

DPR16-027  
GENERAL SITE PLAN NOTES

- A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPE AREAS  
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC 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 DIRT (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 ZONING 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 SCREENED, WHERE APPLICABLE, A MINIMUM OF 1'-0" 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 SPARINGLY 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

GENERAL NOTES

- A. FIRE TRUCK ACCESS 7/8" (1" MIN) WIDTH REQUIRED FOR FIRE TRUCK IS PROVIDED INSIDE TURN RADIUS IS 7/5'-0" OUTSIDE TURN RADIUS IS 50'-0"  
B. 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

- EXISTING SECONDARY ENTRY GATE FOR MWD & FIRE ACCESS ONLY  
EXISTING MASONRY SITE WALL  
EXISTING PRACTICE COURT  
EXISTING AUXILIARY STRUCTURE TO BE CONVERTED TO RESTROOM/C, ASSROOM BUILDING  
NEW ON-SITE FIRE HYDRANT  
TRASH ENCLOSURE PER CITY OF CORONA STD DETAIL  
PORTE COCHERE  
MECHANICAL YARD ENCLOSURE CMU WALL  
NEW RECREATION BUILDING  
BICYCLE RACK  
VIEWING DECK  
GRANDSTAND COURT  
TENSILE FABRIC CANOPIES  
ACCESSIBLE PARKING SPACE  
ADA ACCESSIBLE RAMP WALKWAY  
PEDESTRIAN CIRCULATION  
FIRE TRUCK ACCESS AT MWD EASEMENT - MIN 28'-0" WIDE ASPHALT FOR 150 FEET MIN. FROM GATE TO CONCRETE WALKWAY  
METROPOLITAN WATER DISTRICT EASEMENT 40' WIDE  
NEW PARKING 9'-0" X 20'-0"  
NEW SECONDARY ACCESS GATE - PRIVATE  
CONCRETE STAIRS  
NEW SES  
CIRCLE PLAZA WITH SHADE CANOPIES  
LANDSCAPE  
ACCESSIBLE PARKING SIGN  
KIOSK BOX PER FIRE DEPARTMENT REQUIREMENTS  
CHAIN LINK FENCING AT COURT  
GATE OPENING AT COURT  
RETAINING WALL - SEE CIVIL  
40' HIGH GUARDRAIL  
HANDRAIL  
PROPOSED NEW CONCRETE TENNIS COURT  
PROPOSED CONCRETE WALKWAY  
ADDITIONAL NEW PARKING  
EASEMENT - ACCESS ROAD CONTINUES BEYOND FIRE TRUCK ACCESS TRANSITION FROM ASPHALT TO COMPACTED CLASS II AGGREGATE BASE. DEPTH AS SPECIFIED BY CIVIL  
EXISTING POLE TO BE REMOVED  
EXISTING SEPTIC TANK TO BE REMOVED. STRUCTURE TO BE CONNECTED TO SITE SEWER  
MINIMUM 5'-0" WIDE (8'-0" AT VAN) ACCESSIBLE LOADING AND UNLOADING - NO PARKING - 12" HIGH LETTERS MIN. NEW DECELERATION LAPSE - SEE CIVIL  
DETECTABLE WARNING AT ALL ACCESSIBLE PATHS OF TRAVEL CROSSING VEHICULAR PATHWAYS  
TERRACED SEATING AT GRANDSTAND - SEE DETAIL 2-A102  
NEW DECORATIVE MASONRY SITE WALL/RETAINING WALL  
NEW SECURED VEHICLE GATE  
SEGMENTED GRAVITY RETAINING WALL - SEE DETAIL 1-A102  
SECURITY FENCE  
REMOVE EXISTING GATE  
LOWER EXISTING SITE WALL TO 36" ABOVE FINISH GRADE. ADD 24" HIGH TUBE STEEL POSTS ON TOP. OVERALL MAXIMUM HEIGHT OF WALL ASSEMBLY NOT TO EXCEED 5'-0" A.F.G.  
NEW SIGN UNDER SEPARATE PERMIT  
EXISTING SECONDARY ENTRY ONLY ONE WAY ACCESS FOR SHUTTLE SERVICE ON TOURNAMENT DAYS AND EMPLOYEES ONLY  
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  
CURB OPENINGS SEE CIVIL DRAWINGS  
BVI BASIN - SEE CIVIL DRAWINGS  
PROPOSED SIDEWALK - REFER TO CIVIL  
RELOCATE EXISTING STREET LIGHT BEHIND NEW CURB PER CITY STANDARDS  
PROPOSED TERRACED PLANTER  
ACCESSIBLE PATH OF TRAVEL

PROJECT DESCRIPTION

THIS PROJECT IS TO ESTABLISH NEW CONSTRUCTION OF A TENNIS FACILITY CONSISTING OF 4,617.75 RECREATION BUILDING AND 11 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/DROUGHT-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 147,741.84 SF
APN PARCEL 2	120.300.002 0.928 ACRES 40,422.75 SF
APN PARCEL 3	120.300.003 0.386 ACRES 16,871.48 SF
APN PARCEL 4	120.300.004 0.274 ACRES 12,135.18 SF

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

REQUIRED SETBACKS  
FRONT YARD (FOOTHILL PKWY) 25 FEET  
INTERIOR SIDE YARD (WESTERN) 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 - 18'-0"  
ALLOWABLE MAX. HEIGHT PER CUP - X-X

SITE AREA	217,145.5 F (4.89 ACRES)
GROSS BLDG. AREA	4,632.5 F (NEW CONSTRUCTION)
GROSS BLDG. AREA	686.5 F (EXIST. BUILDING)

FLOOR AREA RATIO	2.45%
LOT COVERAGE	2.45%

LANDSCAPING - XEROSCAPE/DROUGHT-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	4,632 S.F.
VIEWING AREA	3,004 S.F.
VIEWING DECK	2,836 SF (LF = 15 = 189 PEOPLE)
TERRACE SEATING	165 LF (1:2 RATIO) = 84 PEOPLE

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

REQUIRED PARKING SPACES - 1,750 SF BUILDING AREA  
BUILDING A - 4,632 SF/250 = 19 SPACES  
BUILDING B - 686 SF/250 = 3 SPACES  
7 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 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 38, PAGE 94 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE 80'-0" FEET WIDE THENCE NORTH 29° 37' 30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 152'-0" FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 79° 33' 30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 217'-25" FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1 THENCE SOUTH 61° 03' 28" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 1 283'-88" FEET TO THE NORTHEASTERN CORNER THEREOF, SAID POINT BEING ON THE WESTERN LINE OF STATE STREET 60'-0" FEET WIDE THENCE SOUTH 10° 23' 15" EAST ALONG SAID WESTERLY LINE OF STATE STREET 408'-62" FEET THENCE NORTH 79° 14' 52" WEST 141'-73" FEET THENCE NORTH 45° 37' 49" WEST 54'-65" FEET THENCE SOUTH 32° 49' 10" WEST 59'-08" FEET THENCE NORTH 39° 45' 15" WEST 205'-28" FEET THENCE NORTH 30° 30' 15" EAST 59'-25" FEET THENCE NORTH 67° 40' 30" WEST 103'-71" FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID PROPERTY IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 38, PAGE 94 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 38, PAGE 94 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTHEASTERN LINE OF CHASE DRIVE 80'-0" FEET WIDE THENCE NORTH 29° 37' 30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 152'-0" FEET THENCE SOUTH 61° 03' 28" EAST 40' 30" FEET THENCE SOUTH 32° 49' 10" WEST 59'-08" FEET THENCE SOUTH 39° 45' 15" EAST 205'-28" FEET THENCE SOUTH 48° 56' 50" WEST 124'-08" FEET TO A POINT ON THE NORTHEAST LINE OF CHASE DRIVE THENCE NORTH 39° 47' 30" WEST 124'-08" FEET TO THE NORTHEAST LINE OF CHASE DRIVE 206'-61" FEET TO THE POINT OF BEGINNING.

PARCEL 3 COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1 THENCE NORTH 39° 45' 00" WEST 206'-25" FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 55° 14' 00" EAST 71'-11" FEET THENCE NORTH 58° 29' 00" EAST 98'-01" FEET THENCE NORTH 71° 20' 00" EAST 132'-90" FEET THENCE NORTH 88° 29' 00" EAST 12'-17" FEET TO THE EASTERLY LINE OF SAID LOT 1 THENCE NORTH 76° 00' EAST ON THE EASTERLY LINE 34'-01" FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL, CONVEYED TO LAWRENCE R. PINDELEY AND HELEN PINDELEY, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 19, 1963 AS INSTRUMENT NO. 88664, THENCE NORTH 79° 14' 52" WEST 141'-73" FEET THENCE NORTH 45° 37' 49" WEST 54'-61" FEET THENCE SOUTH 32° 49' 10" WEST 59'-08" FEET THENCE SOUTH 48° 56' 50" WEST 124'-08" FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 1 THENCE SOUTH 39° 47' 30" EAST ON SAID SOUTHWESTERLY LINE 99'-01" FEET TO THE TRUE POINT OF BEGINNING.

USE PERMITS/RELATED CASES

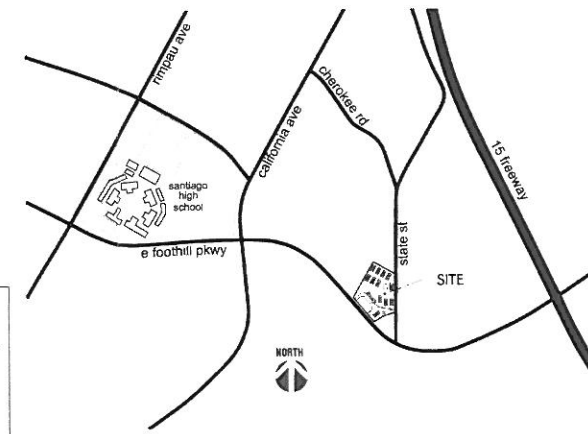
DEVELOPMENT PLAN REVIEW - DPR16-027  
MEETING DATE(S) - 12/01/2016, 6/22/2017, 6/29/2017, 7/24/2017, 10/12/2017

RELATED CASES - PM3/324

REQUESTS:  
1. TO REDUCE THE FRONT YARD SETBACK OF 25 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 TIMES PER YEAR. THE SITE MEETS ADEQUATE PARKING REQUIREMENTS FOR NORMAL DAILY AND WEEKLY USE.

STIPULATIONS TO BE DETERMINED

VICINITY MAP



1590C N. GREENWAY-HAYDEN LOOP  
SUITE C-100  
SCOTTSDALE, AZ 85260  
T 480.477.1111  
F 480.388.3858  
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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.  
REVIEWED BY:

PROJECT NO.: 16058  
DATE: MAY 3, 2018  
CONTENTS:

SITE PLAN

SCALE: 1" = 30'-0"

DRAWN BY: M.H.

A100

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



PROJECT DIRECTORY	
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