

**PROJECT SUMMARY**

LOT 1 GROSS AREA	= 351,800 SF (8.95 AC)
LOT 2 GROSS AREA	= 389,736 SF (8.07 AC)
TOTAL GROSS AREA	= 741,536 SF (17.02 AC)
BUILDING AREA	= 1.54 AC
PAVEMENT AREA	= 5.50 AC
LANDSCAPE/OPEN SPACE AREA	= 9.98 AC
TOTAL GROSS AREA	= 17.02 AC

**LAND USE SUMMARY**

BUILDING A1 (COFFEE SHOP)	1,568 SF
BUILDING A2 (RETAIL SHOPS/BIKE SHOP)	1,837 SF
BUILDING A3 (FOOD/RESTAURANT)	1,195 SF
BUILDING B1 (FOODHALL-FOOD/BAR/PRODUCE)	10,715 SF
BUILDING B (FOODHALL- SALON/SPA/OFFICE)	9,200 SF
BUILDING C1-C6 (1 BDRM- 3-STORY RES. CONDO)	39 UNITS
BUILDING C7 (POOL/RECREATION CENTER)	1,400 SF
TOTAL	27,115 SF

**BUILDING INFO / LAND USE 01**

**LEGAL DESCRIPTION:**  
 THAT PATENTED PLACER MINING CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC KNIGHT CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC KNIGHT LUCKY AND TRO PLACER CLAIMS, AND LYING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN AND SHOWN BY MINERAL SURVEY NO. 4045, ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, DC, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC KNIGHT PLACER CLAIM AT CORNER NO. 1, A 1/8" PINE POST 4 INCHES SQUARE MARKED K. 1 S. 4045, WITH MOUND OF STONE FROM WHICH STATION NO. 15 OF THE RANCHO LA SIERRA BEARS SOUTH 73° 16' EAST, 923.5 FEET DISTANT;  
 THENCE FIRST COURSE, NORTH 89° 05' WEST, 1299 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K. 2 S. 4045, WITH MOUND OF ROCKS; THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.5 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K. 3 S. 4045, WITH MOUND OF ROCKS; THENCE THIRD COURSE, NORTH 89° 27' EAST, 1189 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE MARKED K 4 S. 4045, WITH MOUND OF ROCKS; THENCE FOURTH COURSE, SOUTH 12° 06' EAST 679.7 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

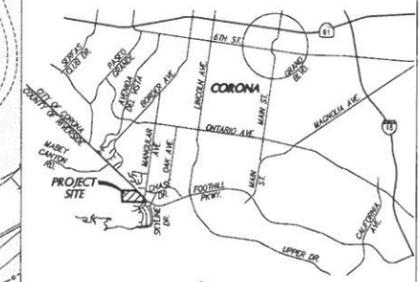
EXCEPTING THEREFROM ANY VEINS OF LODES OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, COPPER, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

ALSO EXCEPTING THEREFROM PARCEL 2070-105 AS SHOWN BY RECORD OF SURVEY RECORDED OCTOBER 23, 1978 IN BOOK 64, PAGES 75 TO 79, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SAID PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262206 OF OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBERS**  
 275-050-014 AND 275-080-041

**SITE INFO 03**



**VICINITY MAP 04**

**LEGEND 09**

- ADA ACCESSIBLE PATHS OF TRAVEL
- PROPOSED BUILDING LOCATIONS
- PLANTED LANDSCAPED AREAS
- PAVED AREAS
- CONCRETE SIDEWALKS (REFER TO CIVIL FOR CURB CUTS)
- STRIPING AT CROSS WALKS
- LOCATION OF BUILDING AND RESIDENTIAL UNIT ENTRANCES
- TUBULAR STEEL AND STONE VENEER PILASTER FENCING - PAINTED
- TUBULAR STEEL SECURITY FENCING AT POOL - PAINTED
- RETAINING WALL - REFER TO CIVIL DRAWINGS

**OWNER**  
 COREY A. ADDISON LIVING TRUST  
 10206 ELM AVE  
 FONTANA, CA 92335  
 ATTN: COREY ADDISON

**APPLICANT/DEVELOPER:**  
 GF INVESTMENTS, LLC  
 110 N. LINCOLN AVE #202  
 CORONA, CA 92882  
 (951) 803-5042  
 ATTN: CHRIS BOWEN

**ENGINEER:**  
 KWC ENGINEERS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370  
 (951) 734-2130  
 ATTN: MIKE C. TAING, P.E.

**SOILS ENGINEER:**  
 LGC GEO-ENVIRONMENTAL, INC.  
 27570 COMMERCE CENTER DR.  
 SUITE 128 TEMECULA, CA. 92590  
 (951) 297-2450  
 ATTN: MARK BERGMANN CEG

**ARCHITECT:**  
 DETAILS  
 370 W. GRAND BLVD., 205  
 CORONA, CA. 92882  
 (951) 452-9467  
 ATTN: NORMAN PEREZ

**OVERALL SITE PLAN**

**BUILDING TABULATIONS - MULTI-FAMILY RESIDENTIAL**

1-UNIT BUILDING	2-UNIT BUILDING (C1, C3, C5, C6)	8-UNIT BUILDING (C2 & C4)	POOL/REC. CENTER BUILDING (C7)
GROSS AREA	GROSS AREA	GROSS AREA	GROSS AREA
ROOF TERRACE - MAIN UNIT	1,157 SF	ROOF TERRACE - MAIN UNIT	920 SF
DECK FLOOR SPACE		DECK FLOOR SPACE	9,256 SF
THIRD FLOOR - MAIN UNIT	1,233 SF	THIRD FLOOR - MAIN UNIT	10,024 SF
LIVABLE FLOOR SPACE	1,233 SF	LIVABLE FLOOR SPACE	10,024 SF
SECOND FLOOR - MAIN UNIT	1,094 SF	SECOND FLOOR - MAIN UNIT	8,752 SF
LIVABLE FLOOR SPACE	1,094 SF	LIVABLE FLOOR SPACE	8,752 SF
FIRST FLOOR - MAIN UNIT	501 SF	FIRST FLOOR - MAIN UNIT	4,008 SF
GARAGE & CLOSET SPACE	80 SF	GARAGE & CLOSET SPACE	640 SF
ENTRY FOYER TO MAIN UNIT	80 SF	ENTRY FOYER TO MAIN UNIT	640 SF
FIRST FLOOR - STUDIO UNIT	439 SF	FIRST FLOOR - STUDIO UNIT	3,372 SF
LIVABLE FLOOR SPACE	439 SF	LIVABLE FLOOR SPACE	3,372 SF
PATIO AREA	131 SF	PATIO AREA	855 SF
TOTAL FLOOR AREA	3,587 SF	TOTAL FLOOR AREA	17,935 SF
TOTAL PATIO/DECK AREA	1,388 SF	TOTAL PATIO/DECK AREA	20,304 SF
TOTAL GROSS BLDG. AREA	4,975 SF	TOTAL GROSS BLDG. AREA	24,375 SF
TOTAL GROSS BLDG. AREA	4,975 SF	TOTAL GROSS BLDG. AREA	24,375 SF
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**OVERALL BUILDING SUMMARY**

TOTAL BUILDING AREA	191,535 SF
TOTAL BUILDING FOOTPRINT AREA	50,000 SF
TOTAL LIVABLE FLOOR AREA	141,293 SF

**BUILDING TABULATIONS - COMMERCIAL**

BUILDING	USES	GROSS FLOOR AREA (IN SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING
BLDG. A1	COFFEE SHOP	1,568	1/700	12 STALLS
BLDG. A2	RETAIL SHOPS/BIKE SHOP	1,837	1/750	8 STALLS
BLDG. A3	FOOD/RESTAURANT	1,195	1/100	12 STALLS
BLDG. B1	FOODHALL-FOOD/BAR/PRODUCE	10,715	1/750	14 STALLS
BLDG. B	FOODHALL- SALON/SPA/OFFICE	9,200	1/750	12 STALLS
BLDG. C	FOODHALL-DAY SPA/MECH. SALON	1,000	1/750	4 STALLS
BLDG. D	FOODHALL-OFFICE	1,000	1/750	4 STALLS
BLDG. E	FOODHALL-DAY SPA/MECH. SALON	4,500	1/750	6 STALLS
BLDG. F	FOODHALL-OFFICE	1,000	1/750	4 STALLS
TOTAL		25,715	1/750	193 STALLS

**COMMERCIAL**

LOT 2 AREA	389,737 SF
BUILDING FOOTPRINTS	18,258 SF
LOT COVERAGE %	4.68 %

**LOT 1 - COMMERCIAL**

LOT 1 AREA	389,737 SF
BUILDING FLOOR AREA	25,715 SF
F.A.R.	6.60 %

**LOT COVERAGE CALCULATION**

LOT 1 AREA	389,737 SF
BUILDING FOOTPRINTS	18,258 SF
LOT COVERAGE %	4.68 %

**FLOOR AREA CALCULATION**

LOT 1 AREA	389,737 SF
BUILDING FLOOR AREA	25,715 SF
F.A.R.	6.60 %

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**PROJECT STATISTICS AND BUILDING TABULATIONS**

**OVERALL BUILDING SUMMARY**

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TOTAL BUILDING FOOTPRINT AREA	50,000 SF
TOTAL LIVABLE FLOOR AREA	141,293 SF

**PARKING SUMMARY 15**

LOT 2 AREA	389,737 SF
BUILDING FOOTPRINTS	18,258 SF
LOT COVERAGE %	4.68 %

**DIRECTORY 10**

LOT 2 AREA	389,737 SF
BUILDING FOOTPRINTS	18,258 SF
LOT COVERAGE %	4.68 %

**KWC ENGINEERS**  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370  
 (951) 734-2130

**STAMP**  
 MICHAEL J. TAING, P.E.  
 No. 64283  
 Exp. 6/30/11  
 CIVIL  
 STATE OF CALIFORNIA

**PROJECT NAME:**  
 Skyline Village  
 Tentative Tract Map 37891  
 City of Corona

**SHEET TITLE**  
 OVERALL SITE PLAN

**PROJECT NO.:** 18.1847.1

**LAST ISSUE DATE:**

**BY:** CHD

**FILE:** TOTAL-DWD.DWG

**SHEET**

**EXHIBIT 3.A**



PROJECT NAME:  
**Skyline Village**  
 Tentative Tract Map 37691  
 City of Corona

- KEYNOTES**
- 1 COVERED TRASH ENCLOSURE PER CITY OF CORONA STANDARDS
  - 3 COVERED CARPORT LOCATIONS FUTURE SOLAR PANELS
  - 4 DOG PARK
  - 6 OUTDOOR SEATING AREA - RESIDENTS ONLY
  - 7 SWIMMING POOL AND JACUZZI AREA
  - 8 SECURITY ENTRANCE GATE AT RESIDENTIAL
  - 9 LOCKED FIRE ACCESS GATE TURF BLOCK DRIVING SURFACE
  - 10 PAVED/UNPAVED PRIVATE ACCESS OR MAINTENANCE ROAD
  - 16 SITE DRAINAGE FEATURES-REFER TO CIVIL DRAWINGS
  - 17 MSE 20 FT. MAX. RETAINING WALL LOCATIONS
  - 18 TUBULAR STEEL AND STONE VENEER PILASTER FENCING - PAINTED
  - 20 TUBULAR STEEL SECURITY FENCING AT POOL - PAINTED
  - 26 ADA PARKING LOCATIONS
  - 34 CHILDREN'S ACTIVE PLAY AREA
  - 35 RESIDENTIAL ENTRY MONUMENT

NOTES 01

- LEGEND**
- ADA ACCESSIBLE PATHS OF TRAVEL
  - ▭ PLANTED LANDSCAPED AREAS
  - ▭ PAVED AREAS
  - ▭ CONCRETE SIDEWALKS (REFER TO CIVIL FOR CURB CUTS)
  - ▨ STRIPING AT CROSS WALKS
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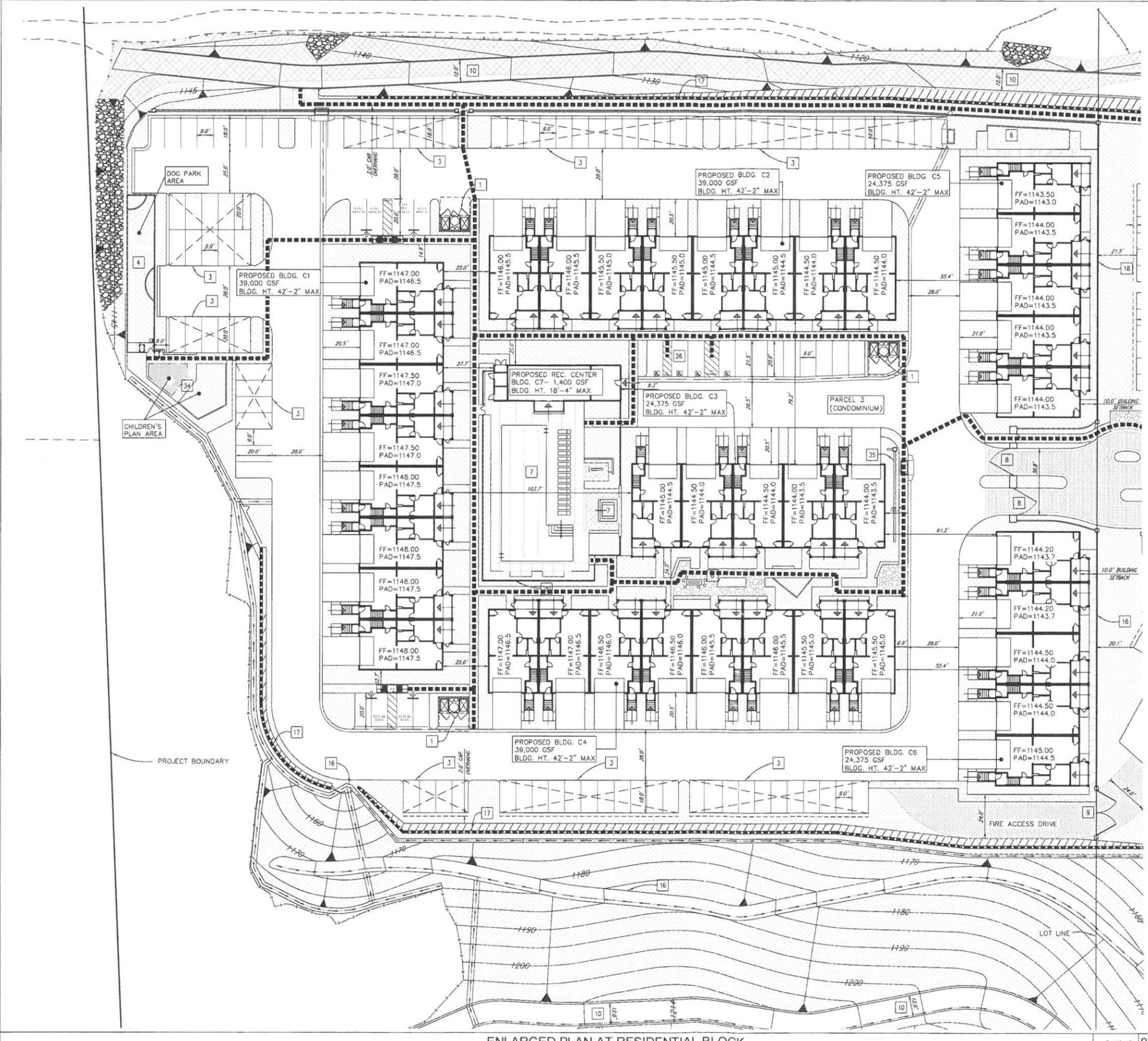
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 LAST ISSUE DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_ CHKD: \_\_\_\_\_

FILE: TOTAL-DWG.DWG

SHEET  
**A0.01**

SCALE IN FEET  
 0 20 40 80

LEGEND 02



ENLARGED PLAN AT RESIDENTIAL BLOCK

1"=20'-0" 03

