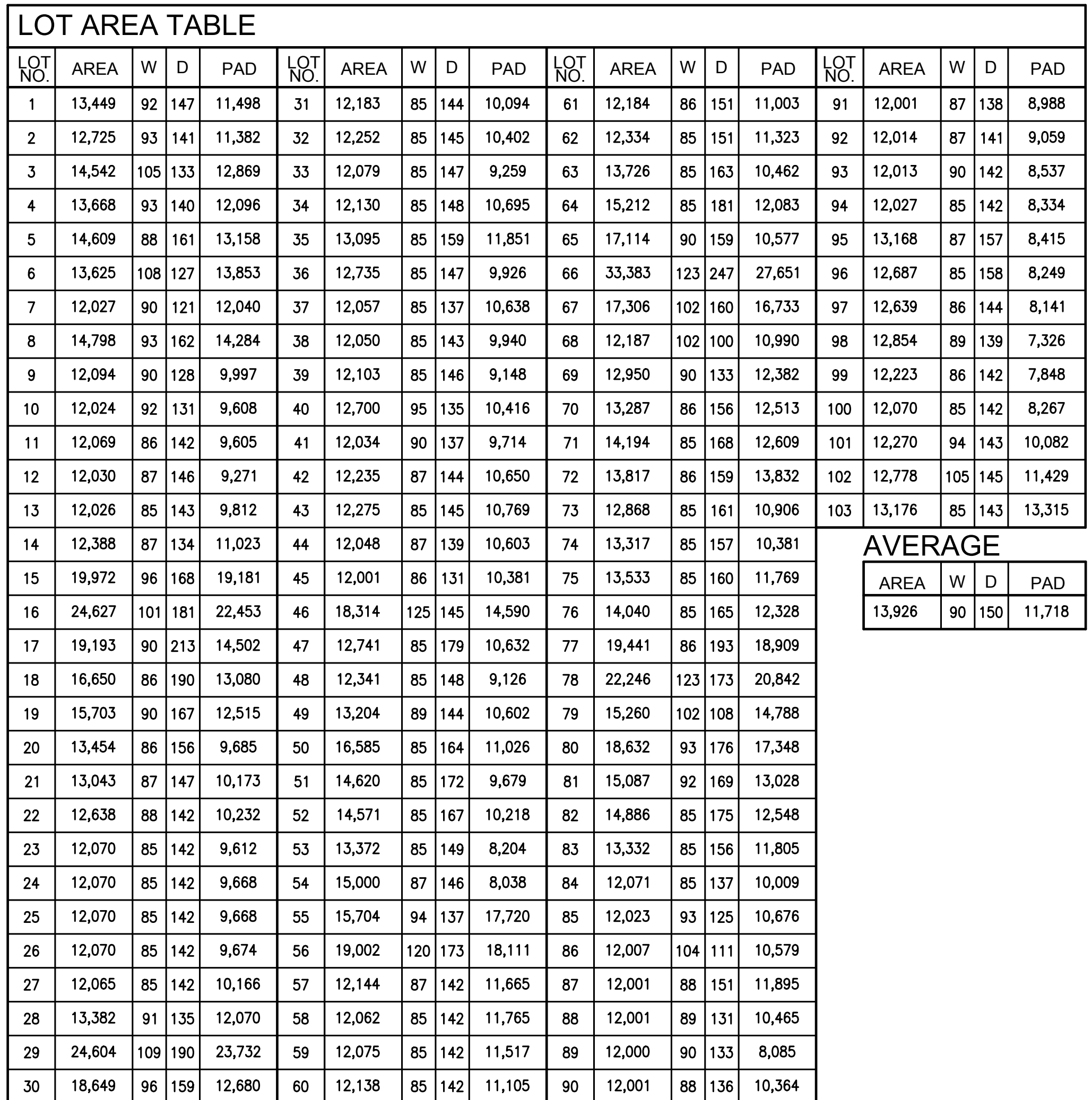
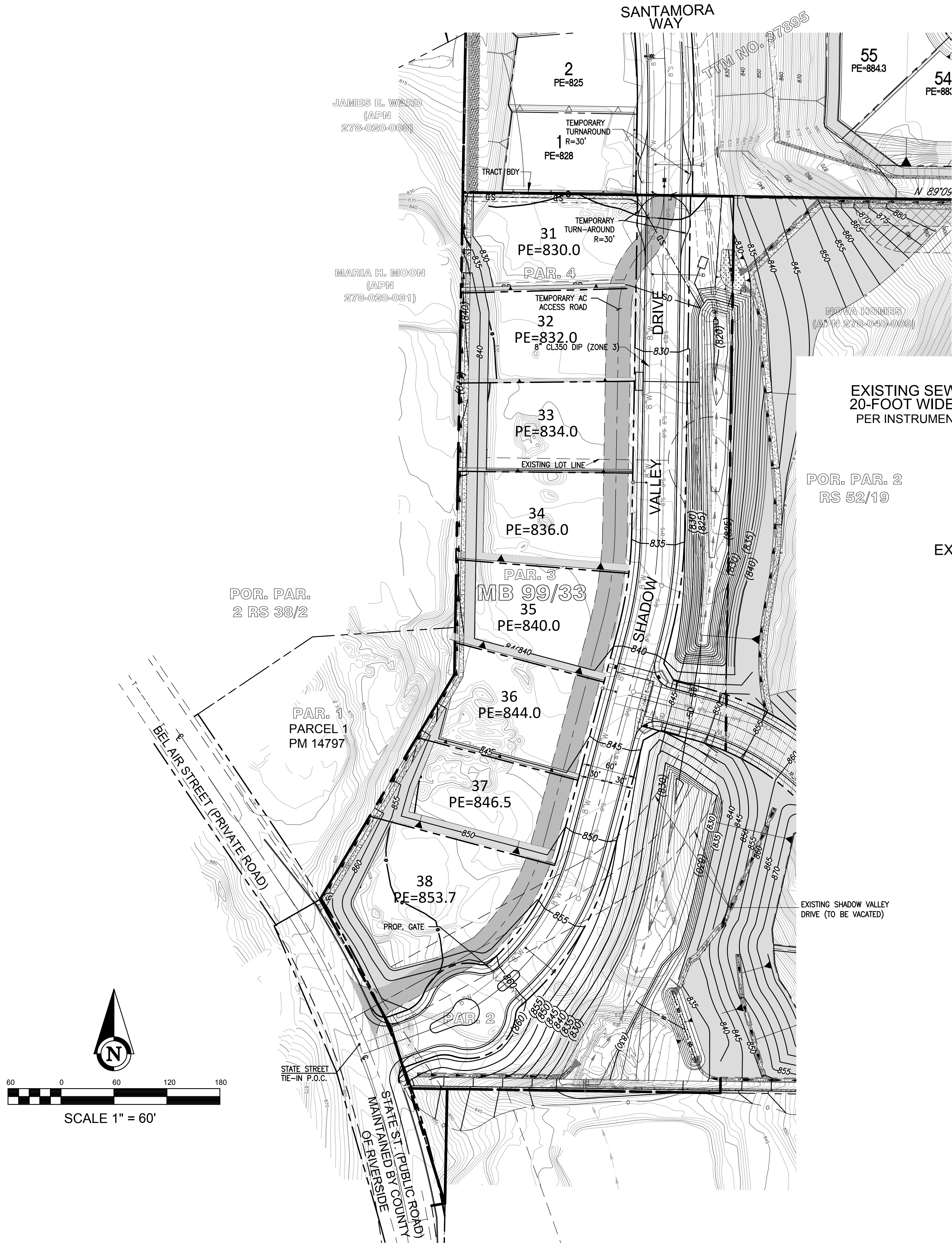




TENTATIVE TRACT NO. 37895
PRIVATE STREETS, GATED, FULL SECONDARY ACCESS



CITY OF CORONA
COUNTY OF RIVERSIDE

EXISTING SEWER ALIGNMENT IN
20-FOOT WIDE EASEMENT (TYP.)
PER INSTRUMENT# 2014-0221857

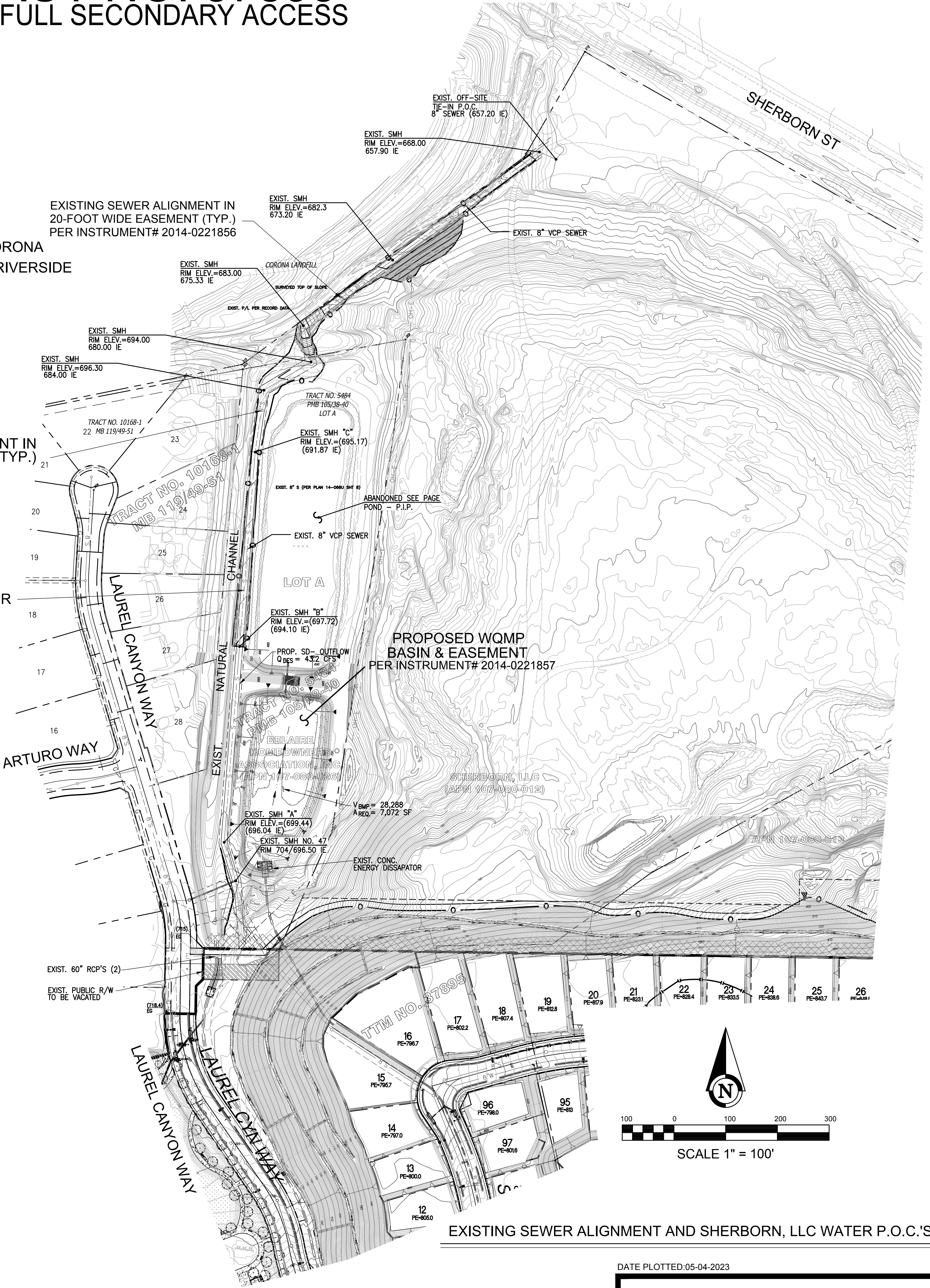
POR. PAR. 2
RS 52/19

EXISTING SEWER

EXISTING SHADOW VALLEY
DRIVE (TO BE VACATED)

TTM 37142 (COUNTY OF RIVERSIDE)
(SECONDARY ACCESS-PRIVATE STREETS, GATED ACCESS ONLY)

SCALE: 1"=60'



EXISTING SEWER ALIGNMENT AND SHERBORN, LLC WATER P.O.C.'S

DATE PLOTTED:05-04-2023

TENTATIVE TRACT NO. 37895
CORONA, CA
OFF-SITE DETAILS - OPTION 1A

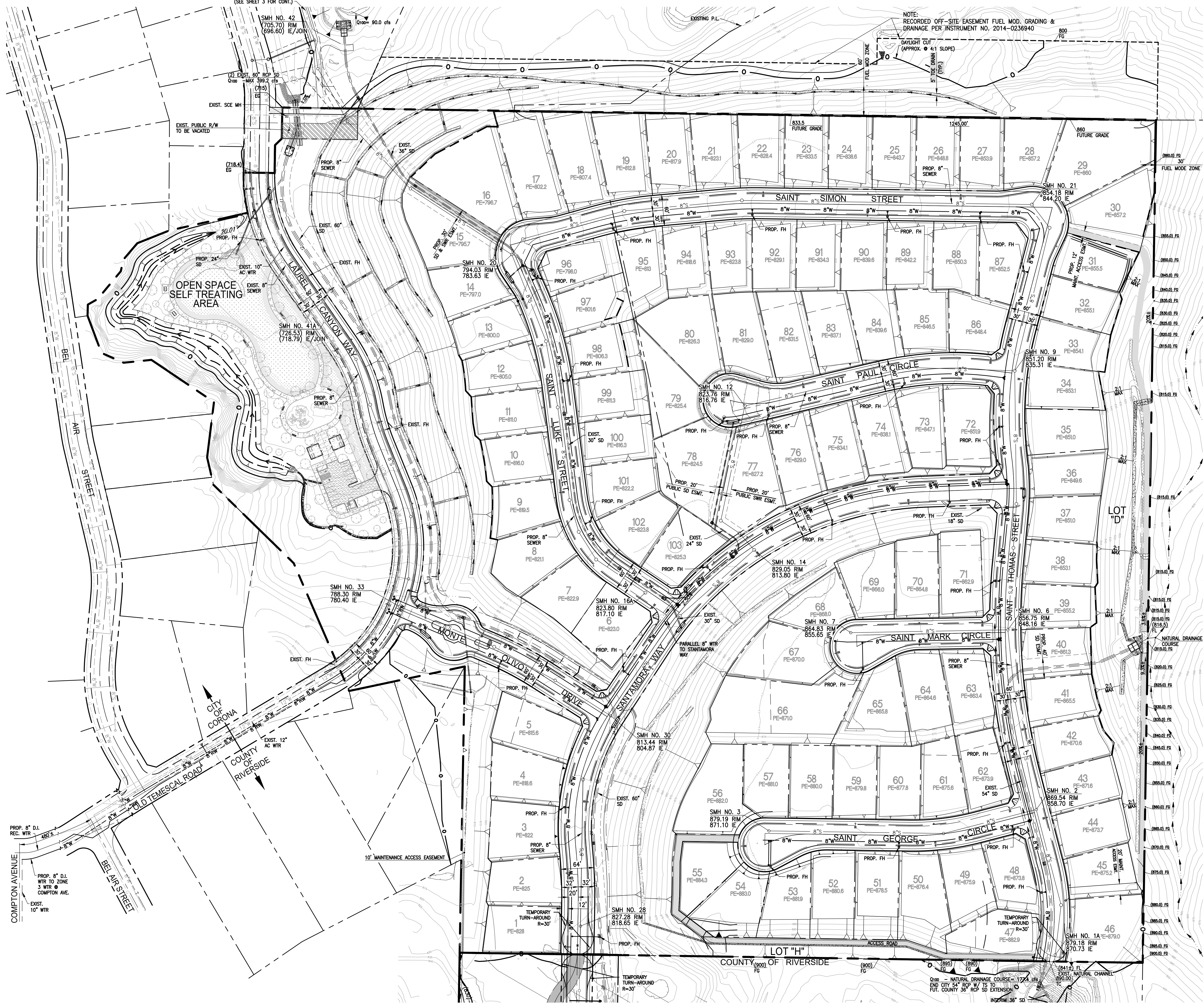
PREPARED BY:



ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
1850 EAST CHASE DRIVE CORONA, CA 92882
P: 951-372-8400 F: 951-372-8430

Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895



LEGEND

- PROF. BOUNDARY
- RETAINING WALL (WALL HEIGHT PER PLAN)
- CUT/FILL LINE
- EXIST. GAS
- EXIST. ELEC
- EXIST. 6" WATER
- EXIST. 8" WATER
- EXIST. 10" WATER
- EXIST. 12" WATER
- EXIST. 8" RECLAIMED WATER
- EXIST. 8" SEWER
- EXIST. STORM DRAIN
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SLOPES
- PROPOSED SLOPES

North arrow pointing up.

Scale bar: 0 to 240 feet.

SCALE 1" = 80'

DATE PLOTTED: 09-13-2022

TENTATIVE TRACT NO. 37895

CORONA, CA

COMPOSITE UTILITY MAP

SHEET 4 OF 6

PREPARED BY:

A & B **ARMSTRONG & BROOKS CONSULTING ENGINEERS**

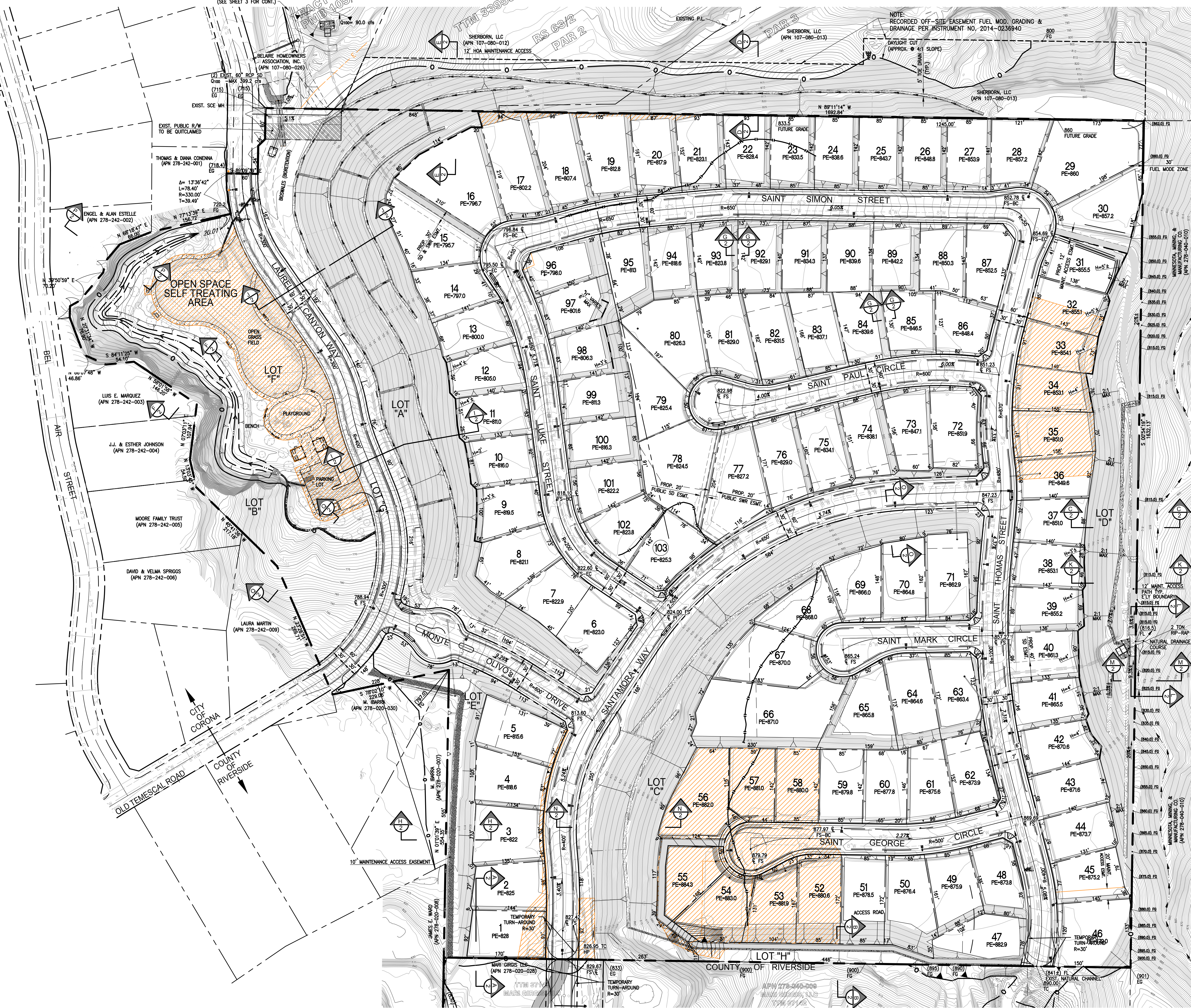
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES

1350 EAST CHASE DRIVE - CORONA, CA 92882

P: 951 - 372 - 8400 F: 951 - 372 - 8430

Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895



LEGEND

- PROP. BOUNDARY
- RETAINING WALL (WALL HEIGHT PER PLAN)
- CUT/FILL LINE
- EXIST. GAS
- EXIST. ELEC
- EXIST. 6" WATER
- EXIST. 8" WATER
- EXIST. 10" WATER
- EXIST. 12" WATER
- EXIST. 8" RECLAIMED WATER
- EXIST. 8" SEWER
- EXIST. STORM DRAIN
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SLOPES
- PROPOSED SLOPES
- EXIST. R/W TO BE OUTCLAIMED
- EXISTING POC SWALE
- PROPOSED POC SWALE
- FUTURE GRADING (APPROX. 6 AC)

DATE PLOTTED: 05-04-2023

TENTATIVE TRACT NO. 37895
CORONA, CA
CONCEPTUAL GRADING PLAN

SHEET
5
OF
6

PREPARED BY:
A&B ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1850 EAST CHASE DRIVE - CORONA, CA 92882
P: 951 - 872 - 8400 F: 951 - 872 - 8430

Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895



LEGEND

PROP. BOUNDARY
RETAINING WALL (WALL HEIGHT PER PLAN)
CUT/FILL LINE
EXIST. GAS
EXIST. ELEC
EXIST. 6" WATER
EXIST. 8" WATER
EXIST. 10" WATER
EXIST. 12" WATER
EXIST. 6" RECLAIMED WATER
EXIST. 8" SEWER
EXIST. STORM DRAIN
PROPOSED 8" WATER LINE
PROPOSED 8" SEWER LINE
PROPOSED STORM DRAIN LINE
EXISTING SLOPES
PROPOSED SLOPES
THINNING ZONE - HOA MAINTAINED (100% REMOVAL NATIVE SHRUBS) FUEL MODIFICATION EASEMENT
WET ZONE - HOA MAINTAINED (100% REMOVAL NATIVE SHRUBS) FUEL MODIFICATION EASEMENT
WET ZONE - HOA MAINTAINED (LIMITED NATIVE GRASSES) SPECIAL MAINTENANCE AREA
WET ZONE - HOMEOWNER MAINTAINED (LIMITED NATIVE GRASSES) SPECIAL MAINTENANCE AREA
EXIST. R/W TO BE OUTCLAIMED
EXISTING PCC SWALE
PROPOSED PCC SWALE

HOA MAINTAINED LOTS

LOT "A"	222,805 S.F.
LOT "B"	75,335 S.F.
LOT "C"	150,843 S.F.
LOT "D"	97,302 S.F.
LOT "E"	46,966 S.F.
LOT "F"	148,813 S.F.
LOT "G"	64,963 S.F.
LOT "H"	18,332 S.F.
TOTAL	825,358 S.F.



SCALE 1" = 80'

Date	By	REVISIONS	App'd

DATE PLOTTED: 05-04-2023

TENTATIVE TRACT NO. 37895
CORONA, CA
SLOPE EXHIBIT

PREPARED BY:
A&B **ARMSTRONG & BROOKS CONSULTING ENGINEERS**
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1850 EAST CHASE DRIVE - CORONA, CA 92882
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SHEET 6 OF 6