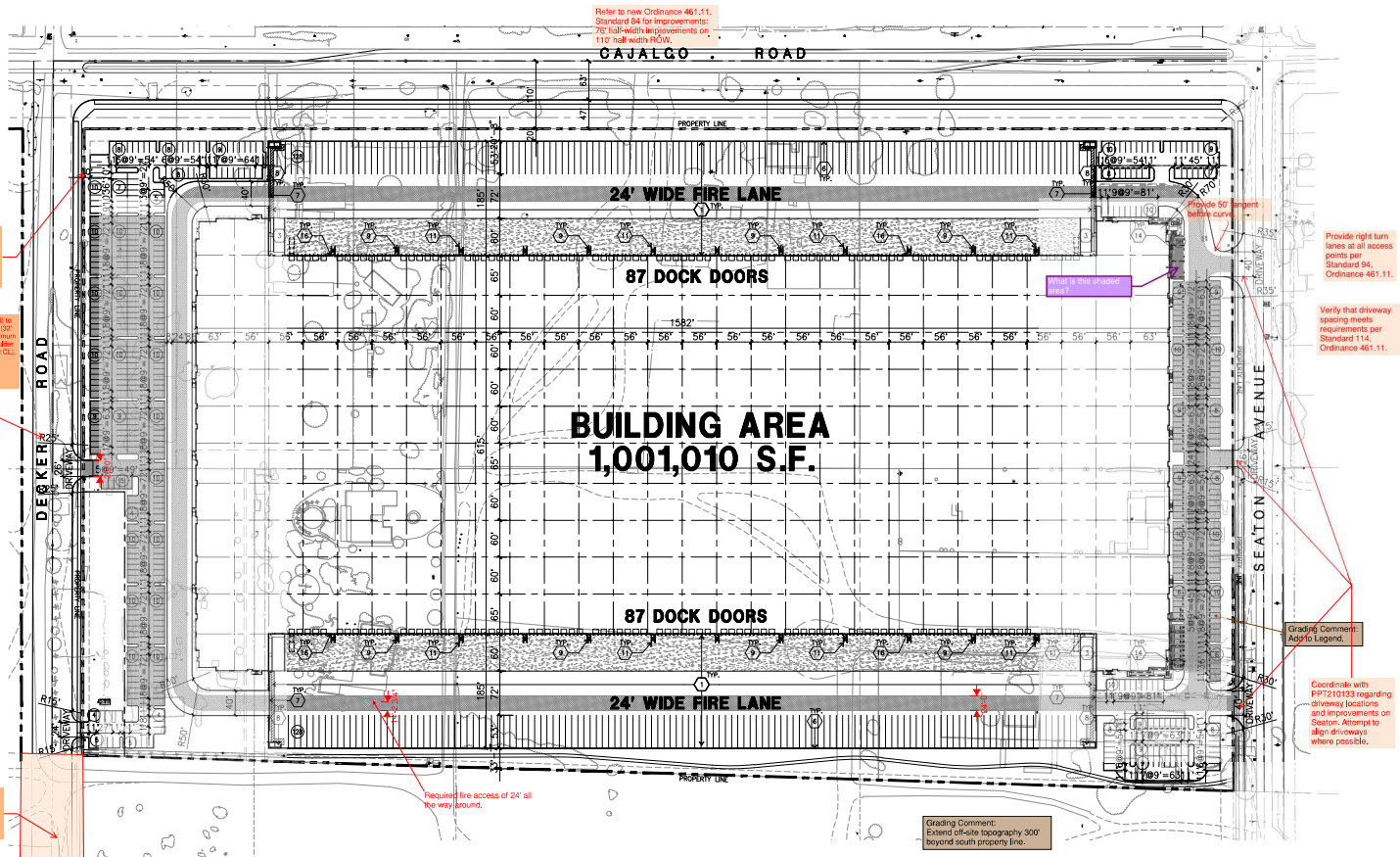

TABULATION

	BUILDING	FUTURE PARK	SOCCER FIELD	TOTAL	
SITE AREA					
In s.f.	1,925,301	27,884	274,458	2,227,643	sf
In acres	44.2	0.6	6.3	51.1	ac
BUILDING AREA					
Office	10,000			10,000	sf
Warehouse	991,010			991,010	sf
TOTAL	1,001,010	165		1,001,175	sf
SITE COVERAGE					
Maximum Allowed	To be verified				
Actual	52.0%	0.6%		44.9%	
AUTO PARKING REQUIRED					
Office: 1/250 s.f.	40			40	stalls
Whse: 1/2,000 s.f.	496			496	stalls
Park & Recreation 1/8,000		3		3	stalls
Soccer Field 1/30 s.f. of net assembly			34	34	stalls
TOTAL	536	3	34	573	stalls
AUTO PARKING PROVIDED					
Standard (9' x 18')	536	9	56	601	stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 55')	257			257	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					
Landscape	173,976	25,280	248,026	447,282	sf
Enhanced Paving	119,242			119,242	sf
Percentage	15.2%	90.7%	90.4%	20.1%	

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'	

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT.
2. ASPHALT CONCRETE PAVING
3. CONCRETE RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD WALL ON BOTH SIDES OF RAMP.
4. DRIVEWAY APRONS
5. BIKE RACK
6. 14' HIGH CONCRETE TILT-UP SCREEN WALL
7. SLIDING GATE W/ KNOX-PAD. PROVIDE RAPID ENTRY SYSTEM. LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
8. TRASH ENCLOSURE
9. EXTERIOR CONCRETE STAIR
10. OUTDOOR EMPLOYEE BREAK PATIO
11. CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
12. LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
13. ACCESSIBLE ENTRY SIGN
14. ACCESSIBLE PARKING STALL SIGN
15. APPROXIMATE LOCATION OF THE TRANSFORMER AND GENERATOR
16. EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPERS.
17. RETAINING WALL, PER STRUCTURAL PLANS
18. MAN GATE WITH ALL REQUIRED HARDWARE
19. GUARD SHACK WITH MEDIAN
20. CONCRETE WALKWAY
21. ACCESSIBLE CONCRETE RAMP
22. 12" CONCRETE STEP-OUT.
23. 6' HIGH TUBE STEEL FENCE.

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- ACCESSIBLE PARKING STALL (9' X 18')
- TRAILER PARKING STALL STALL (10' X 55')
- PATH OF TRAVEL
- PROPERTY LINE
- DETENTION BASIN SEE CIVIL PLANS
- BUILDING SETBACK
- FUTURE EV PARKING STALL (9' X 18')
- CLEAN AIR/VANPOOL/EV STALL (9' X 18')
- FIRE ACCESS LANE
- 6' HIGH TUBE STEEL FENCE

NOTE:
TRUCK CIRCULATION OFF-SITE TO AND FROM FREEWAY SHOULD ALSO DISCOURAGE USE OF SEATON TO THE SOUTH THAT WOULD CIRCULATE PAST RESIDENTIAL AREAS. SIGNAGE WOULD BE EXPECTED AT MINIMAL, BUT OTHER DESIGN FEATURES TO DISCOURAGE OR PREVENT TRUCK ACCESING SOUTH ON SEATON MAY BE APPROPRIATE.

Grading Comments:
1)Provide a conceptual grading and drainage plan.
2)Provide existing topography (include contour line elevations).
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 the surface type of the parking areas, such as asphalt or concrete, etc. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types, except for water quality features.
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.

Include typical sections on this exhibit as well.

CASE: PPT220050
EXHIBIT: A
DATE: 03.09.2023
PLANNER: R Brady
☑ Monthly ☐ Consent Agenda ☐ Time

LEGEND
- BRONZE = BUILDING & SAFETY (GRADING CHECKLIST COMMENTS)
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FIRE CODE COMPLIANCE DEPARTMENT COMMENTS
- LIGHT GREEN = RESIDENTIAL PARKS & OPEN SPACES DISTRICT COMMENTS
- PINK = EMS DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WATER MANAGEMENT DEPARTMENT COMMENTS

Provide TIA and VMT for the project.

Provide a Truck Turning template for onsite circulation and truck route from proposed driveways to the intersections

Comments on provided on the Grading and drainage exhibit that are in the WQMP report. Submit a separate grading and drainage exhibit for the development review.

Provide a striping exhibit along exterior streets to be part of the truck turning template.

Coordinate with Planning on trails requirements.

Aerial Map

OVERALL SITE PLAN (A)
scale: 1"=80'-0"

SCALE: 1" = 80'-0"
0 80' 160' 240'
TRUE NORTH

HPA architecture 42 Years
hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:
HILLWOOD A PEROT COMPANY
901 Via Piemonte. Suite 175
Ontario, CA. 91764
tel: (909) 256-8924

Project:
CAJALCO & SEATON
County of Riverside, CA

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number:	22279
Drawn by:	JC
Date:	09/20/22
Revision:	

Sheet: DAB-A1.1