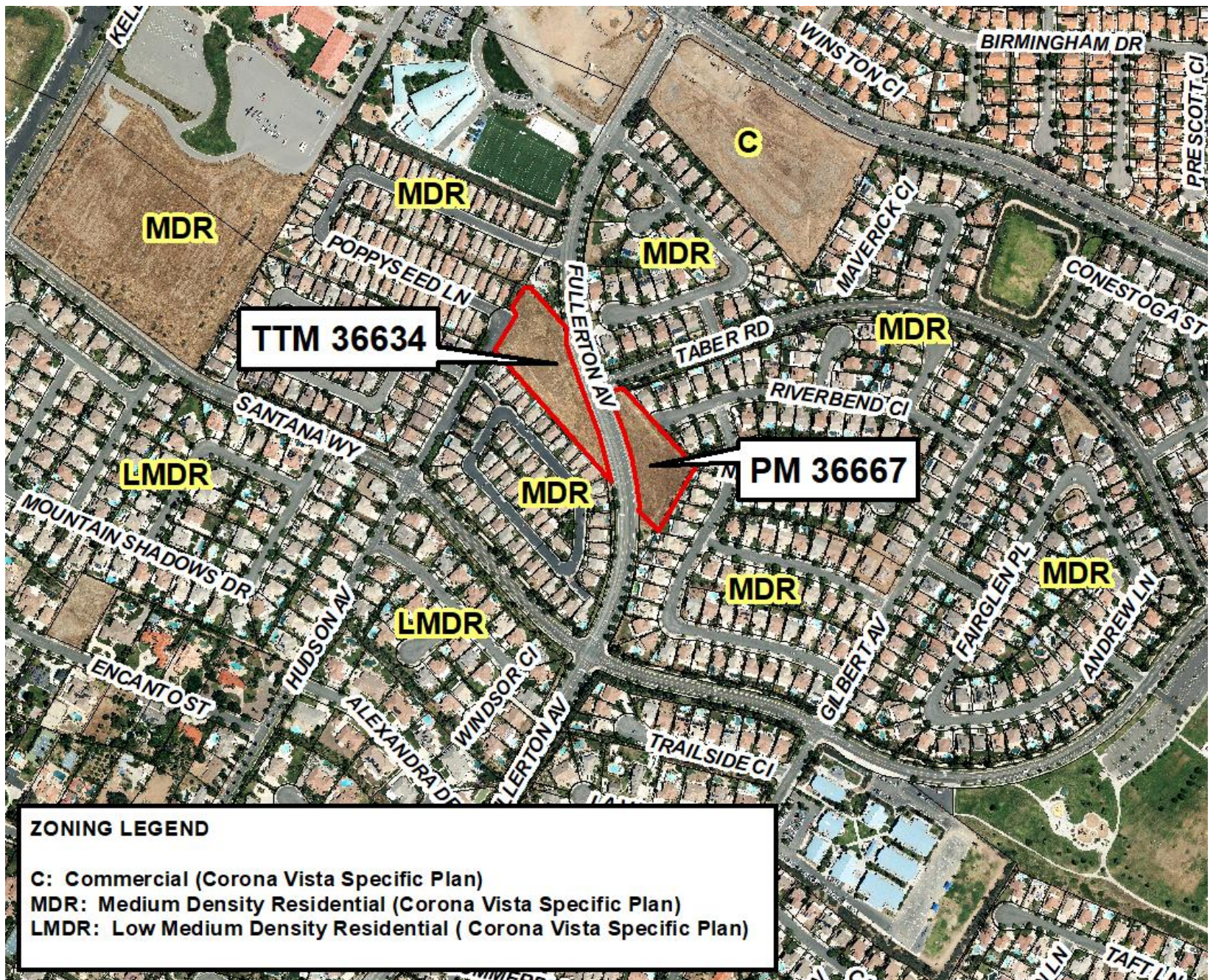




TTM 36634

PM 36667

ZONING LEGEND

C: Commercial (Corona Vista Specific Plan)

MDR: Medium Density Residential (Corona Vista Specific Plan)

LMDR: Low Medium Density Residential (Corona Vista Specific Plan)

1. Parcel Map 36667

- East side of Fullerton Ave.
- 4-lot subdivision for SFR purposes.

2. Tentative Tract Map 36634

- West side of Fullerton Ave.
- One-lot map for condominium purposes.

3. Precise Plan 15-004

- Both sides of Fullerton Ave.
- Site plan and architectural review of development.

PM 36667

SHEET 1 OF 5 SHEETS

DPH14-G05

10/01/2018

LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS AS SHOWN ON MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #90-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 25, 1995 & 1997

ALSO TOGETHER WITH ALL OF THAT PORTION OF LOT 139 OF DIVISION NO. 1 AMENDED MAP OF ORANGE HEIGHTS ON FILE IN BOOK 2, PAGE 1 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF FULLERTON AVENUE (840 FEET WIDE) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 615, PAGES 29 THROUGH 37, INCLUDING RECORDS OF SAID COUNTY

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONVEYANCE, CASE NO. 229650 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAP 15, 1993 AS INSTRUMENT NO. 182144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-1-133

A 2-1/2" BRASS DISH STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ORANGE AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.188 FEET

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'34" WEST AS SHOWN ON TRACT NO. 28548-H BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

RECORD DATA REFERENCES

R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 28848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

DEDICATIONS

PARCEL A AND B IS TO BE DEDICATED TO THE CITY OF CORONA FOR STREET, UTILITY & LANDSCAPE MAINTENANCE PURPOSES (B ONLY).

LEGEND:

AC - ASPHALT CONCRETE
CB - CATCH BASIN
CL - CENTERLINE
FL - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
MA - MANHOLE
SD - STORM DRAIN
SWH - SEWER MANHOLE
TC - TOP OF CURB
TCBCH - TOP OF CURB BEG. CURB RETURN
TCCLR - TOP OF CURB END CURB RETURN

--- PROPOSED PARCEL/MF BOUNDARY
--- PROPOSED PARCEL LINE
--- EXISTING CONTOUR

PROJECT DATA

1. SITE ADDRESS: FULLERTON AVENUE AND TABER ROAD (APN 120-451-240)
2. GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (R-15 DU/AC)
3. MAXIMUM ALLOWABLE DENSITY: 7.78 DU/AC PER CORONA VISTA SPECIFIC PLAN PROPOSED DENSITY 2.87 DU/AC MEDIUM DENSITY RESIDENTIAL PLANNING AREA 18 (CORONA VISTA SPECIFIC PLAN) 4 SINGLE FAMILY RESIDENTIAL HOMES 1 GUEST HOME 69,608 SF (1.00 AC)
4. CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL PLANNING AREA 18 (CORONA VISTA SPECIFIC PLAN)
5. PROPOSED USE: 4 SINGLE FAMILY RESIDENTIAL HOMES 1 GUEST HOME 69,608 SF (1.00 AC)
6. TOTAL SITE AREA: 85,272 SF (1.00 AC)
7. TOTAL PROJECT AREA: 85,272 SF (1.00 AC)
8. MAXIMUM LOT COVERAGE: 45% - SINGLE STORY 35% - TWO STORY

RECORD OWNER & SUBDIVIDER
MEYER ADU
7884 CHANDLER AVENUE
LOS ANGELES, CA 90045

ENGINEERING
AMS CONSULTANTS, INC.
263 WIND AVENUE
BREA, CALIFORNIA 92621
(714) 671-0005

PARCEL NO.	AREA (SQ. FT.)	PERCENTAGE	LENGTH
1	15,621	3.27%	21.18'
2	11,330	2.42%	15.44'
3	13,823	2.99%	18.61'
4	15,621	3.27%	21.18'
5	11,330	2.42%	15.44'
6	13,823	2.99%	18.61'
7	15,621	3.27%	21.18'
8	11,330	2.42%	15.44'
9	13,823	2.99%	18.61'
10	15,621	3.27%	21.18'

PARCEL NO.	AREA (SQ. FT.)	PERCENTAGE	LENGTH
1	15,621	3.27%	21.18'
2	11,330	2.42%	15.44'
3	13,823	2.99%	18.61'
4	15,621	3.27%	21.18'
5	11,330	2.42%	15.44'
6	13,823	2.99%	18.61'
7	15,621	3.27%	21.18'
8	11,330	2.42%	15.44'
9	13,823	2.99%	18.61'
10	15,621	3.27%	21.18'

PARCEL MAP NO. 36667

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

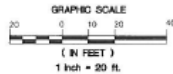
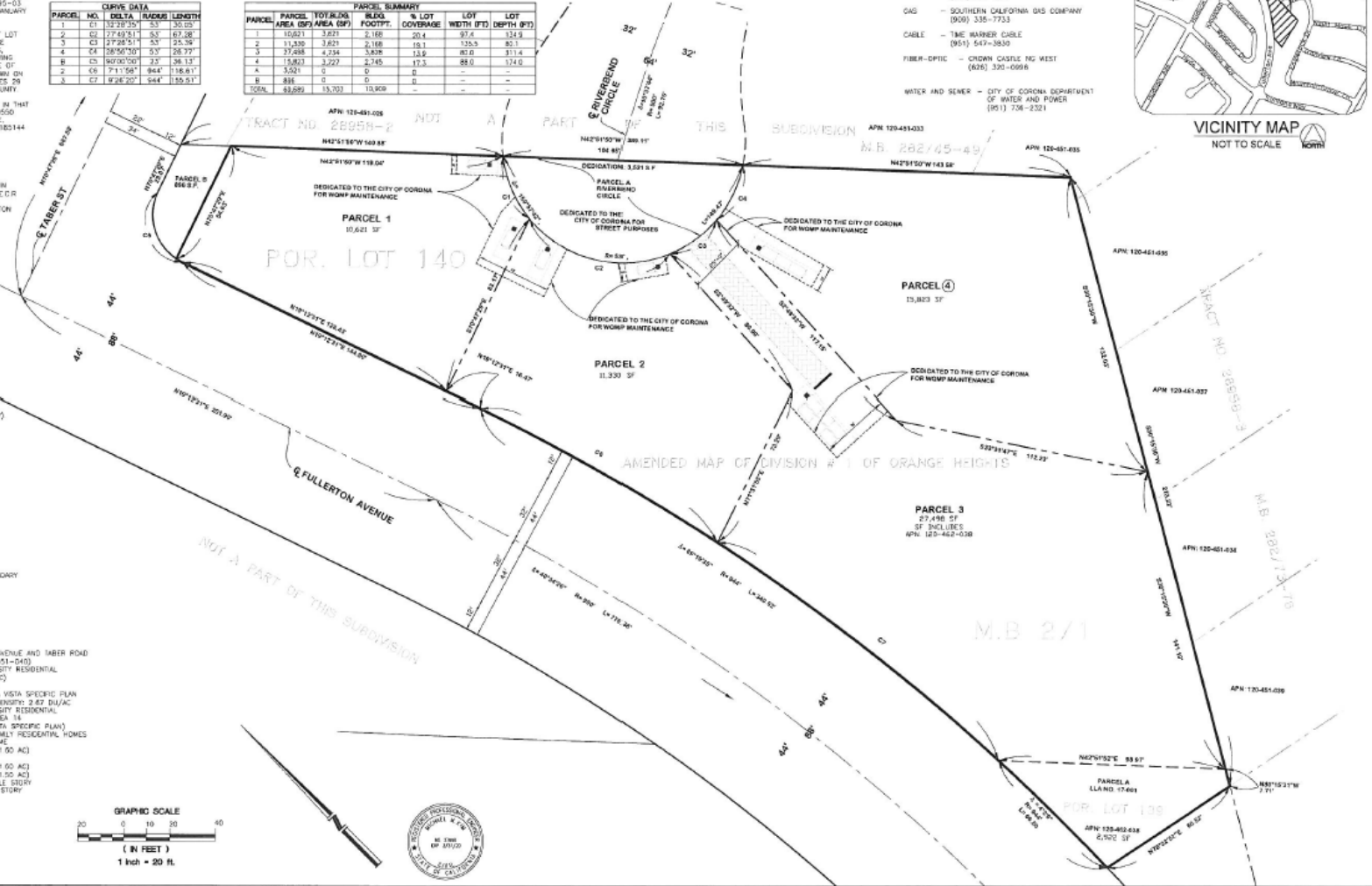
BEING A SUBDIVISION OF A PORTION OF THE LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP, RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

UTILITY CONTACT NUMBERS

ELECTRIC - SOUTHERN CALIFORNIA Edison (909) 530-8081
PHONE - AT&T (866) 243-6122
GAS - SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7733
CABLE - TIME WARNER CABLE (951) 547-3839
FIBER-OPTIC - CROWN CASTLE PG&E WEST (626) 320-0998
WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER (951) 736-2321

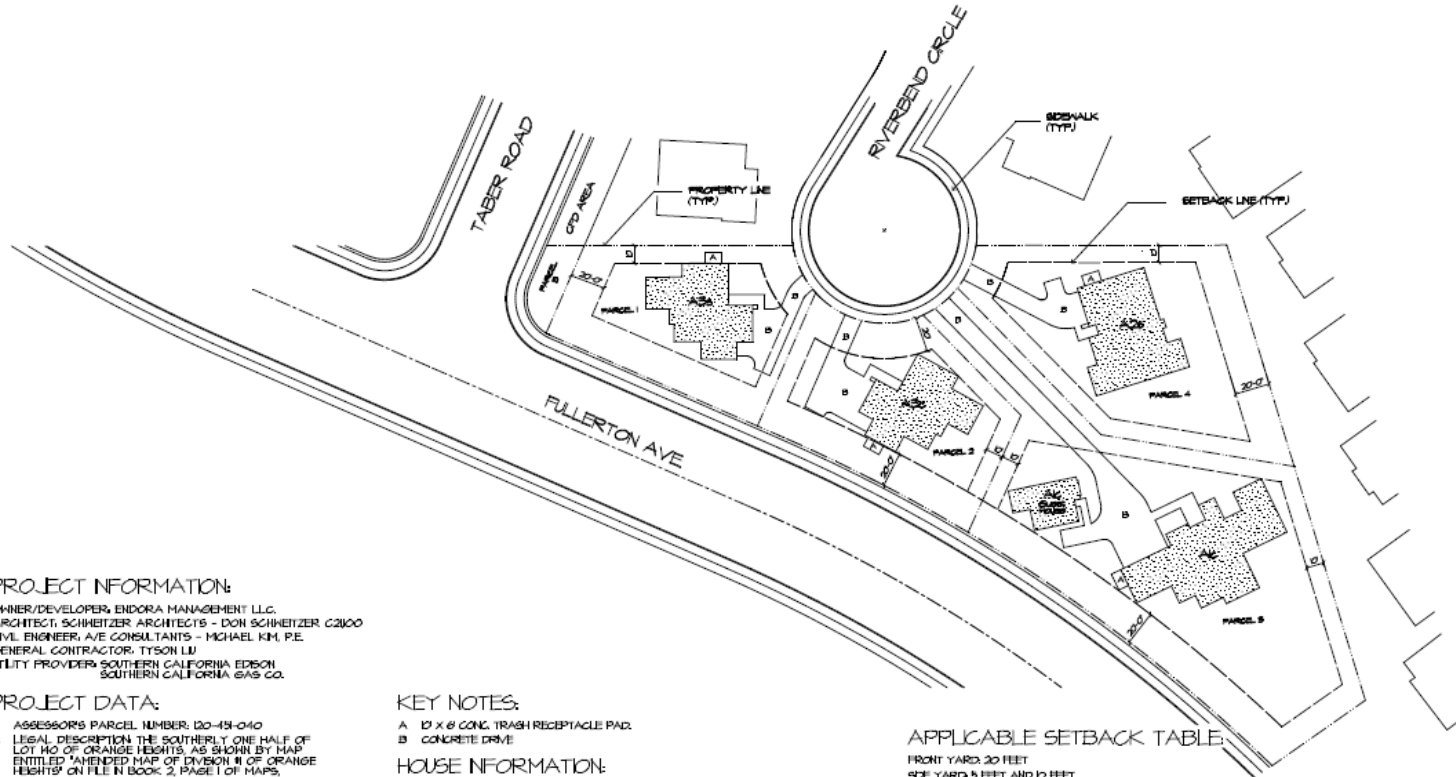


VICINITY MAP
NOT TO SCALE



PM 36667 – Site Plan

DPR14-03



PROJECT INFORMATION:

OWNER/DEVELOPER: ENDORA MANAGEMENT LLC.
ARCHITECT: SCHNEITZER ARCHITECTS - DON SCHNEITZER, C2100
CIVIL ENGINEER: A/E CONSULTANTS - MICHAEL KM, P.E.
GENERAL CONTRACTOR: TYSON LU
UTILITY PROVIDER: SOUTHERN CALIFORNIA Edison
SOUTHERN CALIFORNIA GAS CO.

PROJECT DATA:

1. ASSESSOR'S PARCEL NUMBER: 120-151-040
2. LEGAL DESCRIPTION: THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THOSE PORTIONS OF HUDSON AVE. AND FULLERTON AVE. VACATED BY RESOLUTION 185-05 OF THE CITY COUNCIL OF CORONA RECORDED 1-23-95 18877 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE EXCEPTING THEREFROM THAT PORTION SET OUT IN THAT FINAL ORDER OF CONDEMNATION CASE #224550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE RECORDED 3-18-15 AS INSTRUMENT NO. 18844 OF OFFICIAL RECORDS.
3. TOTAL PROJECT AREA: 64,604 SF (1.6 ACRES)
4. ZONING: MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 14) OF THE CORONA VISTA SPECIFIC PLAN (SP10-5)
5. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6-5 d1/a/c)
6. MAX. ALLOW. DENSITY / CORONA VISTA SPECIFIC PLAN, (7.75 d1/a/c)
7. PROPOSED DENSITY: 2.67 d1/a/c
8. MAX. BUILDING HEIGHT: 30'-0"
9. MAXIMUM LOT COVERAGE:
A3a - SINGLE STORY, 55% - TWO STORY.
10. GROSS ACRES: 64,604 sf
11. NET ACRES: 65,212 sf

KEY NOTES:

- A 12' x 6' CONC. TRASH RECEPTACLE PAD.
B CONCRETE DRIVE

HOUSE INFORMATION:

MODEL	STORIES	TOT. BLDG. AREA	BLDG. FOOTPT.	LOT AREA	LOT COVERAGE
A1	2	4,034 sf	3128 sf	21,490 sf	13.9 %
A1 (GH)	1	700 sf	700 sf		
A2	2	3,127 sf	2,745 sf	5,823 sf	17.3 %
A3c	2	3,621 sf	2,660 sf	1,330 sf	19.1 %
A3a	2	3,621 sf	2,660 sf	1,621 sf	20.4 %

APPLICABLE SETBACK TABLE:

FRONT YARD: 20 FEET
SIDE YARD: 5 FEET AND 10 FEET
INTERIOR SIDE YARD BETWEEN UNITS: 10 FEET
REAR YARD: 20 FEET (LESS THAN OR EQUAL TO 3:1 SLOPE)

VICINITY MAP:



SITE PLAN

SCALE: 1" = 30'-0"



SCHNEITZER
ARCHITECTS
A1

PM 36667 - Architecture



FRONT ELEVATION

MODEL: A1c



FRONT ELEVATION

MODEL: A2s



FRONT ELEVATION

MODEL: A3C



FRONT ELEVATION

MODEL: A3S

PM 36667 – Landscape Plan



PLANT LIST/LEGEND

TREES

SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTING SIZE	COMMENTS	WUCOLS		
					L	M	H
<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Pink Dawn Chitalpa	3	24" box		x		
<i>Quercus agrifolia</i>	Coast Live Oak	5	24" box		x		
<i>Ulmus parvifolia</i> 'True Green'	True Green Chinese elm	7	24" box		x		
<i>Magnolia grandiflora</i>	Southern Magnolia	12	24" box	Qty street tree of 40. See det.	x		

SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTING SIZE	COMMENTS	WUCOLS		
					L	M	H
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree	58	5-gal.		x		
<i>Coccoloba gillettii</i>	Mexican Bird of paradise	10	5-gal.		x		
<i>Colletanum viminalis</i> 'Little John'	Little John Bottlebrush	85	5-gal.		x		
<i>Clusia 'Sunset'</i>	Sunset Pine Rockrose	62	5-gal.		x		
<i>Cones 'Ivory Silk'</i>	Ivory Silk Aurantiac Fuchsia	48	5-gal.		x		
<i>Heteranthes arbutifolia</i>	Toyon	25	5-gal.		x		
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas ranger	81	5-gal.		x		
<i>Pennisetum setaceum</i> 'Rubrum'	Purple Fountain grass	37	5-gal.		x		
<i>Tecoma stans</i> 'Orange Jubilee'	Orange Jubilee Trumpet bush	5	1.5-gal.		x		
<i>Westringia frutescens</i> 'Wynyardia Gem'	Coast Rosemary	18	5-gal.		x		

VINES & ESPALIERS

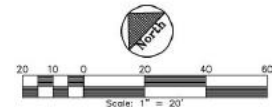
SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTING SIZE	COMMENTS	WUCOLS		
					L	M	H
<i>Parthenocissus tricuspidata</i>	Boston Ivy	48	1-gal.		x		

GROUND COVERS

SAMPLE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS	WUCOLS		
					L	M	H
	<i>Dymondia marginata</i>	Silver Carpet	Plants	Plant at 12" o.c.	x		
	<i>Stemella revoluta</i> 'Little Red'	Little Red River Lily	1-gal.	Plant at 24" o.c.	x		
	<i>Lonicera japonica</i> 'Hedera'	Hedera Honeybuckle	Plants	Plant at 12" o.c.	x		
	<i>Lantana</i> 'New Gold'	New Gold Lantana	1-gal.	Plant at 30" o.c.	x		
	<i>Myoporum parvifolium</i>	Prostrate Myoporum	Plants	Plant at 18" o.c.	x		
	River rock mulch over landscape fabric		4"-8" river rock	See detail			
	Loam	Mulch from Southern Soil	Soil				
	Decomposed Granite Mulch						

NOTES:

1. Total landscape area = 13916 s.f.
2. Total landscape slope area = 9772 s.f.
3. Total parkway landscape area = 3068 s.f.
4. Total lawn area = none
5. All landscape areas will be watered by a combination of drip and low-precipitation micro-spray heads, per City requirements.
6. Irrigation system shall be controlled by a "Smart" controller.



REVISIONS	BY

ROYAL OAK DESIGN
 2006 Hummingbird Way
 Irvine, CA 92618
 Tel: 949.453.1158
 Email: royaloakdesign@earthlink.net

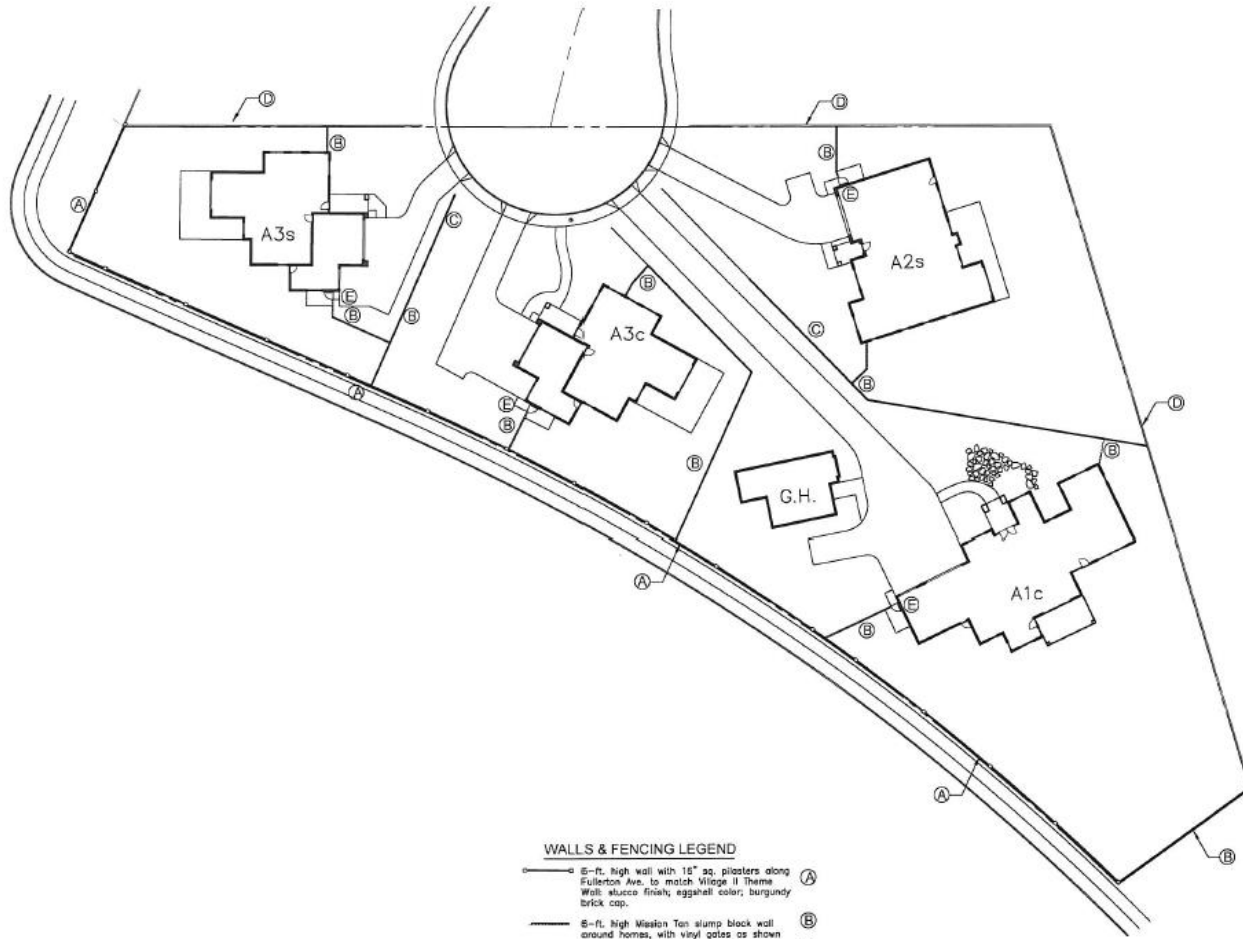
ROYAL OAK DESIGN
 2006 Hummingbird Way
 Irvine, CA 92618
 Tel: 949.453.1158
 Email: royaloakdesign@earthlink.net

PRELIMINARY LANDSCAPE PLAN
 PROJECT: 3 SINGLE FAMILY RESIDENTIAL HOMES
 40000000, E. California Ave. (near "Dana") Corvallis, OR 97331
 DATE: 10/05/2018



U.S./S.I.
 1" = 20' 0"
 1" = 20' 0"
 L-2

PM 36667 – Fence & Wall Plan



WALLS & FENCING LEGEND

- 5-ft. high wall with 18" sq. pilasters along Fullerton Ave. to match Village II theme (A)
- 6-ft. high Mission Tan slump block wall around houses, with vinyl gates as shown (B)
- 3-ft. high Mission Tan slump block wall (C)
- Existing wall/ence to remain and shall be protected in place (D)
- U Vinyl gate (tan color to blend with block) (E)



ROYAL OAK DESIGN

PRELIMINARY FENCING AND WALL PLAN

PROJECT: 3 SINGLE FAMILY RESIDENTIAL HOMES

L-1

TTM 36634

SHEET 1 OF 5 SHEETS

0914-006

10/09/2018

LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #85-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1985 & 1987 OF OFFICIAL RECORDS WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229950 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 16, 1983 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHEASTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 905.189 FEET

RECORD OWNER & SUBDIVIDER

MELVIN ADU
7884 CORYDON AVENUE
LOS ANGELES, CA 90045

ENGINEERING

ANY CONSULTANTS, INC.
283 WIND AVENUE
BREA, CALIFORNIA 92621
(714) 671-0005

TENTATIVE TRACT NO. 36634

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF THE NORTHERLY PORTION LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP, RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 28848-8 BOOK 272 PAGE 76 RECORDS OF S.D. COUNTY.

RECORD DATA REFERENCES

N0 - T.R. 28272 MB 285/101 PG 2-3
R1 - T.R. 28848-8 MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

PROJECT DATA

A. ASSessor's PARCEL NUMBER:
B. SITE ADDRESS:
C. ZONING:

D. GENERAL PLAN INFORMATION

E. MAX ALLOWABLE DENSITY:
F. PROPOSED DENSITY:
G. SETBACKS:

H. MAX LOT COVER:
I. MAXIMUM LOT COVER:
J. PROPOSED LOT COVER:

120-340-018
POPPYSEED LANE AND HUDSON WAY
(101,494 SF, 98,009 SF)
MEDIUM DENSITY RESIDENTIAL
PLANNING AREA 15 (CORONA VERA)
SPECIAL PLAN:
MEDIUM DENSITY
RESIDENTIAL (8-15 DU/AC)
7.38 DU/AC FOR SF 90-5
4.89 DU/AC
FRONT YARD: 20 FEET
STREET SIDE (HUDSON): 15 FEET
STREET SIDE (FULLERTON): 20 FEET
SIDE YARD: 10 FEET
REAR FROM ADJ. UNITS: 30 FEET
25 FEET
40%
19.495SF/98,009SF= 19.8%
SINGLE FAMILY CONDOMINIUMS

LOT	AREA (SQFOOT)	% LOT COVER
1	10,443	10.443
2	10,443	10.443
3	10,443	10.443
4	10,443	10.443
5	10,443	10.443
6	10,443	10.443
7	10,443	10.443
8	10,443	10.443
9	10,443	10.443
10	10,443	10.443
11	10,443	10.443
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95	10,443	10.443
96	10,443	10.443
97	10,443	10.443
98	10,443	10.443
99	10,443	10.443
100	10,443	10.443

LINE DATA	NO.	DELTA	BEARING	LENGTH
1	1	342.53'	84.18'	81.20'
2	2	245.28'	244	78.44'
3	3	149.234'	800	776.38'
4	4	119.1231'	856	132.81'
5	5	184.4810'	184.00	83.50'
6	6	10.0801'	178.00	93.51'
7	7	343.155'	83.00'	31.94'
8	8	183.210'	171.50	55.48'
9	9	359.432'	121.00	74.83'
10	10	107.0801'	10.00	183.32'
11	11	184.4810'	216.50	70.32'
12	12	217.51'	185.00	48.52'
13	13	344.13'	185.00	89.09'
14	14	425.31'	852.00	85.80'
15	15	519.11'	171.50	17.89'

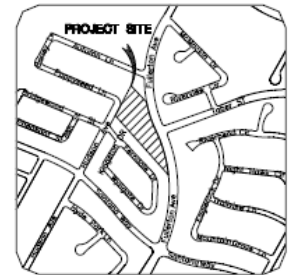
CURVE DATA	NO.	DELTA	BEARING	LENGTH
1	1	342.53'	84.18'	81.20'
2	2	245.28'	244	78.44'
3	3	149.234'	800	776.38'
4	4	119.1231'	856	132.81'
5	5	184.4810'	184.00	83.50'
6	6	10.0801'	178.00	93.51'
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8	8	183.210'	171.50	55.48'
9	9	359.432'	121.00	74.83'
10	10	107.0801'	10.00	183.32'
11	11	184.4810'	216.50	70.32'
12	12	217.51'	185.00	48.52'
13	13	344.13'	185.00	89.09'
14	14	425.31'	852.00	85.80'
15	15	519.11'	171.50	17.89'

EASEMENT NOTES:

15' EASEMENT FOR STORM DRAIN AND EMERGENCY OVERFLOW PURPOSES PER RESOLUTION NO. 95-03
REC'D JANUARY 23, 1995 INST. NO. 019877

THE SOUTH RIVERSIDE LAND AND WATER COMPANY, HOLDER OF RIGHT OF WAY AND WATER PIPES, UTILITY, PLUMES FOR IRRIGATION AND DOMESTIC USE, RECORDED JANUARY 18, 1983, AS INSTRUMENT NO. 3 IN BOOK 170 PAGE 389 OF RECORDS, NON-FLUTABLE.

PROPOSED EASEMENT TO CITY OF CORONA FOR SEWERAGE PURPOSES
AREA = 183.08 SF



VICINITY MAP
NOT TO SCALE

LEGEND:

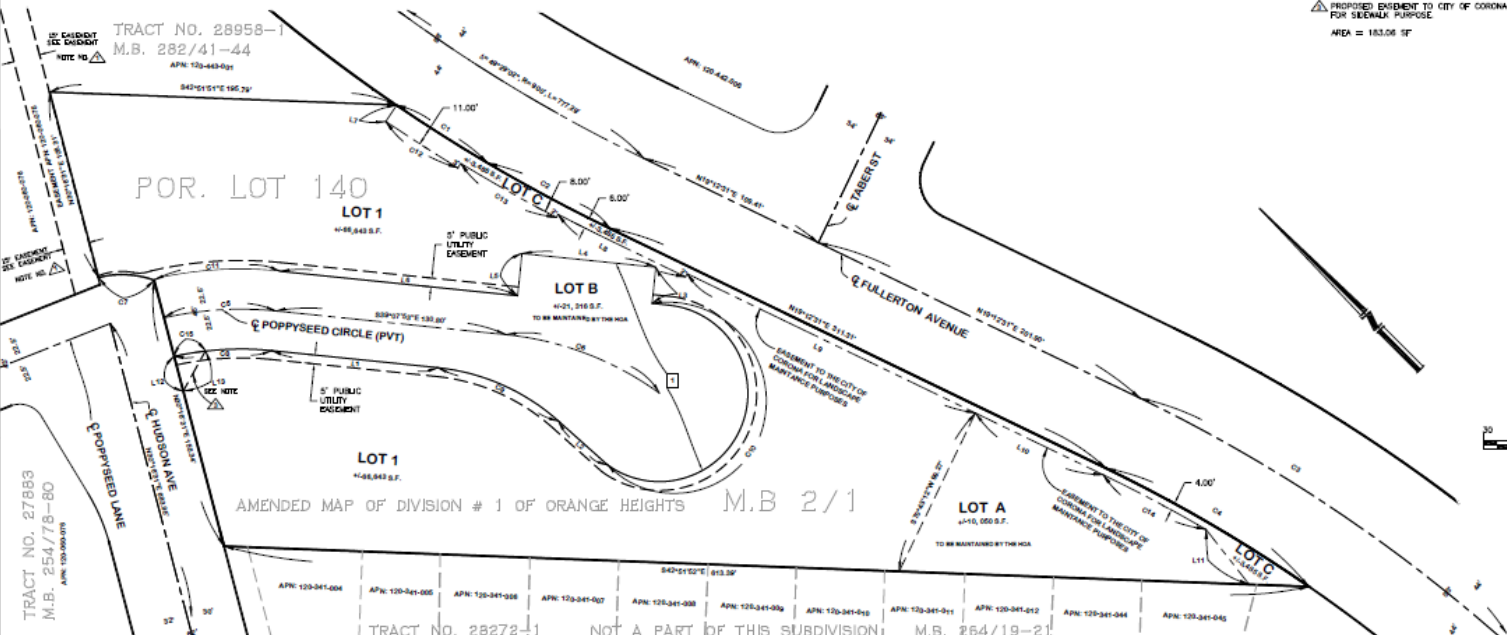
AC - ASPHALT CONCRETE
CB - CATCH BASIN
CL - CENTERLINE
FL - FINISHED FLOOR
FS - FINISHED GRADE
FL - FLOW LINE
PS - FINISHED SURFACE
MR - MANHOLE
SD - STORM DRAIN
SL - STREET LIGHT
SM - STREET MARKER
TC - TOP OF CURB
TODR - TOP OF CURB BEAN CURB RETURN
TODR - TOP OF CURB END CURB RETURN
U/O - UTILITY OUTLET

INGRESS/ EGRESS, PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF CORONA
AREA= 18, 958 SF

UTILITY CONTACT NUMBERS

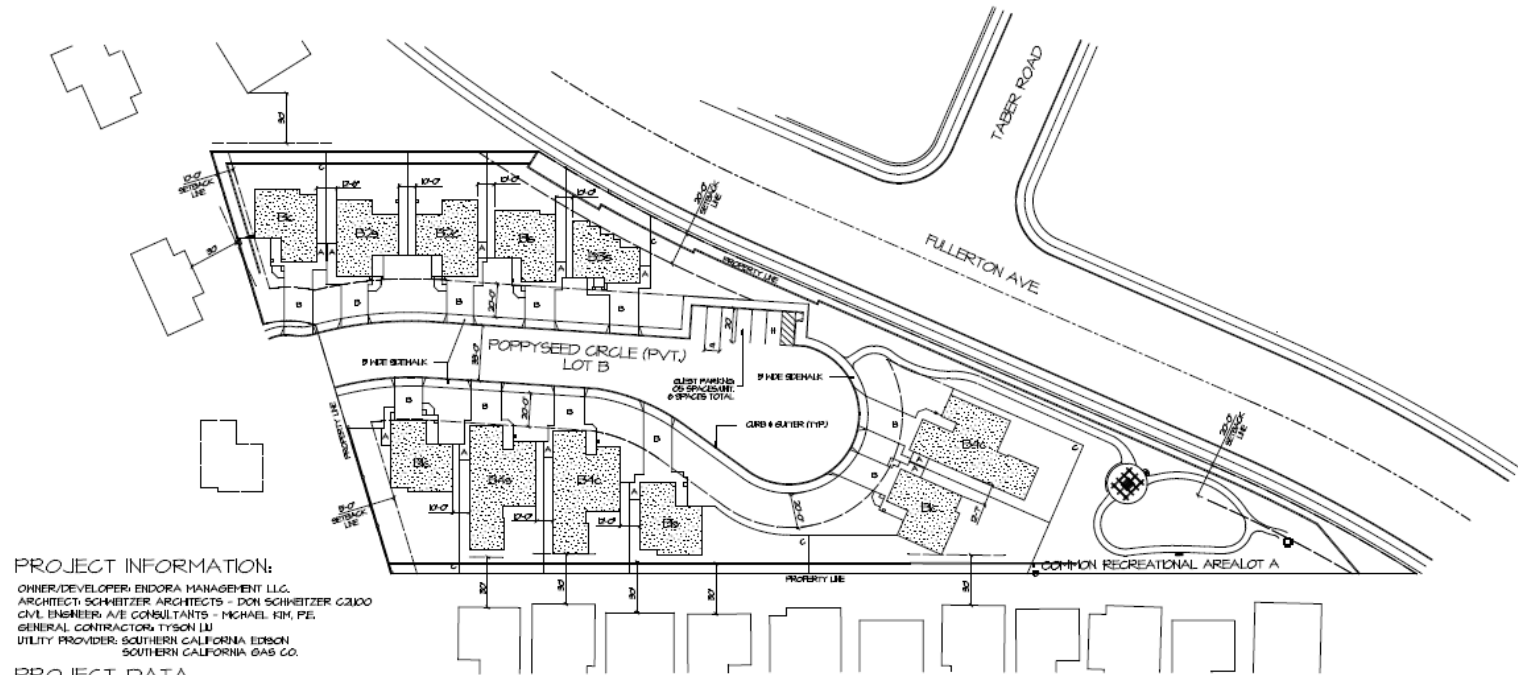
ELECTRIC - SOUTHERN CALIFORNIA Edison
(909) 830-8851
PHONE - AT&T
(800) 243-8122
GAS - SOUTHERN CALIFORNIA GAS COMPANY
(909) 339-7733
CABLE - TIME WARNER CABLE
(951) 541-3830
FIBER-OPTIC - CROWN CASTLE NG WEST
(951) 330-0988
WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER
(951) 736-2321

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft



TTM 36634 – Site Plan

DPRI4-013



PROJECT INFORMATION:

OWNER/DEVELOPER: ENDORA MANAGEMENT LLC.
 ARCHITECT: SCHWETZER ARCHITECTS - DON SCHWETZER C2000
 CIVIL ENGINEER: A/E CONSULTANTS - MICHAEL RIM, PE
 GENERAL CONTRACTOR: TYSON LU
 UTILITY PROVIDER: SOUTHERN CALIFORNIA Edison
 SOUTHERN CALIFORNIA GAS CO.

PROJECT DATA:

1. ASSESSOR'S PARCEL NUMBER: 120-340-013
2. LEGAL DESCRIPTION: THE SOUTHERLY ONE-HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED 'AMENDED MAP OF DIVISION II OF ORANGE HEIGHTS' ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THOSE PORTIONS OF HUDSON AVE. AND FULLERTON AVE. VACATED BY RESOLUTION 146-05 OF THE CITY COUNCIL OF CORONA RECORDED 1-23-05, HEREBY OF OFFICIAL RECORDS WHICH HOLD PASS BY OPERATION OF LAW UPON CONVEYANCE, EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONFIRMATION, CASE #220950 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED 5-16-09 AS INSTRUMENT NO. 12644 OF OFFICIAL RECORDS.
3. TOTAL PROJECT AREA: 10,444 SF (233 AC)
4. ZONING: MEDIUM DENSITY RESIDENTIAL (PLANNING AREA B) OF THE CORONA VISTA SPECIFIC PLAN (SP40-S)
5. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (6-5 du/ac)
6. MAX. ALLOWED DENSITY / CORONA VISTA SPECIFIC PLAN (7.75 du/ac)
7. PROPOSED DENSITY: 4.84 du/ac
8. MAX. BUILDING HEIGHT: 29'-0"
9. TOTAL PROJECT LOT COVERAGE: 14,485 SF (14%)
10. TOTAL GROSS ACREAGE: 10,444 sf
11. TOTAL NET ACREAGE: 48,004 sf
12. TOTAL PROJECT FLOOR AREA: 224,16 sf

KEY NOTES:

- A. 10' X 8' CONC. TRASH RECEPTACLE PAD.
- B. 18' WIDE CONC. DRIVE FOR TWO CAR GARAGE (TYP.)
- C. 6' H. SLUMP STONE WALL (TYP.)
SEE LANDSCAPE PLAN FOR MORE INFO.

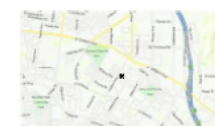
UNIT INFORMATION:

MODEL COUNT	MODEL NO.	STORIES	LIVING AREA	LOT COVERAGE
5	B1	2	2,185 sf	1,409 sf
2	B2	2	2,141 sf	1,554 sf
1	B3	2	1,682 sf	1,100 sf
3	B4	1	2,004 sf	2,144 sf

APPLICABLE SETBACK TABLE:

FRONT YARD IT - 20 FEET
 STREET SIDE YARD FROM FULLERTON AVE, 20 FEET
 INTERIOR SIDE YARD BETWEEN UNITS 10 FEET
 REAR YARD TO ADJACENT UNIT, 30 FEET

VICINITY MAP:



SITE PLAN

SCALE: 1" = 30'-0"



SCHWETZER
ARCHITECTS

A1

TTM 36634 – Architecture



FRONT ELEVATION

MODEL: B1c - 2



FRONT ELEVATION

MODEL: B1c - 7



FRONT ELEVATION

MODEL: B1S - 3



FRONT ELEVATION

MODEL: B3s - 11



FRONT ELEVATION

MODEL: B1S - 10



FRONT ELEVATION

MODEL: B1c - 6



FRONT ELEVATION

MODEL: B2s - 8

TTM 36634 – Architecture



FRONT ELEVATION

MODEL: B4s - 5



FRONT ELEVATION

MODEL: B4c - 1



FRONT ELEVATION

MODEL: B4c - 4

TTM 36634 – Landscape Plan

THREE:		PLANT LIST/LEGEND				WUGGS
SPECIFIC NAME	COMMON NAME	QUANTITY	PLANTING SIZE	COMMENTS		
Agavea liliacea "Burgundy"	Burgundy Peppermint Willow	7	24" bbs			
Citrus spp.	Citrus	5	15-14"		*	
Chilopsis linearis "Dark Storm"	Dark Storm Desert Willow	10	24" bbs			
Chilopsis lasiantha "Pink Glow"	Pink Glow Chilopsis	3	24" bbs			
Laguncularia patersonii	Princess Tree	17	24" bbs			
Quercus laevis	Holly oak	6	24" bbs			
Ulmus parviflorus "True Green"	True Green Chinese Elm	3	24" bbs			
Magnolia grandiflora	Southern Magnolia	17	24" bbs	City street tree (6' or less tall)	*	

SHRUBS	COMMON NAME	QUANTITY PLANTED	SIZE	COMMENTS	MOODS
					L M
<i>Ceanothus glaucus</i>	California blue	11	5-pal		
<i>Ceanothus vinicolor</i> 'Jeffers'	Jeffers Weeping bluebush	127	5-pal		
<i>Ceanothus</i> v. <i>Little Bluff</i>	Little Bluff bluebush	189	5-pal		
<i>Delosaurus</i> 'Sunset'	Sunset Red Spadebush	104	5-pal		
<i>Goraea</i> 'Red Ball'	Red Ball Garden Fuchsia	50	5-pal		
<i>Lycium frutescens</i> 'Compecta'	Range ranger	50	5-pal		
<i>Lycium japonicum</i> 'Texanum'	Japanese privet	50	5-pal		
Witchhamburg bush	Mexican Dwarf Rose	80	5-pal		
Arctostaphylos 'Little	Blackthorn	33	5-pal		
<i>Penstemon setosus</i> 'Rubrum'	Purple fountain grass	53	5-pal		
<i>Phoradendron vitaceum</i>	Yellow Vine New Zealand Flow	26	5-pal		
<i>Platanus</i> 'variegata	Variegated Maple	76	5-pal		
<i>Protea</i> 'virescens 'Lilburn'	Protea Lilburne	10	5-pal		
<i>Wisteria floribunda</i> 'Vermilion Gem'	Orchid Rosemary	145	5-pal		

NOTES:

1. Total landscape front yard area = 9447 s.f.
2. Total landscape recreational area = 15941 s.f.
3. Total landscape slope area = 3805 s.f.
4. Total parkway landscape area = 6142 s.f.
5. Total lawn area = none
6. All landscape areas will be watered by a combination of drip and low-precipitation micro-spray heads, per City requirements.
7. Irrigation system shall be controlled by a "Smart" controller.

GROUND COVER LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS	WUCOLS
	<i>Dymondia margaritae</i>	Silver Carpet	Plots	Plant at 12" x 4"	*
	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Plant Fly	1-gal.	Plant at 24" x 4"	*
	<i>Lantana</i> 'New Gold'	New Gold Spreading Lantana	1-gal.	Plant at 30" x 4"	*
	<i>Lonicera japonica</i> 'Hollora'	Holl's Nonsuckula	Plots	Plant at 12" x 4"	*
	<i>Myoporum laetifolium</i>	Prostrate Myoporum	Plots	Plant at 18" x 4"	*
	River rock mulch over landscape fabric		4'-8" river rock	—	
	Carex pens.	Carbamide Meadow Sedge	Liners	Plant at 12" x 4"	to be kept in reserve
	Stabilized Decomposed Granite Mulch		—	in package	
	Wood mulch min. 4 inches deep	'Sello's Mix' or equal	—	—	



REVISIONS	BY

ROYAL OAK DESIGN
Sylvia E. Lyons, Landscape Architect #1549

PROJECT: 11 SINGLE FAMILY HOMES
ADDRESS: Fullerton Ave. (and Tabor) Corvallis, 97331

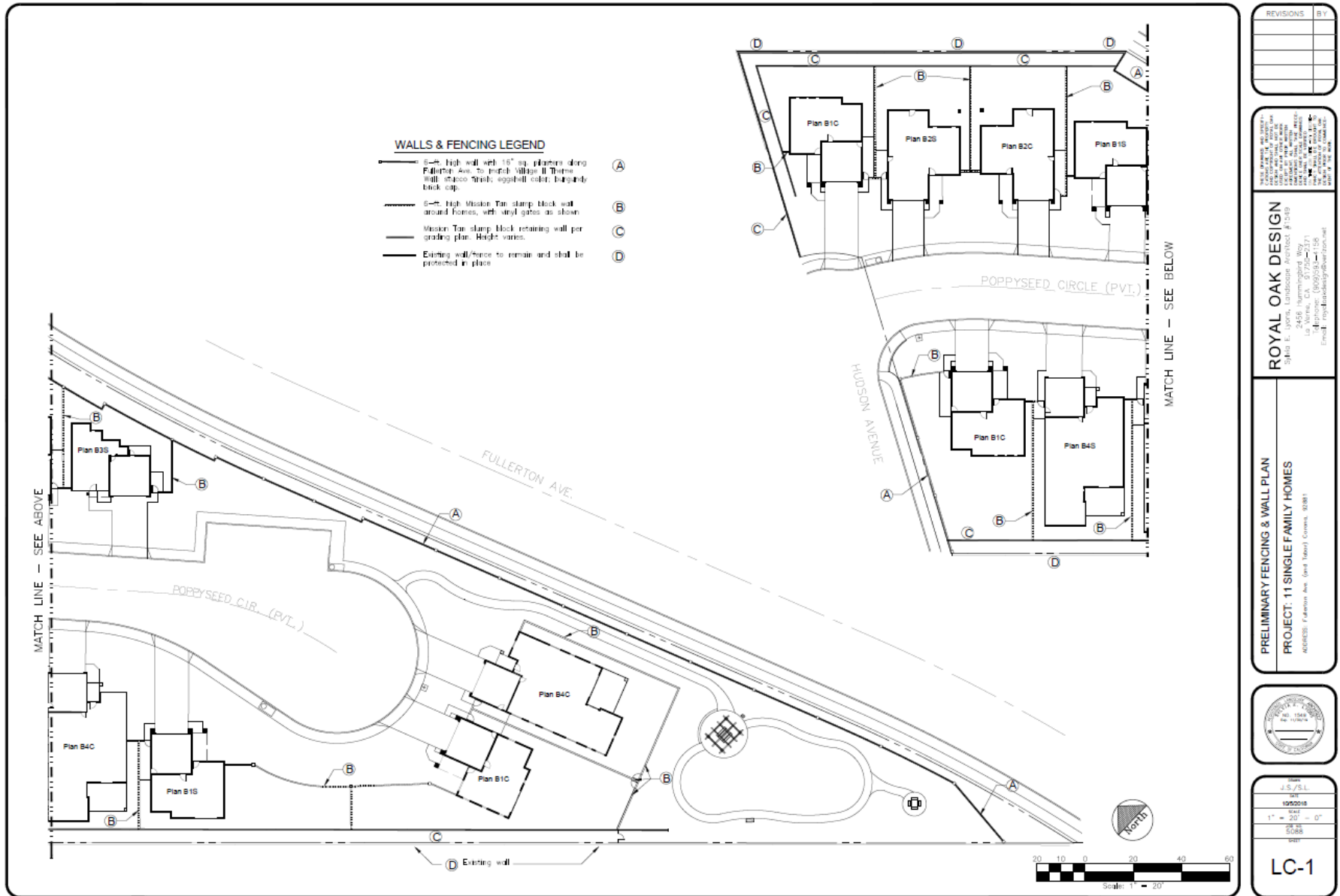


DRAWN
 J.S./S.L.
 DATE
 10/5/2018
 SCALE
 $1" = 20' - 0"$
 JOB NO.
 5008

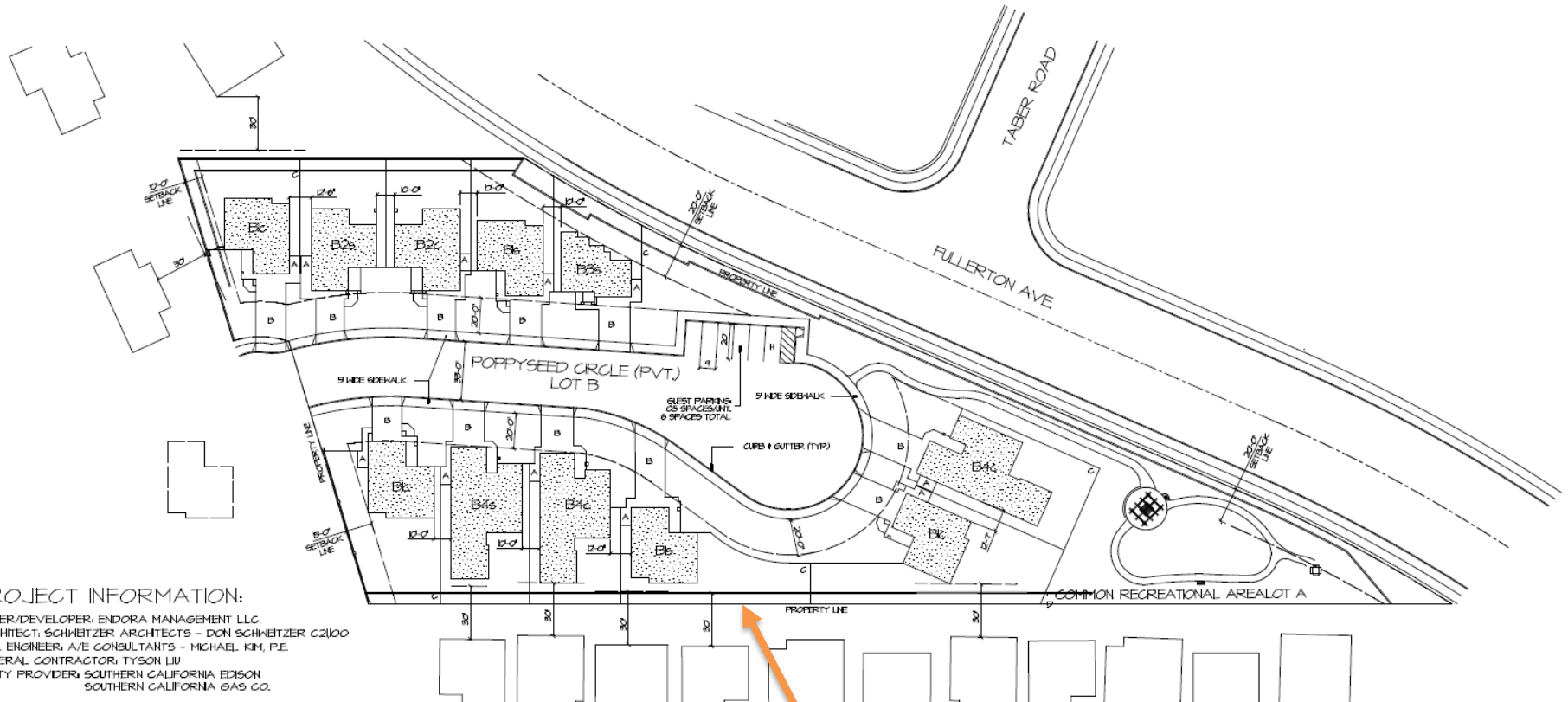
LC-2



TTM 36634 – Fence & Wall Plan



TTM 36634 – South Walls



PROJECT INFORMATION:
OWNER/DEVELOPER: ENDORA MANAGEMENT LLC.
ARCHITECT: SCHWETZER ARCHITECTS - DON SCHWETZER C2100
CIVIL ENGINEER, A/E CONSULTANTS - MICHAEL KIM, P.E.
GENERAL CONTRACTOR: TYSON LIU
UTILITY PROVIDER: SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS CO.

Existing retaining wall with
6-ft high tube steel fence.

TTM 36634 – South Walls

SHEET 1 OF 2 SHEETS

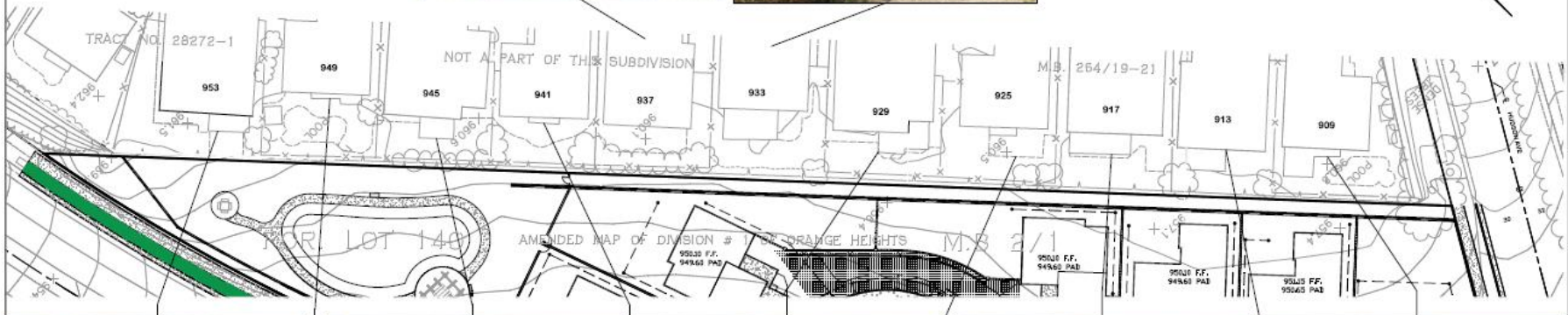
DP14-006

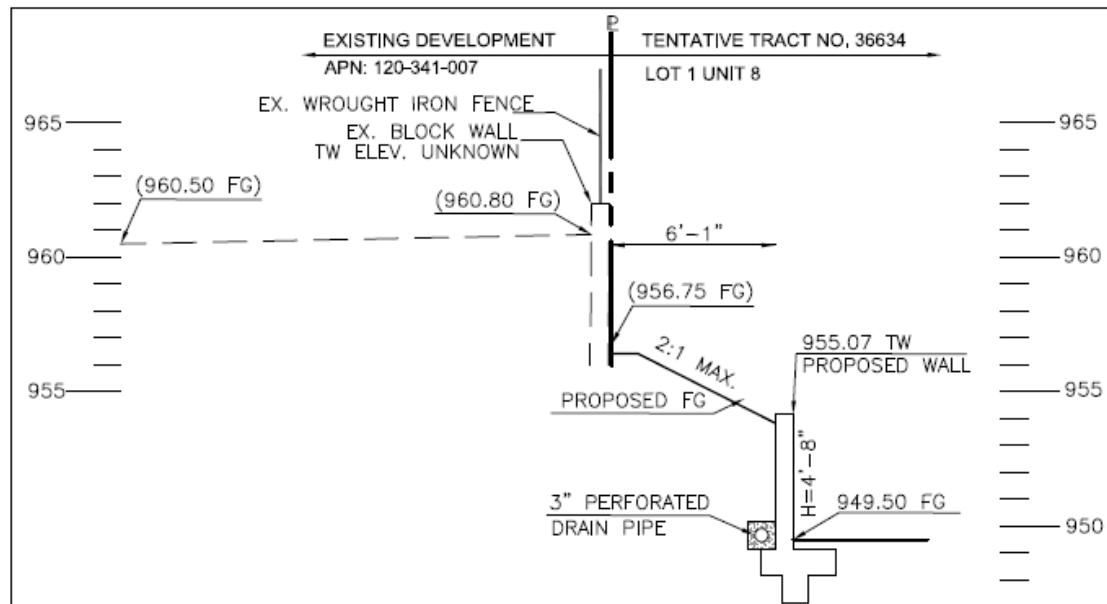
10/09/2016

EXISTING WALL AND HOMES ALONG SOUTH WALL

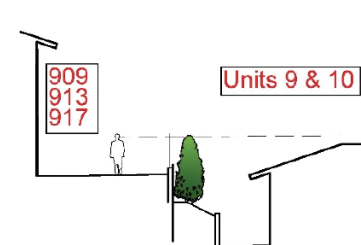


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

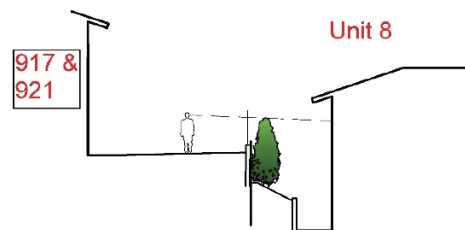




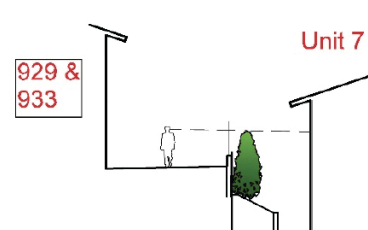
Section 'A' - 2-STORY NEW HOME (UNIT 11)



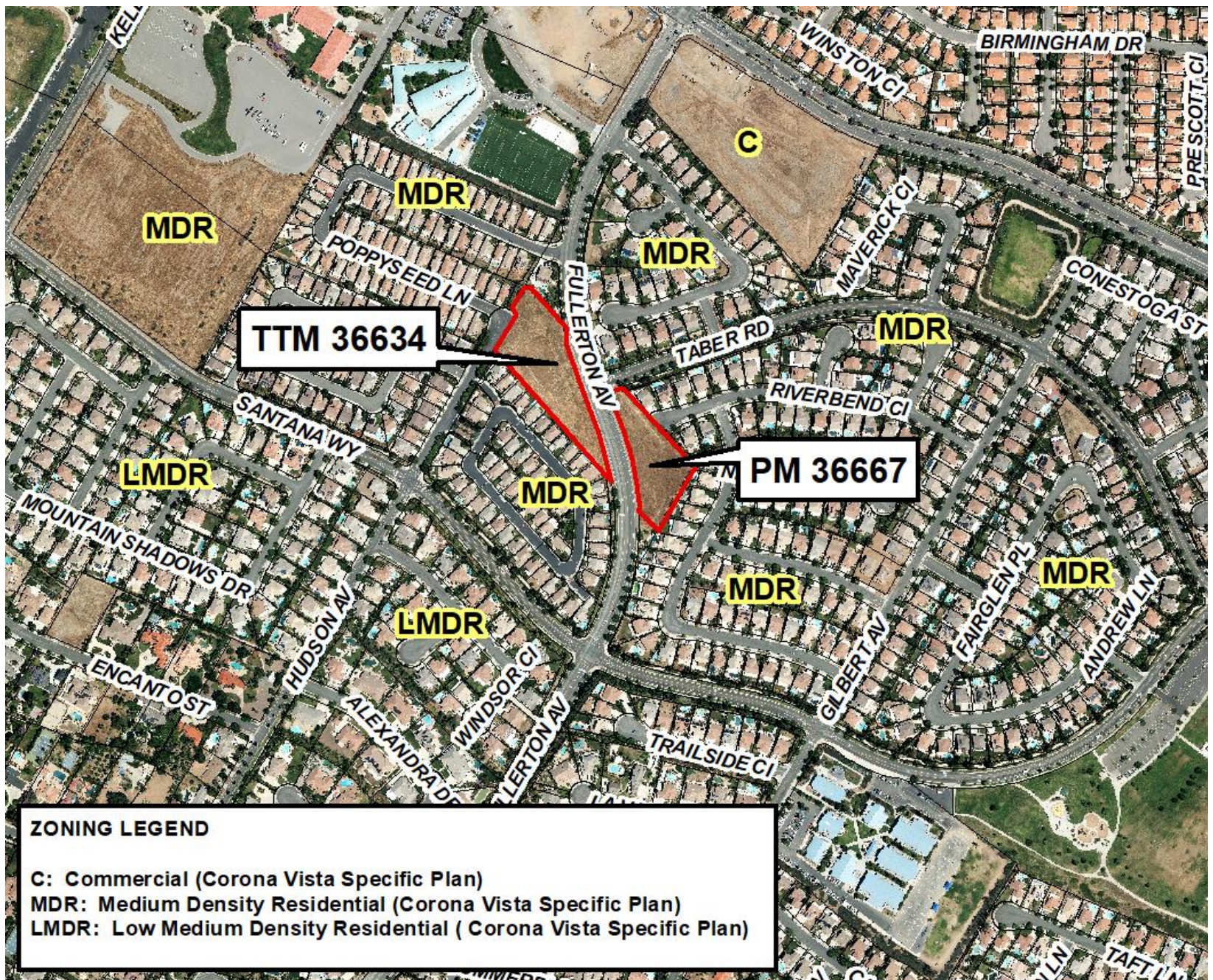
Section 'B' - 1-STORY NEW HOME (UNIT 10)



Section 'C' - 2-STORY NEW HOME (UNIT 8)



Section 'D' - 1-STORY NEW HOME (UNIT 7)



TTM 36634

PM 36667

ZONING LEGEND

C: Commercial (Corona Vista Specific Plan)

MDR: Medium Density Residential (Corona Vista Specific Plan)

LMDR: Low Medium Density Residential (Corona Vista Specific Plan)