



PROPOSED EQUIPMENT LEASE AREA	
EQUIPMENT AREA:	384 SQUARE FEET
PROPOSED ANTENNA LEASE AREA	
ANTENNA AREA:	452 SQUARE FEET
TOTAL LEASE AREA	EQUIPMENT + ANTENNA: 836 SQUARE FEET

**PLANNING NOTE:**

- ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE WORK DONE IN PUBLIC R.O.W. A SEPARATE UTILITY PLAN WILL NEED TO BE SUBMITTED TO PUBLIC WORK DEPARTMENT.
- PROPOSED FACILITY FLOOR LEVEL WILL BE RAISED 18" ABOVE GROUND LEVEL FOR THE FLOODING PREVENTATIVE.

**EARTHWORK QUANTITIES:**

CUT = 70 CUBIC YARDS  
 FILL = 0 CUBIC YARD

**GRADING / BMP NOTES:**

- EXCAVATIONS BELOW EXISTING FINISHED GRADE ARE FOR FOOTINGS FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL BE AUTHORIZED BY A BUILDING PERMIT.
- ANY CUT OR FILL SHALL NOT EXCEED ONE HUNDRED CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT.
- IF MORE THAN 100 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE, A GRADING PERMIT SHALL BE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT.
- WE, THE ARCHITECT, ENGINEERING, CONTRACTOR AND PROPERTY OWNER(S) OF A PROJECT HEREIN THE ATTACHED SET OF DRAWINGS, UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS FOR SUBSEQUENCE CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON. WE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) ALSO UNDERSTAND THAT APPROVAL OF THIS REQUEST DOES NOT RELIEVE US FROM RESPONSIBILITIES TO PROVIDE NECESSARY PROTECTION TO "LIFE, LIMB, AND PROPERTY" AS INTENDED BY CORONA MUNICIPAL CODE SECTION NO. 15.36, WHICH RETENTION OF A SOILS ENGINEER'S SERVICE IS CONSIDERED AN ESSENTIAL PART OF THIS PROTECTION. WE CERTIFY THAT ALL INFORMATION SUBMITTED WITH AND WITHIN THIS SET OF DRAWINGS ATTACHED HERETO IS TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, AND DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

1452 EDINGER AVE.  
TUSTIN, CA 92780

3300 IRVINE AVE, STE 300  
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5106-A0001-C

REV	DATE	DESCRIPTION
3	04/22/22	100% CONSTRUCTION DRAWINGS
2	02/07/22	CLIENT REDLINES
1	01/06/22	95% CONSTRUCTION DRAWINGS
0	11/22/21	90% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL04985  
RIVCO OAK STREET BASIN  
3720 MANGULAR AVE  
CORONA, CA 92882  
MONOEUCALYPTUS

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
A-1

OVERALL SITE PLAN SCALE N.T.S. 1

SITE PLAN SCALE 1"=20'-0" 0 10' 20' 40' 2

**EXHIBIT 2**

CUP2021-0002