

DEVELOPMENT PLAN / C.O.M. No. 2020-2231 ADAMS AVENUE STORAGE AND ALLIANCE PROPANE FACILITIES

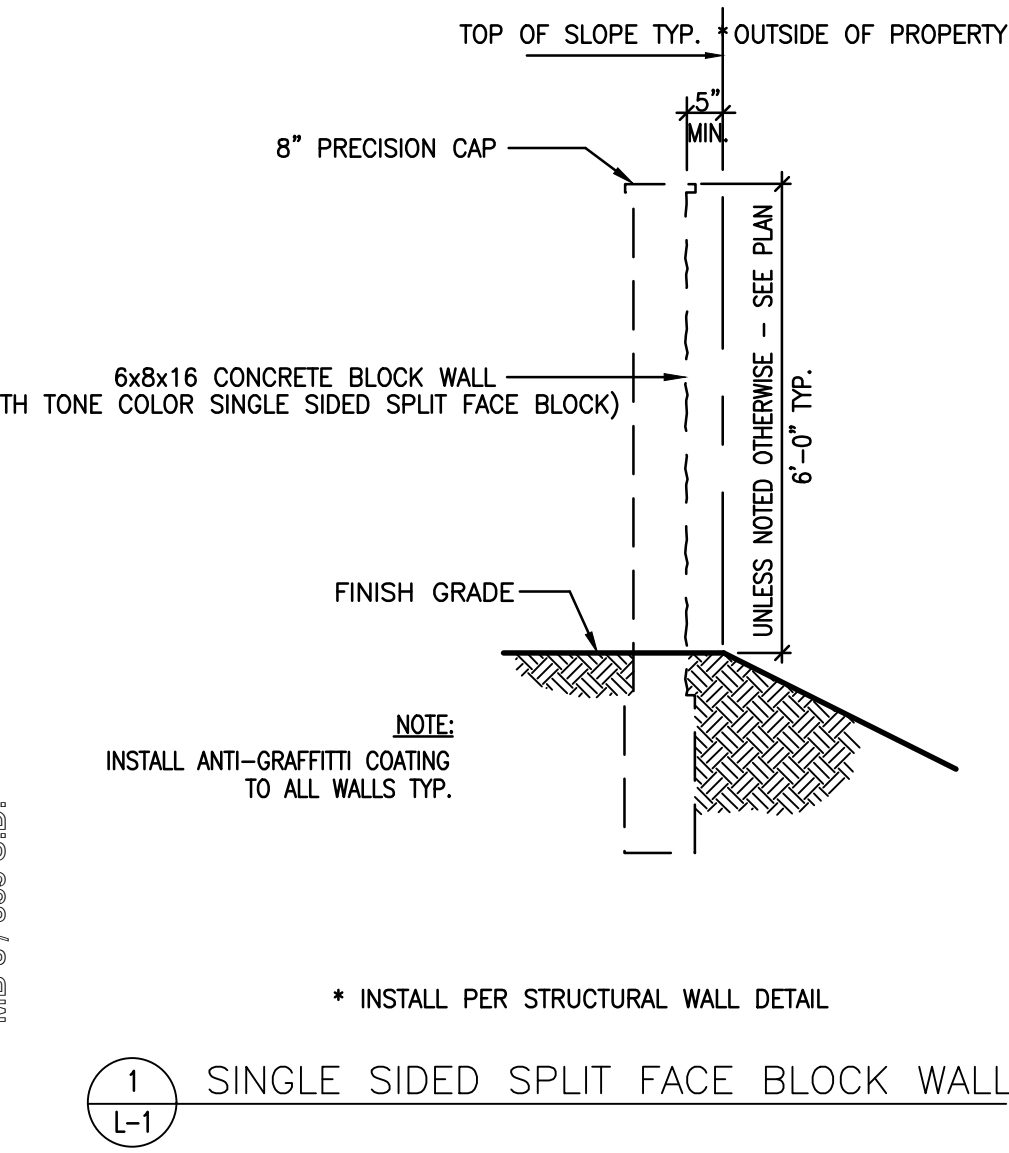
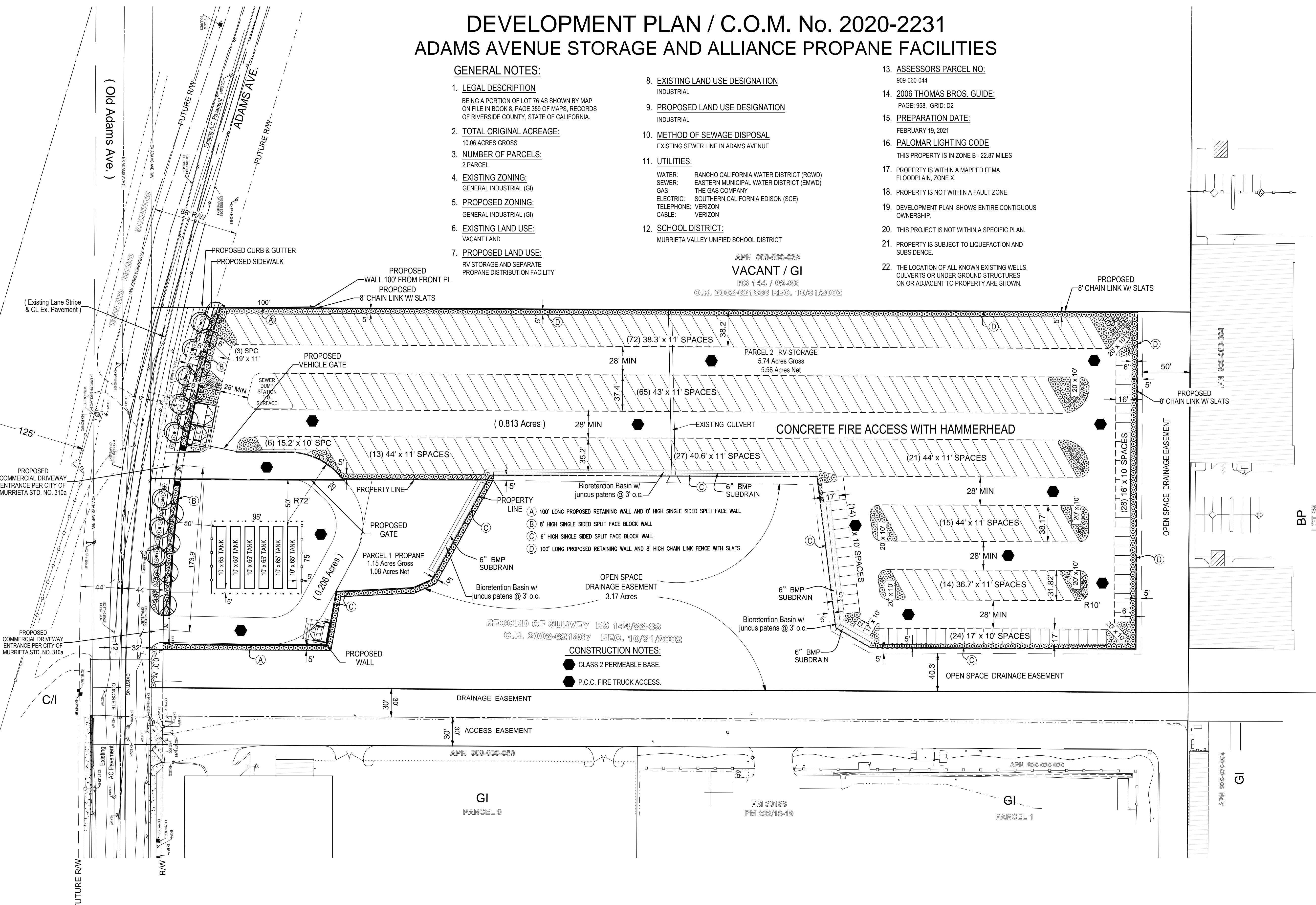
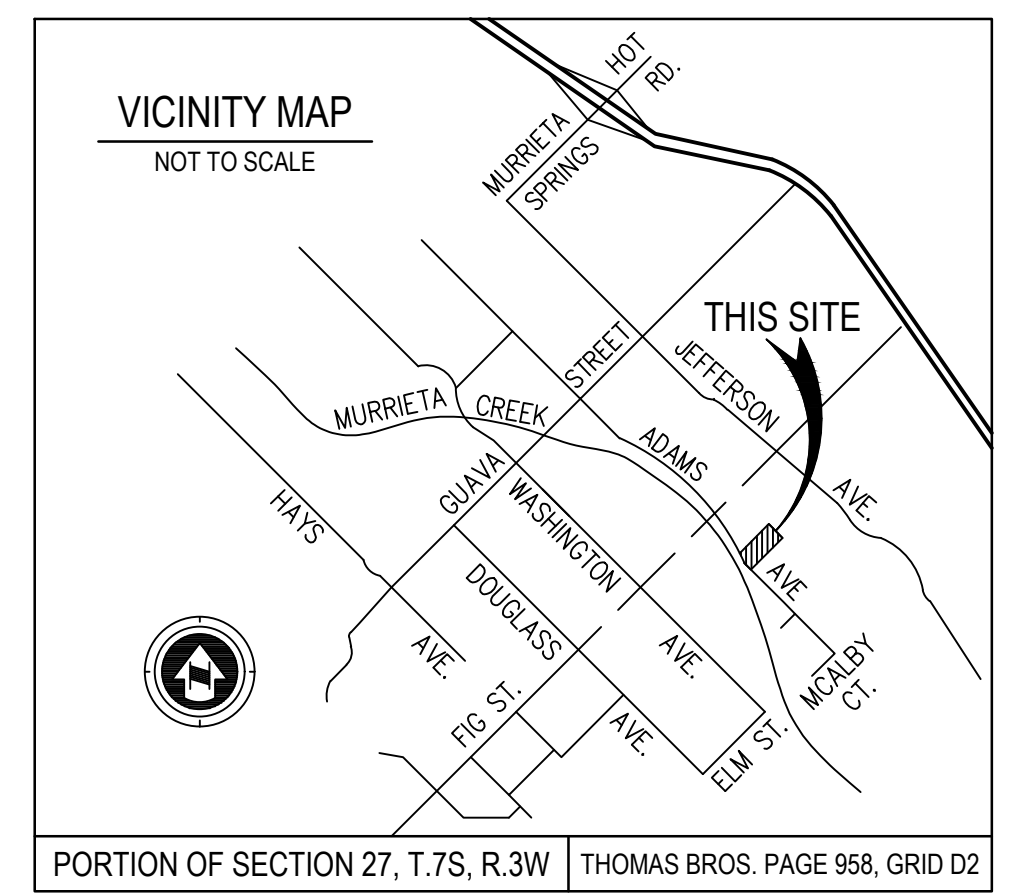
EASEMENT NOTES:

THE INFORMATION WAS COMPILED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. 012-23076394-SG4, DATED FEBRUARY 2, 2016.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (ITEM #1)
2. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (ITEM #2)
3. AN EASEMENT STREET AND ROAD AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION PER MAP TEMECULA LAND AND WATER COMPANY PORTION OF THE TEMECULA RANCH. (ITEM #3)
4. AN EASEMENT FOR PUBLIC DRAINAGE DITCH AND PUBLIC UTILITIES IN FAVOR OF THE COUNTY OF RIVERSIDE IN THE DOCUMENT RECORDED JUNE 28, 1940, IN BOOK 470, PAGE 29, AND JULY 12, 1940, IN BOOK 471, PAGE 1, BOTH OF OFFICIAL RECORDS. (ITEM #4)
5. AN EASEMENT FOR PIPELINES(SEWERS) IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT IN DOCUMENT RECORDED OCTOBER 16, 1987 AS INSTRUMENT NO. 298700, OF OFFICIAL RECORDS. (ITEM #5)
6. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 14, 1991 AS INSTRUMENT NO. 359966 OF OFFICIAL RECORDS. (ITEM #6)
7. AN EASEMENT FOR PIPELINE OR PIPELINES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT RECORDED FEBRUARY 23, 1994 AS INSTRUMENT NO. 75326 OF OFFICIAL RECORDS. (ITEM #7)
8. AN EASEMENT FOR PIPELINE OR PIPELINES AND OTHER FACILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED MAY 14, 2004 AS INSTRUMENT NO. 2004-363986 OF OFFICIAL RECORDS. (ITEM #8)
9. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

GENERAL NOTES:

1. LEGAL DESCRIPTION: BEING A PORTION OF LOT 76 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
2. TOTAL ORIGINAL ACREAGE: 10.06 ACRES GROSS
3. NUMBER OF PARCELS: 2 PARCEL
4. EXISTING ZONING: GENERAL INDUSTRIAL (GI)
5. PROPOSED ZONING: GENERAL INDUSTRIAL (GI)
6. EXISTING LAND USE: VACANT LAND
7. PROPOSED LAND USE: RV STORAGE AND SEPARATE PROPANE DISTRIBUTION FACILITY
8. EXISTING LAND USE DESIGNATION: INDUSTRIAL
9. PROPOSED LAND USE DESIGNATION: INDUSTRIAL
10. METHOD OF SEWAGE DISPOSAL: EXISTING SEWER LINE IN ADAMS AVENUE
11. UTILITIES: WATER: RANCHO CALIFORNIA WATER DISTRICT (RCWD) SEWER: EASTERN MUNICIPAL WATER DISTRICT (EMWD) GAS: THE GAS COMPANY ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE) TELEPHONE: VERIZON CABLE: VERIZON
12. SCHOOL DISTRICT: MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
13. ASSESSORS PARCEL NO.: 909-060-044
14. 2006 THOMAS BROS. GUIDE: PAGE 988, GRID D2
15. PREPARATION DATE: FEBRUARY 19, 2021
16. PALOMAR LIGHTING CODE: THIS PROPERTY IS IN ZONE B - 22.87 MILES
17. PROPERTY IS WITHIN A MAPPED FEMA FLOODPLAIN, ZONE X.
18. PROPERTY IS NOT WITHIN A FAULT ZONE.
19. DEVELOPMENT PLAN SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
20. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
21. PROPERTY IS SUBJECT TO LIQUEFACTION AND SUBSIDENCE.
22. THE LOCATION OF ALL KNOWN EXISTING WELLS, CULVERTS OR UNDER GROUND STRUCTURES ON OR ADJACENT TO PROPERTY ARE SHOWN.



PARCEL 1 SITE CALCULATIONS

SITE AREA	48,016 SQ. FT.	
SHRUB AREA	3,159 SQ. FT.	80% OF LANDSCAPING
BASEIN AREA	768 SQ. FT.	20% OF LANDSCAPING
TOTAL LANDSCAPE AREA	3,927 SQ. FT.	8% OF TOTAL SITE
ROW LANDSCAPE AREA	1,107 SQ. FT.	

PARCEL 2 SITE CALCULATIONS

SITE AREA	379,090 SQ. FT.	
SHRUB AREA	17,784 SQ. FT.	87% OF LANDSCAPING
BASEIN AREA	2,772 SQ. FT.	13% OF LANDSCAPING
TOTAL LANDSCAPE AREA	20,556 SQ. FT.	5.4% OF TOTAL SITE
ROW LANDSCAPE AREA	980 SQ. FT.	

PARCEL 1 WATER CALCULATIONS

TO CALCULATE MAWA - Maximum Applied Water Allowance	
ETo	55
LA	3927
SLA	0
MAWA (Gallons)	60,260
MAWA (Inches per sq.ft.)	24.6
MAWA (Inches per DAY)	0.07

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.45 x LA) + (0.3 x SLA)]

DEFINITIONS

ETo	Reference provided in Appendix A - CMB
LA	Landscape area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor - WUCOLS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

PARCEL 2 WATER CALCULATIONS

TO CALCULATE MAWA - Maximum Applied Water Allowance	
ETo	55
LA	20556
SLA	0
MAWA (Gallons)	315,432
MAWA (Inches per sq.ft.)	24.6
MAWA (Inches per DAY)	0.07

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.45 x LA) + (0.3 x SLA)]

DEFINITIONS

ETo	Reference provided in Appendix A - CMB
LA	Landscape area
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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
TREES:						
(Symbol)	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	9	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. (STD.)	L
(Symbol)	RHUS LANCEA	AFRICAN SUMAC	24" BOX	8	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. (STD.)	L
SHRUBS:						
(Symbol)	CISTUS VILLOSOUS	PURPLE ROCKROSE	5 GAL	29	FULL & BUSHY @ 5' O.C.	L
(Symbol)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	102	FULL & BUSHY @ 3' O.C.	L
(Symbol)	LEUCOPHYLLUM FRUTICOSA 'GREEN CLOUD'	GREEN LEAF TEXAS RANGER	5 GAL	433	FULL & BUSHY @ 5' O.C.	L
(Symbol)	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1 GAL	243	FULL & BUSHY @ 4' O.C.	L
(Symbol)	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	5 GAL	62	FULL & BUSHY @ 3' O.C.	L
(Symbol)	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	8	FULL & BUSHY @ 3' O.C.	L
BASINS:						
(Symbol)	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL	101	INSTALL IN BASINS @ 3' O.C.	M
MULCH:						
(Symbol)	FOREST FLOOR WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP; INSTALL TO ALL PLANTING AREAS	

TO CALCULATE ETWU - Estimated Total Water Use

ETo	55
PPxHA (see chart)	1015.8
HA	3927
IE (see chart)	0.81
SLA	0
ETWU (Gallons)	42,764
ETWU (Inches per sq.ft.)	17.5
ETWU (Inches per DAY)	0.05

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA) IE] + SLA]

To Determine Plant Factor with Multiple Hydro Zones

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Shrub	0.2	3159	631.8
2	Drip	0.5	768	384
3				0
4				0
5				0
6				0
Total			3927	1015.8

To Determine Average System "IE" exceeds .71

H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	Shrub	Drip	3159	0.81	2558.79
2	Tree	Drip	768	0.81	622.08
3					0
4					0
5					0
6					0
Total			3927	0.810	3180.87

Average System IE (IE is a derivative of DU defined as IE = DU x I.M.E. Where I.M.E. = Irrigation Management Efficiency)

Does ETWU Qualify? **Yes - ETWU Does Not Exceed Maximum Allowed**

TO CALCULATE ETWU - Estimated Total Water Use

ETo	55
PPxHA (see chart)	4942.8
HA	4300
IE (see chart)	0.81
SLA	0
ETWU (Gallons)	208,086
ETWU (Inches per sq.ft.)	77.6
ETWU (Inches per DAY)	0.21

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA) IE] + SLA]

To Determine Plant Factor with Multiple Hydro Zones

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Drip	0.2	17784	3556.8
2	Drip	0.5	2772	1386
3				0
4				0
5				0
6				0
Total			20556	4942.8

To Determine Average System "IE" exceeds .71

H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	Shrub	Drip	17784	0.81	14405.04
2	Tree	Drip	2772	0.81	2245.32
3					0
4					0
5					0
6					0
Total			20556	0.810	16650.36

Average System IE (IE is a derivative of DU defined as IE = DU x I.M.E. Where I.M.E. = Irrigation Management Efficiency)

Does ETWU Qualify? **Yes - ETWU Does Not Exceed Maximum Allowed**

- NOTES:**
1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF MURRIETA CODE-TITLE 16.28.
 2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF MURRIETA'S WATER CONSERVATION ORDINANCE.
 3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
 4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
 5. ALL ON-SITE SLOPES 3' IN VERTICAL HEIGHT & STEEPER THAN 4 TO 1 SHALL BE PLANTED WITH A COMBINATION OF GROUNDCOVER SHRUBS, AND TREES SELECTED FROM THE PLANT LIST OR AS APPROVED BY THE CITY LANDSCAPE ARCHITECT.
 6. ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.

LANDSCAPE ARCHITECT



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802

JOB# 20-118
06/29/21

SHEET L-1 OF 1

PROPERTY OWNER:
HOWARD OMDAHL
LARCHMONT PARK, LLC
41911 5TH STREET, SUITE 202
TEMECULA, CA 92590
TEL: (909) 732-1963
EMAIL: hordahl@hotmail.com

**PRELIMINARY LANDSCAPE PLAN
C.O.M. No. 2020-2231
ADAMS AVENUE STORAGE AND
ALLIANCE PROPANE FACILITIES**

LEGEND:

FS	.....	FINISH SURFACE
FG	.....	FINISH GRADE
RW	.....	RIGHT OF WAY
APN	.....	ASSESSORS PARCEL NUMBER
EX	.....	EXISTING
EP	.....	EDGE OF PAVEMENT
RCWD	.....	RANCHO CALIFORNIA WATER DISTRICT
CL	.....	CENTERLINE
FX	.....	FENCE
CATV	.....	CABLE TELEVISION LINE
PP	.....	POWER POLE
TEL	.....	TELEPHONE
SDMH	.....	STORM DRAIN MAN HOLE
SMH	.....	SEWER MANHOLE
SWR	.....	SEWER
WTR	.....	WATER
WM	.....	WATER METER
WV	.....	WATER VALVE
BFP	.....	BACK-FLOW PREVENTION
FH	.....	FIRE HYDRANT
RSR	.....	RISER
VLT	.....	VAULT
TW	.....	TOP OF WALL
BW	.....	BOTTOM OF WALL
SF	.....	SQUARE FOOT
AC	.....	ASPHALTIC CONCRETE
MB	.....	MAP BOOK
HT	.....	HEIGHT
PM	.....	PARCEL MAP
RR	.....	RURAL RESIDENTIAL

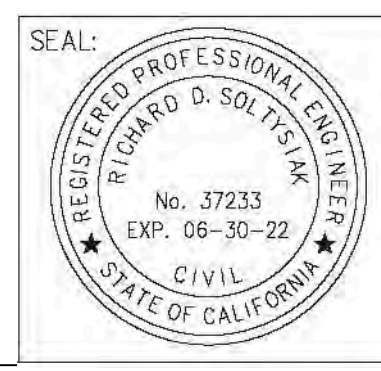
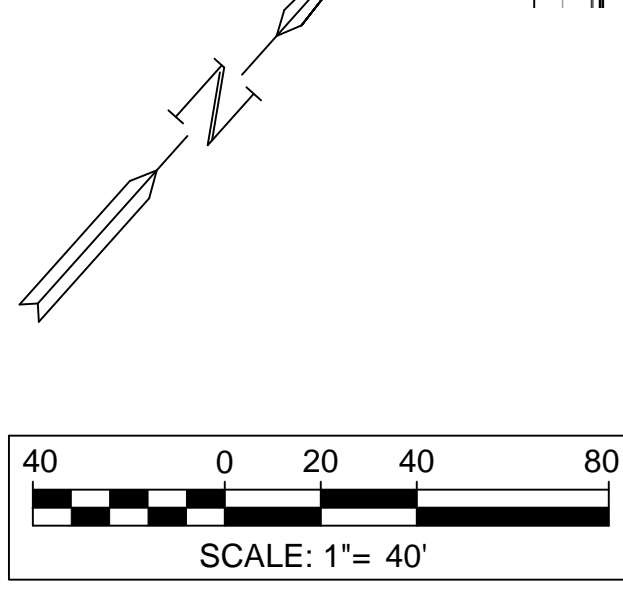
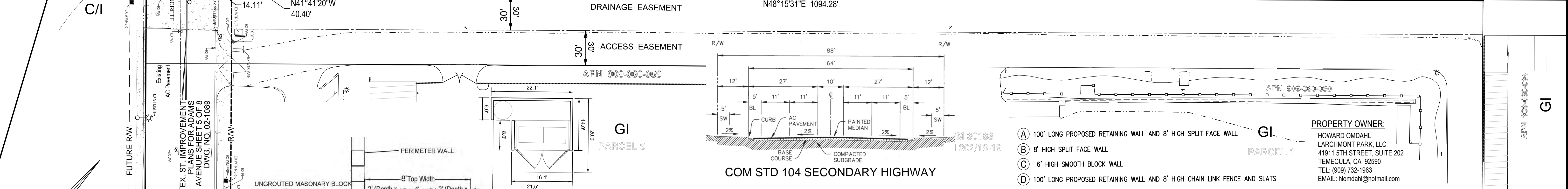
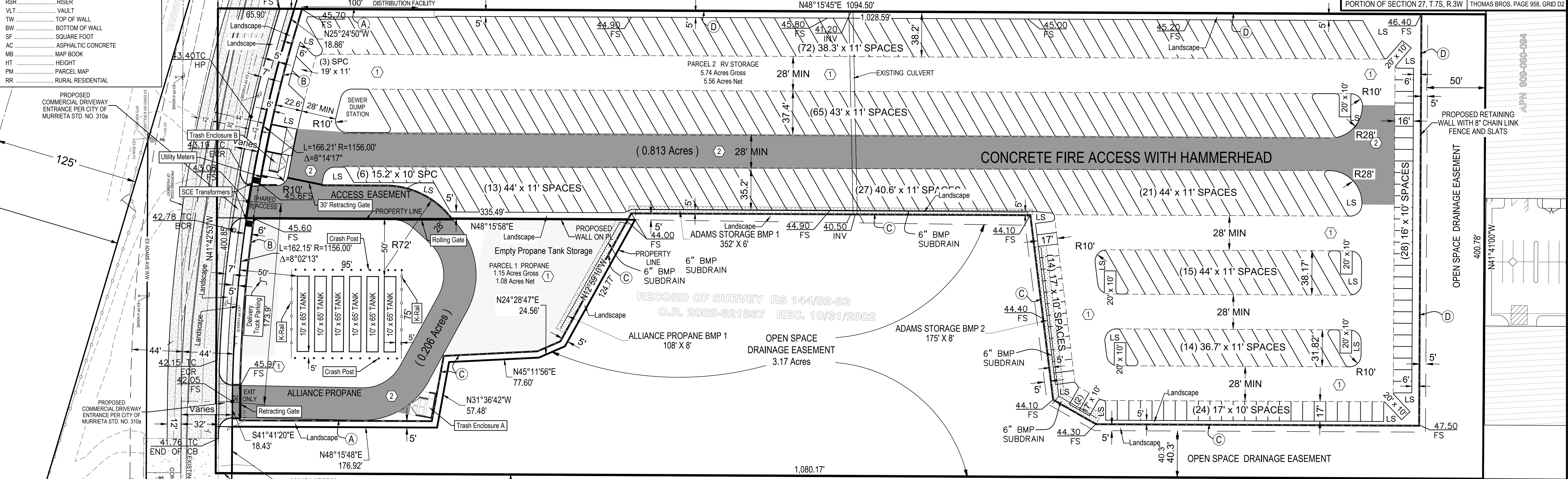
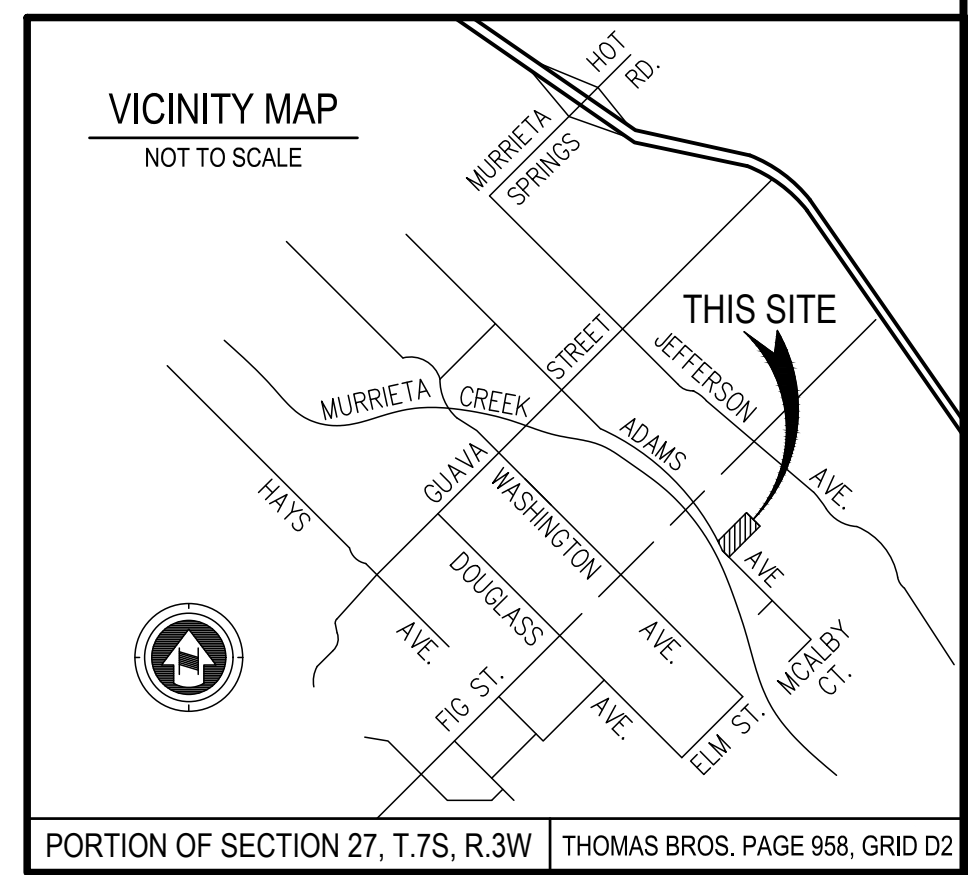
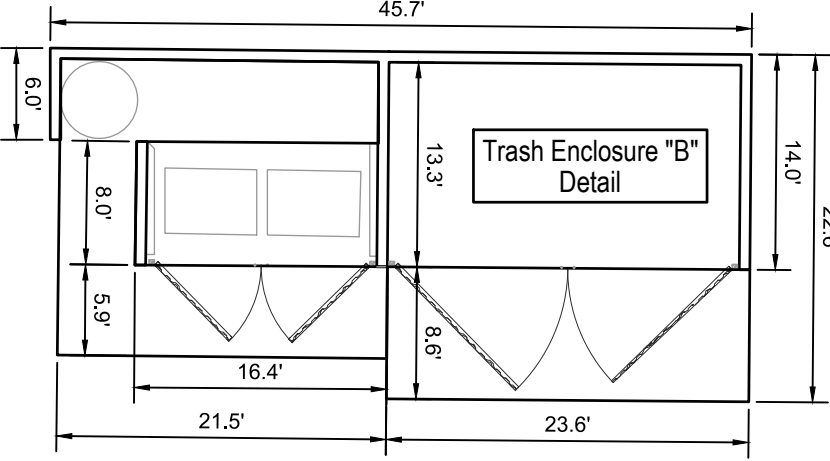
GENERAL NOTES:

- LEGAL DESCRIPTION:**
BEING A PORTION OF LOT 76 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
- TOTAL ORIGINAL ACREAGE:**
10.06 ACRES GROSS
- NUMBER OF PARCELS:**
2 PARCEL
- EXISTING ZONING:**
GENERAL INDUSTRIAL (GI)
- PROPOSED ZONING:**
GENERAL INDUSTRIAL (GI)
- EXISTING LAND USE:**
VACANT LAND
- PROPOSED LAND USE:**
STORAGE AND SEPARATE PROPANE DISTRIBUTION FACILITY
- EXISTING LAND USE DESIGNATION:**
INDUSTRIAL
- PROPOSED LAND USE DESIGNATION:**
INDUSTRIAL
- METHOD OF SEWAGE DISPOSAL:**
EXISTING SEWER LINE IN ADAMS AVENUE
- UTILITIES:**
WATER: RANCHO CALIFORNIA WATER DISTRICT (RCWD)
SEWER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)
GAS: THE GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE)
TELEPHONE: VERIZON
CABLE: VERIZON
- SCHOOL DISTRICT:**
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
- ASSESSORS PARCEL NO.:**
909-060-044
- 2006 THOMAS BROS. GUIDE:**
PAGE: 958, GRID: D2
- PREPARATION DATE:**
MARCH 12, 2021
- PALOMAR LIGHTING CODE:**
THIS PROPERTY IS IN ZONE B - 22.87 MILES
- PROPERTY IS WITHIN A MAPPED FEMA FLOODPLAIN, ZONE X.
- PROPERTY IS NOT WITHIN A FAULT ZONE.
- DEVELOPMENT PLAN SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- PROPERTY IS SUBJECT TO LIQUEFACTION AND SUBSIDENCE.
- THE LOCATION OF ALL KNOWN EXISTING WELLS, CULVERTS OR UNDER GROUND STRUCTURES ON OR ADJACENT TO PROPERTY ARE SHOWN.

**DEVELOPMENT PLAN / C.O.M. No. 2020-2231
ADAMS AVENUE STORAGE AND ALLIANCE PROPANE FACILITIES**

- CONSTRUCTION NOTES:**
- CLASS 2 PERMEABLE BASE.
 - P.C.C. FIRE TRUCK ACCESS.

APN 909-060-038
VACANT / GI
RS 144 / 82-83
O.R. 2002-621866 REC. 10/31/2002



RDS And Associates
Civil Engineering
Project Management
Construction Management
rdst11@gsiextreme.com
(951) 681-7738
Rich Soltysek

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

CITY OF MURRIETA
ENGINEERING DEPARTMENT

DEVELOPMENT PLAN
C.O.M. No. 2020-2231
ADAMS AVENUE STORAGE AND
ALLIANCE PROPANE FACILITIES

SHEET 1 OF SHEET 2

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