

A C S
C O N S U L T I N G

November 15, 2021

City of Corona Planning Department
Attention: Lupita Garcia
400 S. Vicentia Ave.
Corona CA 92882

RE: TTM 37980 SUBDIVISION INFORMATIONAL LETTER

PROJECT DESCRIPTION

To whom it may concern, the above mentioned project (TTM 37980) is being submitted to acquire City approval for a tentative tract map. The project is located at the northwest corner of Citron Street and Taylor Avenue, and is surrounded by existing residential single tract homes. The development plan for this map is to subdivide the property into 19 residential detached lots.

The project water source is taken off the existing 6-inch waterline source within Citron and Taylor, which will be removed and replaced with a proposed 8-inch water main. Additionally, the existing water mains along Susanne Street and Lorraine Drive will be extended to connect, providing a dual connection source for the project. The project will also replace pavement along the northerly side of Citron and Taylor and extend to ultimate curb and gutter standard city width requirements. New pavement will be constructed along the extension of Susanne Street and Lorraine Drive, including extending power through the newly constructed roads.

Sewer will be provided by extending a sewer main along Lorraine Drive to the south and by direct connection to the new homes along Citron and Taylor. Each lot will consist of a new sewer lateral connection to the sewer main within Citron/Taylor and Lorraine.

Drainage for the project will consist of allowing surface flow to drain to a proposed catch basin at the northwest corner of Citron / Taylor and at northeast corner of the tract, connecting to the existing storm drain along Taylor. Additionally, flow along Lorraine Drive will be captured at the northerly tract boundary and treated with bio-treatment within the road right of way. drainage will extend along the northerly boundary in a proposed drainage easement to connect to the existing storm drain along Taylor Avenue.

The project owner will process covenants, conditions and restrictions at the final engineering stage.

Should you have any questions, please do not hesitate to call me at 951-757-5178.

Signed:



Frank A Artiga, P.E.
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EXHIBIT 2.D