

PARCEL MAP 37747 PRELIMINARY UTILITY 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 92680

LEGAL DESCRIPTION:

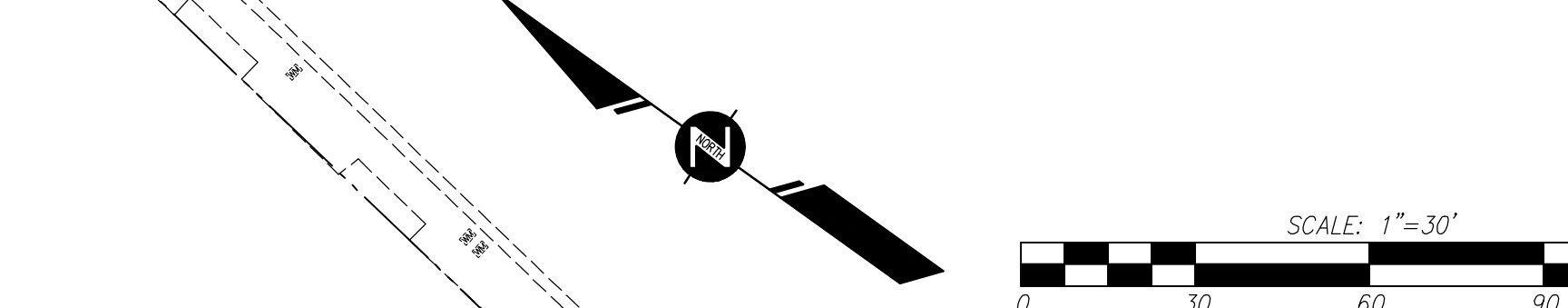
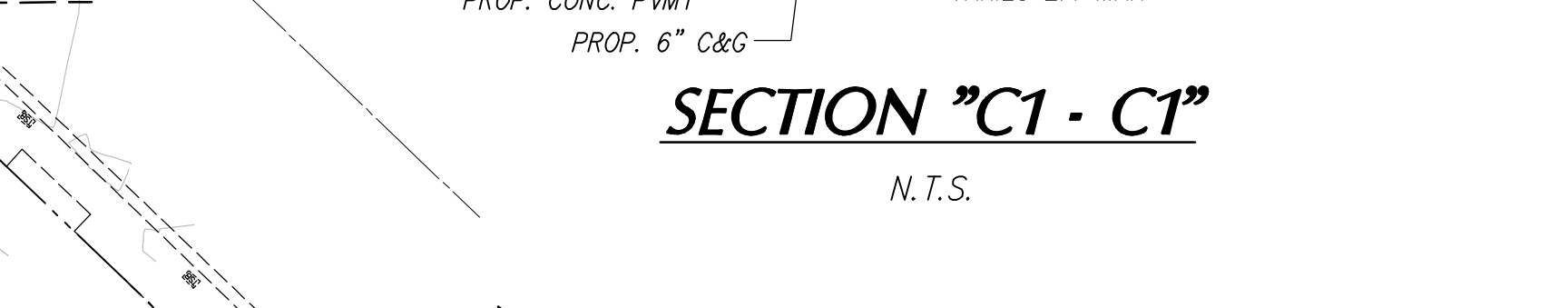
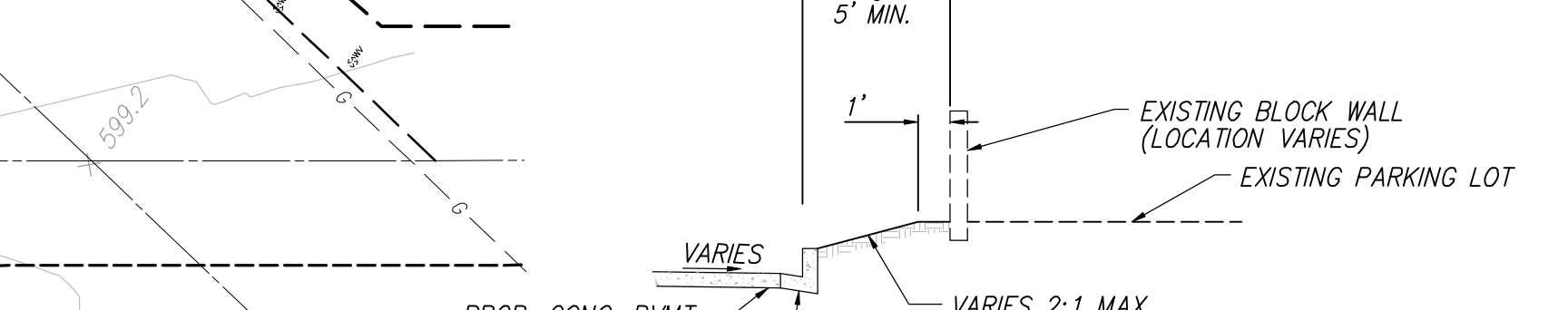
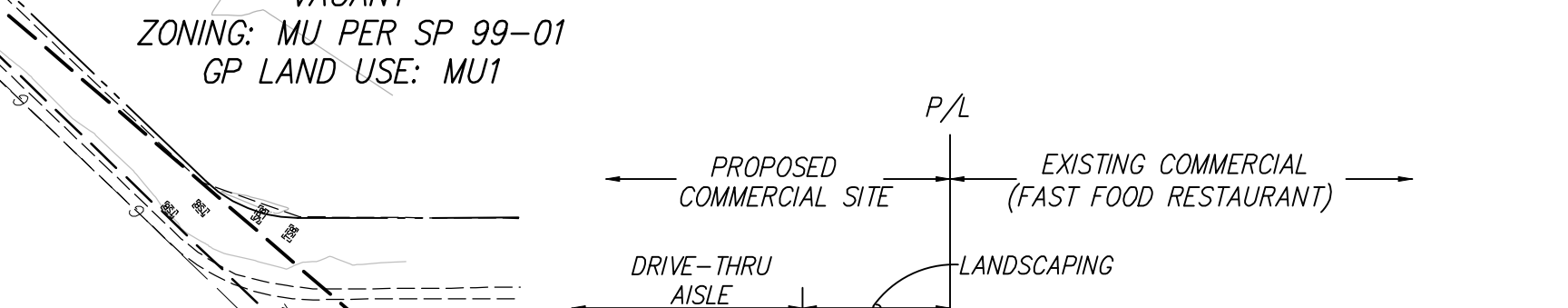
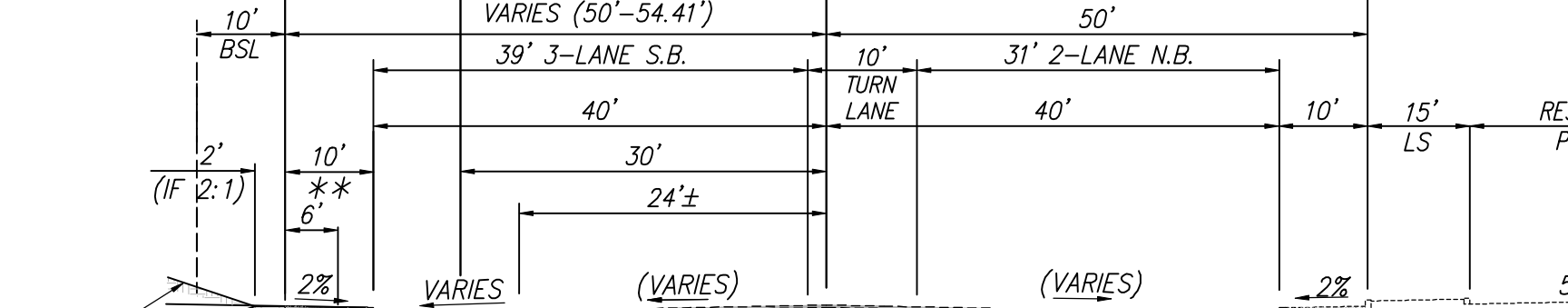
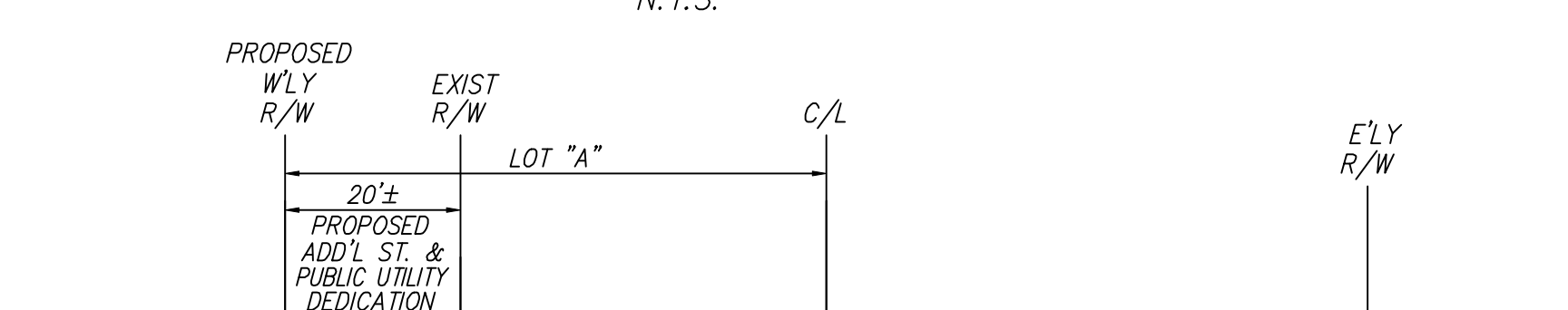
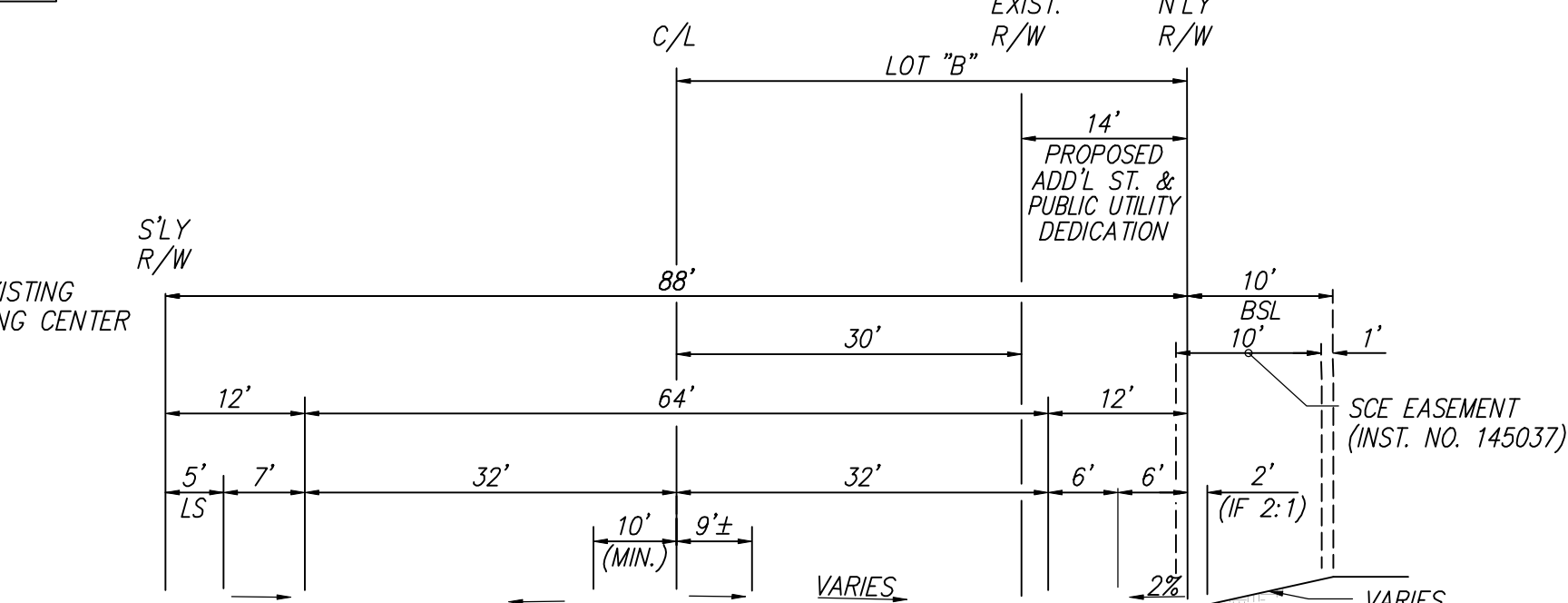
LOT 23 OF CORONA CITRUS TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
TOGETHER WITH THAT PORTION OF COTA STREET THAT WOULD PASS BY LAW, AS VACATED BY RESOLUTION NO. 2013-57, 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 HANMER AVENUE (74.00 FEET WIDE); THENCE NORTH 0° 27' 00" EAST ALONG THE EASTERN LINE OF SAID LOT, 102.91 FEET; THENCE SOUTH 23° 10' 30" WEST, 182.63 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 HANMER AVENUES.

EASEMENT NOTES (EXISTING)

- 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.
- 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.
- 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

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



GENERAL NOTES:

- PREPARED: MAY 2019
- GROSS ACRES: 4.49 ACRES, NET ACRES: 3.38 ACRES
- ACRESAGE 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	16,708	0.38	8.5%
TOTAL GROSS ACRES:	195,776 SF	4.49 AC	100.0%
- EXISTING GENERAL PLAN DESIGNATION:
GENERAL / GC (GENERAL COMMERCIAL)
- PROPOSED GENERAL PLAN
GENERAL / GC (GENERAL COMMERCIAL)
- EXISTING LAND USE:
VACANT
- PROPOSED LAND USE:
COMMERCIAL
- SPECIFIC PLAN:
MAIN STREET SPECIFIC PLAN - (SP99-1)
- EXISTING ZONING:
CR (COMMERCIAL - RETAIL)
- PROPOSED ZONING:
CR (COMMERCIAL - RETAIL)
- PROPOSED NO. OF BUILDINGS
- ADJACENT LAND USE:
NORTH: OFFICE BUILDING (CITY OF NORCO)
EAST: SHOPPING CENTER & MOBILE HOME RESIDENTIAL PARK (CITY OF CORONA)
SOUTH: FAST FOOD RESTAURANT & SHOPPING CENTER (CITY OF CORONA)
NORTHWEST: SELF STORAGE (CITY OF NORCO)
- CONSTRUCTION TYPE:
TYPE V - 1 HOUR (OR AS OTHERWISE APPROVED)
- ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
- STREET GRADES:
0.6% MIN.; 10% MAX
- PROPOSED SLOPES:
2:1 MAXIMUM
- ESTIMATED EARTHWORK:

ITEM	REQUIRED	PROVIDED
RAW CUT	= 9,800 CY	= 10 FEET
RAW FILL	= 5,500 CY	= 22 FEET (MIN.)
OVER-EX	= 16,000 CY	= 10 FEET (MIN.)
IMPORT/EXPORT	= 0 CY	= 30 FEET (MIN.)
- BUILDING SETBACK SUMMARY:

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

* NOTE: PER SP 99-01 - OR REGULATIONS
- STREET FRONTAGE:
MAIN STREET = 636 LF
PARKRIDGE AVE = 374 LF
- UTILITY PROVIDERS:
WATER SERVICE: CITY OF NORCO
SEWER SERVICE: SOUTHERN CALIFORNIA EDISON
ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON
NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE SERVICE: PACIFIC BELL
- ENCROACHMENT PERMIT REQUIRED:
FROM THE R.C.F.C. & W.C.D. FOR WORK WITHIN THE EXISTING 20 FOOT WIDE EASEMENT.

LEGEND

- PROJECT BOUNDARY
 - EASEMENT LINE
 - CENTER LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING SET BACK LINE (BSL)
 - TOP OF SLOPE
 - SLOPE RATIO
 - TOE OF SLOPE
 - FLOW LINE
 - EXISTING GROUND CONTOUR
 - PROPOSED CONTOUR
 - GRADE
 - 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 AVAC
PROPOSED GATE VALVE
PROPOSED DDOA/FDC
PROPOSED SEWER MANHOLE
ASPHALT CONCRETE
WATER QUALITY TREATMENT
BLOW OFF
BUILDING SETBACK LINE
CB
CATCH BASIN
CF
CURB FACE
C/L
CENTER LINE
CL
CHAIN LINK
DETECTOR CHECK VALVE ASSEMBLY/
FIRE DEPARTMENT CONNECTION
DIP
DUCTILE IRON PIPE
ELECTRIC
EP
EDGE OF PAVEMENT
ESMT
EXISTING
FF
FINISHED FLOOR
FG
FINISHED GRADE
FH
FIRE HYDRANT
FL
FLOW LINE
GW
GREASE/WASTE SEWER
LSWM
LANDSCAPE WATER METER
PAD
PL
PROPERTY LINE
PROPOSED
PUE
PUBLIC UTILITY EASEMENT
PUNT
PAVEMENT
SD
STORM DRAIN
SMH
SEWER MANHOLE
W
WASTE SEWER
WM
WATER METER
S.B.
SOUTH BOUND
N.B.
NORTH BOUND

