

RIVERSIDE COUNTY EXHIBIT "A" - SITE PLAN

PROPOSING A FAST FOOD DRIVE THRU RESTAURANT, TOGETHER WITH A MULTI-TENANT MIXED USE COMMERCIAL BUILDING LOCATED ON APPROX. 1.61 NET ACRES OF LAND IN THE UN-INCORPORATED AREA OF HOMELAND, RIVERSIDE COUNTY, CALIFORNIA

LAND ENGINEERING CONSULTANTS, INC. APRIL 2020



ASSESSORS PARCEL NO'S / PROPERTY ADDRESS:
 0458-103-01 & 0458-103-02
 33336 HIGHWAY 74
 HEMET, CA 92345

APPLICANT / OWNER
 AL HUSN LP
 74 W RAMONA EXPRESSWAY, SUITE, C
 PERRIS, CA 92571
 PH: (951) 776-9300
 EMAIL: rnm2@alhusnlp.com

ENGINEER
 LAND ENGINEERING CONSULTANTS, INC
 P.O. BOX 541 - 650 AVENUE K
 CALIFORNIA, CA 92320
 PH: (909) 795-8882
 CELL: (909) 754-0208
 EMAIL: don@leincorporated.com

LEGAL DESCRIPTION

PARCEL 1:
 LOT 4 IN BLOCK C OF GREEN ACRES, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°32' EAST ALONG THE NORTHERLY LINE OF SAID LOT, 99.97 FEET; TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°30' WEST ALONG THE EASTERLY LINE OF SAID LOT, 157.14 FEET; THENCE SOUTH 89°32' WEST 100.03 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANCE THEREON SOUTH 00°30' WEST 160.81 FEET FROM NORTHWEST CORNER OF SAID LOT THENCE NORTH 00°30' EAST ALONG THE WESTERLY LINE OF SAID LOT, 160.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 LOT 5 IN BLOCK C OF GREEN ACRES, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 14, 1940 IN BOOK 474 PAGE 155 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°31' EAST, 99.97 FEET, ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00°30' WEST, 153.48 FEET, ALONG THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 89°32' WEST, 100.03 FEET, TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANCE THEREON SOUTH 00°30' WEST 157.14 FEET FROM THE SAID NORTHWEST CORNER; THENCE NORTH 00°30' EAST 157.14 FEET, ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

- GENERAL NOTES**
- THIS PROJECT PROPOSES A 4,276 S.F. FAST FOOD DRIVE THRU RESTAURANT, TOGETHER WITH A 7,550 S.F. MULTI-TENANT MIXED USE COMMERCIAL BUILDING. THE PROJECT IS LOCATED ON 1.61 NET ACRES OF LAND.
 - EXISTING ZONING: R-R, RURAL RESIDENTIAL. PROPOSED ZONING: C-P-S, SCENIC HIGHWAY COMMERCIAL.
 - EXISTING LAND USE: VACANT LAND. PROPOSED LAND USE DESIGNATION: CR - COMMERCIAL RETAIL.
 - EXISTING SURROUNDING LAND USES: SOUTH: RURAL COMMUNITY - LOW DENSITY RESIDENTIAL, NORTH: CR - COMMERCIAL RETAIL, EAST: CR - COMMERCIAL RETAIL, WEST: CR - COMMERCIAL RETAIL.
 - GROSS ACREAGE = 2.59 ACRES. NET ACREAGE = 1.61 ACRES.
 - THOMAS BROS. MAP: 2006 RIVERSIDE COUNTY PAGE: 839, G-2.
 - UTILITY PURVEYORS: CABLE: TIME WARNER CABLE (SPECTRUM) GAS: SOUTHERN CALIFORNIA GAS COMPANY POWER: SOUTHERN CALIFORNIA EDISON COMPANY SEWER: EASTERN MUNICIPAL WATER DISTRICT TELEPHONE: VERIZON TELEPHONE WATER: EASTERN MUNICIPAL WATER DISTRICT
 - THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND NOT WITHIN A SPECIAL STUDY ZONE.
 - TOPOGRAPHY WAS OBTAINED FROM AN AERIAL TOPOGRAPHIC SURVEY ON 11/25/2016 COMPLETED BY ARROWHEAD MAPPING CORPORATION (909)889-2420.
 - ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
 - FEMA FLOOD ZONE "AE", PER PANEL 060562C2080H EFFECTIVE 4/19/2017, WHICH WAS REVISED TO REFLECT THE LETTER OF MAP REVISION (LMR) APPROVED BY RIVERSIDE COUNTY FLOOD CONTROL EFFECTIVE 4/10/19. THIS PROJECT AS PROPOSED DOES NOT RESULT IN A SIGNIFICANT (MEASURABLE) IMPACT TO THE BASE FLOOD ELEVATION IN THE AREA OF DEVELOPMENT. FOR QUESTIONS OR COMMENTS, CONTACT Ms. DEBORAH DE CHAMBEAU AT (951)955-1265.
 - THIS PROPERTY IS WITHIN COUNTY SERVICE AREAS: CSA 146, CSA 152 & CSA 80.
 - OPEN SPACE PARCEL AREAS TO BE MAINTAINED BY PROPERTY OWNER.
 - THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.
 - THIS PROJECT IS NOT SUBJECT TO OVERFLOW OR INUNDATION. (SEE NOTE 11)
 - THERE ARE NO OPEN CHANNELS, GATES, WALLS, FREE STANDING SIGNS, DRIVEWAYS, TURNINGS, TURN ARROWS, CURBS, DRAINAGE STRUCTURES AND ABOVE AND BELOW GROUND STRUCTURES INCLUDING SEPTIC SUBSTRUCTURE DISPOSAL SYSTEMS.
 - THIS PROJECT IS WITHIN THE HOMELAND #8 COMMUNITY SERVICE AREA.
 - THIS PROJECT LIES WITHIN THE HEMET VALLEY UNIFIED SCHOOL DISTRICT.
 - DEVELOPMENT COVERAGES: (1.61 NET ACRES)

PROPOSED USE	AREA	% OF TOTAL
BUILDINGS	0.27 AC	16.8%
PAVING	0.82 AC	50.6%
ON-SITE L.S.	0.52 AC	32.6%
TOTAL ON-SITE	1.61 AC	100.0%

SEE LANDSCAPE CALCULATION TABLE HEREON

TOTAL EMPLOYEES (MAX SHIFT): 10
 PARKING REQUIRED: (1,395 SF/45=31) & (10 EMPLOYEES/2=5) TOTAL: 31+5 = 36 STALLS
 PARKING PROVIDED: 36 STALLS

BUILDING B REQUIREMENTS:
 GENERAL RETAIL INCLUDING BUT NOT LIMITED TO, NEIGHBORHOOD, COMMUNITY AND REGIONAL SHOPPING CENTERS, INCLUDING THOSE WITH RESTAURANTS:
 HEIGHT: 24'-0"
 BUILDING / LEASABLE AREA: 7,550 SF
 PARKING REQUIRED (7,550/200 = 37.75) = 38 STALLS

22. PARKING SCHEDULE:
 TOTAL PARKING PROVIDED FOR PARCEL 1 = 36 STALLS (REQ. 36)
 TOTAL PARKING PROVIDED FOR PARCEL 2 = 47 STALLS (REQ. 38)
 TOTAL PARKING PROVIDED = 83 STALLS
 TOTAL PARKING REQUIRED = 74 SPACES (83 PROP. > 74 REQ.)

23. A RECREATIONAL PARKING & ACCESS AGREEMENT IS REQUIRED BETWEEN THE OWNERS OF THIS PROPERTY AND OWNERS OF APN'S 0458-103-14, 27, 28, 29 AGREEMENT IS TO RECORD PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY OF THIS PROJECT.

24. DUE TO THE PROPOSED SITE DESIGN, SLOPE GRADIENTS WITHIN THE PAVED AREAS PROPOSED FOR LESS THAN 1.0% SHALL BE PAVED WITH CONCRETE & THOSE 1.0% OR GREATER SLOPE MAY RECEIVE ASPHALT PAVING PER COUNTY OF RIVERSIDE REQUIREMENTS.

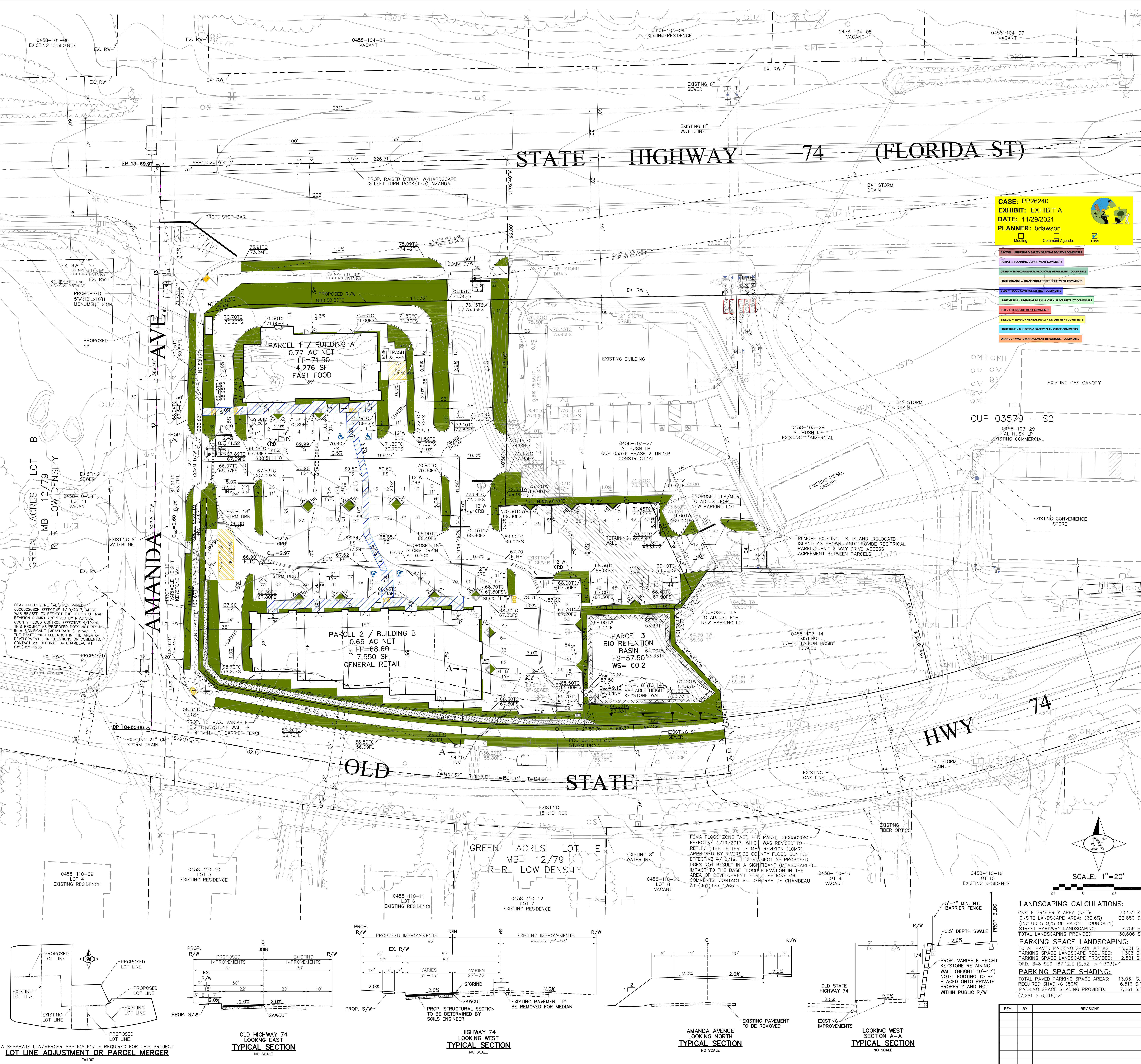
LEGEND:

- INDICATES EXISTING CONTOUR
- INDICATES PROPERTY LINE
- INDICATES STREET CENTERLINE
- INDICATES EASEMENT LINE
- INDICATES CURB AND GUTTER
- INDICATES PROPOSED STORM DRAIN
- INDICATES PROPOSED 2:1 SLOPE
- INDICATES PROPOSED RETAINING WALL
- INDICATES PROPOSED LANDSCAPE AREA
- FF - INDICATES FINISH FLOOR
- TW - INDICATES TOP OF WALL ELEVATION
- TC - INDICATES TOP OF CURB
- TF - INDICATES TOP OF FOOTING ELEVATION
- LS - INDICATES LANDSCAPING
- FS - INDICATES FINISHED SURFACE
- STOP - INDICATES PROPOSED ON-SITE STOP SIGN, STOP BAR, & STOP PAVEMENT LEGEND

REV.	BY	REVISIONS	APPR.	DATE

P.O. BOX 541, 650 AVENUE K
 CALIFORNIA, CALIFORNIA 92320
 TEL: 909-795-8882 FAX:
 909-795-8818

PP26240
 DATE: 4-24-20
 R.C.E. 5129, EXP. 9/30/21



CASE: PP26240
EXHIBIT: EXHIBIT A
DATE: 11/29/2021
PLANNER: bdawson

Maping Comment Agents Final

- BROWN - BUILDING & SAFETY GRADING CHECK COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - PUBLIC WORKS DEPARTMENT COMMENTS
- LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CUP 03579 - S2

PROPOSED USE	AREA	% OF TOTAL
BUILDINGS	0.27 AC	16.8%
PAVING	0.82 AC	50.6%
ON-SITE L.S.	0.52 AC	32.6%
TOTAL ON-SITE	1.61 AC	100.0%

SEE LANDSCAPE CALCULATION TABLE HEREON

LANDSCAPING CALCULATIONS:
 ON-SITE PROPERTY AREA (NET): 70,132 S.F.
 ON-SITE LANDSCAPE AREA: (32,870) 22,850 S.F.
 (INCLUDES 0% OF PARCEL BOUNDARY)
 STREET PARKWAY LANDSCAPING: 7,756 S.F.
 TOTAL LANDSCAPING PROVIDED: 30,606 S.F.

PARKING SPACE LANDSCAPING:
 TOTAL PAVED PARKING SPACE AREAS: 13,031 S.F.
 PARKING SPACE LANDSCAPE REQUIRED: 1,303 S.F.
 PARKING SPACE LANDSCAPE PROVIDED: 2,521 S.F.
 GRD. 348 SEC 187.12E (2,521 > 1,303)

PARKING SPACE SHADING:
 TOTAL PAVED PARKING SPACE AREAS: 13,031 S.F.
 PARKING SPACE SHADING REQUIRED: 6,516 S.F.
 PARKING SPACE SHADING PROVIDED: 7,281 S.F.
 (7,281 > 6,516)

A SEPARATE LLA/MERGER APPLICATION IS REQUIRED FOR THIS PROJECT
LOT LINE ADJUSTMENT OR PARCEL MERGER
 1"=100'

OLD HIGHWAY 74
 LOOKING EAST
TYPICAL SECTION
 NO SCALE

HIGHWAY 74
 LOOKING WEST
TYPICAL SECTION
 NO SCALE

AMANDA AVENUE
 LOOKING NORTH
TYPICAL SECTION
 NO SCALE

LOOKING WEST
 SECTION A-A
TYPICAL SECTION
 NO SCALE

LOOKING WEST
 SECTION B-B
TYPICAL SECTION
 NO SCALE



1 **Building A - Front**
12" = 1'-0"



2 **Building A - Left Front**
12" = 1'-0"



3 **Building A - Left Side**
12" = 1'-0"

Phase III Buildings
ALHUSN, LP
33389 Highway 74 Hemet, Ca 92548
Suite B

CASE: PP26240
EXHIBIT: EXHIBIT B
DATE: 11/29/2021
PLANNER: bdawson



Meeting
 Comment Agenda
 Final



4 **Building B - Right Front**
12" = 1'-0"



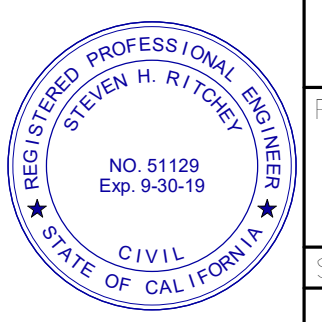
5 **Building B - Left Front**
12" = 1'-0"



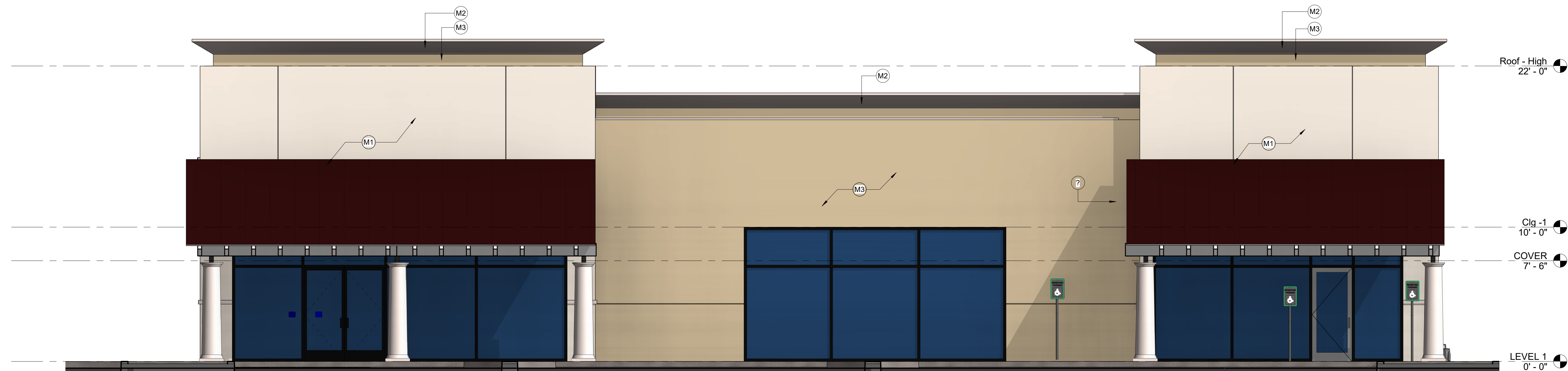
6 **Building B - Right Side**
12" = 1'-0"

MARK	REVISIONS	APPR.	DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	

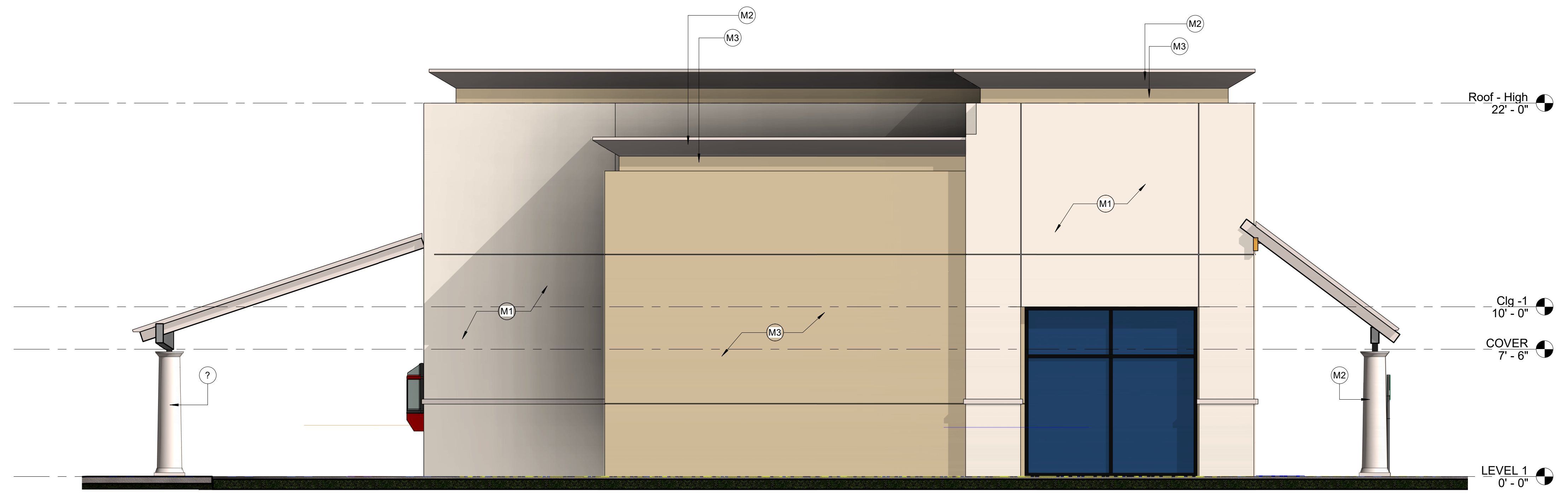
LEC
LAND
ENGINEERING
CONSULTANTS, INC.
P.O. BOX 541, 630 AVENUE K,
CALMESA, CALIFORNIA 93225
PH: (509) 755-8862, FAX: (509) 755-8818



Phase III Buildings
BLDG A & B RENDER.
PREPARED UNDER SUPERVISION OF:
STEVEN H. RITCHEY R.C.E. 51129
DR 001 8-13-2019



1 BUILDING A FRONT ELEVATION
1/4" = 1'-0"



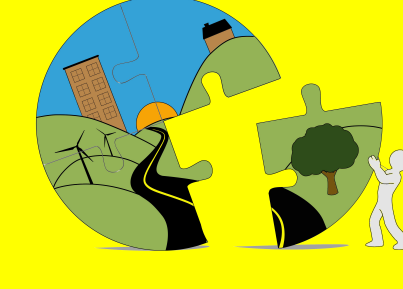
2 BUILDING A SIDE ELEVATION A
1/4" = 1'-0"

MATERIAL LEGEND
12" = 1'-0"

- M1**  8300W Nomadic Ivory - SAND STUCCO
- M2**  8831W Bohemian Tint - SAND STUCCO
- M3**  8233M Crisp Khaki - SAND STUCCO
- M4**  NEW METAL ROOFING TO MATCH EXISTING
- M4**  DECORATIVE TWO-PIECE FIBERGLASS COLUMN (TUSCAN STYLE) WITH STRUCTURAL POST INSIDEDJUNN EDWARD PAINT - VANILLA SHAKE DEW325

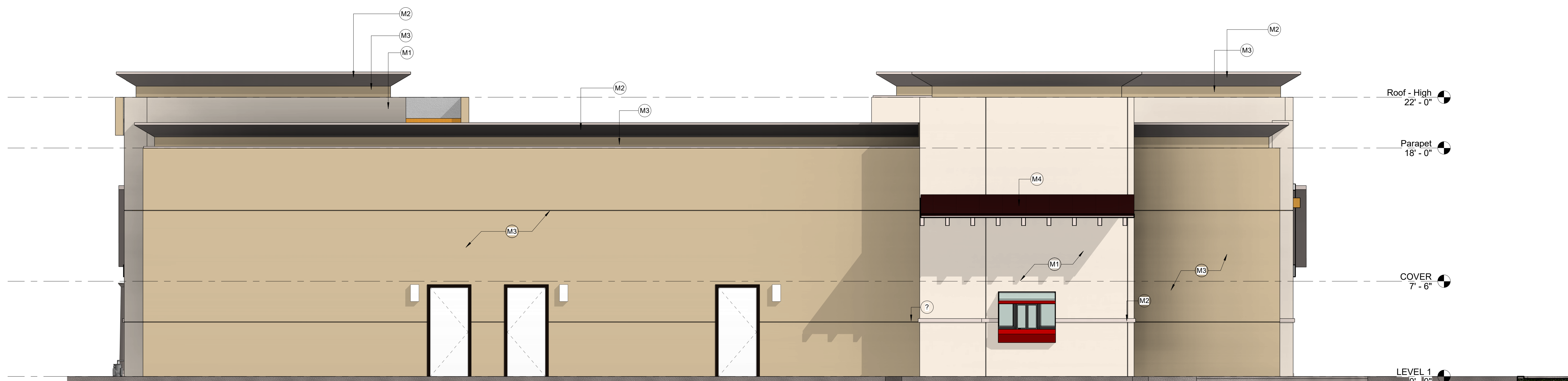
CASE: PP26240
EXHIBIT: EXHIBIT B
DATE: 11/29/2021
PLANNER: bdawson

Meeting Comment Agenda Final

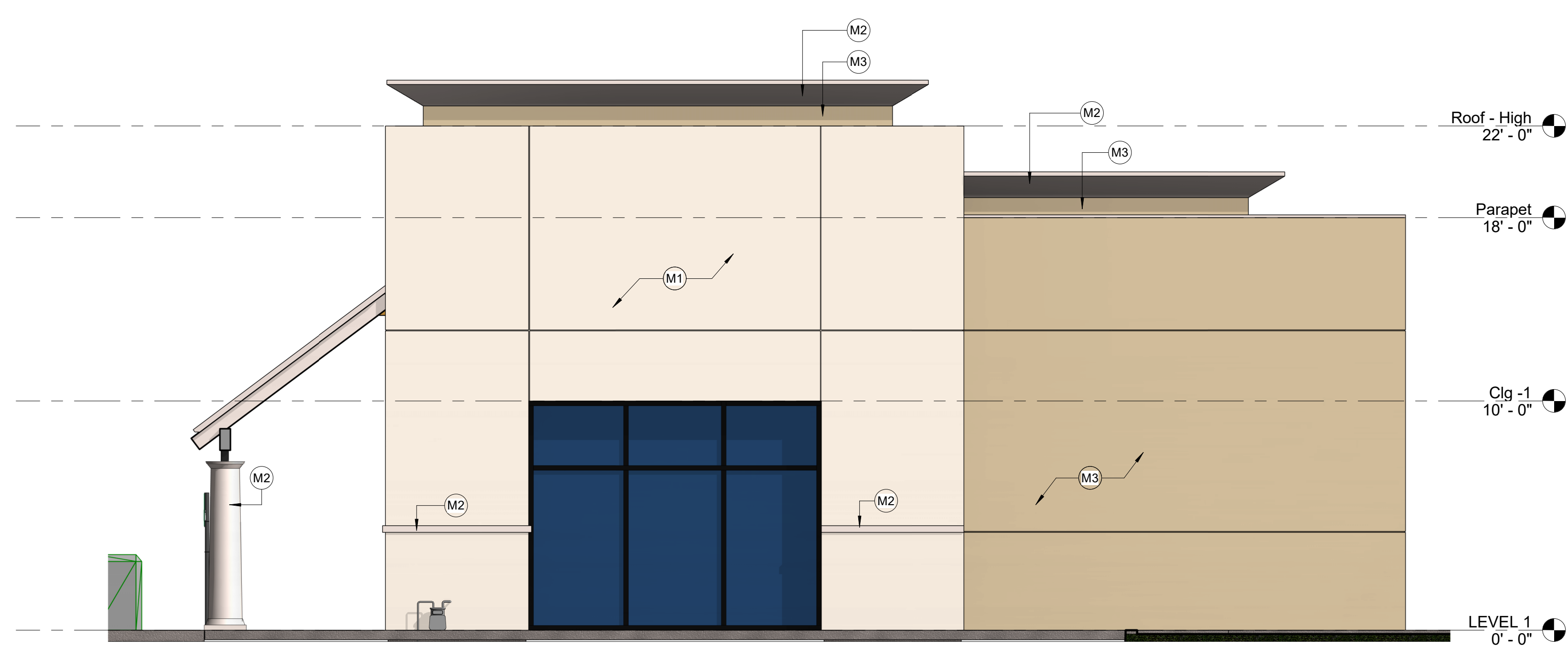


Phase III Buildings

	 <p>LEC LAND ENGINEERING CONSULTANTS, INC.</p> <p><small>P.O. BOX 541, 630 AVENUE K, CALMESA, CALIFORNIA 93220 PH: (509) 755-8862, FAX: (509) 755-8818</small></p>	 <p><small>NO. 51125 EXP. 9-30-19 CIVIL STATE OF CALIFORNIA</small></p>	<p>BLDG A ELEVATIONS</p> <p>PREPARED UNDER SUPERVISION OF:</p> <p>STEVEN H. BITCHEY R.C.E. 51125</p> <p>DR 004 8-13-2019</p>												
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1 BUILDING A REAR ELEVATION
1/4" = 1'-0"



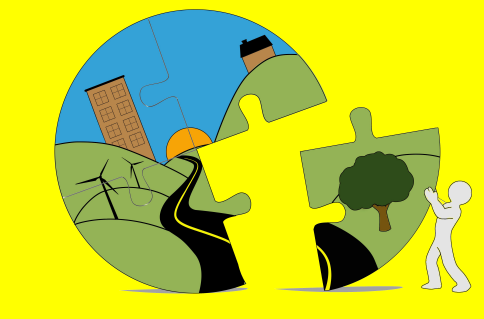
2 BUILDING A SIDE ELEVATION B
1/4" = 1'-0"

MATERIAL LEGEND
1/2" = 1'-0"

- M1**  8300W Nomadic Ivory 8300W Nomadic Ivory - SAND STUCCO
- M2**  8831W Bohemian Tint 8831W Bohemian Tint - SAND STUCCO
- M3**  8233M Crisp Khaki 8233M Crisp Khaki - SAND STUCCO
- M4**  NEW METAL ROOFING TO MATCH EXISTING
- M4**  DECORATIVE TWO-PIECE FIBERGLASS COLUMN (TUSCAN STYLE) WITH STRUCTURAL POST INSIDEDUNN EDWARD PAINT - VANILLA SHAKE DEW325

CASE: PP26240
EXHIBIT: EXHIBIT B
DATE: 11/29/2021
PLANNER: bdawson

Meeting
 Comment Agenda
 Final



Phase III Buildings

	 <p>LEC LAND ENGINEERING CONSULTANTS, INC.</p> <p><small>P.O. BOX 541, 630 AVENUE K, CALIMESA, CALIFORNIA 92320 PH: (909) 755-8882, FAX: (909) 755-8818</small></p>	 <p>NO. 51125 Exp. 9-30-19 CIVIL STATE OF CALIFORNIA</p>	<p>BLDG A ELEVATIONS</p> <p>PREPARED UNDER SUPERVISION OF:</p> <p>STEVEN H. BITCHEY R.C.E. 51125</p> <p>DR 005 8-13-2019</p>								
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2 BUILDING B FRONT ELEVATION
1/4" = 1'-0"




1 BUILDING B SIDE ELEVATION A
1/4" = 1'-0"

MATERIAL LEGEND
1/2" = 1'-0"

- M1**  8300W Nomadic Ivory - SAND STUCCO
- M2**  8831W Bohemian Tint - SAND STUCCO
- M3**  8233M Crisp Khaki - SAND STUCCO
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- M4**  DECORATIVE TWO-PIECE FIBERGLASS COLUMN (TUSCAN STYLE) WITH STRUCTURAL POST
INSIDEDUNN EDWARD PAINT - VANILLA SHAKE DEW325

CASE: PP26240
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PLANNER: bdawson

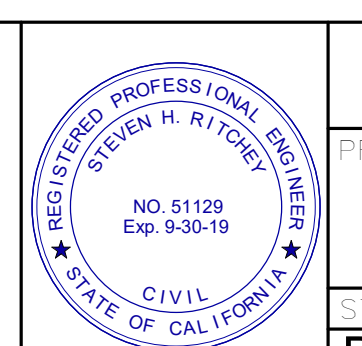
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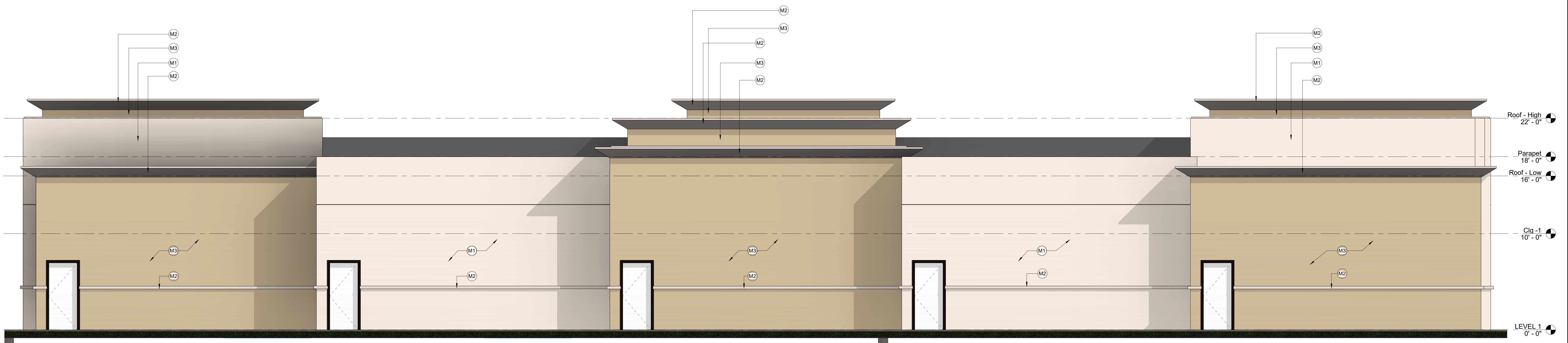
LEC
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CALIFORNIA 92320
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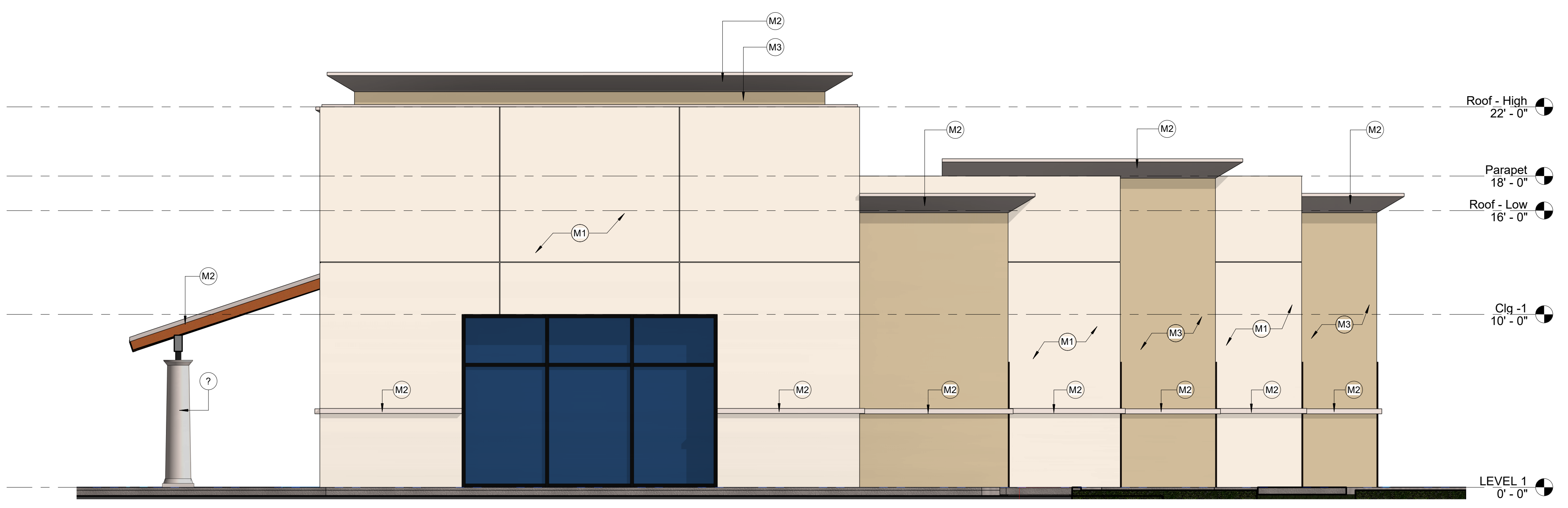


Phase III Buildings
BLDG B ELEVATIONS

PREPARED UNDER SUPERVISION OF:
STEVEN H. RITCHEY R.C.E. 51129
DR 006 8-13-2019



2 BUILDING B REAR ELEVATION
1/4" = 1'-0"



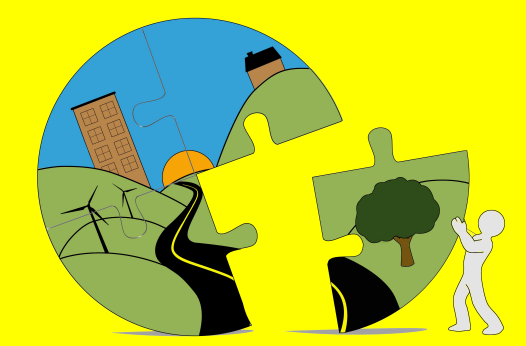
1 Elevation - SF1
1/4" = 1'-0"

MATERIAL LEGEND
1/2" = 1'-0"

- M1**  8300W Nomadic Ivory - SAND STUCCO
- M2**  8831W Bohemian Tint - SAND STUCCO
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PLANNER: bdawson

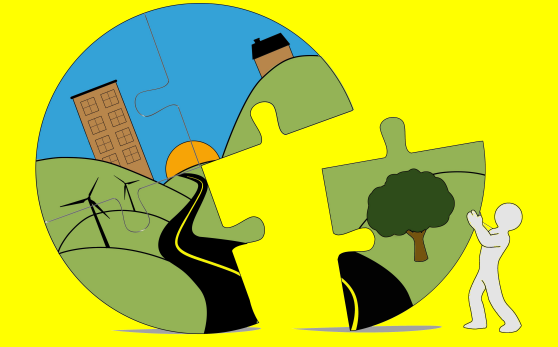
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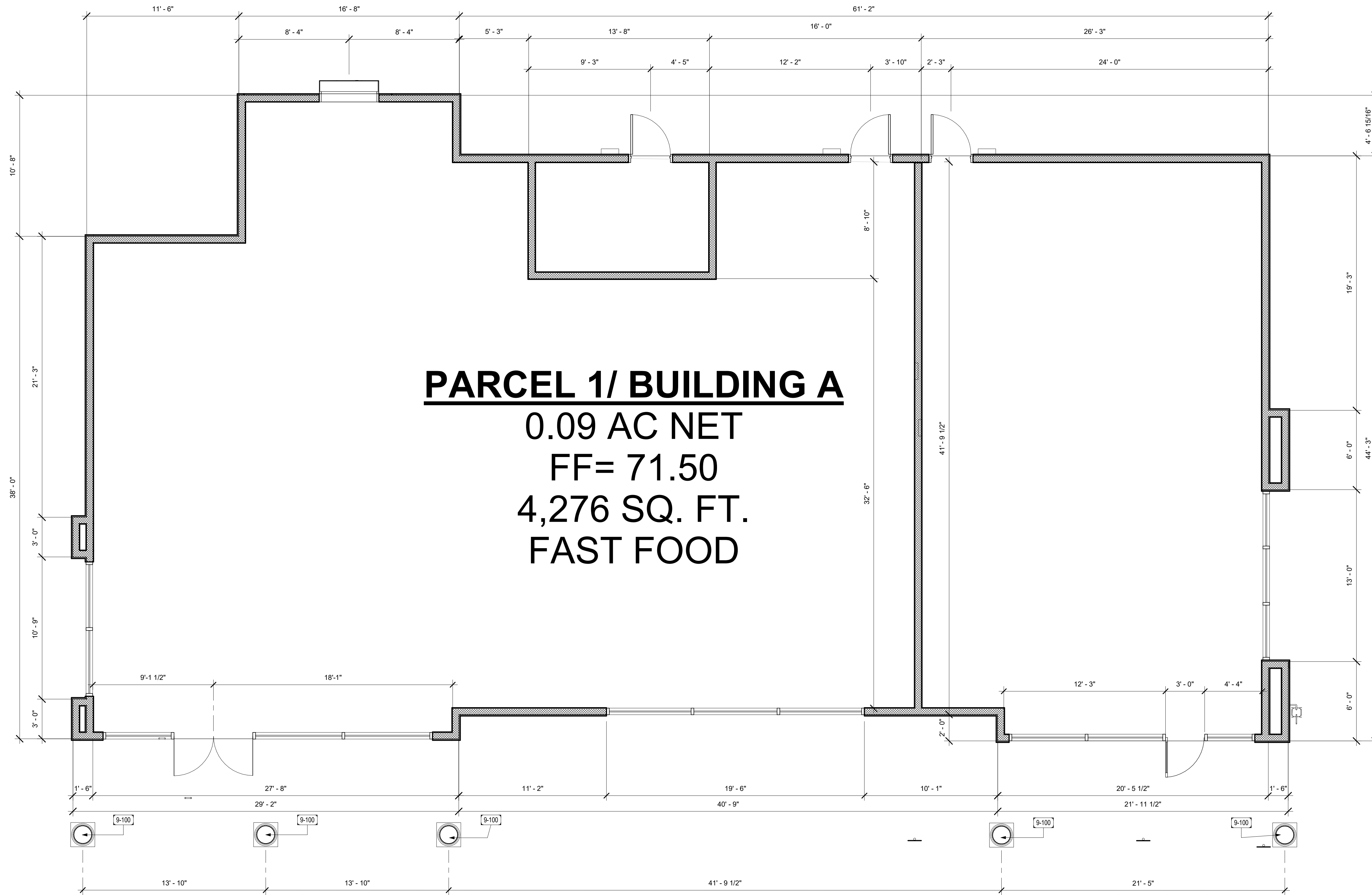
Phase III Buildings

	 LEC LAND ENGINEERING CONSULTANTS, INC. <small>P.O. BOX 541, 650 AVENUE K, CALIMESA, CALIFORNIA 92320 PH: (909) 755-8865, FAX: (909) 755-8818</small>	 STEVEN H. BLTCHAY R.C.E. 51129 CIVIL STATE OF CALIFORNIA	BLDG B ELEVATIONS PREPARED UNDER SUPERVISION OF: DR 007 <small>8-13-2019</small>								
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CASE: PP26240
EXHIBIT: EXHIBIT C
DATE: 11/29/2021
PLANNER: bdawson



Meeting Comment Agenda Final

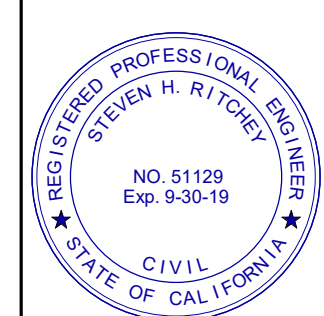


1 BLDG A FLOOR PLAN
 1/4" = 1'-0"

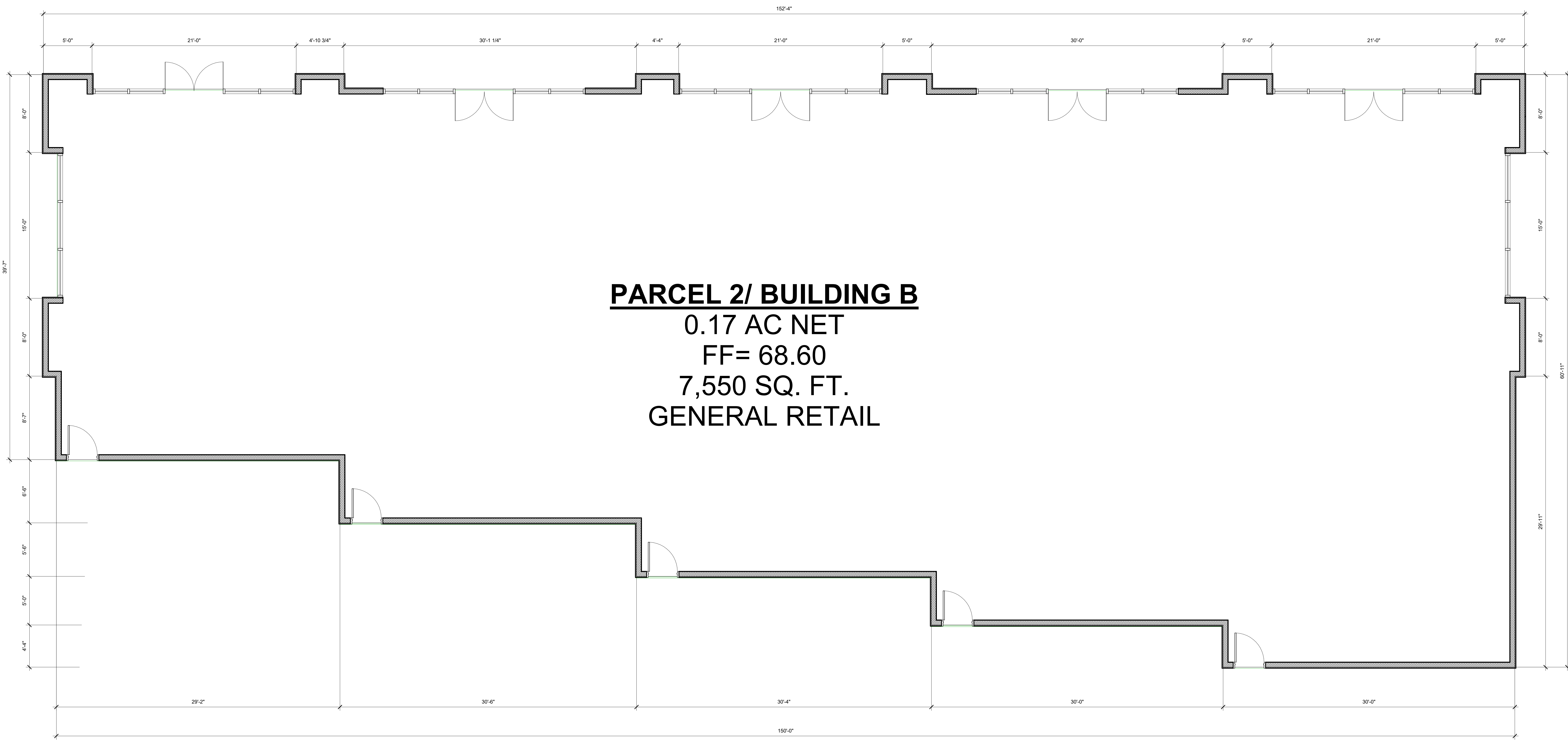
1
 DR 004

Phase III Buildings

MARK	REVISIONS	APPR.	DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	



BUILDING A PLAN
 PREPARED UNDER SUPERVISION OF:
 STEVEN H. RITCHEY R.C.E. 51129
DR 002 8-13-2019



PARCEL 2/ BUILDING B
 0.17 AC NET
 FF= 68.60
 7,550 SQ. FT.
 GENERAL RETAIL

1 BLDG B FLOOR PLAN
 1/4" = 1'-0"

CASE: PP26240
EXHIBIT: EXHIBIT C
DATE: 11/29/2021
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Phase III Buildings
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 PREPARED UNDER SUPERVISION OF:
 STEVEN H. BLITCHEY R.C.E. 51129
DR 003 8-13-2019

CASE: PP26240
 EXHIBIT: EXHIBIT L
 DATE: 11/29/2021
 PLANNER: bdawson



- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CONCEPTUAL LANDSCAPE PLANS FOR PHASE 3, COMMERCIAL CENTER 33336 HIGHWAY 74 HEMET, CA 92545 JANUARY 2020

ASSESSORS PARCEL NO's / PROPERTY ADDRESS:
 0458-103-01 & 0458-103-02
 33336 HIGHWAY 74
 HEMET, CA 92545

APPLICANT / OWNER: AL HUSN LP
 764 W. RAMONA EXPRESSWAY,
 SUITE C
 PERRIS, CA 92571
 PH: (951) 776-9300
 EMAIL: rumzi@alabbasi.biz

ENGINEER: LAND ENGINEERING
 CONSULTANTS, INC
 P.O. BOX 541-650 AVENUE K
 CALIFORNIA, CA 92320
 PH: (909) 795-9892
 CELL: (909) 754-0208
 EMAIL: dan@ecincorporated.com

LEGAL DESCRIPTION
 PARCEL 1:
 LOT 4 IN BLOCK C OF GREEN ACRES, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°32' EAST ALONG THE NORTHERLY LINE OF SAID LOT, 99.97 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°30' WEST ALONG THE EASTERLY LINE OF SAID LOT, 157.14 FEET; THENCE SOUTH 88°23' WEST 100.03 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANCE THEREON SOUTH 00°30' WEST 160.81 FEET FROM NORTHWEST CORNER OF SAID LOT; THENCE NORTH 00°30' EAST ALONG THE WESTERLY LINE OF SAID LOT, 160.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 LOT 5 IN BLOCK C OF GREEN ACRES, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 10, 1940 IN BOOK 474 PAGE 155 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°31' EAST, 99.97 FEET, ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00°30' WEST, 153.48 FEET, ALONG THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 88°23' WEST, 100.03 FEET, TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANCE THEREON SOUTH 00°30' WEST 157.14 FEET FROM THE SAID NORTHWEST CORNER; THENCE NORTH 00°30' EAST 157.14 FEET, ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

- GENERAL NOTES
- THIS PROJECT PROPOSES 1 FAST FOOD DRIVE THRU RESTAURANT AND ONE GENERAL RETAIL MIXED USE BUILDING.
 - EACH THE PROJECT IS LOCATED ON APPROXIMATELY 1.61 NET ACRES OF LAND.
 - EXISTING ZONING: R-R, RURAL RESIDENTIAL, PROPOSED ZONING: C-P-S, SCENIC HIGHWAY COMMERCIAL
 - EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE DESIGNATION: CR- COMMERCIAL RETAIL
 - EXISTING SURROUNDING LAND USES:
 SOUTH: RURAL COMMUNITY- LOW DENSITY RESIDENTIAL, NORTH: CR- COMMERCIAL RETAIL, EAST: CR- COMMERCIAL RETAIL, WEST: CR- COMMERCIAL RETAIL
 - GROSS ACREAGE= 2.59 ACRES
 NET ACREAGE= 1.61 ACRES
 - THOMAS BROS. MAP: 2006 RIVERSIDE COUNTY PAGE: 839, G-2
 - UTILITY PURVEYORS: CABLE: TIME WARNER CABLE (SPECTRUM)
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 POWER: SOUTHERN CALIFORNIA EDISON COMPANY
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 TELEPHONE: VERIZON (FRONTIER)
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 - THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND NOT WITHIN A SPECIAL STUDY ZONE.
 - TOPOGRAPHY WAS OBTAINED FROM AN AERIAL TOPOGRAPHIC SURVEY ON 11/25/2016 COMPLETED BY ARROWHEAD MAPPING CORPORATION (909)889-2420.
 - ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
 - THE AREA DELINEATED ON THIS MAP AS SHOWN WITHIN THE FEMA FLOOD ZONE "A", PER PANEL 060652080G EFFECTIVE 8/28/2008, IS BEING REMOVED FROM THE FLOOD PLAIN MAP BY RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (RCFC&WCD) FLOOD PLAIN MANAGEMENT DIVISION. CONTACT: DEBORAH De CHAMBEAU (951)955-1265
 - THERE ARE NO EXISTING DWELLINGS, BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.
 - THIS PROPERTY IS WITHIN COUNTY SERVICE AREAS: CSA 146, CSA 152 & CSA 80.
 - OPEN SPACE PARCEL AREAS TO BE MAINTAINED BY PROPERTY OWNER.
 - THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.
 - THIS PROJECT IS NOT SUBJECT TO OVERFLOW OR INUNDATION. (SEE NOTE 11)
 - THERE ARE NO OPEN CHANNELS, GATES, WALLS, FREE STANDING SIGNS, DRIVEWAYS, TURNOUTS, TURN AROUNDS, CURBS, DRAINAGE STRUCTURES AND ABOVE AND BELOW GROUND STRUCTURES INCLUDING SEPTIC SUBSTRUCTURE DISPOSAL SYSTEMS.
 - THIS PROJECT IS WITHIN THE HEMELAND GREEN ACRES SPECIFIC PLAN.
 - DEVELOPMENT COVERAGES: (1.61 NET ACRES)
 - DEVELOPMENT IS NOT WITHIN A MILE OF A MSHCP.
 - THE PROJECT IS WITHIN A HIGH FIRE HAZARD ZONE.
 - ALL NEW PLANTING IS CONSISTENT WITH PHASE 1 AND II AND APPROPRIATE FOR USE IN THE FIRE ZONE.

LANDSCAPE ENHANCEMENT STATEMENT:
 THE PROJECT IS LOCATED IN THE HEMELAND #8 COMMUNITY SERVICE AREA AND IS SURROUNDED TO THE NORTH: (COMMERCIAL/RETAIL), EAST: (COMMERCIAL/RETAIL), SOUTH: (LOW DENSITY RURAL RESIDENTIAL), AND TO THE WEST: (COMMERCIAL/RETAIL). THE INTENT IS TO PROVIDE LANDSCAPED ENHANCEMENT THROUGHOUT THE PROJECT THAT WILL COMPLEMENT THE ARCHITECTURE AND CREATE A PLEASING ENVIRONMENT FOR THE INTERIOR USERS, WHILE SCREENING PARKING AND THE FLOW OF VEHICLES AS MUCH AS POSSIBLE WITHIN THE SITE FROM THE SURROUNDING PUBLIC. ALL PLANTING IS A CONTINUATION FROM THE APPROVED COUNTY LANDSCAPE PLANS SHOWN IN PHASES 1 AND 2 DIRECTLY EAST. THE EXISTING LANDSCAPE IS EITHER VACANT LOTS OR PRIVATE RESIDENTIAL 200' TO THE SOUTH, WEST AND NORTH. THERE IS NO PREDEFINED LANDSCAPE IN THOSE AREAS.

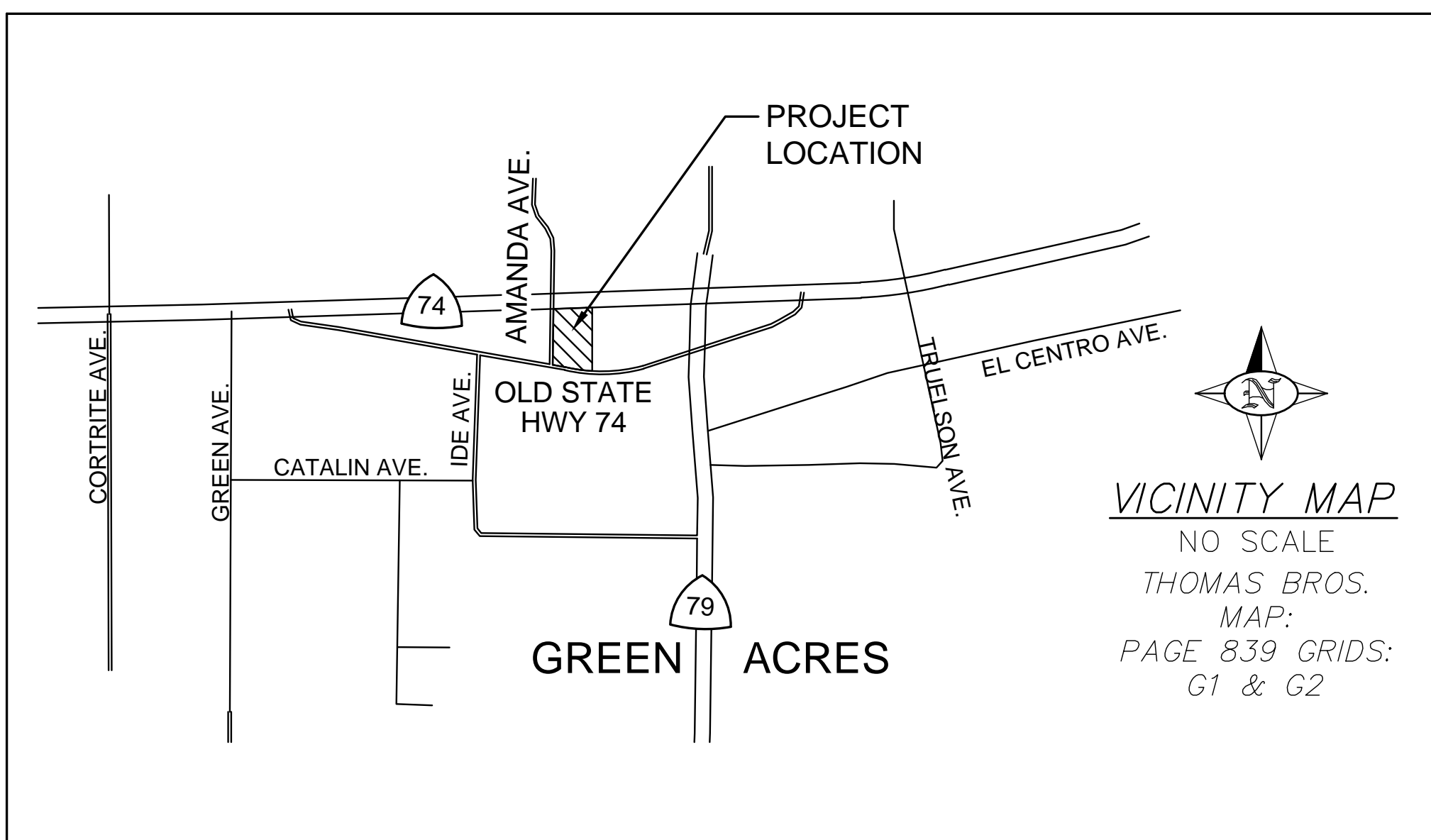
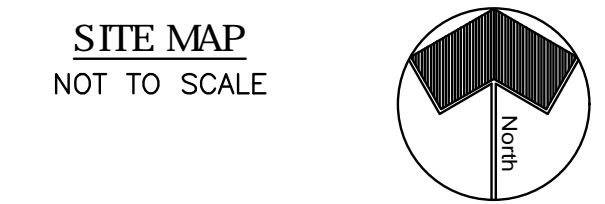
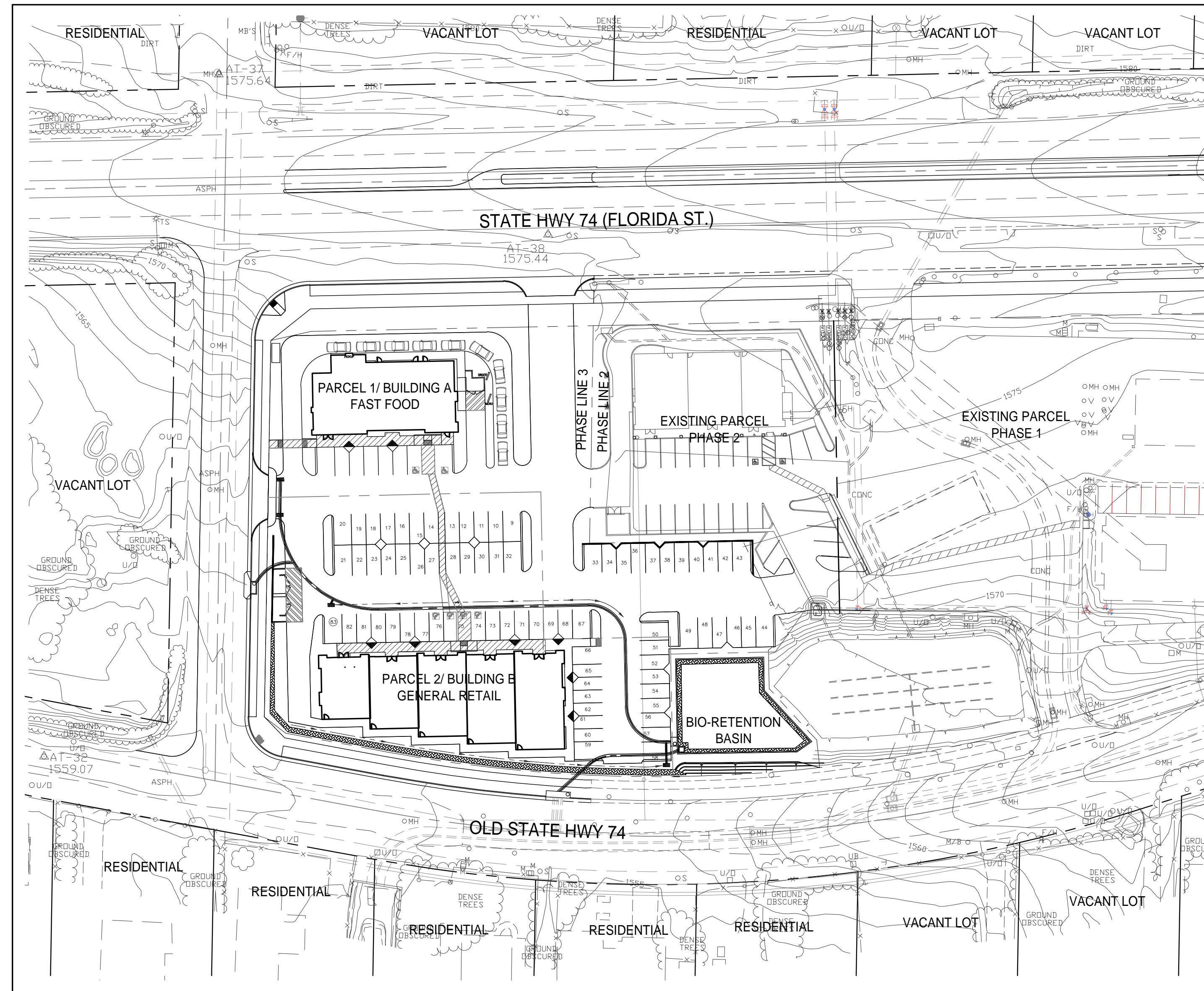
WATER CONSERVATION STATEMENT:
 THE LANDSCAPE ARCHITECT WILL FOLLOW AND MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE COUNTY AND STATE ORDINANCES. THE LANDSCAPE ARCHITECT WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP IRRIGATION TO ALL PLANTED AREAS, COMBINED WITH SUPPLEMENTAL BUBBLERS TO ALL TREES AND A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASES THERE, BY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES.

ORDINANCE 859.3 COMPLIANCE STATEMENT:
 THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

- * SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
- * ANTI-DRAIN CHECK VALVES
- * PRESSURE REGULATOR (IF NEEDED)
- * HYDROZONES WILL BE PROPERLY DESIGNED AND PLANTS GROUPED ACCORDINGLY
- * NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO * RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO * RUN-OFF/ OVERSPRAY)
- * SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

COUNTY PLANTING NOTES:

- * PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF STABILIZING MULCH FOR SLOPES.
- * TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAIL. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- * ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPES PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- * TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAYS STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.



MAINTENANCE RESPONSIBILITY NOTE:
 THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT FOR BOTH ON-SITE AND LMD LANDSCAPE.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE No. 859.3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

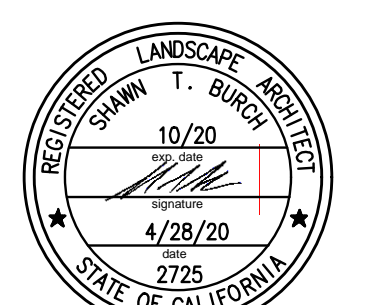
LANDSCAPING CALCULATIONS:

ONSITE PROPERTY AREA (NET):	70,132 S.F.
ONSITE LANDSCAPE AREA: (32.6%)	22,850 S.F.
(INCLUDES O/S OF PARCEL BOUNDARY)	
STREET PARKWAY LANDSCAPING:	7,756 S.F.
TOTAL LANDSCAPING PROVIDED	30,606 S.F.
PARKING SPACE LANDSCAPING:	
TOTAL PAVED PARKING SPACE AREAS:	13,031 S.F.
PARKING SPACE LANDSCAPE REQUIRED:	1,303 S.F.
PARKING SPACE LANDSCAPE PROVIDED:	2,521 S.F.
ORD. 348 SEC 187.12.E (2,521 > 1,303)	✓
PARKING SPACE SHADING:	
TOTAL PAVED PARKING SPACE AREAS:	13,031 S.F.
REQUIRED SHADING (50%)	6,516 S.F.
PARKING SPACE SHADING PROVIDED:	7,261 S.F.
(7,261 > 6,516)	✓

SHEET INDEX
 TS-1 TITLE SHEET
 CLP-1 CONCEPTUAL LANDSCAPE PLAN



PREPARED BY: SHAWN T. BURCH, RLA 2725
 EMAIL: SHAWN@STBLANDARCH.COM



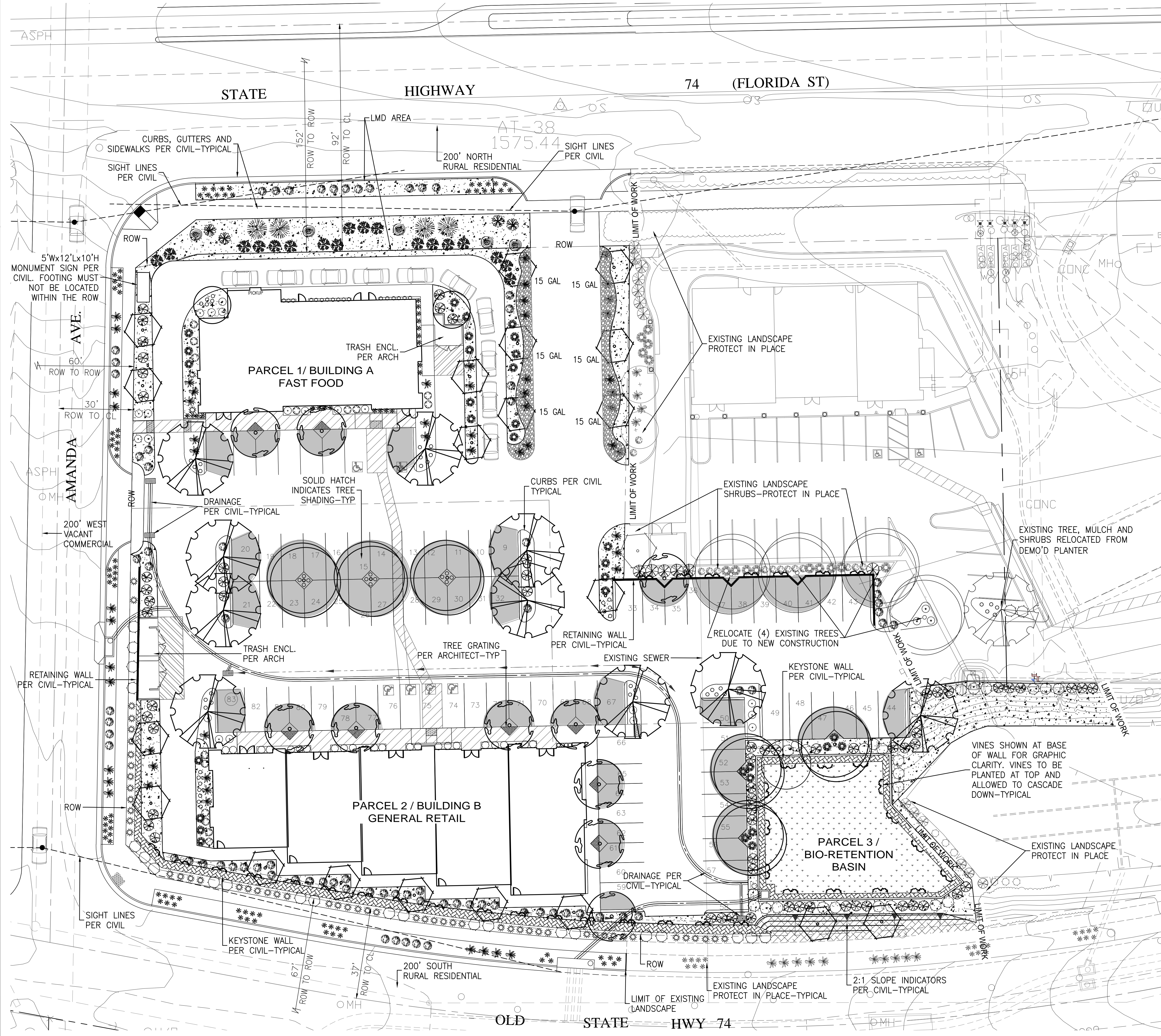
CASE: PP26240
 EXHIBIT: EXHIBIT L
 DATE: 11/29/2021
 PLANNER: bdawson

CONCEPTUAL LANDSCAPE PLANS FOR PHASE 3, COMMERCIAL CENTER 33336 HIGHWAY 74 HEMET, CA

APRIL 2020

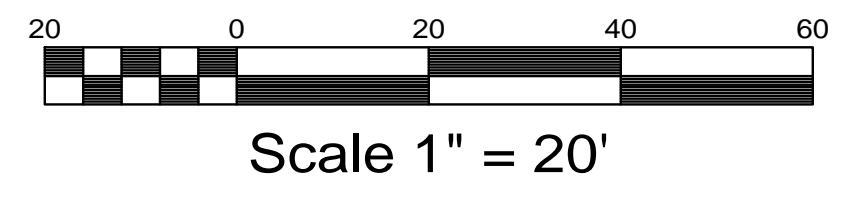
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
TREES							
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL	10	PER PLAN	0.2	PROVIDE NURSERY TAGS SHADE TREE
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2	PER PLAN	0.2	TREE FORM PROVIDE NURSERY TAGS FLOWERING ACCENT
	LAGERSTROEMIA L. 'TUSKEGEE'	CRAPE MYRTLE	24" BOX	10	PER PLAN	0.5	TREE FORM PROVIDE NURSERY TAGS FLOWERING ACCENT/ SHADE
	PITOSPORUM PHILLYREOIDES	WILLOW PITOSPORUM	15 GAL 24" BOX	6 18	PER PLAN	0.2	TREE FORM PROVIDE NURSERY TAGS ACCENT
	PROSOPIS G. 'MAVERICK'	CHILEAN MESQUITE	24" BOX	6	PER PLAN	0.2	TREE FORM THORNLESS PROVIDE NURSERY TAGS SHADE TREE
SCREENING SHRUBS							
	EREMOPHILA M. 'RED EREMOPHILA'	SPOTTED EMU BUSH	5 GAL	50	PER PLAN	0.2	PROVIDE NURSERY TAGS
	LEUCOPHYLLUM L. 'RIO BRAVO'	TEXAS RANGER	5 GAL	65	5' O.C.	0.2	PROVIDE NURSERY TAGS
SCREENING ACCENT SHRUBS							
	BUDDELEIA MARRUBIFOLIA	WOOLY BUTTERFLY BUSH	15 GAL	4	PER PLAN	0.2	PROVIDE NURSERY TAGS
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	15 GAL	5	PER PLAN	0.2	PROVIDE NURSERY TAGS
	SALVIA L. 'MIDNIGHT'	MEXICAN SAGE	5 GAL	18	PER PLAN	0.2	PROVIDE NURSERY TAGS
FOREGROUND SHRUBS							
	ACACIA REDOLENS	DESERT CARPET	5 GAL	4	PER PLAN	0.2	PROVIDE NURSERY TAGS
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	56	PER PLAN	0.2	PROVIDE NURSERY TAGS
	MAHONIA 'SOFT CARESS'	REGAL MIST PURPLE MUHLY GRASS	5 GAL	22	PER PLAN	0.2	PROVIDE NURSERY TAGS
	ROSMARINUS O. 'BLUE SPIRE'	BLUE SPIRE ROSEMARY	5 GAL	56	PER PLAN	0.2	PROVIDE NURSERY TAGS
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	80	3' O.C.	0.2	PROVIDE NURSERY TAGS
GRASSES							
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	73	PER PLAN	0.2	PROVIDE NURSERY TAGS
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	102	PER PLAN	0.2	PROVIDE NURSERY TAGS
	LOMANDRA LONGIFOLIA 'BREEZE'	'BREEZE' DWARF MATT RUSH	5 GAL	23	3' O.C.	0.2	PROVIDE NURSERY TAGS
	MUHLENBERGIA R. 'REGAL MIST'	REGAL MIST PURPLE MUHLY GRASS	5 GAL	33	PER PLAN	0.2	PROVIDE NURSERY TAGS
VINES							
	LONICERA JAPONICA	HALLS JAPANESE HONEYSUCKLE	1 GAL	38	15' O.C.	0.2	PROVIDE NURSERY TAGS
BIO-BASIN PLANTING							
	CAREX DIVULSA	BURKELEY SEDGE	LINERS	±3,065 S.F.	2' O.C.	0.2	PROVIDE NURSERY TAGS
MULCHES/ GROUND COVERS							
	LONICERA JAPONICA	HALLS JAPANESE HONEYSUCKLE	FLAT	±900 S.F.	12" O.C.	0.2	PROVIDE NURSERY TAGS INSTALL 2" ORGANIC MULCH UNDER PLANTING
	STABILIZED DECOMPOSED GRANITE	COLOR TO MATCH EXISTING IN PHASE 1 & 2 6LBS/ TON 'SOIL SECURE' STABILIZER TO BE ADDED AND MIXED AT BATCH PLANT		±5377 S.F. 3" MINIMUM DEPTH			AVAILABLE THRU SWB OR APPROVED EQUAL
	'SAN DIEGO' COBBLE	1/3 (4-8"), 2/3 (2-4") THOROUGHLY MIX AT BATCH PLANT		±910 S.F. 4" MINIMUM DEPTH			AVAILABLE THRU TRI-STATE OR APPROVED EQUAL
	'BARK BROWN' GRAVEL	1-1/2" TO 2" WASHED. IN ALL PLANTER AREAS WHERE D.G., COBBLE OR MULCH NOT INDICATED		±20,354 S.F. 3" MINIMUM DEPTH			AVAILABLE THRU BRUBAKER-MANN OR APPROVED EQUAL



PARKING LOT TREE SHADING TABLE

TOTAL PARKING SPACES:	83 = 13,031 S.F.
REQ. SHADING:	50% = 6,516 S.F.
SHADING PROVIDED=	56% = 7,261 S.F.



Riverside County Ordinance 859 Landscape Water Use Calculations
 Project Type **Commercial**
PHASE 3, COMMERCIAL CENTER
 0.45 ETo allowance

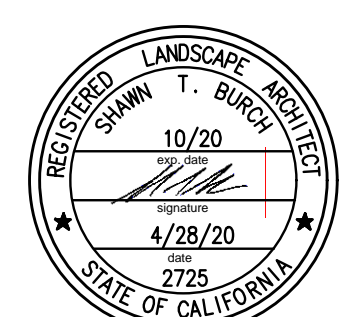
1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = **30,606** S.F.
 INPUT the Hist. ETo for the area = **57.30**
MAWA = 65,413 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	Plant Type	Water Use
Hydrozone #1	Blow/sale	Moderate
INPUT Square Foot Area of Hydrozone = 3,065		
Hydrozone Irrigation Efficiency = 0.75		
EAWU = 9,705 cu ft / yr		
Hydrozone #2	Shrubs / Groundcover	Low
INPUT square footage of hydrozone = 25,391		
Hydrozone Irrigation Efficiency = 0.90		
EAWU = 26,799 cu ft / yr		
SubTotal EAWU = 42,177 cu ft / yr		
Input Irrigation System Operation Factor = 0.85		
Total EAWU = 49,620		
MAWA - EAWU = 15,793 cu ft / yr		
(this number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = **24%**

STB
 LANDSCAPE ARCHITECTS, INC.
 15 SOUTH 5TH STREET
 REDLANDS, CALIFORNIA 92373
 PH 909.798.7480 FAX 909.307.8235
 CAL. REG. NO. 57029 NY REG. NO. 4566
 PREPARED BY: SHAWN T. BURCH, RLA 2725
 EMAIL: SHAWN@STBLANDARCH.COM



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