EXISTING PARCEL
AGRICULTURE - COUNTY OF RIVERSIDE

PROPERTY LINE

30.00'

BRIGGS ROAD (PUBLIC)

S00° 43' 32"W
2646.44'

COUNTY OF RIVERSIDE
CITY OF MENIFEE

30.00'

OLD NEWPORT ROAD (PUBLIC)

GENERAL PLAN LAND USE
DESIGNATION = OS-W

S89° 28' 44"E
1310.14'

PROPERTY LINE

PROPOSED GENERAL PLAN
LAND USE DESIGNATION =

SPECIFIC PLAN

EXISTING GENERAL PLAN
LAND USE DESIGNATION =
AG

EXISTING GROSS - 79.680 ACRES
EXISTING NET - 76.976 ACRES

LANDOWNER

THE ABACHERLI
FAMILY TRUST
29875 NEWPORT ROAD
MENIFEE, CA 92584

PREPARER

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ASSESSOR'S PARCEL NUMBER

364-190-004, 005

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN

EXISTING USE:

SINGLE FAMILY RESIDENCE
(PREVIOUSLY WAS AN
OPERATING DAIRY FARM)

PROPERTY LINE

50.00'

N89° 41' 58"W
1310.46'

GENERAL PLAN LAND USE
DESIGNATION = OS-R

TRES LAGOS DRIVE (PUBLIC)

2651.49'
N00° 43' 55"E

PROPERTY LINE

GENERAL PLAN LAND USE DESIGNATION =
MENIFEE EAST SPECIFIC PLAN

SCALE: 1"=200'

0 200 400 600 800

LEGEND

PROPERTY BOUNDARY
EXISTING RIGHT OF WAY

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

GENERAL PLAN AMENDMENT EXHIBIT

ROC□PORT RANCH - MENIFEE□CA

EXISTING PARCEL
AGRICULTURE - COUNTY OF RIVERSIDE

PROPERTY LINE

30.00'

BRIGGS ROAD (PUBLIC)

S00° 43' 32"W

2646.44'

COUNTY OF RIVERSIDE
CITY OF MENIFEE

30.00'

OLD NEWPORT ROAD (PUBLIC)

EXISTING PARCELS
ZONING = 2.1-5R (R4)

S89° 28' 44"E

1310.14'

PROPERTY LINE

PROPOSED ZONING =

SPECIFIC PLAN

EXISTING ZONING =
A-2-10

EXISTING GROSS - 79.680 ACRES
EXISTING NET - 76.976 ACRES

LANDOWNER

THE ABACHERLI
FAMILY TRUST
29875 NEWPORT ROAD
MENIFEE, CA 92584

PREPARER

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ASSESSOR'S PARCEL NUMBER

364-190-004, 005

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN

EXISTING USE:

SINGLE FAMILY RESIDENCE
(PREVIOUSLY WAS AN
OPERATING DAIRY FARM)

PROPERTY LINE

50.00'

1310.46'

N89° 41' 58"W

EXIST. PARCEL
ZONING = 2.1-5 (R-R)

TRES LAGOS DRIVE (PUBLIC)

2651.49'

PROPERTY LINE

N00° 43' 55"E

EXISTING PARCELS
ZONING = SPECIFIC PLAN

SCALE: 1"=200'

0 200 400 600 800

LEGEND

PROPERTY BOUNDARY

EXISTING RIGHT OF WAY

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

CHANGE OF ZONE EXHIBIT

ROC□PORT RANCH - MENIFEE□CA

TENTATIVE TRACT MAP NO. 37131
FOR
ROCKPORT RANCH
MENIFEE, CA

APPLICANT
THE ABACHERLI FAMILY TRUST
29875 NEWPORT ROAD
MENIFEE, CA 92584

LANDOWNER
THE ABACHERLI FAMILY TRUST
29875 NEWPORT ROAD
MENIFEE, CA 92584

PREPARER
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ACREAGE
78.447 NET AREA
79.681 GROSS AREA

FLOOD ZONE DESIGNATION
THIS SITE IS LOCATED IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 060245 2070 H
MAP REVISED AUGUST 18, 2014

GENERAL PLAN
EXISTING: AG (AGRICULTURE)
PROPOSED: SP (SPECIFIC PLAN)

ZONING
EXISTING: A-2-10
PROPOSED: SP

LEGAL DESCRIPTION
A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN

ASSESSOR'S PARCEL NUMBER
364-190-004, 005

MAP PREPARED BY:
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
ex6/30/21
STATE OF CALIFORNIA

MICHAEL D. LEVIN, P.L.S. NO. 6896

ENGINEER OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
ex12/31/20
CIVIL
STATE OF CALIFORNIA

ROBERT D. DENTINO, R.C.E. NO. 45629

OWNER
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

THE ABACHERLI FAMILY TRUST

BY: _____ _____
ROD JONES DATE

REFERENCE INFORMATION:
1. THIS TENTATIVE MAP INCLUDES ALL OF THE CONTINUOUS OWNERSHIP OF THE LANDOWNER.
2. PRELIMINARY EARTHWORK CALCULATIONS INDICATE TRACT 37131 WILL NOT BALANCE ON SITE. TRACT 37131 WILL GENERATE APPROXIMATELY 190,000 C.Y. RAW FILL.
3. THIS SITE IS NOT A LIQUEFACTION ZONE
4. THIS SITE IS NOT IN A SEISMIC SPECIAL STUDY ZONE
5. GEOLOGIC HAZARDS WERE NOT ENCOUNTERED ON THIS SITE
6. SEE HYDROLOGY REPORT FOR FLOOD INFORMATION
7. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A," SUBDIVISION ORDINANCE NO. 460

BASIS OF BEARINGS
NORTH LINE OF SECTION 1 AS SHOWN ON TRACT MAP 30422-1, RECORDED OCTOBER 23, 2006, IN BOOK 411 OF MAPS, PAGES 69-99 AS DOCUMENT NO. 2006-0777728. IE N89°28'44"W

BENCHMARK
COUNTY OF RIVERSIDE, BENCHMARK M-12-B, AN ALUMINUM DISC ON TOP OF CONCRETE POST, AT THE SE CORNER OF LEON RD. AND SIMPSON RD.
ELEV. = 1457.72

UTILITY COMPANIES
WATER/ SEWER
EASTERN MUNICIPAL WATER DISTRICT
951-928-6177

TELEPHONE
PACIFIC BELL TELEPHONE
800-310-2355

CABLE
TIME WARNER
855-892-4357

ELECTRIC
SOUTHERN CALIFORNIA EDISON
800-655-4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
800-427-2000

LETTERED LOT TABLE

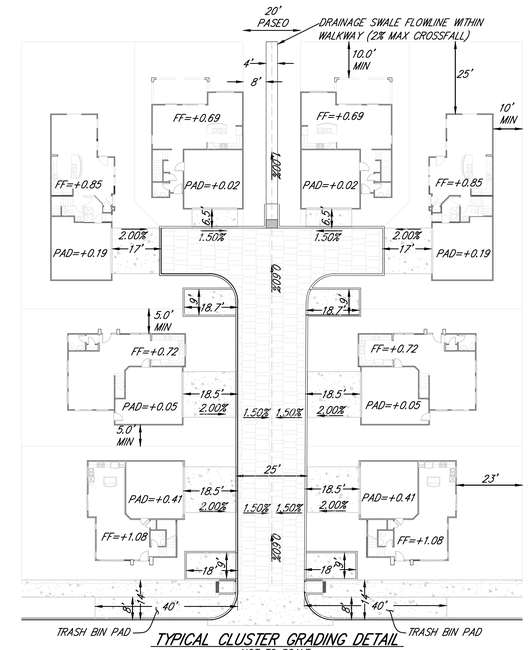
LOT	AREA (SF)	USE
LOT A	102987.91	PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
LOT AA	64592.31	OPEN SPACE /LANDSCAPE AREA AND PUBLIC DRAINAGE EASEMENT
LOT B	97943.19	PRIVATE ROAD AND PUBLIC UTILITY
LOT BB	265500.09	PUBLIC ROAD DEDICATION
LOT C	25237.28	PRIVATE ROAD AND PUBLIC UTILITY
LOT D	22834.20	PRIVATE ROAD AND PUBLIC UTILITY
LOT E	60131.37	PRIVATE ROAD AND PUBLIC UTILITY
LOT F	4252.00	PRIVATE ACCESS AND PRIVATE UTILITY
LOT G	4559.44	PRIVATE ACCESS AND PRIVATE UTILITY
LOT H	4514.60	PRIVATE ACCESS AND PRIVATE UTILITY
LOT I	4511.76	PRIVATE ACCESS AND PRIVATE UTILITY
LOT J	4257.85	PRIVATE ACCESS AND PRIVATE UTILITY
LOT K	4257.85	PRIVATE ACCESS AND PRIVATE UTILITY
LOT L	4257.93	PRIVATE ACCESS AND PRIVATE UTILITY
LOT M	4257.85	PRIVATE ACCESS AND PRIVATE UTILITY
LOT N	4257.85	PRIVATE ACCESS AND PRIVATE UTILITY
LOT O	4562.16	PRIVATE ACCESS AND PRIVATE UTILITY
LOT P	4311.44	PRIVATE ACCESS AND PRIVATE UTILITY
LOT Q	4255.55	PRIVATE ACCESS AND PRIVATE UTILITY
LOT R	134061.91	PRIVATE ROAD AND PUBLIC UTILITY
LOT S	130523.19	PRIVATE ROAD AND PUBLIC UTILITY
LOT T	134019.96	OPEN SPACE/LANDSCAPE AREA AND PUBLIC DRAINAGE EASEMENT
LOT U	70458.14	OPEN SPACE/LANDSCAPE AREA AND PUBLIC DRAINAGE EASEMENT
LOT V	1947.31	ACCESS LOT
LOT W	132920.59	OPEN SPACE/COMMON USE AREA
LOT X	20236.06	OPEN SPACE/COMMON USE AREA
LOT Y	70491.54	OPEN SPACE/DRAINAGE LOT
LOT Z	357867.86	OPEN SPACE/ DRAINAGE LOT /LANDSCAPE AREA/ AND PUBLIC DRAINAGE EASEMENT

KEY MAP

SCALE: 1"=200'
0 200 400 600 800

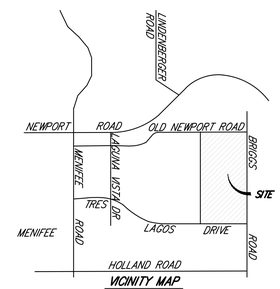
LEGEND

	EXISTING	PROPOSED
R.O.W.		
EASEMENT LINE		
LOT LINE		
ABUTTERS RIGHTS RELINQUISHED		
CURB & GUTTER		
CURB		
SIDEWALK		
HANDICAP ACCESS PATH		
P.C.C. SWALE		
A.C. PAVEMENT		
ENHANCED PAVEMENT		OR OR
SEWER LINE	S S	S S
WATER LINE	W	W
FIRE HYDRANT		
GAS LINE	G G	G G
STORM DRAIN LINE	SD SD	
STORM DRAIN CULVERT		
WATER QUALITY BASIN		
STREET LIGHT		



TYPICAL CLUSTER GRADING DETAIL
NOT TO SCALE

INDEX OF SHEETS (OF 21 SHEETS)



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 868 C-3

GRADING QUANTITIES
CUT- 177,500
FILL- 412,350
IMPORT- 234,850

EXISTING EASEMENTS AS NOTED AND NUMBERED IN PRELIMINARY TITLE REPORT ORDER NO. 12206013-993-SD2, DATED 9/5/2017 (APNS 364-190-004,005)

(2) AN EASEMENT FOR PIPELINE PURPOSES, RECORDED AUGUST 20, 1958 PER BOOK 2320, PAGE 458 OF O.R. -NOT PLOTTABLE

(3) AN EASEMENT FOR UTILITY PURPOSES, RECORDED SEPTEMBER 26, 1978 AS INSTRUMENT NUMBER 78-203652 OF O.R.

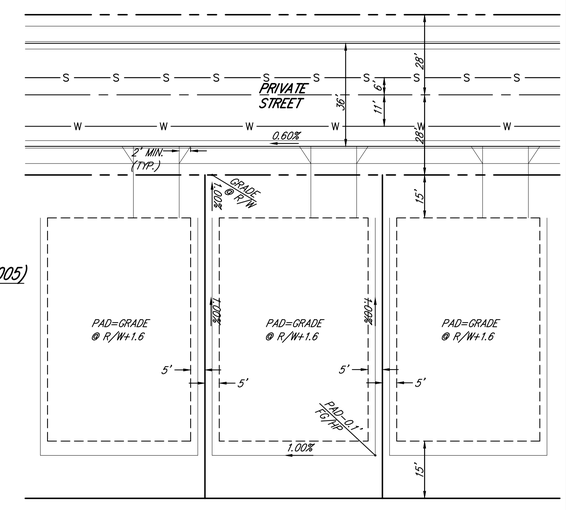
(4) AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 10, 1979 AS INSTRUMENT NUMBER 169507 OF O.R.

(5) AN EASEMENT FOR WATER WELL PURPOSES, RECORDED OCTOBER 07, 1980 AS INSTRUMENT NUMBER 80-183606 OF O.R.

(6) AN EASEMENT FOR PUBLIC UTILITIES, RECORDED MAY 22, 1981 AS INSTRUMENT NUMBER 81-94452 OF O.R.

(7) AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1988 AS INSTRUMENT NUMBER 88-064642 OF O.R.

(10) AN EASEMENT FOR PIPELINE PURPOSES, RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NUMBER 2001-0449760 OF O.R.



TYPICAL LOT GRADING DETAIL
NOT TO SCALE

DATE	BY	MARK	REVISIONS	APPVD	DATE
ENGINEER				COUNTY	

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL
_____
_____
DATE:
CHECKED BY:
DATE:

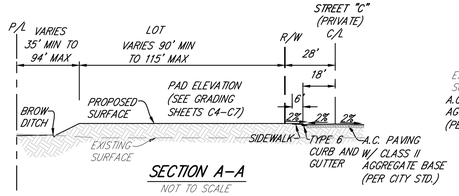
DEVELOPER:

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

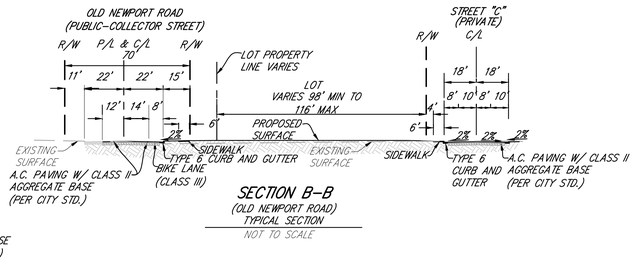
TENTATIVE TRACT MAP
ROCKPORT RANCH
TITLE SHEET & NOTES

C1
OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



SECTION A-A
NOT TO SCALE



SECTION B-B
(OLD NEWPORT ROAD) TYPICAL SECTION
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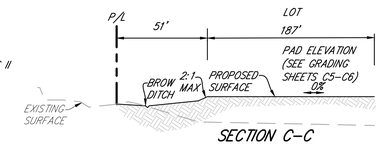
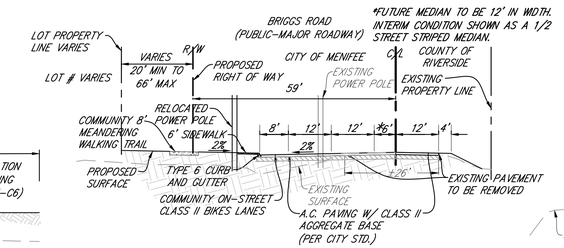
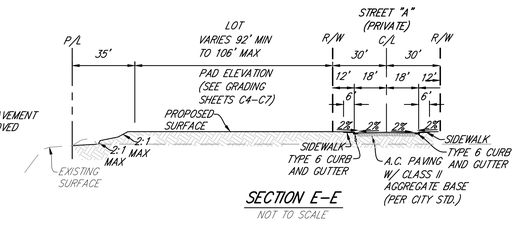


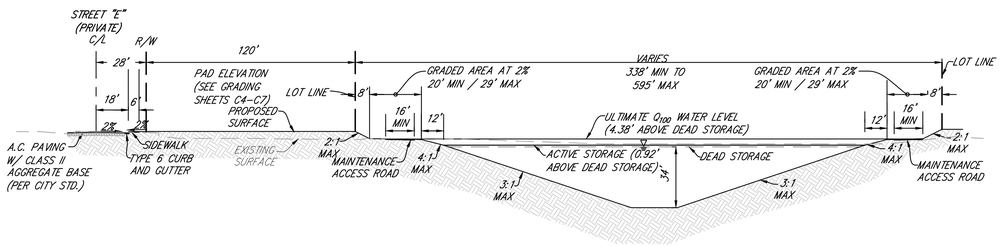
SECTION C-C
NOT TO SCALE



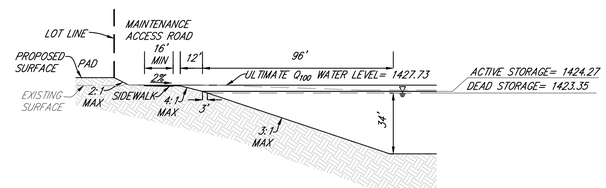
SECTION D-D
BRIGGS ROAD TYPICAL SECTION
NOT TO SCALE



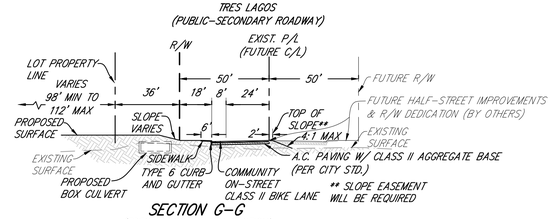
SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE



TYPICAL POND SECTION
(SOUTH POND)
NOT TO SCALE



SECTION G-G
(TRES LAGOS INTERIM SECTION)
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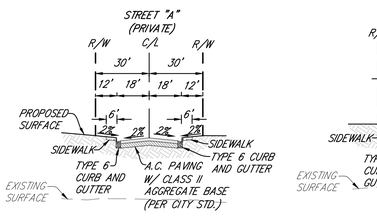
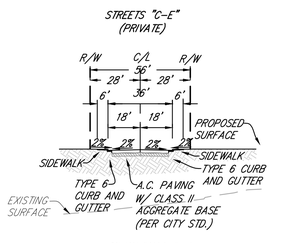
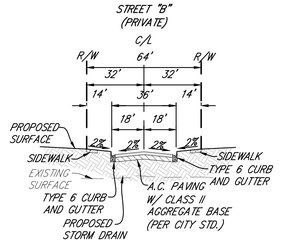


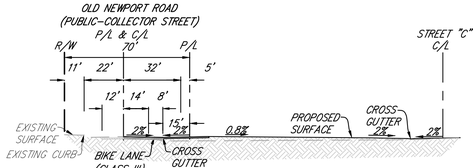
SECTION H-H
PROPOSED PRIVATE STREET SECTION
(PER CITY OF MENIFEE STD. NO. 115A)
NOT TO SCALE



SECTION I-I
STREETS "C" THROUGH "E"
PROPOSED PRIVATE STREET SECTION
(PER CITY OF MENIFEE STD. NO. 115A-MODIFIED)
NOT TO SCALE



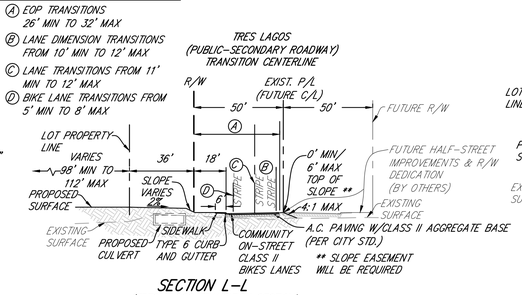
SECTION J-J
PROPOSED PRIVATE STREET SECTION
(PER CITY OF MENIFEE STD. NO. 115A-MODIFIED)
NOT TO SCALE



SECTION K-K
NOT TO SCALE

SEE SHEET 3 FOR STRIPING DETAILS

Ⓐ EOP TRANSITIONS 26' MIN TO 32' MAX
Ⓑ LANE DIMENSION TRANSITIONS FROM 10' MIN TO 12' MAX
Ⓒ LANE TRANSITIONS FROM 11' MIN TO 12' MAX
Ⓓ BIKE LANE TRANSITIONS FROM 5' MIN TO 8' MAX



SECTION L-L
(TRES LAGOS TRANSITION SECTION)
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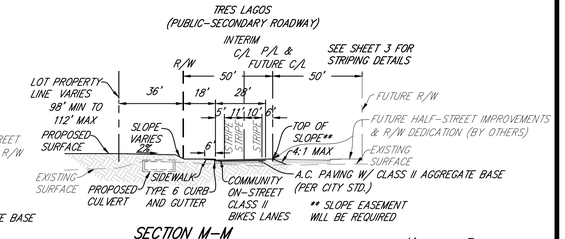
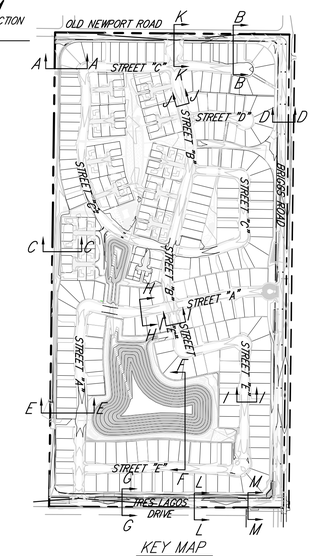
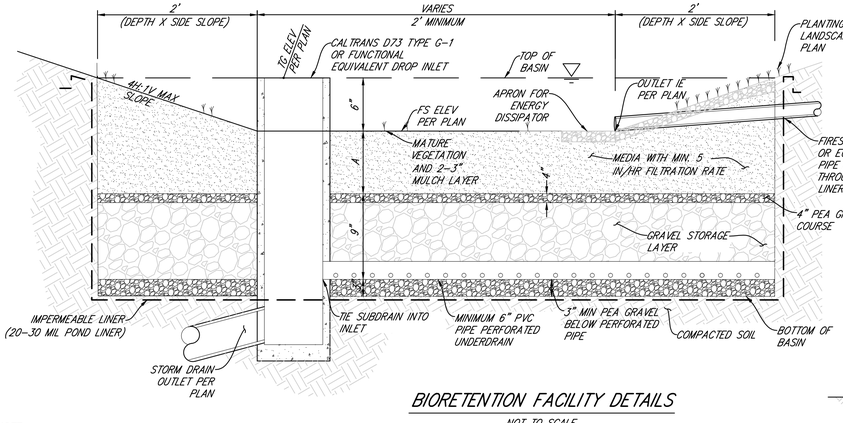


SECTION M-M
(TRES LAGOS INTERIM SECTION @ INTERSECTION)
NOT TO SCALE



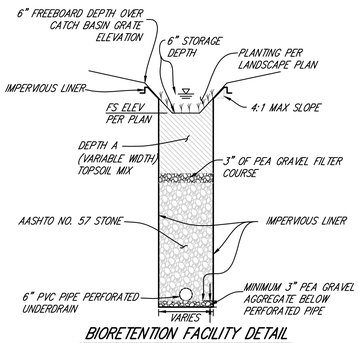
KEY MAP
NOT TO SCALE

BIORETENTION FACILITY DETAILS

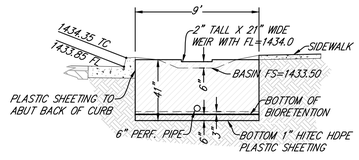


BIORETENTION FACILITY DETAILS
NOT TO SCALE

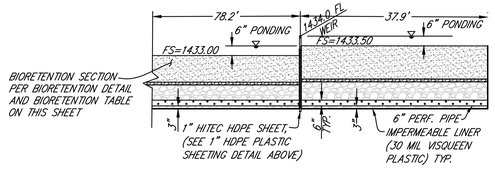
BIORETENTION FACILITY SOIL MEDIA DEPTH	
BMP ID	DIMENSION "A" MEDIA (INCH)
BMP-A	36
BMP-B	21
BMP-C	24
BMP-D	18
BMP-E	18
BMP-F	18
BMP-G	18



BIORETENTION FACILITY DETAIL
TYPICAL SECTION
NOT TO SCALE



1"HDPE PLASTIC SHEETING DETAIL
NOT TO SCALE



BIORETENTION FACILITY CHECK DAM DETAIL
NOT TO SCALE

NOTE: ENGINEERED SOIL MEDIA REQUIREMENTS
85% MINERAL COMPONENT, 15% ORGANIC COMPONENT. MINERAL COMPONENT SHALL BE CLASS A SANDY LOAM TOPSOIL THAT CONTAINS 70-80% SAND, 15-20% SILT, 5-10% CLAY. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST, SUCH THAT THE NITROGEN DOES NOT LEACH FROM THE MEDIA

6" PVC PIPE PERFORATED UNDERDRAIN LAYOUT DETAIL
NOT TO SCALE

RECOMMENDED FOR APPROVAL
DATE:
CHECKED BY:
DATE:

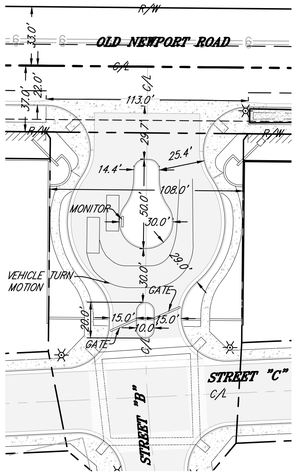
DEVELOPER:

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

TENTATIVE TRACT MAP
ROCKPORT RANCH
DETAILS & SECTIONS

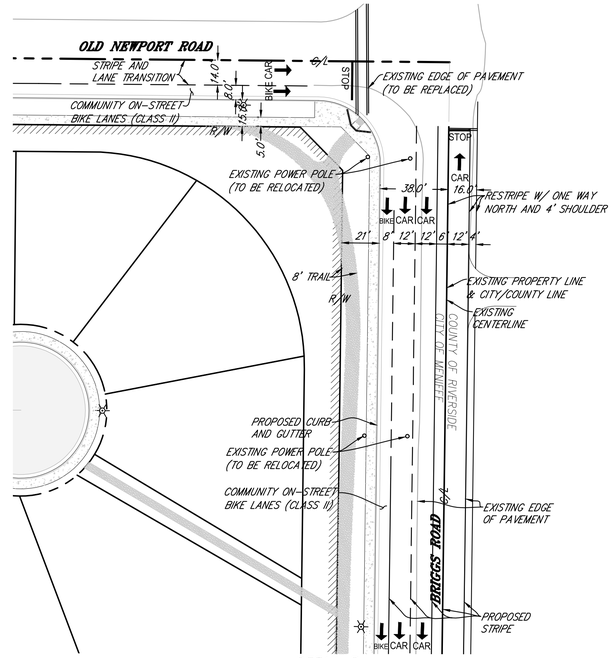
C2
OF 21 SHTS

FOR:
W.O.
DATE: 06/17/2019



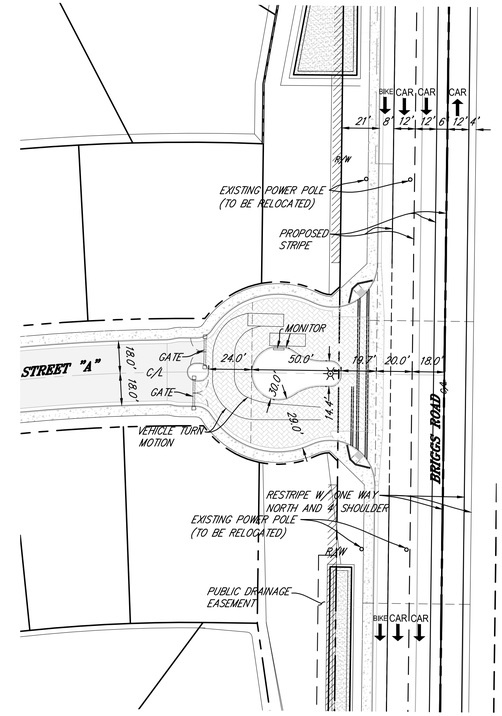
DETAIL A

SCALE: 1"=40'



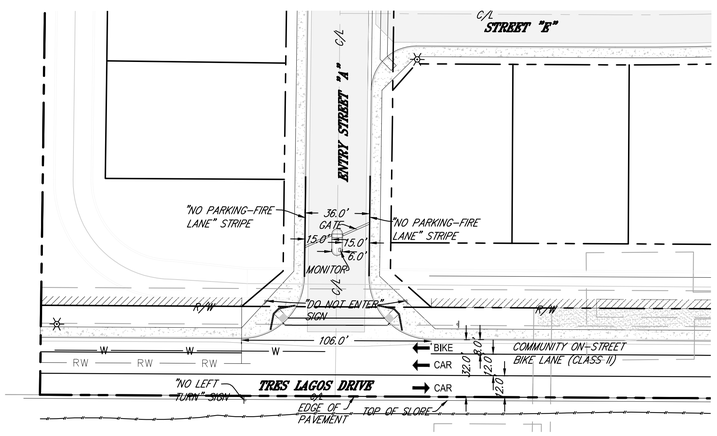
DETAIL B

SCALE: 1"=40'



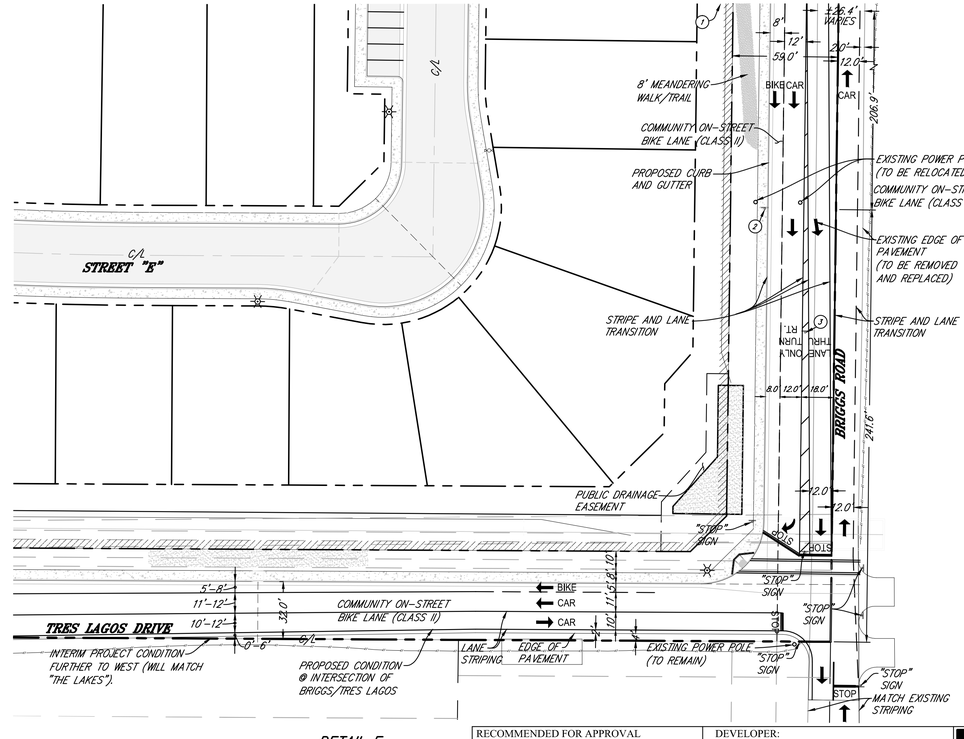
DETAIL C

SCALE: 1"=40'



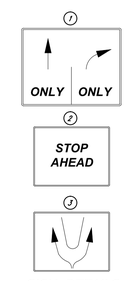
DETAIL D

SCALE: 1"=40'



DETAIL E

SCALE: 1"=40'



SIGN DETAILS

KEY MAP

NOT TO SCALE

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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TENTATIVE TRACT MAP ROCKPORT RANCH DETAILS

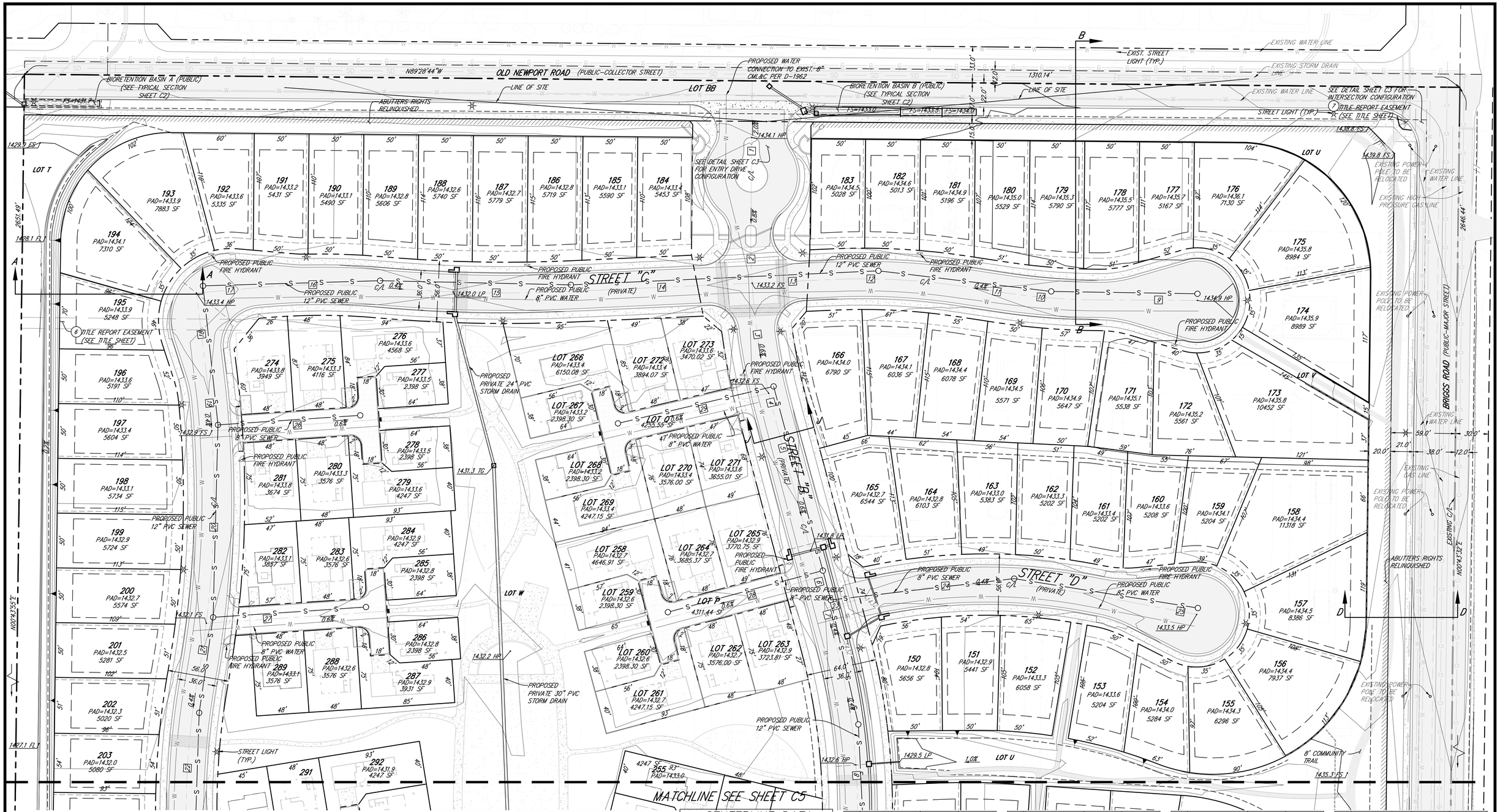
C3

OF 21 SHTS

FOR:

W.O.

DATE: 06/17/2019



BMP NAME	TYPE	PUBLIC/PRIVATE	RESPONSIBLE PARTY	FUNDED BY
BMP-A	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-B	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT

CENTERLINE DATA

NO	DELTA/BRG	RADIUS	LENGTH
1	N00°31'16"E	--	140.55'
2	Δ=04°12'16"	602.00'	44.18'
3	Δ=09°41'05"	602.00'	101.76'
4	Δ=01°39'43"	602.00'	17.46'
5	N15°01'48"W	--	156.74'
6	N15°01'48"W	--	28.83'
7	N15°01'48"W	--	31.72'
8	*Δ=28°41'16"	598.00'	130.04'
9	N89°45'33"W	--	90.00'
10	Δ=08°23'31"	600.00'	87.88'
11	N81°22'02"W	--	38.09'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
12	Δ=11°14'43"	600.00'	117.76'
13	N87°23'15"E	--	73.84'
14	N87°23'15"E	--	165.34'
15	Δ=07°43'00"	1300.00'	175.08'
16	Δ=10°06'04"	600.00'	105.78'
17	N85°00'10"E	--	61.71'

NO	DELTA/BRG	RADIUS	LENGTH
18	N06°59'50"W	--	75.92'
19	Δ=03°09'16"	920.00'	50.65'
20	Δ=10°57'56"	920.00'	176.07'
21	Δ=03°04'38"	920.00'	49.41'
22	*Δ=32°06'04"	690.00'	96.82'
23	N74°58'12"E	--	17.04'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
24	Δ=25°41'15"	500.00'	224.17'
25	N79°20'34"W	--	101.40'
26	N86°09'26"E	--	152.58'
27	N86°09'26"E	--	164.90'
28	N74°58'12"E	--	154.88'
29	N76°38'02"E	--	155.58'

AVOID CUTTING UNDERGROUND UTILITY LINES. ITS COSTLY.

811 Know what's below. Call before you dig.

OR

1-800-227-2600

PUBLIC UTILITIES NOTE:
A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

NOTE: SEE TITLE SHEET FOR EASEMENT INFORMATION

SCALE 1":40'

0 40 80 120 160

DATE	BY	MARK	REVISIONS	APP'VD	DATE

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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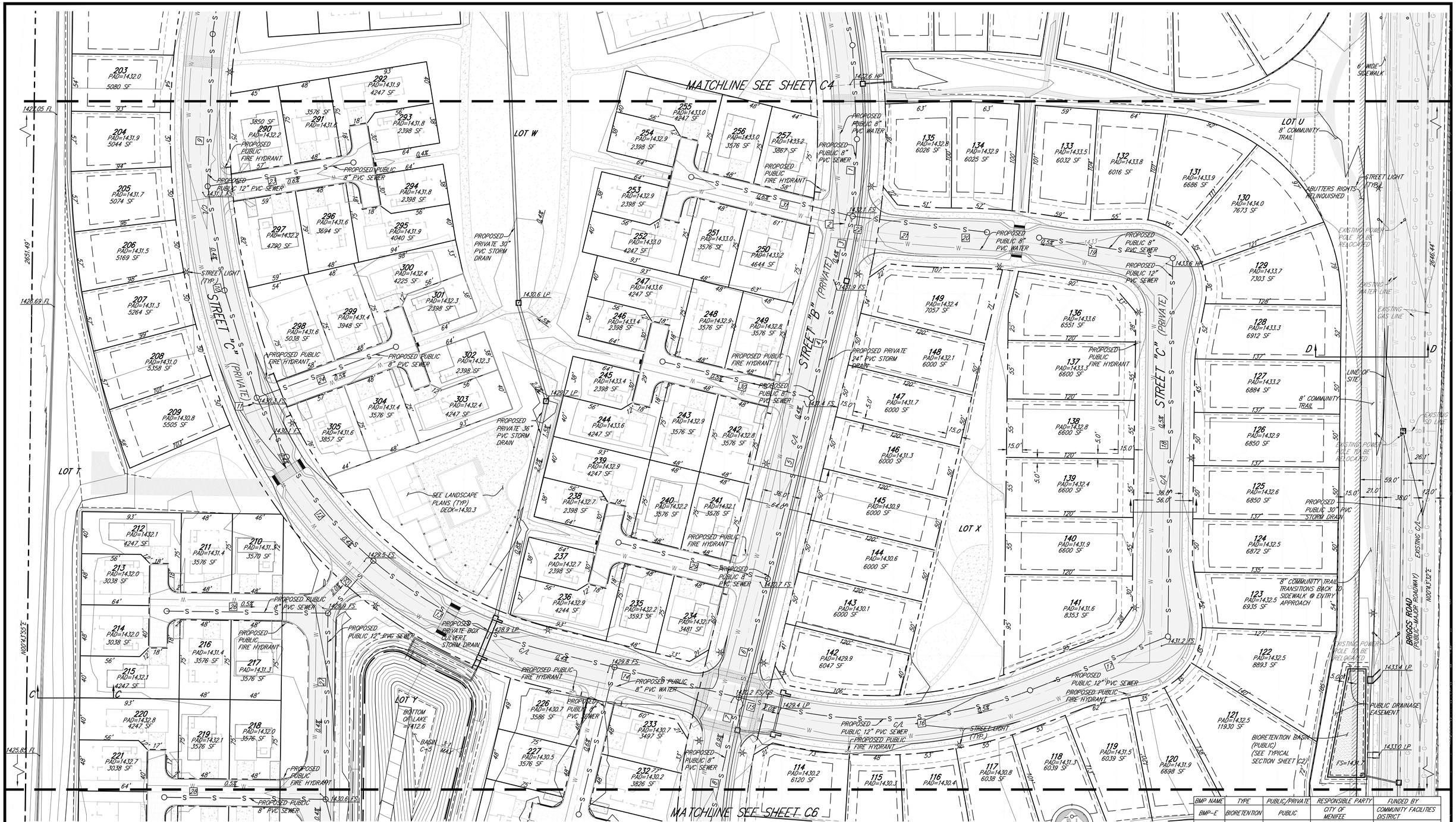
TENTATIVE TRACT MAP
ROCKPORT RANCH
NORTH GRADING PLAN

C4 OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=23°10'26"	598.00'	118.68'
2	Δ=00°39'24"	598.00'	6.85'
3	Δ=04°51'26"	598.00'	50.70'
4	N13°39'28"E	--	117.54'
5	N13°39'28"E	--	175.00'
6	N13°39'28"E	--	115.86'
7	N13°39'28"E	--	26.05'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
8	*Δ=25°55'56"	502.00'	57.79'
9	*Δ=15°10'05"	690.00'	85.84'
10	Δ=16°55'59"	690.00'	203.92'
11	Δ=00°15'38"	400.00'	1.82'
12	Δ=26°03'22"	400.00'	181.91'
13	Δ=28°07'28"	400.00'	196.35'
14	N76°20'32"W	--	177.91'
15	N76°20'32"W	--	44.51'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
16	Δ=34°55'56"	400.00'	243.87'
17	N68°43'32"E	--	130.66'
18	N00°43'32"E	--	359.44'
19	N81°16'28"W	--	121.87'
20	Δ=08°54'41"	500.00'	77.77'
21	Δ=08°59'11"	500.00'	78.42'
22	N81°11'58"W	--	27.10'
23	N80°43'49"E	--	162.83'
24	N69°55'34"E	--	162.68'

NO	DELTA/BRG	RADIUS	LENGTH
25	N41°46'56"E	--	58.61'
26	N89°16'05"W	--	163.33'
27	N00°43'55"E	--	170.86'

NO	DELTA/BRG	RADIUS	LENGTH
28	N89°16'05"W	--	163.33'
29	N76°20'32"W	--	154.83'

NO	DELTA/BRG	RADIUS	LENGTH
30	N76°20'32"W	--	156.83'
31	N76°20'32"W	--	168.74'

SCALE 1"=40'

0 40 80 120 160

BMP NAME	TYPE	PUBLIC/PRIVATE	RESPONSIBLE PARTY	FUNDED BY
BMP-E	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-H	BIORETENTION	PRIVATE	FUTURE HOA	FUTURE HOA

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1		COUNTY	

ENGINEER

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

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CHECKED BY:

DATE:

DEVELOPER:

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TENTATIVE TRACT MAP
ROCKPORT RANCH
NORTH CENTRAL GRADING PLAN

C5

OF 21 SHTS

FOR: W.O. DATE: 06/17/2019

CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=25°55'56"	502.00'	169.42'
2	N12°16'28"W	--	71.93'
3	N89°16'28"W	--	111.87'
4	Δ=13°00'00"	1000.00'	226.89'
5	N77°43'32"E	--	287.96'
6	N77°43'32"E	--	85.27'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
7	Δ=23°21'58"	650.00'	265.08'
8	N78°54'30"W	--	148.25'
9	N07°05'30"E	--	159.91'
10	Δ=14°28'47"	1000.00'	252.72'
11	*Δ=14°23'54"	1000.00'	75.54'
12	N12°16'28"W	--	268.00'
13	N77°43'32"E	--	361.37'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
14	*N00°43'32"E	--	293.24'
15	*N00°43'55"E	--	4.14'
16	N89°16'05"W	--	163.33'
17	N00°43'55"E	--	60.00'
18	*N13°39'28"E	--	39.31'

* PORTION SHOWN

PUBLIC UTILITIES NOTE:
A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PUBLIC STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

BMP NAME	TYPE	PUBLIC/PRIVATE	RESPONSIBLE PARTY	FUNDED BY
BMP-F	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-H	BIORETENTION	PRIVATE	FUTURE HOA	FUTURE HOA

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1			

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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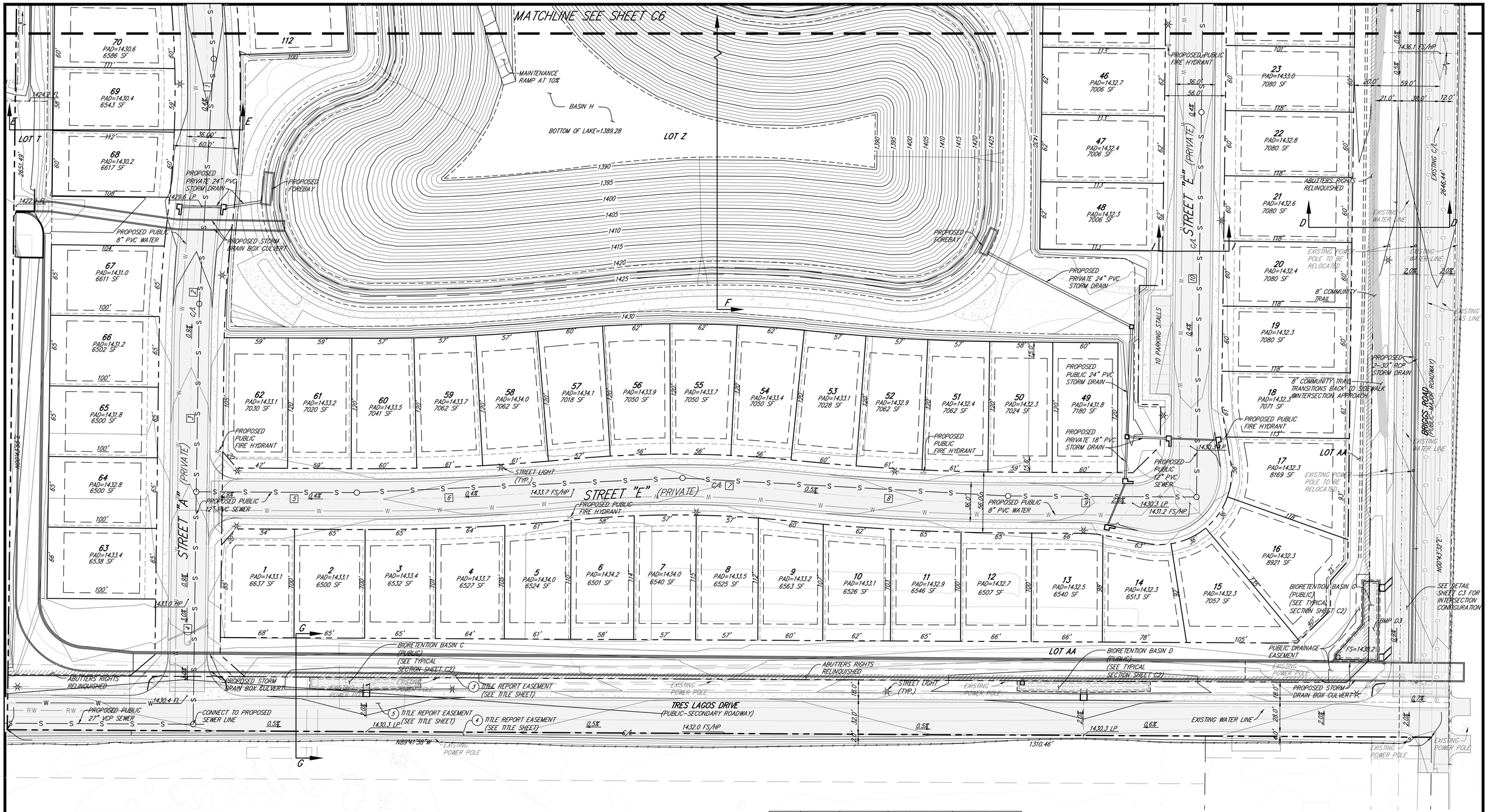
TENTATIVE TRACT MAP
ROCKPORT RANCH
SOUTH CENTRAL GRADING PLAN

C6 OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=14°23'54"	1000.00'	175.76'
2	Δ=06°16'42"	1000.00'	109.58'
3	N00°43'55"E	--	143.16'
4	N00°43'55"E	--	214.04'
5	N89°41'58"W	--	153.85'
6	Δ=05°43'55"	2000.00'	200.08'
7	Δ=11°27'50"	1000.00'	200.08'
8	Δ=05°43'55"	2000.00'	200.08'
9	N89°41'58"W	--	167.33'
10	*N00°43'32"E	--	432.71'

* PORTION SHOWN

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

BMP NAME	TYPE	PUBLIC/PRIVATE	RESPONSIBLE PARTY	FUNDED BY
BMP-C	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-D	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-G	BIORETENTION	PUBLIC	CITY OF MENIFEE	COMMUNITY FACILITIES DISTRICT
BMP-H	BIORETENTION	PRIVATE	FUTURE HOA	FUTURE HOA

SCALE 1"=40'

0 40 80 120 160

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1			

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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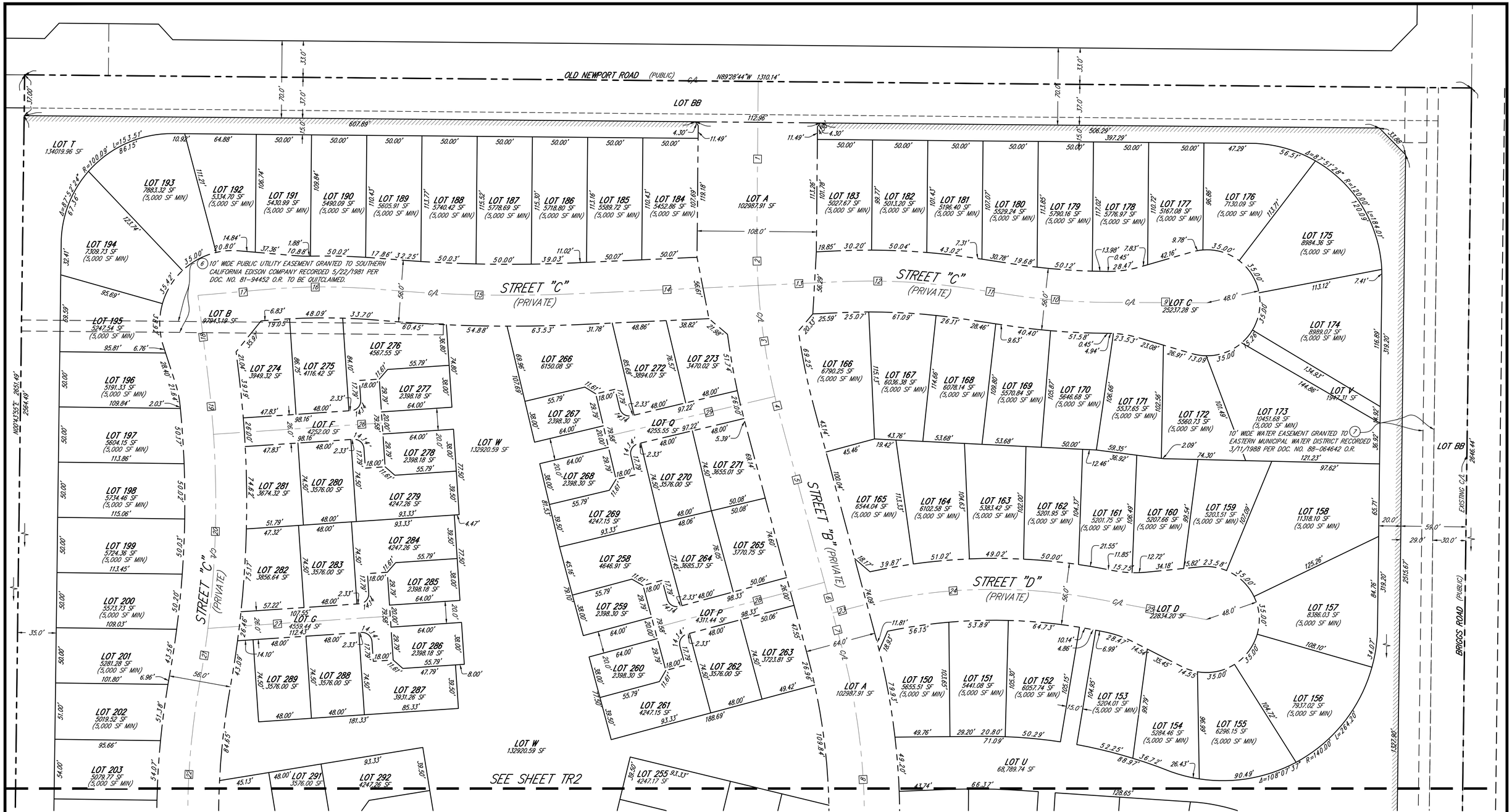
TENTATIVE TRACT MAP
ROCKPORT RANCH
SOUTH GRADING PLAN

C7 OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



BASIS OF BEARINGS

NORTH LINE OF SECTION 1 AS SHOWN ON TRACT MAP 30422-1, RECORDED OCTOBER 23, 2006, IN BOOK 411 OF MAPS, PAGES 69-99 AS DOCUMENT NO. 2006-0777728. IE N89°28'44"W

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

CENTERLINE DATA

NO	DELTA/BRG	RADIUS	LENGTH
1	N00°31'16"E	--	140.55'
2	Δ=04°12'16"	602.00'	44.18'
3	Δ=09°41'05"	602.00'	101.76'
4	Δ=01°39'43"	602.00'	17.46'
5	N15°01'48"W	--	156.74'
6	N15°01'48"W	--	28.83'
7	N15°01'48"W	--	31.72'
8	*Δ=28°41'16"	598.00'	130.04'
9	N89°45'33"W	--	90.00'
10	Δ=08°23'31"	600.00'	87.88'
11	N81°22'02"W	--	38.09'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
12	Δ=11°14'43"	600.00'	117.76'
13	N87°23'15"E	--	73.84'
14	N87°23'15"E	--	165.34'
15	Δ=07°43'00"	1300.00'	175.08'
16	Δ=10°06'04"	600.00'	105.78'
17	N85°00'10"E	--	61.71'

NO	DELTA/BRG	RADIUS	LENGTH
18	N06°59'50"W	--	75.92'
19	Δ=03°09'16"	920.00'	50.65'
20	Δ=10°57'56"	920.00'	176.07'
21	Δ=03°04'38"	920.00'	49.41'
22	*Δ=32°06'04"	690.00'	96.82'
23	N74°58'12"E	--	17.04'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
24	Δ=25°41'15"	500.00'	224.17'
25	N79°20'34"W	--	101.40'
26	N86°09'26"E	--	152.58'
27	N86°09'26"E	--	164.90'
28	N74°58'12"E	--	154.88'
29	N76°38'02"E	--	155.58'

SCALE: 1"=40'

0 40 80 120 160

DATE	BY	MARK	REVISIONS	APPVD	DATE
				COUNTY	

ENGINEER

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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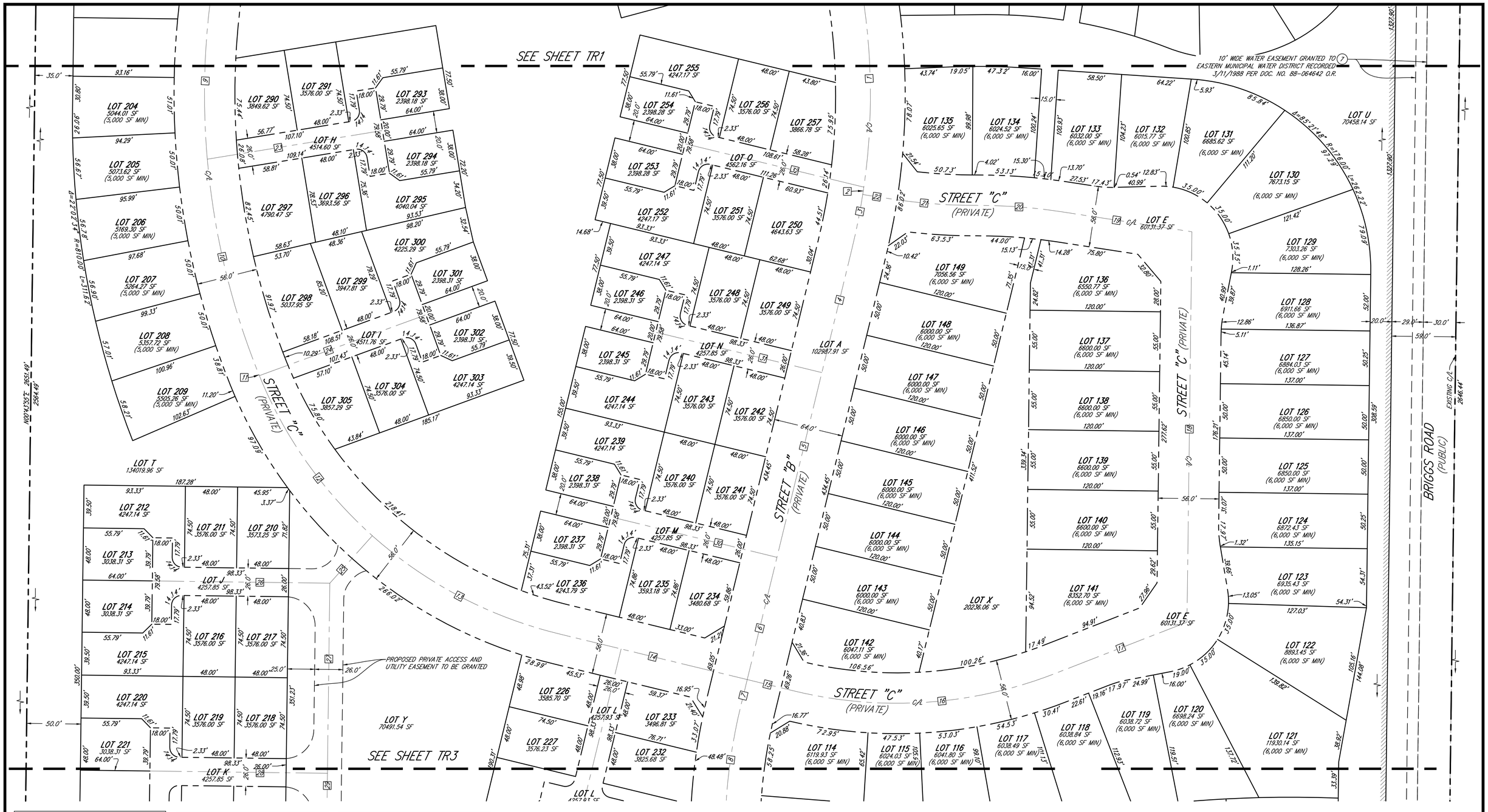
TENTATIVE TRACT MAP
ROCKPORT RANCH
NORTH QUARTER MAP SHEET

TR1

OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=23°10'26"	598.00'	118.68'
2	Δ=00°39'24"	598.00'	6.85'
3	Δ=04°51'26"	598.00'	50.70'
4	N13°39'28"E	--	117.54'
5	N13°39'28"E	--	175.00'
6	N13°39'28"E	--	115.86'
7	N13°39'28"E	--	26.05'
8	*Δ=25°55'56"	502.00'	57.79'
9	*Δ=15°10'05"	690.00'	85.84'
10	Δ=16°55'59"	690.00'	203.92'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
11	Δ=00°15'38"	400.00'	1.82'
12	Δ=26°03'22"	400.00'	181.91'
13	Δ=28°07'28"	400.00'	196.35'
14	N76°20'32"W	--	177.91'
15	N76°20'32"W	--	44.51'
16	Δ=34°55'56"	400.00'	243.87'
17	N68°43'32"E	--	130.66'
18	N00°43'32"E	--	359.44'
19	N81°16'28"W	--	121.87'
20	Δ=08°54'41"	500.00'	77.77'
21	Δ=08°59'11"	500.00'	78.42'

NO	DELTA/BRG	RADIUS	LENGTH
22	N81°11'58"W	--	27.10'
23	N80°43'49"E	--	162.83'
24	N69°55'34"E	--	162.68'
25	N41°46'56"E	--	58.61'
26	N89°16'05"W	--	163.33'
27	N00°43'55"E	--	175.00'
28	N89°16'05"W	--	163.33'
29	*N00°43'55"E	--	25.55'
30	N76°20'32"W	--	154.83'
31	N76°20'32"W	--	156.83'
32	N76°20'32"W	--	168.74'

* PORTION SHOWN

BASIS OF BEARINGS

NORTH LINE OF SECTION 1 AS SHOWN ON TRACT MAP 30422-1, RECORDED OCTOBER 23, 2006, IN BOOK 411 OF MAPS, PAGES 69-99 AS DOCUMENT NO. 2006-0777728. IE N89°28'44"W

SCALE: 1"=40'

0 40 80 120 160

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1			

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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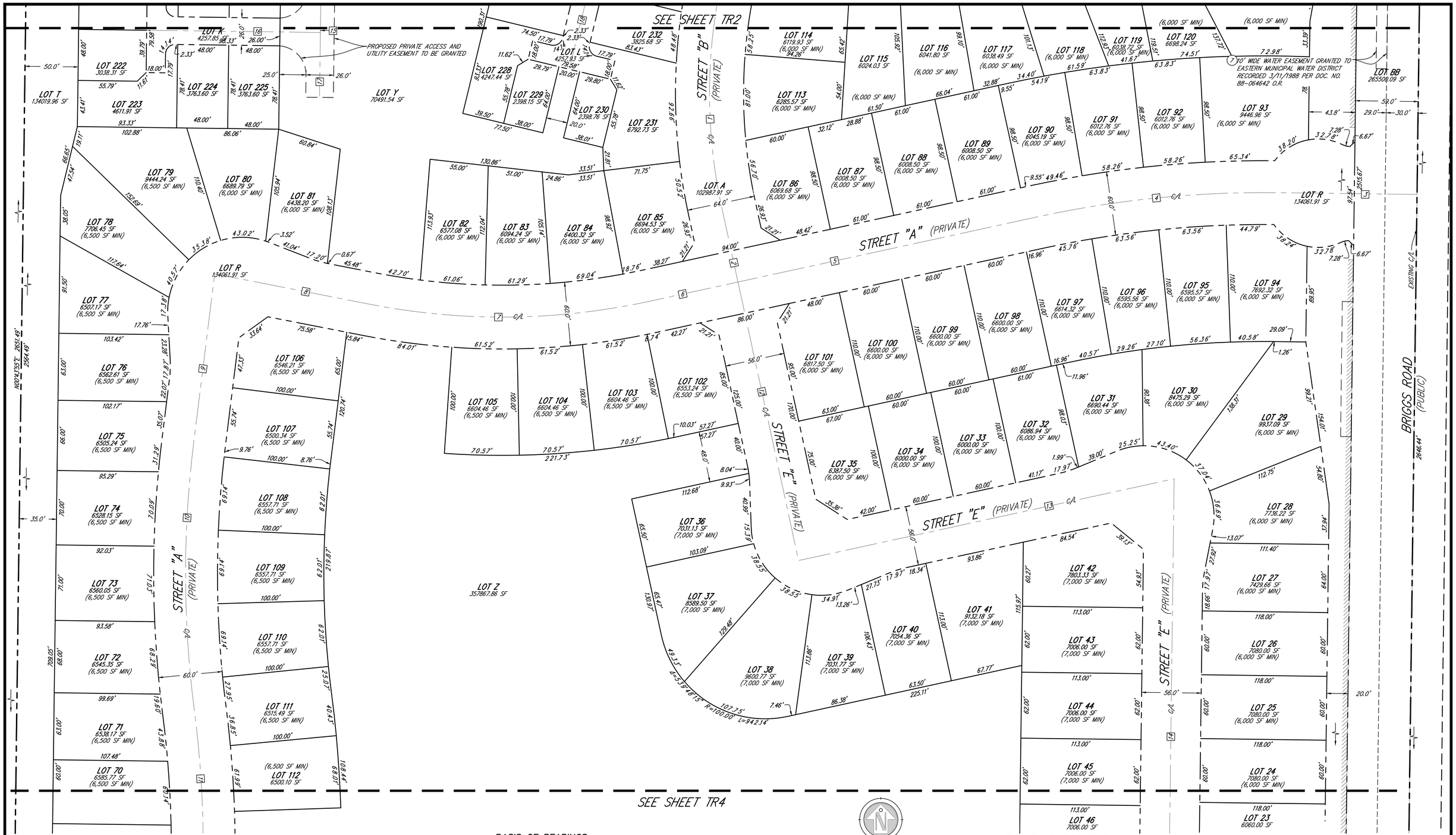
TENTATIVE TRACT MAP
ROCKPORT RANCH
NORTH CENTRAL MAP SHEET

TR2

OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=25°55'56"	502.00'	169.42'
2	N12°16'28"W	--	71.93'
3	N89°16'28"W	--	111.87'
4	Δ=13°00'00"	1000.00'	226.89'
5	N77°43'32"E	--	287.96'
6	N77°43'32"E	--	85.27'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
7	Δ=23°21'58"	650.00'	265.08'
8	N78°54'30"W	--	148.25'
9	N07°05'30"E	--	159.91'
10	Δ=14°28'47"	1000.00'	252.72'
11	*Δ=14°23'54"	1000.00'	75.54'
12	N12°16'28"W	--	268.00'
13	N77°43'32"E	--	361.37'

* PORTION SHOWN

NO	DELTA/BRG	RADIUS	LENGTH
14	*N00°43'32"E	--	293.24'
15	*N00°43'55"E	--	4.14'
16	N89°16'05"W	--	163.33'
17	N00°43'55"E	--	60.00'
18	*N13°39'28"E	--	39.31'

* PORTION SHOWN

BASIS OF BEARINGS

NORTH LINE OF SECTION 1 AS SHOWN ON TRACT MAP 30422-1, RECORDED OCTOBER 23, 2006, IN BOOK 411 OF MAPS, PAGES 69-99 AS DOCUMENT NO. 2006-0777728. IE N89°28'44"W

SCALE: 1"=40'

0 40 80 120 160

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1			

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

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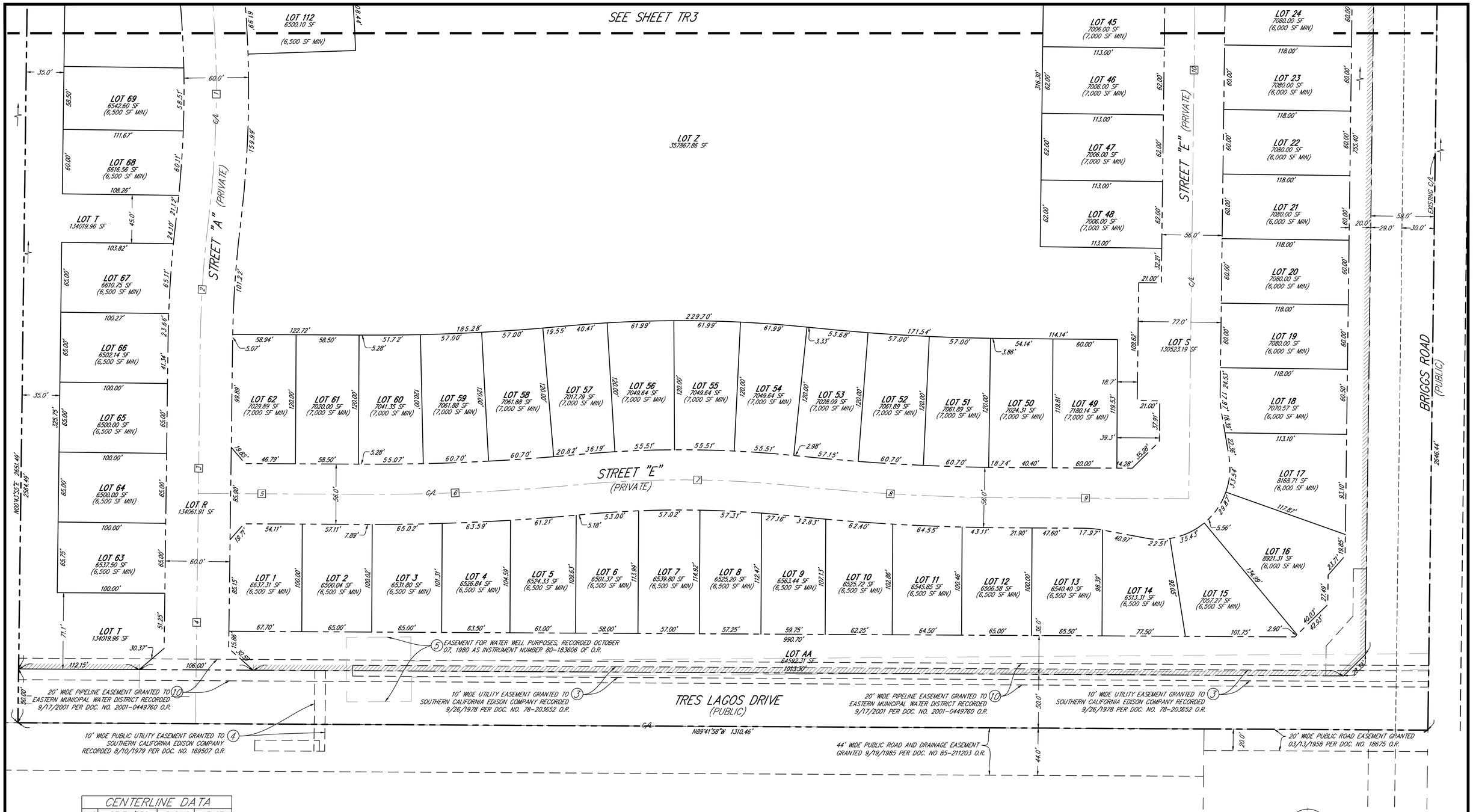
TENTATIVE TRACT MAP
ROCKPORT RANCH
SOUTH CENTRAL MAP SHEET

TR3

OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	*Δ=14°23'54"	1000.00'	175.76'
2	Δ=06°16'42"	1000.00'	109.58'
3	N00°43'55"E	--	143.16'
4	N00°43'55"E	--	214.04'
5	N89°41'58"W	--	153.85'
6	Δ=05°43'55"	2000.00'	200.08'
7	Δ=11°27'50"	1000.00'	200.08'
8	Δ=05°43'55"	2000.00'	200.08'
9	N89°41'58"W	--	167.33'
10	*N00°43'32"E	--	432.71'

* PORTION SHOWN

BASIS OF BEARINGS

NORTH LINE OF SECTION 1 AS SHOWN ON TRACT MAP 30422-1, RECORDED OCTOBER 23, 2006, IN BOOK 411 OF MAPS, PAGES 69-99 AS DOCUMENT NO. 2006-0777728. IE N89°28'44"W

PUBLIC UTILITIES NOTE:

A BLANKET EASEMENT FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE TO EMWD WILL BE PROVIDED ALL LOTS THAT FORM THE PRIVATE STREETS AND DRIVEWAYS THAT ENCOMPASS PUBLIC WATERLINES, PUBLIC SEWER LINES, AND APPURTENANCES.

SCALE: 1"=40'

0 40 80 120 160

DATE	BY	MARK	REVISIONS	APPVD	DATE
		1			

ENGINEER — COUNTY

DESIGNED BY: DRAWN BY: CHECKED BY:

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

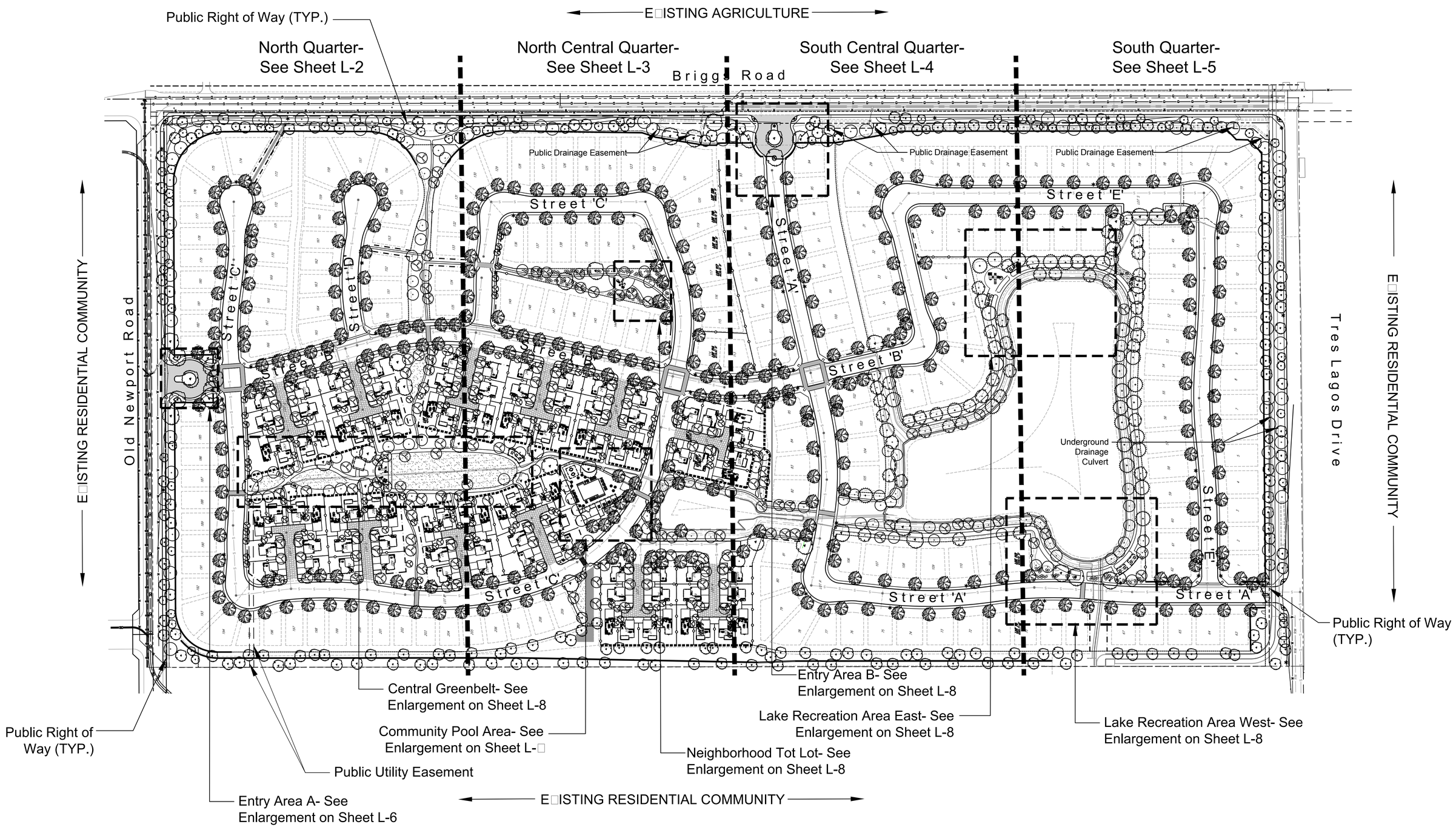
DEVELOPER:

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

TENTATIVE TRACT MAP
ROCKPORT RANCH
SOUTH MAP SHEET

TR4 OF 21 SHTS

FOR: W.O. DATE: 06/17/2019



0 50' 100' 300'

Scale 1" = 100'

North

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

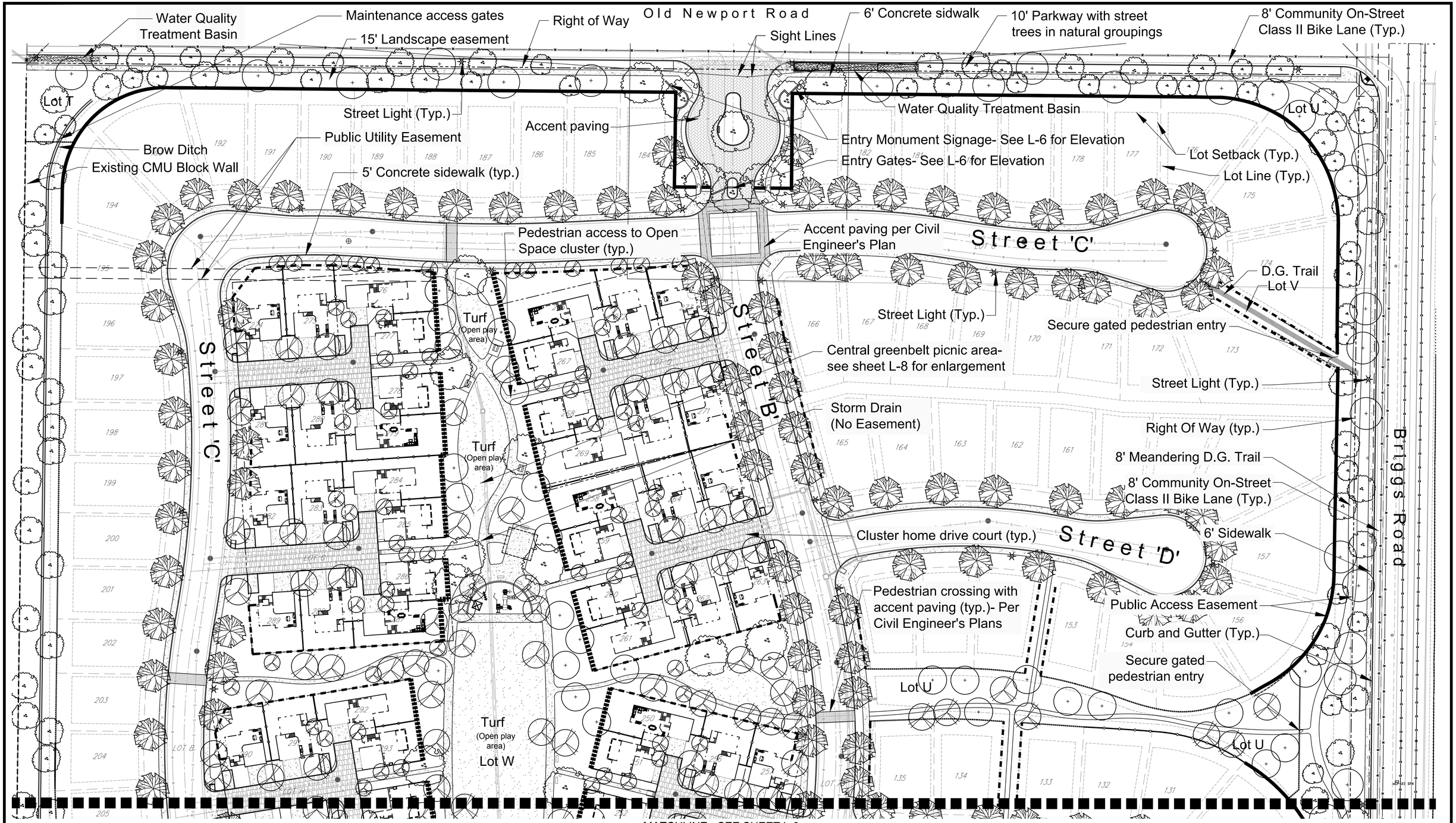
TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

L-1
OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019



MATCHLINE - SEE SHEET L-3

Fence and Wall Legend

- Existing Wall to remain- 6' CMU Block Wall
- 6' Perimeter Wall
- 6' Theme Wall
- 4' Vinyl Fence with 2' View Panel
- 6' Vinyl Fence
- 6' Tubular Steel View Fence

0 20' 40' 120'

Scale 1" = 40'

North

NOTE: RETURN WALLS AND WALLS VISIBLE FROM THE STREET OF PUBLIC VIEW SHALL NOT BE VINYL

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660
rla 2681

Landscape Site Plan- North Quarter

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

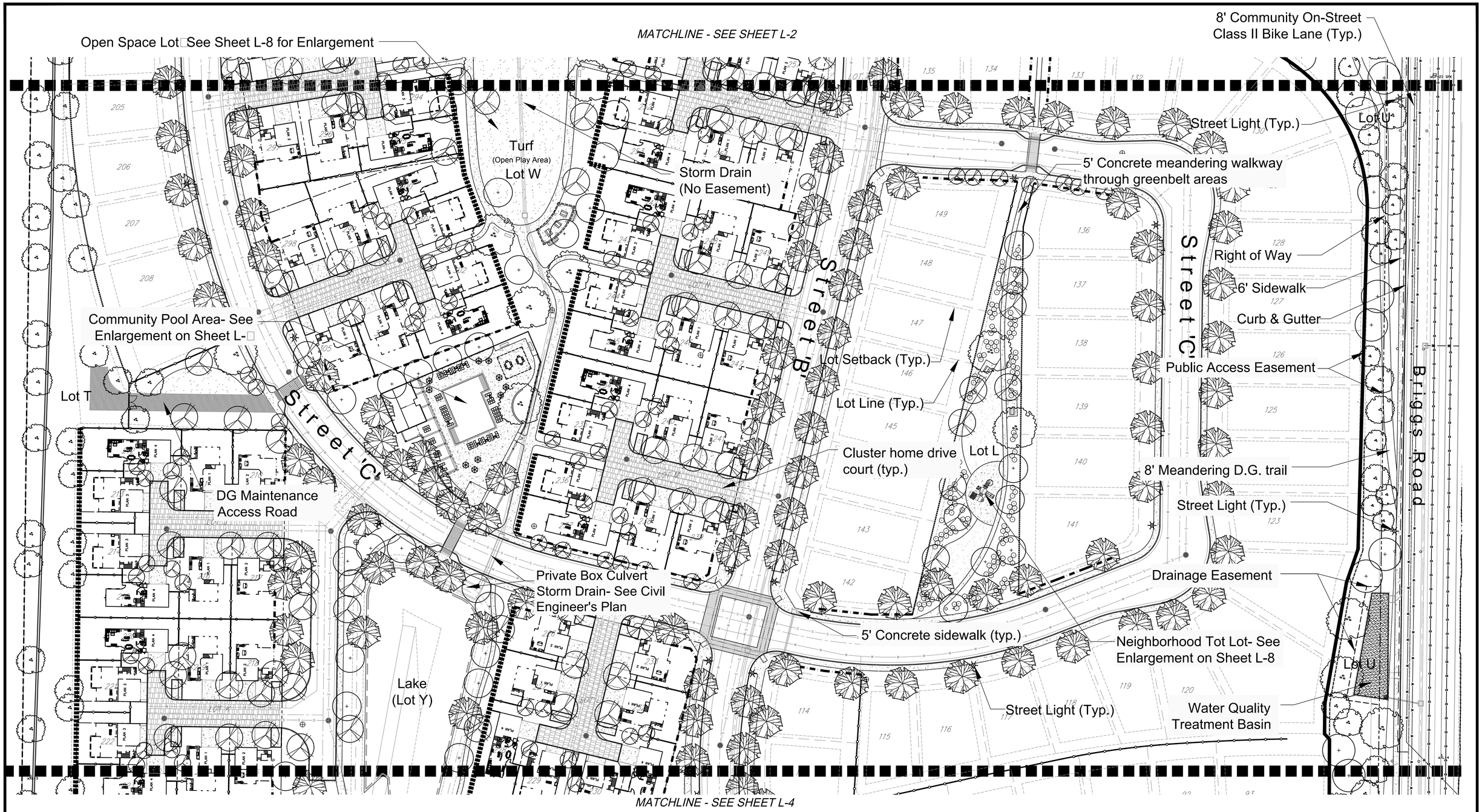
L-2

OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019



Fence and Wall Legend

- Existing Wall to remain- 6' CMU Block Wall
- 6' Perimeter Wall
- 6' Theme Wall
- 4' Vinyl Fence with 2' View Panel
- 6' Vinyl Fence
- 6' Tubular Steel View Fence

0 20' 40' 120'

Scale 1" = 40'

North

NOTE: RETURN WALLS AND WALLS VISIBLE FROM THE STREET OF PUBLIC VIEW SHALL NOT BE VINYL

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

Landscape Site Plan-
North Central Quarter

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

L-3

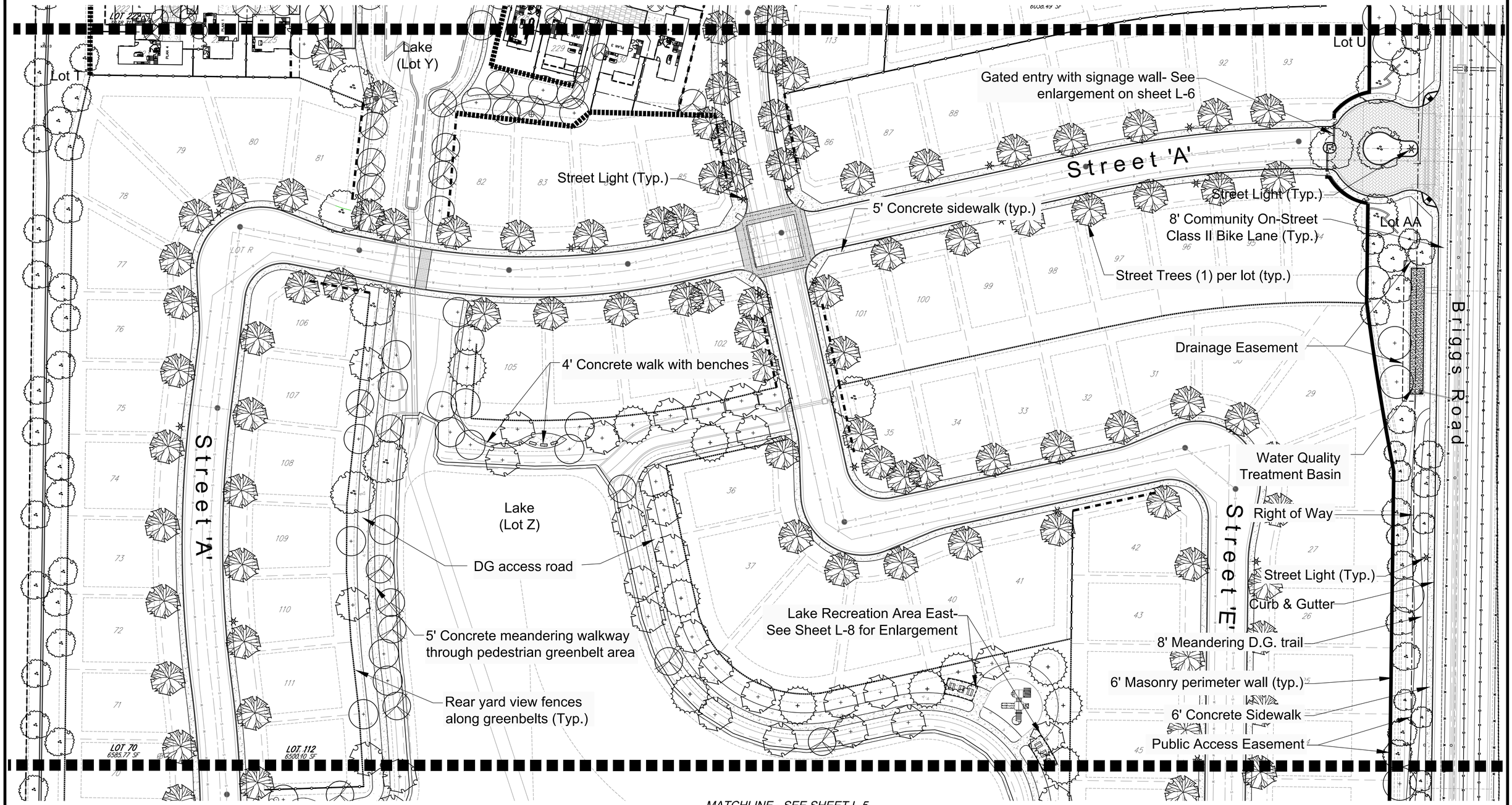
OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019

MATCHLINE - SEE SHEET L-3



MATCHLINE - SEE SHEET L-5

Fence and Wall Legend

- Existing Wall to remain- 6' CMU Block Wall
- 6' Perimeter Wall
- 6' Theme Wall
- 4' Vinyl Fence with 2' View Panel
- 6' Vinyl Fence
- 6' Tubular Steel View Fence

0 20' 40' 120'

Scale 1" = 40'

North

NOTE: RETURN WALLS AND WALLS VISIBLE FROM THE STREET OF PUBLIC VIEW SHALL NOT BE VINYL

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

Landscape Site Plan-
South Central Quarter

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

L-4

OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019

MATCHLINE - SEE SHEET L-4

5' Concrete meandering walkway around lake edge

Picnic trellis with picnic tabels, BBQs, bench seating and trash containers

Lake (Lot Z)

Lot T

Concrete walk with benches, picnic tables and play lawn- See Sheet L-8 for Enlargement

DG access road

Concrete walk with benches, picnic tables and play lawn

6' Masonry perimeter wall (typ.)

8' Meandering D.G. trail

Right of Way

Street Light (Typ.)

6' Sidewalk (Typ.)

Curb & Gutter

Public Access Easement

Briggs Road

Street 'A'

Lot Line (Typ.)

View fence (Typ.)

Street Light (Typ.)

5' Concrete sidewalk (typ.)

8' Community On-Street Class II Bike Lane (Typ.)

Street 'E'

Buried Culvert

Water Quality Treatment Basin

Maintenance Gate

Water Quality Treatment Basin

6' Concrete Sidewalk (Typ.)

Right of Way (Typ.)

Water Quality Treatment Basin

Drainage Easement

Curb & Gutter

Lot AA

Tres Lagos Drive

Sight Lines

Buried Culvert

Fence and Wall Legend

- Existing Wall to remain- 6' CMU Block Wall
- 6' Perimeter Wall
- 6' Theme Wall
- 4' Vinyl Fence with 2' View Panel
- 6' Vinyl Fence
- 6' Tubular Steel View Fence

0 20' 40' 120'

Scale 1" = 40'

North

NOTE: RETURN WALLS AND WALLS VISIBLE FROM THE STREET OF PUBLIC VIEW SHALL NOT BE VINYL

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

Landscape Site Plan-
South Quarter

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

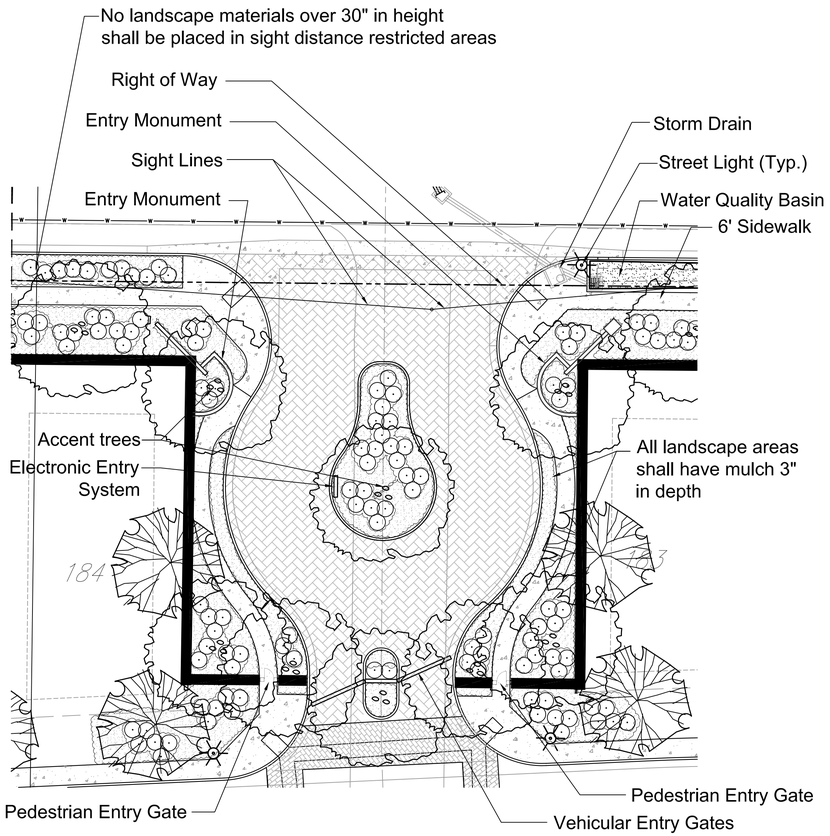
L-5

OF 21 SHTS

FOR:

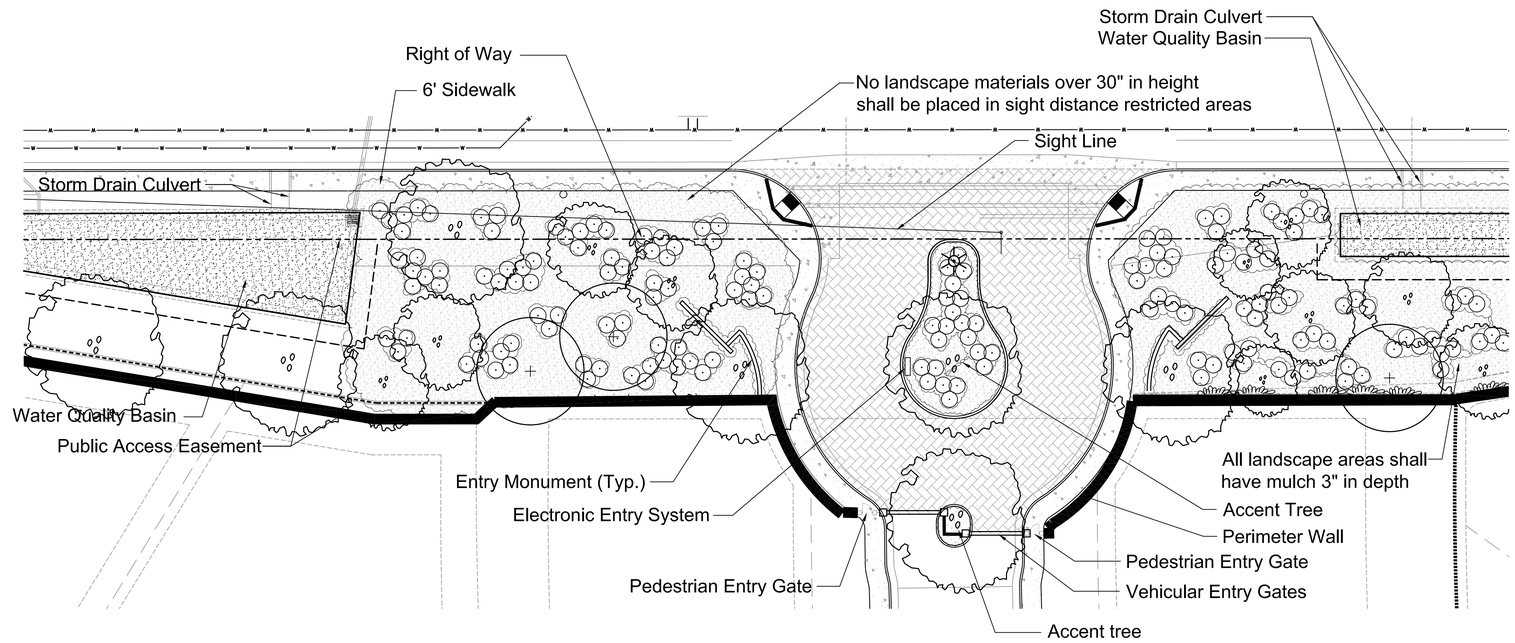
W.O.

DATE: 5/31/2019



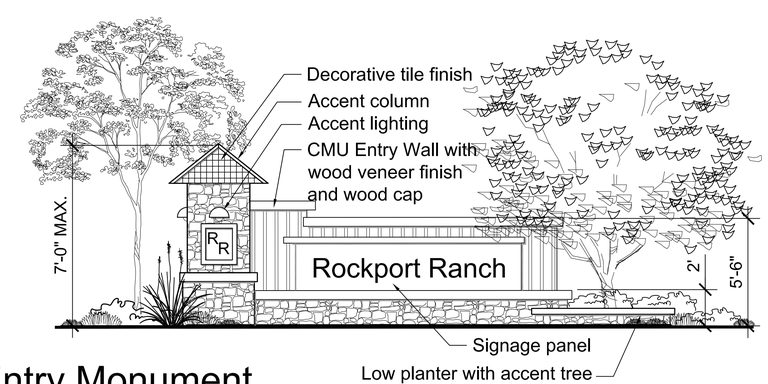
Entry at Old Newport Road

Scale 1" = 20'

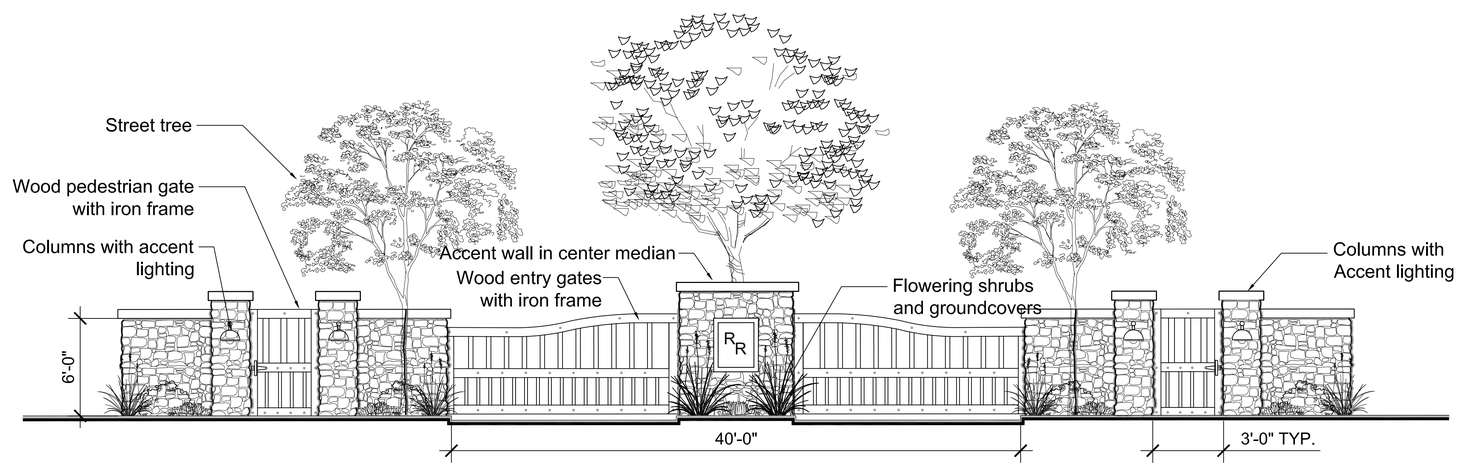


Entry at Briggs Road

Scale 1" = 20'



Entry Monument



Entry Gates at Old Newport Road

Note: No plant material taller than 30" will be located within intersection corner sight easement areas or CalTrans sight line easements.

A separate permit will be required for monument/entry signage and walls

RECOMMENDED FOR APPROVAL DATE: CHECKED BY: DATE:	DEVELOPER:	HOWARD ASSOCIATES rla 2681 landscape architecture 2442 second avenue san diego ca 92101 619 718 9660	Entry Concepts TENTATIVE TRACT MAP ROCKPORT RANCH LANDSCAPE CONCEPT PLAN L-6 OF 21 SHTS FOR: W.O. DATE: 5/31/2019

Plant Legend

OLD NEWPORT ROAD AND BRIGGS ROAD ENTRIES

Large Accent Trees- 36" box size
Ulmus parviflora 'True Green'- Evergreen Elm (L)

Theme Trees- 24" box size
Chitalpa tashkentensis- Chitalpa (L)

Accent and Massing Shrubs- 5 gallon size
Anigozanthos species- Kangaroo Paw (L)
Arbutus unedo 'Compacta'- Dwarf Strawberry Tree (L)
Callistemon v. 'Slim'- Columnar Bottlebrush (M)
Euryops pectinatus-Yellow Daisy Bush (M)
Hardenbergia 'Meema'- Dwarf Lilac Vine (M)
Leucophyllum f. 'Green Cloud'- Texas Ranger (L)
Pittosporum 'Golfball'- Golfball Kohuhu (M)
Rhaphiolepis 'Ballerina'- Indian Hawthorn (M)

OLD NEWPORT ROAD

Parkway Street Tree- 24" Box Size
Platanus x platanus 'Columbia'- London Plane Tree (M)

Theme Trees- 15 Gallon Minimum Size
Geijera parviflora- Australian Willow- (M)

Massing and Screening Shrubs- I gallon- 5 gallon sizes
Arbutus unedo- Strawberry Tree (L)
Leucophyllum f. "Green Cloud'- Texas Ranger (L)
Salvia 'Allen Chickering'- Sage (L)
Tecoma stans- Yellow Bells (L)

Parkway and Easement Shrubs and Groundcover- Flats 1 gallon size

Acacia 'Cousin Itt'- Acacia (L)
Agave Desmettiana- Smooth Agave (L)
Aloe species- Aloe (L)
Convolvulus cneorum- Bush Morning Glory (L)
Dalea capitata 'Sierra Gold'- Lemon Dalea (L)
Muhlenbergia capillaris- Pink Muhly (L)]
Rosmarinus species- Rosemary (L)
Tagetes lemmonii- Mexican marigold (L)
Verbena lilacina- Verbena (L)

BRIGGS ROAD

Parkway Street Tree- 24" box size
Quercus virginiana- Virginia Oak (M)

Theme Trees- 15 gallon minimum size
Chilopsis linearis- Desert Willow (L)

Median Trees- 24" box size
Cercis occidentalis- Western Redbud (L)
Lagerstroemia 'Tuskegee"- Crape Myrtle (L)

Massing and Screening Shrubs- I gallon- 5 gallon sizes
Arbutus unedo- Strawberry Tree (L)
Leucophyllum f. "Green Cloud'- Texas Ranger (L)
Salvia 'Allen Chickering'- Sage (L)
Tecoma stans- Yellow Bells (L)

Parkway and Easement Shrubs and Groundcover- Flats 1 gallon size
Dalea capitate 'Sierra Gold'- Lemon Dalea (L)
Verbena lilacina- Verbena (L)

TRES LAGOS DRIVE

Parkway Street Tree- 24" box size
Rhus lancea- African Sumac (L)

Theme Trees- 15 gallon minimum size
Cercis occidentalis- Western Redbud (L)
Gleditsia triacanthos 'Shademaster'- Honeylocust (L)
Pinus halepensis- Aleppo Pine (L)

Massing and Screening Shrubs- I gallon- 5 gallon sizes
Arbutus unedo- Strawberry Tree (L)
Leucophyllum f. "Green Cloud'- Texas Ranges (L)
Salvia 'Allen Chickering'- Sage (L)
Tecoma stans- Yellow Bells (L)

Parkway and Easement Shrubs and Groundcover- Flats 1 gallon size

Dalea capitate 'Sierra Gold'- Lemon Dalea (L)
Verbena lilacina- Verbena (L)

INTERIOR STREES A & B

Parkway Street Trees- 24" box size
Arbutus 'Marina'- Strawberry Tree(M)
Koelreuteria bipinnata- Chinese Flame Tree (m)
Quercus ilex- Holly Oak (L)

Parkways Low Shrubs and Groundcover- Flats 1 gallon size
Bulbine frutescens- Bulbine (L)
Dalea capitate 'Sierra Gold'- Lemon Dalea (L)
Verbena lilacina- Verbena (L)
Rosmarinus species- Rosemary (L)
Senecio mandraliscae- Chalk Sticks (L)

Screening Shrubs at Walls- 5 gallon size
Leucophyllum f. 'Green Cloud- Texas Ranger (L)
Myrtus communis- Myrtle (L)
Tecoma stans- Yellow Bells (L)

INTERIOR STREETS- C,D,E

Street Trees- 24" box size
Koelreuteria panniculata- Goldenrain Tree (L)
Podocarpus gracilior- Fern Pine (M)
Quercus ilex- Holly Oak (L)

COURTYARD HOME COMMON AREAS

Shade Trees- 24" box size
Arbutus 'marina'- Strawberry Tree (M)
Gleditsia triacanthos 'Shademaster'- Honeylocust (L)
Koelreuteria bipinnata- Chinese Flame Tree (M)

Small Accent Trees- 24" box size
Lagerstroemia hybrids- Crape Myrtle (M)
Olea wilsonii- Fruitless Olive (L)

Shrubs- 1 gallon - 5 gallon sizes
Agave 'Blue Glow'- Agave (L)
Anigozanthos species- Kangaroo Paw (L)
Arbutus u. 'Compacta'- Dwarf Strawberry Tree (L)
Callistemon 'Better John'- Dwarf Bottlebrush (L)
Correa 'Dusky Bells'- Australian Fuschia (L)
Echium select- Pride of Madera (L)
Grevillea 'Scarlet Sprite'- Scarlet Sprite Grevillea (L)
Hyptis emoryi- Desert Lavender (L)
Lavandula stoechas- Lavender (L)
Myrtus c. 'Compacta'- Dwarf Myrtle (L)Phlomis fruticosa- Jerusalem Sage (L)
Pyracantha sp.- Firethorn (L)
Rosmarinus species- Rosemary (L)
Salvia 'Hot Lips'- Sage (L)
Westringia sp.- Coast Rosemary(L)
Xylosma congestum 'Compacta'- Compact Shiny Xylosm (L)

Groundcover and Grasses- Flats 1 gallon
Aloe species- Aloe (L)
Dianella revoluta- Flax Lily (L)
Muhlenbergia capillaris- Pink Muhly (L)
Senecio mandraliscae- Chalk Sticks (L)
Santolina chamaecyparissus- Lavender Cotton (L)

RECREATION AND OPEN SPACE AREAS- Central Green Belt', Community Pool Area, Neighborhood Tot Lot

Large Accent Trees- 24"-36" box size minimum
Cercidium 'Desert Museum'- Desert Museum Palo Verde
Phoenix dactylifera- Desert Date Palm (L)
Quercus agrifolia- Coast Live Oak (L)
Syagrus romanzoffianum- Queen Palm (L)

Theme Trees- 15 gallon size minimum
Acacia smallii- Sweet Acacia (L)
Cercis occidentalis- Western Redbud (L)
Dalbergia sissoo- Indian Rosewood (L)
Gleditsia triacanthos 'Shademaster'- Honeylocust (L)

Shrubs- 1 gallon - 5 gallon size
Aloe aoborescens- Tree Aloe (L)
Fremontodendron 'Dara's Gold'- Flannel Bush (L)
Hesperaloe parviflora- Red Yucca (L)
Justicia spicigera- Mexican Honeysuckle (L)
Kniphofia uvaria- Red Hot Poker (L)
Rosa californica- Calfornia Rose (L)
Salvia apiana- White Sage (L)
Senna artemesioides- Feathery Cassia (L)
Tagetes lemonii- Mexican Marigold (L)
Verbena lilacina- Verbena (L)
Westringia sp.- Coast Rosemary(L)
Xylosma congestum 'Compacta'- Compact Shiny Xylosm (L)

Groundcover- Flats 1 gallon sizes
Acacia 'Desert Carpet'- Acacia (L)
Bulbine frutescens- Bulbina (L)

Turf- Dwarf Marathon Sod

LAKE EDGE

Theme Trees- 15 gallon minimum size
Schinus molle- Peruvian Pepper (L)
Washingtonia filibusta- Desert Fan Palm (L)

Massing Shurbs and Grasses- 1 gallon minimum size
Cassia nemophila- Desert Cassia (L)
Muhlenbergia capillaris- Pink Muhly (L)
Salvia 'Allen Chickering- Sage (L)

Note: No plant material taller than 30" will be located within intersection corner sight easement areas or CalTrans sight line easements.

BIO-RETENTION BASINS

Groundcover and Low Shrubs- Flats 1 gallon size
Achillea millefolium- Yarrow (L)
Carex pansa- California Sedge (M)
Juncus patens- California Rush (L)
Leymus 'Canyon Prince'- Wild Rye (L)
Muhlenbergia rigens- Deer Grass (M)

Rockport Ranch- Amenities List		
		Community Pool Area
		Entry and Shade Trellis's
		Pool
		Pool Equiptment Building with Restrooms
		Picnic Tables
		Gas BBQs with Counter top
		Trash receptacles
		Low accent wall
		Lounge Chairs
		Umbrella Tables
		Lake Recreation Area- East
		Tot lot Play structure and fall safe surfacing
		Picnic Patio with Shade Trellis
		Picnic Tables
		BBQs
		Trash Receptacles
		Concrete Pedestrian Pathway
		Turf Play area
		Pet Waste Station
		Lake Recreation Area- West
		Turf Play Area
		Picnic Tables
		Shade Trellis
		Concrete Pedestrian Pathway
		Trash Receptacles
		Pet Waste Station
		Neighborhood Tot Lot
		Tot lot Play structure and fall safe surfacing
		Picnic Tables
		Trash Receptacle
		Turf Play Area
		Pet Waste Station
		Central Greenbelt
		Tot lot Play structure and fall safe surfacing
		Turf Play Area
		BBQs
		Benches
		Concrete walkway
		Trash Receptacles
		Bike Rack
		Pet Waste Station

Notes:

1. Proposed landscape treatment shall provide effective screening to utility structures, trash enclosures, backflow preventers, double check detector assemblies (fire dept.) etc.
2. Accent trees at enhanced planting locations may be 26" box size, or larger, as determined by the City during review of the landscape working drawing submittal.
3. Reference compliance with City of Menifee, Landscape Water Use Efficiency Requirements, Ordinance. No. 2009-61; Park Design, Landscaping, and Tree Preservation, Ord. 2015-1674; and State of California AB 1881, the Water Conservation in Landscaping Act (December 2015)
4. All Landscape areas shall have mulch 3" in depth.

Tree Table	Total site area = 11.68 ac.			
Feature/Density	L	M	MH	H
Number of trees/gross acre	10	45	60	60
%of 48" box Trees or Larger	0	0	5%	10%
%of 36" box Trees	0	10%	5%	10%
%of 24" box Trees	0	10%	20%	10%
%of 15-gallon Trees	100%	80%	70%	70%

Note: Minimum number of trees required = 526 (45/acre)
Number of trees provided = 800 (68/acre)

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 such time as 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.

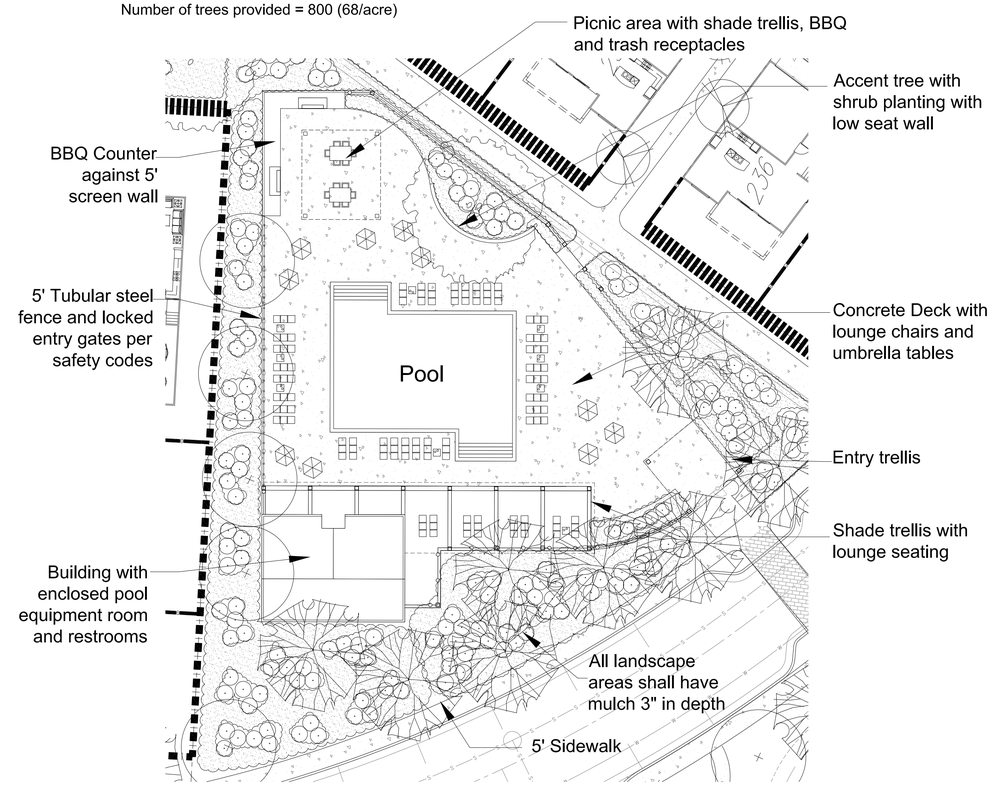
Landscape improvements in off site areas/public rights–of–way shall be separated from privately–maintained on site landscape areas with a City–standard, continuous concrete mow curb (6" x 8") along the property line (on site).

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.



Community Pool Area

RECOMMENDED FOR APPROVAL
DATE:
CHECKED BY:
DATE:

DEVELOPER:

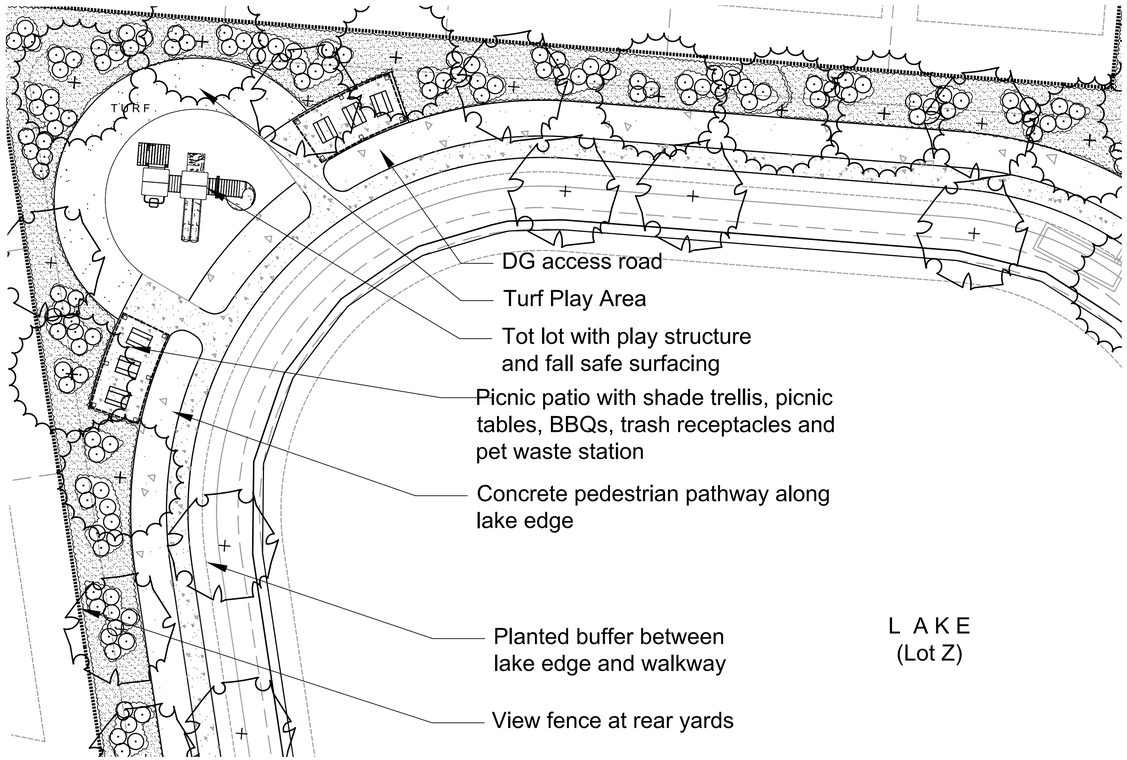
HOWARD ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660
rla 2681

Plant Legend and Community Pool Enlargement

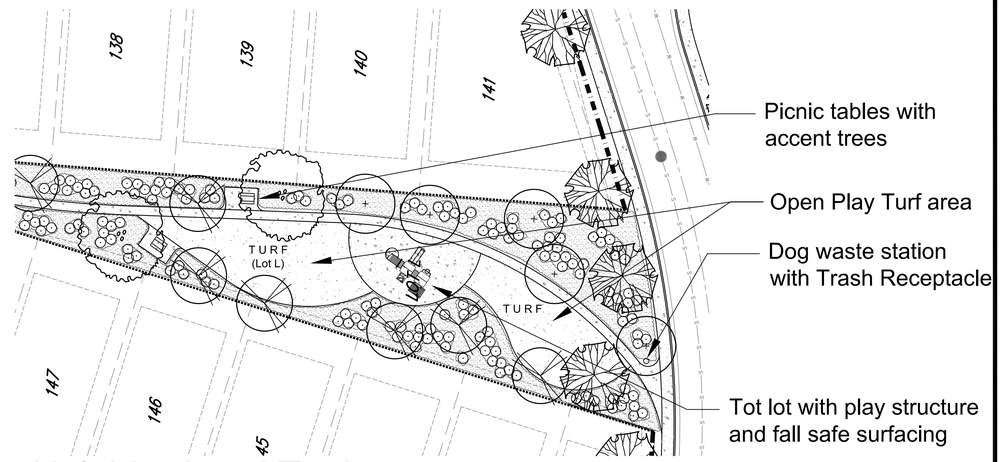
TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

L-7
OF 21 SHTS

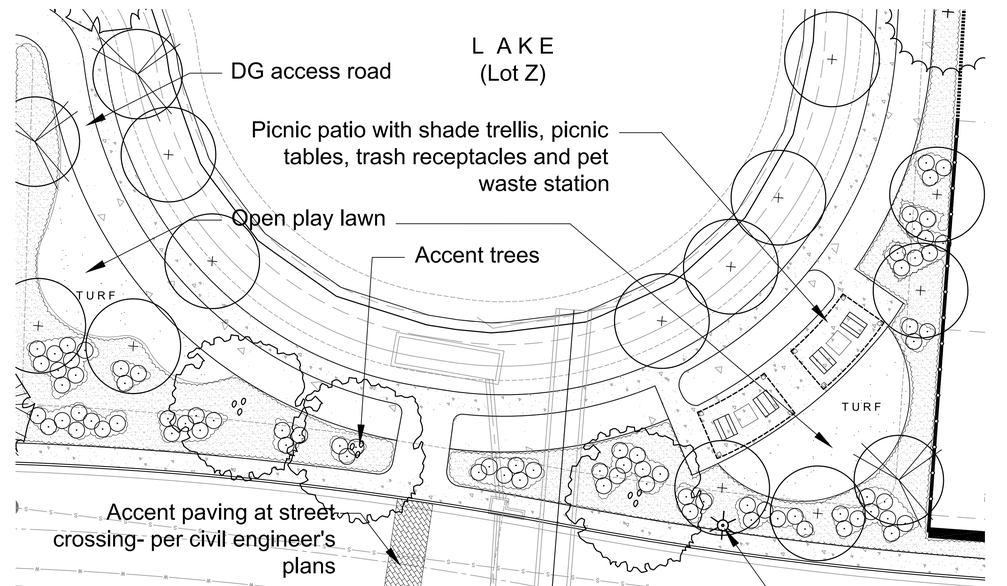
FOR: W.O. DATE: 5/31/2019



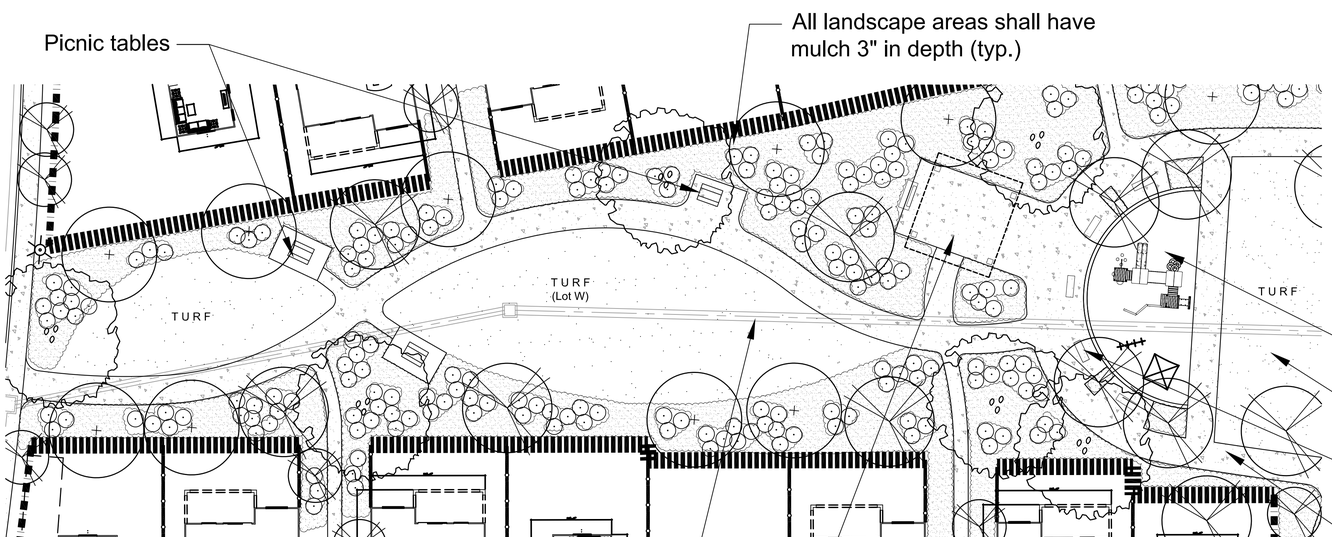
Lake Recreation Area- East



Neighborhood Tot Lot



Lake Recreation Area- West



Central Greenbelt

0 10' 20' 60'

Scale 1" = 20'

North

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

Recreation Area Enlargements

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

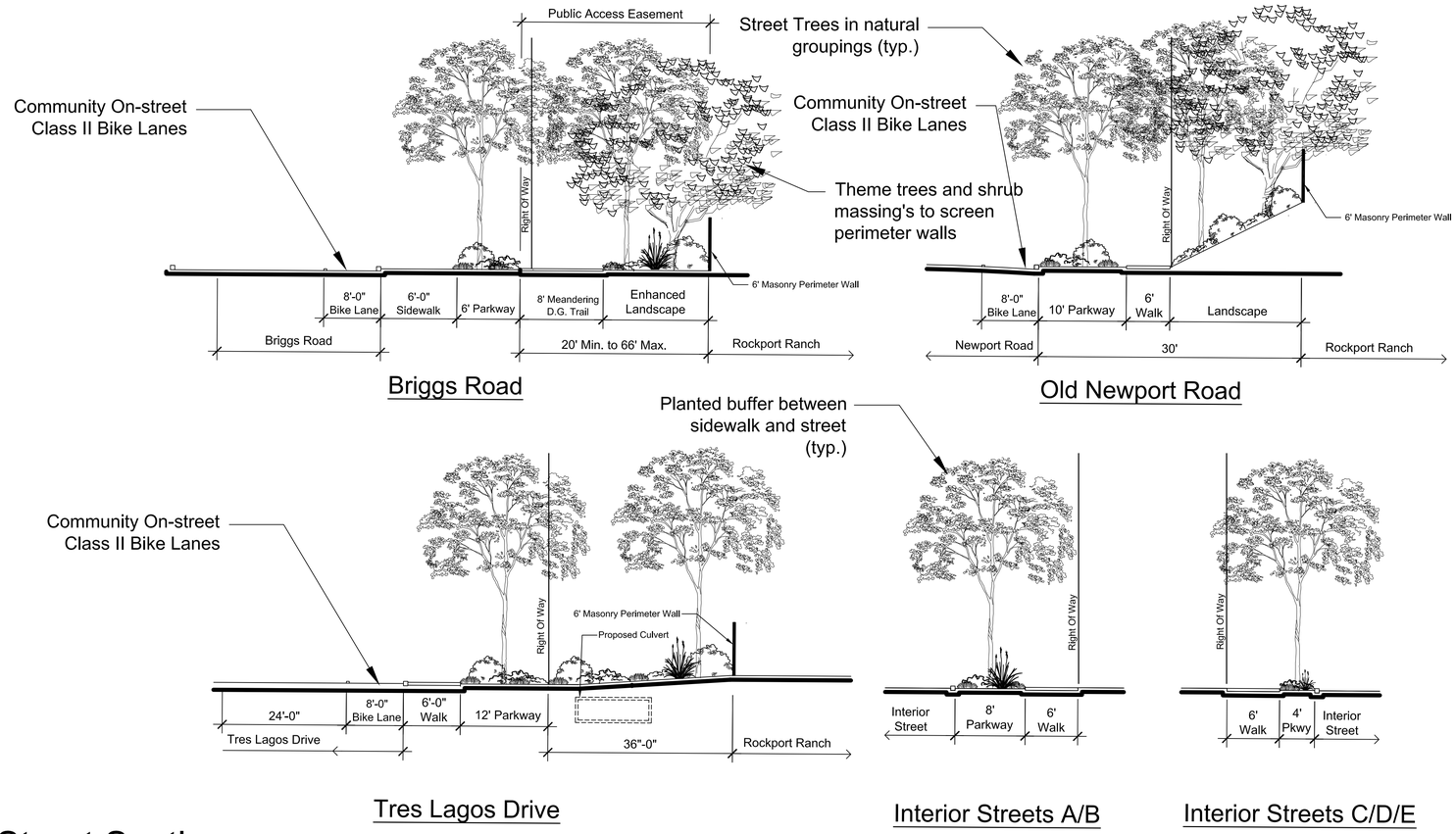
L-8

OF 21 SHTS

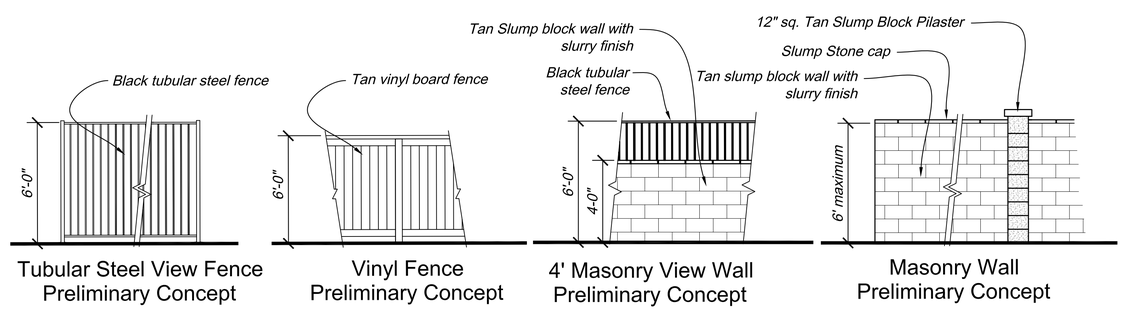
FOR:

W.O.

DATE: 5/31/2019



Street Sections



Tubular Steel View Fence
Preliminary Concept

Vinyl Fence
Preliminary Concept

4' Masonry View Wall
Preliminary Concept

Masonry Wall
Preliminary Concept

Wall and Fences Concepts

Improvements shall be maintained by the HOA or private homeowners

RECOMMENDED FOR APPROVAL

DATE:

CHECKED BY:

DATE:

DEVELOPER:

HOWARD ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660
rla 2681

Street Sections and Wall & Fence Options

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE CONCEPT PLAN

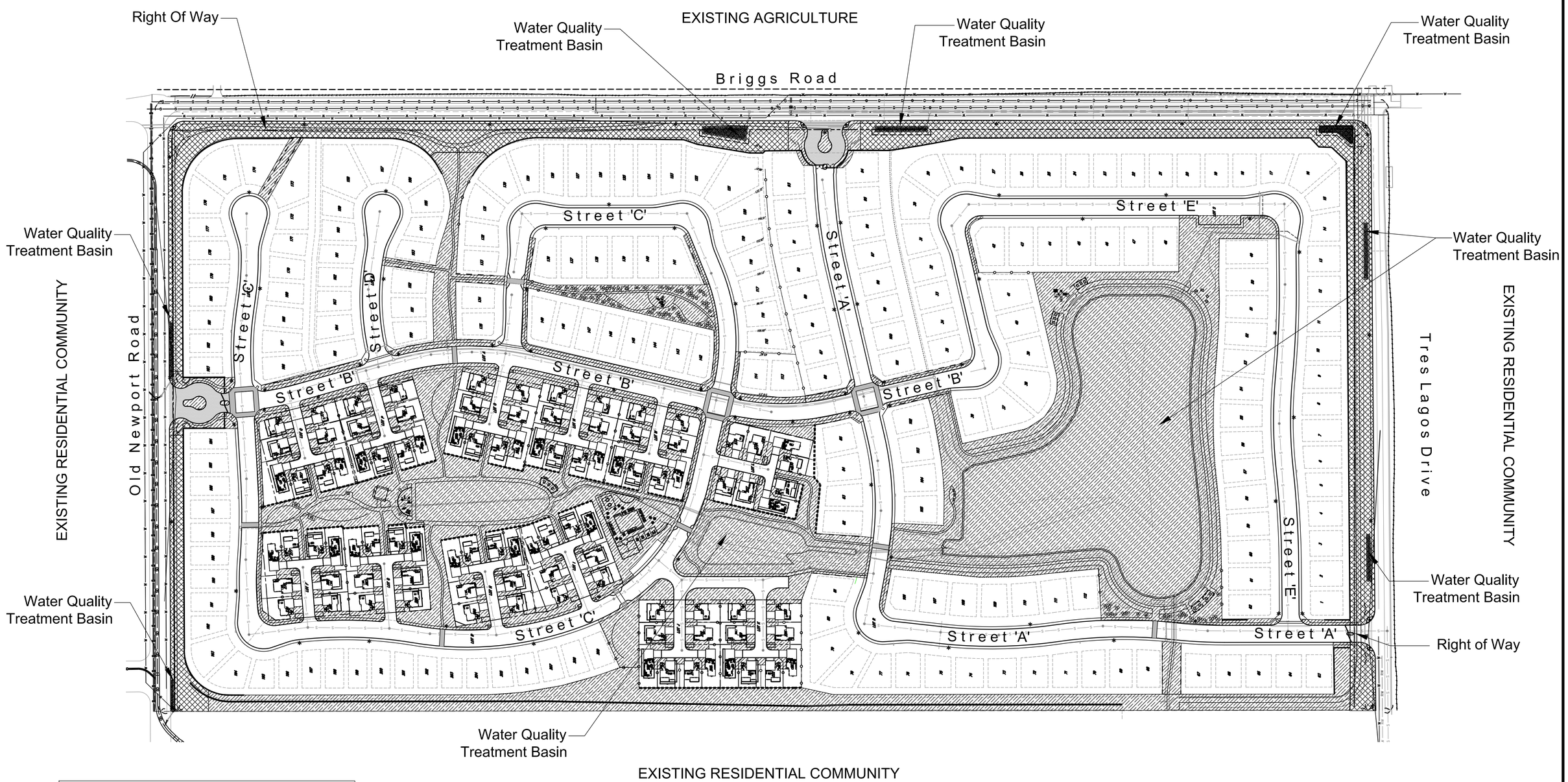
L-9

OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019



KEY

- Within public R.O.W. Landscaping Maintained by CFD
- On-site Landscaping Maintained by HOA
- Private Yards Maintained by Homeowner

0 50' 100' 300'

Scale 1" = 100'

North

RECOMMENDED FOR APPROVAL

DATE:

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DATE:

DEVELOPER:

HOWARD ASSOCIATES
rla 2681
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

TENTATIVE TRACT MAP
ROCKPORT RANCH
LANDSCAPE MAINTENANCE MAP

L-10

OF 21 SHTS

FOR:

W.O.

DATE: 5/31/2019