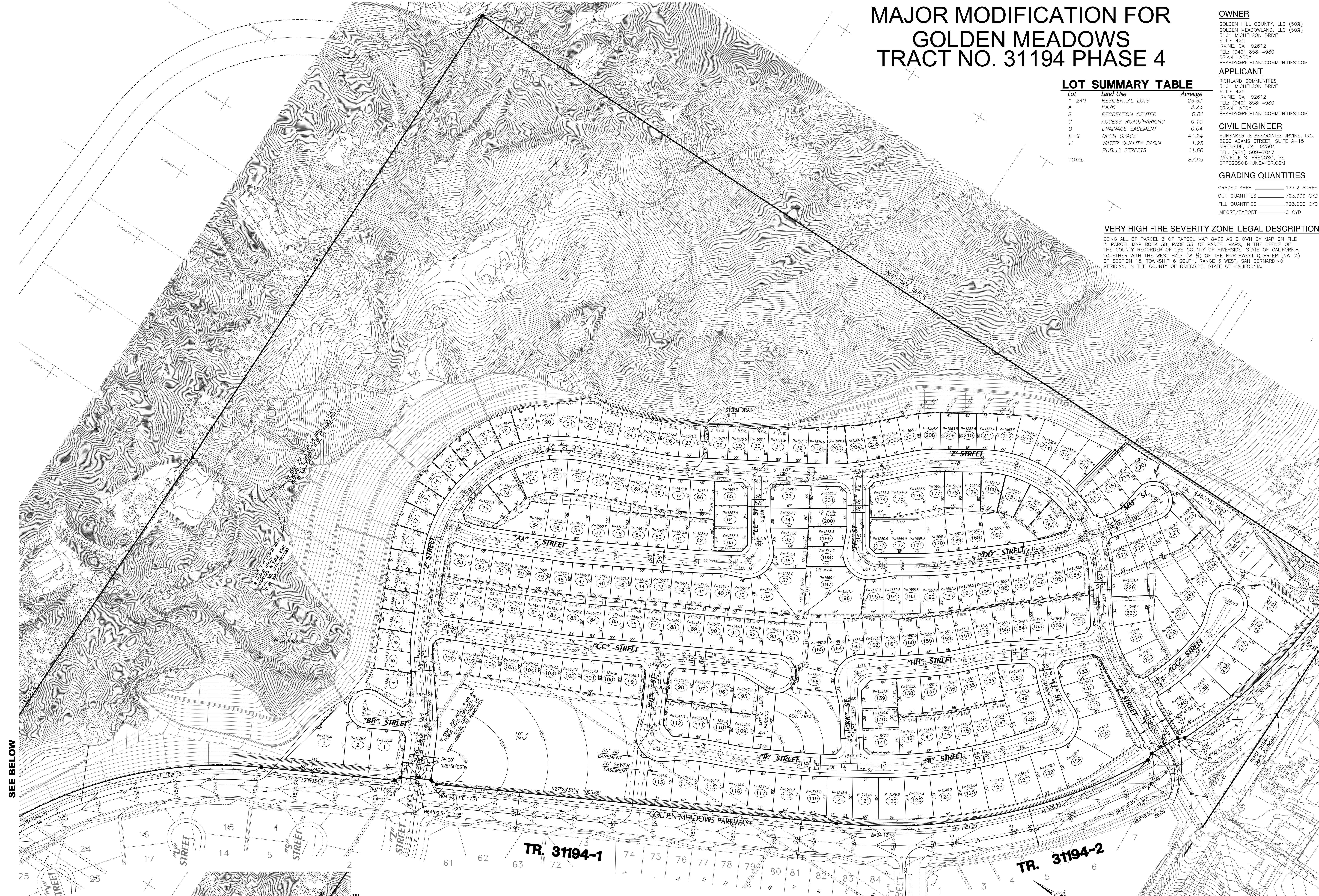
MAJOR MODIFICATION FOR GOLDEN MEADOWS TRACT NO. 31194 PHASE 4



LOT SUMMARY TABLE

Lot	Land Use	Acreage
1–240	RESIDENTIAL LOTS	28.83
A	PARK	3.23
B	RECREATION CENTER	0.61
C	ACCESS ROAD/PARKING	0.15
D	DRAINAGE EASEMENT	0.04
E–G	OPEN SPACE	41.94
H	WATER QUALITY BASIN	1.25
	PUBLIC STREETS	11.60
TOTAL		87.65

OWNER

GOLDEN HILL COUNTY, LLC (50%)
GOLDEN MEADOWLAND, LLC (50%)
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CA 92612
TEL: (949) 858–4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

APPLICANT

RICHLAND COMMUNITIES
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CA 92612
TEL: (949) 858–4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

CIVIL ENGINEER

HUNSAKER & ASSOCIATES IRVINE, INC.
2900 ADAMS STREET, SUITE A–15
RIVERSIDE, CA 92504
TEL: (951) 509–7047
DANIELLE S. FREGOSO, PE
DFREGOSO@HUNSAKER.COM

GRADING QUANTITIES

GRADED AREA — 177.2 ACRES
CUT QUANTITIES — 793,000 CYD
FILL QUANTITIES — 793,000 CYD
IMPORT/EXPORT — 0 CYD

VERY HIGH FIRE SEVERITY ZONE LEGAL DESCRIPTION

BEING ALL OF PARCEL 3 OF PARCEL MAP 8433 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 38, PAGE 33, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ASSESSORS PARCEL NUMBER

360–300–002, 360–300–003, 360–300–006 AND 360–350–001

LEGAL DESCRIPTION

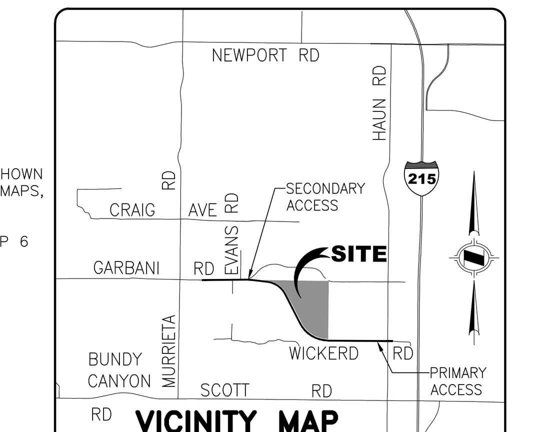
PARCEL A:
PARCELS 2,3,5,6 AND 8, TOGETHER WITH LOTS B THROUGH F, ALL AS SHOWN BY PARCEL MAP NO. 8433, ON FILE IN BOOK 38 PAGE 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL B:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TOPOGRAPHY SOURCE

R.J. LUNG & ASSOCIATES
2832 WALNUT, SUITE E
TUSTIN, CA 92780
(714) 832–2077
COMPILED BY PHOTOGRAMMETRIC METHODS.
CONTOURS WERE STREAM DIGITIZED.
FLOWN DEC., 2002

NOTES

1 EXISTING ZONING: PDO–5
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. GENERAL PLAN LAND USE DESIGNATION: 2.1–5 DU/AC RESIDENTIAL (2.1–5R)
4. EXISTING LAND USE: VACANT LAND
5. DENSITY CALCULATION
  5.1. EXISTING: 156 DU/86.06 AC = 1.81 DU/AC
  5.2. PROPOSED: 240 DU/87.7 AC = 2.74 DU/AC
  5.3. OVERALL: 552 DU/206.8 AC = 2.7 DU/AC
6. ADJACENT LAND USES:
  a. NORTH: RESIDENTIAL (RR5)/VACANT
  b. SOUTH: RESIDENTIAL (RR1)/VACANT
  c. EAST: RESIDENTIAL (RR5)/VACANT
  d. WEST: RESIDENTIAL (PDO–5)/VACANT
7. TOTAL GROSS AREA: 87.65 AC
8. TOTAL NET AREA: 74.76 AC
9. TOTAL LOTS: 248 (240 SFD RES., 1 PARK, 1 REC. CENTER, 1 PARKING, 1 DRAINAGE, 3 OPEN SPACE, 1 BASIN)
10. AVERAGE RESIDENTIAL LOT SIZE: 5,018 SF (50'X80'), 5,447 SF (45'X90')
11. MINIMUM RESIDENTIAL LOT SIZE: 4,000 SF (50'X80'), 4,050 SF (45'X90')
21. A PORTION OF THE PROJECT SITE IS IN A HIGH FIRE HAZARD ZONE, PER THE CITY OF MENIFEE HIGH FIRE HAZARD AREA EXHIBIT S–6.
22. PHASE 4 IS NOT WITHIN ANY WETLANDS.
23. THE PROJECT WILL ANNEX INTO THE CITYWIDE CFD
24. THE PROJECT IS NOT KNOWN TO BE WITHIN A HAZARDOUS WASTE SITE
25. THE PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS
34. THE PROJECT SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP NUMBER 06065C2070H, PANEL 2070 OF 3805, MAP REVISED AUGUST 18, 2014.
35. THE PROJECT IS NOT WITHIN A FAULT ZONE AND NOT WITHIN ½ MILE OF A FAULT.
36. THE PROJECT IS NOT KNOWN TO CONTAIN CULTURAL RESOURCES
37. ALL SLOPES SHALL BE CONSTRUCTED AT 2:1 UNLESS OTHERWISE NOTED.
38. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED PER RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARD DRAWINGS
39. STREET IMPROVEMENTS SHALL BE DESIGNED PER CITY ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS AND THE COUNTYWIDE DESIGN STANDARDS GUIDELINES.
40. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
41. THOMAS GUIDE: PAGE 868 7C & D RIVERSIDE COUNTY (2003 ED.)
42. THE PROJECT SITE IS WITHIN THE SAN JACINTO VALLEY WATERSHED.



VICINITY MAP
SECTION 15, T6S, R3W S.B.B.&M
SCALE: 1"=4500'

LOT SUMMARY TABLE

RESIDENTIAL LOTS
1 THRU 240

LOT NO.	GROSS SQ.FT	NET SQ.FT	AVG. WIDTH	AVG. DEPTH	LOT NO.	GROSS SQ.FT	NET SQ.FT	AVG. WIDTH	AVG. DEPTH	LOT NO.	GROSS SQ.FT	NET SQ.FT	AVG. WIDTH	AVG. DEPTH
1	7,949.9	6,519.8	69.1	95.5	81	4,990.5	4,000.0	50.0	80.0	161	4,784.9	4,090.9	45.0	105.9
2	6,418.0	6,418.0	63.5	98.1	82	5,025.0	4,027.2	50.3	80.0	162	4,727.5	4,327.7	45.0	104.4
3	12,420.1	12,420.1	84.7	147.6	83	5,237.8	4,169.8	52.1	80.0	163	4,712.8	4,136.8	45.0	103.7
4	7,624.7	5,280.5	53.6	107.0	84	5,124.3	4,000.0	50.0	80.0	164	5,454.4	4,443.9	45.0	121.9
5	4,446.8	4,446.8	50.0	88.9	85	5,149.5	4,000.0	50.0	80.0	165	7,287.1	6,490.0	46.7	141.3
6	4,091.4	4,091.4	48.0	81.0	86	5,174.7	4,000.0	50.0	80.0	166	4,595.3	4,595.3	49.6	90.2
7	4,056.9	4,056.9	48.1	80.0	87	5,200.0	4,000.0	50.0	80.0	167	8,712.8	7,721.7	103.8	81.6
8	4,050.0	4,050.0	48.0	80.0	88	5,225.2	4,000.0	50.0	80.0	168	4,574.9	3,901.0	45.0	101.7
9	4,050.0	4,050.0	48.0	80.0	89	5,230.6	4,000.0	50.0	80.0	169	5,002.1	4,252.9	46.6	108.1
10	4,107.7	4,107.7	48.7	80.0	90	5,194.6	4,000.0	50.0	80.0	170	5,500.7	4,673.4	50.8	108.7
11	4,520.0	4,520.0	53.5	80.0	91	5,177.2	4,000.0	50.0	80.0	171	4,597.0	3,858.7	45.0	102.2
12	4,520.0	4,520.0	53.5	80.0	92	5,201.2	4,000.0	50.0	80.0	172	4,233.9	3,825.0	45.0	94.1
13	4,390.0	4,390.0	52.0	80.0	93	5,228.2	4,001.8	50.0	80.0	173	4,574.8	4,077.5	49.1	90.0
14	4,345.8	4,345.8	51.4	80.0	94	8,010.4	4,797.6	52.0	94.1	174	4,651.1	4,280.2	47.1	91.9
15	4,333.7	4,333.7	51.3	80.0	95	5,387.5	4,826.6	61.0	90.1	175	4,356.1	4,356.1	45.0	96.8
16	4,333.7	4,333.7	51.4	80.0	96	4,078.7	4,078.7	51.0	80.0	176	4,397.6	4,397.6	45.0	98.1
17	4,333.7	4,333.7	51.4	80.0	97	4,000.0	4,000.0	50.0	80.0	177	4,287.3	4,287.3	45.0	94.2
18	4,333.8	4,333.8	51.4	80.0	98	5,095.8	4,312.2	56.1	80.0	178	4,050.0	4,050.0	45.0	90.0
19	4,333.8	4,333.8	53.3	80.0	99	4,918.1	4,217.9	50.2	85.2	179	4,091.3	4,091.3	45.5	90.0
20	4,415.2	4,297.0	53.3	80.0	100	4,207.2	4,209.2	50.0	83.2	180	4,770.7	4,770.7	51.7	92.5
21	4,912.0	4,475.6	53.3	80.0	101	4,130.6	4,130.6	50.0	82.6	181	5,106.8	5,106.8	54.8	93.0
22	5,485.4	4,595.6	52.1	80.0	102	4,147.8	4,147.8	51.4	80.6	182	5,107.7	5,107.7	54.8	93.0
23	4,682.0	4,023.4	50.0	80.0	103	4,089.3	4,089.3	51.1	79.9	183	6,275.7	5,665.2	63.4	93.6
24	4,444.8	4,100.0	50.0	80.0	104	4,000.0	4,000.0	50.0	80.0	184	5,903.6	4,742.8	47.2	101.5
25	4,304.6	4,000.0	50.0	80.0	105	4,000.0	4,000.0	50.0	80.0	185	4,257.4	4,257.4	45.0	94.5
26	4,536.3	4,279.7	53.1	80.0	106	4,000.0	4,000.0	50.0	80.0	186	4,080.5	4,080.5	45.0	90.5
27	4,379.4	4,109.1	51.3	80.0	107	4,000.0	4,000.0	50.0	80.0	187	4,050.0	4,050.0	45.0	90.0
28	4,300.7	4,000.0	50.0	80.5	108	6,192.4	4,818.5	58.9	86.9	188	4,050.0	4,050.0	45.0	90.0
29	4,347.9	4,100.0	50.0	86.8	109	5,088.5	4,965.5	61.0	81.3	189	4,050.0	4,050.0	45.0	90.0
30	4,343.7	4,000.0	50.0	87.3	110	4,857.8	4,268.6	51.0	83.9	190	4,120.4	4,120.4	45.8	90.0
31	4,339.4	4,100.0	50.0	78.8	111	4,566.6	4,139.1	50.0	82.6	191	4,288.8	4,288.8	47.2	90.6
32	4,335.2	4,335.2	50.0	79.9	112	5,614.4	4,687.9	58.7	84.8	192	4,373.7	4,373.7	47.3	92.6
33	5,641.1	5,641.1	58.6	98.5	113	6,276.3	6,276.3	65.4	95.9	193	4,309.3	4,309.3	45.7	94.4
34	4,806.1	4,806.1	50.0	96.1	114	6,704.3	6,704.3	64.0	105.7	194	4,216.8	4,216.8	45.0	93.4
35	4,464.4	4,464.4	50.0	89.3	115	6,546.0	6,546.0	64.0	101.9	195	4,487.4	4,487.4	51.7	86.1
36	4,094.8	4,094.8	50.0	83.1	116	6,176.3	6,176.3	64.0	96.1	196	8,070.7	8,016.2	85.1	109.3
37	7,913.2	7,913.2	82.1	105.9	117	6,073.3	6,073.3	64.0	95.0	197	8,300.6	6,955.1	70.7	122.7
38	6,207.1	6,207.1	55.1	93.9	118	6,061.0	6,061.0	64.0	95.0	198	4,631.5	4,156.9	45.8	91.7
39	4,405.0	4,405.0	54.1	77.8	119	6,459.1	6,459.1	67.5	95.5	199	4,731.0	4,213.6	45.6	93.6
40	4,207.1	4,207.1	50.0	83.0	120	6,441.3	6,441.3	64.5	100.1	200	4,308.4	4,083.1	45.0	95.9
41	4,075.6	4,075.6	50.0	80.8	121	6,674.0	6,674.0	64.6	103.5	201	5,022.3	4,801.5	54.9	93.2
42	4,000.6	4,000.6	50.0	80.0	122	6,989.6	6,989.6	66.7	104.7	202	4,159.4	4,159.4	46.7	89.2
43	4,000.0	4,000.0	50.0	80.0	123	7,069.1	7,069.1	66.8	105.9	203	4,399.4	4,399.4	47.7	92.4
44	4,000.0	4,000.0	50.0	80.0	124	7,148.4	7,148.4	66.8	107.0	204	4,364.1	4,364.1	47.7	91.6
45	4,000.0	4,000.0	50.0	80.0	125	7,227.5	7,227.5	66.8	108.1	205	4,183.4	4,183.4	46.5	90.0
46	4,000.0	4,000.0	50.0	80.0	126	7,306.1	7,306.1	66.8	109.3	206	4,050.0	4,050.0	45.0	90.0
47	4,015.6	4,015.6	50.0	80.0	127	7,375.6	7,375.6	66.9	110.3	207	4,436.2	4,436.2	49.3	90.0
48	4,213.7	4,213.7	52.7	80.0	128	6,867.7	6,867.7	64.0	106.8	208	4,562.1	4,562.1	50.7	90.0
49	4,000.0	4,000.0	50.0	80.0	129	9,831.9	9,831.9	98.0	96.5	209	4,050.0	4,050.0	45.0	90.0
50	4,000.0	4,000.0	50.0	80.0	130	11,527.7	11,527.7	86.5	136.8	210	4,050.0	4,050.0	45.0	90.0
51	4,000.0	4,000.0	50.0	80.0	131	4,544.8	4,544.8	45.2	99.6	211	4,437.1	4,437.1	49.3	90.0
52	4,007.5	4,007.5	50.0	80.0	132	4,695.6	4,695.6	45.7	102.6	212	4,800.5	4,800.5	51.6	93.0
53	5,551.2	4,454.2	53.4	83.8	133	5,715.9	4,752.9	46.9	104.8	213	5,344.7	5,344.7	52.2	103.3
54	9,247.0	6,322.5	75.3	90.2	134	4,510.8	4,510.8	50.0	90.5	214	5,740.6	5,740.6	52.6	109.2
55	5,744.1	4,341.0	51.1	85.0	135	4,439.1	4,439.1	49.3	90.0	215	6,027.6	6,027.6	53.0	113.7
56	6,228.6	4,837.1	54.3	89.6	136	4,715.0	4,715.0	52.1	90.0	216	6,553.4	6,553.4	52.5	126.2
57	5,616.7	4,296.9	50.0	85.9	137	4,435.7	4,435.7	49.3	90.0	217	4,825.3	4,311.3	47.0	100.7
58	5,310.6	4,000.0	50.0	80.0	138	5,353.8	5,353.8	59.5	90.0	218	4,900.6	4,500.7	45.0	109.7
59	5,004.9	4,000.0	50.0	80.0	139	6,068.0	6,068.0	71.1	90.0	219	4,792.0	4,346.7	45.0	106.3
60	4,761.1	4,000.0	50.0	80.0	140	4,500.0	4,050.0	45.0	90.0	220	5,662.3	5,277.0	49.9	111.6
61	4,706.4	4,000.0	50.0	80.0	141	5,985.0	4,832.6	55.1	90.0	221	4,661.0	4,661.0	45.0	100.2
62	6,049.9	4,427.8	56.7	79.7	142	4,676.7	4,278.7	46.5	101.1	222	5,430.3	5,430.3	59.4	90.0
63	5,005.7	3,955.6	49.2	83.0	143	4,636.5	4,238.4	46.3	100.5	223	4,050.0	4,050.0	45.0	90.0
64	4,468.2	4,054.2	54.0	82.0	144	4,537.6	4,218.1	46.2	98.2	224	4,050.0	4,050.0	45.0	90.0
65	4,735.6	4,675.6	58.3	82.0	145	4,466.3	4,199.3	46.3	96.5	225	5,089.6	4,350.1	47.8	90.0
66	4,935.9	4,855.8	60.6	80.0	146	4,468.4	4,193.3	46.4	96.7	226	5,932.5	5,302.6	57.6	90.0
67	4,219.1	4,219.1	52.7	80.0	147	4,664.5	4,569.1	49.4	95.2	227	6,235.8	5,245.8	58.1	90.2
68	4,275.4	4,275.4	53.4	80.0	148	5,396.0	4,646.9	51.6	93.3	228	5,749.1	5,749.1	62.2	92.1
69	4,000.0	4,000.0	50.0	80.0	149	4,671.0	4,671.0	51.4	90.9	229	6,544.3	5,409.6	57.5	95.0
70	4,000.0	4,000.0	50.0	80.0	150	5,405.6	5,405.6	60.4	90.5	230	7,869.8	5,749.6	49.6	120.0
71	4,000.0	4,000.0	50.0	80.0	151	6,094.1	5,661.4	63.1	100.8	231	9,391.1	7,589.2	45.0	159.6
72	4,631.5	4,631.5	55.5	83.8	152	4,700.1	4,294.0	45.0	104.5	232	8,330.8	7,161.0	45.0	185.8
73	4,934.2	4,934.2	59.0	84.2	153	4,583.4	4,151.3	45.0	101.6	233	6,438.6	5,275.1	45.0	144.5
74	4,799.9	4,799.9	59.3	81.5	154	4,432.9	4,171.3	45.0	98.5	234	6,313.3	5,109.7	45.0	138.5
75	5,576.7	4,987.6	58.1	86.1	155	4,457.3	4,262.2	46.8	95.0	235	9,757.9	9,757.9	64.0	149.0
76	7,403.9	5,352.3	66.3	83.2	156	4,776.6	4,464.4	50.6	93.4	236	7,976.8	7,976.8	64.0	121.9
77	6,178.9	4,554.3	57.1	80.1	157	4,384.7	4,098.3	45.0	97.5	237	8,072.3	8,072.3	64.0	125.4
78	4,990.5	4,000.0	50.0	80.0	158	5,012.7	4,566.8	50.2	101.1	238	8,531.0	8,531.0	73.1	116.6
79	4,990.5	4,000.0	50.0	80.0	159	4,733.5	4,231.0	46.4	102.2	239	7,622.6	7,622.6	70.8	107.2
80	4,990.5	4,000.0	50.0	80.0	160	4,660.5	4,078.0	45.0	103.5	240	7,460.7	7,460.7	74.3	99.9

	GROSS LOT SIZE	NET LOT SIZE
TOTAL	1,255,867.7 SF	1,166,678.8 SF
	28.83 AC	26.78 AC
AVERAGE	5,232.8 SF	4,861.2 SF

OPEN SPACE

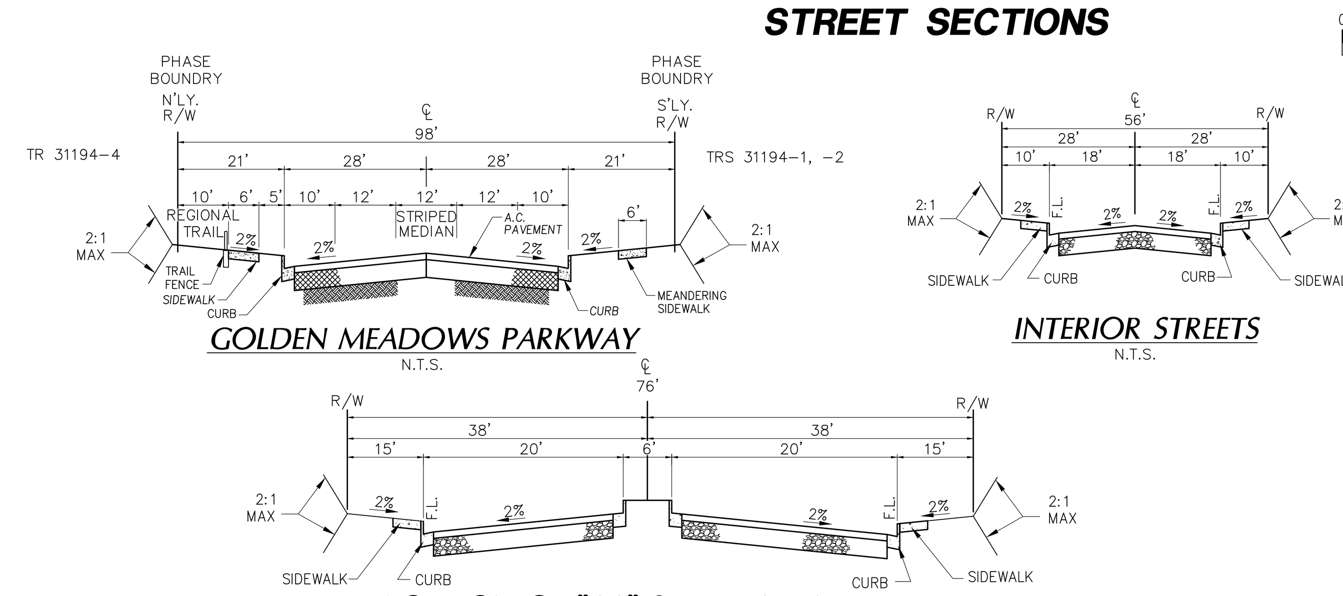
LOT NO.	GROSS SQ.FT
LOT A 'PARK'	140,861.0
LOT B 'REC AREA'	26,361.5
LOT C 'PARKING'	6,636.4
LOT D 'S.D. ACCESS'	1,701.9
LOT E 'OPEN SPACE'	1,787,906.2
LOT F 'OPEN SPACE'	29,635.9
LOT G 'OPEN SPACE'	9,549.3
LOT H 'BASIN'	54,315.0
LOT J 'BB STREET'	11,580.5
LOT K 'Z STREET'	172,082.9
LOT L 'DD STREET'	37,811.2
LOT M 'EE STREET'	18,017.0
LOT N 'FF STREET'	17,990.0
LOT O 'LL' STREET	26,272.6
LOT P 'MM STREET'	14,162.8
LOT Q 'CC STREET'	54,119.9
LOT R 'JJ STREET'	18,476.7
LOT S 'II STREET'	47922.6
LOT T 'KK STREET'	18732.77
LOT U 'HH STREET'	29362.5
LOT V 'LL STREET'	16468.6
LOT W 'GG STREET'	22386.3

GRAND TOTAL 2,562,353.6 S.F.
58.823 Acres

LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION

STREET SECTIONS



GOLDEN MEADOWS PARKWAY
N.T.S.

INTERIOR STREETS
N.T.S.

PORTION OF "AA" STREET AT ENTRY
N.T.S.

SCALE: 1" = 80'

UTILITIES

ELECTRIC — SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
MENIFEE, CA 92585
(800) 655–4555

TELEPHONE — VERIZON COMMUNICATIONS
1796 NORTH ST.
SAN BERNARDINO, CA 92405
(800) 483–5000

GAS — SOUTHERN CALIFORNIA GAS COMPANY
3700 CENTRAL AVE.
RIVERSIDE, CA.
(951) 781–6051

WATER — EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92572
(951) 928–3777

SEWER — EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92572
(951) 928–3777

CABLE T.V. — TIME WARNER CABLE
25836 A STREET
MURRIETA, CA 92562
(877) 794–7360

SCHOOL DISTRICT — MENIFEE UNION SCHOOL DISTRICT
29775 HAUN ROAD
MENIFEE, CA 92586
(951) 672–1851

PERRIS UNION HIGH SCHOOL DISTRICT
155 EAST FOURTH STREET
PERRIS, CA 92586
(951) 943–6369

Exhibit A
October 24, 2023

PLANNING APPLICATION NO. PLN21-0199

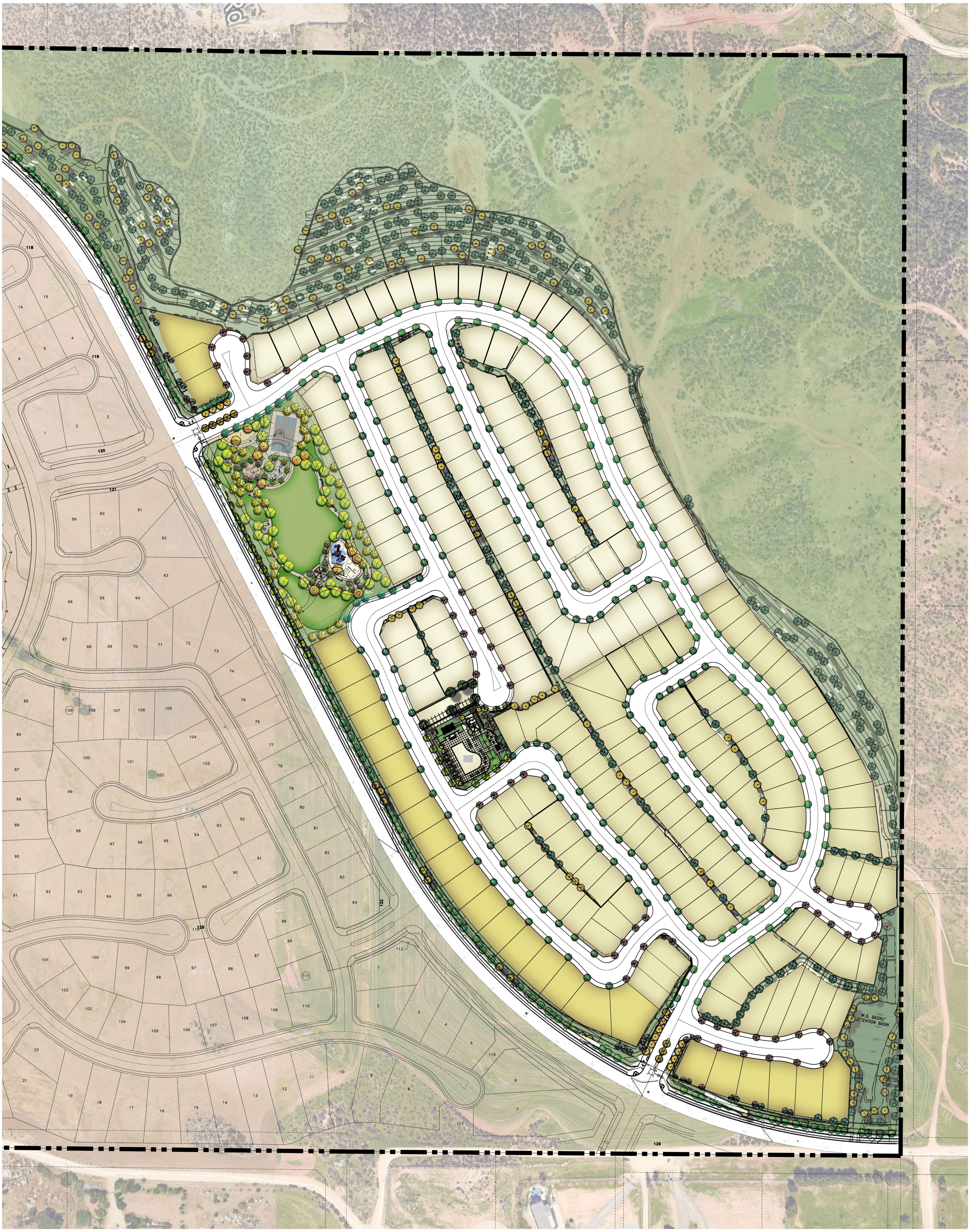
REVISION	
DATE	DESCRIPTION

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A–15
RIVERSIDE CA 92504 (951)352–7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

MAJOR MODIFICATION FOR GOLDEN MEADOWS TRACT 31194-4

SHEET NO. 1 OF 1



TABULATION

LOT	UNITS	ACRES	DENSITY
45' x 90'	104 DU	17.9 AC	5.8 DU/AC
50' x 80'	109 DU	17.7 AC	6.2 DU/AC
63.5' x 95'	27 DU	6.2 AC	4.4 DU/AC
Park		*3.8* AC	
TOTAL	**240 DU**	**45.6 AC**	**5.3 DU/AC**

0 100 200

CONCEPTUAL SITE PLAN

GOLDEN MEADOWS

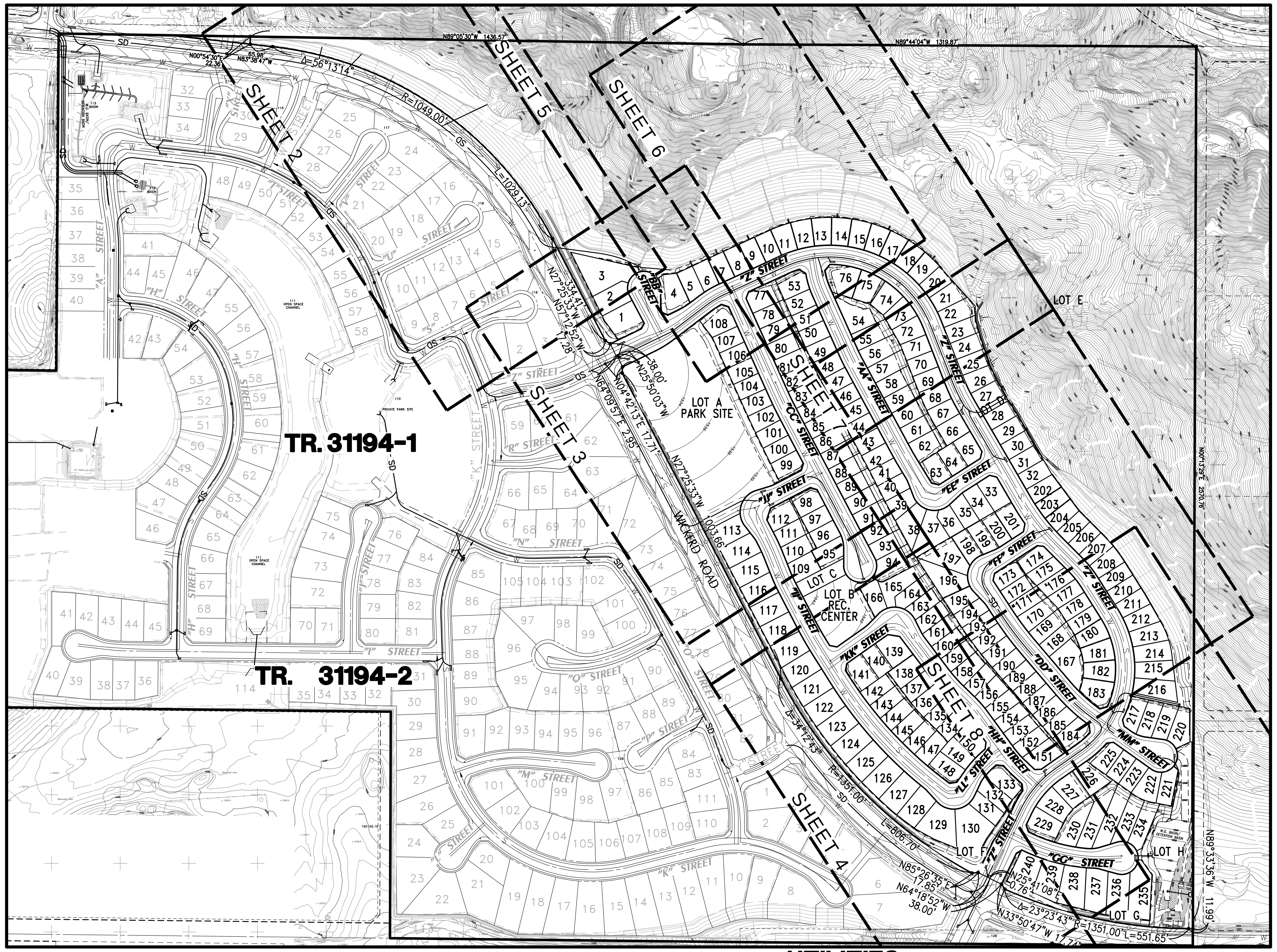
N

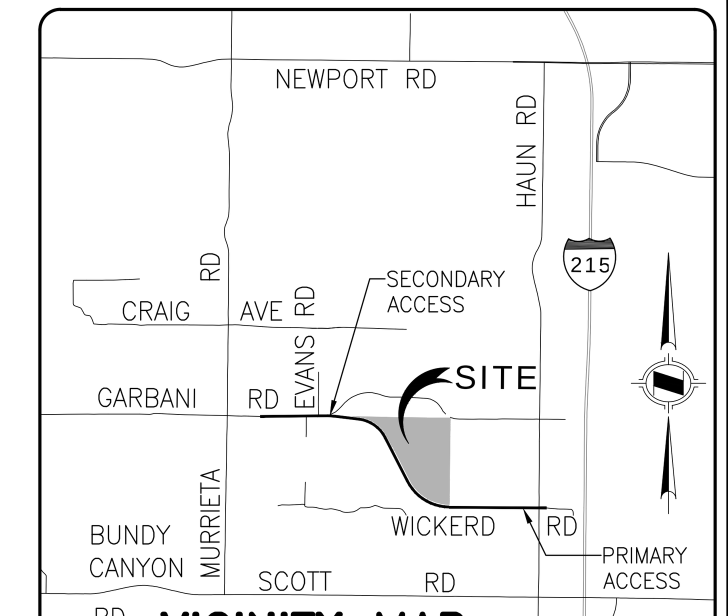
09.21.2023

THE GALLOWAY GROUP

Strategic Land Planning • Site Planning
Community Design • Building Design

CONCEPTUAL GRADING PLAN
FOR:
GOLDEN MEADOWS - TRACT NO. 31194 PHASE 4





VICINITY MAP

SECTION 15, T6S, R3W S.B.B.&M

SCALE: 1"=4500'

GRADING QUANTITIES-ENTIRE PROJECT SITE

GRADED AREA	177.2 ACRES
CUT QUANTITIES	793,000 CY
FILL QUANTITIES	793,000 CY
IMPORT/EXPORT	0 CY

ASSESSORS PARCEL NUMBER

360-300-002, 360-300-003, 360-300-006 AND 360-350-001

LEGAL DESCRIPTION

PARCEL A:
PARCELS 2,3,5,6 AND 8, TOGETHER WITH LOTS B THROUGH F, ALL AS SHOWN BY PARCEL MAP NO. 8433, ON FILE IN BOOK 38 PAGE 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL B:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TOPOGRAPHY SOURCE

R.J. LUNG & ASSOCIATES
2832 WALNUT, SUITE E
TUSTIN, CA 92780
(714) 832-2077
COMPILED BY PHOTOGRAMMETRIC METHODS.
CONTOURS WERE STREAM DIGITIZED.
FLOWN DEC., 2002

OWNER

RICHLAND PLANNED COMMUNITIES, INC
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CA 92612
TEL: (949) 858-4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

CIVIL ENGINEER

HUNSAKER & ASSOCIATES IRVINE, INC.
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504
TEL: (951) 509-7047
DANIELLE S. FREGOSO, PE
DFREGOSO@HUNSAKER.COM

APPLICANT

RICHLAND COMMUNITIES
3161 MICHELSON DRIVE
SUITE 425
IRVINE, CA 92612
TEL: (949) 858-4980
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM

LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION

0 100 200 400 600 800

SCALE: 1" = 200'

UTILITIES

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155 EAST FOURTH STREET
PERRIS, CA 92586
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PLANNING APPLICATION NO. PLN21-0199

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INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
1
1 OF 9

Aug 23, 2023

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
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CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
2
2 OF 9

Aug 23, 2023

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

SCALE: 1" = 40'

CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
3
3 OF 9

Aug 23, 2023

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
4
4 OF 9

Aug 23, 2023

SEE SHEET 2

SEE SHEET 3

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

SCALE: 1" = 40'

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.

5

5 OF 9

Aug 23, 2023

SEE SHEET 3

PLANNING APPLICATION NO. PLN21-0199

0 20 40 80 120 160

SCALE: 1" = 40'

HUNSAKER & ASSOCIATES
IRVINE, INC
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RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
6
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Aug 23, 2023

PLANNING APPLICATION NO. PLN21-0199

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CITY OF MENIFEE

GOLDEN MEADOWS
CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO.
7
7 OF 9

SCALE: 1" = 40'

Aug 23, 2023

SEE SHEET 7

SEE SHEET 7

SEE SHEET 4

PLANNING APPLICATION NO. PLN21-0199

SCALE: 1" = 40'

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

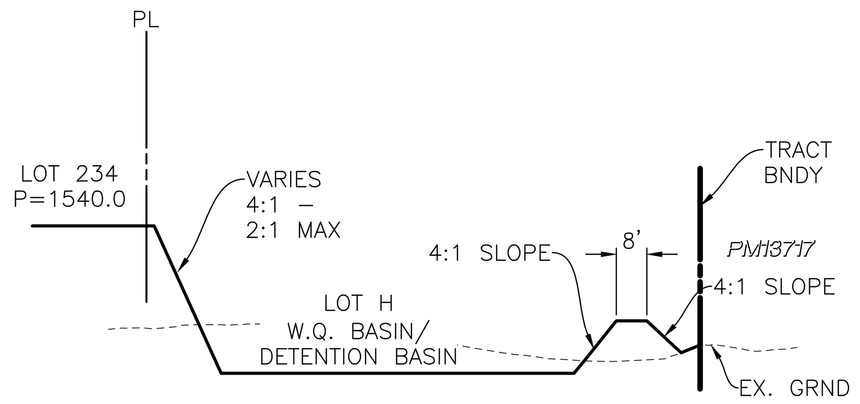
GOLDEN MEADOWS CONCEPTUAL GRADING PLAN

TRACT 31194-4

SHEET NO. 8

8 OF 9

Aug 23, 2023



SECTION A–A
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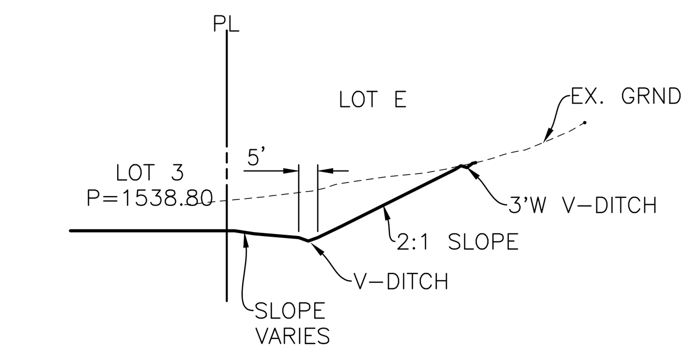

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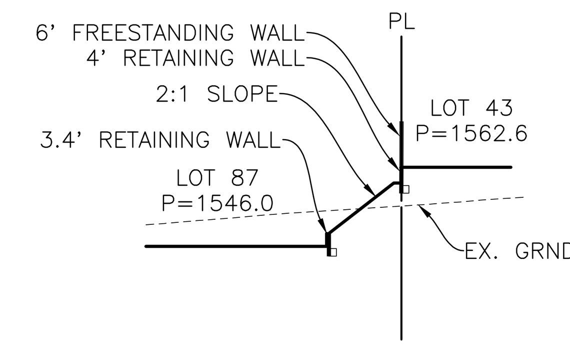

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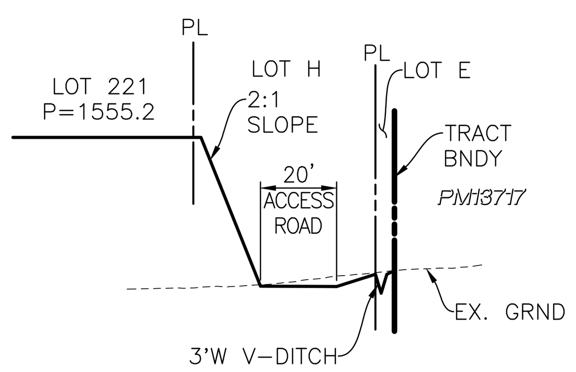

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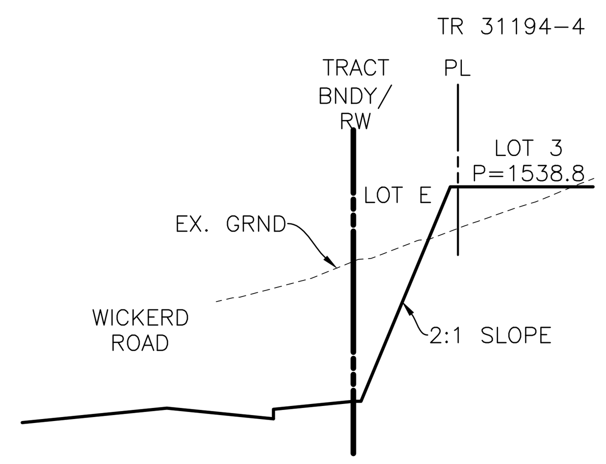

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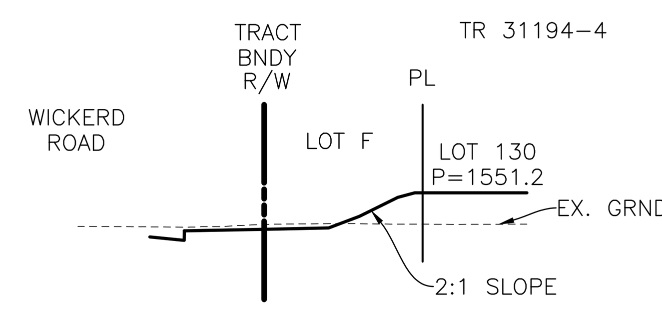

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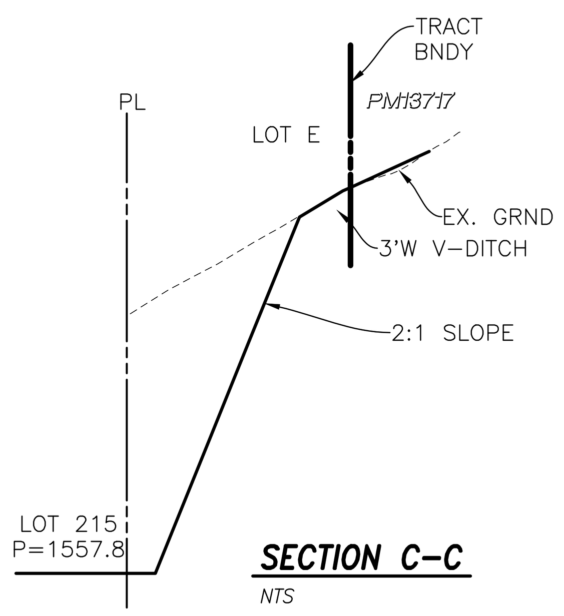

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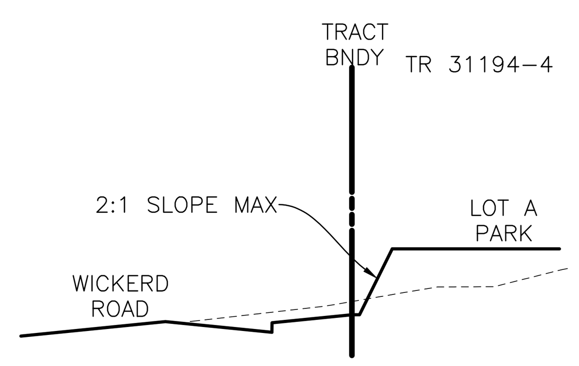

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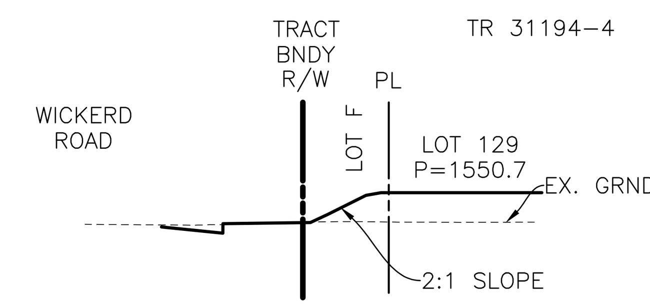

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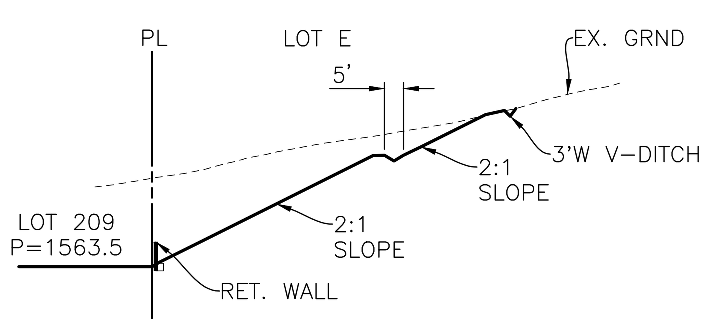

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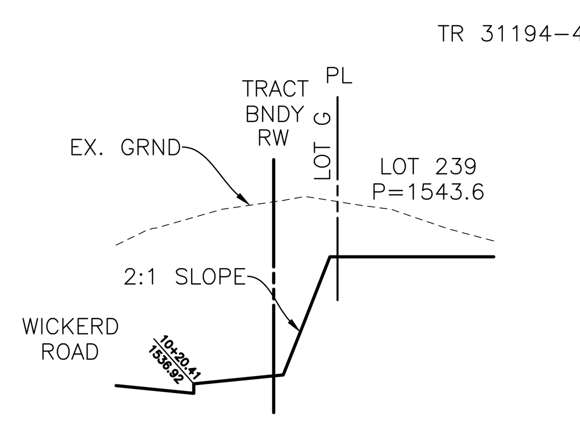

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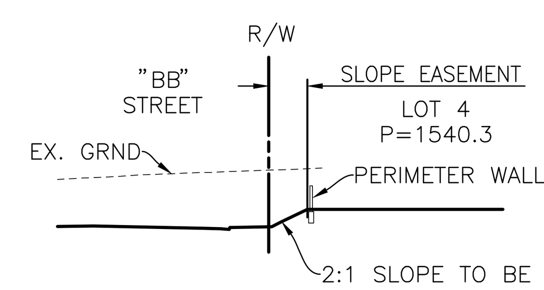

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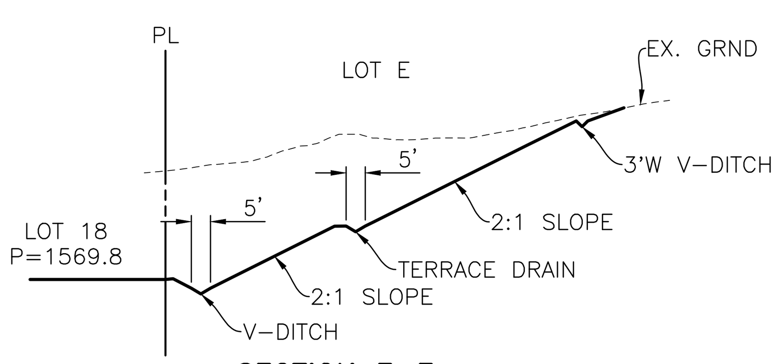


SECTION E–E
NTS

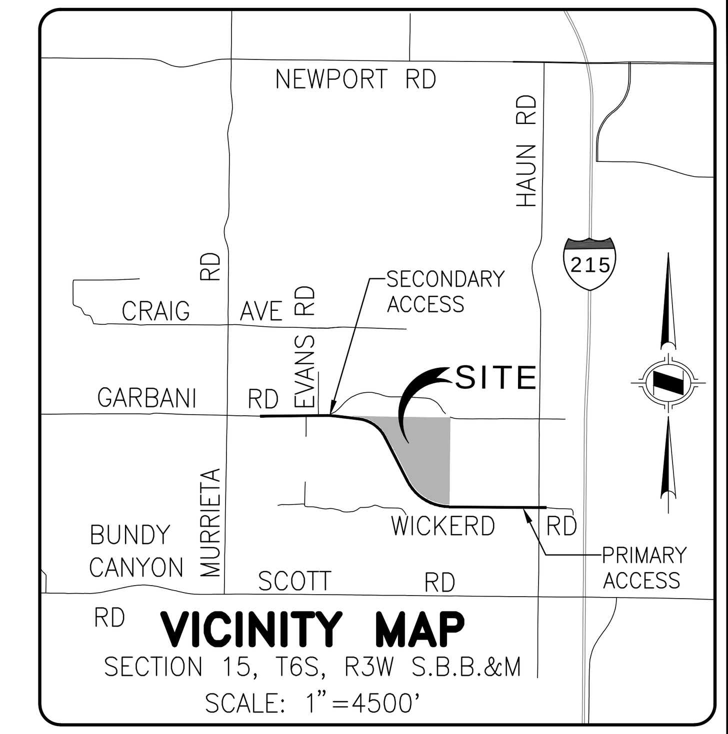
PLANNING APPLICATION NO. PLN21-0199

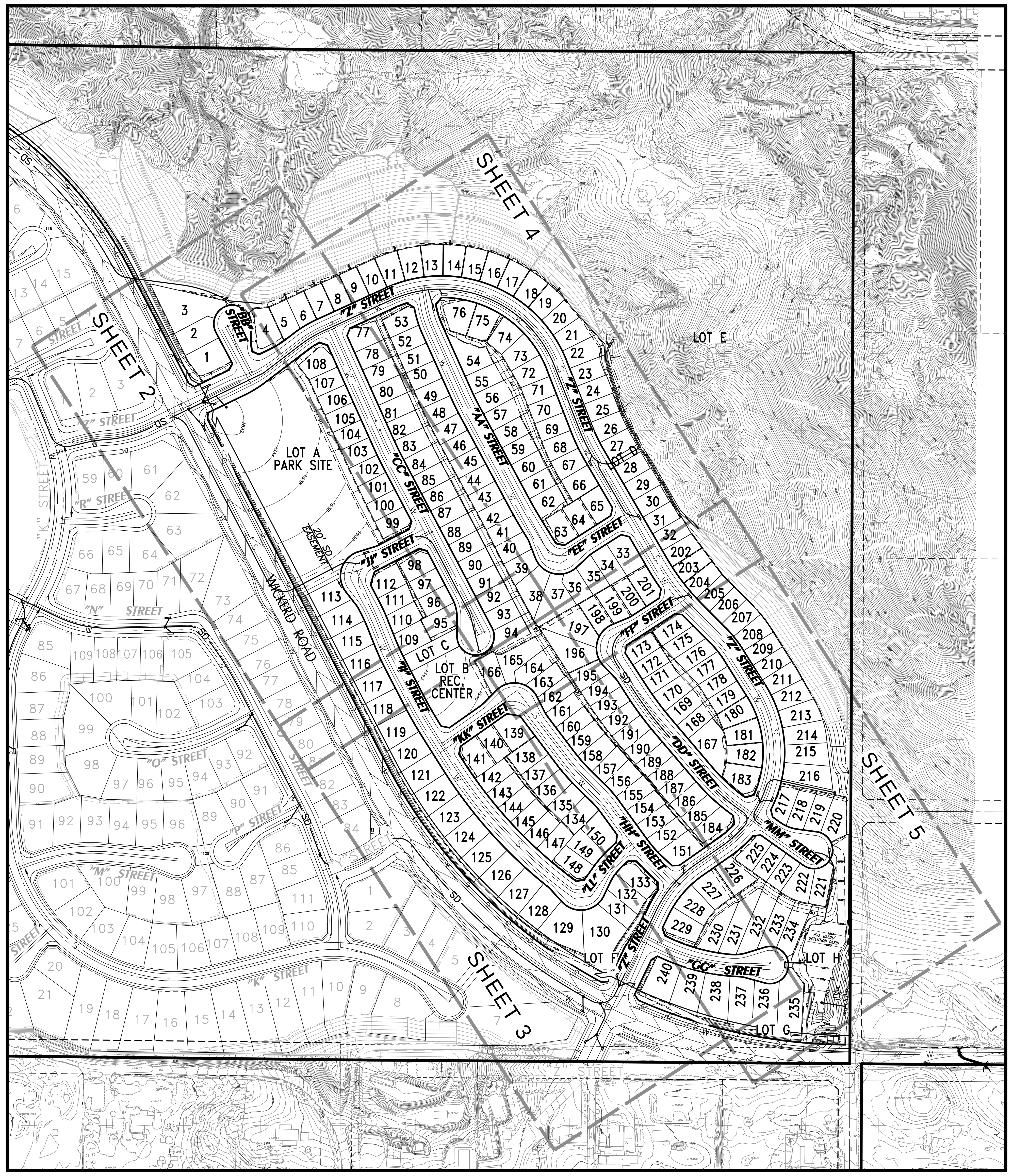
HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	CITY OF MENIFEE OCTOBER 1, 2008	GOLDEN MEADOWS CONCEPTUAL GRADING PLAN TRACT 31194-4	SHEET NO. 9 — 9 OF 9

PLOTTED BY: Irvin Tieng DATE: Aug. 23, 2023 06:09:38 PM FILE: H:\00546\Planning\Maps\Conceptual Grading\CG31194-09.dwg

Aug 23, 2023

LOT FIT EXHIBIT
FOR:
GOLDEN MEADOWS - TRACT NO. 31194 PHASE 4





LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
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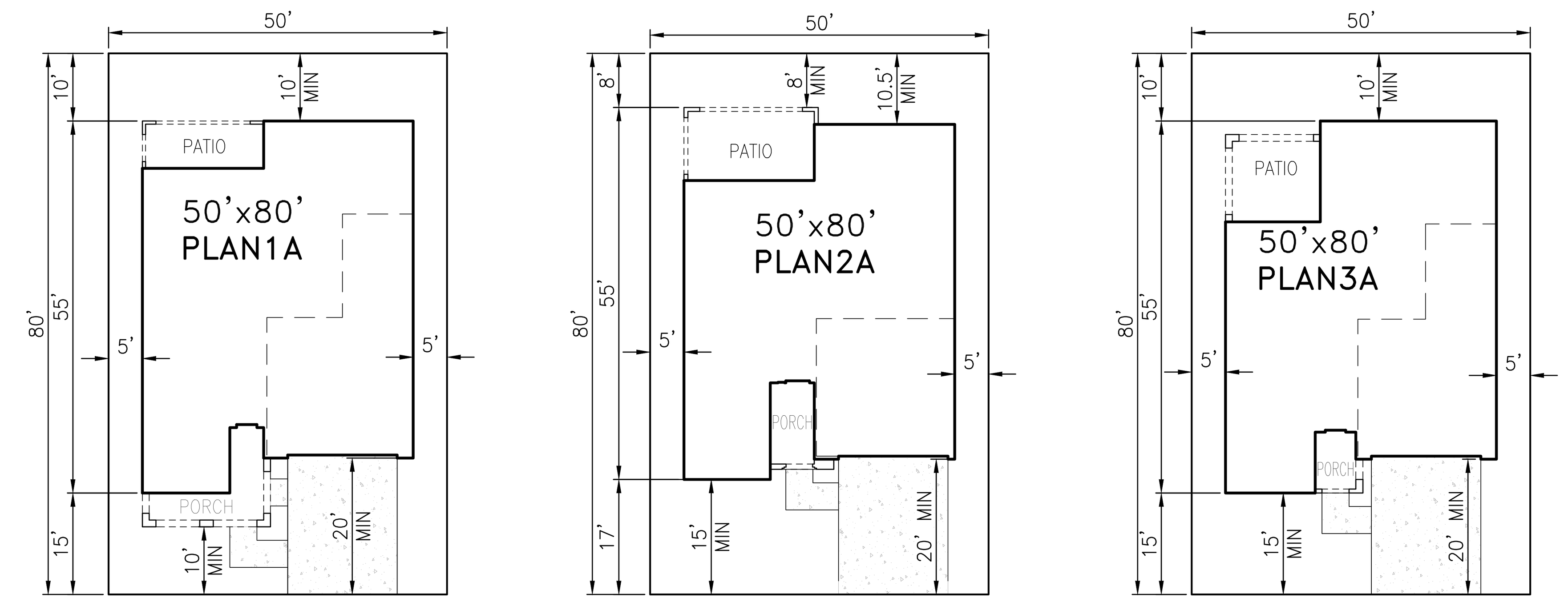
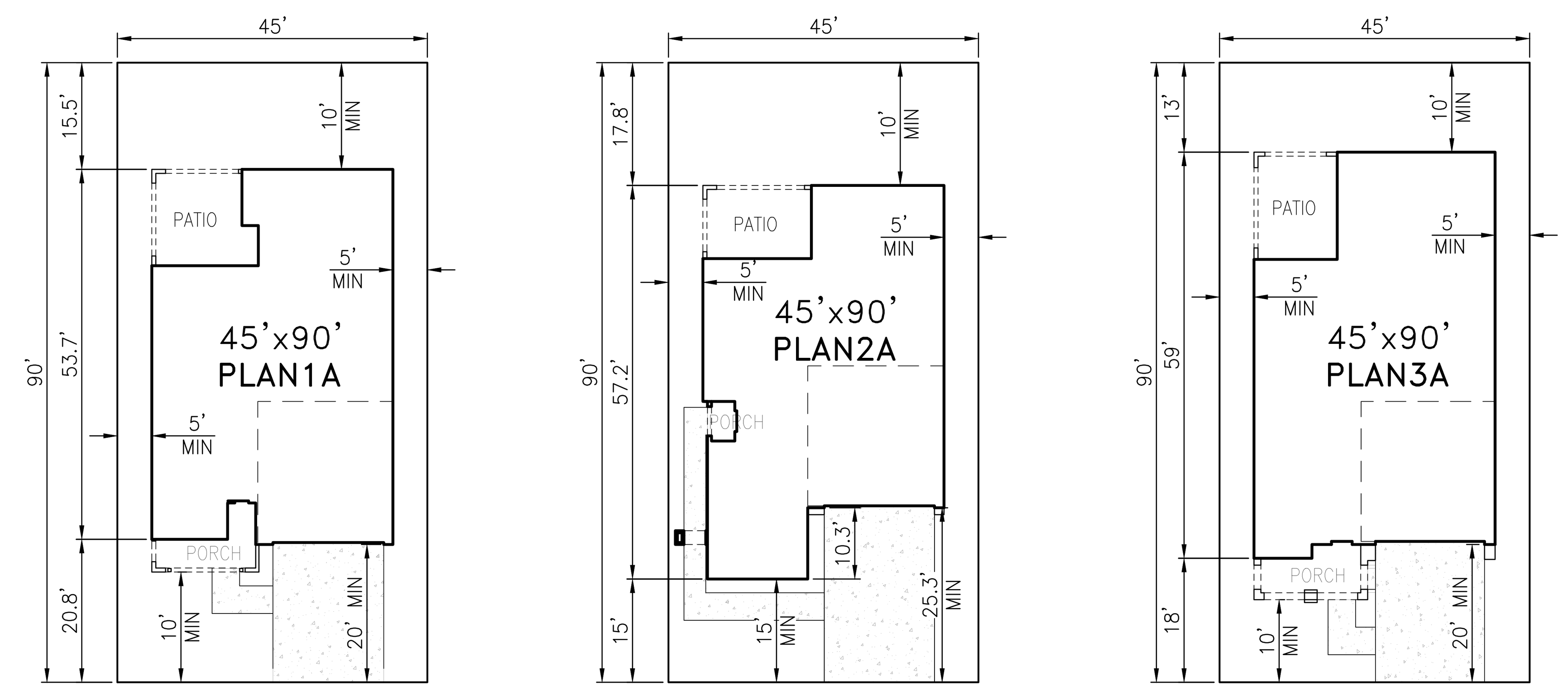
- PAD ELEVATION



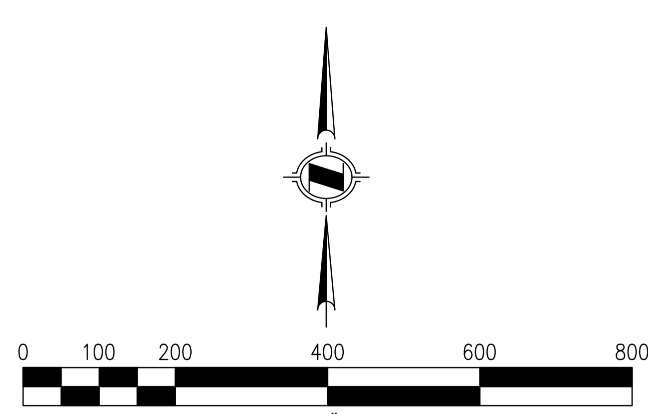
TYPICAL LOT DIMENSIONS 50'x80'

SCALE: 1"=20'



TYPICAL LOT DIMENSIONS 45'x90'

SCALE: 1"=20'



SCALE: 1" = 200'

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

GOLDEN MEADOWS
LOT FIT EXHIBIT

TRACT 31194-4

SHEET NO.
1
1 OF 5

Aug 28, 2023

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

CITY OF MENIFEE

GOLDEN MEADOWS
LOT FIT EXHIBIT

TRACT 31194-4

SHEET NO.
2
2 OF 5

Aug 28, 2023

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
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INLAND EMPIRE REGION
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GOLDEN MEADOWS
LOT FIT EXHIBIT

TRACT 31194-4

SHEET NO.
3
3 OF 5

SCALE: 1" = 40'

Aug 28, 2023

SEE SHEET 2

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
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CITY OF MENIFEE

GOLDEN MEADOWS
LOT FIT EXHIBIT

TRACT 31194-4

SCALE: 1" = 40'

Aug 28, 2023

SEE SHEET 4

SEE SHEET 3

0 20 40 80 120 160

SCALE: 1" = 40'

PLANNING APPLICATION NO. PLN21-0199

HUNSAKER & ASSOCIATES
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INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
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GOLDEN MEADOWS
LOT FIT EXHIBIT

TRACT 31194-4

SHEET NO.
5
5 OF 5

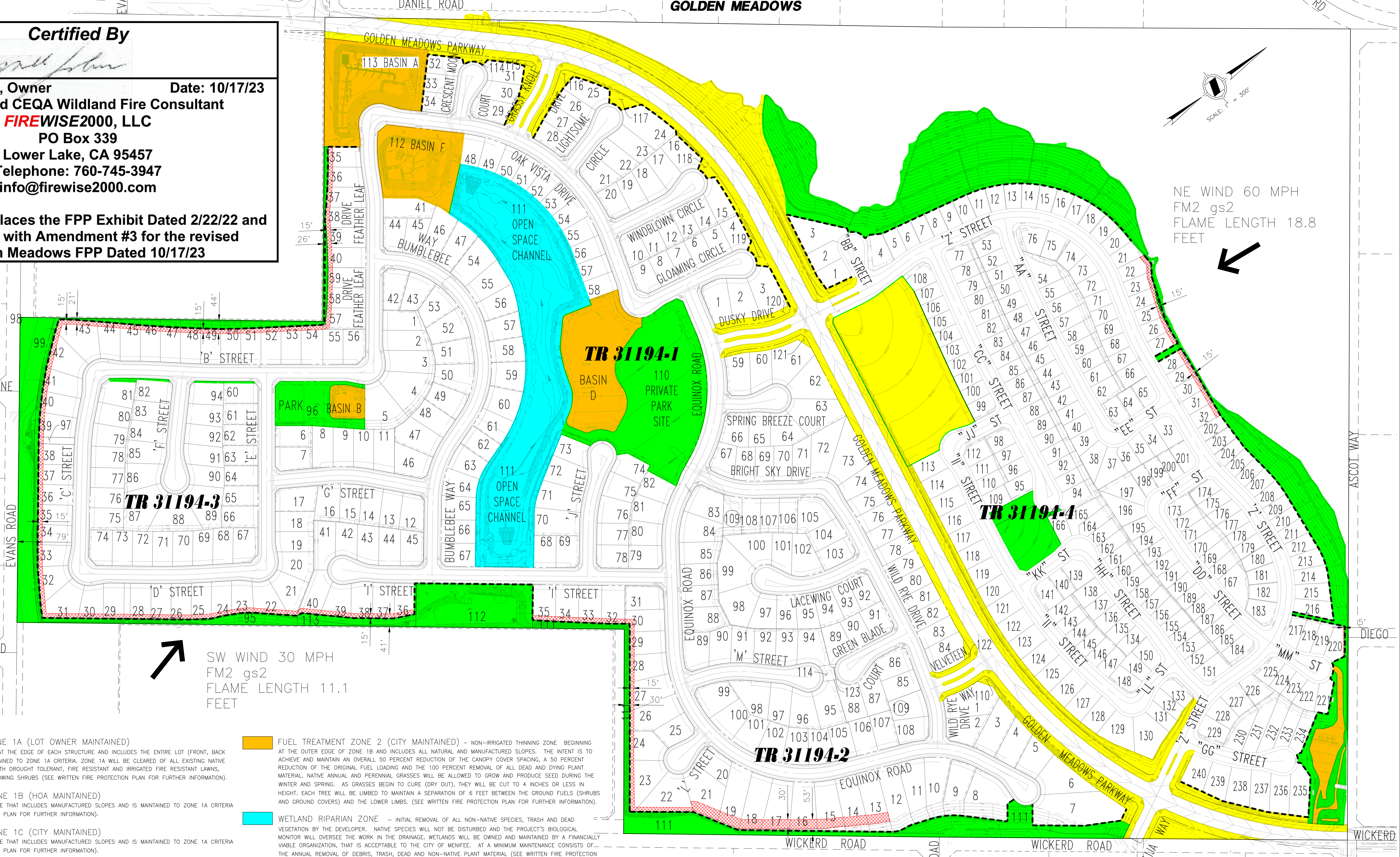
Aug 28, 2023

FUEL MODIFICATION
GOLDEN MEADOWS

Certified By

Mel Johnson, Owner — Date: 10/17/23
Certified CEQA Wildland Fire Consultant
FIREWISE2000, LLC
PO Box 339
Lower Lake, CA 95457
Telephone: 760-745-3947
info@firewise2000.com

This Exhibit Replaces the FPP Exhibit Dated 2/22/22 and is compliant with Amendment #3 for the revised Golden Meadows FPP Dated 10/17/23



LEGEND

NO COLOR — FUEL TREATMENT ZONE 1A (LOT OWNER MAINTAINED)
AN IRRIGATED ZONE BEGINING AT THE EDGE OF EACH STRUCTURE AND INCLUDES THE ENTIRE LOT (FRONT, BACK AND SIDEYARDS) AND IS MAINTAINED TO ZONE 1A CRITERIA. ZONE 1A WILL BE CLEARED OF ALL EXISTING NATIVE VEGETATION AND REPLANTED WITH DROUGHT TOLERANT, FIRE RESISTANT AND IRRIGATED FIRE RESISTANT LAWNS, GROUND COVERS AND LOW GROWING SHRUBS (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

FUEL TREATMENT ZONE 1B (HOA MAINTAINED)
ZONE 1B IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND IS MAINTAINED TO ZONE 1A CRITERIA (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

FUEL TREATMENT ZONE 1C (CITY MAINTAINED)
ZONE 1C IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND IS MAINTAINED TO ZONE 1A CRITERIA (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

NO BUILD ZONE (LOT OWNER MAINTAINED) – THE NO BUILD ZONE HAS THE SAME LANDSCAPING AND MAINTENANCE REQUIREMENTS AS ZONE 1A. NO COMBUSTIBLE STRUCTURES, WHICH INCLUDE THE HOUSE, CAN BE BUILT WITHIN THIS ZONE (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

FUEL TREATMENT ZONE 2 (CITY MAINTAINED) – NON-IRRIGATED THINNING ZONE BEGINNING AT THE OUTER EDGE OF ZONE 1B AND INCLUDES ALL NATURAL AND MANUFACTURED SLOPES. THE INTENT IS TO ACHIEVE AND MAINTAIN AN OVERALL 50 PERCENT REDUCTION OF THE CANOPY COVER SPACING, A 50 PERCENT REDUCTION OF THE ORIGINAL FUEL LOADING AND THE 100 PERCENT REMOVAL OF ALL DEAD AND DYING PLANT MATERIAL. NATIVE ANNUAL AND PERENNIAL GRASSES WILL BE ALLOWED TO GROW AND PRODUCE SEED DURING THE WINTER AND SPRING. AS GRASSES BEGIN TO CURE (DRY OUT), THEY WILL BE CUT TO 4 INCHES OR LESS IN HEIGHT. EACH TREE WILL BE LIMBED TO MAINTAIN A SEPARATION OF 6 FEET BETWEEN THE GROUND FUELS (SHRUBS AND GROUND COVERS) AND THE LOWER LIMBS. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

WETLAND RIPARIAN ZONE – INITIAL REMOVAL OF ALL NON-NATIVE SPECIES, TRASH AND DEAD VEGETATION BY THE DEVELOPER. NATIVE SPECIES WILL NOT BE DISTURBED AND THE PROJECT'S BIOLOGICAL MONITOR WILL OVERSEE THE WORK IN THE DRAINAGE. WETLANDS WILL BE OWNED AND MAINTAINED BY A FINANCIALLY VIABLE ORGANIZATION, THAT IS ACCEPTABLE TO THE CITY OF MENIFEE. AT A MINIMUM MAINTENANCE CONSISTS OF THE ANNUAL REMOVAL OF DEBRIS, TRASH, DEAD AND NON-NATIVE PLANT MATERIAL (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION).

NON-COMBUSTIBLE WALL – 6 FEET IN HEIGHT AS DESCRIBED IN THE WRITTEN FIRE PROTECTION PLAN.

Exhibit F
October 24, 2023

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

SHEET 1 OF 1

PLOTTED BY: Danielle Fregoso DATE: Oct. 24, 2023 11:48:13 AM FILE: H:\00546\Engineering\Project Exhibits\Fuel Mod\Fuel_Mod_Exhibit.dwg

NORTH 0' 150' 300' 450'

GOLDEN MEADOWS

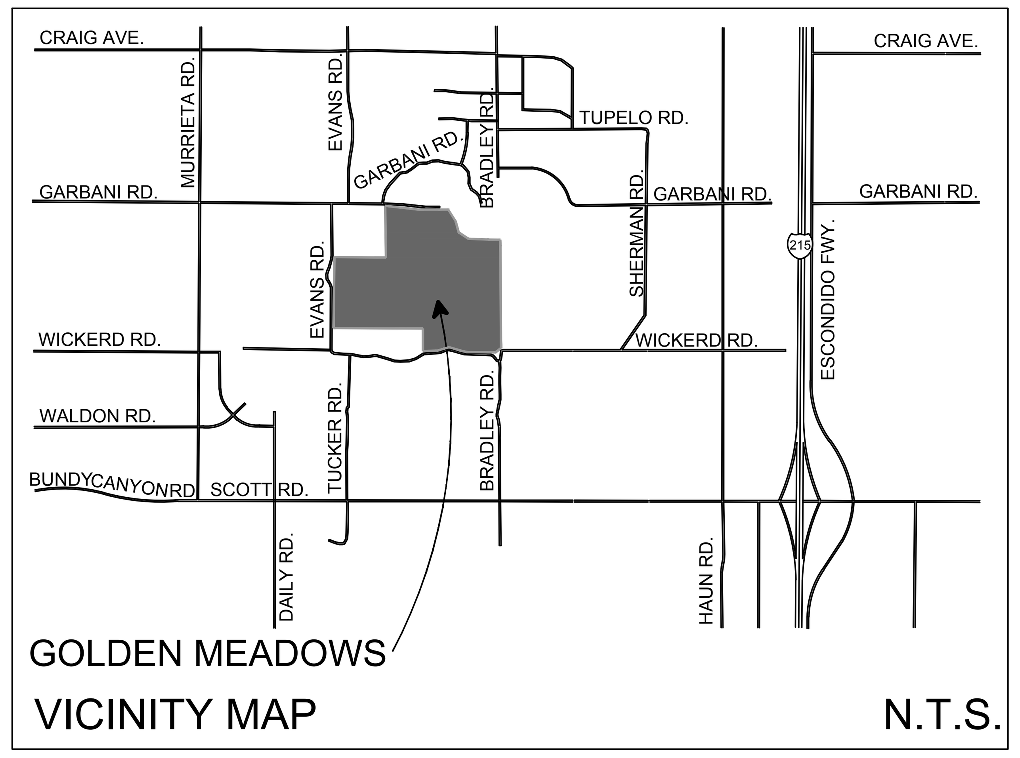
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR RICHLAND COMMUNITIES, INC.

3161 MICHELSON DRIVE, SUITE 425 IRVINE, CA 92612 PHONE: (949) 383-4134

PLOT DATE: ----



MAINTENANCE RESPONSIBILITY LEGEND

CFD PHASE 4 PARK AND CFD BASINS:
- PHASE 4 PARK: ALL HARDSCAPE, PLANTING, IRRIGATION AND PARK AMENITIES
- CFD BASINS: WATER QUALITY STRUCTURES, LANDSCAPE AND IRRIGATION

HOA PARKS, SLOPES, & BASINS
- HOA MAINTAINED
- INCLUDES NATIVE OPEN SPACE - LOT E

EMWD TANK SITE
- EMWD MAINTAINED

Exhibit L
September 7, 2023

NORTH 0' 150' 300' 450'

GOLDEN MEADOWS

bmla
LANDSCAPE ARCHITECTURE
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LANDSCAPE MAINTENANCE EXHIBIT

PREPARED FOR RICHLAND COMMUNITIES, INC.
3161 MICHELSON DRIVE, SUITE 425 IRVINE, CA 92612 PHONE: (949) 383-4134

PLOT DATE: 8/22/23