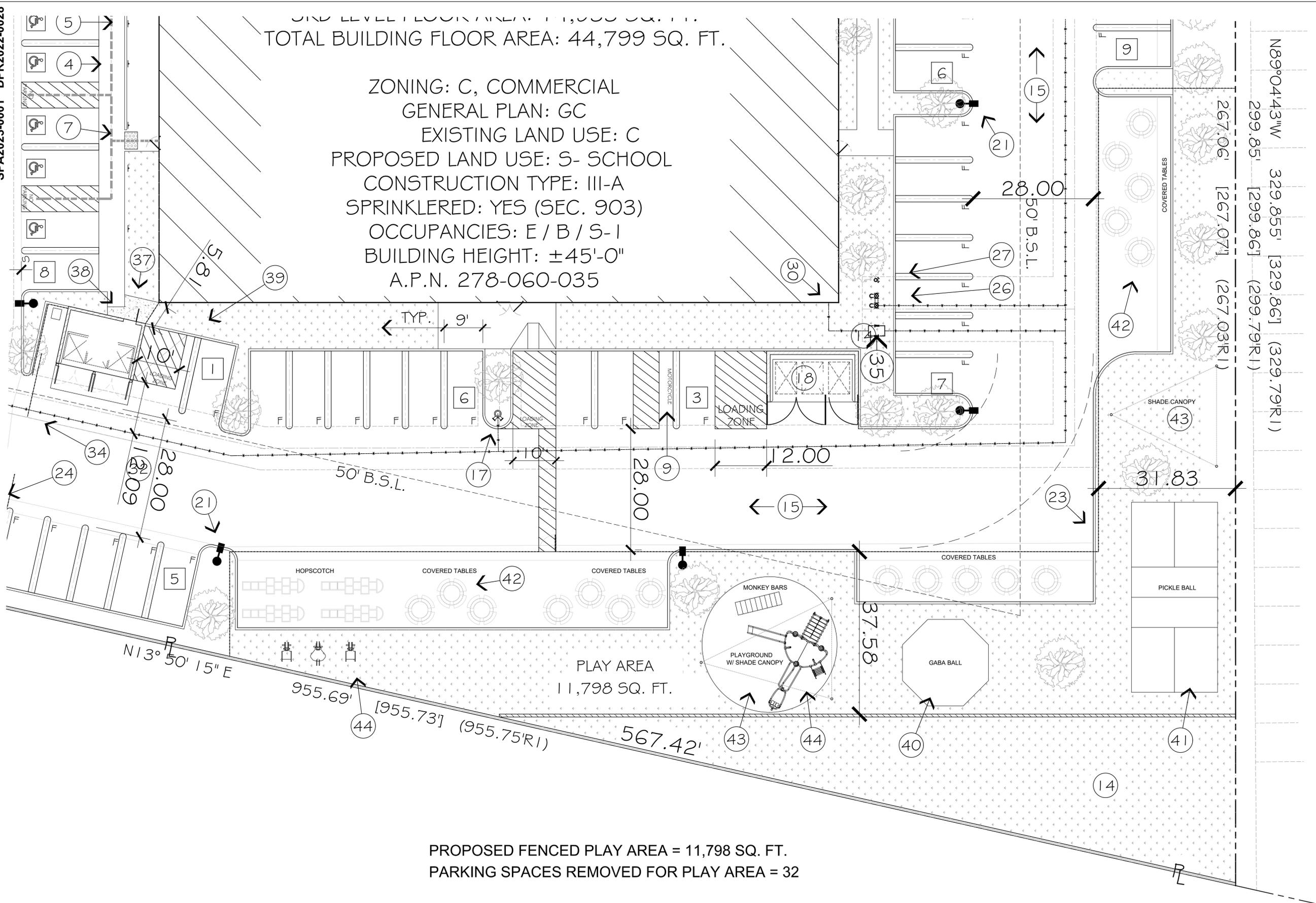


GRD LEVEL FLOOR AREA: 11,000 SQ. FT.  
TOTAL BUILDING FLOOR AREA: 44,799 SQ. FT.

ZONING: C, COMMERCIAL  
GENERAL PLAN: GC  
EXISTING LAND USE: C  
PROPOSED LAND USE: S- SCHOOL  
CONSTRUCTION TYPE: III-A  
SPRINKLERED: YES (SEC. 903)  
OCCUPANCIES: E / B / S-1  
BUILDING HEIGHT: ±45'-0"  
A.P.N. 278-060-035



PROPOSED FENCED PLAY AREA = 11,798 SQ. FT.  
PARKING SPACES REMOVED FOR PLAY AREA = 32

**EXHIBIT 4**

**KOLIBRIEN**  
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN  
27919 JEFFERSON AVE., STE. 201  
TEMECULA, CA 92592  
PHONE: (951) 927-7140  
FAX: (951) 927-9724  
EMAIL: INFO@KOLIBRIEN.BIZ  
WWW.KOLIBRIEN.BIZ

SEAL-ENGINEER:  
JOHN H. JOHNSON  
DPR-9-30-25  
689934

PREPARED BY:  
JOHN H. JOHNSON  
DATE: 3/19/2024

PROJECT TITLE  
COMMERCIAL TENANT IMPROVEMENT FOR  
**SPRINGS CHARTER SCHOOL**  
2115 COMPTON AVE.  
CORONA, CA 92881

SHEET DESCRIPTION  
ENLARGED SITE PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	12-6-2022	DPR2022-0028

PROJECT NUMBER	R02007
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	3/19/2024
REVISION	
SHEET IDENTIFIER	C-2
SHEET	7 OF