

DPR2019-0002
DPR2019-0003

PROPOSED WALL LEGEND:

- 6' HIGH SLUMP CMU PERIMETER WALL
----- 9' HIGH (VARYING) VERDURA BLOCK WALL (LOTS 12 & 16-19)
----- 6' HIGH (COMBO), 4' GLASS ON 2' SLUMP CMU (LOTS 12-14)

LEGEND:

- ARV AIR RELEASE VALVE
BW BACK OF WALK
CONC CONCRETE
FH FIRE HYDRANT
FL FLOW LINE
GUR GUARD RAIL
LPL LIGHT POLE
S SIGN
SDMH STORM DRAIN MANHOLE
SLPB STREET LIGHT PULLBOX
TC TOP OF CURB
TMH TELEPHONE MANHOLE
TSG TRAFFIC SIGNAL
TSGPB TRAFFIC SIGNAL PULLBOX
WM WATER METER
WV WATER VALVE

- EXISTING FENCE
----- EXISTING WALL
----- PROPOSED SEWER
----- PROPOSED WATER
----- BUILDING SETBACK LINE

- PROPOSED EASEMENT
----- LINE OF SIGHT EASEMENT ZONE (NO OBSTRUCTIONS)
----- LINE OF SIGHT EASEMENT (F)
----- CORNER CUT-OFF
----- VERDURA UPPER GEOGRID EXTENT

- PROPOSED ADA RAMPS
----- PROPOSED SDMH
----- PROPOSED ADA RAMPS
----- PROPOSED CROSS GUTTER PER CITY ENGINEER'S RECOMMENDATIONS
----- PROPOSED CATCH BASIN (WIDTH=14')
----- PROPOSED CONNECTION TO EXIST. 27" RCP SD

- PROPOSED CURB OUTLET
----- PROPOSED (2) 4" SUBDRAINS W/ CONCRETE/SLURRY ENCASMENT

- PROPOSED TUBE STEEL OR BLOCK WALL (T.B.D.)
----- PROPOSED ACCESS GATE

- PROPOSED ACCESS GATE (NON-LOCKING)
----- PROPOSED ACCESS GATE

- PROPOSED ACCESS GATE
----- PROPOSED ACCESS GATE

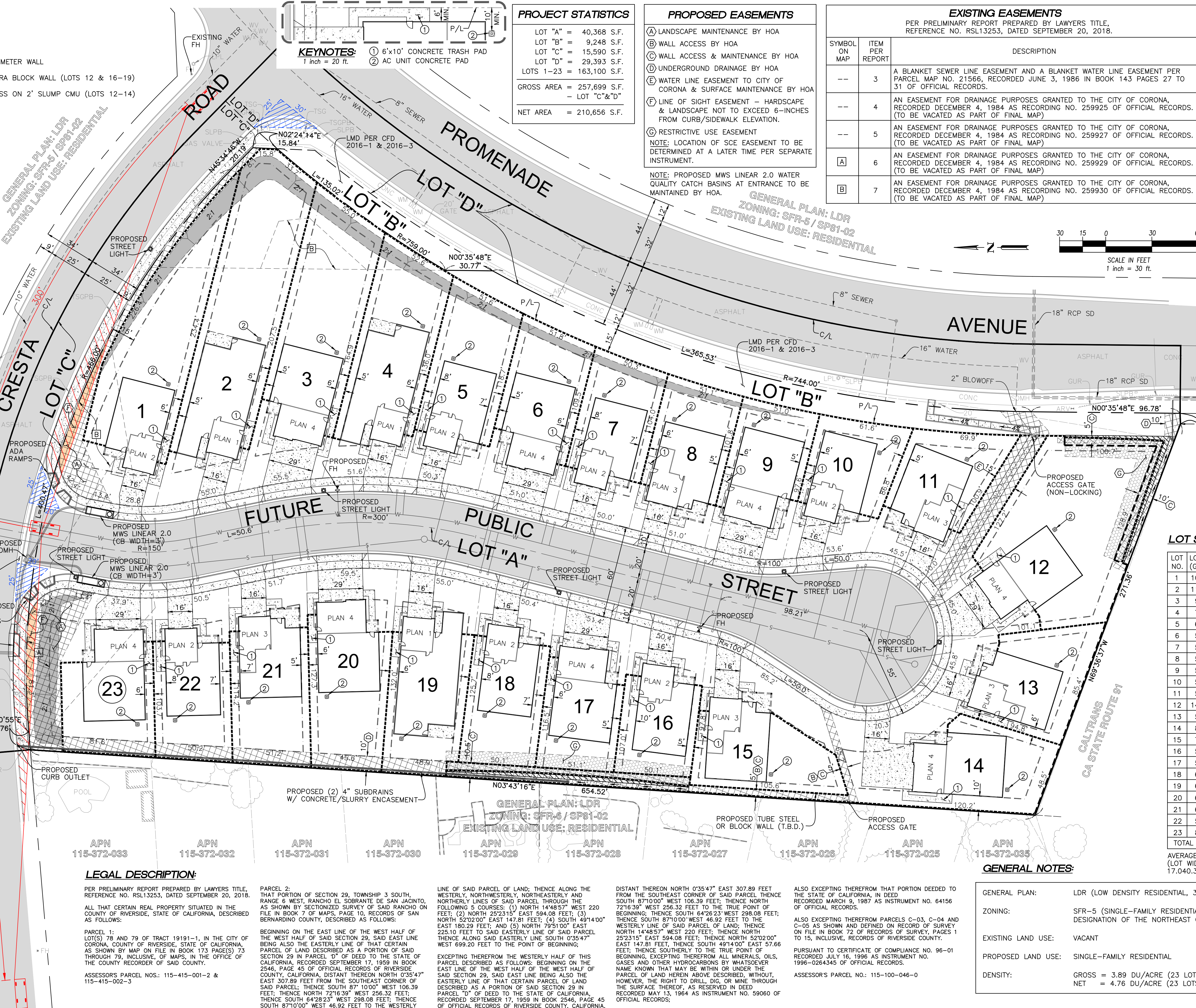
- PROPOSED ACCESS GATE
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PROJECT STATISTICS

LOT "A" =	40,368 S.F.
LOT "B" =	9,248 S.F.
LOT "C" =	15,590 S.F.
LOT "D" =	29,393 S.F.
LOTS 1-23 =	163,100 S.F.
GROSS AREA =	257,699 S.F.
NET AREA =	210,656 S.F.

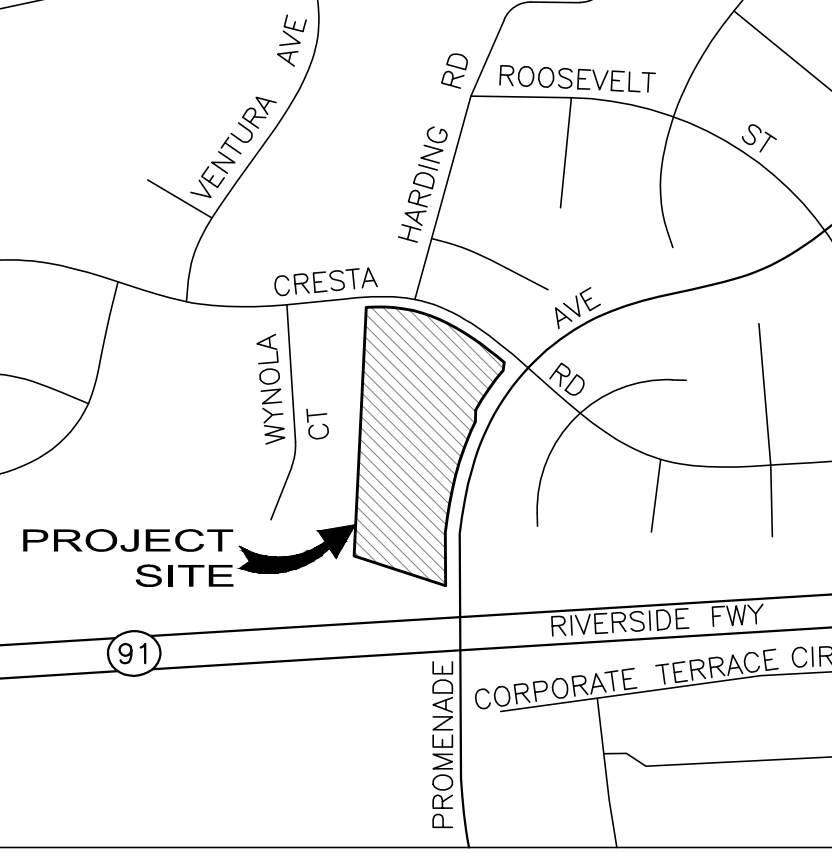
PROPOSED EASEMENTS

(A)	LANDSCAPE MAINTENANCE BY HOA
(B)	WALL ACCESS BY HOA
(C)	WALL ACCESS & MAINTENANCE BY HOA
(D)	UNDERGROUND DRAINAGE BY HOA
(E)	WATER LINE EASEMENT TO CITY OF CORONA & SURFACE MAINTENANCE BY HOA
(F)	LINE OF SIGHT EASEMENT - HARDSCAPE & LANDSCAPE NOT TO EXCEED 6-INCHES FROM CURB/SIDEWALK ELEVATION.
(G)	RESTRICTIVE USE EASEMENT

NOTE: LOCATION OF SCE EASEMENT TO BE DETERMINED AT A LATER TIME PER SEPARATE INSTRUMENT.

EXISTING EASEMENTS
PER PRELIMINARY REPORT PREPARED BY LAWYERS TITLE, REFERENCE NO. RSL13253, DATED SEPTEMBER 20, 2018.

SYMBOL ON MAP	ITEM PER REPORT	DESCRIPTION
--	3	A BLANKET SEWER LINE EASEMENT AND A BLANKET WATER LINE EASEMENT PER PARCEL MAP NO. 21566, RECORDED JUNE 3, 1986 IN BOOK 143 PAGES 27 TO 31 OF OFFICIAL RECORDS.
--	4	AN EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF CORONA, RECORDED DECEMBER 4, 1984 AS RECORDING NO. 259925 OF OFFICIAL RECORDS. (TO BE VACATED AS PART OF FINAL MAP)
--	5	AN EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF CORONA, RECORDED DECEMBER 4, 1984 AS RECORDING NO. 259927 OF OFFICIAL RECORDS. (TO BE VACATED AS PART OF FINAL MAP)
[A]	6	AN EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF CORONA, RECORDED DECEMBER 4, 1984 AS RECORDING NO. 259929 OF OFFICIAL RECORDS. (TO BE VACATED AS PART OF FINAL MAP)
[B]	7	AN EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF CORONA, RECORDED DECEMBER 4, 1984 AS RECORDING NO. 259930 OF OFFICIAL RECORDS. (TO BE VACATED AS PART OF FINAL MAP)



VICINITY MAP
(NO SCALE)

DEVELOPER/APPLICANT:
EB CORONA, LLC
2711 SEPULVEDA BOULEVARD, #530
MANHATTAN BEACH, CA 90266
(310) 546-9500

ENGINEER:
LAND DEVELOPMENT CONSULTANTS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 557-7700

ARCHITECT:
SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, SUITE 404
BONSALL, CA 92003
(760) 724-1198

ASSESSOR PARCEL NUMBER:
115-100-046, 115-415-001 &
115-415-002

LETTERED LOTS:
LOT "A" = FUTURE PUBLIC STREET & UTILITY
LOT "B" = FUTURE LANDSCAPE EASEMENT TO CITY (LMD PER CFD 2016-1 & 2016-3)
LOT "C" = STREET DEDICATION TO CITY (STREET & UTILITY PURPOSES)
LOT "D" = STREET DEDICATION TO CITY (STREET & UTILITY PURPOSES)

LOT SUMMARY TABLE:

LOT NO.	LOT S.F. (GROSS)	LOT WIDTH	LOT DEPTH	LOT COVERAGE	LANDSCAPE AREA	HARDSCAPE AREA
1	10,897	61.0	230.40	17.0%	76.9%	6.1%
2	11,418	50.0	220.95	25.2%	67.3%	7.5%
3	9,441	51.0	186.20	23.4%	65.2%	11.4%
4	7,471	50.0	150.45	38.5%	51.0%	10.5%
5	6,321	50.0	127.35	29.3%	60.3%	10.4%
6	5,804	51.0	114.10	38.1%	46.8%	15.1%
7	5,324	50.0	106.75	34.7%	53.3%	12.0%
8	5,232	51.0	102.90	40.5%	47.1%	12.4%
9	5,148	51.0	99.70	42.9%	40.7%	16.4%
10	5,050	53.1	92.20	36.6%	49.3%	14.1%
11	5,230	53.1	98.85	40.5%	45.2%	14.3%
12	14,266	97.6	106.00	15.5%	72.7%	11.8%
13	5,784	59.8	97.95	36.7%	51.7%	11.6%
14	8,025	96.3	80.00	27.5%	53.9%	18.6%
15	7,241	82.6	81.50	29.3%	58.4%	12.3%
16	5,119	50.0	102.40	36.1%	51.0%	12.9%
17	5,698	51.0	111.75	38.8%	44.7%	16.5%
18	6,054	50.0	121.10	30.5%	58.6%	10.9%
19	6,718	52.8	128.85	42.9%	43.9%	13.2%
20	6,853	54.8	129.65	32.2%	55.0%	12.8%
21	6,171	51.0	120.75	34.3%	40.7%	12.2%
22	5,406	50.0	108.95	34.2%	53.9%	11.9%
23	8,429	82.2	92.50	26.2%	63.3%	10.5%
TOTAL LOT S.F. = 163,100						

AVERAGE LOT AREA = 7,091 S.F.
(LOT WIDTH & LOT DEPTH MEASURED PER C.M.C. SECTIONS 17.040.390 & 17.04.357)

LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY LAWYERS TITLE, REFERENCE NO. RSL13253, DATED SEPTEMBER 20, 2018.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: LOT(S) 78 AND 79 OF TRACT 19191-1, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 173 PAGE(S) 73 THROUGH 79, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NOS.: 115-415-001-2 & 115-415-002-3

PARCEL 2: THAT PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 WEST, RANCHO EL SOBRANTE DE SAN JACINTO, AS SHOWN BY SECTIONIZED SURVEY OF SAID RANCHO ON FILE IN BOOK 7 OF MAPS, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 29, SAID EAST LINE BEING ALSO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS A PORTION OF SAID SECTION 29 IN PARCEL "D" OF DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 17, 1959 IN BOOK 2546, PAGE 45 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DISTANT THEREON NORTH 0°35'47" EAST 307.89 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 87°10'00" WEST 106.39 FEET; THENCE NORTH 72°16'39" WEST 256.32 FEET; THENCE SOUTH 64°28'23" WEST 298.08 FEET; THENCE SOUTH 87°10'00" WEST 46.92 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THROUGH THE FOLLOWING 5 COURSES: (1) NORTH 14°48'57" WEST 220 FEET; (2) NORTH 25°23'15" EAST 594.08 FEET; (3) NORTH 52°02'00" EAST 147.81 FEET; (4) SOUTH 49°14'00" EAST 180.29 FEET; AND (5) NORTH 79°51'00" EAST 225.10 FEET TO SAID EASTERLY LINE OF SAID PARCEL THENCE ALONG SAID EASTERLY LINE SOUTH 0°35'47" WEST 699.20 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY HALF OF THIS PARCEL DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 29, SAID EAST LINE BEING ALSO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS A PORTION OF SAID SECTION 29 IN PARCEL "D" OF DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 17, 1959 IN BOOK 2546, PAGE 45 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

LINE OF SAID PARCEL OF LAND; THENCE ALONG THE WESTERLY, NORTHWESTERLY, NORTHEASTERLY AND NORTHERLY LINES OF SAID PARCEL THROUGH THE FOLLOWING 5 COURSES: (1) NORTH 14°48'57" WEST 220 FEET; (2) NORTH 25°23'15" EAST 594.08 FEET; (3) NORTH 52°02'00" EAST 147.81 FEET; (4) SOUTH 49°14'00" EAST 180.29 FEET; AND (5) NORTH 79°51'00" EAST 225.10 FEET TO SAID EASTERLY LINE OF SAID PARCEL THENCE ALONG SAID EASTERLY LINE SOUTH 0°35'47" WEST 699.20 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, IN DEED RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 64156 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PARCELS C-03, C-04 AND C-05 AS SHOWN AND DEFINED ON RECORD OF SURVEY ON FILE IN BOOK 72 OF RECORDS OF SURVEY, PAGES 1 TO 15, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.

PURSUANT TO CERTIFICATE OF COMPLIANCE NO. 96-01 RECORDED JULY 16, 1996 AS INSTRUMENT NO. 1996-0264345 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.: 115-100-046-0

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, IN DEED RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 64156 OF OFFICIAL RECORDS.

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GENERAL NOTES:

GENERAL PLAN:	LDR (LOW DENSITY RESIDENTIAL, 3-6 DU/AC)
ZONING:	SFR-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE-FOOT MIN. LOT SIZE) DESIGNATION OF THE NORTHEAST CORONA SPECIFIC PLAN (SPB1-02)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
DENSITY:	GROSS = 3.89 DU/ACRE (23 LOTS / 5.916 ACRES) NET = 4.76 DU/ACRE (23 LOTS / 4.836 ACRES)

DATED: 11-06-2019



DESIGNED BY: LDC
DRAWN BY: LDC
CHECKED BY: LDC

PLANS PREPARED UNDER SUPERVISION OF

Date: _____

Reference Plans for these Improvements

Date: _____ By: _____ REVISIONS: _____ App'd: _____ Scale: AS NOTED

Engineering: _____
Planning: _____
DWP: _____

Approved By: _____
Tom Koper
City Engineer
R.C.E. No. _____

Date: _____

CITY OF CORONA

SITE PLAN

TENTATIVE TRACT MAP

EXHIBIT A