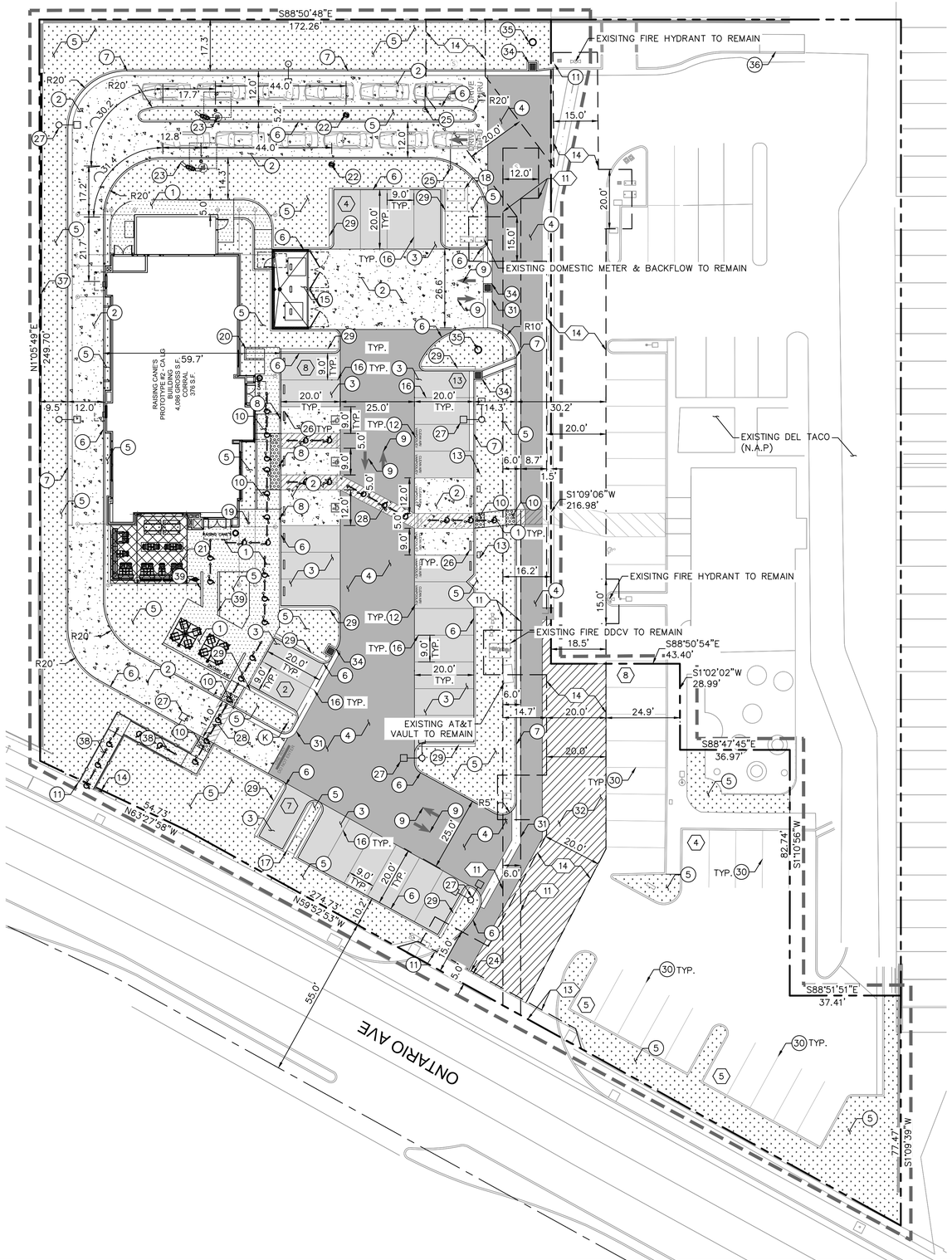


LEGEND:

- 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
- (X) 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. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
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. INSTALL HANDRAILS
34. 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
35. PROPOSED DRY WELL.
36. CATCH BASIN TO REMAIN
37. CMU BLOCK WALL CONSTRUCTED OF DECORATIVE MASONRY TO MATCH EXISTING WALLS ONSITE.
38. ACCESSIBLE RAMP WITH HANDRAILS
39. CONCRETE BENCHES WITH LED GUIDE LIGHTS

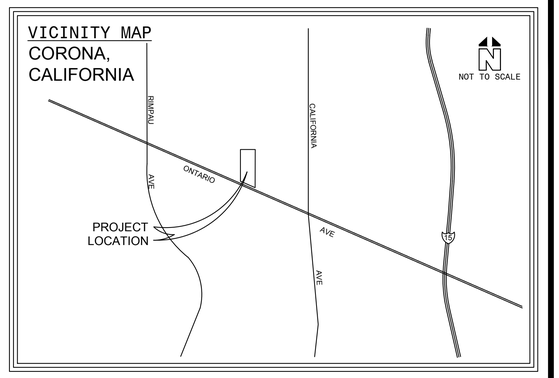
LEGAL DESCRIPTION

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:	51,317 S.F.	(1.18 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:	42,418 S.F.	(0.97 AC)	66.5%
LANDSCAPE AREA:	17,271 S.F.	(0.40 AC)	27.1%

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 = 56

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

PARKING TABLE:	RAISING CANE'S & DEL TACO REQUIRED	PROVIDED	
STANDARD	65	69	
COMPACT (C)	–	–	
MOTORCYCLE	–	–	
DESIGNATED	6	6	
EV CHARGING	4	4	(EV STALLS ARE ALSO DESIGNATED FOR VANPOOL) (REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED RAISING CANE'S PARKING)
ACCESSIBLE	4	5	
TOTAL:	75	80	

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

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)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SCALE
1" = 20'
WHEN PRINTED AT FULL SIZE (24"X36")

DIGALERT
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
	02.12.19	80% SUBMITTAL

LT — DRAWN BY
JP — CHECKED BY
TH — RECOMMENDED

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER JOHN K. POLLOCK RCE NO. 86160 CIVIL STATE OF CALIFORNIA

Kimley»Horn
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
JOHN POLLOCK R.C.E. NO. 86160 — DATE: 2/15/2019 — EXP. 12/31/20

CITY OF CORONA
APPROVED BY:
CITY ENGINEER – TOM KOPER — DATE
RCE # 50258 EXP

Raising Cane's Chicken Fingers
1215 EAST ONTARIO AVENUE CORONA, CA 92881

CITY OF CORONA

PRELIMINARY SITE PLAN

1 OF 1

Drawing name: K:\ORA_LDE\Raising Cane's\094797044 - Corona (Ontario & Rimpau) 382\CADD\Exhibits\Planning\C1.0 - Preliminary Site Plan.dwg C1.0 - Preliminary Site Plan Feb 15, 2019 12:10pm by: Lucas.Teani
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