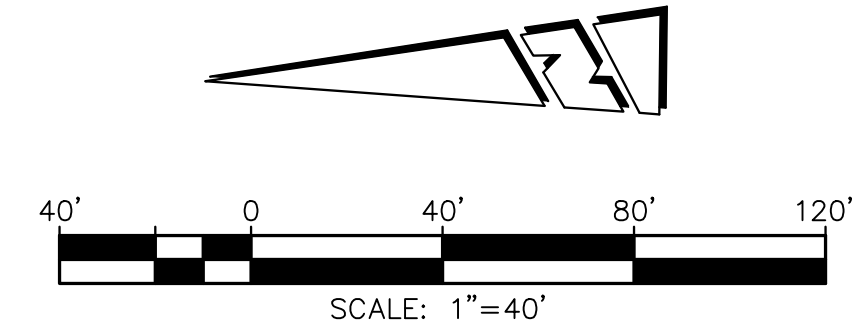


REVISIONS			
NO.	BY:	DESCRIPTION	DATE
1	SP2	REVISED SITE PLAN AND CONCEPTUAL GP TO	11/22
2		ADDRESS CITY COMMENTS DATED 3/18/2022	
3			



CURVE/LINE DATA

(A) $\Delta=41^{\circ}50'41''$ R=50.00' L=36.52'	(D) $\Delta=73^{\circ}44'23''$ R=50.00' L=50.00'
(B) $\Delta=18^{\circ}15'37''$ R=100.00' L=28.38'	
(C) $\Delta=85^{\circ}33'36''$ 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

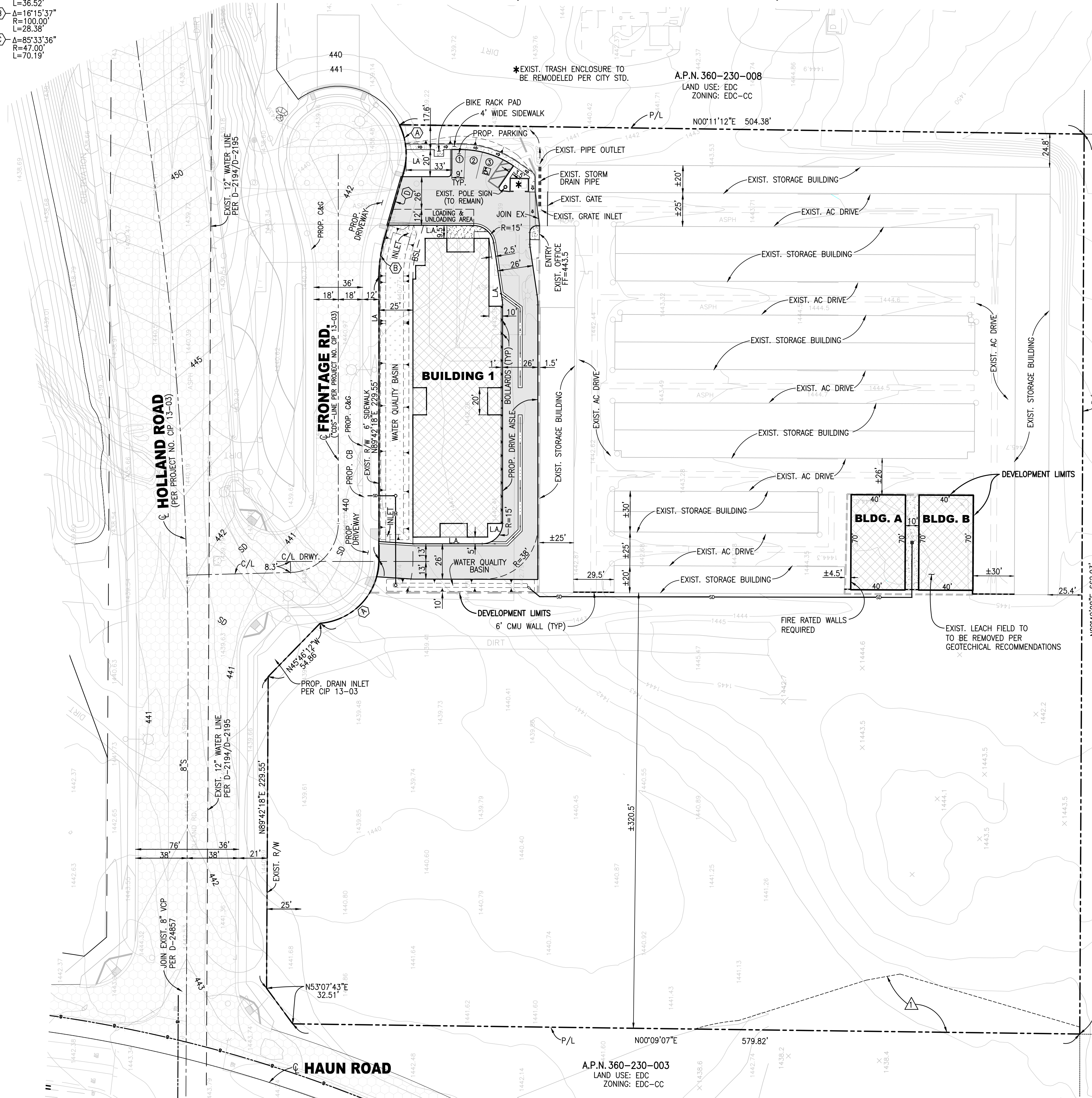
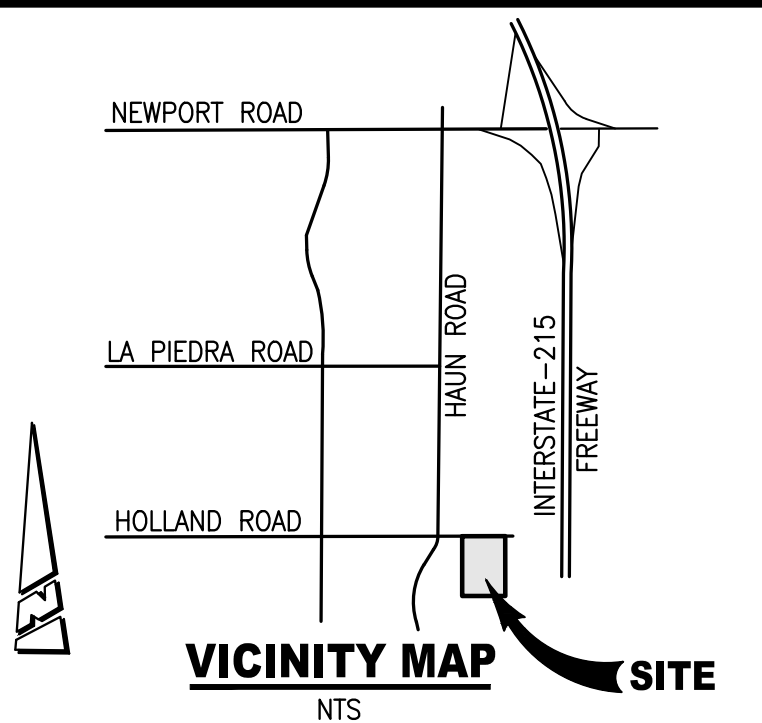
EASEMENT NOTES

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



A.P.N. 360-230-010
LAND USE: EDC
ZONING: EDC-CC

A.P.N. 360-230-009
LAND USE: EDC
ZONING: EDC-CC

A.P.N. 360-230-006
LAND USE: EDC
ZONING: EDC-CC

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 BUILDING 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

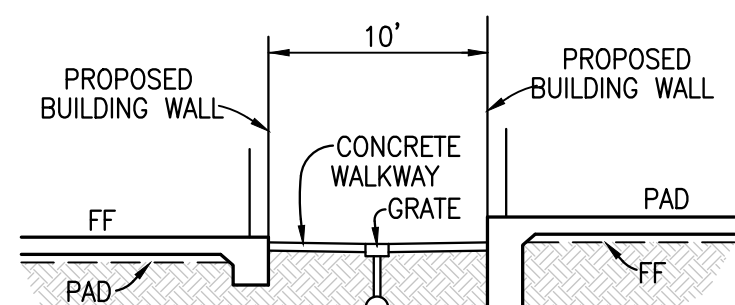
A.P.N. 360-230-008

LEGEND

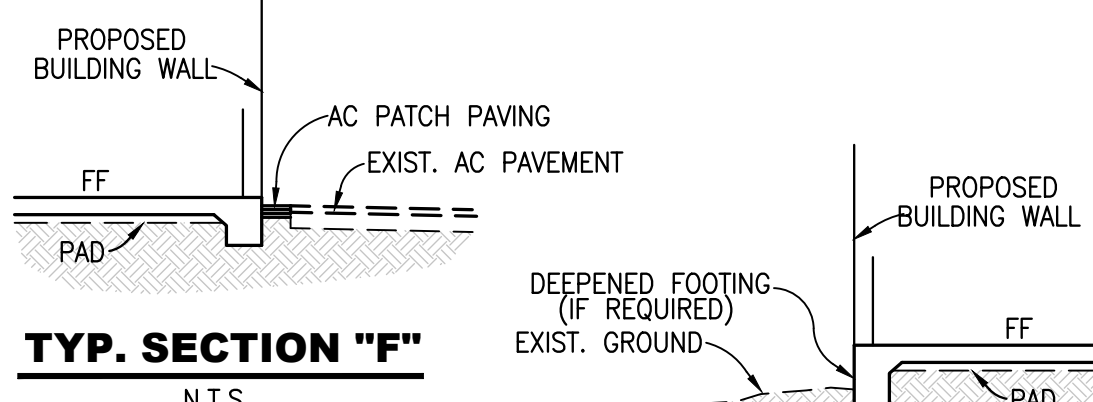
- EX. EXISTING
 - G.I. GRATE INLET
 - L.A. LANDSCAPE AREA
 - T.E. TRASH ENCLOSURE
 - S.F. SQUARE FOOTAGE
 - P/L PROPERTY LINE
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 - C.F. CURB FACE
 - ON-SITE LIGHT PEDESTAL
 - FIRE HYDRANT
 - WATER VALVE
 - TUBULAR STEEL FENCE
 - BSL BUILDING SETBACK 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

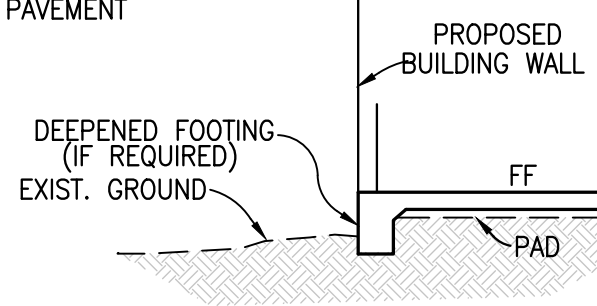
- 1 ASPHALT PAVING PER GEOTECHNICAL RECOMMENDATIONS
- 1A ASPHALT OVERLAY PER GEOTECHNICAL RECOMMENDATIONS
- 2 PROPOSED 6" (TYPE "D") CURB PER R.C.T.D. PER R.C.T.D. STD. 204.
- 3 PROPOSED 6" (TYPE "A-6") CURB AND GUTTER PER R.C.T.D. STD. 200.
- 4 PROPOSED COMMERCIAL DRIVEWAY PER CIP PROJECT 13-03
- 5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



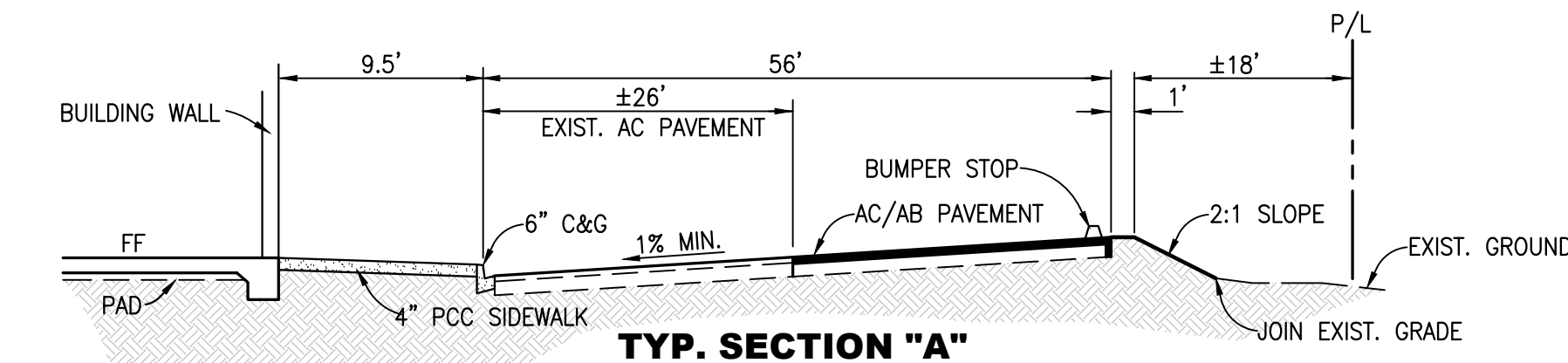
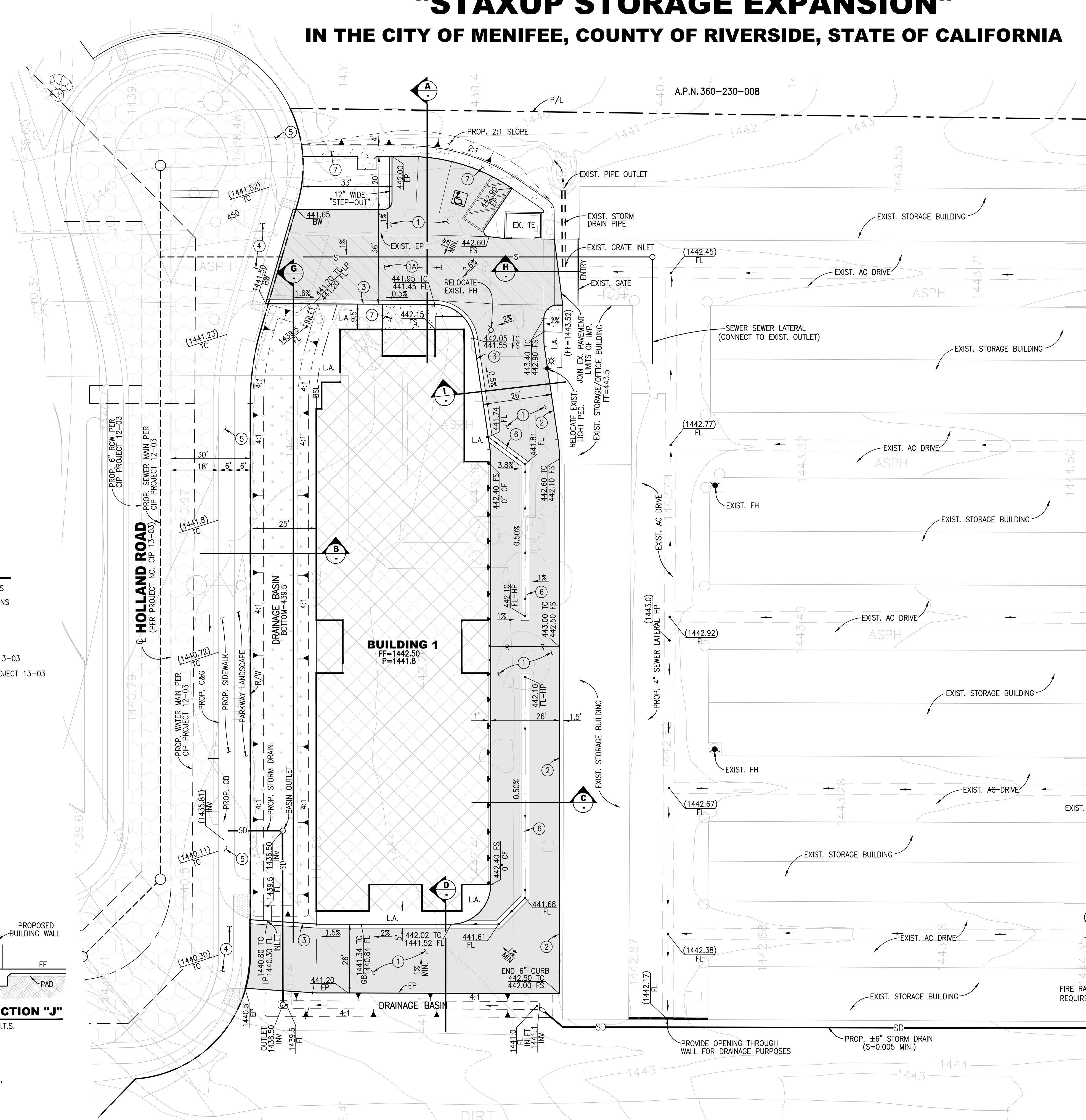
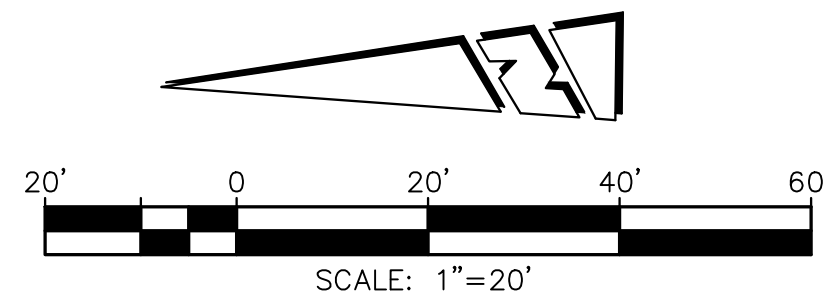
TYP. SECTION "E"



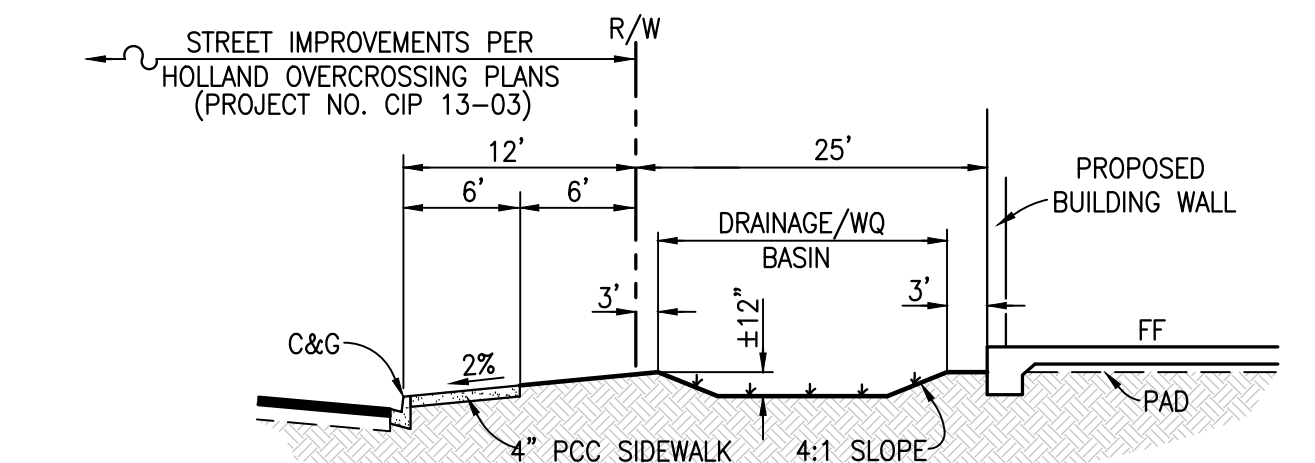
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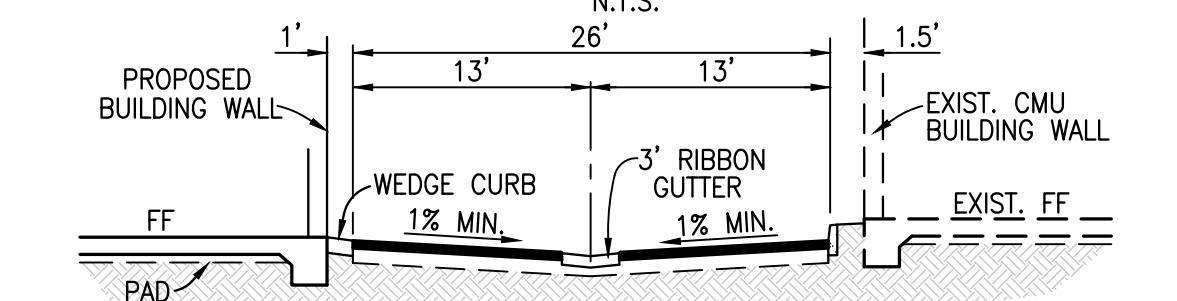
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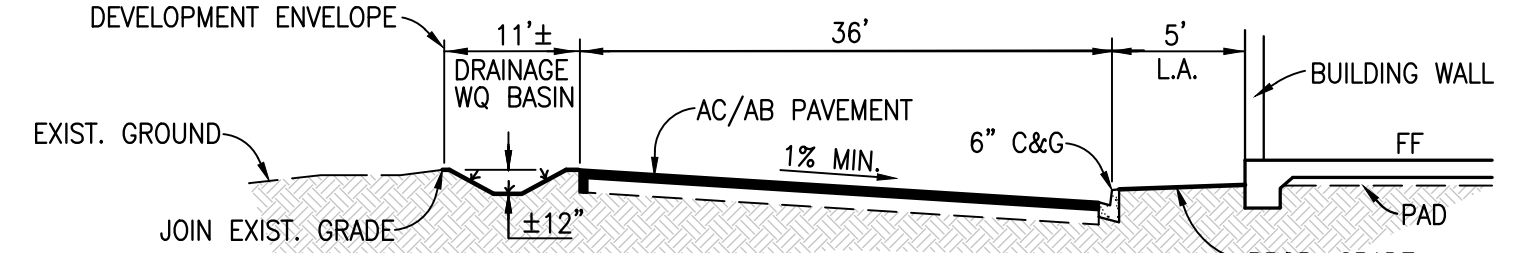
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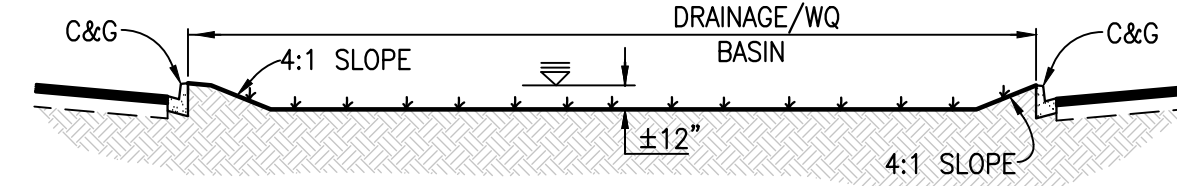
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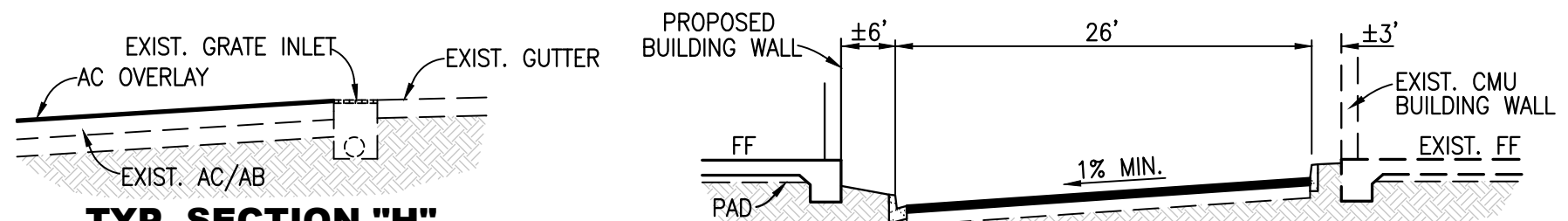
TYP. SECTION "C"



TYP. SECTION "D"



TYP. SECTION "G"



TYP. SECTION "H"



TYP. SECTION "I"