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Subject: SCOPE OF WORK FOR PROJECT CONSISTING OF RESTAURANT WITH DRIVE-THROUGH AND GAS STATION WITH CONVENIENCE STORE AT THE INTERSECTION OF W 2ND STREET AND THE 91 FREEWAY ONRAMP/OFFRAMP [APNS:118-270-024 AND 056] IN THE CITY OF CORONA, CALIFORNIA

Dear Ms. Eva Choi,

Overland Development Company, in conjunction with Greens Development, is proposing to develop portions of parcels 118-270-024 and 056 to include a 1,900 sf drive-thru restaurant, a 7 MPD gas station and a 3,750 sf convenience store on a combined 1.39 acres.

The parcels are currently vacant with no land use, the surrounding land uses include: the 91 freeway to the north, a vacant parcel to the east, commercial retail to the south, and another vacant parcel to the west. Existing zoning and general plan designations are Freeway mixed-use (FMU) and GC/HDR. We are proposing a zoning designation of MP/C3.

The general layout, from west to east, will include the drive-through restaurant, with one of the two driveways off 2nd street, the gas pumps, the second driveway off 2nd street, followed by the convenience store.

I invite you to view the elevations and renderings on pages 3-9, which include our materials blocks, for a comprehensive look of the designs. In brief, the design of the proposed structures is contemporary, with stucco walls in a grey-scale palette from Dunn Edwards with accents of wood color and Eldorado Stone.

Ingress and egress points consist of two driveways on 2nd street on either side of the centrally located gas pumps. There will be 34 parking stalls provided, meeting City of Corona requirements, along with drive-through queuing space for 13 cars. Please see page 2 of the plan set for our site plan, which fully details this information.

EXHIBIT 11

You will find landscaping and fencing plans on page 12 (L1). The landscape design includes a plant mix consisting of: Blue Flame Agave, Coyote Brush Variegated, Blue Sedge, Natal Plum, Silver Streak Flax Lily, Deer Grass, Little Ollie Dwarf Olive, Fairy Tails, Fountain Grass, Blue Chalk Sticks, Bird-of-Paradise, Star Jasmine, Wax Leaf Privet, and Rock Trumpet Vine. Regarding fencing, the existing k-rail and chain-link fence along the 91 freeway will be maintained and a new 5' tall green powder-coated wire fence along the northern property line will meet the existing sound wall in the northeast of the project site. Around the north, west, and south of the drive-through, there will be a 4'x2' CMU block wall coated in stucco and topped with a 2" cap.

Thank you,

Collin Walcker

Collin Walcker
Overland Development Company, Inc.

