

CONSULTANT

PROFESSIONAL SEALS

**PROLOGIS PARK  
MORENO VALLEY  
EUCALYPTUS**

**BUILDING 1**

**EUCALYPTUS AVENUE  
MORENO VALLEY, CALIFORNIA**



CASE NUMBER:  
PA07-0083



**PROLOGIS™**  
17777 CENTER COURT DR NORTH, STE 100  
CERRITOS, CA 90703  
PHONE: 562-345-9226  
CONTACT: JIM JACHETTA  
JJACHETTA@PROLOGIS.COM

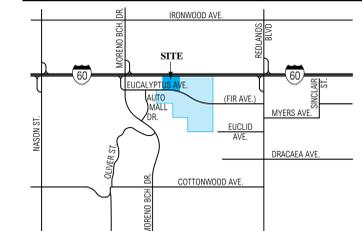
**KEYNOTES**

1. N/A
2. N/A
3. N/A
4. N/A
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
7. STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
8. N/A
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. N/A
17. N/A
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-11-P

**PROJECT DATA**

	BUILDING 1
SITE AREA	
SQUARE FEET	384,527
ACRES	8.83
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	168,342
NET COVERAGE	43.78%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	-
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	30
TOTAL PARKING REQUIRED	100
AUTO PARKING PROVIDED	103
BICYCLE PARKING REQ./PROVIDED	5
TRUCK DOCK POSTIONS PROVIDED	21
TRUCK TRIALER PARKING PROVIDED	22
LANDSCAPE REED @ 10% OF NET SITE	38,453
LANDSCAPE PROVIDED	67,001
	17.42%

**VICINITY MAP:**



**OWNER:**

PROLOGIS  
4541 MACARTHUR BLVD., STE 400  
NEWPORT BEACH, CA 92660  
PHONE: 949-251-6100  
FAX: 949-825-1679  
E-MAIL: jachetta@prologis.com  
CONTACT: JIM JACHETTA

**ARCHITECT:**

RG A, OFFICE OF ARCHITECTURAL DESIGN  
15231 ALTON PARKWAY, SUITE 200  
IRVINE, CA 92618  
PHONE: 949-341-0920  
FAX: 949-341-0922  
E-MAIL: dennis@rga-architects.com  
CONTACT: DENNIS ROY

**UTILITY PURVEYORS:**

WATER:  
EASTERN MUNICIPAL WATER DISTRICT  
T: 951-413-3480

SEWER:  
EASTERN MUNICIPAL WATER DISTRICT  
T: 951-413-3480

ELECTRIC:  
CITY OF MORENO VALLEY / SCE  
T: 951-413-3480 / 909-307-8759

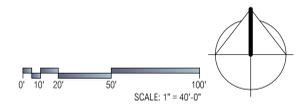
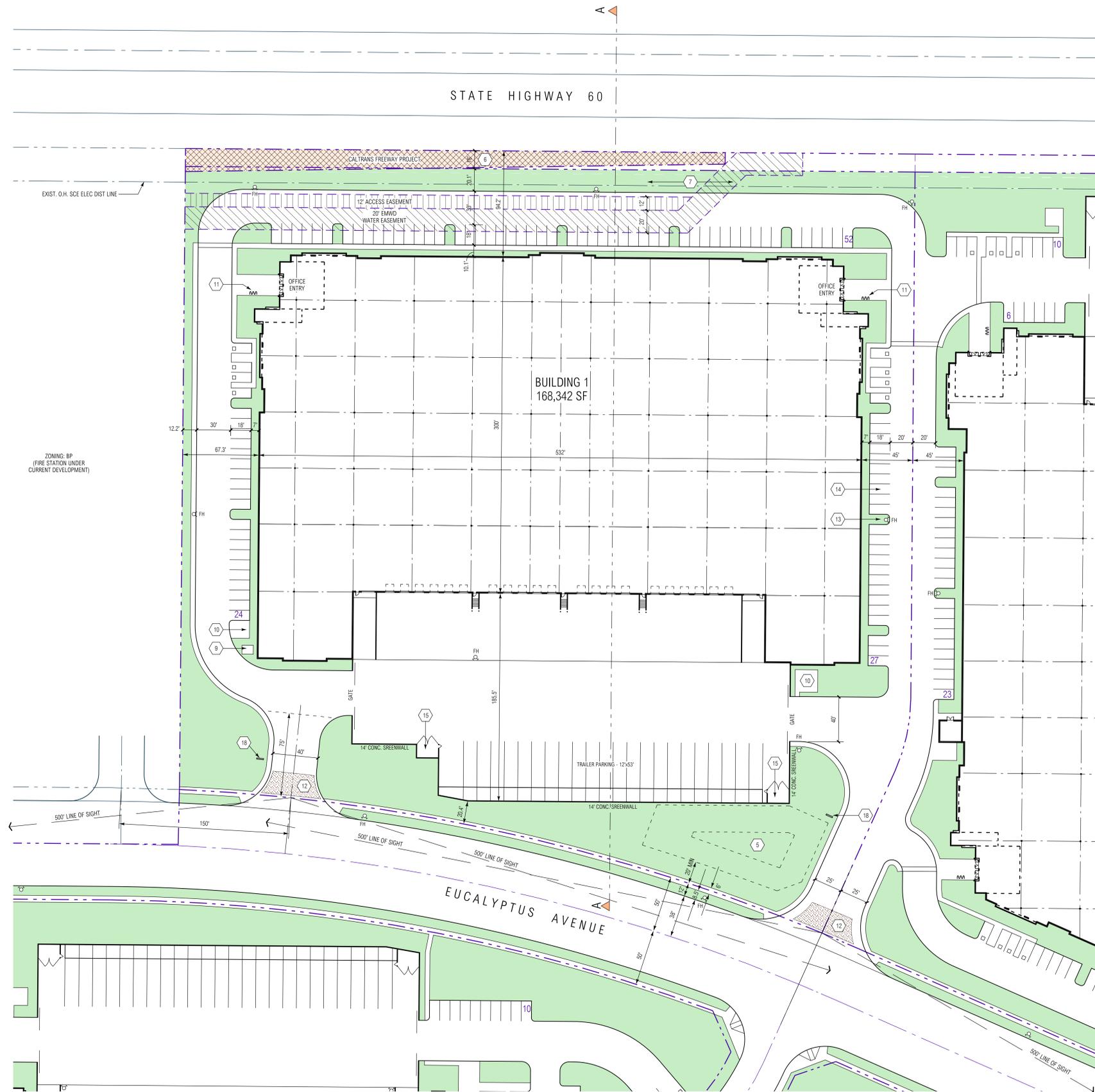
GAS:  
SOUTHER CALIFORNIA GAS COMPANY  
T: 909-335-7586

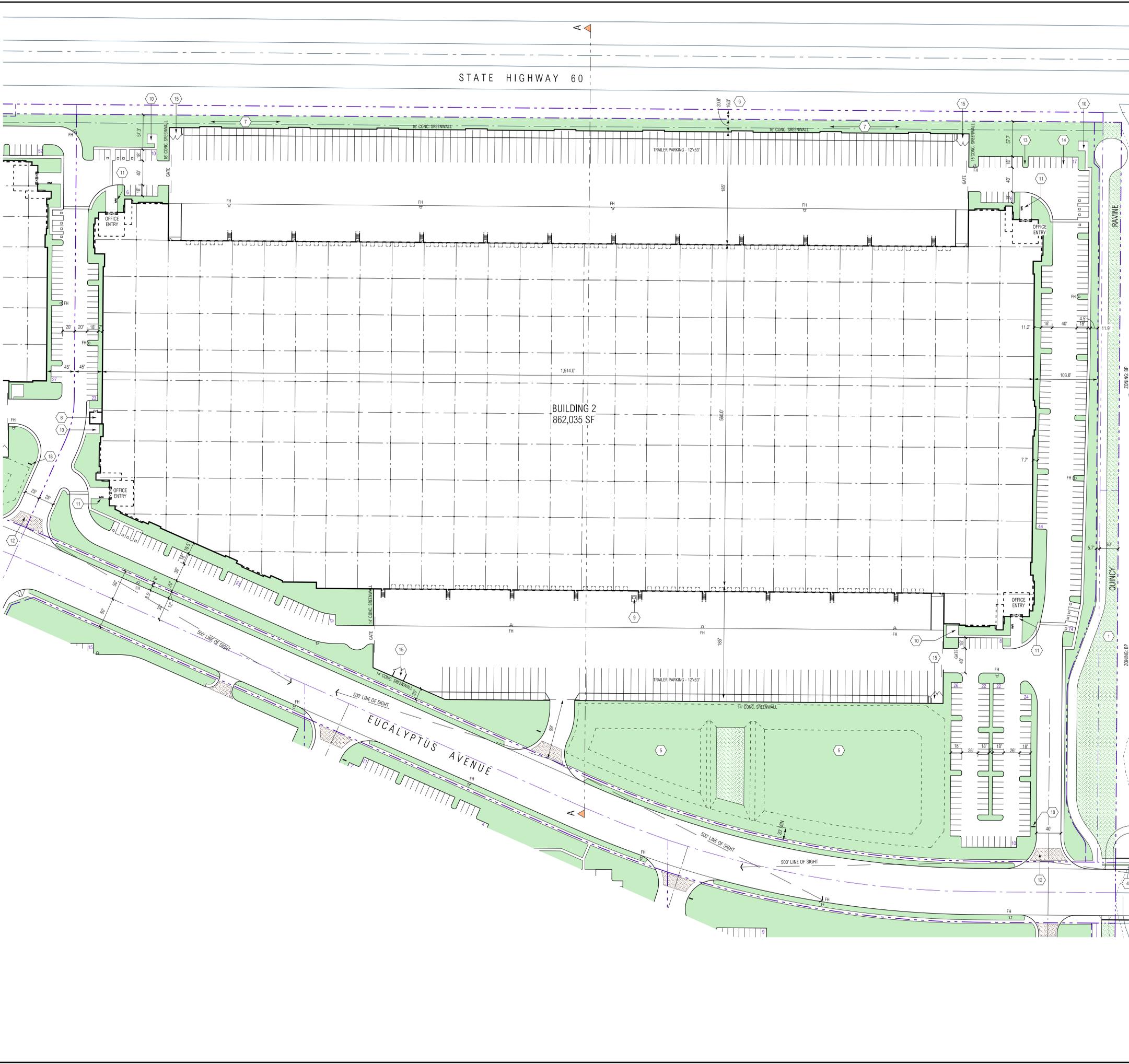
TELEPHONE:  
VERIZON  
T: 909-748-6640

CABLE:  
TIME WARNER COMMUNICATIONS  
T: 909-456-3693

**GENERAL NOTES:**

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURBS, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
5. ALL DRIVE ASILES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.
6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BFX, R15, R5 & RA2.
11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.

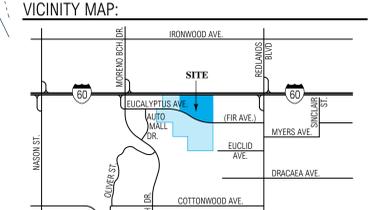




- KEYNOTES**
- EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED.
  - N/A
  - N/A
  - NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116.
  - WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
  - 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
  - STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
  - BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
  - LUNCH PATIO.
  - BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
  - DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
  - TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
  - TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2" OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
  - DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
  - N/A
  - N/A
  - 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P.

**PROJECT DATA**

	BUILDING 2
SITE AREA	1,716,061
SQUARE FEET	39.40
ACRES	
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	862,035
NET COVERAGE	50.23%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	201
TOTAL PARKING REQUIRED	311
AUTO PARKING PROVIDED	331
BICYCLE PARKING RECD./PROVIDED	16
TRUCK DOCK POSTIONS PROVIDED	143
TRUCK TRAILER PARKING PROVIDED	169
LANDSCAPE RECD @ 10% OF NET SITE	171,606
LANDSCAPE PROVIDED	258,190
	15.05%



**OWNER:**  
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 454 MACARTHUR BLVD., STE 400  
 NEWPORT BEACH, CA 92660  
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**UTILITY PURVEYORS:**

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 T: 951-413-3480

**SEWER:**  
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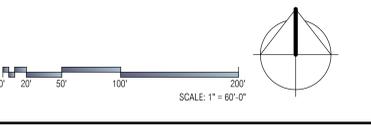
**ELECTRIC:**  
 CITY OF MORENO VALLEY / SCE  
 T: 951-413-3480 / 909-307-8759

**GAS:**  
 SOUTHER CALIFORNIA GAS COMPANY  
 T: 909-335-7586

**TELEPHONE:**  
 VERIZON  
 T: 909-748-6640

**CABLE:**  
 TIME WARNER COMMUNICATIONS  
 T: 909-456-3693

- GENERAL NOTES:**
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  - PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
  - PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
  - SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURBS. WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
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  - EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BFX, R15, R5 & RA2.
  - DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.



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PROFESSIONAL SEALS

**PROLOGIS PARK  
 MORENO VALLEY  
 EUCALYPTUS**

**BUILDING 2**

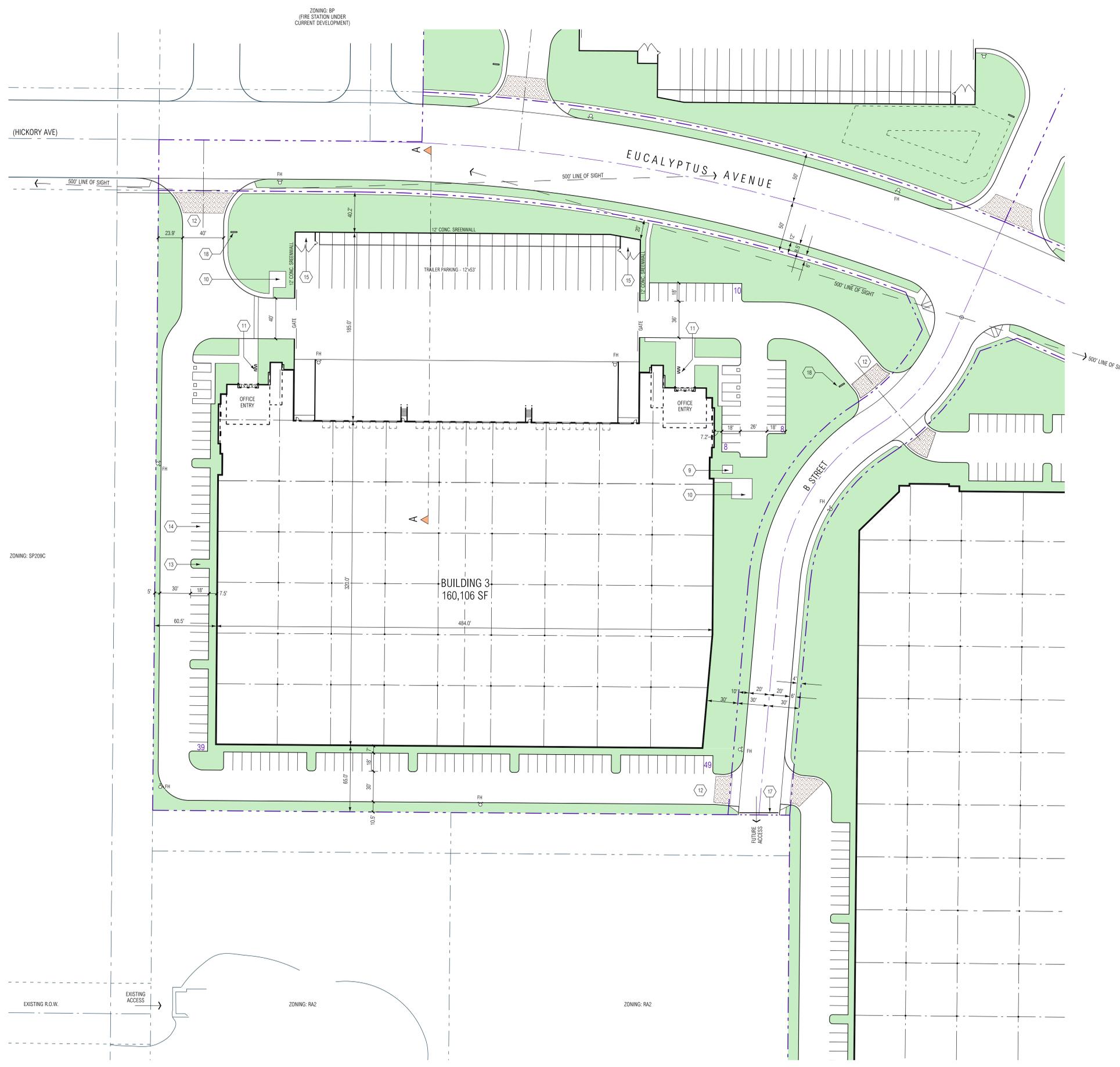
**EUCALYPTUS AVENUE  
 MORENO VALLEY, CALIFORNIA**

**CASE NUMBER:  
 PA07-0083**



MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	10/11/2011	SCHEMATIC DESIGN

RG A PROJECT NO: 07024.00  
 OWNER PROJECT NO: 00000.00  
 CAD FILE NAME: 07024-00-A1-1-2-P  
 DRAWN BY: CF  
 CHKD BY: DR  
 COPYRIGHT  
 RGA, OFFICE OF ARCHITECTURAL DESIGN



- KEYNOTES**
1. N/A
  2. N/A
  3. N/A
  4. N/A
  5. N/A
  6. N/A
  7. N/A
  8. N/A
  9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
  10. LUNCH PATIO.
  11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
  12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
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  15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
  16. N/A
  17. TEMPORARY BARRIER AT END OF STREET.
  18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-114-P

**PROJECT DATA**

	BUILDING 3
<b>SITE AREA</b>	
SQUARE FEET	370,325
ACRES	8.50
<b>OTHER LOTS (STREETS &amp; RAVINE)</b>	
SQUARE FEET	
ACRES	
<b>BUILDING AREA</b>	160,106
<b>NET COVERAGE</b>	43.23%
<b>AUTO PARKING REQUIRED</b>	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	-
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	28
<b>TOTAL PARKING REQUIRED</b>	98
<b>AUTO PARKING PROVIDED</b>	114
<b>BICYCLE PARKING RECD./PROVIDED</b>	5
<b>TRUCK DOCK POSITIONS PROVIDED</b>	20
<b>TRUCK TRAILER PARKING PROVIDED</b>	24
<b>LANDSCAPE RECD @ 10% OF NET SITE</b>	37,033
<b>LANDSCAPE PROVIDED</b>	73,756 19.92%



**OWNER:**  
 PROLOGIS  
 4541 MACARTHUR BLVD., STE 400  
 NEWPORT BEACH, CA 92660  
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 E-MAIL: jachetta@prologis.com  
 CONTACT: JIM JACHETTA

**ARCHITECT:**  
 RGA, OFFICE OF ARCHITECTURAL DESIGN  
 15231 ALTON PARKWAY, SUITE 200  
 IRVINE, CA 92618  
 PHONE: 949-341-0920  
 FAX: 949-341-0922  
 E-MAIL: dennis@rga-architects.com  
 CONTACT: DENNIS ROY

**UTILITY PURVEYORS:**

**WATER:**  
 EASTERN MUNICIPAL WATER DISTRICT  
 T: 951-413-3480

**SEWER:**  
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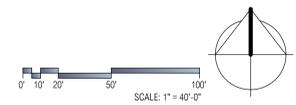
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 CITY OF MORENO VALLEY / SCE  
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**GAS:**  
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 T: 909-335-7586

**TELEPHONE:**  
 VERIZON  
 T: 909-748-6640

**CABLE:**  
 TIME WARNER COMMUNICATIONS  
 T: 909-456-3693

- GENERAL NOTES:**
1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
  2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
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  7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
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  10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BFX, R15, R5 & RA2.
  11. DROUGHT TOLERANT TREES, SHRUBS AND GROUND COVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.



CONSULTANT

PROFESSIONAL SEALS

**PROLOGIS PARK  
 MORENO VALLEY  
 EUCALYPTUS**

**BUILDING 3**

**EUCALYPTUS AVENUE  
 MORENO VALLEY, CALIFORNIA**

**MORENO VALLEY**  
 WHERE DREAMS SOAR

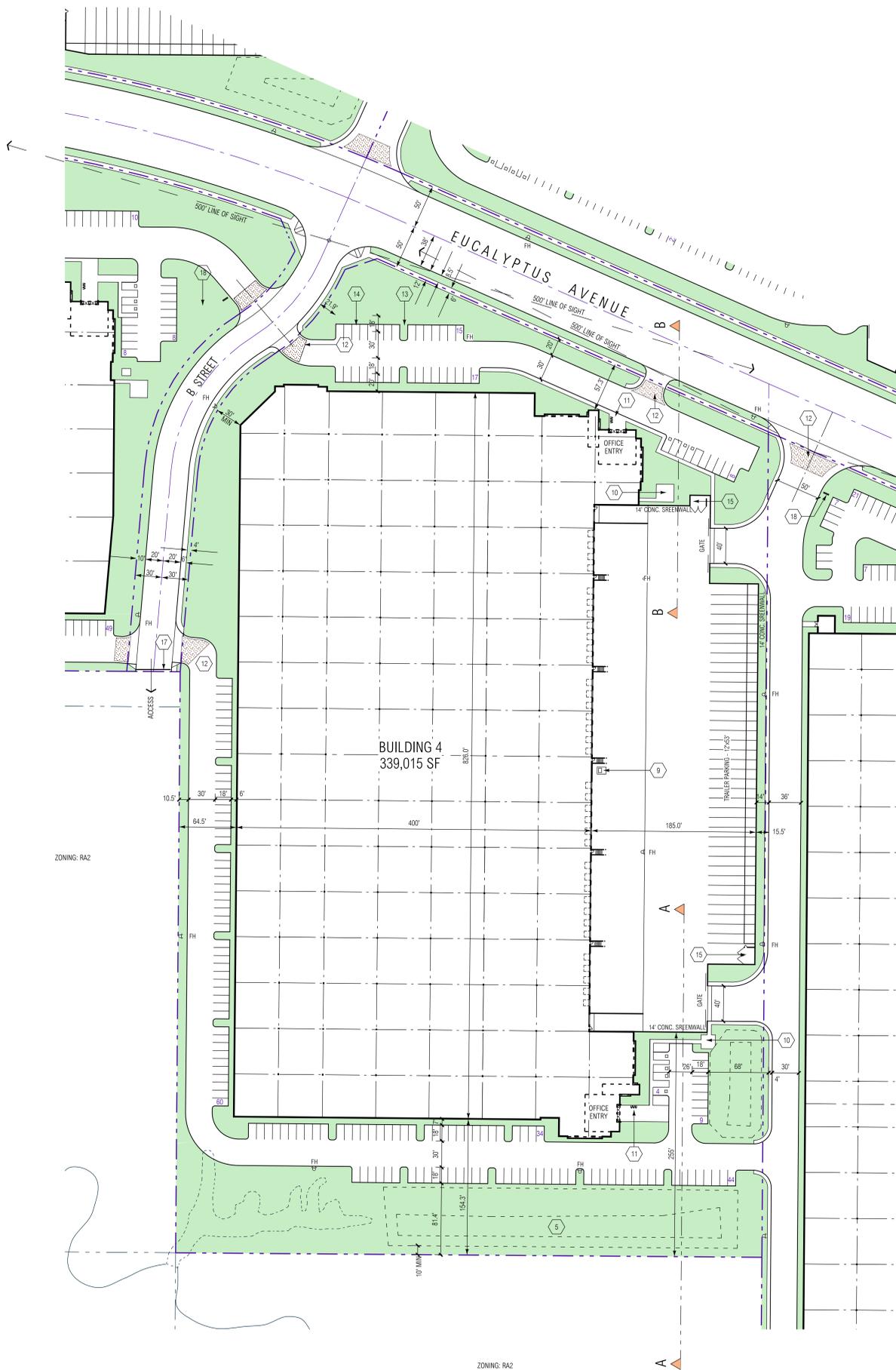
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SD	10/11/2011	SCHEMATIC DESIGN

RG A PROJECT NO: 0702400  
 OWNER PROJECT NO: 0000000  
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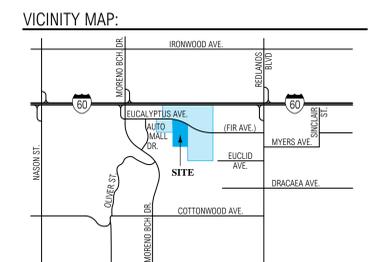
**SHEET TITLE**  
 SITE PLAN  
 BUILDING 3



- KEYNOTES**
1. N/A
  2. N/A
  3. N/A
  4. N/A
  5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
  6. N/A
  7. N/A
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  15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
  16. N/A
  17. TEMPORARY BARRIER AT END OF STREET.
  18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-14-P

**PROJECT DATA**

	BUILDING 4
SITE AREA	
SQUARE FEET	682,038
ACRES	15.66
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	339,015
NET COVERAGE	49.71%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	70
TOTAL PARKING REQUIRED	180
AUTO PARKING PROVIDED	190
BICYCLE PARKING REQ./PROVIDED	9
TRUCK DOCK POSTIONS PROVIDED	36
TRUCK TRAILER PARKING PROVIDED	37
LANDSCAPE REQD @ 10% OF NET SITE	68,204
LANDSCAPE PROVIDED	128,965
	18.91%



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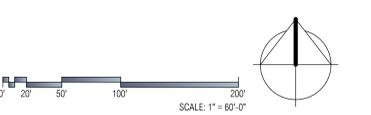
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- GENERAL NOTES:**
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 MORENO VALLEY  
 EUCALYPTUS**

**BUILDING 4**

**EUCALYPTUS AVENUE  
 MORENO VALLEY, CALIFORNIA**

**CASE NUMBER:  
 PA07-0083**

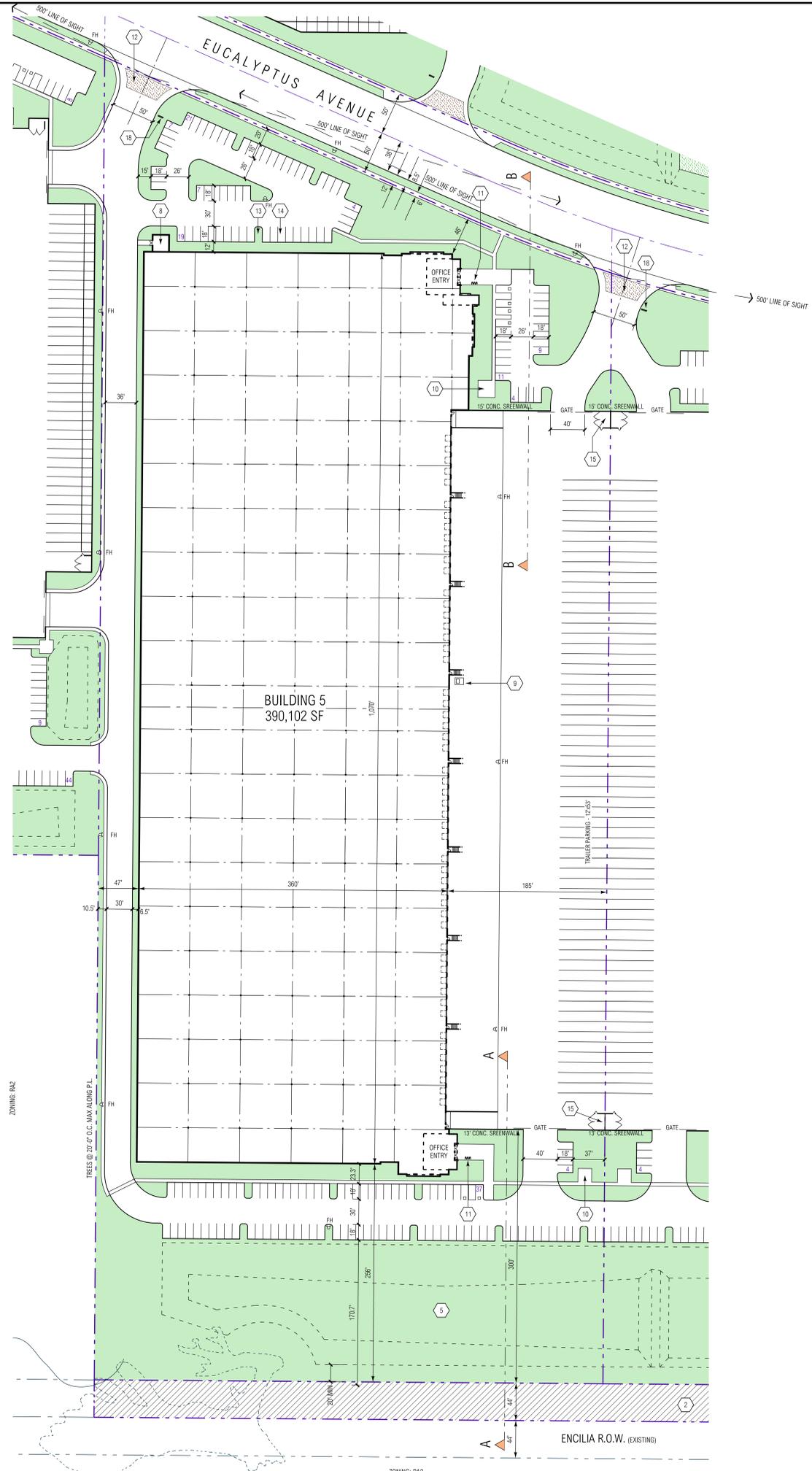
**PROLOGIS™**  
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 CONTACT: JIM JACHETTA  
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CD	BID	PC	DD	SD	MARK	DATE	DESCRIPTION
				10/11/2011			SCHEMATIC DESIGN

RG A PROJECT NO: 07024.00  
 OWNER PROJECT NO: 00000.00  
 CAD FILE NAME: 07024-00-A1-1-4-P  
 DRAWN BY: CF  
 CHKD BY: DR

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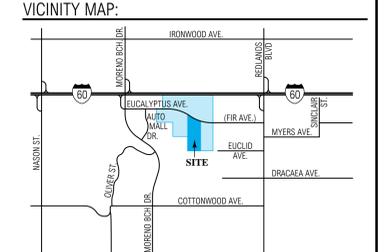
SHEET TITLE  
**SITE PLAN  
 BUILDING 4**



- KEYNOTES**
1. N/A
  2. EXISTING 44' WIDE RIGHT OF WAY EASEMENT TO REMAIN FOR FUTURE ENCILIA STREET.
  3. N/A
  4. N/A
  5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
  6. N/A
  7. N/A
  8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
  9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
  10. LUNCH PATIO.
  11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
  12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
  13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
  14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2" OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
  15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
  16. N/A
  17. N/A
  18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P

**PROJECT DATA**

	BUILDING 5
SITE AREA	
SQUARE FEET	840,362
ACRES	19.29
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	390,102
NET COVERAGE	46.42%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	40
0 - 20K WH @ 1/1000	20
20K - 40K WH @ 1/2000	10
40K + WH @ 1/4000	83
TOTAL PARKING REQUIRED	193
AUTO PARKING PROVIDED	193
BICYCLE PARKING REQ./PROVIDED	10
TRUCK DOCK POSTIONS PROVIDED	53
TRUCK TRAILER PARKING PROVIDED	60
LANDSCAPE REQ @ 10% OF NET SITE	84,036
LANDSCAPE PROVIDED	165,429
	19.69%



**OWNER:**  
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**SEWER:**  
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 T: 951-413-3480

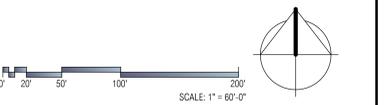
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**GAS:**  
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 VERIZON  
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**CABLE:**  
 TIME WARNER COMMUNICATIONS  
 T: 909-456-3693

- GENERAL NOTES:**
1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
  2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
  3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
  4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURBS, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
  5. ALL DRIVE ASILES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.
  6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
  7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
  8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
  9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
  10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BFX, R15, R5 & RA2.
  11. DROUGHT TOLERANT TREES, SHRUBS AND GROUND COVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.



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 FX 949-341-0922

CONSULTANT

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PROFESSIONAL SEALS

**PROLOGIS PARK  
 MORENO VALLEY  
 EUCALYPTUS**

**BUILDING 5**

**EUCALYPTUS AVENUE  
 MORENO VALLEY, CALIFORNIA**



**CASE NUMBER:  
 PA07-0083**

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MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	10/11/2011	SCHEMATIC DESIGN

RG A PROJECT NO: 07024.00  
 OWNER PROJECT NO: 00000.00  
 CAD FILE NAME: 07024-00-A1-1-5-P  
 DRAWN BY: CF  
 CHKD BY: DR  
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**SHEET TITLE**  
 SITE PLAN  
 BUILDING 5

## PROLOGIS PARK MORENO VALLEY EUCALYPTUS

### BUILDING 6

EUCALYPTUS AVENUE  
MORENO VALLEY, CALIFORNIA



CASE NUMBER:  
PA07-0083



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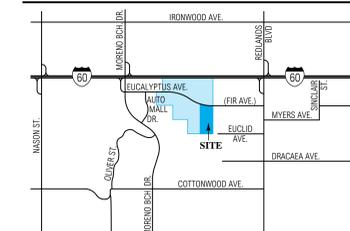
#### KEYNOTES

- EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED.
- EXISTING 44' WIDE RIGHT OF WAY EASEMENT TO REMAIN FOR FUTURE ENCILIA STREET.
- PROPOSED 14' WIDE MULTIPURPOSE TRAIL.
- NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116.
- WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
- 16' LANDSCAPED DEDICATION TO CAL TRANS.
- DOUBLE ROW OF CITRUS TREES TO MATCH FIRE STATION LANDSCAPING.
- PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
- BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
- LUNCH PATIO.
- BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
- DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
- TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
- TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2" OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
- DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
- N/A.
- N/A.
18. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P.

#### PROJECT DATA

	BUILDING 6
SITE AREA	770,555
SQUARE FEET	17.69
ACRES	
OTHER LOTS (STREETS & RAVINE)	
SQUARE FEET	
ACRES	
BUILDING AREA	325,038
NET COVERAGE	42.18%
AUTO PARKING REQUIRED	
10,000 SF OFFICE @ 4/1000	40
10K - 20K OFFICE @ 4/1000	20
0 - 20K WH @ 1/1000	10
20K - 40K WH @ 1/2000	66
40K + WH @ 1/4000	176
TOTAL PARKING REQUIRED	
AUTO PARKING PROVIDED	179
BICYCLE PARKING REQ./PROVIDED	9
TRUCK DOCK POSTIONS PROVIDED	53
TRUCK TRIALER PARKING PROVIDED	60
LANDSCAPE REQ @ 10% OF NET SITE	77,056
LANDSCAPE PROVIDED	188,142
	24.42%

#### VICINITY MAP:



#### OWNER:

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SEWER:  
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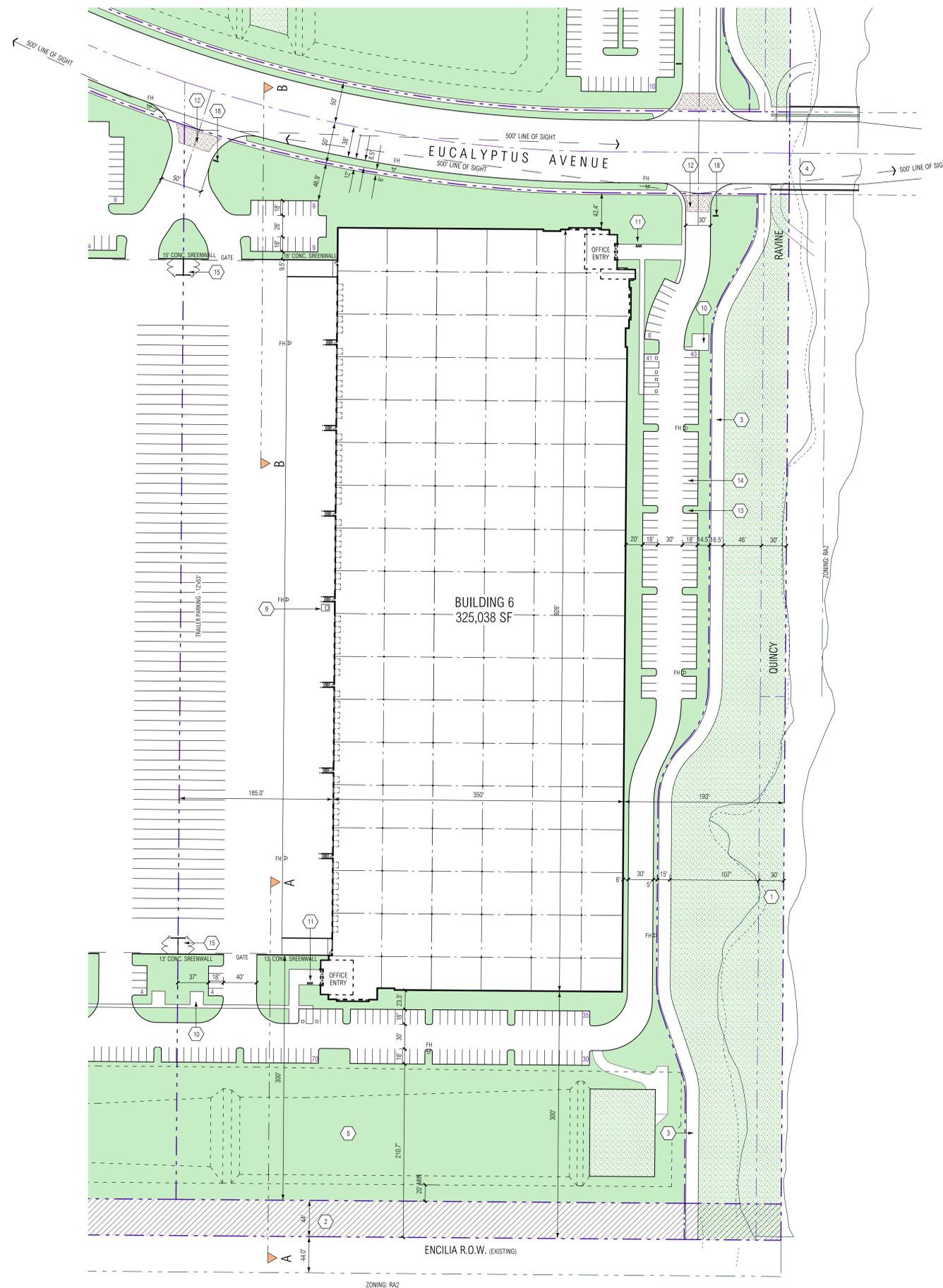
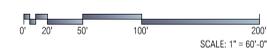
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#### GENERAL NOTES:

- PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
- PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
- PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
- SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURBS, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
- ALL DRIVE ASILES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.
- PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.
- MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.
- FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.
- SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.
- EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BFX, R15, R5 & RA2.
- DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.



## PROLOGIS PARK MORENO VALLEY EUCALYPTUS

EUCALYPTUS AVENUE  
MORENO VALLEY, CALIFORNIA



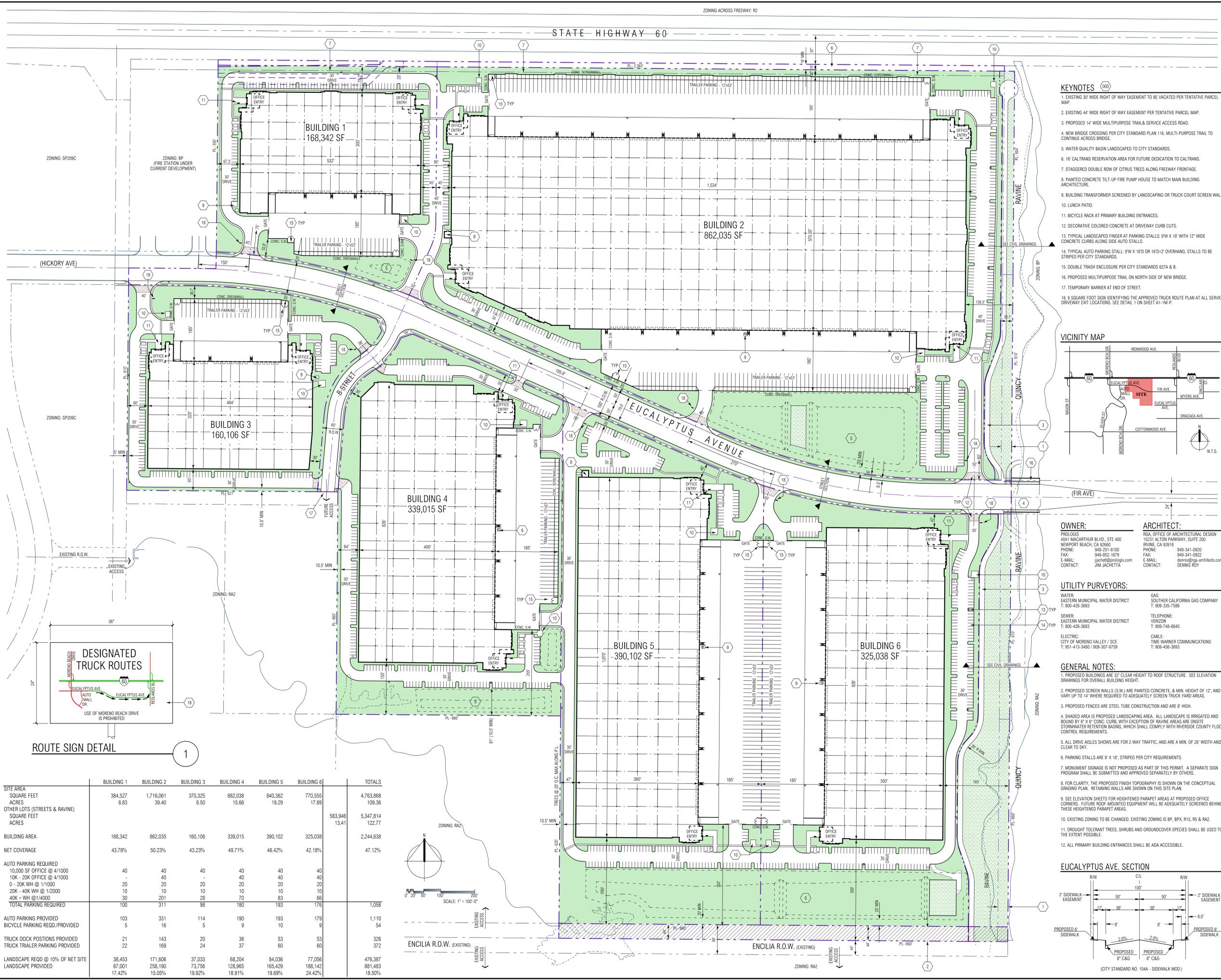
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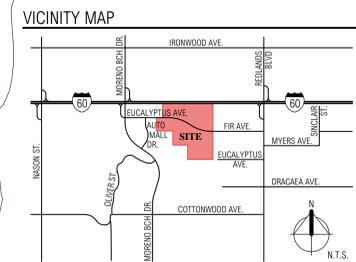
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STATE HIGHWAY 60

ZONING ACROSS FREEWAY: R2



- ### KEYNOTES
- EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO BE VACATED PER TENTATIVE PARCEL MAP.
  - EXISTING 44' WIDE RIGHT OF WAY EASEMENT PER TENTATIVE PARCEL MAP.
  - PROPOSED 14' WIDE MULTIPURPOSE TRAIL & SERVICE ACCESS ROAD.
  - NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116. MULTI-PURPOSE TRAIL TO CONTINUE ACROSS BRIDGE.
  - WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
  - 16' CALTRANS RESERVATION AREA FOR FUTURE DEDICATION TO CALTRANS.
  - STAGGERED DOUBLE ROW OF CITRUS TREES ALONG FREEWAY FRONTAGE.
  - PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
  - BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
  - LUNCH PATIO.
  - BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
  - DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
  - TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18' WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
  - TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
  - DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
  - PROPOSED MULTIPURPOSE TRAIL ON NORTH SIDE OF NEW BRIDGE.
  - TEMPORARY BARRIER AT END OF STREET.
  - 8' SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SEE DETAIL 1 ON SHEET A1-1M-P.



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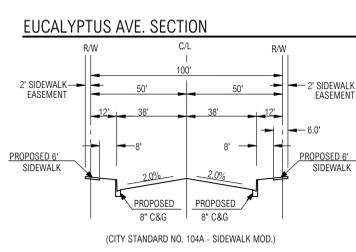
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- ### GENERAL NOTES:
- PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.
  - PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.
  - PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 6' HIGH.
  - SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURBS, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.
  - ALL DRIVE AISLES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.
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  - EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BPX, R15, R5 & RA2.
  - DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.
  - ALL PRIMARY BUILDING ENTRANCES SHALL BE ADA ACCESSIBLE.

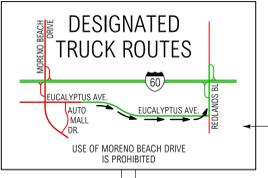


ZONING: SP299C

ZONING: SP299C

ZONING: BP  
(FIRE STATION UNDER CURRENT DEVELOPMENT)

ZONING: RA2



ROUTE SIGN DETAIL

1

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	TOTALS
SITE AREA							
SQUARE FEET	384,527	1,716,061	370,325	682,038	840,362	770,555	4,763,868
ACRES	8.83	39.40	8.50	15.66	19.29	17.69	109.36
OTHER LOTS (STREETS & RAVINE)							
SQUARE FEET							583,946
ACRES							13.41
BUILDING AREA	168,342	862,035	160,106	339,015	390,102	325,038	2,244,638
NET COVERAGE	43.78%	50.23%	43.23%	49.71%	46.42%	42.18%	47.12%
AUTO PARKING REQUIRED							
10,000 SF OFFICE @ 4/1000	40	40	40	40	40	40	240
10K - 20K OFFICE @ 4/1000	-	-	-	40	40	40	120
0 - 20K WH @ 1/1000	20	20	20	20	20	20	120
20K - 40K WH @ 1/2000	10	10	10	10	10	10	60
40K + WH @ 1/4000	30	201	28	70	83	66	478
TOTAL PARKING REQUIRED	100	311	98	180	193	176	1,058
AUTO PARKING PROVIDED	103	331	114	190	193	179	1,110
BICYCLE PARKING REQ./PROVIDED	5	16	5	9	10	9	54
TRUCK DOCK POSITIONS PROVIDED	21	143	20	36	53	53	326
TRUCK TRIALER PARKING PROVIDED	22	169	24	37	60	60	372
LANDSCAPE REQ @ 10% OF NET SITE	38,453	171,606	37,033	68,204	84,036	77,056	476,387
LANDSCAPE PROVIDED	67,001	258,190	73,756	128,965	165,429	188,142	881,483
	17.42%	15.05%	19.92%	18.91%	19.69%	24.42%	18.50%