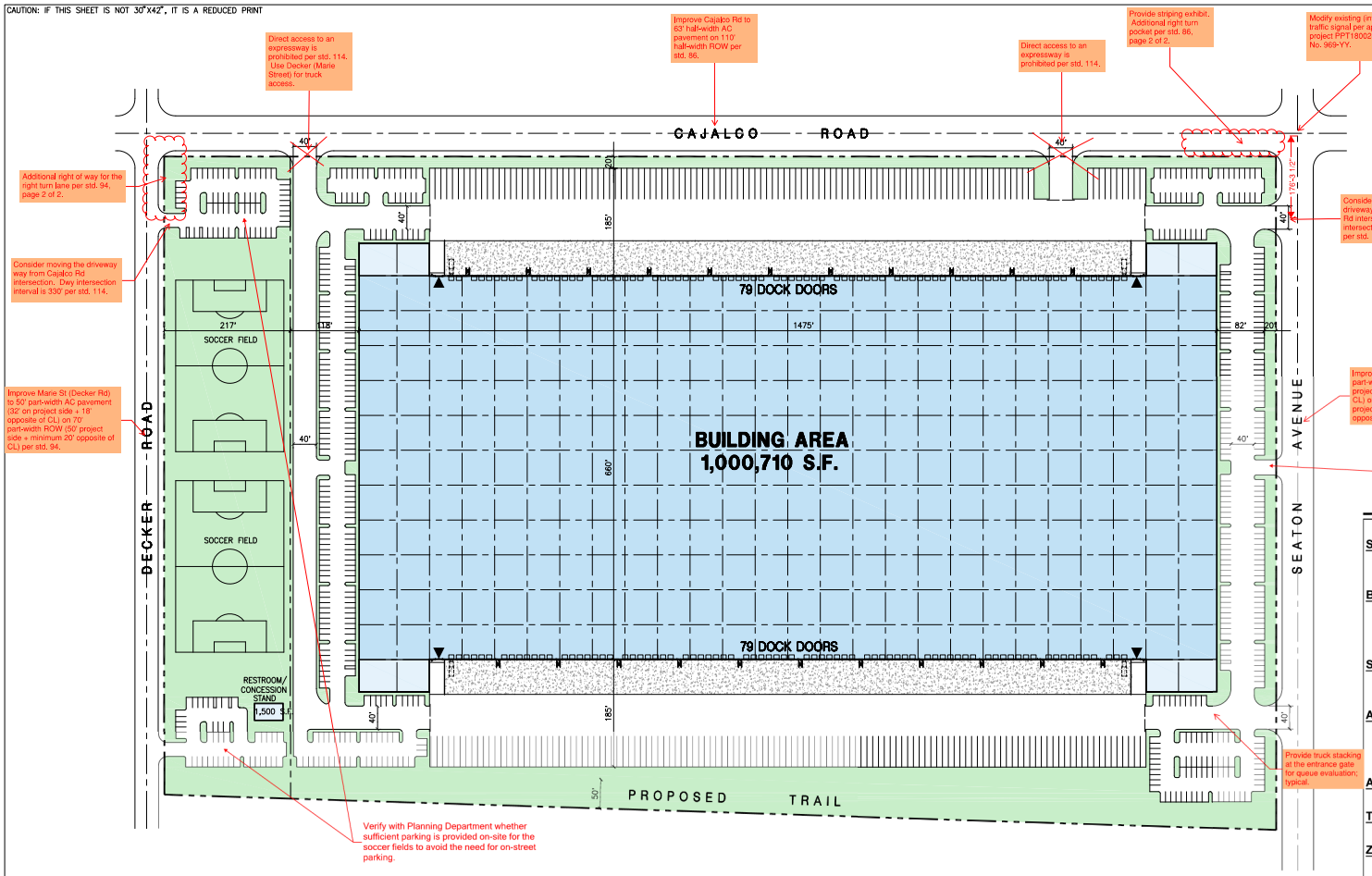
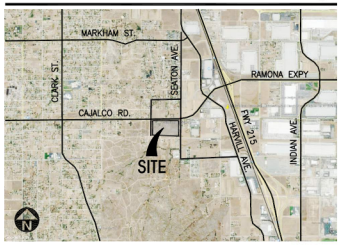
CAUTION: IF THIS SHEET IS NOT 30"X42", IT IS A REDUCED PRINT



Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- ▼ DRIVE THRU DOOR

Tabulation

	BLDG. 1	SOCCER FIELD	TOTAL	
SITE AREA				
In s.f.	1,917,773	238,946	2,156,719	sf
In acres	44.0	5.5	49.5	ac
BUILDING AREA				
Office	10,000		10,000	sf
Warehouse	990,710		990,710	sf
TOTAL	1,000,710	1,500	1,002,210	sf
SITE COVERAGE				
Maximum Allowed	To be verified			
Actual	52.2%		46.5%	
AUTO PARKING REQUIRED				
Office: 1/250 s.f.	40	6	46	stalls
Whse: 1/2,000 s.f.	495		495	stalls
TOTAL	535	6	541	stalls
AUTO PARKING PROVIDED				
Standard (9' x 18')	479	106	585	stalls
TRAILER PARKING PROVIDED				
Trailer (10' x 55')	236		236	stalls
ZONING ORDINANCE				
Current Zoning - Light Agriculture (A-1-1) & R-A-1 CZ				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - 50'				
LANDSCAPE REQUIREMENT				
Percentage - 10%				
LANDSCAPE PROVIDED				
In s.f.	223,201	199,156	422,357	sf
Percentage	11.6%	83.3%	19.6%	
SETBACKS				
Building	Landscape			
Front - 0, adjoins R zone - 25'	10', adjacent to R zone - 20'			
Street - 25'	10', adjacent to R zone - 20'			
Side/Rear - 0', adjoins R zone - 25	0, adjacent to R zone - 20'			

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

[Transportation Comment]
The truck access needs to be re-evaluated to minimize conflicts with the through traffic on Cajalco Rd. Project access should be taken from Decker Rd or Seaton Ave. More on-site truck queuing is needed to avoid any backup onto the public streets.

north

1" = 100'
0 100 200 300

CASE: PAR220024
EXHIBIT: Exhibit A
DATE: 5/13/2022
PLANNER: R Brady
Meeting Contract Agenda Final

LEGEND
BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE = PLANNING DEPARTMENT COMMENTS
GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
BLUE = FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED = FIRE DEPARTMENT COMMENTS
YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

HPA architecture

Conceptual Site Plan

Cajalco Rd. and Seaton Ave.

County of Riverside, CA

HILLWOOD A PEROT COMPANY

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April 13, 2022 / Job #22279
Scheme 3