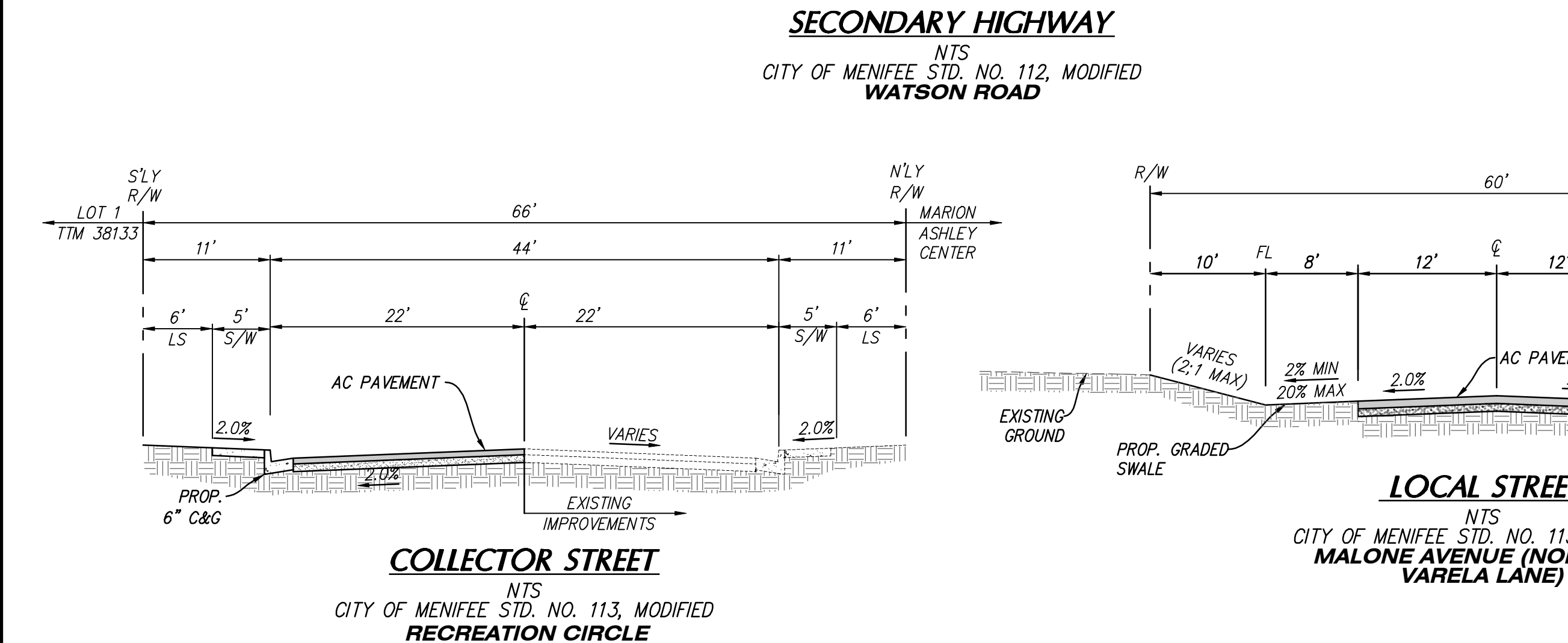
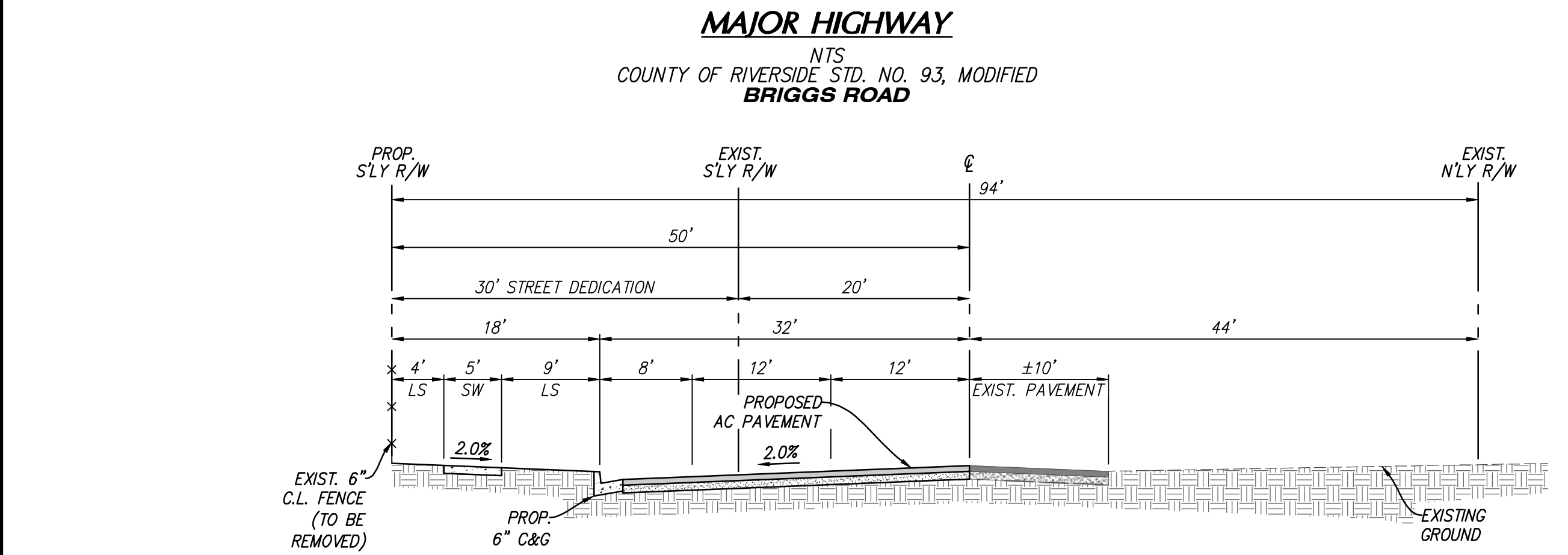
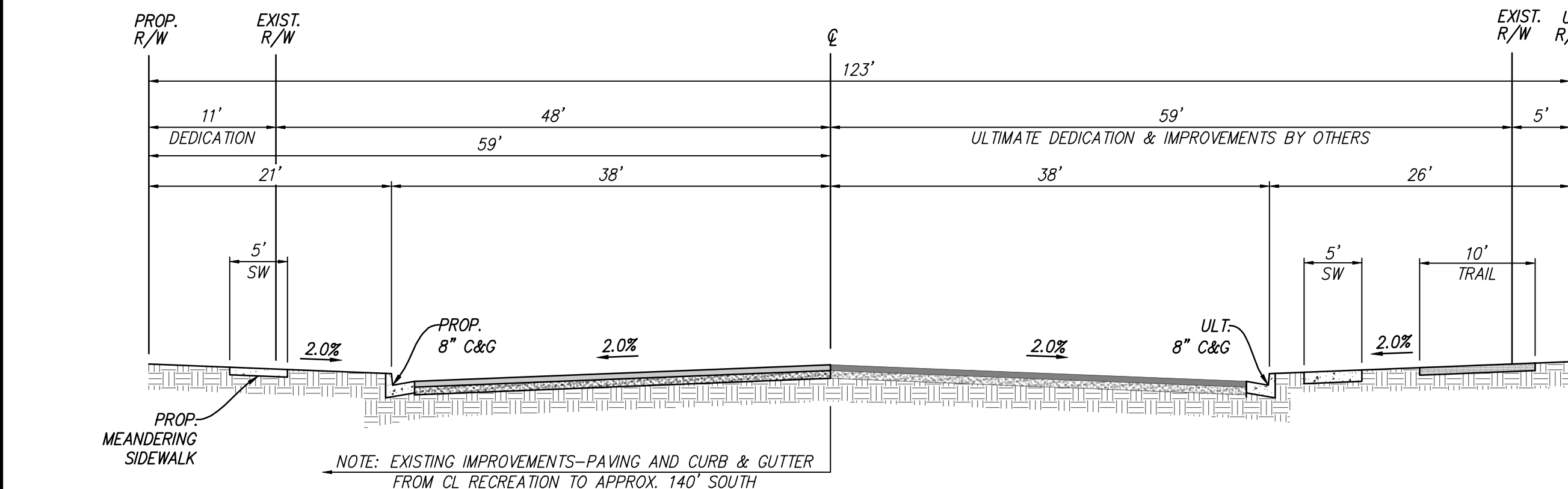


TRACT NO. 38133			TRACT NO. 38133 CONT.			TRACT NO. 38133 CONT.		
LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	PAD AREA SQ. FT.
1	4,877	5,082	61	10,836	8,657	121	4,163	4,105
2	4,714	4,714	62	6,006	5,126	122	3,991	3,839
3	4,530	4,530	63	5,181	4,531	123	4,099	3,853
4	5,259	5,259	64	4,558	4,203	124	4,173	3,867
5	4,356	4,938	65	4,263	3,922	125	3,867	3,867
6	4,008	4,008	66	4,158	3,838	126	4,394	4,394
7	4,018	4,018	67	4,158	3,859	127	4,523	4,523
8	4,027	4,027	68	4,158	3,884	128	4,704	4,368
9	4,036	4,036	69	4,158	3,914	129	4,862	4,397
10	4,046	4,046	70	4,158	3,952	130	4,862	4,276
11	4,055	4,055	71	4,041	3,938	131	4,862	4,207
12	4,065	4,065	72	3,923	3,923	132	4,867	4,194
13	4,074	4,074	73	3,846	3,846	133	4,994	4,180
14	4,083	4,083	74	3,846	3,846	134	5,042	4,166
15	4,093	4,093	75	3,846	3,846	135	5,042	4,148
16	4,102	4,102	76	3,846	3,846	136	5,042	4,530
17	4,074	4,074	77	3,846	3,846	137	5,592	5,140
18	4,032	4,032	78	3,846	3,846	138	7,828	7,828
19	4,032	4,032	79	3,846	3,846	139	3,960	3,960
20	4,032	4,032	80	5,039	5,039	140	4,211	4,211
21	4,032	4,032	81	4,804	4,804	141	4,387	4,387
22	4,032	4,032	82	3,807	3,807	142	4,453	4,453
23	4,032	4,032	83	3,807	3,807	143	4,517	4,517
24	4,032	4,032	84	3,807	3,807	144	4,804	4,804
25	4,032	4,032	85	3,807	3,807	145	5,060	5,060
26	4,032	4,032	86	3,807	3,807			
27	4,043	4,043	87	3,807	3,807			
28	3,943	3,943	88	3,807	3,807			
29	4,768	4,768	89	3,950	3,950			
30	8,144	7,543	90	3,834	3,959			
31	6,644	5,705	91	3,816	3,867			
32	4,731	4,286	92	3,816	3,993			
33	4,517	4,041	93	3,816	4,020			
34	4,447	4,037	94	3,816	4,046			
35	4,402	4,005	95	3,816	4,023			
36	4,400	4,017	96	3,816	4,100			
37	4,400	4,030	97	3,816	4,126			
38	5,597	5,139	98	4,641	5,073			
39	3,826	3,826	99	4,854	4,854			
40	3,780	3,780	100	4,077	4,077			
41	3,780	3,780	101	4,077	4,077			
42	3,780	3,780	102	4,077	4,077			
43	3,780	3,780	103	4,077	4,077			
44	3,780	3,780	104	4,077	4,077			
45	3,780	3,780	105	4,077	4,077			
46	3,785	3,785	106	4,691	4,756			
47	3,821	3,821	107	4,511	4,511			
48	4,205	4,205	108	4,158	4,158			
49	5,624	5,313	109	4,151	4,151			
50	4,362	5,684	110	3,945	3,945			
51	4,041	4,166	111	4,674	4,674			
52	4,385	4,460	112	8,630	8,630			
53	4,423	4,628	113	6,918	6,918			
54	4,368	4,663	114	3,893	3,893			
55	4,380	4,698	115	3,908	3,908			
56	4,346	4,733	116	3,783	3,783			
57	4,284	4,768	117	3,780	3,780			
58	4,194	4,797	118	3,817	3,817			
59	4,160	4,605	119	3,840	3,840			
60	7,242	6,484	120	4,318	4,318			

SUM	LOT AREA SQ. FT.	PAD AREA SQ. FT.
AVERAGE	4,476	4,301
MIN LOT AREA SQ.	3,780	3,780

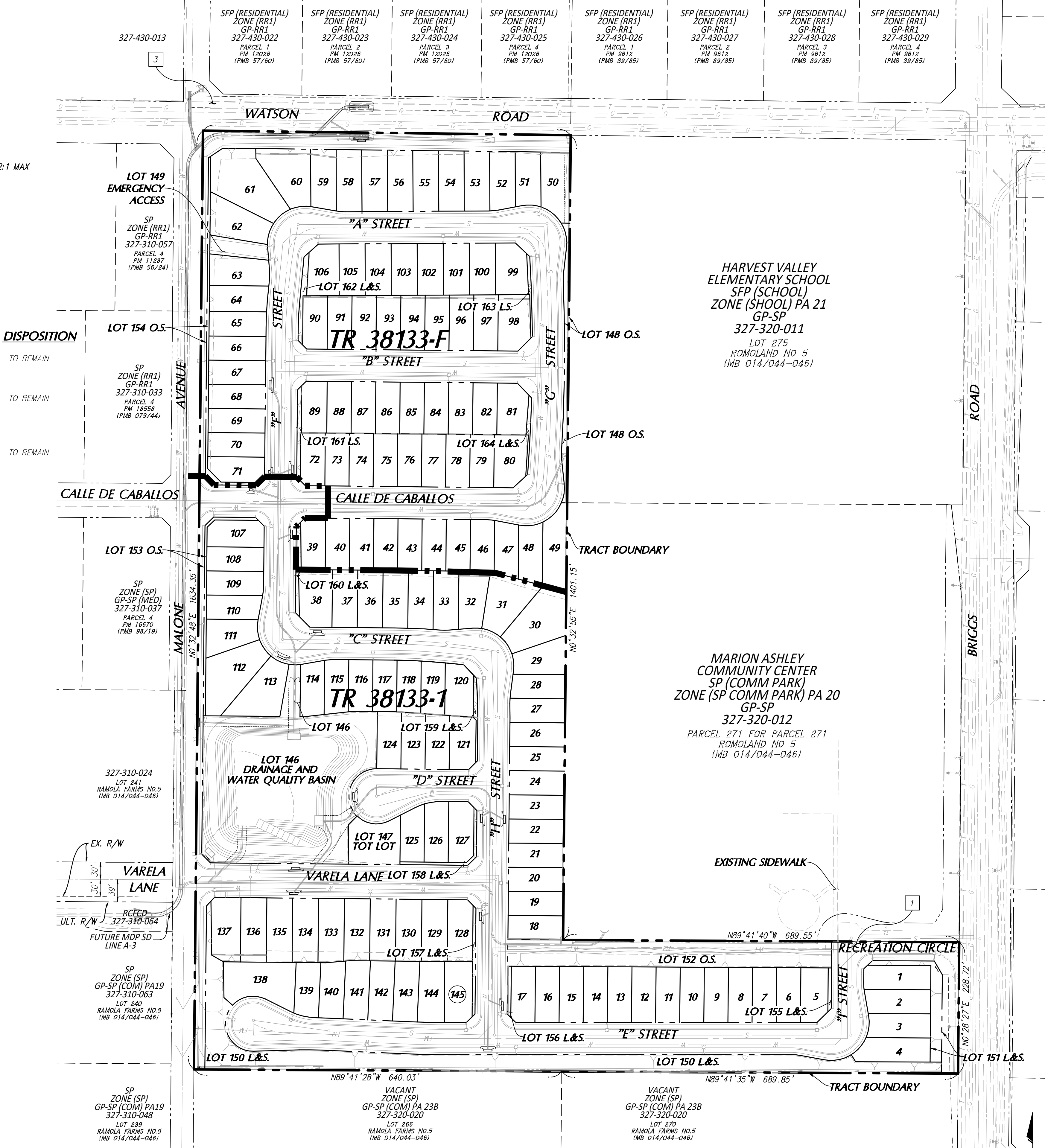
TRACT NO. 38133 CONT.		
NON-RESIDENTIAL LOTS / MAINTENANCE		
LOT NO.	LOT AREA SQ. FT.	USE / MAINTENANCE
146	73,579	DRAINAGE AND WATER QUALITY BASIN / CITY-CFD & VALLEY-WIDE OR HOA
147	6,826	TOT LOT / VALLEY WIDE OR HOA
148	3,962	OS WITH V-DITCH / VALLEY WIDE OR HOA
149	3,962	EMERGENCY ACCESS / VALLEY WIDE OR HOA
150	44,069	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
151	4,199	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
152	25,956	OPEN SPACE / VALLEY WIDE OR HOA
153	1,790	OPEN SPACE / VALLEY WIDE OR HOA
154	2,867	OPEN SPACE / VALLEY WIDE OR HOA
155	439	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
156	560	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
157	944	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
158	1,091	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
159	733	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
160	1,133	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
161	1,021	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
162	1,287	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
163	568	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA
164	630	LANDSCAPE & SLOPE / VALLEY WIDE OR HOA



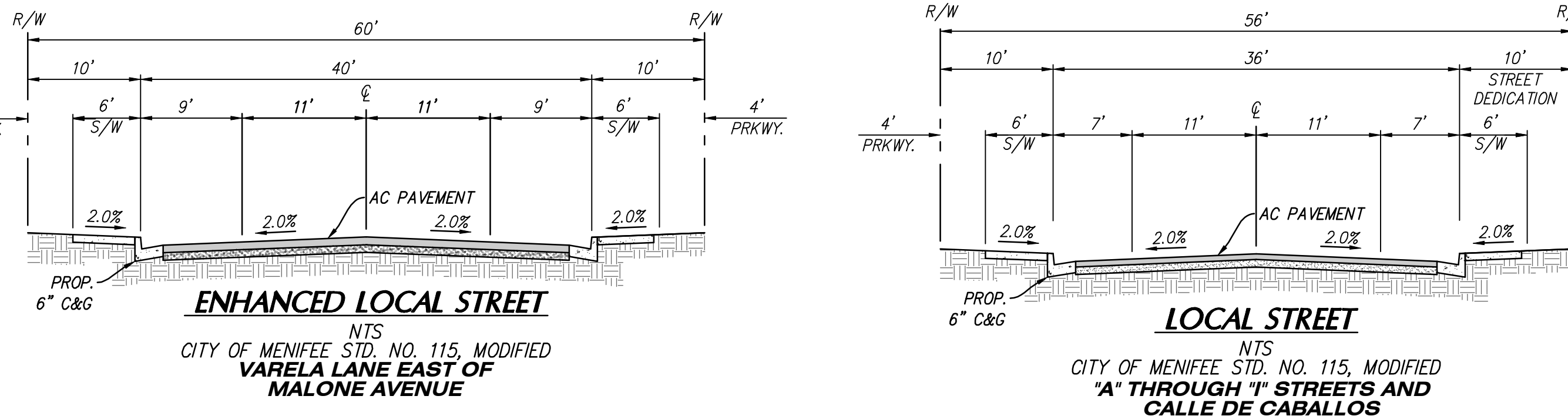
TENTATIVE TRACT MAP NO. 38133

CITY OF MENIFEE

LOTS 261, 262, 263, 264, 265 AND A PORTION OF LOT 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



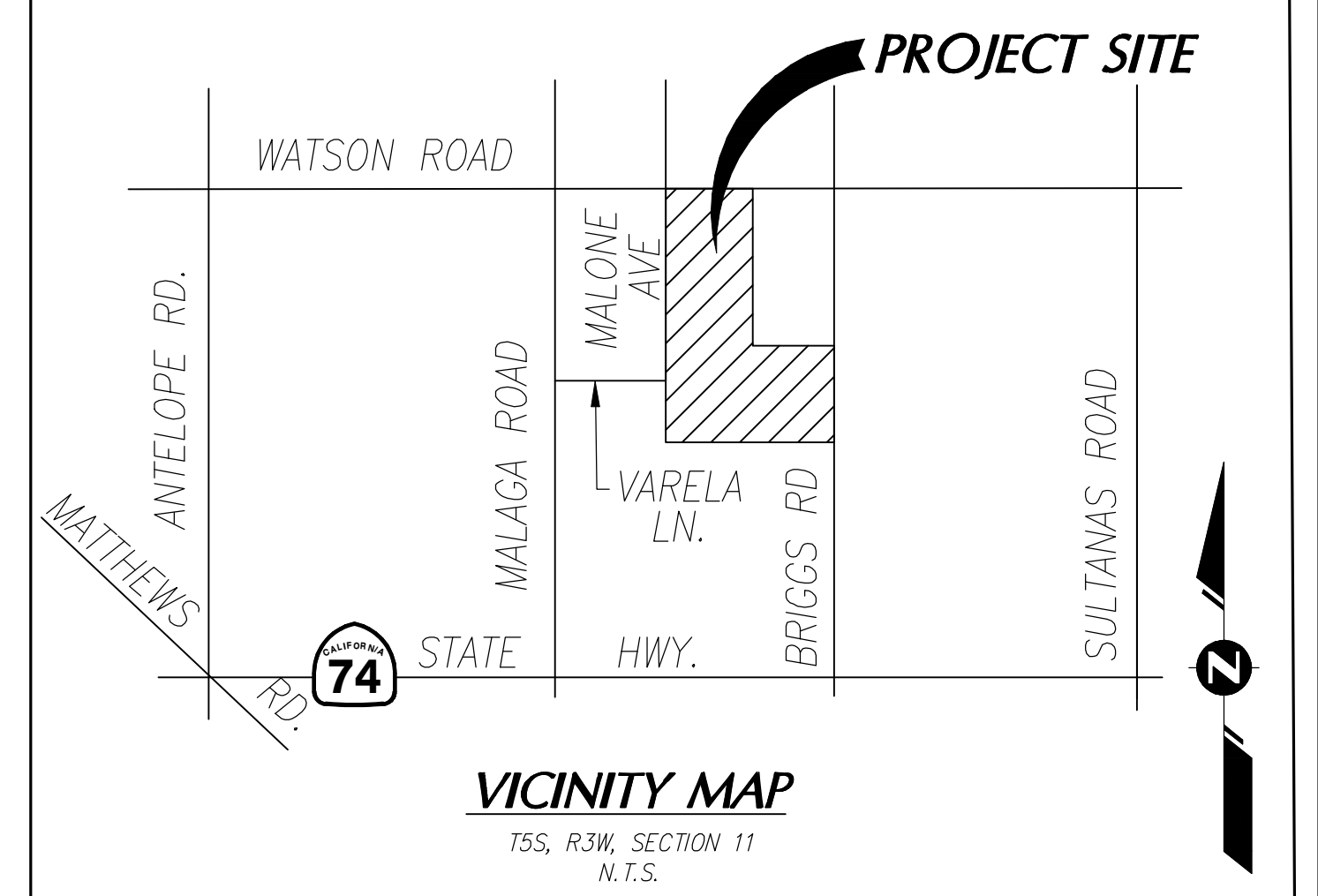
SITE MAP / PHASING MAP



REVISIONS		
REV	DATE	DESCRIPTION



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



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 HARDY
PH: 949-698-2191

UTILITIES AND SERVICES
AGENCY SERVING THE AREA: SOUTHERN CALIFORNIA GAS CO.
ELECTRIC: SOUTHERN CALIFORNIA GAS CO.
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: TIME WARNER
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST: ROMOLAND UNIFIED SCHOOL DISTRICT
SCHOOL DIST: PERRIS UNIFIED SCHOOL DISTRICT

ZONING - CURRENT
MENIFEE NORTH SPECIFIC PLAN (SP260) - PLANNING AREAS 22 (MHRP) AND 23A (HDP)

ZONING - PROPOSED
MENIFEE NORTH SPECIFIC PLAN (SP260, A4) PLANNING AREA 22 - MHRP

PROPOSED DEVELOPMENT
RESIDENTIAL LOTS: 14.9 AC
OPEN SPACE/LANDSCAPE: 2.3 AC
ROADWAYS: 7.6 AC
WATER QUALITY BASIN: 1.7 AC
TOTAL AREA = 26.5 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 R.C.F.C. & W.D. OR CITY OF MENIFEE

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

COMMUNITY SERVICES DISTRICT
THIS PROJECT IS NOT WITHIN COMMUNITY SERVICES DISTRICT

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

AERIAL TOPOGRAPHY
ARROWHEAD MAPPING CORP. - DATED 4/09/2021
P.O. BOX 9791
SAN BERNARDINO, 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 FACILITIES PROPOSED FOR THIS PROJECT.

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

EARTHWORK QUANTITIES
CUT = 55,000 CY
FILL = 87,000 CY

RECYCLED WATER NOTE
RECYCLED WATER WILL NOT BE USED FOR ONSITE LANDSCAPE IRRIGATION

GENERAL NOTES:
1. NO EXISTING STRUCTURES ARE LOCATED WITHIN THE SITE
2. ALL PROPOSED SLOPES SHALL BE AT 2:1 MAX.
3. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS
4. FINAL MAP CAN BE PHASED
5. 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 0.6 MILE NORTH ALONG THE JUPITER 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: 1722.488 (NGVD 29)

PROPERTY ACREAGE
TOTAL AREA = GROSS 28.8 AC.,
NET AREA = 26.5 AC.

ASSESSOR'S PARCEL NUMBER
327-320-001, 327-320-014, 327-320-015,
327-320-017, 327-320-018

SECTIONS, TOWNSHIPS AND RANGES
A PORTION ON THE WESTERLY HALF OF
NORTHWESTERLY QUARTER OF SEC. 36, T5S,
R3W, S.B.M.

THOMAS BROTHERS MAP
THOMAS GUIDE RIVERSIDE (2007) PAGES 808 J7

CONTIGUOUS OWNERSHIP
THIS PROJECT REPRESENTS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

GENERAL PLAN DESIGNATION
SPECIFIC PLAN

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL/OPEN SPACE/WATER QUALITY AND DETENTION BASIN

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A: (APN: 327-320-001)
THAT PORTION OF LOT 263 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGES 44 THROUGH 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 263, 66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE FROM SAID POINT OF BEGINNING NORTH ON THE WEST BOUNDARY OF SAID LOT, 132 FEET;
THENCE EAST RUNNING PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, 640 FEET TO THE EAST BOUNDARY THEREOF;
THENCE SOUTH ON THE EAST BOUNDARY, 132 FEET;
THENCE WEST RUNNING PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, 640 FEET TO THE POINT OF BEGINNING.
PARCEL B: (APN: 327-320-018)
LOTS 264, 265 AND 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 46 OF MAPS, RIVERSIDE COUNTY RECORDS.
EXCEPTING FROM LOT 271 THAT PORTION CONVEYED TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1998 AS INSTRUMENT NO. 98-251793 OF OFFICIAL RECORDS.
PARCEL C: (APN: 327-320-014 (LOTS 261 AND 262), 327-320-015 (PORTION OF LOT 263) AND 327-320-017 (PORTION OF LOT 263))
LOTS 261, 262, AND 263, INCLUSIVE, OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 46 OF MAPS, RIVERSIDE COUNTY RECORDS.
EXCEPTING FROM LOT 263 THE NORTH 132 FEET OF THE SOUTH 198 FEET THEREOF.

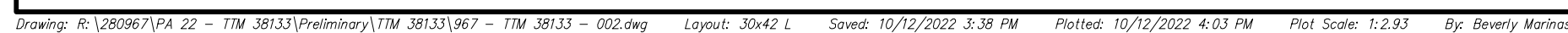
CITY OF MENIFEE

TENTATIVE TRACT MAP NO. 38133

SCHEDULE "A"

Drawn By: BM/JS	DWG. NO. _____
Checked By: KO	SHEET _____
Scale: AS SHOWN	OF 1 SHEET 2

LOTS 261, 262, 263, 264, 265 AND A PORTION OF LOT 271 OF ROMOLA NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



COUNTRYSIDE

MENIFEE, CALIFORNIA

PA 22
TTM 38133
NEW SINGLE FAMILY RESIDENTIAL PROJECT
PLN21-0273 0-2022

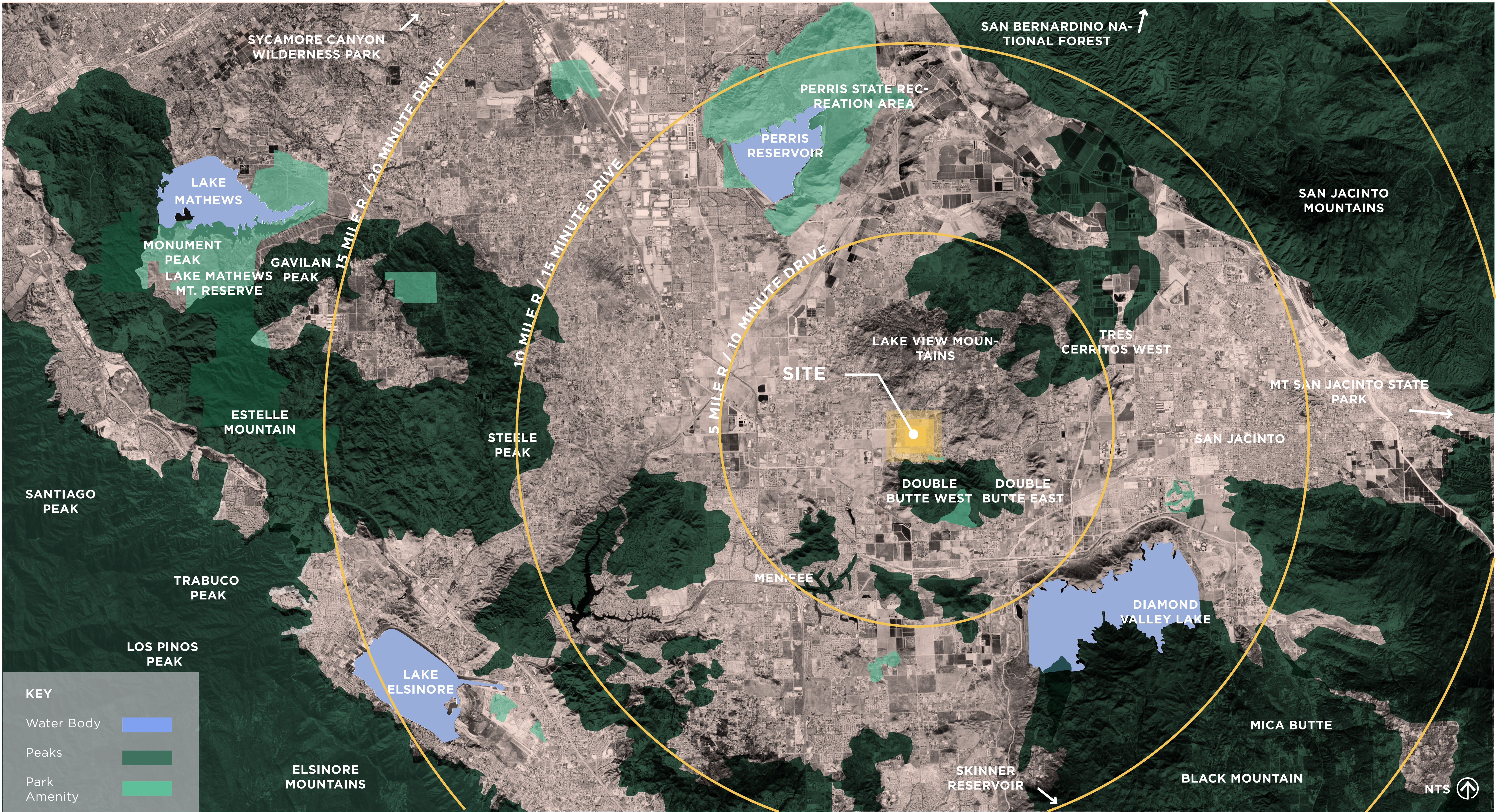
CLIENT:
RICHLAND COMMUNITIES
BRIAN HARDY
BHARDY@RICHLANDCOMMUNITIES.COM
949.698.2191

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

SHEET INDEX:

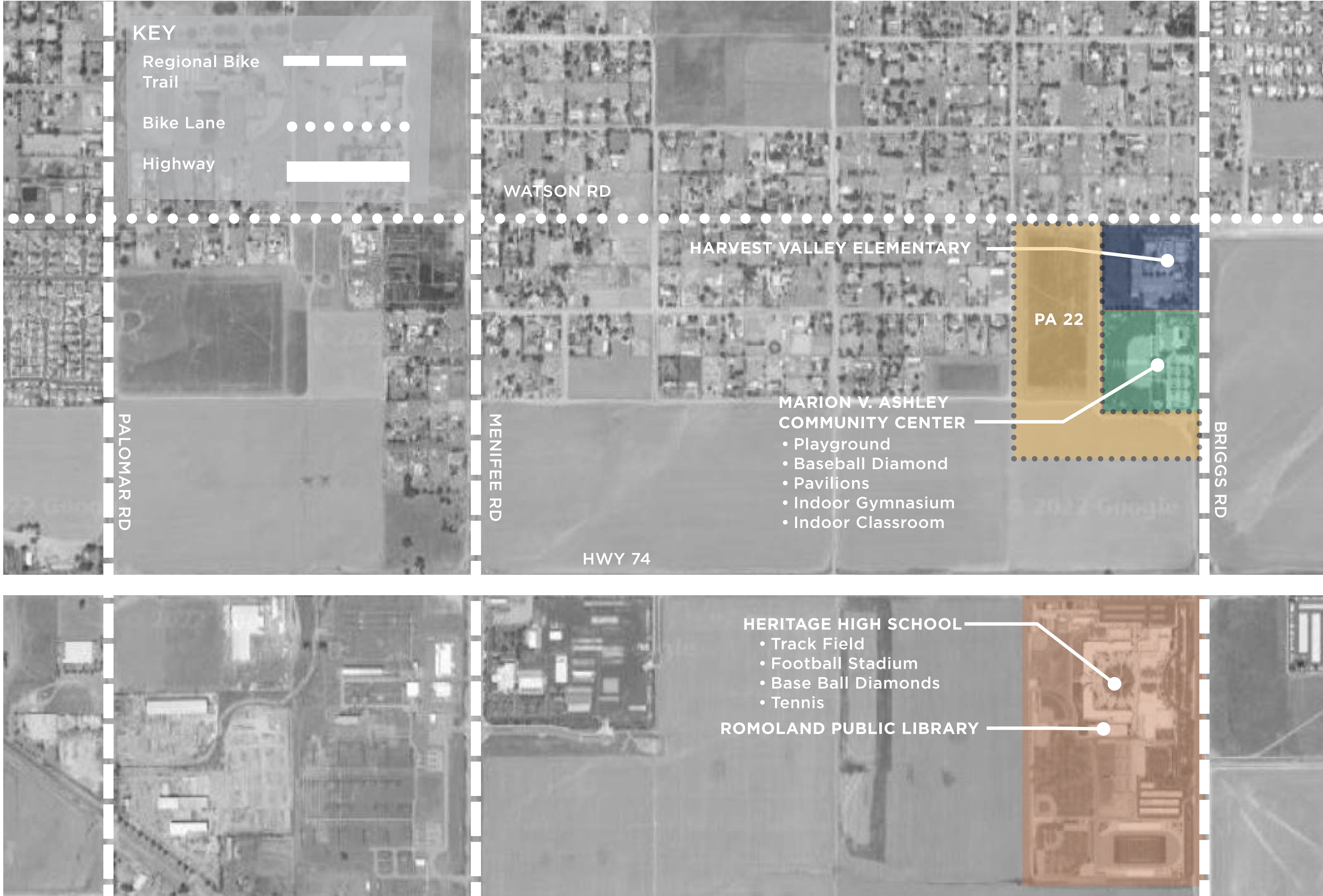
TITLE SHEET	1
REGIONAL AMENITY MAP	2
OVERALL MAP	3
PARK ENLARGEMENT	4
PARKWAY & SLOPE ENLARGEMENT	5
PLANT PALETTE	6
ENTRY MONUMENTATION	13
PARK MONUMENTATION	14
WALL AND FENCE PLAN	15
MAINTENANCE EXHIBIT	16
	17

TOTAL PROJECT SITE AREA:	26.5 AC
LANDSCAPE AREA:	4.7 AC
LANDSCAPE %	18%
TOTAL CFD MAINTAINED AREA/ OFF-SITE:	15,924 SF
TOTAL HOA MAINTAIN AREA / ON-SITE:	190,176 SF
TOTAL PRIVATE MAINTAINED AREA:	649,025 SF
REQUIRED NUMBER OF TREES PER ACRE:	60 PER AC
TOTAL TREES PROVIDED:	293
TOTAL STREET TREES REQUIRED (1 PER 30 LF):	25
TOTAL STREET TREES PROVIDED:	28
TOTAL SLOPE LANDSCAPE AREA:	76,814 SF
TOTAL SLOPE TREES REQUIRED (1 TREE PER 750 SF):	102
TOTAL SLOPE TREES PROVIDED:	216
TOTAL SHRUBS REQUIRED (1 SHRUB PER 100 SF):	2700
TOTAL SHRUBS PROVIDED:	2700
TURF %:	.60%



COUNTRYSIDE - PA 22 - TTM 38133
VICINITY MAP

The site is located north of Highway 74 and is adjacent to Harvest Valley Elementary School and Marion V. Ashley Community Center; providing a host of sports amenities for the residents to utilize. The regional bike trail passes by the eastern edge of the site along Briggs Road promoting alternative connection through the city. The surrounding plant palette is varied and consists of a desert theme at the elementary school (image A), hedge rows and dense tree planting at the northern neighborhood (image B), mixed California adaptive planting around highway 74 (image C) and traditional lawn at the high school (image D). Currently, this community is not in a proposed Community Design Guideline area.



A) HARVEST VALLEY ELEMENTARY



B) NEIGHBORHOOD



C) HIGHWAY 74



D) HERITAGE HIGH SCHOOL



COUNTRYSIDE - PA 22 - TTM 38133
PRELIMINARY LANDSCAPE PLAN

Nestled north of Highway 74, Countryside is an up and coming vibrant residential community, with homes built for families to set roots. The area is adjacent to the beautiful Full Gospel Prayer Mountain providing a dramatic backdrop to the northeastern edge. Inspired by the natural beauty and rocky outcrops of the mountain top, Countryside’s proposed entry monumentation creates a welcoming arrival experience for future residents of the community. The neighborhood park provides opportunities for play and social gatherings. Water-wise plants adapted to thrive in the Mediterranean climate create spaces with a variety of textures, pops of color, and verdant backdrops.

LEGEND

- 1 BASIN
- 2 NEIGHBORHOOD PARK
- 3 ENTRY MONUMENTATION (See sheet 14)
- PROPERTY LINE - - - - -
- LIMIT OF WORK - - - - -
- SEWER LINE —○—
- STORM DRAINS ———
- WATER LINE - - - - -
- LIGHT POLES —+—

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



COUNTRYSIDE - PA 22 - TTM 38133
PRELIMINARY PLANTING PLAN
LEGEND

- BACK BONE STREET TREE - WATSON STREET**
CHILOPSIS LINEARIS - DESERT WILLOW
QUERCUS AGRIFOLIA - COAST LIVE OAK
PLATANUS X HISPANICA - LONDON PLANE TREE
- BACKBONE STREET TREE - MALONE STREET**
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
- BACKBONE STREET TREE - BRIGGS STREET**
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
- INTERIOR STREET TREES**
F ST - *PLATANUS X HISPANICA* - LONDON PLANE TREE
GEIJERA PARVIFLORA - AUSTRALIAN WILLOW
G ST - *CHILOPSIS LINEARIS* - DESERT WILLOW
PODOCARPUS GRACILOR - YEW PINE
E ST - *LAGERSTROEMIA 'NATCHEZ'* - WHITE FLOWERING CREPE MYRTLE
GEIJERA PARVIFLORA - AUSTRALIAN WILLOW
PLATANUS X HISPANICA - LONDON PLANE TREE
QUERCUS AGRIFOLIA- COAST LIVE OAK
G ST - *PODOCARPUS GRACILOR* - YEW PINE
VALERA LANE- *CHILOPSIS LINEARIS* - DESERT WILLOW
PLATANUS X HISPANICA - LONDON PLANE TREE
CALLE DE CABALLOS ST- *QUERCUS AGRIFOLI A*- COAST LIVE OAK
PLATANUS X HISPANICA - LONDON PLANE TREE
GIEJERA PARVIFLORA - AUSTRALIAN WILLOW
- 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. ELДАРICA - AFRICAN PINE
QUERCUS AGRIFOLIA- COAST LIVE OAK
QUERCUS DOUGLASSII - BLUE OAK
- BASIN TREES**
CHILOPSIS LINEARIS - DESERT WILLOW
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
PLATANUS X HISPANICA - LONDON PLANE TREE
QUERCUS AGRIFOLIA- COAST LIVE OAK
- 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 SQ FT 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. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 13.



COUNTRYSIDE - PA 22 - TTM 38133
PARK ENLARGEMENT

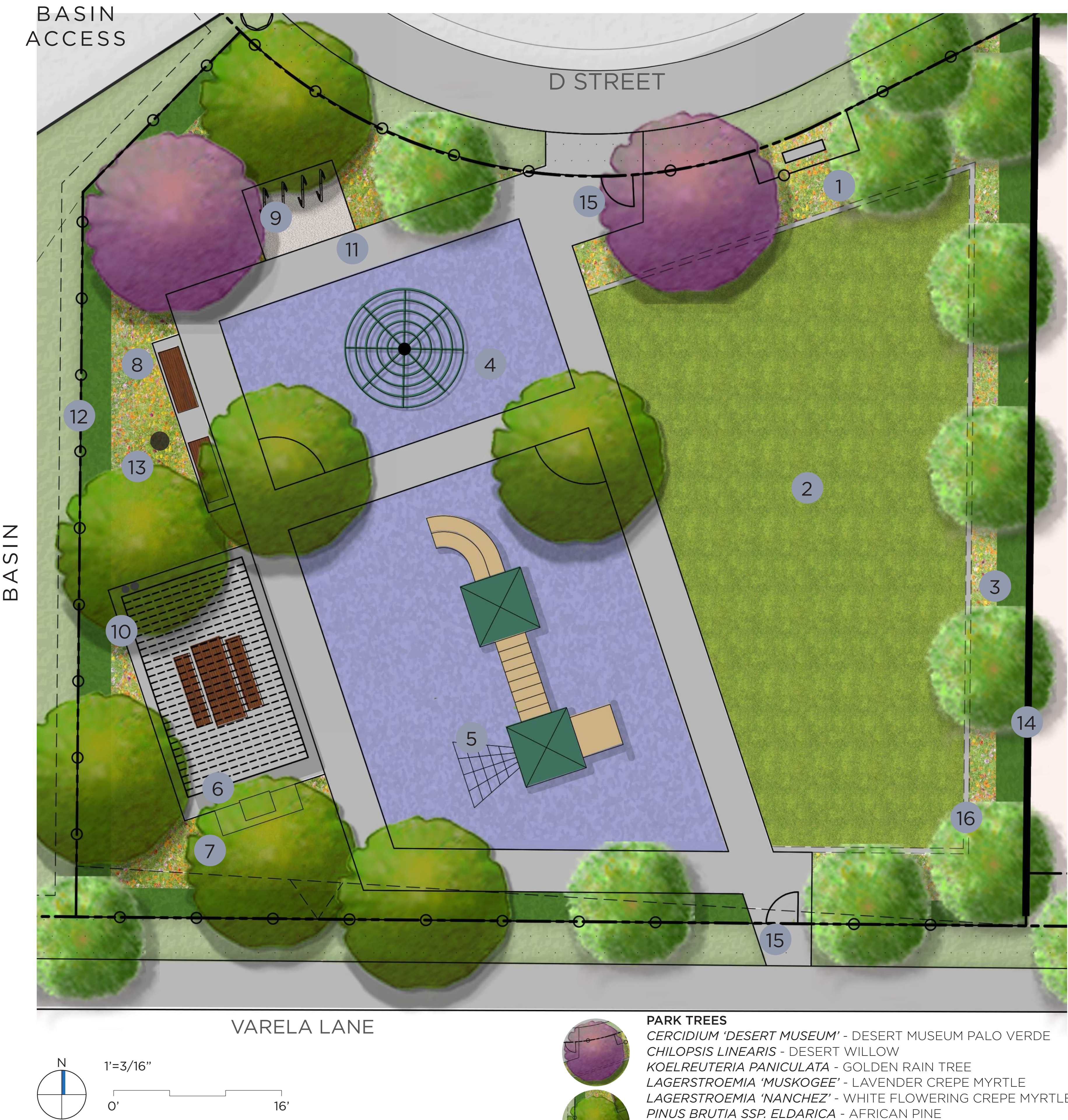
The neighborhood park provides a range of plan and gathering opportunities for residents. The play area caters to both toddler (2-5) and school age (5-12) children. The picnic court provides shade and an intimate space for birthday parties and play dates to occur. The flexible lawn provides a space to throw a ball or Frisbee and functions as a spill over space for the tot lot.

LEGEND

- 1 Park Monumentation (See sheet 15)
- 2 Flexible Lawn (1,630 SF)
- 3 Enhanced Planting
- 4 2-5 Tot Lot (Resilient surfacing) - Pervious
- 5 5-12 Tot Lot (Resilient surfacing) - Pervious
- 6 Picnic court with Grey Matte Metal Shade Structure
- 7 BBQ
- 8 Seating
- 9 Bike Rack in Matte Gray
- 10 Trash and recycling receptacles
- 11 Walk (Natural gray concrete) - Impervious
- 12 Tube steel fencing (See Sheet 16)
- 13 Drinking Fountain
- 14 Split face Block Wall (See Sheet 16)
- 15 Gate
- 16 Mow curb
- 17 HOA Parkway Planting (See Sheet 13)

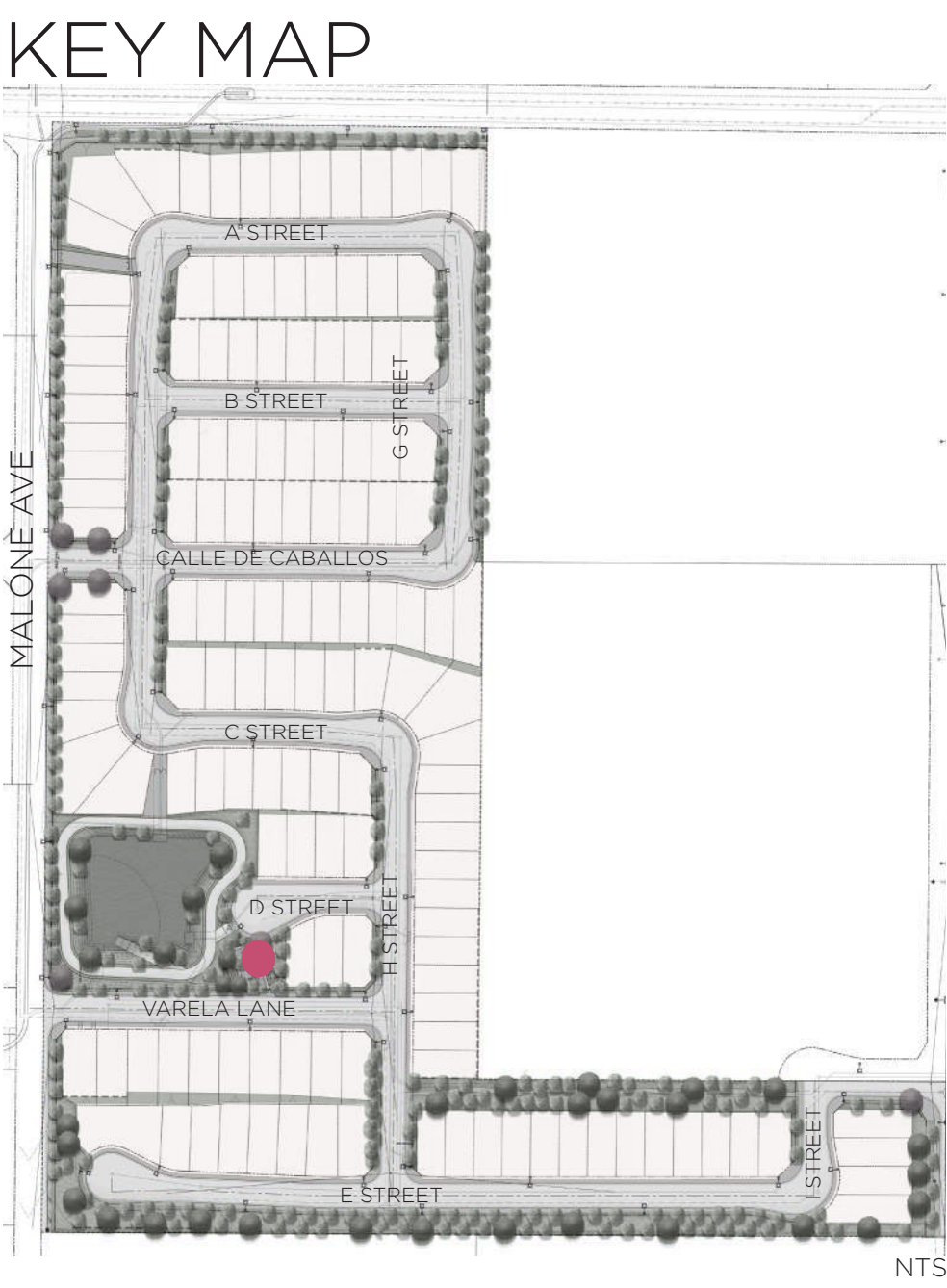
NOTE:

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 13.
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.



- 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 PLANTING**
STREET TREES
G ST - PODOCARPUS GRACILOR - YEW PINE
VALERA LANE - CHILOPSIS LINEARIS - DESERT WILLOW
PLATANUS X HISPANICA - LONDON



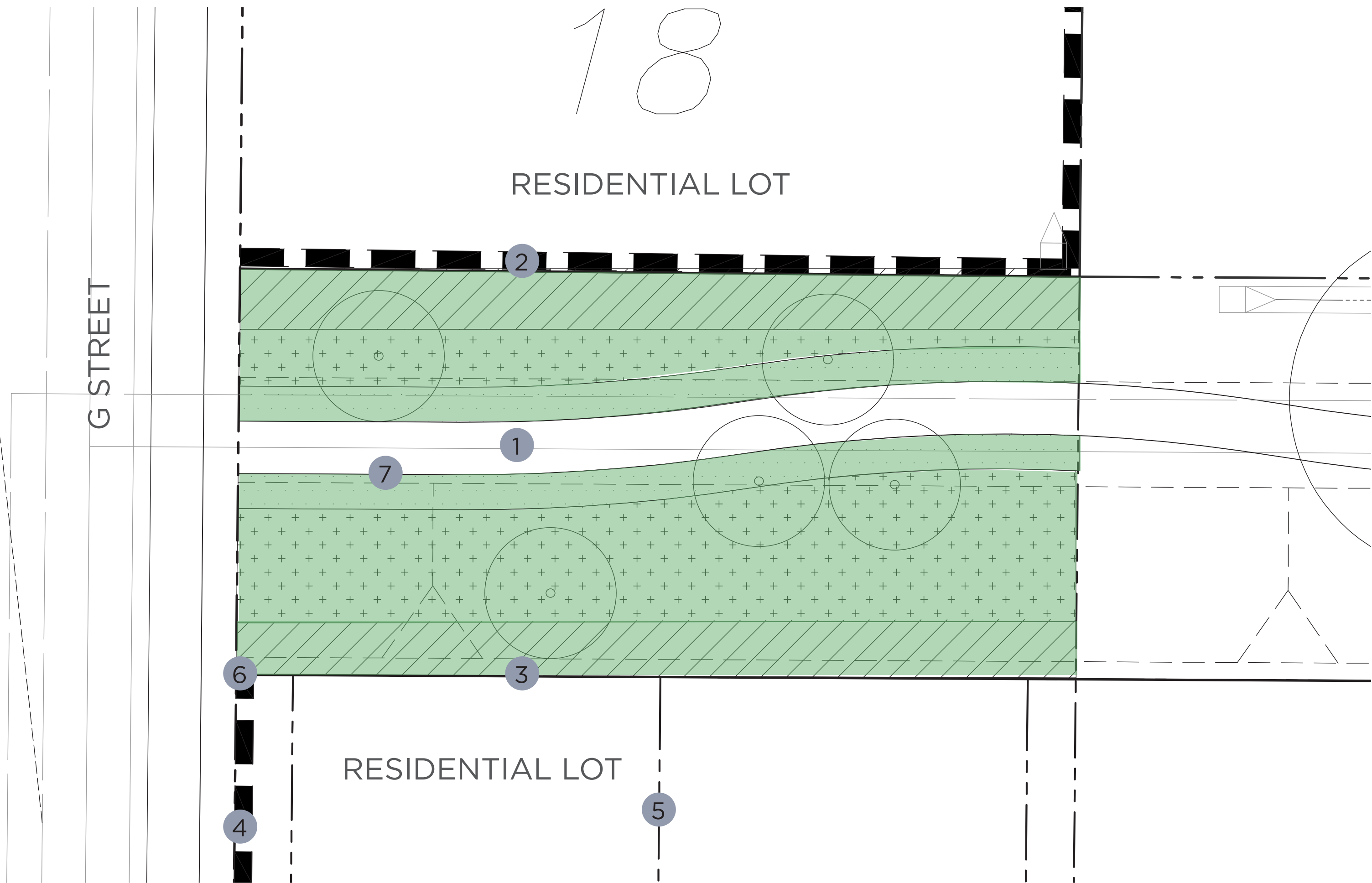
- PARK PLANTING**
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
ALOE CAMPERI - POPCORN ALOE
ALOE DAWEI - ORANGE FLAME ALOE
BACCHARIS PILULARIS - COYOTE BUSH
BACCHARIS 'CENTENNIAL' - DESERT BROOM
BOULETELOUA 'BLONDE AMBITION' - BLONDE AMBITION
GRAMA GRASS
CAREX DIVULSA - BERKELEY SEDGE
ROSEMARY 'TUSCAN BLUE' - 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**
BACCHARIS 'CENTENNIAL' - DESERT BROOM
CISTUS X PURPUREUS - PURPLE ROCKROSE

- PARK TURF**
SEASHORE PASPALUM

- 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
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY

HOA OPEN SPACE - SLOPES PLANTING TYPOLOGY



CONSTRUCTION LEGEND

- 1 Walkway (DG in California Gold) - Pervious
- 2 Block Wall atop Retaining Wall (See sheet 16)
- 3 Splitwall Block Wall (See sheet 16)
- 4 Builder Retaining Wall (See sheet 16)
- 5 Vinyl Fence (See sheet 16)
- 6 ROW
- 7 Metal Edging in Gray

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 13.

3. ENTITLEMENT CONCEPT, COLORS AND MATERIALS DOES NOT REFLECT FINAL DESIGN

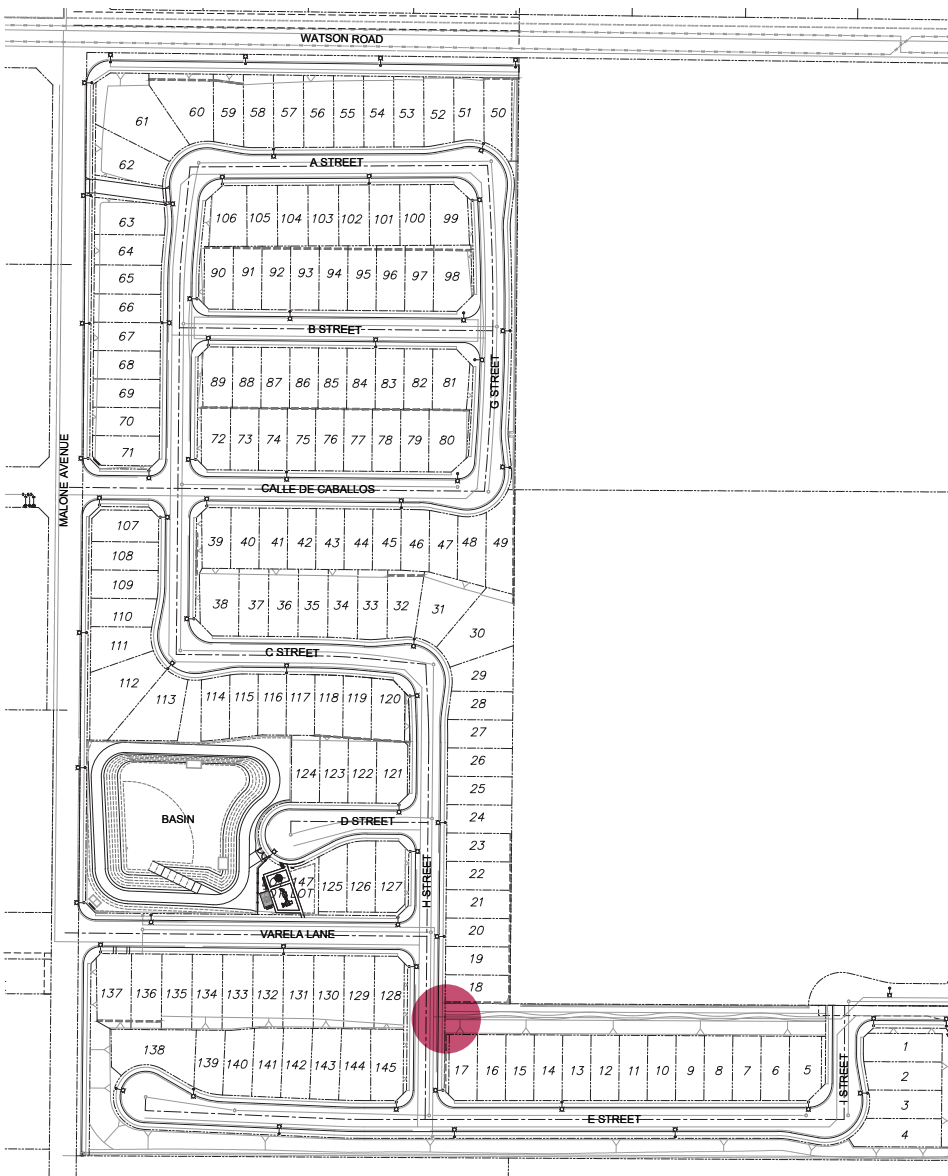
4. PLANTS WILL BE CHECKED CAREFULLY AT PLAN CHECK FOR APPROPRIATENESS TO FINAL WIDTH OF PROPOSED PLANTERS AT PLAN CHECK, PLEASE ONLY PROPOSE PLANT THAT WILL FIT WITHIN AND ARE APPROPRIATE HEIGHT - WITHOUT REQUIRING MAINTENANCE TRIMMING.

PLANTING LEGEND

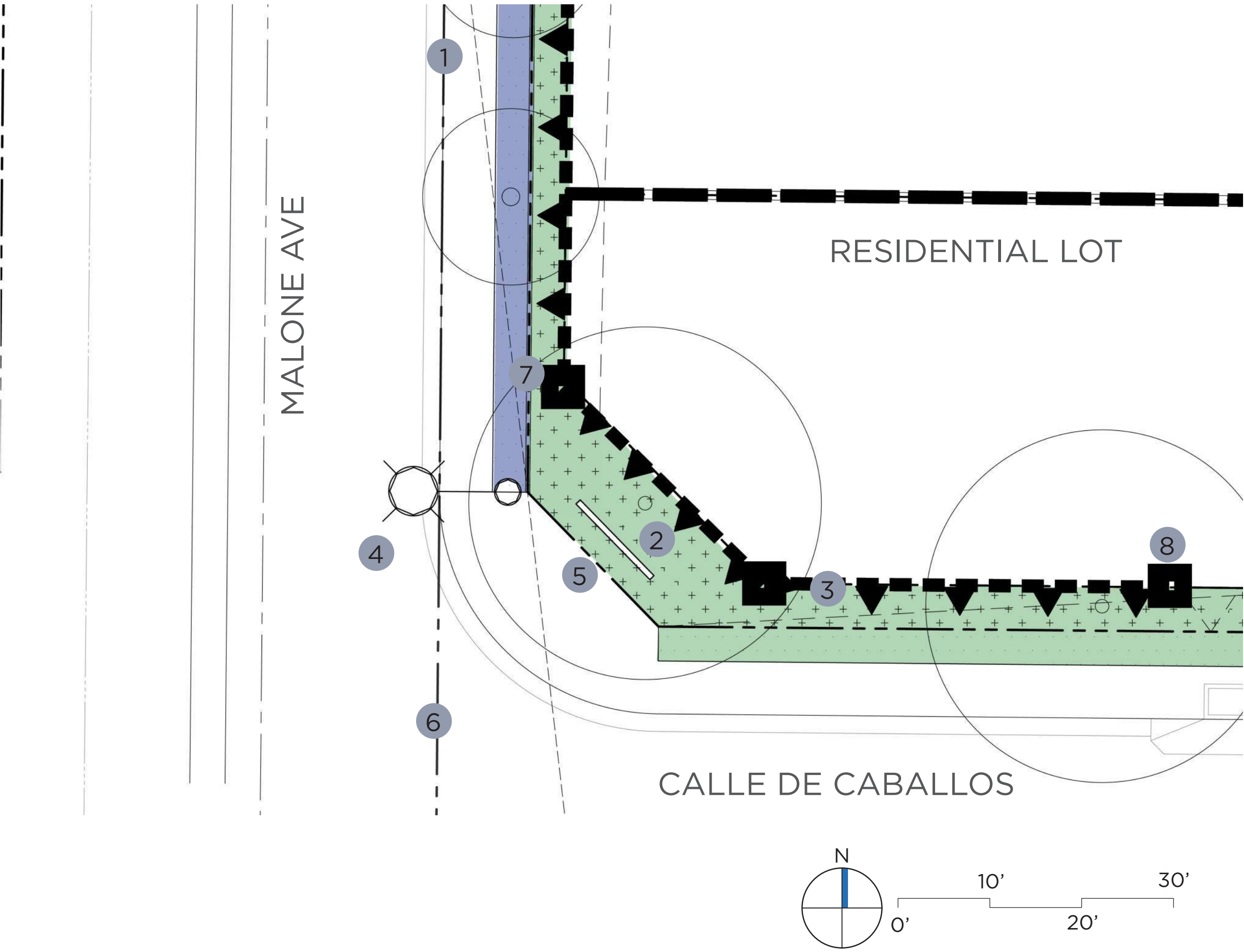
- HOA PARKWAY - GROUND COVER**
- CAREX DIVULSA - BERKELEY SEDGE
 - LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
 - LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
 - LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
 - MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
 - OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- HOA SLOPE - SHRUB**
- AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
 - AGAVE AMERICANA - CENTURY PLANT
 - BACCHARIS PILULARIS - COYOTE BUSH
 - 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
 - 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
- HOA SLOPE - SCREENING**
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' - MANZANITA 'HOWARD MCMINN'
 - CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER
 - DODONEA VISCOSA - HOPSEED BUSH
 - HETEROMELES ARBUTIFOLIA - TOYON
 - LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER
 - ROSEMARY 'TUSCAN BLUE' - ROSEMARY
- TREES**
- CHILOPSIS LINEARIS - DESERT WILLOW
 - GIEJERA PARVIFLORA - AUSTRALIAN WILLOW
 - KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
 - PINUS BRUTIA SSP. ELDARICA - AFRICAN PINE
 - PLATANUS X HISPANICA - LONDON PLANE TREE
 - PODOCARPUS GRACILOR - YEW PINE
 - QUERCUS AGRIFOLIA - COAST LIVE OAK

- SLOPE PLANTING REQUIREMENTS PER THE CITY OF MENIFEE.
- PLANT MATERIAL-GENERAL
1. A COMBINATION OF SMALLER HERBACEOUS AND/OR PROSTRATE SHRUBBY GROUND COVERS, AND LARGER DEEP-ROOTED SHRUBS AND TREES, SHALL BE REQUIRED TO PREVENT BOTH SURFACE EROSION AND SLOPE MASS MOVEMENT.
2. LOW WATER USE PLANT MATERIAL APPROPRIATE TO SITE CONDITIONS, FROM SEED AND CONTAINER STOCK, SHALL BE REQUIRED FOR SLOPE REVEGETATION.
3. SPECIES THAT GERMINATE QUICKLY AND SPREAD RAPIDLY SHALL BE PLANTED TO PROVIDE QUICK COVER AND PREVENT SURFACE EROSION. LONG-LIVED, SLOW-GROWING PLANT MATERIAL SHALL ALSO BE UTILIZED TO ENSURE LONG TERM SLOPE STABILITY.
4. GERMINATION OF HYDROSEED SHALL BE REQUIRED BEFORE FINAL PROJECT ACCEPTANCE.
- A. A GERMINATION RATE OF 90 PERCENT OVERALL, AND 50 PERCENT COVERAGE OF SOIL SURFACE, SHALL BE REQUIRED BY THE END OF THE ESTABLISHMENT PERIOD.
- B. AFTER ONE YEAR, COVERAGE OF SOIL SURFACE IN HYDROSEEDED AREAS SHALL BE MINIMUM 90 PERCENT.

KEY MAP



HOA ENTRY AT CALLE CABALLOS - PARKWAY & SLOPE
PLANTING TYPOLOGY



CONSTRUCTION LEGEND

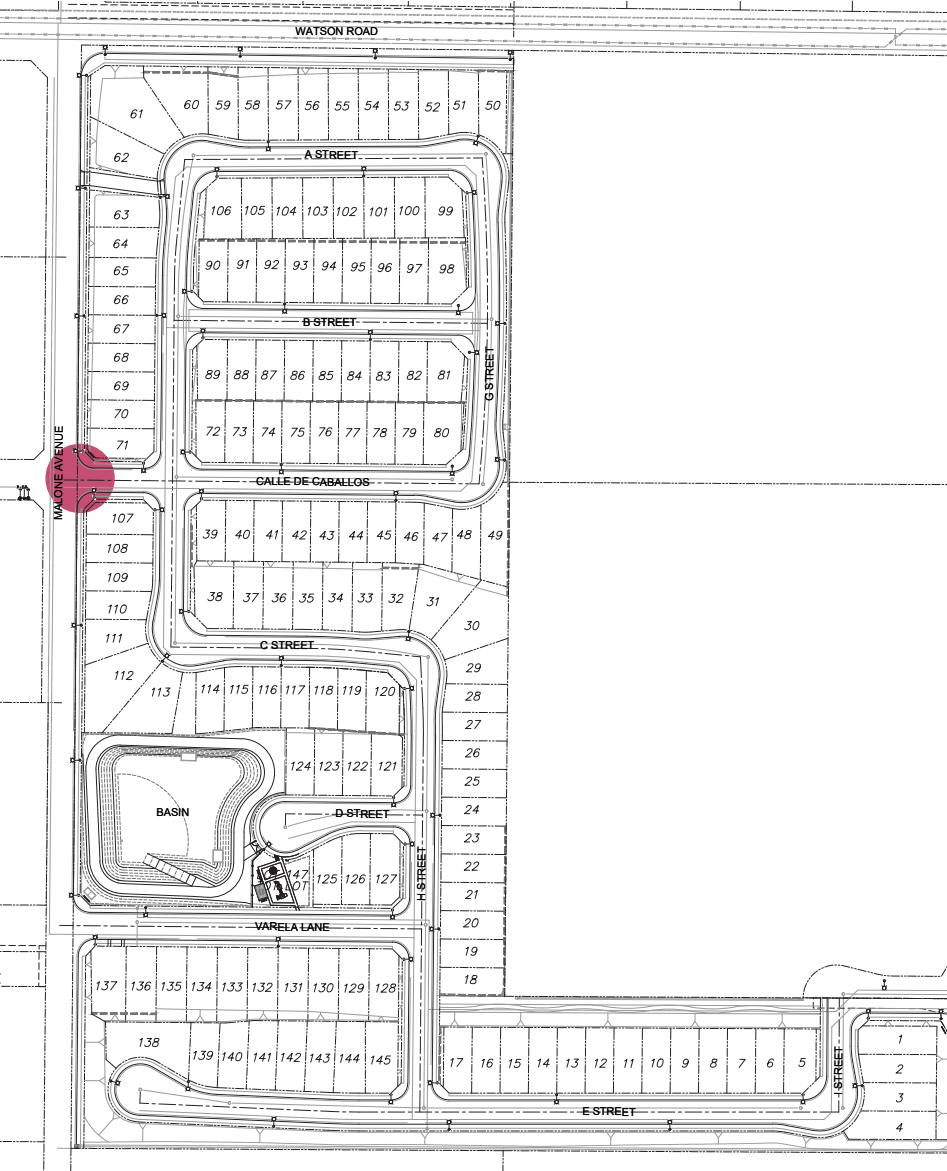
- 1 Sidewalk (Concrete in Natural Gray Medium Broom) - Impervious
- 2 Entry Monumentation (see sheet 14)
- 3 Splitwall Block Wall (See sheet 16)
- 4 Street Light
- 5 ROW
- 6 Property Line
- 7 Mow Curb
- 8 Pilaster

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 PARKWAY - GROUND COVER**
CAREX DIVULSA - BERKELEY SEDGE
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LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- 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
GREVILLIA 'NOELII' - NOEL'S GREVILLEA
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OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
SALVIA APIANA - WHITE SAGE
- TREE**
QUERCUS AGRIFOLIA - COAST LIVE OAK
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
CERCIDIUM '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

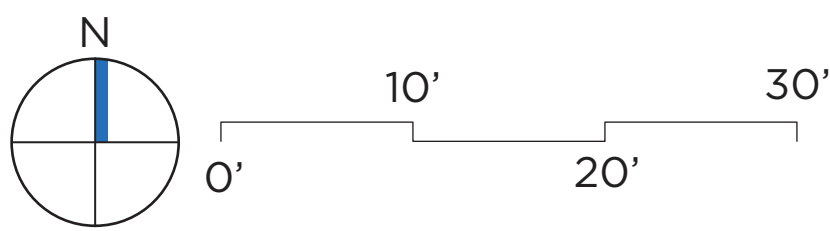
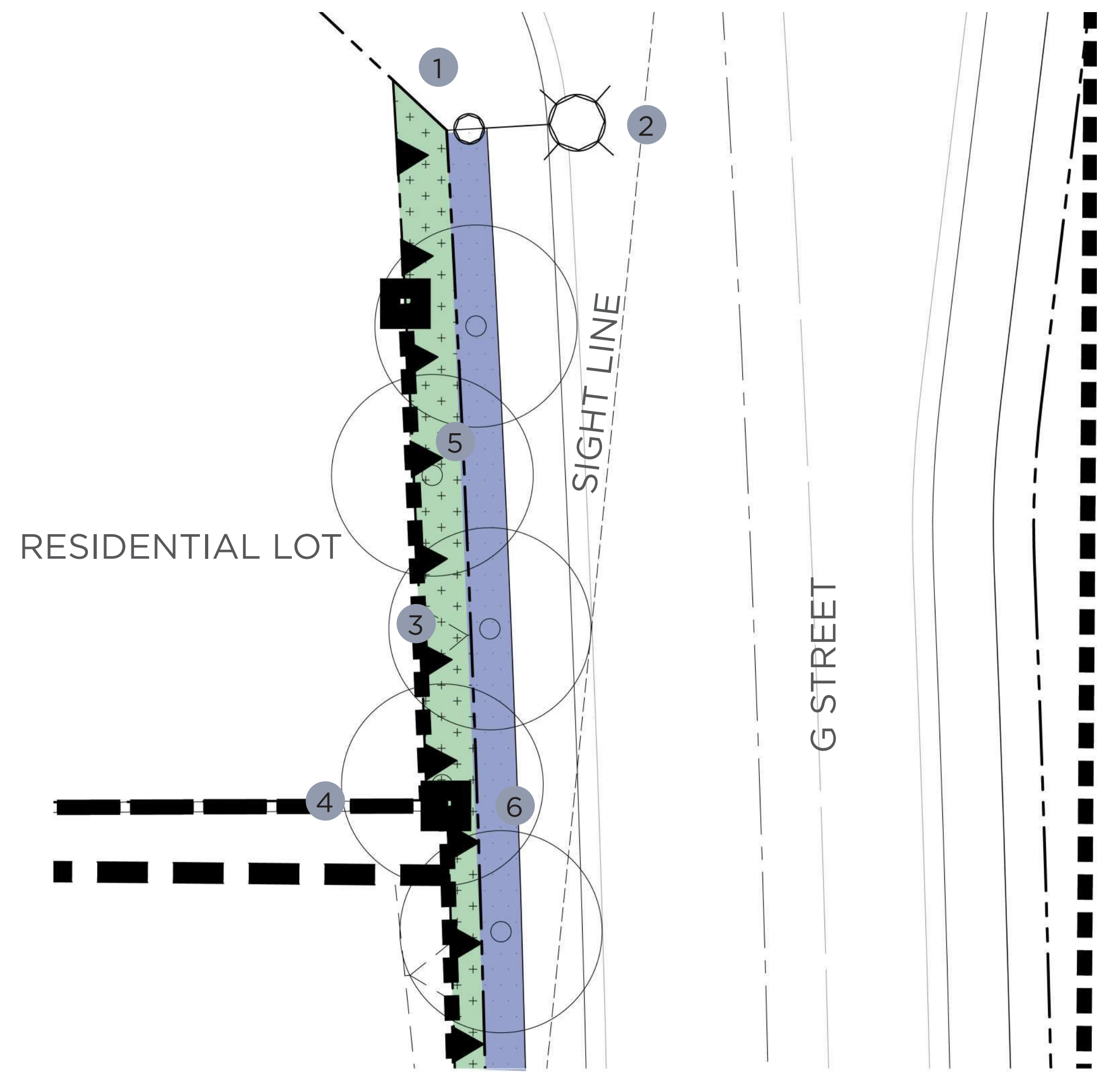
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2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 13.
3. ENTITLEMENT CONCEPT, COLORS AND MATERIALS DOES NOT REFLECT FINAL DESIGN
4. PLANTS WILL BE CHECKED CAREFULLY AT PLAN CHECK FOR APPROPRIATENESS TO FINAL WIDTH OF PROPOSED PLANTERS AT PLAN CHECK, PLEASE ONLY PROPOSE PLANT THAT WILL FIT WITHIN AND ARE APPROPRIATE HEIGHT - WITHOUT REQUIRING MAINTENANCE TRIMMING.

KEY MAP



NTS

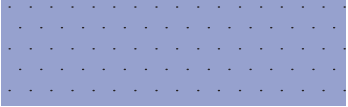
TYPICAL SLOPE - SLOPE PLANTING TYPOLOGY




CONSTRUCTION LEGEND

- 1 Sidewalk (Concrete in Natural Gray Medium Broom) - Impervious
- 2 Street light
- 3 Splitwall Block Wall (See sheet 16)
- 4 Vinyl Fence Atop Retaining Wall (See sheet 16)
- 5 ROW
- 6 Pilaster

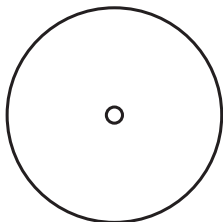
PLANTING LEGEND



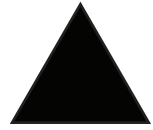
HOA PARKWAY - GROUND COVER
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY



HOA 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
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LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
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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



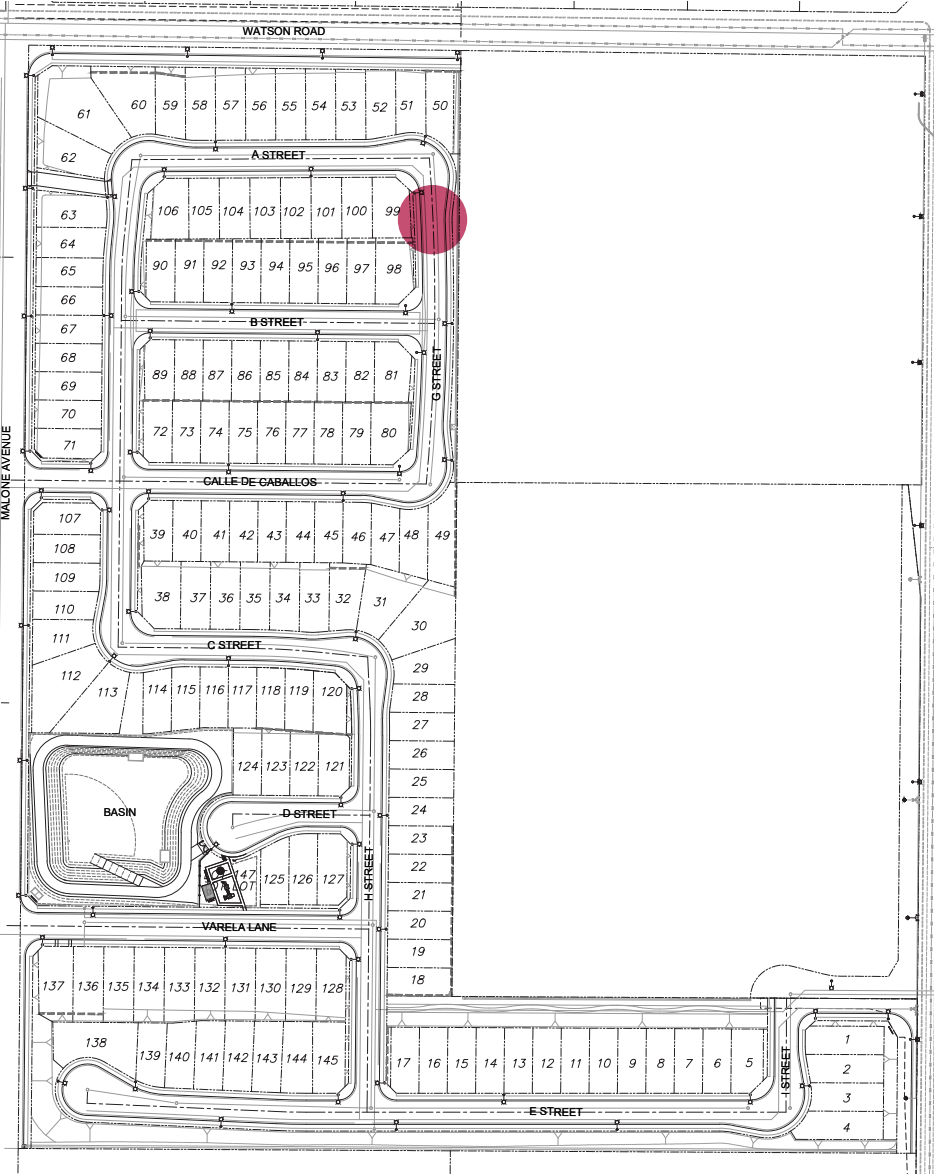
TREE
QUERCUS AGRIFOLIA - COAST LIVE OAK
PLATANUS X HISPANICA - LONDON PLANE TREE
GIEJERA PARVIFLORA - AUSTRALIAN WILLOW



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

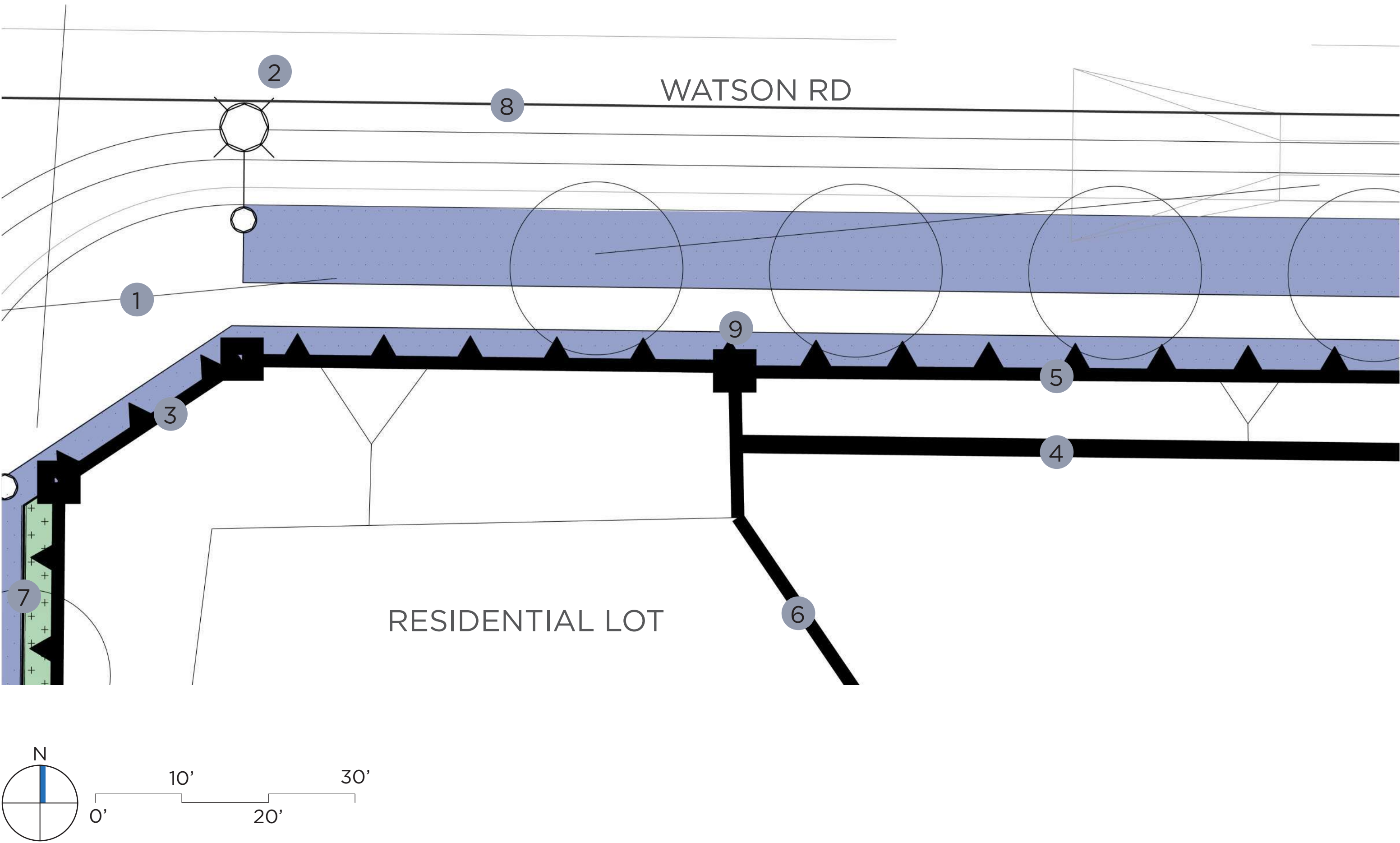
- NOTE:
- 1. ADDITIONAL DROUGHT-TOLERANT TREE & PLANT SPECIES APPROPRIATE TO LOCAL CLIMATE MAYBE INCORPORATED AT TIME OF LANDSCAPE PLAN CHECK AND ARE SUBJECT TO CITY LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - 2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 13.
 - 3. ENTITLEMENT 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



NTS

CFD WATSON - PARKWAY AND SLOPE PLANTING TYPOLOGY

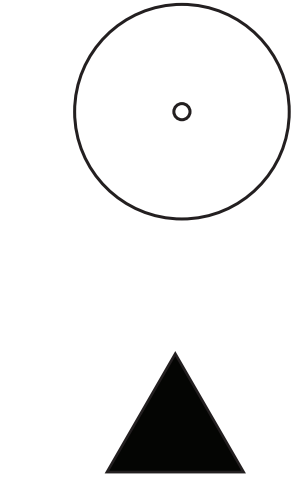


CONSTRUCTION LEGEND

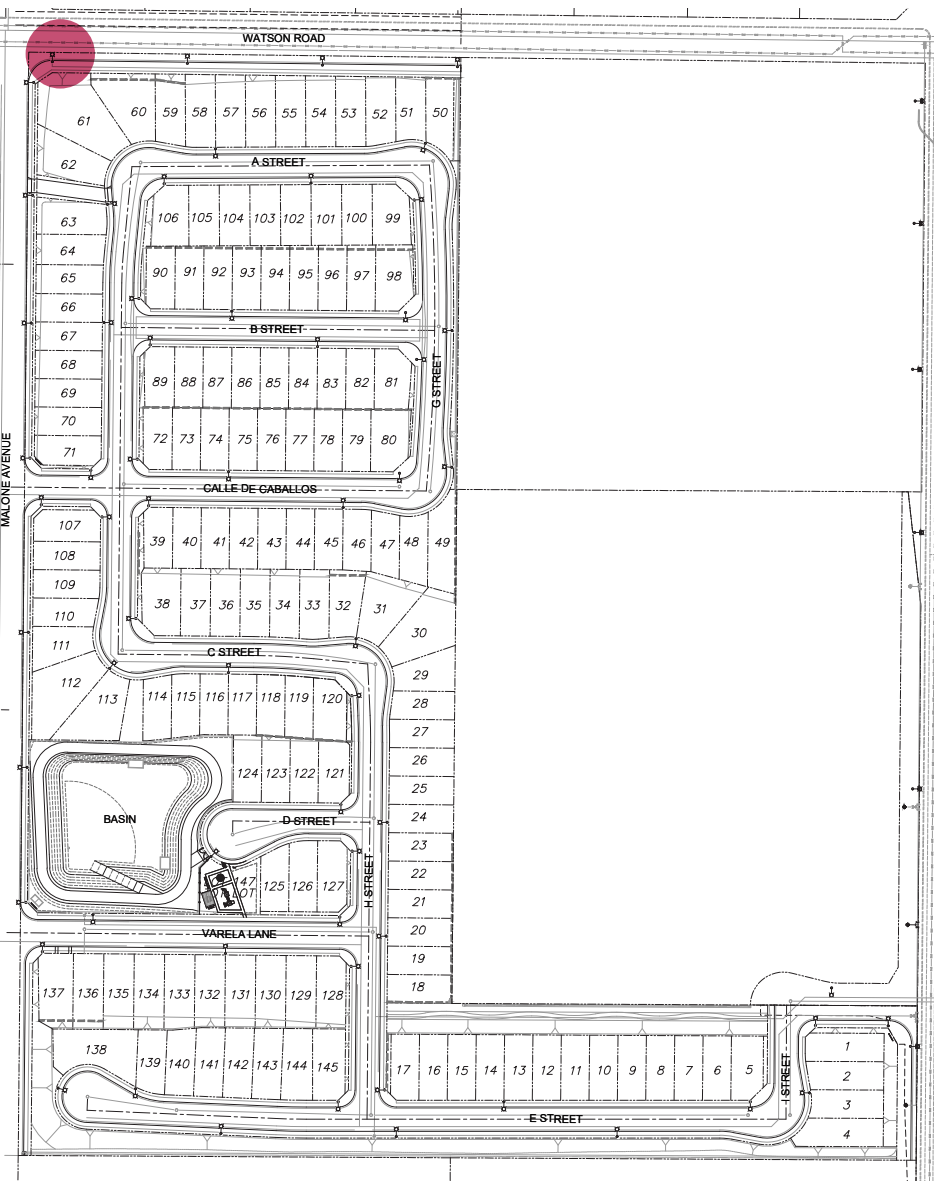
- 1 Sidewalk (Concrete in Natural Gray Medium Broom) - Impervious
- 2 Street light
- 3 Splitwall Block Wall (See sheet 16)
- 4 Builder Retaining Wall (See sheet 16)
- 5 Block Wall Atop Retaining Wall (See sheet 16)
- 6 Vinyl Fence
- 7 ROW
- 8 Property Line
- 9 Pilaster

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
- CFD 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
GREVILLIA 'NOELII' - NOEL'S GREVILLEA
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LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
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LOBELIA LAXIFLORA - MEXICAN BUSH LOBELIA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MUHLENBERGIA DUBIA - PINE MUHLY
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
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SALVIA APIANA - WHITE SAGE
- TREE**
CHILOPSIS LINEARIS - DESERT WILLOW
QUERCUS AGRIFOLIA - COAST LIVE OAK
- VINE**
FICUS PUMILA - CREEPING FIG
LONICERA J. HALLIANA - JAPANESE HONEYSUCKLE
MACFADYA UNGUIS CATII - CAT'S CLAW VINE

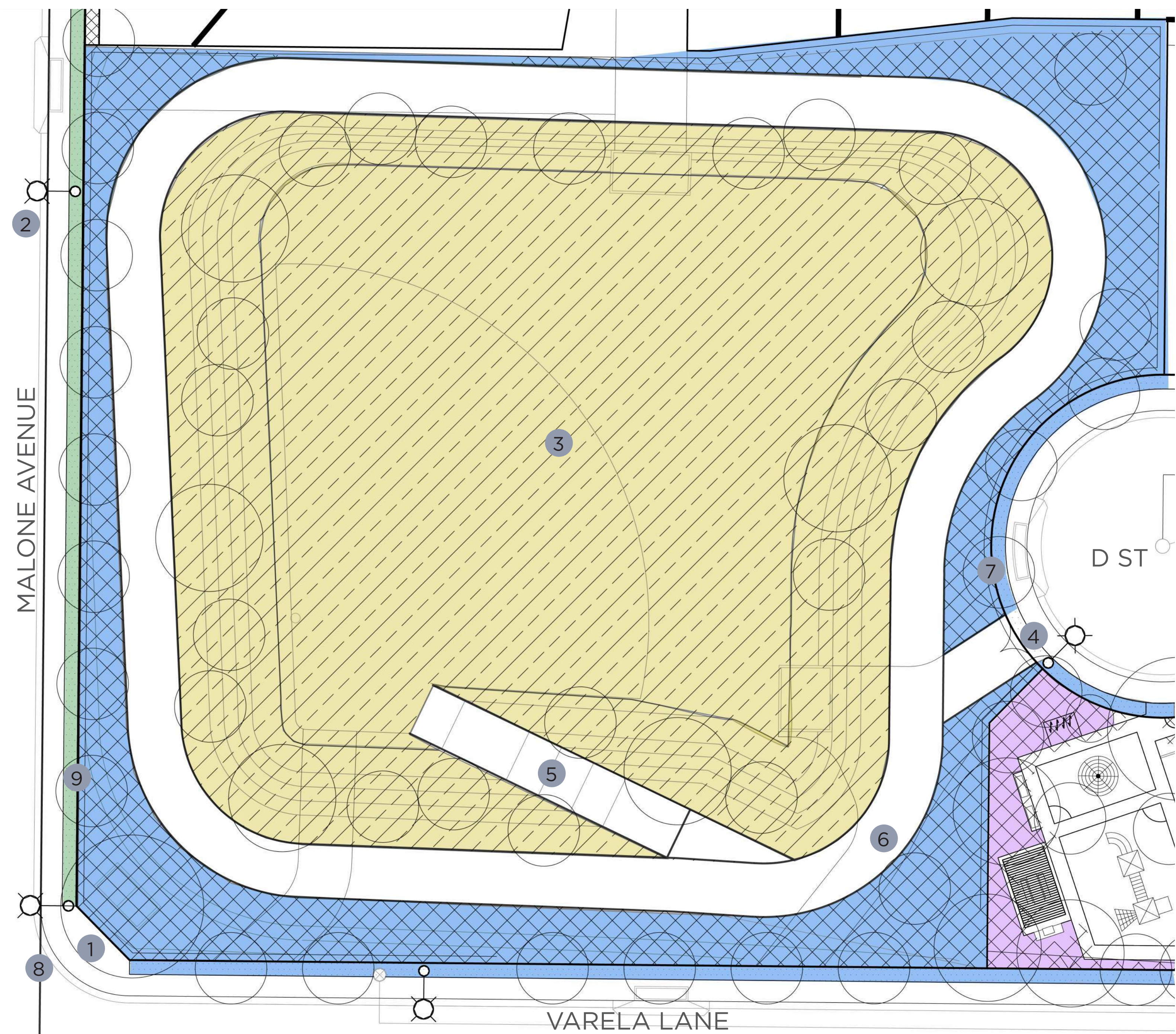


KEY MAP



- 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.
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HOA BASIN - SLOPE AND PARKWAY PLANTING TYPOLOGY



CONSTRUCTION LEGEND

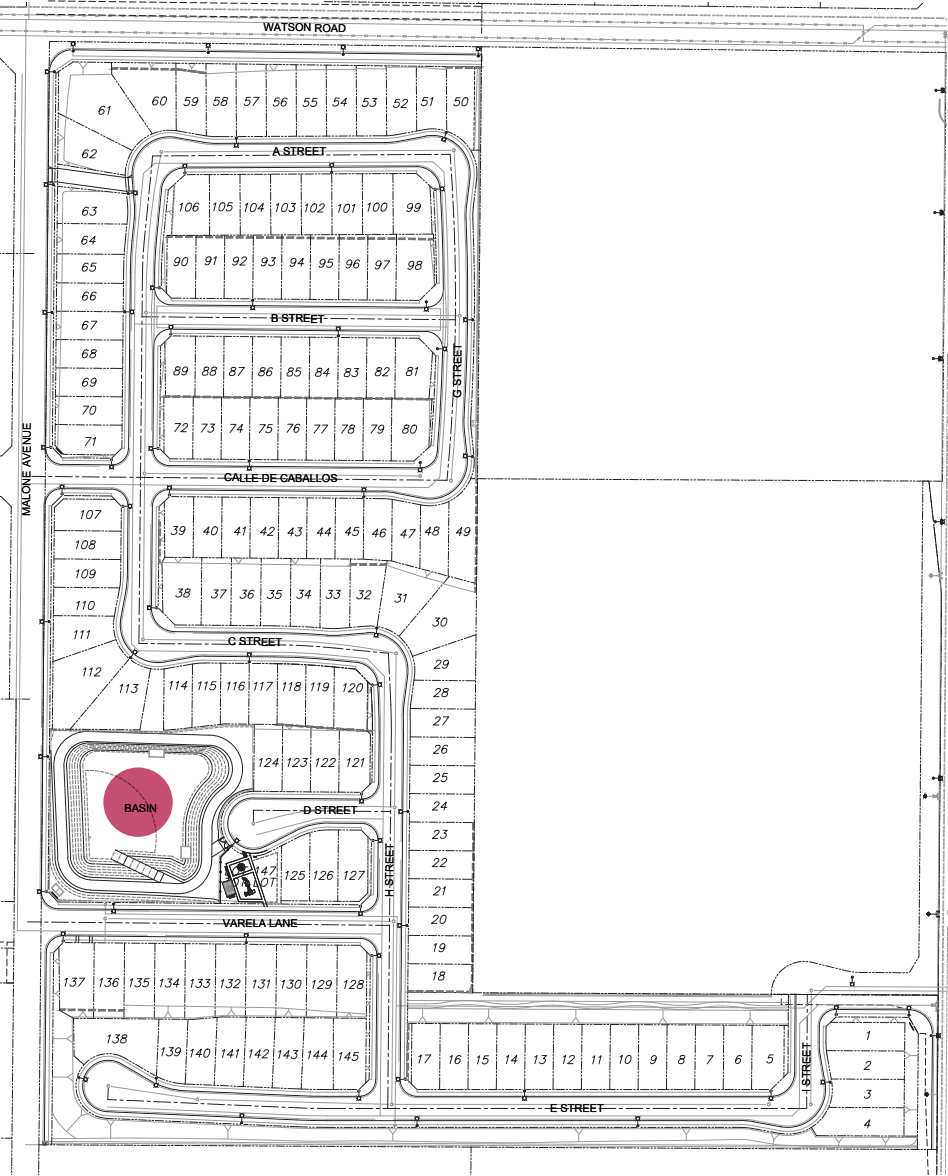
- 1 Sidewalk (Concrete in Natural Gray Medium Broom) - Impervious
- 2 Street light
- 3 Basin
- 4 Basin Fence and Gate (See sheet 16)
- 5 Basin Access Ramp (Concrete) - Impervious
- 6 Basin Access Road (Concrete) - Impervious
- 7 ROW
- 8 Property Line
- 9 Mow Curb

PLANTING PALETTE

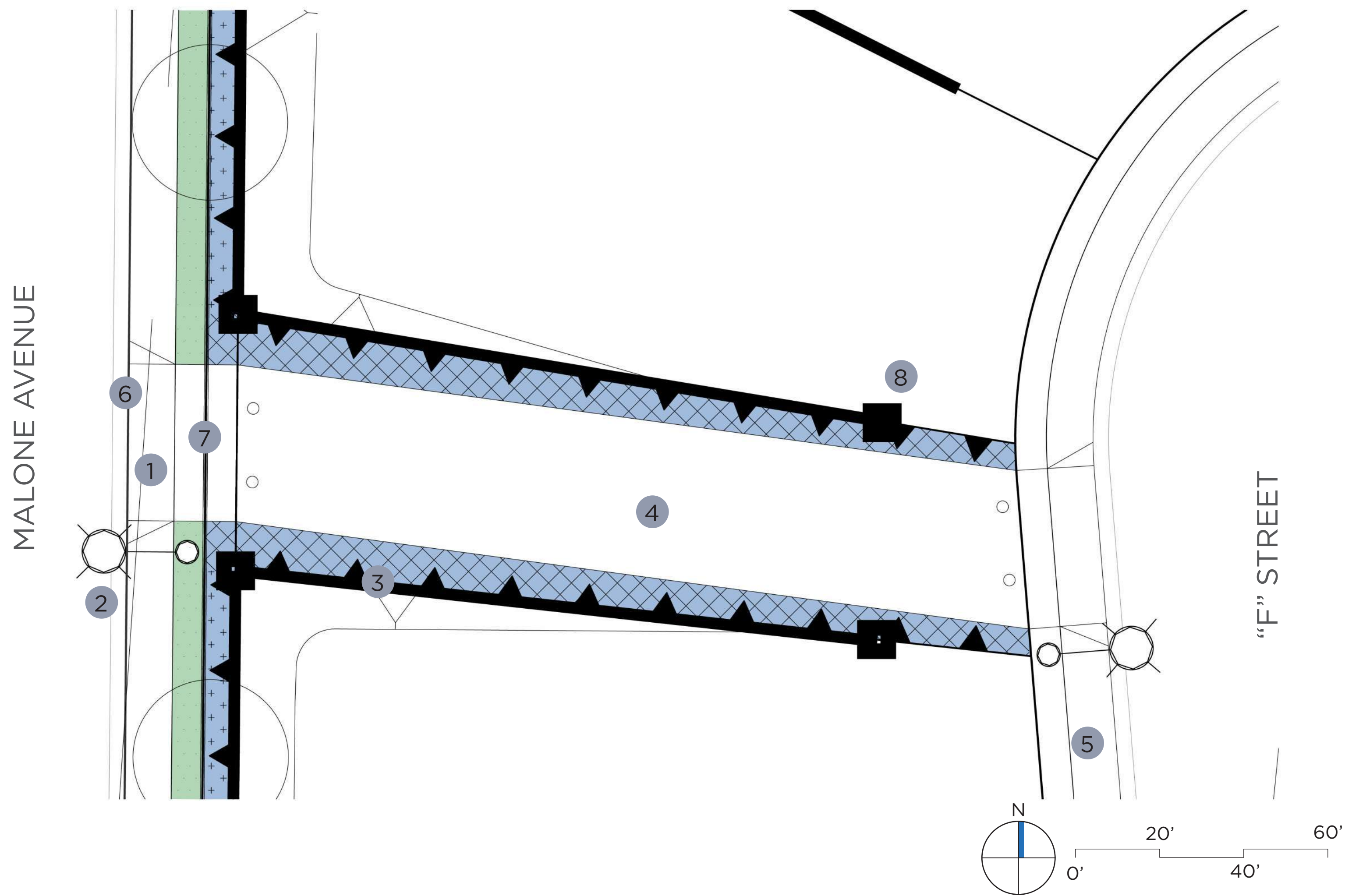
- CFD PARKWAY - GROUND COVER**
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- 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
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY
- HOA BASIN UPLAND SHRUBS**
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
AGAVE AMERICANA - CENTURY PLANT
BACCHARIS PILULARIS - COYOTE BUSH
BACCHARIS 'CENTENNIAL' - DESERT BROOM
CISTUS X PURPUREUS - PURPLE ROCKROSE
CHRYSACTINIA MEXICANA - DIAMANTIA
SENECIO VITALIS - NARROW-LEAF CHALKSTICKS
TEUCRIUM X LUCIDRYS - WALL GERMANDER
- HOA PARK - SHRUB (SEE SHEET 13 FOR PARK TREES AND PLANTING)**
- BASIN (SEE MAINTENANCE EXHIBIT FOR MAINTENANCE ENTITY)**
BACCHARIS 'CENTENNIAL' - DESERT BROOM
CAREX DIVULSA - BERKELEY SEDGE
DODONEA VISCOSA - HOPSEED BUSH
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
LANTANA X 'GOLD MOUND' - GOLD MOUND LANTANA
LOBELIA LAXIFLORA - MEXICAN BUSH LOBELIA
HESPERALOE PARVIFLORA - RED YUCCA
SALVIA APIANA - WHITE SAGE
BACCHARIS 'CENTENNIAL' - DESERT BROOM
CISTUS X PURPUREUS - PURPLE ROCKROSE
- BASIN TREES**
CHILOPSIS LINEARIS - DESERT WILLOW
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
PLATANUS X HISPANICA - LONDON PLANE TREE
QUERCUS AGRIFOLIA - COAST LIVE OAK
- VALERA LANE**
CHILOPSIS LINEARIS - DESERT WILLOW
PLATANUS X HISPANICA - LONDON PLANE TREE

- NOTE:
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KEY MAP



FIRE ACCESS - PARKWAY PLANTING TYPOLOGY



CONSTRUCTION LEGEND

- 1 Sidewalk (Concrete in Natural Gray Medium Broom) - Impervious
- 2 Street light
- 3 Splitwall Block Wall (See sheet 16)
- 4 Emergency Access
- 5 ROW
- 6 Property Lines
- 7 Mow Curb
- 8 Pilaster

PLANTING LEGEND

HOA PARKWAY - GROUND COVER
CAREX DIVULSA - BERKELEY SEDGE
LANTANA X 'SPREADING SUNSET' - SPREADING SUNSET LANTANA
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LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM 'WHITE' - WHITE MYOPORUM
OSTEOSPERMUM FRUITICOSA - TRAILING AFRICAN DAISEY

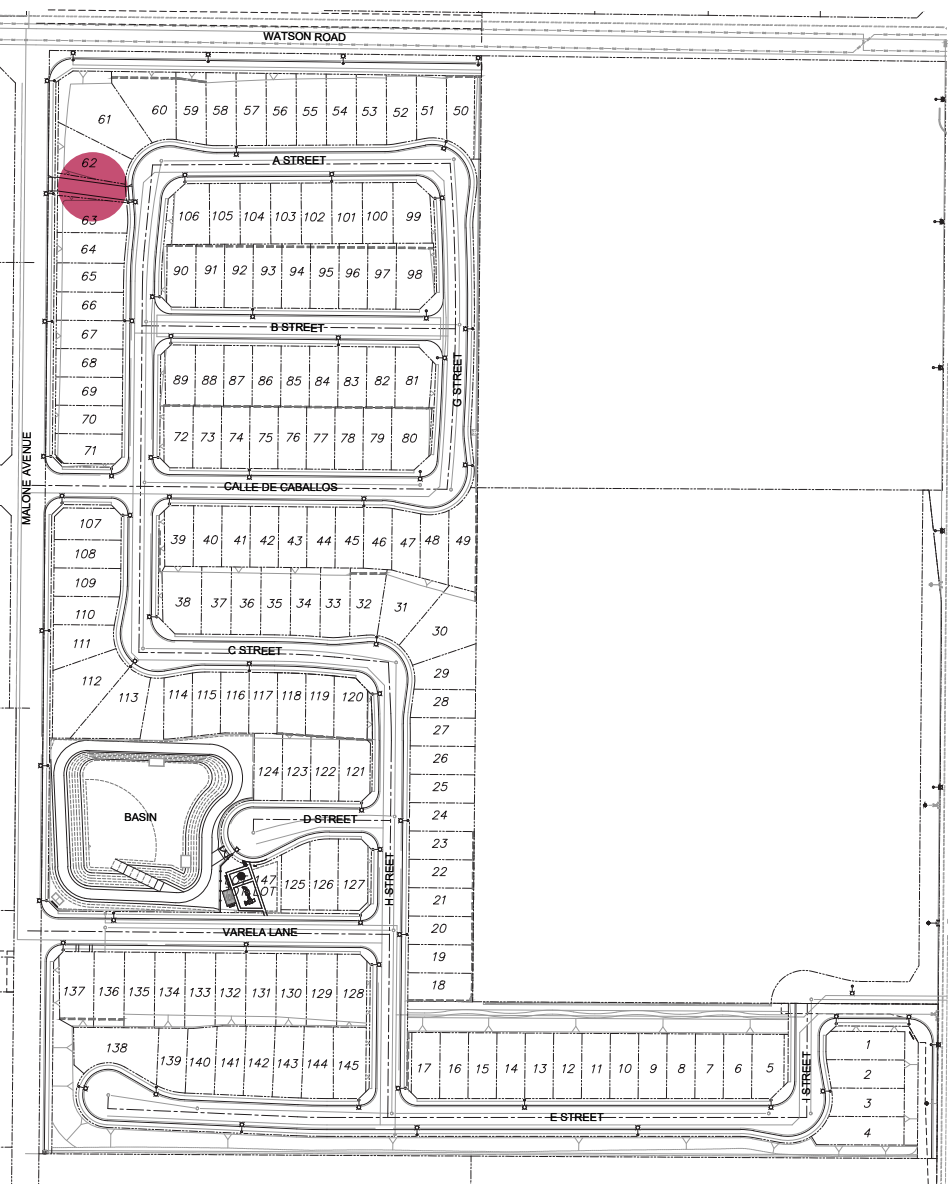
HOA PARKWAY - SHRUB
AGAVE 'BLUE GLOW' - BLUE GLOW AGAVE
AGAVE AMERICANA - CENTURY PLANT
BACCHARIS PILULARIS - COYOTE BUSH
CHRYSACTINIA MEXICANA - DIAMANTIA
SENECIO VITALIS - NARROW-LEAF CHALKSTICKS
TEUCRIUM X LUCIDRYS - WALL GERMANDER

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

TREE
LAGERSTROEMIA 'MUSKOGEE' - LAVENDER CREPE MYRTLE
CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
KOELREUTERIA PANICULATA - GOLDEN RAIN TREE



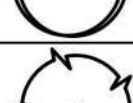

- NOTE:
- 1. ADDITIONAL DROUGHT-TOLERANT TREE & PLANT SPECIES APPROPRIATE TO LOCAL CLIMATE MAYBE INCORPORATED AT TIME OF LANDSCAPE PLAN CHECK AND ARE SUBJECT TO CITY LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - 2. SEE TREE AND PLANTING LEGEND FOR SIZE, WATER USE, AND SPACING ON SHEET 13.
 - 3. ENTITLEMENT 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



NTS

COUNTRYSIDE - PA 22 - TTM 38133
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 MALONE ST
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	10' TO 30'	10' TO 20'	PER PLAN	LOW	NO					ACCENT WATSON ST
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	25' TO 30'	20'	PER PLAN	MEDIUM	YES					STREET F ST, E ST CALLE DE CABALLOS
	KOELREUTERIA PANICULATA GOLDENRAIN TREE	24" BOX	20' TO 35'	25' TO 40'	PER PLAN	LOW	NO					STREET, ACCENT MALONE ST
	LAGERSTROEMIA 'MUSKOGEE' LAVANDER CREPEMYRTLE	24" BOX	25'	12'	PER PLAN	MEDIUM	YES					ACCENT MALONE ST BRIGGS ST
	LAGERSTROEMIA 'NATCHEZ' WHITE FLOWERING CREPEMYRTLE	24" BOX	25'	12'	PER PLAN	MEDIUM	NO					ACCENT E 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 E ST CALLE DE CABALLOS
	PODOCARPUS GRACILIOR YEW PINE	24" BOX	20' TO 60'	10' TO 20'	PER PLAN	MEDIUM	YES					STREET, SHADE
	PROSOPIS GLANDULOSA '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 WATSON ST
	QUERCUS DOUGLASII BLUE OAK	24" BOX	30' TO 40'	50' TO 70'	PER PLAN	LOW	YES					SPECIMEN, SHADE

Riverside County Ordinance 859 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 = 159,020 S.F.
 INPUT the Hist. ETo for the area = 57.33

MAWA = 377,628 cu ft / yr

2 Estimated Annual Water Use (EAWU)

<p>Hydrozone #1 - Park Turf</p> <p>INPUT Square Foot Area of Hydrozone = 1,630</p> <p>Hydrozone Irrigation Efficiency = 0.75</p> <p>EAWU = 5,164 cu ft / yr</p>	<p>Plant Factor = 0.5</p> <p>1,630</p> <p style="text-align: center;"><i>Turf</i></p> <p>Plant Type Water Use</p> <p><i>Turf - Recreational</i> <i>Moderate</i></p>
<p>Hydrozone #2 - Park Shrub</p> <p>INPUT square footage of landscape = 1,290</p> <p>Hydrozone Irrigation Efficiency = 0.80</p> <p>EAWU = 3,851 cu ft / yr</p>	<p>Plant Factor = 0.5</p> <p>1,290</p> <p style="text-align: center;"><i>In-line Drip-Sparsely Planted</i></p> <p>Plant Type Water Use</p> <p><i>Shrubs / Groundcover</i> <i>Moderate</i></p>
<p>Hydrozone #3 - HOA Parkway</p> <p>INPUT square footage of hydrozone = 91,000</p> <p>Hydrozone Irrigation Efficiency = 0.80</p> <p>EAWU = 108,107 cu ft / yr</p>	<p>Plant Factor = 0.2</p> <p>91,000</p> <p style="text-align: center;"><i>In-line Drip-Sparsely Planted</i></p> <p>Plant Type Water Use</p> <p><i>Shrubs / Groundcover</i> <i>Low</i></p>
<p>Hydrozone #4 - HOA landscape</p> <p>INPUT square footage of hydrozone = 7,700</p> <p>Hydrozone Irrigation Efficiency = 0.60</p> <p>EAWU = 30,452 cu ft / yr</p>	<p>Plant Factor = 0.5</p> <p>7,700</p> <p style="text-align: center;"><i>Spray</i></p> <p>Plant Type Water Use</p> <p><i>Shrubs / Groundcover</i> <i>Moderate</i></p>
<p>Hydrozone #5 -Valley Wide Maint.</p> <p>INPUT square footage of hydrozone = 57,400</p> <p>Hydrozone Irrigation Efficiency = 0.75</p> <p>EAWU = 72,737 cu ft / yr</p>	<p>Plant Factor = 0.2</p> <p>57,400</p> <p style="text-align: center;"><i>Turf</i></p> <p>Plant Type Water Use</p> <p><i>Shrubs / Groundcover</i> <i>Low</i></p>
<p>Hydrozone #6</p> <p>INPUT square footage of hydrozone = 0</p> <p>Hydrozone Irrigation Efficiency = 1</p> <p>EAWU = 0 cu ft / yr</p>	<p>Plant Factor = 0</p> <p>0</p> <p style="text-align: center;"><i>n/a</i></p> <p>Plant Type Water Use</p> <p><i>n/a</i> <i>n/a</i></p>

SubTotal EAWU = 220,331 cu ft / yr

Input Irrigation System Operation Factor = 0.85

Total EAWU = 269,213

MAWA - EAWU = 118,615 cu ft / yr

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 31%

* 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.






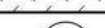
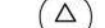

IRRIGATION NOTES:





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 hydroseed 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

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"	MED	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					
	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**					
	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					
	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					

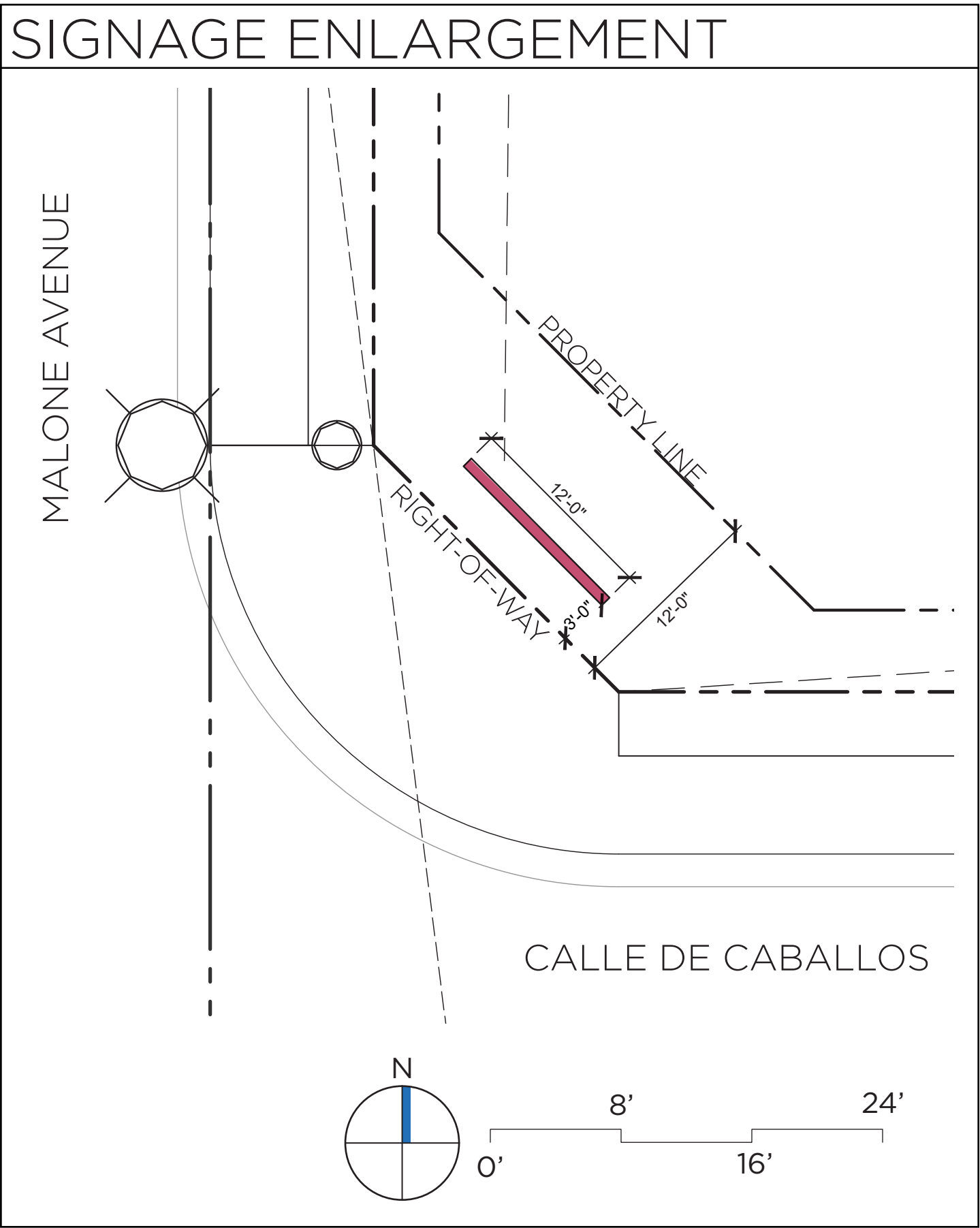
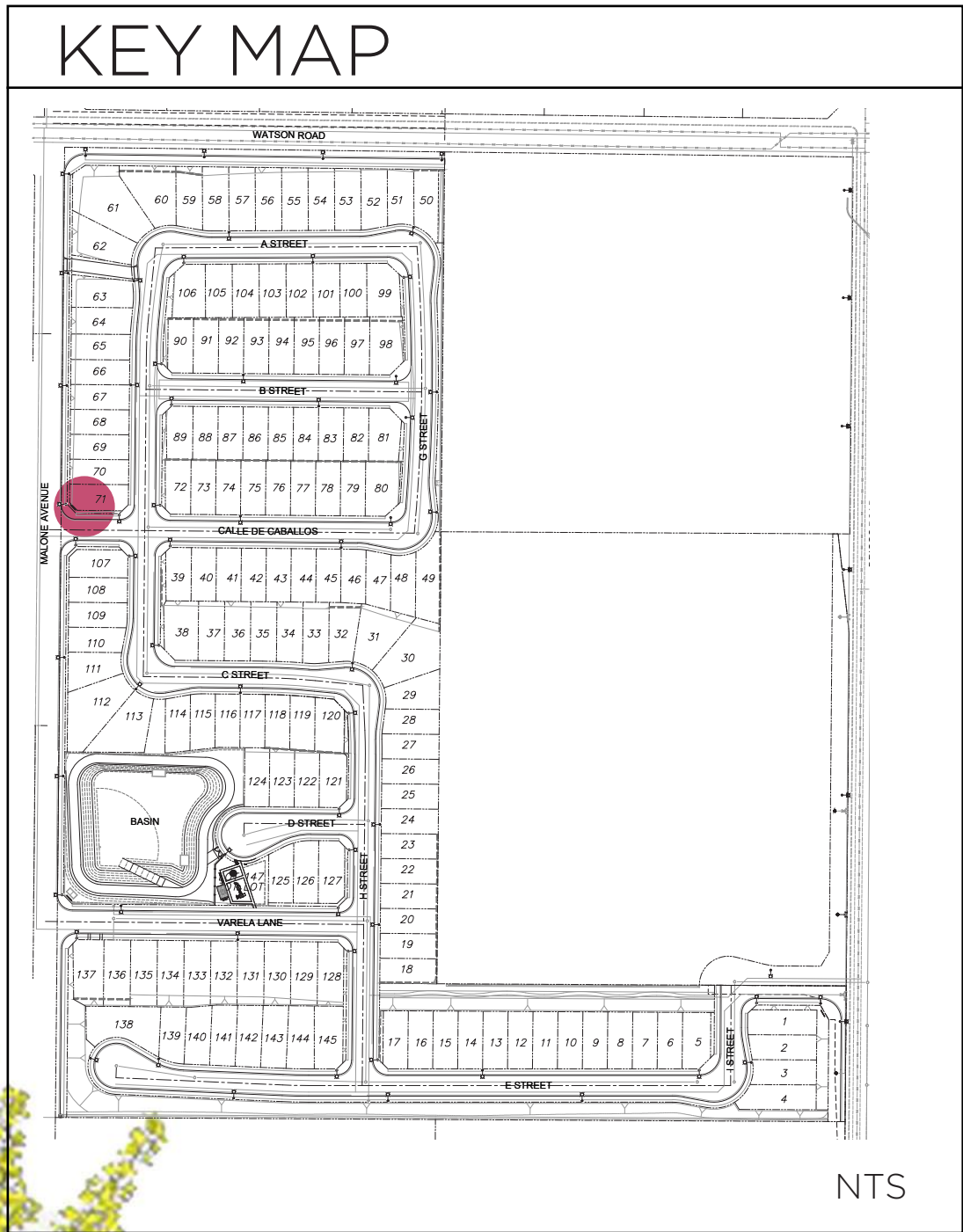
VINES													
SYMBOL	PLANT NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	O.C. SPACING	WUCOLS REGION: 4	VALLEY WIDE APPROVED	LANDSCAPE TYPOLOGY*					PLANT USE
								PARK	BASIN SLOPE	BASIN BOTTOM	PARKWAYS	SLOPES	
	FICUS PUMILA CREEPING FIG	5 GAL	25' TO 30'	3'	2'-0"	MED	YES**						WALL SCREENING
	LONICERA 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	1,630	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.

COUNTRYSIDE - PA 22 - TTM 38133
ENTRY MONUMENTATION

Inspired by the rocky outcrops of The Full Gospel Prayer Mountains, the entry monumentation celebrates the natural beauty and materials of the area. The boulders create a subtle foreground against a metal panel sign with corten steel treatment. A mix of succulents, ornamental grasses and a multi-trunk specimen tree introduces color and softens the monument sign.



Multi-trunk Palo Verde

Metal signage wall with corten steel color/treatment

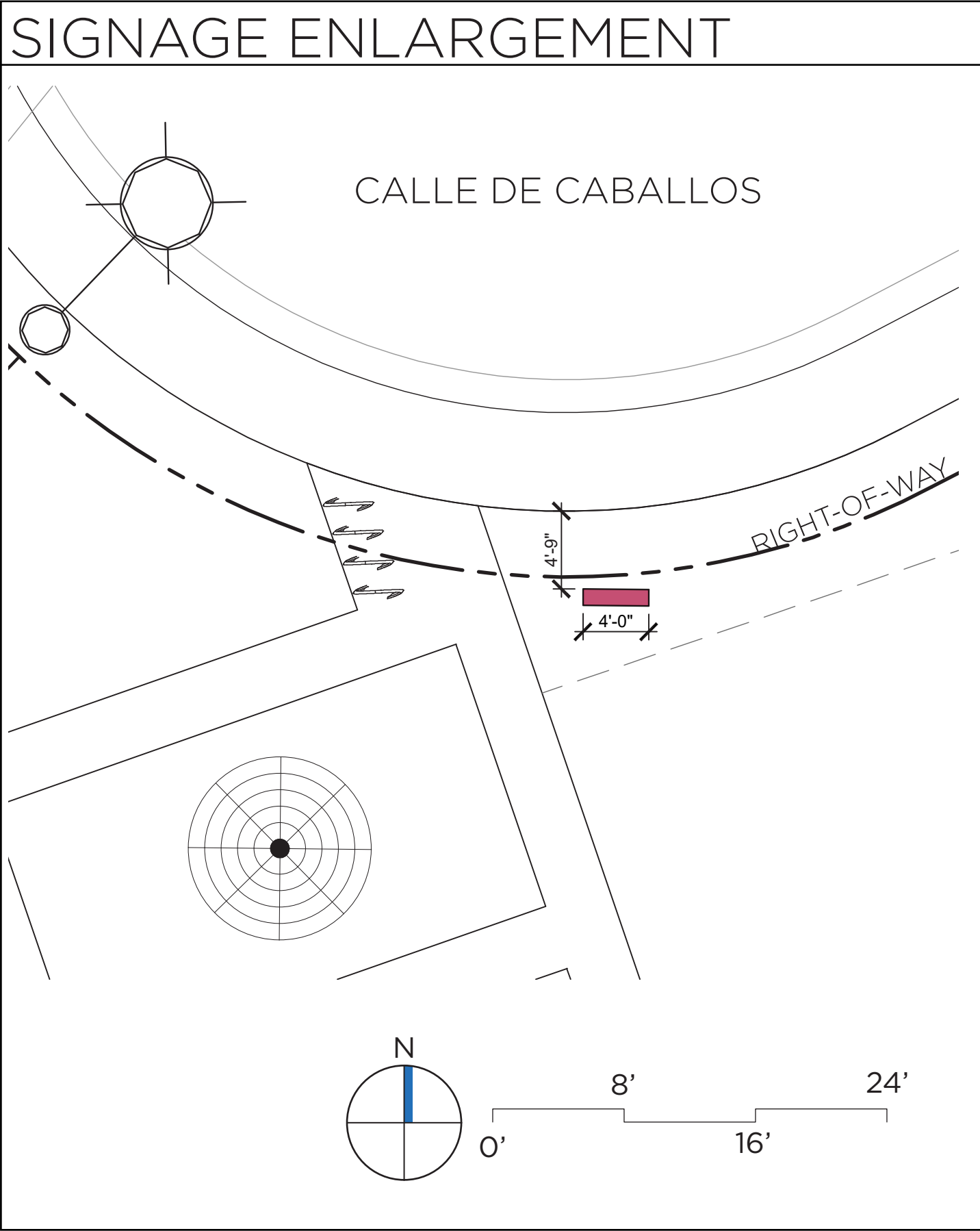
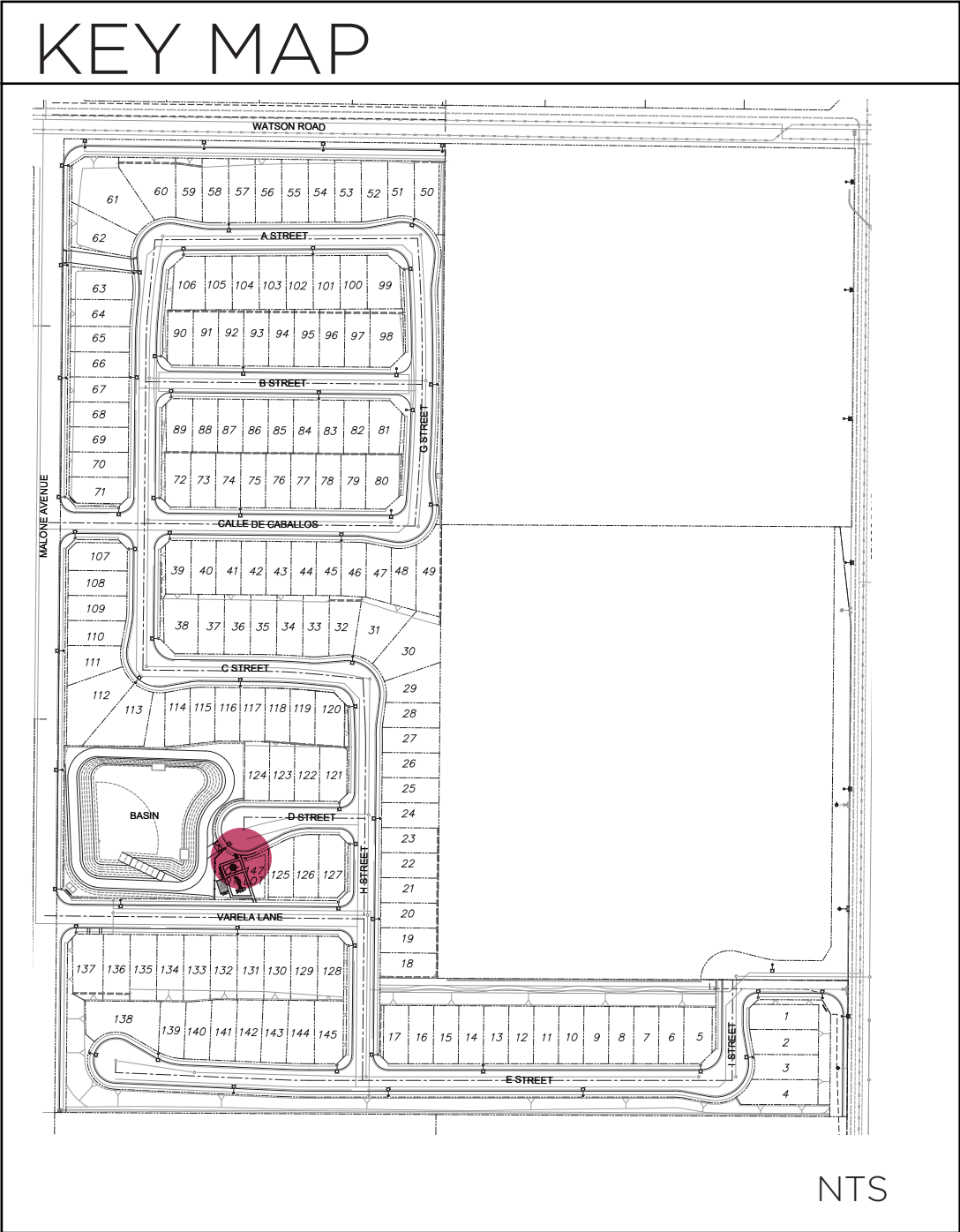
Metal posts with corten steel color/treatment

Boulders

Succulent and grasses

COUNTRYSIDE - PA 22 - TTM 38133
PARK MONUMENTATION

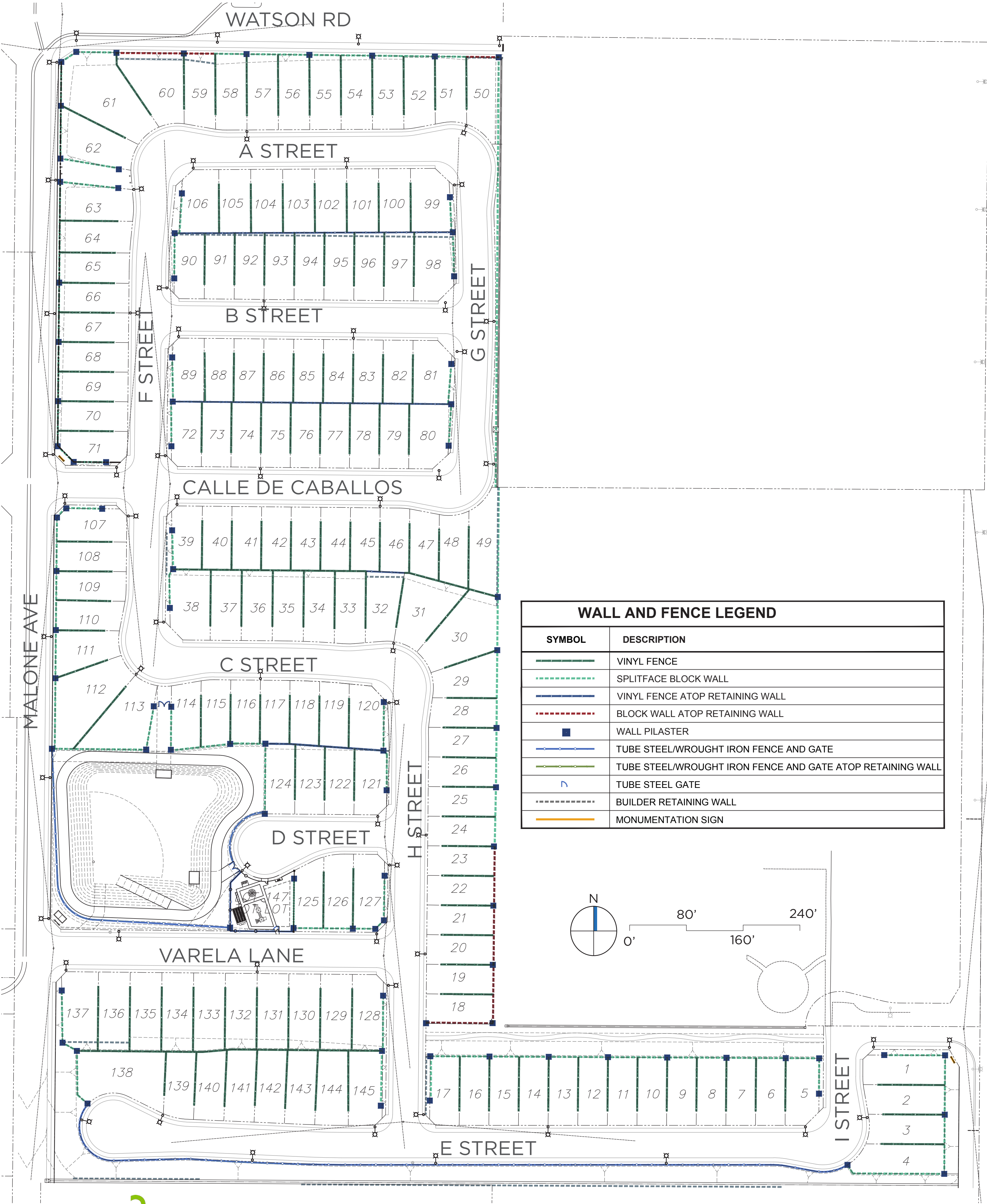
The park monumentation is a smaller and simpler version of the entry monumentation, establishing appropriate hierarchy and continuity between the two.



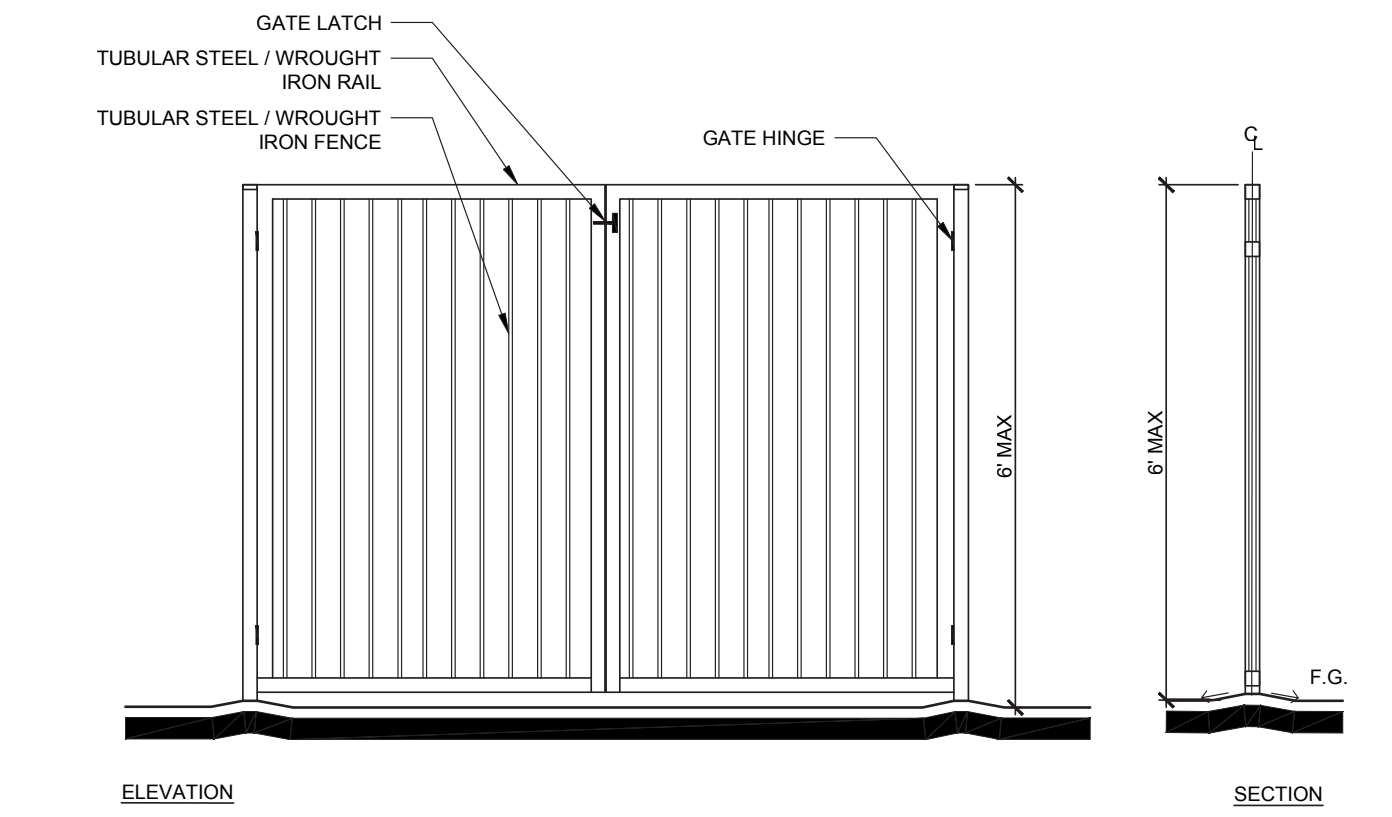
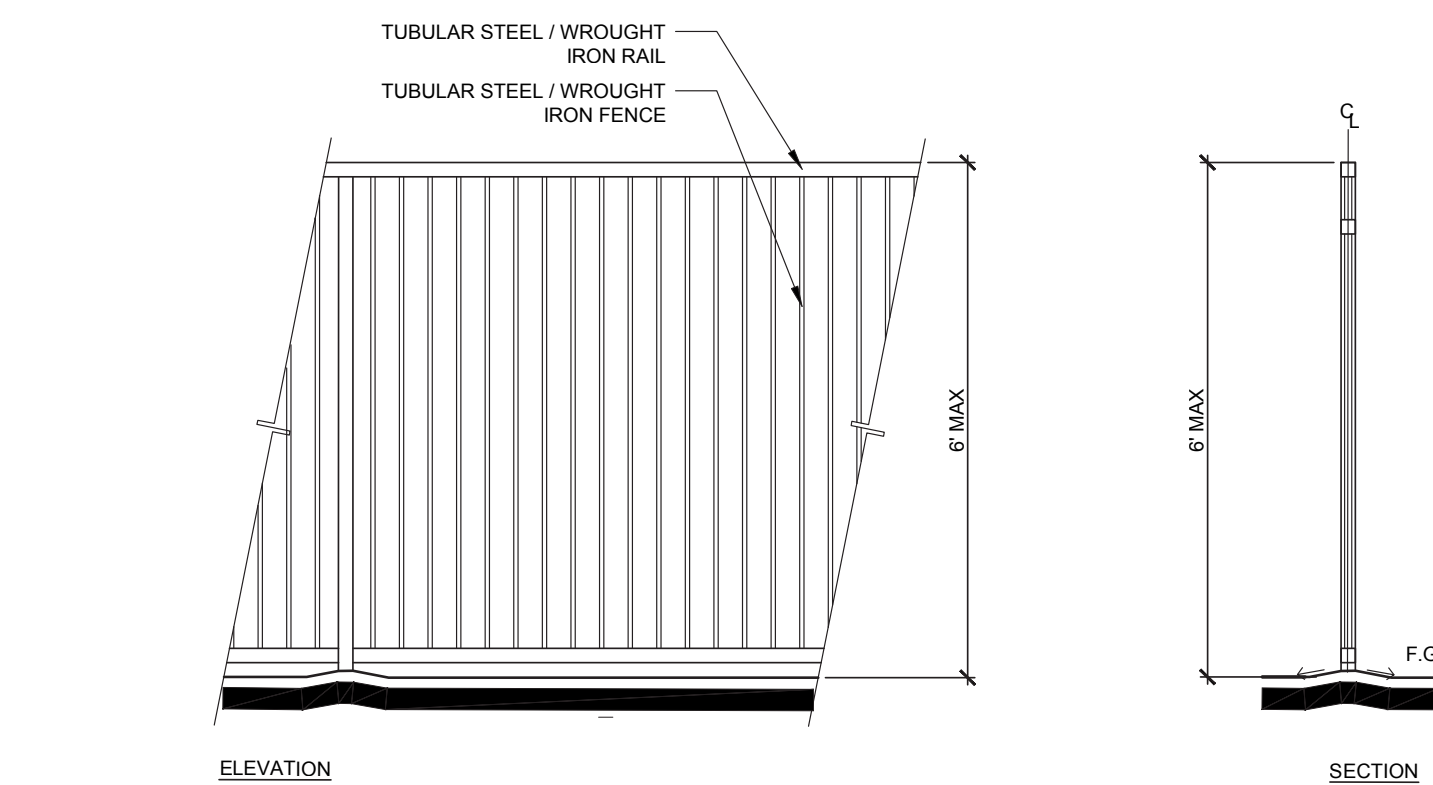
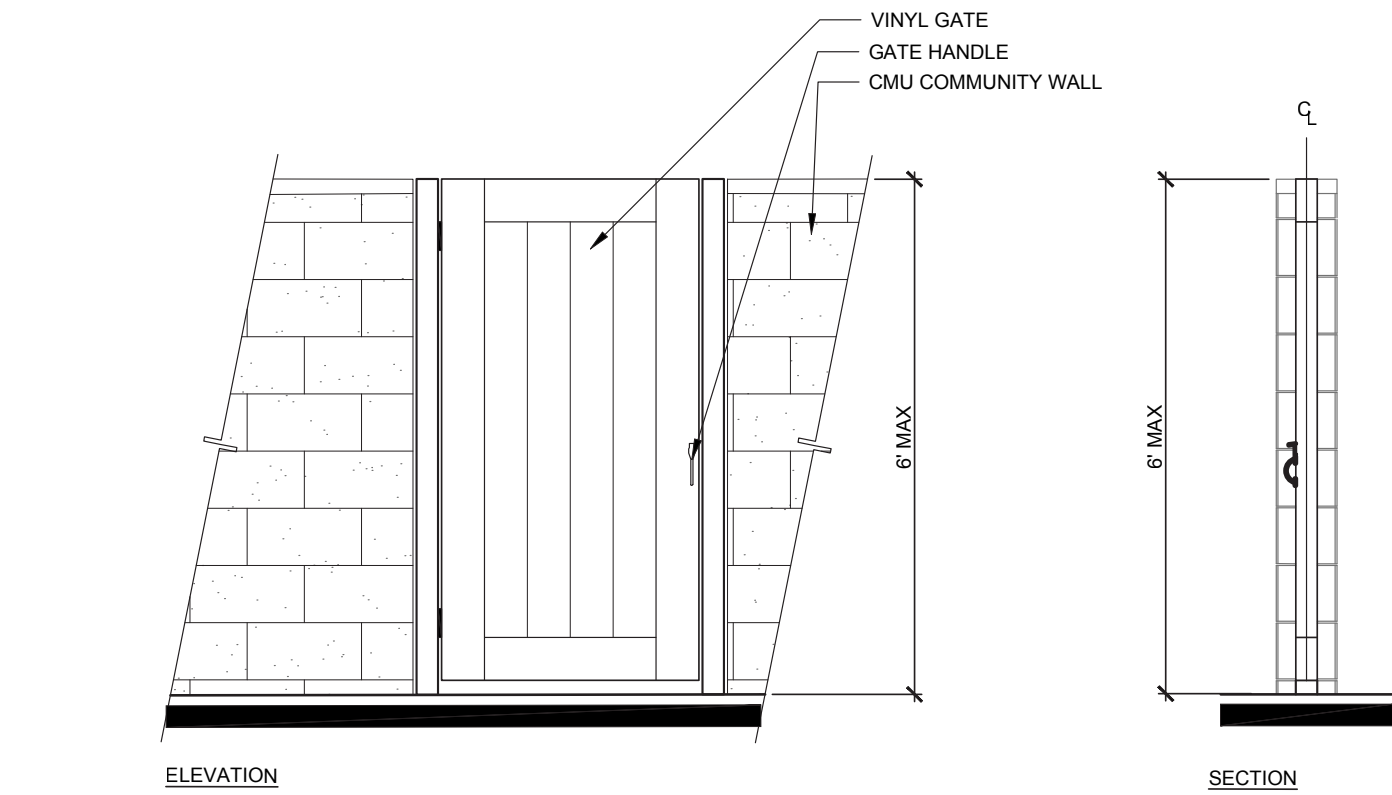
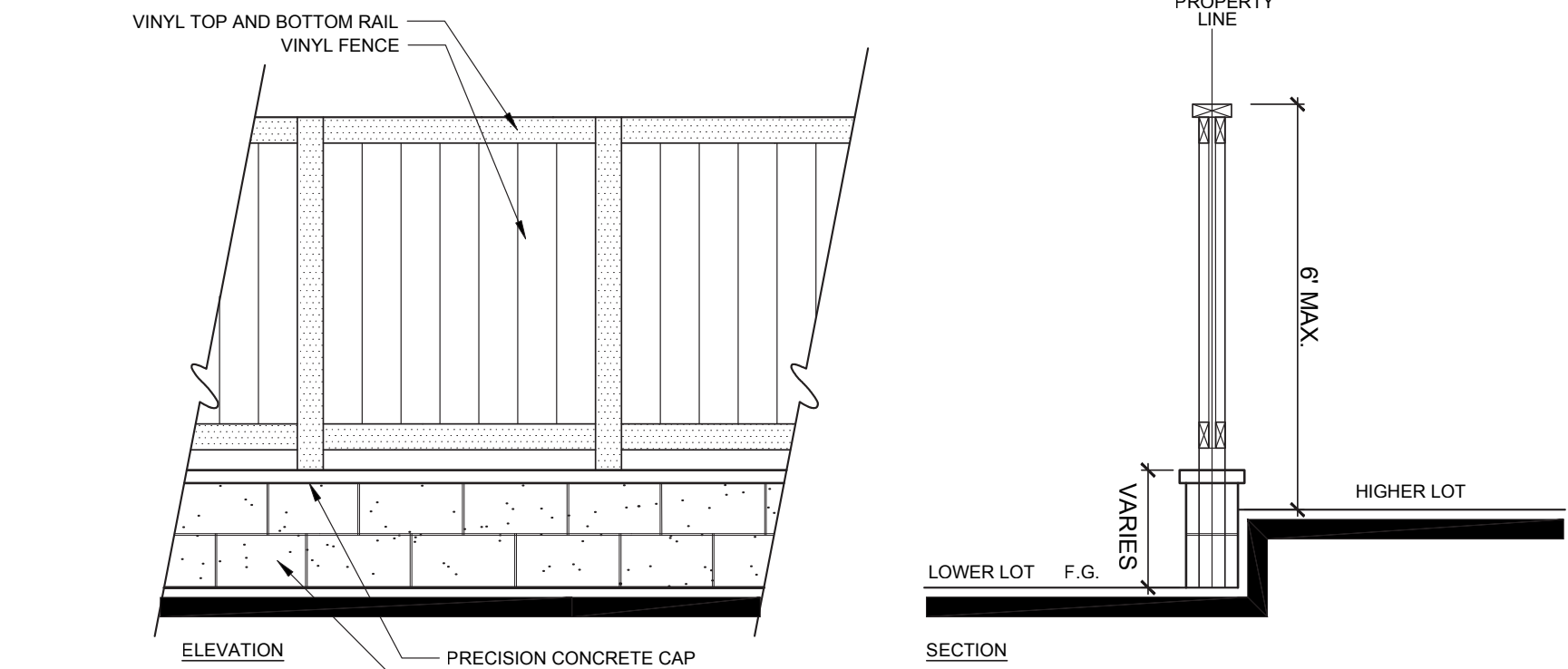
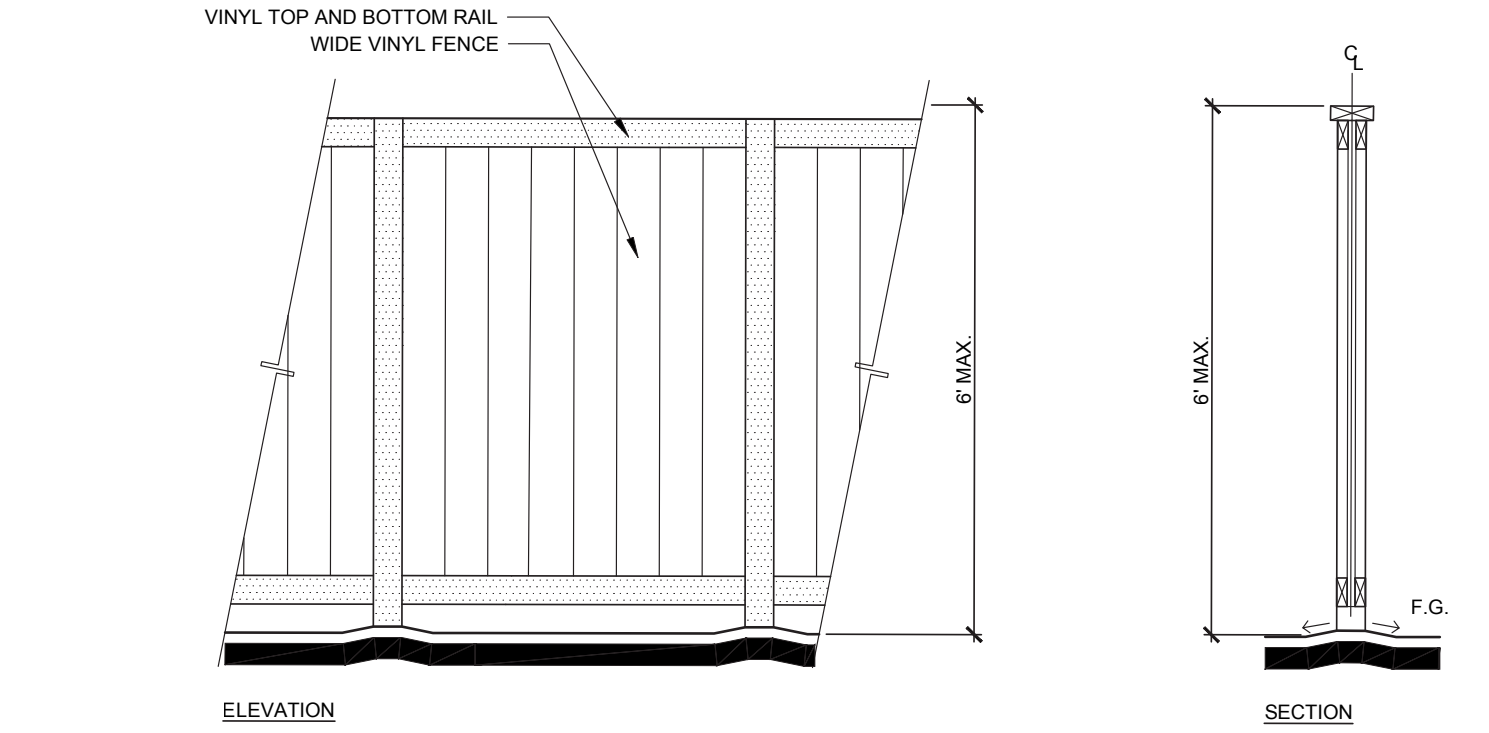
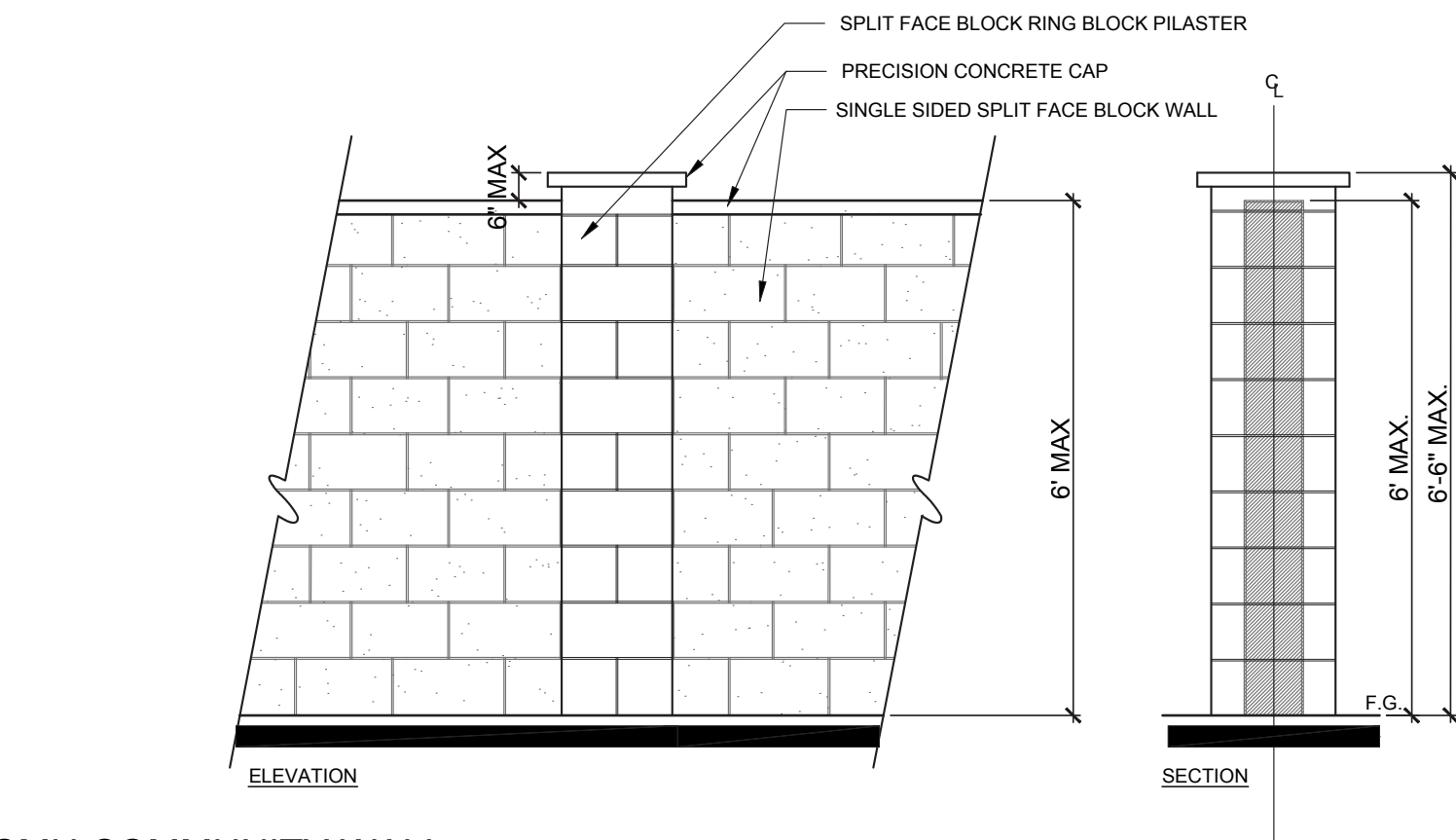
Metal signage wall
with corten steel
color/treatment



COUNTRYSIDE - PA 22 - TTM 38133
WALL AND FENCE PLAN

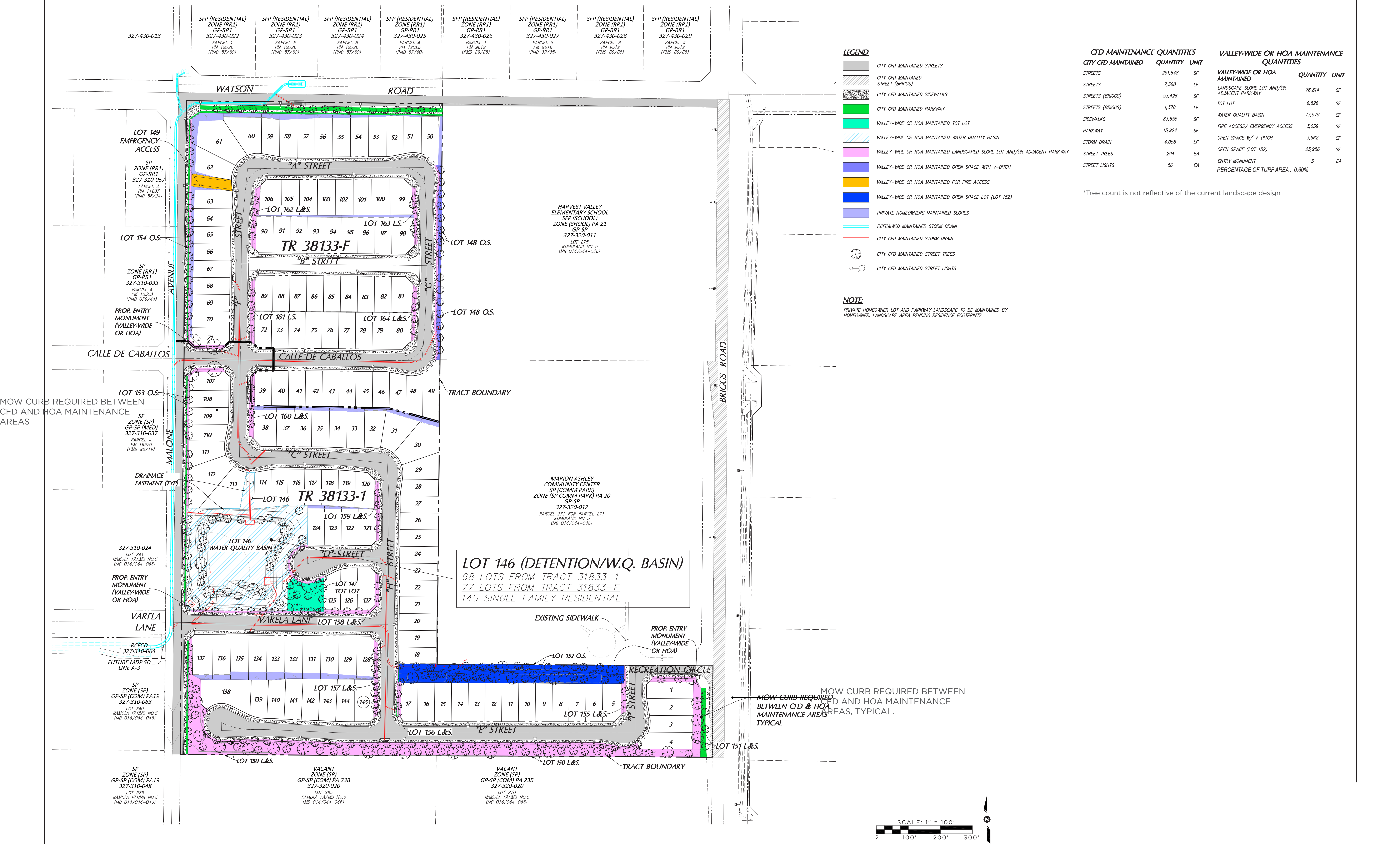


WALL AND FENCE DETAILS



- 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.

COUNTRYSIDE - PA 22 - TTM 38133
MAINTENANCE EXHIBIT



LEGEND

- CITY CFD MAINTAINED STREETS
- CITY CFD MAINTAINED STREET (BRIGGS)
- 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
- VALLEY-WIDE OR HOA MAINTAINED FOR FIRE ACCESS
- VALLEY-WIDE OR HOA MAINTAINED OPEN SPACE LOT (LOT 152)
- PRIVATE HOMEOWNERS MAINTAINED SLOPES
- RCFC&WD MAINTAINED STORM DRAIN
- 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

CITY CFD MAINTAINED	QUANTITY	UNIT
STREETS	251,648	SF
STREETS (BRIGGS)	7,368	LF
STREETS (BRIGGS)	53,426	SF
STREETS (BRIGGS)	1,378	LF
SIDEWALKS	83,655	SF
PARKWAY	15,924	SF
STORM DRAIN	4,058	LF
STREET TREES	294	EA
STREET LIGHTS	56	EA

VALLEY-WIDE OR HOA MAINTENANCE QUANTITIES

VALLEY-WIDE OR HOA MAINTAINED	QUANTITY	UNIT
LANDSCAPE SLOPE LOT AND/OR ADJACENT PARKWAY	76,814	SF
TOT LOT	6,826	SF
WATER QUALITY BASIN	73,579	SF
FIRE ACCESS/ EMERGENCY ACCESS	3,039	SF
OPEN SPACE W/ V-DITCH	3,962	SF
OPEN SPACE (LOT 152)	25,956	SF
ENTRY MONUMENT	3	EA
PERCENTAGE OF TURF AREA	0.60%	

*Tree count is not reflective of the current landscape design