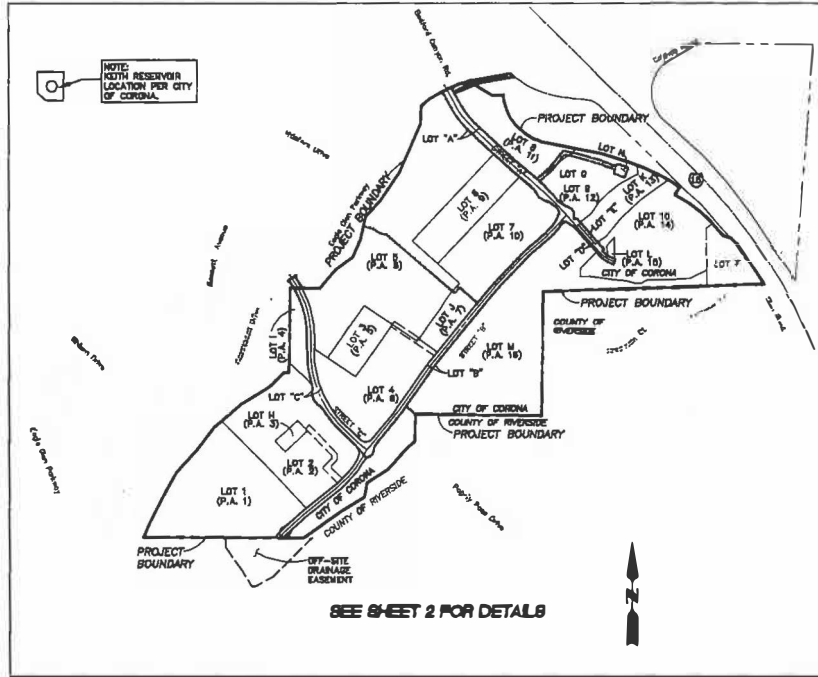
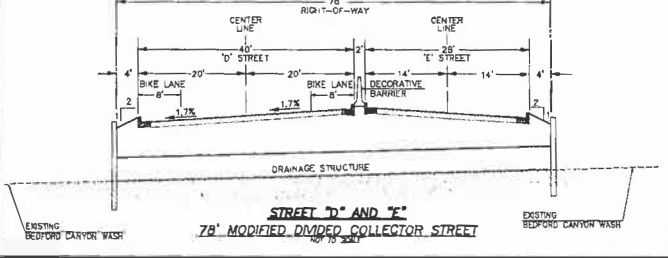
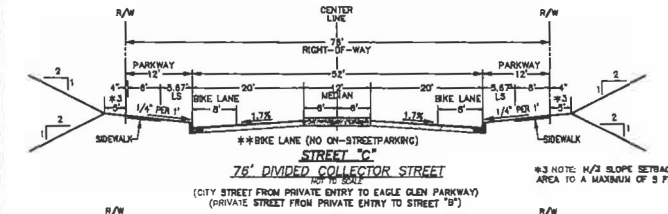
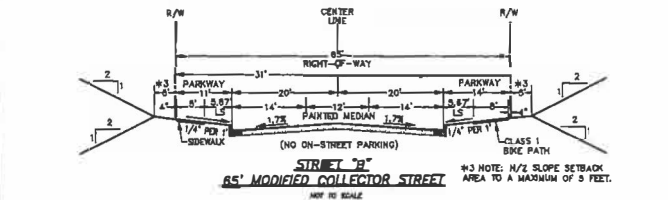
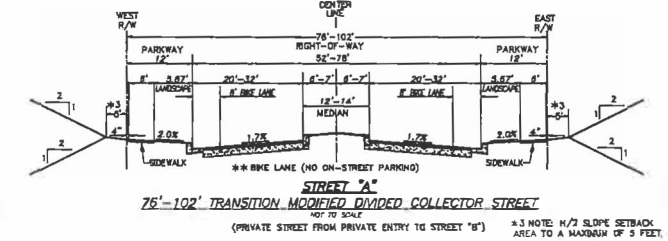
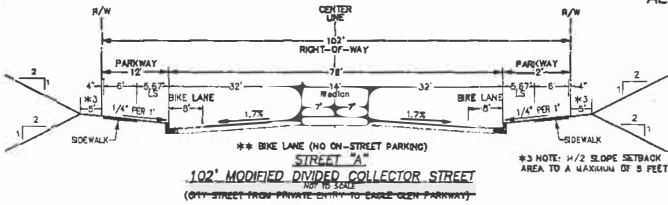
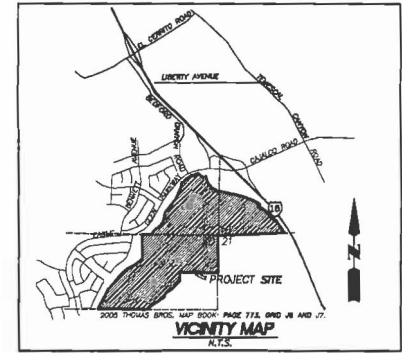


# TENTATIVE TRACT MAP NO. 36294 (R)

BEING A PORTION OF SECTIONS 16, 17 AND 20 TOWNSHIP 4 SOUTH RANGE 6 WEST SAN BERNARDINO MERIDIAN LOCATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE CALIFORNIA.  
 AEI-CASC CONSULTING, INC. AUGUST 2011 (OCTOBER 2015)



**INDEX MAP**  
 SCALE: 1"=800'



**SERVICE PROVIDERS**

<b>POWER</b>	CORONA DEPARTMENT OF WATER AND POWER 725 CORPORATION WARD WAY CORONA, CA 92603 (951) 728-3274	<b>TELEPHONE</b>	AT & T 1200 W. VAN BUREN STREET, SUITE 180 ANIMAS, CA 92507 1-800-750-8330
<b>SEWER</b>	CORONA DEPARTMENT OF WATER AND POWER 725 CORPORATION WARD WAY CORONA, CA 92603 (951) 728-3274	<b>CABLE</b>	AT & T 1200 W. VAN BUREN STREET, SUITE 180 ANIMAS, CA 92507 1-800-750-8330
<b>RECYCLED WATER</b>	CORONA DEPARTMENT OF WATER AND POWER 725 CORPORATION WARD WAY CORONA, CA 92603 (951) 728-3274	<b>POLICE</b>	SANITARY MANAGEMENT OF THE PEAK CANYON 800 SOUTH TROVAIL STREET CORONA, CA 92626 (951) 390-4425
<b>ILLUMINATION</b>	SOUTHERN CALIFORNIA Edison P.O. BOX 4600 SANTA ANA, CALIFORNIA CA 92705 1-800-955-7788	<b>SCHOOL</b>	CORONA-UNIFIED SCHOOL DISTRICT 7700 CLARE STREET ANIMAS, CA 92506 (951) 394-5000
<b>FIRE</b>	EDWARDSVILLE CALIFORNIA ONE DEPARTMENT P.O. BOX 2120 SANTA ANA, CA 92703 1-800-427-2200		

**SITE ACREAGE**

GROSS AREA = 215.65 ACRES  
 LOTS A, B, C, D AND E (TOTAL LOTS) = 18.45 ACRES  
 LOTS F, G, H AND I (TOTAL LOTS) = 13.85 ACRES  
 LOTS J, K AND L (TOTAL LOTS) = 8.73 ACRES  
 LOTS M AND N (TOTAL LOTS) = 87.62 ACRES  
 LOT O (SEVEN LOTS) = 2.51 ACRES  
 NET VISIBLE AREA = 129.44 ACRES

**LAND USE**

EXISTING AGRICULTURAL  
 PROPOSED ANIMAS HILLS SPECIFIC PLAN 09-001

**STREET LINEAR FOOTAGE**

STREET "A" 8,417 LF  
 STREET "B" 4,380 LF  
 STREET "C" 1,800 LF  
 STREET "D" 276 LF  
 STREET "E" 276 LF  
 TOTAL 8,475 LF

**NO. OF LOTS**

MINOR LOTS 10  
 LETTER LOTS 14

**PHASING**

THE PROJECT TRACT MAP WILL BE RECEIVED BY ONE PHASE  
 HOWEVER THERE MAY BE THREE PHASES OF DEVELOPMENT:  
 PHASE 1 CONSISTS OF PLOTS 2-7 AND PART OF 8, 11 AND 12  
 PHASE 2 CONSISTS OF PLOTS 8-10, 13-15 AND PART OF 8,  
 11, 12 AND 14  
 PHASE 3 CONSISTS OF PLOTS 1-1 AND PART OF 18

**SETBACK**

MINIMUM SETBACK 10 FEET  
 ANIMAS HILLS SPECIFIC PLAN

**ZONING**

EXISTING AGRICULTURAL  
 PROPOSED ANIMAS HILLS SPECIFIC PLAN 09-001

**SURROUNDING LAND USE**

NORMAL STATE R/W  
 BOUND AGRICULTURAL AND OPEN SPACE RECREATION  
 EXIST. EXISTING RESIDENTIAL (2 ACRE MAX)  
 EXIST. LOW RESIDENTIAL (2-4 BUNGALOW GROSS ACRES)  
 AND OPEN SPACE

**SURROUNDING ZONING**

NORMAL STATE R/W  
 BOUND AGRICULTURAL AND OPEN SPACE RECREATION  
 EXIST. EXISTING RESIDENTIAL  
 EXIST. SINGLE FAMILY RESIDENTIAL AND OPEN SPACE

**NOTES**

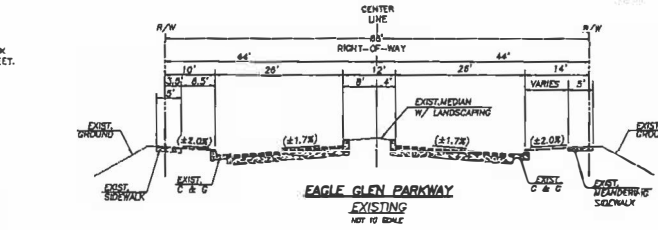
- ALL IMPROVEMENTS SHALL BE PER CITY OF CORONA PUBLIC WORKS STANDARDS PLANS, SPECIAL ORDINANCES, AND DESIGN POLICIES.
- THE PROPERTY SHOWN HEREON CONTAINS A PORTION OF THE ANIMAS HILLS SPECIFIC PLAN.
- NO SUBSURFACE STORAGE SYSTEMS ARE ALLOWED WITHIN THE PROJECT BOUNDARY.
- ANY EXISTING EXPOSED OR STRUCTURE WITHIN THE PROPOSED DEVELOPED AREA SHALL BE DEMOLISHED.
- PROJECT IS WITHIN ANIMAS HILLS SPECIFIC PLAN.
- PORTIONS OF STREETS A AND C TO BE BUILT FOR THE MAP WILL BE PAVED STREETS.
- THE PROPERTY IS NOT IDENTIFIED IN THE FINAL MAPS TO BE AS A LIMITED DEVELOPMENT.
- ALL REQUIRED LANDSCAPING CALCULATIONS FOR MAINTENANCE BY THE OWNER SHALL BE SUBMITTED AND RECEIVED ON THE FINAL MAP.

**OWNER**

ANIMAS HILLS HOLDINGS, LP  
 81 ENTERPRISE, SUITE 400  
 ANIMAS, CA 92506  
 TEL: (951) 392-3750  
 CONTACT PERSON: JOHN WOODWARD

**APPLICANT**

TRAC LAND CORP., LLC  
 81 ENTERPRISE, SUITE 400  
 ANIMAS, CA 92506  
 TEL: (951) 392-3750  
 CONTACT PERSON: JOHN WOODWARD



DATE	BY	REVISIONS	APP'D

PREPARED BY:

AEI-CASC  
 Engineering and Consulting  
 1425 EAST COOLEY DRIVE, COSTA MESA, CA 92626  
 PH: (714) 783-0151 FAX: (714) 783-0128  
 WWW.AEI-CASC.COM

TENTATIVE TRACT MAP NO. 36294 (R)  
 ANIMAS HILLS PARCEL NO. 279-00-004, 279-00-005, 279-00-006, 279-00-007, 279-00-008, 279-00-009, 279-00-010, 279-00-011, 279-00-012, 279-00-013, 279-00-014, 279-00-015, 279-00-016, 279-00-017, 279-00-018, 279-00-019, 279-00-020

TITLE SHEET  
 DATE PREPARED OCTOBER 2015

SHEET NO. 1  
 OF 31 SHEETS  
 FILE NO.

## EXHIBIT "1"