

**LEGAL DESCRIPTION**

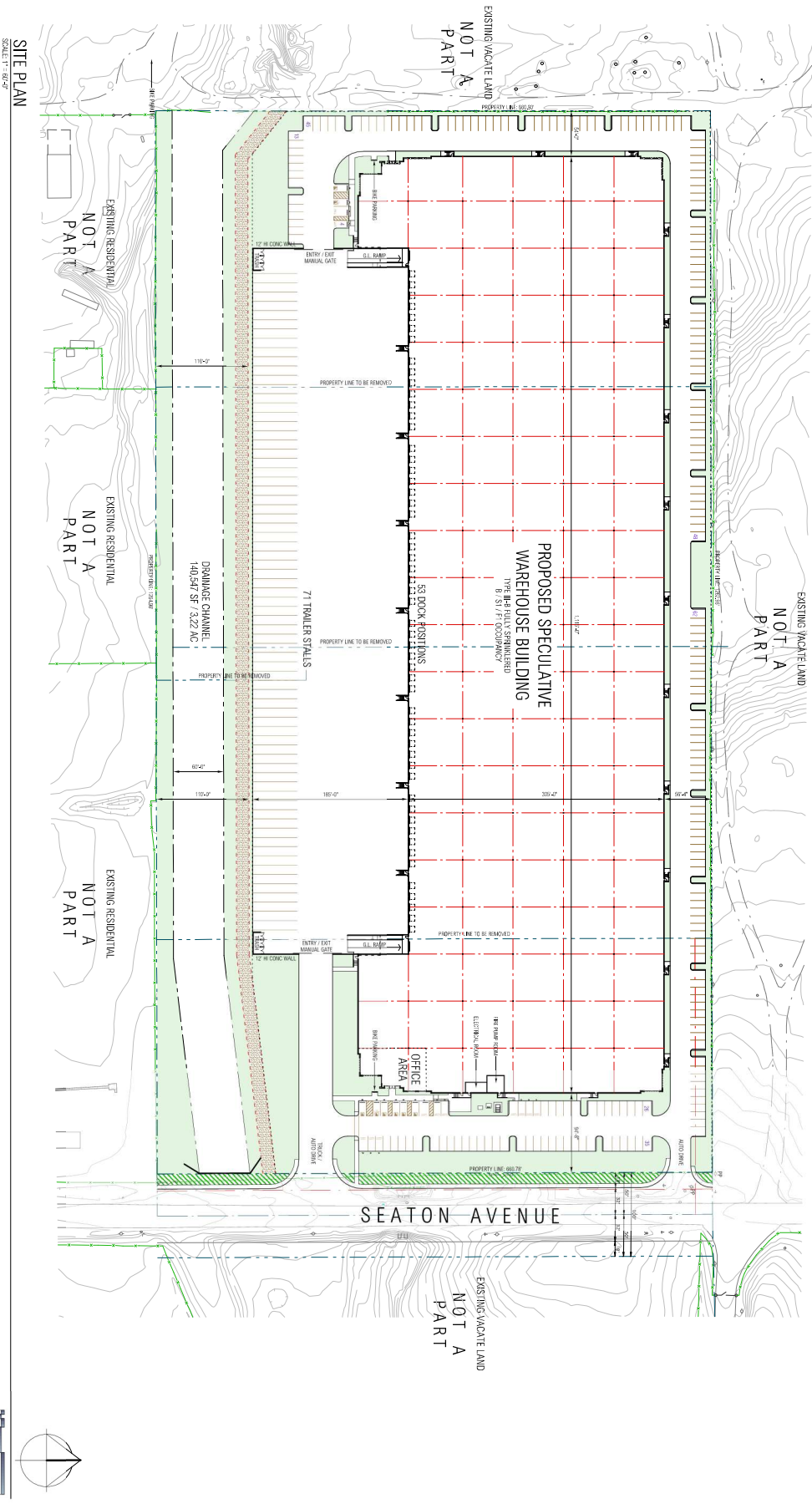
THE WEST 1/2 OF THE WEST 232 ACRES OF THE EAST 1/42 ACRES OF PARCEL 07  
 710, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE  
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
 11 PAGE 12 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
 COUNTY,  
 EXCEPTING THEREFROM THE SOUTH 93 FEET FOR ROAD PURPOSES.  
**PARCEL B**

**SITE LEGEND:**

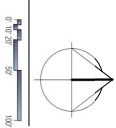
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING SIDEWALK AND CURB
- EXISTING SIDEWALK AND CURB (REMOVED)

**PROJECT DATA:**

**APPROX. SITE AREA:** 835,212 SF / 19.16 AC  
**APPROX. DRAINAGE CHANNEL:** 140,547 SF / 3.22 AC  
**APPROX. NET SITE AREA:** 694,705 SF / 15.94 AC  
**BUILDING AREA:** 394,777 SF  
**FOOTPRINT:** 5,000 SF  
**MEZZANINE:** 399,777 SF  
**TOTAL:** 794,574 SF  
**LOT COVERAGE:** 51.77%  
**PARKING REQUIRED:** 40 STALLS  
 10,000 SF OFFICE @ 1/250 SF  
 349,777 SF W/USE @ 1/2000 SF  
**TOTAL:** 215 STALLS  
**PARKING PROVIDED:** 8 STALLS  
 ACCESSIBLE STALLS  
 EV STALLS (W/ CHARGERS)  
 EV STALLS (INFRASTRUCTURE ONLY)  
 STANDARD STALLS  
 TOTAL STALLS 233 STALLS  
**LANDSCAPE PROVIDED:** 135,344 SF / 16.20%



SEATON AVENUE



**RG A**  
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**SEATON AVENUE  
 DEVELOPMENT**  
 0000 SEATON AVENUE  
 COUNTY OF RIVERSIDE, CA

**APPLICANT:**  
 SICK & ASSOCIATES  
 10000 SICK AVENUE  
 RIVERSIDE, CA 92504  
 CONTACT: SARA SOMMER  
 EMAIL: sarasommer@sick.com

**DEVELOPER:**  
 QUANTUM STREET LIGHTING INC.  
 10000 QUANTUM STREET  
 RIVERSIDE, CA 92504  
 CONTACT: DAVE GIBSON  
 EMAIL: dgibson@quantumstreet.com

| NO. | DATE       | DESCRIPTION           |
|-----|------------|-----------------------|
| 01  | 11/14/2024 | PRELIMINARY SITE PLAN |
| 02  | 11/14/2024 | FINAL SITE PLAN       |
| 03  | 11/14/2024 | FINAL SITE PLAN       |
| 04  | 11/14/2024 | FINAL SITE PLAN       |
| 05  | 11/14/2024 | FINAL SITE PLAN       |