

TENTATIVE TRACT NO. 36605

CORONA, CA

LOT AREA TABLE

LOT NO.	AREA (GROSS)	W	D	AREA (NET)
1	11,173	88	130	6,379
2	11,549	90	128	7,014
3	10,785	90	118	6,385
4	13,489	138	104	7,758

AVERAGE

AREA (GROSS)	W	D	AREA (NET)
11,749	101	121	6,884

LETTERED LOTS

LOT #	AREA (GROSS)	W	D	AREA (NET)
LOT 1	4,082 S.F.			
LOT 2	9,115 S.F.			
TOTAL	13,197 S.F.			

LINE DATA

NUMBER	DIRECTION	DISTANCE
LT 1	N 81°59'18" W	24.00'

SERVICE PROVIDERS

CORONA DEPT. OF PUBLIC WORKS	(951) 736-2281
CORONA DEPT. OF WATER & POWER	(951) 736-2221
SOUTHERN CALIFORNIA GAS	(951) 427-2282
SOUTHERN CALIFORNIA EDISON	(909) 830-4561
AT&T	(800) 332-1321
NETS NETWORKS	(909) 953-9700
TIME WARNER CABLE	(877) 288-0170
R.F. DICKSON STREET SWEEPING	(951) 737-7994
WESTERN WASTE	(951) 737-0343
CORONA GULF-WIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-HORRO UNIFIED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3368
RIVERSIDE TRANSIT AGENCY	(951) 884-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221

ZONING NOTES:

EXISTING ZONING: R1-7.2 (SINGLE FAMILY RESIDENTIAL 7,200 S.F. MIN.)

PROPOSED ZONING: R1-7.2 (SINGLE FAMILY RESIDENTIAL 7,200 S.F. MIN.)

SURROUNDING ZONING:

NORTH: (R1-7.2) SINGLE FAMILY RESIDENTIAL (7,200 S.F. MIN.)

SOUTH: (R1-7.2) SINGLE FAMILY RESIDENTIAL (7,200 S.F. MIN.)

EAST: (A) AGRICULTURAL

WEST: (A) AGRICULTURAL

GENERAL PLAN:

(LDR) LOW DENSITY RESIDENTIAL (3-8 DU/ACRE)

SURROUNDING GEN. PLAN:

NORTH: (LDR) LOW DENSITY RESIDENTIAL (3-8 DU/ACRE)

SOUTH: (LDR) LOW DENSITY RESIDENTIAL (3-8 DU/ACRE)

EAST: (LDR) LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)

WEST: (LDR) LOW DENSITY RESIDENTIAL (3-8 DU/ACRE)

LAND USE:

VACANT - SINGLE FAMILY RESIDENTIAL

SURROUNDING LAND USE:

NORTH: SINGLE FAMILY RESIDENTIAL

SOUTH: VACANT

EAST: VACANT

WEST: SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PROVIDE PLANS FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAYS TO ACCOMMODATE 70,000 lbs GPM DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARDS. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNCIL. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTION CONSTRUCTION.
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- A MINIMUM FIRE FLOW OF 1500 gpm SHALL BE PROVIDED.
- FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART.
- AN APPROVED FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DIVISION AND SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO SYSTEM INSTALLATION.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- PROVIDE AND MAINTAINMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
- A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNCIL AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS. SEE PERMITS IDENTIFICATION STANDARD AT dcp.coronaca.gov.
- SMOKE DETECTORS SHALL COMPLY WITH CURRENT ADDITION OF THE CALIFORNIA RESIDENTIAL CODE.
- RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA RESIDENTIAL CODE AND NFPA 13.
- PROPERTY TO BE ANNEXED INTO CFD 2016-1 AND 2016-3.

LEGEND

(XX.XX)	EXIST. SPOT ELEVATION
PS	EXIST. RATE OF GRADE
---	PROP. BUILDING SETBACK LIMITS

STREET LINEAR FOOTAGE

EXISTING LINCOLN AVENUE	475 L.F.
EXISTING CAJON DRIVE	214 L.F.
EXISTING WATERFALL LANE	431 L.F.
TOTAL	1,120 L.F.

DATE PREPARED: NOVEMBER 23, 2016

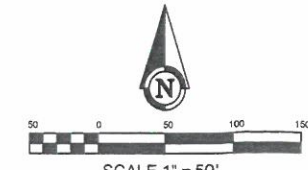
TENTATIVE TRACT NO. 36605

CORONA, CA

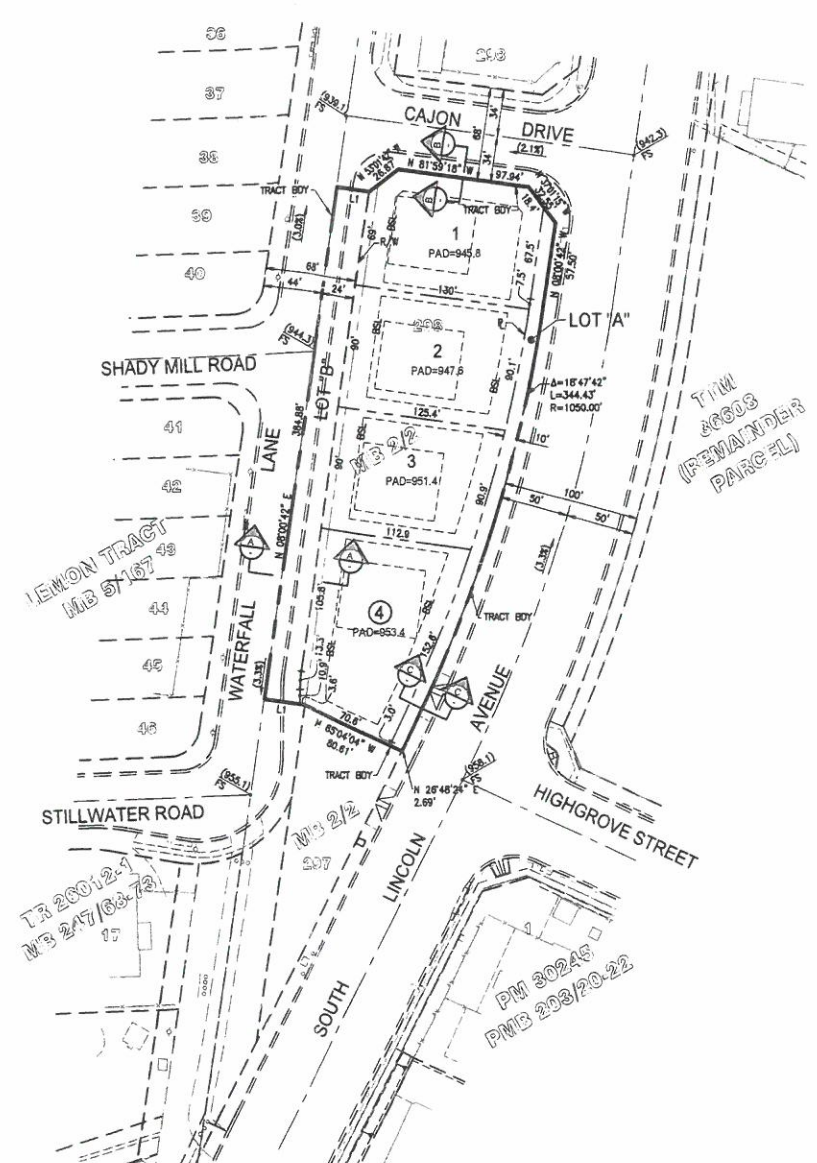
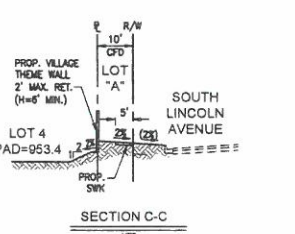
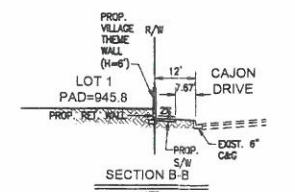
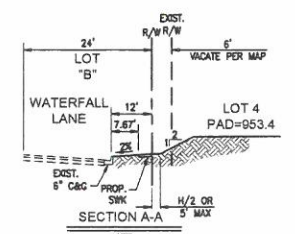
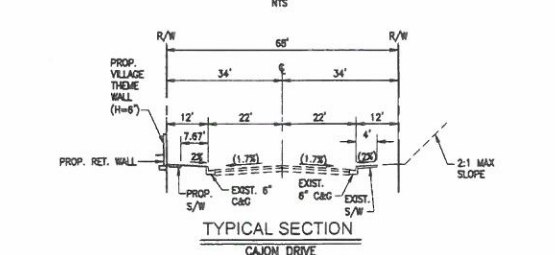
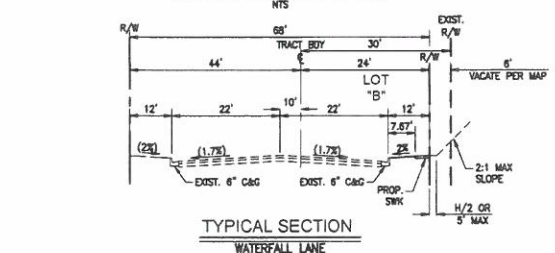
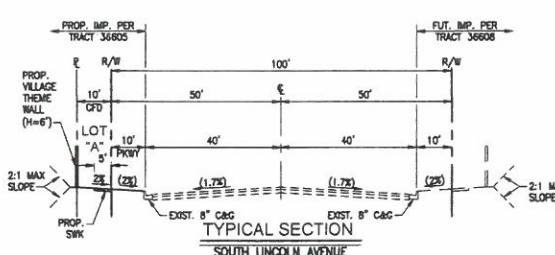
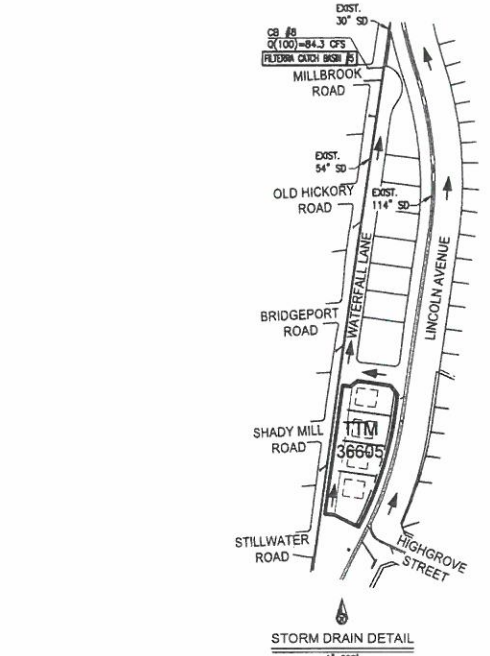
EXHIBIT "1"

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING INFRASTRUCTURE & ENVIRONMENTAL
 1850 EAST CHASE DRIVE, SUITE 200
 CORONA, CA 92627
 P: 951-873-8400 F: 951-873-8401



Date	By	REVISIONS	App'd



ASSESSOR'S PARCEL NO.

113-160-008

LEGAL DESCRIPTION

LOT 258 OF GRANGE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THOSE PORTIONS COMVEYED TO THE CITY OF CORONA, A MUNICIPAL CORPORATION BY FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 1992 AS INSTRUMENT NO. 1992-374025 OF OFFICIAL RECORDS.

SITE ADDRESS

WATERFALL LANE CORONA, CA 92682

OWNER

FONTANA SAN SEWINE, LLC
1041 WEST 18TH STREET "A"-206
COSTA MESA, CA 92627
(949) 631-8101
ATTN: MR. DAVID CAUDON

DEVELOPER

BLACKMON HOMES
1041 WEST 18TH STREET "A"-206
COSTA MESA, CA 92627
(949) 631-8101
ATTN: MR. DAVID CAUDON

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE CO.
1250 CORONA PORTE COURT, SUITE 201
CORONA, CA 92679
(951) 256-5079
ATTN: MR. TERRELL CRUTFIELD, TITLE OFFICER
ORDER NO. NMSC-4553332 (to)
DATED: JANUARY 02, 2014

TOPOGRAPHY

TOPOGRAPHY HAS BEEN GENERATED FROM AERIAL TOPOGRAPHY FROM AIRBORNE MAPPING CORPORATION DATED JUNE 17, 2013.

SITE ACREAGE:

CROSS ACREAGE = 1.44 ACRES

VILLAGE NO.: 1

TARGET DENSITY: 3.90 DU/AC

PROPOSED DENSITY: 2.85 DU/AC

MAX. DENSITY: 3.9 DU/AC

FEMA NOTES

THE PROPERTY LIES WITHIN ZONE X ON F.E.M.A. MAP NO. 090605C13520 DATED AUGUST 28, 2008, AND IS WITHIN A FLOOD ZONE PER COMMUNITY PANEL NUMBER 090250 13520 DATED AUGUST 28, 2008.

EXHIBIT 1