TENTATIVE TRACT No. 20797
PRELIMINARY GRADING PLAN
A PORTION OF THE S 1/2 , SE 1/4 OF SECTION 16, TOWNSHIP 1S, RANGE 3W SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

APPLICANT
REDLANDS PIONEER PARTNERS, LLC
ATTN. QANTAS CORMAN/MICHAEL MOSSMAN
4350 VON KARMAN AVENUE, SUITE 200
NEWPORT BEACH, CA 92660

OWNER
TROJAN GROVES, A PARTNERSHIP
ATTN. JOHN M. THOMAS
21202 KROLL LANE
HUNTINGTON BEACH, CA 92646

CIVIL ENGINEER
HICKS & HARTWICK, INC.
37 EAST OLIVE AVE, SUITE C
REDLANDS, CA 92373
PH: (909) 793-2257

SOILS ENGINEER
GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CA 92660
PH: (951) 710-1160
FAX: (951) 710-1167

TENTATIVE MAP PREPARED BY:
Hicks & Hartwick, Inc.
37 East Olive Ave. Ste C
Redlands, CA. 92373
909.793.2257

MATTHEW C. HICKS
No. 63494
CIVIL

REQUIREMENTS FOR TRACT MAPS
PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)

1A. DATE OF MAP PREPARATION: 06-21-2025
1B. NORTH ARROW DELINEATED ON MAP AS REQUIRED
1C. SCALE USED: 1"=70'
1D. ADJACENT SUBDIVISION INFO: DELINEATED ON MAP AS REQUIRED
2. INFORMATION DELINEATED ON MAP AS REQUIRED
3. EASEMENTS AND RIGHTS OF RECORD PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: 989-30120880-A-BAM DATED 09-23-2024.
4-10. DELINEATED ON MAP AS REQUIRED
11. STATEMENT AS TO THE INTENTION IN REGARD TO SLOPE PLANTING AND EROSION CONTROL: DELINEATED ON MAP
12. VICINITY MAP: DELINEATED ON MAP
13. CONTOUR INTERVAL: 1' CONTOURS
14. ALL EXISTING STRUCTURES AND TREES TO BE REMOVED: DELINEATED ON MAP AS REQUIRED
15A. LOCATION OF ALL AREAS OF POTENTIAL STORMWATER OVERFLOW; THE LOCATION, WIDTH AND DIRECTION OF FLOW: DELINEATED ON MAP
15B. FEMA PANEL: PANEL 8704 OF 9400 PER FLOOD INSURANCE RATE MAP: 06071C8704H, JANUARY 14, 2018
AREA DESIGNATION: ZONE X
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

EXHIBIT REQUIREMENTS - PART ONE
PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)

1. INDEX MAP ON ALL SHEETS: DOES NOT APPLY
2. NAME AND ADDRESS OF OWNER/APPLICANT/MAP PREPARER: DELINEATED ON MAP AS REQUIRED
3. ACREAGE, NORTH ARROW, VICINITY MAP, DATE OF PREPARATION: DELINEATED ON MAP AS REQUIRED
4. EXISTING STRUCTURES AND FEATURES SUCH AS WALLS, BUILDING, AND TREES: DELINEATED ON MAP AS REQUIRED
5. DIMENSIONS AND PROPERTY LINES FOR EACH LOT: DELINEATED ON MAP AS REQUIRED
6. NAMES OF ADJOINING SUBDIVISIONS AND LANDOWNERS AND ABUTTING LAND USES: DELINEATED ON MAP AS REQUIRED
7. LANDS DEDICATED FOR PUBLIC USE: DELINEATED ON MAP AS REQUIRED
8. POINTS OF INGRESS AND EGRESS: SAN BERNARDINO AVE., NEW YORK ST., AND PIONEER AVE.
9. PRELIMINARY GRADING, INCLUDING PAD ELEVATIONS AND FLOW LINES WITH LOCATION OF ALL CUT AND FILL SLOPES IDENTIFIED: DELINEATED ON MAP AS REQUIRED

EXHIBIT REQUIREMENTS - PART TWO
PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)
PUBLIC WORKS REQUIREMENTS FOR SITE PLANS

1. LOCATIONS, NAME, AND WIDTH OF STREETS AND ADJACENT STREETS ALSO SHOW WIDTH OF ALLEYS IF APPLICABLE: DELINEATED ON MAP AS REQUIRED
2. PROPOSED STREET GRADES AND GRADES FOR SAN BERNARDINO AVE., NEW YORK ST., AND PIONEER AVE.: DELINEATED ON MAP AS REQUIRED.
3. CROSS SECTION OF PROPOSED STREET IMPROVEMENTS IF DIFFERENT FROM STANDARD: DELINEATED ON MAP AS REQUIRED.
4. LOCATION, DIMENSION, AND PURPOSE OF ANY EASEMENT ON AND ADJACENT TO PROJECT SITE: DELINEATED ON MAP AS REQUIRED.
5. LOCATION OF EXISTING PUBLIC UTILITIES, CULVERTS, DRAIN PIPES, AND WATER COURSES: DELINEATED ON MAP AS REQUIRED.
6. APPROXIMATE RADIUS OF CURVES: DELINEATED ON MAP AS REQUIRED.
7. TOPOGRAPHICAL DATA TO MAKE CLEAR THE EFFECT OF THE PROPOSAL 2' CONTOURS AT GRADES 5% OR LESS, 5' CONTOURS AT GRADES OF MORE THAN 5%. SOURCE OF THE CONTOURS SHALL BE STATED ON MAP: DELINEATED ON MAP AS REQUIRED.

ADDITIONAL GENERAL NOTES
1. TOTAL PROJECT GROSS AREA: 1,538,320 SF(35.31 AC) - INLCUDES PUBLIC R/W
2. TOTAL NUMBER OF LOTS: 256
3. SPECIFIC PLAN DEVELOPMENT AREA: 1,349,495 SF(30.98 AC) - EXCLUDES NEW YORK, SAN BERNARDINO AND PIONEER PUBLIC R/W
4. NET DEVELOPMENT AREA: 974,167 SF(22.36 AC) - EXCLUDES NEW YORK, SAN BERNARDINO, PIONEER, AND INTERNAL STREETS PUBLIC R/W
5. TOTAL OPEN SPACE (LOTS A-M): 197,877 SF (4.54 AC) - 20.31%
6. EXISTING LAND USE DISTRICT: COMMERCIAL

PROJECT PHASING NOTE
THIS PROJECT MAY HAVE PHASED MULTIPLE FINAL MAP PER SUBDIVISION MAP ACT – LATEST REVISION.

BENCH MARK
CITY OF REDLANDS BM R-19. BRASS DISK IN TOP OF CURB AT THE SE CORNER OF TEXAS AND SAN BERNARDINO AVENUE, 6'± EAST OF EAST END OF RETURN. ELEVATION = 1317.581

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, AS DETERMINED BY THE LINE BETWEEN NGS CORS "GISA" (PID DN5820) AND NGS CORS "EWPP" (PID DN7046), BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N82°35'11"W.

TOPOGRAPHIC MAP NOTE
TOPOGRAPHIC MAP PREPARED BY: INLAND AERIAL SURVEYS, INC.

SOILS ENGINEER / GEOLOGIST
GEOTECHNICAL AND INFILTRATION EVALUATION PREPARED BY: GEOTEK, INC.
GEOTEK PROJECT NO. 4212-CR, DATED APRIL 8, 2024

PRELIMINARY EARTHWORK
	CUT (C.Y.)	FILL (C.Y.)
RAW	47,700	39,300
SUBSIDENCE (0.2')	-5,100	
SHRINKAGE (7%)	-3,300	
ADJUSTED VOLUME	39,300	39,300

PUBLIC UTILITY COMPANIES
GAS:
SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374-9720
(800) 427-2200

WATER:
CITY OF REDLANDS
P.O. BOX 6905
REDLANDS, CA 92375-0903
(909) 798-7516

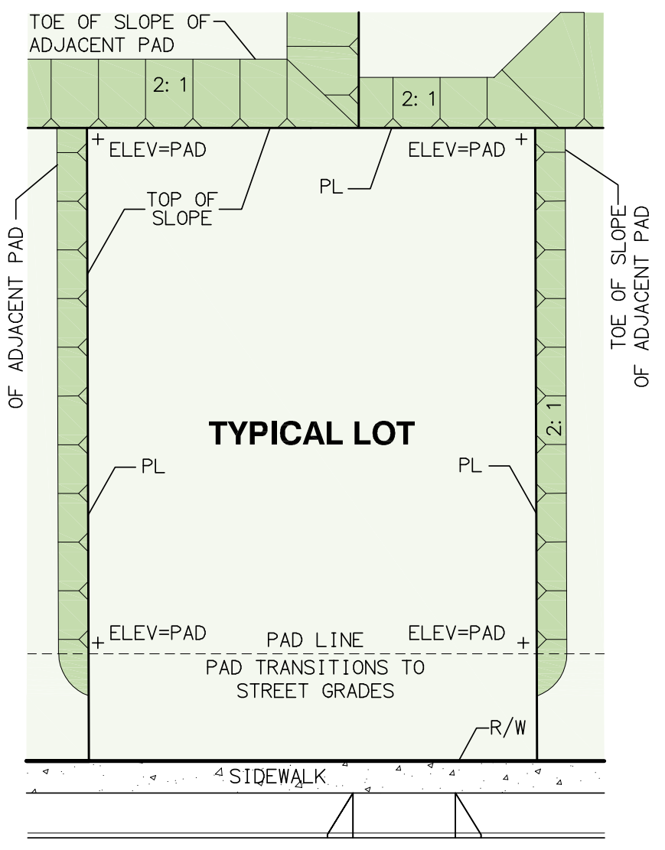
ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA 92373
(909) 307-6731

SEWER:
CITY OF REDLANDS
P.O. BOX 6905
REDLANDS, CA 92375-0903
(909) 798-7516

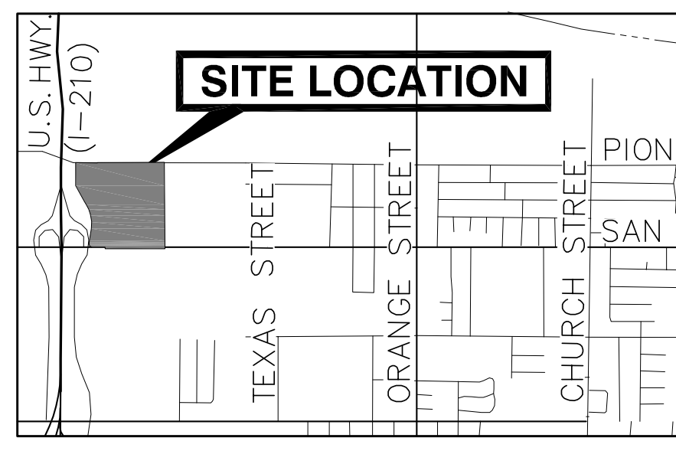
CABLE:
TIME WARNER CABLE
1722 ORANGE TREE LANE
REDLANDS, CA 92373
(909) 793-2321

TELEPHONE:
VERIZON INC.
1500 CRAFTON AVENUE
MENTONE, CA 92359
(909) 794-8210

TYPICAL LOT DETAIL FOR INTERIOR STREETS (PUBLIC)
NOT TO SCALE


TOE OF SLOPE OF ADJACENT PAD
2: 1
2: 1
ELEV=PAD
ELEV=PAD
TOP OF SLOPE
PL
TOE OF SLOPE OF ADJACENT PAD
TOE OF SLOPE OF ADJACENT PAD
TYPICAL LOT
PL
PL
2: 1
ELEV=PAD
PAD LINE
ELEV=PAD
PAD TRANSITIONS TO STREET GRADES
R/W
SIDEWALK

VICINITY MAP
NOT TO SCALE



EASEMENTS OF RECORD
EASEMENTS AND RESTRICTIONS OF RECORD UNDER TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED SEPTEMBER 23, 2024. ORDER NO. 989-30120880-A-BAM

1. REDLANDS WATER COMPANY,THE HOLDER OF AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES AS DISCLOSED BY DOCUMENT RECORDED FEBRUARY 24, 1882 IN BOOK 28, PAGE 233 OF DEEDS AND RECORDED MAY 2, 1882 IN BOOK 29, PAGE 65 OF DEEDS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AS DISCLOSED BY FINAL ORDER OF CONDEMNATION DOCUMENT RECORDED SEPTEMBER 22, 1999 AS DOCUMENT NO. 1999-0398589, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, SAID EASEMENT IS DELINEATED HEREON.
3. SOUTHERN CALIFORNIA EDISON COMPANY, THE HOLDER OR AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 22, 2022 AS DOCUMENT NO. 2022-0328229, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT IS DELINEATED HEREON.

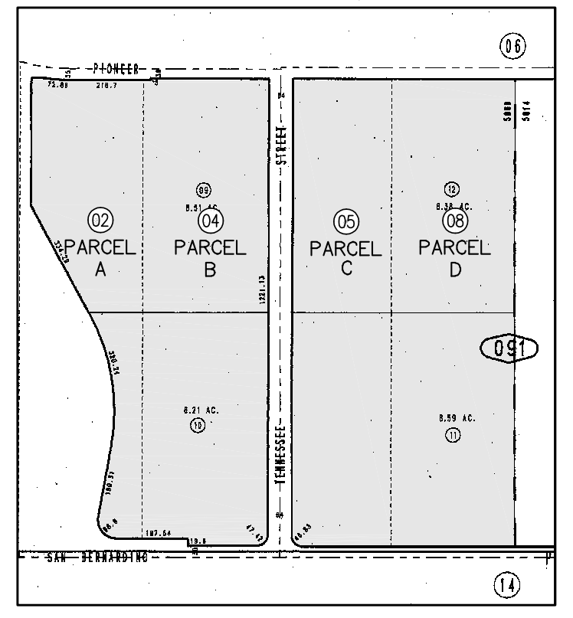
LEGAL DESCRIPTION
A PORTION OF THE S 1/2, SE 1/4 OF SECTION 16, TOWNSHIP 1S, RANGE 3W SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
SEE APN INDEX MAP

APN INDEX MAP
THIS MAP IS BEING FURNISHED AS A CONVENIENCE TO LOCATE THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: 989-30120880-A-BAM DATED SEPTEMBER 23, 2024

▭ A.P.N. 0167-091-09, -10, -11 & -12

PARCEL A: 0167-091-09
PARCEL B: 0167-091-10
PARCEL C: 0167-091-11
PARCEL D: 0167-091-12

SCALE: NTS

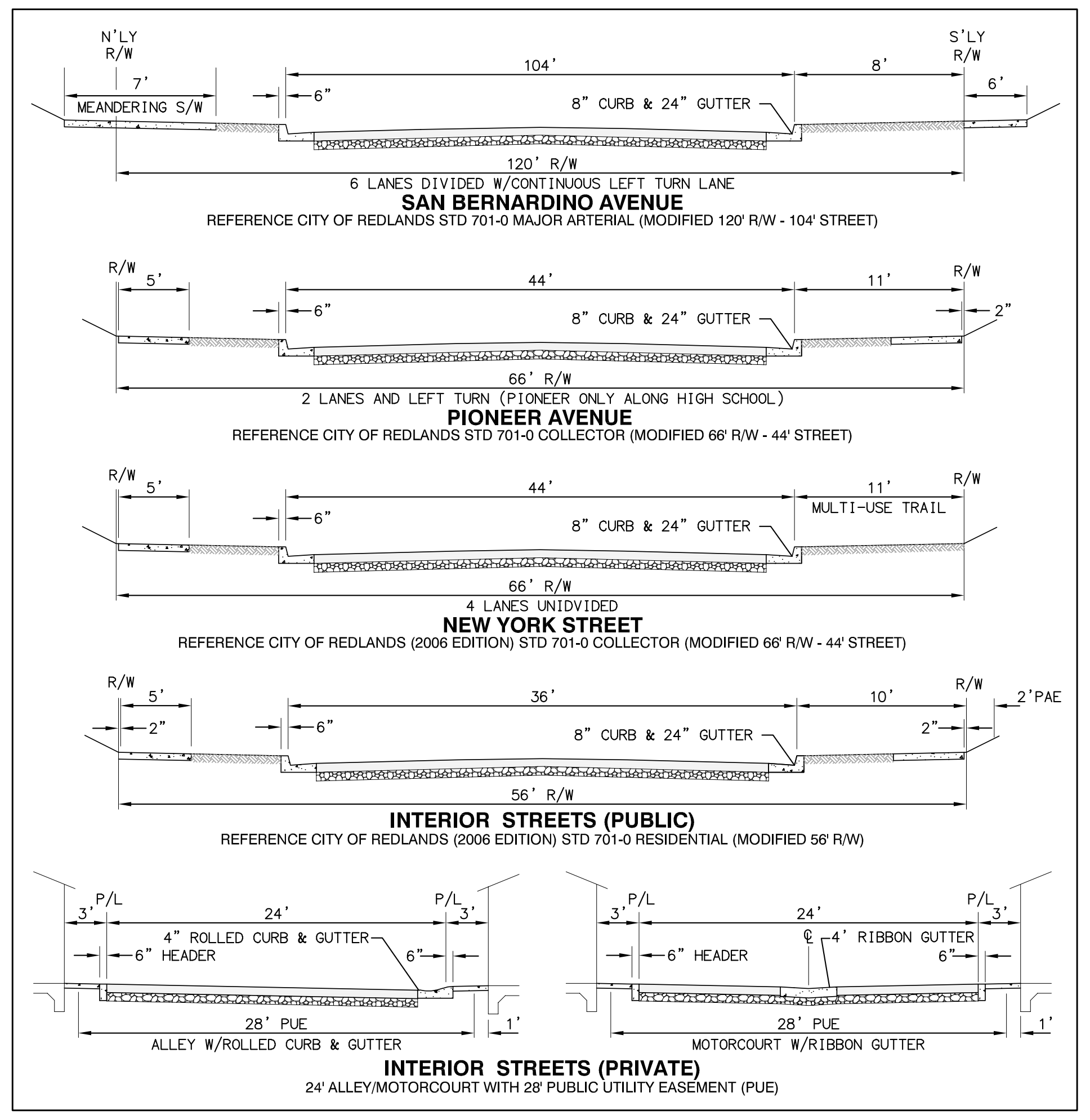


ADJACENT PROPERTY OWNERS
No.	APN	OWNER
01.	0167-061-01	MERITAGE HOMES OF CA, INC.
02.	0167-061-03	MERITAGE HOMES OF CA, INC.
03.	0167-061-05	REDLANDS UNIFIED SCHOOL DISTRICT.
04.	0167-061-19	REDLANDS UNIFIED SCHOOL DISTRICT.
05.	0167-061-05	REDLANDS UNIFIED SCHOOL DISTRICT.
06.	0167-061-19	REDLANDS UNIFIED SCHOOL DISTRICT.
07.	0167-061-18	REDLANDS UNIFIED SCHOOL DISTRICT.
08.	0167-061-15	REDLANDS UNIFIED SCHOOL DISTRICT.
09.	0167-061-22	REDLANDS UNIFIED SCHOOL DISTRICT.
10.	0167-061-09	REDLANDS UNIFIED SCHOOL DISTRICT.
11.	0167-061-22	REDLANDS UNIFIED SCHOOL DISTRICT.
12.	0167-061-09	REDLANDS UNIFIED SCHOOL DISTRICT.
13.	0167-462-32	TRADITIONS COMMUNITY ASSOC.
14.	0167-462-14	RAMBO, DOMINIC DESHAWN
15.	0167-462-13	SIMBOLON, JHONY SIERA GRENDY
16.	0167-462-12	DAOUD, JIYANA
17.	0167-462-11	CAIN, JESREL STA IGLESIA
18.	0167-462-10	CHADIVE, PRANITHA REDDY
19.	0167-462-33	LENNAR HOMES OF CA
20.	0167-462-09	PACHECO, TARALYNN E.
21.	0167-474-38	NEWSOM, RITA ANN
22.	0167-474-37	TRUONG, ANDREW TUAN
23.	0167-474-36	GOPALAN, NEENA
24.	0167-474-35	STOWE, ROBERT JAMES II
25.	0167-474-34	IBRAHIM, REMON
26.	0167-474-33	YIP, ROBIN SHINE
27.	0167-474-32	GLOUDEMAN, TIMOTHY JOHN
28.	0167-474-31	TUMANGDAY, MELBA B.
29.	0167-474-30	CHAPAGAIN, YASODHA A.
30.	0167-474-29	MA, DANIEL
31.	0167-462-32	TRADITIONS COMMUNITY ASSOC.
32.	0167-141-03	WAL-MART STORES, INC.
33.	0167-141-02	WAL-MART STORES, INC.
34.	0167-141-01	WAL-MART STORES, INC.
35.	0167-141-02	WAL-MART STORES, INC.

CURVE TABLE
NO	BEARING/DELTA	RADIUS	LENGTH
A	Δ=90°00'00"	35.00'	54.98'
B	Δ=90°00'00"	35.00'	54.98'
C	Δ=90°00'00"	25.00'	39.27'
D	Δ=90°00'00"	25.00'	39.27'
E	Δ=90°00'00"	25.00'	39.27'
F	Δ=90°00'00"	25.00'	39.27'
G	Δ=10°42'10"	100.00'	18.68'
H	Δ=111°56'59"	58.00'	113.33'
I	Δ=90°32'39"	43.00'	67.95'
J	Δ=90°32'39"	25.00'	39.51'
K	Δ=10°42'10"	100.00'	18.68'
L	Δ=89°27'21"	25.00'	39.03'
M	Δ=90°32'39"	25.00'	39.51'
N	Δ=90°00'00"	25.00'	39.27'
O	Δ=90°00'00"	25.00'	39.27'
P	Δ=90°00'00"	25.00'	39.27'
Q	Δ=90°00'00"	25.00'	39.27'
R	Δ=90°00'00"	25.00'	39.27'
S	Δ=90°00'00"	25.00'	39.27'
T	Δ=89°27'21"	25.00'	39.03'
U	Δ=90°32'39"	25.00'	39.51'
V	Δ=90°00'00"	25.00'	39.27'
W	Δ=90°00'00"	35.00'	54.98'
X	Δ=90°00'00"	35.00'	54.98'
Y	Δ=90°00'00"	25.00'	39.27'
Z	Δ=89°27'21"	25.00'	39.03'
AA	Δ=90°32'39"	25.00'	39.51'
AB	Δ=21°23'04"	149.00'	55.61'
AC	Δ=21°23'04"	183.00'	68.30'
AD	Δ=68°04'17"	82.00'	97.42'
AE	Δ=68°04'17"	100.00'	118.81'
AF	Δ=68°04'17"	118.00'	140.19'
AG	Δ=90°00'00"	25.00'	39.27'
AH	Δ=90°00'00"	25.00'	39.27'
AI	Δ=90°00'00"	25.00'	39.27'
AJ	Δ=90°00'00"	25.00'	39.27'
AK	Δ=28°58'22"	82.00'	41.46'
AL	Δ=21°23'04"	147.00'	54.86'
AM	Δ=10°42'10"	100.00'	18.68'
AN	Δ=90°00'00"	25.00'	39.27'
AO	Δ=90°00'00"	43.00'	67.54'
AP	Δ=111°24'20"	58.00'	112.77'
AQ	Δ=10°42'10"	100.00'	18.68'
AR	Δ=90°00'00"	25.00'	39.27'
AS	Δ=90°00'00"	25.00'	39.27'
AT	Δ=10°51'11"	350.00'	66.30'
AU	Δ=86°29'24"	25.00'	37.74'
AV	Δ=84°39'02"	25.00'	36.94'
AW	Δ=28°58'22"	100.00'	50.57'
AX	Δ=86°49'27"	25.00'	37.88'
AY	Δ=90°00'00"	25.00'	39.27'
AZ	Δ=28°58'22"	100.00'	50.57'
BA	Δ=10°42'10"	100.00'	18.68'
BB	Δ=111°24'20"	58.00'	112.77'
BC	Δ=10°42'10"	100.00'	18.68'
BD	Δ=90°00'00"	25.00'	39.27'
BE	Δ=90°07'39"	25.00'	39.33'
BF	Δ=89°52'21"	25.00'	39.21'
BG	Δ=90°00'00"	25.00'	39.27'
BH	Δ=90°00'00"	25.00'	39.27'
BI	Δ=90°00'00"	43.00'	67.54'

SLOPE PLANTING AND EROSION CONTROL NOTE
FACES OF FINISHED CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. DEVELOPER INTENDS TO PROVIDE ADEQUATE EROSION CONTROL AND PROTECTION FOR THE SLOPES PER CALIFORNIA SWPPP AND WATER QUALITY STANDARDS

TYPICAL STREET SECTIONS
NOT TO SCALE



6 LANES DIVIDED W/CONTINUOUS LEFT TURN LANE
SAN BERNARDINO AVENUE
REFERENCE CITY OF REDLANDS STD 701-0 MAJOR ARTERIAL (MODIFIED 120' R/W - 104' STREET)

2 LANES AND LEFT TURN (PIONEER ONLY ALONG HIGH SCHOOL)
PIONEER AVENUE
REFERENCE CITY OF REDLANDS STD 701-0 COLLECTOR (MODIFIED 66' R/W - 44' STREET)

4 LANES UNIDVIDED
NEW YORK STREET
REFERENCE CITY OF REDLANDS (2006 EDITION) STD 701-0 COLLECTOR (MODIFIED 66' R/W - 44' STREET)

INTERIOR STREETS (PUBLIC)
REFERENCE CITY OF REDLANDS (2006 EDITION) STD 701-0 RESIDENTIAL (MODIFIED 56' R/W)

INTERIOR STREETS (PRIVATE)
24' ALLEY/MOTORCOURT WITH 28' PUBLIC UTILITY EASEMENT (PUE)

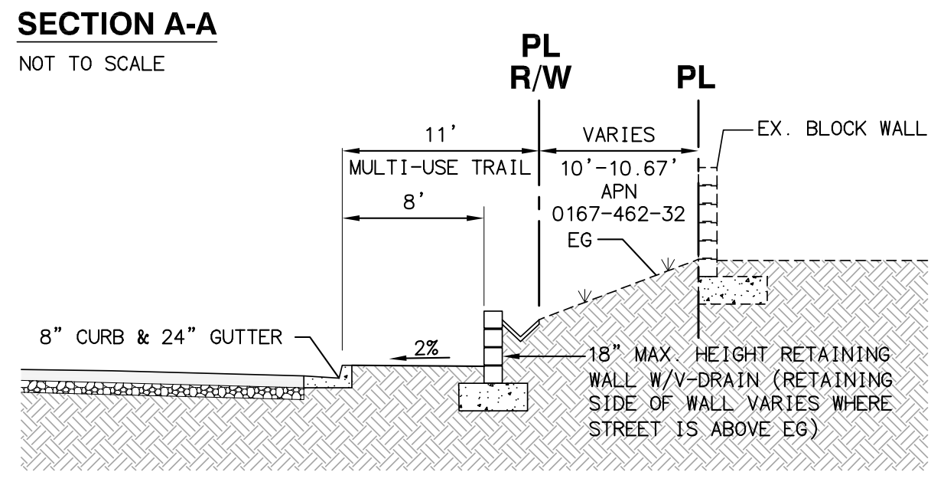
LEGEND
───	EX. 5' CONTOUR
───	EX. 1' CONTOUR
- - - - - - -	PROP. 5' CONTOUR
- - - - - - - - -	PROP. 1' CONTOUR
— — —⊣⊢—	DAYLIGHT LINE
▬ ▬ ▬	PROP. WALL
▭	ASPHALT PAVEMENT
▨	CONCRETE
XX	LOT NUMBER
X,XXX SF	LOT AREA
(00.0)	PAD ELEVATION
🟩	OPEN SPACE & LANDSCAPING
🟩	2: 1 SLOPE OR LESS
▨	EXISTING TENNESSE STREET R/W TO BE VACATED & IMPROVEMENTS REMOVED

ABBREVIATIONS
DWY	DRIVEWAY
ELEV	ELEVATION
EG	EXISTING GRADE
EX	EXISTING
FG	FINISH GRADE
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT
MIN	MINIMUM
MAX	MAXIMUM
NG	NATURAL GROUND
RW	RIGHT OF WAY
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
TF	TOP OF FOOTING
TFE	TOP OF FENCE ELEVATION
CONSTR	CONSTRUCTION
GB	GRADE BREAK
NTS	NOT TO SCALE
HP	HIGH POINT
REF	REFERENCE
REV	REVISED
S'LY	SOUTHERLY
ST	STREET
TC	TOP OF CURB
TD	TOP OF DIKE
TG	TOP OF GRATE
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
O.C.	ON CENTER
W'LY	WESTERLY
W/	WITH

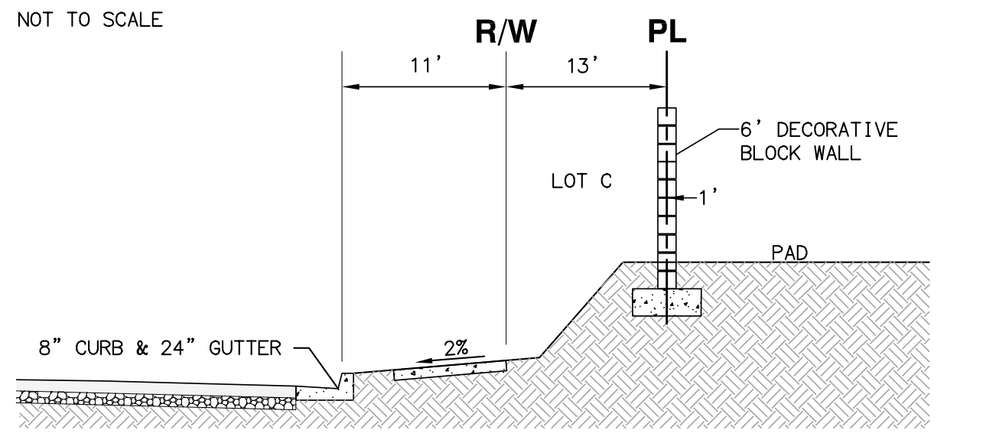
UTILITY LEGEND
ALL PROPOSED UTILITIES SUBJECT TO CHANGE PER IMPROVEMENT PLANS

——WTR——	PROPOSED WATER MAIN
——SEW——	PROPOSED SEWER
——N-P WTR——	PROPOSED NON-POTABLE WATER
---(WTR)---	EXISTING WATER MAIN (SIZE AS SHOWN)
---(SEW)---	EXISTING SEWER (SIZE AS SHOWN)
--(N-P WTR)-	EXISTING NON-POTABLE WATER (SIZE AS SHOWN)
- - - - - -	EXISTING STORM DRAIN (SIZE AS SHOWN)
- - - - - - -	EXISTING UNDERGROUND UTILITY AS SHOWN
● (PP)	EXISTING POWER POLE
——(OH)——	OVERHEAD UTILITY LINES
	PROPOSED FIRE HYDRANT
═══	PROPOSED STORM DRAIN PIPE
➡	DIRECTION OF FLOW
⊕	WATER VALVE

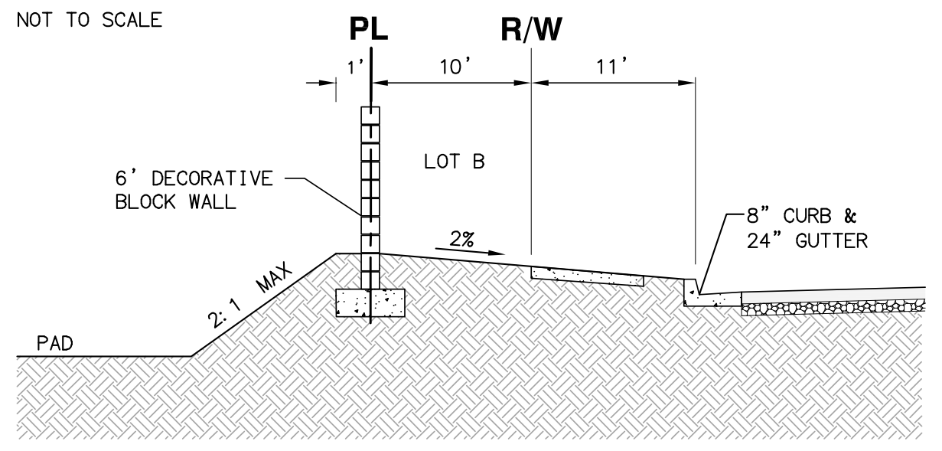
SECTION A-A
NOT TO SCALE


PL
R/W
PL
11'
MULTI-USE TRAIL
8'
VARIES
10'-10.67'
APN 0167-462-32
EG
EX. BLOCK WALL
8" CURB & 24" GUTTER
2%
18" MAX. HEIGHT RETAINING WALL W/V-DRAIN (RETAINING SIDE OF WALL VARIES WHERE STREET IS ABOVE EG)

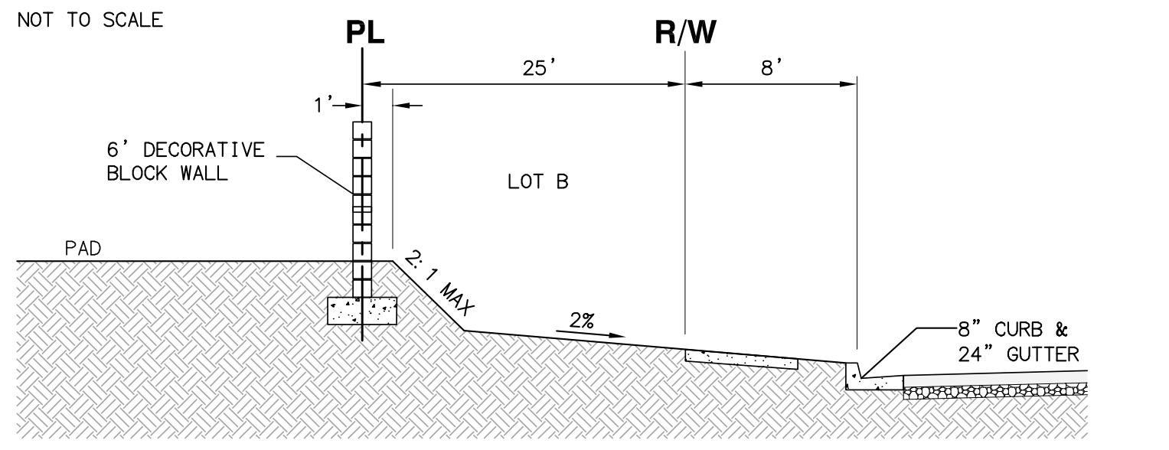
SECTION B-B
NOT TO SCALE



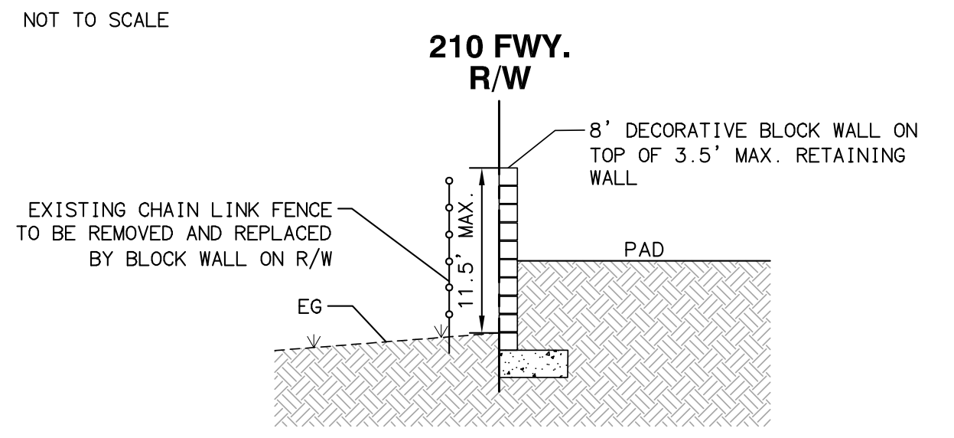
SECTION C-C
NOT TO SCALE



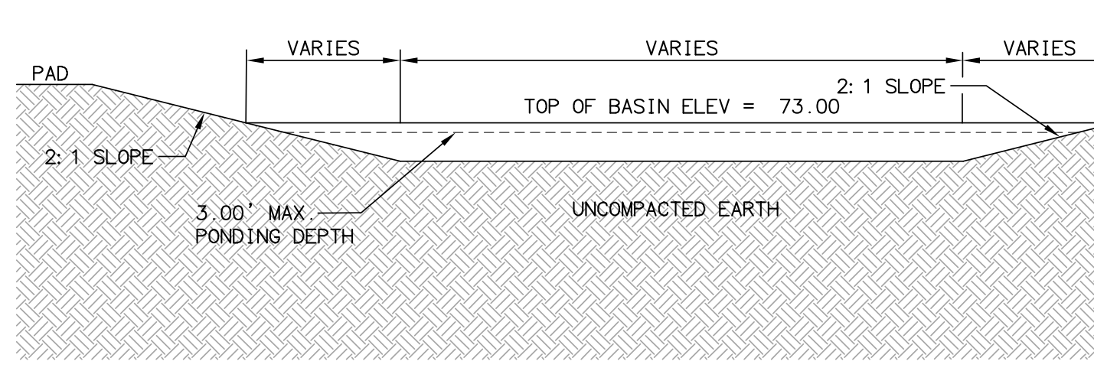
SECTION D-D
NOT TO SCALE



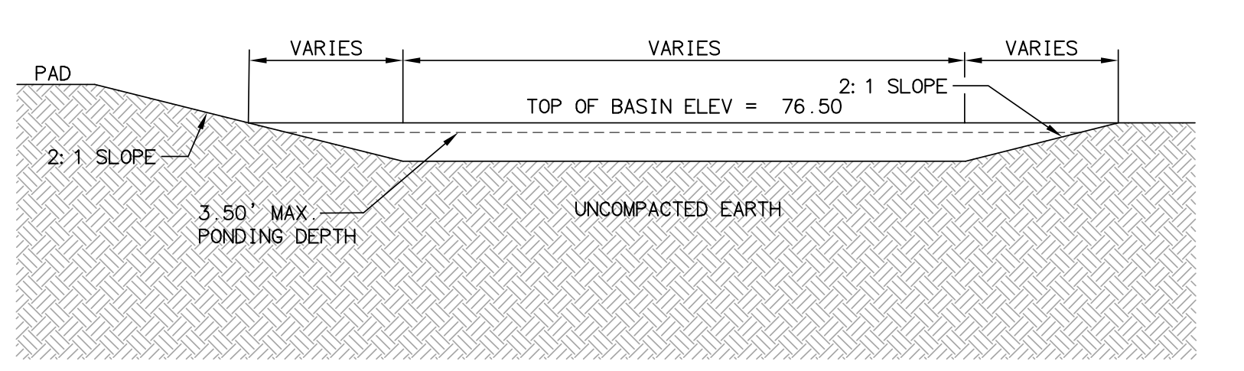
SECTION E-E
NOT TO SCALE

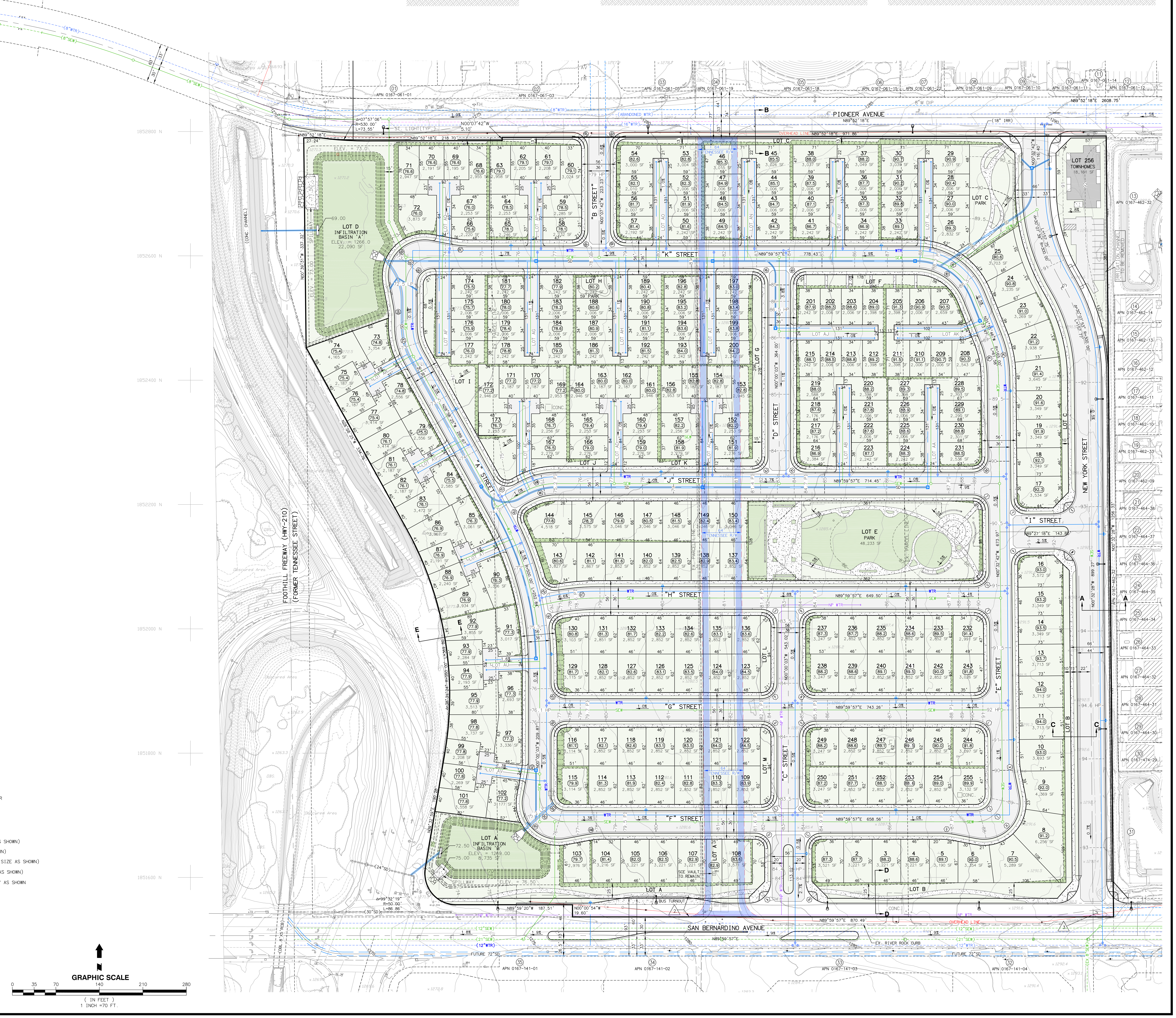

210 FWY.
R/W
8' DECORATIVE BLOCK WALL ON TOP OF 3.5' MAX. RETAINING WALL
EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED BY BLOCK WALL ON R/W
11.5' MAX.
PAD
EG

INFILTRATION BASIN 'A'
NOT TO SCALE



INFILTRATION BASIN 'B'
NOT TO SCALE





\\T1\acaddata_10000_\10385 Trojan Groves\c_EXHIB\TTM\ 10385-TTM01.dwg 11:13am - Feb 18, 2026