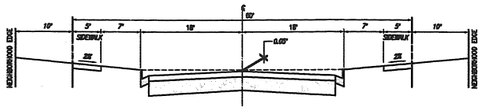
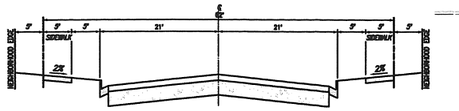


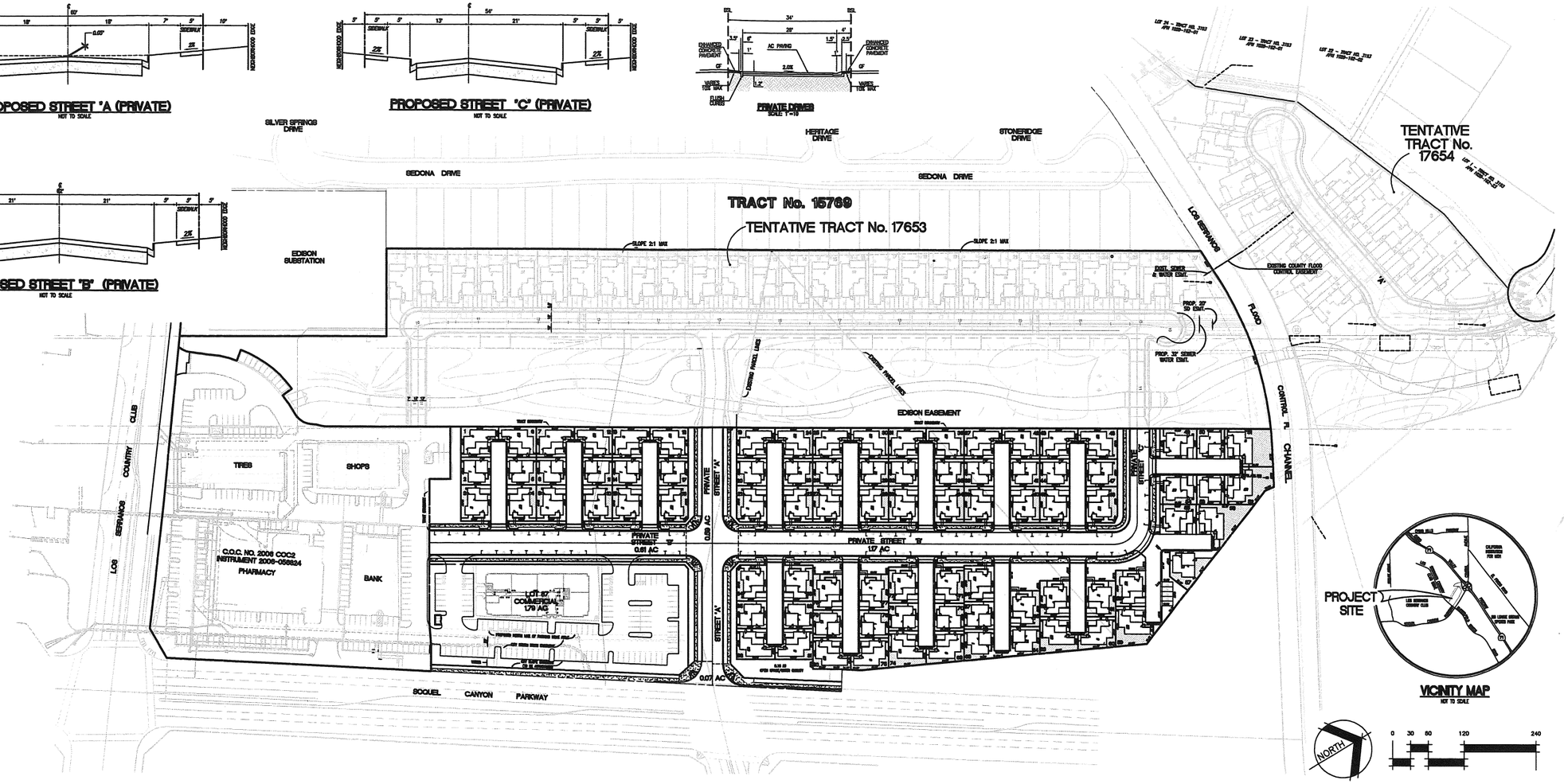
PROPOSED STREET 'A' (PRIVATE)
NOT TO SCALE

PROPOSED STREET 'C' (PRIVATE)
NOT TO SCALE

PRIVATE DRIVER
SCALE 1"=10'



PROPOSED STREET 'B' (PRIVATE)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

HIGGINS RANCH, TENTATIVE TRACT NO. 19904

LOT NO.	LOT SIZE (SF)	USEABLE PRIVATE OPEN SPACE (SF)	HOUSE (SF)	HOUSE FOOTPRINT (SF)	PERCENT COVERAGE (%)	PLAN NO.
1	2,875	243	2,464	1,560	54	3
2	2,300	241	2,000	1,320	57	1
3	3,000	545	2,300	1,552	52	2
4	3,000	545	2,300	1,552	52	2
5	2,300	241	2,000	1,320	57	1
6	2,875	243	2,464	1,560	54	3
7	2,875	243	2,464	1,560	54	3
8	2,300	241	2,000	1,320	57	1
9	3,000	545	2,300	1,552	52	2
10	3,000	545	2,300	1,552	52	2
11	2,300	241	2,000	1,320	57	1
12	2,875	243	2,464	1,560	54	3
13	2,875	243	2,464	1,560	54	3
14	2,300	241	2,000	1,320	57	1
15	3,000	545	2,300	1,552	52	2
16	2,984	545	2,300	1,552	52	2
17	2,300	241	2,000	1,320	57	1
18	2,875	243	2,464	1,560	54	3
19	2,875	243	2,464	1,560	54	3
20	2,300	241	2,000	1,320	57	1
21	2,984	545	2,300	1,552	52	2
22	3,000	545	2,300	1,552	52	2
23	2,300	241	2,000	1,320	57	1
24	2,875	243	2,464	1,560	54	3
25	2,875	243	2,464	1,560	54	3
26	2,300	241	2,000	1,320	57	1
27	3,000	545	2,300	1,552	52	2
28	3,000	545	2,300	1,552	52	2
29	2,300	241	2,000	1,320	57	1
30	2,875	243	2,464	1,560	54	3
31	2,875	243	2,464	1,560	54	3
32	2,300	241	2,000	1,320	57	1
33	3,000	545	2,300	1,552	52	2
34	3,000	545	2,300	1,552	52	2
35	2,300	241	2,000	1,320	57	1
36	2,875	243	2,464	1,560	54	3
37	2,875	243	2,464	1,560	54	3
38	2,300	241	2,000	1,320	57	1
39	3,000	545	2,300	1,552	52	2
40	3,000	545	2,300	1,552	52	2
41	2,300	241	2,000	1,320	57	1
42	2,875	243	2,464	1,560	54	3
43	2,875	243	2,464	1,560	54	3
44	2,300	241	2,000	1,320	57	1
45	3,000	545	2,300	1,552	52	2
46	3,154	702	2,300	1,552	49	2
47	2,438	509	2,000	1,320	54	1
48	3,018	570	2,464	1,560	52	3
49	3,050	544	2,300	1,552	51	2
50	2,300	241	2,000	1,320	57	1
51	4,650	2,284	2,464	1,560	34	3
52	4,213	1,994	2,464	1,560	37	3
53	2,300	241	2,000	1,320	57	1
54	3,030	557	2,300	1,552	51	2
55	3,000	545	2,300	1,552	52	2
56	4,465	2,024	2,464	1,560	35	3
57	3,418	1,236	2,000	1,320	39	1
58	3,000	608	2,300	1,552	52	2
59	3,622	1,230	2,000	1,320	36	1
60	2,974	581	2,464	1,560	52	3
61	3,000	608	2,300	1,552	52	2
62	3,000	608	2,300	1,552	52	2
63	3,351	959	2,464	1,560	47	3
64	2,498	355	2,464	1,560	62	3
65	3,000	608	2,000	1,320	44	1
66	3,000	544	2,300	1,552	52	2
67	2,300	241	2,000	1,320	57	1
68	2,654	501	2,000	1,320	50	1
69	2,975	583	2,464	1,560	52	3
70	2,300	241	2,000	1,320	57	1
71	3,000	545	2,300	1,552	52	2
72	3,000	544	2,300	1,552	52	2
73	2,300	241	2,000	1,320	57	1
74	3,352	960	2,464	1,560	47	3
75	2,934	562	2,464	1,560	53	3
76	2,300	241	2,000	1,320	57	1
77	3,000	604	2,300	1,552	52	2
78	3,000	610	2,300	1,552	52	2
79	2,300	241	2,000	1,320	57	1
80	2,970	578	2,464	1,560	53	3
81	2,875	243	2,464	1,560	54	3
82	2,300	241	2,000	1,320	57	1
83	3,001	545	2,300	1,552	52	2
84	2,984	534	2,300	1,552	52	2
85	2,300	241	2,000	1,320	57	1
86	2,875	243	2,464	1,560	54	3
MAXIMUM	4,650	241				
MINIMUM	2,295	2,444				
AVERAGE	2,852	425				

LAND USE SUMMARY

	AC	%
STREET 'A', 'B' AND 'C'	2.93	16.3%
SOQUEL CANYON PARKWAY	0.29	1.6%
PRIVATE DRIVES - LOTS AA-DD	1.93	10.8%
OPEN SPACE - LOTS A-Y	0.84	4.6%
SFD LOTS 1-86	6.89	38.4%
COMMERCIAL PARCEL	1.79	9.9%
TOTAL	18.19 AC	100%

COMMERCIAL PARCEL SUMMARY

	AREA		
	SF	AC	%
BUILDING (FOOTPRINT)	34,000	0.80	45.7
DRIVES AND PARKING	38,000	0.89	51.3
LANDSCAPE AND HARD SCAPE	1,400	0.04	1.9
TOTAL	73,978	1.70 AC	100%

NUMBER OF PARKING SPACES	78	SPA
BUILDING SQUARE FOOTAGE	34,000	SF
PARKING/BUILDING RATIO	4.59/1,000	SF
FAR	0.46 X	

ASSESSORS PARCEL NUMBERS

1029-351-18
1029-351-30
1029-351-31
1029-351-41

GENERAL PLAN

EXISTING: COMMERCIAL & MEDIUM RESIDENTIAL
PROPOSED: COMMERCIAL & MEDIUM RESIDENTIAL

ZONING

EXISTING: C-G
PROPOSED: C-G & PD

LAND USE

EXISTING: VACANT
PROPOSED: MEDIUM DENSITY RESIDENTIAL AND GENERAL COMMERCIAL

GENERAL NOTES

1) EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ON-SITE.
2) ALL DIMENSIONS SHOWN ARE APPROXIMATE.
3) ALSO SEE ARCHITECTURAL PLANS FOR SPECIFIC UNIT TYPE, SQUARE FOOTAGES / QUANTITIES AND BUILDING OCCUPANCY GROUPS.
4) BUILDING ROOF EAVES ARE TYPICALLY 18" BUT MAY BE LESS IN SOME AREAS.
5) SEE LANDSCAPE ARCHITECT'S PLAN FOR GENERAL MONUMENT SIGNAGE.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBE AS FOLLOWS:

PARCEL 2: (APN: 1029-351-30)

LOT 224 OF TRACT NO. 15769, IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 270, PAGES 58 THROUGH 62, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ANY PORTION THEREOF INCLUDED WITHIN PARCEL 8489-1, DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 16, 2001 AS INSTRUMENT NO. 2001014512 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES (BUT NOT INCLUDING OTHER MINERALS, SOIL OR CLAY OR THE RIGHT TO ENTER ON THE SURFACE OF THE LAND HEREINABOVE DESCRIBED FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND EXTRACTING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES) IN AND UNDER A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND AS EXCEPTED IN THE DEED FROM FRANK C. PELLISSIER AND SONS, INC. TO FUJWA HANNOH, DOING BUSINESS AS COAST HAY CO., DATED FEBRUARY 1, 1943 AND RECORDED FEBRUARY 27, 1943, IN BOOK 1362, PAGE 450, OFFICIAL RECORDS AND DEED FROM FUJWA HANNOH, DOING BUSINESS AS COAST HAY CO., AND STANFORD HANNOH, HER HUSBAND TO CORNELIUS EST AND TINA EST, HUSBAND AND WIFE AS JOINT TENANTS, DATED FEBRUARY 17, 1943, AND RECORDED FEBRUARY 27, 1943, IN BOOK 1381, PAGE 68, OFFICIAL RECORDS AS SUCH RIGHTS ARE AMENDED AND MODIFIED BY THIT CERTAIN AGREEMENT AND CONVEYANCE RE RESERVATIONS DATED AS OF SEPTEMBER 10, 1957 AND RECORDED DECEMBER 23, 1957, IN BOOK 4397, PAGE 97, OFFICIAL RECORDS.

PARCEL 3: (APN: 1029-351-31 AND 1029-351-41)

PARCEL 2 OF CERTIFICATE OF COMPLIANCE 2005-LLA100, RECORDED DECEMBER 23, 2005 AS INSTRUMENT NO. 2005-0971500 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL LOT 225 OF TRACT NO. 15769, IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 270, PAGES 58 TO 62, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 31, PAGE 18 OF RECORDS OF SURVEY, IN SAID CITY, COUNTY, AND STATE, SAID PORTION BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. 95-COC0241 RECORDED JANUARY 19, 1996 AS DOCUMENT NO. 1996001853 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, LYING NORTHEASTERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SOQUEL CANYON PARKWAY, 120 FEET WIDE, DESCRIBED IN PARCEL 4-B IN GRANT DEED TO THE COUNTY OF SAN BERNARDINO RECORDED DECEMBER 9, 1966 AS INSTRUMENT NO. 26-272314 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID POINT BEING THE MOST EASTERLY CORNER OF PARCEL 1 OF GRANT DEED TO THE CITY OF CHINO HILLS RECORDED MAY 16, 1999 AS DOCUMENT NO. 1999017352B OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 33°34'18" EAST, A DISTANCE OF 440.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 56°47'58" WEST, A DISTANCE OF 47.27 FEET; THENCE NORTH 62°49'07" WEST, A DISTANCE OF 37.19 FEET; THENCE NORTH 56°47'22" WEST, A DISTANCE OF 235.80 FEET; THENCE NORTH 31°12'06" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 56°39'04" WEST, A DISTANCE OF 92.10 FEET; THENCE SOUTH 31°10'44" WEST, A DISTANCE OF 227.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'51" AN ARC DISTANCE OF 34.45 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1700.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS SOUTH 25°25'25" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°35'25" AN ARC DISTANCE OF 57.28 FEET; THENCE NORTH 1800537" WEST, A DISTANCE OF 18.47 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 188.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 17°44'18" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°37'52" AN ARC DISTANCE OF 120.24 FEET; THENCE SOUTH 41°06'25" EAST, A DISTANCE OF 14.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 3.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°26'32" AN ARC DISTANCE OF 4.39 FEET; THENCE SOUTH 37°30'29" WEST, A DISTANCE OF 44.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'46" AN ARC DISTANCE OF 20.82 FEET TO THE SOUTHEASTERLY LINE OF LOS SERRANOS COUNTRY CLUB DRIVE DESCRIBED IN PARCEL 4-B IN SAID GRANT DEED TO THE COUNTY OF SAN BERNARDINO.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES (BUT NOT INCLUDING OTHER MINERALS, SOIL OR CLAY OR THE RIGHT TO ENTER ON THE SURFACE OF THE LAND HEREINABOVE DESCRIBED FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND EXTRACTING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES) IN AND UNDER A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND AS EXCEPTED IN THE DEED FROM FRANK C. PELLISSIER AND SONS, INC. TO FUJWA HANNOH, DOING BUSINESS AS COAST HAY CO., DATED FEBRUARY 1, 1943 AND RECORDED FEBRUARY 27, 1943, IN BOOK 1362, PAGE 450, OFFICIAL RECORDS AND DEED FROM FUJWA HANNOH, DOING BUSINESS AS COAST HAY CO., AND STANFORD HANNOH, HER HUSBAND TO CORNELIUS EST AND TINA EST, HUSBAND AND WIFE AS JOINT TENANTS, DATED FEBRUARY 17, 1943, AND RECORDED FEBRUARY 27, 1943, IN BOOK 1381, PAGE 68, OFFICIAL RECORDS AS SUCH RIGHTS ARE AMENDED AND MODIFIED BY THIT CERTAIN AGREEMENT AND CONVEYANCE RE RESERVATIONS DATED AS OF SEPTEMBER 10, 1957 AND RECORDED DECEMBER 23, 1957, IN BOOK 4397, PAGE 97, OFFICIAL RECORDS.

LEGAL DESCRIPTION OF MEDIA PARCEL (APN: 1029-351-30)

ALL THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS THE LINES OF THE GOVERNMENT SURVEY WERE EXTENDED ACROSS THE RANCHO SANTA ANA DEL CHINO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE POMONA RINCON COUNTY ROAD; WHICH SAID POINT BEARS SOUTH 72°29' WEST 30 FEET AND NORTH 17°34' WEST 29 FEET FROM STATION NO. 4, AS SHOWN ON MAP "D" BEING A MAP OF AN EXTENSION OF THE SUBDIVISION OF THE RANCHO SANTA ANA DEL CHINO, AS PER MAP RECORDED IN BOOK 13 OF MAPS, PAGES 47 AND 48, RECORDS OF SAID COUNTY; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 17°34' WEST 735.79 FEET TO A POINT WHICH BEARS SOUTH 87° 51' WEST 30.52 FEET FROM STATION NO. 5, AS SHOWN ON MAP "D" OF AN EXTENSION OF THE SUBDIVISION OF THE RANCHO SANTA ANA DEL CHINO;
THENCE SOUTH 68°27' WEST 213.87 FEET;
THENCE NORTH 23°57'40 WEST 157.74 FEET;
THENCE SOUTH 89°06'30 WEST 1281.28 FEET;
THENCE SOUTH 49°37' EAST 623.87 FEET;
THENCE SOUTH 71°47'20 EAST 324.29 FEET;
THENCE SOUTH 89°44'10 EAST 638.58 FEET;
THENCE NORTH 72°29' EAST 136.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND AS CONDEMNED TO THE COUNTY OF SAN BERNARDINO ON BEHALF OF C.S.A. 70-CH, A.D. 69-1 BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 24, 1988 AS INSTRUMENT NO. 88-058824 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 16, 1999 AS INSTRUMENT NO. 99-258345 OFFICIAL RECORDS.

PUBLIC SERVICES

ELECTRIC
SOUTHERN CALIFORNIA EDISON CO.
1351 FRANCIS STREET
ONTARIO, CA 91761
(800) 655-4555

FIRE
CHINO VALLEY INDEPENDENT FIRE DISTRICT
14011 CITY CENTER DRIVE
CHINO HILLS, CA 91709
(909) 902-5260

GAS
SOUTHERN CALIFORNIA GAS CO.
13525 12TH STREET
CHINO, CA 91710
(800) 427-2200

CABLE
TIME WARNER
3644 SYCAMORE COURT
CHINO, CA 91710
(800) 592-5253

SEWER/WATER
CITY OF CHINO HILLS
14000 CITY CENTER DRIVE
CHINO HILLS, CA 91709
(909) 346-3550

SOLID WASTE
CHINO HILLS DISPOSAL
1131 NORTH BLUE GUM STREET
ANAHEIM, CA 92806
(888) 238-3301

TELEPHONE
VERIZON CALIFORNIA
(800) 483-4000

SHEET INDEX

SHEET 1: TECHNICAL SITE PLAN
SHEET 2: CONCEPTUAL GRADING PLAN
SHEET 3: TENTATIVE PARCEL MAP

LEGEND

USEABLE PRIVATE OPEN SPACE

PROPOSED TENTATIVE TRACT BOUNDARY

PROPOSED 2:1 SLOPE

APPLICANT/DEVELOPER/OWNER

TRUMARK
450 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
949-999-8888

ENGINEER

MDS CONSULTING
17320 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
PHONE: (949) 251-0821
FAX: (949) 251-0316
CONTACT: STANLEY C. MORSE

REGISTERED PROFESSIONAL ENGINEER
STANLEY C. MORSE
No. 20256
Exp. 9-30-15
CIVIL
STATE OF CALIFORNIA

STANLEY C. MORSE, RCE 20256
EXP. DATE: SEPTEMBER 30, 2015

PREPARED BY:
MDS CONSULTING
MOSES SCHULTZ
17320 Redhill Ave., Suite 350
Irvine, CA 92614
Voice: 949-251-0821
FAX: 949-251-0316
PLANNERS ENGINEERS SURVEYORS

DATE PREPARED: OCTOBER 08, 2014

HIGGINS RANCH
TENTATIVE TRACT MAP NO. 19904

TECHNICAL SITE PLAN
CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 3

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TR. 19904 - TENTATIVE TRACT MAP