

CASE: PARS0028
 EXHIBIT: Specialty Scap
 DATE: 7/18/2017
 PLANNER: J. Aparicio

- LEGEND**
- Property Line
 - Centerline
 - Wall Line
 - Fence Line
 - Other



APPLICANT/LANDOWNER
 RANDY HOOVER
 16441 LIMERICK STREET
 RIVERSIDE, CA 92503
 TELE: (909) 245-0000
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BUSINESS USE
 SPECIALTY SCRAP, INC.
 26900 HIGHWAY 74
 PERRIS, CA 92570
 ATTN: RANDY HOOVER
 TELE: (951) 245-9000
 EMAIL: INFO@SPECIALTYSCRAP.COM

LAND USE CONSULTANT
 PACIFICWESTHOMESOLUTIONS, LLC.
 24382 CAVALINI PLACE
 SANTA CA. 91355
 ATTN: RON DRUSCHEN
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PROJECT SURVEYOR
 FJS LAND CONSULTING
 4054 BRINDISI PLACE
 MOORPARK, CA 93021
 ATTN: FRANK SOBECKI
 TELE: (805) 501-4075
 EMAIL: FJS@FJSLANDCONSULTING.COM

- GENERAL NOTES**
- EXISTING LAND USE (MUA) MIXED USE AREA
 - EXISTING ZONING (R-R) RURAL RESIDENTIAL
 - PROPOSED ZONING (C-1, C-P) GENERAL COMMERCIAL
 - FEMA ZONE X - AREA OF MINIMAL FLOOD HAZARD
 - PROPOSED WASTE DISPOSAL SYSTEM - PRIVATE ONSITE SYSTEM UNTIL PUBLIC SEWER IS INSTALLED IN HIGHWAY 74
 - PROJECT WATER QUALITY FEATURES INCLUDE AN ONSITE DETENTION BASIN AND AN ONSITE LID BASIN

PRE-APPLICATION REVIEW EXHIBIT CATEGORY II

APN 3452200087; 26900 PERRIS, CA. 92570
SPECIALTY SCRAP, INC.
 to address current code violation case# CVZ0211280

SURVEYORS NOTES

The boundary shown hereon is based upon Parcel Map No. 9467 (PM 40-34) and existing found monumentation.
 No easements plotted at this time, await Title Report from client.
 Contours and elevations shown hereon are based upon NGS Control Point DX1736 (NAVD 88 Datum) Elevation: 1546.70 (ft)

Legend of Symbols

- | | | | |
|-----------------------|-----------------------|---------------------|--------------------|
| ○ AIR VACUUM | ● FOUND MONUMENT | ○ SEWER MANHOLE | ○ TRAFFIC PULL BOX |
| → ARROW | ✱ GUARD POST | ○ TELEPHONE MANHOLE | ○ TRAFFIC SIGNAL |
| → TURN-ARROW | ✱ OUT ANCHOR | ○ CABLE TV MANHOLE | ○ CONTROL POINT |
| — CENTERLINE | ✱ IRRIGATION BOX | ○ WATER MANHOLE | ○ SLOW-OFF VALVE |
| ○ SEWER CLEAN-OUT | ✱ LIGHT POST | ○ MONITORING WELL | ○ GAS VALVE |
| ○ CABLE TV | ○ STORM DRAIN MANHOLE | ○ ELEC TRANSFORMER | ○ WATER VALVE |
| ○ WASH INLET | ○ ELECTRICAL MANHOLE | — POWER POLE | ○ WATER METER |
| ○ ELECTRICAL PULL BOX | ○ GENERIC MANHOLE | — PROPERTY LINE | ○ TELEPHONE BOX |
| ○ FIRE HYDRANT | ○ ELECTRICAL VAULT | — SIGN POST | ○ PARKING METER |
| ○ TELEPHONE VAULT | | — WATER VAULT | ○ COMM. VAULT |

Frank J. Sobeki, PLS



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 Life...Elevated by Design
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26900 HWY 74
 APN 345-022-87
 TOPOGRAPHIC SURVEY
 PERRIS, CA

DRAWN BY:	FJS
CHECKED BY:	FJS
DATE:	8/22/2017
SCALE:	1" = 30'
SHT	1 OF 1