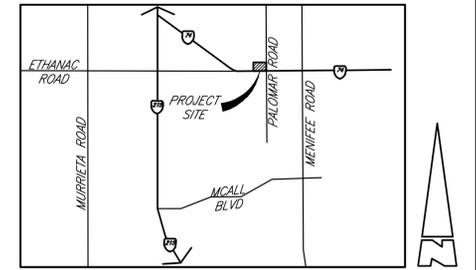


IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PLOT PLAN NO. 2018-300**  
 LOCATED IN SECTION 11, T. 5 S., R. 3 W.



VICINITY MAP

NTS  
 SECTION 11 T5S R3W

**OWNER**

MOTTE COUNTRY PLAZA, LLC  
 445 SOUTH D STREET  
 PERRIS, CA 92570  
 CONTACT: MIKE NAGGAR  
 PHONE: 605-313-4420

**APPLICANT**

PALOMARMAR, LP  
 764 W RAMONA EXPRESSWAY SUITE "C"  
 PERRIS, CA 92571  
 CONTACT: MARWAN ALABBASI  
 PHONE: 951-776-9300

**ENGINEER**

KWC ENGINEERS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA 92881-3370  
 CONTACT: BRANDON M. BARNETT, PE  
 PHONE: (951) 734-2130

**SOILS ENGINEER**

EARTH STRATA GEOTECHNICAL  
 SERVICES, INC.  
 42184 REMINGTON AVENUE  
 TEMECULA, CA 92590  
 CONTACT: STEPHEN M. POOLE  
 PHONE: 951-397-6315

**APN**

329-110-019-0

**ACREAGE**

GROSS AREA 3.8 AC  
 NET AREA 3.8 AC

**TOPOGRAPHY SOURCE**

TOPOGRAPHY FLOWN BY INLAND  
 AERIAL SURVEYS, INC. ON  
 04/27/18

**LAND USE**

EXISTING LAND USE: SP260  
 EXISTING ZONING: SP 260

PROPOSED LAND USE: COMMERCIAL PROPOSED  
 ZONING: C-P-S (HIGHWAY COMM.)

**SCHOOL DISTRICT**

ROMOLAND SCHOOL DISTRICT  
 PERRIS UNION HIGH SCHOOL DISTRICT

**UTILITY PROVIDERS**

WATER: \_\_\_\_\_ EASTER MUNICIPAL WATER DISTRICT  
 SEWER: \_\_\_\_\_ EASTER MUNICIPAL WATER DISTRICT  
 ELECTRICAL: \_\_\_\_\_ SOUTHERN CALIFORNIA EDISON  
 GAS: \_\_\_\_\_ SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: \_\_\_\_\_ FRONTIER COMMUNICATIONS  
 CABLE T.V.: \_\_\_\_\_ CHARTER COMMUNICATIONS

**EASEMENT NOTES**

- △ AN 8' WIDE EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737 OF OFFICIAL RECORDS.
  - △ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549 OF OFFICIAL RECORDS.  
 \*\* BLANKET IN NATURE - AFFECTS THE E'LY 193.00' OF SUBJECT PROPERTY \*\*
  - △ A 25' EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 121219 OF OFFICIAL RECORDS.
  - △ AN 8' EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 265635 OF OFFICIAL RECORDS.
  - △ A 25' EASEMENT FOR ROAD AND PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MAY 2, 1985 AS INSTRUMENT NO. 93530 OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF HARRIET L. SCHLEY, RECORDED JUNE 5, 1925 IN BOOK 644 OF DEEDS, PAGE 40.  
 \*\* DOES NOT AFFECT PROPERTY - OUTSIDE OF BOUNDARY \*\*
- AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES IN THE FAVOR OF FLOYD WATSON, RALPH WATSON, AND LEO WATSON, RECORDED OCTOBER 22, 1925 IN BOOK 652 OF DEEDS, PAGE 452.  
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- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF C. S. DELANO, RECORDED MAY 10, 1929 IN BOOK 815 OF DEEDS, PAGE 9.  
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 \*\* BLANKET IN NATURE \*\*

**LEGAL DESCRIPTION**

LOT 93 OF ROMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THE WEST 41.90 FEET CONVEYED BY DEED RECORDED SEPTEMBER 5, 1984 AS INSTRUMENT NO. 194245 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 20 FEET OF SAID LOTS, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY A DOCUMENT RECORDED FEBRUARY 21, 1978 AS INSTRUMENT NO. 32658 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING FROM LOT 93, THAT PORTION OF LOT CONVEYED TO THE COUNTY OF RIVERSIDE, BY A DOCUMENT RECORDED FEBRUARY 1, 1979 AS INSTRUMENT NO. 23009 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633 AS TO AN UNDIVIDED ONE-HALF INTEREST AND BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632 AS TO AN UNDIVIDED ONE-HALF INTEREST.

APN: 329-110-019-0

**SHEET INDEX**

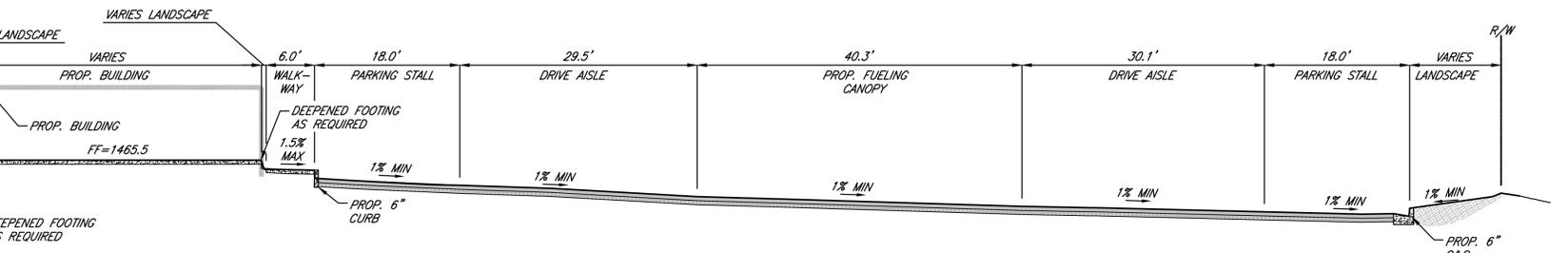
TITLE SHEET & SECTIONS	SHEET 1
EXISTING SITE PLAN	SHEET 2
PROPOSED SITE PLAN	SHEET 3
CONCEPTUAL GRADING	SHEET 4
CONCEPTUAL UTILITY PLAN	SHEET 5

**ABBREVIATIONS**

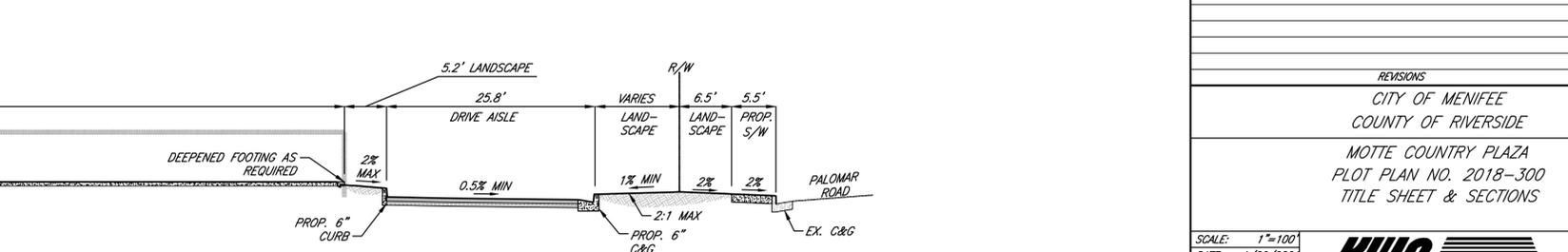
AC	ACRE
C&G	CURB AND GUTTER
C/L	CENTERLINE
EX.	EXISTING
FH	FIRE HYDRANT
IOD	IRREVOCABLE OFFER OF DEDICATION
OHE	OVERHEAD ELECTRICAL
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
S/L	STREET LIGHT
SWR	SANITARY SEWER
S/W	SIDEWALK
WTR	WATER
WQ	WATER QUALITY

**LEGEND**

---	PROPERTY LINE
---	IRREVOCABLE OFFER OF DEDICATION (IOD)
---	EXISTING CENTERLINE
---	EXISTING WATER LINE
---	EDGE OF EXISTING PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	EXISTING STORM DRAIN
---	EXISTING GAS
---	EXISTING TELEPHONE
---	EXISTING FIBER
---	EXISTING ELECTRICITY
○	PROPOSED SEWER MANHOLE
●	PROPOSED WATER METER
---	PROP. S/W
---	IRREVOCABLE OFFER OF DEDICATION (IOD)
Ⓟ	NUMBER OF PARKING SPACES IN EACH ROW



SECTION A-A  
 NTS



SECTION B-B  
 NTS

SCALE: 1"=100'	DATE: 1/20/2021	DESIGNED:	CHECKED:	PLN CK REF: F.B.
REVISIONS CITY OF MENIFEE COUNTY OF RIVERSIDE MOTTE COUNTRY PLAZA PLOT PLAN NO. 2018-300 TITLE SHEET & SECTIONS				
W.O. SHEET 1	OF 5 SHEETS	DWG. NO.		



**EASEMENT NOTES**

- △ AN 8' WIDE EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737 OF OFFICIAL RECORDS.
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\*\* BLANKET IN NATURE \*\*

**LEGEND**

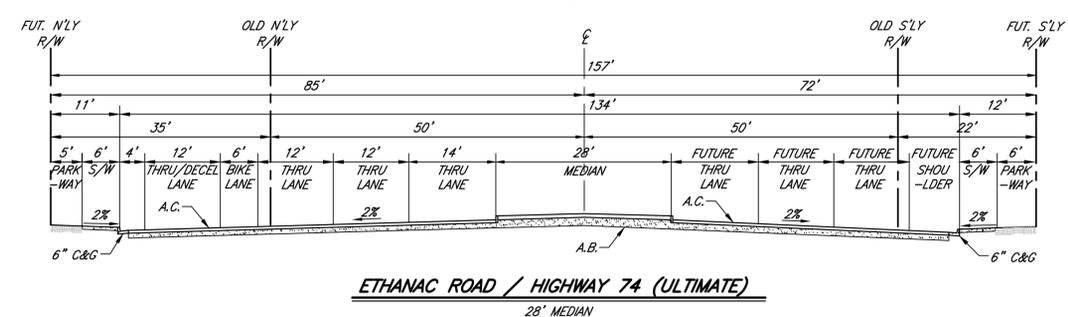
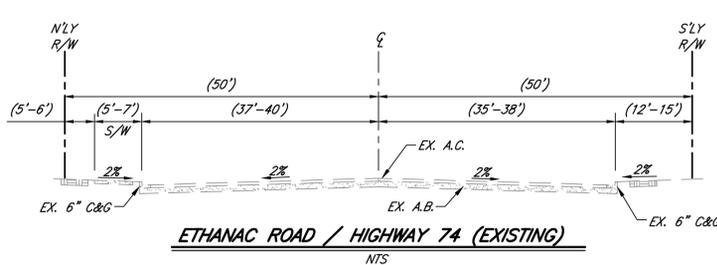
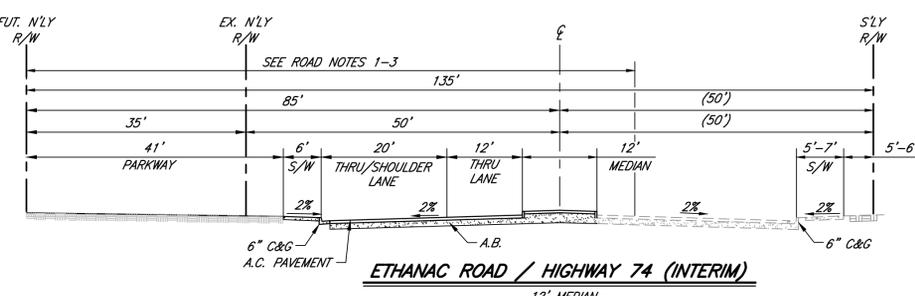
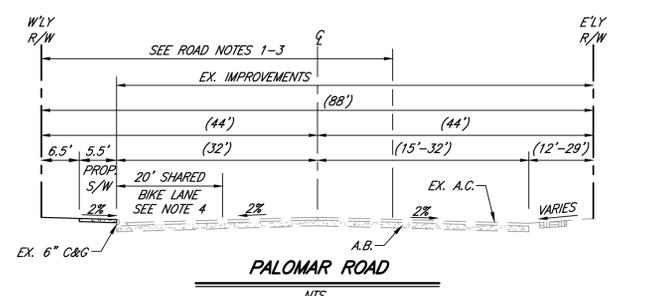
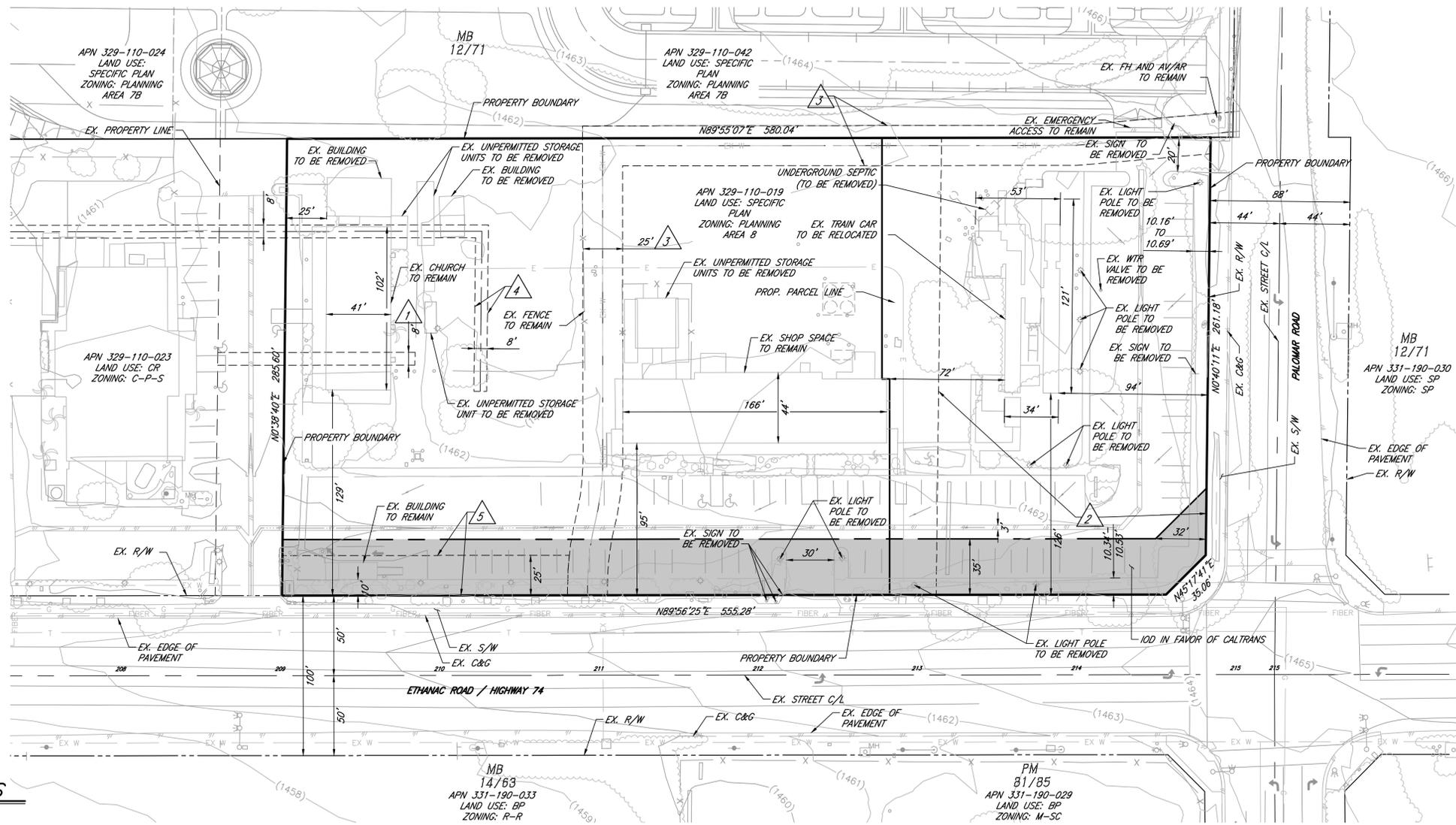
- PROPERTY LINE
- IRREVOCABLE OFFER OF DEDICATION (IOD)
- - - EXISTING CENTERLINE
- - - EXISTING WATER LINE
- - - EDGE OF EXISTING PAVEMENT
- - - EXISTING EASEMENT
- SD PROPOSED STORM DRAIN
- SS PROPOSED SEWER
- EX SD EXISTING STORM DRAIN
- G EXISTING GAS
- T EXISTING TELEPHONE
- FIBER EXISTING FIBER
- E EXISTING ELECTRICITY
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- ▨ PROP. S/W
- ▩ IRREVOCABLE OFFER OF DEDICATION (IOD)
- Ⓟ NUMBER OF PARKING SPACES IN EACH ROW

**ABBREVIATIONS**

- AC ACRE
- C&G CURB AND GUTTER
- C/L CENTERLINE
- EX EXISTING
- FH FIRE HYDRANT
- IOD IRREVOCABLE OFFER OF DEDICATION
- OHE OVERHEAD ELECTRICAL
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SF SQUARE FEET
- S/L STREET LIGHT
- SWR SANITARY SEWER
- S/W SIDEWALK
- WTR WATER
- WO WATER QUALITY

**ROAD NOTES**

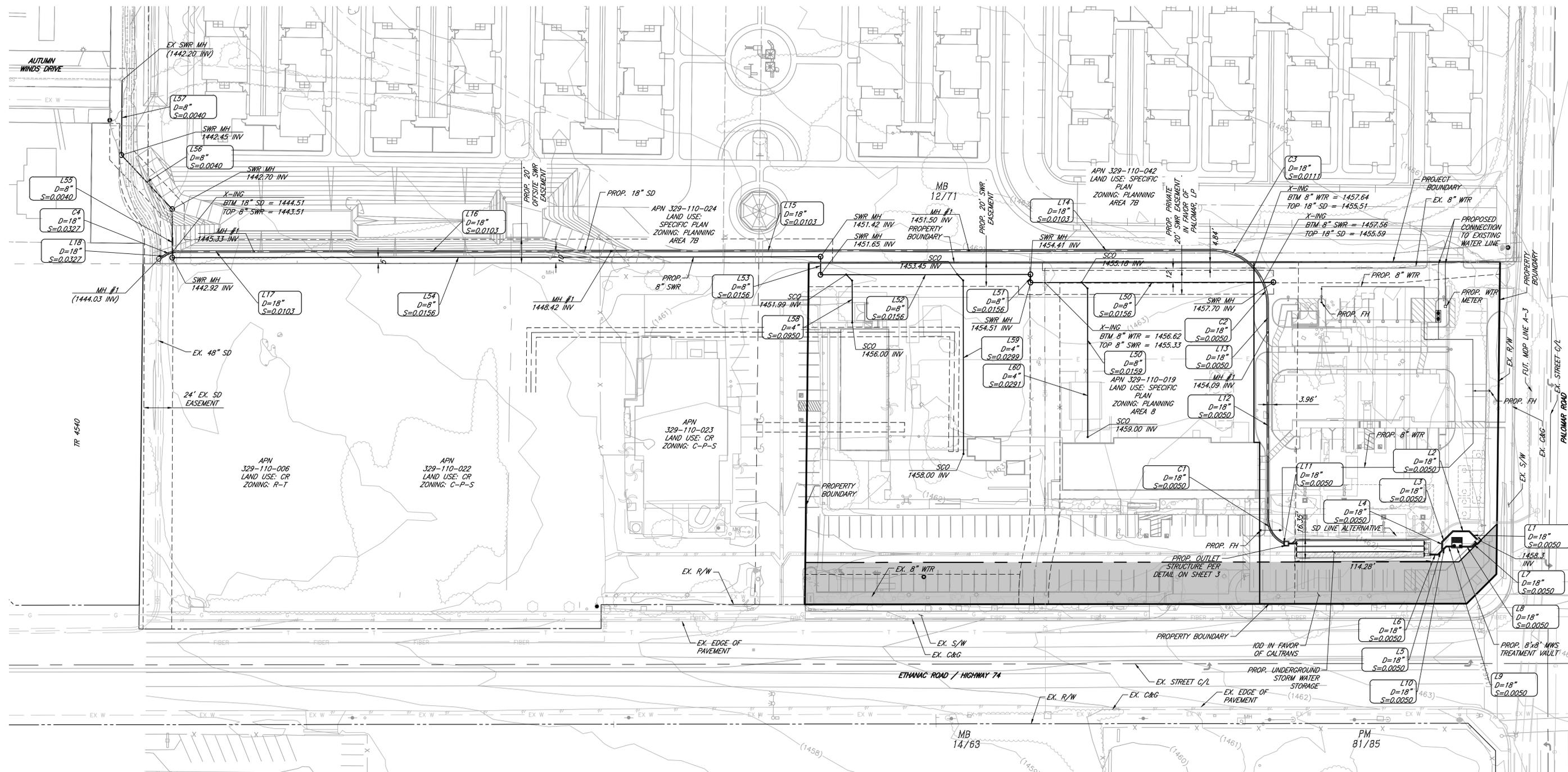
1. THE PROJECT IS RESPONSIBLE FOR ALL MISSING OR SUBSTANDARD IMPROVEMENTS WITHIN THE HALF-WIDTH OF THE RIGHT-OF-WAY PLUS 12 FEET, AS SHOWN ON THE TYPICAL STREET CROSS-SECTIONS PROVIDED ON THE STREET IMPROVEMENT PLANS.
2. RECONSTRUCTION OR RESURFACING OF EXISTING PAVING SHALL BE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR / CITY ENGINEER.
3. DURING THE FINAL ENGINEERING AND PRIOR TO CONSTRUCTION, THE PUBLIC WORKS DIRECTOR / CITY ENGINEER MAY ALLOW CORING OF EXISTING PAVEMENT TO CONFIRM ADEQUACY AND ACCEPTABILITY OF EXISTING ROADWAY CROSS-SECTIONS, IN COORDINATION WITH THE TYPICAL STREET CROSS-SECTIONS PROVIDED ON THE STREET IMPROVEMENT PLANS TO VERIFY STANDARD CROSS-FALLS. ANY FINDINGS AT THAT TIME MAY BE INCORPORATED INTO THE PROJECT FINAL ENGINEERING DESIGN.
4. A CLASS III BIKE ROUTE SIGNAGE, D11-1 BIKE ROUTE GUIDE SIGN AND MUTCD SECTION 9C.07 SHARED LANE MARKINGS, WILL BE PROVIDED ON PALOMAR ROAD ALONG THE PROJECT FRONTAGE. REFER TO GENERAL PLAN EXHIBIT C-4.
5. ALL STREET IMPROVEMENTS SHALL MEET CITY OF MENIFEE STANDARDS



REVISIONS		DATE	BY
CITY OF MENIFEE COUNTY OF RIVERSIDE MOTTE COUNTRY PLAZA PLOT PLAN NO. 2018-300 EXISTING SITE PLAN			
SCALE: 1" = 40'	DATE: 1/20/2021	DESIGNED:	W.D. 18-0099
CHECKED:	PLN CK REF:	F.B.	SHEET 2
			OF 5 SHEETS
<small>1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-3370 • 951-734-2130</small>			DWG. NO.







SD LINE AND CURVE DATA				
LINE #/CURVE #	LENGTH	RADIUS	BEARING/DELTA	TANGENT
C1	23.54	22.50	59°57'03"	12.98
C2	33.01	45.00	42°01'34"	17.29
C3	37.66	45.00	47°56'51"	20.01
C4	11.66	22.50	29°42'03"	5.97
L1	9.13		N44°31'50"W	
L2	13.66		N89°31'50"W	
L3	12.68		N45°28'10"E	
L4	7.28		N00°28'10"E	
L5	4.83		N45°28'10"E	
L6	7.28		N89°31'50"W	
L7	5.43		N45°28'10"E	
L8	8.53		N89°31'50"W	

SD LINE AND CURVE DATA				
LINE #/CURVE #	LENGTH	RADIUS	BEARING/DELTA	TANGENT
L9	5.00		N89°31'50"W	
L10	4.83		N45°28'10"E	
L11	3.05		N60°03'34"W	
L12	155.59		N00°06'29"W	
L13	23.72		N00°06'29"W	
L14	205.62		N89°55'07"E	
L15	300.00		N89°55'07"E	
L16	300.00		N89°55'07"E	
L17	63.27		N89°55'07"E	
L18	6.14		N60°13'04"E	

SEWER LINE TABLE		
LINE #	LENGTH	DIRECTION
L50	203.90	N89° 56' 25"E
L51	6.79	N00° 04' 53"W
L52	176.27	N89° 55' 07"E
L53	50.64	N89° 55' 07"E
L54	493.41	N89° 55' 07"E
L55	55.56	N00° 14' 03"E
L56	62.13	N43° 21' 09"W
L57	62.50	N00° 27' 18"E

**LEGEND**

- PROPERTY LINE
- IRREVOCABLE OFFER OF DEDICATION (IOD)
- EXISTING CENTERLINE
- EDGE OF EXISTING PAVEMENT
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- EX. W — EXISTING WATER LINE
- EX. SS — EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING FIBER
- EXISTING ELECTRICITY
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY
- PROPOSED FIRE HYDRANT
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**ABBREVIATIONS**

- AC ACRE
- C&G CURB AND GUTTER
- C/L CENTERLINE
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- SF SQUARE FEET
- S/L STREET LIGHT
- SCO SEWER CLEAN OUT
- SWR SANITARY SEWER
- S/W SIDEWALK
- WTR WATER
- WQ WATER QUALITY

**NOTES**

- ALL EXISTING SEPTIC SYSTEMS TO BE EITHER REMOVED OR ABANDONED
- ALL NEW AND EXISTING STRUCTURES WILL CONNECT TO EMWD SEWERSYSTEM

REVISIONS		DATE	BY

CITY OF MENIFEE  
COUNTY OF RIVERSIDE  
MOTTE COUNTRY PLAZA  
PLOT PLAN NO. 2018-300  
PRELIMINARY UTILITY PLAN

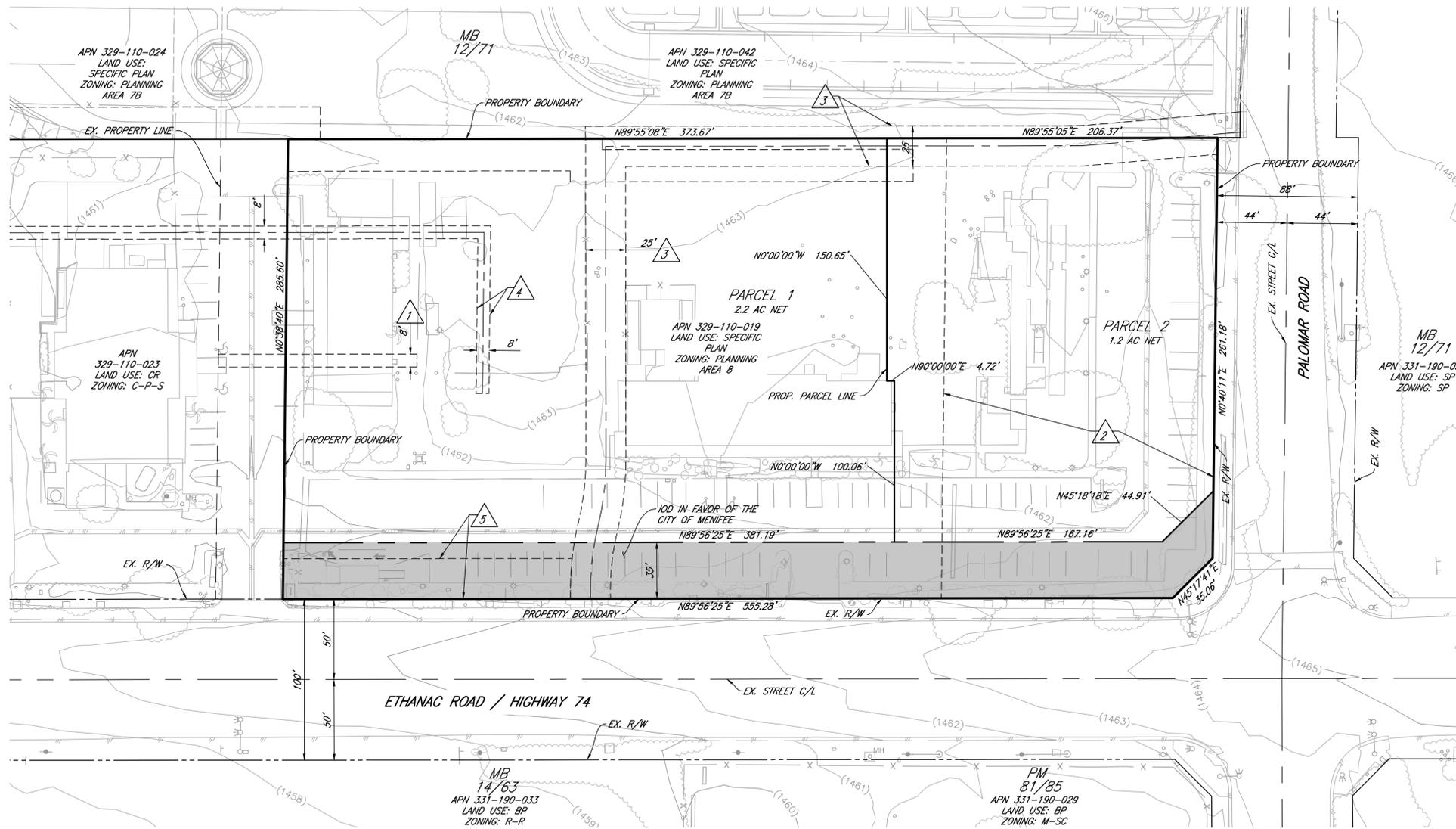
SCALE: 1" = 40'  
DATE: 1/20/2021  
DESIGNED:  
CHECKED:  
PLN CK REF:  
F.B.

**KWG ENGINEERS**  
CIVIL ENGINEERS • PLANNERS • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-5370 • 951-734-2130

W.O. SHEET 5  
OF 5 SHEETS  
DWC. NO.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 37992**

LOCATED IN SECTION 11, T. 5 S., R. 3 W.



**PROJECT ADDRESS**

28480 HIGHWAY 74  
 MENIFEE, CA 92585

**APN**

329-110-019-0

**ACREAGE**

GROSS AREA 3.8 AC  
 NET AREA 3.3 AC

**TOPOGRAPHY SOURCE**

TOPOGRAPHY FLOWN BY INLAND  
 AERIAL SURVEYS, INC. ON  
 04/27/18

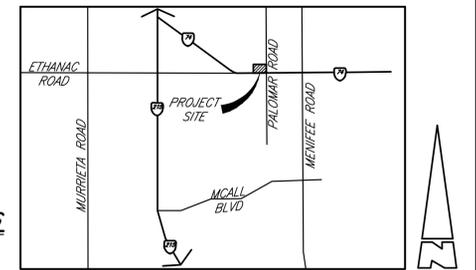
**LAND USE**

EXISTING LAND USE: SP260  
 EXISTING ZONING: SP 260

PROPOSED LAND USE: COMMERCIAL PROPOSED  
 ZONING: C-P-S (HIGHWAY COMM.)

**SCHOOL DISTRICT**

ROMOLAND SCHOOL DISTRICT  
 PERRIS UNION HIGH SCHOOL DISTRICT



**VICINITY MAP**

SECTION 11, T5S, R3W

**OWNER**

MOTTE COUNTRY PLAZA, LLC  
 445 SOUTH D STREET  
 PERRIS, CA 92570  
 CONTACT: MIKE NAGGAR  
 PHONE: 605-313-4420

**APPLICANT**

PALOMAR, LP  
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 CONTACT: MARWAN ALABBASI  
 PHONE: 951-776-9300

**ENGINEER**

KWC ENGINEERS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA 92881-3370  
 (951) 734-2130  
 ATTN: BRANDON M. BARNETT, PE

**SOILS ENGINEER**

EARTH STRATA GEOTECHNICAL  
 SERVICES, INC.  
 42184 REMINGTON AVENUE  
 TEMECULA, CA 92590  
 CONTACT: STEPHEN M. POOLE  
 PHONE: 951-397-8315

**UTILITY PROVIDERS**

WATER	EASTER MUNICIPAL WATER DISTRICT
SEWER	EASTER MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS
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**LEGAL DESCRIPTION**

LOT 93 OF ROMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

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ALSO EXCEPTING THEREFROM THE SOUTHERLY 20 FEET OF SAID LOTS, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY A DOCUMENT RECORDED FEBRUARY 21, 1978 AS INSTRUMENT NO. 32658 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING FROM LOT 93, THAT PORTION OF LOT CONVEYED TO THE COUNTY OF RIVERSIDE, BY A DOCUMENT RECORDED FEBRUARY 1, 1979 AS INSTRUMENT NO. 23009 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633 AS TO AN UNDIVIDED ONE-HALF INTEREST AND BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632 AS TO AN UNDIVIDED ONE-HALF INTEREST;

APN: 329-110-019-0

**EASEMENT NOTES**

- △ AN 8' WIDE EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737 OF OFFICIAL RECORDS.
  - △ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549 OF OFFICIAL RECORDS, TO BE QUITCLAIMED.  
 \*\* BLANKET IN NATURE - AFFECTS THE E'LY 193.00' OF SUBJECT PROPERTY \*\*
  - △ A 25' EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 121219 OF OFFICIAL RECORDS.
  - △ AN 8' EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 265635 OF OFFICIAL RECORDS.
  - △ A 25' EASEMENT FOR ROAD AND PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MAY 2, 1985 AS INSTRUMENT NO. 93530 OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF HARRIET L. SCHLEY, RECORDED JUNE 5, 1925 IN BOOK 644 OF DEEDS, PAGE 40.  
 \*\* DOES NOT AFFECT PROPERTY - OUTSIDE OF BOUNDARY \*\*
- AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES IN THE FAVOR OF FLOYD WATSON, RALPH WATSON, AND LEO WATSON, RECORDED OCTOBER 22, 1925 IN BOOK 652 OF DEEDS, PAGE 452.  
 \*\* BLANKET IN NATURE \*\*
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE SD SIERRAS PO. CO., RECORDED APRIL 11, 1928 IN BOOK 758 OF DEEDS, PAGE 178.  
 \*\* BLANKET IN NATURE \*\*

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF C. S. DELANO, RECORDED MAY 10, 1929 IN BOOK 815 OF DEEDS, PAGE 9.  
 \*\* BLANKET IN NATURE \*\*
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF SAMUEL FREY, RECORDED JUNE 7, 1929 IN BOOK 816 OF DEEDS, PAGE 155.  
 \*\* OUTSIDE OF BOUNDARY - BLANKET IN NATURE \*\*
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF WILLIAM R. HUNTER AND MARY A. HUNTER, RECORDED NOVEMBER 7, 1930 IN BOOK 323 OF DEEDS, PAGE 80.  
 \*\* OUTSIDE OF BOUNDARY - BLANKET IN NATURE \*\*
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF GEORGE G. GILLIS AND MARY E. GILLIS, RECORDED MARCH 25, 1933 IN BOOK 117, PAGE 307 OF OFFICIAL RECORDS.  
 \*\* OUTSIDE OF BOUNDARY \*\*
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF ANNA JENSEN, RECORDED JUNE 7, 1933 IN BOOK 126, PAGE 97 OF OFFICIAL RECORDS.  
 \*\* OUTSIDE OF BOUNDARY \*\*
- AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES IN FAVOR OF THE WATSON WATER COMPANY, RECORDED JULY 19, 1933 IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS.  
 \*\* BLANKET IN NATURE \*\*
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF W. G. VINSON AND MARY A. VINSON, RECORDED JANUARY 20, 1934 IN BOOK 152, PAGE 291 OF OFFICIAL RECORDS.  
 \*\* OUTSIDE OF BOUNDARY \*\*
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF GEORGE MAULHARDT, RECORDED JUNE 21, 1957 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS.  
 \*\* BLANKET IN NATURE \*\*

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
2. 2010 THOMAS BROS. MAP BOOK PAGE 838 GRID: F1.
3. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN MENIFEE WORTH SPECIFIC PLAN NO. 260.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
7. TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC.
8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
9. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
10. LAND HAS A LOW LIQUEFACTION POTENTIAL.
11. NO NEW SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED. EXISTING SUBSURFACE SEPTIC SEWAGE DISPOSAL EXISTS ON SITE.
12. THERE ARE EXISTING STRUCTURES OR DWELLINGS ON SITE.
13. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
14. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL D0605C 2004H.

**LEGEND**

	PROPERTY LINE
	IRREVOCABLE OFFER OF DEDICATION (100)
	EXISTING CENTERLINE
	EDGE OF EXISTING PAVEMENT
	EXISTING EASEMENT
	PROPOSED STORM DRAIN
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING FIBER
	EXISTING ELECTRICITY
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY
	PROPOSED FIRE HYDRANT
	IRREVOCABLE OFFER OF DEDICATION (100)

**NOTES**

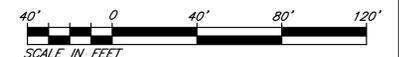
- ALL EXISTING SEPTIC SYSTEMS TO BE EITHER REMOVED OR ABANDONED
- ALL NEW AND EXISTING STRUCTURES WILL CONNECT TO EMWD SEWERSYSTEM

**ABBREVIATIONS**

AC	ACRE
C&G	CURB AND GUTTER
C/L	CENTERLINE
EX.	EXISTING
FH	FIRE HYDRANT
IOD	IRREVOCABLE OFFER OF DEDICATION
OHE	OVERHEAD ELECTRICAL
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
S/L	STREET LIGHT
SWR	SANITARY SEWER
S/W	SIDEWALK
WTR	WATER
WQ	WATER QUALITY

**SHEET INDEX**

TENTATIVE PARCEL MAP	SHEET 1
SITE PLAN & STREET SECTIONS	SHEET 2



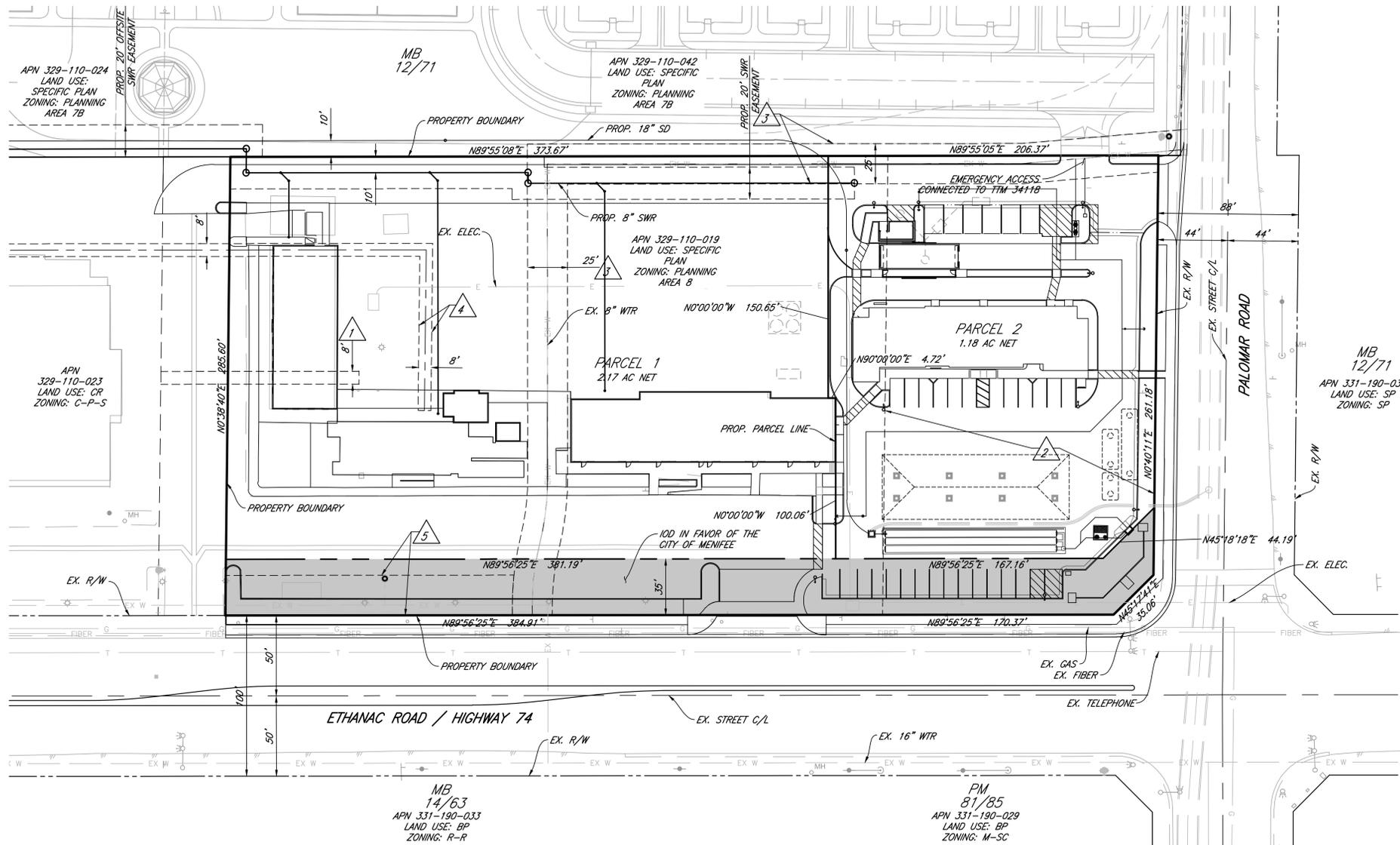
REVISIONS		
NO.	DATE	BY

CITY OF MENIFEE  
 COUNTY OF RIVERSIDE

MOTTE COUNTRY PLAZA  
 TENTATIVE PARCEL MAP NO. 37992  
 SCHEDULE "A"

SCALE: 1" = 40'	W.O.
DATE: 1/20/2021	SHEET
DESIGNED:	1
CHECKED:	OF 2 SHEETS
PLN CK REF:	DWG. NO.
F.B.	

**KWC ENGINEERS**  
 CIVIL ENGINEERS • PLANNERS • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130



### LEGEND

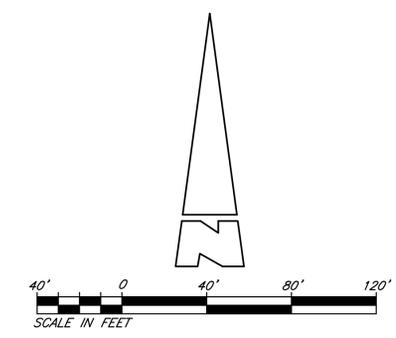
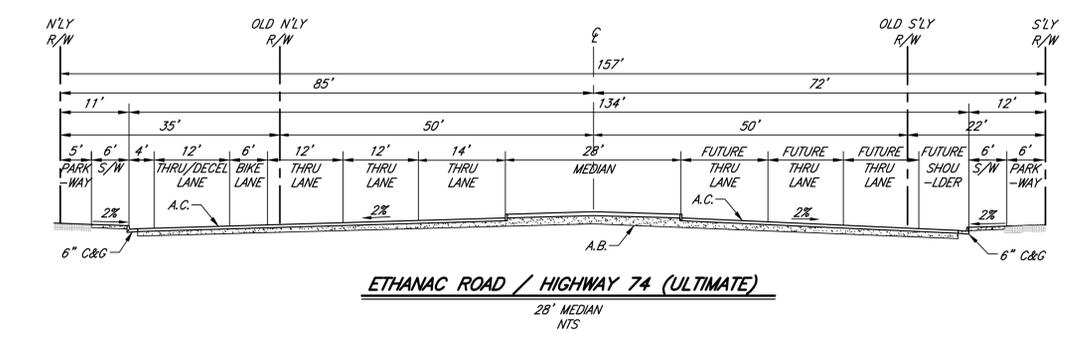
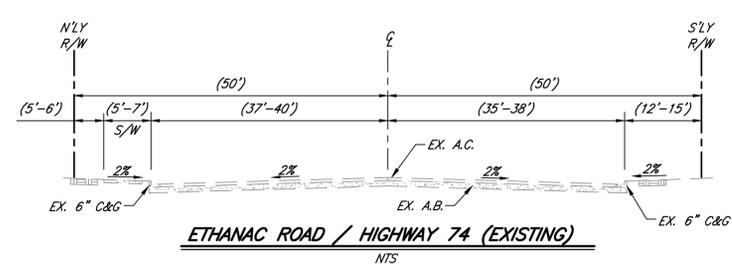
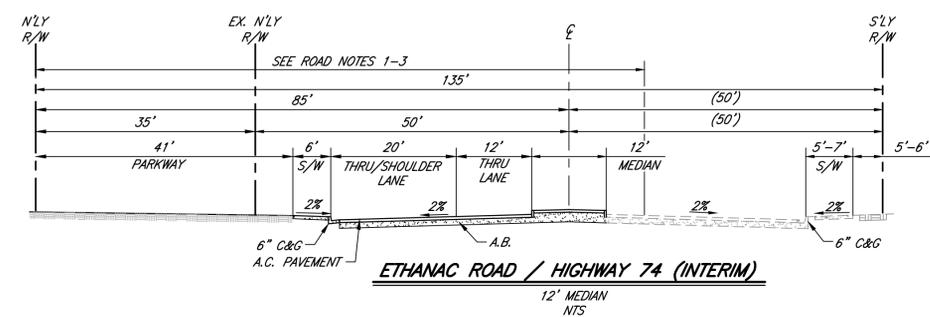
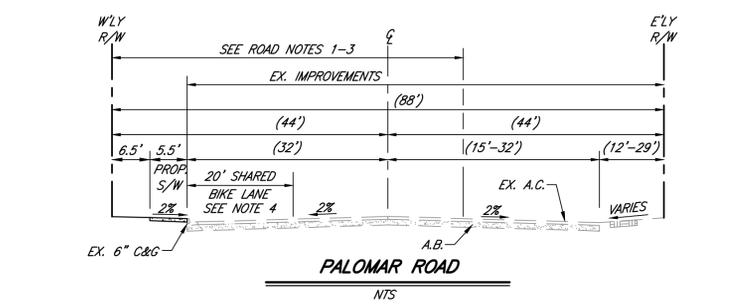
	PROPERTY LINE
	IRREVOCABLE OFFER OF DEDICATION (IOD)
	EXISTING CENTERLINE
	EDGE OF EXISTING PAVEMENT
	EXISTING EASEMENT
	PROPOSED STORM DRAIN
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING FIBER
	EXISTING ELECTRICITY
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
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	PROPOSED FIRE HYDRANT
	IRREVOCABLE OFFER OF DEDICATION (IOD)

### ABBREVIATIONS

AC	ACRE
C&G	CURB AND GUTTER
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R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
S/L	STREET LIGHT
SWR	SANITARY SEWER
S/W	SIDEWALK
WTR	WATER
WQ	WATER QUALITY

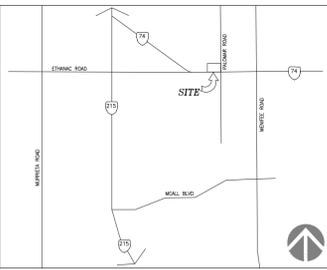
- ### ROAD NOTES
- THE PROJECT IS RESPONSIBLE FOR ALL MISSING OR SUBSTANDARD IMPROVEMENTS WITHIN THE HALF-WIDTH OF THE RIGHT-OF-WAY PLUS 12 FEET, AS SHOWN ON THE TYPICAL STREET CROSS-SECTIONS PROVIDED ON THE STREET IMPROVEMENT PLANS.
  - RECONSTRUCTION OR RESURFACING OF EXISTING PAVING SHALL BE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR / CITY ENGINEER.
  - DURING THE FINAL ENGINEERING AND PRIOR TO CONSTRUCTION, THE PUBLIC WORKS DIRECTOR / CITY ENGINEER MAY ALLOW CORING OF EXISTING PAVEMENT TO CONFIRM ADEQUACY AND ACCEPTABILITY OF EXISTING ROADWAY CROSS-SECTIONS, IN COORDINATION WITH THE TYPICAL STREET CROSS-SECTIONS PROVIDED ON THE STREET IMPROVEMENT PLANS TO VERIFY STANDARD CROSS-FALLS. ANY FINDINGS AT THAT TIME MAY BE INCORPORATED INTO THE PROJECT FINAL ENGINEERING DESIGN.
  - A CLASS III BIKE ROUTE SIGNAGE, D11-1 BIKE ROUTE GUIDE SIGN AND MUTCO SECTION 92.07 SHARED LANE MARKINGS, WILL BE PROVIDED ON PALOMAR ROAD ALONG THE PROJECT FRONTAGE. REFER TO GENERAL PLAN EXHIBIT C-4.
  - ALL STREET IMPROVEMENTS SHALL MEET CITY OF MENEFEE STANDARDS

- ### NOTES
- ALL EXISTING SEPTIC SYSTEMS TO BE EITHER REMOVED OR ABANDONED.
  - ALL NEW AND EXISTING STRUCTURES WILL CONNECT TO EMWD SEWERSYSTEM



REVISIONS			DATE	BY
CITY OF MENEFEE COUNTY OF RIVERSIDE				
MOTTE COUNTRY PLAZA TENTATIVE PARCEL MAP NO. 37992 SCHEDULE "A"				
SCALE: 1" = 40'	W.O.			
DATE: 1/20/2021	SHEET	2		
DESIGNED:	CHECKED:	OF 2 SHEETS		
PLN CK REF:	F.B.	DWG. NO.		





**VICINITY MAP**  
SCALE: NTS

**LANDSCAPE CONCEPT THEORY**

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT, AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ENOUGH ROOM TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUND COVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE SITE WILL BE PLANTED WITH A VARIETY EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN AND FLOW SENSORS.

**OWNER/APPLICANT**

PALOMARMAR, LP  
764 W RAMONA EXPRESSWAY SUITE "C"  
PERRIS, CA 92571  
CONTACT: MARWAN ALABBASI  
PHONE: (951) 776-9300

**CIVIL ENGINEER**

ALBERT A. WEBB ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CA 92506  
CONTACT: DJ ARELLANO  
PHONE: (951) 320-4255  
FAX: (951) 788-1256

**LANDSCAPE ARCHITECT**

ALBERT A. WEBB ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CA 92506  
CONTACT: GUILLERMO GONZALEZ  
PHONE: (951) 320-6048  
FAX: (951) 788-1256

**LAND USE**

EXISTING LAND USE: SP260  
EXISTING ZONING: SP 260

**ACREAGE**

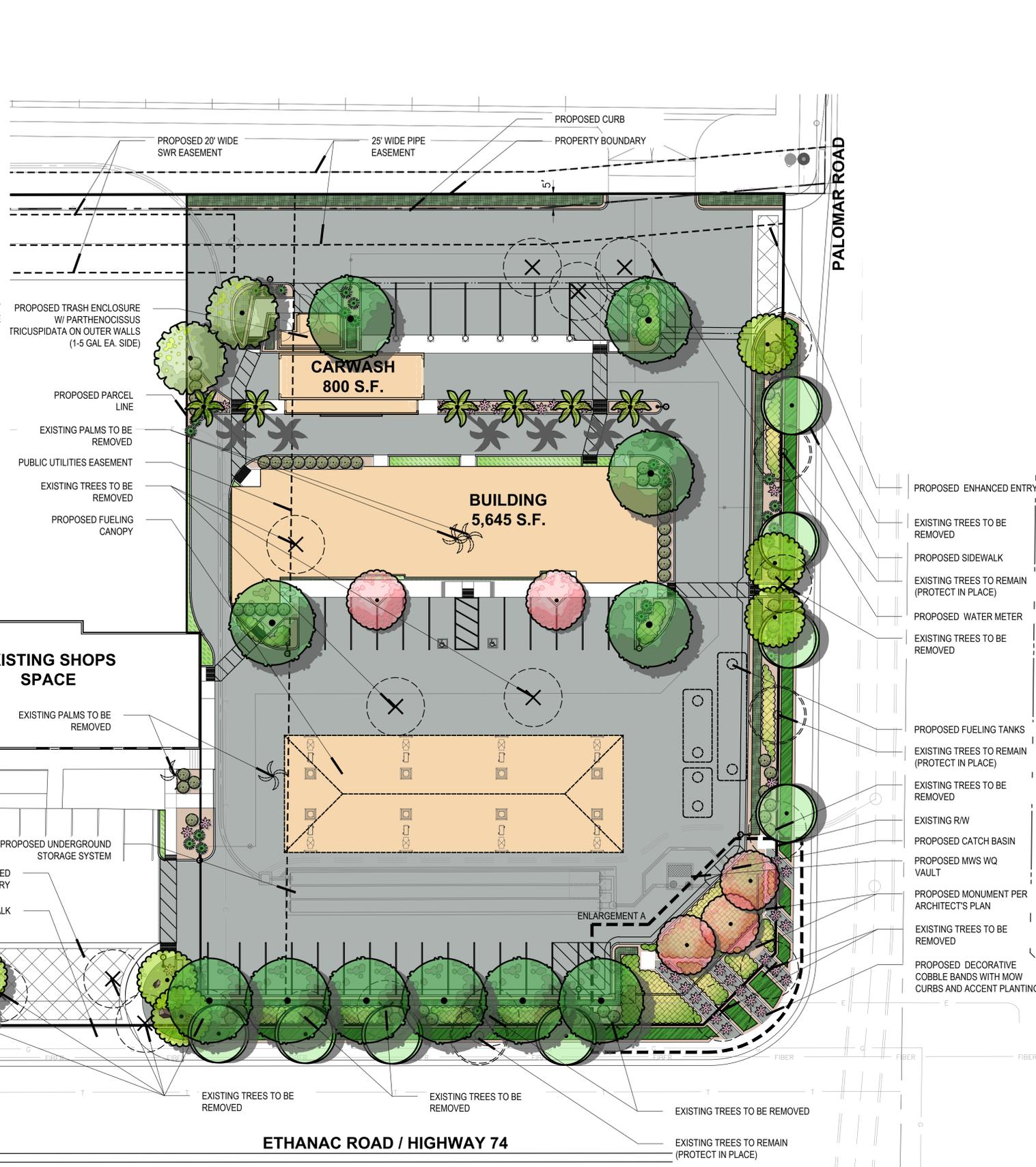
GROSS AREA: 3.80 AC  
NET AREA: 3.80 AC

**ASSESSOR'S PARCEL NO.**

329-110-019-0

**SCHOOL DISTRICT**

ROMOLAND SCHOOL DISTRICT  
PERRIS UNION HIGH SCHOOL DISTRICT



**CONCEPTUAL MASTER PLAN**

SCALE: 1"=20'



**CONCEPT PLANT SCHEDULE**

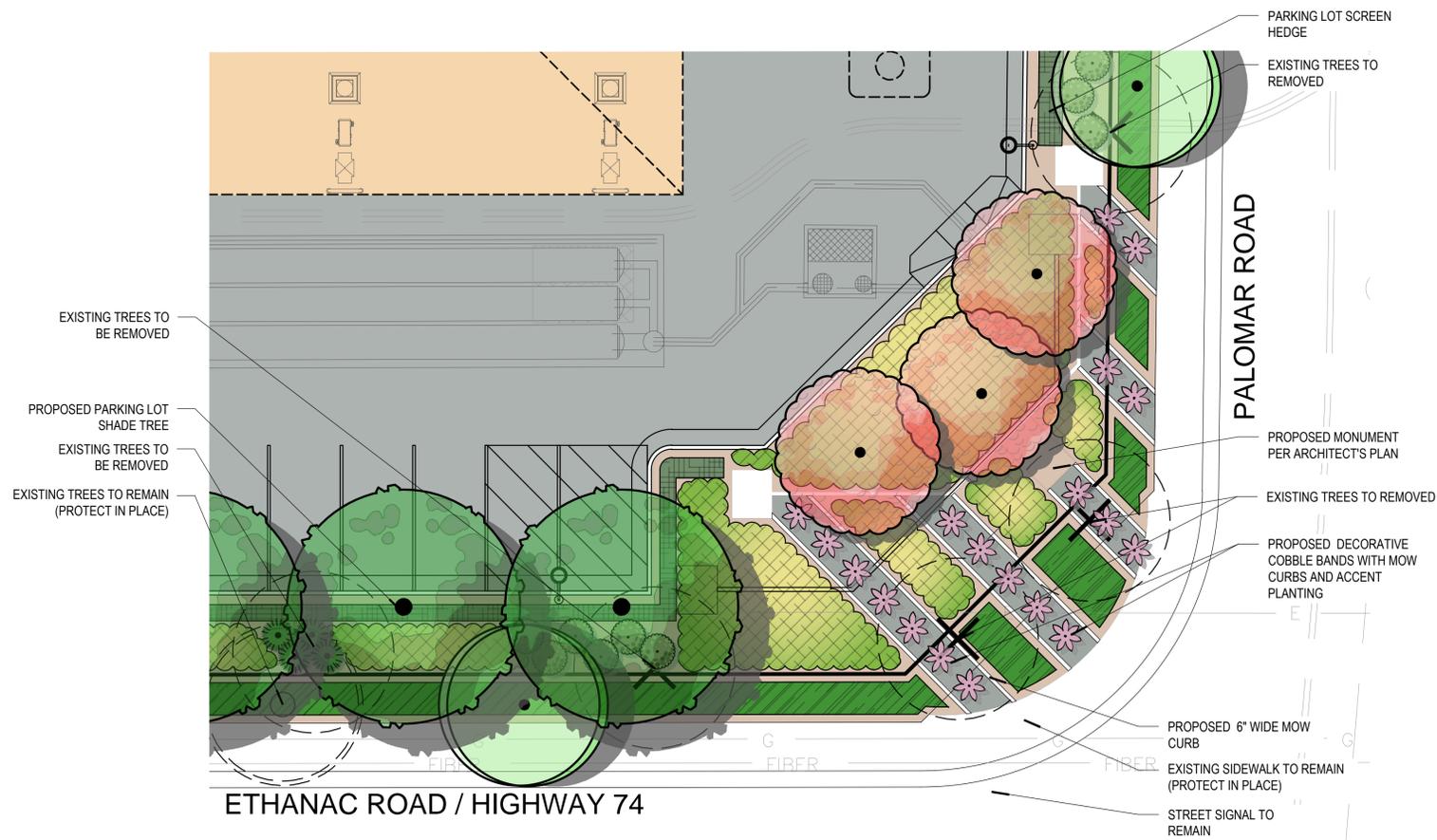
PLANT TYPE	QUANTITY	SIZE	WUCOLS REGION 4
ENTRY FLOWERING ACCENT TREE CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	7	24" BOX	LOW
PARKING LOT SHADE TREE ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM	11	24" BOX	LOW
PERIMETER SCREEN TREE RHUS LANCEA / AFRICAN SUMAC	2	24" BOX	LOW
ACCENT TREE LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE	5	24" BOX	MOD
VERTICAL ACCENT WASHINGTONIA ROBUSTA 'HYBRID' / MEXICAN FAN PALM	6	16" B.T.H	LOW
OFF-SITE TREE GLEDTISIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	8	24" BOX	LOW
ACCENT PLANTING AGAVE DESERTI / DESERT AGAVE AGAVE GEMINIFLORA / CENTURY PLANT AGAVE PARRYI / PARRY'S AGAVE CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE DASYLIRION WHEELERI / GREY DESERT SPOON ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS HESPERALOE PARVIFLORA / RED YUCCA SALVIA GREGGII 'SIERRA LINDA' TM / AUTUMN SAGE	51	5 GAL	LOW
SHRUBS CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH GREVILLEA X 'NOELLI' / GREVILLEA LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH SENNA ARTEMISIODES / SILVER SENNA	104	5 GAL	LOW
ORNAMENTAL GRASS LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA RIGENS / DEER GRASS	45	5 GAL	LOW
SCREEN HEDGE LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	1,712 SF	5 GAL	LOW
GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH BOUGAINVILLEA X 'OO-LA-LA' TM / OO-LA-LA BOUGAINVILLEA DALEA FRUTESCENS 'SIERRA NEGRA' TM / BLACK PRAIRIE CLOVER LANTANA CAMARA 'NEW GOLD' / NEW GOLD LANTANA	2,338 SF	1 GAL	LOW
NARROW AREA PLANTING DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	448 SF	5 GAL	LOW
OFF SITE DESERT SPARSE PLANTING ACACIA REDOLENS 'DESERT CARPET' TM / DESERT CARPET BANK CATCLAW BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1,676 SF	5 GAL	LOW

**CONCEPT HARDSCAPE SCHEDULE**

DECOMPOSE GRANITE: COLOR: "DESERT GOLD"
DECORATIVE COBBLE: 4" - 8" DECORATIVE COBBLE OVER LANDSCAPE FILTER FABRIC
DECORATIVE BOULDERS: 3' - 4' BOULDERS

**EXISTING TREE SCHEDULE**

EXISTING TREES TO REMAIN (PROTECT IN PLACE)
EXISTING TREES TO BE REMOVED
EXISTING PALMS TO BE REMOVED



ETHANAC ROAD / HIGHWAY 74

PALOMAR ROAD

**ENLARGEMENT A**

SCALE: 1"=10'



**TREE SHADING LEGEND**

	4,820 SF PARKING AREA
	2,575 SF SHADED PARKING AREA

PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA PROVIDED 5.3%

MINIMUM PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA REQUIRED 50%

GENERAL NOTES:  
TREE SIZES ARE SHOWN AT 5 YEARS MATURITY  
FOR PLANT LEGEND AND NOTES SEE CONCEPTUAL LANDSCAPE PLAN

**MULCH NOTE:**

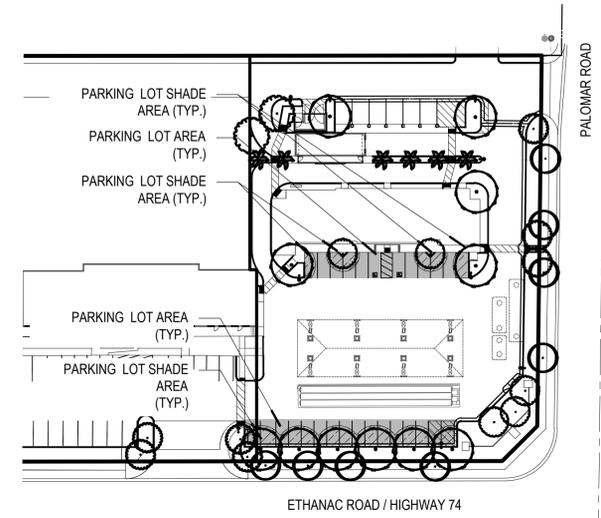
ALL EXPOSED LANDSCAPE AREAS, (EXCLUDING BASIN SLOPES), ARE TO BE COVERED WITH 3" LAYER OF COURSE WOOD CHIP MULCH AFTER ALL PLANTING AND IRRIGATION OPERATIONS ARE COMPLETE. MULCH SHALL NOT BE INSTALLED ON PLANTING AREAS THAT CONTAIN HYDRO-SEED MIX.

**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/ET/VPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENEFEE AND EMWD, SHALL BE INSTALLED IN PLANTING AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS. SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENEFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," AND LANDSCAPE STANDARDS.

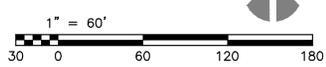
FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENEFEE, AND EMWD STANDARDS AND REQUIREMENTS.



ETHANAC ROAD / HIGHWAY 74

**CONCEPTUAL SHADING PLAN**

SCALE: 1"=60'



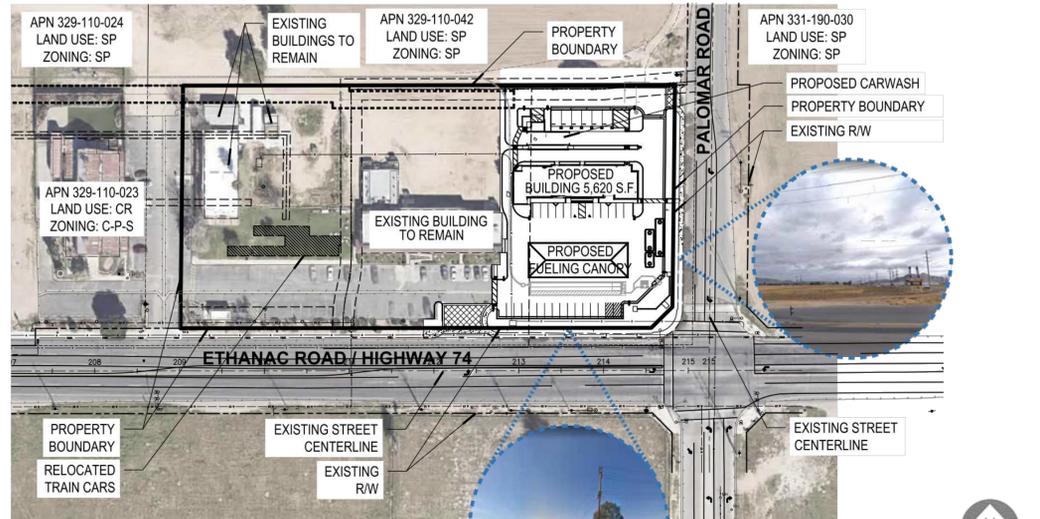
Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type **Commercial**

**MOTTE COUNTY PLAZA, RETAIL**

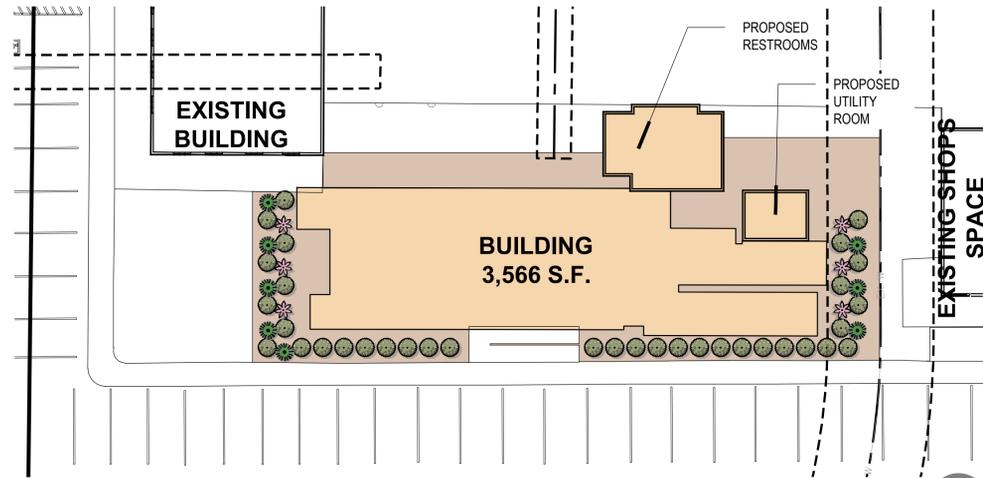
0.45 ETo allowance

<b>1 Maximum Annual Water Allowance (MAWA)</b>	MAWA =	24,061	cu ft / yr
INPUT the total square footage of landscape = 11,252 S.F.			
INPUT the Hist. ETo for the area = 57.33			
<b>2 Estimated Annual Water Use (EAWU)</b>	EAWU =	2,999	cu ft / yr
SubTotal EAWU = 13,188 cu ft / yr			
Input Irrigation System Operation Factor = 0.85			
<b>Total EAWU = 15,513</b>			
<b>MAWA - EAWU = 8,548</b> cu ft / yr			
(this number must be positive)			
PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 36%			



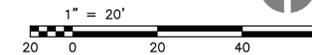
**SITE CONTEXT**

SCALE: 1"=100'



**RELOCATED TRAIN CAR LANDSCAPING**

SCALE: 1"=20'



Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type **Commercial**

**RELOCATED TRAIN CAR, RETAIL**

0.45 ETo allowance

<b>1 Maximum Annual Water Allowance (MAWA)</b>	MAWA =	7,631	cu ft / yr
INPUT the total square footage of landscape = 3,522 S.F.			
INPUT the Hist. ETo for the area = 57.33			
<b>2 Estimated Annual Water Use (EAWU)</b>	EAWU =	595	cu ft / yr
SubTotal EAWU = 3,414 cu ft / yr			
Input Irrigation System Operation Factor = 0.85			
<b>Total EAWU = 4,016</b>			
<b>MAWA - EAWU = 3,515</b> cu ft / yr			
(this number must be positive)			
PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 47%			

"I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENT OF ORDINANCE NO. 859.2; ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES."

*C-Store, Restaurant & Carwash Design For:*  
**Motte's Romola Farms**  
*North West Corner of 74 and Palomar Rd, Menifee, CA*



1-19-2021

Number	Revision Description	Date



**1 Overall South View**  
 12" = 1'-0"



**2 South East Corner**  
 12" = 1'-0"

Design Review Sheet List	
Sheet #	Sheet Name
DR-0	COVER SHEET
DR-0.1	EXISTING SITE PLAN
DR-1	PROPOSED SITE PLAN
DR-1.1	FIRE TRUCK TURNING WB-50
DR-2	AREA PLAN
DR-3	GAS STATION FLOOR PLANS
DR-4	GAS STATION ELEVATIONS
DR-5	CAR WASH & TRASH ENCLOSURE
DR-6	FUEL CANOPY
DR-7	RENDERINGS

**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

18-508

1-19-2021

**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-0**

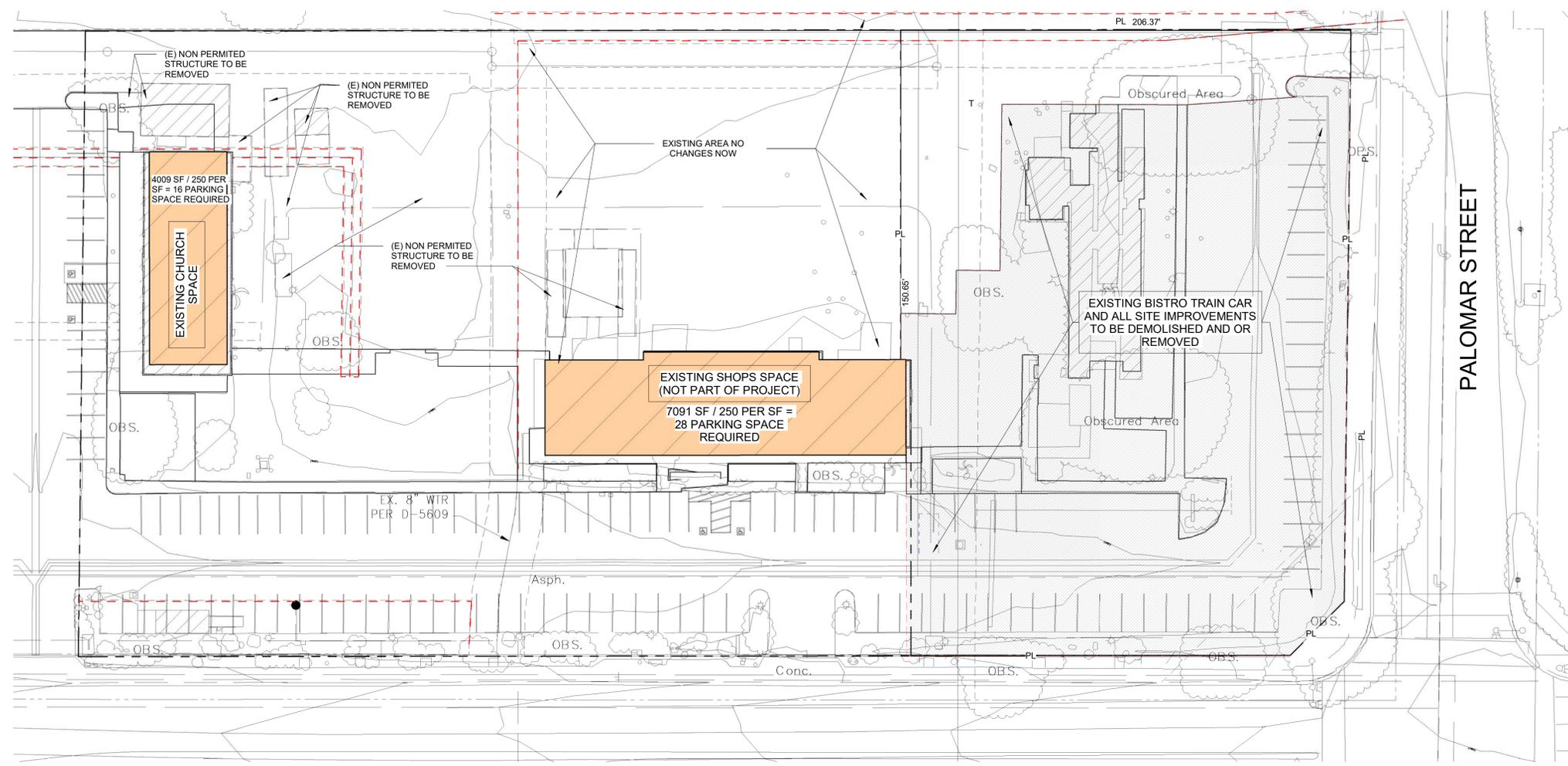
**COVER SHEET**

**DESIGN REVIEW PACKAGE**  
**1-19-2021**



1-19-2021

Number	Revision Description	Date



**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

18-508  
 1-19-2021

**North West Corner of 74 and Palomar Rd, Menifee, CA**

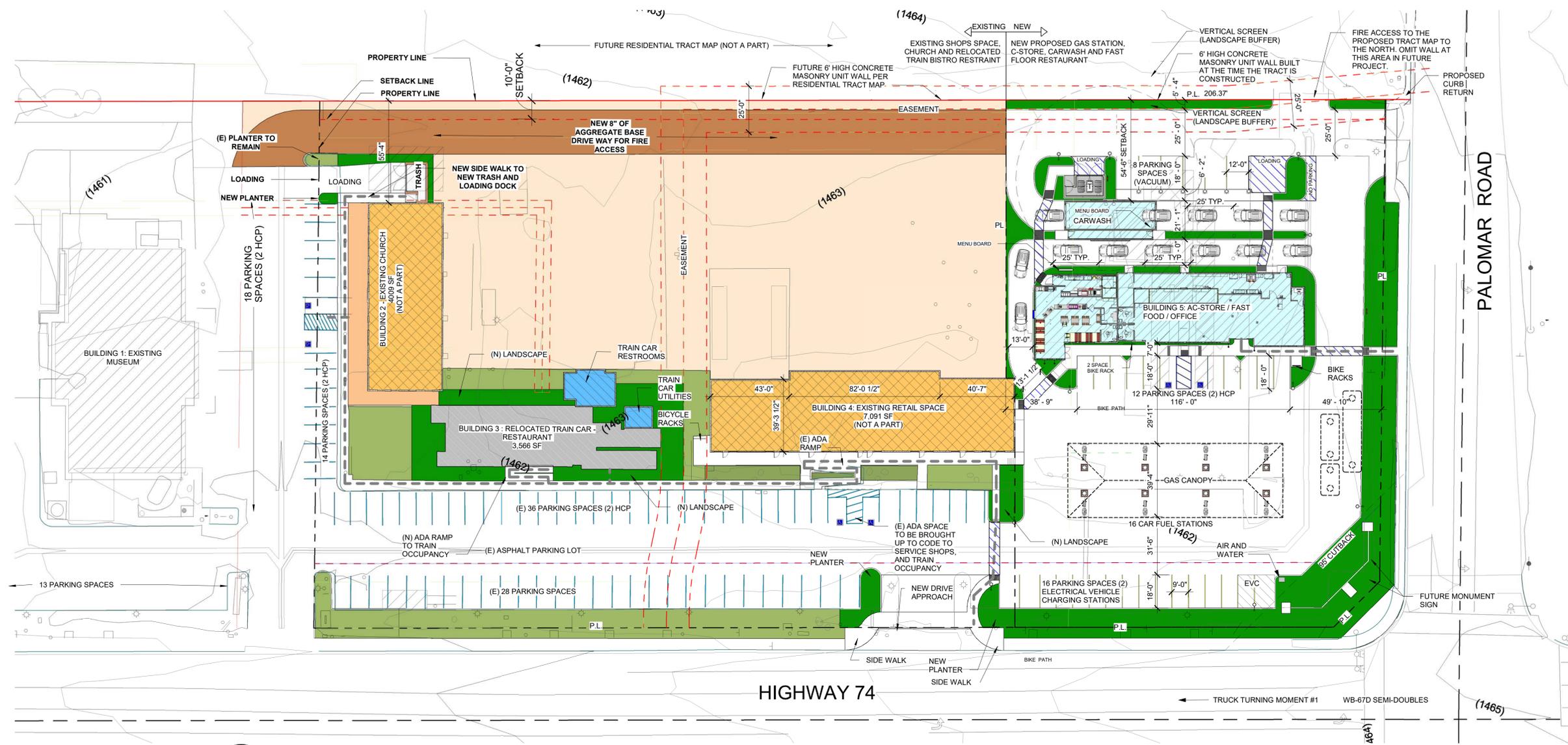
**DR-0.1**

**EXISTING SITE PLAN**



1-19-2021

Revision Number	Description	Date



**PROJECT DESCRIPTION:**

PLANNING APPLICATION PLOT PLAN NO. 2018-300 PROPOSES THE REDEVELOPMENT OF THE MOTTE COUNTRY PLAZA ON 3.80 GROSS ACRES. THE PROJECT INCLUDES THE RELOCATION OF THE CHINESE BISTRO TRAIN CAR RESTAURANT, WHICH WILL CONTINUE TO OPERATE AS A RESTAURANT. TO THE VACANT SPACE ON THE WEST SIDE OF THE EXISTING BUILDING CONTAINING U-TURN FOR CHRIST CHURCH, US POST OFFICE, CURVES, NAIL TIME AND NUTRI-FRUIT. IT ALSO INCLUDES CONSTRUCTION OF THE FOLLOWING:

- NEW 8-DUAL PUMP (16-BAY) GAS STATION WITH 4,709 SQ. FT. CANOPY
- NEW 3,838 SQ. FT. CONVENIENCE STORE WITH WITH ATTACHED 1,757 SQ. FT. DRIVE-THRU RESTAURANT
- NEW 1,030 SQ. FT. CAR WASH

THE PROJECT PROPOSES 102 PARKING SPACES ACROSS THE PROJECT SITE. 6 ADA ACCESSIBLE SPACES AND 2 LOADING SPACES. ACCESS TO THE SITE IS PROVIDED VIA EXISTING DRIVEWAYS OFF STATE HIGHWAY 74 AND PALOMAR ROAD.

PLANNING APPLICATION CONDITIONAL USE PERMIT NO. 2018-301 PROPOSES THE OPERATION OF THE GAS STATION, CONVENIENCE STORE AN FAST FOOD RESTAURANT. A CONDITIONAL USE PERMIT IS REQUIRED FOR THE FOLLOWING COMPONENTS OF THE PROPOSED PROJECT:

- CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL
- GASOLINE SERVICE STATIONS, WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION
- CAR WASH

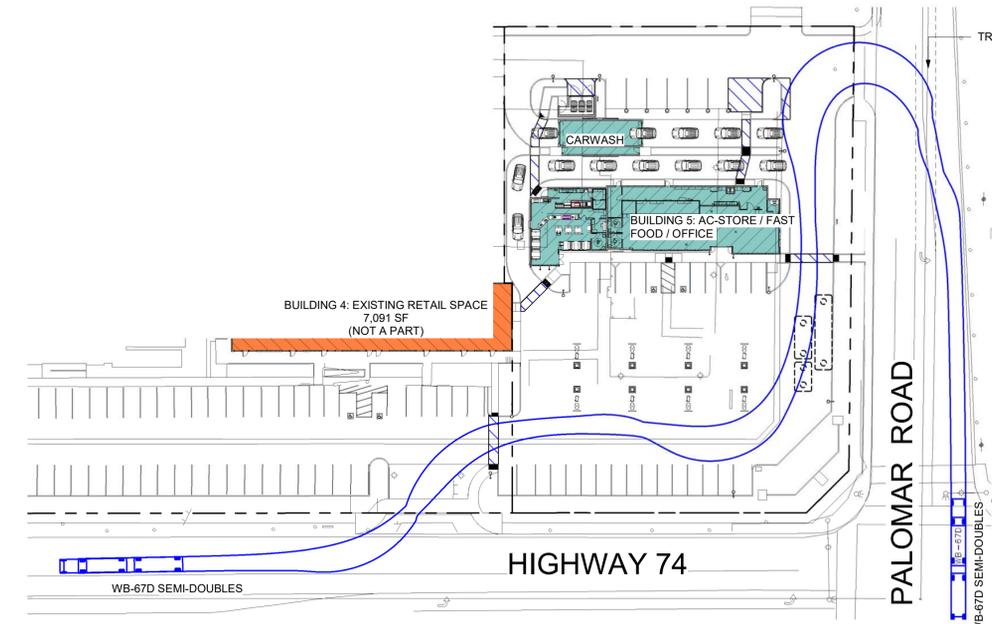
PLANNING APPLICATION CONDITIONAL USE PERMIT NO. 2018-320 PROPOSES TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION AT THE PROPOSED CONVENIENCE STORE.

TENTATIVE PARCEL MAP NO. 2018-302 (TENTATIVE PARCEL MAP NO. ) PROPOSES A SCHEDULE 'E' COMMERCIAL PARCEL MAP OF 3.8 GROSS ACRES INTO TWO (2) PARCELS (PARCEL 1 = 2.51 GROSS ACRES; PARCEL 3 = 1.28 GROSS ACRES).

**1 SITE PLAN - PROPOSED**  
 1" = 30'-0"



Parking...					
Mixed Parking (Existing)	Parking Provided	Building Footprint	Area	Parking Ratio	Parking Spaces
Total Spaces	80 Spaces	Building 4 - Existing Retail...	7,091 sf	8:1000 Ratio	- Spaces
Included ADA	4 Spaces	Train Car Restaurant	3,566 sf	3:1000 Ratio	- Spaces
		Building 2 - Existing Church	4,009 sf	1:250 Ratio	- Spaces
See Parking Study			24839.0 sf	Total	- Spaces
Retail/ Restaurant (New)					
Total Spaces	28 Spaces	Building 5 - AC Store	3,838 sf	3:1000 Ratio	- Spaces
Included ADA	2 Spaces	Building 5 - Restaurant	1,755 sf	8:1000 Ratio	- Spaces
See Parking Study For More Information			23,889 sf	Total	- Spaces



**3 SITE PLAN - Tanker Truck Templet - WB-67D SB**  
 1" = 50'-0"



**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

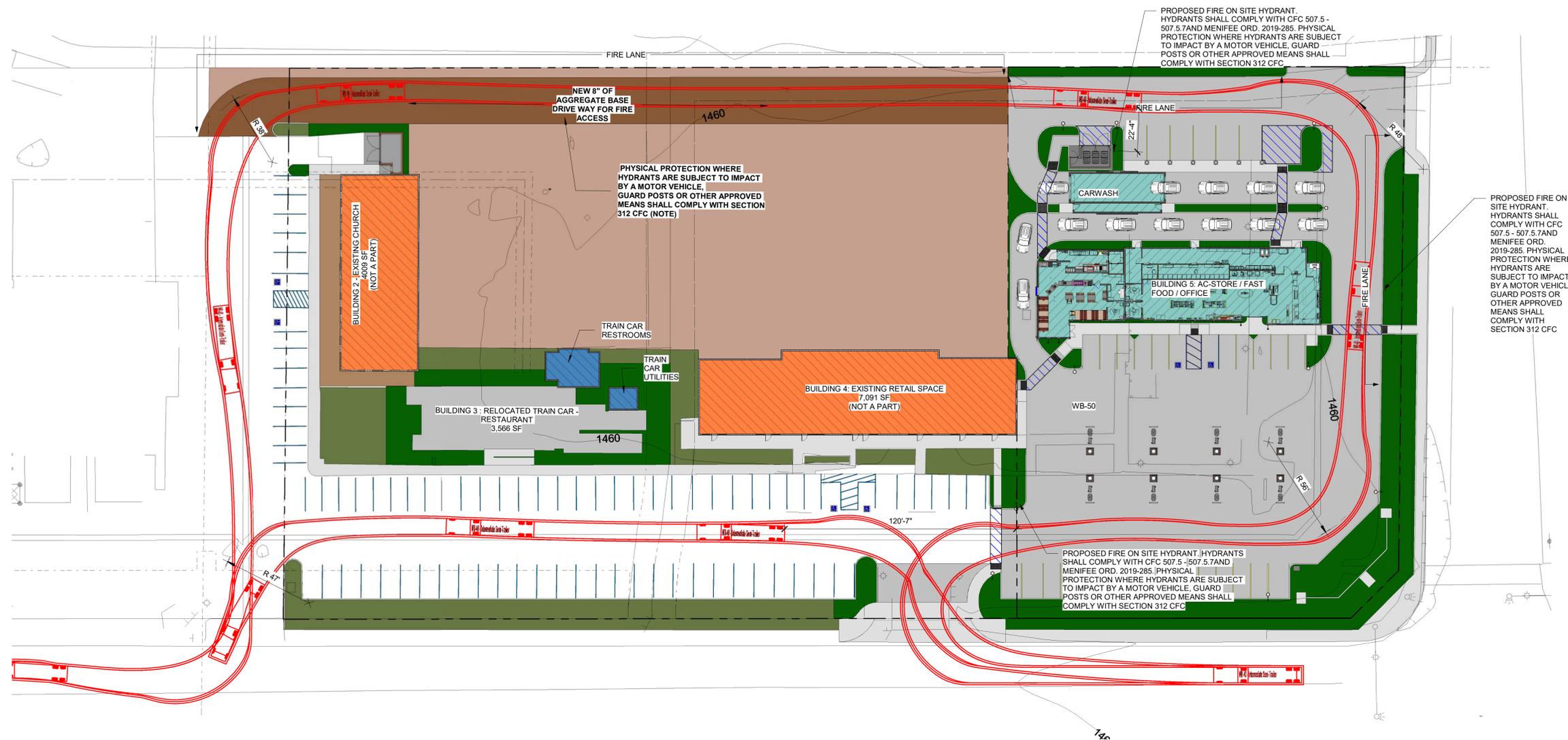
18-508  
 1-19-2021  
 North West Corner of 74 and Palomar Rd, Menifee, CA

**DR-1**

**PROPOSED SITE PLAN**



1-19-2021



Number	Revision Description	Date

**1 SITE PLAN - Truck Templet - WB-50**  
 1" = 30'-0"

**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

18-508

1-19-2021

**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-1.1**

**FIRE TRUCK TURNING WB-50**

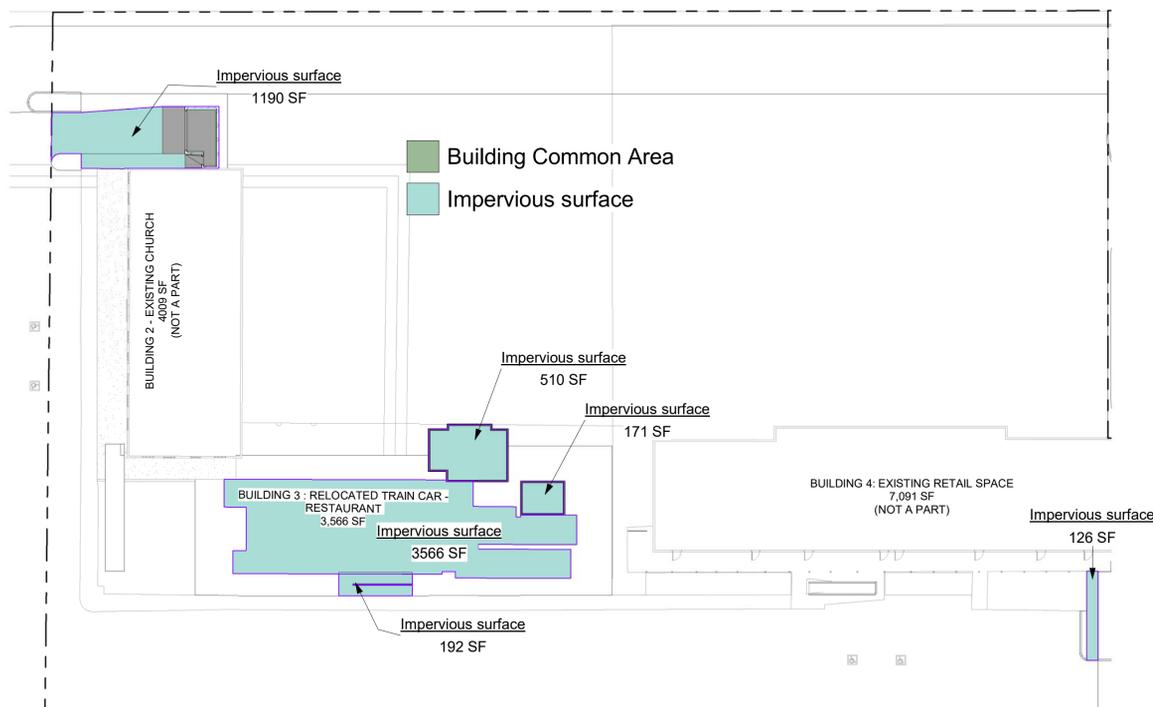


1-19-2021

Number	Revision Description	Date

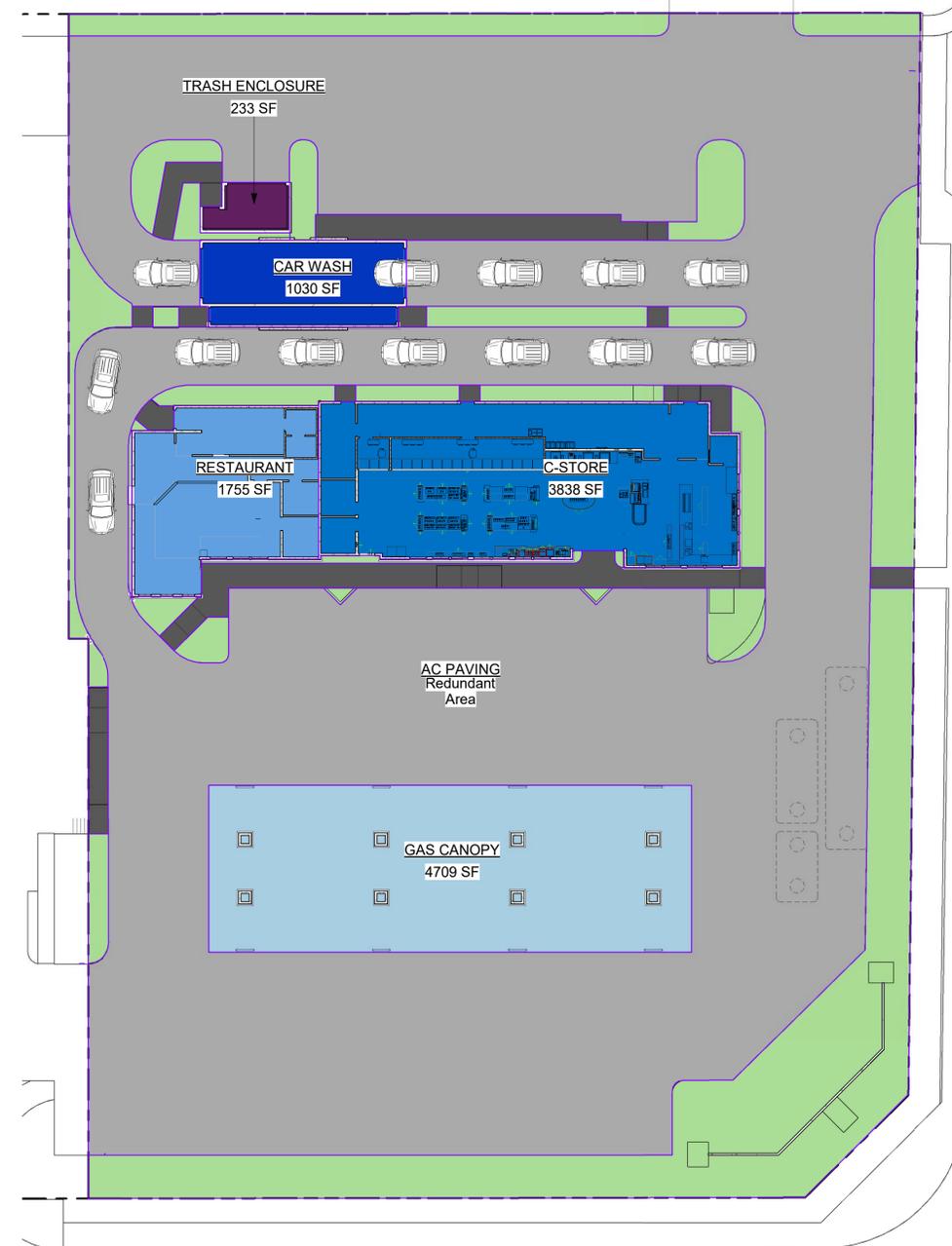
Name	Area	Level	Area Type
AC PAVING	0 SF		Gross Building Area
C-STORE	3,838 SF	First Floor	Gross Building Area
CAR WASH	1,030 SF	First Floor	Gross Building Area
GAS CANOPY	4,709 SF	First Floor	Gross Building Area
RESTAURANT	1,755 SF	First Floor	Gross Building Area
TRASH ENCLOSURE	233 SF	First Floor	Gross Building Area
OFFICE AREA	958 SF	Second Floor	Gross Building Area
<b>GROSS BUILDING</b>	<b>12,524 SF</b>		

Name	Area	Level	% of Lot	Area Type
C-STORE	3,838 SF	First Floor	6.67%	Gross Building Area
RESTAURANT	1,755 SF	First Floor	3.05%	Gross Building Area
CAR WASH	1,030 SF	First Floor	1.79%	Gross Building Area
GAS CANOPY	4,709 SF	First Floor	8.18%	Gross Building Area
TRASH ENCLOSURE	233 SF	First Floor	0.40%	Gross Building Area
Building Coverage: 5	11,566 SF		20.10%	
WALK WAY	36,464 SF	First Floor	63.36%	Exterior Area
LANDSCAPE	8,215 SF	First Floor	14.27%	Exterior Area
LANDSCAPE	112 SF	First Floor	0.20%	Exterior Area
LANDSCAPE	104 SF	First Floor	0.18%	Exterior Area
LANDSCAPE	787 SF	First Floor	1.37%	Exterior Area
LANDSCAPE	130 SF	First Floor	0.23%	Exterior Area
LANDSCAPE	170 SF	First Floor	0.30%	Exterior Area
Open Space: 38	45,984 SF		79.90%	
<b>GROSS SITE</b>	<b>57,550 SF</b>		<b>100.00%</b>	



**2 New Impervious surface Study**  
 1" = 30'-0"

Name	Area
Impervious surface	1190 SF
Impervious surface	3566 SF
Impervious surface	510 SF
Impervious surface	171 SF
Impervious surface	192 SF
Impervious surface	126 SF
Impervious surface	5755 SF



- AC PAVING
- Area
- C-STORE
- CAR WASH
- GAS CANOPY
- GROUND FLOOR
- LANDSCAPE
- OFFICE AREA
- RESTAURANT
- TRASH ENCLOSURE
- WALK WAY

**1 AREA PLAN**  
 1" = 20'-0"

**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

18-508

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**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-2**

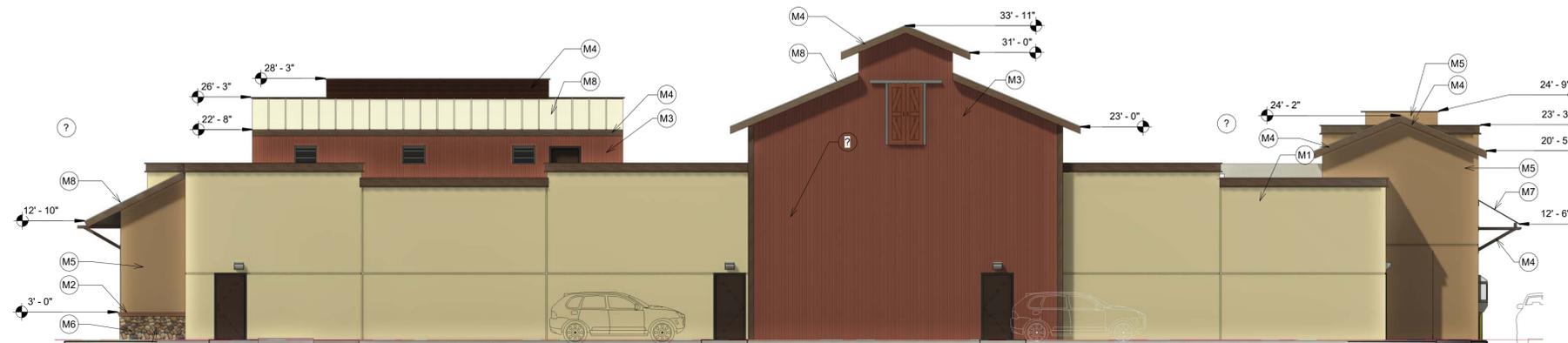
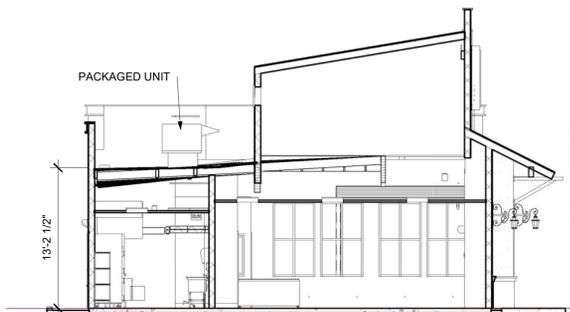
**AREA PLAN**





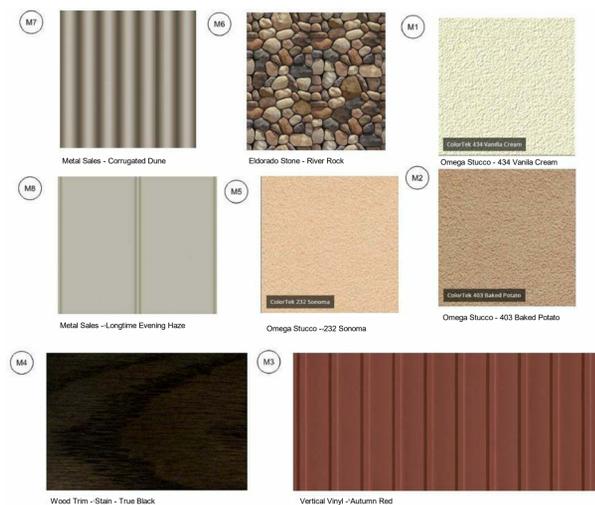
1-19-2021

Number	Revision Description	Date

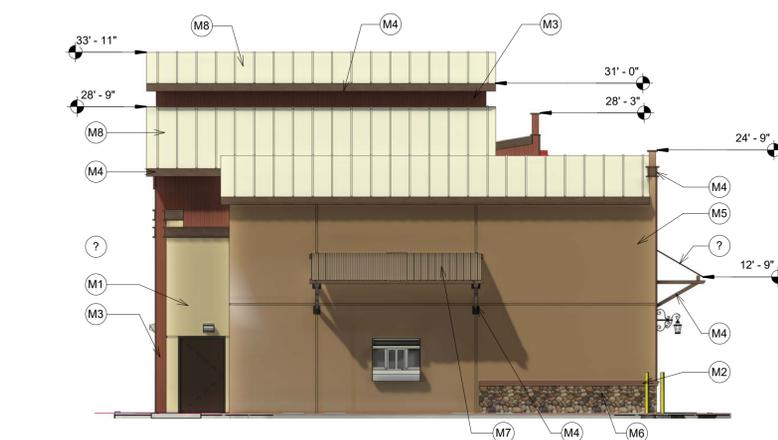


**5 GAS STATION - NORTH ELEVATION**  
 1/8" = 1'-0"

**4 SECTION**  
 1/8" = 1'-0"



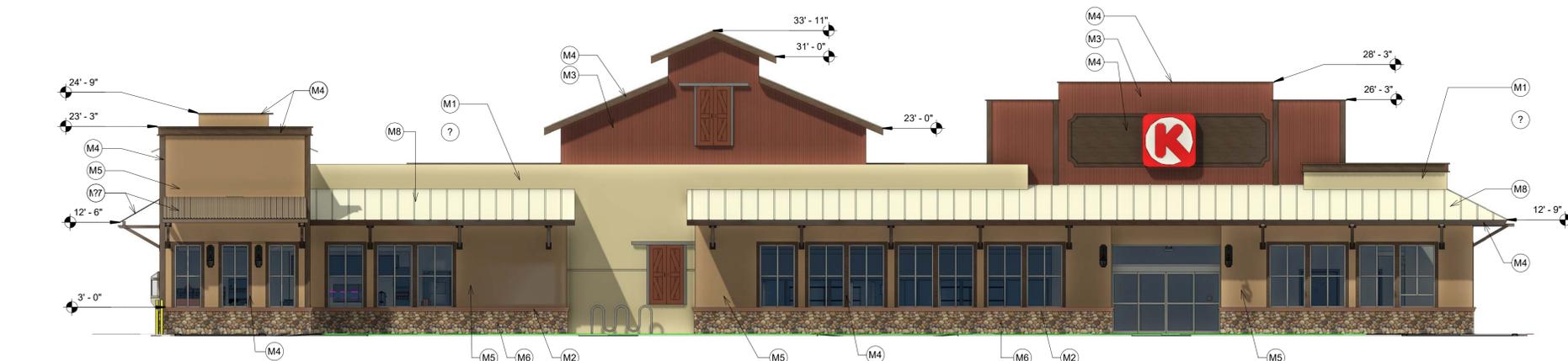
**MATERIALS SCHEDULE**



**2 GAS STATION - WEST ELEVATION**  
 1/8" = 1'-0"



**3 GAS STATION - EAST ELEVATION**  
 1/8" = 1'-0"



**1 GAS STATION - SOUTH ELEVATION**  
 1/8" = 1'-0"

**C-Store, Restaurant & Carwash Design For:**

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**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-4**

**GAS STATION ELEVATIONS**



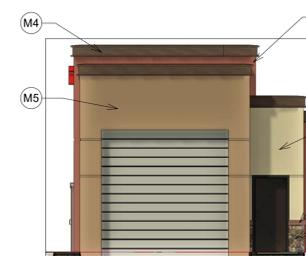
1-19-2021

Number	Revision Description	Date



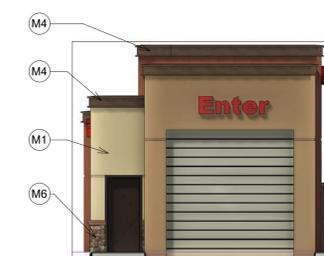
**6 CAR WASH - SOUTH ELEVATION**

1/8" = 1'-0"



**4 CAR WASH - WEST ELEVATION**

1/8" = 1'-0"



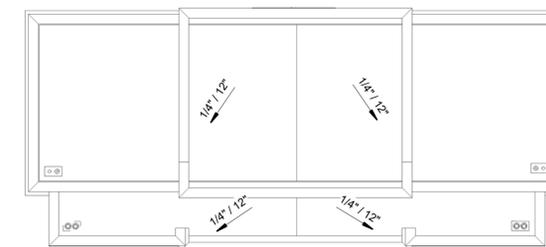
**5 CAR WASH - EAST ELEVATION**

1/8" = 1'-0"



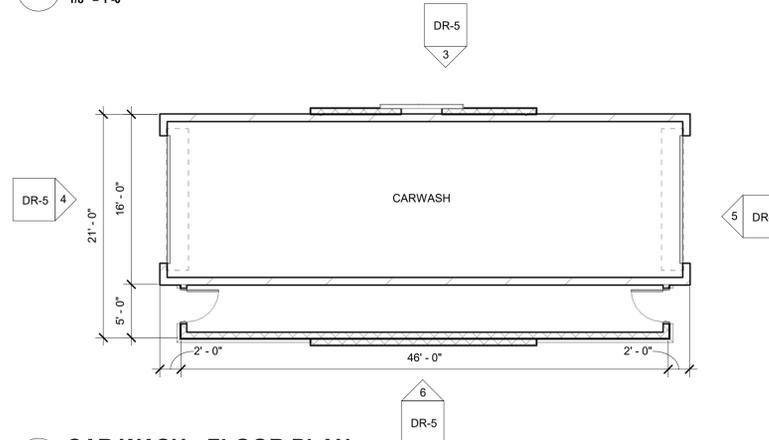
**3 CAR WASH - NORTH ELEVATION**

1/8" = 1'-0"



**2 CARWASH - ROOF PLAN**

1/8" = 1'-0"

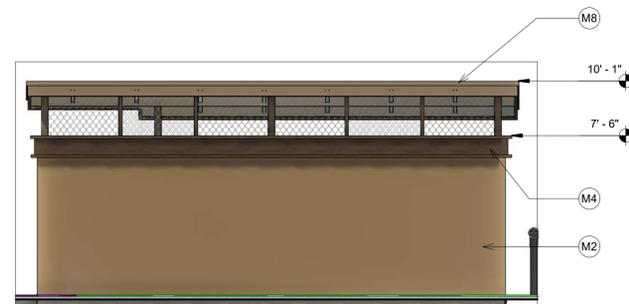


**1 CAR WASH - FLOOR PLAN**

1/8" = 1'-0"

**12 TRASH ENCLOSURE - SOUTH**

1/4" = 1'-0"



**10 TRASH ENCLOSURE - EAST**

1/4" = 1'-0"



**11 TRASH ENCLOSURE - WEST**

1/4" = 1'-0"



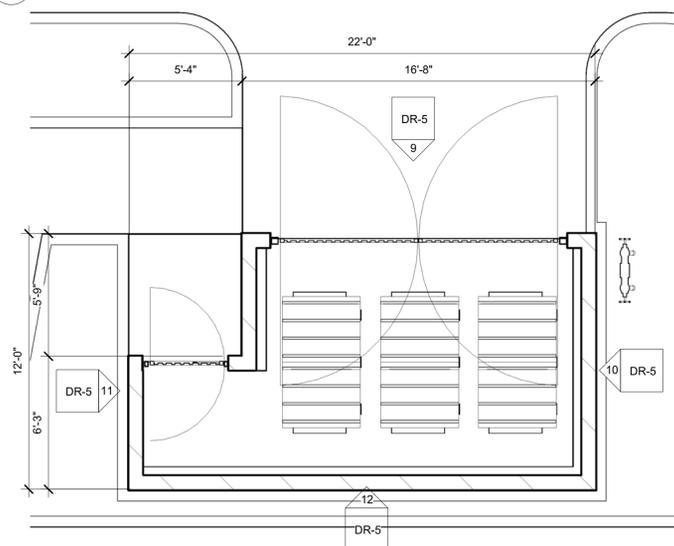
**9 TRASH ENCLOSURE - NORTH**

1/4" = 1'-0"



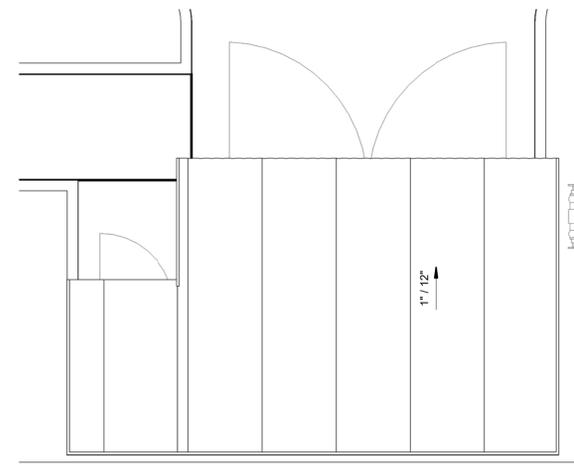
**7 First Floor Plan**

1/4" = 1'-0"



**8 Roof Plan - Trash Enclosure**

1/4" = 1'-0"



**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

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**DR-5**

**CAR WASH & TRASH ENCLOSURE**

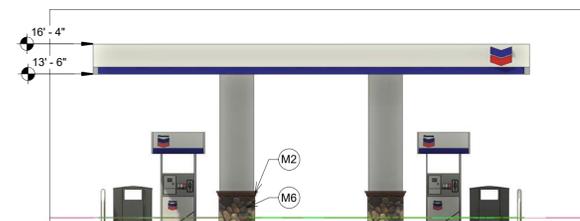


1-19-2021

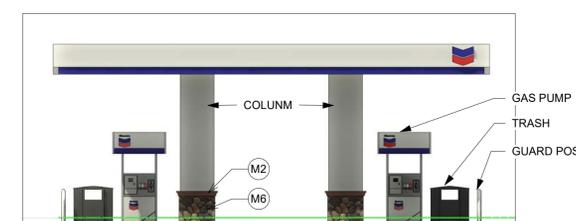
Number	Revision Description	Date



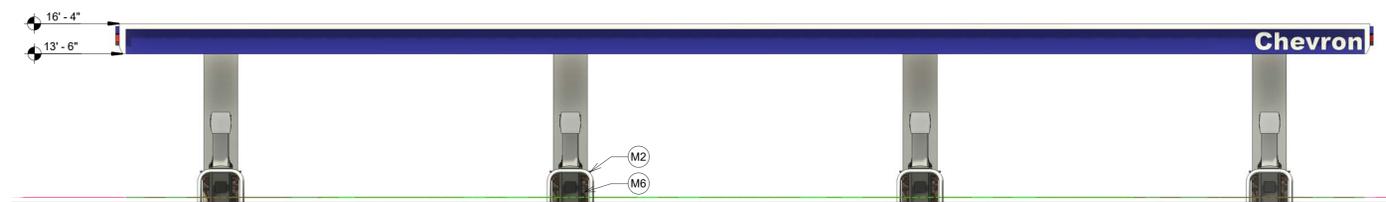
**5 CANOPY - NORTH ELEVATION**  
 1/8" = 1'-0"



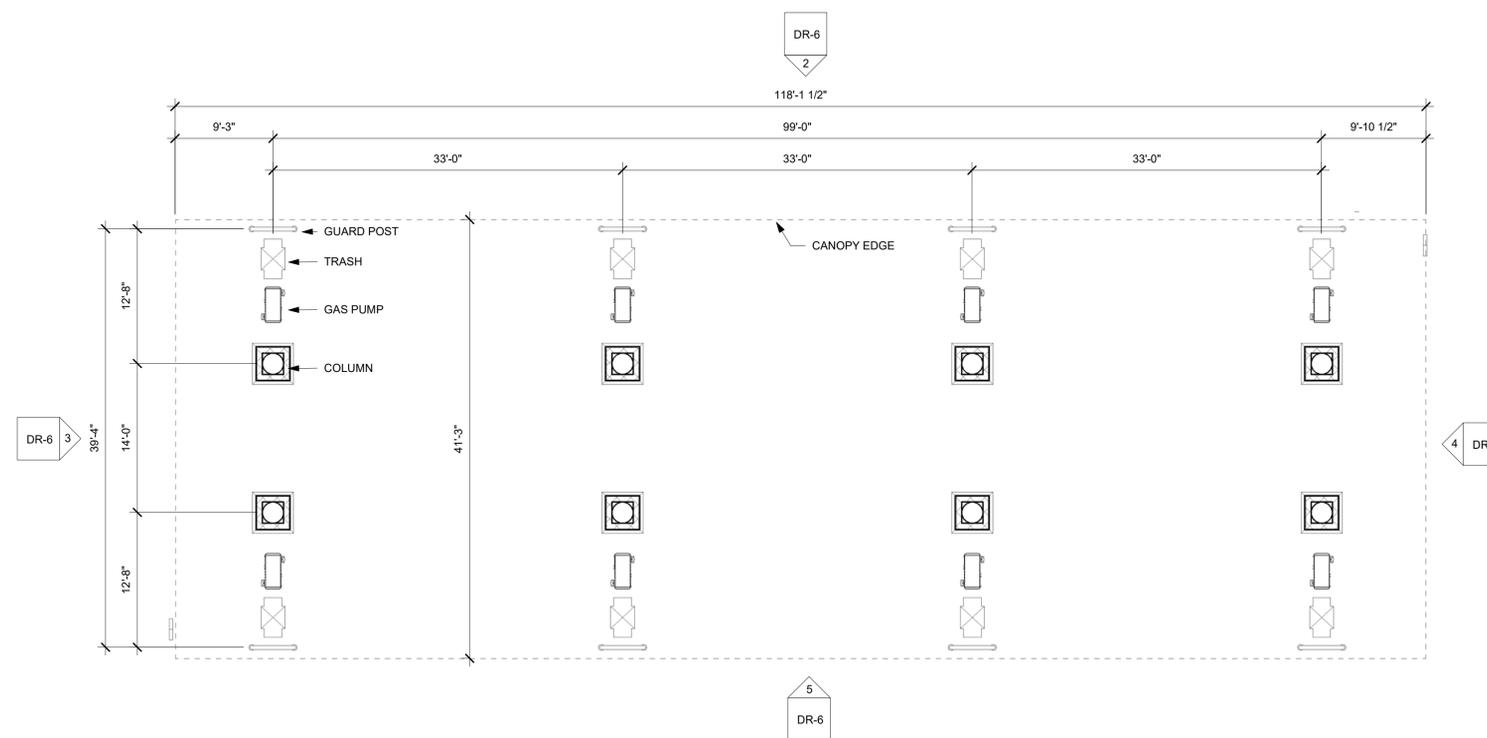
**3 CANOPY - EAST ELEVATION**  
 1/8" = 1'-0"



**4 CANOPY - WEST ELEVATION**  
 1/8" = 1'-0"



**2 CANOPY - SOUTH ELEVATION**  
 1/8" = 1'-0"



**1 CANOPY - FLOOR PLAN**  
 1/8" = 1'-0"

**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

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1-19-2021

**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-6**

**FUEL CANOPY**



1-19-2021

Number	Revision Description	Date



**1 C-Store and Existing Site**  
12" = 1'-0"



**2 Carwash & Vacumes**  
12" = 1'-0"



**3 Existing Development with New Train Car Location**  
12" = 1'-0"



**4 South East Front of C-Store**  
12" = 1'-0"



**5 South East of Car Canopy**  
12" = 1'-0"



**6 South West Car Canopy**  
12" = 1'-0"

**C-Store, Restaurant & Carwash Design For:**

**Motte's Romola Farms**

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**North West Corner of 74 and Palomar Rd, Menifee, CA**

**DR-7**

**RENDERINGS**