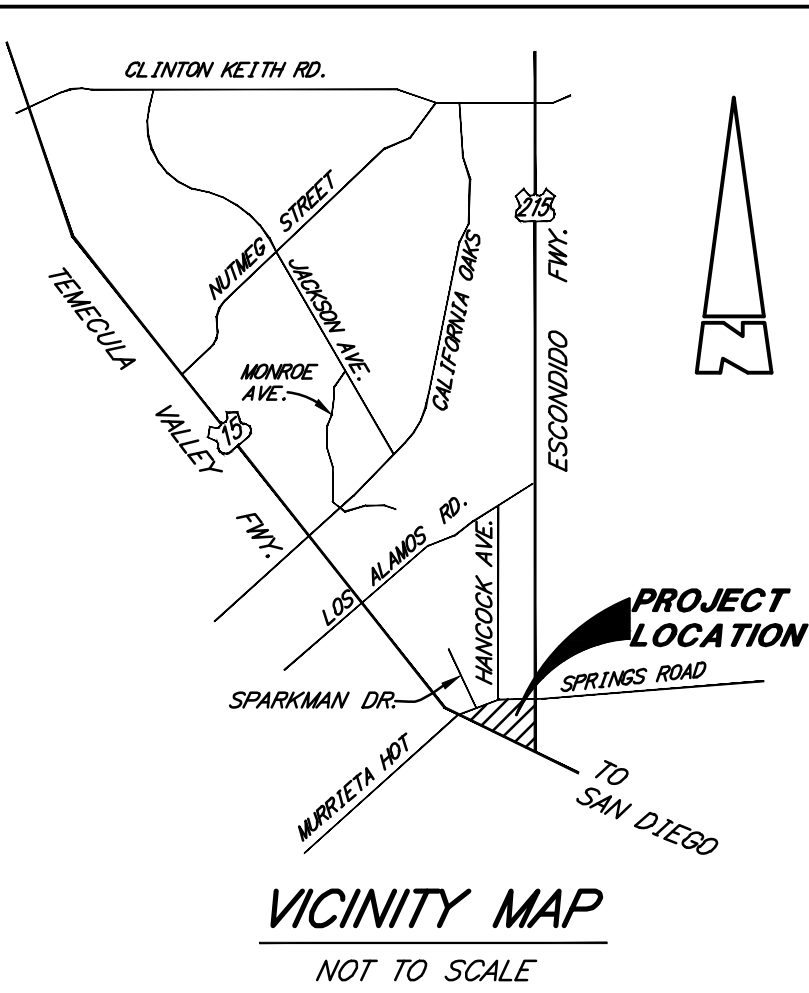
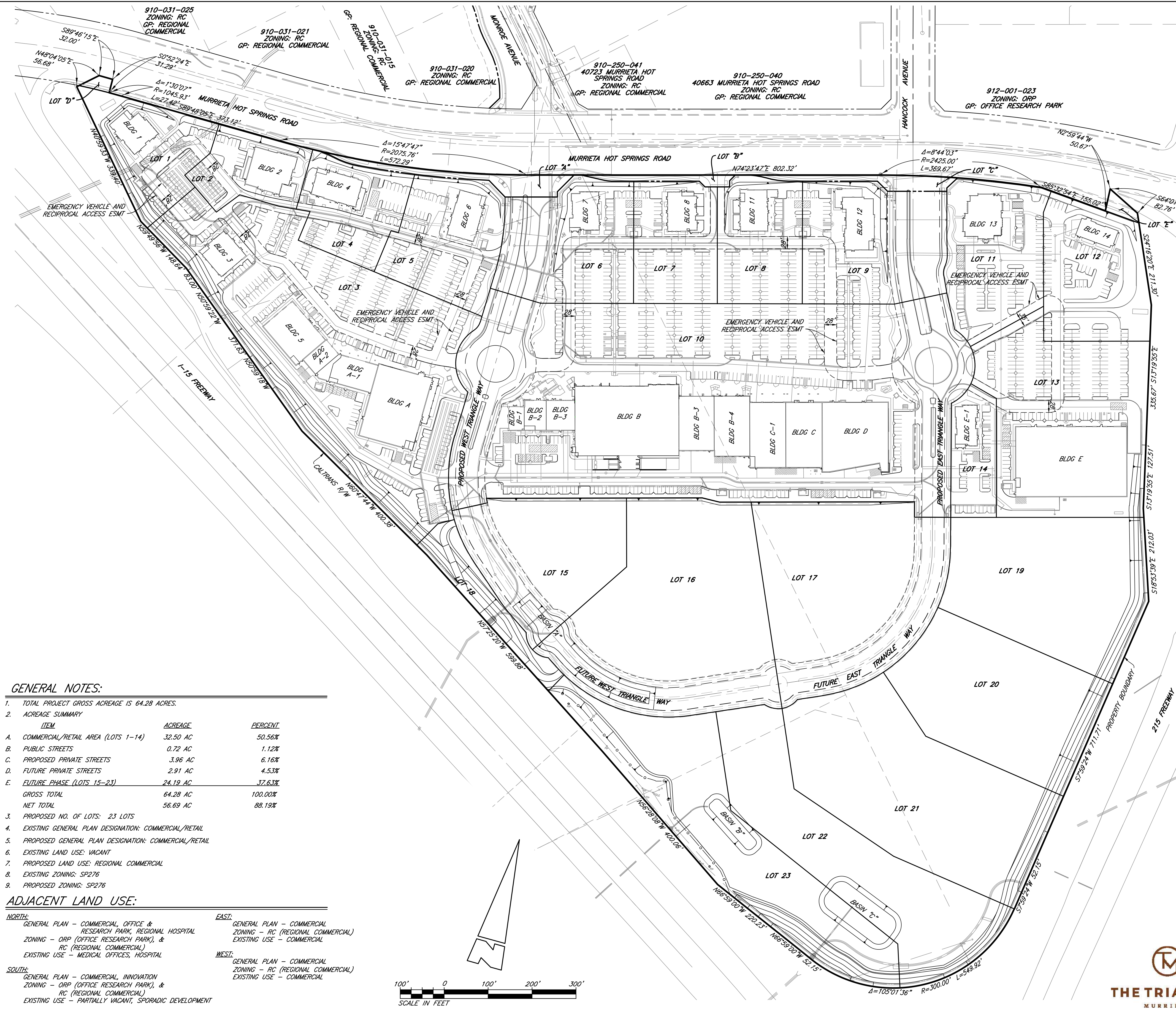




OWNER/APPLICANT:
DOMENIGONI-BARTON PROPERTIES, LLC
31755 WINCHESTER ROAD
WINCHESTER, CA 92596
(714) 694-0135
ATTN: ANDY DOMENIGONI

OWNER/APPLICANT:
TRES ESTRELLAS, LLC
618 WEST BASELINE ROAD
CLAREMONT, CA 91711
(909) 445-9135
ATTN: SAUL JAFFE

UTILITY CONTACTS:

WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(800) 427-2200

POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS ST
ONTARIO, CA 91761
(909) 930-8591

PHONE: AT&T
1265 N. VAN BUREN ST., #180
ANAHEIM, CA 92807
(714) 666-5423

CABLE: TIME WARNER
556 BIRCH STREET,
LAKE ELSINORE, CA 92530
(888) 892-2253

GENERAL NOTES:

1. TOTAL PROJECT GROSS ACREAGE IS 64.28 ACRES.		
2. ACREAGE SUMMARY		
ITEM	ACREAGE	PERCENT
A. COMMERCIAL/RETAIL AREA (LOTS 1-14)	32.50 AC	50.56%
B. PUBLIC STREETS	0.72 AC	1.12%
C. PROPOSED PRIVATE STREETS	3.96 AC	6.16%
D. FUTURE PRIVATE STREETS	2.91 AC	4.53%
E. FUTURE PHASE (LOTS 15-23)	24.19 AC	37.63%
GROSS TOTAL	64.28 AC	100.00%
NET TOTAL	56.69 AC	88.19%
3. PROPOSED NO. OF LOTS: 23 LOTS		
4. EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL		
5. PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL		
6. EXISTING LAND USE: VACANT		
7. PROPOSED LAND USE: REGIONAL COMMERCIAL		
8. EXISTING ZONING: SP276		
9. PROPOSED ZONING: SP276		

ADJACENT LAND USE:

NORTH:
GENERAL PLAN - COMMERCIAL, OFFICE & RESEARCH PARK, REGIONAL HOSPITAL
ZONING - ORP (OFFICE RESEARCH PARK), & RC (REGIONAL COMMERCIAL)
EXISTING USE - MEDICAL OFFICES, HOSPITAL

EAST:
GENERAL PLAN - COMMERCIAL
ZONING - RC (REGIONAL COMMERCIAL)
EXISTING USE - COMMERCIAL

WEST:
GENERAL PLAN - COMMERCIAL
ZONING - RC (REGIONAL COMMERCIAL)
EXISTING USE - COMMERCIAL

SOUTH:
GENERAL PLAN - COMMERCIAL, INNOVATION
ZONING - ORP (OFFICE RESEARCH PARK), & RC (REGIONAL COMMERCIAL)
EXISTING USE - PARTIALLY VACANT, SPORADIC DEVELOPMENT

LEGAL DESCRIPTION:

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

PARCELS 1 THROUGH 29 OF PARCEL MAP NO. 28280, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 197 OF PARCEL MAPS, PAGES 4 THROUGH 16, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERAL SUBSTANCES WITH THE RIGHTS TO PROSPECT FOR, MINE, REMOVE THE SAME, AS RESERVED BY DAN L. STEPHENSON, ET AL., IN DEED RECORDED MAY 2, 1979 AS DOCUMENT NO. 89187, OF OFFICIAL RECORDS, AS TO PORTION OF PARCEL MAP 28280.

ALSO EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, AS RESERVED IN DEED FROM REGINALD A. KEANS AND MARJORIE A. KEANS, HUSBAND AND WIFE, RECORDED FEBRUARY 16, 1953 AS DOCUMENT NO. 7351 IN BOOK 1441 PAGE 526, OF OFFICIAL RECORDS, AS TO A PORTION OF PARCEL MAP 28280.

APN: 910-390-001 THROUGH 003, 910-400-001 THROUGH 018, 910-390-008 THROUGH 022

ASSESSOR'S PARCEL NUMBERS:

910-390-001, 002, 003, 910-400-001 THROUGH 018, 910-390-008 THROUGH 022



PLAN TITLE
THE TRIANGLE - DP-2022-2705
CITY OF MURRIETA

PREPARED BY:

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100, CORONA, CA 92681-3070 951-734-2130

SHEET
1 OF 1
SHEET

R:\181821\PRELIM\EXH1\221 DP Submittal Title Block and Information.dwg 06/18/2024 14:52
JOB: #181821