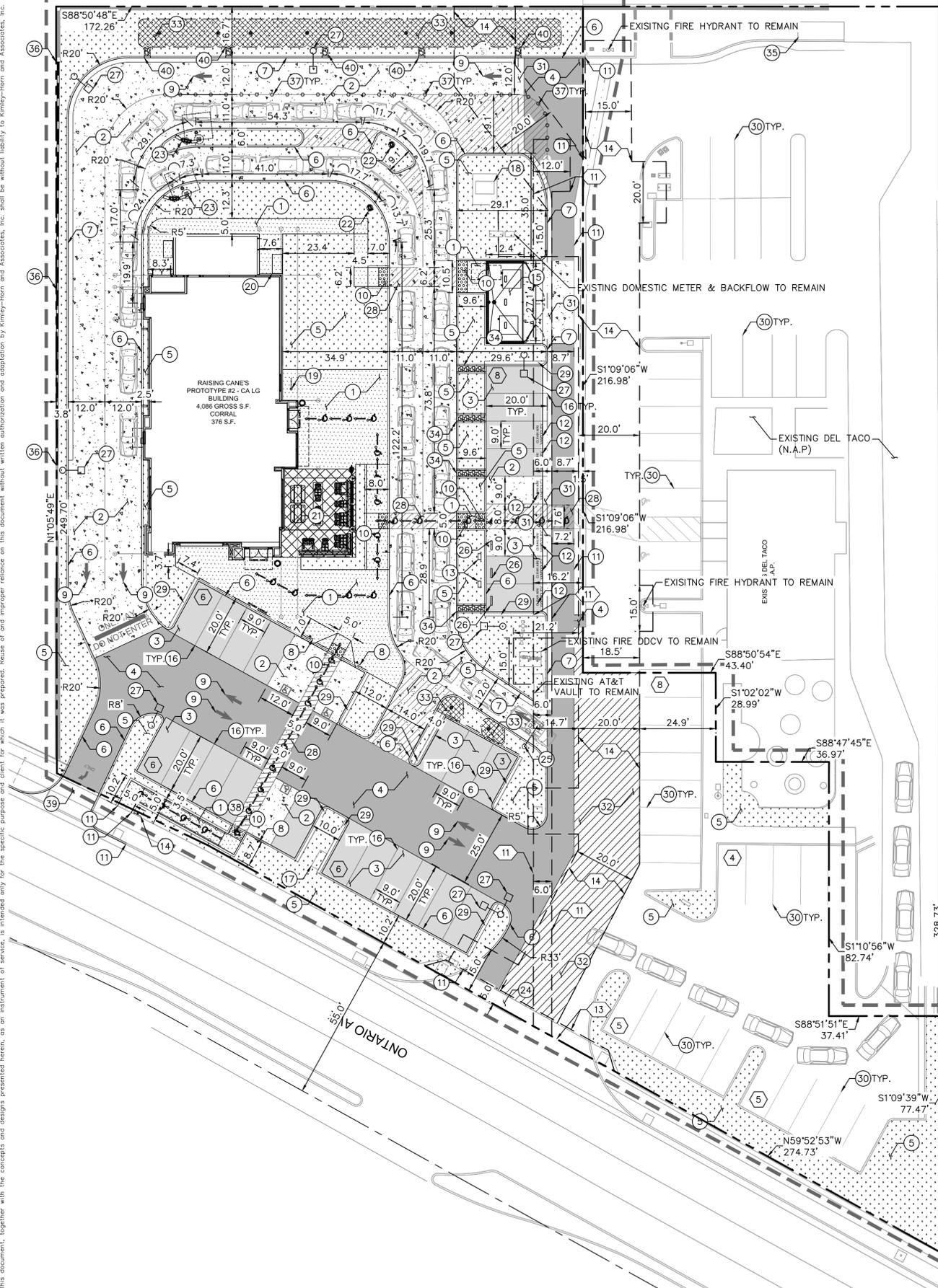


Drawing name: K:\ORA_LDCV\Raising Cane's\094797044 - Corona (Ontario & Rimpau)\382\CADD\Exhibits\Planning\C1.0 - Preliminary Site Plan.dwg C1.0 - Preliminary Site Plan - Apr. 03, 2019 1:56pm by: Lucos.Teoni



LEGEND:

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- ASPHALT PAVEMENT MILL AND OVERLAY
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- COLORED CONCRETE/ENHANCED PAVING
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES

CONSTRUCTION NOTES:

- 1 STANDARD DUTY CONCRETE PAVEMENT
- 2 HEAVY DUTY CONCRETE PAVEMENT
- 3 STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- 4 HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- 5 LANDSCAPE/PLANTER AREA
- 6 CONCRETE CURB
- 7 CONCRETE CURB AND GUTTER
- 8 ACCESSIBLE PARKING STALL SIGN
- 9 DIRECTIONAL MARKING PER PLAN
- 10 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 11 JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- 12 "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- 13 FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION
- 14 ADA PATH OF TRAVEL SIGN
- 15 COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- 16 STANDARD 90° PARKING STALL STRIPING.
- 17 EXISTING SIGN TO REMAIN
- 18 EXISTING TRANSFORMER
- 19 SHORT TERM BIKE RACK
- 20 LONG TERM BIKE RACK
- 21 OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT
- 22 PREVIEW BOARD
- 23 ORDER BOARD
- 24 EXISTING DRIVEWAY TO REMAIN
- 25 HEADACHE BAR
- 26 INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
- 27 SITE LIGHTING
- 28 ACCESSIBLE PATH OF TRAVEL STRIPING.
- 29 18" WALK-OFF CURB
- 30 STANDARD 90° PARKING STALL TO REMAIN
- 31 3.0' WIDE VALLEY GUTTER
- 32 MILL AND OVERLAY EXISTING ASPHALT PAVEMENT
- 33 OPEN BOTTOM BIORETENTION BASIN WITH UNDERDRAIN.
- 34 2' WIDE CHANNEL U-GUTTER WITH RIP RAP.
- 35 CATCH BASIN TO REMAIN.
- 36 CMU BLOCK WALL CONSTRUCTED OF DECORATIVE MASONRY TO MATCH EXISTING WALLS ONSITE.
- 37 FLEXSTAKE 36" SURFACE MOUNT DELINEATOR (FLEXIBLE, REMOVABLE DELINEATOR)
- 38 ACCESSIBLE RAMP WITH HANDRAILS
- 39 NEW RIGHT-OUT DRIVEWAY PER MODIFIED CITY STANDARD 131.
- 40 2' WIDE CURB CUT WITH RIP RAP AT BIORETENTION BASIN INLET.

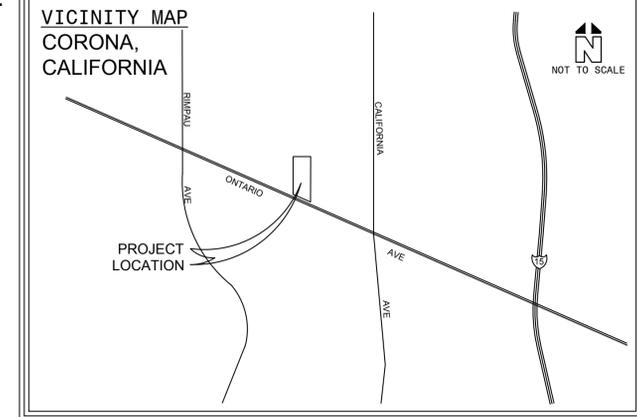
LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF CORONA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 36633, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 237, PAGES 96, 97, AND 98 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SIGN INFORMATION

- (K) CMUTCD SIGN R5-1 - "DO NOT ENTER"



SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PARKING LOT AND BUILDING. NEW CONSTRUCTION OF A RAISING CANE'S DRIVE THRU RESTAURANT AND PARKING LOT.

ADDRESS: 1215 EAST ONTARIO AVENUE, CORONA, CA 92881

APN: 107-180-052

ZONING DISTRICT: C2-RESTRICTED COMMERCIAL (EXISTING)
C3-GENERAL COMMUNITY COMMERCIAL ZONE (PROPOSED)

ADJACENT ZONING DISTRICTS: NW: P - PARK
S: C2 - RESTRICTED COMMERCIAL
E: M4 - INDUSTRIAL PARK

LAND USE: COMMERCIAL

ADJACENT LAND USE: NW: PARKS
S: COMMERCIAL
E: COMMERCIAL

GENERAL PLAN DISTRICT: GC - GENERAL COMMERCIAL

SPECIFIC PLAN: SP-90-05

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL DISTURBED AREA: 48,965 S.F. (1.12 AC)
TOTAL PAD AREA: 4,086 S.F. (0.09 AC)
TOTAL LOT AREA: 63,775 S.F. (1.46 AC)
TOTAL COMMERCIAL CENTER AREA: 94,614 S.F. (2.17 AC)

LOT COVERAGE:
TOTAL SITE AREA: 63,775 S.F. (1.46 AC) 100%
BUILDING AREA: 4,086 S.F. (0.09 AC) 6.4%
IMPERVIOUS AREA: 45,868 S.F. (1.05 AC) 71.9%
LANDSCAPE AREA: 13,821 S.F. (0.32 AC) 21.7%

PARKING/LANDSCAPE BUFFER:
FRONT: 10.0'
REAR: 0.0'
SIDE (N): 0.0'
SIDE (S): 10.0'

PARKING SUMMARY:

RAISING CANE'S: 5,226 S.F. (1 STALL/100 S.F.) = 53 STALLS REQUIRED PER CITY CODE

- 4,086 S.F. (BUILDING) + 376 S.F. (CORRAL) + 764 S.F. (PATIO) = 5,226 S.F. TOTAL
- ADA PARKING FOR 51-75 PARKING STALLS = 3 ADA PARKING STALLS REQUIRED, PER 2016 CBC.
- FUTURE EV FOR 51-75 PARKING STALLS = 4 FUTURE EV STALLS REQUIRED PER 2016 CALGREEN
- 1 FUTURE EV STALL MUST BE VAN ACCESSIBLE.
- NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL, AND ELECTRIC VEHICLES (PER 2016 CALIFORNIA GREEN BUILDING STANDARDS) = 6.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 75

DEL TACO: 2,200 S.F. (1 STALL/100 S.F.) = 22 STALLS REQUIRED PER CITY CODE

PARKING TABLE:

STANDARD	REQUIRED	PROVIDED
65	65	
COMPACT (C)	-	-
MOTORCYCLE DESIGNATED	6	6
EV CHARGING	4	4
ACCESSIBLE TOTAL:	4	5
	75	75

RAISING CANE'S & DEL TACO

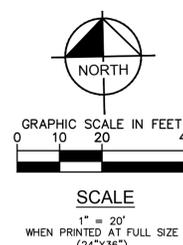
REQUIRED	PROVIDED
65	65
6	6
4	4
4	5
75	75

(EV STALLS ARE ALSO DESIGNATED FOR VANPOOL)
(REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED RAISING CANE'S PARKING)

* 6 CAR STACK BEHIND THE ORDER BOARD HAS BEEN PROVIDED PER THE CITY'S CODE REQUIREMENTS.
** 26 CAR STACK BEHIND THE ORDER BOARD HAS BEEN PROVIDED
*** 35 CAR STACK BEHIND THE PAY WINDOW HAS BEEN PROVIDED

TITLE REPORT EXCEPTIONS

- 11 AN EASEMENT AFFECTING THAT PORTION OF SAND LAND FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED: AUGUST 20, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 20080459200 (PLOTTED HEREON)
- 13 MATTER AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "RIGHT-OF-WAY DEDICATION FOR STREET, WATER, SEWER, STORM DRAIN AND PUBLIC UTILITIES PURPOSES" RECORDED SEPTEMBER 8, 2008 IN OFFICIAL RECORD AS INSTRUMENT NUMBER 20080494215 (PLOTTED HEREON)
- 14 MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "EASEMENT DEDICATION FOR PUBLIC UTILITY EASEMENT" RECORDED SEPTEMBER 8, 2008 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 20080494216 (PLOTTED HEREON)



DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION
	04.08.19	PLANNING SUBMITTAL

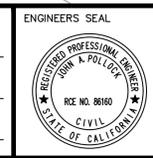
ENGINEERS SEAL

LT

DRAWN BY JP

CHECKED BY TH

RECOMMENDED



Kimley»Horn

765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92668
(714) 938-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
JOHN POKER R.C.E. NO. 86160

DATE: 4/3/2019
EXP. 12/31/20

CITY OF CORONA

APPROVED BY:

CITY ENGINEER - TOM KOPER DATE

RCE # 50258 EXP

Raising Cane's

1215 EAST ONTARIO AVENUE CORONA, CA 92881

CITY OF CORONA

PRELIMINARY SITE PLAN

1 OF 1

EXHIBIT C