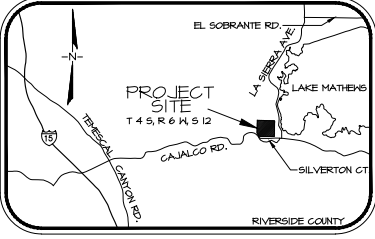


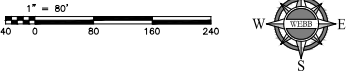
# PRE-APPLICATION REVIEW TRACT 37431

**Grading Comments:**  
 1. Show driveway locations and driveway grades.  
 2. Please indicate slope ratios. Maximum ratio for residential lots is 2:1.  
 3. Provide contour elevations for the topography shown.  
 4. Provide terrace drains on all slopes 30' or greater in height.  
 5. Observe slope setbacks per Ord. 457 and the Calif. Blg. Code.



**COMMENT LEGEND**

Legend: Subtitle (Color/Outline)
Legend: Main Title (Color/Outline)
Legend: Section Header (Color/Outline)
Legend: Sub-section Header (Color/Outline)
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Access on Cajalco Road may be restricted to right-of-way. This may require a raised median to be constructed on Cajalco Road.

## APPLICANT/PROPERTY OWNER

ATT: SAM CHEEBER  
 ADDRESS: 488 VILLA MONTES CIRCLE  
 CORONA, CA 92614  
 PHONE: (951) 501-4260  
 EMAIL: SCHEEBER@MAN.COM

## ENGINEER

ALBERT A. WEBB ASSOCIATES  
 ATT: SANDY CHANDLER  
 ADDRESS: 5150 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 PHONE: (951) 686-1070  
 FAX: (951) 788-1256  
 EMAIL: SANDY.CHANDLER@WEBBASSOCIATES.COM

## ASSESSOR PARCEL NUMBER

278 - 210 - 022  
 278 - 210 - 016

## GROSS ACREAGE

35.16 ACRES (RECORDED LOT SIZE)

## NET ACREAGE

33.84 ACRES

## EXISTING ZONING

R - A - 1 (RESIDENTIAL AGRICULTURAL)  
 A - 1 - 5 (LIGHT AGRICULTURE)

## PROPOSED ZONING

R - 1 (ONE FAMILY DWELLINGS)

## SETBACK REQUIREMENTS

FRONT: 20 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 SIDE OF CORNER LOT, 10 FEET

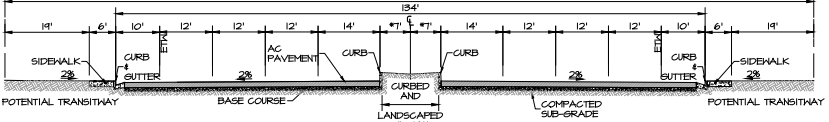
## \*PER R - 1 ZONING

The Transportation Department has initiated a widening project on Cajalco Road. There are several alternatives, some of which include the property within the PAR boundaries. In its design the applicant should be aware of the various alternatives as some may have significant impacts to what is proposed in the PAR. The technical and environmental analysis for the widening project has started; however timing of construction is unknown at this time.

Per Ord. 460, Section 3.21, projects with primary access to lots within a proposed subdivision exceeding 100-feet (high flow area), shall provide a secondary emergency access.

Show centeline radii and grades of proposed streets.

R/S/4 Show driveways and proposed slopes.



The General Plan shows a Regional Trail traversing the project site; as such, the trail map will be conditioned for a trail. Contact Phayavanh Nanthavongduangy at the Planning Department at 951-955-6573 to discuss the trail alignment.

## TOPOGRAPHY

COMPANY: INLAND AERIAL SURVEYS, INC.  
 ADDRESS: 7111 ARLINGTON AVENUE SUITE 4  
 RIVERSIDE, CA 92503  
 PHONE: (951) 687-4292  
 DATED: MAY 11, 2016

## LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 17 PAGE 10 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

## EXISTING LAND USE

OS - CH (OPEN SPACE - CONSERVATION HABITAT)

## PROPOSED LAND USE

VLD R - 1 AC MIN PER GRIP NO 18(4)  
 (VERY LOW DENSITY RESIDENTIAL)

## WASTE DISPOSAL SYSTEM

ONSITE SEWAGE DISPOSAL

LOT #	AREA (SQ. FT.)
1	48,443
2	48,443
3	48,443
4	48,443
5	48,443
6	43,863
7	44,904
8	44,752
9	45,407
10	64,675
11	48,335
12	41,014
13	45,174
14	43,556
15	43,560
16	51,562
17	43,560
18	43,560
19	43,560
20	43,964
21	43,801
22	46,242
23	45,715
24	45,523
25	43,906
26	43,502
27	46,395

REVISIONS	DATE	BY	FOR

SCALE	1" = 80'
DATE	10/18/2017
DESIGNER	A.A. WEBB
CHECKED	A.A. WEBB
PLN CK REF.	
PLOT DATE	25-Oct-17

ENGINEERING CONSULTANTS	3759 MCCRAY STREET RIVERSIDE, CA 92506 PH: (951) 686-1070 FAX: (951) 788-1256
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PROJECT TITLE	PRE-APPLICATION REVIEW
DATE	10/18/2017
PLANNED BY	
NO.	1
OF 1 SHEETS	
DWG. NO.	