

**SLOPE DESIGNATIONS**

- MAINTAINED BY MICHELEWINN'S ASSOCIATION
- MAINTAINED BY PRIVATE OWNERS

**PROPOSED EASEMENTS**

- INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STRIPS AND PUBLIC UTILITY PURPOSES

**EARTHWORK SUMMARY**

CUT	55,288 C.Y.S
FILL	56,597 C.Y.S
IMPORT	817 C.Y.S

**NUMBERED LOTS**

Lot No.	S.F.	Acres	Land Use
1	35,405	0.70	Residential
2	38,163	0.80	Residential
3	36,480	0.81	Residential
4	42,977	0.99	Residential
5	34,647	0.77	Residential
6	68,773	1.58	Residential
7	35,904	0.82	Residential
8	36,137	0.83	Residential
9	28,961	0.65	Residential
10	70,018	1.61	Residential
11	68,272	1.57	Residential
12	48,574	1.32	Residential
13	50,470	1.16	Residential

**LETTERED LOTS**

Lot No.	S.F.	Acres	Land Use
A	35,009	0.80	Open Space/EVA
B	14,150	0.32	Open Space
C	7,566	0.17	Park
D	16,031	0.37	Park
E	62,736	1.44	Open Space
F	32,122	0.74	Open Space
G	38,643	0.89	Open Space
H	241,677	5.6	Open Space
I	134,886	3.42	Open Space
J	50,823	1.18	Open Space
K	13,083	0.30	Open Space
L	14,553	0.33	Street/EVA
M	11,495	0.26	Street
N	48,849	1.12	Street
O	36,921	0.85	Street
P	36,400	0.84	Street
Q	21,705	0.50	Street
R	52,066	1.20	Street
S	39,826	0.91	Street

**ALL LOT SUMMARY**

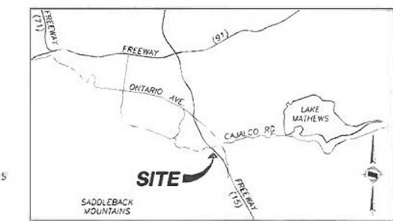
LAND USE	TOTAL AREA (AC)
RESIDENTIAL	13.1
PARK/OPEN SPACE	15.16
STREET	6.01
<b>TOTAL</b>	<b>34.27</b>

**PRODUCT SUMMARY**

PRODUCT	UNIT NUMBER	UNITS
50X80	1-59	59
47X80	60-118	59
<b>TOTAL</b>		<b>118</b>

**LEGEND**

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DATELINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 10% AND 12% SLOPE
- REMAINING MAIL
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EXISTING MEDIAN
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- UNIT NUMBER
- PLAN TYPE
- BASE ACCESS 3" ASPHALT CONCRETE OVER 12" OF COMPACTED FILL MATERIAL
- EMERGENCY VEHICLE ACCESS 12" OF COMPACTED FILL MATERIAL



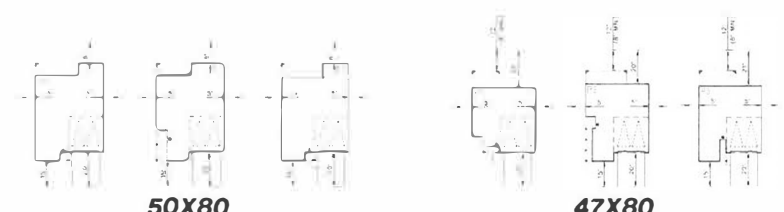
**VICINITY MAP**

**NOTES**

1. EXISTING LAND USE VACANT
2. PROPOSED LAND USE RESIDENTIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL
4. EXISTING ZONING MEDIUM DENSITY RESIDENTIAL AND PARK
5. ASSESSOR PARCEL NUMBERS 279 240 023, 279 240 024 AND 279 240 025
6. TOTAL GROSS AREA: 34.27 AC
7. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION FARM WAY, CORONA, CA 92880, (951) 736-2234
8. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION FARM WAY, CORONA, CA 92880, (951) 736-2234
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison, P.O. BOX 6400, RANCHO CUCAMONGA, CA 91729, (800) 996-7788
11. TELEPHONE SERVICE PROVIDED BY: AIRTEL, 1265 H WAY BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
12. FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92880, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO, CA 92860, (951) 736-5000
15. THE PROJECT SITE IS LOCATED WITHIN ZONE 4 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 0805031300C, EFFECTIVE DATE AUGUST 28, 2008.
16. ALL IMPROVEMENTS SHALL BE PER APPLICABLE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED
17. PROPOSED DEVELOPMENT (PHASE 2B) IS IN CONFORMANCE WITH THE APPROVED WQMP AND DRAINAGE REPORT
18. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL
19. PLANS PROVIDE 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 GVW DURING ALL PHASES OF CONSTRUCTION
20. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMPLETION OF CONSTRUCTION
21. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S)
22. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER
23. SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS
24. THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION
25. PROVIDE ONE-HOUR CONSTRUCTED TANKS FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WADLAND AREAS ENTIRE HOUSE PERIMETER SHALL COMPLY
26. FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE SITE
27. PROVIDE CLASS A ROOFING MATERIAL
28. A FIRE FACILITIES FEE OF \$29.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.360.30 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE
29. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT
30. 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 COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS
31. SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310.1997 EDITION
32. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LATHES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES
33. MULTIFAMILY UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONA.CA.GOV
34. ACCESS ROAD TO WATER QUALITY BASIN WILL BE PAVED
35. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL
36. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET
37. SHOW TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE MARSHAL AND CONSTRUCT THE ACCESS WAYS TO ACCOMMODATE 70,000 LBS GROSS VEHICLE WEIGHT DURING ALL PHASES OF CONSTRUCTION
38. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE CORONA.CA.GOV. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMPLETION OF CONSTRUCTION
39. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S)
40. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER
41. MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LATHES ON SITE
42. A KNOX PRODUCT SHALL BE PROVIDED FOR OUTCUES; IN THIS PROJECT TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
43. A KNOX BOX SHALL BE PROVIDED FOR THIS BUSINESS TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
44. A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE @ 20 PSI SHALL BE PROVIDED FOR ONE- AND TWO-FAMILY DWELLINGS
45. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART, ONE AND TWO FAMILY DWELLINGS ONLY
46. FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL
47. A FIRE PROTECTION/ACCESS PLAN IS REQUIRED FOR THIS SITE CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE AT A MINIMUM BUT NOT LIMITED TO: FUEL MANAGEMENT, INGRESS AND EGRESS, STREET WIDTHS, TURN-OUTS, HYDRANT LOCATIONS ETC. IF AN ALTERNATIVE IS PROPOSED PROVIDE AN OFFICIAL ALTERNATIVE MATERIALS AND METHODS (M & M) TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL
48. PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE
49. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT
50. 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/HRA. ADDRESSES MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS
51. RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CALIFORNIA FIRE AND RESIDENTIAL CODE AND HFA-13



**SINGLE FAMILY DETACH**



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:
				DS

PREPARED FOR / OWNER:  
**ARANTINE HILLS HOLDINGS, LP**  
 A DELAWARE LIMITED PARTNERSHIP  
 4343 VAN KARMAN AVE, SUITE 300  
 NEWPORT BEACH, CA 92660  
 (949) 382-2766

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1070 • FX: (949) 583-0759

**SITE PLAN**  
 TENTATIVE TRACT NO. 38277  
 FOR CONDOMINIUM PURPOSES  
 City of Corona

**SHEET**  
 1 OF 5