



1) Provide a conceptual grading and drainage plan. 2) Provide pad and finish floor elevations. 3) All manufacturing slopes shall be shown as 'YYY' with the top of 'Y' indicating 100% slope and single leg of 'Y' as less of slope. 4) Provide a conceptual grading and drainage plan. 5) Provide a conceptual grading and drainage plan. 6) Provide a conceptual grading and drainage plan. 7) Provide a conceptual grading and drainage plan. 8) Provide a conceptual grading and drainage plan. 9) Provide a conceptual grading and drainage plan. 10) Provide a conceptual grading and drainage plan.



### Tabulation

SITE AREA	BUILDING 1	ZONING ORDNANCE FOR CITY
in sq. ft.	556,940 s.f.	Current Zoning Designation:
in acres	12.8 ac	Rural Residential (R-R)
		Manufacturing Medium (M-M)
<b>BUILDING AREA</b>	5,000 s.f.	Industrial Park (I-P)
Office	238,390 s.f.	Proposed Zoning:
Warehouse	243,360 s.f.	Industrial Park (I-P)
Total	43.7%	MAXIMUM FLOOR AREA RATIO
<b>COVERAGE</b>		F.A.R. = 60
<b>AUTO PARKING REQUIRED</b>		<b>BUILDING HEIGHT ALLOWED</b>
Office @ 1/250 s.f.	20 stalls	Height - 50'
Warehouse @ 1/2,000 s.f.	120 stalls	<b>SETBACKS</b>
TOTAL	140 stalls	Street Side = 25'
<b>AUTO PARKING PROVIDED</b>	141 stalls	Side = 5'
Standard (9'x18')		Rear = 5'
Trailer (10'x35')	51 stalls	Abuts Residential/commercial zone = 50'

### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

**Note:** This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



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# HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan



County of Riverside, CA

September 30, 2019 / Job #19132  
Scheme 8

