



### Project Summary

Site Area: 2.87 Acres (161,956 SF)

No. of Units: 57 Homes<sup>1</sup>

- (18) Plan 2531: 1268 SF, 2 bed., 2.5 bath
- (21) Plan 1633: 1496 SF, 3 bed, 3 bath
- (18) Plan 1638: 1765 SF, 4 bed, 4 bath

Density: 19.86 du/ac

Building Coverage: 45,648 SF (28.2% of site)

Proposed Setbacks<sup>2</sup>:

- Front: 18' minimum (Via Del Rio)
- Street Side: 13' minimum (Avenida Del Vista)
- Side & Rear: 15' minimum
- Building to Building: 18' minimum separation

Parking Required<sup>3</sup>: 104 Spaces total

- 2-3 Bedroom: 39 homes x 1.5 sp/du = 58.5 spaces
- 4+ Bedroom: 18 homes x 2.5 sp/du = 45 spaces

Parking Provided: 127 Spaces total (2.23 sp/du)

- Resident: Private 2-car garage per unit
- Guest Spaces: 13 spaces (9' x 17/5' w/ 2.5' overhang)

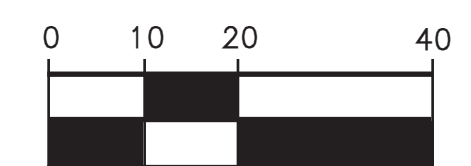
Open Space Provided: 17,793 SF

- Common Open Space: 10,935 SF<sup>4</sup> (10' min. dim.)
- Private Open Space: 6,858 SF<sup>5</sup> (6' min. dim.)

### Notes:

1. Type VB construction with NFPA 13D automatic sprinkler system.
2. Affordable waiver used to reduce front and street side setback and building separation requirements.
3. Required parking based on affordable parking standards.
4. Affordable waivers used to reduce common open space requirement and indoor common open space requirement.
5. See floor plans for private open space per plan details.
6. Existing General Plan: High Density Residential
7. Existing Land Use: Church
8. Existing Zoning: R3
9. Proposed General Plan: High Density Residential
10. Proposed Zoning: R3
11. Assessor's Parcel Numbers: 103-200-088 & -089
12. Site Address: 1717 Via Del Rio, Corona, CA 92882

**EXHIBIT 3**



### DIMENSIONED SITE PLAN

**VIA DEL RIO**  
CORONA, CALIFORNIA

05/01/2025  
SP-2

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