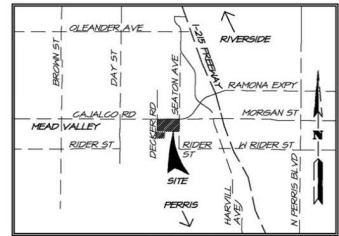
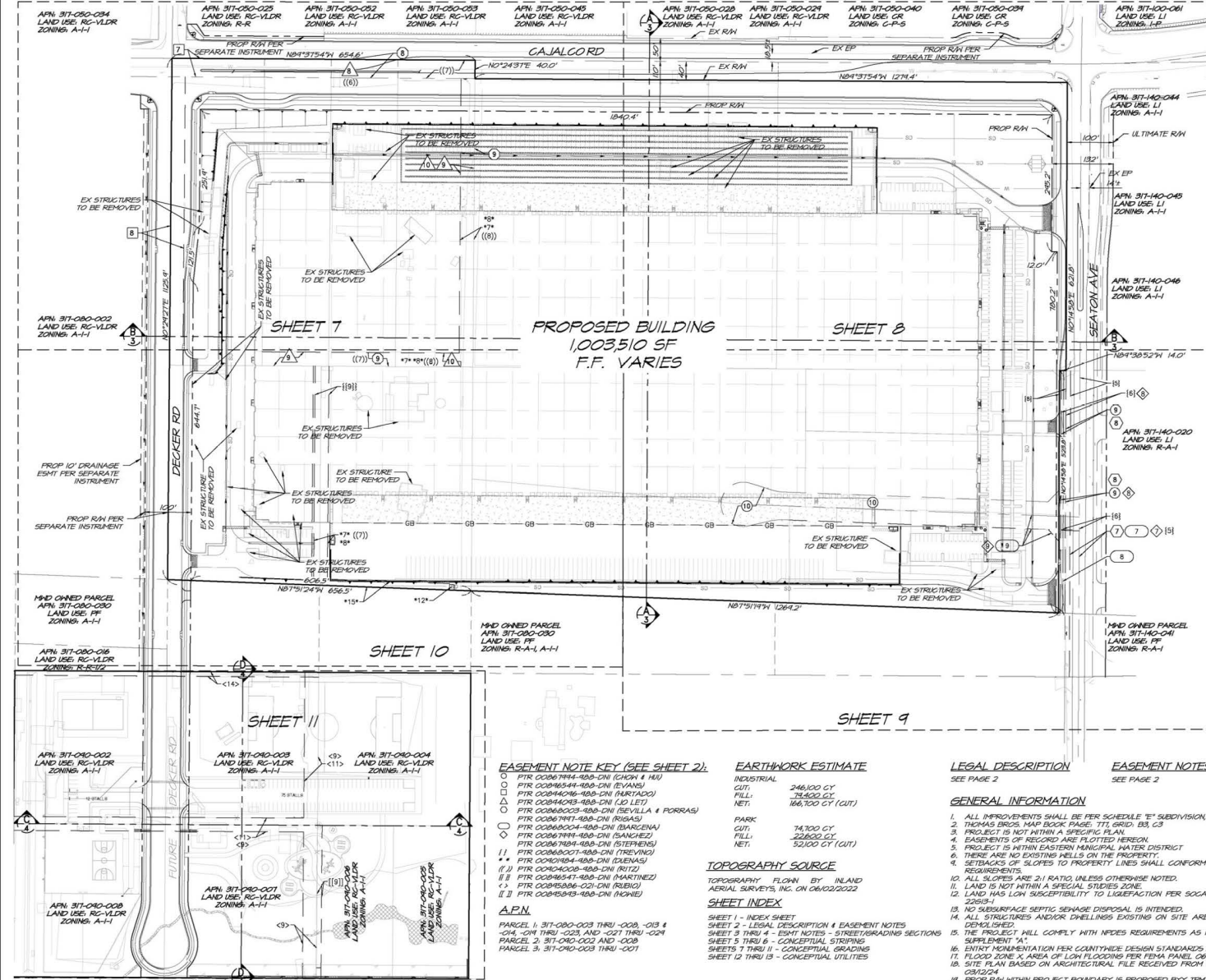


UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN 220050

LOCATED IN SECTION 11, T. 4S, R. 4W, S.E.M.



APPLICANT
 INDUSTRIAL VI ENTERPRISES, LLC
 901 VIA PIEMONTE SUITE 175
 ONTARIO, CA 91764
 CONTACT: JOHN GRACE
 EMAIL: JOHN.GRACE@WILLWOOD.COM
 PHONE: (909) 256-5424

OWNER/REPRESENTATIVE
 INDUSTRIAL VI ENTERPRISES, LLC
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SOILS ENGINEER
 SOUTHERN CALIFORNIA GEOTECHNICAL
 20885 E SAVI RANCH PARKWAY,
 SUITE E
 YORBA LINDA, CA 92807
 CONTACT: ROBERT TRAZO
 PHONE: (714) 685-1155
 FAX: (714) 685-1168

PROJECT REPRESENTATIVE
 ALBERT A. WEBB ASSOCIATES
 3788 MCGRAY STREET
 RIVERSIDE, CA 92506
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 FAX: (951) 686-1256

PROJECT ENGINEER
 ALBERT A. WEBB ASSOCIATES
 3788 MCGRAY STREET
 RIVERSIDE, CA 92506
 CONTACT: SARAH KOZALSKI
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 FAX: (951) 686-1256

ARCHITECT
 WPA ARCHITECTS
 18855 BARDEEN AVE, SUITE 100
 IRVINE, CA 92612
 CONTACT: JAMIE CRUZ
 PHONE: (949) 863-1770
 EMAIL: JAMIE@WPAARCH.COM

AGREEMENT

NET AREA	EXISTING LAND USE	RURAL COMMUNITY (RC) - VERY LOW DENSITY RESIDENTIAL (VLD), COMMERCIAL RETAIL (CR), EXISTING ZONING LIGHT AGRICULTURE (A-U)
44.66 AC	INDUSTRIAL SITE	
9.30 AC	PUBLIC USE DEDICATIONS	
50.04 AC	GROSS AREA	
13.33 AC	NET AREA	
1.62 AC	PUBLIC USE DEDICATIONS	
14.93 AC	GROSS AREA	

PROPOSED LAND USE - COMMUNITY DEVELOPMENT (CD) - LIGHT INDUSTRIAL (LI), OPEN SPACE-RECREATION (OS-R)
PROPOSED ZONING - I-P INDUSTRIAL PARK

UTILITY PROVIDERS

WATER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 685-7434
SEWER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 685-7434
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (951) 307-1070
ELECTRIC:	SOUTHERN CALIFORNIA EDISON PHONE: (951) 264-3100
TELEPHONE:	FRONTIER COMMUNICATIONS PHONE: (951) 264-3100
CABLE T.V.:	FRONTIER COMMUNICATIONS PHONE: (951) 264-3100
SCHOOL DISTRICT:	VAL VERDE UNIFIED SCHOOL DISTRICT PHONE: (951) 440-8100

PROJECT DATA

BUILDING AREA	10,000 SF
OFFICE	10,000 SF
MEZZANINE	983,510 SF
WAREHOUSE	1,003,510 SF
TOTAL	1,003,510 SF

PARKING REQUIRED	80 STALLS
OFFICE (1 STALL/200 SF)	492 STALLS
WAREHOUSE (1 STALL/2,000 SF)	78 STALLS
BASES (0.5 STALL/600 SF)	645 STALLS
TOTAL	645 STALLS

PARKING PROVIDED	366 STALLS
AUTO PARKING	353 STALLS
TRAILER (10' x 55')	87 STALLS
PARK (9' x 18')	87 STALLS
TOTAL	606 STALLS

EASEMENT NOTE KEY (SEE SHEET 2):

- PTR 0067914-188-DN (CACH 4 NW)
- PTR 0067854-188-DN (EVANS)
- PTR 0067826-188-DN (MARTINO)
- △ PTR 0067403-188-DN (LO LET)
- PTR 0068003-188-DN (BEVILLA 4 PORRAS)
- PTR 0067971-188-DN (RIGAS)
- PTR 0068004-188-DN (BARCENA)
- PTR 0067991-188-DN (SANCHEZ)
- PTR 0067894-188-DN (STEPHENS)
- || PTR 0068007-188-DN (TREVINO)
- PTR 0067804-188-DN (DEWAS)
- (I) PTR 0064008-188-DN (RITZ)
- || PTR 0067847-188-DN (MARTINEZ)
- PTR 0067804-188-DN (RUBEN)
- || PTR 0067843-188-DN (FONIE)

A.P.N.

PARCEL 1, 317-020-003 THRU -008, -013 & -014, -01M THRU -023 AND -027 THRU -029
 PARCEL 2, 317-020-002 AND -008
 PARCEL 3, 317-020-003 THRU -007

EARTHWORK ESTIMATE

INDUSTRIAL	CUT	246,000 CY
FILL	78,500 CY	
NET	167,500 CY (CUT)	

PARK	CUT	74,700 CY
FILL	22,600 CY	
NET	52,100 CY (CUT)	

LEGAL DESCRIPTION
 SEE PAGE 2

EASEMENT NOTES
 SEE PAGE 2

- GENERAL INFORMATION**
- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "E" SUBDIVISION, ORDINANCE 460.
 - THOMAS CROSS MAP BOOK PAGE: T71, GRID: B3, C3
 - PROJECT IS NOT WITHIN A SPECIAL STUDY ZONE.
 - EASEMENTS OF RECORD ARE PLOTTED HEREON.
 - PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT
 - THERE ARE NO EXISTING WELLS ON THE PROPERTY.
 - SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 451 REQUIREMENTS.
 - ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
 - LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - LAND HAS LOW SUSCEPTIBILITY TO LIQUEFACTION PER SOCIAL GEO PROJECT NO. 22519.
 - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
 - ALL STRUCTURES AND/OR DWELLINGS EXISTING ON SITE ARE PROPOSED TO BE DEMOLISHED.
 - THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
 - ENTRY MONUMENTATION PER COUNTYWIDE DESIGN STANDARDS AND GUIDELINES.
 - FLOOD ZONE X AREA OF LOW FLOODING PER FEMA PANEL 0806041008.
 - SITE PLAN BASED ON ARCHITECTURAL FILE RECEIVED FROM WPA ARCHITECTS ON 08/12/24.
 - PROP ROW WITHIN PROJECT BOUNDARY IS PROPOSED BY TRM NO. 38661

Source(s): Albert A. Webb Associates (06-07-2024)



Plot Plan No. 220050 - Site Plan