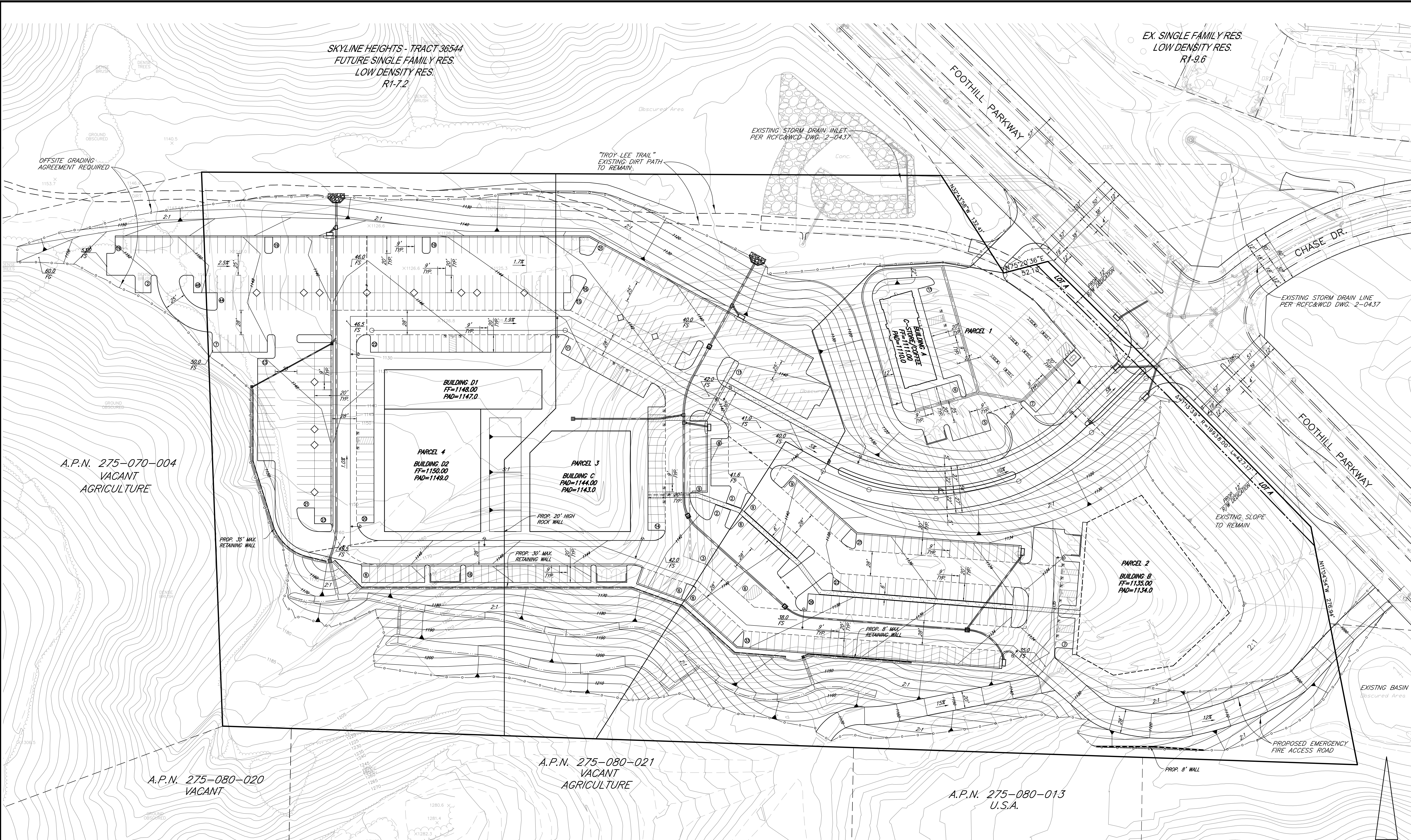




GENERAL NOTES:

- PREPARED: JANUARY 2019
- TOTAL PROJECT GROSS ACREAGE: 17.02 AC.
- EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
- PROPOSED GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
- EXISTING LAND USE: AGRICULTURE
- PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
- EXISTING ZONING: AGRICULTURE
- PROPOSED ZONING: GENERAL COMMERCIAL
- ADJACENT LAND USE:
NORTH:
GENERAL PLAN - LDR
ZONING - LDR
EXISTING USE - RESIDENTIAL
SOUTH:
GENERAL PLAN - LDR
ZONING - R1-7.2 (7,200 SF MIN)
EXISTING USE - AGRICULTURE
EAST:
GENERAL PLAN - LDR
ZONING - R1-7.2 (7,200 SF MIN)
EXISTING USE - RESIDENTIAL
WEST:
GENERAL PLAN - LDR
ZONING - R1-7.2, R1-8.4, R1-9.6
EXISTING USE - LDR
- THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E5 AND F5
- ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE PARCEL MAP.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
- THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
- THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X.
- 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 (OFFICE)	3,800 SF
BUILDING B (GROCERY/RETAIL/RESTAURANT)	40,000 SF
BUILDING C1 (RETAIL/SHOPS/BIKE)	22,025 SF
BUILDING D2 (OFFICE/RETAIL/RESTAURANT)	22,700 SF
BUILDING D1 (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	= 89
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

275-050-014-6 AND 275-080-041-3

STREET FRONTAGE LENGTH

FOOTHILL PARKWAY = 580 LF

PROJECT SUMMARY

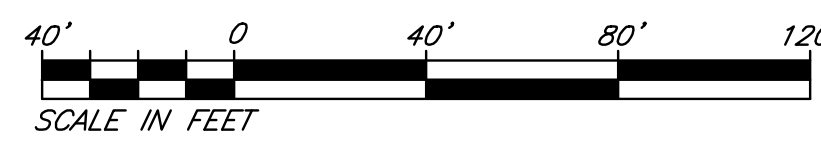
PARCEL 1 GROSS AREA	= 71,336 SF	(1.64 AC)
PARCEL 2 GROSS AREA	= 247,256 SF	(5.68 AC)
PARCEL 3 GROSS AREA	= 187,127 SF	(4.29 AC)
PARCEL 4 GROSS AREA	= 230,539 SF	(5.29 AC)
LOT A GROSS AREA	= 5,278 SF	(0.12 AC)
TOTAL GROSS AREA =	737,670 SF	(17.02 AC)
BUILDING AREA	= 1.45 AC	8.6%
PAVEMENT AREA	= 10.42 AC	61.2%
LANDSCAPE/OPEN SPACE AREA	= 5.14 AC	30.2%
TOTAL GROSS AREA =	17.02 AC	100.0%

DEVELOPER/APPLICANT

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ATTN: CHRIS BOWEN

ENGINEER:

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**CONCEPTUAL GRADING PLAN
SKYLINE VILLAGE COMMERCIAL CENTER
CITY OF CORONA**

PREPARED FOR

GF INVESTMENTS, LLC
1871 CALIFORNIA AVE
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PREPARED BY

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
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SHEET
1 OF 1
SHEET