

PROJECT INFO:
APPLICANT: COSTANZO INVESTMENTS, LLC PHONE: 949-566-8020
APPLICANT ADDRESS: 17 CORPORATE PLAZA, SUITE 250, NEWPORT BEACH, CA 92660
PROJECT ADDRESS: 135 W. PARKRIDGE AVE., CORONA, CA 92880
APPLICANT'S AGENT: PM DESIGN GROUP PHONE: 949-562-1723
DATE: 05/27/19 APN# 122061006

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 23, 2013 AS INSTRUMENT NO. 2013-0420663, OF OFFICIAL RECORDS.

BEGINNING AT THE MOST SOUTHERLY BORDER OF SAID LOT BEING THE INTERSECTION OF LINE NORTH-EASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE) WITH THE WESTERLY LINE OF HAMNER AVENUE (74.00 FEET WIDE); THENCE NORTH 07°27'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 262.51 FEET; THENCE SOUTH 73°10'39" WEST 192.63 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 HAMNER AVENUES.

PROJECT DATA:

SITE AREA: 4.49 AC	NET: 3.38 AC
TYPE OF BUSINESS: PAD A: A OCCUPANCY, RESTAURANT/RETAIL	
GENERAL PLAN: PAD B: A OCCUPANCY, RESTAURANT W/ DRIVE THRU	
ZONING: PAD C: B OCCUPANCY, CARWASH	
	PAD D: A OCCUPANCY, RESTAURANT W/ DRIVE THRU
	GC (GENERAL COMMERCIAL)
(E) LAND USE: VACANT	
(N) LAND USE: COMMERCIAL	
BUILDING CONSTR. TYPE: TYPE V-B CONSTRUCTION	
PERMITTED USES: RESTAURANT W/ DRIVE THRU- CUP REO'D	
	CAR WASH - CONDITIONAL- CUP REO'D

BUILDING AREAS:	FLOOR AREA RATIO CALCS
PAD A RESTAURANT 42,532 SF	PAD A RESTAURANT 2,532/23,556 = .107
PAD B RESTAURANT 43,761 SF	PAD B RESTAURANT 3,761/96,095 = .067
PAD C CAR WASH 43,596 SF	PAD C CAR WASH 3,596/42,763 = .084
PAD D RESTAURANT 42,650 SF	PAD D RESTAURANT 2,650/24,952 = .106
TOTAL 172,539 SF	TOTAL 12,539/147,336 = .085

SITE COVERAGE:

TOTAL NET SITE AREA: 147,336 SQ FT
BUILDING AREA: 172,539 SQ FT
IMPERVIOUS AREA: 93,885 SQ FT
LANDSCAPE AREA: 38,914 SQ FT

PARKING DATA:

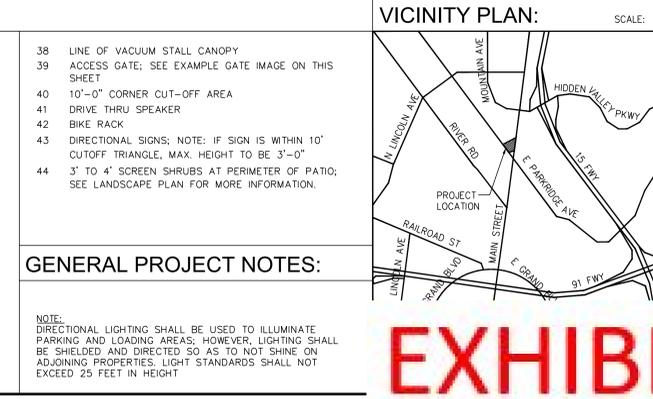
PARKING REQUIREMENTS (OVERALL SITE)	REQ'D	PROV
I. PAD A RETAIL/RESTAURANT	42,832 SF (1/100) = 29	24 (2 COMPACT)
II. PAD B RESTAURANT	44,193 SF (1/100) = 42	56
III. PAD C RESTAURANT	42,900 SF (1/100) = 29	24
IV. PAD D RESTAURANT	42,900 SF (1/100) = 29	24
III. CAR WASH (SELF SERVICE)	43,596 SF (3 STALLS MIN.) = 3	4
TOTAL REQUIRED:	162	108 (2 COMPACT)

CMC 17.76.035 (A) COMPACT PARKING SHALL BE PERMITTED FOR PARKING IN EXCESS OF THE MINIMUM PARKING REQ.

SITE LEGEND:

- LANDSCAPE AREA
- PROPERTY LINE
- ACCESSIBLE PATH TO THE PUBLIC WAY
- NUMBER OF PARKING STALLS

- SITE PLAN KEY NOTES:** # NOTE: ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
- PROPERTY LINE; SEE CIVIL DRAWINGS
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - EXISTING FLOOD CONTROL EASEMENT
 - EXISTING ELECTRICAL EASEMENT
 - EXISTING 30' SCE EASEMENT
 - EXISTING SCE ACCESS ROAD
 - EXISTING POWER POLE TO REMAIN
 - FIRE HYDRANT
 - TRASH ENCLOSURE; TRASH PICK-UP TO OCCUR DURING NON-OPERATING HOURS.
 - VACUUM ENCLOSURE
 - WATER METERS AND BACKFLOW PREVENTERS
 - ELECTRICAL METERS
 - GAS METER
 - ELECTRICAL TRANSFORMER
 - PARKING LOT LIGHT FIXTURES; MAX HT 25'-0"; COLOR - BRONZE.
 - 6" WIDE SIDEWALK
 - LOW 12" WALL AND RAIL
 - TRASH RECEPTACLES
 - MULTI-TENANT SIGN
 - STANDARD PARKING (9'X20')
 - PROPOSED FUTURE EV PARKING
 - 48" WIDE ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE
 - ACCESSIBLE PARKING STALLS
 - 48" WIDE PAINT-STRIPED CROSSWALK
 - CONTINUOUS 6" HIGH CONCRETE CURB
 - DRIVEWAY CONSTRUCTED TO CITY ENGINEERING STDS.
 - 48" WIDE CONCRETE SIDEWALK
 - LANDSCAPE PLANTER
 - ACCESSIBLE PARKING TOW-AWAY SIGN
 - NOT USED
 - PROPOSED PARCEL LINE
 - MENU BOARD
 - CLEARANCE BAR
 - 30'-0" CORNER CUT OFF AREA
 - CANOPY AT OUTDOOR SEATING
 - LOADING AREA - NO PARKING OUTSIDE OF BUSINESS HOURS
 - 38 LINE OF VACUUM STALL CANOPY
 - 39 ACCESS GATE; SEE EXAMPLE GATE IMAGE ON THIS SHEET
 - 40 10'-0" CORNER CUT-OFF AREA
 - 41 DRIVE THRU SPEAKER
 - 42 BIKE RACK
 - 43 DIRECTIONAL SIGNS; NOTE: IF SIGN IS WITHIN 10' CUTOFF TRIANGLE, MAX. HEIGHT TO BE 3'-0"
 - 44 3' TO 4' SCREEN SHRUBS AT PERIMETER OF PATIO; SEE LANDSCAPE PLAN FOR MORE INFORMATION.



COSTANZO INVESTMENTS, LLC
PARKRIDGE AVE. & MAIN STREET
135 W. PARKRIDGE AVE
CORONA, CA 92880

DPR2019-0007
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Project Number
CZO19001

Sheet Name
PRECISE SITE PLAN

EXHIBIT A