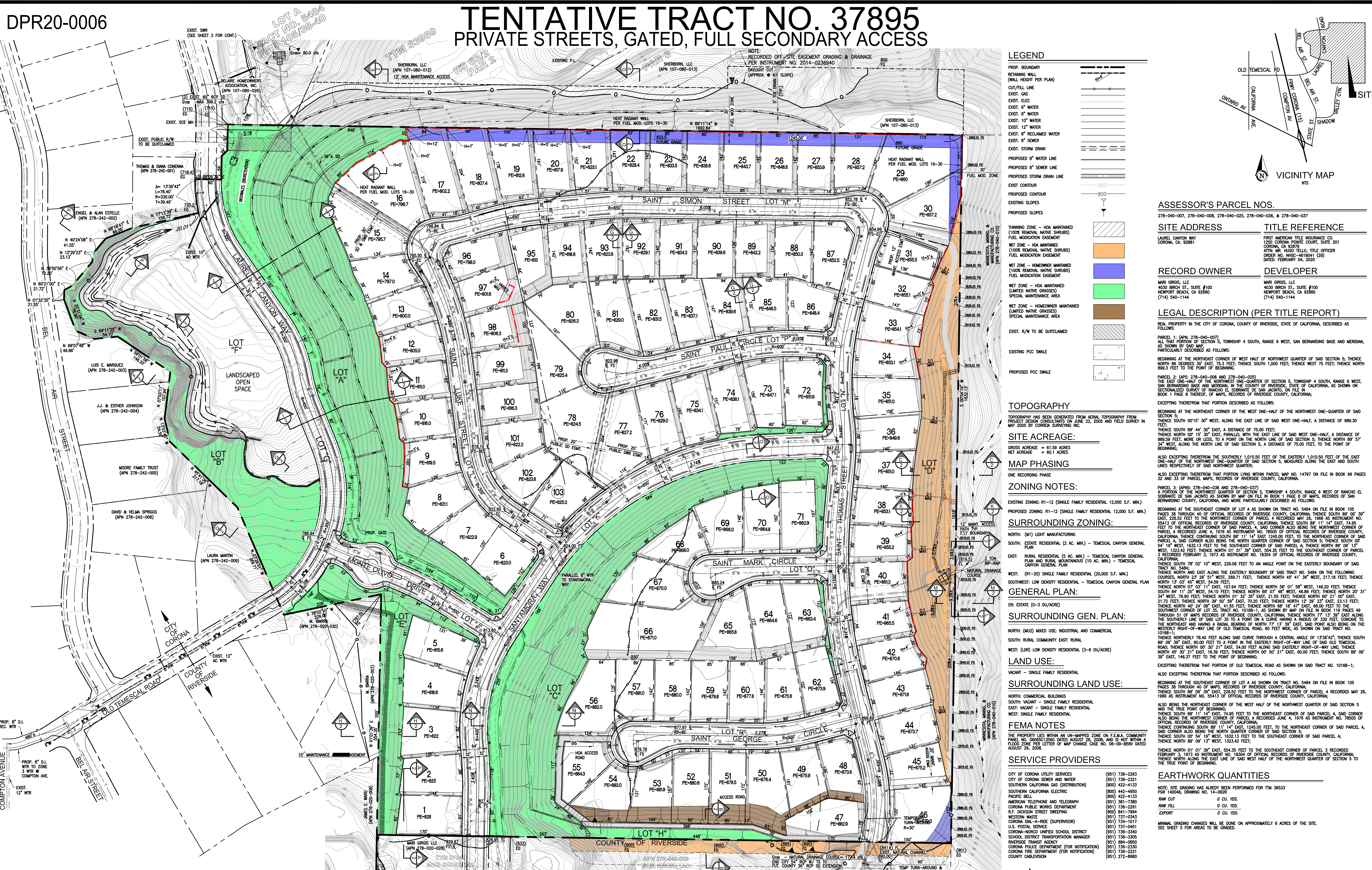


TENTATIVE TRACT NO. 37895

PRIVATE STREETS, GATED, FULL SECONDARY ACCESS



LEGEND

- PROF. BOUNDARY
- RETAINING WALL (WALL HEIGHT PER PLAN)
- CUT/FILL LINE
- EXIST. GAS
- EXIST. ELEC
- EXIST. 6" WATER
- EXIST. 8" WATER
- EXIST. 10" WATER
- EXIST. 12" WATER
- EXIST. 8" RECLAIMED WATER
- EXIST. 8" SEWER
- EXIST. STORM DRAIN
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXIST. CONTOUR
- PROPOSED CONTOUR
- EXISTING SLOPES
- PROPOSED SLOPES

ASSESSOR'S PARCEL NOS.

278-040-007, 278-040-008, 278-040-025, 278-040-036, & 278-040-037

SITE ADDRESS	TITLE REFERENCE
LAUREL CANYON WAY CORONA, CA 92681	FIRST AMERICAN TITLE INSURANCE CO. 1250 CORONA POINTE COURT, SUITE 201 CORONA, CA 92679
	ATTN: MR. NICK TELLO, TITLE OFFICER ORDER NO. NHC5-4619041 (28) DATED: FEBRUARY 04, 2020

RECORD OWNER	DEVELOPER
MARI GRIOS, LLC 4030 BRCH ST, SUITE #100 NEWPORT BEACH, CA 92660 (714) 540-1144	MARI GRIOS, LLC 4030 BRCH ST, SUITE #100 NEWPORT BEACH, CA 92660 (714) 540-1144

LEGAL DESCRIPTION (PER TITLE REPORT)

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 278-040-007) ALL THAT PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SAID MAP, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WEST HALF OF NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°15' 30" WEST, THENCE SOUTH 1,000 FEET; THENCE WEST 75 FEET; THENCE NORTH 89.3 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 278-040-008 AND 278-040-025) THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP ON FILE IN BOOK 111 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 00°15' 30" WEST, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 989.30 FEET; THENCE SOUTH 89°44' 30" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°15' 30" EAST, PARALLEL WITH THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 989.30 FEET; MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 89°57' 34" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 1,015.50 FEET OF THE EASTERLY 1,010.50 FEET OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, MEASURED ALONG THE EAST AND SOUTH LINES RESPECTIVELY OF SAID NORTHWEST QUARTER.

PARCEL 3: (APN: 278-040-036 AND 278-040-037) A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP ON FILE IN BOOK 111 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 AS SHOWN ON TRACT NO. 5484 ON FILE IN BOOK 105 PAGES 38 THROUGH 40 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 89°09' 39" EAST, 228.52 FEET TO THE NORTHEAST CORNER OF PARCEL 4; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 89°11' 14" EAST, 74.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTH 89°11' 14" EAST, 124.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 89°11' 14" EAST, 124.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 4; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 00°15' 30" WEST, 1532.13 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 89°09' 39" WEST, 1323.42 FEET; THENCE NORTH 01°01' 30" EAST, 554.35 FEET TO THE SOUTHWEST CORNER OF PARCEL 3; THENCE SOUTH 78°02' 10" WEST, 229.06 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID TRACT NO. 5484;

THENCE NORTH AND EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 5484 ON THE FOLLOWING COURSES: NORTH 23°28' 51" WEST, 289.71 FEET; THENCE NORTH 45°41' 36" WEST, 217.18 FEET; THENCE NORTH 07°03' 11" EAST, 107.94 FEET; THENCE NORTH 56°01' 58" WEST, 146.20 FEET; THENCE SOUTH 89°11' 20" WEST, 84.10 FEET; THENCE NORTH 66°07' 48" WEST, 46.86 FEET; THENCE NORTH 20°11' 34" WEST, 78.90 FEET; THENCE NORTH 01°32' 35" EAST, 21.55 FEET; THENCE NORTH 02°21' 00" EAST, 21.72 FEET; THENCE NORTH 29°50' 59" EAST, 70.20 FEET; THENCE NORTH 12°29' 23" EAST, 23.13 FEET; THENCE NORTH 40°24' 08" EAST, 41.55 FEET; THENCE NORTH 89°18' 47" EAST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 35, TRACT NO. 10168-1, AS SHOWN BY MAP ON FILE IN BOOK 119 PAGES 49 THROUGH 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 77°13' 39" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 35 TO A POINT ON A CURVE HAVING A RADIUS OF 330 FEET, CONTOUR TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 77°13' 39" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD TEMESCAL ROAD, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 10168-1;

THENCE NORTHERLY 78.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'42"; THENCE SOUTH 89°09' 39" EAST, 60.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD TEMESCAL ROAD; THENCE NORTH 00°30' 21" EAST, 54.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 45°30' 21" EAST, 18.39 FEET; THENCE NORTH 00°50' 21" EAST, 60.00 FEET; THENCE SOUTH 89°09' 39" EAST, 146.37 FEET TO THE POINT OF BEGINNING;

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TOPOGRAPHY

TOPOGRAPHY HAS BEEN GENERATED FROM AERIAL TOPOGRAPHY FROM PROJECT DESIGN CONSULTANTS ON JUNE 22, 2005 AND FIELD SURVEY IN MAY 2006 BY CORONA SURVEYING, INC.

SITE ACREAGE:

GROSS ACREAGE = 61.59 ACRES
NET ACREAGE = 60.1 ACRES

MAP PHASING

ONE RECORDING PHASE

ZONING NOTES:

EXISTING ZONING: R1-12 (SINGLE FAMILY RESIDENTIAL 12,000 S.F. MIN.)

PROPOSED ZONING: R1-12 (SINGLE FAMILY RESIDENTIAL 12,000 S.F. MIN.)

SURROUNDING ZONING:

NORTH: (M1) LIGHT MANUFACTURING

SOUTH: ESTATE RESIDENTIAL (2 AC. MIN.) - TEMESCAL CANYON GENERAL PLAN

EAST: RURAL RESIDENTIAL (5 AC. MIN.) - TEMESCAL CANYON GENERAL PLAN

WEST: (R1-20) SINGLE FAMILY RESIDENTIAL (20,000 S.F. MIN.) - TEMESCAL CANYON GENERAL PLAN

SOUTHWEST: LOW DENSITY RESIDENTIAL - TEMESCAL CANYON GENERAL PLAN

GENERAL PLAN:

ER: ESTATE (0-3 DU/ACRE)

SURROUNDING GEN. PLAN:

NORTH: (M12) MIXED USE, INDUSTRIAL AND COMMERCIAL

SOUTH: RURAL COMMUNITY EAST: RURAL

WEST: (LDR) LOW DENSITY RESIDENTIAL (3-6 DU/ACRE)

LAND USE:

VACANT - SINGLE FAMILY RESIDENTIAL

SURROUNDING LAND USE:

NORTH: COMMERCIAL BUILDINGS

SOUTH: VACANT - SINGLE FAMILY RESIDENTIAL

EAST: VACANT - SINGLE FAMILY RESIDENTIAL

WEST: SINGLE FAMILY RESIDENTIAL

FEMA NOTES

THE PROPERTY LIES WITHIN AN UN-MAPPED ZONE ON FEMA COMMUNITY PANEL NO. 06052566 DATED AUGUST 26, 2006, AND IS NOT WITHIN FLOOD ZONE PER LETTER OF MAP CHANGE CASE NO. 06-09-8569 DATED AUGUST 29, 2006.

SERVICE PROVIDERS

- CITY OF CORONA UTILITY SERVICES (951) 736-2263
- CITY OF CORONA SEWER AND WASTE (951) 736-2321
- SOUTHERN CALIFORNIA GAS (DISTRIBUTION) (800) 422-4133
- SOUTHERN CALIFORNIA ELECTRIC (800) 442-4950
- PACIFIC BELL (800) 422-4133
- AMERICAN TELEPHONE AND TELEGRAPH (951) 381-7380
- CORONA PUBLIC WORKS DEPARTMENT (951) 736-2261
- R.F. JACKSON STREET SWEEPING (951) 841-7694
- WESTERN WASTE (951) 737-0343
- CORONA STREET LIGHTS (SUPERVISOR) (951) 734-1017
- U.S. POSTAL SERVICE (951) 737-0451
- CORONA-NORCO UNIFIED SCHOOL DISTRICT (951) 736-3340
- SCHOOL DISTRICT TRANSPORTATION MANAGER (951) 736-3306
- RIVERSIDE TRANSIT AGENCY (951) 684-0850
- CORONA POLICE DEPARTMENT (FOR NOTIFICATION) (951) 736-2330
- CORONA FIRE DEPARTMENT (FOR NOTIFICATION) (951) 736-2221
- COUNTY CABLEVISION (951) 272-8680

EARTHWORK QUANTITIES

NOTE: SITE GRADING HAS ALREADY BEEN PERFORMED FOR TTM 36533

RAW CUT 0 CU. YDS.

PAV. FILL 0 CU. YDS.

EXPORT 0 CU. YDS.

MINIMAL GRADING CHANGES WILL BE DONE ON APPROXIMATELY 1/3 ACRES OF THE SITE. SEE SHEET 5 FOR AREAS TO BE GRADED.

AS-GRADED SLOPE ANALYSIS:

PROJECT ACREAGE	SLOPE PERCENTAGE	PERCENT OF PROJECT
14.91	0-15%	22.7%
10.02	15%-20%	15.4%
10.69	20%-25%	16.6%
25.99	25% TO 100%	45.3%
TOTAL		100%

PROJECT GRADING	PROJECT ACREAGE	PERCENT OF PROJECT
TOTAL AREA GRADED	59.97	97.4%
NATURAL STATE	0.12	0.2%
EXISTING ROADS	1.5	2.4%
TOTAL	61.59	100%

MAXIMUM NO. OF GRADED LOTS

35.62 ACRES EXISTS IN THE NATURAL STATE OF LESS THAN 25%. THEREFORE 35.62 ACRES X 3 DU/A = 106.86 UNITS. FOR NATURAL SLOPES EXCEEDING 25%, OUR PROJECT CONTAINS 25.97 ACRES, OF WHICH 100% WILL BE GRADED. PER THE HILLSIDE GRADING ORDINANCE, ONLY 10% OF THE MAXIMUM PERMITTED DENSITY (25.97 X 10 X 3) = 7.79 DU, FOR A TOTAL MAXIMUM NO. OF 114.76 OR 114 DU. PER THE EXISTING GENERAL PLAN

LETTERED LOTS SUMMARY

HOA MAINTAINED	PRIVATE STREETS	PUBLIC STREET LINEAR FOOTAGE:
LOT "A" 222,805 S.F.	LOT "J" - MONTE OLIVO DRIVE 27,539 S.F.	LAUREL CANYON WAY (LOT G-HOA MAINTAINED) 1,082 L.F.
LOT "B" 75,335 S.F.	LOT "K" - SANTAMORA WAY 86,787 S.F.	
LOT "C" 150,843 S.F.	LOT "L" - SAINT LUKE STREET 48,412 S.F.	PRIVATE STREET LINEAR FOOTAGE:
LOT "D" 97,302 S.F.	LOT "M" - SAINT SIMON STREET 64,591 S.F.	MONTE OLIVO DRIVE 462 L.F.
LOT "E" 46,966 S.F.	LOT "N" - SAINT THOMAS STREET 89,411 S.F.	SANTAMORA WAY 1,437 L.F.
LOT "F" 148,813 S.F.	LOT "O" - SAINT PAUL STREET 38,062 S.F.	SANT LUKE STREET 824 L.F.
LOT "G" 64,962 S.F.	LOT "P" - SAINT MARK STREET 22,350 S.F.	SANT SIMON STREET 1,059 L.F.
LOT "H" 18,332 S.F.	LOT "Q" - SAINT GEORGE STREET 36,690 S.F.	SANT THOMAS STREET 1,462 L.F.
SUBTOTAL 825,358 S.F.	SUBTOTAL 113,842 S.F.	SANT PAUL CIRCLE 950 L.F.
		SANT MARK CIRCLE 275 L.F.
		SANT GEORGE CIRCLE 527 L.F.
		TOTAL 6,616 L.F.

DATE PLOTTED: 08-09-2023

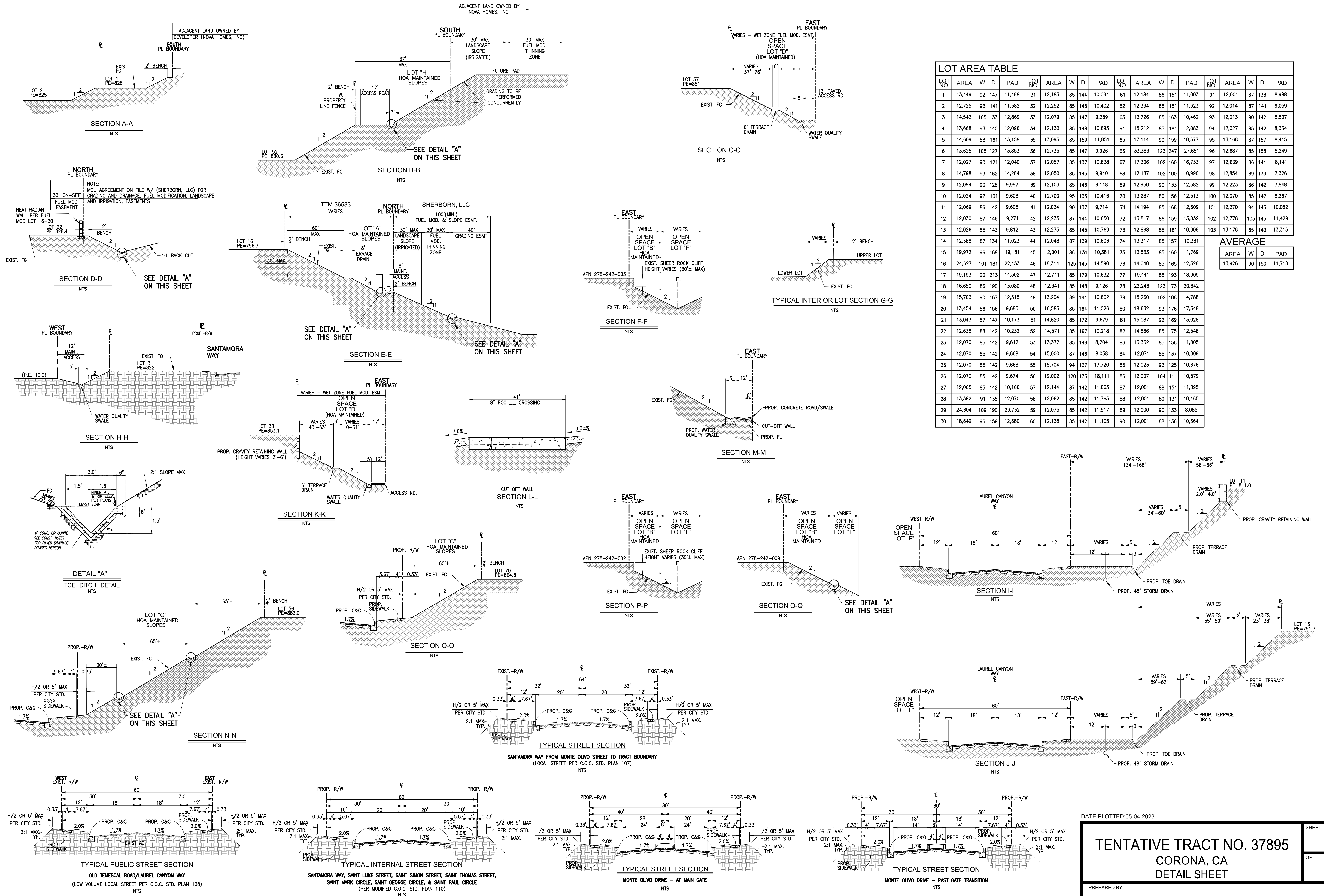
TENTATIVE TRACT NO. 37895

CORONA, CA

TENTATIVE MAP - OPTION 1A

PREPARED BY: **A&B** ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
1830 EAST CHASE DRIVE - CORONA, CA

TENTATIVE TRACT NO. 37895



LOT NO.	AREA	W	D	PAD	LOT NO.	AREA	W	D	PAD	LOT NO.	AREA	W	D	PAD	LOT NO.	AREA	W	D	PAD
1	13,449	92	147	11,498	31	12,183	85	144	10,094	61	12,184	86	151	11,003	91	12,001	87	138	8,988
2	12,725	93	141	11,382	32	12,252	85	145	10,402	62	12,334	85	151	11,323	92	12,014	87	141	9,059
3	14,542	105	133	12,869	33	12,079	85	147	9,259	63	13,726	85	163	10,462	93	12,013	90	142	8,334
4	13,668	93	140	12,096	34	12,130	85	148	10,695	64	15,212	85	181	12,083	94	12,027	85	142	8,334
5	14,609	88	161	13,158	35	13,095	85	159	11,851	65	17,114	90	159	10,577	95	13,168	87	157	8,415
6	13,625	108	127	13,853	36	12,735	85	147	9,926	66	33,383	123	247	27,851	96	12,687	85	158	8,249
7	12,027	90	121	12,040	37	12,057	85	137	10,638	67	17,306	102	160	16,733	97	12,639	86	144	8,141
8	14,798	93	162	14,284	38	12,050	85	143	9,940	68	12,187	102	100	10,990	98	12,854	89	139	7,326
9	12,094	90	128	9,997	39	12,103	85	146	9,148	69	12,950	90	133	12,382	99	12,223	86	142	7,848
10	12,024	92	131	9,608	40	12,700	95	135	10,416	70	13,287	86	156	12,513	100	12,070	85	142	8,267
11	12,069	86	142	9,605	41	12,034	90	137	9,714	71	14,194	85	168	12,609	101	12,270	94	143	10,082
12	12,030	87	146	9,271	42	12,235	87	144	10,650	72	13,817	86	159	13,832	102	12,778	105	145	11,429
13	12,026	85	143	9,812	43	12,275	85	145	10,769	73	12,868	85	161	10,906	103	13,176	85	143	13,315
14	12,388	87	134	11,023	44	12,048	87	139	10,603	74	13,317	85	157	10,381					
15	19,972	96	168	19,181	45	12,001	86	131	10,381	75	13,533	85	160	11,769					
16	24,627	101	181	22,453	46	18,314	125	145	14,590	76	14,040	85	165	12,328					
17	19,193	90	213	14,502	47	12,741	85	179	10,632	77	19,441	86	193	18,909					
18	16,650	86	190	13,080	48	12,341	85	148	9,126	78	22,246	123	173	20,842					
19	15,703	90	167	12,515	49	13,204	89	144	10,602	79	15,260	102	108	14,788					
20	13,454	86	156	9,685	50	16,585	85	164	11,026	80	18,632	93	176	17,348					
21	13,043	87	147	10,173	51	14,620	85	172	9,679	81	15,087	92	169	13,028					
22	12,638	88	142	10,232	52	14,571	85	167	10,218	82	14,886	85	175	12,548					
23	12,070	85	142	9,612	53	13,372	85	149	8,204	83	13,332	85	156	11,805					
24	12,070	85	142	9,668	54	15,000	87	146	8,038	84	12,071	85	137	10,009					
25	12,070	85	142	9,668	55	15,704	94	137	17,720	85	12,023	93	125	10,676					
26	12,070	85	142	9,674	56	19,002	120	173	18,111	86	12,007	104	111	10,579					
27	12,065	85	142	10,166	57	12,144	87	142	11,665	87	12,001	88	151	11,895					
28	13,382	91	135	12,070	58	12,062	85	142	11,765	88	12,001	89	131	10,465					
29	24,604	109	190	23,732	59	12,075	85	142	11,517	89	12,000	90	133	8,085					
30	18,649	96	159	12,680	60	12,138	85	142	11,105	90	12,001	88	136	10,364					

AVERAGE			
AREA	W	D	PAD
13,926	90	150	11,718

DATE PLOTTED: 05-04-2023

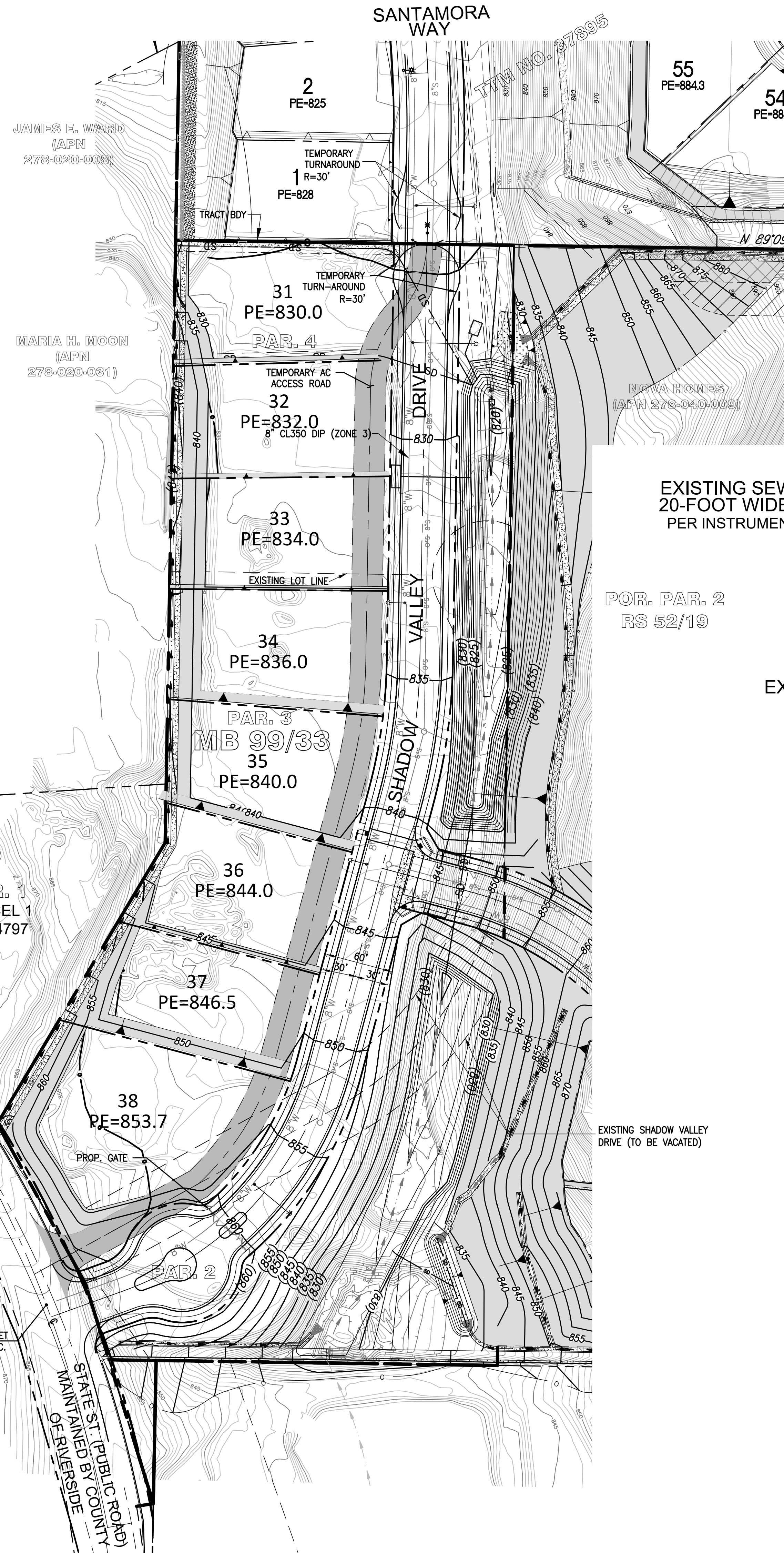
TENTATIVE TRACT NO. 37895
CORONA, CA
DETAIL SHEET

PREPARED BY:
A&B ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1840 EAST CHASE DRIVE - CORONA, CA 92882
P: 951 - 872 - 8400 F: 951 - 872 - 8490

Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895

PRIVATE STREETS, GATED, FULL SECONDARY ACCESS



TTM 37142 (COUNTY OF RIVERSIDE)
(SECONDARY ACCESS-PRIVATE STREETS, GATED ACCESS ONLY)

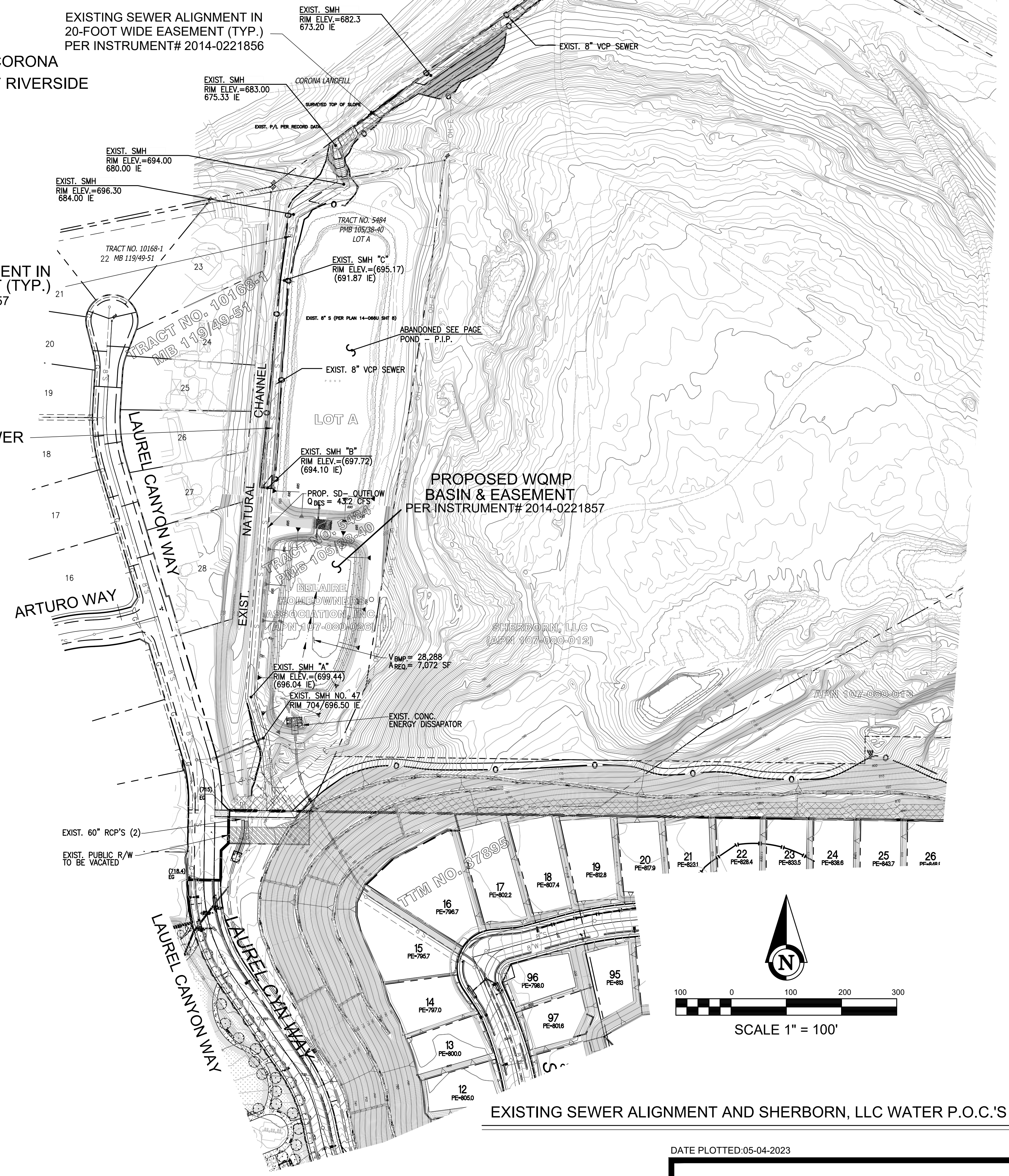
SCALE: 1"=60'

CITY OF CORONA
COUNTY OF RIVERSIDE

EXISTING SEWER ALIGNMENT IN
20-FOOT WIDE EASEMENT (TYP.)
PER INSTRUMENT# 2014-0221857

POR. PAR. 2
RS 52/19

EXISTING SHADOW VALLEY
DRIVE (TO BE VACATED)



EXISTING SEWER ALIGNMENT AND SHERBORN, LLC WATER P.O.C.'S

DATE PLOTTED:05-04-2023

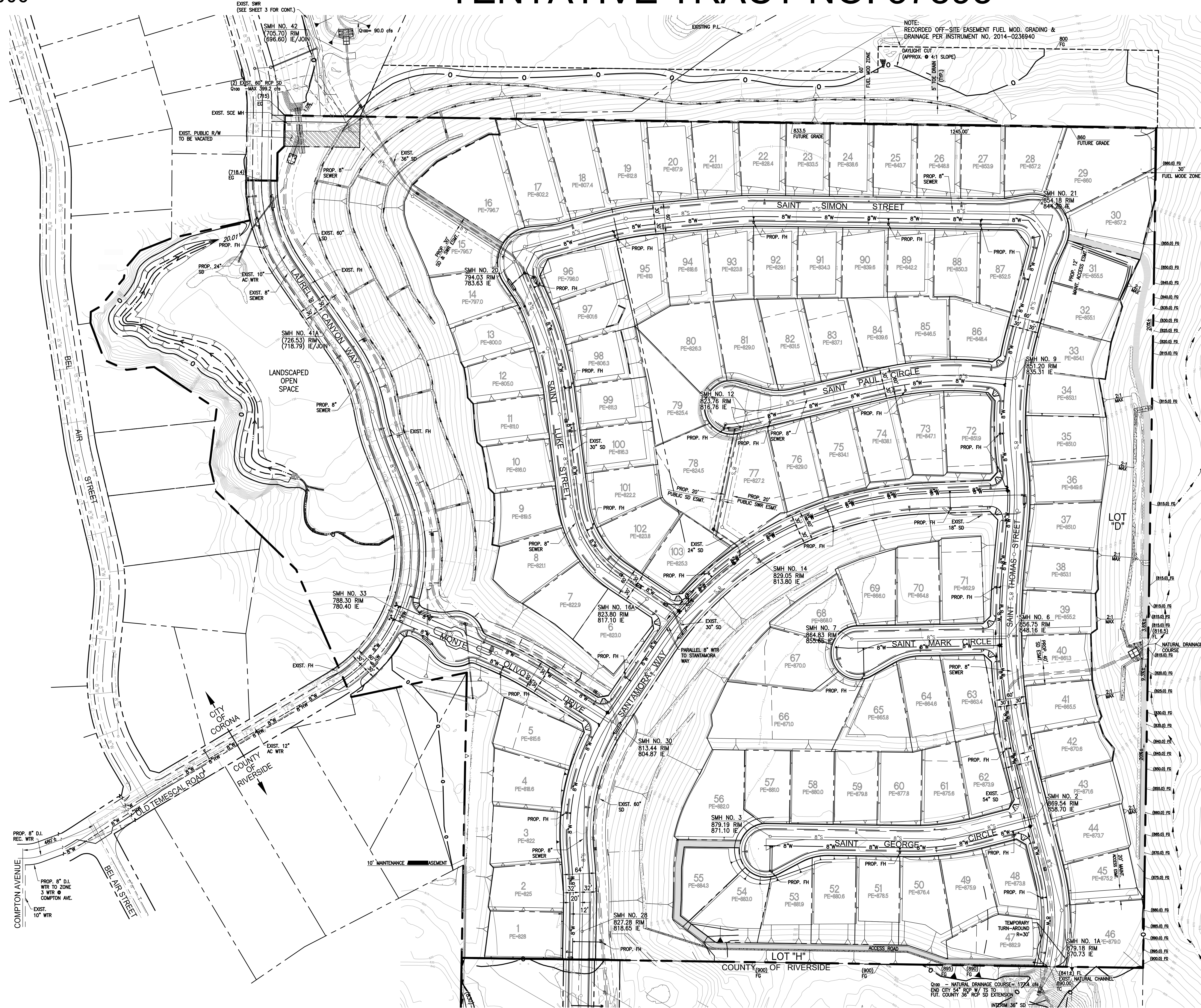
TENTATIVE TRACT NO. 37895
CORONA, CA
OFF-SITE DETAILS - OPTION 1A

SHEET
3A
OF
6

PREPARED BY:
A & B ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
1850 EAST CHASE DRIVE CORONA, CA 92882
P: 951-872-8400 F: 951-872-8430

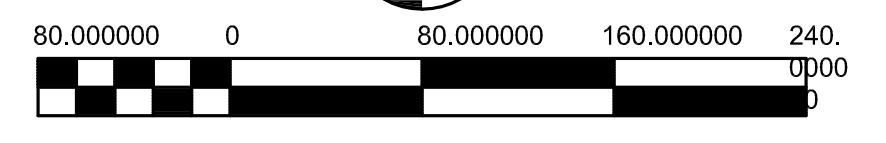
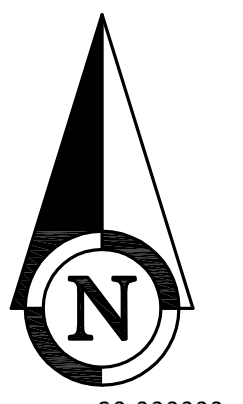
Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895



LEGEND

- PROP. BOUNDARY
- RETAINING WALL (WALL HEIGHT PER PLAN)
- CUT/FILL LINE
- EXIST. GAS
- EXIST. ELEC
- EXIST. 6" WATER
- EXIST. 8" WATER
- EXIST. 10" WATER
- EXIST. 12" WATER
- EXIST. 8" RECLAIMED WATER
- EXIST. 8" SEWER
- EXIST. STORM DRAIN
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SLOPES
- PROPOSED SLOPES



DATE PLOTTED:08-09-2023

TENTATIVE TRACT NO. 37895
CORONA, CA
COMPOSITE UTILITY MAP

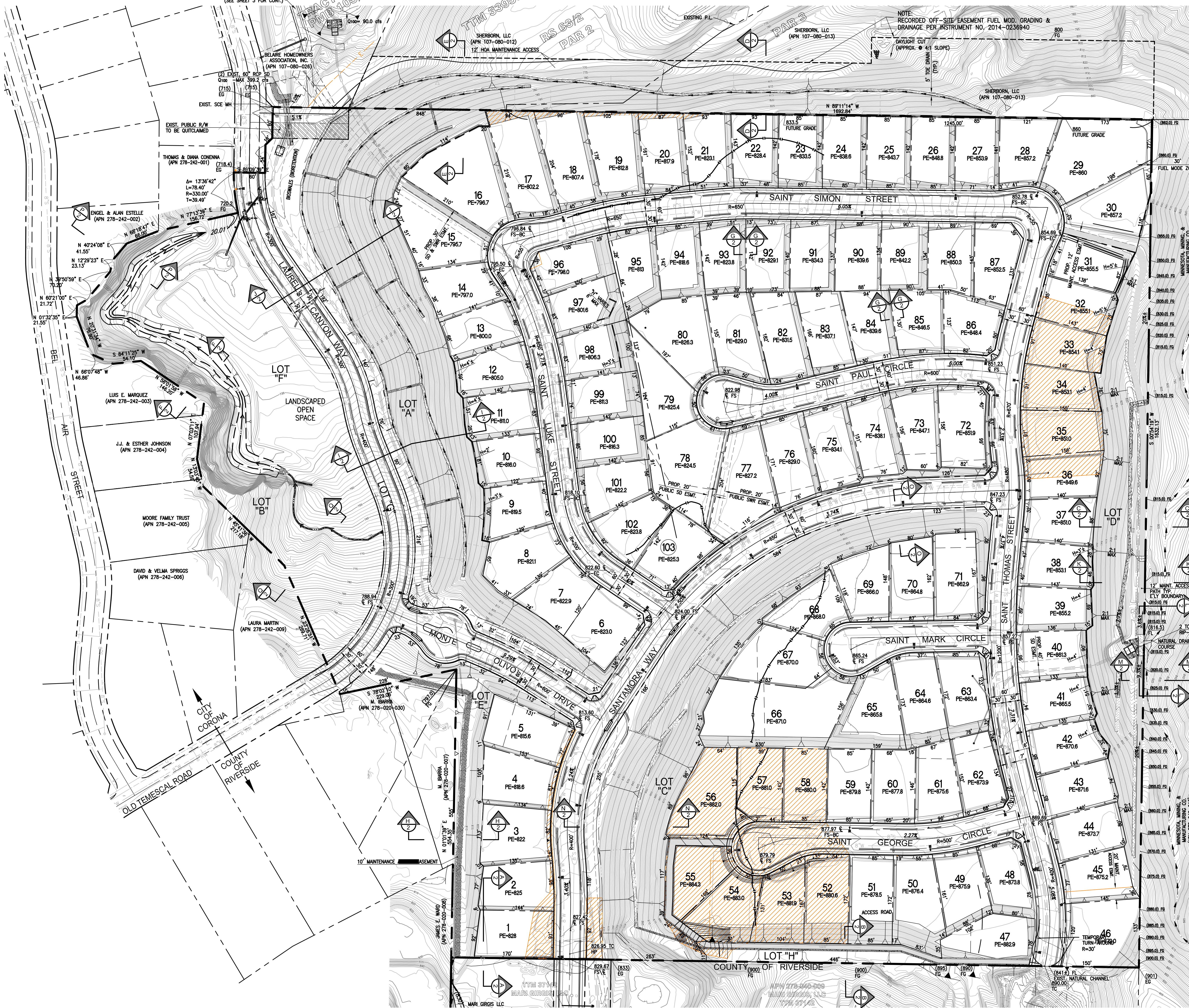
SHEET
 4
 OF
 6

PREPARED BY:
A & B ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
 1350 EAST CHASE DRIVE - CORONA, CA 92882
 P: 951 - 872 - 8400 F: 951 - 372 - 8430

Date	By	REVISIONS	App'd

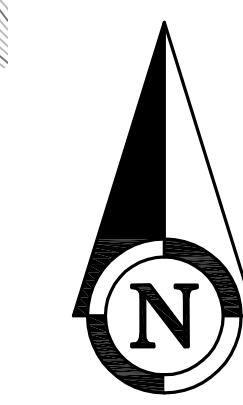
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TENTATIVE TRACT NO. 37895



LEGEND

PROF. BOUNDARY	
RETAINING WALL (WALL HEIGHT PER PLAN)	
CUT/FILL LINE	
EXIST. GAS	
EXIST. ELEC.	
EXIST. 6" WATER	
EXIST. 8" WATER	
EXIST. 10" WATER	
EXIST. 12" WATER	
EXIST. 8" RECLAIMED WATER	
EXIST. 8" SEWER	
EXIST. STORM DRAIN	
PROPOSED 8" WATER LINE	
PROPOSED 8" SEWER LINE	
PROPOSED STORM DRAIN LINE	
EXISTING SLOPES	
PROPOSED SLOPES	
EXIST. R/W TO BE OUTCLEANED	
EXISTING POC SWALE	
PROPOSED POC SWALE	
FUTURE GRADING (APPROX. 6 AC)	



SCALE 1" = 80'

DATE PLOTTED: 08-09-2023

TENTATIVE TRACT NO. 37895
 CORONA, CA
 CONCEPTUAL GRADING PLAN

SHEET
 OF
 5
 6

PREPARED BY:
ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
 1350 EAST CHASE DRIVE - CORONA, CA 92882
 P: 951 - 872 - 8400 F: 951 - 372 - 8430

Date	By	REVISIONS	App'd

TENTATIVE TRACT NO. 37895

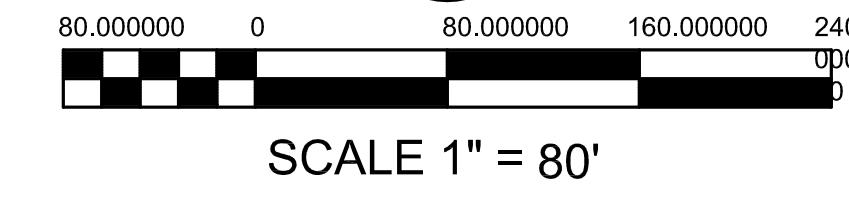
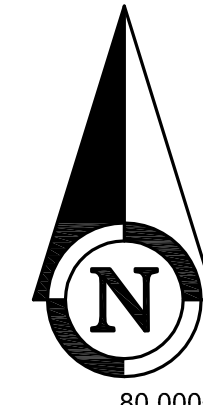


LEGEND

- PROP. BOUNDARY
- RETAINING WALL (WALL HEIGHT PER PLAN)
- CUT/FILL LINE
- EXIST. GAS
- EXIST. ELEC
- EXIST. 6" WATER
- EXIST. 8" WATER
- EXIST. 10" WATER
- EXIST. 12" WATER
- EXIST. 8" RECLAIMED WATER
- EXIST. 8" SEWER
- EXIST. STORM DRAIN
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SLOPES
- PROPOSED SLOPES
- THINNING ZONE - HOA MAINTAINED (100% REMOVAL NATIVE SHRUBS) FUEL MODIFICATION EASEMENT
- WET ZONE - HOA MAINTAINED (100% REMOVAL NATIVE SHRUBS) FUEL MODIFICATION EASEMENT
- WET ZONE - HOA MAINTAINED (LIMITED NATIVE GRASSES) SPECIAL MAINTENANCE AREA
- WET ZONE - HOMEOWNER MAINTAINED (100% REMOVAL NATIVE SHRUBS)
- WET ZONE - HOA MAINTAINED (LIMITED NATIVE GRASSES) SPECIAL MAINTENANCE AREA
- WET ZONE - HOMEOWNER MAINTAINED (LIMITED NATIVE GRASSES) SPECIAL MAINTENANCE AREA
- EXIST. R/W TO BE OUTCLAIMED
- EXISTING PCC SWALE
- PROPOSED PCC SWALE

HOA MAINTAINED LOTS

LOT "A"	222,805 S.F.
LOT "B"	75,335 S.F.
LOT "C"	150,843 S.F.
LOT "D"	93,302 S.F.
LOT "E"	46,966 S.F.
LOT "F"	146,813 S.F.
LOT "G"	64,965 S.F.
LOT "H"	18,332 S.F.
TOTAL	825,358 S.F.



DATE PLOTTED: 08-09-2023

TENTATIVE TRACT NO. 37895
 CORONA, CA
 SLOPE EXHIBIT

SHEET
 OF
 6

PREPARED BY:

A&B ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES
 1830 EAST CHASE DRIVE - CORONA, CA 92882
 P. 951 - 872 - 8400 F. 951 - 872 - 8430

Date	By	REVISIONS	App'd