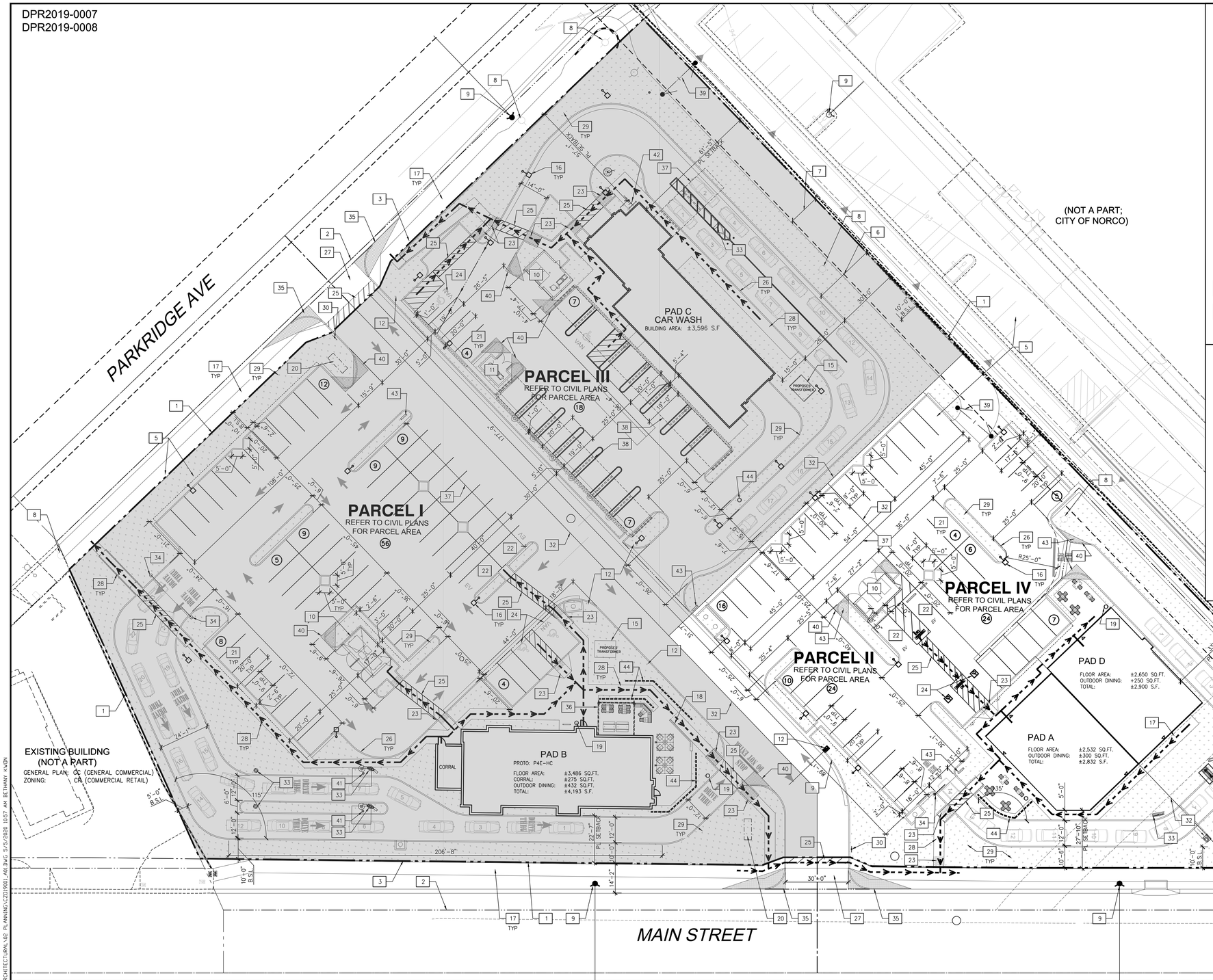
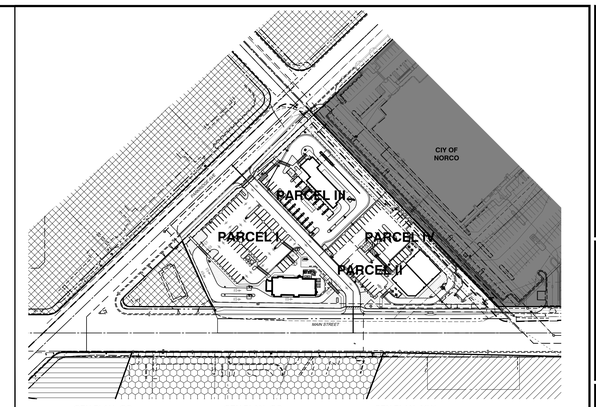
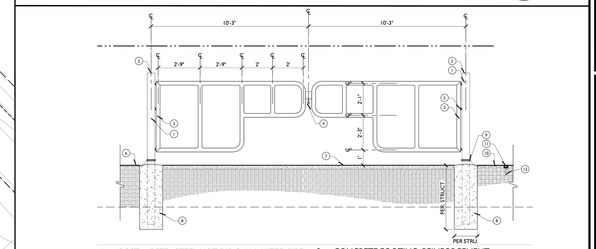
DPR2019-0007
DPR2019-0008





ZONING KEY PLAN

SCALE: NTS



1. POST - 6" STD. STEEL HOT DIP GALVANIZED PIPE, FILLED WITH CONCRETE
2. 3/8" WELDED STEEL PLATE CAP
3. 3" STD. STEEL HOT DIP GALVANIZED PIPE
4. COMBO LOCK with SCE APPROVED LOCK
5. HEAVY DUTY BEARING HINGE per CONTRACTOR
6. FINISH GRADE
7. ADJACENT PAVING. SEE CONSTRUCTION PLAN
8. CONCRETE FOOTING. REINFORCEMENT per STRUCTURAL ENGINEER.
9. GROUND COPPER WIRE BOLTED TO POST, TYP. per ELECTRICAL ENGINEER
10. GROUND WIRE, TYP. per ELECTRICAL ENGINEER
11. ENCLOSED CONCRETE GROUND HAND HOLE/BOX per ELECTRICAL ENGINEER
12. GROUND COPPER ROD per ELECTRICAL ENGINEER

EXAMPLE SCE ACCESS GATE

SCALE: NTS

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
Contact: Jeff Liederman
(949) 430-7051
jliederman@pmdginc.com
Ken McCracken, Architect

LICENSED ARCHITECT
JEFFREY S. LIEDERMAN
No. C-29534
APR 30, 2017
REGISTRATION DATE
STATE OF CALIFORNIA

Seal

MARK	DATE	REVISION
1	2019-05-09	PRELIMINARY SITE PLAN
2	2019-08-14	PRECISE SITE PLAN
3	2019-09-23	REVISED PRECISE SITE PLAN
4	2020-02-05	3RD DESIGN REVIEW BOARD SUBMITTAL
5		
6		
7		
8		

COSTANZO INVESTMENTS, LLC

PARKRIDGE AVE. & MAIN STREET
135 W. PARKRIDGE AVE
CORONA, CA 92880

DPR2019-0007
DPR2019-0008

Project Number
CZO19001

Sheet Name
PRECISE SITE PLAN

Sheet Number
A0.1a

PROJECT INFO:

APPLICANT: COSTANZO INVESTMENTS, LLC PHONE: 949-566-8020

APPLICANT ADDRESS: 17 CORPORATE PLAZA, SUITE 250, NEWPORT BEACH, CA 92660

PROJECT ADDRESS: 135 W. PARKRIDGE AVE, CORONA, CA 92880

APPLICANT'S AGENT: PM DESIGN GROUP PHONE: 949 562 1723

DATE: 05/27/19 APN#: 122061006

LEGAL DESCRIPTION:

LOT 23 OF CORONA CITRUS TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF COTA STREET, THAT WOULD PASS BY LAW, AS VACATED BY RESOLUTION NO. 2013-57, RECORDED AUGUST 23, 2013 AS INSTRUMENT NO. 2013-0420863, OF OFFICIAL RECORDS.

BEGINNING AT THE MOST SOUTHERLY BORDER OF SAID LOT BEING THE INTERSECTION OF LINE NORTHEASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE) WITH THE WESTERLY LINE OF HAMNER AVENUE (74.00 FEET WIDE); THENCE NORTH 07°27'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 262.51 FEET; THENCE SOUTH 73°10'39" WEST 192.63 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 36°19'00" EAST ALONG SAID SOUTHWESTERLY LINE 253.36 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARKRIDGE AND HAMNER AVENUES.

PROJECT DATA:

SITE AREA:	GROSS: 4.49 AC NET: 3.38 AC
TYPE OF BUSINESS:	PAD A: A OCCUPANCY, RESTAURANT/RETAIL PAD B: A OCCUPANCY, RESTAURANT W/ DRIVE THRU PAD C: B OCCUPANCY, CARWASH PAD D: A OCCUPANCY, RESTAURANT W/ DRIVE THRU
GENERAL PLAN:	GC (GENERAL COMMERCIAL)
ZONING:	CR (COMMERCIAL RETAIL) DISTRICT OF THE NORTH MAIN STREET SPECIFIC PLAN (SP99-01) AND APPLICABLE CODES OF CORONA MUNICIPAL CODE.
(E) LAND USE:	VACANT
(N) LAND USE:	COMMERCIAL
BUILDING CONSTR. TYPE:	TYPE V-B CONSTRUCTION
PERMITTED USES:	RESTAURANT W/ DRIVE THRU- CUP REQ'D CAR WASH - CONDITIONAL- CUP REQ'D

BUILDING AREAS

PAD A RESTAURANT	2,532 SF
PAD B RESTAURANT	3,761 SF
PAD C CAR WASH	3,596 SF
PAD D RESTAURANT	2,650 SF
TOTAL	12,539 SF

FLOOR AREA RATIO CALCS

PAD A RESTAURANT	2,532/23,556	= .107
PAD B RESTAURANT	3,761/56,095	= .067
PAD C CAR WASH	3,596/42,763	= .084
PAD D RESTAURANT	2,650/24,952	= .106
TOTAL	12,539/147,336	= .085

SITE COVERAGE:

TOTAL NET SITE AREA:	147,336 SQ FT
BUILDING AREA:	12,539 SQ FT
IMPERVIOUS AREA:	95,883 SQ FT
LANDSCAPE AREA:	38,914 SQ FT

PARKING DATA:

PARKING REQUIREMENTS (OVERALL SITE):		REQ'D	PROV
II. PAD A RETAIL/RESTAURANT	±2,832 SF (1/100)	=29	24 (2 COMPACT)
I. PAD B RESTAURANT	±4,193 SF (1/100)	=42	56
IV. PAD D RESTAURANT	±2,900 SF (1/100)	=29	24
III. CAR WASH (SELF SERVICE)	±3,596 SF (3 STALLS MIN)	=3	4
TOTAL REQUIRED:		=103	108 (2 COMPACT)

CMC 17.76.035 (A) COMPACT PARKING SHALL BE PERMITTED FOR PARKING IN EXCESS OF THE MINIMUM PARKING REQ.

SITE LEGEND:

- LANDSCAPE AREA
- PROPERTY LINE
- ACCESSIBLE PATH TO THE PUBLIC WAY
- (#) NUMBER OF PARKING STALLS

SITE PLAN KEY NOTES:

(#) NOTE: ALL ITEMS ARE NEW UNLESS NOTED OTHEWISE

1. PROPERTY LINE; SEE CIVIL DRAWINGS
2. EXISTING RIGHT OF WAY
3. PROPOSED RIGHT OF WAY
4. EXISTING FLOOD CONTROL EASEMENT
5. EXISTING ELECTRICAL EASEMENT
6. EXISTING 30' SCE EASEMENT
7. EXISTING SCE ACCESS ROAD
8. EXISTING POWER POLE TO REMAIN
9. FIRE HYDRANT
10. TRASH ENCLOSURE; TRASH PICK-UP TO OCCUR DURING NON-OPERATING HOURS.
11. VACUUM ENCLOSURE
12. WATER METERS AND BACKFLOW PREVENTERS
13. ELECTRICAL METERS
14. GAS METER
15. ELECTRICAL TRANSFORMER
16. PARKING LOT LIGHT FIXTURES; MAX HT 25'-0", COLOR - BRONZE.
17. 6' WIDE SIDEWALK
18. LOW 12" WALL AND RAIL
19. TRASH RECEPTACLES
20. MULTI-TENANT SIGN
21. STANDARD PARKING (9'X20')
22. PROPOSED FUTURE EV PARKING
23. 48" WIDE ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE
24. ACCESSIBLE PARKING STALLS
25. 48" WIDE PAINT-STRIPED CROSSWALK
26. CONTINUOUS 6" HIGH CONCRETE CURB
27. DRIVEWAY CONSTRUCTED TO CITY ENGINEERING STDS.
28. 48" WIDE CONCRETE SIDEWALK
29. LANDSCAPE PLANTER
30. ACCESSIBLE PARKING TOW-AWAY SIGN
31. NOT USED
32. PROPOSED PARCEL LINE
33. MENU BOARD
34. CLEARANCE BAR
35. 30'-0" CORNER CUT OFF AREA
36. CANOPY AT OUTDOOR SEATING
37. LOADING AREA - NO PARKING OUTSIDE OF BUSINESS HOURS
38. LINE OF VACUUM STALL CANOPY
39. ACCESS GATE; SEE EXAMPLE GATE IMAGE ON THIS SHEET
40. 10'-0" CORNER CUT-OFF AREA
41. DRIVE THRU SPEAKER
42. BIKE RACK
43. DIRECTIONAL SIGNS; NOTE: IF SIGN IS WITHIN 10' CUTOFF TRIANGLE, MAX. HEIGHT TO BE 3'-0"
44. 3' TO 4' SCREEN SHRUBS AT PERIMETER OF PATIO; SEE LANDSCAPE PLAN FOR MORE INFORMATION.

GENERAL PROJECT NOTES:

NOTE:
DIRECTIONAL LIGHTING SHALL BE USED TO ILLUMINATE PARKING AND LOADING AREAS; HOWEVER, LIGHTING SHALL BE SHIELDED AND DIRECTED SO AS NOT TO SHINE ON ADJOINING PROPERTIES. LIGHT STANDARDS SHALL NOT EXCEED 25 FEET IN HEIGHT

VICINITY PLAN:

SCALE: NTS

EXHIBIT 2

M:\COSTANZO INVESTMENTS, LLC\CZO19001 NORTH CORONA\01-DRAWINGS\CURRENT\01 ARCHITECTURAL\A2 PLANNING\CZO19001_A01.DWG 5/5/2020 10:57 AM BETHANY KAUN