

OWNER / APPLICANT

STRATA KEITH, LLC
 4370 LA JOLLA VILLAGE DRIVE #960
 SAN DIEGO, CA 92122
 (858)546-0900 (p)
 (858)546-8725 (f)

ENGINEER

RBF CONSULTING
 40810 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA
 92591-6022 PHONE: 951.676.8042 FAX: 951.676.7240

ASSESSOR PARCEL NUMBER

380-250-003

UTILITIES

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 TELEPHONE: GENERAL TELEPHONE
 CABLE TELEVISION: SOUTHLAND CABLEVISION

GENERAL NOTES

THOMAS BROS. COORD'S: 927, H-1
 EXISTING GENERAL PLAN: BP AND HHDR
 PROPOSED GENERAL PLAN: CR AND HHDR
 EXISTING ZONING: R-R AND R-4
 PROPOSED ZONING: R-4 AND C P S
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: APARTMENTS / COMMERCIAL / OPEN SPACE
 EXISTING SURROUNDING LAND USE: VACANT/APARTMENTS
 TOTAL APARTMENT UNITS: 162
 TOTAL OPEN SPACE LOTS: N/A
 PROJECT ACREAGE: GROSS AREA 19.4 AC
 LOT 1 (COMMERCIAL SITE) 9.8 AC
 LOT 2 (APARTMENT SITE) 8.5 AC
 LOT C (DRAINAGE/DETENTION) 1.1 AC

LOT 1
 GROSS AREA 9.8 AC
 NET USEABLE AREA 4.8 AC
 PUBLIC PARK 1.9 AC
 PRESERVED OAK AREA 1.3 AC
 SLOPE 0.4 AC
 PUBLIC ROADS 1.4 AC

LOT 2
 GROSS AREA 8.1 AC
 NET USEABLE AREA 6.8 AC
 SLOPE 0.6 AC
 PUBLIC ROADS 0.7 AC

LOT C
 GROSS AREA=NET AREA 1.4 AC
 CLINTON KEITH ROAD (LOT A) 0.2 AC
 YAMAS ROAD (LOT B) 1.9 AC

PROJECT DENSITY: APARTMENTS 20.0 DU/ACRE
 MINIMUM LOT SIZE: N/A
 SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
 COMMUNITY SERVICE DISTRICT: N/A
 F.E.M.A. PANEL NUMBER 06065C27056

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD (ZONE X PANEL 06065C27056)

ALL STREET PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.

LEGAL DESCRIPTION

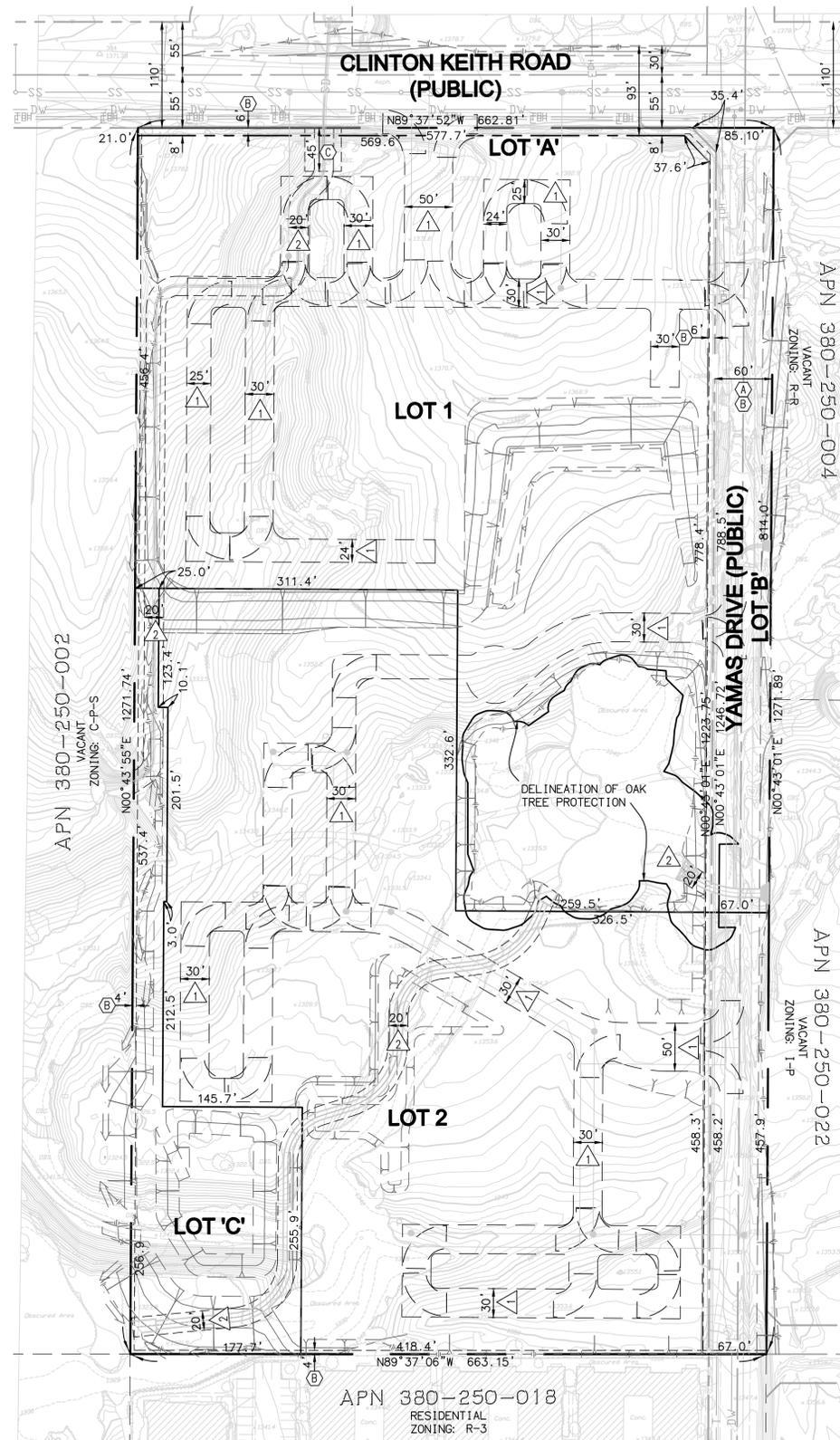
PARCEL 6, PARCEL MAP NO. 9637, IN BOOK 58, PAGES 1-5, INCLUSIVE, OF PARCEL MAPS, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SOURCE OF TOPO

INLAND AERIAL SURVEYS, INC.
 951-687-4252
 PHOTOGRAPHY DATED 1/22/2013

TENTATIVE PARCEL MAP NO. 36673

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

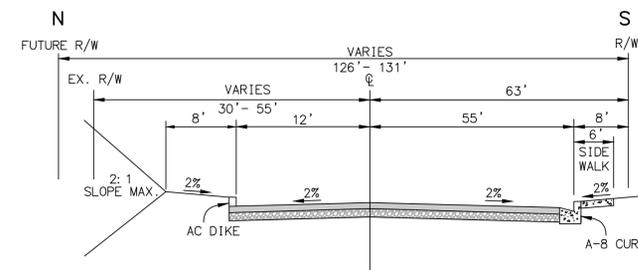


PROPOSED EASEMENT NOTES:

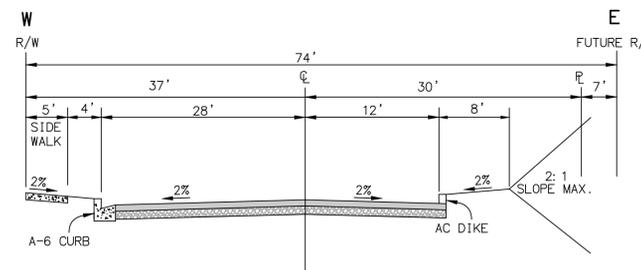
- ⚠ INDICATES AN EASEMENT FOR ACCESS AND UTILITY PURPOSES TO BE RESERVED ON FINAL MAP.
- ⚠ INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED ON FINAL MAP.

EXISTING EASEMENT NOTES

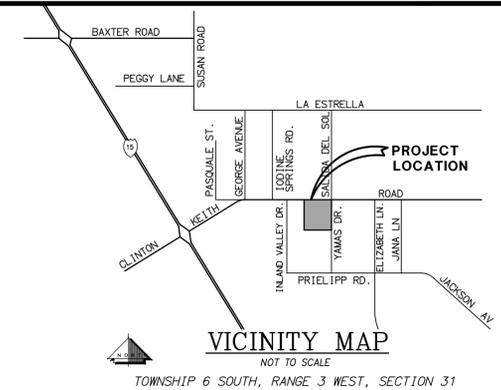
- (A) AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES RECORDED MARCH 2, 1977, AS INSTRUMENT NO. 77-34360 OFFICIAL RECORDS, AND SHOWN ON PARCEL MAP 9637.
- (B) AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS.
- (C) AN EASEMENT FOR CLINTON KEITH ROAD WIDENING TO THE COUNTY OF RIVERSIDE RECORDED MARCH 27, 1991 AS INSTRUMENT NO. 91-000099150 OF OFFICIAL RECORDS. TO BE VACATED ON FINAL MAP.



**CLINTON KEITH ROAD
 152' R/W URBAN ARTERIAL HIGHWAY (PUBLIC)**
 NOT TO SCALE



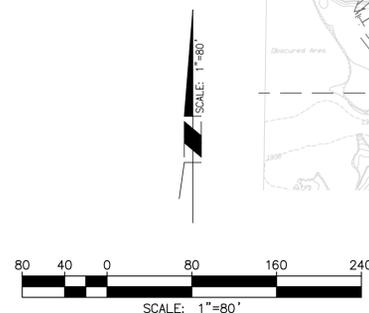
**YAMAS DRIVE
 74' R/W COLLECTOR STREET (PUBLIC)**
 NOT TO SCALE



**FIRE ACCESS TYPICAL
 TURNING TEMPLATE**
 NOT TO SCALE

LEGEND

- TRACT BOUNDARY ————
- R/W ————
- STREET C ————
- PAD ELEVATION ———— (XX.XX)
- WATER SERVICE ———— ⊗
- SEWER SERVICE ———— ⊗
- AIR RELEASE VALVE ———— ⊗
- FIRE HYDRANT ———— ⊗
- DRIVEWAY ————
- STREET LIGHT ————
- SLOPE ————
- ACCESS RAMP ————
- CONCRETE PAD ———— □
- LOT NUMBER ———— 20



PLANNING APPLICATION NO. 14-0069

05/11/2015

DATE	REVISIONS



GROVE PARK

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