

EXCEPTING THEREFROM LOT "R" OF TRACT NO. 37030, FILED IN BOOK 458, PAGES 100 THROUGH 117, INCLUSIVE, OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA.

Let	S.F.	Area	Last Use	Product Type	Last Use	S.F.	Area	Last Use	Product Type
1	29.13	460	Residential	SPD	26	30.777	471	Residential	TRFLEX
2	29.13	460	Residential	SPD	26	30.777	471	Residential	TRFLEX
3	27.246	431	Residential	SPD	26	31.005	471	Residential	TRFLEX
4	27.246	431	Residential	SPD	27	30.781	471	Residential	TRFLEX
5	27.246	431	Residential	SPD	27	30.781	471	Residential	TRFLEX
6	26.884	426	Residential	SPD	29	31.026	473	Residential	TRFLEX
7	26.884	426	Residential	SPD	29	31.026	473	Residential	TRFLEX
8	42.063	662	Residential	SPD	31	25.261	459	Residential	BRACK
9	42.063	662	Residential	SPD	31	25.261	459	Residential	BRACK
10	30.956	470	Residential	SPD	33	26.443	456	Residential	BRACK
11	30.956	470	Residential	SPD	33	26.443	456	Residential	BRACK
12	30.956	470	Residential	SPD	34	42.782	664	Residential	BRACK
13	30.956	470	Residential	SPD	34	42.782	664	Residential	BRACK
14	19.489	305	Residential	GRACK	36	23.183	353	Residential	TRFLEX
15	19.489	305	Residential	GRACK	36	23.183	353	Residential	TRFLEX
16	19.489	305	Residential	GRACK	36	23.183	353	Residential	TRFLEX
17	15.754	245	Residential	GRACK	38	18.582	290	Residential	TWNHWA
18	15.754	245	Residential	GRACK	39	18.582	290	Residential	TWNHWA
19	15.754	245	Residential	GRACK	39	18.582	290	Residential	TWNHWA
20	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
21	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
22	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
23	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
24	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
25	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
26	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
27	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
28	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
29	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
30	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
31	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
32	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
33	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
34	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
35	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
36	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
37	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
38	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
39	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
40	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
41	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
42	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
43	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
44	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
45	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
46	12.234	197	Residential	GRACK	41	30.024	471	Residential	TWNHWA
47	12.234	197</							

LabNo.	SF	Acres	Land Use	Lab No.	SF	Acres	Land Use
A	5,439.0	0.12	Open Space	Q	10,274	0.24	Private Street
J	28,971.0	0.67	Open Space	R	15,004.0	0.34	Private Street
K	43,817.0	1.00	Open Space	S	15,819.0	0.36	Private Street
L	28,924.0	0.66	Open Space	T	12,956.0	0.30	Private Street
M	2,198.0	0.13	Open Space	U	15,000.0	0.34	Private Street
N	2,198.0	0.13	Open Space	V	12,264.0	0.28	Private Street
O	1,468.0	0.03	Open Space	W	43,288.0	0.99	Private Street
P	26,257.0	0.60	Trail	X	28,912.0	1.11	Private Street
Q	12,616.0	0.29	Open Space	Y	24,796.0	0.57	Private Street
R	22,442.0	0.51	Open Space	Z	40,992.0	0.94	Private Street
S	26,257.0	0.60	Open Space	AA	14,846.0	0.34	Private Street
T	9,747.0	0.22	Open Space	BB	24,871.0	0.56	Private Street
U	3,592.0	0.08	Private Street	CC	41,934.0	0.96	Private Street
V	20,176.0	0.46	Private Street	DD	14,400.0	0.34	Private Street
W	20,176.0	0.46	Private Street	EE	20,160.0	0.46	Private Street
X	19,290.0	0.43	Private Street	FF	20,160.0	0.46	Private Street

PRODUCT SUMMARY

Land Use	Acreage	Dwelling Units	Density (DU/AC)	Density Range
PA 88 - LDR	18.4	88	4.8	3 to 6
PA 9 - MDR	30.7	125	11.7	6 to 15
PA 10 - HDR	21.4	277	12.9	15 to 30

CUT	FILL
154.482 CYS	154.482 CYS

- ① 24' INGRESS EGRESS AND EMERGENCY ACCESS OVER STREETS AND PUBLIC UTILITY PURPOSES.
- ② 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- ③ 24' EASEMENT FOR STORM DRAIN PURPOSES.

① A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC TRACT NO. 36294 M.B. 456/23-38, RECORDED ON JULY 13TH, INST. No. 2017-0285707, TO BE QUITCLAIMED.

② A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC TRACT NO. 36294 M.B. 456/23-38, RECORDED ON JULY 13TH, INST. No. 2017-0285707, TO BE QUITCLAIMED.

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	EXISTING LOT LINE
	DAYLIGHT LINE
	PROPOSED MAJOR
	PROPOSED MINOR
	EXISTING CURB
	EXISTING MEDIAN
	PLANNING AREA

- 1. EXISTING LAND USE: VACANT
- 2. PROPOSED LAND USE: RESIDENTIAL
- 3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL
- 4. EXISTING ZONING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARKS
- 5. ASSESSOR PARCEL NUMBERS: 279-240-022 AND 279-240-031
- 6. TOTAL GROSS AREA: 51.15 AC
- 7. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORONA CROSS AVENUE, CORONA, CA 92885, (951) 736-2234
- 8. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORONA CROSS AVENUE, CORONA, CA 92885, (951) 736-2234
- 9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (909) 427-2200
- 10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison, P.O. BOX 6400, SAN DIMAS, CA 91773, (909) 590-7787
- 11. TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (714) 750-2355
- 12. FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (714) 750-2355
- 13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4000
- 14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNLINED SCHOOL DISTRICT, 28200 CLARK AVENUE, NORCO, CA 92867

[illegible]

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

DATE 06/13/2019

1 6/15/19 REVISIONS PER PLANNING REVIEW COMMITTEE COMMENTS				DRAWN BY: LP		PREPARED FOR: THE NEW HOME COMPANY A DELAWARE LIMITED PARTNERSHIP 10 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 262-2768		OWNER: ARANTEE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 10 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 262-2768		PREPARED BY:  HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 262-7070 • FX: (949) 262-0759		TENTATIVE TRACT NO.37644 FOR CONDOMINIUM PURPOSES City of Corona		SHEET 1 OF 1	
NO.		DATE		REVISIONS		APPROVED		CHECKED BY: DS		DESIGNED BY: DS					