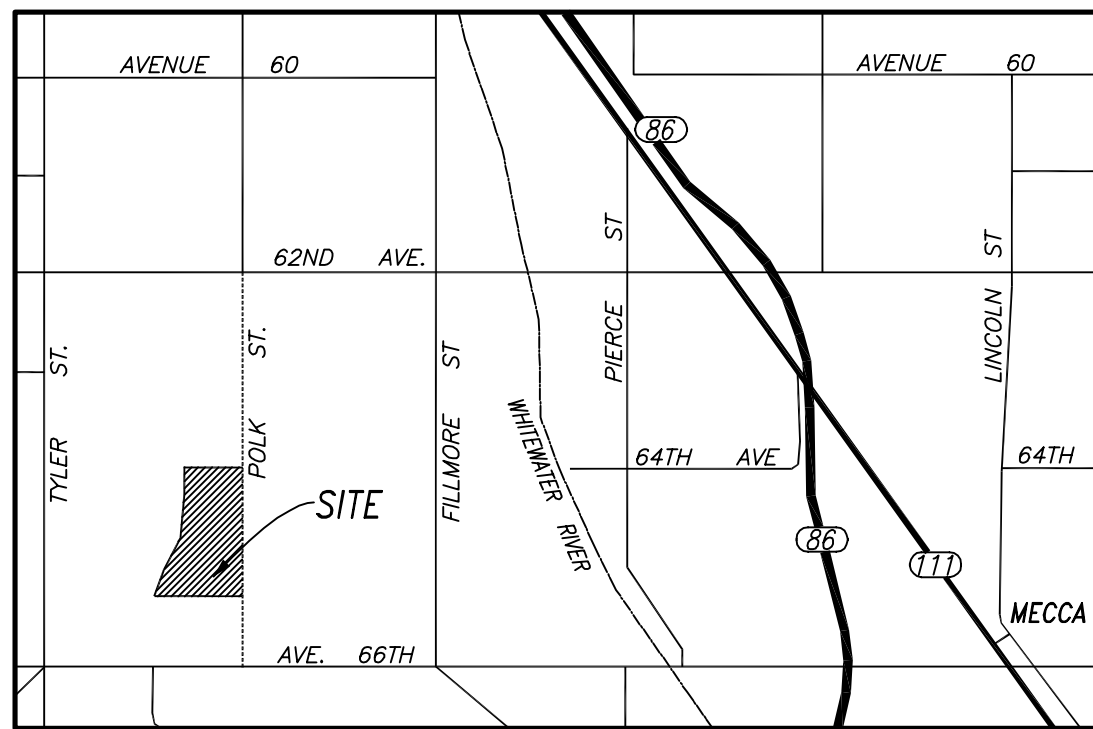


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37269
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER
OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 EAST, S.B.B.M.
FEIRO ENGINEERING, INC. **AUGUST, 2018**



VICINITY MAP
NOT TO SCALE

LEGEND & ABBREVIATIONS:

PC	CENTERLINE
PAD	PROPERTY LINE
TH	PAD ELEVATION
(99.9)	TOP OF HEADWALL
99.9	EXISTING ELEVATION
(99)	PROPOSED ELEVATION
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	DRAINAGE SWALE
---	PROPERTY LINE / RIGHT-OF-WAY
---	CENTERLINE
SD	STORMDRAIN LINE
CB	CATCH BASIN
S	SEWER LINE
W	WATER LINE
IRR	IRRIGATION LINE
(E)	EXISTING OVERHEAD POWER
(W)	EXISTING WATER LINE
(S)	EXISTING SEWER LINE
WM	WATER METER
IM	IRRIGATION METER
W	WATER
P	PROPOSED PAVERS
P	PROPOSED PAVING
W	APPROXIMATE LOCATION OF BOREHOLES PER SOILS REPORT EG= EXISTING GROUND ELEVATION WTL= EX. WATER TABLE ELEVATION

TYLER STREET

LAS PALMITAS
ELEMENTARY
SCHOOL

SHEET INDEX
SCALE: 1"=300'

NOT A PART
(UNDISTURBED)

SHEET 4

SHEET 5

SHEET 3

SHEET 6

OWNER/APPLICANT:
KOHL RANCH COMPANY, LLC
11812 SAN VICENTE BLVD., SUITE 510
LOS ANGELES, CA. 90049
(310) 276-7300

REPRESENTATIVE:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA. 92506
951-686-1070

ENGINEER:
FEIRO ENGINEERING, INC.
P.O. BOX 12980
PALM DESERT, CA. 92255
760-346-8015
ron@feiro.net

APN:
751-070-033 & 751-070-034

SITE ADDRESS
86310 66TH AVENUE
THERMAL, CA. 92274

PROJECT DATA:
TOTAL LOT AREA: 5,052,767 SQ.FT (116.00 ACRES)
DISTURBED AREA: 5,391,047 SQ.FT (123.76 ACRES)

LEGAL DESCRIPTION:
A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER
OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN
BERNARDINO BASE AND MERIDIAN

LAND USE:
EXISTING LAND USE = VACANT
PROPOSED LAND USE = SINGLE FAMILY RESIDENTIAL
EXISTING ZONING = SP
PROPOSED ZONING = SP

SCHOOL DISTRICT:
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

UTILITIES:
WATER COACHELLA VALLEY WATER DISTRICT
TELEVISION SPECTRUM
SEWER COACHELLA VALLEY WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC IMPERIAL IRRIGATION DISTRICT
TELEPHONE FRONTIER

THOMAS BROS. COORDINATES - PAGE: 5591 GRIDS: F5, F6,
F7, G5, G6 AND G7

FLOOD_ZONE
ZONES: X
COMMUNITY PANEL NO. 06065C2910H
MAP REVISED: 3/6/2018

LAND IS SUBJECT TO OVERFLOW, INUNDATION, OR
FLOOD HAZARD

- NOTES:**
1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
 2. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 3. PROJECT IS WITHIN SPECIFIC PLAN 303 AMENDMENT #3
 4. EASEMENTS OF RECORD ARE AS SHOWN.
 5. PROJECT IS WITHIN THE THERMAL #125 COUNTY SERVICE AREA FOR STREET LIGHTING.
 6. NO EXISTING WELLS ON THE PROPERTY.
 7. TOPOGRAPHY FLOWN BY CENTRAL COAST AERIAL MAPPING, INC ON 10/14/2016.
 8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
 9. ALL SLOPES ARE 2.1 RATIO, UNLESS OTHERWISE NOTED.
 10. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
 11. LAND IS SUBJECT TO LIQUIFACTION OR OTHER GEOLOGICAL HAZARD AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 12. LAND IS SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
 13. AS SHOWN ON THE MAP THERE ARE OPEN CHANNELS ON SITE.
 14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
 15. PROPOSED STRUCTURES OR DWELLINGS ON SITE.
 16. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RES.
 17. THE PROJECT WILL COMPLY WITH CURRENT NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND NPDES MS4 PERMIT REQUIREMENTS.
 18. ENTRY MONUMENTATION PER COUNTYWIDE DESIGN STANDARDS & GUIDELINES.
 19. ALL PRIVATE STREETS ARE TO BE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.

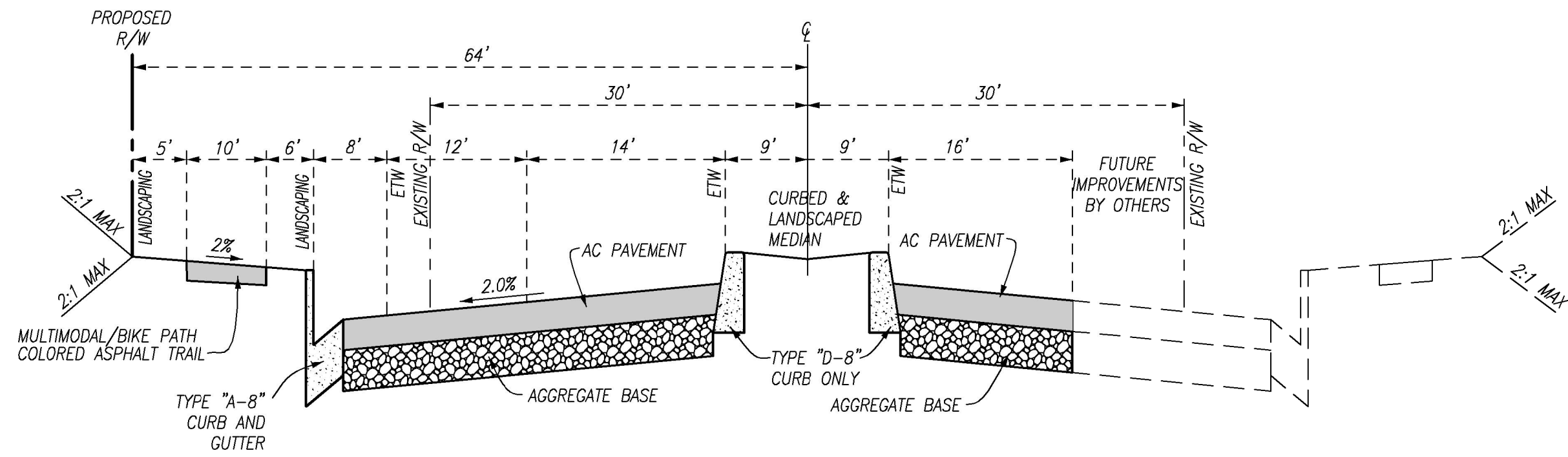


Civil Engineering
Land Surveying

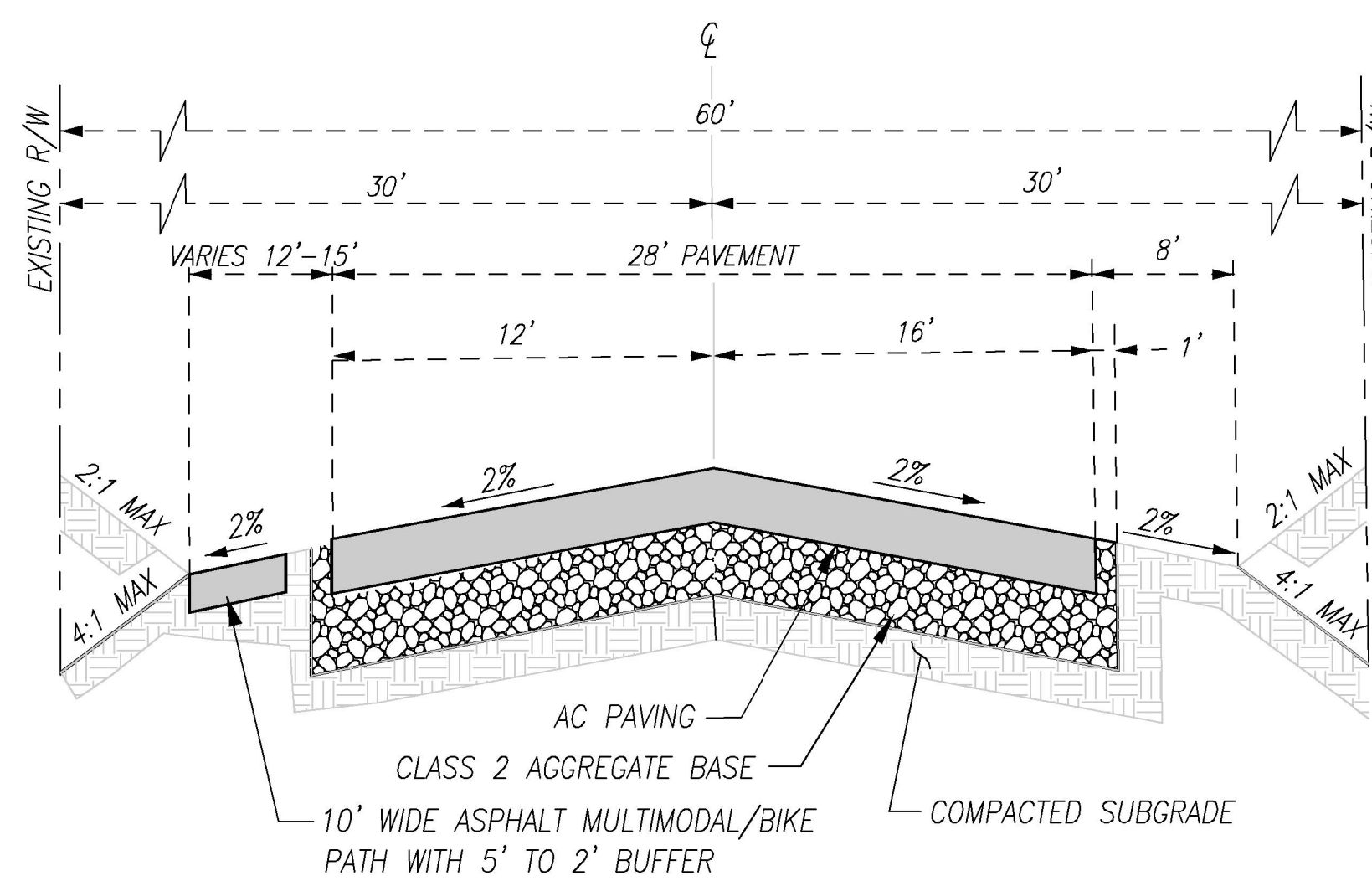
www.feiro.net
PREPARED UNDER THE DIRECT SUPERVISION OF:
Ronald K. Feiro
R.C.E. 52260
DATE

In the Unincorporated Territory of Riverside County
TENTATIVE TRACT MAP NO. 37269
SCHEDULE "A" SUBDIVISION
T7S R8E SEC 9 SBBM
86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034
FOR: **Thermal Beach Club**

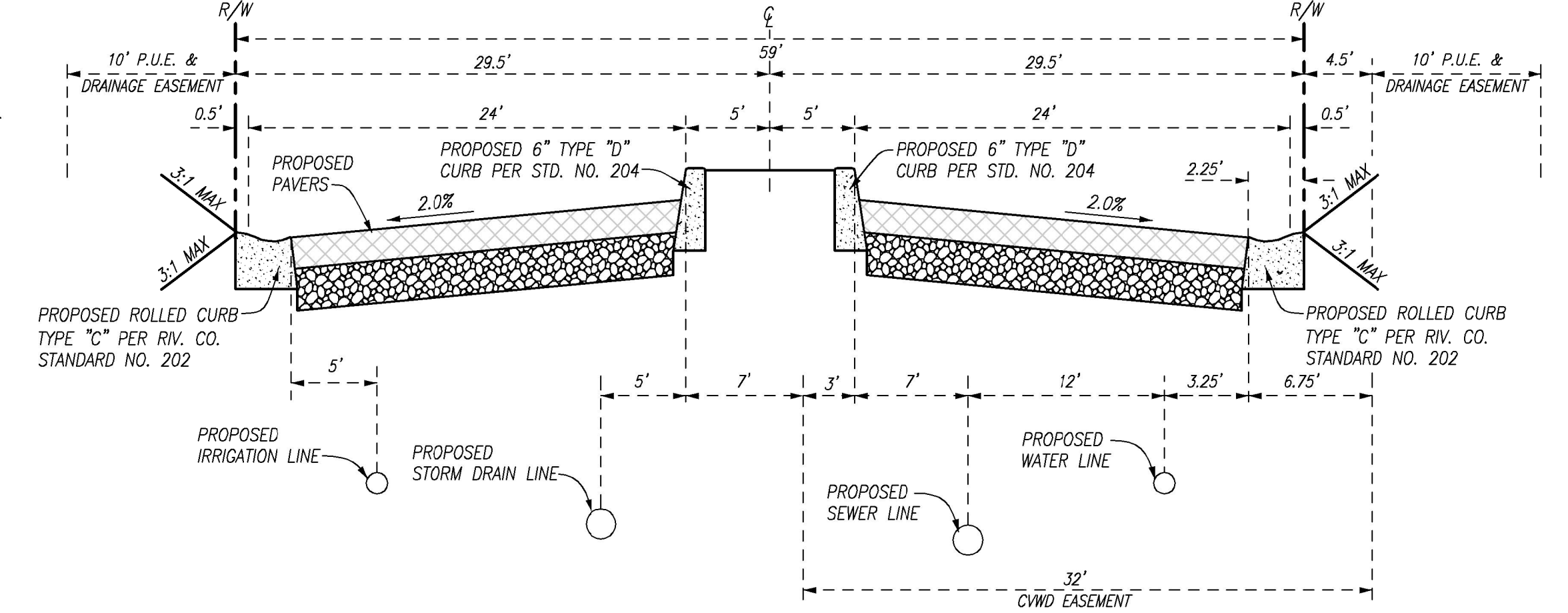
SHEET NUMBER:
1
OF 7 SHEETS
.DWG FILE:
1021T1M01
LAYOUT:
T1M01
JOB NUMBER:
102T-001



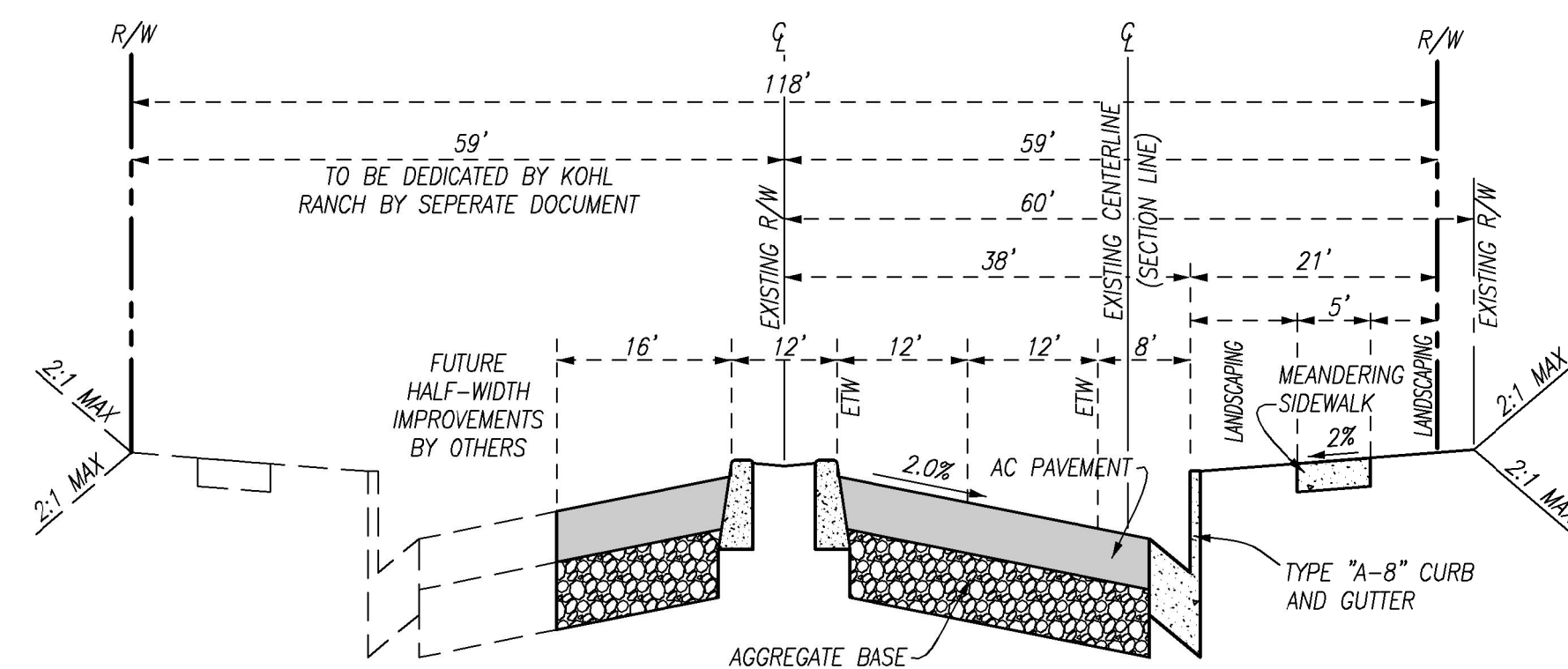
POLK STREET
PUBLIC STREET
NOT TO SCALE
RIV.CO. STD. NO. 92-ARTERIAL HIGHWAY (128' R/W)



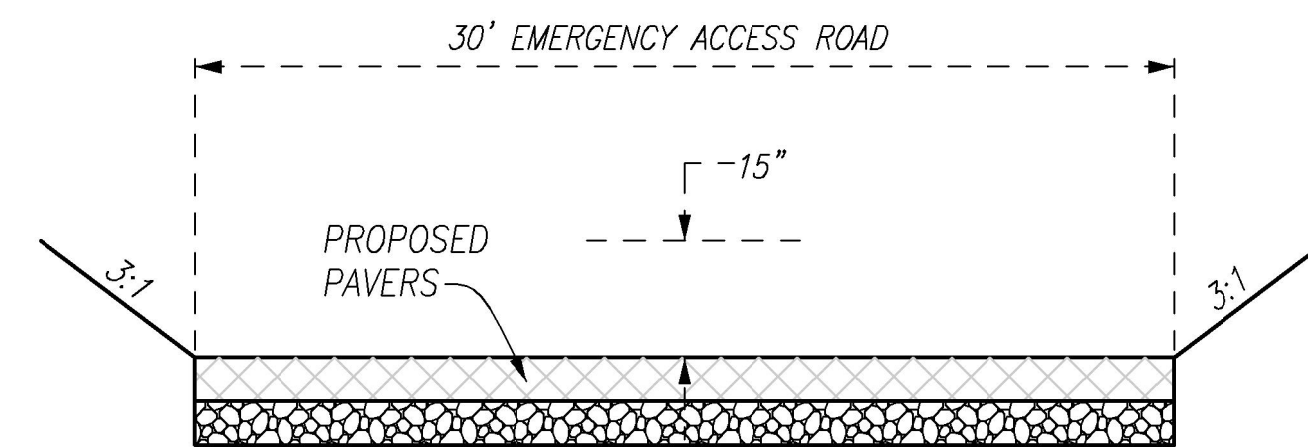
STREET SECTION D-D
POLK STREET
RIV.CO. STD. NO. 106-(MODIFIED)
NOT TO SCALE



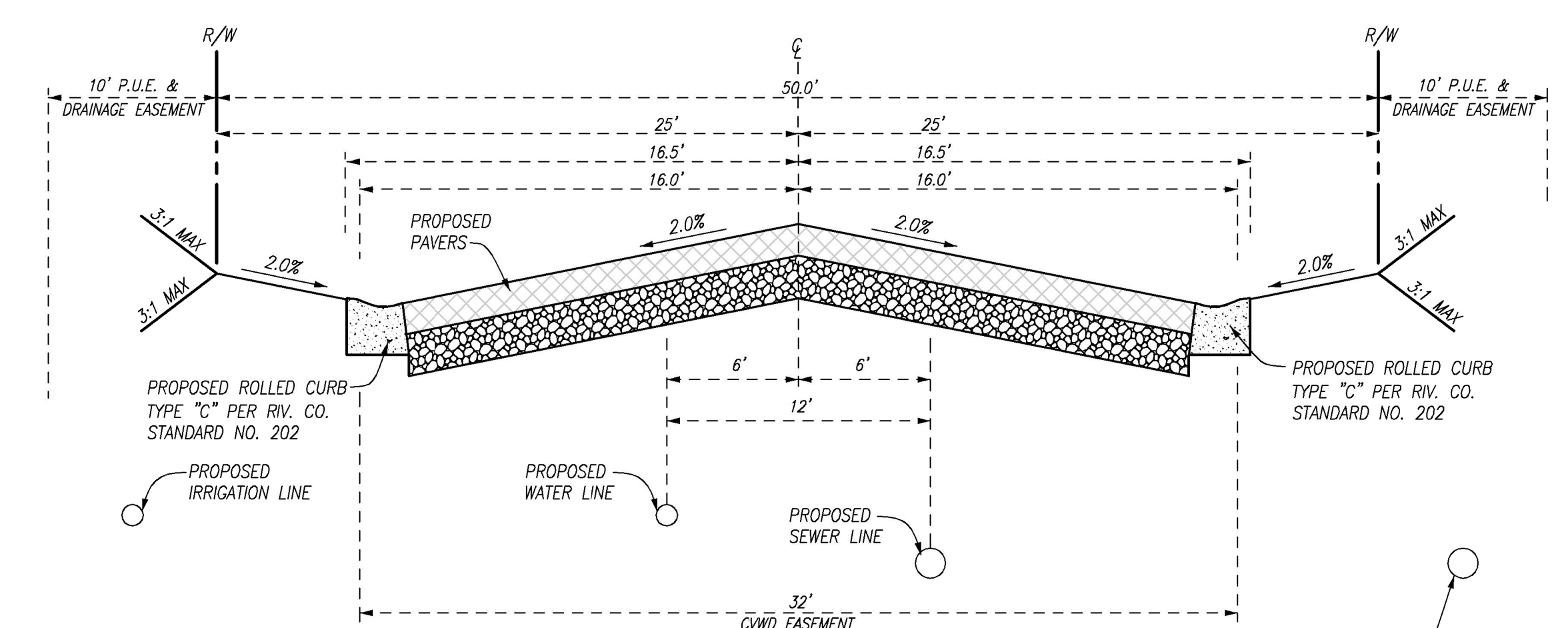
STREET SECTION A-A
PRIVATE STREET
NOT TO SCALE



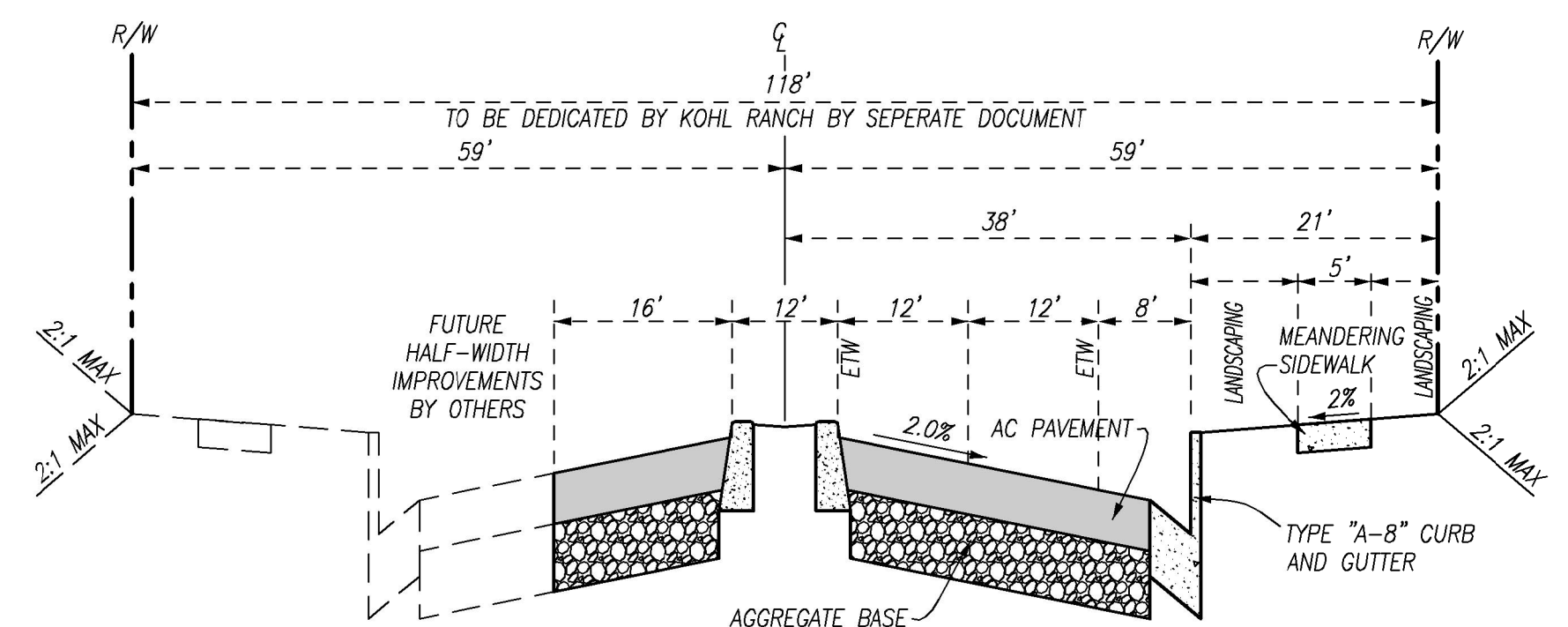
64TH AVENUE
PUBLIC STREET
NOT TO SCALE
RIV.CO. STD. NO. 93-MAJOR HIGHWAY (118' R/W)



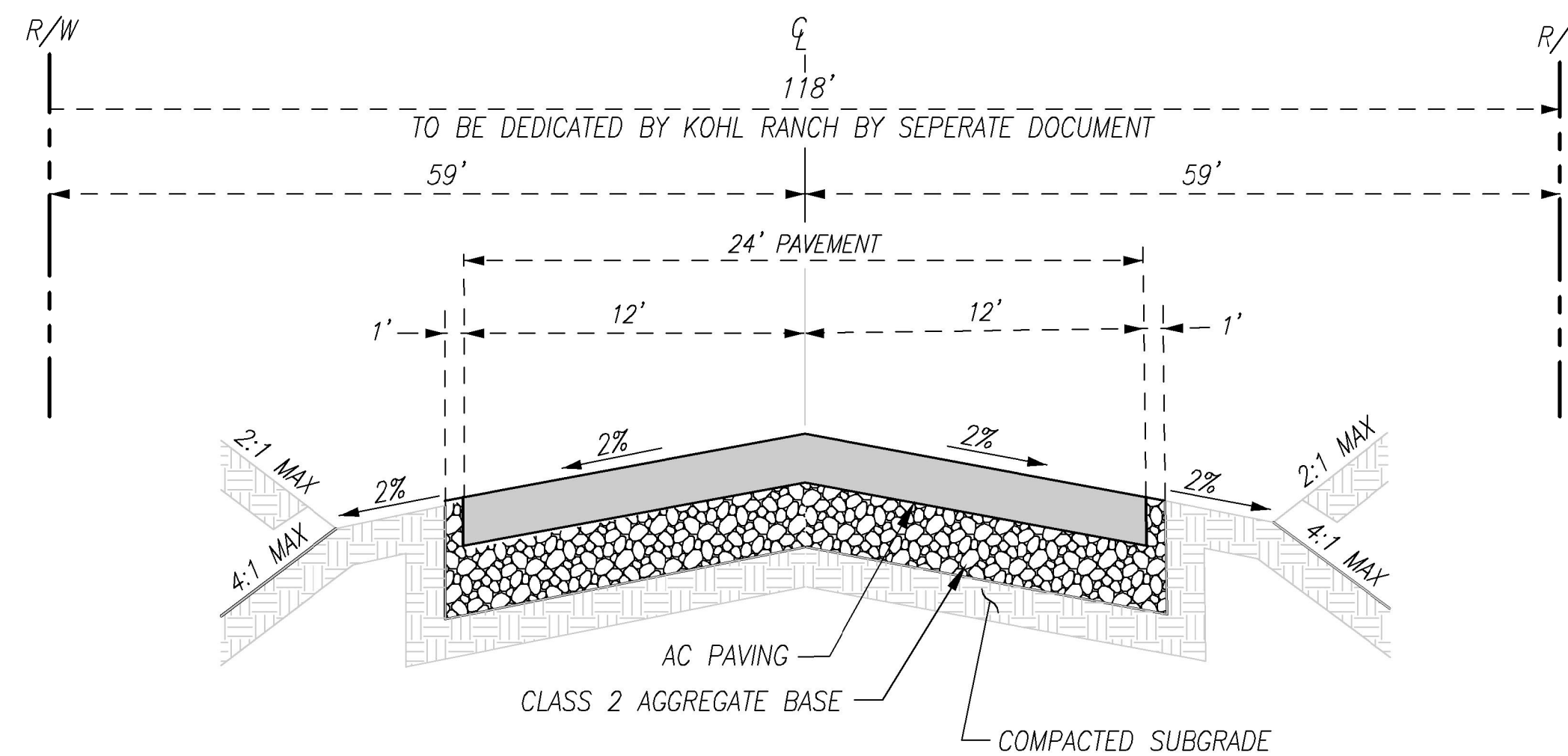
SECTION E-E
30' EMERGENCY ACCESS ROAD
NOT TO SCALE



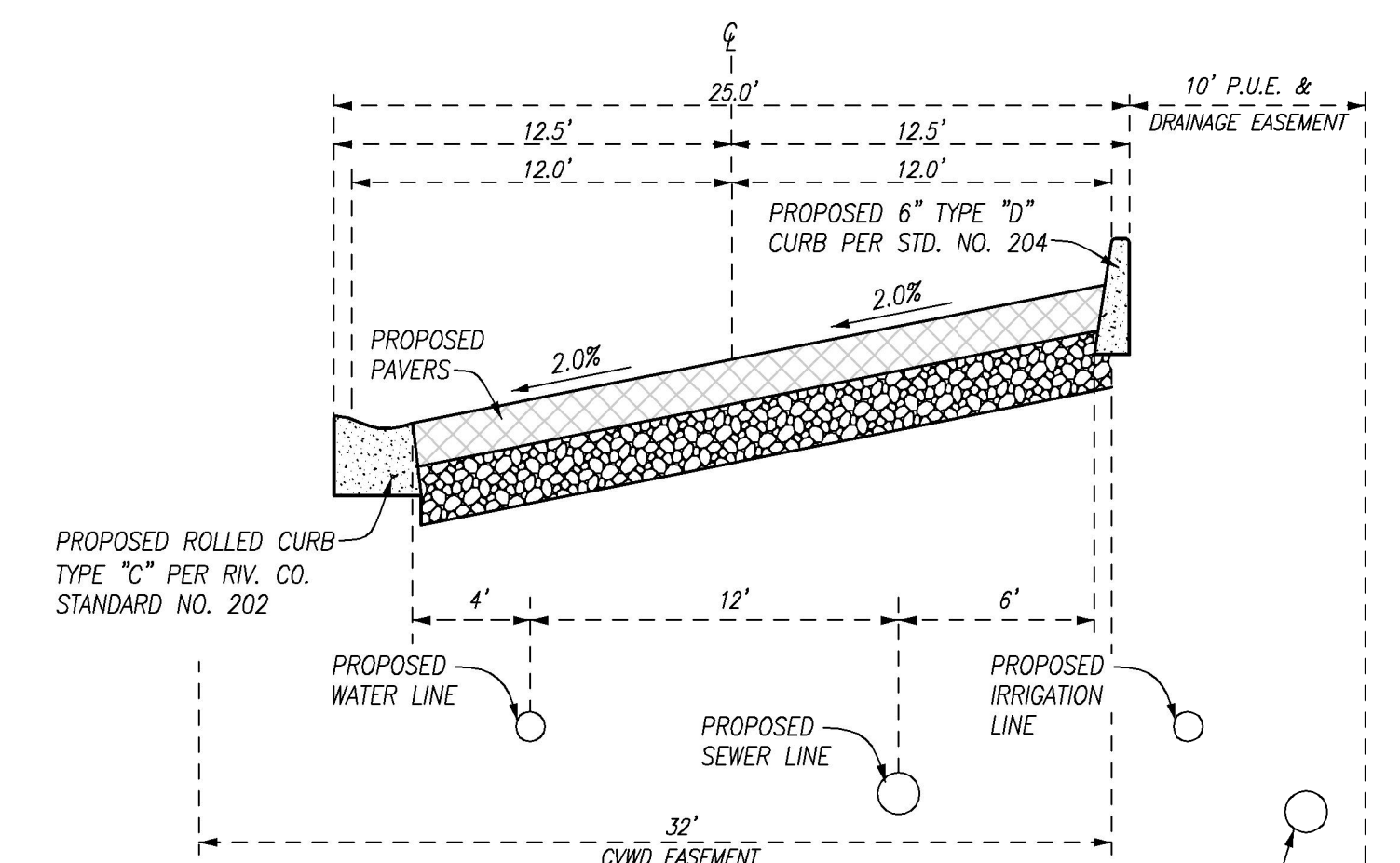
STREET SECTION B-B
PRIVATE STREET
NOT TO SCALE



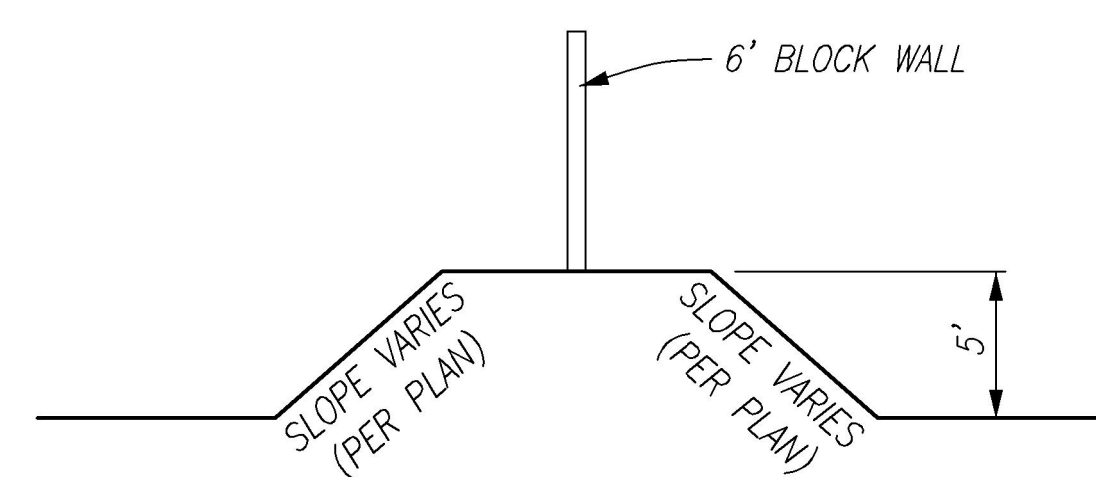
PUBLIC STREET (LOT AF) SPINE ROAD
NOT TO SCALE
RIV.CO. STD. NO. 93-MAJOR HIGHWAY (118' R/W)




STREET SECTION G-G
SERVICE ACCESS ROAD
NOT TO SCALE



STREET SECTION C-C
PRIVATE STREET
NOT TO SCALE



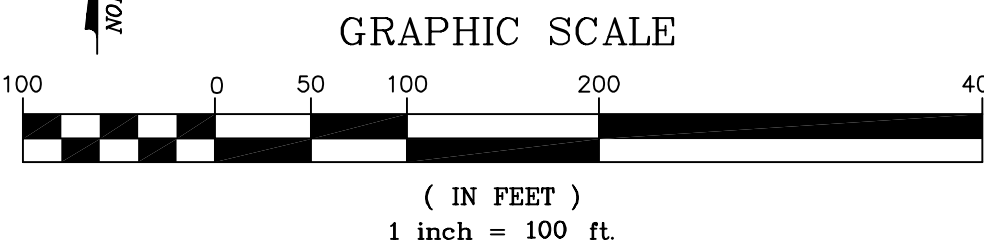
SECTION F-F
TYPICAL BERM DETAIL
NOT TO SCALE

 ENGINEERING, Inc. Ronald K. Feiro	Civil Engineering Land Surveying www.feiro.net PREPARED UNDER THE DIRECT SUPERVISION OF: R.C.E. 52260 DATE	P.O. Box 12980 Palm Desert, California 92255 (760) 346-8015 © Copyright 2018, Feiro Engineering, Inc.	In the Unincorporated Territory of Riverside County TENTATIVE TRACT MAP NO. 37269 SCHEDULE "A" SUBDIVISION T7S R8E SEC 9 SBBM 86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034 FOR: Thermal Beach Club	SHEET NUMBER: 2 OF 7 SHEETS .DWG FILE: 102111TMO1 LAYOUT: TMO1 JOB NUMBER: 102T-001
--	--	--	--	--

MATCHLINE- SEE SHEET 6

APN:751-040-010
LAND USE: MDR,OS-C,VHDR, ZONING: SP #303, VACANT

- LEGEND & ABBREVIATIONS:
- C CENTERLINE
 - PAD PROPERTY LINE
 - TH PAD ELEVATION
 - (99.9) TOP OF HEADWALL
 - 99.9 EXISTING ELEVATION
 - (99) PROPOSED ELEVATION
 - 99 EXISTING CONTOUR
 - 99 FINISH CONTOUR
 - 99 DRAINAGE SWALE
 - SD PROPERTY LINE / RIGHT-OF-WAY
 - SD CENTERLINE
 - SD STORMDRAIN LINE
 - S CATCH BASIN
 - S SEWER LINE
 - W WATER LINE
 - IRR IRRIGATION LINE
 - (E) EXISTING OVERHEAD POWER
 - (W) EXISTING WATER LINE
 - (S) EXISTING SEWER LINE
 - WM WATER METER
 - IM IRRIGATION METER
 - W WATER
 - PROPOSED PAVERS
 - PROPOSED PAVING
 - (W) APPROXIMATE LOCATION OF BOREHOLES PER SOILS REPORT
 - EG= EXISTING GROUND ELEVATION
 - WTL= EX. WATER TABLE ELEVATION



MATCHLINE- SEE SHEET 4



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PREPARED UNDER THE DIRECT SUPERVISION OF:
Ronald K. Feiro
R.C.E. 52260 DATE

In the Unincorporated Territory of Riverside County
TENTATIVE TRACT MAP NO. 37269
SCHEDULE "A" SUBDIVISION
T7S R8E SEC 9 SBBM
86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034
FOR: **Thermal Beach Club**

SHEET NUMBER:
3
OF 7 SHEETS
.DWG FILE:
102111TMD01
LAYOUT:
TTMD04
JOB NUMBER:
102T-001

MATCHLINE- SEE SHEET 3

APN:751-070-034

SURF BAY
20.56 ACRES

SURF - 3

SURF - 2

SURF - 1

CLUB HOUSE AREA
4.19 ACRES

BUNGALOWS

SERVICE GATE

OPEN SPACE

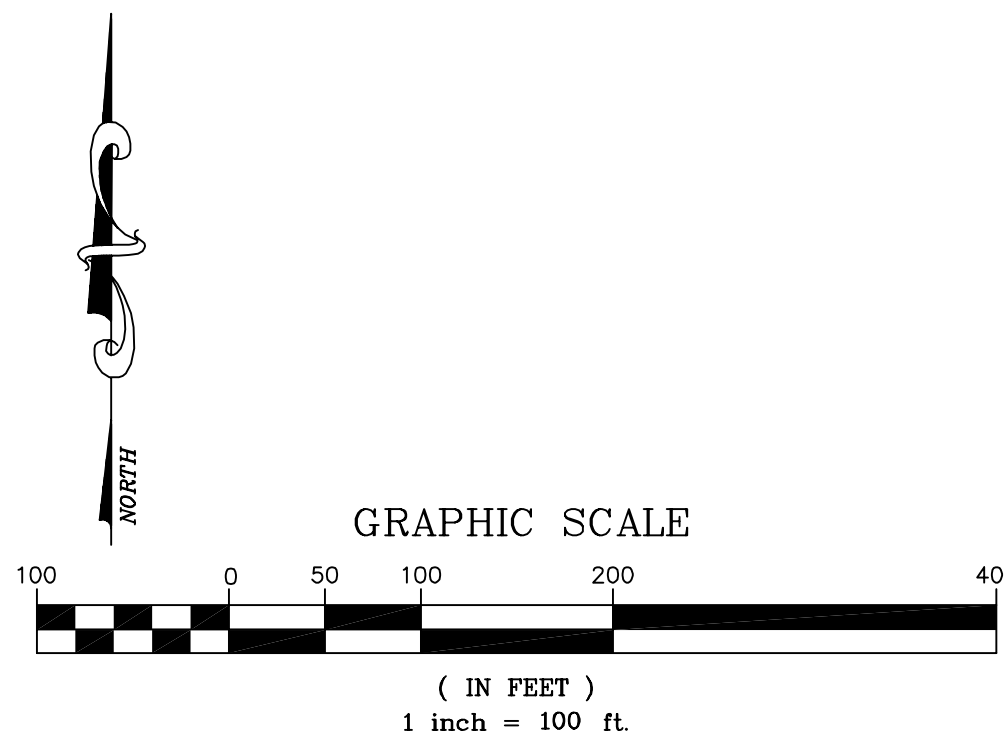
APN:751-070-033
NOT A PART
UNDISTURBED


MATCHLINE- SEE SHEET 5

LEGEND & ABBREVIATIONS:

- C CENTERLINE
P PROPERTY LINE
PAD PAD ELEVATION
TH TOP OF HEADWALL
(99.9) EXISTING ELEVATION
(99) PROPOSED ELEVATION
(99) EXISTING CONTOUR
99 FINISH CONTOUR
DRAINAGE SWALE
PROPERTY LINE / RIGHT-OF-WAY
CENTERLINE
SD STORMDRAIN LINE
CATCH BASIN
S SEWER LINE
W WATER LINE
IRR IRRIGATION LINE
(E) EXISTING OVERHEAD POWER
(W) EXISTING WATER LINE
(S) EXISTING SEWER LINE
WM WATER METER
IM IRRIGATION METER
WATER
PROPOSED PAVERS
PROPOSED PAVING
APPROXIMATE LOCATION OF BOREHOLES PER SOILS REPORT
EG= EXISTING GROUND ELEVATION
WTL= EX. WATER TABLE ELEVATION

APN:749-320-001
LAND USE: IND
ZONING: A-1-10
VACANT





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PREPARED UNDER THE DIRECT SUPERVISION OF:
Ronald K. Feiro
R.C.E. 52260 DATE

P.O. Box 12980
Palm Desert, California 92255
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In the Unincorporated Territory of Riverside County
TENTATIVE TRACT MAP NO. 37269
SCHEDULE "A" SUBDIVISION
T7S R8E SEC 9 SBBM
86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034
FOR: **Thermal Beach Club**

SHEET NUMBER:
4
OF 7 SHEETS
.DWG FILE:
10211001-Plan
LAYOUT:
TTM03
JOB NUMBER:
1021-001

MATCHLINE- SEE SHEET 4

APN:751-070-033
NOT A PART
UNDISTURBED

TENTATIVE TRACT
NO. 33487

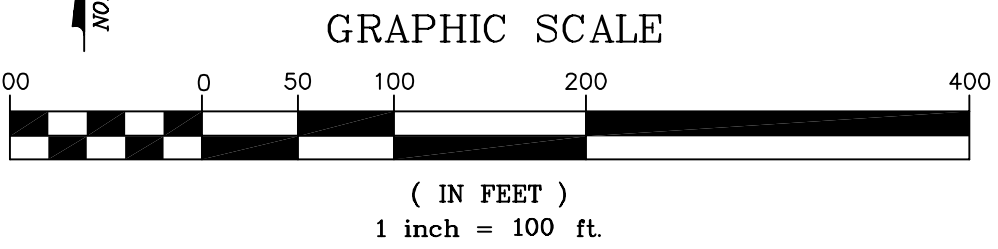
APN:751-200-018
LAND USE: IND
ZONING: A-1-10
EXISTING MOBILE HOMES

THE CVWD AVENUE 66
DRAINS ARE LOCATED SOUTH
OF AVENUE 66 AND WILL
NOT BE AFFECTED BY THE
PROPOSED DEVELOPMENT.

APN:751-200-012
LAND USE: IND
ZONING: A-1-10
VACANT

LEGEND & ABBREVIATIONS:

- C CENTERLINE
P PROPERTY LINE
PAD PAD ELEVATION
TH TOP OF HEADWALL
(99.9) EXISTING ELEVATION
99.9 PROPOSED ELEVATION
(99) EXISTING CONTOUR
99 FINISH CONTOUR
DRAINAGE SWALE
PROPERTY LINE / RIGHT-OF-WAY
CENTERLINE
SD STORMDRAIN LINE
CATCH BASIN
S SEWER LINE
W WATER LINE
IRR IRRIGATION LINE
(E) EXISTING OVERHEAD POWER
(W) EXISTING WATER LINE
(S) EXISTING SEWER LINE
WM WATER METER
IM IRRIGATION METER
WATER
PROPOSED PAVERS
PROPOSED PAVING
APPROXIMATE LOCATION OF
BOREHOLES PER SOILS REPORT
EG= EXISTING GROUND ELEVATION
WTL= EX. WATER TABLE ELEVATION



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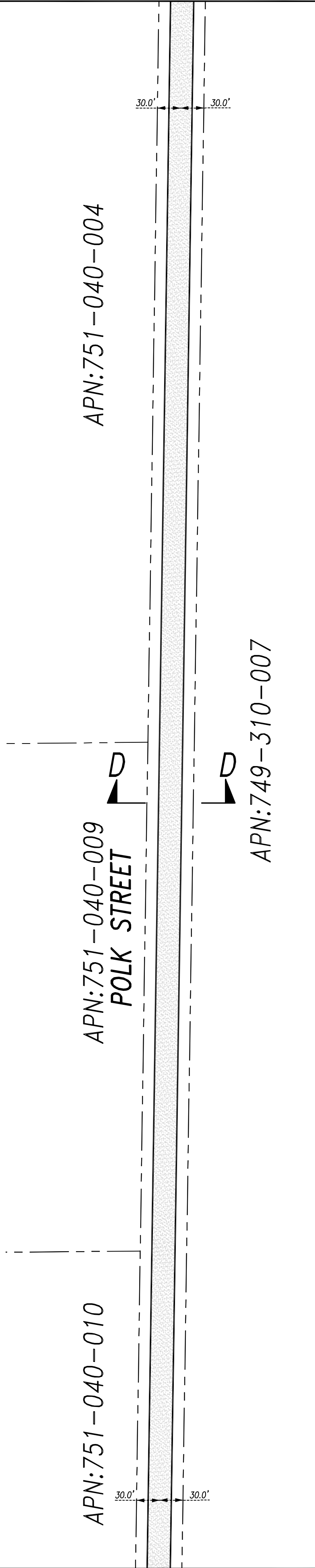
R.C.E. 52260 DATE

In the Unincorporated Territory of Riverside County
TENTATIVE TRACT MAP NO. 37269
SCHEDULE "A" SUBDIVISION
T7S R8E SEC 9 SBBM
86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034
FOR: **Thermal Beach Club**

SHEET NUMBER:
5
OF 7 SHEETS
.DWG FILE:
102111TM01
LAYOUT:
TTM02
JOB NUMBER:
102T-001

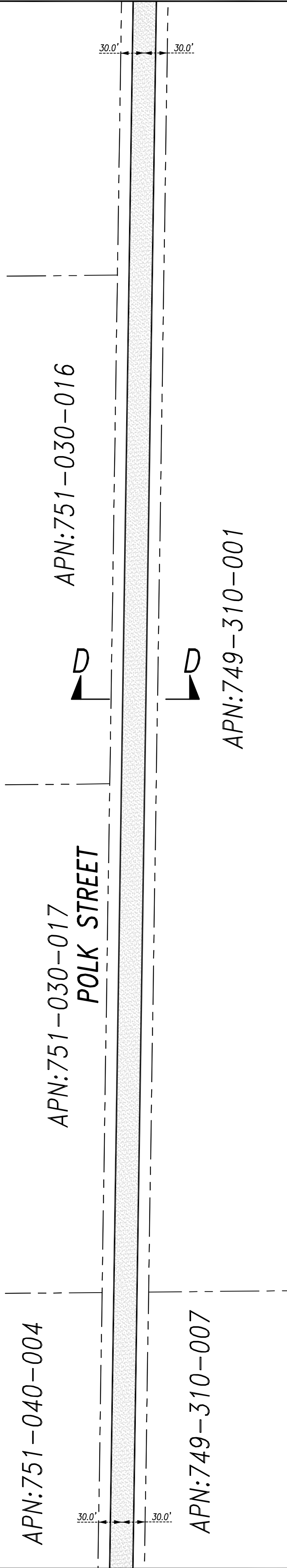
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MATCHLINE- SEE MIDDLE BOTTOM

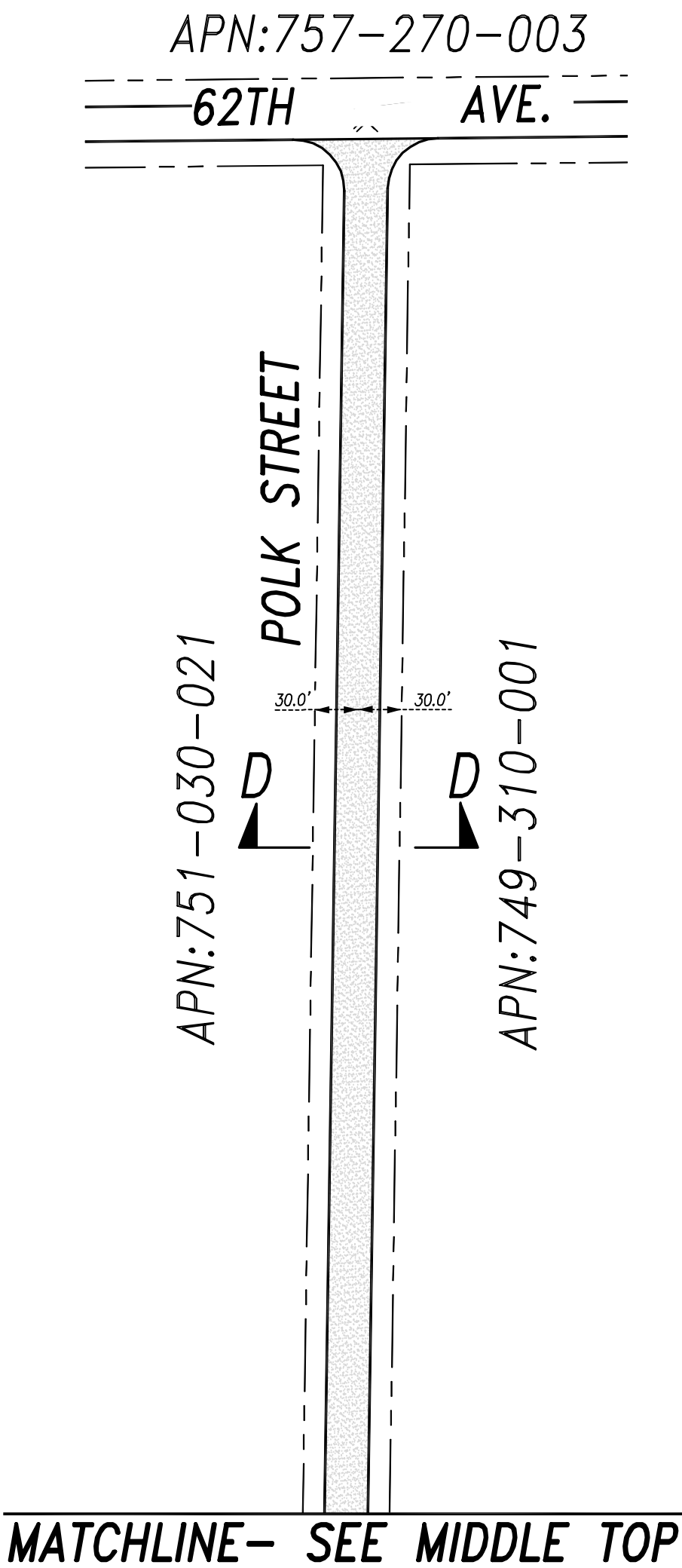


MATCHLINE- SEE SHEET 3

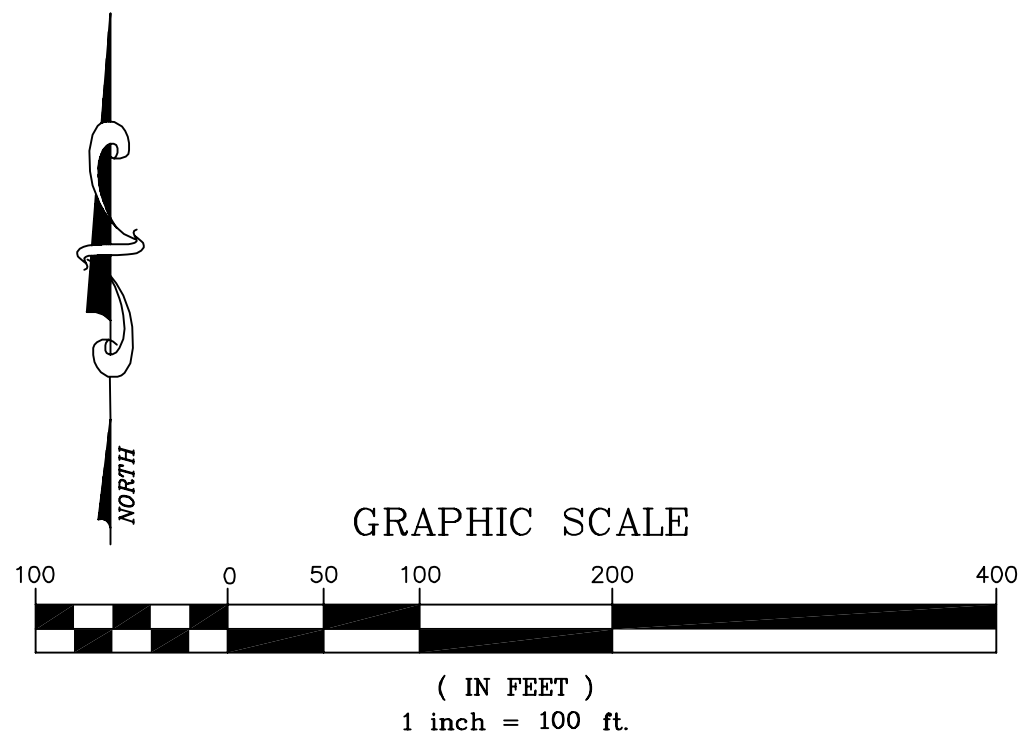
MATCHLINE- SEE RIGHT BOTTOM



MATCHLINE- SEE TOP LEFT




MATCHLINE- SEE MIDDLE TOP



LEGEND & ABBREVIATIONS:

- C CENTERLINE
- PL PROPERTY LINE
- PAD PAD ELEVATION
- TH TOP OF HEADWALL
- (99.9) EXISTING ELEVATION
- 99.9 PROPOSED ELEVATION
- (99) EXISTING CONTOUR
- 99 FINISH CONTOUR
- DRAINAGE SWALE
- PROPERTY LINE / RIGHT-OF-WAY
- CENTERLINE
- SD STORMDRAIN LINE
- CATCH BASIN
- S SEWER LINE
- W WATER LINE
- IRR IRRIGATION LINE
- (E) EXISTING OVERHEAD POWER
- (W) EXISTING WATER LINE
- (S) EXISTING SEWER LINE
- WM WATER METER
- IM IRRIGATION METER
- WATER
- PROPOSED PAVERS
- PROPOSED PAVING
- (W) APPROXIMATE LOCATION OF BOREHOLES PER SOILS REPORT
- EQ= EXISTING GROUND ELEVATION
- WTL= EX. WATER TABLE ELEVATION

	Civil Engineering Land Surveying www.feiro.net	P.O. Box 12980 Palm Desert, California 92255 (760) 346-8015 © Copyright 2018, Feiro Engineering, Inc.	In the Unincorporated Territory of Riverside County	SHEET NUMBER: 6
	TENTATIVE TRACT MAP NO. 37269			OF 7 SHEETS
	SCHEDULE "A" SUBDIVISION T7S R8E SEC 9 SBBM			.DWG FILE: 102111TM01
	86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034			LAYOUT: TTM06
PREPARED UNDER THE DIRECT SUPERVISION OF: Ronald K. Feiro R.C.E. 52260 DATE			FOR: Thermal Beach Club	JOB NUMBER: 1021-001

BUNGALOWS (NORTH)–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	4000	4000	100%
2	4000	4000	100%
3	4000	4000	100%
4	4598	4317	94%
5	4156	3908	85%
6	4142	3893	94%
7	4142	4142	100%
8	4142	4142	100%
9	4142	3893	94%
10	4142	3893	94%
11	4142	4142	100%
12	4142	4142	100%
13	4142	4142	100%
14	4142	4142	100%
15	4142	3881	94%
16	4142	3893	94%
17	4142	4142	100%
18	4142	4142	100%
19	4142	3893	94%
20	4142	4142	100%
21	4142	3881	94%
22	4142	3893	94%
23	4142	3893	94%
24	4142	4142	100%
25	4142	4142	100%
26	4142	4142	100%
27	4142	4142	100%
28	4000	4000	100%
29	4000	4000	100%
30	4000	4000	100%
31	4000	4000	100%
32	4000	4000	100%
33	4000	4000	100%
34	4000	4000	100%
35	4000	4000	100%
36	4007	4007	100%
37	4000	4000	100%
38	4000	4000	100%
39	4000	4000	100%
40	4000	4000	100%
41	4000	4000	100%


VILLAS–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	5232	5232	100%
2	5477	5477	100%
3	5500	5500	100%
4	5500	5500	100%
5	5500	5500	100%
6	5672	5672	100%
7	5656	5656	100%
8	5656	5656	100%
9	5520	5520	100%
10	5922	5922	100%
11	6239	6239	100%
12	6239	6239	100%
13	5822	5822	100%
14	5839	5839	100%
15	5896	5896	100%
16	5896	5896	100%
17	5896	5896	100%
18	5896	5896	100%
19	5896	5896	100%
20	5993	5993	100%
21	6501	6501	100%
22	6445	6445	100%
23	6445	6445	100%
24	6445	6445	100%
25	5840	5840	100%
26	5840	5840	100%
27	5754	5754	100%
28	5754	5754	100%
29	5754	5754	100%
30	5754	5754	100%
31	6359	6359	100%
32	6812	6812	100%
33	6812	6812	100%
34	6812	6812	100%
35	5754	5754	100%
36	6176	6176	100%
37	5500	4900	89%
38	5500	5500	100%
39	5500	5500	100%
40	5632	5632	100%
41	5679	5679	100%
42	5679	5679	100%
43	5516	5516	100%
44	5312	5312	100%
45	5911	5911	100%
46	5911	5911	100%
47	5911	5911	100%
48	5534	5534	100%
49	5760	5760	100%
50	5760	5760	100%
51	5760	5760	100%
52	5760	5760	100%
53	5736	5736	100%
54	7530	7530	100%
55	6382	6382	100%
56	6382	6382	100%
57	5978	5978	100%
58	5738	5738	100%
59	5738	5738	100%
60	5738	5738	100%
61	5738	5738	100%
62	5715	5715	100%
63	6782	6782	100%
64	7822	7001	89%
65	7400	7400	100%

CUSTOM BEACH ESTATES–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	7200	7200	100%
2	8173	8173	100%
3	8433	8433	100%
4	8433	8433	100%
5	8433	8433	100%
6	8433	8433	100%
7	7211	7211	100%
8	8227	8227	100%
9	8353	8353	100%
10	8618	8618	100%
11	7560	7560	100%
12	7560	7560	100%
13	7560	7560	100%
14	7666	7666	100%
15	8093	8093	100%
16	7991	7991	100%
17	7660	7660	100%
18	7871	7871	100%
19	7832	7832	100%
20	7832	7832	100%
21	7832	7832	100%
22	8116	8116	100%
23	8691	8691	100%
24	8676	8676	100%
25	8449	8449	100%
26	8134	8134	100%
27	7253	7253	100%
28	7349	7349	100%
29	7349	7349	100%
30	7295	7295	100%

NEWPORT ESTATES–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	7200	7200	100%
2	7200	7200	100%
3	7200	7200	100%
4	7200	7200	100%
5	7200	7200	100%
6	7200	7200	100%
7	7200	7200	100%
8	7200	7200	100%
9	7200	7200	100%
10	7200	7200	100%
11	7200	7200	100%
12	7200	7200	100%
13	7200	7200	100%
14	7200	7200	100%
15	7200	7200	100%
16	7200	7200	100%
17	7200	7200	100%
18	7200	7200	100%
19	7200	7200	100%
20	7200	7200	100%
21	7200	7200	100%
22	8313	8313	100%
23	8694	8694	100%
24	8710	8350	95%
25	8303	7762	93%
26	7440	7080	95%
27	7200	7200	100%
28	8115	8115	100%
29	8709	8709	100%
30	8711	8711	100%
31	8658	8658	100%

OFF NEWPORT ESTATES–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	7200	7200	100%
2	7200	7200	100%
3	7200	7200	100%
4	7200	7200	100%
5	7200	7200	100%
6	7200	7200	100%
7	7200	7200	100%
8	7200	7200	100%
9	7200	7200	100%
10	7200	7200	100%
11	7200	7200	100%
12	7200	7200	100%
13	7200	7200	100%
14	7200	7200	100%
15	7200	7200	100%
16	7200	7200	100%
17	7200	7200	100%

BUNGALOWS (SOUTH)–LOT AREA TABLE			
LOT #	AREA (SF)	USUABLE AREA (SF)	% USUABLE AREA
1	4000	4000	100%
2	4000	4000	100%
3	4000	4000	100%
4	4000	4000	100%
5	4000	4000	100%
6	4000	4000	100%
7	4000	4000	100%
8	4000	4000	100%
9	4000	4000	100%
10	4000	4000	100%
11	4000	4000	100%
12	4000	4000	100%
13	4000	4000	100%
14	4000	4000	100%
15	4000	4000	100%
16	4000	4000	100%
17	4000	4000	100%
18	4000	4000	100%
19	4000	4000	100%
20	4000	4000	100%
21	4000	4000	100%
22	4000	4000	100%
23	4000	4000	100%
24	4000	4000	100%



FEIRO
ENGINEERING, Inc

Civil Engineering
Land Surveying

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(760) 346-8015

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PREPARED UNDER THE DIRECT SUPERVISION OF:

Ronald K. Feiro

R.C.E. 52260

DATE

In the Unincorporated Territory of Riverside County

TENTATIVE TRACT MAP NO. 37269

SCHEDULE "A" SUBDIVISION

T7S R8E SEC 9 SBBM

86310 66TH Avenue, Thermal, CA 92274; APN 751-070-033 AND 751-070-034

FOR: Thermal Beach Club

SHEET NUMBER:

7

OF 7 SHEETS

.DWG FILE:

102111TM01

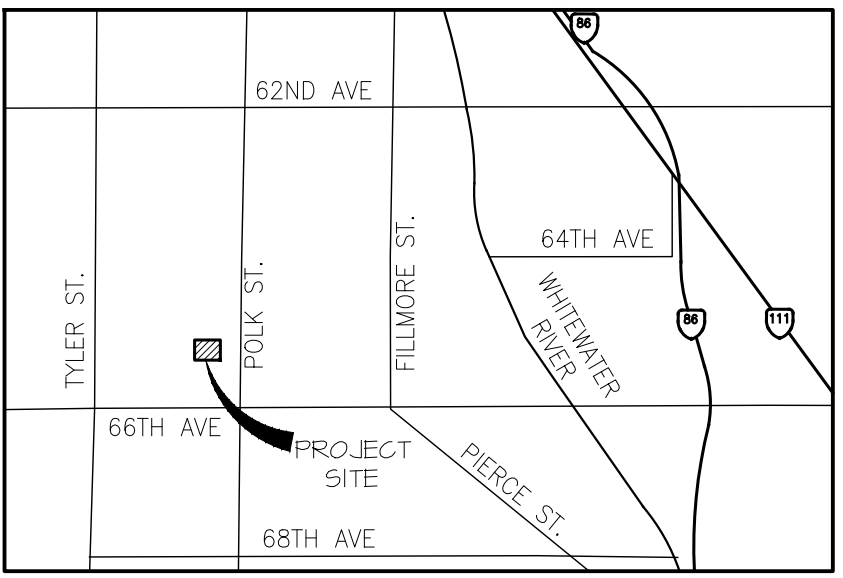
LAYOUT:

TTM06

JOB NUMBER:

102T-001

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN NO. PPT 180037
LOCATED IN SECTION 9, T. 7S., R. 8E., S.B.M.



VICINITY MAP
NTS

OWNER/APPLICANT

KOHL RANCH COMPANY, LLC
11812 SAN VICENTE BLVD, SUITE 510
LOS ANGELES, CA 90044
CONTACT: JEFF DINKIN
PHONE: 310-216-1300

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: JENNIFER GILLEN
PHONE: 951-320-6041

LAND USE

EXISTING LAND USE: VACANT
EXISTING ZONING: SP

PROPOSED LAND USE: SP
PROPOSED ZONING: SP

SCHOOL DISTRICT

COACHELLA VALLEY
UNIFIED SCHOOL DISTRICT

A.P.N.

751-070-033
751-070-034

AREA

PARGEL	GROSS	NET
PARGEL 1	31.53 AC	31.53 AC

LEGAL DESCRIPTION

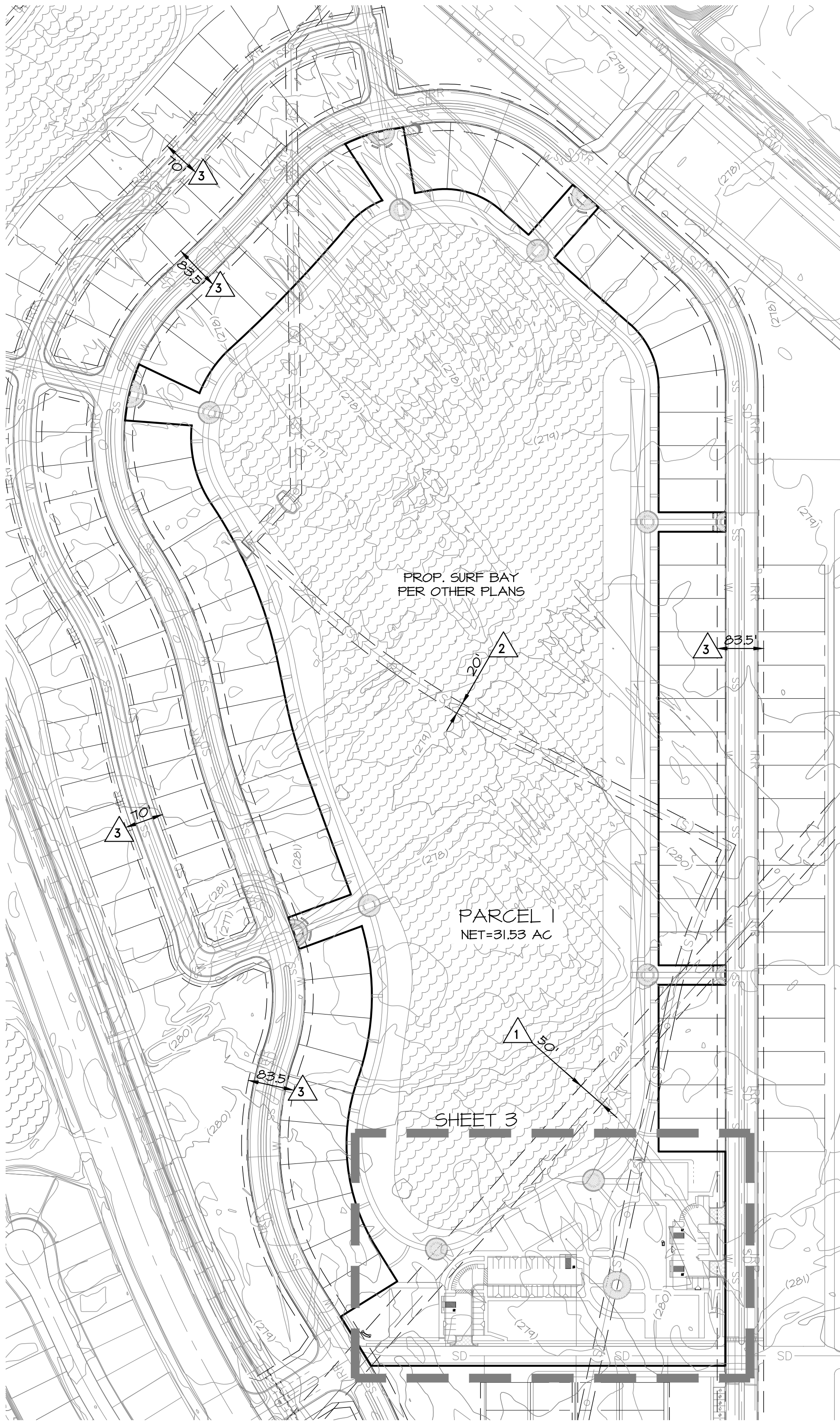
A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

UTILITY PROVIDERS

WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
ELECTRICAL	IMPERIAL IRRIGATION DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER
CABLE T.V.	SPECTRUM

SHEET INDEX

SHEET 1	-	TITLE SHEET
SHEET 2	-	PLOT PLAN
SHEET 3	-	CONCEPTUAL GRADING & DRAINAGE
SHEET 4	-	GRADING SECTIONS



INDEX MAP
1"=150'

LEGEND

- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER PER OTHERS
- PROPOSED STORM DRAIN PER OTHERS
- PROPOSED WATER PER OTHERS
- PROPOSED IRRIGATION LINE PER OTHERS
- PROPOSED ADA PATH OF TRAVEL

- PROP. CONC
- PROP. LANDSCAPE
- PROP. WATER PER OTHERS

ABBREVIATIONS

- AC ACRE
- C&G CURB AND GUTTER
- C/L CENTERLINE
- EX. EXISTING
- IRR IRRIGATION LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SF SQUARE FEET
- SWR SANITARY SEWER
- S/W SIDEWALK
- TYP. TYPICAL
- WTR WATER

PROJECT DESCRIPTION

THE THERMAL BEACH CLUB IS A PRIVATE RESIDENTIAL DEVELOPMENT INTENDED FOR USE AS VACATION HOMES. THERE MAY BE SOME SEMI-PUBLIC (NON-COMMERCIAL) EVENTS OCCURRING FROM TIME TO TIME. THESE EVENTS WILL CONSIST OF SURFING DEMONSTRATIONS FOR THERMAL BEACH CLUB RESIDENTS AND THEIR GUESTS. THE CLUBHOUSE, OTHERWISE KNOWN AS "THE VILLAGE" WILL PROVIDE AMENITIES TO SERVE THE THERMAL BEACH CLUB RESIDENTS AND THEIR GUESTS. DEVELOPER WILL BE BUILDING AND SELLING SEMI-CUSTOM HOMES TO PROSPECTIVE RESIDENTS. LOTS WILL NOT BE OFFERED FOR SALE INDIVIDUALLY WITHOUT THE HOME. ONLY THERMAL BEACH CLUB RESIDENTS, THEIR FAMILIES AND THEIR GUESTS WILL HAVE ACCESS TO THE LAGOON AND SURF.

GENERAL INFORMATION

- THOMAS BROS. MAP BOOK PAGE 5591 GRID: F5, F6, F7, G5, G6, AND G7.
- PROJECT IS WITHIN A SPECIFIC PLAN.
- EASEMENTS OF RECORD ARE PLOTTED HEREON.
- THERE ARE NO EXISTING WELLS ON THE PROPERTY.
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
- LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
- NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
- FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL 06065C2910H.
- LAND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- LAND IS SUBJECT TO LIQUEFACTION.
- ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
- THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".

EASEMENT NOTES

- 50' WIDE EASEMENT GRANTED TO THE COACHELLA VALLEY WATER DISTRICT TO BUILD AND MAINTAIN AN UNDERGROUND PIPELINE IN THE DOCUMENT RECORDED JUNE 6, 1965 AS INSTRUMENT NO. 10345.
- 20' WIDE EASEMENT GRANTED TO THE COACHELLA VALLEY WATER DISTRICT TO BUILD AND MAINTAIN AN UNDERGROUND PIPELINE IN THE DOCUMENT RECORDED NOVEMBER 3, 2004 AS INSTRUMENT NO. 03-873775 OF OFFICIAL RECORDS.
- PROPOSED PUBLIC UTILITY EASEMENT PER TTM 37269.

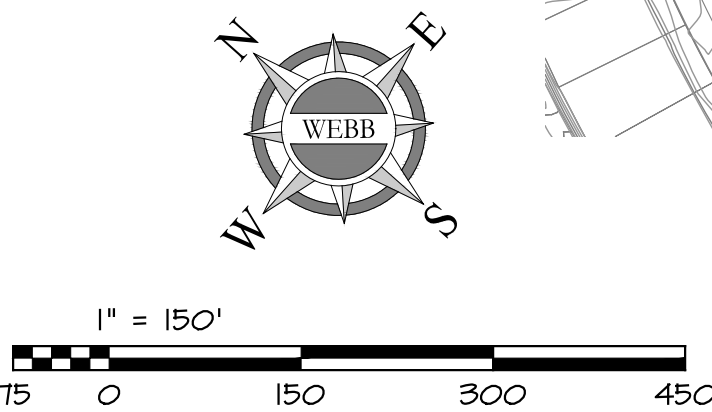
PARKING STALL REQUIREMENTS AND SQUARE FOOTAGE TABULATIONS:

BUILDING 1					
BUILDING USE	SQ. FOOTAGE	STALLS PER SQUARE FOOT	# OF STALL	SQUARE FOOT PER OCCUPANT	# OF PEOPLE
SPA	1,000	1 STALL/200 SQ. FT.	35	100 SQ. FT./PERSON	70
EXERCISE	4,000	1 STALL/200 SQ. FT.	20	50 SQ. FT./PERSON	80
LOCKERS	4,000	1 STALL/200 SQ. FT.	20	50 SQ. FT./PERSON	80
DECK	1,000	1 STALL/250 SQ. FT.	4	15 SQ. FT./PERSON	61
TOTALS:	16,000		79		291
BUILDING 2					
BUILDING USE	SQ. FOOTAGE	STALLS PER SQUARE FOOT	# OF STALL	SQUARE FOOT PER OCCUPANT	# OF PEOPLE
POOL	5,000	1 STALL/250 SQ. FT.	20	50 SQ. FT./PERSON	100
DECK	2,000	1 STALL/250 SQ. FT.	8	15 SQ. FT./PERSON	133
BAR	1,000	1 STALL/45 SQ. FT.	22	15 SQ. FT./PERSON	61
TOTALS:	8,000		51		300
BUILDING 3					
BUILDING USE	SQ. FOOTAGE	STALLS PER SQUARE FOOT	# OF STALL	SQUARE FOOT PER OCCUPANT	# OF PEOPLE
ADMIN	1,000	1 STALL/200 SQ. FT.	5	100 SQ. FT./PERSON	10
DINING	4,300	1 STALL/30 SQ. FT.	144	15 SQ. FT./PERSON	287
KITCHEN	600	1 STALL/45 SQ. FT.	14	200 SQ. FT./PERSON	3
TOTALS:	5,900		163		300
BUILDING 4					
BUILDING USE	SQ. FOOTAGE	STALLS PER SQUARE FOOT	# OF STALL	SQUARE FOOT PER OCCUPANT	# OF PEOPLE
RETAIL	2,000	5.5 STALL/1,000 SQ. FT.	11	30 SQ. FT./PERSON	67
RESTAURANT	1,300	1 STALL/45 SQ. FT.	29	15 SQ. FT./PERSON	87
BAR	1,000	1 STALL/45 SQ. FT.	23	15 SQ. FT./PERSON	67
KITCHEN	200	1 STALL/45 SQ. FT.	5	200 SQ. FT./PERSON	1
TOTALS:	4,500		68		222

TOTAL SQUARE FOOTAGE : 34,400 SF

PARKING STALL TABULATION
PARKING STALLS REQUIRED: 361
PARKING STALLS PROVIDED: 361
GOLF PARKING STALLS PROVIDED: 30
TOTAL PARKING STALLS PROVIDED: 391

TOTAL NUMBER OF PEOPLE : 1,110




THERMAL BEACH CLUB

COUNTY OF RIVERSIDE

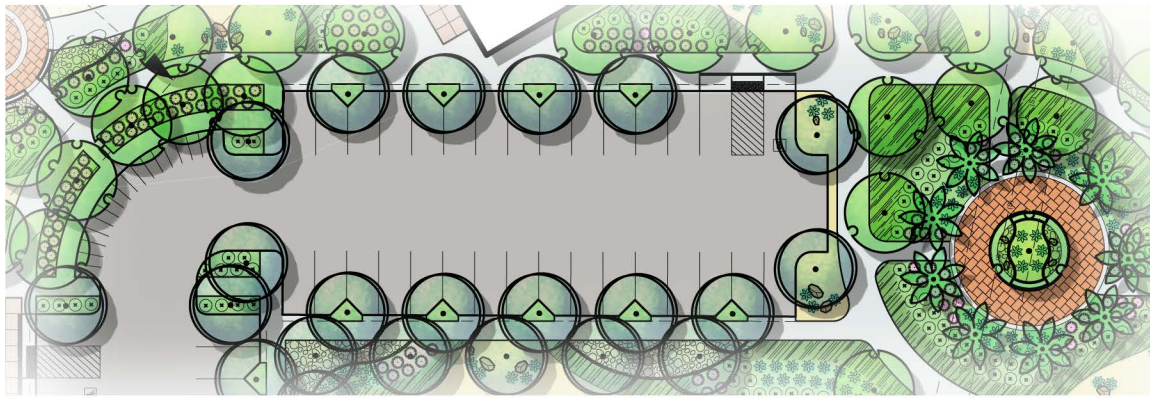
PLOT PLAN NO. PPT 180037
TITLE SHEET

SCALE: 1"=150'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	W.O. 17-0409
DATE: 6/19/19	3788 MCCRAY STREET	RIVERSIDE, CA 92506	SHEET 1
DESIGNED: AYS	PH. (951) 686-1070		OF 4 SHEETS
CHECKED: JRG	FAX (951) 788-1256		
PLN CK REF: F.B.			DWG. NO.



	PROP. CONC
	PROP. LANDSCAPE
	PROP. WATER PER OTHERS

[illegible]



PLOT PLAN CONCEPTUAL LANDSCAPE PLAN

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

PROJECT NO: 17-0409
DATE PREPARED: 06/18/2019

LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROWDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.

OWNER/APPLICANT

KOHL RANCH COMPANY, LLC
11812 SAN VICENTE BLVD. SUITE 510
LOS ANGELES, CA. 90049

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506

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ENLARGEMENTS.....4
ENLARGEMENTS.....5
PARKING LOT SHADE REQUIREMENTS/HYDROZONE MAP & WATER CALCULATIONS6

VICINITY MAP

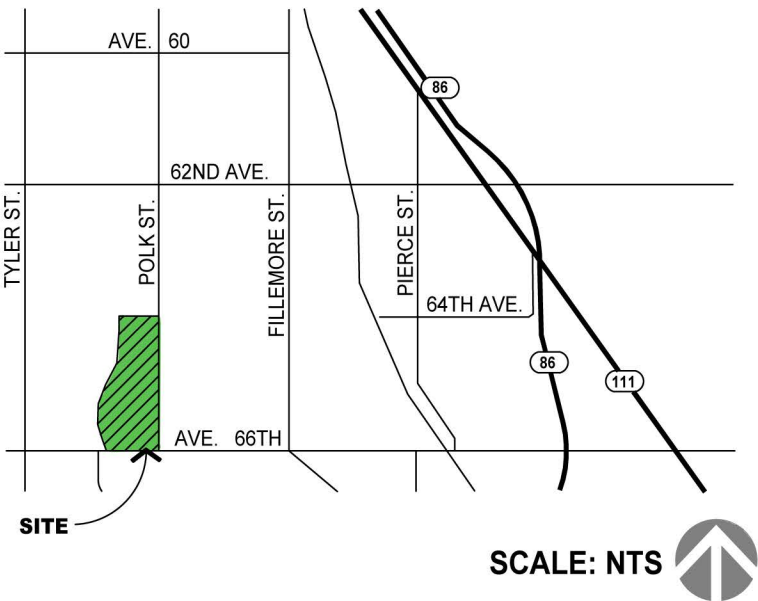


TABLE OF CONTENTS
PLOT PLAN CONCEPTUAL LANDSCAPE PLAN

APN: 751-200-018
LAND USE: IND
ZONING: A-1-10
VACANT



REFER TO TTM
CONCEPTUAL
LANDSCAPE PLAN

OPEN SPACE

ALUC ZONE D

ALUC ZONE E

APN: 751-200-012
LAND USE: IND
ZONING: A-1-10
VACANT



APN: 749-320-001
LAND USE: IND
ZONING: A-1-10
VACANT

LAND USE

EXISTING LAND USE = VACANT
PROPOSED LAND USE = CLUB HOUSE/COMMERCIAL
EXISTING ZONING = SP
PROPOSED ZONING = SP

SPECIFIC PLAN

KOHL RANCH SPECIFIC PLAN 303A3

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

UTILITIES

WATER.....COACHELLA VALLEY WATER DISTRICT
TELEVISION.....SPECTRUM
SEWER.....COACHELLA VALLEY WATER DISTRICT
GAS.....SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC.....IMPERIAL IRRIGATION DISTRICT
TELEPHONE.....FRONTIER

SITE AREAS

TOTAL SITE GROSS ACREAGE.....31.53 AC
TOTAL SITE NET DEVELOPED ACREAGE.....31.53 AC
TOTAL LANDSCAPE AREA.....177,899 SF

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST AND SOUTHEAST
QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH,
RANGE 8 EAST, SAN BERNARDINO BASE AND
MERIDIAN

SITE ADDRESS

86310 66TH AVENUE
THERMAL, CA. 92274

A.P.N.

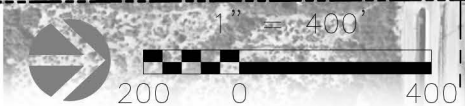
751-070-033 & 751-070-034

TRACT
37269

REFER TO PLOT PLAN
CONCEPTUAL
LANDSCAPE PLAN L-03

REFER TO TTM
CONCEPTUAL
LANDSCAPE PLAN

APN: 749-320-001
LAND USE: IND
ZONING: A-1-10
VACANT



NOTES

- MSHCP NOTE:** NO MSHCP AREA IS LOCATED WITHIN 200' OF PROJECT.
- ENVIRONMENTALLY SENSITIVE AREAS NOTE:** NO ENVIRONMENTALLY AREA IS LOCATED WITHIN 1 MILE OF PROJECT.
- HIGH FIRE HAZARD NOTE:** THE PROPOSED PROJECT IS NOT WITHIN A HIGH FIRE HAZARD ZONE (PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTION 4290 AND COUNTY ORD. NO. 695).

APN: 751-040-010
LAND USE: MDR,
OS-C, VHDR
ZONING: SP #303
VACANT



PLANTING LEGEND

TREES

BOTANICAL NAME COMMON NAME	WUCOLS / PF	H/W	CONT. SIZE	STREETSCAPE	ENTRY ACCENT	VERTICAL ACCENT	PARKING LOT SHADE	EVERGREEN SHADE TREE	TRAIL TREE	SCREEN TREE
ACACIA STENOPHYLLA SHOESTRING ACACIA	LOW (0.2)	25'H X 15'W	24" BOX	●			●	●		
ALBIZIA JULIBRISSIN SILK TREE	MOD. (0.5)	25'H X 15'W	24" BOX						●	
BRACHYCHITON POPULNEUS BOTTLE TREE	MOD. (0.5)	40'H X 20'W	24" BOX	●			●	●		●
BRAHEA ARMATA MEXICAN BLUE PALM	MOD. (0.5)	30'H X 30'W	12" BTH			●				
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	MOD. (0.5)	15'H X 15'W	12" BTH		●	●				
EUCALYPTUS SIDEROXYLON RED IRON BARK	MOD. (0.5)	60'H X 30'W	24" BOX	●						
FRAXINUS VELUTINA ARIZONA ASH	MOD. (0.5)	40'H X 30'W	24" BOX				●	●		
KOELREUTERIA BIPINATA CHINESE FLAME TREE	MOD. (0.5)	40'H X 35'W	24" BOX				●	●	●	
LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	MOD. (0.5)	25'H X 25'W	36" BOX	●	●				●	
PARKINGSONIA X DESERT MUSEUM PALO VERDE	LOW (0.2)	30'H X 25'W	24" BOX	●	●				●	
PHOENIX DACTYLIFERA DATE PALM	MOD. (0.5)	50'H X 30'W	15' BTH		●					
PINUS ELDARICA ELDARICA PINE *	MOD. (0.5)	40'H X 30'W	24" BOX	●						●
PROSOPIS X PHOENIX HYBRID MESQUITE	LOW (0.2)	25'H X 25'W	24" BOX	●			●	●	●	
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	MOD. (0.5)	80'H X 15'W	15' BTH			●				

SHRUBS/GRASSES/SUCCULENTS/VINES

BOTANICAL NAME COMMON NAME	WUCOLS/PF	H/W	CONT. SIZE	DESCRIPTION
AGAVE SHAWII SHAW'S AGAVE *	LOW (0.2)	8'H X 10'W	5 GAL	ACCENT SHRUB
CAESALPINIA PULCHERRIMA DWARF POINCIANA	LOW (0.2)	8'H X 10'W	5 GAL	LARGE SHRUB
ENCELIA CALIFORNICA COAST SUNFLOWER	LOW (0.2)	4'H X 4'W	5 GAL	MEDIUM SHRUB
EREMOPHILA MACCULATA SPOTTED EMU BUSH	LOW (0.2)	4'H X 4'W	5 GAL	MEDIUM SHRUB
FEROCACTUS SPP. BARREL CACTUS	LOW (0.2)	5'H X 3'W	5 GAL	ACCENT SHRUB
HESPERALOE PARVIFOLIA RED YUCCA *	LOW (0.2)	3'H X 4'W	5 GAL	ACCENT SHRUB
LEUCOPHYLLUM 'SILVERCLOUD' VIOLET SILVERLEAF	LOW (0.2)	4'H X 4'W	5 GAL	LARGE SHRUB
LEUCOPHYLLUM F. 'GREEN CLOUD' TEXAS SAGE	LOW (0.2)	4'H X 4'W	5 GAL	MEDIUM SHRUB
MUHLENBERGIA CAPPILARIS PINK MUHLY	LOW (0.2)	3'H X 3'W	5 GAL	ACCENT GRASS
OPUNTIA VIOLACEA SANTA RITA PRICKLY PEAR *	LOW (0.2)	3'H X 3'W	5 GAL	ACCENT SHRUB
PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	LOW (0.2)	4'H X 4'W	5 GAL	MEDIUM SHRUB
RHUS OVATA SUGAR BUSH	LOW (0.2)	4'H X 5'W	5 GAL	MEDIUM SHRUB
SALVIA CLEVELANDII SALVIA CLEVELAND	LOW (0.2)	5'H X 5'W	5 GAL	LARGE SHRUB
SENNA ARTEMISIOIDES FEATHERY SENNA	LOW (0.2)	6'H X 5'W	5 GAL	LARGE SHRUB
SIMMONDSIA CHINENESIS JOJOBA	LOW (0.2)	4'H X 3'W	5 GAL	MEDIUM SHRUB

GROUNDCOVER

BOTANICAL NAME COMMON NAME	PLANT FACTOR	H/W	CONT. SIZE
ACACIA REDOLENS 'LOW BOY' PROTRATE ACAIA	LOW (0.2)	1'H X 5'W	1 GAL
LANTANA CAMARA 'NEW GOLD' YELLOW LANTANA	LOW (0.2)	2'H X 5'W	1 GAL

RECREATIONAL TURF

BOTANICAL NAME COMMON NAME	PLANT FACTOR	H/W	CONT. SIZE
HYBRID BERMUDA SANTA ANA	HIGH (0.7)	4"	SEED

* PLANT MATERIAL SELECTED PER RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) "LANDSCAPING NEAR AIRPORTS" SUGGESTED PLANT LIST - TABLE 2,

PLANTING NOTES

-PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES

-TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.

-ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

-TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.

-PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.

IRRIGATION NOTES

- ORDINANCE 859.3 IS NOW IN EFFECT , AS WELL AS THE STATE'S RECENT CHANGES TO THE MODEL EFFICIENT LANDSCAPE ORDINANCE (MWELO).
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS, PER ORDINANCE 859.3

- SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
- ANTI-DRAIN CHECK VALVES
- MASTER VALVE & FLOW SENSOR
- PRESSURE REGULATOR
- RAIN SENSING DEVICE
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES

- SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

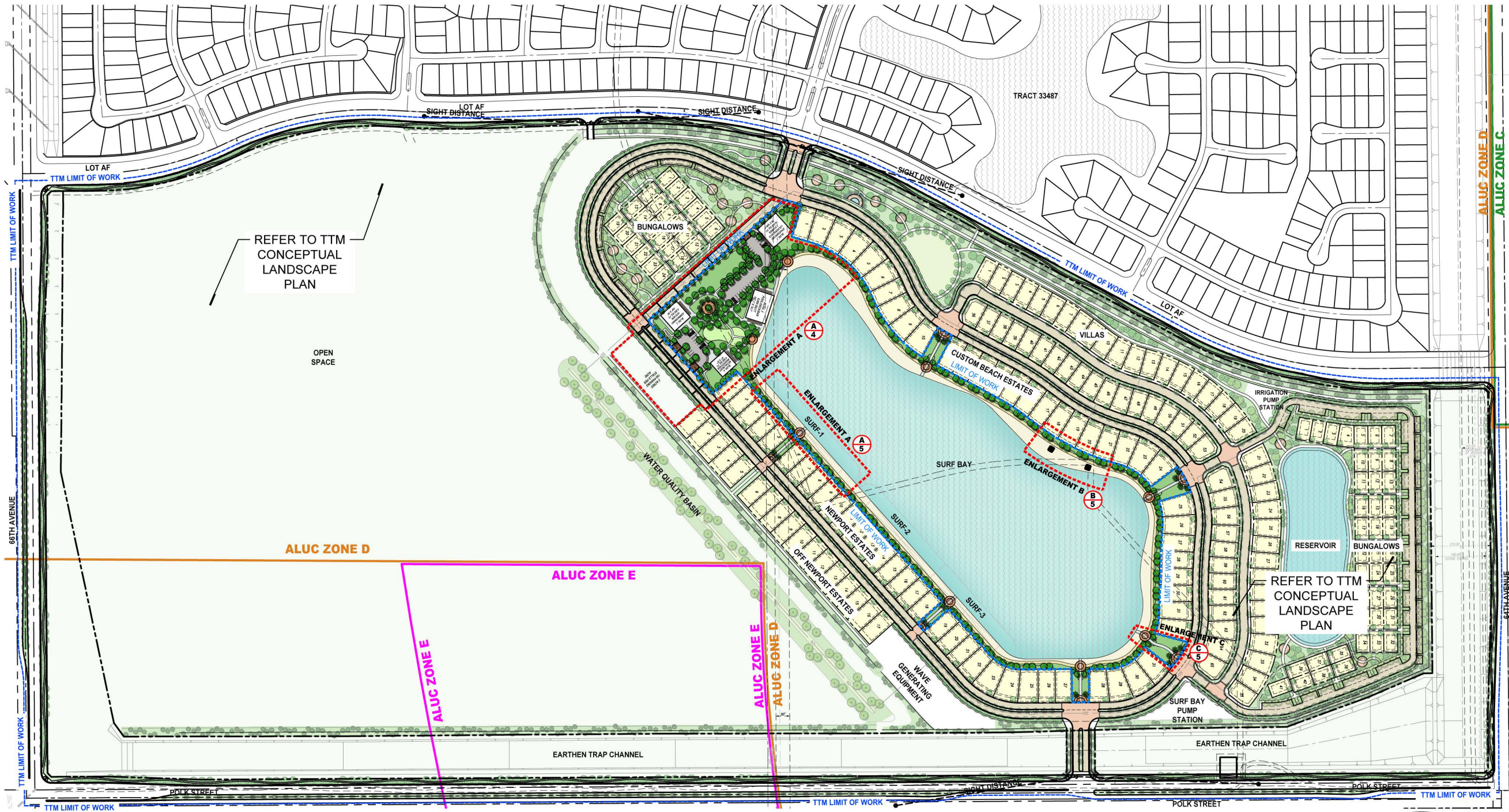
"I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.3; ORDINACE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES."

 06/18/2019

NOTES

- PLANT MATERIAL IN PLANTING LEGEND IS SELECTED PER *KOHL RANCH SPECIFIC PLAN 303A3* - LANDSCAPE DESIGN GUIDELINES SECTION 3.4-5 AND RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) "LANDSCAPING NEAR AIRPORTS" SUGGESTED PLANT LIST - TABLE 2, EXCEPT PLANT MATERIAL SHOWN IN WATER QUALITY/BASIN LEGEND.
- WUCOLS/ PLANT FACTOR IN PLANTING LEGEND IS SELECTED PER WUCOLS *ZONE 6 - LOW DESERT*
- MONUMENT SIGN NOTE:** MONUMENTS INCLUDING FOOTINGS MUST BE LOCATED WITHIN THE RIGHT-OF-WAY.
- MEDIAN NOTE:** TREE 'CLEAR TRUNK HEIGHT' SHALL BE 5' MINIMUM ABOVE FINISH GRADE FOE VIEWING UNDER FOLIAGE CANOPY OF TREE. IF MATURE SPREAD DIA. OF TREE EXTENDS BEYOND THE CURB FACES, THERE SHALL BE 17' MIN. CLEARANCE ABOVE ROAD TO THE BRANCHING / FOLIAGE.
- MEDIAN NOTE:** TREES SHALL BE OFFSET 6' MIN. FROM CURB FACE.
- SLOPE PLANTING NOTE:**
-SLOPES OVER 3' VERTICAL - GROUNDCOVER PLANT MATERIAL MAXIMUM
-SLOPES OVER 15' VERTICAL - SHRUBS MAXIMUM 10' ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THERE OF.
- SIGHT DISTANCE NOTE:** SIGHT DISTANCES IN PROJECT SHALL BE PER RIVERSIDE COUNTY STANDARD 821





1" = 400'
200 0 400



CLUBHOUSE/VILLAGE SQUARE FOOTAGE/PEOPLE/SQUARE FOOT TABULATIONS:

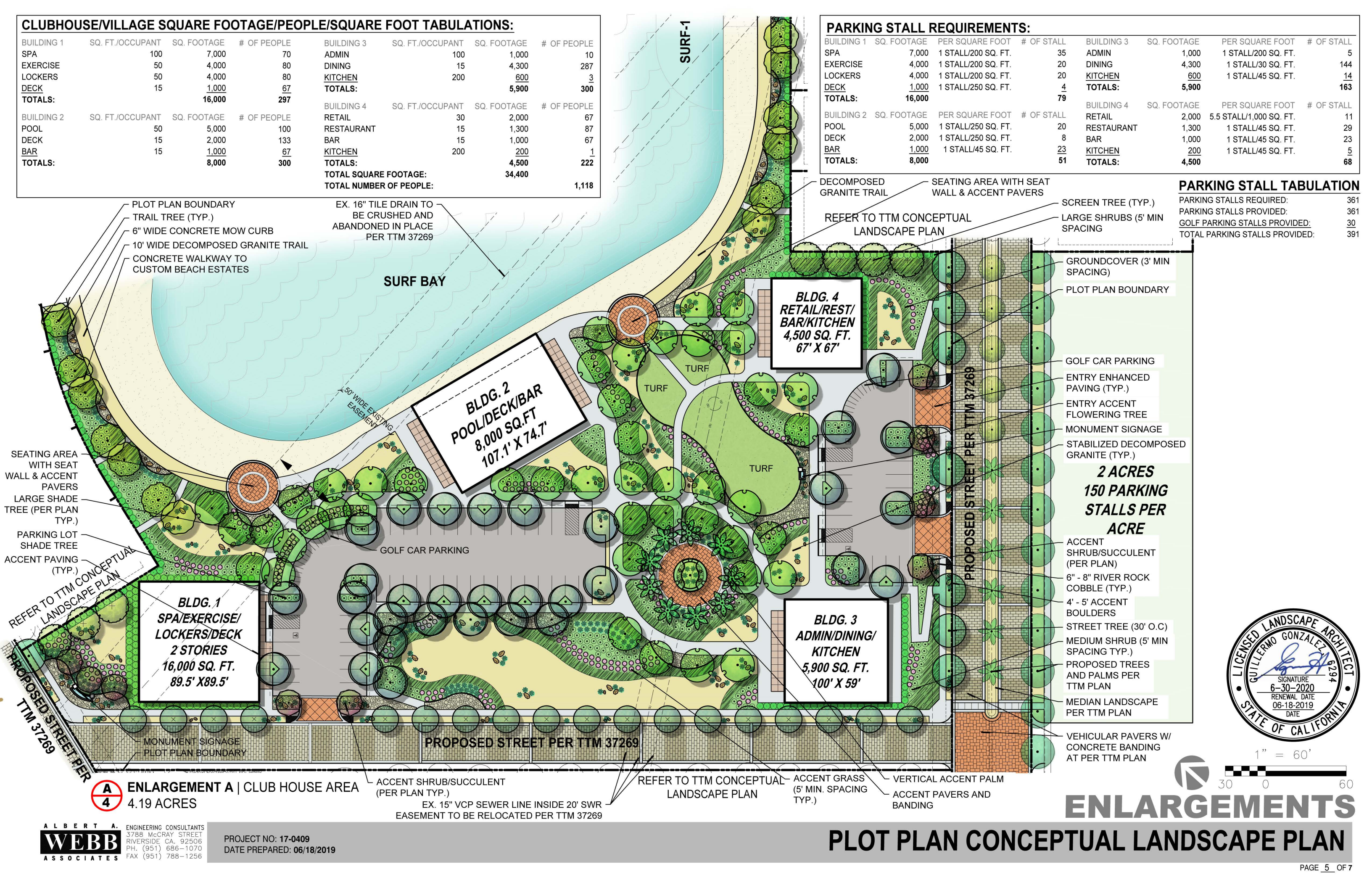
BUILDING 1	SQ. FT./OCCUPANT	SQ. FOOTAGE	# OF PEOPLE	BUILDING 3	SQ. FT./OCCUPANT	SQ. FOOTAGE	# OF PEOPLE
SPA	100	7,000	70	ADMIN	100	1,000	10
EXERCISE	50	4,000	80	DINING	15	4,300	287
LOCKERS	50	4,000	80	KITCHEN	200	600	3
DECK	15	1,000	67	TOTALS:		5,900	300
TOTALS:		16,000	297				
BUILDING 2	SQ. FT./OCCUPANT	SQ. FOOTAGE	# OF PEOPLE	BUILDING 4	SQ. FT./OCCUPANT	SQ. FOOTAGE	# OF PEOPLE
POOL	50	5,000	100	RETAIL	30	2,000	67
DECK	15	2,000	133	RESTAURANT	15	1,300	87
BAR	15	1,000	67	BAR	15	1,000	67
TOTALS:		8,000	300	KITCHEN	200	200	1
				TOTALS:		4,500	222
				TOTAL SQUARE FOOTAGE:		34,400	
				TOTAL NUMBER OF PEOPLE:			1,118

PARKING STALL REQUIREMENTS:

BUILDING 1	SQ. FOOTAGE	PER SQUARE FOOT	# OF STALL	BUILDING 3	SQ. FOOTAGE	PER SQUARE FOOT	# OF STALL
SPA	7,000	1 STALL/200 SQ. FT.	35	ADMIN	1,000	1 STALL/200 SQ. FT.	5
EXERCISE	4,000	1 STALL/200 SQ. FT.	20	DINING	4,300	1 STALL/30 SQ. FT.	144
LOCKERS	4,000	1 STALL/200 SQ. FT.	20	KITCHEN	600	1 STALL/45 SQ. FT.	14
DECK	1,000	1 STALL/250 SQ. FT.	4	TOTALS:	5,900		163
TOTALS:	16,000		79				
BUILDING 2	SQ. FOOTAGE	PER SQUARE FOOT	# OF STALL	BUILDING 4	SQ. FOOTAGE	PER SQUARE FOOT	# OF STALL
POOL	5,000	1 STALL/250 SQ. FT.	20	RETAIL	2,000	5.5 STALL/1,000 SQ. FT.	11
DECK	2,000	1 STALL/250 SQ. FT.	8	RESTAURANT	1,300	1 STALL/45 SQ. FT.	29
BAR	1,000	1 STALL/45 SQ. FT.	23	BAR	1,000	1 STALL/45 SQ. FT.	23
TOTALS:	8,000		51	KITCHEN	200	1 STALL/45 SQ. FT.	5
				TOTALS:	4,500		68

PARKING STALL TABULATION

PARKING STALLS REQUIRED:	361
PARKING STALLS PROVIDED:	361
GOLF PARKING STALLS PROVIDED:	30
TOTAL PARKING STALLS PROVIDED:	391



A 4 ENLARGEMENT A | CLUB HOUSE AREA
4.19 ACRES

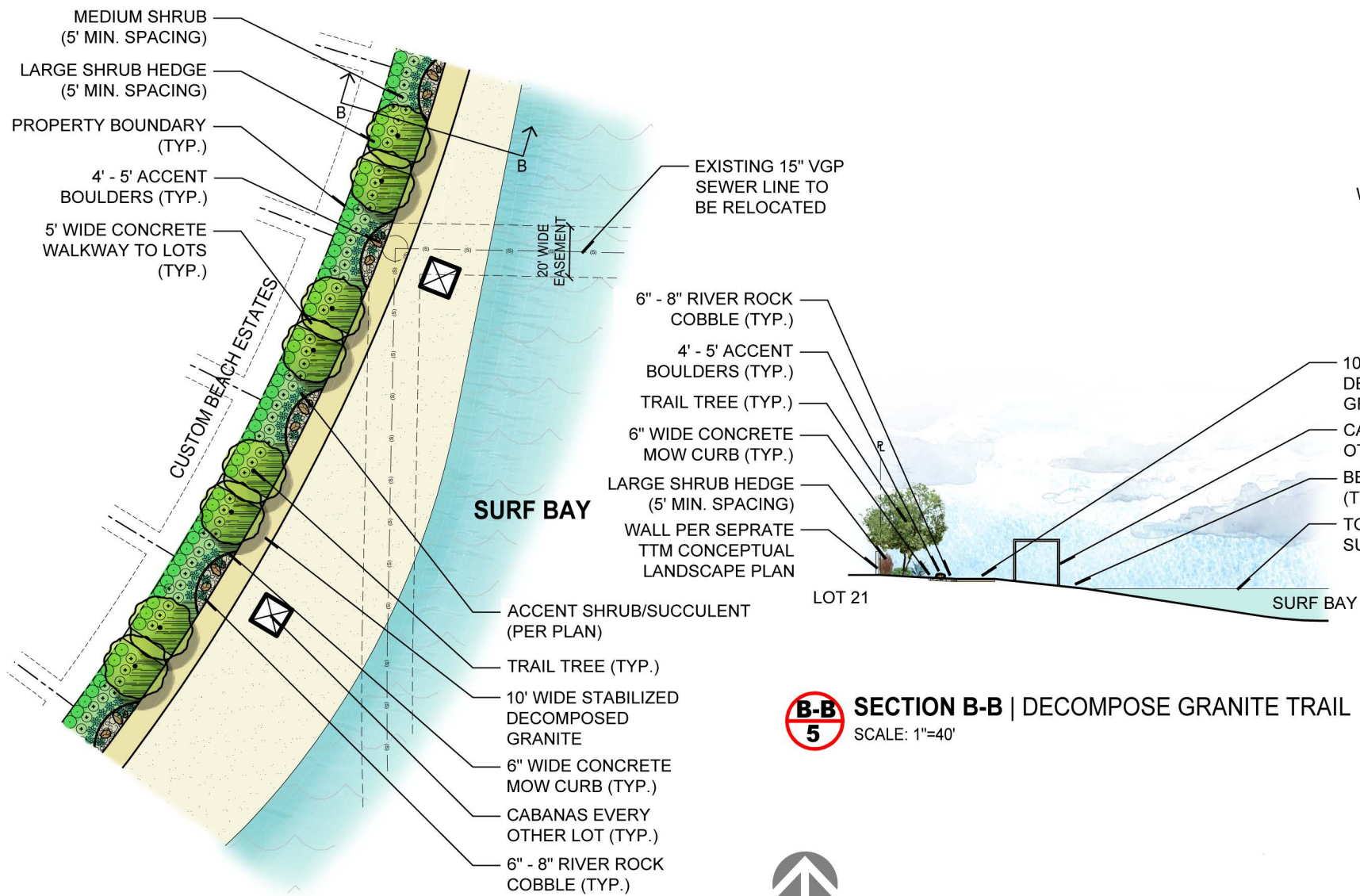
ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAV STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PROJECT NO: 17-0409
DATE PREPARED: 06/18/2019

PLOT PLAN CONCEPTUAL LANDSCAPE PLAN

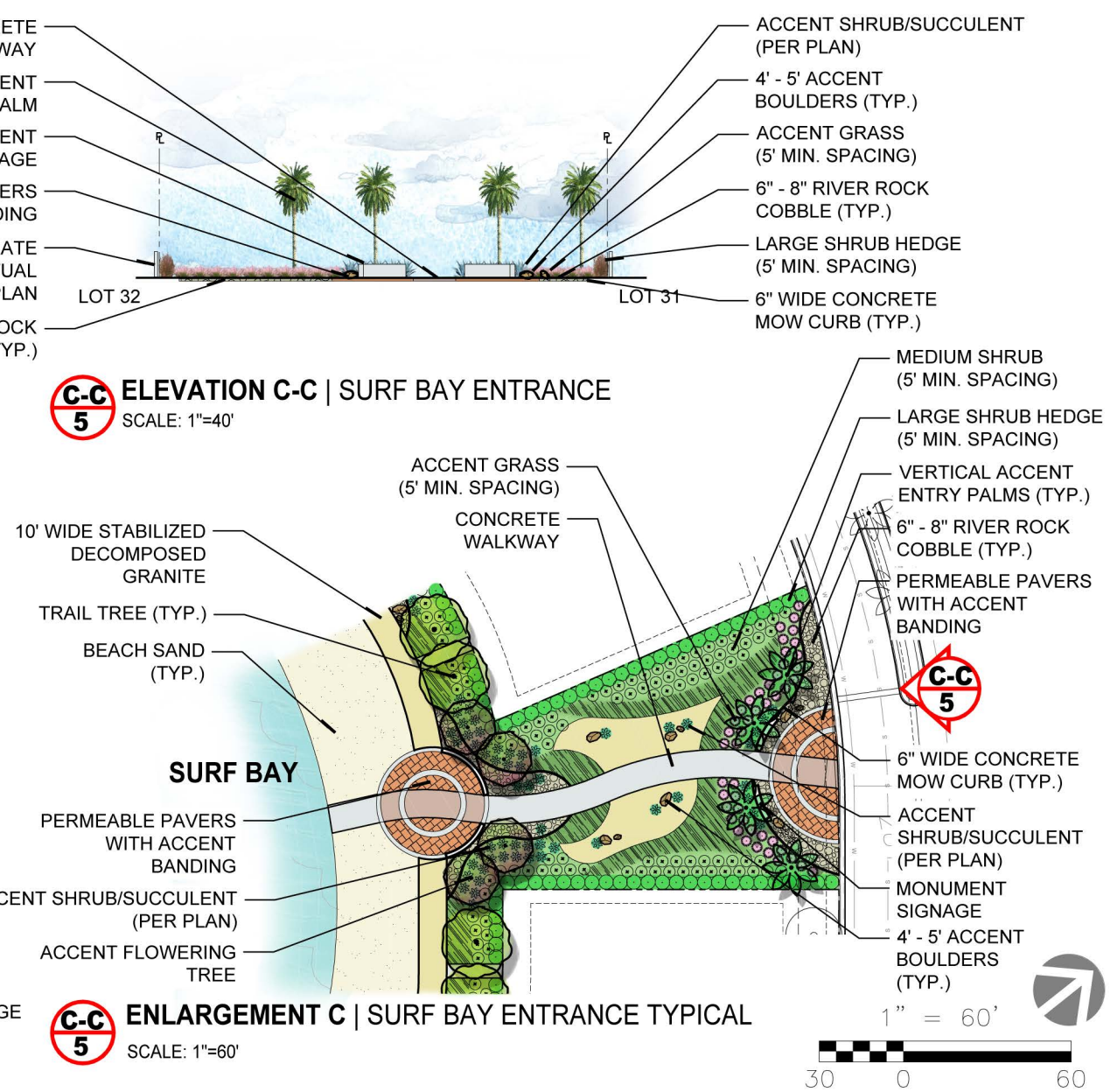
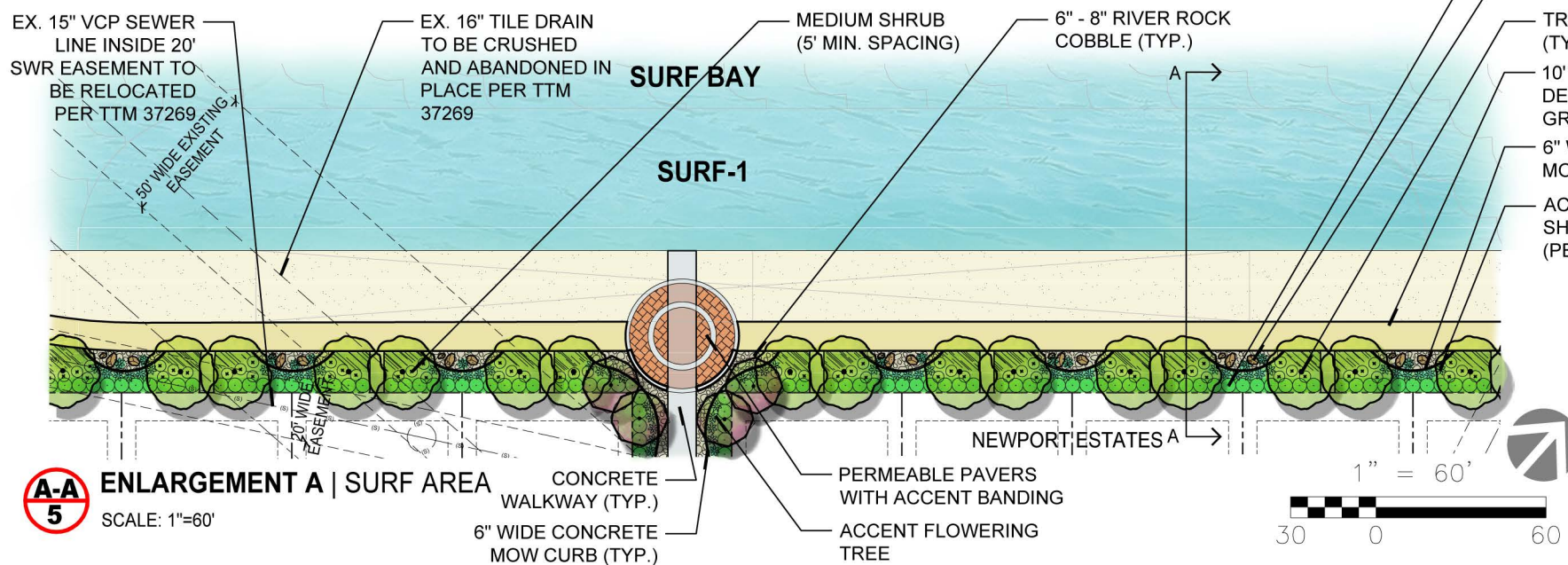


ENLARGEMENTS



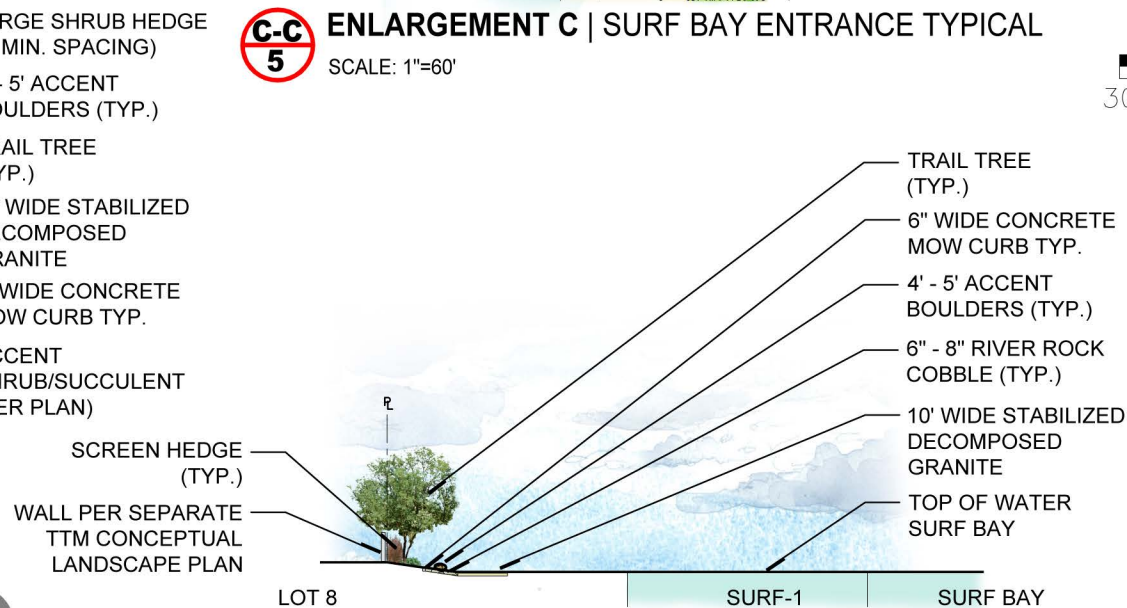
B-B
5

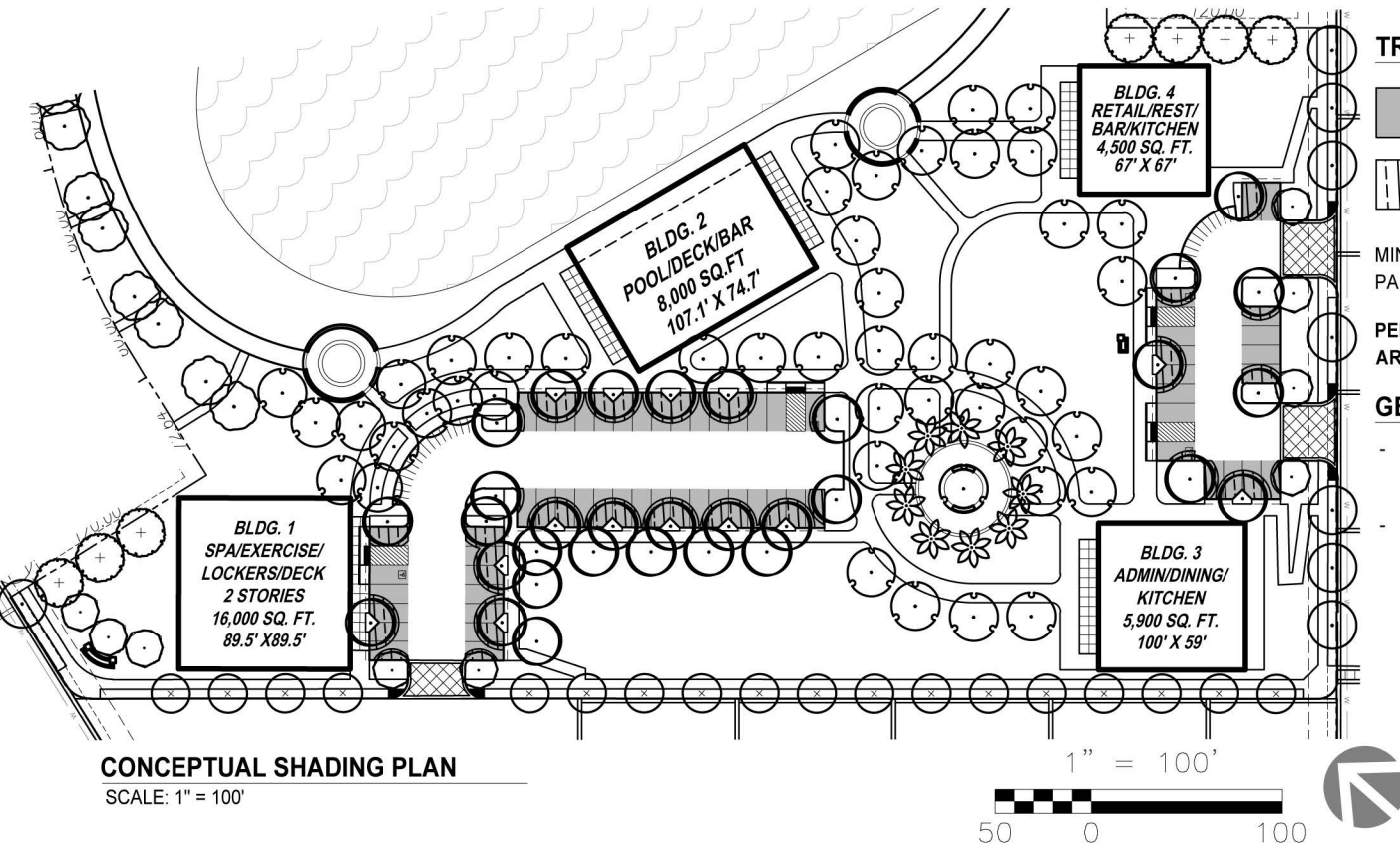
ENLARGEMENT B | DECOMPOSE GRANITE TRAIL TYPICAL
SCALE: 1"=60'



C-C
5

ENLARGEMENT C | SURF BAY ENTRANCE TYPICAL
SCALE: 1"=60'





TREE SHADING LEGEND

PARKING AREA.....11,866 SF

SHADED PARKING AREA.....6,513 SF

MINIMUM PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA REQUIRED..... 50 %

PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA PROVIDED..... 55 %

GENERAL NOTES

- TREE SIZES ARE SHOWN AT 15 YEARS MATURITY PER RIVERSIDE COUNTY ORDINANCE
- FOR PLANT LEGEND & NOTES SEE PLANTING LEGEND IN LANDSCAPE MASTER PLAN SHEET



RIVERSIDE COUNTY ORDINANCE 859 LANDSCAPE WATER USE CALCULATIONS

PROJECT TYPE Commercial (PLOT PLAN)

0.45 ETo ALLOWANCE

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)

INPUT the total square footage of landscape = 175,610 S.F.

INPUT the Hist ETo for the area = 72.80

MAWA = 476,852 cu ft / yr

2 ESTIMATED ANNUAL WATER USE (EAWU)

Hydrozone #	Plant Type	Water Use
Hydrozone # 1	shrubs / Groundcov	Low
INPUT Square Foot Area of Hydrozone = 87,982		
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip	
EAWU = 117,978 cu ft / yr		
Hydrozone # 2	shrubs / Groundcov	Low
INPUT square footage of hydrozone = 27,906		
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip	
EAWU = 37,420 cu ft / yr		

Hydrozone # 3	Plant Type	Water Use
INPUT square footage of hydrozone = 44,899	shrubs / Groundcov	Low
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip	
EAWU = 60,207 cu ft / yr		
Hydrozone # 4	Plant Type	Water Use
INPUT square footage of hydrozone = 7,648	Trees / Mulch	Moderate
Hydrozone Irrigation Efficiency = 0.85	Bubblers	
EAWU = 27,147 cu ft / yr		
Hydrozone # 5	Plant Type	Water Use
INPUT square footage of hydrozone = 7,175	turf - other functions	High
Hydrozone Irrigation Efficiency = 0.75	Rotator / Precision Spray Nozzle	
EAWU = 46,182 cu ft / yr		
SubTotal EAWU = 288,934 cu ft / yr		
Input Irrigation System Operation Factor = 0.85		
Total EAWU = 339,922		
MAWA - EAWU = 136,930 cu ft / yr		
(this number must be positive)		
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 29%		

* 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.

HYDROZONE MAP

SCALE: 1" = 300'

HYDROZONE LEGEND

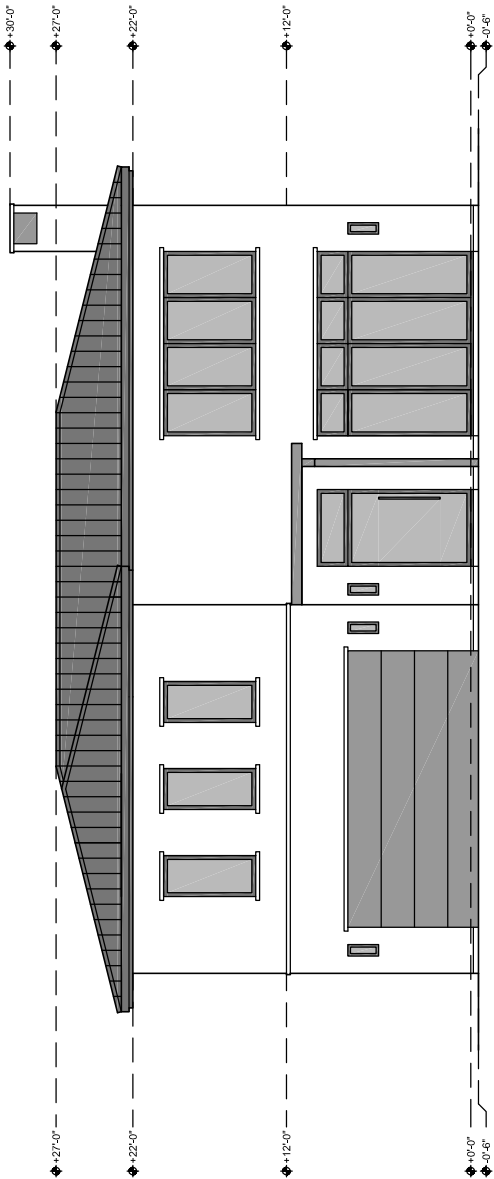
- HYDROZONE 1.....87,982 SF SHRUBS + GROUNDCOVER (LOW USE)
- HYDROZONE 2.....27,906 SF LARGE SHRUB HEDGE (LOW USE)
- HYDROZONE 3.....44,899 SF SHRUBS SPARSELY PLANTED D.G/ROCK AREAS (LOW USE)
- HYDROZONE 4.....7,648 SF TREES (MODERATE USE)
- HYDROZONE 5.....7,175 SF RECREATIONAL TURF (HIGH - SPECIAL LANDSCAPE AREA)

LICENSED LANDSCAPE ARCHITECT

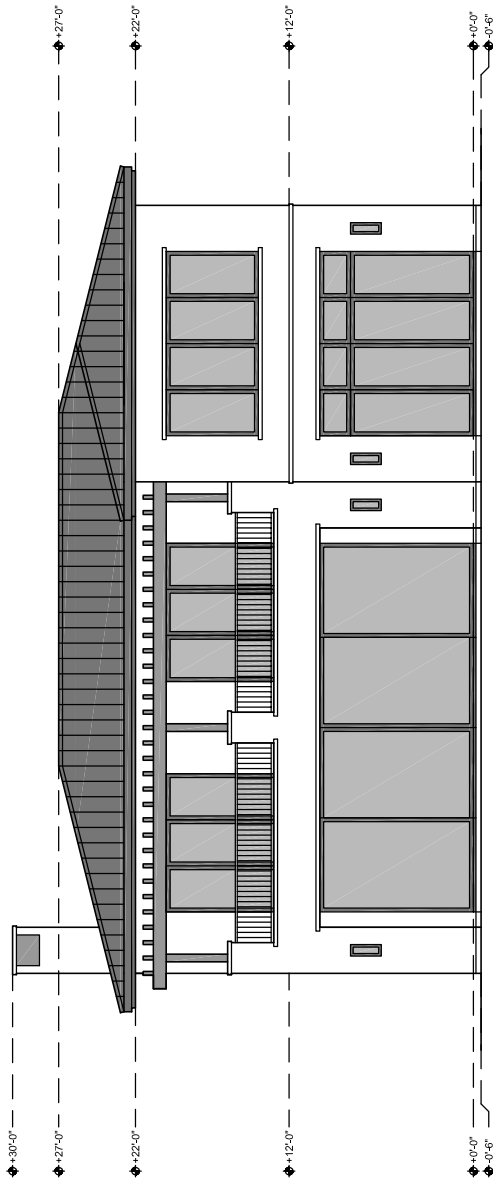
GUILLERMO GONZALEZ ARCHITECT

SIGNATURE 6-30-2020 RENEWAL DATE 06-18-2019 DATE

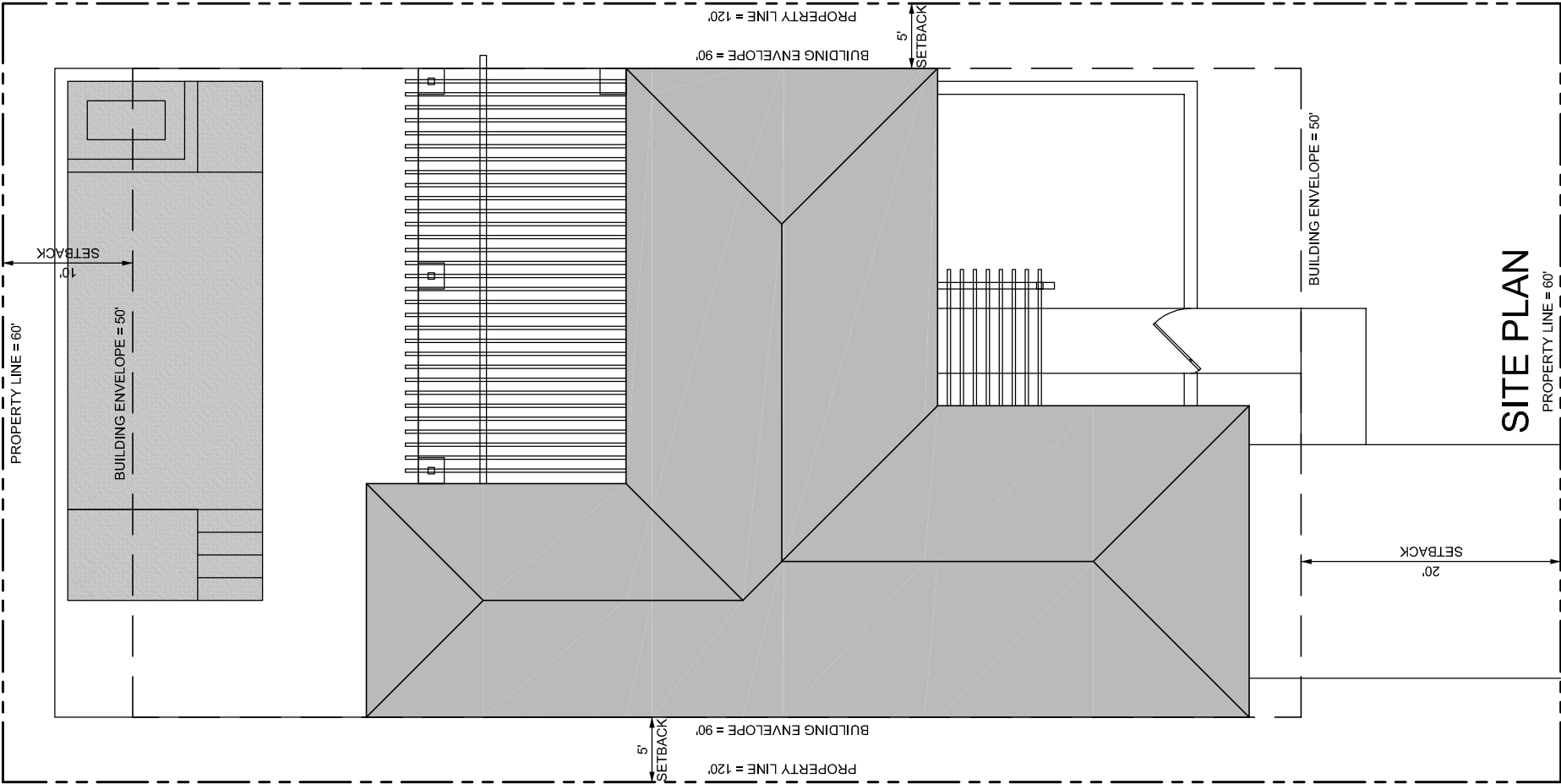
THERMAL BEACH CLUB - NEWPORT ESTATES



FRONT ELEVATION

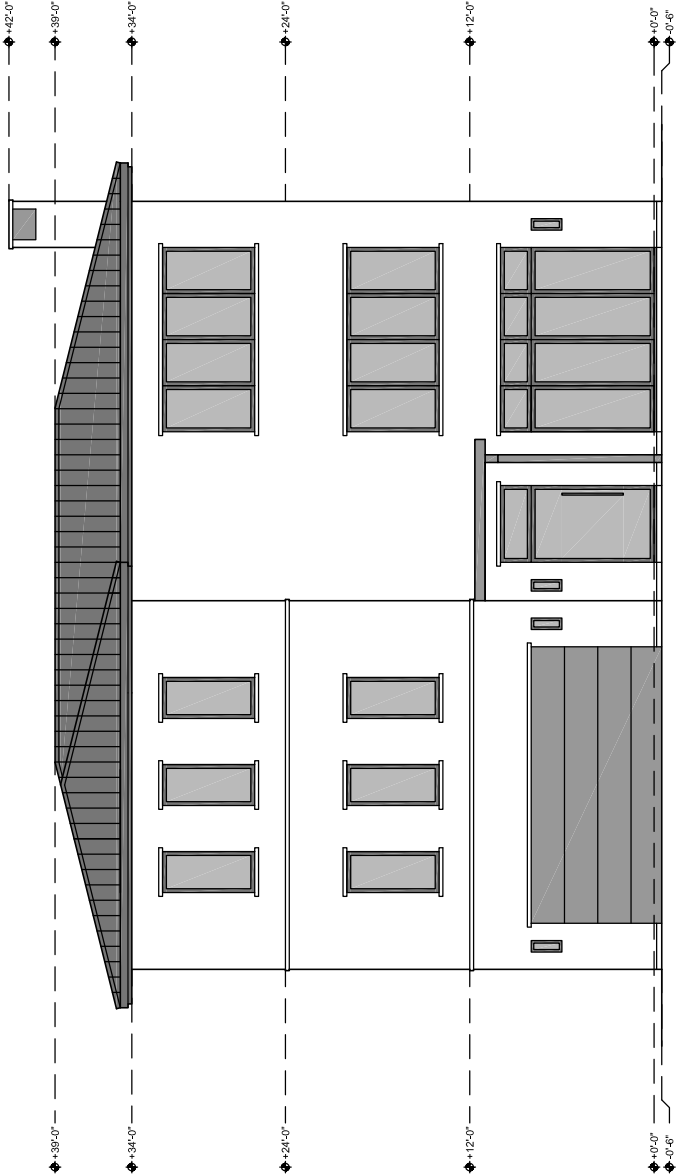


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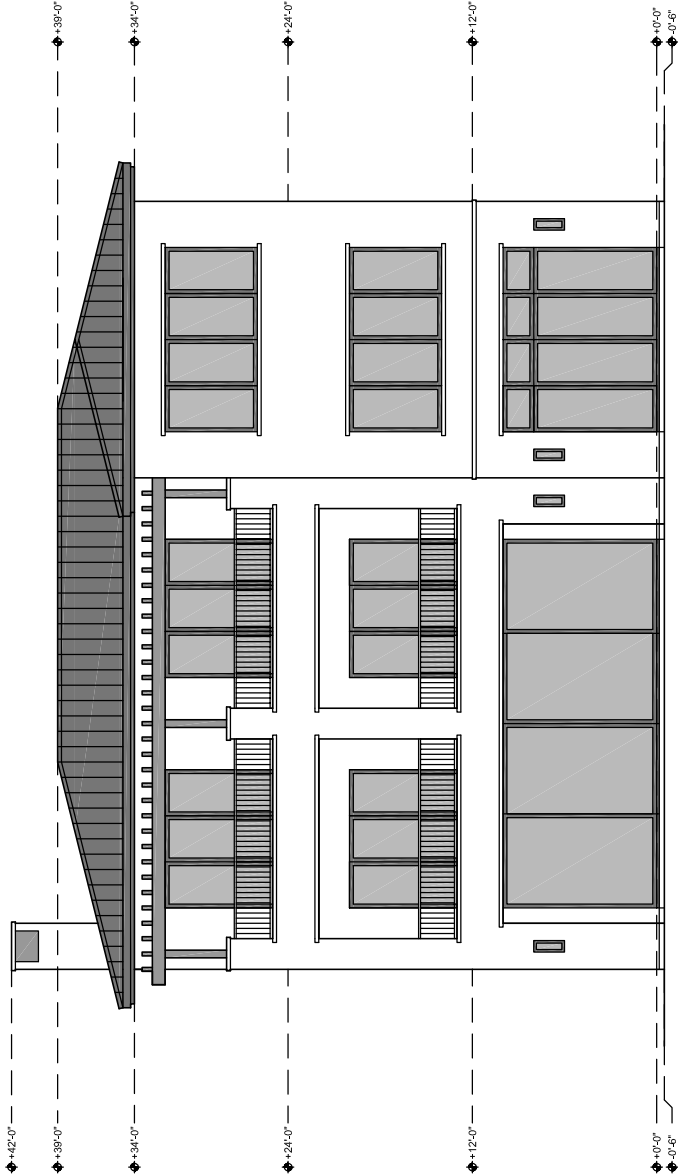


SITE PLAN

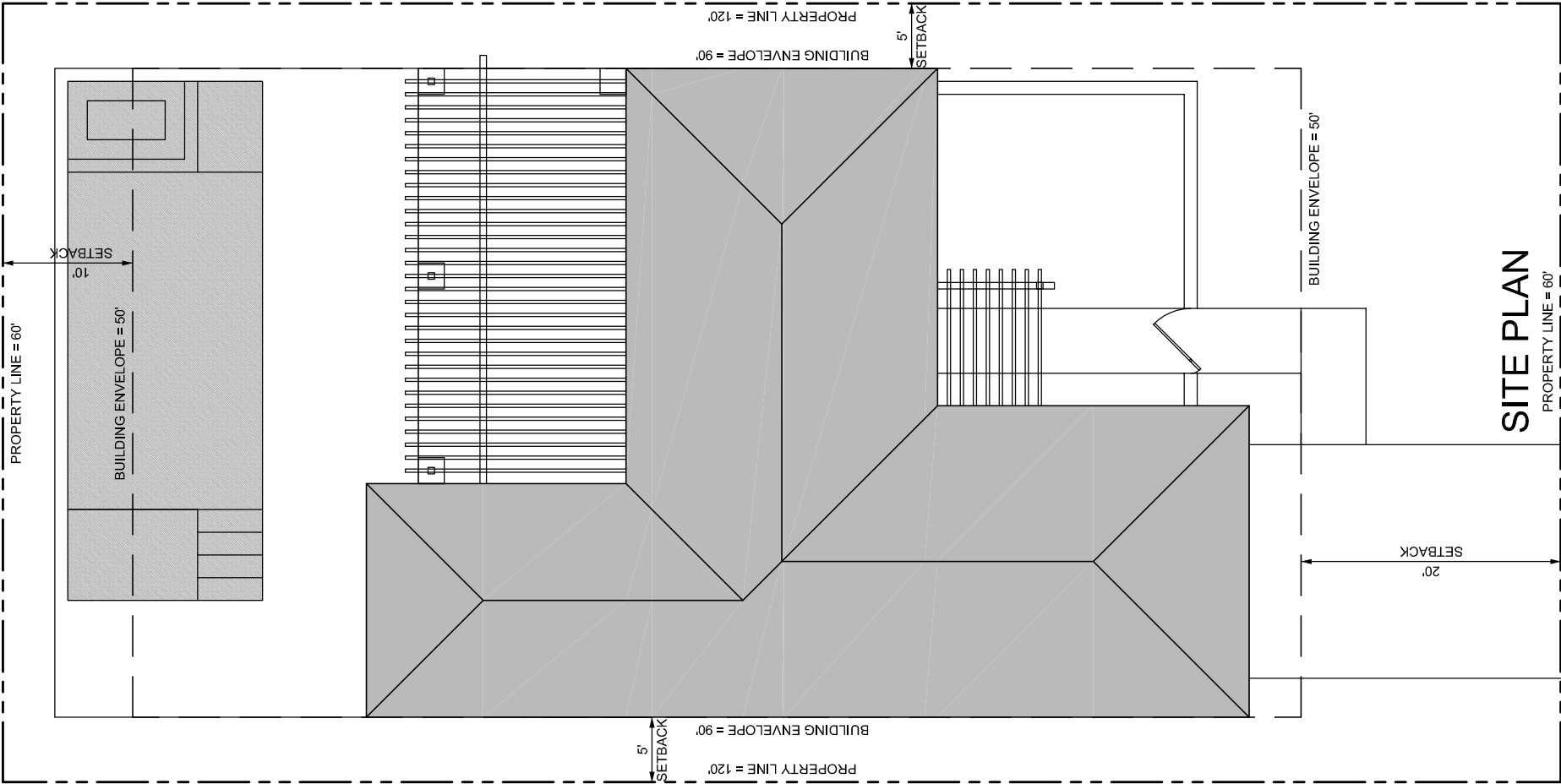
THERMAL BEACH CLUB - NEWPORT ESTATES



FRONT ELEVATION

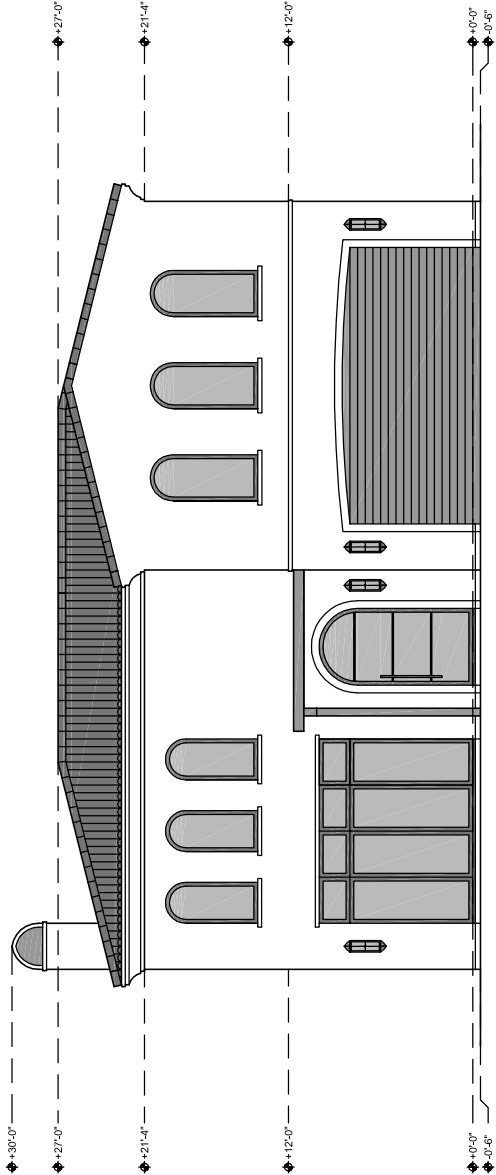


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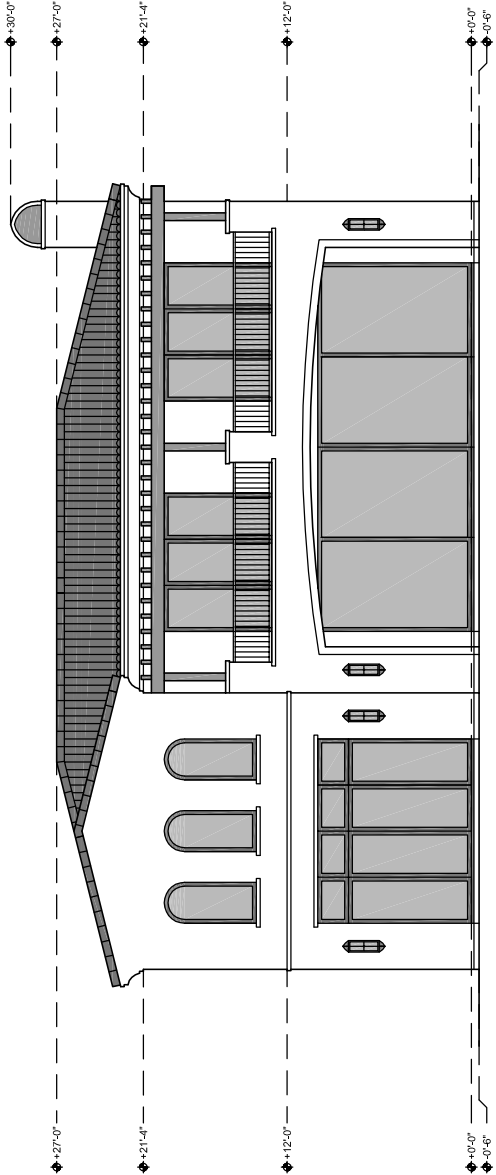


SITE PLAN

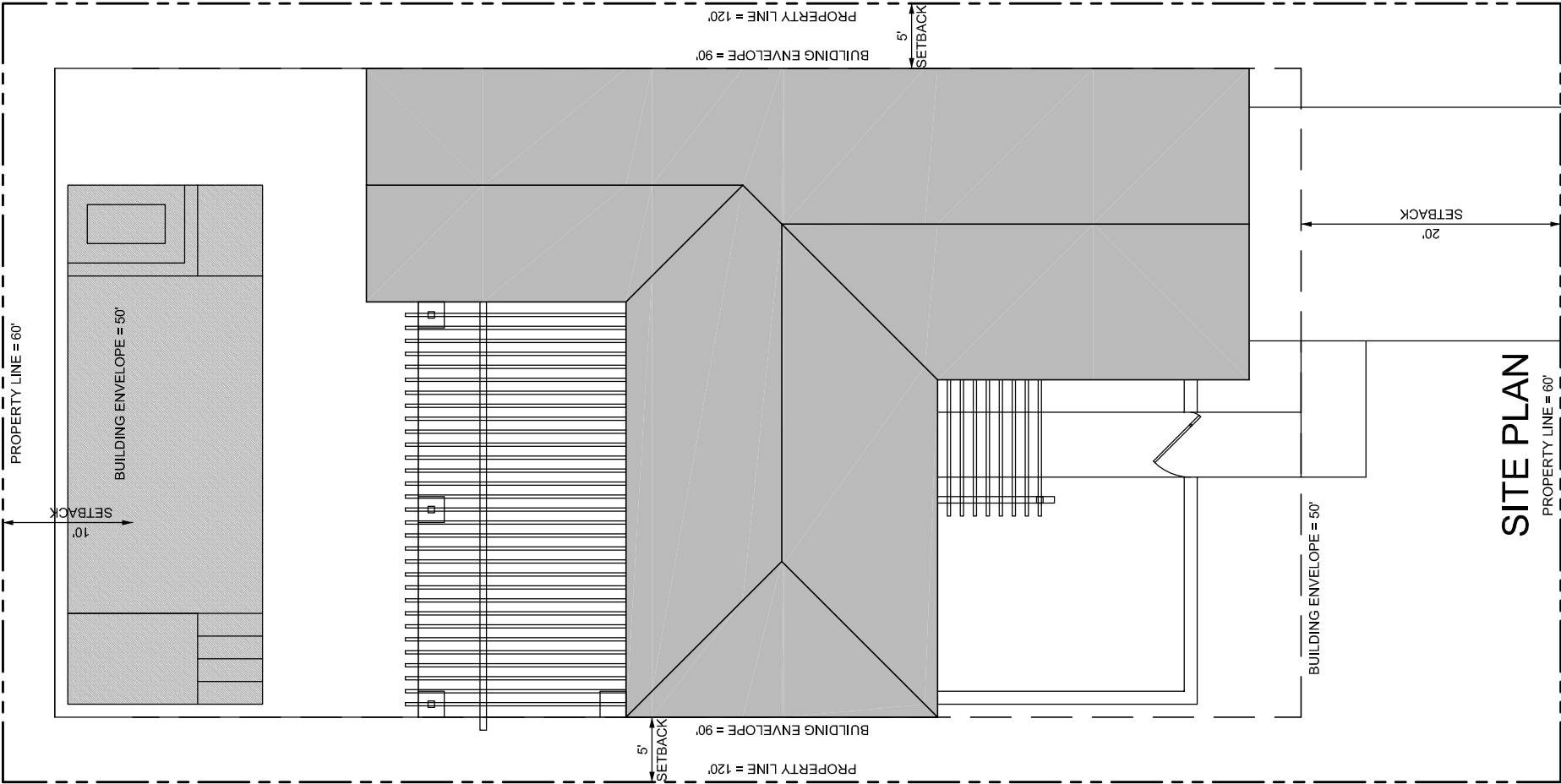
THERMAL BEACH CLUB - RESIDENTIAL FRACTIONAL



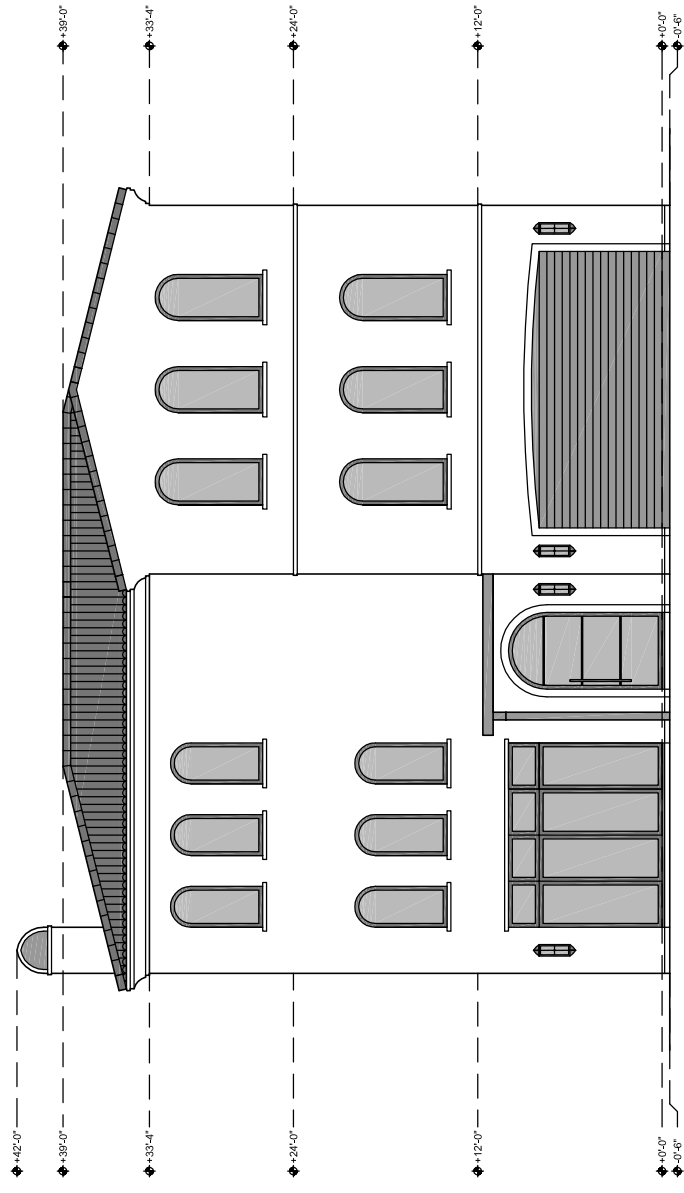
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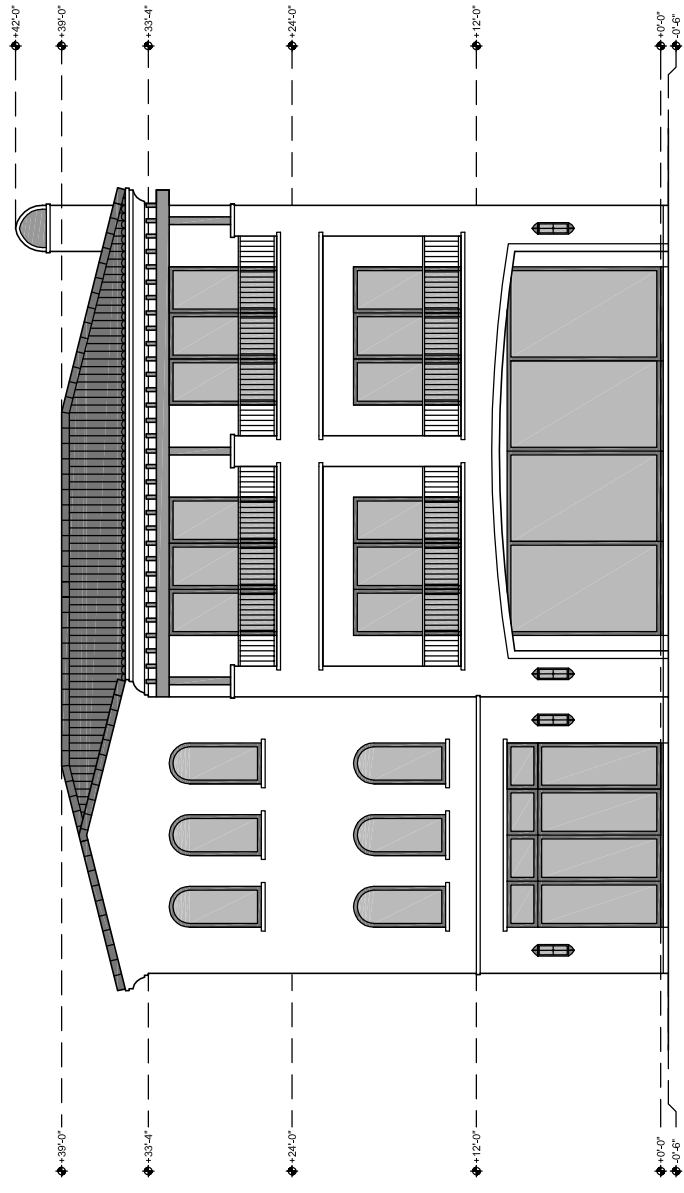
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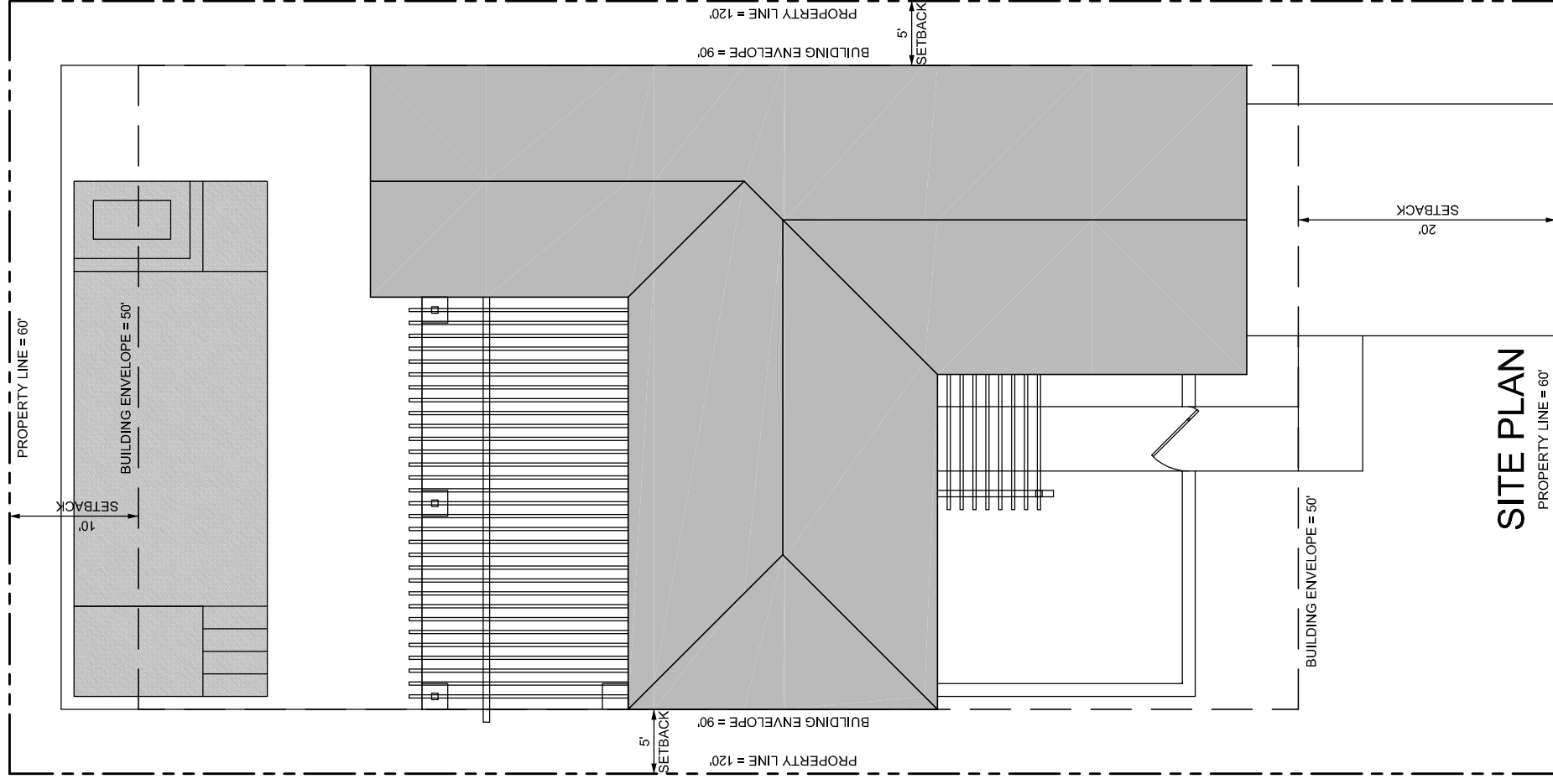
THERMAL BEACH CLUB - RESIDENTIAL FRACTIONAL



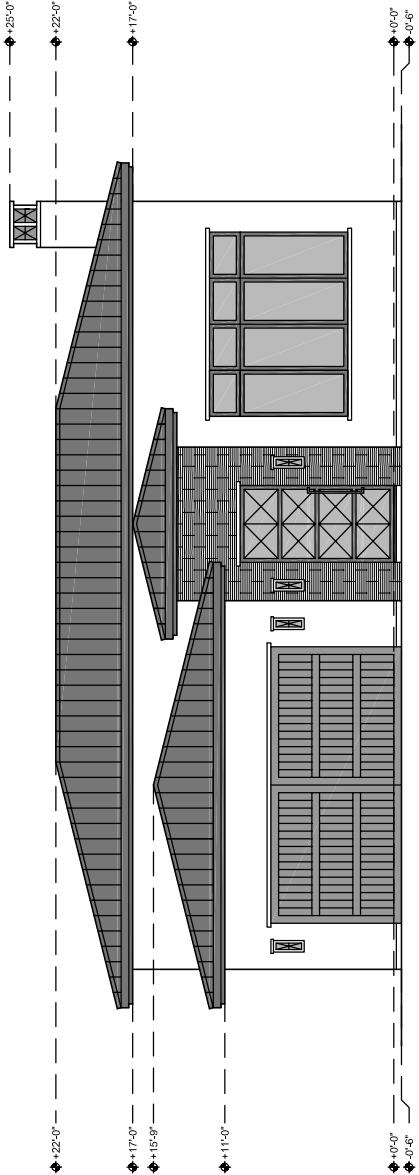
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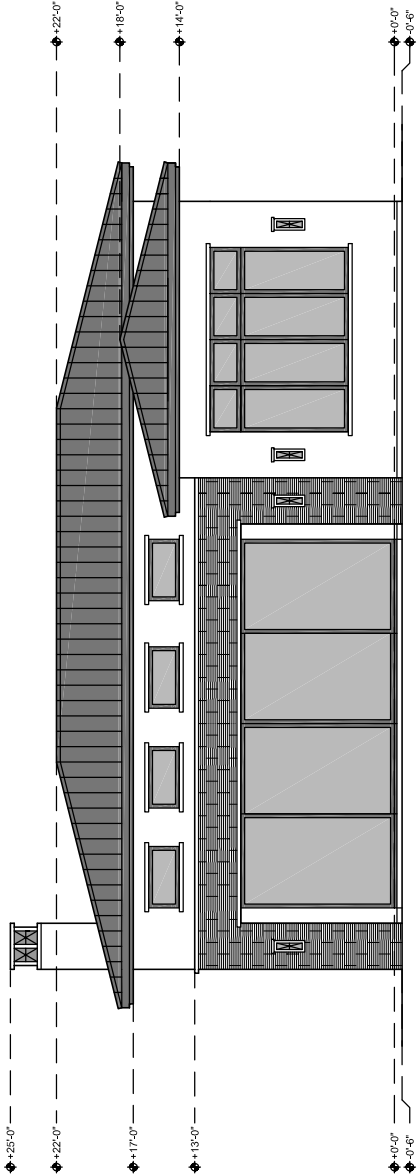
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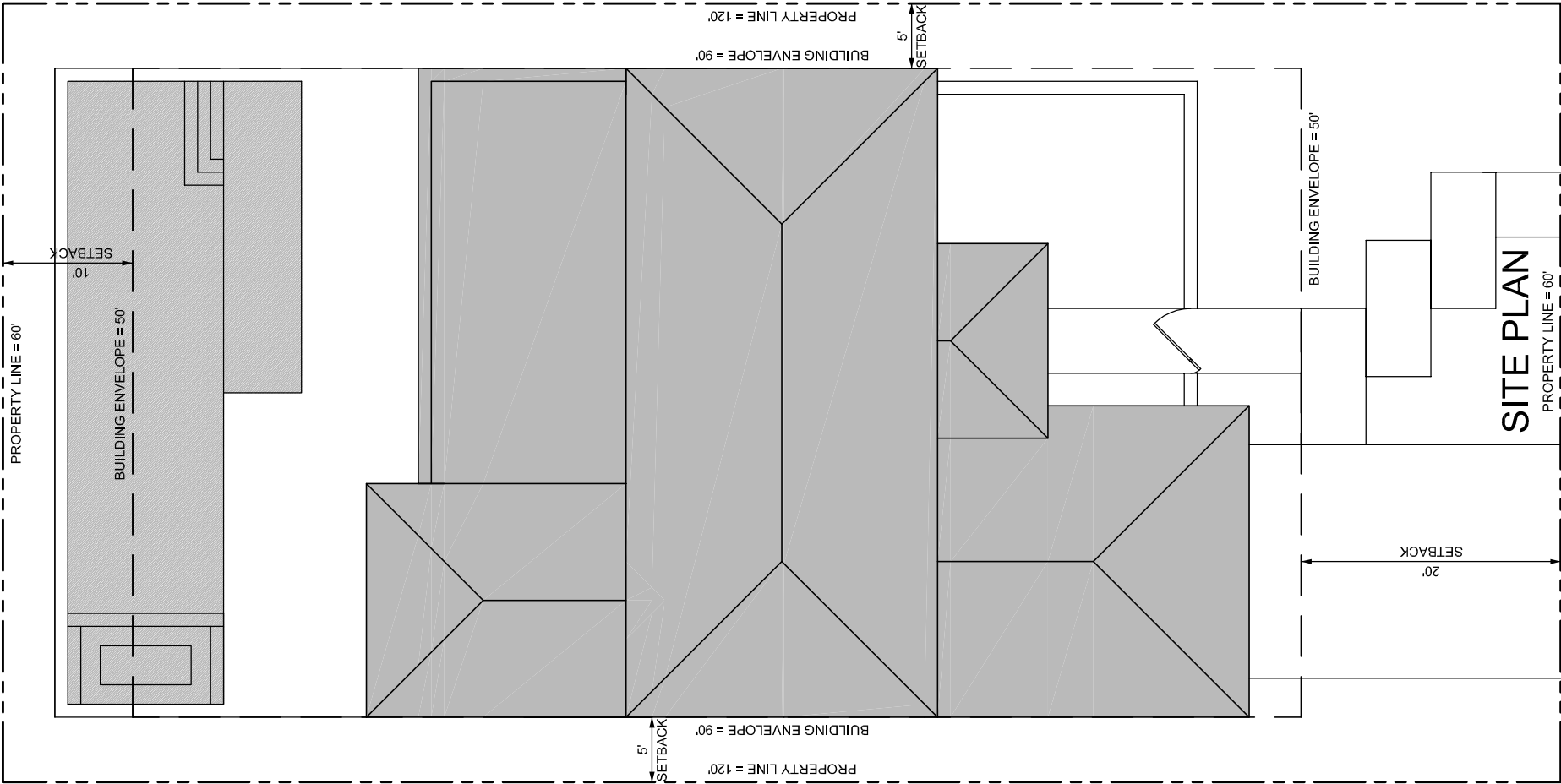
THERMAL BEACH CLUB - BEACH CLUB ESTATES

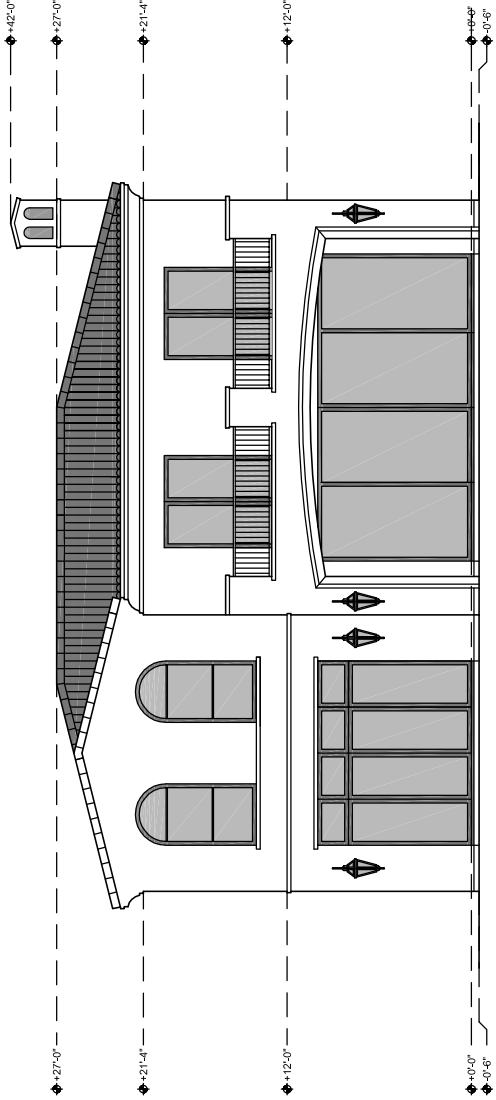
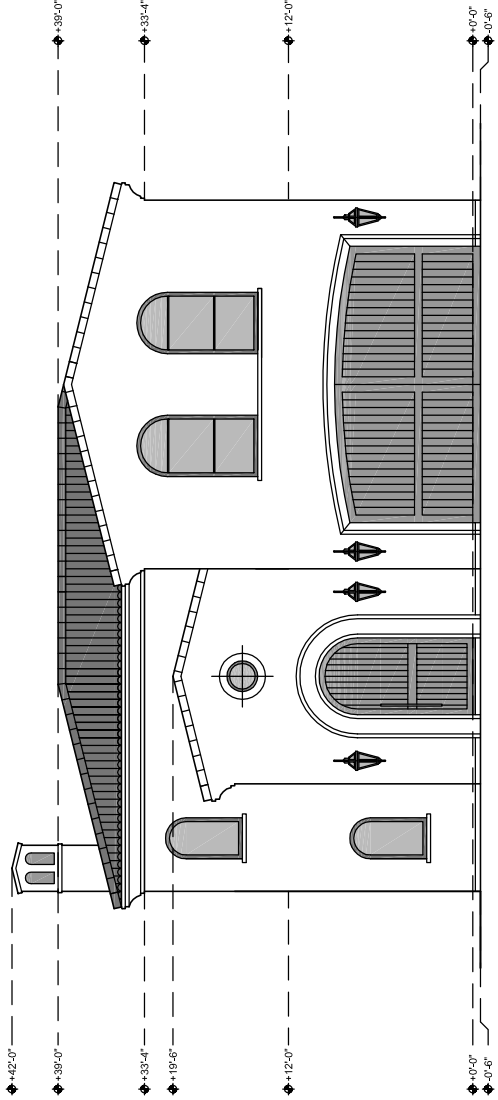
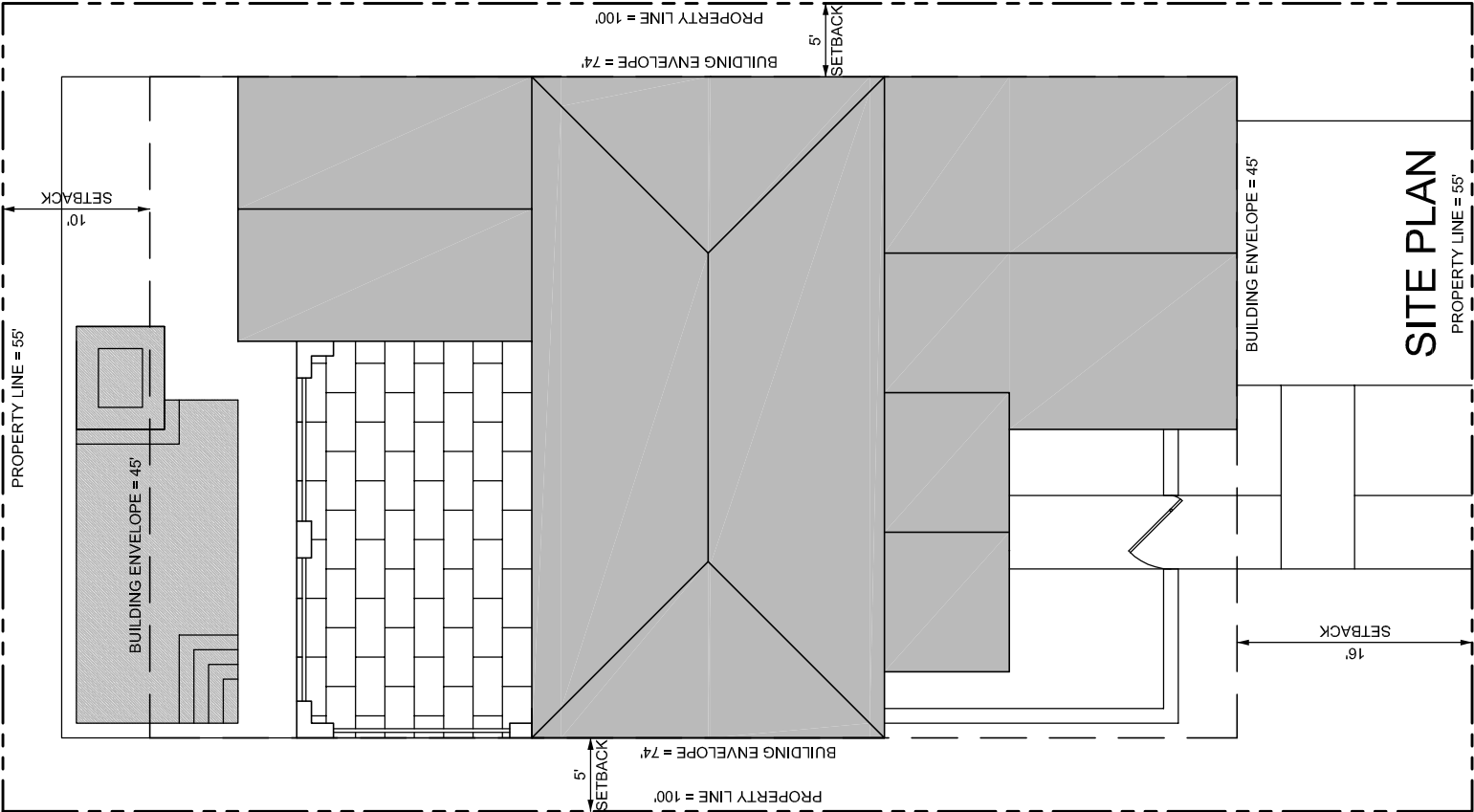


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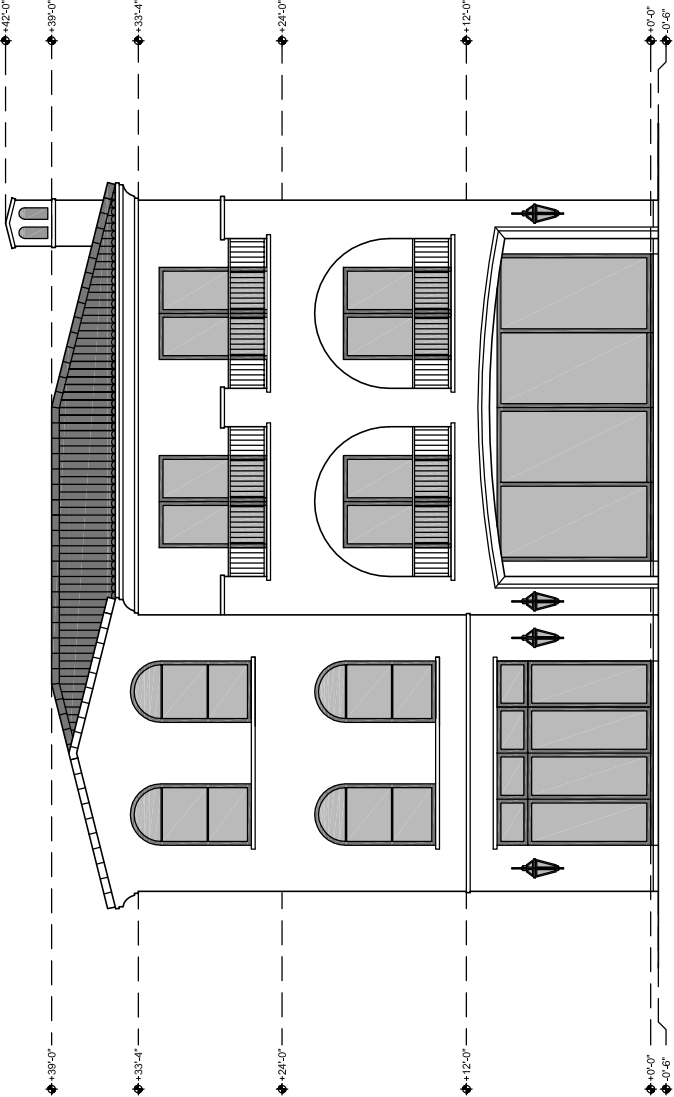
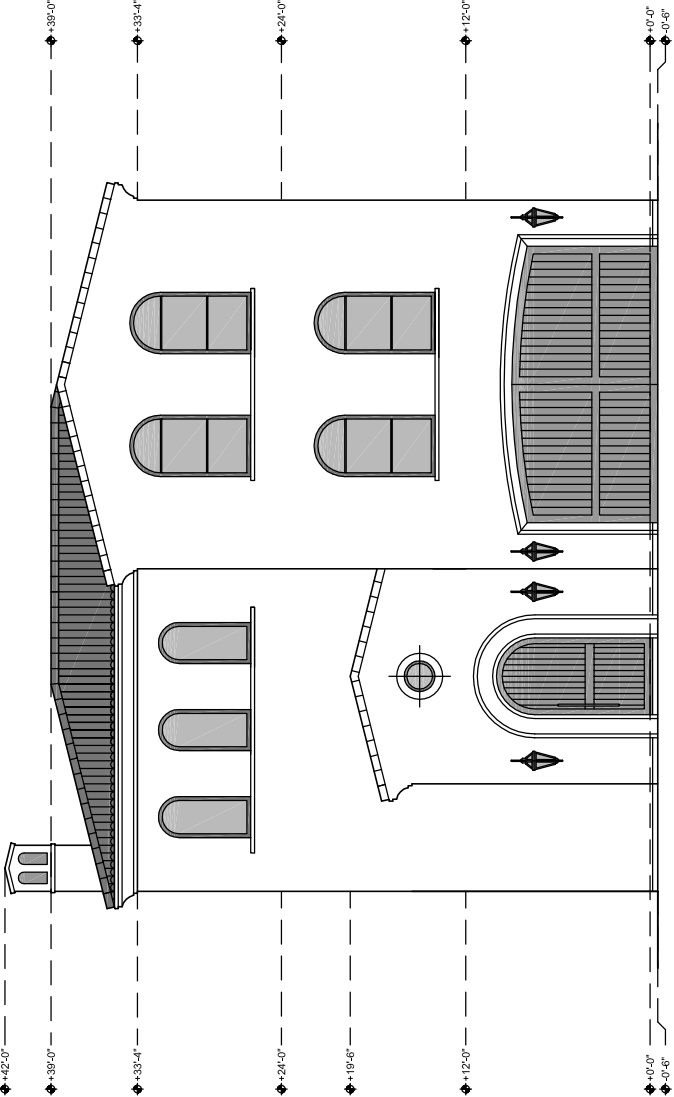
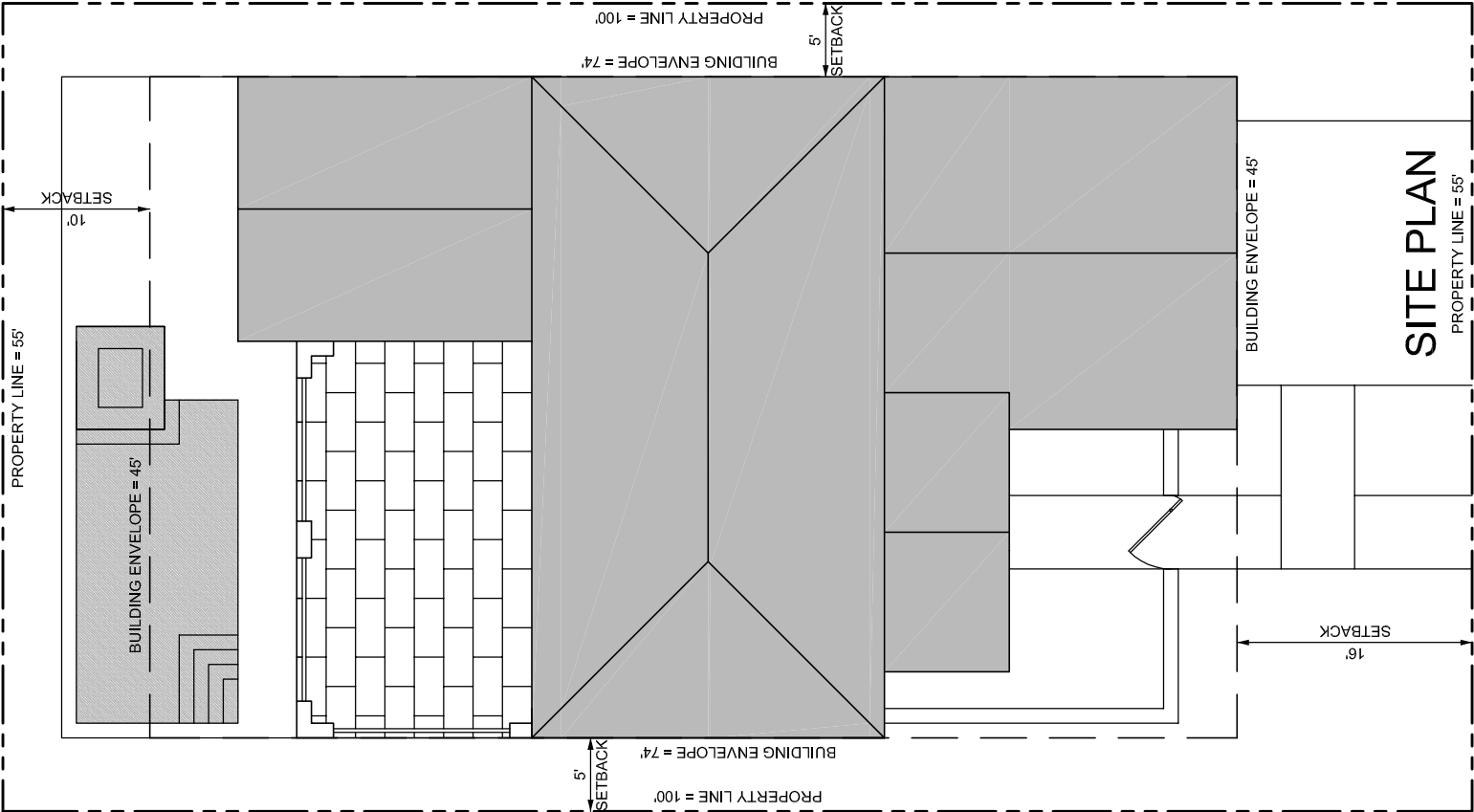


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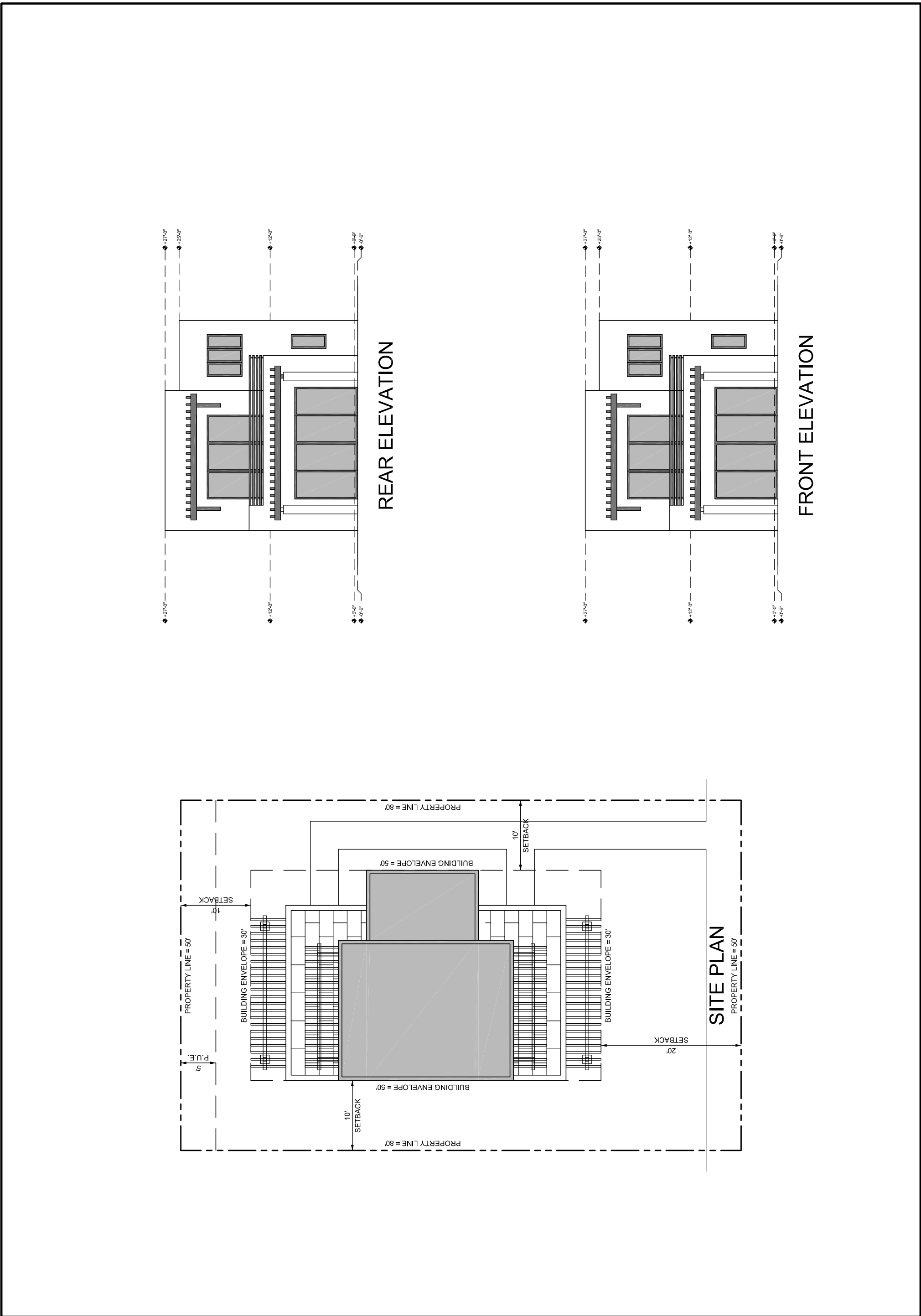
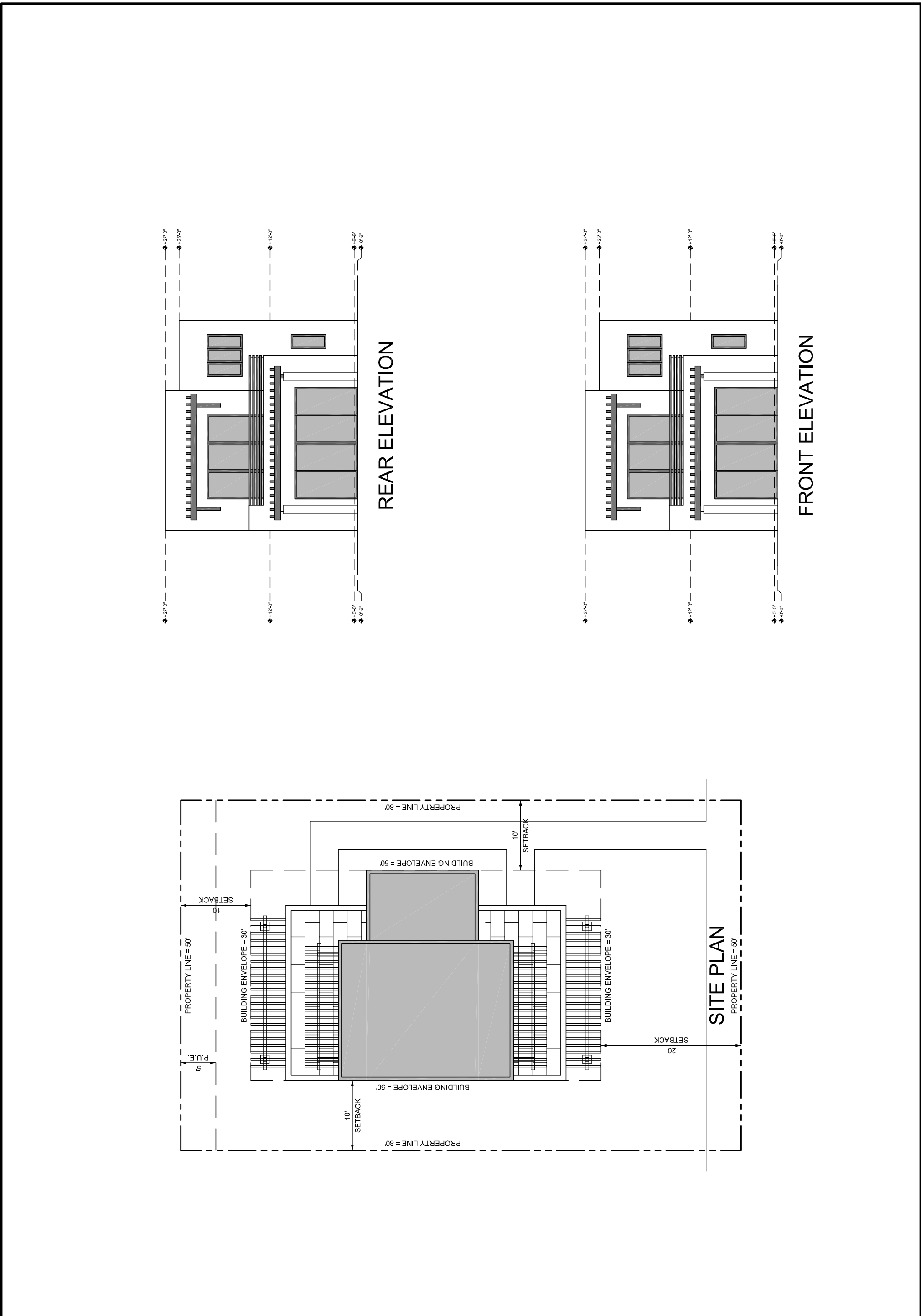


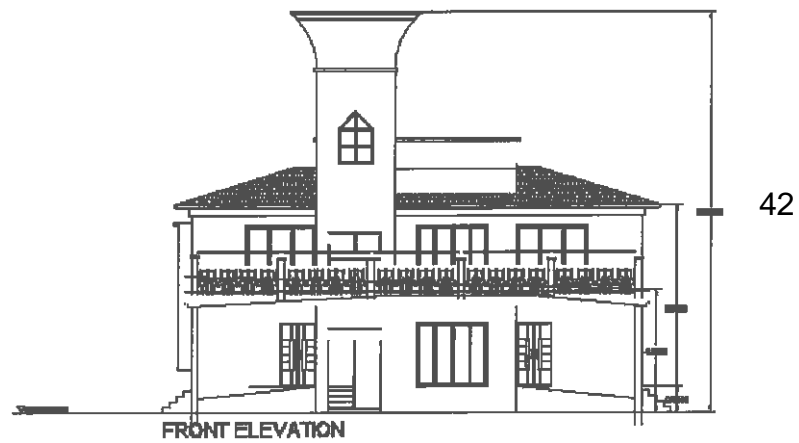
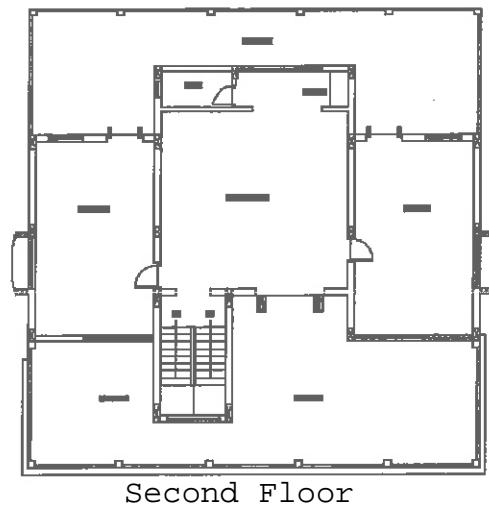
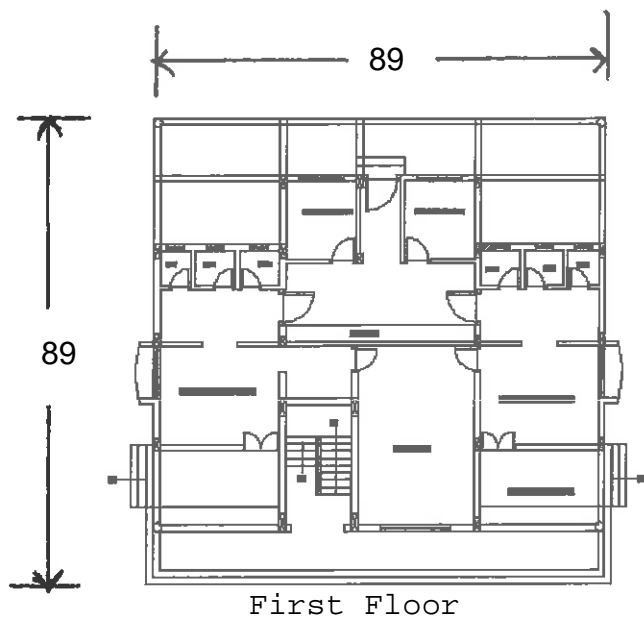
THERMAL BEACH CLUB - VILLAS



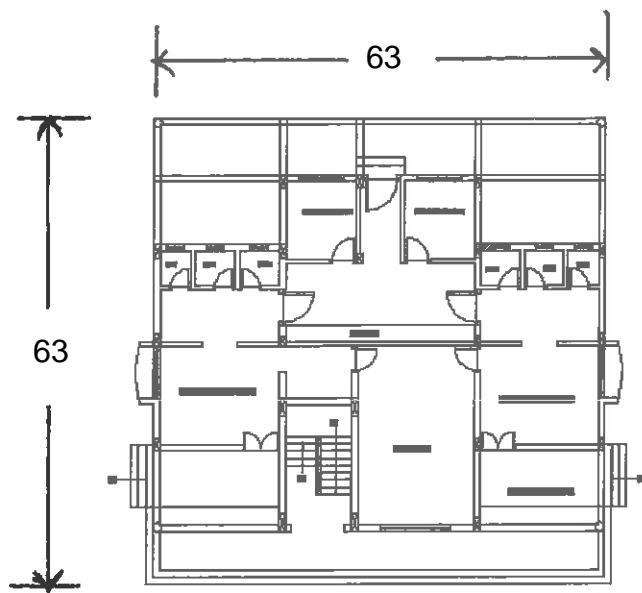
Thermal Beach Club - Villas

THERMAL BEACH CLUB - BUNGALOWS

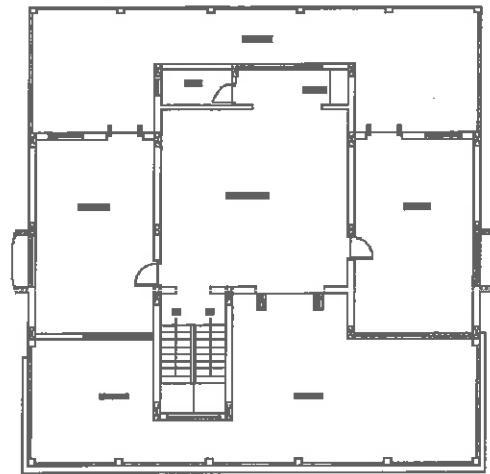




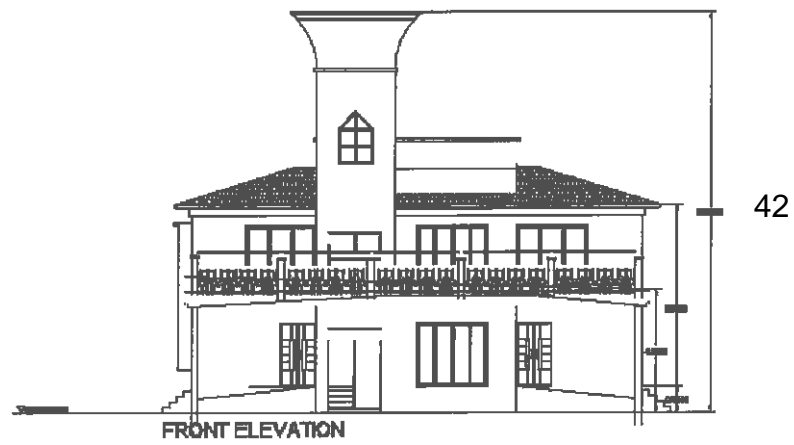
Building 1



First Floor

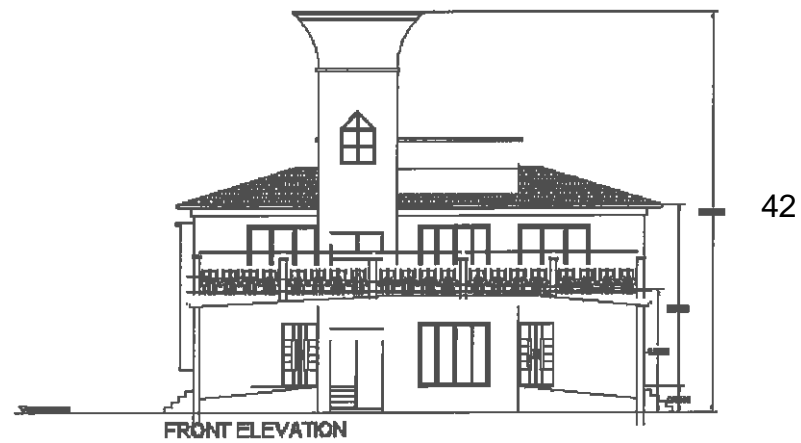
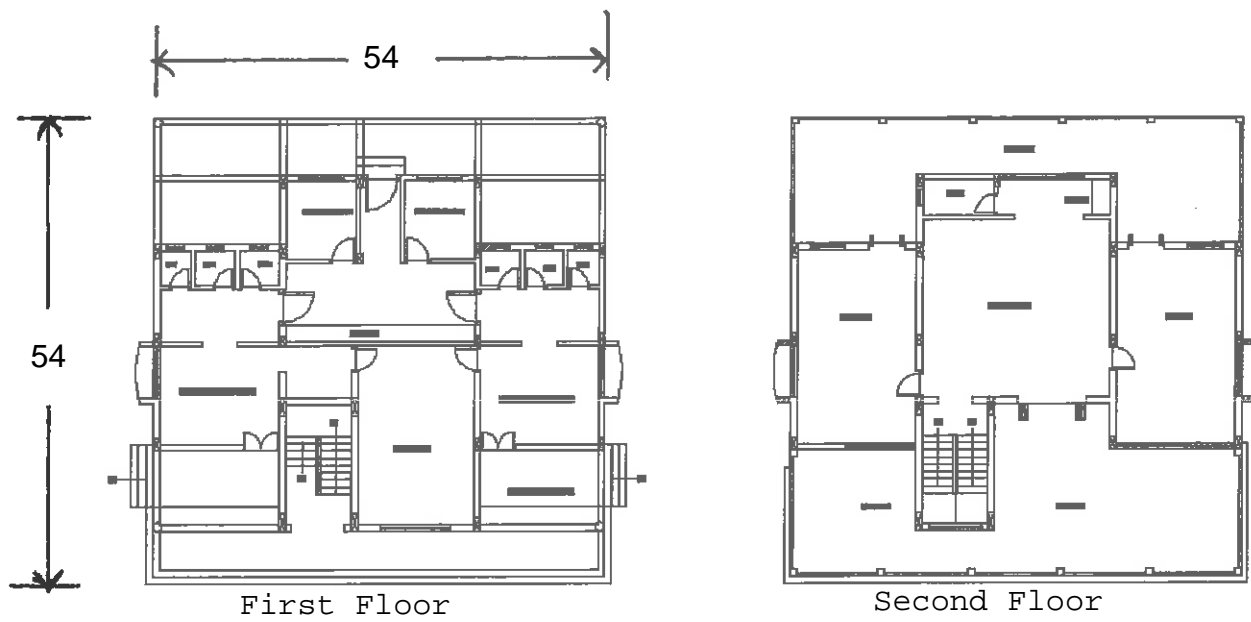


Second Floor

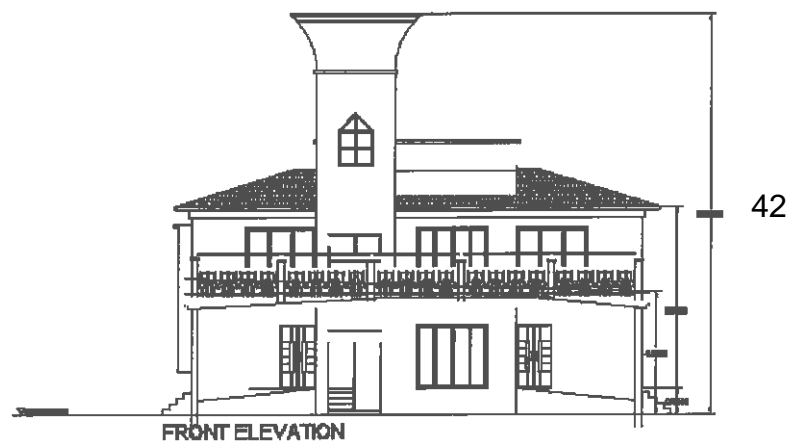
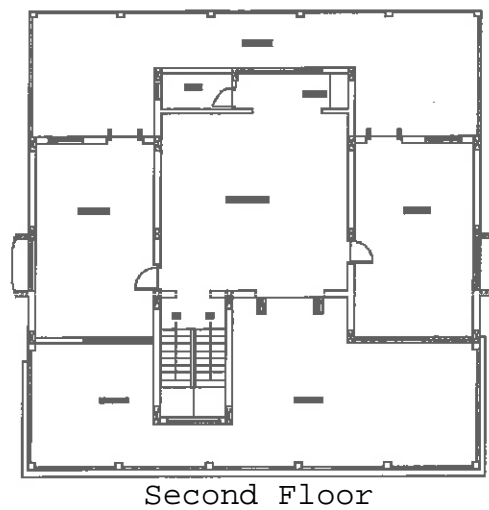
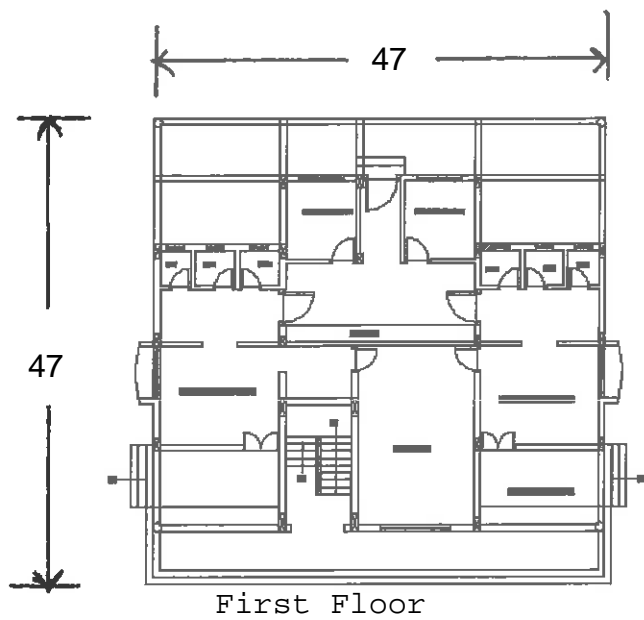


FRONT ELEVATION

Building 2



Building 3



Building 4