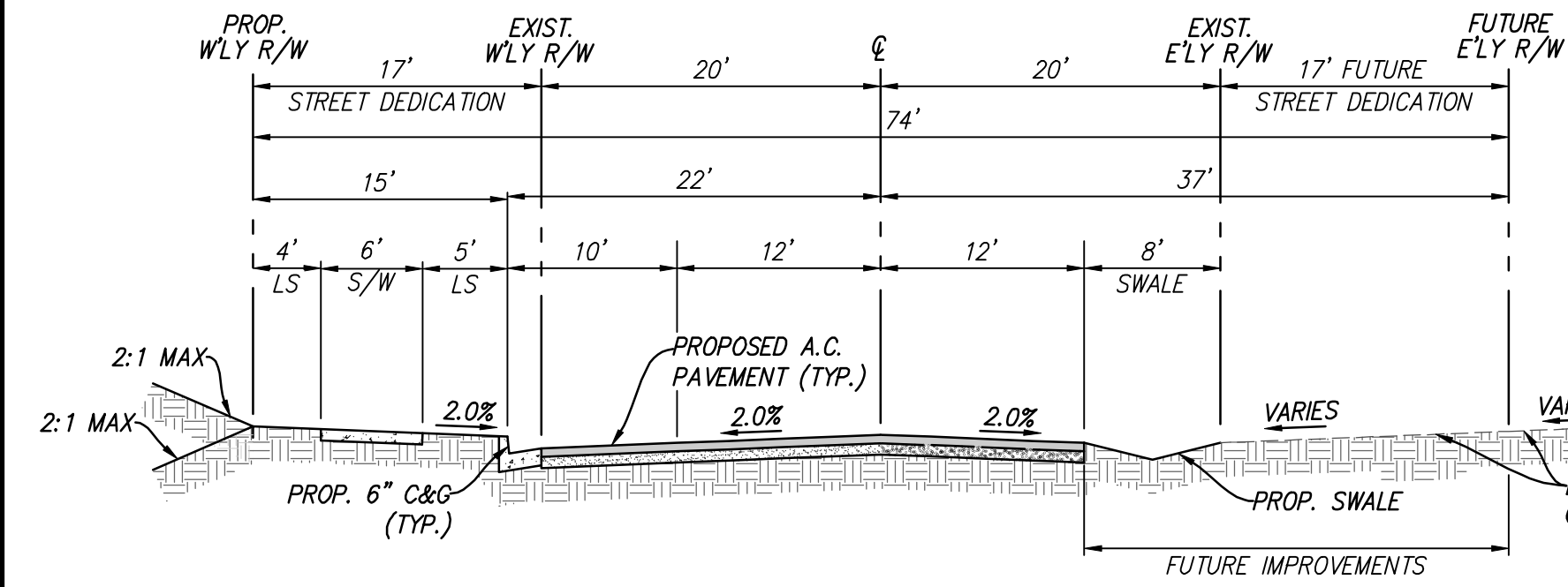


TRACT NO. 38132			TRACT NO. 38132 CONT.			TRACT NO. 38132 CONT.		
LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
1	4,326	4,301	61	4,512	4,235	121	4,608	4,320
2	4,359	4,359	62	4,512	4,225	122	4,608	4,320
3	4,359	4,359	63	4,476	4,158	123	4,608	4,320
4	4,359	4,359	64	4,380	4,363	124	4,608	4,320
5	4,359	4,359	65	4,416	4,416	125	4,830	4,503
6	4,359	4,359	66	4,416	4,416	126	4,320	4,320
7	4,386	4,386	67	4,416	4,416	127	4,320	4,320
8	4,386	4,386	68	4,459	4,459	128	4,320	4,320
9	4,386	4,386	69	4,501	4,501	129	4,320	4,320
10	4,777	4,777	70	4,387	4,387	130	4,320	4,320
11	4,585	4,585	71	4,365	4,365	131	4,320	4,320
12	4,719	4,719	72	4,654	4,282	132	4,320	4,320
13	4,810	4,810	73	4,704	4,334	133	4,320	4,320
14	4,513	4,513	74	4,704	4,334	134	4,320	4,320
15	7,661	7,661	75	4,704	4,334	135	4,320	4,320
16	11,801	11,801	76	4,704	4,335	136	4,320	4,320
17	7,625	7,625	77	4,792	4,335	137	4,320	4,320
18	7,212	7,212	78	4,780	3,787	138	4,333	4,303
19	7,228	7,228	79	5,384	5,331	139	4,697	4,314
20	7,228	7,228	80	4,410	4,410	140	4,680	4,322
21	7,228	7,228	81	4,410	4,410	141	4,680	4,332
22	7,228	7,228	82	4,410	4,410	142	4,680	4,343
23	7,228	7,228	83	4,410	4,410	143	4,680	4,353
24	7,228	7,228	84	4,423	4,423	144	4,680	4,364
25	7,219	7,219	85	4,497	4,497	145	4,680	4,371
26	7,364	7,364	86	4,508	4,508	146	4,680	4,374
27	7,801	7,801	87	4,508	4,508	147	4,680	4,376
28	5,761	5,761	88	4,508	4,508	148	4,680	4,377
29	5,038	5,004	89	4,508	4,508	149	4,680	4,379
30	5,040	5,040	90	4,508	4,508	150	4,680	4,380
31	5,773	5,773	91	5,553	5,553	151	4,680	4,381
32	4,400	4,400	92	5,301	5,301	152	5,161	4,744
33	4,334	4,304	93	5,087	5,087	153	4,649	4,649
34	4,330	4,181	94	5,053	5,053	154	5,037	5,037
35	4,562	4,286	95	5,019	5,019	155	5,038	5,038
36	4,562	4,219	96	4,985	4,985	156	4,999	4,999
37	4,635	4,286	97	4,951	4,951	157	4,959	4,959
38	5,074	4,721	98	4,917	4,917	158	4,920	4,920
39	5,028	4,675	99	4,907	4,907	159	4,880	4,880
40	4,882	4,461	100	4,530	4,530	160	4,841	4,841
41	7,244	6,884	101	5,354	5,354	161	4,801	4,801
42	7,210	7,210	102	8,470	8,470	162	4,761	4,761
43	4,839	4,839	103	6,290	6,290	163	4,722	4,722
44	4,839	4,839	104	4,710	4,710	164	4,682	4,682
45	4,839	4,839	105	4,884	4,884	165	4,643	4,643
46	4,839	4,839	106	5,001	5,001	166	4,603	4,603
47	4,839	4,839	107	4,954	4,954	167	4,564	4,564
48	5,003	4,981	108	4,397	4,332	168	4,524	4,524
49	4,384	4,365	109	4,320	4,320	169	4,788	4,778
50	4,416	4,416	110	4,320	4,320	TOTAL	837,036	821,177
51	4,416	4,416	111	4,320	4,320	SUMMARY		
52	4,416	4,416	112	4,320	4,320	LOT AREA	PAD AREA	
53	4,416	4,416	113	4,320	4,320	SQ. FT.	SQ. FT.	
54	4,323	4,323	114	4,320	4,320			
55	7,181	7,181	115	4,320	4,320	TOTAL	837,036	821,177
56	5,285	5,054	116	4,335	4,314	AVERAGE	4,953	4,859
57	4,364	4,081	117	4,626	4,318	MIN LOT	4,320	3,787
58	4,540	4,261	118	4,608	4,320	AREA SQ.	4,320	3,787
59	4,512	4,262	119	4,608	4,320			
60	4,512	4,250	120	4,608	4,320			

TRACT NO. 38132 CONT.		
NON-RESIDENTIAL LOTS / MAINTENANCE		
LOT NO.	LOT AREA SQ. FT.	USE / MAINTENANCE
171	62,335	WO. BASIN / CITY-CFD & VALLEY-WIDE
172	12,589	L&S: WY DRAINAGE DITCH / VALLEY-WIDE OR HOA
173	9,457	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
174	11,582	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
175	404	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
176	4,428	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
177	1,051	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
178	1,141	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
179	886	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
180	552	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
181	487	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
182	1,071	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
183	1,177	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
184	1,168	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
185	1,152	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
186	449	LANDSCAPE & SLOPE / CITY-CFD OR VALLEY-WIDE
187	6,839	TOT. LOT / VALLEY-WIDE OR HOA



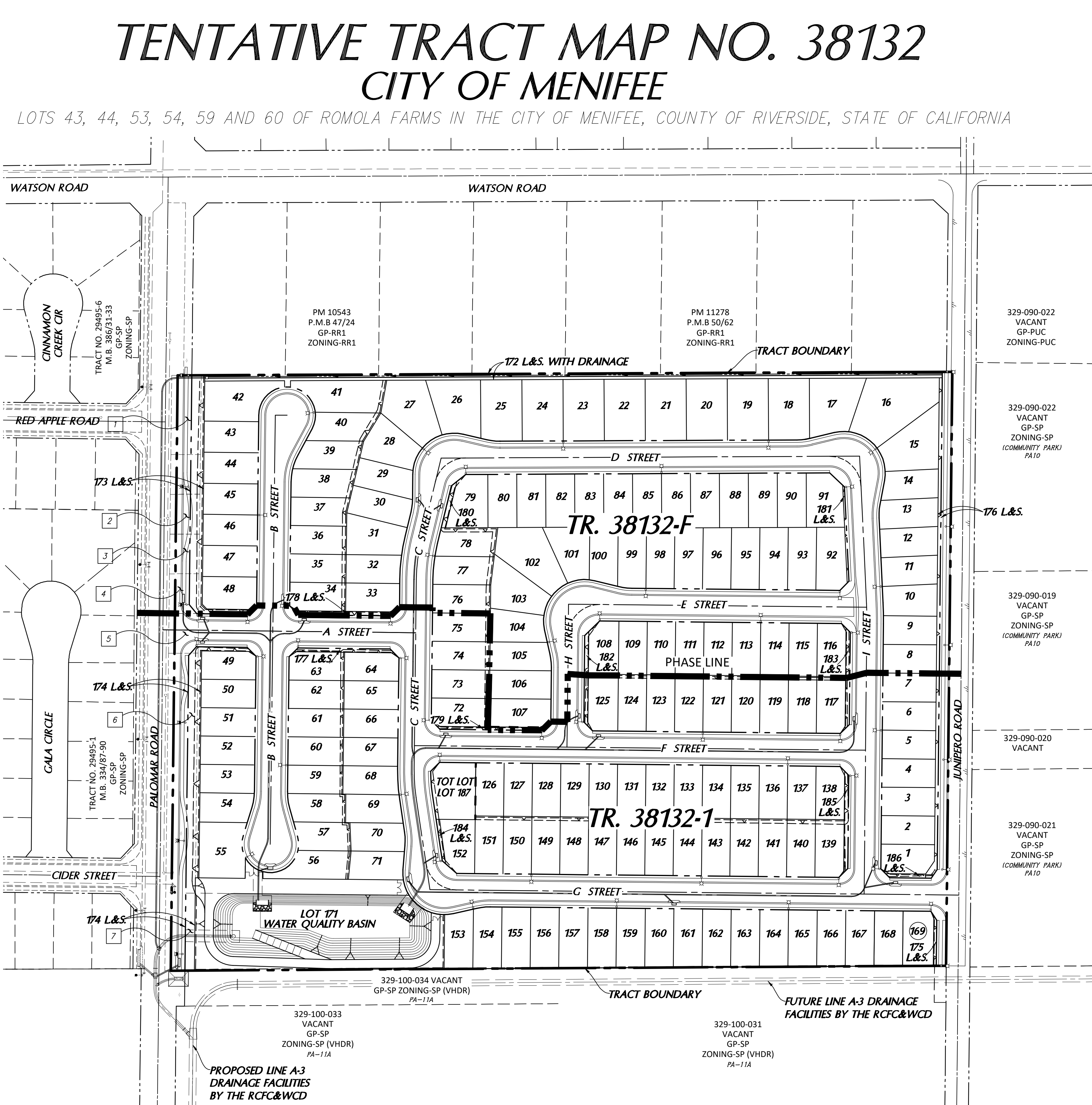
COLLECTOR STREET
NTS
CITY OF MENIFEE STD. NO. 113
JUNIPERO ROAD

EXISTING EASEMENT NOTES

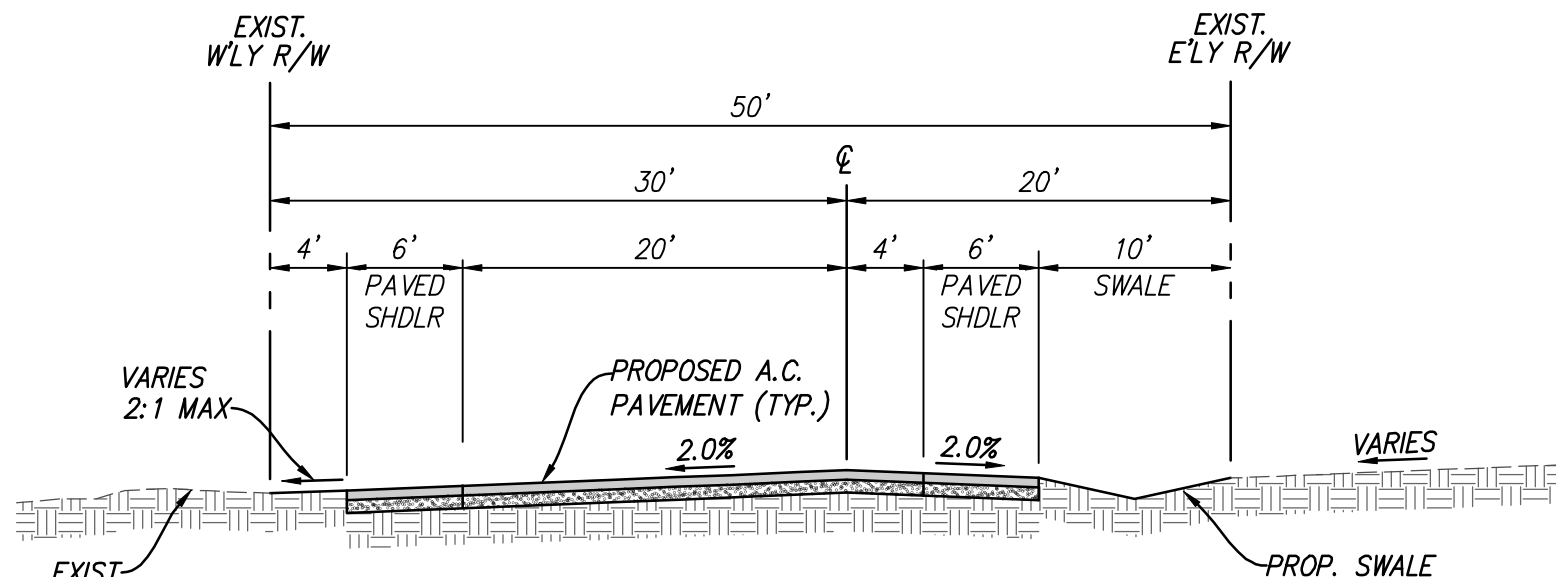
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 441 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 448 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 442 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 11-20-1952 IN BOOK 1417, PAGE 341 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 445 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 11-20-1952 IN BOOK 1417, PAGE 264 OF OFFICIAL RECORDS
- 50' WIDE EASEMENT IN FAVOR OF SCE FOR PUBLIC UTILITY, INGRESS, EGRESS, AND INCIDENTAL PURPOSES, RECORDED 12-09-1952 IN BOOK 1422, PAGE 444 OF OFFICIAL RECORDS
- EASEMENT FOR PIPE LINES, DITCHES, FLUMES, AND INCIDENTAL PURPOSES IN FAVOR OF FLOYD WATSON RALPH WATSON AND LEO WATSON RECORDED 10-22-1925 IN BOOK 652, PAGE 452 OF DEEDS. (NOT PLOTTABLE)
- EASEMENT FOR PIPES AND INCIDENTAL PURPOSE IN FAVOR OF WATSON WATER COMPANY, RECORDED IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

DISPOSITION

- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN
- TO REMAIN

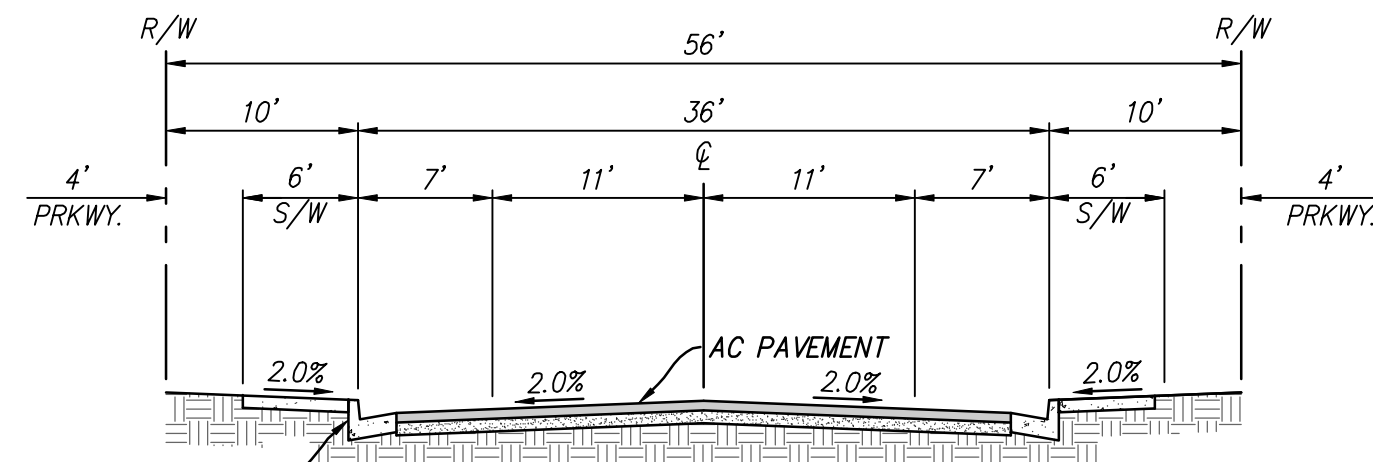


SITE MAP / PHASING MAP



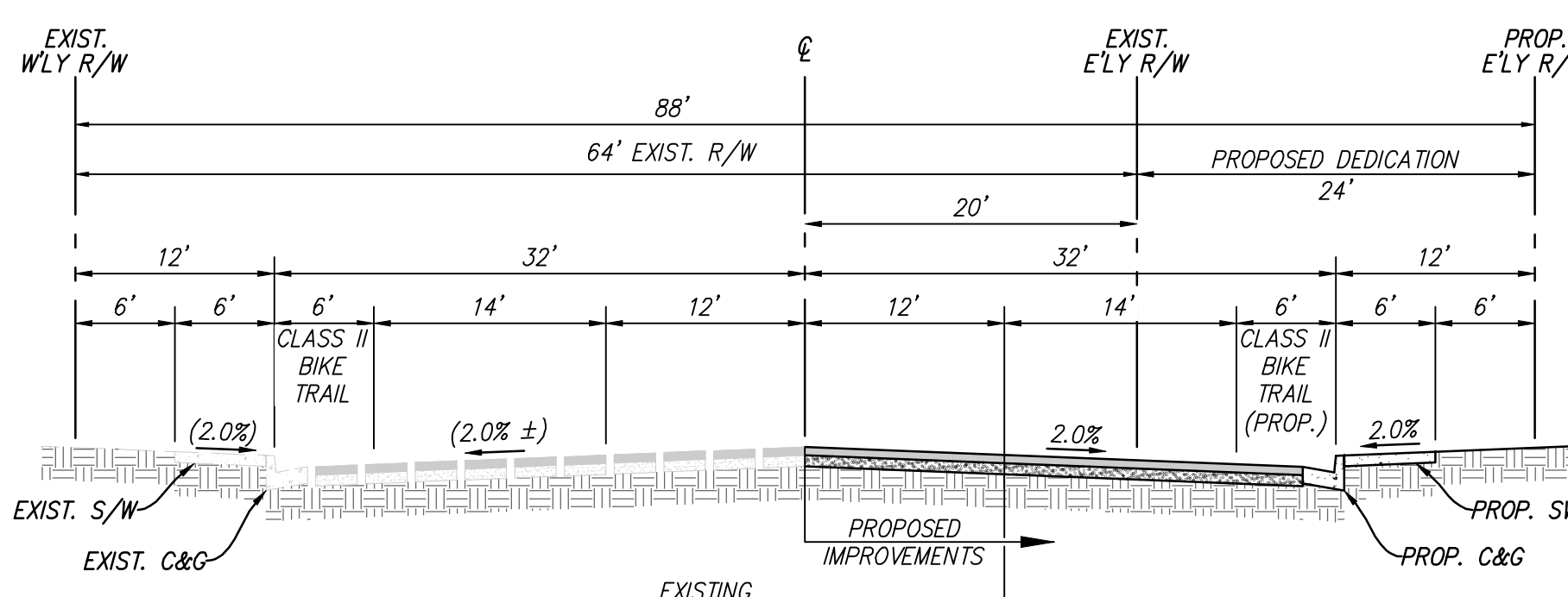
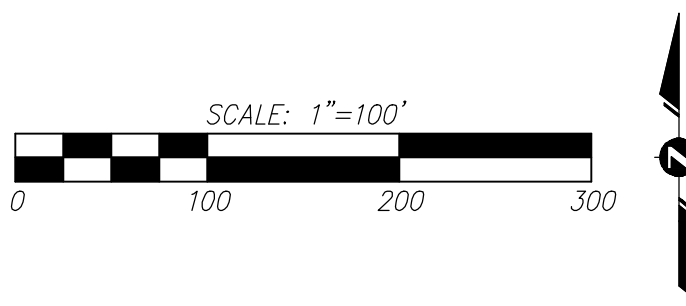
PARTIAL COLLECTOR STREET

NTS
CITY OF MENIFEE STD. NO. 113
JUNIPERO ROAD NORTH TO WATSON ROAD



LOCAL STREET

NTS
CITY OF MENIFEE STD. NO. 115, MODIFIED
"A" THROUGH "I" STREETS



PALOMAR ROAD

NTS
MODIFIED SECONDARY HIGHWAY

*NOTE: PROPOSED SIDEWALK TO MEANDER AROUND EXISTING POWER POLES (LOCATED APPROX. 3' E/O CF)

REVISIONS		
REV	DATE	DESCRIPTION



ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

Drawn By: **BB/BM**
Checked By: **KO**
Scale: **AS SHOWN**

DWG. NO. _____
SHEET _____
OF **1** SHEET **2**

ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: JUSTIN SAKAKURA, P.E.

OWNER/ APPLICANT
WSI LAND HOLDINGS, LLC
3161 MICHELSON DR., SUITE 425
IRVINE, CA 92612
ATTN: BRIAN HADLEY
PH: 949-698-2191

UTILITIES AND SERVICES

AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC: SOUTHERN CALIFORNIA EDISON	YES
GAS: SOUTHERN CALIFORNIA GAS	YES
TELEPHONE: FRONTIER COMMUNICATIONS	YES
CABLE TV: TIME WARNER	YES
WATER: EASTERN MUNICIPAL WATER DISTRICT	YES
SEWER: EASTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST: ROMOLAND UNIFIED SCHOOL DISTRICT	--
SCHOOL DIST: PERRIS UNIFIED SCHOOL DISTRICT	--

ZONING - CURRENT
MENIFEE NORTH SPECIFIC PLAN (SP260) - PLANNING AREA 9 - MDR

ZONING - PROPOSED
MENIFEE NORTH SPECIFIC PLAN (SP260 - A4) - PLANNING AREA 9 - MDR

PROPOSED DEVELOPMENT

ACRES	
RESIDENTIAL LOTS	19.2 AC
OPEN SPACE/LANDSCAPE SLOPE	1.2 AC
ROADWAYS	7.6 AC
WATER QUALITY BASIN	1.4 AC
NET TOTAL AREA =	29.4 AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY THE CITY OF MENIFEE

GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION. GEOLOGIC HAZARDS: ALQUIST-PROLO OR SPECIAL STUDIES ZONE

COMMUNITY SERVICES DISTRICT
THIS PROJECT IS LOCATED WITHIN COMMUNITY SERVICES DISTRICT - HOMELAND 43

WELLS
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY

AERIAL TOPOGRAPHY
ARROWHEAD MAPPING CORP. - DATED 4/12/2021
P.O. BOX 9791
SAN JUAN BAPTIST, CA 92427
PH: 909-889-2420

PROPOSED SUBSURFACE SEPTIC DISPOSAL
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

MOBILE HOME AND R.V. PARKING
THERE IS NO DESIGNATED MOBILE HOME OR R.V. PARKING. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

FLOOD PLAIN DESIGNATION
NOT WITHIN LIMITS OF STUDY PER FEMA PANEL NO. 06065C2060H

EARTHWORK QUANTITIES:

RAW CUT	= 76,660 CY
RAW FILL	= 25,800 CY
SUBTOTAL	= 102,460 CY
ADJUSTMENTS	= -10,480 CY
EXPORT	= 40,380 CY

RECYCLED WATER NOTE
RECYCLED WATER WILL NOT BE USED FOR ONSITE LANDSCAPE IRRIGATION. NOT A RECYCLED WATER CANDIDATE PER EMDH.

GENERAL NOTES:

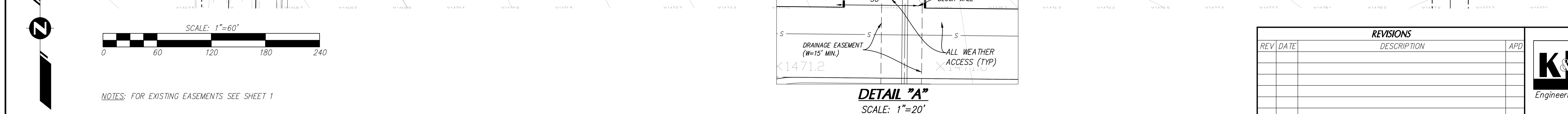
- NO EXISTING STRUCTURES ARE LOCATED WITHIN THE SITE
- ALL PROPOSED SLOPES SHALL BE AT 2:1 MAX, UNLESS OTHERWISE SHOWN
- ALL PROPOSED STREETS SHALL BE PUBLIC STREETS
- FINAL MAP CAN BE PHASED
- PROJECT IS NOT WITHIN AN AGRICULTURAL PRESERVE

BENCHMARK:
A STANDARD C&G.S. BRASS DISK AS DESCRIBED BY COAST AND GEODETIC SURVEY 1935 5.7 MI NW FROM WINCHESTER, 4.9 MILES NORTH AND WEST ALONG OILED ROADS FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY STATION AT WINCHESTER, RIVERSIDE COUNTY, THENCE 0.8 MILE NORTH ALONG THE JUNIPERO SPRINGS ROAD, 0.1 MILE WEST OF A CURVE NEAR A ROCKY POINT, 50 YARDS EAST OF THE JUNCTION OF A DIRT ROAD LEADING NORTH, 58 FEET NORTH OF THE CENTERLINE OF THE ROAD, AND IN THE TOP OF THE MIDDLE ONE OF THE THREE LARGE EMBEDDED BOULDERS. A STANDARD DISK, STAMPED S 311 1935.
COUNTY OF RIVERSIDE BENCHMARK I.D. M-108
ELEVATION: 1722.499 (NGVD 29')

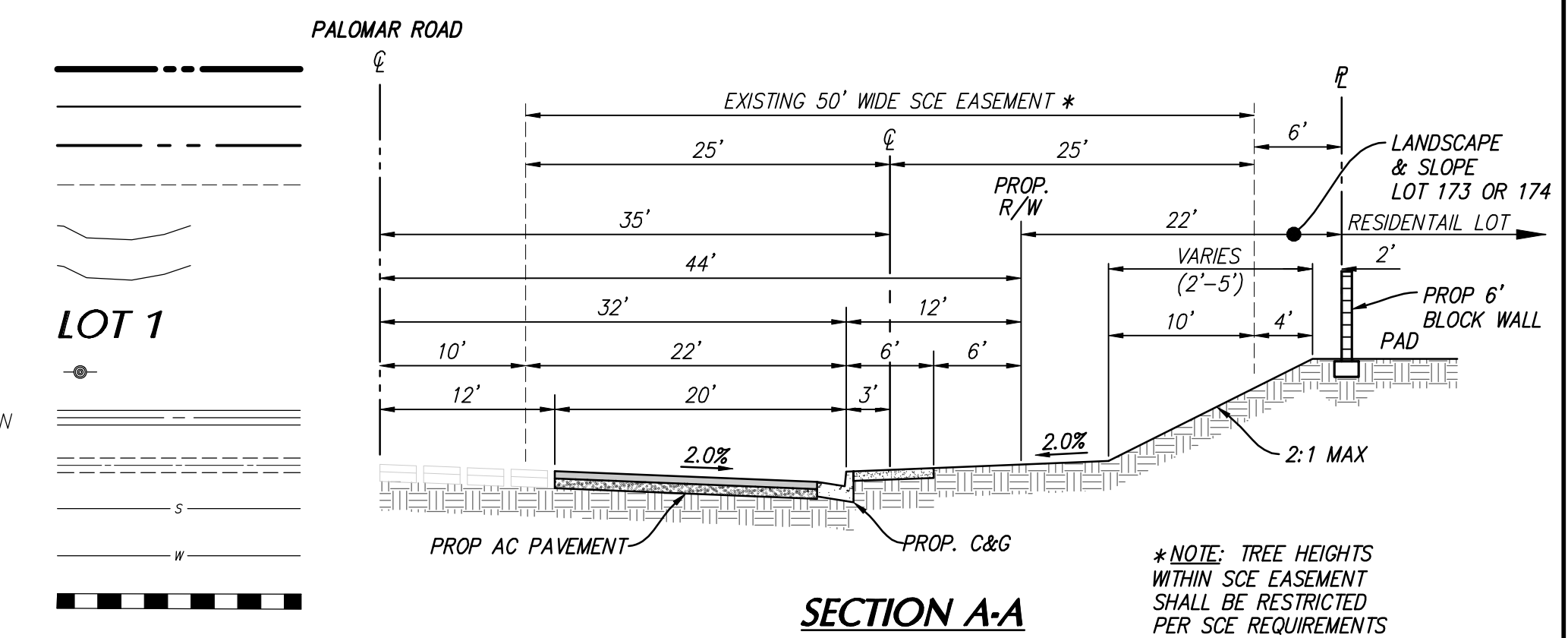
CITY OF MENIFEE
TENTATIVE TRACT MAP
NO. 38132

SCHEDULE "A"

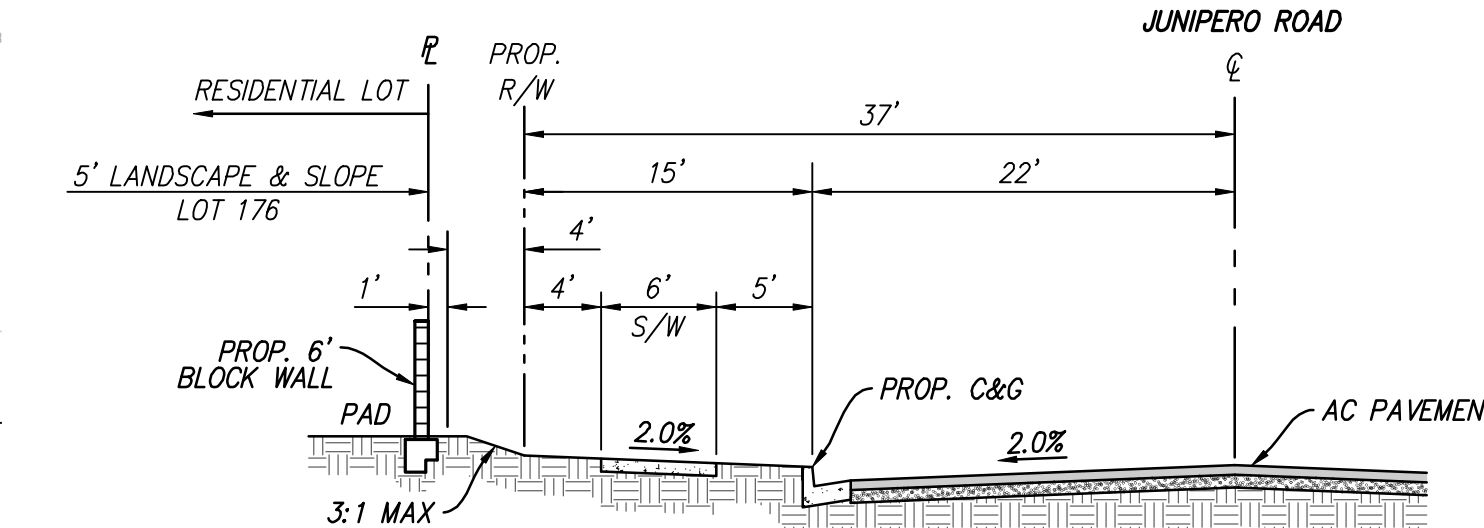
LOTS 43, 44, 53, 54, 59 AND 60 OF ROMOLA FARMS IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



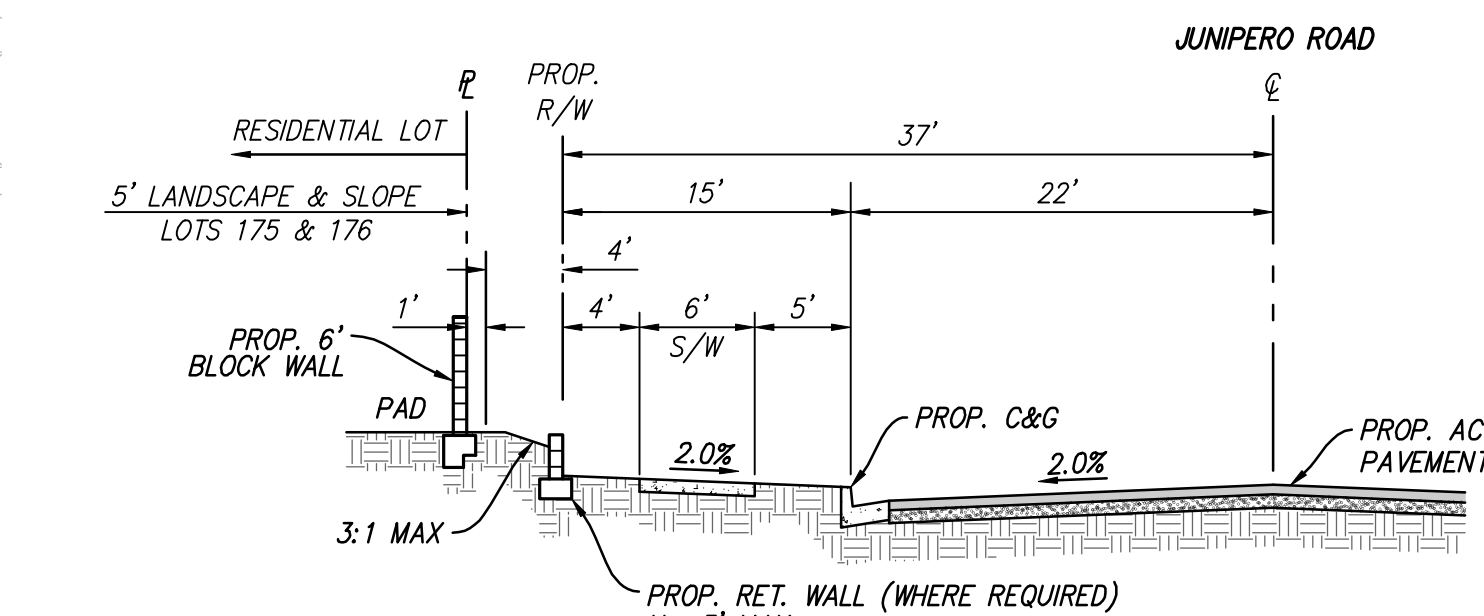
TRACT BOUNDARY
PROPOSED PARCEL
PROP. R/W DEDICATION
EXISTING EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
LOT NUMBER
EXISTING POWER POLE
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED SEWER
PROPOSED WATER
RETAINING WALL



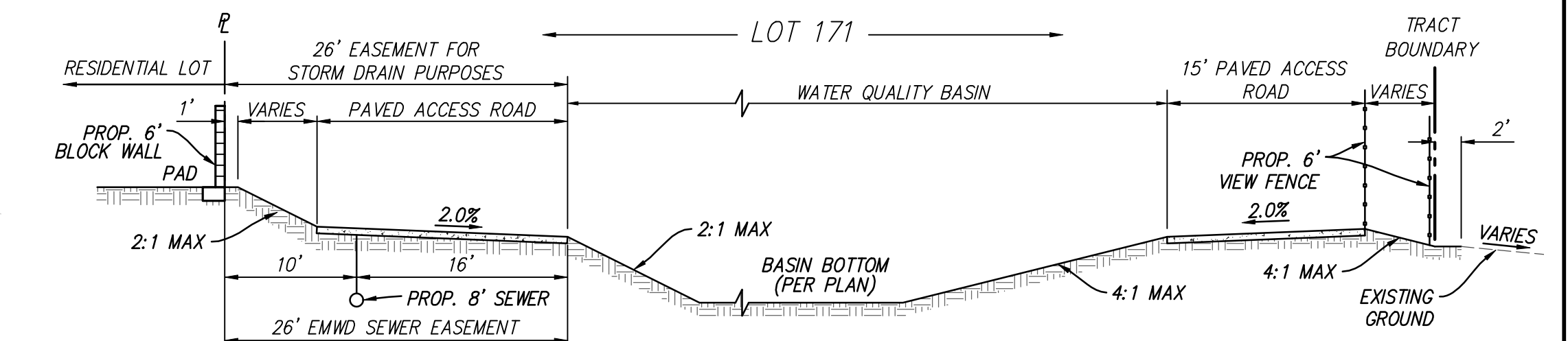
SECTION A-A
NTS



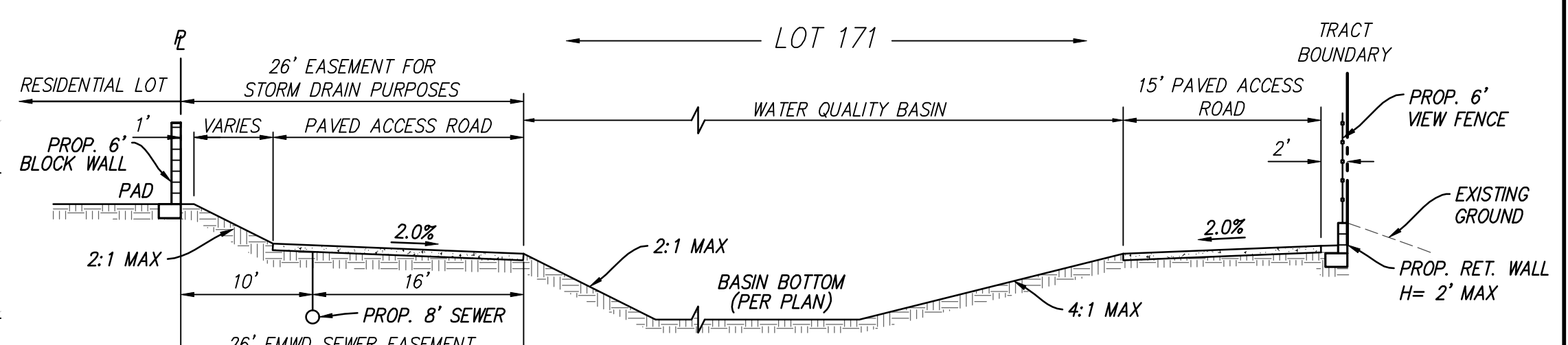
SECTION B-B



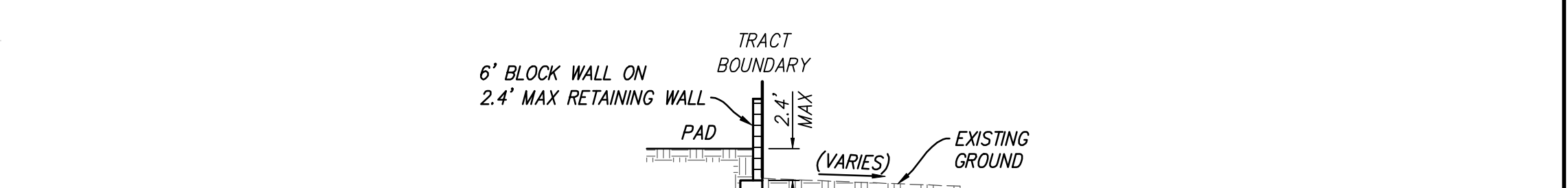
SECTION C-C
NTS



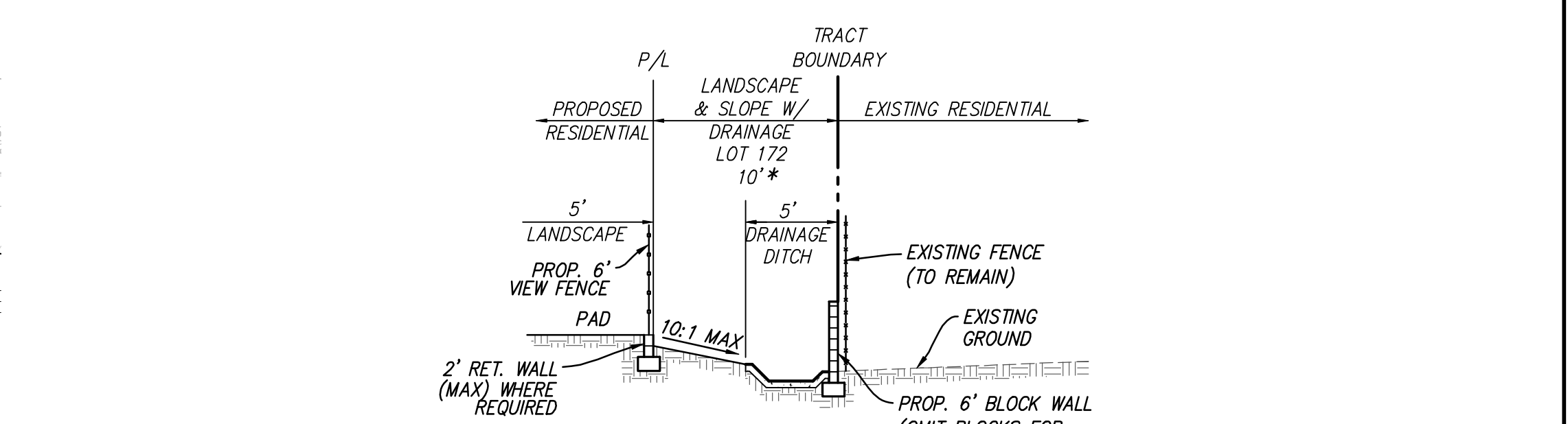
SECTION



SECTION D2-D2



SECTION E-E



SECTION F-F

CITY OF MENIFEE
TENTATIVE TRACT MAP
NO. 38132
SCHEDULE "A"

[illegible]

K&A
Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

Drawn By: BB/BM
Checked By: KO
Seals: AS SHOWN

DWG. NO. _____
SHEET
OF 2 SHEET 2

HARVEST GLEN

MENIFEE, CALIFORNIA

PA 9
TTM 38132
NEW SINGLE FAMILY RESIDENTIAL PROJECT
PLN21-0275 06-01-2022

CLIENT:
RICHLAND COMMUNITIES
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM
949.698.2191

LANDSCAPE ARCHITECT:
BRIGHTVIEW DESIGN GROUP
WADE GANES
WADE.GANES@BRIGHTVIEW.COM
949.238.4900

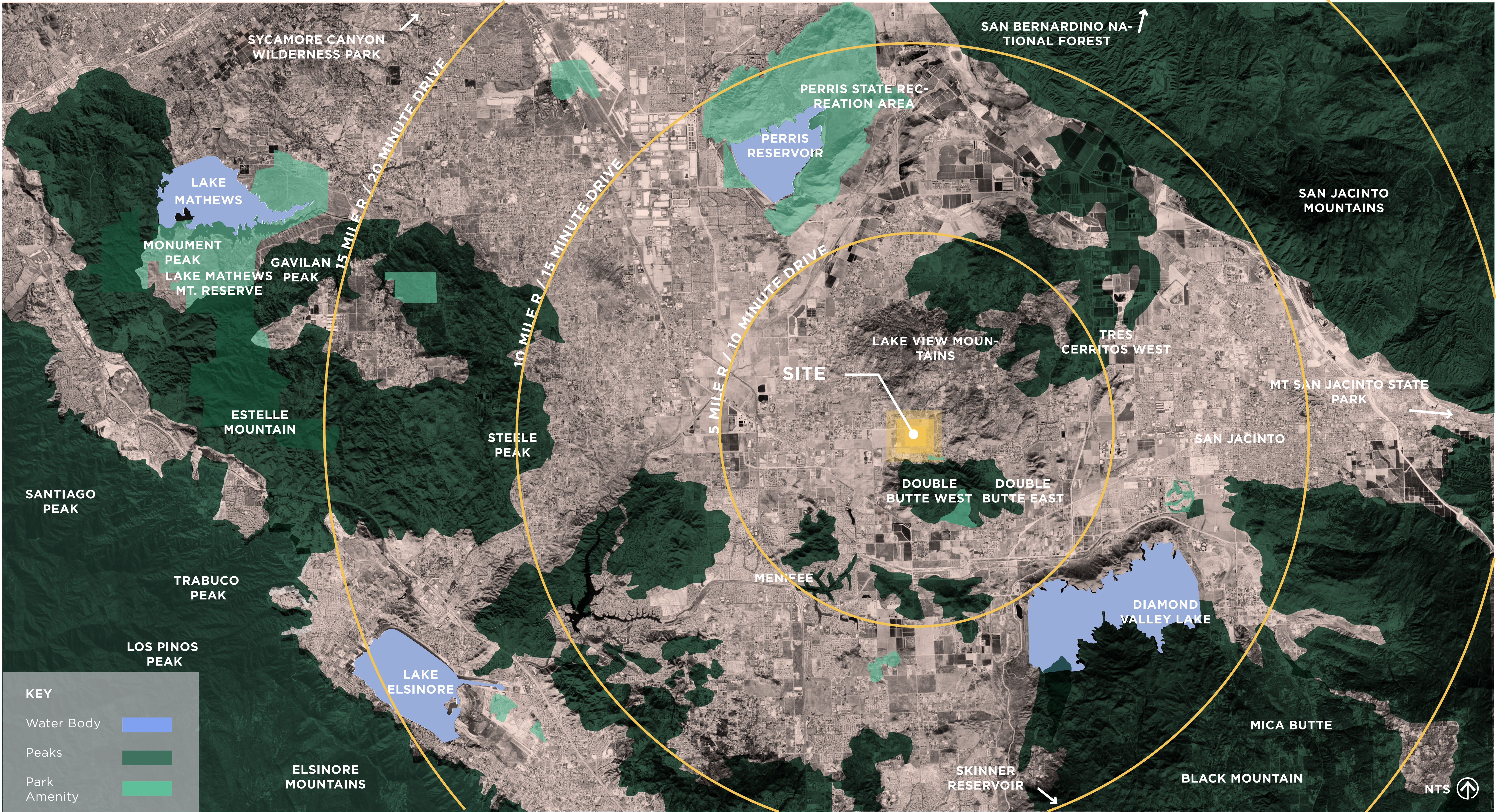
SHEET INDEX:

TITLE SHEET
REGIONAL AMENITY MAP
OVERALL MAP
PARK ENLARGEMENT
PARKWAY & SLOPE ENLARGEMENT
PLANT PALETTE
ENTRY MONUMENTATION
PARK MONUMENTATION
WALL AND FENCE PLAN
WALL AND FENCE DETAILS
MAINTENANCE EXHIBIT

1
2
3
4
5
11
12
13
14
15
16

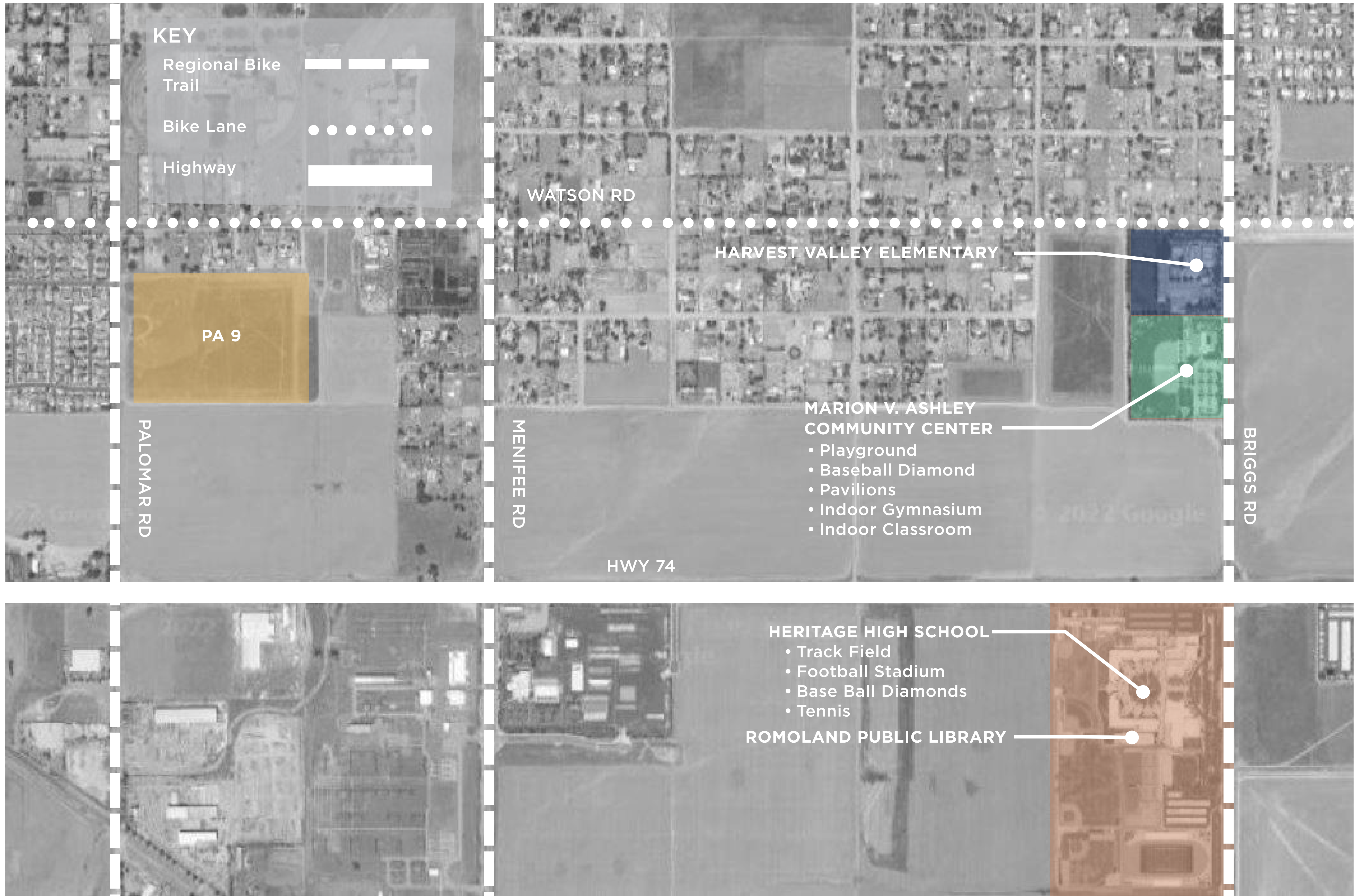
TOTAL PROJECT SITE AREA:	29.4 AC
LANDSCAPE AREA:	3.1 AC
LANDSCAPE %	10.5%
TOTAL CFD MAINTAINED AREA/ OFF-SITE:	14,095 SQ FT
TOTAL HOA MAINTAIN AREA / ON-SITE:	120,581 SQ FT
TOTAL PRIVATE MAINTAINED AREA:	837,036 SQ FT
REQUIRED NUMBER OF TREES PER ACRE:	60 PER AC
TOTAL TREES PROVIDED:	148
TOTAL STREET TREES REQUIRED (1 PER 30 LF):	29
TOTAL STREET TREES PROVIDED:	29
TOTAL SLOPE LANDSCAPE AREA:	40,953 SQ FT
TOTAL SLOPE TREES REQUIRED (1 TREE PER 750 SF):	54
TOTAL SLOPE TREES PROVIDED:	70
TOTAL SHRUBS REQUIRED (1 SHRUB PER 100 SF):	1,132
TOTAL SHRUBS PROVIDED:	1,132
TURF %:	.9%

HARVEST GLEN - PA 9 - TTM 38132
REGIONAL AMENITY MAP



HARVEST GLEN - PA 9 - TTM 38132
VICINITY MAP

The site is located north of Highway 74 and is adjacent to industrial zoning and future communities. The regional bike trail passes by the western edge of the site along Palomar Road promoting alternative connection through the city. The surrounding influences are varied and create an opportunity for Harvest Glen to be a beacon of progressive design for a planned community. This can be achieved through water-wise and site appropriate plant selection and unified design story from green space to living space. Just south of the site is industrial zoned land (Image A), adjacent master plan community (Image B), mixed California adaptive planting around Highway 74 (Image C).



A) INDUSTRIAL



B) NEIGHBORHOOD



C) HIGHWAY 74



HARVEST GLEN - PA 9 - TTM 38132
PRELIMINARY LANDSCAPE PLAN

Surrounded by beautiful lakes and mountain ranges, Harvest Glen is an intimate single family residential community located along Palomer Street in the city of Menifee, California. Large landscape backdrops along the street provides an inviting entry experience with large canopy trees defining Street A and the main community loop. The secondary streets include smaller trees that help establish a hierarchy of circulation through the community.

LEGEND

1

BASIN

2

ENTRY MONUMENTATION (See sheet 12)

3

TOT LOT

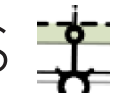
PROPERTY LINE - - - - -


LIMIT OF WORK - - - - -

SEWER LINE - - - - -

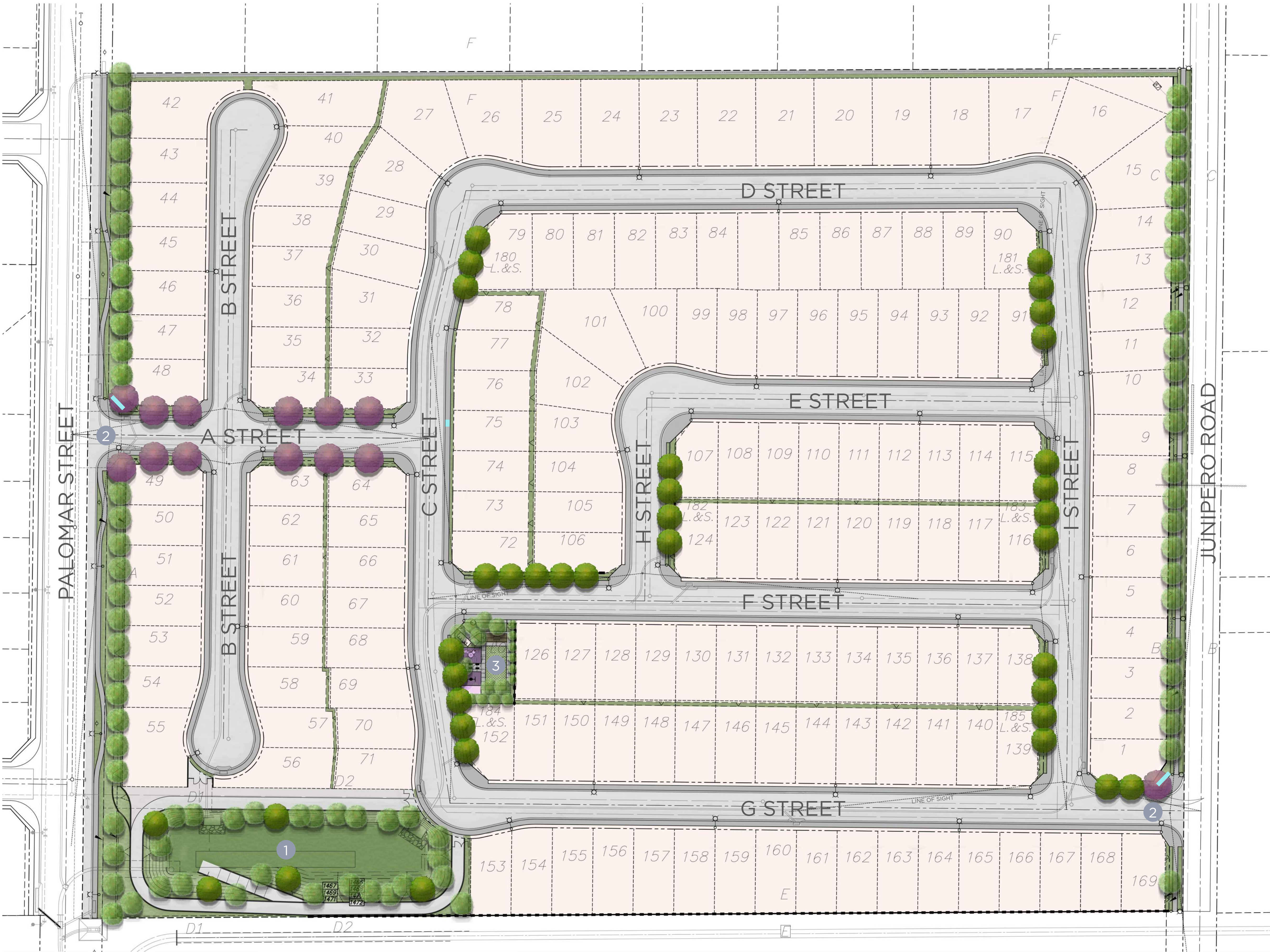
STORM DRAINS ==

WATER LINE - - - - -

LIGHT POLES 

FIRE HYDRANT 

NOTE:
2 FRONT YARD TREES AND 1 STREET TREE TO BE PROVIDED PER LOT, AS WELL
AS 1 TREE PER 750 SQ FT AND 1 SHRUB PER 100 SQ FT FOR ALL REAR SLOPES



HARVEST GLEN - PA 9 - TTM 38132
PRELIMINARY PLANTING PLAN

LEGEND

- BACKBONE STREET TREE - PALOMAR STREET**
CHILOPSIS LINEARIS - DESERT WILLOW
QUERCUS AGRIFOLIA - COAST LIVE OAK
PLATANUS X HISPANICA - LONDON PLANE TREE
- BACKBONE STREET TREE JUNIPERO STREET**
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
- INTERIOR STREET TREES**
A ST - *PLATANUS X HISPANICA* - LONDON PLANE TREE
C ST - *KOELREUTERIA PANICULATA*- GOLDEN RAIN TREE
F ST - *LAGERSTROEMIA 'NATCHEZ'* - WHITE FLOWERING CREPE MYRTLE
G ST - *CERCIDIUM 'DESERT MUSEUM'* - DESERT MUSEUM PALO VERDE
H ST - *GEIJERA PARVIFLORA* - AUSTRALIAN WILLOW
I ST - *PODOCARPUS GRACILOR* - YEW PINE
- PARK TREES**
CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
CHILOPSIS LINEARIS - DESERT WILLOW
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
LAGERSTROEMIA 'NATCHEZ' - WHITE FLOWERING CREPE MYRTLE
PINUS BRUTIA SSP. ELDARICA - AFRICAN PINE
QUERCUS AGRIFOLIA - COAST LIVE OAK
QUERCUS DOUGLASSII - BLUE OAK
- BASIN TREES**
GEIJERA PARVIFLORA - AUSTRALIAN WILLOW
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
PLATANUS X HISPANICA - LONDON PLANE TREE

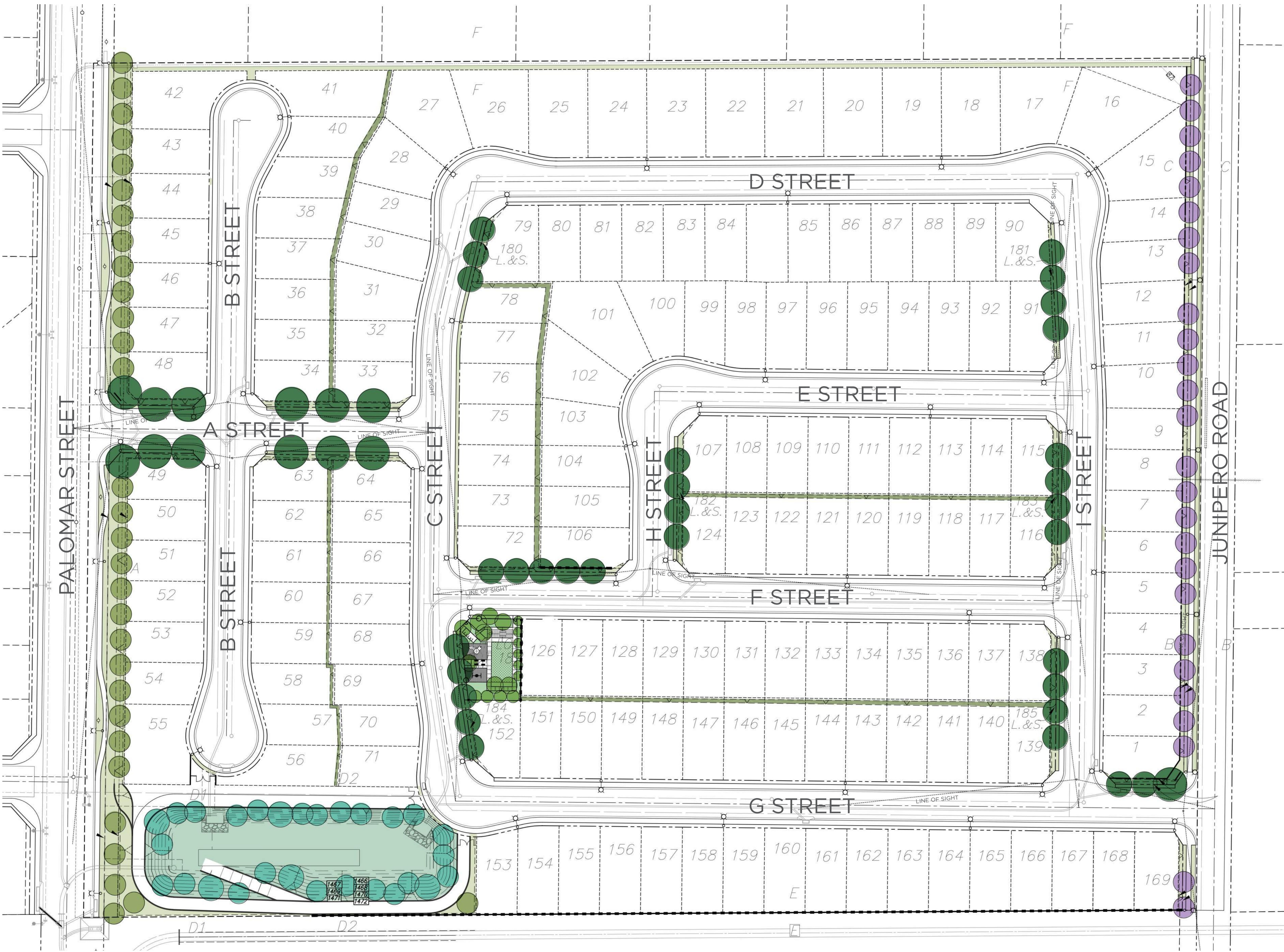
-
- PARKWAY PLANTING
-
- PARK/OPEN SPACE PLANTING
-
- BASIN PLANTING
-
- HOMEOWNER BACKYARD SLOPE PLANTING

NOTE:

1. 2 FRONT YARD TREES AND 1 STREET TREE TO BE PROVIDED PER LOT, AS WELL AS 1 TREE PER 750 SQUARE FEET FOR ALL REAR SLOPES

2. ADDITIONAL DROUGHT-TOLERANT TREE & PLANT SPECIES APPROPRIATE TO LOCAL CLIMATE MAYBE INCORPORATED AT TIME OF LANDSCAPE PLAN CHECK AND ARE SUBJECT TO CITY LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.

3. REFER TO TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 11.



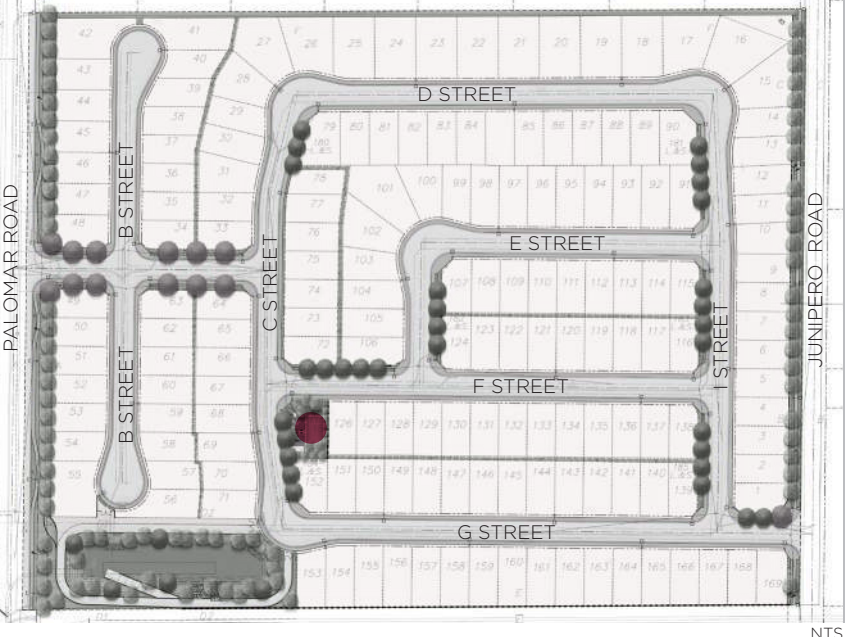
HARVEST GLEN - PA 9 - TTM 38132
NEIGHBORHOOD PARK

The neighborhood park provides a range of plan and gathering opportunities for residents. The play area caters to children of all ages. The picnic court provides shade and an intimate space for birthday parties and play dates to occur. The flexible lawn provides a space to throw a ball or frisbee and functions as a spill over space for the tot lot.

CONSTRUCTION LEGEND

- 1 Park Monumentation (See sheet 13)
- 2 Flexible Lawn (1180 SF)
- 3 Enhanced Shrub Planting
- 4 2-5 Tot Lot (Resilient surfacing) - Pervious
- 5 5-12 Tot Lot (Resilient surfacing) - Pervious
- 6 Picnic Court (Natural gray concrete)
- 7 BBQ
- 8 Trash and Recycling Bins
- 9 Gray Metal Bike racks on Gray DG
- 10 Walk - (Natural gray concrete) - Impervious
- 11 Drinking Fountain
- 12 Gray Metal Shade Structure
- 13 Cable Rail Fence (See sheet 14 & 15)
- 14 CMU Community Wall (See sheet 14 & 15)
- 15 Gate
- 16 HOA Parkway Planting & HOA Slope Planting (See Sheet 10)
- 17 Companion Bench Seating
- 18 Pilaster

KEY MAP



PLANTING LEGEND

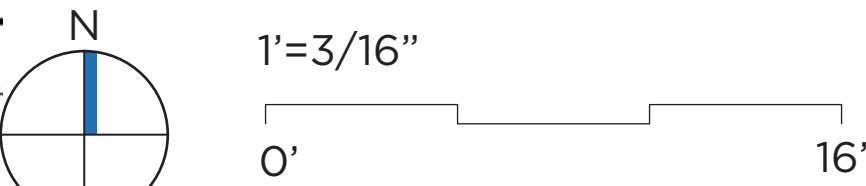
- PARK TREES**
- CERCIDIUM 'DESERT MUSEUM'* - DESERT MUSEUM PALO VERDE
 - CHILOPSIS LINEARIS* - DESERT WILLOW
 - KOELREUTERIA PANICULATA* - GOLDEN RAIN TREE
 - LAGERSTROEMIA 'MUSKOGEE'* - LAVENDER CREPE MYRTLE
 - LAGERSTROEMIA 'NANCHEZ'* - WHITE FLOWERING CREPE MYRTLE
 - PINUS BRUTIA SSP. ELDARICA* - AFRICAN PINE
 - QUERCUS AGRIFOLIA* - COAST LIVE OAK
 - QUERCUS DOUGLASSII* - BLUE OAK

- PARK - SHRUBS**
- AGAVE 'BLUE GLOW'* - BLUE GLOW AGAVE
 - ALOE CAMPERI* - POPCORN ALOE
 - ALOE DAWEI* - ORANGE FLAME ALOE
 - BACCHARIS PILULARIS* - COYOTE BUSH
 - BACCHARIS 'CENTENNIAL'* - DESERT BROOM
 - BOUTELOUA 'BLONDE AMBITION'* - BLONDE AMBITION GRAMA GRASS
 - CAREX DIVULSA* - BERKELEY SEDGE
 - ROSEMARY 'TUSCAN BLUE'* - ROSEMARY
 - CHRYSACTINIA MEXICANA* - DIAMANTIA
 - CISTANTHE GRANDIFLORA* - ROCK PURSLANE
 - CISTUS X PURPUREUS* - PURPLE ROCKROSE
 - DODONEA VISCOSA* - HOPSEED BUSH
 - GREVILLEA 'NOELII'* - NOEL'S GREVILLEA
 - HESPERALOE PARVIFLORA* - RED YUCCA
 - LANTANA X 'SPREADING SUNSET'* - SPREADING SUNSET LANTANA
 - LANTANA X 'GOLD MOUND'* - GOLD MOUND LANTANA
 - LOBELIA LAXIFLORA* - MEXICAN BUSH LOBELIA
 - LONICERA JAPONICA 'HALLIANA'* - HALL'S HONEYSUCKLE
 - MUHLENBERGIA DUBIA* - PINE MUHLY
 - MYOPORUM PARVIFOLIUM 'WHITE'* - WHITE MYOPORUM
 - OSTEOSPERMUM FRUITICOSA* - TRAILING AFRICAN DAISEY
 - SALVIA APIANA* - WHITE SAGE
 - SENECIO VITALIS* - NARROW-LEAF CHALKSTICKS
 - TEUCRIUM X LUCIDRYS* - WALL GERMANDER

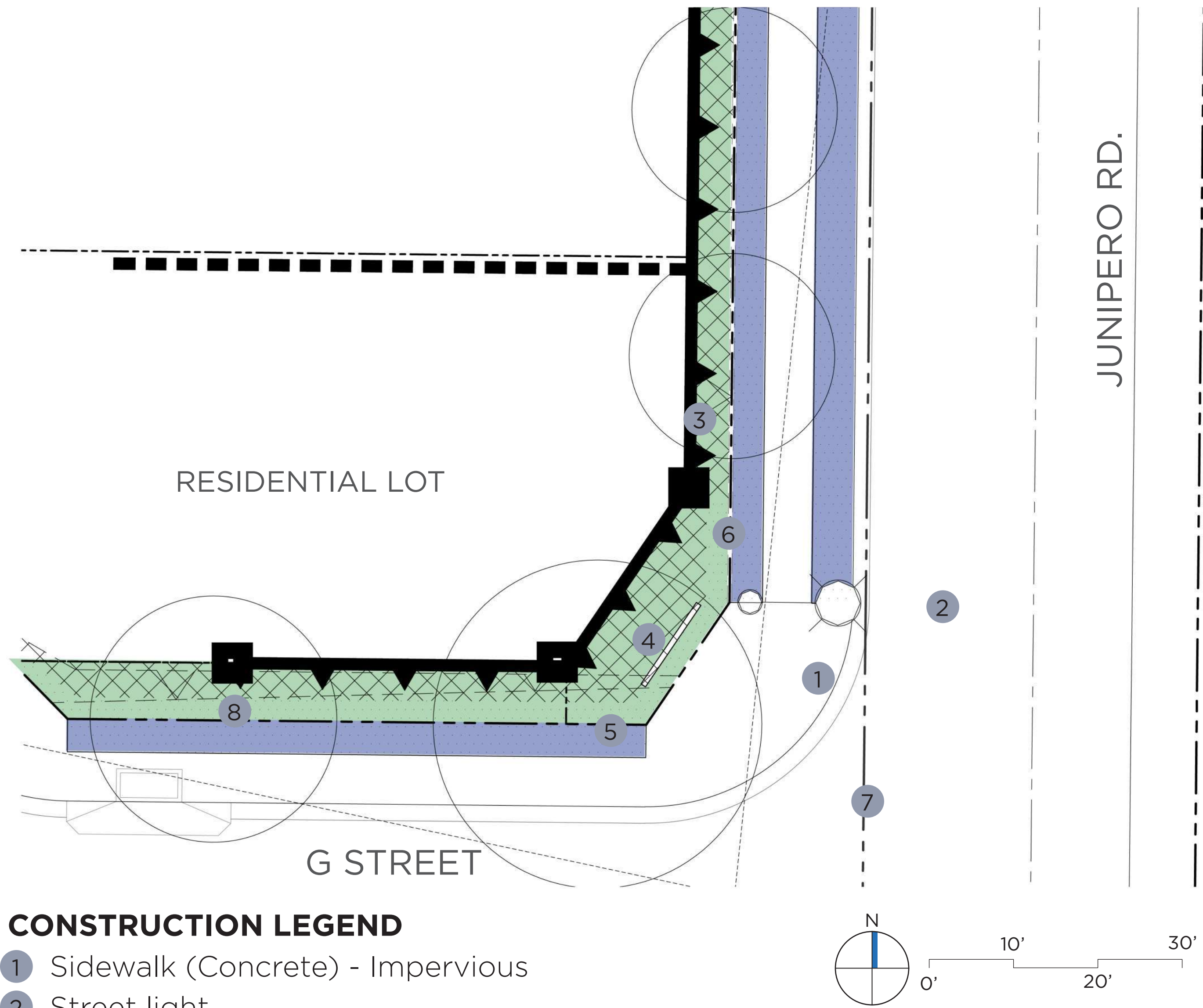
- PARK - SCREENING PLANTING**
- DODONEA VISCOSA* - HOPSEED BUSH
 - LEUCOPHYLLUM FRUTESCENS* - TEXAS RANGER
 - ROSEMARY 'TUSCAN BLUE'* - ROSEMARY

- PARK - TURF**
- SEASHORE PASPALUM

- NOTE:
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 2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 11.
 3. ENTITLEMENT CONCEPT, COLORS AND MATERIALS DOES NOT REFLECT FINAL DESIGN
 4. PLANTS WILL BE CHECKED CAREFULLY AT PLAN CHECK FOR APPROPRIATENESS TO FINAL WIDTH OF PROPOSED PLANTERS AT PLAN CHECK, PLEASE ONLY PROPOSE PLANT THAT WILL FIT WITHIN AND ARE APPROPRIATE HEIGHT - WITHOUT REQUIRING MAINTENANCE TRIMMING.



CFD- JUNIPERO ROAD - PARKWAY AND SLOPE PLANTING
TYPOLOGY



CONSTRUCTION LEGEND

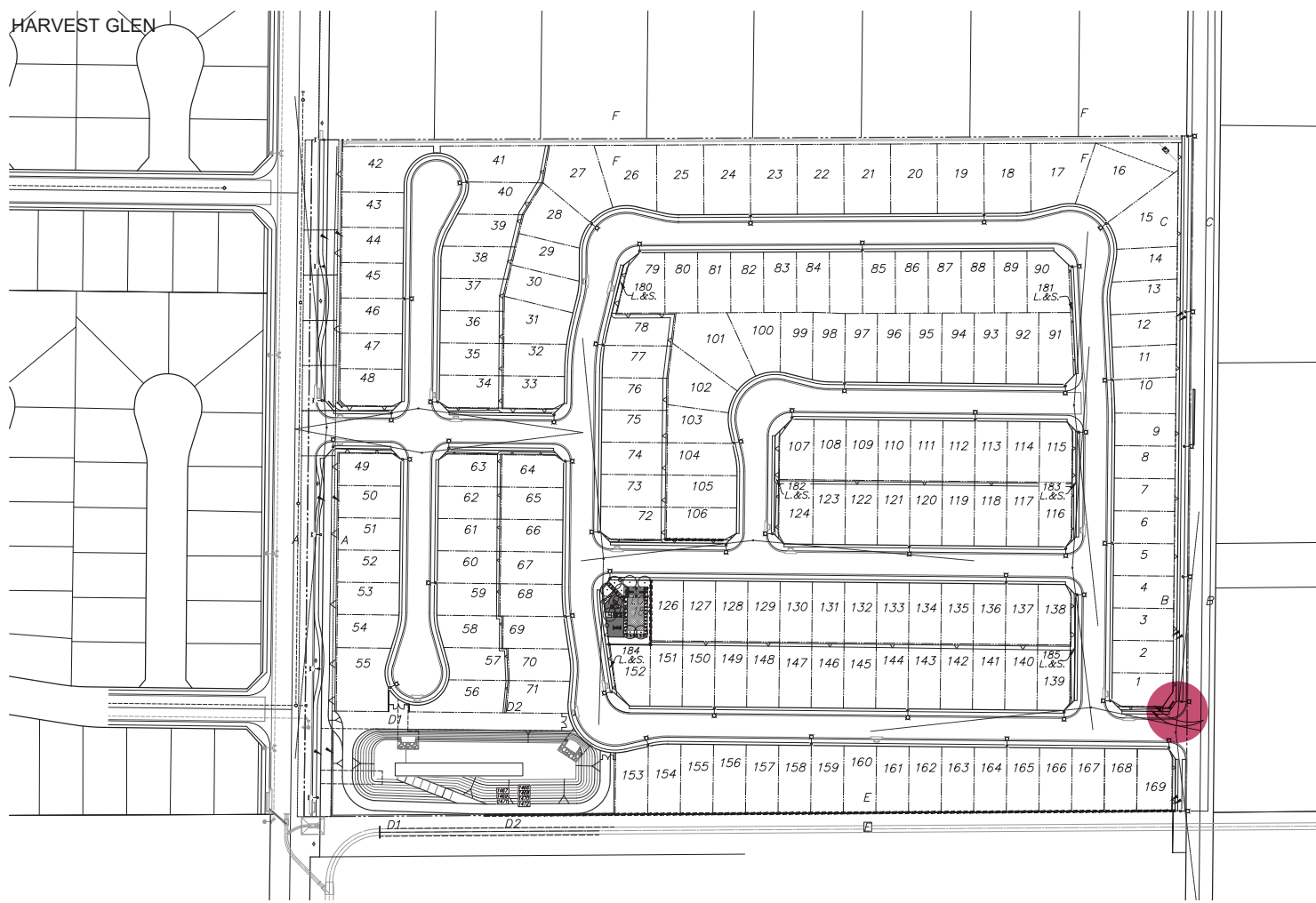
- 1 Sidewalk (Concrete) - Impervious
- 2 Street light
- 3 Splitwall Block Wall (See sheet 16)
- 4 Entry Monumentation (See sheet 9)
- 5 ROW
- 6 Mow Curb
- 7 Property Line
- 8 Pilaster

PLANTING LEGEND

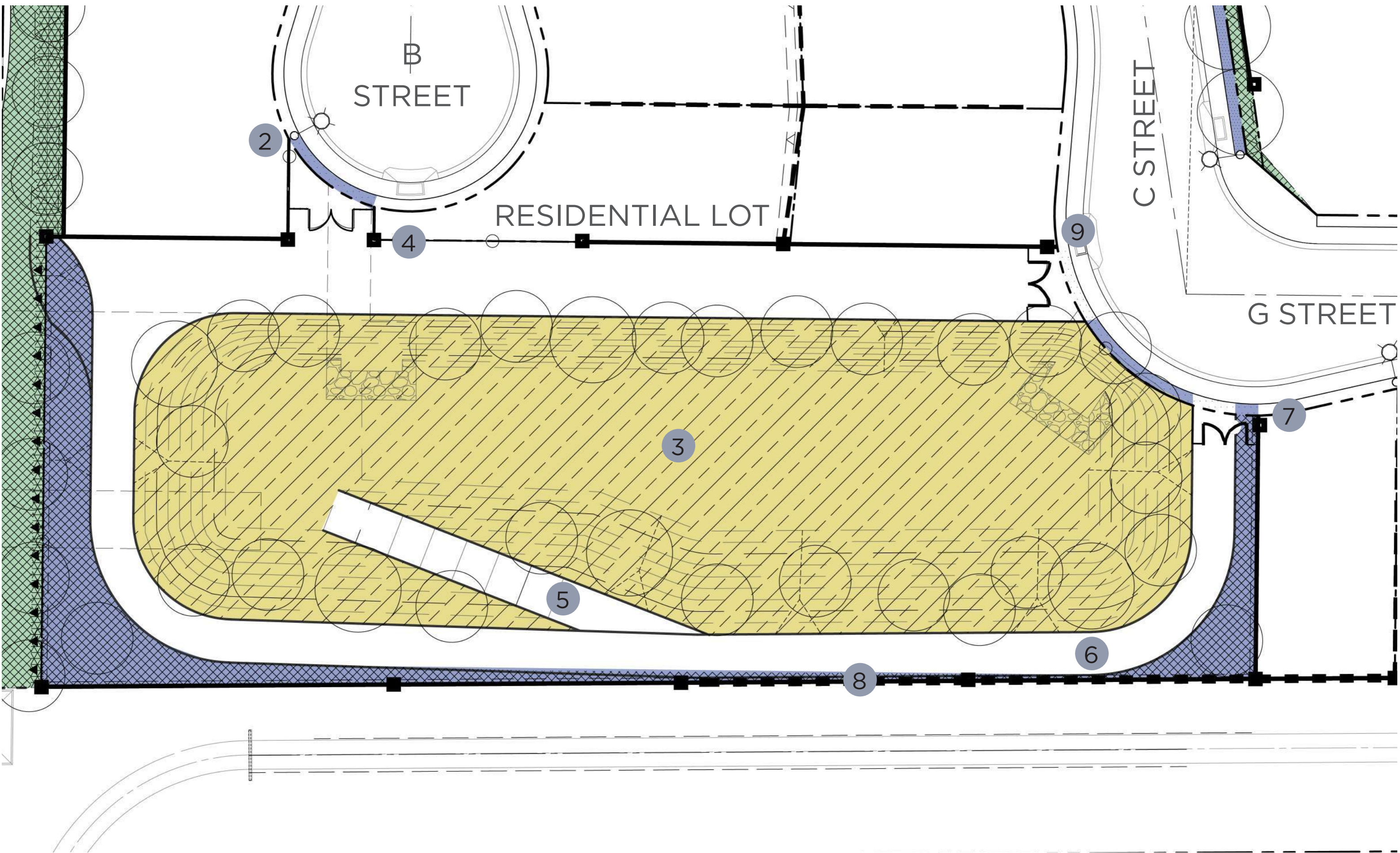
- CFD PARKWAY - GROUND COVER**
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- HOA SLOPE - GROUND COVER**
ACACIA REDOLENS 'DESERT CARPET ACACIA'
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
- HOA SLOPE - SHRUB**
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
AGAVE AMERICANA - CENTURY PLANT
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' - MANZANITA 'HOWARD MCMINN'
BACCHARIS 'CENTENNIAL' - DESERT BROOM
BOUTELOUA 'BLONDE AMBITION' - BLONDE AMBITION GRAMA GRASS
CAREX DIVULSA - BERKELEY SEDGE
CHRYSACTINIA MEXICANA - DIAMANTIA
CISTANTHE GRANDIFLORA - ROCK PURSLANE
CISTUS X PURPUREUS - PURPLE ROCKROSE
GREVILLEA 'NOELII' - NOEL'S GREVILLEA
HESPERALOE PARVIFLORA - RED YUCCA
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LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MUHLENBERGIA DUBIA - PINE MUHLY
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
SALVIA APIANA - WHITE SAGE
- TREE**
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
CERCIDIMUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
- VINE**
FICUS PUMILA - CREEPING FIG
LONICERA J. HALLIANA - JAPANESE HONEYSUCKLE
MACFADYA UNGUIS CATII - CAT'S CLAW VINE

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 - 2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 11.
 - 3. ENTITLEMENT CONCEPT, COLORS AND MATERIALS DOES NOT REFLECT FINAL DESIGN
 - 4. PLANTS WILL BE CHECKED CAREFULLY AT PLAN CHECK FOR APPROPRIATENESS TO FINAL WIDTH OF PROPOSED PLANTERS AT PLAN CHECK, PLEASE ONLY PROPOSE PLANT THAT WILL FIT WITHIN AND ARE APPROPRIATE HEIGHT - WITHOUT REQUIRING MAINTENANCE TRIMMING.

KEY MAP

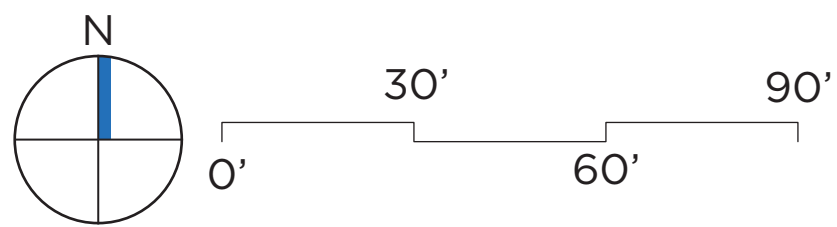


HOA BASIN - SLOPE PLANTING TYPOLOGY



CONSTRUCTION LEGEND

- 1 Sidewalk (Concrete) - Impervious
- 2 Street light
- 3 Basin
- 4 Basin Fence and Gate (See sheet 14 & 15)
- 5 Basin Access Ramp (Concrete)
- 6 Basin Access Road (Concrete)
- 7 ROW
- 8 Property Line
- 9 Pilaster

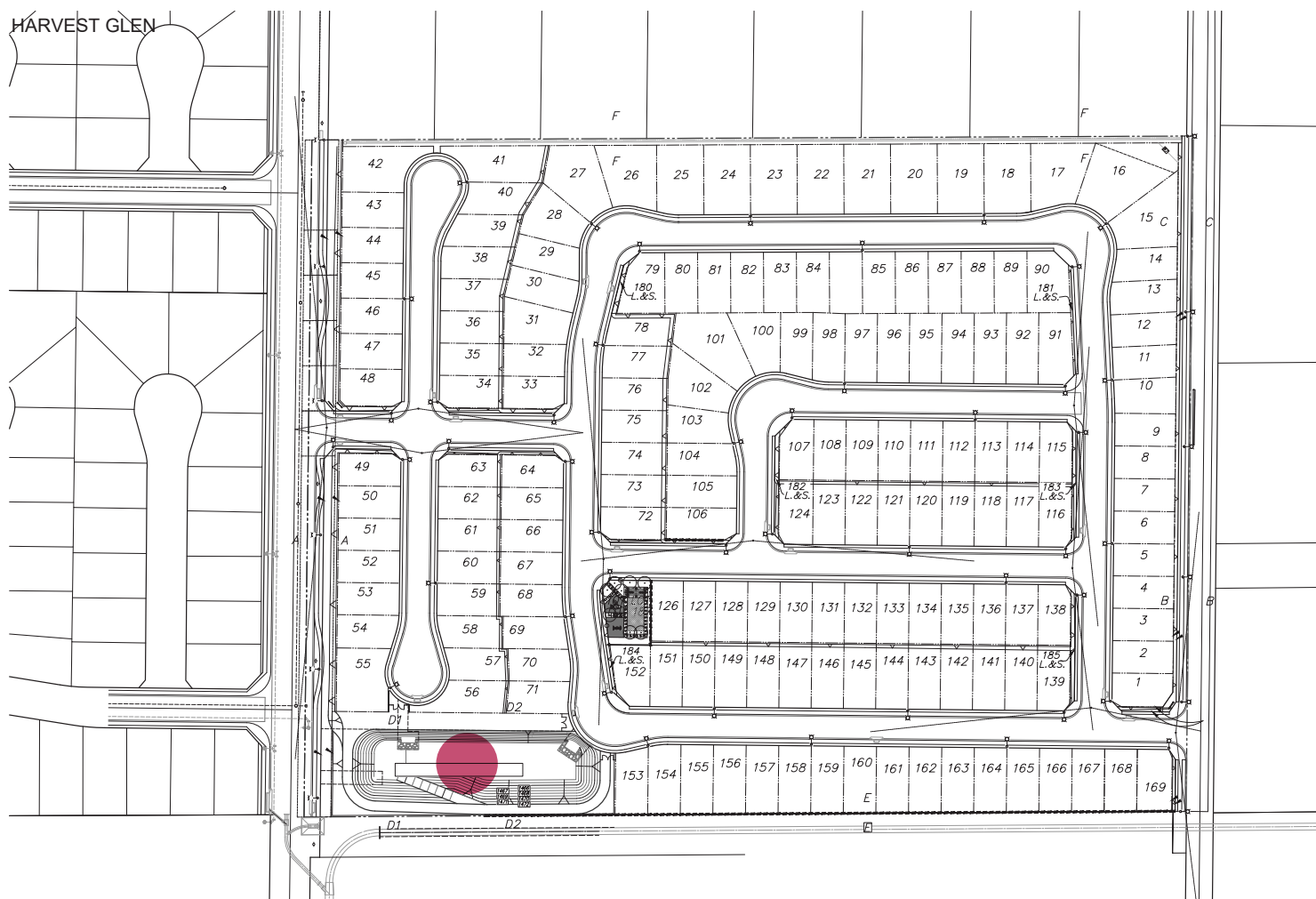


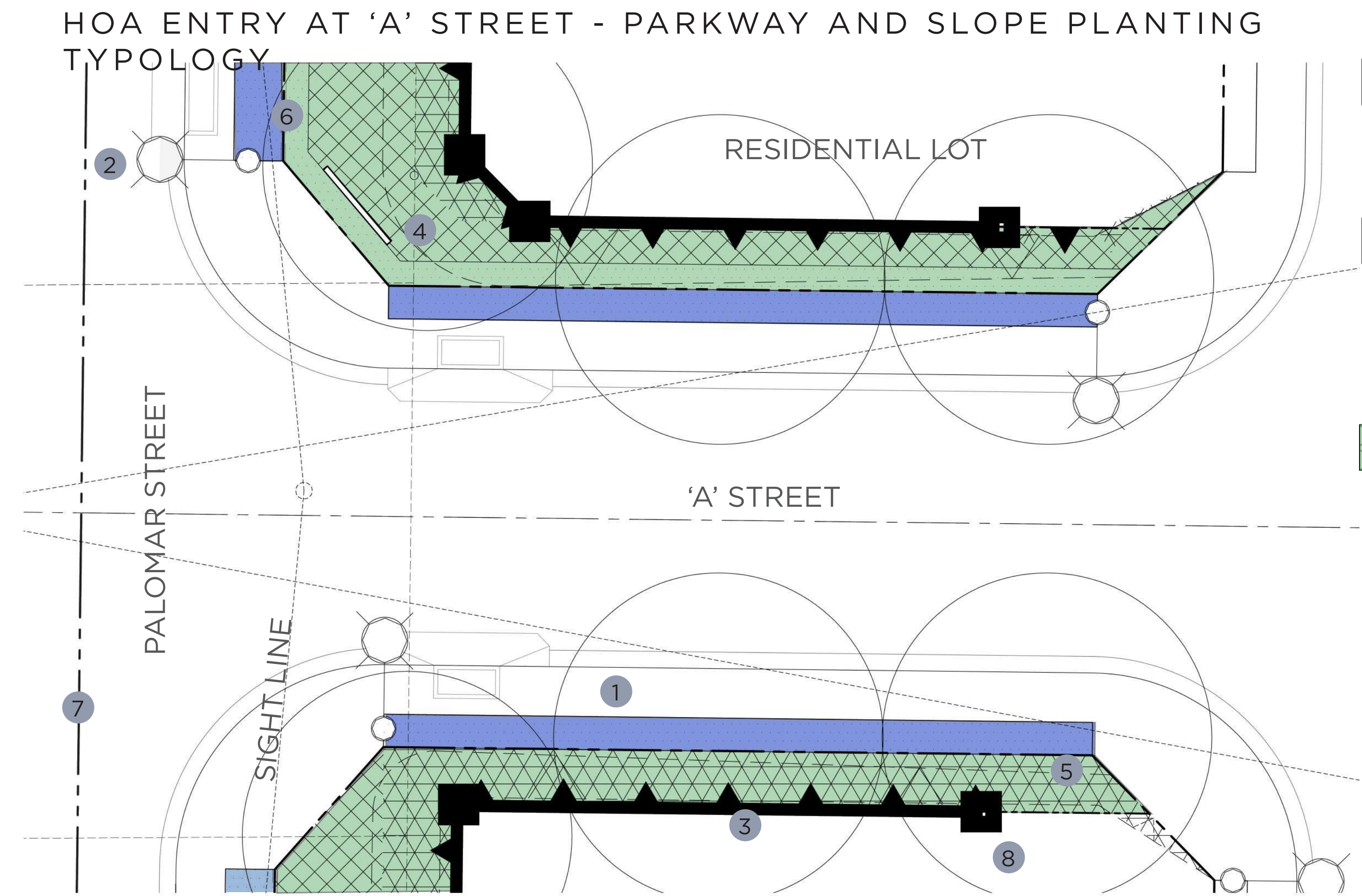
PLANTING LEGEND

- HOA PARKWAY - GROUND COVER**
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- HOA BASIN UPLAND SHRUBS**
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
AGAVE AMERICANA - CENTURY PLANT
BACCHARIS PILULARIS - COYOTE BUSH
CHRYSACTINIA MEXICANA - DIAMANTIA
SENECIO VITALIS - NARROW-LEAF CHALK STICKS
TEUCRIUM X LUCIDRYS - WALL GERMANDER
- HOA SLOPE - SHRUB**
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BACCHARIS 'CENTENNIAL' - DESERT BROOM
BOUTELOUA 'BLONDE AMBITION' - BLONDE AMBITION GRAMA GRASS
CAREX DIVULSA - BERKELEY SEDGE
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MUHLENBERGIA DUBIA - PINE MUHLY
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
SALVIA APIANA - WHITE SAGE
- HOA SLOPE - SCREENING PLANTING**
BACCHARIS PILULARIS - COYOTE BUSH
CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER
DODONEA VISCOSA - HOPSEED BUSH
HETEROMELES ARBUTIFOLIA - TOYON
LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER
ROSEMARY 'TUSCAN BLUE' - ROSEMARY
- BASIN (BOTH BOTTOM AND SLOPES)**
BACCHARIS 'CENTENNIAL' - DESERT BROOM
CAREX DIVULSA - BERKELEY SEDGE
HESPERALOE PARVIFLORA - RED YUCCA
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LOBELIA LAXIFLORA - MEXICAN BUSH LOBELIA
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CHILOPSIS LINEARIS - DESERT WILLOW
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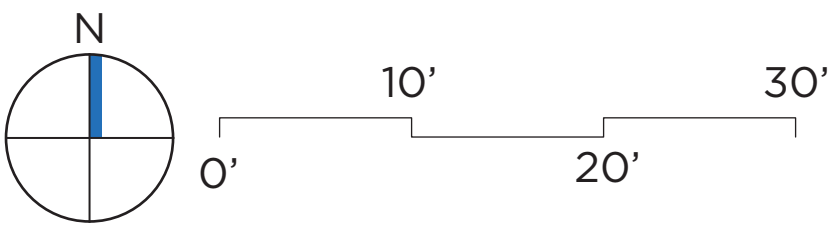
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KEY MAP





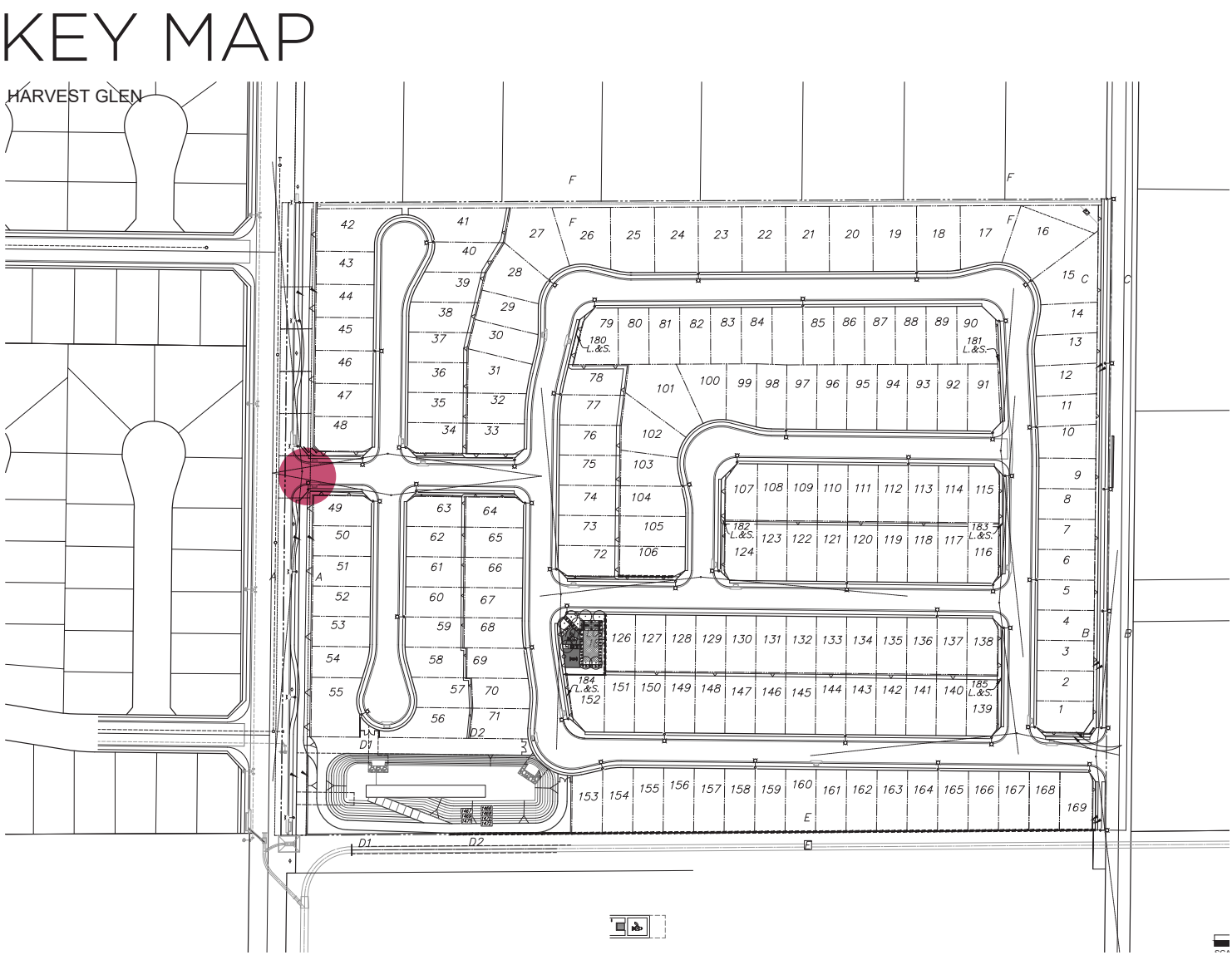
- CONSTRUCTION LEGEND**
- 1 Sidewalk (Concrete) - Impervious
 - 2 Street light
 - 3 Splitwall Block Wall (See sheet 14 & 15)
 - 4 Entry Monumentation (See sheet 12)
 - 5 ROW
 - 6 Mow Curb
 - 7 Property Line
 - 8 Pilaster



- PLANTING PALETTE**
- CFD PARKWAY - GROUND COVER**
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
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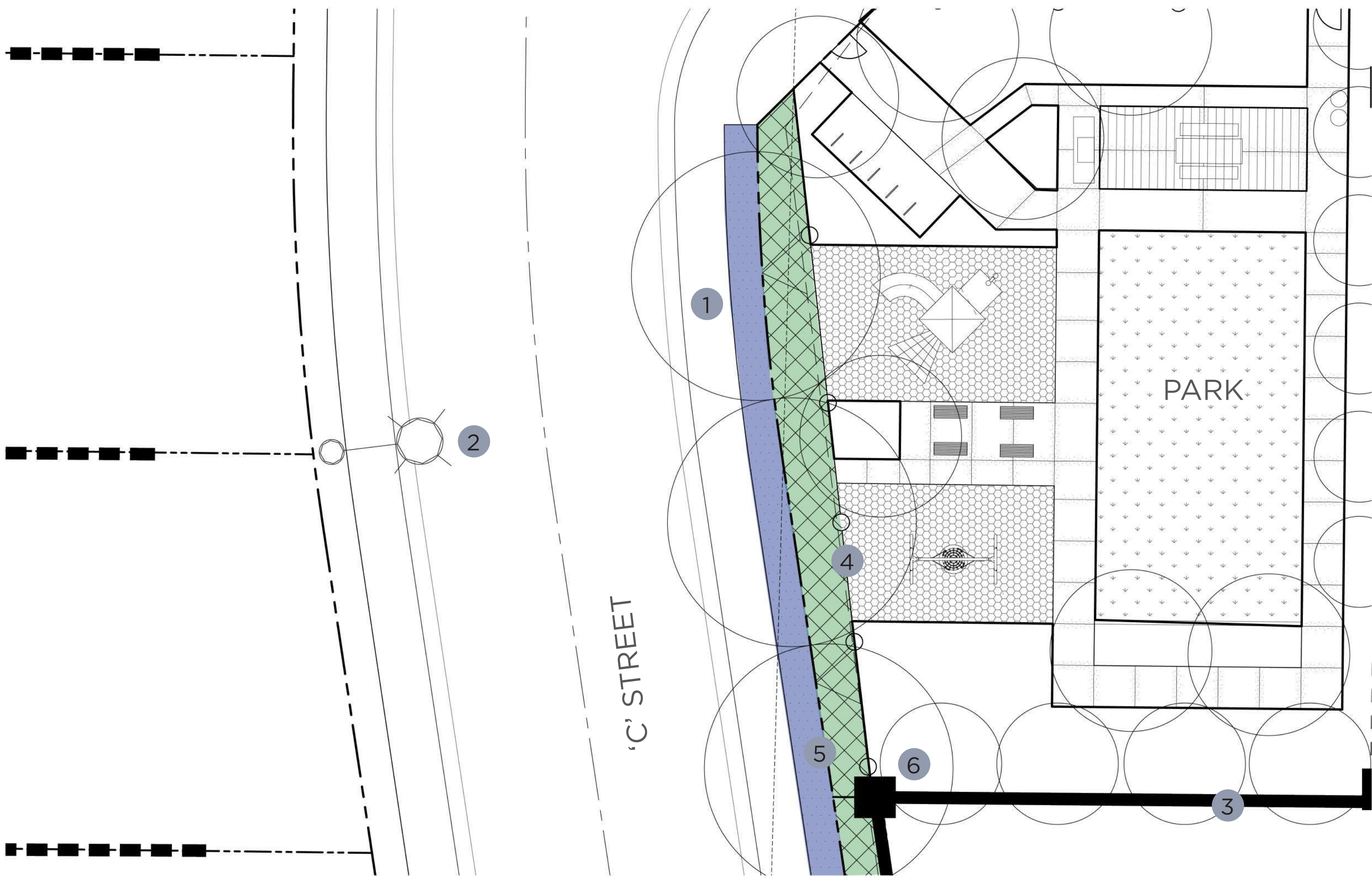
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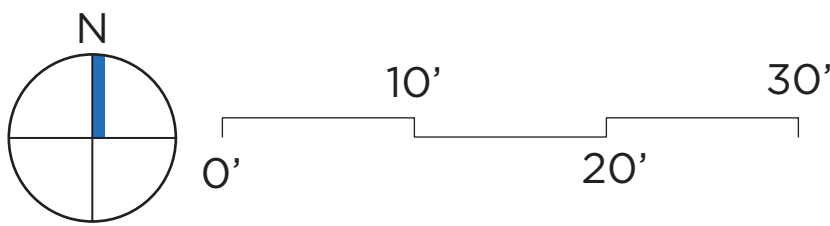
HARVEST GLEN - PA 9 - TTM 38132
PARKWAY & SLOPE PLANTING ENLARGEMENTS

HOA SLOPE - SLOPE AND PARKWAY PLANTING TYPOLOGY

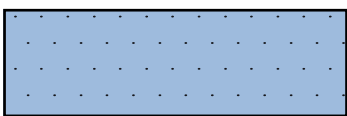


CONSTRUCTION LEGEND

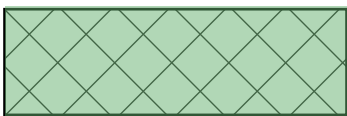
- 1 Sidewalk (Concrete) - Impervious
- 2 Street light
- 3 Splitwall Block Wall (See sheet 14 & 15)
- 4 Low tube Steel/Wrought Iron Fence and Gate (See sheet 14 & 15)
- 5 ROW
- 6 Pilaster



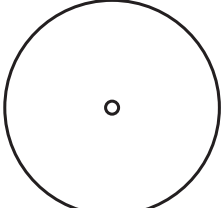
PLANTING LEGEND



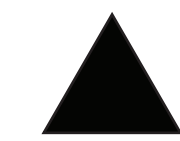
HOA PARKWAY - GROUND COVER
CAREX DIVULSA - BERKELEY SEDGE
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HOA SLOPE - SHRUB
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
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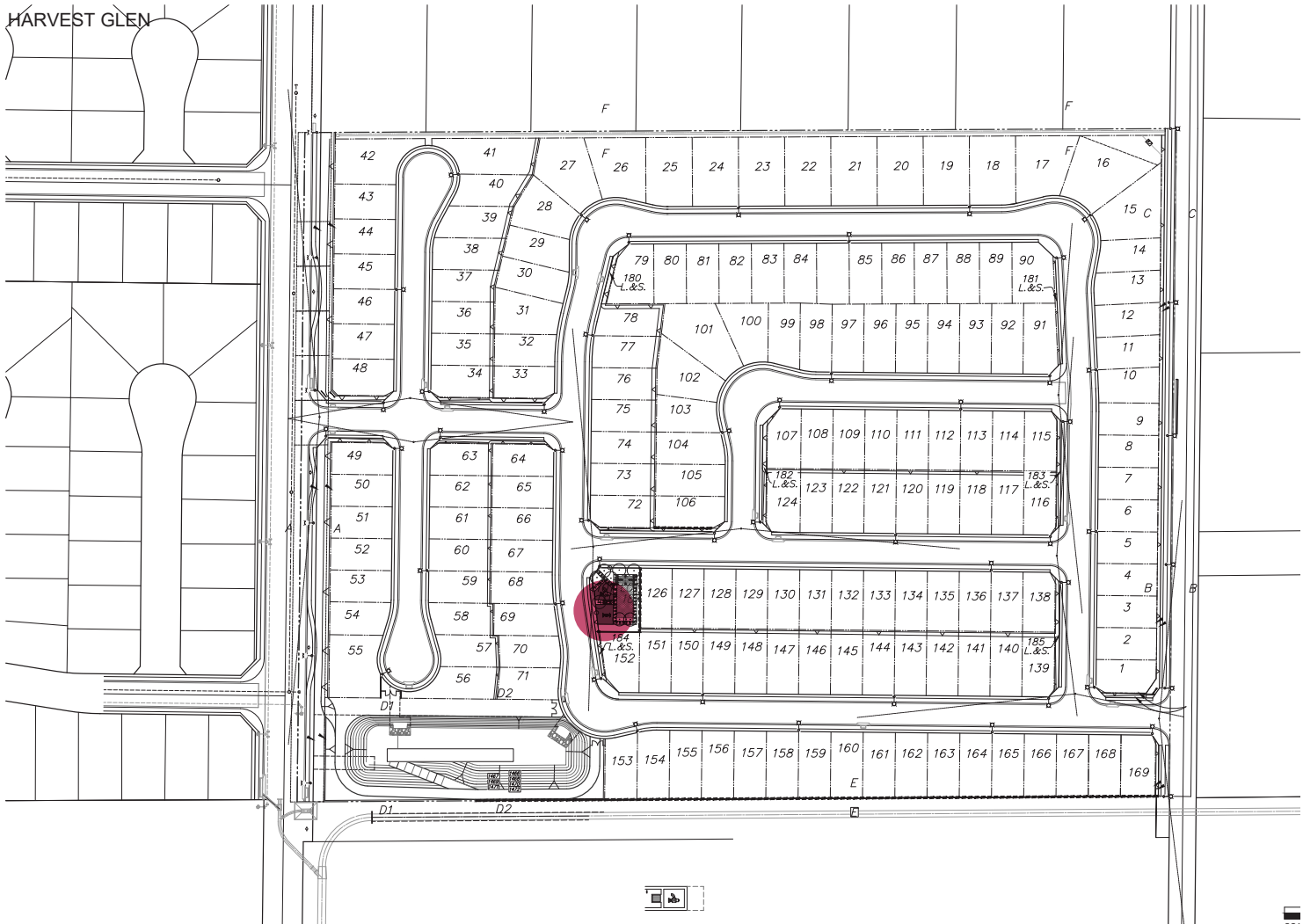
TREE
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE




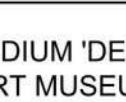



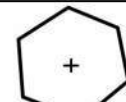








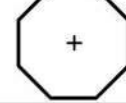






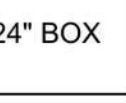







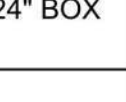


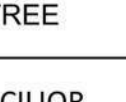
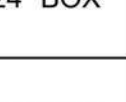
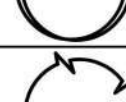
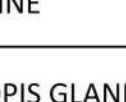



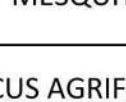
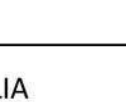

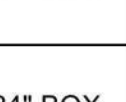
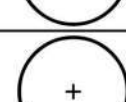
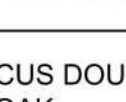


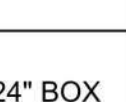





VINE
FICUS PUMILA - CREEPING FIG
LONICERA J. HALLIANA - JAPANESE HONEYSUCKLE
MACFADYA UNGUIS CATII - CAT'S CLAW VINE

- NOTE:
1. ADDITIONAL DROUGHT-TOLERANT TREE & PLANT SPECIES APPROPRIATE TO LOCAL CLIMATE MAYBE INCORPORATED AT TIME OF LANDSCAPE PLAN CHECK AND ARE SUBJECT TO CITY LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 11.
 3. ENTITLEMENT CONCEPT, COLORS AND MATERIALS DOES NOT REFLECT FINAL DESIGN
 4. PLANTS WILL BE CHECKED CAREFULLY AT PLAN CHECK FOR APPROPRIATENESS TO FINAL WIDTH OF PROPOSED PLANTERS AT PLAN CHECK, PLEASE ONLY PROPOSE PLANT THAT WILL FIT WITHIN AND ARE APPROPRIATE HEIGHT - WITHOUT REQUIRING MAINTENANCE TRIMMING.









KEY MAP






HARVEST GLEN - PA 9 - TTM 38132
PLANT PALETTE

TREES												
SYMBOL	PLANT NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	O.C. SPACING	WUCOLS REGION:4	VALLEY WIDE APPROVED	LANDSCAPE TYPOLOGY*				PLANT USE
								PARK	BASINS	PARKWAYS	SLOPES	
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	20'	20'	PER PLAN	LOW	NO					STREET, ACCENT JUNIPERO ST G ST
	CHIOPSIS LINEARIS DESERT WILLOW	24" BOX	10' TO 30'	10' TO 20'	PER PLAN	LOW	NO					ACCENT PALOMAR ST
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	25' TO 30'	20'	PER PLAN	MEDIUM	YES					STREET H ST
	KOELREUTERIA PANICULATA GOLDENRAIN TREE	24" BOX	20' TO 35'	25' TO 40'	PER PLAN	LOW	NO					STREET, ACCENT JUNIPERO STREET C ST
	LAGERSTROEMIA 'MUSKOGEE' LAVANDER CREPEMYRTLE	24" BOX	25'	12'	PER PLAN	MEDIUM	YES					ACCENT JUNIPERO ST
	LAGERSTROEMIA 'NATCHEZ' WHITE FLOWERING CREPEMYRTLE	24" BOX	25'	12'	PER PLAN	MEDIUM	NO					ACCENT F ST
	PINUS BRUTIA SSP. ELДАРICA AFGHAN PINE	24" BOX	30' TO 80'	15' TO 25'	PER PLAN	LOW	YES					SLOPE
	PLATANUS X HISPANICA LONDON PLANE TREE	24" BOX	40' TO 80'	30' TO 40'	PER PLAN	MEDIUM	YES					STREET, SHADE A ST
	PODOCARPUS GRACILIOR YEW PINE	24" BOX	20' TO 60'	10' TO 20'	PER PLAN	MEDIUM	YES					STREET, SHADE I ST
	PROSOPIS GLANDUOSA 'MAVERICK' HONEY MESQUITE	24" BOX	30'	30'	PER PLAN	LOW	NO					SHADE
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	20' TO 70'	20 TO 70'+	PER PLAN	LOW	YES					SPECIMEN, SHADE PALOMAR ST
	QUERCUS DOUGLASII BLUE OAK	24" BOX	30' TO 40'	50' TO 70'	PER PLAN	LOW	YES					SPECIMEN, SHADE

SHRUBS													
SYMBOL	PLANT NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	O.C. SPACING	WUCOLS REGION: 4	VALLEY WIDE APPROVED	LANDSCAPE TYPOLOGY**					PLANT USE
								PARK	BASIN SLOPE	BASIN BOTTOM	PARKWAYS	SLOPES	
⊙	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	1' TO 2'	2' TO 3'	3'-0"	LOW	NO						ACCENT
Ⓐ	AGAVE AMERICANA CENTURY PLANT	15 GAL	6'	10'	10'-0"	VERY LOW	NO						ACCENT
☐	ALOE CAMPERI POPCORN ALOE	5 GAL	2' TO 3'	SPREADING	3'-0"	LOW	NO						ACCENT
⊕	ALOE DAWEI ORANGE FLAME ALOE	5 GAL	3' TO 4'	3' TO 4'	5'-0"	LOW	NO						ACCENT
⋮	ARCTOSTAPHYLOS DENSIFLORA *HOWARD MCMINN' MANZANITA *HOWARD MCMINN'	5 GAL	5' TO 6'	7'	5'-0"	LOW	NO						SPECIMEN
⊞	BACCHARIS PILULARIS COYOTE BUSH	1 GAL	8" TO 24"	6'	5'-0"	LOW	YES						SCREENING SHRUB
Ⓘ	BACCHARIS 'CENTENNIAL' DESERT BROOM	5 GAL	3' TO 4'	4' TO 5'	5'-0"	LOW	YES**						SHRUB
⊖	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION GRAMA GRASS	5 GAL	3'	3'	5'-0"	LOW	NO						ACCENT
Ⓐ	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL	5'	5' TO 6'	6'-0"	LOW	NO						SCREENING SHRUB
⊖	CHRYSACTINIA MEXICANA DIAMANTIA	1 GAL	24"	24"	2'-0"	LOW	NO						SHRUB
⊞	CISTANTHE GRANDIFLORA ROCK PURSLANE	5 GAL	12"	2' TO 3'	3'-0"	LOW	NO						ACCENT
⊗	CISTUS X PURPUREUS PURPLE ROCKROSE	5 GAL	4'	4'	4'-0"	LOW	YES**						SHRUB
⬛	DODONEA VISCOSA HOPSEED BUSH	5 GAL	10' TO 15'	8' TO 12'	10'-0"	LOW	YES						SCREENING SHRUB
⊗	GREVILLIA 'NOELII' NOEL'S GREVILLEA	5 GAL	4'	4' TO 5'	5'-0"	LOW	NO						SHRUB
☐	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' TO 4'	3' TO 4'	5'-0"	LOW	YES**						ACCENT
Ⓐ	HETEROMELES ARBUTIFOLIA TOYON	15 GAL	6' TO 10'	6' TO 10'	8'-0"	LOW	YES						SCREENING SHRUB
⊕	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	15 GAL	6' TO 8'	6' TO 8'	5'-0"	LOW	YES						SCREENING SHRUB
⊕	LOBELIA LAXIFLORA MEXICAN BUSH LOBELIA	5 GAL	3'	3' TO 6'	6'-0"	LOW	NO						SHRUB
⊞	MUHLENBERGIA DUBIA PINE MUHLY	1 GAL	2' TO 3'	2' TO 3'	3'-0"	LOW	NO						ACCENT
∞	ROSEMARY 'TUSCAN BLUE' ROSEMARY	5 GAL	4' TO 6'	4' TO 5'	6'-0"	LOW	NO						SCREENING SHRUB
☐	SALVIA APIANA WHITE SAGE	5 GAL	3' TO 5'	3' TO 5'	4'-0"	LOW	YES						ACCENT
Ⓘ	SENECIO VITALIS NARROW-LEAF CHALKSTICKS	5 GAL	1' TO 2'	3' TO 5'	3'-0"	LOW	NO						ACCENT
⊞	TEUCRIUM X LUCIDRYS WALL GERMANDER	5 GAL	1'	2'	2'-0"	LOW	YES						SHRUB

GROUND COVER													
	ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL	24"	15'	10'-0"	LOW	YES						GROUND COVER, SLOPE STABILIZATION
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18"	24"	2'-6"	LOW	NO						GROUND COVER
	LANTANA X 'SPREADING SUNSET' SPREADING SUNSET LANTANA	5 GAL	2' TO 3'	6' TO 8'	6'-0" O.C.	LOW	NO						GROUND COVER, LOW SHRUB
	LANTANA X 'GOLD MOUND' GOLD MOUND LANTANA	5 GAL	2' TO 3'	3' TO 4'	4'-0"	LOW	YES**						GROUND COVER
	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	1 GAL	18" TO 24"	30'	2'-0"	LOW	YES						GROUND COVER
	MYOPORUM PARVIFOLIUM 'WHITE' WHITE MYOPORUM	5 GAL	3" TO 6"	9'	9'-0"	LOW	YES						GROUND COVER
	OSTEOSPERMUM FRUITICOSA TRAILING AFRICAN DAISEY	5 GAL	6" TO 12"	2' TO 4'	4'-0"	LOW	NO						GROUND COVER
	SENECIO T. SSP MANDRALISCAE BLUE CHALK STICKS	1 GAL	1' TO 3'	2' TO 3'	2'-0"	LOW	NO						GROUND COVER

VINES													
SYMBOL	PLANT NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	O.C. SPACING	WUCOLS REGION: 4	VALLEY WIDE APPROVED	LANDSCAPE TYPOLOGY*					PLANT USE
								PARK	BASINS SLOPE	BASINS BOTTOM	PARKWAYS	SLOPES	
	FICUS PUMILA CREEPING FIG	5 GAL	25' TO 30'	3'	2'-0"	MED	YES**						WALL SCREENING
	LONICERA J. HALLIANA JAPANESE HONEYSUCKLE	5 GAL	25' TO 30'	25' TO 30'	5'-0"	LOW	NO						WALL SCREENING
	MACFADYENA UNGUIS CATII CAT'S CLAW VINE	5 GAL	20' TO 25'	20' TO 25'	5'-0"	LOW	NO						WALL SCREENING

TURF							
HATCH	PLANT NAME	SIZE	QTY.	UNITS	O.C. SPACING	WUCOLS REGION: 4	
	SEASHORE PASPALUM	SOD	1,172	SF	N/A	MEDIUM	

PLANTING NOTES (Continued):

14. Trees at 1:750 sf, shrubs at 1:100 sf of slope area
15. Plant material to be grouped into compatible hydrozones
16. An agronomic soils analysis and recommendations report shall be included on the plans and provide report with landscape construction document set for plan check.
17. All plants shall be placed so that the mature width will be equal or less than the width of the planter area it is planted within to limit the required amount of trimming and maintenance.
18. Plants will be checked carefully at plan check for appropriateness to final width of proposed planters at plan check, please only propose plant that will fit within and are appropriate height - without requiring maintenance trimming.

IRRIGATION NOTES:

1. All areas requiring landscape shall include the installation of a permanent automatic irrigation system. Turf and shrub irrigation systems shall be irrigated separately.
2. Sprinkler heads adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.
3. Pop-up sprinklers shall have matched precipitation rates.
4. All valves shall be wired independently.
5. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
6. Detail irrigation plans shall be prepared by a licensed landscape architect.
7. Irrigation plans shall be submitted to the appropriate reviewing agencies for approval prior to installation.
8. Irrigation design shall comply with Ordinance 859.3 and the State's latest Model Water Efficient Landscape Ordinance (MWELDO).
9. No overhead irrigation shall be within 24" of non-permeable surface.
10. Subsurface or low-volume irrigation shall be used for irregularly shaped areas, or areas less than 10' in width.
11. All equipment and plans shall conform to recycled water use requirements.
12. All trees to receive dedicated bubbler system.

PLANTING NOTES:

1. Plants shall be grouped according to water use factors per WUCOLS zones / compliant with Ordinance 859.3.
2. Turf shall only be used for functional or recreational purposes.
3. This site is not located within 1 mile of MSHCP or environmentally sensitive areas.
4. This site is not located in a high risk fire zone.
5. Slope planting shall be consistent with minimum standards for Building & Safety erosion control standards (Ordinance 457, Section 33361.1).
6. Trees shall be planted at a minimum of 30' intervals along parkways.
7. No trees shall not be planted in the Tree Exclusion Zone of the County Right-of-Way set by Ordinance 461 - Standard 1101.
8. 2 front yard trees and 1 street tree to be provided.
9. Limit natural plant height to 30" within line-of-sight impact areas: drive entries/parking islands/corners.
10. 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas.
11. For slopes 3:1 or steeper, permanent ground cover adequately planted with shrubs and/or trees
12. Plant material and mulch suitable for slope use and prevention of surface erosion
13. Plant selection and supporting notes to ensure full slope coverage within 12 months of planting

Riverside County Ordinance 459 Landscape Water Calculations

Project Type Residential

(Insert Project Name, Description)

0.50 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 = 96,430 S.F.
 INPUT the Hist. ETo for the area = 57.33

MAWA = 229,115 cu ft / yr

2 Estimated Annual Water Use (EAWU)

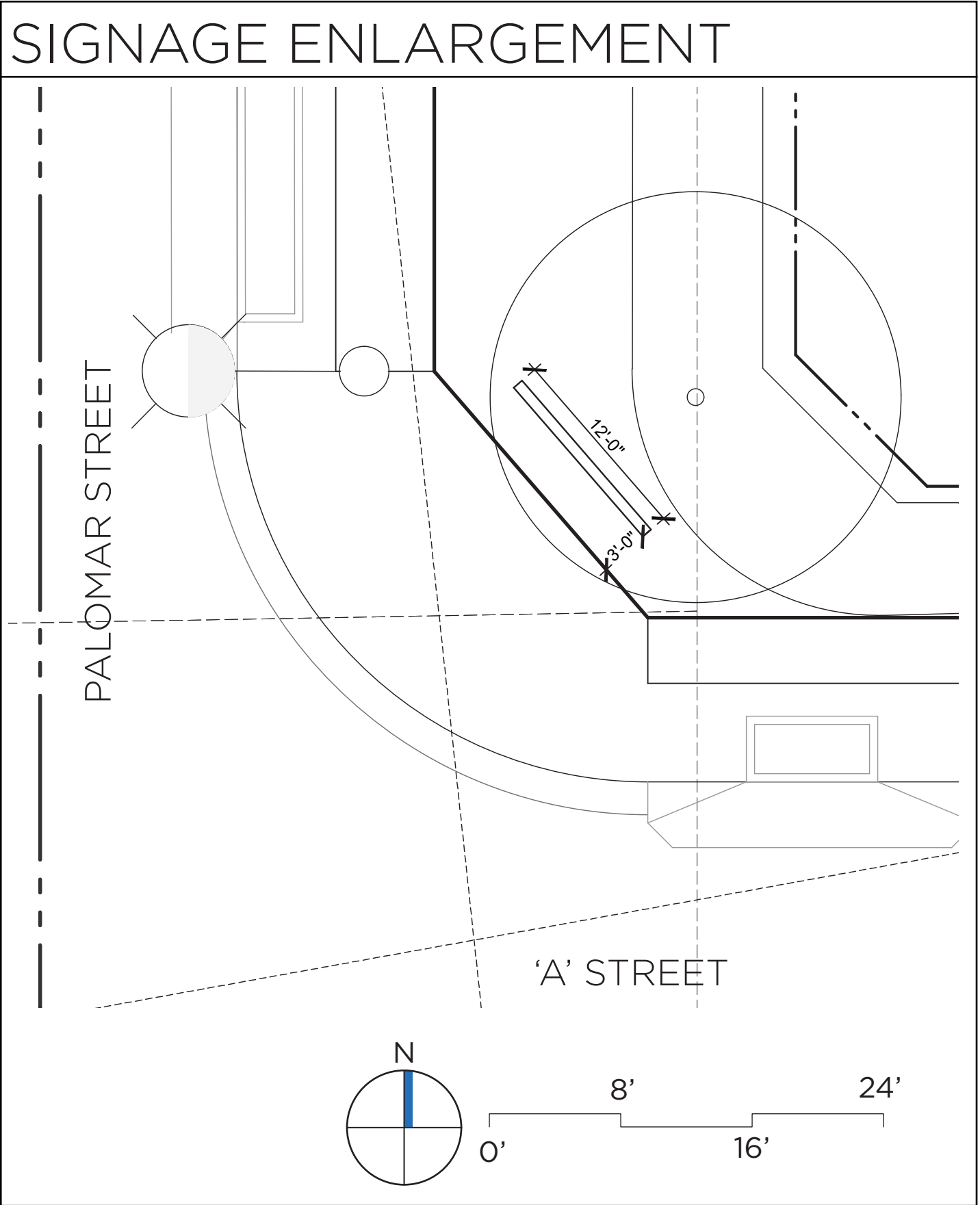
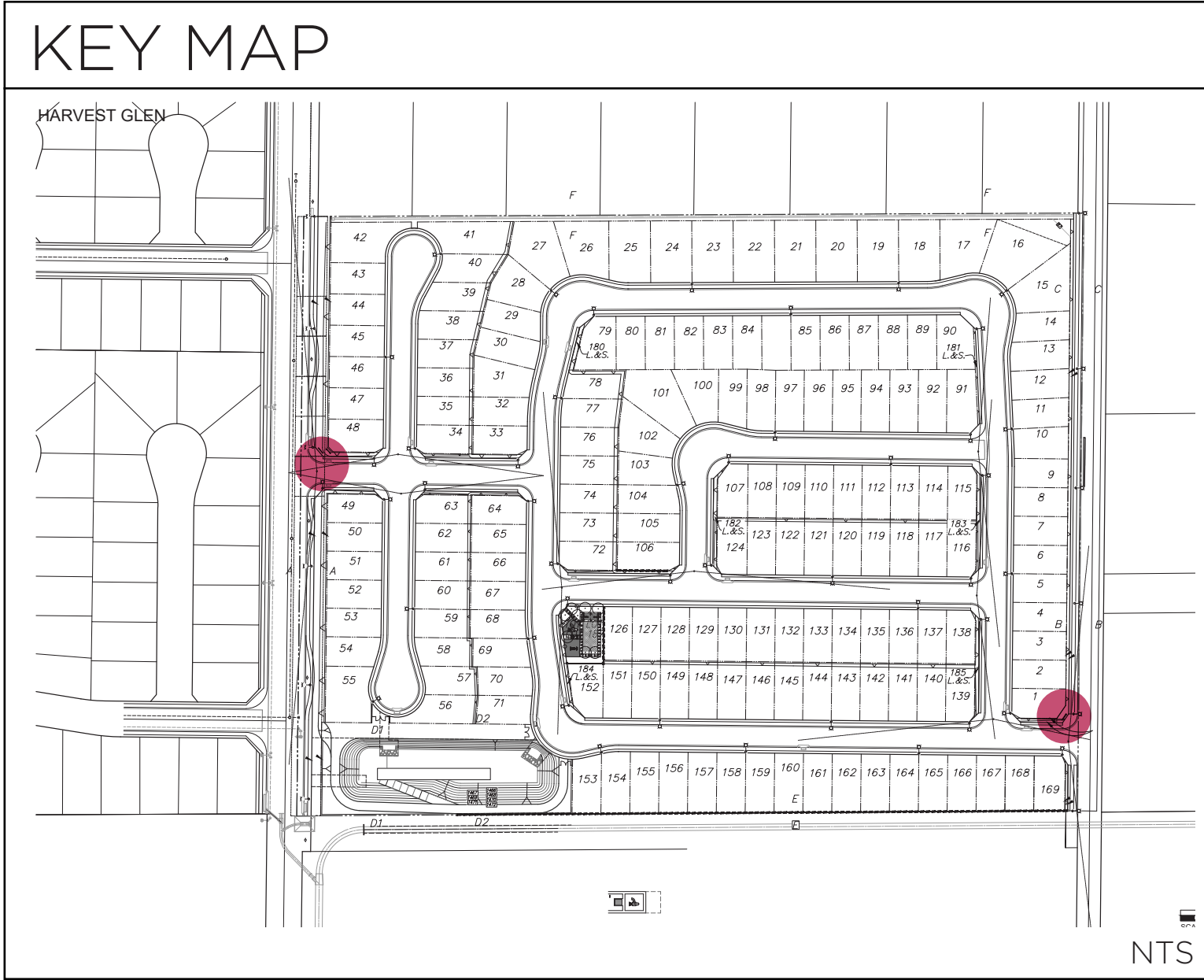
<p>Hydrozone # 1 - Park Turf</p> <p>INPUT Square Foot Area of Hydrozone = 1,180</p> <p>Hydrozone Irrigation Efficiency = 0.75 <i>Rotor</i></p> <p>EAWU = 3,738 cu ft / yr</p>	<p>Plant Type</p> <p><i>Turf - Recreational</i></p>	<p>Water Use</p> <p><i>Moderate</i></p>
<p>Hydrozone # 2 - Park Shrub</p> <p>INPUT square footage of hydrozone = 2,050</p> <p>Hydrozone Irrigation Efficiency = 0.80 <i>In-line Drip-Sparsely Planted</i></p> <p>EAWU = 6,085 cu ft / yr</p>	<p>Plant Type</p> <p><i>Shrubs / Groundcover</i></p>	<p>Water Use</p> <p><i>Moderate</i></p>
<p>Hydrozone # 3 - HOA Parkway</p> <p>INPUT square footage of hydrozone = 34,000</p> <p>Hydrozone Irrigation Efficiency = 0.80 <i>In-line Drip-Sparsely Planted</i></p> <p>EAWU = 40,392 cu ft / yr</p>	<p>Plant Type</p> <p><i>Shrubs / Groundcover</i></p>	<p>Water Use</p> <p><i>Low</i></p>
<p>Hydrozone # 4 - HOA landscape</p> <p>INPUT square footage of hydrozone = 5,050</p> <p>Hydrozone Irrigation Efficiency = 0.60 <i>Spray</i></p> <p>EAWU = 19,988 cu ft / yr</p>	<p>Plant Type</p> <p><i>Shrubs / Groundcover</i></p>	<p>Water Use</p> <p><i>Moderate</i></p>
<p>Hydrozone # 5 -Valley Wide Maint.</p> <p>INPUT square footage of hydrozone = 54,150</p> <p>Hydrozone Irrigation Efficiency = 0.75 <i>Rotor</i></p> <p>EAWU = 68,618 cu ft / yr</p>	<p>Plant Type</p> <p><i>Shrubs / Groundcover</i></p>	<p>Water Use</p> <p><i>Low</i></p>
<p>Hydrozone # 6</p> <p>INPUT square footage of hydrozone = 0</p> <p>Hydrozone Irrigation Efficiency = 1 <i>n/a</i></p> <p>EAWU = 0 cu ft / yr</p>	<p>Plant Type</p> <p><i>n/a</i></p>	<p>Water Use</p> <p><i>n/a</i></p>
<p>SubTotal EAWU = 138,834 cu ft / yr</p> <p>Input Irrigation System Operation Factor = 0.85</p> <p>Total EAWU = 163,334</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>MAWA - EAWU = 65,781 cu ft / yr</p> <p>(this number must be positive)</p>		

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.

HARVEST GLEN - PA 9 - TTM 38132
ENTRY MONUMENTATION

The Entry Monumentation sign at Harvest Glen includes a mix of natural and man-made materials to establish a visual contrast between the two. Framed with boulders on both sides, the metal panel is treated to with corten color and finish. The planting softens the signage with textures and a range of green, gray and yellow colors.



Multi-trunk palo verde



Metal signage wall with corten steel color/treatment

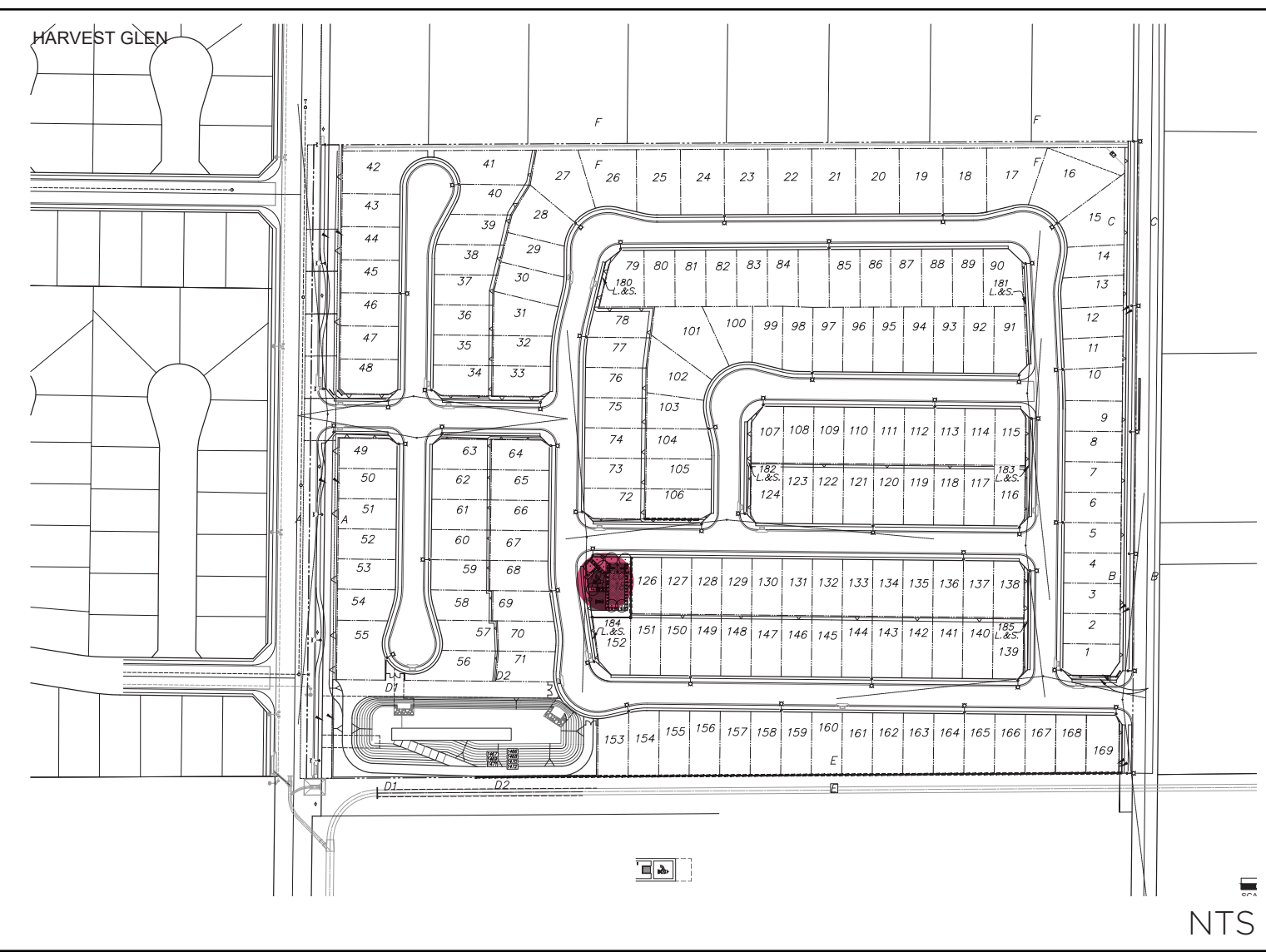
Boulders

Succulent and grasses

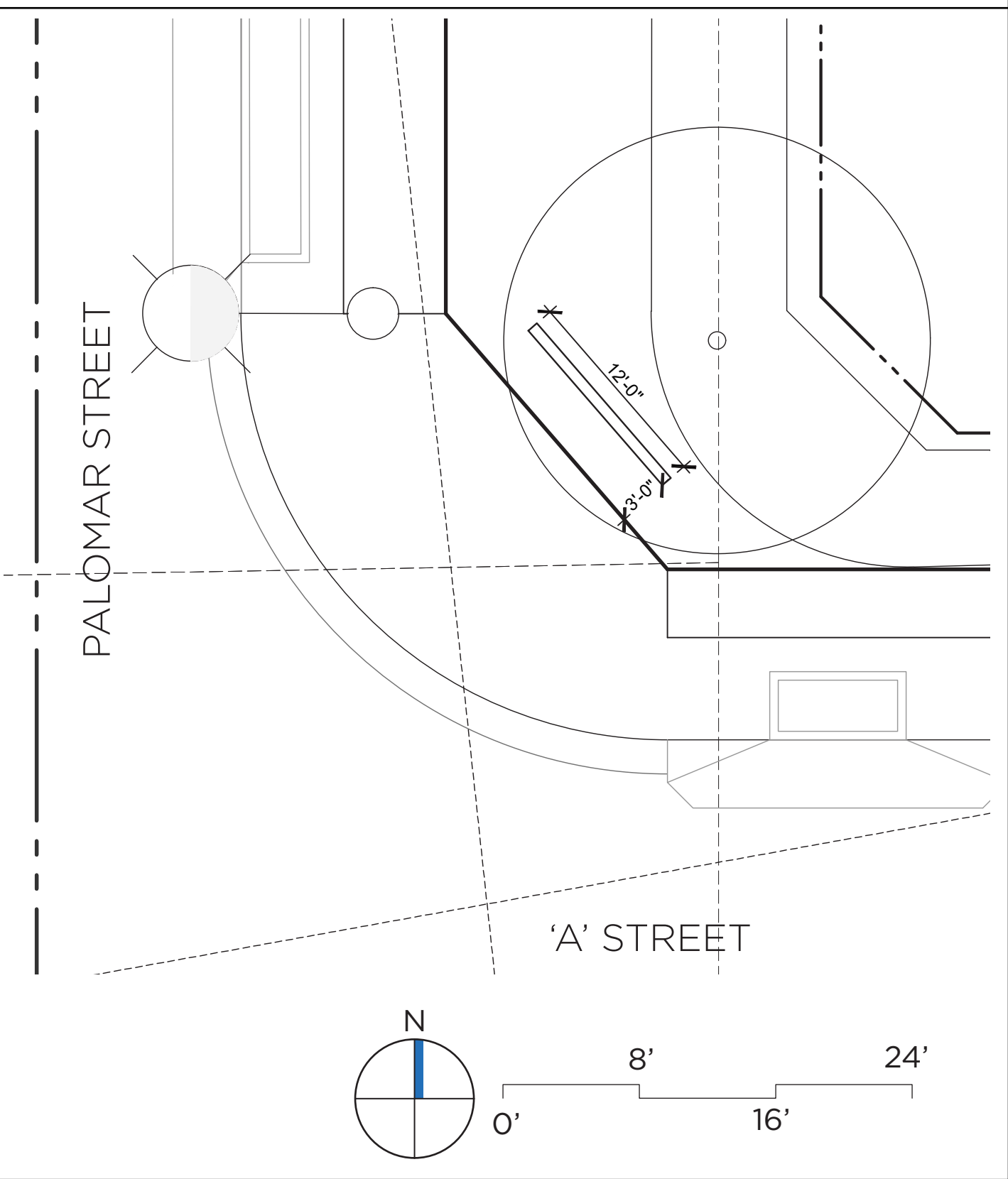
HARVEST GLEN - PA 9 - TTM 38132
PARK MONUMENTATION

The park monumentation is a smaller and simpler version of the entry monumentation, establishing appropriate hierarchy and continuity between the two.

KEY MAP



SIGNAGE ENLARGEMENT



Metal signage wall
with corten steel
color/treatment










NEIGHBORHOOD
PARK

4'-6"

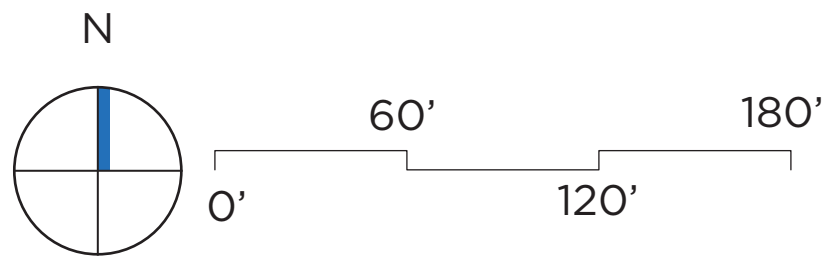
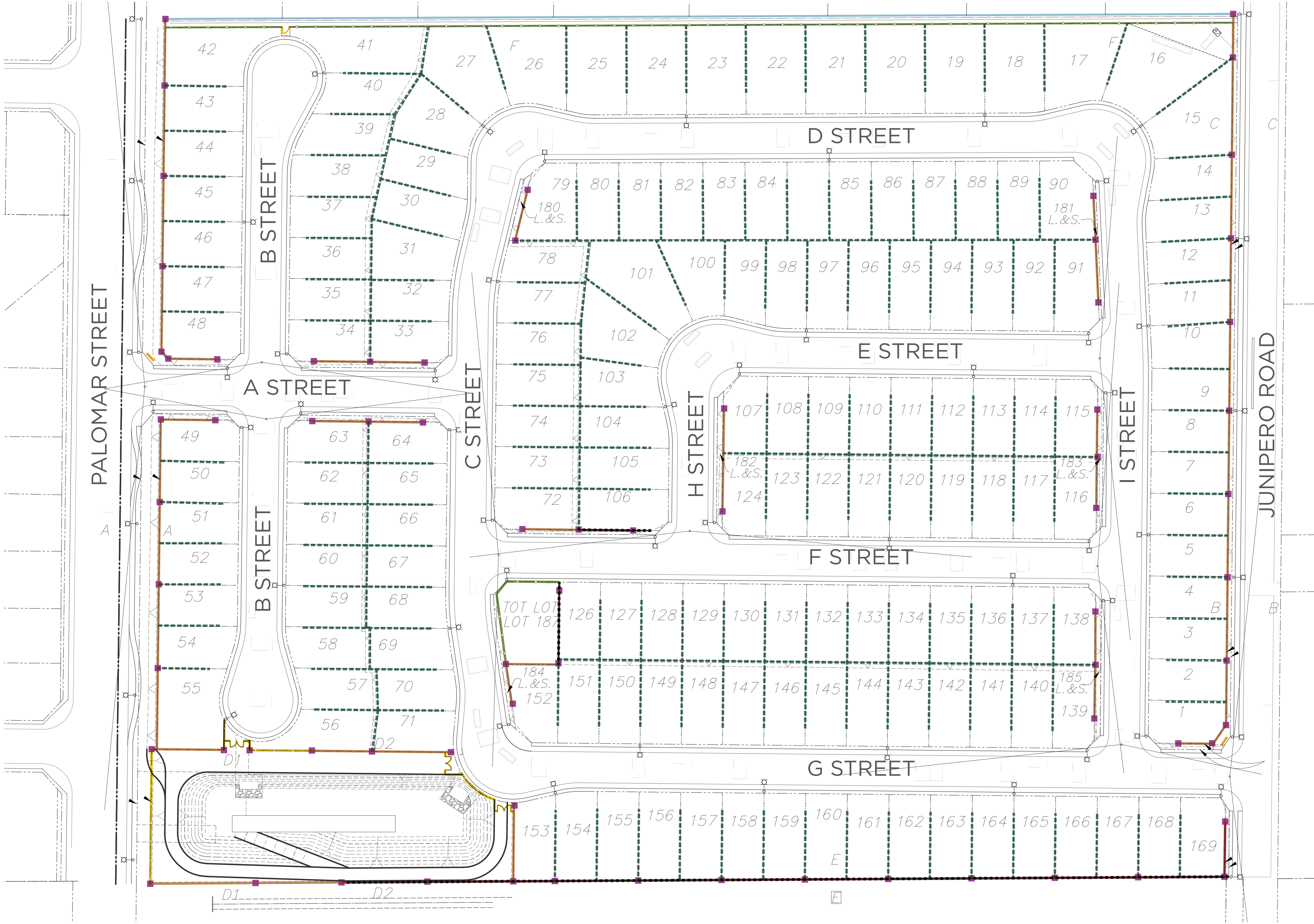
6'-0"

NTS

HARVEST GLEN - PA 9 - TTM 38132
WALL AND FENCE PLAN

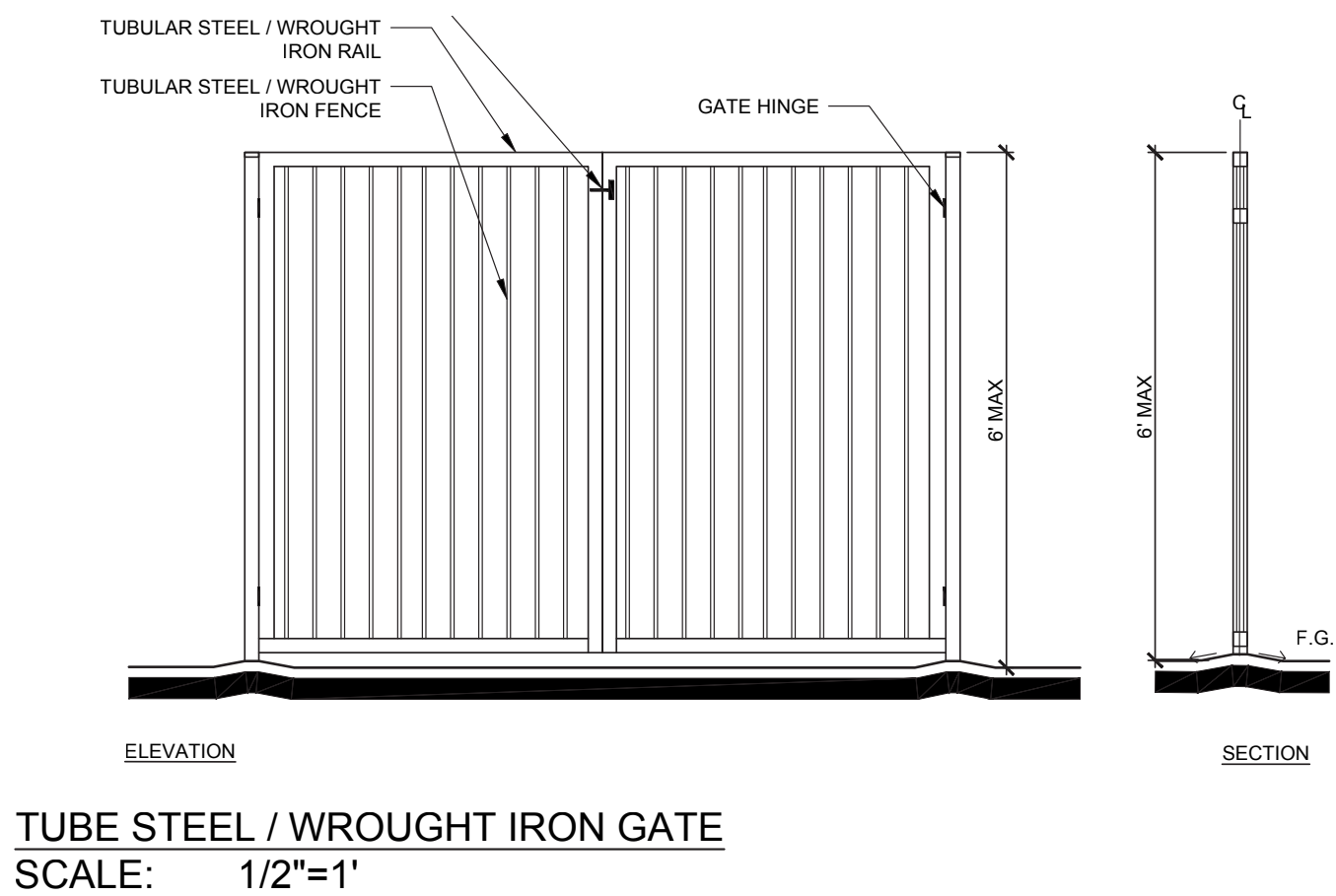
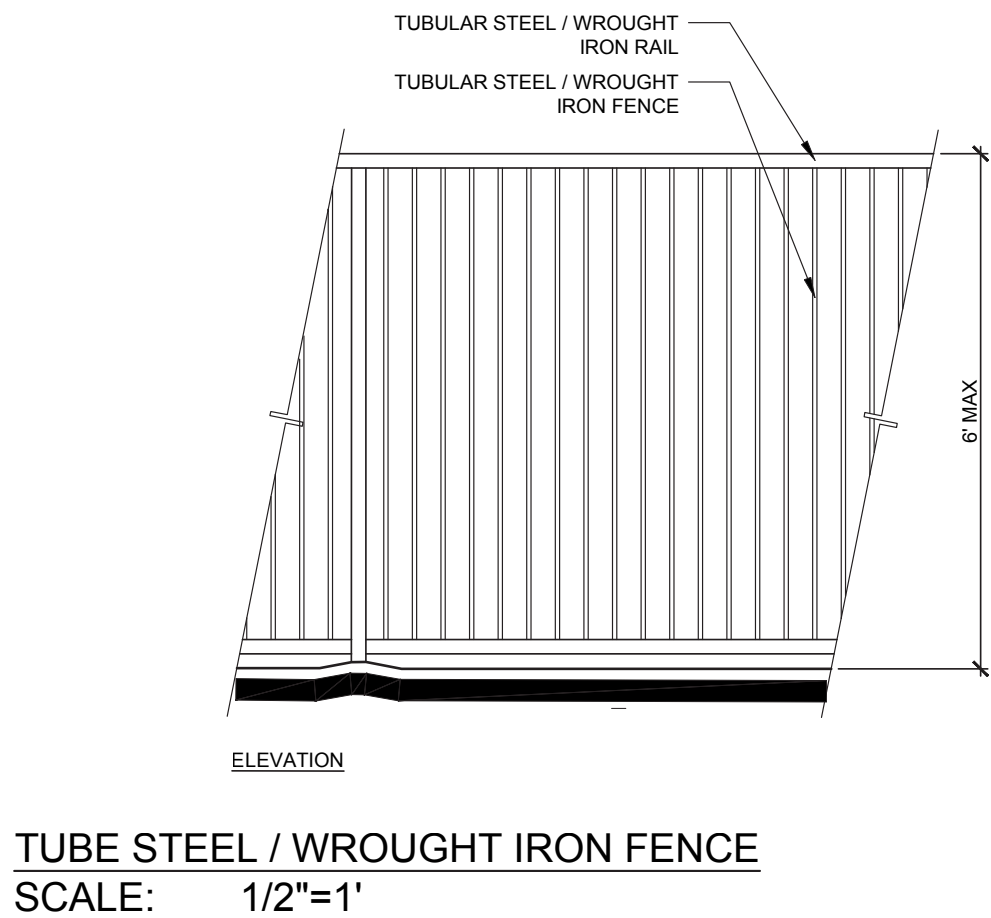
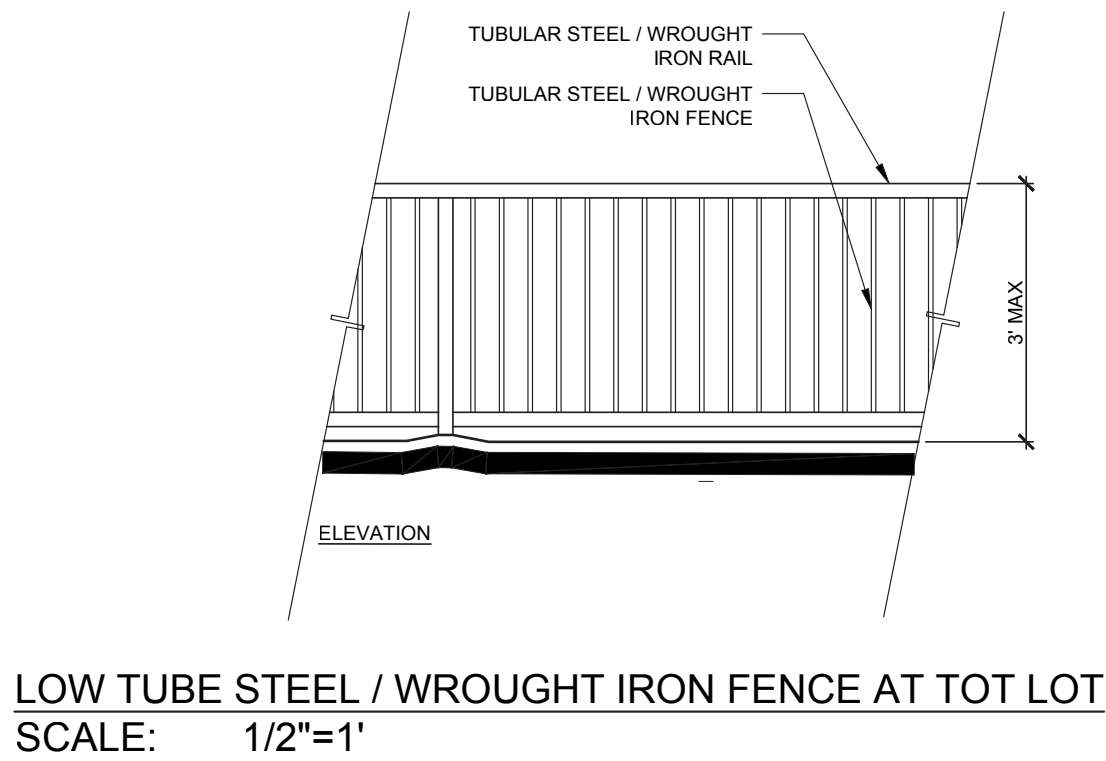
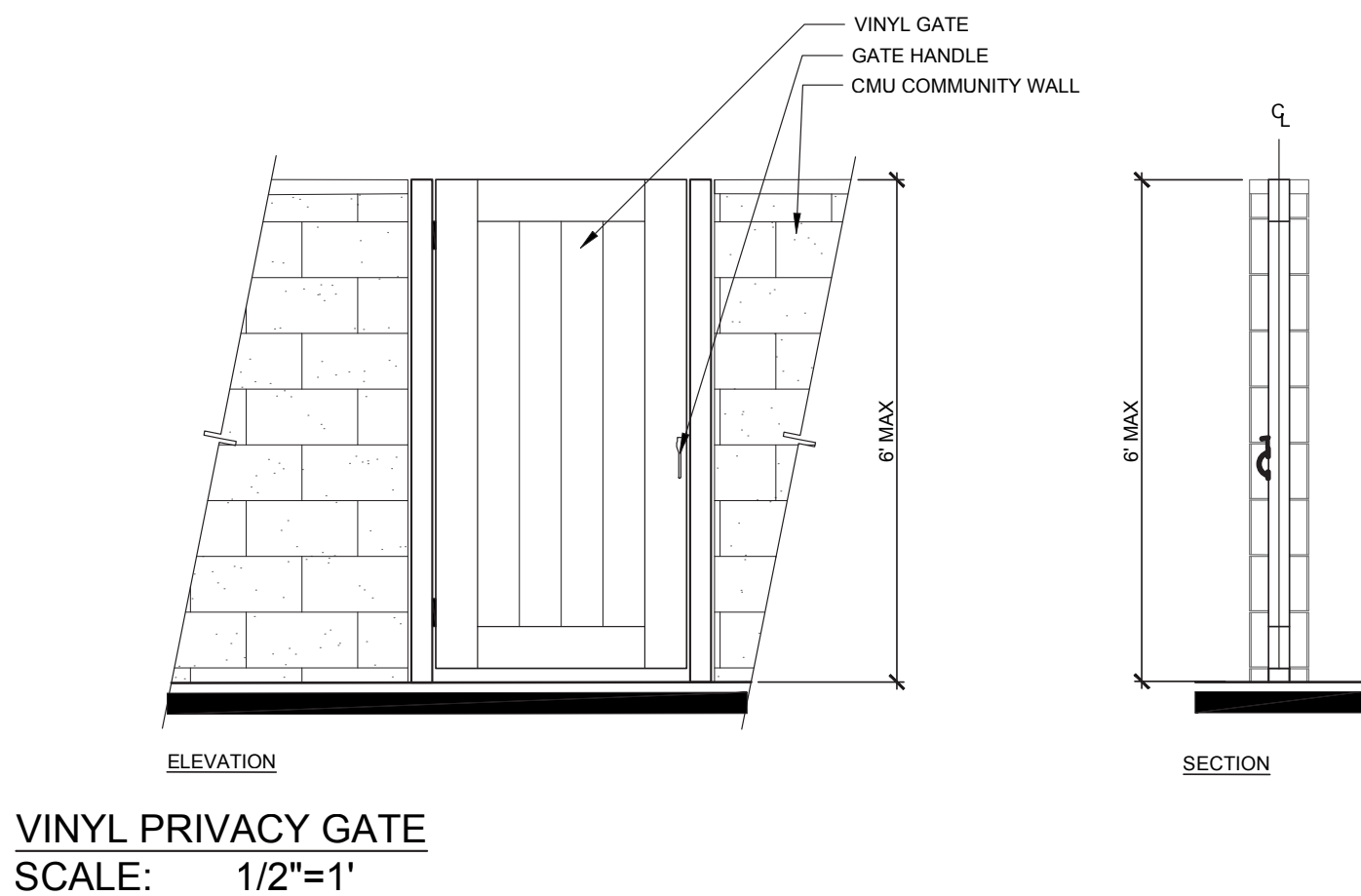
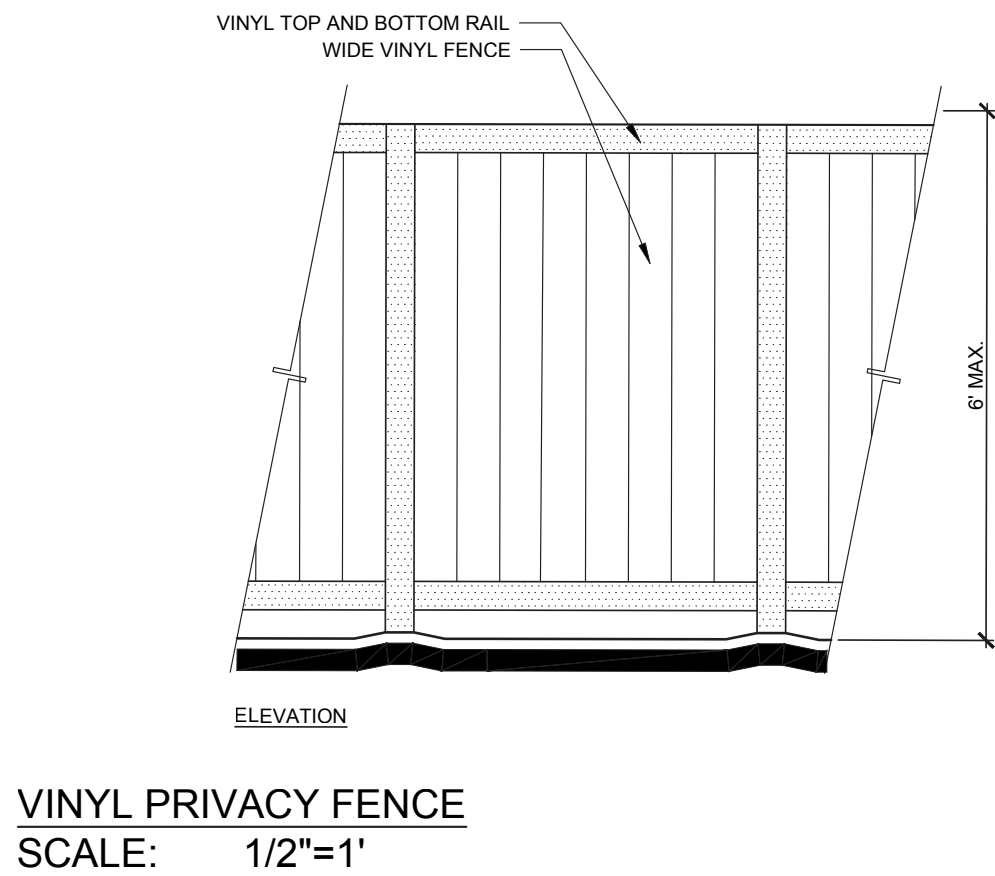
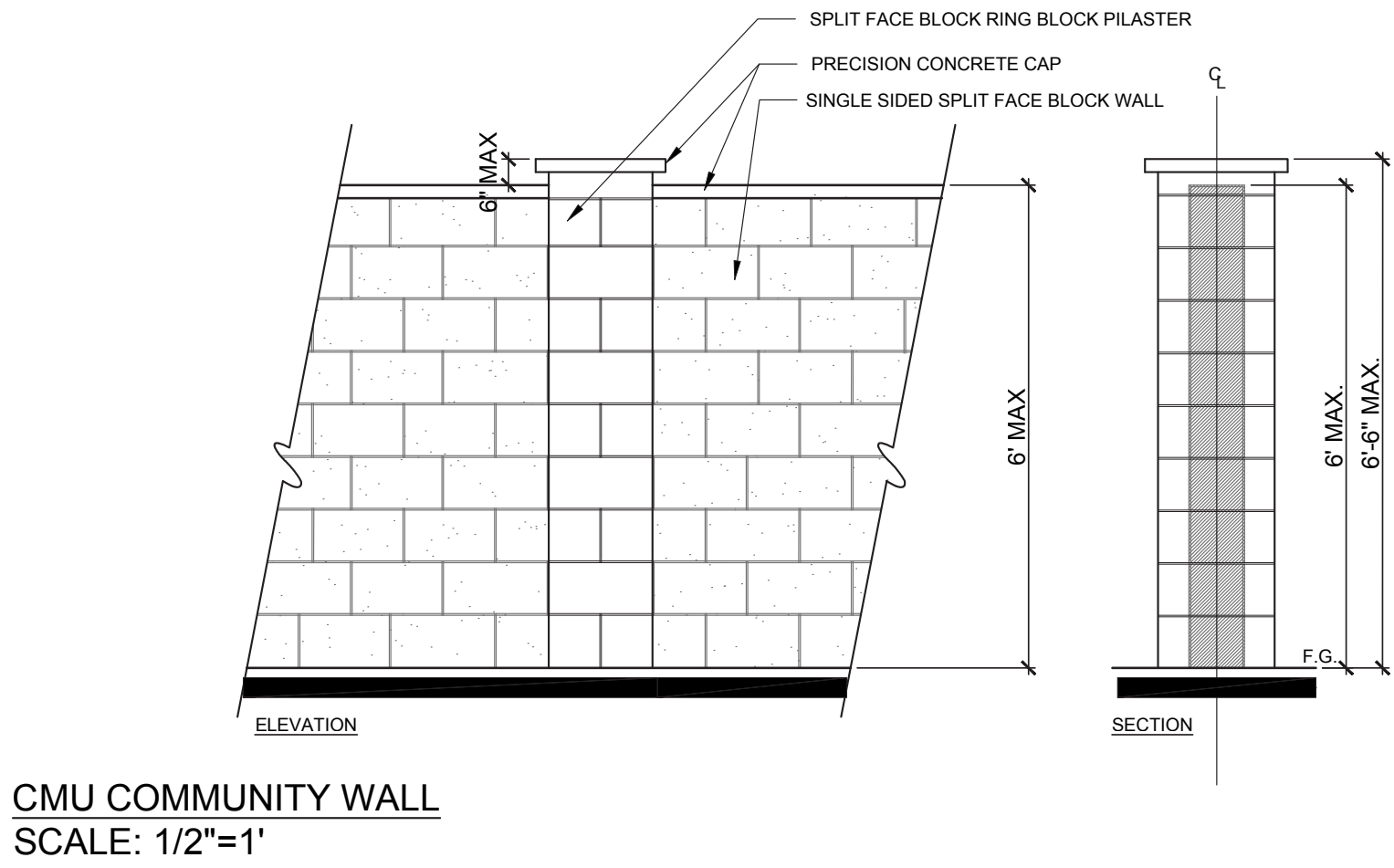
WALL AND FENCE LEGEND	
SYMBOL	DESCRIPTION
	VINYL FENCE
	SPLITFACE BLOCK WALL
	SPLITFACE BLOCK WALL ATOP RETAINING WALL
	PRECISION BLOCK WALL
	TUBE STEEL/WROUGHT IRON FENCE AND GATE
	LOW TUBE STEEL/WROUGHT IRON FENCE AND GATE
	WALL PILASTER
	TUBE STEEL GATE
	MONUMENTATION SIGN

- NOTE:
- 1. RETURN WALLS AT FRONT OF HOMES AND WALLS VISIBLE FROM THE STREET SHALL BE 6' HIGH MASONRY / BLOCK WALL.
 - 2. ALL WALLS, FENCES, GATES, PILASTERS AND SIMILAR DESIGNED WITH MATERIAL AND FINISHES THAT COMPLEMENT PROJECT ARCHITECTURE PER CITY OF MENIFEE STANDARDS FOR MATERIAL AND CONSTRUCTION. THESE WILL BE SUBJECT TO FINAL REVIEW BY THE CITY AT THE TIME OF CONSTRUCTION DOCUMENT PLAN CHECK. FURTHER DETAILING TO BE CONDUCTED DURING CONSTRUCTION DOCUMENT PHASE FOR FOOTING AND DETAIL ELEMENTS.

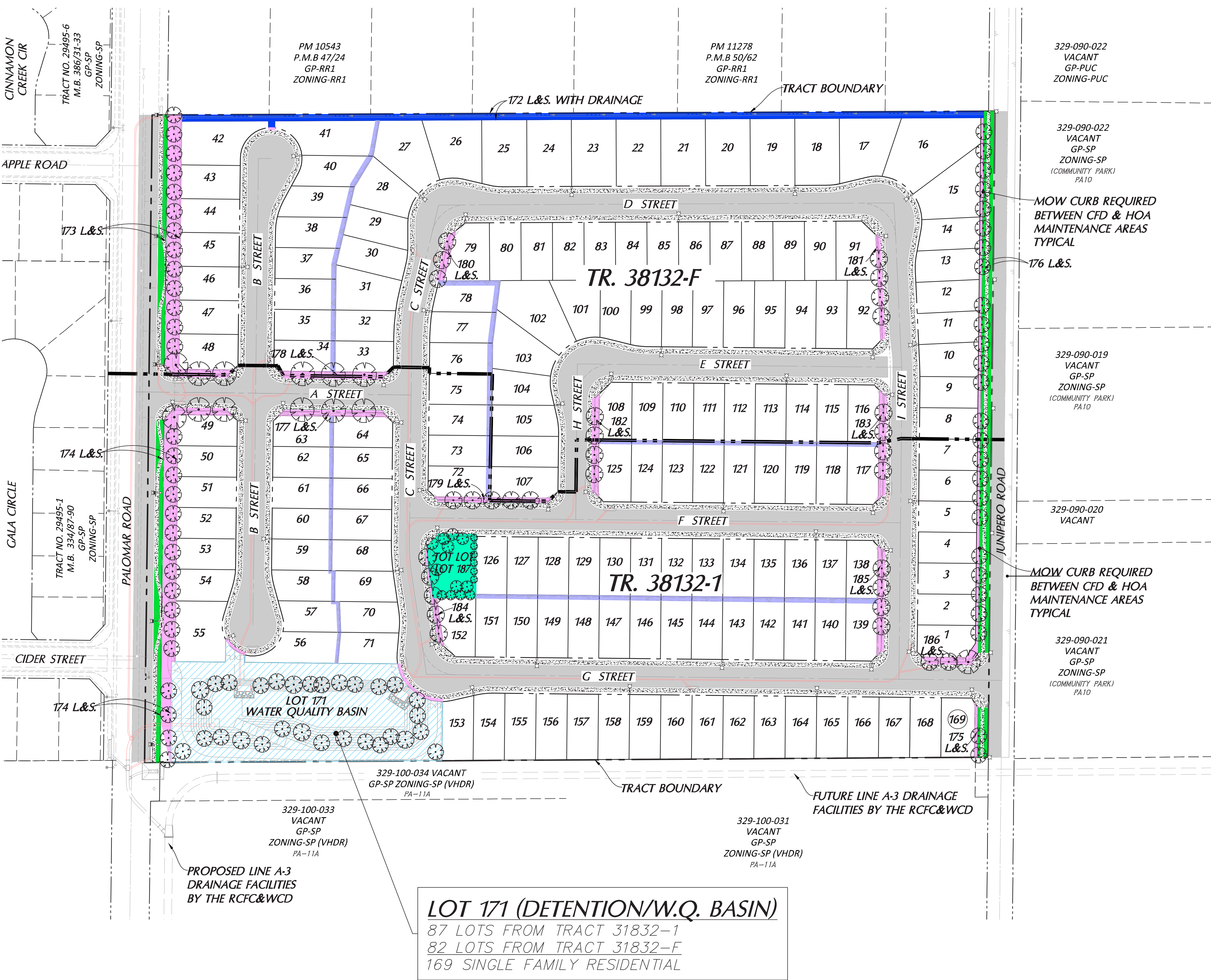


HARVEST GLEN - PA 9 - TTM 38132
WALL AND FENCE DETAILS

- NOTE:
- 1. RETURN WALLS AT FRONT OF HOMES AND WALLS VISIBLE FROM THE STREET SHALL BE 6' HIGH MASONRY / BLOCK WALL.
 - 2. ALL WALLS, FENCES, GATES, PILASTERS AND SIMILAR DESIGNED WITH MATERIAL AND FINISHES THAT COMPLEMENT PROJECT ARCHITECTURE PER CITY OF MENIFEE STANDARDS FOR MATERIAL AND CONSTRUCTION. THESE WILL BE SUBJECT TO FINAL REVIEW BY THE CITY AT THE TIME OF CONSTRUCTION DOCUMENT PLAN CHECK. FURTHER DETAILING TO BE CONDUCTED DURING CONSTRUCTION DOCUMENT PHASE FOR FOOTING AND DETAIL ELEMENTS.



HARVEST GLEN - PA 9 - TTM 38132
MAINTENANCE EXHIBIT - FOR REFERENCE



LEGEND

- CITY CFD MAINTAINED STREETS
- CITY CFD MAINTAINED SIDEWALKS
- CITY CFD MAINTAINED PARKWAY
- VALLEY-WIDE OR HOA MAINTAINED TOT LOT
- VALLEY-WIDE OR HOA MAINTAINED WATER QUALITY BASIN
- VALLEY-WIDE OR HOA MAINTAINED LANDSCAPED SLOPE LOT AND/OR ADJACENT PARKWAY
- VALLEY-WIDE OR HOA MAINTAINED OPEN SPACE WITH V-DITCH
- PRIVATE HOMEOWNERS MAINTAINED SLOPES
- CITY CFD MAINTAINED STORM DRAIN
- CITY CFD MAINTAINED STREET TREES
- CITY CFD MAINTAINED STREET LIGHTS

NOTE:
PRIVATE HOMEOWNER LOT AND PARKWAY LANDSCAPE TO BE MAINTAINED BY HOMEOWNER. LANDSCAPE AREA PENDING RESIDENCE FOOTPRINTS.

CFD MAINTENANCE QUANTITIES			VALLEY-WIDE OR HOA MAINTENANCE QUANTITIES		
CITY CFD MAINTAINED	QUANTITY	UNIT		QUANTITY	UNIT
STREETS	246,314	SF	VALLEY-WIDE OR HOA MAINTAINED		
STREETS	8,207	LF	LANDSCAPE SLOPE LOT AND/OR ADJACENT PARKWAY	40,953	SF
SIDEWALKS	80,951	SF	TOT LOT	4,704	SF
PARKWAY	14,095	SF	WATER QUALITY BASIN	62,335	SF
STORM DRAIN	3,447	LF	OPEN SPACE W/ V-DITCH	12,589	SF
STREET TREES	37	EA	ENTRY MONUMENT	2	EA
STREET LIGHTS	57	EA	PERCENTAGE OF TURF AREA:	.9%	

*Tree count is not reflective of the current landscape design

