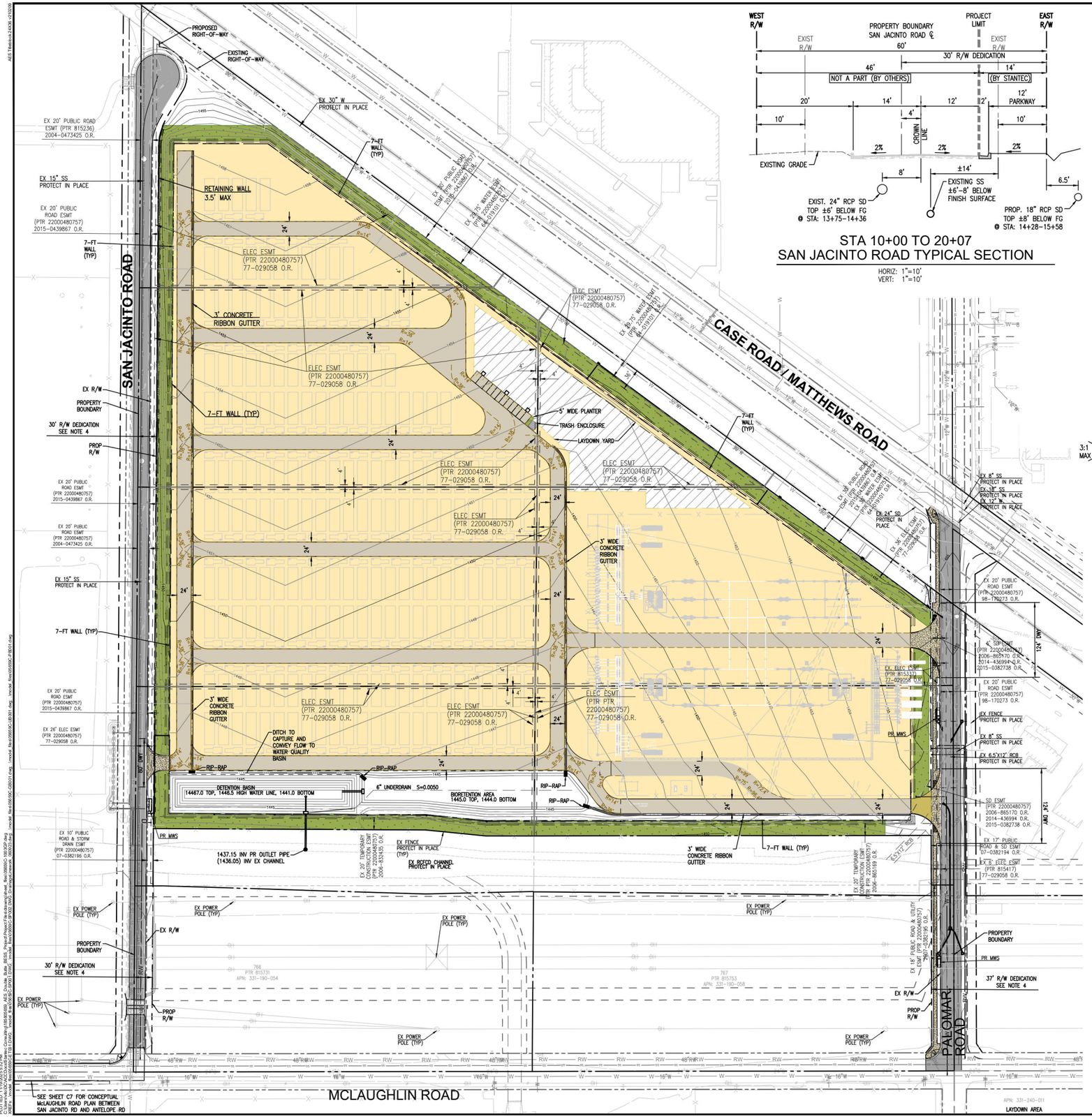
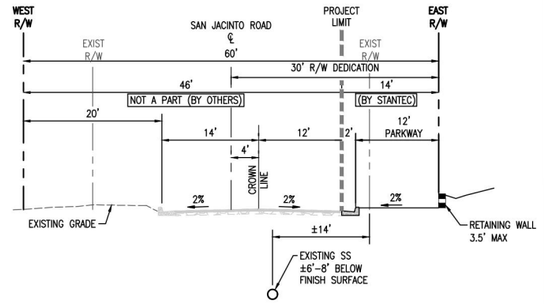
Appendix A

Complete Conceptual Site Plan



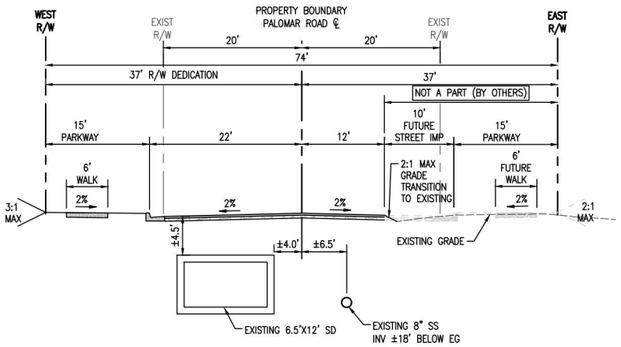
STA 10+00 TO 20+07
SAN JACINTO ROAD TYPICAL SECTION

HORIZ: 1"=10'
VERT: 1"=10'



STA 20+07 TO 25+78
SAN JACINTO ROAD TYPICAL SECTION

HORIZ: 1"=10'
VERT: 1"=10'



PALOMAR ROAD TYPICAL SECTION

HORIZ: 1"=10'
VERT: 1"=10'

LEGEND

- PROJECT BOUNDARY
- EASEMENT
- SEWER
- WATER
- RECYCLED WATER
- STORM DRAIN
- EXISTING CONTOUR
- RAILROAD

PROPOSED

- PUBLIC STREET IMPROVEMENTS
- BESS & SUBSTATION AREA
- CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY - DECORATIVE (SEE LANDSCAPE PLAN)
- WALL / SOUND BARRIER
- STORM DRAIN
- 500 kV GEN TIE
- 24' INTERIOR ROADS - GRADED AND COMPACTED CLASS II AB
- LAYDOWN AREA
- VEGETATIVE BUFFER
- PROPOSED CONTOUR
- FIRE DEPT ACCESS ROAD TURN TEMPLATE

GENERAL NOTES

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N

0 40' 80' 120' 160'
1" = 80'

PRELIMINARY
NOT FOR CONSTRUCTION

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2180 South 1300 East, Suite 600
Salt Lake City, UT 84106-2749
(801) 679 - 3500

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IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
0	11/18/22	PRELIM GRADING DESIGN
1	05/01/23	PRELIM GRADING DESIGN
2	06/21/23	PREIM GRADING DESIGN
3	09/20/23	PRELIM GRADING DESIGN
4	10/19/23	PRELIM GRADING DESIGN
5	11/06/23	PRELIM GRADING DESIGN
6	02/20/25	ADDRESS CITY COMMENTS
7	11/18/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

CIVIL SITE EXHIBIT

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

SHEET NO: C0 REV: 0

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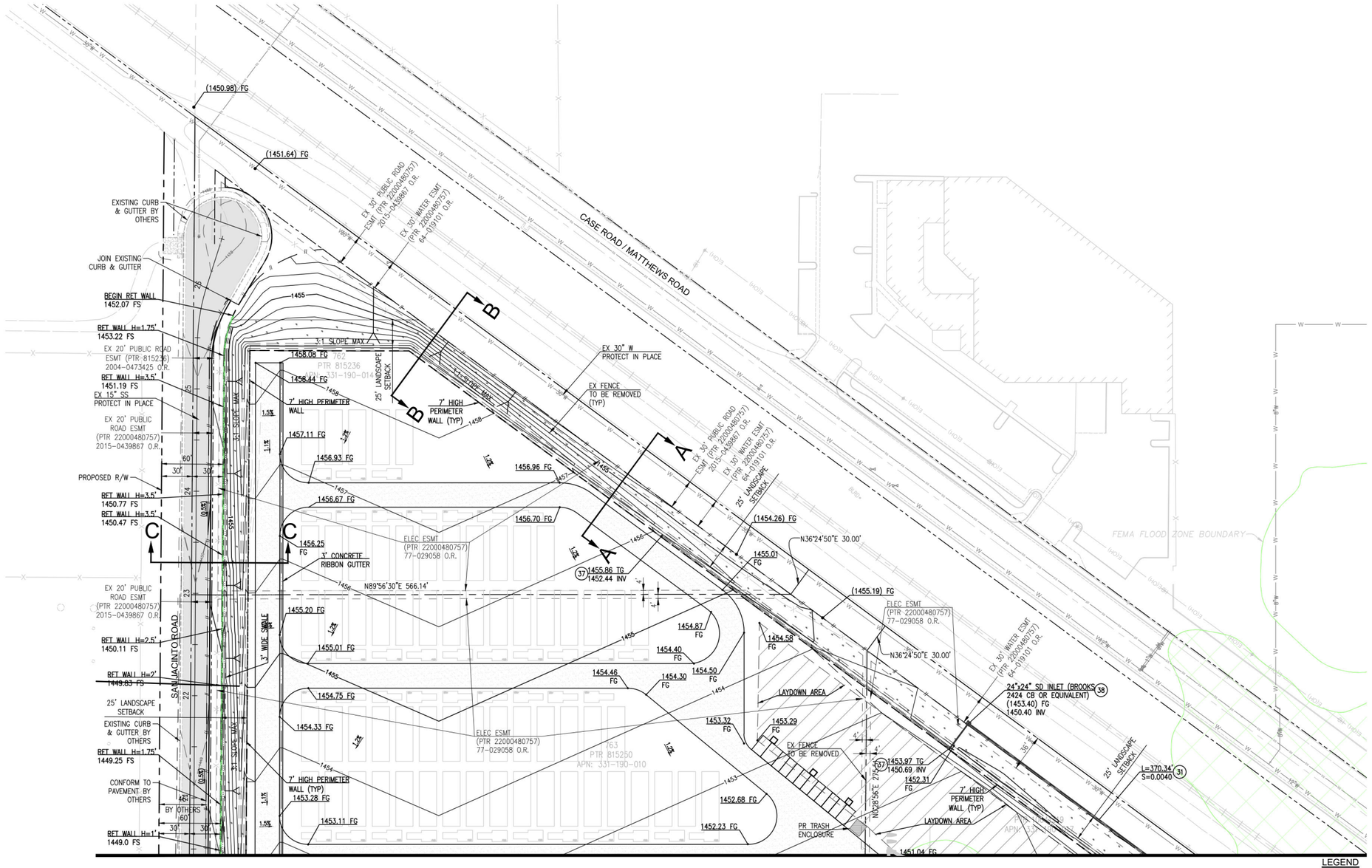

MATCHLINE - SEE SHEET C2

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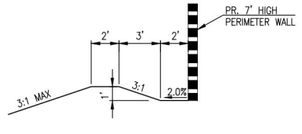
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 25' 50' 75' 100'
1" = 50'



BERM DETAIL
ADJACENT TO PERIMETER WALL
SCALE: NOT TO SCALE

EARTHWORK SUMMARY

CUT	38,305	C.Y.
FILL	38,509	C.Y.
NET	204	C.Y. (IMPORT)

STORM DRAIN IMPROVEMENT CONSTRUCTION NOTES

(31) INSTALL 12" PVC PIPE
(37) INSTALL 12"X12" SQUARE ATRIUM GRATE (NDS-1280 OR EQUIVALENT)
(38) INSTALL 24"X24" SD INLET (BROOKS 2424 CB OR EQUIVALENT)

LEGEND

EXISTING
- PROJECT BOUNDARY
- EASEMENT
- SEWER
- WATER
- STORM DRAIN
- EXISTING CONTOUR
- RAILROAD

PROPOSED
- WALL / SOUND BARRIER
- STORM DRAIN
- FENCING
- 500 kV GEN TIE
- 24' INTERIOR ROADS - GRADED AND COMPACTED CLASS II AB
- LAYDOWN AREA
- VEGETATIVE BUFFER
- FEMA FLOOD ZONE
- PROPOSED CONTOUR

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PLOT PLAN NO. PLN22-0282

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33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIMINARY GRADING PLAN

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

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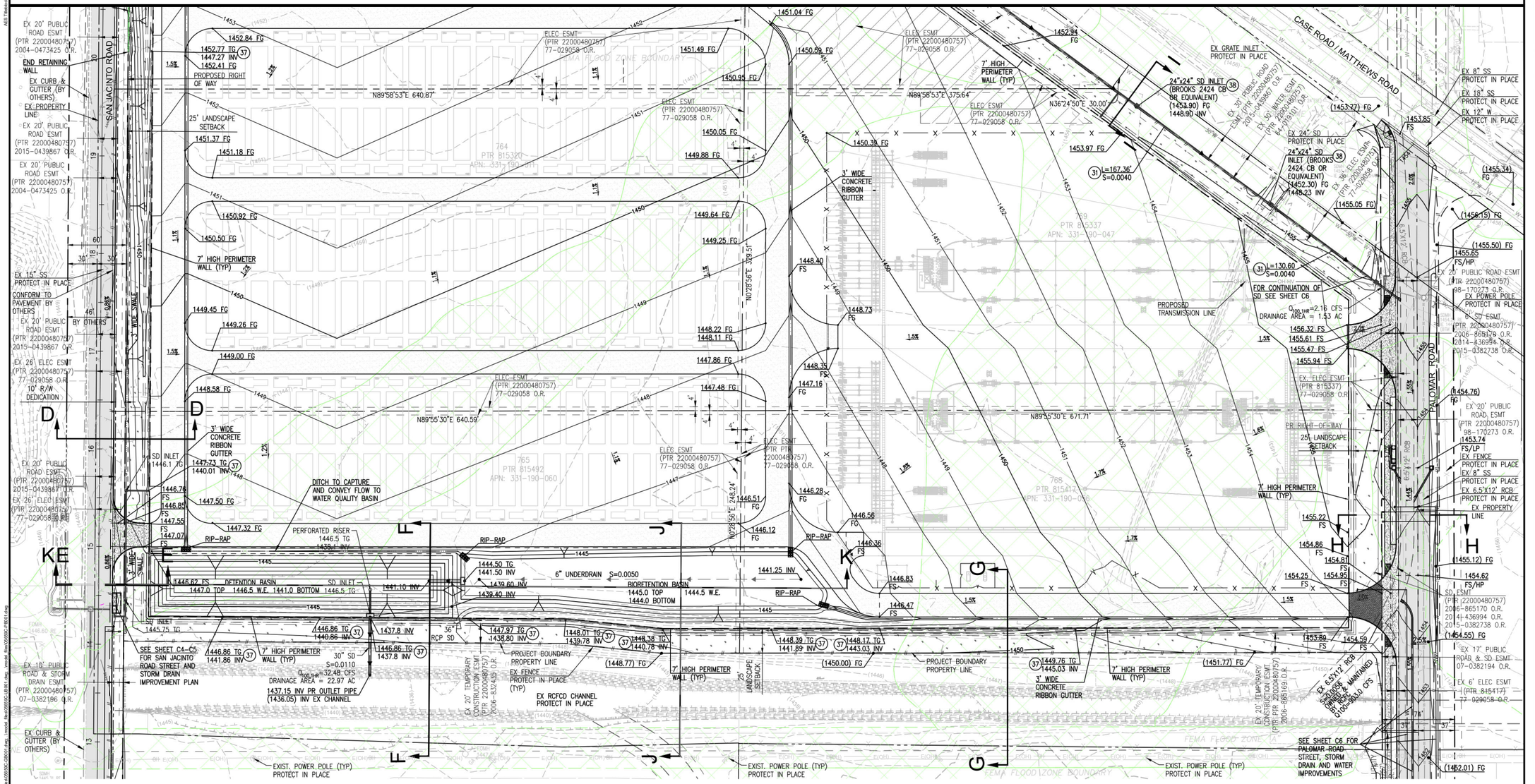

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PRELIMINARY
NOT FOR CONSTRUCTION

0 25' 50' 75' 100'
1" = 50'

NOTES

1. PROPOSED ONSITE DRAINAGE SYSTEM OWNED AND MAINTAINED BY AES

STORM DRAIN IMPROVEMENT CONSTRUCTION NOTES

(31) INSTALL 12" PVC PIPE
(38) INSTALL 24"X24" SD INLET (BROOKS 2424 CB OR EQUIVALENT)

LEGEND

EXISTING
- PROJECT BOUNDARY
- EASEMENT
- SEWER
- WATER
- STORM DRAIN
- EXISTING CONTOUR
- RAILROAD

PROPOSED
- WALL / SOUND BARRIER
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KEY PLAN:

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DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIMINARY GRADING PLAN

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

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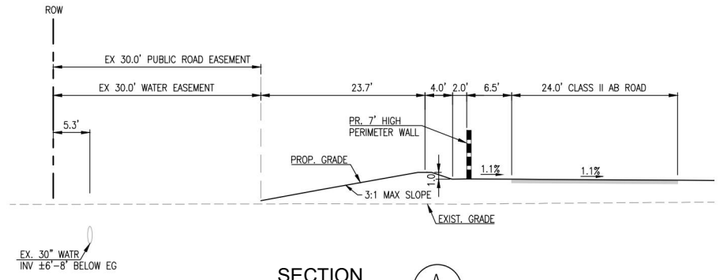
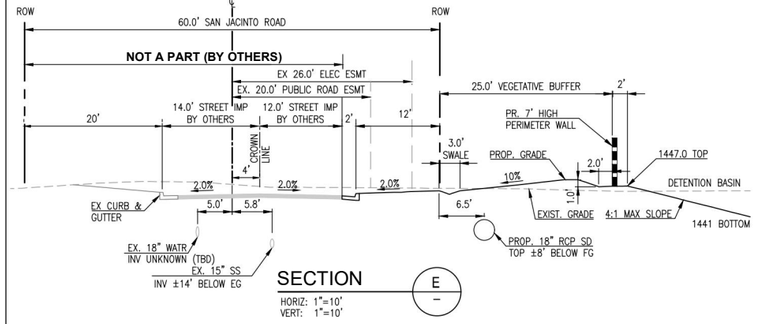


SECTION A
HORIZ: 1"=10'
VERT: 1"=10'



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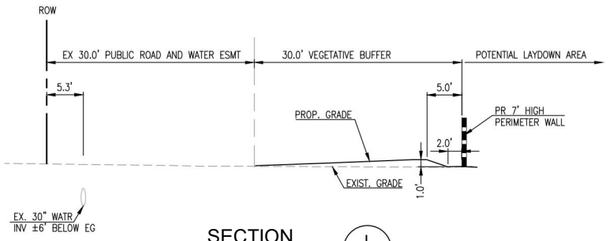
VERT: 1"=10'



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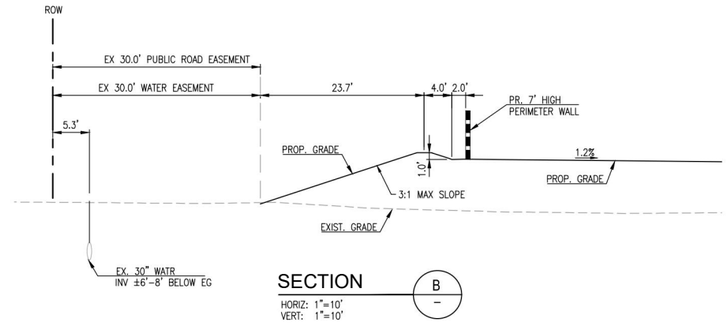
VERT: 1"=10'



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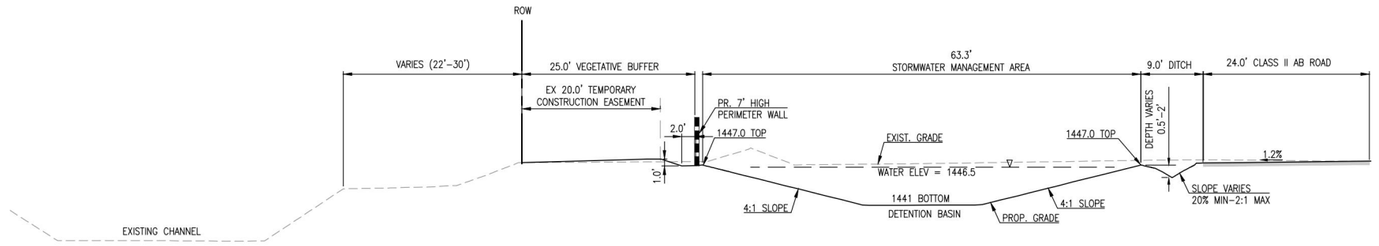
VERT: 1"=10'



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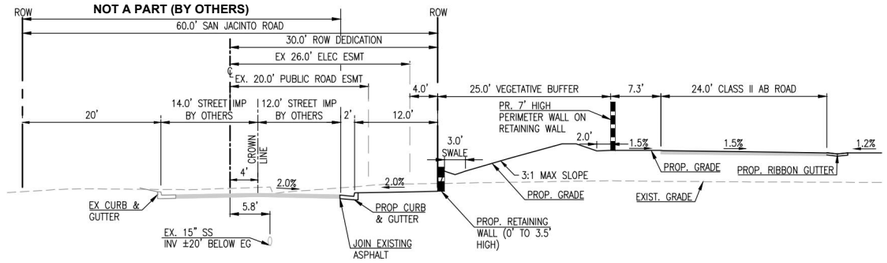
VERT: 1"=10'



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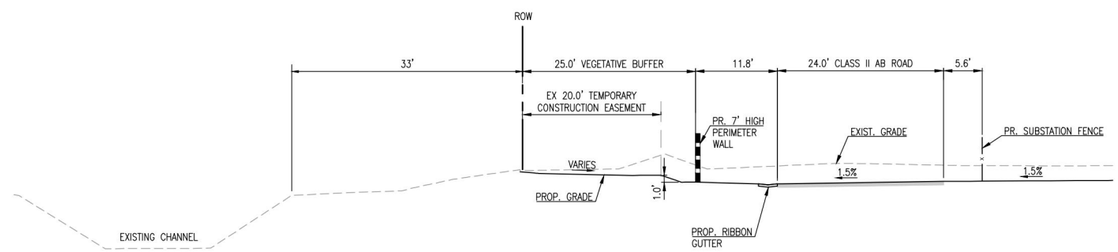

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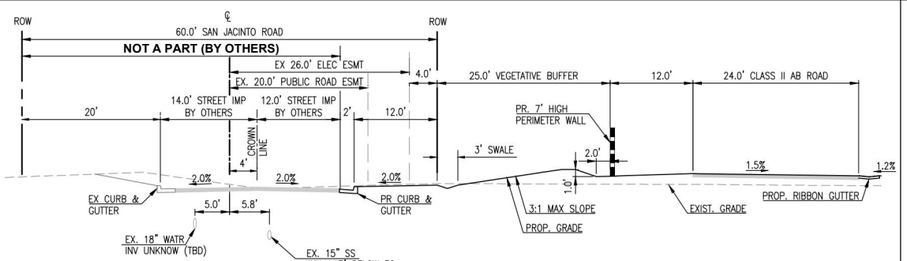

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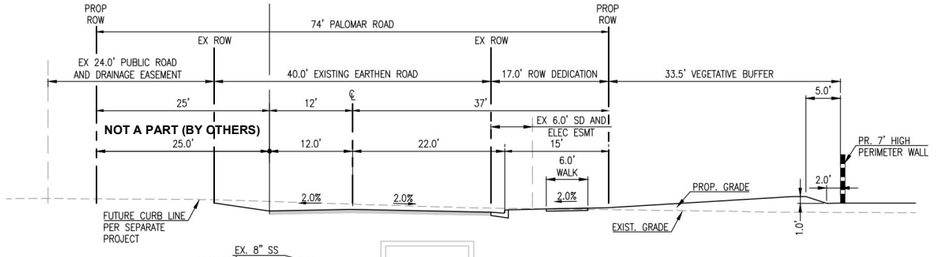

SECTION H
HORIZ: 1"=10'
VERT: 1"=10'

PRELIMINARY
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PE STAMP:

KEY PLAN:

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PROJECT TITLE:

DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

CROSS SECTIONS

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

SHEET NO: C3 REV: 0

PLOTTED: 11/18/2025 5:53 PM
By: VITO ITO
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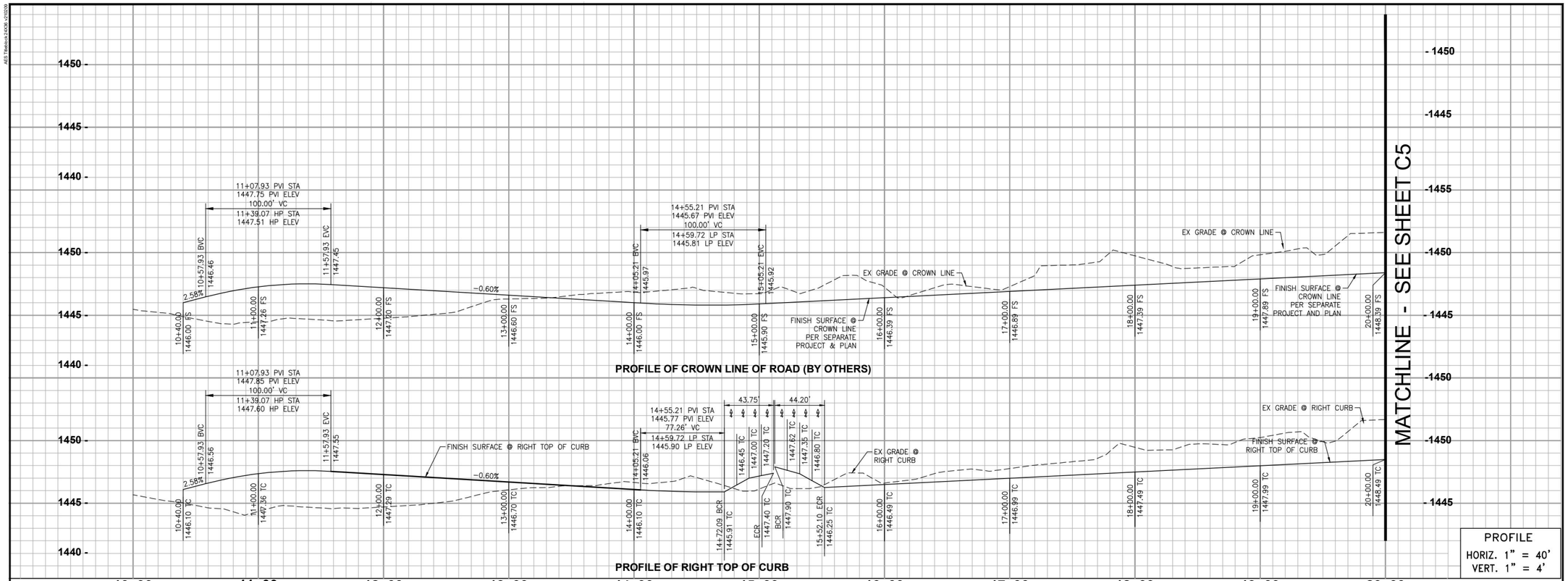


WATER CONSTRUCTION NOTES

(56) INSTALL 8" RECYCLED WATER PIPE.
(58) INSTALL RECYCLED WATER BLOW OFF PER EMWD STD PB-18.
(60) INSTALL 1" RECYCLED METER AND 1-1/2" SERVICE (OFFSITE).

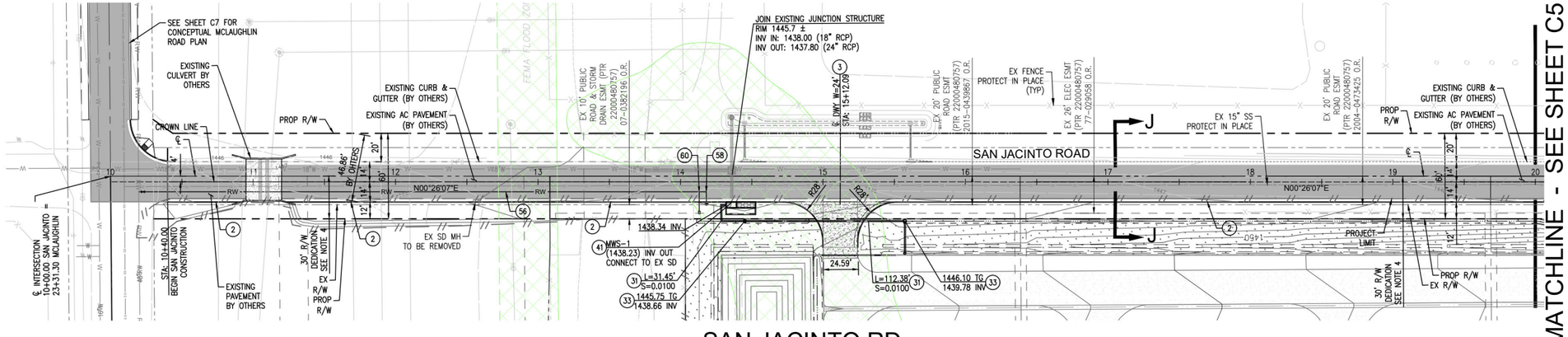
SAN JACINTO RD
PROFILE

STREET IMPROVEMENT CONSTRUCTION NOTES

(2) CONSTRUCT TYPE 6 CONCRETE CURB AND GUTTER PER CITY OF MENIFEE STD PLAN 200
(3) CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF MENIFEE STD PLAN 208

STORM DRAIN IMPROVEMENT CONSTRUCTION NOTES

(31) INSTALL 12" PVC PIPE
(33) INSTALL 24" CSP RISER WITH ATRIUM GRATE
(41) INSTALL MODULAR WETLANDS SYSTEMS MWS-L-8-20 WITH 6' WIDE CURB OPENING AND INTERNAL BYPASS.



SAN JACINTO RD
PLAN VIEW

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4. RIGHT-OF-WAY DEDICATION IS SUBJECT TO CHANGE PENDING COORDINATION WITH THE CITY OF MENIFEE.

N

0 20' 40' 60' 80'
1" = 40'

LEGEND

EXISTING	PROPOSED
PROJECT BOUNDARY	WALL / SOUND BARRIER
EASEMENT	STORM DRAIN
SEWER	500 kV GEN TIE
WATER	VEGETATIVE BUFFER
STORM DRAIN	FEMA FLOOD ZONE
RAILROAD	AC PAVEMENT

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DATE:	11/18/2025

SCALE AT 24" x 36":
AS NOTED

SHEET NO: C4
REV: 0

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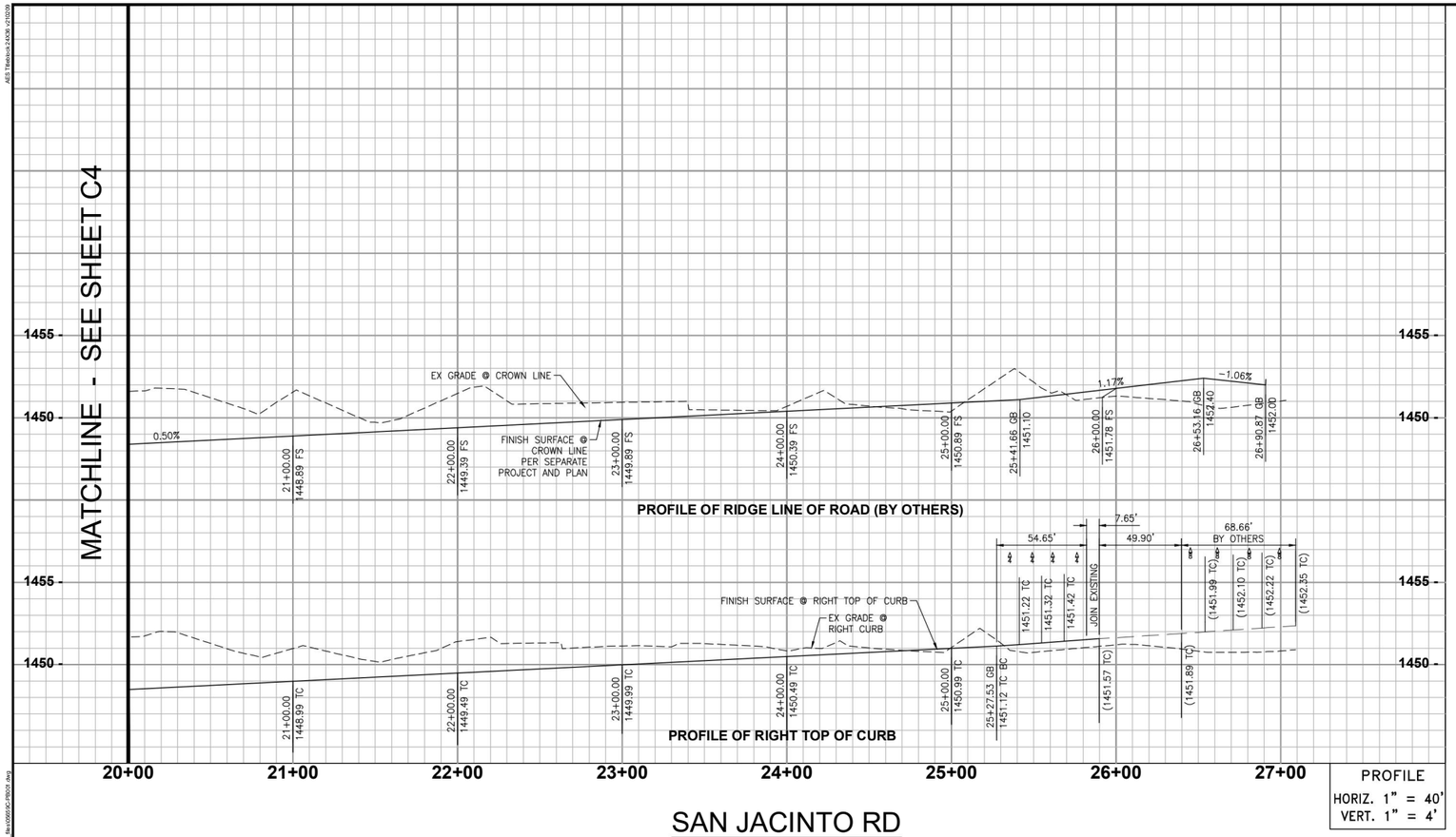
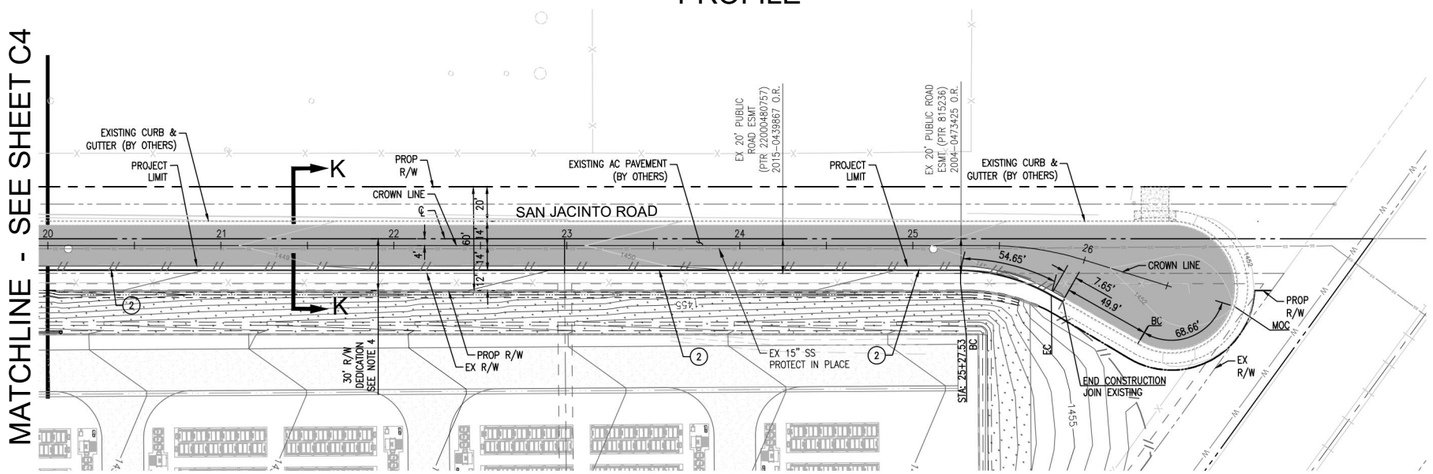
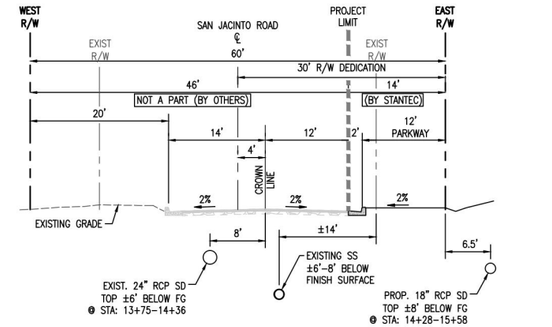


PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'

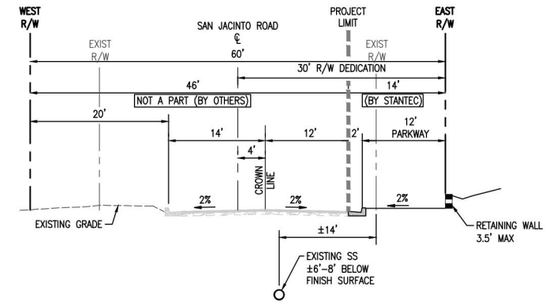
SAN JACINTO RD
PROFILE



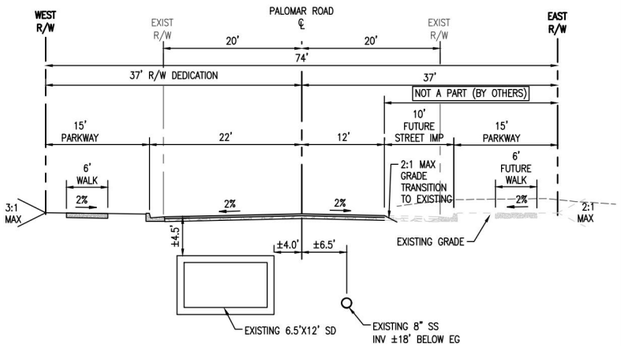
SAN JACINTO RD
PLAN VIEW



STA 10+00 TO 20+07
SAN JACINTO ROAD TYPICAL SECTION (J)
HORIZ: 1"=10'
VERT: 1"=10'



STA 20+07 TO 25+78
SAN JACINTO ROAD TYPICAL SECTION (K)
HORIZ: 1"=10'
VERT: 1"=10'



PALOMAR ROAD TYPICAL SECTION (L)
HORIZ: 1"=10'
VERT: 1"=10'

STREET IMPROVEMENT CONSTRUCTION NOTES

(2) CONSTRUCT TYPE 6 CONCRETE CURB AND GUTTER PER CITY OF MENIFEE STD PLAN 200

LEGEND

EXISTING	PROPOSED
PROJECT BOUNDARY	WALL / SOUND BARRIER
EASEMENT	STORM DRAIN
SEWER	500 kV GEN TIE
WATER	VEGETATIVE BUFFER
STORM DRAIN	FEMA FLOOD ZONE
RAILROAD	AC PAVEMENT

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES

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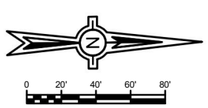
3. ALL SPECIFIED EQUIPMENT IS PRELIMINARY. FINAL EQUIPMENT SELECTION SHALL BE APPROVED BY OWNER.
4. RIGHT-OF-WAY DEDICATION IS SUBJECT TO CHANGE PENDING COORDINATION WITH THE CITY OF MENIFEE.



1" = 40'

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(801) 679 - 3500

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IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
0	09/20/23	PRELIM STREET DESIGN
1	10/19/23	PRELIM STREET DESIGN
2	02/20/25	ADDRESS CITY COMMENTS
3	11/18/25	ADDRESS CITY COMMENTS

PROJECT TITLE:
DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:
CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:
PRELIMINARY SAN JACINTO ROAD PLAN

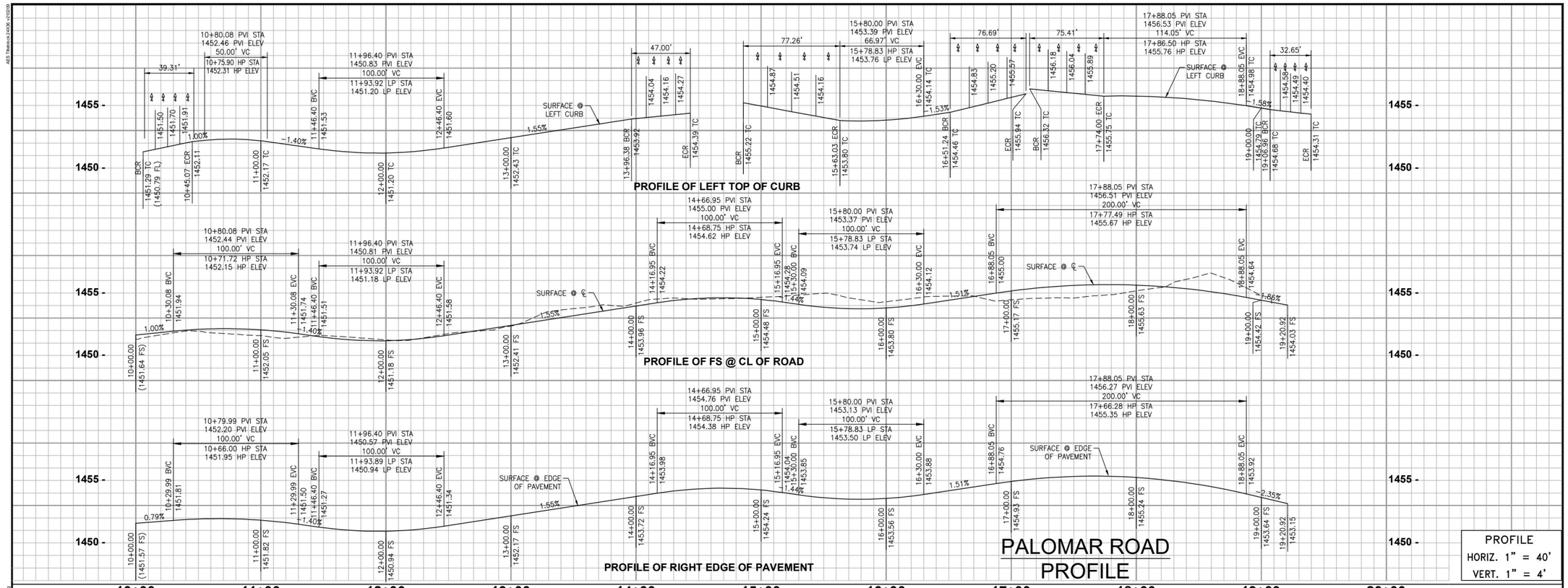
500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":
AS NOTED

SHEET NO: C5
REV: 0

PLOTTED: 11/19/2025 4:49 PM
By: Victor Ito
Login Name: Victor.Ito@aes.com
Xrefs: Victor_Ito@aes.com
Xrefs: Victor_Ito@aes.com
Xrefs: Victor_



STREET IMPROVEMENT CONSTRUCTION NOTES

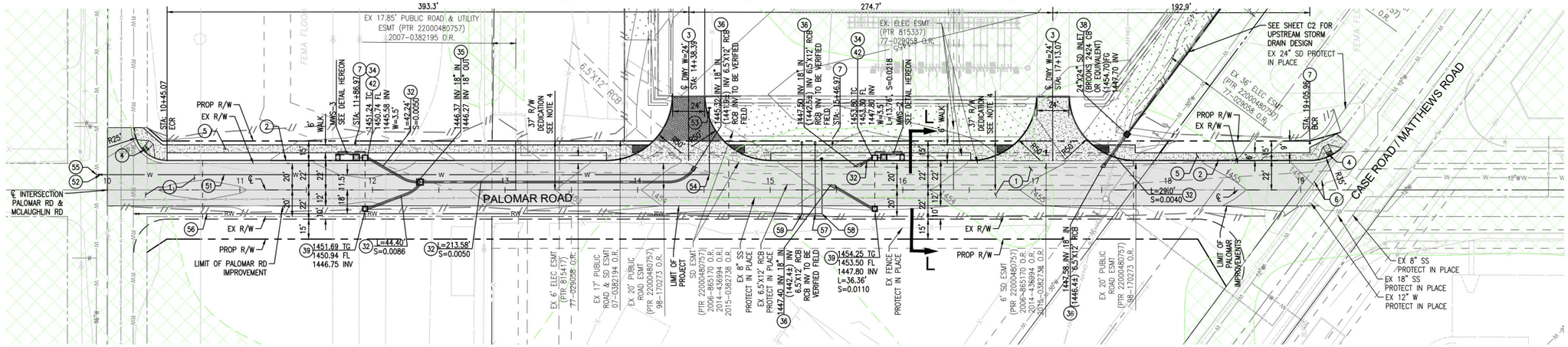
1. CONSTRUCT AC PAVEMENT OVER CAB CLASS II PER GEOTECHNICAL REPORT
2. CONSTRUCT TYPE 6 CONCRETE CURB AND GUTTER PER CITY OF MENIFEE STD PLAN 200
3. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF MENIFEE STD PLAN 208
4. CONSTRUCT PEDESTRIAN RAMP TYPE I PER CITY OF MENIFEE STD PLAN 405
5. CONSTRUCT CONCRETE WALK PER PER CITY OF MENIFEE STD PLAN 400
6. CONSTRUCT CONCRETE RIBBON GUTTER PER PER CITY OF MENIFEE STD PLAN 210
7. INSTALL STREET LIGHT PER CITY OF MENIFEE STD PLAN 1000

STORM DRAIN CONSTRUCTION NOTES

31. INSTALL 12" PVC PIPE
32. INSTALL 18" RCP PIPE
34. CONSTRUCT CURB INLET (WIDTH PER PLAN)
35. CONSTRUCT JUNCTION STRUCTURE
36. CONSTRUCT PIPE TO RCB CONNECTION
38. INSTALL 24"X24" SD INLET (BROOKS 2424 CB OR EQUIVALENT)
39. INSTALL DROP INLET PER RCFC&WCD STD DWG No. JS228
40. INSTALL MODULAR WETLANDS SYSTEMS MWS-L-4-17
42. INSTALL MODULAR WETLANDS DVERT SYSTEM
43. INSTALL 8" PVC PIPE

WATER CONSTRUCTION NOTES

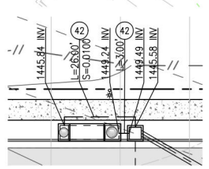
51. INSTALL 6" PVC WATER PIPE
52. INSTALL 6" FLxFL GATE VALVE WITH RISER AND CAP PER EMWD STD B-668.
53. INSTALL 6"X1-2-1/2" FIRE HYDRANT INSTALLATION PER EMWD B-362.
54. INSTALL 6" PVC 90° BEND WITH THRUST BLOCK PER EMWD STD B-407.
55. CONNECT TO EXISTING WATER LINE PER EMWD B-362.
56. INSTALL 8" RECYCLED WATER PIPE.
57. INSTALL 1-1/2" RECYCLED METER AND 2" SERVICE PER EMWD STD PB-10A (ONSITE).
58. INSTALL RECYCLED WATER BLOW OFF PER EMWD STD PB-18.
59. INSTALL 5/8" RECYCLED METER AND 1" SERVICE (OFFSITE).

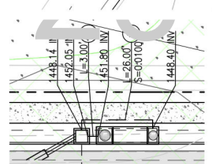


PALOMAR ROAD PLAN VIEW

0 20' 40' 60' 80'

1" = 40'





LEGEND

EXISTING	PROPOSED
PROJECT BOUNDARY	WALL / SOUND BARRIER
EASEMENT	STORM DRAIN
SEWER	FENCING
WATER	500 kV GEN TIE
STORM DRAIN	LAYDOWN AREA
RAILROAD	VEGETATIVE BUFFER
	FEMA FLOOD ZONE
	AC PAVEMENT

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PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
0	09/20/23	PRELIM STREET DESIGN
1	10/19/23	PRELIM STREET DESIGN
2	02/20/25	ADDRESS CITY COMMENTS
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PROJECT TITLE:

DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIMINARY PALOMAR ROAD PLAN

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

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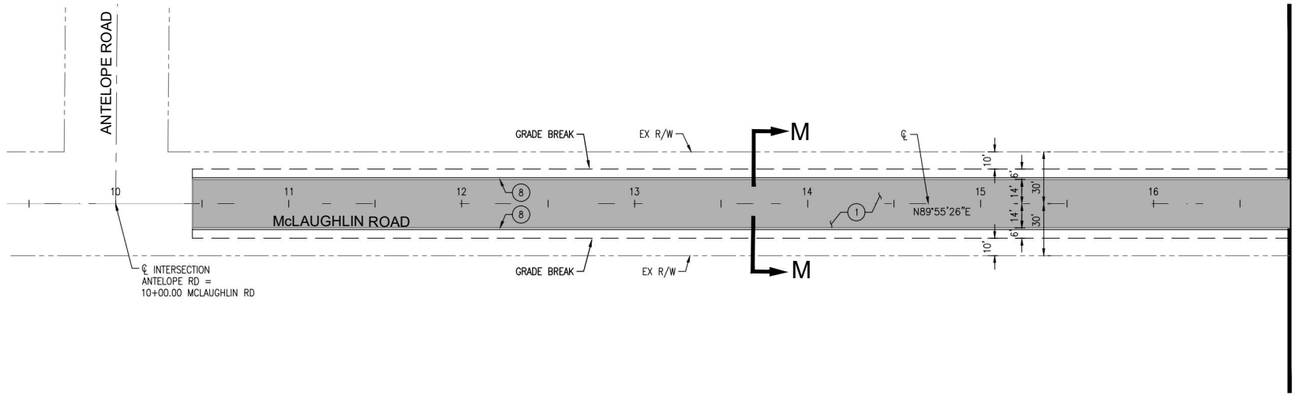
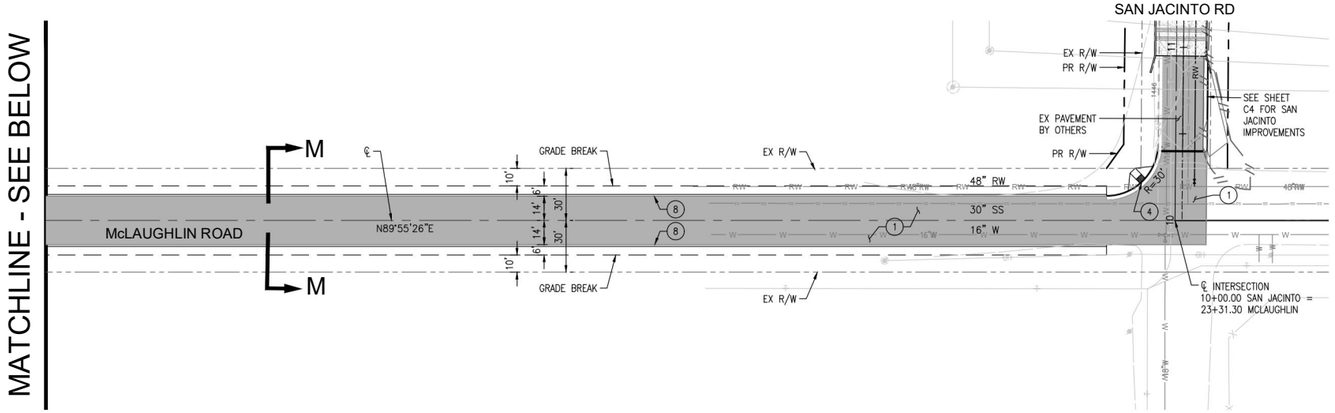


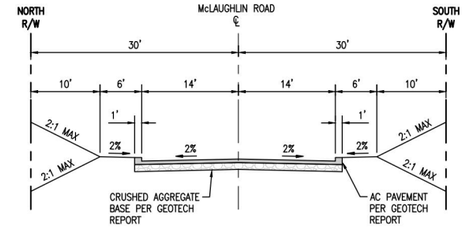
MATCHLINE - SEE BELOW

MATCHLINE - SEE BELOW



STREET IMPROVEMENT CONSTRUCTION NOTES

(1) — CONSTRUCT AC PAVEMENT OVER CAB CLASS II PER GEOTECHNICAL REPORT
(4) — CONSTRUCT PEDESTRIAN RAMP TYPE I PER CITY OF MENIFEE STD PLAN 405
(8) — CONSTRUCT AC DIKE PER CITY OF MENIFEE STD PLAN 204



McLAUGHLIN ROAD TYPICAL SECTION — M

HORIZ: 1"=10'
VERT: 1"=10'

McLAUGHLIN ROAD
PLAN VIEW

PRELIMINARY
NOT FOR CONSTRUCTION

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1" = 40'

LEGEND

EXISTING		PROPOSED	
	PROJECT BOUNDARY		AC PAVEMENT
	SEWER		
RW RW RW	RECLAIMED WATER		
W W W	WATER		
	STORM DRAIN		

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PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
0	11/18/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE
PLOT PLAN NO. PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

CONCEPTUAL McLAUGHLIN ROAD PLAN

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	V. ITO
DWN:	V. ITO
CHK:	D. WATSON
APV:	
DATE:	11/18/2025

SCALE AT 24" x 36":

AS NOTED

SHEET NO:	REV:
C7	0

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LANDSCAPE PLANS FOR

aes

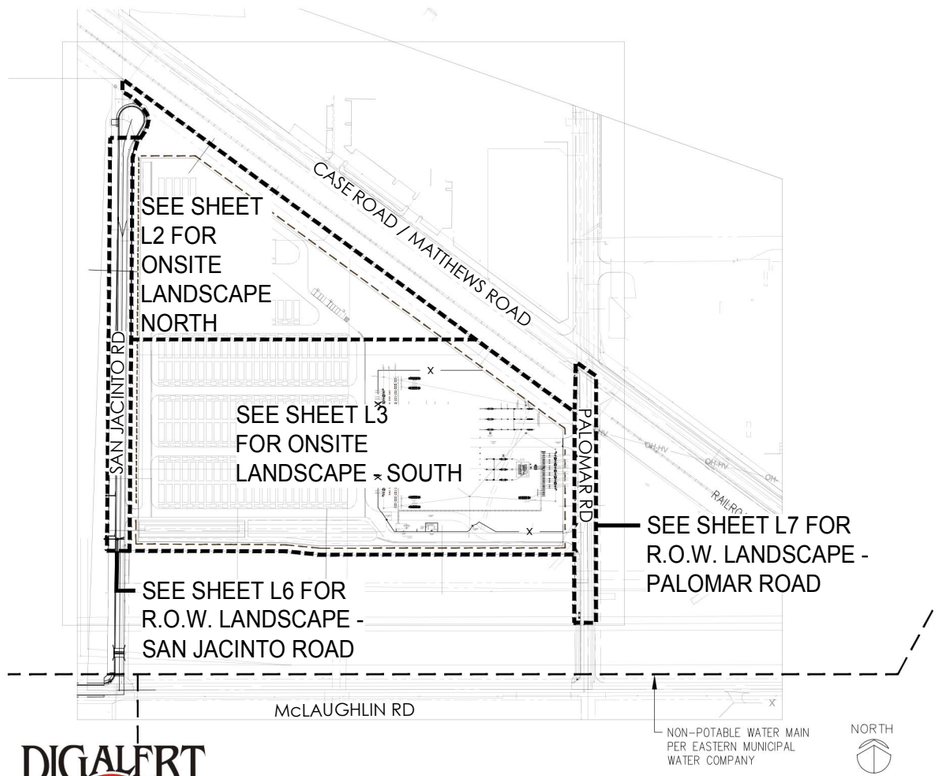
DOUBLE BUTTE STORAGE, LLC

CITY OF MENIFEE, CALIFORNIA
33.7412, -117.1563
CITY PLAN NUMBER: PLN22-0282

APN: 331-190-010, 331-190-011, 331-190-014, 331-190-017, 331-190-047, 331-190-056, 331-190-060

VICINITY MAP

NOT TO SCALE



DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

IRRIGATION WATER SOURCE FOR ONSITE AND OFFSITE/CFD LANDSCAPING WILL BE RECYCLED WATER FROM EMWD.

LANDSCAPE CALCULATIONS

TOTAL PROJECT SITE AREA (GROSS AREA MINUS R/W):	27.3	AC
TOTAL LANDSCAPE AREA/ON SITE:	4.99	AC (217,602 S.F.)
TOTAL IRRIGATED AREA/ON SITE:	4.95	AC (215,698 S.F.)
LANDSCAPE AREA PERCENTAGE REQUIRED:	*	%
LANDSCAPE AREA PERCENTAGE PROVIDED:	100% OF REQD YARD	%
TOTAL OFF SITE AREA (PUBLIC R/W):	22,327	SF
TOTAL OFF SITE LANDSCAPE AREA (EXC. SIDEWALKS):	15,736	SF
TOTAL SITE PERIMETER LENGTH (ALL SIDES):	4,591	LF
TOTAL TREES REQUIRED TO SCREEN PERIMETER (1 TREE/30 LF):	153	EA
TOTAL PERIMETER SCREENING TREES PROVIDED:	176	EA
TOTAL PARKING SPACES PROVIDED:	12	EA
TOTAL PARKING LOT TREES REQUIRED (1 TREE/4 SP.)	3	EA
TOTAL PARKING LOT TREES PROVIDED:	3	EA
TOTAL STREET TREES REQUIRED (1 TREE/30 LF):	56	EA
TOTAL STREET TREES PROVIDED:	35**	EA

* CITY'S BATTERY ENERGY STORAGE SYSTEM ORDINANCE STATES: NO LANDSCAPE IS REQUIRED ON THE INTERIOR SIDE OF THE SCREEN WALLS DESCRIBED IN SUBPARAGRAPH (A) ABOVE, REGARDLESS OF THE PERCENTAGE OF OPEN SPACE LANDSCAPE REQUIRED. THE MINIMUM REQUIRED OPEN SPACE, AS REQUIRED BY THIS TITLE, SHALL BE LIMITED TO THE PERIMETER LANDSCAPING SURROUNDING THE PERIMETER SCREENING WALL OR FENCING DESCRIBED IN SUBPARAGRAPH (A), ABOVE. SAID PERIMETER LANDSCAPING SHALL BE NO LESS THAN THE APPLICABLE REQUIRED YARD SETBACKS.

** NUMBER OF STREET TREES IN THE R.O.W. ON PALOMAR RD AND SAN JACINTO RD ARE IMPACTED BY EASEMENTS, UTILITIES, AND SIGHT VISION TRIANGLES.

CITY OF MENIFEE NOTES

"PLAN SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015)"; AND THE MENIFEE NORTH SPECIFIC PLAN, NO. 260 AMENDMENT NO.1.

"CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ASSOCIATION/ PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE MOW CURBS (6" X 8") OR OTHER SUITABLE BARRIER ALONG PROPERTY LINES/RIGHTS-OF-WAY."

"ALL TREES WITHIN SIX (6) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORPORATION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MINIMUM, CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL BE 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES MIN. ADJACENT TO CURBS."

"ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING."

"ALL PARKING, BUILDINGS, AND ON SITE FACILITIES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS, EARTH BERMS OR A COMBINATION THEREOF."

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

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

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

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

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

LANDSCAPE MAINTENANCE AND SEPARATION 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 (CFD OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER AND ELECTRIC 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 AND ELECTRIC 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).

☑ I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THE CRITERIA OF AB 1881 WATER CONSERVATION IN THE LANDSCAPE ORDINANCE AND WITH THE CITY MUNICIPAL CODE, AND HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT SIGNATURE DATE

INDEX OF DRAWINGS

PLP DRAWINGS

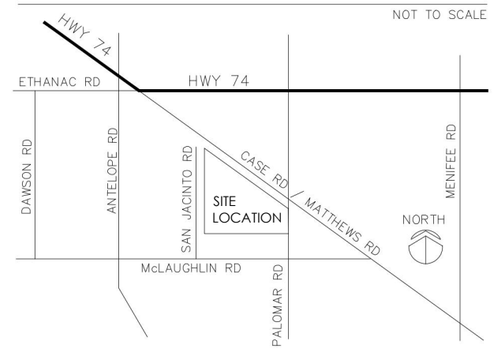
SHT.#	TITLE
L1	LANDSCAPE COVER SHEET
L2	PRELIMINARY LANDSCAPE PLAN – NORTH
L3	PRELIMINARY LANDSCAPE PLAN – SOUTH
L4	LANDSCAPE NOTES AND CALCULATIONS
L5.1	COLOR AND MATERIALS BOARD
L5.2	SECTIONS
L6	PRELIMINARY LANDSCAPE SAN JACINTO RD R.O.W.
L7	PRELIMINARY LANDSCAPE PALOMAR RD. R.O.W.
L8	CONCEPT IRRIGATION – ONSITE AND R.O.W.

REFERENCE DRAWINGS

C1–C7 PRELIMINARY GRADING PLANS

LOCATION MAP

NOT TO SCALE



CITY OF MENIFEE REQUIREMENTS MET

- ☑ SITE IS NOT WITHIN A RIVERSIDE COUNTY HIGH FIRE AREA
- ☑ 6' TALL DECORATIVE CMU NON-SCALEABLE WALL WITH ANTI-GRAFFITI COATING PROVIDED WHERE VISIBLE FROM PUBLIC VIEW IS REQUIRED. PROVIDED: 7' CMU WALL (7' HT IS REQUIRED BY NATIONAL ELECTRICAL SAFETY CODE)
- ☑ PARKING SHADE TREES TO BE 40' TALL AND 40' WIDE MINIMUM AT MATURITY
- ☑ 30% SHADE REQUIRED FOR 5–24 STALLS. 89% SHADE PROVIDED. SEE CALC – SHEET L4.
- ☑ 10% PARKING LOT LANDSCAPE REQUIRED. 2106 SF PARKING LOT = 210 SF LANDSCAPE REQD. 322 SF PROVIDED. MIN DIMENSION OF PARKING LOT PLANTER = 5'.
- ☑ 1 SHADE TREE PER 4 PARKING SPACES. 12 SPACES = 3 TREES REQUIRED AND PROVIDED.
- ☑ LANDSCAPE AT WALLS: MIN 42" TALL LANDSCAPE AT PERIMETER WALLS.
- ☑ 50% COVERAGE OF SCREENING WALLS REQUIRED IN 3 YEARS. VINES ARE ACCEPTABLE. 10' WIDE VINES (AT MATURITY) ARE PROVIDED AT 20' AND 30' OC. ON ENTIRE PERIMETER
- ☑ 10% OF NEW TREES TO BE 36" BOX OR LARGER. 176 NEW TREES X 0.10 = (17) 36" BOX TREES REQUIRED. (45) 36" BOX TREES PROVIDED
- ☑ SIGHT VISIBILITY TRIANGLES AT COMMERCIAL DRIVEWAYS, PLANTS AND BOULDERS 30" HT MAX.
- ☑ NO INVASIVE PLANTS PROPOSED FROM MSHCP OR CAL-IPC LIST.
- ☑ ALL PLANTS PROPOSED ARE LISTED ON THE RIVERSIDE COUNTY COMPREHENSIVE PLANT LIST
- ☑ NO TREES ARE PROPOSED IN EASEMENTS
- ☐ PROJECT TO USE NON-POTABLE WATER FOR IRRIGATION FROM EASTERN MUNICIPAL WATER DISTRICT AS AVAILABLE. OWNER TO SUBMIT PLANS AND APPLICATION TO THE DISTRICT AND PROVIDE THE CITY OF MENIFEE A WILL-SERVE LETTER ONCE APPROVED BY THE DISTRICT OR OWNER WILL PROVIDE A LETTER OF 'NON-CANDICACY' IF PROJECT IS REJECTED.

  NOTE: EMWD HAS TENTATIVELY APPROVED RECYCLED WATER CAN BE USED FOR THIS PROJECT AND INSTRUCTED OWNER/STANTEC TO SUBMIT AN APPLICATION AND RECYCLED WATER USE EXHIBIT (RWUE). APPLICATION AND EXHIBIT IS IN PROGRESS. SEE VICINITY MAP THIS SHEET FOR NON-POTABLE WATER MAIN FROM EMWD.
- ☑ PER CITY REQUIREMENTS, A CONCEPT IRRIGATION PLAN SHALL BE SUBMITTED FOR APPROVAL.

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(801) 679 - 3500

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IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/06/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

LANDSCAPE COVER SHEET

500 MW / 2,000 MWh BESS

PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":

AS NOTED

SHEET NO: L1 REV:

X:\Projects\185805659_AES_Double Butte_BESS_Project\Project Files\Landscape working folder\185805659 Lighting.dwg, 11/21/2025 2:01:24 PM, GMADDOCK, C:\Users\gmaddock\DOCUMENTS\ACCDocs\Stantec Consulting\185805659_AES_Double Butte_BESS_Project\Project Files\Landscape working folder\185805659 Lighting.dwg, 11/21/2025 2:01:24 PM, GMADDOCK, C:\Users\gmaddock\DOCUMENTS\ACCDocs\Stantec Consulting\185805659_AES_Double Butte_BESS_Project\Project Files\Landscape working folder\185805659 Lighting.dwg, 11/21/2025 2:01:24 PM, GMADDOCK, [Suite_]

SITE/POWER LEGEND

- BATTERY SEGMENT
- EQUIPMENT PAD
- 24' INTERIOR ROADS - GRADED AND COMPACTED CLASS II AB
- ON-SITE YARD LIGHTS
- PARKING

FICUS, GELSEMIUM AND JUNIPERUS ARE IN THE 'MODERATE WATER USE' HYDROZONE AND ALL OTHER PROPOSED PLANTS ARE IN THE 'LOW WATER USE' HYDROZONE

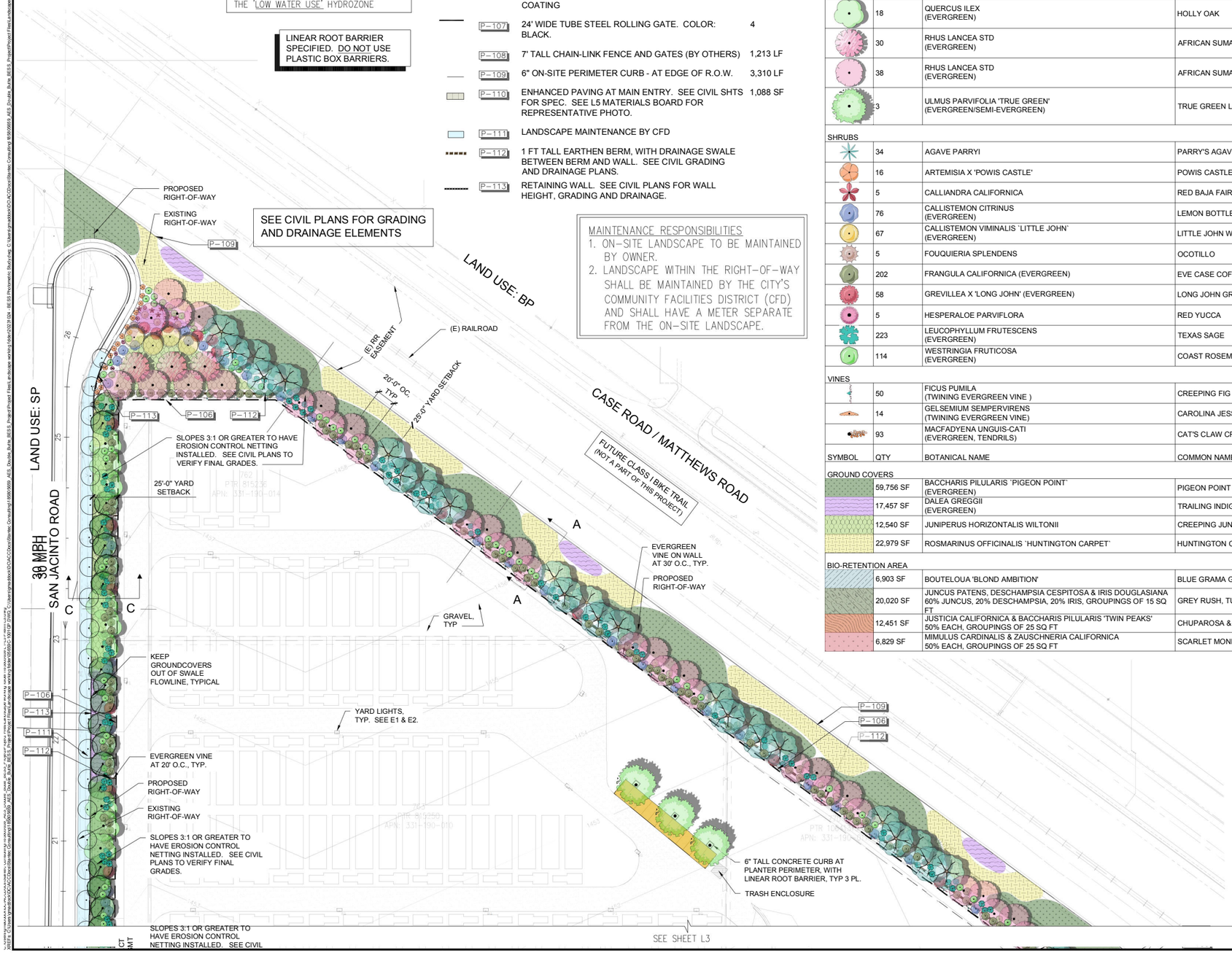
LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
Planting		
P-101	LANDSCAPE BOULDERS 3' WIDE BY 24-30" TALL (MAX 30" TALL)	17
P-102	FREESTANDING STEEL TRELLIS. COLOR: BLACK	2
P-103	2"-4" DIA COBBLE, 6" DEEP, OVER MW700 MIRIFI FABRIC. COLOR: BUFF MULTICOLORED SANTA FE OR MISSION COBBLE FROM SOUTHWEST BOULDER OR EQUAL	1,904 SF
P-104	STEEL EDGING. COLOR: BLACK	201 LF
P-106	7' TALL DECORATIVE PRE-CAST CONCRETE NON-SCALEABLE WALL WITH ANTI-GRAFFITI COATING	4,054 LF
P-107	24' WIDE TUBE STEEL ROLLING GATE. COLOR: BLACK.	4
P-108	7' TALL CHAIN-LINK FENCE AND GATES (BY OTHERS)	1,213 LF
P-109	6" ON-SITE PERIMETER CURB - AT EDGE OF R.O.W.	3,310 LF
P-110	ENHANCED PAVING AT MAIN ENTRY. SEE CIVIL SHTS FOR SPEC. SEE L5 MATERIALS BOARD FOR REPRESENTATIVE PHOTO.	1,088 SF
P-111	LANDSCAPE MAINTENANCE BY CFD	
P-112	1 FT TALL EARTHEN BERM, WITH DRAINAGE SWALE BETWEEN BERM AND WALL. SEE CIVIL GRADING AND DRAINAGE PLANS.	
P-113	RETAINING WALL. SEE CIVIL PLANS FOR WALL HEIGHT, GRADING AND DRAINAGE.	

SEE CIVIL PLANS FOR GRADING AND DRAINAGE ELEMENTS

MAINTENANCE RESPONSIBILITIES
1. ON-SITE LANDSCAPE TO BE MAINTAINED BY OWNER.
2. LANDSCAPE WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY'S COMMUNITY FACILITIES DISTRICT (CFD) AND SHALL HAVE A METER SEPARATE FROM THE ON-SITE LANDSCAPE.



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
TREES							
	7	CERCIDIUM MICROPHYLLUM (PARKINSONIA MICROPHYLLUM)	LITTLE LEAF PALO VERDE	36"BOX	20`X20`	LOW	
	2	EXISTING ON-SITE TREE TO REMOVE		EXISTING			
	15	GEIJERA PARVIFLORA (EVERGREEN)	AUSTRALIAN WILLOW	24"BOX	30`X20`	LOW	
	34	LAURUS X `SARATOGA` (EVERGREEN)	SARATOGA HYBRID LAUREL	24"BOX	35`X25`	LOW	
	31	PINUS CANARIENSIS (EVERGREEN)	CANARY ISLAND PINE	24"BOX	60`X35`	LOW	
	18	QUERCUS ILEX (EVERGREEN)	HOLLY OAK	24"BOX	40`X40`	LOW	
	30	RHUS LANCEA STD (EVERGREEN)	AFRICAN SUMAC	24"BOX	40`X35`	LOW	
	38	RHUS LANCEA STD (EVERGREEN)	AFRICAN SUMAC	36"BOX	40`X35`	LOW	
	3	ULMUS PARVIFOLIA 'TRUE GREEN' (EVERGREEN/SEMI-EVERGREEN)	TRUE GREEN LACEBARK ELM	24"BOX	50`X50`	LOW	
SHRUBS							
	34	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	30"X30"	LOW	
	16	ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL	3`X5`	LOW	
	5	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	5`X5`	LOW	
	76	CALLISTEMON CITRINUS (EVERGREEN)	LEMON BOTTLEBRUSH SHRUB	5 GAL	15`X15`	LOW	
	67	CALLISTEMON VIMINALIS `LITTLE JOHN` (EVERGREEN)	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	30"X30"	LOW	
	5	FOUQUIERIA SPLENDENS	OCOTILLO	5 GAL	10`HX12`W	LOW	
	202	FRANGULA CALIFORNICA (EVERGREEN)	EVE CASE COFFEEBERRY	5 GAL	8`X8`	LOW	
	58	GREVILLEA X 'LONG JOHN' (EVERGREEN)	LONG JOHN GREVILLEA	5 GAL	10`HX12`W	LOW	
	5	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4`X4`	LOW	
	223	LEUCOPHYLLUM FRUTESCENS (EVERGREEN)	TEXAS SAGE	5 GAL	6`X6`	LOW	
	114	WESTRINGIA FRUTICOSA (EVERGREEN)	COAST ROSEMARY	5 GAL	4`X8`	LOW	
VINES							
	50	FICUS PUMILA (TWINING EVERGREEN VINE)	CREEPING FIG	5 GAL	6`X10`	MODERATE	
	14	GELSEMIUM SEMPERVIRENS (TWINING EVERGREEN VINE)	CAROLINA JESSAMINE	5 GAL	6`X10`	MODERATE	
	93	MACFADYENA UNGUIS-CATI (EVERGREEN, TENDRILS)	CAT'S CLAW CREEPER	5 GAL	6`X10`	LOW	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
GROUND COVERS							
	59,756 SF	BACCHARIS PILULARIS `PIGEON POINT` (EVERGREEN)	PIGEON POINT COYOTE BRUSH	1 GAL	2`X8`	LOW	60" o.c.
	17,457 SF	DALEA GREGGII (EVERGREEN)	TRAILING INDIGO BUSH	1 GAL	1.5`X7`	LOW	60" o.c.
	12,540 SF	JUNIPERUS HORIZONTALIS WILTONII	CREEPING JUNIPER	1 GAL	1`X6`	MODERATE	48" o.c.
	22,979 SF	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	1 GAL	1`X6`	LOW	48" o.c.
BIO-RETENTION AREA							
	6,903 SF	BOUTELOUA 'BLOND AMBITION'	BLUE GRAMA GRASS	1 GAL	2`X2`	LOW	30" o.c.
	20,020 SF	JUNCUS PATENS, DESCHAMPSIA CESPITOSA & IRIS DOUGLASIANA 60% JUNCUS, 20% DESCHAMPSIA, 20% IRIS, GROUPINGS OF 15 SQ FT	GREY RUSH, TUFTED HAIR GRASS & IRIS	1 GAL	2`X2`	LOW	24" o.c.
	12,451 SF	JUSTICIA CALIFORNICA & BACCHARIS PILULARIS 'TWIN PEAKS' 50% EACH, GROUPINGS OF 25 SQ FT	CHUPAROSA & DWARF COYOTE BRUSH	5 GAL	4`X4`	LOW	36" o.c.
	6,829 SF	MIMULUS CARDINALIS & ZAUSCHNERIA CALIFORNICA 50% EACH, GROUPINGS OF 25 SQ FT	SCARLET MONKEYFLOWER, CALIFORNIA FUCHSIA	1 GAL	3`X3`	LOW	36" o.c.

TOTAL ON-SITE LANDSCAPE AREA: 217,602 S.F.
TURF: 0 SF
IRRIGATED LANDSCAPE: 215,698 S.F. (subtract cobble from total)

CITY OF MENIFEE SCREENING NOTE:
ALL PARKING, BUILDINGS, AND ON-SITE FACILITIES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFFSITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS, EARTH BERMS OR A COMBINATION THEREOF.

CITY OF MENIFEE MINIMUM NURSERY CONTAINER SIZES:

TREES	24" BOX
ACCENT TREES	36" BOX
SHRUB	5 GALLON
GROUND COVERS/GRASSES/PERENNIALS	1 GALLON

A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER).

N

0 25' 50' 75' 100'
1" = 50'

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949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
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3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
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PROJECT TITLE:
DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:
CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:
PRELIMINARY LANDSCAPE PLAN - NORTH

500 MW / 2,000 MWh BESS

PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":
AS NOTED

SHEET NO: L2
REV:

LINEAR ROOT BARRIER, TYP 3 PL.

SEE SHEET L2

TRASH ENCLOSURE

SLOPES 3:1 OR GREATER TO HAVE EROSION CONTROL NETTING INSTALLED. SEE CIVIL PLANS TO VERIFY FINAL GRADES.

(E) ELECT UTIL ESMT

LAND USE: SP

30 MPH

SAN JACINTO ROAD

P-112
P-106
P-109
P-111

EVERGREEN VINES AT 20' O.C., TYP.

25'-0" YARD SETBACK

KEEP , GROUNDCOVERS OUT OF SWALE FLOWLINE , TYPICAL

YARD LIGHTS, TYP. SEE E1 & E2.

(E) ELECT UTIL ESMT

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

P-112
P-104
P-103
P-107
P-101
P-104
P-106
P-109
P-111
P-112

F

J

K

5.5' DEEP IRRIGATED BIO-RETENTION AREA. SEE CIVIL PLANS.

1' DEEP IRRIGATED STORMWATER TREATMENT AREA. SEE CIVIL PLANS.

EVERGREEN VINE AT 30' O.C., TYP.

PROPERTY LINE

P-112

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

30'-0" O.C. TYP

(E) FENCE - PROTECT IN PLACE

PROPOSED RIGHT-OF-WAY

25'-0" YARD SETBACK

P-106
P-112

LAND USE: SP

GRAVEL

(E) ELECT UTIL ESMT

P-108 7' TALL CHAIN LINK EQUIPMENT FENCE AND ASSOCIATED GATES (BY OTHERS)

P-112
P-109
P-106

(E) RR EASEMENT

(E) RAILROAD

30'-0" (E) WATER UTILITY EASEMENT

EXISTING RIGHT-OF-WAY

EVERGREEN VINE ON WALL AT 30' O.C., TYP.

NEW STREETLIGHT

25'-0" YARD SETBACK

8'-0" (E) ELECTRICAL UTILITY EASEMENT

P-111

PROPOSED FIRE HYDRANT. SEE CIVIL PLANS.

CLASS III BIKE PATH ON PALOMAR ROAD

TREE CANOPY 30' CLEAR OF HIGH VOLTAGE OVERHEAD LINES

P-107
P-109
P-111
P-106

GRAVEL

EXISTING 8" DIA TREE PER ALTA SURVEY. TREE TO BE REMOVED.

(E) ELECT UTIL ESMT

30'-0" O.C. TYP

EVERGREEN VINE ON WALL AT 20' O.C., TYP.

EXISTING 6" DIA TREE PER ALTA SURVEY. TREE TO BE REMOVED.

NEW STREETLIGHT

LAND USE: BP

35 MPH

PALOMAR ROAD

SUBSTATION INTERNAL ACCESS RD

P-108 7' TALL CHAIN LINK EQUIPMENT FENCE AND ASSOCIATED GATES (BY OTHERS)

PROPOSED FIRE HYDRANT. SEE CIVIL PLANS.

P-112
P-106
P-102
P-107
P-101
P-102

P-103
P-110

P-109
P-111

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

SIGHT DISTANCE TRIANGLES FOR SAN JACINTO ROAD ARE BASED ON DESIGN SPEED OF 30 MPH WITH A 330' CORNER SIGHT DISTANCE, USING THE CITY OF MENIFEE STD PLAN 81. NO TREES, WALLS, MONUMENTS, OR LANDSCAPE OVER 30" TALL IS ALLOWED WITHIN THE SIGHT TRIANGLE.

MAINTENANCE RESPONSIBILITIES

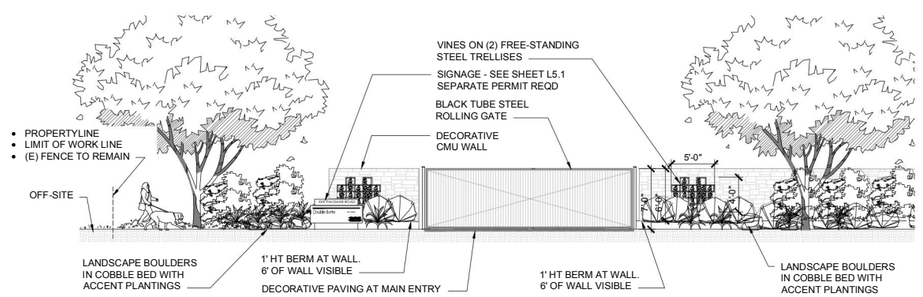
1. ON-SITE LANDSCAPE TO BE MAINTAINED BY OWNER.
2. LANDSCAPE WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY'S COMMUNITY FACILITIES DISTRICT (CFD) AND SHALL HAVE A METER SEPARATE FROM THE ON-SITE LANDSCAPE.

SIGHT DISTANCE TRIANGLES FOR PALOMAR ROAD ARE BASED ON DESIGN SPEED OF 35 MPH WITH A 385' CORNER SIGHT DISTANCE, USING THE CITY OF MENIFEE STD PLAN 81. NO TREES, WALLS, MONUMENTS, OR LANDSCAPE OVER 30" TALL IS ALLOWED WITHIN THE SIGHT TRIANGLE.

N

0 25' 50' 75' 100'

1" = 50'



ELEVATION Z-Z @ ENHANCED MAIN ENTRY - EAST

SCALE: 1-1/2" = 1'-0"

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949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/06/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIMINARY LANDSCAPE PLAN - SOUTH

500 MW / 2,000 MWh BESS

PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":

AS NOTED

SHEET NO: L3

REV: -

GENERAL NOTES

1. ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4", THEN COVERED WITH RECYCLED PAPER AS A BIODEGRADABLE WEED SUPPRESSANT AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :

BETWEEN STREET TREES	= 30 FT.
LIGHTS, FIRE HYDRANTS, UTIL POLES AND METERS	= 10 FT.
DRIVEWAY CUTS	= 7 FT.
UTILITIES	= 5 FT.

4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING TREES TO BE REMOVED ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
8. LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
9. NO PLANTS SELECTED REQUIRE SHEARING
10. OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
11. CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
12. LINEAR ROOT BARRIERS TO BE PROVIDED FOR TREES WITHIN 6' OF PAVING.

PROPOSED PLANTINGS IN BIORETENTION BASIN

IRIS

JUNCUS

DESCHAMPSIA

MIMULUS

ZAUSCHNERIA

JUSTICIA

BACCHARIS

BOUTELOUA

PROPOSED PERIMETER, ENTRY & PARKING LOT PLANTINGS

LEUCOPHYLLUM

ULMUS

BACCHARIS

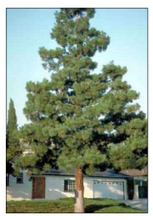
GEIJERA

JUNIPERUS

AGAVE

LAURUS

CALLISTEMON 'LITTLE JOHN'


PINUS

RHUS

HESPERALOE

CALLISTEMON CITRINUS

DALEA

ROSEMARY

MACFADYENA

FICUS

QUERCUS

WESTRINGIA

ARTEMESIA

FOUQUIERIA

GELSEMIUM

FRANGULA

GREVILLEA

CERCIDIUM

CALLIANDRA

PARKING LOT SHADING CALCULATION

AREA	DIAM (FT)	TREE TYPE	SYMBOL	FULL (100%)	THREE-QTR (75%)	HALF (50%)	ONE-QTR (25%)
1256	40	ULMUS PARVIF.		0 @ 1,256 = 0	0 @ 942 = 0	3 @ 628 = 1,884	0 @ 314 = 0
			SUBTOTALS:	0	0	1,884	0

TOTAL PARKING LOT AREA:	2,106 SF	100%
SHADE AREA REQUIRED:	632 SF	30%
SHADE AREA PROVIDED:	1,884 SF	89%

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PE STAMP:

KEY PLAN:

SUBMITTAL LOG

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PROJECT TITLE:

DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

LANDSCAPE NOTES AND CALCULATIONS

500 MW / 2,000 MWh BESS

PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":

NONE

SHEET NO: L4

REV:

SITE LIGHTING

MATERIAL: METAL COLOR: WHITE
SEE SHEETS EL1 AND EL2 FOR LIGHTING PLAN

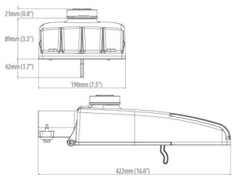
Autobahn Series ATBMicro
Roadway Lighting

PRODUCT OVERVIEW

Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATBMicro is 0.36 sq. ft.
Approx. Wt. = 8 lbs.

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 70-150W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

Autobahn Series ATBMicro
Roadway Lighting

ORDERING INFORMATION

Series

ATBMic	Autobahn LED Roadway

Performance Packages

P101	**2,889 lumens nominal** [6]
P102	**3,400 lumens nominal**
P103	**4,016 lumens nominal**
P104	**4,959 lumens nominal**
P105	**5,897 lumens nominal**
P106	**6,755 lumens nominal**
P151	**4,320 lumens nominal**
P152	**5,077 lumens nominal**
P153	**6,041 lumens nominal**
P154	**7,399 lumens nominal**
P155	**8,158 lumens nominal**
P156	**8,706 lumens nominal**

Voltage

MVOLT	Multi-volt, 120-277V
347	347V [4,5]
480	480V [4,5]

Optics

R2	Roadway Type II
R3	Roadway Type III
R4 [3]	Roadway Type IV
R5	Roadway Type V

Options

Color Temperature (CCT)
- **(Blank)** 4000K CCT, 70 CRI Min.
- **27K** 2700K CCT, 70 CRI Min.
- **3K** 3000K CCT, 70 CRI Min.
- **5K** 5000K CCT, 70 CRI Min.

Paint
- **(Blank)** Gray (Standard)
- **BK** Black
- **BZ** Bronze
- **DDB** Dark Bronze
- **GI** Graphite
- **WH** White
- **GN** Green

Surge Protection
- **(Blank)** Standard 20kV/10kA SPD [1]
- **MP** MOV Pack 10kV/5kA

Terminal Block
- **(Blank)** Terminal Block (Standard)

Misc.
- **BL** External Bubble Level
- **HSS** House-Side Shield
- **NL** Nema Label
- **XL** Not CSA Certified
- **UMR-XX** 8' Horizontal Arm for Round Pole, Painted to match Fixture
- **UMS-XX** 8' Horizontal Arm for Square Pole, Painted to match Fixture
- **BAA** Buy America(n) Act Compliant

- **UMR-GALV** 8' Horizontal Arm for Round Pole, Galvanized
- **UMS-GALV** 8' Horizontal Arm for Square Pole, Galvanized
- **PW#** Pre-wire, # indicates wire length in one foot increments from 1' thru 10' (e.g. PW4 = 4' of pre-wire)

Controls
- **(Blank)** 3 Pin NEMA Photocontrol Receptacle (Standard)
- **P7** [2] 7 Pin Photocontrol Receptacle (Dimmable Driver Included)
- **NR** No Photocontrol Receptacle
- **AO** Field Adjustable Output
- **PCSS** [1] Solid State Lighting Photocontrol (120-277V)
- **PCLL** Solid State Long Life Photocontrol
- **SH** Shorting Cap

Packaging
- **(Blank)** Single Unit (Standard)
- **JP** Job Pack (90/pallet)

Accessories:
House side shields for field installation
- **ATBMICP10XR2/R5HSS** for use with P101 - P106, R2 & R5 distribution
- **ATBMICP10XR3/R4HSS** for use with P101 - P106, R3 & R4 distribution
- **ATBMICP15XR2/R5HSS** for use with P151 - P156, R2 & R5 distribution
- **ATBMICP15XR3HSS** for use with P151 - P156, R3 distribution

Notes
1. Not available in 347 or 480V.
2. Not available with NR.
3. Not available with P151 - P156 performance packages.
4. Not available with P101 performance package
5. Must select MP surge protection option
6. Not available with 347V or 480V

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com

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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

PERIMETER SCREEN WALL CONCEPT - 7' HEIGHT

MATERIAL: PRECAST CONCRETE WITH ANTI-GRAFFITI COATING

STONETREE CONCRETE FENCE WALL IN 'ASHLAR' PATTERN
(FROM STRUCTURE CAST, AFTEC OR OTHER)

ENHANCED PAVING AT MAIN ENTRY

MATERIAL: COLORED CONCRETE COLORS: BUFF & SLATE

FIRE DEPT GATE REQUIREMENTS

GATES SHALL BE AUTOMATIC MINIMUM 24 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM TO INCLUDE OPTICOM AND KNOX ELECTRIC SWITCHES. PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30 POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

BATTERY UNIT

MATERIAL: METAL COLOR: GREY

INVERTER

MATERIAL: METAL COLOR: WHITE

TRANSFORMER

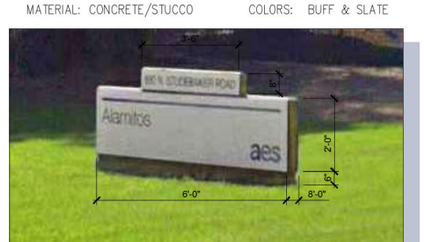
MATERIAL: METAL COLOR: WHITE

7' TALL CHAIN LINK INTERIOR EQUIPMENT FENCE (BY OTHERS)

MATERIAL: METAL CHAIN LINK COLOR: SILVER

REPRESENTATIVE PHOTO OF PROPOSED SIGNAGE

MATERIAL: CONCRETE/STUCCO COLORS: BUFF & SLATE



(1) SINGLE-SIDED SIGN WITH 12 SF AREA
(NOT INCLUDING ADDRESS)

CITY CODE 9.220.130-1 INDUSTRIAL ZONE:
(1) SIGN PER STREET FRONTAGE, 32 SF AREA MAX, 8 FT MAX HEIGHT

aes
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106-2749
(801) 679 - 3500

Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/06/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:
DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:
CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:
COLOR AND MATERIALS BOARD

500 MW / 2,000 MWh BESS

PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":
NTS

SHEET NO: L5.1
REV:

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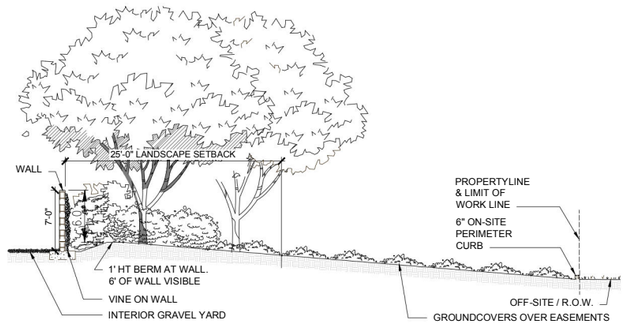
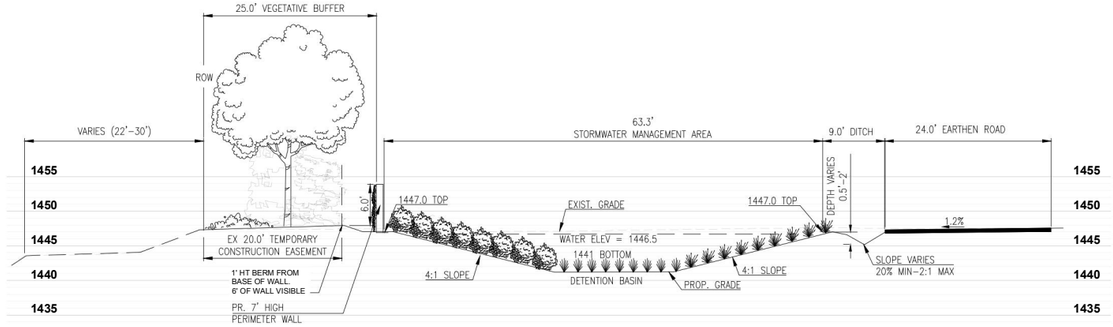


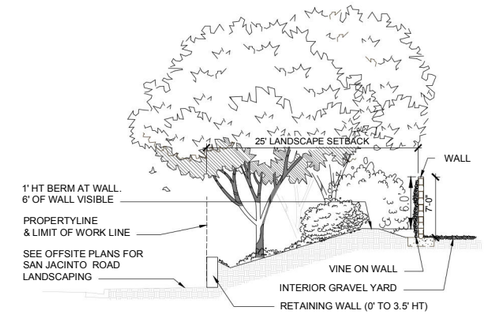
SECTION A-A NORTHEAST

SCALE: 1-1/2" = 1'-0"



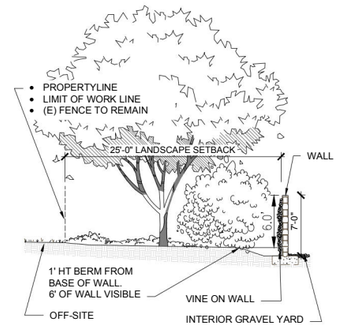
SECTION F

HORIZ: 1"=10'
VERT: 1"=10'



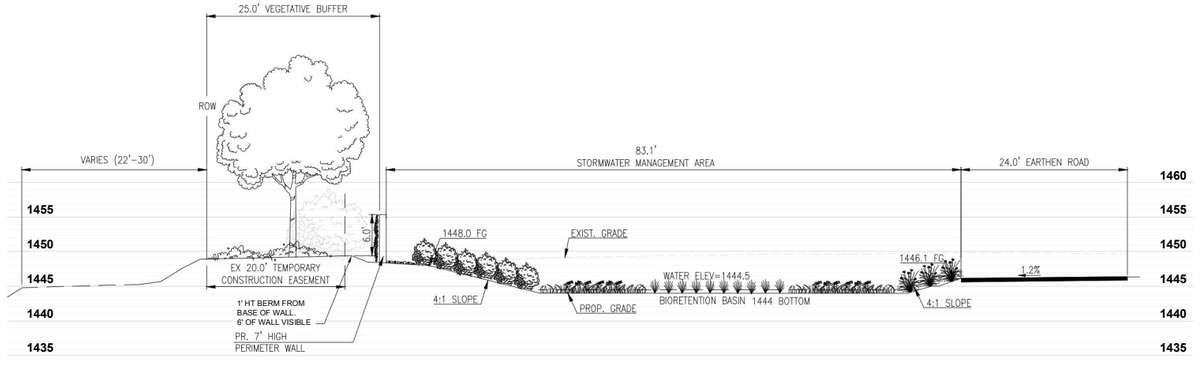
SECTION C-C NORTHWEST

SCALE: 1-1/2" = 1'-0"



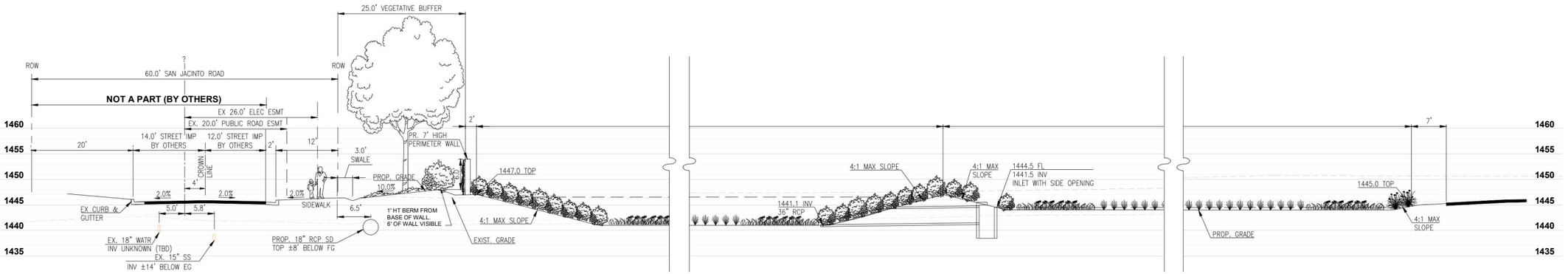
SECTION G-G SOUTH

SCALE: 1-1/2" = 1'-0"



SECTION J

HORIZ: 1"=10'
VERT: 1"=10'



SECTION K

HORIZ: 1"=10'
VERT: 1"=10'

aes
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106-2749
(801) 679 - 3500

Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

SUBMITTAL LOG

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/06/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE
CITY PROJECT NUMBER: PLN22-0282

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

SECTIONS

500 MW / 2,000 MWh BESS

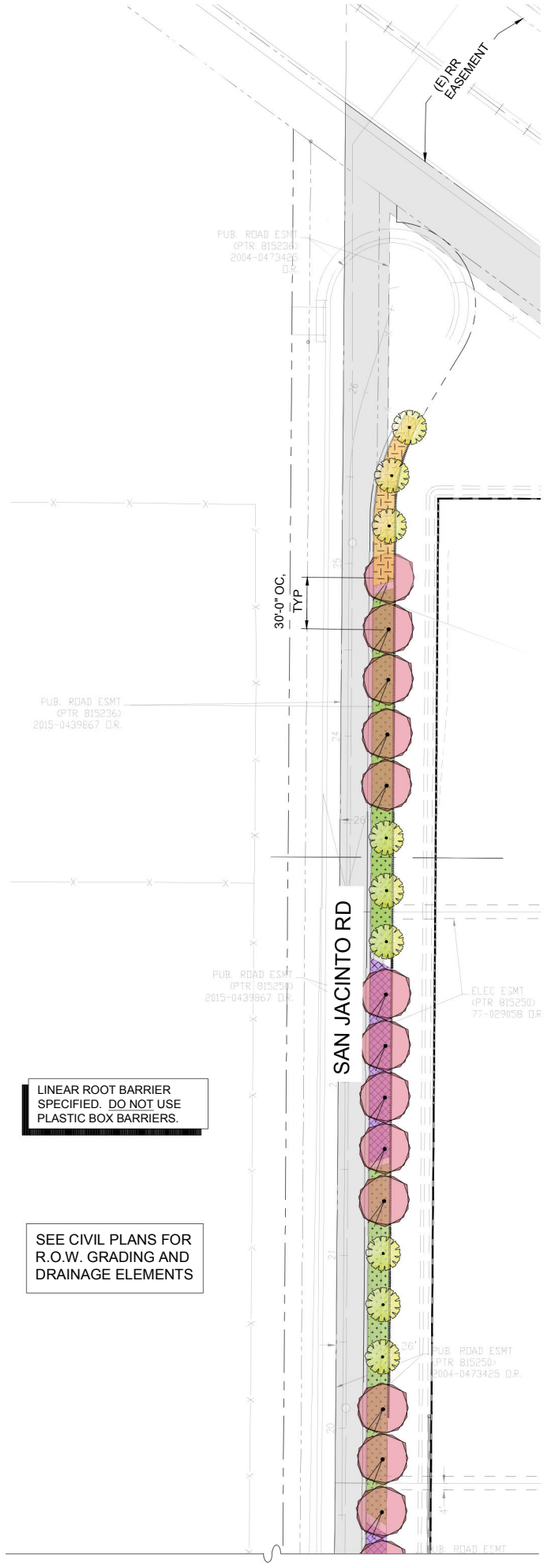
PROJ NUM:	185805659
DES:	GMADDOCK
DWN:	GMADDOCK
CHK:	
APV:	
DATE:	11/21/2025

SCALE AT 24" x 36":

NTS

SHEET NO: L5.2

REV:



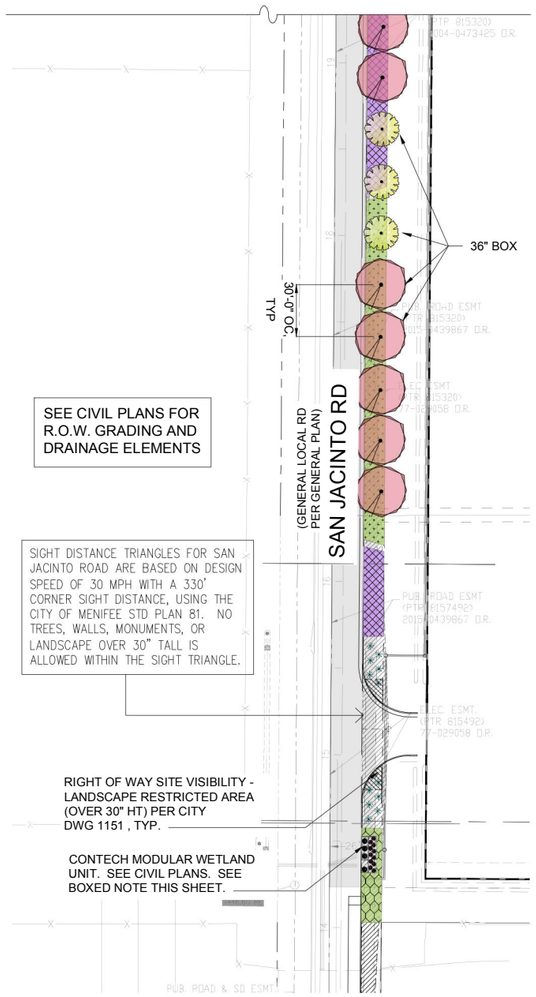
LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

SEE CIVIL PLANS FOR R.O.W. GRADING AND DRAINAGE ELEMENTS

SITE LEGEND

EASEMENT

PROPERTY LINE (R.O.W.)



SEE CIVIL PLANS FOR R.O.W. GRADING AND DRAINAGE ELEMENTS

SIGHT DISTANCE TRIANGLES FOR SAN JACINTO ROAD ARE BASED ON DESIGN SPEED OF 30 MPH WITH A 330' CORNER SIGHT DISTANCE, USING THE CITY OF MENIFEE STD PLAN 81. NO TREES, WALLS, MONUMENTS, OR LANDSCAPE OVER 30" TALL IS ALLOWED WITHIN THE SIGHT TRIANGLE.

RIGHT OF WAY SITE VISIBILITY - LANDSCAPE RESTRICTED AREA (OVER 30" HT) PER CITY DWG 1151 , TYP.

CONTECH MODULAR WETLAND UNIT. SEE CIVIL PLANS. SEE BOXED NOTE THIS SHEET.

PLANT SCHEDULE SAN JACINTO RD

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
TREES							
	12	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	(10) 24" BOX (2) 36" BOX	30`X20`	LOW	
	20	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	(18) 24" BOX (2) 36" BOX	30`X30`	LOW	
SHRUBS							
	11	CAREX TUMULICOLA (CAREX DIVULSA) LOCATED IN MWU UNITS ONLY	FOOTHILL SEDGE (BERKELEY SEDGE)	5 GAL	2`X2`	LOW	
	12	DIANELLA REVOLUTA `BIG REV`	BIG REV FLAX LILY	5 GAL	30"X30"	LOW	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
GROUND COVERS							
	1,029 SF	ACACIA REDOLENS `DESERT CARPET`	DESERT CARPET BANK CATCLAW	1 GAL	2`X8`	LOW	48" o.c.
	3,210 SF	DALEA GREGGII (EVERGREEN)	TRAILING INDIGO BUSH	1 GAL	1.5`X7`	LOW	60" o.c.
	7,435 SF	WESTRINGIA FRUTICOSA `LOW HORIZON` PP27898 OR 'GREY BOX'	LOW HORIZON WESTRINGIA	1 GAL	1`X4`	LOW	36" o.c.

LANDSCAPE AREA WITHIN R.O.W. OF SAN JACINTO RD: 13,876 SF
LANDSCAPE AREA WITHIN R.O.W. OF PALOMAR RD: 1,860SF

TOTAL LANDSCAPE AREA WITHIN R.O.W. OF THIS PROJECT: 15,736 SF

ALL R.O.W. PROPOSED PLANTS ARE IN THE 'LOW WATER USE' HYDROZONE

DIANELLA

GEIJERA

KOELREUTERIA

DALEA

WESTRINGIA

CAREX

ACACIA

MAINTENANCE RESPONSIBILITIES

LANDSCAPE WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY'S COMMUNITY FACILITIES DISTRICT (CFD) AND SHALL HAVE A METER SEPARATE FROM THE ON-SITE LANDSCAPE.

CONTECH MODULAR WETLAND UNIT: MWS-L-4-17

THE MODULAR WETLAND UNITS ARE TO BE PLANTED, IRRIGATED, AND SOIL MIXTURE PREPARATION PER THE CONTECH SPECIFICATIONS. PLANTING AND IRRIGATION TO BE MAINTAINED BY THE CITY'S CFD. PLANTINGS LISTED ARE PER THE CONTECT PLANT LIST AND ARE LOW WATER USE PER WUCOLS. ANY SUBSTITUTIONS SHALL BE SELECTED FROM THE CONTECH APPROVED PLANTING LIST AND BE LOW WATER USE PER THE CITY REQUIREMENTS.

CITY OF MENIFEE MINIMUM NURSERY CONTAINER SIZES:

TREES	24" BOX
ACCENT TREES	36" BOX
SHRUB	5 GALLON
GROUND COVERS/GRASSES/PERENNIALS	1 GALLON

A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER).

N

0 20' 40' 60' 80'

1" = 40'

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2180 South 1300 East, Suite 600
Salt Lake City, UT 84106-2749
(801) 679 - 3500

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38 TECHNOLOGY DRIVE, SUITE 200
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949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/6/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIM LANDSCAPE SAN JACINTO RD R.O.W.

500 MW / 2,000 MWh BESS

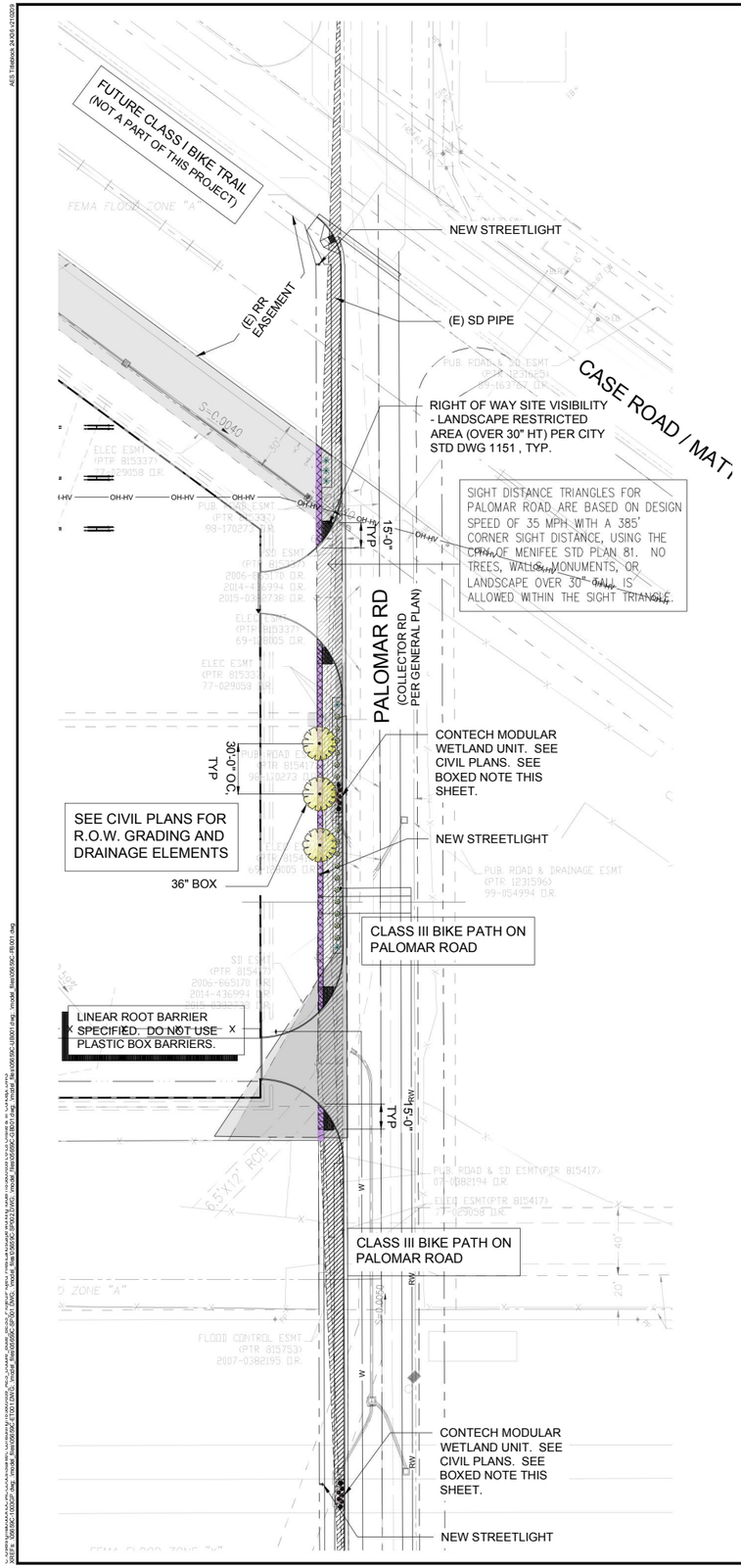
PROJ NUM:	ES19.0004
DES:	G. MADDOCK
DWN:	G. MADDOCK
CHK:	
APV:	
DATE:	11/21/25

SCALE AT 24" x 36":

AS NOTED

SHEET NO: L6

REV:



SITE LEGEND

EASEMENT

PROPERTY LINE (R.O.W.)

PLANT SCHEDULE PALOMAR

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE
TREES						
	3	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	(2) 24" BX 24"BOX (1) 36" BX	30`X20`	LOW
SHRUBS						
	16	CALLISTEMON CITRINUS `BETTER JOHN`	BETTER JOHN CALLISTEMON	5 GAL	30"X30"	LOW
	10	CAREX TUMULICOLA (CAREX DIVULSA) LOCATED IN MWU UNITS ONLY	FOOTHILL SEDGE (BERKELEY SEDGE)	5 GAL	2`X2`	LOW
	6	DIANELLA REVOLUTA `BIG REV`	BIG REV FLAX LILY	5 GAL	30"X30"	LOW
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE
GROUND COVERS						
	843 SF	DALEA GREGGII (EVERGREEN)	TRAILING INDIGO BUSH	1 GAL	1.5`X7`	LOW

LANDSCAPE AREA WITHIN R.O.W. OF SAN JACINTO RD: 13,876 SF
LANDSCAPE AREA WITHIN R.O.W. OF PALOMAR RD: 1,860 SF

TOTAL LANDSCAPE AREA WITHIN R.O.W. OF THIS PROJECT: 15,736 SF

ALL R.O.W. PROPOSED PLANTS ARE IN THE 'LOW WATER USE' HYDROZONE

GEIJERA

DIANELLA

DALEA

CAREX

CALLISTEMON

MAINTENANCE RESPONSIBILITIES

LANDSCAPE WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY'S COMMUNITY FACILITIES DISTRICT (CFD) AND SHALL HAVE A METER SEPARATE FROM THE ON-SITE LANDSCAPE.

CONTECH MODULAR WETLAND UNIT: MWS-L-4-17

THE MODULAR WETLAND UNITS ARE TO BE PLANTED, IRRIGATED, AND SOIL MIXTURE PREPARATION PER THE CONTECH SPECIFICATIONS. PLANTING AND IRRIGATION TO BE MAINTAINED BY THE CITY'S CFD. PLANTINGS LISTED ARE PER THE CONTECT PLANT LIST AND ARE LOW WATER USE PER WUCOLS. ANY SUBSTITUTIONS SHALL BE SELECTED FROM THE CONTECH APPROVED PLANTING LIST AND BE LOW WATER USE PER THE CITY REQUIREMENTS.

CITY OF MENIFEE MINIMUM NURSERY CONTAINER SIZES:

TREES	24" BOX
ACCENT TREES	36" BOX
SHRUB	5 GALLON
GROUND COVERS/GRASSES/PERENNIALS	1 GALLON

A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER).

N

0 20' 40' 60' 80'

1" = 40'

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IRVINE, CA 92618
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PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
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3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

PRELIM LANDSCAPE PALOMAR RD R.O.W.

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	G. MADDOCK
DWN:	G. MADDOCK
CHK:	
APV:	
DATE:	11/21/25

SCALE AT 24" x 36":

AS NOTED

SHEET NO: L7

REV:

OWNER MAINTAINED LANDSCAPE IRRIGATION - ONSITE

MAXIMUM APPLIED WATER ALLOWANCE	PROJECT #:	Menifee (Dbl Butte)
MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]		
ETo**	57.33	ETo (inches /year)
Enter total project Landscaped Area	215,698.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	3,450,105	MAWA (gallons/year)
	4,612.44	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AB1881
LA Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

ESTIMATED TOTAL WATER USE — **PROJECT: Menifee (Dbl Butte)**

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Value =	
Bubblers	0.81
Laser Tube (Drip)	0.81
Rotary / Rotor	0.75
Spray	0.75

MAWA= 3,450,104.61 Maximum Allowable Water Use
ETWU = 2,027,039 Estimated total water use per year
ETo = 57.33 Reference Evapotranspiration (inches per year)
PF = See Table at Left Plant Factor from WUCOLS* or equivalent reference
HA = See Table Below Hydrozone Area (square feet)
SLA = 0 Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = See Table at Left Irrigation Efficiency (minimum 0.75)

Plant Water Use Type	Plant Factor		
Low	0.10	0.20	0.30
Moderate	0.40	0.50	0.60
High	0.70	0.80	0.90
SLA	1.00		

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	ETWU 100 CF/ Year	ETWU Gallons / Year
1	Low	0.20	Laser Tube (Drip)	198,088	39,618	2,324.21	1,738,508
2	Low	0.20	BUBBLERS	4,450	890	52.21	39,055
3	Low	0.20	Rotary / Rotor	0	0	0.00	0
4	Moderate	0.40	Laser Tube (Drip)	13,160	5,264	333.52	249,476
5	Moderate	0.50	Bubblers	0	0	0.00	0
6	High	0.80	Laser Tube (Drip)	0	0	0.00	0
7	High	0.80	Rotary / Rotor	0	0	0.00	0
8	High	0.90	Spray	0	0	0.00	0
	SLA	1			0		
		Sum		215,698	45,772	2,709.95	2,027,039

RESULTS					ETWU =	(ETo) x (0.62) x [(PF x HA)/IE + SLA]	100 CF/Year	Gal./year
MAWA =			3,450,105		ETWU =		2,710	2,027,039

ETWU must be less than or equal to MAWA — ETWU complies with MAWA

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

CFD MAINTAINED LANDSCAPE IRRIGATION - R.O.W.

MAXIMUM APPLIED WATER ALLOWANCE	PROJECT #:	Menifee R.O.W.
MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]		
ETo**	57.33	ETo (inches/year)
Enter total project Landscaped Area	15,736.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	251,698	MAWA (gallons/year)
	336.50	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AB1881
LA Planted landscaped area including SLA and not including hardscapes.
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

ESTIMATED TOTAL WATER USE — **PROJECT: Menifee R.O.W.**

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Value =	
Bubblers	0.81
Laser Tube (Drip)	0.81
Rotary / Rotor	0.75
Spray	0.75

MAWA= 251,698.42 Maximum Allowable Water Use
ETWU = 138,106 Estimated total water use per year
ETo = 57.33 Reference Evapotranspiration (inches per year)
PF = See Table at Left Plant Factor from WUCOLS* or equivalent reference
HA = See Table Below Hydrozone Area (square feet)
SLA = 0 Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = See Table at Left Irrigation Efficiency (minimum 0.75)

Plant Water Use Type	Plant Factor		
Low	0.10	0.20	0.30
Moderate	0.40	0.50	0.60
High	0.70	0.80	0.90
SLA	1.00		

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	ETWU 100 CF/ Year	ETWU Gallons / Year
1	Low	0.20	Laser Tube (Drip)	14,861	2,972	174.37	130,427
2	Low	0.20	BUBBLERS	875	175	10.27	7,679
3	Low	0.20	Rotary / Rotor	0	0	0.00	0
4	Moderate	0.50	Laser Tube (Drip)		0	0.00	0
5	Moderate	0.50	Bubblers	0	0	0.00	0
6	High	0.80	Laser Tube (Drip)	0	0	0.00	0
7	High	0.80	Rotary / Rotor	0	0	0.00	0
8	High	0.90	Spray	0	0	0.00	0
	SLA	1			0		
		Sum		15,736	3,147	184.63	138,106

RESULTS					ETWU =	(ETo) x (0.62) x [(PF x HA)/IE + SLA]	100 CF/Year	Gal./year
MAWA =			251,698		ETWU =		185	138,106

ETWU must be less than or equal to MAWA — ETWU complies with MAWA

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

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP AND BUBBLERS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

aes
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Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

PE STAMP:

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/29/22	SUBMITTAL #1
2	11/6/23	SUBMITTAL #2
3	08/02/24	SUBMITTAL #3
4	2/20/25	ADDRESS CITY COMMENTS
5	11/21/25	ADDRESS CITY COMMENTS

PROJECT TITLE:

DOUBLE BUTTE STORAGE

PROJECT LOCATION:

CITY OF MENIFEE, CA
33.7412, -117.1563

SHEET TITLE & DESCRIPTION:

CONCEPT IRRIGATION ONSITE & R.O.W.

500 MW / 2,000 MWh BESS

PROJ NUM:	ES19.0004
DES:	G. MADDOCK
DWN:	G. MADDOCK
CHK:	
APV:	
DATE:	11/21/25

SCALE AT 24" x 36":

AS NOTED

SHEET NO: L8 REV:

AES Titleblock 24X36 v21.0329