TENTATIVE PARCEL MAP NO. 38518

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

BEING A SUBDIVISION OF LOTS 1, 2, 3, 8, 9 AND 10 OF JOHNSON'S SUBDIVISION, AS PER MAP FILED IN BOOK 15, PAGE 705 OF MAPS, SAN DIEGO COUNTY RECORDS, TOGETHER WITH THAT CERTAIN UNNAMED STREET LYING SOUTH OF LOTS 1, 2 AND 3, AS ABANDONED BY RESOLUTION RECORDED JULY 19, 1960, AS INSTRUMENT NO. 64051 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTES:

DATE OF PREPARATION: 7-13-2022 GROSS ACREAGE: 201.643 330-120-003 330-120-009 NET ACREAGE: 191.771 330-120-015

NUMBER OF PROPOSED PARCELS: 3 LETTERED LOTS: A

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

LOTS 1, 2, 3, 8, 9 AND 10 OF JOHNSON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 705 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT CERTAIN UNNAMED ROAD LYING SOUTH OF LOTS 1, 2 AND 3, AND NORTH OF LOTS 8, 9, AND 10, AS ABANDONED BY THE COUNTY OF RIVERSIDE BY RESOLUTION ABANDONING COUNTY HIGHWAY, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 19, 1960, AS INSTRUMENT NO. 64051 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THE EAST 30 FEET OF LOTS 1 AND 10 FOR ROAD PURPOSES.

EXISTING EASEMENTS:

- 9. A RIGHT OF WAY GRANTED TO TEMESCAL WATER COMPANY, A CORPORATION, FOR PIPE AND DITCH LINE OVER A PORTION OF LOT 10 HEREIN DESCRIBED, AS PARTICULARLY SET OUT IN DEED RECORDED APRIL 8, 1901 IN BOOK 119 PAGE 347 OF DEEDS, RIVERSIDE (SAID RIGHT OF WAY NOT PLOTTABLE FROM RECORD)
- 2 10. A RIGHT OF WAY OF THE SAN JACINTO RIVERSIDE FLOOD CONTROL CHANNEL, AS EVIDENCED BY RECORD OF SURVEY MAP BOOK 25, PAGE 4, RIVERSIDE COUNTY RECORDS. (RIGHT OF WAY PLOTTED HEREON)
- (3) 11. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN UNNAMED ROAD AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 19, 1960 AS INSTRUMENT NO. 64051 OF OFFICIAL RECORDS. (CENTERLINE OF AN ABANDONED ROAD PLOTTED HEREON, EXACT WIDTH NOT DISCLOSED IN JOHNSON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 705 OF MAPS, RECORDS OF SAN DIEGO COUNTY, EASEMENT RESERVED FOR EXISTING AND FUTURE PUBLIC UTILITIES, PUBLIC SERVICE AND DRAINAGE FACILITIES AND STRUCTURES) (SAID EASEMENT TO BE ABANDONED ON THE PARCEL MAP)
- 4 12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1963 AS INSTRUMENT NO. 100697 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT (EASEMENT PLOTTED HEREON)
- $\langle 5
 angle$ 20. An offer of dedication for public street and highway purposes together WITH ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 09, 2020 AS INSTRUMENT NO. 2020-0626020 OF OFFICIAL RECORDS. TO: THE CITY OF PERRIS, A MUNICIPAL CORPORATION A DOCUMENT ENTITLED "CERTIFICATE OF ACCEPTANCE-INDUSTRIAL DEVELOPERS REALTY, LLC-RESOLUTION NUMBER 5763" RECORDED JULY 06, 2021 AS INSTRUMENT NO. 2021-0405271 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)

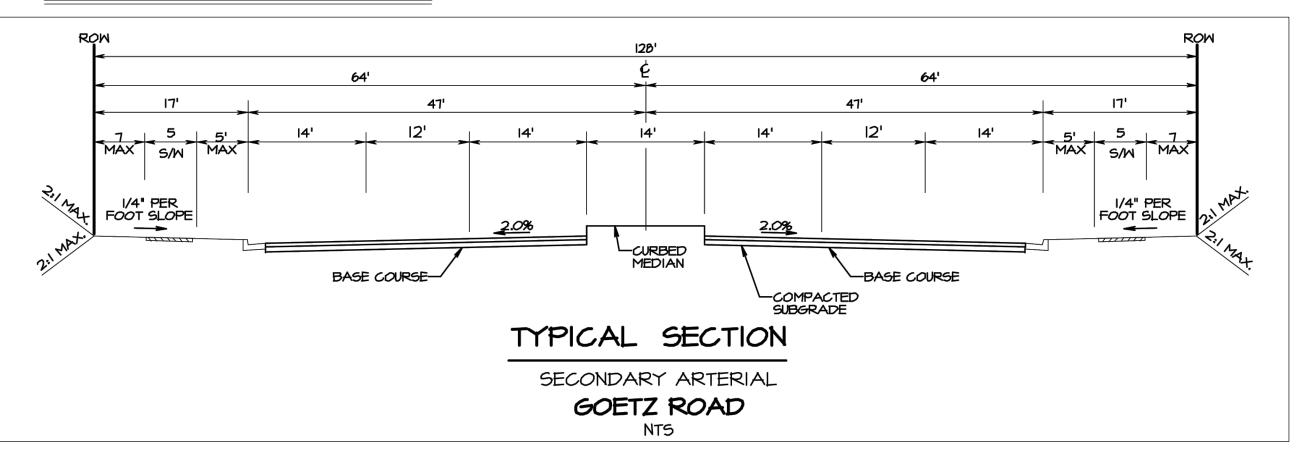
PROPOSED EASEMENTS:

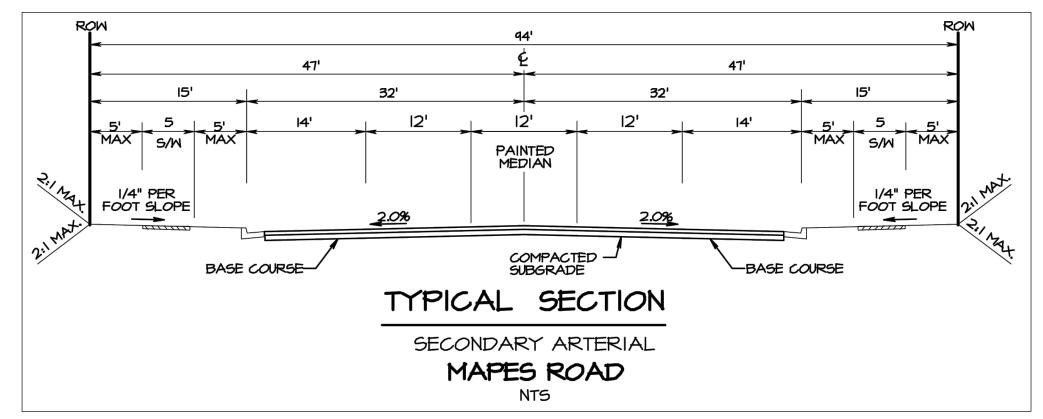
- (1) AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, TO BE DEDICATED AS AN EASEMENT TO THE CITY OF PERRIS ON THE PARCEL MAP.
- 2) AN EASEMENT FOR TRAIL PURPOSES, TO BE DEDICATED AS AN EASEMENT TO THE CITY OF PERRIS ON THE PARCEL MAP.

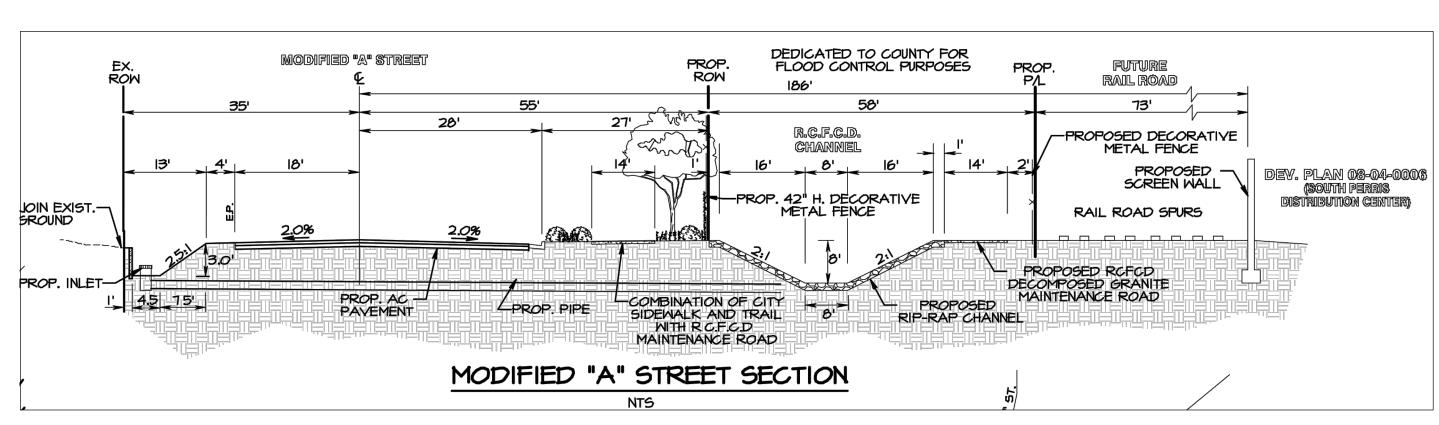
ZONING:

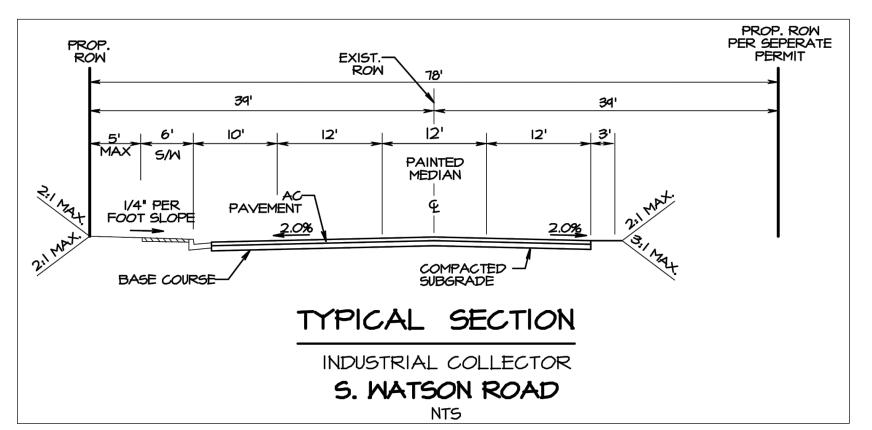
ZONING INFORMATION: (THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF PERRIS DEPARTMENT OF ENGINEERING / MAPPING) GENERAL PLAN DESIGNATION: GI-GENERAL INDUSTRIAL GI-GENERAL INDUSTRIAL ZONE DESIGNATION: MARB ZONE E - OTHER AIRPORT ENVIRONS SPECIAL ZONE:

STREET CROSS SECTIONS:



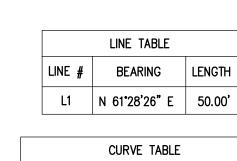


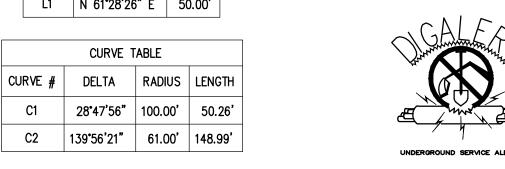


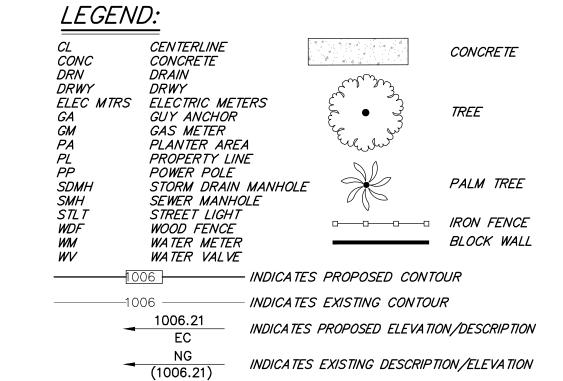


BUILDING TABULATION:

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	BLDG. 1	BLDG. 2	BLDG. 3	SUB-TOTAL	OPEN SPACE	Flood Channel	TOTAL
SITE AREA							
ln s.f.	2,983,782	2,796,047	1,616,365	7,396,194	1,106,046	0	8,502,240 s.f.
In acres	68.50	64.19	37.11	169.79	25.39	0.00	195.18 ac
BUILDING AREA							
Office	20,000	20,000	10,000	50,000			50,000 s.f.
Warehouse	1,285,800	1,330,800	525,967	3,142,567			3,142,567 s.f.
TOTAL	1,305,800	1,350,800	535,967	3,192,567			3,192,567 s.f.
CLEAR HEIGHT	42'	42'	40'				
COVERAGE	43.8%	48.3%	33.2%	43.2%			37.5%
AUTO PARKING REQUIRED							
Office: (office area is less than 10%)							
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	60			60 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	30			30 stalls
above 40K @ 1/5,000 s.f.	254	263	100	617			617 stalls
TOTAL	284	293	130	707			707 stalls
AUTO PARKING PROVIDED							
Standard (9' x 19')	587	579	303	1,469			1,469 stalls
ADA	0	6	6	12			12 stalls
TOTAL	587	585	309	1,481			1,481 stalls
TRAILER PARKING REQUIRED							
Trailer: 1/5,000 SF	257	596	164	1,017			1,017 stalls
TRAILER PARKING PROVIDED							
Trailer (10' x 55')	333	296	152	781			781 stalls
ZONING ORDINANCE FOR CITY							
Zoning Designation - General Industrial							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 50'							
MAXIMUM FLOOR AREA RATIO							
FAR75							
LANDSCAPE REQUIREMENT							
Percentage - 10%							
SETBACKS							
Building							
Mapes St 10' (Local)							
Goetz St 15' (Arterial)							
A Street - 10' (Local)							
Side/ Rear - none, adjoining R zone- 20'							







Last Update: 7/14/22 0: \3600-3699\3691\TPM\3691_TPM.dw

REVISIONS DESCRIPTION

APPLICANT:

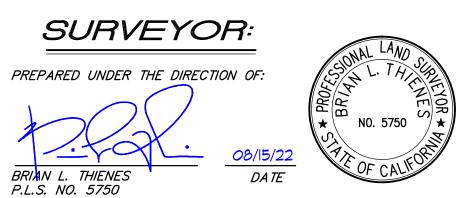
IDI LOGISTICS 840 APOLLO STREET, SUITE 343 EL SEGUNDO, CA 90245 PHONE: (213) 330-8066

ARCHITECT:

HPA ARCHITECTURE 18831 BARDEEN AVENUE, SUITE 100 IRVINE, CA 92612 PHONE: (949) 863-1770

CIVIL ENGINEER:





CITY OF PERRIS

TENTATIVE PARCEL MAP NO. 38518

1-800-422-4133

AT LEAST TWO DAYS BEFORE YOU DIG

BOOK 15, PAGE 705 OF MAPS, SAN DIEGO COUNTY RECORDS, TOGETHER WITH THAT CERTAIN UNNAMED STREET LYÍNG SOUTH OF LOTS Í, 2 AND 3, AS ABANDONED BY RESOLUTION RECORDED JULY 19, 1960, AS INSTRUMENT NO. 64051 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

