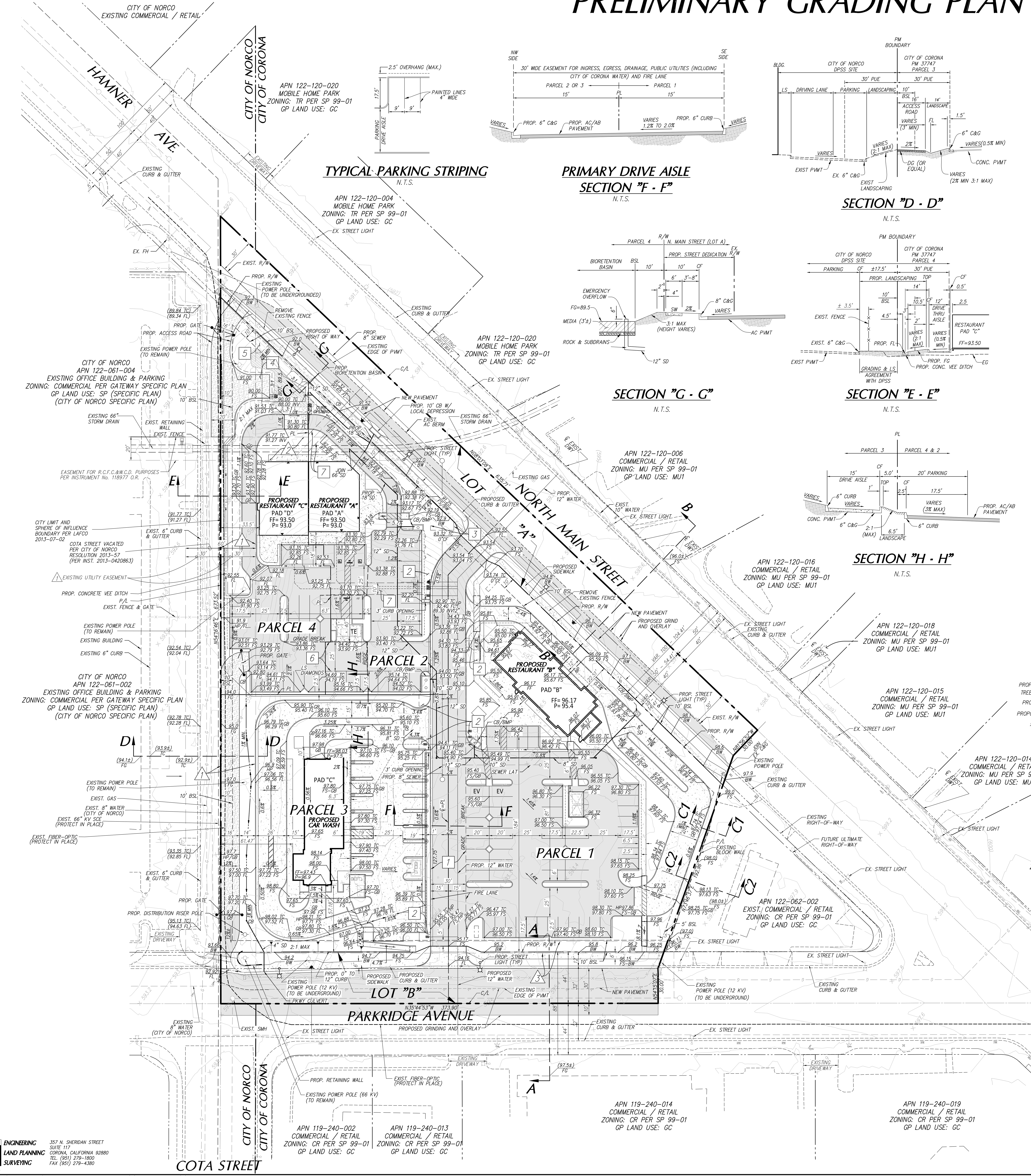
DPR NO. - 19-0007 - PM 37747

DPR NO. - 19-0008 - SITE PLAN

PARCEL MAP 37747
PRELIMINARY GRADING PLAN



NUMBER OF PARCELS:

4 NUMBERED PARCELS FOR DEVELOPMENT
2 LETTERED PARCELS FOR DEDICATION (IN MAIN STREET AND PARKRIDGE AVENUE)

ASSESSORS PARCEL NUMBER:

122-061-006

PROJECT ADDRESS:

135 W PARKRIDGE
CORONA, CA 29880

LEGAL DESCRIPTION:

LOT 23 OF CORONA CITRUS TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF COTA STREET, THAT WOULD PASS BY LAW, AS VACATED BY RESOLUTION NO. 2013-57, RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0420863, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

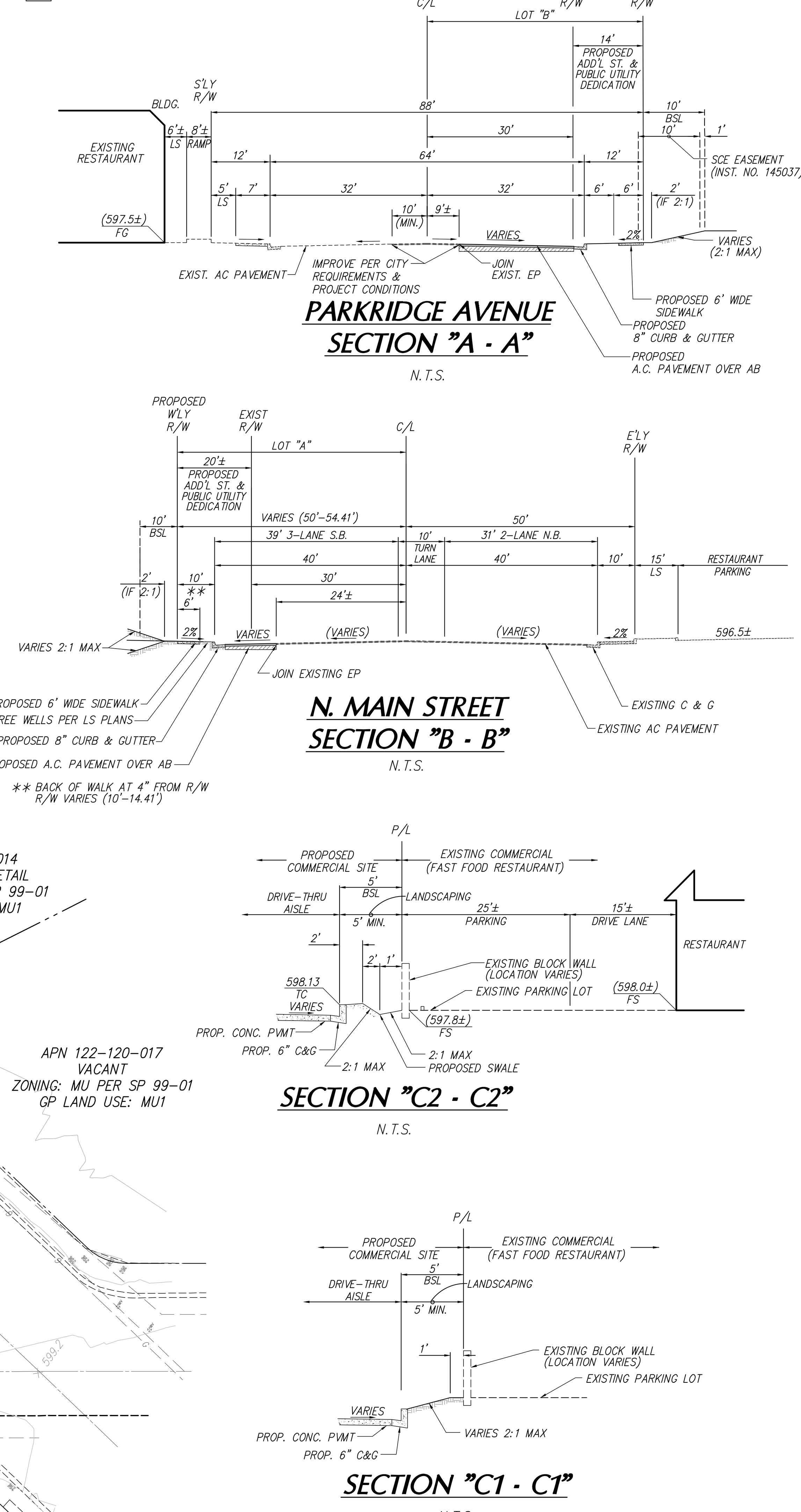
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT BEING THE INTERSECTION OF LINE NORTHEASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE) WITH THE WESTERLY LINE OF HAMNER AVENUE (74.00 FEET WIDE); THENCE NORTH 07° 27' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT, 262.51 FEET; THENCE SOUTH 73° 10' 39" WEST, 192.63 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 36° 19' 00" EAST ALONG SAID SOUTHWESTERLY LINE 253.36 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARKRIDGE AND HAMNER AVENUES.

EASEMENT NOTES (EXISTING)

1. EXISTING 30 FOOT WIDE EASEMENT FOR UTILITY PURPOSES AS APPROVED BY THE CITY OF NORCO ON AUGUST 7, 2013 IN CONJUNCTION WITH THE VACATION OF COTA STREET.
2. 20 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED AS INSTRUMENT No. 118977 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
3. 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF S.C.E., RECORDED AS INSTRUMENT No. 145037, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

PROPOSED EASEMENTS

1. EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PUBLIC UTILITIES (INCLUDING CITY OF CORONA WATER AND EMERGENCY ACCESS.)
2. EASEMENT FOR PUBLIC UTILITY PURPOSES. (INCLUDING CITY OF CORONA WATER)
3. EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF THE CITY OF NORCO.
4. EASEMENT FOR ACCESS PURPOSES IN FAVOR OF SCE.
5. EASEMENT FOR PUBLIC LANDSCAPE PURPOSES (TO BE MAINTAINED BY CFD 2011-1)
6. EASEMENT FOR ACCESS PURPOSES FOR PARCEL 4
7. EASEMENT FOR PRIVATE UTILITY PURPOSES FOR PARCEL 4



GENERAL NOTES:

1. PREPARED: MAY 2019
2. GROSS ACREAGE: 4.49 ACRES NET ACREAGE 3.38 ACRES
3. ACREAGE SUMMARY:

ITEM	AREA (SF)	AREA (AC)	PERCENT
PARCEL 1	56,095	1.29	28.7%
PARCEL 2	23,556	0.54	12.0%
PARCEL 3	42,763	0.98	21.8%
PARCEL 4	24,952	0.57	12.7%
LOT A - MAIN STREET DEDICATION	31,704	0.73	16.3%
LOT B - PARKRIDGE AVE. DEDICATION	16,706	0.38	8.5%
TOTAL GROSS ACREAGE:	195,776 SF	4.49 AC	100 %

4. EXISTING GENERAL PLAN DESIGNATION: GENERAL / GC (GENERAL COMMERCIAL)
5. PROPOSED GENERAL PLAN: GENERAL / GC (GENERAL COMMERCIAL)
6. EXISTING LAND USE: VACANT
7. PROPOSED LAND USE: COMMERCIAL
8. SPECIFIC PLAN: MAIN STREET SPECIFIC PLAN - (SP99-1)
9. EXISTING ZONING: CR (COMMERCIAL - RETAIL)
10. PROPOSED ZONING: CR(COMMERCIAL - RETAIL)
11. PROPOSED NO. OF BUILDINGS: 4
12. ADJACENT LAND USE:
    NORTH: OFFICE BUILDING (CITY ON NORCO)
    EAST: SHOPPING CENTER & MOBILE HOME RESIDENTIAL PARK (CITY OF CORONA)
    SOUTH: FAST FOOD RESTAURANT & SHOPPING CENTER (CITY OF CORONA)
    WEST: SELF STORAGE (CITY OF NORCO)
13. CONSTRUCTION TYPE: TYPE V - 1 HOUR (OR AS OTHERWISE APPROVED)
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
15. STREET GRADES: 0.6% MIN. ; 10% MAX
16. PROPOSED SLOPES: 2:1 MAXIMUM
17. ESTIMATED EARTHWORK:
    RAW CUT = 9,800 CY
    RAW FILL = 5,500 CY
    OVER-EX = 16,000 CY
    IMPORT/EXPORT = 0 CY
18. BUILDING SETBACK SUMMARY:

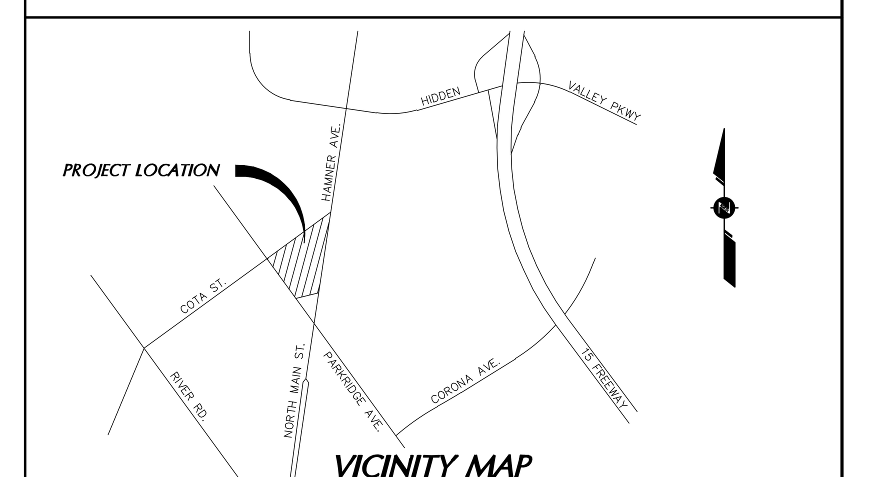
	REQUIRED:	PROVIDED:
MAIN STREET (EAST)	= 10 FEET	= 22 FEET (MIN.)
PARKRIDGE AVE. (SOUTH)	= 10 FEET	= 10 FEET (MIN.)
NORTHWEST BOUNDARY	= 10 FEET	= 30 FT (MIN.)

    * NOTE: PER SP 99-01 - CR REGULATIONS
19. STREET FRONTAGE:
    MAIN STREET = 636 LF
    PARKRIDGE AVE = 374 LF
20. UTILITY PROVIDERS:
    WATER SERVICE: CORONA DWP
    SEWER SERVICE: CITY OF NORCO
    ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON
    NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
    TELEPHONE SERVICE: PACIFIC BELL
21. WATER QUALITY MAINTENANCE: COMMON AREA MAINTENANCE SHALL BE PROVIDED BY OPERATOR, AS DEFINED BY THE OPERATION AND RECIPROCAL EASEMENT DECLARATION TO BE RECORDED FOR THIS PROPERTY, OR BY THE INDIVIDUAL PARCEL OWNER(S) OR THEIR TENANT(S) BY SPECIFIC EXCEPTION IN THE DECLARATION.
22. EXISTING 12 KV FACILITIES ON PARKRIDGE AVENUE AND N. MAIN STREET TO BE UNDERGROUND. EXISTING 12 KV AND 66 KV FACILITIES ON WESTERLY POLES TO REMAIN.
23. ENCROACHMENT PERMIT REQUIRED: FROM THE R.C.F.C. & W.C.D. FOR WORK WITHIN THE EXISTING 20 FOOT WIDE EASEMENT. 2

LEGEND

PROJECT BOUNDARY
EASEMENT LINE
CENTER LINE
EXISTING RIGHT OF WAY LINE
BUILDING SET BACK LINE (BSL)
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
TOP OF SLOPE
SLOPE RATIO
TOE OF SLOPE
FLOW LINE
EXISTING GROUND CONTOUR
PROPOSED CONTOUR
ASPHALT
CONCRETE
DECOMPOSED GRANITE (OR EQUIVALENT)
PROPOSED STORM DRAIN
EDGE OF PAVEMENT
PROPOSED CONCRETE GUTTER
PROPOSED RETAINING WALL
EXISTING EASEMENT DESIGNATION
PROPOSED EASEMENT DESIGNATION
PROPOSED GATE
PROPOSED FIRE HYDRANT (FH)
PROPOSED WATER METER
PROPOSED GATE VALVE
PROPOSED DDCA/FDC
PROPOSED SEWER MANHOLE

AC	ASPHALT CONCRETE
BFMH	BIFURCATION MANHOLE
BMP	WATER QUALITY TREATMENT
CB	CATCH BASIN
CDS	CONTINUOUS DEFLECTIVE SEPARATOR
CF	CURB FACE
C/L	CENTER LINE
DDCA/FDC	DETECTOR CHECK VALVE ASSEMBLY/ FIRE DEPARTMENT CONNECTION
DIP	DUCTILE IRON PIPE
ELECT	ELECTRIC
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
H	HEIGHT
LSM	LANDSCAPE METER
P	PAD
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
SBL	SETBACK LINE
SD	STORM DRAIN
SMH	SEWER MANHOLE
S.B.	SOUTH BOUND
N.B.	NORTH BOUND



VICINITY MAP
NOT TO SCALE

OWNER
ASTA PROPERTY LLC & STRATA REALTY LLC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
ATTN.: KEITH OSBORN

DEVELOPER
COSTANZO INVESTMENTS, LLC
17 CORPORATE PLAZA DR. SUITE 250
NEWPORT BEACH, CA 92660

ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: KEITH OSBORN, P.E.

SOILS ENGINEER
GEOTEK, INC.
710 E. PARKRIDGE AVENUE, SUITE 105
CORONA, CA 92879
PHONE: (951) 710-1160
BRANCH MANAGER: EDWARD H. LAMONT

CITY OF CORONA

PARCEL MAP NO. 37747

AN

EXHIBIT D

SCALE: 1"=30'

K&A Engineering, Inc. ENGINEERING LAND PLANNING SURVEYING 357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380

Drawing: R:\412780\Preliminary\Preliminary Grading Plan\780 - PGP - 001.dwg Layout: 36x50 L Saved: 4/13/2020 10:50 AM Plotted: 4/13/2020 10:55 AM Plot Scale: 1:1 By: Justin Sakakura