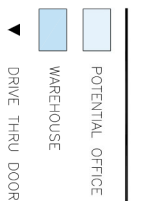
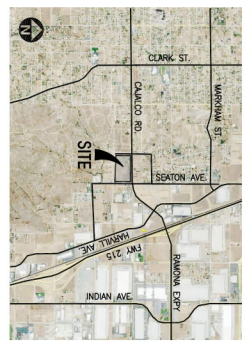
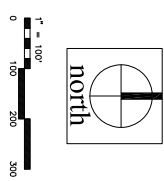


Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Tabulation

SITE AREA	BLDG. 1		TOTAL
	FIELD	SOCCER	
In s.f.	1,917,773	238,946	2,156,719
In acres	44.0	5.5	49.5
BUILDING AREA			
Office	10,000		10,000
Warehouse	990,710		990,710
TOTAL	1,000,710	1,500	1,002,210
SITE COVERAGE			
Maximum Allow ed			
Actual	52.2%		46.5%
AUTO PARKING REQUIRED			
Office (1/250 s.f.)	40	6	46
Whse: (1/2,000 s.f.)	495		495
TOTAL	535	6	541
AUTO PARKING PROVIDED			
Standard (9' x 18')	479	106	585
TOTAL	479	106	585
TRAILER PARKING PROVIDED			
Trailer (10' x 55')	236		236
ZONING ORNANCE			
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
Percentage	11.6%	83.3%	19.6%
SETBACKS			
Building			
Front - 0, adjoins R zone - 25'			
Street - 25'			
Sidewalk - 0, adjoins R zone - 25.0, adjacent to R zone - 20'			



18831 Bardeen Ave. - Ste. #100
 Irvine, CA 92612
 (949) 853-1770
 www.hpads.com

Conceptual Site Plan
Cajalco Rd. and Seaton Ave.

County of Riverside, CA



April 13, 2022 / Job #22279
 Scheme 3

LEGEND

- DATE: 01/20/22
- PLANNER: R. B. B. B.
- CHECKED: R. B. B. B.
- APPROVED: R. B. B. B.
- SCALE: 1" = 100'
- PROJECT: CAJALCO RD. AND SEATON AVE.
- CLIENT: HILLWOOD A PEROT COMPANY