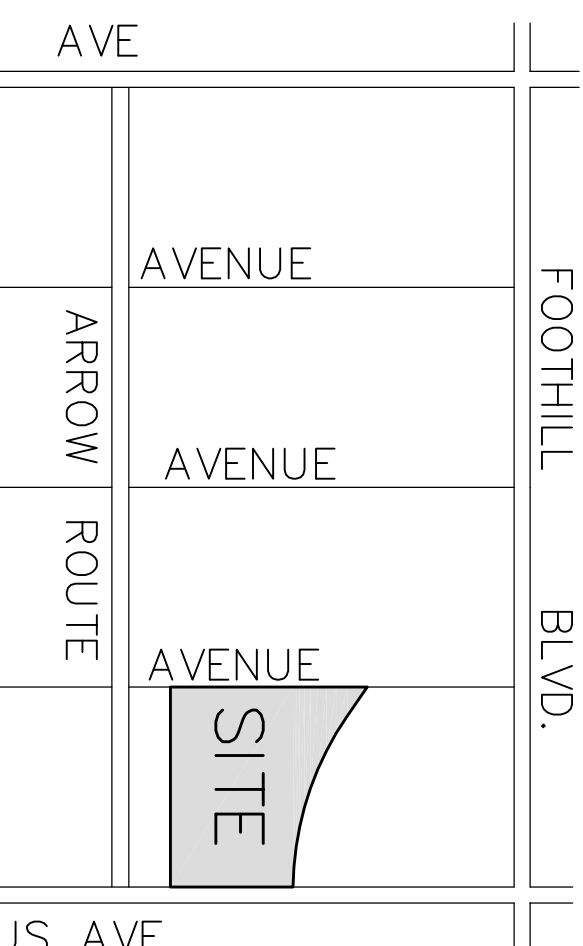


PRELIMINARY SITE PLAN

CITRUS AVENUE APARTMENTS

AUGUST 2007

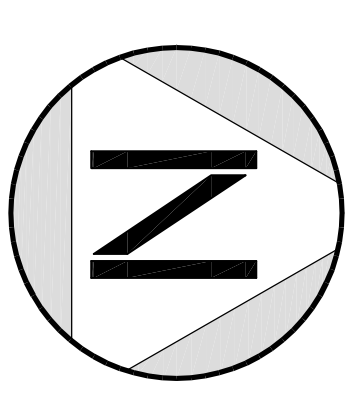
INDIVIDUAL SVALES DETAIL



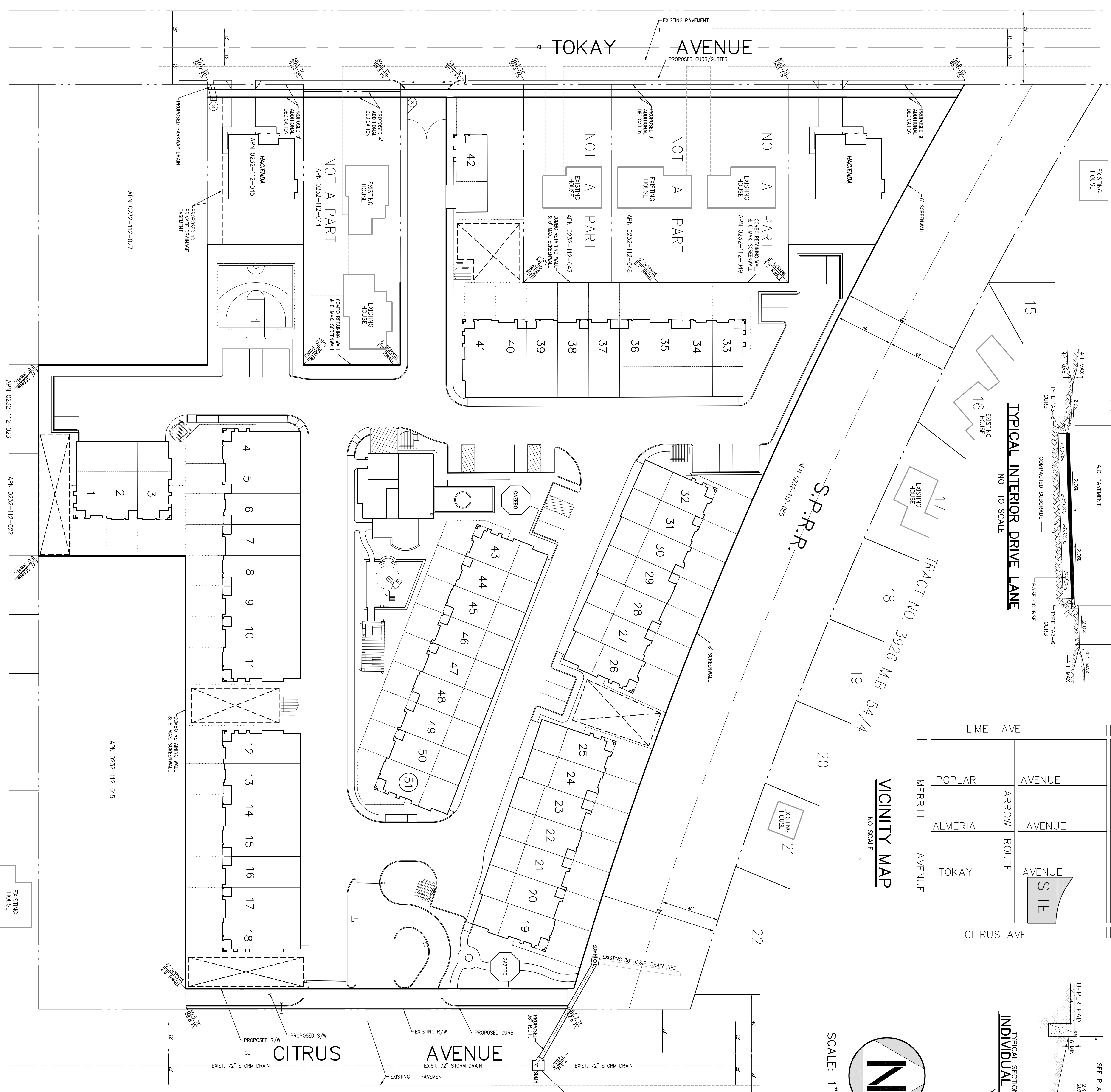
OWNER:
OASIS HOMES
9287 HAVEN AVENUE, SUITE 240 B
RANCHO GARDENWAY, CA, 91730
PH: (909) 491-9400

ENGINEER/MAP PREPARER:
SITETECH, INC.
3824B POTATO CANYON RD.
OAK GLEN, CA 92389
PH: (909) 864-5180

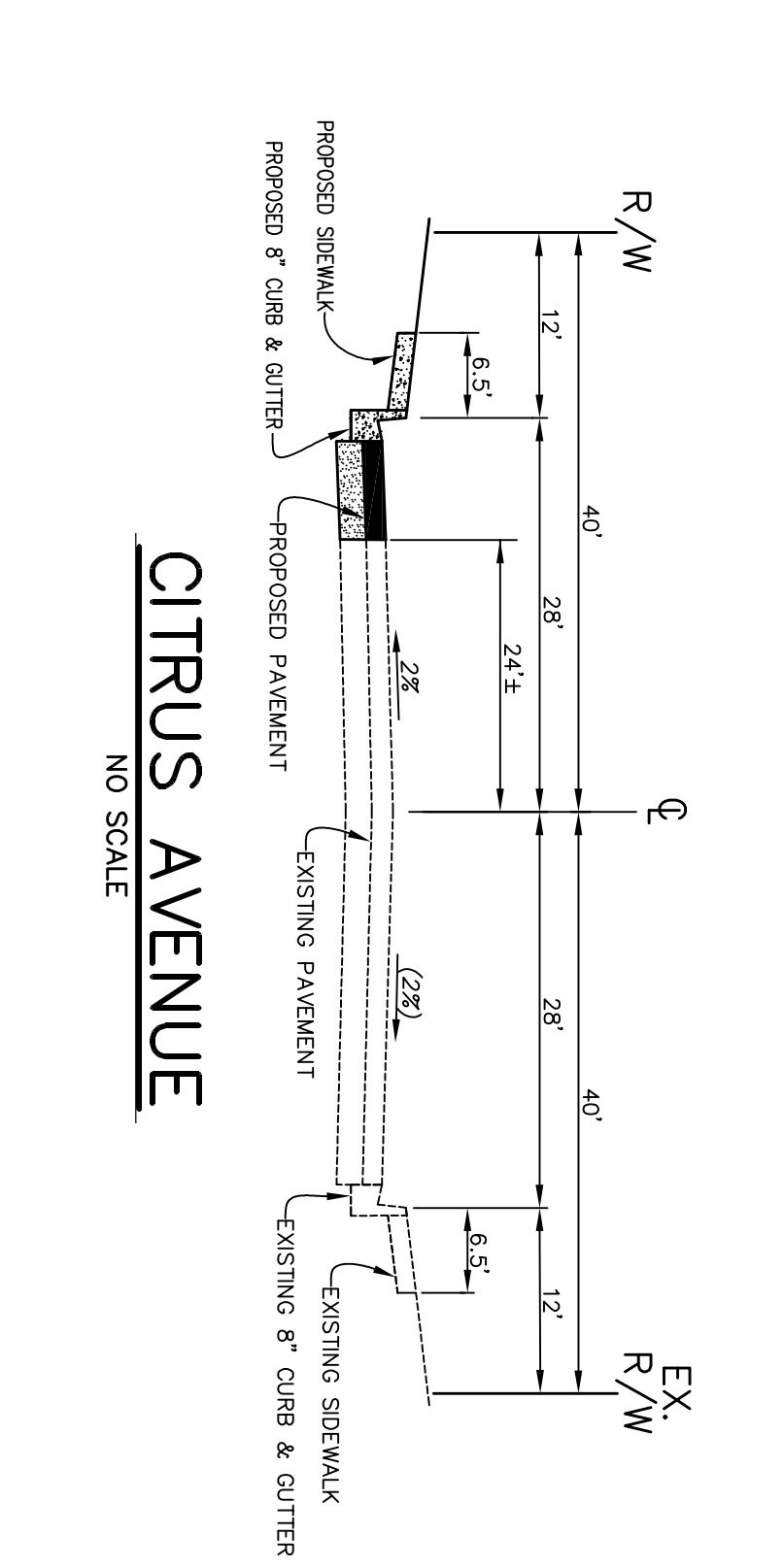
LEGAL DESCRIPTION:
A PORTION OF LOT 176 & 177 OF
ELI WANDA VINEYARDS TRACT, RECORDED
IN BOOK 17, PAGE 172 OF THE
CITY OF FONTANA, COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA.



SCALE: 1"=30'



- LEGEND:**
- INDICATES EXISTING CONTOUR
 - INDICATES STREET CENTERLINE
 - INDICATES CURB LINE
 - INDICATES EX STREET RIGHT-OF-WAY
 - INDICATES BOUNDARY LINE
 - INDICATES FLOW LINE
 - INDICATES SLOPED AREA
 - INDICATES RETAINING WALL
 - INDICATES SCREENING WALL
 - INDICATES FINISHING
 - INDICATES PLAYERS CLEARING
 - INDICATES PAD ELEVATION
 - INDICATES FINISH FLOOR ELEVATION
 - INDICATES TOP OF CURB
 - INDICATES FLOW LINE
 - INDICATES FINISH GRADE
 - INDICATES FINISH SURFACE



PRELIMINARY GRADING NOTES:

1. ALL WORK SHOWN HERE ON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND SPECIFICATIONS AND CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION, AND THE CONTRACT DOCUMENTS.
2. (A) MANHOLE GRADINGS SHALL BE "V" CUTTERS, CURB AND GUTTER, ETC. -0.50%
3. (B) ASPHALT, TURF, GRADED SOIL, ETC. =1.0%
4. ALL MANUFACTURED SLOPES ARE 2:1(1) UNLESS OTHERWISE NOTED ON THE PLANS. NO SLOPE SHALL BE CONSTRUCTED STEEPER THAN 2:1(1).
5. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
6. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
7. THE EXPOSURE OF SOILS SHALL BE MADE BY THE SOILS ENGINEER AND ANY ADDITIONAL RECOMMENDATION AND AS CONTAINED IN THE SOILS REPORT.
8. THE EXPOSED SOILS SHALL BE SCARPED TO A MINIMUM DEPTH OF 12 INCHES, BROUGHT TO A PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE APPENDIX SECTION 3505 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER, PER LATEST U.B.C.
9. AFTER GRADING IS Brought TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO BE DEPOSITED ONTO ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER CONSTRUCTION METHODS SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATION.
11. PRIOR TO THE START OF ANY BUILDING CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE CITY WITH CERTIFICATION FROM THE CIVIL ENGINEER AND SOILS ENGINEER THAT BUILDING SUB-GRADE PREPARATION HAS BEEN OBTAINED.
12. NO GRADING SHALL COMMENCE WITHOUT OBTAINING GRADING PERMIT AND NOTIFYING GRADING RESPONSIBILITY FOR GRADING AND INSPECTION SHALL BE ASSUMED BY THE ENGINEERS OF WORK IN ACCORDANCE WITH APPENDIX 3317.2 OF THE UNIFORM BUILDING CODE, LATEST EDITION.
13. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER CONSTRUCTION METHODS SHALL BE OBTAINED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATION.
14. CERTIFICATES OF FINAL LOT GRADING ARE TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL BUILDING INSPECTION.
15. AS-GRADDED GRADING PLAN AND CERTIFICATION OF COMPLIANCE WITH SAID GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO THE RELEASE OF THE GRADING BOND OR ADJUSTMENT OF ELEVATION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE BUILDING OFFICIAL AND THE CIVIL ENGINEER OF RECORD.
16. ALL C.C. WATER CARRYING DEVICES WITH MINIMUM SLOPES LESS THAN 0.5% WILL BE WATER TESTED PRIOR TO FINAL FINISH. ANY RESIDENTIAL PONDING IN EVIDENCE AT THE TIME OF INSPECTION SHALL BE CAUSE FOR REMOVAL AND REPLACEMENTS.
17. ENGINEERS OF RECORD SHALL BE RESPONSIBLE FOR DISPERSEMENTS NOT SO REPORTED AND RESOLVED.
18. CONFORMOR CANYON MUTUAL WATER CO.
ATTN: GABRIEL J. FERRAZZO
(909) 643-9580
19. ALL WORK WITHIN PUBLIC RIGHTS OF WAY REQUIRES SEPARATE PERMITS AND INSPECTION ISSUED BY ENGINEERING DIVISION.
20. ALL TRENCH BACKFILL TO BE CERTIFIED BY SOILS ENGINEER.
21. GRADING CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF THE LOCATION OF ANY SOILS PROPOSED FOR IMPORT EACH PROPOSED IMPORT SOURCE SHALL BE SAMPLED, TESTED, AND APPROVED FOR DELIVERY OF SOILS FOR USE ON THE SITE.
22. THIS PLAN SUBSTANTIALLY CONFORMS TO THE SOILS REPORT.
23. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD TO THE SOILS ENGINEER.
24. GRADING CONTRACTOR SHALL, WHERE APPROPRIATE, SAND BAG REGION CONTROL, VEGETATION AS NECESSARY TO PROTECT THE GRADING OPERATIONS AND ADJACENT PROPERTY. EROSION CONTROL MEASURES TO BE IMPLEMENTED IN ACCORDANCE WITH THE CHAPTER 33 OF THE U.B.C. LATEST EDITION.
25. ALL GRADING SHALL CEASE DURING PERIODS OF WINDS IN EXCESS OF 25 MPH. SITE SHALL BE KEPT CONTINUOUSLY WATERED DURING PERIODS OF HIGH WINDS TO PREVENT AIRBORNE EROSION.

SITE ACREAGE
4.89 GROSS ACRES
4.49 NET ACRES

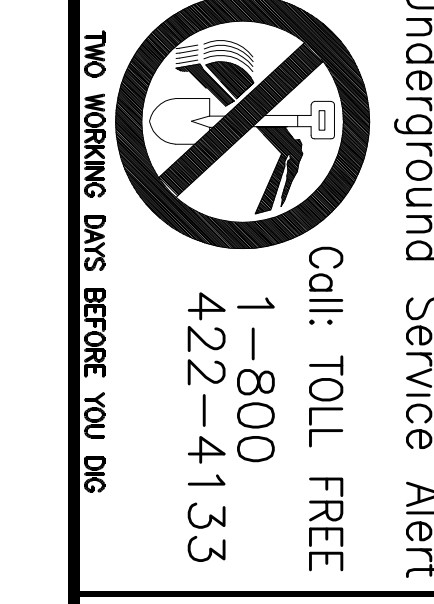
RAW EARTHWORK QUANTITIES:
EXCAVATION 6,985 C. YDS.
655 C. YDS. (IMPORT REQUIRED)
EMBANKMENT 6,330 C. YDS. (IN PLACE)

CITY OF FONTANA
CITRUS AVENUE APTS - CONDOS
PRELIMINARY SITE PLAN - 51 UNITS
& 2 S.F.R. HOUSES ON TOKAY AVE.

SCALE	1"=30'
JOB NO.	
DESIGN	
DRAWN	
ENGINEER	
CHECKED	

REVISIONS:

NO.	DESCRIPTION	DATE	BY



Underground Service Alert
Call: TOLL FREE
1-800-422-4133

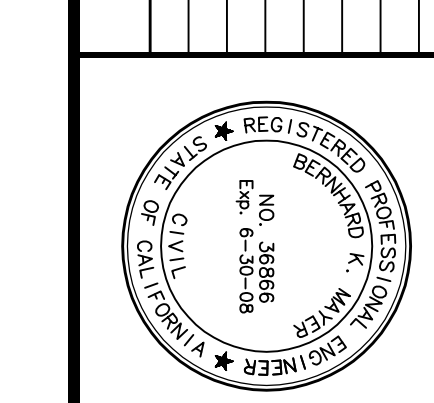
SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL, SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

BENCHMARK:
CORNER OF WALNUT AND SERA AVENUES, 32 FEET SOUTH OF SERA AVENUE, 42 FEET WEST OF SERA AVENUE, DRIVE PIN IN PLACE (ELEVATION: 143.075)

T.A.M. - TOP OF EXISTING C. PAVEMENT IN CITRUS AVENUE N.E. CORNER OF PROJECT, ELEV.=128.50

RECEIVED FEBRUARY 2008

REGISTERED PROFESSIONAL ENGINEER
NO. 36868
CIVIL
CITY OF FONTANA



SITETECH INC.
3824B POTATO CANYON RD., OAK GLEN, CALIFORNIA 92389
PH: (909) 864-5180 FAX: (909) 864-0550