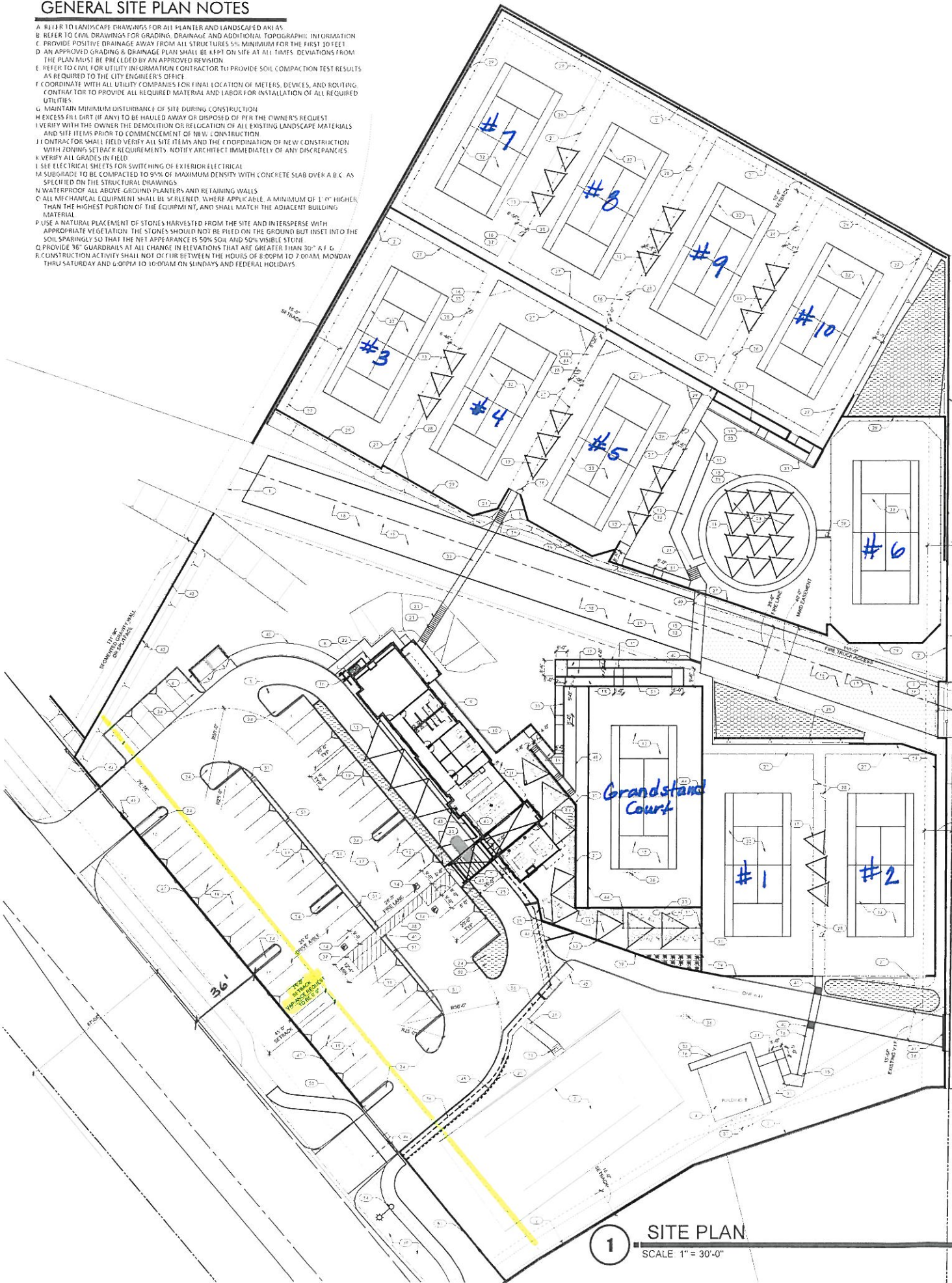


DPR16-027  
GENERAL SITE PLAN NOTES

- A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPED AREAS.  
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHICAL INFORMATION.  
C. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10 FEET.  
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED REVISION.  
E. REFER TO CIVIL FOR UTILITY INFORMATION. CONTRACTOR TO PROVIDE SOIL COMPACTION TEST RESULTS AS REQUIRED TO THE CITY ENGINEER'S OFFICE.  
F. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING. CONTRACTOR TO PROVIDE ALL REQUIRED MATERIAL AND LABOR FOR INSTALLATION OF ALL REQUIRED UTILITIES.  
G. MAINTAIN MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.  
H. EXCESS FILL (IF ANY) TO BE HAULED AWAY OR DISPOSED OF PER THE OWNER'S REQUEST.  
I. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.  
J. CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH JOINING SETBACK REQUIREMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.  
K. VERIFY ALL GRADES IN FIELD.  
L. SEE ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.  
M. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH CONCRETE SLAB OVER A.B.C. AS SPECIFIED ON THE STRUCTURAL DRAWINGS.  
N. WATERPROOF ALL ABOVE GROUND PLANTERS AND RETAINING WALLS.  
O. ALL MECHANICAL EQUIPMENT SHALL BE SILENTED WHERE APPLICABLE. A MINIMUM OF 1" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.  
P. USE A NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL SPRINGING SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% VISIBLE STONE.  
Q. PROVIDE 36" GUARDRAILS AT ALL CHANGE IN ELEVATIONS THAT ARE GREATER THAN 30" A.F.G.  
R. CONSTRUCTION ACTIVITY SHALL NOT OCCUR BETWEEN THE HOURS OF 8:00PM TO 7:00AM MONDAY THRU SATURDAY AND 6:00PM TO 10:00AM ON SUNDAYS AND FEDERAL HOLIDAYS.



1 SITE PLAN  
SCALE 1" = 30'-0"

GENERAL NOTES

1. FIRE TRUCK ACCESS 24'-0" MIN. WIDTH REQUIRED FOR FIRE TRUCK. IS PROVIDED INSIDE TURN RADIUS IS 75'-0", OUTSIDE TURN RADIUS IS 50'-0".  
2. ADA ACCESS ACCESSIBLE PARKING IS PROVIDED AT MAIN PARKING LOT OFF OF FOOTHILL PARKWAY AND ALSO AT LOWER LEVEL OF SITE WITH ACCESS OFF OF STATE STREET.

KEYNOTES

1. EXISTING SECONDARY ENTRY GATE FOR FLOOD & FIRE ACCESS ONLY.  
2. EXISTING MASONRY SITE WALL.  
3. EXISTING PRACTICE COURT.  
4. EXISTING AUXILIARY STRUCTURE TO BE CONVERTED TO RESTROOM/CLASSROOM BUILDING.  
5. NEW ON-SITE FIRE HYDRANT.  
6. TRASH ENCLOSURE PER CITY OF CORONA STD DETAIL.  
7. PORTE COCHERE.  
8. MECHANICAL YARD ENCLOSURE - CMU WALL.  
9. NEW RECREATION BUILDING.  
10. BICYCLE RACK.  
11. VIEWING DECK.  
12. GRANDSTAND COURT.  
13. TENSILE FABRIC CANOPES.  
14. ACCESSIBLE PARKING SPACE.  
15. ADA ACCESSIBLE RAMP/WALKWAY.  
16. PEDESTRIAN CIRCULATION.  
17. FIRE TRUCK ACCESS AT MWD EASEMENT - MIN. 28'-0" WIDE ASPHALT FOR 150 FEET MIN. FROM GATE TO CONCRETE WALKWAY.  
18. METROPOLITAN WATER DISTRICT EASEMENT-40' WIDE.  
19. NEW PARKING - 9'2" X 20'-0".  
20. NEW SECONDARY ACCESS GATE - PRIVATE CONCRETE STAIRS.  
21. NEW SES.  
22. CIRCLE PLAZA WITH SHADE CANOPES.  
23. LANDSCAPE.  
24. ACCESSIBLE PARKING SIGN.  
25. KIOSK BOX PER FIRE DEPARTMENT REQUIREMENTS.  
26. CHAIN LINK FENCING AT COURT.  
27. GATE OPENING AT COURT.  
28. RETAINING WALL. SEE CIVIL.  
29. 42" HIGH GUARDRAIL.  
30. HANDRAIL.  
31. PROPOSED NEW CONCRETE TENNIS COURT.  
32. PROPOSED CONCRETE WALKWAY.  
33. ADDITIONAL NEW PARKING.  
34. EASEMENT / ACCESS ROAD CONTINUES BEYOND FIRE TRUCK ACCESS. TRANSITION FROM ASPHALT TO COMPACTED CLASS II AGGREGATE BASE. DEPTH AS SPECIFIED BY CIVIL.  
35. EXISTING POLE TO BE REMOVED. STRUCTURE TO BE CONNECTED TO SITE SEWER.  
36. MINIMUM 5'-0" WIDE (8'-0" AT VAN) ACCESSIBLE LOADING AND UNLOADING. TWO PARKING - 1' HIGH LETTERS MIN.  
37. NEW DECELERATION LANE. SEE CIVIL.  
38. DETECTABLE WARNING AT ALL ACCESSIBLE PATHS OF TRAVEL CROSSING VEHICULAR PATHWAYS.  
39. TERRACED SEATING AT GRANDSTAND. SEE DETAIL 2/A102.  
40. NEW DECORATIVE MASONRY SITE WALL/RETAINING WALL.  
41. NEW SECURED VEHICLE GATE.  
42. SEGMENTED GRAVITY RETAINING WALL SEE DETAIL 1/A102.  
43. SECURITY FENCE.  
44. REMOVE EXISTING GATE.  
45. LOWER EXISTING SITE WALL TO 36" ABOVE FINISH GRADE.  
46. ADD 24" HIGH TUBE STEEL POSTS ON TOP. OVERALL MAXIMUM HEIGHT OF WALL ASSEMBLY NOT TO EXCEED 5'-0" A.F.G.  
47. NEW SIGN UNDER SEPARATE PERMIT.  
48. EXISTING SECONDARY ENTRY ONLY ONE WAY ACCESS FOR SHUTTLE SERVICE ON TOURNAMENT DAYS AND EMPLOYEES ONLY.  
49. ANY PORTIONS OF THE EXISTING PERIMETER WALL THAT FALL INSIDE OF THE CITY'S RIGHT OF WAY SHALL BE RECONSTRUCTED TO BE OUTSIDE OF THE CITY'S RIGHT OF WAY.  
50. CURB OPENINGS SEE CIVIL DRAWINGS.  
51. BID BASIN SEE CIVIL DRAWING.  
52. PROPOSED SIDEWALK. REFER TO CIVIL.  
53. RELOCATE EXISTING STREET LIGHT BEHIND NEW CURB PER CITY STANDARDS.  
54. PROPOSED TERRACED PLANTER.  
55. ACCESSIBLE PATH OF TRAVEL.

PROJECT DESCRIPTION

THIS PROJECT IS TO ESTABLISH NEW CONSTRUCTION OF A TENNIS FACILITY CONSISTING OF A 4,077 SF RECREATION BUILDING AND 12 NEW TENNIS COURTS WITH A GRANDSTAND FOR TOURNAMENTS. THIS PROJECT WILL BE LOCATED ON 4.89 ACRES LOCATED ON THE NORTH SIDE OF FOOTHILL PARKWAY AND APPROXIMATELY 300 FEET WEST OF STATE STREET, WITHIN THE AGRICULTURAL ZONE. REQUIRING A CONDITIONAL USE PERMIT. LANDSCAPING SHALL BE XEROSCAPING/DOUGHT-RESISTANT PLANTS.  
BUILDING ARCHITECTURE IS MODERN SANTA BARBARA WITH STUCCO, CORTEX STEEL PORTE COCHERE, METAL ROOF AND TENSILE FABRIC SHADE STRUCTURES.

DEVELOPMENT SUMMARY

PROJECT ADDRESS: 1695 E CHASE DRIVE, CORONA, CA 92881  
NEW ADDRESS FOR FOOTHILL PARKWAY IS PENDING

APN PARCEL 1	120-300-001 (0.392 ACRES, 147,741.86 SF)
APN PARCEL 2	120-300-002 (0.928 ACRES, 40,422.75 SF)
APN PARCEL 3	120-300-003 (0.386 ACRES, 16,821.48 SF)
APN PARCEL 4	120-300-004 (0.279 ACRES, 12,159.18 SF)

CORONA GENERAL PLAN (RESIDENTIAL) COMMUNITY FACILITIES DISTRICT  
EXISTING ZONING: AG (AGRICULTURAL ZONE)  
PROPOSED ZONING: TENNIS CENTER V - CONDITIONAL USE PERMIT

REQUIRED SETBACKS:  
FRONT YARD (FOOTHILL PARKWAY) 75 FEET  
INTERIOR SIDE YARD (WESTERLY AND EASTERLY PERIMETERS) 15 FEET  
STREET SIDE YARD (STATE STREET) 15 FEET  
REAR YARD (NORTHERLY PERIMETER) 10 FEET

VARIANCE REQUEST:  
OCCUPANCY CLASSIFICATION: A-4/B  
PROPOSED USE: RECREATION FACILITY - TENNIS CENTER

CONSTRUCTION TYPE: TYPE V-B FULLY SPRINKLERED  
FIRE ALARMS: YES  
EMERGENCY LIGHTING: YES

BUILDING DESCRIPTION:  
BUILDING HEIGHT ALLOWABLE: 1 STORY / 40'-0"  
BUILDING HEIGHT PROPOSED: 1 STORY / 10'-0"  
ALLOWABLE MAX. HEIGHT PER CUP: XX'

SITE AREA	217,145 S.F. (4.98 ACRES)
GROSS BLDG. AREA	4,077 S.F. (NEW CONSTRUCTION)
GROSS BLDG. AREA	686 SF (EXIST. BUILDING)

FLOOR AREA RATIO	2.45%
LOT COVERAGE	2.45%

LANDSCAPING: XEROSCAPE/DOUGHT-RESISTANT

VEHICULAR ACCESS: MAIN ENTRANCE FROM FOOTHILL PARKWAY WITH SECONDARY ACCESS FROM STATE STREET

FIRE LANE ACCESS:  
- ACCESS HAS BEEN PROVIDED AT MWD EASEMENT UP TO 150 FEET AT 28'-0" WIDTH.  
- FULL ACCESS HAS BEEN PROVIDED AT MAIN PARKING LOT WITH REQUIRED TRUCK TURN RADIUS.

METROPOLITAN WATER DISTRICT ACCESS TO EASEMENT:  
- ACCESS HAS BEEN PROVIDED AND APPROVED BY MWD AT 15' WIDTH MIN. AND ALLOWS ACCESS FOR RECLAIMED WATER PIPING AND FIRE TRUCK ACCESS.

PARKING CALCULATIONS

PARKING REQUIREMENTS:	
ASSEMBLY SPACE	4,633 S.F.
VIEWING AREA	3,004 S.F.
VIEWING DECK	7,836 SF (LF = 15' = 189 PEOPLE)
TERRACE SEATING	168 LF (1/2 RATIO = 84 PEOPLE)

TENNIS COURTS: 12 (10 PRACTICE COURTS, 1 TOURNAMENT COURT & 1 EXISTING COURT)

REQUIRED PARKING SPACES:  
BUILDING A: 4,633 SF/250 = 19 SPACES  
BUILDING B: 686 SF/250 = 3 SPACES  
3 SPACES PER TENNIS COURT  
12 COURTS = 36 SPACES

SPACES REQUIRED: 58 SPACES

SPACES PROVIDED: 60 REGULAR / 3 ACCESSIBLE (1 VAN)

BICYCLE PARKING: 6

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF CERRETO RANCH, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 22 OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1:  
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 28, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE, 80.00 FEET WEST, THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 317.66 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1, THENCE SOUTH 61° 03' 28" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 283.88 FEET TO THE NORTHEASTERN CORNER THEREOF, SAID POINT BEING ON THE WESTERLY LINE OF STATE STREET, 60.00 FEET WEST, THENCE SOUTH 0° 33' 15" EAST, ALONG SAID WESTERLY LINE OF STATE STREET, 405.92 FEET, THENCE NORTH 79° 14' 52" WEST, 141.73 FEET, THENCE NORTH 45° 37' 49" WEST, 54.63 FEET, THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET, THENCE NORTH 39° 45' 15" WEST, 205.28 FEET, THENCE NORTH 33° 20' 15" EAST, 59.75 FEET, THENCE NORTH 67° 40' 30" WEST, 103.70 FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID PROPERTY IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 38, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL 2:  
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1, AS SHOWN ON MAP ON FILE IN BOOK 28, PAGE 99 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE, 80.00 FEET WEST, THENCE NORTH 29° 33' 30" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 152.00 FEET, THENCE SOUTH 62° 40' 30" EAST, 103.70 FEET, THENCE SOUTH 33° 20' 15" WEST, 59.75 FEET, THENCE SOUTH 39° 45' 15" EAST, 205.28 FEET, THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO A POINT ON THE NORTHEAST LINE OF CHASE DRIVE, THENCE NORTH 39° 47' 30" WEST, ALONG THE NORTHEAST LINE OF CHASE DRIVE, 266.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT, THENCE NORTH 39° 45' 00" WEST, 269.23 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 55° 04' 00" EAST, 21.11 FEET, THENCE NORTH 58° 29' 00" EAST, 98.00 FEET, THENCE NORTH 71° 20' 00" EAST, 132.90 FEET, THENCE NORTH 88° 28' 00" EAST, 12.17 FEET TO THE EASTERLY LINE OF SAID LOT, THENCE NORTH 0° 26' 00" EAST, ON THE EASTERLY LINE, 34.80 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO LAWRENCE R. BRIDLEY AND HELEN P. BRIDLEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 19, 1963 AS INSTRUMENT NO. RA6669, THENCE NORTH 79° 14' 52" WEST 141.73 FEET, THENCE NORTH 45° 37' 49" WEST, 54.63 FEET, THENCE SOUTH 32° 49' 10" WEST, 59.08 FEET, THENCE SOUTH 48° 56' 50" WEST, 124.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT, THENCE SOUTH 39° 47' 30" EAST, ON SAID SOUTHWESTERLY LINE, 99.80 FEET TO THE TRUE POINT OF BEGINNING.

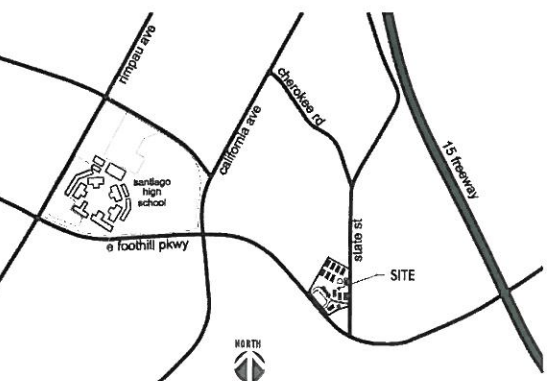
USE PERMITS/RELATED CASES

DEVELOPMENT PLAN REVIEW: DPR16-027  
MEETING DATE(S): 12/01/2016, 6/22/2017, 6/29/2017, 7/29/2017, 10/12/2017

RELATED CASES: PH07334

REQUEST(S):  
1. TO REDUCE THE FRONT YARD SETBACK OF 75 FEET TO ZERO FEET IN ORDER TO ACCOMMODATE THE MINIMUM REQUIRED ON-SITE PARKING TO BE CONTIGUOUS WITHIN THE SITE FOR AVERAGE DAILY AND WEEKLY NORMAL USE. THIS DOES NOT ADVERSELY AFFECT THE SURROUNDING COMMUNITY, AS PARKING IS SCREENED FROM VIEW.  
2. ALLOW AN OFF-SITE PARKING AGREEMENT TO MOVE FORWARD BETWEEN THE PROPERTY OWNER AND SANTIAGO HIGH SCHOOL TO ALLOW FOR OVERFLOW PARKING WITH SHUTTLE SERVICE BETWEEN THE TWO PROPERTIES ON TOURNAMENT DAYS WHICH SHALL OCCUR 6-8 TIMES PER YEAR. THE SITE MEETS ADEQUATE PARKING REQUIREMENTS FOR NORMAL DAILY AND WEEKLY USE.  
STIPULATIONS TO BE DETERMINED.

VICINITY MAP



PROJECT DIRECTORY:  
OWNER:  
Mrs. Maria Franco & Mr. Rudolfo Franco  
3265 Garretson Circle  
Corona, CA 92881  
franco@simonandfranco.com  
maria@simonandfranco.com

ARCHITECT OF RECORD:  
PHX Architecture  
15990 N. Greenway-Hayden Loop, Ste. C-100  
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P: 480.477.1111  
CONTACT: Erik B. Peterson AIA  
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A+F TENNIS CENTER  
1695 E. CHASE DRIVE  
CORONA, CA 92881

DESIGN  
REVIEW  
NOT FOR  
CONSTRUCTION

DRAWN BY: M.H.  
CHECKED BY: M.N.H.  
BLANKS:

PROJECT NO.: 16058  
DATE: MAY 3, 2018  
CITY/STATE:

SITE PLAN  
SCALE: 1" = 30'-0"

A100