

LOT 99 POCKET PARK IMPROVEMENTS TO INCLUDE MEANDERING DECOMPOSED GRANITE TRAIL, "POP-OUTS" FOR BENCHES, TRASH CANS AND WHEEL CHAIR ACCESS, AND MOW CURBS. LANDSCAPE TO INCLUDE MEADOW GRASS AREA AND DROUGHT TOLERANT SHRUBS, GROUND COVER AND TREES. (REFER TO CFD MAINTAINED POCKET PARK EXHIBIT, SHEET 4 OF 10, FOR MORE DETAIL.)

LANDSCAPE MAINTENANCE LEGEND

- CFD MAINTAINED STREETScape & WATER QUALITY BASIN - 92,382 SQ. FT/ (2.12 ACRES)
- HOA MAINTAINED SIDEYARDS AND SIDEYARD SLOPES LANDSCAPE - 16,388 SQ. FT/ (0.38 ACRES)
- HOA MAINTAINED PARK - 55,992 SQ. FT/ (1.28 ACRES)
- HOA MAINTAINED EVA ACCESS ROAD - 4,670 SQ. FT/ (0.10 ACRES)
- PRIVATE HOMEOWNER MAINTAINED SLOPE LANDSCAPE - 43,767 SQ. FT/ (1.00 ACRES)
- PRIVATE HOMEOWNER MAINTAINED LOT AND PARKWAY LANDSCAPE

TRACT 38128 TRAFFIC RECOMMENDATIONS

- Recommendation #1 -**
Install traffic signal at Chambers Avenue and Murrieta Road (#6). Project responsibility would be a fair-share cost of \$21,210, or 7.07% of the estimated cost of the traffic signal.
- Recommendation #2 -**
Construct Byers Road as a two-lane Collector along street frontage.
- Recommendation #3A -**
Construct Byers Road as a two-lane Collector from the southern project boundary to Rouse Road.
- Recommendation #3B -**
Construct the intersection of Byers Road and Rouse Road to connect the north leg and the east leg. Implementation should consider future connection to the west by others.
- Recommendation #4 -**
Seek City approval of the restrictive condition minimum sight distance of 200 feet at the intersection of Street "C" and Street "F". Initial coordination with the City indicates approval of this condition.
- Recommendation #5 -**
Provide 5-foot of red curb on each side of EVA driveways to discourage individuals from parking too close to the driveway pan. If there is less than 25 feet between the EVA driveway and a residential driveway for the nearby lots, red curb is recommended all the way to the next driveway.

LANDSCAPE MAINTENANCE EXHIBIT

SCALE : 1" = 50'-0"

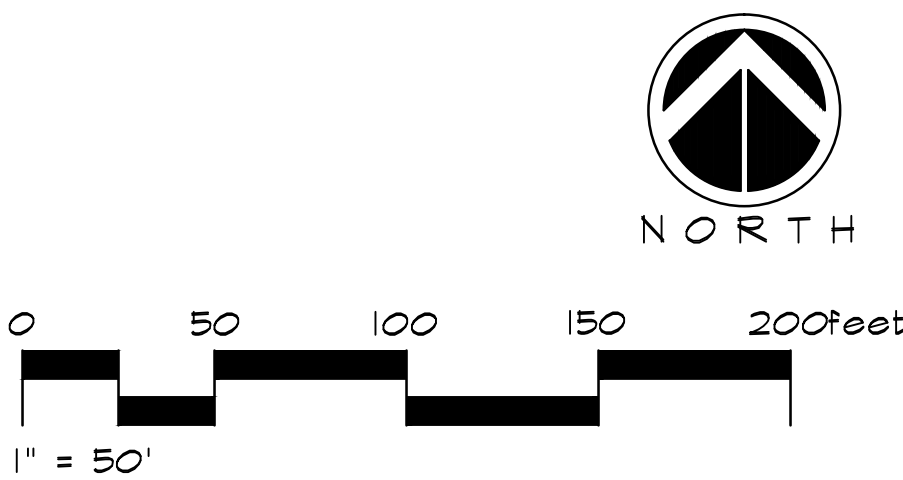
"Landscaping for the project shall be designed to comply with the City's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."

NEW RESIDENTIAL DEVELOPMENT - TRACT 38128

MENIFEE, CALIFORNIA

SEPTEMBER 13, 2024

PROJECT OWNER: HAN FAMILY TRUST
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