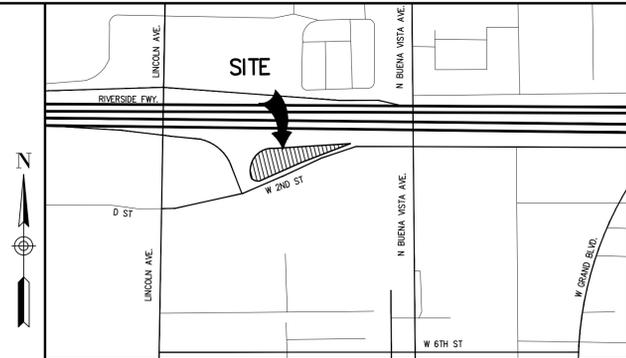


# CONCEPTUAL GRADING PLAN

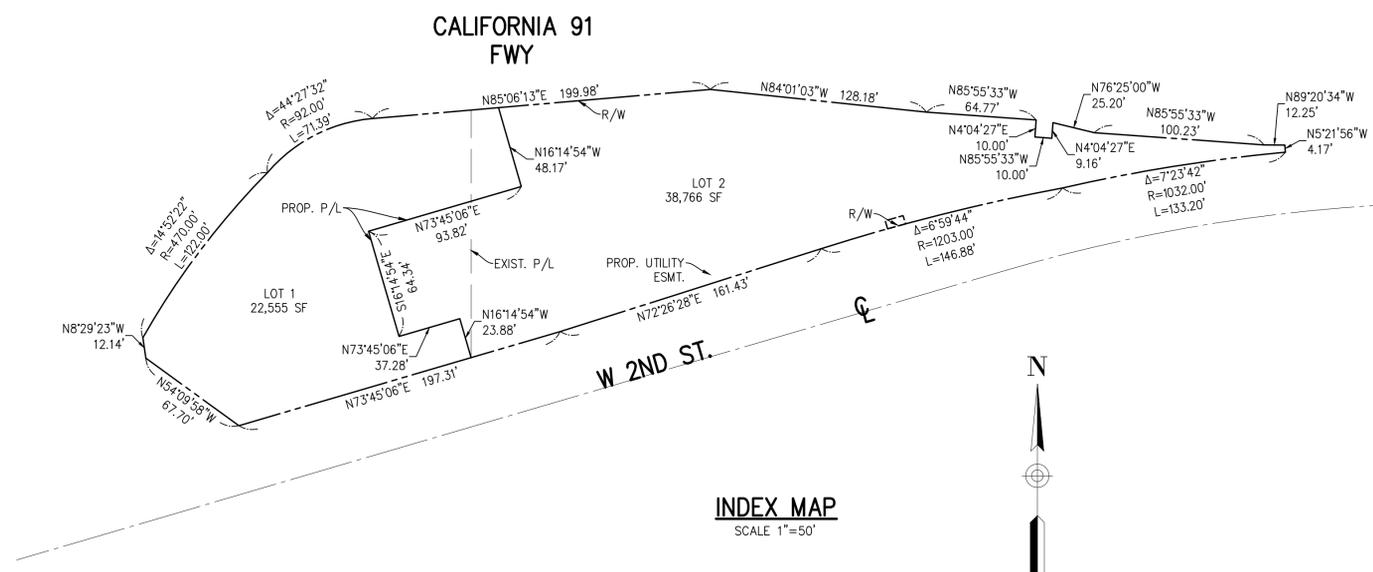
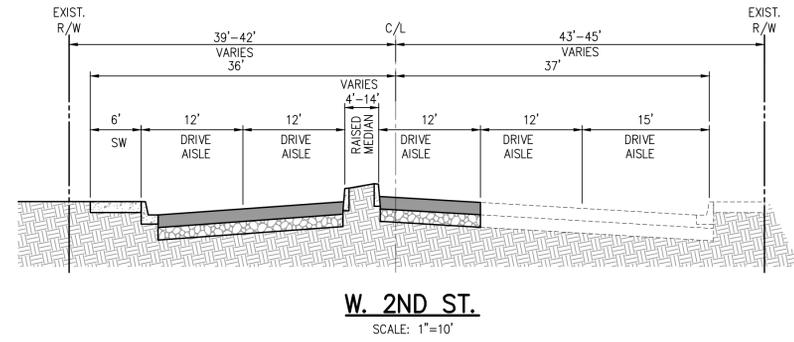
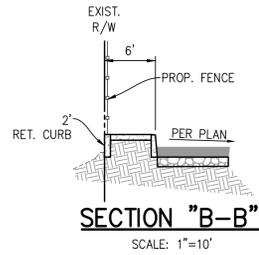
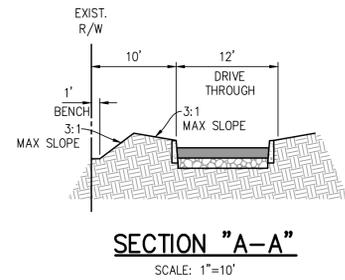
## W. 2ND STREET & 91 FREEWAY

### CORONA, CALIFORNIA

JUNE 2024



**VICINITY MAP**  
SECTION 26, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
NOT TO SCALE



**OWNER/APPLICANT**  
GREENS GROUP  
16530 BAKE PARKWAY, 2ND FLOOR  
IRVINE, CA. 92618  
PH: (949) 322-1760  
CONTACT: ATMAN KADAKIA

**ENGINEER**  
WOODARD GROUP  
1485 SPRUCE ST., SUITE "M"  
RIVERSIDE, CA 92507  
PH: (951) 907-5077  
CONTACT: ANDREW C. WOODARD

**LEGAL DESCRIPTION**  
APN: 118-270-024 & 118-270-054 PORTIONS  
CALTRANS PARCELS NOS. 22217 AND 22219-REMI

**TOPOGRAPHY SOURCE**  
PERFORMED BY:  
WOODARD GROUP  
3585 MAIN STREET, SUITE 205  
RIVERSIDE, CA 92501  
PH: (951) 907-5077

**ACREAGE**  
APN: 118-270-024 POR. 1.40 ACRES  
APN: 118-270-054 POR. 1.40 ACRES  
GROSS 1.40 ACRES  
NET 1.40 ACRES  
DISTURBED AREA 1.40 ACRES

DATE: JULY 2022

**ARCHITECT**  
AO ARCHITECTS  
144 NORTH ORANGE STREET  
ORANGE, CA 92866  
(714) 639-9860

**FEMA FLOOD ZONE DESIGNATION**  
ZONE X - BASE FLOOD ELEVATIONS DETERMINED.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.  
PANEL 689 OF 3805  
MAP NUMBER 06065C0689G  
EFFECTIVE DATE  
AUGUST 28, 2008

**ZONING/LAND USE/GENERAL PLAN**

EXISTING ZONING	C3/MP
EXISTING LAND USE	VACANT
EXISTING GENERAL PLAN	GC/HDR
PROPOSED ZONING	C3
PROPOSED LAND USE	GAS & RESTAURANT
PROP GENERAL PLAN	GC

**UTILITY PROVIDERS**

WATER:	CITY OF CORONA	BOOK	PAGE	PARCELS
SEWER:	CITY OF CORONA	118	270	024 POR.
ELECTRICITY:	SO CAL EDISON	118	270	054 POR.
GAS:	SO CAL GAS			
TELEPHONE:	VERIZON			
TELEVISION:	AIR WAVES / CHARTER COMMUNICATIONS			

**ASSESSOR PARCEL NO**

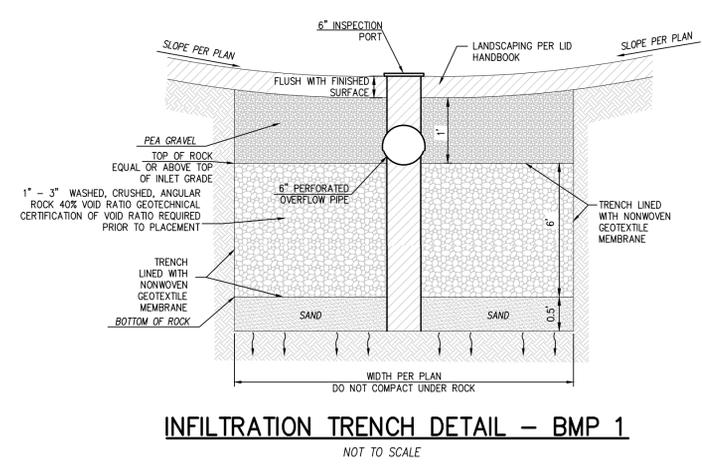
**LEGEND**

---	EXISTING PROPERTY LINE	---	EXISTING CENTERLINE
---	PROPOSED RIGHT OF WAY	---	PROPOSED DRIVEWAY
---	EXISTING RIGHT OF WAY	---	PROPOSED DRIVEWAY
---	EXISTING CURB	---	EXISTING DRIVEWAY
---	PROPOSED SIDEWALK	---	EXISTING DRIVEWAY
---	EXISTING SIDEWALK	---	EXISTING DRIVEWAY
---	EXISTING DIRT ROAD	---	EXISTING DRIVEWAY
---	PROPOSED PARKING STRIPE	---	EXISTING DRIVEWAY
---	EXISTING EASEMENT	---	EXISTING DRIVEWAY
---	EXISTING CONTOUR MAJOR	---	EXISTING DRIVEWAY
---	EXISTING CONTOUR MINOR	---	EXISTING DRIVEWAY
---	EXISTING FENCE	---	EXISTING DRIVEWAY
---	EXISTING BUILDING	---	EXISTING DRIVEWAY
---	EXISTING CONCRETE	---	EXISTING DRIVEWAY
---	PROPOSED UNDERGROUND UTILITY	---	EXISTING DRIVEWAY
---	EXISTING UNDERGROUND UTILITY	---	EXISTING DRIVEWAY
---	EXISTING EDGE OF PAVEMENT	---	EXISTING DRIVEWAY
---	PROPOSED EDGE OF PAVEMENT	---	EXISTING DRIVEWAY
---	EXISTING CONTOUR ELEVATION	---	EXISTING DRIVEWAY
---	EXISTING SPOT ELEVATION	---	EXISTING DRIVEWAY
---	ROOF DRAIN	---	EXISTING DRIVEWAY
---	PROPOSED AC PAVEMENT	---	EXISTING DRIVEWAY
---	PROPOSED LANDSCAPE	---	EXISTING DRIVEWAY
---	PROPOSED CONCRETE	---	EXISTING DRIVEWAY
---	PROPOSED INFILTRATION CHAMBER	---	EXISTING DRIVEWAY
---	PROPOSED STREET IMPROVEMENTS	---	EXISTING DRIVEWAY

**ABBREVIATIONS**

R/W	RIGHT OF WAY
P/L	PROPERTY LINE
EXIST.	EXISTING
PROP.	PROPOSED
S.F.	SQUARE FEET
D/W	DRIVEWAY
S/W	SIDEWALK
M.H.	MANHOLE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
TG	TOP OF GRATE
INV.	INVERT
S.D.	STORM DRAIN
EG	EXISTING GROUND
T.B.R.	TO BE REMOVED
P.I.P.	PROTECT IN PLACE
P.P.	POWER POLE
F.H.	FIRE HYDRANT
L/S	LANDSCAPE
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
R&R	REMOVE AND RELOCATE

**INDEX MAP**  
SCALE 1"=50'



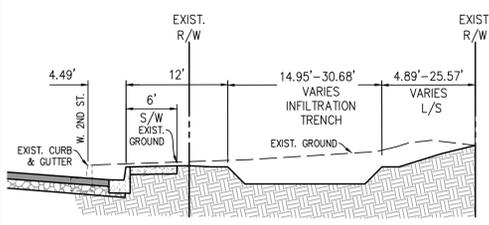
**EXHIBIT 5**

MARK	REVISIONS	DATE	BY

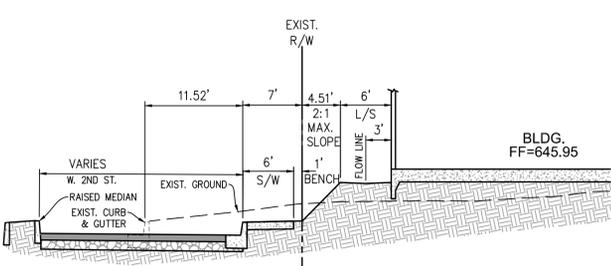
**CONCEPTUAL GRADING PLAN**  
W. 2ND STREET & 91 FREEWAY

FOR: GREENS GROUP  
SCALE: 1"=30'  
DATE: 06/2024  
DESIGNED: OG  
CHECKED: AW  
PLN CK REF:  
E.B.

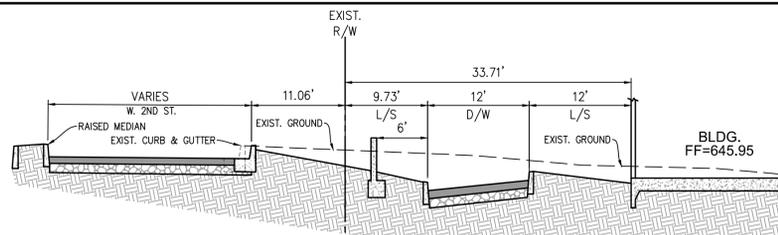
**Woodard group** **C1**



SECTION C-C  
SCALE: 1"=10'

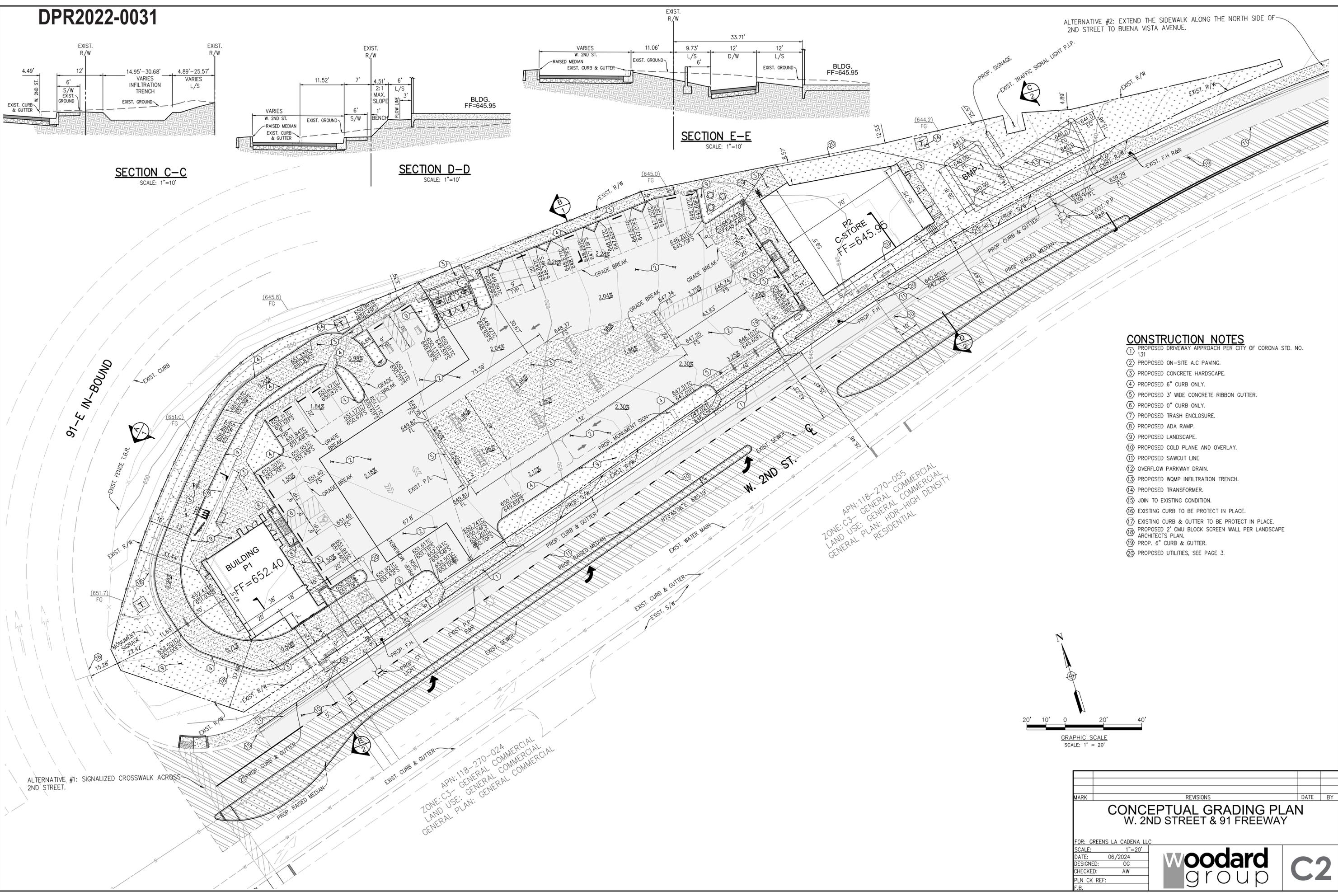


SECTION D-D  
SCALE: 1"=10'



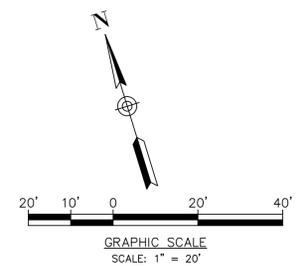
SECTION E-E  
SCALE: 1"=10'

ALTERNATIVE #2: EXTEND THE SIDEWALK ALONG THE NORTH SIDE OF 2ND STREET TO BUENA VISTA AVENUE.



**CONSTRUCTION NOTES**

- 1 PROPOSED DRIVEWAY APPROACH PER CITY OF CORONA STD. NO. 131
- 2 PROPOSED ON-SITE A.C PAVING.
- 3 PROPOSED CONCRETE HARDSCAPE.
- 4 PROPOSED 6" CURB ONLY.
- 5 PROPOSED 3" WIDE CONCRETE RIBBON GUTTER.
- 6 PROPOSED 0" CURB ONLY.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA RAMP.
- 9 PROPOSED LANDSCAPE.
- 10 PROPOSED COLD PLANE AND OVERLAY.
- 11 PROPOSED SAWCUT LINE
- 12 OVERFLOW PARKWAY DRAIN.
- 13 PROPOSED WOMP INFILTRATION TRENCH.
- 14 PROPOSED TRANSFORMER.
- 15 JOIN TO EXISTING CONDITION.
- 16 EXISTING CURB TO BE PROTECT IN PLACE.
- 17 EXISTING CURB & GUTTER TO BE PROTECT IN PLACE.
- 18 PROPOSED 2" CMU BLOCK SCREEN WALL PER LANDSCAPE ARCHITECTS PLAN.
- 19 PROP. 6" CURB & GUTTER.
- 20 PROPOSED UTILITIES, SEE PAGE 3.



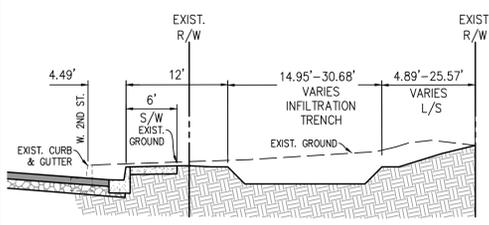
APN: 118-270-024  
 ZONE: C3- GENERAL COMMERCIAL  
 LAND USE: GENERAL COMMERCIAL  
 GENERAL PLAN: GENERAL COMMERCIAL

APN: 118-270-055  
 ZONE: C3- GENERAL COMMERCIAL  
 LAND USE: GENERAL COMMERCIAL  
 GENERAL PLAN: HDR-HIGH DENSITY RESIDENTIAL

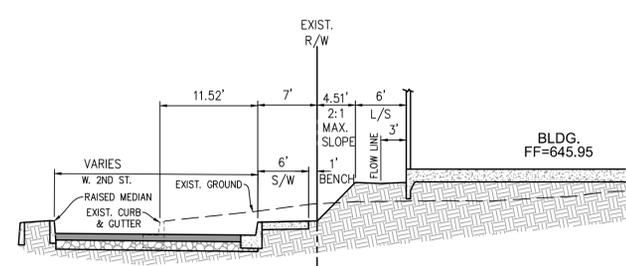
ALTERNATIVE #1: SIGNALIZED CROSSWALK ACROSS 2ND STREET.

MARK	REVISIONS	DATE	BY
<b>CONCEPTUAL GRADING PLAN</b> W. 2ND STREET & 91 FREEWAY			
FOR: GREENS LA CADENA LLC			
SCALE: 1"=20'			
DATE: 06/2024			
DESIGNED: OG			
CHECKED: AW			
PLN CK REF:			
F.B.			

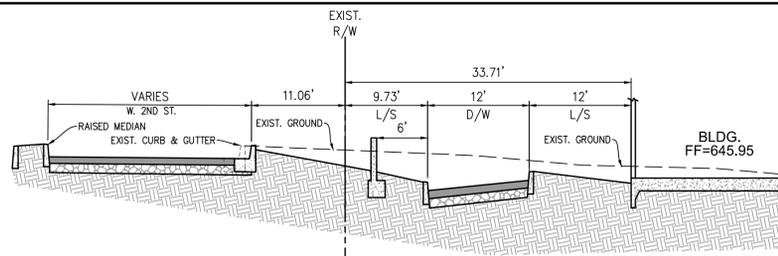




SECTION C-C  
SCALE: 1"=10'

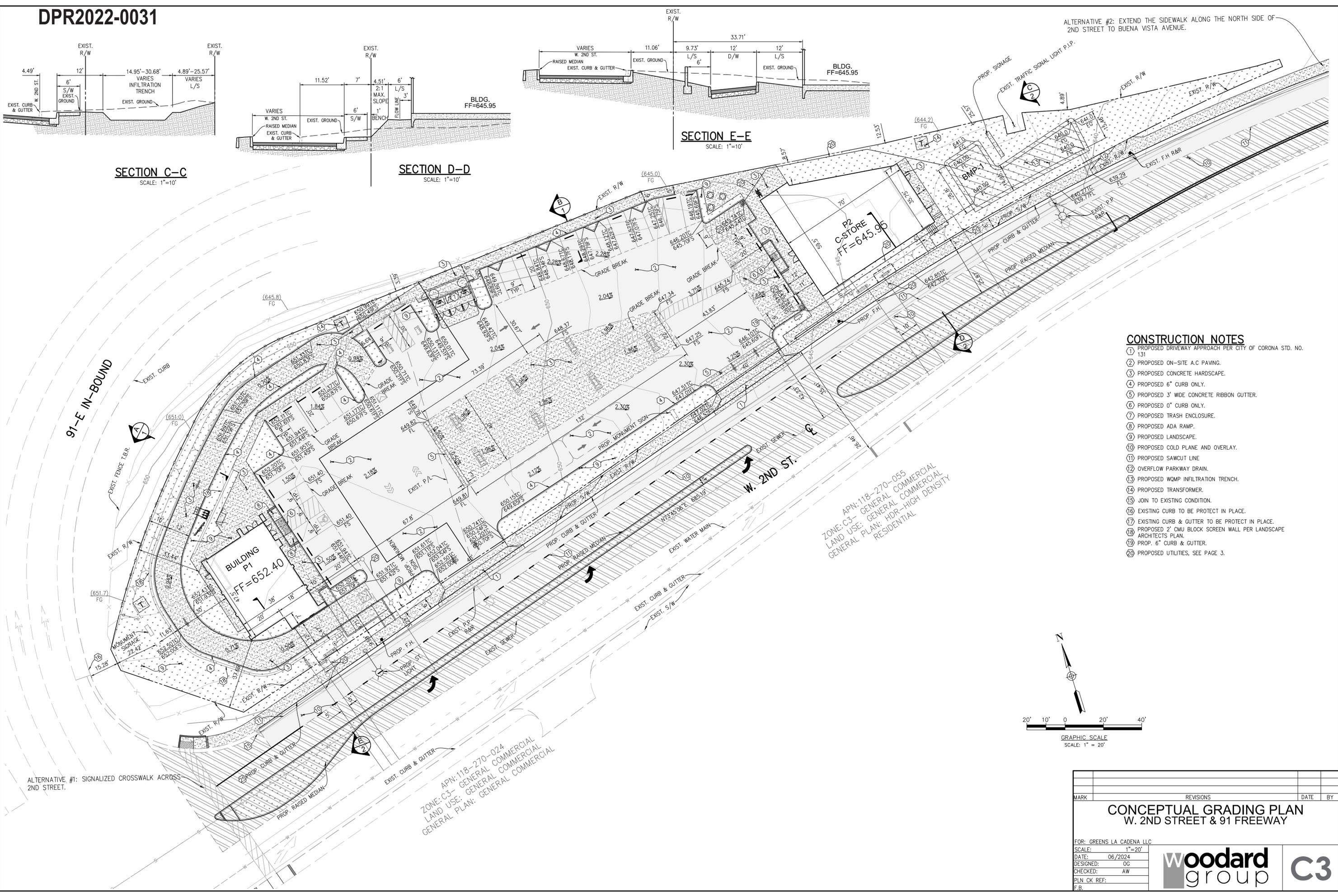


SECTION D-D  
SCALE: 1"=10'



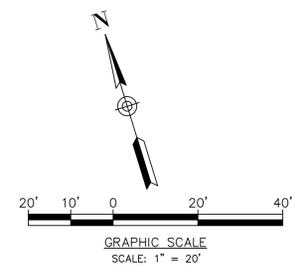
SECTION E-E  
SCALE: 1"=10'

ALTERNATIVE #2: EXTEND THE SIDEWALK ALONG THE NORTH SIDE OF 2ND STREET TO BUENA VISTA AVENUE.



**CONSTRUCTION NOTES**

- 1 PROPOSED DRIVEWAY APPROACH PER CITY OF CORONA STD. NO. 131
- 2 PROPOSED ON-SITE A.C PAVING.
- 3 PROPOSED CONCRETE HARDSCAPE.
- 4 PROPOSED 6" CURB ONLY.
- 5 PROPOSED 3" WIDE CONCRETE RIBBON GUTTER.
- 6 PROPOSED 0" CURB ONLY.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA RAMP.
- 9 PROPOSED LANDSCAPE.
- 10 PROPOSED COLD PLANE AND OVERLAY.
- 11 PROPOSED SAWCUT LINE
- 12 OVERFLOW PARKWAY DRAIN.
- 13 PROPOSED WOMP INFILTRATION TRENCH.
- 14 PROPOSED TRANSFORMER.
- 15 JOIN TO EXISTING CONDITION.
- 16 EXISTING CURB TO BE PROTECT IN PLACE.
- 17 EXISTING CURB & GUTTER TO BE PROTECT IN PLACE.
- 18 PROPOSED 2' CMU BLOCK SCREEN WALL PER LANDSCAPE ARCHITECTS PLAN.
- 19 PROP. 6" CURB & GUTTER.
- 20 PROPOSED UTILITIES, SEE PAGE 3.



APN: 118-270-024  
 ZONE: C3- GENERAL COMMERCIAL  
 LAND USE: GENERAL COMMERCIAL  
 GENERAL PLAN: GENERAL COMMERCIAL

APN: 118-270-055  
 ZONE: C3- GENERAL COMMERCIAL  
 LAND USE: GENERAL COMMERCIAL  
 GENERAL PLAN: HDR-HIGH DENSITY RESIDENTIAL

ALTERNATIVE #1: SIGNALIZED CROSSWALK ACROSS 2ND STREET.

MARK	REVISIONS	DATE	BY
<b>CONCEPTUAL GRADING PLAN</b> W. 2ND STREET & 91 FREEWAY			
FOR: GREENS LA CADENA LLC			
SCALE: 1"=20'			
DATE: 06/2024			
DESIGNED: OG			
CHECKED: AW			
PLN CK REF:			
F.B.			

