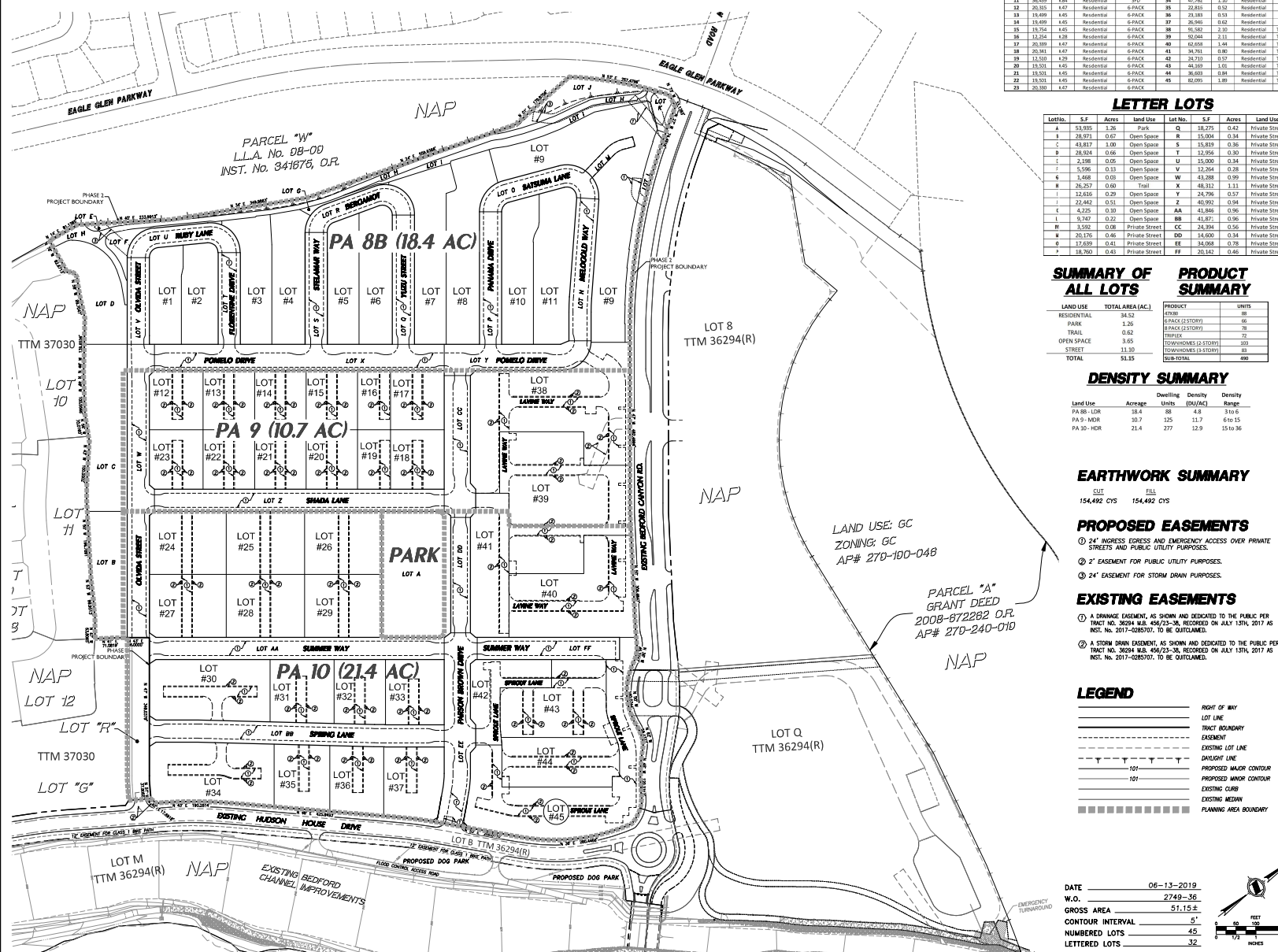


TENTATIVE TRACT MAP NO. 37644 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 9 AND "C" OF TRACT NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
EXCEPTING THEREFROM LOT "T" OF TRACT NO. 37030, FILED IN BOOK 458, PAGES 100 THROUGH 117,
INCLUSIVE, OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA.



RESIDENTIAL LOTS

Lot No.	S.F.	Acres	Last Use	Product Type	Lot No.	S.F.	Acres	Last Use	Product Type
1	20,130	0.46	Residential	SFD	24	30,777	0.71	Residential	TRIPLEX
2	28,137	0.64	Residential	SFD	25	25,000	0.57	Residential	TRIPLEX
3	27,248	0.63	Residential	SFD	26	25,000	0.57	Residential	TRIPLEX
4	28,258	0.65	Residential	SFD	27	30,780	0.71	Residential	TRIPLEX
5	27,387	0.63	Residential	SFD	28	24,480	0.56	Residential	TRIPLEX
6	28,888	0.66	Residential	SFD	29	30,000	0.70	Residential	TRIPLEX
7	28,550	0.65	Residential	SFD	30	24,480	0.56	Residential	TRIPLEX
8	42,881	0.97	Residential	SFD	31	25,791	0.59	Residential	B-FRACK
9	34,575	0.79	Residential	SFD	32	25,239	0.58	Residential	B-FRACK
10	35,076	0.80	Residential	SFD	33	24,450	0.56	Residential	B-FRACK
11	36,459	0.84	Residential	SFD	34	40,752	0.93	Residential	B-FRACK
12	28,382	0.65	Residential	B-FRACK	35	24,816	0.56	Residential	B-FRACK
13	19,409	0.45	Residential	B-FRACK	36	23,181	0.53	Residential	B-FRACK
14	19,409	0.45	Residential	B-FRACK	37	24,480	0.56	Residential	B-FRACK
15	19,409	0.45	Residential	B-FRACK	38	31,562	0.72	Residential	TOWNHOUSES
16	13,254	0.30	Residential	B-FRACK	39	32,004	0.73	Residential	TOWNHOUSES
17	20,330	0.47	Residential	B-FRACK	40	22,456	0.51	Residential	TOWNHOUSES
18	20,341	0.47	Residential	B-FRACK	41	38,761	0.88	Residential	TOWNHOUSES
19	12,510	0.29	Residential	B-FRACK	42	38,713	0.88	Residential	TOWNHOUSES
20	13,551	0.31	Residential	B-FRACK	43	44,160	1.01	Residential	TOWNHOUSES
21	13,551	0.31	Residential	B-FRACK	44	38,603	0.88	Residential	TOWNHOUSES
22	13,551	0.31	Residential	B-FRACK	45	39,099	0.89	Residential	TOWNHOUSES
23	20,130	0.47	Residential	B-FRACK	46	38,603	0.88	Residential	TOWNHOUSES

LETTER LOTS

Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use
A	33,935	0.78	Private Street	I	18,275	0.42	Private Street
B	28,971	0.67	Open Space	R	25,004	0.58	Private Street
C	24,813	0.57	Open Space	S	15,833	0.36	Private Street
D	28,924	0.66	Open Space	T	12,956	0.30	Private Street
E	12,298	0.28	Open Space	U	15,000	0.34	Private Street
F	5,596	0.13	Open Space	V	12,264	0.28	Private Street
G	1,468	0.03	Open Space	W	43,288	0.99	Private Street
H	18,257	0.42	Trail	X	48,312	1.11	Private Street
I	22,626	0.52	Open Space	Y	24,796	0.57	Private Street
J	22,462	0.51	Open Space	Z	40,992	0.94	Private Street
K	4,223	0.10	Open Space	AA	43,848	0.96	Private Street
L	9,747	0.22	Open Space	BB	41,871	0.96	Private Street
M	3,592	0.08	Private Street	CC	34,284	0.79	Private Street
N	10,175	0.23	Private Street	DD	19,608	0.45	Private Street
O	17,639	0.41	Private Street	EE	34,068	0.78	Private Street
P	18,700	0.43	Private Street	FF	20,142	0.46	Private Street

SUMMARY OF PRODUCT ALL LOTS

LAND USE	TOTAL AREA (AC)	PRODUCT	UNITS
RESIDENTIAL	34.52	TRIPLEX (1 STORY)	60
PARK	1.36	PARK (2 STORY)	60
TRAIL	0.62	PARK (2 STORY)	78
OPEN SPACE	3.65	TOWNHOUSES (2 STORY)	183
STREET	0.60	TRIPLEX	78
TOTAL	51.15	SUB-TOTAL	600

DENSITY SUMMARY

Land Use	Average	Units	Density (DU/AC)	Range
PA 8B - LTR	18.4	48	2.6	1.96 - 3.95
PA 9 - MDR	10.7	125	11.7	6 to 15
PA 10 - HR	21.4	277	12.9	15 to 36

EARTHWORK SUMMARY

CUT: 154,492 CYTS
FILL: 154,492 CYTS

PROPOSED EASEMENTS

- 24' WIRELESS DEVICE AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
- 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- 24' EASEMENT FOR STORM DRAIN PURPOSES.

EXISTING EASEMENTS

- A DRAINAGE EASEMENT AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294 AND MUST BE PAID PROOF TO BUILDING PERMIT ISSUANCE. INST. NO. 2017-0285707 TO BE OUTLINED.
- A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294 AND MUST BE PAID PROOF TO BUILDING PERMIT ISSUANCE. INST. NO. 2017-0285707 TO BE OUTLINED.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRAIL BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING GROUND
- EXISTING MEDIAN
- PLANNING AREA BOUNDARY

DATE

06-13-2019

W.O.

2749-36

GROSS AREA

51.15 ±

CONTOUR INTERVAL

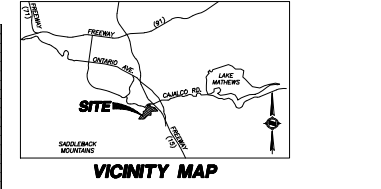
5'

NUMBERED LOTS

45

LETTERED LOTS

32



- ### NOTES
- EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: RESIDENTIAL
 - EXISTING GENERAL PLAN LAND USE: DESIGNATION/LAND DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL
 - EXISTING ZONING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARK
 - ASSESSOR PARCEL NUMBERS: 279-240-022 AND 279-240-031
 - TOTAL GROSS AREA: 51.15 AC
 - WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92686, (951) 736-2234
 - SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92686, (951) 736-2234
 - GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91771, (951) 827-2200
 - ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CALICAMANO, CA 91729, (800) 990-7788
 - TELEPHONE SERVICE 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 TEMESCAL STREET, CORONA, CA 92676, (951) 280-4500
 - THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO, CA 92660, (951) 756-5200
 - STREET LINEAR FOOTAGE:
 - OLIVIA STREET - 1,450', 'A' STREET - 206', 'B' STREET - 312', 'C' STREET - 1,143', 'D' STREET - 385', 'E' STREET - 204', 'F' STREET - 414', 'G' STREET - 410', 'H' STREET - 230', 'I' STREET - 230', 'J' STREET - 1,208', 'K' STREET - 925', 'L' STREET - 1,195', 'M' STREET - 374'
 - THE PROJECT SITE IS LOCATED WITHIN ZONING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER D0604800, EFFECTIVE DATE 08-28-2013.
 - ALL IMPROVEMENTS SHALL BE PER ARANITE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
 - PROPOSED DEVELOPMENT (PHASE 2) IS IN CONFORMANCE WITH THE APPROVED WQMP AND DRAINAGE REPORT.
 - ANY REVISION SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 24 FEET.
 - PROVIDE PLANS 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 OVER DURING ALL PHASES OF CONSTRUCTION.
 - ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARDS. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO(2) DIRECTIONS AND FIREHYDRANTS PROVIDING THE REQUIRED FLOW TESTED AND ACCEPTED PRIOR TO COMPLETION OF CONSTRUCTION.
 - PROVIDE TURN-AROUND FOR ACCESS DRIVE(S) MEETING FIRE DEPARTMENT STANDARDS/APPROVAL.
 - 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 CHIEF AND CITY ENGINEERS.
 - SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
 - MULTI-FAMILY BUILDINGS REQUIRE A FIRE FLOW OF 2,500 GPM/2 HOURS @ 20 PSI. HYDRANTS SPACING REQUIREMENT IS 220' MAXIMUM BETWEEN HYDRANTS.
 - FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
 - FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.
 - 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:
 - PROVIDE CLASS A ROOFING MATERIAL.
 - A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.86.010 AND MUST BE PAID PROOF TO BUILDING PERMIT ISSUANCE.
 - PER 511 OF THE CORONA MUNICIPAL CODE, A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY.
 - GROVES AND WOOD 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 OFFICE AT CITY HALL. ADDRESSES MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
 - SMOKE DETECTORS SHALL COMPLY WITH U.S.G. SECTION 310 1947 EDITION.
 - AT NO TIME SHALL FIRE HYDRANTS OR FIRE LINES 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 IDENTIFICATION PLAN AND APPROVE TO THE FIRE DEPARTMENT. A COPY OF THE PRELIMINARY IDENTIFICATION STANDARD IS AVAILABLE AT CORONA/CALICAMANO.
 - RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, AND NFPA SECTION 13.1, ET. AL.

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.

Paula Smith DATE: 06/13/2019

NO. 38796

NO. DATE REVISIONS		APPROVED CHECKED BY: DS		DRAWN BY: LP DESIGNED BY: DS PREPARED FOR: THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92606 (949) 282-2766	OWNER: ARANITE HILLS HOLDINGS, LP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92606 (949) 282-2766	PREPARED BY: HUNSAKER & ASSOCIATES FIRE DEPARTMENT, SURVEYING, PLANNING, ENGINEERING & SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 362-9790 • FX (949) 362-9799	TENTATIVE TRACT NO. 37644 FOR CONDOMINIUM PURPOSES City of Corona	SHEET 1 OF 12
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PLOTTED BY: Lisa Pugh DATE: Jul. 03, 2019 12:35:28 PM FILE: P:\0655\Planning\CA_SITM_37644