

PHASING PLAN

FOR TENTATIVE PARCEL MAP NO. 36227

EXHIBIT DATE: JULY 25, 2017

DATA TABLE

APPLICANT / LAND OWNER:	GALAXY MANAGEMENT INC.		
ADDRESS:	5067 WALNUT GROVE AVENUE SAN GABRIEL, CALIFORNIA 91776		
CONTACT:	RICHARD TORNG	TELEPHONE:	(626) 818-4858
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	MAY 18, 2016	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	486-290-036 & -037		
LEGAL DESCRIPTION:	LOT 3 AND A PORTION OF LOT 4 OF BLOCK 131 MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER M.B. 11/10, SECTION 15 TOWNSHIP 3 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.		
EXISTING ZONING:	RESIDENTIAL AGRICULTURE - 2 UNITS PER ACRE (RA2)		
PROPOSED ZONING:	OFFICE (O) WITH MEDICAL USE OVERLAY (MUO)		
EXISTING GENERAL PLAN LAND USE:	RESIDENTIAL AGRICULTURE: MAX. 2 DU/AC (RA2)		
PROPOSED GENERAL PLAN LAND USE:	RESIDENTIAL/OFFICE (R/O)		

LEGEND:

PHASE I: ASSISTED LIVING I, II & III

ON-SITE 8.51 AC.
OFF-SITE 2.27 AC.
TOTAL 10.78 AC.

PHASE II: MEDICAL OFFICES & WELLNESS CENTER / URGENT CARE

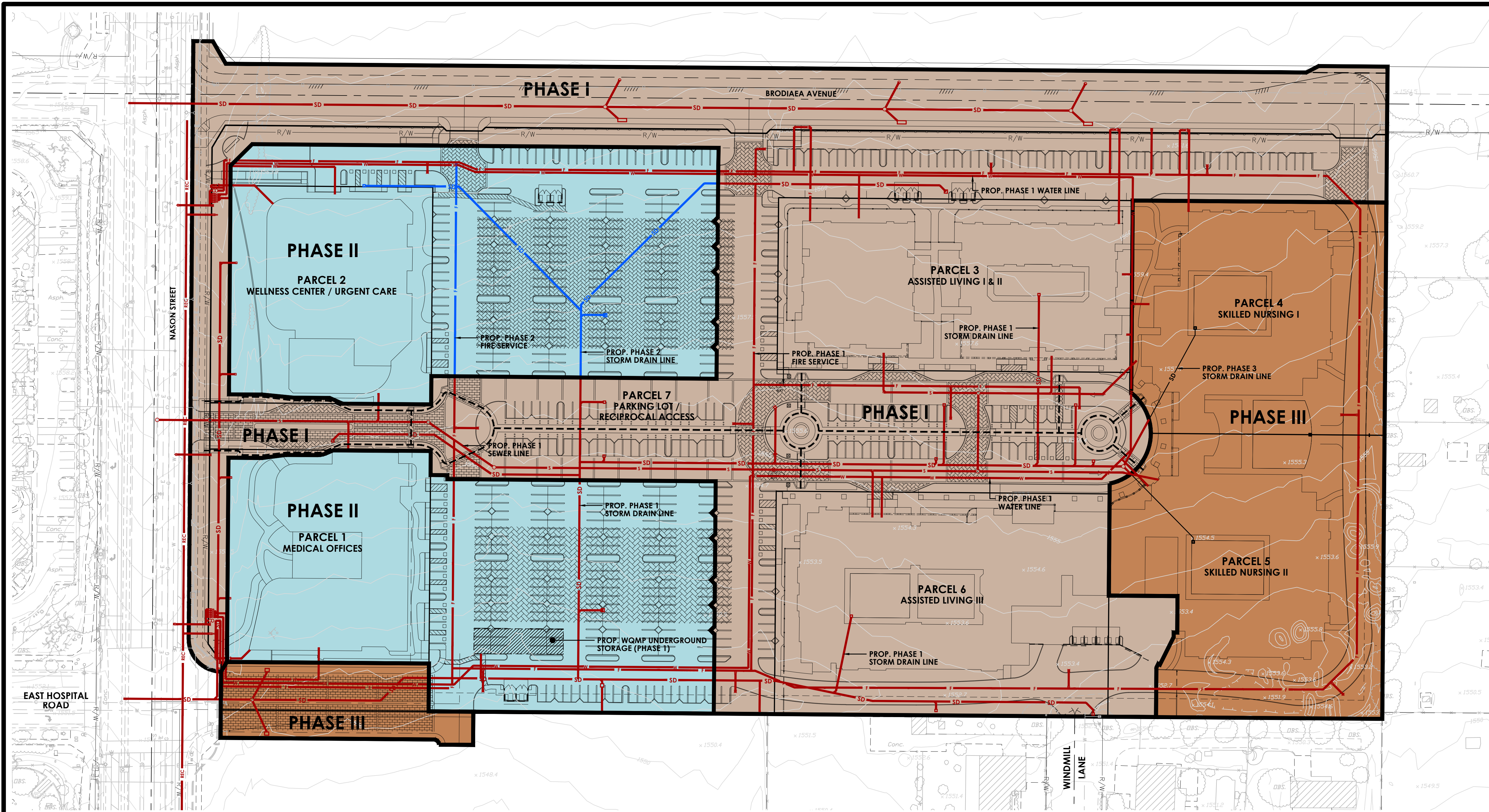
ON-SITE 5.97 AC.

PHASE III: SKILLED NURSING I & II

ON-SITE 3.64 AC.
OFF-SITE 0.19 AC.
TOTAL 3.83 AC.

TOTAL ON-SITE 18.12 AC.

TOTAL OFF-SITE 2.46 AC.



ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	P.C.	PAGE
AC	ACREAGE	P/L	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PROP.	PROPOSED
BNDRY	BOUNDARY	P.U.E.	PUBLIC UTILITY EASEMENT
C/L	CENTERLINE	R	RADIUS
C&G	CURB AND GUTTER	R-L	LOW DENSITY (RESIDENTIAL)
E/P	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
ESMT.	EASEMENT	SF	SQUARE FEET
EK	EXISTING	STD.	STANDARD
MAX.	MAXIMUM	TPP.	TYPICAL
M.B.	MAP BOOK	UG	UNDERGROUND
MIN.	MINIMUM		

LEGEND

	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING RIGHT OF WAY
	PROPOSED BOUNDARY
	PROPOSED TENTATIVE PARCEL MAP LOTS
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED RIGHT OF WAY
	PROPOSED PHASE LINE

LEGEND

PHASE 1 UTILITIES

	- PROPOSED FIRE SERVICE
	- PROPOSED SEWER
	- PROPOSED STORM DRAIN
	- PROPOSED WATER
	- PROPOSED RECLAIMED WATER

PHASE 2 UTILITIES

	- PROPOSED FIRE SERVICE
	- PROPOSED STORM DRAIN

PHASE 3 UTILITIES

	- PROPOSED STORM DRAIN
	- PROPOSED ADA ROUTE

NOTE:

EACH PHASE WILL INCLUDE COMPLETE IMPROVEMENTS & LANDSCAPING.

