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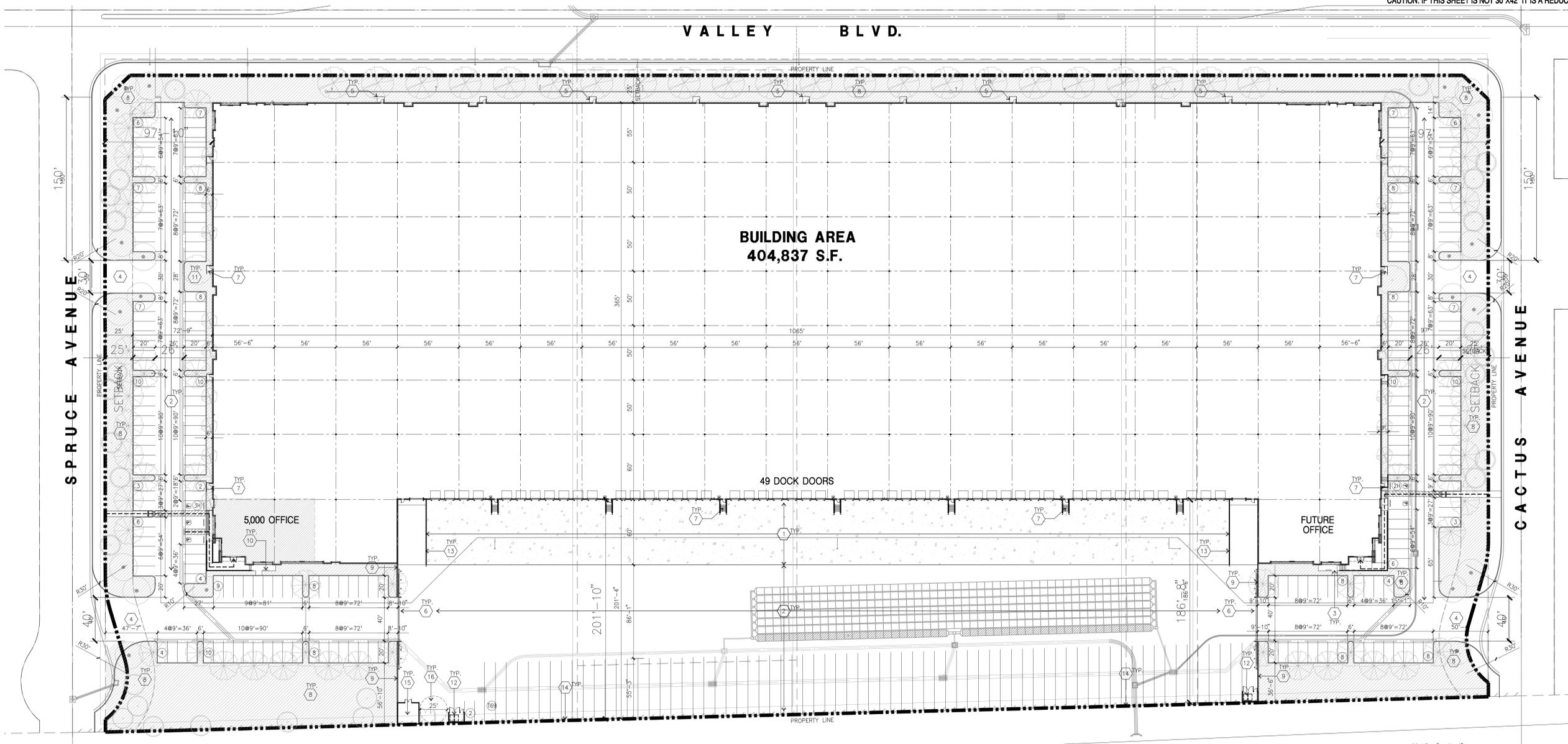
Owner:
PDC OC/IE LPV, LLC
20411 SW Birch Street, Suite 200
Newport Beach, CA 92660
tel: (949) 296-2989
fax: (949) 868-6125

Project:
Valley Blvd & Spruce Ave.
Rialto, CA

Consultants:
Civil: Thienes Eng.
Structural: Hunter Landscape
Mechanical: Hunter Landscape
Plumbing: Hunter Landscape
Electrical: Hunter Landscape
Landscape: Hunter Landscape
Fire Protection: Hunter Landscape
Soils Engineer: Hunter Landscape

Title: Overall Site Plan
Project Number: 16053
Drawn by: JW
Date: 10/10/2017
Revision:

Sheet: DAB-A1.1



BUILDING AREA
404,837 S.F.

49 DOCK DOORS

5,000 OFFICE

FUTURE OFFICE

OVERALL SITE PLAN
SCALE: 1"=40'-0"
SCALE: 1"=40'-0"



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PORTLAND CEMENT CONCRETE (PCC) PAVING.
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8" H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 CONCRETE TILT-UP SCREEN WALL
- 10 BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 TRASH ENCLOSURE PER CITY STANDARD.
- 13 RAMP WALL, SEE SHEET A2.1 - OVERALL FLOOR PLAN.
- 14 8" H TUBE STEEL FENCE PAINTED TO BLACK.
- 15 PUMP HOUSE.
- 16 BREAK TANK PAD.

SITE LEGEND

- LANDSCAPED AREA
- PORTLAND CEMENT CONCRETE (PCC) PAVING
- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- HANDICAP PARKING STALL (9' X 20')
- PROPERTY LINE

TITLE COMMITMENT NO. NCS-795485-A-ONT1 (TR1): Legal Description

SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1
THE WEST 1/2 OF LOT 343, ACCORDING TO THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, PROPERTY HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE RIALTO IRRIGATION DISTRICT.
EXCEPTING THEREFROM THE EAST 200 FEET.
ALSO EXCEPT THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 4, 1965, IN BOOK 6342, PAGE 946, OFFICIAL RECORDS.
NOTE: AREAS AND DISTANCES COMPUTED TO THE CENTERS OF ALL ADJOINING STREETS.
PARCEL 2
THAT PORTION OF FARM LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 360 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT; THENCE EAST 360 FEET TO THE POINT OF BEGINNING.
EXCEPT THEREFROM THE WEST 65 FEET.
ALSO EXCEPT THAT PORTION DEEDED TO THE STATE BY DEED RECORDED MAY 3, 1965, IN BOOK 6382, PAGE 694, OFFICIAL RECORDS.
NOTE: AREAS AND DISTANCES COMPUTED TO THE CENTERS OF ALL ADJOINING STREETS
APH: 0253-251-01-0-000 (AFFECTS PARCEL 1)
0253-251-07-0-000 (AFFECTS PARCEL 2)

TITLE COMMITMENT NO. NCS-795485-ONT1 (TR2): Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE EAST 200 FEET OF THE WEST 1/2 OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGES 12, RECORDS OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED FEBRUARY 10, 1965 AND RECORDED JULY 1, 1965, IN BOOK 6422, PAGE 891, OFFICIAL RECORDS.
NOTE: AREAS AND DISTANCES ARE MEASURED TO THE CENTER OF ADJOINING STREETS.
APH: 0253-251-02-0-000

TITLE COMMITMENT NO. NCS-795485-B-ONT1 (TR3): Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
THE EAST 1/2 OF LOT 343, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
EXCEPT THEREFROM THE EAST 360 FEET THEREOF.
ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 9, 1965, IN BOOK 6367, PAGE 672, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 343; THENCE ALONG THE SOUTH LINE OF SAID LOT 343, NORTH 89° 31' 58" EAST 269.81 FEET TO THE WEST LINE OF THE EAST 360 FEET OF SAID EAST 1/2 OF LOT 343; THENCE ALONG SAID WEST LINE NORTH 0° 31' 53" WEST 34.51 FEET; THENCE SOUTH 88° 02' 30" WEST 269.89 FEET TO THE WEST LINE OF SAID EAST 1/2, DISTANT ALONG SAID WEST LINE NORTH 0° 31' 49" WEST 27.49 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE SOUTH 0° 31' 49" EAST 27.49 FEET TO THE POINT OF BEGINNING.
NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.
PARCEL 2:
THE WEST 65 FEET OF THE EAST 360 FEET OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 23, 1965 IN BOOK 6356, PAGE 7, OF OFFICIAL RECORDS.
NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.
APH: 0253-251-03-0-000 (AFFECTS PARCEL 1)
APH: 0253-251-04-0-000 (AFFECTS PARCEL 2)

Property Owner(s)

KMO INVESTMENT CORP.
22867 IRONBARK DRIVE
DIAMOND BAR, CA 91765
JOHN D. HOOK AND PEGGY L. HOOK
105 S. EL CAMINO REAL
SAN CLEMENTE, CA 92672
HASSAN A. HASSAN AND IBRAHIM HASSAN
10231 S. BROOKHURST STREET
ANAHEIM, CA 92804

Zoning

ZONING DESIGNATION - GATEWAY SPECIFIC PLAN INDUSTRIAL PARK (I-P)

Applicant

PDC OC/IE LPV, LLC
20411 SW BIRCH STREET, SUITE 200
NEWPORT BEACH, CA 92660
TEL: (949) 296-2989
CONTACT: MICHAEL SZEMORE

Applicant's Representative

HPA INC.
18831 BARDEEN AVE. SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2125
TEL: (949) 862-0851
CONTACT: JOCELYN WAN

Assessor's Parcel Number

0253-251-01-0-000
0253-251-02-0-000
0253-251-03-0-000
0253-251-04-0-000
0253-251-07-0-000

PROJECT DATA

SITE AREA	
In s.f.	736,753 s.f.
In acres	16.9 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	399,837 s.f.
TOTAL	404,837 s.f.
COVERAGE	
AUTO PARKING REQUIRED	54.9% s.f.
Office: 1/250 s.f.	20 stalls
Whse: 1st 10k @ 1/1,000 s.f.	10 stalls
above 10k @ 1/2,000 s.f.	195 stalls
TOTAL	225 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	220 stalls
Handicap (9' x 20')	5 stalls
TOTAL	225 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	69 stalls
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 35' (variance required)	
LANDSCAPE REQUIREMENT	
Percentage -	10%
In s.f.	73,675 s.f.
LANDSCAPE PROVIDED	
Percentage -	12.4%
In s.f.	91,026
SETBACKS	
Valley Blvd. - 25' (Major Arterial)	
Spruce Ave. - 25' (Collector St.)	
Cactus Ave. - 25' (Collector St.)	
Side / Rear - 0	
ZONING ORDINANCE FOR CITY	
Zoning Designation - Gateway Specific Plan Industrial Park (I-P)	