

# TENTATIVE TRACT NO. 36608

CORONA, CA

### SERVICE PROVIDERS

CORONA DEPT. OF PUBLIC WORKS	(951) 736-2261
CORONA DEPT. OF WATER & POWER	(951) 736-2321
SOUTHERN CALIFORNIA GAS	(800) 427-2200
SOUTHERN CALIFORNIA EDISON	(800) 930-8591
AT&T	(800) 333-3211
NEXTEL NETWORKS	(909) 593-9700
TIME WARNER CABLE	(877) 288-0170
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
CORONA DIAL-A-RIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-NORCO UNIFIED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
REVERSE TRANSIT AGENCY	(951) 684-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221

### ZONING NOTES

EXISTING ZONING: A (AGRICULTURAL)

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: (R1-8.4) SINGLE FAMILY RESIDENTIAL (8,400 S.F. MIN.)

EAST: (R-2) LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

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

### GENERAL PLAN

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

### SURROUNDING GEN. PLAN

NORTH: LMDR: LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)

SOUTH: LMDR: LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)

EAST: (MDR) MEDIUM DENSITY RESIDENTIAL (6-15 DU/ACRE)

WEST: (LDR) LOW DENSITY RESIDENTIAL (3-6 DU/ACRE)

### LAND USE

VACANT - SINGLE FAMILY RESIDENTIAL

### SURROUNDING LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL

SOUTH: KINDERCARE

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(S) TO ACCOMMODATE 70,000 LBS GW DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. 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 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.
- 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, 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 SHALL BE ILLUMINATED DURING ALL HOURS OF DARKNESS. SEE PREMISE IDENTIFICATION STANDARD AT [www.coronaca.gov](http://www.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
FS	EXIST. RATE OF GRADE
XX.XX	PROP. SPOT ELEVATION
FS	PROP. RATE OF GRADE
BSL	PROP. BUILDING SETBACK LIMITS

### STREET LINEAR FOOTAGE

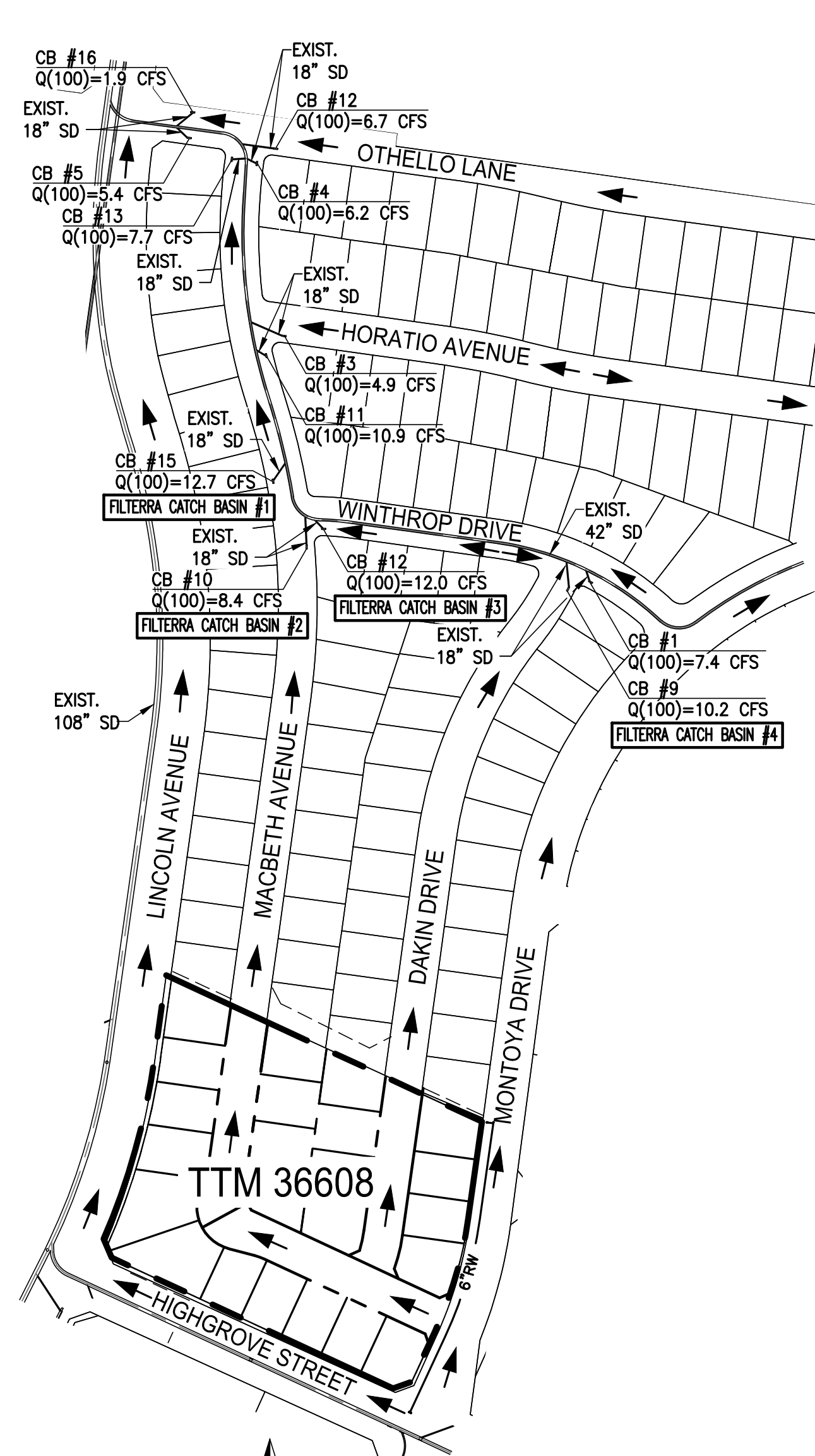
EXISTING LINCOLN AVENUE	500 L.F.
EXISTING HIGHGROVE STREET	644 L.F.
EXISTING MONTROYA DRIVE	525 L.F.
PROPOSED MACBETH AVENUE	339 L.F.
PROPOSED DAKIN DRIVE	337 L.F.
PROPOSED "A" STREET	433 L.F.
TOTAL	2,778 L.F.

### LETTERED LOTS

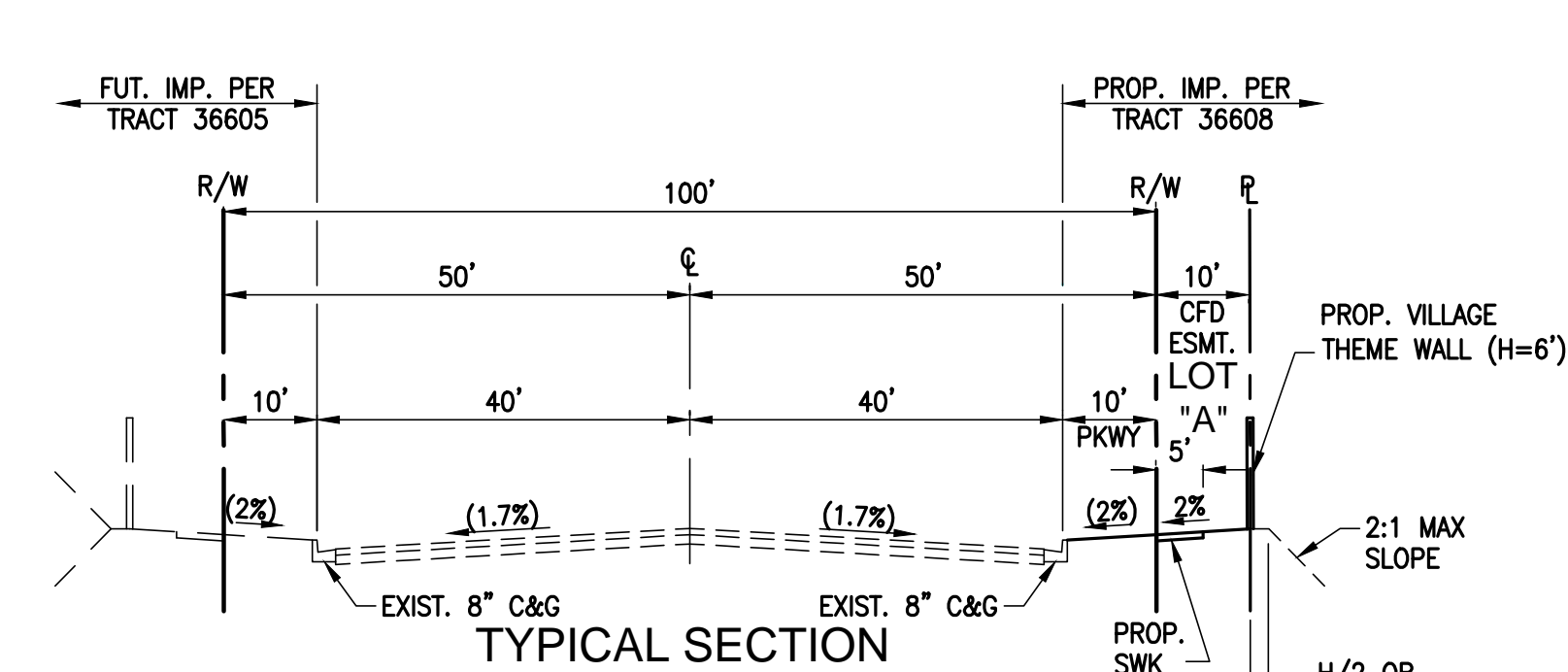
LOT "A" (CFP)	4,494 S.F.
LOT "B" (MACBETH AVENUE)	22,348 S.F.
LOT "C" (DAKIN DRIVE)	19,608 S.F.
LOT "D" ("A" STREET)	26,386 S.F.
TOTAL	72,834 S.F.

### LOT AREA TABLE

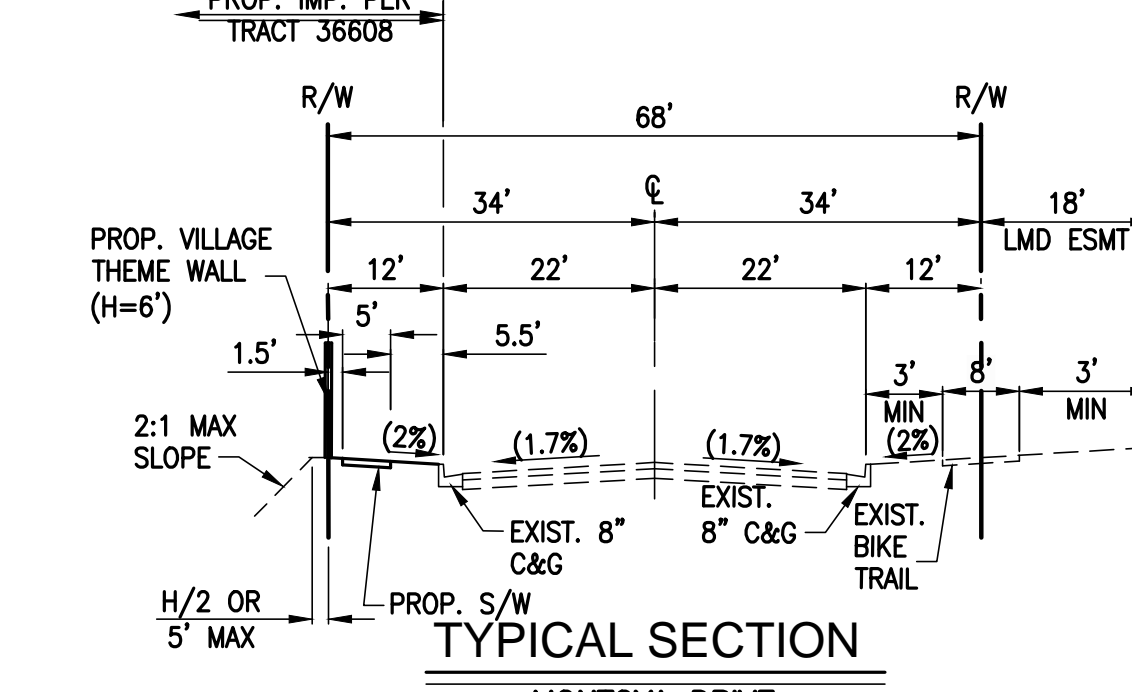
LOT NO.	AREA (GROSS)	W	D	AREA (NET)	LOT NO.	AREA (GROSS)	W	D	AREA (NET)	LOT NO.	AREA (GROSS)	W	D	AREA (NET)
1	8,277	83	104	8,277	9	7,576	72	105	6,720	17	7,507	73	103	6,569
2	7,488	72	104	7,488	10	7,608	74	103	6,458	18	7,712	75	103	6,880
3	7,488	72	104	7,488	11	8,531	74	104	7,227	19	7,604	68	104	6,737
4	7,647	73	104	7,488	12	7,208	75	103	7,114	20	8,168	83	105	6,766
5	7,319	74	100	7,488	13	7,870	77	102	7,320	21	7,253	70	103	6,615
6	12,688	99	111	12,023	14	7,615	75	102	7,116	22	7,232	70	102	6,437
7	12,681	90	125	12,023	15	8,403	77	104	8,415	23	8,326	80	100	8,104
8	8,472	76	112	7,067	16	8,412	88	104	8,617	AVG	8,221	77	101	7,667



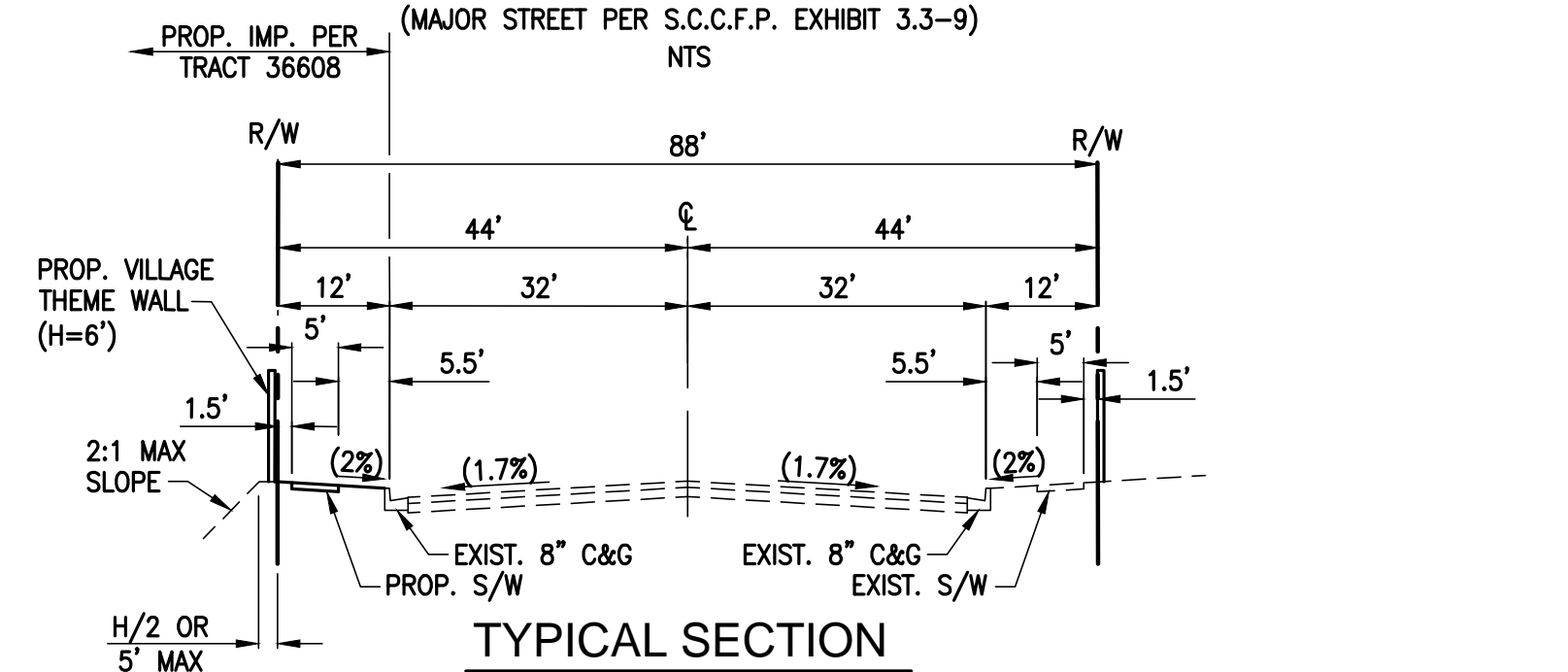
STORM DRAIN DETAIL  
1"=200'



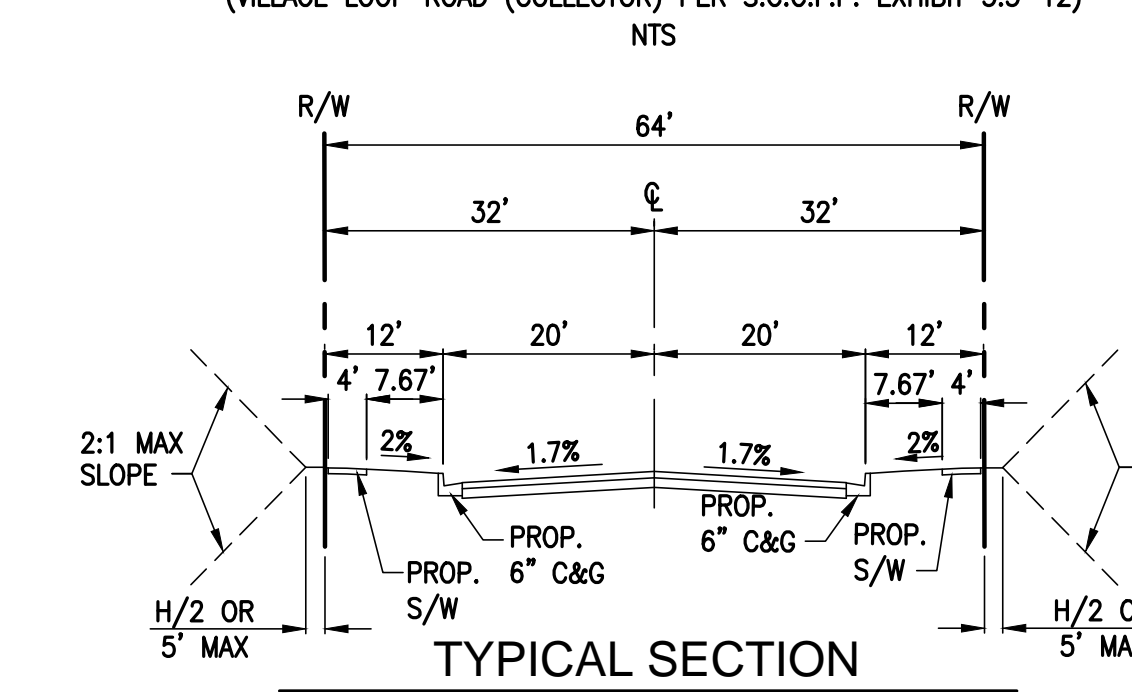
TYPICAL SECTION  
SOUTH LINCOLN AVENUE  
(MAJOR STREET PER S.C.C.F.P. EXHIBIT 3.3-9)  
NTS



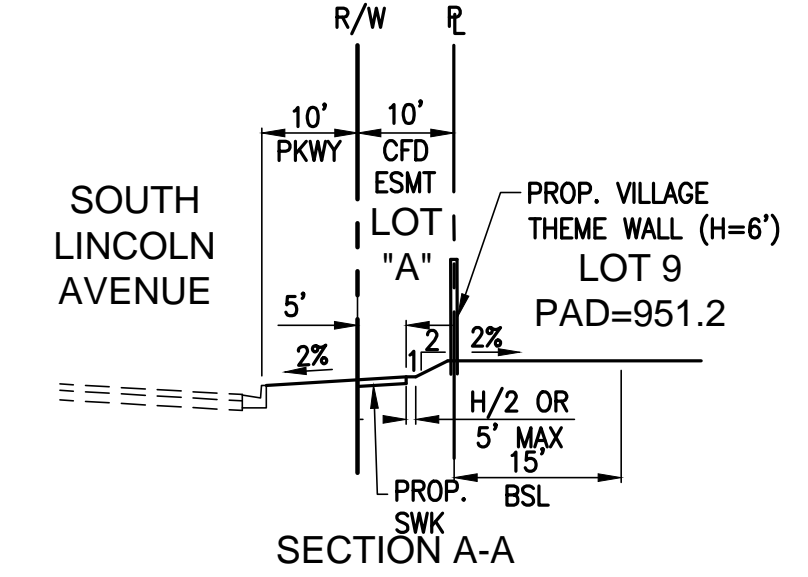
TYPICAL SECTION  
MONTROYA DRIVE  
(VILLAGE LOOP ROAD (COLLECTOR) PER S.C.C.F.P. EXHIBIT 3.3-12)  
NTS



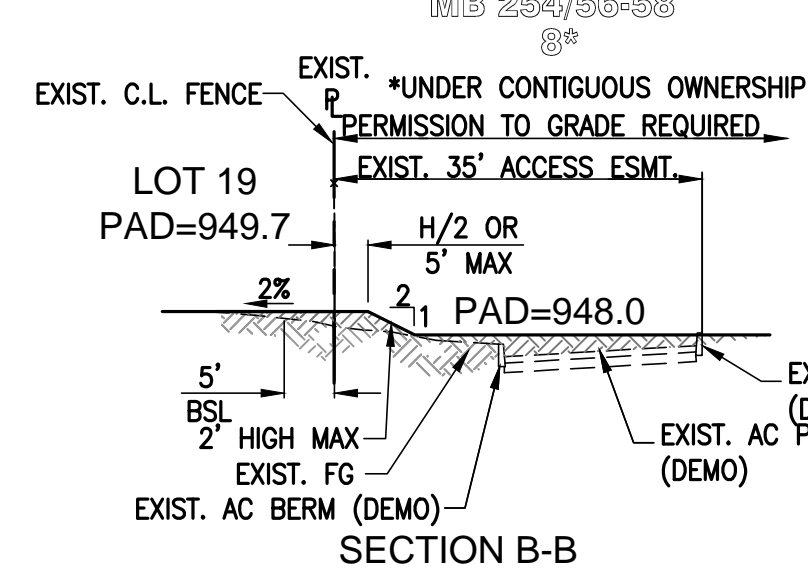
TYPICAL SECTION  
HIGHGROVE STREET  
(SECONDARY ARTERIAL PER S.C.C.F.P. EXHIBIT 3.3-11)  
NTS



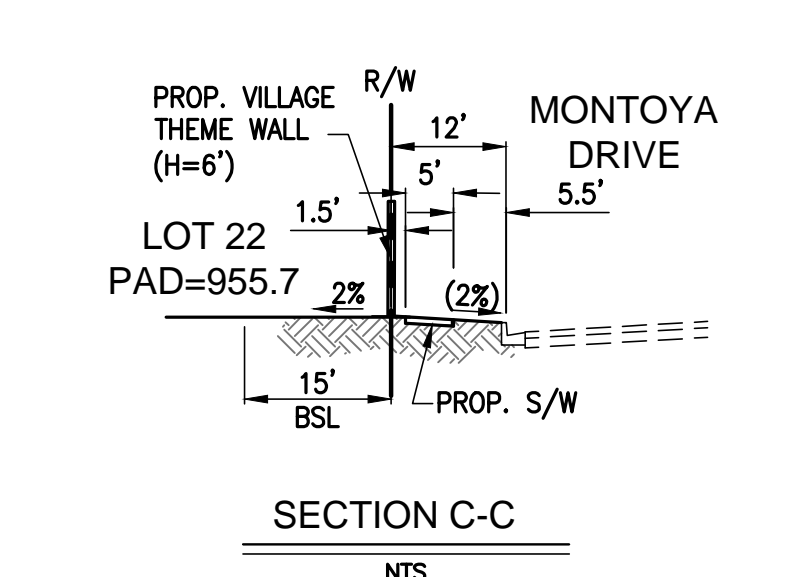
TYPICAL SECTION  
PROP. MACBETH & DAKIN DRIVES, "A" STREET  
(LOCAL STREET PER C.O.C. STD. PLAN 107)  
NTS



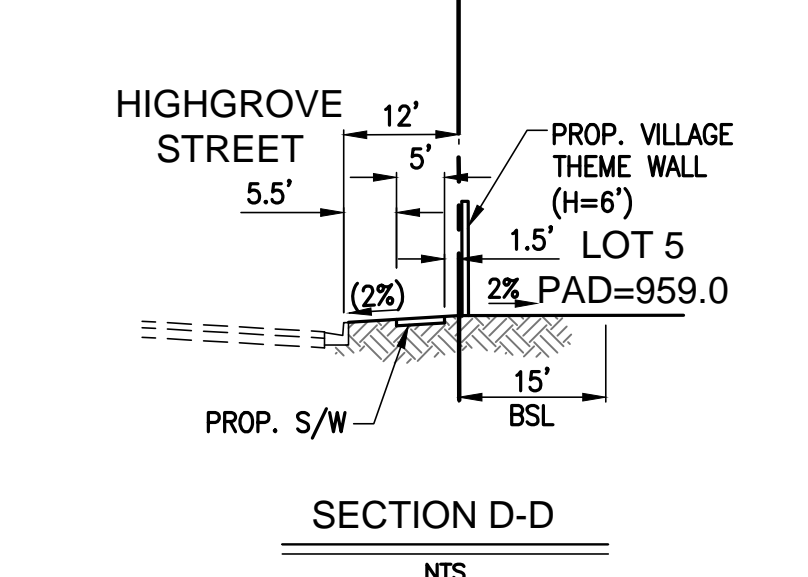
SECTION A-A  
NTS



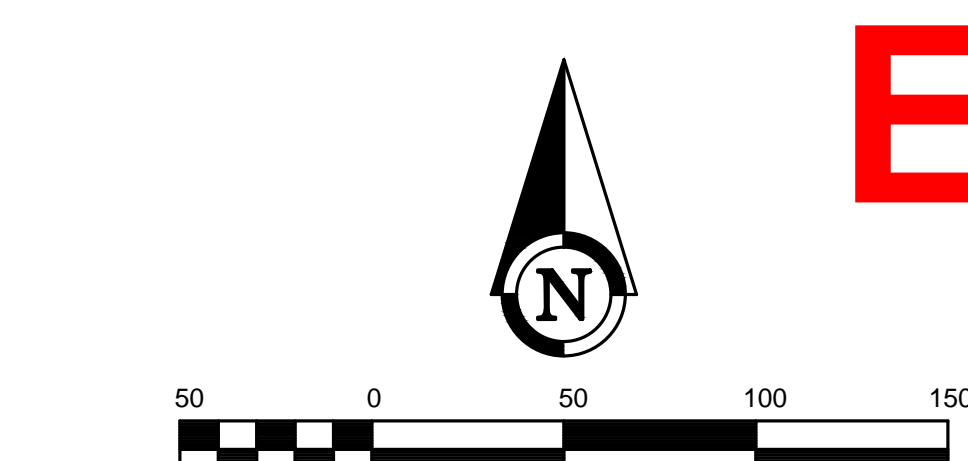
SECTION B-B  
NTS



SECTION C-C  
NTS



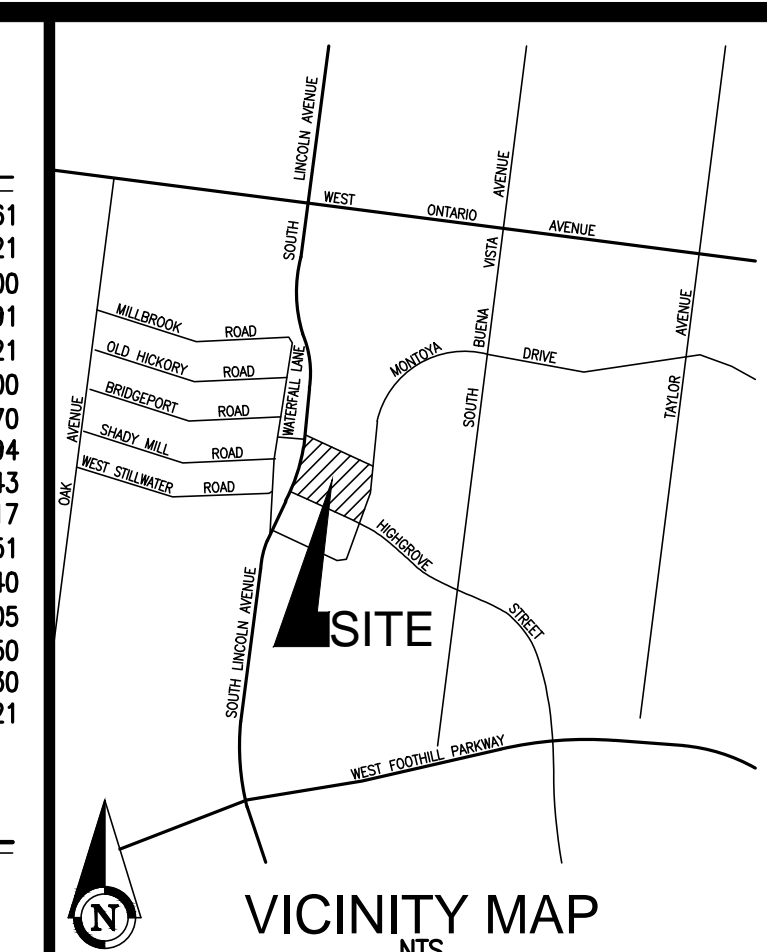
SECTION D-D  
NTS



Date	By	REVISIONS	App'd

# EXHIBIT 2

PREPARED BY:  
**ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
 PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES  
 1850 EAST CHASE DRIVE - CORONA, CA 92882  
 P: 951 - 872 - 8400 F: 951 - 872 - 8480



VICINITY MAP  
NTS

### ASSESSOR'S PARCEL NO.

113-160-009

### LEGAL DESCRIPTION

LOT 298 OF ORANGE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF CORONA, A MUNICIPAL CORPORATION BY FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 1992 AS INSTRUMENT NO. 1992-374059 OF OFFICIAL RECORDS.

### SITE ADDRESS

NORTH HIGHGROVE STREET AT LINCOLN AVENUE  
CORONA, CA 92882

### OWNER

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

### DEVELOPER

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

### TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE CO.  
 1250 CORONA POINTE COURT, SUITE 201  
 CORONA, CA 92879  
 (951) 256-5879  
 ATTN: MR. TERRELL CRUTCHFIELD, TITLE OFFICER  
 ORDER NO. NHSC-4553518 (tc)  
 DATED: FEBRUARY 04, 2014

### TOPOGRAPHY

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

### SITE ACREAGE

GROSS ACREAGE = 6± ACRES

### SOUTH CORONA CFD

VILLAGE NO.: 1  
 TARGET DENSITY: 3.80 DU/AC  
 PROPOSED DENSITY: 3.83 DU/AC

### FEMA NOTES

THE PROPERTY LIES WITHIN ZONE X ON F.E.M.A. MAP NO. 08065C13526 DATED AUGUST 28, 2008, AND IS NOT WITHIN A FLOOD ZONE PER COMMUNITY PANEL NUMBER 060250 13526 DATED AUGUST 28, 2008.

P:\085\113\1184\_BLACKMON\_MONTROYA\CAD\TMM\1184-TM36608-01.DWG: 12/18/19