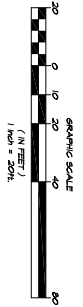


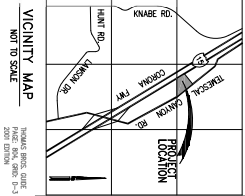
SITE PLAN

SCALE: 1"=30'-0"



LEGEND

Site boundary (shaded)	UTILITY - WATER
Site boundary (dotted)	UTILITY - GAS
Site boundary (dashed)	UTILITY - SANITARY SEWER
Site boundary (dotted)	UTILITY - TELEPHONE
Site boundary (dotted)	UTILITY - POWER
Site boundary (dotted)	UTILITY - FIBER OPTIC
Site boundary (dotted)	UTILITY - CABLE TV
Site boundary (dotted)	UTILITY - OTHER



Grading Comments:

- 1) Provide a conceptual grading and drainage plan.
- 2) Provide existing topography.
- 3) Provide spot and finish floor elevations.
- 4) All manufactured slopes shall be shown as "YYYY" with the top of "Y" indicating top of slope and angle(s) of "Y" as toe of slope. Reduce slope ratios.
- 5) Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections, cut-descent points, beginning and end of driveways and all grade breaks.
- 6) Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are 2% for concrete and 1% for all other surface types.
- 7) If proposed walls: identify wall types (open or retaining walls). Provide typical sections with maximum retaining wall heights and total wall heights - includes any wall or structure above the retaining wall.
- 8) If a Water Quality Management Plan (WQMP) is required, please show location of all water quality BMPs and point of discharge per WQMP.

Show I-15 ROW and provide documentation or reference the recording document number.

Show on site circulation.

Driveway spacing does not meet intersection spacing requirements per Standard 114, Ordinance 461. Consolidate the two driveways and align with driveway on the opposite side of the road.

12025 SF.

Clarify what this dimension is? Show the other end.

Typical Comment: Driveway per Standard 207A, Ordinance 461.

Provide a traffic study and VMT analysis.
 Provide a grading and drainage exhibit. Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

Show street slope, curbs, elevations and direction of flow.
 The exhibit needs to identify the location and size (in KV) of all existing power poles. Should the existing facilities be 33.6 kv or less, the power lines will be required to be underground. If greater than 33.6 kv the poles will need to be relocated when street improvements are being proposed. If no poles exist, state so on the map.

Coordinate with the Planning Department regarding trail requirements.

Provide a truck turning template and show how trucks will circulate through the site and also show entering and exiting movements at the site access.

Provide site distance analysis.

Temescal Canyon Road is an Arterial Highway in the General Plan. Provide half width ROW dedication and sidewalk installation per Standard 92, Ordinance 461, 64' half width dedicated ROW. Show existing and proposed ROW and improvements on this plan view and provide a typical section. Label existing and proposed edge of pavement.

Provide a southbound right turn lane on Temescal Canyon Road at the site access.

Additional based upon the...
 All buildings is...
 Fire hydrants...
 150 feet of all...
 Fire Code, California...
 will be required to...
 m system may be...
 903.4 and CFC

REVISED 10-14-2022

SITE DATA:

APPROX. SITE AREA	1,125 SQ. FT.
APPROX. PAVED AREA	1,125 SQ. FT.
NET SITE AREA	1,125 SQ. FT. (0.03 ACRES)
SITE DATA:	
APPROX. SITE AREA	1,125 SQ. FT.
APPROX. PAVED AREA	1,125 SQ. FT.
NET SITE AREA	1,125 SQ. FT. (0.03 ACRES)

SITE INFORMATION:

APPLICANT	REGAN PAVING, LLC
OWNER	REGAN PAVING, LLC
ADDRESS OF THE PROPERTY	22941 TEMESCAL CANYON ROAD CORONA, CA 92626
APPLICANT'S CONTACT	JENNIFER LOPEZ (951) 990-0200
OWNER'S CONTACT	JENNIFER LOPEZ (951) 990-0200
PLANNING DEPARTMENT	PLANNING DEPARTMENT (951) 990-0200
PLANNING DEPARTMENT	PLANNING DEPARTMENT (951) 990-0200
PLANNING DEPARTMENT	PLANNING DEPARTMENT (951) 990-0200

PROJECT INFORMATION

PROJECT NAME	REGAN PAVING
PREPARED BY	PETERS • JEPSON PARTNERSHIP, INC.
DATE	12-8-2022
SCALE	1"=30'-0"

Proposed Facilities Development for:
Regan Paving
 22941 Temescal Canyon Road, Corona
 Corona (Riverside County), CA