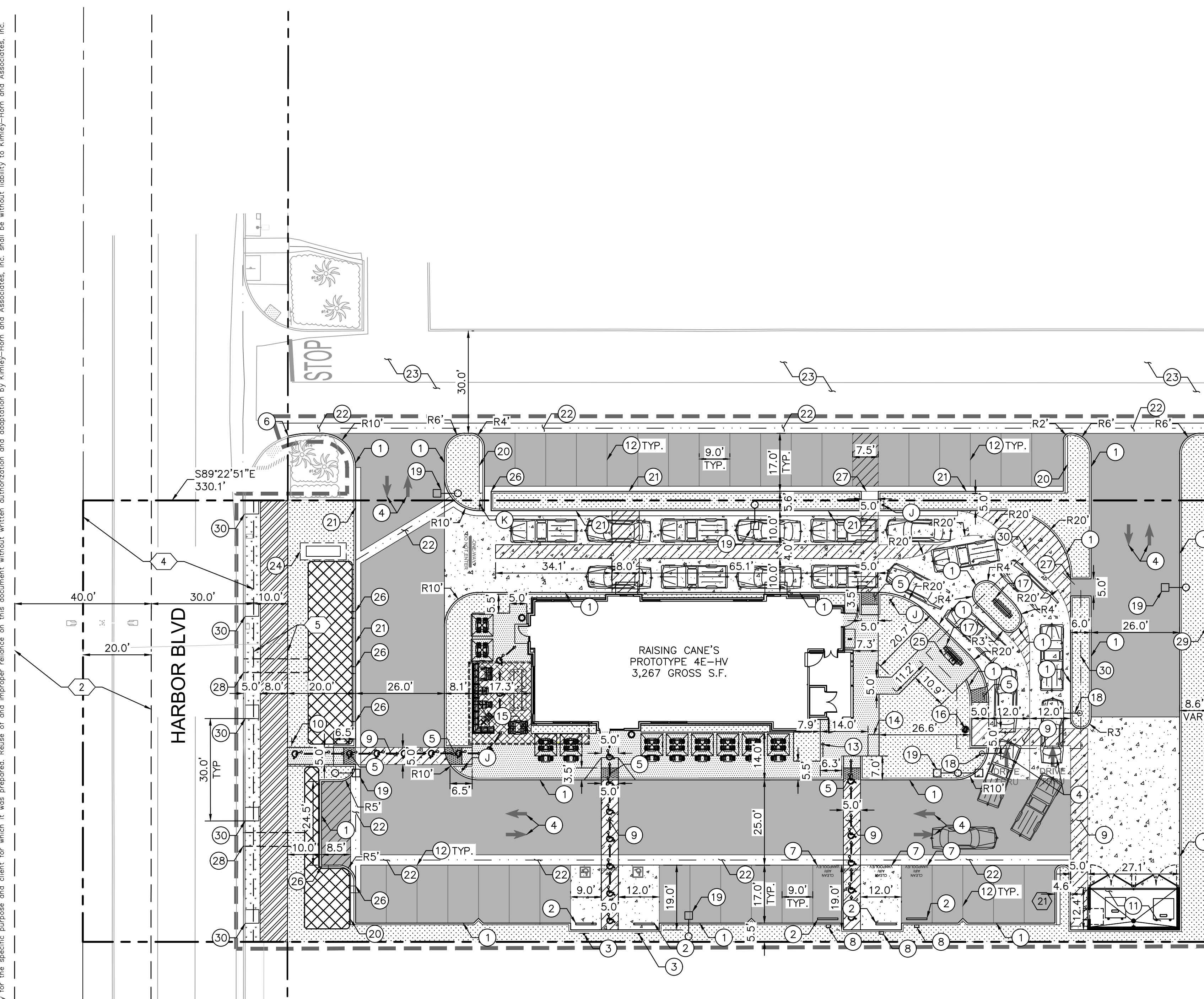


Drawing name: K:\ORA_LDEV\Raising Cane's\094797109 - Garden Grove (Harbor & Chapman) 625\CADD\Exhibits\Planning\Preliminary Site Plan.dwg C1.0 - Preliminary Site Plan Feb 24, 2021 9:45am by: Angela.Chang
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information without written authorization and adaptation by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A RAISING CANE'S DRIVE THRU RESTAURANT AND PARKING LOT.
ADDRESS: 12202 S. HARBOR BLVD, GARDEN GROVE, CA 92840
APN: 231-491-21
ZONING DISTRICT: PUD-128-12 (PLANNED UNIT DEVELOPMENT) (EXISTING)
PUD-A-128-12 (PLANNED UNIT DEVELOPMENT - AMENDMENT A) (PROPOSED)
ADJACENT ZONING DISTRICTS: N: HCSP-TCB (HARBOR CORRIDOR SPECIFIC PLAN - TOURIST COMMERCIAL ZONE B)
S: PUD-128-12 (PLANNED UNIT DEVELOPMENT)
E: PUD-128-12 (PLANNED UNIT DEVELOPMENT)
LAND USE: INTERNATIONAL WEST MIXED USE
ADJACENT LAND USE: INTERNATIONAL WEST MIXED USE
FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL DISTURBED AREA: 40,637 S.F. (0.93 AC)
TOTAL PAD AREA: 3,267 S.F. (0.08 AC)
TOTAL LOT AREA (NET): 34,961 S.F. (0.80 AC)
LOT COVERAGE
TOTAL SITE AREA: 40,637 S.F. (0.93 AC) 100%
BUILDING AREA: 3,267 S.F. (0.08 AC) 8.0%
IMPERVIOUS AREA: 30,011 S.F. (0.68 AC) 73.9%
LANDSCAPE AREA: 7,359 S.F. (0.17 AC) 18.1%

PARKING/LANDSCAPE BUFFER
FRONT: 10.0'
REAR: 8.0'
SIDE (E): 8.0'
SIDE (W): 9.0'

PARKING SUMMARY:

- RAISING CANE'S: 4,208 S.F. TOTAL
(1 STALL/100 S.F.) = 43 STALLS REQUIRED PER GARDEN GROVE CODE 9.16.040.150
- 3,267 S.F. (BUILDING) + 941 S.F. (PATIO AND OUTDOOR DINING AREA) = 4,208 S.F. TOTAL
 - ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2019 CBC.
 - FUTURE EV FOR 26-50 PARKING STALLS = 3 FUTURE EV STALLS REQUIRED PER 2019 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 2019 CALIFORNIA GREEN BUILDING STANDARDS) = 3.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 21

RAISING CANE'S REQUIRED	PROVIDED
STANDARD	16
COMPACT (C)	-
MOTORCYCLE	1
DESIGNATED	4
EV CHARGING	3
ACCESSIBLE	2
DRIVE-THRU CREDIT TOTAL:	+8 29*

*NOTE: A SHARED PARKING AGREEMENT BETWEEN TARGET AND RAISING CANE'S WILL BE EXECUTED.

DRIVE THROUGH VEHICLE STACKING PROVISION: PER CITY OF GARDEN GROVE MUNICIPAL CODE SECTION 9.18.030.130 - 80' MINIMUM DISTANCE FROM ENTRANCE TO THE MENU BOARD; ALSO, 80' MINIMUM DISTANCE FROM THE MENU BOARD TO THE PICK UP WINDOW. 80' QUEUE LENGTH HAS BEEN PROVIDED.

VICINITY MAP GARDEN GROVE, CALIFORNIA



LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- COLORLED CONCRETE/ENHANCED PAVING
- PROPOSED BIORETENTION AREA (REFER TO PRELIMINARY GRADING AND UTILITY PLAN FOR MORE INFORMATION)
- PROPOSED SIDEWALK WITH ALICANTE PATTERN ALONG THE FRONTAGE
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES

SIGN INFORMATION

- (J) CMUTCD SIGN R1-5A OR R1-5 - "YIELD TO PEDESTRIANS."
(K) CMUTCD SIGN R5-1 - "DO NOT ENTER"



(K) 30"x30"

TITLE REPORT EXCEPTIONS

- (2) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 300, PAGE 376 OF DEEDS.
(4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET AND HIGHWAY, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5888, PAGE 489, OF OFFICIAL RECORDS.
(5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET AND HIGHWAY, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 9142, PAGE 712, OF OFFICIAL RECORDS.

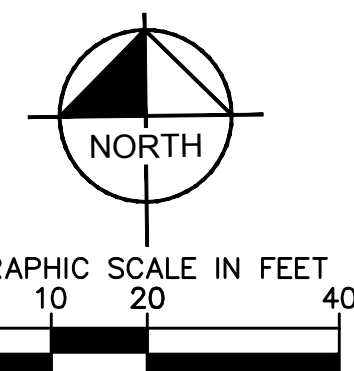
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND DESCRIBED AS FOLLOWS:

THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF ORANGE, STATE OF CALIFORNIA.

CONSTRUCTION NOTES:

- CONCRETE CURB
- INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
- ACCESSIBLE PARKING STALL SIGN
- DIRECTIONAL MARKING PER PLAN
- ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION
- ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
- ADA PATH OF TRAVEL SIGN
- COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- STANDARD 90° PARKING STALL STRIPING.
- SHORT TERM BIKE RACK
- LONG TERM BIKE RACK
- OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT
- PREVIEW BOARD
- ORDER BOARD
- HEADACHE BAR
- SITE LIGHTING
- 18" WALK-OFF CURB
- CONCRETE CURB & GUTTER
- 3.0' WIDE VALLEY GUTTER
- EXISTING DRIVE AISLE
- MONUMENT SIGN TO COMPLY WITH INTERNATIONAL WEST SIGN ORDINANCE
- HANDWASH STATION
- 2' CURB CUT
- 5' CURB CUT
- INSTALL PARKWAY DRAIN. REFER TO PRELIMINARY GRADING AND UTILITY PLAN FOR MORE INFORMATION.
- EXISTING WALL ADJACENT TO RESIDENTIAL TO REMAIN
- PROPOSED DRIVE-THRU CANOPY
- PROPOSED PALM TREE LOCATION

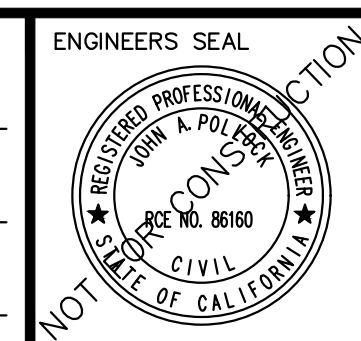


SCALE
1" = 20'
WHEN PRINTED AT FULL SIZE
(24"x36")



ISSUE	DATE	DESCRIPTION
	1/11/21	1ST ENTITLEMENT SUBMITTAL
	2/26/21	2ND ENTITLEMENT SUBMITTAL

JC
DRAWN BY
JP
CHECKED BY
TH
RECOMMENDED



Kimley»Horn
1100 W TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92668
(714) 786-6125
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 2/24/2021
JOHN POLLACK, R.C.E. NO. 86160 EXP. 12/31/2022

CITY OF GARDEN GROVE
APPROVED BY:
QTY ENGINEER
RCE # _____ EXP _____ DATE _____

Raising Cane's
12202 S HARBOR BLVD
GARDEN GROVE, CA 92840

CITY OF GARDEN GROVE
**PRELIMINARY SITE
PLAN**





C1.0

EXISTING CONDITIONS						
	LAND AREA (ACRES)	BUILDING AREA (S.F.)	LAND USE	PARKING REQ'D BY GARDEN GROVE CITY CODE: 19.16.040.150	PARKING SPACES REQ'D	PARKING PROVIDED
TARGET (W)	12.76	131,150	RETAIL	225 1	583	726***
VIVA BARGAIN CENTER (W)		17,647	RETAIL	225	79	
CAR WASH (W)		5,878	RETAIL	5 TIMES THE INTERNAL WASHING CAPACITY PLUS 1 SPACE PER EMPLOYEE	26	
TOTAL	12.76	145,383	—	—	688	726***

PROPOSED PARKING CONDITIONS							
	LAND AREA (ACRES)	BUILDING AREA (S.F.)	LAND USE	PARKING REQ'D BY GARDEN GROVE CITY CODE: 19.16.040.150	PARKING RATIO PROVIDED (PARKING SPACES/BLDG S.F.)	PARKING SPACES REQ'D	PARKING PROVIDED
TARGET (W)	12.76	131,150	RETAIL	225	0.004	583	712***
VIVA BARGAIN CENTER (W)		17,647	RETAIL	225		79	
CAR WASH (W)		5,878	RETAIL	5 TIMES THE INTERNAL WASHING CAPACITY PLUS 1 SPACE PER EMPLOYEE		26	
RAISING CANE'S (E) – DEVELOPER PARCEL	0.80	4208**	RESTAURANT	100	0.006	43	29****
TOTAL	—	—	—	—	—	731	741***
TOTAL (WITH 20% REDUCTION)	—	—	—	—	—	585	741***

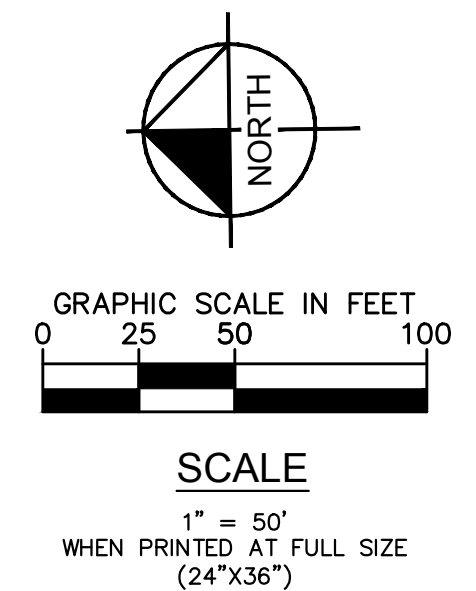
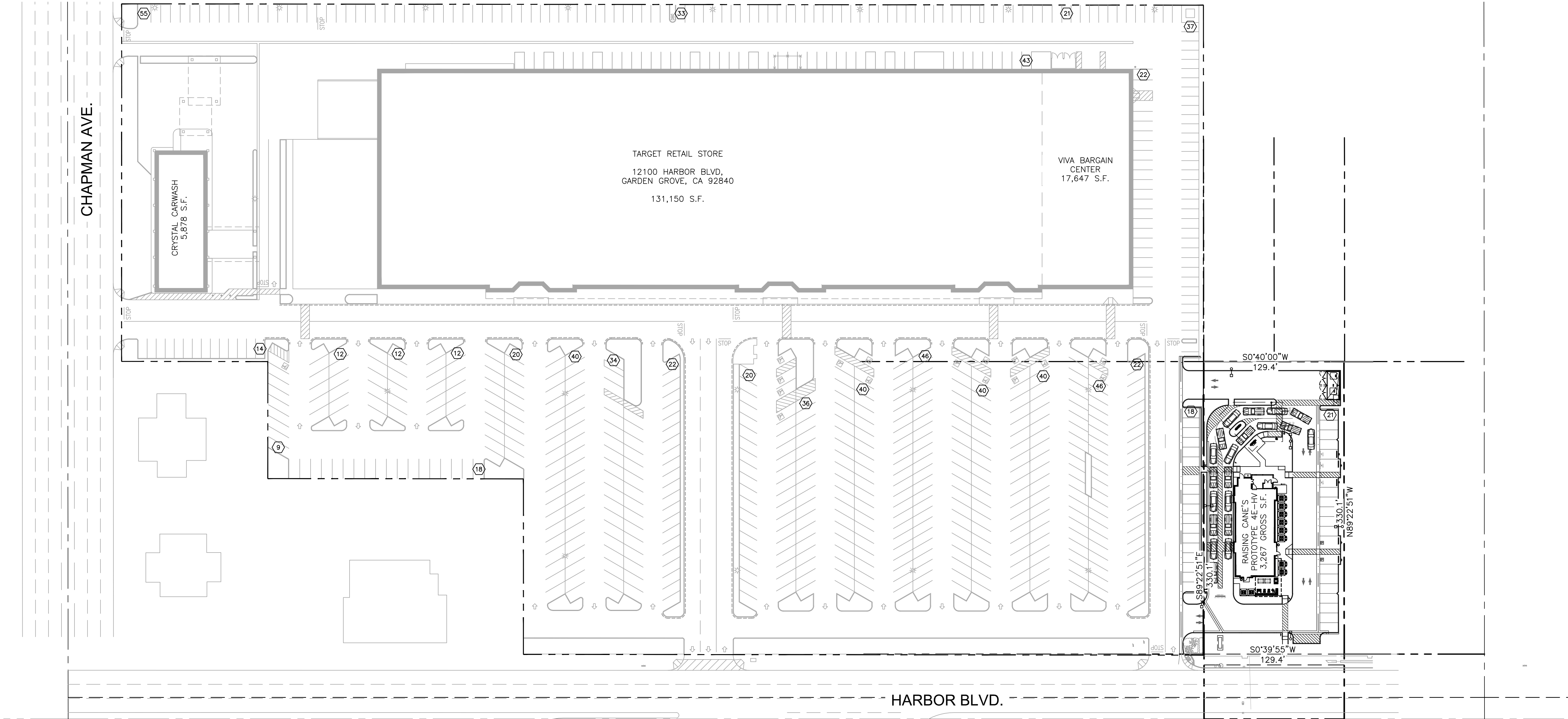
* BUILDING SQUARE FOOTAGE AND PARKING COUNT BASED ON THE SITE PLAN #260 AT 12202 S HARBOR BLVD, GARDEN GROVE, CA, DATED SEPTEMBER 30TH, 2015 BY ZEIBARTH ASSOCIATES ARCHITECTURE & PLANNING AS WELL AS GOOGLE EARTH.
 ** BUILDING AREA INCLUDES 941 S.F. OF PATIO AND OUTDOOR DINING AREAS IN CALCULATIONS
 *** 22 TARGET PARKING SPACES ARE OCCUPIED BY CART CORRALS
 **** INCLUDES 8 CREDIT PARKING SPACES FROM $\frac{1}{2}$ OF DRIVE THRU QUEUE (16 CARS / 2 = 8 CREDIT PARKING SPACES)

LEGEND

	PROPERTY/RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTER LINE
	NUMBER OF PARKING SPACES

PROPOSED PARKING NOTE

1. 32 STALLS REMOVED FROM TARGET TRACT, A PORTION OF WHICH (18) ARE ADDED BACK INTO THE RAISING CANE'S PARCEL (DEVELOPER PARCEL) AS SHOWN HEREON.



Know what's **below**.
Call before you dig.

[illegible]

_____ JC
 DRAWN BY
 _____ JP
 CHECKED BY
 _____ TH
 RECOMMENDED



Kimley»»Horn

1100 W TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92868
(714)-786-6125

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: 2/24/2021

JOHN POLLOCK, R.C.F. NO. 86160 EXP 12/31/2022

CITY OF GARDEN GROVE
APPROVED BY:

CITY ENGINEER	DATE
RCE #	EXP



12202 S HARBOR BLVD
GARDEN GROVE, CA 92840

CITY OF GARDEN GROVE

PRELIMINARY PARKING PLAN

C1.1



KIESEL·DESIGN

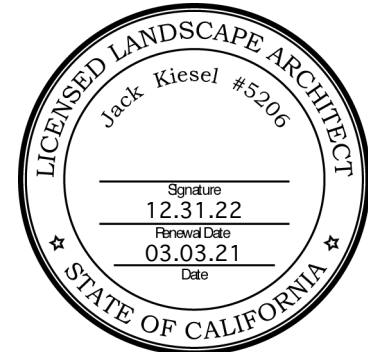
Kiesel Landscape
Architecture Inc.

422 E Main Street
Ventura, CA 93001
(p) 805.947.0730
Jack@kiesel-design.com
CL# 5206

RC #625
Raising Cane's
Garden Grove

12032 Harbor Blvd.
Garden Grove, CA 92840

Submittals:
DATE NAME
03.03.21 CUP Resubmittal



Type: CUP Submittal

Initial Setup Date:
December 4, 2020

Drawn By:
NAME DATE
T. Slininger 12/2020

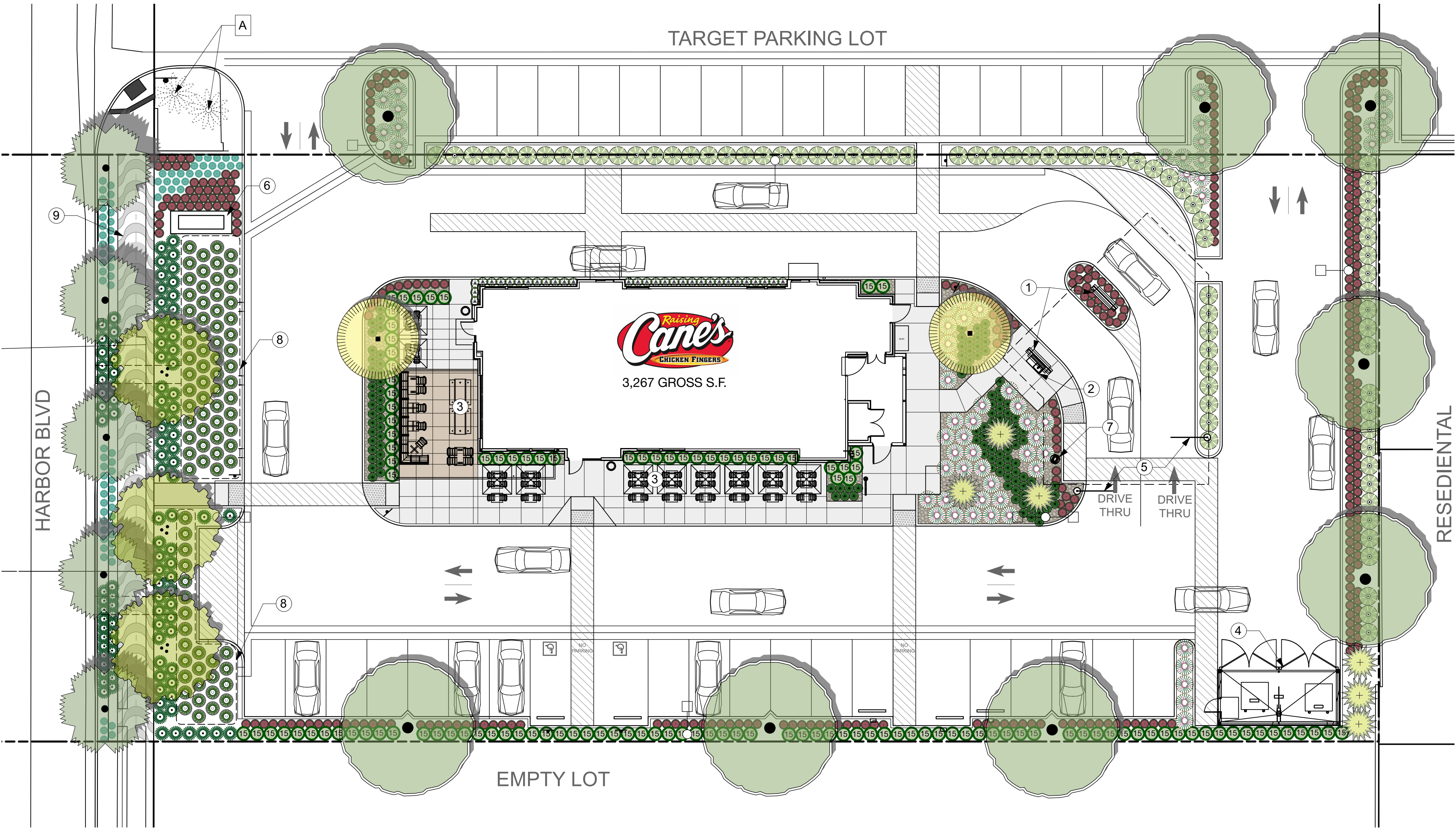
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Title:

Conceptual
Landscape Plan

Sheet Number:

L0.1



Proposed Notes

- ① (P) order board per architect
- ② (P) hand washing station per architect
- ③ (P) outdoor furniture per architect
- ④ (P) trash enclosure per architect
- ⑤ (P) headache bar per architect
- ⑥ (P) monument board per architect
- ⑦ (P) pre order board per architect
- ⑧ (P) bio retention area per civil
- ⑨ (P) ROW paving treatment per Harbor Boulevard Landscaping Treatment

Existing Notes

- A (E) palms to remain

Existing Tree Protection
& Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree symbol
- (E) shrub
- (E) to be removed symbol

Plant List

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
Trees							
	Cassia leptophylla	Gold Medallion Tree	24" box	2	15 - 25 ft	15 - 20 ft	Low
	Koelreuteria bipinnata	Chinese Flame Tree	15 gal	3	20 - 30 ft	25 - 35 ft	Low
	Phoenix dactylifera	Date Palm	24" box	5	80 - 100 ft	20 - 40 ft	Low
	Rhus lancea	African Sumac	36" box	8	20-30 ft	> 35 ft	Low
Shrubs							
	Raphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	15 gal	122	3 - 5 ft.	3 - 4 ft.	Low
	Westringia 'Highlight'	Variegated Rosemary	15 gal	77	3 - 4 ft	4 ft	Low
Perennials							
	Achillea millefolium 'Paprika'	Paprika Yarrow	1 gal	349	1'-2'	2'-3'	Med
	Chondropetalum 'El Campo'	El Campo Small Cape Rush	5 gal	85	2 - 3 ft	3 - 4 ft	Low
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	5 gal	32	2 -3 ft	1 - 2 ft	Low
Succulents							
	Agave americana var. marginata	Variegated Century Plant	15 gal	6	4 - 8 ft.	6 - 12 ft.	Very Low
	Senecio serpens	Blue Chalksticks	1 gal	81	<= 12 in	12 - 24 in	Low
Grasses							
	Lomandra 'Baby Breeze'	Evergreen Baby Mat Rush	5 gal	113	1 -2 ft	1 -2 ft	Low
	Muhlenbergia capillaris	Pink Muhly	5 gal	61	3 ft	3 ft.	Med
	Pennisetum setaceum 'Rubrum'	Fireworks Fountain Grass	1 gal	107	4 - 5 ft	2 - 4 ft	Low
----- root barrier							

Materials Legend

Material	Size	Area
Local river cobble	2-3" DIA	1,796 SF
Direct Colors® Kahlua integral colored concrete W/ double bladed saw cut joints. Finish: TOPCAST #03	N/A	418 SF
Natural colored concrete W/ double bladed saw cut joints. Finish: TOPCAST #03	N/A	2,334 SF

*Integral Colored Concrete Supplier: Direct Colors <https://www.directcolors.com/>

Tree Requirement Calculations per Predevelopment Findings

-a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper truck, eight feet in height with a two and one-half foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee

-Street Frontage. One 24-inch box tree of a two and one-quarter inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for every 30 feet of street frontage.

-No trees shall be planted under any eave, overhang or balcony

-All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.

-Tree Numbers.

- Parking area—One per eight spaces.
- Street setbacks—One per 20 feet.
- Balance of site—One per 600 square feet (less parking area building)



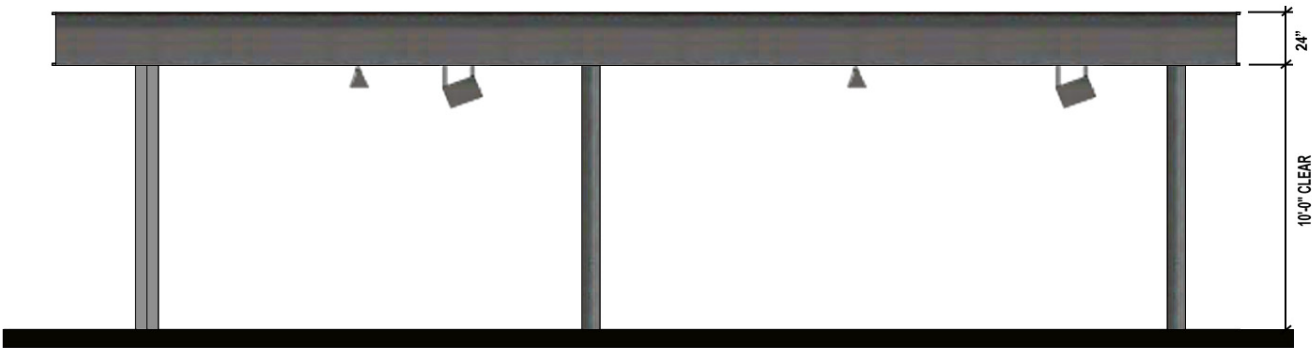
MATERIAL FINISHES

EM-3	EM-4	EWF-1	EWF-2	EWF-4	EWF-5	EWF-6	EWS-2
HOT ROLLED STEEL W/ CARBON GRADE FINISH - W/ CLEAR. MATTE POWDER COAT FINISH	RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF THE "I" ELEMENT ONLY	BELDEN NORMAN BRICK MASONRY. MEDIUM RANGE, SMOOTH. IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS IO H. WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH	"SW 7669 SUMMIT GRAY" PORTLAND CEMENT STUCCO	BORAL: "ALAMO" MODULAR BRICK. MORTAR TO MATCH SOLOMON PRODUCTS IO H. LIGHT BUFF SACK RUB FINISH.	"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO	"456 OYSTER SHELL" CEMENT STUCCO	ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

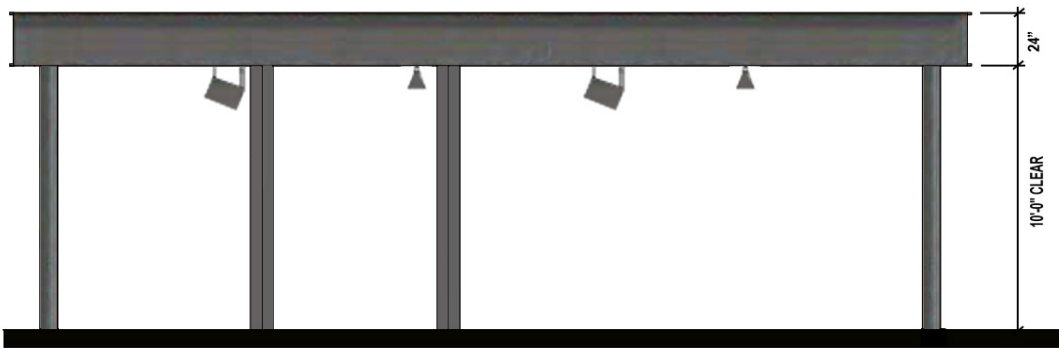
GENERAL NOTES:

(3) 4x8 logos at 24.14 SF each, (1) 20" One Love letters (17.57 SF), (1) Red Dog Banner (32 SF) and (1) One Love Heart as Art. Overall signage equals 121.99 SF. (Linear frontage equals 129.17 FT)

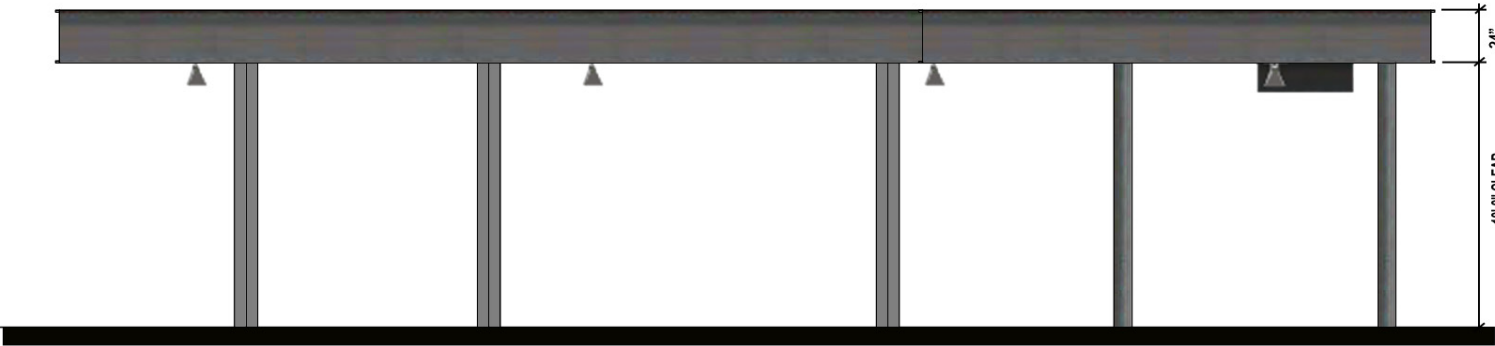
Colored Drive Thru Canopy Elevations (For Reference Only)



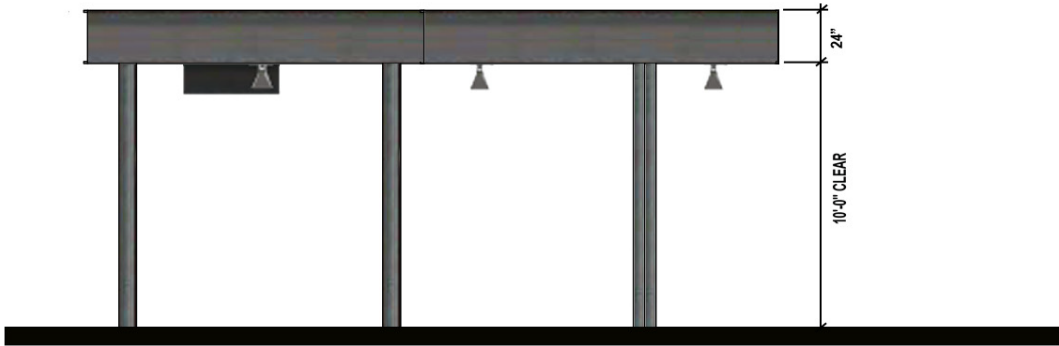
NORTH ELEVATION



SOUTH ELEVATION

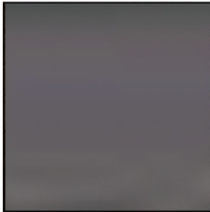


EAST ELEVATION



WEST ELEVATION

MATERIAL FINISHES



STEEL METAL PAINTED BLACK

GENERAL NOTES: