

This figure is a detailed site plan for a proposed development located at the intersection of N. Main St. and E. Flint St. The plan shows various features including parking lots, building footprints, landscaping areas, and utility infrastructure.

LEGEND:

- LANDSCAPING AREA
- CONCRETE AREA
- ASPHALT CONCRETE AREA
- ADA PATHWAY
- MFD MULTI PRODUCT FUEL DISPENSOR
- PARKING COUNT

VICINITY MAP: NOT TO SCALE

DEVELOPER/APPLICANT: BOOS DEVELOPMENT, 701 PARKCENTER DR, SANTA ANA, CA 92705, CONTACT: ROD FERMIN, PHONE: (714) 853-0004

SURVEYOR: PBLA, INC., 981 CORPORATE CENTER DR., SUITE 150, POMONA, CA 91768, CONTACT: CARLOS UREÑA, PHONE: (888) 714-9842 EXT 4001

ASSESSOR'S PARCEL NUMBER: 377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007

LEGAL DESCRIPTION: (PTR-1) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 LOT 18, 19 & 20 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
PARCEL 2 LOT 21 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
APN 377-243-002-6, 377-243-003-7, 377-243-004-8 AND 377-243-005-9
(PTR-2) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 22 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135, OF MAPS, SAN DIEGO COUNTY RECORDS.
APN 377-243-006
(PTR-3) THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 23 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 135, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN 377-243-007-1

UTILITY PURVEYORS:

CABLE & BROADBAND:	TIME WARNER
ELECTRIC:	PHONE: 1-888-892-2253
GAS:	SOUTHERN CALIFORNIA EDISON
TELEPHONE & FIOS TV/BROADBAND:	PHONE: 1-800-655-4555
TRASH & WASTE DISPOSAL:	THE GAS COMPANY
WATER & SEWER SERVICE:	PHONE: 1-800-427-2200
	VERIZON
	PHONE: 1-800-483-3000
	CR&R
	PHONE: 1-800-755-6112
	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
	PHONE: 951-674-3148

BUILDING SETBACKS:

MINIMUM LOT AREA:	25,000 SQUARE FEET
STREET FRONTAGE WIDTH: <td>100 FEET</td>	100 FEET
FRONT YARD SETBACK: <td>20 FEET</td>	20 FEET
SIDE YARD SETBACK: <td>NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY</td>	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
REAR YARD SETBACK: <td>NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY</td>	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
MAX BUILDING HEIGHT: <td>45 FEET</td>	45 FEET

ZONING: ZONE "C-2" - GENERAL COMMERCIAL LAND USE
SOURCE: CITY OF LAKE ELSINORE PLANNING DEPARTMENT
PHONE: (951) 674-3124

PARKING: REQUIRED PARKING (1:250) = 3,200 SF (C-STORE) + 1,125 SF (CAR WASH) = 4,325 SF/250 = 18 TOTAL PARKING STALLS PROVIDED = 16 (15 + 1 ADA)

PROJECT SUMMARY:







TOTAL SITE	= 38,432 SF (0.88 ACRES)
C-STORE (1-STORY)	= 3,200 SF
CAR WASH (1-STORY)	= 1,125 SF
LANDSCAPING	= 5,788 SF ON-SITE, 4,805 OFF-SITE
TOTAL IMPERVIOUS %	= 86.6 %

EARTHWORK QUANTITIES:

RAW CUT	= 2,682 CUBIC YARDS
RAW FILL <th>= 102 CUBIC YARDS</th>	= 102 CUBIC YARDS
NET <th>= 2,580 CUBIC YARDS (EXPORT)</th>	= 2,580 CUBIC YARDS (EXPORT)

THESE QUANTITIES DO NOT CONSIDER OVEREXCAVATION, SHRINKAGE, AND SUBSIDENCE

LEGEND:

	LANDSCAPING AREA
	CONCRETE AREA
	ASPHALT CONCRETE AREA
	ADA PATHWAY
	MULTI PRODUCT FUEL DISPENSOR
	PARKING COUNT



<u>DEVELOPER/APPLICANT:</u> ROOSE DEVELOPMENT 701 PARKCENTER DR SANTA ANA, CA 92705 CONTACT: ROD FERMIN PHONE (714) 953-0004	<u>SURVEYOR:</u> PBLA INC. 981 CORPORATE CENTER DR., SUITE 150 POMA, CA 91768 CONTACT: CARLOS UREÑA PHONE: (888) 714-9842 EXT 4001
<u>ASSESSOR'S PARCEL NUMBER:</u> 377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007	

<u>UTILITY PURVEYORS:</u>	
CABLE & BROADBAND:	TIME WARNER PHONE: 1-888-882-2253
ELECTRIC:	SOUTHERN CALIFORNIA EDISON PHONE: 1-800-695-4555
GAS	THE GAS COMPANY PHONE: 1-800-427-2200
TELEPHONE & FIOS TV/BROADBAND	VERIZON PHONE: 1-800-483-3000
TRASH & WASTE DISPOSAL	CR&R PHONE: 1-800-755-6112
WATER & SEWER SERVICE	ELSONORE VALLEY MUNICIPAL WATER DISTRICT PHONE: 951-674-3148

<u>BUILDING SETBACKS:</u>	
MINIMUM LOT AREA:	25,000 SQUARE FEET
STREET FRONTAGE WIDTH:	100 FEET
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
REAR YARD SETBACK:	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
MAX BUILDING HEIGHT:	45 FEET

ZONING:
ZONE "C-2" - GENERAL COMMERCIAL LAND USE
SOURCE: CITY OF LAKE ELSINORE PLANNING DEPARTMENT
PHONE: (951) 674-3124

PARKING:
 REQUIRED PARKING (1:250) = 3,200 SF (C-STORE) + 1,125 SF (CAR WASH) = 4,325 SF/250 = 18
 TOTAL PARKING STALLS PROVIDED = 18 (15 +1 ADA)

<u>PROJECT SUMMARY:</u>		<u>EARTHWORK QUANTITIES:</u>	
TOTAL SITE	= 38,432 SF (0.68 ACRES)	RAW CUT = 2,682 CUBIC YARDS	
C-STORE (1-STORY)	= 3,200 SF	RAW FILL = 102 CUBIC YARDS	
CAR WASH (1-STORY)	= 1,125 SF	NET = 2,580 CUBIC YARDS (EXPORT)	
LANDSCAPING	= 5,768 SF ON-SITE, 4.80% OFF-SITE		
TOTAL IMPERVIOUS %	= 86.6 %	THESE QUANTITIES DO NOT CONSIDER OVEREXCAVATION, SHRINKAGE, AND SUBSIDENCE	

[illegible]

TENTATIVE PARCEL MAP NO. 37751

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

OWNER/DEVELOPER:

BOOS DEVELOPMENT
701 PARCER DR., SUITE #200
SANTA ANA, CA 92705
CONTACT: ROD FERMIN
PHONE: (714) 953-0004

ROD FERMIN DATE

APPLICANT:

CORE STATES GROUP
4240 E JURUPA ST., SUITE #402
ONTARIO, CA 91761
CONTACT: TRAVIS VINCENT
PHONE: (909) 467-8940

SURVEYOR:

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR., SUITE #150
POMONA, CA 91768
CONTACT: CARLOS URENA
PHONE: (888) 714-9642

ZONING:

GENERAL PLAN: GENERAL COMMERCIAL (C-2)
ZONING: GENERAL COMMERCIAL (C-2)

ADJACENT ZONING AND USES:

NORTH: GENERAL COMMERCIAL (C-2) - USE: VACANT
EAST: GENERAL COMMERCIAL (C-2) - USE: RESIDENTIAL
SOUTH: GENERAL COMMERCIAL (C-2) - USE: RESIDENTIAL
WEST: GENERAL COMMERCIAL (C-2) - USE: LAUNDROMAT, VACANT, RESIDENTIAL

ASSESSOR'S PARCEL NUMBER:

377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007

LEGAL DESCRIPTION:

(PTR-1)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 16, 19 & 20 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 2:

LOT 21 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 377-243-002-6, 377-243-003-7, 377-243-004-8 AND 377-243-005-9

(PTR-2)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 22 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135 OF MAPS, SAN DIEGO COUNTY RECORDS.

APN: 377-243-006

(PTR-3)

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 23 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 377-243-007-1

EXISTING EASEMENTS:

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTH ELSINORE MUTUAL WATER COMPANY
PURPOSE: SINK WELLS, TO ESTABLISH & MAINTAIN PUMPING PLANTS, DEVELOPING WATER FOR IRRIGATION & DOMESTIC USE, SURFACE OR UNDERGROUND PIPELINE, TRANSMISSION LINES, AND RIGHTS INCIDENTAL THERETO

RECORDING DATE: JULY 16 1916
RECORDING NO: BOOK 489, PAGE 165, OF DEEDS
AFFECTS: AS DESCRIBED THEREIN

(THE EXACT LOCATION OF SAID EASEMENT CANNOT BE LOCATED FROM SAID DOCUMENT)

- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF LAKE ELSINORE
PURPOSE: FOR SEWER LINE
RECORDING DATE: JANUARY 31, 1941
RECORDING NO: IN BOOK 489, PAGE 339 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN



VICINITY MAP
NOT TO SCALE

FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2037G, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:

THE BEARING OF NORTH 19°05'23" EAST ALONG CENTERLINE OF MAIN STREET, AS SHOWN ON MAP FILED IN BOOK 93, PAGE 2, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "F 307 RESET"

PID: "DX1730"

DESCRIPTION: AT ELSINORE, RIVERSIDE COUNTY, ON THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY, NEAR THE NORTHEAST END OF THE STATION, AT THE GRAHAM AVENUE CROSSING, 54 FEET SOUTH OF THE CENTER OF THE CROSSING, 43.2 FEET SOUTHWEST OF THE CENTERLINE OF GRAHAM AVENUE, AND 32.2 FEET SOUTHEAST OF THE CENTERLINE OF THE MAIN TRACK, A STANDARD DISK, STAMPED F 307 RESET 1946 AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE STATION PLATFORM.

ELEVATION = 1276.1 FEET (NAVD 88 DATUM)

TOPOGRAPHIC SURVEY FIELD WORK COMPLETED BY PBLA SURVEYING, INC. ON 4/10/19.

LOT SUMMARY TABLE

LOT	AREA (SF)	AREA (AC)
LOT 16	7,157.86	(0.16 AC)
LOT 19	7,157.86	(0.16 AC)
LOT 20	7,157.86	(0.16 AC)
LOT 21	7,157.86	(0.16 AC)
LOT 22	7,157.86	(0.16 AC)
LOT 23	7,157.86	(0.16 AC)
*OVERALL LOT	38,432.52	(0.88 AC)

* OVERALL LOT SIZE IS COMPRISED OF LOTS 16 THROUGH 23 WITH THE EXCEPTION OF THE DEDICATED RIGHT-OF-WAY SPACE.

EARTHWORK QUANTITIES:

RAW CUT = 3,816 CUBIC YARDS
RAW FILL = 17 CUBIC YARDS

THESE QUANTITIES DO NOT CONSIDER OVEREXCAVATION, SHRINKAGE, AND SUBSIDENCE.

ENGINEER'S STATEMENT:
THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION.

TRAVIS P. VINCENT DATE
REGISTRATION NO. C37356

CORE STATES GROUP

GROUP

4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone: (909) 467-8940
travis@corestates.com

DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE PURPOSES AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OR USE FOR OTHER PURPOSES BY OWNER OR BY ANY OTHER PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S RISK. IF USED IN ANY OTHER MANNER THAN SPECIFICALLY INTENDED, USER SHALL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

BOOS DEVELOPMENT

811

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT

TENTATIVE PARCEL MAP (37751)

SITE LOCATION

FLINT ST & MAIN ST
LAKE ELSINORE, CA

ENGINEER SEAL

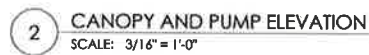


SHEET TITLE

JOB #	20071
DATE	11/12/19
SCALE	
DRAWN BY	G. CORTEZ
CHECKED BY	T. VINCENT
SHEET NO.	







A-202



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