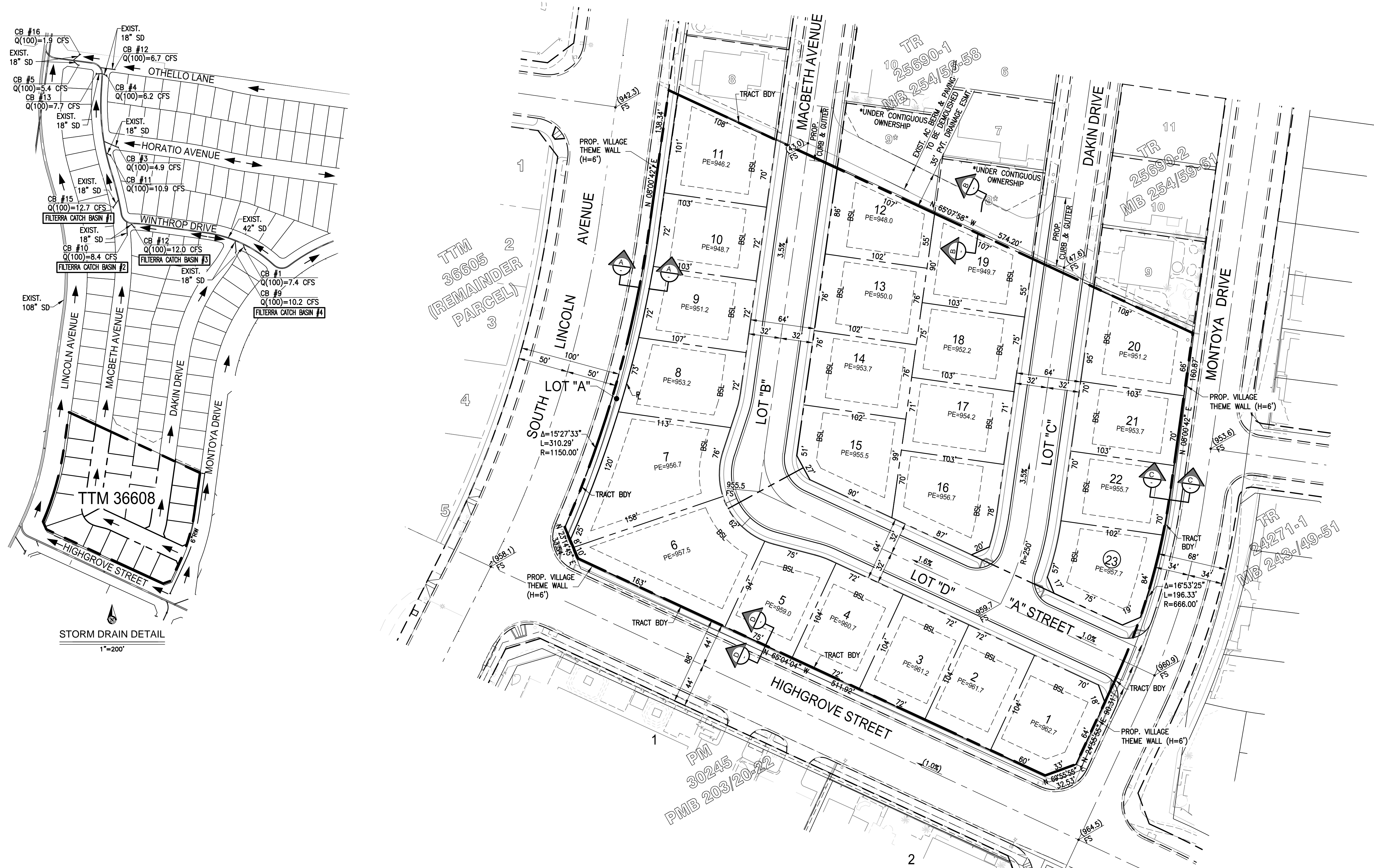
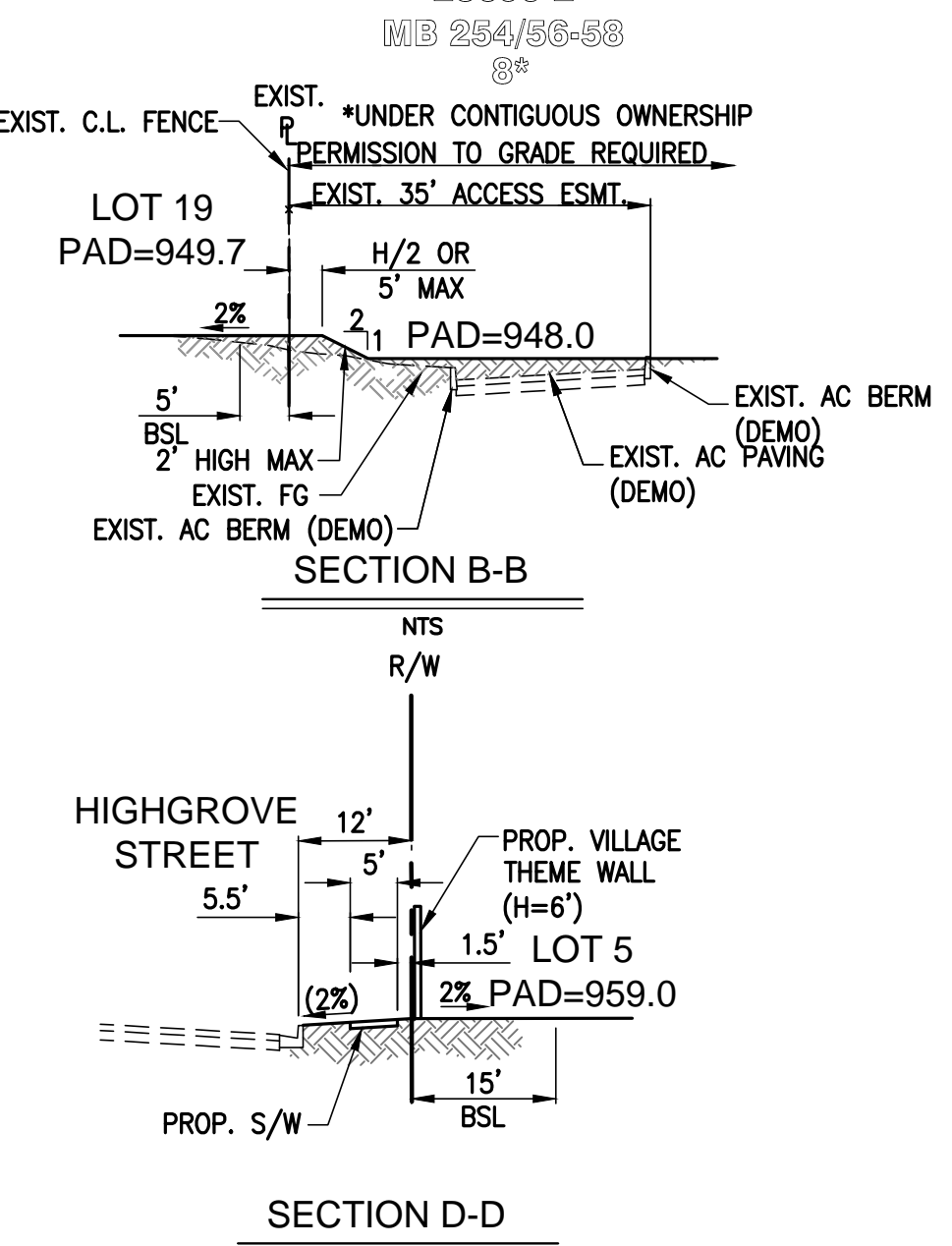
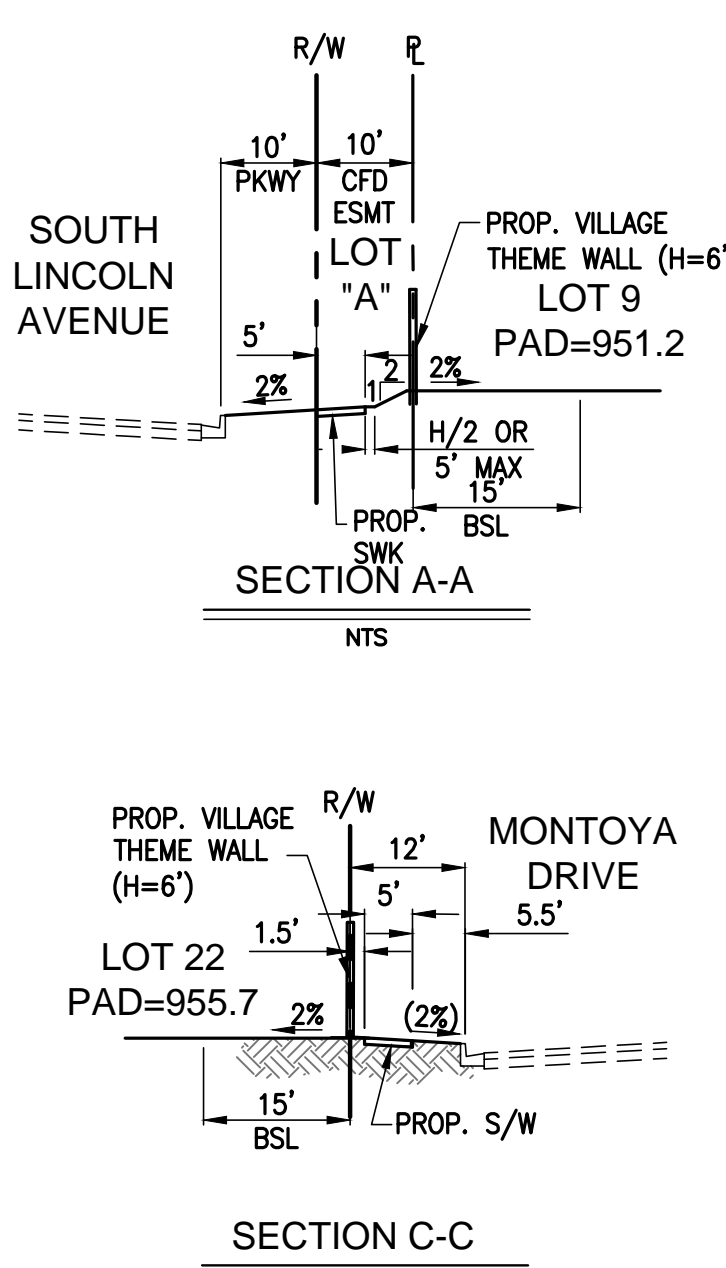
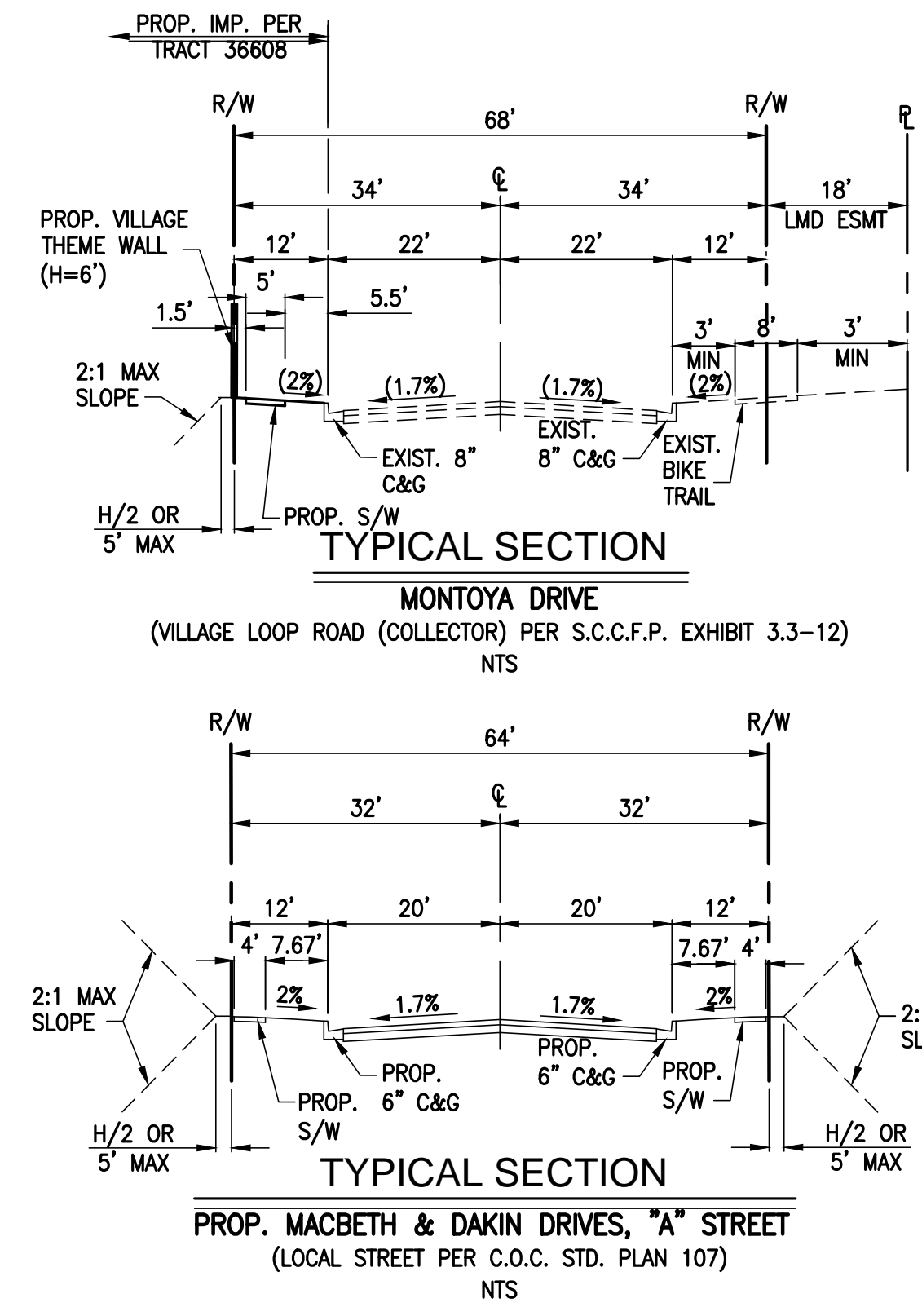
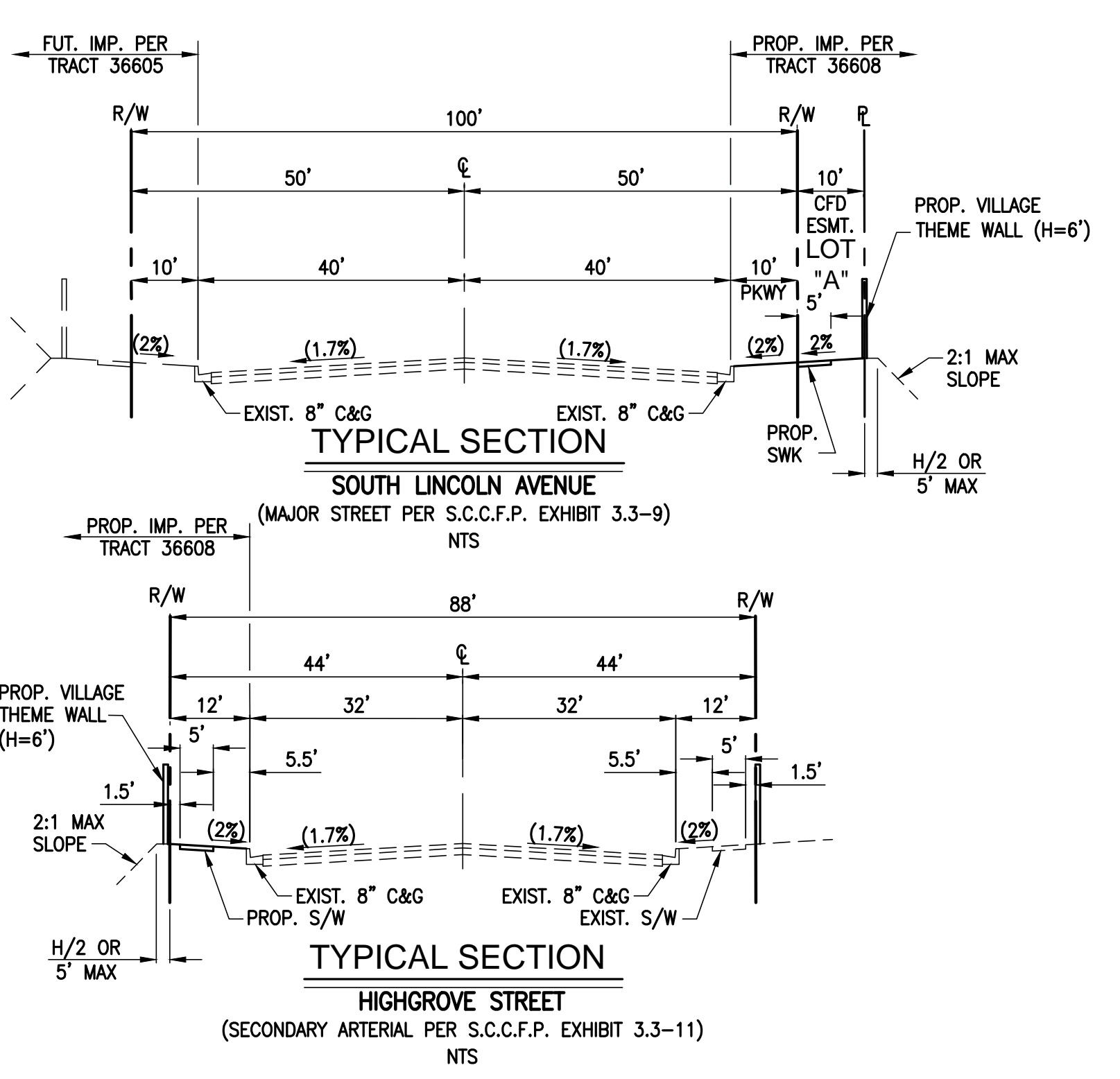


TENTATIVE TRACT NO. 36608
CORONA, CA

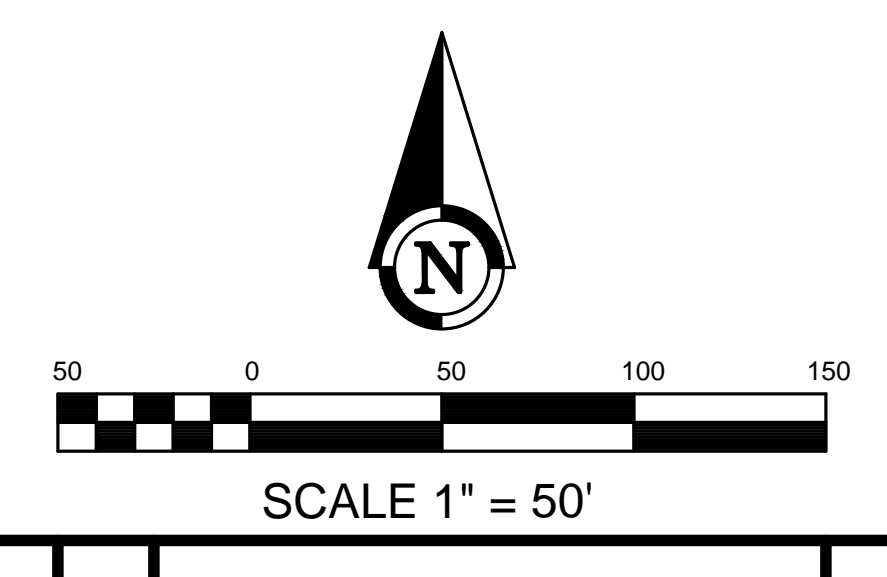


STORM DRAIN DETAIL
1"=200'



STREET LINEAR FOOTAGE

LETTERED LOTS



SERVICE PROVIDERS

CORONA DEPT. OF PUBLIC WORKS	(951) 736-2261
CORONA DEPT. OF WATER & POWER	(951) 736-2321
SOUTHERN CALIFORNIA GAS	(800) 427-2200
SOUTHERN CALIFORNIA EDISON	(800) 333-1321
AT&T	(909) 593-9700
NEXTEL NETWORKS	(877) 288-0170
TIME WARNER CABLE	(800) 841-7994
WESTERN WASTE	(951) 737-0343
CORONA DIAL-A-RIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-NORCO UNIFIED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
REVERDE TRANSIT AGENCY	(651) 684-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221

ZONING NOTES
EXISTING ZONING: A (AGRICULTURAL)
PROPOSED ZONING: R1-7.2
(SINGLE FAMILY RESIDENTIAL 7,200 S.F. MIN.)

SURROUNDING ZONING
NORTH: (R1-7.2) SINGLE FAMILY RESIDENTIAL (7,200 S.F. MIN.)
SOUTH: (R1-8.4) SINGLE FAMILY RESIDENTIAL (8,400 S.F. MIN.)
EAST: (R-2) LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
WEST: (R1-7.2) SINGLE FAMILY RESIDENTIAL (7,200 S.F. MIN.)

GENERAL PLAN
LMDR: LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)
SURROUNDING GEN. PLAN
NORTH: LMDR: LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)
SOUTH: LMDR: LOW-MEDIUM DENSITY RESIDENTIAL (6-8 DU/ACRE)
EAST: (MDR) MEDIUM DENSITY RESIDENTIAL (6-15 DU/ACRE)
WEST: (LDR) LOW DENSITY RESIDENTIAL (3-6 DU/ACRE)

LAND USE
VACANT - SINGLE FAMILY RESIDENTIAL
SURROUNDING LAND USE

GENERAL NOTES:
1. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
2. PROVIDE PLANS FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE DEPARTMENT AND CONSTRUCT THE ACCESS WAYS (S) TO ACCOMMODATE 70,000 LBS GW DURING ALL PHASES OF CONSTRUCTION.
3. 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 COMBUSTION CONSTRUCTION.
4. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
5. A MINIMUM FIRE FLOW OF 1500 GPM SHALL BE PROVIDED.
6. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART.
7. AN APPROVED FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DIVISION AND SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO SYSTEM INSTALLATION.
8. PROVIDE CLASS A ROOFING MATERIAL.
9. A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 6.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
10. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
11. 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. SEE PREMISE IDENTIFICATION STANDARD AT elciviconcorona.com.
12. SMOKE DETECTORS SHALL COMPLY WITH CURRENT ADDITION OF THE CALIFORNIA RESIDENTIAL CODE.
13. RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2010 CALIFORNIA FIRE CODE, 2010 CALIFORNIA RESIDENTIAL CODE AND NFPA 13.
14. PROPERTY TO BE ANNEXED INTO CFD 2016-1 AND 2016-3

TOPOGRAPHY
TOPOGRAPHY HAS BEEN GENERATED FROM AERIAL TOPOGRAPHY FROM ARROWHEAD MAPPING CORPORATION DATED JUNE 17, 2013.

SITE ACREAGE
GROSS ACREAGE = 6± ACRES
SOUTH CORONA CFD
VILLAGE NO.: 1
TARGET DENSITY: 3.90 DU/AC
PROPOSED DENSITY: 3.83 DU/AC

FEMA NOTES
THE PROPERTY LIES WITHIN ZONE X ON F.E.M.A. MAP NO. 08065C13526 DATED AUGUST 28, 2008, AND IS NOT WITHIN A FLOOD ZONE PER COMMUNITY PANEL NUMBER 060250 13526 DATED AUGUST 28, 2008.

LEGEND

XX.XX	EXIST. SPOT ELEVATION
FS	
-X.XXX-	EXIST. RATE OF GRADE
XX.XX	PROP. SPOT ELEVATION
FS	
-X.XXX-	PROP. RATE OF GRADE
---	PROP. BUILDING SETBACK LIMITS

LOT AREA TABLE

LOT NO.	AREA (GROSS)	W	D	AREA (NET)	LOT NO.	AREA (GROSS)	W	D	AREA (NET)	LOT NO.	AREA (GROSS)	W	D	AREA (NET)
1	8,277	83	104	8,277	9	7,576	72	105	6,720	17	7,507	73	103	6,569
2	7,488	72	104	7,488	10	7,608	74	103	6,458	18	7,712	75	103	6,880
3	7,488	72	104	7,488	11	8,531	74	104	7,227	19	7,604	68	104	6,737
4	7,647	73	104	7,488	12	7,208	75	103	7,114	20	8,168	83	105	6,766
5	7,319	74	100	7,488	13	7,870	77	102	7,320	21	7,253	70	103	6,615
6	12,688	99	111	12,023	14	7,615	75	102	7,116	22	7,232	70	102	6,437
7	12,681	90	125	12,023	15	8,403	77	104	8,415	23	8,326	80	100	8,104
8	8,472	76	112	7,067	16	8,412	88	104	8,617	AVG	8,221	77	101	7,667

DATE PREPARED: NOVEMBER 23, 2016

TENTATIVE TRACT NO. 36608
CORONA, CA
EXHIBIT "2"

PREPARED BY:
A & B
ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
1850 EAST CHASE DRIVE CORONA, CA 92882
P: 951-872-8400 F: 951-872-8400