

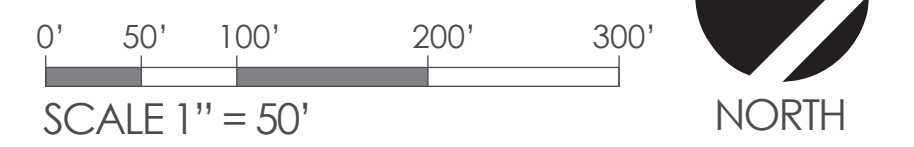


**SITE PLAN LANDSCAPE KEY**

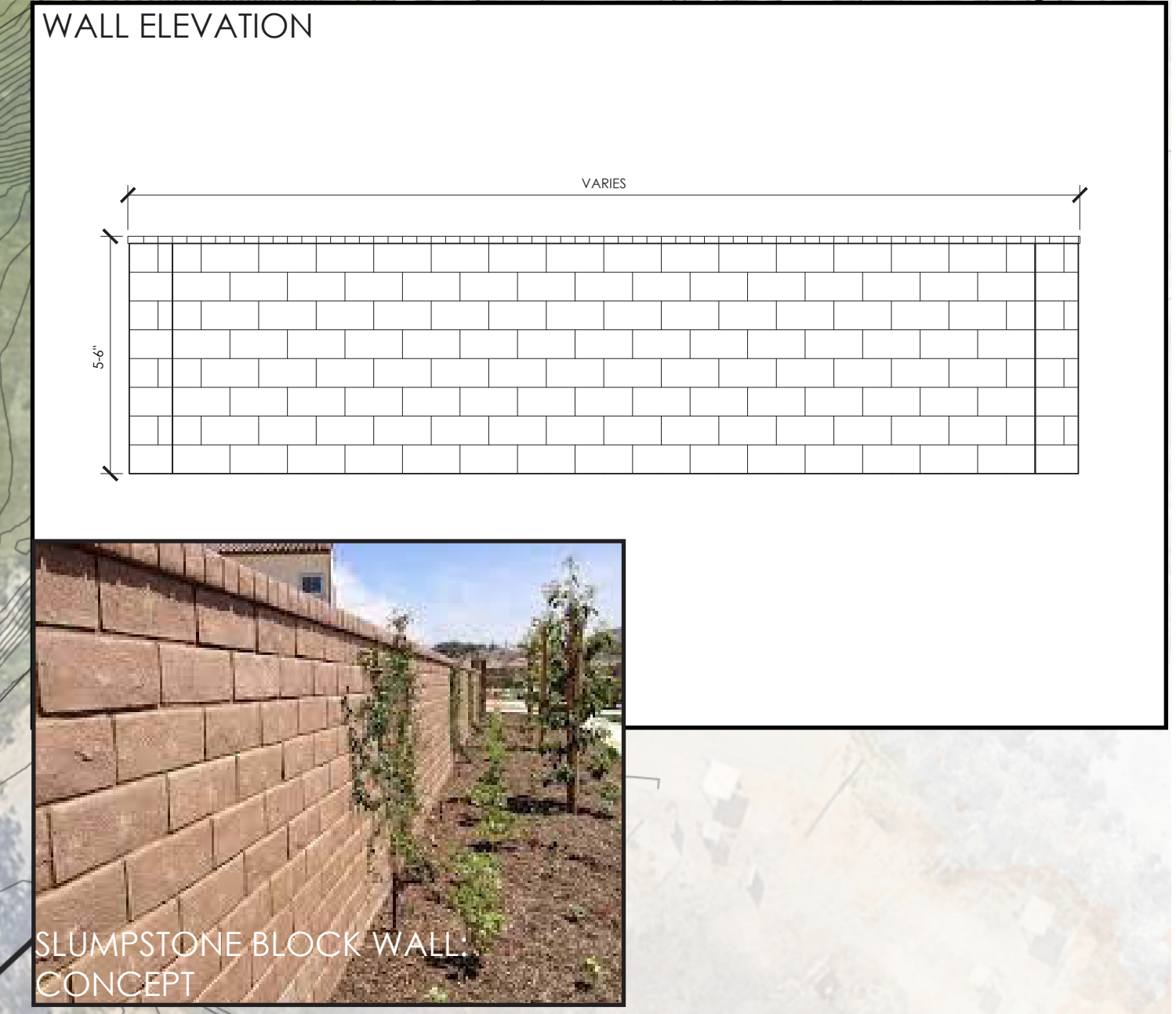
- |  |  |                              |
|--|--|------------------------------|
| ① PARKWAY PLANTING                         | ⑦ PLAY AREA WITH FIBAR MULCH SURFACE SMALL STRUCTURES & SHADE TREES WITH SEATING | ⑬ 8' WIDE DECOMPOSED GRANITE |
| ② SIDEWALK                                 | ⑧ 12' WIDE FIRE ACCESS   | ⑭ BASIN                      |
| ③ 12' WIDE ASPHALT BIKE PATH               | ⑨ PLAY LAWN AND SEATING AREA   |                              |
| ④ 12' WIDE CONCRETE BIKE & PEDESTRIAN PATH | ⑩ CONNECTION TO EXISTING TRAIL   |                              |
| ⑤ RECREATION LAWN                          | ⑪ PARALLEL PARKING (9' X 18' TYP.)   |                              |
| ⑥ "RIVER WASH" THEME PLANTING              | ⑫ PRIVATE OUTDOOR LIVING SPACE, 25' MIN. DIMENSION TYPICAL                       |                              |

**TREE LEGEND**

SYMBOL	SPECIES	SYMBOL	SPECIES
	<b>DECIDUOUS SKYLINE TREE</b> PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		<b>DECIDUOUS STREET TREE</b> GINKGO BILOBA / GINKGO
	<b>DECIDUOUS FLOWERING TREE</b> KOELREUTARIA BIPINNATA / CHINESE FLAME TREE		<b>DECIDUOUS STREET TREE</b> QUERCUS ENGELMANNII / ENGELMANN OAK
	<b>DECIDUOUS SHADE TREE</b> LAGERSTROEMIA INDICA / CRAPE MYRTLE		<b>STREET TREE</b> TABEBUIA ROSEA / PINK TRUMPET
	<b>DECIDUOUS SHADE TREE</b> CHILOPSIS LINEARIS 'BUBBA' / DESERT WILLOW		<b>NEIGHBORHOOD TREE</b> PER OWNERS







**Finish**  
Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

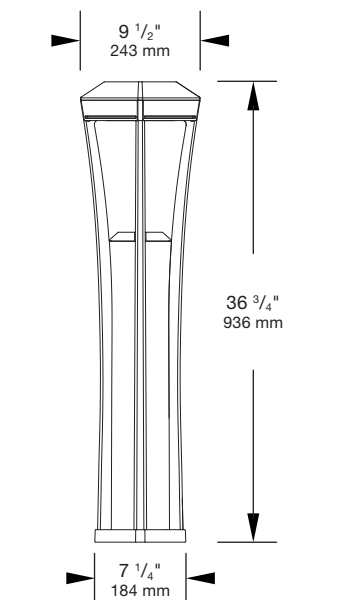
**To Order**  
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (Standard Output)	40K (4000K)	UV1 (100-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)		35K (3500K) 30K (3000K)		

EXAMPLE: AP - 006L4 - 035F - 35K - UV1 - SM - Powdercoat Color

**Product Modifications**  
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

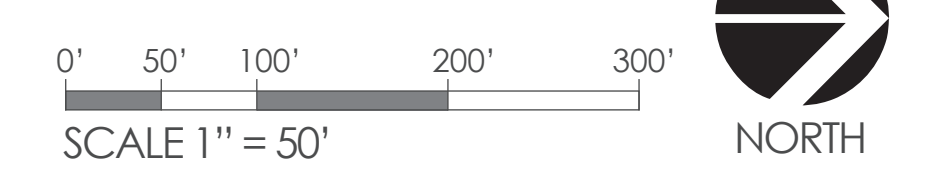
**Warranty**  
LED lighting products are warranted for six years.



**BOLLARD:**  
"ASHBERY" BY LANDSCAPE FORMS

**SITE LANDSCAPE LEGEND**

- - - - - 5'-6" SLUMPSTONE CMU WALL WITH BRICK CAP COLOR: SAND
- - - - - EXISTING 5'-6" SLUMPSTONE WALL
- 36" H 360 DEGREE BOLLARD ON CONCRETE PLINTH
- POTENTIAL MAILBOX LOCATION





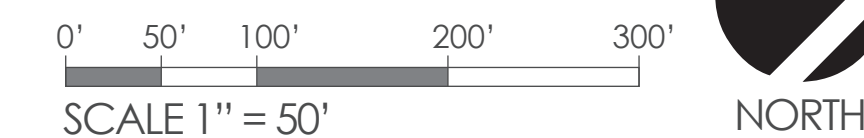


**OPEN SPACE LEGEND**

- ACTIVE OPEN SPACE
- UNDEVELOPED
- CDFW RAFSS HABITAT
- WATERS OF THE STATE
- ACTIVE OPEN SPACE RECREATION AREA FOR SHOOTING FACILITY

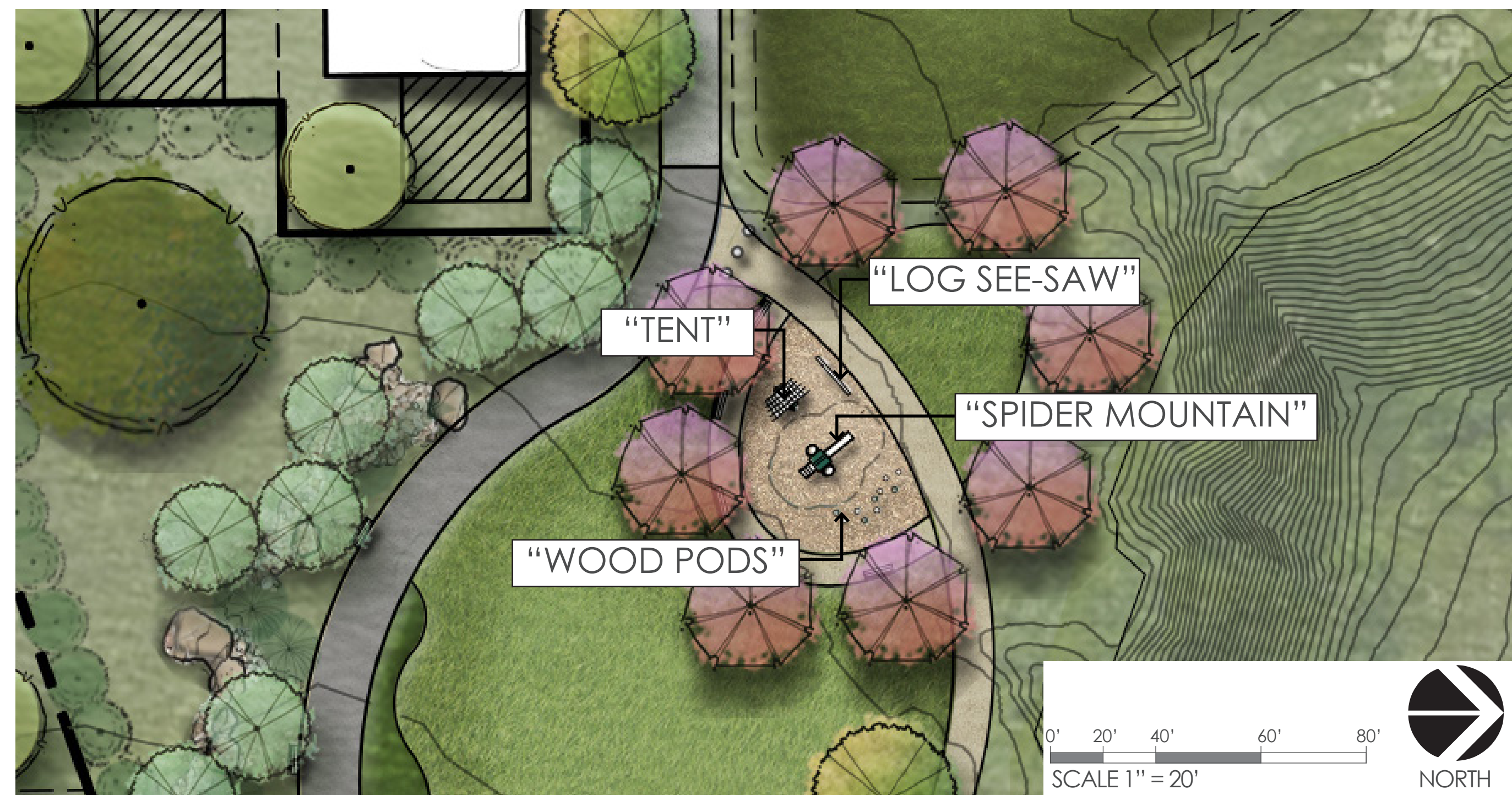
**OPEN SPACE CALCULATIONS**

OPEN SPACE	AREA S.F.	PERCENTAGE
ACTIVE OPEN SPACE	126,027	49%
UNDEVELOPED	83,199	33%
CDFW RAFSS HABITAT	29,185	11%
WATERS OF THE STATE	2,613	1%
ACTIVE OPEN SPACE RECREATION AREA FOR SHOOTING FACILITY	15,246	6%
<b>TOTAL</b>	<b>257,004</b>	<b>100%</b>





ENLARGEMENT PLAN



LANDSCAPE NOTES

PLANTING DESIGN CRITERIA

BASED ON THE CITY OF REDLANDS CITYWIDE DESIGN GUIDELINES, THE PLANT PALETTE BELOW IS COMPRISED OF PLANT MATERIALS AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS NATIVE TO MEDITERRANEAN CLIMATES. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM DESCRIBED AT THE LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. 90% OF ORNAMENTAL SHRUBS AND GRASSES BY AREA WILL BE 1 GALLON CONTAINERS SPACED ON AVERAGE 30" O.C. 10% OF PLANTING BY AREA WILL BE 5 GALLON CONTAINERS, AND WILL BE UTILIZED FOR SPECIMEN PLANTING AND SCREENING.

LANDSCAPE SHALL NOT INTERFERE WITH FIRE APPLIANCES, FIRE ACCESS, OR EGRESS.

ALL ABOVE UTILITIES WILL BE SCREENED WITH VEGETATION.

IRRIGATION DESIGN CRITERIA

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. I CERTIFY THAT THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).

SCOTT NEIMAN  
LANDSCAPE ARCHITECT | CA LICENSE NUMBER 6104

LANDSCAPE CALCULATIONS

AREA TYPE	DESCRIPTION	AREA S.F.	%
PERVIOUS	LANDSCAPE- YARDS	171,488	26%
PERVIOUS	LANDSCAPE- PARKWAYS	15,684	3%
PERVIOUS	LANDSCAPE- OPEN SPACE	116,650	18%
PERVIOUS	OPEN SPACE- RIVER	130,670	20%
IMPERVIOUS	ROOFS	81,115	12%
IMPERVIOUS	STREETS	73,122	11%
IMPERVIOUS	SIDEWALKS/ DRIVEWAYS	40,173	7%
IMPERVIOUS	TRAIL PAVING	9,361	2%

<b>PERVIOUS TOTAL</b>	<b>434,492</b>	<b>68%</b>
<b>IMPERVIOUS TOTAL</b>	<b>203,771</b>	<b>32%</b>
<b>TOTAL</b>	<b>638,263</b>	<b>100%</b>

PRODUCT IMAGERY



BENCHES



RIVER WASH PLANTING



"SPIDER MOUNTAIN" ROCK STRUCTURE



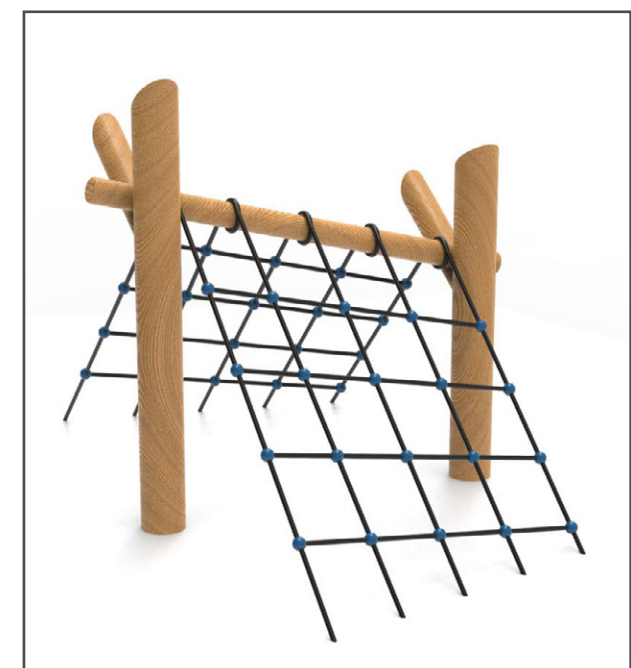
FIBAR PLAY SURFACING



"WOOD PODS"



"LOG SEE SAW" STRUCTURE



"TENT" STRUCTURE

PLAY STRUCTURE CUTSHEETS

**NATURE SERIES**

**Woods pods**  
EP-NS-008 2-5 years (ASTM & CSA)

**AVAILABLE COLORS - WOOD**  
White cedar, Black Locust

**CHARACTERISTICS**  
Age group: 2-5  
Height: variable  
Capacity: variable  
Safety Zone: 15', variable

**MATERIALS**  
Cedar trunk(s), 10" to 12" diameter.

**ANCHORS TYPE**  
Freestanding, galvanized steel structure.

**PLAY VALUE**  
This equipment favours balance, stability, coordination and global motricity. It can be used by many users simultaneously, which encourages collaborative and social play. Moreover, the vestibular and proprioceptive systems are stimulated by this type of equipment, which helps to develop the perception of the body into space.

**IPEMA** ASSOCIATION MEMBER

**ELEPHANT PLAY** 1-877-854-3319 info@elephantplay.com elephantplay.com

**NATURE SERIES**

**Log See-Saw**  
EP-NS-002 (ASTM & CSA)

**AVAILABLE COLORS - STRUCTURE**  
Ral 1019, Ral 1023, Ral 1028, Ral 2004, Ral 3000, Ral 4003, Ral 4006, Ral 5002, Ral 5012, Ral 5021, Ral 6018, Ral 6019, Ral 6026, Ral 6027, Ral 7035, Ral 8024, Ral 9003, Silver matt, Noir

**CHARACTERISTICS**  
Age group: 2-5 years old  
Fall height: 35" (0.89 m)  
Capacity: 6  
Safety zone: 24' x 12'-5" (7.32m x 3.78m)

**MATERIALS**  
Log: 8" to 12" dia. minimum peeled white cedar - may be shaped as a canoe or other shapes on demand.  
Mounting Brackets: Galvanized Steel  
Fulcrum: Heavy Duty Steel

**ANCHORS TYPE**  
In-ground Galvanized Steel freestanding footing or in concrete base 60" (1.50 m) depth.

**PLAY VALUE**  
This play equipment has an important role in the development of the children's vestibular system. Having a strong vestibular system enhances the sense of the body in space, a better balance and a bigger capacity in sports in general. The Log See-Saw is a group play equipment where kids must communicate to make the log go up and down.

**IPEMA** ASSOCIATION MEMBER

**ELEPHANT PLAY** 1-877-854-3319 info@elephantplay.com elephantplay.com

**NATURE SERIES**

**Tent**  
EP-NS-006 (ASTM & CSA)

**AVAILABLE WOOD**  
Eastern white cedar is installed by default. The robin's egg blue is available on request at an additional cost.

**AVAILABLE COLORS - PAINT**  
Ral 1019, Ral 1023, Ral 1028, Ral 2004, Ral 3000, Ral 3022, Ral 4003, Ral 5002, Ral 5012, Ral 5017, Ral 5021, Ral 6018, Ral 6019, Ral 6026, Ral 6027, Ral 7035, Ral 8024, Ral 9003, Silver matt, Black

**AVAILABLE COLORS - CABLES**  
Black, Blue, Green, Red

**CHARACTERISTICS**  
Age group: 2-5 years old  
Fall height: 4'-7"  
Height (structure): 5'-10"  
Capacity: 12  
Safety Zone: 17'-12" (5.5m) x 23'-3" (7.1m)  
This equipment must be installed on leveled ground.

**MATERIALS**  
Structure: Cedar trunk(s), minimum 6" diameter. Protection applied in the workshop. If you want to avoid graying, protection must be applied annually.  
Ropes: braided UV-resistant nylon over seven (7) galvanized steel cables, 0.8" (20mm) diameter  
Mechanical Assembly: seamless 2" (51mm) diameter aluminum mechanical cross joint castings.

**ANCHORS TYPE**  
Freestanding, galvanized steel structure. The base should be at least 36" or deeper depending on the frost line in your area. The equipment is design to be installed in a 12" (300mm) of resilient material (EPW, rubber or sand).

**PLAY VALUE**  
This equipment favours balance, stability, coordination and global motricity. It can be used by many users simultaneously, which encourages collaborative and social play. Moreover, the vestibular and proprioceptive systems are stimulated by this type of equipment, which helps to develop the perception of the body into space.

**IPEMA** ASSOCIATION MEMBER

**ELEPHANT PLAY** 1 877 854-3319 info@elephantplay.com elephantplay.com





CHILOPSIS LINEARIS 'BUBBA'



GINKGO BILOBA



KOELREUTARIA BIPINNATA



LAGERSTROEMIA INDICA



PLATANUS RACEMOSA



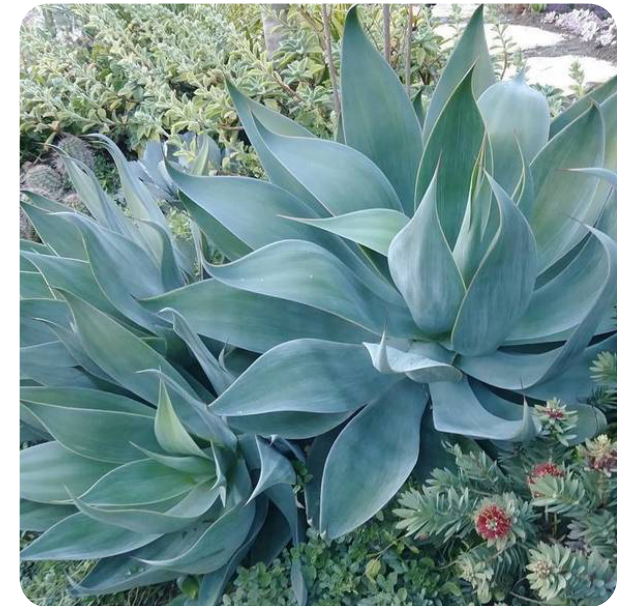
QUERCUS ENGELMANNII



TABEBUIA ROSEA



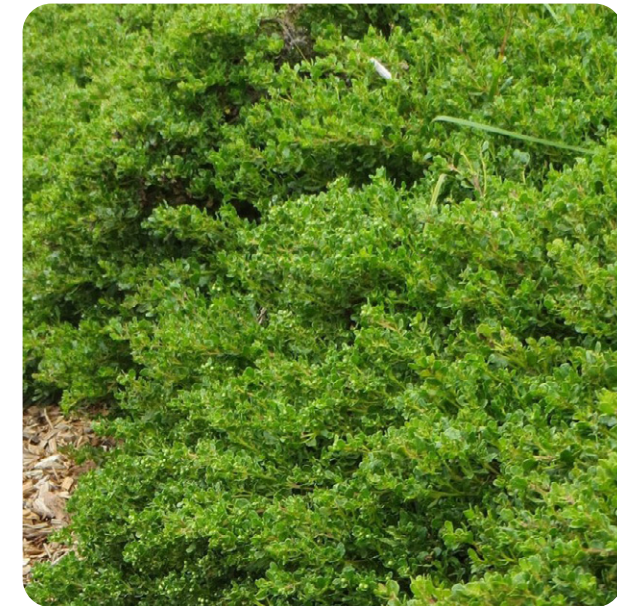
AGAVE ATTENUATA



AGAVE X 'BLUE FLAME'



ARISTIDA PURPUREA



BACCHARIS 'PIGEON POINT'



CAREX PRAEGRACILIS



CRASSULA 'JADE BLUE'



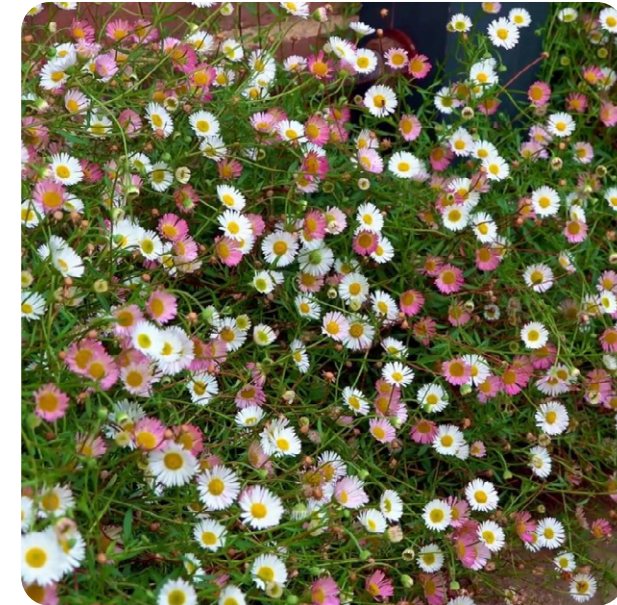
DIANELLA 'CASSA BLUE'



EPILOBIUM CANUM



EUPHORBIA RIGIDA



ERIGERON KARVINSKIANUS



JUNCUS 'ELK BLUE'



HESPERALOE PARVIFLORA



LAVANDULA ANGUSTIFOLIA



LESSINGIA 'SILVER CARPET'



LEYMUS CONDENSATUS 'CANYON PRINCE'



LOMANDRA LONGIFOLIA 'BREEZE'



MUHLENBERGIA RIGENS



MYOPORUM PARVIFOLIUM



ROSMARINUS OFFICINALIS



SALVIA APIANA 'COMPACTA'



SALVIA 'POZO BLUE'



SALVIA LEUCANTHA 'SANTA BARBARA'

## CONCEPTUAL PLANT PALETTE

### TREES

	TYPE	SIZE
CHILOPSIS LINEARIS 'BUBBA'	DECIDUOUS FLOWERING	15 GAL
GINKGO BILOBA	DECIDUOUS	15 GAL
KOELREUTARIA BIPINNATA	DECIDUOUS FLOWERING	15 GAL
LAGERSTROEMIA INDICA	DECIDUOUS SHADE	15 GAL
OLEA WILSONII	FRUITLESS EVERGREEN	15 GAL
PLATANUS RACEMOSA	MULTI-TRUNK DECIDUOUS	15 GAL
QUERCUS ENGELMANNII	EVERGREEN	24" BOX
TABEBUIA ROSEA	DECIDUOUS FLOWERING	15 GAL

### SHRUBS

	COMMON NAME	SIZE
AGAVE ATTENUATA	AGAVE	1 GAL
AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL
CAREX PRAEGRACILIS	SEDGE GRASS	1 GAL
CRASSULA 'JADE BLUE'	SILVER DOLLAR JADE	1 GAL
DIANELLA 'CASSA BLUE'	DIANELLA	1 GAL
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL
EUPHORBIA RIGIDA	DWARF SPURGE	1 GAL
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL
JUNCUS 'ELK BLUE'	ELK BLUE RUSH	1 GAL
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL
LAVANDULA ANGUSTIFOLIA	SPANISH LAVENDAR	1 GAL
LESSINGIA 'SILVER CARPET'	SILVER CARPET BEACH ASTER	1 GAL
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
MYOPORUM PARVIFOLIUM	GROUNDCOVER MYOPORUM	1 GAL
PENSTEMON 'MARGARITA BOP'	BEARDTONGUE	1 GAL
PEROVSKIA 'LITTLE SPIRE'	RUSSIAN SAGE	1 GAL
RHAMNUS CALIFORNICA	COFFE BERRY	1 GAL
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	1 GAL
SALVIA APIANA 'COMPACTA'	COMPACT WHITE SAGE	1 GAL
SALVIA 'POZO BLUE'	CLEVELAND SAGE	1 GAL
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL
SANTOLINA CHAMAECYPARISSUS	SANTOLINA	1 GAL
SPHAERALCEA AMBIGUA	DESERT MALLOW	1 GAL
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL
VERBENA LILACINA 'DE LA MINA'	ISLAND VERBENA	1 GAL

### WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Landscape Area Sector Type:  Residential  
 Non-Residential (select one)

Reference Evapotranspiration (Eto) 55.6

Hydrozone # /Planting Description*	Location	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Landscape	Site	0.25	Drip	0.81	0.31	91342	28191.98	971,834
Turf	Park	0.8	Spray	0.77	1.04	15052	15638.44	539,088

#### Regular Landscape Areas

Average	Average	Total	Total	Total
0.79	0.67	106394	43830.42	1510922.13

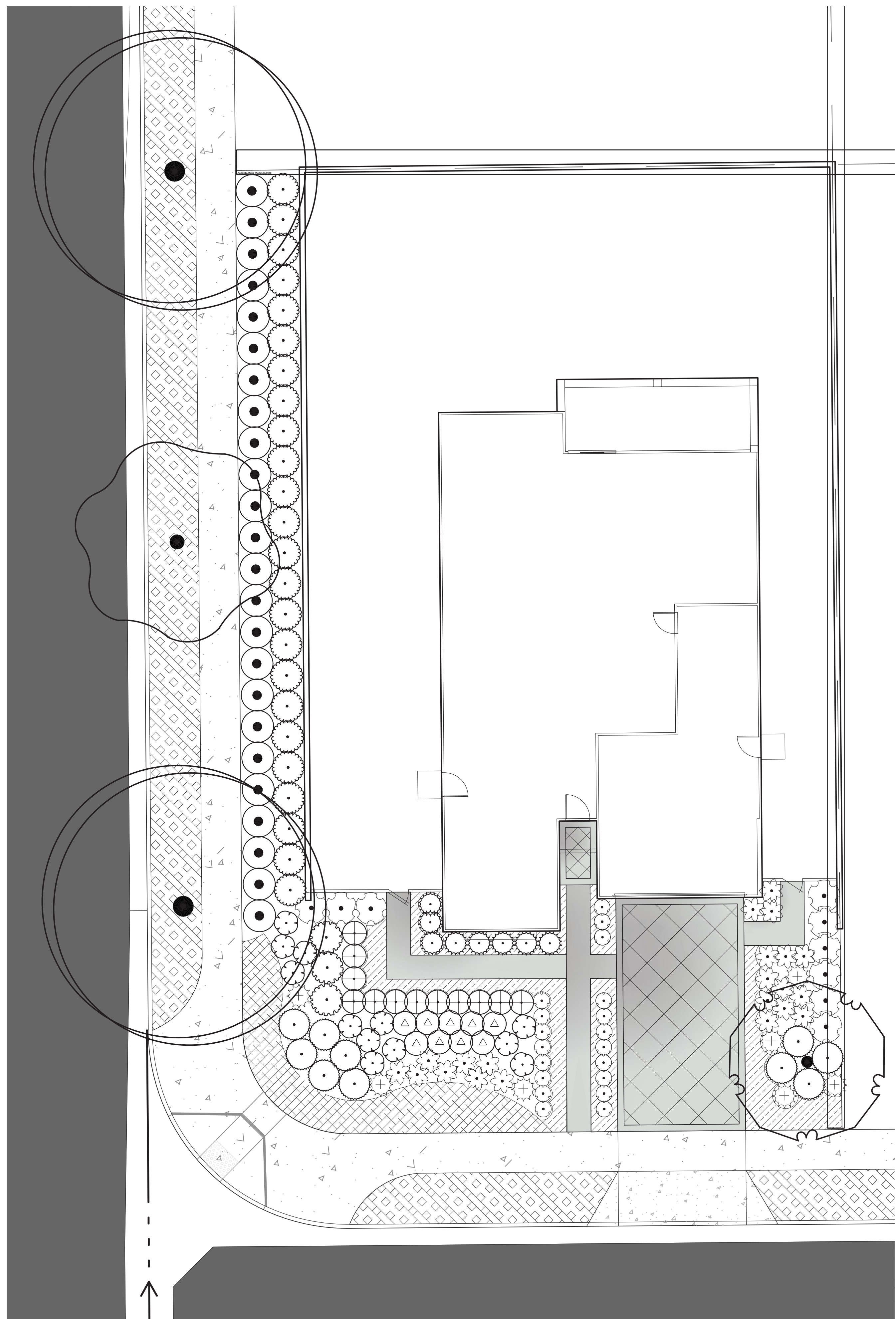
Average ETAF for Regular Landscape Areas (circle one):  In compliance  Not in Compliance

#### Special Landscape Areas

		1	0	0	0
		1	0	0	0
		1	0	0	0

Totals	0	0		
Total Landscape Area	106,394			
ETWU Total	1,510,922			
Maximum Allowed Water Allowance (MAWA)	1,650,426			





PLANT\_SCHEDULE\_PLAN\_A

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL	1	
	QUERCUS ENGELMANNII	ENGELMANN OAK	24"BOX	2	
	TABEBUIA ROSEA	ROSY TRUMPET TREE	15 GAL	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	ARCTOSTAPHYLOS EDMUNDsii *ARCTOSTAPHYLOS EDMUNDsii	LITTLE SUR MANZANITA *LITTLE SUR MANZANITA	1 GAL	48" O.C.	24
	CALLISTEMON VIMINALIS 'LITTLE JOHN' *CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH *LITTLE JOHN WEeping BOTTLEBRUSH	1 GAL	36" O.C.	12
	CISTUS X 'SUNSET' *CISTUS X 'GRISEUS'	MAGENTA ROCKROSE *ORCHID ROCKROSE	1 GAL	48" O.C.	9
	COLEONEMA PULCHELLUM 'SUNSET GOLD' *COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN *SUNSET GOLD BREATH OF HEAVEN	1 GAL	36" O.C.	12
	DIETES IRIDIOIDES *DIETES IRIDIOIDES	FORTNIGHT LILY *FORTNIGHT LILY	1 GAL	36" O.C.	8
	LAVANDULA HIDCOTE *LAVANDULA HIDCOTE	ENGLISH LAVENDER *ENGLISH LAVENDER	1 GAL	36" O.C.	9
	LOMANDRA LONGIFOLIA 'BREEZE' TM *LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH *BREEZE MAT RUSH	1 GAL	36" O.C.	21
	MAHONIA AQUIFOLIUM *MAHONIA AQUIFOLIUM	OREGON GRAPE *OREGON GRAPE	1 GAL	48" O.C.	24
	PHORMIUM TENAX 'BRONZE BABY' *PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX *BRONZE BABY NEW ZEALAND FLAX	5 GAL	36" O.C.	7
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' *ERICAMERIA LARICIFOLIA	TUSCAN BLUE ROSEMARY *LARCHLEAF GOLDENWEED	1 GAL	48" O.C.	3
	SALVIA CHAMAEDRYOIDES *SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE *MEXICAN BLUE SAGE	1 GAL	36" O.C.	19
	SALVIA GREGGII *SALVIA MELIFERA	AUTUMN SAGE *BLACK SAGE	1 GAL	48" O.C.	10
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	JUNIPERUS HORIZONTALIS 'ICEE BLUE' *JUNIPERUS HORIZONTALIS 'ICEE BLUE'	CREeping JUNIPER *CREeping JUNIPER	1 GAL	48" o.c.	17
	MYOPORUM PARVIFOLIUM *MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM *TRAILING MYOPORUM	1 GAL	60" o.c.	69
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' *AJUGA REPTANS	HUNTINGTON CARPET ROSEMARY *CARPET BUGLE	1 GAL	24" o.c.	73

\*OPTIONAL SUBSTITUTE FOR SHADE APPLICATION.

NOTES

1. ALL REAR YARDS WILL BE LANDSCAPED BY THE PRIVATE HOMEOWNER IN THE FUTURE AND SHALL COMPLY WITH MWEO AT THAT TIME.
2. ALL PLANTING SHALL BE PRIVATELY MAINTAINED FOR THE LIFE OF THE PROJECT.
3. SEE CIVIL PLANS FOR SPECIFIC LOT GRADING AND DRAINAGE.
4. ALL LANDSCAPED AREAS TO RECEIVE MULCH. SEE SPECIFICATIONS FOR DEPTH AND TYPE.
5. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE SUPERVISION OF AN AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
6. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
7. PLANTING PLAN IS TYPICAL TO PLAN TYPE UNITS. REFER TO PARCEL MAP.
8. STREES TREES REQUIRED BY THE SPECIFIC PLAN MAY REQUIRE MODERATE WATER USAGE. SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS.

WELO CERTIFICATION OF COMPLIANCE

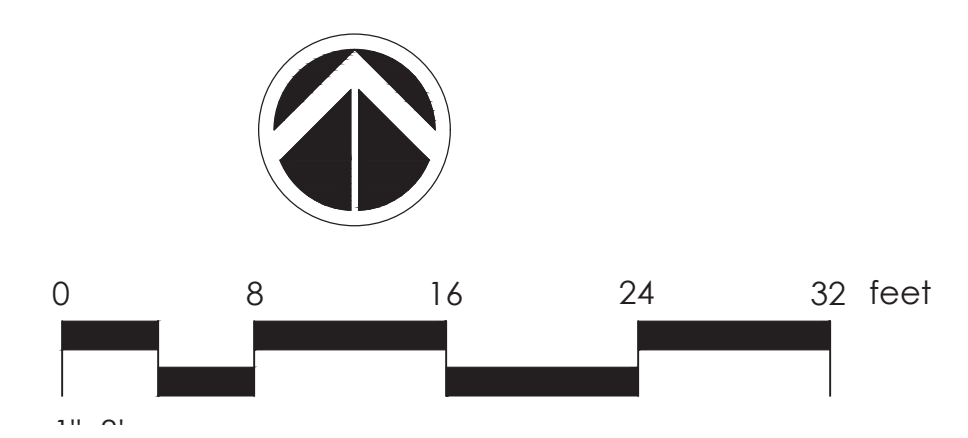
THIS TYPICAL LANDSCAPE PLAN, WHEN INSTALLED, WILL COMPLY WITH THE RIVERSIDE COUNTY MUNICIPAL CODE AND THE WATER CONSERVATION MANDATE 'WATER EFFICIENT LANDSCAPE ORDINANCE' (WELO) PREPARED IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPE WORK SHEETS APPENDIX A AND APPENDIX B. THE WUCOLS VALUES WERE GIVEN IN THE PLANT APPENDICES LOCATED IN THE RICE RANCH SPECIFIC PLAN DESIGN GUIDELINES AND ARE USED TO DETERMINE PF (PLANT FACTOR) VALUE IN THE CALCULATION IN THE CONSTRUCTION DOCUMENT PHASE.

THE WATER CONSERVATION METHOD FOR THE NEW LANDSCAPE PLANT MATERIAL WILL HAVE A LOW TO LOW/MED PF (PLANT FACTOR) RATING AND THE ETWU (ESTIMATED TOTAL WATER USE) PER YEAR IS ESTIMATED TO BE WITH IN THE MAXIMUM ALLOWABLE WATER ALLOCATION (MAWA) WHICH WILL BE CALCULATED FOR THE PROJECT. ADDITIONALLY, A 'SMART CONTROLLER' WITH A CLIMATE CONTROL WEATHER STATION WILL BE USED TO MONITOR THE IRRIGATION WATER AND PRO-RATE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES WILL BE IRRIGATED ON SEPARATE SYSTEMS SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

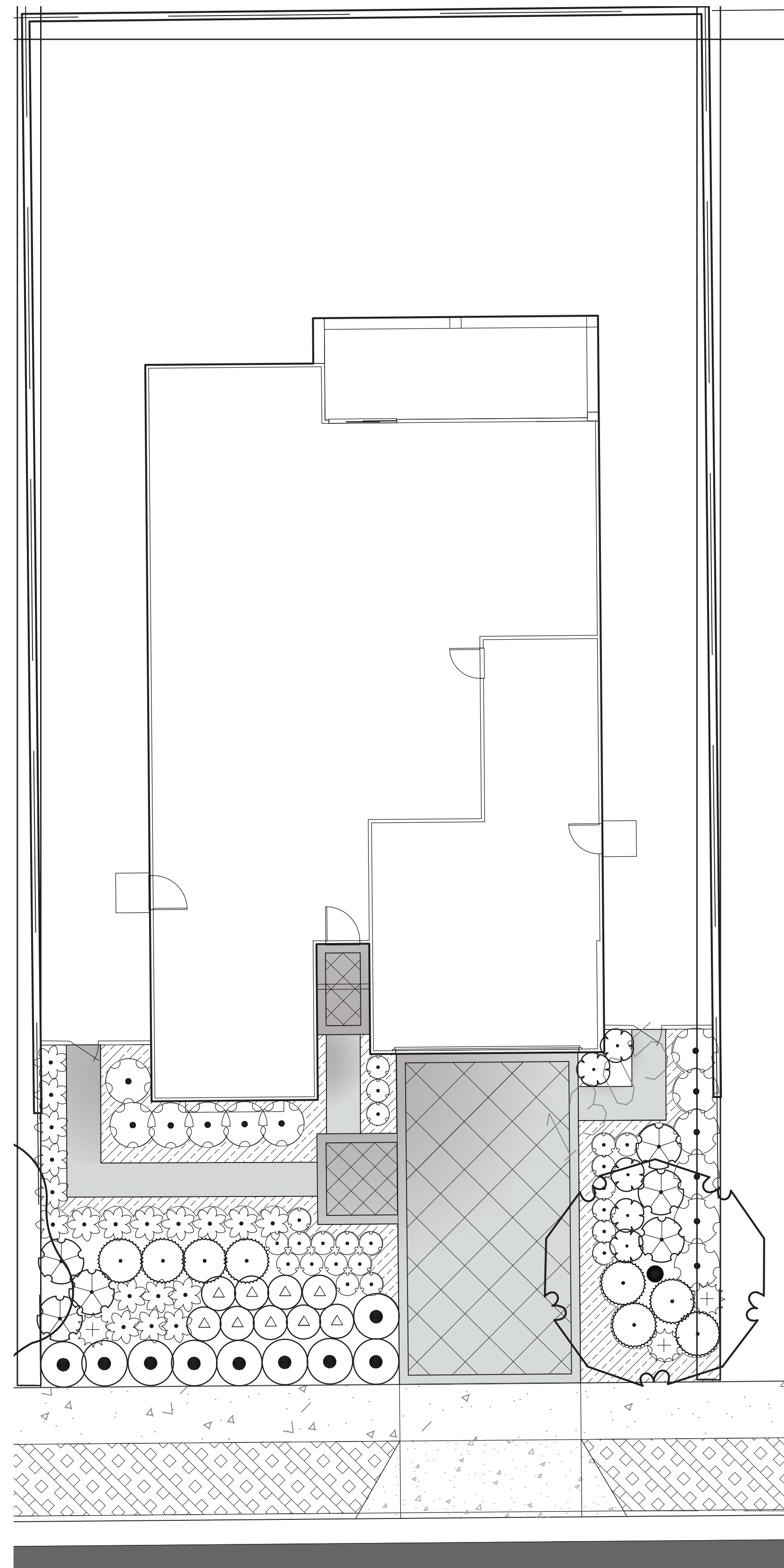
NOTICE TO CONTRACTOR

THE LANDSCAPE PLAN PROVIDED IS A PROTOTYPICAL LANDSCAPE PLAN INTENDED TO BE ADJUSTED BASED ON THE ACTUAL LOT CONFIGURATION. ACTUAL PLANT LAYOUT SHALL BE PROVIDED IN SIMILAR PLANT DENSITIES AS SHOWN ON THIS PLAN. WHERE LOT SIZES ARE LARGER THAN THE TYPICAL SHOWN, THE CONTRACTOR SHALL INSTALL ADDITIONAL PLANT MATERIAL USING THE SAME DROUGHT TOLERANT PLANT PALETTE PROVIDED. THE FINAL LANDSCAPE LAYOUT SHALL MAINTAIN THE SAME MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) CONFORMANCE STANDARDS. THE LANDSCAPE ARCHITECT WILL WALK THE JOBSITE POST CONSTRUCTION TO CONFIRM MWEO CONFORMANCE WITH EACH LOT.

x   
SCOTT NEIMAN, LANDSCAPE ARCHITECT RLA NO. 6104







PLANT\_SCHEDULE\_PLAN\_B

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	ARCTOSTAPHYLOS EDMUNDSII *ARCTOSTAPHYLOS EDMUNDSII	LITTLE SUR MANZANITA *LITTLE SUR MANZANITA	1 GAL	48" O.C.	9
	CEANOETHUS T. 'HEART'S DESIRE' *CEANOETHUS GRISEUS	HEARTS DESIRE CEANOETHUS *CARMEL CEANOETHUS	5 GAL	48" O.C.	6
	CISTUS X 'SUNSET' *CISTUS X 'PURPUREUS'	MAGENTA ROCKROSE *ORCHID ROCKROSE	1 GAL	48" O.C.	12
	COLEONEMA PULCHELLUM 'SUNSET GOLD' *COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN *SUNSET GOLD BREATH OF HEAVEN	1 GAL	36" O.C.	5
	LAVANDULA HIDCOTE *LAVANDULA HIDCOTE	ENGLISH LAVENDER *ENGLISH LAVENDER	1 GAL	36" O.C.	9
	LOMANDRA LONGIFOLIA 'BREEZE' TM *LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH *BREEZE MAT RUSH	1 GAL	36" O.C.	19
	PHORMIUM TENAX 'BRONZE BABY' *PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX *BRONZE BABY NEW ZEALAND FLAX	5 GAL	36" O.C.	3
	SALVIA CHAMAEDRYOIDES *SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE *MEXICAN BLUE SAGE	1 GAL	36" O.C.	22
	SALVIA GREGGII *SALVIA MELIFERA	AUTUMN SAGE *BLACK SAGE	1 GAL	48" O.C.	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	MYOPORUM PARVIFOLIUM *MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM *TRAILING MYOPORUM	1 GAL	60" o.c.	22
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' *AJUGA REPTANS	HUNTINGTON CARPET ROSEMARY *CARPET BUGLE	1 GAL	24" o.c.	54

\*OPTIONAL SUBSTITUTE FOR SHADE APPLICATION.

NOTES

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3. SEE CIVIL PLANS FOR SPECIFIC LOT GRADING AND DRAINAGE.
4. ALL LANDSCAPED AREAS TO RECEIVE MULCH, SEE SPECIFICATIONS FOR DEPTH AND TYPE.
5. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE SUPERVISION OF AN AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
6. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
7. PLANTING PLAN IS TYPICAL TO PLAN TYPE UNITS. REFER TO PARCEL MAP.
8. STREES TREES REQUIRED BY THE SPECIFIC PLAN MAY REQUIRE MODERATE WATER USAGE. SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS.

NOTICE TO CONTRACTOR

THE LANDSCAPE PLAN PROVIDED IS A PROTOTYPICAL LANDSCAPE PLAN INTENDED TO BE ADJUSTED BASED ON THE ACTUAL LOT CONFIGURATION. ACTUAL PLANT LAYOUT SHALL BE PROVIDED IN SIMILAR PLANT DENSITIES AS SHOWN ON THIS PLAN. WHERE LOT SIZES ARE LARGER THAN THE TYPICAL SHOWN, THE CONTRACTOR SHALL INSTALL ADDITIONAL PLANT MATERIAL USING THE SAME DROUGHT TOLERANT PLANT PALETTE PROVIDED. THE FINAL LANDSCAPE LAYOUT SHALL MAINTAIN THE SAME MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) CONFORMANCE STANDARDS. THE LANDSCAPE ARCHITECT WILL WALK THE JOBSITE POST CONSTRUCTION TO CONFIRM MWEO CONFORMANCE WITH EACH LOT.

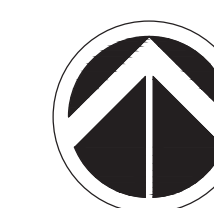
WELO CERTIFICATION OF COMPLIANCE

THIS TYPICAL LANDSCAPE PLAN, WHEN INSTALLED, WILL COMPLY WITH THE RIVERSIDE COUNTY MUNICIPAL CODE AND THE WATER CONSERVATION MANDATE 'WATER EFFICIENT LANDSCAPE ORDINANCE' (WELO) PREPARED IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPE WORK SHEETS APPENDIX A AND APPENDIX B, THE WUCOLS VALUES WERE GIVEN IN THE PLANT APPENDICES LOCATED IN THE RICE RANCH SPECIFIC PLAN DESIGN GUIDELINES AND ARE USED TO DETERMINE PF (PLANT FACTOR) VALUE IN THE CALCULATION IN THE CONSTRUCTION DOCUMENT PHASE.

THE WATER CONSERVATION METHOD FOR THE NEW LANDSCAPE PLANT MATERIAL WILL HAVE A LOW TO LOW/MED PF (PLANT FACTOR) RATING AND THE ETWU (ESTIMATED TOTAL WATER USE) PER YEAR IS ESTIMATED TO BE WITH IN THE MAXIMUM ALLOWABLE WATER ALLOCATION (MAWA) WHICH WILL BE CALCULATED FOR THE PROJECT. ADDITIONALLY, A 'SMART CONTROLLER' WITH A CLIMATE CONTROL WEATHER STATION WILL BE USED TO MONITOR THE IRRIGATION WATER AND PRO-RATE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES WILL BE IRRIGATED ON SEPARATE SYSTEMS SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

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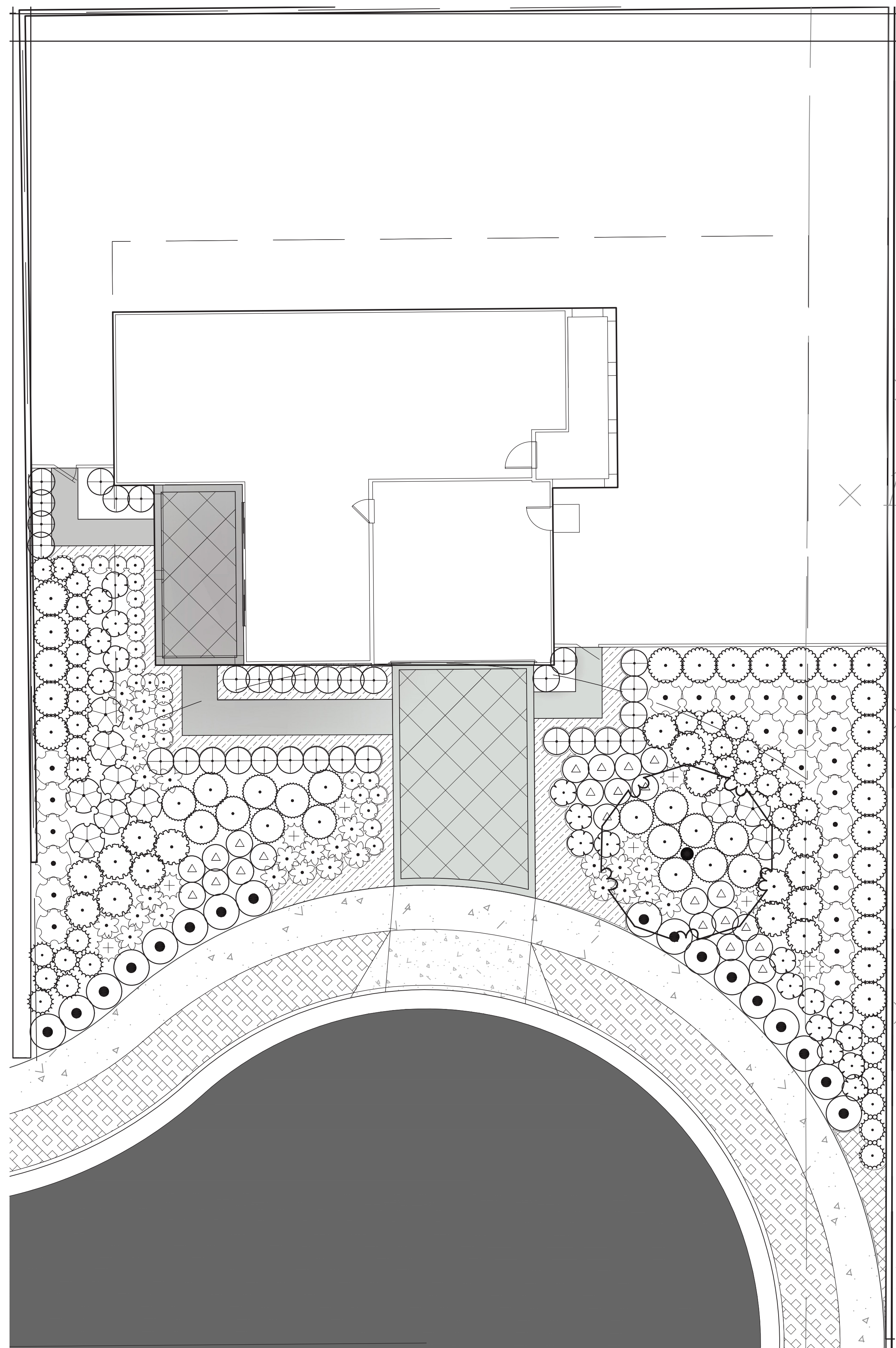
SCOTT NEIMAN, LANDSCAPE ARCHITECT RLA NO. 6104



LANDSCAPE TYPICAL - PLAN B

January 13, 2023 TLC Redlands Texas St. LLC





PLANT\_SCHEDULE\_PLAN\_C

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	ARCTOSTAPHYLOS EDMUNDSII *ARCTOSTAPHYLOS EDMUNDSII	LITTLE SUR MANZANITA *LITTLE SUR MANZANITA	1 GAL	48" O.C.	17
	CALLISTEMON VIMINALIS 'LITTLE JOHN' *CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH *LITTLE JOHN WEeping BOTTLEBRUSH	1 GAL	36" O.C.	32
	CEANOETHUS T. 'HEARTS DESIRE' *CEANOETHUS GRISEUS	HEARTS DESIRE CEANOETHUS *CARMEL CEANOETHUS	5 GAL	48" O.C.	10
	CISTUS X 'SUNSET' *CISTUS X 'PURPUREUS'	MAGENTA ROCKROSE *ORCHID ROCKROSE	1 GAL	48" O.C.	24
	COLEONEMA PULCHELLUM 'SUNSET GOLD' *COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN *SUNSET GOLD BREATH OF HEAVEN	1 GAL	36" O.C.	19
	DIETES IRIDIODES *DIETES IRIDIODES	FORTNIGHT LILY *FORTNIGHT LILY	1 GAL	36" O.C.	36
	LAVANDULA HIDCOTE *LAVANDULA HIDCOTE	ENGLISH LAVENDER *ENGLISH LAVENDER	1 GAL	36" O.C.	23
	LOMANDRA LONGIFOLIA 'BREEZE' TM *LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH *BREEZE MAT RUSH	1 GAL	36" O.C.	27
	MAHONIA AQUIFOLIUM *MAHONIA AQUIFOLIUM	OREGON GRAPE *OREGON GRAPE	1 GAL	48" O.C.	22
	PHORMIUM TENAX 'BRONZE BABY' *PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX *BRONZE BABY NEW ZEALAND FLAX	5 GAL	36" O.C.	8
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' *ERICAMERIA LARICIFOLIA	TUSCAN BLUE ROSEMARY *LARCHLEAF GOLDENWEED	1 GAL	48" O.C.	16
	SALVIA CHAMAEDRYOIDES *SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE *MEXICAN BLUE SAGE	1 GAL	36" O.C.	24
	SALVIA GREGGII *SALVIA MELIFERA	AUTUMN SAGE *BLACK SAGE	1 GAL	48" O.C.	17
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	JUNIPERUS HORIZONTALIS 'ICEE BLUE' *JUNIPERUS HORIZONTALIS 'ICEE BLUE'	CREeping JUNIPER *CREeping JUNIPER	1 GAL	48" o.c.	3
	MYOPORUM PARVIFOLIUM *MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM *TRAILING MYOPORUM	1 GAL	60" o.c.	50
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' *AJUGA REPTANS	HUNTINGTON CARPET ROSEMARY *CARPET BUGLE	1 GAL	24" o.c.	75

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x

SCOTT NEIMAN, LANDSCAPE ARCHITECT RLA NO. 6104

