

LANDSCAPE AREA TABULATION - CUP

ACREAGE
TOTAL NET SITE AREA: 22.86 ACRES

BUILDING AREA
GUARDHOUSE 100 SF
TOTAL 100 SF

ON-SITE LANDSCAPE AREA REQUIRED: 149,367 SF
ON-SITE LANDSCAPE AREA PROVIDED: 321,290 SF
OFF-SITE LANDSCAPE AREA PROVIDED: 1,294 SF

PARKING LOT TREE TABULATION
PARKING STALLS PROVIDED: 1 STALL
ACCESSIBLE STALLS PROVIDED: 1 STALL
TRACTOR PARKING: 20 STALLS
TRAILER PARKING: 323 STALLS
TREES REQUIRED @ 1 TREE PER 6 STALLS = 0 TREES
TREES PROVIDED = 0 TREES

RIVERSIDE COUNTY ORDINANCE 859 LANDSCAPE WATER USE CALCULATIONS
PROJECT TYPE: Commercial
PERRIS AIRPORT LOGISTICS, PERRIS, CA: CUP

APPLICANT TO USE DROP-DOWN MENU IN CELLS THAT INDICATE A SELECTION TO DESCRIBE EACH HYDROZONE. WHERE "N/A" IS SHOWN, APPLICANT TO ENTER PROJECT SPECIFIC INFORMATION. PLEASE NOTE THAT EMBEDDED FORMULAS WILL REFLECT AS "X" OR AN ERROR UNTIL SELECTIONS ARE COMPLETED.

1 MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)
INPUT the total square footage of landscape = 321,290 S.F.
INPUT the Hyd. Et. for the area = 56.65
MAWA = 478,898 cu ft/yr

2 ESTIMATED ANNUAL WATER USE (EAWU)

Hydrozone #	Plant Type	Water Use
Hydrozone # 1: Trees	Tree: Mesq	Mulch
INPUT Square Foot Area of Hydrozone = 3,184	Plant Factor = 0.5	
Hydrozone Irrigation Efficiency = 0.85		
EAWU = 3,795 cu ft/yr		
Hydrozone # 2: Shrubs and Groundcover	Shrub: Groundcover	Low
INPUT square footage of hydrozone = 228,591	Plant Factor = 0.3	
Hydrozone Irrigation Efficiency = 0.90		
EAWU = 352,781 cu ft/yr		
Hydrozone # 3: Basin	Shrub: Groundcover	Low
INPUT square footage of hydrozone = 95,899	Plant Factor = 0.3	
Hydrozone Irrigation Efficiency = 0.75		
EAWU = 180,127 cu ft/yr		
Sub-Total EAWU = 541,697 cu ft/yr		
Input Irrigation System Operation Factor = 0.85		
Total EAWU = 637,291 cu ft/yr		
MAWA - EAWU = 41,589 cu ft/yr		
(This number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 6%

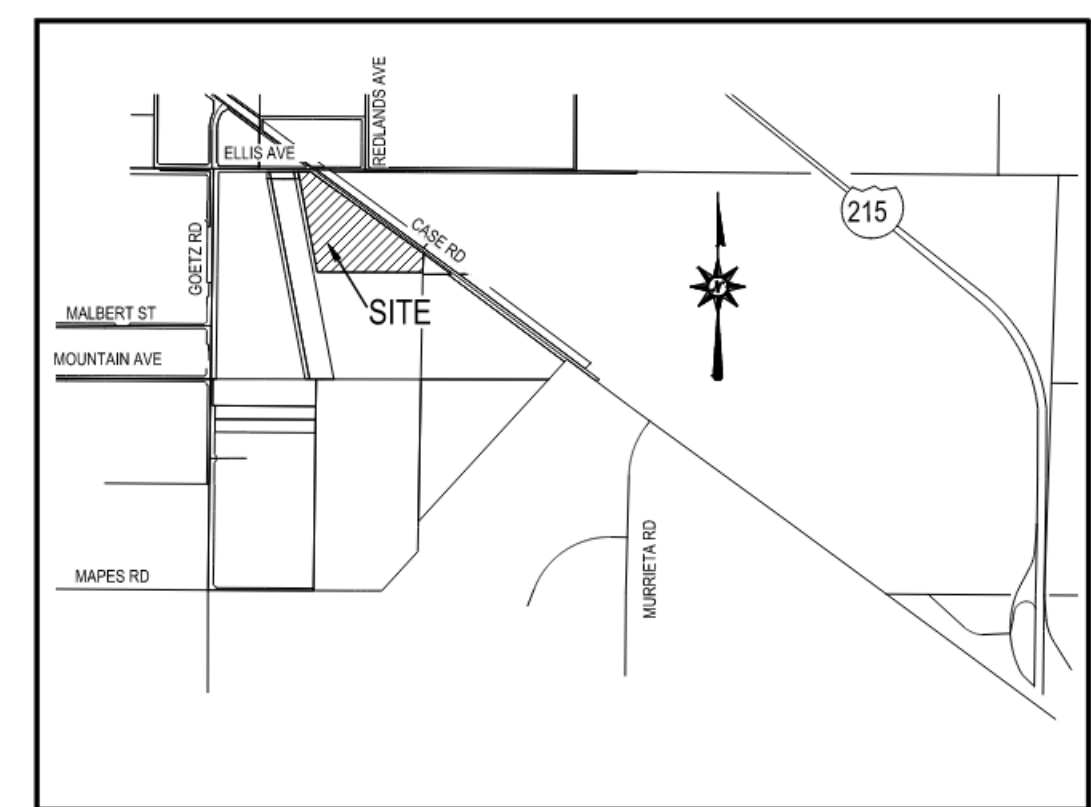
* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

LANDSCAPE SHRUB/GROUND COVER PLANT MATERIAL SIZE TABULATION

REQUIRED: 5 GALLON (80%) / 1 GALLON (20%)

PROVIDED:
SHRUB AND GC: 225,391 SF @ 5 GAL(80%)/1 GAL(20%)
BASIN SLOPES: 69,661 SF @ 5 GAL
STREETSCAPE PLANTING: 1,294 SF @ 5 GAL(80%)/1 GAL(10%)
HYDROSEED: 26,238 SF (N/A)

TOTAL: 253,538 SF @ 5 GAL
45,207 SF @ 1 GAL
298,745 SF TOTAL



VICINITY MAP NTS

OWNER/APPLICANT:
CH REALTY IX-MC | RIVERSIDE PERRIS AIRPORT CENTER, L.P.
18032 LEMON DRIVE, SUITE 367
YORBA LINDA, CA 92886
CONTACT: MICHAEL MASTERSON
PHONE: (714) 299-8549

ENGINEER/LANDSCAPE ARCHITECT:
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: (951) 686-1070

ARCHITECT:
RGA OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL
PHONE: (949) 341-0920

ASSESSOR'S PARCEL NUMBER:
330-090-034

SOILS ENGINEER:
SOCAL GEOTECHNICAL
22885 SAVI RANCH PARKWAY #E
YORBA LINDA, CA 92887
CONTACT: JOSEPH LOZANO LEON
PHONE: (714) 685-1115
FAX: (714) 685-1118

SURVEYOR:
TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC.
ON 05/18/2021

ACREAGE:
R/W DEDICATION ELLIS AVENUE: 0.2 AC
R/W DEDICATION CASE ROAD: 2.3 AC
NET AREA: 22.8 AC
GROSS SITE AREA: 25.4 AC

PROPERTY DESCRIPTION:
THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-1064672-SD, DATED AS OF JUNE 25, 2021, UPDATED AND AMENDED JULY 6, 2021.

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

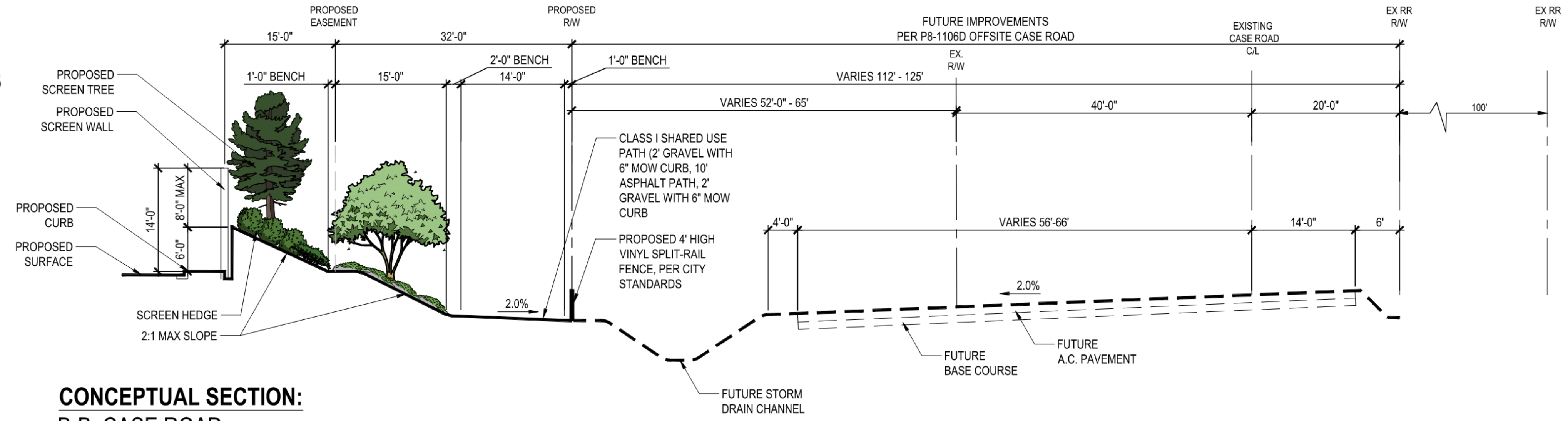
PARCEL 2:
PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT NO. 16-05251, AS EVIDENCED BY DOCUMENT RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0140879 OF OFFICIAL RECORDS.

PARCEL 3:
AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, ENLARGE, IMPROVE, INSPECT, AND REMOVE, AND RELOCATE UNDERGROUND PIPELINES AND MAINS FOR UTILITIES, WATER, SEWER, GAS AND STORM SYSTEMS, AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN PATRICK M. CONATSER, TRUSTEE OF THE PATRICK M. CONATSER IRREVOCABLE TRUST, DATED DECEMBER 28, 2021, AND MELANIE D. COATSER, TRUSTEE OF THE MELANIE D. CONATSER IRREVOCABLE TRUST DATED DECEMBER 28, 2021 TO MIRA MESA PERRIS AIRPORT, LLC, DATED DECEMBER 28, 2021 AND RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0141746 OF OFFICIAL RECORDS.

PROJECT DESCRIPTION:
EXISTING/PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (LI)
EXISTING/PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

BENEFIT ZONE QUANTITIES (OFF-SITE):

SHRUB AND GROUND COVER = 1,294 SF
TURF = N/A
TREES = 2
HARDSCAPE = 0 SF (MORTARED COBBLE)
0 SF (SIDEWALK)
0 SF (ENHANCED PAVING)



CONCEPTUAL SECTION:
B-B: CASE ROAD
SCALE: 1"=10'

CONCEPTUAL SITE PLAN
SCALE: 1"=150'

MULCH NOTE:
ALL EXPOSED LANDSCAPE AREAS, (EXCLUDING BASIN SLOPES), ARE TO BE COVERED WITH 3" LAYER OF WOOD MULCH AFTER ALL PLANTING AND IRRIGATION OPERATIONS ARE COMPLETE. MULCH SHALL NOT BE INSTALLED ON PLANTING AREAS THAT CONTAIN HYDRO-SEED MIX.

GENERAL NOTE:
UPON APPROVAL OF THIS CONCEPTUAL LANDSCAPE PLAN, FINALIZED PLANTING PLANS AND LANDSCAPE IRRIGATION PLANS WILL BE DRAFTED FOR BOTH ON-SITE AND OFF-SITE LANDSCAPE AREAS RESPECTIVELY AS SHOWN ON THESE SHEETS. AREAS SUBJECT TO CHANGE BASED ON FINAL NORTH ENTRY CONDITION.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX (951) 788-1256

PROJECT NUMBER: 21-0235 DATE PREPARED/MODIFIED:

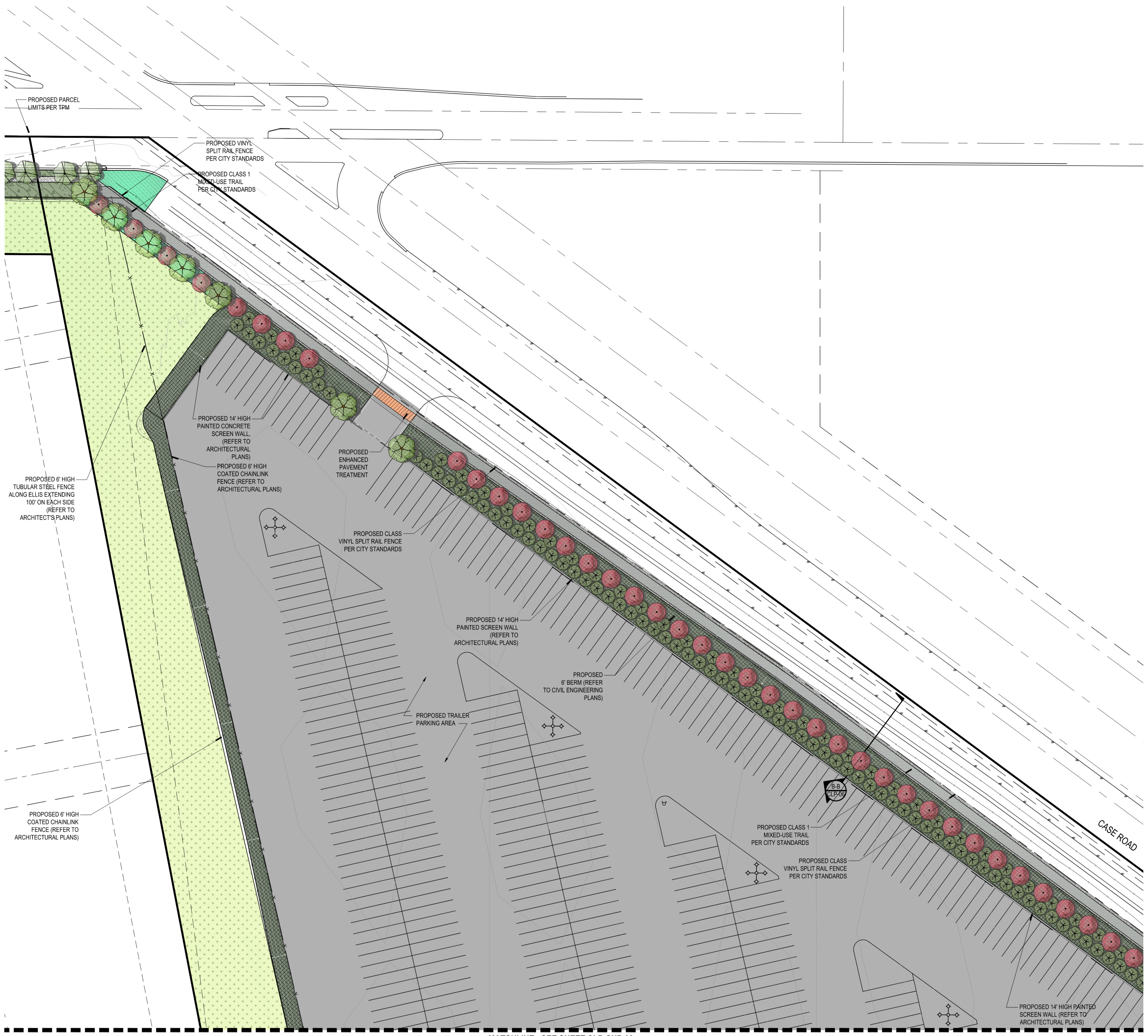
PERRIS AIRPORT CONCEPTUAL LANDSCAPE PLAN - CUP

CLP-CUP-01

SHEET 1 OF 3



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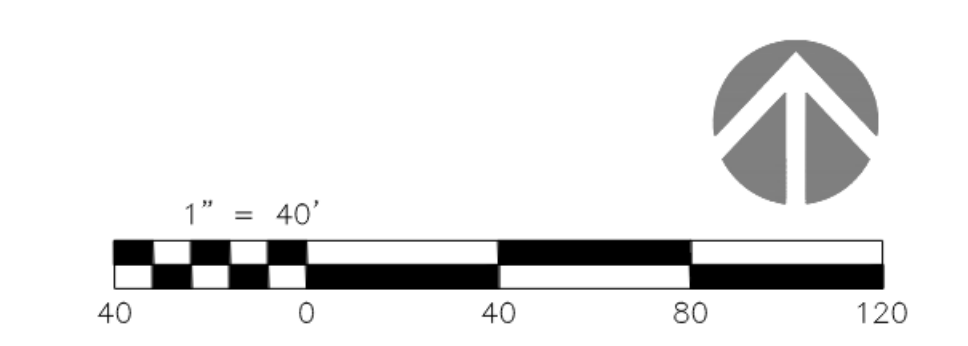


CONCEPT PLANT SCHEDULE CUP

	PARKING LOT SHADE TREES PISTACIA CHINENSIS / CHINESE PISTACHE PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	12
	STREET TREES CHILOPSIS LINEARIS / DESERT WILLOW LOPHOSTEMON CONFERTUS / BRISBANE BOX PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE QUERCUS ILEX / HOLLY OAK TABEBUIA AVELLANEDAE / PINK LAPACHO	2
	ACCENT TREES CERCIS CANADENSIS / EASTERN REDBUD CERCIS OCCIDENTALIS / WESTERN REDBUD X CHITALPA TASHKENTENSIS / CHITALPA	46
	SCREENING TREES ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK HETEROMELES ARBUTIFOLIA / TOYON	141
	SHRUBS AND GROUNDCOVER ARCTOSTAPHYLOS HOOKERI / MONTEREY CARPET / MONTEREY CARPET HOOKER'S MANZANITA CISTUS X PURPUREUS / ORCHID ROCKROSE HESPERALOE PARVIFLORA / RED YUCCA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA GREGGII 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE WESTRINGIA FRUTICOSA 'MIA'S WONDER' / MIA'S WONDER WESTRINGIA	20,516 SF
	BASIN SLOPES BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH DIANELLA REVOLUTA 'ALLYN-CITATION TM' / COOLVISTA FLAX LILY HETEROMELES ARBUTIFOLIA / TOYON LEYMUS CINEREUS / GREAT BASIN WILDRIE MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	69,661 SF
	STREETSCAPE SHRUB PLANTING DASYLIRION WHEELERI / GREY DESERT SPOON GREVILLEA X 'NOELLII' / NOEL GREVILLEA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY SALVIA GREGGII 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE WESTRINGIA FRUTICOSA 'MIA'S WONDER' / MIA'S WONDER WESTRINGIA	1,294 SF
	SLOPES BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH LANTANA X 'NEW GOLD' / NEW GOLD LANTANA MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	84,035 SF
	RUNWAY PLANTING ARTEMISIA PYCNOCEPHALA / BEACH SAGEWORT GEMOTERA CAESPITOSA / TUFTED EVENING PRIMROSE PENSTEMON BACCHARIFOLIUS 'DEL RIO' / DEL RIO ROCK PENSTEMON TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE ZAUSCHNERIA CALIFORNICA 'CATALINA' / CALIFORNIA FUCHSIA	120,840 SF
	HYDROSEED SEED MIX TO INCLUDE LOW WATER USE, GRASSES TO BE NO TALLER THAN 36" HIGH	26,238 SF

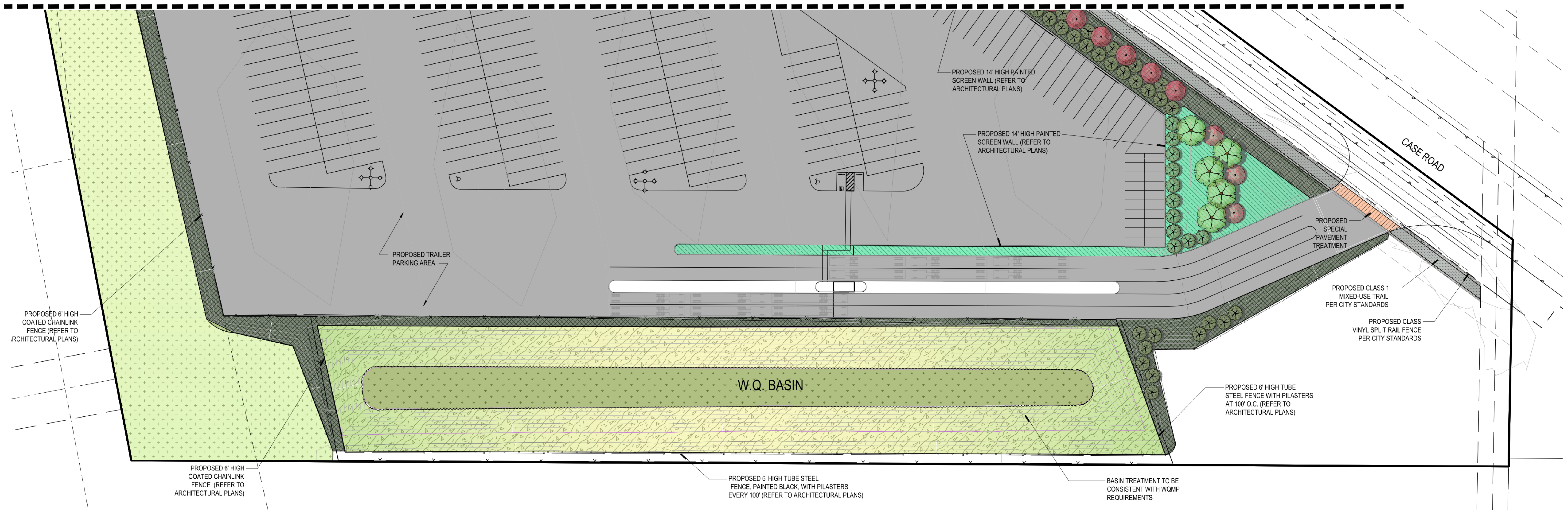
REFERENCE NOTES SCHEDULE CUP

SYMBOL	ASPHALT PAVING DESCRIPTION	QTY
	[32-12] ASPHALT	17,199 SF
SYMBOL	CONCRETE PAVING DESCRIPTION	QTY
	[32-13] COLORED CONCRETE	1,206 SF
SYMBOL	UNIT PAVING DESCRIPTION	QTY
	[32-14] CONCRETE	448 SF
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY
	[32-15] DECOMPOSED GRANITE	7,184 SF



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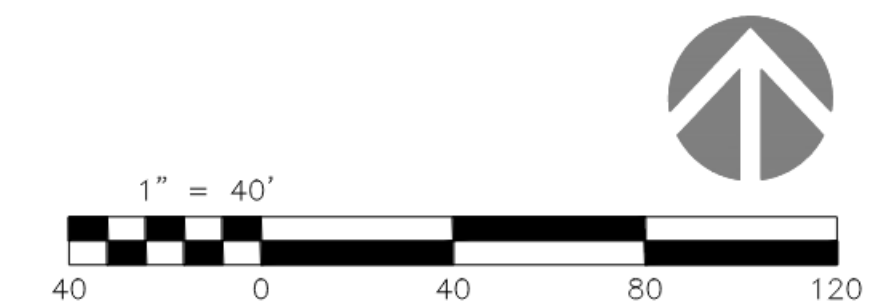
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CLP-CUP-03