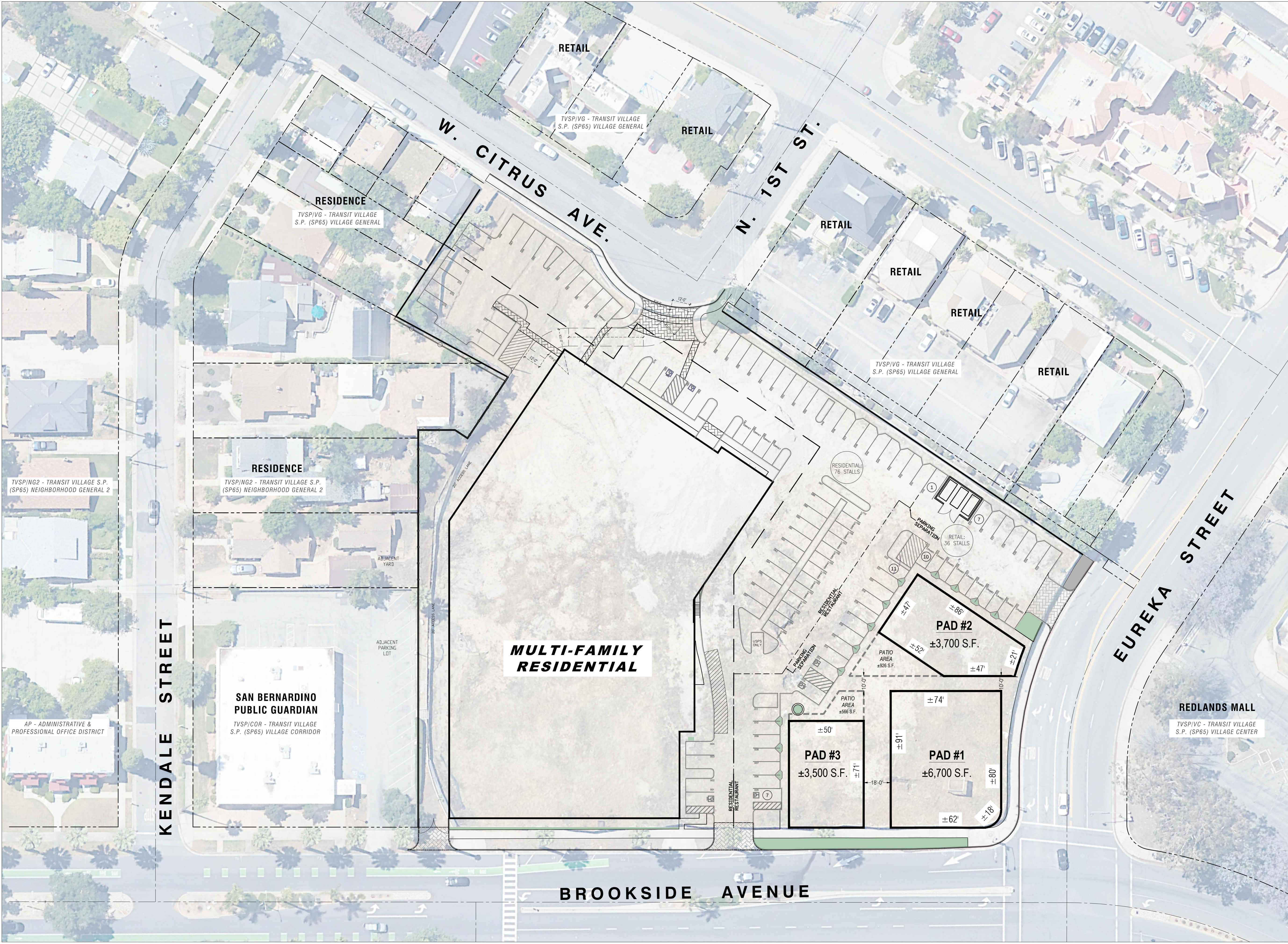




PROJECT INFORMATION

APN 0171-211-25-0000

ZONING CLASSIFICATION

JURISDICTION CITY OF REDLANDS
EXISTING ZONE TRANSIT VILLAGES SPECIFIC PLAN
VC - VILLAGE CENTER

SITE AREA

NET SITE AREA: ±131,798 S.F. (±3.03 AC)

BUILDING INFORMATION

PROPOSED PAD #1 AREA: ± 6,700 SF
PROPOSED PAD #2 AREA: ± 3,700 SF
PROPOSED PAD #3 AREA: ± 3,500 SF
TOTAL BUILDING AREA: ±13,900 SF

LOT COVERAGE ±XX% (±XX SF/AC)

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
PROPOSED BLDG. AREA	*	42	
STANDARD			XX
ACCESSIBLE			XX+X
COMPACT (MAX. 10%)			X
TOTAL		42	XX**

EVCS XX
EV CAPABLE XX

* PER TRANSIT VILLAGES SPECIFIC PLAN - COMMERCIAL (RETAIL/OFFICE/RESTAURANT) PARKING REQUIREMENT AS FOLLOWS:
i. GROUND FLOOR COMMERCIAL @ 1 SP/300 SF
ii. UPPER FLOOR COMMERCIAL @ 1 SP/350 SF

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON CAD SITE PLAN PREPARED BY ARCHITECTS ORANGE, AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
11.04.2025	PREP SP-1	JN
01.12.2026	PREP SP-2	JN

GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER F.CODA