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[illegible]

CONSULTANTE

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LANDSCAPE ARCHITECT
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609-771-8171
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LORENZO@RODARTELANDARCH.COM

ETHANAC BUSINESS
PARK BUILDING 1

TBD MENIFEE CA



CORE5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE
SUITE 880 IRVINE CA 92618

[illegible]

201 No	
21-178	
DRAWN	CHECKED
STEVE HONG	STEVE HONG
DRAWN	

ARCHITECTURAL
SCREEN WALL PLAN

2. 2007年12月31日，甲公司“应付账款”科目贷方余额为100万元，其中明细科目贷方余额有5个，借方余额有3个。甲公司2007年12月31日资产负债表“应付账款”项目应填列的金额为（ ）万元。

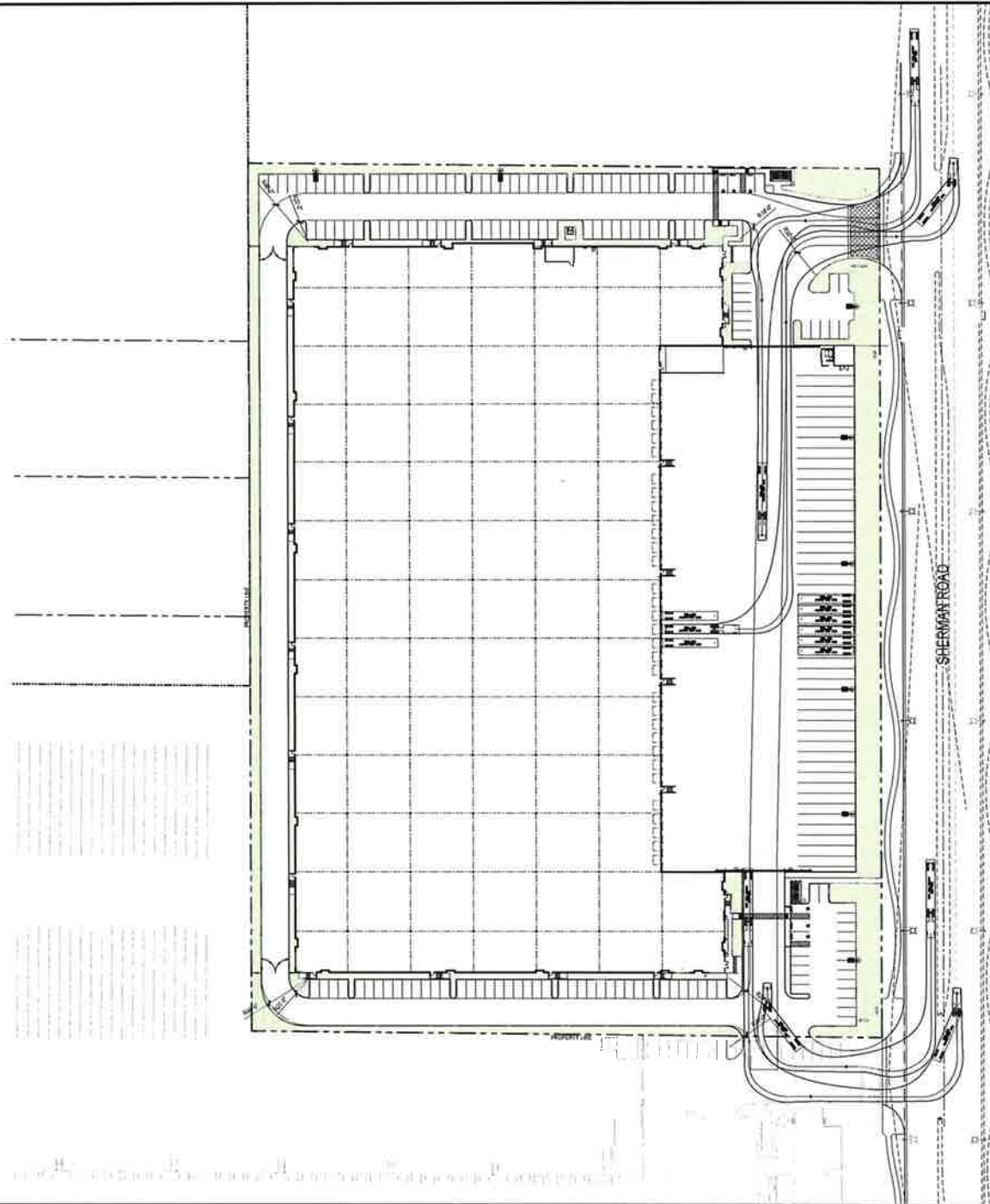
OVERALL SITE PLAN

SCALE
1" = 40' 0"

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Plot Date: 8/1/2024 7:59:04 AM User: Steve Hong L:\Project\090102_176_Corad Warehouse Demolition And Ethnashop Design\04 - Engineering And Construction\A1 DRC.dwg

OVERALL SITE PLAN



STEVE A. HONG ARCHITECT
4390 MACARTHUR BLVD SUITE 550
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CONCLUDE TASKS

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ETHANAC BUSINESS
PARK BUILDING 1

TBD MENEFEE CA



CORE5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE
SUITE 880 IRVINE, CA 92618

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	8/1/2024
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DESIGNED BY
STEVE HONG
CHECKED BY
STEVE HONG
DATE
8/1/2024

ARCHITECTURAL
TRUCK CIRCULATION PLAN

SHEET NUMBER



TRUE
NORTH

SCALE
1" = 40'

1

DRC-A1.03



 TRUE NORTH	SCALE
	1" = 40'-0"

[illegible]

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ETHANAC BUSINESS
PARK BUILDING 1

TRD MENIFEE CA



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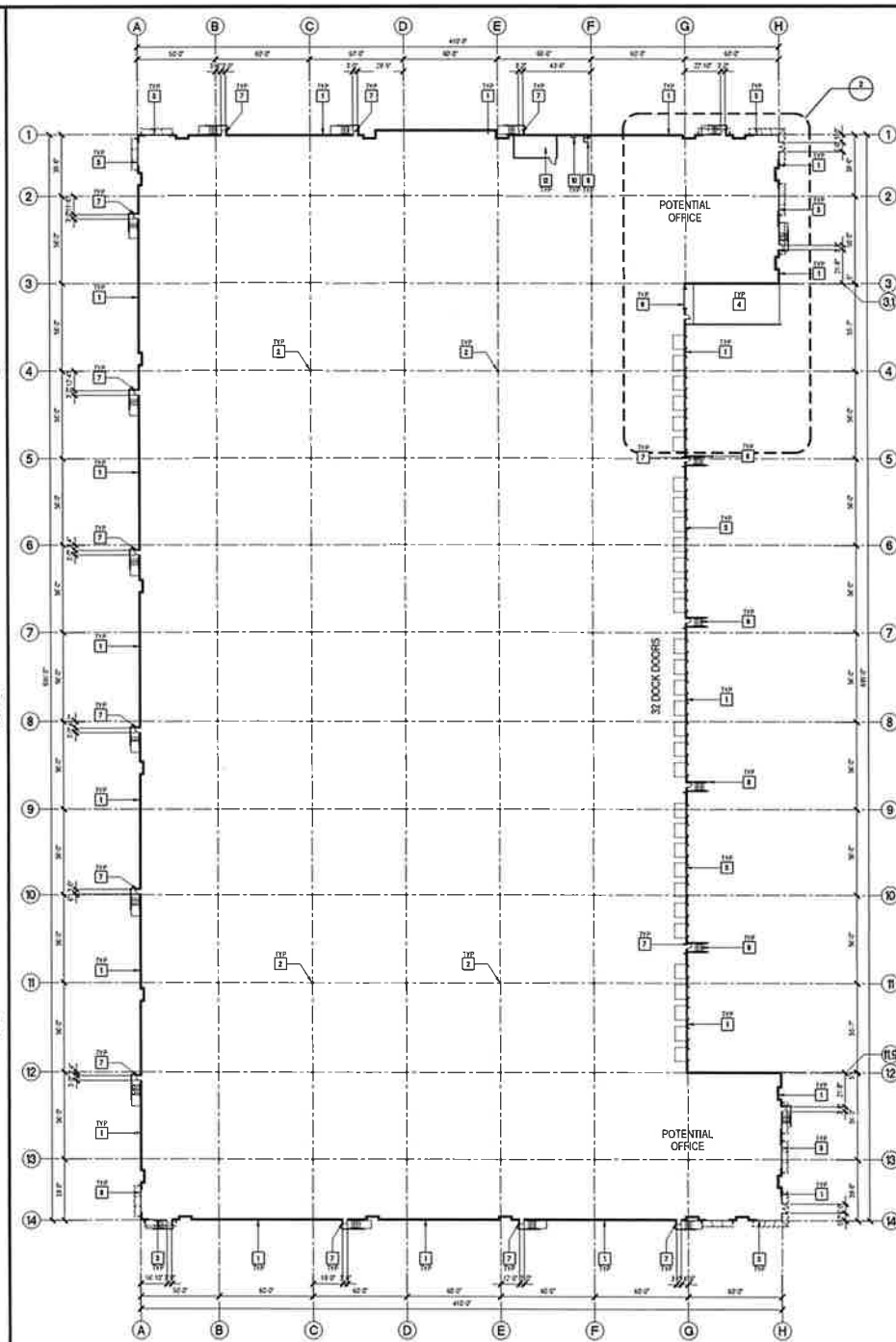
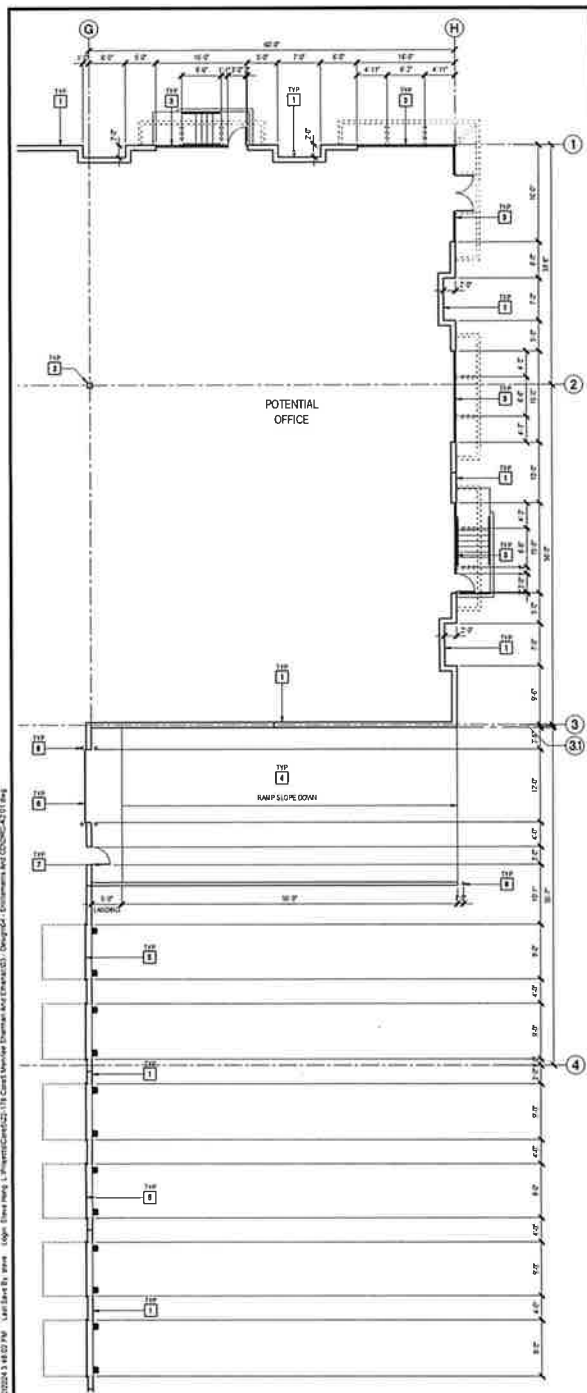
ARCHITECTURAL


FIRE ACCESS PLAN

DEET HOUSE

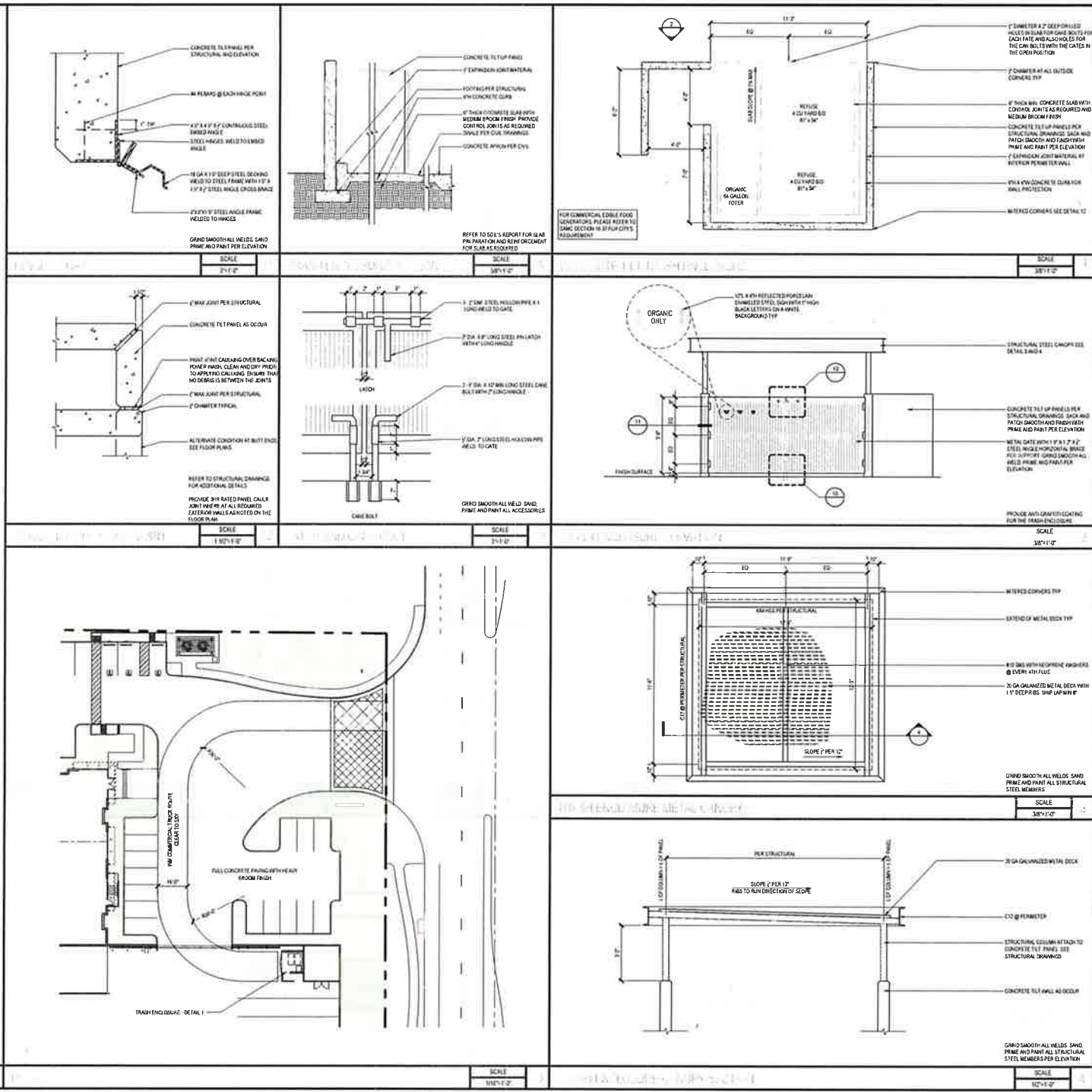
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 TRUE NORTH	SCALE	1
	1" = 335'	

DRC-A2.10



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ETHANAC BUSINESS
PARK BUILDING

TBD MENIFEE CA



CORE5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE
SUITE 880 IRVINE CA 92618

[illegible]

NAME	
2nd No	
23.128	
ORAN	CHICKED
STEVE HONG	STEVE HONG
GREET TITLE	

ARCHITECTURAL DETAILS
ON-SITE TRASH ENCLOSURE
SHEET NUMBER

DRC-A4.01

LANDSCAPE ARCHITECTURAL DRAWINGS FOR: ETHANAC BUSINESS PARK - BLDG. 1

MENIFEE, CA

PREPARED FOR:

CORE 5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE SUITE 880
IRVINE CA 92618

GENERAL NOTES

- ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED PER APPLICABLE LAWS, ORDINANCE, AND REGULATIONS.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IN ORDER TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONFIRM THAT HE IS WORKING FROM THE CURRENT CITY APPROVED LANDSCAPE & IRRIGATION DWGS, IRRIGATION & PLANTING INSTALLATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS ASSOCIATED WITH THIS PROJECT RELATING TO LANDSCAPE, IRRIGATION & PLANTING INSTALLATIONS.
- ALL LANDSCAPE & IRRIGATION IMPROVEMENTS SHALL BE APPROVED BY THE CITY OF MENIFEE'S LANDSCAPE PLANNING DIVISION PRIOR TO ANY CONSTRUCTION.
- THE PLANT MATERIAL SUPPLIER OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO LAND ARCH. THAT ALL PLANT MATERIAL IS CONSIDERED WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSIDERED WITH THE PLANT LEGEND MAY BE REJECTED.
- ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LAND ARCH. PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REVIEW AND APPROVAL BY THE LAND ARCH. A PROPERTY OWNER BEFORE WORK MAY CONTINUE.
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BEFORE THE START OF CONSTRUCTION AT 811 (DIAL AHEAD 77 HOURS PRIOR TO CONSTRUCTION).
- REFER TO SITE CONSTRUCTION PLANS, IRRIGATION & PLANTING PLANS FOR SPECIFIC NOTES PERTAINING TO THESE TASKS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MENIFEE'S STANDARDS RELATING TO EMISSION CONTROL, PORTABLE TOILETS, ETC.
- ALL IRRIGATION IMPROVEMENTS SHALL COMPLY WITH THE CALIFORNIA STATE WATER ORDINANCE 1881 & THE CITY'S IRRIGATION STANDARDS AND GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
- SOIL TEST SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT WITH PROOF OF AMENDMENTS USED AND QUANTITIES AS DIRECTED BY THE SOIL REPORT.
- CONTRACTOR SHALL EXAMINE FERTILIZER GRADES, FERTILIZER QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND CONDITIONS WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL LANDSCAPE PLANTING AREAS.
- CONTRACTOR TO FILL GRADES AND/OR GRASS AND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE FREE OF IRREGULARITIES & MATERIALS OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE PROVIDED.

LANDSCAPE CALCULATIONS:

- TOTAL PROJECT SITE AREA (GROSS AREA minus RW): 49,729 SF (11.47 AC)
- TOTAL LANDSCAPED AREA (GROSS SITE): 56,964 SF
- LANDSCAPED AREA PERCENTAGE: 11.6%
- TOTAL OFF-SITE (GROSS AREA minus RW): 15,440 SF
- TOTAL OFF-SITE LANDSCAPE AREA (EXC. SIDEWALKS): 10,620 SF
- TOTAL BUILDING FACADES (PUBLIC VIEW FROM RW): 695 FT
- TOTAL TREES REQUIRED TO SCREEN BUILDING FACADES (1 TREE/50 LF): 23 TREES REQUIRED
- TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES: 53 TREES PROVIDED
- TOTAL SITE PERIMETER LENGTH (NORTH, WEST & SOUTH SIDES): 602'-6" (NORTH), 830' (WEST), 601'-8" (SOUTH)
- TOTAL PERIMETER TREES REQUIRED (1 TREE/50 LF): 20 TREES (NORTH), 27 TREES (WEST), 20 TREES (SOUTH)
- TOTAL PERIMETER TREES PROVIDED: 20 TREES (NORTH), 27 TREES (WEST), 20 TREES (SOUTH)
- TOTAL PARKING SPACES PROVIDED: 168 PARKING SPACES
- TOTAL PARKING LOT TREES REQUIRED (1 TREE/4 SPACES): 42 TREES REQUIRED
- TOTAL PARKING LOT TREES PROVIDED: 71 TREES PROVIDED
- TOTAL STREET TREES REQUIRED (1 TREE/50 LF): 27 TREES REQUIRED
- TOTAL STREET TREES PROVIDED: 27 TREES PROVIDED

SHEET INDEX

- L-1 LANDSCAPE COVER SHEET
- L-2 CONCEPTUAL LANDSCAPE PLAN
- L-3 PARKING LOT SHADING PLAN & R.O.W. MAINTENANCE PLAN

PRELIMINARY WATER USE CALCULATIONS

NOTE: PLANS SHALL COMPLY WITH CITY OF MENIFEE "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" ORDINANCE 2008 BY 2008 CHAPTER 15.4 AND ALL OTHER APPLICABLE MUNICIPAL CODES AND ORDINANCES.

Hydrozone Plant Type	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAP (GPD)	ETAP x Area (GPD)	ETAP x Area (GPD)	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low	0.2	Drip	0.85	0.25	13,189	13,189.06	464,820
Moderate	0.35	Bubbler	0.85	0.43	5,675	2,336.74	83,024
				Totals	18,864	15,525.80	548,844
Special Landscape Areas							
				Totals	0	0	0
				ETWU Total	18,864	15,525.80	548,844
				ETWU (Annual Gals/Year) = ETWU x 0.82 x 365	5,844	5,844	5,844
				ETWU (GPD) = ETWU / 365	16	16	16
				ETWU (GPD) = ETWU / 365	16	16	16
Regular Landscape Areas							
				Total ETWU x Area	15,525.80	15,525.80	15,525.80
				Total Area	56,964	56,964	56,964
				Average ETWU	0.26	0.26	0.26
All Landscape Areas							
				Total ETWU x Area	15,525.80	15,525.80	15,525.80
				Total Area	56,964	56,964	56,964
				Site Average ETWU	0.26	0.26	0.26

IRRIGATION 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-SENSITIVE TRANSMITTER (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 EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

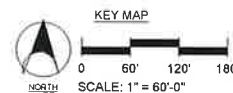
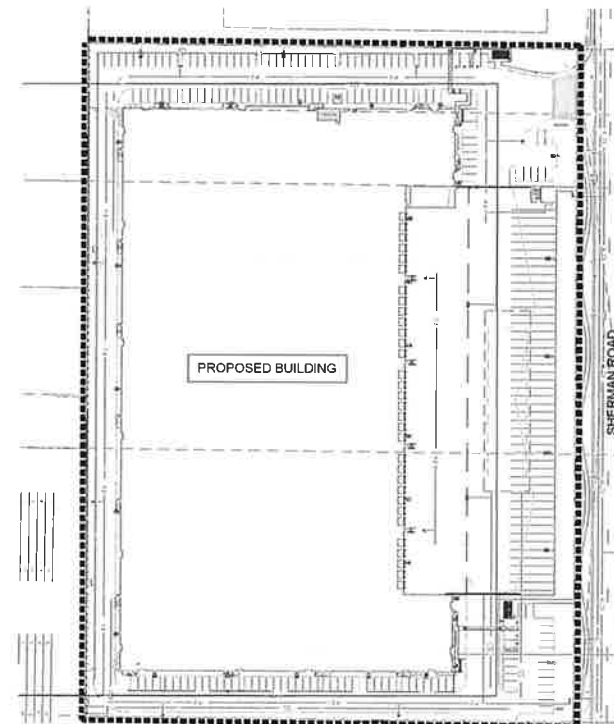
Drip and/or bubbler irrigation, on other low-volume, low-pressure micro-irrigation system as approved by the City of Menifee and EMWD, shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotary nozzles in large planting 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. 2008-61, "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 - LCP

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 (CPD OR LAMID) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER AND ELECTRIC 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 IRRIGATION WATER AND ELECTRIC 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" x 8") ALONG THE PROPERTY LINE (ON-SITE).



PROJECT INFORMATION

APN: 331-110-021, 024, 026, 331-110-023, 038, 039
SITE AREA: 49,729 SF (11.47 AC)



CITY OF MENIFEE NOTES:

- PLANS SHALL COMPLY WITH CITY OF MENIFEE LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.01, LANDSCAPING STANDARDS, MMC 9.195, MENIFEE COMMUNITY DEVELOPMENT DESIGN GUIDELINES, AND STATE OF CALIFORNIA AB 1681, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
- OFF-SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATED FROM ANY ASSOCIATION/PRIVATE ON-SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE), OFF-SITE AND ON-SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" x 8") OR OTHER APPROVED SUITABLE BARRIER ALONG THE PROPERTY LINE.
- ALL GROUND-MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING, SUCH AS DENSE EVERGREEN SHRUBS.
- IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PLASTERS, ETC. SHALL BE MAINTAINED BY THE ASSOCIATION OR PRIVATE OWNER(S).
- ALL PARKING LOT AREAS AND EXPANSIVE CONTINUOUS BUILDING FACADES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF-SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS, BATH BERM OR A COMBINATION THEREOF.
- CONCEPTUAL LANDSCAPE PLAN SHOWS GENERAL LOCATIONS FOR TREES, SHRUBS, AND GROUND COVER, BUT DOES NOT SPECIFY THE SIZE AND SPECIFIC TYPE OF EACH PLANT FOR ALL LOCATIONS. THEREFORE, THE CITY'S PLANNING DIVISION MAY REQUIRE THE ADDITION OF PLANTS, CHANGE THE SPACING OF PLANTS, CHANGE THE TYPE OR SPECIES OF PLANTS, OR CHANGE THE SIZE OF PLANTS ON THE LANDSCAPE WORKING DRAWINGS.

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PROJECT MANAGER: STEVE HONG
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NO.	REVISION	DATE
1	REVISION #1	8/13/2024
2	REVISION #2	8/13/2024

DATE: 8/13/2024
DRAWN BY: CJP/PJH/2024
CHECKED: LM

SCHEMATIC LANDSCAPE COVER SHEET
SHEET NUMBER

L-1

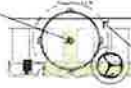
PARKING LOT SHADING CALCULATIONS:

TOTAL PARKING LOT AREA = 26,676 SQ. FT.

TOTAL PROJECTED SHADE AREA WITHIN 15 YRS = 14,010 SQ. FT.

PER COUNTY ORDINANCE
50% OF PARKING STALL AREAS TO BE SHADED WITHIN
15 YEARS AFTER PLANTING
SHADED AREA PROVIDED = 52.5%

TREE PER LEGEND



NOTE: THE ANTICIPATED
SHADE AREA REFLECTING 15
YEAR GROWTH IS BASED
UPON THE SPREAD
SPECIFIED IN BOB PERRY'S
BOOK LANDSCAPE PLANTS
FOR CALIFORNIA GARDENS
ANTICIPATED SHADE AREA
REFLECTING 15 YEAR GROWTH

SHADE DIAGRAM

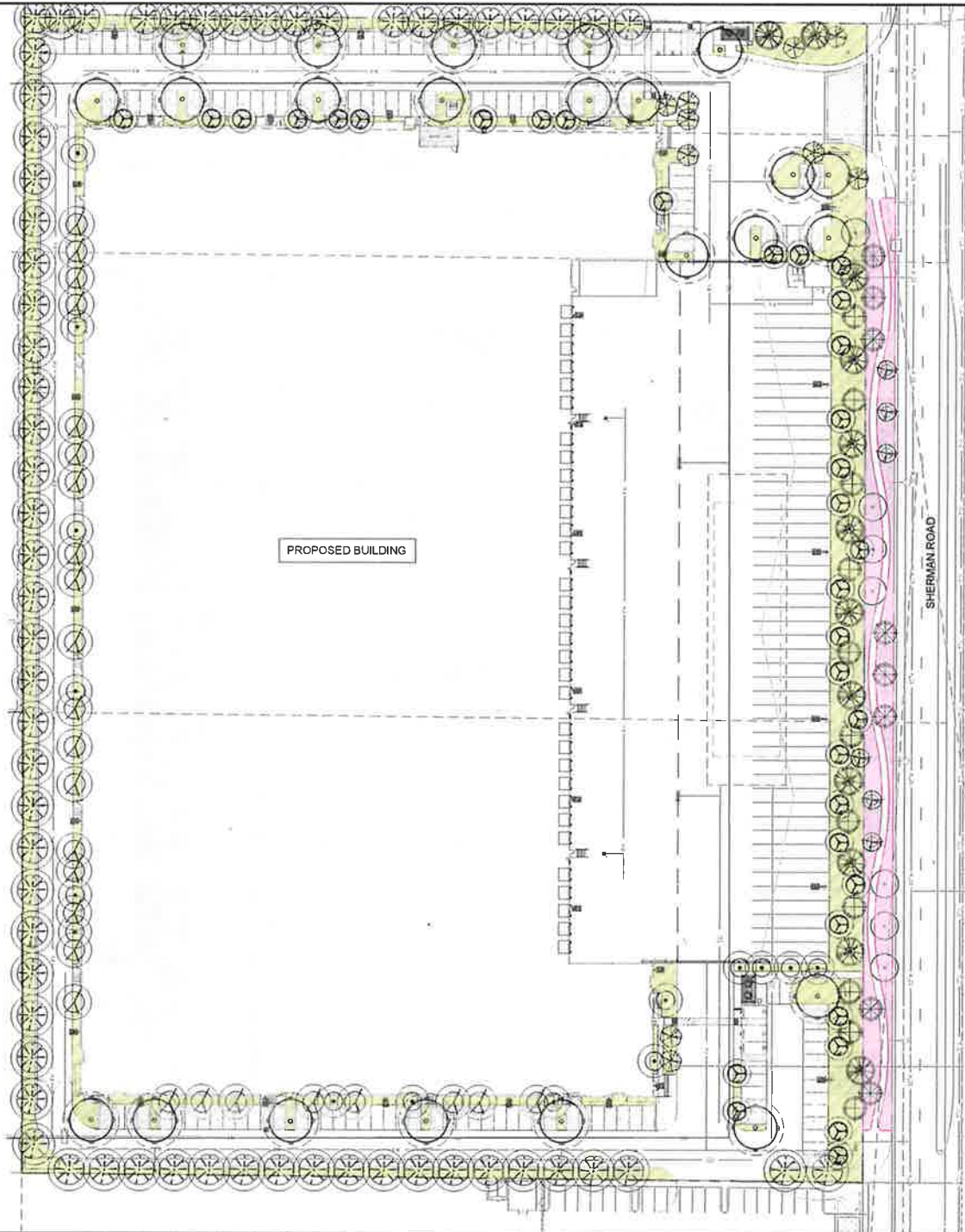
SITE DATA

SITE AREA = 499,728 SF (11.47 AC)
LANDSCAPE AREA (ON SITE) = 90,129 SF
LANDSCAPE AREA (OFF SITE) = 10,620 SF

ON-SITE LANDSCAPE
OFF-SITE LANDSCAPE



SCALE: 1" = 30'-0"



SKH

STEVE A. HONG ARCHITECT
1001 BALDWIN BLVD SUITE 100
IRVINE, CALIFORNIA 92610
PROJECT NUMBER: 14-010

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED ONLY FOR THE PROJECT AND SITE
SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CONSULTANTS

RLA
LANDSCAPE ARCHITECTURE INC.
3000 SPECTRUM CENTER DRIVE
SUITE 800
IRVINE, CA 92618
(949) 261-1177
RLA@RLAARCHITECTS.COM



CIVIL ENGINEER
HUTTI COLLAZ INC.
10000 SHERMAN BLVD SUITE 100
CHINA, CA 91704
(916) 441-1777
JHUTTI@HUTTI-COLLAZ.COM

LANDSCAPE ARCHITECT
VIOLET LANDSCAPE ARCHITECTURE INC.
740 13TH STREET SUITE 100
SAN DIEGO, CA 92101
(619) 584-8888
VIOLET@VIOLETARCHITECTS.COM

ETHANAC BUSINESS
PARK BUILDING 1

TWO MERIDEE CA

CORE5
INDUSTRIAL PARTNERS

CORE5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE
SUITE 800 IRVINE CA 92618

NO.	REVISION	DATE
1	SUBMITAL NO. 1	11-20-2014
2	SUBMITAL NO. 2	01-15-2015

DESIGNED BY: CLP, PUNZIGOTT
CHECKED BY: LM

SHEET TITLE:
PARKING LOT SHADING PLAN &
R.O.W. MAINTENANCE PLAN

SHEET NUMBER

L-3



NORTH ELEVATION



WEST ELEVATION

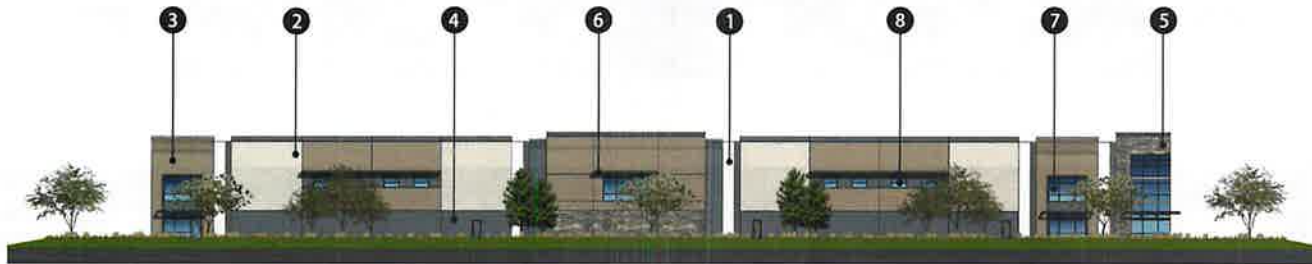


SOUTH ELEVATION

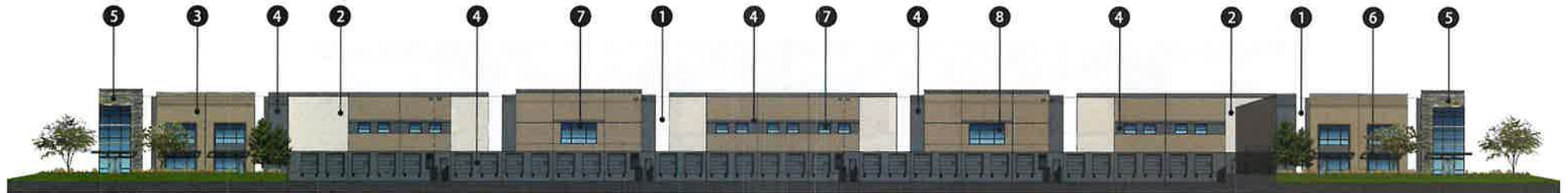


EAST ELEVATION

COLORED ELEVATION DESIGN
 CORE5 INDUSTRIAL PARTNERS
 300 SPECTRUM CENTER DRIVE SUITE 880 IRVINE CA 92618



SOUTH ELEVATION



EAST ELEVATION



SCREEN WALL ELEVATION

Material Board
CORE5 INDUSTRIAL PARTNERS
300 SPECTRUM CENTER DRIVE SUITE 880 IRVINE CA 92618



04/10/2024

CITY OF MENIFEE, COUNTY OF RIVERSIDE
CORE 5 - ETHANAC BUSINESS PARK
PLOT PLAN NO. 23-0171

DEVELOPER/APPLICANT

CORE 5 INDUSTRIAL PARTNERS, LLC
300 SPECTRUM CENTER DR, SUITE 880
IRVINE, CA 92618
(949) 467-3281
CONTACT: JON KELLY

CIVIL ENGINEER

HUITT-ZOLLARS, INC.
3990 CONCOURS, SUITE 330
ONTARIO, CA 91764
(909) 941-7799
CONTACT: JOHNNY MURAD

ARCHITECT

SKH ARCHITECTS
4590 MACARTHUR BLVD, SUITE 500
NEWPORT BEACH, CA 92660
(714) 822-1171
CONTACT: STEVE K. HONG, AIA

TOPOGRAPHY

DIGITAL MAPPING, INC
21062 BROOKHURST STREET, SUITE 101
HUNTINGTON BEACH, CA 92646
(714) 968-5459
DATED: MARCH 30, 2022

BENCHMARK

NGS DESIGNATION - 600 25
PID - DX1703
DESCRIBED BY RIVERSIDE COUNTY CALIFORNIA 1968
2.7 MI S FROM SUN CITY.
2.7 MILES SOUTH ON MURRIETA RD., FROM THE CATHOLIC CHURCH AT
SUN CITY, 54 FT. NORTH-EAST OF POWER POLE 16193, 29 FT. EAST OF
MURRIETA RD. AND 2 FT. ABOVE THE ROAD, 2 FT. SOUTH-WEST OF THE
NORTH-WEST CORNER OF A 4 FT. CHAIN LINK FENCE, 2 FT. NORTH OF A
WATER METER, 2 FT. SOUTH OF A MARKER POST, SET A BRASS DISK IN
A CONCRETE POST.

ELEVATION: 1498.4 (NAVD88)

A.P.N.

331-110-023, 331-110-038, 331-110-039

NOTES

- 2006 THOMAS BROS. MAP PAGE 838, GRID D2.
- THIS AREA IS SUBJECT TO LOW LIQUEFACTION.
- THIS AREA IS WITHIN THE MENIFEE NORTH SPECIFIC PLAN #260.
- THIS PROPERTY IS WITHIN COMMUNITY SERVICES DISTRICT AREA #146.
- THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE D & E.
- PROJECT BOUNDARY WILL BE CREATED VIA RIGHT OF WAY DEDICATION.
- CONTOURS ARE SHOWN AT 1' INTERVALS.
- A LOT MERGER AND RIGHT OF WAY DEDICATION WILL BE PROCESSED DURING FINAL DESIGN.
- PROPOSED RIGHT OF WAYS WILL BE SHOWN HEREON AND ON THE RIGHT OF WAY DEDICATION DOCUMENT.
- PROPOSED BUILDINGS SPECULATIVE, USERS NOT IDENTIFIED.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A WAREHOUSE INDUSTRIAL BLDG WITH A
±264,710 SF FOOTPRINT ON ±11 ACRES WEST OF SHERMAN ROAD.

LEGAL DESCRIPTION

TITLE COMMITMENT NO. NCS-1119192-02-ATL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 61 AND THE SOUTH 90 FEET OF LOT 62 OF TRUMBULE FARMS, AS SHOWN
BY MAP ON FILE IN BOOK 11, PAGE 38 OF MAPS, RIVERSIDE COUNTY RECORDS,
TOGETHER WITH THE WEST HALF OF SHERMAN ROAD ADJOINING LOT 61 AND
THE SOUTH 90 FEET OF LOT 62, WHICH WOULD PASS WITH A CONVEYANCE OF
SAID LOTS BY OPERATION OF LAW.

TITLE COMMITMENT NO. NCS-1119192-03-ATL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 60 OF TRUMBULE FARMS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 38
OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THE WEST HALF OF
SHERMAN ROAD ADJOINING LOTS 60, WHICH WOULD PASS WITH A CONVEYANCE
OF SAID LOTS BY OPERATION OF LAW.

TITLE COMMITMENT NO. NCS-1119192-01-ATL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHERLY 80 FEET OF THE SOUTHERLY 170 FEET OF LOT 62 OF TRUMBULE
FARMS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE(S) 38 OF MAPS,
RIVERSIDE COUNTY RECORDS.

PROJECT DATA

NET LOT COVERAGE 51.0%

GROSS SITE AREA 548,704 SF (±12.60AC)
NET SITE AREA 499,729 SF (±11.47AC)
TOTAL BUILDING FOOTPRINT 264,710 SF
MAX BUILDING HEIGHT 42 FT

PARKING REQUIRED:
OFFICE(1/250SF=10,000SF) 40 STALLS
WAREHOUSE(1/2,000=254,710SF) 128 STALLS
TOTAL 168 STALLS

PARKING PROVIDED:
STANDARD STALLS 162 STALLS
ACCESSIBLE STALLS 6 STALLS
TRUCK STALLS 47 STALLS
TOTAL STALLS 215 STALLS

BIKE PARKING 5 BIKES

LANDSCAPE REQUIRED (10%) 49,973 SF
LANDSCAPE PROVIDED 58,864 SF
PAVED AREA 186,155 SF

LAND USE/ZONING

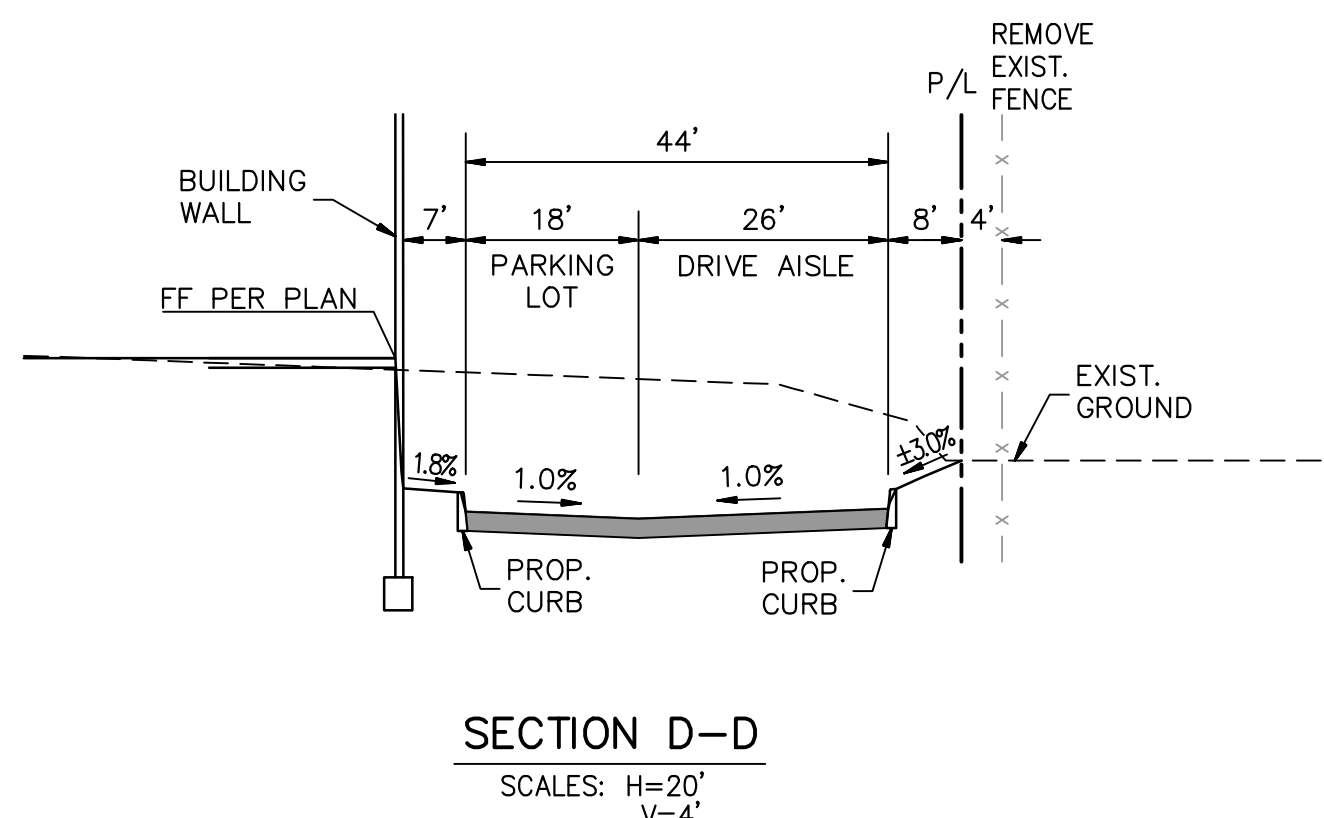
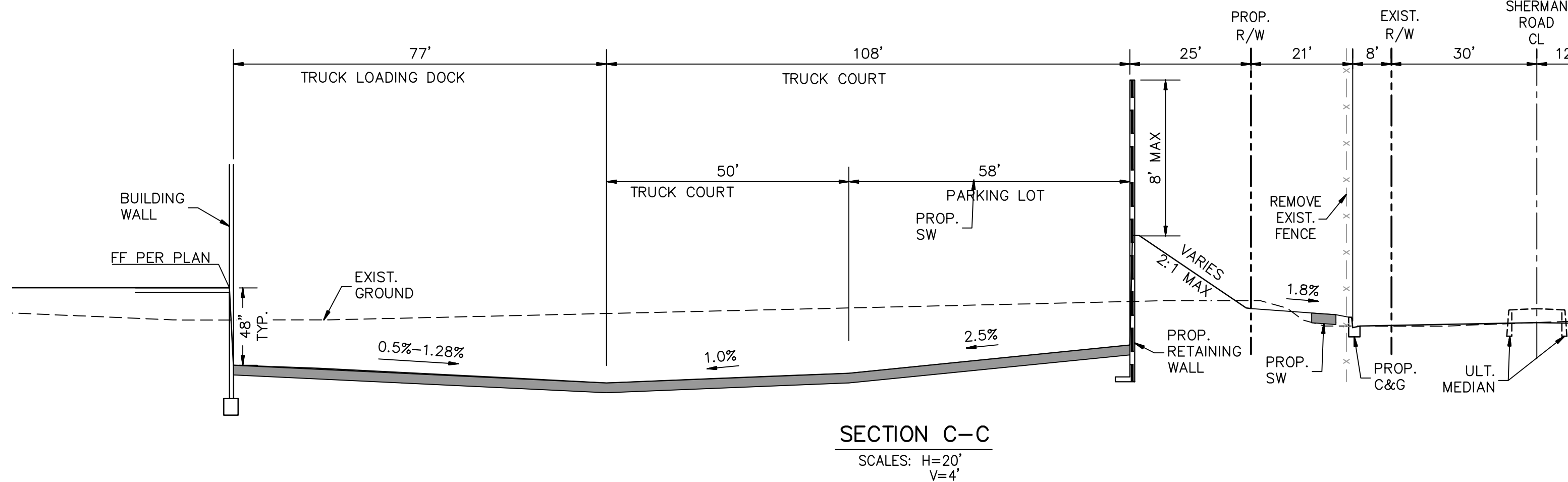
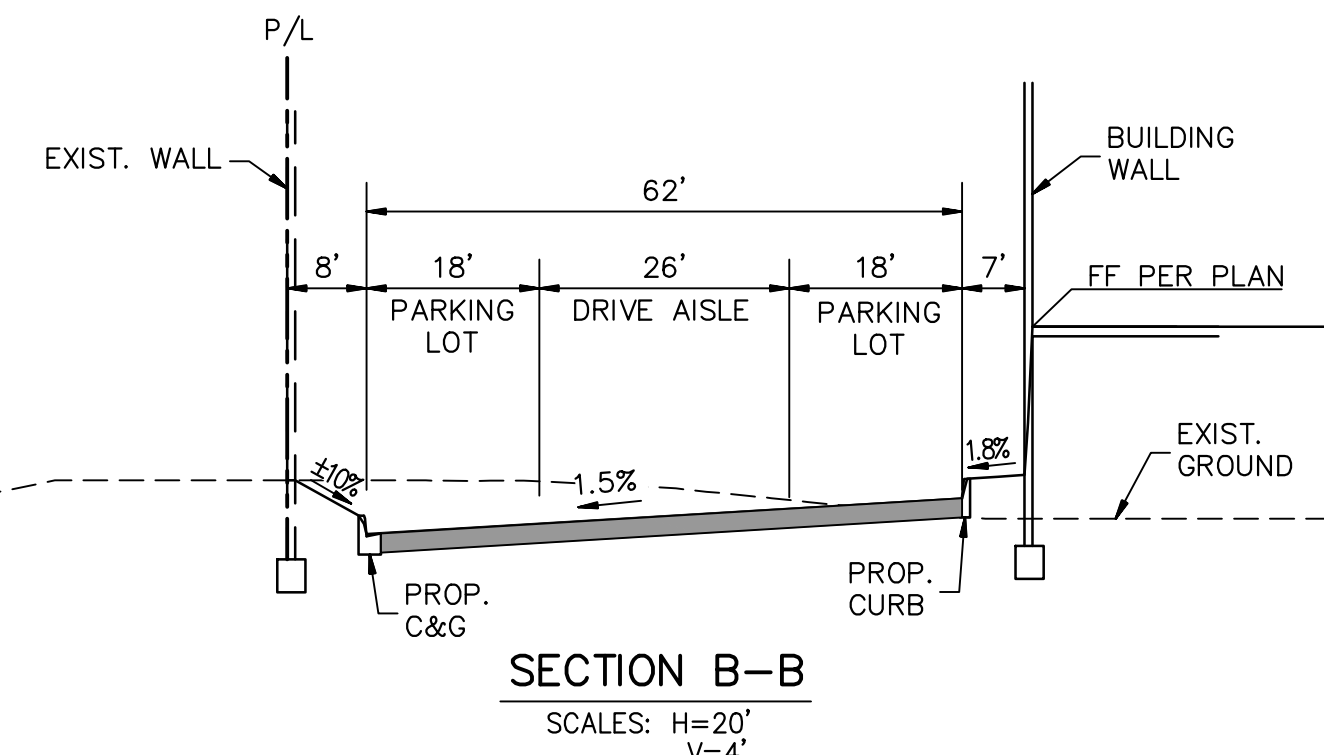
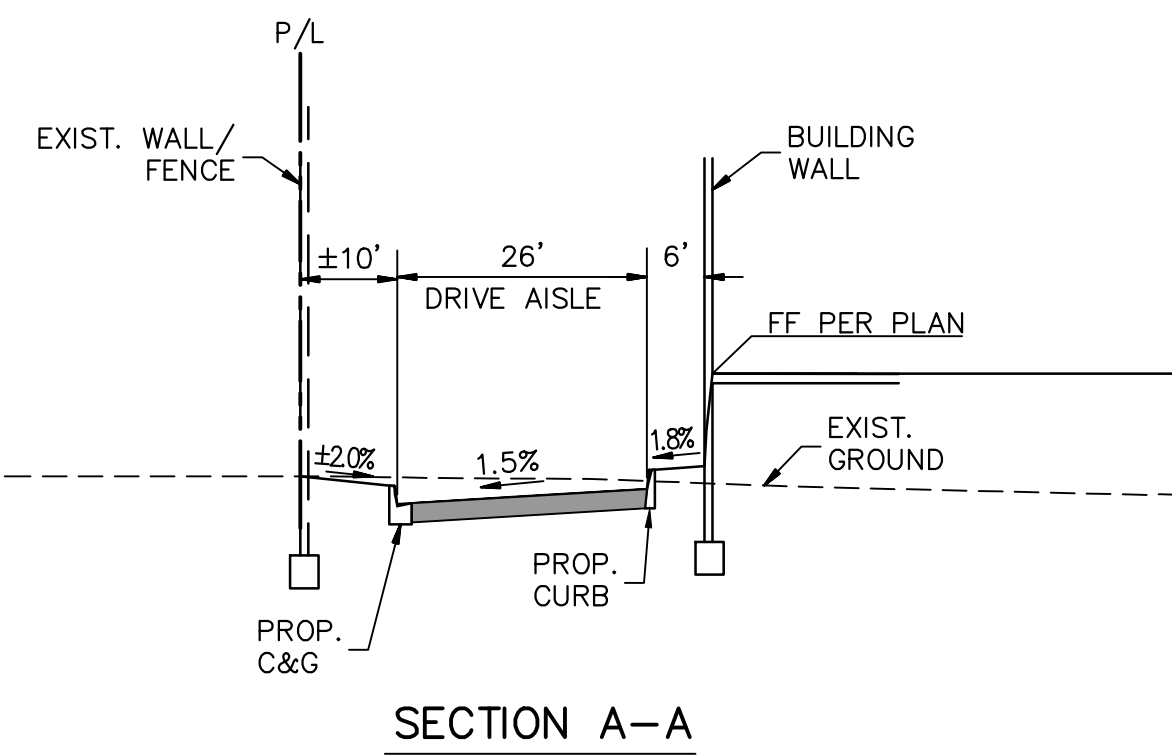
EXISTING ZONING: HEAVY INDUSTRIAL / SP 260 / BUSINESS PARK
PROPOSED ZONING: SP 260
EXISTING GENERAL PLAN LAND USE: HEAVY INDUSTRIAL / SP 260 / BUSINESS PARK
PROPOSED GENERAL PLAN LAND USE: SP 260
EXISTING LAND USE: VACANT/COMMERCIAL STORAGE YARD
PROPOSED LAND USE: WAREHOUSE FACILITY

UTILITY COMPANIES

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
CABLE: FRONTIER COMMUNICATIONS
GAS: SOUTHERN CALIFORNIA GAS COMPANY

SCHOOL DISTRICT

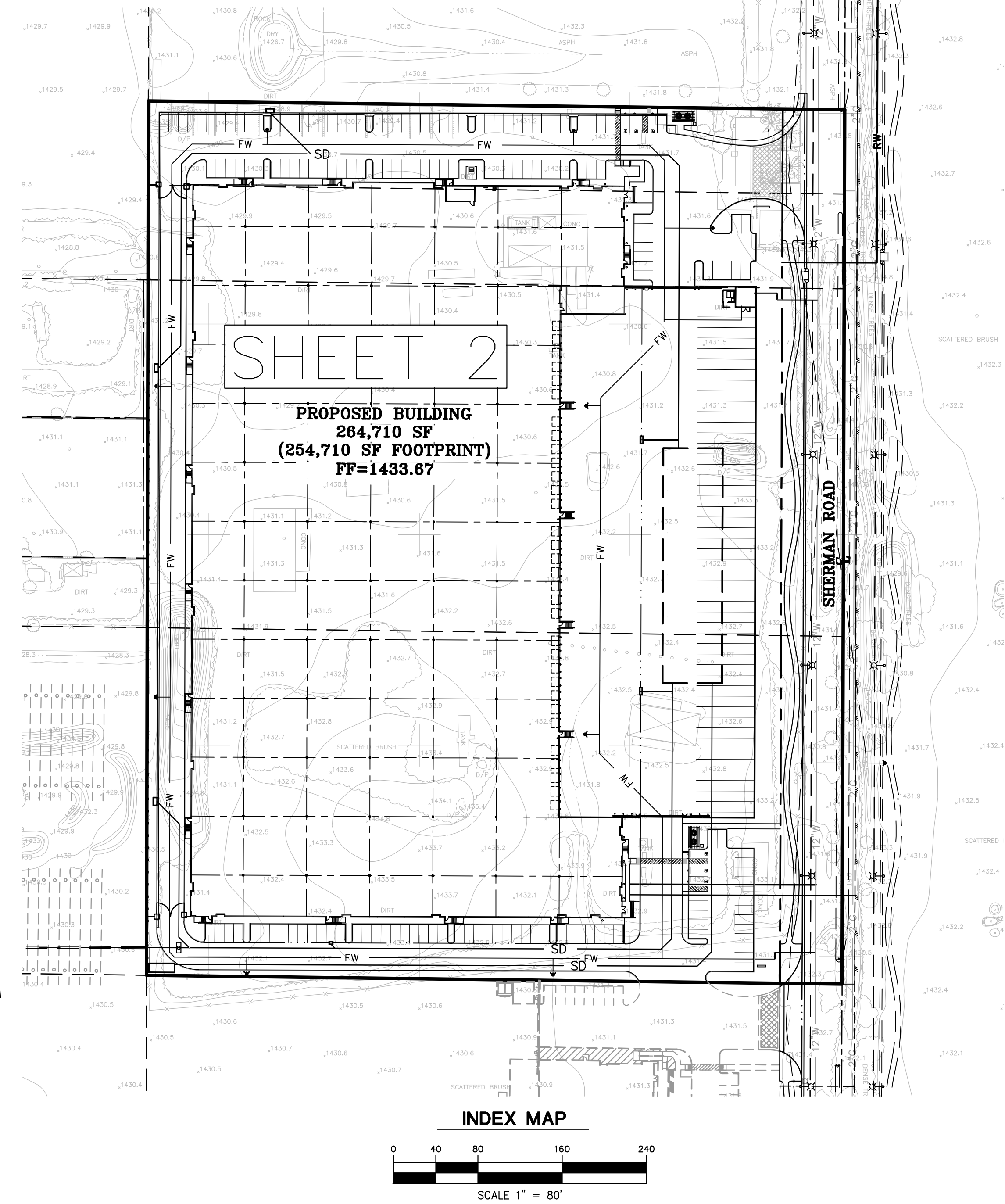
ROMOLAND & PERRIS UNION HIGH SCHOOL DISTRICT



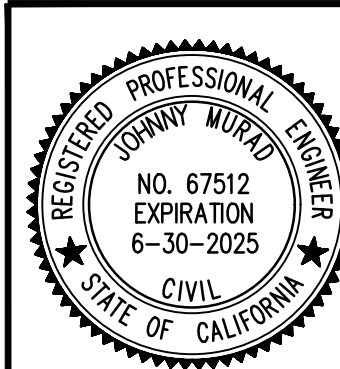
PRELIMINARY EARTHWORK VOLUMES		
RAW VOLUMES:	CUT (CY)	FILL (CY)
(-) Shrinkage(10%):	1,216	16,998
(+) Subsidence (0):	-	1,851
Subtotal:	19,058	18,849
Overexcavation Raw:	29,098	29,098
(-) Shrinkage:	1,746	-
Subtotal:	27,352	29,098
Additional Volumes:	1,500	
Total:	47,910	479,47

37 CY LONG

EARTHWORK NOTE:
EARTHWORK ESTIMATE IS BASED ON SOILS PARAMETERS PROVIDED
BY THE SOILS ENGINEER. ADJUSTMENTS MAY BE REQUIRED BASED
ON FINAL DESIGN OF SLAB AND SITE PAVING THICKNESS. ADDITIONAL
ADJUSTMENTS MAY BE REQUIRED BASED ON SITE SOIL
CHARACTERISTICS EXPERIENCED DURING CONSTRUCTION.
QUANTITIES ARE FOR FEE PURPOSES ONLY - NOT FOR BIDDING.
CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK
CALCULATIONS AND BID A COMPLETE JOB.



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUE DATE: 08/12/2024

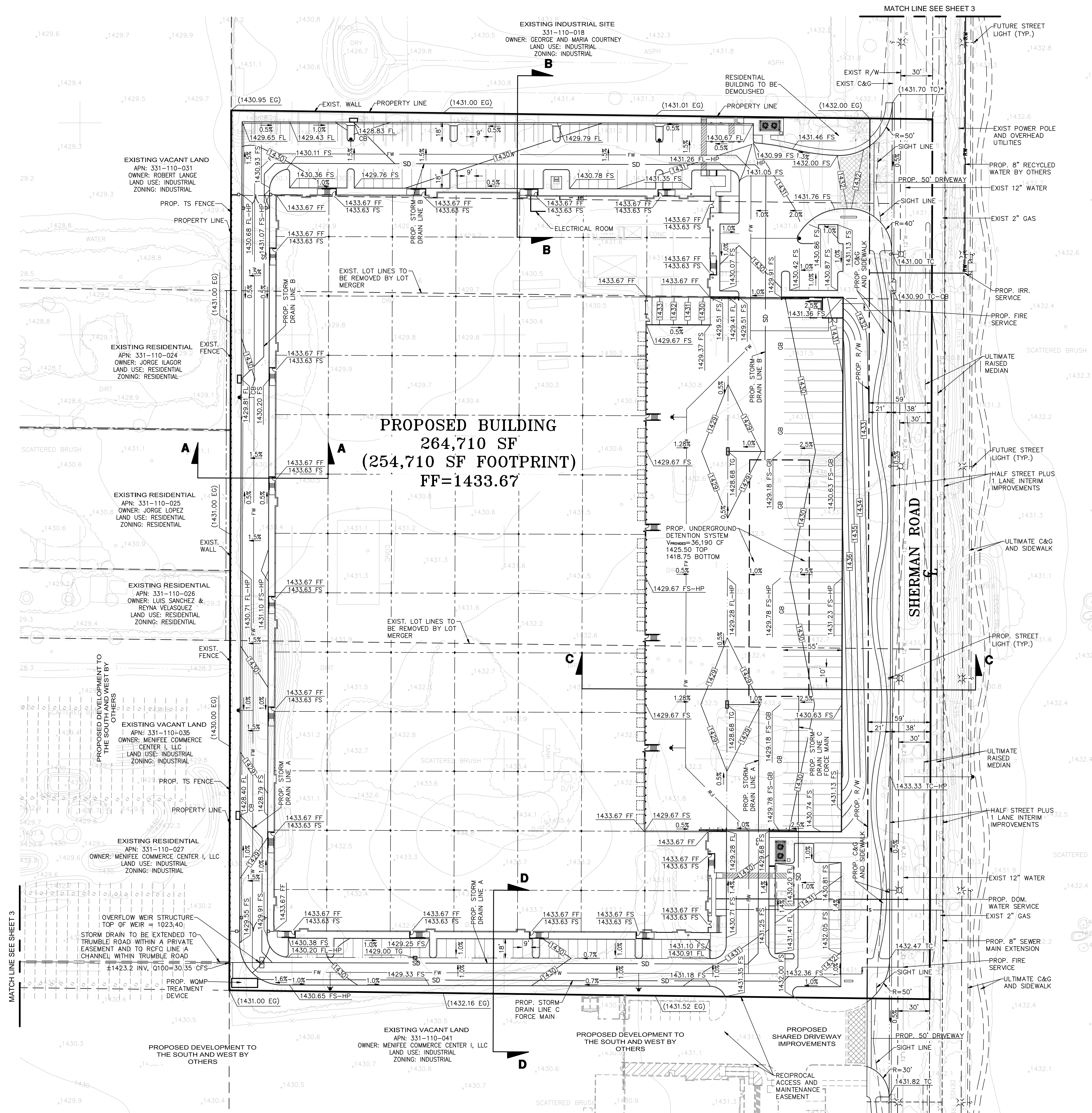


HUITT-ZOLLARS
Huitt-Zollars, Inc. Ontario
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
PREPARED UNDER THE SUPERVISION OF:
JOHNNY MURAD
P.E. NO. 67512 / EXP. 6/30/25
DATE: 08/12/2024

CITY OF MENIFEE

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
PLOT PLAN NO. 23-0171
CORE 5 - ETHANAC BUSINESS PARK
BUILDING 1

DESIGNED BY
D.S.
DRAWN BY
D.S.
CHECKED BY
D.W.
FIELD BOOK
SHEET
1
OF
3
SHEETS
JOB NO.
R314642.01



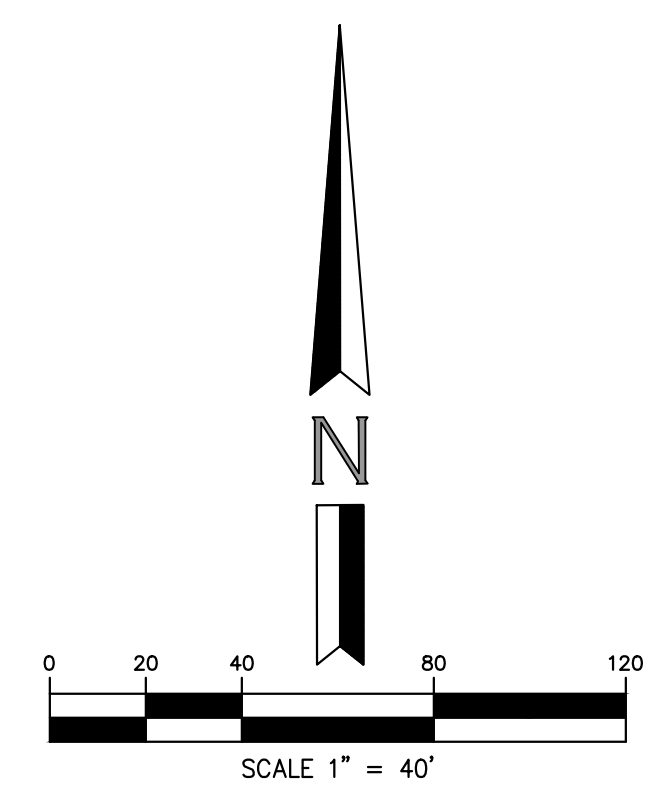
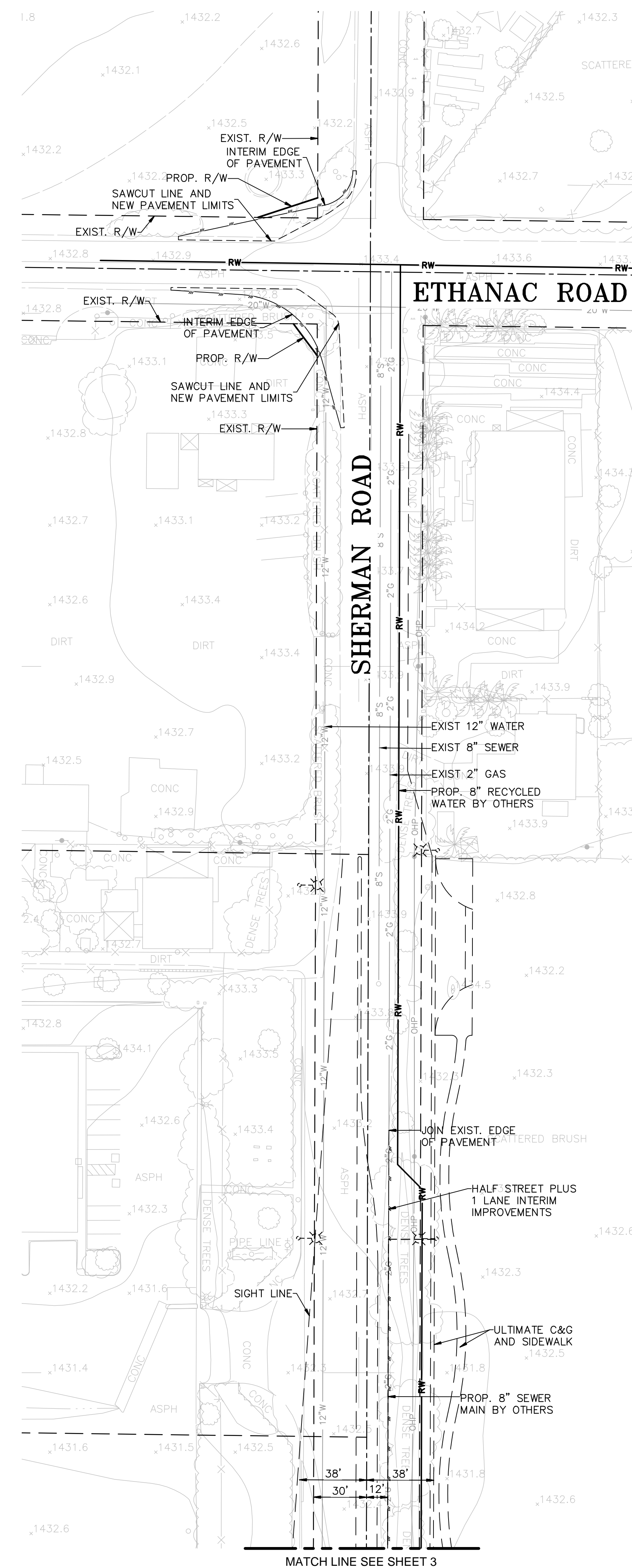
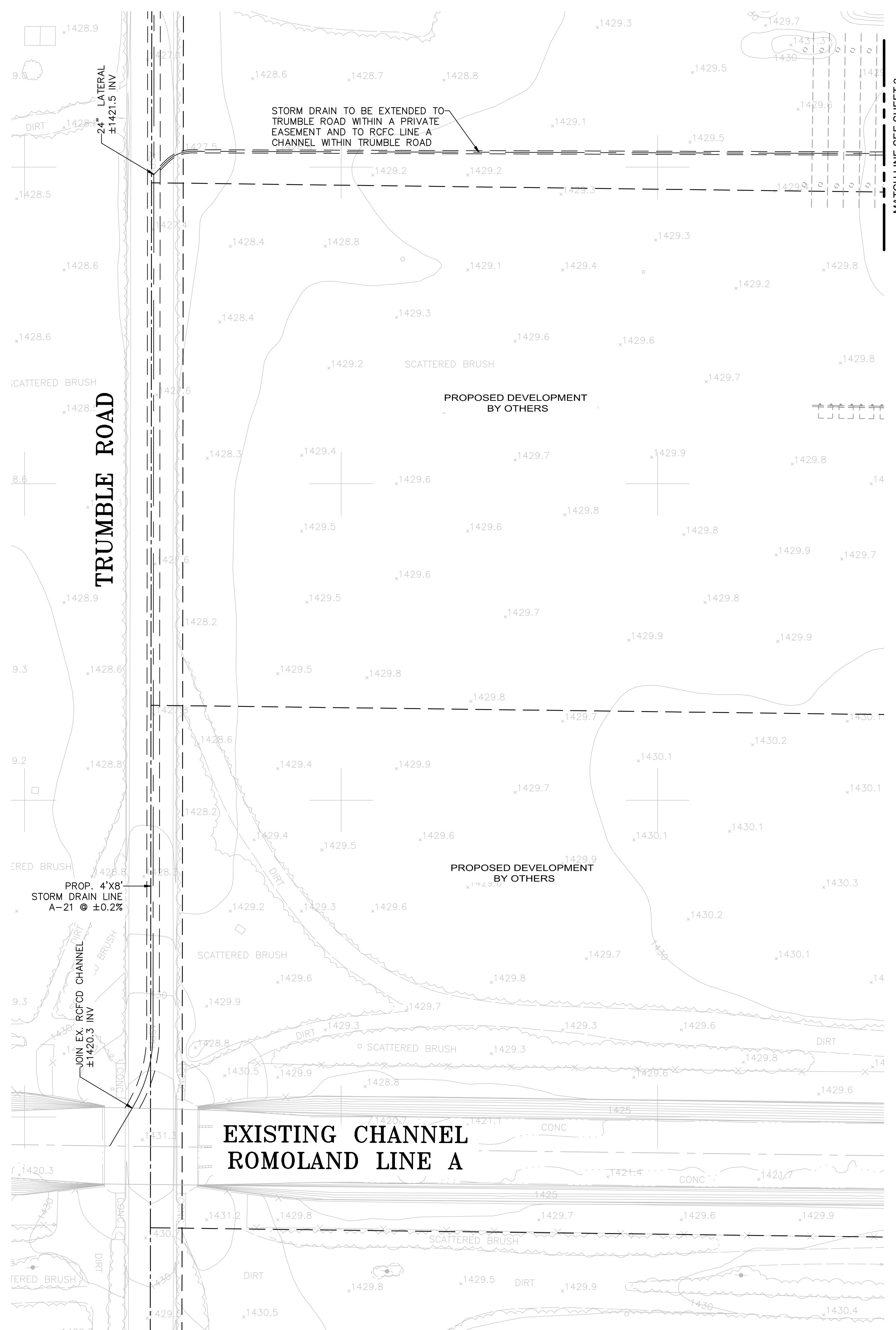
PRELIMINARY
NOT FOR CONSTRUCTION
ISSUE DATE: 08/12/2024



HUITT-ZOLLARS
Huitt-Zollars, Inc. Ontario
3990 CONCORDS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
PREPARED UNDER THE SUPERVISION OF:
Johnny Murad
JOHNNY MURAD
R.C.E. NO. 67512 EXP. 6/30/25
DATE: 08/12/2024

CITY OF MENIFEE
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
PLOT PLAN NO. 23-0171
CORE 5 - ETHANAC BUSINESS PARK
BUILDING 1

DESIGNED BY D.S.	SHEET 2 OF
DRAWN BY D.S.	3
CHECKED BY D.W.	SHEETS
FIELD BOOK	JOB NO. R314642.01



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUE DATE: 07/16/2024

HUITT-ZOLLARS
Huitt-Zollars, Inc. Ontario
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
PREPARED UNDER THE SUPERVISION OF:
JOHNNY MURAD
P.E. NO. 67512 EXP. 6/30/25

DATE: 08/12/2024

CITY OF MENIFEE

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
PLOT PLAN NO. 23-0171
CORE 5 - ETHANAC BUSINESS PARK
BUILDING 1

DESIGNED BY D.S.	SHEET 3 OF 3 SHEETS
DRAWN BY D.S.	
CHECKED BY D.W.	
FIELD BOOK	

JOB NO. R314642.01