



CONCEPTUAL SITE PLAN

SITE DATA

ADDRESS: 15890 GRAND AVENUE
LAKE ELSINORE, CA 92530
PERMIT NUMBER: TBD
APN: 381-320-025-6
COUNTY: RIVERSIDE
LOT SIZE: EXISTING: 5.92 ACRES (257,775 S.F.)
PROPOSED: 5.65 ACRES (246,099 S.F.)
BUILDING AREAS: PROPOSED C-STORE: 3,375 S.F.
PROPOSED GSRS: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART
EXISTING RETAIL: 8,634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)
BUILDING HEIGHT: MAX HEIGHT: 35'-0"
STORIES: PROPOSED: SINGLE
ALCOHOL SALES: YES
CONSTRUCTION TYPE: V-B/SPRINKLERED
OCCUPANCY: M
SPECIFIC PLAN: N/A
LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL
ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL
SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: CMU - COMMERCIAL MIXED USE
WEST: R1 - SINGLE FAMILY RESIDENTIAL
PARKING REQUIREMENTS: RESTAURANT: 1/100 S.F.
RETAIL: 1/250 S.F.
PARKING REQUIRED: 78
PARKING PROVIDED: 135
(ADEQUATE PARKING PROVIDED)
LOT COVERAGE: BUILDING: 20,603 S.F. (8%)
LANDSCAPING: 44,721 S.F. (18%)
UNDISTURBED LAND: 78,285 S.F. (32%)
IMPERVIOUS: 102,490 S.F. (42%)
TOTAL: 246,099 S.F. (100%)

ORTEGA PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

EMPIRE DESIGN GROUP Inc.
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PROJECT DESCRIPTION (SOW)
1. DEMOLITION OF EXISTING BURGER AND WINGS QUICK SERVE RESTAURANT.
2. EXISTING OFFICE AND RETAIL BUILDING TO REMAIN, NO A PART.
3. PROPOSED 3,375 S.F. CONVENIENCE STORE WITH 1,400 S.F. DRIVE-THRU QUICK SERVE RESTAURANT.
4. PROPOSED 3,427 S.F. FIVE MPD FUELING CANOPY WITH ASSOCIATED UNDERGROUND STORAGE TANKS.
5. PROPOSED THREE 176 S.F. TRASH ENCLOSURES WITH OVERHEAD ROOF.
6. PROPOSED PARKING, LANDSCAPE, WGMP, AND Hardscape IMPROVEMENTS.
7. PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS, UTILITY CONNECTIONS, SIGNAL MODIFICATIONS, STRIPING MODIFICATIONS, AND RIGHT OF WAY DEDICATIONS.
10. A RECIPROCAL ACCESS & PARKING AGREEMENT IS REQUIRED FOR ALL SHARED USE DRIVEWAYS AND PARKING STALLS.
11. PROPOSED ALCOHOL SALES.
12. SIGNAGE NOT A PART OF REVIEW.

ARCHITECT OF RECORD:
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LICENSED ARCHITECT

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