

SEWER/WATER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: FRONTIER COMMUNICATIONS
SCHOOL DISTRICT: MENIFEE UNION

CONTACT: DON READ
(714) 529-9599
501 MERCURY LANE
BREA, CA 92821
DATE OF SURVEY: 11-5-2018

CONTACT: PAUL ONUFER
 PONUFER@AVPRE.NET
 (626) 263-4200
 555 S. FAIR OAKS DRIVE #337
 PASADENA, CA 91105

CHARLES F. AND JUDITH S. PAINE
WARREN W. REPKE

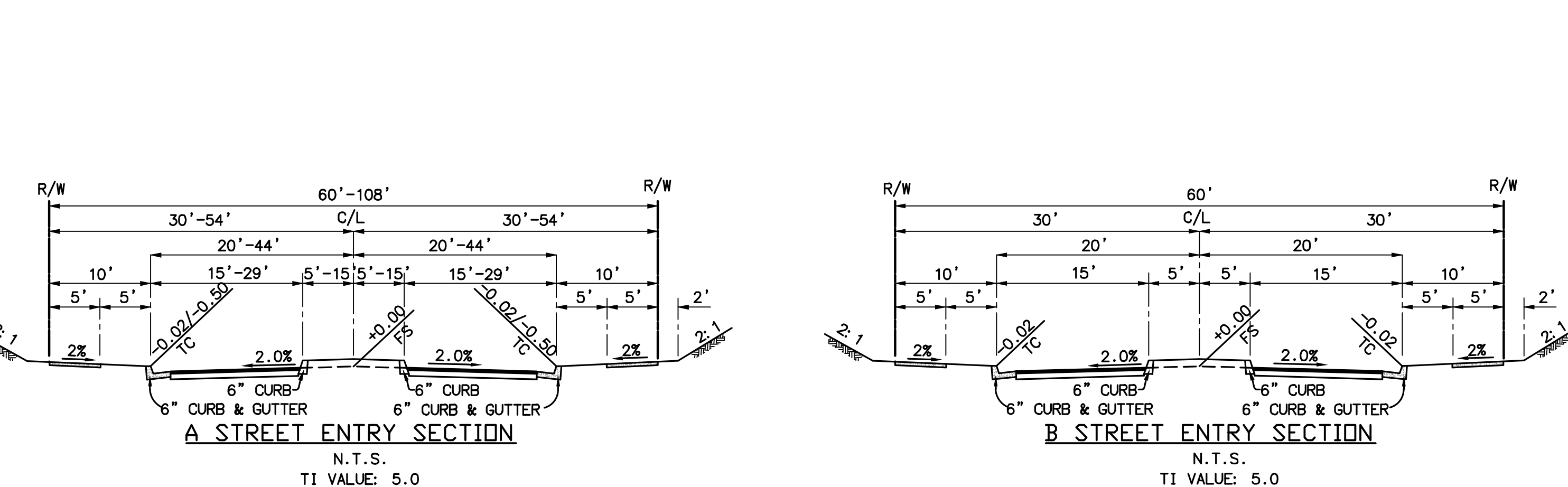
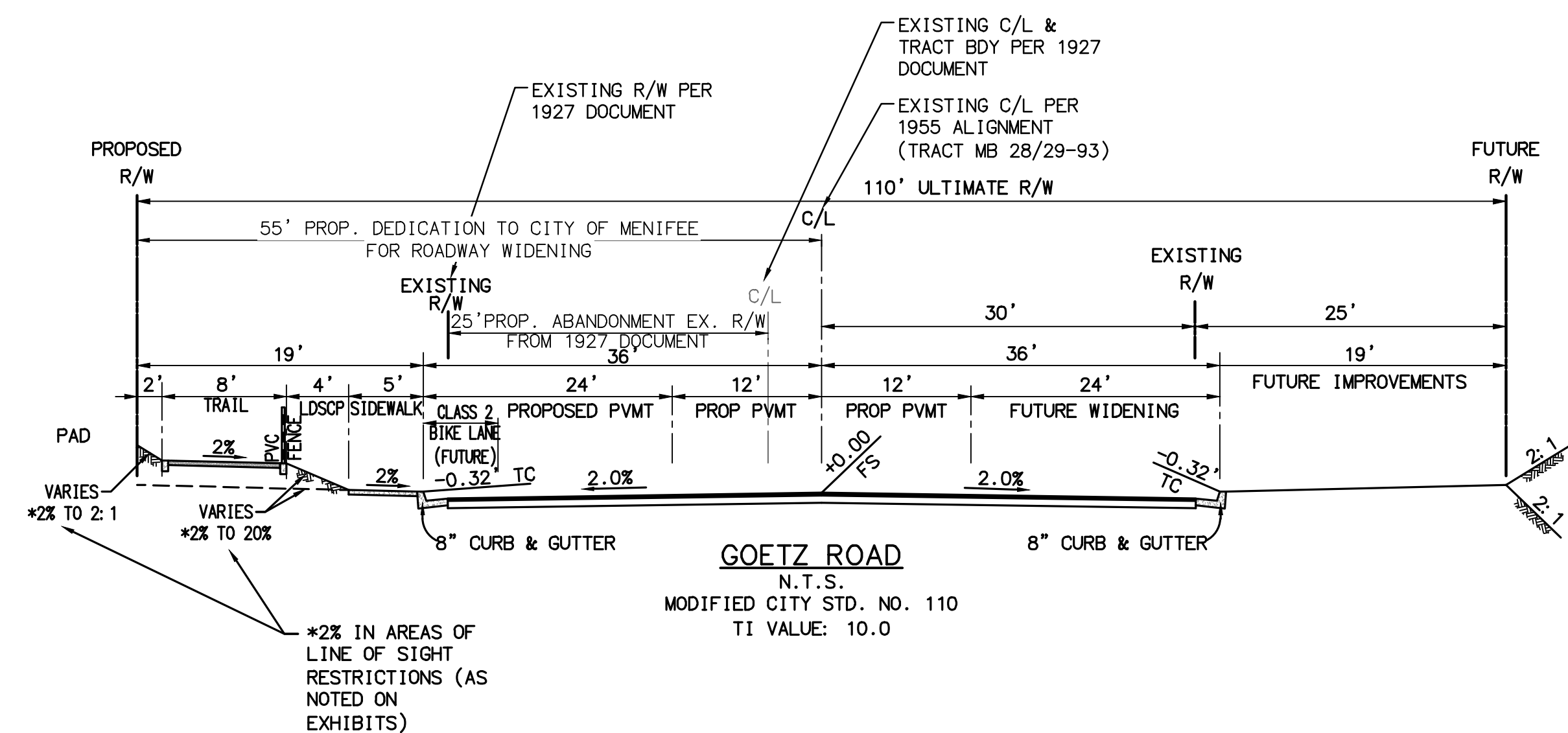
CONTACT: ATI ESKANDARI
ATIESKANDARI@PROACTIVEENGINEERING.NET

CORONA, CA 92882
GEOTECHNICAL ENGINEER: GEOTEK, INC.

(951) 710-1160
1548 N. MAPLE ST.
CORONA, CA 92880

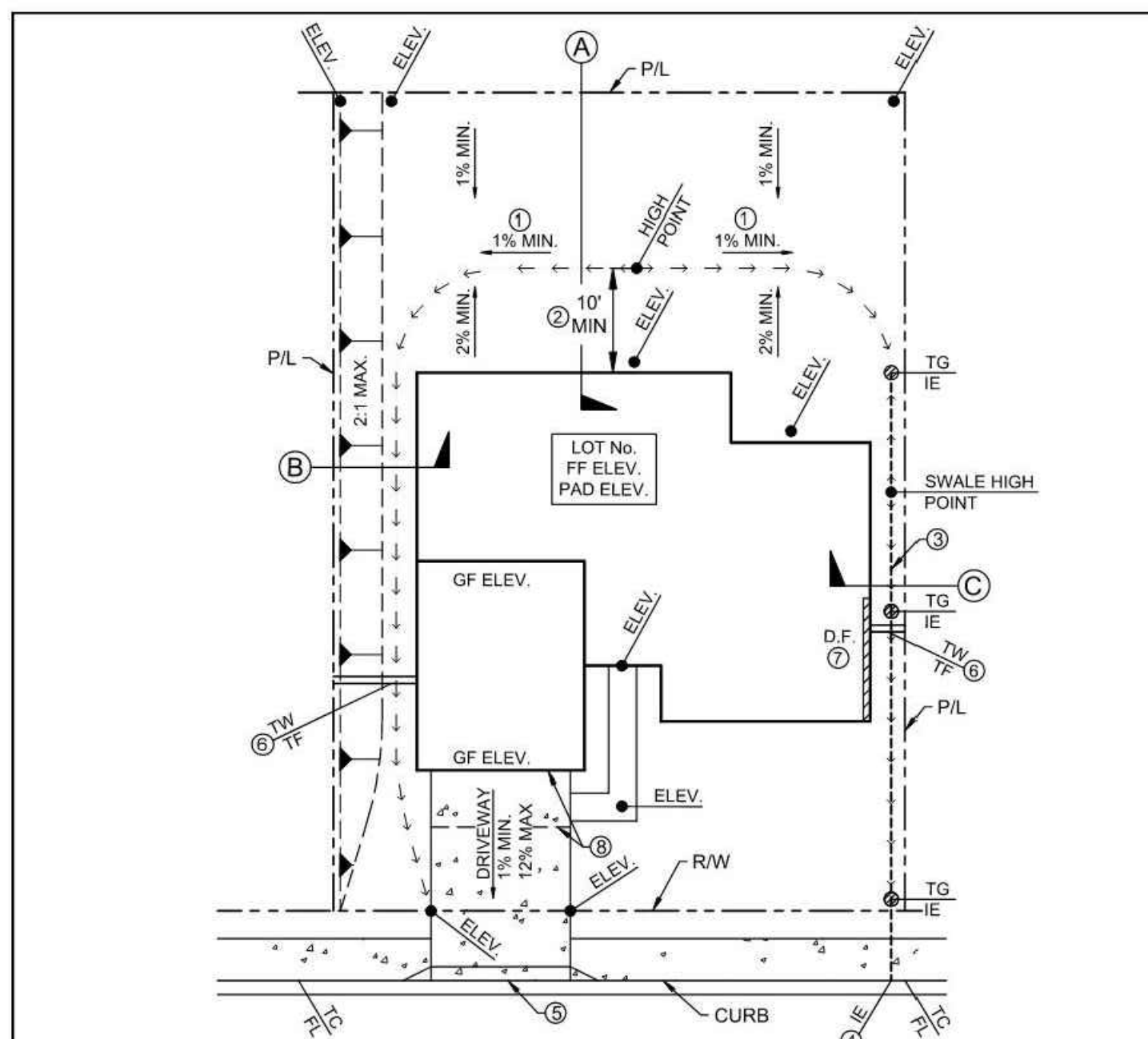
1. NO PORTION OF THE PROPERTY IS WITHIN AN ACTIVE STREAM THAT MAY BE SUBJECT TO STREAMBED ALTERATION.
2. PROJECT IS NOT LOCATED WITHIN ANY WETLANDS.
3. BROWNING OIL SURVEY TO BE COMPLETED BY CITY.
4. FEMA FLOOD ZONE DESIGNATION: X (MINIMAL FLOOD HAZARD)
5. PROJECT IS LOCATED WITHIN AN LRA WITH VERY HIGH FIRE SEVERITY ZONE AND SHALL COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE. BUILDING CONSTRUCTION FEATURES DESIGNED IN ACCORDANCE WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE. RESIDENTIAL CODE SECTION 337 IS REQUIRED FOR ALL STRUCTURES.
6. WHEN A REQUIRED MAINTENANCE AREA IS LOCATED ON COMMONLY OWNED LAND, WHILE THE REQUIRED ZONE IS LOCATED ON HOMEOWNER'S LAND, THE MAINTENANCE AREA SHALL BE MAINTAINED AND VEGETATION REQUIREMENT IS REQUIRED TO BE SIGNED BY THE HOME OWNER AND THE LOT NUMBER REFERENCED IN THE COCR'S.
7. THE FIRE MITIGATION ZONE SHALL BE MAINTAINED IN PERPETUITY AND THE FIRE MITIGATION ZONE SHALL BE MAINTAINED WITH RECORDS COVENANTS AND COCR'S AND PROPERTY TITLE RESTRICTIONS.
8. ALL INTERNAL STREETS TO BE PRIVATE.
9. THE PROPOSED PROJECT IS NOT WITHIN A SPECIFIC PLAN.
10. THE PROPOSED PROJECT IS WITHIN THE RIVERSIDE COUNTY COMMUNITY SERVICE AREA 152.
11. THERE ARE NO KNOWN EXISTING WELLS ON OR WITHIN 200 FEET OF THE PROPERTY.
12. NO SEPTIC CHARGE DISPOSAL SYSTEMS ARE TO BE USED.
13. WHOA EASEMENT AT PARKWAY LOCATIONS SHOWN ON MAP FOR THE PURPOSE OF LANDSCAPE AND MAINTENANCE TO THE BENEFIT OF THE HOMEOWNER'S ASSOCIATION.
14. THIS TRACT IS NOT A PORTION OF PREVIOUSLY APPROVED TENTATIVE MAP 32799-A.

SITE IS NOT CURRENTLY LOCATED WITHIN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE. THE SITE IS UNDERLAIN BY BEDROCK AND SHOULD BE CONSIDERED TO POSSESS NO POTENTIAL FOR LIQUEFACTION TO OCCUR.





A map showing the project site, which is a rectangular area with diagonal hatching. The site is bounded by Goetz Road to the north and east, and Williams Dr. to the west. To the south of the site is Avenida Gaviota, which runs parallel to Goetz Road. Further south is Ave de las Flores. To the west of the site is Norma Dr. To the north of the site is Palm Dr. A north arrow is located in the upper left corner of the map. The text "PROJECT SITE" is written in large, bold, capital letters in the upper right corner, with a line pointing to the hatched area.

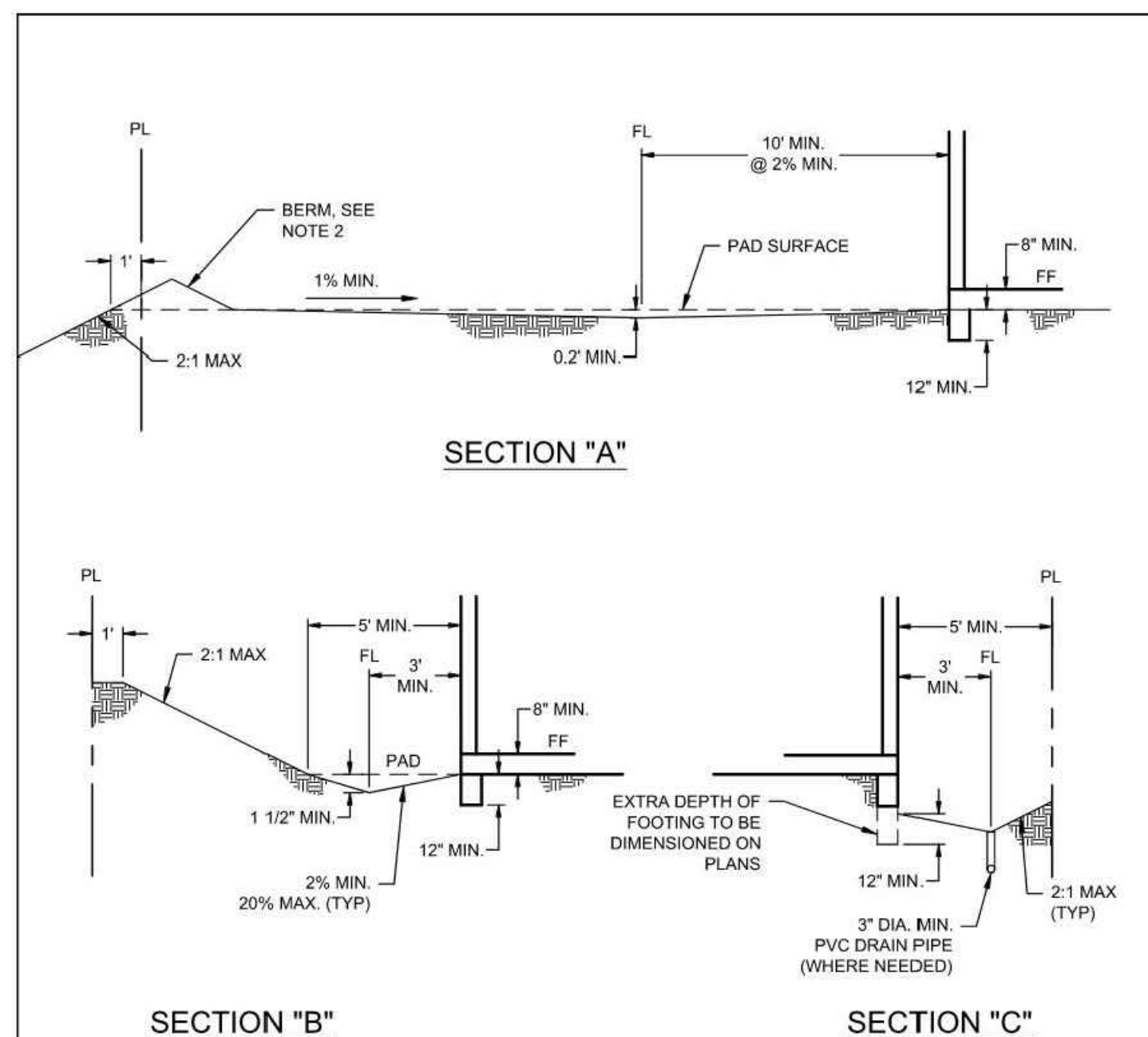
NT8.



NOTES:




1. BACKYARD AND SIDE SWALES TO BE GRADED AT 1% MIN.
2. HIGH POINT SHALL BE LOCATED AT 10' MIN FROM BUILDING (15' PREFERRED)
3. DIA. MIN. PVC PIPE, WHERE NEEDED, UNDERDRAIN PIPE SHALL HAVE 0.50% MIN. SLOPE
4. SEE CITY STANDARD 301 FOR UNDERSEWERED CURB DRAIN.
5. SEE CITY STANDARD 206 FOR DRIVEWAY APPROACHES.
6. PROVIDE 6" HIGH MIN. CONCRETE BLOCK WALL. PROVIDE A ONE BLOCK OPENING AT SWALE LINE FOR DRAINAGE. EVEN IF AROUND CURB INLETS ARE INSTALLED.
7. PROVIDE DEEPENED FOOTING AS NEEDED.
8. PROVIDE A 8' MIN. LANDING AT 5% MAX. FOR DRIVEWAYS OVER 10%.

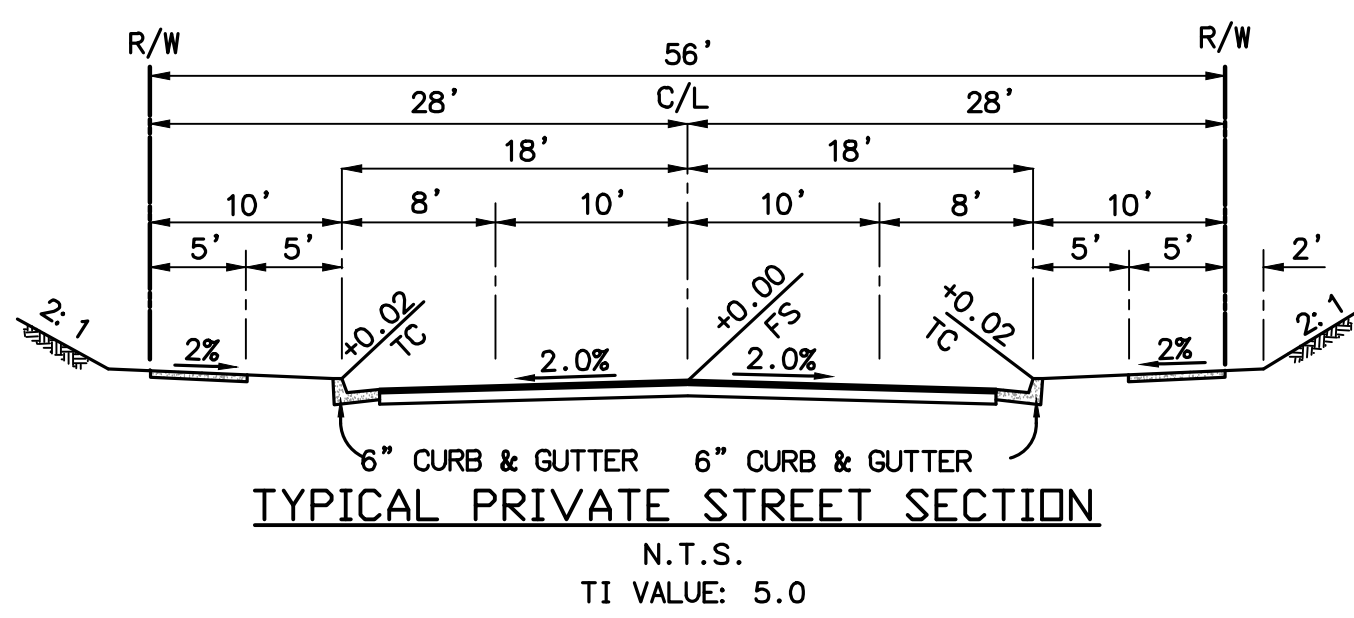
APPROVED BY:  3/5/2014 DATE DIRECTOR OF PUBLIC WORKS JONATHAN GEORGE SMITH		CITY OF MENIFEE RESIDENTIAL LOT GRADING																		
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REVISION	BY:	APPROVED	DATE																	
STANDARD PLAN NO. 300	SHEET 1 OF 2																			



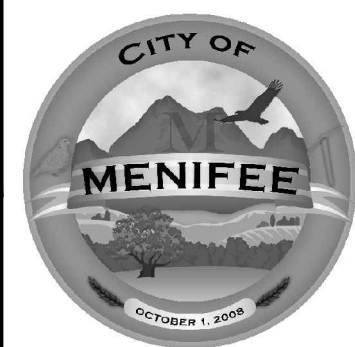
NOTES:

1. IN NO CASE SHALL THE SWALE FLOWLINE BE LOWER THAN THE BOTTOM OF THE FOOTING WITHIN 5' FROM BUILDING LINE
2. PROVIDE 4' WIDE BY 1' HIGH EARTH BERM AT THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
3. BUILDING FINISH FLOOR CAN BE 6" ABOVE GROUND IF A CONCRETE SLAB IS PROVIDED PER 2007 CBC SECTION 2304.11.2.2

APPROVED BY:  3/5/2014 DATE			CITY OF MENIFEE	
DIRECTOR OF PUBLIC WORKS JONATHAN GEORGE SMITH			RESIDENTIAL LOT GRADING	
REVISION 4/14/2015	BY: CEG	APPROVED JS	DATE 4/15/2015	STANDARD PLAN NO. 300 SHEET 2 OF 2
				

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PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300



CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
TENTATIVE TRACT MAP NO. 37692
TITLE SHEET

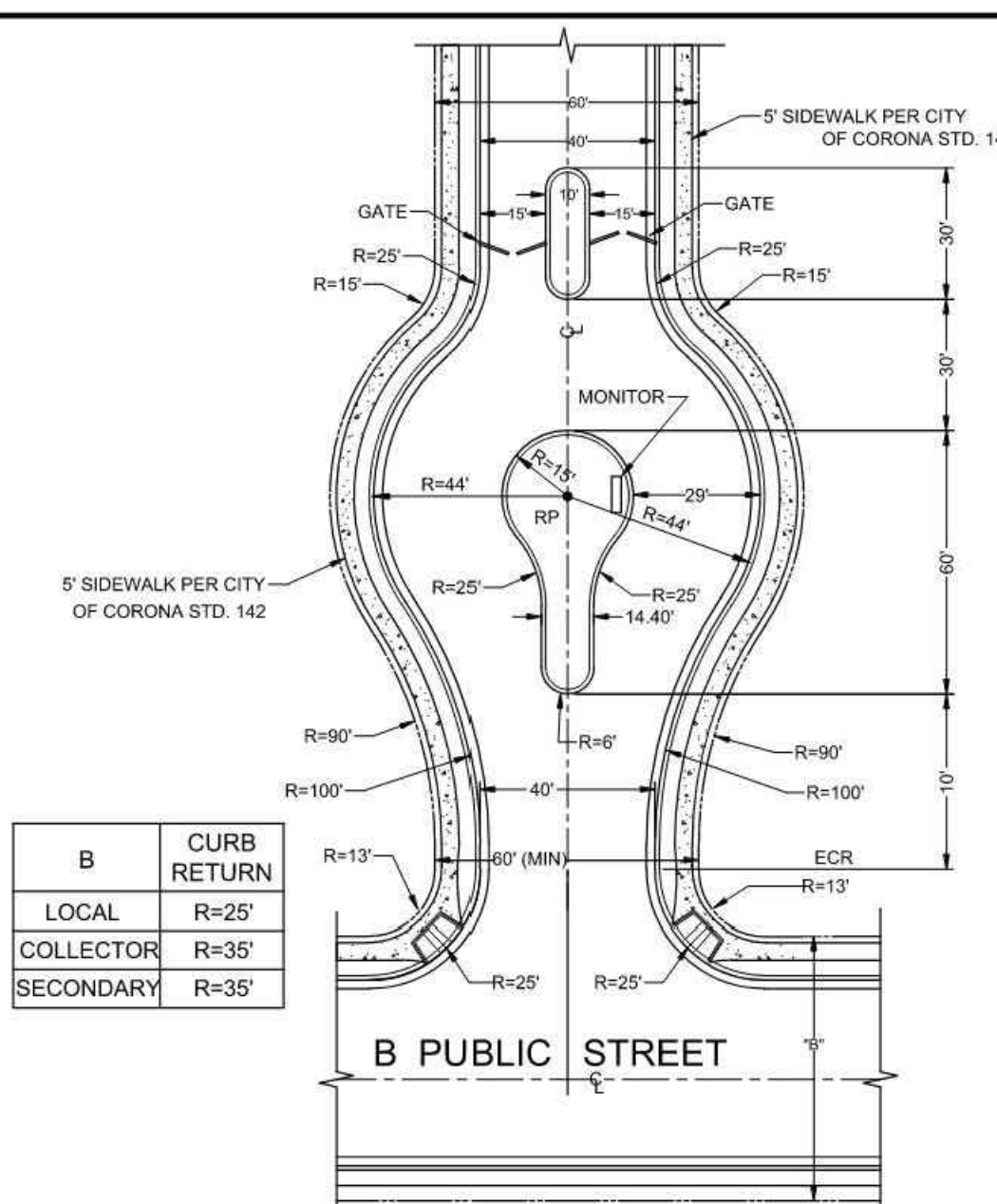
	SHEET NO.
	<u>1</u> OF <u>7</u>
	PROJECT NO:

LOT SUMMARY TABLE														
LOT #	WIDTH (F)	DEPTH (F)	AREA (SF)		LOT #	WIDTH (F)	DEPTH (F)	AREA (SF)		LOT #	WIDTH (F)	DEPTH (F)	AREA (SF)	
			TOTAL	USEABLE				TOTAL	USEABLE				TOTAL	USEABLE
1	70.3	112.4	6,746	6,746	46	50.0	105.0	5,251	4,038	91	57.0	95.0	5,418	4,888
2	52.1	102.8	5,332	5,177	47	92.9	105.1	7,464	6,179	92	57.0	95.0	5,415	4,900
3	51.7	100.0	5,174	5,174	48	53.0	101.9	6,681	6,681	93	52.8	95.0	5,019	4,480
4	51.7	100.0	5,170	5,170	49	53.0	95.0	5,041	5,041	94	53.1	95.3	5,049	4,538
5	51.7	100.0	5,170	5,170	50	53.0	95.0	5,035	5,035	95	53.3	96.0	5,085	4,646
6	51.7	100.0	5,170	5,170	51	53.0	95.3	5,036	5,036	96	52.9	95.8	5,250	4,611
7	51.7	100.0	5,171	5,171	52	53.0	95.6	5,073	5,073	97	57.0	95.5	5,231	4,599
8	50.2	100.0	5,000	5,000	53	54.2	97.6	5,182	5,182	98	63.8	90.0	5,395	4,939
9	53.6	116.5	5,780	5,610	54	54.2	97.6	5,173	5,173	99	79.4	88.3	6,328	6,328
10	53.2	125.4	6,524	6,353	55	53.4	95.8	5,079	5,079	100	50.1	100.4	5,017	5,017
11	74.6	136.7	8,335	8,335	56	53.0	95.0	5,039	5,039	101	56.5	100.5	5,646	5,088
12	78.5	122.0	8,638	8,753	57	53.0	95.0	5,035	5,035	102	56.5	100.1	5,665	5,105
13	55.0	118.0	6,389	5,583	58	53.0	95.0	5,036	5,253	103	57.6	100.0	5,760	5,148
14	54.2	100.0	5,174	5,208	59	53.3	95.5	5,065	4,754	104	61.4	100.0	5,959	5,345
15	50.6	101.3	5,275	5,081	60	53.5	96.6	5,109	4,629	105	50.0	100.0	5,000	4,570
16	51.9	100.6	5,256	4,578	61	53.1	95.4	5,061	4,885	106	50.0	100.0	5,000	4,570
17	52.4	100.0	5,239	4,759	62	53.2	95.2	4,649	5,107	107	50.0	100.0	5,006	4,833
18	52.4	100.0	5,239	4,739	63	52.6	95.0	5,138	4,464	108	50.9	101.9	5,092	4,599
19	52.4	100.0	5,239	4,710	64	52.7	95.0	5,001	4,488	109	50.0	100.4	5,016	4,610
20	52.4	100.0	5,239	4,779	65	52.7	95.0	5,001	4,483	110	50.0	100.0	5,000	4,570
21	52.4	100.0	5,257	5,257	66	52.7	95.0	5,001	4,640	111	50.0	100.0	4,744	4,642
22	52.5	103.2	5,390	4,876	67	54.1	95.2	5,632	5,098	112	50.0	100.0	5,745	5,266
23	54.7	102.7	5,461	4,641	68	96.8	106.3	9,716	7,498	113	55.1	97.3	5,324	5,324
24	52.6	127.0	6,350	6,350	69	80.0	85.8	6,977	4,964	114	55.1	91.6	5,051	4,572
25	34.0	167.1	7,544	7,544	70	60.5	105.8	6,020	4,261	115	55.1	93.2	5,103	4,477
26	69.1	101.2	6,029	4,509	71	58.9	109.0	6,024	4,375	116	50.0	91.3	5,457	4,845
27	54.2	104.2	5,684	5,340	72	50.4	108.0	5,393	3,722	117	45.6	100.1	5,847	5,847
28	54.6	105.0	5,733	3,943	73	50.5	106.0	5,299	3,685	118	50.1	100.5	5,024	5,022
29	55.0	105.0	5,775	3,967	74	56.9	105.0	5,926	4,285	119	58.6	100.0	5,467	4,455
30	55.2	105.0	5,796	3,979	75	55.4	105.0	5,932	4,421	120	58.1	100.0	5,427	4,476
31	56.8	106.1	5,910	4,118	76	55.5	105.0	5,796	4,470	121	60.4	125.6	6,989	6,211
32	58.3	103.3	6,221	4,350	77	50.1	105.1	5,258	4,325	122	51.0	100.0	5,169	4,689
33	62.6	110.5	6,276	4,316	78	50.5	105.8	5,293	4,367	123	50.1	105.9	5,311	4,271
34	52.2	106.7	6,006	4,301	79	51.1	107.1	5,358	4,567	124	50.0	105.5	5,250	4,490
35	55.3	105.2	5,810	3,877	80	51.5	108.8	5,426	4,692	125	60.5	105.9	5,754	5,522
36	55.0	105.0	5,775	3,397	81	50.4	106.2	5,291	4,590	126	536.6	95.5	5,501	4,688
37	50.6	105.0	5,314	3,530	82	50.0	100.0	5,000	4,332	127	53.0	95.0	5,035	5,033
38	50.3	105.5	5,279	3,534	83	50.0	100.0	5,004	4,344	128	53.0	95.0	5,035	5,033
39	51.5	107.6	5,381	4,009	84	69.9	106.0	6,064	5,431	129	53.1	95.0	5,001	5,755
40	51.9	109.6	5,476	4,169	85	55.1	104.6	6,455	6,455	130	72.9	95.0	5,616	5,175
41	50.4	108.7	5,434	4,142	86	50.0	101.2	5,000	4,270	131	50.0	100.0	5,000	4,570
42	50.0	105.6	5,291	4,085	87	53.6	99.0	5,265	5,265	132	50.0	100.0	5,000	4,570
43	50.0	105.0	5,250	4,098	88	54.3	97.6	5,170	4,812	133	50.0	100.0	5,000	4,570
44	50.0	105.0	5,250	4,088	89	58.8	96.4	5,595	5,153	134	50.0	100.0	5,000	4,570
45	50.0	105.0	5,250	4,449	90	59.5	95.5	5,652	5,327	135	50.0	100.0	5,000	4,570
SUBTOTALS:											731,409		645,265	

**Lot Depth and Width calculated using City of Menifee Code of Ordinances and direction from Menifee Planning Department



LETTERED LOT	AREA (SF)	USE
A	110,216	STREET RIGHT OF WAY DEDICATION (PUBLIC)
B	74,253	DETENTION BASIN (PRIVATE/HOA MAINTAINED)
C	576,017	OPEN SPACE (HOA)
D	83,250	TOT LOT (PRIVATE) USEABLE AREA: 0.9 ACRES
E	97,310	A AND F STREET (PRIVATE)
F	150,862	C AND D STREET (PRIVATE)
G	55,731	D STREET (PRIVATE)
H	9,731	B STREET (PRIVATE)
I	500	STREET RIGHT OF WAY DEDICATION (PUBLIC)
J	49,627	DOG PARK LOT (PRIVATE) USEABLE AREA: 0.4 ACRES
SUBTOTAL	1,207,738	

TOTAL	1,939,840 SF
TOTAL	44.7 ACRES



NOTES:

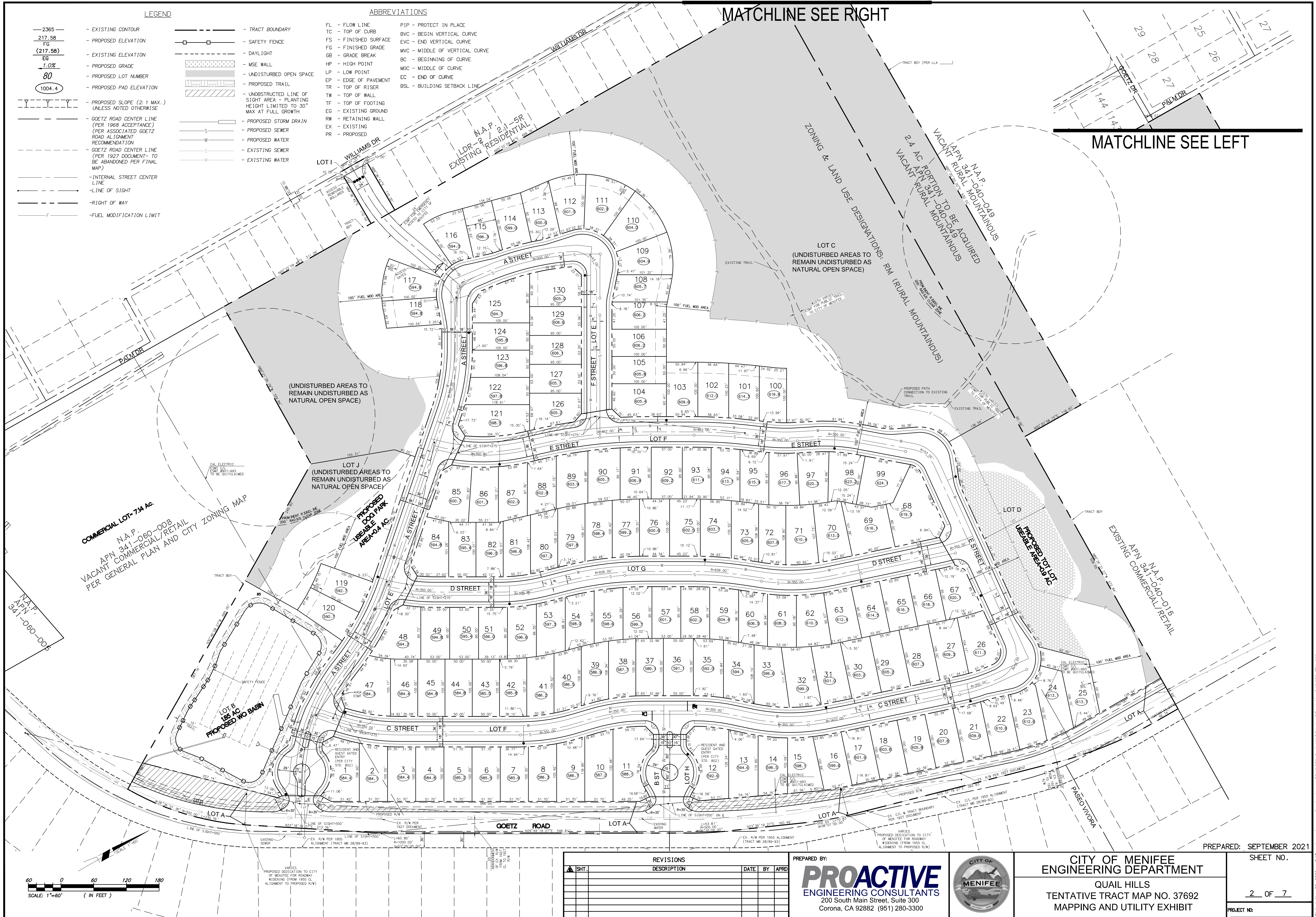
1. PRIVATE STREETS SHALL BE PERMITTED ONLY AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
2. PRIVATE STREETS SHALL PROVIDE A PAVED TRAVEL WAY IN CONFORMANCE WITH STANDARD PLAN 110. WALKWAYS SHALL BE PROVIDED ON ALL PRIVATE STREETS IN CONFORMANCE WITH STANDARD PLAN 142 UNLESS AN ALTERNATE PEDESTRIAN CIRCULATION SYSTEM IS PROVIDED MEETING THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
3. REQUIRED PAVEMENT STRUCTURAL SECTION SHALL BE DETERMINED BY THE PUBLIC WORKS DIRECTOR.
4. ALL GATES SHALL BE EQUIPPED WITH A KNOX KEY SWITCH OR PADLOCK.

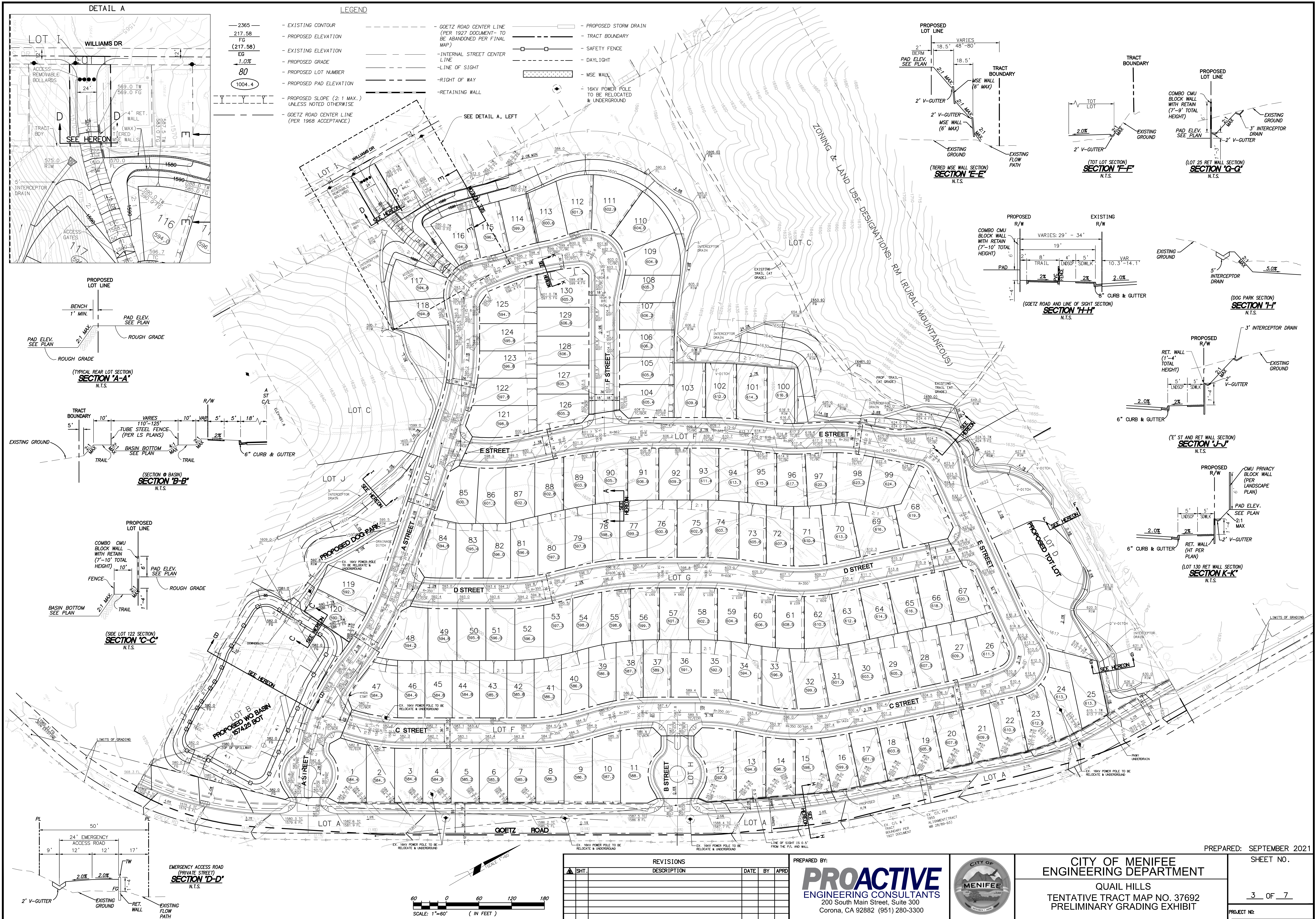
APPROVED BY:  8/15/2015			CITY OF MENIFEE		
DIRECTOR OF PUBLIC WORKS JONATHAN GEORGE SMITH			PRIVATE STREET GATE STANDARD		
REVISION	BY:	APPROVED	DATE	STANDARD PLAN NO. 802 SHEET 1	

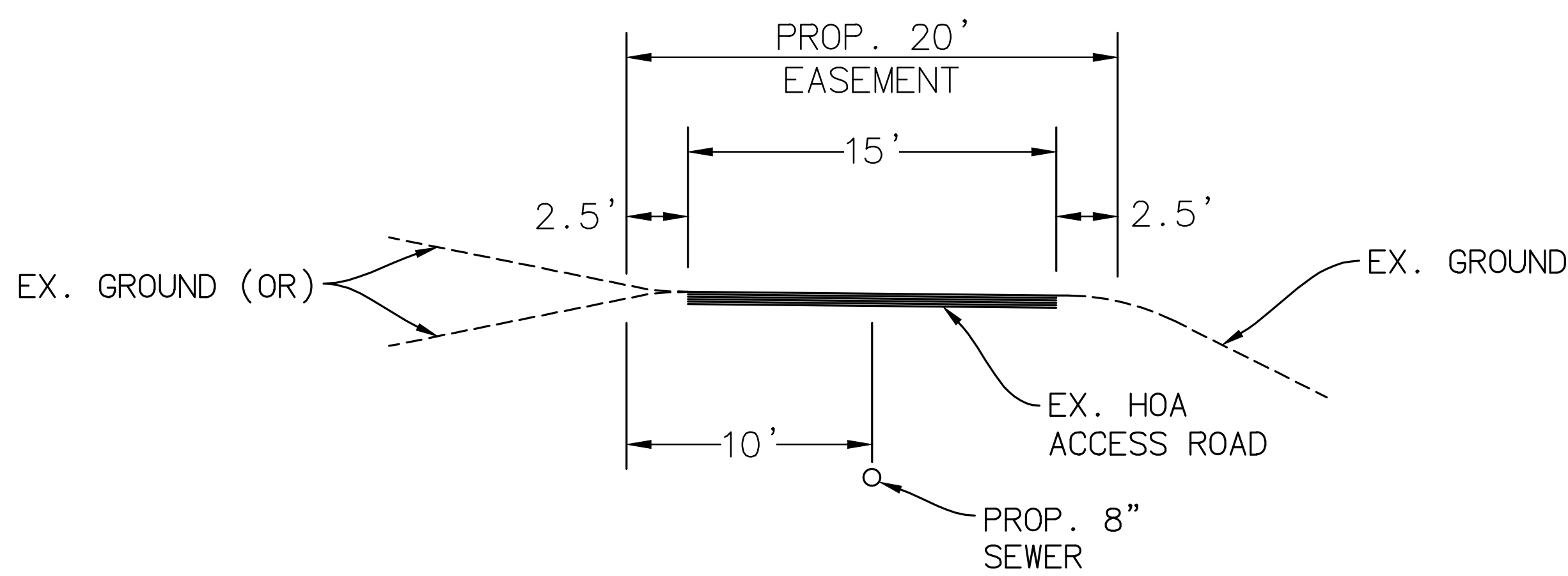
PRIVATE ST. GATE STANDARD DETAIL

N.T.S.
PER CITY OF MENIFEE STD. PLAN NO. 802 PREPARED: SEPTEMBER 2021

Plotted: Nov 09, 2022 - 2:13pm by: c_baum
Drawing Name: Z:\10.036-Quail Hills\Drawings\Tract Maps\10.036-TTM-001.dwg

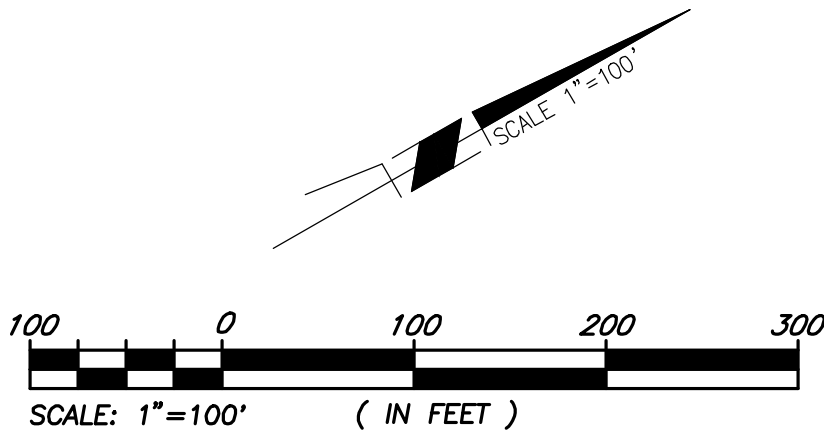






SECTION "A-A"
N.T.S.

LEGEND		QUANTITIES
	- PROPOSED SEWER	4,950 LF
	- PROPOSED OFFSITE SEWER (PER EMWD POS, OPTION 1: CONNECTION ON ROCKY SUMMIT DRIVE)	2,425 LF
	- PROPOSED DOMESTIC WATER	5,700 LF
	- PROPOSED STORM DRAIN	1,490 LF
	- FIRE HYDRANT	17 EA
	- EXISTING SEWER TO BE RECONSTRUCTED (FLATTENED)	173 LF
	- EXISTING DOMESTIC WATER	-- LF
	- EXISTING SEWER	-- LF
	- ST LIGHT (AT ACCESS ROAD)	1 EA



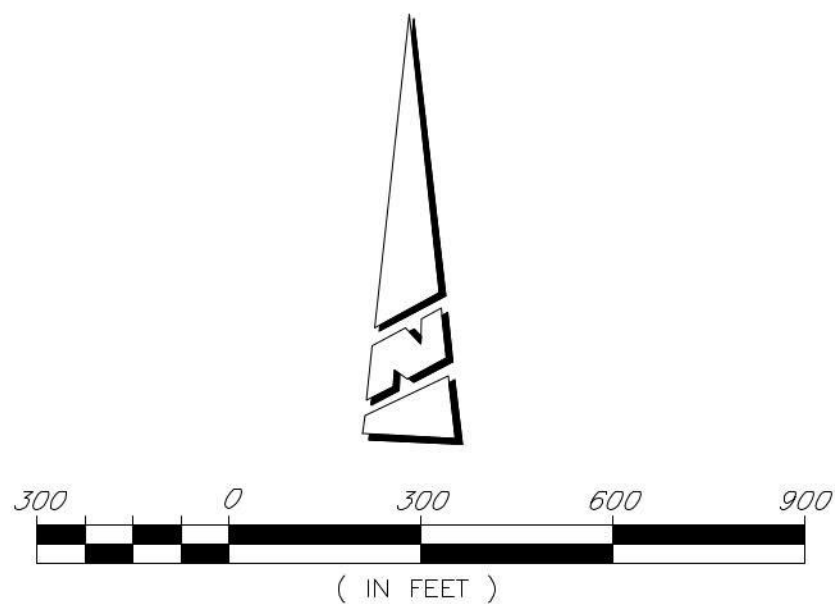
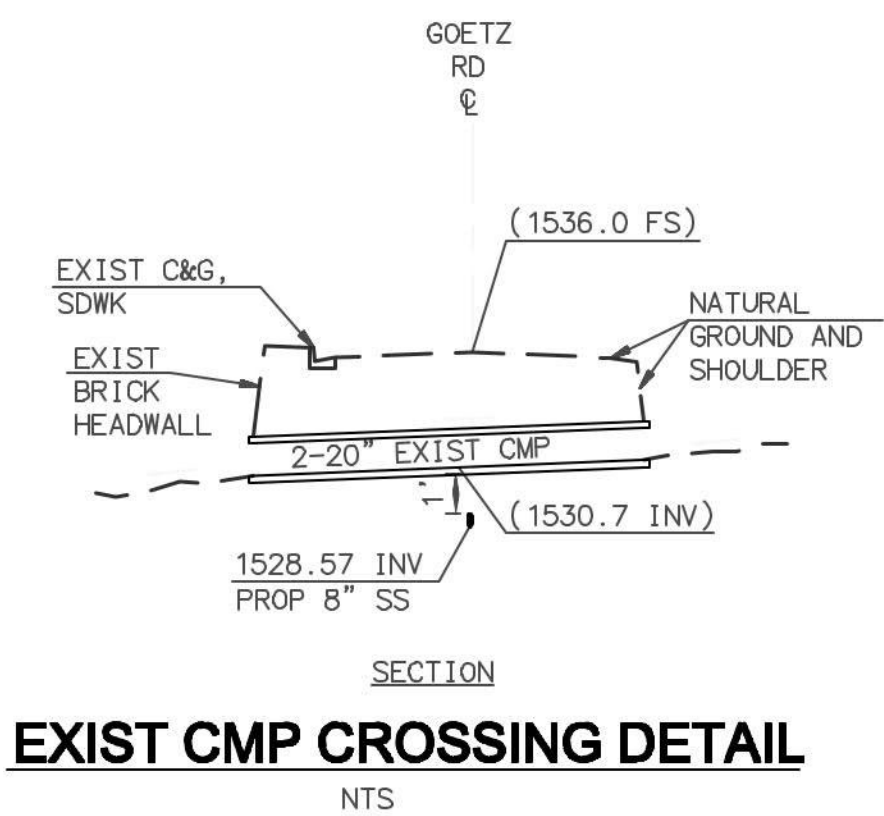
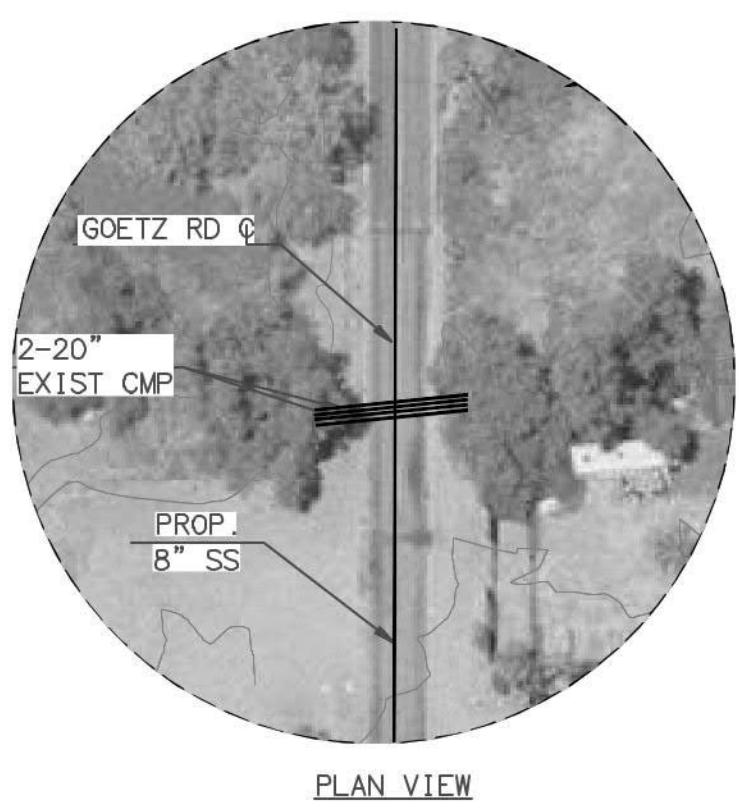
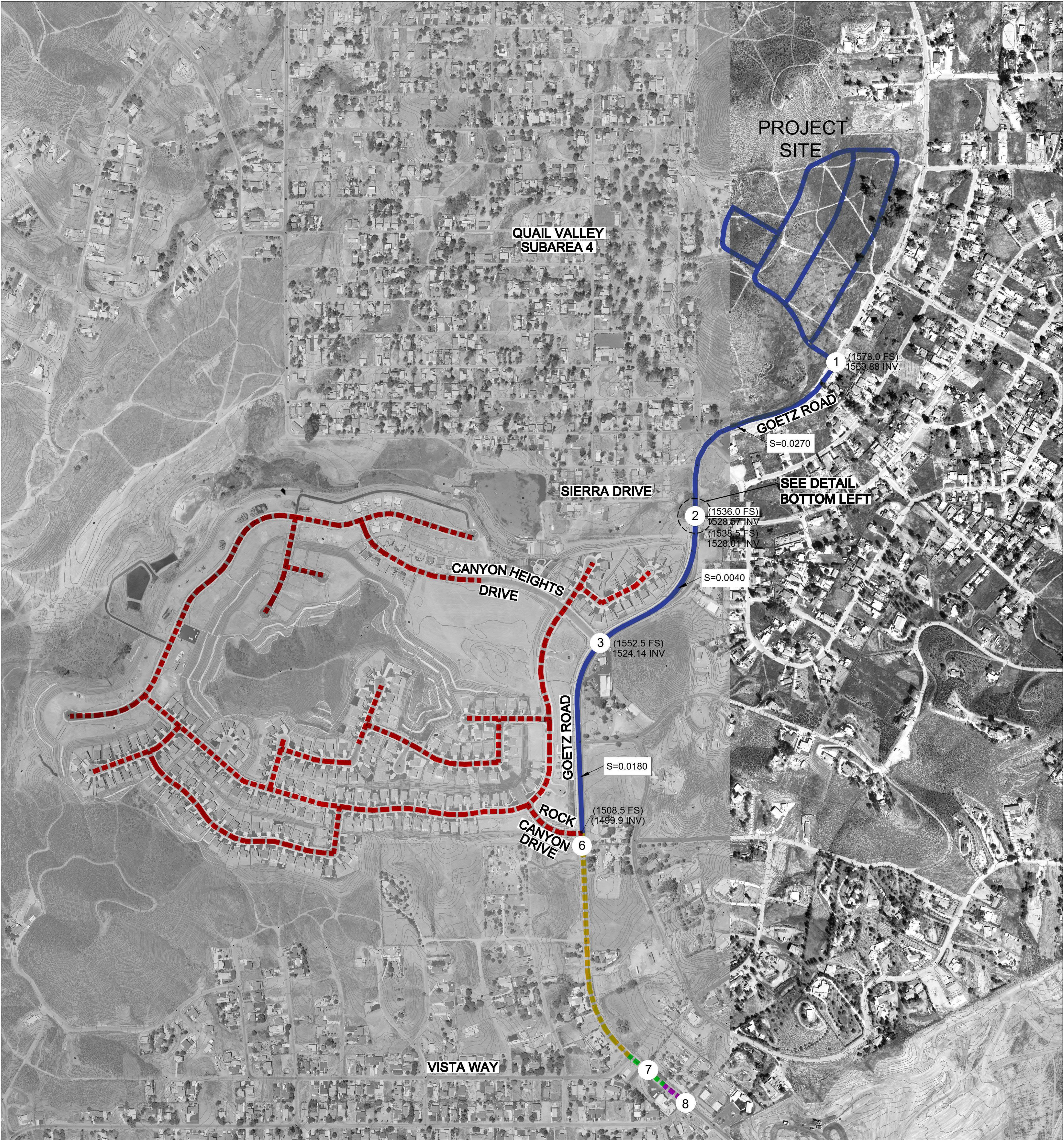
REVISIONS	1" = 100'	PREPARED BY:
Δ SHT.	DATE BY APRD	

PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
TENTATIVE TRACT MAP NO. 37692
UTILITY AND DRAINAGE EXHIBIT
INCLUDING OPTION 1, OFFSITE SEWER PER EMWD POS

PREPARED: SEPTEMBER 2021
SHEET NO. 4A OF 7
PROJECT NO.

TRACT 37692 EMWD POS (PPI 2017-271-WO 15931)
SEWER SYSTEM EXHIBIT - OPTION 2
QUAIL HILL RESIDENTIAL DEVELOPMENT
CITY OF MENIFEE
OPTION 2: CONNECTION ON GOETZ ROAD



LEGEND

- PROPOSED 8-INCH SEWER
- EXISTING 8-INCH SEWER
- EXISTING 10-INCH SEWER
- EXISTING 12-INCH SEWER
- EXISTING 15-INCH SEWER
- X ← NODE NUMBER

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

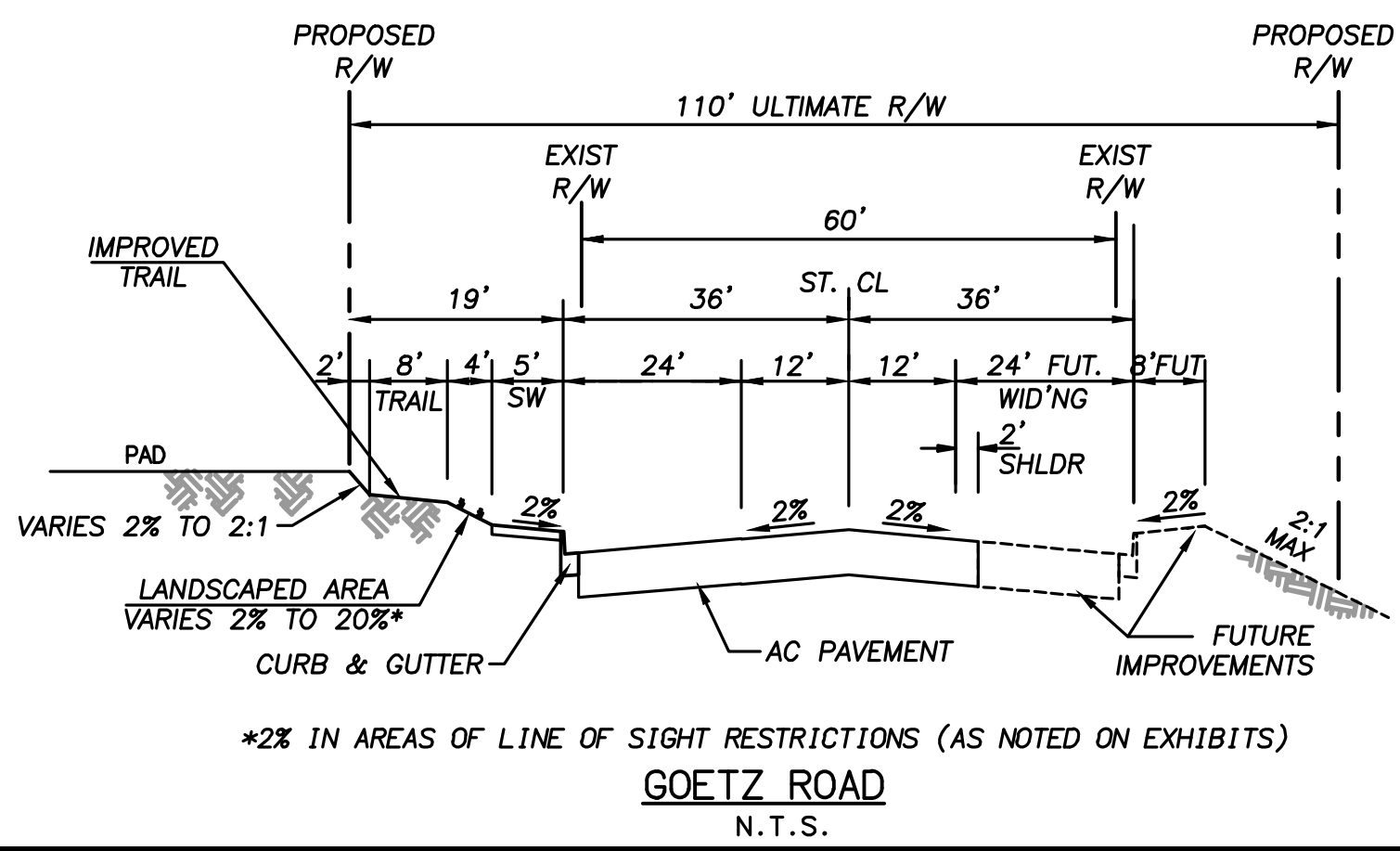
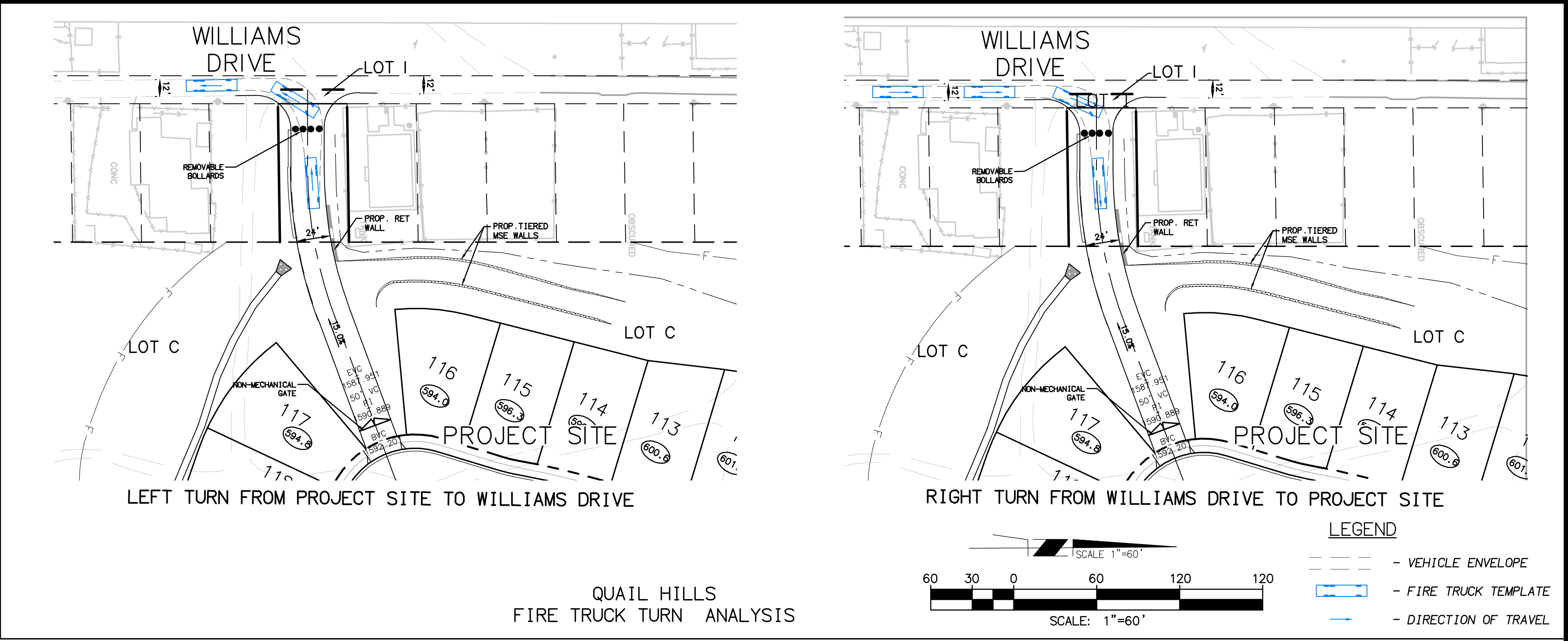
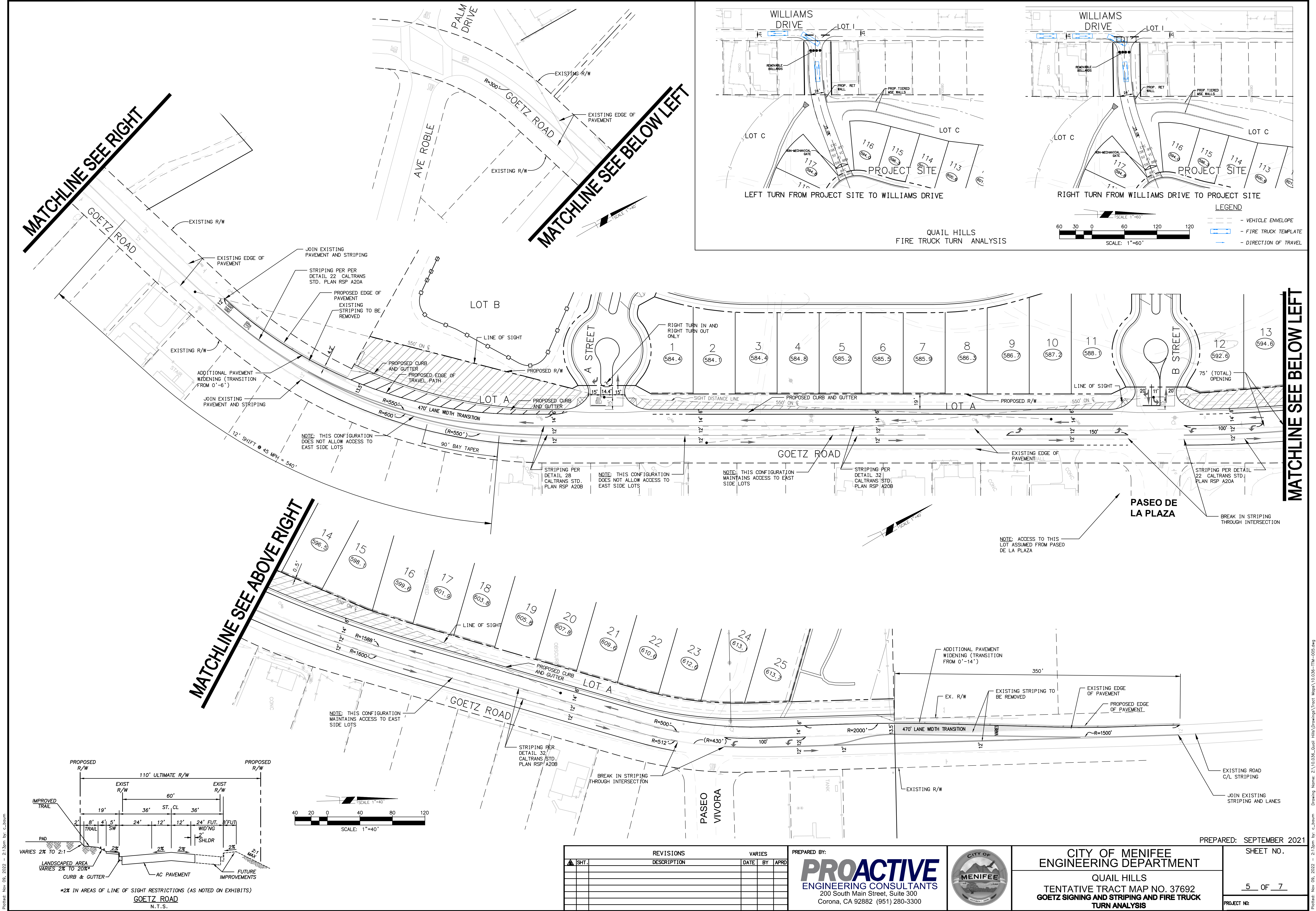
PREPARED FOR:
EASTERN MUNICIPAL WATER DISTRICT

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300



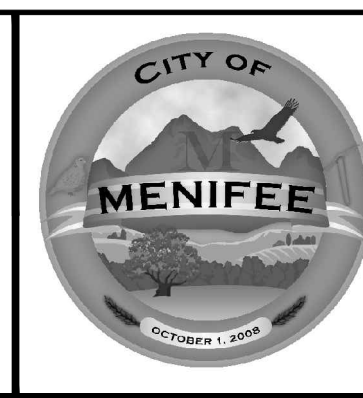
CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
TENTATIVE TRACT MAP NO. 37692
UTILITY EXHIBIT
INCLUDING OPTION 2, OFFSITE SEWER PER EMWD POS

PREPARED: SEPTEMBER 2021
SHEET NO.
4B OF 7
PROJECT NO:



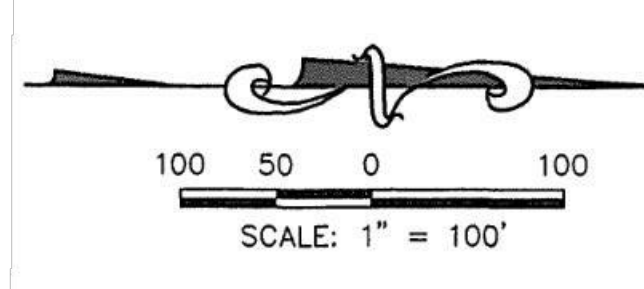
REVISIONS		VARIES	
Δ SHT.	DESCRIPTION	DATE	BY

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300



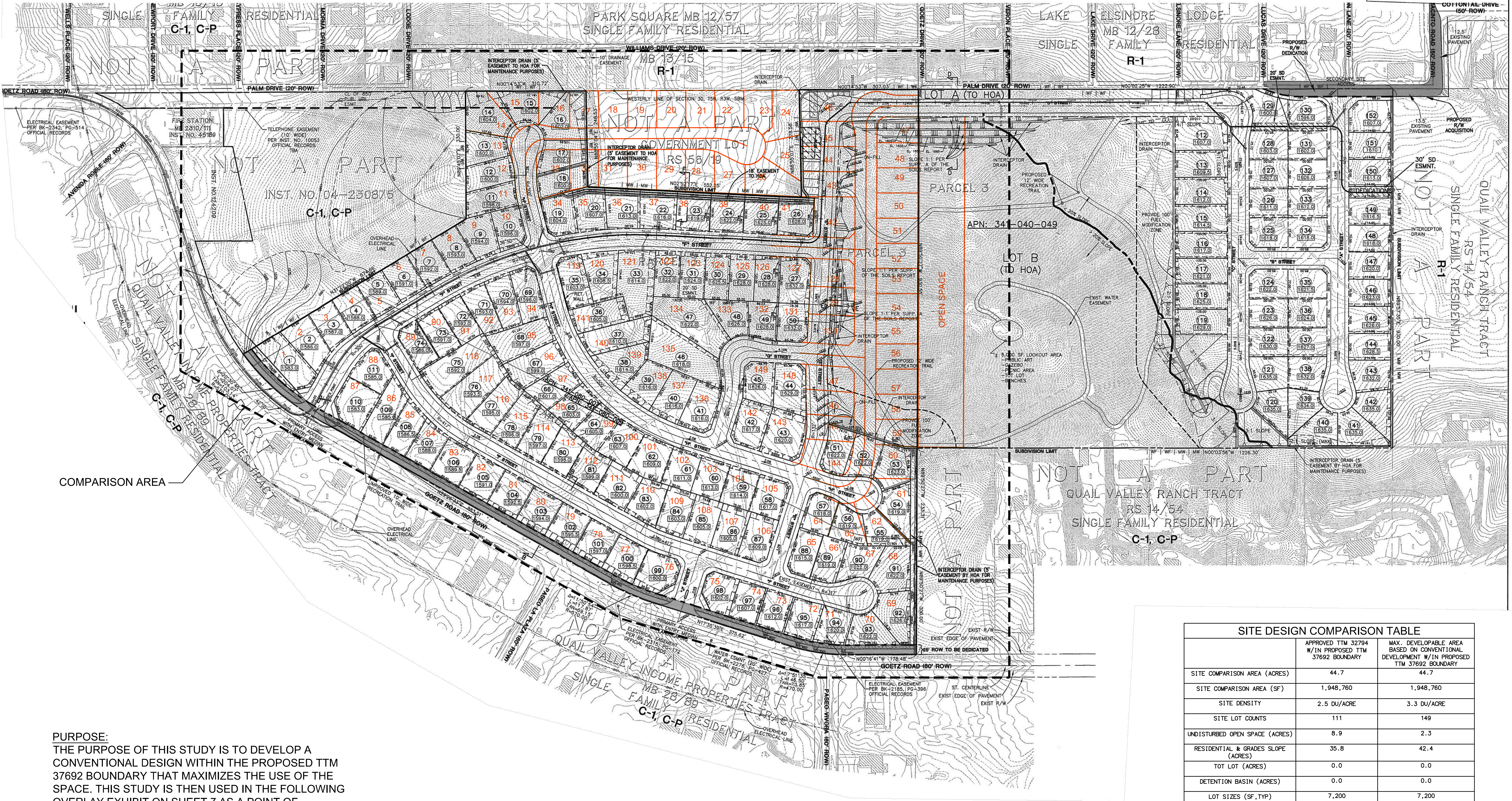
CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
TENTATIVE TRACT MAP NO. 37692
GOETZ SIGNING AND STRIPING AND FIRE TRUCK
TURN ANALYSIS

PREPARED: SEPTEMBER 2021
SHEET NO.
5 OF 7
PROJECT NO.



QUAIL HILL GRADING & DRAINAGE EXHIBIT FOR TENTATIVE TRACT MAP NO. 32794

City of Menifee
City Council
Date 12/1/09
APPROVED
Sheet 7 of 5



COMPARISON AREA

PURPOSE:
THE PURPOSE OF THIS STUDY IS TO DEVELOP A CONVENTIONAL DESIGN WITHIN THE PROPOSED TTM 37692 BOUNDARY THAT MAXIMIZES THE USE OF THE SPACE. THIS STUDY IS THEN USED IN THE FOLLOWING OVERLAY EXHIBIT ON SHEET 7 AS A POINT OF COMPARISON.

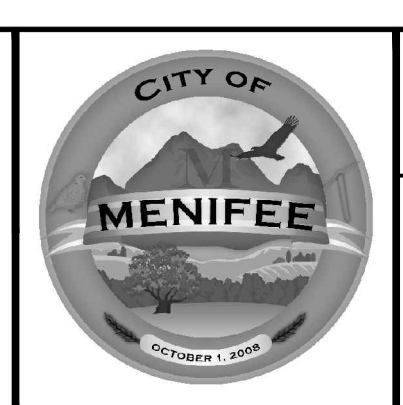
LEGEND

- STUDY FOR MAXIMIZING CONVENTIONAL DESIGN OF APPROVED TTM 32794
- LINEWORK OF APPROVED TTM 32794

SITE DESIGN COMPARISON TABLE		
	APPROVED TTM 32794 W/IN PROPOSED TTM 37692 BOUNDARY	MAX. DEVELOPABLE AREA BASED ON CONVENTIONAL DEVELOPMENT W/IN PROPOSED TTM 37692 BOUNDARY
SITE COMPARISON AREA (ACRES)	44.7	44.7
SITE COMPARISON AREA (SF)	1,948,760	1,948,760
SITE DENSITY	2.5 DU/ACRE	3.3 DU/ACRE
SITE LOT COUNTS	111	149
UNDISTURBED OPEN SPACE (ACRES)	8.9	2.3
RESIDENTIAL & GRADES SLOPE (ACRES)	35.8	42.4
TOT LOT (ACRES)	0.0	0.0
DETENTION BASIN (ACRES)	0.0	0.0
LOT SIZES (SF, TYP)	7,200	7,200
LOT DIMENSIONS (TYP)	60'x120'	60'x120'

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APPROVED
1	SHI.			

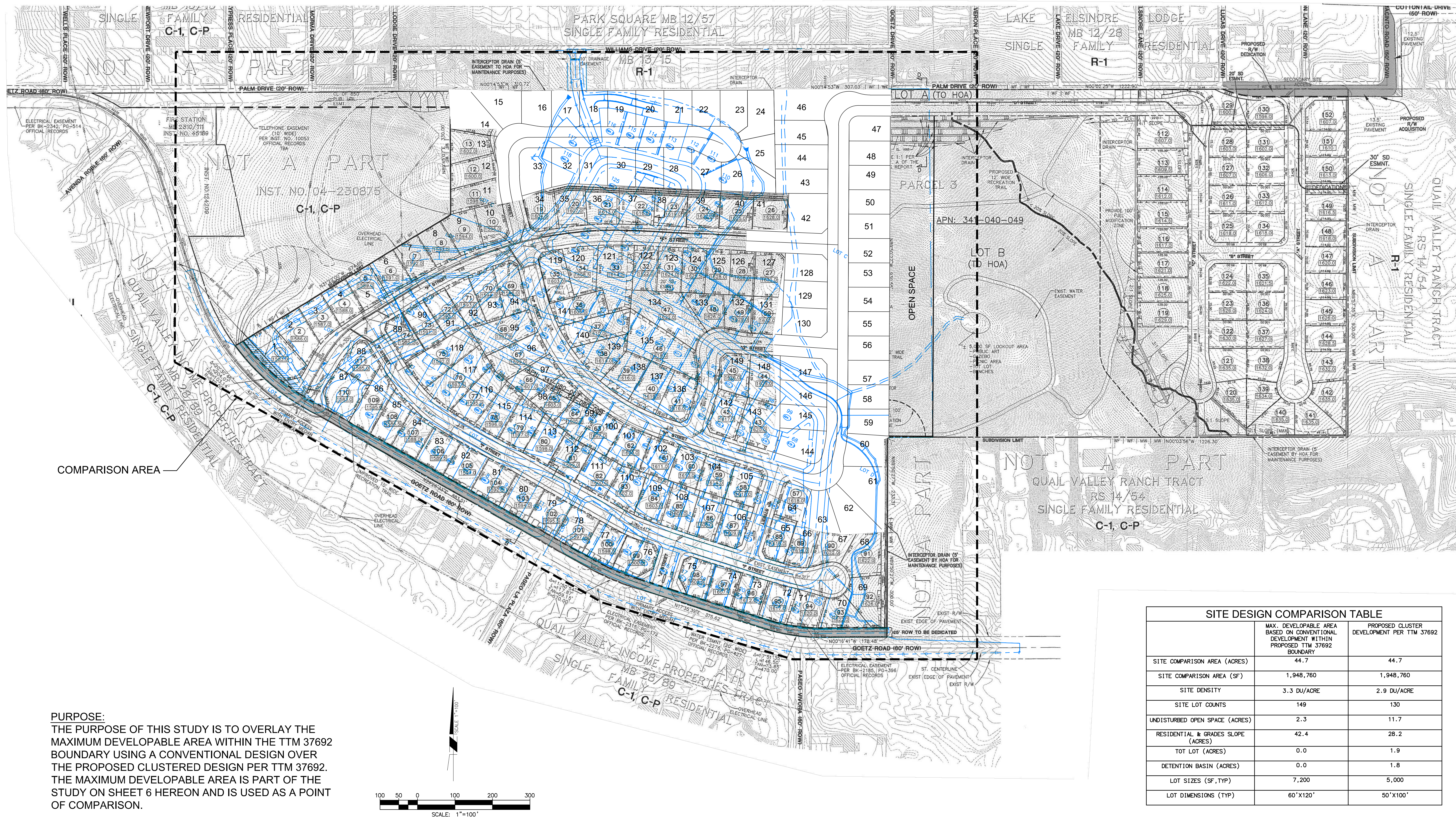
PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300



CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
CONVENTIONAL LOTTING DESIGN
WITHIN TTM 37692 BOUNDARY

PREPARED: SEPTEMBER 2021
SHEET NO. 6 OF 7
PROJECT NO. _____

SITE DEVELOPMENT COMPARISON EXHIBIT
(CONVENTIONAL VS. CLUSTER)



PURPOSE:
THE PURPOSE OF THIS STUDY IS TO OVERLAY THE MAXIMUM DEVELOPABLE AREA WITHIN THE TTM 37692 BOUNDARY USING A CONVENTIONAL DESIGN OVER THE PROPOSED CLUSTERED DESIGN PER TTM 37692. THE MAXIMUM DEVELOPABLE AREA IS PART OF THE STUDY ON SHEET 6 HEREON AND IS USED AS A POINT OF COMPARISON.

- LEGEND
- DESIGN FOR TTM 37692 (CLUSTER DEVELOPMENT)
 - LINEWORK OF APPROVED TTM 32794 INCLUDING MAXIMUM DEVELOPABLE AREA (PER SHEET 6)

SITE DESIGN COMPARISON TABLE		
	MAX. DEVELOPABLE AREA BASED ON CONVENTIONAL DEVELOPMENT WITHIN PROPOSED TTM 37692 BOUNDARY	PROPOSED CLUSTER DEVELOPMENT PER TTM 37692
SITE COMPARISON AREA (ACRES)	44.7	44.7
SITE COMPARISON AREA (SF)	1,948,760	1,948,760
SITE DENSITY	3.3 DU/ACRE	2.9 DU/ACRE
SITE LOT COUNTS	149	130
UNDISTURBED OPEN SPACE (ACRES)	2.3	11.7
RESIDENTIAL & GRADES SLOPE (ACRES)	42.4	28.2
TOT LOT (ACRES)	0.0	1.9
DETENTION BASIN (ACRES)	0.0	1.8
LOT SIZES (SF, TYP)	7,200	5,000
LOT DIMENSIONS (TYP)	60'X120'	50'X100'

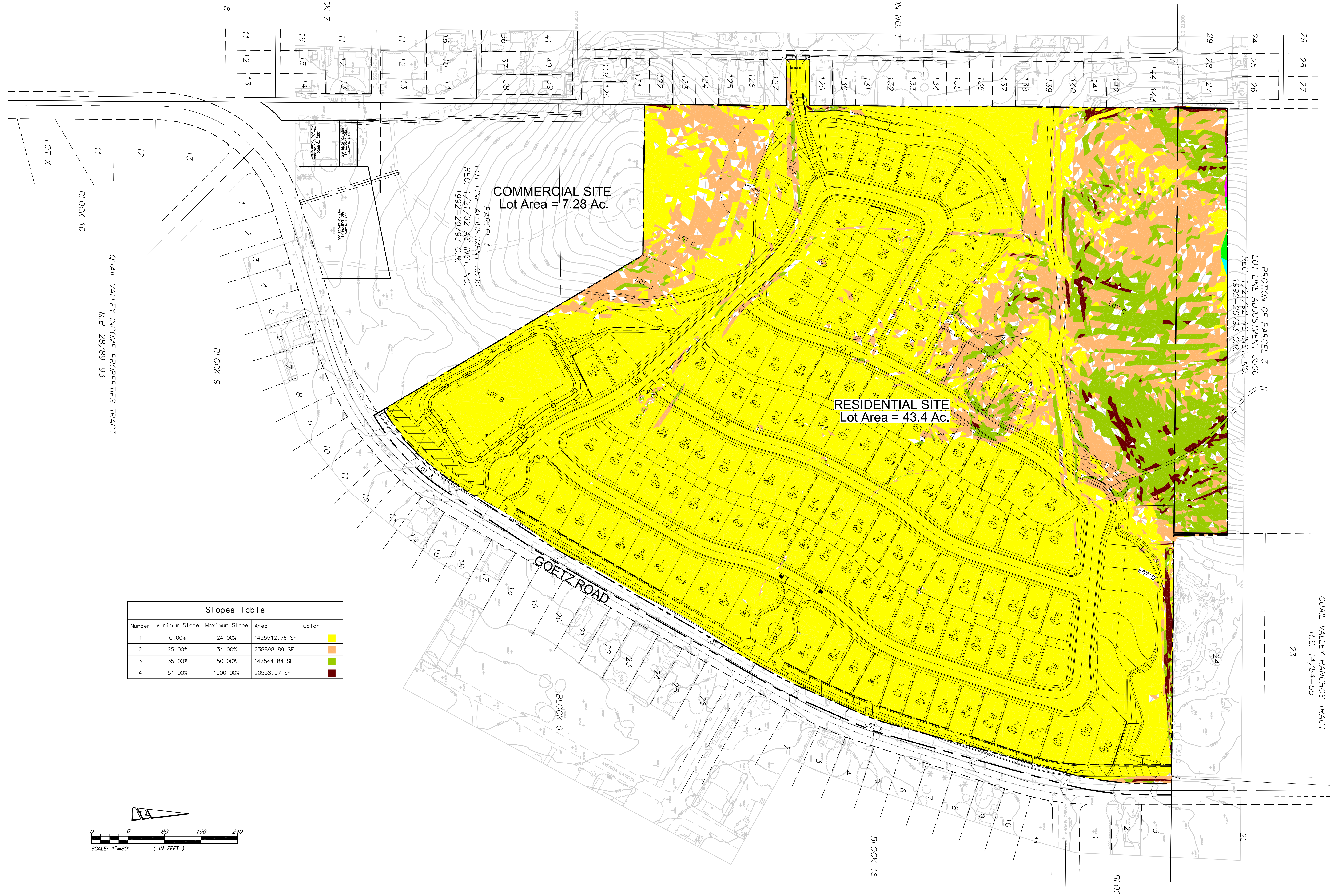
REVISIONS				
Δ SHT.	DESCRIPTION	DATE	BY	APRD

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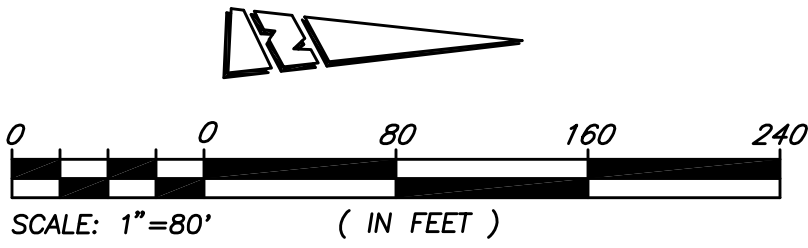


CITY OF MENIFEE
ENGINEERING DEPARTMENT
QUAIL HILLS
TENTATIVE TRACT MAP NO. 37692
CONVENTIONAL VS. PROPOSED CLUSTER
DEVELOPMENT EXHIBIT

PREPARED: SEPTEMBER 2021
SHEET NO.
7 OF 7
PROJECT NO.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	24.00%	1425512.76 SF	Yellow
2	25.00%	34.00%	238898.89 SF	Orange
3	35.00%	50.00%	147544.84 SF	Green
4	51.00%	1000.00%	20558.97 SF	Dark Red



REVISIONS				
SHT	DESCRIPTION	DATE	BY	APPROVED

PREPARED BY:

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951-280-5500



CITY OF MENIFEE
ENGINEERING DEPARTMENT
TENTATIVE TRACT NO 37692
QUAIL HILLS
LOT AND SLOPE ANALYSIS

SHEET NO.
OF 1
PLANNING APP: 21-0057

CITY OF MENIFEE PLANT QUANTITIES CHART
AREA SUMMARY

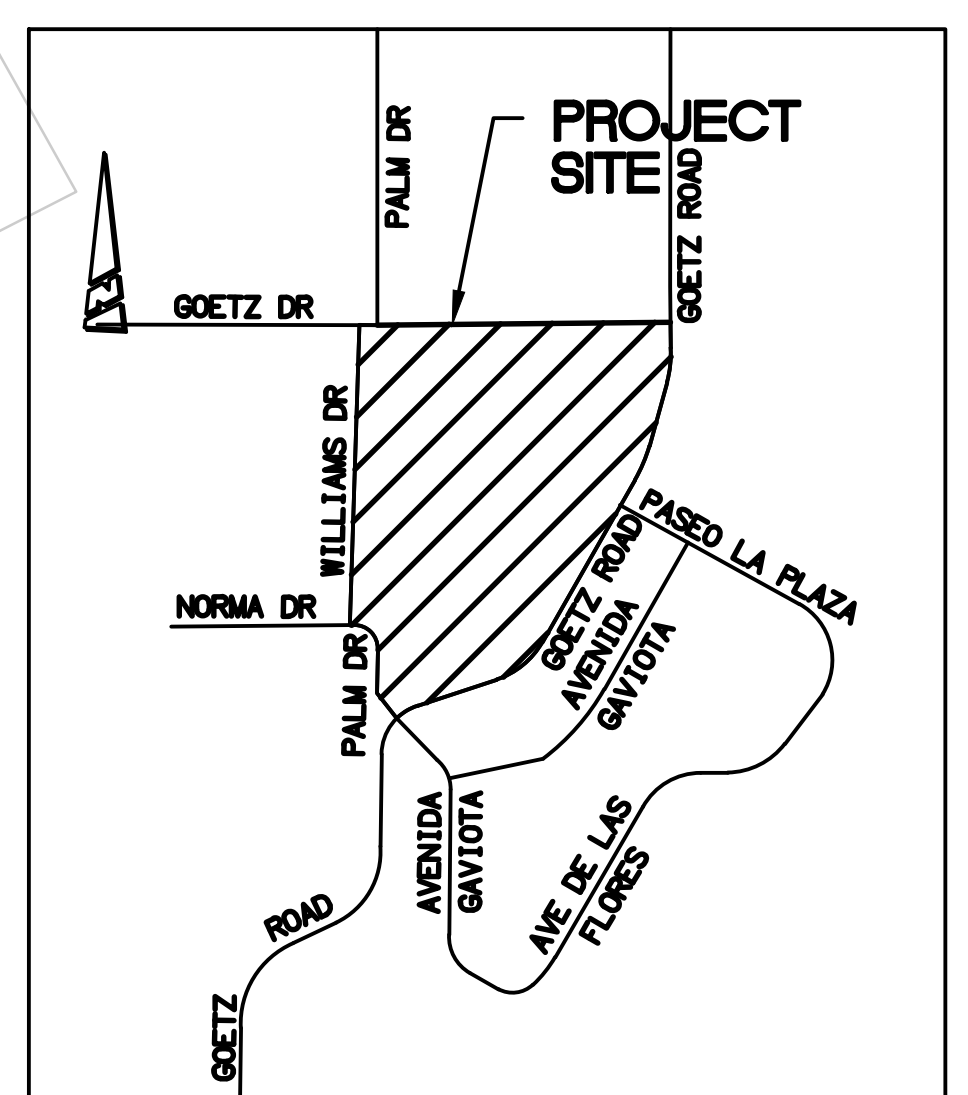
TOTAL GROSS AREA -	44.7 ACRES
TOTAL NET AREA	30 ACRES
TOTAL CFD MAINTAINED LANDSCAPE:	17,136 S.F. (.40 ACRES)
TOTAL HOA MAINTAINED W.Q. BASIN LANDSCAPE:	63,684 S.F. (1.5 ACRES)
TOTAL HOA MAINTAINED PARKWAY/STREETSCAPE L.S.:	18,031 S.F. (.41 ACRES)
TOTAL HOA MAINTAINED PARKS:	47,836 S.F. (1.1 ACRES)
TOTAL HOA MAINTAINED SLOPES LANDSCAPE:	79,649 S.F. (1.8 ACRES)
TOTAL HOMEOWNER MAINTAINED SLOPES LANDSCAPE:	52,781 S.F. (1.2 ACRES)

CONCEPT_PLANT_SCHEDULE_SITE

	STREET TREE - A STREET Pistacia chinensis / Chinese Pistache	24" Box, L
	STREET TREE - C STREET Cupaniopsis anacardioides / Carrot Wood	24" Box, M
	STREET TREE - B AND D STREETS AND MAIN ENTRY Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	24" Box, M
	STREET TREE - STREET E Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite	24" Box, L
	STREET TREE - STREET F Koeleria bipinnata / Chinese Flame Tree	24" Box, M
	CFD STREET TREE - GOETZ ROAD - SEE SHEET 5	
	PRIVATE SLOPE TREES - SEE SHEET 6	
	HOA SLOPE TREES - SEE SHEET 5	
	HOA PARK TREES - SEE SHEET 2	
	HOA DETENTION BASIN TREES - SEE SHEET 4	
	HOA ENTRY STATEMENT TREES - SEE SHEET 4	
	HOA DOG PARK TREES - SEE SHEET 3	
	PRIVATE SLOPE PLANTING - SEE SHEET 6	
	HOA SLOPE PLANTING - SEE SHEET 5	
	CFD - GOETZ ROAD STREETSCAPE PLANTING - SEE SHEET 5	
	HOA PARK PLANTING - SEE SHEET 2	
	HOA PARKWAY PLANTING - SEE SHEET 5	
	HOA ENTRY PLANTING - SEE SHEET 4	
	HOA DETENTION BASIN SLOPE PLANTING - SEE SHEET 4	
	HOA DETENTION BASIN BOTTOM PLANTING - SEE SHEET 4	
	HOA DOG PARK SYBTHETIC TURF - SEE SHEET 3	



PROJECT CONSULTANTS:
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GEOTECHNICAL ENGINEER: GEOTEK, INC.
1548 N. MAPLE ST.
CORONA, CA, 92880
CONTACT ED LAMONT
(951)-710-1160



- SHT 1 OVERALL PRELIMINARY LANDSCAPE PLAN
- SHT 2 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS- HOA PARK
- SHT 3 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS- HOA DOG PARK
- SHT 4 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS- HOA DETENTION BASIN AND GATED ENTRY TREATMENT
- SHT 5 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS- HOA SLOPES AND CFD GOETZ ROAD TREATMENT
- SHT 6 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS- PRIVATE FRONT YARDS AND PRIVATE SLOPES
- SHT 7 WALL AND FENCE EXHIBIT
- SHT 8 WALL AND FENCE DETAILS
- SHT 9 IRRIGATION WATER USE CALCULATIONS
- SHT 10 PRELIMINARY MAINTENANCE EXHIBIT
- SHT 11 PRELIMINARY FUEL MODIFICATION EXHIBIT

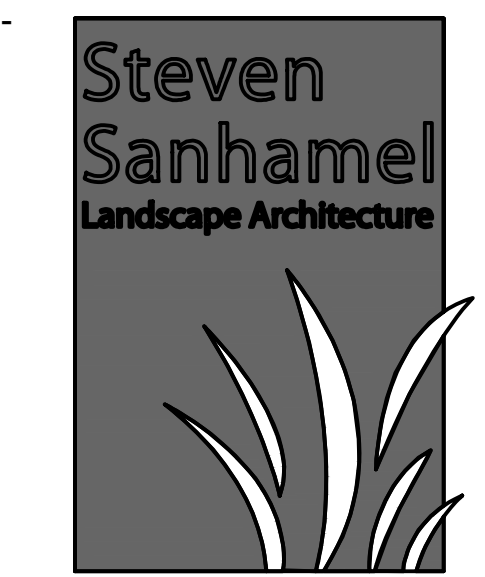
QUAIL HILLS DEVELOPMENT - TRACT 37692

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIRBOURNS DR., #337
PASADENA, CA, 91105
(626)-263-4200

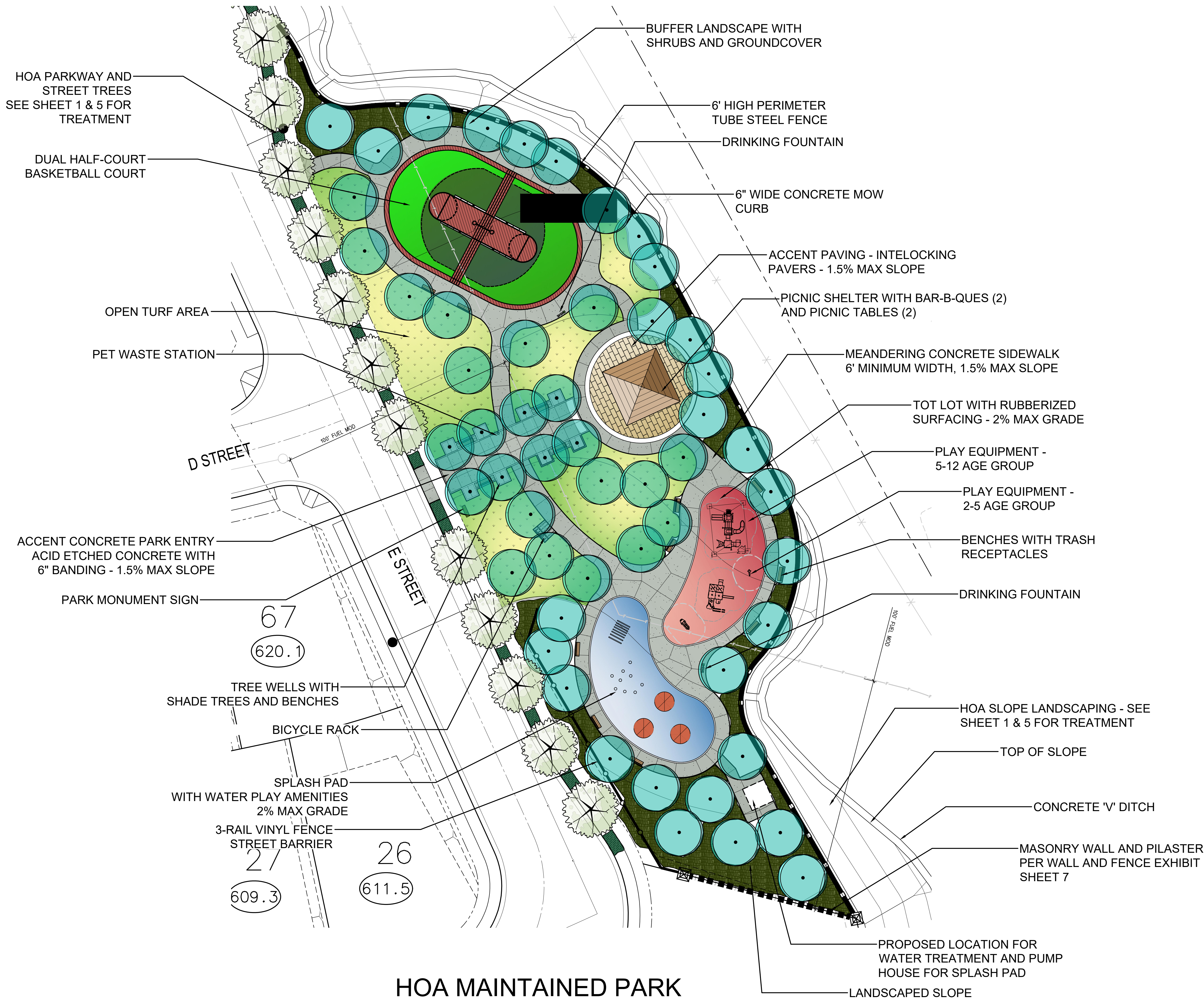
OVERALL PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 60'-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."



VICINITY MAP
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HOA MAINTAINED PARK
(IDENTIFIED AS SPECIAL LANDSCAPE AREA FOR RECREATIONAL PURPOSES)

**QUANTITY TAKEOFFS SUMMARY
HOA MAINTAINED PARK**

HOA PARK TOTAL AREA - 38,491 S.F. (.88 ACRES)
HOA PARK LANDSCAPE AREA - 19,363 S.F. (.44 ACRES)
HOA PARK TURF AREA - 9,303 S.F. (.21 ACRES)
HOA PARK TURF LANDSCAPE % - 9,303 S.F. (48%)

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TURNED OVER TO INDIVIDUAL HOMEOWNER.

AN AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT SHALL BE INCLUDED ON PLANS.

ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.

ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

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PARK LIGHTING SHALL BE PROVIDED PER MENIFEE REQUIREMENTS

ALL PARK ELEMENTS SHALL COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS

QUAIL HILLS DEVELOPMENT - TRACT 37692

MENIFEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIROAKS DR., #337
PASADENA, CA., 91105
(626)-263-4200

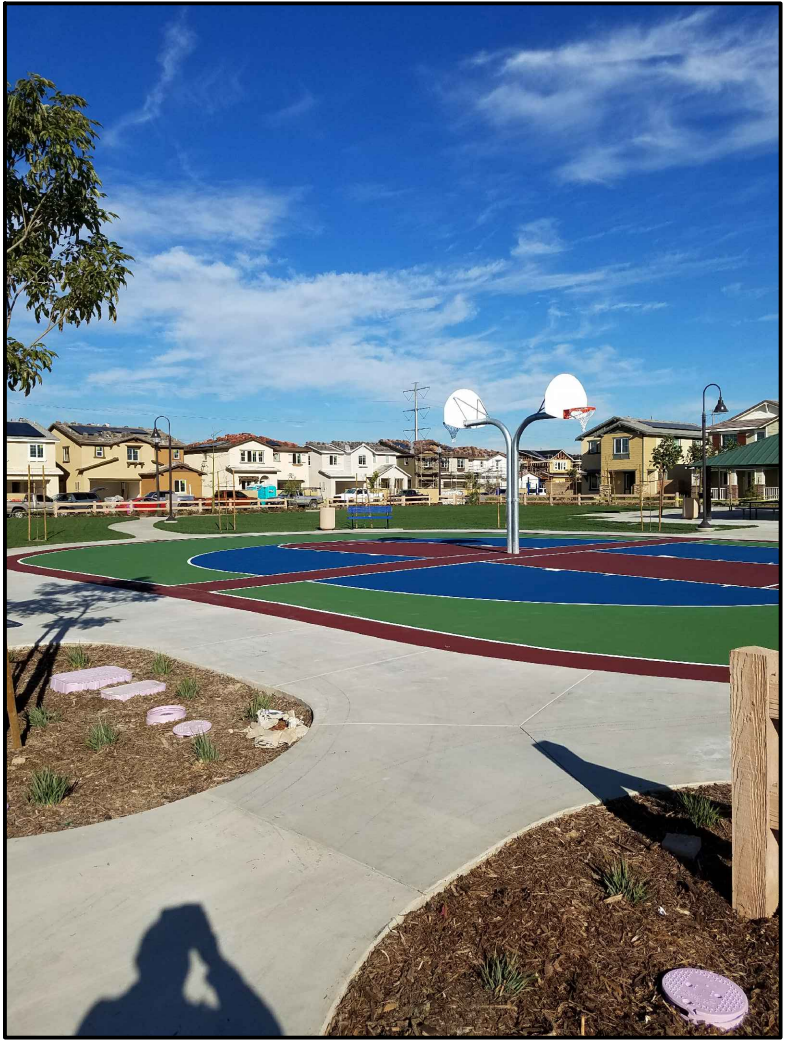
PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

SCALE : 1"= 20'-0"

AMENITIES IMAGERY



PICNIC SHELTER



BASKETBALL COURT

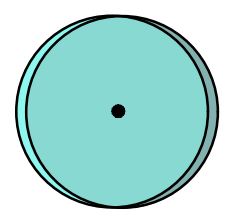


SPLASH PAD



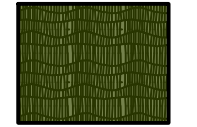
TOT LOT PLAY AREA

CONCEPT_PLANT_SCHEDULE_PARK



PARK TREES
Arbutus unedo / Strawberry Tree
Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud
Lagerstroemia indica 'X fauriei' / Muskogee Crape Myrtle
Magnolia grandiflora 'Russet' / Southern Magnolia
Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite

24" Box, L
36" Box, M
36" Box, M
36" Box, M
24" Box, L



PARK PLANTING
Encelia californica / California Encelia
Grevillea x 'Noellii' / Noel Grevillea
Hesperaloe parviflora / Red Yucca
Lantana camara 'Dwarf Pink' / Dwarf Pink Lantana
Lantana montevidensis 'Spreading White' / White Trailing Lantana
Lonicera japonica 'Hall's Prolific' / Hall's Prolific Honeysuckle
Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly
Rhus ovata / Sugar Bush
Salvia clevelandii 'Allen Chickering' / Cleveland Sage
Salvia mellifera / Black Sage
Tecoma stans / Yellow Bells
Verbena peruviana / Peruvian Verbena

5 Gal., L
5 Gal., L
1 Gal., L
5 Gal., L
1 Gal., L
1 Gal., L
5 Gal., L
5 Gal., L
5 Gal., L
5 Gal., L
5 Gal., L
1 Gal., L



PARK TURF
Turf Seed Drought Tolerant Dwarf Fescue Blend

HYDROSEED

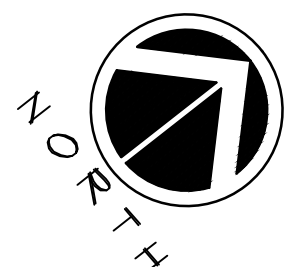
**CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED PARK**

HOA PARK AREA - 38,491 S.F. (.88 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 51 TREES
TOTAL TREES PROVIDED - 53 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 385 SHRUBS
TOTAL SHRUBS PROVIDED - 385 SHRUBS

**CITY OF MENIFEE TREE DENSITY CHART
HOA MAINTAINED PARK**

HOA PARK LANDSCAPE AREA - 19,363 S.F. (.44 ACRES)
TREE REQUIREMENT - 60 TREE PER ACRE
TOTAL TREES REQUIRED - 27 TREES
TOTAL TREES PROVIDED - 53 TREES



0 20 40 60 80 feet
1" = 20'

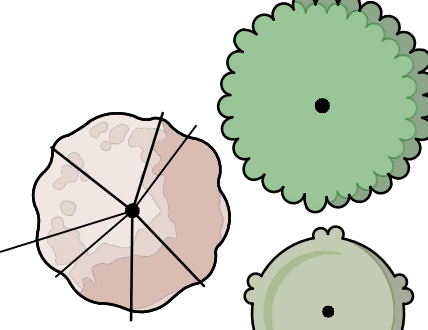
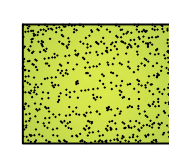


2125 TURNBERRY LANE
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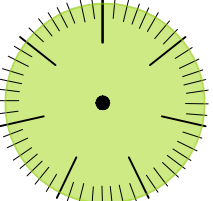
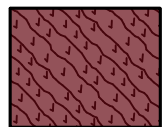
SANHAMEL@HOTMAIL.COM



PLANT_SCHEDULE_DOG_PARKS

TREES	BOTANICAL / COMMON NAME	CONT	PE	QTY	REMARKS
	Morus alba 'Fruitless' / Fruitless Mulberry	24" Box	M	5	
	Platanus racemosa / California Sycamore	24" Box	M	6	
	Tristania conferta / Brisbane Box	36" Box	M	5	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	ARTIFICIAL TURF ARTIFICIAL TURF / ARTIFICIAL TURF	SYNTHETIC TURF		8,487 sf	

CONCEPT_PLANT_SCHEDULE_HOA_SLOPES

HOA SLOPE TREES		
	Arbutus unedo / Strawberry Tree	15 Gal., L
	Platanus racemosa / California Sycamore	15 Gal., M
	Umbellularia californica / Bay Laurel	15 Gal., L
HOA SLOPE PLANTING		
	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 Gal., L
	Calliandra eriophylla / Fairy Duster	5 Gal., L
	Ceanothus griseus horizontalis / Carmel Creeper	1 Gal., L 48" oc
	Heteromeles arbutifolia / Toyon	5 Gal., L
	Salvia clevelandii / Cleveland Sage	5 Gal., L
	Salvia greggii / Autumn Sage	5 Gal., L

HOA MAINTAINED DOG PARKS

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- ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
- ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

"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."

QUAIL HILLS DEVELOPMENT - TRACT 37692

MENIFEE, CALIFORNIA
PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIROAKS DR., #337
PASADENA, CA., 91105
(626)-263-4200
NOVEMBER 10, 2022

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

SCALE : 1"= 20'-0"

AMENITIES IMAGERY



SHADE PAVILLION



DOG WATER FOUNTAIN



DOG PARK BENCHES



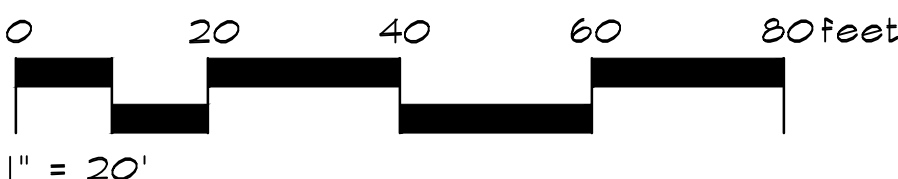
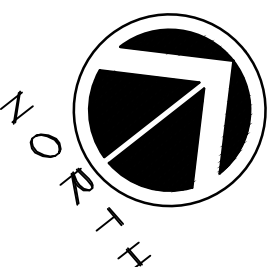
DOG WASTE STATION

CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED DOG PARKS

HOA DOG PARK AREA - 9,343 S.F. (.22 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 12 TREES
TOTAL TREES PROVIDED - 16 TREES
SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 0 (DOG PARK)
TOTAL SHRUBS PROVIDED - 0 (DOG PARK)

CITY OF MENIFEE TREE DENSITY CHART
HOA MAINTAINED DOG PARK

HOA DOG PARK LANDSCAPE AREA - 9,343 S.F. (.22 ACRES)
TREE REQUIREMENT - 60 TREE PER ACRE
TOTAL TREES REQUIRED - 13 TREES
TOTAL TREES PROVIDED - 16 TREES



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SHEET 3 OF 11



CONCEPT PLANT SCHEDULE HOA MAINTAINED GATED ENTRY

	STREET TREE - STREET D Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	24" Box, M
	ENTRY STATEMENT TREE Quercus englemannii / Engelmann Oak	48" Box
	HOA ENTRY LANDSCAPE Dianella revoluta 'DR5000' TM / Little Rev Flax Lily Dianella tasmanica 'Variegata' / Variegated Flax Lily Festuca ovina glauca / Blue Sheep Fescue Nandina domestica / Heavenly Bamboo Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Rosa floribunda 'Iceberg' / Iceberg Rose Rosa x 'Noare' TM / Flower Carpet Red Groundcover Rose	1 Gal., L 5 Gal., M 1 Gal., M 5 Gal., M 1 Gal., L 5 Gal., L 5 Gal., M

CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED DETENTION BASIN SLOPE

BASIN SLOPE LANDSCAPE AREA - 34, 253 S.F. (.79 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 46 TREES
TOTAL TREES PROVIDED - 46 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 343 SHRUBS
TOTAL SHRUBS PROVIDED - 343 SHRUBS

BASIN BOTTOM TO RECEIVE CAREX PANSA FROM LINERS AT 24" O.C.

CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED GATED ENTRY LANDSCAPE

GATED ENTRIES LANDSCAPE AREA - 5,597 S.F. (.13 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 8 TREES
TOTAL TREES PROVIDED - 17 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 56 SHRUBS
TOTAL SHRUBS PROVIDED - 155 SHRUBS
(TOTAL PROVIDED BASED ON AN ESTIMATE OF 1 SHRUB PER 6' OC.)

CITY OF MENIFEE TREE DENSITY CHART
HOA MAINTAINED GATED ENTRY AND BASIN LANDSCAPE

GATED ENTRIES AND BASIN LANDSCAPE AREA - .92 ACRES
TREE REQUIREMENT - 60 TREE PER ACRE
TOTAL TREES REQUIRED - 54 TREES
TOTAL TREES PROVIDED - 63 TREES

CONCEPT PLANT SCHEDULE DETENTION BASIN

	DETENTION BASIN TREES Chilopsis linearis / Desert Willow Platanus x acerifolia 'Bloodgood' / London Plane Tree Sambucus caerulea / Blue Elderberry	15 Gal., L 15 Gal., M 15 Gal., L
	DETENTION BASIN SLOPE PLANTING Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	1 Gal., L 1 Gal., M 5 Gal., L 5 Gal., L
	DETENTION BASIN BOTTOM PLANTING Carex pansa / Sanddune Sedge	Liners, M

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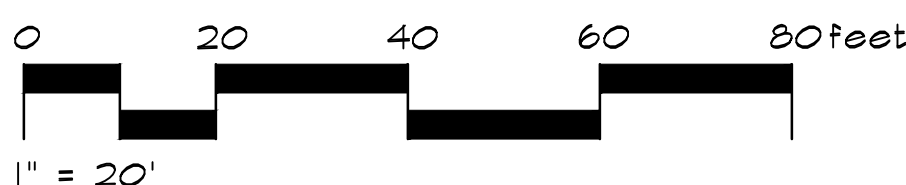
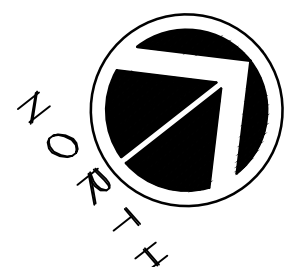
HOA MAINTAINED DETENTION BASIN
TREATMENT AND GATED ENTRY DRIVE

QUAIL HILLS DEVELOPMENT - TRACT 37692

MENIFEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIROAKS DR., #337
PASADENA, CA, 91105
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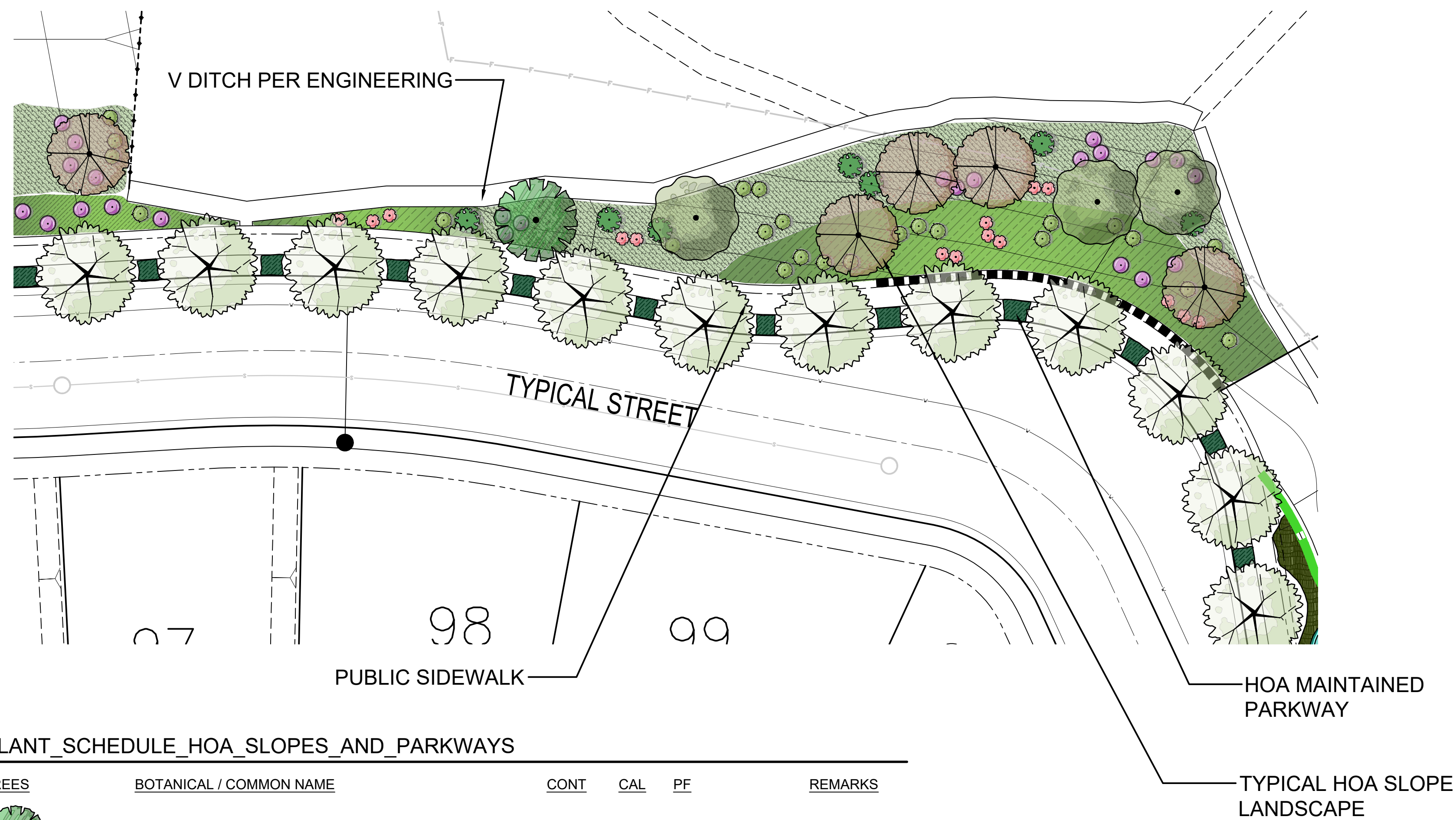


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PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

SCALE : 1"= 20'-0"



PLANT SCHEDULE HOA SLOPES AND PARKWAYS

TREES	BOTANICAL / COMMON NAME	CONT	CAL	PF	REMARKS
	Arbutus unedo / Strawberry Tree	15 Gal.		L	
	Platanus racemosa / California Sycamore	15 Gal.		M	
	Umbellularia californica / Bay Laurel	15 Gal.		L	
SHRUBS	BOTANICAL / COMMON NAME	CONT	PF		REMARKS
	Calliandra eriophylla / Fairy Duster	5 Gal.	L		
	Heteromeles arbutifolia / Toyon	5 Gal.	L		
	Salvia clevelandii 'Allen Chickering' / Cleveland Sage	5 Gal.	L		
	Salvia greggii / Autumn Sage	5 Gal.	L		
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	REMARKS
	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 Gal.	L	60" o.c.	
	Ceanothus griseus horizontalis / Carmel Creeper	1 Gal.	L	48" o.c.	

CONCEPT PLANT SCHEDULE HOA SLOPES AND PARKWAYS

	STREET TREE - STREET E Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite 24" Box, L
	HOA PARKWAY PLANTING Sesleria autumnalis / Autumn Moor Grass 1 Gal., L Teucrium chamaedrys 'Prostratum' / Prostrate Germander 1 Gal., L

CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED SLOPES (AS SHOWN ON ENLARGEMENT)

HOA MAINTAINED SLOPE LANDSCAPE AREA - 5,950 S.F. (.14 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 8 TREES
TOTAL TREES PROVIDED - 8 TREES
SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 60 SHRUBS
TOTAL SHRUBS PROVIDED - 61 SHRUBS

CITY OF MENIFEE PLANT QUANTITIES CHART
HOA MAINTAINED SLOPES (OVERALL SITE)

HOA MAINTAINED SLOPE LANDSCAPE AREA - 79,649 S.F. (1.8 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 106 TREES
TOTAL TREES PROVIDED - 112 TREES
SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 796 SHRUBS
TOTAL SHRUBS PROVIDED - 796 SHRUBS

TYPICAL HOA MAINTAINED SLOPE AND PARKWAY TREATMENT

AN AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT SHALL BE INCLUDED ON PLANS.

ALL PLANTER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.

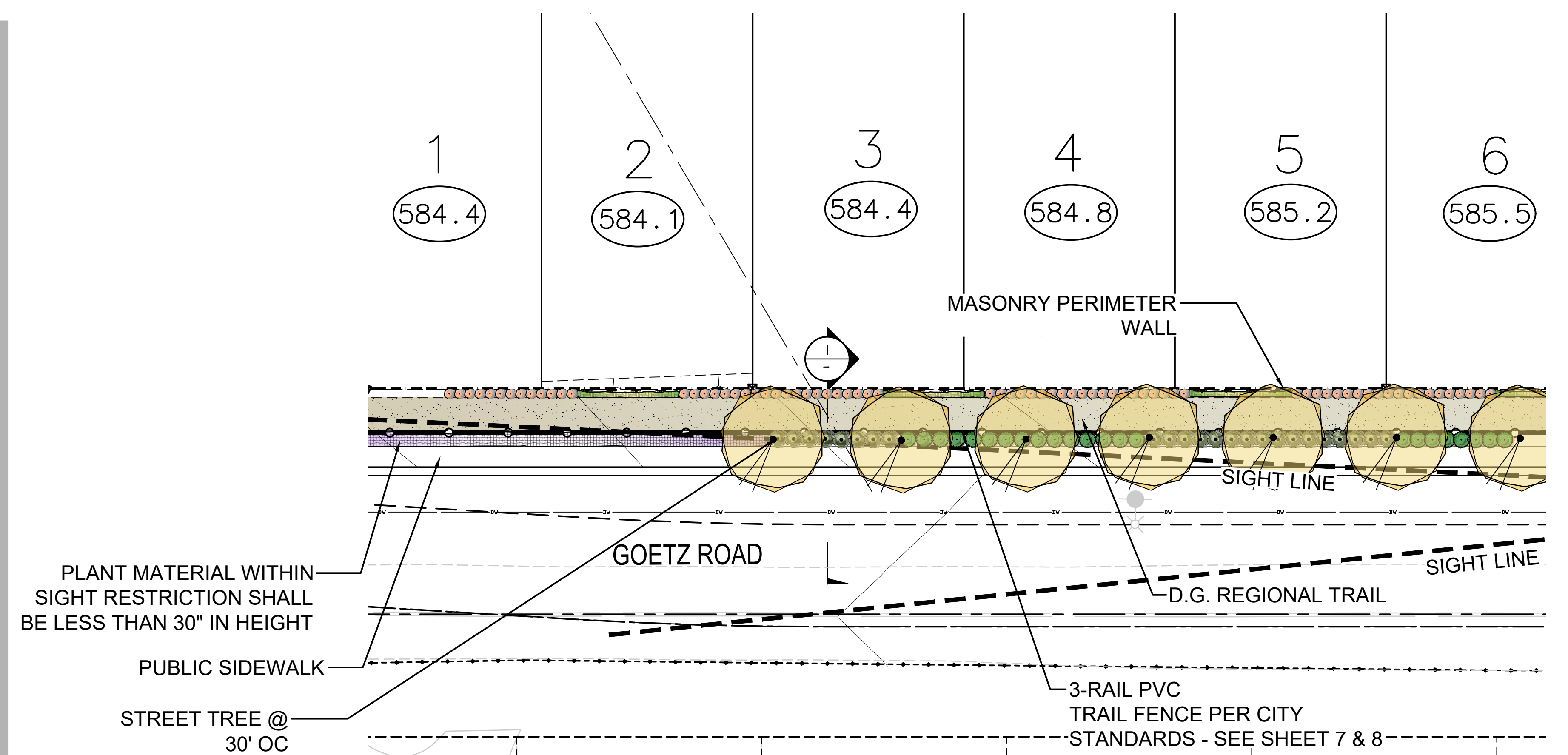
ALL HOA PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE IRRIGATION OR ROTARY NOZZLES, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TURNED OVER TO INDIVIDUAL HOMEOWNER.

"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."

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

SCALE : 1"= 20'-0"

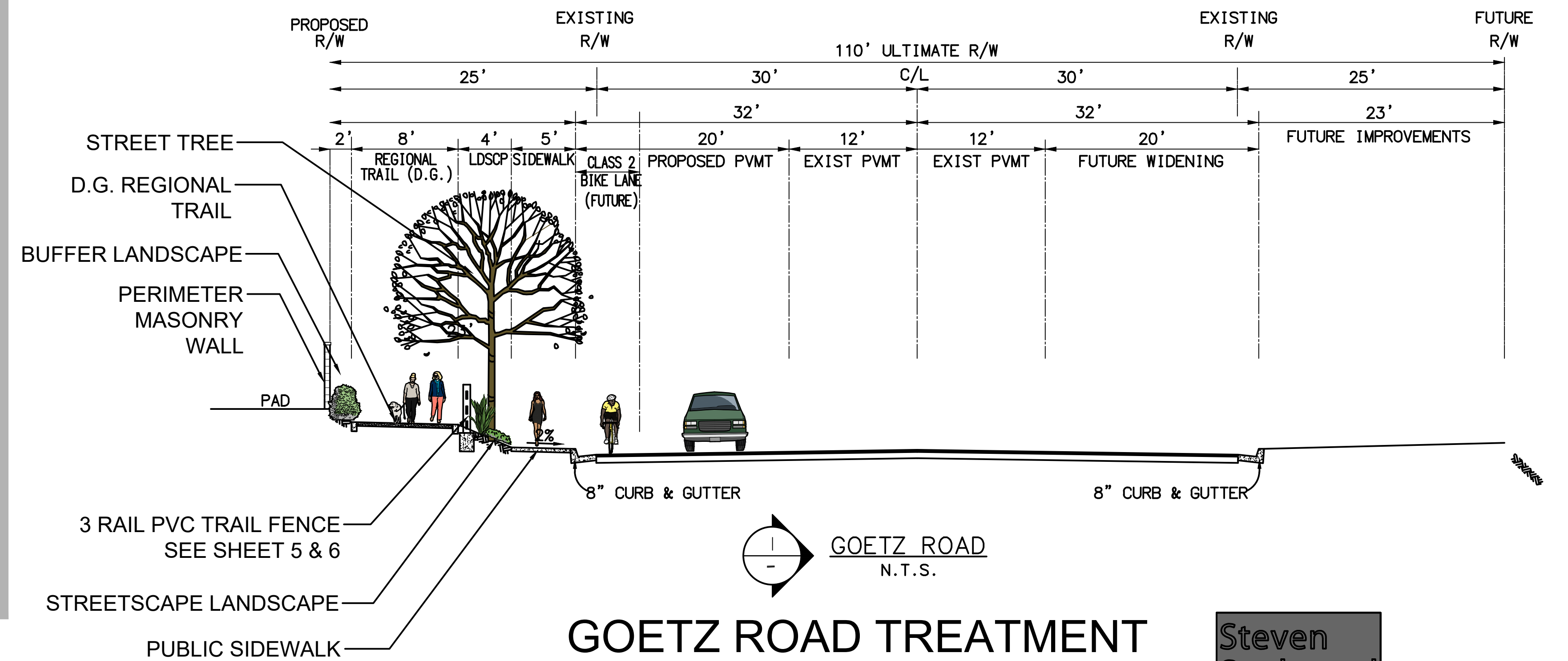


PLANT SCHEDULE GOETZ ROAD

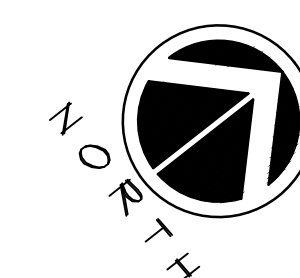
	STREET TREE - GOETZ ROAD Platanus racemosa / California Sycamore 24" Box, M
--	--

PLANT SCHEDULE GOETZ ROAD

SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	REMARKS	
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 Gal.	L		
	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 Gal.	M		
	Westringia fruticosa 'WES04' TM / Grey Box Coast Rosemary	5 Gal.	L		
VINE	BOTANICAL / COMMON NAME	CONT	PF	REMARKS	
	Clytostoma callistegioides / Violet Trumpet Vine	5 Gal.	M		
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	REMARKS
	Dianella revoluta 'DR5000' TM / Little Rev Flax Lily	1 Gal.	L	18" o.c.	
	Dianella tasmanica 'Variegata' / Variegated Flax Lily	5 Gal.	M	30" o.c.	



GOETZ ROAD TREATMENT CFD MAINTAINED



0 20 40 60 80 feet
1" = 20'



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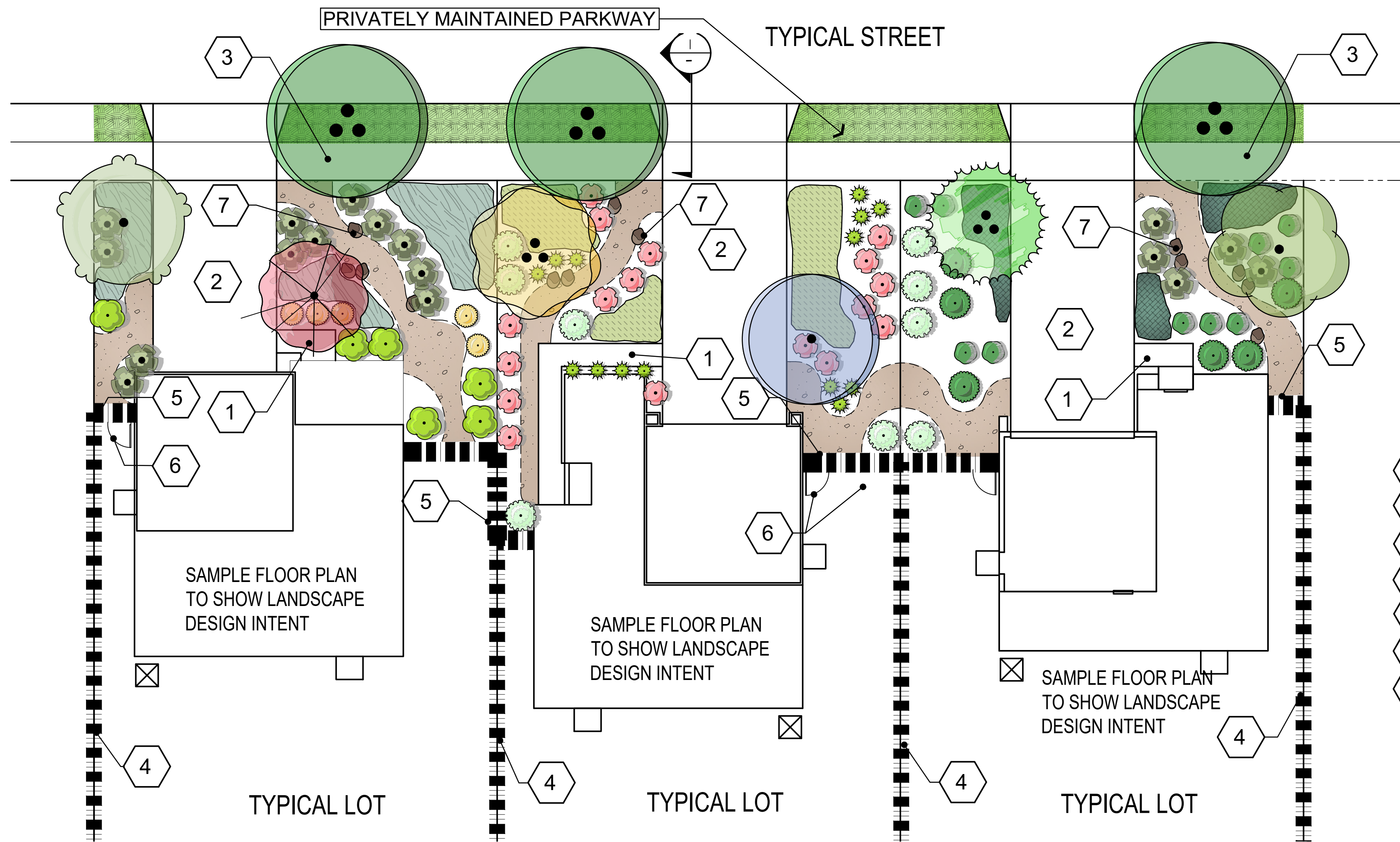
SHEET 5 OF 11

QUAIL HILLS DEVELOPMENT - TRACT 37692

MENIFEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIROAKS DR., #337
PASADENA, CA., 91105
(626)-263-4200

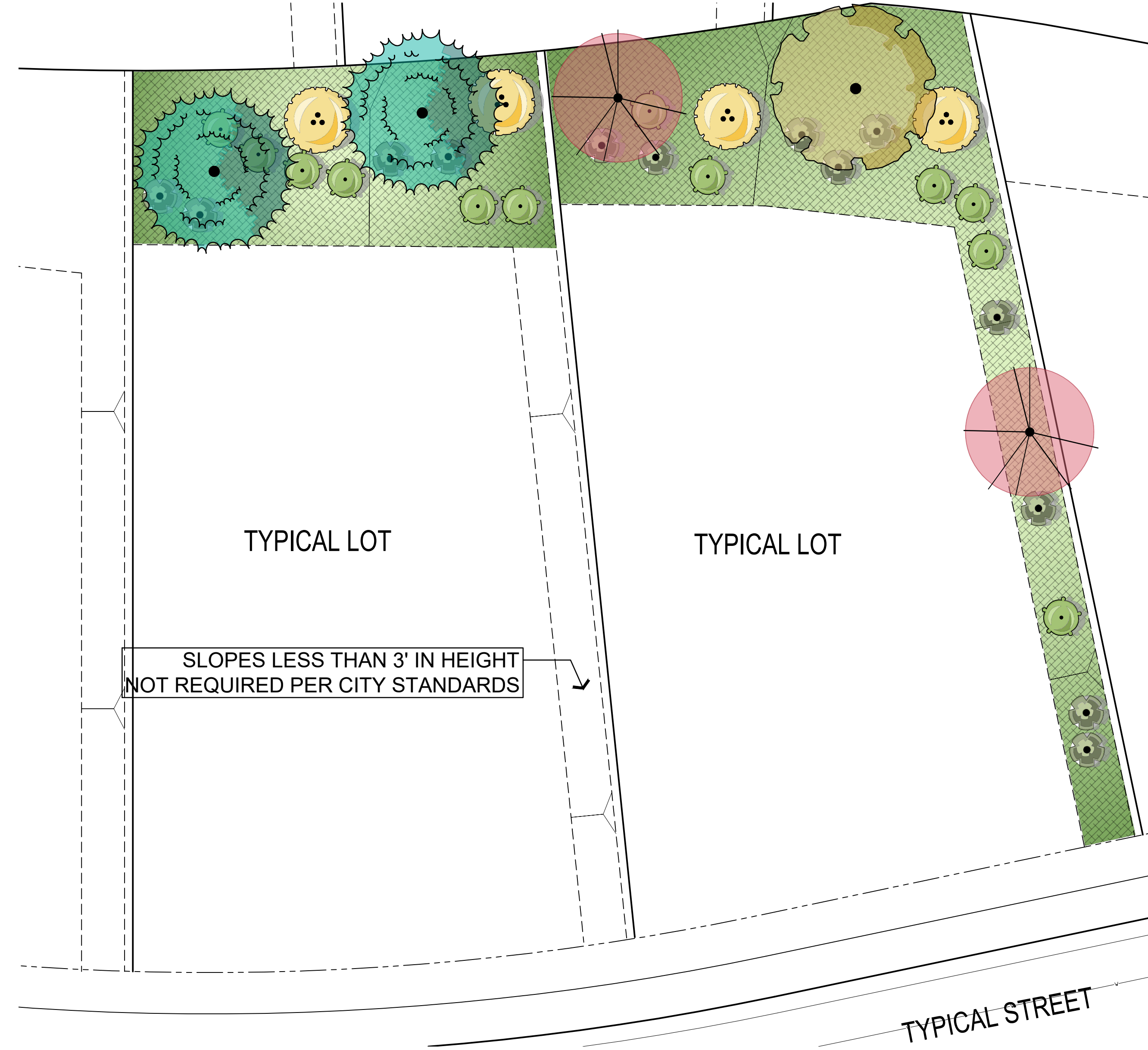


PRIVATELY MAINTAINED TYPICAL FRONT YARD LANDSCAPE TREATMENT

CONSTRUCTION NOTES:

- 1 4" THICK CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH AND SCORELINES AS SHOWN - REFER TO DETAILS
- 2 CONSTRUCT DRIVEWAYS AND DRIVEWAY CUTS PER CIVIL ENGINEERS DRAWINGS UNDER SEPARATE COVER
- 3 PUBLIC SIDEWALK PER CIVIL ENGINEERS DRAWINGS UNDER SEPARATE COVER
- 4 6' VINYL INTERIOR FENCE - REFER TO WALL/FENCE EXHIBIT
- 5 6' HIGH MASONRY WALL - REFER TO WALL/FENCE EXHIBIT
- 6 3' WIDE VINYL GATE
- 7 18" - 36" DIAMETER GRANITE BOULDERS

NOTE
TREES ARE NOT TO BE CLOSER THAN 12' FROM EACH OTHER.



PLANT_SCHEDULE_TYPICAL_PRIVATE_SLOPE_TREATMENT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	PF	REMARKS
	Cassia leptophylla / Gold Medallion Tree	15 Gal.		M	
	Cercis occidentalis / Western Redbud	15 Gal.		L	
	Pinus eldarica / Afghan Pine	15 Gal.		L	
SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	REMARKS	
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 Gal.	L		
	Cistus x purpureus / Orchid Rockrose	5 Gal.	L		
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 Gal.	L		
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	REMARKS
	Myoporum parvifolium 'Prostratum' / Myoporum	1 Gal.	L	36" o.c.	

CITY OF MENIFEE PLANT QUANTITIES CHART PRIVATE MAINTAINED SLOPES (AS SHOWN ON ENLARGEMENT)

PRIVATE MAINTAINED SLOPE LANDSCAPE AREA - 2,734 S.F. (.06 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 4 TREES
TOTAL TREES PROVIDED - 5 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 27 SHRUBS
TOTAL SHRUBS PROVIDED - 29 SHRUBS

CITY OF MENIFEE TREE DENSITY CHART PRIVATE MAINTAINED SLOPES (AS SHOWN ON DETAIL PLAN)

PRIVATE MAINTAINED SLOPE LANDSCAPE AREA - (.06 ACRES)
TREE REQUIREMENT - 60 TREE PER ACRE
TOTAL TREES REQUIRED - 4 TREES
TOTAL TREES PROVIDED - 5 TREES

CITY OF MENIFEE PLANT QUANTITIES CHART PRIVATE MAINTAINED SLOPES (OVERALL SITE)

PRIVATE MAINTAINED SLOPE LANDSCAPE AREA - 52,781 S.F. (1.2 ACRES)
TREE REQUIREMENT - 1 TREE PER 750 S.F.
TOTAL TREES REQUIRED - 71 TREES
TOTAL TREES PROVIDED - 89 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
TOTAL SHRUBS REQUIRED - 528 SHRUBS
TOTAL SHRUBS PROVIDED - 528 SHRUBS

CITY OF MENIFEE TREE DENSITY CHART PRIVATE MAINTAINED SLOPES (OVERALL SITE)

PRIVATE MAINTAINED SLOPE LANDSCAPE AREA - (1.2 ACRES)
TREE REQUIREMENT - 60 TREE PER ACRE
TOTAL TREES REQUIRED - 72 TREES
TOTAL TREES PROVIDED - 81 TREES

PRIVATE MAINTAINED SLOPE TREATMENT

PLANT_SCHEDULE_TYPICAL_FRONT_YARD_PLANTING

TREES	BOTANICAL / COMMON NAME	CONT	CAL	PF	REMARKS
	Acacia aneura / Mulga	15 Gal.		L	
	Acacia stenophylla / Shoestring Acacia	15 Gal.		L	
	Callistemon viminalis / Weeping Bottlebrush	15 Gal.		M	
	Cercidium x 'Desert Museum' / Desert Museum Palo Verde	15 Gal.		L	
	Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crape Myrtle	15 Gal.		M	
	Street Tree	24" Box			
	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	15 Gal.		L	
SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	REMARKS	
	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 Gal.	L		
	Dianella revoluta 'DR5000' TM / Little Rev Flax Lily	1 Gal.	L		
	Grevillea x 'Noellii' / Grevillea	5 Gal.	L		
	Lantana camara 'Spreading Sunset' / Lantana	1 Gal.	L		
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 Gal.	L		
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 Gal.	L		
	Salvia greggii / Autumn Sage	5 Gal.	L		
	Westringia fruticosa 'WES04' TM / Grey Box Coast Rosemary	5 Gal.	L		
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	REMARKS
	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 Gal.	L	30" o.c.	
	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	1 Gal.	M	36" o.c.	
	Sesleria autumnalis / Autumn Moor Grass	1 Gal.	L	30" o.c.	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	REMARKS
	Bulbine frutescens 'Tiny Tangerine' / Tiny Tangerine Stalked Bulbine	1 Gal.	L	24" o.c.	

SYMBOL	DESCRIPTION	DETAIL
	3" deep layered of stabilized decomposed granite. Submit D.G. available from Decorative Stone Solutions with aluminum edge per detail.	

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QUAIL HILLS DEVELOPMENT - TRACT 37692

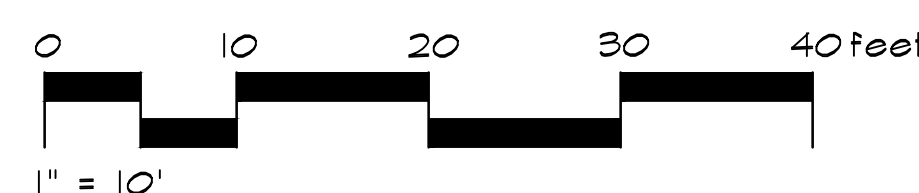
MENIFEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAIROAKS DR., #337
PASADENA, CA., 91105
(626)-263-4200









PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

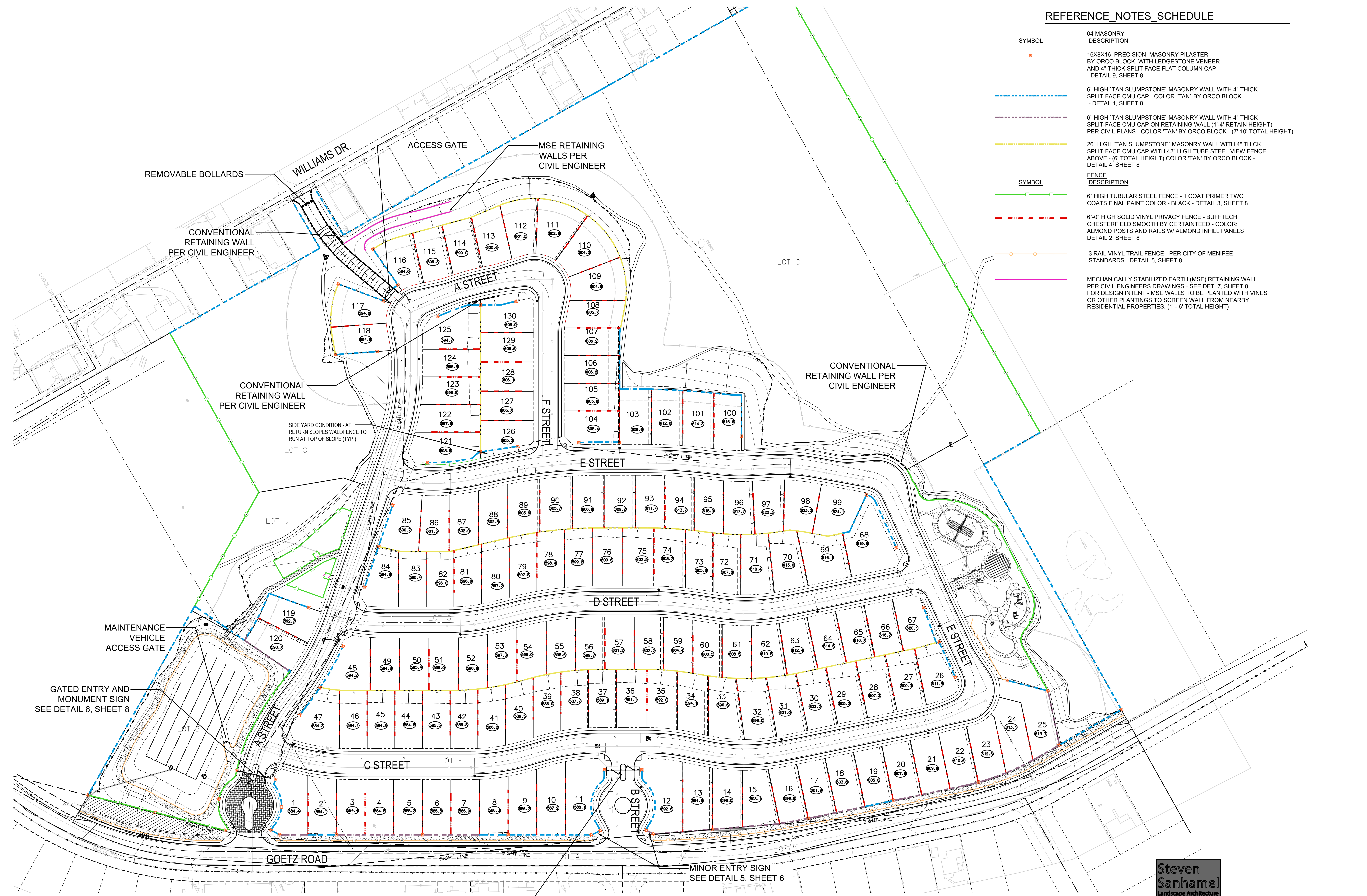
SCALE : 1"= 10'-0"



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SYMBOL	04 MASONRY DESCRIPTION
	16X8X16 PRECISION MASONRY PILASTER BY ORCO BLOCK, WITH LEDGESTONE VENEER AND 4" THICK SPLIT FACE FLAT COLUMN CAP - DETAIL 9, SHEET 8
	6' HIGH 'TAN SLUMPSTONE' MASONRY WALL WITH 4" THICK SPLIT-FACE CMU CAP - COLOR 'TAN' BY ORCO BLOCK - DETAIL 1, SHEET 8
	6' HIGH 'TAN SLUMPSTONE' MASONRY WALL WITH 4" THICK SPLIT-FACE CMU CAP ON RETAINING WALL (1'-4' RETAIN HEIGHT) PER CIVIL PLANS - COLOR 'TAN' BY ORCO BLOCK - (7'-10' TOTAL HEIGHT)
	26" HIGH 'TAN SLUMPSTONE' MASONRY WALL WITH 4" THICK SPLIT-FACE CMU CAP WITH 42" HIGH TUBE STEEL VIEW FENCE ABOVE - (6' TOTAL HEIGHT) COLOR 'TAN' BY ORCO BLOCK - DETAIL 4, SHEET 8
SYMBOL	FENCE DESCRIPTION
	6' HIGH TUBULAR STEEL FENCE - 1 COAT PRIMER TWO COATS FINAL PAINT COLOR - BLACK - DETAIL 3, SHEET 8
	6'-0" HIGH SOLID VINYL PRIVACY FENCE - BUFFTECH CHESTERFIELD SMOOTH BY CERTAINTED - COLOR: ALMOND POSTS AND RAILS W/ ALMOND INFILL PANELS DETAIL 2, SHEET 8
	3 RAIL VINYL TRAIL FENCE - PER CITY OF MENIFEE STANDARDS - DETAIL 5, SHEET 8
	MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL PER CIVIL ENGINEERS DRAWINGS - SEE DET. 7, SHEET 8 FOR DESIGN INTENT - MSE WALLS TO BE PLANTED WITH VINES OR OTHER PLANTINGS TO SCREEN WALL FROM NEARBY RESIDENTIAL PROPERTIES. (1' - 6' TOTAL HEIGHT)

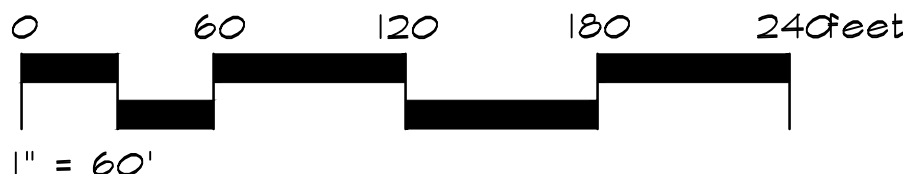
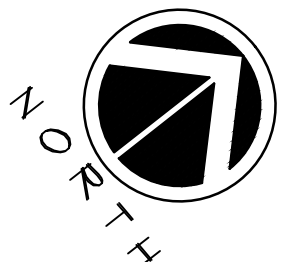


QUAIL HILLS DEVELOPMENT - TRACT 37692

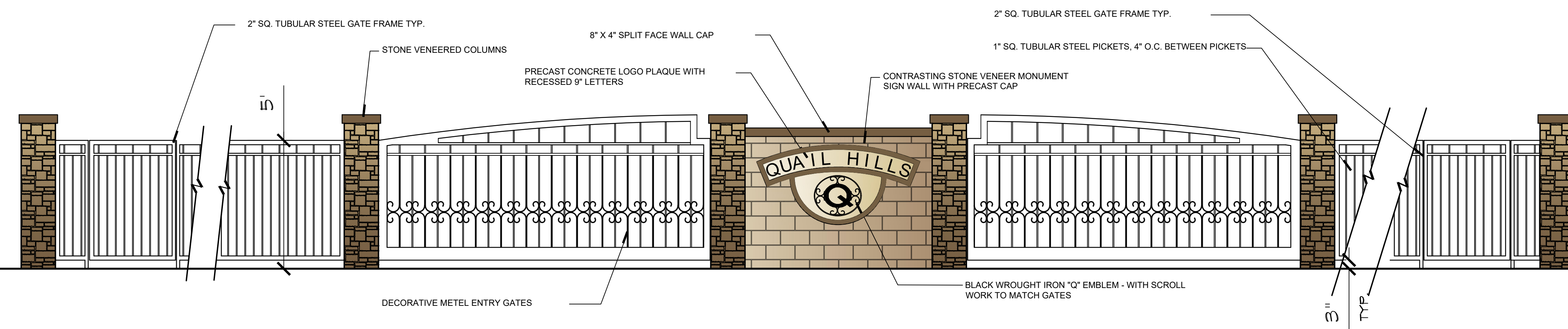
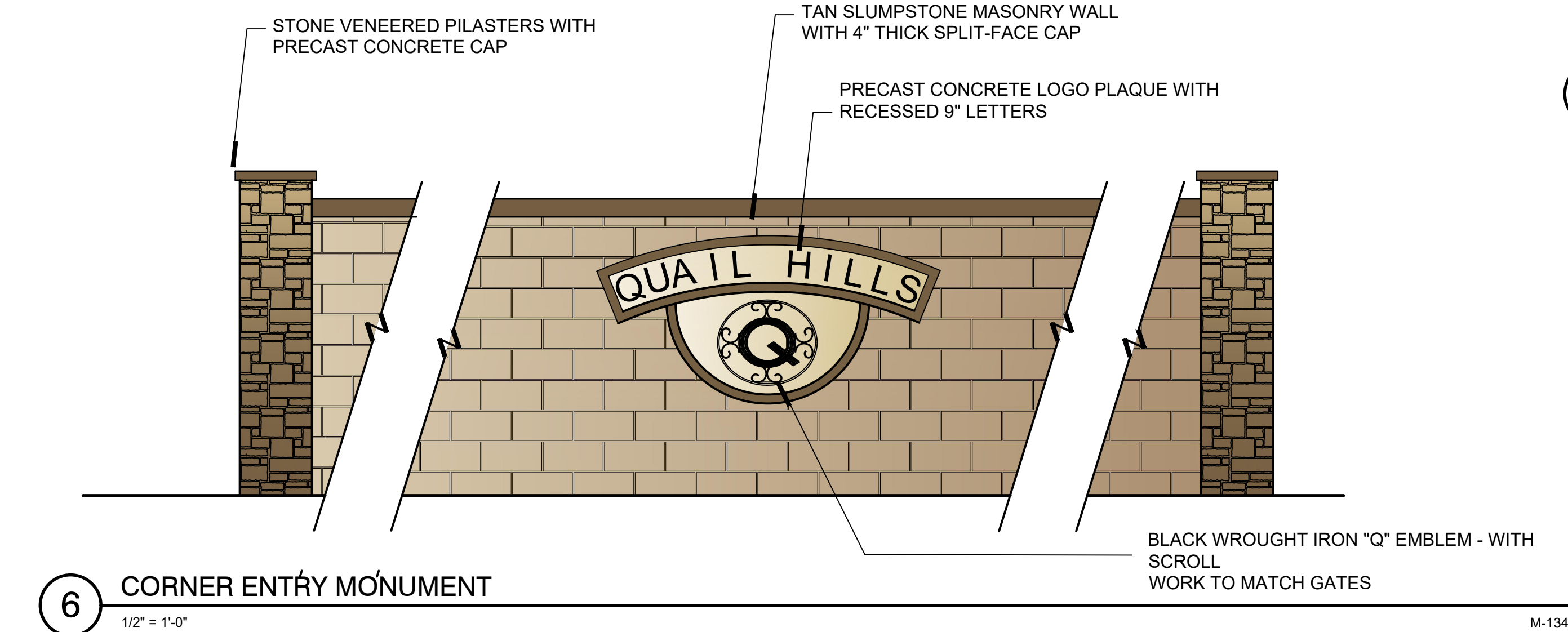
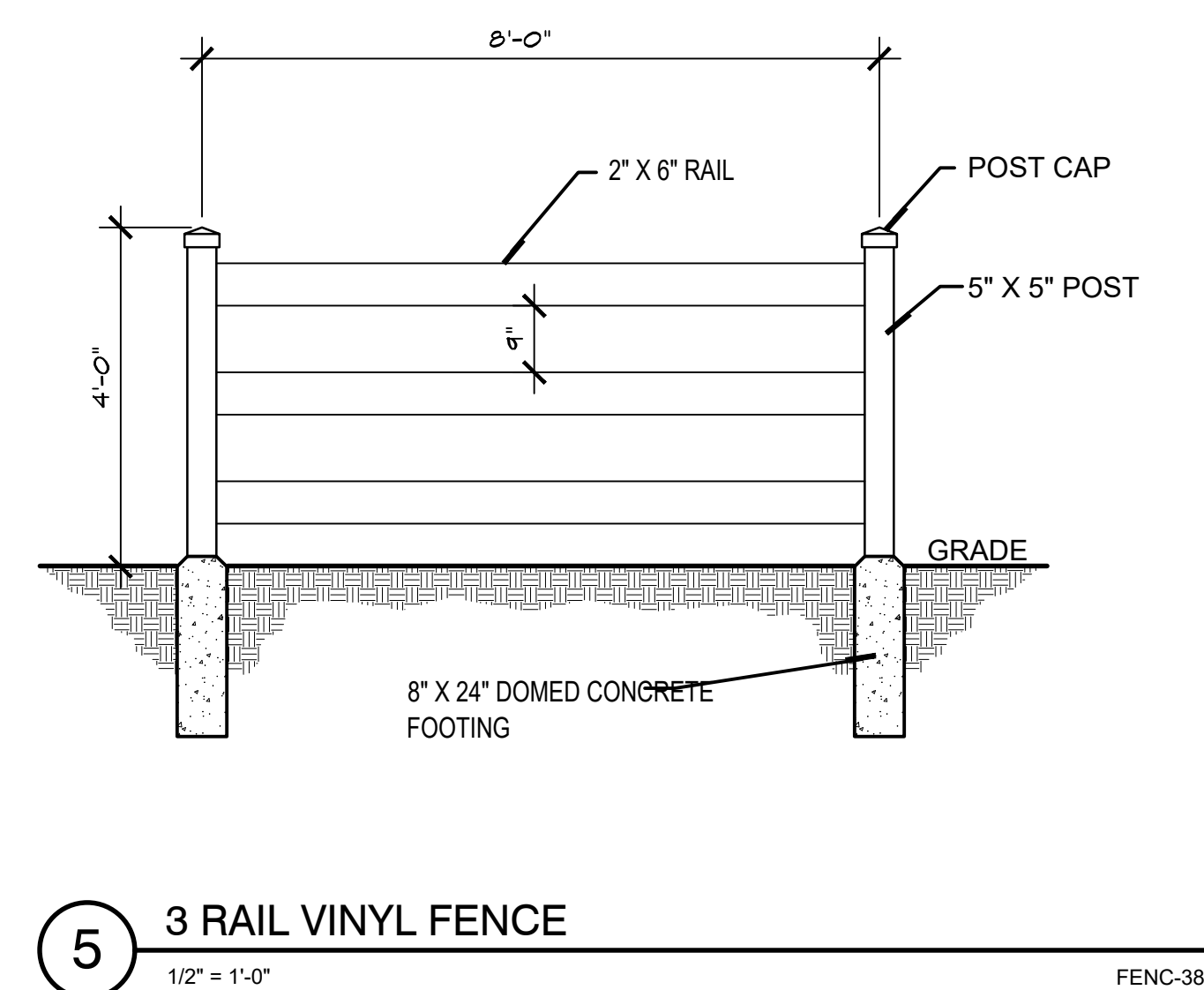
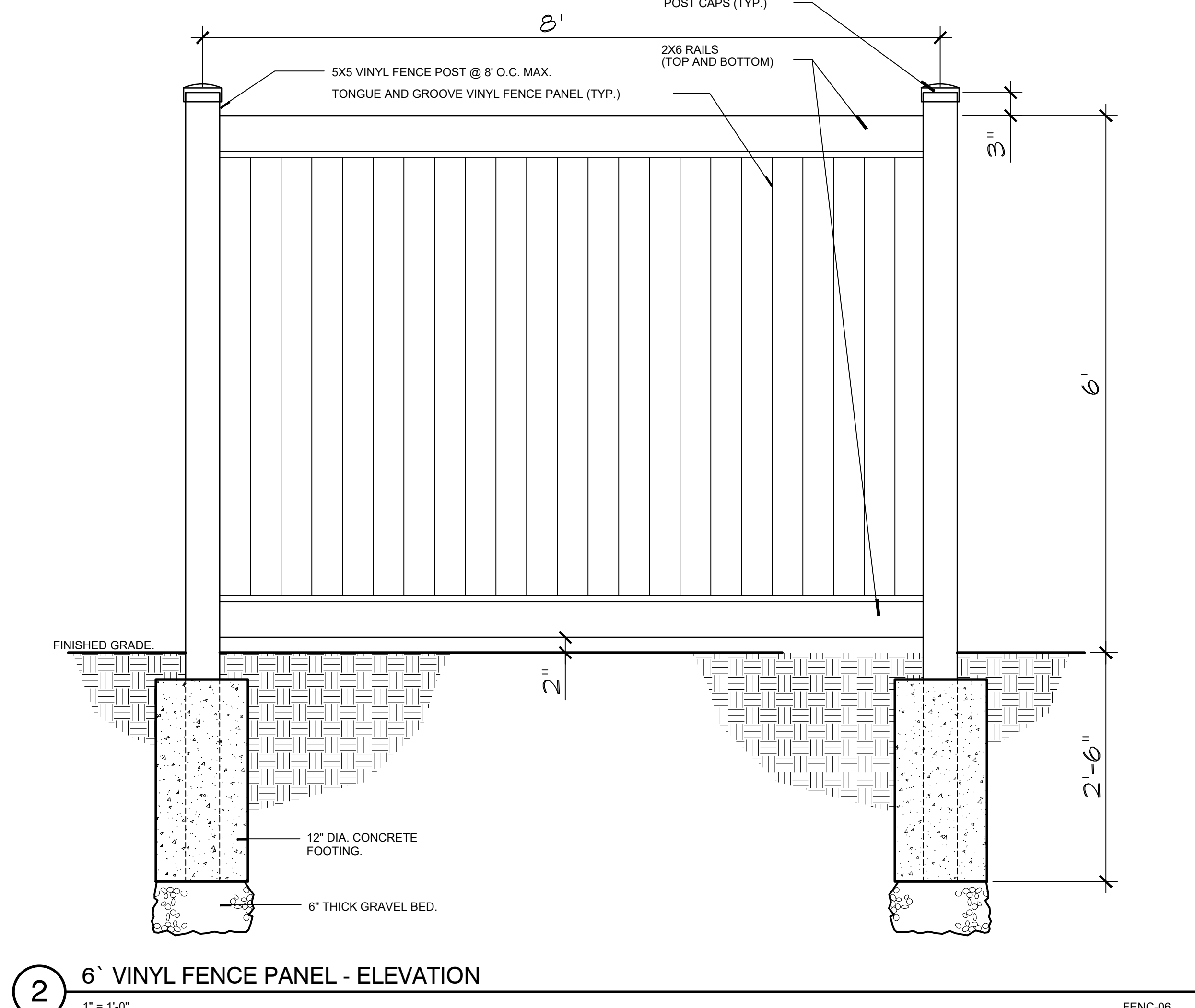
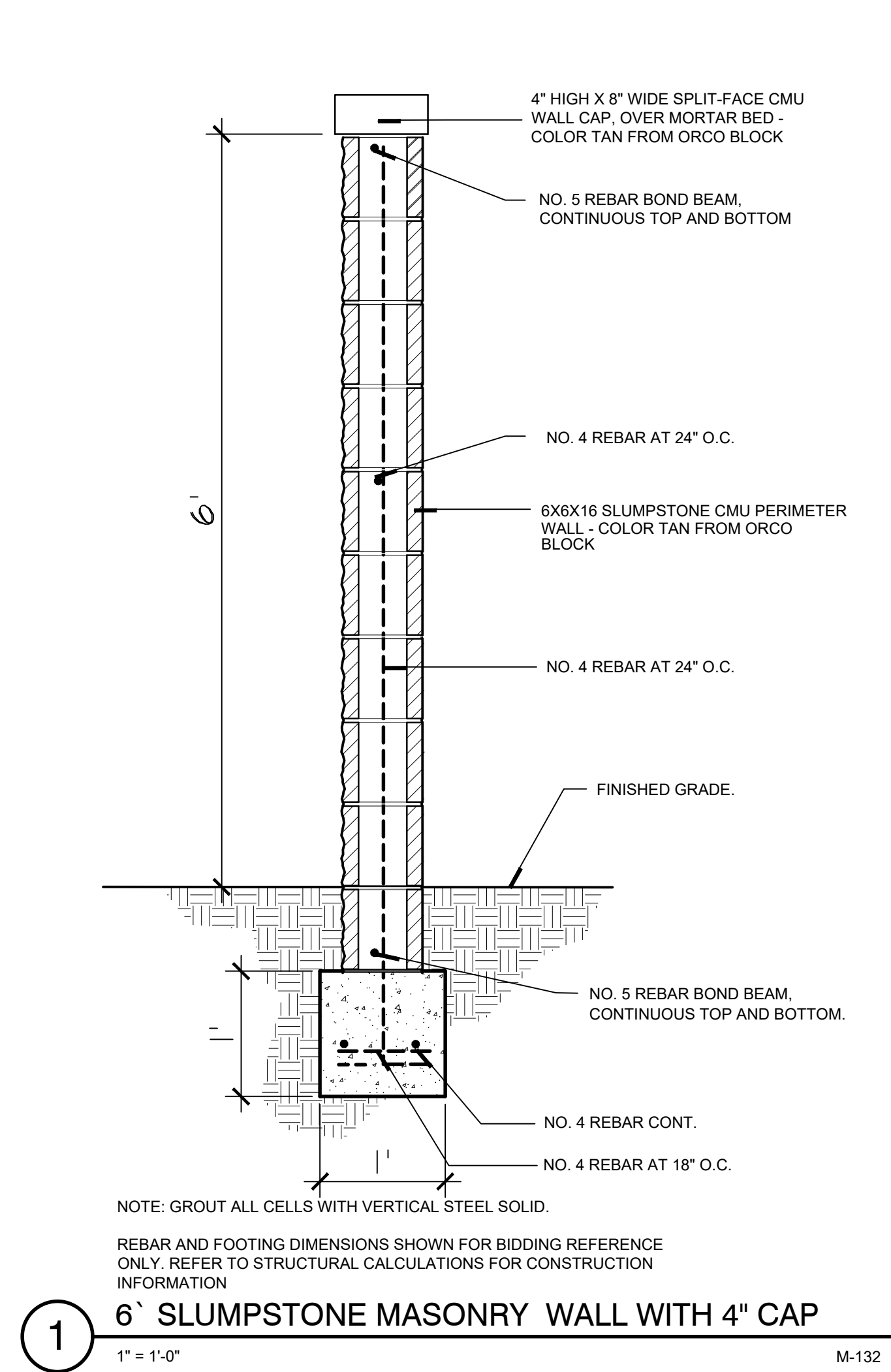
MENIFEE, CALIFORNIA
PROJECT OWNER: QUAIL HILLS, LP.
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NOVEMBER 10, 2022

WALL AND FENCE EXHIBIT

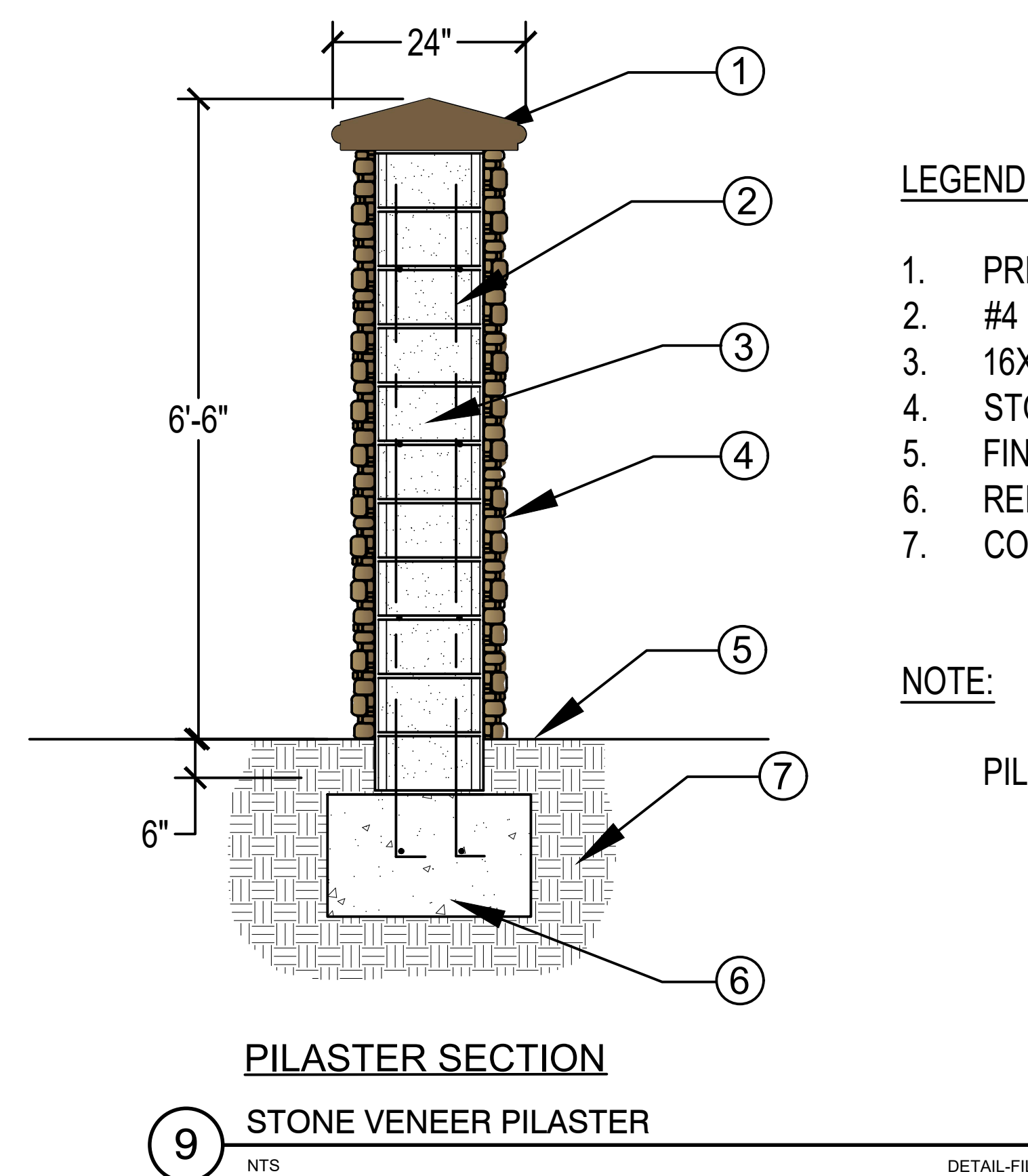
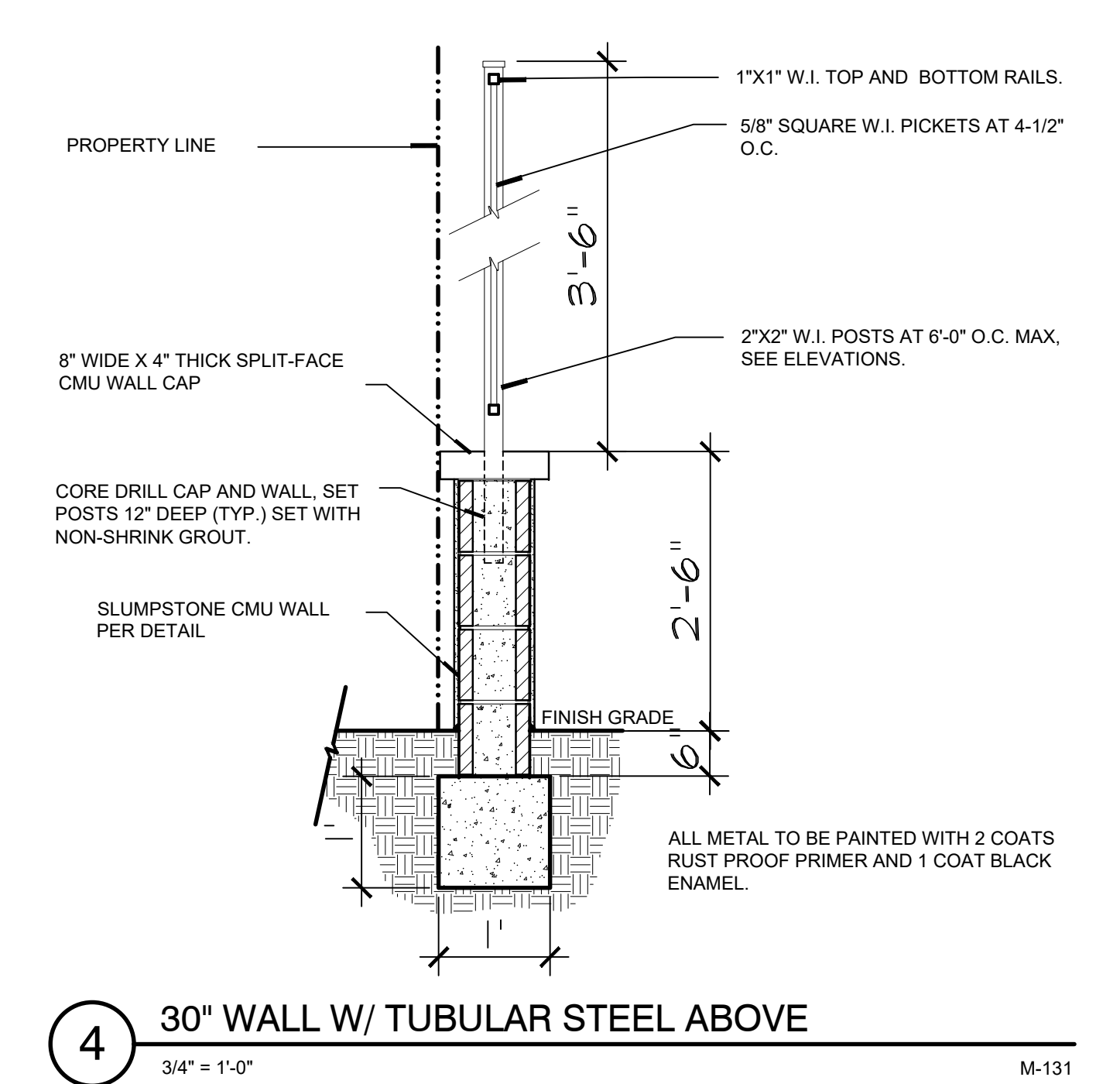
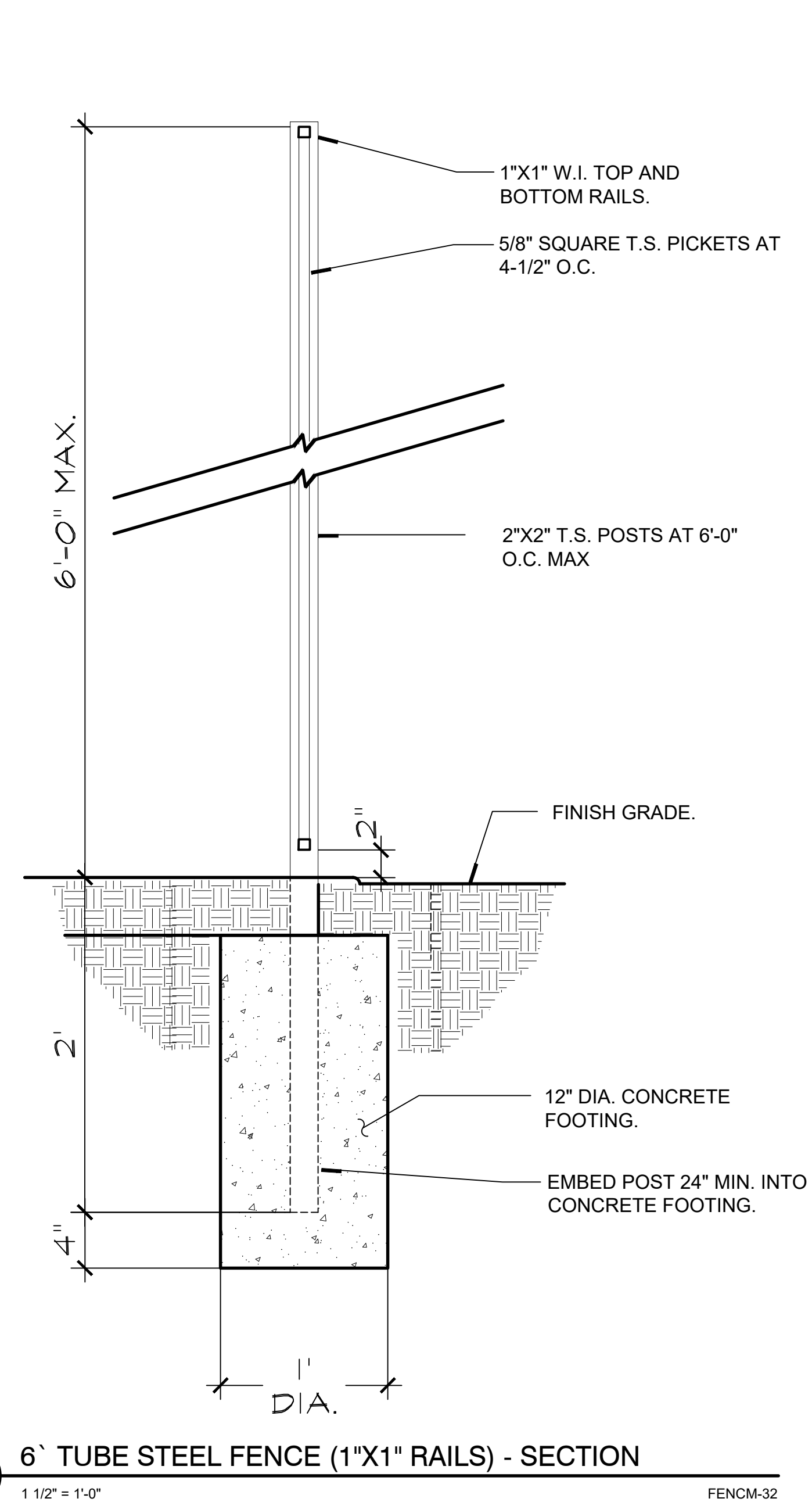
SCALE : 1"= 60'-0"



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ALL WELDS ARE TO BE GROUND SMOOTH.
ALL METAL TO RECEIVE (2) COATS OF RUST PROOFING PRIMER AND (2) COATS OF ENAMEL PAINT TO DUNN EDWARDS DE6378 'JET'. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



LEGEND:

1. PRECAST CONCRETE PILASTER CAP - 24" SQUARE
2. #4 REBAR @ ALL CORNERS
3. 16X8X16 PRECISION BLOCK COLUMN-SOLID GROUT FILL
4. STONE VENEER
5. FINISH GRADE
6. REFER TO CIVIL ENGINEERING PLANS FOR FOOTING SPECIFICATIONS
7. COMPACTED SUBGRADE

NOTE:

PILASTER TO BE CENTERED ON WALL

8 5' HIGH DECORATIVE ENTRY GATES

3/8" = 1'-0"

FENC-64

QUAIL HILLS DEVELOPMENT - TRACT 37692

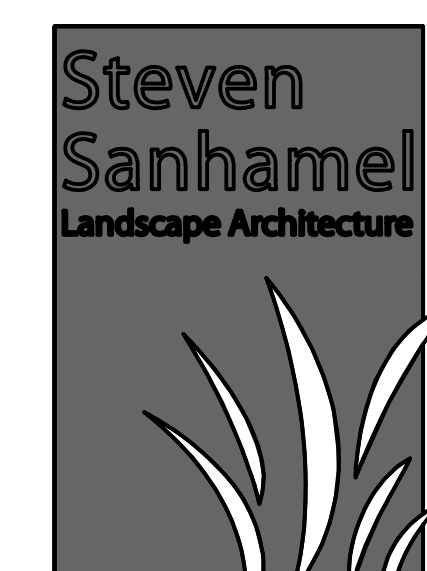
MEMPHIS, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
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WALL AND FENCE DETAILS

SCALE : NTS



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SHEET 8 OF 11

HOA SLOPE IRRIGATION

POINT OF CONNECTION #1 HOA SLOPES	PROJECT SITE:		TOTAL LANDSCAPE AREA:		79,649 SF
			TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF
			TOTAL IRRIGATED LANDSCAPE AREA:		79,649 SF [57.33" Annual ETo]
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.7 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33 x	0.55 x	79,649 x	0.62 =	1,557,100
MAWA for SLA =	57.33 x	1.0 x	0 x	0.62 =	0
Total MAWA =			79,649		1,577,100

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

HOA SLOPES - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING ROTARY NOZZLES

HOA PARKWAY IRRIGATION

POINT OF CONNECTION #1 HOA PARKWAYS	PROJECT SITE:		TOTAL LANDSCAPE AREA:		18,031 SF				
			TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF				
			TOTAL IRRIGATED LANDSCAPE AREA:		18,031 SF [57.33" Annual ETo]				
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)									
$TOTAL\ MAWA = [(ETo) \times (0.50) \times (LA\ in\ Sq.\ Ft.) \times (0.62)] + [(ETo) \times (0.50) \times (SLA\ in\ Sq.\ Ft.) \times (0.62)] = GALLONS\ PER\ YEAR\ FOR\ LA+SLA$									
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.7 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)									
MAWA Calculation:									
	ETo		ETAF		LA or SLA (sq. ft.)		Conversion		MAWA (gallons per year)
MAWA for LA =	57.33	x	0.55	x	18,031	x	0.62	=	352,498
MAWA for SLA =	57.33	x	1.0	x	0	x	0.62	=	0
Total MAWA =					18,031				352,498

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

HOA PARKWAYS - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING POINT TO POINT DRIP OR DRIPLINE LOW VOLUME IRRIGATION

PRIVATE SLOPE IRRIGATION

POINT OF CONNECTION #1 PRIVATE SLOPES	PROJECT SITE:		TOTAL LANDSCAPE AREA:		52,781 SF
			TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF
			TOTAL IRRIGATED LANDSCAPE AREA:		52,781 SF [57.33" Annual ETo]
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.7 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33 x	0.55 x	52,781	x 0.62 =	1,031,844
MAWA for SLA =	57.33 x	1.0 x	0	x 0.62 =	0
Total MAWA =			52,781		1,031,844

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

PRIVATE SLOPES - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING ROTARY NOZZLES

CFD - GOETZ ROAD IRRIGATION

POINT OF CONNECTION #1 GOETZ ROAD STREETSCAPE	PROJECT SITE:	TOTAL LANDSCAPE AREA:	17,745 SF		
		TOTAL NON-IRRIGATED LANDSCAPE AREA:	0 SF		
		TOTAL IRRIGATED LANDSCAPE AREA:	17,745 SF [57.33" Annual ETo]		
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = $[(ETo) \times (0.50) \times (LA \text{ in Sq. Ft.}) \times (0.62)] + [(ETo) \times (0.50) \times (SLA \text{ in Sq. Ft.}) \times (0.62)]$ = GALLONS PER YEAR FOR LA+SLA					
where:					
MAWA = Maximum Applied Water Allowance (gallons per year)					
ETo = Reference Evapotranspiration Appendix C (inches per year)					
0.7 = Evapotranspiration Adjustment Factor (ETAF)					
1.0 = ETAF for Special Landscaped Area					
LA = Landscaped Area (square feet)					
0.62 = Conversion Factor (to gallons per square foot)					
SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33 x	0.45 x	17,745	x 0.62	= 283,833
MAWA for SLA =	57.33 x	1.0 x	0	x 0.62	= 0
Total MAWA =			17,745		283,833

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

GOETZ ROAD - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING POINT TO POINT DRIP OR DRIPLINE LOW VOLUME IRRIGATION

HOA PARK IRRIGATION

POINT OF CONNECTION #1		PROJECT SITE: TOTAL LANDSCAPE AREA:		19,363 SF	
TOT LOT		TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF	
		TOTAL IRRIGATED LANDSCAPE AREA:		19,363 SF (57.33" Annual ETo)	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
where:					
MAWA = Maximum Applied Water Allowance (gallons per year)					
ETo = Reference Evapotranspiration Appendix C (inches per year)					
0.7 = Evapotranspiration Adjustment Factor (ETAF)					
1.0 = ETAF for Special Landscaped Area					
LA = Landscaped Area (square feet)					
0.62 = Conversion Factor (to gallons per square foot)					
SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33 x	0.45 x	10,060	x 0.62 =	160,910
MAWA for SLA =	57.33 x	1.0 x	9,303	x 0.62 =	330,671
Total MAWA =			19,363		491,581

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

TOT LOT - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING POINT TO POINT DRIP OR DRIPLINE LOW VOLUME IRRIGATION, TURF TO BE IRRIGATED USING ROTARY NOZZLES

HOA DETENTION BASIN IRRIGATION

POINT OF CONNECTION #1 DETENTION BASIN	PROJECT SITE:		TOTAL LANDSCAPE AREA:		63,884 SF
			TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF
			TOTAL IRRIGATED LANDSCAPE AREA:		63,884 SF [57.33" Annual ETo]
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
$\text{TOTAL MAWA} = (ETo) \times (0.50) \times (LA \text{ in Sq. Ft.}) \times (0.62) + [(ETo) \times (0.50) \times (SLA \text{ in Sq. Ft.}) \times (0.62)] = \text{GALLONS PER YEAR FOR LA+SLA}$					
where:					
MAWA = Maximum Applied Water Allowance (gallons per year)					
ETo = Reference Evapotranspiration Appendix C (inches per year)					
0.7 = Evapotranspiration Adjustment Factor (ETAF)					
1.0 = ETAF for Special Landscaped Area					
LA = Landscaped Area (square feet)					
0.62 = Conversion Factor (to gallons per square foot)					
SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33 x	0.45 x	63,884	x 0.62 =	1,021,829
MAWA for SLA =	57.33 x	1.0 x	0	x 0.62 =	0
Total MAWA =			63,884		1,021,829

Estimated Applied Water Use

EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
K _L = K _s x K _a x K _{mc} K _s = species factor (range = 0.1-0.9) [see WUCOLS list for values] K _a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges] K _{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS] WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
	ETo
Special Landscaped Area	57.33 x
Cool Season Turf	57.33 x
Warm Season Turf	57.33 x
High Water Using Shrubs	57.33 x
Medium Water Using Trees	57.33 x
Medium Water Using Shrubs	57.33 x
Low Water Using Trees	57.33 x
Low Water Using Shrubs	57.33 x
Total EAWU =	

DETENTION BASIN - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING ROTARY NOZZLES

PRELIMINARY WATER USE CALCULATIONS

SCALE : NTS

QUAIL HILLS DEVELOPMENT - TRACT 37692

NEWTEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
555 S. FAROWKS DR., #337
PASADENA, CA, 91105
(626)-263-4200

AN AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT SHALL BE INCLUDED ON PLANS.

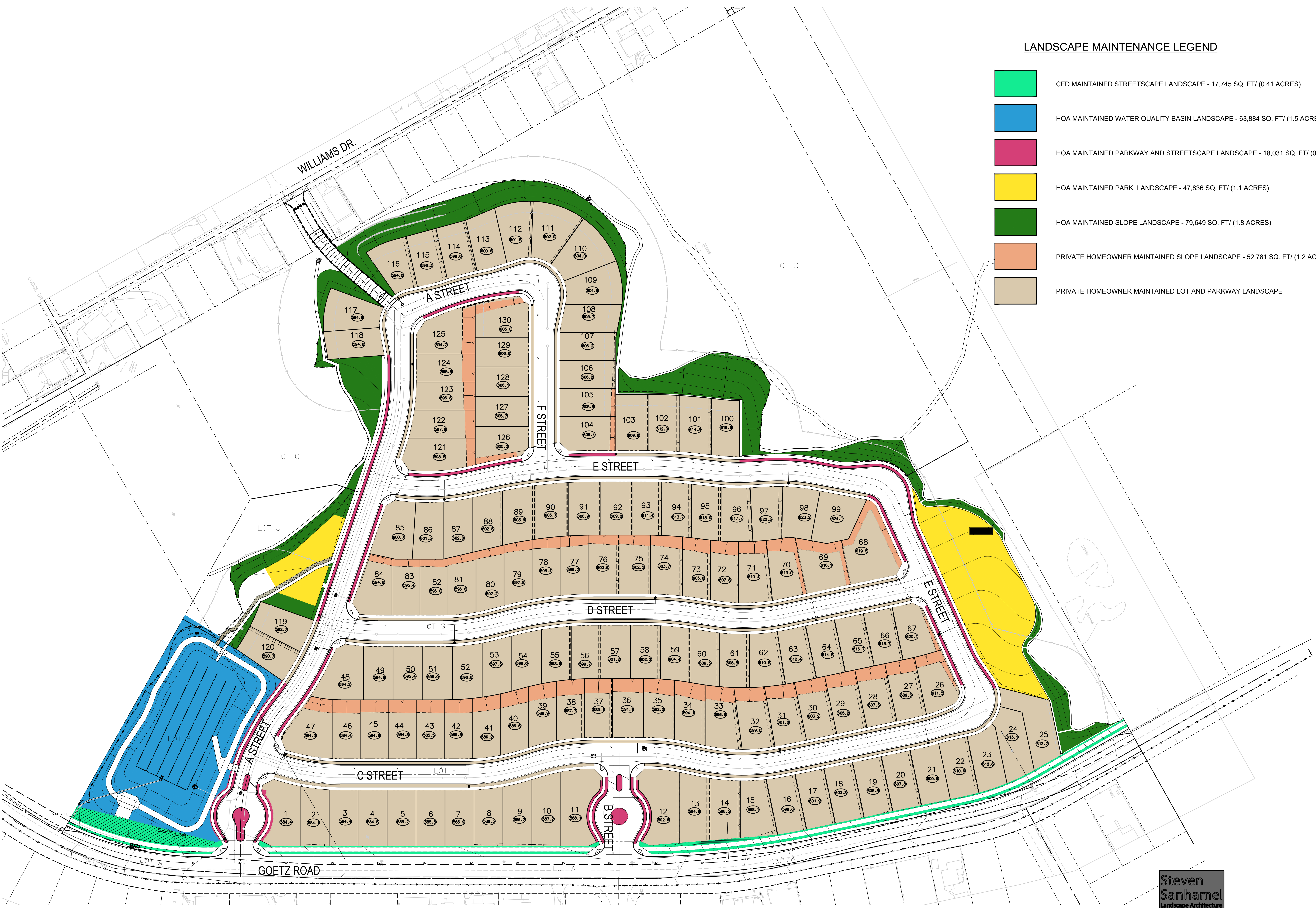


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SHEET 9 OF 11

LANDSCAPE MAINTENANCE LEGEND

- CFD MAINTAINED STREETSCAPE LANDSCAPE - 17,745 SQ. FT/ (0.41 ACRES)
- HOA MAINTAINED WATER QUALITY BASIN LANDSCAPE - 63,884 SQ. FT/ (1.5 ACRES)
- HOA MAINTAINED PARKWAY AND STREETSCAPE LANDSCAPE - 18,031 SQ. FT/ (0.41 ACRES)
- HOA MAINTAINED PARK LANDSCAPE - 47,836 SQ. FT/ (1.1 ACRES)
- HOA MAINTAINED SLOPE LANDSCAPE - 79,649 SQ. FT/ (1.8 ACRES)
- PRIVATE HOMEOWNER MAINTAINED SLOPE LANDSCAPE - 52,781 SQ. FT/ (1.2 ACRES)
- PRIVATE HOMEOWNER MAINTAINED LOT AND PARKWAY LANDSCAPE



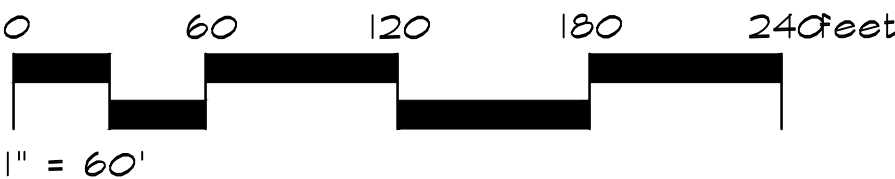
QUAIL HILLS DEVELOPMENT - TRACT 37692

MENEFEE, CALIFORNIA NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
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PRELIMINARY LANDSCAPE MAINTENANCE PLAN

SCALE : 1"= 60'-0"



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FIRE PROTECTION PLAN MAP LEGEND



IRRIGATED ZONE 1 - LIGHT GREEN (OWNER MAINTAINED) - ALL PORTIONS OF A RESIDENTS FLAT LEVEL BUILDING PAD, PLUS PORTIONS LOCATED ON SLOPES WITHIN 30' OF ANY HABITABLE STRUCTURE SHALL BE PLANTED WITH FIRE RESISTANT VEGETATION AND MAINTAINED TO IRRIGATED ZONE 1 CRITERIA. MAINTENANCE WILL BE ON-GOING THROUGHOUT THE YEAR AS NEEDED. SEE FIRE PROTECTION PLAN SECTION 5 FOR SPECIFIC DETAILS.



IRRIGATED ZONE 1A - DARK GREEN (HOA MAINTAINED) - IS LOCATED IN VARIOUS PERIMETER AREAS. DISTANCES MAY VARY. THESE AREAS REPRESENT MANUFACTURED SLOPES THAT WILL BE RE-PLANTED AND IRRIGATED IN PERPETUITY. IT SHALL BE PLANTED WITH FIRE RESISTANT VEGETATION AND MAINTAINED TO IRRIGATED ZONE 1A CRITERIA. MAINTENANCE WILL BE ON-GOING THROUGHOUT THE YEAR AS NEEDED. SEE FIRE PROTECTION PLAN SECTION 5 FOR SPECIFIC DETAILS.

PLANT MATERIAL USED WITHIN THIS ZONE PER THESE PLANS:

TREES

ARBUTUS UNEDO
PLATANUS RACEMOSA
PROSOPIS CHILENSIS 'THORNLESS'
TRISTANIA CONFERTA
UMBELLULARIA CALIFORNICA

SHRUBS/GROUNDCOVERS

BACCHARIS PILULARIS 'PIGEON POINT'
CALLIANDRA ERIOPHYLLA
CEANOTHUS GRISEUS 'HORIZONTALIS
HETEROMELES ARBUTIFOLIA
SALVIA CLEVELANDII
SALVIA GREGGII



THINNING ZONE 2 BROWN (OWNER AND HOA MAINTAINED) - AN AREA LOCATED BETWEEN 30 AND 100 FEET FROM EACH STRUCTURE. THIS AREA MAY INCLUDE SINGLE OR SMALL CLUSTERS OF TRIMMED FIRE RESISTANCE NATIVE PLANTS UP TO 18 INCHES IN HEIGHT WHERE 50% OF THE VEGETATION IS REMOVED. SELECTED NATIVE PLANT CLUSTERS MUST BE SEPARATED BY AT LEAST 1-1/2 TIMES THE MATURE HEIGHT OF THE RETAINED PLANTS. THE GROUNDCOVER AND GRASSES SHALL BE WEED WHIPPED AND MAINTAINED TO 4" OR LESS IN STUBBLE HEIGHT. SEE FIRE PROTECTION PLAN SECTION 5 FOR SPECIFIC DETAILS.



FIRE HYDRANTS - PROPOSED LOCATION FINAL LOCATIONS TO BE DETERMINED BY ENGINEERING.



EMERGENCY/FIRE ACCESS WAY ENTRANCE - TWO MEANS OF ACCESS ARE PROVIDED.

Certified By

Mel Johnson, Owner

Date: 18Jul2021

FIREWISE 2000, LLC

PO Box 339

Valley Center, CA 92082

Info@firewise2000.com

Telephone: (760) 745-3947

This Exhibit is found to be compliant with the Fire Protection Plan dated 18July2021



QUAIL HILLS DEVELOPMENT - TRACT 37692

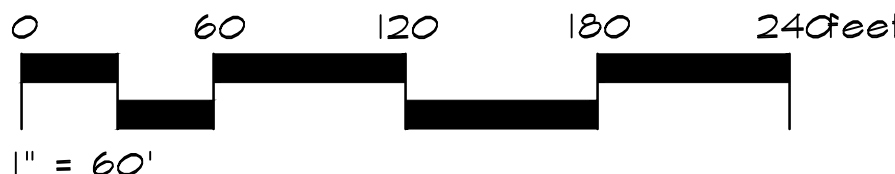
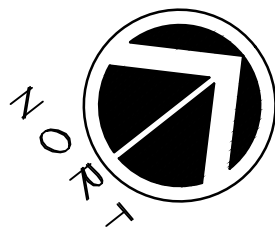
MENEFEE, CALIFORNIA

NOVEMBER 10, 2022

PROJECT OWNER: QUAIL HILLS, LP.
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PRELIMINARY FUEL MODIFICATION PLAN

SCALE : 1"= 60'-0"



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