

GENERAL NOTES:

CURRENT & PROPOSED GENERAL PLAN: COMMERCIAL / GENERAL (CG)
CURRENT & PROPOSED ZONING: COMMERCIAL / GENERAL (CG)
CURRENT & PROPOSED LAND USE: COMMERCIAL / GENERAL (CG)

1. COMPLY WITH CONDITIONS OF APPROVAL FOR PL 19-0079 SITE APPROVAL AND PL19-0080 SPECIAL CONDITION USE) APPROVED BY THE PLANNING COMMISSION.
2. EXISTING CONTOUR INTERVAL = 1.0 FEET (PROVIDED BY PROJECT SURVEYOR)
3. TRACT HAS TOTAL 54 COMMERCIAL CONDOMINIUM UNITS.
4. TOTAL TRACT GROSS AREA = 7.015 ACRES.
5. PHILADELPHIA STREET IS A PUBLIC STREET.
6. ALL PROPOSED SLOPES ARE 2 TO 1 (H:V) MAXIMUM UNLESS OTHERWISE SHOWN ON THE PLAN.
7. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
8. BUILDING SETBACK LINES SHALL BE SET AS FOLLOWING UNLESS WHERE NOTED:
FRONT (PHILADELPHIA STREET): 30' MINIMUM
SIDE YARD: 10' MINIMUM
REAL YARD: 20' MINIMUM
9. AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
10. THIS IS A FOUR (4) PHASES PROJECT.
11. THE T.T.M. INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND.
12. A RECIPROCAL ACCESS AND USE IN BETWEEN THE LOTS; UTILITIES MAINTENANCE AND REPLACEMENTS WILL BE PROVIDED FOR FACILITIES AND AMENITIES BY THE COVENANT, CONDITIONS AND RESTRICTIONS (CC&R) WITH THE HOMEOWNER ASSOCIATION (HOA) UNDER SEPARATE PACKAGE.

PROPERTY OWNERS:

CHINO VILLA, INC.
9625 MONTE VISTA AVE. #201
MONTCLAIR, CA 91763

LEGAL DESCRIPTION

THE WEST 330 FEET OF LOT 64 AND LOT 63, IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBERS:

1014-591-06-000 AND 1014-591-07-000

EASEMENT NOTES:

AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 373, PAGE 144 OF DEEDS. OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED RECIPROCAL ACCESS AND EASEMENT AGREEMENT BY AND BETWEEN CHINO CENTRAL SHOPPING PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND HPO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDE AT INSTRUMENT 2008-0409688, RECORDED SEPTEMBER 9, 2008, OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARING N 89°36'10" E OF THE CENTERLINE OF PHILADELPHIA STREET AS SHOWN ON PARCEL MAP NO. 3577, FILED IN BOOK 33, PAGES 88 OF PARCEL MAPS, IS TAKEN AS THE BASIS OF BEARINGS OF THIS PROJECT.

BENCH MARK: ELEVATION = 827.2748

CITY OF CHINO BENCH MARK NO. 121-57.
A 1-1/2" BRASS DISC STAMPED "121/57" LOCATED IN TOP OF CURB, 5-FT EAST OF THE ECR (AND END OF CURB) OF THE NORTHWEST CURB RETURN, AND BEING 48.6-FT NORTH AND 61.5-FT WEST OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND PHILADELPHIA STREET.

FIRE PROTECTION NOTE:

ONSITE FIRE PROTECTION WATER IMPROVEMENTS SHALL BE SUBMITTED TO AND REVIEWED BY THE CHINO VALLEY FIRE DISTRICT. ALL FIRE PROTECTION SYSTEM WORK SHALL BE COMPLETED UNDER A SEPARATE PERMIT.

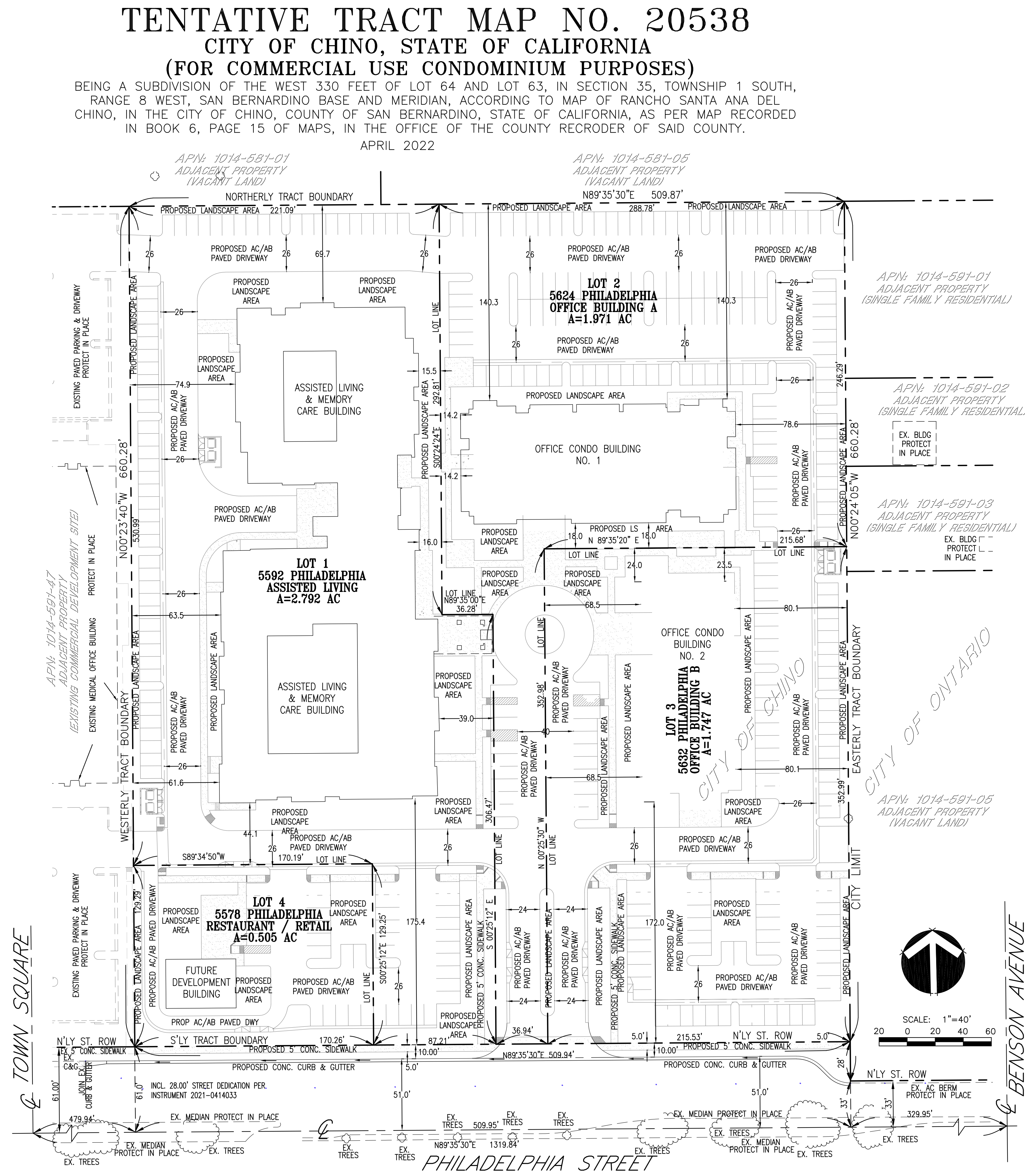
FLOOD ZONE INFORMATION:

ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NO. 06071C8616H, DATED AUGUST 28, 2008, PANEL 8616 OF 9400.

CITY OF CHINO (060272)

NOTE:

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE "911"
TWO WORKING DAYS BEFORE YOU DIG.



SHEET INDEX:

- SHEET 1: TENTATIVE TRACT MAP
SHEET 2: LOT 2 - BUILDING NO. 1 UNITS PLAN
SHEET 3: LOT 3 - BUILDING NO. 2 UNITS PLAN
SHEET 4: SECTION SHEET
SHEET 5: SITE GRADING PLAN - WESTERLY PORTION
SHEET 6: SITE GRADING PLAN - EASTERLY PORTION
SHEET 7: SITE DESIGN BEST MANAGEMENT PRACTICES (BMP) PLAN
SHEET 8: PEDESTRIAN ACCESS PLAN
SHEET 9: WATER AND SEWER IMPROVEMENT PLAN
SHEET 10: DRAINAGE IMPROVEMENT PLAN - ONSITE
SHEET 11: DRAINAGE IMPROVEMENT PLAN - OFFSITE

PUBLIC UTILITIES AND DISTRICTS:

WATER:	CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3250	POLICE:	CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 (909) 334-3250
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (877) 238-0092	TELEPHONE / CABLE:	FRONTIER (855) 809-2747
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555	SEWER:	SPECTRUM (855) 382-3369
			CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA 91710 334-3250

POST DEVELOPMENT SITE CONDITION:

LOT NUMBER	TYPE OF DEVELOPMENT	LOT AREA NET/GROSS(AC)	UNIT #	TOTAL BLDG LEVELS	TOTAL FLOOR AREA (SF)	DENSITY (FAR)
1	CHINO ASSISTED LIVING / MEMORY CARE	2.792/2.792	N/A	3	107975	0.89
2	OFFICE CONDO BUILDING #1	1.971/1.971	30	3	41510	0.49
3	OFFICE CONDO BUILDING #2	1.747/1.747	24	3	25467	0.34
4	FUTURE DEVELOPMENT	0.505/0.505	N/A	TBD	TBD	TBD
TOTAL DEVELOPMENT AREA:		7.015	54	-	-	-

LEGEND:

TC	TOP OF CURB	(120)	RETAINING WALL
FL	FLOW LINE	EXISTING ELEVATION	
FS	FINISHED SURFACE	120	PROPOSED ELEVATION
FG	FINISHED GRADE	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR	BM	BENCH MARK
GF	GARAGE FLOOR	C	CUT
PAD	PAD	F	FILL
TW	TOP OF WALL	N	NATURAL
TH	TOP OF FOOTING		PROPERTY LINE
L	LENGTH		EXISTING CONTOURS
R/L	PROPERTY LINE		PROPOSED CONTOURS
R/W	RIGHT-OF-WAY		LIMIT OF OVEREXCAVATION
*	PARKING AREA LIGHT		CUT/FILL DAYLIGHT LINE

NOTE:

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION ARE BASED ON THE FILE PREPARED BY:
CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD
BREA, CA 92821
TEL: (714) 671-1090

THIS OFFICE HAS NOT PERFORMED ANY FIELD SURVEYING FOR THE PROJECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING DATA PRIOR TO ANY CONSTRUCTION.

OWNER/DEVELOPER:
CHINO VILLAS, LLC

9625 MONTE VISTA AVE., #201
MONTCLAIR, CA 91763
TEL: (626) 272-2937
FAX:
E-MAIL: jasmine@gmail.com

PROJECT MANAGER:
CLOVER ESTATE INC.

2361 FULLERCREEK ROAD
CHINO HILLS, CA 91709
TEL: (909) 973-6999
FAX: (909) 539-0395
E-MAIL: www.cloverestate.com

PREPARED BY
FOCUS ENGINEERING, INC.

8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TELEPHONE: (949) 450-0590
FAX: (949) 450-0590
E-MAIL: focusengr@sbglobal.net



REVISIONS

NO.	DATE	BY	DATE	BY
1				
2				
3				
4				
5				

BENCHMARK DATA

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CITY OF CHINO BENCHMARK NO. 121-57
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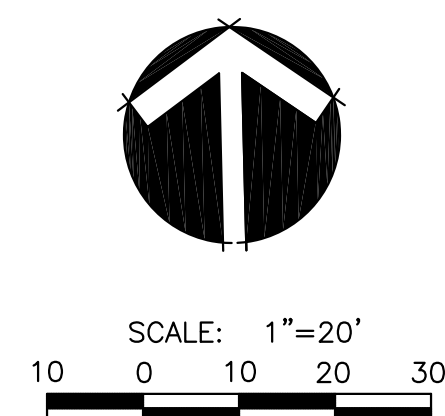
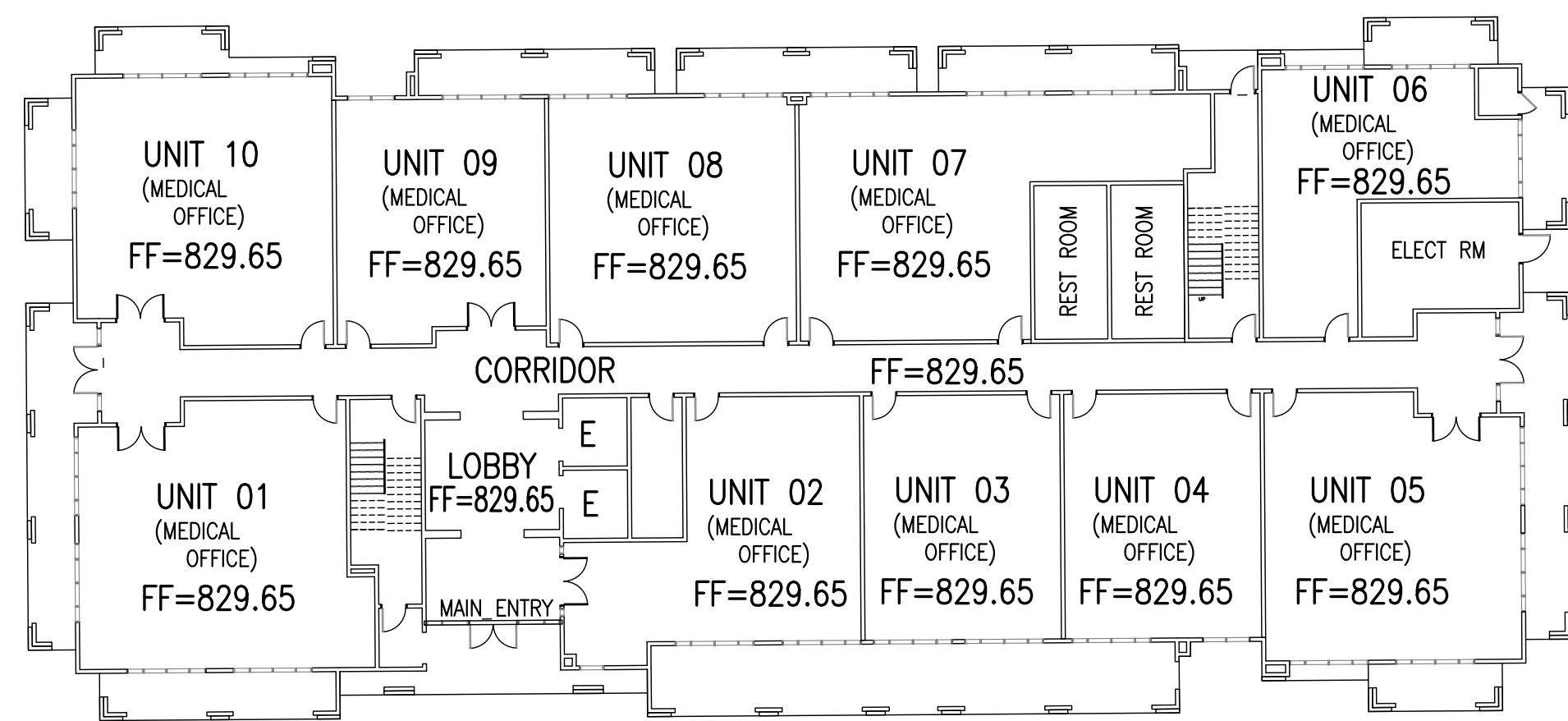
CITY OF CHINO

TENTATIVE TRACT MAP 20538
ASSISTED LIVING / MEMORY CARE FACILITY / OFFICE BUILDINGS
5578, 5592, 5624 & 5632 PHILADELPHIA STREET
TENTATIVE TRACT MAP

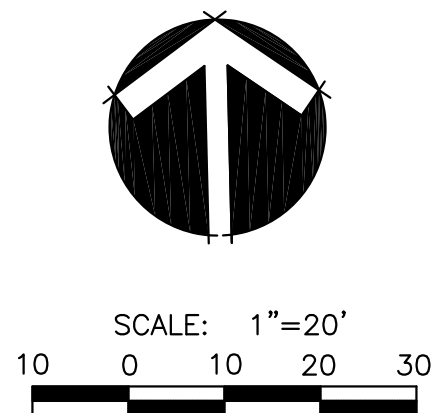
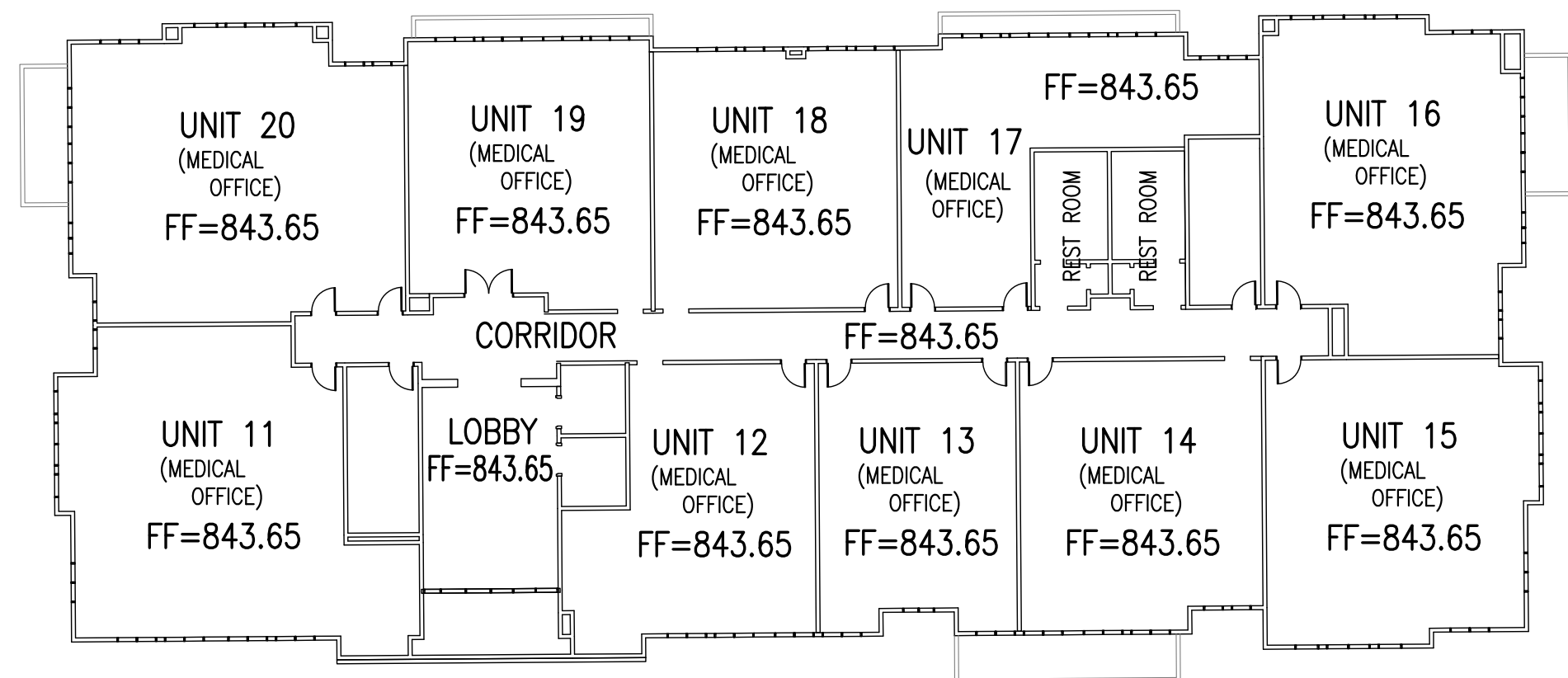
PROJECT NO.
PL 19-0079

SHEET 1 OF 11
DRAWING NO.

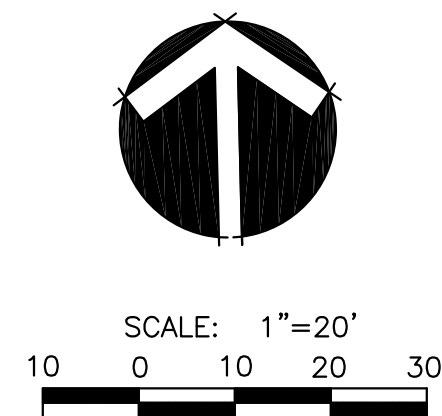
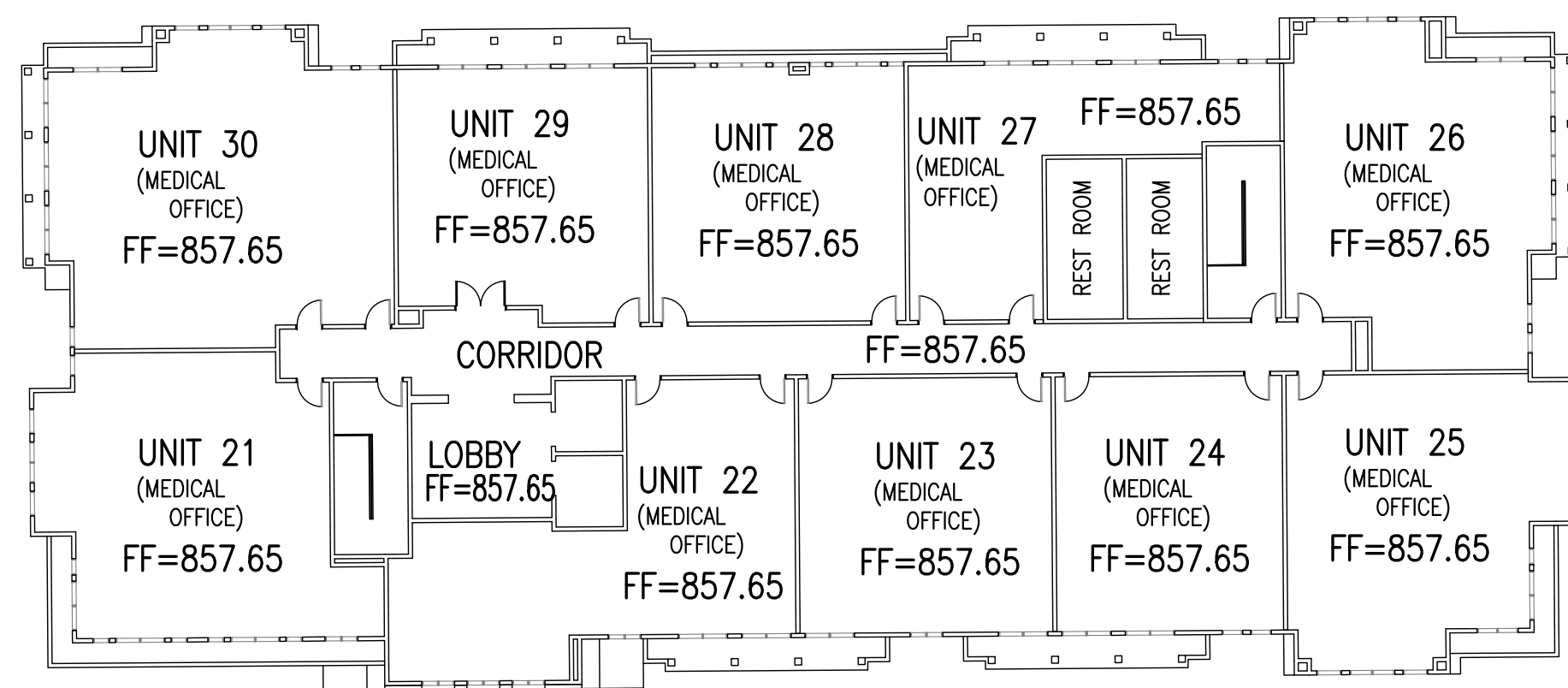
TENTATIVE TRACT MAP NO. 20538
CITY OF CHINO, STATE OF CALIFORNIA
(FOR COMMERCIAL USE CONDOMINIUM PURPOSES)



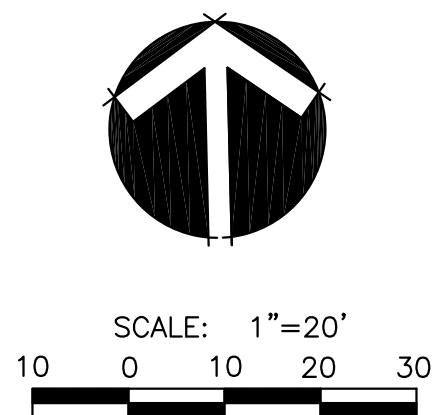
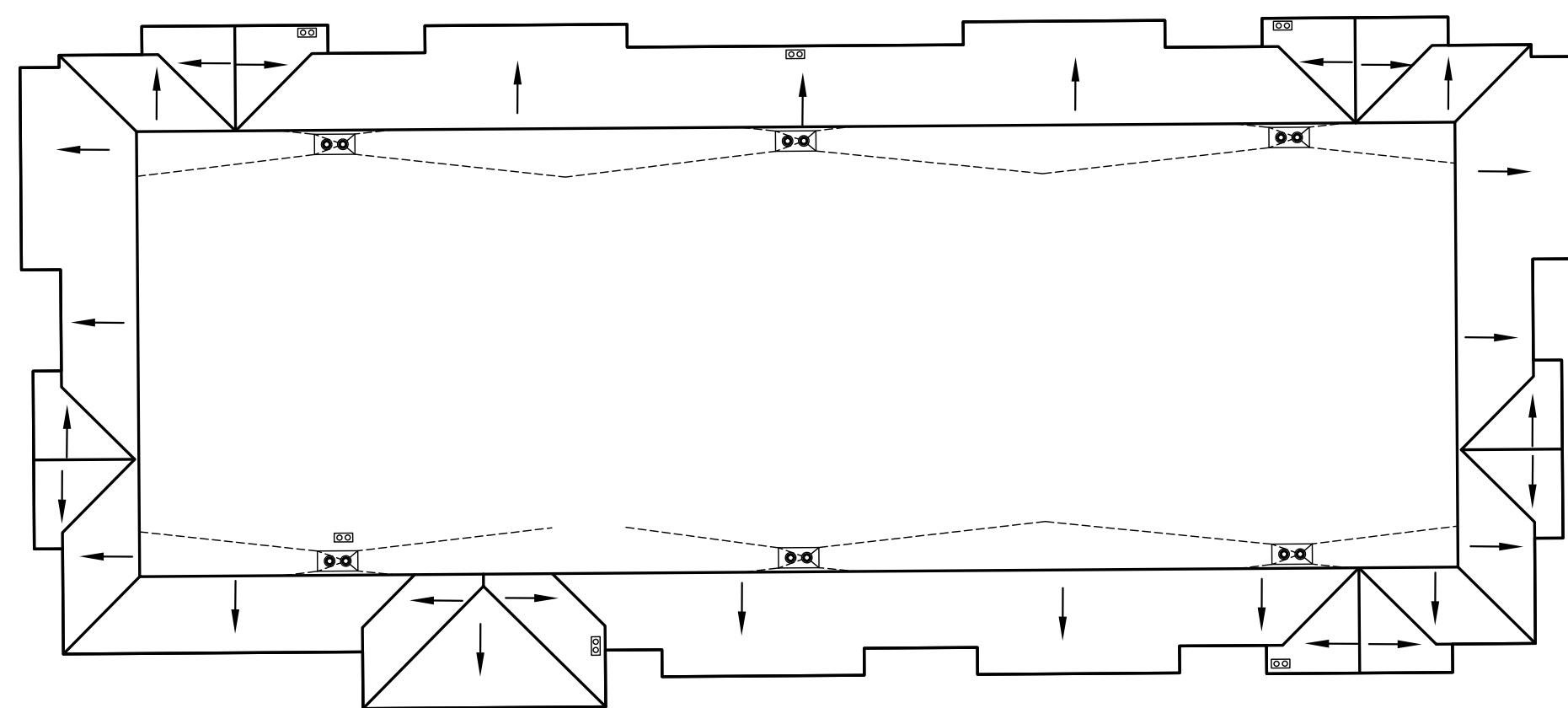
PROPOSED 1ST FLOOR CONDITION
OFFICE BUILDING 1



PROPOSED 2ND FLOOR CONDITION
OFFICE BUILDING 1



PROPOSED 3RD FLOOR CONDITION
OFFICE BUILDING 1



PROPOSED ROOF LEVEL CONDITION
OFFICE BUILDING 1

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PRINT: 2022-05-24

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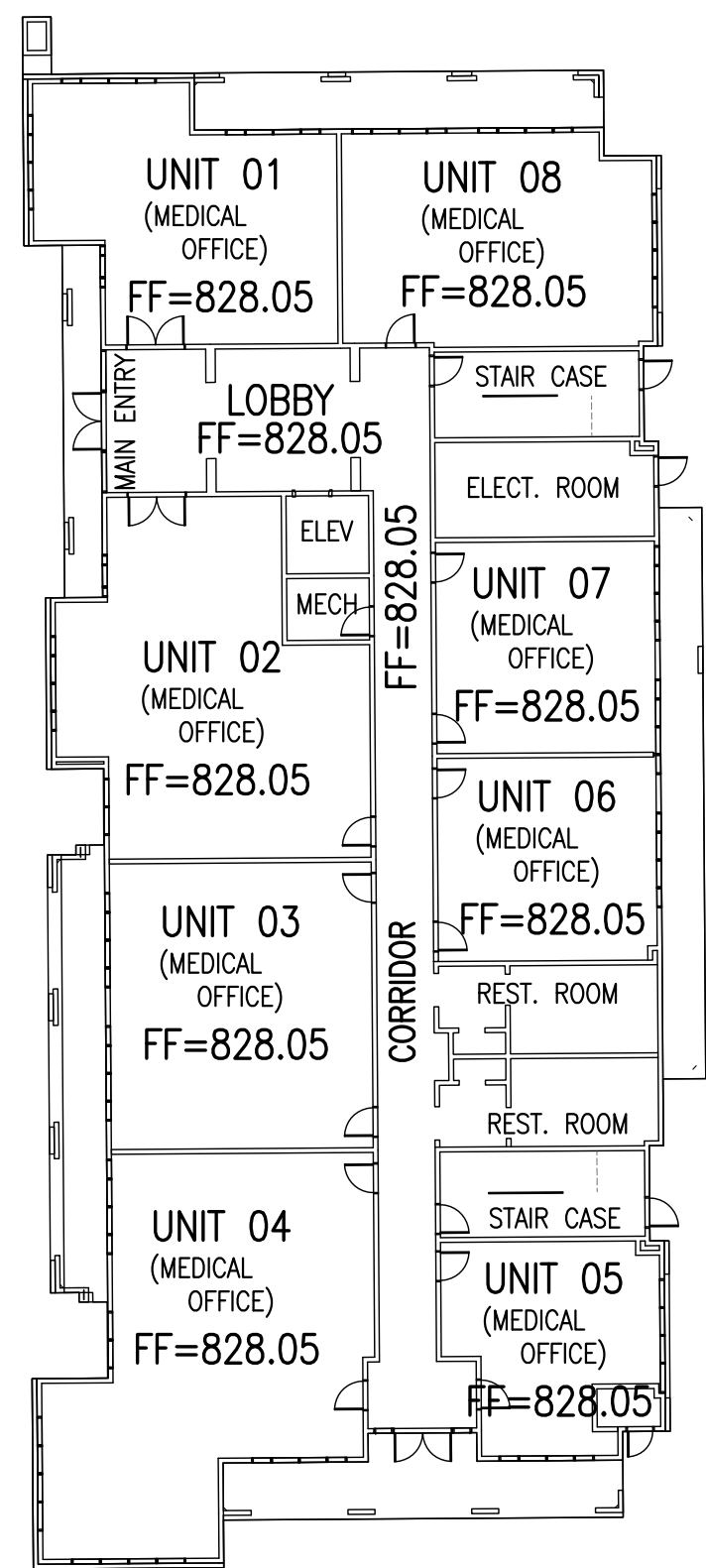
CITY OF CHINO

TENTATIVE TRACT MAP 20538
ASSISTED LIVING / MEMORY CARE FACILITY / OFFICE BUILDINGS
5578, 5592, 5624 & 5632 PHILADELPHIA STREET
OFFICE CONDO BUILDING 1 - UNITS PLAN (1ST, 2ND AND 3RD FLOORS)

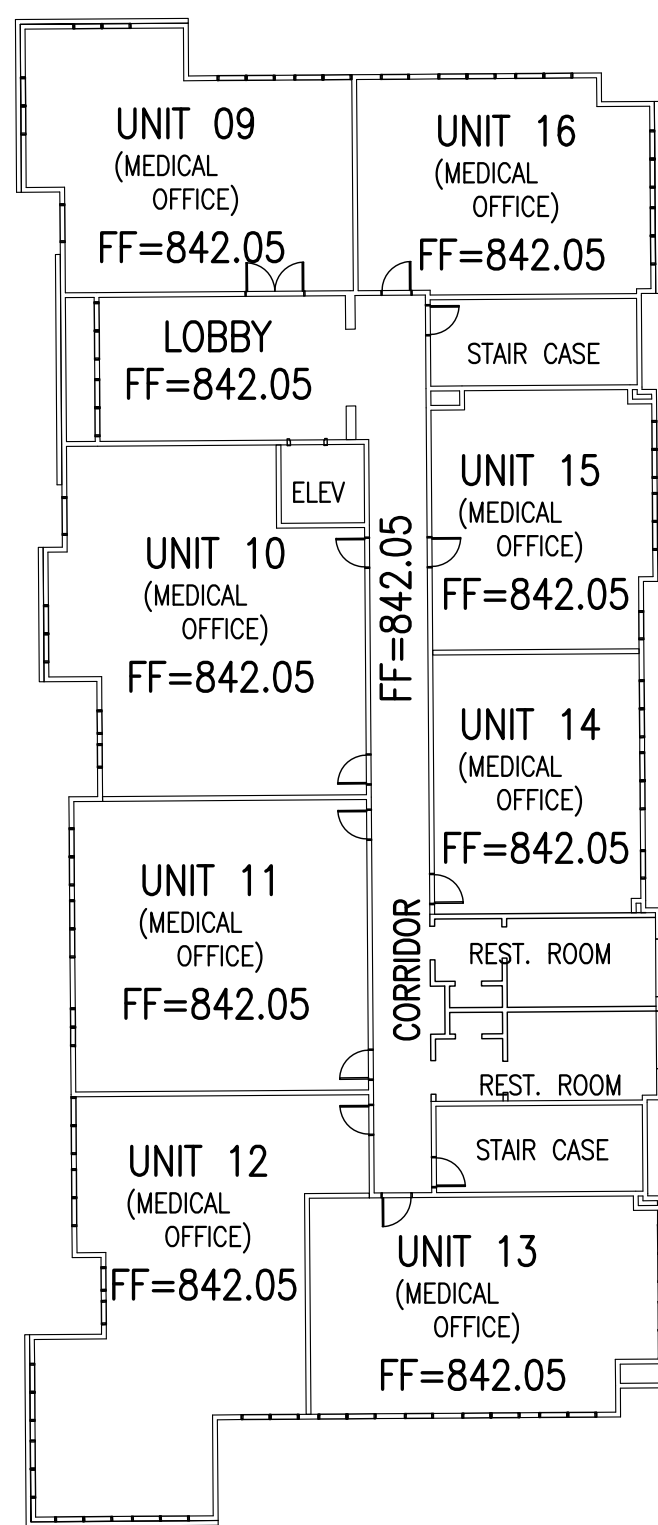
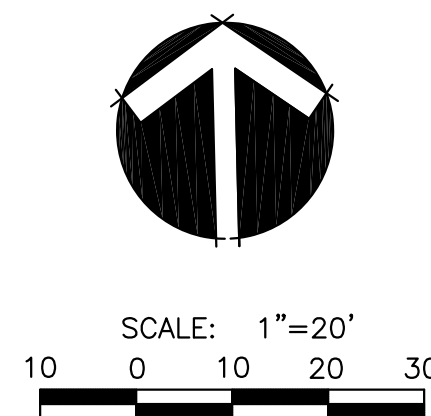
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SHEET 2 OF 11
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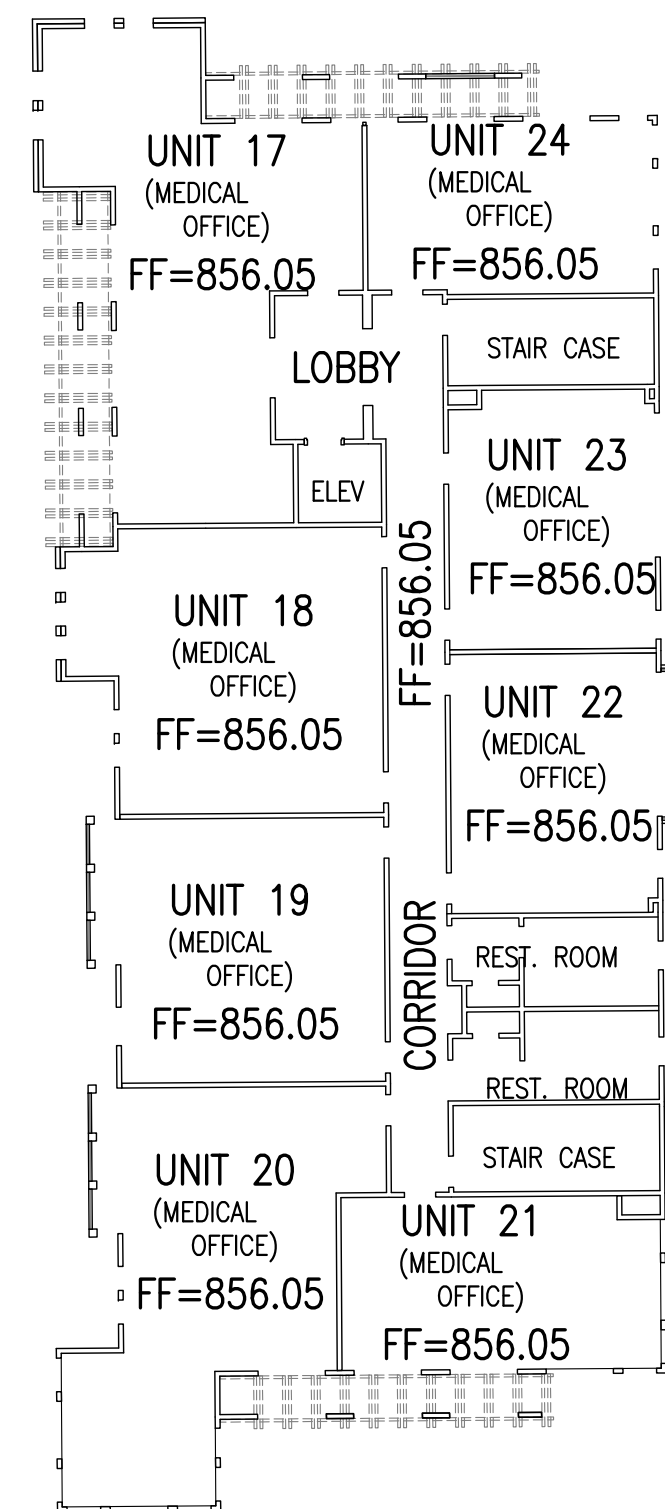
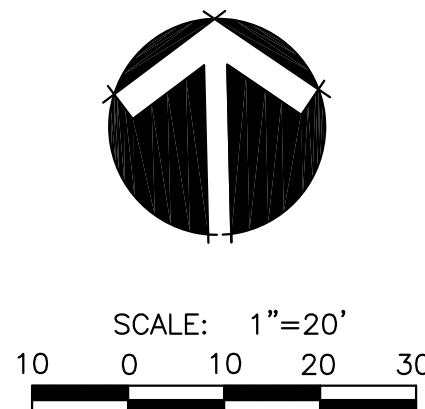
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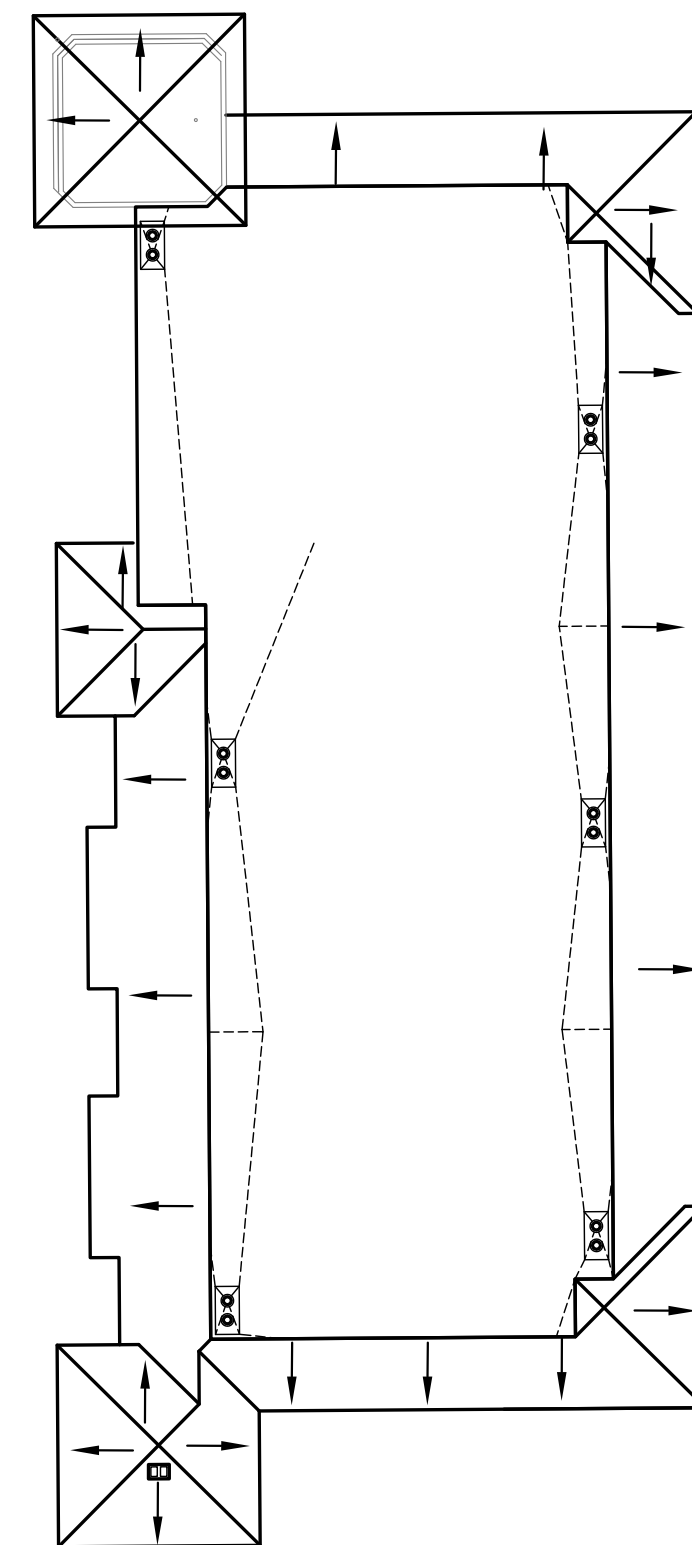
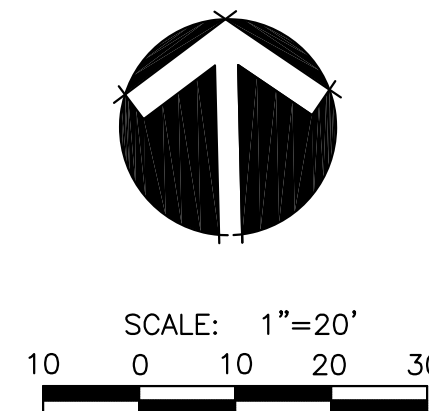
*PROPOSED 1ST FLOOR CONDITION
OFFICE CONDO BUILDING 2*



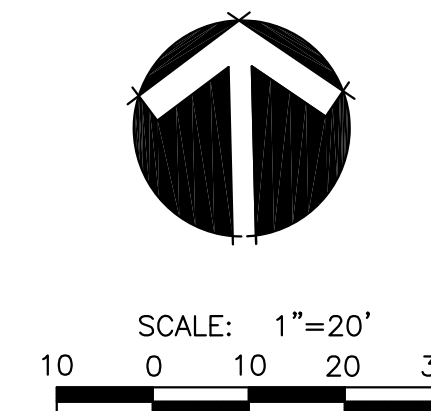
*PROPOSED 2ND FLOOR CONDITION
OFFICE CONDO BUILDING 2*



*PROPOSED 3RD FLOOR CONDITION
OFFICE CONDO BUILDING 2*



*PROPOSED ROOF LEVEL CONDITION
OFFICE CONDO BUILDING 2*



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PL 19-0079

SHEET 3 OF 11
DRAWING NO.