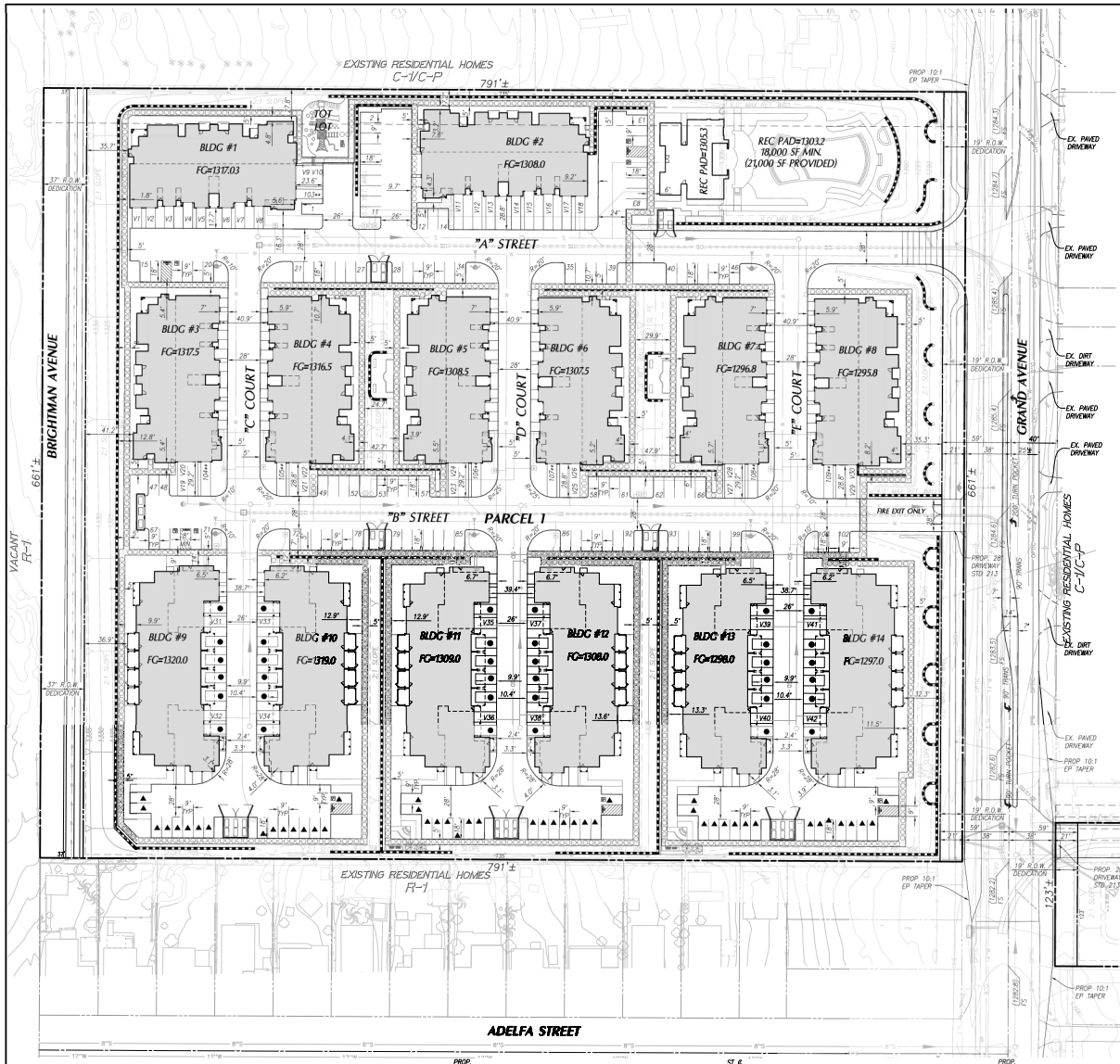


LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- ACCESSIBLE BLDG ENTRANCE

PROJECT SUMMARY

PARCEL NO.	DESCRIPTION	ACREAGE
1	APARTMENTS	11.1 AC.
2	WATER QUALITY BASIN	1.9 AC.
	PUBLIC STREET*	1.0 AC.
TOTAL		14.0 AC.

* FUTURE ROAD DEDICATION.

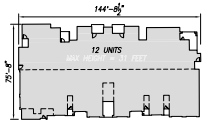
BLDG. TYPE	BLDG. NO.	NO. OF UNITS
BIGHOUSE	1 – 8	96
STAK HOUSE	9 –14	120
TOTAL		216

PARKING SUMMARY

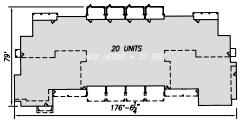
GARAGE	218
● STAK HOUSE ONSITE UNCOVERED	36
▲ STAK HOUSE ONSITE, DEDICATED PARKING	48 (3 ADA)
# SURFACE PARKING**	109 (3 ADA)
E# EMPLOYEE PARKING	8 (2 ADA)
V# VISITOR PARKING @ DRIVEWAY	42
TOTAL PROVIDED	461
TOTAL REQUIRED	414

**NOTE: SPACES 103 TO 109 ARE FOR TENANT PARKING

TYPICAL BUILDING

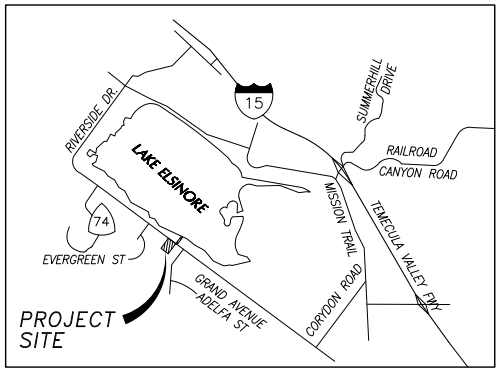


BIGHOUSE RESIDENTIAL



STAK HOUSE RESIDENTIAL

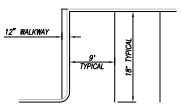
SCALE: 1"=40'



VICINITY MAP

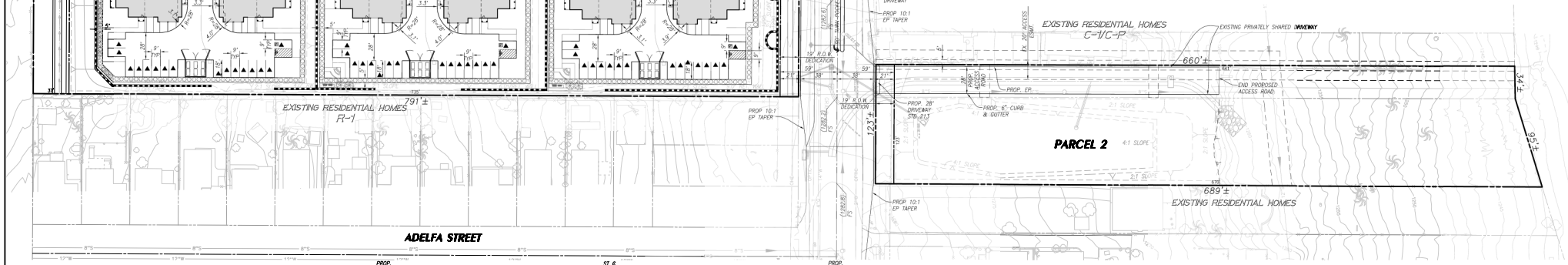
NOTES

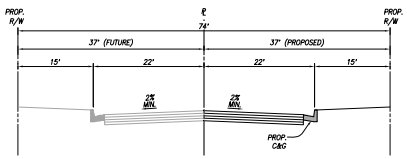
1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: APARTMENTS & WATER QUALITY BASIN
3. EXISTING ZONING: GENERAL COMMERCIAL (C-1/C-P)
4. PROPOSED ZONING: MIXED-USE ARE (MUA)
5. ASSESSOR PARCEL NUMBER(S): 381-261-001 & 381-130-010
6. PROJECT IS IN LAKELAND VILLAGE POLICY AREA NEIGHBORHOOD 2.
7. UTILITY/SERVICE PROVIDERS:
   GAS – SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC – SOUTHERN CALIFORNIA EDISON
   CABLE TELEVISION – CHARTER COMMUNICATION
   PHONE – CHARTER COMMUNICATION
   WATER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT
   SEWER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT
   TRASH – CR&R
10. THE PROPERTY IS LOCATED WITHIN THE ELSINORE VALLEY UNIFIED SCHOOL DISTRICT.
11. THE PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FIRM MAP NUMBER 06065C0538G DATED AUGUST 28, 2008.
12. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE COUNTY OF RIVERSIDE STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
13. PROJECT IS LOCATED WITHIN A VERY HIGH FIRE RESPONSIBILITY AREA.
14. PROJECT IS CONSIST OF 216 APARTMENT UNITS.
15. PROJECT IS LOCATED AT 17237 GRAND AVENUE, LAKE ELSINORE CA, 92530.



TYPICAL 12" WALKWAY AT END OF PARKING STALL DETAIL

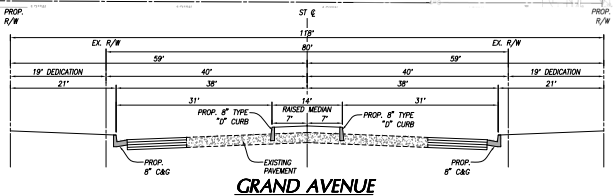
NOT TO SCALE





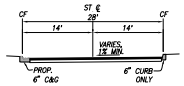
BRIGHTMAN AVENUE

TYPICAL STREET SECTION
COLLECTOR STREET, RIV. CO. STD. 103
SCALE: 1"=10'



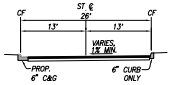
GRAND AVENUE

TYPICAL STREET SECTION
MAJOR HIGHWAY, RIV. CO. STD. 93
SCALE: 1"=10'



TYPICAL 28' SECTION

PRIVATE
SCALE: 1"=10'



TYPICAL 26' SECTION

PRIVATE
SCALE: 1"=10'

LEGEND

- PURPLE – BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE – PLANNING DEPARTMENT COMMENTS
- GREEN – ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE – TRANSPORTATION DEPARTMENT COMMENTS
- BLUE – ECONOMIC DEVELOPMENT COMMENTS
- LIGHT GREEN – REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED – FIRE DEPARTMENT COMMENTS
- TEAL/BLUE – ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE – BUSINESS & SAFETY PLAN CHECK COMMENTS
- ORANGE – WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: CZ2200061
EXHIBIT: Site Plan TPM
DATE: 1-12-2023
PLANNER: Rafael Garcia

☑ Meeting ☐ Comment Agenda ☐ Final

0 20 40 80 120 160
SCALE: 1" = 40'

DRAWN BY:	TH	PREPARED FOR: Lakeview 888, LLC, 1308 PONTENOVA AVENUE, HACIENDA HEIGHTS, CA 91745, (626) 475-2156	PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING, Three Hughes ▪ Irvine, CA 92618 ▪ Ph: (949) 583-1010 ▪ Fx: (949) 583-0759	Lakeside Place - Grand Avenue, TENTATIVE PARCEL MAP NO. 38506
DESIGNED BY:	TH			SITE PLAN
CHECKED BY:	TH/BE			County of Riverside

DATE PREPARED: 11/09/2022

NO.	DATE	REVISIONS	APPROVED

SHEET C-2

FILE: F:\1226\Engineering\DA_Project\Exh_Entitlement\Exh_TPM\C-2_SITE PLAN.dwg

WO: 4505-3 LAKESIDE PLACE – GRAND AVENUE