

TENTATIVE TRACT NO. 37980

BEING A SURVEY OF THE EASTERLY HALF OF LOT 1 IN BLOCK 52 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP FILED IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN.

ACS CONSULTING, INC. DECEMBER, 2020



GENERAL NOTES:

LEGAL DESCRIPTION:

BEING A SURVEY OF THE EASTERLY HALF OF LOT 1 IN BLOCK 52 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP FILED IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBER:

110-342-031

OWNER/APPLICANT:

PREM PROPERTIES, LLC
2518 N. SANTIAGO BLVD.
ORANGE, CA 92667
CONTACT: MARK HAUPERT
PHONE: (714) 271-1646

ENGINEER/PREPARER:

ACS CONSULTING, INC.
PO BOX 2252
TEMECULA, CA 92593
CONTACT: FRANK A. ARTIGA, P.E.
PHONE: (951) 757-5178

LAND USE/ZONING:

GENERAL PLAN
EXISTING: LDR - LOW DENSITY RESIDENTIAL (3-6 DU/AC)
EXISTING ZONING: R1-B.4 - SINGLE FAMILY RESIDENTIAL (8,400 SF MIN.)
MAP RECORDED PHASING: ONE PHASE
PROPOSED DENSITY: 19 PROPOSED D.U. ~ 4.73 AC. = 4.02 DU/AC

SITE ACREAGE:

4.73 ACRES GROSS/NET

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PREM PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

ON OCTOBER 7, 2020
FRANK A. ARTIGA, P.L.S. NO. 116



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNDP", "MLFP" AND "NOCO" NAD 83 (NRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999628507. CALCULATIONS ARE MADE AT "2000" WITH COORDINATES OF: N: 2,260,184.528', E: 6,159,268.540', USING AN ELEVATION OF 814.54'.

RESIDENTIAL LOT DATA SUMMARY

LOT NO.	LOT AREA (SF)	LOT AREA (AC)	WIDTH (FT)	DEPTH (FT)
1	8,400	0.19	72.3	115.9
2	8,461	0.19	70.3	120.7
3	8,433	0.19	72.2	121.2
4	8,823	0.23	90.2	109.9
5	11,432	0.26	89.2	106.2
6	14,034	0.32	75.5	149.1
7	10,085	0.23	81.4	108.3
8	8,821	0.20	85.5	116.6
9	10,010	0.23	82.6	121.4
10	9,190	0.21	82.6	111.3
11	8,402	0.19	75.5	111.3
12	8,402	0.19	75.5	111.3
13	8,402	0.19	75.5	111.3
14	8,400	0.19	75.5	111.3
15	8,920	0.20	81.8	110.1
16	9,002	0.21	81.8	110.1
17	8,999	0.21	81.8	110.1
18	8,997	0.21	81.8	110
19	8,994	0.21	81.7	110
AVERAGE	9,326.8	0.21	79.6	114.5

LEGEND:

- INDICATES TREE
- INDICATES PALM TREE
- INDICATES WATER VALVE
- INDICATES AIR RELEASE VALVE
- INDICATES WATER METER
- INDICATES ELECTRICAL PULLBOX
- INDICATES UTILITY BOX
- INDICATES STORM DRAIN MANHOLE
- INDICATES SEWER MANHOLE
- INDICATES TELCO RISER
- INDICATES CABLE BOX
- INDICATES ELECTRICAL CABINET
- INDICATES STREET LIGHT
- INDICATES FIRE-HYDRANT
- INDICATES STREET LIGHT BOX
- INDICATES MAILBOX
- INDICATES POWER POLE
- EXISTING CONTOURS
- PROPOSED PAD ELEVATION (1466)
- TRACT BOUNDARY
- LOT NUMBER 1 - 20 - BEGIN & END LOT NO.
- PROPOSED STREET LIGHT
- PROPOSED 2:1 SLOPE
- PROPOSED EASEMENT
- PROPOSED UTILITY
- DRAINAGE DIRECTION
- RCFD - RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
- RCTD - RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
- PP - POWER POLE
- FL - FLOW LINE
- SF - SQUARE FEET
- HP - HIGH POINT
- LP - LOW POINT
- TOC - TOP OF CONCRETE
- FS - FINISHED SURFACE
- HGL - HYDRAULIC GRADE LINE
- CFS - CUBIC FEET PER SECOND
- P/L - PROPERTY LINE
- O.S. - OPEN SPACE
- EX - EXISTING
- R/W or ROW - RIGHT-OF-WAY

SERVICE PROVIDERS:

CITY OF CORONA DEPARTMENT OF WATER (951) 736-2263
CITY OF CORONA DEPARTMENT OF POWER (951) 736-2263
SOUTHERN CALIFORNIA EDISON COMPANY (800) 422-4133
SOUTHERN CALIFORNIA GAS COMPANY (800) 442-4950
PACIFIC BELL (800) 422-4133
AMERICAN TELEPHONE AND TELEGRAPH (951) 381-7380

STREET LINEAL FOOTAGE

SUSANNE STREET / LORRAINE DRIVE 374 L.F.

SHEET INDEX

TITLE SHEET.....1
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REVISION BLOCK		
1	1st SUBMITTAL TO CITY	1-9-21
2	REVISIONS PER CITY COMMENT	10-7-21
REF.	DESCRIPTION	DATE



ACS CONSULTING, INC.

land planning, engineering, and surveying professionals

PO BOX 2252
TEMECULA, CA 92593
TEL: 951-757-5178 e: frank@acsconsultinginc.com

PREPARED BY: FRANK A. ARTIGA R.C.E. NO. 61860
EXP. DATE: 09-30-23

TENTATIVE TRACT NO. 37980

TITLE SHEET

CITY OF CORONA CA

1

OF 3 SHEETS

EXHIBIT 2.A