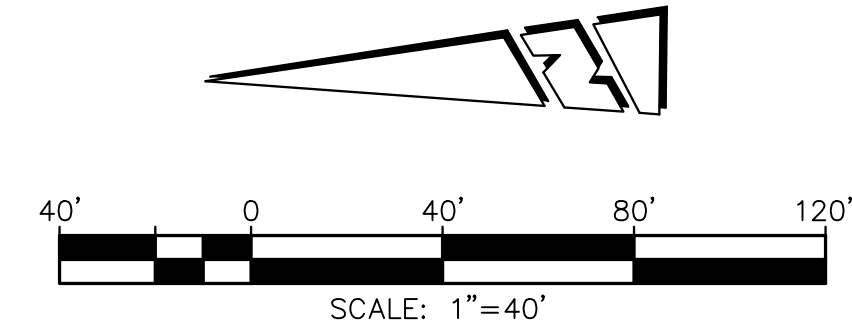


REVISIONS			
NO.	BY:	DESCRIPTION	DATE
1	SP2	REVISED SITE PLAN AND CONCEPTUAL GP TO	11/22
2		ADDRESS CITY COMMENTS DATED 3/18/2022	
3			



CURVE/LINE DATA

(A) Δ=41°50'41"	(D) Δ=73°44'23"W
R=50.00'	L=50.00'
L=36.52'	
(B) Δ=18°15'37"	
R=100.00'	
L=28.38'	
(C) Δ=85°33'36"	
R=47.00'	
L=70.19'	

PUBLIC SERVICE/UTILITY PURVEYORS

SCHOOL DISTRICT: MENEFEE UNION AND PERRIS UNION HIGH
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 FIRE PROTECTION: CITY OF MENEFEE
 STORM DRAIN: CITY OF MENEFEE/RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY

FLOOD ZONE DESIGNATION

ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
 FEMA MAP PANEL #06065C2070H
 EFFECTIVE DATE: AUGUST 18, 2014
 (SOUTHEAST PORTION OF SITE ZONE AE (EXIST CHANNEL) FLOODWAY AREA IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT INCREASES IN FLOOD HEIGHTS).

LEGEND

- L.A. LANDSCAPE AREA
- T.E. TRASH ENCLOSURE
- S.F. SQUARE FOOTAGE
- P/L PROPERTY LINE
- B.W. BACK OF WALK
- F.S. FINISHED SURFACE
- P/L PROPERTY LINE
- W.Q. WATER QUALITY
- C&G CURB AND GUTTER
- S.C.O. SEWER CLEAN OUT
- C.L.F. CHAIN LINK FENCE
- A.C. ASPHALT CONCRETE PAVEMENT
- R.V. RECREATIONAL VEHICLE
- E.P. EDGE OF PAVEMENT
- S.D. STORM DRAIN
- R/W RIGHT-OF-WAY
- DRWY. CONCRETE APRON DRIVEWAY
- B.S.L. BUILDING SETBACK LINE
- F.H. FIRE HYDRANT
- T.C. TOP OF CURB
- F.L. FLOW LINE
- P.B. PULL BOX
- I.B. IRRIGATION BOX
- C.F. CURB FACE
- Light Standard (OFF-SITE/PUBLIC)
- Fire Hydrant
- Water Valve
- Parking Stall Count
- Tubular Steel Fence
- B.S.L. BUILDING SETBACK LINE
- Prop. Water Line
- Project Boundary
- S.D. STORM DRAIN
- Proposed Building
- Proposed Asphalt Drive
- Exist. Drive (AC Overlay)
- Prop. Off-Site Street Improvements Per Holland Road Overcrossing Plans (Per Project No. CIP 13-03)
- Water Quality Basin
- Prop. Street Light (Per Project No. CIP 13-03)
- ADA Path of Travel
- Proposed 6' (Min.) CMU Wall

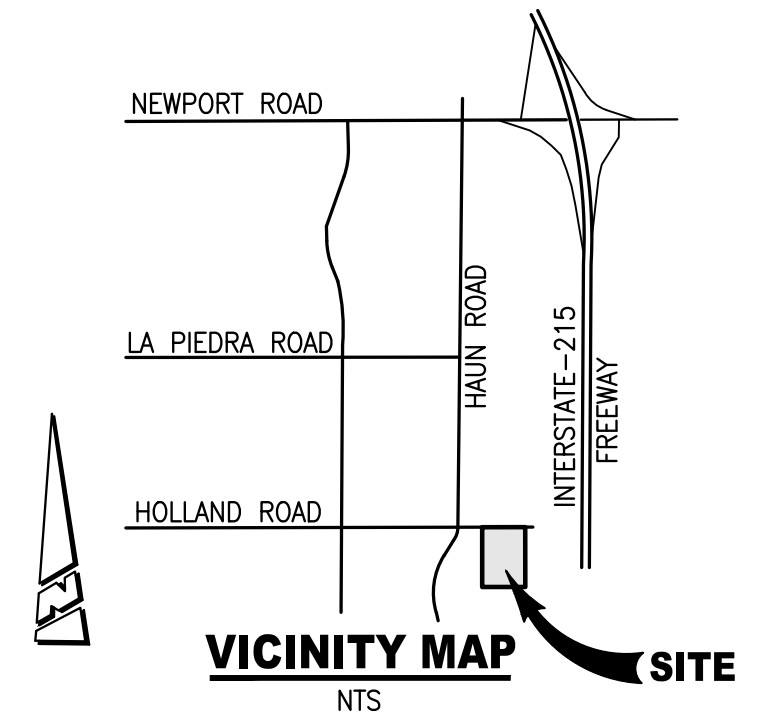
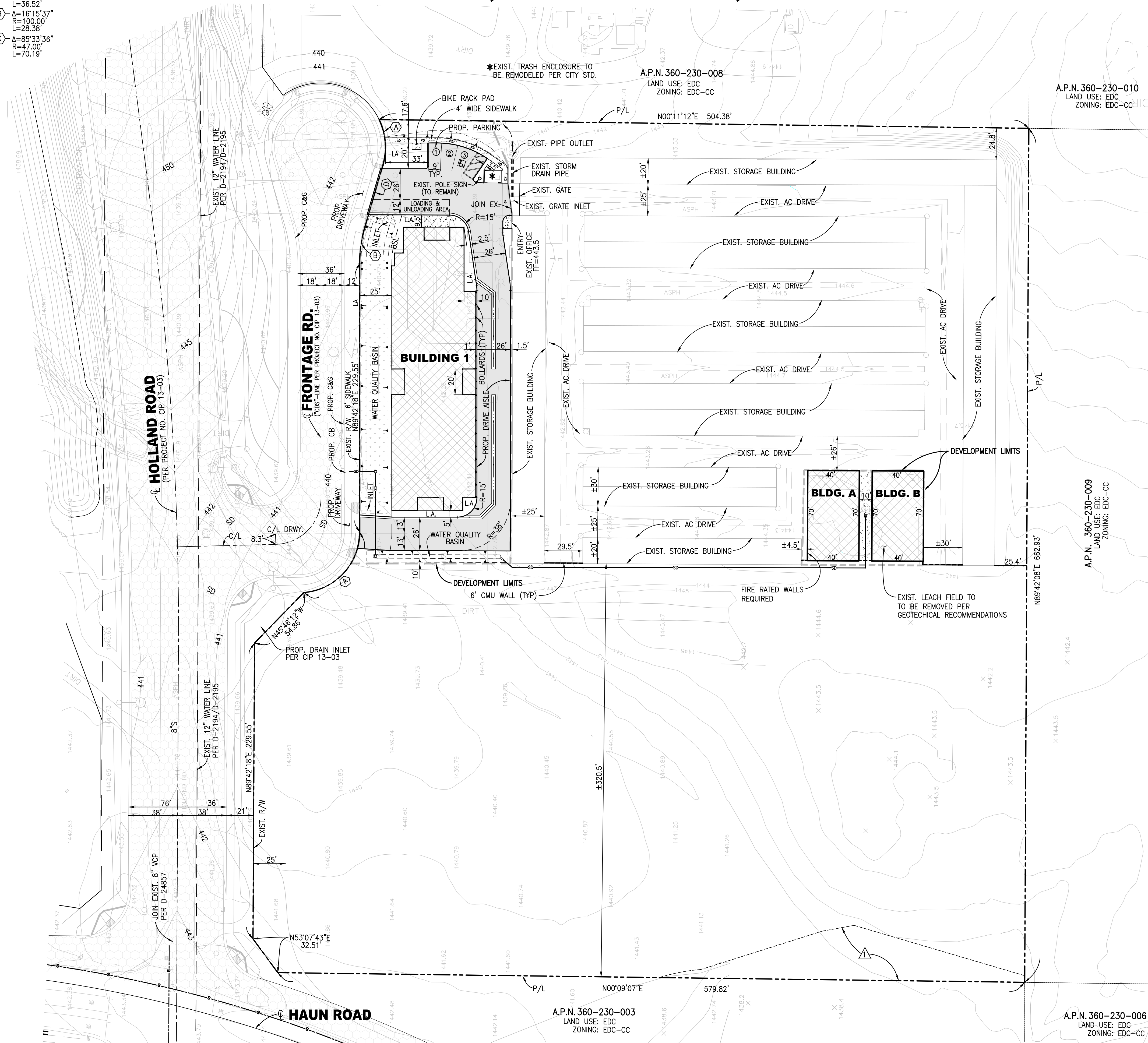
EASEMENT NOTES

AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED SEPTEMBER 29, 2011, AS INSTRUMENT NO. 2011-0431491, O.R.

SITE PLAN

"STAXUP STORAGE EXPANSION"

IN THE CITY OF MENEFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN, IN THE CITY OF MENEFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN;

THENCE ALONG THE NORTH LINE OF SAID SECTION 10, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°09'13" WEST, A DISTANCE OF 658.20 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°41'55" EAST, A DISTANCE OF 662.93 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, NORTH 00°11'09" EAST, A DISTANCE OF 658.13 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF MENEFEE, A MUNICIPAL CORPORATION, RECORDED AUGUST 31, 2020, AS INSTRUMENT NO. 2020-0407693, OF OFFICIAL RECORDS.

PROPERTY CONTAINS: 8.40 ACRES (365,862 S.F.)
 PROPOSED DEVELOPMENT FOOTPRINTS CONTAINS: 1 ACRE, MORE OR LESS

DEVELOPMENT STANDARDS (*)

- SETBACKS PER EDC-CC:
 - MINIMUM NET LOT AREA (SQ. FT): 15,000
 - MAXIMUM FLOOR AREA RATIO: 1.0
- SETBACK CRITERIA:
 - FRONT YARD: 25'
 - INTERIOR SIDE YARD: 0
 - STREET SIDE YARD: 15'
 - REAR YARD: 15'
- MAXIMUM BUILDING HEIGHT (FT): 75
- MAXIMUM BUILDING COVERAGE: -
- MINIMUM LANDSCAPE OPEN SPACE REQUIRED (%): 10
- REQUIRED PARKING: 2 SPACES PER 3 EMPLOYEES (SELF STORAGE USE)
- PARKING PROVIDED: 7 STD., 1 HANDICAP, AND LOADING AREA
- (*) PER TABLE 9.140.040-2 ECONOMIC DEVELOPMENT CORRIDOR ZONES

GENERAL MAP NOTES

1. PREPARED: 2-7-2022 (REVISED 1/19/2023)
2. ASSESSOR'S PARCEL NUMBER: 360-230-019
3. SITE ZONING DESIGNATION:
 - ECONOMIC DEVELOPMENT CORRIDOR-COMMUNITY CORE (EDC-CC)
4. SITE GENERAL PLAN LAND USE DESIGNATION:
 - ECONOMIC DEVELOPMENT CORRIDOR (EDC)
5. EXISTING/PROPOSED LAND USE:
 - SELF STORAGE
6. NO OFF-SITE RIGHT-OF-WAY IS REQUIRED FOR SITE ACCESSIBILITY.
7. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
8. IN LIEU OF A FIRE SPRINKLER SYSTEM, PROPOSED BUILDINGS A-B WILL BE CONSTRUCTED WITH INTERIOR FIRE RATED WALLS IN ACCORDANCE WITH THE CITY OF MENEFEE FIRE CODE.
9. PRELIMINARY EARTHWORK QUANTITIES (EXCLUDED REMEDIAL GRADING):
 - CUT: 2,000 C.Y. / FILL: 2,000 C.Y.
10. SEWER AND WATER SERVICE FOR THE SITE WILL BE PROVIDED BY E.M.W.D.
11. THE SITE IS NOT WITHIN A EARTHQUAKE FAULT ZONE.
12. THE SITE HAS A LOW LIQUEFACTION POTENTIAL.
13. THE SITE IS NOT WITHIN A COUNTY SERVICE AREA (CSA).
14. THE SITE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
15. THE SITE IS DESIGNATED AS NON-VERY HIGH FIRE HAZARD SEVERITY ZONE (NON-VHFHSZ) PER CAL FIRE HAZARD SEVERITY ZONE MAP ID: FHSZL_C33_MENEFEE
16. PROPOSED DEVELOPMENT FOOTPRINT: ±1 AC
17. THERE ARE NO KNOWN WELLS WITHIN 200' OF PROPERTY.
18. GROSS/NET AREA: 8.40 ACRES
19. PARKING COUNT: 2 STANDARD STALLS /1 HANDICAP STALL
20. NUMBER OF EMPLOYEES: 1-FULL TIME
21. BUILDING AREAS:
 - EXISTING: 53,325 SF (INCLUDES ± 500 SF OFFICE)
 - BUILDING 1: 31,040-SF-BUILDING A: 2,800 SF-BUILDING B: 2,800 SF
22. LANDSCAPING WITHIN PROPERTY R/W ALONG PROJECT FRONTAGE TO BE MAINTAINED BY PROPERTY.

OWNER/APPLICANT:
MENEFEE STORAGE, LP/ STRAT PROPERTY MANAGEMENT, INC.
 2055 3RD AVENUE #200
 SAN DIEGO, CA 92101
 OFFICE PH: 619-295-2211
 CONTACT: BRANDON LOFTUS
 EMAIL: BLOFTUS@STRATPROP.COM

PREPARED BY:
STEVENSON, PORTO & PIERCE, INC.
 LAND DEVELOPMENT SERVICES COMPANY
 451 W. LAMBERT RD. SUITE 216
 BREA, CALIFORNIA 92821
 PHONE: (714) 490-1514
 CONTACT: HENRY LOZANO
 EMAIL: HENRY@SP2INC.COM

INDEX OF SHEETS

- SHEET 1: SITE PLAN
- SHEET 2: CONCEPTUAL GRADING AND UTILITY PLAN

CONCEPTUAL GRADING & UTILITY PLAN

"STAXUP STORAGE EXPANSION"

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

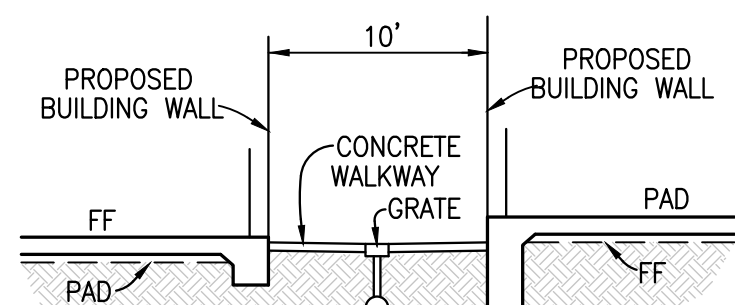
A.P.N. 360-230-008

LEGEND

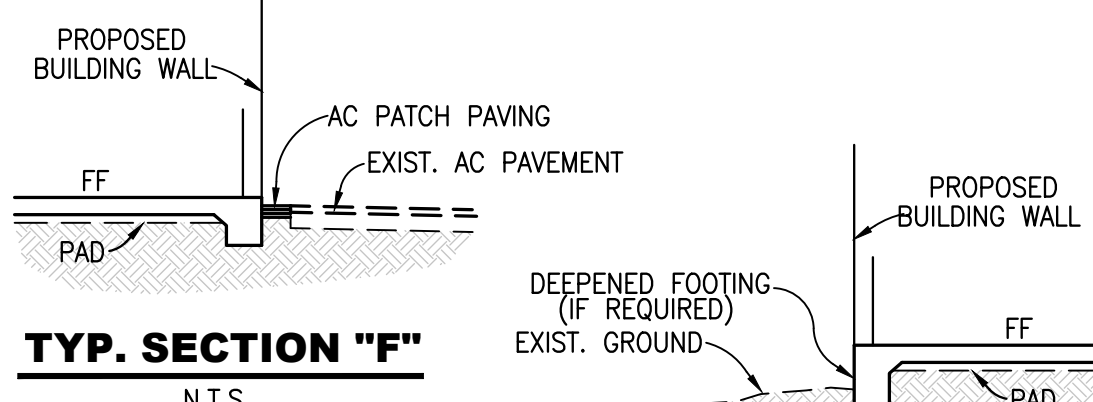
- EX. EXISTING
 - G.I. GRATE INLET
 - L.A. LANDSCAPE AREA
 - T.E. TRASH ENCLOSURE
 - S.F. SQUARE FOOTAGE
 - P/L PROPERTY LINE
 - B.W. BACK OF WALK
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 - F.L. FLOW LINE
 - P.B. PULL BOX
 - I.B. IRRIGATION BOX
 - C.F. CURB FACE
 - ON-SITE LIGHT PEDESTAL
 - FIRE HYDRANT
 - WATER VALVE
 - TUBULAR STEEL FENCE
 - BSL BUILDING SETBACK LINE
 - W PROP. WATER LINE
 - PROJECT BOUNDARY
 - S.D. STORM DRAIN
-
- SECTION REFERENCE
 - PAGE NUMBER
 - PROPOSED BUILDING
 - PROPOSED ASPHALT DRIVE
 - EXIST. DRIVE (AC OVERLAY)
 - PROP. OFF-SITE STREET IMPROVEMENTS PER HOLLAND ROAD OVERCROSSING PLANS (PER PROJECT NO. CIP 13-03)
 - WATER QUALITY BASIN
 - PROP. STREET LIGHT (PER PROJECT NO. CIP 13-03)

IMPROVEMENT NOTES

- 1 ASPHALT PAVING PER GEOTECHNICAL RECOMMENDATIONS
- 1A ASPHALT OVERLAY PER GEOTECHNICAL RECOMMENDATIONS
- 2 PROPOSED 6" (TYPE "D") CURB PER R.C.T.D. PER R.C.T.D. STD. 204.
- 3 PROPOSED 6" (TYPE "A-6") CURB AND GUTTER PER R.C.T.D. STD. 200.
- 4 PROPOSED COMMERCIAL DRIVEWAY PER CIP PROJECT 13-03
- 5 PROPOSED 6' WIDE SIDEWALK (AT CURB) PER CIP PROJECT 13-03
- 6 3' CONCRETE RIBBON GUTTER
- 7 PROPOSED 4" PCC SIDEWALK (4' WIDE MIN.)



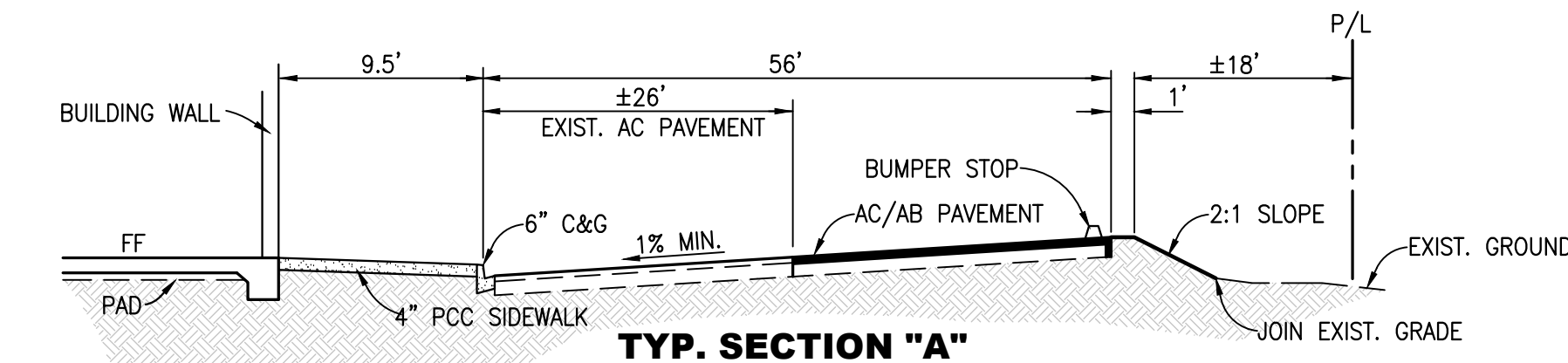
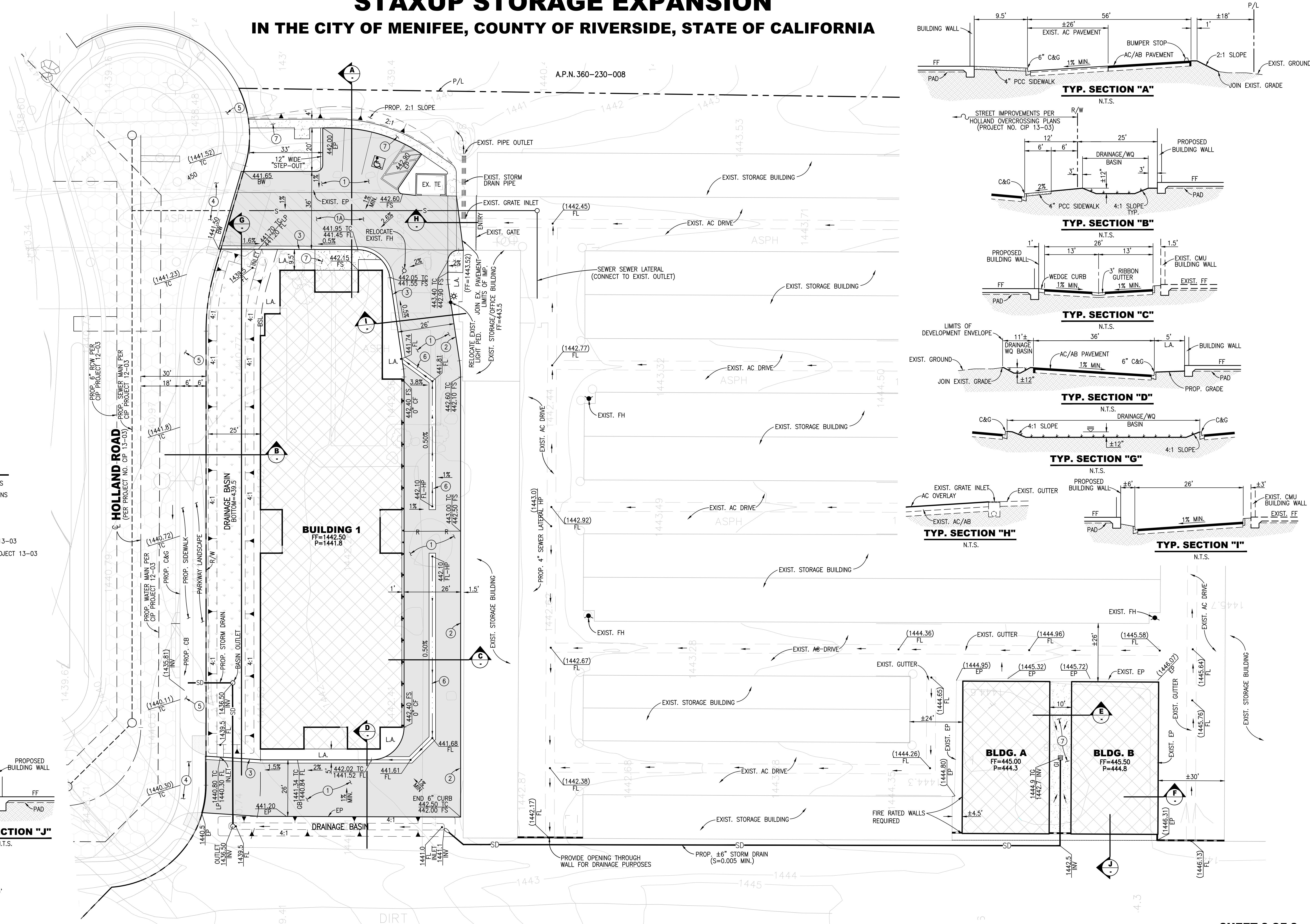
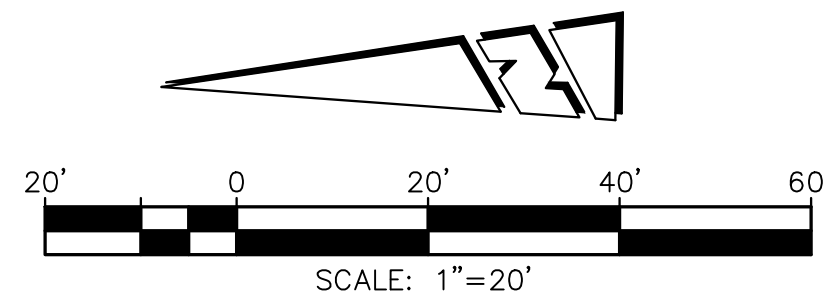
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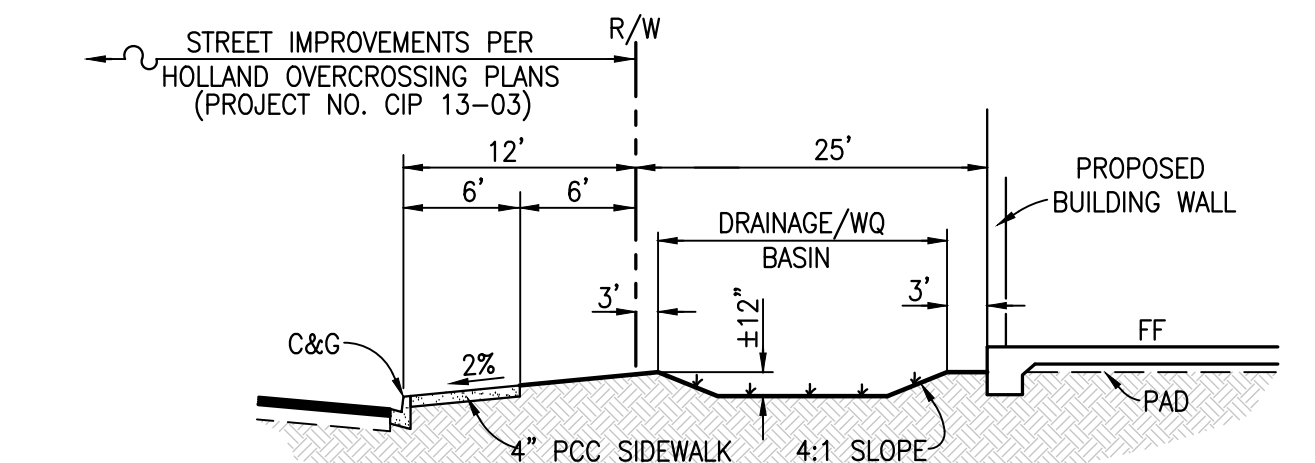
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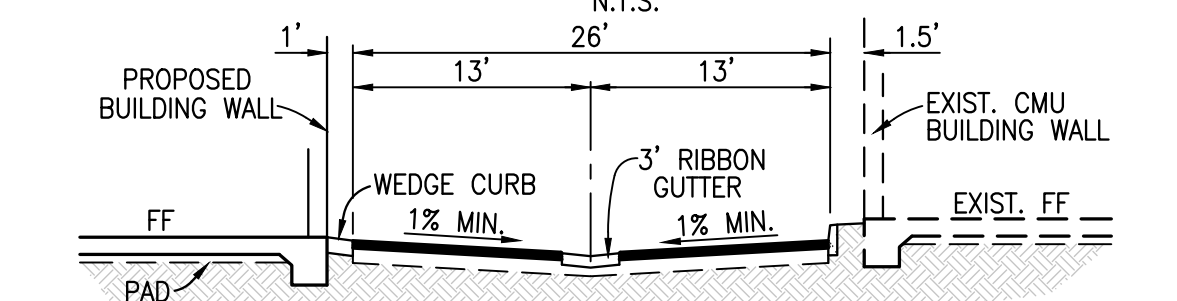
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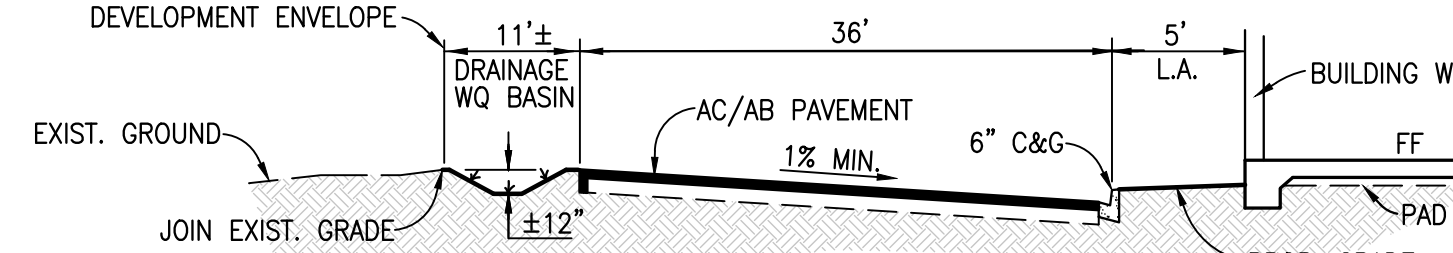
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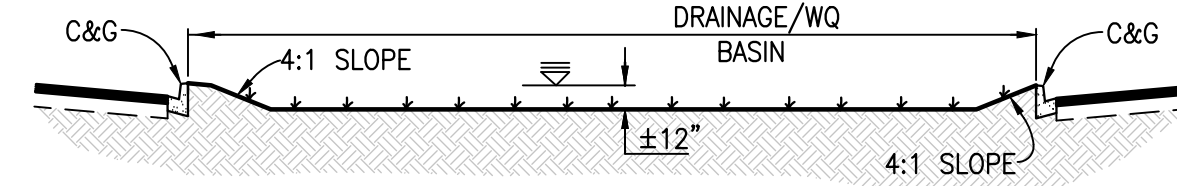
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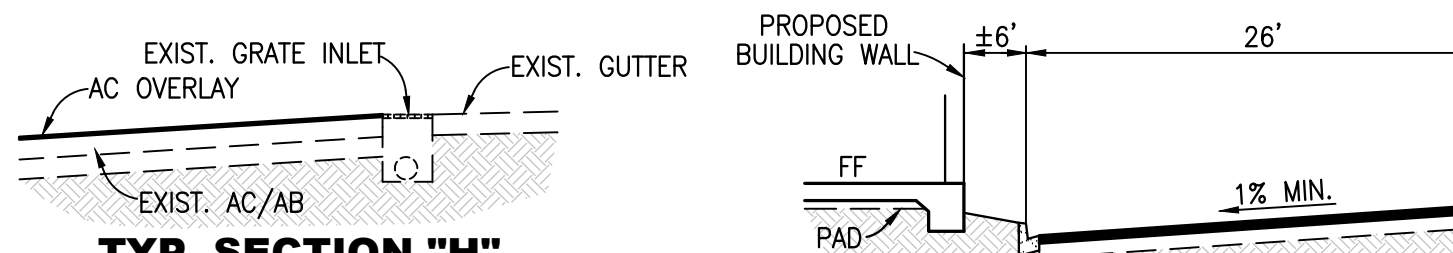
TYP. SECTION "C"



TYP. SECTION "D"



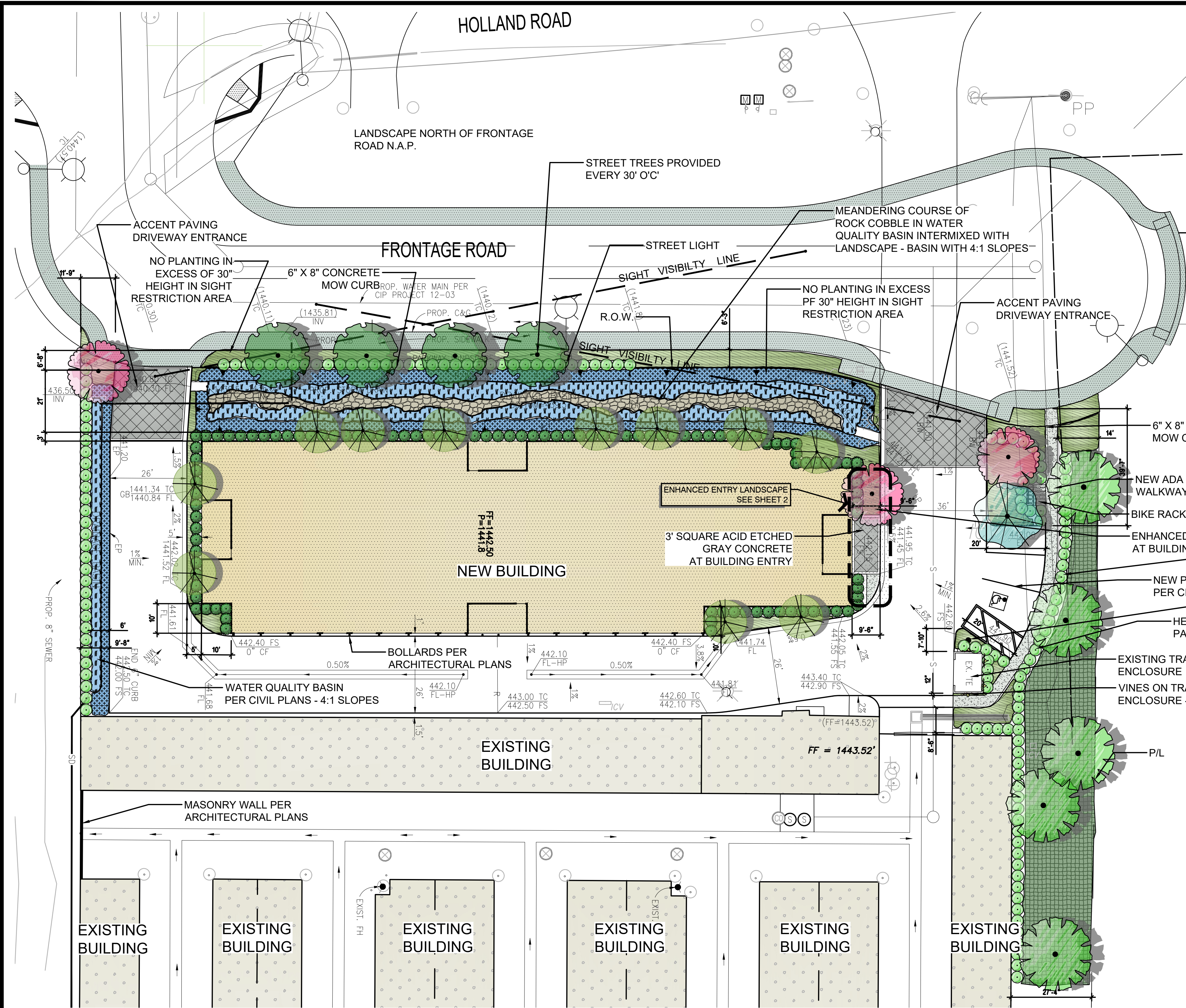
TYP. SECTION "G"



TYP. SECTION "H"



TYP. SECTION "I"



CONCEPT PLANT SCHEDULE

	STREET PARKWAY TREES Rhus lancea / African Sumac	24" Box, L
	PARKING LOT TREES Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	24" Box, L
	VERTICAL FOUNDATION TREES Pinus canariensis / Canary Island Pine Pyrus calleryana 'Capital' / Capital Callery Pear	24" Box, M 24" Box, M
	ENTRY ACCENT TREES Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	36" Box, M
	PERIMETER SLOPE TREES Pinus halepensis / Aleppo Pine x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box, L 24" Box, L
	HEDGE PLANTING Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 Gal., L 5 Gal., L
	VINES Macfadyena unguis-cati / Cat's Claw Creeper	5 Gal., L
	FOUNDATION PLANTING Grevillea x 'Noellii' / Noel Grevillea Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Sage Mahonia aquifolium 'Golden Abundance' / Golden Abundance Oregon Grape	5 Gal., L 5 Gal., L 5 Gal., L
	ACCENT SHRUBS AND GROUNDCOVER Aristida purpurea / Purple Threeawn Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Dianella revoluta 'DR5000' / Little Rev™ Flax Lily Helianthemum nummularium / Sunrose Hesperaloe parviflora / Red Yucca Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary Teucrium x lucidrys / Hedge Germander	1 Gal., L 5 Gal., L 1 Gal., L 5 Gal., L 5 Gal., L 5 Gal., L 5 Gal., M 1 Gal., L 5 Gal., L
	DETENTION BASIN BOTTOM PLANTING Deschampsia cespitosa / Tufted Hair Grass Juncus patens 'Elk Blue' / Spreading Rush	1 Gal., L 1 Gal., L
	DETENTION BASIN SLOPE PLANTING Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass	1 Gal., L 1 Gal., L 5 Gal., L
	SLOPE STABILIZING GROUNDCOVER Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush Dalea greggii / Trailing Indigo Bush	1 Gal., L 1 Gal., L

LANDSCAPE CALCULATIONS:

A. Total Project Site Area (Existing+New-FYSB):	167,217 SF
B. Additional -10% area exception approved by director:	150,496 SF
C. 10% Landscape area required:	15,040 SF
D. Total Landscaped Area Provided:	15,170 SF
E. Net Landscape Area Percentage (D / B)	10%
F. Parking Spaces provided:	3 EA
G. Total Area of Turf:	0
H. Turf Area as Percentage of Total landscape Area (G / D):	0%
I. Total Street Trees Required (1 tree/30 l.f.):	4 EA
J. Total Street Trees Provided:	4 EA
K. Landscape Area by Hydrozone:	
Hydrozone 1 (Tree Bubbles):	225 SF
Hydrozone 2 (Basin Rotary Low Water Use):	6,222 SF
Hydrozone 3 (Drip Med. Water Use - onsite):	200 SF
Hydrozone 4 (Drip Low. Water Use - Onsite):	6,971 SF
Hydrozone 5 (Drip Low. Water Use - Offsite):	1,552 SF

CITY OF MENIFEE PLANTING NOTE:

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

CITY OF MENIFEE PLANT QUANTITIES - AREA SUMMARY

TOTAL GROSS AREA - NEW BLDG. ENVELOPE	39,204 S.F. (.9 ACRES)
TOTAL OWNER MAINTAINED ONSITE LANDSCAPE:	7,360 S.F. (.17 ACRES)
TOTAL OWNER MAINTAINED W.Q. BASIN LANDSCAPE:	6,222 S.F. (.14 ACRES)
TOTAL OWNER MAINTAINED OFFSITE LANDSCAPE:	1,588 S.F. (.04 ACRES)
TOTAL LANDSCAPE:	15,170 S.F. (.35 ACRES)

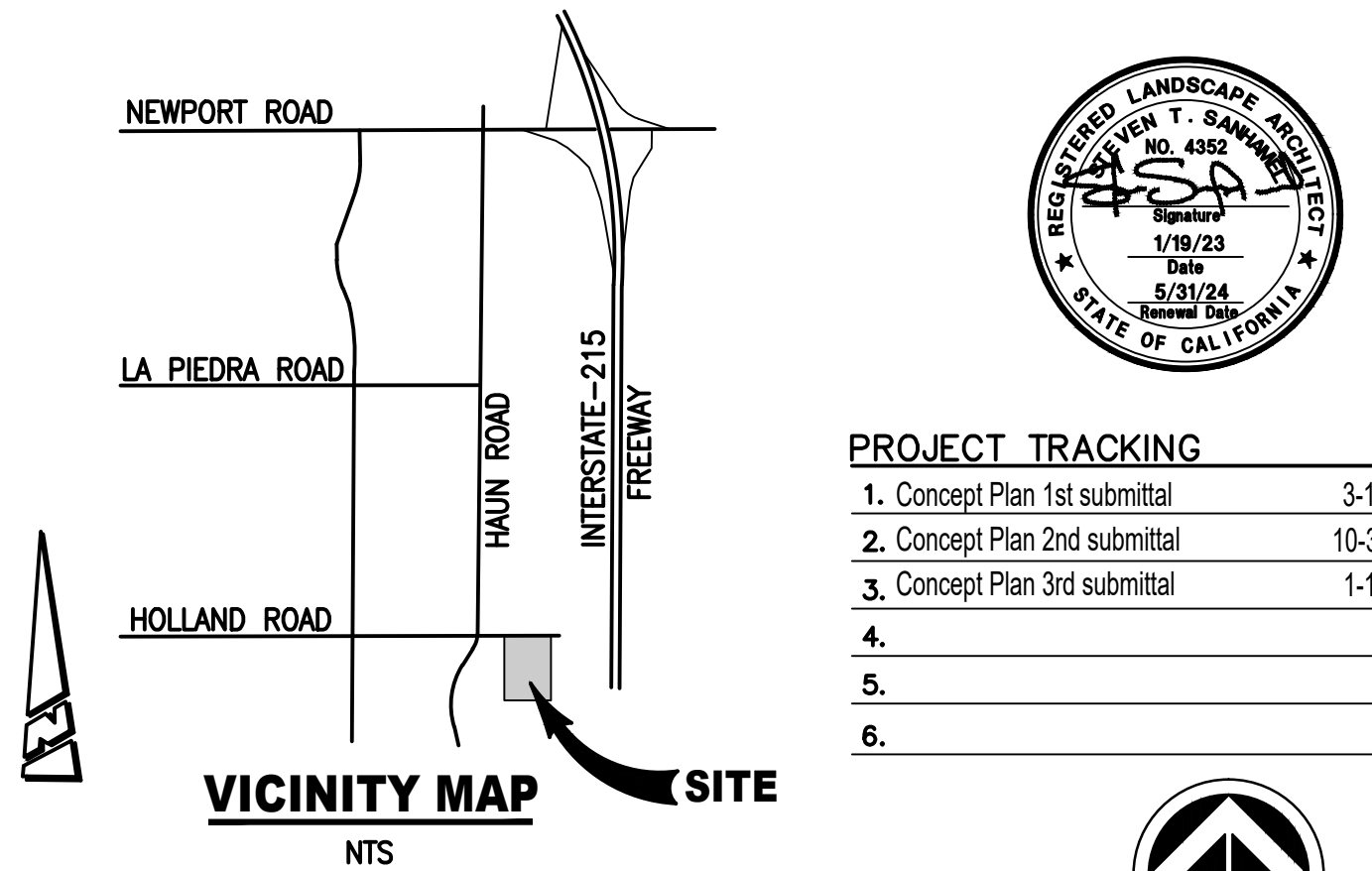
PROJECT CONSULTANTS:
CIVIL ENGINEER: STEVENSON, PORTO & PIERCE, INC.
 451 W. LAMBERT RD., SUITE 216
 BREA, CA, 92821
 CONTACT HENRY LOZANO
 (714)-490-1514

ARCHITECT: BARTHOLOMEW ARCHITECTURE
 4703 CEEKWOOD
 AUSTIN, TX, 78723
 CONTACT RANDY BARTHOLOMEW
 (512)-992-8282

SEE SHEET 2 FOR ADDITIONAL LANDSCAPE CALCULATIONS

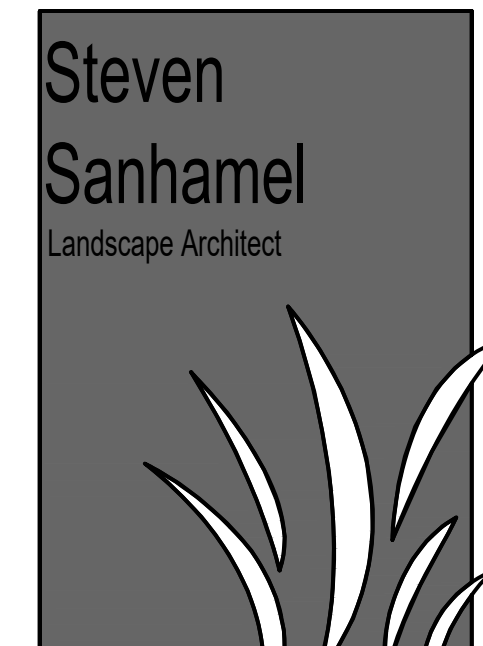
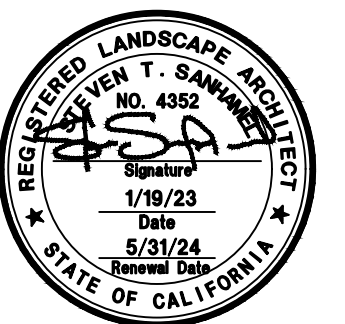
SHEET INDEX

SHT 1	PRELIMINARY LANDSCAPE PLAN
SHT 2	IRRIGATION WATER USE CALCULATIONS & NOTES
SHT 3	MAINTENANCE EXHIBIT



PROJECT TRACKING

PROJECT TRACKING	DATE
1. Concept Plan 1st submittal	3-18-22
2. Concept Plan 2nd submittal	10-31-22
3. Concept Plan 3rd submittal	1-19-23
4.	
5.	
6.	



2125 TURNBERRY LANE
 CORONA, CA, 92881
 T: 951.990-3381
 SANHAMEL@HOTMAIL.COM

"Landscaping for the project shall be designed to comply with the City's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."

STAXUP STORAGE EXPANSION
 27887 HOLLAND RD., MENIFEE, CALIFORNIA
 NOVEMBER 1 2022

PROJECT OWNER: STRAT PROPERTY MANAGEMENT, INC.
 2055 THIRD AVENUE, #200
 SAN DIEGO CA, 92101
 (619)-295-2211

PRELIMINARY LANDSCAPE PLAN
 STAXUP STORAGE - 27887 HOLLAND RD.
 MENIFEE, CA

OWNER MAINTAINED LANDSCAPE IRRIGATION-ONSITE

OWNER MAINTAINED OFFSITE R.O.W IRRIGATION

OWNER MAINTAINED WATER QUALITY BASIN IRRIGATION

POINT OF CONNECTION #1	PROJECT SITE: TOTAL LANDSCAPE AREA:	7,360 SF			
OWNER MAINTAINED LANDSCAPE	TOTAL NON-IRRIGATED LANDSCAPE AREA:	0 SF			
	TOTAL IRRIGATED LANDSCAPE AREA:	7,360 SF (57.33" Annual ETo)			
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.45/0.55 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33	x 0.45	x 7,360	x 0.62	= 117,724
MAWA for SLA =	57.33	x 1.0	x 0	x 0.62	= 0
Total MAWA =			7,360		117,724

POINT OF CONNECTION #1	PROJECT SITE: TOTAL LANDSCAPE AREA:	1,588 SF			
OWNER MAINTAINED OFFSITE	TOTAL NON-IRRIGATED LANDSCAPE AREA:	0 SF			
	TOTAL IRRIGATED LANDSCAPE AREA:	1,588 SF (57.33" Annual ETo)			
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.45/0.55 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33	x 0.45	x 1,588	x 0.62	= 25,400
MAWA for SLA =	57.33	x 1.0	x 0	x 0.62	= 0
Total MAWA =			1,588		25,400

POINT OF CONNECTION #1	PROJECT SITE: TOTAL LANDSCAPE AREA:	6,222 SF			
OWNER MAINTAINED W.Q. BASIN	TOTAL NON-IRRIGATED LANDSCAPE AREA:	0 SF			
	TOTAL IRRIGATED LANDSCAPE AREA:	6,222 SF (57.33" Annual ETo)			
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)					
TOTAL MAWA = [(ETo) x (0.50) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.50) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA					
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.45/0.55 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)					
MAWA Calculation:					
	ETo	ETAF	LA or SLA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	57.33	x 0.45	x 6,222	x 0.62	= 99,521
MAWA for SLA =	57.33	x 1.0	x 0	x 0.62	= 0
Total MAWA =			6,222		99,521

Estimated Applied Water Use

EAWU = ETo x K_L x LA x 0.62 / IE = Gallons per year

where:
 EAWU = Estimated Applied Water Use (gallons per year)
 ETo = Reference Evapotranspiration Appendix C (inches per year)
 K_L = Landscape Coefficient
 LA = Landscaped Area (square feet)
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency = IME x DU
 IME = Irrigation Management Efficiency (90%)
 DU = Distribution Uniformity of Irrigation Head

K_L = K_s x K_a x K_{mc}
 K_s = species factor (range = 0.1-0.9) [see WUCOLS list for values]
 K_a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges]
 K_{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS]
 WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

EAWU Calculation:									
	ETo	K _L	LA	Conversion	IE	EAWU (gallons per year)			
Special Landscaped Area	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Cool Season Turf	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Warm Season Turf	57.33	x 0.65	x 0	x 0.62	÷ 0.75	= 0			
High Water Using Shrubs	57.33	x 0.90	x 0	x 0.62	÷ 0.75	= 0			
Medium Water Using Trees	57.33	x 0.50	x 189	x 0.62	÷ 0.75	= 4,479			
Medium Water Using Shrubs	57.33	x 0.50	x 200	x 0.62	÷ 0.81	= 4,388			
Low Water Using Trees	57.33	x 0.20	x 0	x 0.62	÷ 0.75	= 0			
Low Water Using Shrubs	57.33	x 0.20	x 6,971	x 0.62	÷ 0.81	= 61,181			
Total EAWU =			7,360			70,048			

Estimated Applied Water Use

EAWU = ETo x K_L x LA x 0.62 / IE = Gallons per year

where:
 EAWU = Estimated Applied Water Use (gallons per year)
 ETo = Reference Evapotranspiration Appendix C (inches per year)
 K_L = Landscape Coefficient
 LA = Landscaped Area (square feet)
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency = IME x DU
 IME = Irrigation Management Efficiency (90%)
 DU = Distribution Uniformity of Irrigation Head

K_L = K_s x K_a x K_{mc}
 K_s = species factor (range = 0.1-0.9) [see WUCOLS list for values]
 K_a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges]
 K_{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS]
 WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

EAWU Calculation:									
	ETo	K _L	LA	Conversion	IE	EAWU (gallons per year)			
Special Landscaped Area	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Cool Season Turf	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Warm Season Turf	57.33	x 0.65	x 0	x 0.62	÷ 0.75	= 0			
High Water Using Shrubs	57.33	x 0.90	x 0	x 0.62	÷ 0.75	= 0			
Medium Water Using Trees	57.33	x 0.50	x 36	x 0.62	÷ 0.75	= 853			
Medium Water Using Shrubs	57.33	x 0.50	x 0	x 0.62	÷ 0.75	= 0			
Low Water Using Trees	57.33	x 0.20	x 0	x 0.62	÷ 0.75	= 0			
Low Water Using Shrubs	57.33	x 0.20	x 1,552	x 0.62	÷ 0.81	= 13,621			
Total EAWU =			1,588			14,474	Gallons per year		

Estimated Applied Water Use

EAWU = ETo x K_L x LA x 0.62 / IE = Gallons per year

where:
 EAWU = Estimated Applied Water Use (gallons per year)
 ETo = Reference Evapotranspiration Appendix C (inches per year)
 K_L = Landscape Coefficient
 LA = Landscaped Area (square feet)
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency = IME x DU
 IME = Irrigation Management Efficiency (90%)
 DU = Distribution Uniformity of Irrigation Head

K_L = K_s x K_a x K_{mc}
 K_s = species factor (range = 0.1-0.9) [see WUCOLS list for values]
 K_a = density factor (range = 0.5-1.3) [see WUCOLS list for density value ranges]
 K_{mc} = microclimate factor (range = 0.5-1.4) [see WUCOLS]
 WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

EAWU Calculation:									
	ETo	K _L	LA	Conversion	IE	EAWU (gallons per year)			
Special Landscaped Area	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Cool Season Turf	57.33	x 1.00	x 0	x 0.62	÷ 0.75	= 0			
Warm Season Turf	57.33	x 0.65	x 0	x 0.62	÷ 0.75	= 0			
High Water Using Shrubs	57.33	x 0.90	x 0	x 0.62	÷ 0.75	= 0			
Medium Water Using Trees	57.33	x 0.50	x 0	x 0.62	÷ 0.75	= 0			
Medium Water Using Shrubs	57.33	x 0.50	x 0	x 0.62	÷ 0.75	= 0			
Low Water Using Trees	57.33	x 0.20	x 0	x 0.62	÷ 0.75	= 0			
Low Water Using Shrubs	57.33	x 0.20	x 6,222	x 0.62	÷ 0.75	= 58,976			
Total EAWU =			6,222			58,976	Gallons per year		

OWNER MAINTAINED LANDSCAPE - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING DRIPLINE OR POINT TO POINT DRIP IRRIGATION

OWNER MAINTAINED OFFSITE LANDSCAPE - TREES TO BE IRRIGATED BY BUBBLERS, GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING DRIPLINE OR POINT TO POINT DRIP IRRIGATION

OWNER MAINTAINED WATER QUALITY BASIN - GROUNDCOVER AND SHRUBS TO BE IRRIGATED USING ROTARY NOZZLES

CITY OF MENIFEE NOTES:

- LANDSCAPE PLAN SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
- CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHT-OF-WAY) SHALL BE SEPARATE FROM ANY ASSOCIATION/PRIVATE ON-SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE), OFF-SITE AND ON-SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" X 8") OR OTHER SUITABLE BARRIER ALONG THE PROPERTY LINE.
- ROOT CONTROL BARRIERS - TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (TOTAL 16 FEET LENGTH MIN. EACH TREE/ CENTERED ON TRUNK).
- LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS
- IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTERS, ETC. SHALL BE MAINTAINED BY PROPERTY OWNER
- ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING
- ALL PARKING LOT AREAS VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF-SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.

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 (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 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," 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 Menifee, and EMWD standards and requirements.

IRRIGATION OF LANDSCAPE SHOWN IN THIS PHASE OF WORK SHALL BE DESIGNED FOR THE EVENTUAL CONNECTION TO THE EMWD RECYCLED WATER SYSTEM. A RECYCLED WATER USE EXHIBIT(RWUE) WILL BE PREPARED AND PROVIDED TO EMWD FOR APPROVAL.

CITY OF MENIFEE PLANT QUANTITIES CHART
OWNER MAINTAINED LANDSCAPE

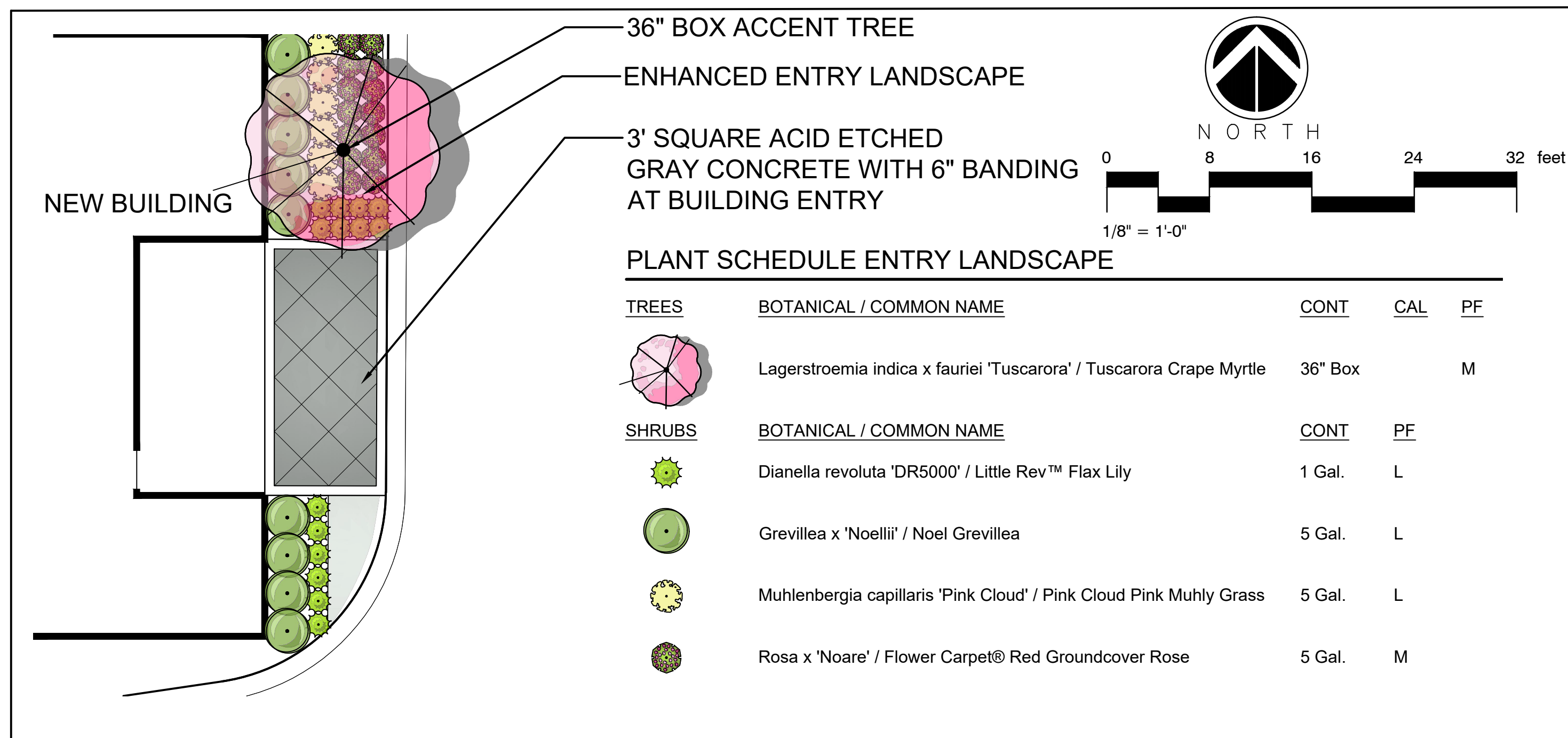
OWNER MAINTAINED LANDSCAPE - 15,170 S.F. (.35 ACRES)
 TREE REQUIREMENT - 1 TREE PER 750 S.F.
 TOTAL TREES REQUIRED - 20 TREES
 TOTAL TREES PROVIDED - 25 TREES

SHRUB REQUIREMENT - 1 SHRUB PER 100 S.F.
 TOTAL SHRUBS REQUIRED - 152 SHRUBS
 TOTAL SHRUBS PROVIDED - 152 SHRUBS

CITY OF MENIFEE ADDITIONAL STANDARDS
OWNER MAINTAINED LANDSCAPE

OWNER MAINTAINED LANDSCAPE - 402 L.F. OF BUILDING
 TREE REQUIREMENT - 1 PER 30 L.F. OF BUILDING
 TOTAL TREES REQUIRED - 13 TREES
 TOTAL TREES PROVIDED - 13 TREES

PROJECT TRACKING	DATE
1. Concept Plan 1st submittal	3-18-22
2. Concept Plan 2nd submittal	10-31-22
3. Concept Plan 3rd submittal	1-19-23
4.	
5.	
6.	



HOA MAINTAINED ENHANCED ENTRY LANDSCAPE



2125 TURNBERRY LANE
 CORONA, CA, 92881
 T: 951.990-3381
 SANHAMEL@HOTMAIL.COM

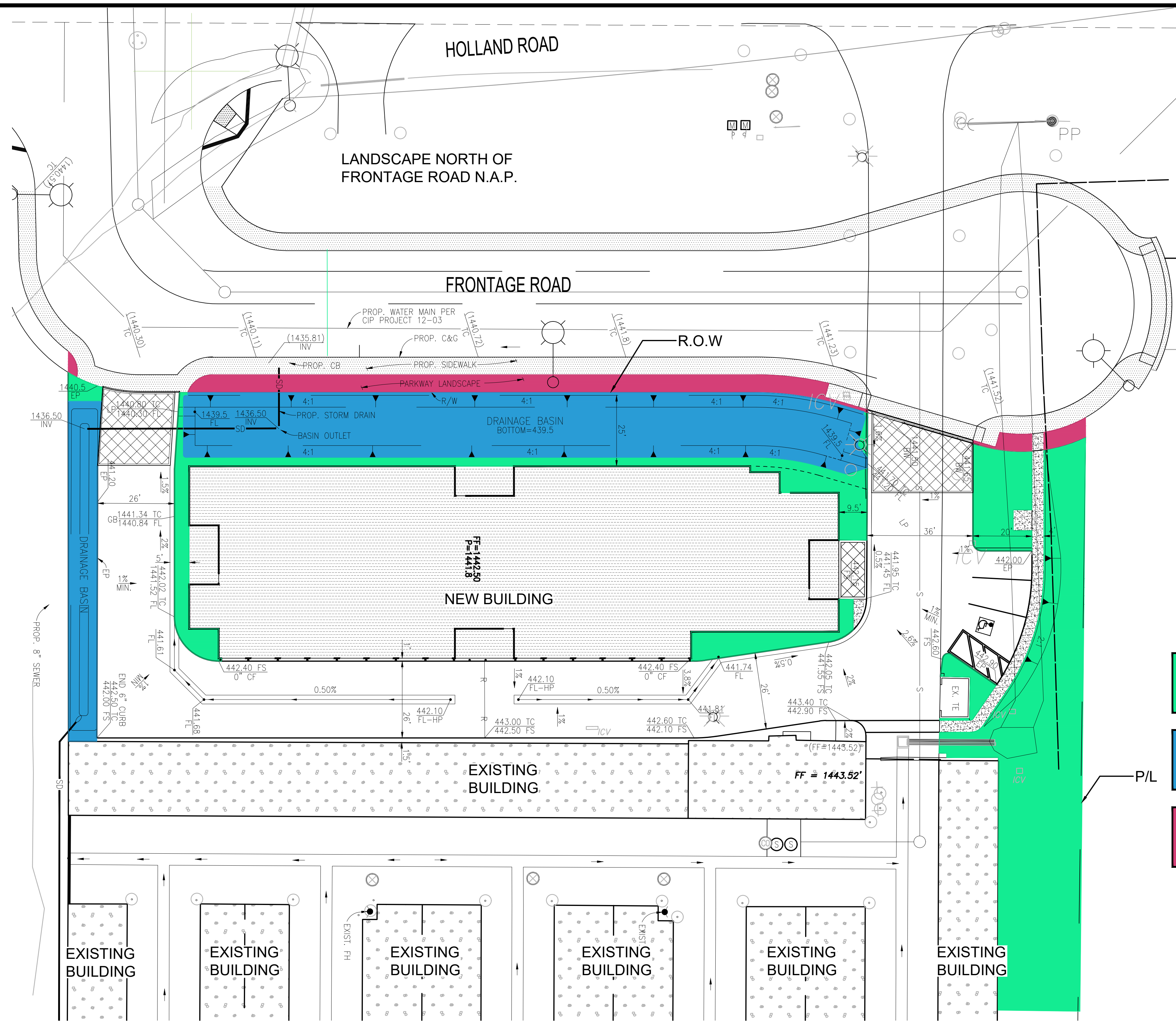
"Landscaping for the project shall be designed to comply with the City's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."

STAXUP STORAGE EXPANSION
 MENIFEE, CALIFORNIA
 NOVEMBER 1 2022

PROJECT OWNER: STRAT PROPERTY MANAGEMENT
 2055 THIRD AVENUE, #200
 SAN DIEGO CA., 92101
 (619)-295-2211

IRRIGATION WATER-USE CALCS

STAXUP STORAGE - HOLLAND ROAD @ HAUN ROAD
 MENIFEE, CA

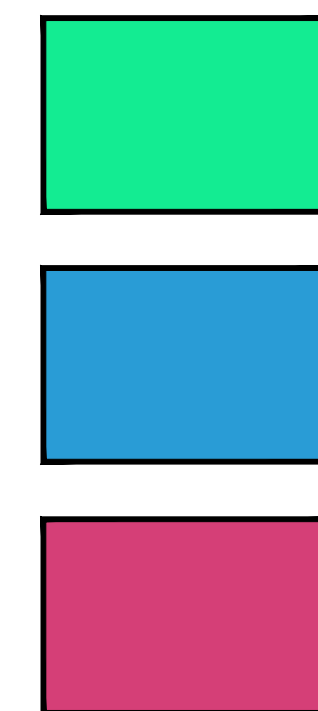


LANDSCAPE MAINTENANCE AND SEPARATION NOTE-LCP:

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 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 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 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).

PER MAINTENANCE RESPONSIBILITY LETTER SIGNED AND SUBMITTED TO THE CITY OF MENIFEE, PERPETUAL MAINTENANCE OF ONSITE AND OFFSITE LANDSCAPE TO BE PROVIDED BY OWNER

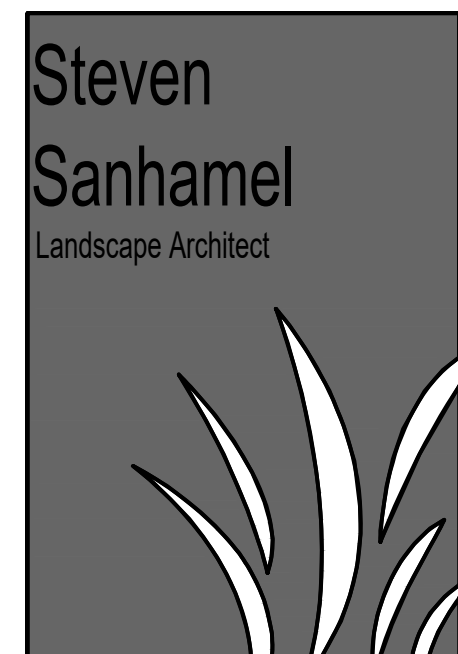
LANDSCAPE MAINTENANCE LEGEND



- DEVELOPER MAINTAINED ONSITE LANDSCAPE - 7,360 SQ. FT/ (0.17 ACRES)
- DEVELOPER MAINTAINED WATER QUALITY BASIN LANDSCAPE - 6,222 SQ. FT/ (0.14 ACRES)
- DEVELOPER MAINTAINED STREETScape (OFFSITE) LANDSCAPE - 1,588 SQ. FT/ (0.04 ACRES)



PROJECT TRACKING	DATE
1. Concept Plan 1st submittal	3-18-22
2. Concept Plan 2nd submittal	10-31-22
3. Concept Plan 3rd submittal	1-19-23
4.	
5.	
6.	

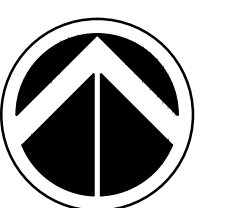
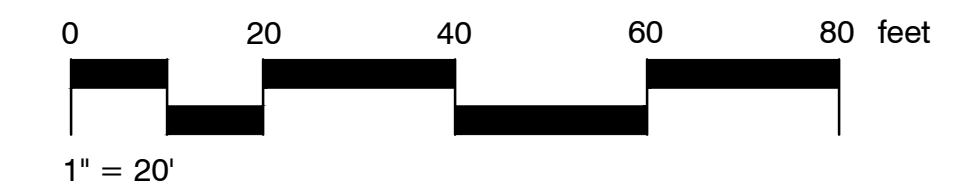


Steven Sanhamel
Landscape Architect
2125 TURNBERRY LANE
CORONA, CA, 92881
T: 951.990-3381
SANHAMEL@HOTMAIL.COM

"Landscaping for the project shall be designed to comply with the City's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."

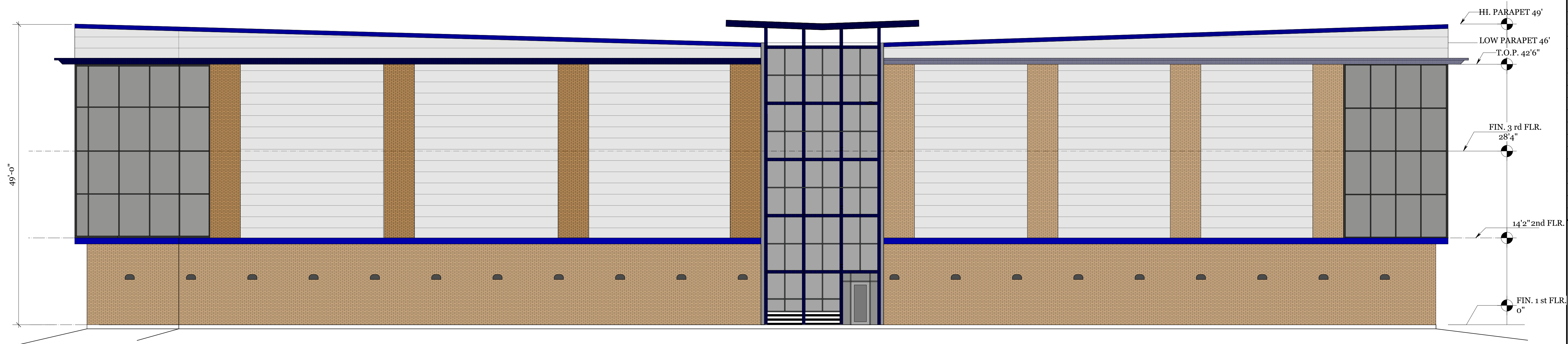
STAXUP STORAGE EXPANSION

MENIFEE, CALIFORNIA NOVEMBER 1 2022
PROJECT OWNER: STRAT PROPERTY MANAGEMENT, INC.
2055 THIRD AVENUE, #200
SAN DIEGO CA., 92101
(619)-295-2211

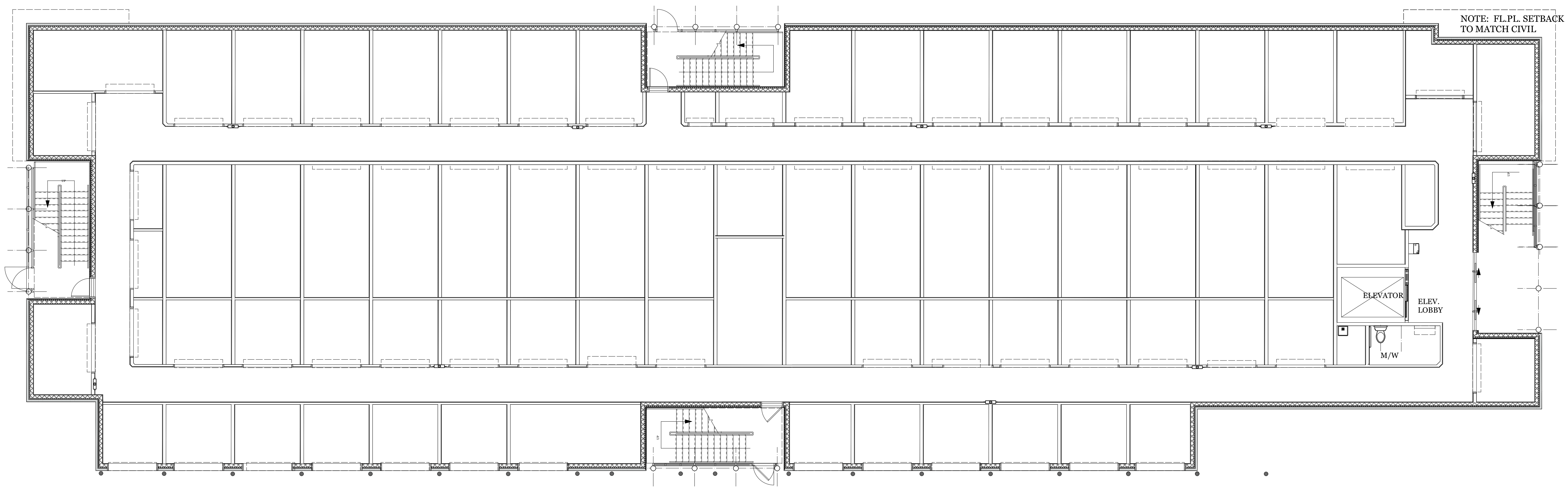


NORTH
SHEET 3 OF 3

MAINTENANCE EXHIBIT
STAXUP STORAGE - HOLLAND ROAD @ HAUN ROAD
MENIFEE, CA



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

REVISIONS
1/20/23-prelim submit

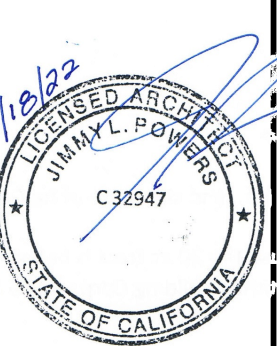
Owner:
Strat Property Management
2055 Third Ave, #200
San Diego, Ca. 92101
619/295-5211
Contact: Don Clauson
Dclauson@stratprop.com

Bartholomew
Project Management / Design
1415 Collazo Way, Austin, TX 78749
P: 512-962-8282
E: RAN@BARTHOLOMEW.CO

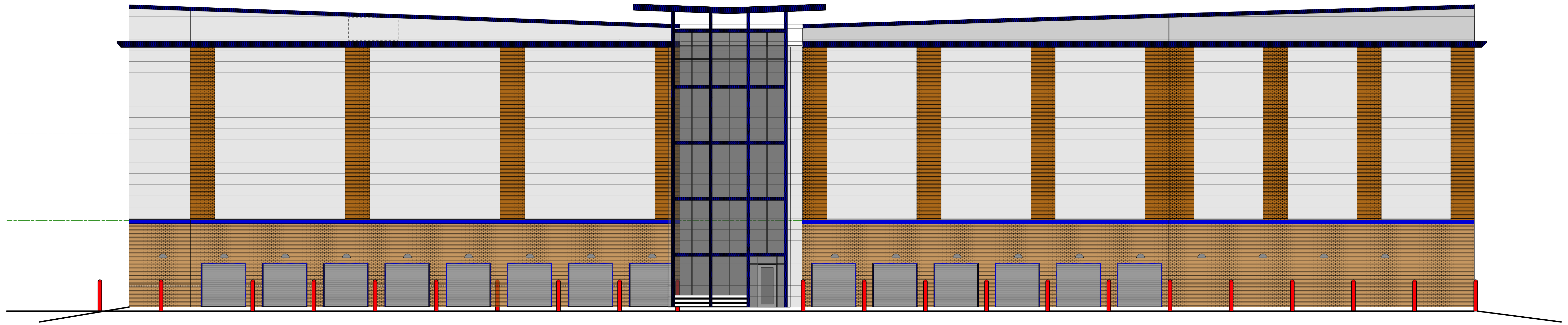
These contract documents may not be used by anyone other than the owner designated by the architect. These documents may not be used on any site other than the project site listed herein. Unauthorized duplication, modification in whole or in part will result in legal action. These drawings must be stamped, signed, sealed by the architect prior to being constructed. Any construction document used for construction without the architect's stamp/signature is an illegal act and is the responsibility of the party using / modifying the document.

SHEET NO.:
OF: SHEETS
PROJECT NO.:
DATE STAMPED:

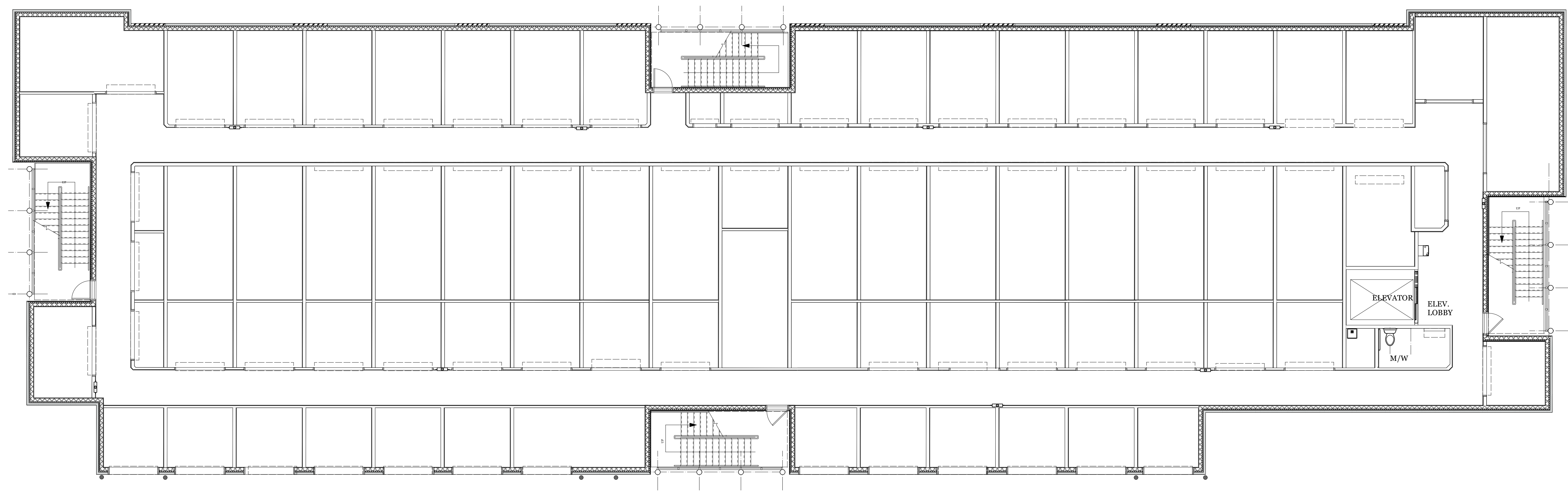
Stax Up Storage
27887 Holland Road
Riverside Ca,
Menifee, Ca. 92584



DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
NOR PERMITTING



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



SECOND / THIRD FLOOR PLANS
Scale: 1/8" = 1'-0"

REVISIONS
1/20/23-prelim submit

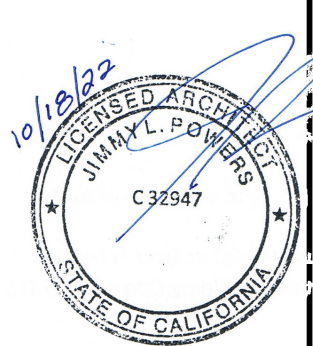
Owner:
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2055 Third Ave, #200
San Diego, Ca. 92101
Contact: Don Clauson
Dclauson@stratprop.com

Bartholomew
Project Management / Design
1415 Colfax Way, Austin, TX 78749
P: 512-962-8282
E: RANCI@BARTHOLOMEW.CO

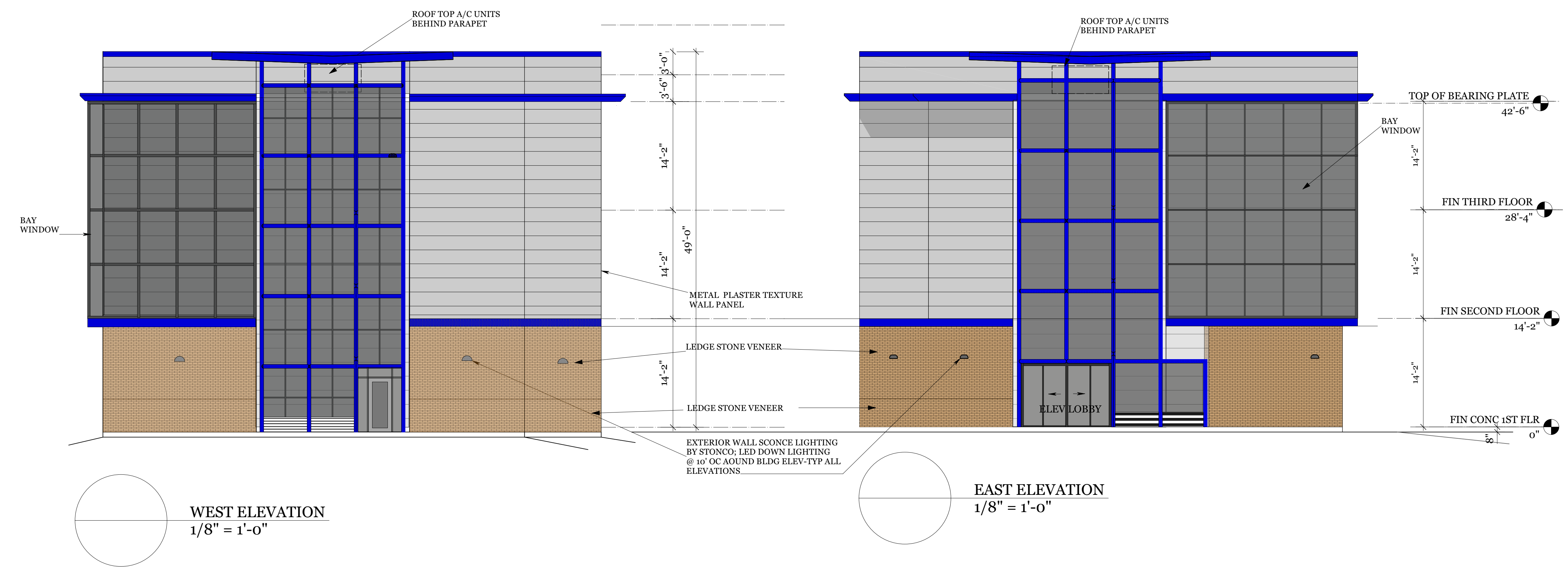
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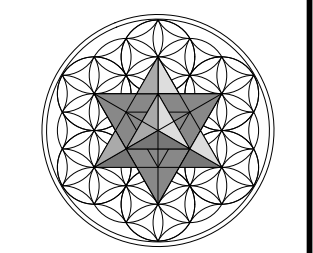
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Owner:
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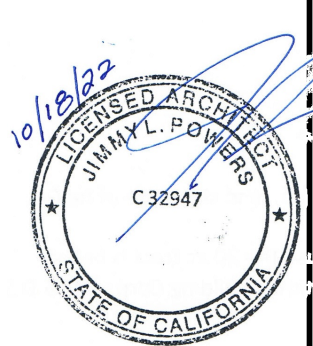
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 Riverside Ca.
 Menifee, Ca. 92584



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