

COUNTY OF RIVERSIDE VISTA ROBLES TRACT NO. 33540 SITE PLAN OF DEVELOPMENT

LEGEND

---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	TOP OF SLOPE
---	TOE OF SLOPE
---	ENHANCED ELEVATION
---	MATCH LINE
XX	LOT NUMBER

OWNER/DEVELOPER
KB HOME
36310 INLAND VALLEY DR, SUITE 300
WILDOMAR, CA 92595
PHONE: (951) 691-5300

CIVIL ENGINEER
GEORGE MEKHAEL, PE, PLS
CHRIS NELSON & ASSOCIATES, INC.
28118 AGOURA RD, SUITE 100
AGOURA HILLS, CA 91301
PHONE: (818) 991-1040

SOILS ENGINEER
GEO TEK
1548 NORTH MAPLE ST
CORONA, CA 92728
PHONE: (951) 710-1160

A.P.N.
535-070-014; 535-110-002
535-110-006; 535-110-011
535-110-012; 535-311-006 THROUGH 023
535-312-001 THROUGH 024

UTILITIES

WATER AND SEWER	CITY OF BANNING	(951) 922-3281
ELECTRIC	CITY OF BANNING	(951) 922-3260
TELEPHONE	VERIZON	(951) 794-8293
GAS	SOUTHERN CALIFORNIA GAS CO.	(909) 335-7744
CABLE TV	TIME WARNER CABLE PALM DESERT	(760) 674-5404
FIRE	C.D.F.	(951) 922-3210

SITE ADDRESS
TENTATIVE TRACT 33540
PARCELS 1, 2, AND 3, PARCEL MAP 78-4
VICINITY OF GILMAN STREET AND 8TH STREET
BANNING, CALIFORNIA

SCHOOL DISTRICT
BANNING UNIFIED SCHOOL DISTRICT

LAND USE
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION
LOTS 1 THROUGH 42 INCLUSIVE, OF TRACT 13660, AS SHOWN BY MAP ON FILE IN BOOK 107 PAGE 91, OF MAPS; PARCELS 1, 2, & 3 AS SHOWN BY PARCEL MAP 78-4, ON FILE IN BOOK 51 PAGE 18 OF PARCEL MAPS; AND A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ALL IN THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

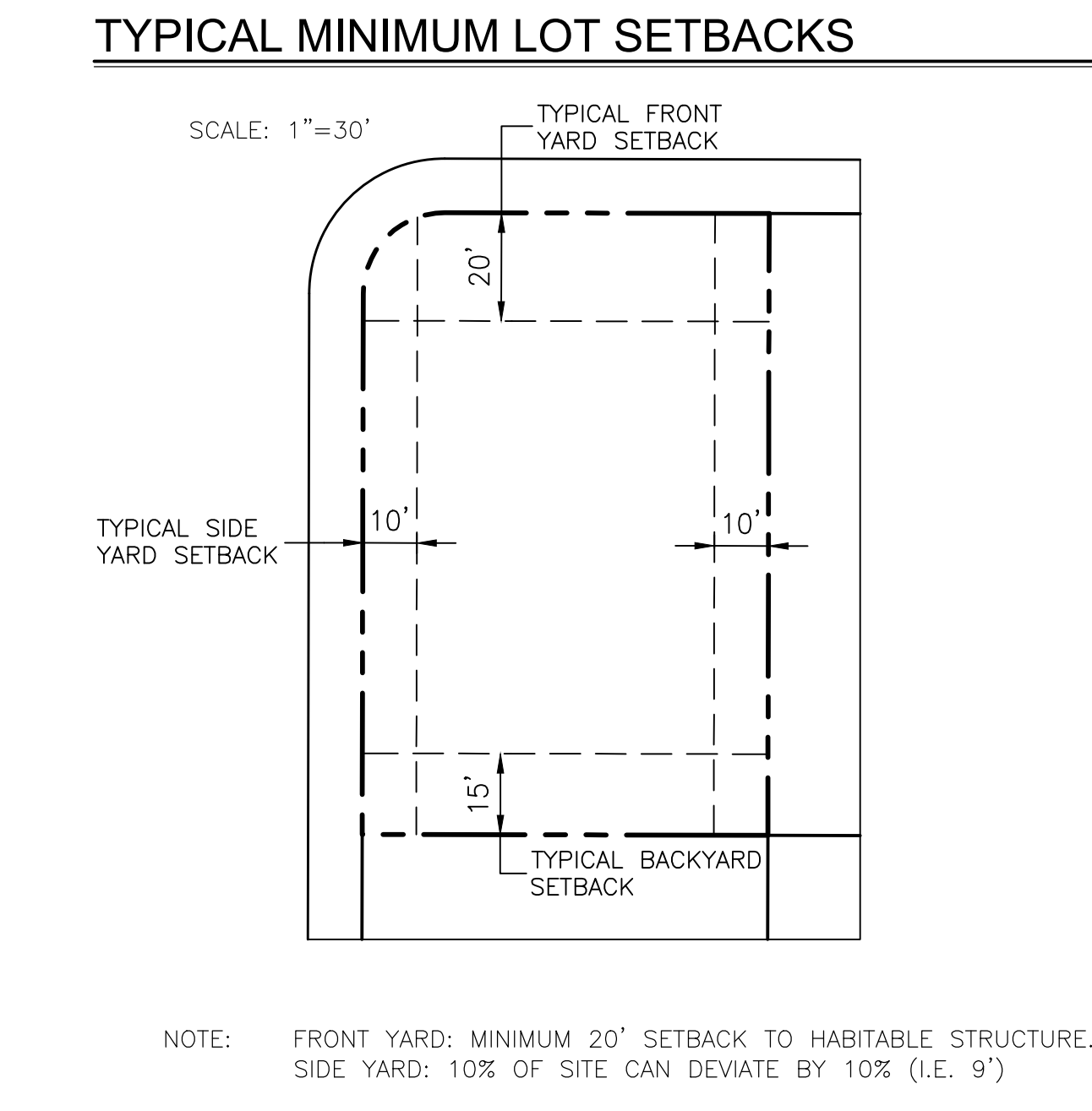
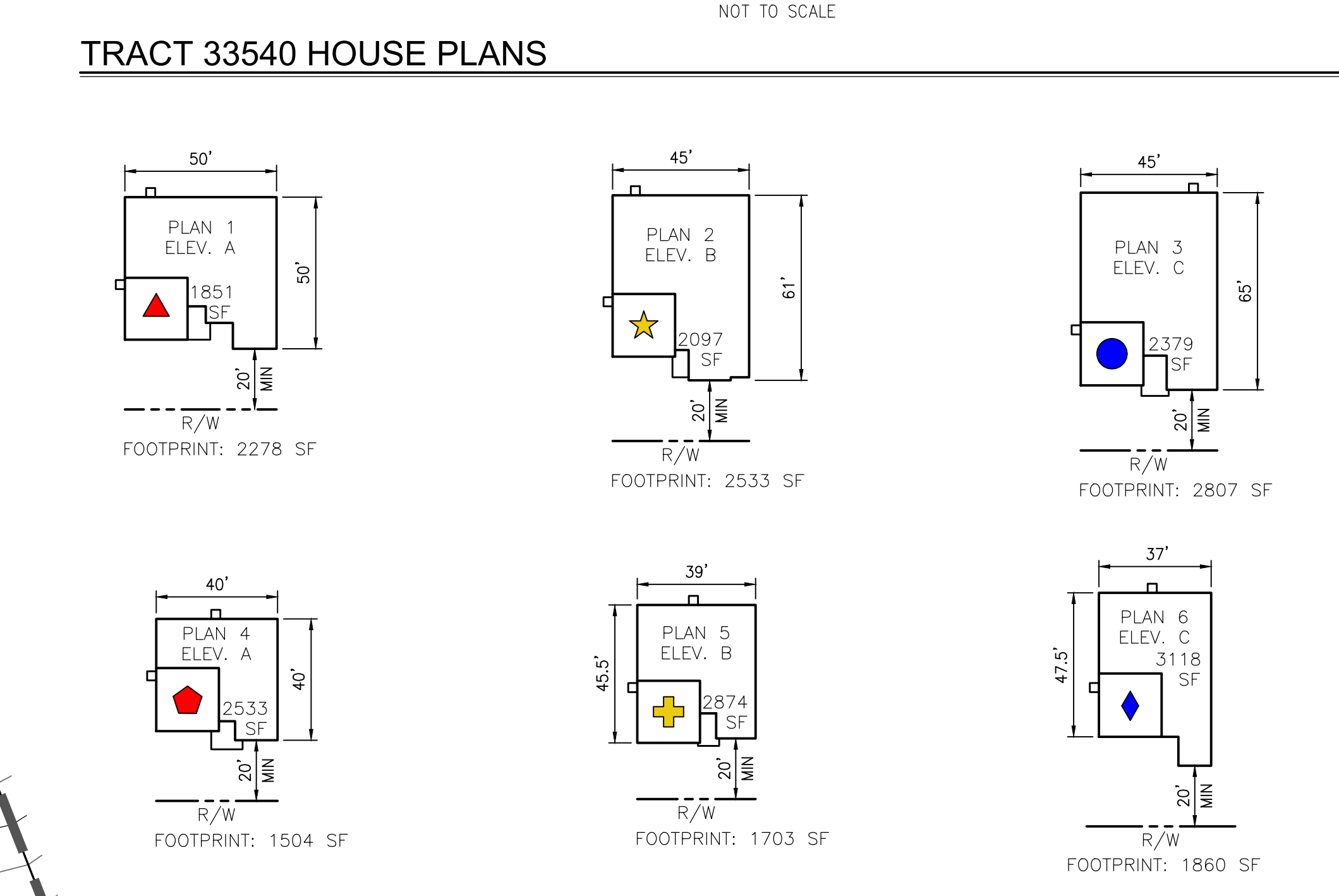
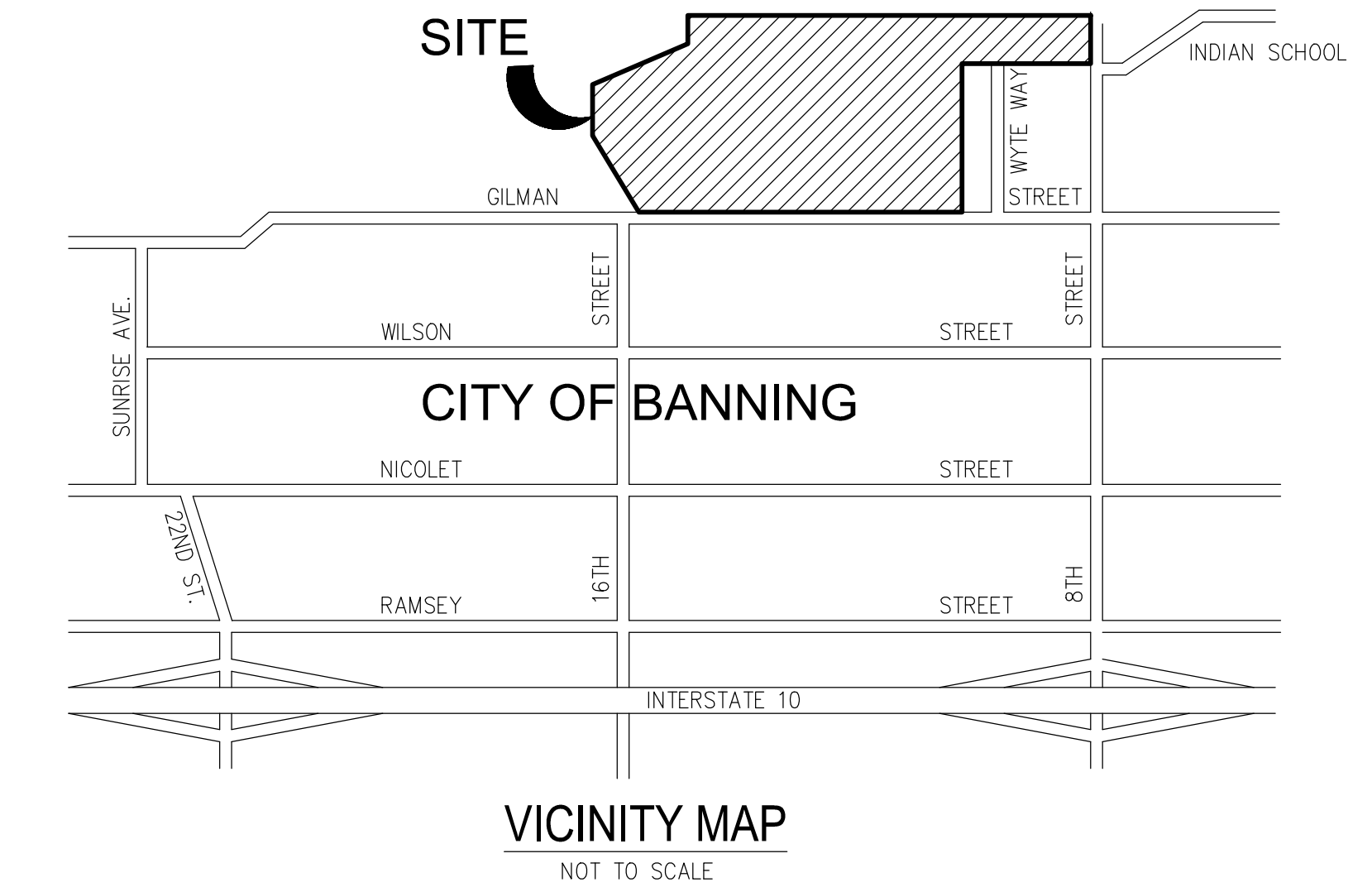
SETBACK REQUIREMENTS

FRONT YARD: BUILDING	20' MINIMUM
REAR YARD: BUILDING	15' MINIMUM
SIDE YARD: BUILDING	10' MINIMUM

NOTE: FRONT YARD: MINIMUM 20' SETBACK TO HABITABLE STRUCTURE.
SIDE YARD: 10% OF SITE CAN DEViate BY 10% (I.E. 9')

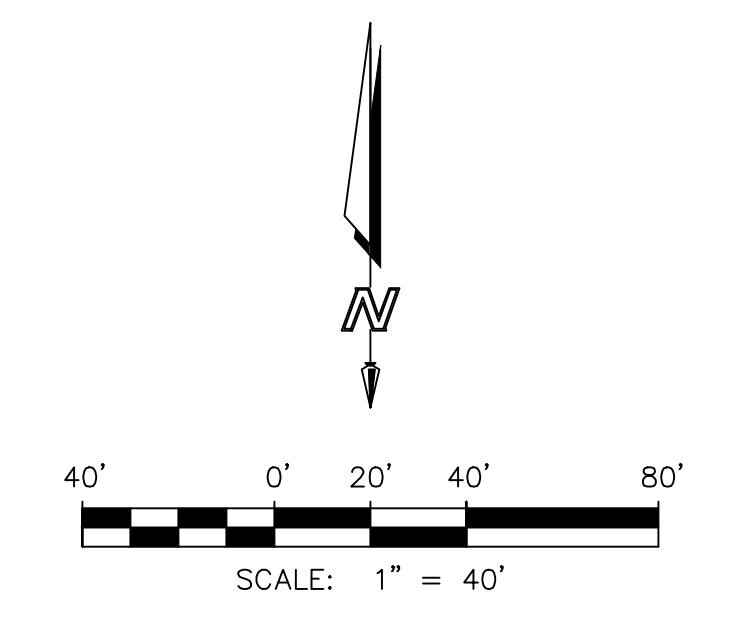
SHEET INDEX

TITLE SHEET/SITE PLAN	1
SITE PLAN	2
PLAN TABLES	3



HOUSE PLAN LEGEND

PLAN TYPE	SYMBOL	ELEVATION	LABEL	COLOR
1	△	SPANISH	A	Red
2	☆	CRAFTSMAN	B	Yellow
3	○	TRADITIONAL	C	Blue
4	◇			
5	+			
6	◇			



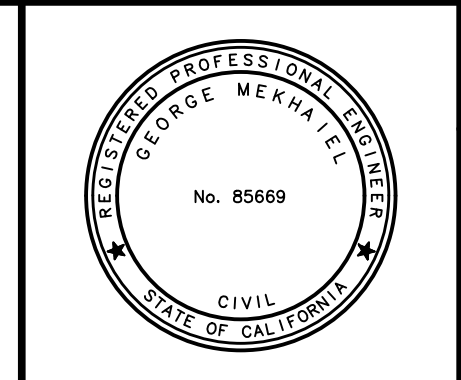
DIG ALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

NO.	DATE	REVISIONS DESCRIPTION	APPROVED	DATE

BENCHMARK:
B.M. NO. 110
RIVERSIDE COUNTY BENCHMARK
SPIKE IN POWER POLE AT THE SOUTHWEST CORNER OF COTTONWOOD ROAD AND 8TH STREET IN THE CITY OF BANNING, STATE OF CALIFORNIA
ELEVATION = 2419.65 FEET

DEVELOPER
KB HOME
36310 INLAND VALLEY DRIVE, STE. 300
WILDOMAR, CA 92595

CHRIS NELSON & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS
28118 AGOURA RD, STE. 100
AGOURA HILLS, CA 91301
P: (818) 991-1040
F: (818) 991-0614
Name: George Mekhael
Date: 3/21/24



TITLE SHEET/SITE PLAN
SITE PLAN OF DEVELOPMENT
VISTA ROBLES
TRACT 33540
BANNING, CA
COUNTY OF RIVERSIDE

DRAWN: PAA, AJR
DESIGN: PAA
CHECKED: GJM
SCALE: AS SHOWN
JOB NO.: 22-8347CE
DATE: 3/21/24
SHEET 1 OF 3

SEE SHEET 1

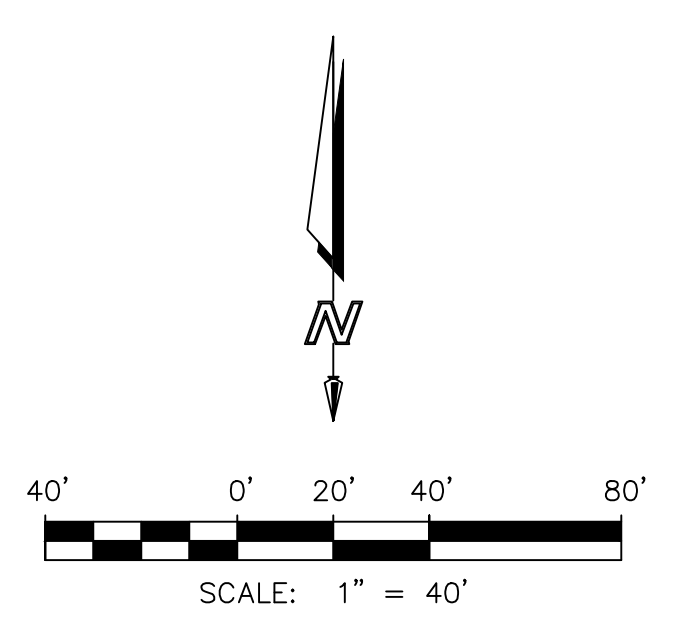


HOUSE PLAN LEGEND

PLAN TYPE	SYMBOL	ELEVATION	LABEL	COLOR
1	△	SPANISH	A	Red
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LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP OF SLOPE
- TOE OF SLOPE
- ENHANCED ELEVATION
- MATCH LINE
- XX LOT NUMBER



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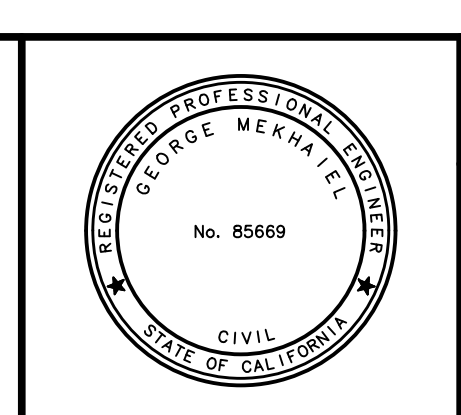
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3/21/24
 Date



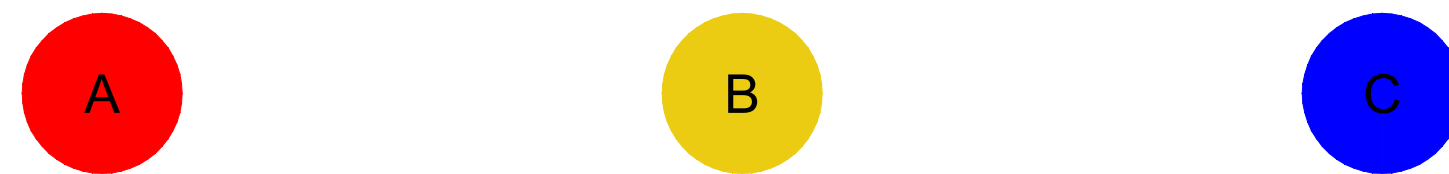
SITE PLAN
 SITE PLAN OF DEVELOPMENT
 VISTA ROBLES
 TRACT 33540
 BANNING, CA
 COUNTY OF RIVERSIDE

DRAWN: PAA, AJR
 DESIGN: PAA
 CHECKED: GHM
 SCALE: AS SHOWN
 JOB NO.: 22-8347CE
 DATE: 3/21/24
 SHEET 2 OF 3

LOT	PLAN TYPE	ELEVATION	LOT SF	FOOTPRINT SF	% COVERAGE
1	4R	A	8,440	1504	17.8%
2	3R	C	8,400	2807	33.4%
3	5R	B	8,650	1703	19.7%
4	6R	A	13,020	1860	14.3%
5	4	C	10,740	1504	14.0%
6	5R	A	8,730	1703	19.5%
7	2R	B	8,600	2533	29.5%
8	3	A	9,530	2807	29.5%
9	5	C	14,020	1703	12.1%
10	6R	B	10,520	1860	17.7%
11	1R	A	11,950	2278	19.1%
12	3R	B	9,610	2807	29.2%
13	6R	C	9,090	1860	20.5%
14	1	A	9,100	2278	25.0%
15	5	B	9,100	1703	18.7%
16	2	C	9,100	2533	27.8%
17	6	B	9,100	1860	20.4%
18	4	A	9,100	1504	16.5%
19	5R	C	9,100	1703	18.7%
20	3R	B	9,100	2807	30.8%
21	5	C	9,100	1703	18.7%
22	6	B	9,100	1860	20.4%
23	1	A	9,100	2278	25.0%
24	3	B	9,100	2807	30.8%
25	4	A	9,100	1504	16.5%
26	1	B	9,100	2278	25.0%
27	3	C	9,230	2807	30.4%
28	5	B	9,230	1703	18.5%
29	4	C	9,724	1504	15.5%
30	2	B	9,230	2533	27.4%
31	4	A	9,880	1504	15.2%
32	6	C	9,880	1860	18.8%
33	3	C	9,880	2807	28.4%
34	1	C	12,310	2278	18.5%
35	2R	C	9,670	2533	26.2%
36	6	A	8,390	1860	22.2%
37	1	B	8,160	2278	27.9%
38	3	A	8,160	2807	34.4%
39	4	B	8,050	1504	18.7%
40	6	C	8,050	1860	23.1%
41	1R	C	8,050	2278	28.3%
42	5R	A	8,050	1703	21.2%
43	1R	B	8,050	2278	28.3%
44	2R	C	8,050	2533	31.5%
45	3R	A	8,050	2807	34.9%
46	4R	B	8,050	1504	18.7%
47	5R	C	8,050	1703	21.2%
48	1R	B	8,050	2278	28.3%
49	3	A	8,050	2807	34.9%
50	6	A	10,143	1860	18.3%

LOT	PLAN TYPE	ELEVATION	LOT SF	FOOTPRINT SF	% COVERAGE
51	6R	B	12,412	2807	22.6%
52	2R	A	8,050	2533	31.5%
53	1R	B	8,050	2278	28.3%
54	4R	C	8,050	1504	18.7%
55	2R	A	8,050	2533	31.5%
56	1R	B	8,050	2278	28.3%
57	5R	A	8,050	1703	21.2%
58	1	C	8,505	2278	26.8%
59	1R	C	10,210	2278	22.3%
60	6R	B	11,416	1860	16.3%
61	2	A	12,856	2533	19.7%
62	6	B	7,309	1860	25.4%
63	1R	C	9,195	2278	24.8%
64	4R	A	8,310	1504	18.1%
65	6R	B	8,388	1860	22.2%
66	5R	C	10,449	1703	16.3%
67	6R	A	8,081	1860	23.0%
68	4R	B	7,876	1504	19.1%
69	5R	C	7,255	1703	23.5%
70	2R	B	7,343	2533	34.5%
71	3R	A	9,210	2807	30.5%
72	2	C	15,330	2533	16.5%
73	5	A	10,260	1703	16.6%
74	4	C	9,860	1504	15.3%
75	3	A	9,820	2807	28.6%
76	6	C	10,280	1860	18.1%
77	5	B	8,590	1703	19.8%
78	6R	C	8,700	1860	21.4%
79	4	A	8,210	1504	18.3%
80	2R	B	8,210	2533	30.9%
81	6R	C	8,210	1860	22.7%
82	2R	A	8,210	2533	30.9%
83	5R	B	8,210	1703	20.7%
84	1R	B	11,130	2278	20.5%
85	2	C	10,940	2533	23.2%
86	6	A	8,650	1860	21.5%
87	2	C	7,250	2533	34.9%
88	3R	B	7,150	2807	39.3%
89	4R	A	7,150	1504	21.0%
90	5	C	7,380	1703	23.1%
91	6	A	11,585	1860	16.1%
92	4	C	8,500	1504	17.7%
93	5	C	8,500	1703	20.0%
94	2	B	8,500	2533	29.8%
95	1R	A	8,500	2278	26.8%
96	6R	C	8,320	1860	22.4%
97	3R	A	9,700	2807	28.9%
98	1	C	7,880	2278	28.9%
99	4	B	8,300	1504	18.1%
100	2	A	7,650	2533	33.1%

LOT	PLAN TYPE	ELEVATION	LOT SF	FOOTPRINT SF	% COVERAGE
101	5	B	7,450	1703	22.9%
102	3	C	7,040	2807	39.9%
103	4R	A	7,750	1504	19.4%
104	6R	B	7,640	1860	24.3%
105	5	A	8,580	1703	19.8%
106	6	B	10,900	1860	17.1%
107	3R	A	10,780	2807	26.0%
108	2R	C	10,810	2533	23.4%
109	4R	B	10,040	1504	15.0%
110	5	C	7,560	1703	22.5%
111	1R	A	7,620	2278	29.9%
112	2R	C	7,620	2533	33.2%
113	3	B	9,820	2807	28.6%
114	4	C	12,850	1504	11.7%
115	6R	B	15,010	1860	12.4%
116	4R	A	7,580	1504	19.8%
117	1	C	7,090	2278	32.1%
118	4	B	7,000	1504	21.5%
119	6	C	7,300	1860	25.5%
120	4R	A	7,081	1504	21.2%
121	5	C	7,042	1703	24.2%
122	6	A	11,745	1860	15.8%
123	4	B	8,006	1504	18.8%
124	2	A	7,000	2533	36.2%
125	3	B	7,000	2807	40.1%
126	1	C	7,000	2278	32.5%
127	6	A	7,000	1860	26.6%
128	3	C	7,000	2807	40.1%
129	2	B	7,914	2533	32.0%
130	1R	A	8,750	2278	26.0%
131	5R	A	7,690	1703	22.1%
132	2R	B	8,540	2533	29.7%
133	3R	A	11,070	2807	25.4%
134	4R	C	17,160	1504	8.8%
135	1	A	11,930	2278	19.1%
136	2	B	7,830	2533	32.3%
137	3	A	7,000	2807	40.1%
138	2	C	7,240	2533	35.0%
139	3	C	12,530	2807	22.4%
140	6	B	8,710	1860	21.4%
141	1	A	9,180	2278	24.8%
142	5	B	7,770	1703	21.9%
143	4	C	7,920	1504	19.0%



ARCHITECTURAL PLAN

	SPANISH	CRAFTSMAN (AKA FARM)	TRADITIONAL (AKA FRENCH)
PLAN 1 - 1851 SF △			
PLAN 2 - 2079 SF ☆			
PLAN 3 - 2379 SF ○			
PLAN 4 - 2533 SF ◊			
PLAN 5 - 2874 SF +			
PLAN 6 - 3118 SF ◇			

PLAN TYPE	COUNT	%
1	23	16.1%
2	23	16.1%
3	22	15.4%
4	25	17.5%
5	23	16.1%
6	27	18.9%
TOTAL:	143	100.0%

MAILBOX KIOSK DESIGN
MAILBOX KIOSK SHALL BE A STANDARD COMMUNITY MAILBOX AS DETERMINED BY POST OFFICE. DESIGN SHOULD FOLLOW REST OF VISTA ROBLES ESTATES AND LOOK AS SHOWN:



DIG ALERT

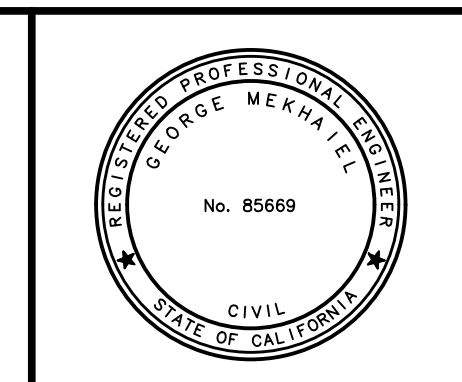
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AGOURA HILLS, CA 91301
P: (818) 991-1040
F: (818) 991-0614
Name: *George Kevhal*
Date: 3/21/24



PLAN TABLES
SITE PLAN OF DEVELOPMENT
VISTA ROBLES
TRACT 33540
BANNING, CA
COUNTY OF RIVERSIDE

DRAWN: PAA, AJR
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JOB NO.: 22-8347CE
DATE: 3/21/24
SHEET 3 OF 3