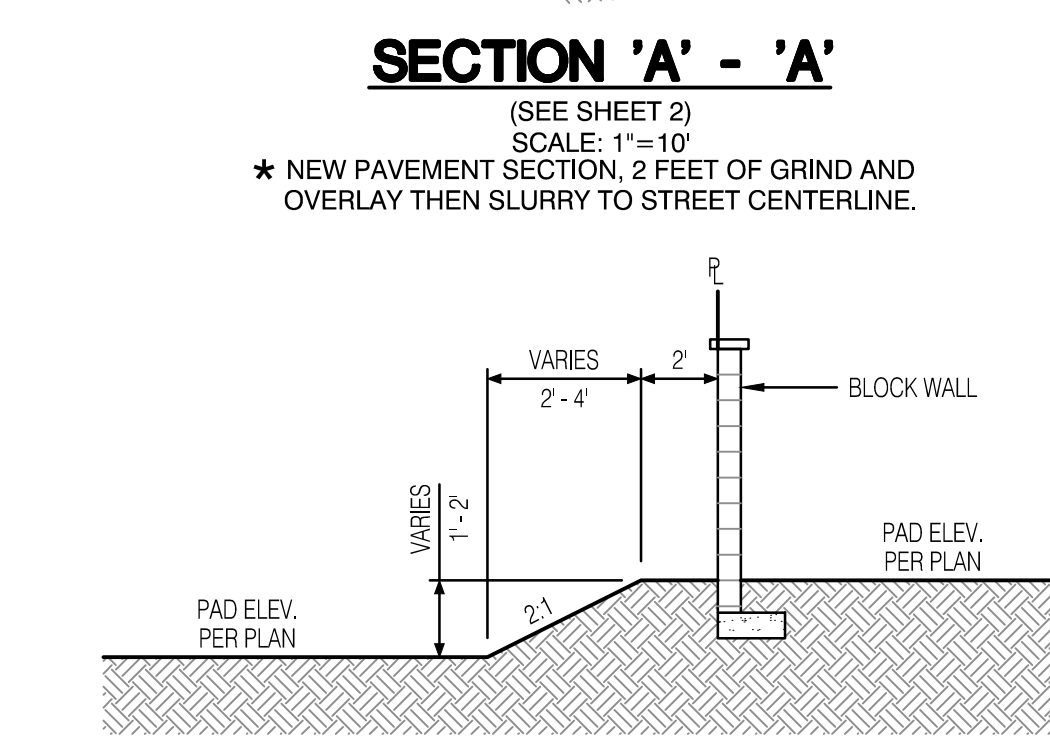
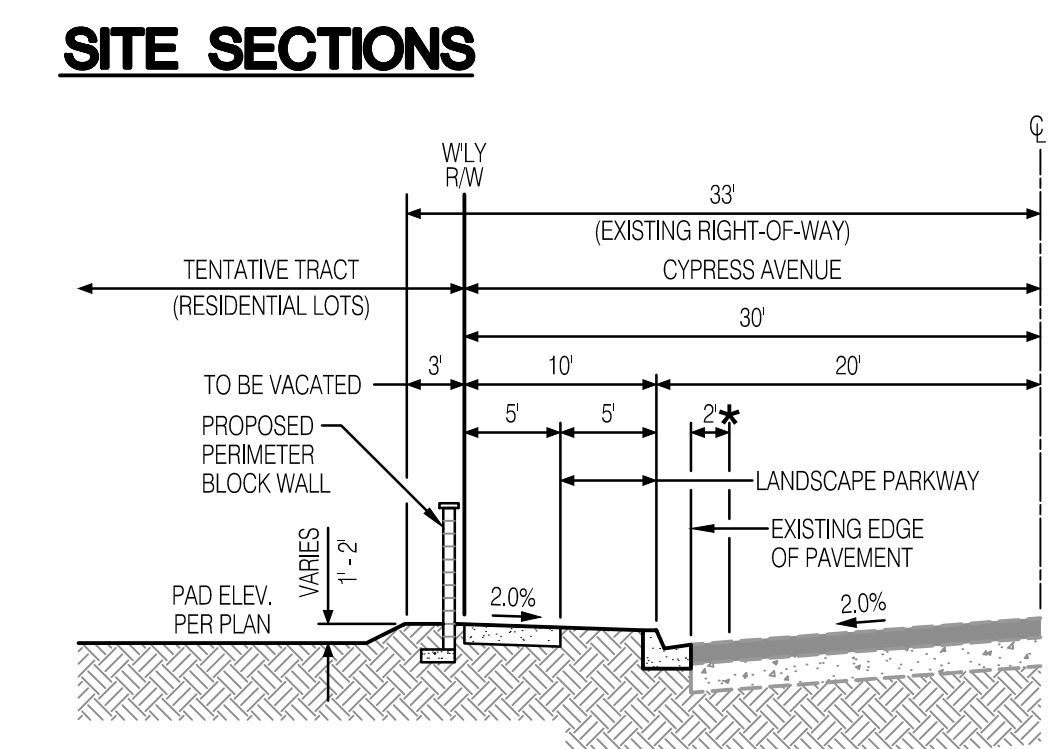
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET

PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING

5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

EDWARD J. LENTH RCE 052496



LEGEND

EXISTING STREET ELEVATION	---
EXISTING STORM DRAIN	----
EXISTING SEWER SYSTEM	-----
EXISTING WATER SYSTEM	-.-.-.-
EXISTING RECYCLED WATER SYSTEM	~~~~~
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	=====
PROPOSED STREET ELEVATION	---
PROPOSED STORM DRAIN SYSTEM	----
PROPOSED SEWER SYSTEM	-----
PROPOSED WATER SYSTEM	-.-.-.-
FUTURE RECYCLED WATER SYSTEM	~~~~~
PROPOSED PAD ELEVATION	Ⓢ
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	---
PROPOSED 2:1 SLOPE	---
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE PUBLIC STREETS	---
PROPOSED UTILITY EASEMENT	---
LIMITED USE AREA	---
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	---
PROPOSED 2' GRIND AND OVERLAY	---
PROPOSED SLURRY	---

UTILITIES

WATER	GAS
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	SOUTHERN CALIFORNIA GAS COMPANY 13525 12th STREET CHINO, CA 91710 (800) 427-2200
SEWER	ELECTRIC
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	SOUTHERN CALIFORNIA EDISON 1851 FRANCIS STREET ONTARIO, CA 91761 (800) 855-4555
TELEPHONE	CABLE-TV
SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA 91709 (800) 892-4357	SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA 91709 (800) 892-4357
SOLID WASTE	
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

BASIS OF BEARINGS

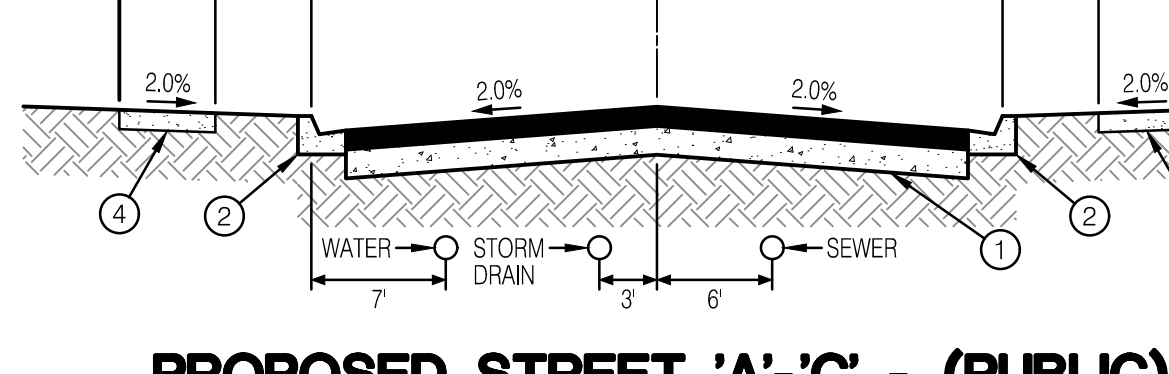
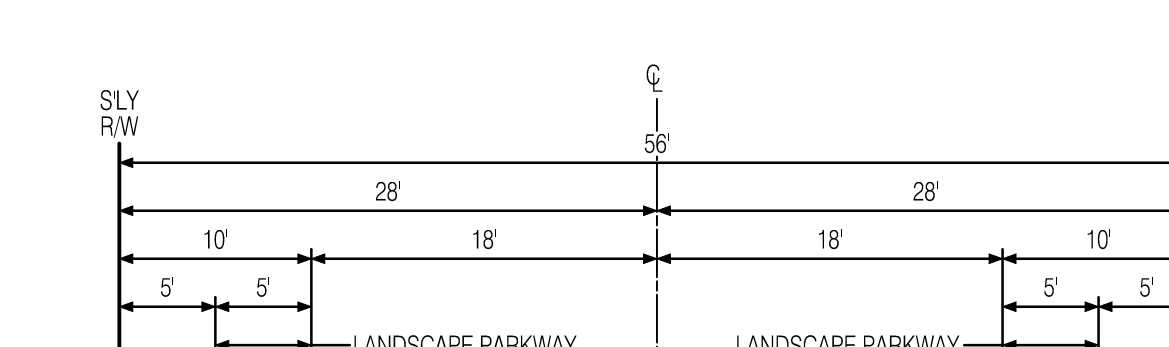
THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HIGH CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 721-8200
ATTN: BILL HOLTMAN



- ### GENERAL INFORMATION
- EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD-4.5 (4.5 DU/AC)
 - EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
 - EXISTING LAND USE: AGRICULTURE
 - PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
 - PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
 - PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
 - ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
EAST: CYPRSS AVENUE/SINGLE-FAMILY RESIDENTIAL
SOUTH: SINGLE-FAMILY RESIDENTIAL
WEST: SINGLE-FAMILY RESIDENTIAL
 - PARK REQUIREMENTS TO BE MET BY PARK-RELATED FEES.
 - SCHOOL DISTRICT: ELEMENTARY: RHODES
MIDDLE SCHOOL: MAGNOLIA
HIGH SCHOOL: CHINO
 - PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
 - MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
 - ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
 - THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
 - PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
 - PROPOSED PUBLIC STREETS A-C AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
 - PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
 - PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - PROPOSED PRIVATE OPEN SPACE LOTS 'E'-P TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
 - PROPOSED PUBLIC STREETS 'A'-C AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
 - TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
 - THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
 - PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0650 OF 8400 NO. 06071C820PH, REVISION AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 8400, NO. 0671C8251, REVISED MAP 3, 2004, THE PROPERTY LIES WITHIN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
 - PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRSS AVENUE.
 - FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 2.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
 - ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
 - THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845.
 - TWO SEALED AND ABANDONED.
 - ESTIMATED EARTHWORK QUANTITIES:
ADJUSTED CUT: 15,324 CY
ADJUSTED FILL: 26,975 CY
IMPORT: 11,651 CY
 - THE WESTERLY 3 FEET OF CYPRSS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
 - PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.48 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRSS AVENUE
CHINO, CA 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 721-8200
ATTN: BILL HOLTMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS: 55
MINIMUM S.F. LOT SIZE: 60' x 100'
MINIMUM S.F. LOT AREA: 6,000 SF
MAXIMUM S.F. LOT AREA: 14,913 SF
AVERAGE S.F. LOT AREA: 7,318 SF
MINIMUM S.F. PAD AREA: 5,846 SF
AVERAGE S.F. PAD AREA: 6,300 SF
GROSS ACREAGE: 12.42 AC
NET ACREAGE: 12.42 AC
D.U./AC: 4.4
NET DENSITY: 4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	55
NUMBER OF LOTS:	TOTAL	55
SINGLE-FAMILY RESIDENTIAL		55
OPEN SPACE / UNDERGROUND		1
DETENTION		3
PUBLIC STREETS		1
AMSTERDAM AVENUE		1
OPEN SPACE		2

GROSS ACREAGE: 12.42
CONTOUR INTERVAL: 2 FOOT
SCALE: 1"=40'
DATE: MAY 28, 2026

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND	0.20 AC	1.6%
'A'-C'	DETENTION	1.79 AC	14.4%
'D'	PUBLIC STREETS	1.09 AC	8.8%
'E'-F'	AMSTERDAM AVENUE	0.11 AC	0.9%
	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

VESTING TENTATIVE TRACT MAP NO. 20845

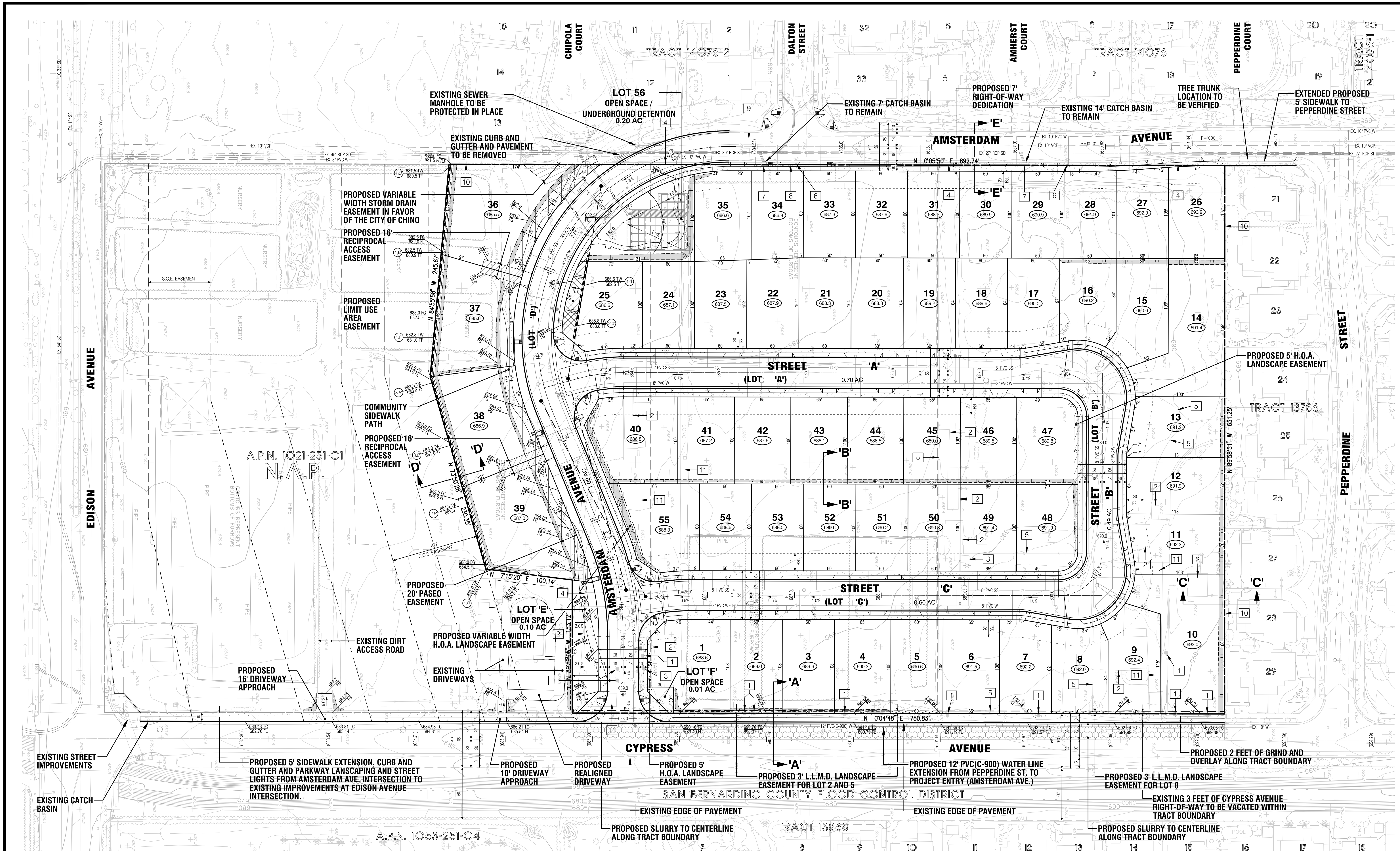
EAST CHINO SPECIFIC PLAN NEIGHBORHOOD 3 / SUBAREA C

VESTING TENTATIVE TRACT MAP

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP - VTMM 20845



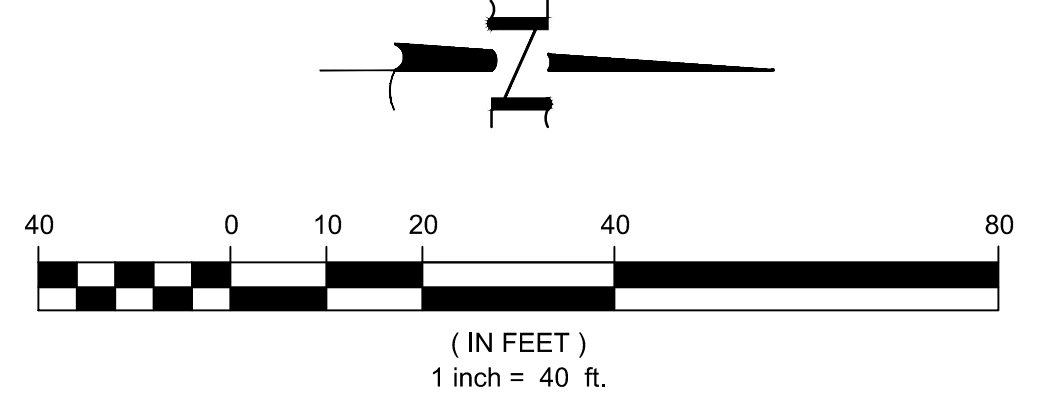
EXISTING CONDITIONS

- 1 EXISTING POWER POLES TO BE REMOVED.
- 2 EXISTING BUILDING/STRUCTURE TO BE REMOVED.
- 3 EXISTING WATER WELL TO BE ABANDONED.
- 4 EXISTING BLOCK WALL TO BE REMOVED.
- 5 EXISTING FENCE TO BE REMOVED.
- 6 EXISTING STREET LIGHT TO REMAIN IN PLACE.
- 7 EXISTING STORM CATCH BASIN TO REMAIN IN PLACE.
- 8 EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
- 9 EXISTING ROAD BARRICADE TO BE REMOVED.
- 10 EXISTING BLOCK WALL TO REMAIN IN PLACE.
- 11 EXISTING ASPHALT/CONCRETE TO BE REMOVED.

DATE	NO.	REVISIONS

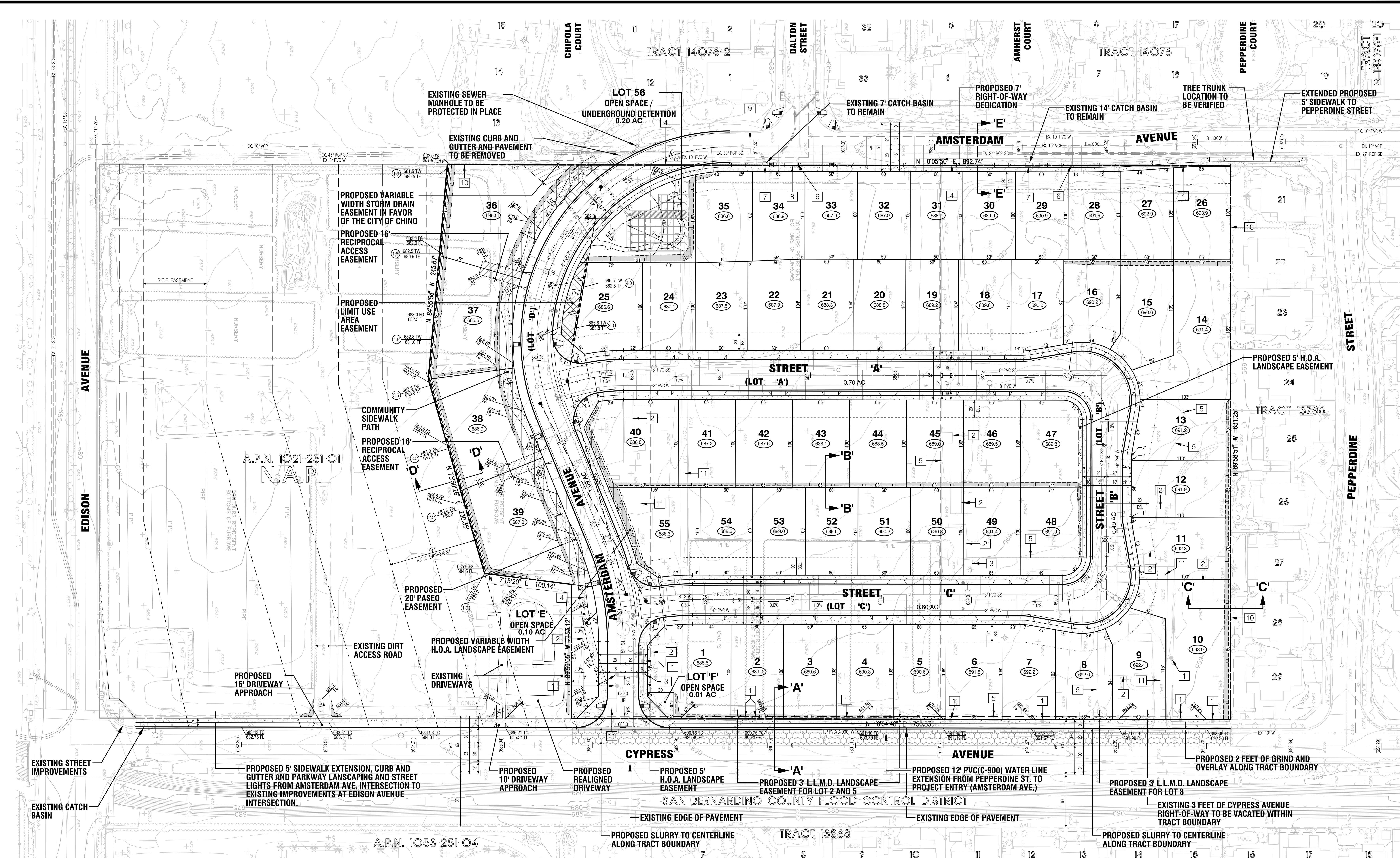
APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET
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VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
VESTING TENTATIVE TRACT MAP
 CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 SHEET 2 OF 2

VESTING TENTATIVE TRACT MAP - VTTM 20845



EXISTING CONDITIONS

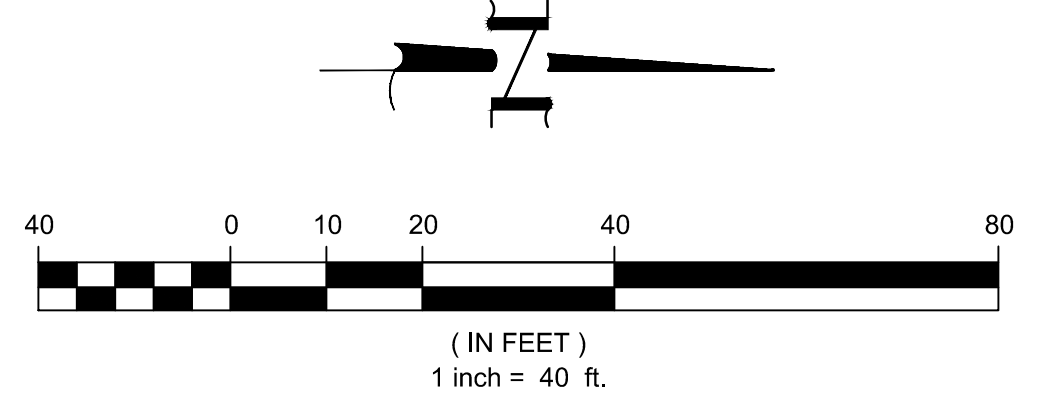
- | | | | | | |
|---|--|---|--|----|--|
| 1 | EXISTING POWER POLES TO BE REMOVED. | 5 | EXISTING FENCE TO BE REMOVED. | 9 | EXISTING ROAD BARRICADE TO BE REMOVED. |
| 2 | EXISTING BUILDING/STRUCTURE TO BE REMOVED. | 6 | EXISTING STREET LIGHT TO REMAIN IN PLACE. | 10 | EXISTING BLOCK WALL TO REMAIN IN PLACE |
| 3 | EXISTING WATER WELL TO BE ABANDONED. | 7 | EXISTING STORM CATCH BASIN TO REMAIN IN PLACE. | 11 | EXISTING ASPHALT/CONCRETE TO BE REMOVED. |
| 4 | EXISTING BLOCK WALL TO BE REMOVED. | 8 | EXISTING FIRE HYDRANT TO REMAIN IN PLACE. | | |

DATE	NO.	REVISIONS

APPLICANT/DEVELOPER

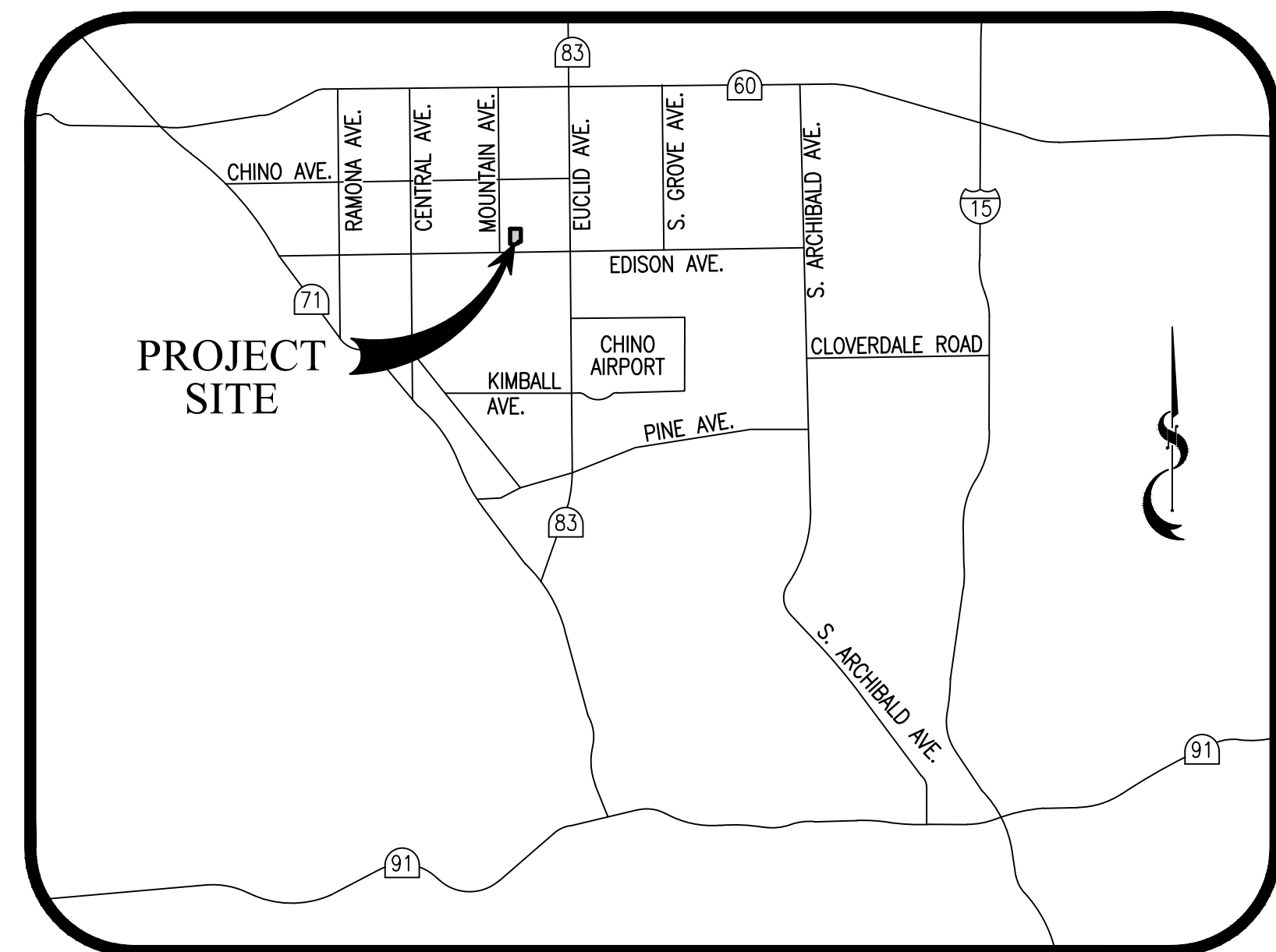
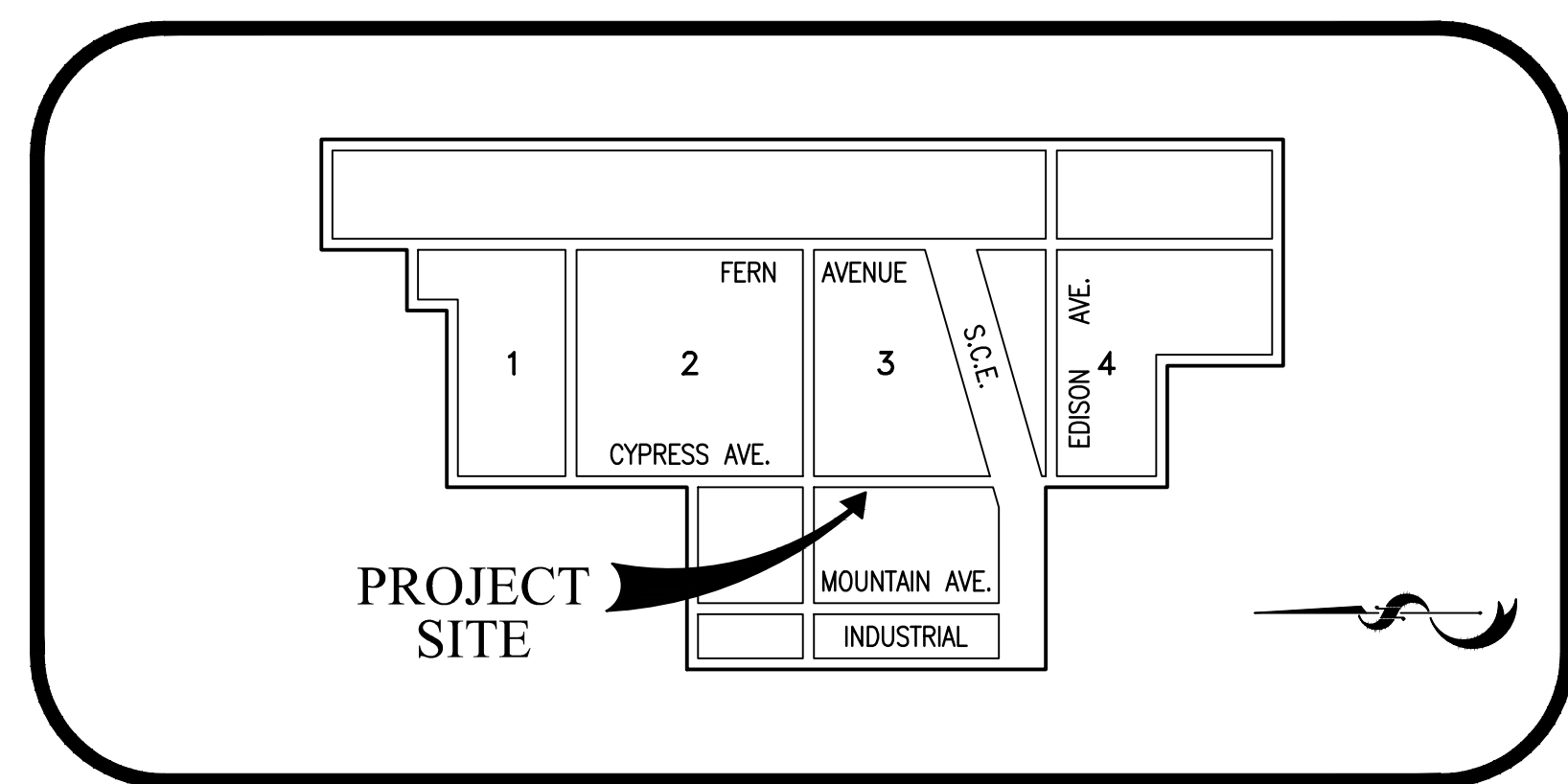
ENGINEER

 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
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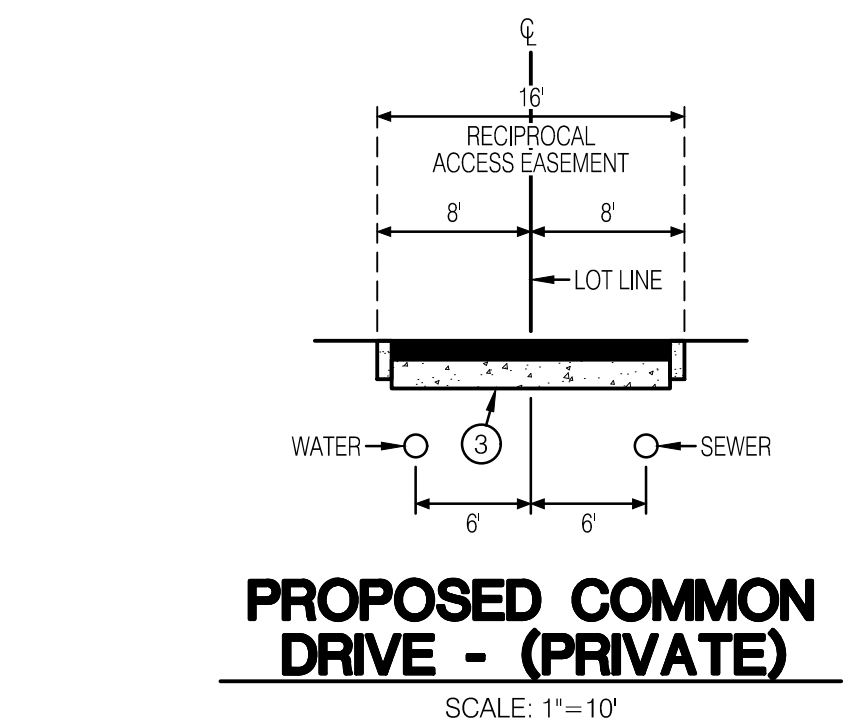
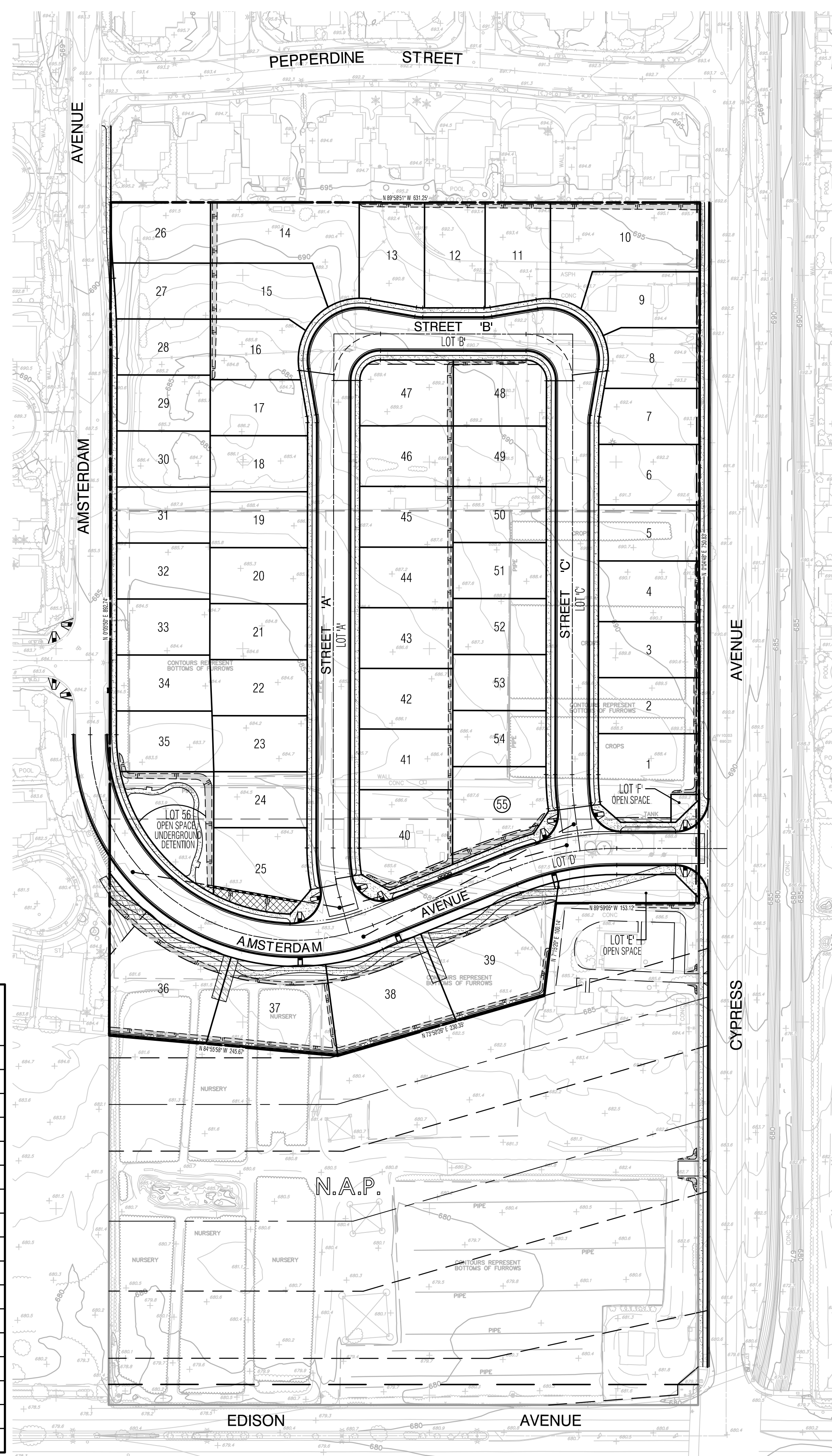
VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
CONCEPTUAL GRADING PLAN
 CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 SHEET 2 OF 2

CONCEPTUAL GRADING PLAN - VTTM 20845

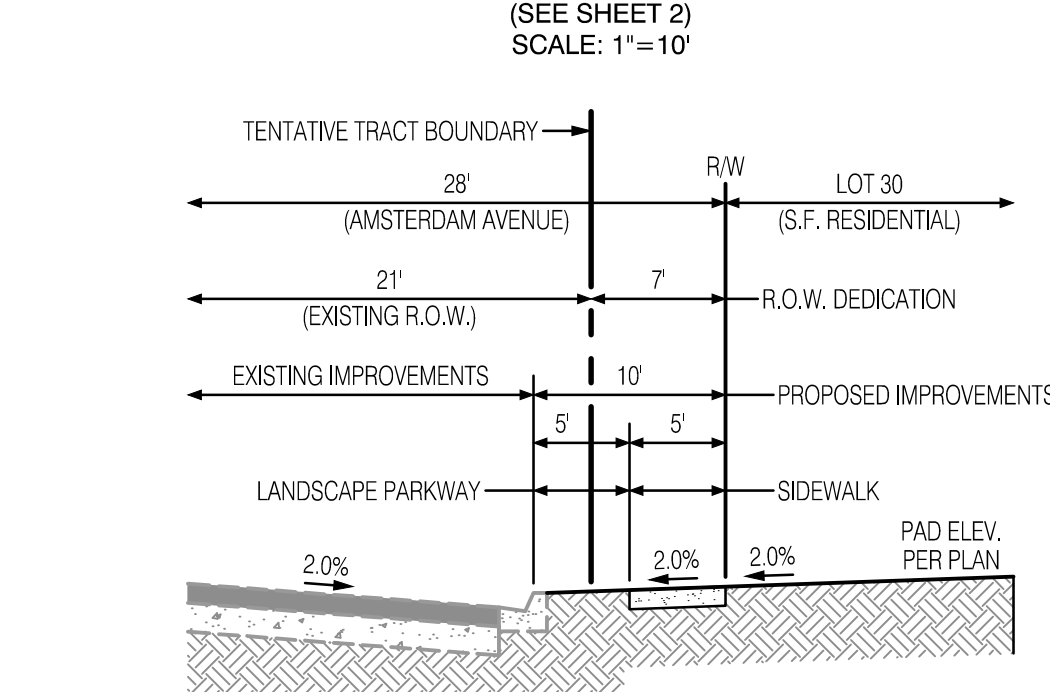
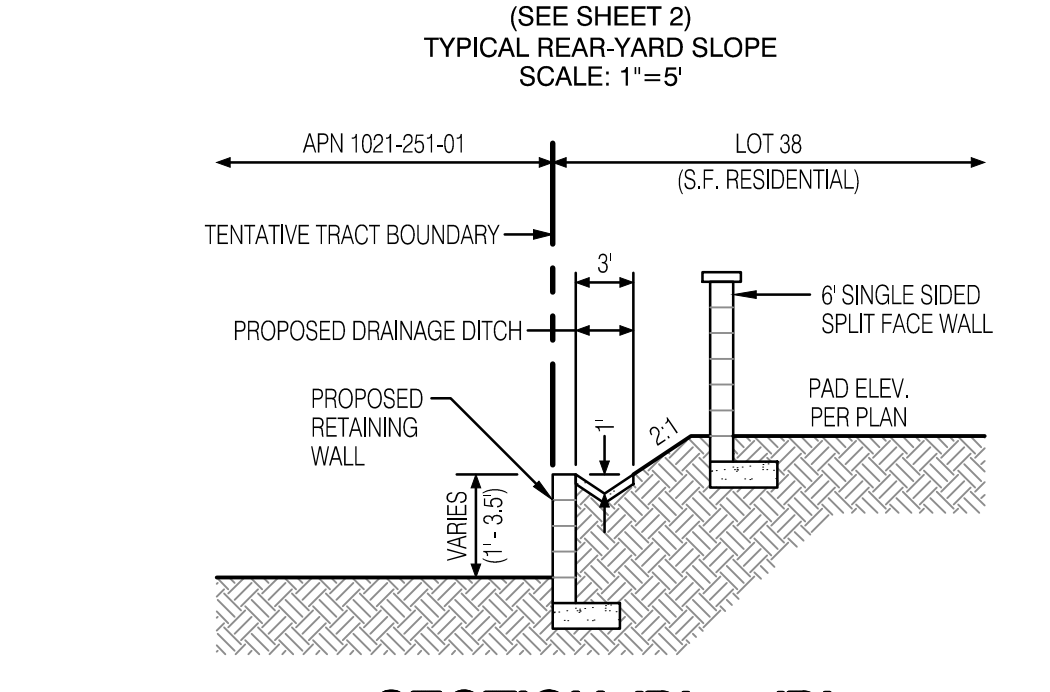
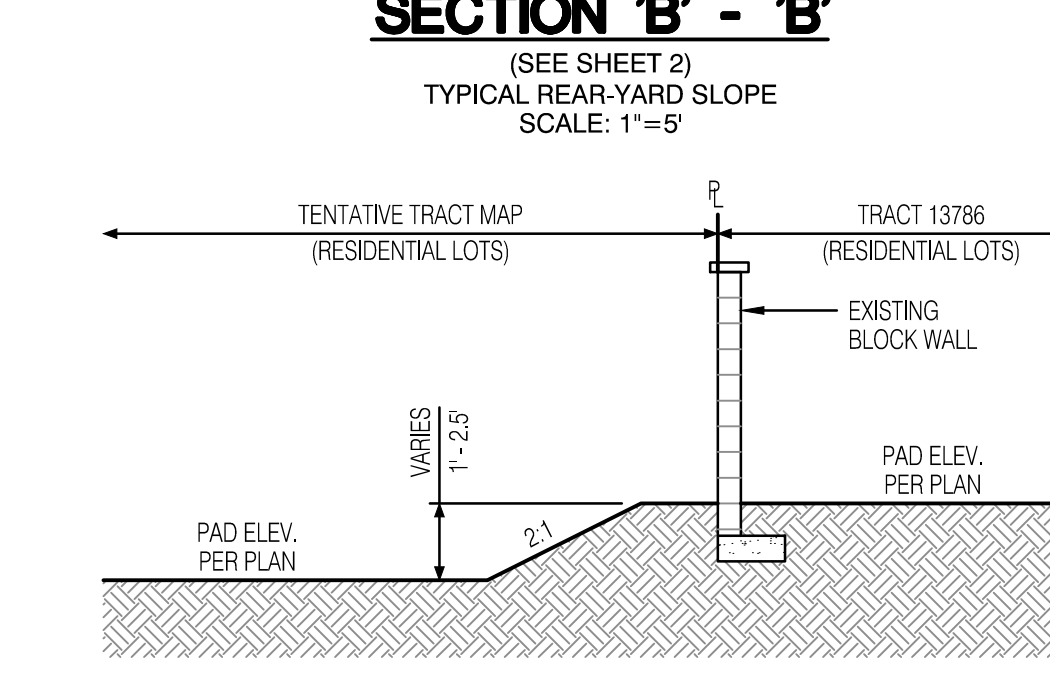
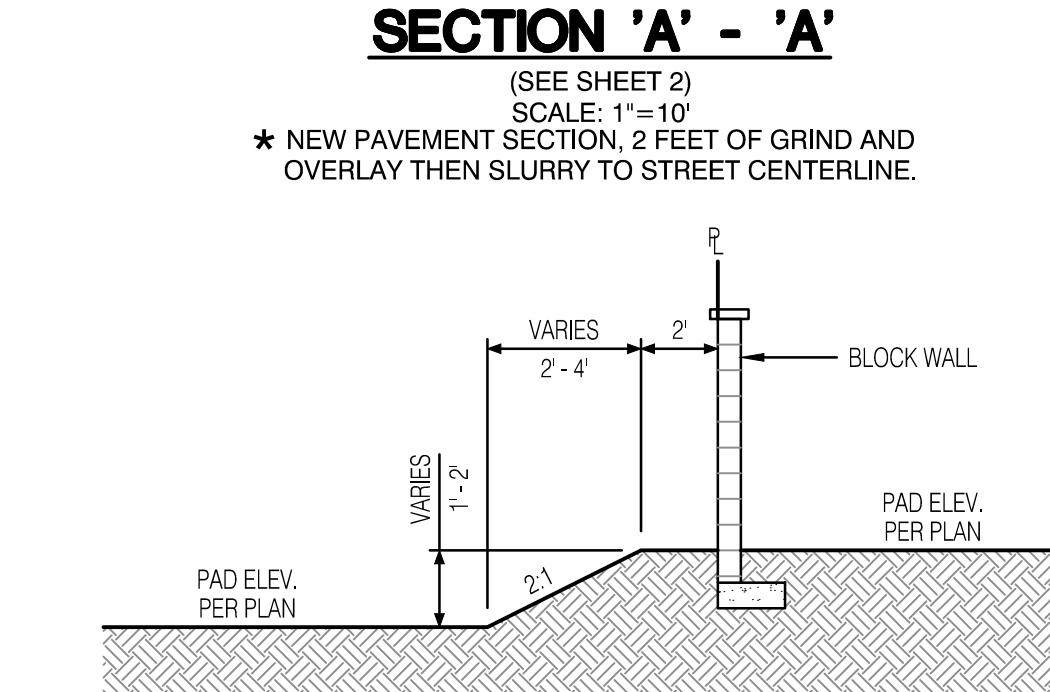
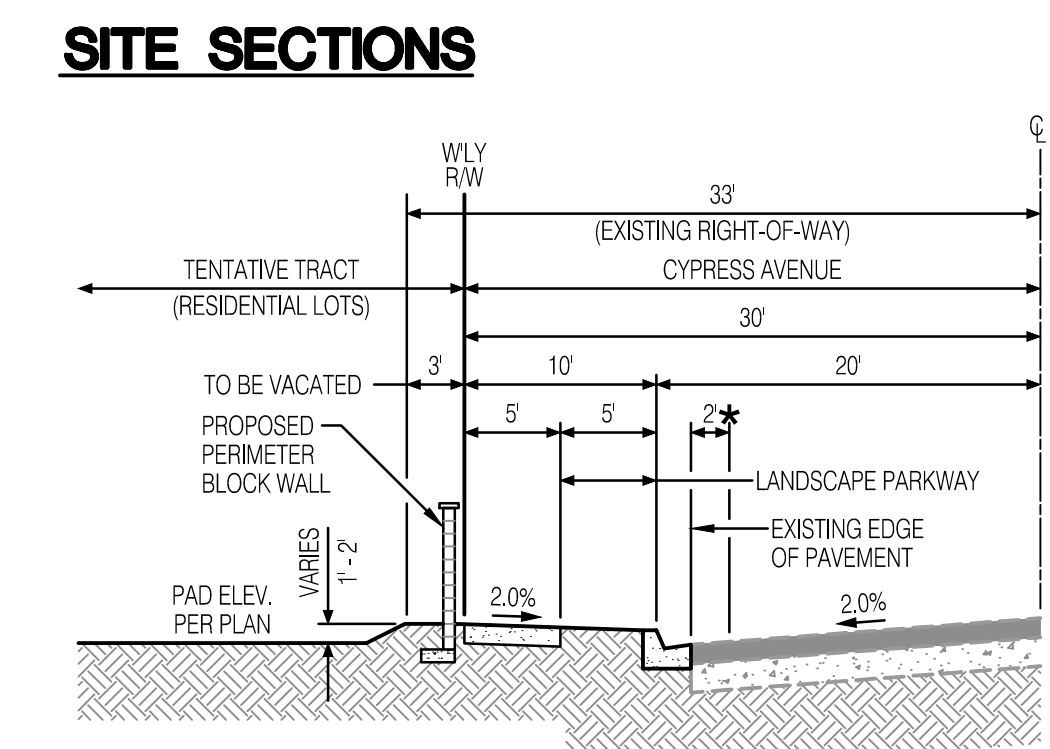
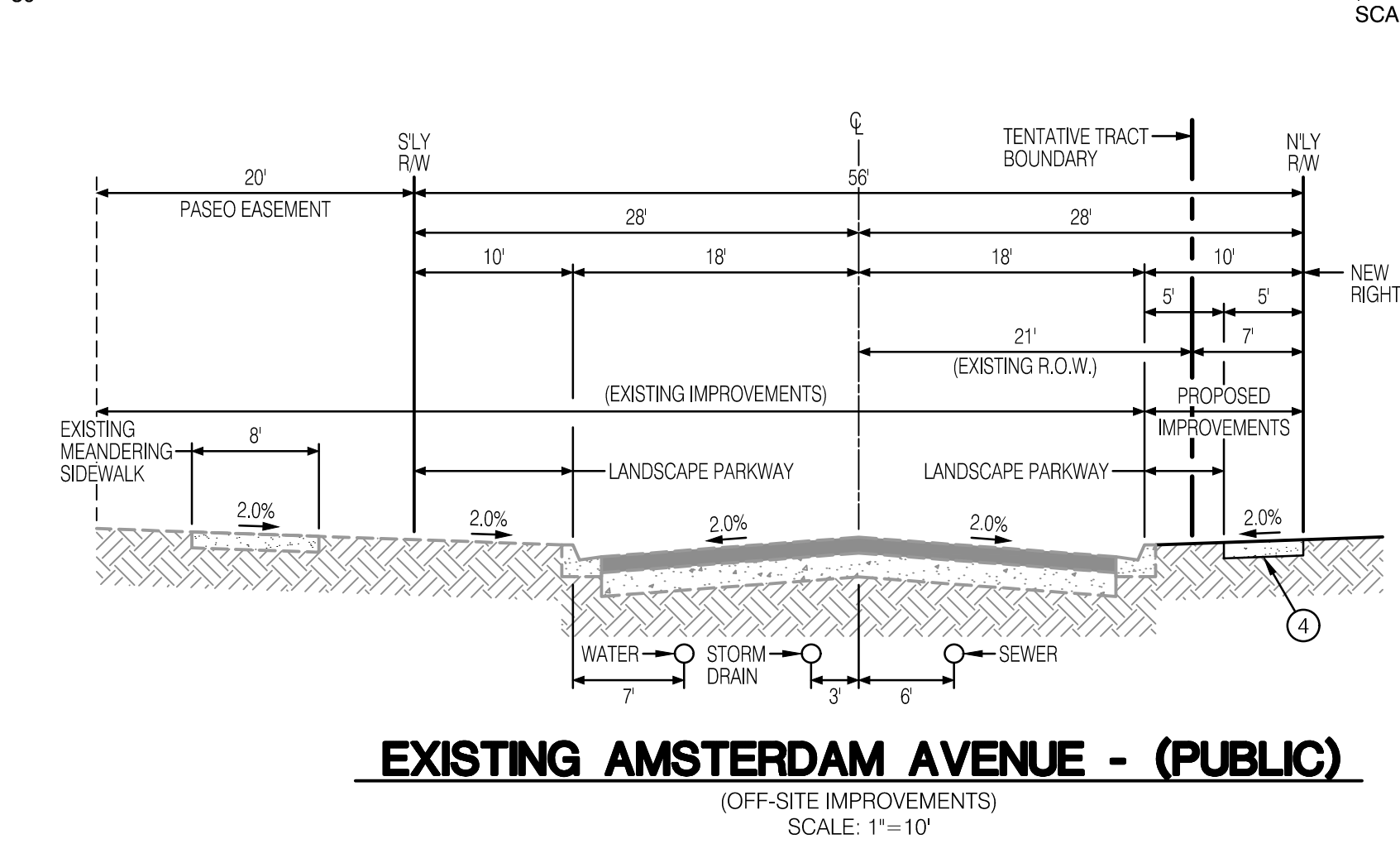
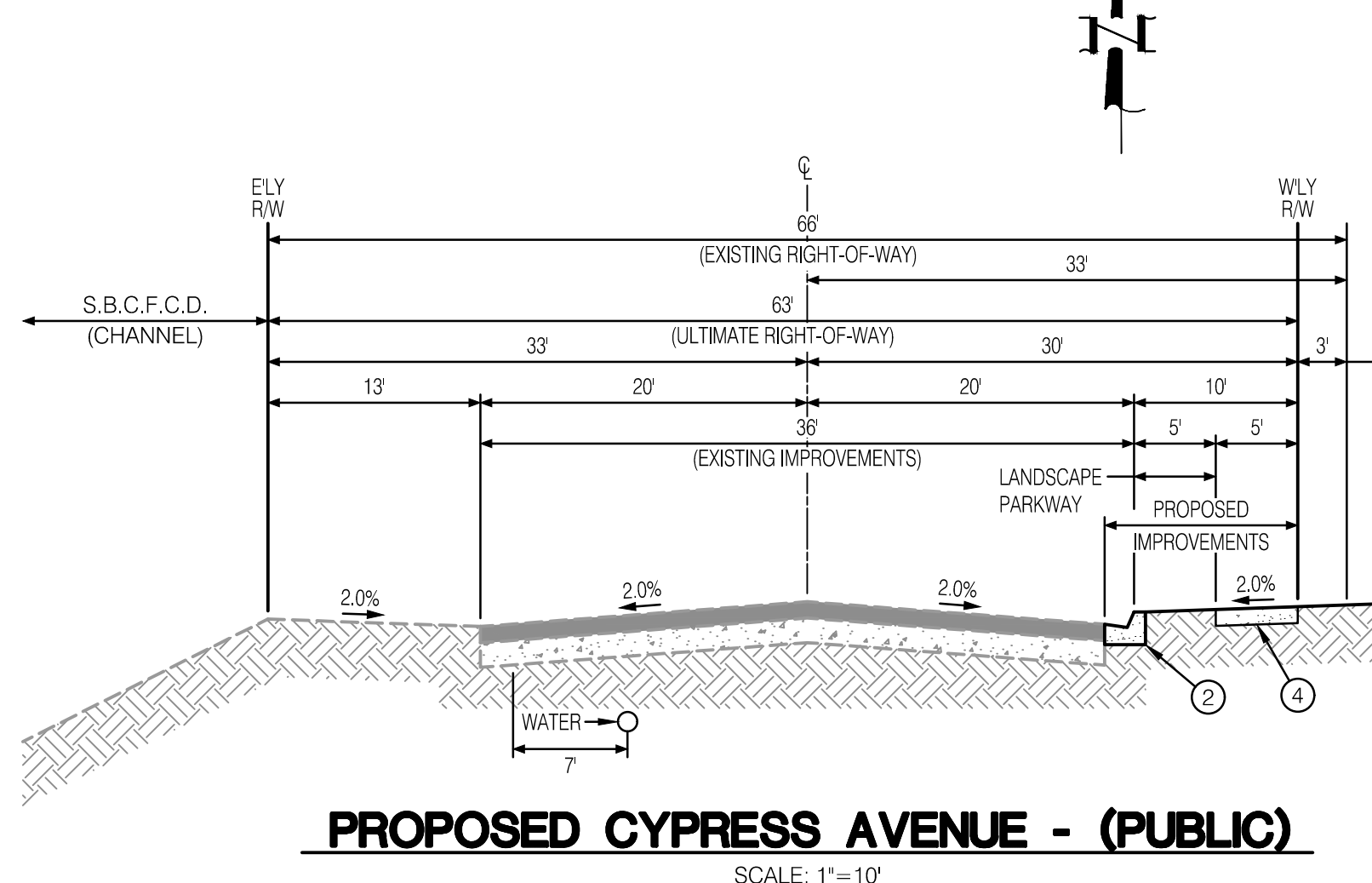


LOT SUMMARY (LOTS 1-56 S.F.R.)

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)
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4	7,020	6,725	65'	108'	23	6,056	6,056	60'	101'	42	6,500	6,188	65'	100'
5	6,480	6,300	60'	108'	24	6,000	6,000	60'	100'	43	6,500	6,175	65'	100'
6	7,020	7,020	65'	108'	25	8,550	7,164	67'	100'	44	6,500	6,149	65'	100'
7	6,381	6,381	61'	105'	26	6,914	6,914	65'	100'	45	6,500	6,136	65'	100'
8	6,434	6,239	57'	93'	27	6,160	6,160	60'	103'	46	6,500	6,123	65'	100'
9	7,273	7,273	37'	112'	28	6,012	6,012	60'	101'	47	6,946	6,509	49'	100'
10	13,191	12,060	35'	160'	29	6,000	6,000	60'	100'	48	6,946	6,620	49'	100'
11	7,525	7,104	71'	108'	30	6,000	6,000	60'	100'	49	6,500	6,500	65'	100'
12	7,342	6,991	65'	113'	31	6,000	6,000	60'	100'	50	6,000	6,000	60'	100'
13	7,545	7,211	71'	108'	32	6,000	6,000	60'	100'	51	6,000	6,000	60'	100'
14	12,120	11,665	35'	159'	33	6,000	6,000	60'	100'	52	6,000	6,000	65'	100'
15	7,218	6,822	35'	110'	34	6,066	6,066	60'	101'	53	6,000	6,000	60'	100'
16	6,220	5,846	54'	95'	35	6,688	6,580	65'	101'	54	6,000	6,000	60'	100'
17	6,104	6,104	61'	101'	36	14,913	11,627	161'	110'	55	8,469	7,674	49'	100'
18	6,260	6,260	60'	104'	37	11,271	8,821	102'	90'					
19	6,261	6,261	60'	104'	38	11,580	9,141	107'	95'					



- CONSTRUCTION NOTES**
- CONSTRUCT 5' AC OVER 6" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
 - CONSTRUCT 6" OR 8" TYPE 'B' CURB PER THE CITY OF CHINO STANDARD PLAN NO. 205.
 - CONSTRUCT 3" AC OVER 4" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
 - CONSTRUCT 5" P.C.C. SIDEWALK PER THE CITY OF CHINO STANDARD PLAN NO. 205.



LEGEND

EXISTING STREET ELEVATION	---
EXISTING STORM DRAIN	---
EXISTING SEWER SYSTEM	---
EXISTING WATER SYSTEM	---
EXISTING RECYCLED WATER SYSTEM	---
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	---
PROPOSED STREET ELEVATION	---
PROPOSED STORM DRAIN SYSTEM	---
PROPOSED SEWER SYSTEM	---
PROPOSED WATER SYSTEM	---
FUTURE RECYCLED WATER SYSTEM	---
PROPOSED PAD ELEVATION	---
PROPOSED LOT NUMBER	---
PROPOSED TENTATIVE TRACT BOUNDARY	---
PROPOSED 2:1 SLOPE	---
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE PUBLIC STREETS	---
PROPOSED UTILITY EASEMENT	---
LIMITED USE AREA	---
HIGHEST NO. RESIDENTIAL LOT	---
PROPOSED BUILDING SETBACK (B.S.L.)	---
PROPOSED 2' GRIND AND OVERLAY	---
PROPOSED SLURRY	---

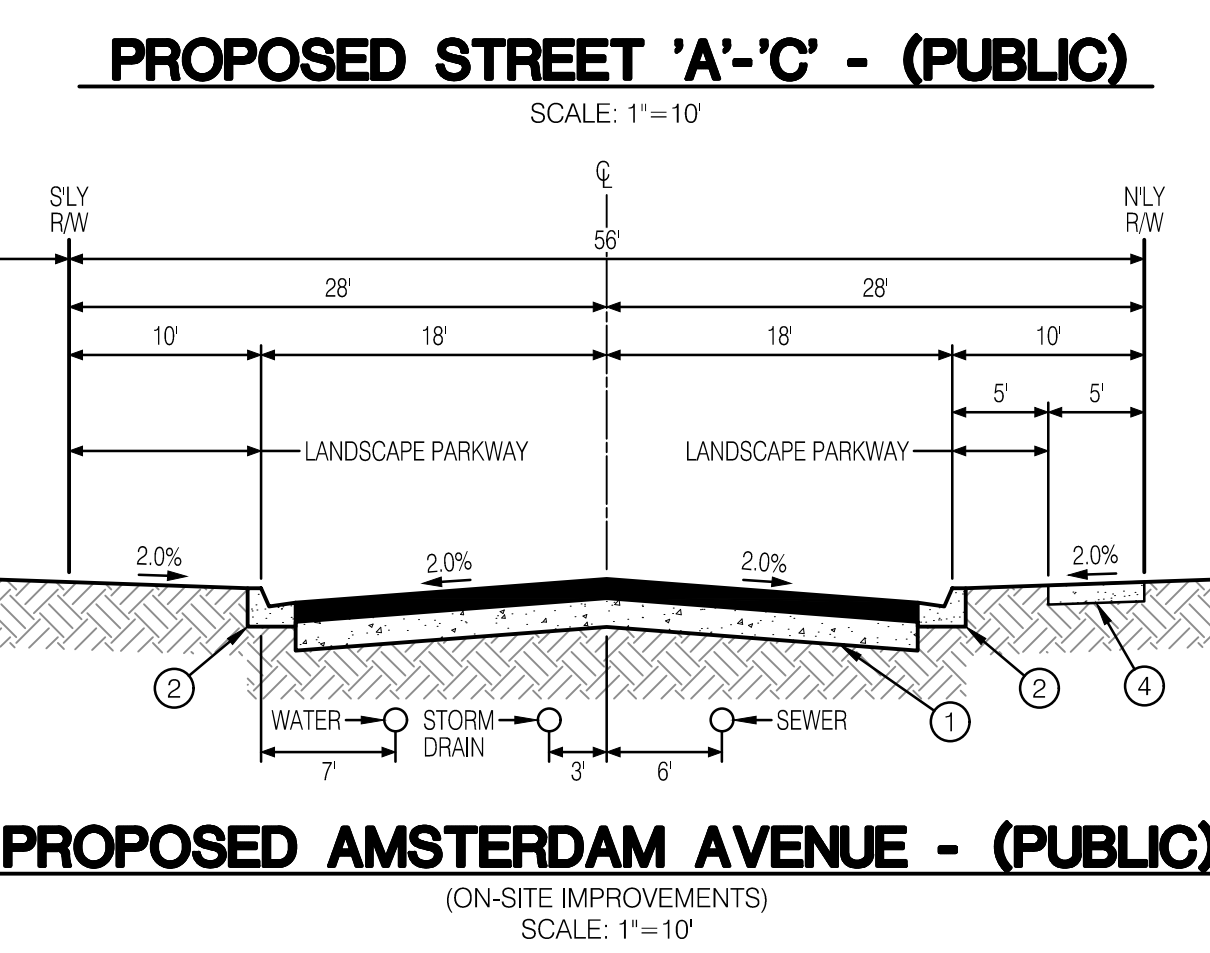
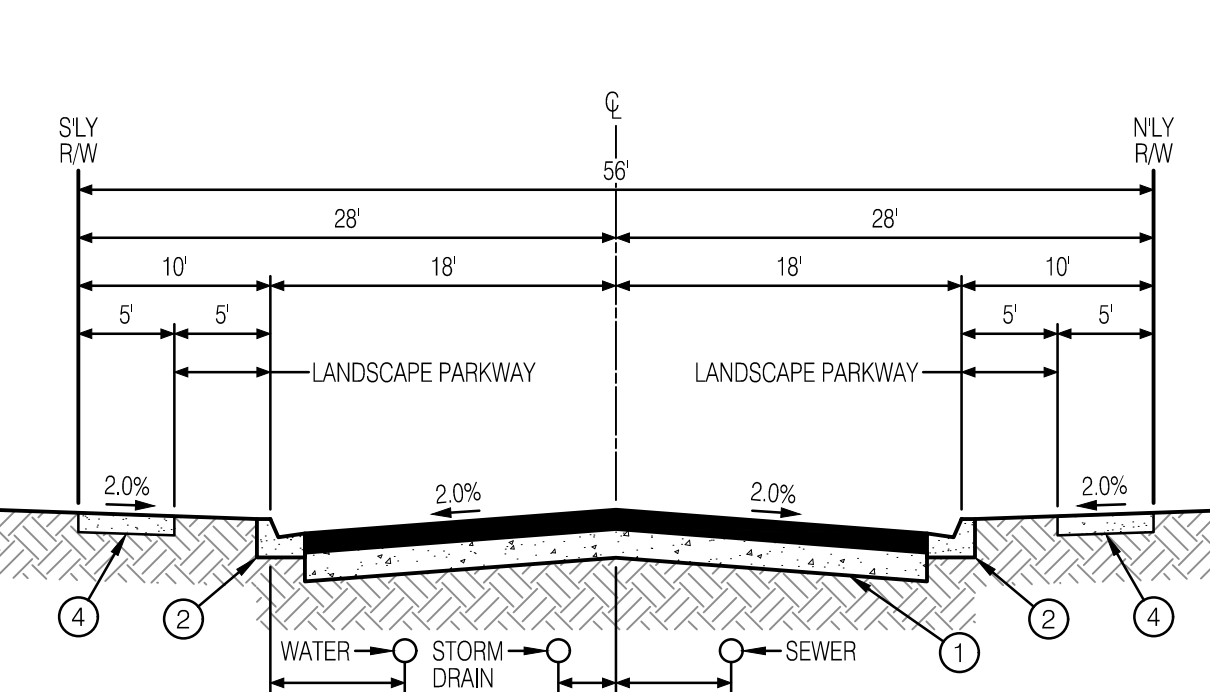
UTILITIES

WATER	GAS
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	SOUTHERN CALIFORNIA GAS COMPANY 13525 12th STREET CHINO, CA 91710 (800) 334-3264
SEWER	ELECTRIC
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	SOUTHERN CALIFORNIA EDISON 1851 FRANCIS STREET CHINO, CA 91761 (800) 855-4555
TELEPHONE	CABLE-TV
SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA 91709 (800) 892-4357	SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA 91709 (800) 892-4357
SOLID WASTE	
CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3264	

BASIS OF BEARINGS
THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16\"/>

BENCH MARK
(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION
THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.



- GENERAL INFORMATION**
- EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD-4.5 (4.5 DU/AC)
 - EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
 - EXISTING LAND USE: AGRICULTURE
 - PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
 - PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
 - PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
 - ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
EAST: CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL
SOUTH: SINGLE-FAMILY RESIDENTIAL
WEST: SINGLE-FAMILY RESIDENTIAL
 - PARK REQUIREMENTS TO BE MET BY PARK-RELATED FEES.
 - SCHOOL DISTRICT: ELEMENTARY: RHODES
MIDDLE SCHOOL: MAGNOLIA
HIGH SCHOOL: CHINO
 - PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
 - MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
 - ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
 - THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
 - PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
 - PROPOSED PUBLIC STREETS 'A-C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
 - PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
 - PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - PROPOSED PRIVATE OPEN SPACE LOTS 'E'-P' TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
 - PROPOSED PUBLIC STREETS 'A-C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
 - TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
 - THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
 - PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 060 OF 8400 NO. 06071C820H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 8400, NO. 0671C835, FLOOD MAP 2004, THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
 - PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
 - FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 2.
 - PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
 - ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
 - THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845.
 - SEAL AND ABANDONED.
 - ESTIMATED EARTHWORK QUANTITIES:
ADJUSTED CUT: 15,324 CY
ADJUSTED FILL: 26,975 CY
IMPORT: 11,651 CY
 - THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
 - PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	CONCEPTUAL GRADING PLAN

PROJECT ADDRESS
13918 CYPRESS AVENUE
CHINO, CA 91710

APPLICANT/DEVELOPER
PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND	1
	DETENTION	3
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2

GROSS ACREAGE: 12.42
CONTOUR INTERVAL: 2 FOOT
SCALE: 1"=40'
DATE: MAY 28, 2026

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND	0.20 AC	1.6%
'A'-C'	DETENTION	1.79 AC	14.4%
'D'	PUBLIC STREETS	1.09 AC	8.8%
'E'-F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

CONCEPTUAL GRADING PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

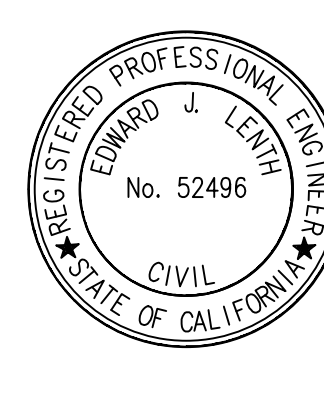
SHEET 1 OF 2

DATE	NO.	REVISIONS

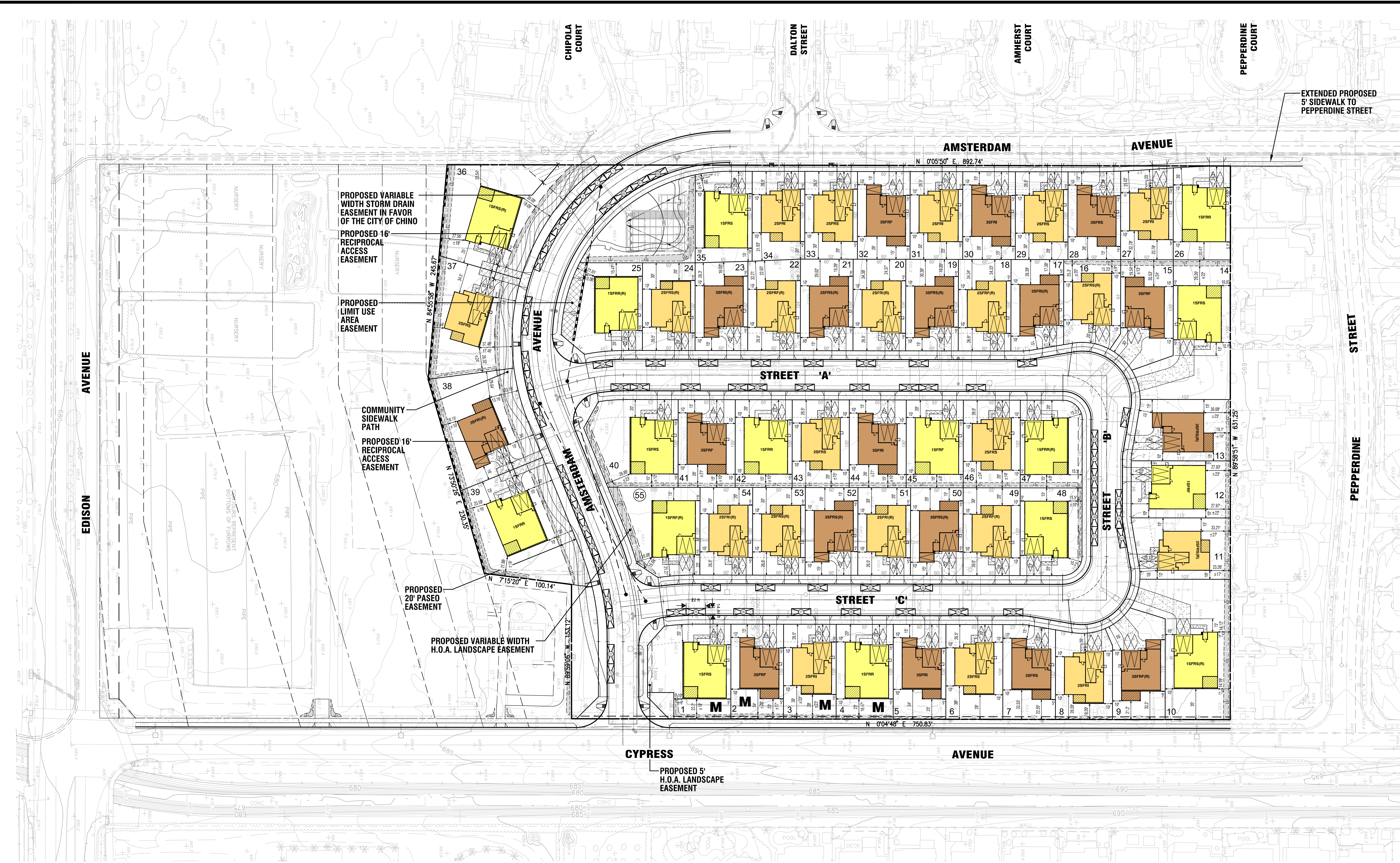
APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH
EDWARD J. LENTH RCE 052496



CONCEPTUAL GRADING PLAN - VTTM 20845



EXTENDED PROPOSED 5' SIDEWALK TO PEPPERDINE STREET

LEGEND:

- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

REQUIRED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	110
TOTAL DRIVEWAY SPACES:	110
TOTAL PARKING SPACES:	220
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

PROVIDED PARKING SPACES

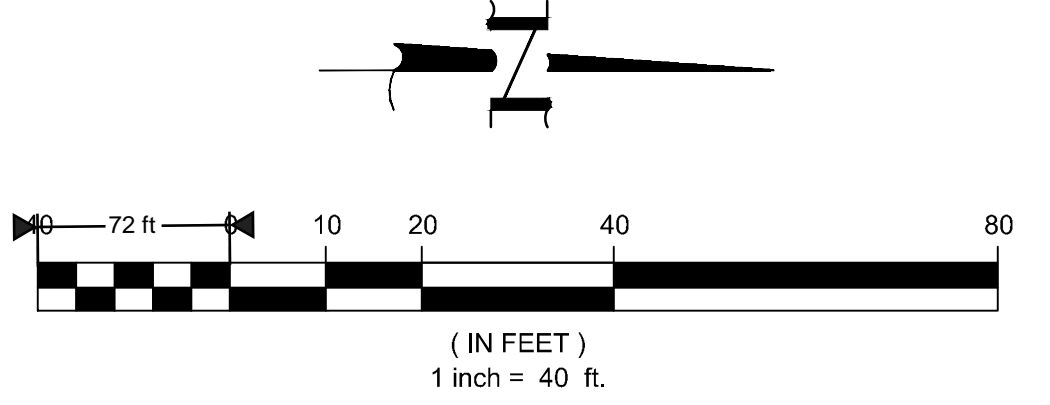
GARAGE SPACES:	2
DRIVEWAY SPACES:	2-3
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	149
TOTAL DRIVEWAY SPACES:	110
TOTAL ON-STREET SPACES:	68
TOTAL PARKING SPACES:	327
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

APPLICANT/DEVELOPER



ENGINEER

MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 305
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET
 PLANNERS ENGINEERS SURVEYORS

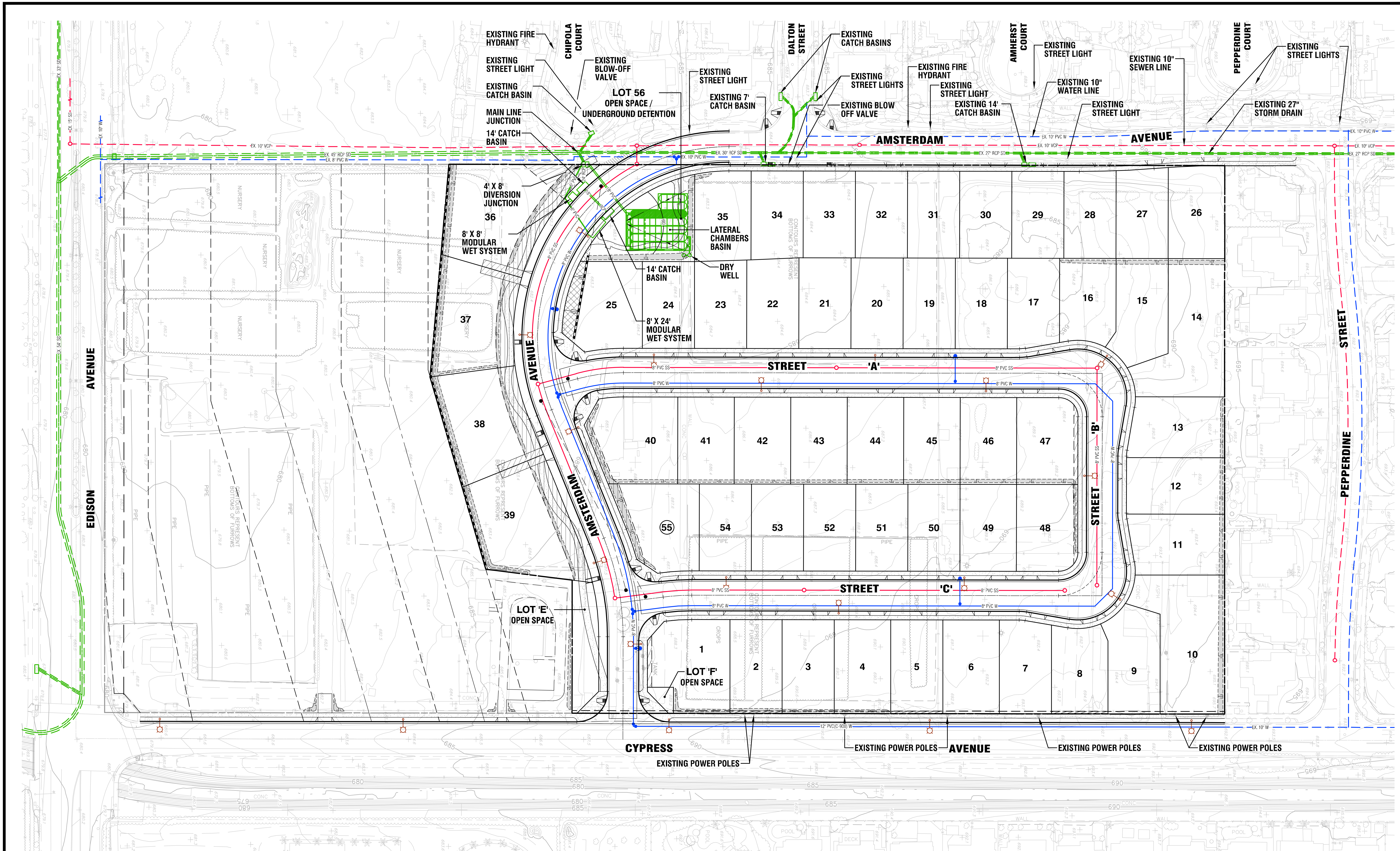


DATE	NO.	REVISIONS

VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
PARKING PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 SHEET 1 OF 1

PARKING PLAN - VTTM 20845

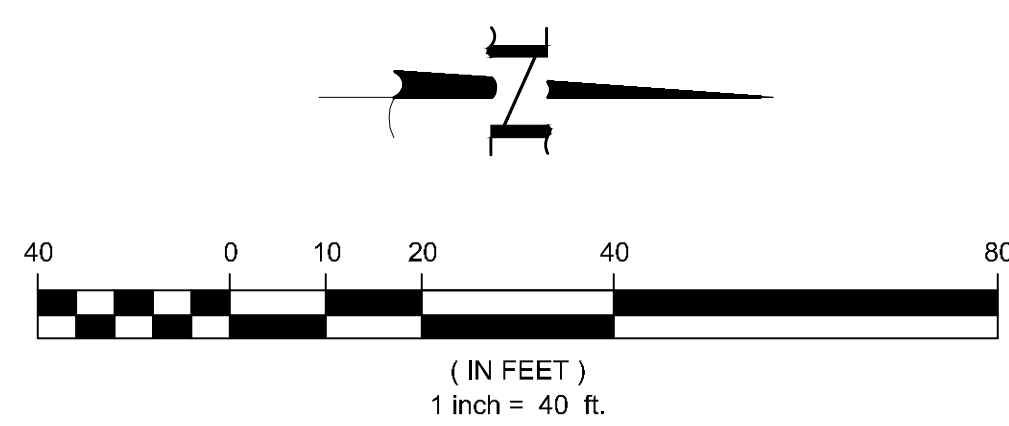


- LEGEND**
- EXISTING STORM DRAIN --- EX. SD
 - EXISTING SEWER SYSTEM --- EX. SS
 - EXISTING WATER SYSTEM --- EX. W
 - PROPOSED STORM DRAIN SYSTEM --- P. SD
 - PROPOSED SEWER SYSTEM --- P. SS
 - PROPOSED WATER SYSTEM --- P. W

DATE	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
 5 PETERS CANYON ROAD
 SUITE 300
 IRVINE, CA 92606
 (949) 251-8821
 WWW.MDSCONSULTING.NET
 PLANNERS ENGINEERS SURVEYORS



VESTING TENTATIVE TRACT MAP NO. 20845
 EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
COMPOSITE UTILITIES PLAN
 CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA