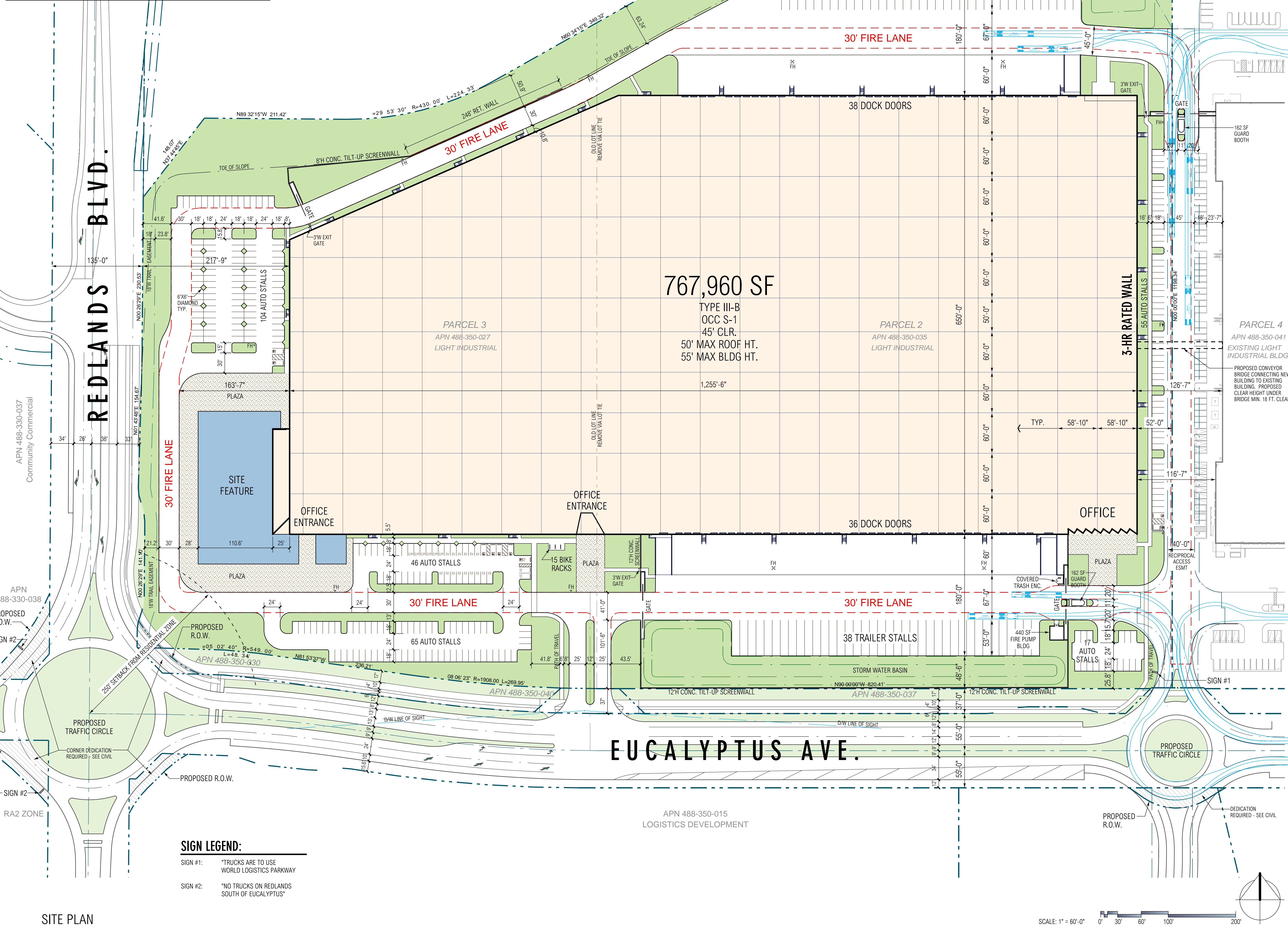


I-60 FRWY



767,960 SF

TYPE III-B
OCC S-1
45' CLR.
50' MAX ROOF HT.
55' MAX BLDG HT.

EUCALYPTUS AVE.

APN 488-350-015
LOGISTICS DEVELOPMENT

CONTACT INFORMATION:

DEVELOPER / APPLICANT
HIGHLAND FAIRVIEW
14225 CORPORATE WAY
MORENO VALLEY, CA 92553
(951) 867-5300
CONTACT: PATRICK REVERE
EMAIL: PREVERE@HIGHLANDFAIRVIEW.COM

PROPERTY OWNER(S)
HF LOGISTICS - SKX T2, HIGHLAND FAIRVIEW PARTNERS V
14225 CORPORATE WAY
MORENO VALLEY, CA 92553
(951) 867-5300
CONTACT: PATRICK REVERE
EMAIL: PREVERE@HIGHLANDFAIRVIEW.COM

PLAN PREPARER:
RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY SUITE 100
IRVINE, CA 92618
(949) 341-0920
CONTACT: CHRIS SAVAGE
EMAIL: CHRIS@RGA-ARCHITECTS.COM

PROJECT INFORMATION:

SITE ADDRESS: NOT APPLICABLE

ASSESSOR PARCEL(S): 488-350-027, 488-350-031, 488-350-032, 488-350-035, 488-350-036

LEGAL DESCRIPTION: PARCELS 2 & 3 OF PARCEL MAP 35629
RECORDED 08/26/2010 BOOK 231, PAGE 77-82

TOTAL GROSS AREA: 36.8 AC
NET DISTURBED AREA: 35.0 AC

EXISTING ZONING:
PARCEL 2: LIGHT INDUSTRIAL (LI)
PARCEL 3: COMMUNITY COMMERCIAL (CC)

PROPOSED ZONING:
PARCEL 2: LIGHT INDUSTRIAL (LI)
PARCEL 3: LIGHT INDUSTRIAL (LI)

FEMA FLOOD ZONE DESIGNATION: ZONE X

PROJECT INFORMATION:

CONSTRUCTION TYPE: II-B

OCCUPANCY: S-1 (B ACCESSORY)

FIRE SPRINKLERS: FULLY SPRINKLERED

BUILDING HEIGHT:
MAX ALLOWABLE: 75'
PROPOSED: 55'

STORIES:
MAX ALLOWABLE: 3
PROPOSED: 2

YARDS:
(3) SIDES @ 60' CLEAR
(1) SIDE @ 52' CLEAR W/ 3-HR RATING

ALLOWABLE AREA: PROJECT QUALIFIES AS AN UNLIMITED AREA BUILDING PER CBC SECTION 507

PROJECT DATA:

NET SITE AREA: 1,536,634 SF
35.28 AC

BUILDING AREA: 767,960 SF

COVERAGE: 49.98 %

PARKING REQUIRED:
20,000 SF FUTURE OFFICE @ 1/250 SF = 80 STALLS
0 - 20,000 SF WAREHOUSE @ 1/1000 SF = 20 STALLS
20K - 40K SF WAREHOUSE @ 1/2000 SF = 10 STALLS
40,000 SF - @ 1/4000 SF = 177 STALLS
TOTAL STALLS REQUIRED = 287 STALLS

PARKING PROVIDED:
STANDARD STALLS = 280 STALLS
ACCESSIBLE STALLS = 8 STALLS
TOTAL STALLS PROVIDED = 287 STALLS

RESERVE PARKING FOR ELECTRICAL VEHICLES (EVCS)
8% OF TOTAL STALLS = 18 REQUIRED / 18 PROVIDED

RESERVE PARKING FOR CARPOOL / EV STALLS
8% OF TOTAL STALLS = 24 REQUIRED / 24 PROVIDED

BICYCLE PARKING
5% OF TOTAL AUTO PARKING = 15 REQUIRED / 15 PROVIDED

REQUIRED SITE LANDSCAPE AREA: 153,863 SF / 10%
PROVIDED SITE LANDSCAPE AREA: 303,000 / 19.7%

DOCK HIGH DOOR POSITIONS: 74 DOCKS

TRUCK TRAILER PARKING:
REQUIRED (1 PER LOADING DOOR) = 74 REQUIRED
PROVIDED: 75 PROVIDED

EASEMENTS OF RECORD

(PARCEL 2 & 3):

AN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY FOR DRAINAGE PURPOSES DEDICATED ON PARCEL MAP 35629 RECORDED 08/26/2010 BOOK 231, PAGE 77-82.

AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO, RECORDED 11/3/1990 BOOK 11, PAGE 10, OF TRACT MAPS. FOR PIPELINES, DITCHES, FLUMES, AND RIGHTS AND INCIDENTAL PURPOSES.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, PER DOCUMENT RECORDED 06/17/2010 AS INSTRUMENT NO. 2010-0279192, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY FOR OPEN SPACE AND LANDSCAPE MAINTENANCE, PEDESTRIAN ACCESS, BICYCLE TRAIL AND INCIDENTAL PURPOSES DEDICATED ON PARCEL MAP 35629 RECORDED 08/26/2010 BOOK 231, PAGE 77.

AN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY FOR PEDESTRIAN ACCESS, SIDEWALK AND INCIDENTAL PURPOSES DEDICATED ON PARCEL MAP 35629 RECORDED 08/26/2010 BOOK 231, PAGE 77.

AN EASEMENT IN FAVOR OF THE CITY OF MORENO VALLEY FOR MUNICIPAL ELECTRICAL UTILITY PURPOSES DEDICATED ON PARCEL MAP 35629 RECORDED 08/26/2010 BOOK 231, PAGE 77.

AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINE ACCESS AND ROAD PURPOSES PER DOCUMENT RECORDED 04/13/2011 AS INSTRUMENT NO. 2011-0163140 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR UNDERGROUND STORM DRAIN PURPOSES PER DOCUMENT RECORDED 10/06/2011 AS INSTRUMENT NO. 2011-442001.

AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR UNDERGROUND STORM DRAIN PURPOSES PER DOCUMENT RECORDED 10/06/2011 AS INSTRUMENT NO. 2011-442008.

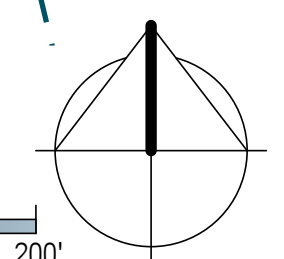
SIGN LEGEND:

SIGN #1: *TRUCKS ARE TO USE WORLD LOGISTICS PARKWAY

SIGN #2: *NO TRUCKS ON REDLANDS SOUTH OF EUCALYPTUS*

SITE PLAN

SCALE: 1" = 60'-0"



RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922



CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

HIGHLAND FAIRVIEW
CORPORATE PARK
PHASE II

NEC EUCALYPTUS AVE. &
REDLANDS BLVD.,
MORENO VALLEY, CA

OWNER:
HIGHLAND FAIRVIEW
14225 CORPORATE WAY
MORENO VALLEY, CA 92553
CONTACT: PATRICK REVERE
TEL: 951-867-5300
EMAIL: prevere@highlandfairview.com

SD	DATE	DESCRIPTION
SD	3/11/19	PLANNING RESUBMITAL
SD	2/19/19	PLANNING SUBMITAL
MARK		

RGA PROJECT NO:	18152.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	18152-00-A1
DRAWN BY:	CS
CHECKED BY:	CS
COPYRIGHT:	RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	PLOT PLAN / SITE PLAN

PEN 18-0191 - GPA
PEN 18-0192 - ZONE CHANGE
PEN 18-0193 - ENVIRONMENTAL
PEN 18-0254 - PLOT PLAN