

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	TENTATIVE TRACT MAP
SHEET 2	SECTIONS
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	CIRCULATION AND PARKING PLAN

VESTED OWNER

GARDENS OF PEACE, LLC

SUBDIVDER

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 557-5511

ENGINEER INFORMATION

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
PHONE: (949) 916-3800

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92878
PHONE: (951) 710-1160

SITE ADDRESS

2523 GARRETSON AVENUE
CORONA, CA 92880

ASSESSOR'S PARCEL NUMBERS:

120-020-022

LEGAL DESCRIPTION

PARCEL AS DESCRIBED ON LOT LINE ADJUSTMENT NO. 95-21, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 05, 1996 AS INSTRUMENT NO. 042315 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 182 OF DIVISION NO. 1 OF AMENDED MAP OF ORANGE HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 1 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF CORONA, STATE OF CALIFORNIA;

TOGETHER WITH, THAT PORTION OF SAID LOT 177 OF SAID DIVISION NO. 1 OF AMENDED MAP OF ORANGE HEIGHTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 177;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 177, SOUTH 66° 45' 00" EAST, A DISTANCE OF 1.56 FEET;

THENCE SOUTHWESTERLY LEAVING SAID NORTHEASTERLY LINE OF LOT 177, SOUTH 31° 00' 18" WEST, A DISTANCE OF 108.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 177;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 177, NORTH 30° 11' 10" EAST, A DISTANCE OF 108.28 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N28°35'33"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "CNP" AND "NOCO".

BENCHMARK STATEMENT

CITY OF CORONA BENCHMARK NO. C-137
ELEV: 1049.465 (NAVD88)
DESCRIBED AS: A 2-1/2" BRASS DISK STAMPED "C-137" SET IN THE TOP OF CURB, LOCATED 12' NORTH OF THE E.C.R. OF THE NORTHEASTERLY CURB RETURN OF THE INTERSECTION OF MAIN STREET AND CHASE DRIVE.

TOPOGRAPHY NOTE

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY FLOWN BY C&V CONSULTING INC. ON FEBRUARY 25, 2022. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

LOT AREA

GROSS: 9.811 AC (427,353.39 SF)
NET: 9.326 AC (406,256.96 SF)

FLOOD ZONE

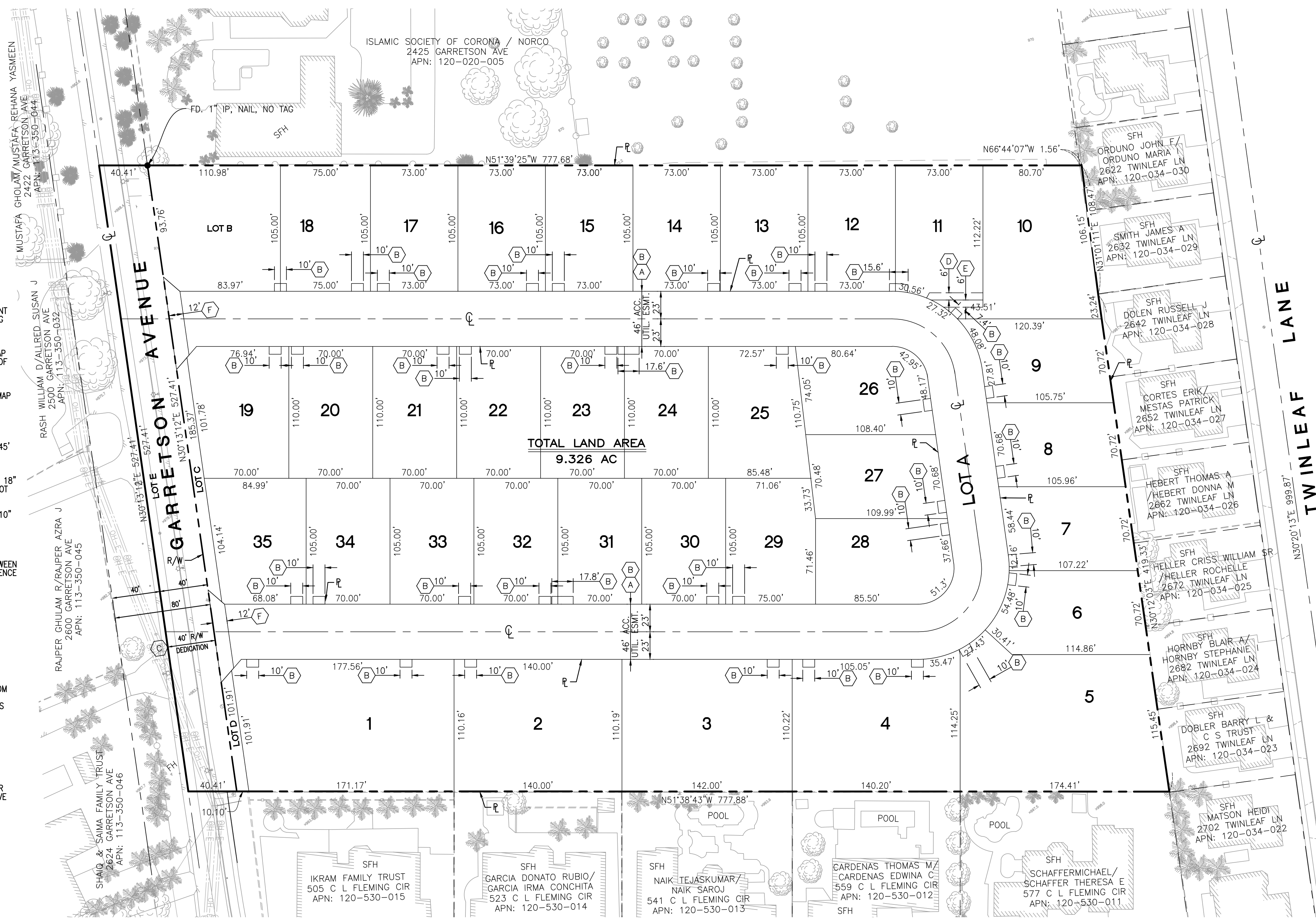
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD", PER FEMA MAPS NO. 06065C1352G AND 06065C1356G, PRINTED PANELS, BOTH MAPS EFFECTIVE AUGUST 28, 2008.

LEGEND

CONC	CONCRETE	—	EXISTING ESMT
ASPH	ASPHALT	—	EXISTING ESMT
▲	TREE	●	POWER POLE
▲	BUSH	—	GUYWIRE/ANCHOR
○	PALM TREE	□	METER
○	MAIL BOX	○	POST (NO LABEL)
○	STREET LIGHT	○	VALVE
○	SIGN (10')	○	MANHOLE
○	SIGN (5')	○	HANDICAP
○	LARGE SIGN POST	○	UTILITY BOX
○	CATCH BASIN	○	STAND PIPE
○	DROP INLET	○	MONITOR WELL
○	LIGHT POLE	—	SEWER LINE
○	PARKING METER	—	BURIED GAS LINE
○	DROP INLET	—	BURIED WATER LINE
○	SIGN	—	OVERHEAD WIRES
○	FIRE HYDRANT	—	SCREEN WALL
Hr	HEIGHT OF RETAINING	—	RETAINING WALL
—	CENTERLINE	—	TREE LINE
—	SUBDIVISION BOUNDARY	—	BRUSH LINE
—	EX. LOT LINE	—	PAVEMENT IMPROVEMENT
—	PROP. LOT LINE	—	
—	EX. R/W	—	
—	PROP. R/W	—	

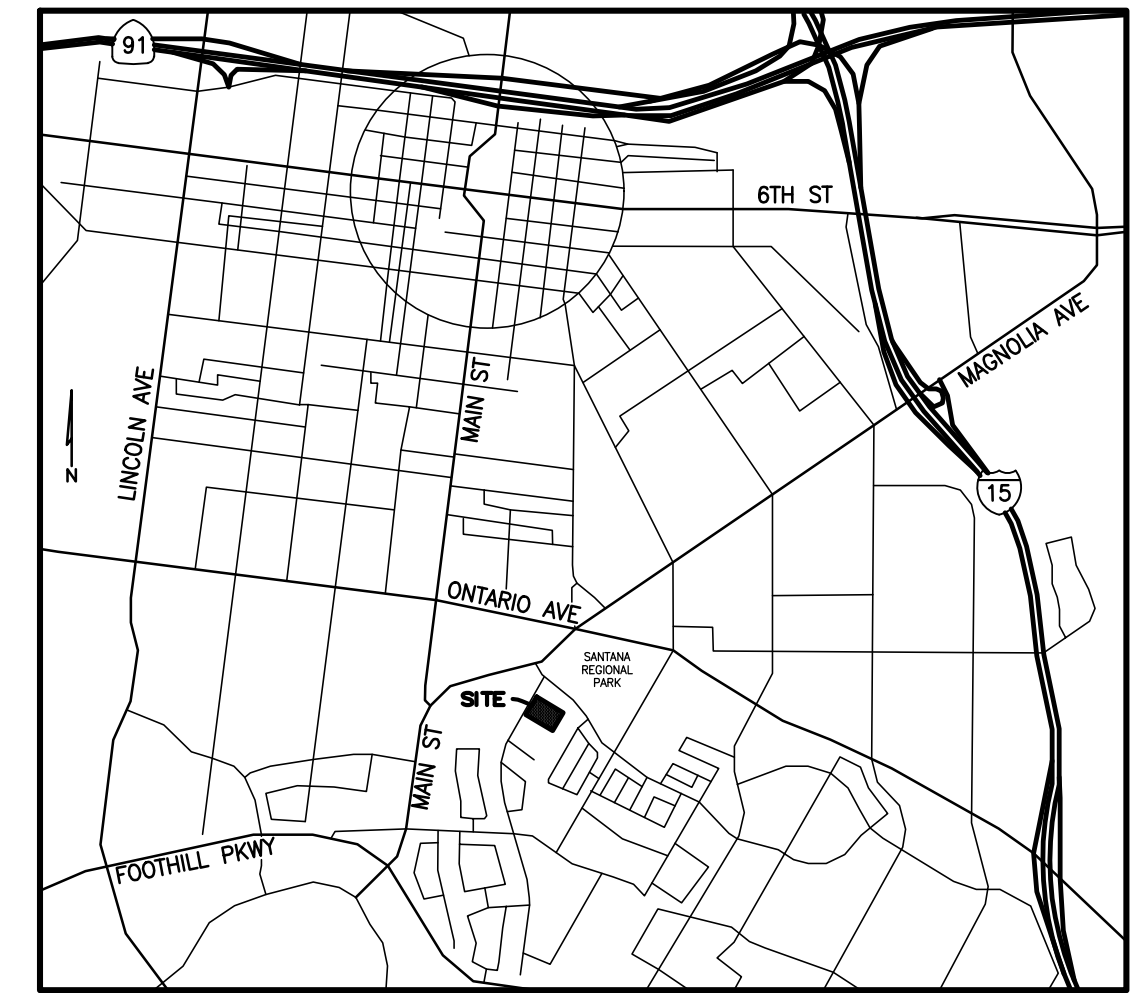
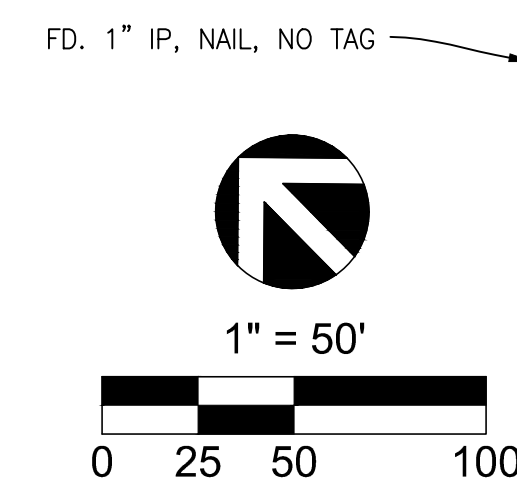
TENTATIVE TRACT MAP NO. 38495

CITY OF CORONA, STATE OF CALIFORNIA



TOTAL LAND AREA
9.326 AC

LOTS SUMMARY											
LOT NO.	AREA (AC)	AREA (SF)	LAND USE	LOT NO.	AREA (AC)	AREA (SF)	LAND USE	LOT NO.	AREA (AC)	AREA (SF)	LAND USE
1	0.452	19,674.25	RESIDENTIAL	12	0.176	7,865.11	RESIDENTIAL	23	0.177	7,700.00	RESIDENTIAL
2	0.354	15,408.71	RESIDENTIAL	13	0.176	7,865.00	RESIDENTIAL	24	0.177	7,700.00	RESIDENTIAL
3	0.359	15,648.85	RESIDENTIAL	14	0.176	7,865.00	RESIDENTIAL	25	0.200	8,692.84	RESIDENTIAL
4	0.357	15,546.77	RESIDENTIAL	15	0.176	7,865.00	RESIDENTIAL	26	0.178	7,771.85	RESIDENTIAL
5	0.447	19,548.87	RESIDENTIAL	16	0.176	7,865.00	RESIDENTIAL	27	0.175	7,836.39	RESIDENTIAL
6	0.192	8,359.32	RESIDENTIAL	17	0.176	7,865.00	RESIDENTIAL	28	0.183	7,951.94	RESIDENTIAL
7	0.171	7,429.22	RESIDENTIAL	18	0.181	7,875.01	RESIDENTIAL	29	0.179	7,808.36	RESIDENTIAL
8	0.170	7,410.14	RESIDENTIAL	19	0.197	8,863.22	RESIDENTIAL	30	0.169	7,350.00	RESIDENTIAL
9	0.174	7,591.25	RESIDENTIAL	20	0.177	7,700.00	RESIDENTIAL	31	0.169	7,350.00	RESIDENTIAL
10	0.278	12,091.91	RESIDENTIAL	21	0.177	7,700.00	RESIDENTIAL	32	0.169	7,350.00	RESIDENTIAL
11	0.185	8,055.70	RESIDENTIAL	22	0.177	7,700.00	RESIDENTIAL	33	0.169	7,350.00	RESIDENTIAL



VICINITY MAP
N.T.S.

TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: OSA-6734076 (RA) DATED NOVEMBER 12, 2021 AT 7:30 A.M.

- A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE; THE (EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS)
- AN EASEMENT FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DISTRICT USE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1895 IN BOOK 28 OF DEEDS, PAGE 385. IN FAVOR OF TEMESCAL WATER COMPANY (INDETERMINATE FROM RECORD)

EXCEPTIONS

- INDICATES ITEM PLOTTED HEREON.

PROPOSED EASEMENTS

- A AN EASEMENT FOR EMERGENCY PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS AS DEDICATED TO THE CITY OF CORONA.
- B AN EASEMENT FOR PUBLIC UTILITY AND OTHER PUBLIC PURPOSES AS DEDICATED TO THE CITY OF CORONA.
- C AN EASEMENT FOR ROAD, PUBLIC UTILITY AND OTHER PUBLIC PURPOSES AS DEDICATED TO THE CITY OF CORONA.
- D AN EASEMENT FOR PRIVATE ACCESS PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS AS DEDICATED TO LOT 10.
- E AN EASEMENT FOR PRIVATE ACCESS PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS AS DEDICATED TO LOT 11.
- F AN EASEMENT FOR ACCESS AND MAINTENANCE AS DEDICATED TO THE CITY OF CORONA.

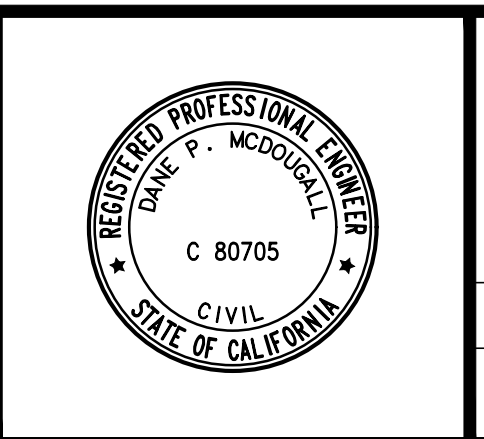
EXHIBIT 1

DEVELOPER : REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP

PREPARED FOR:
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PH: (714) 557-5511

SOILS ENGINEER:
GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92878
PH: (951) 710-1160

PREPARED BY:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



TENTATIVE TRACT MAP
NO. 38495
TITLE SHEET

DPR2022-0022
DPR2022-0023
DATE: 6/12/2024
SHEET 1 OF 5

SCALE: AS SHOWN | DRAWN BY: JM | CHECKED BY: JC

CITY OF CORONA