

April 28, 2019

City of Corona  
Planning Department  
400 South Vicentia Ave.  
Corona, California 91882

**Armstrong & Brooks  
Consulting Engineers**

Planning-Infrastructure-Site Development-Water Resources

Re: Parcel Map 37748

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This letter is written to address the design standards and improvement requirements for a Parcel Map in accordance with City of Corona Municipal Code Section 16.12.060.

**Subdivision Development Plan:**

The 0.39 acre subject property consists of portions of six existing lots (Lots 13 through 18, inclusive) within Block 19 of the Map of South Riverside Townsite as shown in Book 9, Page 8 of Maps of San Bernardino County. The proposed map shall consolidate all of these portions of the six existing lots into a single 0.39 acre lot with an easement dedicated for reciprocal ingress/egress purposes along the easterly and northerly portions of the proposed lot consistent with the proposed curb alignments of the proposed drive aisles through the retail center.

**Domestic Water Supply:**

According to the City of Corona Domestic Water Atlas, there is an existing public 10" ACP water line available in Main St. and an existing public 8" ACP water line running in 8<sup>th</sup> Street and an alley which runs in an east west direction along the project's northerly boundary. These two 8" water lines are looped between Main St. and an existing 8" ACP water line in Ramona Ave.

There is an existing 4" Steel line running in an alley which traverses a north south direction adjacent to the project's easterly boundary. This line is looped between the 8" water line in 8<sup>th</sup> Street and an existing public 8" ACP water line which runs through the retail center to the north of the site.

Given the age of the 4" line, it is recommend that the domestic water connection be made to the 8" line in the public alley adjacent to the northerly site boundary.

**Improvements:**

The public right-of-way fronting the project site has been fully improved to its ultimate width with curb & gutter, sidewalk, driveways, street lights, fire hydrants and parkway trees. The developer is proposing no additional improvements.

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**EXHIBIT E**

**Waste:**

According to the City of Corona Sewer Atlas, there is an existing public 6" CIPP sewer line available in the alley which traverses a north south direction adjacent to the project's easterly boundary. The sewer manhole in 8<sup>th</sup> Street is listed at a depth of 6'. The next downstream sewer manhole is located at the intersection of the alleys running adjacent to the subject property's northerly and easterly boundary. This sewer manhole is identified as being 9' deep.

The connection to the public sewer will be made in the ally to the existing 6" sewer.

**Drainage:**

According to the City of Corona Storm Drain Atlas, there is an existing public 18" ACP running from south to north at approximately 3.7% adjacent to the easterly curb in Main St. The proposed on-site drainage will be conveyed through proposed water quality treatment basins located along the westerly and northerly perimeter of the proposed siteplan prior to discharge to the existing 18" ACP in Main St. near the northwesterly corner of the subject property.

**Covenants, Conditions & Restrictions:**

The subject property is located within an existing retail center and is subject to the existing CC&R's.

I hope you find that this letter satisfies Item 7 of the Parcel Map Review Submittal Requirements. Should this letter be lacking in content or be in need of revision, please contact me at your earliest convenience to discuss the suggested or required changes.

Sincerely,



Dennis G. Armstrong, P.E.  
Principal