

OWNER
KEITH & LANA HILL
240 FINCH ROAD
KERRY, OR 97531
PHONE: (541) 944-3991
EMAIL: KEITH@ROGUETRUCKBODY.COM

APPLICANT

MIKE ELLEN
P.O. SAND & GRAVEL
28737 CA-74, A
LAKE ELSNORE, CA 92532
PHONE: (951) 272-0140
EMAIL: MIKE@VSENG.COM

ENGINEER

VSL ENGINEERING
31809 TEMECULA PARKWAY, #129
TEMECULA, CA 92592
PHONE: (951) 296-3930
EMAIL: VSL@ENGINEERINGGMAIL.COM

ASSESSOR'S NUMBER

347-140-073

SITE ADDRESS:

28737 HIGHWAY 74
LAKE ELSNORE, CA 92532

LAND USE:

EXISTING: LIGHT INDUSTRIAL (L)

ZONING:

EXISTING: MANUFACTURING-SERVICE COMMERCIAL (M-SC) (CZ NO. 5845)

PROJECT AREA:

GROSS AREA = 15.36 ACRES
NET AREA = 15.36 ACRES

UTILITY PURVEYORS

SEWER: SEPTIC TANK
WATER: WESTERN MUNICIPAL WATER DIST.
GAS: SO. CAL. GAS COMPANY
ELECTRICITY: SO. CAL. EDISON
TELEPHONE: VERIZON
SCHOOL DIST.: LAKE ELSNORE UNIFIED

LEGAL DESCRIPTION:

15.36 ACRES MORE OR LESS, IN PORTION OF THE SOUTH EAST 1/4 OF SECTION 30 TOWNSHIP 5 SOUTH, RANGE 4 WEST.

**PLOT PLAN FOR
28737 HIGHWAY 74
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

PROJECT DESCRIPTION:

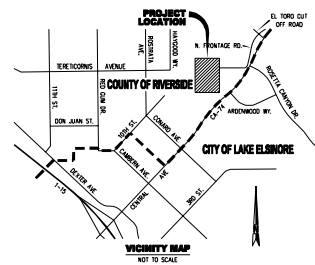
CONSTRUCTION OF A 66'-10" ENGINEERED PRE-FABRICATED METAL BUILDING, 11' WITHIN PRE-FABRICATED BUILDING TO INCLUDE: WALL CURRING, PRIVATE ACCESSIBLE RESTROOM AND STORAGE ROOM. CONSTRUCT A PROPOSED STAND-ALONE SINGLE ACCESSIBLE RESTROOM ADJACENT TO THE PRE-FABRICATED BUILDING. NEW CONCRETE SLAB FOR STORAGE CONTAINERS AND A THREE SIDED HUNKER WITH CONCRETE SLAB FOR SANDTRAYS. TEMPORARY MODULAR BUILDING ON-SITE TO INCLUDE: OFFICE, PRIVATE RESTROOM, AND ACCESSIBLE STAFF PARKING. PROPOSED IMPROVEMENTS ARE TO SUPPORT A BUSINESS WHICH OPERATES AS A TRUCKER/DEALER SUPPLIER OF AGGREGATE.

PARKING DATA:

LAND USE: INDUSTRIAL
PARKING CRITERIA: 1 SPACE FOR EVERY 250 SF OF OFFICE
PARKING CRITERIA-INDUSTRIAL: 1 SPACE FOR EVERY 2 EMPLOYEES
PARKING REQUIRED: 9 STALLS
CONCRETE PARKING PROVIDED: 7 STALLS (6 STANDARD & 1 ACCESSIBLE)
ADDITIONAL OVERFLOW GRAVEL PARKING AVAILABLE FOR EMPLOYEES & DRIVERS.

GENERAL NOTES

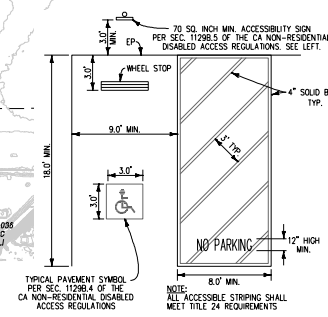
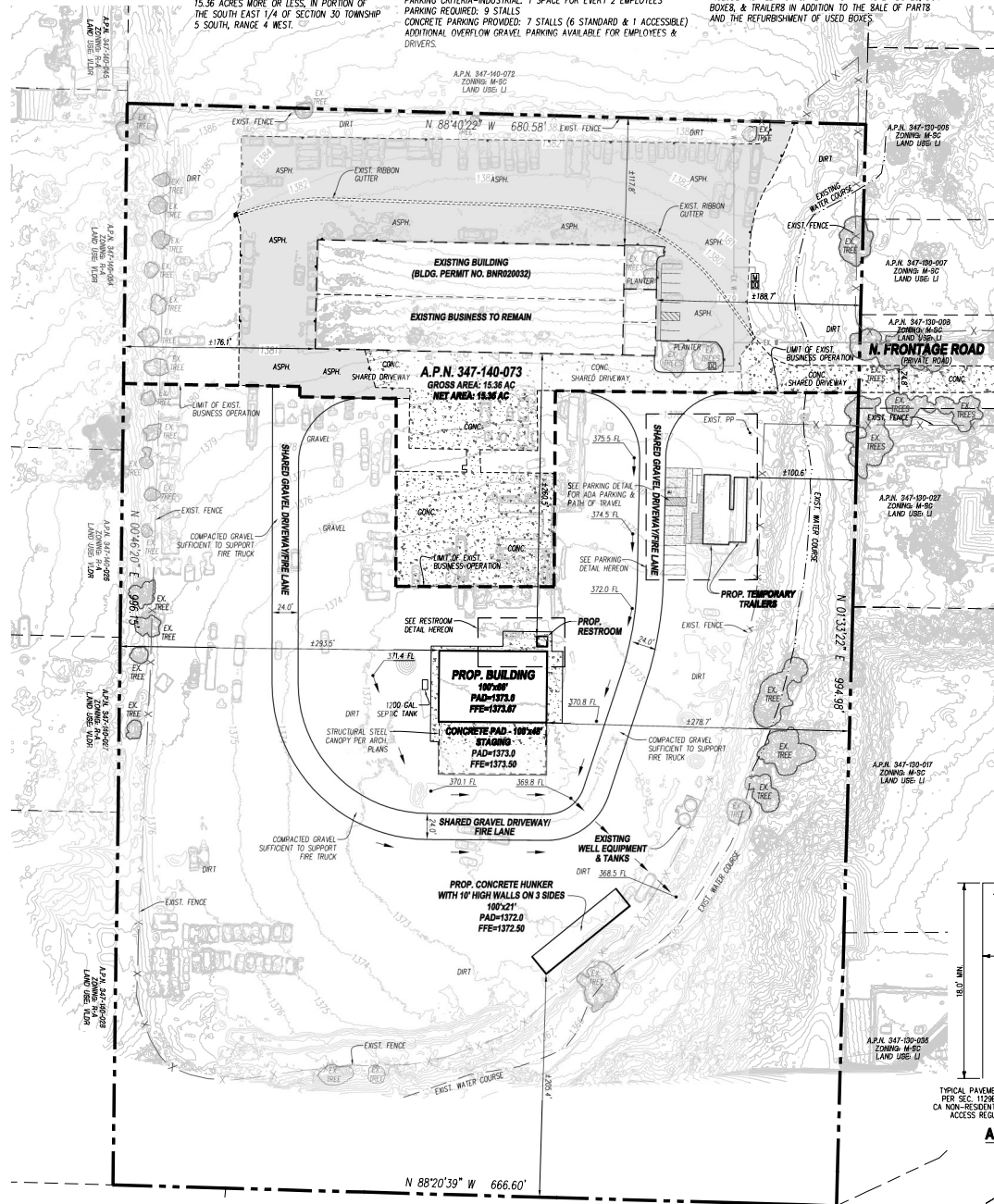
1. THIS PROPERTY HAS LOW POTENTIAL FOR LIQUEFACTION.
2. FEMA FLOOD ZONE DESIGNATION: ZONE X (FEMA TILE: 0608520032)
3. THIS PROJECT IS WITHIN THE 124-WARM SPRINGS VALLEY ROAD MAINTENANCE COUNTY SERVICE AREA.
4. PROPOSED BUILDING HEIGHT = 21'-0"
5. PROJECT DATA:
A) PROP. BUILDING AREA (TOTAL): 6,600 SF
B) PROP. CONC. PAD AREA: 4,800 SF
C) PROP. CONC. SLAB AREA: 2,100 SF
D) PROP. OFFICE TRAILER AREA: 2,500 SF
E) EXIST. IMPERVIOUS AREA = 135,781 SF
F) PROP. ADD. IMPERVIOUS AREA = 20,927 SF
6. EXISTING PLOT PLAN: PP1725 (APPROVED 2001)
7. EXISTING BUSINESS (ROGUE ENTERPRISES, LLC) OPERATIONS INCLUDE INSTALLATION & REPAIR OF TRANSFER BOXES, DUMP BOXES, & TRAILERS IN ADDITION TO THE SALE OF PARTS AND THE REFURBISHMENT OF USED BOXES.



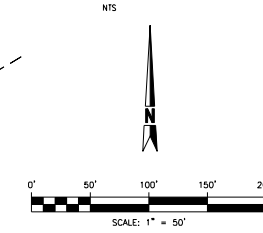
CASE: PP1725014
EXHIBIT: Site Plan
DATE: 4-23-2021
PLANNER: J.A.H.

LEGEND

- PROPERTY - BUILDING & SAFETY DIVISION COMMENTS
- PUBLIC - PLANNING DEPARTMENT COMMENTS
- ADMIN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT GRADING & RECONSTRUCTION DEPARTMENT COMMENTS
- PLANS - PLANNING DEPARTMENT COMMENTS
- PLANS - PUBLIC SAFETY DIVISION COMMENTS
- PLANS - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- PLANS - PLANNING & SAFETY PLAN CHECK COMMENTS
- PLANS - STREET MANAGEMENT DEPARTMENT COMMENTS



ACCESSIBLE PARKING DETAIL



24' WIDE GRAVEL DRIVEWAY / FIRE LANE

NOTE: GRAVEL ROAD SHALL BE COMPACTED TO SUPPORT FIRE TRUCK.

ENGINEER:
VSL ENGINEERING
31809 TEMECULA PARKWAY, #129
TEMECULA, CA 92592
951-296-3930

DATE PREPARED: NOVEMBER 2020
UPDATED: FEB. 03, 2021
FEB. 16, 2021

NO.	DATE	REVISION

PARKING DETAIL
SCALE: 1" = 30'

BATHROOM DETAIL
SCALE: 1" = 10'