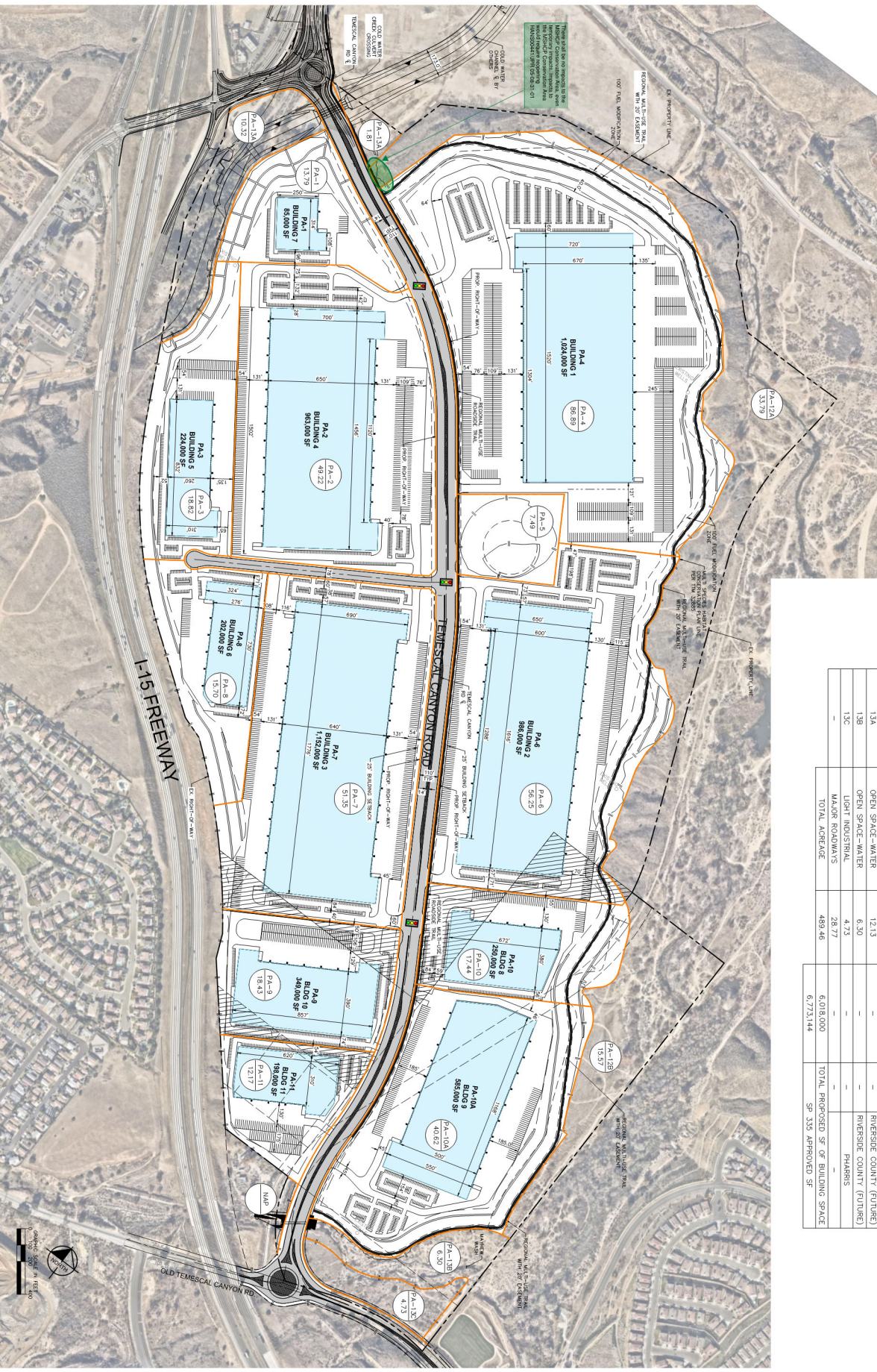




**LEGEND**

- PROPERTY LINE
- PROPOSED CONTINGENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED LIMITS OF
- LAND SHAR AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED "HARD" ROAD PAVING
- PROPOSED "SOFT" ROAD PAVING
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED LANDSCAPE
- PROPOSED TREES
- PROPOSED PLANTINGS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED CABLE
- PROPOSED FIBER
- PROPOSED POWER
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED GAS MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE MAIN
- PROPOSED POWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED GAS MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE MAIN
- PROPOSED POWER MAIN

**CASE: PAR220030**  
**EXHIBIT: The Site Plan**  
**DATE: 6/15/2022**  
**PLANNER: D Bradford**



**LAND USE ABSTRACT BY PLANNING AREA**

PLANNING AREA	LAND USE	ACRES	SF OF BLDG SPACE	F:R RATIO (MIN-MAX)	OWNER
1	LIGHT INDUSTRIAL	13.79	85,000	0.25 - 0.60	LW DEVELOPERS, LLC
2	LIGHT INDUSTRIAL	49.22	963,000	0.25 - 0.60	LW DEVELOPERS, LLC
3	LIGHT INDUSTRIAL	18.82	224,000	0.25 - 0.60	LW DEVELOPERS, LLC
4	LIGHT INDUSTRIAL	86.89	1,024,000	0.25 - 0.60	LW DEVELOPERS, LLC
5	OPEN SPACE	7.49	-	-	LW DEVELOPERS, LLC
6	LIGHT INDUSTRIAL	56.25	986,000	0.25 - 0.60	LW DEVELOPERS, LLC
7	LIGHT INDUSTRIAL	51.35	1,152,000	0.25 - 0.60	LW DEVELOPERS, LLC
8	LIGHT INDUSTRIAL	15.70	202,000	0.25 - 0.60	LW DEVELOPERS, LLC
9	LIGHT INDUSTRIAL	18.43	349,000	0.25 - 0.60	SEA PROPERTIES, INC.
10	LIGHT INDUSTRIAL	17.44	250,000	0.25 - 0.60	PHARRIS
10A	LIGHT INDUSTRIAL	40.92	595,000	0.25 - 0.60	PHARRIS
11	LIGHT INDUSTRIAL	12.17	198,000	0.25 - 0.60	GMM
12A	OPEN SPACE-CONSERVATION	33.79	-	-	MSHP
12B	OPEN SPACE-CONSERVATION	15.57	-	-	MSHP
13A	OPEN SPACE-WATER	12.13	-	-	RIVERSIDE COUNTY (FUTURE)
13B	OPEN SPACE-WATER	6.30	-	-	RIVERSIDE COUNTY (FUTURE)
13C	LIGHT INDUSTRIAL	4.73	-	-	PHARRIS
-	MAJOR ROADWAYS	28.77	-	-	-
TOTAL ACREAGE		489.46	6,018,000		
			6,773,144		
					TOTAL PROPOSED SF OF BUILDING SPACE SF 335 APPROVED SF

**SERRANO COMMERCE CENTER**  
 PREPARED FOR:  
**LW DEVELOPERS, LLC**  
 RIVERSIDE COUNTY, CA

**TECHNICAL SITE PLAN**  
 SERRANO COMMERCE CENTER SPECIFIC  
 PLAN #335

KHA PROJECT: 194053006  
 DATE: 4/18/2022  
 SCALE: AS SHOWN  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**Kimley-Horn**  
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No.	REVISIONS	DATE	BY