LEGEND

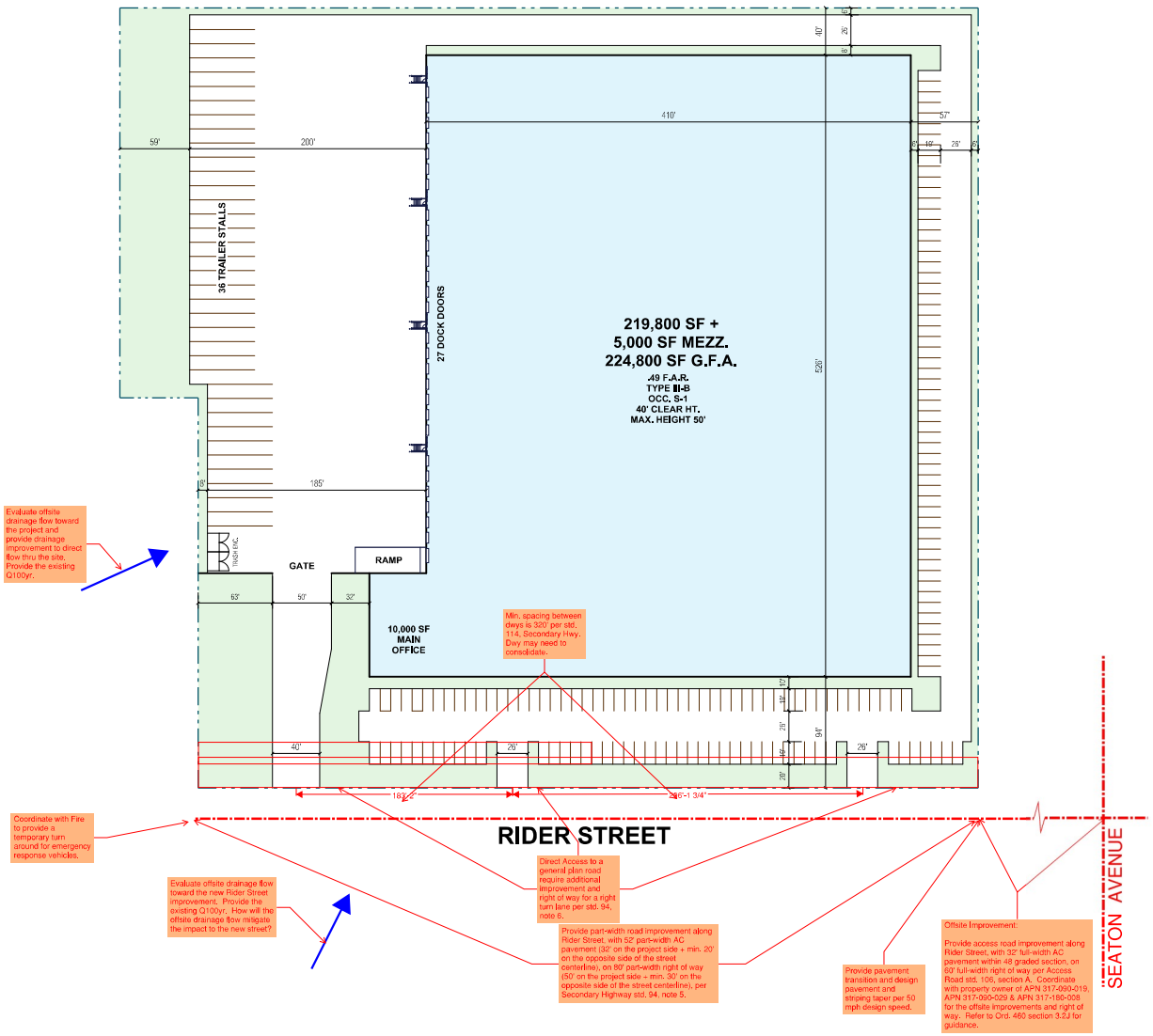
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS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

CASE: PAR230075
EXHIBIT: Site Plan
DATE: 12-7-2023
PLANNER: E.Langan

☑ Meeting ☐ Comment Agenda ☐ Final

Provide a Preliminary WQMP. The WQMP shall include mitigation for any off-site street improvements.

Grading Comments:
1)Provide a conceptual grading and drainage plan.
2)Provide existing topography.
3)Include pad and finish floor elevations.
4)All manufactured slopes shall be shown as YYYY with the top of Y indicating top of slope and single leg of Y as toe of slope.
5)Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections, cul-de-sac ends, beginning and end of driveways and all grade breaks.
6)Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types.
7)If proposing walls: Identify wall types (garden or retaining). Provide typical sections with maximum retaining wall heights and total wall heights – includes any wall or fencing atop the retaining wall.
8)If a Water Quality Management Plan (WQMP) is required, please show location of all water quality BMPs and point of discharge per WQMP.



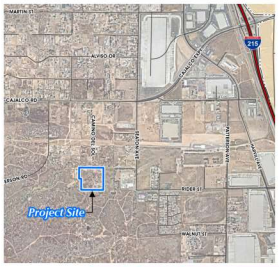
PROJECT INFORMATION:

APN	317-090-022, 317-090-018, 317-090-017, 317-090-016, 317-090-015, 317-090-014

PROJECT DATA:

NET SITE AREA:	+/- 457,380 SF / 10.5 AC
BUILDING AREA:	
FOOTPRINT	219,800 SF
MEZZANINE	5,000 SF
TOTAL	224,800 SF
COVERAGE:	47.77 %
F.A.R.:	0.49
PARKING REQUIRED:	
10,000 SF OFFICE @1/200 SF	50 STALLS
214,800 SF WHSE @ 1/2000 SF	107 STALLS
TOTAL REQUIRED:	157 STALLS
AUTO PARKING PROVIDED	151 STALLS
DOCK POSITIONS PROVIDED:	27 DOCK POSITIONS
TRAILER POSITIONS PROVIDED:	36 TRAILER STALLS
LANDSCAPE:	69,000 SF / 15.1%

VICINITY MAP:



Provide a TIA and VMT for the project

Provide truck turning template for the onsite circulation and enter/exit onto Rider St; and also truck turning movements thru the intersection of Rider St and Seaton Ave.

Provide a conceptual grading exhibit

Provide a preliminary drainage exhibit

Show and label existing power pole. Power pole with lines sizes 33.6 kV or less, shall be underground.

Evaluate existing access for adjacent parcels. The Project to verify existing and ensure that the project improvement does not block existing access to the neighbor. Project may need to provide access improvement to the neighboring parcels if its land-locked.

Coordinate with Planning for trail requirements.

This project is located in a very High Fire Hazard Severity Zone. Clarify primary and secondary access in the east and west direction on Rider Street.

Provide a Fire Access exhibit and indicate the proposed fire hydrant locations.

SCALE: 1" = 40'-0" 0' 10' 20' 50' 100'

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NORTH SEATON INDUSTRIAL

COUNTY OF RIVERSIDE, CA
SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	10/2/23	SCHEMATIC SITE PLAN

RGA PROJECT NO:	22165.00
CAD FILE NAME:	22165-00-A1-1-P
DRAWN BY:	CS
CHK'D BY:	CS
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SHEET TITLE	

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