

ADJACENT PROPERTY ZONING:
MU (SP99-01)

ADJACENT PROPERTY ZONING:
R-3, S AND R1-7.2

NOTES:

- ① BLANKET EASEMENT FOR WATER DISTRIBUTION, RECORDED MARCH 09, 1918 IN BOOK 476, PAGE 351 OF DEEDS.
- ② BLANKET EASEMENT FOR PUBLIC UTILITIES, RECORDED MAY 07, 1973 AS INSTRUMENT NO. 58741 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR TRAFFIC SIGNAL PURPOSES, RECORDED AUGUST 1, 1991 AS INSTRUMENT NO. 262489 AND SEPTEMBER 6, 1991 AS INSTRUMENT NO. 305158 BOTH OF OFFICIAL RECORDS.
- ④ BLANKET RIGHT TO DEVELOP, TAKE USE AND DISTRIBUTE THE WATER TO THE LAND, RECORDED MARCH 09, 1918 IN BOOK 476, PAGE 351 OF DEEDS.

SITE INFORMATION

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1
 PARCEL 1 OF PARCEL MAP ON FILE IN BOOK 5, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 1 AND 2
 PARCEL 1 AND 2 OF PARCEL MAP ON FILE IN BOOK 7, PAGE 15 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL PLAN DESIGNATION: MIXED USE 1 (COMMERCIAL & RESIDENTIAL)

ZONING: MIXED USE DISTRICT
NORTH MAIN STREET SPECIFIC PLAN (SP99-01)

LAND USE: SHOPPING CENTER

SURROUNDING PROPERTY USES:

NORTH: COMMERCIAL
 EAST: COMMERCIAL
 SOUTH: DRY CREEK / CHANNEL
 WEST: COMMERCIAL

SITE AREA: APPROX. 467,765 SF (10.74 AC)

FAR: .24

PROPOSED LANDSCAPE: APPROX. 46,723 SF (10%)

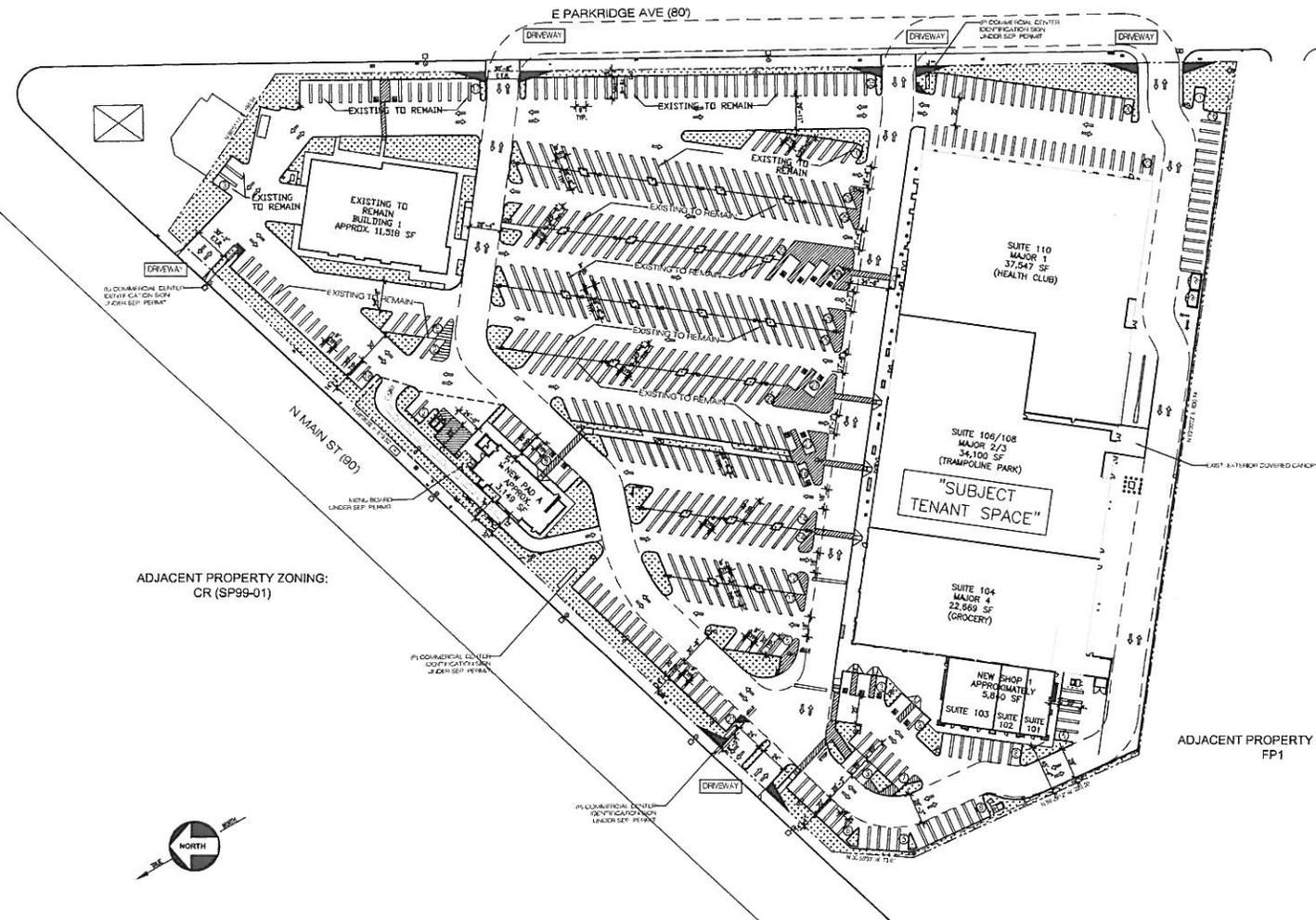
NOTE: MAJORS BUILDING EXISTING TO REMAIN WITH IMPROVEMENTS

PARKING INFORMATION

BUILDING	USE	APPROXIMATE BUILDING AREA	REQUIRED PARKING
BUILDING 1 (REMA)	OFFICE	11,518 SF	46 @1/250
MAJOR 1 (SUITE 110)	HEALTH CLUB	37,547 SF	251 @1/150
MAJOR 2/3 (SUITE 106/108)	TRAMPOLINE PARK	34,100 SF	201 (PER PRKG. STUDY)
MAJOR 4 (SUITE 104)	GROCERY	22,869 SF	61 @1/375
PAD A	RESTAURANT	3,149SF	32 @1/100
SHOPS 1 (SUITE 103)	RESTAURANT	2,920 SF	30 @1/100
SHOPS 1 (SUITE 102)	RETAIL	1,460 SF	6 @1/250
SHOPS 1 (SUITE 101)	RETAIL	1,460 SF	6 @1/250
TOTAL REQUIRED PARKING:			633
TOTAL PROPOSED PARKING:			542
PARKING SURPLUS/DEFICIANCY:			-91

TOTAL REQUIRED ACCESSIBLE PARKING: @ 2% OF 542 STALLS = 11 (2 VAN, 9 STD)

TOTAL PROVIDED ACCESSIBLE PARKING: 18 (6 VAN, 12 STD)



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CR (SP99-01)

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FP1



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MAIN STREET CROSSROADS

705 NORTH MAIN
CORONA, CA

MAJORS SITE PLAN

Scale: 1" = 100'-0"
 June 28, 2018

F11616570 - Corona, 705 N Main Street Major's Tenant Bldg
 MK116570 - Site Plan - PROOFING

THE SITE PLAN, MAP, PROPOSAL AND DESIGN INFORMATION IS PREPARED BY THE ARCHITECT AND IS SUBJECT TO THE CITY OF CORONA'S ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.