

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO 38652
FOR CONDOMINIUM PURPOSES (74 UNITS)

APN: 341-160-001

APN: 341-160-010

PARCEL "A"
LLA 1082 REG.
AUGUST 12, 2003
PIS. NO. 618938 O.R.

LOT D
O.S.

APN: 341-160-010

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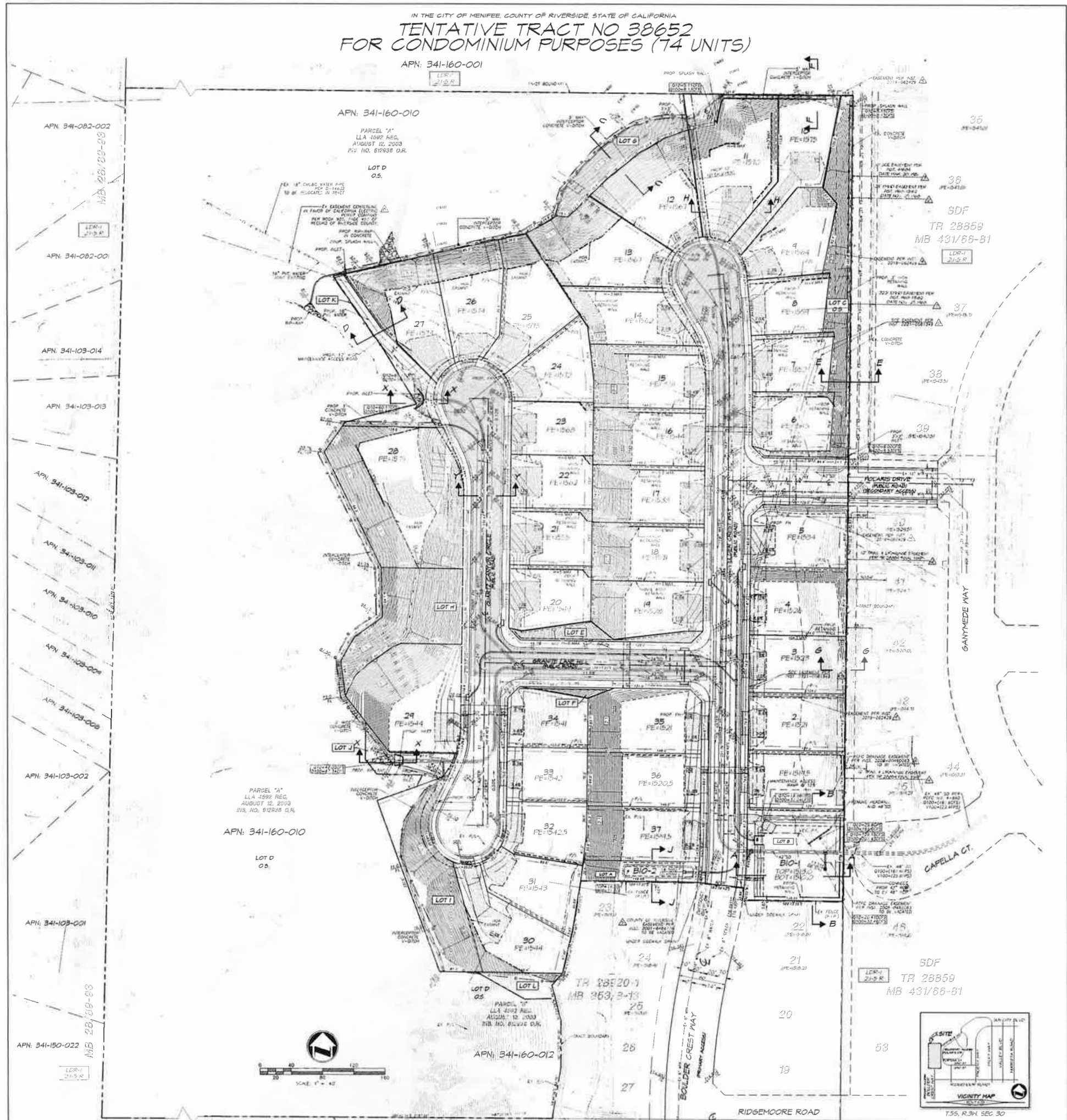
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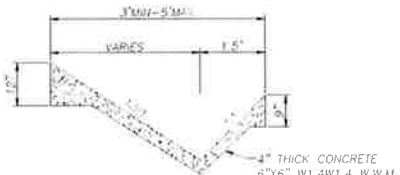
PARCEL "A"
LLA 1082 REG.
AUGUST 12, 2003
PIS. NO. 618938 O.R.



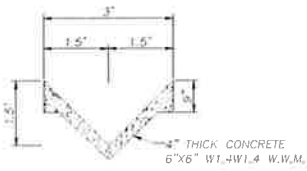
LOT SUMMARY TABLE		
LOT NUMBER	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	6,12	6,12
2	6,12	6,12
3	6,12	6,12
4	6,12	6,12
5	6,12	6,12
6	6,12	6,12
7	6,12	6,12
8	6,12	6,12
9	6,12	6,12
10	6,12	6,12
11	6,12	6,12
12	6,12	6,12
13	6,12	6,12
14	6,12	6,12
15	6,12	6,12
16	6,12	6,12
17	6,12	6,12
18	6,12	6,12
19	6,12	6,12
20	6,12	6,12
21	6,12	6,12
22	6,12	6,12
23	6,12	6,12
24	6,12	6,12
25	6,12	6,12
26	6,12	6,12
27	6,12	6,12
28	6,12	6,12
29	6,12	6,12
30	6,12	6,12
31	6,12	6,12
32	6,12	6,12
33	6,12	6,12
34	6,12	6,12
35	6,12	6,12
36	6,12	6,12
37	6,12	6,12
38	6,12	6,12
39	6,12	6,12

EASEMENT NOTES		
1	EXISTING EASEMENT	EXISTING EASEMENT FOR WATER AND TRAIL PURPOSES PER BLACK AND WHITE PHOTO LOCATED IN THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 10, PAGE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 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994, 995, 996, 997, 998, 999, 1000

LEGEND		
1	EXISTING EASEMENT	EXISTING EASEMENT FOR WATER AND TRAIL PURPOSES PER BLACK AND WHITE PHOTO LOCATED IN THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 10, PAGE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299,



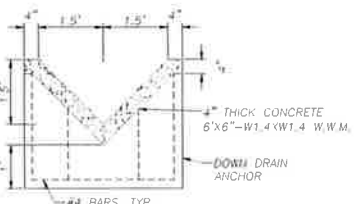
INTERCEPTOR DRAINAGE DITCH
N.T.S.



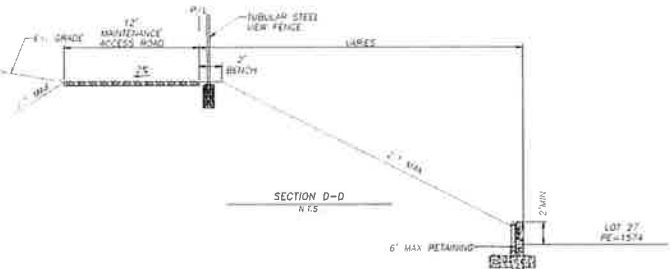
DRAINAGE DITCH
N.T.S.



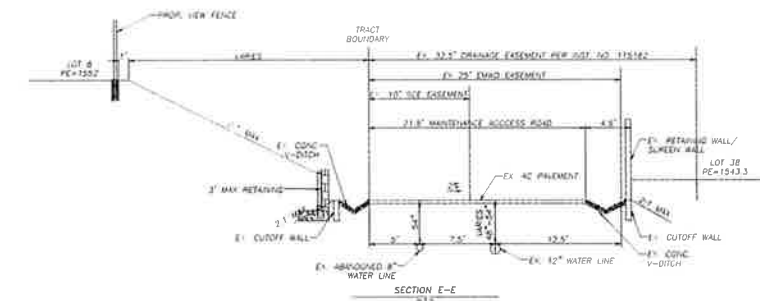
DOWN DRAIN ANCHORS
CONSTRUCTED EVERY 10" IN
VERTICAL HEIGHT AND AT
TOP & TOE OF DOWN DRAIN



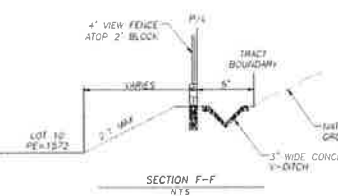
DOWN DRAIN DITCH
N.T.S.



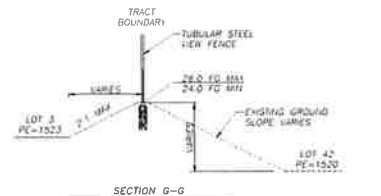
SECTION D-D
N.T.S.



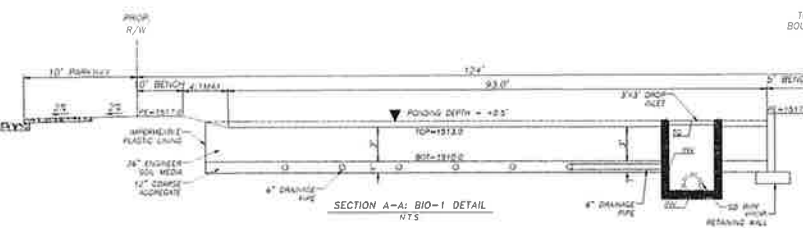
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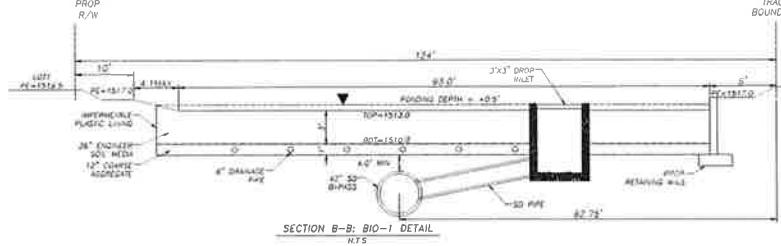
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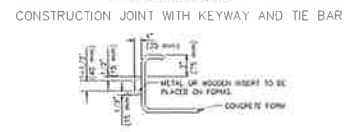
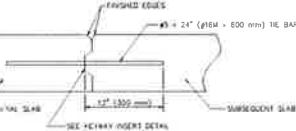
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N.T.S.



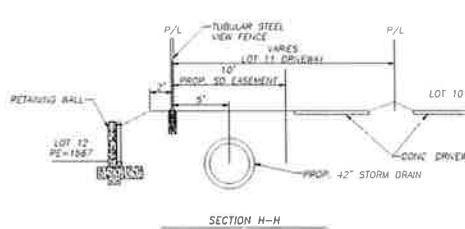
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N.T.S.



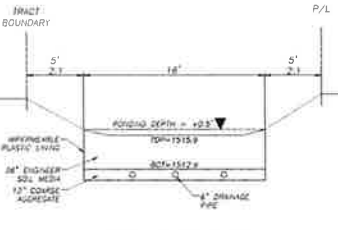
SECTION B-B: BIO-1 DETAIL
N.T.S.



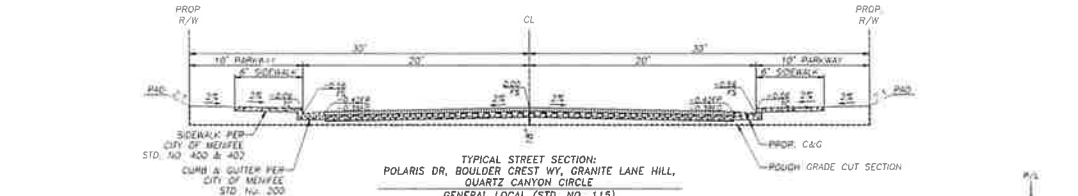
KEYWAY INSERT DETAIL
APWA STANDARD NO. 134-3



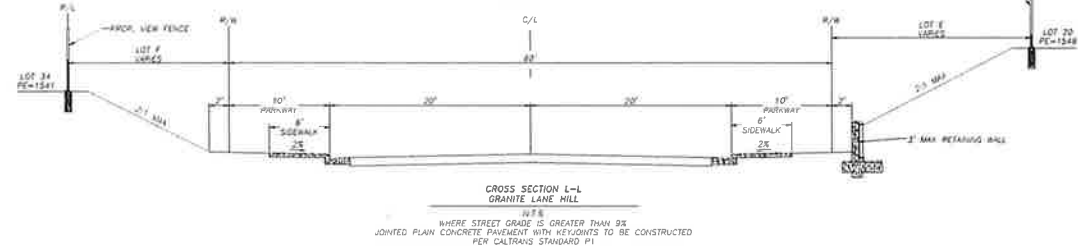
SECTION H-H
N.T.S.



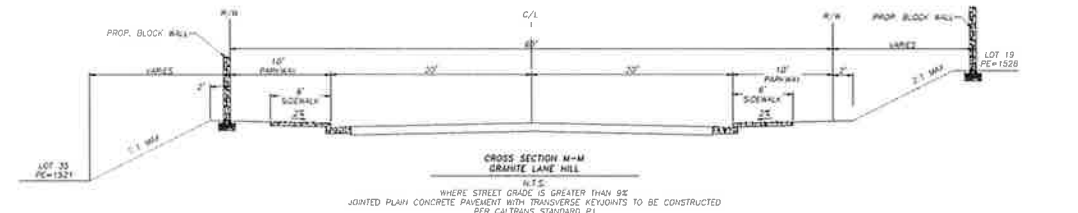
SECTION J-J: BIO-2 DETAIL
N.T.S.



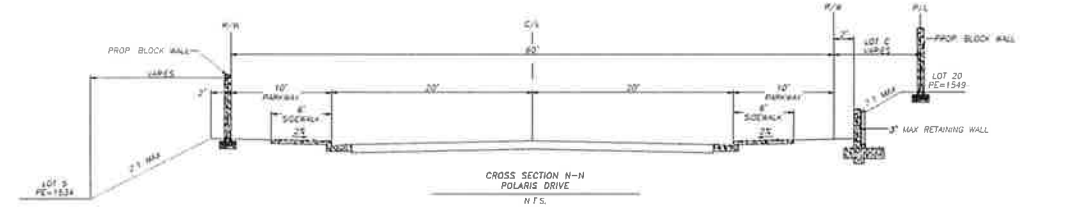
TYPICAL STREET SECTION:
POLARIS DR, BOULDER CREST WY, GRANITE LANE HILL,
QUARTZ CANYON CIRCLE
GENERAL LOCAL (STD. NO. 115)
SCALE: 1"=5'



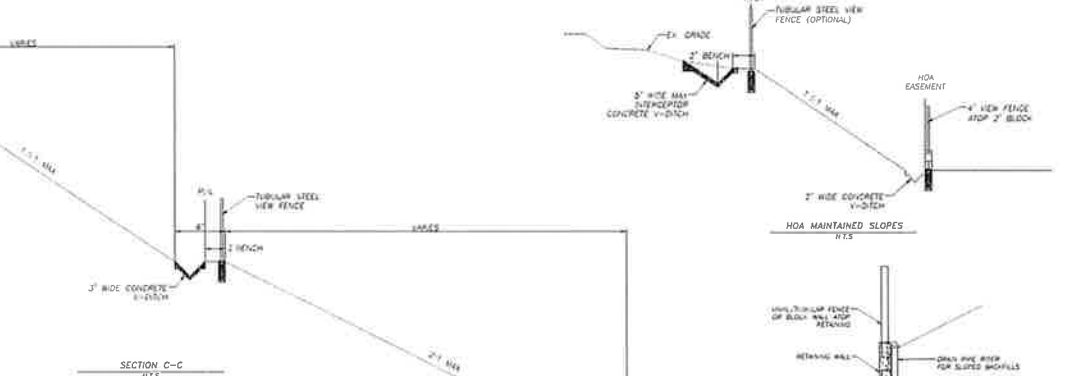
CROSS SECTION L-L
GRANITE LANE HILL
N.T.S.



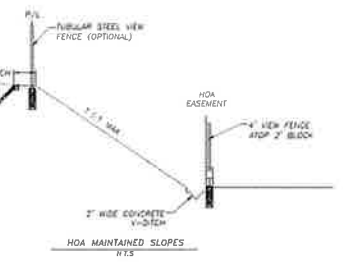
CROSS SECTION M-M
GRANITE LANE HILL
N.T.S.



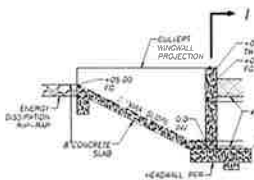
CROSS SECTION N-N
POLARIS DRIVE
N.T.S.



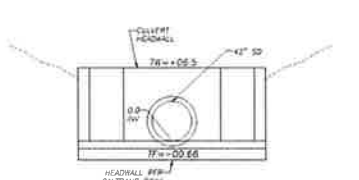
SECTION C-C
N.T.S.



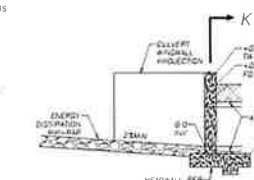
TYPICAL RETAINING WALL DETAIL
MAX RETAINING WALL HEIGHT TO BE 6"
MAX COMBINATION WALL/FENCE RETAINING WALL HEIGHT TO BE 9"
MAX RETAINING WALL HEIGHT ON VISIBLE FRONT YARD TO BE 4"



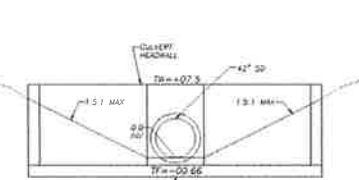
SECTION X-X: STORMDRAIN HEADWALL
N.T.S.



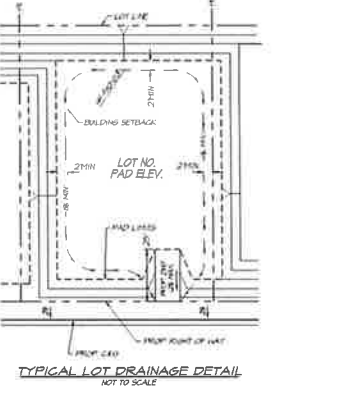
SECTION I-I
N.T.S.



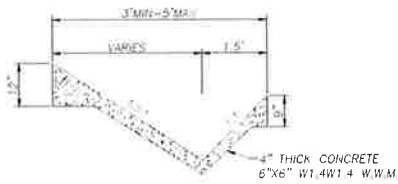
SECTION Y-Y: STORMDRAIN HEADWALL
N.T.S.



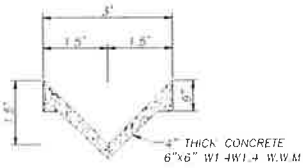
SECTION K-K
N.T.S.



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



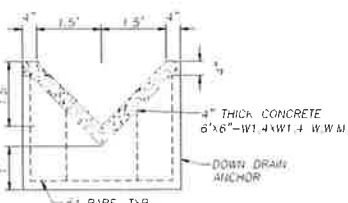
INTERCEPTOR DRAINAGE DITCH



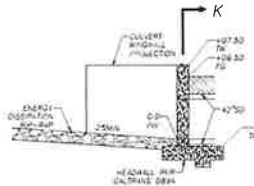
DRAINAGE DITCH



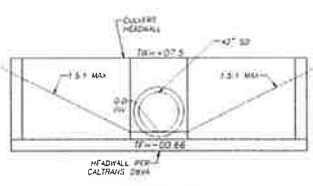
DOWN DRAIN ANCHORS
CONSTRUCTED EVERY 10' IN
VERTICAL HEIGHT AND AT
TOP & TOE OF DOWN DRAIN



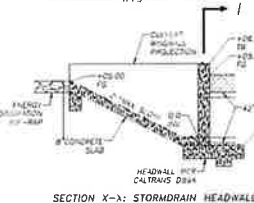
DOWN DRAIN DITCH



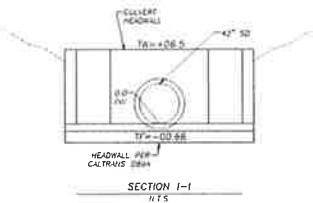
SECTION Y-Y: STORMDRAIN HEADWALL



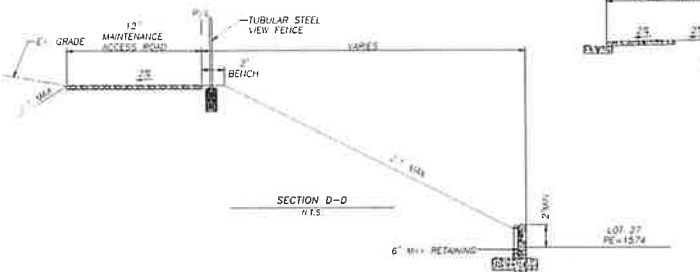
SECTION K-K



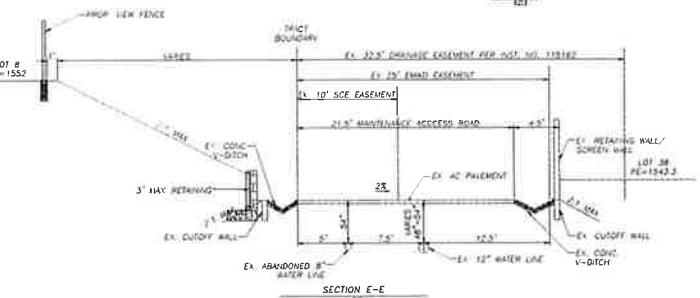
SECTION X-X: STORMDRAIN HEADWALL



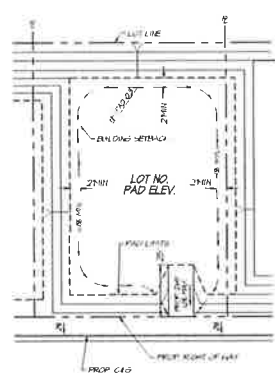
SECTION I-I



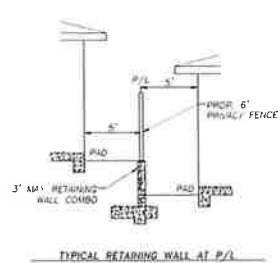
SECTION D-D



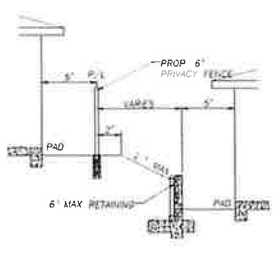
SECTION E-E



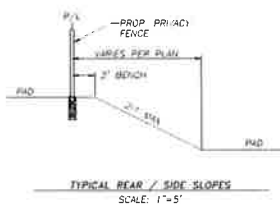
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



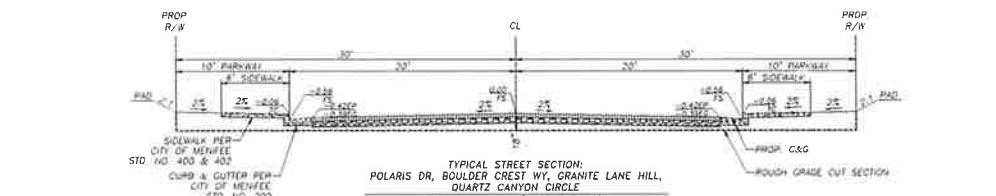
TYPICAL RETAINING WALL AT P/L
SCALE: 1\"/>



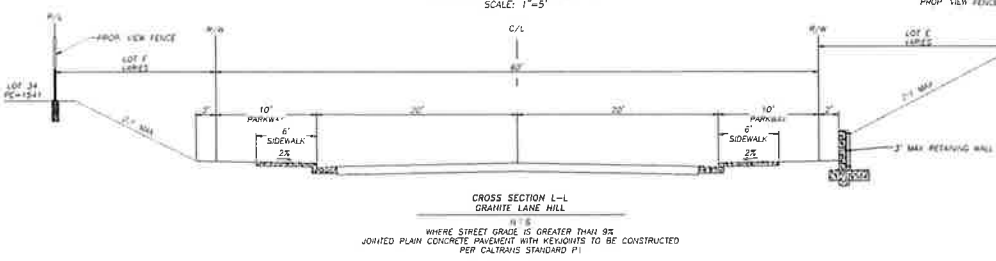
TYPICAL FENCE AT P/L
SCALE: 1\"/>



TYPICAL REAR / SIDE SLOPES
SCALE: 1\"/>

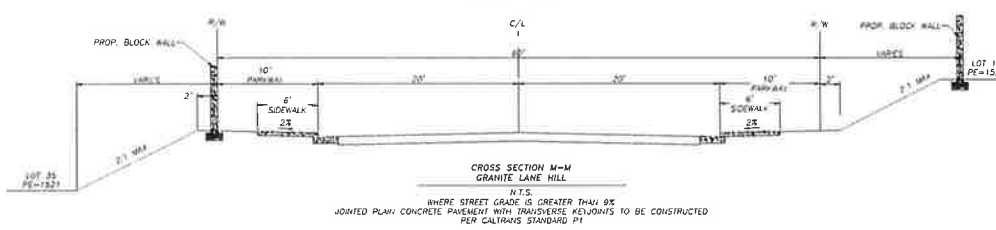


TYPICAL STREET SECTION:
POLARIS DR, BOULDER CREST WY, GRANITE LANE HILL,
QUARTZ CANYON CIRCLE
GENERAL LOCAL (STD. NO. 115)
SCALE: 1\"/>



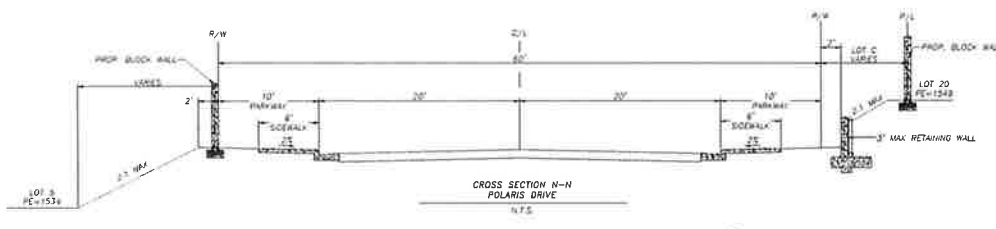
CROSS SECTION L-L

GRANITE LANE HILL



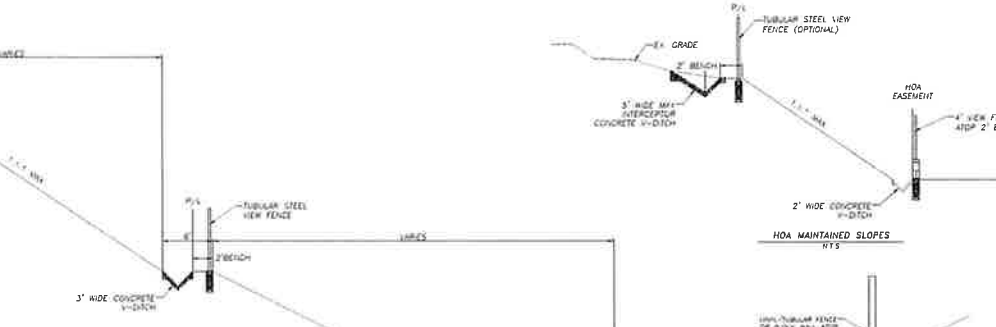
CROSS SECTION M-M

GRANITE LANE HILL

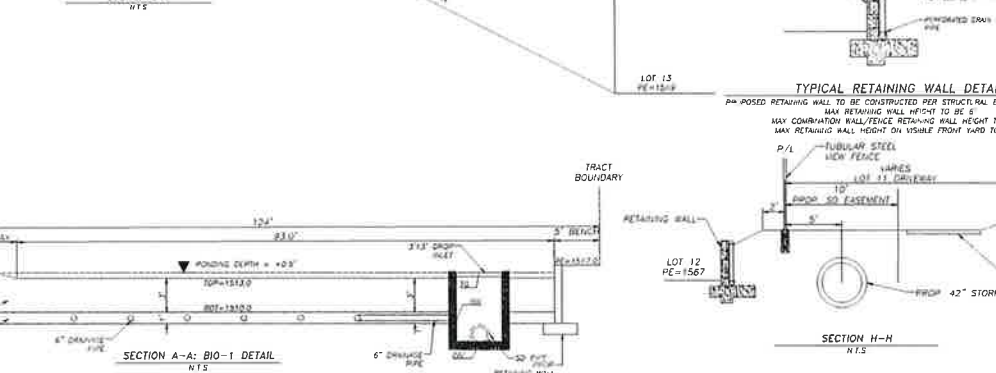


CROSS SECTION N-N

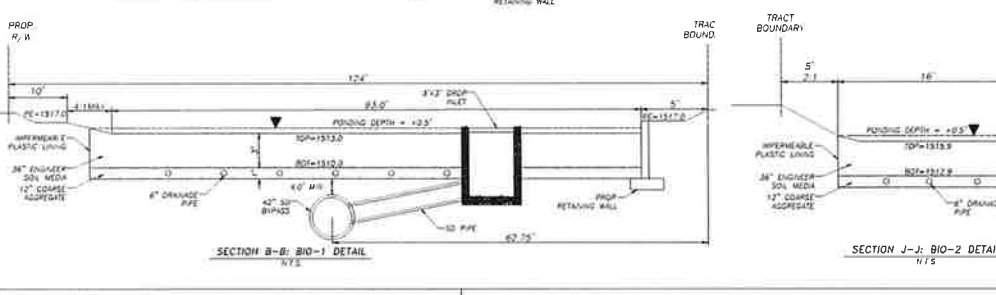
POLARIS DRIVE



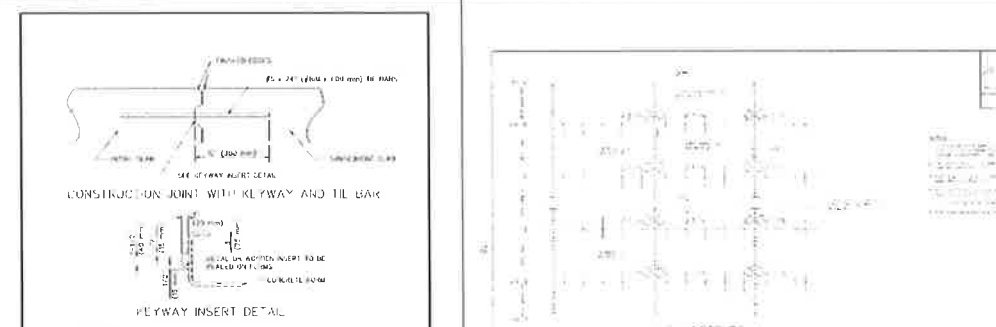
SECTION C-C



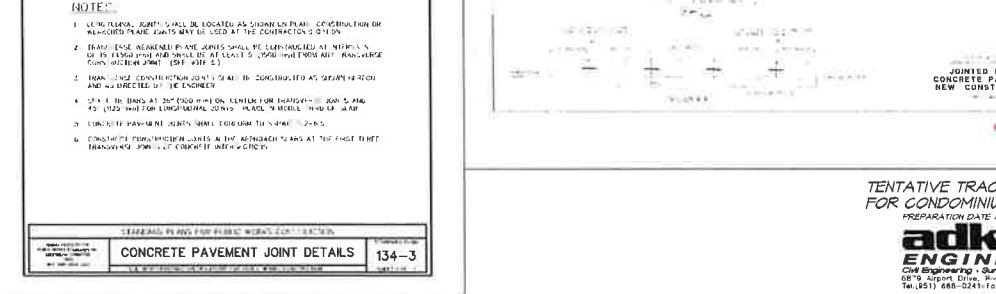
SECTION A-A: BIO-1 DETAIL



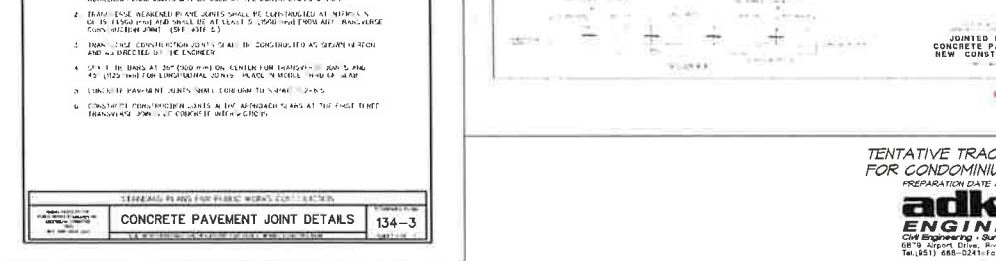
SECTION B-B: BIO-1 DETAIL



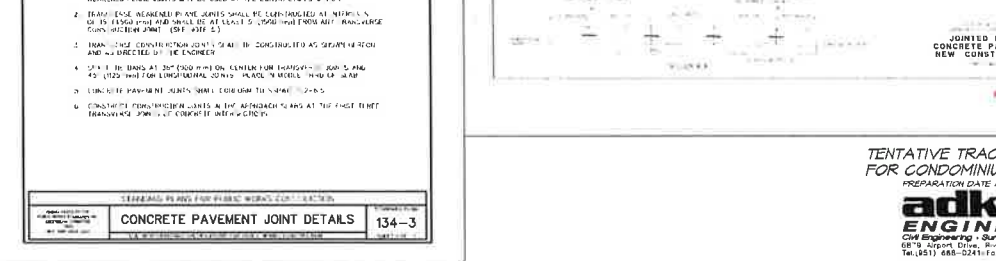
SECTION J-J: BIO-2 DETAIL



CONSTRUCTION JOINT WITH DRIVEWAY AND TILE BAY



DRIVEWAY INSERT DETAIL



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



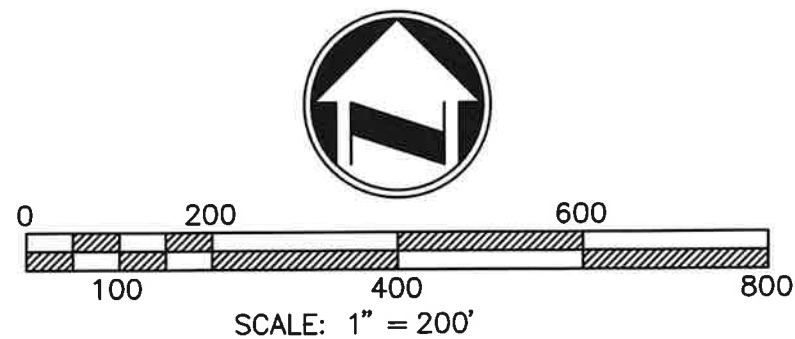
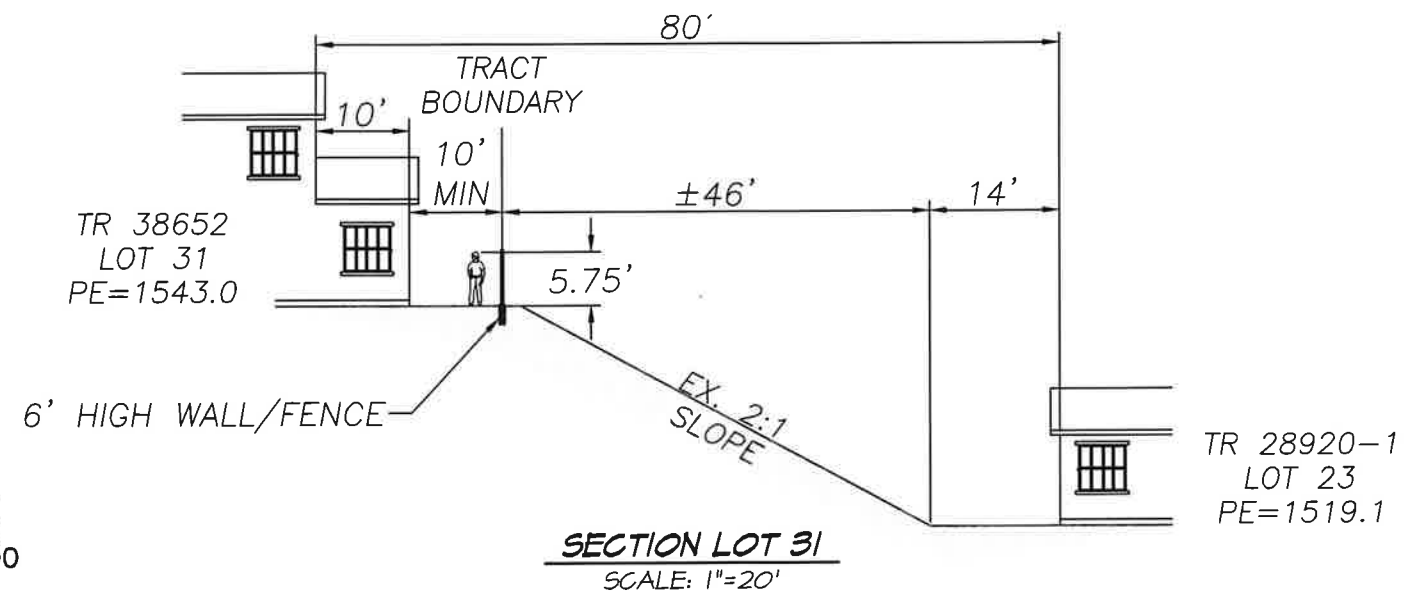
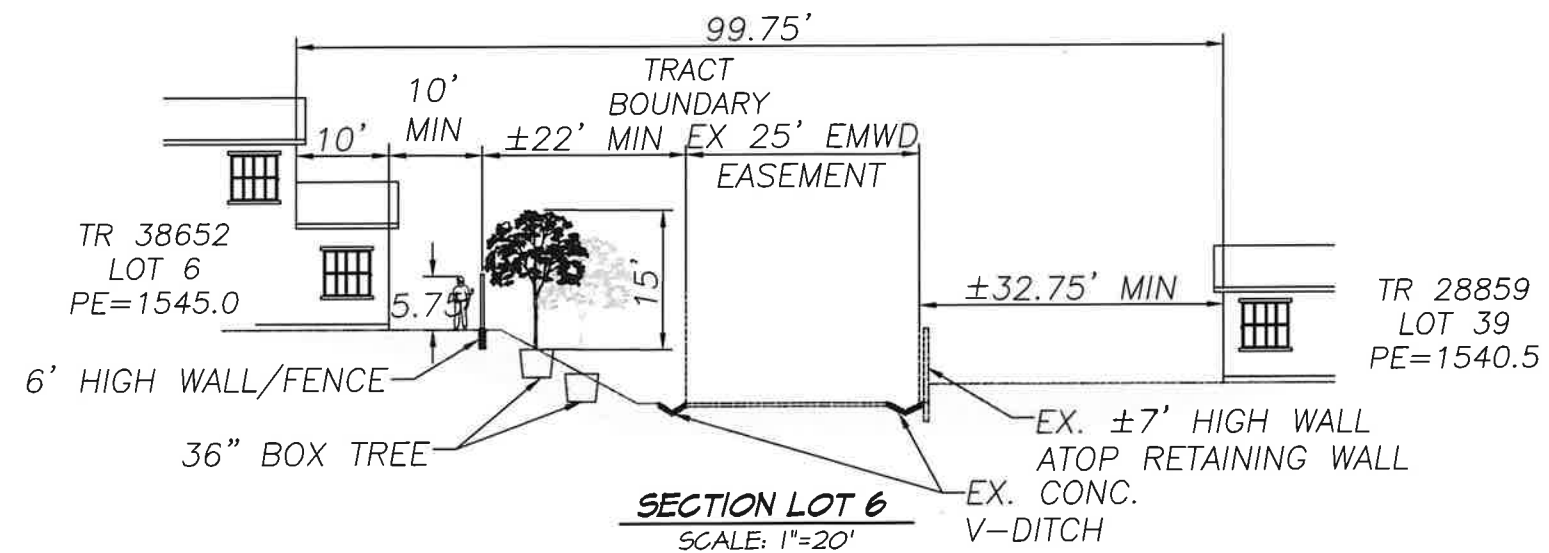
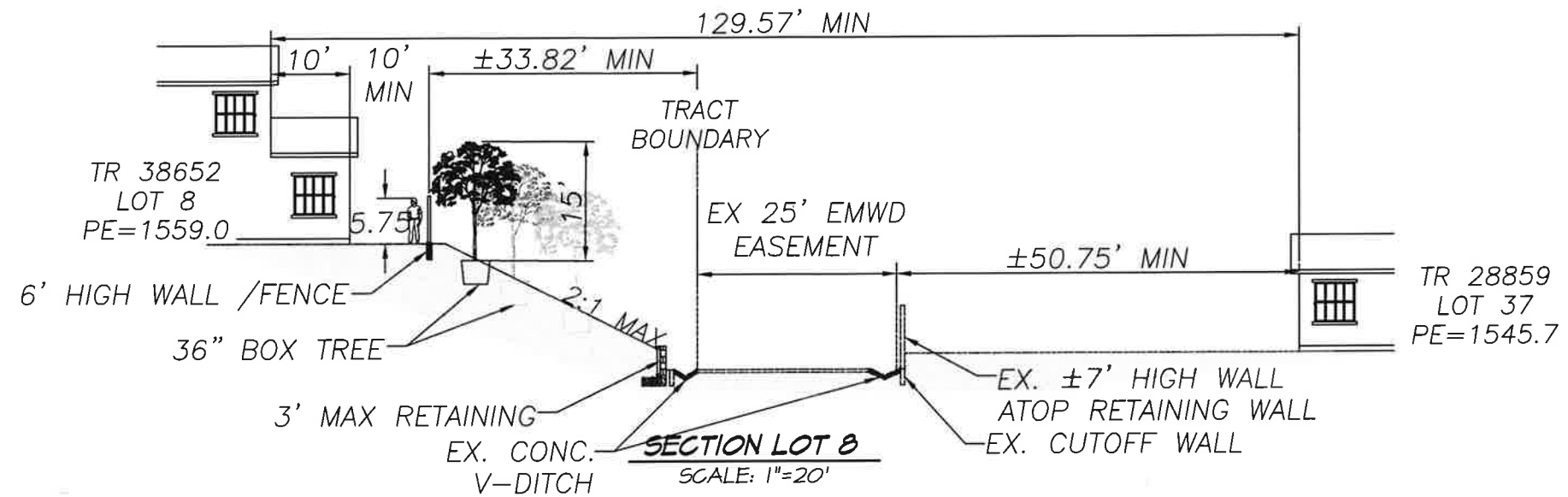
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



BACKYARD LINE OF SIGHT

adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

SHEET 1 OF 1

PLOT DATE: 4/9/2025 1:19 PM

U:\PROJECTS\WD LAND\10340\EXHIBITS\LINE OF SIGHT.DWG

PROJECT DIRECTORY:

OWNER/APPLICANT:

OAK HILLS WEST, LLC.
2922 DAIMIER STREET
SANTA ANA, CA 92705

LANDSCAPE ARCHITECT:

BMLA, INC.
310 N. JOY STREET,
CORONA, CA 92879
PHONE: 951-737-1124
CONTACT PERSON: DIEGO LOPEZ
EMAIL: DIEGO@BMLA.NET

CIVIL ENGINEER:

ADKAN ENGINEERS
6870 AIRPORT DRIVE
RIVERSIDE, CA 92504
PHONE: 951-688-0241
CONTACT PERSON: MICHAEL BRENDENCKE
EMAIL: MBRENDENCKE@ADKAN.COM

UTILITY COMPANIES:

WATER: EASTERN MUNICIPAL WATER DISTRICT
1-(800)-698-0400

SEWER: EASTERN MUNICIPAL WATER DISTRICT
1-(800)-698-0400

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
1-(800)-611-1911

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1-(800)-427-2200

TELEPHONE: VERIZON
1-(800)-837-4966

CABLE: TIME WARNER CABLE:
1-(800)-892-2253

ORDINANCE 1625, SEC. 28-98

I AGREE TO COMPLY WITH THE REQUIREMENTS
OF THE WATER EFFICIENT LANDSCAPE
ORDINANCE AND SUBMIT AS COMPLETE
LANDSCAPE DOCUMENTATION PACKAGE:

APPLICANT/LANDSCAPE ARCHITECT

October 28, 2024

DATE:

MINIMUM TREE PLACEMENT DISTANCES

- 10' FROM ANY WATER OR SEWER
- 30' FROM ANY INTERSECTION
- 10' FROM STREET LIGHT
- 10' FROM FIRE HYDRANT OR STREET SIGN
- 10' FROM RESIDENTIAL DRIVEWAY, 15' FROM COMMERCIAL DRIVEWAY
- MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES

SHEET LIST TABLE



Sheet List Table	
Sheet Number	Sheet Title
1	MAINTENANCE EXHIBIT
2	FUEL MODIFICATION PLAN
3	FUEL MODIFICATION PLAN
4	CONCEPTUAL LANDSCAPE PLAN
5	CONCEPTUAL LANDSCAPE PLAN
6	CONCEPTUAL LANDSCAPE PLAN
7	CONCEPTUAL WALL AND FENCE PLAN
8	ENLARGEMENTS
9	ENLARGEMENTS
10	ENLARGEMENTS

LANDSCAPE CALCULATIONS:

A. Total Project Site Area (Gross):	589,330	SF
B. Total Landscaped Area:	191,170	SF
C. Net Landscaped Area Percentage (B + A):	33	%
D. Total CFD-Maintained Area/Off Site:	0	SF
E. Total RCFC-Maintained Area/On Site:	0	SF
F. Total HOA-Maintained Area/On Site:	121,140	SF
G. Total Private Slope-Maintained Area/On Site:	70,030	SF
H. Total Private Front yard-Maintained Area/On Site:	TBD	SF
I. Project Density (L):		
J. Required No. Trees/Gross Acre:	195	EA (45 Trees/Gross Acre)
K. Total Trees Provided:	170*	EA
L. Total Street Trees Required (1 Tree/30 L.F.):	103	EA
M. Total Street Trees Provided:	36*	EA
N. Total Landscaped Area/Graded Slopes:	176,615	SF
O. Total Slope Trees Required (1 Tree/750 S.F.):	235	EA
P. Total Slope Trees Provided:	117*	EA
Q. Total Slope Shrubs Required (1 Shrub/100 S.F.):	1,765	EA
R. Total Slope Shrubs Provided:	TBD	EA

* DUE TO THE RESTRICTION OF THE FUEL MODIFICATION REQUIREMENT, THIS REQUIREMENT CANNOT BE MET.

MAINTENANCE RESPONSIBILITIES KEY

	HOA MAINTAINED LANDSCAPED AREAS	121,140 SF
	HOA MAINTAINED FUEL MODIFICATION THINNING AREAS	91,815 SF

NOTE:

*ALL AREAS NOT SHOWN AS HOA MAINTAINED SHALL
BE PRIVATE HOMEOWNER MAINTAINED.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO
BASE AND MERIDIAN.

AN EASEMENT FOR ROADWAY PURPOSES AS PER THAT
CERTAIN AGREEMENT RECORDED NOVEMBER 21, 1969
AS INSTRUMENT NO. 120107 OF OFFICIAL RECORDS.

THE ENTIRE PROPERTY IS LOCATED WITHIN A VERY HIGH
FIRE HAZARD SEVERITY ZONE (VHFHSZ)

APN:

341-160-010 & 341-160-012

LANDSCAPE CONCEPT:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, FUEL MODIFICATION APPROPRIATE, LOW
AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM
WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM
THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL.
MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS
AND BARRIERS WILL BE UTILIZED ON ALL TREES LOCATED WITHIN 6' OF HARDSCAPE, CONSISTENT WITH ALL
STANDARDS AND SPECIFICATIONS. A 3" LAYER OF SHREDDED WOOD MULCH WILL BE USED IN LANDSCAPE
AREAS EXCEPT WHERE CONTRAINDICATED PER FUEL MODIFICATION SUCH AS THE 5' EMBER RESISTANT
ZONE. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF MENIFEE LANDSCAPE STANDARDS
AND ORDINANCES.

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL
PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH
WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING
SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER
CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS
PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE
DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTER MUNICIPAL WATER DISTRICT (EMWD)
RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION
SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, SHALL BE INSTALLED IN PLANTER AREAS TO
PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE
EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE
CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF
MENIFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," AND LANDSCAPE
STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE
BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER
SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND
REQUIREMENTS.

LANDSCAPE MAINTENANCE AND SEPARATION NOTE











THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF
SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE
AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A SPECIAL DISTRICT (CFD
OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER
ACKNOWLEDGES THAT SEPARATE ELECTRIC AND WATER METERS FOR IRRIGATION USE ARE REQUIRED TO
BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR
MAINTENANCE BY THE SPECIAL DISTRICT. IN ADDITION, PROPERTY OWNER ACKNOWLEDGES THAT COSTS
FOR ANNEXATION INTO THE SPECIAL DISTRICT AND INSTALLATION OF THE ELECTRIC AND IRRIGATION
WATER METERS, SHALL BE BORNE BY THE PROPERTY OWNER.

LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS/PUBLIC RIGHTS-OF-WAY SHALL BE SEPARATED FROM
PRIVATELY MAINTAINED ON SITE LANDSCAPE AREAS WITH A CITY STANDARD, CONTINUOUS CONCRETE MOW
CURB (6"x8") ALONG THE PROPERTY LINE (ON SITE).
PROPERTY OWNER SHALL MAINTAIN ON SITE AREAS PER ALL APPLICABLE CODES.

UTILITY COORDINATION NOTE

ALL TREE AND UTILITY LOCATIONS SHALL BE COORDIANED AND THE TREE COUNT WILL NOT BE
REDUCED TO ACCOMODATE UTILITIES.

UTILITY AND SITE LEGEND

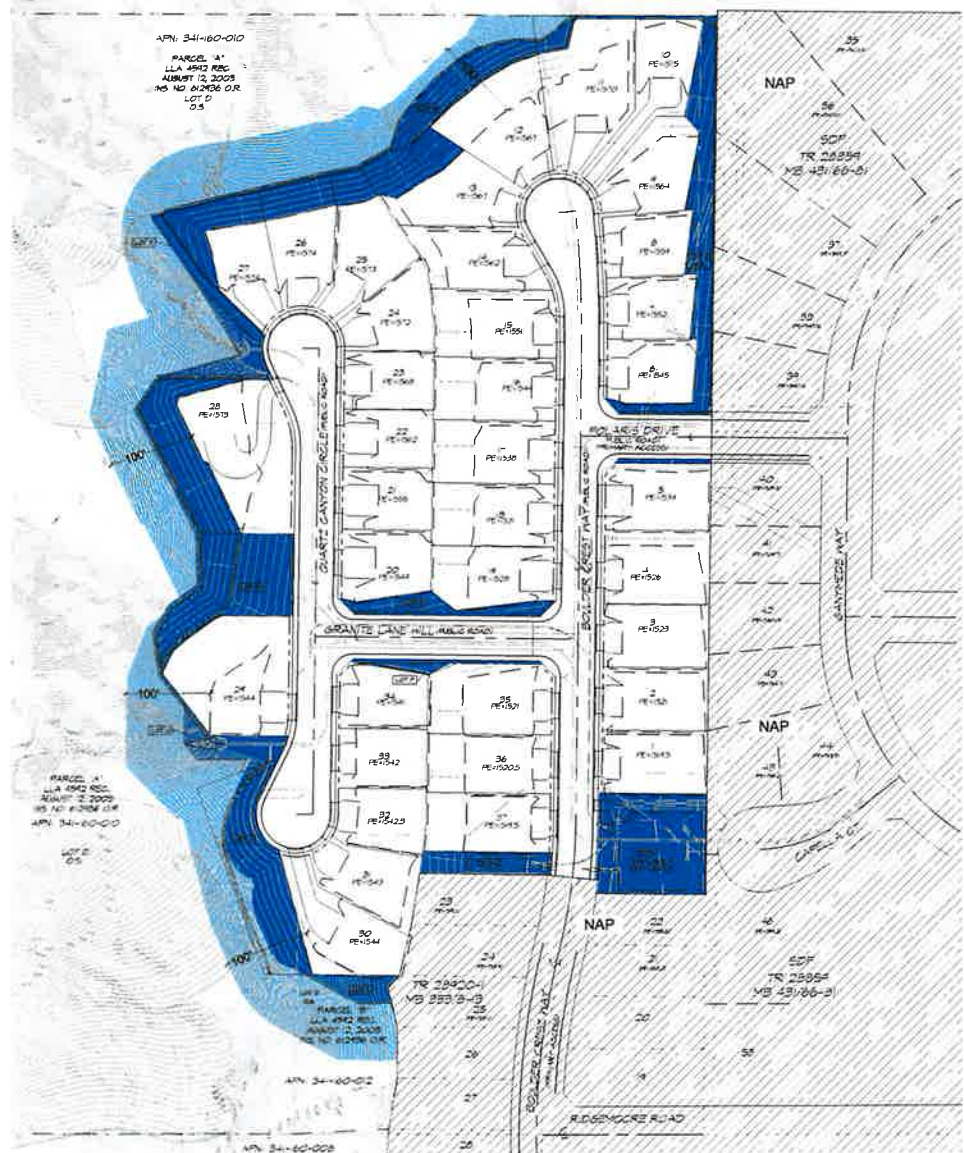
	STORM DRAIN
	SEWER
	WATER LINE
	STREET
	CENTER LINE
	RIGHT OF WAY
	EASEMENTS
	PER CIVIL
	FIRE HYDRANT
	CATCH BASIN

SOILS ANALYSIS

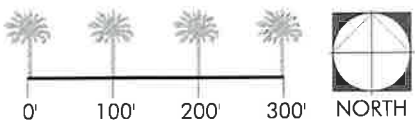
AGRONOMIC SOIL ANALYSIS AND
RECOMMENDATIONS REPORT IS TO BE INCLUDED ON
PLAN CHECK SET.

PROJECT TYPE:

NEW DUPLEX FAMILY RESIDENTIAL DEVELOPMENT



LANDSCAPE MAINTENANCE EXHIBIT



NORTH
VICINITY MAP
N.T.S.

SUBMITTAL LOG	
1ST SUBMITTAL	7-26-23
2ND SUBMITTAL	11-22-23
3RD SUBMITTAL	09-06-24
4TH SUBMITTAL	10-29-24

TENTATIVE TR 38652






310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

MAINTENANCE EXHIBIT
PREPARED FOR OAK HILLS WEST, LLC.
530 TECHNOLOGY DRIVE, SUITE 100, IRVINE, CA 92618



10/29/24

1

FUEL MODIFICATION TREE LEGEND			
FUEL MOD.	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CHITALPA TASHKENTENSIS 'PINK 'DAWN' PINK DAWN CHITALPA	15 GAL STD TRUNK	L
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL STD TRUNK	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL STD TRUNK	L

NOTE:
ALL TREES TO BE STANDARD, NO MULTI-TRUNK, TO MAXIMIZE VERTICAL SEPARATION BETWEEN CANOPY AND SHRUBS FOR FUEL MOD.


FUEL MODIFICATION ZONE LEGEND

NOT SHOWN	ZONE 0 - EMBER RESISTANT ZONE ZONE 0 EXTENDS 5 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC; AND PRIVATE FRONT YARD AND REAR YARD LANDSCAPING PER THE IRRIGATED PAD SETBACK AREA-HOMEOWNER MAINTAINED REQUIREMENTS.
	ZONE 1 - IRRIGATED - LEAN, CLEAN, AND GREEN ZONE ZONE 1 EXTENDS 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER AND HOA IRRIGATED SLOPES.
	ZONE 2 - NON-IRRIGATED - REDUCE FUEL ZONE ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER.

REFER TO SHEET 3 FOR ZONE GUIDELINES

----- CMU WALL AS MITIGATION LOTS 10-12

 WATER QUALITY BASINS

 EMERGENCY/FIRE ACCESS WAY ENTRANCE - FROM CROSS STREET

NOTE:
1. THE ENTIRE PROPERTY IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ), LOCAL RESPONSIBILITY AREA (LRA) CITY OF MENIFEE.

2022 FIRE CODE CHAPTER 49, ADDITIONS TO LANDSCAPE PLANS FOR PLANT SPECIES, SPACING ETC.

Sec 4906.3 Exhibit

Landscape plans shall contain the following:
1. Delineation of the 100-foot (30.5 m) fuel management zones from all structures.
2. Identification of existing vegetation to remain if any and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9144 mm) zone.

Sec 4906.4 Vegetation.

All new vegetation shall be fire-resistant vegetation in accordance with this section.
Exception: Trees classified as non-fire-resistant vegetation complying with Section 4906.4.2.1.
To be considered fire-resistant vegetation, it must meet at least one of the following:
1. Be identified as fire-resistant vegetation in an approved book, journal or listing from an approved organization.
2. Be identified as fire-resistant vegetation by a licensed landscape architect with supporting justification.
3. Plants considered fire-resistant vegetation and approved by the local enforcing agency.

Sec 4906.4. Shrubs.

All new plantings of shrubs shall comply with the following:
1. Shrubs shall not exceed 6 feet (1829 mm) in height.

2. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).
3. Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).
4. Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).
5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.

Sec 4906.4. Trees.

Trees shall be managed as follows within the 30-foot (9144 mm) zone of a structure:
1. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.
2. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from chimney and stovepipe outlets per Title 14, Section 1299.03.

Sec 4906.4.2 Non-fire-resistant vegetation.

New trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall be permitted provided the tree is planted and maintained so that the tree's drip line at maturity is a minimum 30 feet (9144 mm) from any combustible structure.

NOTE: REFER TO FIRE PROTECTION PLAN FOR TTM 38652 PREPARED BY FIREWISE 2000 FOR PROJECT SPECIFIC REQUIREMENTS.

FUEL MODIFICATION PLANT LEGEND

SEE SHEET 4 FOR PLANT LIST



TENTATIVE TR 38652



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

FUEL MODIFICATION PLAN
PREPARED FOR OAK HILLS WEST, LLC.
530 TECHNOLOGY DRIVE, SUITE 100, IRVINE, CA 92618

10/29/24

2

WILDFIRE IS COMING. ARE YOU... READY?

DEFENSIBLE SPACE AND HARDENING YOUR HOME.

THOUSANDS OF WILDFIRES STRIKE CALIFORNIA EVERY YEAR. IT'S NOT A MATTER OF IF YOUR HOME IS AT RISK, BUT WHEN.

ReadyForWildfire.org

PLANT AND TREE SPACING

The spacing between trees, shrubs, and vines is critical to reduce the spread of wildfire. The spacing needed is determined by the type and size of the plants you have, as well as the slope of the land. For example, in property on a steep slope with longer plant life, you will need greater spacing between trees and shrubs than on a level property that has small, sparse vegetation.

VERTICAL SPACING

Remove all tree branches at least 6 feet from the ground.

If you use under-tree mulch, use a mulch layer that is 2-4 inches deep. If you use a mulch layer that is deeper than 4 inches, it will retain moisture and encourage the growth of weeds.

FIRE SAFE LANDSCAPING

Remove landscaping that is necessary for the same thing as a well-maintained yard. Fire-safe landscaping is landscaping that is designed to prevent the spread of fire in your yard.

The good news is that you don't have to spend a lot of money to make your landscape fire-safe. And the bad news is that you have to make sure you properly water and maintain your landscape. For more information on fire-safe landscaping, visit ReadyForWildfire.org/landscaping.

MINIMUM VERTICAL SPACING BETWEEN TREES AND SHRUBS

To determine the proper vertical spacing between trees and shrubs, use the following example:

Example: A 10-foot-tall tree growing near a house.

3 x 10 = 30 feet of clearance needed between the tree and the house.

MINIMUM HORIZONTAL SPACING FOR TREES AND SHRUBS

Horizontal spacing depends on the slope of the land and the height of the plants. Check the diagrams below to determine spacing of plants.

ZONE 1—Extends 30 feet out from buildings, decks, and other structures

- Remove all dead plants, grass, and weeds.
- Remove dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

ZONE 2—Extends 30 to 100 feet from buildings and other structures

- Remove all dead plants, grass, and weeds from a 30-foot radius around the house.
- Remove dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

BOTH ZONES—30 to 100 feet from buildings and other structures

- Remove all dead plants, grass, and weeds from a 30-foot radius around the house.
- Remove dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

DEFENSIBLE SPACE

Creating and maintaining defensible space is essential for protecting your home's safety. Science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to your home.

The following provides a partial list of guidance for this zone, which may change based on the regulation developed by the Board of Forestry and Fire Protection.

- Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch.
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.).
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.
- Combustible fencing, gates, and arbors were attached to the home shall be non-combustible.
- Consider relocating garbage and recycling containers outside this zone if possible.

SECTION 5 of the FIRE PROTECTION PLAN provides a detailed description and required maintenance for each zone.

SECTION 5.5 provides Mitigation Measures for those lots that do not have 100ft of defensible space.

KNOW THE LAW BE FIRE SMART

100 FEET OF DEFENSIBLE SPACE IS REQUIRED UNDER THE PUBLIC RESOURCES CODE (PRC 4291). CALIFORNIA BUILDING CODE CHAPTER 7A REQUIRES CERTAIN CONSTRUCTION MATERIALS AND METHODS FOR HOMES IN WILDLAND AREAS. BE SURE TO CONTACT YOUR LOCAL FIRE DEPARTMENT FOR ADDITIONAL REQUIREMENTS TO ENSURE YOUR HOME IS COMPLIANT WITH THE LAW. READYFORWILDFIRE.ORG/THELAW

HARDENING YOUR HOME

FLYING EMBERS CAN DESTROY HOMES UP TO A MILE AHEAD OF A WILDFIRE. PREPARE (HARDEN) YOUR HOME NOW BEFORE FIRE STARTS.

SOME THINGS YOU CAN DO TO HARDEN YOUR HOME:

Roofs:

- Remove all dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

Windows:

- Remove all dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

Vents:

- Remove all dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

Decks:

- Remove all dead or dying plants, grass, and weeds from a 30-foot radius around the house.
- Trim trees regularly to keep branches a minimum of 10 feet from the house.
- Remove dead branches that hang over your roof. And keep branches 10 feet away from your driveway.
- Remove any dead or dying plants or shrubs in Zone 1 unless they are completely covered by a fire-resistant material.
- Remove any flammable plants and shrubs near windows.
- Remove vegetation and plants that could catch fire if they are dry and the wind blows.
- Remove any dead or dying plants, shrubs, and trees that are 10 feet from the house.

Additional Home Fire Safety Steps:

- Check for smoke detectors.
- Check for carbon monoxide detectors.
- Check for fire extinguishers.
- Check for fire escape routes.
- Check for fire alarm systems.
- Check for fire insurance.
- Check for fire safety training.
- Check for fire safety equipment.
- Check for fire safety information.
- Check for fire safety resources.
- Check for fire safety contacts.
- Check for fire safety services.
- Check for fire safety products.
- Check for fire safety materials.
- Check for fire safety supplies.
- Check for fire safety tools.
- Check for fire safety equipment.
- Check for fire safety information.
- Check for fire safety resources.
- Check for fire safety contacts.
- Check for fire safety services.
- Check for fire safety products.
- Check for fire safety materials.
- Check for fire safety supplies.
- Check for fire safety tools.

READY, SET, GO! PREPARATION GUIDES

Preparing for a wildfire starts with three simple steps: **Ready, Set, Go!** Prep at three levels: wildfire suppression, wildfire preparedness, and wildfire recovery. Each step has a guide to help you know what to do, when to do it, and how to do it.

WILDFIRE IS COMING PREPARATION GUIDES:

Step 1: Is Your Home Ready?

Learning defensible space and hardening your home to resist a wildfire.

Step 2: Are You Set?




Developing a Wildfire Action Plan.

Step 3: Are You Ready to Go?


A quick-reference evacuation guide.

Go to ReadyForWildfire.org for more detailed information on all three guides to prepare for and survive a wildfire.

TENTATIVE TR 38652




HOA & BASIN TREE LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	PER FUEL MOD STDS	L	5
	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	36" BOX	PER FUEL MOD STDS	M	4
	TECOMA STANS YELLOW BELLS	36" BOX	PER FUEL MOD STDS	L	17

NOTE:
ALL TREES TO BE STANDARD, NO MULTI-TRUNK, TO MAXIMIZE VERTICAL SEPARATION BETWEEN CANOPY AND SHRUBS FOR FUEL MOD.


HOA PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL	2' O.C.	L
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	6' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	3' O.C.	L
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL	2' O.C.	L
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	3' O.C.	L
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	6' O.C.	L
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' O.C.	L
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	2' O.C.	L
	WESTRINGIA X 'MUNDI' MUNDI WESTRINGIA	5 GAL	6' O.C.	L

NOTE:
SEE SHEET 8 FOR TYPICAL BASIN & ROW/HOA PLANTING PLAN.

- MINIMUM TREE PLACEMENT DISTANCES:
- 10' FROM ANY WATER OR SEWER
 - 30' FROM ANY INTERSECTION
 - 10' FROM STREET LIGHT
 - 10' FROM FIRE HYDRANT OR STREET SIGN
 - 10' FROM RESIDENTIAL DRIVEWAY, 15' FROM COMMERCIAL DRIVEWAY
 - MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES



HOA AND PRIVATE SLOPE FUEL MODIFICATION TREE LEGEND					
FUEL MOD.	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	15' GAL	PER FUEL MOD STDS	L	33
	CERCIS OCCIDENTALIS WESTERN REDBUD	15' GAL	PER FUEL MOD STDS	L	57
	QUERCUS AGRIFOLIA COAST LIVE OAK	15' GAL	PER FUEL MOD STDS	L	18

NOTE:
ALL TREES TO BE STANDARD, NO MULTI-TRUNK, TO MAXIMIZE VERTICAL SEPARATION BETWEEN CANOPY AND SHRUBS FOR FUEL MOD.
ALL SLOPE TREES TO BE 15 GALLON PER FUEL MOD STANDARDS.


HOA SLOPE FUEL MODIFICATION PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	6' O.C.	L
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	3' O.C.	L
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	6' O.C.	L
	WESTRINGIA X 'MUNDI' MUNDI WESTRINGIA	5 GAL	6' O.C.	L
	PHYLLODENDRON 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	PLUGS	18" O.C.	L

NOTE:
SEE SHEET 9 FOR TYPICAL HOA SLOPE PLANTING PLAN.


- NOTE:
1. NATURAL PLANT HEIGHT TO BE LIMITED TO 30" WITHIN LINE OF SIGHT IMPACT AREAS SUCH AS DRIVE ENTRIES, PARKING ISLANDS, CORNERS.
 2. SLOPE PLANTING TO PROVIDE FULL COVERAGE WITHIN 12 MONTHS OF PLANTING.

STREET TREE LEGEND					
STREET TREE	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	RHUS LANCEA AFRICAN SUMAC	24" BOX	20' O.C.	L	20
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEX CRAPE MYRTLE	24" BOX	15' O.C.	M	16

NOTE:
SEE SHEET 10 FOR TYPICAL FRONT YARD TREES.


PRIVATE SLOPE FUEL MODIFICATION PLANT LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	6' O.C.	L
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	3' O.C.	L
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	6' O.C.	L
	WESTRINGIA X 'MUNDI' MUNDI WESTRINGIA	5 GAL	6' O.C.	L
	PHYLLODENDRON 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	PLUGS	18" O.C.	L


NOTE:
SEE SHEET 9 FOR TYPICAL PRIVATELY SLOPE PLANTING PLAN.
SEE SHEET 10 FOR TYPICAL FRONT YARD PLANTING PLAN.

HOA SLOPES & BASIN SLOPES FUEL MODIFICATION HYDROSEED SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURITY/GERMINATION	BULK (LBS/ACRE)
	LOTUS SCOPARIUS (ACMISPON GLABER)	DEERWEED	100/70	3.0
	CASTILLEJA EXSERTA (ORTHOCARPUS)	OWL'S CLOVER	50/50	1.0
	HEMIZONIA (DEINANDRA) FASCICULATA	FASCICLED TARWEED	50/25	3.0
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	30/60	3.0
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	98/85	1.0
	GNAPHALIUM BICOLOR PSEUDOGNAPH	TWO-TONE EVERLASTING	10/25	3.0
	LUPINUS NANUS	SKY LUPINE	98/70	4.0
	DIPLOCLADUS (MIMULUS AURANTIACUS)	STICKY MONKEYFLOWER	5/70	4.0
	PLANTAGO INSULARIS	PLANTAGO	98/75	3.0
	NASSELLA (STIPA) PULCHRA	PURPLE NEEDLEGRASS	90/70	4.0
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	95/75	3.0

BASIN BOTTOM CONTAINER PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	DENSITY/ ACRE (SF)
	JUNCUS BUFONIUS	TOAD RUSH	PLUGS/1' O.C.	3,305
	JUNCUS MEXICANUS	MEXICAN RUSH	PLUGS/1' O.C.	3,305
	SCHOENOPLECTUS AMERICANUS	WINGED THREE-SQUARE	PLUGS/1' O.C.	3,305

NOTE:
SEE SHEET 9 FOR TYPICAL HOA SLOPE PLANTING PLAN.
SEE SHEET 8 FOR TYPICAL ROW/HOA PLANTING PLAN.

HOA FUEL MODIFICATION HYDROSEED LEGEND - WATER USE LOW			
SYMBOL	SCIENTIFIC NAME/COMMON NAME	PURITY/GERMINATION	BULK (LBS/ACRE)
	70% TRIFOLIUM HIRTUM/ HYKON ROSE CLOVER	95/85	7.00
	15% LAYIA PLATYGLOSSA/ TIDY TIPS	80/75	1.50
	7% LUPINUS SUCCULENTUS/ ARROYO LUPINE	98/85	0.70
	7% ESCHSCHOLZIA CALIFORNICA/ CALIFORNIA POPPY	98/75	0.70
	1% PAPAVER RHOEAS/ SHIRLEY POPPY	98/80	0.10

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	MAINTENANCE ACCESS ROAD/RAMP PER CIVIL

TENTATIVE TR 38652



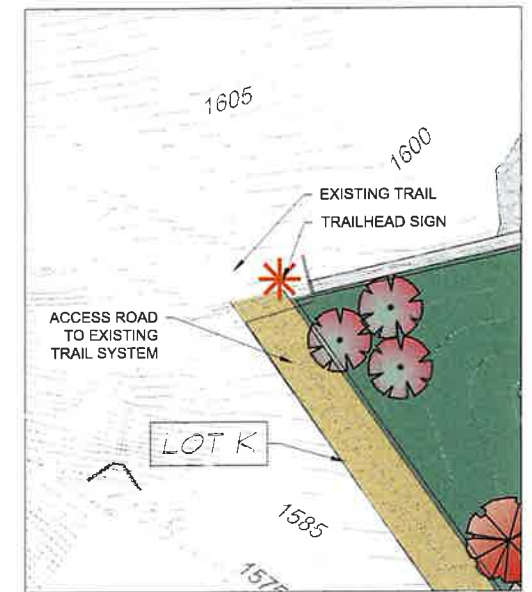
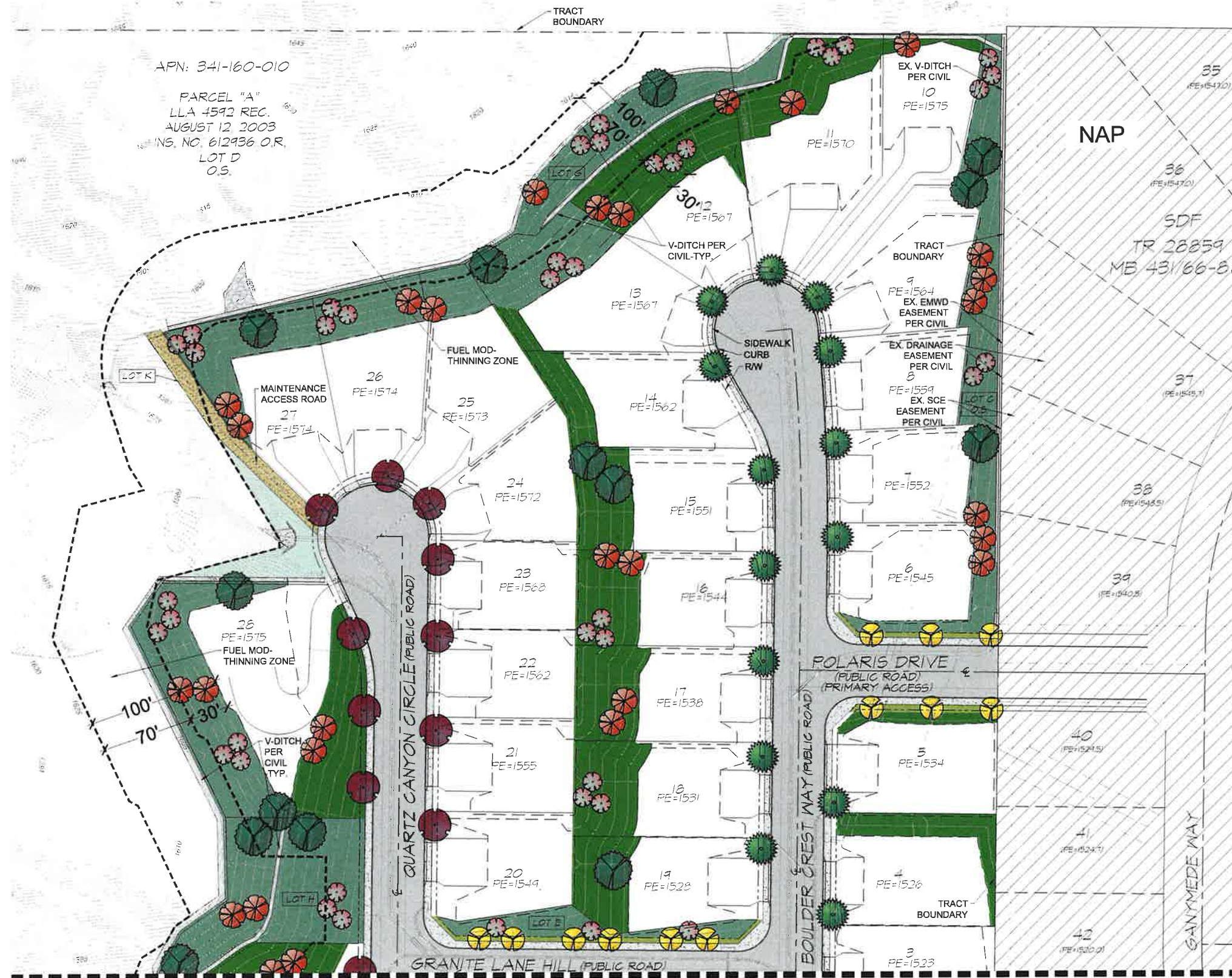
bmla
LANDSCAPE
ARCHITECTURE

310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR OAK HILLS WEST, LLC.
530 TECHNOLOGY DRIVE, SUITE 100, IRVINE, CA 92618

10/29/24

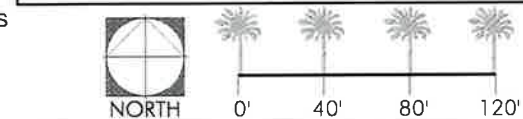
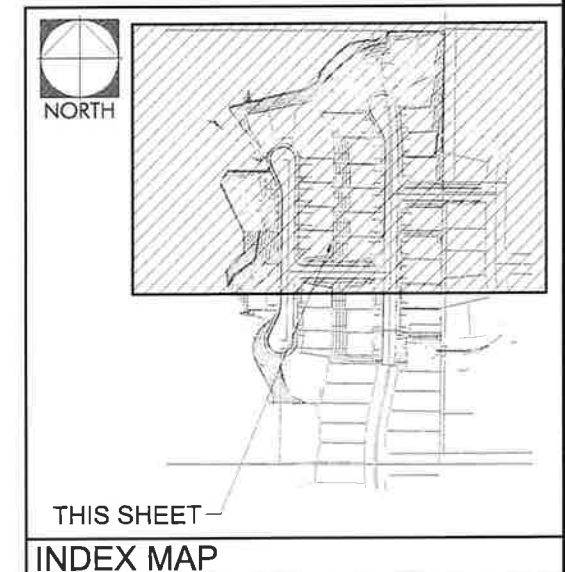
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TRAILHEAD ENLARGEMENT



TRAIL SIGNAGE



TENTATIVE TR 38652

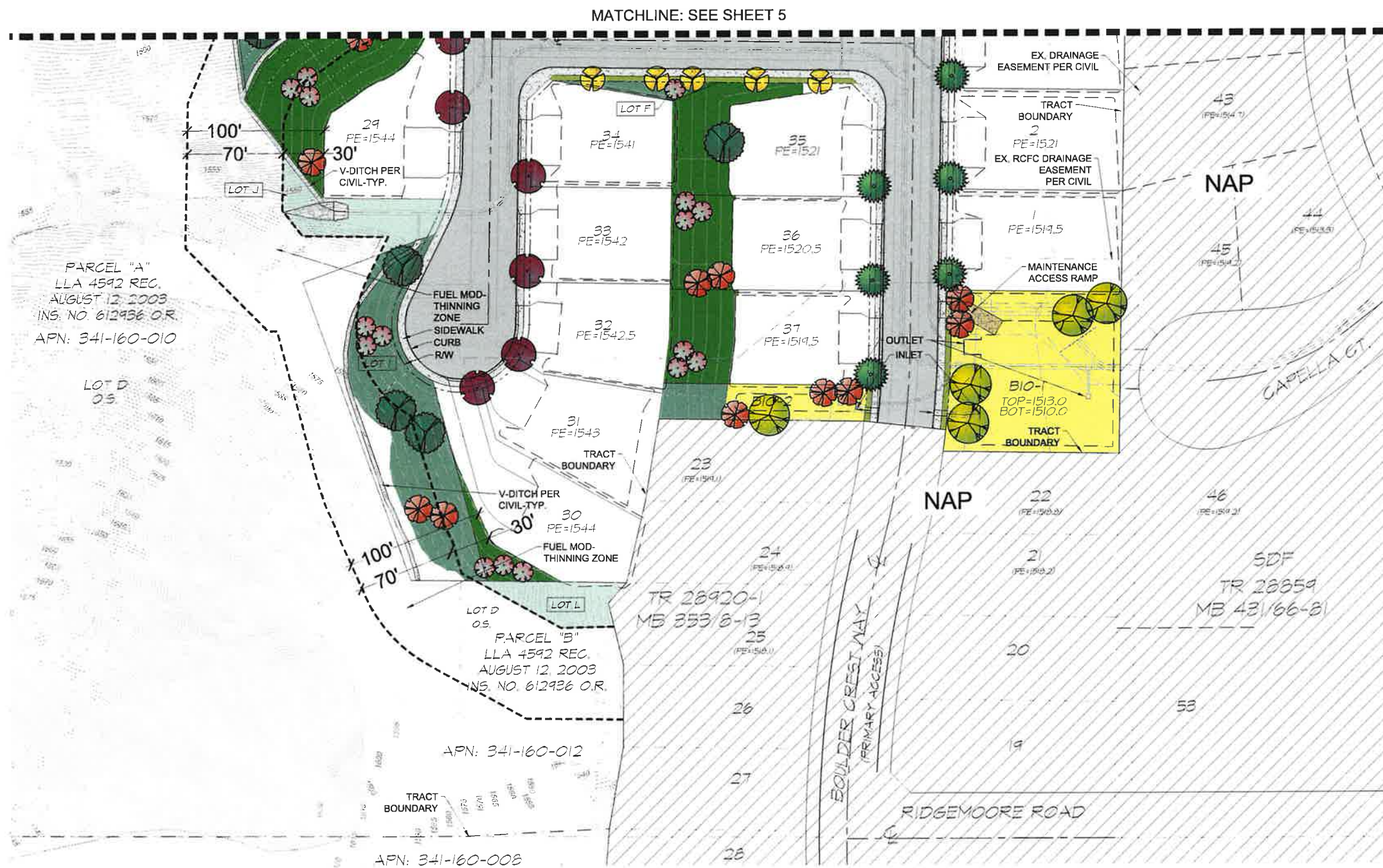


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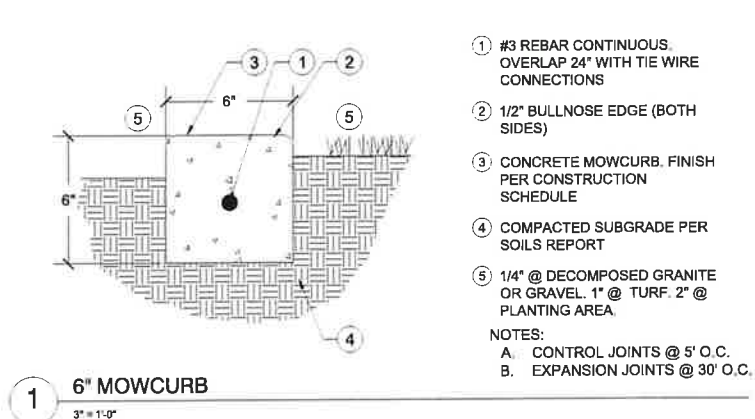
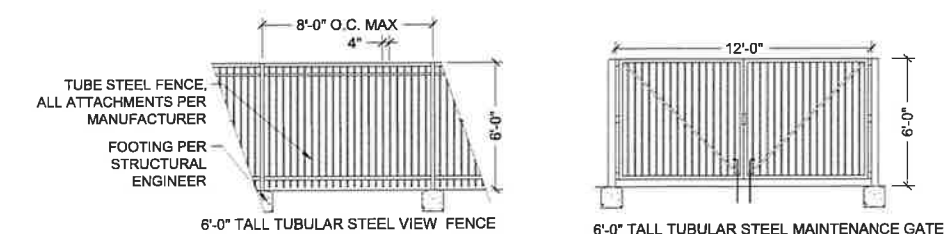
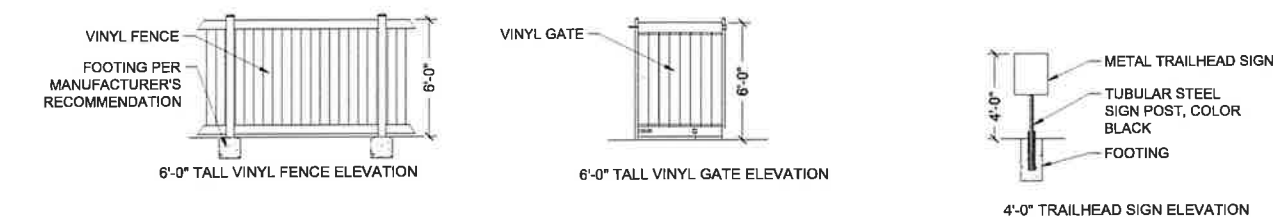
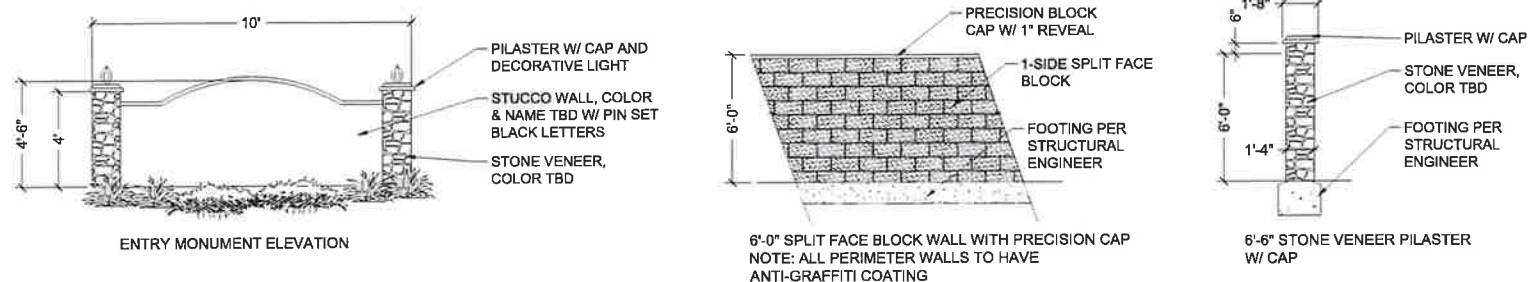
10/29/24

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WATER EFFICIENT LANDSCAPE WORKSHEET						DATE:	10/24/2024
PROJECT: TR 38652 - HOA LANDSCAPE						57.33	
Note: "Water Use" is based on the current application and is a required component of the Landscape Plan submitted with this application.							
Reference Evapotranspiration (ET _B)							
Conversion Factor						0.82	
System & Description	Plant Factor (PF)	Original Method	Original ET _B (ET _B)	ETAF (ETAF)	Landscaping Area (sq. ft.)	ETAF x Area	Converted Total Water Use (ETWU)
Regular Landscape Areas							
Low water use plantings	0.8	0.8	0.8	0.82	0	0	0
Medium water use plantings	0.8	0.8	0.8	0.82	0	0	0
High water use plantings	0.8	0.8	0.8	0.82	121.14	32.34	1,148.20
Low water use plantings	0.8	0.8	0.8	0.82	0	0	0
High water use plantings	0.8	0.8	0.8	0.82	0	0	0
				TOTALS	121.14	32.34	1,148.20
Special Landscape Areas							
ETAF x Area					1.3	0	0
ETAF x Area					1.3	0	0
				TOTALS			
				TOTALS			1,148.20
				ETWU Total			1,148.20
				Maximum Allowable Water Application (MAWA)			2,152.00

WALL AND FENCE ELEVATIONS



CODE	DESCRIPTION	COLOR/FINISH
W-01	6'-0" HIGH SPLIT FACE ONE SIDE BLOCK WALL WITH PRECISION CAP	TAN
W-02	6'-0" HIGH TUBE STEEL FENCE	BLACK
W-03	6'-0" HIGH WHITE VINYL FENCE-BETWEEN LOTS AND DUPLEX BACKYARD	WHITE
W-04	3' & 12' WIDE TUBE STEEL MAINTENANCE ACCESS GATE	BLACK
W-05	3' WIDE WHITE VINYL GATE-2 GATES PER LOT	WHITE
W-06	ENTRY MONUMENT ON BLOCK WALL-LOCATED MIN. 3' FROM ROW	TO MATCH ARCHITECTURE
W-07	RETAINING WALL PER CIVIL	
W-08	EXISTING BLOCK WALL TO REMAIN, PROTECT IN PLACE	
W-09	EXISTING TUBE STEEL/WOOD FENCE TO REMAIN, PROTECT IN PLACE	
W-10	6'-6" HIGH STONE VENEER PILASTER WITH CAP	STONE VENEER
W-11	METAL TRAIL HEAD SIGN	
W-12	6" CONCRETE MOWCURB	GRAY

NOTE:
 REFERENCE TO TYP LOT EXHIBIT PREPARED BY CIVIL FOR FURTHER FENCING PLACEMENT.
 ALL FOOTINGS PER MANUFACTURER OR STRUCTURAL ENGINEER.
 ALL PERIMETER WALLS TO HAVE ANTI-GRAFFITI COATING.



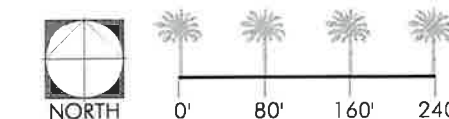
TENTATIVE TR 38652



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CONCEPTUAL WALL AND FENCE PLAN

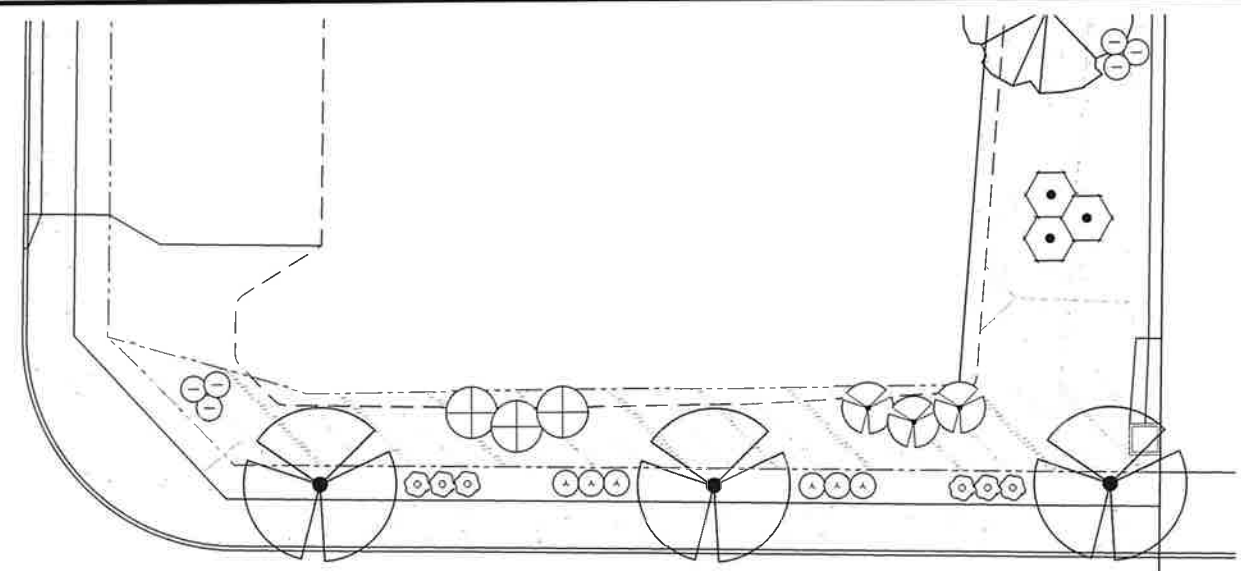
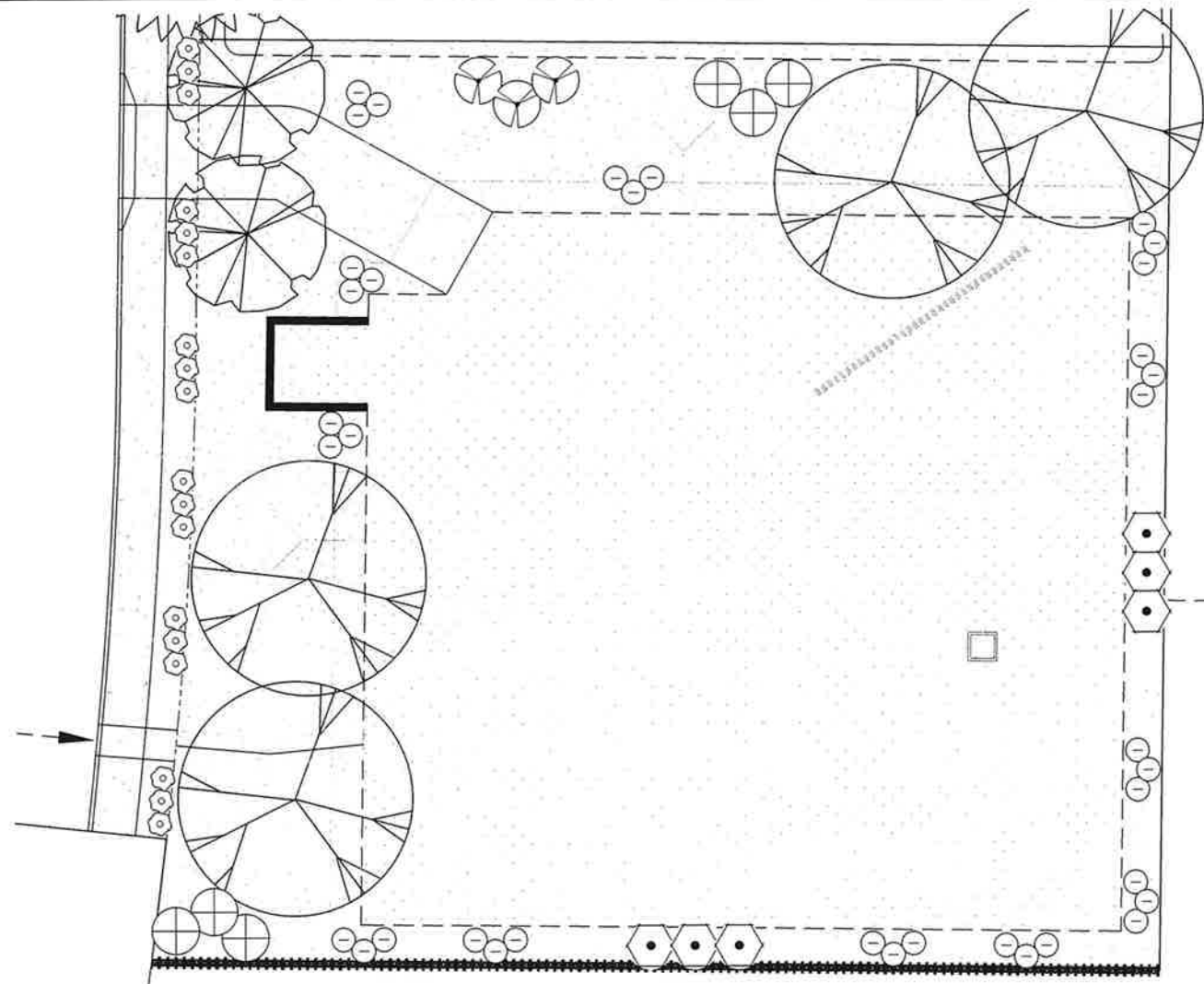
PREPARED FOR OAK HILLS WEST, LLC.


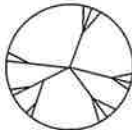













10/29/24

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530 TECHNOLOGY DRIVE, SUITE 100, IRVINE, CA 92618






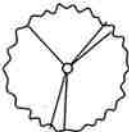






BASIN & ROW/HOA PLANTING SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES					
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	L	2	STD TRUNK
	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	36" BOX	M	2	STD TRUNK
	TECOMA STANS YELLOW BELLS	36" BOX	L	2	STD TRUNK
SHRUBS					
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	9	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	24	
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	L	39	
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	L	9	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	6	
	WESTRINGIA X 'MUNDI' MUNDI WESTRINGIA	5 GAL	L	6	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS	
GROUND COVERS					
	BASIN BOTTOM HYDROSEED MIX	HYDRO SEED	L		SEE SHEET 4
	BASIN & HOA SLOPE HYDROSEED MIX	HYDRO SEED	L		SEE SHEET 4
	PHYLLOCLADUS 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	PLUGS @ 18" O.C.	L		
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL	L		
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	L		
	SENECIO MANDRALISCAE BLUE CHALKSTICKS	5 GAL	L		

SEE SHEET 6 FOR HOA/BASIN SLOPES AND PRIVATELY SLOPES WATER CALCS.

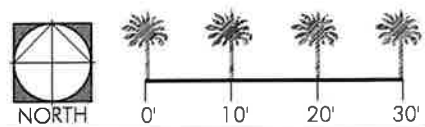
TENTATIVE TR 38652 TYPICAL BASIN & ROW/HOA PLANTING

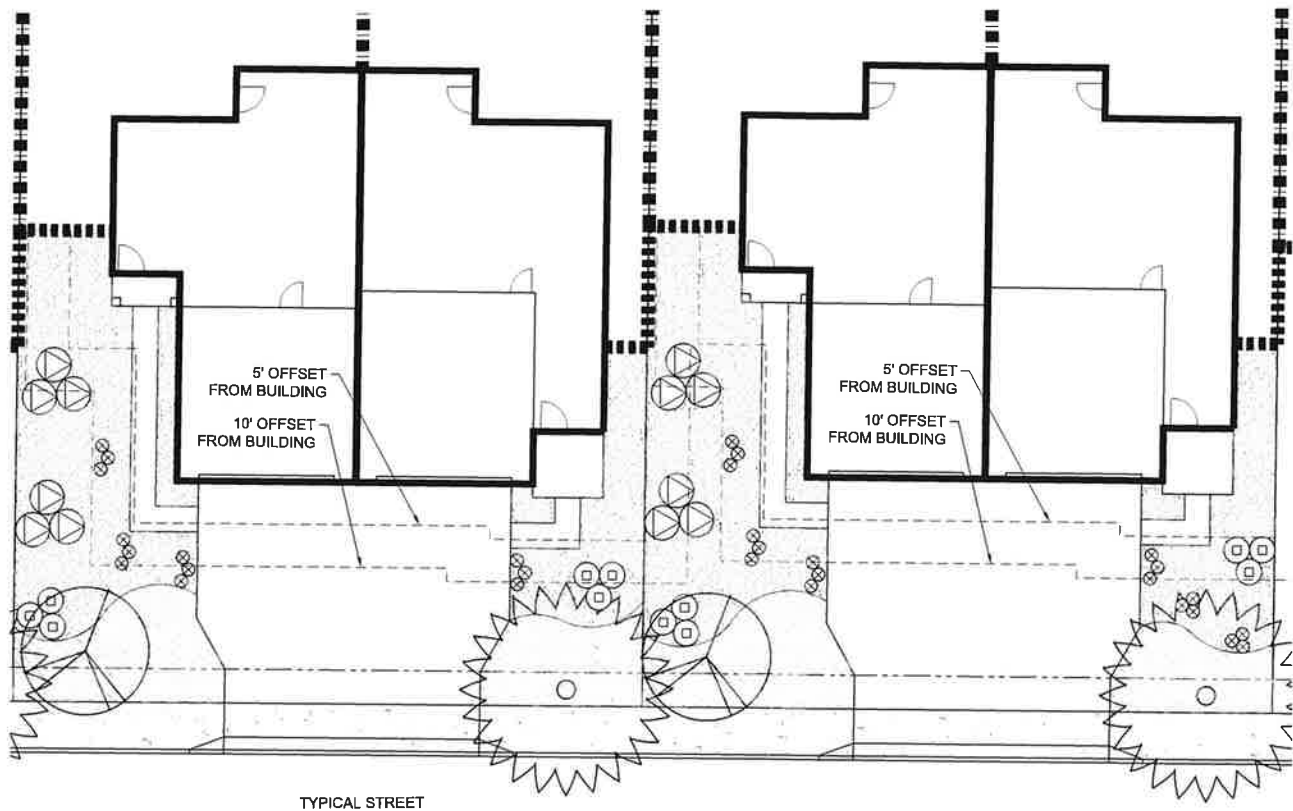


TENTATIVE TR 38652 TYPICAL SLOPE PLANTING - HOA AND PRIVATELY MAINTAINED

SLOPE PLANTING SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
FRONT YARD					
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	TBD	STD TRUNK
FUEL MODIFICATION					
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	L	4	STD TRUNK
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	L	9	STD TRUNK
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	2	STD TRUNK
SHRUBS					
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	36	
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	1 GAL	L	63	
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON	1 GAL	L	6	
	WESTRINGIA X 'MUNDI' MUNDI WESTRINGIA	5 GAL	L	30	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS	
GROUND COVERS					
	HOA SLOPE HYDROSEED MIX	HYDRO SEED	L		SEE SHEET 4
	PHYLA NODIFLORA 'KURAPIA NEW WHITE' NEW WHITE KURAPIA	PLUGS @ 18" O.C.	L		PRIVATELY MAINTAINED







SEE SHEET 6 FOR HOA/BASIN SLOPES AND PRIVATELY SLOPES WATER CALCS.





TYPICAL STREET

PROJECT: TT 38652 - TFY LANDSCAPE						DATE 10/29/2024		
This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package								
Reference Evapotranspiration (Eto)				57.33				
Conversion Factor				0.62				
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^a	
Regular Landscape Areas								
Low water use plantings	0.3	Drip	0.81	0.37	435	161	3,729	
Low water use plantings	0.3	Drip Bubblers	0.81	0.25	54	13	474	
Medium water Trees	0.5	Bubblers	0.81	0.62	32	20	700	
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0	
TOTALS						521	194	6,903
Special Landscape Areas								
Turf areas lawns				1.00	0	0	0	
Irrigated w/ recycled water				1.00	0	0	0	
TOTALS						0	0	0
						ETWU Total	6,903	
						Maximum Allowed Water Allowance (MAWA) ^b	9,258	
MAWA								
ETAF for residential areas is 1.00, all other commercial areas								
MAWA =	ETAF	Conv Factor	ETAF	x	LA	+ (1-ETAF) x	SLA	
	57.33	0.62	0.50		521	=	0.50	0
MAWA=					9,258 Gallons per Year			
ETAF Calculations								
Regular Landscape Areas				All Landscape Areas				
Total ETAF x	Area			Total ETAF x	Area			
194	521			194	521			
Total Area	521			Total Area	521			
Average ETAF	0.37			Sidewalk ETAF	0.37			
MAWA for Regular Landscape Areas should be 10% of the MAWA for residential areas, plus 0.45 of MAWA for commercial areas								

TYPICAL STREET TREE LEGEND						
SYMBOL	ALL ELEVATIONS-STREET TREE SEE SHEETS 5 & 6					
						
TYPICAL FRONT YARD TREE LEGEND						
SYMBOL	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT X WIDTH	WUCOLS
	A	Lagerstroemia indica 'Dynamite'	Crape Myrtle Dynamite	15 Gal	20' X 15'	M
	B	Cercis occidentalis	Western Redbud	15 Gal	10' to 20' x 10' to 15'	L
	C	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	15 Gal	25' x 15'	L
TYPICAL FRONT YARD ROCK LEGEND						
SYMBOL	ELEVATION STYLE	DESCRIPTION	MATERIAL	COLOR/FINISH		
	ALL ELEVATIONS	Crushed Rock	3/4" Crushed Rock w/ weed fabric by Southwest Boulder and Stone	Copper Canyon		
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	HEIGHT X WIDTH	WUCOLS
	A	Muhlenbergia capillaris 'Lanca'	Regal Mist Pink Muhly Grass	5 Gal @ 48" O.C.	3' X 30"	L
	B	Agave desmettiana	Dwarf Smooth Agave	5 Gal @ 36" O.C.	3' X 30"	L
	C	Hesperaloe parvifolia	Red Yucca	5 Gal @ 24" O.C.	3' X 30"	L
	A	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	1 Gal @ 48" O.C.	2' X 4'	L
	B	Galvezia speciosa 'Firecracker'	Firecracker Island Snapdragon	5 Gal @ 36" O.C.	2' X 4'	L
	C	Westringia x 'Mundi'	Mundi Westringia	1 Gal @ 24" O.C.	2' X 4'	L
	A	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 Gal @ 48" O.C.	1.5' X 1.5'	L
	B	Aloe'Blue Elf'	Blue Elf Aloe	1 Gal @ 36" O.C.	1.5' X 1.5'	L
	C	Senecio mandraliscae	Blue Chalksticks	1 Gal @ 24" O.C.	1.5' X 1.5'	L
GROUNDCOVER						
	ALL ELEVATIONS	Phyla nodiflora 'Kurapia New White'	New White Kurapia	Plugs @ 18" O.C.	4" to 6" x 6" to 12"	L

TENTATIVE TR 38652 TYPICAL FRONT YARD PLANTING



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CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR OAK HILLS WEST, LLC.
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10/29/24

10

