



BERGAMOT SPECIFIC PLAN

Adopted October 5, 2021

Redlands, California

SPECIFIC PLAN NO. 64
CITY OF REDLANDS, CALIFORNIA

Adopted October 5, 2021
(City Council Resolution No. 8254)

BERGAMOT
*A Master Planned Residential
Community In the City of Redlands*

Applicant

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PREFACE

Specific Plan No. 64 has been written and prepared to serve as a planning tool for the City of Redlands to review a master-planned residential community, Bergamot. The Specific Plan has been prepared according to accepted professional principles fulfilling the criteria of the City of Redlands. In the preparation of the Specific Plan, a commitment has been made to produce a unique residential community incorporating three diverse neighborhoods integrated with abundant open space and amenities. MLC Holdings, Inc. has assembled a team of architects, landscape architects, civil engineers and city planners which have strived to produce a master-planned residential community incorporating work force housing and traditional single-family homes.

SECTION 1. INTRODUCTION AND BACKGROUND

A. Introduction

1. Purpose and Intent

The Bergamot Specific Plan No. 64 is intended to provide the framework and property guidelines for the design and development of a master-planned residential community in conformance with the goals and objectives of the City of Redlands General Plan. The Specific Plan has been written and prepared to focus upon design solutions, regulations and development standards specifically tailored to the project site while insuring a commitment to the ordinances of the City of Redlands in both spirit and intent. The Specific Plan intends to develop a residential master plan in such a manner so as to produce a cohesive, unified development sensitive to the project site and surrounding area through the integration of special buffer treatments, architectural theming, placement of structure, and the integration of passive and active open space and recreational uses. The incorporation of the design guidelines and development standards contained in the Specific Plan will provide the City of Redlands with a desirable residential neighborhood with abundant amenities and housing opportunities.

This Specific Plan No. 64 is intended to be consistent with the guidelines as established by the State of California, as implemented by the City of Redlands. The Specific Plan includes text and exhibits which specify the following in detail:

- The distribution, location, and extent of the uses of the land, including open space, within the area covered by the Specific Plan.
- The proposed distribution, location, and extent and intensity of major components of public or private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project.
- The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

2. Project Background

The subject property is currently located within an area commonly referred to as the East Valley Corridor. During the 1980's, a joint planning effort was conducted by the County of San Bernardino, the City of Loma Linda, and the City of Redlands to provide a well-planned community consisting of approximately 4300 acres. The objective of the plan was to create an environment that would attract major businesses to the area in order to provide a job base for the East Valley of San Bernardino County and strengthen the local economy, while ensuring high-quality development through land use design guidelines and standards. The result of this planning effort culminated in the adoption of the East Valley Corridor Specific Plan (EVCSP) by the City of Redlands in January 1989.

The subject property and the surrounding area were designated Science Research Park by the EVCSP. The Science Research Park land use district was intended to create, preserve and enhance areas for science, medical, and research and development uses seeking a special working environment which has prestige value. The district was intended to provide for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services having related and compatible functions.

During the development of the City of Redlands General Plan 2035, the subject property and surrounding areas were reviewed in relation to surrounding land uses, particularly the existence of the Citrus Valley High School to the immediate south. As a result, the final adoption of the General Plan 2035 modified the subject property from Light Industrial to Low Density Residential, up to 6 dwelling units per acre. During the preparation of the project applications, in consultation with the City Planning Department, it was determined that the most appropriate method for land use entitlements for the proposed project would be to amend the EVCSP to remove the area from the EVCSP, and to create a new "stand alone" Specific Plan for the project. Specific Plan No. 64 accomplishes this goal and is consistent with the General Plan 2035 land use designation for the subject property.

B. Project Setting

1. Project Location

Specific Plan No. 64 encompasses approximately 58.64 gross acres generally bounded by Domestic Avenue on the south, and the I-210 Freeway to the west, and westerly of Texas Street. Exhibit 1 depicts the Regional Setting of the project site, while Exhibit 2 depicts the Project Boundaries. To the south of the site is the Citrus Valley High School, to the west is the I-210 Freeway, to the east are newer single-family residential neighborhoods, and to the north is vacant land and the Santa Ana River Wash.

The site is relatively flat, having a gentle slope (2%) from east to west. The elevation on the easterly portion of the site is approximately 1306 above msl, while the northwest portion of the site is approximately 1260 above msl. The site has been mostly actively farmed with citrus for many years, while the only physical improvements have been irrigation systems.

2. Legal Description

The land referred to herein is situated in the City of Redlands, County of San Bernardino, State of California, and is described as a portion of the Davenport's Subdivision, Section 16, Township 1 South, Range 3 West, recorded on February 26, 1901 in Book 13 of Maps, Page 42, in the office of the Recorder of said County.

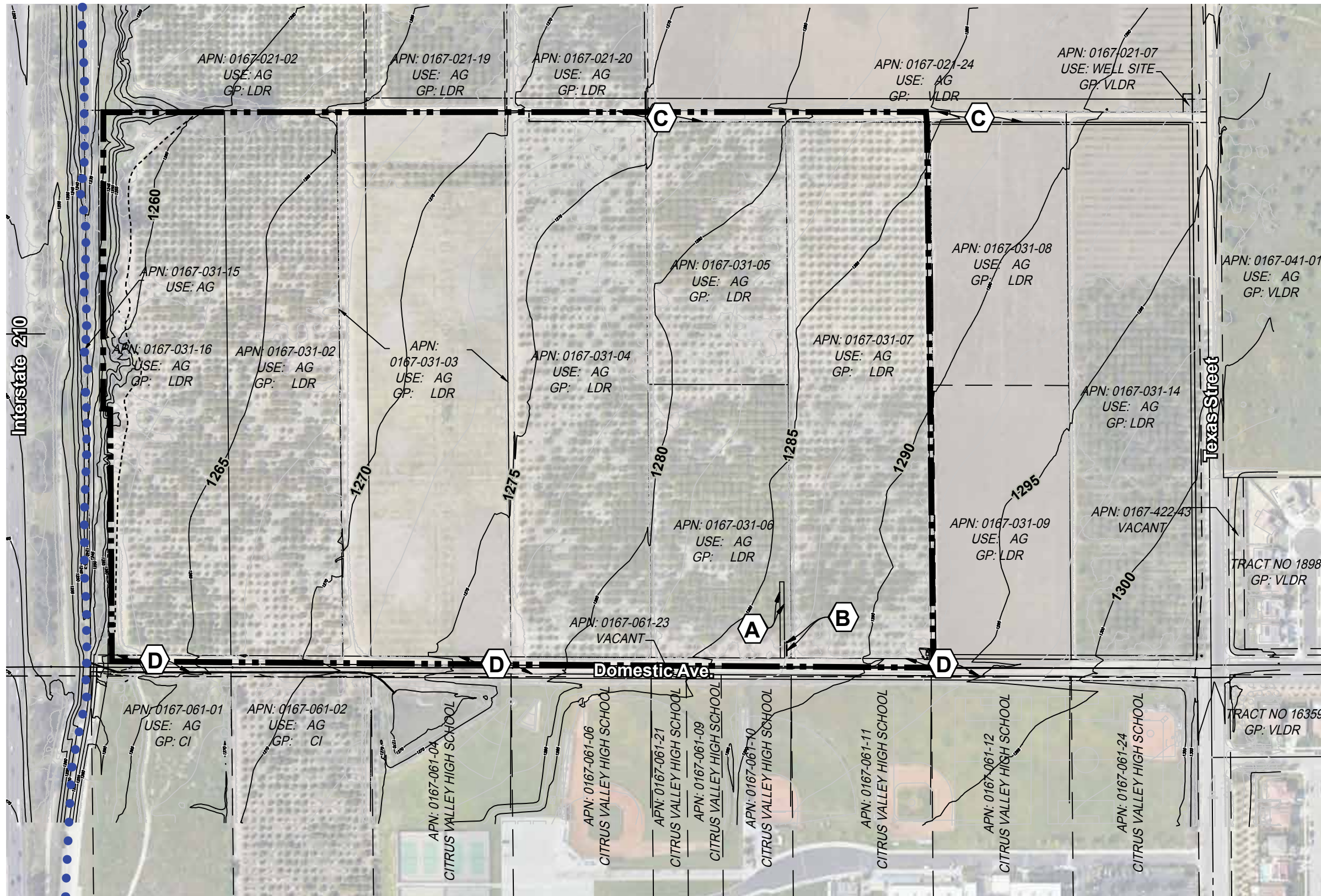
The land consists of the following Assessor's Parcels:

APN 0167-031-02
APN 0167-031-03
APN 0167-031-04
APN 0167-031-05
APN 0167-031-06
APN 0167-031-07
APN 0167-031-16



Not to Scale 





- ### Legend
- · · · —** Specific Plan Area Boundary (XX.X Acres)
 - 1295 —** Contour and Elevation
 - · · · ·** Existing Drainage
 - - - - -** Required Setback from Drainage
 - AG** Agricultural Uses (Predominantly Citrus Orchards or Fallow Fields)
 - APN** Assessor Parcel Number
 - GP** General Plan Designation
 - CI** Commercial Industrial
 - LDR** Low Density Residential
 - VLDR** Very Low Density Residential
 - A** 10' Southern California Edison Easement (To Be Vacated)
 - B** 2' Southern California Edison Easement (To Be Vacated)
 - C** 25' Dedication For Road Purposes
 - D** 40' Dedication For Road Purposes

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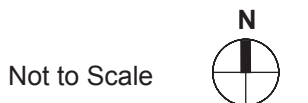


3. Project Description

The concept of Specific Plan No. 64 is to provide the planning framework which will guide the future development of the project site in a manner that responds to the unique characteristics of the site, fosters a sense of community and neighborhood, and responds to the residential market conditions of the City of Redlands. The master-planned residential development envisioned by this specific plan involves a variety of single-family residential products, clustered into unique neighborhoods, integrating an abundant amount of passive and active open space.

The Specific Plan has been prepared in the spirit and intent with the City's Planned Residential Development Regulations (PRD). The PRD is defined as a development located on a site approved as a subdivision, to be constructed by a person or corporate body, involving a variety of residential structure types, planned as a total entity and, therefore, subject to approval, development and regulation as one land use complex. The purpose of the PRD provisions is to provide for greater flexibility in the design of residential developments and the promotion of a more efficient, aesthetically pleasing and desirable use of land.

An Illustrative Site Plan is depicted in Exhibit 3, representing a conceptual depiction of the development as proposed within this Specific Plan. Three distinct neighborhoods have been created allowing for a variety of single-family residential housing types. Neighborhoods 1, 2, and 3 have been designed for a total of 317 single family residences on a variety of lot sizes. Integrated throughout the residential neighborhoods is an abundant amount of active and passive open consisting of approximately 15.49 acres, approximately 27% of the overall project site. This open space includes approximately 11.74 acres for a City of Redlands public park and a 3.75-acre Homeowner's Association (HOA) paseo/pocket park area.



C. Project Goals and Objectives

The concept of the Specific Plan is to provide a framework which will guide the future development of the project site in a manner which responds to the unique characteristics of the site and fosters a sense of community identity. In order to ensure the creation of a superior residential community sensitive to the needs of the Redlands community, the following goals and objectives have been incorporated:

- Create an enriched residential community, taking advantage of the characteristics of the project site.
- Establish an aesthetically appealing northern approach into the City of Redlands along the I-210 Freeway through attractive site planning techniques, architectural design, and incorporating an abundant amount of visible open space.
- Foster a sense of community and pride within the residential neighborhoods comprising the project site.
- Ensure compatibility with surrounding land uses and residential neighborhoods through utilization of landscaping and buffer treatments as well sensitive site planning techniques.
- Provide adequate infrastructure to the project site including water, recycled water, sewer, and dry utilities. All dry utilities shall be installed underground.
- Design a circulation system to conveniently serve the needs of the development.
- Designate a significant amount of usable open space throughout the project, including opportunities to service not only the future residents but the Redlands community as well.

D. Relationship to the General Plan

The Governor's Office of Planning and Research defines a specific plan as "...a tool for the systematic implementation of the general plan." As such, a discussion of the relationship between the Specific Plan and the General Plan is required. This section describes how the Bergamot Specific Plan implement various polices and actions of the City of Redlands General Plan.

The Bergamot community is designed to encourage logical and orderly growth and to consider both existing conditions and future development surrounding the entire property. The property, which is located within the City and the East Valley Corridor, is situated immediately north of the existing Citrus Valley High School and south of planned residential uses. New housing and parks on the site adjacent to the existing school will result in a walkable community while taking advantage of existing infrastructure already available in the area. Housing in this area of the City allows for the expansion of much needed housing and reduces development pressure on older established neighborhoods. The housing proposed by the specific plan includes a diverse range of housing types and sizes with ample open space and pedestrian connectivity. The park is located along the westerly edge of the site to provide a green gateway entrance for visitors traveling south on the 210 Freeway. The park also acts as a buffer between the highway and new residential development, which is arranged to provide the highest densities closest to the park and school. Roadways, trails, and utility connections are designed to accommodate future development on vacant properties to the north, east, and southwest planned for future residential uses. The design of residential neighborhoods and land uses within the specific plan implements the following polices and actions:

- 2-A.19 Develop entryways and gateways that define Redlands' major points of entry.*
- 4-A.6 Provide for the extension of public services in a logical and functional manner to minimize impacts on service providers while focusing development in infill areas that can accommodate development in a timely manner.*
- 4-P.8 Provide for buffers and transitions between low- and high-intensity land uses.*
- 4-P.10 Ensure that the scale and character of new development is appropriate for surrounding terrain and the character of existing development.*

- 4-P.16 *Promote a variety of housing types to serve the diverse needs of the community.*
- 4-A.7 *Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.*
- 4-A.8 *Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.*
- 4-A.49 *Ensure that opportunities are available for the development of parks and open space areas to meet the community's recreational needs in a meaningful way.*
- 4-A.50 *Ensure that opportunities are available for community-oriented services.*

The Bergamot Specific Plan requires the developer to dedicate 11.74 acres of public park and to provide certain improvements as agreed upon in an approved Park Improvement and Dedication Agreement. This new park is sized to accommodate a baseball/softball field and soccer fields that will fulfill an existing demand. Youth sports offer the opportunity for families and children to actively socialize with one another while providing opportunities for exercise and promoting healthy lifestyles. Development of this new public park implements the following polices and actions:

- 2-P.6 *Enhance cultural and generational diversity and social connections through more opportunities for volunteerism and civic engagement, public gathering places and public art, family-friendly activities, and events that connect residents to one another and keep them socially active in the community.*
- 2-P.7 *Promote a physical and cultural environment, building upon a mature and varied landscape, that creates opportunities for meeting and gathering and encourages face-to-face interactions between people.*
- 2-A.1 *Provide for the equitable distribution of public facilities and amenities, such as parks and public facilities, throughout Redlands.*
- 4-P.57 *Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.*

- 7-P.5 *Provide parkland for a comprehensive range of active recreational needs, including sports fields and facilities, playgrounds, and open spaces for passive recreation per a Parks and Recreation Master Plan.*
- 7-P.6 *Enhance the presence of recreational opportunities in the city and increase park use by selecting new, highly accessible locations for parks.*
- 7-P.8 *Minimize substitution of private recreation facilities for developer fee payment or park dedication to ensure that a public park system will be permanently available to the entire community.*
- 7-P.11 *Maximize the availability of recreational facilities and activities throughout the city.*
- 7-P.12 *Create and maintain a system of trails serving both recreational and emergency access needs.*
- 7-P.13 *Complete the Emerald Necklace system of scenic routes and trails, including the Orange Blossom Trail, Zanja Trail, Santa Ana River Trail, San Timoteo Trail, and other trails linking parks, regional trails, and open space areas.*
- 7-A.3 *Provide 5 acres of park area for each 1,000 Planning Area residents, and additional parkland for specialized, and low-use park acreage.*
- 7-A.4 *Provide all residential areas with a neighborhood/community park (of 8 or more acres where available) where suitable land is available at acceptable cost.*
- 7-A.5 *Provide parkland in areas where population increase is expected (such as Transit Villages), partner with the school district to improve access to recreational facilities for nearby residents in parkland-deficient neighborhoods, and eventually site parkland within convenient distance of youth in the schools.*
- 7-A.18 *Strive to ensure that all areas of the community have an equal distribution of recreational facilities to maximize access and activities*

As part of the specific plan process, the city and developer worked with the County of San Bernardino to incorporate plans into the Bergamot Specific Plan for the extension of the Santa Ana River trail through the Sports Park and Nature Park. The plan also provides a central paseo trail enhanced with landscaping and benches that provides east-west connectivity and allows for future extensions east of the Specific Plan area. Streets in the Bergamot Specific Plan have been designed in accordance with City standards. All streets include sidewalks on both sides separated from the street by landscape strips planted with trees to provide shade and promote pedestrian comfort. In addition, the edges of development, facing Domestic Avenue and Street N, are intentionally designed to provide front doors facing these roadways rather than backing-up to these streets with sound walls. This design creates aesthetically superior and friendly street scenes that promote “eyes-on-the-street” security for pedestrian safety. Enhanced crosswalks at the intersection Texas and Domestic are provided to promote pedestrian safety. The design of streets and trails to create a walkable community implements the following general plan polices and actions:

- 2-A.6 Establish north-south trail linkages— including the Mountain View Trail, California Street, the Heritage Trail, the Lugonia Trail, and Church Street—to major east-west trails including the Santa Ana River Trail, the Orange Blossom Trail, and the planned San Timoteo Canyon Trail.*
- 5-P.17 Provide a safe, direct, and healthful pedestrian environment through means such as providing separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible.*
- 5-P.18 Encourage creative walking paths pursuant to City planning codes, local, State, and federal laws.*
- 5-A.19 Create appropriate enhancements to pedestrian crossings at key locations across minor arterials, boulevards, and collectors with a target of providing pedestrian crossings no further than 600 feet apart in appropriate areas and in accordance with State standards.*
- 5-A.22 Include amenities such as shade trees, transit shelters and other transit amenities, benches, trash and recycling receptacles, bollards, public art, and directional signage that can enhance the pedestrian experience.*

- 5-A.23 *Coordinate with San Bernardino County and the Santa Ana River Conservancy on implementing the objectives of the Santa Ana River Trail Parkway and Open Space Plan.*
- 2-P.18 *Reinforce Redlands' identity as a "Tree City" through cohesive streetscapes that enhance its sense of place and its heritage, and that promote pedestrian comfort.*
- 2-A.79 *Avoid sound walls as a standard on arterial streets in residential areas.*
- 4-P.57 *Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.*
- 4-P.59 *Ensure a safe community.*
- 5-P.4 *Support transportation infrastructure improvements such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices.*
- 5-P.6 *Support public health by promoting active living and supporting safe walking and biking throughout the city.*
- 5-P.10 *Require developers to construct or pay their fair share toward improvements for all travel modes consistent with the layered network.*
- 7-A.68 *Incorporate Crime Prevention through Environmental Design principles and best practices into the Zoning Ordinance and project review procedures for new development and major renovations. Guidelines and checklists should include concepts such as: Natural Surveillance, e.g. orient buildings and windows to provide maximum surveillance of exterior areas, and locate entryways such that they are visible to adjacent neighbors or passersby*

Utility and Phasing Plans have been provided in the specific plan to implement the following general plan polices and actions:

- 4-P.56 *Ensure that public facilities and services are provided in a timely manner to adequately serve new and existing development.*

4-A.150 Encourage the undergrounding of utilities for all new development.

6-A.35 Promote the use of Low Impact Development strategies, BMPs, pervious paving materials, and on-site infiltration for treating and reducing stormwater runoff before it reaches the municipal stormwater system.

E. General Notes

The following general notes shall apply to all land contained within the Specific Plan boundaries.

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands. Definition of terms shall also be as defined in the City of Redlands Municipal Code.
2. Water service shall be provided by the City of Redlands.
3. Sewer service shall be provided by the City of Redlands.
4. Electrical power will be provided by the Southern California Edison Company.
5. Natural Gas service will be provided by the Southern California Gas Company.
6. Telephone service will be provided by Verizon.
7. Solid waste disposal will be provided by the City of Redlands.

SECTION 2. MASTER PLANS

A. Land Use

The Bergamot Specific Plan No. 64 (Specific Plan) encompasses approximately 58.64 gross acres accommodating the development of a master planned residential development incorporating various styles of single-family detached housing. The General Plan designation of the property is Low Density Residential, permitting up to 6 dwelling units per acre. Therefore, the subject property has the potential for approximately 346 dwelling units. The Specific Plan has envisioned a somewhat lower density, 317 dwelling units of mixed income neo-traditional neighborhoods, including a component of work-force housing, incorporating an abundant amount of active and passive open space. Overall project density is 5.4 dwelling units per acre.

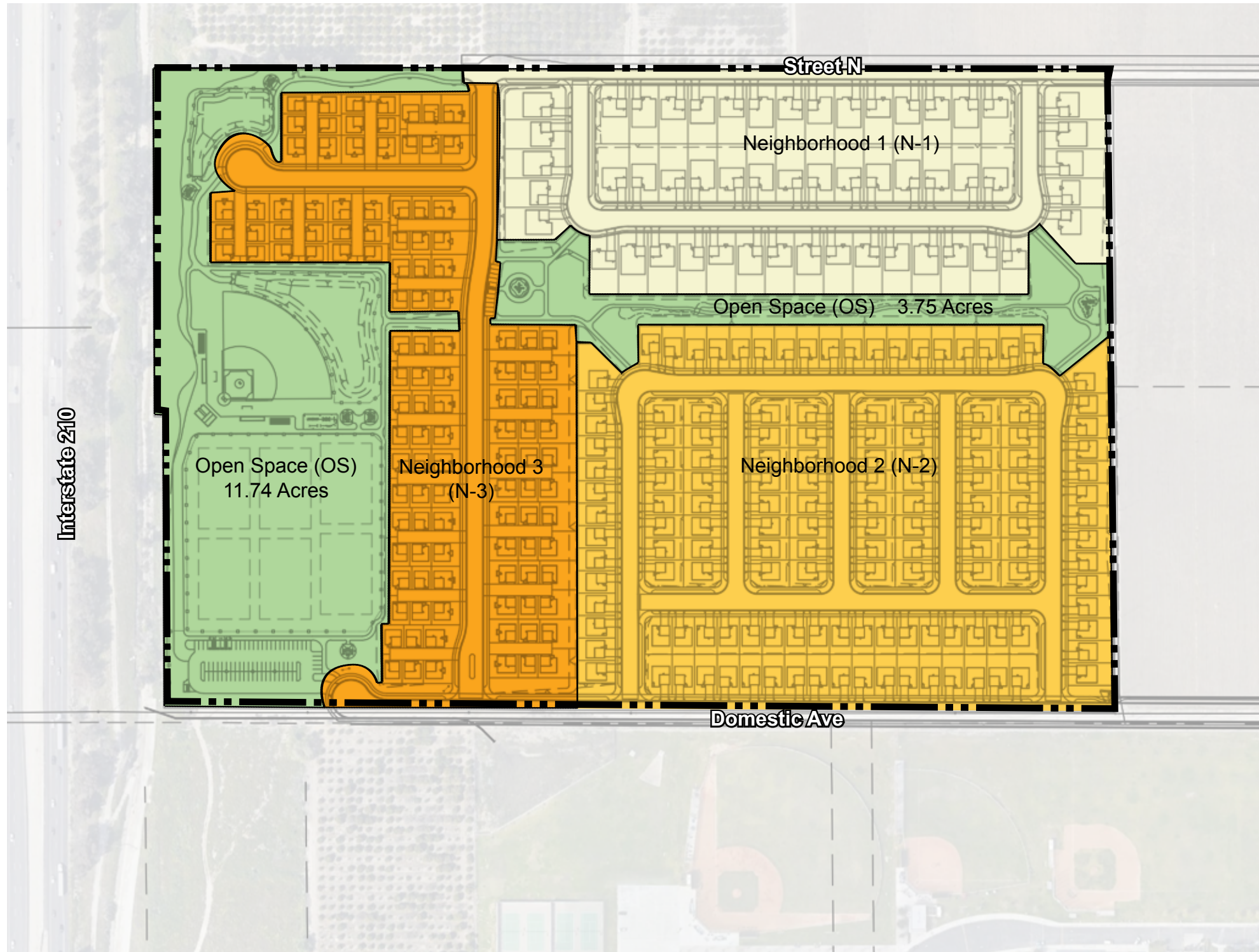
The Land Use Plan is depicted in Exhibit 4. The various residential components of the Specific Plan have been established in three distinct residential neighborhoods, all consisting of single-family detached residences. The appearance of open spaces, landscaping, recreational amenities and building placement has a material and substantial effect on the desirability of the community which is of prime importance to the Bergamot Specific Plan. The residential neighborhoods provide a distinct housing opportunity with a variety of housing types, all interwoven with passive and active paseos, pocket parks, and a large active public park.

1. Neighborhood 1

Neighborhood 1, consisting of approximately 12.19 acres, is located in the north-central portion of the Specific Plan and is intended for single-family residential with a minimum lot size of 7200 square feet. This neighborhood will be a traditional single-family neighborhood consisting of 53 lots serviced with a public street system accessed from a new public street on the north side of the project. Overall density of Neighborhood 1 is 4.3 dwelling units per acre.

2. Neighborhood 2

Neighborhood 2, consisting of approximately 19.25 acres, is located along Domestic Street in the south-central portion of the Specific Plan. This neighborhood is planned for 144 detached single-family residences on lots with a minimum lot size of 3500 square feet. Overall density of Neighborhood 2 is 7.5 dwelling units per acre.



Land Use	Total Area (Acres)	Total Homes (DU)	Density (DU/AC)
OS	15.49	0	N/A
N-1	12.19	53	4.3
N-2	19.25	144	7.5
N-3	11.71	120	10.2
Total	58.64	317	5.4

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3. Neighborhood 3

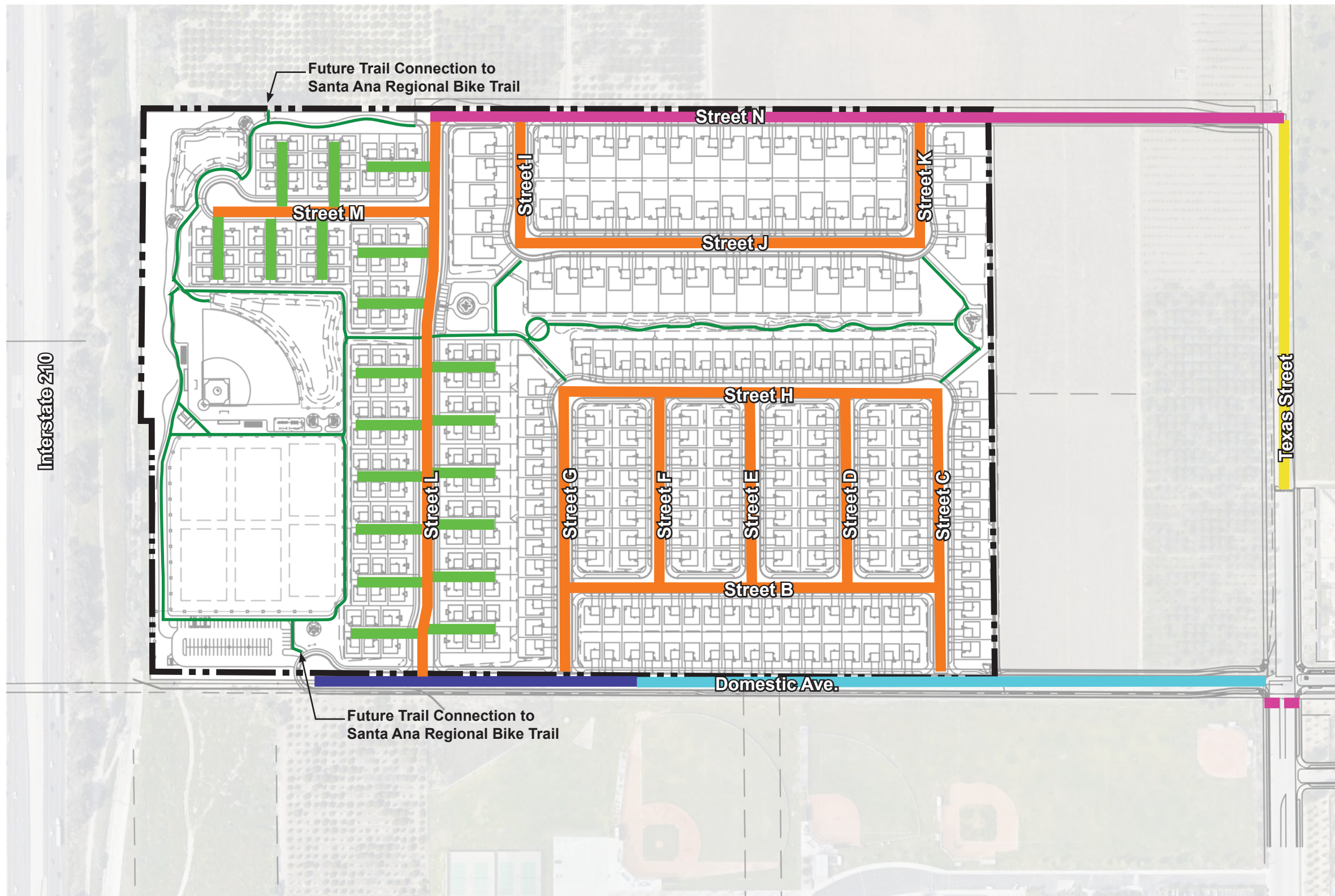
Neighborhood 3 consists of approximately 11.71 acres and is located in the westerly portion of the project site and adjacent to the public park. Neighborhood 3 has been planned for single family “motor-court” housing, consisting of 120 single family detached homes on lot sizes of approximately 2000 square feet. Overall density of Neighborhood 3 is 10.2 dwelling units per acre.

The provision of open space and park land throughout the project site is integral to the design of the Bergamot community. A City of Redlands public park is planned for the westerly portion of the project site having access from Domestic Avenue. This park will consist of approximately 11.74 acres and will provide active recreational uses with both baseball/softball field and soccer fields. Included in the public park will be a parking lot, picnic areas and other amenities. Linking the park to the neighborhoods is a landscaped “paseo” which also provides distinct separation for the various neighborhoods. This paseo will incorporate smaller passive parks and recreational amenities, consisting of approximately 3.75 acres. Total parks and open space consist of 15.49 acres, or over twenty-five (25) percent of the overall project site.










B. Circulation Plan

The Circulation Plan is depicted in Exhibit 5, illustrating the vehicular circulation for the subject property. The primary access into the project site will be from Texas Street and Domestic Avenue to the south of the project site. A system of local public streets will be developed within the project site to provide vehicular access into the various neighborhoods and to the public park site. The Typical Street Sections are depicted on Exhibit 6, and described as follows:

- Texas Street – Texas Street will provide the primary vehicular access into the project site. Texas Street is currently fully widened south of Domestic Avenue and partially widened on the east side north of Domestic Avenue. Texas Street is designated as a Collector-Residential north of Domestic with a sixty-six (66) foot right-of-way. Texas Street is currently fully dedicated north of Domestic Avenue and will be improved with a minimum of thirty-four (34) feet of pavement northerly to the intersection of the new street (Avenue “N”). A pedestrian activated crosswalk with in-pavement lights shall be provided at the southerly crosswalk of the Texas Avenue and Domestic Avenue intersection to support a safe route to school for high school students who live on the east side of Texas Street and attend Citrus Valley High School.
- Domestic Avenue – Domestic Avenue is designated as a Residential Collector on the General Plan, having a sixty-two-foot (62) right-of-way. Domestic Avenue is currently dedicated with a forty-foot (40) right-of-way and unimproved. Domestic Avenue will be fully dedicated as a collector north of centerline and dedicated as a local street south of the centerline to comply with the existing property of Citrus Valley High School and Redlands Unified School District. Domestic Avenue will be improved from and Texas Street to the public park with curb and gutters, sidewalks and pavement.
- Street ‘N’ – Street is designated as a Residential Collector, having an ultimate right-of-way of sixty-four (64) feet. The project includes a 47-foot dedication to accommodate 12 feet of pavement and a 3-foot shoulder north of the centerline and curb and gutters, sidewalk south of the centerline. These improvements will extend from Texas Street to the intersection of Street ‘L’.
- Interior Public Streets - The interior streets servicing the various neighborhoods are planned as local public streets having a sixty-foot (60) right-of-way. The interior streets will be dedicated and fully improved with curb and gutters, sidewalks and pavement.

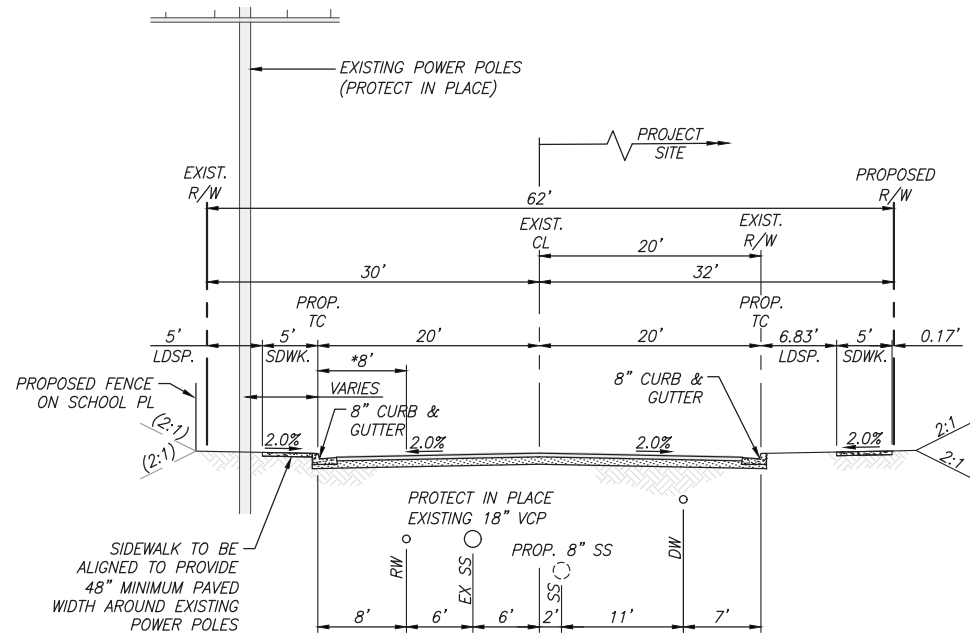


Legend

-  Specific Plan Area Boundary
-  Street N - Collector Street
-  Domestic Avenue - (Texas Street intersection to 1490 feet West of Texas Street intersection) - Collector Street
-  Domestic Avenue (From 1490 feet West of Texas Street intersection to Cul-de-Sac) - Collector Street
-  Internal Street - Local Public Street
-  Texas Street (34-foot pavement Section)
-  Private MotorCourt
-  Proposed Trail (6-12 feet minimum width)
-  Pedestrian activated crosswalk with in-pavement lights

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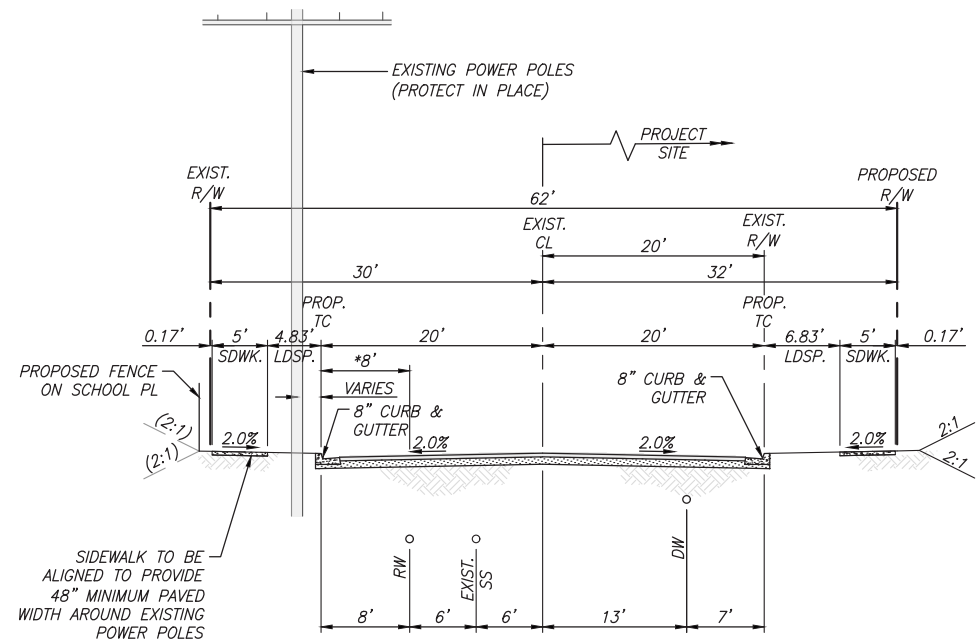




PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

*CLASS III BIKEWAY

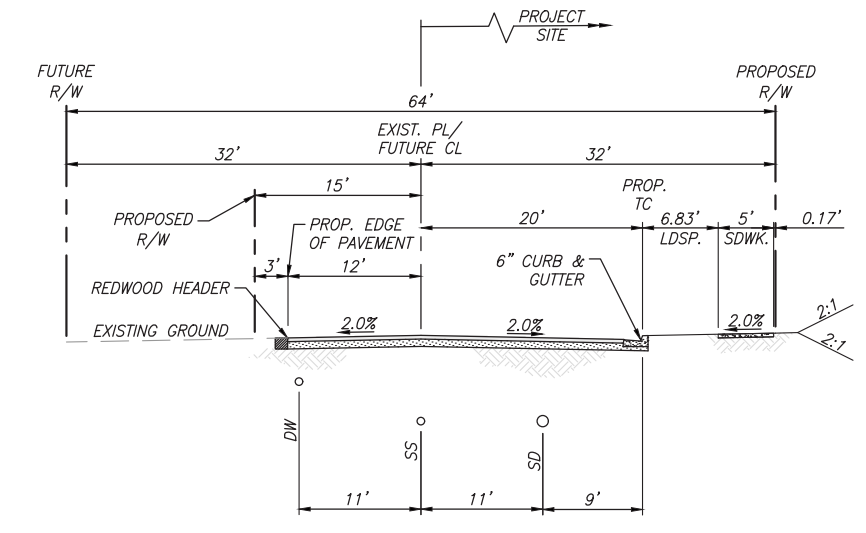
W. DOMESTIC AVENUE
 (PUBLIC STREET)
 FROM 1,170' WEST OF TEXAS STREET
 INTERSECTION TO CUL-DE-SAC
 NORTH SIDE (64' R/W COLLECTOR) -
 SOUTH SIDE (60' R/W LOCAL - 20' PAVEMENT)



PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

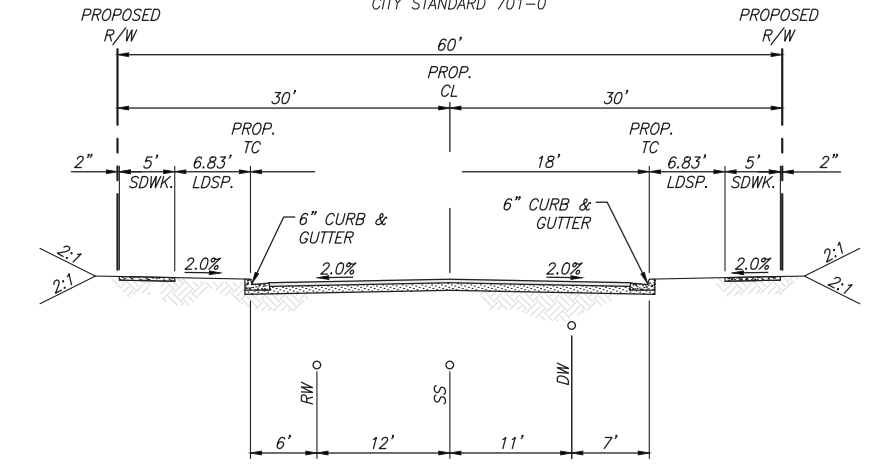
*CLASS III BIKEWAY

W. DOMESTIC AVENUE
 (PUBLIC STREET)
 FROM TEXAS STREET INTERSECTION TO
 1,170' WEST OF INTERSECTION
 NORTH SIDE (64' R/W COLLECTOR) -
 SOUTH SIDE (60' R/W LOCAL - 20' PAVEMENT)



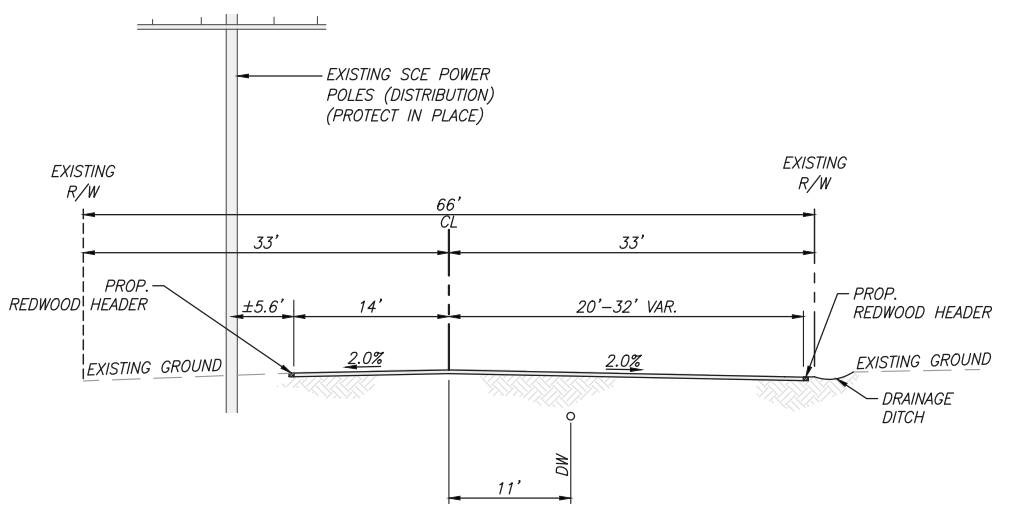
PARALLEL PARKING ALLOWED ON ONE SIDE OF THE STREET

STREET N
 (PUBLIC STREET)
 64' R/W COLLECTOR - RESIDENTIAL PER
 CITY STANDARD 701-0

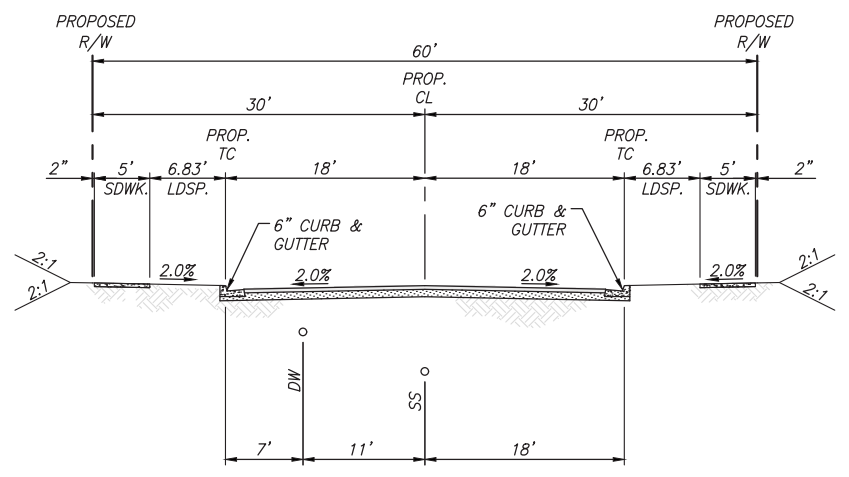


PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

STREET L
 (PUBLIC STREET)
 60' R/W LOCAL RESIDENTIAL PER CITY
 STANDARD 701-0

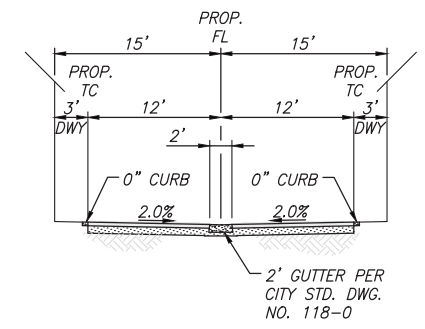


TEXAS STREET EXTENSION
 (PUBLIC STREET)
 FROM EXYING TERMINUS TO STREET N
 66' R/W COLLECTOR-RESIDENTIAL
 34' OF PAVEMENT ON WEST SIDE

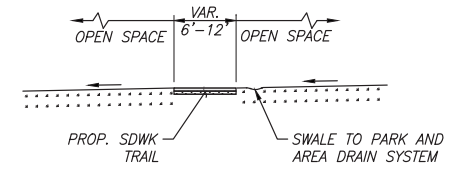


PARALLEL PARKING ALLOWED ON BOTH SIDES OF THE STREET

INTERIOR STREET
 (PUBLIC STREET)
 60' R/W LOCAL RESIDENTIAL PER CITY



TYPICAL MOTORCOURT
 (PRIVATE ALLEY)



SECTION I-I (TYPICAL)
 SCALE: 1"=10'

Not to Scale



Bergamot Specific Plan
 February 2021

Exhibit 6: Typical Street Cross Sections

General Note for all Street Cross Sections:
 All utility lines under 66Kw shall be undergrounded

- Motor Court – A private “motor court” will be developed to provide access into the motor court homes within Neighborhood 3. The motor court will be developed as an alley with a pavement width of twenty-four (24) feet.

In addition to the vehicular circulation, a series of pathways/trails will be developed to provide pedestrian access to the parks and open space located throughout the neighborhoods, including the Santa Ana River Trail which will be located on the westerly portion of the project through the public park.

C. Infrastructure Plans

The Infrastructure Plans designate the location and size of sewer, water and storm drain lines throughout the project. Private utility lines, including natural gas, electricity, telephone and cable are locally available and are not shown on the plan. The public sewer, water, and storm drain systems will be designed and installed in accordance with plans reviewed and approved by the City of Redlands.

The City of Redlands has established development impact fees that are required to be paid in order to off-set the impact of development upon the City's sewer, water, and storm drain system. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project's impact on the City's systems.

1. Water

The Conceptual Water Plan is depicted on Exhibit 7. An existing 12-inch water main is located within Texas Street at the intersection of Texas Street and Domestic Avenue. A series of twelve (12) and eight (8) inch water mains will be constructed within Domestic Avenue, the extension of Texas Street, and the future public streets (including Street N) to provide domestic water service to the project site. The domestic water system will be designed and installed pursuant to City of Redlands standards.

There are currently two (2) private wells within the study area. The first well is located off-site near the future intersection of Texas Street and Street N. The second well is located on Domestic Avenue, at the southeast corner of Neighborhood 2. Both wells will be protected in place.

An irrigation appurtenance located at the current intersection of Texas Street and Domestic will be relocated.

A future recycled water main will be installed in Domestic Avenue and extended north along Street L to allow for future connections at Texas Street and future development to the north.

2. Sewer

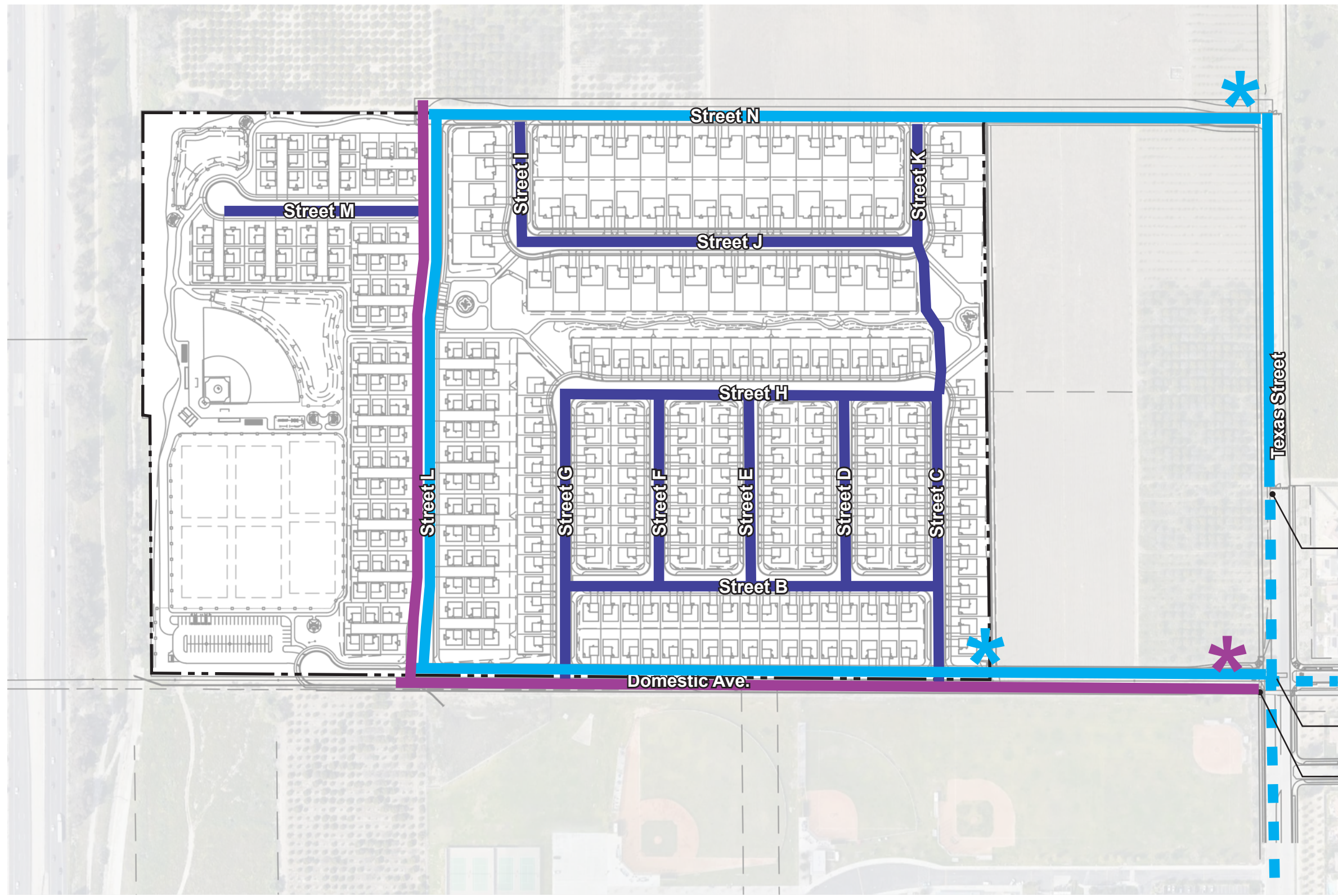
An existing 18-inch truck sewer line is located in Domestic Avenue adjacent to the project site. This trunk sewer line conveys wastewater westerly under the I-210 Freeway to the City of Redlands' Wastewater Treatment Facility. A portion of this trunk sewer line will be replaced with a deeper line in order to convey all wastewater along the northerly portion of the project site. Within the project site, a series of eight (8) and ten (10) inch sewer lines will be constructed within the public streets looping through the various

neighborhoods. The sewer system will be designed and installed pursuant to City of Redlands standards. The Conceptual Sanitary Sewer Plan is depicted in Exhibit 8.








3. Stormwater Drainage

The Conceptual Drainage Plan is depicted in Exhibit 9. Currently, the project site is unimproved and creates no significant storm water flows. The project sites existing runoff flows northerly and westerly via sheet flow, eventually flowing into the existing drainage channel to the west within the SR-210 CalTrans right-of-way. Existing drainage patterns will be modified to conduct storm water appropriately.

All lots will be graded to allow runoff to drain towards a designated street or area drain, leading to the proposed storm drain infrastructure. Appropriately sized grate inlets, curb and gutters and storm drainpipes will be utilized to collect the runoff and direct it to the infiltration basins located within the public park. In addition, runoff from the park will be conveyed to the basins.



Legend

-  Specific Plan Area Boundary
-  Proposed 8-Inch Domestic Water Main
-  Proposed 12-Inch Domestic Water Main
-  Existing 12-Inch Domestic Water Main
-  Existing Well to be Protected in Place
-  Existing Irrigation Apparatus to be Relocated
-  Recycled Water Main for Future Use

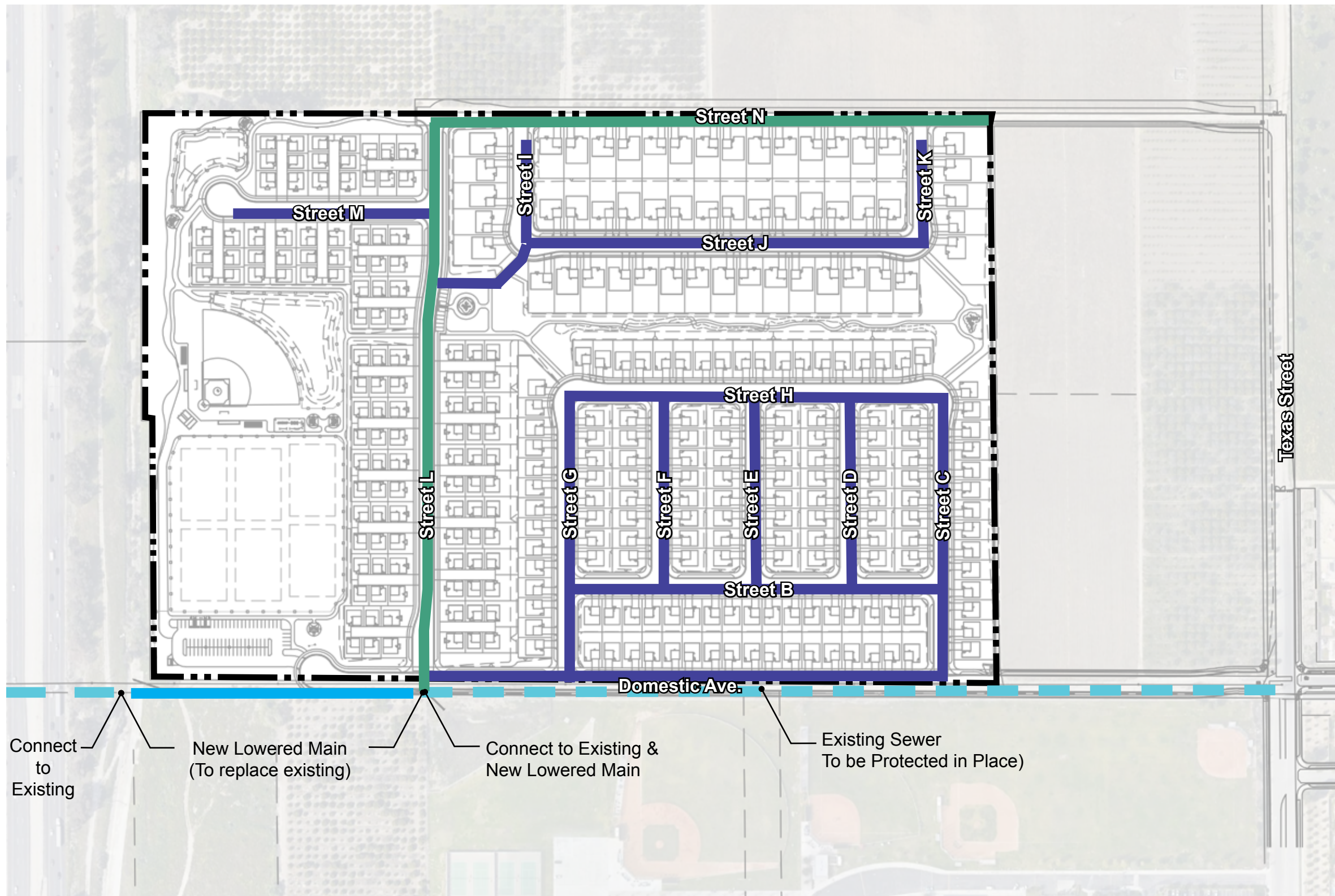
Connect to Existing

Connect to Existing






Stub for Future Connection

Not to Scale





Legend

-  Specific Plan Area Boundary
-  Proposed 8-Inch Sewer Main
-  Proposed 10-inch Sewer Main
-  Proposed 18-inch Sewer Main
-  Existing 18-inch Sewer Main

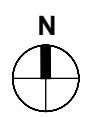
Connect to Existing

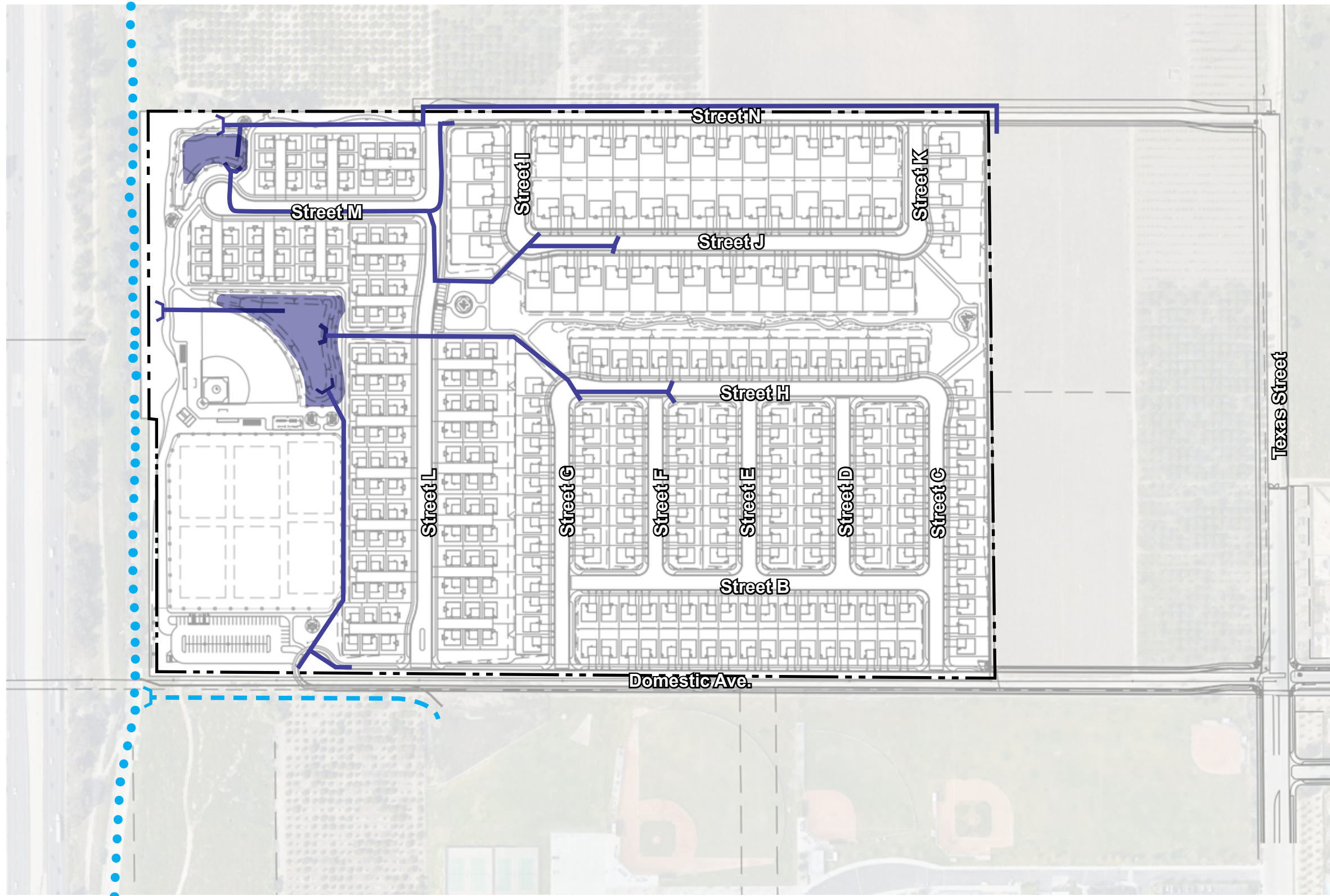
New Lowered Main (To replace existing)

Connect to Existing & New Lowered Main

Existing Sewer To be Protected in Place)

Not to Scale





Legend

- Specific Plan Area Boundary
- Existing Channel
- - - Existing Storm Drain
- Proposed Storm Drain
- Proposed Basin

Not to Scale



D. Conceptual Landscape Plan

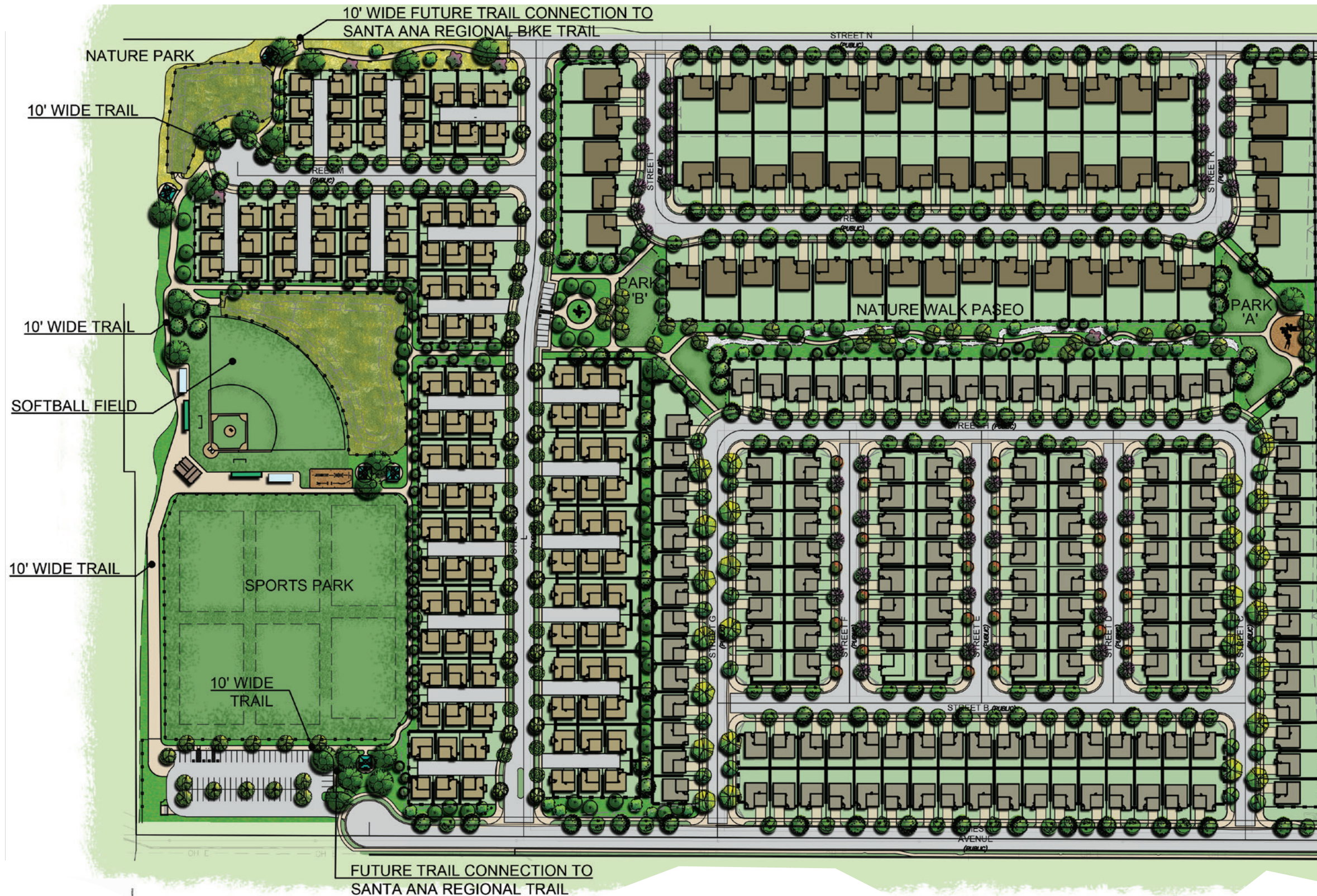
The Conceptual Landscape Plan is illustrated in Exhibit 10. The landscape and open space treatment for the project is important to the overall beauty and enjoyment for the future residents of the development. The various elements of the landscape plan, including the large public park, streetscapes, pocket parks and landscape paseos combine to convey a sense of neighborhood and provide an important element of the neo-traditional design. Numerous landscape and recreational amenities are incorporated throughout the project, including both passive and active parks, integrating the various neighborhoods into one master planned community.

Exhibit 11 depicts the Paseo which links all three neighborhoods with a significant trail system including a dry “stream”, benches, and nature-play pads with various play structures. Three different pocket parks are provided throughout the project as illustrated in Exhibits 12, 13 and 14. The pocket parks may contain sport courts, tot lots and playgrounds, shade structures, picnic area, barbecues, and similar amenities. Formal landscaping will be provided to add turf areas and shade trees.

The primary open space feature of the project is a 11.74-acre public park located on the westerly portion of the project site adjacent to the 210 Freeway, as depicted in Exhibit 15. Access to the park will be from Domestic Avenue and through paseos within the project. The park is planned as an active park incorporating features such as a baseball/softball field with dugouts and bleachers and a large area to be designed for soccer fields. In addition, the park may contain a concession/restroom building, a challenge course, picnic shelters with barbecues, and similar amenities. A large parking lot will be provided from Domestic Avenue. The playing fields will be provided with lighting in order that the City can maximize programming of the fields for active play and organized tournaments. In addition, the public park includes a nature park located at the northwester portion of the project site, which may include shade structures, barbeques picnic tables, and similar passive recreational amenities. The Nature Park is depicted in Exhibit 16. The park shall be dedicated to the City or Redlands and improved in accordance with an approved Park Improvement and Dedication Agreement.

A Fencing Plan is illustrated in Exhibits 17 and 18. Fencing will consist of a variety of slumpstone block walls, vinyl fencing and tubular steel fencing.

Exhibits 18 depicts the Typical Motorcourt Landscape Plan while Exhibit 19 depicts the Typical Single-Family Street Landscape Plan.



RECREATIONAL AMENITIES

NEIGHBORHOOD PARK

- * SIX LIGHTED V7V SOCCER FIELDS
- * ONE LIGHTED SOFTBALL FIELD
- * RESTROOM/CONCESSION/MAINTENANCE BUILDING
- * ONE FITNESS CHALLENGE COURSE
- * THREE SHADE STRUCTURES WITH BBQS
- * PICNIC TABLES
- * PARKING LOT

PRIVATE COMMON AREAS

- * PLAY EQUIPMENT AGES 5-12
- * PLAY EQUIPMENT AGES 2-5
- * TWO HALF-BASKETBALL COURTS
- * NATURE TRAILS IN PASEO WITH NATURE THEMED PLAY STRUCTURES
- * SEVEN SHADE STRUCTURES WITH BBQS
- * PICNIC TABLES
- * NATURE OVERLOOK
- * OPEN LAWN PLAY AREAS

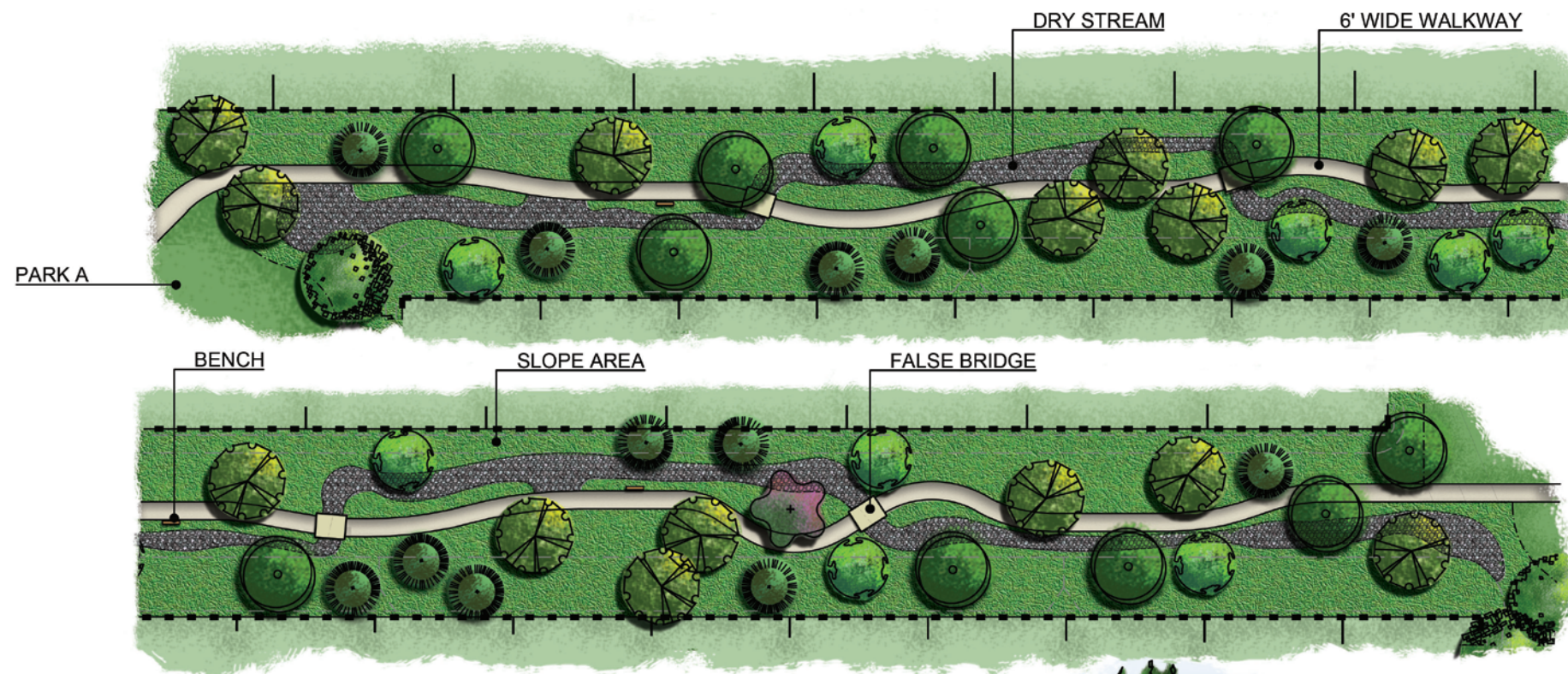
MASTER TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
	ARBUTUS MARINA	STRAWBERRY TREE
	BAUHINIA VARIEGATA	PURPLE ORCHID TREE
	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA PANICULTA	GOLDENRAIN TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	PODOCARPUS HENKELII	LONG-LEAF YELLOWWOOD
COMMON AREAS/PARK TREES		
	ARBUTUS UNEDO	STRAWBERRY TREE
	CHITALPA TASHKENTENSIS	CHITALPA
	CELTIS RETICULATA	WESTERN HACKBERRY
	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	PINUS CANARIENSIS	CANARY ISLAND PINE
	QUERCUS V. 'HERITAGE'	VIRGINIAN OAK

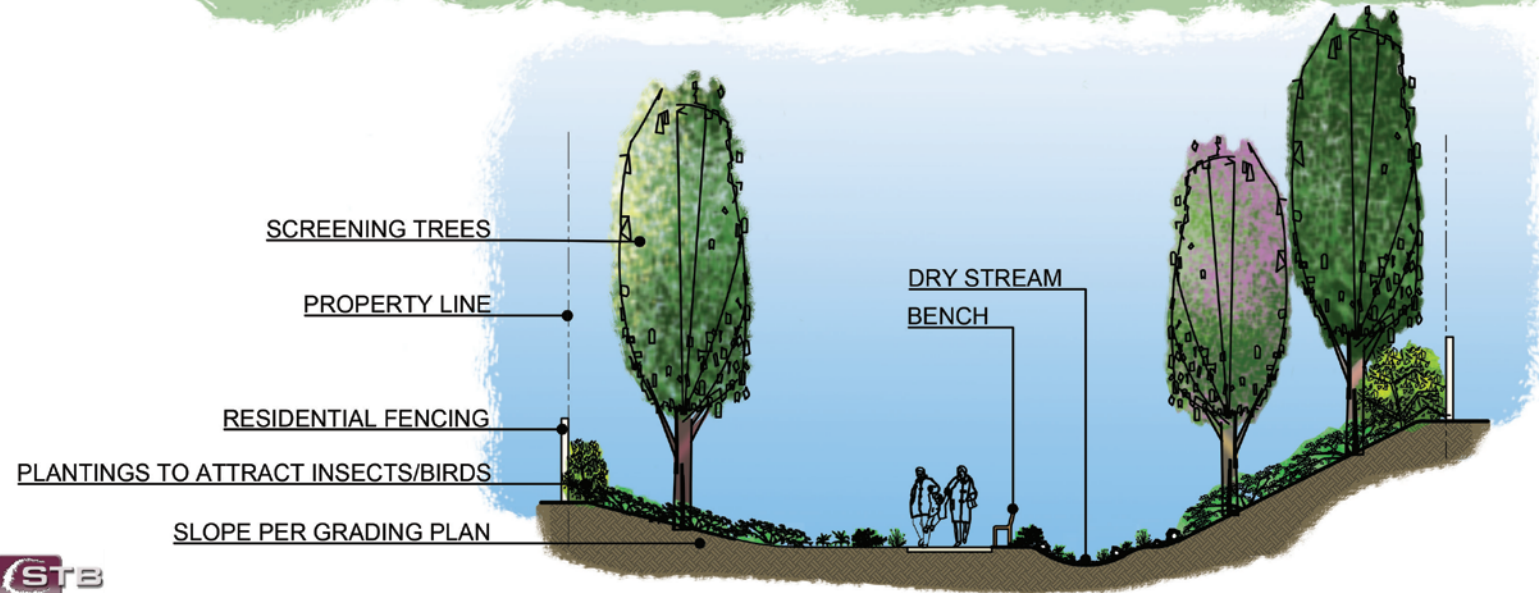
Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

Not to Scale

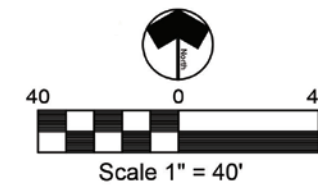




KEY MAP
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TYPICAL CROSS SECTION



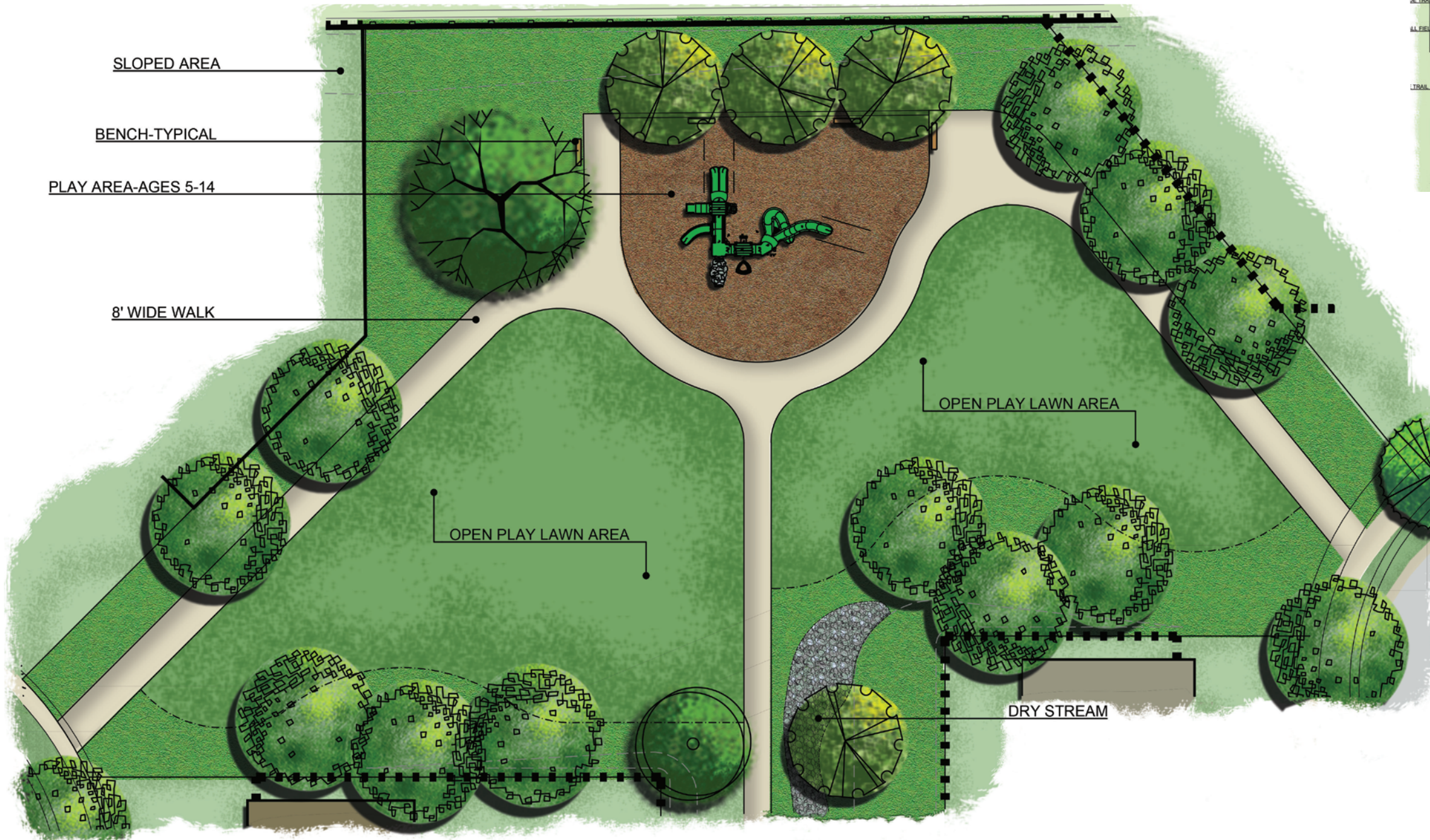
BERGAMOT
PASEO NATURE WALK EXHIBIT
REDLANDS, CALIFORNIA

Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.



Not to Scale



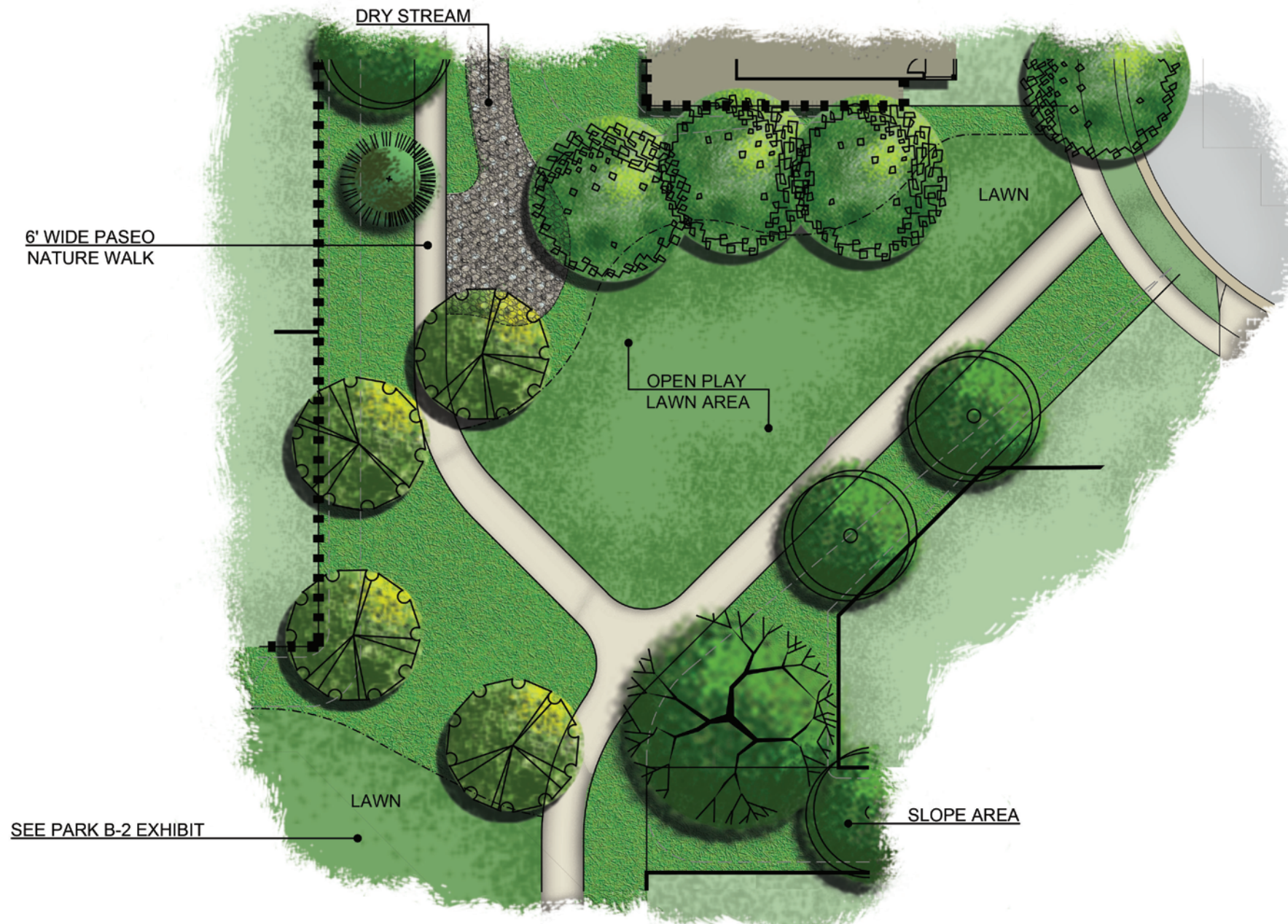


KEY MAP
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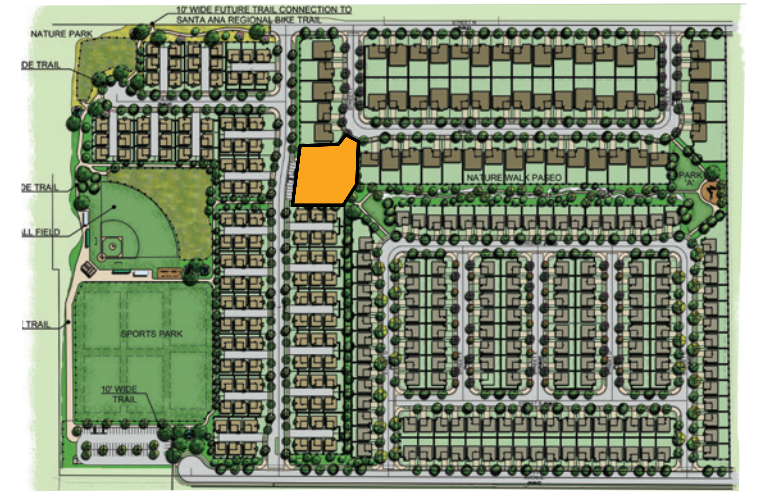


KEY MAP
Not to Scale

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Not to Scale



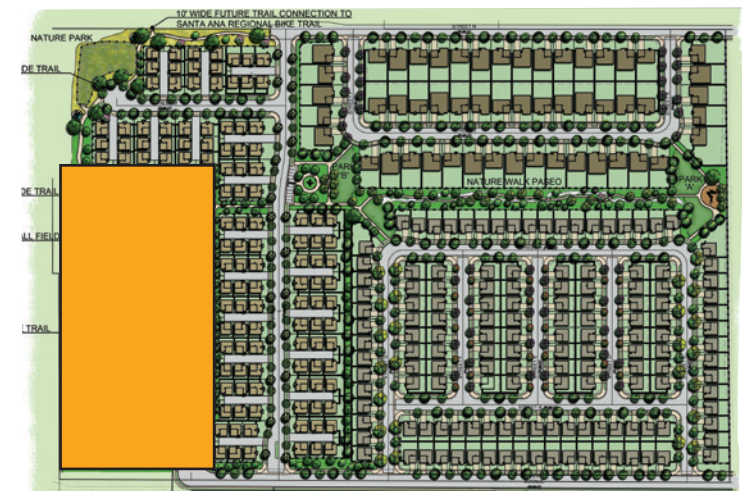
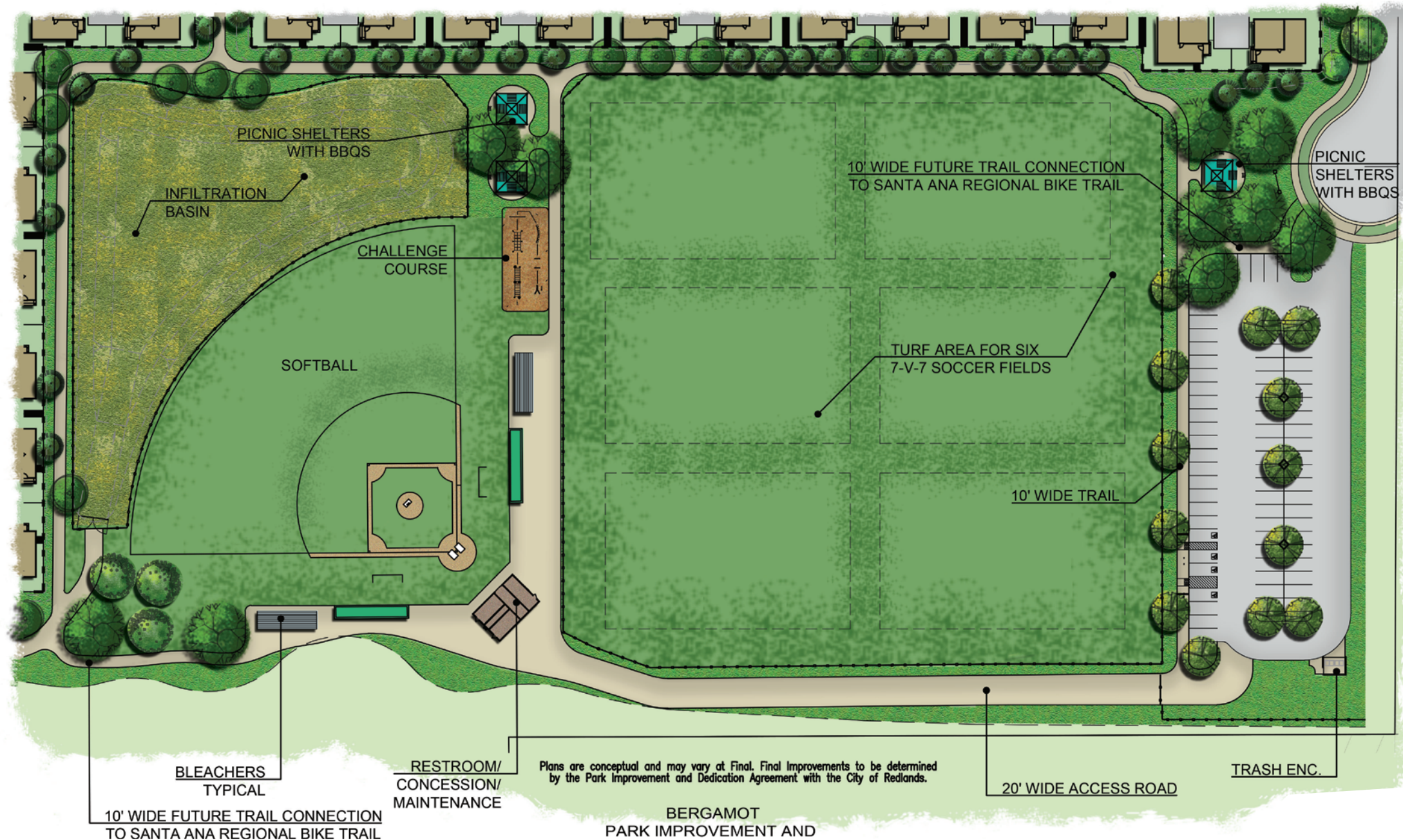


KEY MAP
Not to Scale

Not to Scale

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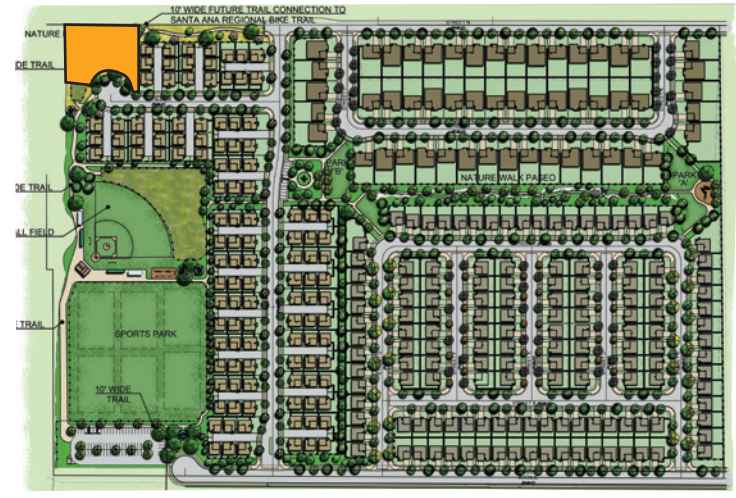
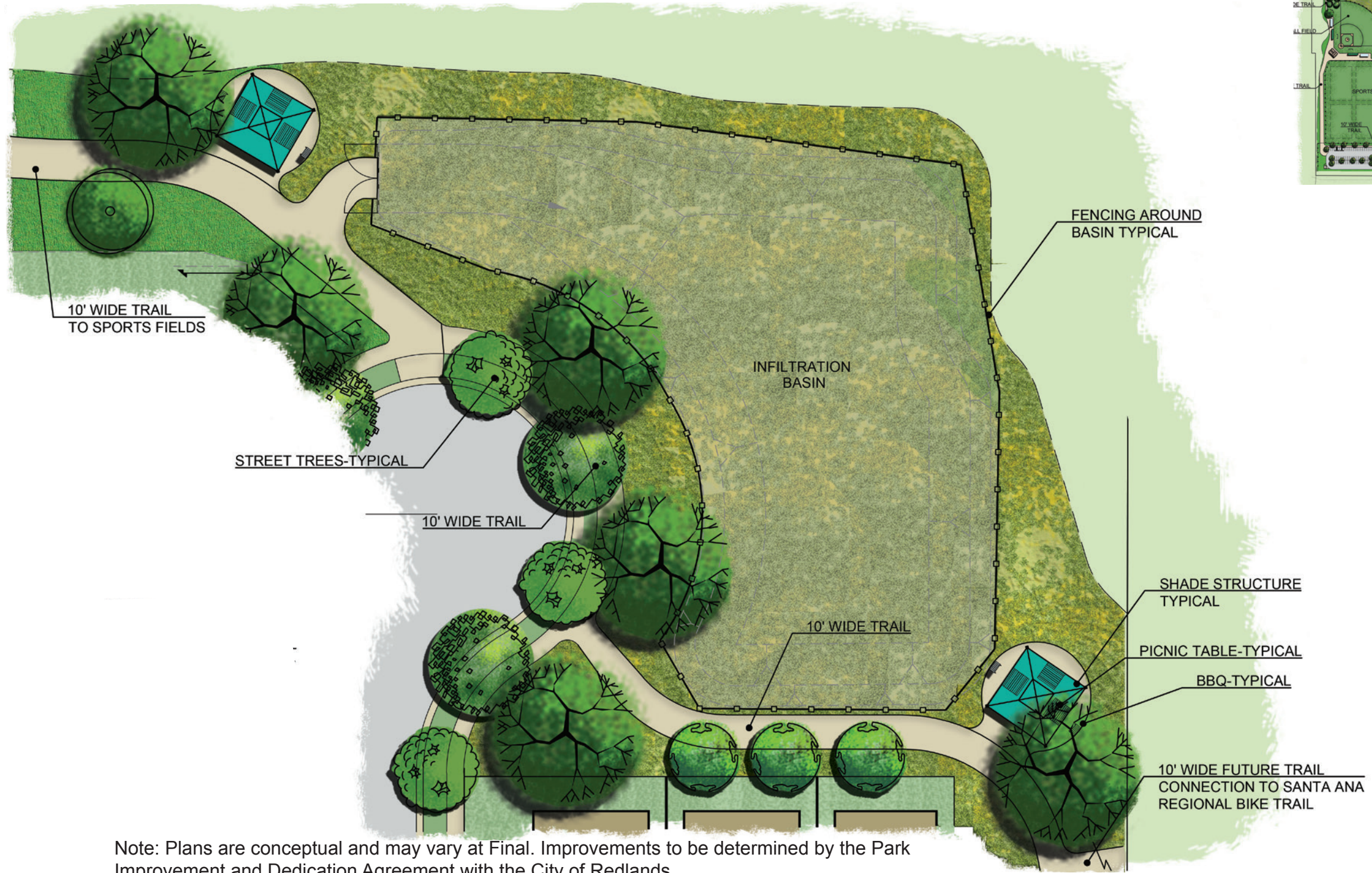
KEY MAP
Not to Scale

Plans are conceptual and may vary at Final. Final Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

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Not to Scale





KEY MAP
Not to Scale

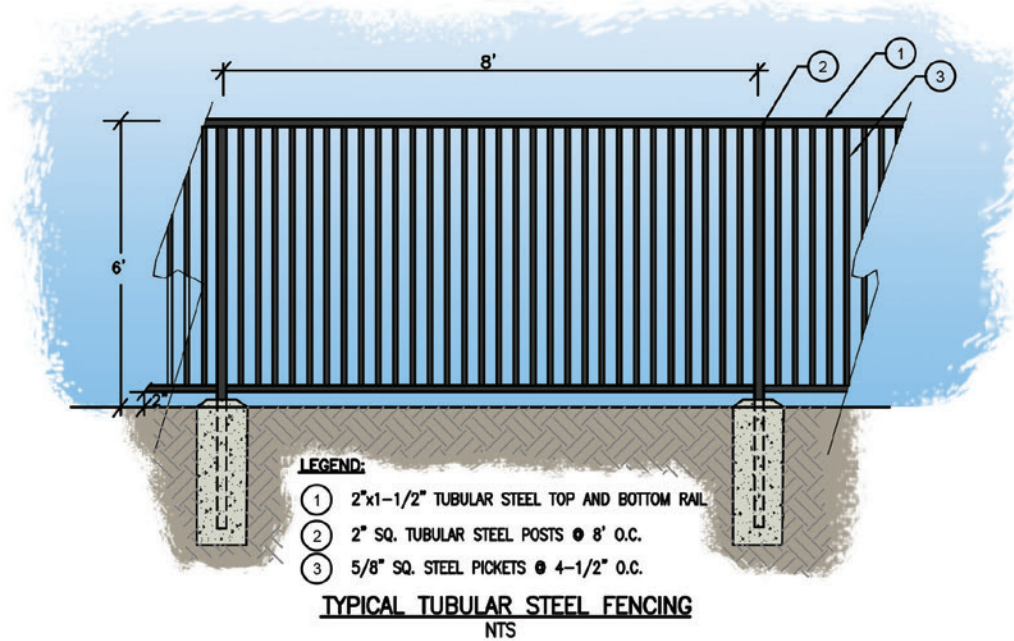
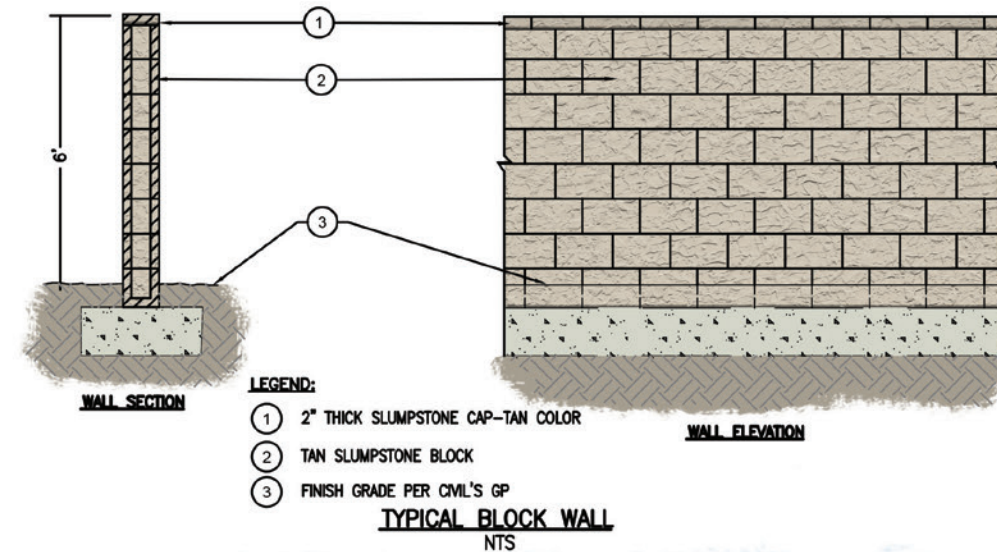
Note: Plans are conceptual and may vary at Final. Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

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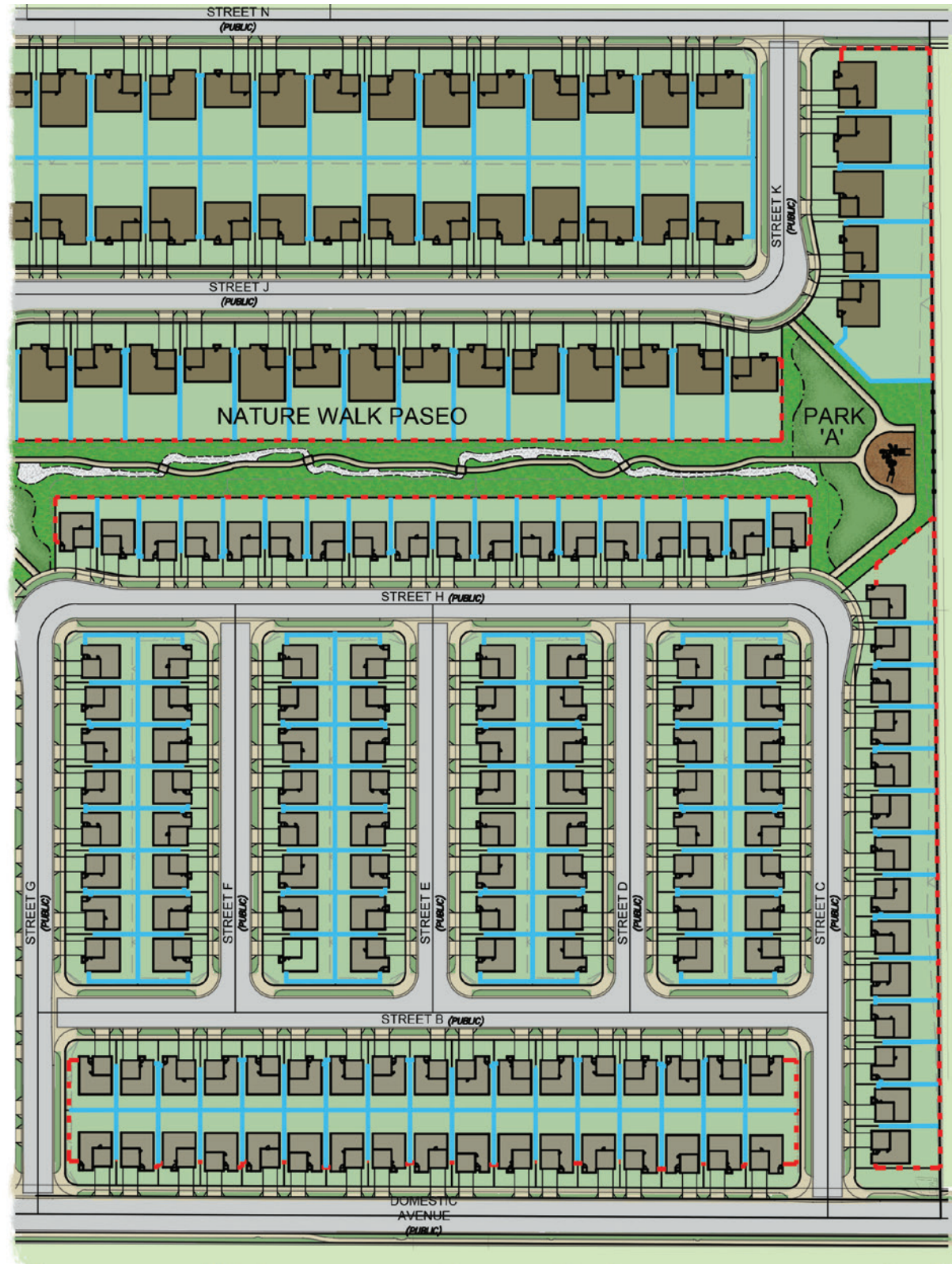


- WALL AND FENCING LEGEND**
- - - TAN SLUMPSTONE 6' HIGH BLOCK WALL. SEE DETAIL EXHIBIT 'A'
 - VINYL 6' HIGH FENCING (TAN) SEE DETAIL THIS SHEET
 - TUBULAR STEEL FENCING—6' HIGH. SEE DETAIL THIS SHEET
 - ↗ 4' WIDE VINYL SIDE YARD GATE—TYPICAL TO MATCH FENCING
- ALL FINAL WALL AND FENCE PLACEMENT PER CIVIL
 - CONTRACTOR TO COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO MAKE MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDITIONS WHERE NECESSARY.



Not to Scale

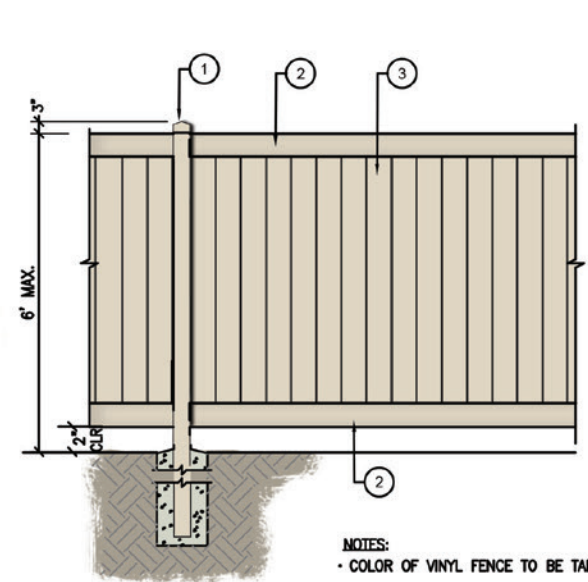




WALL AND FENCING LEGEND

- - - - - TAN SLUMPSTONE 6' HIGH BLOCK WALL. SEE DETAIL EXHIBIT 'A'
- VINYL 6' HIGH FENCING (TAN) SEE DETAIL THIS SHEET
- TUBULAR STEEL FENCING—6' HIGH. SEE DETAIL THIS SHEET
- 4' WIDE VINYL SIDE YARD GATE—TYPICAL TO MATCH FENCING

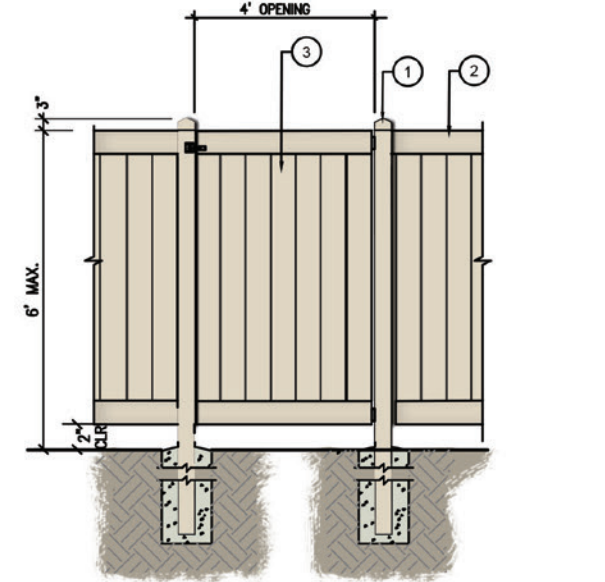
- ALL FINAL WALL AND FENCE PLACEMENT PER CIVIL
- CONTRACTOR TO COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO MAKE MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDITIONS WHERE NECESSARY.



LEGEND:

- ① 5"x5" PVC POST WITH PYRAMID POST CAP
- ② 2"x7" PVC TOP AND BOTTOM RAIL. PRE NOTCHED TO ACCEPT PRIVACY SLATS. SLIDE RAIL INTO POST
- ③ 1"x6" T&G VINYL PRIVACY SLATS

TYPICAL VINYL FENCE PANEL
NTS

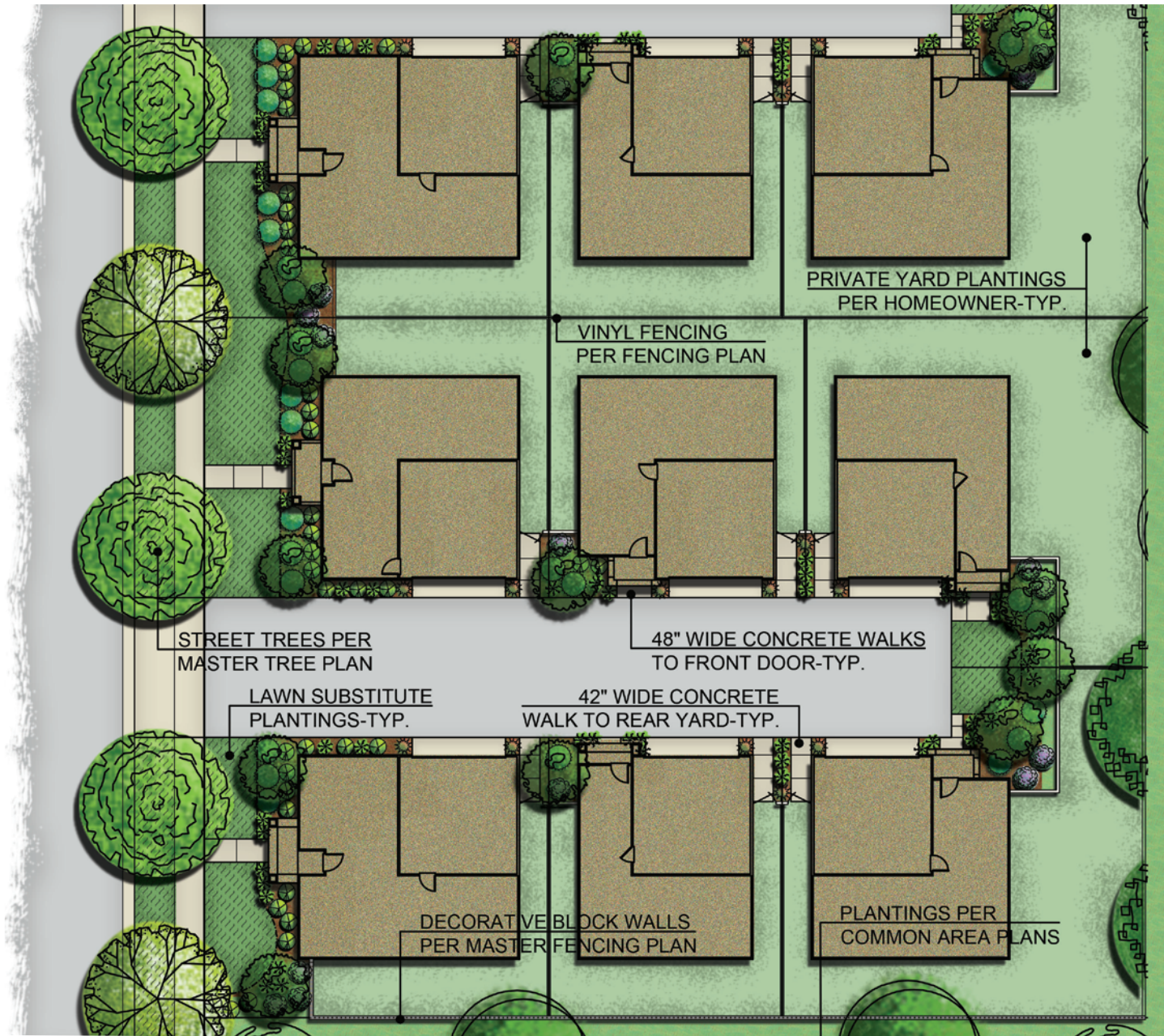


LEGEND:

- ① 5"x5" PVC POST WITH PYRAMID POST CAP @ 8' O.C.
- ② 2"x7" PVC TOP AND BOTTOM RAIL. PRE NOTCHED TO ACCEPT PRIVACY SLATS. SLIDE RAIL INTO POST
- ③ 1"x6" T&G VINYL PRIVACY SLATS

TYPICAL VINYL GATE INSTALLATION
NTS

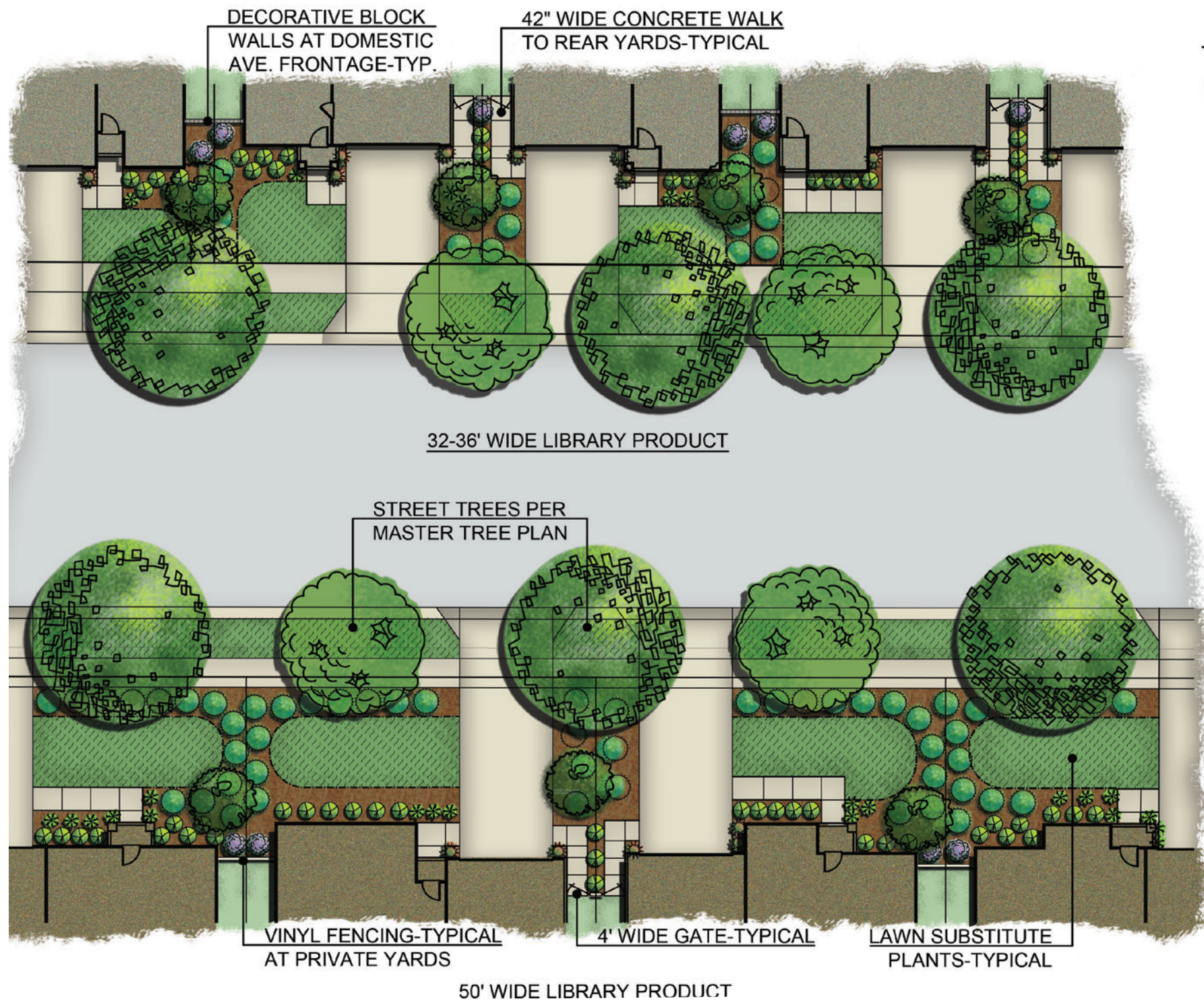




PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
PRIVATE LOT TREES		
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH
	CERCIDIUM 'DESERT MUSEUM'	D. M. PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW
	GLEDITSIA I. 'TRUE SHADE'	TRUE SHADE LOCUST
	LAGERSTROEMIA I. 'SEMINOLE'	CRAPE MYRTLE
	LEPTOSPERMUM S. 'RUBY GLOW'	RUBY GLOW TEA TREE
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA
	PODOCARPUS G. 'ICEE BLUE'	ICEE BLUE FERN PINE
BACKGROUND SHRUBS		
	LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD SILVERLEAF
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE
	WESTRINGIA FRUTICOSA	COAST ROSEMARY
FOREGROUND SHRUBS		
	ARTEMESIA 'CANYON GREY'	C.G. ARTEMESIA
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN BOTTLE BRUSH
	CISTUS PURPUREUS	ORCHID ROCK ROSE
	HARDENBERGIA V. 'MEEMA'	MEEMA HARDENBERGIA
	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA
VERTICAL ACCENT SHRUBS		
	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS
	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY
ACCENT SHRUBS		
	ALOE RUDIKOPPE	LITTLE GEM ALOE
	ANIGOZANTHOS 'BUSH RANGER'	RED KANGAROO PAW
	DIETES BICOLOR	FORTNIGHT LILY
	HESPERALOE PARVIFLORA	RED YUCCA
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH
SHRUB COVERS		
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER
	MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM
LAWN SUBSTITUTES		
	ACHILLEA TOMENTOSA	WOOLY YARROW
	CAREX PANSA	CALIFORNIA MEADOW SEDGE
	DYMONDIA MARGARETAE	SILVER CARPET
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT
MULCH		
	ORGANIC WOOD MULCH	RECYCLED WOOD PRODUCTS

Not to Scale





PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
PRIVATE LOT TREES		
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH
	CERCIUM 'DESERT MUSEUM'	D. M. PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW
	GLEDITSIA I. 'TRUE SHADE'	TRUE SHADE LOCUST
	LAGERSTROEMIA I. 'SEMINOLE'	CRAPE MYRTLE
	LEPTOSPERMUM S. 'RUBY GLOW'	RUBY GLOW TEA TREE
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA
	PODOCARPUS G. 'ICEE BLUE'	ICEE BLUE FERN PINE
BACKGROUND SHRUBS		
	LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD SILVERLEAF
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE
	WESTRINGIA FRUTICOSA	COAST ROSEMARY
FOREGROUND SHRUBS		
	ARTEMESIA 'CANYON GREY'	C.G. ARTEMESIA
	CALLISTEMON 'BETTER JOHN'	BETTER JOHN BOTTLE BRUSH
	CISTUS PURPUREUS	ORCHID ROCK ROSE
	HARDENBERGIA V. 'MEEMA'	MEEMA HARDENBERGIA
	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA
VERTICAL ACCENT SHRUBS		
	CUPRESSUS S. 'TINY TOWER'	DWARF ITALIAN CYPRESS
	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY
ACCENT SHRUBS		
	ALOE RUDIKOPPE	LITTLE GEM ALOE
	ANIGOZANTHOS 'BUSH RANGER'	RED KANGAROO PAW
	DIETES BICOLOR	FORTNIGHT LILY
	HESPERALOE PARVIFLORA	RED YUCCA
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH
SHRUB COVERS		
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
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LAWN SUBSTITUTES		
	ACHILLEA TOMENTOSA	WOOLY YARROW
	CAREX PANSA	CALIFORNIA MEADOW SEDGE
	DYMONDIA MARGARETAE	SILVER CARPET
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT
MULCH		
	ORGANIC WOOD MULCH	RECYCLED WOOD PRODUCTS

Plans are conceptual and may vary at Final. Final Improvements to be determined by the Park Improvement and Dedication Agreement with the City of Redlands.

Not to Scale



E. Conceptual Architecture

The architectural design and site planning of the homes within the project is important to create the sense of the neo-traditional design of the neighborhoods. Redlands is well known for its eclectic mix of architectural styles and themes, and the Bergamot Specific Plan proposes to create a unique neighborhood and lifestyle experience through the combination of site planning, architecture and open space. Three architectural styles are proposed:

- Santa Barbara
- Coastal
- Farmhouse

Each style is described in greater detail on the following pages.

Santa Barbara

The Santa Barbara architectural style derived from Mediterranean and Spanish-revival architectural styles. Homes are typically characterized by white or light stucco walls with accent colors on doors and shutters. Roofs consist of both hip and gable forms with red 's' tile. Accent features may include arched windows and door surrounds, clay tile vents, iron accents or hardware.

Roof

- 4:12 to 5:12 roof pitch
- 12" to 18" overhang
- Simple hip or gable roof with one intersecting gable roof
- Barrel or 'S' shape concrete tiles or similar appearance

Walls

- Stucco

Windows

- Vertical multi-paned windows at front elevations
- Vinyl wrapped windows
- Simple 2x window and door trim -simulated wood or stucco over foam
- Feature recessed arched window(s)

Details

- Arched entry design
- Surface mounted fixtures such as tile vents on front elevations in high visibility public view areas must complement architectural style
- Garage door panels
- Decorative hardware
- Simple simulated wood/foam window and door trim

Coastal

Coastal is a picturesque style derived from the small fishing villages in the Capes of New England. This style reflects a rural, small town character. Roof pitches are relatively steeper and are comprised of hip forms with minimal overhangs. Roofing materials include smooth flat or shake appearance tiles or shingle. Wall cladding consists of stucco with wood (or simulated wood) siding accents. Entries are often accentuated with tapered columns and windows may be enhanced with shutters.

Roof

- 5:12 to 8:12 roof pitch
- 0" to 12" overhang
- Main roof hip with secondary hip or gable roof forms
- Smooth flat or shake appearance concrete tiles or premium grade composition shingle

Walls

- Stucco with light to medium sand finish
- Wood or simulated wood siding accents

Windows

- Vertical multi-paned rectangular windows at front elevations
- Vinyl wrapped windows
- Simple 2x window and door trim - wood or stucco over foam
- Shutters on one or more windows

Details

- Taped porch columns with piers at entry or recessed entry
- Rectangular door with planes appearance or paneled
- Garage door panels
- Decorative hardware
- Simple simulated wood/foam window and door trim

Farmhouse

The American Farmhouse represents the quintessential country home. Designed for practicality, the farmhouse uses simple forms and details that reflect the casual lifestyle and functional elements found on a farm. Roofs are predominantly gabled with smooth flat or shingle appearance. Walls include stucco with horizontal siding accents located within gabled eaves. Entries are accentuated by square columns and windows often include shutters with a wood appearance.

Roof

- 6:12 to 12:12 roof pitch
- 12" overhang
- Main gable with secondary gable and hip roof forms
- Smooth flat or shake appearance concrete tiles or premium grade composition shingle

Walls

- Stucco with light to medium sand finish
- Wood or simulated wood siding accents

Windows

- Vertical multi-paned rectangular windows at front elevations
- Vinyl wrapped windows
- Simple 2x window and door trim - wood or stucco over foam
- Shutters on one or more windows

Details

- Square porch columns or recessed entry
- Rectangular Paneled Door with simple door surrounds
- Garage door panels
- Iron hardware
- Simple simulated wood/foam window and door trim

Each neighborhood will have a distinct product type with four different floor plans and the three different architectural elevations for each floor plan. This combination will provide for a variety of styles creating aesthetic streetscapes and housing choices. Rear and side elevations facing areas viewable to the public streets, trails, parks, and HOA open spaces shall be enhanced with window surrounds similar to those found on the front elevation.

Neighborhood 1

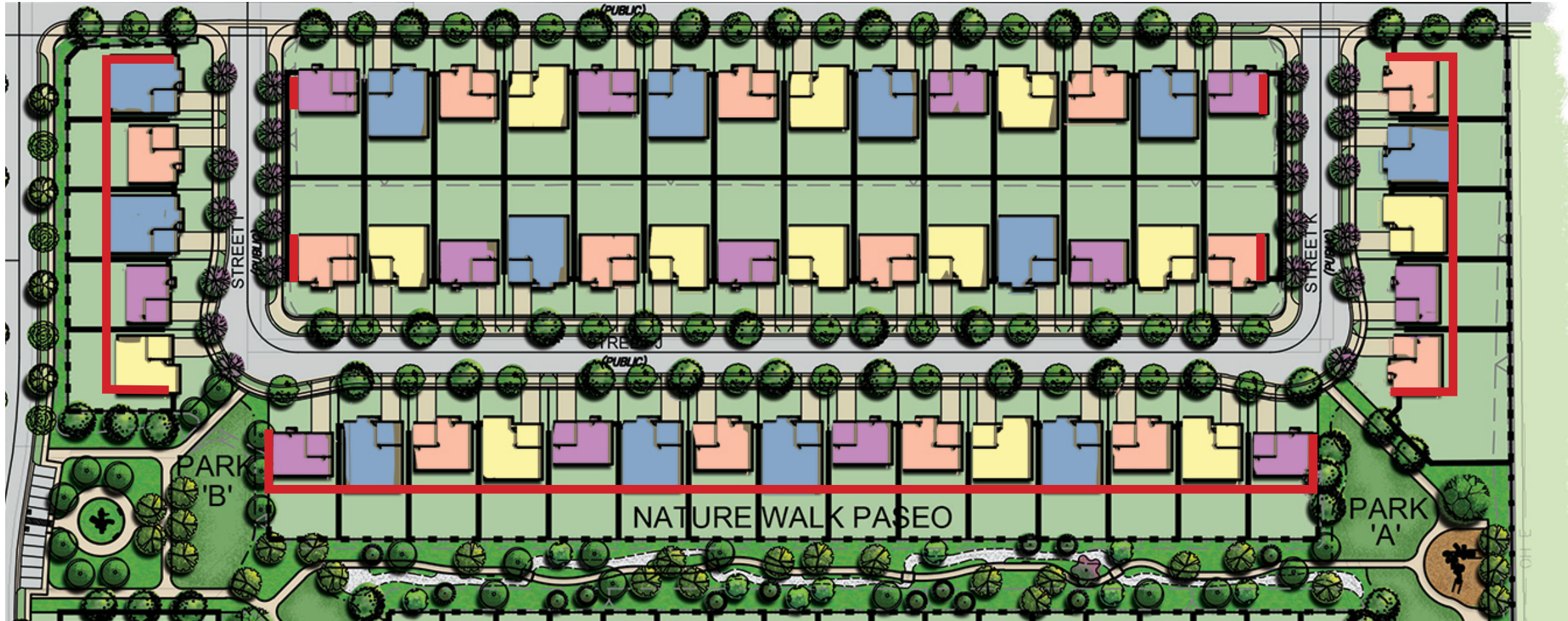
Neighborhood 1 has been designed as a traditional single-family neighborhood consisting 53 dwelling units on 7,200 square foot lot sizes. Exhibit 20 depicts the Conceptual Plotting of Neighborhood 1. Four different floor plans will be provided, consisting of one and two-story homes ranging in size from 2,106 square feet to 3,247 square feet. Neighborhood 1 plans are depicted in Exhibits 21,22,23 and 24.





Neighborhood 2


Neighborhood 2 has been designed as a smaller lot single-family neighborhood consisting of 144 dwelling units, as depicted on Exhibit 25. Four different floor plans will be provided, consisting of two-story homes ranging from 1,926 square feet to 2,300 square feet. Neighborhood 2 plans are depicted in Exhibits 26,27,28 and 29.

Neighborhood 3

Neighborhood 3 has been designed as a “motorcourt” neighborhood consisting of 120 single-family dwelling units as depicted on Exhibit 30. The units will be serviced by an alley system or motorcourt. Four different floor plans will be provided, consisting of two-story homes ranging in size from 1,465 square feet to 2,125 square feet. Neighborhood 3 plans are depicted in Exhibits 31,32,33 and 34.



	Plan No.	Total Homes
	5012	13
	5017	13
	5023	13
	5028	14
	Total	53

 Enhanced Elevation Required



Front Elevation Styles



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Santa Barbara



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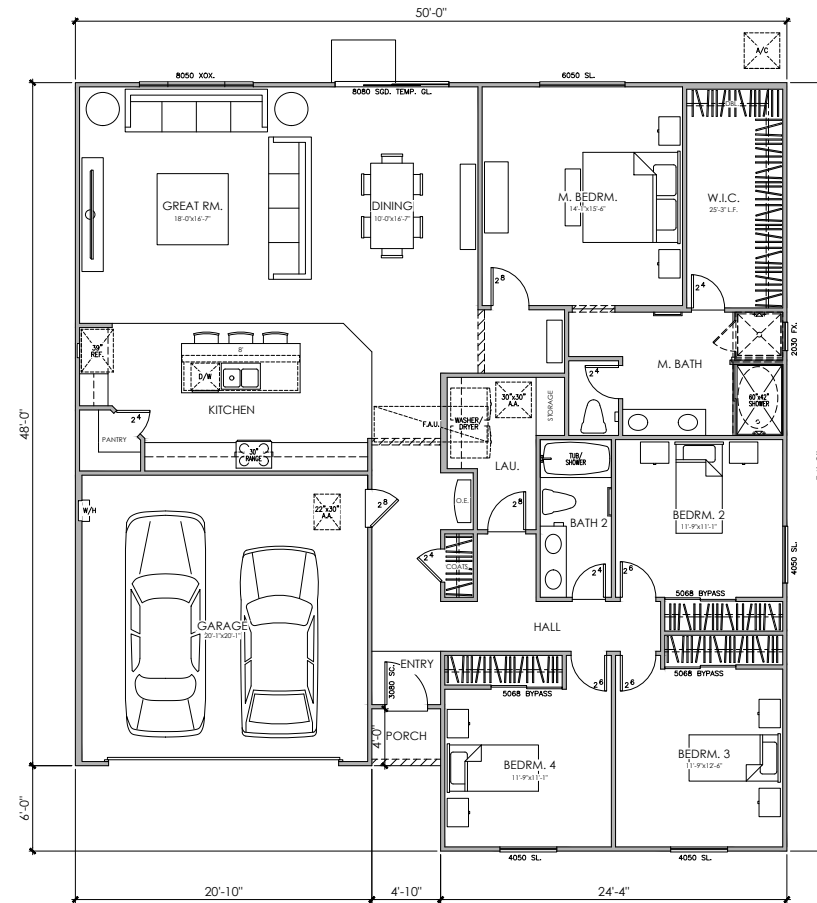
Coastal



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Farmhouse

Floor Plan



Plan Summary
 2,106 SF
 4 Bedroom/2 Bath
 Single Story, 2-car Garage



Front Elevation Styles



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Santa Barbara



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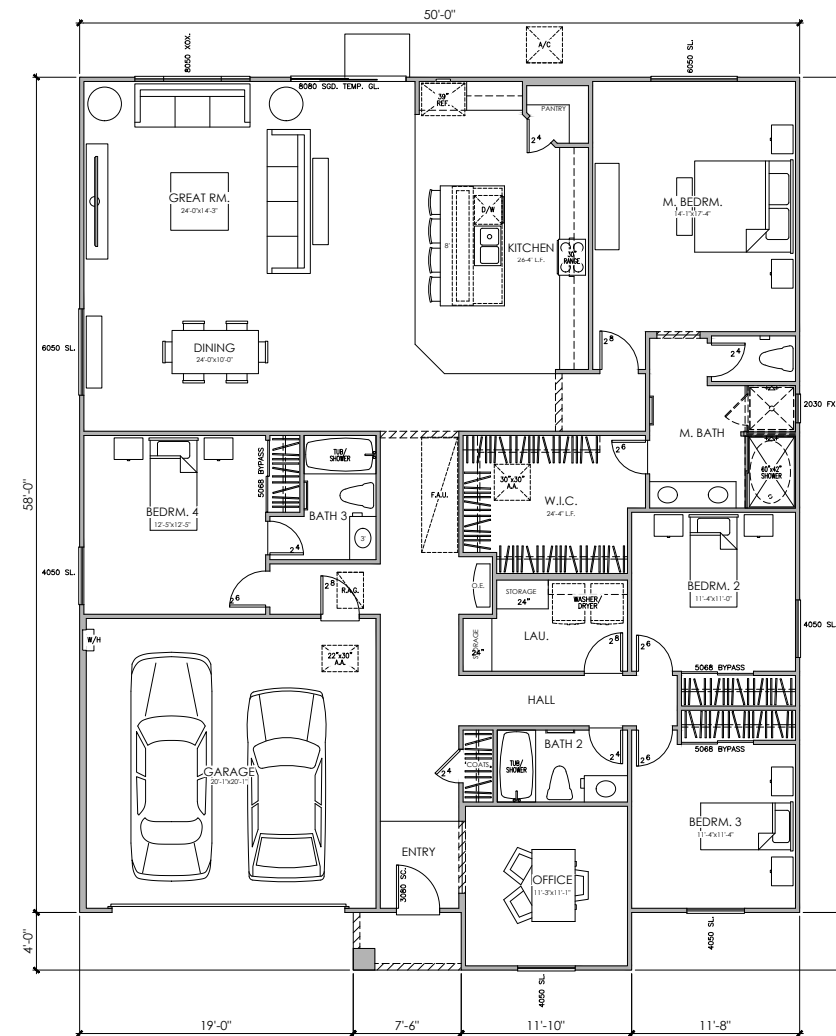
Coastal



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Farmhouse

Floor Plan



Plan Summary
 2,527 SF
 4 Bedroom/3 Bath
 Office
 Single Story, 2-car Garage

Architecture is Conceptual
 Not to Scale



Bergamot Specific Plan
 February 2021

Exhibit 22 - Neighborhood 1, Plan 5017

Front Elevation Styles



Santa Barbara

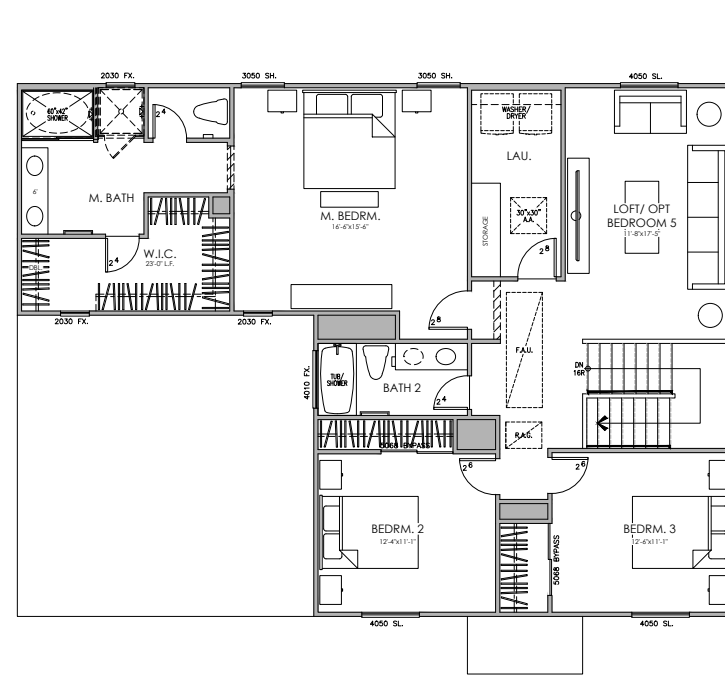


Coastal

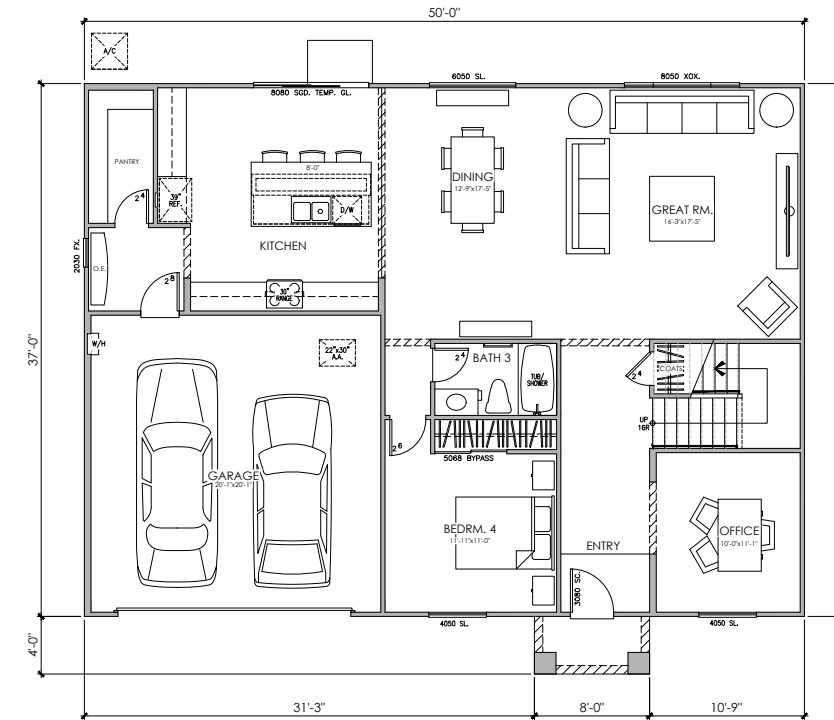


Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary
 2,838 SF
 4 Bedroom/3 Bath
 Flex Space/Loft/Opt. Bedroom 5
 Two-Story, 2-car Garage



Front Elevation Styles



Santa Barbara



Coastal

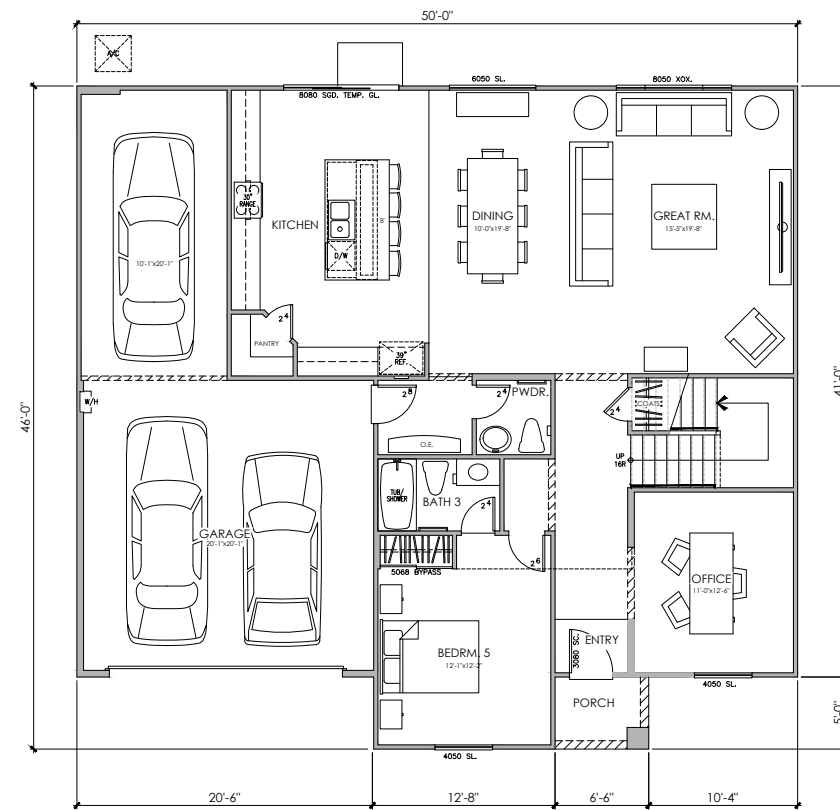


Farmhouse

Floor Plan



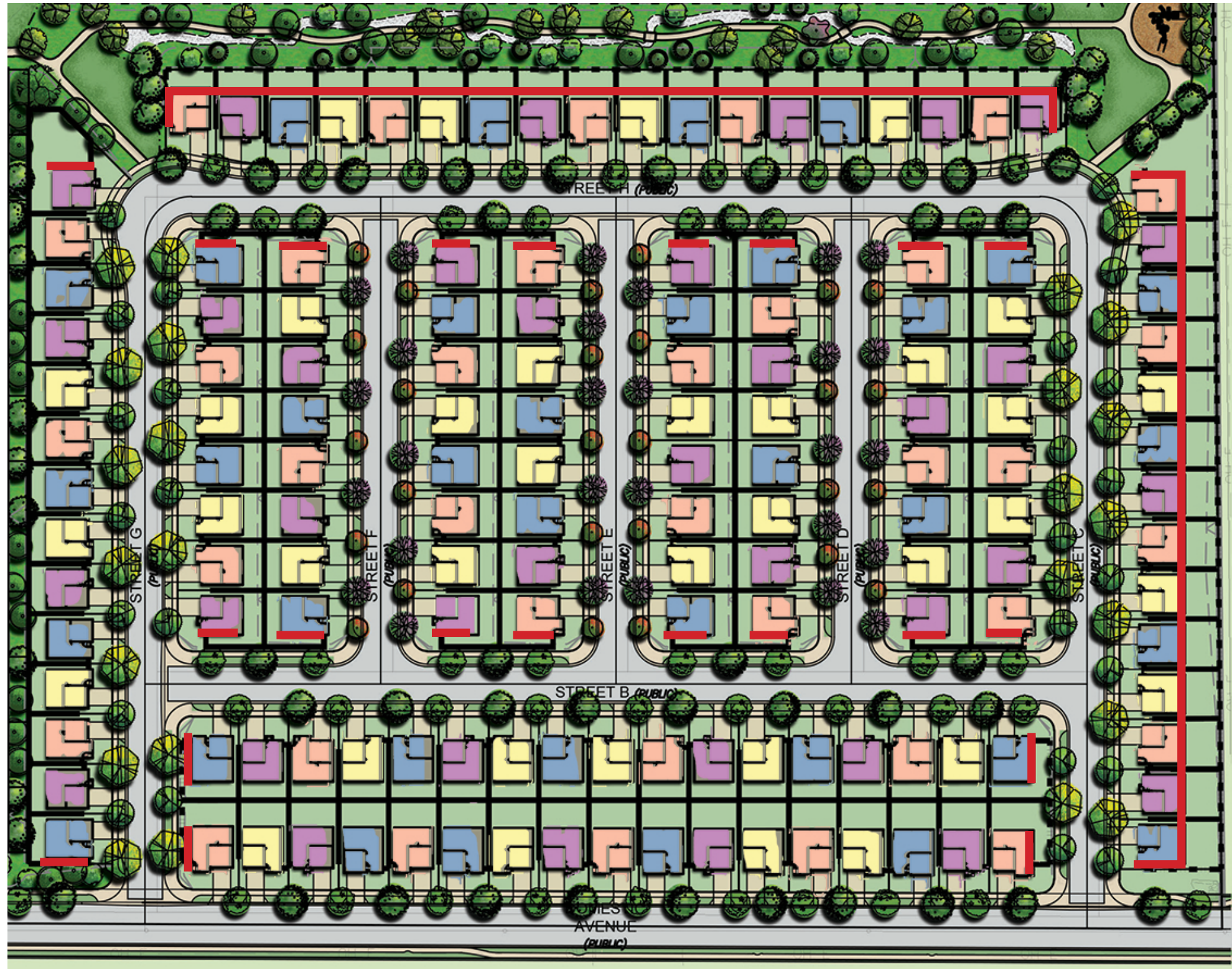
Second Floor



First Floor

Plan Summary
 3,247 SF
 5 Bedroom/3.5 Bath
 Office/Loft
 Single Story, 2-car Garage





Plan No.	Total Homes
3622	36
3623	36
3625	36
3627	36
Total	144

Enhanced Elevation Required

Not to Scale



Front Elevation Styles



Santa Barbara

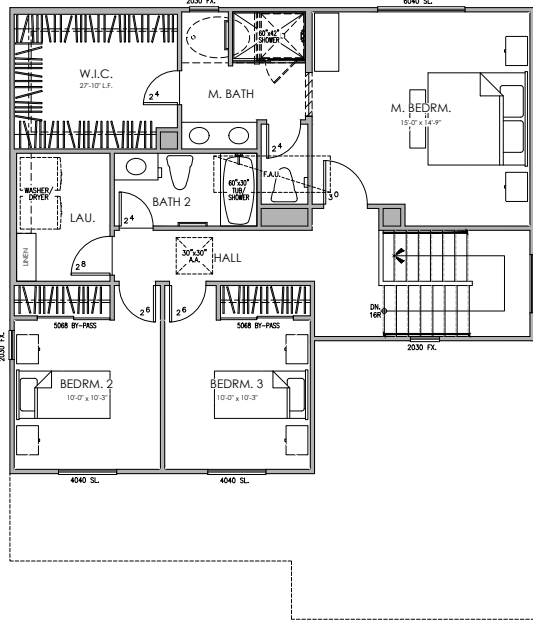


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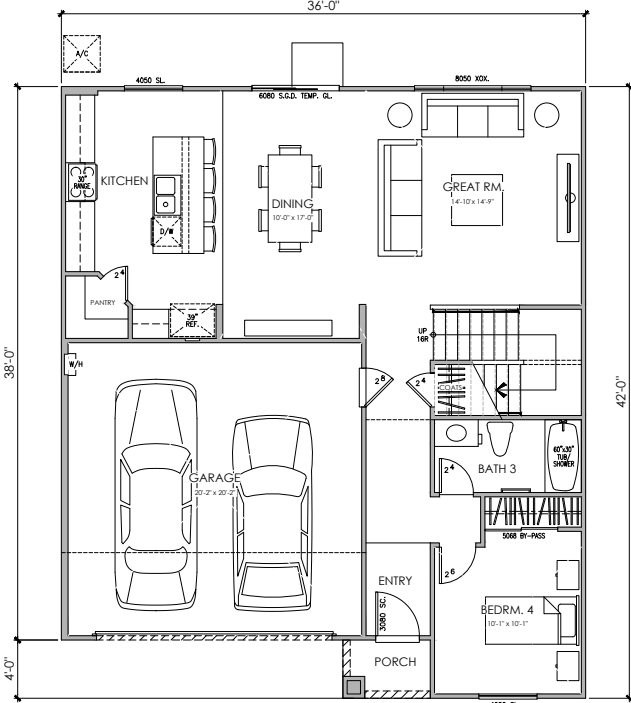


Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary
 1,926 SF
 4 Bedroom/3 Bath
 Two Story, 2-car Garage



Front Elevation Styles



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Santa Barbara



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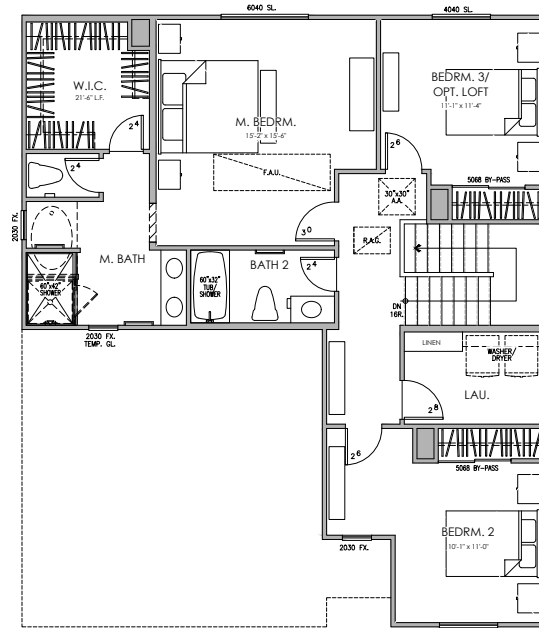
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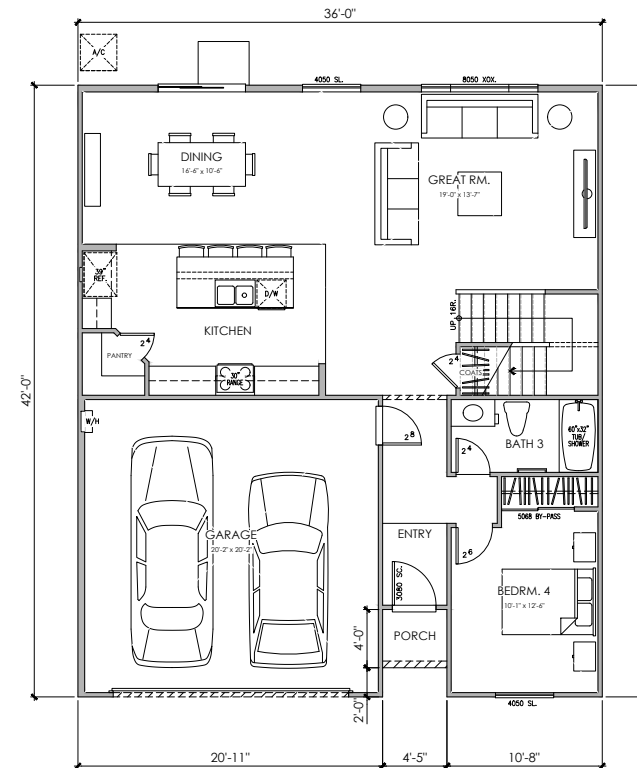
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Farmhouse

Floor Plan



Second Floor



First Floor

Plan Summary
 2,058 SF
 4 Bedroom/3 Bath
 Optional Loft
 Two Story, 2-car Garage



Front Elevation Styles



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Santa Barbara



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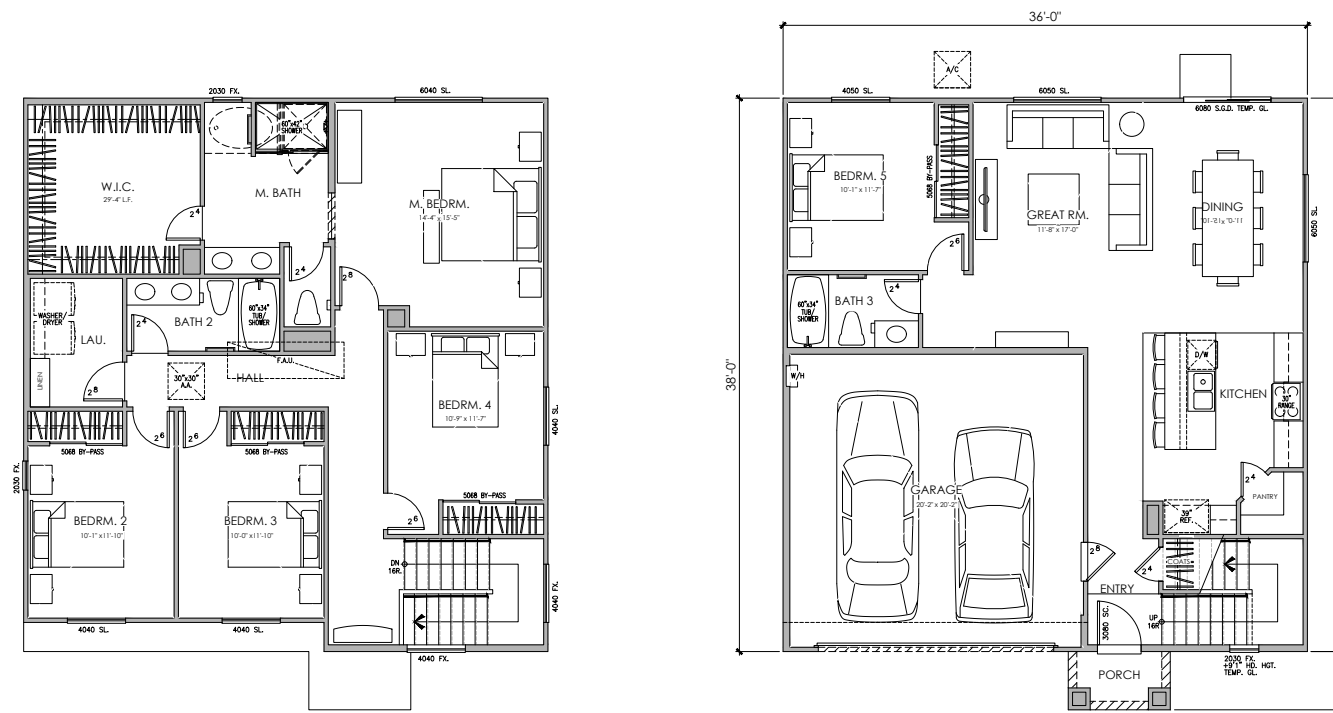
Coastal



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Farmhouse

Floor Plan



Second Floor

First Floor

Plan Summary
 2,197 SF
 5 Bedroom/3 Bath
 Two-Story, 2-car Garage



Front Elevation Styles



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Santa Barbara



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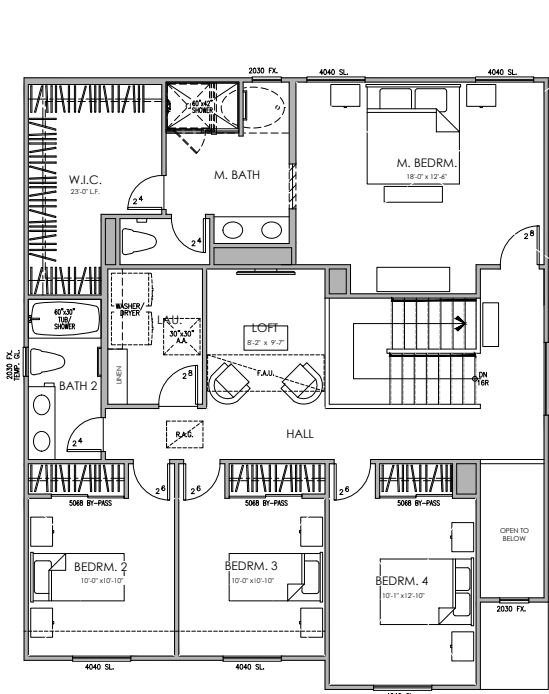
Coastal



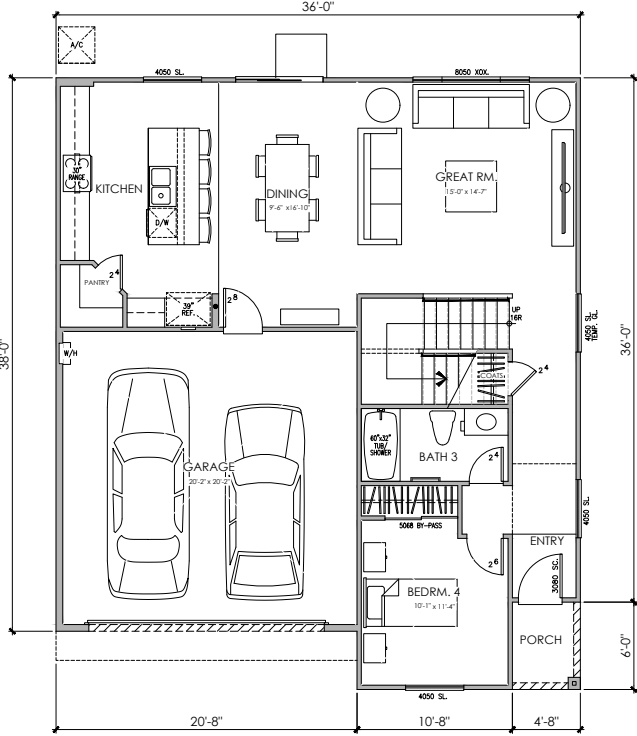
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Farmhouse

Floor Plan



Second Floor








First Floor

Plan Summary
 2,300 SF
 5 Bedroom/3 Bath
 Two Story, 2-car Garage





	Plan No.	Total Homes
	3060	40
	3422	40
	3424	20
	3825	20
	Total	120

 Enhanced Elevation Required



MotorCourt Elevation Styles



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Santa Barbara



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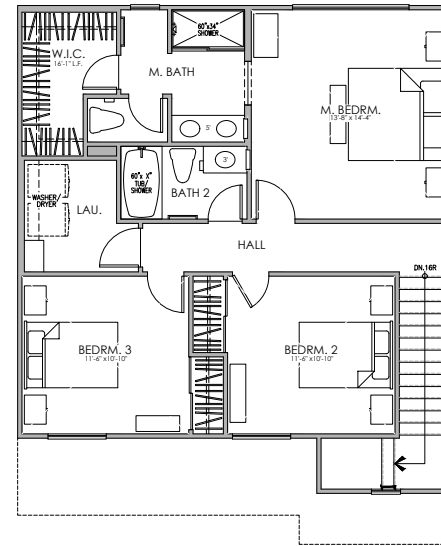
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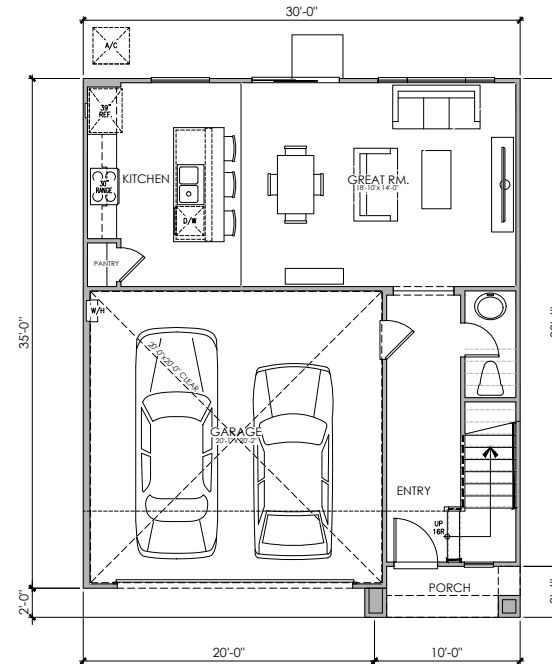
© 2019 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

Farmhouse

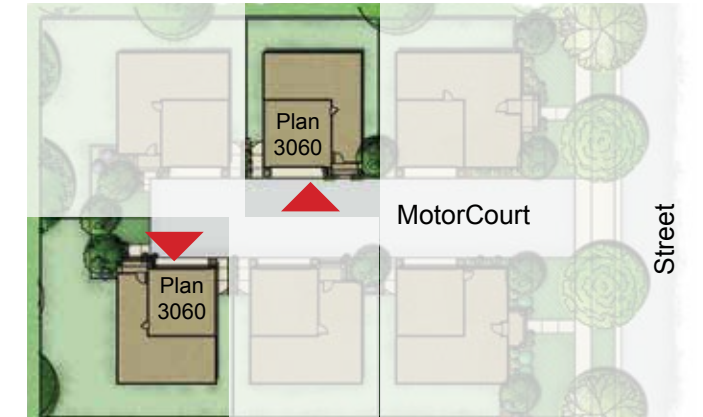
Floor Plan



Second Floor



First Floor



Typical Cluster
Not to Scale

Plan Summary
1,465 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage



MotorCourt Elevation Styles



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Refer to landscape drawings for wall, tree, and shrub locations

Santa Barbara



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Refer to landscape drawings for wall, tree, and shrub locations

Coastal

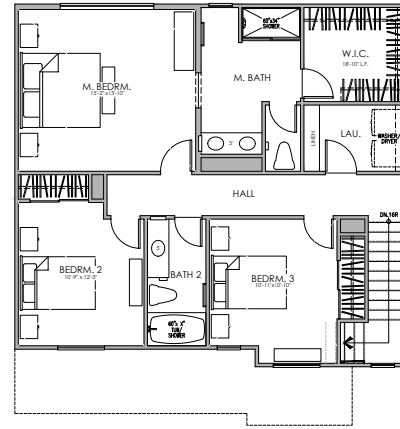


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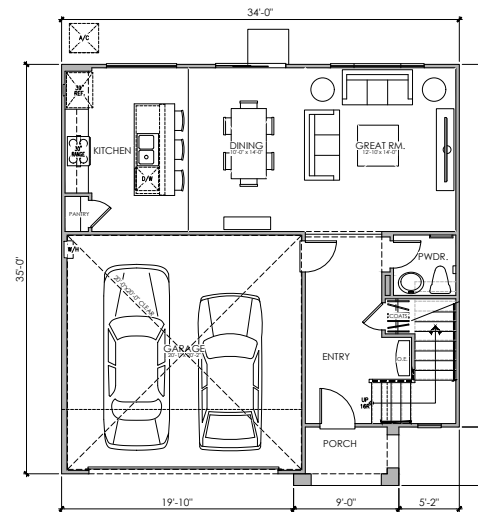
Refer to landscape drawings for wall, tree, and shrub locations

Farmhouse

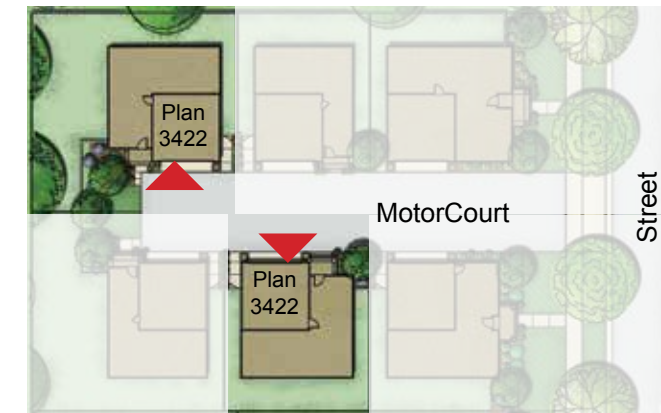
Floor Plan



Second Floor



First Floor



Typical Cluster
Not to Scale

Plan Summary
1,684 SF
3 Bedroom/2.5 Bath
Two Story, 2-car Garage



Street Elevation Styles



Santa Barbara



Santa Barbara



Coastal



Coastal



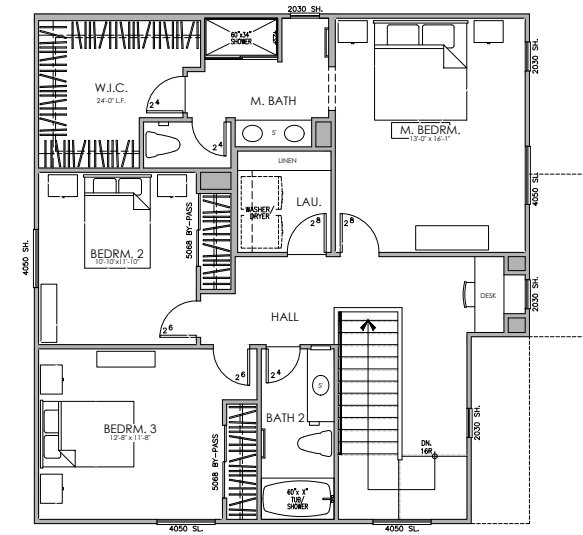
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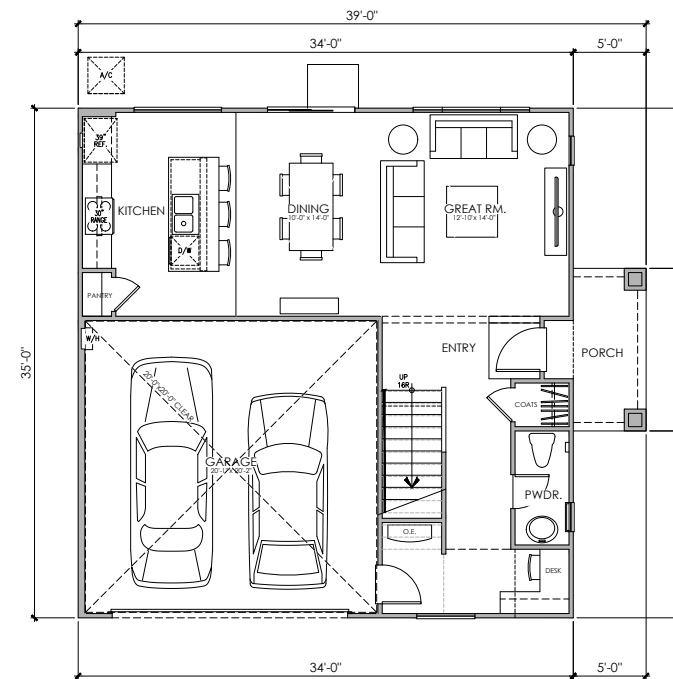
Farmhouse

MotorCourt Elevation Styles

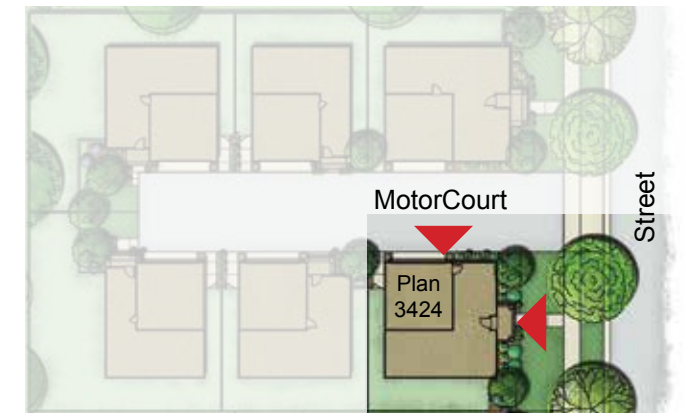
Floor Plan



Second Floor



First Floor



Typical Cluster
Not to Scale

Plan Summary
1,815 SF
3 Bedroom/2.5 Bath
Two-Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Exhibit 33 - Neighborhood 3, Plan 3424



Street Elevation Styles



Santa Barbara



Santa Barbara



Coastal



Coastal



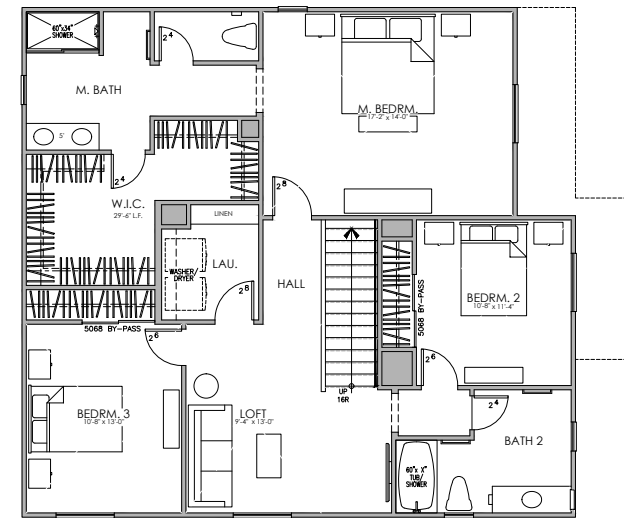
Farmhouse



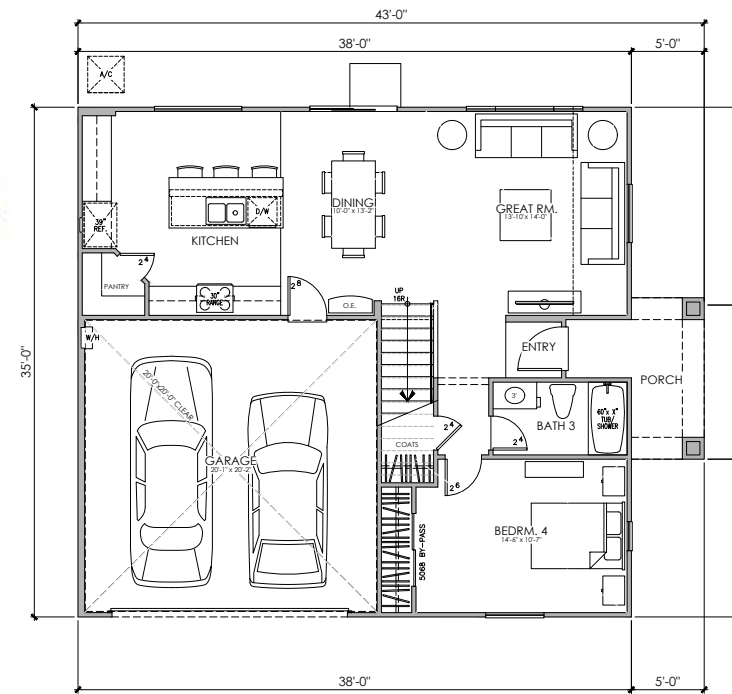
Farmhouse

MotorCourt Elevation Styles

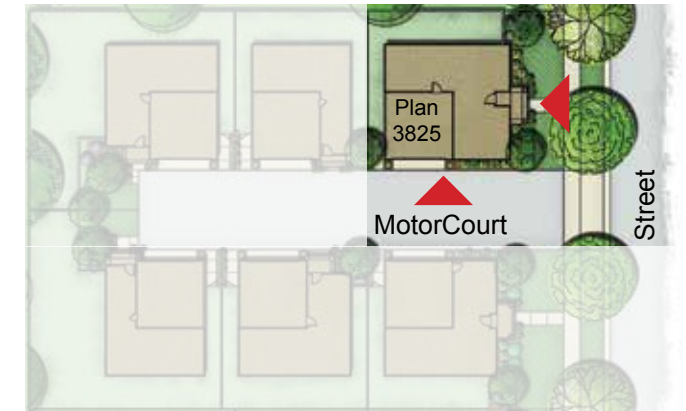
Floor Plan



Second Floor



First Floor



Typical Cluster
Not to Scale

Plan Summary
2,125 SF
4 Bedroom/3 Bath
Two Story, 2-car Garage

Architecture is Conceptual
Not to Scale

Exhibit 34 - Neighborhood 1, Plan 3825



Bergamot Specific Plan
February 2021

SECTION 3. DEVELOPMENT STANDARDS

The Development Standards for Specific Plan No. 64 have been designed to ensure the proper and orderly development of the project site into a unique neo-traditional master planned community. These development standards shall apply to all land and buildings within the project boundaries.

A. Neighborhood 1

1. Permitted Uses – The principal permitted use in Neighborhood 1 is single family residential
2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
3. Property Development Standards
 - a. Minimum Lot Area – The minimum lot area shall be seventy-two hundred square feet (7200).
 - b. Minimum lot dimensions – The minimum lot width shall be sixty (60) feet; the minimum lot depth shall be one hundred (100) feet.
 - c. Maximum coverage by structures – The maximum coverage by structures shall be fifty (50%) percent of the lot area.
 - d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
 - e. Building setbacks:
 - Front yard – Each lot shall have a front yard extending for the full width of the lot of twenty-five (25) feet.
 - Side yard – Each lot shall have a side yard of not less than five (5) feet; for corner lots, the side yard shall be not less than ten (10) feet.
 - Rear yard – Each lot shall have a rear yard of not less than fifteen (15) feet.

B. Neighborhood 2

1. Permitted Uses – The principal permitted use in Neighborhood 2 is single family residential.
2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
3. Property Development Standards
 - a. Minimum lot area – The minimum lot area shall be thirty-five hundred (3500) square feet.
 - b. Minimum lot dimensions – The minimum lot width shall be forty-five (45) feet; the minimum lot depth shall be seventy-five (75) feet.

- c. Maximum coverage by structures – The maximum coverage by structures shall be seventy-five (75) percent of the lot area.
- d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
- e. Building setbacks:
 - Front yard – Each lot shall have a front yard extending for the full width of the lot of eighteen (18) feet.
 - Side yard – Each lot shall have a side yard of not less than five (5) feet; for corner lots, the minimum side yard shall be ten (10) feet.
 - Rear yard – Each lot shall have a rear yard of not less than five (5) feet.

C. Neighborhood 3

- 1. Permitted Uses – The principal permitted use in Neighborhood 3 is single family residential.
- 2. Accessory Uses – Accessory uses listed in Section 18.40.040 of the Redlands Municipal Code are permitted.
- 3. Property Development Standards
 - a. Minimum lot area - The minimum lot area shall be one thousand nine hundred (1900) square feet.
 - b. Minimum lot dimensions – The minimum lot width shall be forty (40) feet; the minimum lot depth shall be forty-eight (48) feet.
 - c. Maximum coverage by structures – The maximum coverage by structures shall be eighty (80) percent of the lot area.
 - d. Maximum building height – The maximum building height shall be two stories or thirty-five (35) feet.
 - e. Building setbacks:
 - Front yard – Each lot shall have a front yard of ten (10) feet adjacent to a public street.
 - Side yard – Each lot shall have a minimum side yard of five (5) feet;
 - Rear yard – Each lot shall have a minimum rear yard of five (5) feet.
 - Motorcourt – Each lot shall have a minimum motorcourt setback of three (3) feet.

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Specific Plan

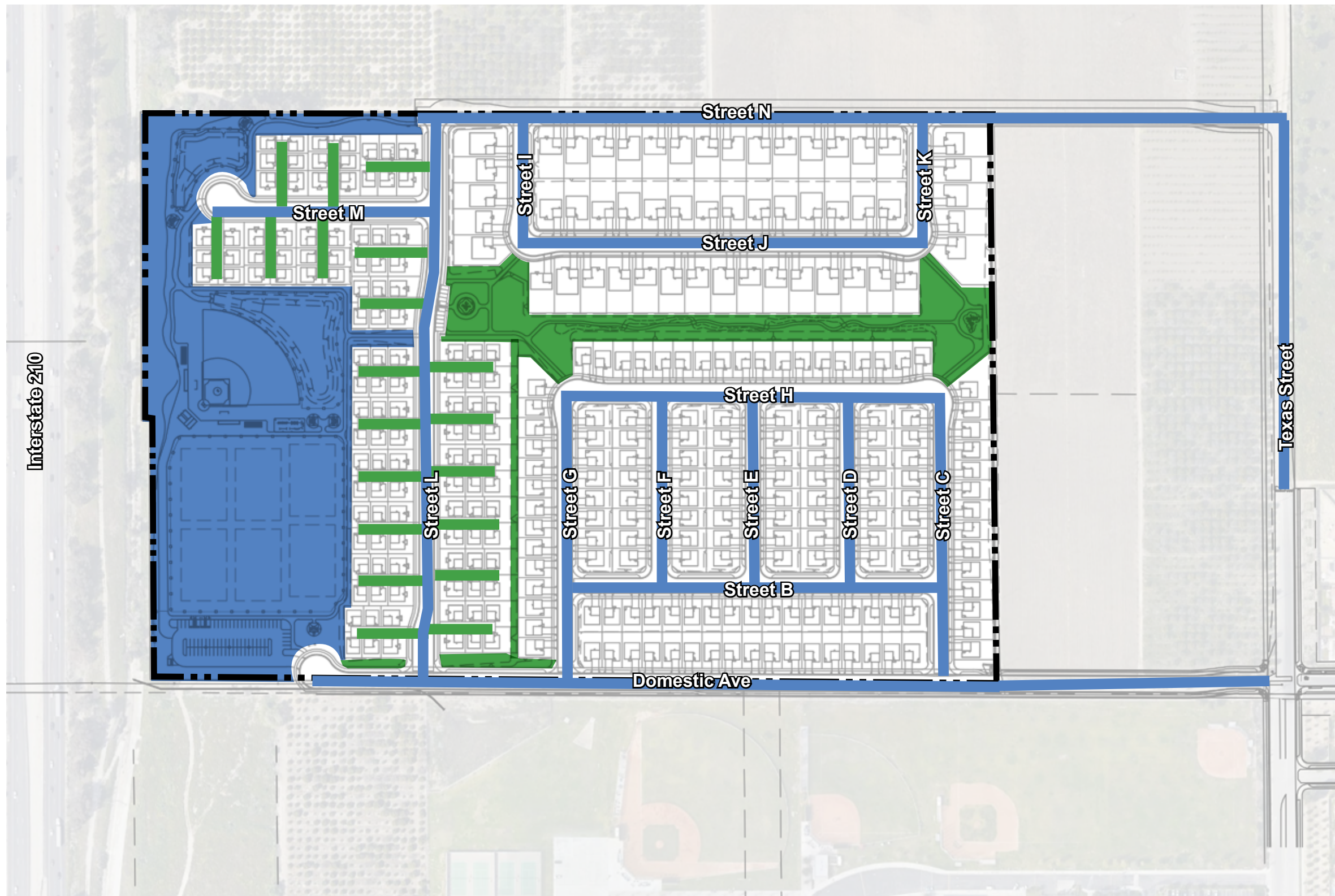
Specific Plan No. 64 has been prepared and processed pursuant to the Specific Plan guidelines of the City of Redlands. An amendment to the adopted Specific Plan shall require the same procedures as the adoption.

B. In conjunction with the processing of the Specific Plan, Tentative Tract Map No. 20336 has been prepared as the primary implementation tool for the project. Tentative Tract Map No. 20336 sets forth the lot configuration, street design, easements and overall site planning for the project. Following approval of the Tentative Tract Map, the applicant shall prepare the Final Tract Map and accompanying civil engineering plans for final approval by the City. The Tentative and Final Tract Map are being processed in conformance with Chapter 17 of the Redlands Municipal Code, Subdivision Ordinance.





C. A Commission Review and Approval (CRA) will be filed in conjunction with Specific Plan No. 64 and Tentative Tract Map No. 20336. The CRA is utilized by the City of Redlands as a land use permit that authorizes the construction of a new building for a permitted use. Specific criteria for a CRA are listed in Chapter 18.12 of the Redlands Municipal Code. The application for the construction of the single family residences shall be reviewed by the Planning Commission and shall include preliminary site plans, architectural elevations and floor plans, types of materials and colors to be utilized, locations and types of walls and fences, and a conceptual landscape plan (including types and sizes of plants).

D. Phasing and Maintenance – The Bergamot project will provide three distinct neighborhoods all of which will be developed during the initial phase of development. Therefore, all grading, infrastructure, and home construction will be provided during one phase of construction. Individual home construction will proceed as project sales and absorption continues through to project completion.

Exhibit 35 depicts the Ownership and Maintenance responsibility for the project. A series of public streets and parks and open space will be dedicated to the City of Redlands and city maintained, while the motorcourt streets and paseo/pocket parks will be maintained by a Homeowner's Association.



Legend

-  Specific Plan Area Boundary
-  HOA
-  Public Parks and Trails (City of Redlands)
-  Public Street (City of Redlands)

Not to Scale

