

**REFERENCE SITE PLAN**  
 SCALE: 1" = 40'

ASSESSOR'S PARCEL NUMBER: 0293-051-004  
 0293-051-003

LEGAL DESCRIPTION:  
 THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO AND IS DESCRIBED AS FOLLOWS:  
 LOTS 4 AND 5 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA. PART OF PART OF SAID LOTS 4 AND 5, WITH PART OF SAID LOTS 6 AND 7, AND PART OF SAID LOTS 8 AND 9 OF SAID SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO COUNTY, CALIFORNIA AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

PERCENT LOT COVERAGE: 20 %  
 F.A.R. 20

TYPE OF USE: COMMERCIAL

NET LAND AREA: 118.69 A.C.  
 12.87 A.C.

PARKING PROVIDED: 575 STALLS  
 PARKING REQUIRED: 594 STALLS  
 PARKING RATIO RETAIL: 4.0 / 1000  
 PARKING RATIO RESTAURANT: 10 / 1000  
 HANDICAP PARKING PROVIDED: 26 STALLS  
 TYPICAL PARKING STALL SIZE: 9' X 19'

MINIMUM SETBACKS:  
 AND DEPTH OF LANDSCAPING ALONG STREET  
 FERN AVENUE  
 SCHAEFER AVENUE  
 MINIMUM REAR SETBACK (FROM PROPERTY LINE)  
 ADJACENT TO EXISTING OR PLANNED COMMERCIAL,  
 OFFICE OR INDUSTRIAL DEVELOPMENT  
 ADJACENT TO EXISTING OR PLANNED RESIDENTIAL  
 DEVELOPMENT

PAD 1A  
 PAD 1B  
 PAD 2  
 PAD 3A  
 PAD 3B  
 PAD 4  
 PAD 5A  
 PAD 5B  
 PAD 6  
 PAD 7  
 PAD 8

DEVELOPER BUILD  
 DEVELOPER BUILD  
 GROUND LEASE  
 GROUND LEASE  
 GROUND LEASE  
 DEVELOPER BUILD  
 DEVELOPER BUILD  
 GROUND LEASE  
 DEVELOPER BUILD  
 DEVELOPER BUILD  
 GROUND LEASE

BUILDING AREA: 44,245 S.F.  
 MARKET: 13,300 S.F.  
 MAJOR: 39,480 S.F.  
 SHOPS: 4,000 S.F.  
 OFFICE: 1,500 S.F.  
 RESTAURANT / FAST FOOD: 11,205 S.F.  
 TOTAL BUILDING AREA: 112,025 S.F.

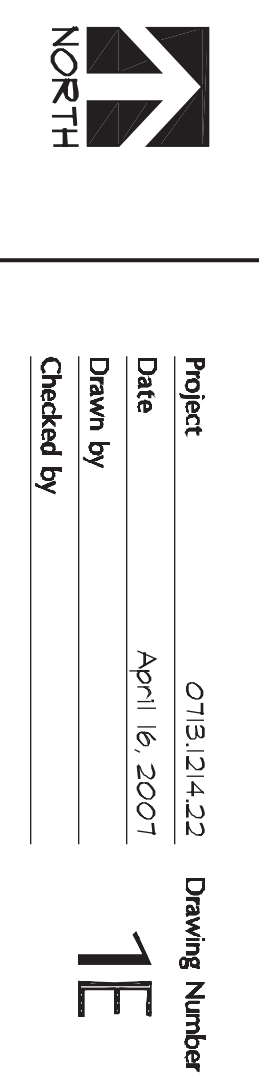
LANDSCAPE: 575 STALLS  
 PROPOSED LANDSCAPE AREA COVERAGE: TBD

MINIMUM INTERIOR SIDE SETBACK (FROM PROPERTY LINE)  
 ADJACENT TO EXISTING OR PLANNED COMMERCIAL,  
 OFFICE OR INDUSTRIAL DEVELOPMENT  
 ADJACENT TO EXISTING OR PLANNED RESIDENTIAL  
 DEVELOPMENT

DEVELOPER BUILD  
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 DEVELOPER BUILD  
 DEVELOPER BUILD  
 GROUND LEASE

**NOTE:**  
 A REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 B REFER TO ELECTRICAL, MECHANICAL AND PLUMBING/REGULATION  
 C REFER TO STRUCTURAL AND PARKING DRAWINGS UNDER  
 D REFER TO ARCHITECTURAL DRAWINGS  
 E REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 F REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 G REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 H REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 I REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 J REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 K REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 L REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 M REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 N REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 O REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 P REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 Q REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 R REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 S REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 T REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 U REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 V REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 W REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 X REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 Y REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION  
 Z REFER TO CIVIL, PLUMBING AND LANDSCAPE/REGULATION



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**ARCHITECT'S SEAL**

**A PROJECT FOR**

**EUCLID PLAZA PARTNERSHIP**  
 74000 COUNTRY CLUB DR.  
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**PROJECT LOCATION**

**STATER BROS PLAZA**  
 7079 SCHAEFER AVENUE  
 CHINO, CA 91710

No.	Date	Revision Description

**SITE PLAN**  
**RETAIL SCHEME 1E**

Project: 0719.0142  
 Date: April 6, 2007  
 Drawing Number: 1E  
 Checked by: [Signature]