

CITY OF MENIFEE
TENTATIVE TRACT MAP NO. 38625
FOR CONDOMINIUM PURPOSES

OWNER

PANCHO DE LOS CAZADORES
1950 SAYVORET DRIVE
FULLERTON, CA 92831
ATTN: TRACY POLLEY
(949) 858-9881

DEVELOPER

M.C. HOLDINGS, INC.
5 PETERS CANYON, SUITE 310
IRVINE, CA 92606
ATTN: LOUISA FELETO
(949) 299-3833

ENGINEER

KIMLEY HORN & ASSOCIATES, INC.
3501 UNIVERSITY AVENUE, SUITE 300
RIVERSIDE, CA 92501
ATTN: MICHAEL SUTTON, PE
PHONE: (951) 543-9869
EMAIL: MIKE.SUTTON@KIMLEY-HORN.COM

LEGEND

EXISTING PARCEL BOUNDARY
PROPOSED RIGHT OF WAY
EXISTING CENTERLINE
EXIST. RIGHT OF WAY
EXIST. PARCEL LINE
EXIST. EDGE OF PAVEMENT
EXIST. FENCE

ASSESSOR'S PARCEL NO

333-200-062

ZONING

EXISTING: LOW MEDIUM DENSITY RESIDENTIAL (LMOR)
PROPOSED: LOW MEDIUM DENSITY RESIDENTIAL (LMOR)

UTILITY PROVIDERS

CITY OF MENIFEE
2270 TRUMBUE RD
MENIFEE, CA 92586
(951) 872-6777

SO. CAL GAS COMPANY
25200 TRUMBUE RD
PERRIS, CA 92571
(909) 335-7967
EMERGENCIES: (800) 427-2200

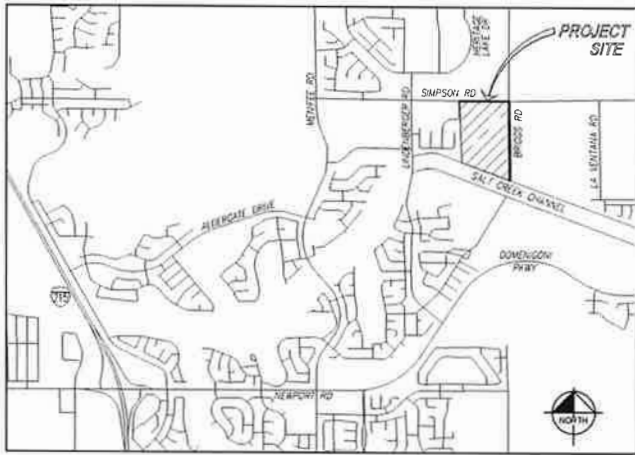
AT&T
22311 BROOKHURST ST, SUITE 203,
HUNTINGTON BEACH, CA 92646
(714) 863-7964

EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBUE RD
PERRIS, CA 92570
(951) 828-3777
WWW.EMWD.ORG

DIGALERT
UNDERGROUND SERVICE ALERT
(800) 422-4133

SOUTHERN CALIFORNIA Edison
24487 PHELPS RD
WILDMAR, CA 92595
(800) 611-1911
WWW.SCE.COM

DIRECTV
641 W STATE ST #196
REDLANDS, CA 92373
(909) 795-8887
WWW.DIRECTV.COM



VICINITY MAP
NOT TO SCALE

EXISTING EASEMENTS

- [1] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 9, 1964
RECORDING INFO: 3130 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- [2] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
PURPOSE: WATERLINES
RECORDING DATE: MAY 23, 1994
RECORDING INFO: 20899 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS PARTICULARLY DESCRIBED IN SAID DOCUMENT
- [3] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 29, 2006
RECORDING INFO: 2006-0953875 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

LEGAL DESCRIPTION

PARCEL 1:
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING IN OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-1A AND PARCEL 4110-1B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33 INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 333-200-062

EARTHWORK QUANTITIES

RAW NUMBERS

CUT = 11,213 CY
FILL = 296,793 CY
NET = 285,580 CY OF FILL

ADJUSTED NUMBERS

CUT = 478.66 CY
FILL = 301,055 CY
NET = 343,789 CY OF FILL

AREA SUMMARY

TOTAL AREA: 55.4+ ACRES
DETACHED CONDO LOTS: 325 - AREA: 34.04 ACRES
DETACHED CONDO UNITS: 325 - AREA: 34.04 ACRES
POOL AREA: - 0.4+ ACRES
STREET AREA: 12.4+ ACRES
OPEN SPACE AREA: 9.6+ ACRES

LAND USE

EXISTING & PROPOSED LAND USE: 5.1-B RESIDENTIAL (S1-BP)
EXISTING COVER: VACANT VEGETATIVE LAND
PROPOSED COVER: MIXED SINGLE-FAMILY & DETACHED CONDO RESIDENTIAL (LMOR)
EAST CONDITION: VACANT VEGETATIVE LAND
SOUTH CONDITION: RCFC&WCD FLOOD CONTROL CHANNEL
NORTH/WEST: RESIDENTIAL PLANNED COMMUNITY (R-PC)

BENCHMARK

DATE OF SURVEY: JUNE 4TH, 2022
DATE OF PLAT: JUNE 13TH, 2022

USGS BENCH MARK NO. 5-327:
STANDARD BRASS DISC STAMPED "5-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27, 35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN.

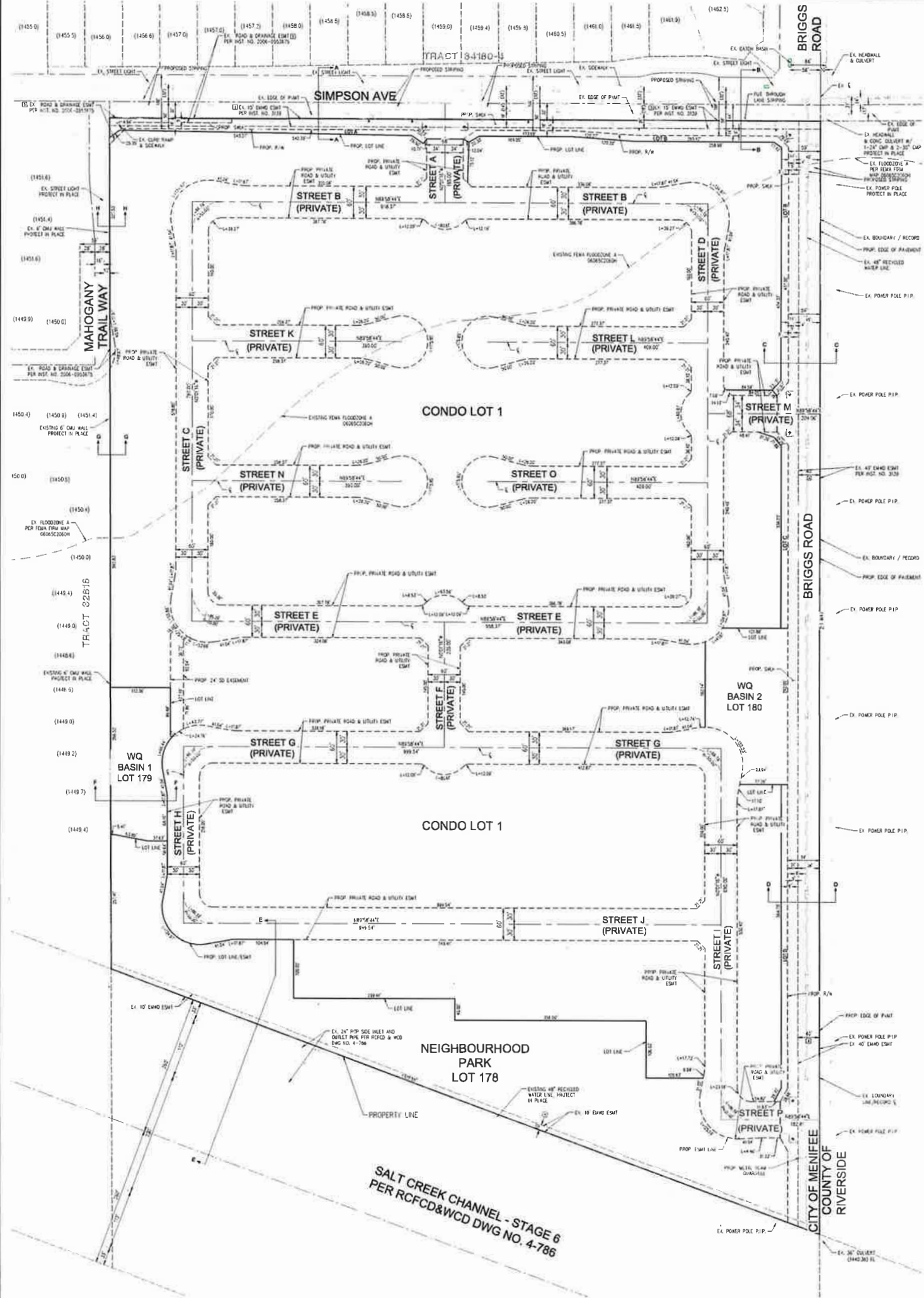
ELEVATION = 1480.6 (CONVERTED TO NAVD 1988)

BASIS OF BEARINGS

BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89°59'43" W

ABBREVIATIONS

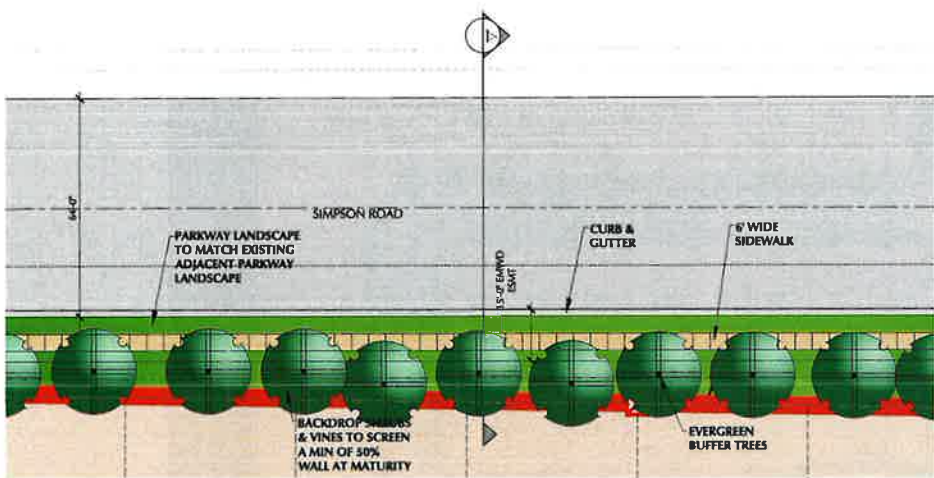
C&G = CURB & GUTTER
CL = CENTERLINE
EXIST = EXISTING
FG = FINISHED GROUND
FS = FINISHED SURFACE
FH = FIRE HYDRANT
PROP = PROPOSED
P.I.P. = PROJECT IN PLACE
P.U.M. = PAVEMENT
R/W = RIGHT OF WAY
SD = STORM DRAIN
SUBAL = SUBALINE
TYP = TYPICAL
TC = TOP OF CURB



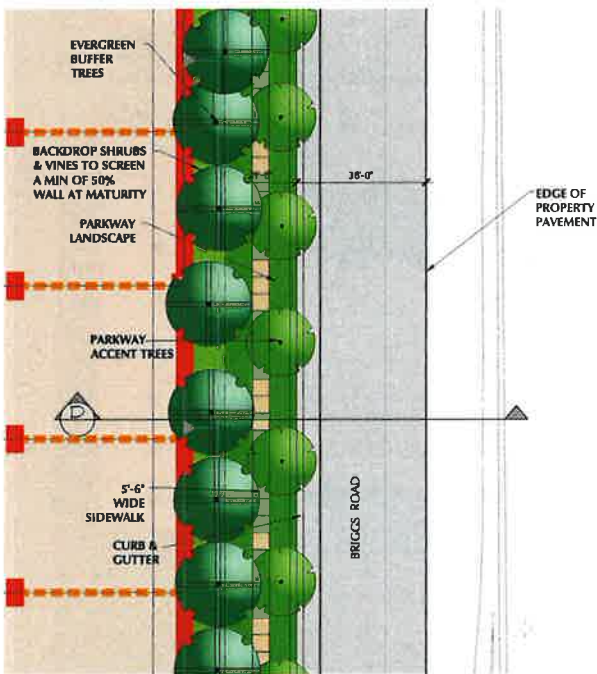
GRAPHIC SCALE IN FEET
0 40 80 160

SCALE: 1"=60'	Kimley»Horn	TENTATIVE TRACT MAP NO. 38625 FOR CONDOMINIUM PURPOSES
DATE: 04/01/2022		
DESIGNED: MS		
CHECKED: MS		
PLN. CK. REF: 1	3501 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501 PHONE: (951) 543-9869 WWW.KIMLEY-HORN.COM	
REVISIONS	DATE	BY

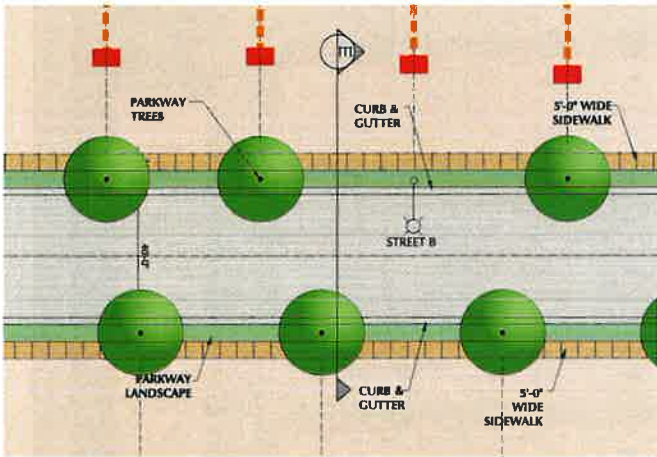
PROJ. # 19526101
SHEET 1
OF 2 SHEETS
DWG. NO.



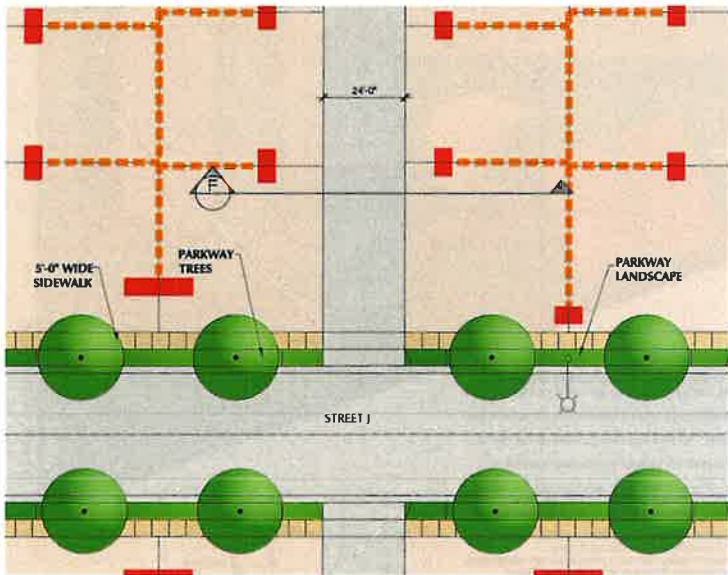
SIMPSON ROAD - PLAN VIEW
SCALE: 1" = 20'



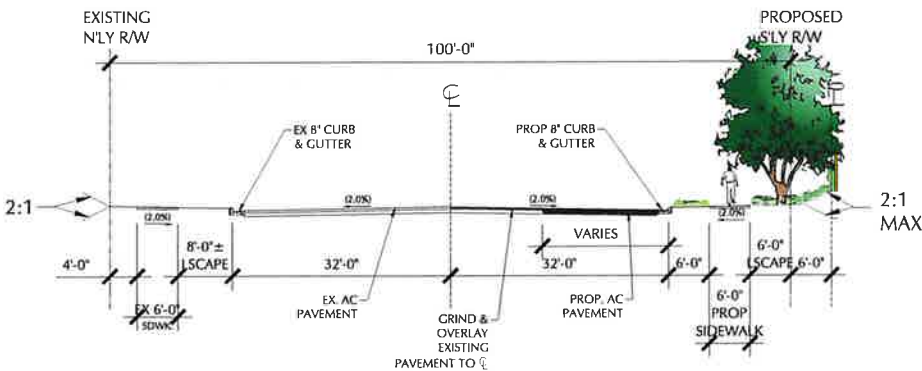
BRIGGS ROAD - PLAN VIEW
SCALE: 1" = 20'



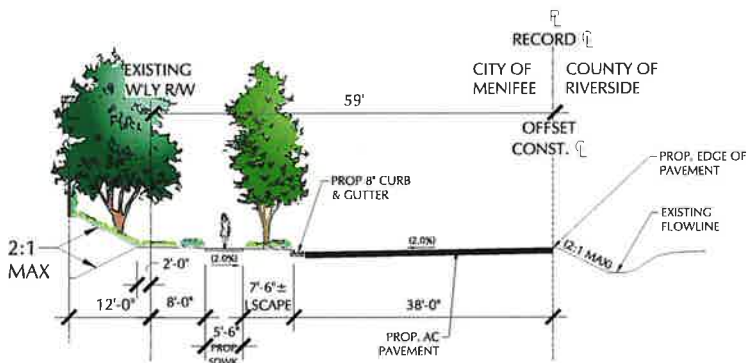
INTERIOR STREETS - PLAN VIEW
SCALE: 1" = 20'



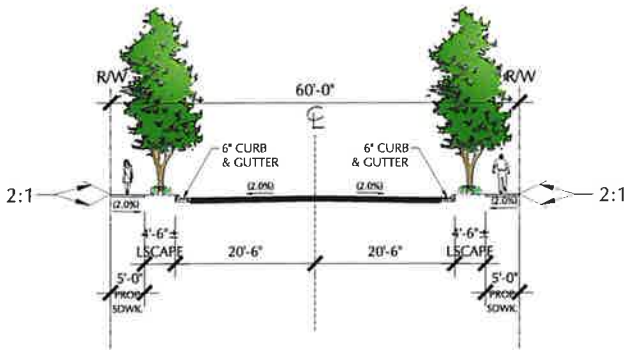
TYPICAL ALLEY - PLAN VIEW
SCALE: 1" = 20'



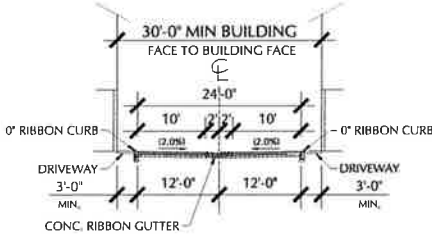
SIMPSON ROAD
SECTION A-A
PUBLIC STREET
(SECONDARY ROADWAY)
SCALE: 1" = 10'



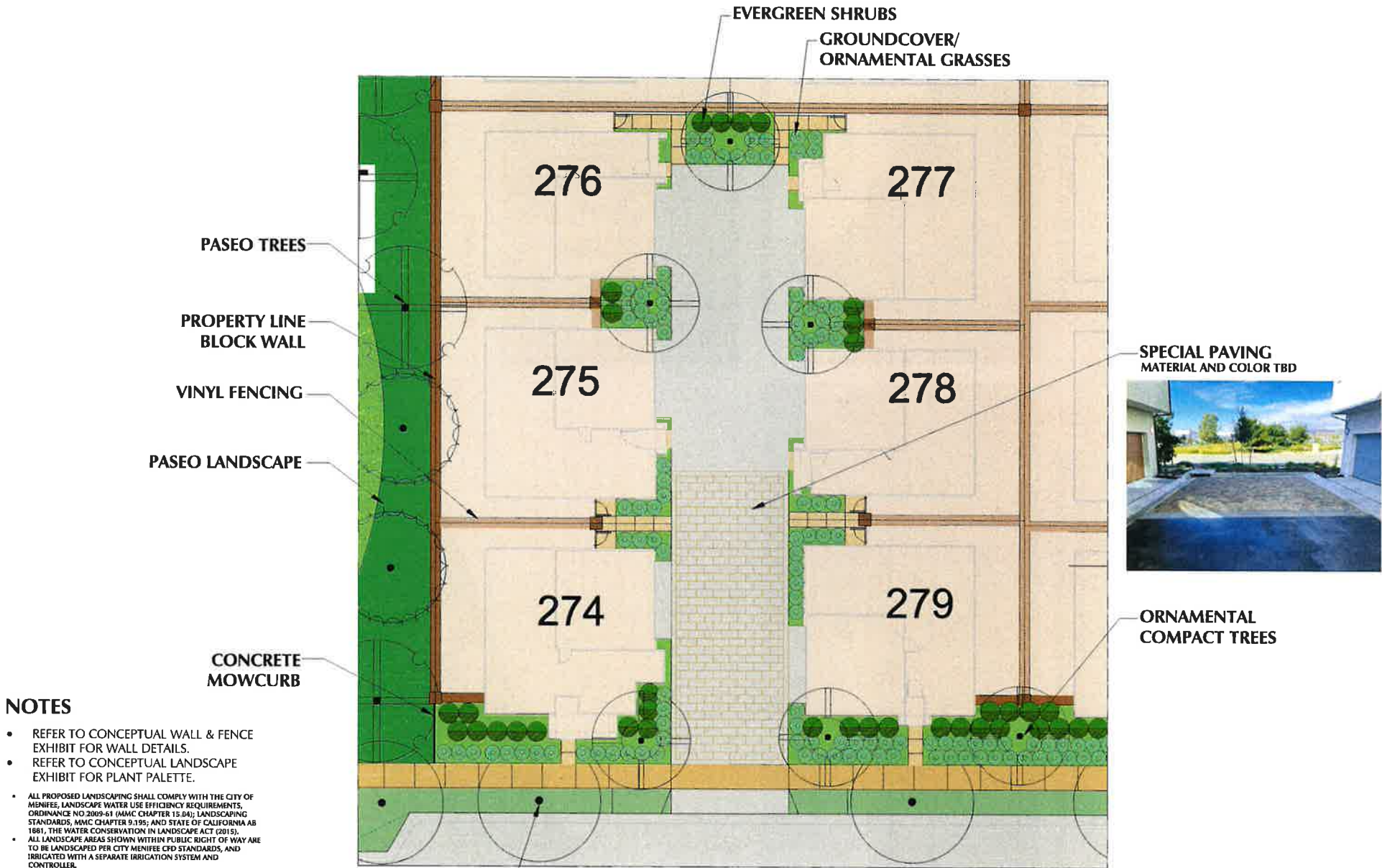
BRIGGS ROAD
SECTION D-D
PUBLIC STREET
(MAJOR ROADWAY)
SCALE: 1" = 10'



INTERIOR STREETS
SECTION E-E
PUBLIC STREETS B-L, N-O
(GENERAL LOCAL)
SCALE: 1" = 10'

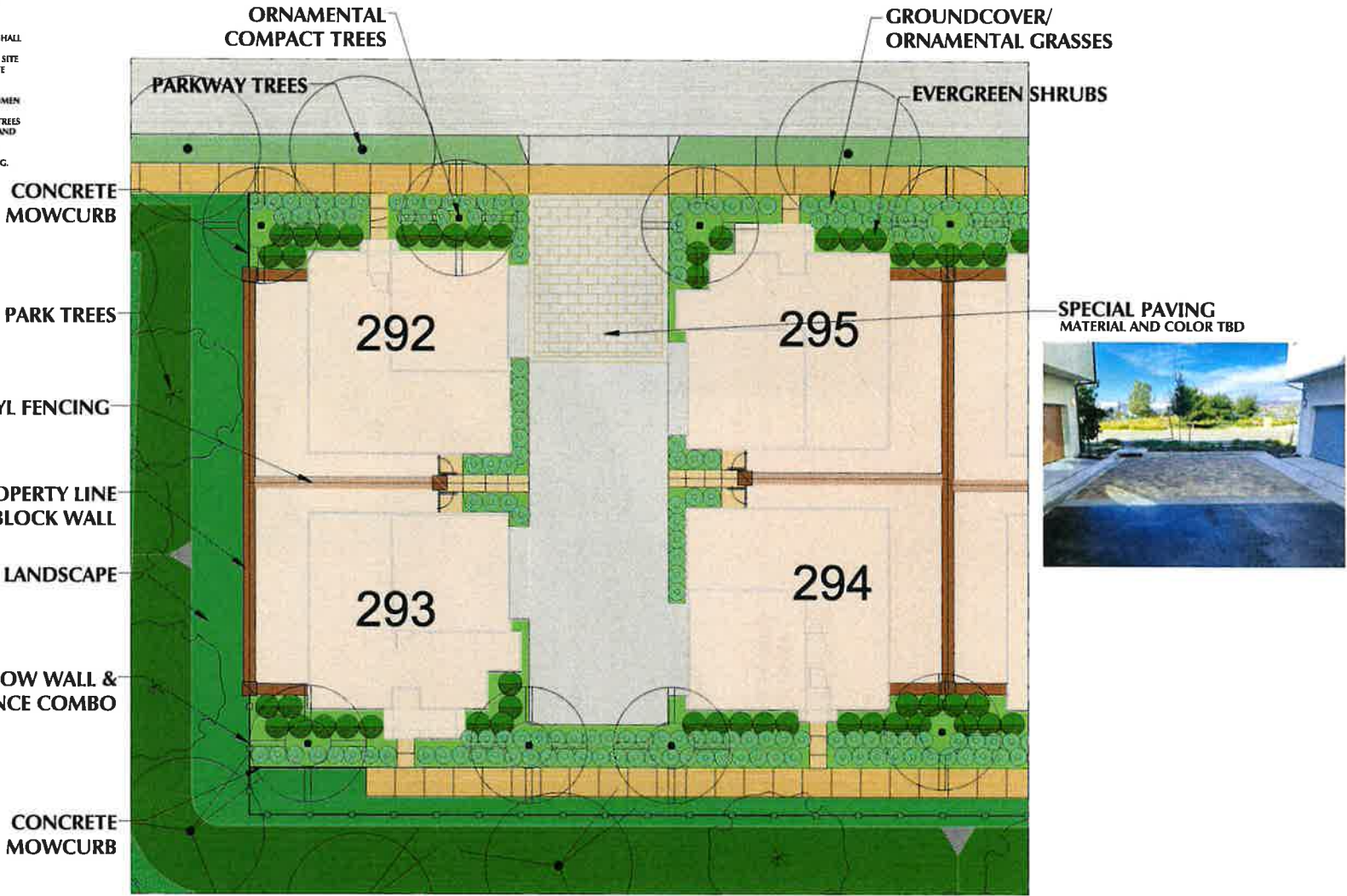


TYPICAL ALLEY
SECTION F-F
SCALE: 1" = 10'



- NOTES**
- REFER TO CONCEPTUAL WALL & FENCE EXHIBIT FOR WALL DETAILS.
 - REFER TO CONCEPTUAL LANDSCAPE EXHIBIT FOR PLANT PALETTE.
 - ALL PROPOSED LANDSCAPING SHALL COMPLY WITH THE CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, ORDINANCE NO.2009-51 (MWC CHAPTER 15.04); LANDSCAPING STANDARDS, MWC CHAPTER 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPE ACT (2015).
 - ALL LANDSCAPE AREAS SHOWN WITHIN PUBLIC RIGHT OF WAY ARE TO BE LANDSCAPED PER CITY MENIFEE CDD STANDARDS, AND IRRIGATED WITH A SEPARATE IRRIGATION SYSTEM AND CONTROLLER.
 - ALL TREES SHALL BE PLACED OUTSIDE OF UTILITY SETBACK AND/OR EASEMENTS. TREE SETBACKS SHALL ADHERE TO THE CITY OF MENIFEE LANDSCAPING STANDARD.
 - THE ALIGNMENT OF INTERIOR WALLS AND FENCING WILL BE DETERMINED AS PART OF THE POST ENTITLEMENT PROCESS IN CONJUNCTION WITH THE FINAL SITE OF DEVELOPMENT PLAN.
 - STREET TREES IN OFF-SITE AREAS (PUBLIC RIGHT-OF-WAY) SHALL BE SPACED AT 30 FEET ON CENTER AVERAGE (MAX). INFORMAL GROUPINGS OF TREES ARE ACCEPTABLE PROVIDED THAT THE AVERAGE SPACING REQUIREMENT IS ACHIEVED. INTERIOR RESIDENTIAL NEIGHBORHOOD STREETS SHALL RECEIVE ONE STREET TREE PER LOT, EXCEPT CORNER LOTS, WHICH MAY RECEIVE ADDITIONAL TREES.
 - ROOT CONTROL BARRIER SHALL BE REQUIRED FOR TREES SIX FEET AND CLOSER TO HARDSCAPE BARRIER SHALL BE 16 FEET TOTAL LENGTH (8 FEET EACH SIDE OF TREE TRUNK) ADJACENT TO HARDSCAPE FOR EACH TREE (LINEAR INSTALLATION).
 - CDD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ANY HOA / PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVE, MAINLINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" X 8") OR OTHER SUITABLE BARRIER ALONG THE PROPERTY LINE.
 - A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (3% - 36" BOX, 5% - 48" BOX SIZE) MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24 INCH BOX (ACCENT TREES SHALL BE 36 INCH AND 48 INCH BOX SIZE), SHRUB 5 GALLON, AND GROUNDCOVERS/ GRASSES/ PERENNIALS - 1 GALLON.
 - PLANTS WILL HAVE A MAX 30" HEIGHT WITHIN LINE OF SIGHT IMPACT AREAS. PLANTS WILL AVOID MONOCULTURAL PLANTING.

6 PACK CLUSTER



4 PACK CLUSTER





City of Menifee
SALT CREEK
TENTATIVE TRACT MAP NO 38625



PREPARED BY
MCL
MCL Engineering Inc.
11000 Valley View Road, Suite 100, San Diego, CA 92120
Tel: 619.444.1100
Fax: 619.444.1101
Email: info@mcleng.com
www.mcleng.com

REV	DESCRIPTION

Conceptual Park Plan

SALT CREEK
TENTATIVE TRACT MAP NO 38625

DRAWN JIS	CHECKED JIS
DATE 6/20/2020	JOB NO 22-437
SHEET L-4	



A LARGE OPEN TURF AREAS FOR PLAY



B WALKING TRAILS WITH DISTANCE MARKERS



D DROUGHT TOLERANT LANDSCAPE AROUND TRAILS WITH SHADE TREES, BENCHES, AND WASTE RECEPTACLES



F (2) TENNIS/PICKLEBALL COMBO COURTS



C PLAY STATIONS WITH VARIOUS EQUIPMENT



E TRADITIONAL PLAY STRUCTURE

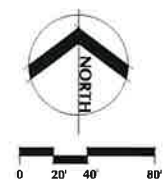


G OVERHEAD STRUCTURE WITH PICNIC TABLES, (1) BBQ STATION



H RESTROOM BUILDING

- REFER TO CONCEPTUAL LANDSCAPE EXHIBIT FOR PROPOSED PLANT PALETTE
- REFER TO CONCEPTUAL WALL & FENCE EXHIBIT FOR CONCEPTUAL DETAILS
- REFER TO RWUE FOR MAINTENANCE RESPONSIBILITIES
- LOCATION OF ALL SITE AMENITIES (TRASH RECEPTACLES, BENCHES, ETC) TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE



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A RESTROOM BUILDING



B SHOWER & POOL EQUIPMENT BUILDING



D OVERHEAD SHADE STRUCTURE



C POOL

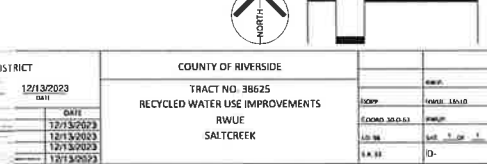
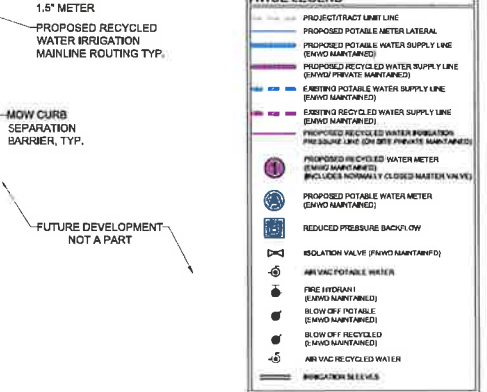
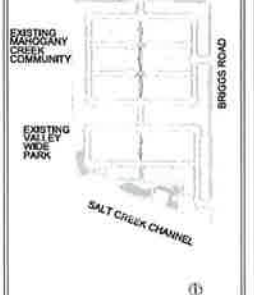
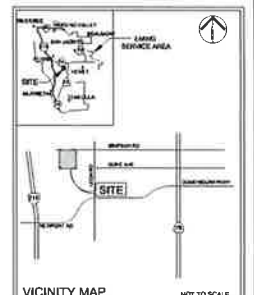
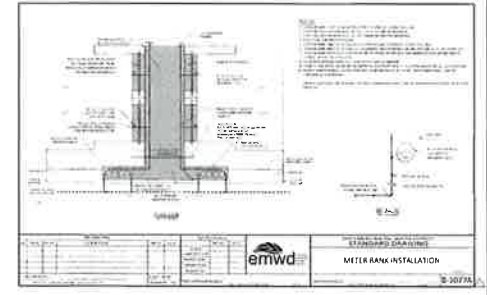
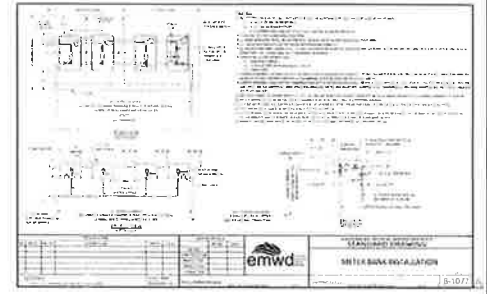
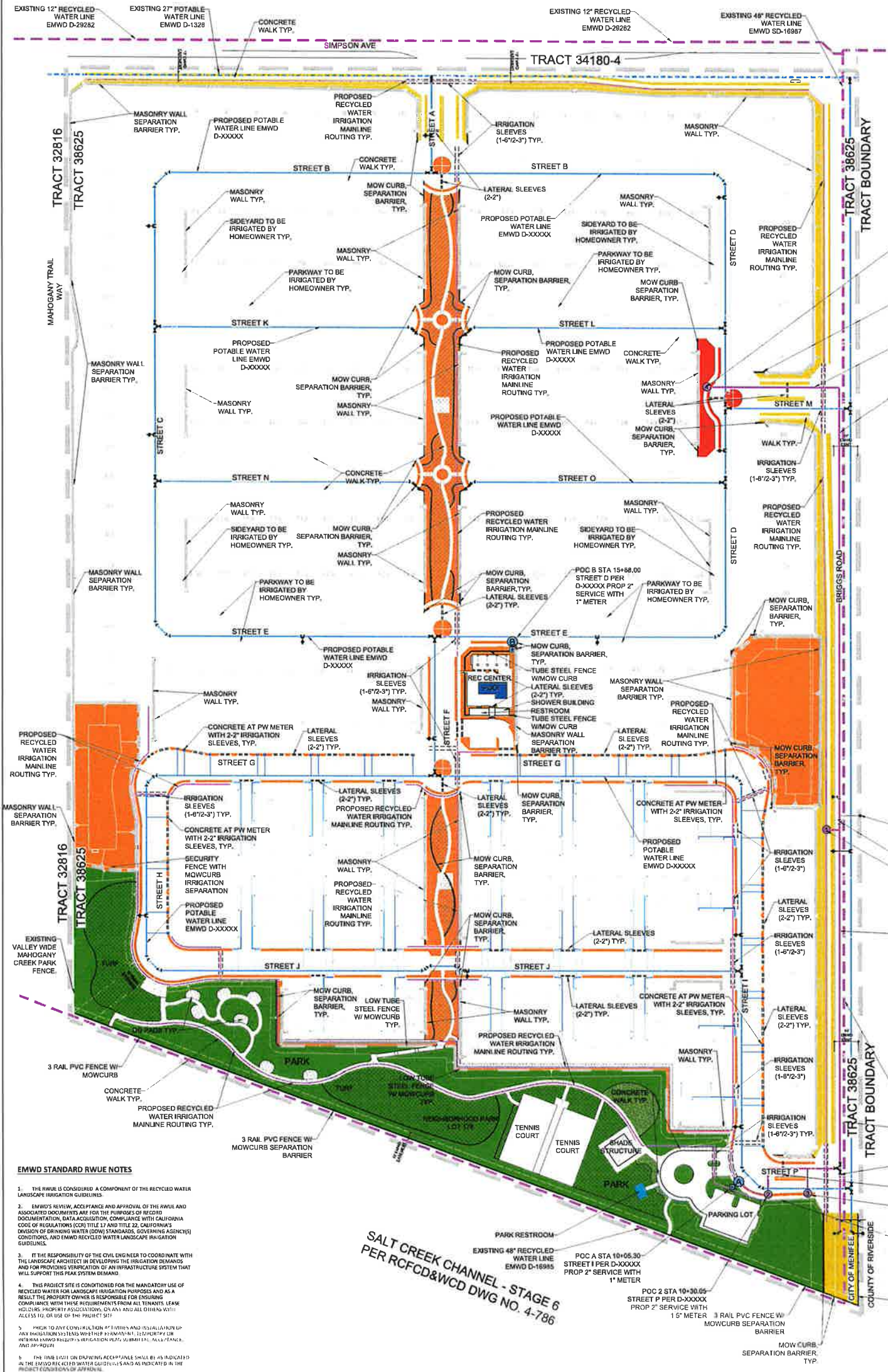


E BARBEQUE AREA

- REFER TO CONCEPTUAL LANDSCAPE EXHIBIT FOR PROPOSED PLANT PALETTE
- REFER TO CONCEPTUAL WALL & FENCE EXHIBIT FOR CONCEPTUAL DETAILS
- REFER TO RWUE FOR MAINTENANCE RESPONSIBILITIES







- EMWD STANDARD RWUE NOTES**
1. THE RWUE IS CONSIDERED A COMPONENT OF THE RECYCLED WATER LANDSCAPE IRRIGATION GUIDELINES.
 2. EMWD'S REVIEW, ACCEPTANCE AND APPROVAL OF THE RWUE AND ASSOCIATED DOCUMENTS ARE FOR THE PURPOSES OF RECORD DOCUMENTATION, DATA ACQUISITION, COMPLIANCE WITH CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 17 AND TITLE 23, CALIFORNIA'S DIVISION OF DRINKING WATER (DWD) STANDARDS, GOVERNING AGENCIES' CONDITIONS, AND EMWD RECYCLED WATER LANDSCAPE IRRIGATION GUIDELINES.
 3. IT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER TO COORDINATE WITH THE LANDSCAPE ARCHITECT IN DEVELOPING THE IRRIGATION DEMANDS AND FOR PROVIDING VERIFICATION OF AN INFRASTRUCTURE SYSTEM THAT WILL SUPPORT THIS PEAK SYSTEM DEMAND.
 4. THIS PROJECT SITE IS CONDITIONED FOR THE MANDATORY USE OF RECYCLED WATER FOR LANDSCAPE IRRIGATION PURPOSES AND AS A RESULT THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THESE REQUIREMENTS FROM ALL TENANTS, LEASE HOLDERS, PROPERTY ASSOCIATIONS, OR ANY AND ALL OTHERS WITH ACCESS TO OR USE OF THE PROJECT SITE.
 5. PRIOR TO ANY CONSTRUCTION AT THIS SITE AND TO INSTALLATION OF ANY IRRIGATION SYSTEMS, THE PROPERTY OWNER, LANDSCAPE ARCHITECT, OR OTHERS MUST SUBMIT A WRITTEN IRRIGATION PLAN, SUBMITTAL, ALL PLANS, AND APPROVALS.
 6. THE TIME LIMIT ON DRAWING ACCEPTANCE SHALL BE AS INDICATED IN THE EMWD RECYCLED WATER GUIDELINES AND AS INDICATED IN THE PROJECT CONVEYANCE AGREEMENT.

**SALT CREEK CHANNEL - STAGE 6
PER RCFC&WCD DWG NO. 4-786**

PERMITS PROJECT SUMMARY TABLE									
Project Name	Project No.	Project Date	Project Status	Project Location	Project Description	Project Owner	Project Engineer	Project Designer	Project Checker
Tract 34180-4	16510	12/13/2023	Approved	Tract 34180-4	Recycled Water Landscaping Improvements	Eastern Municipal Water District	John Doe	John Doe	John Doe
Tract 34180-4	16510	12/13/2023	Approved	Tract 34180-4	Recycled Water Landscaping Improvements	Eastern Municipal Water District	John Doe	John Doe	John Doe
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Tract 34180-4	16510	12/13/2023	Approved	Tract 34180-4	Recycled Water Landscaping Improvements	Eastern Municipal Water District	John Doe	John Doe	John Doe

