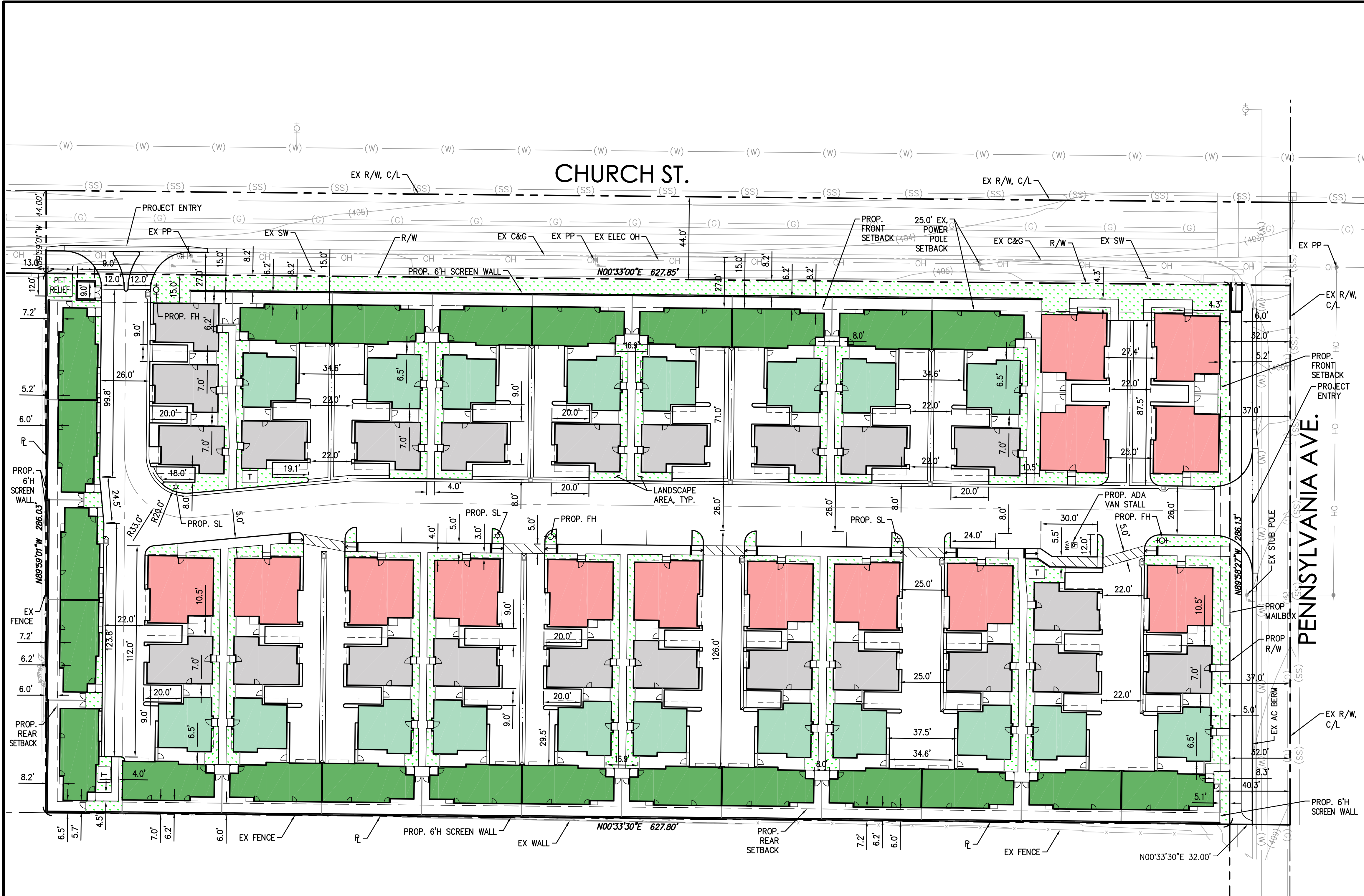




MASTER SITE PLAN

SITE ADDRESS:

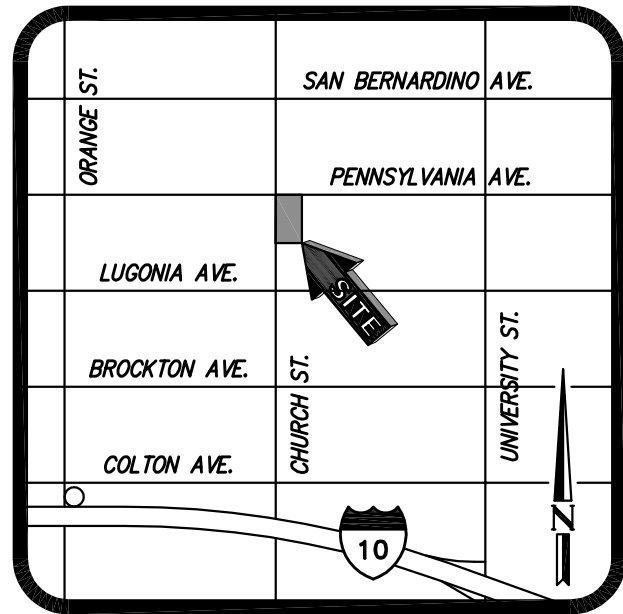
S.E.C. OF OF PENNSYLVANIA AVE.
AND CHURCH ST.
REDLANDS, CA 92374
APN: 1212-261-29-0-000

OWNER/DEVELOPER:

PENN. CHURCH, LLC
700 E. REDLANDS BLVD, U172
REDLANDS, CA 92373
PHONE: 909-488-6788
EMAIL: DORA@PENNCHURCHLLC.COM

PLAN PREPARER:

DRG ENGINEERING, INC.
160 S. OLD SPRINGS RD. #210
ANAHEIM HILLS, CA 92808
PHONE: 714-685-6860
EMAIL: DGATES@DRG-ENG.COM



VICINITY MAP
NOT TO SCALE

DENSITY:

GROSS: 80 UNITS / 5.00 AC = 16.0 DU/AC
NET: 80 UNITS / 4.12 AC = 19.4 DU/AC

ZONING:

GENERAL PLAN: RESIDENTIAL
EXISTING ZONING: R2
PROPOSED ZONING: R2
PROPERTY USE: CONDOS
NEIGHBORING ZONING: R1
SINGLE-FAMILY HOMES

AREA:

GROSS: 217,791 SF (5.00 AC)
NET: 188,615 SF (4.33 AC)
NET AFTER DEDICATION: 179,601 SF (4.12 AC)
DISTURBED AREA: 190,022 SF (4.36 AC)
YIELD: 80 UNITS

DWELLING UNITS:

DETACHED TWO-STORY CONDOMINIUMS

- PLAN 1 - 1,253 SF, 3 BED, 2.5 BATH, 1-CAR GAR + 1 OPEN SPACE
- PLAN 2 - 1,329 SF, 3 BED, 2.5 BATH, 1-CAR GAR + 1 OPEN SPACE
- PLAN 3 - 1,341 SF, 3 BED, 2.5 BATH, 2-CAR GAR
- PLAN 4 - 1,911 SF, 4 BED, 3 BATH, 2-CAR GAR

ABBREVIATIONS:

AC = ACRES
BLDG = BUILDING
C/L = CENTERLINE
C&G = CURB & GUTTER
EX = EXISTING
LS = LANDSCAPE
NO. = NUMBER
N.T.S. = NOT TO SCALE
OH = OVERHEAD
PL = PROPERTY LINE
PP = POWER POLE
PROP = PROPOSED
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SW = SIDEWALK
TYP = TYPICAL

BUILDING TABLE:

	BLDG TYPE	NO. OF BLDGS	AREA PER BLDG (SF)	TOTAL BLDG AREA ACROSS SITE (SF)
RESIDENTIAL	PLAN 1	19	1,253	23,807
	PLAN 2	23	1,329	30,567
	PLAN 3	24	1,341	32,184
	PLAN 4	14	1,911	26,754
	TOTAL	80		113,312

LOT COVERAGE:

FAR: 113,312 / 217,791 = 52.0% < 60% MAX. ALLOWED

PARKING - REQUIRED BY DENSITY BONUS LAW:

	TYPE	QUANTITY	RATIO	NO. OF STALLS
RESID./GUEST	3 BEDROOM	66	1.5	99
	4 BEDROOM	14	2.5	35
TOTAL				134
PARKING RATIO				1.675

PARKING - PROVIDED:

	TYPE	STALL SIZE	NO. OF STALLS	
RESIDENT	GARAGE STALLS - PLAN 1 & 2	10'x20'	42	
	SURFACE STALLS STANDARD - PLAN 1, 2, & 4	10'x20'	35	
	SURFACE STALLS COMPACT - PLAN 2	8'x18'	9	
GUEST	GARAGE STALLS - PLAN 3 & 4	10'x20'	76	
	SURFACE STALLS ADA VAN PARALLEL	12'x24'	1	
	SURFACE STALLS STANDARD PARALLEL	8'x24'	11	
TOTAL				174
PARKING RATIO				2.175

DENSITY BONUS WAIVERS:

ITEM		REQUIRED	PROVIDED
SETBACK	FRONT SETBACK - CHURCH ST.	25'	15'
	FRONT SETBACK - CHURCH ST. - 6'H WALL	25'	8'
	FRONT SETBACK - PENNSYLVANIA AVE.	25'	5' MIN. - VARIES
	FRONT SETBACK - PENNSYLVANIA AVE. - 6'H WALL	25'	5' MIN. - VARIES
	SIDE STREET SETBACK	25'	5'
	REAR SETBACK	25'	6'
	SIDE YARD SETBACK	15'	6'
	SETBACK ADJACENT TO R1	55'	6'
DISTANCE	DISTANCE BETWEEN BUILDINGS - FRONT	30'	10'
	DISTANCE BETWEEN BUILDINGS - SIDE	15'	6.5'
	DISTANCE BETWEEN BUILDINGS - REAR	20'	6.5'
OPEN SPACE	COMMON OUTDOOR LIVING SPACE MIN. AREA	2,000 MIN. SF / 20' MIN. DIM.	1,100 MIN. SF / 10' MIN. DIM. (SMALL PASEOS)
	PRIVATE OUTDOOR LIVING SPACE/UNIT	150 MIN. SF / 10' MIN. DIM.	98 MIN. SF / 6.2' MIN. DIM.

OPEN SPACE - REQUIRED:

COMBINED COMMON AND PRIVATE OPEN SPACE:

BLDG TYPE	MINIMUM AREA (SF)	NO. OF UNITS	TOTAL AREA (SF)
PLAN 1	1,253/3 = 418	19	7,942
PLAN 2	1,329/3 = 443	23	10,189
PLAN 3	1,341/3 = 447	24	10,728
PLAN 4	1,911/3 = 637	14	8,918
TOTAL		80	37,777

LINE LEGEND

- PARCEL MAP BOUNDARY / PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE
- BUILDING SETBACK LINE
- EXISTING FENCE
- PROPOSED WALL
- PROPOSED LANDSCAPING

OPEN SPACE - PROVIDED:

COMMON OPEN SPACE:

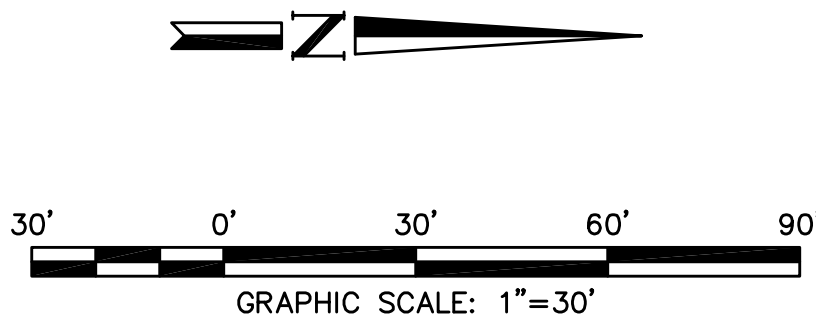
TYPE	MINIMUM DIMENSION	TOTAL AREA (SF)
PASEOS	10.0'	16,700
FRONT SETBACK	8.0'	7,780
TOTAL		24,480

PRIVATE OPEN SPACE:

TYPE	MINIMUM DIMENSION	AVERAGE AREA (SF)	NO. OF UNITS	TOTAL AREA (SF)
PLAN 1	10.0'	174	19	3,306
PLAN 2	6.2'	103	23	2,370
PLAN 3	6.2'	408	24	9,792
PLAN 4	10.5'	126	14	1,764
TOTAL				17,230

TOTAL OPEN SPACE:

TOTAL	41,710
-------	--------



160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DRG Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NO.: REVISION: DATE:

PENN CHURCH HOMES
SEC OF PENNSYLVANIA AND CHURCH
REDLANDS, CA 92374
MASTER SITE PLAN

PROJECT:

ISSUE: CONCEPT
DATE: 7/27/26
CHECKED: DG DRAWN: DG
DRAWING FILE:
PROJECT NO.: 25-446
SHEET NUMBER: 1
OF 1 SHEETS
SCALE: AS SHOWN