

# EASEMENTS:

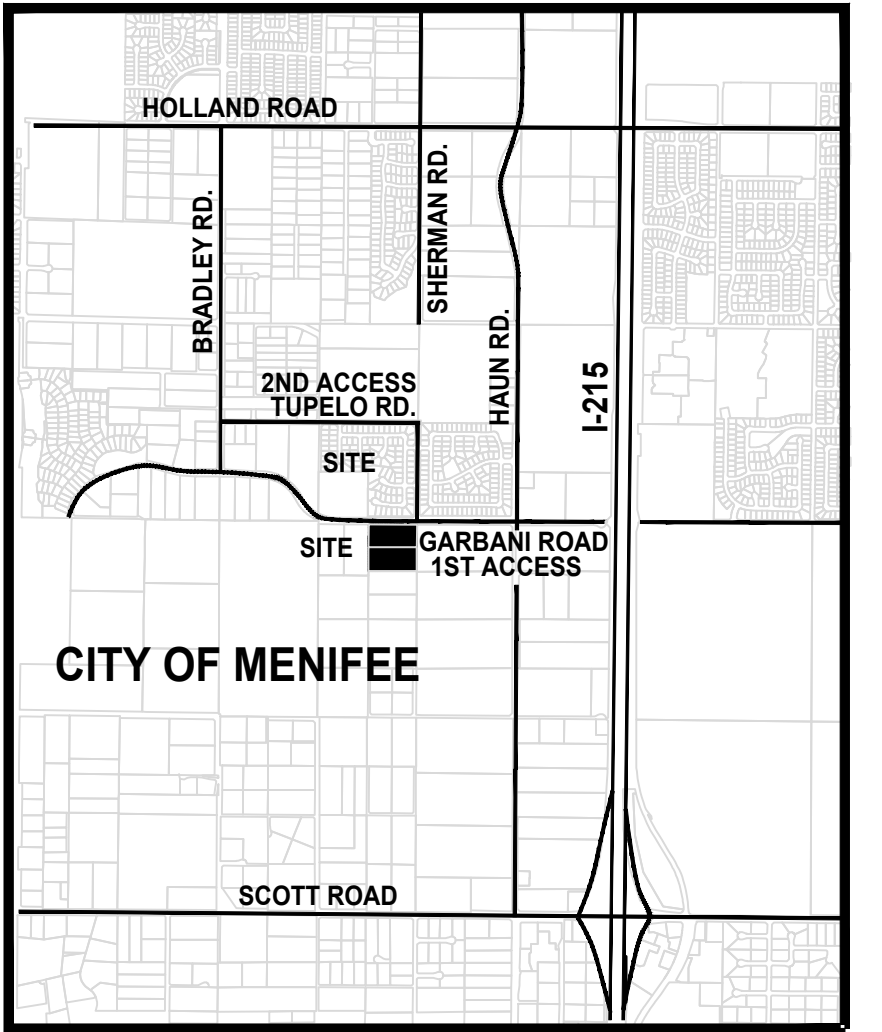
1. PUBLIC UTILITY EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JANUARY 28, 1981, RECORDING NO. 81-1583, OFFICIAL RECORDS. (THE WESTERLY 20' OF THE WESTERLY 44' ALONG SHERMAN ROAD, ALONG THE WESTERLY R/W LINE)

2. ROAD, PUBLIC UTILITIES AND PUBLIC SERVICES EASEMENT RECORDED MARCH 12, 1980, RECORDING NO. 80-48092, OFFICIAL RECORDS. (THE WESTERLY 44' ALONG SHERMAN ROAD AND THE EASTERLY 30' ALONG KURT STREET AND CORNER CUTBACKS AT INTERSECTION WITH GARBANI ROAD.)

# CITY OF MENIFEE TENTATIVE TRACT MAP NO. 37450 SITE & CONCEPTUAL GRADING PLAN

## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF GARBANI ROAD. THE BEARING IS N 89° 42' 58" W



## VICINITY MAP

2020 THOMAS BROS. PG 868, D5  
SECT 15 SBM, T6S, R3W

## GENERAL NOTES

- TOTAL ORIGINAL ACRES: 10.27 ACRES (GROSS), 8.52 ACRES (NET)
- NUMBER OF LOTS: 33 SINGLE FAMILY LOTS  
1 DRAINAGE BASIN LOT (CFD)  
6 OPEN SPACE LOT (CFD)
- MINIMUM LOT SIZE: 7,200 SF
- EXISTING ZONING: LDR-2, RR-5
- PROPOSED ZONING: LDR-2, RR-5
- EXISTING LAND USE: 2.1-5 R, RR5
- PROPOSED LAND USE: 2.1-5 R, RR5
- NOTE: NO EASEMENT ON THIS PROPERTY.
- METHOD OF SEWAGE DISPOSAL: SEWER SYSTEM PER EMWD
- SCHOOL DISTRICT: MENIFEE UNION SCHOOL DISTRICT  
PERRIS UNION HIGH SCHOOL DISTRICT
- ASSESSORS PARCEL NO.: 360-350-004, 360-350-005
- 2006 THOMAS BROS. GUIDE: 360-350-004, 360-350-005
- TENTATIVE MAP PREPARED: OCTOBER 28, 2021
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.
- ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.
- THIS IS A SCHEDULE "A" SUBDIVISION.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- ALL SLOPES ARE 2:1 UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
- OPEN SPACE TO BE MAINTAINED BY CFD.
- FEMA FLOOD PLAIN: FLOOD ZONE X
- EARTHWORK QUANTITIES: CUT = 29,790 CY  
FILL = 29,790 CY
- UTILITY PURVEYORS:  
WATER SERVICE: EMWD  
SEWER SERVICE: EMWD  
GAS: SOUTHERN CA. GAS CO.  
ELECTRICITY: SOUTHERN CA. EDISON  
TEL / CABLE: AT&T / FRONTIER
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVIDER.
- STREET ADDRESS: 27441 GARBANI ROAD, MENIFEE CA, 92584
- OWNERS: STEPHEN PARK, TRUSTEES OF THE STEPHEN H. PARK AND KAY PARK REVOCABLE TRUST  
13202 AVENIDA SANTA TECLA, #718A  
MIRADA, CA. 90638
- EXIST. POWER LINE TO BE RELOCATED UNDERGROUND (SHERMAN ROAD AND GARBANI ROAD)
- THIS PROJECT IS IN HIGH FIRE HAZARD SEVERITY ZONE.
- NO WETLANDS ON THIS PROPERTY.

## OPEN SPACE LOT AREAS (CFD MAINTAINED):

LOT	LOT AREA	LOT D	2,616 SF
LOT A	26,009 SF	LOT E	2,166 SF
LOT B	10,786 SF	LOT F	1,584 SF
LOT C	290 SF		

## LEGEND:

- FMZ FIRE MODIFICATION ZONE
- W PROP. WATER
- S PROP. SEWER
- PROP. AC PAVEMENT
- PROP. 2:1 SLOPE
- PROP. STREET LIGHT
- PROP. FIRE HYDRANT
- ONSITE FUEL MOD. ZONE
- FMZ EQUIVALENT

## HYDROLOGY DATA NOTES:

- ONLY PROPOSED Q100 DISCHARGE RATE ARE LISTED.
- ONLY Q100 VALUES ARE SHOWN AT EACH SD JUNCTION OR FEATURE.
- COMPLIANCE POINT IS THE ONLY EXIST. AND PROP. COMPARISON.

## LOT B NOTES (BASIN):

- LOT B IS THE PROPOSED BIO-RETENTION BASIN.
- VBMP PER WQMP IS 10,786 CU-FT.
- BASIN FOOTPRINT IS 10,786 SQ-FT.
- BASIN DEPTH IS 6 FT.
- TOTAL BASIN VOLUME IS 36,000 SQ-FT.

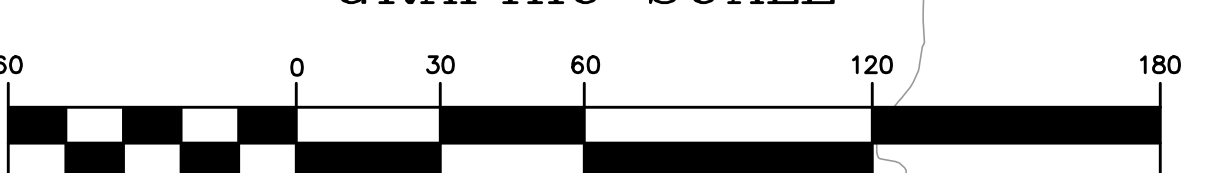
## GRADING NOTE.

- GRADING AT CUT AND FILL SLOPES TO BE ROUNDED TO ELIMINATE SHARP EDGES.

## NOTE:

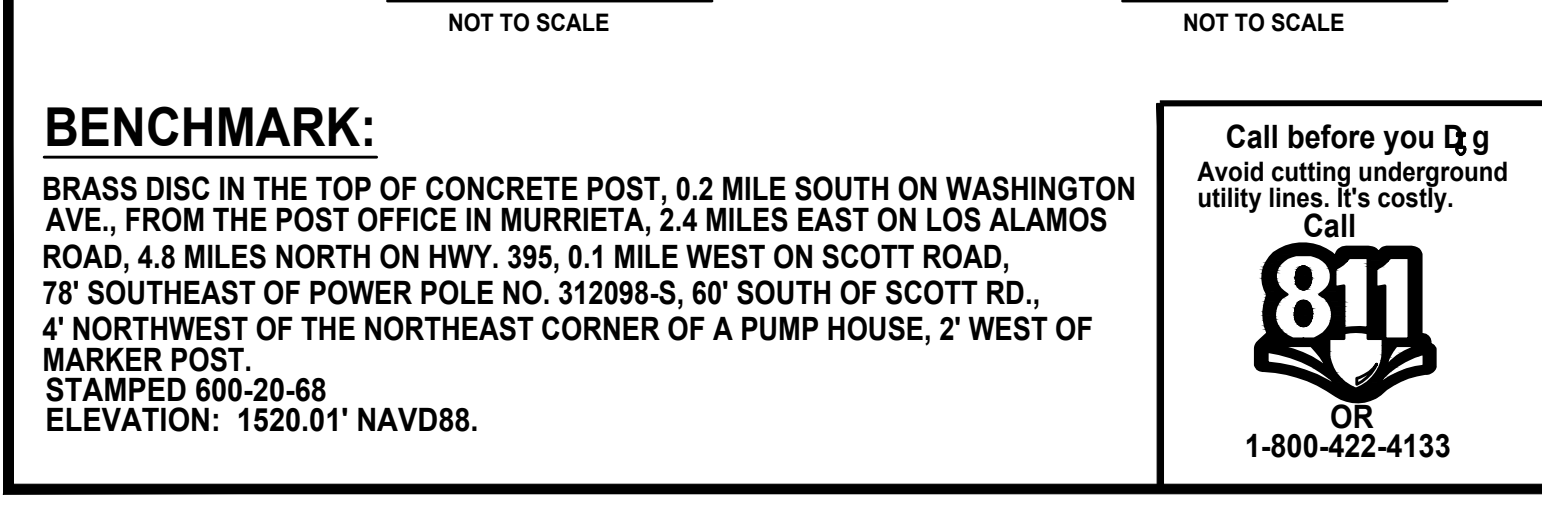
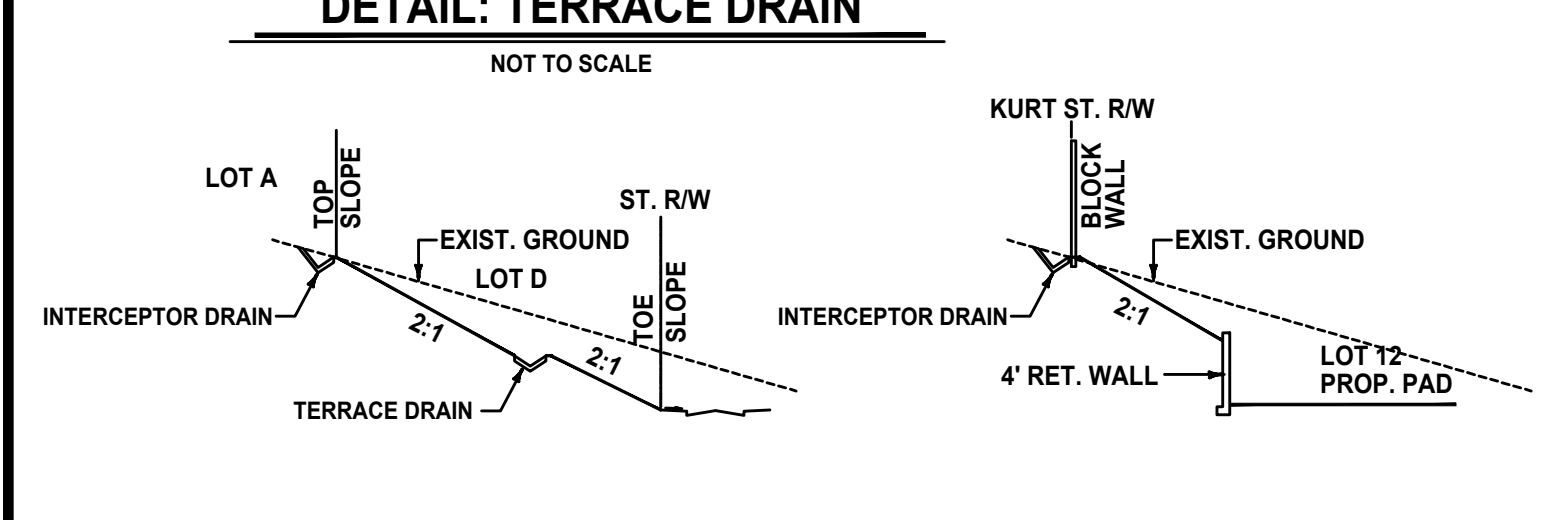
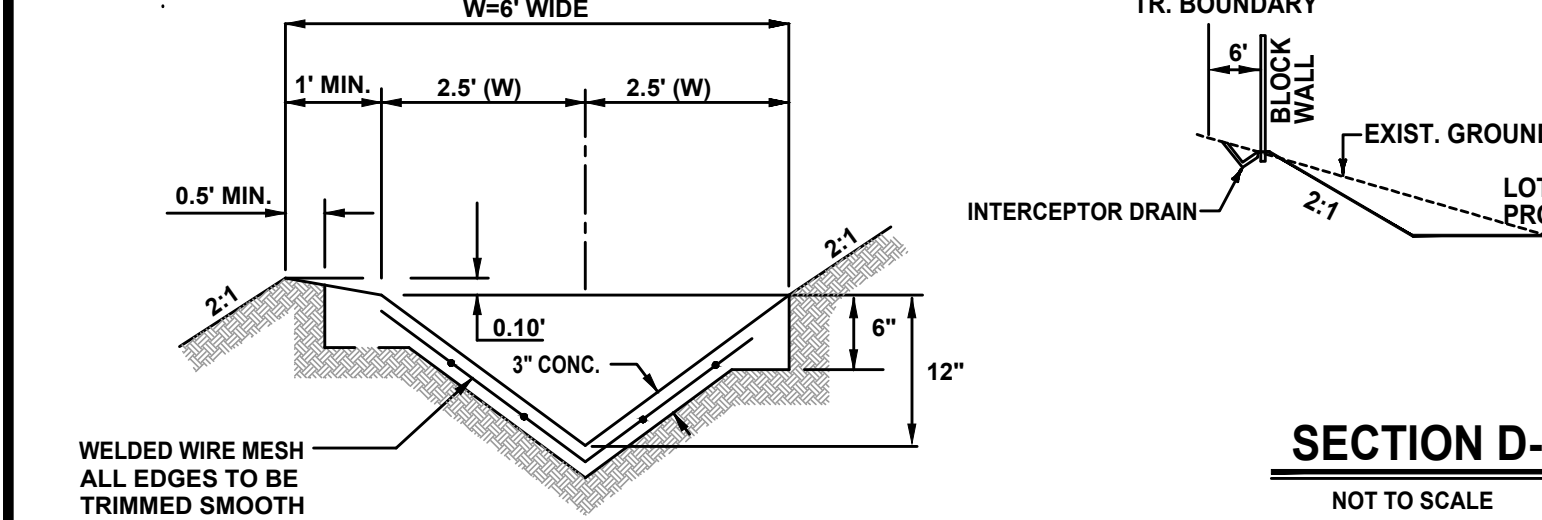
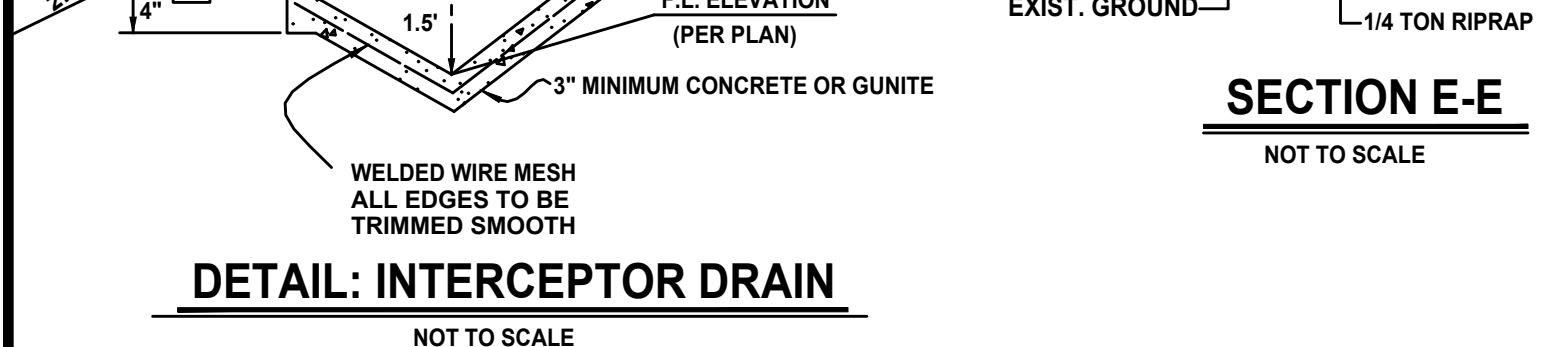
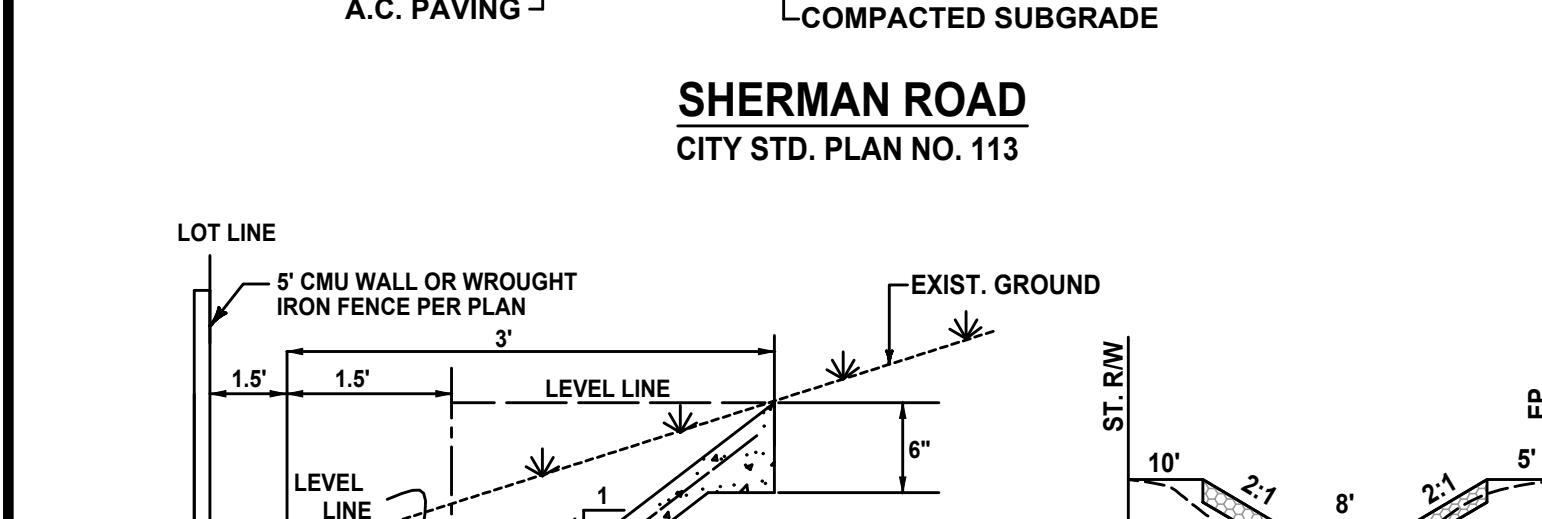
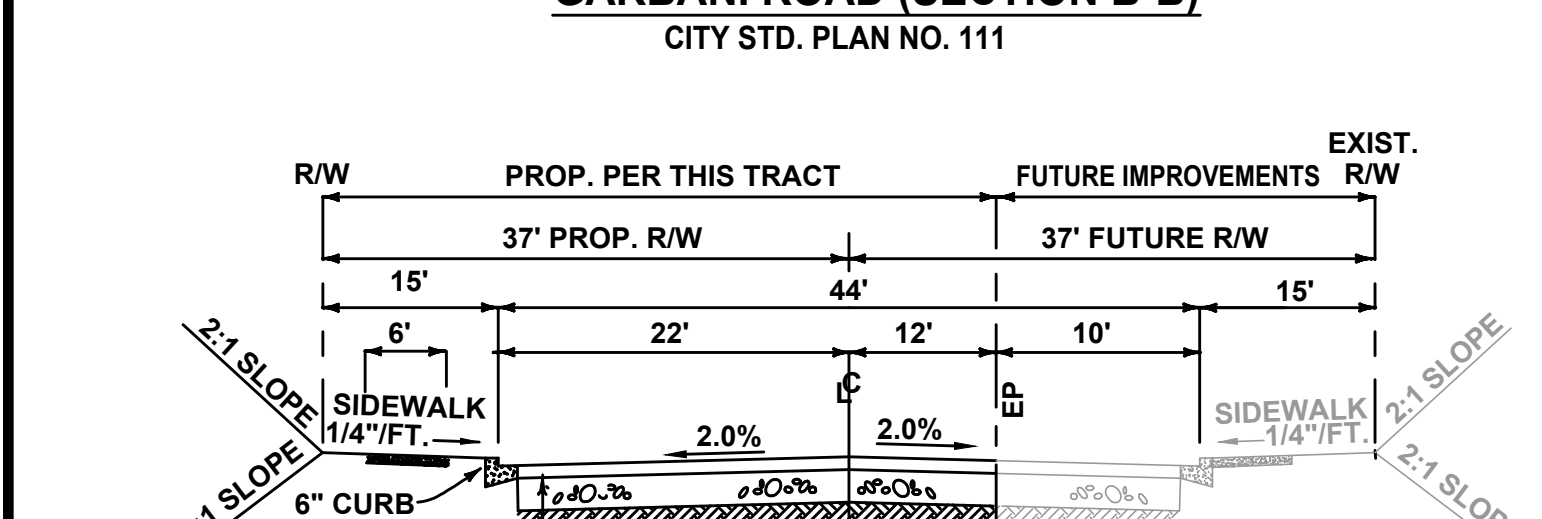
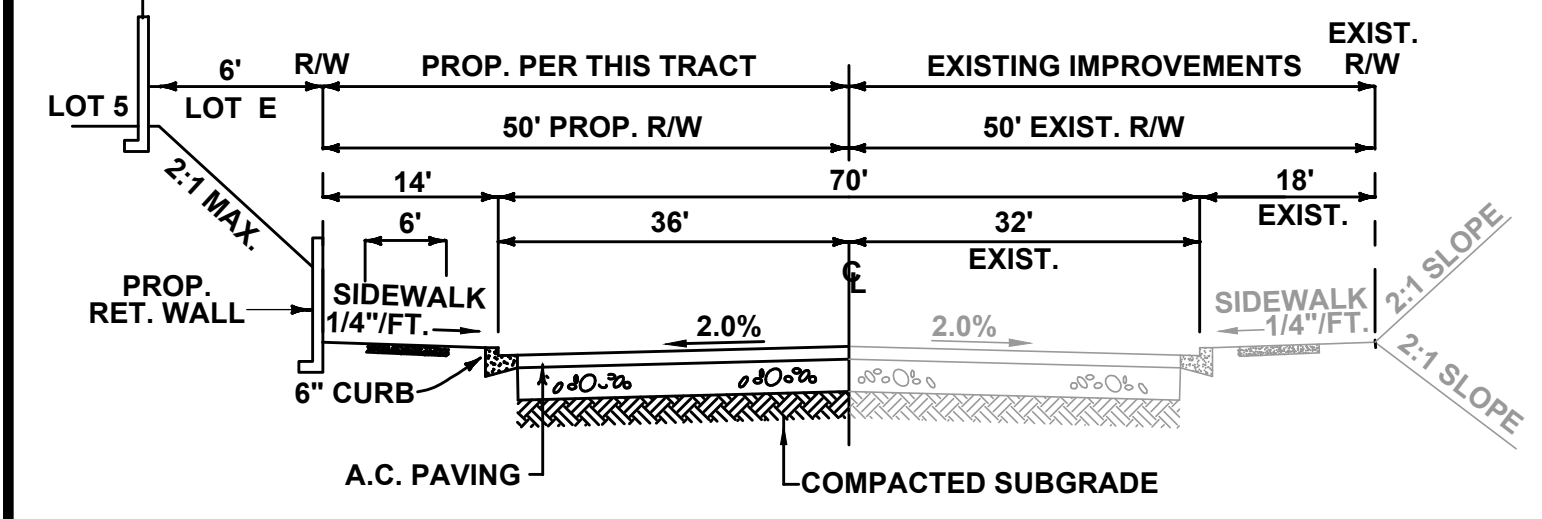
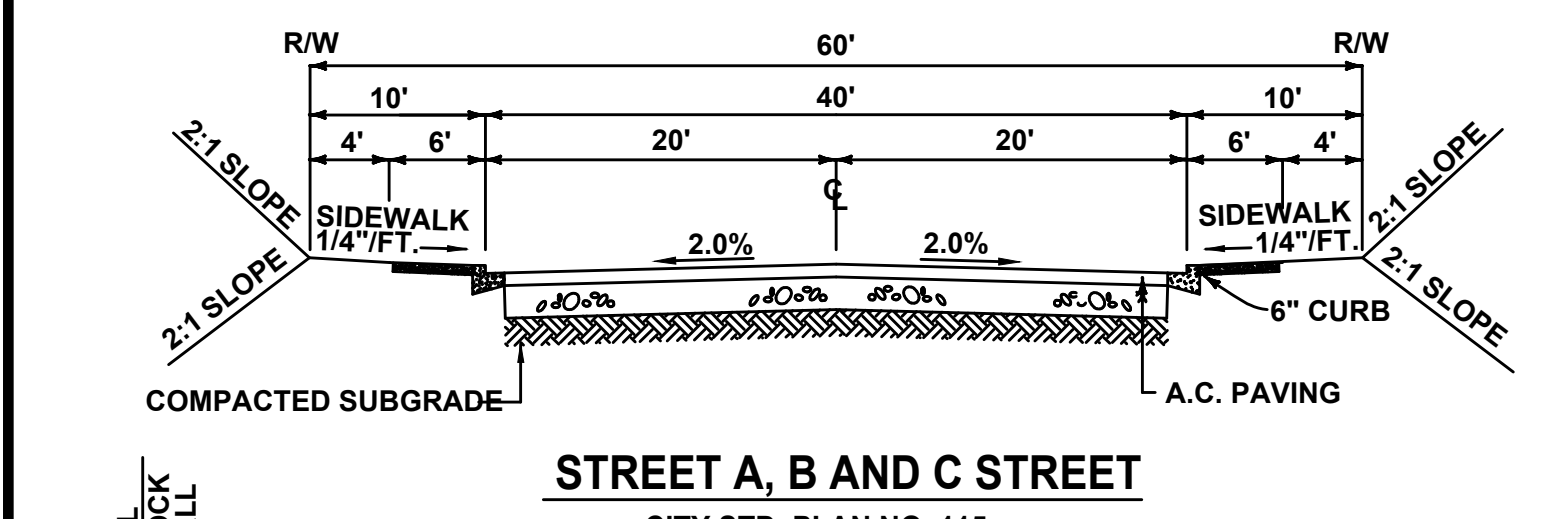
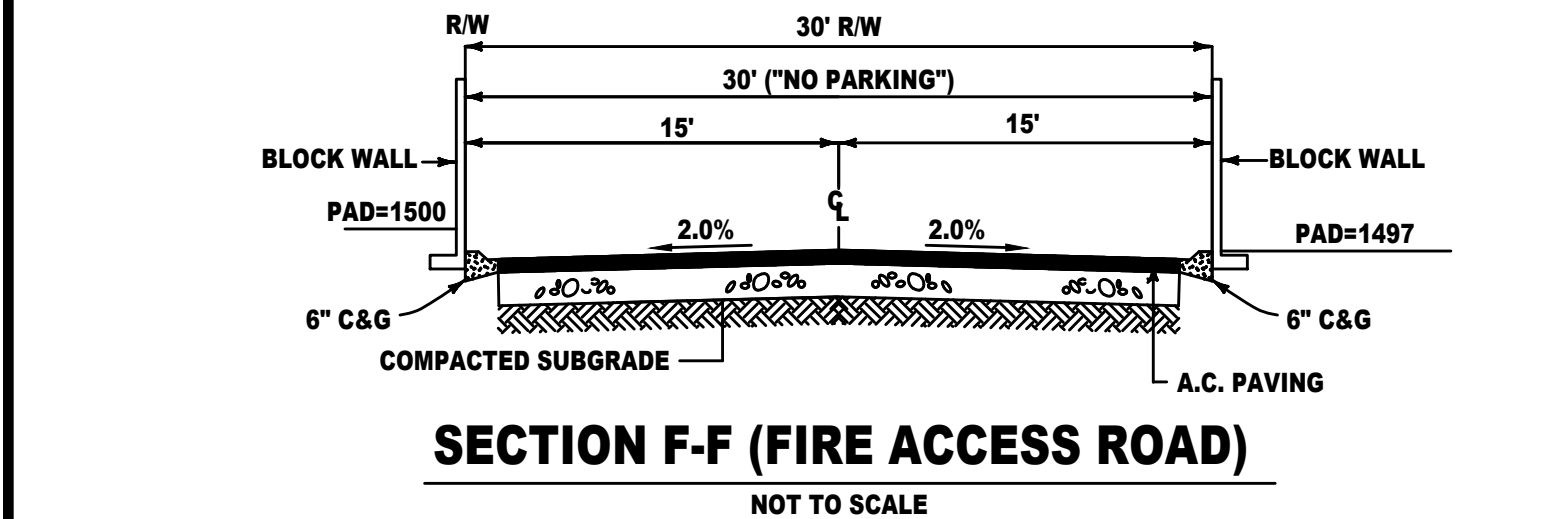
- THE PROJECT MUST MEET CITY STANDARDS ON WASTE RECYCLING.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

1"=60'



## BENCHMARK:

BRASS DISC IN THE TOP OF CONCRETE POST, 0.2 MILE SOUTH ON WASHINGTON AVE., FROM THE POST OFFICE IN MURRIETA, 2.4 MILES EAST ON LOS ALAMOS ROAD, 4.8 MILES NORTH ON HWY. 395, 0.1 MILE WEST ON SCOTT ROAD, 78' SOUTHWEST OF POWER POLE NO. 312099-S, 60' SOUTH OF SCOTT RD., 4' NORTHWEST OF THE NORTHEAST CORNER OF A PUMP HOUSE, 2' WEST OF MARKER POST.  
STAMPED 600-20-68  
ELEVATION: 1520.01' NAVD88.

## Call before you dig

Avoid cutting underground utility lines. It's costly. Call



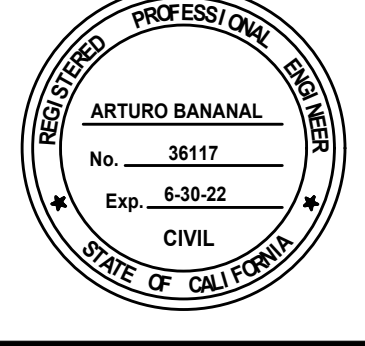
OR  
1-800-422-4133

NO.	SHT.	REVISIONS DESCRIPTION	DATE	BY	APRD

## PREPARED BY:

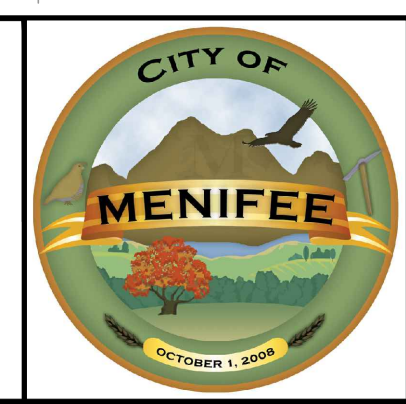
**BM SAMILIN AND ASSOCIATES**  
LAND DEVELOPMENT CONSULTANT  
41635 ENTERPRISE CIR. NORTH, SUITE C, TEMECULA, CA. 92590  
CONTACT: EDWIN SAMILIN (951-972-0450)  
  
ARTURO BANALAN  
R.C.E. No. 36117 EXP. DATE 06-30-22

## SEAL:



## APPLICANT / DEVELOPER:

**MENIFEE 18 HOLDINGS, LLC**  
32823 TEMECULA PARKWAY  
TEMECULA, CA. 92592  
CONTACT: JORDAN BURSCH  
509-954-6518



**CITY OF MENIFEE  
PLANNING DEPARTMENT  
TENTATIVE TRACT MAP NO. 37450  
APN 360-350-004 AND 360-350-005  
SITE PLAN AND CONCEPTUAL GRADING PLAN**

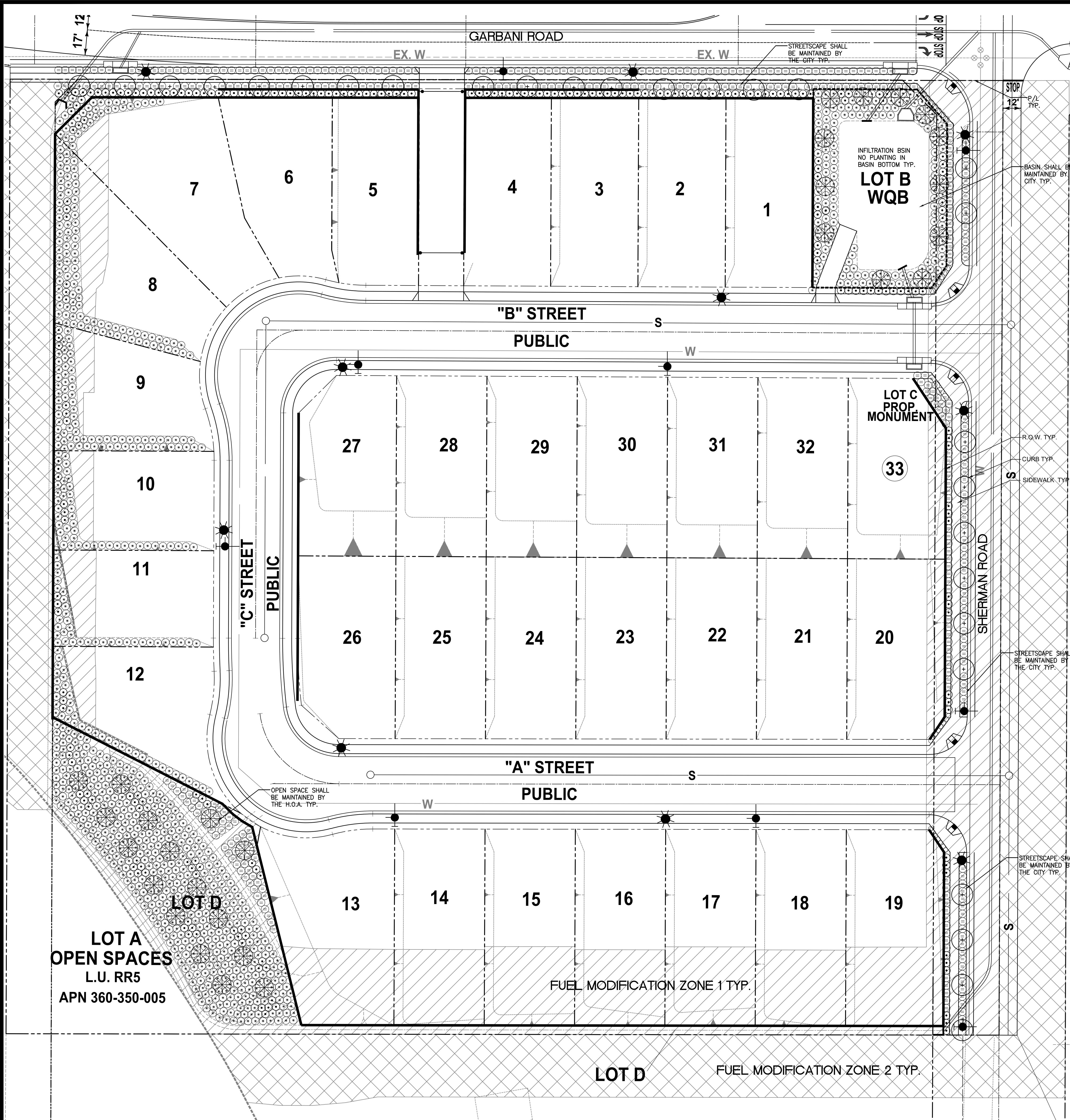
## SHEET NO.

**1 OF 1**

## PROJECT NO:

PRINTED: 6/12/22





PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
TREES:						
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK FLOWERING CHITALPA	15 GAL.	28	DOUBLE STAKE / HEIGHT 7'-8" , SPREAD 2'-3' MIN.	L
	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	28	DOUBLE STAKE / HEIGHT 8'-10' , SPREAD 3'-4' MIN.	L
SHRUBS:						
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL.	1006	TRIANGULAR SPACING @ 5' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	14	FULL & BUSHY @ 3' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	GREEN TEXAS RANGER	5 GAL.	224	FULL & BUSHY @ 5' O.C.	L
	DIANELLA 'LITTLE REV'	FLAX LILY	1 GAL.	15	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSUM 'MUNDI'	PROSTRATE CAPE ROSEMARY	1 GAL.	404	FULL & BUSHY @ 5' O.C.	L
MULCH :						
	MEDIUM GRIND WOOD MULCH	SHREDDED WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	
NOT SHOWN						

NOTE: THERE ARE NO EASEMENTS ON THIS PROPERTY.

OWNER:  
MENEFEE 18 HOLDINGS, LLC  
32823 TEMECULA PARKWAY  
TEMECULA, CA 92592  
PHONE: 509-954-6518  
e-mail: jordanbursch@cormanleigh.com

ENGINEER:  
BM SAMLIN AND ASSOCIATES  
41635 ENTERPRISE CIR. NORTH, SUITE C  
TEMECULA, CA 92590  
CELL: EDWIN SAMLIN (951-972-0450)  
EMAIL: esamlin@hotmail.com

LANDSCAPE ARCHITECT:  
ALHAMBRA GROUP  
41635 ENTERPRISE CIR. NORTH, SUITE C  
TEMECULA, CA 92590  
CELL: VINCENT DI DONATO (951-970-6156)  
EMAIL: vince@alhambragroup.net

UTILITY NOTES:

WATER: EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBULE ROAD  
PERRIS, CA 92572  
(951) 928-3777

SEWER: EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBULE ROAD  
PERRIS, CA 92572  
(951) 928-3777

POWER: SO. CALIFORNIA EDISON CO.  
26100 MENEFEE ROAD  
REDLANDS, CA 92374  
(951) 928-8364

SITE ADDRESS:  
27441 GARBANI ROAD,  
MENEFEE, CA. 92584

CABLE TV: COMCAST CABLE  
1581 COMMERCE ST.  
CORONA, CA 92880  
(951) 549-3977

PHONE: VERIZON  
150 S. JUANITA ST.  
HEMET, CA 92543  
(951) 929-9491

GAS: SOUTHERN CALIFORNIA GAS CO.  
1981 W. LUOGON AVE.  
REDLANDS, CA 92374  
(909) 335-7716

## NEW SINGLE FAMILY RESIDENCES TENTATIVE TRACT MAP 37450

## WATER CALCULATIONS LANDSCAPE IRRIGATION WATER ANALYSIS TENTATIVE TRACT MAP 37450

Project ETto: 57.33

ANNUAL MAXIMUM APPLIED WATER BUDGET:  
(BILLING UNITS/YEAR)  
AMAWB =  $\frac{ET_{to} \times 0.5 \times \text{Total Sq. Ft.}}{1200}$   
 $\frac{57.33 \times 0.5 \times 20,057}{1200} = 479$  BILLING UNITS/YEAR  
358375.5 Gallons Per Year

ESTIMATED ANNUAL WATER USE:  
(BILLING UNITS/YEAR)  
EAWU =  $\frac{ET_{to} \times \text{Comp. Coefficient} \times \text{Hydrozone Sq. Ft.}}{(\text{Distribution Efficiency}) \times (\text{Application Efficiency}) \times (1200)}$   
HYDROZONE # 1: (Low Shrub Area with point to point drip)  
 $\frac{57.33 \times 0.2 \times 20,057}{0.9 \times 0.85 \times 1200} = 251$  B.U./Yr  
16822 Gallons Per Year

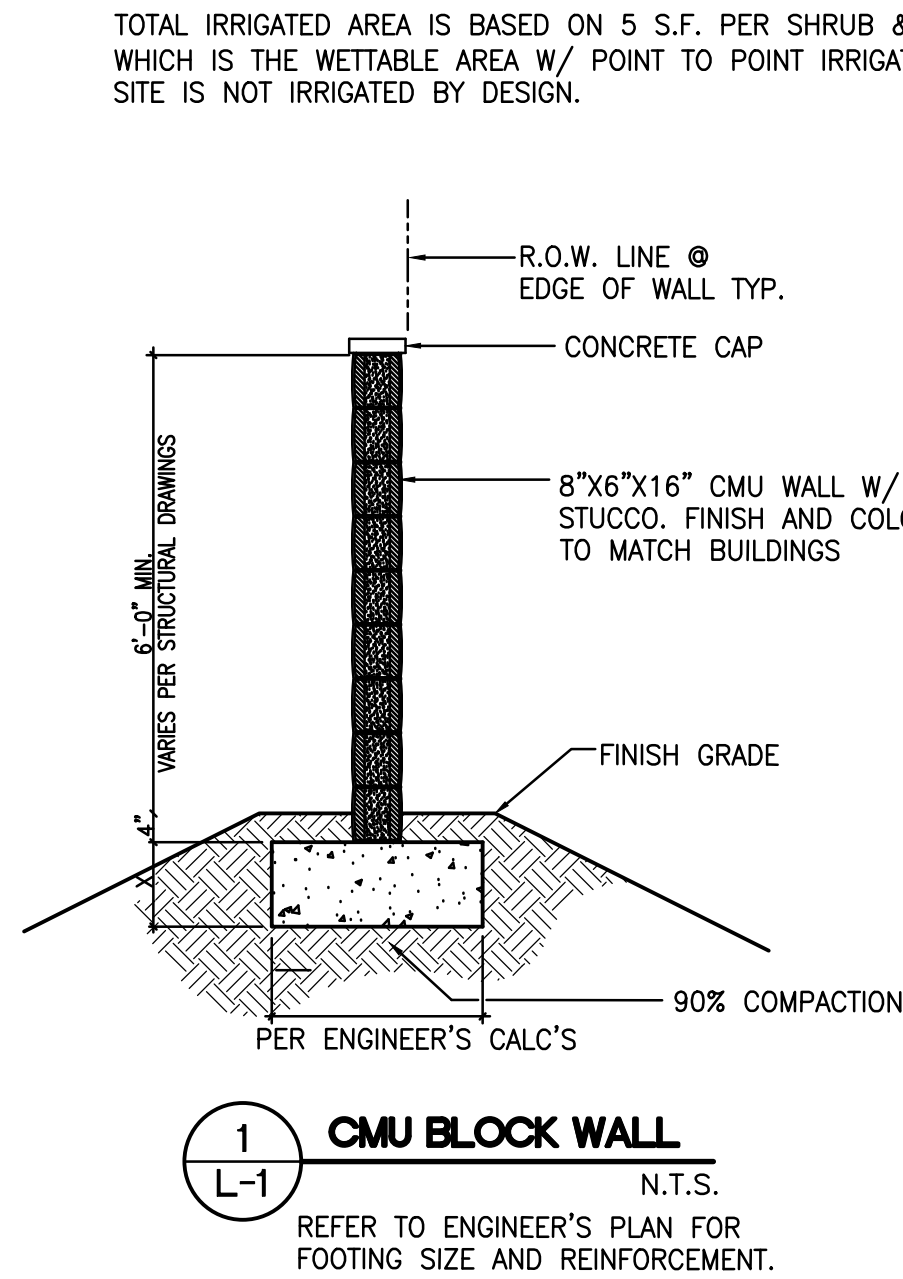
HYDROZONE # 2: (Medium Shrub Area with drip)  
 $\frac{57.33 \times 0.5 \times 0}{0.9 \times 0.85 \times 1200} = 0$  B.U./Yr  
0 Gallons Per Year

ANNUAL WATER BUDGET: 479 B.U./Yr  
358375 Gallons Per Year

TOTAL ESTIMATED ANNUAL WATER: 251 B.U./Yr  
187386 Gallons Per Year

187386 Gallons Per Year IRRIGATION AREAS ARE BASED ON THE  
513 Gallons Per Day TREE AND SHRUBS WETTABLE AREA,  
3594 Gallons Per Week 15 S.F. PER TREE AND 5 S.F. PER SHRUB  
5 Irrigation Days Per Week  
718 Gallons Per Irrigation Day  
12 Average Demand in GPM (average valve GPM)  
1 Hours Per Day

TOTAL IRRIGATED AREA IS BASED ON 5 S.F. PER SHRUB & 15 S.F. PER TREE  
WHICH IS THE WETTABLE AREA W/ POINT TO POINT IRRIGATION. THE ENTIRE  
SITE IS NOT IRRIGATED BY DESIGN.



INTERIOR FENCE NOTE  
THE INTERIOR FENCES SHALL BE VINYL  
AND WILL BE SHOWN ON A PLAN WHEN  
THE HOMES ARE PLOTTED. ALL DETAILS  
AND LOCATIONS WILL BE DETERMINED ON  
THAT PLAN.

## FENCE AND WALL LEGEND

CMU BLOCK WALL  
TUBULAR STEEL FENCE - BASIN

## 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 THE STATE  
OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND  
REGULATIONS FOR RECYCLED WATER USE.

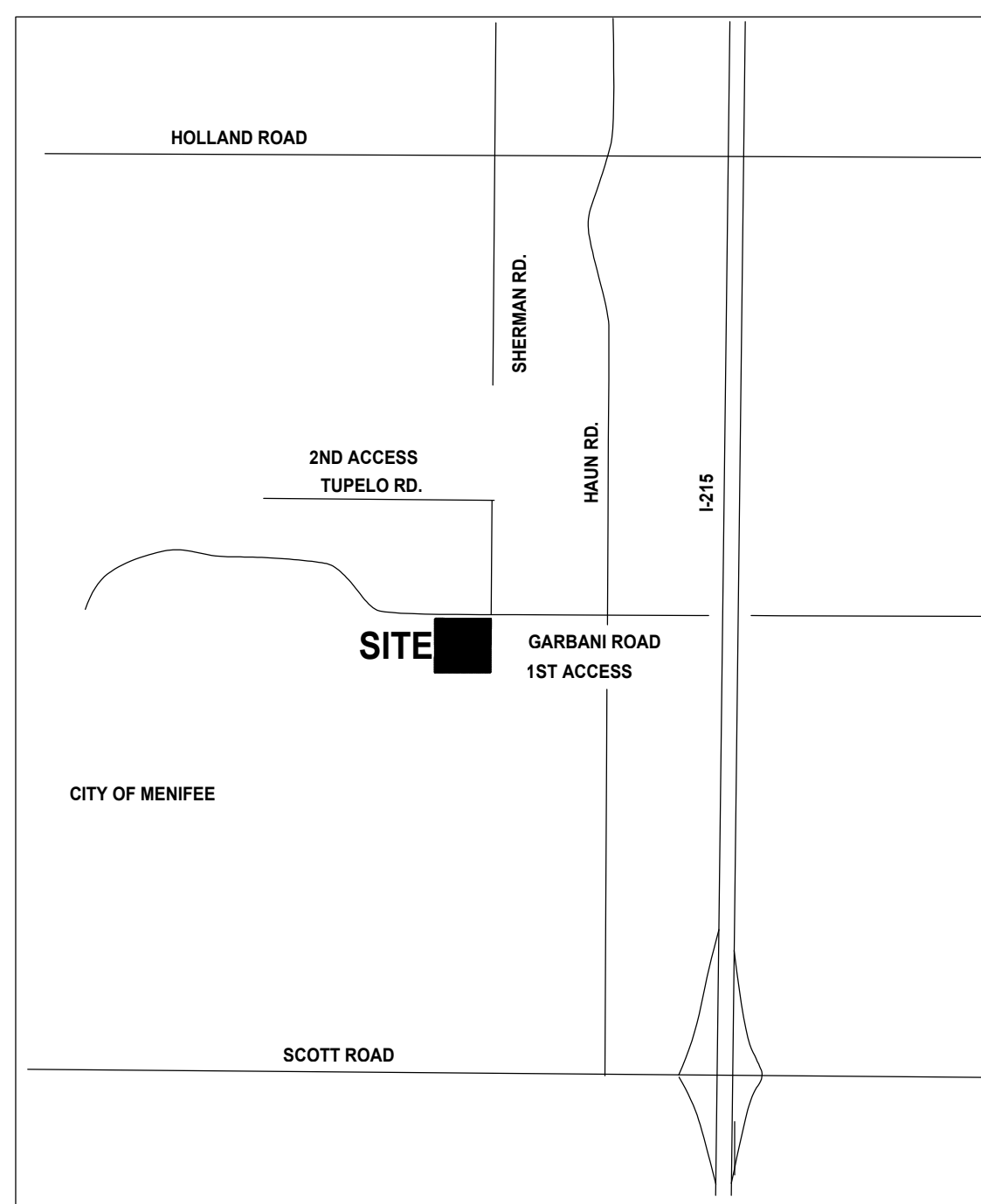
D RIP AND/OR BUBBLER IRRIGATION, OR LOW-VOLUME, LOW-PRESSURE  
MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENEFEE AND EMWD,  
SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT  
ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES  
IN LARGE PLANTING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

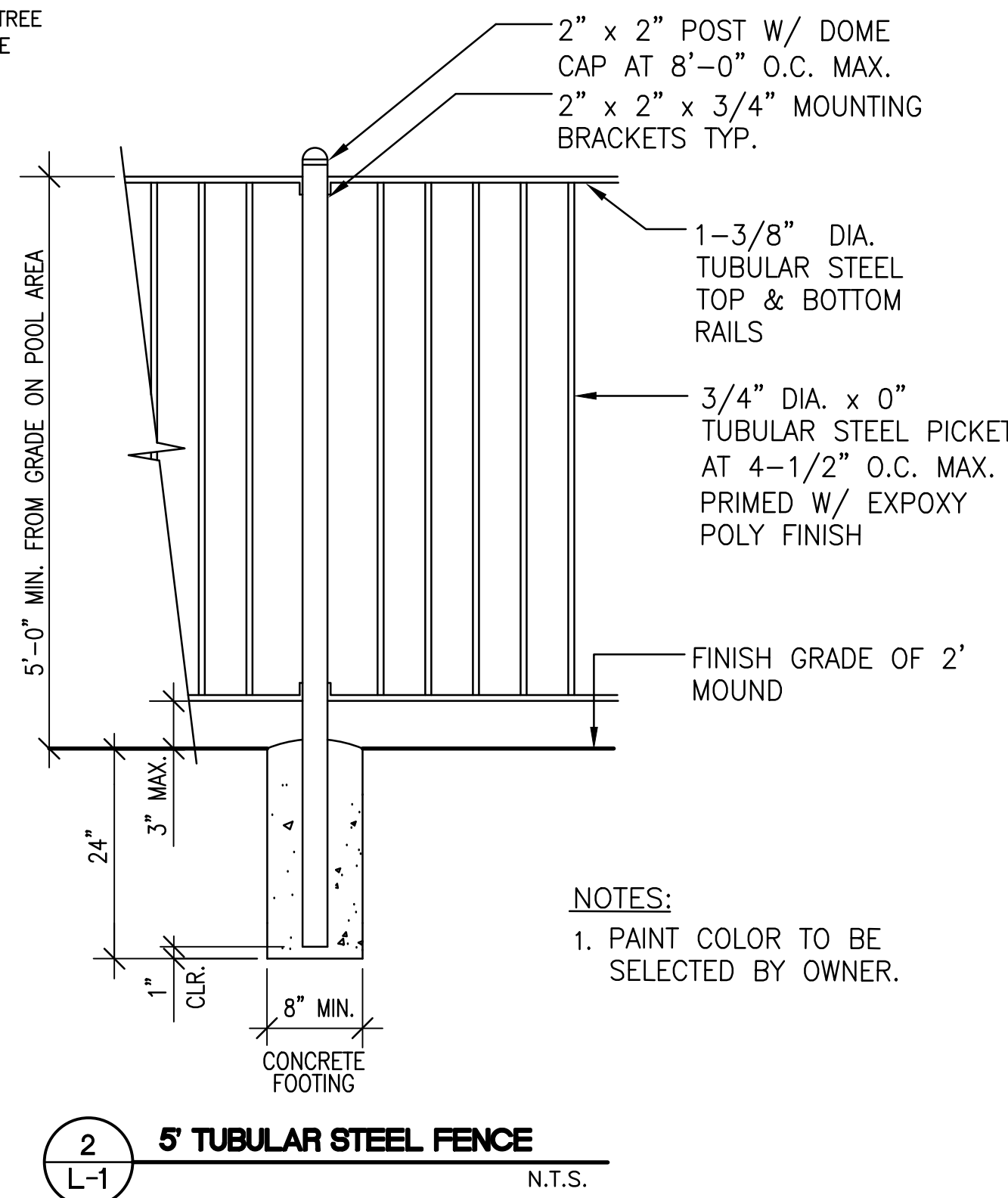
## LANDSCAPE CALCULATIONS

A. Total Project Site Area: 10.27 Acres  
B. Total Street Trees Required (1 per 30 L.I.): 31 Trees  
C. Total Street Trees Provided: 31  
D. Total City-Maintained Landscape Area: 8,610 s.f.  
E. Total Basin Area: 11,447 s.f.  
F. Total Open Space Area: 27,010 s.f.

PRELIMINARY PLANTING PLAN SUBMITTAL LOG			
	5th SUBMITTAL		
	4th SUBMITTAL		
	3rd SUBMITTAL		
08-29-22	2nd SUBMITTAL		
03-18-22	1st SUBMITTAL		



VICINITY MAP  
NOT TO SCALE



## NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF MENEFEE  
MUNICIPAL CODE CHAPTER TITLE 9, CHAPTER 9.195 "LANDSCAPING STANDARDS", 15.04,  
"LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" AND STATE OF CALIFORNIA A.B. 1881 (2015).
- TREES WITHIN 6' OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIERS  
(16" LENGTH TOTAL MINIMUM EACH TREE).
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY  
LINES OR TRAFFIC SITE LINES.
- ALL SIGNAGE WALLS AND PILASTERS SHALL BE MAINTAINED BY THE POA OR PRIVATE OWNERS.
- ALL PLANTING SHALL RECEIVE 3" DEEP OF MULCH SPECIFIED IN THE LEGEND
- ALL PROPOSED IRRIGATION SHALL BE POINT TO POINT DRIP IRRIGATION TYP.
- ALL GROUND MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE  
EFFECTIVELY SCREENED WITH LANDSCAPING.
- OTD/OFF SITEOFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE  
SEPARATE FROM ANY POA/ PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAINLINE)  
OFF SITE AND ON SITE. LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE  
MOW CURBS (6"x8") OR OTHER SUITABLE BARRIER ALONG THE PROPERTY LINE.
- TREES & SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY  
FROM WATER METER, GAS METER, OR SEWER LATERALS;  
A MINIMUM OF 10' AWAY FROM UTILITY POLES; & A MINIMUM  
OF 8' AWAY FROM FIRE HYDRANTS & FIRE DEPARTMENT SPRINKLER  
& STANDPIPE CONNECTIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE AGRONOMIC SOILS REPORT W/ RECOMMENDATIONS.  
THE SOIL SAMPLE SHALL BE OBTAINED AFTER THE FINISHED GRADING IS COMPLETE.

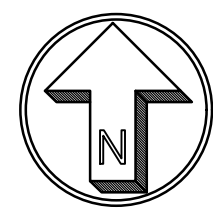
## LANDSCAPE MAINTENANCE NOTE

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND  
OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC) AREAS. THE PROPERTY OWNER SHALL MAINTAIN  
OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A  
SPECIAL DISTRICT (OTD 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 THE 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"x8") ALONG THE PROPERTY LINE (ON SITE).

## RECYCLED WATER NOTE

THIS PROJECT SHALL NOT BE IRRIGATED  
WITH RECYCLED WATER AND A  
NON-CANDIDACY LETTER SHALL BE  
SUBMITTED TO THE CITY

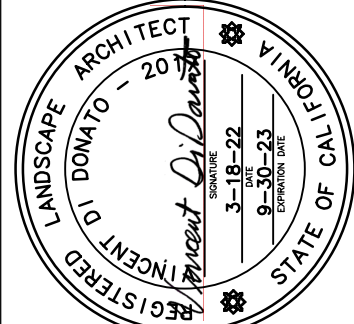
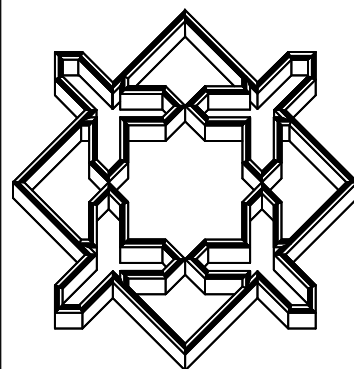


GRAPHIC SCALE  
1 INCH = 30 FT.

ASSESSOR'S PARCEL NUMBERS:  
APN 360-350-004 AND 360-350-005

REVISED

ALHAMBRA GROUP  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Temecula, CA 92590 (951) 266-6602 FAX 266-6603



TENTATIVE TRACT MAP 37450 - GARBANI SOUTH

PROJECT: MENEFEE 18 HOLDINGS, LLC  
OWNER: 32823 TEMECULA PARKWAY  
TEMECULA, CA 92592 PH 509-954-6518 CONTACT: JORDAN BURSCH

drawn: V.D.  
checked: V.D.  
date: 8-29-22  
SHEET L-1  
of 1 sheets  
JOB NO. 21-126