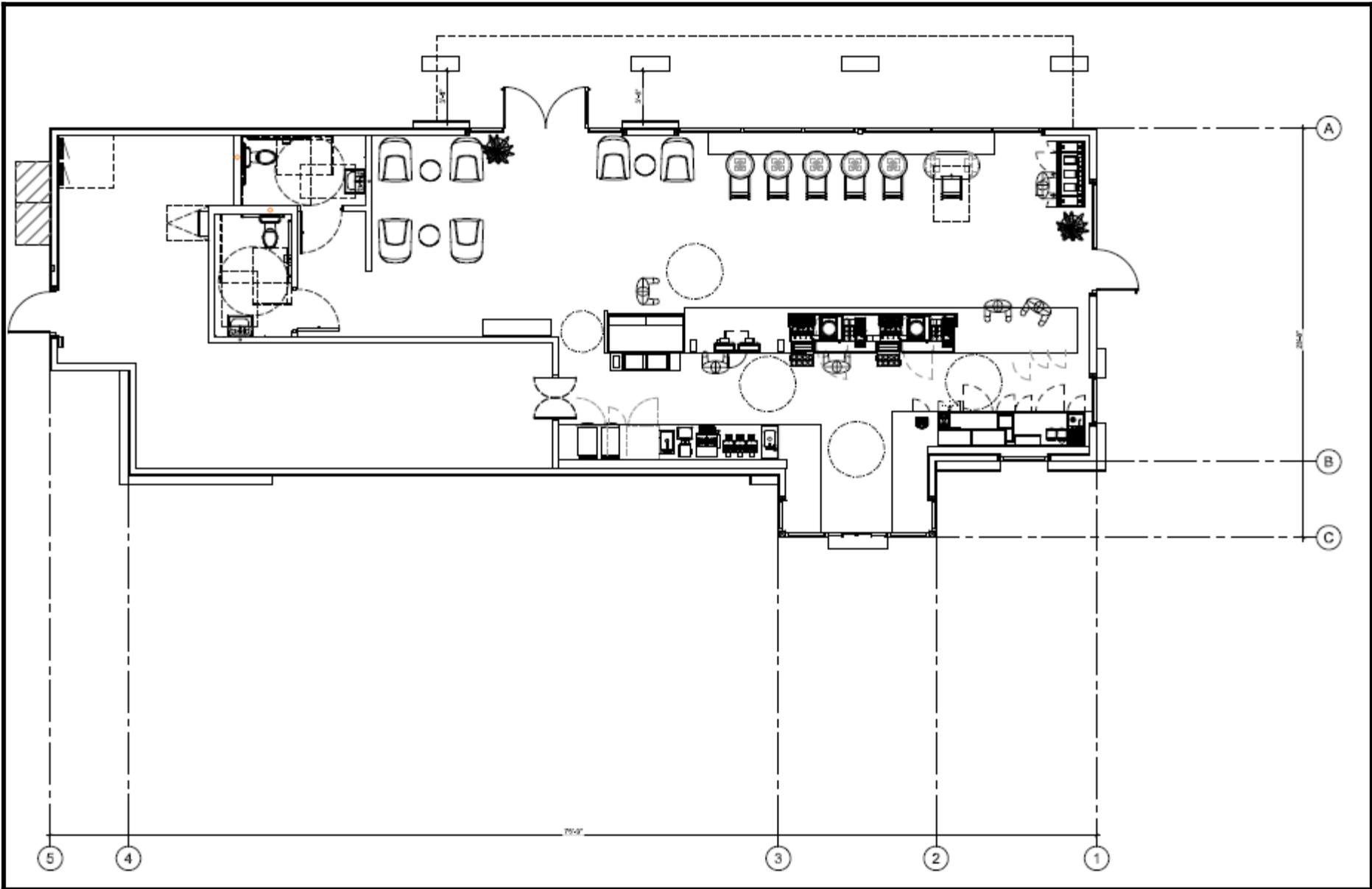


OVERALL SITE PLAN

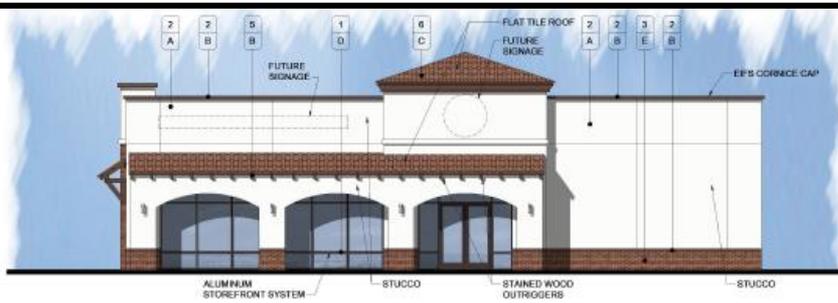


VIEW FROM CORNER OF MAIN STREET AND EIGHTH STREET LOOKING NORTH

BRONZE FIRE HYDRANT



FLOOR PLAN



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



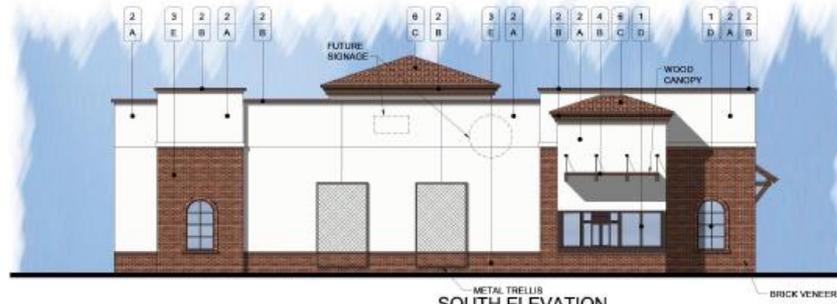
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION PLANS

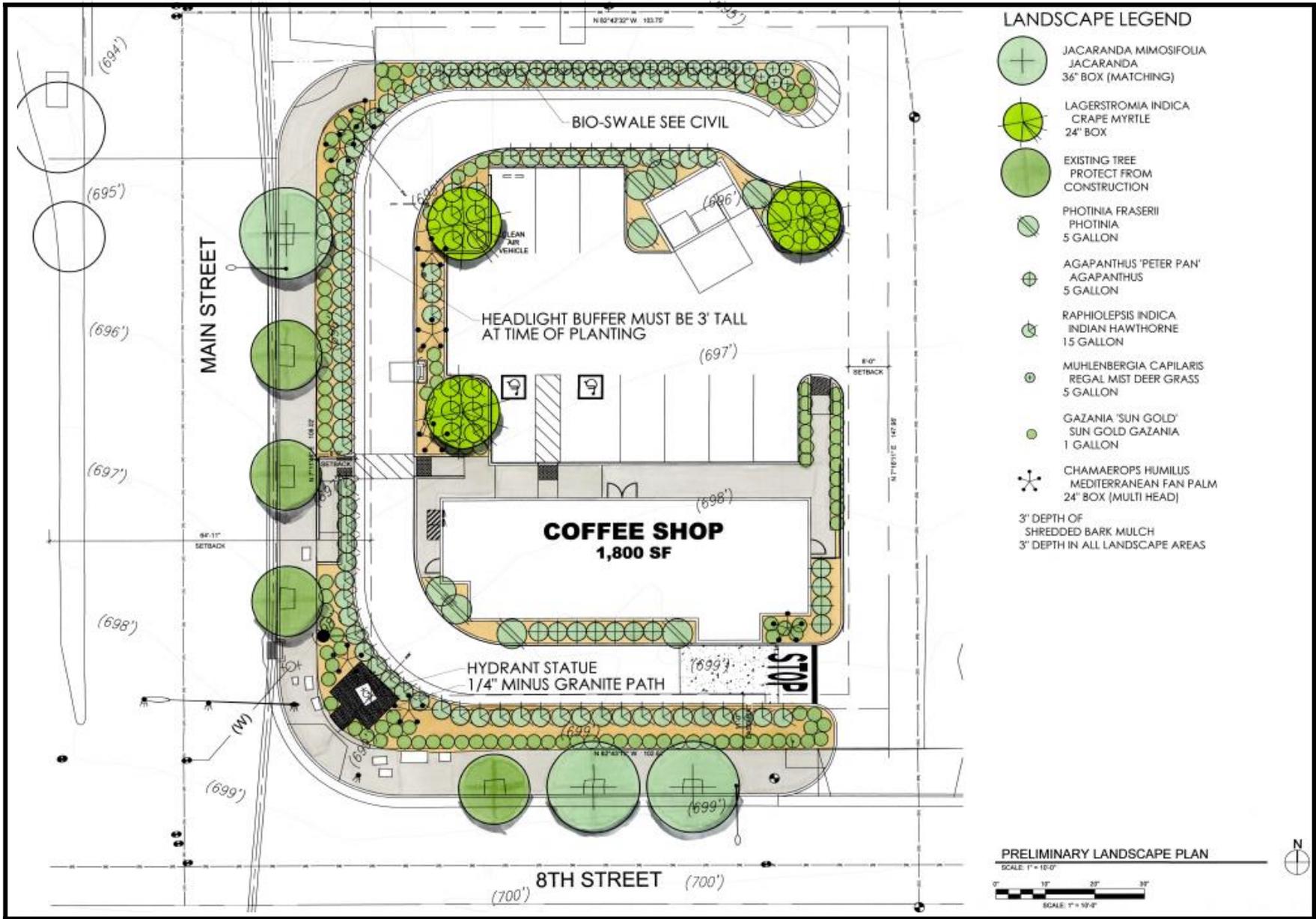


COLOR RENDERING

Corona Mall Parking Analysis

Land Use	Size	Parking Ratio (CMC Section 17.76.050)	Spaces Required
First Floor Mall (prior to November 1994)	187,894 sf	1: 375 sf	501
Second Floor Mall (prior to November 1994)	27,963 sf	1:750 sf	37
Commercial Building (after November 1994)	8,628 sf		
	Financial/bank 4,314 sf	1:200 sf	22
	Medical/Dental 4,314 sf	1:200 sf	22
Coffee Building w/ drive-through	1,800 sf	1:100 sf	18
Total Parking Required			600
Parking Supply *			658
Parking Surplus			58

*32 existing parking spaces removed, and 9 spaces added with the new 1,800 sf building.



LANDSCAPE LEGEND

-  JACARANDA MIMOSIFOLIA
JACARANDA
36" BOX (MATCHING)
 -  LAGERSTROMIA INDICA
CRAPE MYRTLE
24" BOX
 -  EXISTING TREE
PROTECT FROM
CONSTRUCTION
 -  PHOTINIA FRASERII
PHOTINIA
5 GALLON
 -  AGAPANTHUS 'PETER PAN'
AGAPANTHUS
5 GALLON
 -  RAPHIOLEPSIS INDICA
INDIAN HAWTHORNE
15 GALLON
 -  MUHLENBERGIA CAPILARIS
REGAL MIST DEER GRASS
5 GALLON
 -  GAZANIA 'SUN GOLD'
SUN GOLD GAZANIA
1 GALLON
 -  CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
24" BOX (MULTI HEAD)
- 3" DEPTH OF SHREDDED BARK MULCH
3" DEPTH IN ALL LANDSCAPE AREAS

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"

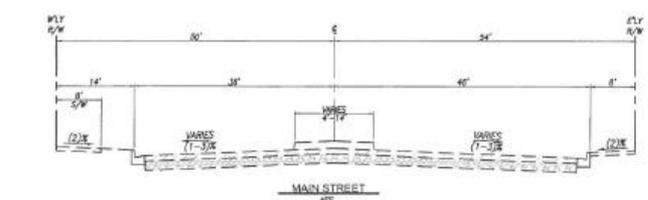
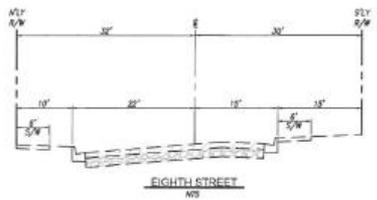
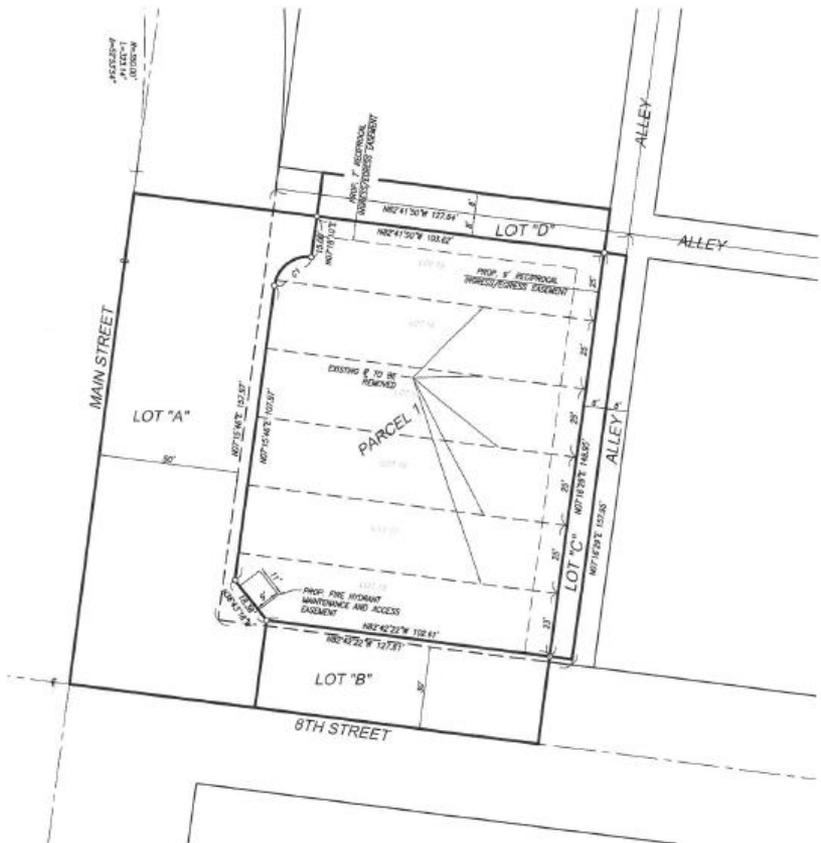


SCALE: 1" = 10'-0"



LANDSCAPE PLAN

PARCEL MAP NO. 37748



NOTE:

LOTS "A", "B", "C", AND "D" INCLUDE RECREATIONAL EASEMENTS, AND EMERGENCY ACCESS/EASEMENTS TO BE MAINTAINED BY CITY

LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 116 AS SHOWN ON MAP OF SOUTH INLANDSIDE FRONTAGE IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13:

THENCE SOUTH 07 DEG 01' 11" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 13 THROUGH 18, INCLUSIVE, A DISTANCE OF 147.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 113331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 02 DEG 41' 15" WEST, ALONG THE NORTHERLY LINE OF SAID PERMANENT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 100.80 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING AN ANGLE POINT IN THE EASTERLY LINE OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 113331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11.00 FEET, THROUGH AN ANGLE OF 89 DEG 55' 01", AN ARC LENGTH OF 28.40 FEET;

THENCE NORTH 07 DEG 11' 48" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, THROUGH AN ANGLE OF 90 DEG 00' 42", AN ARC LENGTH OF 10.67 FEET;

THENCE NORTH 07 DEG 17' 28" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 13;

THE PRECEDING 4 COURSES ARE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED EASEMENT AND RIGHT OF WAY;

THENCE SOUTH 82 DEG 42' 52" EAST, ALONG SAID NORTHERLY LINE OF LOT 13, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING.

SERVICE PROVIDERS:

CITY OF CORONA DEPARTMENT OF WATER	(951) 738-2283
CITY OF CORONA DEPARTMENT OF POWER	(951) 738-2281
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(909) 422-4133
SOUTHERN CALIFORNIA ELECTRIC	(909) 462-4830
PACIFIC BELL	(909) 422-4133
AMERICAN TELEPHONE AND TELEGRAPHY	(951) 301-7380
CORONA PUBLIC WORKS DEPARTMENT	(951) 738-2281
87 INDIAN STREET ENGINEERING	(909) 941-7994
WESTERN ELECTRIC	(951) 737-4245
CORONA SAN-A-SIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0461
CORONA-HOVED UNITED SCHOOL DISTRICT	(951) 738-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 738-3340
RIVERSIDE TRANSIT AGENCY	(951) 984-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 738-2530
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 738-2221
CITY OF CORONA	(951) 272-1980

DATE PREPARED: 4/26/2019

CITY OF CORONA

PARCEL MAP NO. 37748

DEVELOPER:

RESIDENCE GROUP
5075 NORTH 40TH STREET, SUITE 210 PHOENIX, AZ 85018
PH: (480) 253-0813
EMAIL: khaan@residencegrp.com

OWNERS:

MVC CORONA, LLC
2433 PROMENA ROAD CORONA, CA 92880
PH: (951) 288-1733
EMAIL: khaan@residencegrp.com

ENGINEER:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1306 E. CHANCE DRIVE CORONA, CA 92881
PH: (951) 372-8400
FAX: (951) 372-8430
EMAIL: aaron@armstrongbrooks.com

GRADING:

SDP ENGINEERING
100 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM, CALIF. 92805
PH: (714) 888-8888
EMAIL: jpruden@sdp-eng.com

ZONING NOTES:

- ZONING: D (DOWNTOWN)
- SPECIFIC PLAN: (DP-08-1)
- GENERAL PLAN: MLD (MIXED USE DOWNTOWN)
- SURROUNDING ZONING: NORTH: D (DOWNTOWN); SOUTH: CS (COMMUNITY SERVICES); EAST: D (DOWNTOWN); WEST: CS (COMMUNITY SERVICES)

LAND USE:

- EXISTING: COMMERCIAL PARKING LOT
- PROPOSED: STARBUCKS COFFEE W/ DRIVEWAY
- STREET LINEAR FOOTAGE: MAIN STREET: 180 LF; 8TH STREET: 130 LF
- LOT AREA: 1,314 SQ. FT.

LOT	AREA	LOT AREA	PERCENT	DEPTH
1	1,314.00	6.39	14.88%	131.4

ASSESSOR'S PARCEL NOS.

171-191-090

SITE ACREAGE

GROSS ACREAGE: 0.39 AC
NET ACREAGE: 0.39 AC

PHASING

ONE PHASE

SHEET INDEX

TITLE SHEET & PARCEL MAP COVER: 1
PROPOSED SITEPLAN: 2

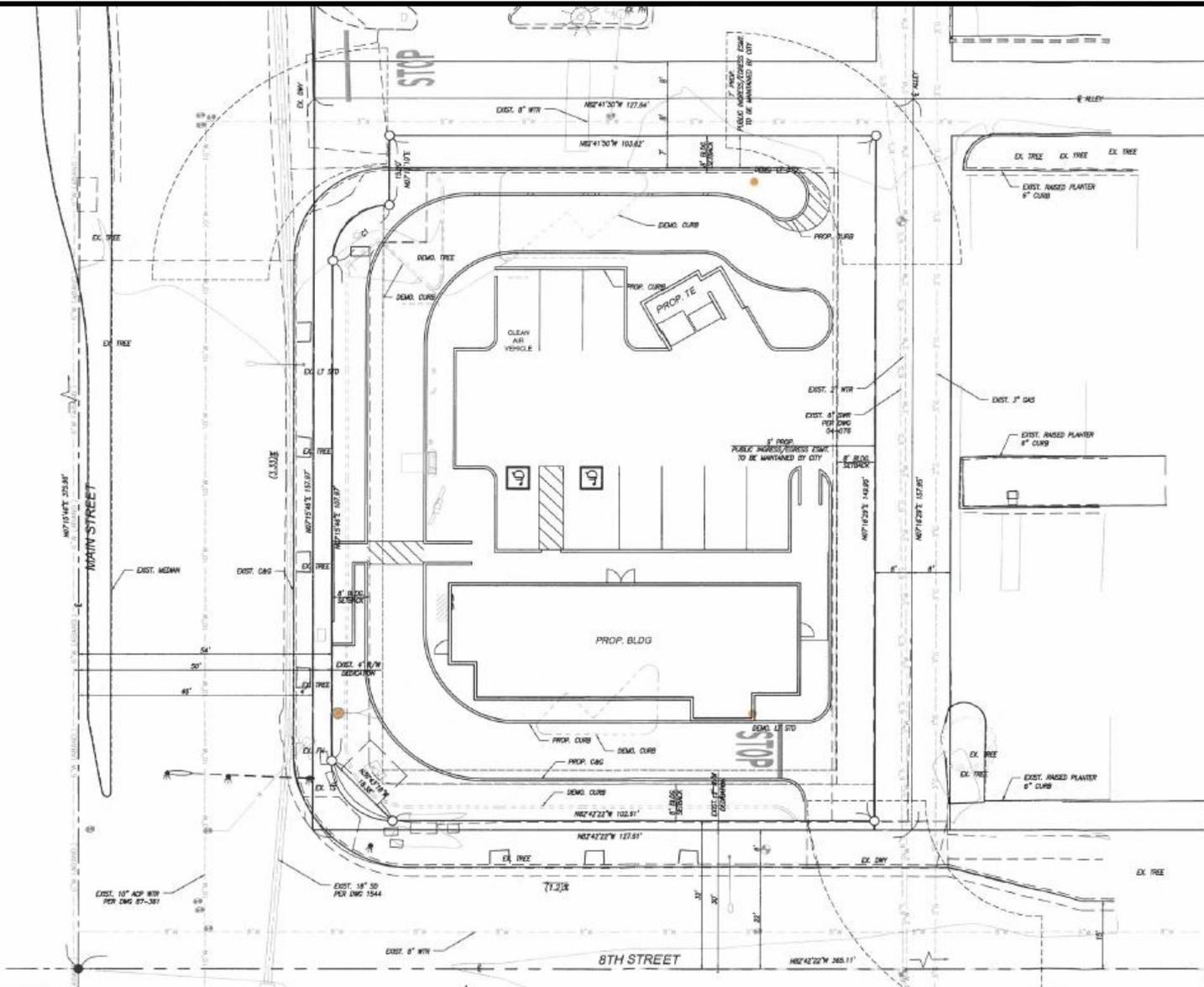


CURVE TABLE

NO. BACKSIGHTS	K	LENGTH TANGENTS
1	12.00	90.00 23' 18.88" 13.01"

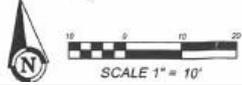
PREPARED BY: **ARMSTRONG & BROOKS CONSULTING ENGINEERS**
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1306 E. CHANCE DRIVE - CORONA, CA - 92881
P: 951-372-8400 F: 951-372-8430





CURVE TABLE

NO.	RADIUS	Δ	LENGTH TANGENT
C1	12.00'	92°02'23"	18.69'
C2	13.00'	89°56'08"	20.41'

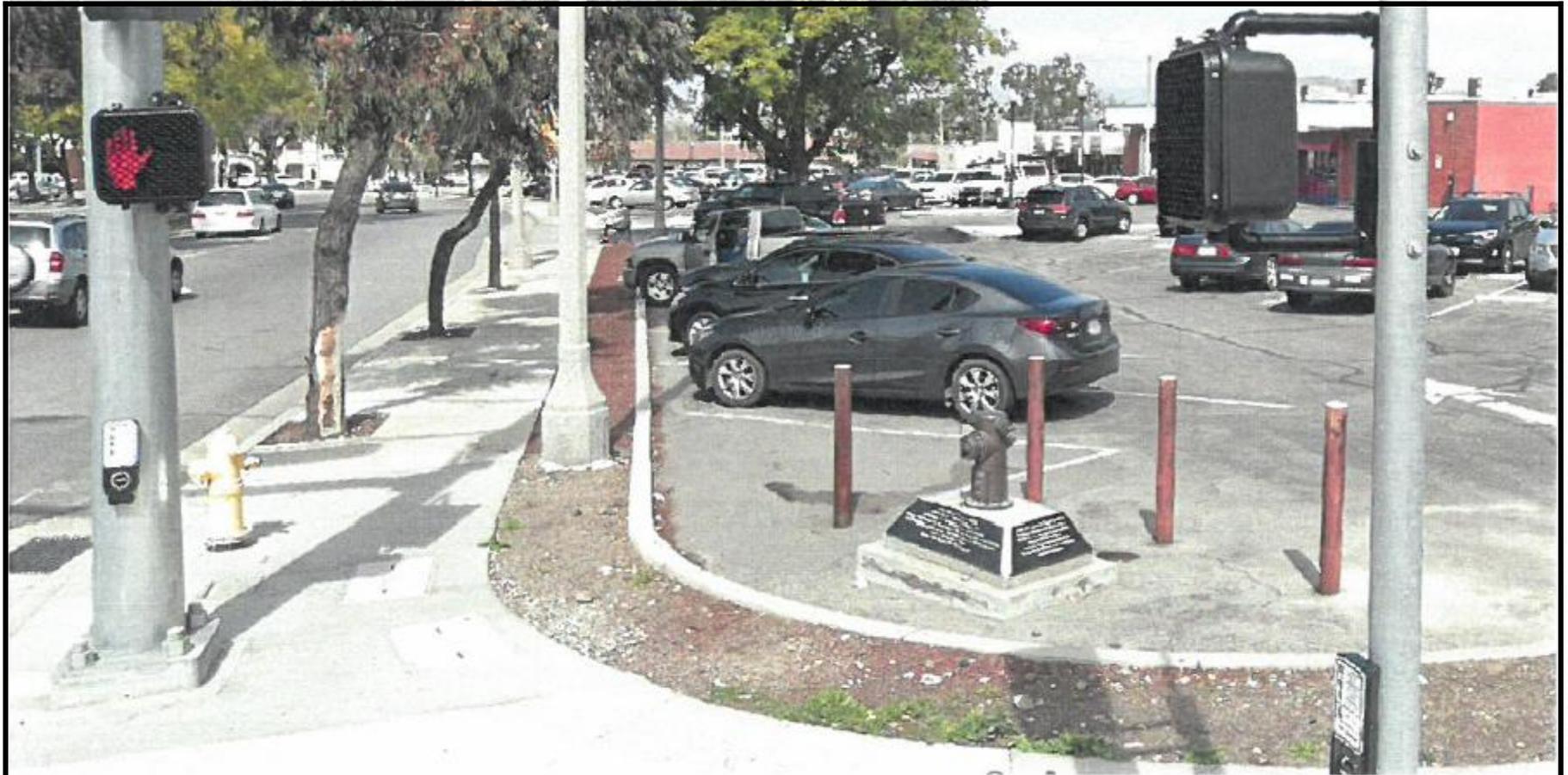


PREPARED BY:
ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
 1330 B. CHASE DRIVE - CORONA, CA - 92881
 P. 951-372-8460 F. 951-372-8480



CITY OF CORONA
PARCEL MAP NO. 37748

DATE PREPARED: 4/26/2019



VIEW FROM CORNER OF MAIN STREET AND EIGHTH STREET LOOKING NORTH

BRONZE FIRE HYDRANT



COLOR RENDERING