

TENTATIVE TRACT MAP NO. 38277 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 10, LOTS "D", "E", "F", "I", "L" AND "R", A PORTION OF LOT "S" OF TRACT NO. 36294, AS PER MAP FILED IN BOOK 456, PAGES 23 THROUGH 58, INCLUSIVE, OF MAPS, TOGETHER WITH LOT "D" OF PARCEL MAP NO. 37788, AS PER MAP FILED IN BOOK 250, PAGES 85 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, BOTH RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

NUMBERED LOTS

Lot No.	S.F.	Acres	Land Use
1	30,406	0.70	Residential
2	39,163	0.90	Residential
3	26,489	0.61	Residential
4	42,977	0.99	Residential
5	24,647	0.57	Residential
6	68,779	1.58	Residential
7	35,504	0.82	Residential
8	36,137	0.83	Residential
9	28,962	0.66	Residential
10	70,018	1.61	Residential
11	88,272	1.57	Residential
12	48,574	1.12	Residential
13	50,470	1.16	Residential

LETTERED LOTS

Lot No.	S.F.	Acres	Land Use
A	35,000	0.80	Open Space/EVA
B	14,150	0.32	Open Space
C	7,556	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	5.5	Open Space
I	148,861	3.42	Open Space
J	50,623	1.16	Open Space
K	13,083	0.30	Open Space
L	14,555	0.33	Street/EVA
M	11,495	0.26	Street
N	48,849	1.12	Street
O	36,921	0.85	Street
P	36,402	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
TOTAL	34.27

EARTHWORK SUMMARY

CUT:	55,786 CYS
FILL:	56,597 CYS
IMPORT:	811 CYS

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	EXISTING LOT LINE
	DAYLIGHT LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CLUB
	EXISTING MEADOW
	TOP AND TOE OF SLOPE
	RETAINING WALL
	PROPOSED V-DITCH



STATEMENT OF OWNERSHIP

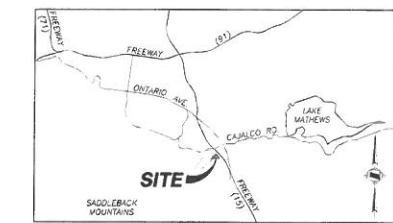
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DOUGLAS L. STALEY DATE _____



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

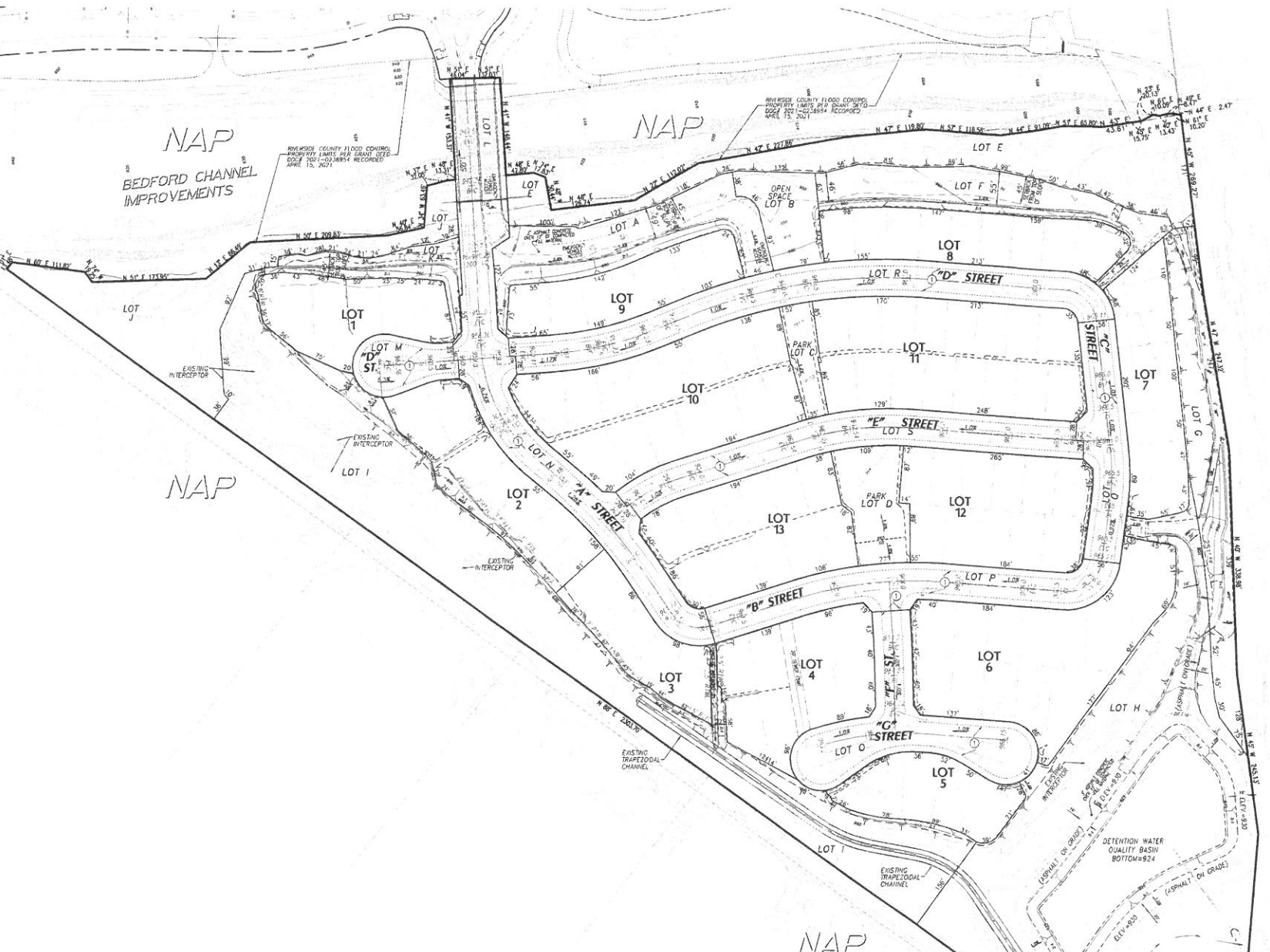
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INCA
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759



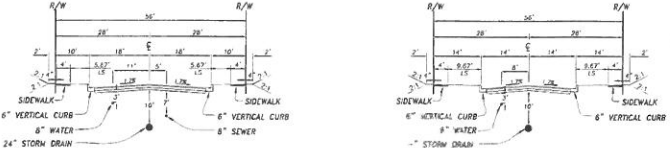
NOTES

- EXISTING LAND USE VACANT
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL AND PARKS
- ASSESSOR PARCEL NUMBERS: 279-240-023, 279-240-024 AND 279-240-026
- TOTAL GROSS AREA: 34.27 AC
- WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 8400, RANCHO CUCAMONCA, CA 91729, (800) 990-7788
- TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEHESCAL STREET, CORONA, CA 92876, (951) 280-4500
- THE PROJECT IS LOCATED WITHIN THE CORONA-HORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO, CA 92860, (951) 736-5000
- THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 08065C13600, EFFECTIVE DATE AUGUST 28, 2008.
- ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
- PROPOSED DEVELOPMENT (PHASE 2B) IS IN CONFORMANCE WITH THE APPROVED WOMP AND DRAINAGE REPORT.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- 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.
- 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 COMBUSTIBLE CONSTRUCTION.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/24 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
- THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
- PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
- FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE SITE.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 13.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- GRADES 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 COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
- SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
- AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
- MULTIPLE 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.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
- 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.
- 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 COMBUSTIBLE CONSTRUCTION.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LANES ON SITE.
- A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT, TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
- A KNOX BOX SHALL BE PROVIDED FOR THIS BUSINESS, TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
- 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.
- FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
- 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 ANY MITIGATION IS PROPOSED PROVIDE AN OFFICIAL ALTERNATIVE MATERIALS AND METHODS (AM & M) TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL.
- PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURE.
- GRADES AND WEED ABATEMENT SHALL BE MAINTAINED 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 CORONA.CA.GOV/FIRE. ADDR HOURS OF DARKNESS.
- RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CODE, AND HPFA 13.

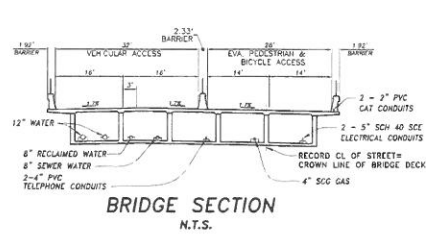
EXHIBIT 2



STREET SECTIONS



56' PRIVATE LOCAL STREET ("A"- "E" STREET & "G" STREET) N.T.S.
56' PRIVATE LOCAL STREET ("F" STREET) NO PARKING PERMITTED



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

DRAWN BY:	AM
DESIGNED BY:	SG
CHECKED BY:	DS

SHEET
1 OF 6