

SHEET 2

CLINTON KEITH ROAD



OWNER:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KAMA STREET, SUITE 200
MURRIETA, CA 92562
PHONE: 951-696-0600
FAX: 951-634-9801
CONTACT: FRANK KOO
EMAIL: FRANK@RANCONGROUP.COM
WEBSITE: WWW.RANCONGROUP.COM

APPLICANT:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KAMA STREET, SUITE 200
MURRIETA, CA 92562
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FAX: 951-634-9801
CONTACT: FRANK KOO
EMAIL: FRANK@RANCONGROUP.COM
WEBSITE: WWW.RANCONGROUP.COM

CIVIL ENGINEER:
ALBERT A. WEBB ASSOCIATES
3785 MCCRAY STREET
RIVERSIDE, CA 92506
PHONE: 951-696-1070
FAX: 951-798-1256
CONTACT: SAM FARID
EMAIL: SAM.FARID@WEBBASSOCIATES.COM

PLAN IDENTIFICATION
ASSESSORS PARCEL NO. 380-250-022
THOMAS BROTHERS MAP
PAGE 922, PARCELS 01 & H1, RIVERSIDE COUNTY, 2010 EDITION

LEGAL DESCRIPTION:
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5, OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 7 THROUGH 10 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 6, T.7S, R.3E, S.18M.

ZONING:
EXISTING ZONING: I-P (INDUSTRIAL PARK)
PROPOSED ZONING: I-P (INDUSTRIAL PARK)

LAND USE:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL BUILDINGS/MEDICAL OFFICE BUILDINGS

GROSS AND NET AREAS:
GROSS AREA: 116.62 AC
NET AREA: 100.07 AC

- EASEMENTS**
- 8 RESERVED PUBLIC UTILITY EASEMENT PER INST. #2007-419517.
 - 9 RESTRICTED ACCESS RIGHTS.
 - 10 EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON PER INST. #1976-261602. (TO BE SUET CLAMDED)
 - 11 NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES ACROSS AND UNDER THE EASTERLY 30 FEET AND THE SOUTHERLY 30 FEET OF PARCEL 5, PM 58/1-5, PER INST. #1982-125464.
 - 12 ROAD EASEMENT PER INST. #1991-193576.
 - 13 GRANTEE EASEMENT PER INST. #2002-542594. (TO BE VACATED)
 - 14 GRANTEE & ACCESS EASEMENT PER INST. #2004-043326. (TO BE VACATED)
 - 15 GRANTEE & ACCESS EASEMENT PER INST. #2004-091304. (TO BE VACATED)
- NOTE:**
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 12202009-150 DATED AS OF JULY 25, 2012 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OUTLINED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.
ANDREW W. PROSSO - LS 5491
LAND SURVEYOR
DATE: _____
- LICENSED REGISTRATION EXPIRES:** _____

- NOTES:**
1. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN, OR A SPECIAL STUDIES ZONE.
 2. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
 3. THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/ COMBUSTIBLE OR WASTE.
 4. NO ABOVE/GROUND/UNDERGROUND TANKS ARE PROVIDED.
 5. PROPERTY IS NOT WITHIN ANY FAULT ZONES.
 6. THERE IS NO WELL ON SITE OR WITHIN 200' OF THE PROPERTY BOUNDARY.
 7. THE PLOT PLAN DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVISION.
 8. THE PROPERTY IS SUBJECT TO MODERATE LIQUIDATION.
 9. THE PROPERTY IS NOT WITHIN A HIGH FIRE AREA.
 10. THERE IS NO ABOVE OR UNDERGROUND FUEL TANKS, WASTE OIL, LPG AND CHEMICAL TANK EXIST ON SITE.
 11. THERE WILL BE THREE DETENTION PONDS ON SITE TO ADDRESS WATER QUALITY.
 12. EXISTING TOPOGRAPHY OF PROPERTY IS BASED ON AERIAL SURVEY PREPARED BY INLAND AERIAL SURVEYS, INC. ON OCTOBER 14, 2011.
 13. THERE IS NO EXISTING OR PROPOSED SEPTIC TANKS OR SEWAGE DISPOSAL TANK ON SITE.
 14. THERE IS NO EXISTING OR PROPOSED MOBILE HOME AND RECREATIONAL AREAS ON SITE.
 15. THERE IS NO EXISTING BUILDING, DWELLINGS OR OTHER STRUCTURES ON SITE.
 16. THERE IS NO PROPOSED RESIDENTIAL UNITS ON SITE.

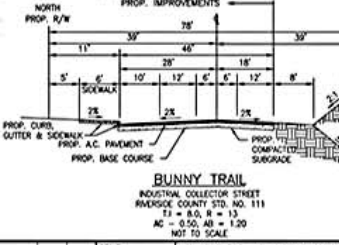
PROJECT DESCRIPTION:
THE PROPERTY AREA TO BE DEVELOPED IS 116.62 ACRES BEING ALL OF PARCELS 1,2,3 AND A PORTION OF PARCEL 5 AND 13 OF TENTATIVE PARCEL MAP 36492 LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE, APPROXIMATELY 1/8 MILE EAST OF THE I-15 FREEWAY OFF RAMP. THE REMAINING PARCELS OF PROPOSED TENTATIVE PARCEL MAP NO. 36492 ARE NOT BEING DEVELOPED AS A PART OF THIS PLOT PLAN AT THIS TIME.

THE PROPOSED DEVELOPMENT IS FOR 6 BUILDINGS FOR MIXED USE BUSINESS PARK WHICH INCLUDES COMMERCIAL RETAIL, FAST FOOD, OFFICE AND MEDICAL OFFICE. THE OCCUPANCY CLASSIFICATION FOR THE OFFICE AREA IS B AND THE SERVICE RETAIL SPACE IS M. THE NUMBER OF ONLY VEHICLE TRIPS PROVIDED BY THIS PROJECT WILL BE CONSISTENT WITH CUSTOMARY MIXED USE DEVELOPMENTS.

THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

- LEGEND**
- CB CATCH BASIN
 - CL CENTER LINE
 - CLB CLRB & OUTER
 - CONC. CONCRETE
 - EG EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - FL PROXIMITY LINE
 - PROP. PROP.
 - R/S RIGHT OF WAY
 - SD SIDEWALK
 - S/S SIDEWALK
 - TC TOP OF CURB
- NOTE:**
LOCATED IN FLOOD ZONE V, TARIAS DETERMINED TO BE OUTSIDE THE CURB ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL 06060C 27065C, DATED AUGUST 28, 2008.

- UTILITIES**
- SEWER:**
ELSHORE VALLEY MUNICIPAL WATER DISTRICT
3115 CHANEY STREET
LAKE ELSHORE, CA 92531
PHONE: 951-674-3146
- ELECTRIC:**
SOUTHERN CALIFORNIA EDISON
26100 NEWBET RD
RIVOLAND, CA 92585
PHONE: 951-928-8290
- GAS:**
SOUTHERN CALIFORNIA GAS COMPANY
20528 KILVIN COURT
MURRIETA, CA 92562
PHONE: 951-304-0033
- TELEPHONE:**
VERIZON
150 S. JUANITA ST
HEWLET, CA 92543
PHONE: 951-929-9464
- CABLE TELEVISION:**
COMCAST CABLEVISION
556 BIRCH ST.
LAKE ELSHORE, CA 92530
PHONE: 800-250-3789
- SCHOOL DISTRICT:**
LAKE ELSHORE UNIFIED SCHOOL DISTRICT
345 CHANEY STREET
LAKE ELSHORE, CA 92530
PHONE: (951)-253-7000
- WATER:**
ELSHORE VALLEY MUNICIPAL WATER DISTRICT
3115 CHANEY STREET
LAKE ELSHORE, CA 92531
PHONE: 951-674-3146



SCALE	1" = 80'
DATE	07/16/13
DESIGNED BY	ALBERT A. WEBB ASSOCIATES
CHECKED BY	ALBERT A. WEBB ASSOCIATES
PLN OR REF	12-0053
DATE	07/16/13

SCALE	1" = 80'
DATE	07/16/13
DESIGNED BY	ALBERT A. WEBB ASSOCIATES
CHECKED BY	ALBERT A. WEBB ASSOCIATES
PLN OR REF	12-0053
DATE	07/16/13

PLOT PLAN
CITY OF WILMETTON
PRELIMINARY GRADING PLAN
PLOT PLAN NO. 12-0053

RANCON MEDICAL & EDUCATION CENTER

DATE: 07/16/13
SHEET 1 OF 3 SHEETS
DWG. NO. 12-0031

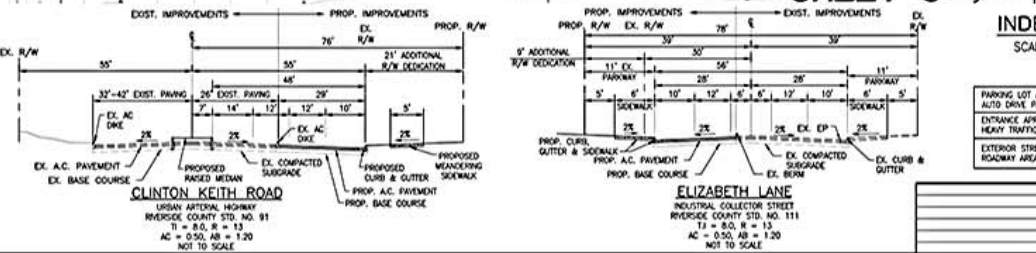
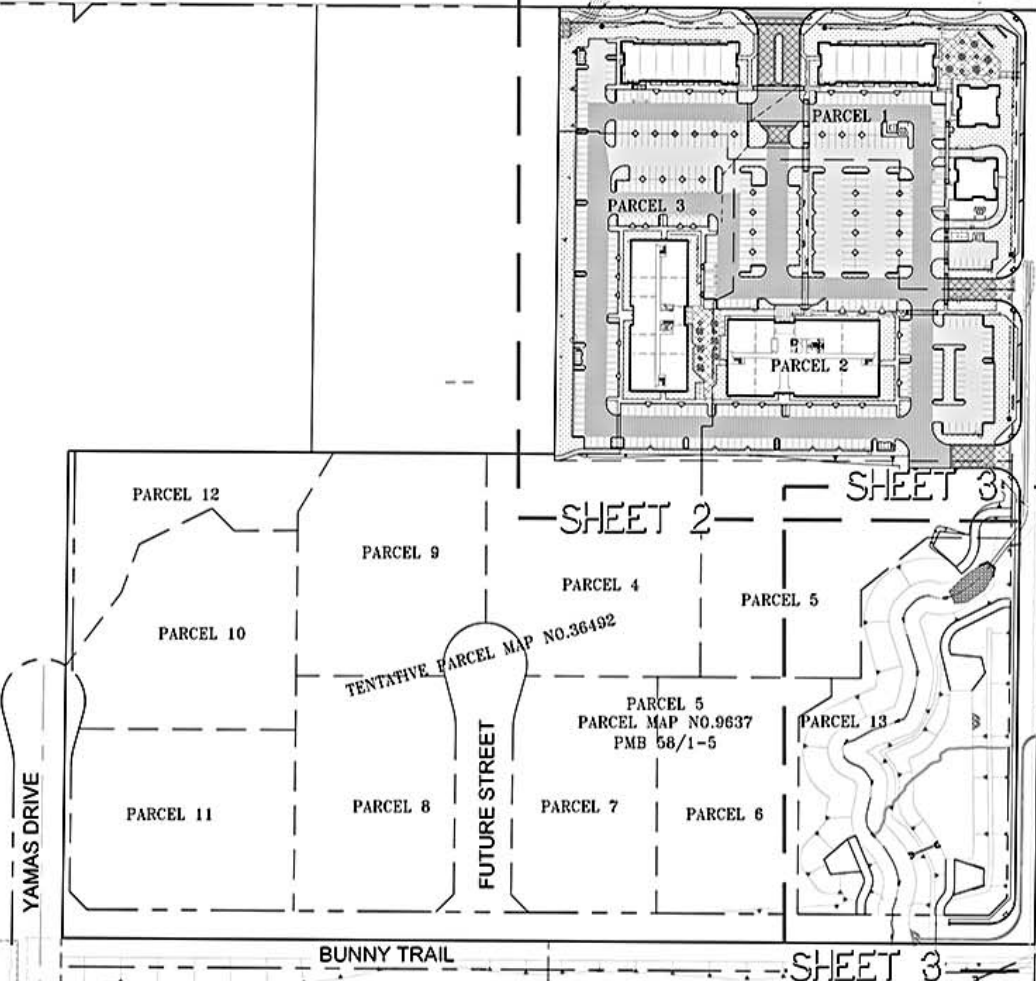
SHEET 2

SHEET 3

SHEET 3

INDEX MAP

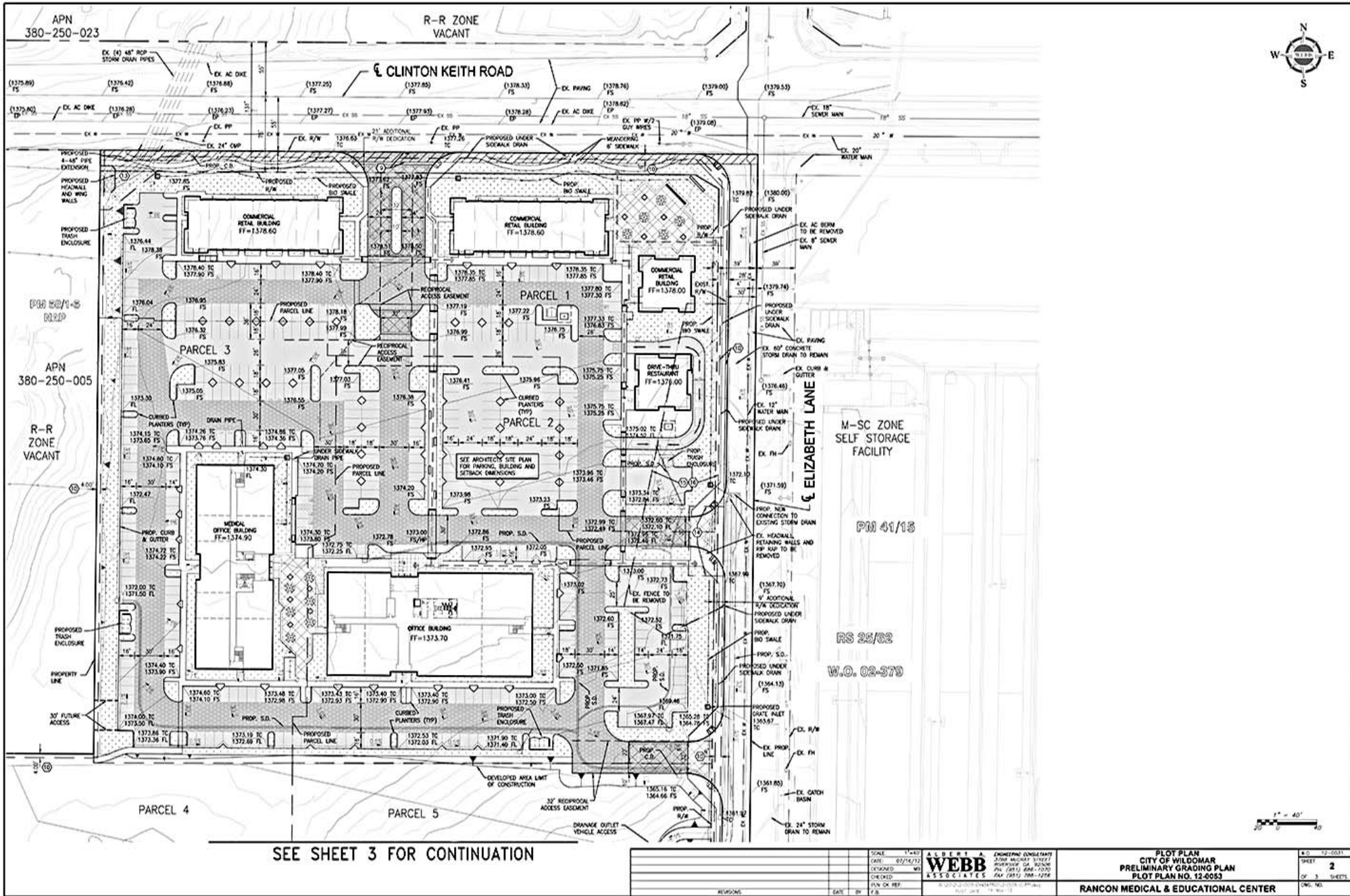
SCALE 1"=80'



CLINTON KEITH ROAD
URBAN ARTERIAL HIGHWAY
RIVERSIDE COUNTY STD. NO. 91
T1 = 8.0, R = 13
AC = 0.50, AB = 1.20
NOT TO SCALE

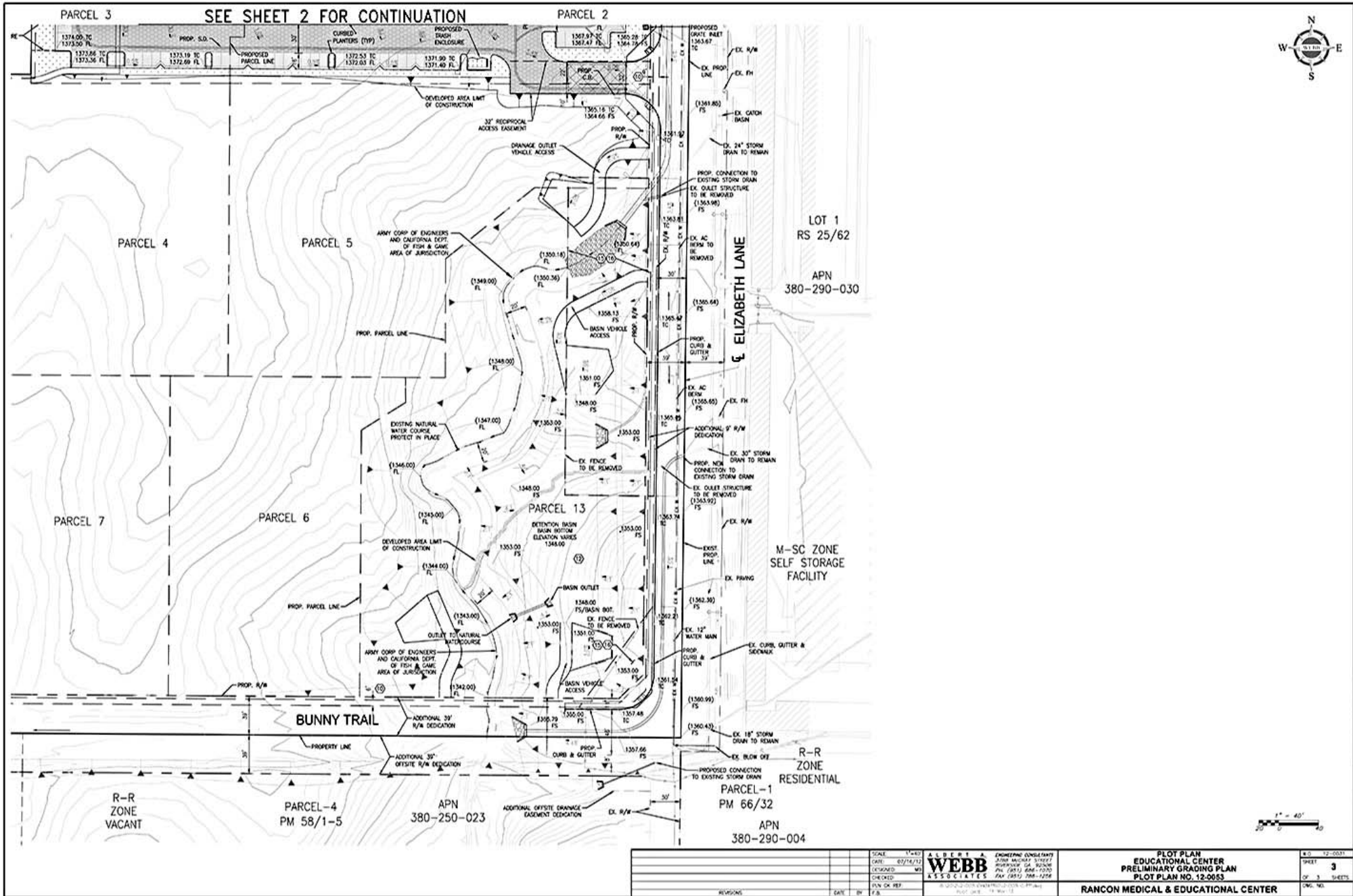
ELIZABETH LANE
INDUSTRIAL COLLECTOR STREET
RIVERSIDE COUNTY STD. NO. 111
T1 = 8.0, R = 13
AC = 0.50, AB = 1.20
NOT TO SCALE

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SEE SHEET 3 FOR CONTINUATION

SCALE: 1"=40'	DATE: 02/25/13	DESIGNED: MS	CHECKED: MS	PLN. OR. REF.:	REVISIONS:	DATE:	BY:	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3100 WINDY STREET ROSENBERG, GA 30080 PH: (404) 846-1000 FAX: (404) 708-1276 <small>© 2013 ALBERT A. WEBB ASSOCIATES, INC. ALL RIGHTS RESERVED.</small>	PLOT PLAN CITY OF WILDOMAR PRELIMINARY GRADING PLAN PLOT PLAN NO. 12-0053	S.D. 12-0051 SHEET 2 OF 3 SHEETS C.W. NO.
RANCON MEDICAL & EDUCATIONAL CENTER										



SCALE: 1"=40'	DATE: 07/25/12	CHECKED: MS	DESIGNED: MS	PROJECT: RANCON MEDICAL & EDUCATIONAL CENTER	APN: 380-290-004	SHEET: 3	OF: 3 SHEETS
WEBB ASSOCIATES ENGINEERING CONSULTANTS 1000 W. BROADWAY STREET ROYALTON, GA 30286 PH: (770) 846-1000 FAX: (770) 798-1276				PLOT PLAN EDUCATIONAL CENTER PRELIMINARY GRADING PLAN PLOT PLAN NO. 12-0053		RANCON MEDICAL & EDUCATIONAL CENTER	
REVISIONS	DATE	BY					