

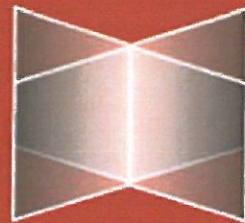


skylinevillage

GF

[GF Investments chris@gfinvestmentsinc.com](mailto:chris@gfinvestmentsinc.com) Phone 714.296.4066

RTN



DEVELOPMENT ^{INC}

LAND PLANNING/ENTITLEMENT • GENERAL CONTRACTOR

28465 Old Town Front St. Suite 311 Temecula, CA 92590
Phone | 760.594.1107
rick@rtndevelopment.com
www.rtndevelopment.com

License # B 315087



-RESEARCH-

DEVELOPMENT





RESEARCH

DEVELOPMENT



-ARCHITECTURE-



-RESEARCH-

DEVELOPMENT



RESEARCH

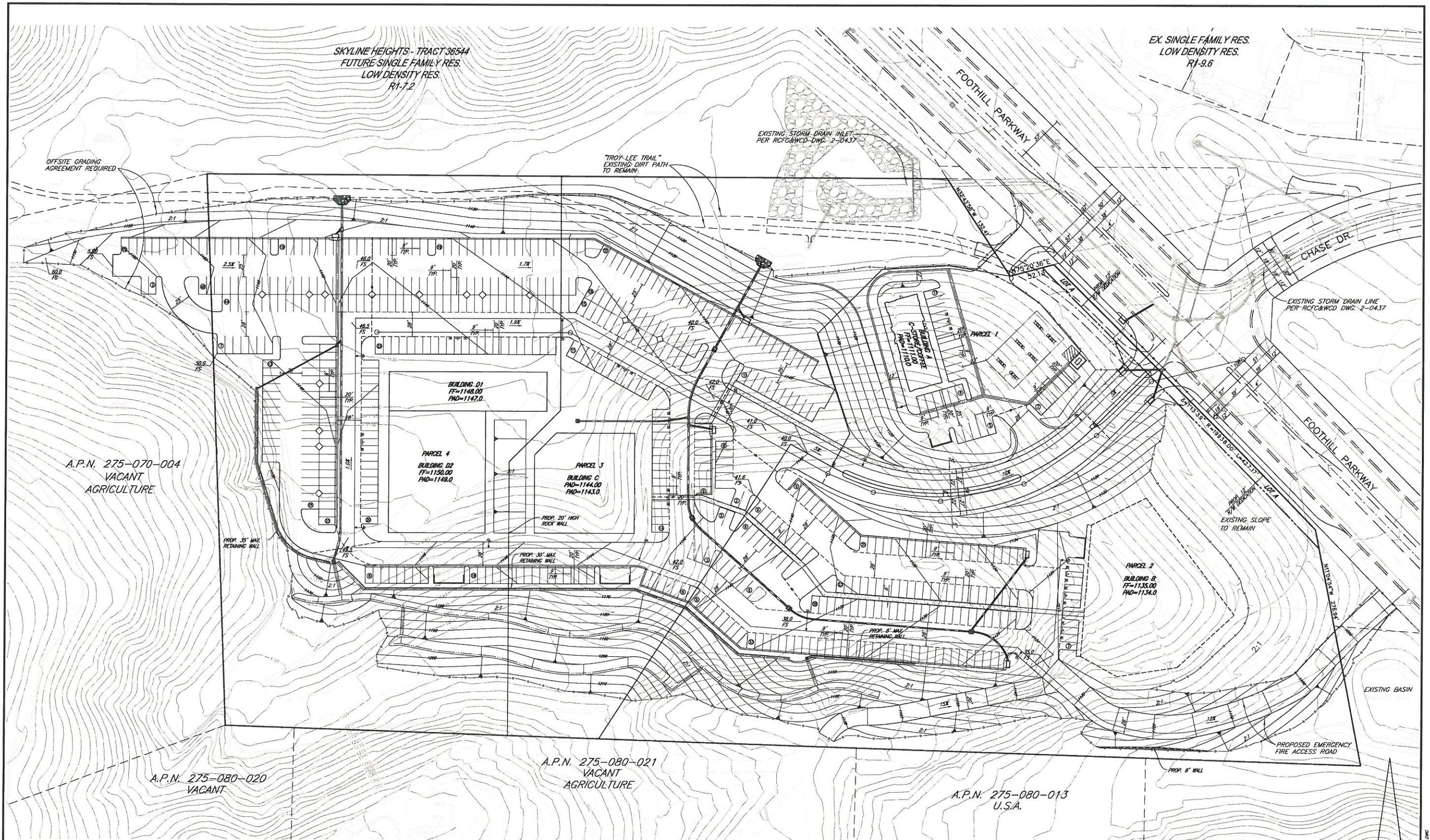


DEVELOPMENT



RESEARCH

DEVELOPMENT



GENERAL NOTES:

1. PREPARED: JANUARY 2019
2. TOTAL PROJECT GROSS ACRES: 17.02 AC.
3. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
4. PROPOSED GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
5. EXISTING LAND USE: AGRICULTURE
6. PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
7. EXISTING ZONING: AGRICULTURE
8. PROPOSED ZONING: GENERAL COMMERCIAL
9. ADJACENT LAND USE:
EAST: GENERAL PLAN - LDR
ZONING - R1-7.2 (7,200 SF MIN)
EXISTING USE - RESIDENTIAL
SOUTH: GENERAL PLAN - LDR
ZONING - R1-7.2 (7,200 SF MIN)
EXISTING USE - AGRICULTURE
WEST: GENERAL PLAN - LDR
ZONING - R1-7.2, R1-8.4, R1-9.6
EXISTING USE - LDR
10. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E5 AND F5
11. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE PARCEL MAP.
12. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
13. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
14. THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X.
15. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP.

LAND USE SUMMARY

BUILDING A	(GAS STATION W/ DRY-UP COFFEES)	3,800 SF
BUILDING B	(OFFICE)	40,000 SF
BUILDING C1	(GROCERY/RETAIL/RESTAURANT)	22,025 SF
BUILDING D1	(RETAIL/SHOPS/BIKE)	22,700 SF
BUILDING D2	(OFFICE/RETAIL/RESTAURANT)	45,500 SF
TOTAL:		134,025 SF

PARKING SUMMARY

REQUIRED PARKING:	
BUILDING A PARKING SPACES	= 15
BUILDING B PARKING SPACES	= 200
BUILDING C PARKING SPACES	= 88
BUILDING D1/D2 PARKING SPACES	= 283
TOTAL SPACES REQUIRED =	
586	
PARKING PROVIDED:	
BUILDING A PARKING SPACES	= 29
BUILDING B PARKING SPACES	= 150
BUILDING C PARKING SPACES	= 143
BUILDING D1/D2 PARKING SPACES	= 264
TOTAL SPACES PROVIDED =	
586	

ASSESSOR'S PARCEL NUMBERS

275-080-014-6 AND 275-080-041-3

STREET FRONTAGE LENGTH

FOOTHILL PARKWAY = 580 LF

PROJECT SUMMARY

PARCEL 1 GROSS AREA =	71,336 SF	(1.64 AC)
PARCEL 2 GROSS AREA =	247,256 SF	(5.68 AC)
PARCEL 3 GROSS AREA =	187,127 SF	(4.29 AC)
PARCEL 4 GROSS AREA =	230,539 SF	(5.29 AC)
LOT A GROSS AREA =	5,278 SF	(0.12 AC)
TOTAL GROSS AREA = 737,670 SF (17.02 AC)		
BUILDING AREA =	1.46 AC	8.6%
PAVEMENT AREA =	10.42 AC	61.2%
LANDSCAPE/OPEN SPACE AREA =	5.14 AC	30.2%
TOTAL GROSS AREA = 17.02 AC 100.0%		

DEVELOPER/APPLICANT

GF INVESTMENTS, LLC
1871 CALIFORNIA AVE
CORONA, CA 92681
(951) 603-5042
ATTN: CHRIS BOWEN

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92681
(951) 244-2139
ATTN: MIKE C. TANG, P.E.



CONCEPTUAL GRADING PLAN
SKYLINE VILLAGE COMMERCIAL CENTER
CITY OF CORONA

PREPARED FOR:

GF INVESTMENTS, LLC
1871 CALIFORNIA AVE
CORONA, CA 92681
(951) 603-5042

PREPARED BY:

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92681-3370 (951) 244-2139

SHEET
1 OF 1
SHEET

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SHEET 1 OF 4

TITLE ORDER NO. 157300; AUGUST 27, 2018

PORTION OF P.I.Q. (APN 275-050-014)
ALSO SEE SHEET 2.

ITEM 7 (BK. 6, PG. 3, OF PATENTS, JUL. 20, 1910) NOT PLOTTABLE.
EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT.

ITEM 12 (INST. #262207, JUNE 08, 2010)
EXCLUDES THE VACATED PORTION PER ITEM 14
(INST. #487787, DEC. 22, 2014). ALSO SEE SHEET 2.

SLOPE EASEMENT

TEMP. CONST. EASEMENT

DRAINAGE EASEMENT

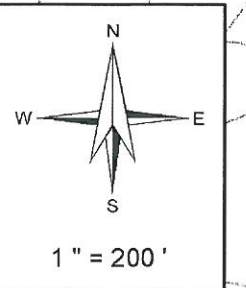
ITEM 13 (INST. #262208, JUNE 08, 2010)
ALSO SEE SHEET 2.

POR. SW1/4 SEC. 3, 10 T.4S, R.7W

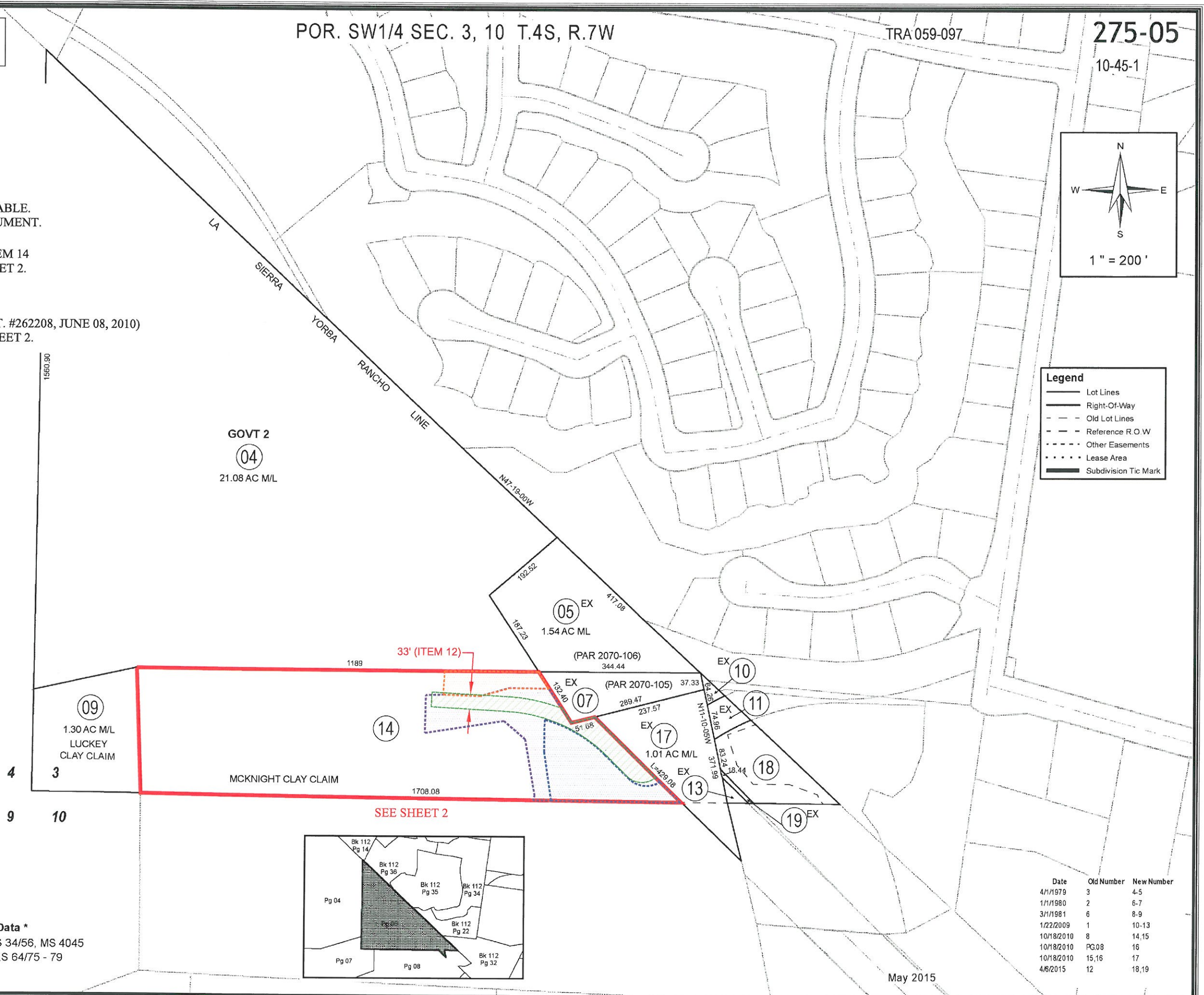
TRA 059-097

275-05

10-45-1



Legend	
	Lot Lines
	Right-Of-Way
	Old Lot Lines
	Reference R.O.W.
	Other Easements
	Lease Area
	Subdivision Tic Mark

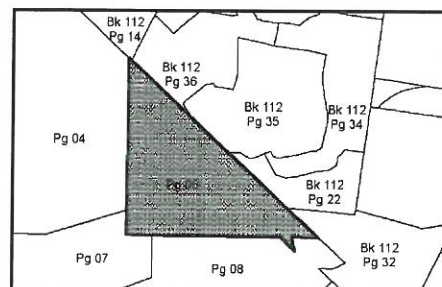


ASSESSOR'S MAP BK275 PG. 05
Riverside County, Calif.

jasantos

Data *

RS 12/95, RS 34/56, MS 4045
RS 108/56, RS 64/75 - 79



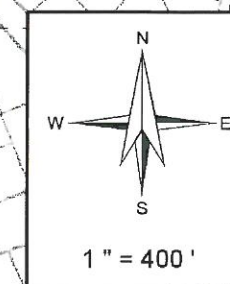
Date	Old Number	New Number
4/1/1979	3	4-5
1/1/1980	2	6-7
3/1/1981	6	8-9
1/22/2009	1	10-13
10/18/2010	8	14,15
10/18/2010	PG.08	16
10/18/2010	15,16	17
4/6/2015	12	18,19

May 2015

SHEET 2 OF 4

TRA 004-117
059-097

275-08
10-45-1



SEE SHEET 1

TITLE ORDER NO. 157300; AUGUST 27, 2018

TEMP. CONST. EASEMENT } ITEM 13 (INST. #262208, JUNE 08, 2010)
ALSO SEE SHEET 1.

ITEM 13 (INST. #262208, JUNE 08, 2010)
ALSO SEE SHEET 1.

15.00 AC M/L

09 EX
20.00 AC M/L

LOT M
32
5.94 AC

TRA 004-
TRA 059-097

LOT X
35

03^{EX}
0.12 AC M/L

02
6.79 AC M/L

01
4.33 AC M/L

10

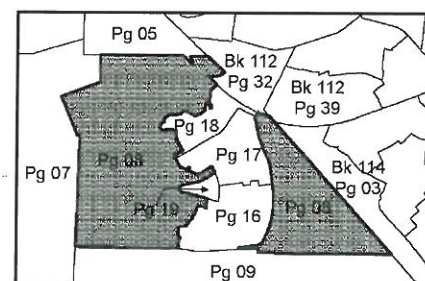


ASSESSOR'S MAP BK275 PG. 08
Riverside County, Calif.

jasantos

Data

RS 34/56, 42/5-6, 15/16, 36/22,
RS 37/79, 37/16, 108/56



Map Reference
MB 407/5 - 20 TRACT MAP NO. 31955

Date	Old Number	New Number
9/1/1981	6	18,19
10/1/1982	12	20,21
1/1/1987	4	22,31
6/1/1990	19	23,24
12/1/1991	24	25
9/27/2006	8	26,27
9/27/2006	23	28-30
9/27/2006	5,14,18,22	31
9/27/2006	25,27,30	31
9/27/2006	31	32-35,PG.16-18
11/15/2006	26,28,29	36
12/1/2007	7,36	37
1/22/2009	16	38-40
10/19/2010	15	41,050-16
7/25/2013	37	190-1-4
4/6/2015	40	42,43

May 2015

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SHEET 3 OF 4

TITLE ORDER NO. 157300; AUGUST 27, 2018

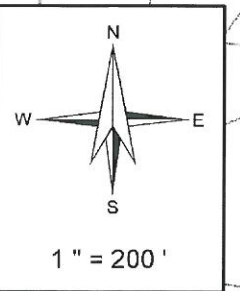
-  PORTION OF P.I.Q. (APN 275-050-014) ALSO SEE SHEET 2.
-  ITEM 12 (INST. #262207, JUNE 08, 2010) EXCLUDES THE VACATED PORTION PER ITEM 14 (INST. #487787, DEC. 22, 2014). ALSO SEE SHEET 2.
-  ITEM 15 (INST. #93403, MARCH 09, 2015) ALSO SEE SHEET 4.
-  ITEM 16 (INST. #93404, MARCH 09, 2015)
-  ITEM 17 (INST. #93405, MARCH 09, 2015) ALSO SEE SHEET 4.

POR. SW1/4 SEC. 3, 10 T.4S, R.7W

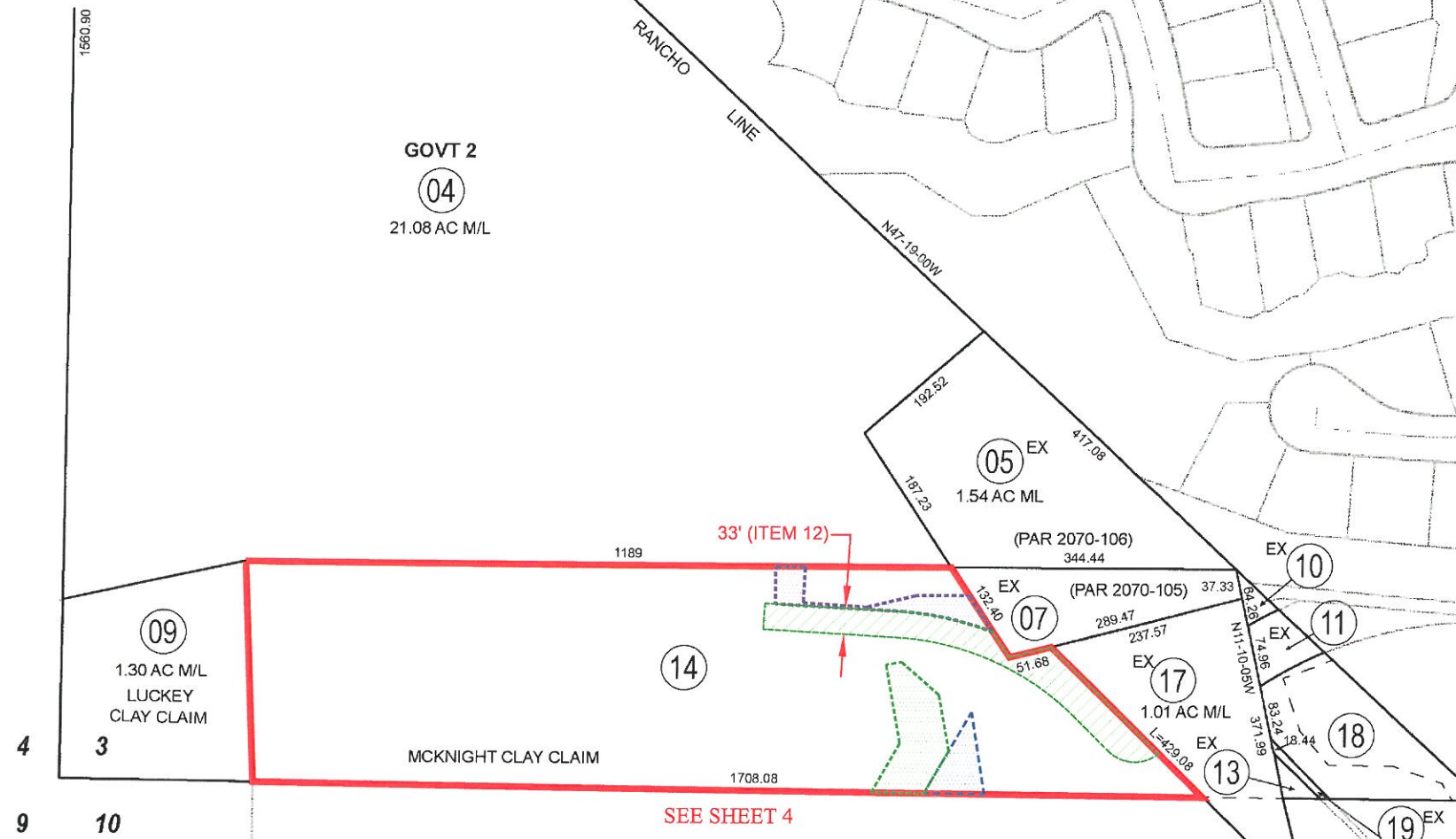
TRA 059-097

275-05

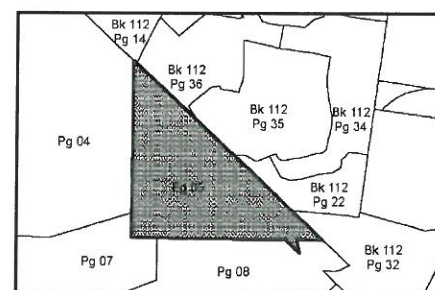
10-45-1



Legend	
	Lot Lines
	Right-Of-Way
	Old Lot Lines
	Reference R.O.W.
	Other Easements
	Lease Area
	Subdivision Tie Mark



SEE SHEET 4



Data *

RS 12/95, RS 34/56, MS 4045
RS 108/56, RS 64/75 - 79



ASSESSOR'S MAP BK275 PG. 05
Riverside County, Calif.

jasantos

May 2015

Date	Old Number	New Number
4/1/1979	3	4-5
1/1/1980	2	6-7
3/1/1981	6	8-9
1/22/2009	1	10-13
10/18/2010	8	14,15
10/18/2010	PG08	16
10/18/2010	15,16	17
4/6/2015	12	18,19

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SHEET 4 OF 4

SEC. 9, 10 T.4S, R.7W

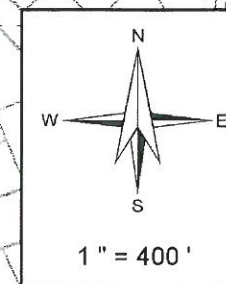
CITY OF CORONA

TRA 004-117
059-097

275-08

10-45-1

SEE SHEET 3



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark

TITLE ORDER NO. 157300; AUGUST 27, 2018

- PORTION OF P.I.Q. (APN 275-080-041) ALSO SEE SHEET 3.
- ITEM 15 (INST. #93403, MARCH 09, 2015) ALSO SEE SHEET 3.
- ITEM 17 (INST. #93403, MARCH 09, 2015) ALSO SEE SHEET 3.

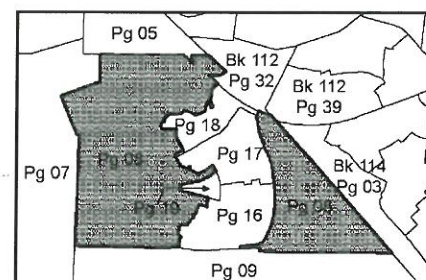


ASSESSOR'S MAP BK 275 PG. 08
Riverside County, Calif.

jasantos

Data

RS 34/56, 42/5-6, 15/16, 36/22,
RS 37/79, 37/16, 108/56



Map Reference

MB 407/5 - 20 TRACT MAP NO. 31955

May 2015

Date	Old Number	New Number
9/1/1981	6	18,19
10/1/1982	12	20,21
1/1/1987	4	22,ST
6/1/1990	19	23,24
12/1/1991	24	25
9/27/2006	8	26,27
9/27/2006	23	28-30
9/27/2006	5,14,18,22	31
9/27/2006	25,27,30	31
9/27/2006	31	32-35,PG.16-18
11/15/2006	26,28,29	36
12/1/2007	7,36	37
1/22/2009	16	38-40
10/19/2010	15	41,050-16
7/25/2013	37	190-1-4
4/6/2015	40	42,43