Barnett and Ethanac
Menifee, California

14 October 2022

<u>ARCHITECTURAL</u>

A-1	COVER SHEET
A-2	PRELIMINARY SITE PLAN
A-3	FLOOR PLAN (BUILDING A)
A-4	ROOF PLAN (BUILDING A)
A-5	FLOOR PLAN (BUILDING B)
A-6	ROOF PLAN (BUILDING B)
A-7	EXTERIOR ELEVATIONS (BUILDING A)
A-8	EXTERIOR ELEVATIONS (BUILDING B)
A-9	TRASH ENCLOSURE DETAILS & SCREEN WALL ELEVATIONS

<u>LANDSCAPE</u>

L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	CONCEPTUAL LANDSCAPE SECTIONS & ENLARGEMENTS
L-3	CONCEPTUAL LANDSCAPE PLAN

<u>CIVIL</u>

1 OF 5	TITLE SHEET
2 OF 5	PRELIMINARY GRADING PLAN
3 OF 5	PRELIMINARY GRADING PLAN
4 OF 5	PRELIMINARY GRADING PLAN
5 OF 5	PRELIMINARY GRADING PLAN

<u>ELECTRICAL</u>

FC-1	SITE PHOTOMETRIC STUDY

SHEET INDEX

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS, INCLUDING, BUT NOT LIMITED TO:

BUILDING	2019 CALIFORNIA BUILDING CODE
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE
PLUMBING	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE
FIRE	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY	2019 CALIFORNIA BUILDING CODE, CHAPTER 11B

APPLICABLE CODES

APN: 331-060-036 / 331-060-021

<u>LEGAL DESCRIPTION:</u>

PARCEL A:

THAT PORTION OF LOT 1232 OF ROMOLA FARMS NO. 12, AS SHOWN BY MAP ON FILE IN BOOK 15 OF MAPS AT PAGES 77 AND 78 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5, SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1232; THENCE SOUTH 89°10'59" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1232, A DISTANCE OF 717.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 412.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 89°33'06" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°07'38", AN ARC DISTANCE OF 389.22 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1232, THE RADIAL LINE FROM SAID POINT BEARS NORTH 35°25'28" EAST; THENCE SOUTH 89°11'23" EAST ALONG SAID SOUTHERLY LINE OF LOT 1232, A DISTANCE OF 32.56 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 25°17'28" EAST ALONG THE EASTERLY LINE OF SAID LOT 1232, A DISTANCE OF 362.58 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 89°10'59" WEST ALONG SAID NORTHERLY LINE OF LOT 1232, A DISTANCE OF 360.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 37289, RECORDED IN BOOK 248, AT PAGES 24 TO 26 INCLUSIVE OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, LYING WITH OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NEW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST COMER OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 16, BEING THE CENTERLINE INTERSECTION OF ETHANAC ROAD (100 FEET IN HALF WIDTH) AND BARNETT ROAD (50 FEET IN HALF WIDTH) AS SHOWN ON SAID PARCEL MAP NO. 37289. THENCE ALONG THE NORTH LINE OF SAID EAST HALF (E ½) AND CENTERLINE OF SAID ETHANAC ROAD, NORTH 89°09'26" WEST, A DISTANCE OF 623.07 FEET; THENCE DEPARTING SAID NORTH LINE AND CENTERLINE OF ETHANAC ROAD, SOUTH 00°50'34" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ETHANAC ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°0926" EAST, A DISTANCE OF 210.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 00°50'33" WEST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 89°09'26" EAST, A DISTANCE OF 26.50 FEET; THENCE SOUTH 00°50'34" WEST, A DISTANCE OF 276.25 FEET; THENCE SOUTH 89°09'26" EAST, A DISTANCE OF 341.25 FEET TO THE WESTERLY RIGHT-OF-WAY OF AFORESAID BARNETT ROAD; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°05'51" WEST, A DISTANCE OF 892.75 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°10'50" WEST, A DISTANCE OF 521.85 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE LAND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED FEBRUARY 26, 2013 AS INSTRUMENT NO. 2013-0096284 OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE BEGINNING OF A NON-TAGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 412.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 89°31'13" WEST; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY AND CURVE THROUGH A CENTRAL ANGLE OF 00°33'36" AN ARC LENGTH OF 4.03 FEET; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°04'49" EAST, A DISTANCE OF 974.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 588.00 FEET; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL OF 24°18'27" AN ARC LENGTH OF 249.46 FEET TO THE POINT OF BEGINNING. SAID LEGAL DESCRIPTION IS MADE PURSUANT TO CERTIFICATE OF COMPLIANCE COM 19-002, RECORDED JUNE 1, 2020 AS INSTRUMENT NO. 2020-0230886 OF OFFICIAL RECORDS.

UTILITIES

GAS: SOUTHERN CALIFORNIA GAS COMPANY	800.427.2200
PHONE: FRONTIER	678.461.3900
ELECTRIC: SOUTHERN CALIFORNIA EDISON	800.611.1911
SEWER: EASTERN MUNICIPAL WATER DISTRICT	951.928.3777
WATER: EASTERN MUNICIPAL WATER DISTRICT	951.928.3777

<u>LAND USE DESIGNATION:</u> EDC

<u>ZONING DESIGNATION:</u> EDC-NG

<u>OCCUPANCY GROUP:</u> S-1: WAREHOUSE, B: OFFICE

<u>CONSTRUCTION TYPE:</u> V-B

<u>DESCRIPTION OF WORK:</u>

THIS DEVELOPMENT CONSISTS OF TWO SPECULATIVE TILT-UP CONCRETE WAREHOUSE BUILDING WITH A TOTAL OF 251,912 SF (INCLUDING 10,000 S.F. OF ACCESSORY OFFICE PER BUILDING). TRASH AND RECYCLING BINS WILL BE CONTAINED WITHIN TRASH ENCLOSURES CONSTRUCTED OF CONCRETE WITH STEEL GATES TO SCREEN BINS FROM VIEW.

AUTOMOBILE PARKING IS PROVIDED THROUGHOUT THE SITE.

A FIRE APPARATUS ACCESS LANE THROUGH THE SITE WILL BE MAINTAINED AT ALL TIMES, GATES WILL INCLUDE KNOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.

GROSS LOT AREA:	604,973 S.F. 13.89 ACRES
NET LOT AREA:	604,973 S.F.
BUILDING COVERAGE:	41.51%
TOTAL BUILDING (Footprint) AREA:	251,133 SF
<u>BUILDING A:</u>	125,568 SF
MANUFACTURING:	12,557 SF
WAREHOUSE:	103,011 SF
OFFICE:	10,000 SF
<u>BUILDING B:</u>	125,565 SF
MANUFACTURING:	12,557 SF
WAREHOUSE:	103,008 SF
OFFICE:	10,000 SF
PARKING REQUIRED:	338 SPACES
MANUFACTURING: 24,992 S.F. (1/500 S.F.)	51 SPACES
WAREHOUSE: 207,501 sf (1/1000)	207 SPACES
OFFICE: 20,000 S.F. (1/250 S.F.)	80 SPACES
PARKING PROVIDED:	414 SPACES
STANDARD:	405 SPACES
ACCESSIBLE:	9 SPACES
DOCK DOORS:	30 SPACES
GRADE LEVEL DOORS:	4 SPACES
LANDSCAPE PROVIDED:	94,785 SF 15.67%

PROJECT SUMMARY

<u>OWNER / APPLICANT</u>
PHELAN DEVELOPMENT
450 NEWPORT CENTER DRIVE
SUITE 405
NEWPORT BEACH, CA 92660
PHONE: (949) 531-6627
kdearmey@phelandevco.com

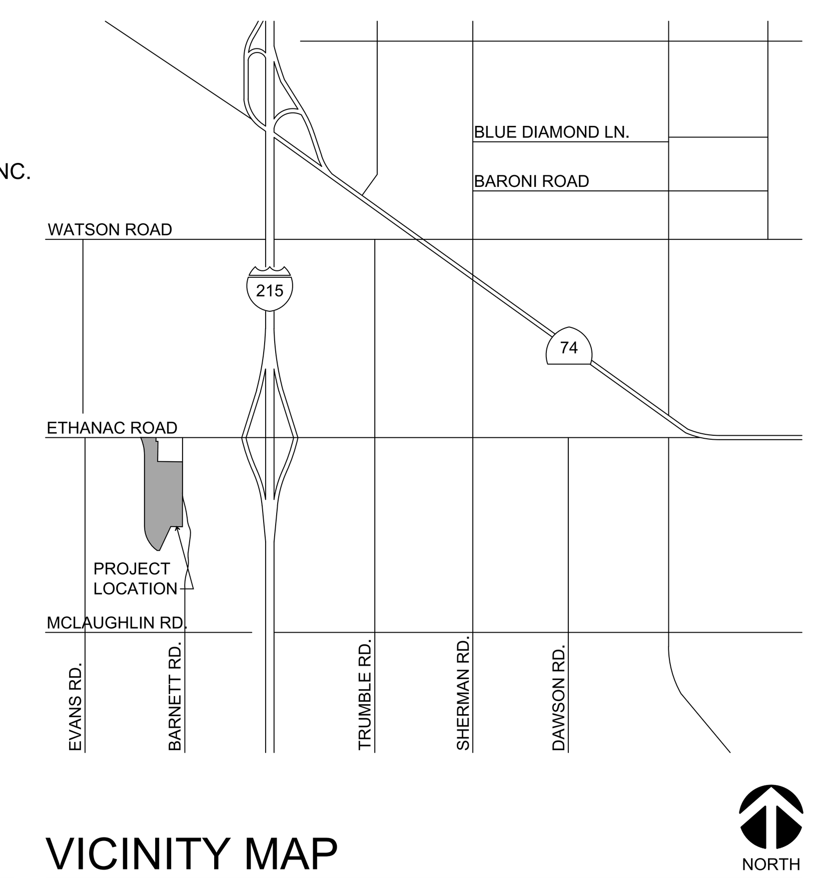
<u>ARCHITECT</u>
CARLILE COATSWORTH ARCHITECTS, INC.
18600 MACARTHUR BOULEVARD
SUITE 300
IRVINE, CA 92612
PHONE: (949) 833-1930
alexj@ccarchitects.com

<u>LANDSCAPE ARCHITECT</u>
SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PHONE: (760) 842-8993
scott@splainc.com

<u>CIVIL ENGINEER</u>
SDH & ASSOCIATES
27363 VIA INDUSTRIA
TEMECULA, CA 92590
PHONE: (951) 683-3691
steve@sdhinc.net

<u>ELECTRICAL</u>
RPM ENGINEERS, INC.
102 DISCOVERY
IRVINE, CA 92618
PHONE: (949) 450-1229
lann@rpme.com

PROJECT TEAM



VICINITY MAP

SCALE: NOT TO SCALE

PLN21-0290 A-1

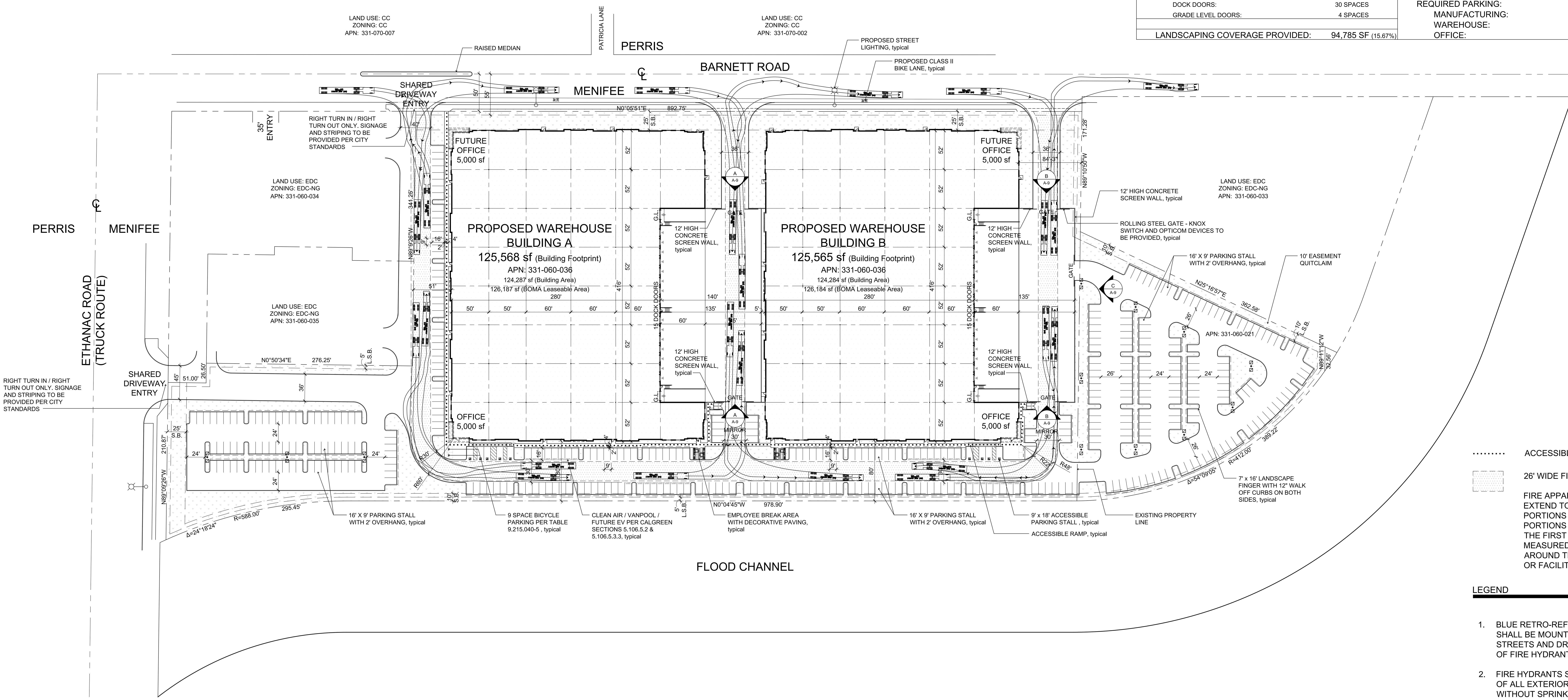
Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

Barnett Road and Ethanac Road
Menifee, California

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660

PROJECT INFORMATION	
GROSS LOT AREA:	604,973 SF (13.89 acres)
NET LOT AREA:	604,973 SF
BUILDING COVERAGE:	41.51%
TOTAL BUILDING (Footprint) AREA:	251,133 SF
BUILDING A:	125,568 SF
MANUFACTURING:	12,557 SF
WAREHOUSE:	103,011 SF
OFFICE:	10,000 SF
BUILDING B:	125,565 SF
MANUFACTURING:	12,557 SF
WAREHOUSE:	103,008 SF
OFFICE:	10,000 SF
PARKING REQUIRED:	338 SPACES *
MANUFACTURING: 25,114 sf (1/500)	51 SPACES
WAREHOUSE: 206,019 sf (1/1000)	207 SPACES
OFFICE: 20,000 sf (1/250)	80 SPACES
CLEAN AIR / VANPOOL (8%)	34 SPACES *
FUTURE EV PARKING (6%)	26 SPACES *
BICYCLE PARKING (1 / 25 PARKING SPACES)	17 SPACES
* INCLUSIVE	
PARKING PROVIDED:	414 SPACES *
STANDARD:	405 SPACES
ACCESSIBLE:	9 SPACES
CLEAN AIR / VANPOOL / FUTURE EV:	34 SPACES *
BICYCLE PARKING:	18 SPACES
* INCLUSIVE	
DOCK DOORS:	30 SPACES
GRADE LEVEL DOORS:	4 SPACES
LANDSCAPING COVERAGE PROVIDED:	94,785 SF (15.67%)

ECONOMIC DEVELOPMENT CORRIDOR-NORTHERN GATEWAY (EDC-NG) DEVELOPMENT STANDARDS:	
LAND USE DESIGNATION:	EDC
ZONING DESIGNATION:	EDC-NG
MINIMUM LOT SIZE:	15,000 SF
BUILDING TYPE:	MANUFACTURING
MAXIMUM FLOOR AREA RATIO:	1.0
MAXIMUM BUILDING HEIGHT:	100'
MAXIMUM BUILDING COVERAGE:	n/a
MIN. BUILDING SETBACKS (yards):	
FRONT YARD	25'
ADJACENT TO RESIDENTIAL ZONE	25'
INTERIOR SIDE YARD	NONE
STREET SIDE YARD	15'
REAR YARD	10'
TREE REQUIREMENTS:	1 TREE / 4 PARKING
PARKING LOT SHADING REQ'S:	SHADE TREES - 50%
LANDSCAPE SETBACKS:	
FRONT, REAR, SIDE YARDS:	25', 5', 10' (adjacent to residential)
LANDSCAPING COVERAGE:	Min. 10% TOTAL SITE (minus FYSB) Min. 10% PARKING AREA (minus FYSB)
OFF STREET PARKING:	
STANDARD:	9' x 18'
DRIVE AISLE:	24'
FIRE LANE:	24'
OVERHANG:	2'
REQUIRED PARKING:	
MANUFACTURING:	1/500
WAREHOUSE:	1/1000
OFFICE:	1/250



ACCESSIBLE PATH OF TRAVEL

26' WIDE FIRE APPARATUS ROAD

FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

LEGEND

1. BLUE RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE MOUNTED ON PRIVATE STREETS, PUBLIC STREETS AND DRIVEWAYS TO INDICATE LOCATION OF FIRE HYDRANTS.
2. FIRE HYDRANTS SHALL BE LOCATED WITHIN 400' OF ALL EXTERIOR PORTIONS OF THE STRUCTURES WITHOUT SPRINKLER SYSTEMS, MEASURED ALONG REQUIRED FIRE APPARATUS ACCESS ROADS, AND ADJACENT TO PUBLIC STREETS IN THE QUANTITIES AND UP TO THE MAXIMUM DISTANCE AS REQUIRED BY THE CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT.
3. THE ADDRESS SHALL BE POSTED PER THE RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS AND WILL BE CLEARLY VISIBLE FROM PUBLIC ROADWAY.

FIRE DEPARTMENT NOTES

PRELIMINARY SITE PLAN

SCHEME 5r4

14 October 2022

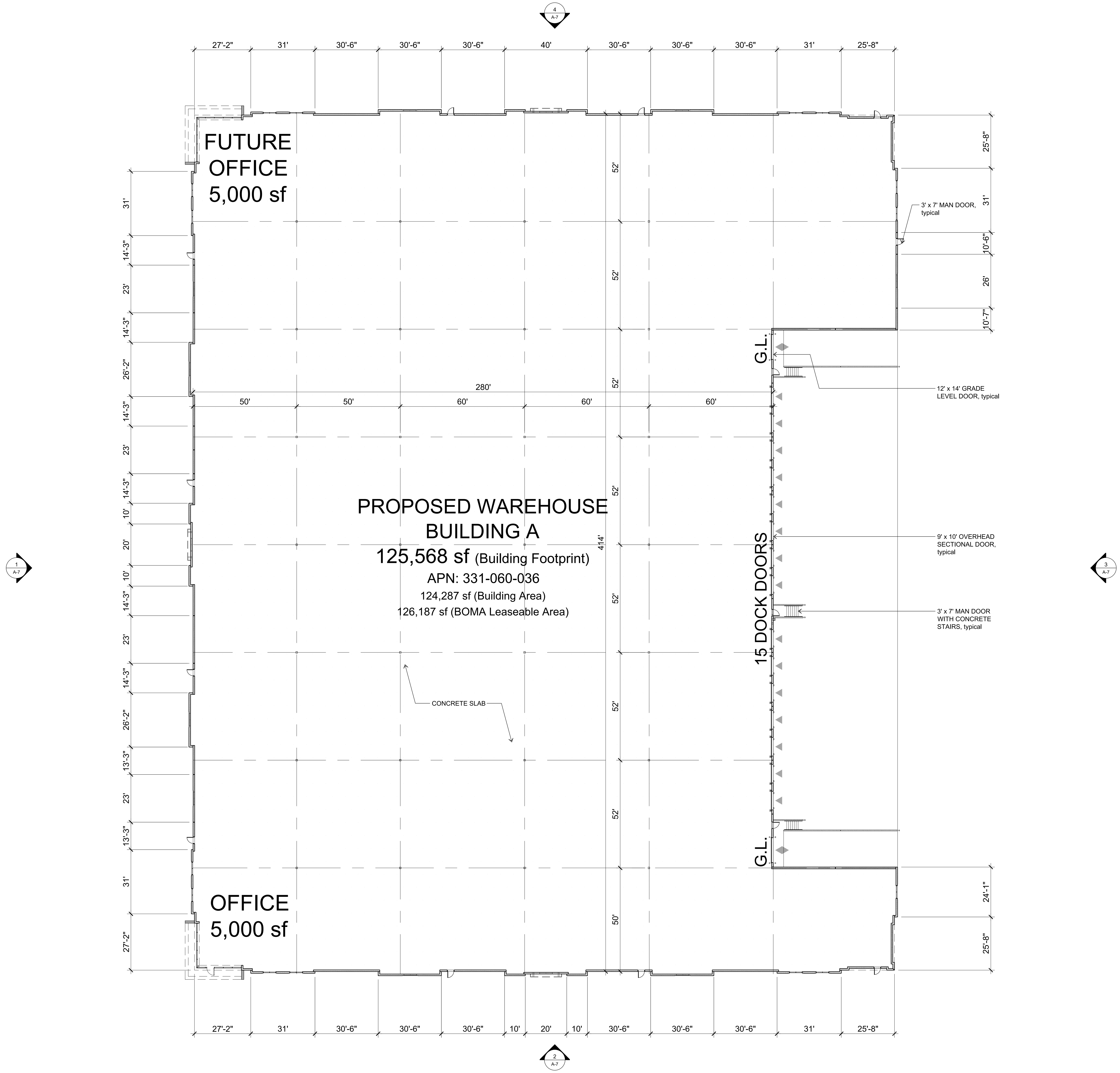
Barnett Road and Ethanac Road
Menifee, California

0' 20' 60' 120'
SCALE: 1" = 60'

Carlile Coatsworth Architects, Inc
18500 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

PLN21-0290 A-2

PHELAN
DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



FLOOR PLAN (Building A)

14 October 2022

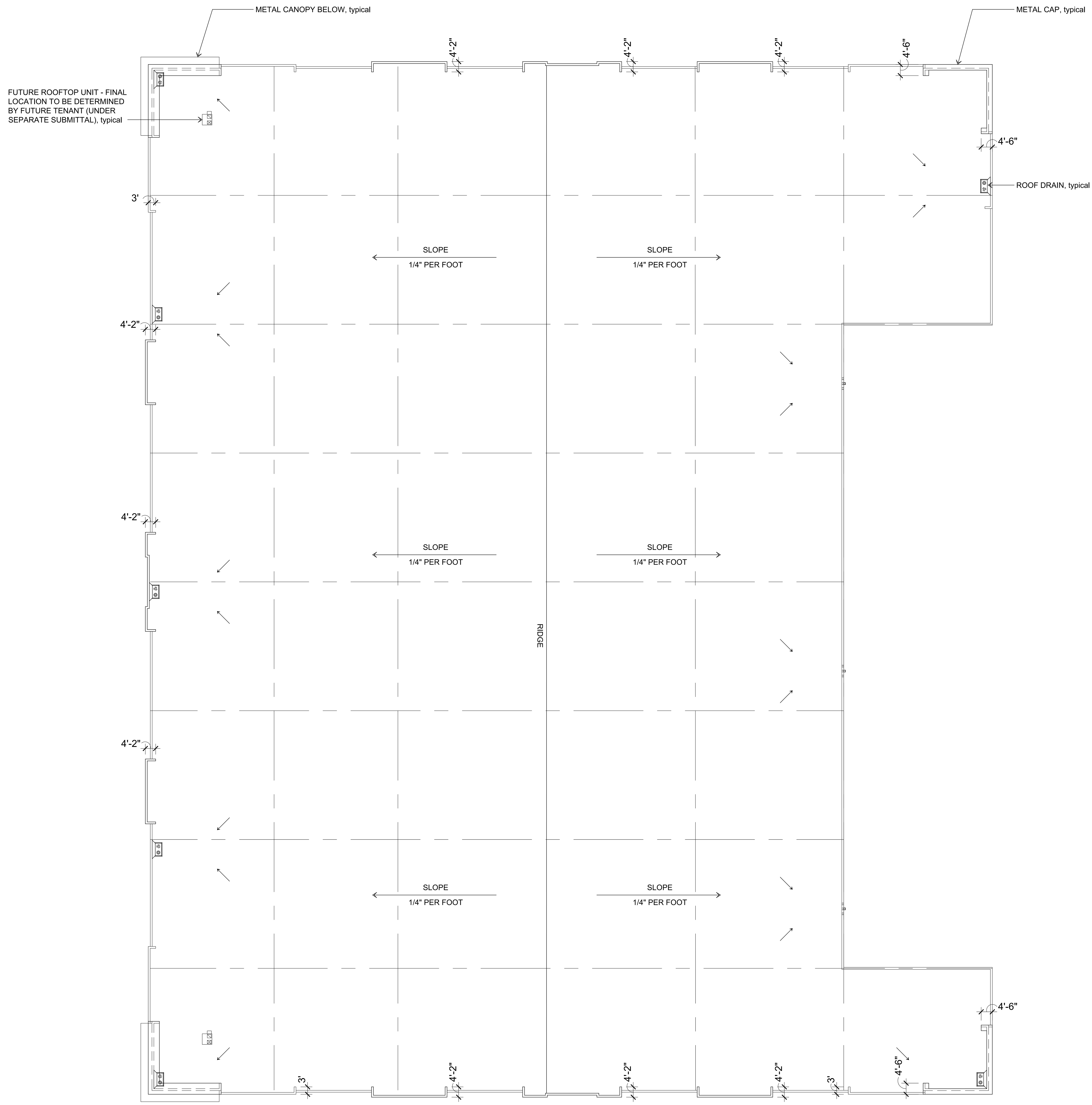
Barnett Road and Ethanac Road
Menifee, California

SCALE: 1" = 20'

PLN21-0290 A-3

Carlile Coatsworth Architects, Inc
18500 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



ROOF PLAN (Building A)

14 October 2022

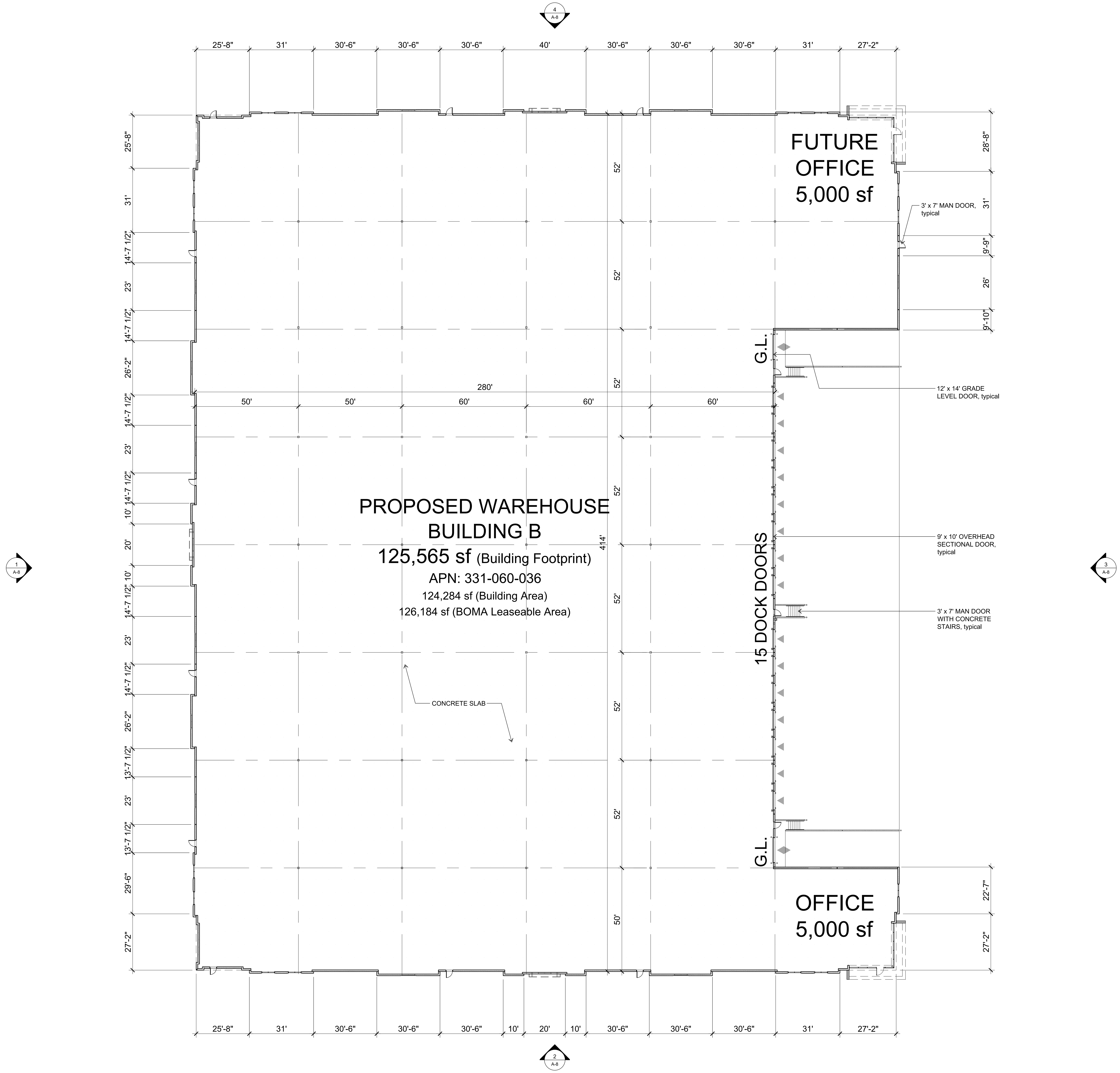
Barnett Road and Ethanac Road
Menifee, California

0' 5' 20' 40'
SCALE: 1" = 20'

PLN21-0290 A-4

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN
DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



FLOOR PLAN (Building B)

14 October 2022

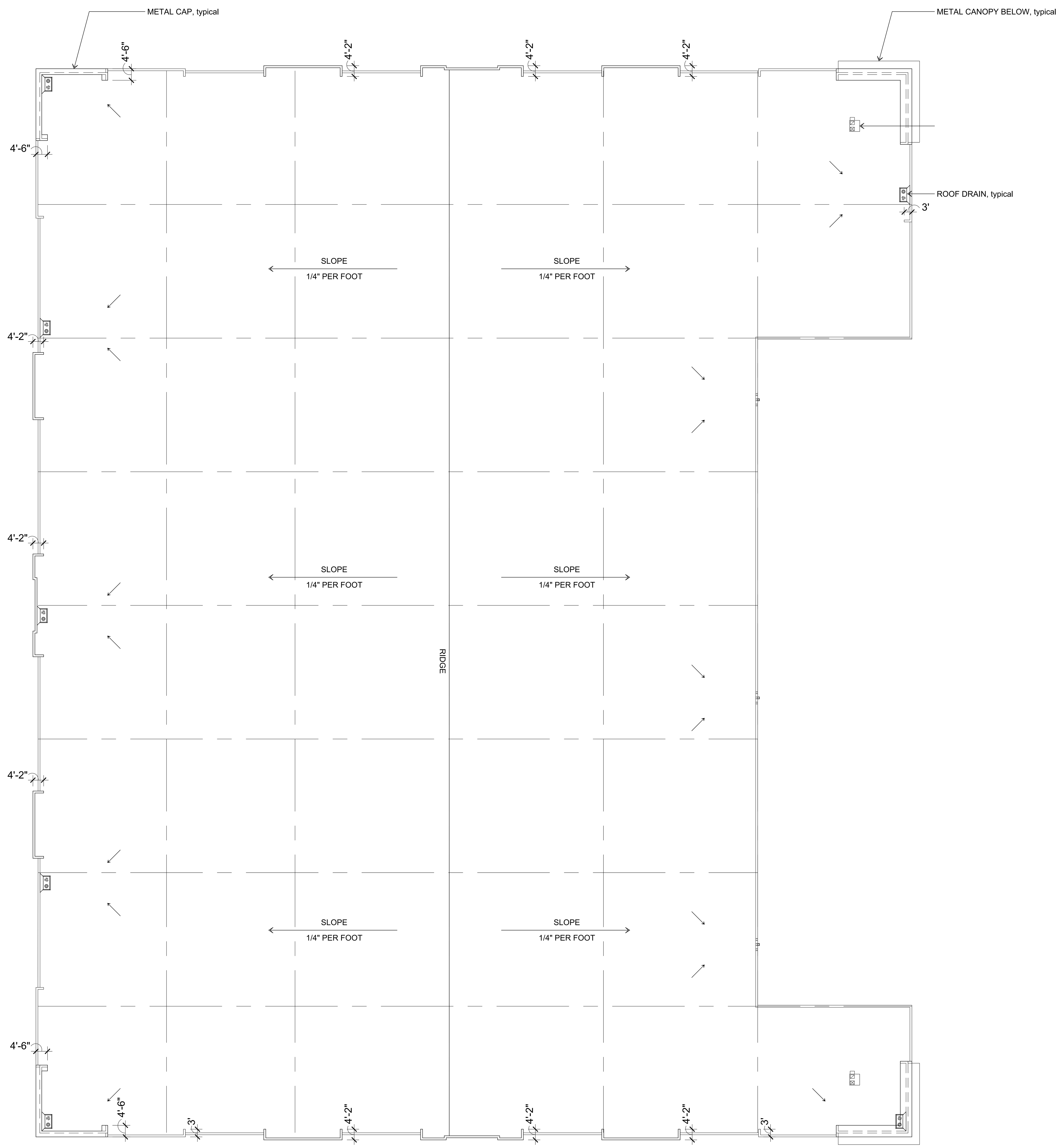
Barnett Road and Ethanac Road
Menifee, California

SCALE: 1" = 20'

PLN21-0290 A-5

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



ROOF PLAN (Building B)

14 October 2022

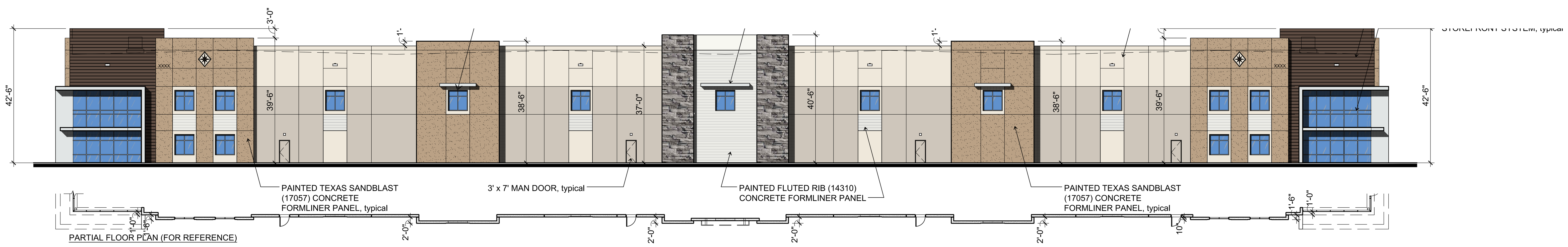
Barnett Road and Ethanac Road
Menifee, California

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

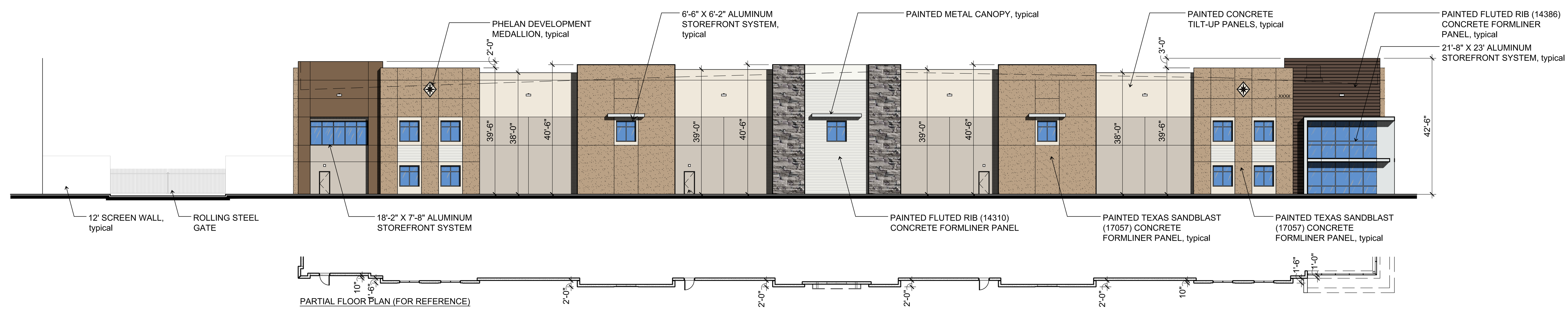
0' 5' 20' 40'
SCALE: 1" = 20'

PLN21-0290 A-6

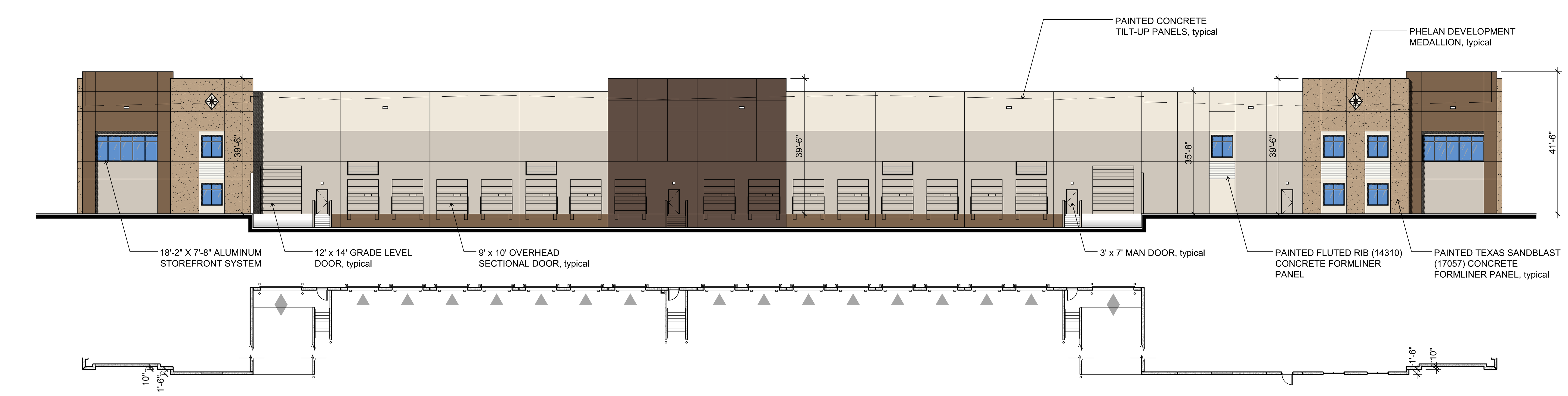
PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



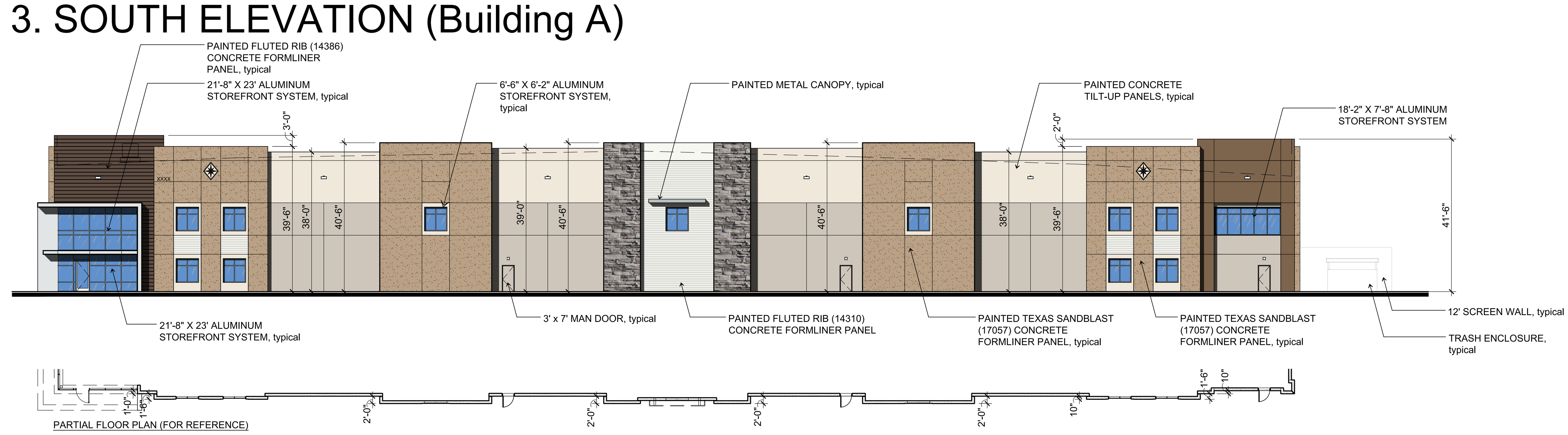
1. NORTH ELEVATION (Building A)



2. EAST ELEVATION (Building A)



3. SOUTH ELEVATION (Building A)



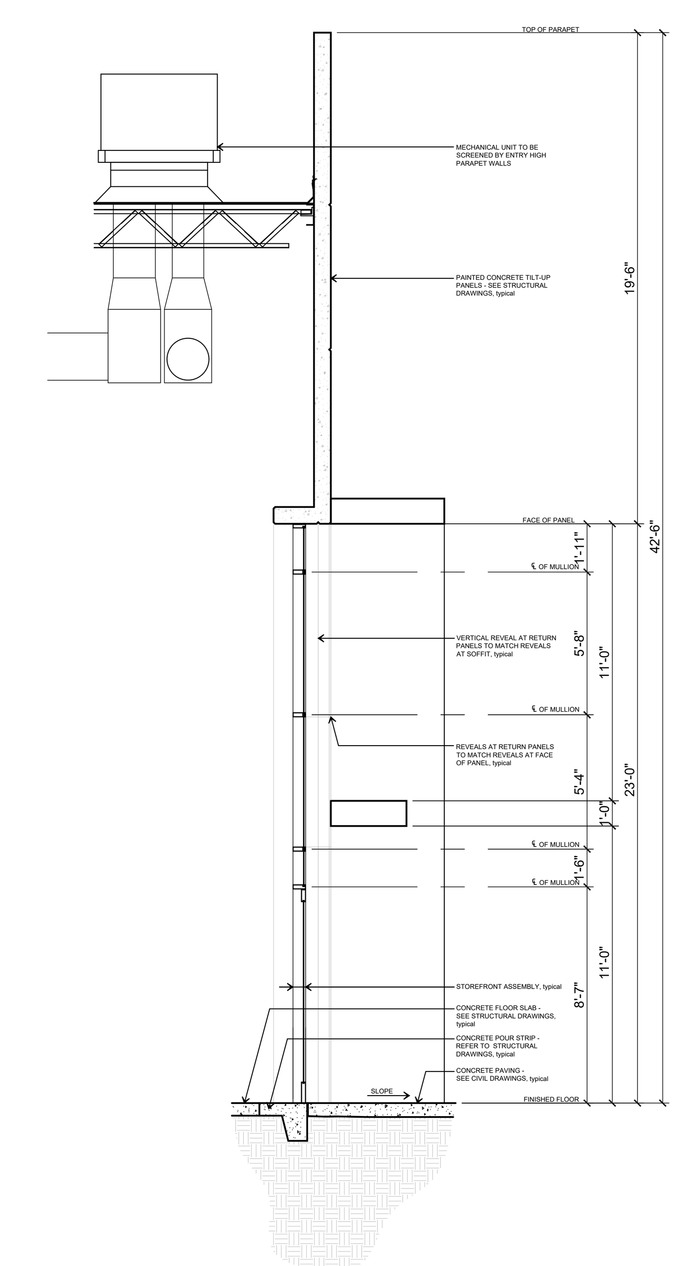
4. WEST ELEVATION (Building A)

	P1	TILT-UP CONCRETE WALL PANEL FIELD COLOR SHERWIN WILLIAMS / HIGH REFLECTIVE WHITE / SW 7757
	P2	TILT-UP CONCRETE WALL PANEL FIELD COLOR SHERWIN WILLIAMS / CREAMY / SW 7012
	P3	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / WORLDLY GRAY / SW 7043
	P4	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / LATTE / SW 6108
	P5	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / TEA CHEST / SW 6103
	P6	TILT-UP CONCRETE SCREEN WALL PANEL ACCENT COLOR - SHERWIN WILLIAMS / ROOKWOOD DARK BROWN / SW 2808
	G1	VITRO - VISTACOOL PACIFICA GLASS WITH SOLARBAN 60 CLEAR ANODIZED ALUMINUM MULLIONS
	FL1	FITZGERALD - 14310 FLUTED RIB FORM LINER
	FL2	FITZGERALD - 14386 FLUTED RIB FORM LINER
	FL3	FITZGERALD - 17057 TEXAS SANDBLAST FORM LINER
	S1	TILT-UP CONCRETE WALL PANEL STONE VENEER EL DORADO STONE - STACKED STONE "SILVER LINING"

LEGEND

THE PROPOSED SIGNAGE SHALL COMPLY WITH ZONING CODE SECTION 9.220 AND THE PERMANENT ON-SITE SIGN STANDARDS FOUND IN SECTION 9.220.130. SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING'S ARCHITECTURAL STYLE IN REGARDS TO COLOR, SIZE, MATERIALSM AND ILLUMINATION.

NOTES



SECTION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS (Building A)

14 October 2022

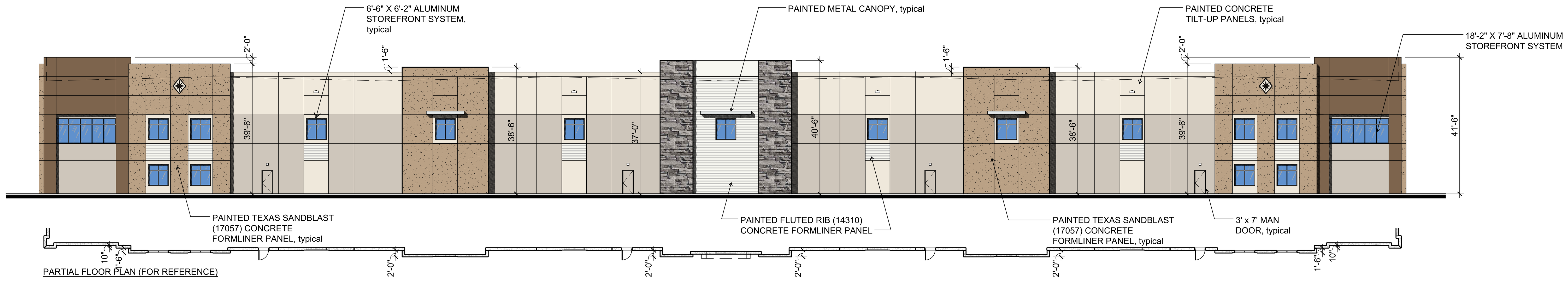
Barnett Road and Ethanac Road
Menifee, California

0' 5' 20' 40'
SCALE: 1" = 20'

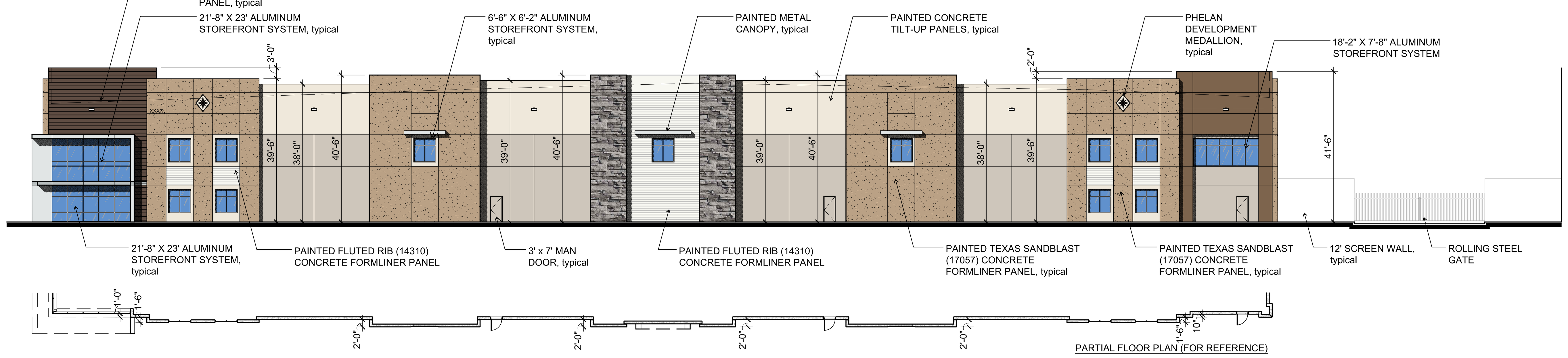
Carlile Coatsworth Architects, Inc
18500 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

PLN21-0290 A-7

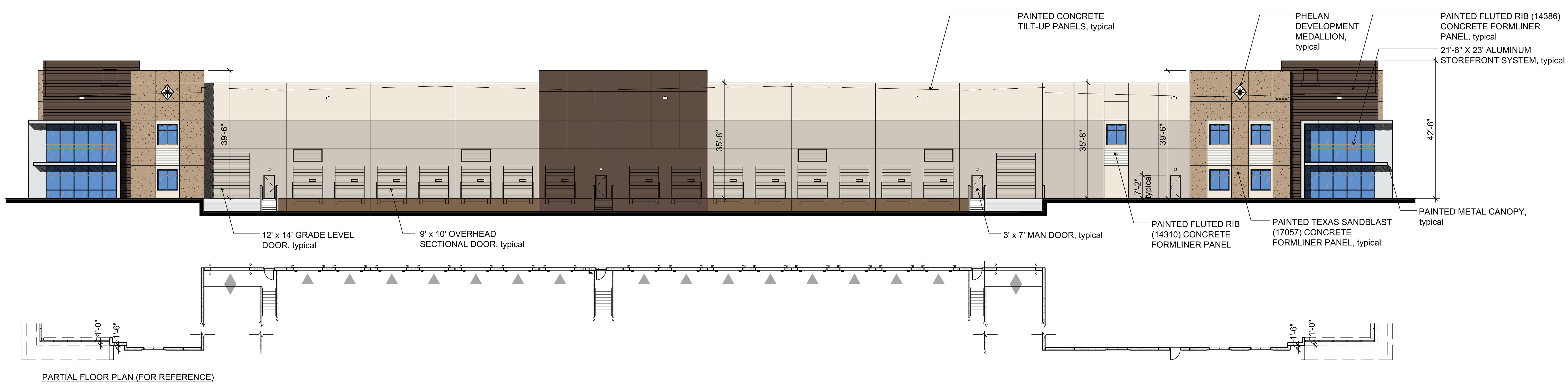
PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



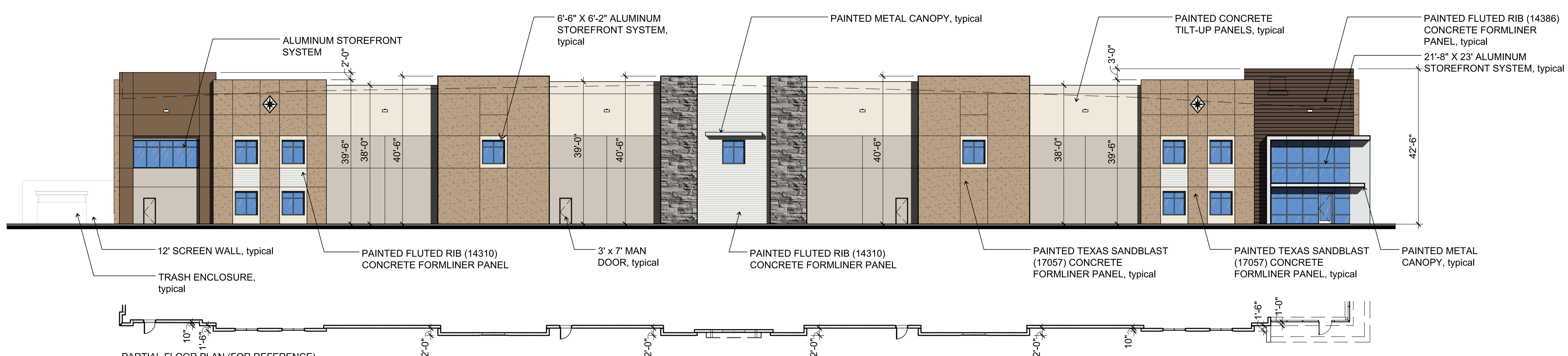
1. NORTH ELEVATION - Ethanac Road (Building B)



2. EAST ELEVATION - Barnett Road (Building B)



3. SOUTH ELEVATION (Building B)



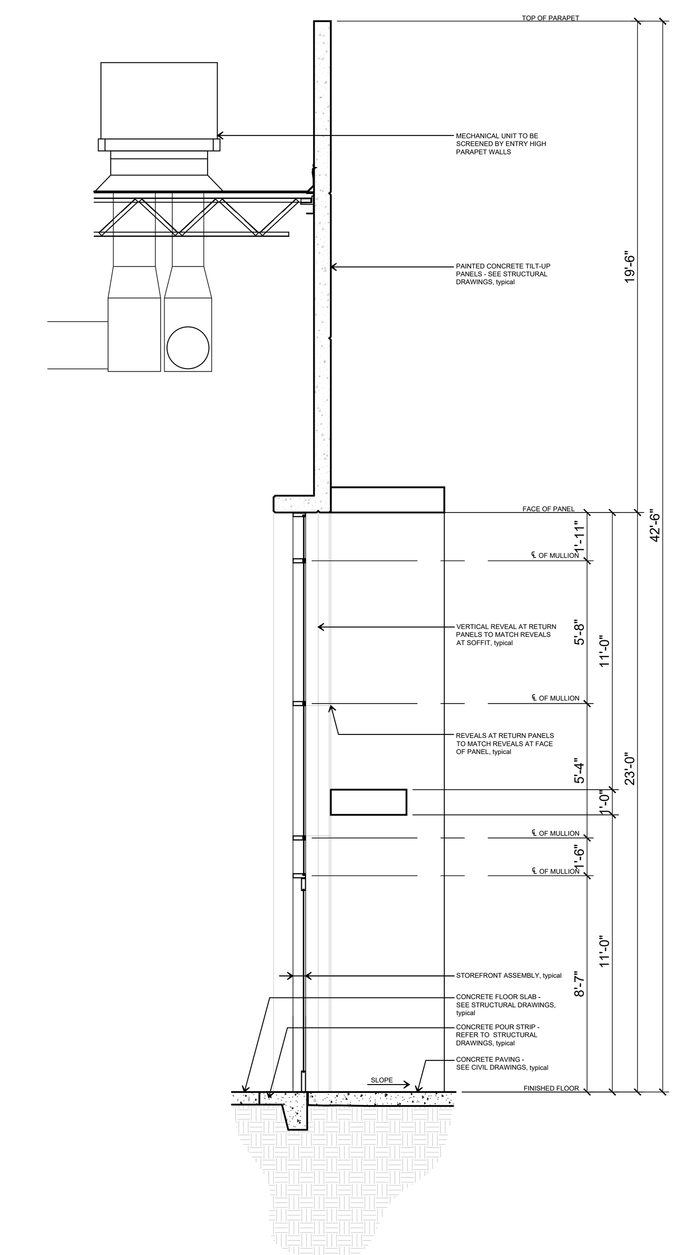
4. WEST ELEVATION (Building B)

P1	TILT-UP CONCRETE WALL PANEL FIELD COLOR SHERWIN WILLIAMS / HIGH REFLECTIVE WHITE / SW 7757
P2	TILT-UP CONCRETE WALL PANEL FIELD COLOR SHERWIN WILLIAMS / CREAMY / SW 7012
P3	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / WORLDLY GRAY / SW 7043
P4	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / LATTE / SW 6108
P5	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / TEA CHEST / SW 6103
P6	TILT-UP CONCRETE SCREEN WALL PANEL ACCENT COLOR - SHERWIN WILLIAMS / ROOKWOOD DARK BROWN / SW 2808
G1	VITRO - VISTACOOL PACIFICA GLASS WITH SOLARBAN 60 CLEAR ANODIZED ALUMINUM MULLIONS
FL1	FITZGERALD - 14310 FLUTED RIB FORM LINER
FL2	FITZGERALD - 14386 FLUTED RIB FORM LINER
FL3	FITZGERALD - 17057 TEXAS SANDBLAST FORM LINER
S1	TILT-UP CONCRETE WALL PANEL STONE VENEER EL DORADO STONE - STACKED STONE "SILVER LINING"

LEGEND

THE PROPOSED SIGNAGE SHALL COMPLY WITH ZONING CODE SECTION 9.220 AND THE PERMANENT ON-SITE SIGN STANDARDS FOUND IN SECTION 9.220.130. SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING'S ARCHITECTURAL STYLE IN REGARDS TO COLOR, SIZE, MATERIALSM AND ILLUMINATION.

NOTES



SECTION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
(Building B)

14 October 2022

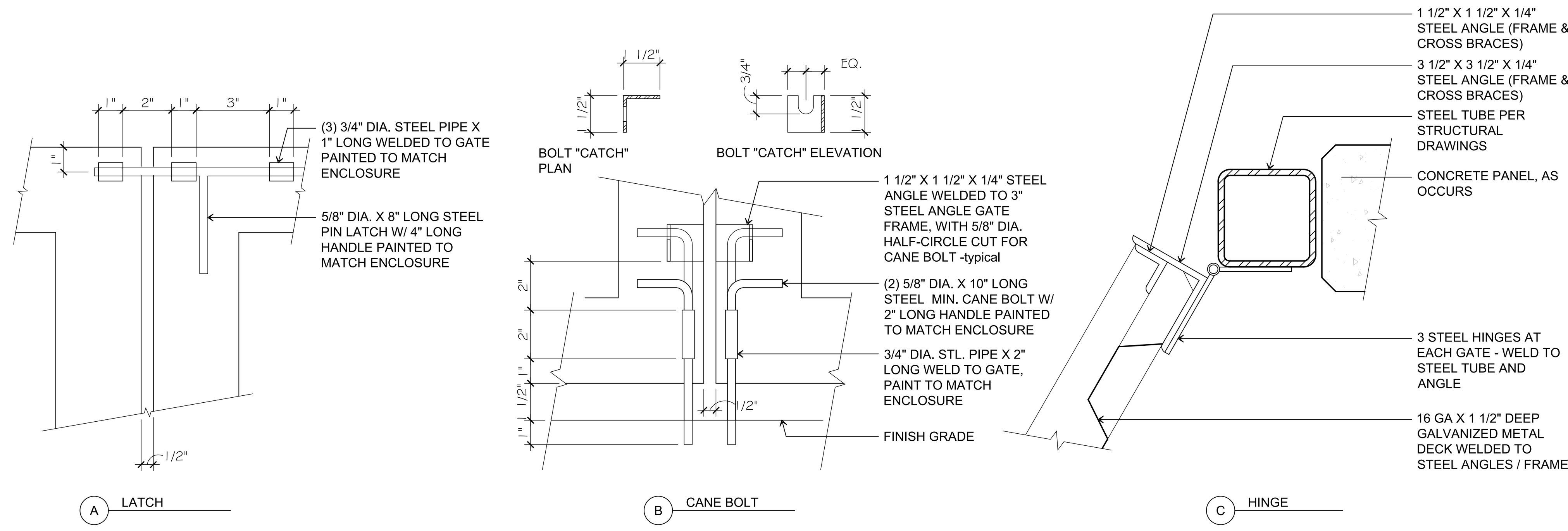
Barnett Road and Ethanac Road
Menifee, California

0' 5' 20' 40'
SCALE: 1" = 20'

Carlile Coatsworth Architects, Inc
18500 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

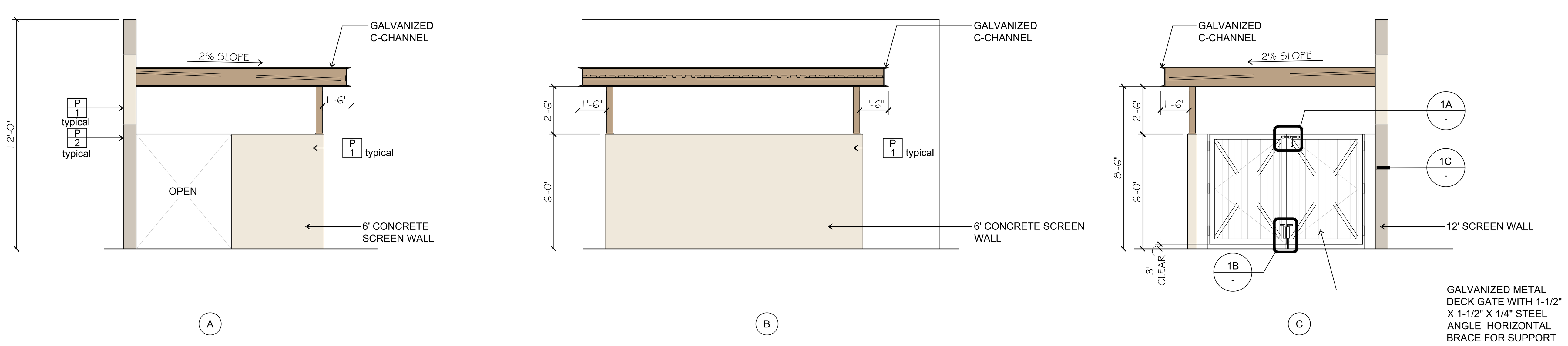
PLN21-0290 A-8

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660



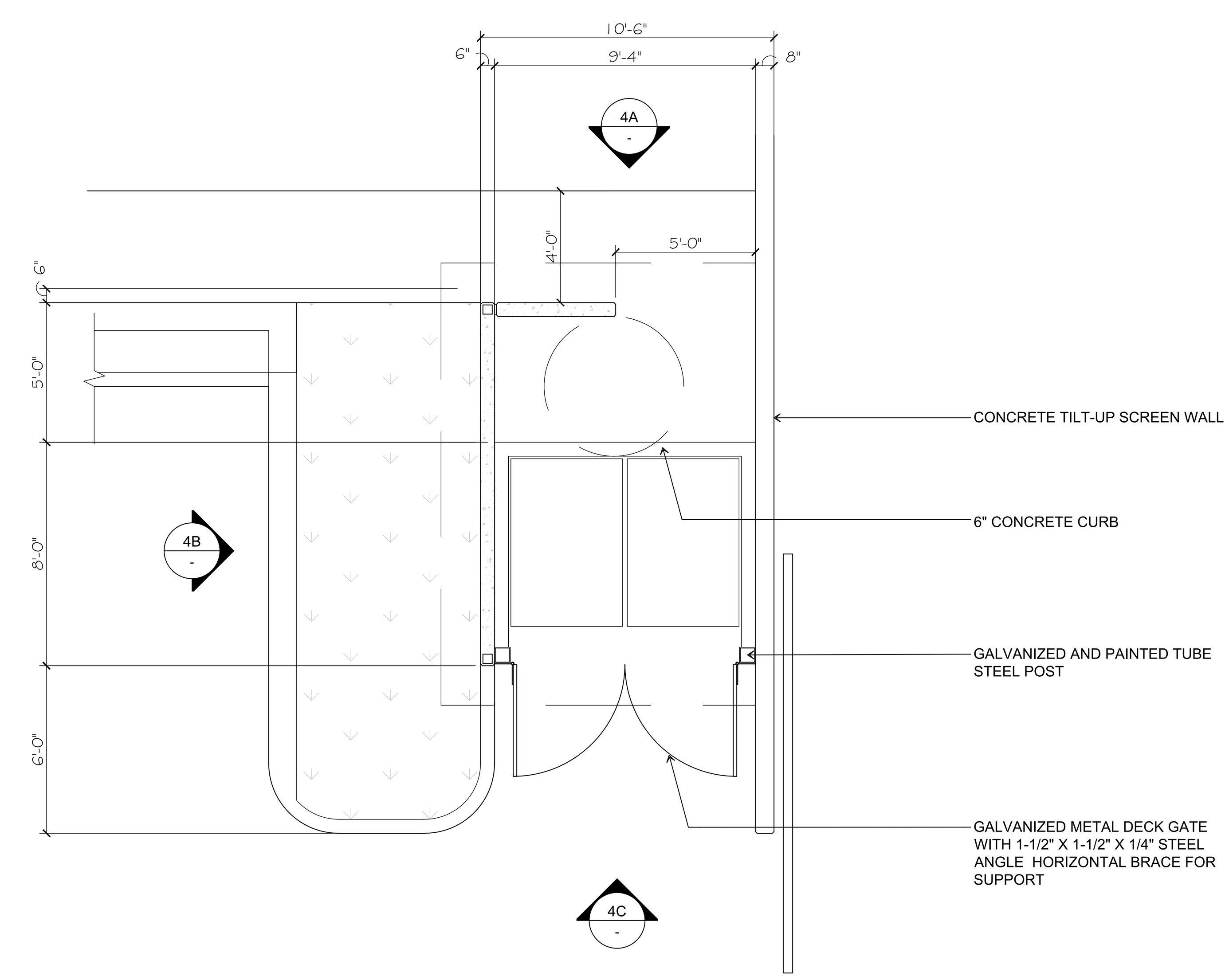
TRASH ENCLOSURE DETAILS 1

SCALE: 3" = 1'-0"



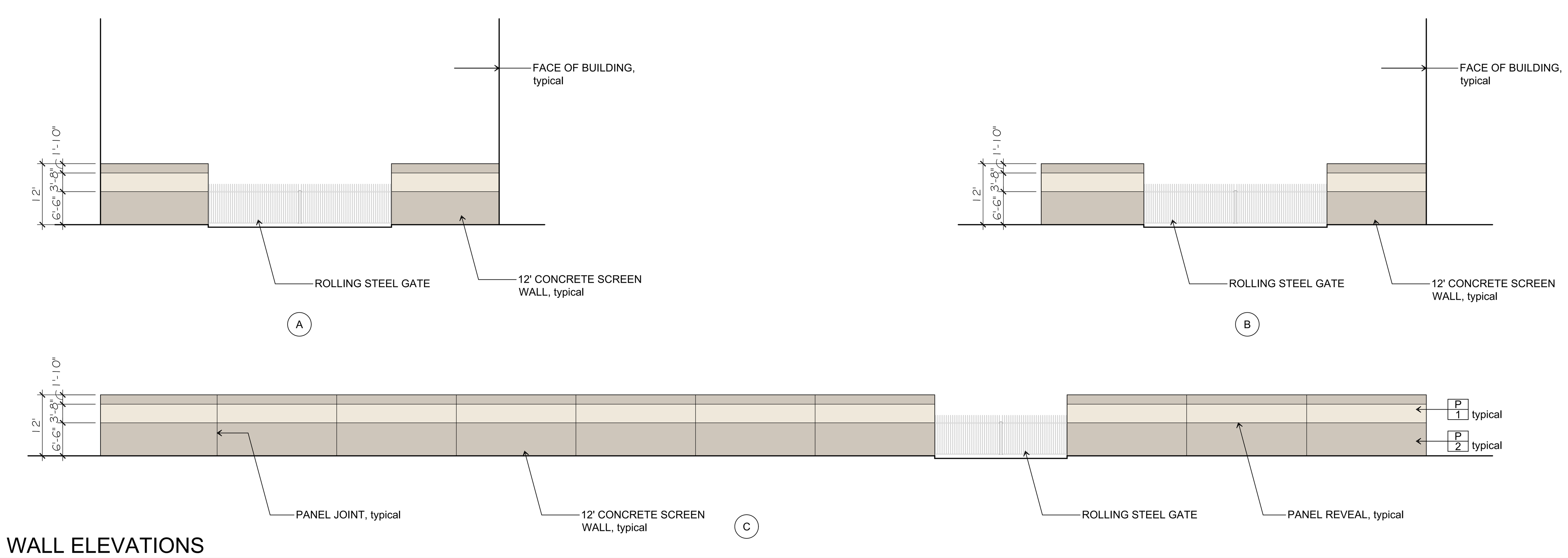
ENLARGED TRASH ENCLOSURE ELEVATIONS 4

SCALE: 1/4" = 1'-0"



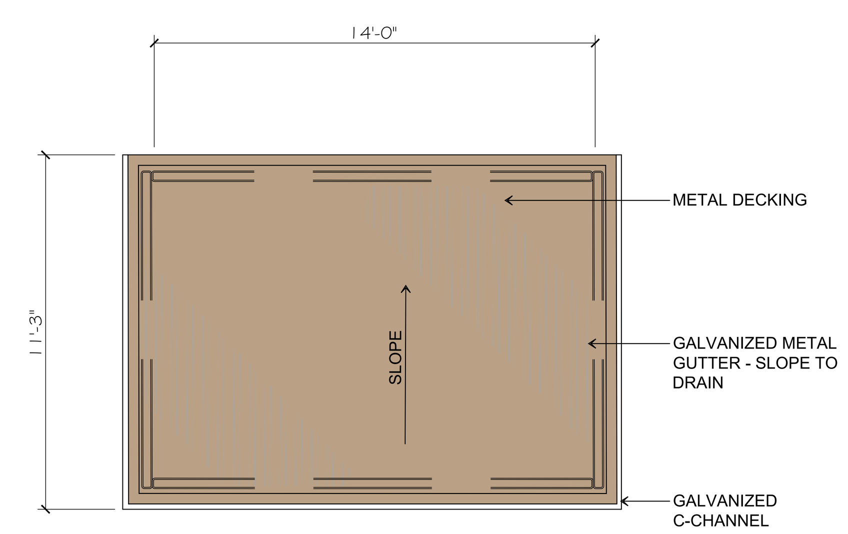
ENLARGED TRASH ENCLOSURE PLAN 2

SCALE: 1/4" = 1'-0"



SCREEN WALL ELEVATIONS 4

SCALE: 1/4" = 1'-0"



ENLARGED TRASH ENCLOSURE ROOF PLAN 3

SCALE: 1/4" = 1'-0"

NOTES

1. REFUSE AND RECYCLING ENCLOSURE TO CITY STANDARDS FOR 1 TRASH BIN AND 1 RECYCLING BIN, OR 4,000 CUBIC YARD COMPACTOR PER CITY STANDARDS
2. ALL METAL TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMATE AND TWO COATS OF MEDIUM ALKYD PAINT.
3. DECORATIVE EXTERIOR FINISH TO BE COMPATIBLE WITH BUILDING.
4. STRUCTURAL DESIGN TO WITHSTAND 90 MPH MIN. WIND LOAD.
5. SOLID ROOF TO MEET ARCHITECTURAL AND STRUCTURAL DESIGN CRITERIA FROM PLANNING.

TRASH ENCLOSURE DETAILS & SCREEN WALL ELEVATIONS

14 October 2022

Barnett Road and Ethanac Road
Menifee, California

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

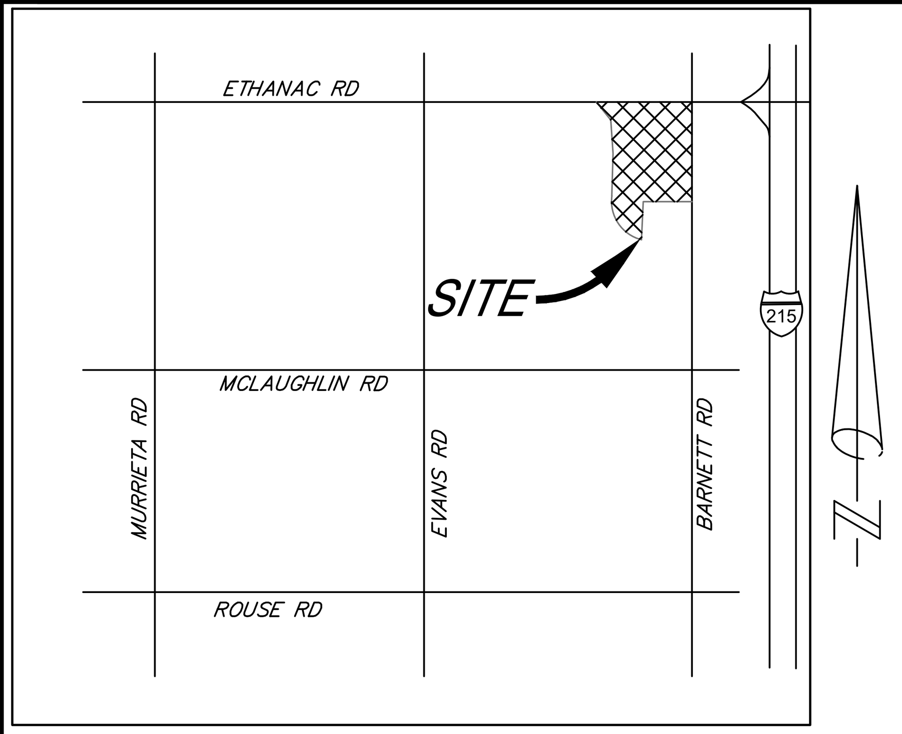
PLN21-0290 A-9

PHELAN DEVELOPMENT
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660

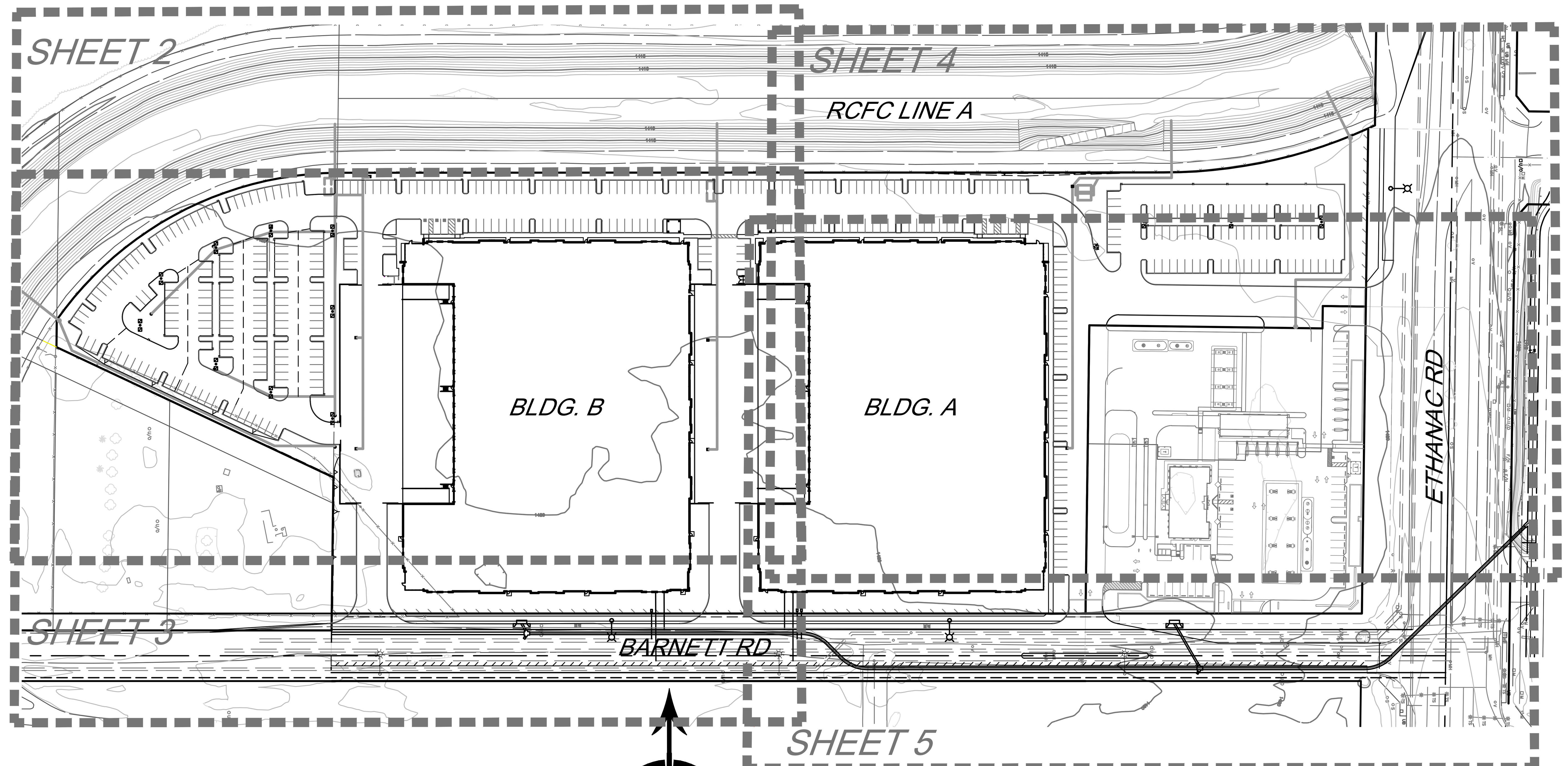
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

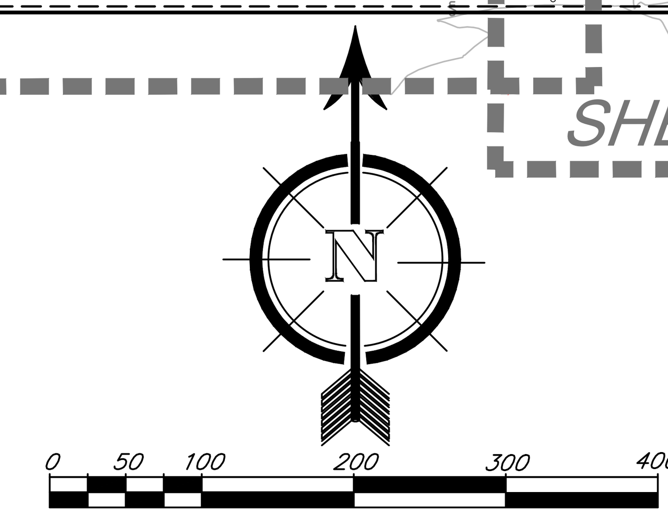
PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

NOVEMBER 2022



VICINITY MAP
NOT TO SCALE





INDEX MAP
SCALE 1"=100'

ENGINEER
SDH & ASSOCIATES, INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691

APPLICANT
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 405
NEWPORT BEACH, CA 92660
PHONE: (949) 720-8050

ARCHITECT
CARLILE COATSWORTH
ARCHITECTS, INC
18600 MACARTHUR BOULEVARD
SUITE300 - IRVINE, CA 92612
PHONE: (949) 833-1930

EARTHWORK
CUT: 17776 CUBIC YARDS
FILL: 17776 CUBIC YARDS
EXPORT: 0 CUBIC YARDS

MAX. CUT= 4.5'
MAX FILL= 3.0'
MAX SLOPE= 2:1

LEGEND
T.C. - TOP OF CURB
T.R.W. - TOP OF RETAINING WALL
F.S. - FINISHED SURFACE
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

PARCEL LINES
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE

PROJECT DATA
SITE AREA: 604,975.10 S.F. (13.9 AC.)
BUILDING AREA:
BUILDING 1= 125,890 S.F.
BUILDING 2= 125,890 S.F.

ASSESSORS PARCEL NO.
331-060-036 AND 331-060-021

FEMA FLOOD ZONE DESIGNATION
OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED (REMOVED FROM FLOODPLAIN AS PART OF THE RCFC LOMR FOR LINE "A")

WATER QUALITY
A PROJECT SPECIFIC WQMP WILL BE PREPARED FOR THIS PROJECT

SOURCE OF TOPOGRAPHY
AERIAL TOPOGRAPHY PERFORMED BY:
ARROWHEAD MAPPING FOR THIS PROJECT MAY 2021

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

PARCEL A:

THAT PORTION OF LOT 1232 OF ROMOLA FARMS NO. 12, AS SHOWN BY MAP ON FILE IN BOOK 15 OF MAPS AT PAGES 77 AND 78 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1232;
THENCE SOUTH 89° 10' 59" EAST ALONG THE NORTHERLY LINE OF SAID LOT1232, A DISTANCE OF 717.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 412.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 89° 33' 06" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54° 07' 38", AN ARC DISTANCE OF 389.22 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1232, THE RADIAL LINE FROM SAID POINT BEARS NORTH 35° 25' 28" EAST;
THENCE SOUTH 89° 11' 23" EAST ALONG SAID SOUTHERLY LINE OF LOT 1232, A DISTANCE OF 32.56 FEET TO THE SOUTHEASTERLY CORNER THEREOF;
THENCE NORTH 25° 17' 28" EAST ALONG THE EASTERLY LINE OF SAID LOT 1232, A DISTANCE OF 362.58 FEET TO THE NORTHEASTERLY CORNER THEREOF;
THENCE NORTH 89° 10' 59" WEST ALONG SAID NORTHERLY LINE OF LOT 1232, A DISTANCE OF 360.67 FEET TO THE TRUE POINT OF BEGINNING.

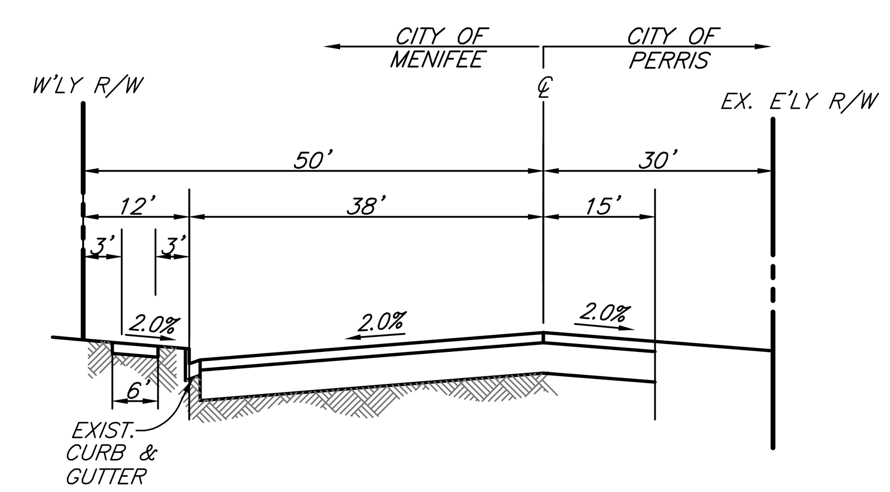
PARCEL B:

REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 37289, RECORDED IN BOOK 248, AT PAGES 24 TO 26 INCLUSIVE OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, LYING WITH OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

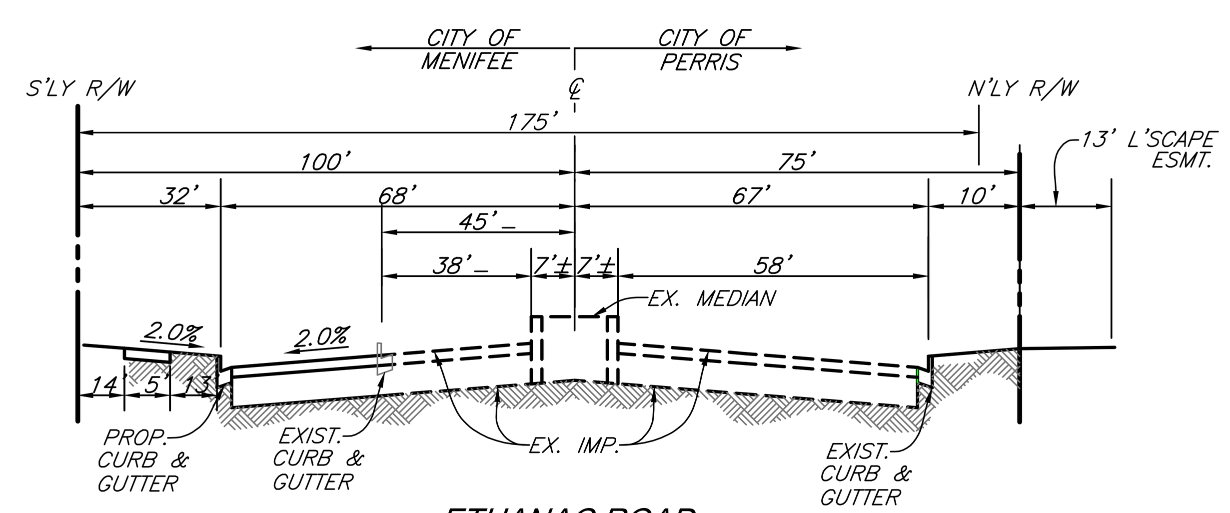
COMMENCING AT NORTHEAST COMER OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 16, BEING THE CENTERLINE INTERSECTION OF ETHANAC ROAD (100 FEET IN HALF WIDTH) AND BARNETT ROAD (50 FEET IN HALF WIDTH) AS SHOWN ON SAID PARCEL MAP NO. 37289.
THENCE ALONG THE NORTH LINE OF SAID EAST HALF (E 1/2) AND CENTERLINE OF SAID ETHANAC ROAD, NORTH 89°09'26" WEST, A DISTANCE OF 623.07 FEET;
THENCE DEPARTING SAID NORTH LINE AND CENTERLINE OF ETHANAC ROAD, SOUTH 00°50'34" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ETHANAC ROAD AND THE POINT OF BEGINNING;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°09'26" EAST, A DISTANCE OF 210.88 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 00°50'33" WEST, A DISTANCE OF 51.00 FEET;
THENCE SOUTH 89°09'26" EAST, A DISTANCE OF 26.50 FEET;
THENCE SOUTH 00°50'34" WEST, A DISTANCE OF276.25 FEET;
THENCE SOUTH 89°09'26" EAST, A DISTANCE OF 341.25 FEET TO THE WESTERLY RIGHT-OF-WAY OF AFORESAID BARNETT ROAD;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°05'51 " WEST, A DISTANCE OF 892.75 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°10'50" WEST, A DISTANCE OF 521.85 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE LAND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED FEBRUARY 26, 2013 AS INSTRUMENT NO. 2013-0096284 OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE OF THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 412.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 89°31'13" WEST;
THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY AND CURVE THROUGH A CENTRAL ANGLE OF 00°33'36" AN ARC LENGTH OF 4.03 FEET;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°04'49" EAST, A DISTANCE OF 974.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 588.00 FEET;
THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL OF 24°18'27" AN ARC LENGTH OF 249.46 FEET TO THE POINT OF BEGINNING.
SAID LEGAL DESCRIPTION IS MADE PURSUANT TO CERTIFICATE OF COMPLIANCE COM 19-002, RECORDED JUNE 1, 2020 AS INSTRUMENT NO. 2020-0230886 OF OFFICIAL RECORDS.

UTLITITIES
GAS: SOUTHERN CALIFORNIA GAS COMPANY..........800 427 2200
PHONE: FRONTIER..........678 461 3900
ELECTRIC: SOUTHERN CALIFORNIA EDISON..........800 611 1911
SEWER: EASTERN MINICIPAL WATER DISTRICT..........951 928 3777
WATER: EASTERN MINICIPAL WATER DISTRICT..........951 928 3777

SHEET INDEX



BARNETT ROAD
NOT TO SCALE



ETHANAC ROAD
NOT TO SCALE

CONSTRUCTION NOTES
1. CONSTRUCT 3" A.C. OVER 4" A.B. PAVEMENT DRIVE & PARKING AREAS
2. CONSTRUCT OFFSITE PAVEMENT (PER CITY STANDARD) EXISTING IMPROVEMENTS WILL BE BROUGHT TO CURRENT CITY STANDARD.
3. CONSTRUCT 6" CURB ONLY (ONSITE)
4. CONSTRUCT 6" CURB AND AND GUTTER (ONSITE)
5. CONSTRUCT OFFSITE CURB AND GUTTER (PER CITY STANDARDS)
6. PROPOSED ONSITE PCC PAVING
7. PROPOSED OFFSITE SIDEWALK (PER CITY STANDARDS)
8. PROPOSED ADA RAMP (ONSITE)
9. PROPOSED 3' WIDE RIBBON GUTTER
10. CONSTRUCT RETAINING WALL
11. CONSTRUCT 24"X24" CATCH BASIN
12. CONSTRUCT 12" HDPE STORM DRAIN (ONSITE)
13. CONSTRUCT 18" HDPE STORM DRAIN (ONSITE)
14. CONSTRUCT 12" DIA RIP RAP PAD
15. CONSTRUCT TRASH ENCLOSURE (PER ARCH. PLANS)
16. CONSTRUCT CMP RISER
17. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH (PER CITY STANDARDS)
18. CONSTRUCT 1.5' GAP IN CURB FOR DRAINAGE CONVEYANCE
19. CONSTRUCT 24" HDPE STORM DRAIN (ONSITE)
20. LANDSCAPE AREA DRAIN
21. CONSTRUCT 30" HDPE STORM DRAIN (ONSITE)
22. CONSTRUCT 36" HDPE STORM DRAIN (ONSITE)
23. CONSTRUCT PERFORATED UNDER-DRAIN
24. CONSTRUCT OUTLET STRUCTURE
26. CONSTRUCT CLEANOUT FOR MAINTENANCE
27. CONSTRUCT MODULAR WETLANDS SYSTEM PER WQMP
28. CONSTRUCT 6" A.C. BERM
29. CONSTRUCT STREET LIGHT (PER CITY STANDARDS)
30. CONSTRUCT 3' WIDE 1' DEEP CONCRETE "V" GUTTER
31. CONSTRUCT STORM DRAIN CLEANOUT, ADJUST TO FINAL GRADE
32. CONSTRUCT 24" RCP STORM DRAIN (OFFSITE)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: S.S. DRAWN BY: X.O.F.
CHECKED BY: D.A.S. PROJECT MANAGER: S.J.S.

PLANNING DIVISION: DATE: ____

PREPARED BY: DATE: ____
DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER DANE A. SOMMERS No. 90433 Exp. 9-30-23 CIVIL STATE OF CALIFORNIA

PREPARED BY:
SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=100'
DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. I FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89'

CITY OF MENIFEE
PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER
TITLE SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY:	S.S.	DRAWN BY:	X.O.F.
CHECKED BY:	J.C.B.	PROJECT MANAGER:	S.J.S.

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER
DANE A. SOMMERS
No. 90433
Exp. 9-30-23
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=30'

DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. I FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89'

CITY OF MENIFEE

PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

2 OF 6 SHEETS

SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: S.S. DRAWN BY: X.O.F.
CHECKED BY: J.C.B. PROJECT MANAGER: S.J.S.

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER DANE A. SOMMERS No. 90433 Exp. 9-30-23 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=30'
DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. 1 FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE, 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89

CITY OF MENIFEE

PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

0 15 30 60 90 120
SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY: S.S.		DRAWN BY: X.O.F.		
CHECKED BY: J.C.B.		PROJECT MANAGER: S.J.S.		

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER, DANE A. SOMMERS, No. 90433, Exp. 9-30-23, CIVIL, STATE OF CALIFORNIA

PREPARED BY:
SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

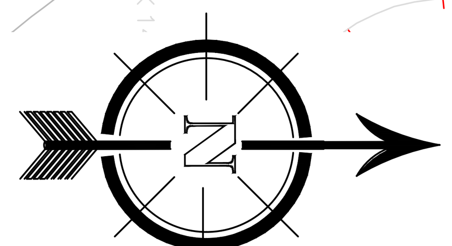
SCALE: 1"=30'
DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. I FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89'

CITY OF MENIFEE

PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

4 OF 6 SHEETS



0 15 30 60 90 120
SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: S.S. | DRAWN BY: X.O.F.
CHECKED BY: J.C.B. | PROJECT MANAGER: S.J.S.

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER DANE A. SOMMERS No. 90433 Exp. 9-30-23 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=30'

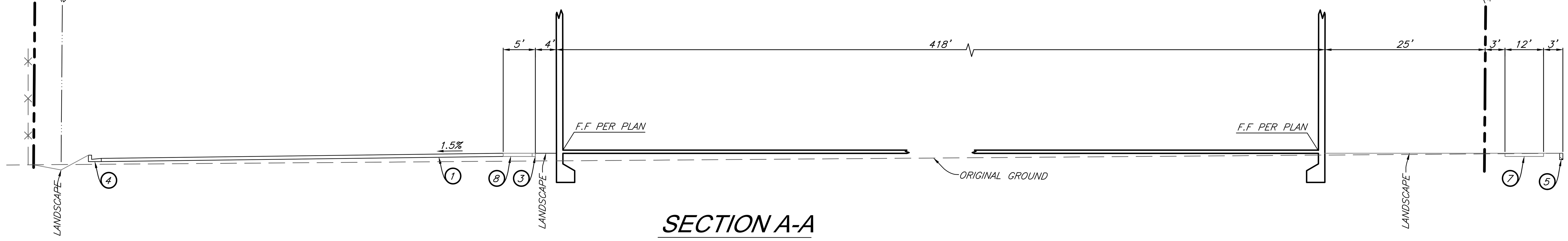
DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. I FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89'

CITY OF MENIFEE

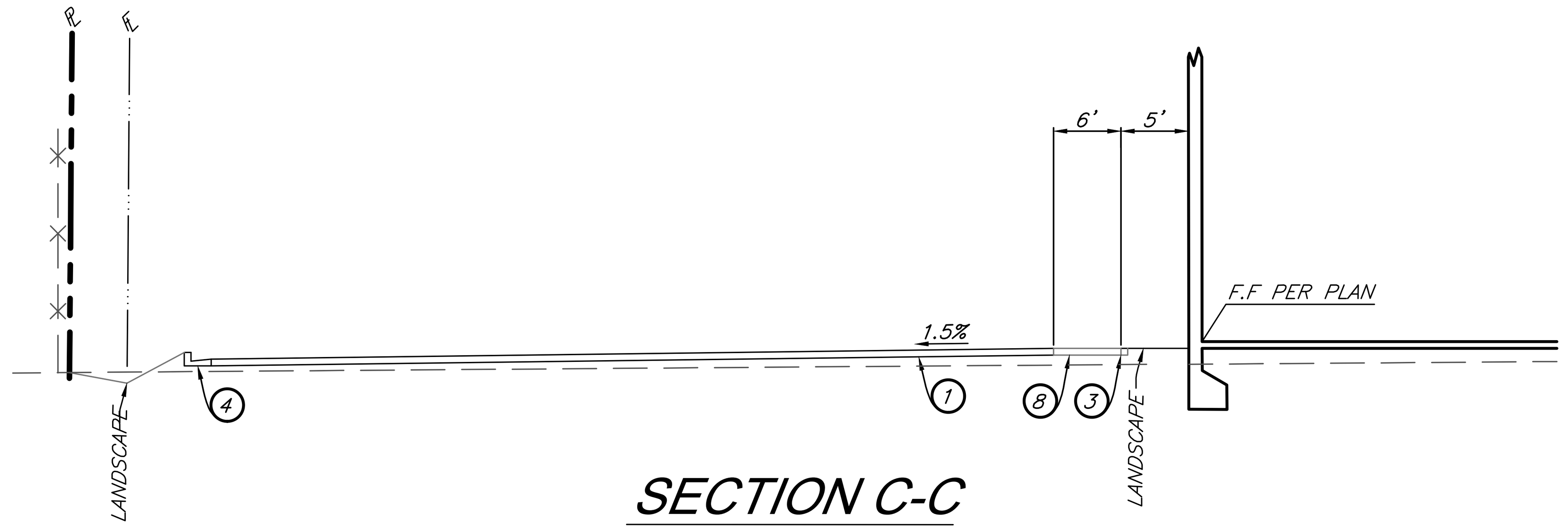
PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

5 OF 6 SHEETS

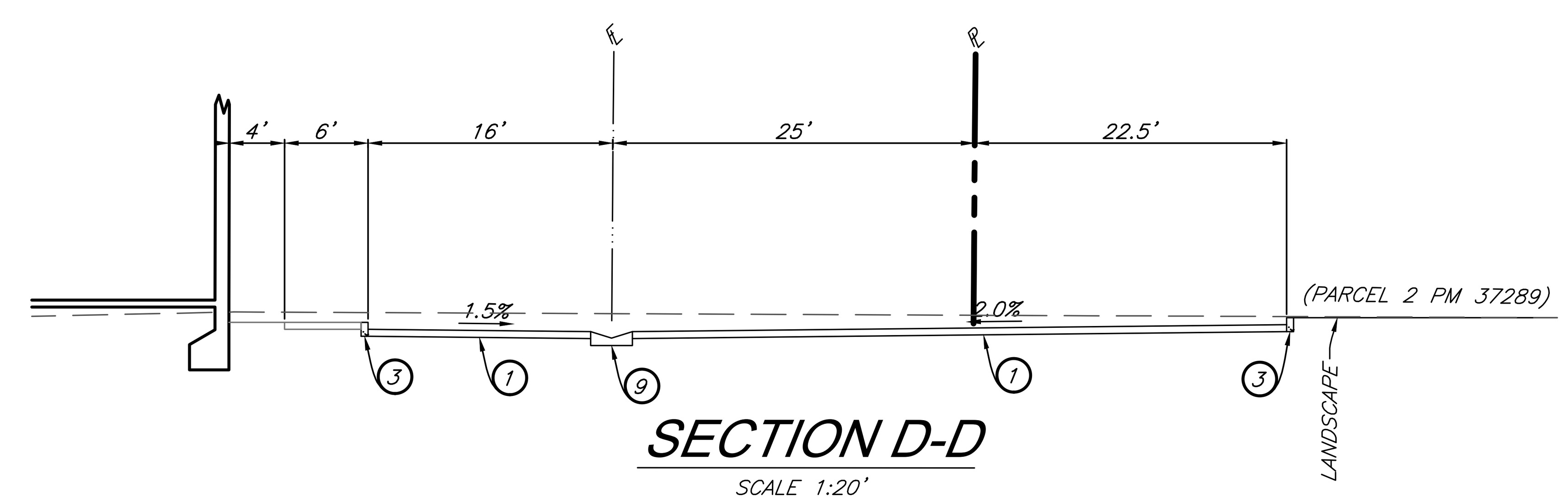


SECTION A-A
SCALE 1:20'

SECTION B-B
SCALE 1:20'



SECTION C-C
SCALE 1:20'



SECTION D-D
SCALE 1:20'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: S.S. DRAWN BY: X.O.F.
CHECKED BY: J.C.B. PROJECT MANAGER: S.J.S.

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

DANE SOMMERS
R.C.E. NO.: 90433 EXP. 9-30-23

SEAL: REGISTERED PROFESSIONAL ENGINEER DANE A. SOMMERS No. 90433 Exp. 9-30-23 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1" =30'

DATE: NOVEMBER 2022

RIVERSIDE COUNTY BM M 21-1 RESET
373 FEET WEST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. I FOOT NORTHEAST OF AN ANGLE POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED M-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. ELEVATION = 1421.89'

CITY OF MENIFEE

PRELIMINARY GRADING PLAN
ETHANAC BUSINESS CENTER

PLANTING LEGEND

REPRESENTS EVERGREEN BROADLEAF TREES

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG BARNETT RD. & ETHANAC RD. KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 36" BOX SIZE	12	M
	PROPOSED EVERGREEN BACKDROP TREE/ PARKING LOT TREE GEIJERA PARVIFOLIA, AUSTRALIAN WILLOW 24" BOX SIZE	43	L
	PROPOSED PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE	69	L
	EVERGREEN SCREEN TREE -ACACIA BAILEYANA, BAILEY'S ACACIA -GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE	42	L
	VERTICAL UPRIGHT TREE CUPRESSUS SIEMPERVIRENS, ITALIAN CYPRESS 24" BOX SIZE	53	L
	SPECIMEN SIZE FLOWERING TREE -CERCIDIUM F. 'DESERT MUSEUM', DM PALO VERDE -CHITALPA TASHKENTENSIS, CHITALPA TREE 36" BOX SIZE	27	L
	PROPERTY LINE SCREEN TREE -QUERCUS AGRIFOLIA, COAST LIVE OAK -ACACIA BAILEYANA, BAILEY'S ACACIA 24" BOX SIZE	66	L
	NARROW BRANCHING TREE ADJACENT TO BUILDING -BRACHYCHITON POPULNEUS, BOTTLE TREE -MELALEUCA CAJEPUT, PAPERBARK TREE -TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE	21	L / L / M
	PROPOSED STREET TREE ALONG BARNETT RD. & ETHANAC RD. PLATANUS X A/ 'COLUMBIA', LONDON PLANE TREE 24" BOX SIZE	9	M
	PROPOSED STREET TREE ALONG BARNETT RD. & ETHANAC RD. QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE	9	M

SCREEN SHRUBS- TO BE SELECTED FROM THE FOLLOWING SHRUBS:

SYMBOL	SHRUB NAME	WUCOLS
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
	DODONAEA VISCOSA, HOPSEED BUSH 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M
	LEUCOPHYLLUM FRUITESCENS, TEXAS RANGER 5 GAL. SIZE	L
	PRUNUS ILICFOLIA 'LYONII', LYONII CHERRY 5 GAL. SIZE	L
	CHONDRAPETALUM TECTORUM, CAPE RUSH 5 GAL. SIZE	M
	WESTINGRIA F. 'WYNABIE GEM', COAST ROSEMARY 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES -
GROUND COVER & SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ACHILLEA MILLIFOLIUM, YARROW 1 GAL. SIZE	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE	L
	AGAVE 'MEDIOPICTA ALBA', DWARF WHITE STRIPED AGAVE 5 GAL. SIZE	L
	AGAVE WEBERI, WEBER'S AGAVE 5 GAL. SIZE	L
	COTONEASTER HORIZONTALLIS, CREEPING COTONEASTER 5 GAL. SIZE	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	

CONT. GROUND COVER LEGEND

	ENCELIA CALIFORNICA, CALIFORNIA BRITTLE BRUSH 5 GAL. SIZE	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE	L
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE	L
	MUHLENBERGIA C. 'REGAL MIST', PINK MUHLY 1 GAL. SIZE	L
	ROSEMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE	L
	VERBENA 'DE LA MINA', PURPLE VERBINA 1 GAL. SIZE	L
	WESTRINGIA F. 'GREY BOX', GREY BOX COAST ROSEMARY 5 GAL. SIZE	L

NOTE: ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED FINE WOOD MULCH. 2" MAX SIZE.

STORM WATER TREATMENT AREAS -
SHRUBS AND GRASSES TOLERANT OF SEASONAL WATER INUNDATION:

SYMBOL	GRASS PLANTING AT MODULAR WETLAND UNITS	WUCOLS
	LEYMUS C. 'CANYON PRINCE', BLUE WILD RYE 5 GAL. @ 36" O.C. - MUHLENBERGIA RIGENS, DEER RASS 5 GAL. @ 36" O.C.	L/M

VINES - VINES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
▲	CLYTOSTOMA CALLISTEGIOIDES, VIOLET TRUMPET VINE 5 GAL. SIZE.	L
	LONICERA JAPONICA, JAPANESE HONEYSUCKLE 5 GAL. SIZE	L

DECORATIVE ROCK MULCH

SYMBOL	DESCRIPTION
	3" LAYER OF DECORATIVE DECOMPOSED GRANITE 'GOLD' COLOR, OR DECORATIVE GRAVEL. 3" LAYER OVER WEED FILTER FABRIC

DESIGN KEY NOTES:

1. NEW STREET TREE PER LEGEND.
2. PROPOSED NEW PARKING LOT SHADE TREE PER LEGEND.
3. DROUGHT TOLERANT SHRUBS AND GROUND COVER PER LEGEND.
4. NEW FLOWERING ACCENT TREES AT KEY FOCAL AREAS SUCH AS DRIVEWAY AND BUILDING ENTRIES.
5. VERTICAL GROWING TREE PER LEGEND.
6. EVERGREEN SCREEN TREE PER LEGEND.
7. SCREEN SHRUB PLANTING.
8. ALL TREES WITHIN SIX FEET OF HARDSCAPE OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORPORATION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MIN. CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUF. SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL B 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES. MIN. ADJACENT TO CURBS.
9. ENHANCED PAVING AT VEHICULAR AND BUILDING ENTRY AREAS.
10. PROPOSED DECORATIVE DECOMPOSED GRANITE OR DECORATIVE GRAVEL WITH LARGE ACCENT BOULDERS.

TREE SIZING NOTES:

A MINIMUM 10% OF ALL TREES TO BE 36" BOX SIZE OR LARGER

-TOTAL NUMBER OF TREES PROPOSED 354

-TOTAL NUMBER OF 36% BOX SIZE TREES PROPOSED = 39 (11%)

50% OF SITE TREES SHALL BE EVERGREEN BROAD LEAF TREE SPECIES.

TOTAL NUMBER OF TREES PROPOSED = 354

TOTAL NUMBER OF PROPOSED BROADLEAF CANOPY TREES = 250 (70%)

RIGHT OF WAY PLANTING PALETTE (SEE TREE LEGEND FOR STREET TREES)

R.O.W. GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'TWIN PEAKS', DWARF COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', BLUE RYE GRASS 1 GAL. SIZE @ 36" O.C.	L
	FESTUCA MAIREI, MARI'S FESCUE 1 GAL. SIZE @ 24" O.C.	M

REFERENCE KEY NOTES:

- A. TRASH ENCLOSURE PER ARCH. PLANS. VINES TRAINED TO WALL PER PLANTING PALETTE.
- B. VEHICULAR GATE PER ARCH. PLANS.
- C. 6" CURB PER PRELIMINARY GRADING PLANS.
- D. STORM DRAIN PIPE PER PRELIMINARY GRADING PLANS.
- E. STREET LIGHT PER PRELIMINARY GRADING PLANS. ALL TREES TO BE MIN. 15' FROM LIGHT POLE.
- F. EMPLOYEE BREAK AREA PER ARCH. PLANS. SEE ENLARGEMENT ON SHEET L-2.
- G. CLEANOUT FOR MAINTENANCE PER PRELIMINARY GRADING PLANS.
- H. PROPOSED RAISED MEDIAN PER PRELIMINARY GRADING PLANS.
- I. ADA PATH OF TRAVEL PER ARCH PLANS.
- J. BIKE RACK PER ARCH. PLANS.
- K. EXISTING GAS LINE PER PRELIMINARY GRADING PLANS.
- L. EXISTING WATER LINE PER PRELIMINARY GRADING PLANS.
- M. EXISTING SEWER LINE PER PRELIMINARY GRADING PLANS.
- N. MODULAR WETLAND SYSTEM PER CIVIL WQMP.
- O. CONCRETE ARCHITECTURAL SCREEN WALL PER ARCH. PLANS.

ACCENT SUCCULENTS AT DG OR GRAVEL AREA

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	AGAVE 'MEDIOPICTA ALBA', WHITE STRIPED AGAVE 5 GAL. SIZE	L
	AGAVE WEBERI, SMOOTH AGAVE 5 GAL. SIZE	L
	AGAVE P. 'TRUNCATA', ARTICHOKE AGAVE 5 GAL. SIZE	L`

NOTE:

- ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO INSTALLATION.
- MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24-INCH BOX, ACCENT TREES/ 36-INCH BOX, SHRUBS/ 5-GAL., AND GROUND COVERS/ GRASSES/ PERENNIALS/ 1 GALLON. A MIN. OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER).
- PLAN SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MCC 15.04; LANDSCAPING STNDARDS; MMC 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
- CFD/ OFF SITE IRRIGATION SYTEMS (PUBLIC RIGHT-OF-WAY) SHALL BE SEPARATE FROM ASSOCIATION/ PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE MOW CURBS (6"X8") OR OTHER SUITABLE BARRIER ALONG PROEPRTY LINES/ RIGHTS-OF-WAY.
- ALL GROUND-MOUNTED ELECTRICAL/ MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING.
- IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTERS, 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 EARTH BERMS OR A COMBINATION THEREOF.

GENERAL NOTES:

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

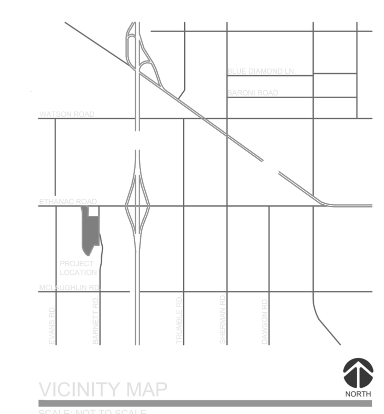
IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL COMPLY WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS



CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION SYSTEM 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/EVAPOTRANSPIRATION (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 RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP, POINT–TO–POINT AND/OR BUBBLER IRRIGATION, OR 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 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 MENIFEE ORDINANCE NO. 2009–61, “LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS,” CITY LANDSCAPE STANDARDS, AND AB 1881, “WATER CONSERVATION IN LANDSCAPING ACT.”.

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 CALCULATIONS

TOTAL PROJECT AREA (GROSS AREA MINUS R/W):	13.89 AC
TOTAL LANDSCAPED AREA / ON SITE:	15.28% (92,456 S.F.)
LANDSCAPE AREA (EXCLUDING LANDSCAPE IN SETBACK AREAS):	(87,699 S.F.)
TOTAL OFF SITE /CFD AREA (R/W`):	13,931 S.F.
TOTAL OFF SITE LANDSCAPE AREA:	2,806 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED:	34% (SEE KEY ON L-3)
TOTAL BUILDING FACADES IN PUBLIC VIEW FROM R/W:	771 L.F.
TOTAL TREES REQ'D TO SCREEN BUILDING FACADES:	36 EA
TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES:	40 EA
TOTAL SITE PERIMETER LENGTH:	2,403 L.F.
TOTAL PERIMETER TREES REQUIRED (1 TREE/ 30 L.F.):	80 EA
TOTAL PERIMETER TREES PROVIDED:	82 EA
TOTAL PARKING SPACES PROVIDED:	416 EA
TOTAL PARKING LOT TREES REQUIRED (1 TREE/ 4 STALLS):	104 EA
TOTAL PARKING LOT TREES PROVIDED:	107 EA
TOTAL STREET TREES REQUIRED (1 TREE/ 30 L.F.):	31 EA
TOTAL STREET TREES PROVIDED:	30 EA (LIMITED IN ROOM DO TO SIGNIFICANT SIGHT-LINE RESTRICTIONS)

PARKING TREE SHADING MATRIX:

SEE SHEET L-3

TOTAL IRRIGATED LANDSCAPE AREA

92,456 SQ. FT.

ETWU TOTAL = 1,244,843 GAL./ YEAR
MAWA = 1,680,538 GAL./ YEAR
SEE SHEET L-3

NOTE: MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24-INCH BOX, ACCENT TREES/ 36-INCH BOX, SHRUBS/ 5 GALLON, AND GROUNDCOVERS/ GRASSES/ PERENNIALS/ 1 GALLON. A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE 36" BOX SIZE OR LARGER.

NOTE:

POST-ENTITLEMENT- ALL ON-SITE LANDSCAPING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW. ALL OFF-SITE LANDSCAPING PLANS SHALL BE SUBMITTED TO ENGINEERING FOR REVIEW. LANDSCAPING PLANS SHOULD NOT BE INCORPORATED INTO THE BUILDING PERMIT SET OF PLANS.

NORTH

0 40' 80' 120'
SCALE: 1" = 40'-0"

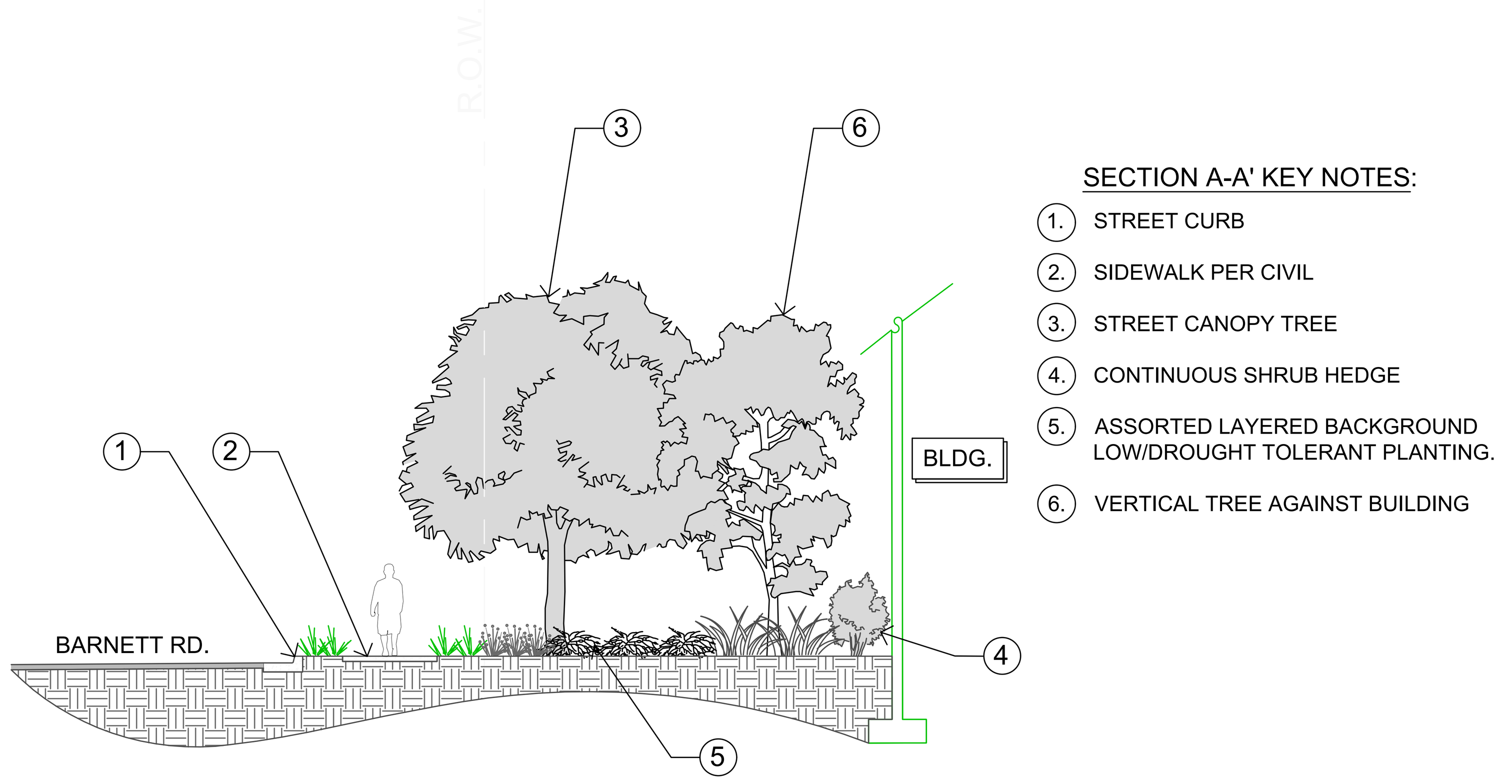
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

Carlile Coatsworth Architects, Inc
18600 MacArthur Blvd. Suite #300 – Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

CONCEPTUAL LANDSCAPE PLAN

ETHANAC ROAD & BARNETT ROAD | MENIFEE, CA

DATE: NOVEMBER 15, 2022
APN: 331-060-036 & 331-060-021

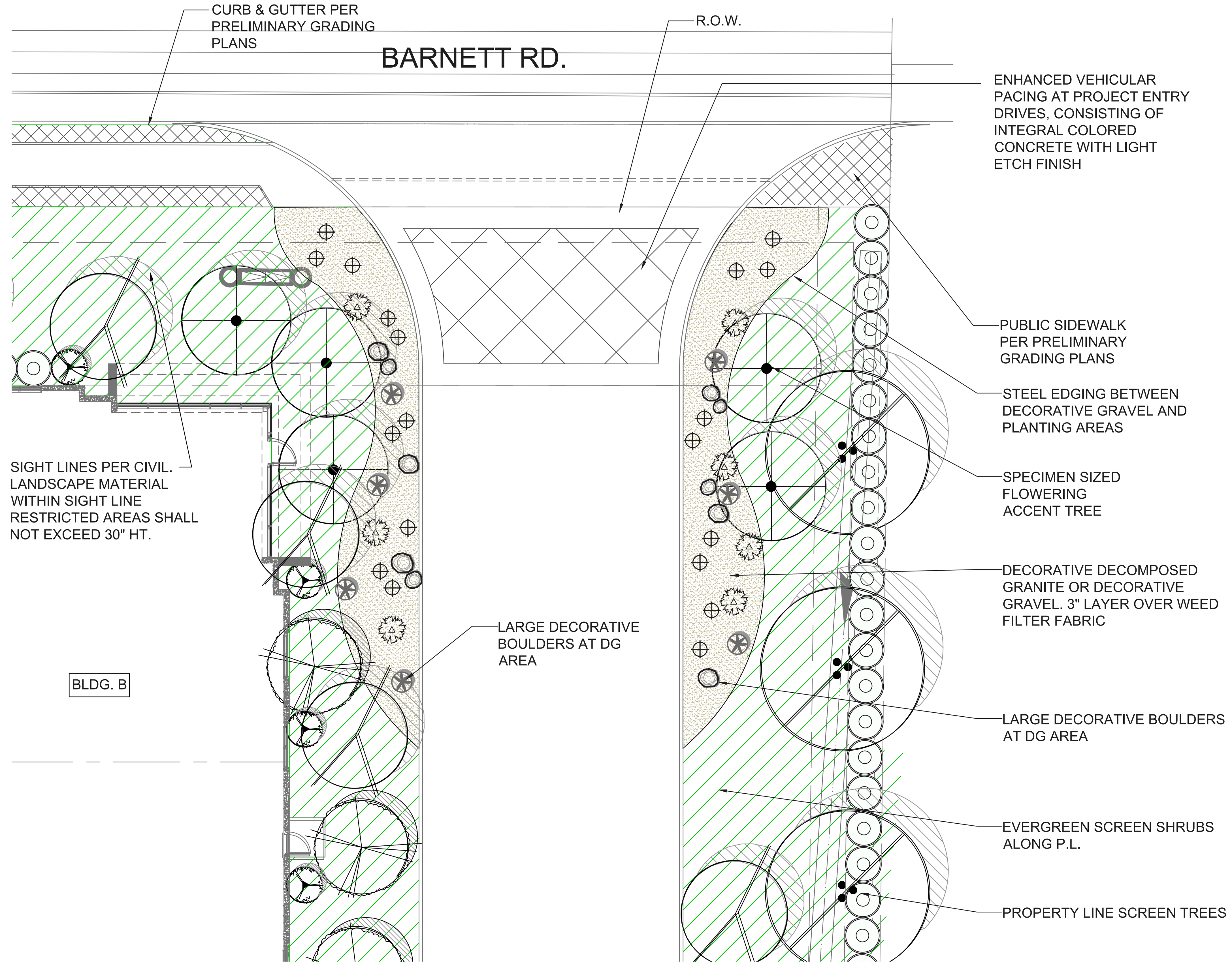


SECTION 'A-A'

SCALE: 1/8" = 1'-0"

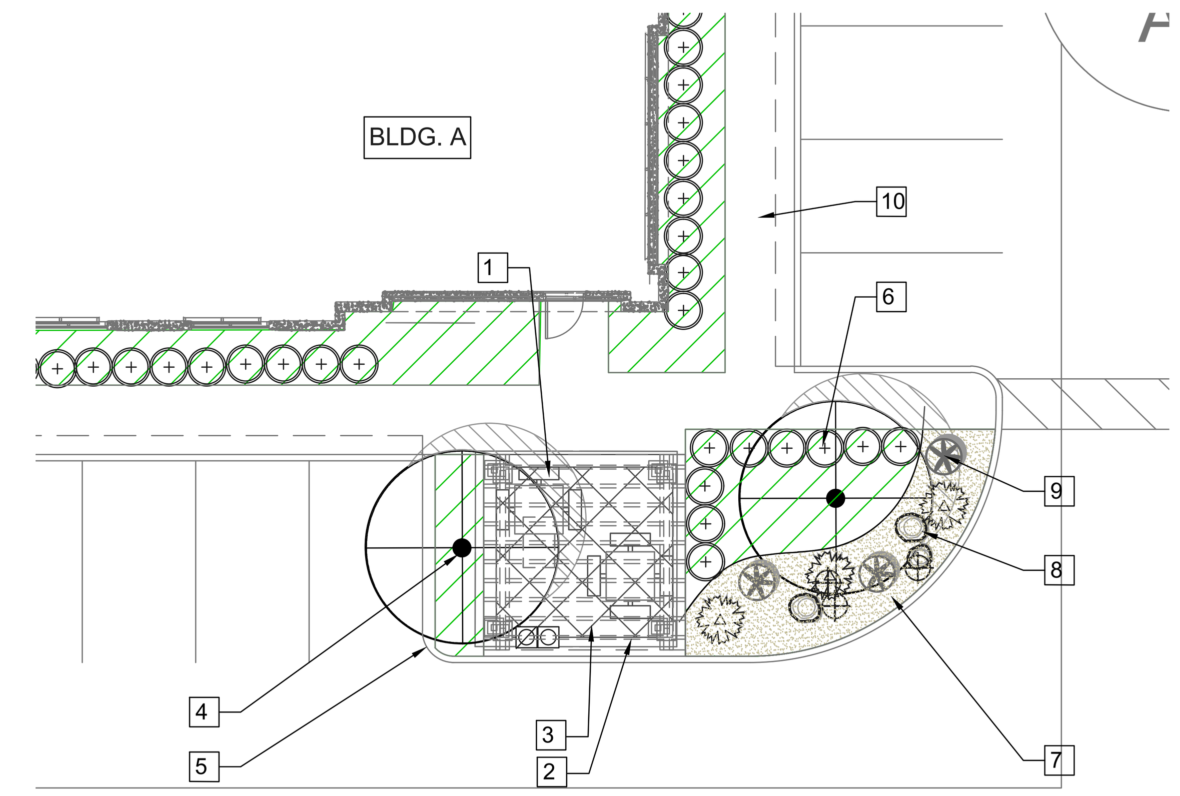
SECTION A-A' KEY NOTES:

1. STREET CURB
2. SIDEWALK PER CIVIL
3. STREET CANOPY TREE
4. CONTINUOUS SHRUB HEDGE
5. ASSORTED LAYERED BACKGROUND LOW/DROUGHT TOLERANT PLANTING.
6. VERTICAL TREE AGAINST BUILDING



ENLARGEMENT 'A' - DRIVEWAY ENTRY

SCALE: 1" = 10'-0"



ENLARGEMENT 'D' - EMPLOYEE BREAK AREA

SCALE: 1/8" = 1'-0"

ENLARGEMENT 'D' & 'E' KEY NOTES

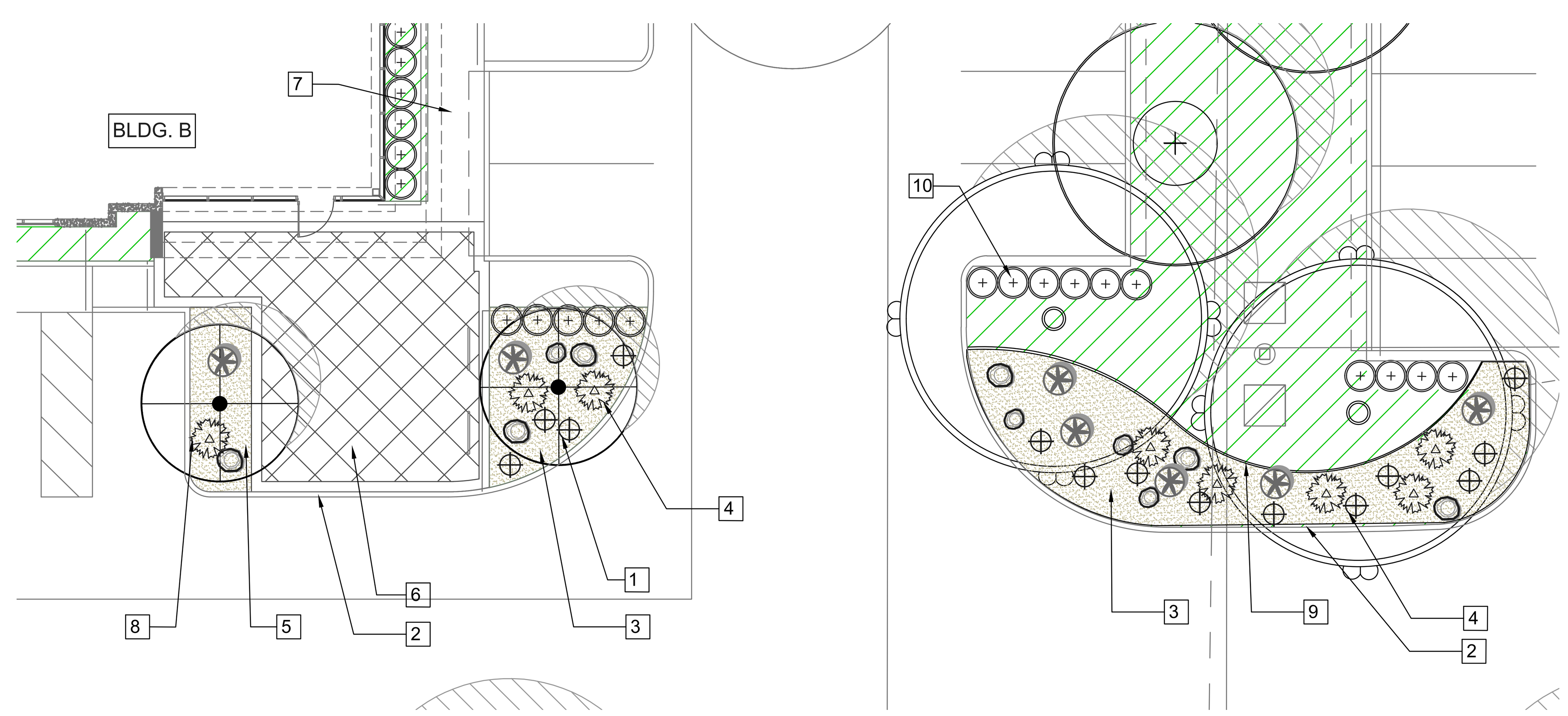
1. SITE FURNITURE PER SITE FURNISHINGS LEGEND.
2. OVERHEAD STRUCTURE PER ARCH. PLANS.
3. PAVING AT OUTDOOR SEATING AREA. INTEGRAL COLORED CONCRETE PAVING WITH LIGHT ETCH FINISH.
4. SPECIMEN SIZE FLOWERING ACCENT TREES.
5. CURB & GUTTER PER CIVIL GRADING PLANS
6. SCREEN SHRUBS AROUND OUTDOOR SEATING AREA.
7. DECORATIVE ROCK OR DECOMPOSED GRANITE MULCH.
8. LARGE ACCENT BOULDERS.
9. SUCCULENTS PER SUCCULENT LEGEND ON L-1.
10. NATURAL GRAY CONCRETE PAVING.

SITE FURNITURE LEGEND

SQUARE TABLE BY BELSON MODEL: TSQ464S-PA.
(2) TOTAL. OR APPROVED EQUAL.

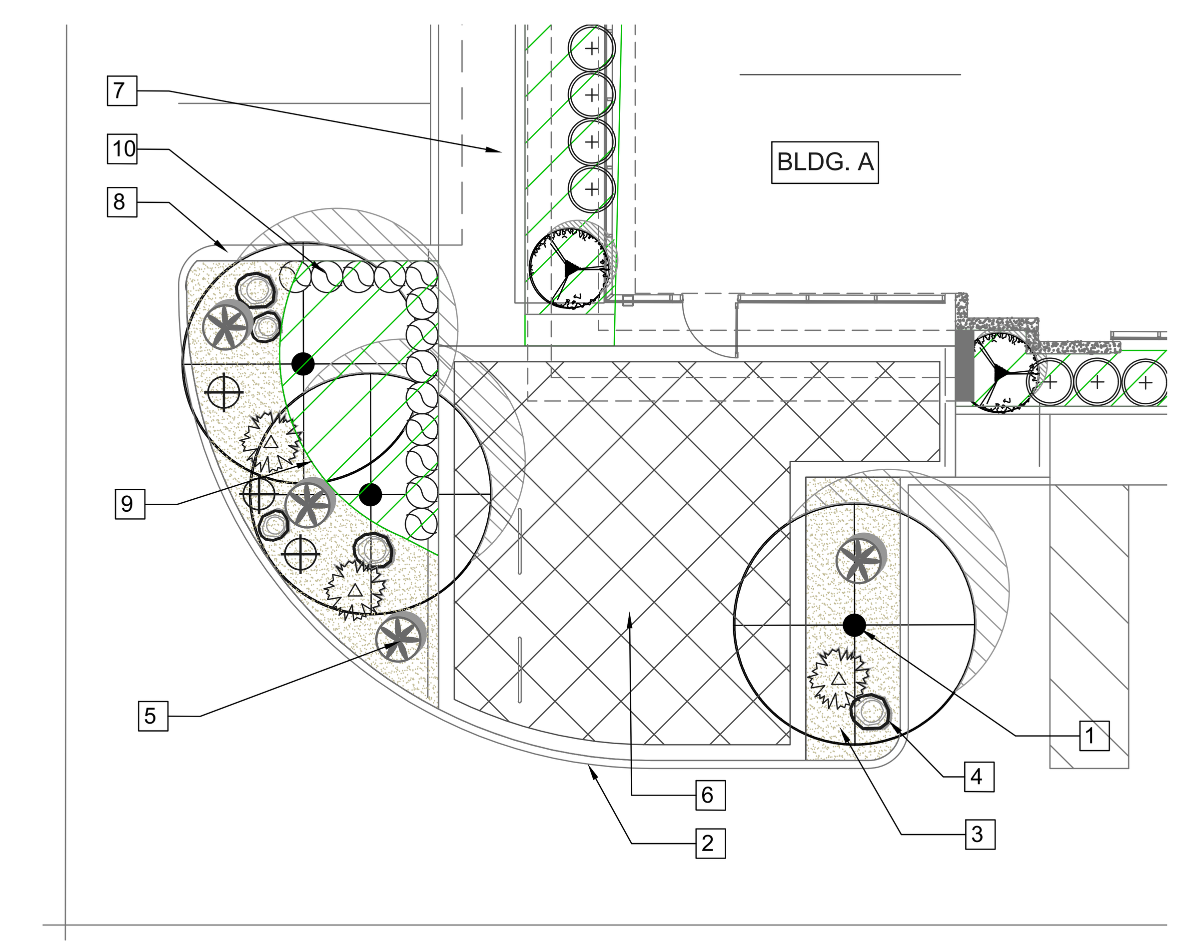
ADA SQUARE TABLE BY BELSON MODEL: TSQP462HS-PA.
(2) TOTAL. OR APPROVED EQUAL.

TRASH AND RECYCABLE RECEPTALE.
(1) TRASH, (1) RECYABLE RECEPTACLE FOR BUILDING 'A',
(1) TRASH, (1) RECYABLE RECEPTACLE FOR BUILDING 'B',



ENLARGEMENT 'B' - BUILDING ENTRY PAVING

SCALE: 1/8" = 1'-0"

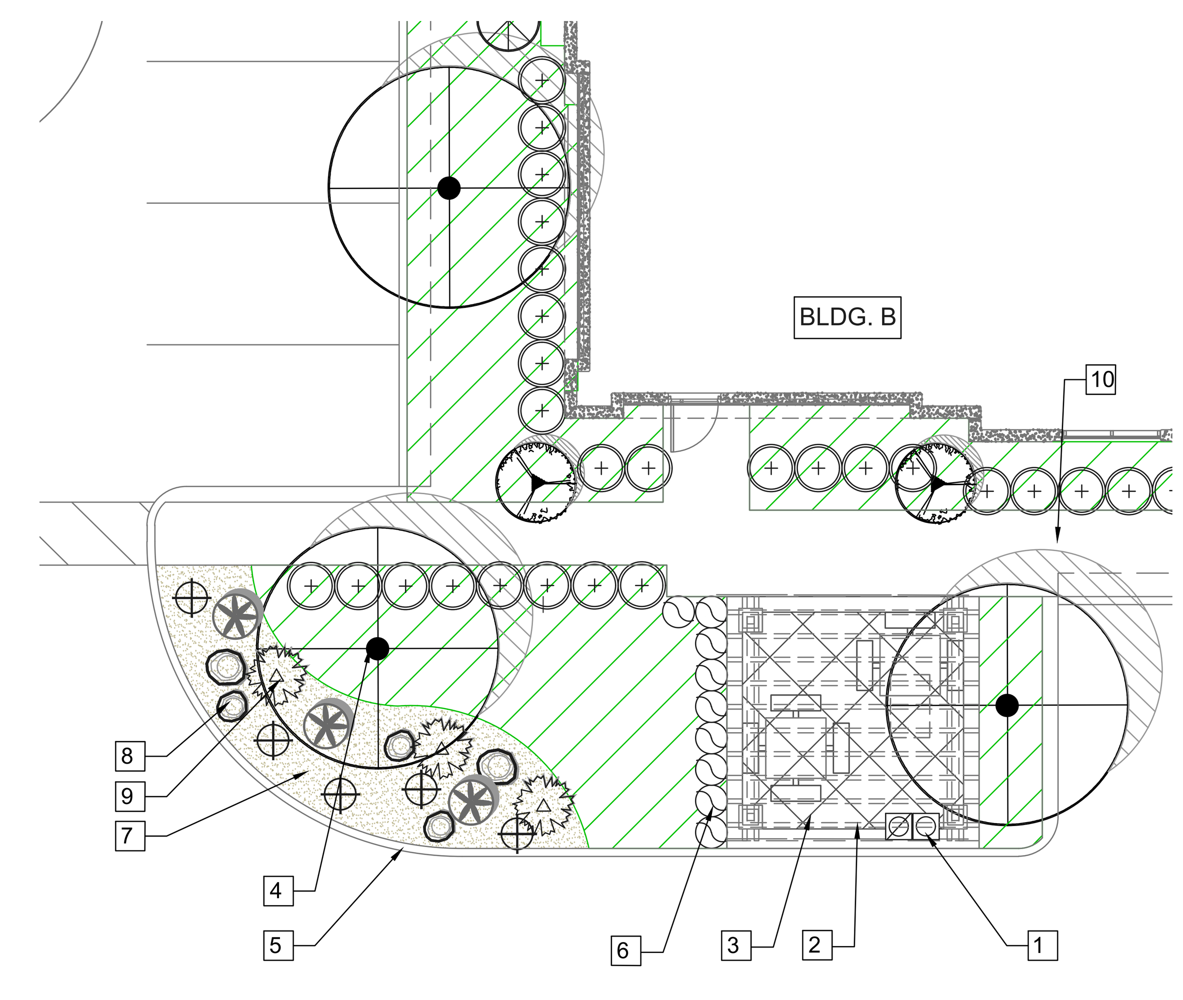


ENLARGEMENT 'C' - BUILDING ENTRY PAVING

SCALE: 1/8" = 1'-0"

ENLARGEMENT 'B' & 'C' KEY NOTES

1. SPECIMEN SIZE FLOWERING ACCENT TREES.
2. CURB & GUTTER PER CIVIL GRADING PLANS
3. DECORATIVE ROCK OR DECOMPOSED GRANITE MULCH.
4. LARGE ACCENT BOULDERS.
5. SUCCULENTS PER SUCCULENT LEGEND ON L-1.
6. INTEGRAL COLORED CONCRETE PAVING WITH LIGHT ETCH FINISH AT BUILDING ENTRY AREAS.
7. NATURAL GRAY CONCRETE PAVING.
8. 12" WD. CONC. STEP-OFF AREA AT PARKING STALL ADJACENT TO LANDSCAPE AREAS, TYP.
9. STEEL EDGING SUCH AS 'DURA EDGE' BY JD RUSSELL OR APPROVED EQUAL.
10. PARKING LOT SCREEN SHRUBS.



ENLARGEMENT 'E' - EMPLOYEE BREAK AREA

SCALE: 1/8" = 1'-0"

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

Carlile Coatsworth Architects, Inc
18600 MacArthur Blvd. Suite #300 - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

CONCEPTUAL LANDSCAPE SECTIONS & ENLARGEMENTS

ETHANAC ROAD & BARNETT ROAD | MENIFEE, CA

DATE: NOVEMBER 15, 2022
APN: 331-060-036 & 331-060-021

MAINTENANCE PLAN

LANDSCAPE IN RIGHT-OF-WAY / OFF SITE PARKWAYS TO BE CFD-MAINTAINED, UNLESS OTHERWISE DIRECTED BY THE CITY.

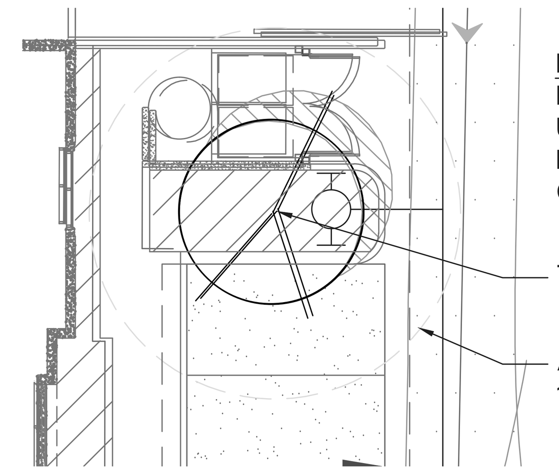
LANDSCAPE MAINTENANCE AND SEPARATION NOTE

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 (CFD OR L&LMD) 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).

LANDSCAPE CALCULATIONS

TOTAL PROJECT AREA (GROSS AREA MINUS R/W):	13.89 AC
TOTAL LANDSCAPED AREA / ON SITE:	15.28% (92,456 S.F.)
LANDSCAPE AREA (EXCLUDING LANDSCAPE IN SETBACK AREAS):	(87,699 S.F.)
TOTAL OFF SITE /CFD AREA (R/W`):	13,931 S.F.
TOTAL OFF SITE LANDSCAPE AREA:	2,806 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED:	34% (SEE KEY ON L-3)
TOTAL BUILDING FACADES IN PUBLIC VIEW FROM R/W:	771 L.F.
TOTAL TREES REQ'D TO SCREEN BUILDING FACADES:	36 EA
TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES:	40 EA
TOTAL SITE PERIMETER LENGTH:	2,403 L.F.
TOTAL PERIMETER TREES REQUIRED (1 TREE/ 30 L.F.):	80 EA
TOTAL PERIMETER TREES PROVIDED:	82 EA
TOTAL PARKING SPACES PROVIDED:	416 EA
TOTAL PARKING LOT TREES REQUIRED (1 TREE/ 4 STALLS):	104 EA
TOTAL PARKING LOT TREES PROVIDED:	107 EA
TOTAL STREET TREES REQUIRED (1 TREE/ 30 L.F.):	31 EA
TOTAL STREET TREES PROVIDED:	30 EA (LIMITED IN ROOM DO TO SIGNIFICANT SIGHT-LINE RESTRICTIONS)



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

TREE PER LEGEND

ANTICIPATED SHADE AREA REFLECTING 15 YEAR GROWTH

PARKING LOT SHADING CALCULATIONS:

TOTAL PARKING AREA	=	60,762 SQ. FT.
TOTAL PROJECTED SHADE AREA WITHIN 15 YRS.	=	48,385 SQ. FT.

PER MENIFEE MUNICIPAL CODE CHAPTER 9.195.040.M.
50% OF PARKING STALL AREAS TO BE SHADED WITHIN 15 YEARS AFTER PLANTING
SHADED AREA PROVIDED.. = 79%

PARKING LANDSCAPE AREA CALCULATIONS:

TOTAL PARKING AREA (DRIVE AISLE INCLUDED)	=	160,168 SQ. FT.
TOTAL LANDSCAPE AREAS AT PARKING LOTS	=	59,626 SQ. FT.
MIN. 10% OF PARKING LOT INCLUDING DRIVE AISLE TO BE LANDSCAPE..	=	37%

GENERAL NOTES:

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL COMPLY WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

PARKING LOT LANDSCAPE KEY

	PARKING STALL AREAS AND DRIVE AISLE DEDICATED TO STANDARD AUTOMOBILES	160,168 S.F.
	LANDSCAPE DEDICATED TO PARKING LOT AREAS	59,626 S.F. (37%)

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

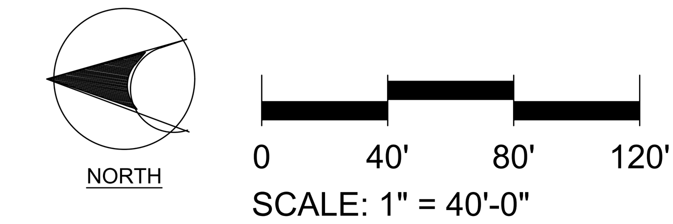
IRRIGATION SYSTEM DESIGN STATEMENT

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/EVAPOTRANSPIRATION (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 RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP, POINT–TO–POINT AND/OR BUBBLER IRRIGATION, OR 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 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 MENIFEE ORDINANCE NO. 2009–61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," CITY LANDSCAPE STANDARDS, AND AB 1881, "WATER CONSERVATION IN LANDSCAPING ACT.".

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.

SHADE DIAGRAM



SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

Carlile Coatsworth Architects, Inc
18600 MacArthur Blvd. Suite #300 - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

CONCEPTUAL LANDSCAPE PLAN

ETHANAC ROAD & BARNETT ROAD | MENIFEE, CA

DATE: NOVEMBER 15, 2022
APN: 331-060-036 & 331-060-021