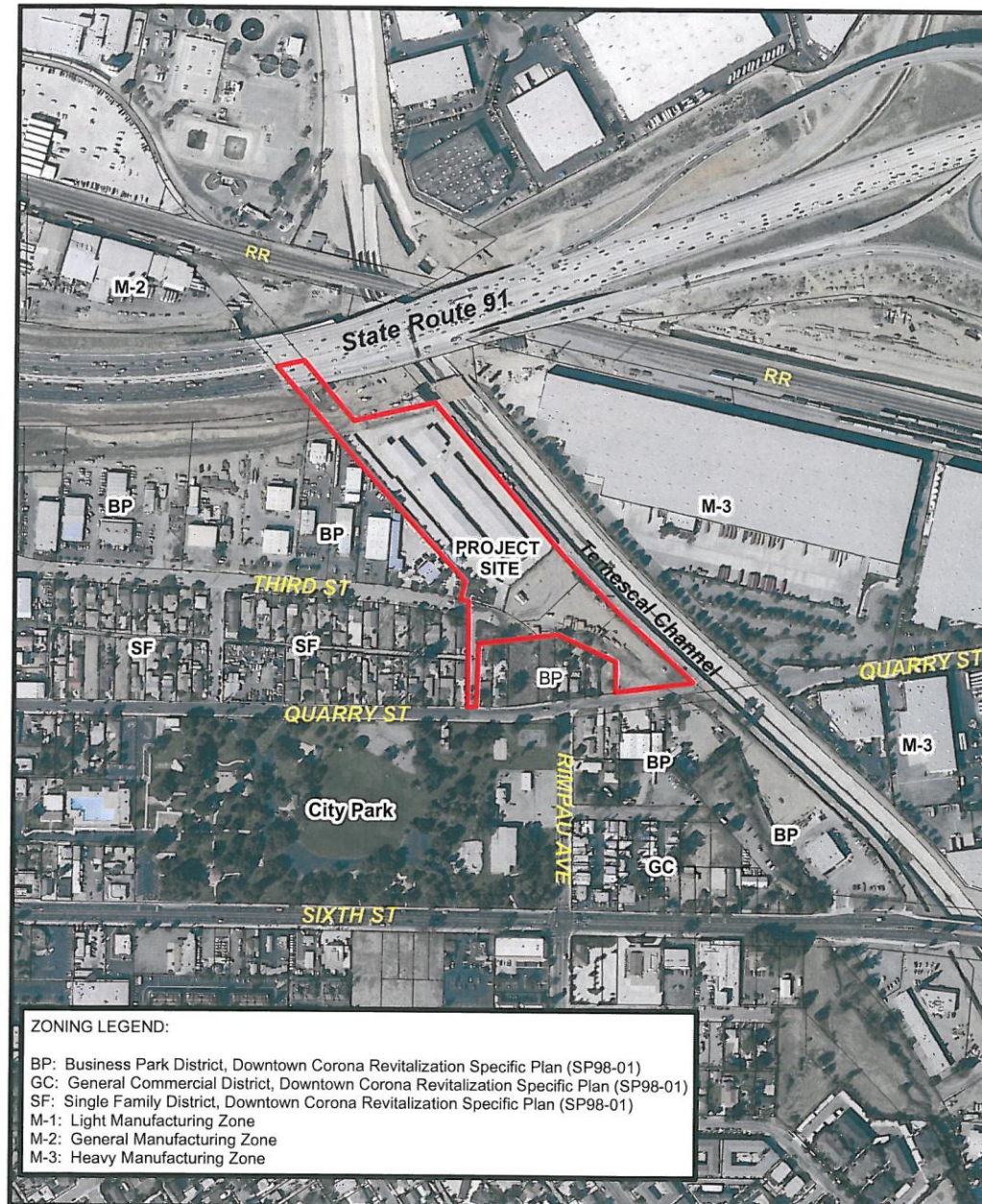




ZONING LEGEND:

BP: Business Park District, Downtown Corona Revitalization Specific Plan (SP98-01)
 GC: General Commercial District, Downtown Corona Revitalization Specific Plan (SP98-01)
 SF: Single Family District, Downtown Corona Revitalization Specific Plan (SP98-01)
 M-1: Light Manufacturing Zone
 M-2: General Manufacturing Zone
 M-3: Heavy Manufacturing Zone



Date: 02/12/2018

CUPM2017-0106
 PM2017-0104 (PM 37412)



[illegible]

JACK THOMSON
STADIUM PROPERTIES, LLC
17671 COWAN AVE - SUITE 125
IRVINE, CA 92614
PHONE: 949-738-5377
E-MAIL: jackt@dollarstorage.com

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
E-MAIL: ariel@valliarch.com

VICTOR ELIA
KWC ENGINEERS
1890 COMPTON AVE. - SUITE 100
CORONA, CA 92881
PHONE: 951-734-2130
E-MAIL: victor.elia@kwcengineers.com

SHANNON CARLSON
BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
E-MAIL: shannon@bmla.net

BUILDING COVERAGE	39,910 SQ.FT. (36.3% OF SITE)
PAVEMENT AREA	49,585 SQ.FT. (45.1% OF SITE)
LANDSCAPED AREA	20,397 SQ.FT. (18.6% OF SITE)
TOTAL	109,892 SQ. FT. (100%)

BLDG. A (2 STORY):	52,664 SQ. FT.
BLDG. B (2 STORY):	27,156 SQ. FT.
TOTAL STORAGE AREA	79,820 SQ. FT.
OFFICE	650 SQ. FT.
TOTAL PROJECT	80,470 SQ. FT.

1. ALL DRIVEWAYS HAVE 28' MIN. WIDTH

SITE AREA: 109,892 S.F. (2.52 ACRES)
STREET ADDRESS: 1075 EAST THIRD STREET
ASSESSOR PARCEL NUMBERS: 115-06-0046, 115-06-0047,
115-06-0048
BUILDING CONSTRUCTION TYPE: I-B (FIRE SPRINKLERS)
OCCUPANCY: S-1

PARKING REQUIRED: 1 SPACE PER 50 STORAGE UNITS
(601 SS UNITS/50= 12.02 SPACES REQUIRED)
(48 LOCKERS/50= 0.94 SPACES REQUIRED)
MANAGER: 2 SPACES REQUIRED
TOTAL REQUIRED= 14.96 = 15 SPACES

PARKING PROVIDED: 15 SPACES
(6 OUTSIDE GATES, 9 INSIDE GATES)

ALL SITE LIGHTS SHALL HAVE HOOD SHIELDS TO PREVENT SPILLOVER ONTO ADJACENT PROPERTY



CONCEPTUAL SITE PLAN

1/19/2018

SCALE: 1" = 30'-0"

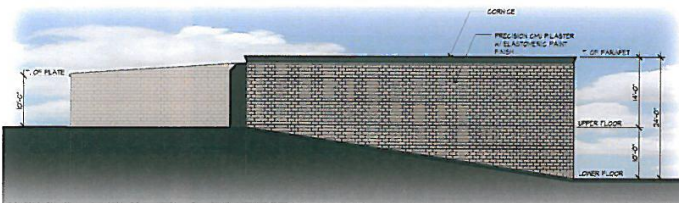




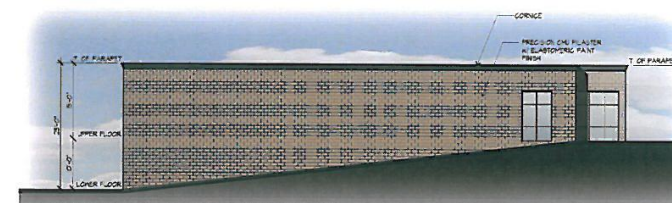
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

DOLLAR SELF STORAGE EXPANSION CORONA, CA

ELEVATIONS

SCALE: 1" = 10'-0"

11/03/2017

EXHIBIT

DOLLAR SELF STORAGE EXPANSION

CORONA, CA

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

SEPTEMBER 30, 2014

OWNER/DEVELOPER:

JACK THOMSON
STADIUM PROPERTIES, LLC
3151 AIRWAY AVENUE - SUITE H-3
COSTA MESA, CA 92626
PHONE: 714-444-4908
E-MAIL: jack@dollarstorage.com

ARCHITECT:

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
E-MAIL: ariel@valliforch.com

CIVIL ENGINEER:

VICTOR ELIA
KWC ENGINEERS
1880 COMPTON AVE. - SUITE 100
CORONA, CA 92881
PHONE: 951-734-2130
E-MAIL: victor.elia@kwcengineers.com

LANDSCAPE ARCHITECT:

SHANNON CARLSON
BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
E-MAIL: shannon@bmla.net

LOT COVERAGE:

BUILDING COVERAGE	36,331 SQ. FT. (33.1% OF SITE)
PAVEMENT AREA	61,924 SQ. FT. (56.3% OF SITE)
LANDSCAPED AREA	11,637 SQ. FT. (10.6% OF SITE)
TOTAL	109,892 SQ. FT. (100%)

BUILDING AREAS:

BLDG A (2 STORY)	39,984 SQ. FT.
BLDG B:	11,106 SQ. FT.
BLDG C:	4,473 SQ. FT.
TOTAL STORAGE AREA	55,463 SQ. FT.
OFFICE	1,064 SQ. FT.
TOTAL PROJECT	56,527 SQ. FT.

RV PARKING

12' x 40' 25 SPACES



VICINITY MAP

NOTE:

1. ALL DRIVEWAYS HAVE 28' MIN. WIDTH

PROJECT DATA

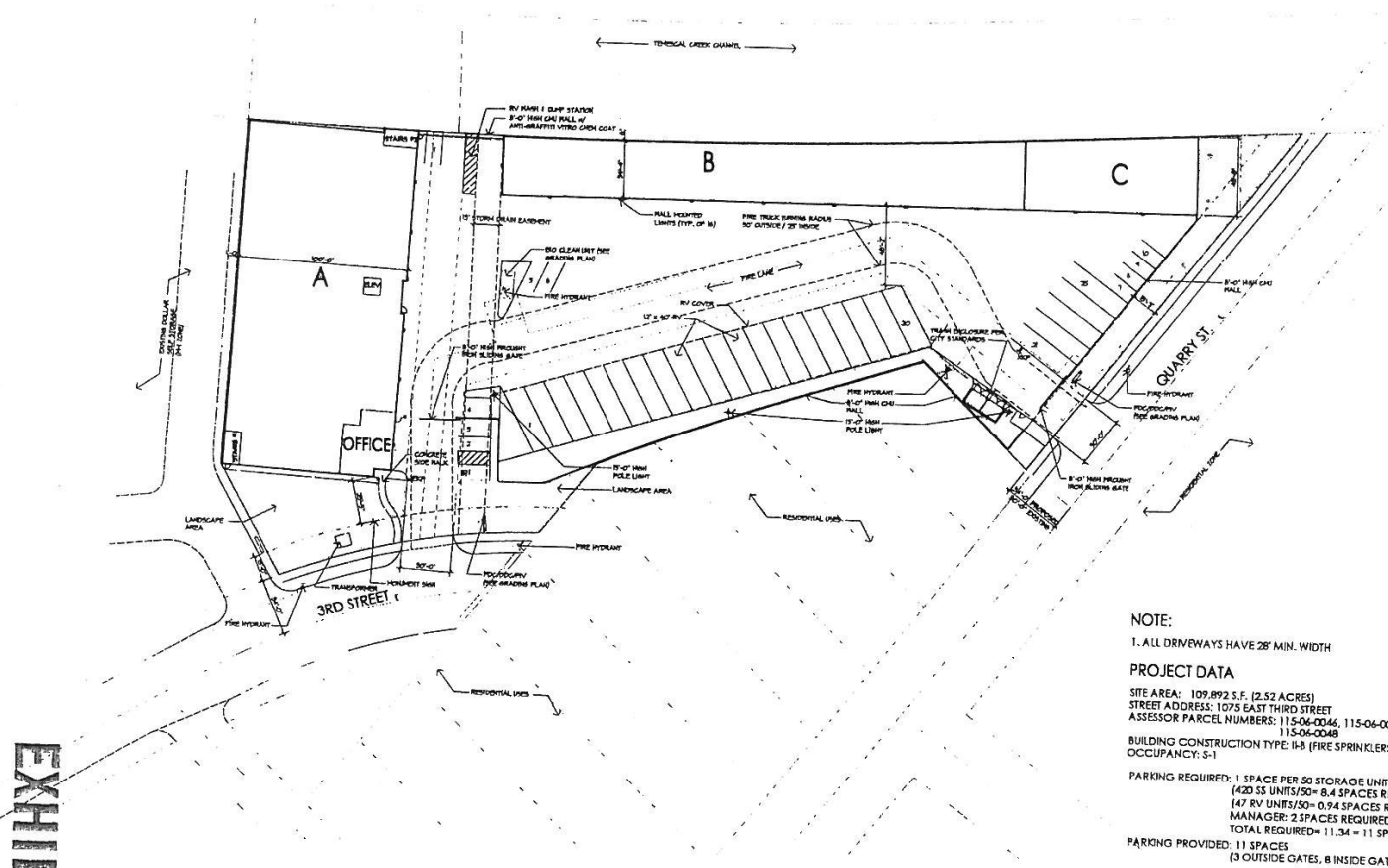
SITE AREA: 109,892 S.F. (2.52 ACRES)
STREET ADDRESS: 1075 EAST THIRD STREET
ASSESSOR PARCEL NUMBERS: 115-06-0044, 115-06-0047,
115-06-0048
BUILDING CONSTRUCTION TYPE: II-B (FIRE SPRINKLERS)
OCCUPANCY: S-1

PARKING REQUIRED: 1 SPACE PER 50 STORAGE UNITS
(420 SS UNITS/50 = 8.4 SPACES REQUIRED)
(147 RV UNITS/50 = 2.94 SPACES REQUIRED)
MANAGER: 2 SPACES REQUIRED
TOTAL REQUIRED = 11.34 = 11 SPACES

PARKING PROVIDED: 11 SPACES
(3 OUTSIDE GATES, 8 INSIDE GATES)

LIGHTING NOTE:

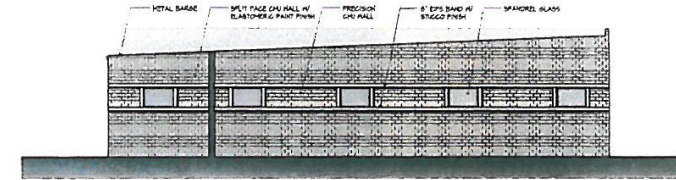
ALL SITE LIGHTS SHALL HAVE
HOOD SHIELDS TO PREVENT
SPELLOVER ONTO ADJACENT PROPERTY



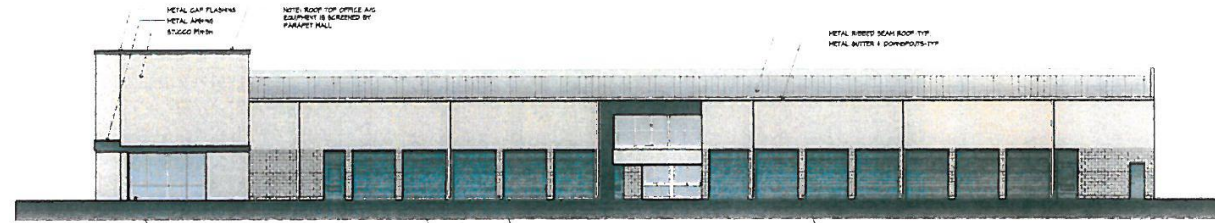
VALLI
ARCHITECTURAL
GROUP
27405 PUERTA REAL SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
OFFICE: @valliforch.com

MATERIALS AND COLORS

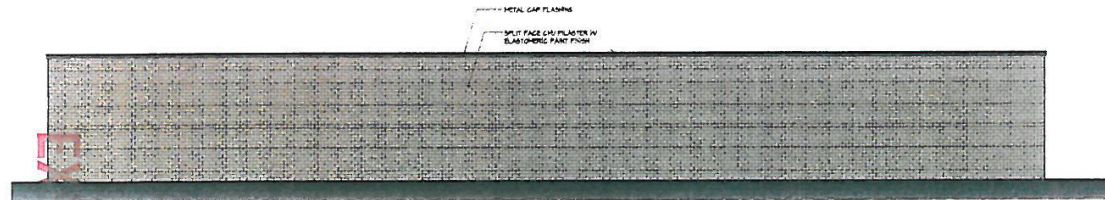
-  CMU WALLS
PAINT SW #6095 "TOASTY"
-  STUCCO
PAINT SW #6093 "FAMILIAR BEIGE"
-  ROLL-UP DOORS:
JANUS INTERNATIONAL: "DARK TEAL"
-  METAL ROOFS
"GALVALUME STEEL"
-  TRIM AND SWING DOORS
PAINT SW #6474 "RAGING SEA"
-  GLAZING
PPG "SOLAR GREEN"



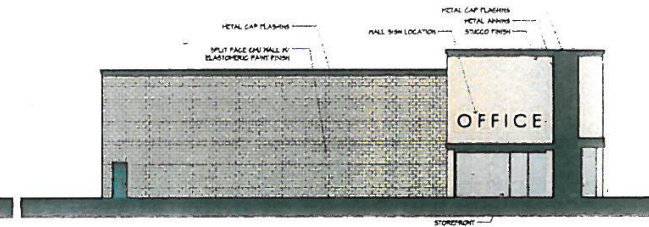
BLDG. A NORTH ELEVATION



BLDG. A EAST ELEVATION



BLDG. A WEST ELEVATION



BLDG. A SOUTH ELEVATION

DOLLAR SELF STORAGE EXPANSION

A, CA

BUILDING A ELEVATIONS

SCALE: 1" = 20'-0"

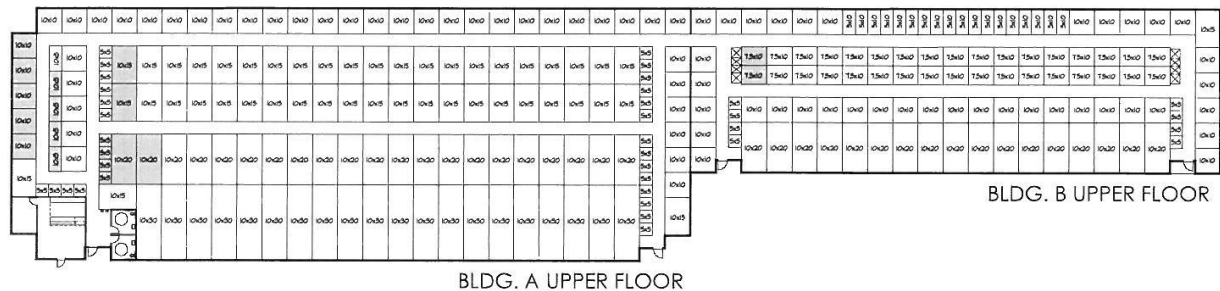
JULY 27, 2014

VALLI A
ARCHITECTURAL
GROUP
31403 PURVIS REAL ESTATE DR. PH: 1497.813.4191
MISSION VIEJO, CA 92654 www.valliarach.com



BLDG. B LOWER FLOOR

BLDG. A LOWER FLOOR



BLDG. B UPPER FLOOR

BLDG. A UPPER FLOOR

ACCESSIBLE UNITS REQUIRED

TOTAL NUMBER OF UNITS = 644
REQUIRED 10.2% of 444 = 45.3
PROVIDED 19
(PER TABLE 1B-225.5)
ACCESSIBLE SPACES SHOWN SHAD

ACCESSIBLE UNITS PROVIDED

5x5	4
5x10	4
7.5x10	2
10x10	4
10x15	3
10x20	2
TOTAL	19

NOTE: ACCESSIBLE SPACES ARE ALLOWED TO BE GROUPED TOGETHER IN ONE AREA (11B.225.31 "DISPERSION")

 ACCESSIBLE UNITS SHOWN SHADED



ACCESSIBLE SPACE DOOR

JANUS INTERNATIONAL OR EQUAL
MODEL 650 DOOR

1. LATCH TO BE WITHIN 36" OF FIN. FLR.
2. PULL ROPE "LOOP" MUST BE WITHIN 48" OF FIN. FLR. WHEN DOOR IS OPEN
3. DOOR MUST BE OPENABLE OR CLOSABLE WITH A FORCE NOT TO EXCEED 5 LBS.

UNIT MIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	No. OF UNITS	TOTAL SQ. FT.
5 x 5	25	68	1700
7.5 x 10	75	68	5100
5 x 10	52	52	2704
10 x 5	52	51	2652
10 x 10	100	191	19100
10 x 15	150	77	10800
10 x 20	200	55	11000
10 x 30	300	44	13200
STORAGE TOTAL			66,256
AVERAGE UNIT SIZE			110.24
GROSS BUILDING AREA			79,820
EFFICIENCY			83.01%

LOCKERS	
3x4x4	24
4x4x4	24



By utilizing both hard and soft materials and employing texture, color, and plants of contrasting structure the resulting landscape will be a diverse, attractive addition to the project. Areas of meandering stone cobble and boulders will provide an enhanced transition between the built environment while providing interest and contrasting with the decorative plant material. The perimeter slope will be covered in a mulch and binding agent. The use of these materials will limit maintenance and watering needs. The plant palette is comprised of a diverse collection of California friendly, low maintenance, low water use trees and shrubs that will provide a range of colors, forms, and textures through its flowering perennials, bold succulents, and delicate ornamental grasses. The plants water needs will be served with a modern irrigation system in order to save water and irrigate at the source by utilizing dripline tubing to the shrubs and groundcover and bubblers to all trees.



Plant Palette

Mounding shrubs form the foundation of the planting and are punctuated by succulent accents and areas of decomposed granite and cobble with dramatic form. Evergreen groundcover provides a foreground frame for the succulent plantings.

Botanical Name	Common Name	Wucols	Size
Succulent Accents			
Agave desmettiana 'Variegata'	Variegated Smooth Agave	L	15q
Senecio 'Blue Chalk Sticks'	Senecio	L	1q
Groundcover			
Lantana x 'New Gold'	New Gold Lantana	L	1q
Myoporum parvifolium	Myoporum	L	1q
Shrubs			
Cistus x purpureus	Orchid Rockrose	L	5q
Hesperaloe parviflora	Red Yucca	L	5q
Leucophyllum cimmarron	Cimarron	L	5q
Muhlenbergia capillaris	Pink Muhly	L	1q
Salvia g. 'Furman's Red'	Furman's Red Sage	L	5q
Salvia l. 'Santa Barbara'	Mexican Bush Sage	L	5q
Trees			
Cercidium x 'Desert Museum'	Desert Museum Palo Verde	L	36"box
Lagerstroemia indica	Crape Myrtle	M	36"box
Lophostemon confertus	Brisbane Box	M	24"Box

Groundcover



Salvia g. 'Furman's Red'

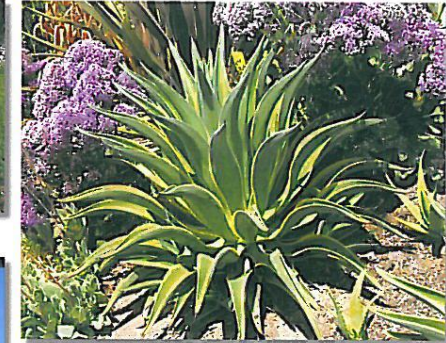


Lantana x 'New Gold'



Myoporum parvifolium

Accent



Agave desmettiana 'Variegata'

Shrubs



Cistus x purpureus



Muhlenbergia capillaris



Lophostemon confertus



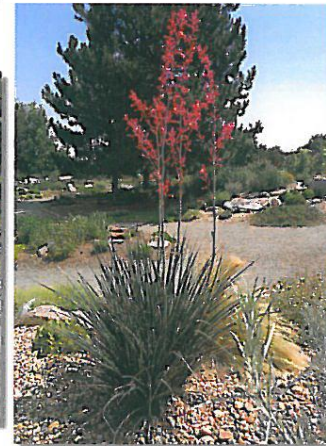
Senecio 'Blue Chalk Sticks'



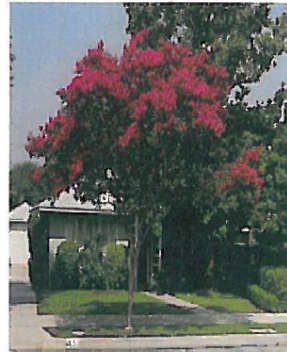
Salvia leucantha 'Santa Barbara'



Leucophyllum cimmarron



Hesperaloe parviflora



Lagerstroemia indica

Trees



Cercidium x 'Desert Museum'

DOLLAR SS EXPANSION



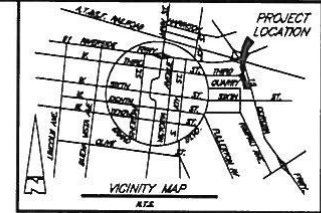
310 North Joy Street | Corona, CA 92879
T: 951.737.1124 | F: 951.737.6551
www.bmla.net

PLANTPALETTE

PREPARED FOR VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL SUITE 235 MISSION VIEJO, CALIFORNIA T: (949) 813-4191
DECEMBER 4, 2017

PARCEL MAP NO. 37412

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
JANUARY 2018



GENERAL NOTES:

1. PREPARED: JANUARY 2018
2. GROSS ACRES: 8.59 ACRES, NET ACRES: 7.18 ACRES (THAT R/V)
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
EXISTING USE: MOUNT LAND
PROPOSED USE: LIGHT MANUFACTURING
EXISTING ZONING: LIGHT MANUFACTURING
PROPOSED ZONING: LIGHT MANUFACTURING
ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
LAND USE: ZONING: GENERAL PLAN DESIGNATION:
NORTH: FLOOD CONTROL NORTH: F71 NORTH: OPEN SPACE GENERAL
SOUTH: BUSINESS PARK SOUTH: B71 SOUTH: LIGHT INDUSTRIAL
EAST: FLOOD CONTROL EAST: F71 EAST: OPEN SPACE GENERAL
WEST: BUSINESS PARK WEST: B71 WEST: LIGHT INDUSTRIAL
5. THOMAS BROTHERS GUARD: RIVERSIDE COUNTY, PAGE 743, GRID E3 AND F3
6. THIS PROJECT IS WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT.
7. THE PROJECT IS PART OF THE SANTA ANA RIVER WATER SHED.
8. EXISTING POWERPOLES ALONG THIRD STREET ARE TO BE UNDERGROUND.
9. EXISTING BUILDINGS ON PARCEL 2 TO REMAIN

EASEMENT NOTES:

- AN EASEMENT FOR PIPES TELEPHONE TELEGRAPH LINES ELECTRIC POWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF HERBERT BUCKLEY PRAED ET AL. RECORDED FEBRUARY 07 1911 IN BOOK 324 OF DEEDS PAGE 389 (BLANKET IN NATURE)
- AN EASEMENT FOR ROAD, PIPELINES AND RIGHTS INCIDENTAL IN FAVOR OF S.J. GENEREUX AND ETHEL J. GENEREUX RECORDED OCTOBER 6 1915 IN BOOK 406 PAGE 385 OF DEEDS (BLANKET IN NATURE)
- AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDED DECEMBER 2 1960 AS INSTRUMENT NO. 32453 OF OFFICIAL RECORDS (NEED DOC TO PLOT)
- AN EASEMENT FOR RIGHT TO CONSTRUCT RECONSTRUCT MAINTAIN AND USE A STREET OR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED SEPTEMBER 19 1961 AS INSTRUMENT NO. 30422 OF OFFICIAL RECORDS (PLOTTED HEREON)
- A RIGHT OF WAY RESERVED TO THE SOUTH RIVER SOLE LAND AND WATER COMPANY ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES DITCHES FLUMES AND CONDUITS FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE (BLANKET IN NATURE)
- AN EASEMENT FOR STREET AND HIGHWAY PURPOSES FOR THE CONSTRUCTION AND IMPROVEMENT OF QUARRY STREET IN FAVOR OF THE CITY OF CORONA A MUNICIPAL CORPORATION PER JOINT USE AGREEMENT RECORDED FEBRUARY 14 1983 AS INSTRUMENT NO. 4541 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR SIGNBOARD SIGNS FOOTING ACCESS SIGHT SIGHT LINE AND INCIDENTAL PURPOSES IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY RECORDED JUNE 3 2004 AS INSTRUMENT NO. 2004-024182 OF OFFICIAL RECORDS (NOT LOCATABLE BY RECORD)
- AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY IN FAVOR OF THE CITY OF CORONA RECORDED DECEMBER 23 2005 AS INSTRUMENT NO. 2005-061872 OF OFFICIAL RECORDS AND RECORDED MARCH 15 2006 AS INSTRUMENT NO. 2006-039616 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION RECORDED APRIL 20 2006 AS INSTRUMENT NO. 2006-028480 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC WATER LINE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF CORONA A MUNICIPAL CORPORATION RECORDED MAY 30 2006 AS INSTRUMENT NO. 2006-080672 OF OFFICIAL RECORDS (PLOTTED HEREON)
- RELINQUISHMENT OF RIGHTS OF EGRESS OR EGRESS TO THE STATE OF CALIFORNIA ADJACENT TO THE FREEWAY RECORDED APRIL 10 2014 AS INSTRUMENT NO. 2014-130721 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR AERIAL AND/OR UNDERGROUND ELECTRIC OR COMMUNICATION STRUCTURES AND INCIDENTAL RIGHTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION RECORDED AUGUST 21 2014 AS INSTRUMENT NO. 2014-130728 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL RIGHTS IN FAVOR OF THE CITY OF CORONA RECORDED AUGUST 2 2006 AS INSTRUMENT NO. 2006-040600 OF OFFICIAL RECORDS (PLOTTED HEREON) TO BE QUICALLY MARKED BY MAP OR SEPARATE INSTRUMENT
- A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY EGRESS (PLOTTED HEREON)
- A PROPOSED EASEMENT FOR PUBLIC WATERLINE PURPOSES (PLOTTED HEREON)

ASSESSOR PARCEL NUMBER(S):

115-000-000, 115-000-001, 115-000-002, 115-000-003, 115-000-004, 115-000-005, 115-000-006

OWNER/DEVELOPER:

RWC ENGINEERS
17071 CORONA AVE. SUITE 125
CORONA, CA 92614
(714) 441-6808
ATTN: JACK THOMPSON

ENGINEER:

RWC ENGINEERS
17071 CORONA AVE. SUITE 125
CORONA, CA 92614
(714) 441-6808
ATTN: THOMAS CASELLONE L.S. PE

LEGAL DESCRIPTION:

LOT 1: LOTS A, B, C, AND D AS DESCRIBED PER DOCUMENT NO. 2010-028480 RECORDED IN THE COUNTY OF RIVERSIDE ON JUNE 21, 2010 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LOT 2: LOT 1 OF LOT LINE ADJUSTMENT NO. 05-011 RECORDED IN THE COUNTY OF RIVERSIDE ON DECEMBER 23, 2005 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LETTERED LOT:

LOT	AREA	TYPE	DEDICATION
1	0.55 AC	STREET	CITY OF CORONA
2	0.58 AC	STREET	CITY OF CORONA
3	0.11 AC	N/A	N/A
4	0.19 AC	ALLEY	CITY OF CORONA

MADEUP PARCELS:

PARCEL	AREA
1	2.49 AC
2	4.69 AC



UTILITY NOTES:

WATER: CITY OF CORONA
400 S. VENTURA AVENUE
CORONA, CA 92603
(951) 738-2283
SEWER: CITY OF CORONA
400 S. VENTURA AVENUE
CORONA, CA 92603
(951) 738-2283
POWER: SOUTHERN CALIFORNIA EDISON CO.
1781 E. FRANKS
CHANDLER, CA 91711
(800) 830-8329
GAS: SOUTHERN CALIFORNIA GAS CO.
1781 E. FRANKS
CHANDLER, CA 91711
(800) 437-2300
FIBER: SBC TELUS
1781 E. FRANKS
CHANDLER, CA 91711
(951) 340-1168
CABLE: COMCAST CABLE
1781 E. FRANKS
CHANDLER, CA 91711
(951) 340-3177



PARCEL MAP NO. 37167

IN THE CITY OF CORONA COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
JUNE 2016

GENERAL NOTES:

1. PREPARED: JUNE 2016
2. GROSS ACREAGE: 2.76 ACRES, NET ACREAGE: 2.52 ACRES (PROP. R/W)
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
 EXISTING USE: VACANT LAND
 PROPOSED USE: LIGHT MANUFACTURING
 EXISTING ZONING: LIGHT MANUFACTURING
 PROPOSED ZONING: LIGHT MANUFACTURING
 ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
 LAND USE: ZONING: GP DESIGNATION:
 NORTH: FLOOD CONTROL NORTH: FPI NORTH: OPEN SPACE GENERAL
 SOUTH: BUSINESS PARK SOUTH: BP SOUTH: LIGHT INDUSTRIAL
 EAST: FLOOD CONTROL EAST: FPI EAST: OPEN SPACE GENERAL
 WEST: BUSINESS PARK WEST: BP WEST: LIGHT INDUSTRIAL
5. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E5 AND F5
6. SOURCE OF TOPOGRAPHY FIELD SURVEY BY KWC ENGINEERS DATED 03/06/2016 AND 05/07/16.
7. THIS PROJECT IS WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT.
8. THE PROJECT IS PART OF THE SANTA ANA RIVER WATER SHED.
9. EXISTING POWERPOLES ALONG THIRD STREET ARE TO BE UNDERGROUNDED.

EASEMENT NOTES:

- A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 2006 AS INSTRUMENT NO. 284480 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
- A. AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED AUGUST 02, 2006 AS INSTRUMENT NO. 2006-0563806 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF CORONA.
- A. RIGHT OF WAY DEDICATION FOR PUBLIC STREET PURPOSES PER INSTRUMENT NO. 2003-1051872.
- A. A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE; (THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.)
- A. AN EASEMENT FOR PIPELINES, TELEPHONE, TELEGRAPH LINES, ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 1911 IN BOOK 324 OF DEEDS, PAGE 389, IN FAVOR OF HERBERT BUCKLEY PRIDD, ET AL (THE LOCATION OF WHICH CANNOT BE DETERMINED FROM RECORDS.)
- A. PROPOSED EASEMENT FOR SEWER AND INCIDENTAL PURPOSES.
- A. PROPOSED EASEMENT FOR WATER AND INCIDENTAL PURPOSES.

ASSESSOR PARCEL NUMBER(S):

115-060-046, 115-060-047, 115-060-048, 115-060-044, & 115-060-028

OWNER/DEVELOPER:

STADIUM PROPERTIES
3401 ARROYO AVENUE, SUITE H-3
CORONA, CA 92882
(714) 444-4908
ATTN: JACK THOMSON

ENGINEER:

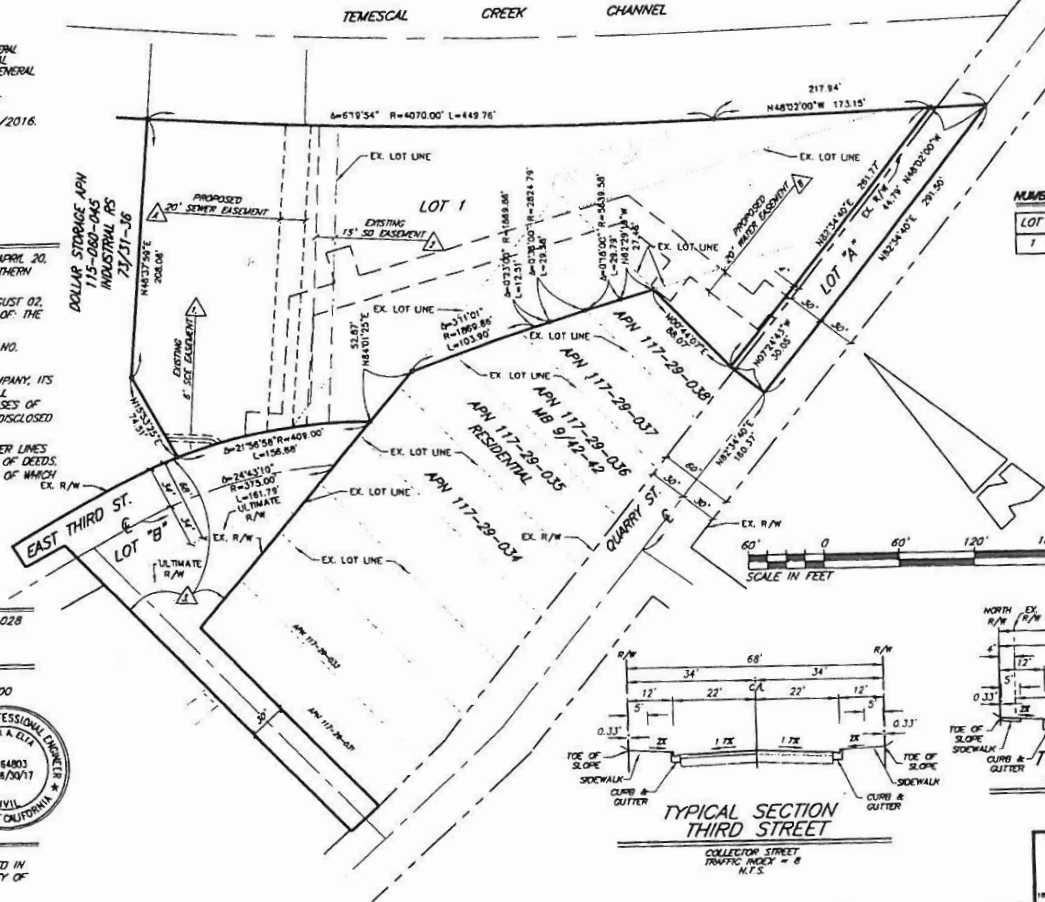
KWC ENGINEERS
1880 COMPTON AVENUE, STE 100
CORONA, CA 92881-3370
(951) 734-2130
ATTN: VICTOR ELM, PE



LEGAL DESCRIPTION:

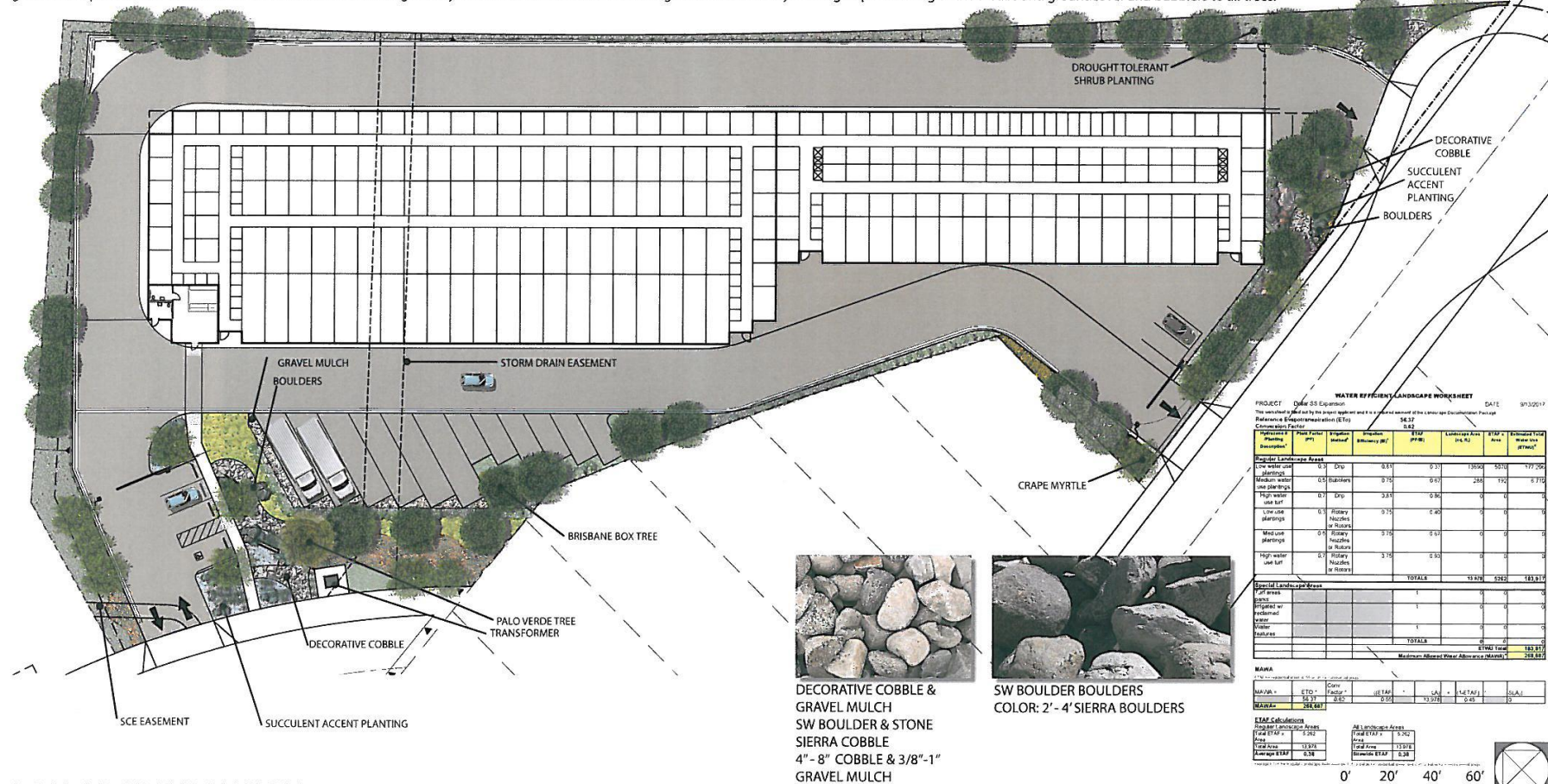
LOTS A, B, C, AND D AS DESCRIBED PER DOCUMENT NO. 2010-0283425 RECORDED IN THE COUNTY OF RIVERSIDE ON JUNE 21, 2010 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RS 143/32-50
APN 115-06-024 INDUSTRIAL



DOLLAR \$S EXPANSION CONCEPT

By utilizing both hard and soft materials and employing texture, color, and plants of contrasting structure the resulting landscape will be a diverse, attractive addition to the project. Areas of meandering stone cobble and boulders will provide an enhanced transition between the built environment while providing interest and contrasting with the decorative plant material. The perimeter slope will be covered in a mulch and binding agent. The use of these materials will limit maintenance and watering needs. The plant palette is comprised of a diverse collection of California friendly, low maintenance, low water use trees and shrubs that will provide a range of colors, forms, and textures through its flowering perennials, bold succulents, and delicate ornamental grasses. The plants water needs will be served with a modern irrigation system in order to save water and irrigate at the source by utilizing dripline tubing to the shrubs and groundcover and bubblers to all trees.



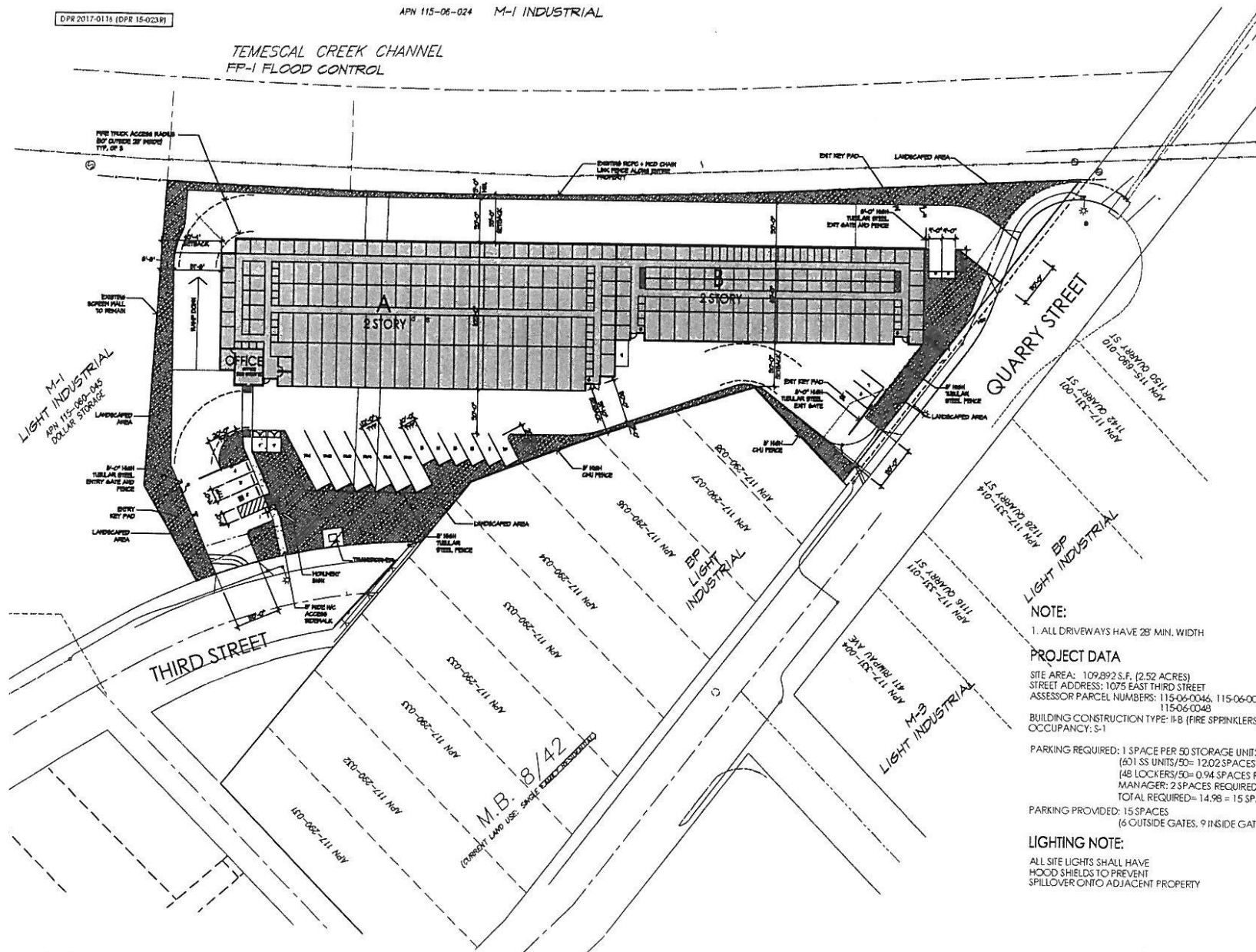
DOLLAR SS EXPANSION



310 North Joy Street | Corona, CA 92879
T: 951.737.1124 | F: 951.737.6551
www.bmla.net

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL SUITE 235 MISSION VIEJO, CALIFORNIA T: (949) 813-4191
DECEMBER 4, 2017

TEMESCAL CREEK CHANNEL
FP-1 FLOOD CONTROL

OWNER/DEVELOPER:

JACK THOMSON
STADIUM PROPERTIES, LLC
17671 COWAN AVE - SUITE 125
RIVINE, CA 92614
PHONE: (949) 738-5377
E-MAIL: jack@stadiumstorage.com

ARCHITECT:

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
E-MAIL: ariel@valliarich.com

CIVIL ENGINEER:

VICTOR ELIA
KWC ENGINEERS
1880 COMPTON AVE. - SUITE 100
CORONA, CA 92881
PHONE: 951-734-2130
E-MAIL: victor.elia@kwcengineers.com

LANDSCAPE ARCHITECT:

SHANNON CARLSON
BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
E-MAIL: shannon@bmla.net

LOT COVERAGE:

BUILDING COVERAGE	39,910 SQ. FT. (36.3% OF SITE)
PAVEMENT AREA	49,585 SQ. FT. (45.1% OF SITE)
LANDSCAPED AREA	20,397 SQ. FT. (18.6% OF SITE)
TOTAL	109,892 SQ. FT. (100%)

BUILDING AREAS:

BLDG. A (2 STORY):	52,664 SQ. FT.
BLDG. B (2 STORY):	27,156 SQ. FT.
TOTAL STORAGE AREA	79,820 SQ. FT.
OFFICE	650 SQ. FT.
TOTAL PROJECT	80,470 SQ. FT.

NOTE:

1. ALL DRIVEWAYS HAVE 28' MIN. WIDTH

PROJECT DATA

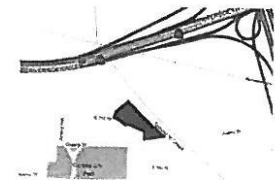
SITE AREA: 109,892 S.F. (2.52 ACRES)
STREET ADDRESS: 1075 EAST THIRD STREET
ASSESSOR PARCEL NUMBERS: 115-06-0046, 115-06-0047, 115-06-0048
BUILDING CONSTRUCTION TYPE: I-B (FIRE SPRINKLERS)
OCCUPANCY: S-1

PARKING REQUIRED: 1 SPACE PER 50 STORAGE UNITS
(601 SS UNITS/50= 12.02 SPACES REQUIRED)
(48 LOCKERS/50= 0.94 SPACES REQUIRED)
MANAGER: 2 SPACES REQUIRED
TOTAL REQUIRED= 14.98 = 15 SPACES

PARKING PROVIDED: 15 SPACES
(6 OUTSIDE GATES, 9 INSIDE GATES)

LIGHTING NOTE:

ALL SITE LIGHTS SHALL HAVE
HOOD SHIELDS TO PREVENT
SPILLOVER ONTO ADJACENT PROPERTY



VICINITY MAP

DOLLAR SELF STORAGE EXPANSION

CORONA, CA

CONCEPTUAL SITE PLAN

1/19/2018

SCALE: 1" = 30'-0"



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