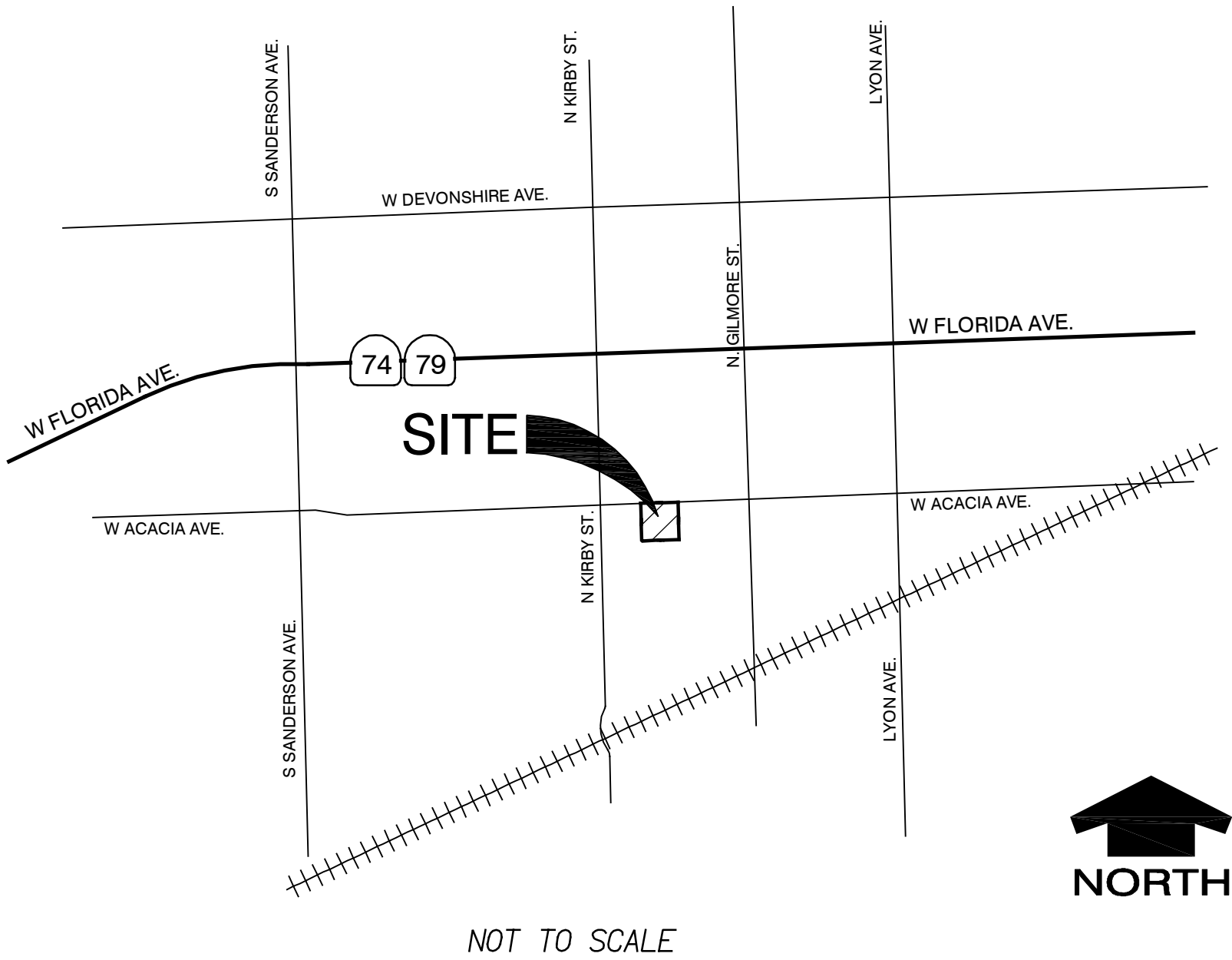


CONDITIONAL USE PERMIT/
DEVELOPMENT PLAN/ CONDOMINIUM PLAN
ACACIA GARDENS
City of Hemet, California

VICINITY MAP



PROJECT DATA TABLE

GENERAL NOTES

ASSESSOR PARCEL NUMBER
456-141-053

STREET ADDRESS
2499 ACACIA AVE.
HEMET, CA. 92545

LEGAL DESCRIPTION
AN UNDIVIDED 50/100THS INTEREST IN AND TO LOT 1 OF TRACT NO. 13982, AS SHOWN BY MAP ON FILE IN BOOK 106, PAGES 67 AND 68 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CONDOMINIUM NOTE
THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF UNITS IS 50.

ZONING DESIGNATION
EXISTING ZONING: R-P (RESIDENTIAL PROFESSIONAL)
PROPOSED ZONING: R-P

GENERAL PLAN DESIGNATION
EXISTING: R-P
PROPOSED: R-P

EXISTING LAND USE
VACANT

PROPOSED LAND USE
R-P (MULTI-FAMILY/ RESIDENT PROFESSIONAL)

TOTAL GROSS LAND AREA:
93,650 SF/2.15 AC

TOTAL NET LAND AREA
93,650 SF/2.15 AC

TOTAL BUILDING FLOOR AREA- ALL FLOORS:
89,980 SF WITH GARAGE / 66,510 WITHOUT GARAGE

FLOOR AREA RATIO
0.71

LOT COVERAGES
BUILDING FOOTPRINT AREA 33,500 SF / 36%
PRIVATE DRIVE/PARKING AREA 24,000 SF / 26%
LANDSCAPING AREA 36,200 SF / 38%

PARKING
REQUIRED
2.0 RESIDENT SPACES PER UNIT X 50 UNITS = 100 SPACES
0.2 GUEST SPACES PER UNIT X 50 UNITS = 10 SPACES
PROVIDED
GARAGE 100 SPACES
STANDARD 9 SPACES
DISABLED 1 SPACES
SIZE OF STALLS
9'X18'

NUMBER OF STORIES
3 STORIES

MAXIMUM HEIGHT OF BUILDING
32.75 FEET

OCCUPANCY CLASSIFICATION
R3 OCCUPANCY

TYPE OF CONSTRUCTION
TYPE V NON-RATED BUILDING

SPRINKLERS AND/ OR ALARM
BUILDING TO BE SPRINKLERED

SOURCE OF TOPO

PHOTO GEODETIC CORPORATION
DATED: 12/21/05

BASIS OF BEARINGS

THE CENTER LINE OF CARMEL WAY PER TRACT NO. 9245-2,
MB 94/69-71, I.E. N00°42'03"E

BENCHMARK

COUNTY OF HEMET BENCHMARK BEING THE EAST RIM OF
MANHOLE AT THE INTERSECTION OF ACACIA AVE. AND
LYON AVE. ELEVATION= 1554.31

EASEMENT NOTES:

BASED ON DATA FROM TITLE INSURANCE POLICY BY FIRST AMERICAN
TITLE COMPANY, DATED DECEMBER 23, 2005.

- ITEM EASEMENT NO.
- 3 EASEMENT FOR PUBLIC UTILITIES GRANTED TO SOUTHERN SIERRAS POWER COMPANY RECORDED JANUARY 15, 1923 IN BOOK 564, PAGE 222 OF DEEDS (EASEMENT DESCRIBED FALLS WITHIN KIRBY STREET AND DOES NOT AFFECT LOT 1, TRACT NO. 13982)
- 4 EASEMENT FOR THE FREE AND UNOBSTRUCTIVE PASSAGE OF AIRCRAFT PURPOSES GRANTED TO THE CITY OF HEMET RECORDED JULY 27, 1979 AS INSTRUMENT NO. 158580, O.R. (EASEMENT IS FOR ALL OF LOT 1, TRACT NO. 13982)
- 5 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 4, 1980 AS INSTRUMENT NO. 2986, O.R. (EASEMENT IS FOR ALL OF LOT 1, EXCLUSIVE OF BUILDING SITES, TRACT NO. 13982)
- 6 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED MARCH 4, 1980 AS INSTRUMENT NO. 42250, O.R. (EASEMENT IS FOR LOT 1, EXCLUSIVE OF BUILDING SITES, TRACT NO. 13982)
- 7 NON-EXCLUSIVE EASEMENTS GRANTED PER DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED AUGUST 18, 1980 AS INSTRUMENT NO. 148911, O.R. AND AMENDMENT RECORDED FEBRUARY 25, 1998 AS INSTRUMENT NO. 066350, O.R.
- 8 NON-EXCLUSIVE EASEMENTS GRANTED PER RESTATEMENT OF DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED NOVEMBER 21, 2002 AS INSTRUMENT NO. 2002-686241, O.R. AND FIRST AMENDMENT RECORDED JANUARY 18, 2003 AS INSTRUMENT NO. 2003-033597, O.R.

PUBLIC UTILITIES/DISTRICTS

SEWER EASTERN MUNICIPAL WATER DISTRICT
WATER EASTERN MUNICIPAL WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC SOUTHERN CALIFORNIA EDISON
TELEPHONE VERIZON
FIRE HEMET FIRE DEPARTMENT
FLOOD RIVERSIDE COUNTY (FLOOD CONTROL DISTRICT)
POLICE HEMET POLICE DEPARTMENT
SCHOOL SAN JACINTO UNIFIED SCHOOL DISTRICT
SCHOOL MT SAN JACINTO JUNIOR COLLEGE
CABLE ADELPHIA

TABULATIONS

	NO. OF BLDGS	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
FOUR PLEX	5	0	10	2	8	20
FIVE PLEX	6	6	12	10	2	30
TOTAL:	11	6	22	12	10	50

LEGEND

- PROJECT BOUNDARY
EXISTING TOPO CONTOUR
LOT NUMBER
CONDO. UNIT NO.
GARAGE FLOOR
PAD ELEVATION
TOP OF WALL
TOP OF FOOTING
SLOPE (2:1 MAX)
PERCENT OF GRADE
STREET ELEVATION
SEWER MAIN (8"*)
WATER MAIN (8"*)
FIRE HYDRANT
STREET LIGHT
STORM DRAIN
RETAINING WALL
EASEMENT LINE
* UNLESS SHOWN OTHERWISE

CONTACT INFORMATION

OWNER
CONTACT: TIM BAKER (SENIOR PROJECT MANAGER)
APE HOLDINGS, INC.
5465 MOREHOUSE DRIVE, STE. 200
SAN DIEGO, CA 92121
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FAX: (858) 546-7472
E-MAIL: Tbakera@propertyenterprises.com

APPLICANT / REPRESENTATIVE
CONTACT: TIM BAKER (SENIOR PROJECT MANAGER)
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ENGINEER
LUNDSTROM + ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 641-5900
JEFFREY R. LUNDSTROM
R.O.E. 21245
EXPIRES ON 9/30/07



COUNTY OF
RIVERSIDE TRACT 34839

PREPARED BY:

Lundstrom + associates

PLANNING | CIVIL ENGINEERING | LAND SURVEYING |
One Ridgeway Drive, Suite 210, Temecula, CA 92590
Tel: 951.491.6690 Fax: 951.491.6695 www.lundstrom.cc

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	03/10/06	L+A
2	SUBMITTAL	04/05/06	APE
3	SUBMITTAL	06/08/06	APE
4	SUBMITTAL	10/12/06	APE
5	SUBMITTAL	05/09/07	APE
6	SUBMITTAL	06/26/08	APE
7			

PROJECT INFORMATION SHEET
ACACIA GARDENS
City of Hemet, California

SHEET
A1
OF
A1

SITE PLAN - ACACIA GARDENS