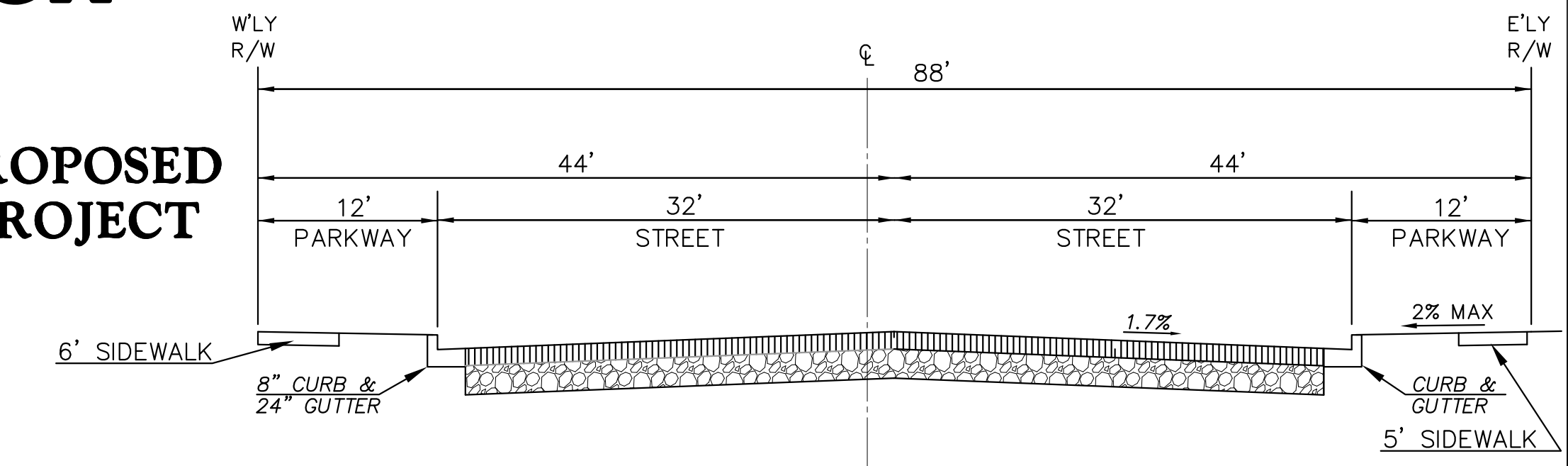


SITE PLAN

COLTON AVE & WABASH AVE, REDLANDS, CA

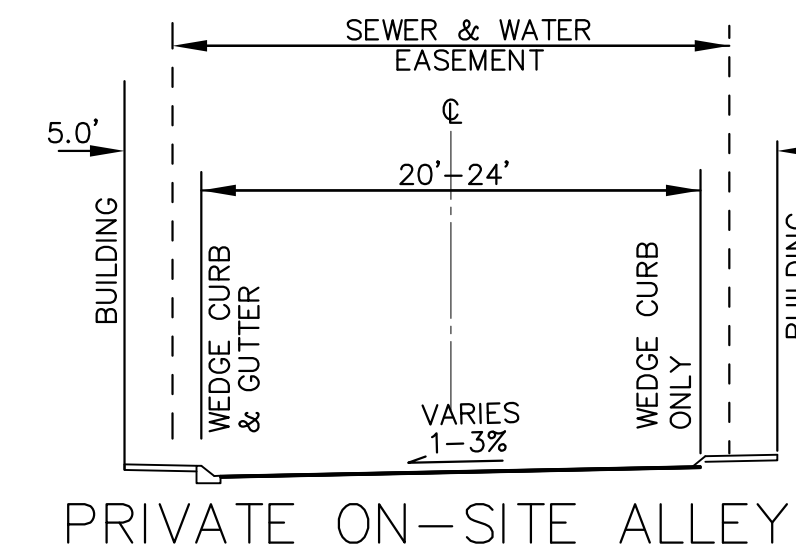
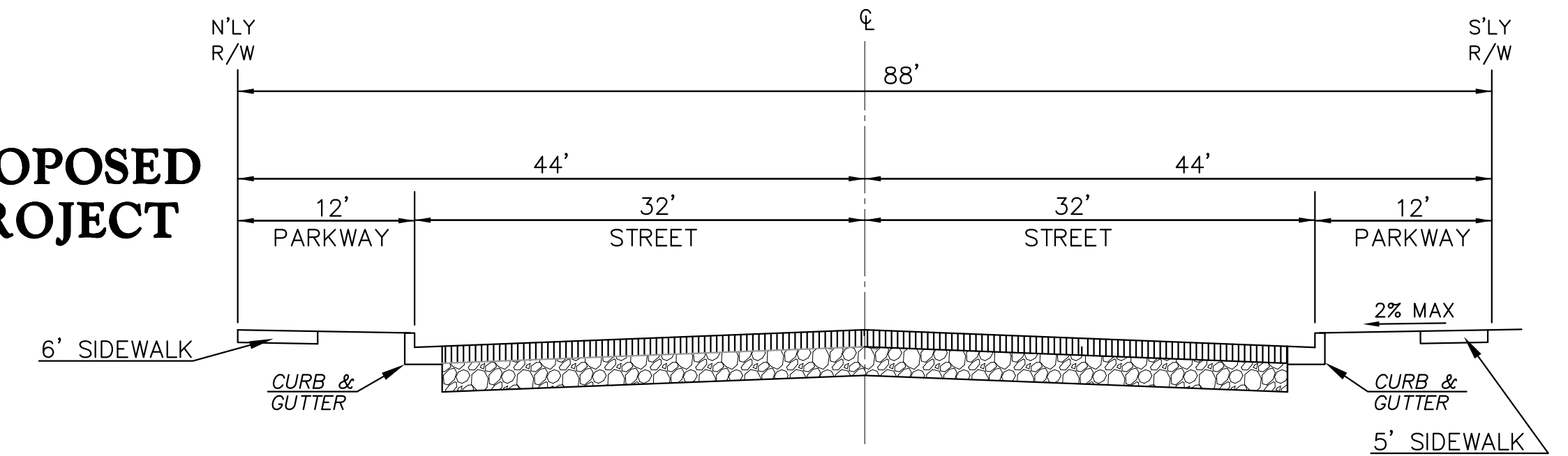
WABASH AVE. TYPICAL SECTION N.T.S.

PROPOSED PROJECT

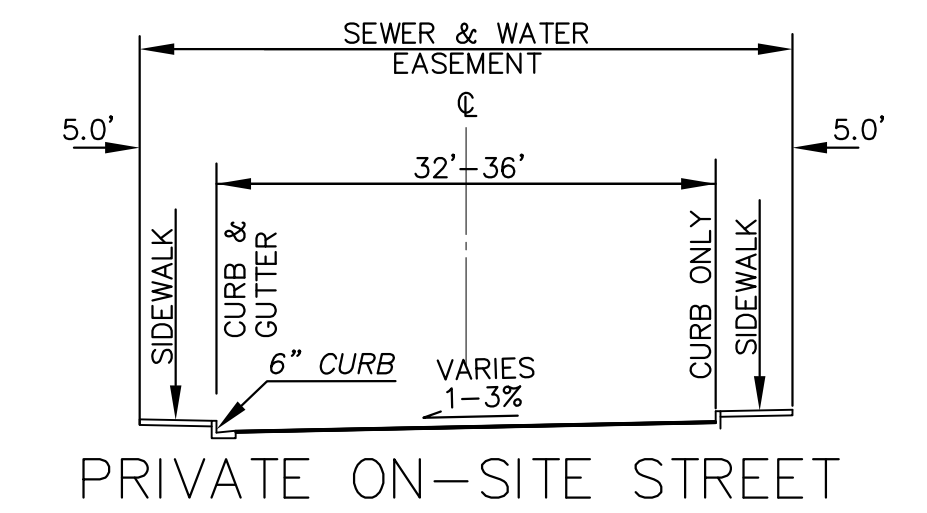


COLTON AVE. TYPICAL SECTION N.T.S.

PROPOSED PROJECT



STREET SECTION
NO SCALE



STREET SECTION
NO SCALE

LEGEND

- PROP. LOT LINE
 - BOUNDARY LINE
 - PROP. CURB
 - EX. CURB
 - PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
- THE ON-SITE STORM DRAIN WILL BE MAINTAINED BY THE H.O.A.

PROJECT SUMMARY

9.00 ACRES (GROSS)
8.91 ACRES (NET)
11.33 DU/ACRE
102 TOTAL UNITS

PRODUCT 1

40 UNITS
1,544 SF

PRODUCT 2

26 UNITS
1,700 SF

PRODUCT 3

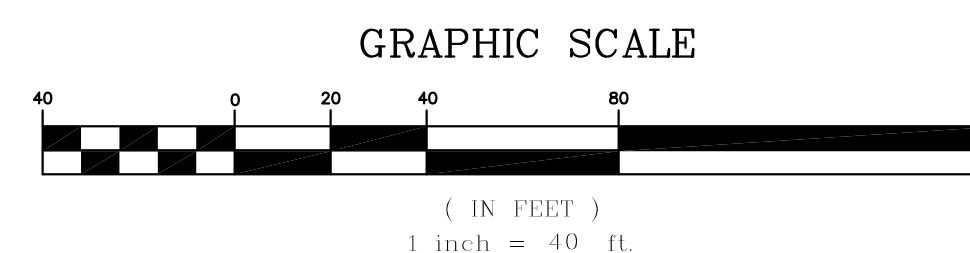
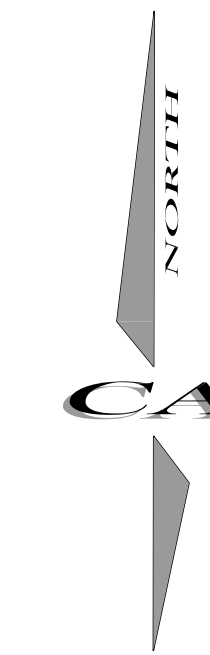
36 UNITS
1,858 SF

PARKING SUMMARY

63 GUEST STALLS
204 GARAGE STALLS
267 TOTAL STALLS

MIX SUMMARY

PRODUCT 1 - 40 UNITS 39.2%
PRODUCT 2 - 26 UNITS 25.5%
PRODUCT 3 - 36 UNITS 35.3%



Soni 2012 Irrevocable Trusts

1423 Georgina Avenue Santa Monica
Santa Monica, CA 90402
(949) 922-7075
Contact: Vanita Soni Puri

CA ENGINEERING, INC.

Planning • Engineering • Surveying
13821 NEWPORT AVE., STE 110
TUSTIN, CA 92780
949-724-9480 949-724-9484 FAX

**SHEET
C1.2**

Dec 15 2023

JOB NO.
816-1

SHEET NO. **1**

OF 1 SHTS.

S:\1746-7-Redlands\1746-7-1746.dwg last Modified: 15 Dec 2023 - 11:58am
Printed on: 15 Dec 2023 - 1:16pm by: rromano