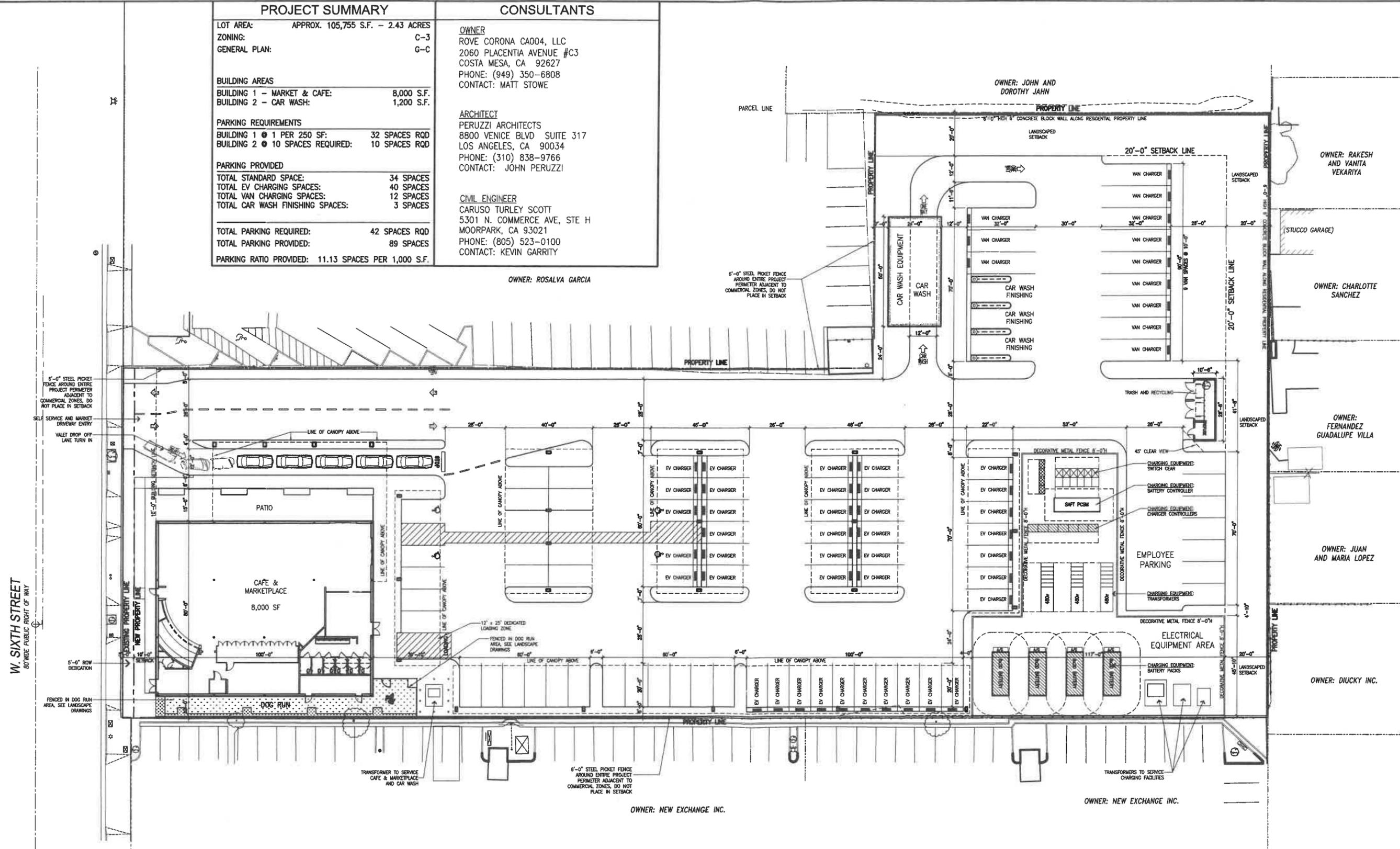


| PROJECT SUMMARY | |
|----------------------------------|-----------------------------------|
| LOT AREA: | APPROX. 105,755 S.F. - 2.43 ACRES |
| ZONING: | C-3 |
| GENERAL PLAN: | G-C |
| BUILDING AREAS | |
| BUILDING 1 - MARKET & CAFE: | 8,000 S.F. |
| BUILDING 2 - CAR WASH: | 1,200 S.F. |
| PARKING REQUIREMENTS | |
| BUILDING 1 @ 1 PER 250 SF: | 32 SPACES RQD |
| BUILDING 2 @ 10 SPACES REQUIRED: | 10 SPACES RQD |
| PARKING PROVIDED | |
| TOTAL STANDARD SPACE: | 34 SPACES |
| TOTAL EV CHARGING SPACES: | 40 SPACES |
| TOTAL VAN CHARGING SPACES: | 12 SPACES |
| TOTAL CAR WASH FINISHING SPACES: | 3 SPACES |
| TOTAL PARKING REQUIRED: | 42 SPACES RQD |
| TOTAL PARKING PROVIDED: | 89 SPACES |
| PARKING RATIO PROVIDED: | 11.13 SPACES PER 1,000 S.F. |

| CONSULTANTS | |
|-----------------------|---|
| OWNER | ROVE CORONA CA004, LLC 2060 PLACENTIA AVENUE #C3 COSTA MESA, CA 92627 PHONE: (949) 350-6808 CONTACT: MATT STOWE |
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| CIVIL ENGINEER | CARUSO TURLEY SCOTT 5301 N. COMMERCE AVE, STE H MOORPARK, CA 93021 PHONE: (805) 523-0100 CONTACT: KEVIN GARRITY |



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ARG

ARCHITECTS SEAL
DATE: 11/2022
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1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



ROVE
1341 W 6th STREET
CORONA, CA 92882

PROJECT NUMBER:
199-003-10
DRAWING DATE:
MAY. 11. 2022
DRAWING SCALE:
AS INDICATED
DRAWN BY:
JP

ROVE CORONA - SITE PLAN

EXHIBIT 3