

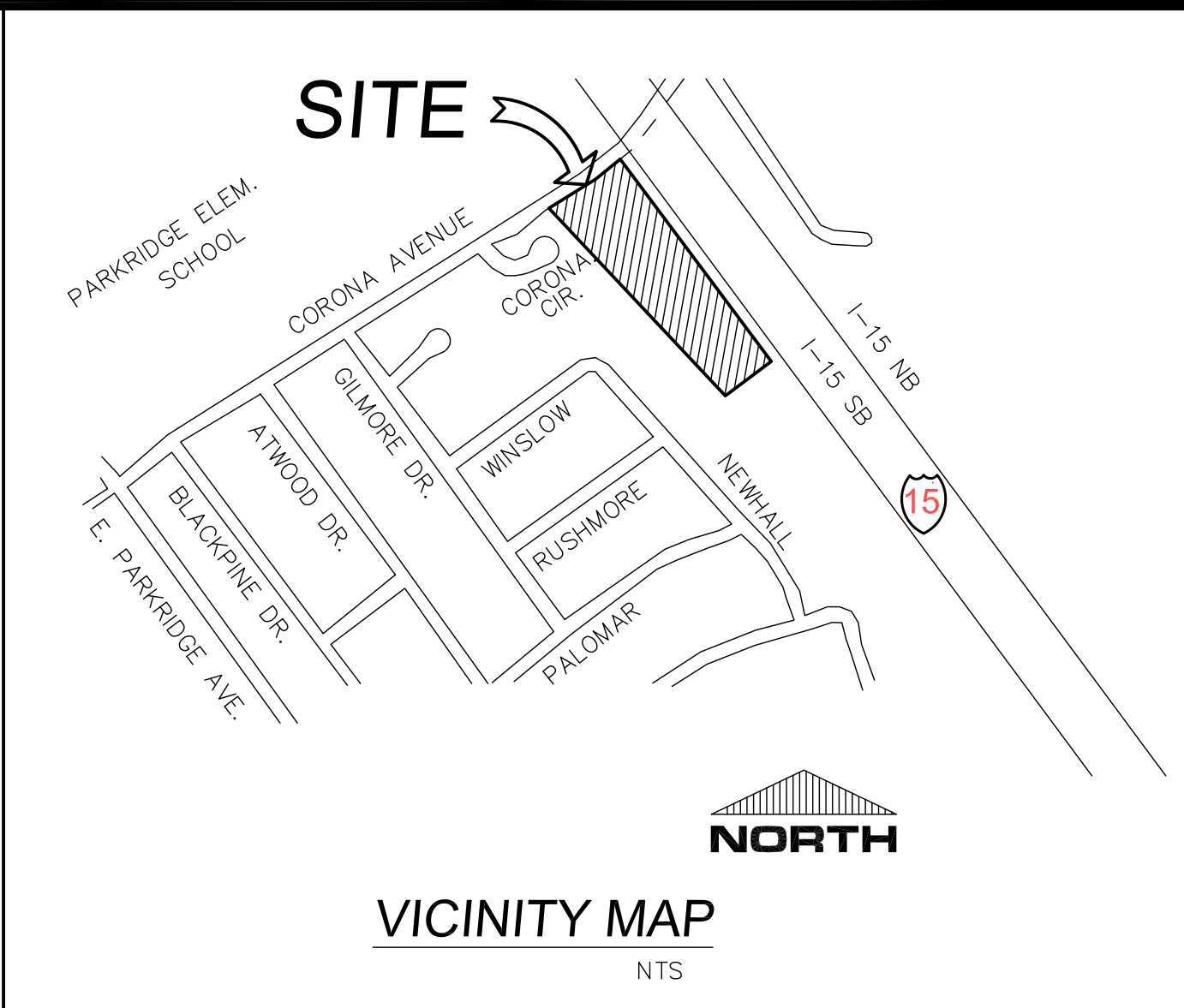
TENTATIVE TRACT 36864

APN. 122-180-027

7 - LOT RESIDENTIAL SUBDIVISION

MARCH 2023

I-15 FREEWAY SAKE ENGINEERS INC.



NORTH

VICINITY MAP

NTS

OWNER:

FATHI MANASRAH, P.E.
AL-WAAFA FAMILY TRUST
9319 ALTA CRESTA AVENUE
RIVERSIDE, CA 92506
TEL. (951) 581-2330

CIVIL ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
TEL. (951) 279-4041

ARCHITECT:

A.K.A. & ASSOCIATES INC.
BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507
(951) 684-4222

SOIL ENGINEER:

HAYTHAM NABILSI, GE 2375
GEMAT TESTING LABORATORIES, INC.
9980 INDIANA AVENUE, SUITE 14
RIVERSIDE, CA 92503

LOT INFO:

LOT	LOT WIDTH	LOT DEPTH	LOT SIZE	PAD SIZE
1	77'	117'	8,762 SF	6,812 SF
2	66'	122'	8,106 SF	6,106 SF
3	68'	118'	8,052 SF	6,199 SF
4	68'	109'	7,448 SF	5,954 SF
5	76'	103'	7,951 SF	6,291 SF
6	92'	100'	9,372 SF	7,021 SF
7	112'	112'	14,013 SF	11,101 SF
AVERAGE	80'	112'	9,101 SF	7,069 SF

LOT "A" - STREET DEDICATION (555 L.F.)

NOTE:
ONE PHASE AND ONE FINAL MAP IS PLANNED FOR THE PROJECT

ZONING INFO

GROSS AREA: 90853 SQ. FT. (2.09 AC)
NET AREA= 63,959 SQ. FT. (1.46 AC)
EXISTING LAND USE - VACANT
EXISTING ZONING: R-1-7.2
GENERAL PLAN DESIGNATION=LDR (3-6 D.U./ AC.)
PROPOSED DENSITY=3.4 D.U. /AC.
PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL

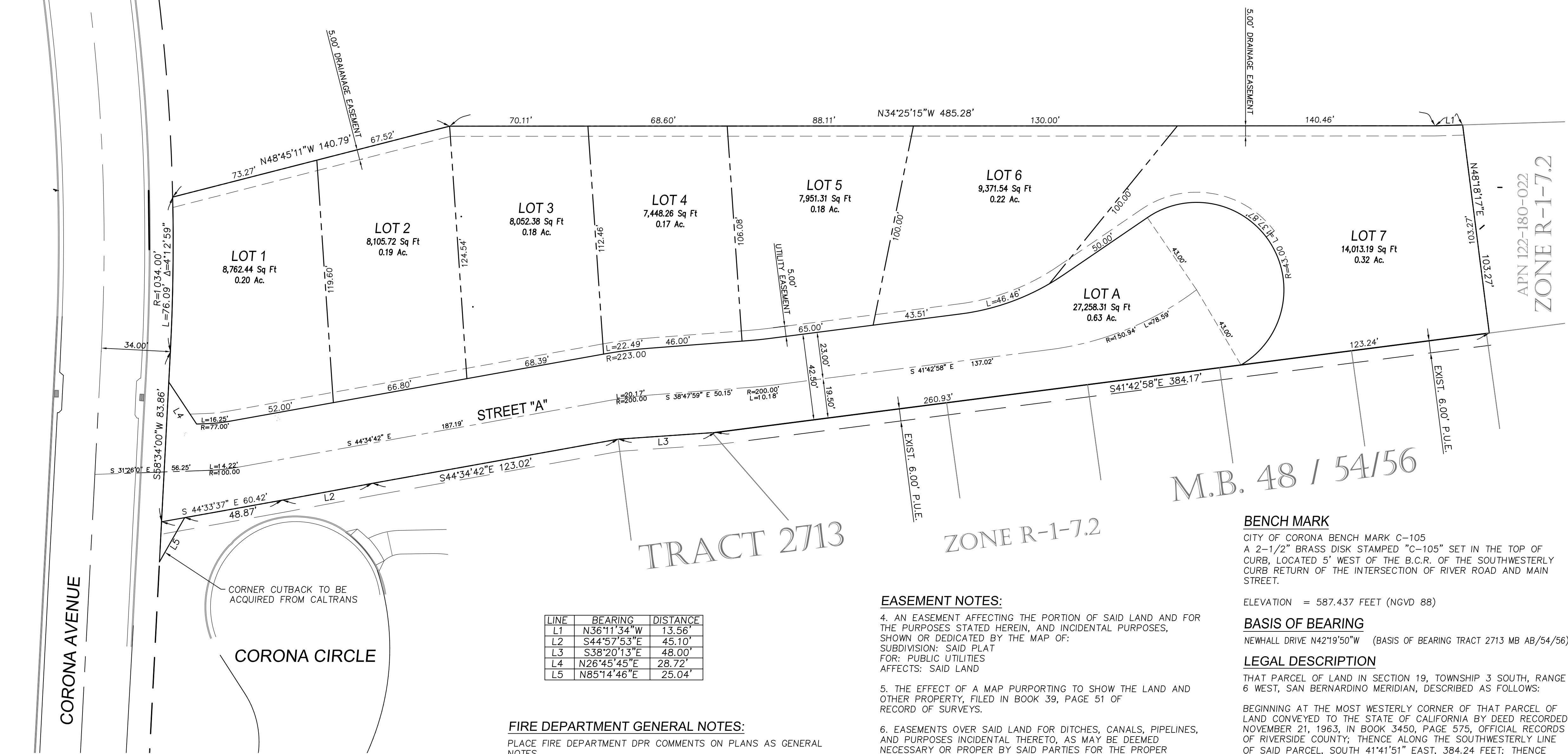
EXHIBIT 2

REVISIONS	DATE	BY

TENTATIVE TRACT 36864

TENTATIVE MAP CITY OF CORONA

SCALE: 1" = 30'	 ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. RAMONA AVE., STE. 202 CORONA, CALIFORNIA 92879 (951) 279-4041 FAX: (951) 279-2830	J.N. 3360
DATE: 5/8/2023		SHEET 1
DRAWN: RL	OF 1 SHEETS DWG. NO.	PREPARED BY: DATE:
DESIGNED: SA		
CHECKED: SA		
PLN CK REF:		



LINE	BEARING	DISTANCE
L1	N36°11'34"W	13.56'
L2	S44°57'53"E	45.10'
L3	S38°20'13"E	48.00'
L4	N26°45'45"E	28.72'
L5	N85°14'46"E	25.04'

FIRE DEPARTMENT GENERAL NOTES:

- PLACE FIRE DEPARTMENT DPR COMMENTS ON PLANS AS GENERAL NOTES.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
 - DEAD END ACCESS DRIVES SHALL NOT EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH.
 - PROVIDE TURN-AROUND FOR ACCESS DRIVE(S) MEETING FIRE DEPARTMENT STANDARDS/APPROVAL.
 - STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
 - A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR ONE- AND TWO-FAMILY DWELLINGS.
 - FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART, ONE- AND TWO-FAMILY DWELLINGS ONLY.
 - PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
 - PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE.
 - GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
 - A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, PUBLIC WORKS DEPARTMENT, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT CORONA.CA.GOV/FIRE. ADDRESSES MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
 - AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
 - RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CALIFORNIA FIRE AND RESIDENTIAL CODE, AND NFPA 13.

EASEMENT NOTES:

- AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY THE MAP OF:
SUBDIVISION: SAID PLAT
FOR: PUBLIC UTILITIES
AFFECTS: SAID LAND
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 39, PAGE 51 OF RECORD OF SURVEYS.
- EASEMENTS OVER SAID LAND FOR DITCHES, CANALS, PIPELINES, AND PURPOSES INCIDENTAL THERETO, AS MAY BE DEEMED NECESSARY OR PROPER BY SAID PARTIES FOR THE PROPER IRRIGATION OF ANY OTHER LANDS IN THE JURUPA RANCHO, OR FOR SUPPLYING OF THE MAIN CANAL WITH WATER, PROVIDED, HOWEVER, THAT SUCH DITCHES SHALL, WHEN PRACTICABLE, FOLLOW THE LINES OF THE SURVEYS SUBDIVISION OF THE JURUPA RANCHO, IN FAVOR OF THE STEARNS RANCHOS COMPANY AND JURUPA LAND AND WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS.
- AN EASEMENT FOR WATER PIPES AND DITCHES, FLUMES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 27, 1900 IN BOOK 112 OF DEEDS, PAGE 122.
IN FAVOR OF: JOHN FITACHER MOULTON AND HERBERT BULKLEY PRAED
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, POWER LINES, TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 7, 1911 IN BOOK 324 OF DEEDS, PAGE 389.
IN FAVOR OF: HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEKEWICH
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR ELECTRIC LINES AND TELEPHONE POLES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1962 AS INSTRUMENT NO. 99640 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN

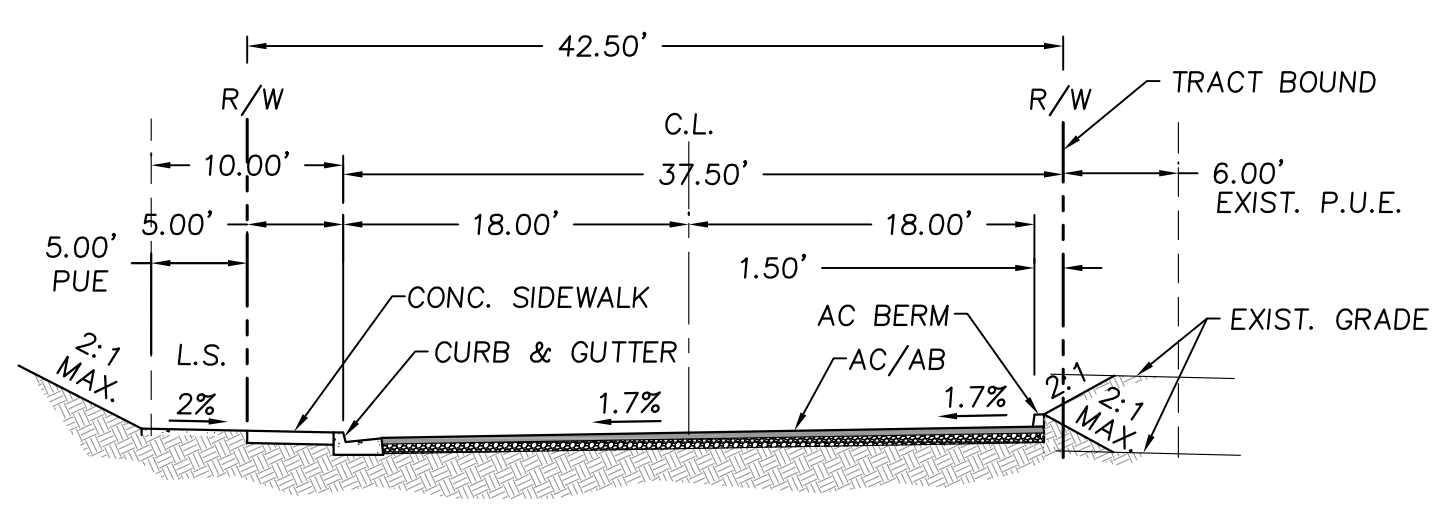
BENCH MARK
CITY OF CORONA BENCH MARK C-105
A 2-1/2" BRASS DISK STAMPED "C-105" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE B.C.R. OF THE SOUTHWESTERLY CURB RETURN OF THE INTERSECTION OF RIVER ROAD AND MAIN STREET.

ELEVATION = 587.437 FEET (NGVD 88)

BASIS OF BEARING
NEWHALL DRIVE N42°19'50"W (BASIS OF BEARING TRACT 2713 MB AB/54/56)

LEGAL DESCRIPTION
THAT PARCEL OF LAND IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 21, 1963, IN BOOK 3450, PAGE 575, OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, SOUTH 41°41'51" EAST, 384.24 FEET; THENCE NORTH 48°18'09" EAST, 103.64 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 36°11'42" WEST, 13.56 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, NORTH 34°25'23" WEST, 352.92 FEET TO THE NORTHWEST LINE OF SAID PARCEL; THENCE NORTH 34°25'23" WEST 132.91 FEET, THENCE NORTH 48°45'29" WEST, 140.73 FEET TO THE SOUTH LINE OF CORONA AVENUE AS SHOWN ON DIVISION OF HIGHWAYS MAP, RECORDED AS MAP 205-159, OFFICIAL RECORDS OF SAID COUNTY; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1034.00 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH LINE FROM A TANGENT BEARING OF SOUTH 54°20'59" WEST, THROUGH A CENTRAL ANGLE OF 04°13'01", AN ARC DISTANCE OF 76.10 FEET; THENCE SOUTH 58°34'00" WEST, 83.86 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 44°30'21" EAST, 60.37 FEET; THENCE SOUTH 44°54'35" EAST, 45.06 FEET; THENCE SOUTH 44°31'24" EAST 122.92 FEET; THENCE SOUTH 38°21'44" EAST, 48.00 FEET TO THE POINT OF BEGINNING.



STREET "A"
(TYPICAL SECTION)
MODIFIED STD. 111 (PUBLIC)

GRAPHIC SCALE

