AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541 CRESCENDO AND TOCCATA
APRIL 2020

VICINITY MAP
NOT TO SCALE
TOWNSHIP 3 SOUTH,
RANGE 7 WEST

PROJECT SITE

CORONA

PARK SITE

SCALE: 1" = 200'

200' 0 200' 400' 600'
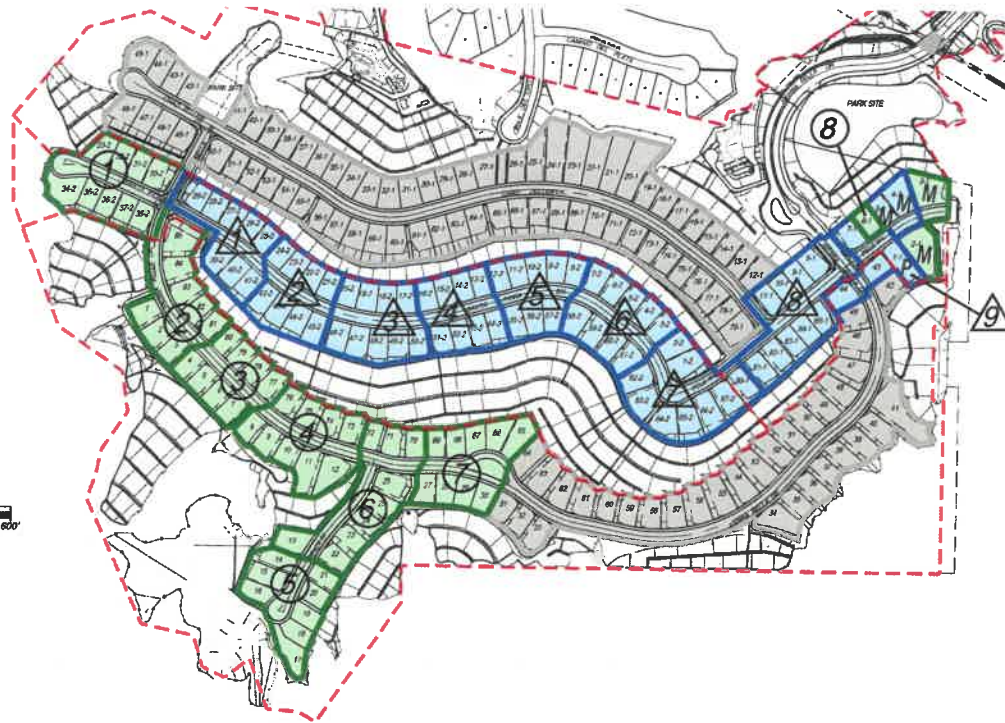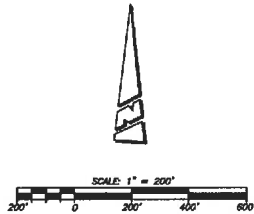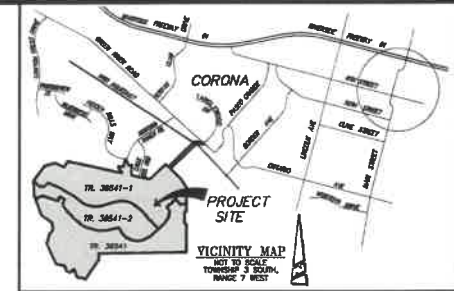
APPLICANT / OWNER:
LENNAR
355 E. RINCON ST., SUITE #300
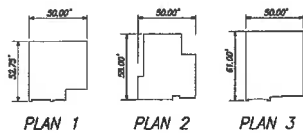CORONA, CA 92879
CONTACT: JENNIFER EVANS
(951) 698-5529

PREPARER:
PROACTIVE ENGINEERING WEST
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92565
(951) 200-6840

CRESCENDO PLOT MIX TABLE

PHASE #	PLAN 1	PLAN 2	PLAN 3
PHASE 1	4	2	3
PHASE 2	2	3	3
PHASE 3	3	3	2
PHASE 4	2	4	3
PHASE 5	2	3	3
PHASE 6	3	3	3
PHASE 7	3	3	3
PHASE BBQ	1	0	0
MODELS	0		
TOTAL	20	22	21
PERCENT	31.75%	34.92%	33.33%

TOCCATA PLOT MIX TABLE

PHASE #	PLAN 1	PLAN 2	PLAN 3
PHASE 1	5	3	0
PHASE 2	3	4	2
PHASE 3	3	2	4
PHASE 4	3	3	2
PHASE 5	3	2	3
PHASE 6	2	3	4
PHASE 7	3	3	4
PHASE BBQ	3	0	1
MODELS	0	1	1
TOTAL	25	24	20
PERCENT	32.46%	31.16%	33.79%

LEGEND:

- (X/Y) = LOT NUMBER / PLAN NUMBER
- ——— = PHASE LINE CRESCENDO
- ——— = PHASE LINE TOCCATA
- — — — = TRACT BOUNDARY
- - - - - = RETAINING WALL
- ⑤ = CRESCENDO PHASE NUMBER
- △1 = TOCCATA PHASE NUMBER
- M = MODELS
- P = MODELS PARKING
- 🟩 = CRESCENDO
- 🟦 = TOCCATA
- ⬜ = NOT A PART
- 82-1 = LOT NUMBER–TRACT NUMBER (NO DASH=FINAL TRACT)

CRESCENDO

PLAN 1 — 53.75' / 50.00'
PLAN 2 — 58.00' / 50.00'
PLAN 3 — 61.00' / 50.00'

TOCATTA

PLAN 1 — 60.00' / 50.00'
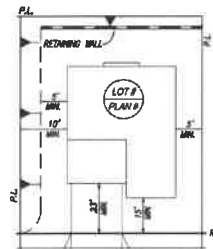PLAN 2 — 66.00' / 50.00'
PLAN 3 — 72.00' / 50.00'
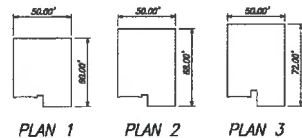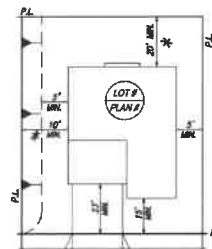
TYPICAL LOT DETAIL
NO RETAINING WALL
N.T.S.

TYPICAL LOT DETAIL
WITH RETAINING WALL
N.T.S.
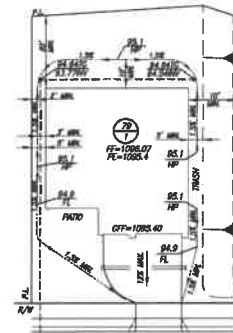
TYPICAL LOT DRAINAGE DETAIL
N.T.S.

* ALL LOTS COMPLY WITH STANDARD SET BACK CONDITION UNLESS OTHERWISE NOTED ON PLAN.

SHEET 1

PROACTIVE ENGINEERING CONSULTANTS WEST
25109 Jefferson Ave. Suite 200
Murrieta, CA 92562
951-200-6840

PROACTIVE ENGINEERING WEST

LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
CRESCENDO AND TOCATTA

EXHIBIT 2

LEGEND:

[shaded box] — NOT A PART

– – – – – – — RETAINING WALL

＊ — STANDARD SETBACK CONDITION NOT MET

SCALE: 1" = 100'

100'   0   100'   200'   300'

SHEET 2

PROACTIVE ENGINEERING
CONSULTANTS WEST
25109 JEFFERSON AVE, Suite 200
MURRIETA, CA 92562
951-200-6810

PROACTIVE
ENGINEERING WEST

**LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
CRESCENDO AND TOCCATA**

SEE SHEET 5

PARK SITE

CHAD ZELLER CT.

CHAD ZELLER LN.

SANTA FIORA CT.

SIERRA BELLA DR.

SANTA FIORA DR.

BELLA DR.

SIERRA

29-2
28-2
27-2
26-2
25-2
24-2
23-2
22-2
21-2

39-2
40-2
41-2
42-2
43-2
44-2
45-2

LEGEND:

— NOT A PART

— RETAINING WALL

* —STANDARD SETBACK CONDITION NOT MET

SCALE: 1" = 50'

50'   0   50'   100'   150'

SHEET 3

SEE SHEET 4

LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
CRESCENDO

SEE SHEET 3

SIERRA BELLA DR.

SIERRA BELLA DR.

PIENZA CT.

LEGEND:

▭ – NOT A PART

—— – RETAINING WALL

* – STANDARD SETBACK CONDITION NOT MET

SCALE: 1" = 50'

50'   0   50'   100'   150'

SHEET 4

PROACTIVE ENGINEERING
CONSULTANTS WEST
25109 Jefferson Ave. Suite 108
Murrieta, CA 92562
951-279-5616

PROACTIVE
ENGINEERING WEST

LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
CRESCENDO

SEE SHEET 3

SEE SHEET 6

SEE SHEET 4

SHEET 5

LEGEND:

▭ — NOT A PART

── — RETAINING WALL

✳ — STANDARD SETBACK CONDITION NOT MET

SCALE: 1" = 50'

50'   0'   50'   100'   150'

PROACTIVE ENGINEERING
CONSULTANTS WEST
25101 JEFFERSON AVE, SUITE 100
MURRIETA, CA 92562
951-698-6840

PROACTIVE
ENGINEERING WEST

LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
TOCCATA

SEE SHEET 5

CHAD ZELLER LN

SANTA FIORA DR.

PELE WY

SIERRA BELLA DR

PELE WY

PELE WY

LEGEND:

	– NOT A PART
	– RETAINING WALL
*	–STANDARD SETBACK CONDITION NOT MET

SCALE: 1" = 50'

50'   0   50'   100'   150'

SHEET 6

LENNAR HOMES
AMENDED PRECISE PLAN
TR. 36541-1, 36541-2 AND 36541
TOCCATA AND CRESCENDO