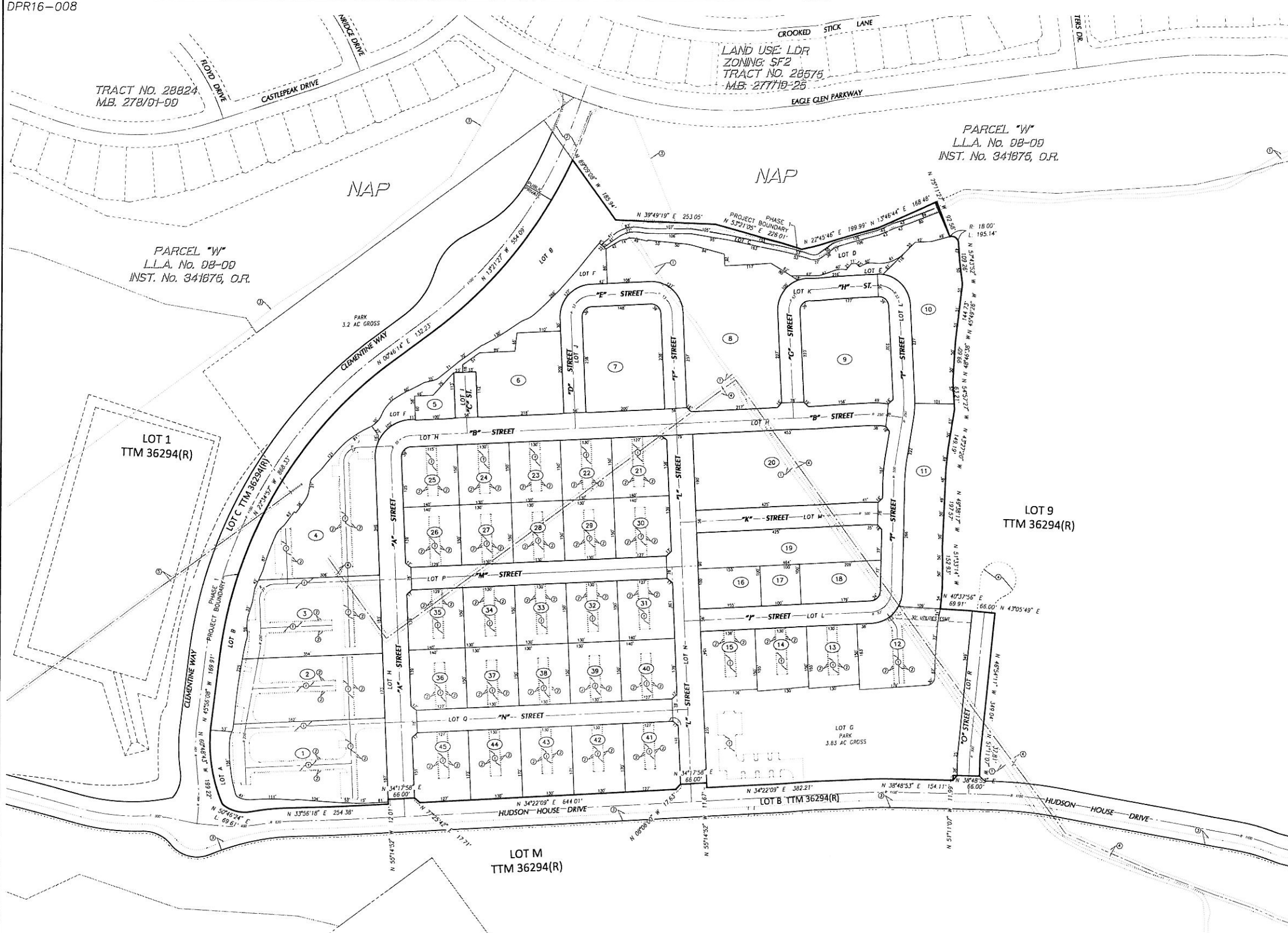


NOTES

- 1. EXISTING LAND USE: VACANT
- 2. PROPOSED LAND USE: RESIDENTIAL
- 3. EXISTING GENERAL PLAN LAND USE DESIGNATION: ARANTINE HILLS SPECIFIC PLAN SPA 15-002 LOW MEDIUM RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, GENERAL COMMERCIAL, PARK
- 4. PROPOSED GENERAL PLAN LAND USE DESIGNATION: LOW MEDIUM RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARK
- 5. EXISTING ZONING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, GENERAL COMMERCIAL, PARK
- 6. PROPOSED ZONING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARK
- 7. ASSESSOR PARCEL NUMBERS: PORTION OF 279-180-024, 279-190-045, 282-030-008, 282-030-006, 282-030-005, 279-240-018, 282-030-003 AND 282-030-004
- 8. TOTAL GROSS AREA: 53.75 AC.
- 9. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- 10. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- 11. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
- 12. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, ANAHEIM, CA 92807, (800) 750-2355
- 13. TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- 14. CABLE PROVIDED BY: TIME WARNER, 28487 YNEZ ROAD, SUITE G, TEMECULA, CA 92591, (951) 645-2316
- 15. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
- 16. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO, CA 92860, (951) 736-5000
- 17. STREET LINEAR FOOTAGE:
 - "A" STREET - 936'
 - "B" STREET - 1,286'
 - "C" STREET - 148'
 - "D" STREET - 318'
 - "E" STREET - 226'
 - "F" STREET - 325'
 - "G" STREET - 308'
 - "H" STREET - 261'
 - "I" STREET - 794'
 - "J" STREET - 513'
 - "K" STREET - 539'
 - "L" STREET - 942'
 - "M" STREET - 722'
 - "N" STREET - 722'
 - "O" STREET - 454'
- 18. THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 0605C13600, EFFECTIVE DATE AUGUST 28, 2008.
- 19. ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED
- 20. PROPOSED DEVELOPMENT (PHASE 1) IS IN CONFORMANCE WITH THE APPROVED WOMP AND APPROVED DRAINAGE REPORT

EARTHWORK SUMMARY

CUT	FILL
138,885 CYS	138,885 CYS

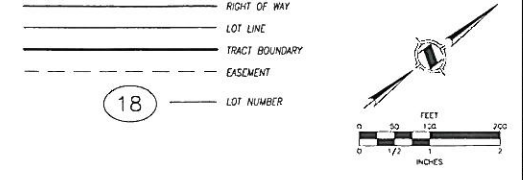
EXISTING EASEMENTS

- 1. APPROXIMATE LOCATION OF EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION FOR ACCESS PURPOSES, RECORDED 12/26/2008 AS INST. NO. 2008-067263, O.R. TO BE RELOCATED
- 2. IRREVOCABLE OFFER OF DEDICATION IN FAVOR OF THE CITY OF CORONA FOR PUBLIC RIGHT-OF-WAY PURPOSES, RECORDED 7/19/2012 AS INST. NO. 2012-0338145, O.R.
- 3. A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS, DRAINAGE AND DISCHARGE OF SURFACE WATERS, INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS
B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS
- 4. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED 2/26/1992 AS INST. NO. 064680, O.R. TO BE OUTCRAWLED 2015-0584507
- 5. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON & CTE CALIFORNIA FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 6/23/1988 AS INST. NO. 173195, O.R. OUTCRAWLED 2015-0564508

PROPOSED EASEMENTS

- 1. 24' INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES
- 2. 2' EASEMENT FOR PUBLIC UTILITY PURPOSES
- 3. 18' CHANNEL TRAIL/PARKWAY (TO BE DEDICATED PER THE FINAL MAP FOR TENTATIVE TRACT 36294(R)).
- 4. EASEMENT FOR TURN-AROUND PURPOSES.

LEGEND



RESIDENTIAL LOTS

Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use
1	77,121	1.77	Residential	24	19,500	0.45	Residential
2	59,434	1.36	Residential	25	20,886	0.48	Residential
3	64,992	1.49	Residential	26	20,947	0.48	Residential
4	70,809	1.64	Residential	27	19,500	0.45	Residential
5	7,465	0.17	Residential	28	19,500	0.45	Residential
6	41,036	0.94	Residential	29	19,500	0.45	Residential
7	52,327	1.20	Residential	30	20,916	0.48	Residential
8	113,325	2.60	Residential	31	20,908	0.48	Residential
9	19,257	0.44	Residential	32	19,493	0.45	Residential
10	51,420	1.18	Residential	33	19,493	0.45	Residential
11	52,091	1.20	Residential	34	19,493	0.45	Residential
12	36,318	0.83	Residential	35	20,914	0.48	Residential
13	19,816	0.46	Residential	36	20,951	0.48	Residential
14	19,829	0.46	Residential	37	19,506	0.45	Residential
15	20,365	0.47	Residential	38	19,506	0.45	Residential
16	15,300	0.36	Residential	39	19,509	0.45	Residential
17	10,000	0.23	Residential	40	20,918	0.48	Residential
18	20,419	0.47	Residential	41	23,609	0.54	Residential
19	41,882	0.96	Residential	42	22,178	0.51	Residential
20	43,299	1.00	Residential	43	17,028	0.39	Residential
21	20,718	0.48	Residential	44	22,292	0.51	Residential
22	11,540	0.27	Residential	45	25,793	0.59	Residential
23	15,220	0.35	Residential				

LETTER LOTS

Lot No.	S.F.	Acres	Land Use
A	15,215	0.35	Open Space
B	164,282	3.77	Open Space
C	10,698	0.25	Trail
D	38,470	0.88	Open Space
E	4,430	0.10	Open Space
F	27,371	0.63	Open Space
G	166,737	3.83	Park/Rec Center
H	199,389	4.56	Private Street
I	6,320	0.15	Private Street
J	44,300	1.02	Private Street
K	27,332	0.62	Private Street
L	74,903	1.72	Private Street
M	25,782	0.59	Private Street
N	59,169	1.36	Private Street
O	36,064	0.83	Private Street
P	36,064	0.83	Private Street
Q	36,064	0.83	Private Street
R	22,919	0.53	Private Street

SUMMARY OF ALL LOTS

LAND USE	TOTAL AREA (AC)
RESIDENTIAL	33.12
PARK	3.73
TRAIL	0.25
OPEN SPACE	5.73
STREET	10.04
TOTAL	52.77

PRODUCT SUMMARY

PRODUCT	UNITS
50X90	41
50X100	59
TRAIL	0.25
6 PACK	96
8 PACK	96
TOWNHOMES	103
SUB-TOTAL	299

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	DS
CHECKED BY:	DS

PREPARED FOR:	THE NEW HOME COMPANY
65 ENTERPRISE, SUITE 450	ALISO VIEJO, CA 92656
(949) 382-2766	

OWNER:	ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP	
65 ENTERPRISE, SUITE 450	ALISO VIEJO, CA 92656
(949) 382-2766	

PREPARED BY:	HUNSAKER & ASSOCIATES
IRVINE, INC.	
PLANNING • ENGINEERING • SURVEYING	
Three 11th Fl. • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0709	

TENTATIVE TRACT NO. 37030	SHEET
FOR CONDOMINIUM PURPOSES	3 OF 5
City of Corona	2