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

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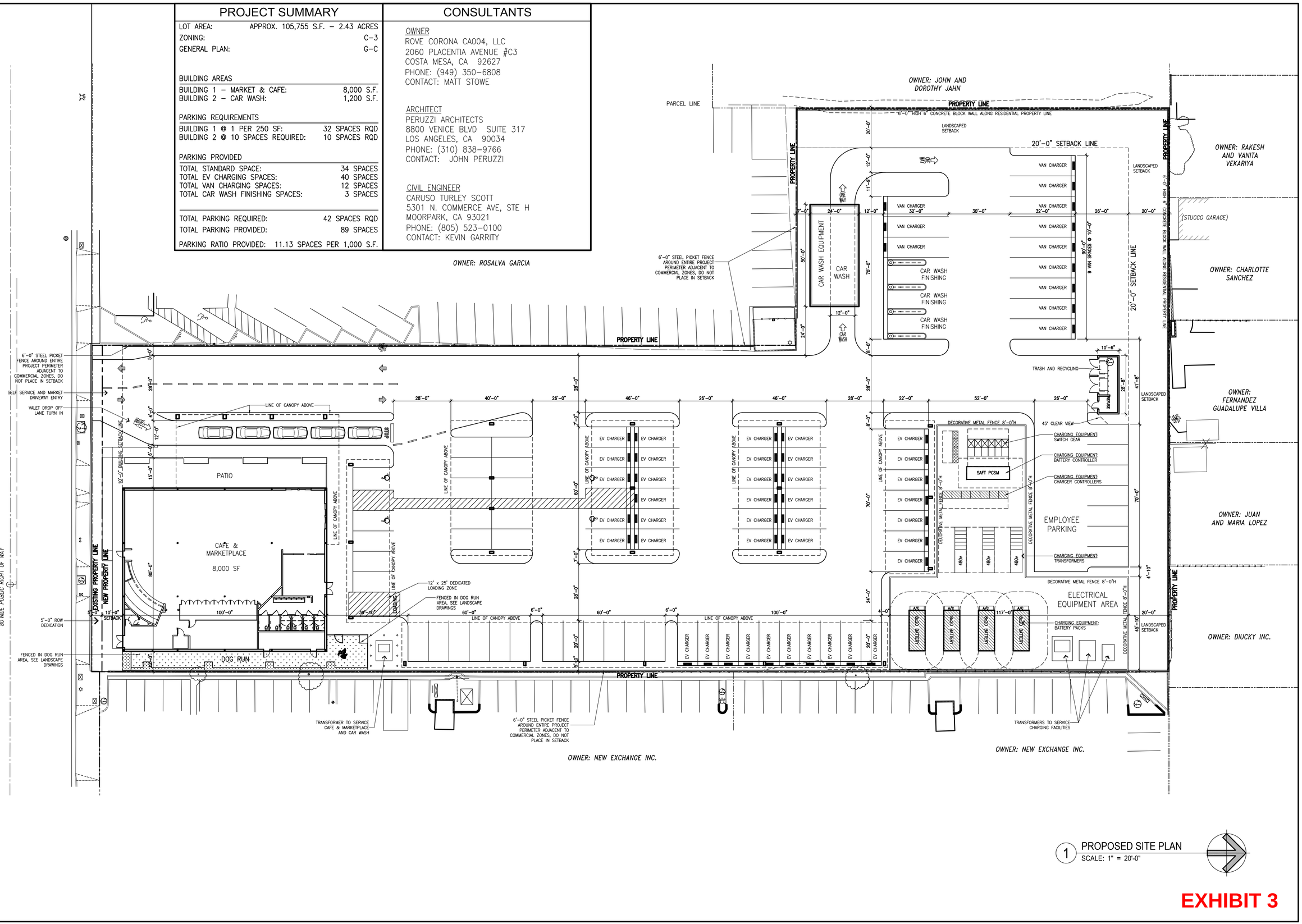

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

EXHIBIT 3

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ARCHITECTS SEAL

DATE OF SEAL

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REVISIONS:

NO.	DATE

ROVE
1341 W 6th STREET
CORONA, CA 92882

ROVE CORONA - SITE PLAN

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

A.101