

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. 308769 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. 487,765 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	11,519 SF	48 @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 PRAG. 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	2,820 SF	30 @1/100
SHOPS 1 (SUITE 102)	RETAIL	1,480 SF	6 @1/250
SHOPS 1 (SUITE 101)	RETAIL	1,480 SF	6 @1/250
TOTAL REQUIRED PARKING:			633
TOTAL PROPOSED PARKING:			542
PARKING SURPLUS/DEFICIENCY:			-91

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

TOTAL PROVIDED ACCESSIBLE PARKING: 18 (8 VAN, 10 STD)

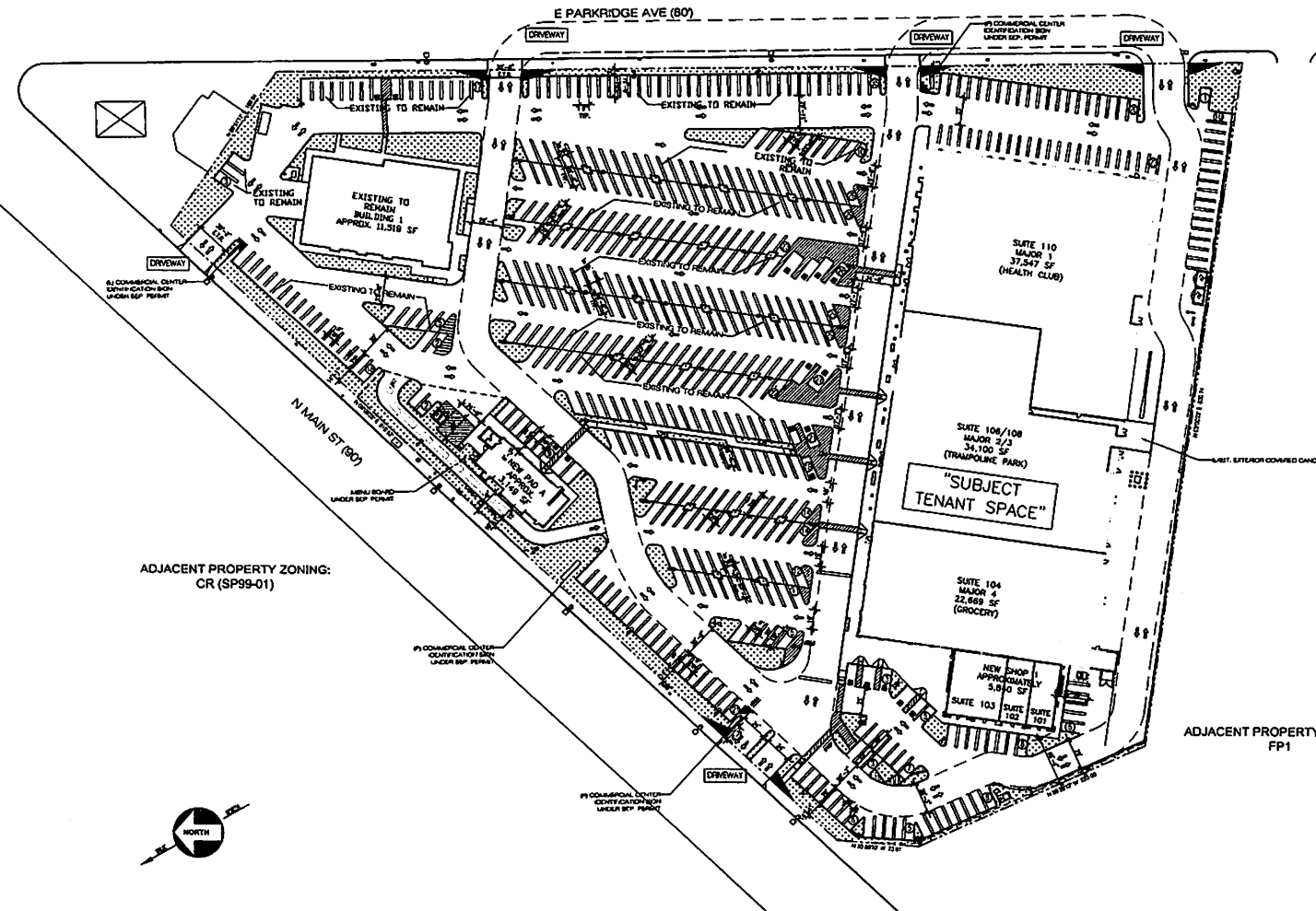
MAJORS SITE PLAN

Scale: 1" = 100'-0"

June 28, 2018

P11010570 - Corona, 705 N Main Blvd/Order/5 Tenant/21g
A11x10570 - Site Plan-21850.dwg

See plan, then, easements and other matters in connection with the property are shown by the owner, and are not shown on this plan. The owner warrants that the information shown on this plan is true and correct to the best of his knowledge and belief, and that he is not aware of any facts which might render the information shown on this plan misleading or incorrect.



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CR (SP99-01)

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FP1

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MAIN STREET CROSSROADS

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CORONA, CA