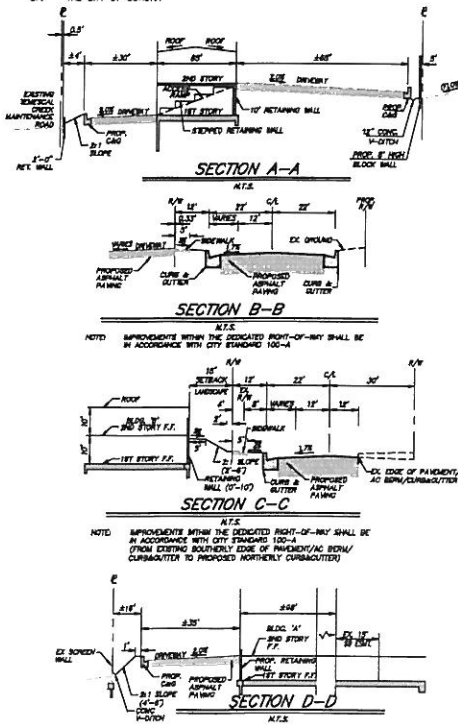


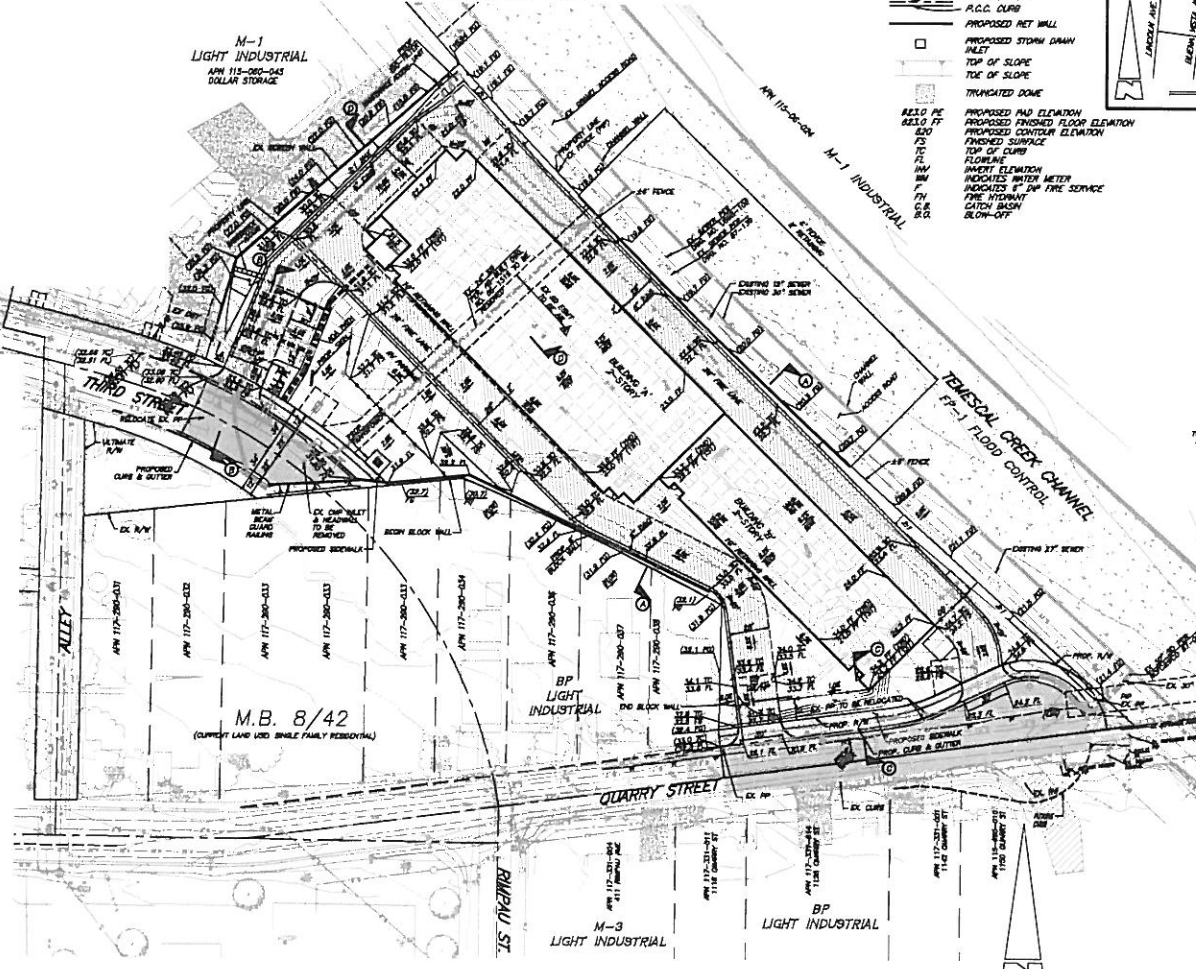
1. PREPARED: AUGUST 2017
2. GROSS ACREAGE: 2.76 ACRES (EX. R/W); NET ACREAGE: 2.52 ACRES (PROP. R/W)
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
- EXISTING USE: VACANT LAND, PREVIOUSLY GRASSED LAND
- PROPOSED USE: LIGHT INDUSTRIAL
- EXISTING ZONING: LIGHT INDUSTRIAL
- PROPOSED ZONING: LIGHT MANUFACTURING
- ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
- | LAND USE | ZONING | GP DESIGNATION |
|--|-------------------------|--|
| NORTH: FLOOD CONTROL
SOUTH: BUSINESS PARK | NORTH: FPI
SOUTH: BP | NORTH: OPEN SPACE GENERAL
SOUTH: LIGHT INDUSTRIAL |
| EAST: FLOOD CONTROL
WEST: BUSINESS PARK | EAST: FPI
WEST: BP | EAST: OPEN SPACE GENERAL
WEST: LIGHT INDUSTRIAL |
5. THOMAS BRIDGEMAN GUIDE: WHEREAS CODE, PAGE 74.1, ORD. 13 AND 13 F3
6. SOURCE OF TRAVERSING FIELD SURVEY BY KMC ENGINEERS DATED 02/06/2018 AND 02/07/18.
7. THIS PROJECT IS WITHIN THE CORONA-WORLID UNIFIED SCHOOL DISTRICT.
8. THE PROJECT IS PART OF THE SANTA ANA RIVER WATERFED.
9. EXISTING POWER POLES ALONG THIRY STREET ARE TO BE UNDERGROUND.
10. APPLICANT HAS FILED AN UNDERGROUND UTILITY LETTER FOR EXISTING 33KV POWER POLES ALONG QUARRY STREET.

EASEMENT NOTES:

- ⚠ AN EASEMENT FOR PIPELINES, TELEPHONE, TELEGRAPH LINES, ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 1911 IN BOOK 324 OF DEEDS, PAGE 395, IN FAVOR OF: HERBERT BUCKLEY PRAED, ET AL THE LOCATION OF WHICH CANNOT BE DETERMINED FROM RECORDS.
- ⚠ A RIGHT OF WAY RESPECTED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION OF WHICH BEING UNDETERMINED.
- ⚠ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 2006 AS INSTRUMENT NO. 28-486 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY
- ⚠ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED AUGUST 02, 2008 AS INSTRUMENT NO. 28-685859 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF LOS ANGELES



SELF-STORAGE FACILITY
APN 115-060-046, 047, 048
CONCEPTUAL GRADING PLAN
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
AUGUST 2017



OWNER/DEVELOPER:

STADIUM PROPERTIES
3151 ARMY AVENUE, SUITE H-3
COSTA MESA, CA 92622
(714) 444-4908
ATTN: JACK THOMPSON

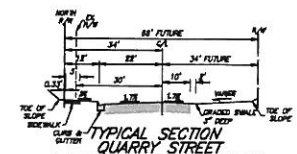
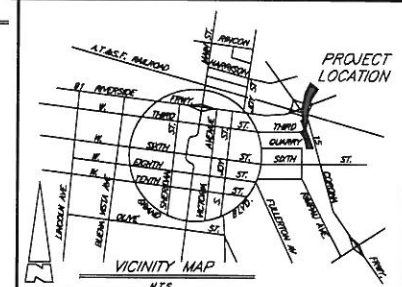
ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE STE 100
CORONA, CA 92681-3370
(951) 734-2130
ATTN: VICTOR ELIA, PE

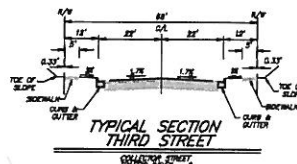
DATE OF LATEST REVISION: 1/17/2018

LEGEND:

- | | |
|---|--------------------------------|
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED SENIOR |
|  | PROPOSED WATER |
|  | PROPOSED STORM DRAIN |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING SENIOR |
|  | EXISTING WATER |
|  | EXISTING STORM DRAIN |
|  | EASEMENT LINE |
|  | P.C.C. CUTTER |
|  | P.C.C. CURB |
|  | PROPOSED RET WALL |
|  | PROPOSED STORM DRAIN |
|  | INLET |
|  | TOP OF SLOPE |
|  | TOE OF SLOPE |
|  | TRUNCATED DOME |
|  | PROPOSED PAVED FLOOR ELEVATION |
|  | PROPOSED CURB ELEVATION |
|  | FINISHED SURFACE |
|  | TOP OF CURB |
|  | FLOOR |
|  | INVERT ELEVATION |
|  | INDICATES WATER METER |
|  | INDICATES 4" DW F.W. SERVICE |
|  | FIRE HYDRANT |
|  | C.B. SIGN |
|  | BLOW-OFF |



NOTE: IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARD 100-A (HALF WIDTH PLUS 10 ADDITIONAL FEET MIN TO EXISTING CURB/GUTTER, UNLESS EXISTING PAVEMENT DETERMINED TO MEET CITY STANDARDS)



NOTE: IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARD 100-A

ASSESSOR'S PARCEL NUMBERS

115-000-046, 115-000-047, & 115-000-048

STREET FRONTAGE LENGTH

340 STREET - 180 LF
CLARK STREET - 840 LF

PROJECT SUMMARY

BUILDING AREA =	0.82 AC.
PAVEMENT AREA =	1.38 AC.
LANDSCAPE AREA =	0.34 AC.
TOTAL NET AREA =	2.52 AC.

PARKING SUMMARY

PROVIDED PARKING:
PARKING SPACES (ONSITE OUTSIDE OF GATE) = 6
PARKING SPACES (ONSITE WITHIN GATE) = 8
TOTAL SPACES = 14

RECREATIONAL VEHICLE PARKING:
LONG TERM PARKING SPACES = 6

ESTIMATED EARTHWORK QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)	TOTAL
PAV	3,400	800	4,200 (CUT)

ABOVE ESTIMATED QUANTITIES ARE FOR CITY PURPOSES ONLY. QUANTITIES MAY VARY DEPENDING ON ACTUAL FIELD CONDITIONS



CONCEPTUAL GRADING PLAN SHEET 1 OF 1



KWG ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681 • (714) 734-2130