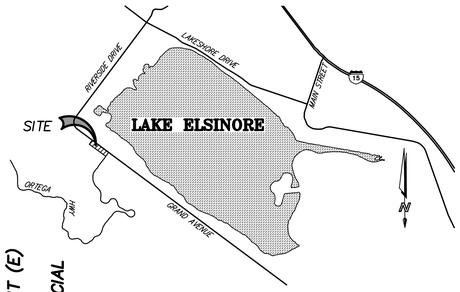
IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE TRACT MAP 37578

JUNE 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS
APN 381-320-020, 381-320-023



VICINITY MAP
THOMAS GUIDE REF.:
PAGE 865, GRID J6, J7, H6, H7
NOT TO SCALE

RESIDENTIAL MIXED USE GP & ZONING
VACANT

MOBILE HOME PARK

VACANT

R-1

SERENA W

COMMERCIAL MIXED USE GP & ZONING
SFR

BEAUTY SUPPLY

SFR

TAVERN

VACANT COMMERCIAL

RIVERSIDE COUNTY
R-1, SINGLE FAMILY RES. (E)

C-1/CP ZONE

MACY STREET

GRAND AVENUE (SR-74, CALTRANS)

RESTAURANT (E)

GENERAL COMMERCIAL
ZONING C-1 NEIGHBORHOOD COMMERCIAL

ORTEGA HIGHWAY (SR-74, CALTRANS)

MARKET (E)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7

R-1 ZONE, SINGLE FAMILY RESIDENTIAL (E),
LOW-MEDIUM RESIDENTIAL

LAKE TERRACE DRIVE

LOT SUMMARY

LOT No.	AREA	USE
1	1.53ac/1.35ac (gross/net)	ARCO AM/PM
2	0.43ac/0.35ac (gross/net)	RESTAURANT W/ DRIVE-THRU
3	0.32ac/0.25ac (gross/net)	RESTAURANT W/ DRIVE-THRU
4	0.79ac (net)	CARWASH
5	0.78ac (net)	MIXED USE RESIDENTIAL/COMMERCIAL
6	4.21ac/4.02ac (gross/net)	COMMON AREA CIRCULATION/PARKING
7	4.54ac/4.18ac (gross/net)	MULTI-FAMILY RESIDENTIAL

NOTE: SEE SHEET 7 FOR OFFSITE STREET SECTIONS.

NOTE: SEE SHEETS 3 & 4 FOR CONCEPTUAL GRADING PLANS.

60 0 30 60 120 180

SCALE: 1"= 60'

REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. OTT
No. C70666
CIVIL
STATE OF CALIFORNIA

Stephen C. Ott 4-28-22
STEPHEN C. OTT DATE

REVISION BLOCK

NO.	DATE	

GENERAL NOTES

APPLICANT/PREPARED BY:
SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

OWNERS:
ZAIREY, INC.
MR. AHMAD ZAKI
45 CINCH ROAD, BELL CANYON, CA 91307
PHONE (818) 601-0374 EMAIL ahmadzaki@sbcglobal.net

FLOOD ZONING:
FLOOD PANEL NO. 06065C2017G
FLOOD ZONE: X

PROPERTY NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS
PROPERTY NOT IN A SPECIAL ZONE
PROPERTY IS IN VERY HIGH FIRE HAZARD SEVERITY ZONE
PROPERTY NOT SUBJECT TO OVERFLOW
PROPERTY SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD
PROPERTY NOT IN SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN

PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT

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

ZONING: CMU, COMMERCIAL MIXED USE
GENERAL PLAN DESIGNATION: LAKE EDGE DISTRICT, COMMERCIAL MIXED USE

ASSESSOR'S PARCEL NO.: 381-320-020/-023

ADDRESS: N/A

NUMBER OF PARCELS: 7

TOTAL ACREAGE: 12.60 GROSS ACRES
11.74 NET ACRES

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY PERFORMED ON 5/28/2018.
SUPPLEMENTED BY IESE FIELD SURVEY ON 5/30/2018.

CONTOUR INTERVAL: 5'

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

UTILITIES:
TELEPHONE FRONTIER
CABLE FRONTIER
WATER EVMWD
SEWER EVMWD
ELECTRICITY SOUTHERN CALIFORNIA EDISON
GAS SOUTHERN CALIFORNIA GAS

DATE MAP PREPARED: 3/1/2021

JOB No. 18019

THOMAS BROS. 2008 MAP COORD. 865, J6,J7,H6,H7

SHEET		SHEETS
2	CITY OF LAKE ELSINORE	15

TENTATIVE TRACT MAP
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

DWG: D:\76020 Bamiyan Marketplace\03 DWG\TM\76020TM01.dwts 1-2-5-10.dwg BY: satt May 04, 2022 - 1:43:42pm
Plotted: 5/4/2022 1:43 PM D:\76020 BAMIYAN MARKETPLACE\03 DWG\TM\76020TM01_SHTS 1-2-5-10.DWG - satt