

**OWNERS OF RECORD**

HI CORONA LLC  
 20 N. RAYMOND AVENUE, SUITE 300  
 PASADENA CA 91103  
 CONTACT: HAMO ROSTAMIAN  
 (626) 243-5288

**APPLICANT**

HRI DEVELOPMENT  
 20 N. RAYMOND AVENUE, SUITE 300  
 PASADENA CA 91103  
 OFFICE: (626) 243-5288  
 MOBILE: (626) 844-7799

**ARCHITECT**

HCA PARTNERS INC  
 15723 EL SONETO DRIVE  
 WHITTIER CA 90603  
 OFFICE: (626) 796-3876

**ENGINEER**

TMS CONSORTIUM  
 807 E. CHASE DRIVE  
 CORONA CA 92881  
 OFFICE: (951) 272-1710  
 FAX: (951) 272-0787

**ASSESSOR'S PACEL NUMBERS**

APN: 113-360-051-4  
 APN: 113-360-052-5  
 APN: 113-360-054-7

**ZONING**

EXISTING ZONE: SUB-DISTRICT 4 UNDER THE (MAIN STREET SOUTH PLAZA SPECIFIC PLAN SP91-1)  
 PROPOSED ZONE: SUB-DISTRICT 4 UNDER THE (MAIN STREET SOUTH PLAZA SPECIFIC PLAN SP91-1)

**SITE AREA**

NET SITE AREA: ±1.293 AC. (±56,320 SF.)

**BUILDING INFORMATION**

BUILDING AREA: 9,990 SF.  
 SITE COVERAGE: 17.74%

**PARKING PROVIDED**

OFF STREET PARKING	
ACCESSIBLE (9'X18')	2 STALLS (ADA+VAN ACCESSIBLE)
STANDARD (9'X18')	36 STALLS
EV CHARGING	2 (ADA+VAN ACCESSIBLE)
LOADING SPACE (12'X25')	1 STALL
<b>TOTAL</b>	<b>38 STALLS</b>

**PARKING CALCULATIONS**

THE CITY'S PARKING REQUIREMENT FOR DAYCARE FACILITIES IS ONE (1) SPACE PER EMPLOYEE, PLUS ONE (1) SPACE PER TEN (10) CHILDREN.

1. THE CAPACITY OF THE CENTER 166 CHILDREN (PER LICENSING CALCULATIONS)  
 166 CHILDREN/10 = 16.6 STALLS: 17 STALLS REQUIRED

APPROXIMATELY 21 STAFF (PER LICENSING CALCULATIONS)  
 19 EMPLOYEES + 2 ADMIN = 21 X 1 STALL PER EMPLOYEE = 21 STALLS

2. 21 EMPLOYEE + 17 CHILDREN = 38 STALLS: 38 STALLS REQUIRED

**SAFE DISPERSAL AREA**

- THE SAFE DISPERSAL AREA MUST BE LARGE ENOUGH TO PROVIDE AT LEAST 5 SQUARE FEET OF SPACE FOR EACH BUILDING OCCUPANT.
- THE AREA MUST BE ON THE SAME LOT AND 50 FEET AWAY FROM THE BUILDING, ACCESSED BY A SAFE AND UNOBSTRUCTED PATH
- THE AREA MUST BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA, AND CANNOT BE USED FOR ANOTHER PURPOSE SUCH AS PARKING, STORAGE, OR TEMPORARY STRUCTURES.

185 CHILDREN + 24 EMPLOYEES = 209 OCCUPANTS  
 209 OCCUPANTS X 5 = 1045 SQUARE FEET REQUIRED

**LEGAL DESCRIPTION**

PARCEL 1: (APN'S: 113-360-054-7 AND 113-360-052-5)  
 PARCELS 2 AND 3 OF PARCEL MAP 14363, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 116 PAGES 96 AND 97 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.  
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CORONA-NORCO UNIFIED SCHOOL DISTRICT AS FULLY DESCRIBED IN GRANT DEED RECORDED JULY 14, 2004 AS INSTRUMENT NO. 2004-545356 OF OFFICIAL RECORDS.  
 PARCEL 2: (APN: 113-360-051-4)  
 THOSE PORTIONS OF LOTS 214 AND 187 OF AMENDED DIVISION 2 MAP OF ORANGE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 2 OF MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 PARCEL 3:  
 A NON-EXCLUSIVE EASEMENT FOR A 25-FOOT PERMANENT, UNOBSTRUCTED, SECONDARY EMERGENCY INGRESS/EGRESS EASEMENT AS DESCRIBED IN GRANT OF EASEMENT RECORDED MAY 23, 2012 AS INSTRUMENT NO. 2012-236556 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL "A":  
 THAT PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGE 25 OF RECORDS OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 25.00 FEET IN WIDTH.  
 PARCEL "B":  
 THAT PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 137 PAGE 25 OF RECORDS OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 25.00 FEET IN WIDTH.  
 THE NORTHERLY AND SOUTHERLY LINES OF SAID STRIP OF LAND 25.00 FEET IN WIDTH SHALL BE LENGTHENED OR SHORTENED SOUTHWESTERLY TO TERMINATE AT SAID NORTHERLY LINE OF SAID PARCEL "A" DESCRIBED ABOVE AND SHALL ALSO BE LENGTHENED OR SHORTENED EASTERLY TO TERMINATE AT SAID WESTERLY LINE OF SAID PARCEL 3.

**FLOOD CONTROL CHANNEL**

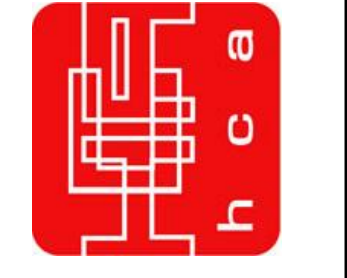
**GENERAL COMMERCIAL (SHOPPING CENTER) ZONE: SP91-1**

- KEYNOTES:**
- PROPOSED 6" CONC. CURB
  - PROPOSED CONC. SIDEWALK
  - 6' EXISTING CHAIN LINK FENCE TO BE REMOVED
  - MONUMENT SIGN
  - RELOCATE EXISTING TRANSFORMER
  - RELOCATE EXISTING FIRE HYDRANT. BLOW-OFF HYDRANT NEEDS TO BE AT END OF WATER LINE
  - RELOCATE EXISTING 2" WATER METER (DOMESTIC) SEE LANDSCAPE PLAN FOR METER
  - RELOCATE EXISTING STREET LIGHT DET.7/A104
  - PLAYGROUND EQUIPMENT PER ARCHITECT PLANS A-151, 152 & 153
  - PROPOSED TRASH ENCLOSURE CITY STD. 705 & 706 AND CURRENT ADA REQUIREMENTS
  - 6' HIGH STEEL TUBE FENCE
  - 6' HIGH VINYL FENCE
  - 4' HIGH VINYL FENCE
  - 4' HIGH BLACK CHAIN LINK FENCE
  - NEW ELECTRICAL METER
  - NEW GAS METER
  - STORM WATER
  - 4' HIGH STEEL TUBE FENCE
  - ALL PARKING STALLS 9'X18' WITH 2'-0" OVERHANG AT PLANTER AREAS
  - ALL PARKING STALLS 9'X18' WITH 2'-0" OVERHANG AT PLANTER AREAS
  - WATER METER - LANDSCAPING
  - NEW CATCH BASIN OUTLET TO FLOOD CONTROL REQUIRES ENCROACHMENT PERMIT

- KEYNOTES:**
- NEW CATCH BASIN SEE WQMP REPORT FOR DETAILS
  - SAFE DISPERSAL AREA (1050 SQUARE FEET)
  - ABANDONED WATER EASEMENT
  - 5-FOOT SIDEWALK PER SPECIFIC PLAN DEVELOPMENT STANDARDS
  - BIKE-U- RACK (3 SURFACE MOUNT) ON 7'-0" X 10'-0" CONCRETE PAD
  - ACCESSIBLE EV CHARGING STATIONS (2) WITH DEDICATED BRANCH CIRCUIT AND RACEWAY
  - TO BE ABANDONED PER DWP REQUIREMENTS

**LEGEND:**

- LANDSCAPE AREA
- CONC. SIDEWALK
- PARKING LOT SPACE NUMBER
- CENTERLINE
- PROPERTY LINE
- CURB LINE
- SEWER LINE
- STORM WATER LINE
- WATER LINE
- GAS LINE
- FW FIRE WATER LINE
- CHAIN LINK FENCE LINE
- VINYL FENCE LINE
- STEEL TUBE FENCE LINE
- ACCESSIBLE PATH OF TRAVEL



**HCA PARTNERS INC.**  
 ARCHITECTURE & INTERIORS  
 15723 EL SONETO DRIVE  
 WHITTIER CA 90603  
 OFFICE: (626) 796-3876  
 MOBILE: (626) 242-5147  
 ARCHITECT: GABRIEL C. ARMENDARIZ

**SITE PLAN**  
 2228 VESPER CIRCLE, CORONA CA

REV.	NAME	DATE
	PRECISE PLAN SUBMITTAL	06/19/2020
	PRECISE PLAN SUBMITTAL COMMENTS	07/17/2020
	PRECISE PLAN SUBMITTAL COMMENTS	10/16/2020
	PRECISE PLAN SUBMITTAL COMMENTS	11/06/2020

PROJECT NO.	
DESIGNED BY	GCA
DATE CHECKED	
DATE PRINTED	MAY 28, 2020
SCALE	1" = 20'-0"
SHEET NO.	

**EXHIBIT 3**  
 DPR2020-0002

**A100**