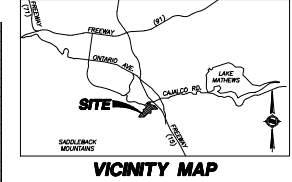


# TENTATIVE TRACT MAP NO. 37644 FOR CONDOMINIUM PURPOSES

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	Land Use	Product Type	Lot No.	S.F.	Acres	Land Use	Product Type
1	20,180	0.46	Residential	SFD	24	30,777	0.71	Residential	TRIPLEX
2	24,107	0.55	Residential	SFD	25	31,400	0.72	Residential	TRIPLEX
3	27,248	0.63	Residential	SFD	26	31,000	0.71	Residential	TRIPLEX
4	28,518	0.65	Residential	SFD	27	30,780	0.71	Residential	TRIPLEX
5	27,287	0.63	Residential	SFD	28	31,400	0.72	Residential	TRIPLEX
6	28,884	0.66	Residential	SFD	29	31,000	0.71	Residential	TRIPLEX
7	29,650	0.68	Residential	SFD	30	31,400	0.72	Residential	TRIPLEX
8	42,081	0.97	Residential	SFD	31	26,791	0.61	Residential	B-PACK
9	84,975	1.94	Residential	SFD	32	21,239	0.48	Residential	B-PACK
10	30,096	0.70	Residential	SFD	33	24,440	0.56	Residential	B-PACK
11	36,459	0.84	Residential	SFD	34	40,762	0.93	Residential	B-PACK
12	26,382	0.60	Residential	S-PACK	35	20,816	0.48	Residential	B-PACK
13	19,409	0.45	Residential	G-PACK	36	21,381	0.53	Residential	B-PACK
14	19,409	0.45	Residential	G-PACK	37	21,381	0.53	Residential	B-PACK
15	19,409	0.45	Residential	G-PACK	38	21,381	0.53	Residential	B-PACK
16	13,254	0.30	Residential	G-PACK	39	10,562	0.24	Residential	TOWNHOUSES
17	20,180	0.46	Residential	G-PACK	40	10,562	0.24	Residential	TOWNHOUSES
18	20,181	0.46	Residential	G-PACK	41	10,562	0.24	Residential	TOWNHOUSES
19	12,150	0.28	Residential	G-PACK	42	10,562	0.24	Residential	TOWNHOUSES
20	13,551	0.31	Residential	G-PACK	43	10,562	0.24	Residential	TOWNHOUSES
21	13,551	0.31	Residential	G-PACK	44	10,562	0.24	Residential	TOWNHOUSES
22	13,551	0.31	Residential	G-PACK	45	10,562	0.24	Residential	TOWNHOUSES
23	20,180	0.46	Residential	G-PACK	46	10,562	0.24	Residential	TOWNHOUSES



### NOTES

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING GENERAL PLAN LAND USE: DESIGNATION/LOW 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 92680, (951) 736-2234
- SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92680, (951) 736-2234
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91771, (909) 671-2200
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CALUCANAMA, CA 91728, (909) 990-7788
- TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- REUSE 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 92860, (951) 758-5200
- STREET LINEAR FOOTAGE: OLIVIA STREET - 1,450', 'A' STREET - 206', 'B' STREET - 312', 'C' STREET - 1,143', 'D' STREET - 365', 'E' STREET - 204', 'F' STREET - 414', 'G' STREET - 410', 'H' STREET - 230', 'I' STREET - 230', 'J' STREET - 1,208', 'K' STREET - 925', 'L' STREET - 1,165', & 'M' STREET - 574'
- THE PROJECT SITE IS LOCATED WITHIN ZONE 'A' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 0806030001, EFFECTIVE DATE 08/01/2010.
- ALL IMPROVEMENTS SHALL BE PER ARVANTINE 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 AND APPROVAL PRIOR TO THE SUBMITTAL OF THE SUBMITTAL TO THE CITY.
- 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 COUNCIL. 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 250' 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.
- FIRE IDENTIFICATION IS REQUIRED FOR ALL PROJECTS. CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE PROJECT.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$21.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.80.030 AND MUST BE PAID PRIOR 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 WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL THE 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. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
- SMOKE DETECTORS SHALL COMPLY WITH U.S.G.C. SECTION 310 1997 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 APPROVED FIRE REVIEW AND APPEAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONACALIFORNIA.
- RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, AND NFPA SECTION 13, ET. AL.

### LETTER LOTS

Letter	S.F.	Acres	Land Use	Letter	S.F.	Acres	Land Use
A	53,935	1.23	Park	Q	18,275	0.42	Private Street
B	28,071	0.64	Open Space	R	25,004	0.58	Private Street
C	24,813	0.57	Open Space	S	15,893	0.36	Private Street
D	28,924	0.66	Open Space	T	12,956	0.30	Private Street
E	12,288	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	16,257	0.37	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	41,866	0.96	Private Street
L	9,747	0.22	Open Space	BB	41,867	0.96	Private Street
M	3,592	0.08	Private Street	CC	24,284	0.56	Private Street
N	10,176	0.23	Private Street	DD	19,008	0.44	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	HOUSE	66
PARK	1.26	TRAIL (2 STORY)	66
TRAIL	0.62	PARK (2 STORY)	78
OPEN SPACE	3.65	TRIPLEX	72
STREET	0.60	TOWNHOUSES (2 STORY)	103
TOTAL	51.15	Subtotal	66

### DENSITY SUMMARY

Land Use	Average	Units	Density	Range
PA 8B - LDR	18.4	66	4.8	3 to 6
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	FILL
154,492 CY	154,492 CY

### PROPOSED EASEMENTS

- 24' WREGRESS EGRESS 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, REC'D 465-25-38, RECORDED ON JULY 13TH, 2017 AS INST. NO. 2017-028570, TO BE OUTLINED.
- A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED TO THE PUBLIC PER TRACT NO. 36294, REC'D 465-25-38, RECORDED ON JULY 13TH, 2017 AS INST. NO. 2017-028570, TO BE OUTLINED.

### LEGEND

RIGHT OF WAY	—
W.O.	—
TRAIL BOUNDARY	—
EASEMENT	—
EXISTING LOT LINE	—
DAYLIGHT LINE	—
PROPOSED MAJOR CONTOUR	—
PROPOSED MINOR CONTOUR	—
EXISTING CURB	—
EXISTING MEDIAN	—
PLANNING AREA BOUNDARY	—

DATE: 06-13-2019  
GROSS AREA: 51.15 ±  
CONTOUR INTERVAL: 5'  
NUMBERED LOTS: 45  
LETTERED LOTS: 32

### STATEMENT OF OWNERSHIP

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

*Paul Smith* DATE: 06/13/2019

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DESIGNED BY:	DRAWN BY:	LP
1	6/13/19	REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS					

PREPARED BY:	OWNER:	PREPARED BY:	SHEET
HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 302-9700 • FX (949) 302-0739	ARVANTINE HILLS HOLDINGS, LP 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92606 (949) 242-2766	THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92606 (949) 242-2766	TENTATIVE TRACT NO. 37644 FOR CONDOMINIUM PURPOSES City of Corona 1 OF 12

# EXHIBIT "1"