

# Attachment 1



**LEGEND**

⊕	FIRE HYDRANT	AC	ASPHALT PAVEMENT
—	EDGE PAVEMENT	BFD	BACK FLOW DEVICE
⊞	WATER VALVE	GP	GUARD POST
□	METER, PULL BOX	HCS	HANDICAP SIGN
+	SIGN	L	LOT LINE
—	CONCRETE	PA	PLANTER AREA
—	BLOCK WALL	PL	PROPERTY LINE
⊙	LIGHT STANDARD	RAD	RADIAL
⊙	TRAFFIC SIGNAL	R/W	RIGHT OF WAY
⊙	STREET LIGHT	SCO	SEWER CLEAN OUT
⊙	HANDICAP STALL	TE	TRASH ENCLOSURE
—	WROUGHT IRON FENCE		
—	WOOD FENCE		
⊙	CHAINLINK FENCE		
⊙	PARKING COUNT		

GENERAL  
RETAIL



HESPERIA, CA  
15510 MAIN STREET  
Parcel #: 0413-011-23-0000

*SITE PLAN*

**SITE DATA SUMMARY**  
Area Summary:  
Total Site Area: 1.96 Acres  
Subdivision Req.: Existing  
Building:  
Total Space Leased - 16,921 SF

Landscape - EXISTING 15% LS  
Sprinklered -  
Ceiling Height (Sales Area) - 12'-0"  
Asphalt Paving: Yes UON  
Building type: EXISTING   
CMU   
Brace Framed   
Other

Building Setbacks:  
Front: 25'  
Side: 0'  
Rear: 0'

Parking Summary:  
Required: TBC - EXSITING  
Provided: 91

Req. Space Size: 9X18  
Provided Space Size: 9X18  
Storm Retention - EXISTING  
Average 100 yr 500 yr

Flood Zone - none (FEMA)

Topo Challenges - none

Required Signage: 212.75 SF  
Allowed Signage Desc: EXISTING  
Allowed Signage SF:

Notes:

PREPARED DATE: 02/12/26  
REVISION DATE: 04/29/26  
DRAWN BY: Kelly Corbett

Prepared for:

**NOTE:**  
Improvements to the landscape planters will be completed under a separate permit.

**LEGAL DESCRIPTION:**  
Parcel B as shown on "Exhibit B" on that certain Lot Line Adjustment evidenced by the document recorded June 10, 1998 as Instrument No. 1998-221510 of Official Records. Being more particularly described as follows:

Those portions of Lots 8, 9, 10 and 11 as shown on Tract No. 4482 in the City of Hesperia, County of San Bernardino, State of California, filed in Book 56 Pages 22 to 25 of Maps in the Office of the county recorder of said county described as follows:

Beginning at a point on the Westerly line of said Lot 9 distant thereon North 09° 00' 00" East 28.18 feet from the Northerly line of Main Street as described in the Deed to the County of San Bernardino, recorded in the office of said recorder in Book 9661, Page 170, of official records of said county, said Northerly line being a curve, concave northerly, having a radius of 2500.00 feet, a radial line to said point having a bearing of South 10° 35' 56" West; thence Westerly along said curve 270.95 feet, through a central angle of 06° 12' 35" to a point on the Northerly line of Main Street as described in the Deed to the County of San Bernardino, recorded March 15, 1988 as Instrument No. 88-076282 in the office of said county recorder, said point being a point of compound curve, concave northeasterly, having a radius of 32.00 feet, a radial line to said point having a bearing of South 16° 48' 32" West;  
Thence Northwesterly along said curve 45.91 feet through a central angle of 82° 11' 28" to its point of tangency with a line parallel with and 40.00 feet Easterly from the centerline of Eleventh Street as shown on said Tract No. 4482;  
Thence along said parallel line North 09° 00' 00" East 245.12 feet to a point on the Northerly line of said Lot 10;  
Thence along said Northerly line North 81° 00' 00" West 10.00 feet to a point on the Easterly line of said Eleventh Street, 60.00 feet wide, as shown on said Tract No. 4482;  
Thence along said Westerly line of Lot 9 North 09° 00' 00" East 28.18 feet to the point of beginning.

Except therefrom an undivided 1/2 interest in and to all oil, gas and minerals lying and being more than 200 feet below the respective surface elevations of said land, without, however, the right of surface entry, as reserved by Appleton Land, Water and Power Company, a California corporation, in the Deed recorded June 11, 1954 in Book 3400, Page 409 of official records, in said office of the county, recorder.

AND BEING a portion of the same property conveyed to BLP Polk, LP, a California limited partnership from BLP Desert, a California limited partnership, as to an undivided 39% interest in Parcels One, Two and Three; Polk Meadows, a limited partnership, as to an undivided 61% interest in Parcels One and Two; and Polk Meadows, a California limited partnership, as to an undivided 61% interest in Parcel Three by Grant Deed dated May 30, 2014 and recorded June 18, 2014 in Instrument No. 2014-0219374.

Tax Parcel No. 0413-011-23-0000

description	
by	
date	
mark	
revisions	

date	project	designed	drawn	checked
04/02/2026	26101-43	NLS	NLS	CT



**DOLLAR TREE**  
FRMR RITE-AID, DH#56705, SH#02961  
15510 MAIN ST., HESPERIA, CA 92345  
PRELIMINARY SITE PLAN - FOR REFERENCE ONLY

project	drawing
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sheet

CS1