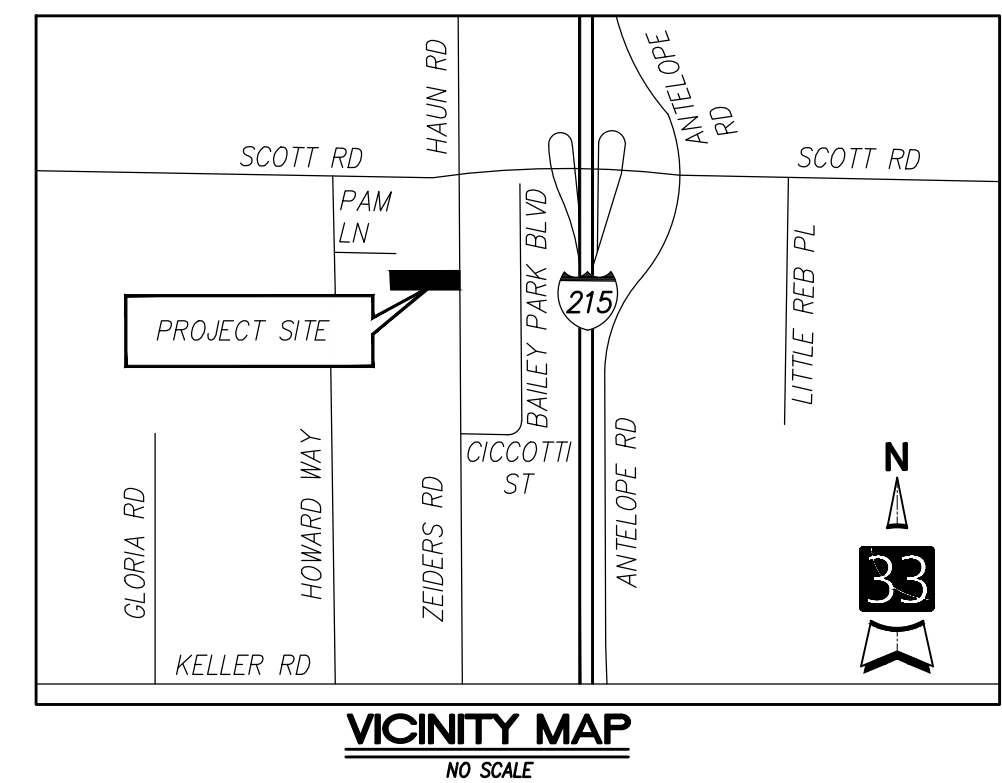
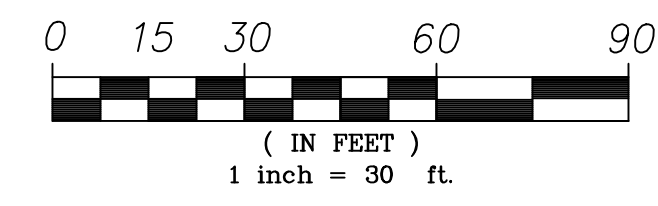
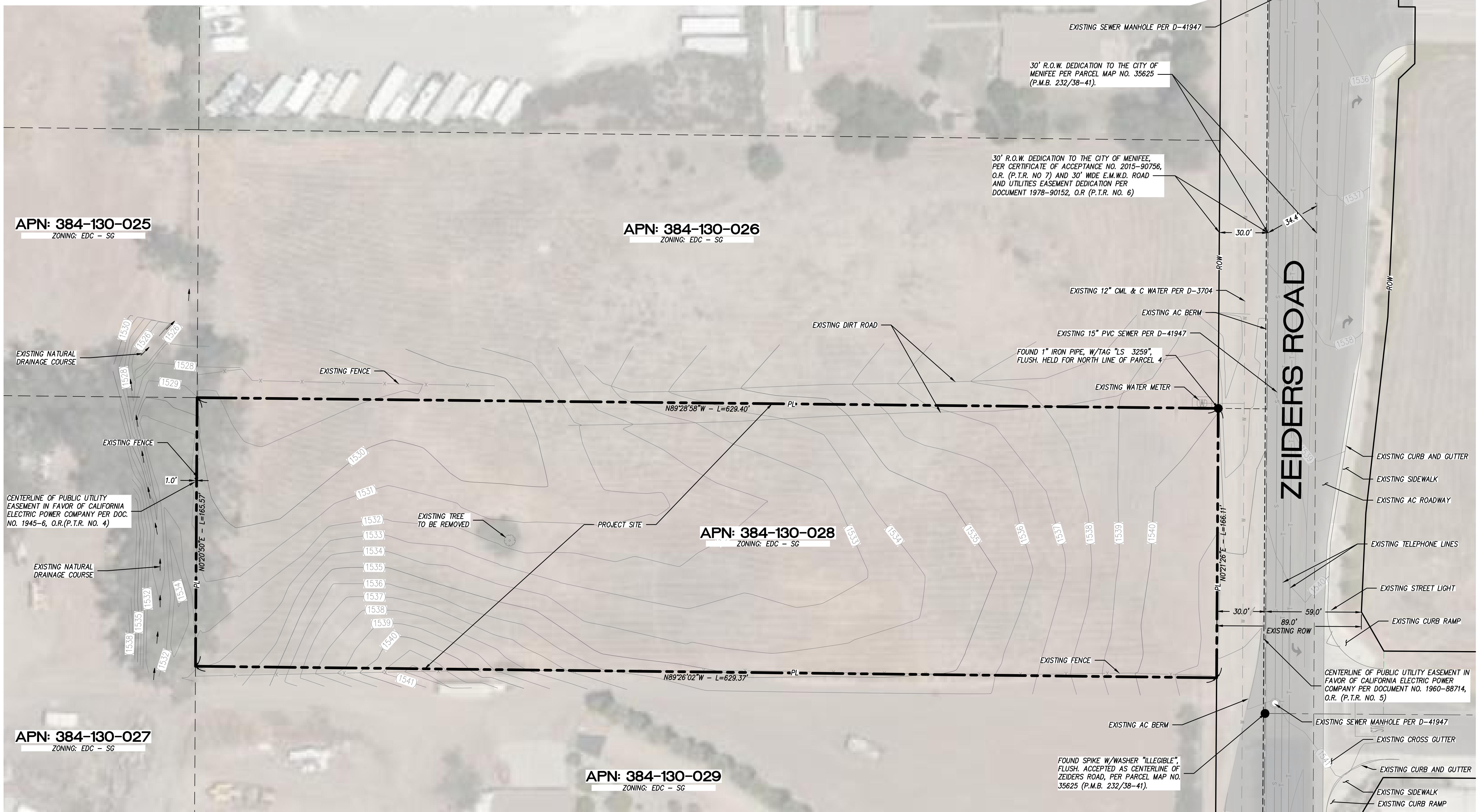


MAJOR CONDITIONAL USE PERMIT - EXISTING CONDITIONS PLAN



OWNER INFORMATION

ON-POINT COMMERCIAL, LLC, STEVE VETTEL
 2510 PALISADES DRIVE, CORONA, CA 92882
 CELL: 714-240-0410
 SVETTEL@ON-POINTLLC.COM

APPLICANT INFORMATION

ON-POINT COMMERCIAL, LLC, STEVE VETTEL
 2510 PALISADES DRIVE, CORONA, CA 92882
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 SVETTEL@ON-POINTLLC.COM

ARCHITECT

GALLUP ARCHITECTS, PLLC | Steven Beane, AIA, NCARB, CCS, OCCA
 601 S. BOULDER AVE., SUITE 808 TULSA, OKLAHOMA 74119
 OFFICE: 918-949-9600 | CELL:
 STEVE@GALLUPARCHITECTS.COM

LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	-R/W-
AC PAVEMENT	▬
EX TELECOM	-T-
EX 12" WATER LINE	-W-
EX 15" SEWER LINE	-S-
EX WATER METER	⊕

ZONING

NOTE: THE ZONING INFORMATION SHOWN HEREON IS PREPARED BY THE PLANNING & ZONING MENIFEE CITY COUNCIL.

DATE: FINAL - 12/18/19
 ORDINANCE NUMBER: 2019-290

EXISTING LAND USE AND ZONING

- DATE OF EXISTING ORDINANCE: APRIL 01, 2021
- EXISTING ZONING DESIGNATION: "EDC-SG" ECONOMIC DEVELOPMENT CORRIDOR - SOUTHERN GATEWAY.
- ADJACENT ZONING DESIGNATION AND OR USES IF APPLICABLE: SURROUNDED BY "EDC-SG" EMPTY LOT.
- EXISTING LAND USE: EMPTY LOT.

IS THE EXISTING USE IN CONFORMANCE? YES, AS A PERMITTED USE. (SEE THE MENIFEE CITY COUNCIL PLAN FOR CODE REFERENCE)

BUILDING SET-BACK LINES

- BUILDING SETBACKS:
- FRONT: 25 FEET ZEIDERS ROAD
 - INTERIOR SIDES: NONE EXCEPT THAT ALL PORTIONS OF THE PROPERTY WHICH ABUT AN EXISTING OR PROPOSED RESIDENTIAL USE SHALL HAVE A MINIMUM 10' WIDE LANDSCAPE BUFFER.
 - REAR: 10 FEET

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6 (0406) 2010.0 EPOCH. THIS IS DETERMINED BY A LINE BETWEEN N.G.S. C.O.R.S. D69734 P474 FALLBROOK_CS2004 CORS ARP AND N.G.S. C.O.R.S. DH7093 MLFP_SCGN_CS1998 CORS ARP PER THE N.G.S. SURVEY CONTROL DATASHEET.

D69734-DH7093 = S4°18'20" E.

*NOTE PROJECT COORDINATES ARE EXPRESSED IN GRID VALUES. TO OBTAIN GROUND VALUES, DIVIDE THE GRID DISTANCE (GRID) BY THE COMBINED SCALE FACTOR (CSF). CSF DERIVED AT LATITUDE 33 PROJECT CONTROL POINT NO. 49999: CP NO. 49999 CSF= 0.99989970

BENCHMARK

BASIS OF ELEVATION/BENCHMARK: THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THIS IS DETERMINED LOCALLY ON A COUNTY OF RIVERSIDE SURVEY BENCHMARK, A BRASS DISK STAMPED RIV. CO. B.M. 600 20 68 ON TOP OF A CONCRETE POST AT THE NORTHEAST OF A PUMP HOUSE 2 FEET WEST OF A MARKER POST.

ELEVATION: 1520.00 FEET
 DATUM: NAVD88

FEMA

FEMA ZONE DESIGNATION: X
 FIRM PANEL NO. 06065C2070H
 FIRM EFFECTIVE DATE: 08/18/2014
 BASE FLOOD ELEVATION (BFE): -

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 7105, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 22, PAGES 89 AND 90 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 4, THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL 4 TO THE SOUTHWEST CORNER, THEREOF; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 165.18 FEET; THENCE SOUTH 89°56'31" EAST, A DISTANCE OF 629.37 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL, DISTANT THEREON NORTHERLY 165.16 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER

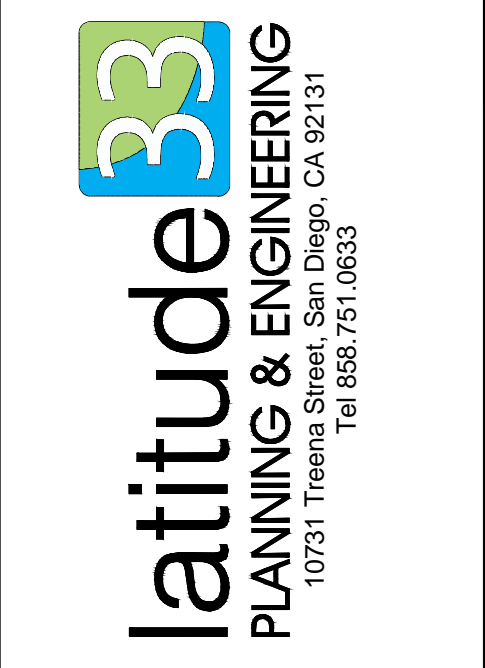
384-130-028

SURVEY SOURCES

THE LINEWORK SHOWN HEREIN IS BASED ON FIELD SURVEY WORK PERFORMED IN SEPTEMBER 2021.

SHEET INDEX

- SHEET 1: EXISTING CONDITIONS PLAN
- SHEET 2: CONCEPT SITE, GRADING, DRAINAGE, CIRCULATION, AND UTILITY PLAN
- SHEET 3: FIRE APPARATUS ACCESS EXHIBIT
- SHEET 4: CONCEPTUAL SIGNAGE AND STRIPING PLAN



DATE	REVISION	BY
03/13/2024	1ST CUP SUBMITTAL	

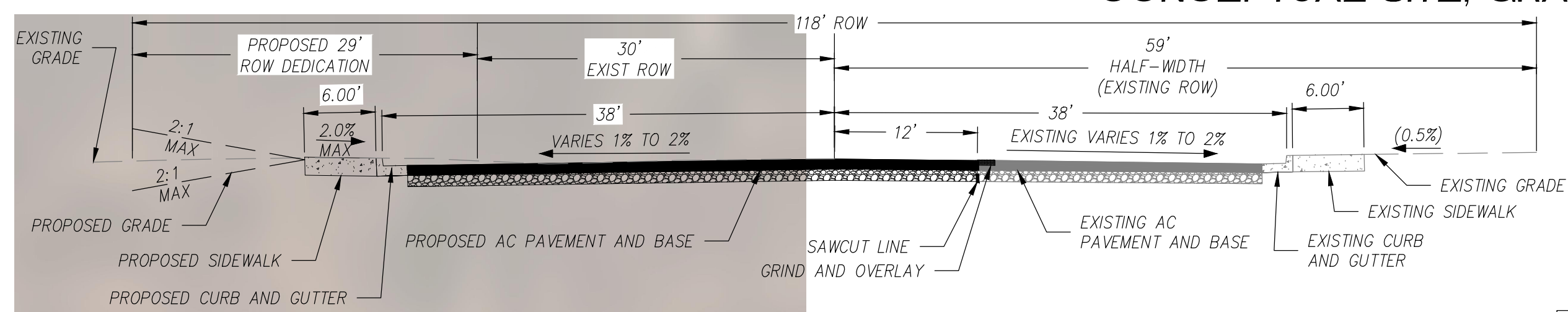
EXISTING CONDITIONS PLAN

CALIBER COLLISION
 ZEIDERS RD,
 MENIFEE CA 92584

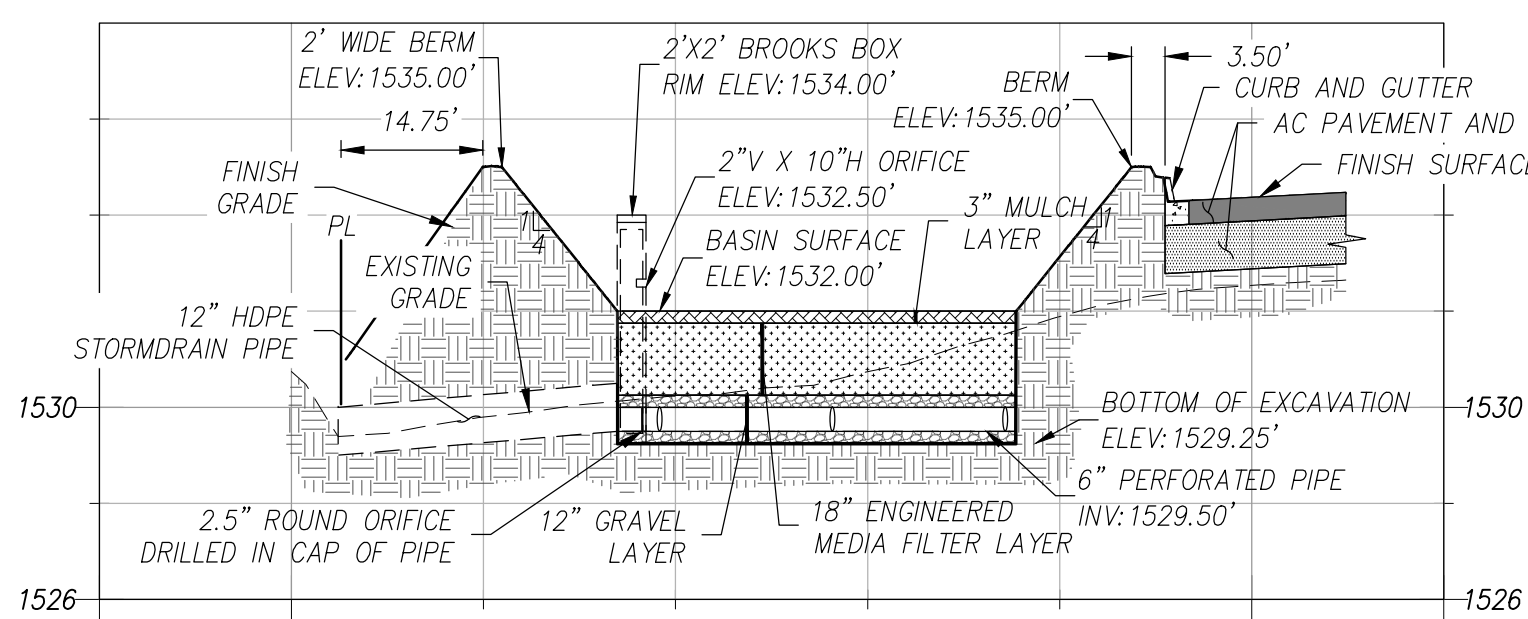
L33 PROJECT NUMBER (PN): 1937.0
OTHER PN: N/A
DESIGNED BY: AK DATE: 05.06.2024
DRAWN BY: ER/SD DATE: 05.06.2024
CHECKED BY: ER/SD DATE: 05.06.2024

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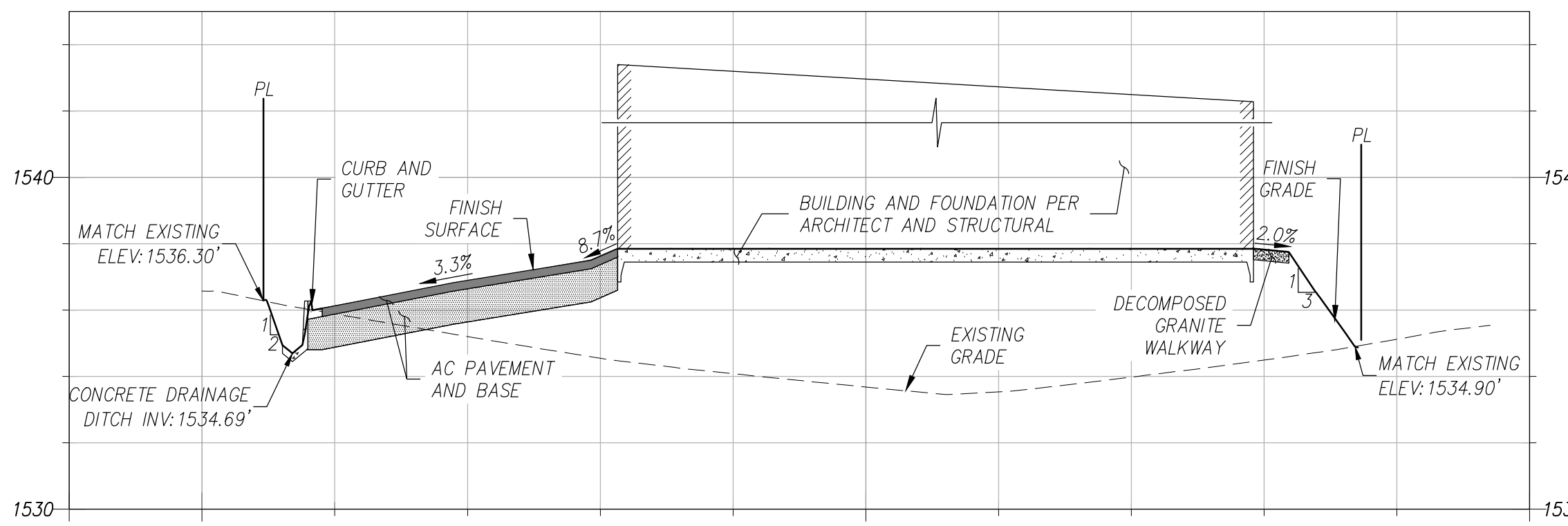
CONCEPTUAL SITE, GRADING, DRAINAGE, CIRCULATION, AND UTILITY PLAN



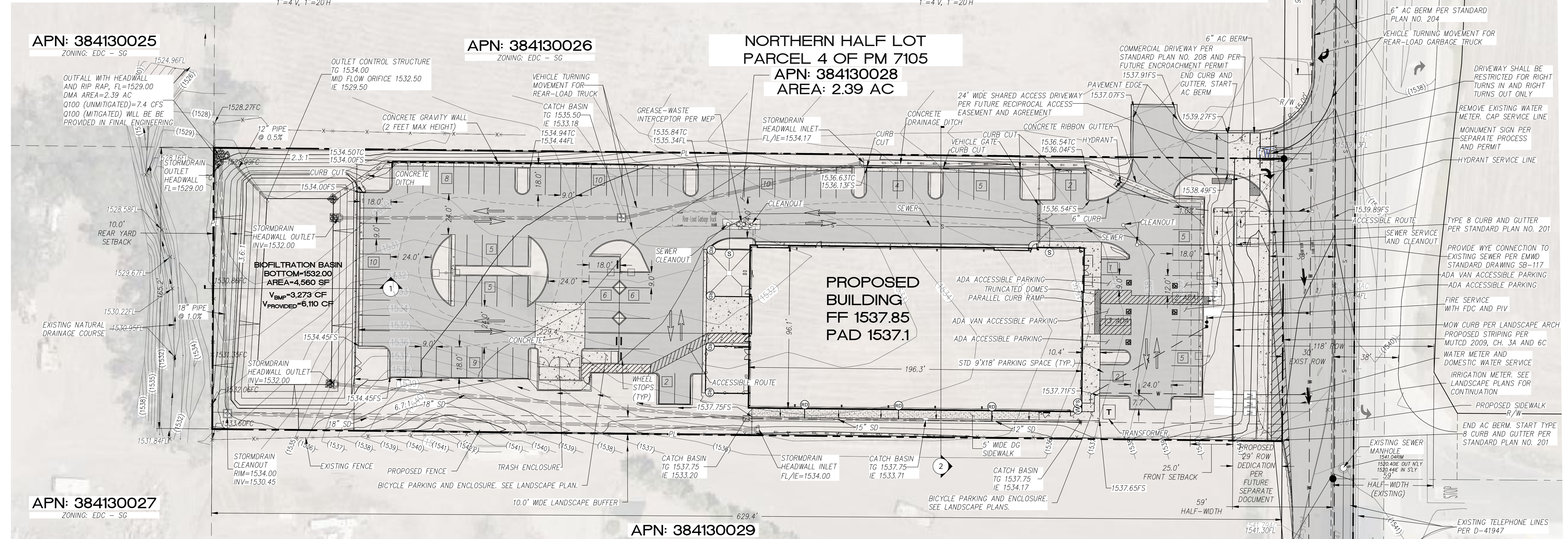
ZEIDERS ROAD IMPROVEMENTS - SECTION A - NORTH VIEW



SECTION 1
1"=4'V, 1"=20'H



SECTION 2
1"=4'V, 1"=20'H



PARKING CALCULATIONS

STANDARD:
1 SPACE PER 150 SQ. FT GROSS FLOOR AREA (NOT INCLUDING FOOT SERVICE BAYS) & 4 SPACES PER SERVICE BAY (CMDC TABLE 9.215.040-1)

TOTAL BUILDING AREA = 18,717 SF
6-SERVICE BAYS = 7,392 SF

18,717-7,392=11,325 SF → 11,325/150 = 75.5 SPACES

76+24 = 100 SPACES REQUIRED
100 PROVIDED (INCLUDES ADA STALLS)

ADA:
5 REQUIRED (CBC 11B-208)

BICYCLE:
1 PER 25 PARKING SPACES REQUIRED (CMDC 9.215.040-5)

5 PROVIDED:
2 VAN ACCESSIBLE
3 STANDARD ADA

101 / 25 = 4.04 REQ
8 PROVIDED IN 2X ENCLOSURES

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS AN AUTO BODY REPAIR AND PAINT SHOP TO BE CONSTRUCTED ON THE SITE. THE PROJECT WILL CONSIST OF AN 18,717 SQUARE FOOT BUILDING, AND WILL REQUIRE PARKING FOR CUSTOMERS AND EMPLOYEES, SERVICE BAYS FOR THE PAINT AND BODY SHOP WORK, AND VEHICLE STORAGE. MAXIMUM BUILDING HEIGHT = 26 FEET

ZONING

EXISTING: ECONOMIC DEVELOPMENT CORRIDOR - SOUTHERN GATEWAY (EDC-SG)
PROPOSED: ECONOMIC DEVELOPMENT CORRIDOR - SOUTHERN GATEWAY (EDC-SG)

INTENDED USE

AUTO BODY REPAIR AND PAINT SHOP

GENERAL NOTES

- THE PARCEL AREA EXPRESSED HEREON ARE DERIVED FROM THE REQUEST FOR PROPOSAL AND ARE NOT BASED ON BOUNDARY RESEARCH OR VERIFICATION.
- TOPOGRAPHY SHOWN IS PRELIMINARY, OBTAINED FROM GOOGLE EARTH PRO AND ADJUSTED TO NAVD88.
- NO INFILTRATION CONDITION ASSUMED. PER USDA WEB SOIL SURVEY, PROPERTY LIES IN TYPE C & D SOILS. NO SIGNIFICANT INFILTRATION CAPACITY IS EXPECTED, IF ANY.

UTILITY NOTES

DRY UTILITIES (GAS, ELECTRICAL, LIGHTING, TELECOMM) PER OTHERS AND NOT DEPICTED ON THESE PLANS.

STATEMENT OF OPERATIONS

AUTO BODY REPAIR AND PAINT SERVICE
MONDAY THROUGH FRIDAY: 7:30AM - 5:30PM
SATURDAY: POSSIBLE HOURS 8AM - 12PM
20 FULL TIME EMPLOYEES
NUMBER OF CUSTOMERS PER DAY: 13 - 15

EARTHWORK QUANTITY RAW

TOTAL AREA: 2.39 ACRES
ESTIMATED CUT VOLUME=1,800 CY
ESTIMATED FILL VOLUME=9,200 CY
NET VOLUME=7,400 CY IMPORT

LEGEND

- PROPERTY LINE
- SETBACKS
- RIGHT-OF-WAY
- AC PAVEMENT
- PCC PAVEMENT/SIDEWALK
- DG SURFACING
- EX TELECOM
- EX 12" WATER LINE
- EX 15" SEWER LINE
- 6" FIRE LINE
- 2" WATER LATERAL
- 4" SEWER LATERAL
- STORMDRAIN
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER

AREAS

TOTAL AREA: 2.39 ACRES
TOTAL PROPOSED BUILDING AREA: 0.43 ACRES
TOTAL PROPOSED PAVED AREA: 0.98 ACRES
TOTAL PROPOSED LANDSCAPE AREA: 0.83 ACRES

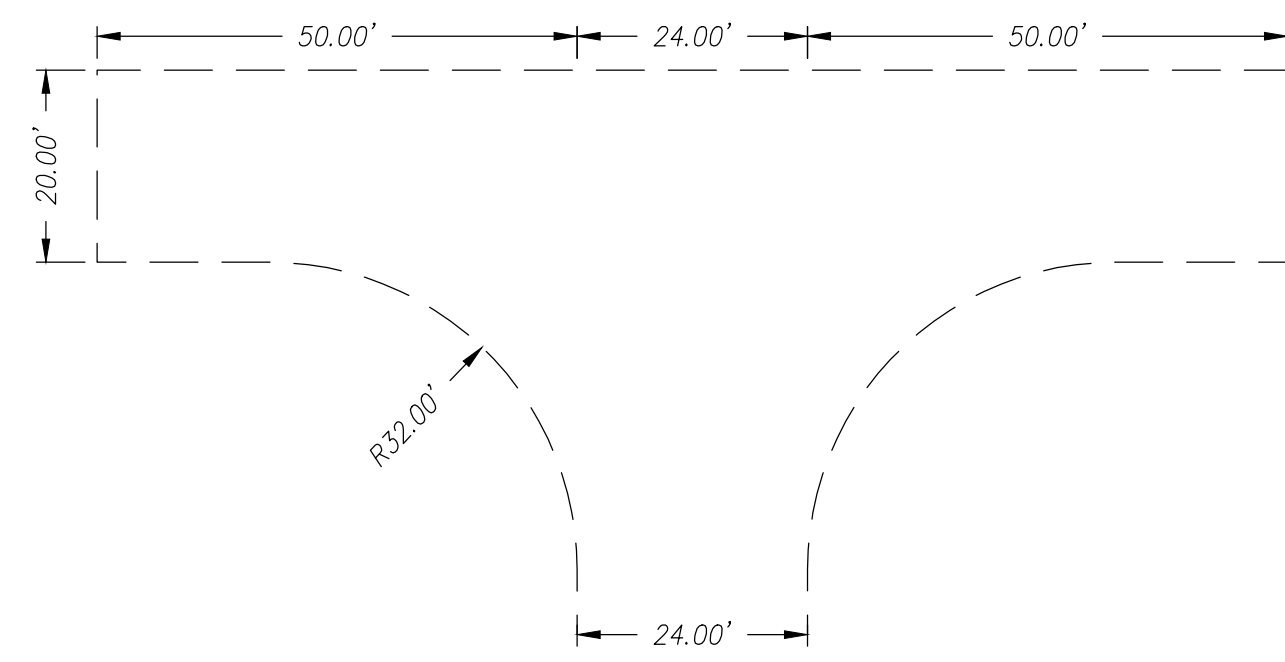


DATE	REVISION
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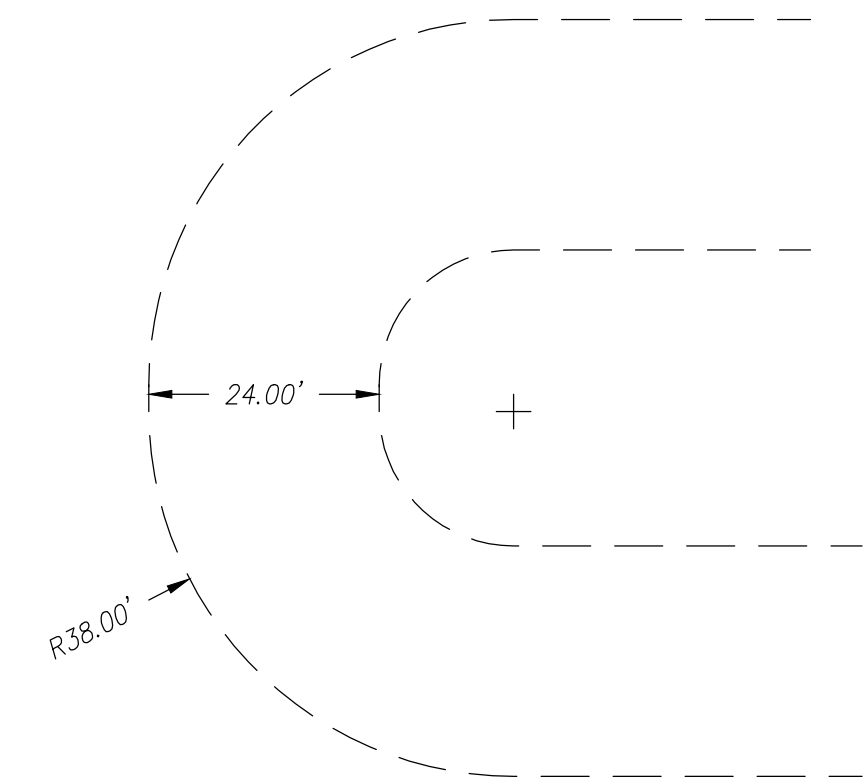
CONCEPTUAL SITE, GRADING, DRAINAGE, CIRCULATION, AND UTILITY PLAN
CALIBER COLLISION
ZEIDERS RD,
MENIFEE CA 92584

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FIRE APPARATUS ACCESS EXHIBIT



FIRE ACCESS TURNAROUND ①
NTS



FIRE ACCESS TURN TEMPLATE ②
NTS

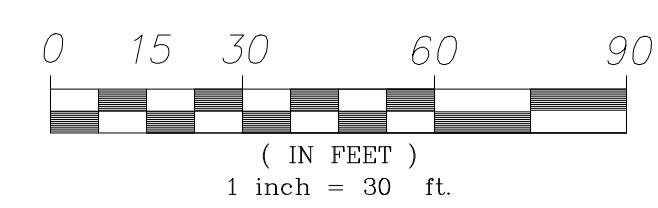
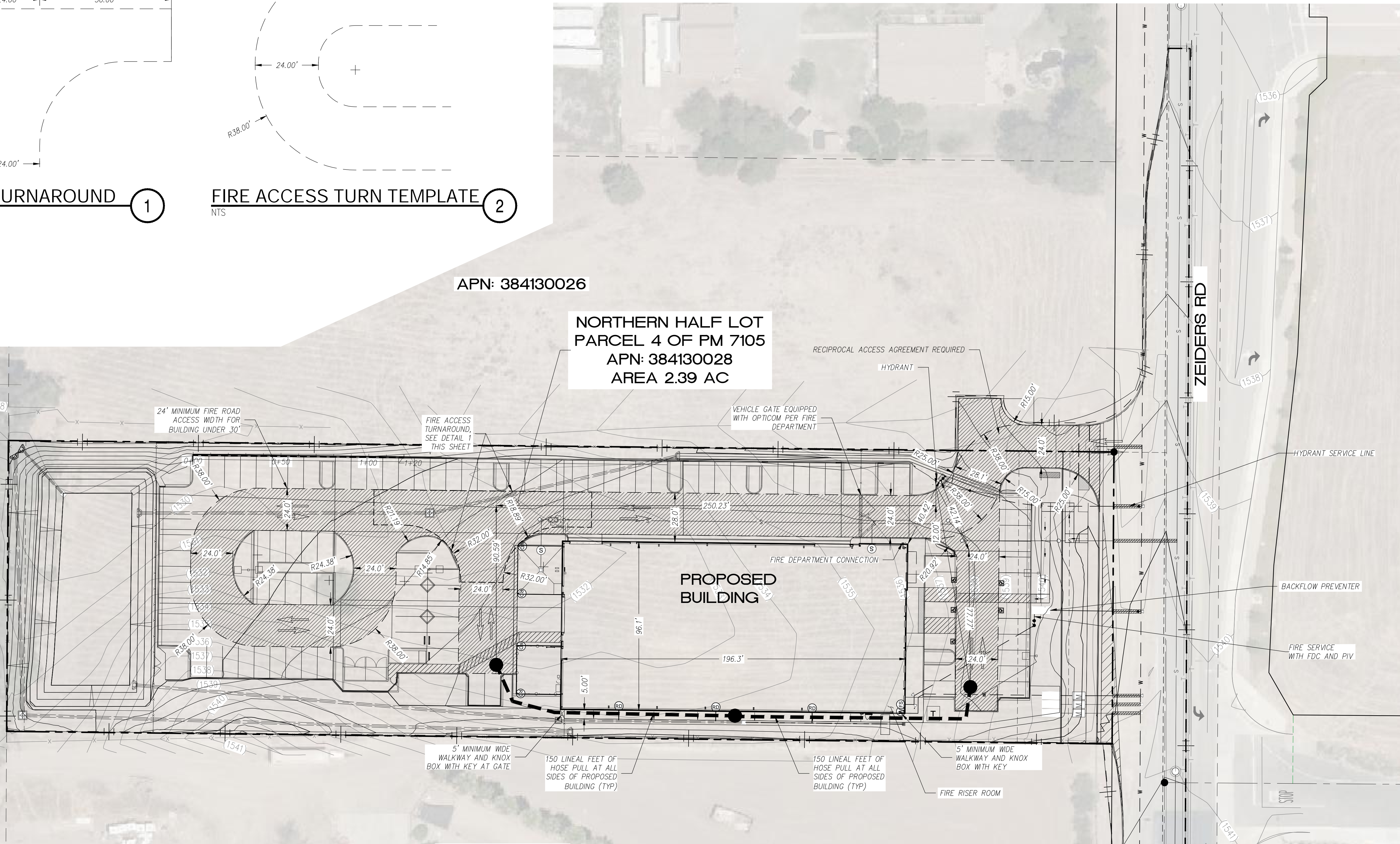
APN: 384130026

NORTHERN HALF LOT
PARCEL 4 OF PM 7105
APN: 384130028
AREA 2.39 AC

APN: 384130025

APN: 384130027

APN: 384130029



LEGEND

PROPERTY LINE	---
SETBACKS	---
RIGHT-OF-WAY	---
EX PAVEMENT	---
EX TELECOM	---
EX 12" WATER LINE	---
EX 15" SEWER LINE	---
6" FIRE LINE	---
4" WATER LATERAL	---
4" SEWER LATERAL	---
FIRE HYDRANT (6"x4"x2 1/2"x2 1/2" o/dits)	⊙
WATER METER	⊙
BACKFLOW PREVENTER	⊙
FIRE HOSE PULL LENGTH (150')	⊙
FIRE HYDRANT COVERAGE (300' RADIUS)	⊙
FIRE ACCESS LANE	---

FIRE ACCESS NOTES

- RIVERSIDE COUNTY FIRE DEPARTMENT - FIRE PREVENTION STANDARD
- ROADS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF RIVERSIDE COUNTY FIRE DEPARTMENT FIRE APPARATUS WITH A TOTAL MINIMUM WEIGHT OF 80,000 POUNDS OVER 2 AXLES. THE SURFACE SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. TURF BLOCK IS NOT ALLOWED.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. THE GRADE OF THE ACCESS ROAD SHALL NOT EXCEED 14% AND CROSSSLOPE SHALL NOT BE GREATER THAN 2.5% AS PER RIVERSIDE COUNTY ORDINANCE.
 - ACCESS ROADS WILL HAVE A TURNING RADIUS CAPABLE OF ACCOMMODATING FIRE APPARATUS.

GENERAL NOTES

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- NO INFILTRATION CONDITION ASSUMED. PER USDA WEB SOIL SURVEY, PROPERTY LIES IN TYPE C & D SOILS. NO SIGNIFICANT INFILTRATION CAPACITY IS EXPECTED, IF ANY.

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03/13/2024 <td>1ST CUP SUBMITTAL <td></td> </td>	1ST CUP SUBMITTAL <td></td>	

FIRE APPARATUS ACCESS EXHIBIT
CALIBER COLLISION
ZEIDERS RD,
MENIFEE CA 92584

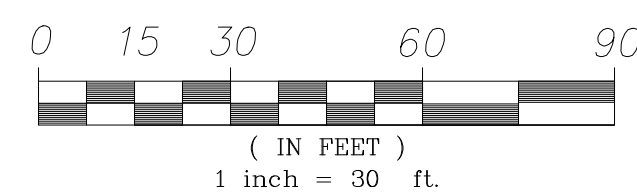
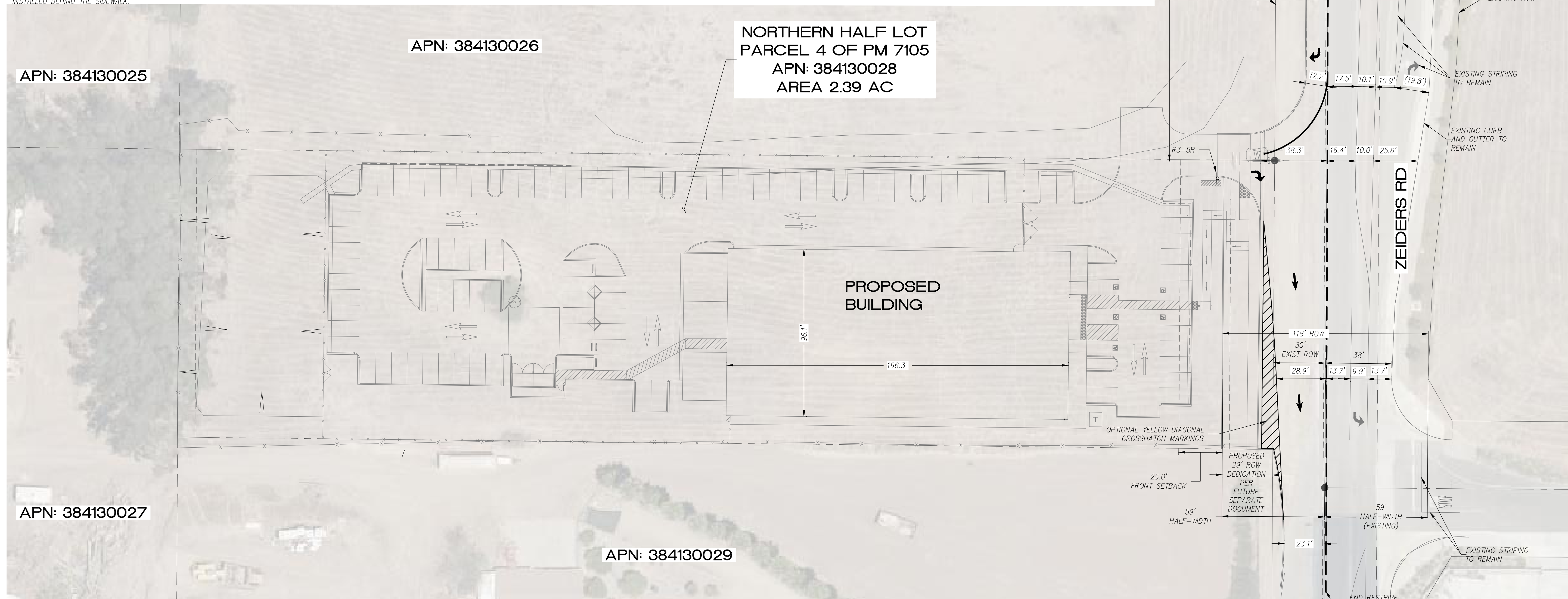
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SIGNING AND STRIPING NOTES

- TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZES. STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
- REMOVE CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS APPROVED BY THE MENEFEE CITY ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING A RECTANGULAR AREA OBLITERATING THE WHOLE MARKING.
- ALL CROSSWALKS SHALL HAVE 10 FEET SPACING IN BETWEEN THE 12 INCH WHITE OR YELLOW STRIPES.
- ALL DOUBLE YELLOW STRIPES SHALL HAVE A 3 INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
- ALL STRIPING, PAVEMENT MARKINGS, AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL CONSIST OF 3M REFLECTIVE ELEMENTS SERIES 50 (OR APPROVED EQUAL) AND SHALL ALLOW FOR BOTH WET AND DRY REFLECTIVITY. THERMOPLASTIC STRIPING SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
- APPLY PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, TURN ARROW LEGENDS, AND STOP BARS USING THERMOPLASTIC MATERIAL.
- IF PAINTED STRIPING IS ALLOWED PER PLANS, PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE APPLIED IN TWO COATS AND SHALL BE LEAD-FREE WATER-BORN PAINT. THE SECOND COAT OF PAINT SHALL BE APPLIED WITHIN 7 TO 14 DAYS AFTER THE FIRST COAT.
- PROVIDE RAISED PAVEMENT MARKERS (RPMs) WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING OR AFTER THE SECOND COAT OF PAINT HAS BEEN APPLIED. EXISTING RPMs WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS APPROVED BY THE MENEFEE CITY ENGINEER.
- PROVIDE BLUE RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPMs) ON PRIVATE STREETS, PUBLIC STREETS, AND DRIVEWAYS TO INDICATE LOCATION OF FIRE HYDRANTS. PLACEMENT OF MARKERS SHALL COMPLY WITH CITY OF MENEFEE STANDARD PLAN 705 AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE FIGURE 3B-102(CA). OBTAIN APPROVAL OF MARKER PLACEMENT BY THE RIVERSIDE COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.
- SQUARE PERFORATED STEEL TUBE POSTS WITH TWO PIECE ANCHOR AND SLEEVE, "TELESPAR", PER CITY OF MENEFEE STANDARD PLAN B17 SHALL BE USED FOR ALL TRAFFIC CONTROL AND INFORMATIONAL SIGNS WITHIN THE ROAD RIGHT-OF-WAY.
- THE BOTTOM OF THE TRAFFIC SIGN SHALL BE A MINIMUM OF 7 FEET ABOVE THE FINISHED SURFACE.
- SIGNS LARGER THAN 48 INCHES OR LOCATIONS WHERE SIDEWALKS ARE LESS THAN 5 FEET WIDE, SIGN POSTS SHALL BE INSTALLED BEHIND THE SIDEWALK.

SIGNING AND STRIPING NOTES (CONTINUED)

- THE EXACT LOCATION OF SIGNS SHALL BE APPROVED IN THE FIELD BY THE MENEFEE CITY ENGINEER.
- REMOVE SIGNS AND/OR RELOCATE IN ACCORDANCE WITH THE PLANS AND AS APPROVED BY THE MENEFEE CITY ENGINEER. THE DEVELOPER/CONTRACTOR SHALL DELIVER REMOVED SIGNS TO A DESIGNATED MENEFEE CITY YARD OR A LOCATION AS APPROVED BY THE MENEFEE CITY ENGINEER.
- LAYOUT (CAT-TRACK) THE PROPOSED STRIPING AND MARKINGS IN ACCORDANCE WITH THE PLANS WITHIN THREE WORKING DAYS OF FINAL PAVING. CONTACT CITY OF MENEFEE ENGINEERING DEPARTMENT AT (951) 672-6777 TO OBTAIN APPROVAL OF LAYOUT PRIOR TO ACTUAL INSTALLATION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY TRAFFIC STRIPING TABS UNTIL PERMANENT STRIPING IS INSTALLED. TEMPORARY TRAFFIC TABS SHALL NOT REMAIN ON THE PAVEMENT FOR MORE THAN 10 DAYS.
- COORDINATE ALL SIGNING AND STRIPING WORKS THROUGH THE CITY ENGINEER PRIOR TO OPENING NEW ROADWAYS AND EXISTING ROADWAYS TO NEW SIGNING AND STRIPING.
- ALL ARTERIAL STREETS SHALL BE POSTED WITH NO PARKING ENTIRE BLOCK SIGNS AND WHERE APPLICABLE, R26(S)(CA) SIGNS. LOCATION OF SIGNS SHALL BE APPROVED BY THE CITY OF MENEFEE PUBLIC WORKS DEPARTMENT.
- EVERY ATTEMPT SHOULD BE MADE TO INSTALL STREET SIGNS ON STREET LIGHT STANDARDS AS APPROVED BY THE CITY OF MENEFEE. SIGNS INSTALLED ON MARBELITE STREET LIGHT STANDARDS SHALL BE IN ACCORDANCE WITH CITY OF MENEFEE STANDARD 1202.
- SIGNS SHALL BE IN STANDARD SIZES, UNLESS NOTED OTHERWISE. ALL SIGN FACE REFLECTIVE SHEETING SHALL BE HIGH INTENSITY GRADE WITH PROTECTIVE OVERLAY FILM.
- STREET NAME SIGN SHALL CONFORM TO CITY OF MENEFEE STANDARD PLAN NO. 815 AND 816.



LEGEND

PROPERTY LINE	---
SETBACKS	---
RIGHT-OF-WAY	-R/W-
EX PAVEMENT	---
PERMANENT FLUSH MEDIAN STRIPING PER MUTCD CH 3B	▨▨▨▨▨▨▨▨▨▨
TEMPORARY MEDIAN STRIPING PER MUTCD CH 3B	▨▨▨▨▨▨▨▨▨▨
PROPOSED DASHED STRIPING	- - - - -
PROPOSED STREET SIGN	—○—
REMOVE STRIPE	~~~~~

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel: 658.751.0633

DATE	REVISION	BY
03/13/2024	1ST CUP SUBMITTAL	

CONCEPTUAL SIGNING AND STRIPING EXHIBIT

CALIBER COLLISION
ZEIDERS RD,
MENEFEE CA 92584

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FOR REFERENCE ONLY

4 OF 4

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