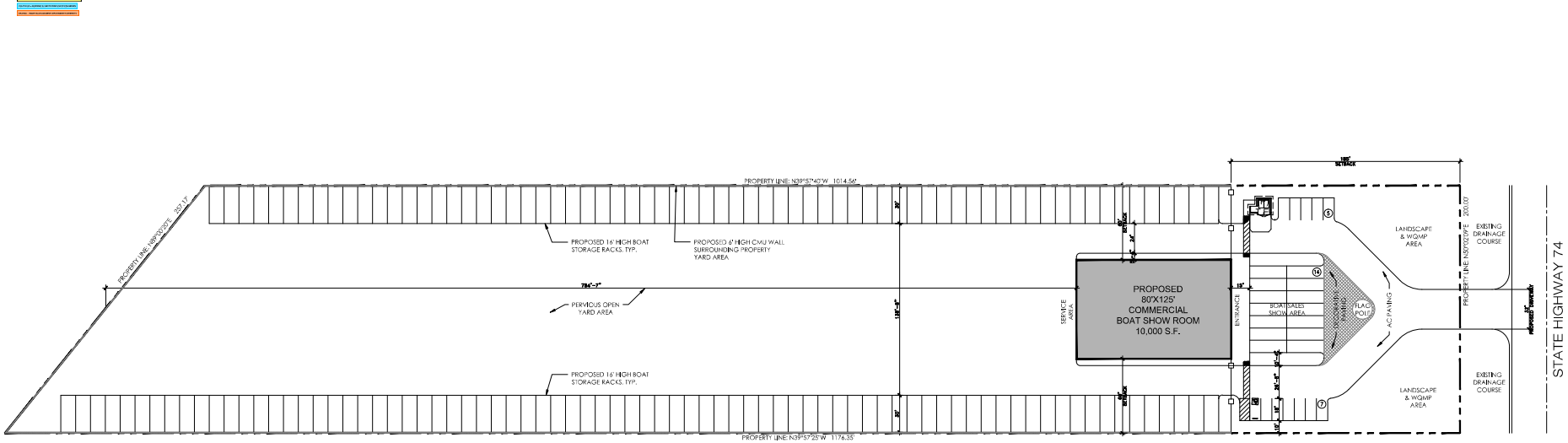
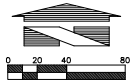
CASE: PAR210030
EXHIBIT: Pre-App Sub
DATE: 6/24/21
PLANNER: J. Allin

LEGEND



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



SITE DATA

ADDRESS:	24803 HIGHWAY 74 PERRIS, CA 92530
APN:	342-120-052
LOT SIZE:	±5.03 ACRES (219,079 S.F.)
COUNTY:	RIVERSIDE
BUILDING AREAS:	COMMERCIAL: 10,000 S.F. TRASH ENCLOSURE: 197 S.F.
BUILDING HEIGHT:	MAX HEIGHT: 35'-0"
CONSTRUCTION TYPE:	V-B/SPRINKLERED
OCCUPANCYS:	TBD
SPECIFIC PLAN:	N/A
LAND USE:	EXISTING: DISTURBED VACANT LAND PROPOSED: COMMERCIAL
ZONE:	EXISTING: R-R (RURAL RESIDENTIAL) PROPOSED: M-SC (MANUFACTURING-SERVICE COMMERCIAL)
SURROUNDING LAND USE:	NORTH: VLDR (VERY LOW-DENSITY RESIDENTIAL) SOUTH: BUSINESS PARK EAST: LIGHT INDUSTRIAL WEST: LIGHT INDUSTRIAL
LOT COVERAGE:	BUILDING AREAS: 10,197 S.F. (8%) LANDSCAPE AREAS: 17,503 S.F. (28%) PERVIOUS AREAS: 170,143 S.F. (28%) IMPERVIOUS AREAS: 197,843 S.F. (64%) TOTAL SITE AREA: 219,079 S.F. (100%)
PARKING:	REQUIRED: (1 SPACE PER 1,000 S.F.) = 10 EMPLOYEE STALLS PROVIDED: 12 STALLS (INCLUDING 1 ADA)
SCHOOL DISTRICT:	PERRIS ELEMENTARY SCHOOL DISTRICT PERRIS UNION HIGH SCHOOL DISTRICT
UTILITIES:	WATER: EMWD SEWER: EMWD ELECTRICAL: SCE
LEGAL DESCRIPTION:	4.75 ACRES M/L IN POR LOT 25 BLK M8 D12/004 GOOD HOPE ACRES ADD 2
FEMA:	ZONE D (RIVERSIDE COUNTY UNINCORPORATED AREAS 060245)

OWNER / APPLICANT

MARK DAKAN
INLAND BOAT SERVICES
681 E. SAN JACINTO AVE.
PERRIS, CA 92571
E-MAIL: jdakan@aol.com
PHONE: 951-928-6180

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

SCOPE OF WORK

1. PROPOSED 10,000 S.F. COMMERCIAL BOAT SHOW ROOM.
2. PROPOSED GATED OPEN BOAT STORAGE YARD.
3. ASSOCIATED TRASH ENCLOSURE, SITE PAVING, PARKING AND SITE CIRCULATION, LANDSCAPING, WQMP, UTILITIES, AND A NEW DRIVEWAY APPROACH ARE PROPOSED.

VICINITY MAP

EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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CLIENT:

INLAND BOAT SERVICES

BOAT SHOWROOM & STORAGE
APN: 342-120-052
24803 HIGHWAY 74
PERRIS, CA 92530

Architect of Record:
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SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-25863
REN. 9/30/21
LICENSED ARCHITECT

Date: MAY 4, 2021
Project Number: EDG#04757

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
DECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0