



Exhibit: L
PP2018-0225
DATE: 6/15/2022
Planner: D. McGriff

REVISED

OWNER/APPLICANT:

LUIS NAVARRO
27225 MURRIETA ROAD
MENEFEE, CA 92584
(951)398-7177

SITE ADDRESS:

27225 MURRIETA ROAD
MENEFEE, CA 92584

ASSESSORS' PARCELS:

APN: 335-481-015

EARTHWORK QUANTITIES:

RAW CUT- 1970 C.Y.
RAW FILL- 1970 C.Y.
QUANTITIES ARE ESTIMATES ONLY AND
CONTRACTOR IS TO VERIFY QUANTITIES
PRIOR TO CONSTRUCTION

CIVIL ENGINEER:

WILFREDO S.D. VENTURA
VENTURA ENGINEERING INLAND, INC
1726 JUNE RD, SUITE 159
TEMECULA, CA 92591
PHONE (951) 252-7632

SOURCE OF TOPOGRAPHY

SOUTHWEST LAND SURVEYING
33175 TEMECULA PKWY
TEMECULA, CA 92592
(951) 699-4158

LEGAL DESCRIPTION

LOTS 15 OF PRATT'S EUCALYPTUS TRACT
NO. 28504 AS SHOWN BY MAP ON FILE IN
BOOK 359, PAGE 11 OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PURVEYORS & SCHOOL DISTRICT

WATER: EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
SEWER: EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
SOUTHERN CALIFORNIA GAS (800) 427-2200
ELECTRIC: SOUTHERN CALIFORNIA EDISON (800) 990-7788
TELEPHONE: VERIZON - BUSINESS (800) 483-3000
CABLE: NO CABLE
SCHOOL DISTRICT: MENEFEE UNIFIED SCHOOL DISTRICT (951) 672-1851

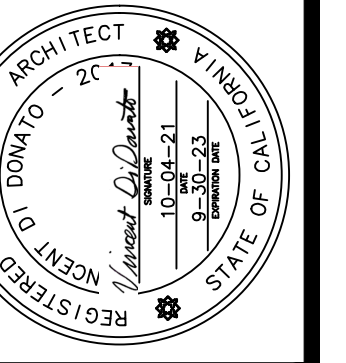
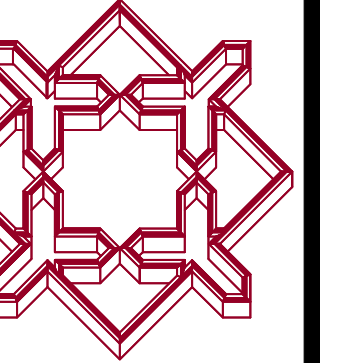
ZONING/USE:

EXISTING ZONING: R-1-1000
EXISTING LAND USE: VACANT LOT
PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED LAND USE: 8.1-14R

AREA

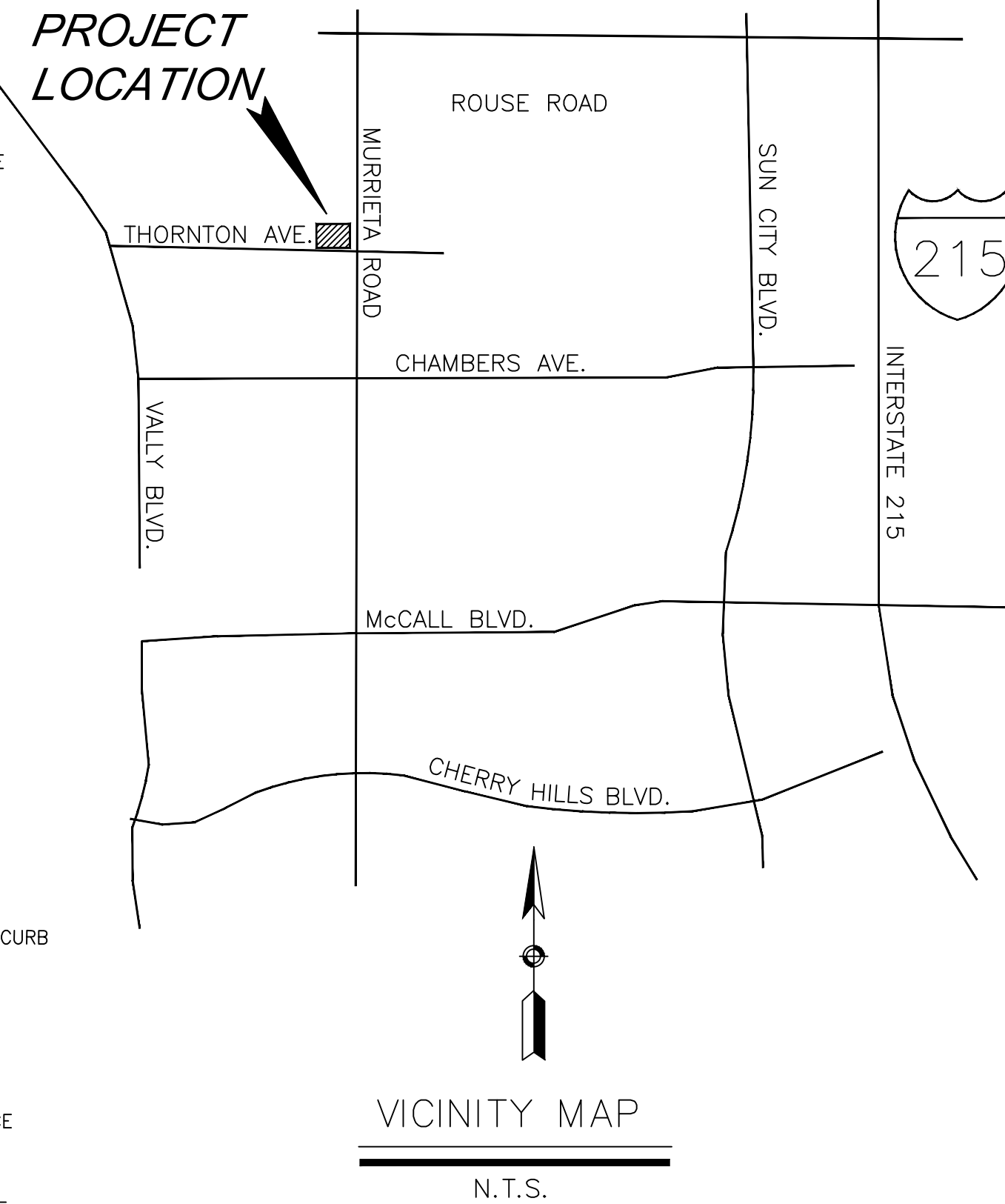
RECORDED LOT SIZE IS 2.65 ACRES GROSS, 2.20 ACRES NET

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 286-6602 FAX 296-6803



PROJECT: VISTA RIDGE APARTMENTS
OWNER: LUIS NAVARRO
27225 MURRIETA ROAD
MENEFEE, CA 92584 PH (951) 398-7177 CONTACT: LUIS NAVARRO

drawn: V.D.
checked: V.D.
date: 11-26-19
SHEET
L-1
of 1 sheets
JOB NO.
18-115



NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF MENEFEE MUNICIPAL CODE CHAPTER 15.04, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, CHAPTER 9.86: "PARK DESIGN, LANDSCAPING AND TREE PRESERVATION" AND STATE OF CALIFORNIA A.B. 1881 (2015).
- LINEAR DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE TYP. (16' TOTAL LENGTH MINIMUM)
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- ALL PLANTING SHALL RECEIVE 3" DEEP OF MULCH SPECIFIED IN THE LEGEND
- ALL PROPOSED IRRIGATION SHALL BE POINT TO POINT DRIP IRRIGATION TYP.
- ALL GROUND MOUNTED MECHANICAL OR UTILITY EQUIPMENT (IF ANY) SHALL BE SCREENED WITH THE TEXAS RANGER OR OTHER DENSE EVERGREEN SHRUB.
- 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).
- TREES & SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; & A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS & FIRE DEPARTMENT SPRINKLER & STANDPIPE CONNECTIONS.

IRRIGATION SYSTEM DESIGN STATEMENT

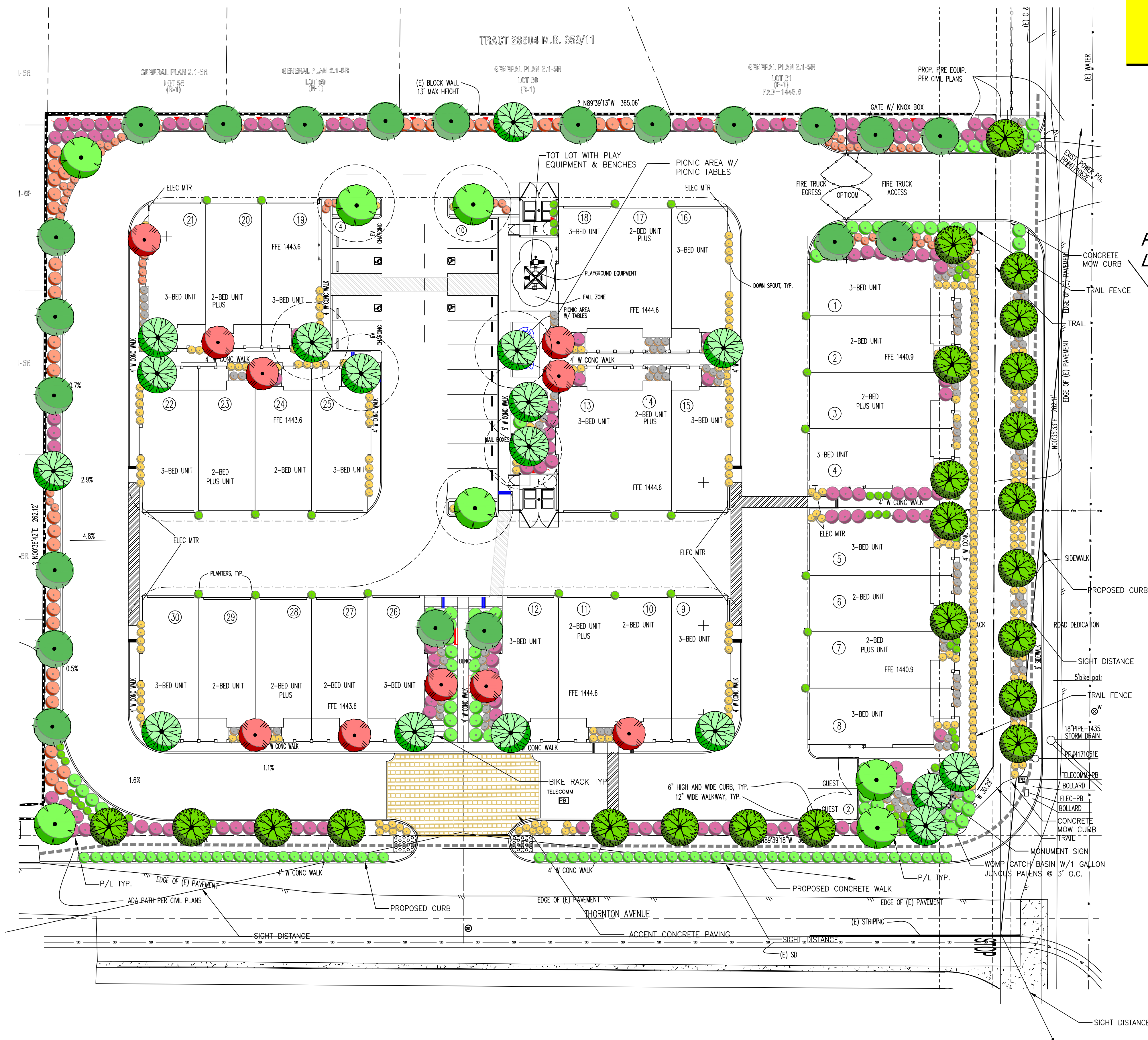
A PERMANENT AUTOMATIC WEATHER/ET-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENEFEE 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 MENEFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" AND CITY 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 MENEFEE, AND EMWD STANDARDS AND REQUIREMENTS.

LANDSCAPE MAINTENANCE 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 (OTD OR LALMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER & 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 THE COSTS FOR ANNEXATION INTO THE SPECIAL DISTRICT AND INSTALLATION OF THE IRRIGATION WATER & ELECTRIC METERS, SHALL BE BORNE BY THE PROPERTY OWNER.



INTERIOR LANDSCAPE REQUIREMENT

TOTAL AREA = 2,916 S.F.
10% OF SITE PARKING AREA= 292 S.F.
ACTUAL PLANTING AREA = 452 S.F.

PARKING LOT SHADE REQUIREMENT

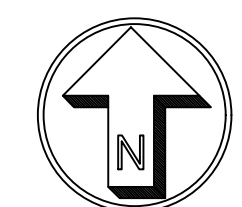
TOTAL STALLS = 14 (4@11') & (10@9')= 2016 S.F.
2016 S.F. @ 30%= 605 S.F SHADE
SHADE PROVIDED= 1067 S.F.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
TREES:						
	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	23	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	24" BOX	18	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CERCIS CANADENSIS	CANADIAN REDBUD	24" BOX	10	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	21	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	6	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
SHRUBS:						
	ANAGOZANTHOS FLAVIDUS 'VELVET'	KANGAROO PAWS	1 GAL	403	FULL & BUSHY @ 3' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	127	FULL & BUSHY @ 3' O.C.	L
	HESPERALOE PARVIFLORA	RED 'YUCCA	5 GAL	268	FULL & BUSHY @ 3' O.C.	L
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	39	FULL & BUSHY @ 5' O.C.	L
	LEUCOPHYLLUM FRUTICOSUM 'GR. CLOUD'	TEXAS RANGER	5 GAL	143	FULL & BUSHY @ 5' O.C.	L
	SALVIA GREGGI	AUTUMN SAGE	5 GAL	192	FULL & BUSHY @ 3' O.C.	L
	JUNCEUS PATENS	CALIFORNIA RUSH	1 GAL	AS REQ.	FULL & BUSHY @ 3' O.C. IN WATER QUALITY AREAS	L
VINES:						
	DOXANTHA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	16	ATTACH TO WALL	L
MULCH, LAWN & GROUND COVER:						
	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
	WESTRINGIA FRUTICOSUM 'MUNDI'	PROSTRATE COAST ROSEMARY	1 GAL	148	TRIANGULAR SPACING @ 5' O.C.	L

SUBMITTAL LOG

10-4-21	7TH SUBMITTAL
2-22-21	6TH SUBMITTAL
6-19-20	5TH SUBMITTAL
10-02-19	4TH SUBMITTAL
5-28-19	3RD SUBMITTAL
4-16-19	2ND SUBMITTAL
8-30-18	1ST SUBMITTAL



GRAPHIC SCALE



1 INCH = 20 FT.

COLOR CONCEPT PLAN