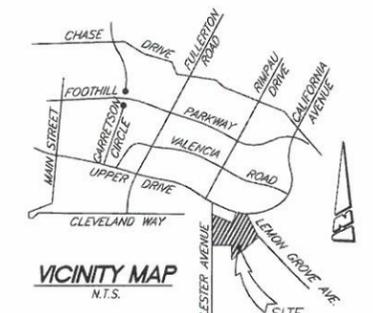
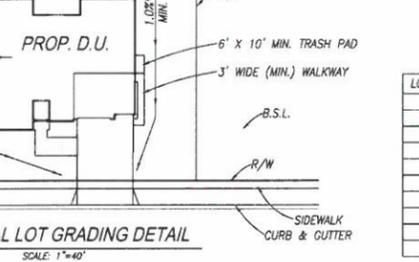
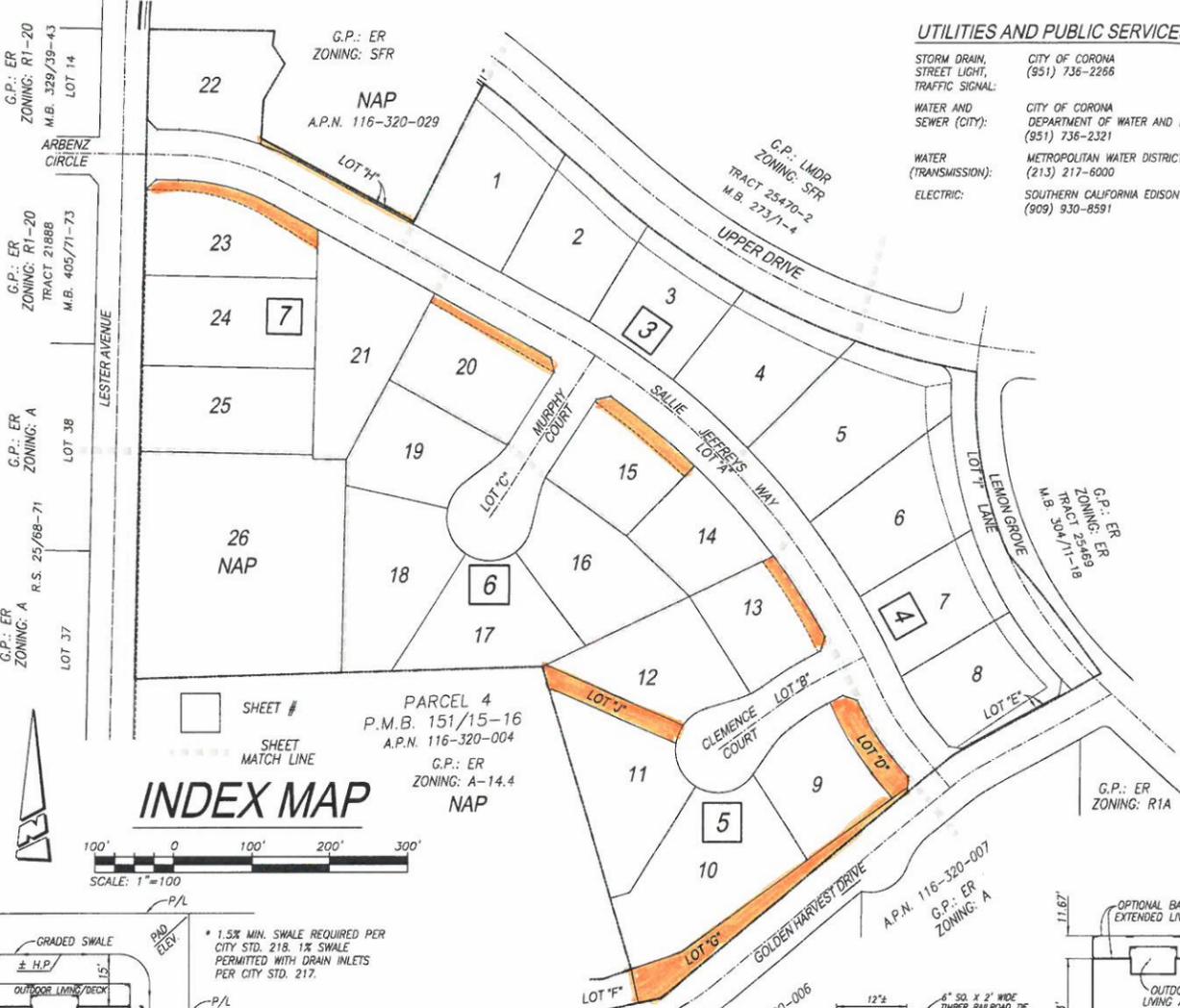
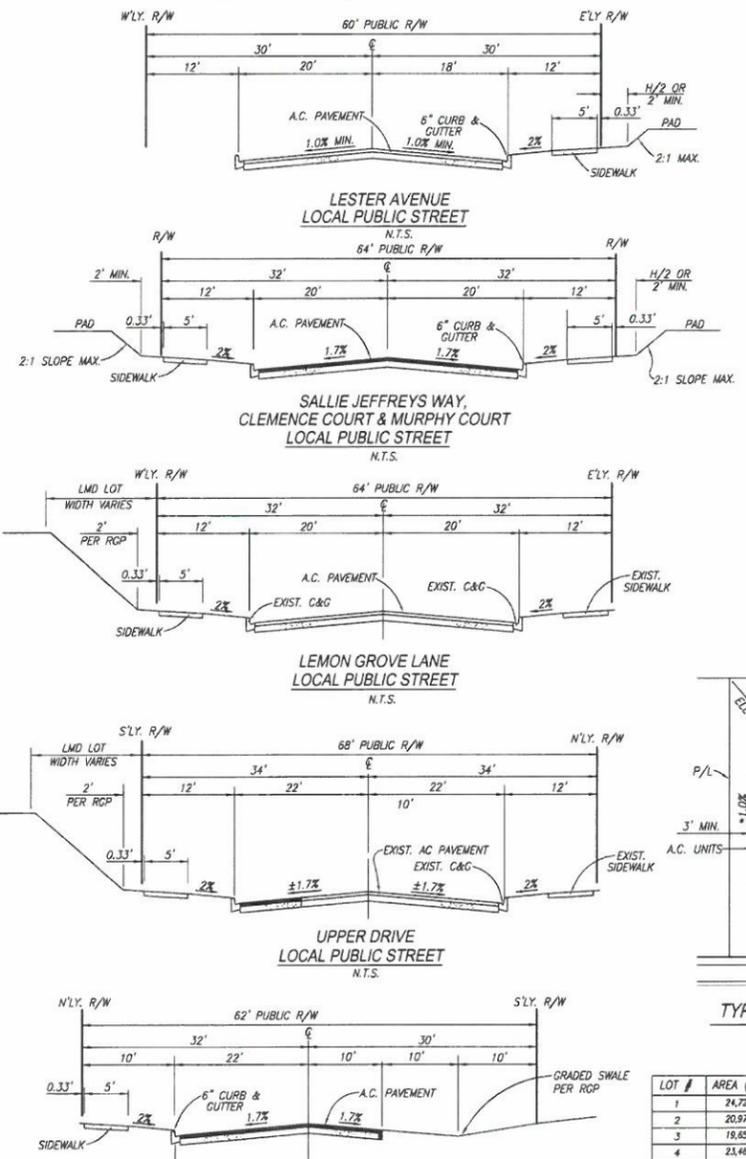


CITY OF CORONA PRECISE PLAN REVIEW P.P. 2018-004 TRACT NO. 31373



LEGEND

- P=2360.4 - EXISTING CONTOUR
- PROPOSED PAD ELEV.
- STREET CENTER LINE
- SHEET MATCHLINE
- TRACT BOUNDARY
- SLOPE (2:1 MAX.)
- BLOCK RETAINING WALL
- LOT NUMBER
- INDICATES 9' X 20' CASITA PARKING STALL
- TUBULAR STEEL FENCE ABOVE CMU WALL
- TIMBER RAILROAD TIE STEPS (SEE DETAIL HEREON)
- FL - FLOW LINE
- TC - TOP OF CURB
- FS - FINISHED SURFACE
- FG - FINISHED GRADE
- GB - GRADE BREAK
- HP - HIGH POINT
- LP - LOW POINT
- EP - EDGE OF PAVEMENT
- TR - TOP OF RISER
- TW - TOP OF WALL
- TRW - TOP OF RETAINING WALL
- TF - TOP OF FOOTING
- FF - FINISHED FLOOR
- CMU WALL (DOUBLE SIDED SPLIT FACED)
- VINYL FENCE
- AIR CONDITIONER UNITS



LETTERED LOT SUMMARY TABLE

LOT #	LAND USE
A	PUBLIC STREET
B	PUBLIC STREET
C	PUBLIC STREET
D	HOA MAINTAINED LOT
E	PUBLIC STREET
F	PROVATELY MAINTAINED LOT
G	HOA MAINTAINED LOT
H	HOA MAINTAINED LOT
I	PUBLIC STREET
J	HOA MAINTAINED LOT

LOT SUMMARY TABLE

LOT #	AREA (S.F.)	AVG. WIDTH	AVG. DEPTH	PLAN/SF	COVERAGE	LOT #	AREA (S.F.)	AVG. WIDTH	AVG. DEPTH	PLAN/SF	COVERAGE
1	24,721	131.1'	187.8'	18/5,896 (C)	23%	14	18,074	140.1'	121.6'	30/3,514	22%
2	20,970	132.6'	157.1'	30/3,514	17%	15	18,046	131.8'	140.2'	14/5,303	29%
3	19,855	138.0'	138.7'	38/4,107 (C)	21%	16	23,027	120.5'	207.8'	18/5,896 (C)	26%
4	24,482	137.1'	164.7'	20/5,054 (C)	22%	17	23,000	140.1'	136.8'	34/4,107 (C)	18%
5	32,275	134.9'	241.0'	18/5,896 (C)	18%	18	26,451	145.0'	147.7'	30/4,107 (C)	16%
6	24,035	122.1'	188.4'	10/5,896 (C)	24%	19	19,514	121.1'	155.9'	25/4,481	23%
7	18,391	115.0'	158.0'	38/4,107 (C)	22%	20	22,282	125.1'	179.2'	10/5,896 (C)	26%
8	19,552	119.9'	163.7'	14/5,303	27%	21	26,834	142.6'	187.4'	38/3,514	13%
9	18,992	128.7'	150.1'	34/4,107 (C)	22%	22	20,638	128.1'	165.0'	10/5,896 (C)	28%
10	31,885	159.5'	144.5'	28/5,054 (C)	16%	23	23,312	120.4'	222.0'	24/5,054 (C)	22%
11	24,788	156.4'	132.2'	30/4,107 (C)	17%	24	25,530	115.0'	222.0'	30/4,107 (C)	14%
12	21,246	123.2'	142.3'	18/5,896 (C)	28%	25	24,353	109.7'	222.0'	18/5,896 (C)	24%
13	16,926	121.8'	139.8'	20/4,481	26%						

- COVERAGE VALUE IS BASED ON "MAX. BUILDING S.F." PER TYP FOOTPRINTS
- "C" INDICATES THAT "CASITA" IS INCLUDED IN COVERAGE VALUE

UTILITIES AND PUBLIC SERVICES:

STORM DRAIN, STREET LIGHT, TRAFFIC SIGNAL: CITY OF CORONA (951) 735-2266

WATER AND SEWER (CITY): CITY OF CORONA DEPARTMENT OF WATER AND POWER (951) 736-2321

WATER (TRANSMISSION): METROPOLITAN WATER DISTRICT (213) 217-6000

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. (909) 830-8591

GAS: SOUTHERN CALIFORNIA GAS CO. (951) 335-7733

CABLE: SPECTRUM (951) 975-3396

PHONE: AT&T (866) 243-6122

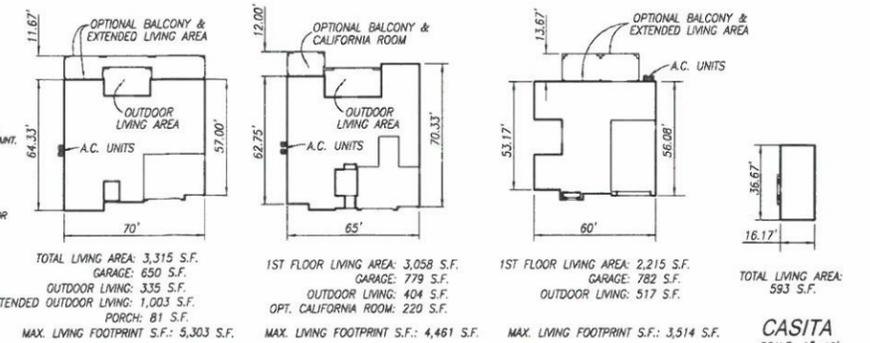
WIRELESS: NEXT G NETWORKS (909) 593-9700

D.P.R. FIRE COMMENTS

- PLACE FIRE DEPARTMENT DPR COMMENTS ON PLANS AS GENERAL NOTES.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
- PROVIDE PLANS FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS CVM DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
- DEAD END ACCESS DRIVES SHALL NOT EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- A MINIMUM FIRE FLOW OF 1500 GPM SHALL BE PROVIDED.
- FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
- A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
- SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
- AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
- RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, AND NFPA 13.

LEGAL DESCRIPTION

LOTS 1 - 25 OF TRACT MAP 31373, AS PER MAP FILED IN BOOK 454, PAGES 30 THROUGH 33, OF MAPS, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



APPLICANT:
CORONA-UPPER DRIVE 25, LLC
1110 N. LINCOLN AVE. #100
CORONA, CA 92882
OFFICE: 951-547-3579

PREPARED BY:
LAND DEVELOPMENT CONSULTANTS
1520 BROOKHOLLOW DRIVE #33
SANTA ANA, CA 92705
(714) 557-7700

OWNER:
YEHNES ELKASEER, LLC
4030 BIRCH STREET #100
NEWPORT BEACH, CA 92660
OFFICE: 951-283-1804

NOTES

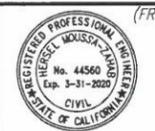
- GENERAL PLAN LAND USE: ER (ESTATE RESIDENTIAL)
- SITE ZONING: A-14.4 (AGRICULTURAL SINGLE-FAMILY)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- MIN. LOT SIZE: 14,400 S.F.
- BUILDING SETBACK CRITERIA:
 - FRONT YARD: 25'
 - SIDE YARD: 15' MIN. ONE SIDE/10' MIN. OTHER SIDE (15' ADJACENT TO ST.)
 - REAR YARD: 10' MIN. (15' ABUTTING A STREET)
 - REVERSE CORNER LOT SIDE YARD: 25' MIN.
- SEPARATION BETWEEN ACCESSORY AND MAIN BUILDINGS:
 - NON-RESIDENTIAL ACCESSORY BUILDINGS: 5' MIN.
 - RESIDENTIAL ACCESSORY BUILDINGS: 25' MIN.
- TOTAL ACREAGE TRACT NO. 31373: 19.01 AC GROSS
- MAX. BUILDING COVERAGE: 40% (SINGLE STORY) / 30% (TWO STORY)

TYPICAL BUILDING FOOTPRINTS

INDEX OF SHEETS

SHEET #	DESCRIPTION
1	THIS SHEET
2	
3-7	

EXHIBIT F



FROM LEMON GROVE LANE, WEST TO SALLIE JEFFREYS WAY

4030 BIRCH STREET
LOCAL PUBLIC STREET
N.T.S.

Know what's below.
Call before you dig.