

OWNER	
PIERER IM/MOREAL NORTH AMERICA, LLC 38429 Innovation Court Murretta, CA 92553 T: 951-600-8007 F: 951-600-8866 www.kim.com	
SITE ADDRESS	
Winchester Rd. Murretta, CA 92553	
ASSESSOR'S PARCEL NO.	
933-030-002	
LEGAL DESCRIPTION	
THE SOUTH HALF OF GOVERNMENT LOT 2 EAST OF THE COUNTY ROAD IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL THEREOF.	
LAND USE INFORMATION AND OVERLAYS	
SITE AREA	PROPOSED SITE 18.97 AC. (852,498 SF)
SURROUNDING:	EXISTING RESIDENTIAL TRACTS TO THE WEST VACANT LAND TO THE NORTH/ SOUTH AND FRENCH VALLEY AIRPORT TO THE EAST
EXISTING:	VACANT
PROPOSED:	CO / COMMERCIAL OFFICE

LOT COVERAGE 103,923 SF (12.1%)

LANDSCAPE AREA 95,000 SF

CONSTRUCTION OF THREE NEW BUILDINGS ON A VACANT LOT
HEADQUARTERS/WAREHOUSE BUILDING, CONSISTING OF A 2
STORY 47,675 SF BUILDING WITH OFFICES, CONFERENCE ROOMS,
MEDIA ROOMS, TRAINING ROOMS & COMMONS SPACES.

1. MOTORSPORTS/OPEN TRUCK AREA, CONSISTING IN A 1 STORY 80,860
SF BUILDING WITH OFFICES, CONFERENCE ROOMS, MACHINE
ROOMS, STORAGE & COMMON AREAS. ADJACENT TO THIS IS
20,696 SF OF SEMI-TRUCK OPEN PARKING AND A 8,002 SF OF
MOTORCYCLE INTAKE AREA.

2. WAREHOUSE BUILDING OF 17,917 SF

BUILDING 1:

KTM HEADQUARTERS	
1ST FLOOR =	25,146 SF
2ND FLOOR =	22,529 SF
SUB-TOTAL:	47,675 SF

BUILDING 2:

KTM MOTORSPORTS =	60,860 SF
WAREHOUSE =	17,917 SF
SUB-TOTAL:	78,777 SF
TOTAL BUILDING AREA 1&2 =	126,452 SF

SITE DEVELOPMENT

OPEN SEMI-TRUCK PARKING =	20,696 SF
MAINTENANCE INTAKE AREA =	8,602 SF

NOTE: Clarifiers, or equivalent system, shall be utilized"

NOTE: Clarifiers, or equivalent system, shall be utilized"

<u>TYPE OF CONSTRUCTION:</u>	TBD
<u>OCCUPANCY CLASSIFICATION:</u>	S1, S2, B & A2

TM Headquarters Building-	44,675 sf	-	125 employees
Required	1/200 sf	-	Required 143
Net Leasable	28,539 sf		
Autosports	60,860 sf	-	75 employees + 25 Students
Required	1/employee + 1/2 students	-	Required 88

00-400 spaces requires min **8**

OTAL PARKING REQUIRED:

231 PARKING SPACES

OTAL PARKING PROVIDED:

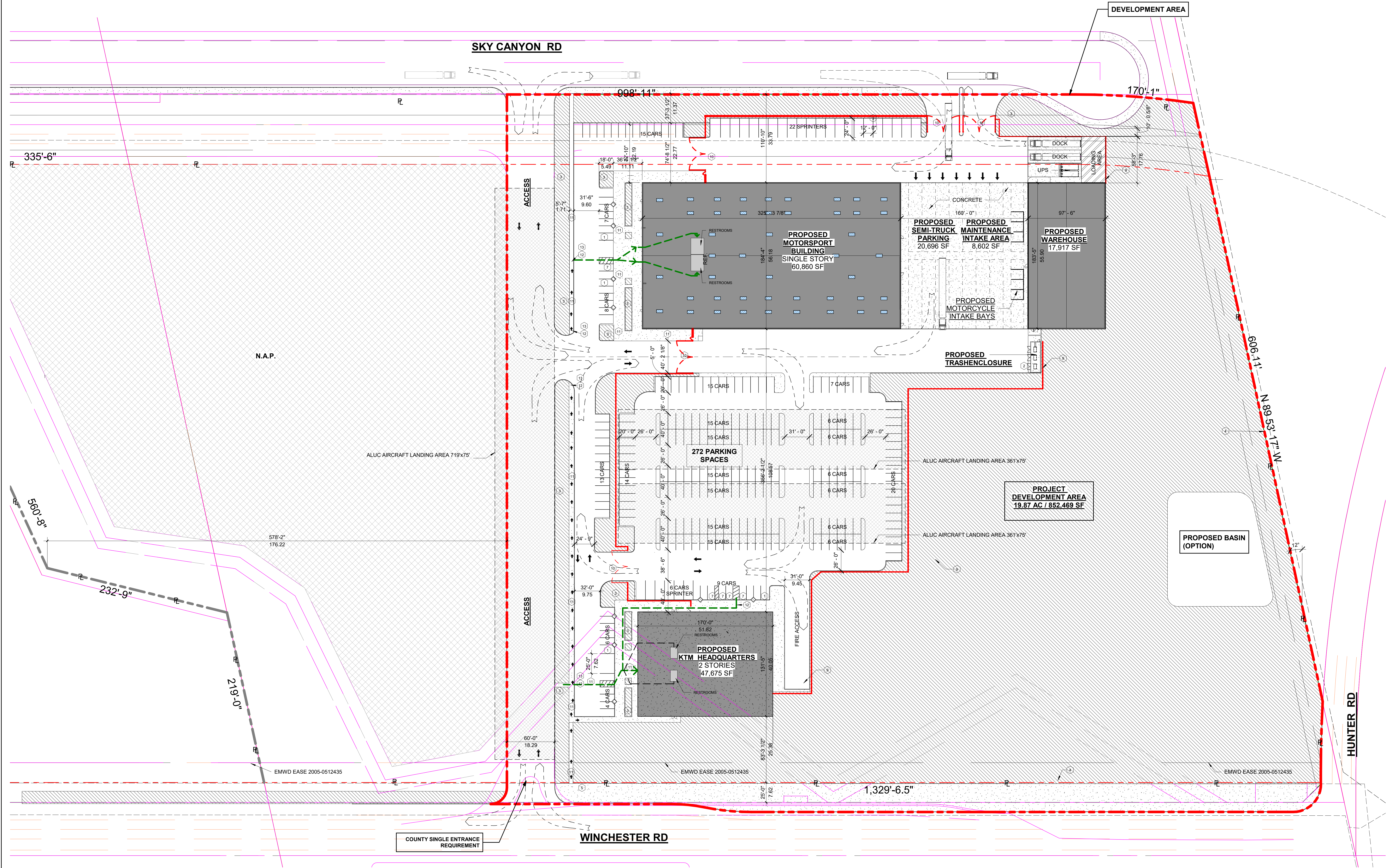
272 PARKING SPACES (8 Accessible Parking)

DATE 06/02/2019

CLIENT	KTM AMERICA
PROJECT	KTM / HSQ. CAMPUS
ADDRESS	Winchester Rd, Murrieta, CA 92563
PROJECT NO.	1710
STAMP	








KTM / HSQ. CAMPUS	
EXHIBIT	SHEET
"A"	A1.1

MARCATECTS architecture | planning 2015 ©



1 SITE PLAN

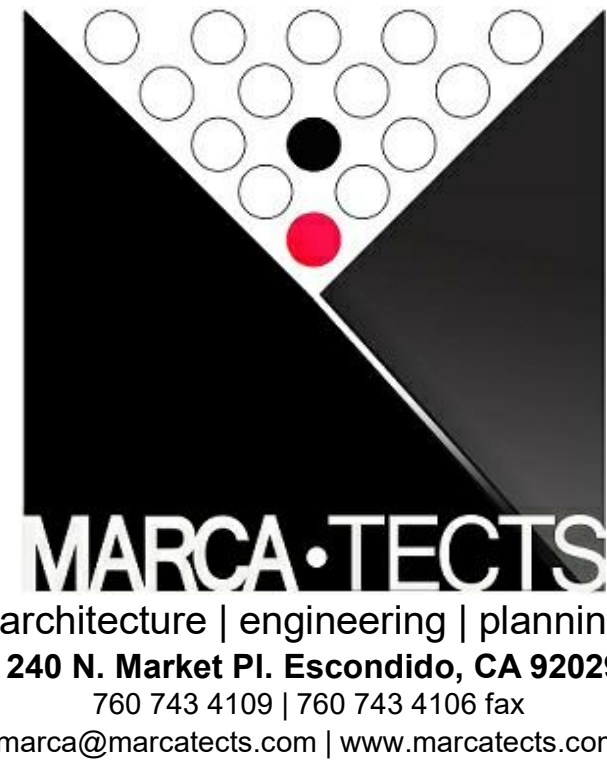
<u>SYMBOL</u>	<u>DESCRIPTION</u>
	AREA OF LANDSCAPE
	AREA OF PAVING
	DIRECTIONAL ARROW
	AREA OF FIRE LANE (MINIMUM 24' WIDTH)
	FIRE TRUCK TURNING RADIUS

- 
 POLE MOUNT AREA LIGHT (1 HEAD) (XX) = MTG. HT XX' A.F.G.
- 
 POLE MOUNT AREA LIGHT (2 HEAD) (XX) = MTG. HT XX' A.F.G.
- 
 POLE MOUNT AREA LIGHT (3 HEAD) (XX) = MTG. HT XX' A.F.G.
- 
 WALL MOUNT TYPE AREA FLOOD LIGHT. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
- 
 HANDICAP PATH OF TRAVEL. NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND NOT TO EXCEED 2% CROSS SLOPE.
- 
 SITE RETAINING WALL. SEE CIVIL DRAWINGS
- 
 PROPOSED LOT LINE ADJUSTMENT

- ① 9'-0" x 18'-0" PARKING STALLS
- ② TRASH ENCLOSURE
- ③ LANDSCAPE
- ④ PROPERTY LINE
- ⑤ CONCRETE WALKWAY
- ⑥ LOADING AREA
- ⑦ ACCESSIBLE PARKING
- ⑧ RECREATION AREA
- ⑨ PERIMETER WALL / FENCE
- ⑩ GATE
- ⑪ 48" WIDE HANDICAP PATH OF TRAVEL. NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND NOT TO EXCEED 2% CROSS SLOPE.
- ⑫ CURB CUT RAMP
- ⑬ DETECTABLE WARNING

[illegible]

HOFBAUER : ARCHITECT
Ziviltechniker GmbH



		KTM / HSQ. CAMPUS	
EXHIBIT	SHEET		
"A"	A1.1		