

SKYLINE HEIGHTS
PARCEL MAP 37588
SITE LOCATION EXHIBIT

EXHIBIT A1

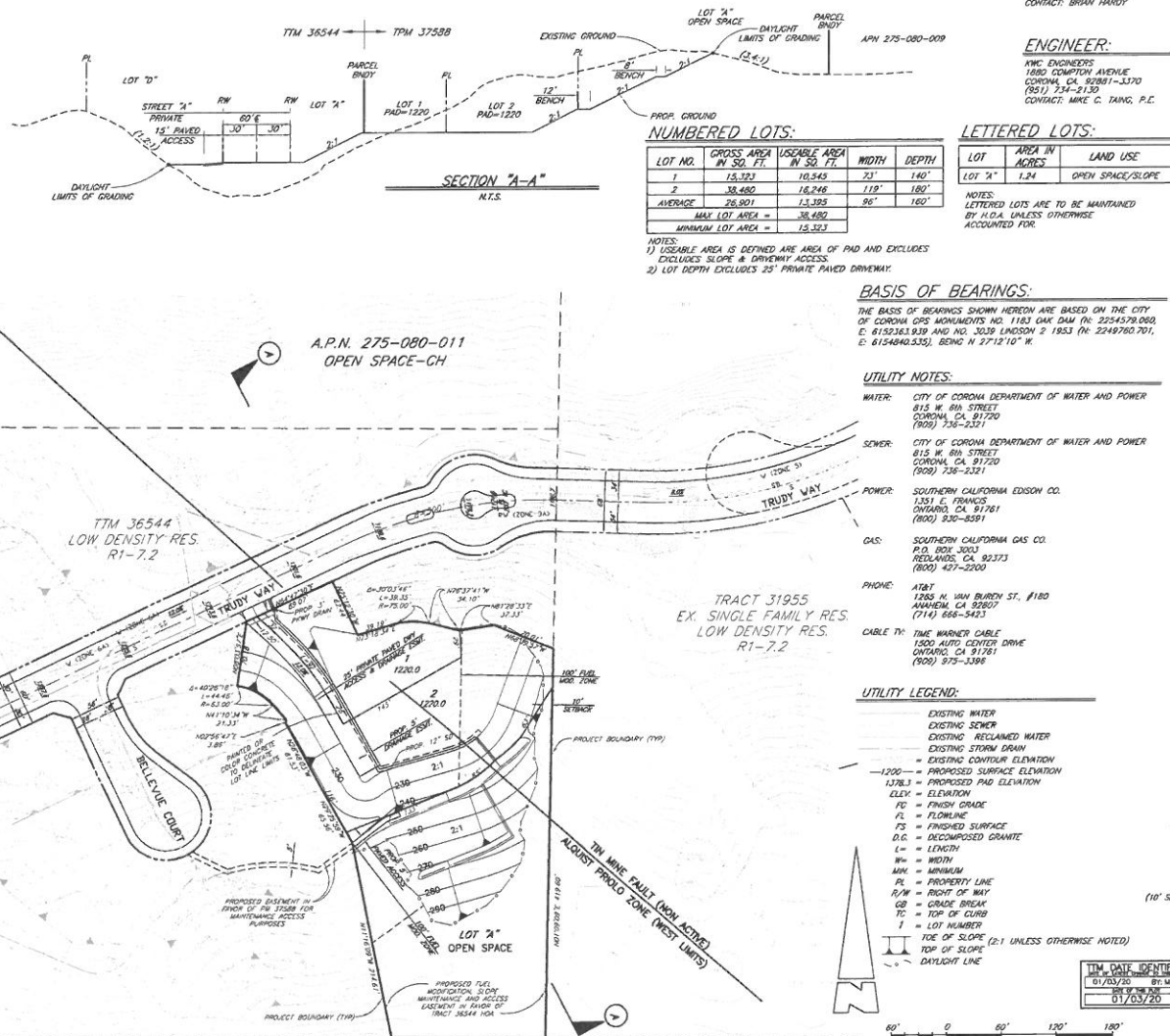
DPR2018-0013

PARCEL MAP NO. 37588 IN THE CITY OF CORONA

GENERAL NOTES:

1. PREPARED: OCTOBER 2019
2. TOTAL PROJECT GROSS ACRES IS 2.48 AC.
3. ACREAGE SUMMARY

ITEM	ACREAGE	PERCENT
A. LOT GROSS AREA (1-2 LOTS)	1.24	50.0%
B. M.O.A. MAINTAINED SLOPES/OPEN	1.24	50.0%
TOTAL	2.48	100%
4. PROPOSED NO. OF DWELLING UNITS: 2 LOTS.
5. PROPOSED PROJECT DENSITY: 0.80 DU/AC.
6. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
7. PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
8. EXISTING LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
9. PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
10. EXISTING ZONING: R1-7.2 (7,200 S.F. MIN. LOTS)
11. PROPOSED ZONING: R1-7.2 (7,200 S.F. MIN. LOTS)
12. ADJACENT LAND USE:
 NORTH:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
 SOUTH:
 GENERAL PLAN - OPEN SPACE GENERAL RESIDENTIAL
 ZONING - OPEN SPACE-CH AGRICULTURE
 EXISTING USE - CLEVELAND NATIONAL FOREST, VACANT
 EAST:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
 WEST:
 GENERAL PLAN - LDR
 ZONING - R1-7.2
 EXISTING USE - RESIDENTIAL
13. SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FROM ON AUGUST 2012 BY AIRIMAGE MAPPING CORPORATION.
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
15. SCHOOL DISTRICT: CORONA-NORCO SCHOOL DISTRICT
16. ACCESS TO THE SITE IS PROPOSED VIA: PROPOSED PRIVATE STREET (TRUDY WAY).
17. STREETS GRADES: 0.6% MINIMUM, 12% MAXIMUM.
18. ALL CONC. CUTTERS AND SHOULDS SHALL HAVE A MINIMUM GRADE OF: 0.6%.
19. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%.
20. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY H.O.A.
21. ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
22. ALL SLOPES ARE PRIVATE UNLESS THEY ARE WITHIN A LETTERED H.O.A. MAINTAINED LOT.
23. ALL MAJOR SLOPES OR COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FUEL MODIFICATION, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON ADVENTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY OF CORONA WHO SHALL REVIEW ALL CC & R'S AND RULES FOR THEIR CC & R'S. HOMEOWNERS ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE HOMEOWNERS ASSOCIATION.
24. THE MAPPED ALGUST-PRILO FAULT ZONE LIMITS ARE IDENTIFIED ON THIS PARCEL MAP. HOWEVER, BASED ON PRELIMINARY ALGUST-PRILO FAULT INVESTIGATIONS THERE ARE NO ACTIVE EARTHQUAKE FAULTS IMPACTING THE PROJECT SITE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
25. THE SUBJECT PROPERTY IS CURRENTLY WITHIN THE WMO SERVICE AREA PER 51ST FRINGE ANNEXATION.
26. DOMESTIC WATER SERVICE WILL BE VIA A CONNECTION TO PROPOSED WATERLINE IN TRUDY WAY.
27. RECLAIMED WATER SHALL BE USED FOR IRRIGATION OF PROPOSED H.O.A. SLOPES.
28. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF CORONA AND RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAIN SHOWN HEREON ARE PRELIMINARY.
29. THE SUBJECT PROPERTY IS WITHIN AN UNPAVED FLOOD ZONE X.
30. THE SUBJECT PROPERTY IS WITHIN A SPECIAL FIRE HAZARD ZONE.
31. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
32. THIS MAP PROPOSES ONE (1) RECORDING MAP PHASE. THE INTENT OF THIS MAP IS TO RECORD AFTER THE RECORDATION OF TRACT 36544-2.
33. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS PARCEL MAP.

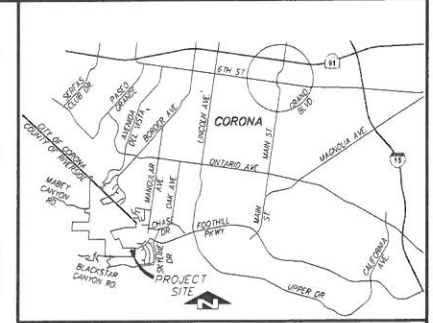


DEVELOPER:

RICHLAND DEVELOPERS, INC.
 3161 MICHELSON DRIVE, SUITE 425
 IRVINE, CA 92612
 949-261-7010
 CONTRACT: BRIAN HARDY

ENGINEER:

KWC ENGINEERS
 1880 CAMPTON AVENUE
 CORONA, CA 92601-1370
 (951) 734-2130
 CONTRACT: MIKE C. TANG, P.E.



VICINITY MAP

LEGAL DESCRIPTION:

PORTION OF PARCEL S: (PORTION OF APN: 275-080-010)

THE BIG 4 CLAIM, COMPRISING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINE; THE BLACK DIRT CLAIM, COMPRISING THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINE; THE DUTCH REPUBLIC CLAIM, COMPRISING GOVERNMENT LOT 6 IN SECTION 4; THE KERO CLAIM, COMPRISING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10; THE ARKONIAN CLAIM, COMPRISING GOVERNMENT LOT 3 IN SECTION NINE; THE LITTLE CANYON CLAIM, COMPRISING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THE VICTOR CLAIM, COMPRISING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE WHITE CLAY CLAIM, COMPRISING GOVERNMENT LOTS 1 AND 2 IN SECTION 8. ALL IN TOWNSHIP FOUR SOUTH, RANGE 2 WEST, SAN BERNARDINO BASIN AND MOUNTAIN, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THOSE MINERALS, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED JANUARY 2, 1916 IN BOOK 7, PAGE 319 OF RENTERS.

PROPERTY OWNERSHIP INFORMATION:

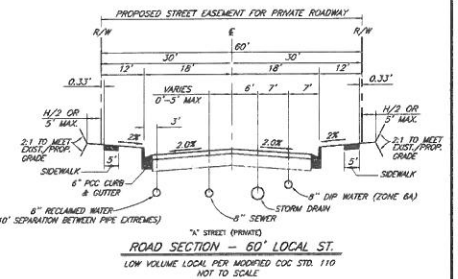
APN: 275-080-010 (PORTION OF)

JHB COLONY INVESTMENTS, LLC/AMERICAN SUPERIOR LAND, LLC
 3161 MICHELSON DRIVE, SUITE 425
 IRVINE, CA 92612
 949-261-7010

BENCHMARK:

CITY OF CORONA DESIGNATION: C-125

TA 2-1/2 "BRASS DISK STAMPED "C-125" SET IN THE TOP OF CURB LOCATED 5' SOUTH OF THE B.C.P. OF THE SOUTHEASTERNLY CURB RETURN OF THE INTERSECTION OF BORDER AVE. & MABEY CANYON RD.
 ELEVATION (FEET): 1083.414 (NGVD83)



DATE	IDENTIFIER
01/03/20	BY MCT
01/03/20	BY MCT

STATEMENT OF PREPARER

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: 10/1/19
 MIKE C. TANG, P.E.



PARCEL MAP NO. 37588 CITY OF CORONA

PREPARED FOR

RICHLAND DEVELOPERS, INC.
 3161 MICHELSON DRIVE, SUITE 425
 IRVINE, CA 92612
 949-261-7010

PREPARED BY



SHEET
1 OF 1
SHEETS

EXHIBIT A2