

TEMESCAL CANYON EC VEGETATION
21 ACRES OAK WOODLAND HABITAT

Botanic Name	Common Name	Type	Spacing	No. per Acre	Total Qty.
Container Stock	Coyote bush	1 gal	6' o.c.	100	21
Baccharis pilularis	Western sycamore	1 gal	20' o.c.	55	12
Platanus racemosa	Fremont cottonwood	1 gal	15' o.c.	30	7
Populus fremontii	Arroyo willow	1 gal	8' o.c.	75	16
Salix lasiolepis					
Total Container Stock				282	56

SHADE REQUIREMENT
 REQUIRED 368 SPACES @ 162 S.F. EA = 59,616 S.F.
 59,616 S.F. @ 50% COVERAGE REQUIRED= 29,808 S.F.
 ACTUAL AREA SHADED= 36,775 S.F.

INTERIOR LANDSCAPE REQUIREMENT
 REQUIRED 368 SPACES @ 162 S.F. EA = 59,616 S.F.
 59,616 S.F. @ 10% COVERAGE REQUIRED= 5,962 S.F.
 ACTUAL AREA = 7,075 S.F.

LANDSCAPE NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.

- A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
- RAIN SENSING DEVICE
- ANTI-DRAIN CHECK VALVES
- PRESSURE REGULATOR (IF NEEDED)
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE W/ NO RUNOFF/OVERSPRAY)
- SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10' IN WIDTH.
- PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREAKER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.

NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
- AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- INSTALL ROOT BARRIERS TO TREES WITHIN 6" OF ALL HARDSCAPE
- ALL SLOPES OVER 3" IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
- A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
- ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.
- LANDSCAPING SHALL BE INSTALLED IN TWO PHASES AS SHOWN.
- THE PROJECT IS NOT IN A MNSCP CELL OR WITHIN 200' OF ONE.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
⊕	LAU. N. "S."	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	36	DOUBLE STAKE / HEIGHT 8'-10', SPREAD 3'-4" MIN.	L
⊕	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	54	DOUBLE STAKE / HEIGHT 7'-8", SPREAD 2'-3" MIN.	L
⊕	CHI. TAS.	CHITRALPA TASHKENTENSIS 'PINK DAWN'	PINK CHITRALPA	24" BOX	104	DOUBLE STAKE / HEIGHT 8'-10', SPREAD 3'-4" MIN.	L
⊕	QUIP. S. "T."	CUPRESSUS SEMPERVIRENS 'TASTIGATA'	COLUMNARIAN ITALIAN CYPRESS	24" BOX	57	DOUBLE STAKE / HEIGHT 8'-10', SPREAD 1'-2" MIN.	L
⊕	OLE. E. "S.H."	OLEA EUROPEA 'SMAN HILL'	FRUITLESS OLIVE	24" BOX	103	DOUBLE STAKE / HEIGHT 8'-10', SPREAD 3'-4" MIN.	L
⊕	QUE. SUB.	QUERCUS SUBER	CORK OAK	36" BOX	5	DOUBLE STAKE / HEIGHT 10'-12', SPREAD 5'-6" MIN.	L
⊕	PLA. RAC.	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	59	DOUBLE STAKE / HEIGHT 8'-10', SPREAD 3'-4" MIN.	M
SHRUBS:							
⊕	BAC. P. "P.P."	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	--	TRIANGULAR SPACING @ 5' O.C. (GROUNDCOVER)	L
⊕	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	--	FULL & BUSHY @ 3' O.C. (MEDIUM ACCENT SHRUB)	L
⊕	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	--	FULL & BUSHY @ 3' O.C. (LARGE SCREEN SHRUB)	L
⊕	ANA. FLA.	ANAGONANTHIUS FLAVIDUS 'VELVET'	KANGAROO PAWNS	1 GAL	--	FULL & BUSHY @ 3' O.C. (SMALL ACCENT SHRUB)	L
⊕	JUN. H. "W."	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	1 GAL	--	TRIANGULAR SPACING @ 5' O.C. (SITE DISTANCE PLANTING)	L
⊕	LAV. S. "O.O."	LAWANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	--	FULL & BUSHY @ 3' O.C. (MEDIUM ACCENT SHRUB)	L
⊕	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'OR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	--	FULL & BUSHY @ 3' O.C. (LARGE SCREEN SHRUB)	L
⊕	CAL. V. "L.J."	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	--	FULL & BUSHY @ 3' O.C. (MEDIUM ACCENT SHRUB)	L
⊕	ROS. "G.C.R."	ROSA 'CARPET RED'	RED GROUND COVER ROSE	5 GAL	--	FULL & BUSHY @ 3' O.C. (ACCENT GROUNDCOVER)	M
⊕	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	--	FULL & BUSHY @ 3' O.C. (MEDIUM ACCENT SHRUB)	L
⊕	RHU. OVATA	RHUS OVATA	SUGAR BUSH	5 GAL	--	FULL & BUSHY @ 5' O.C. (LARGE SCREEN SHRUB)	L
VINES:							
⊕	MAC. U.C.	MAFADRYNA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	--	ATTACH TO TRASH ENCLOSURE & SCREEN WALLS	L
BASINS:							
⊕	LOM. LON.	LOMANDRA LONGIFOLIA	MATT RUSH	1 GAL.	AS REQ'D.	PLANT @ 3' O.C. IN ALL PERMANENT BASINS	L
MULCH & GROUNDCOVER:							
⊕	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type Commercial
TOSCANO VILLAGE AT TEMESCAL VALLEY
 0.45 Eto allowance

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

Hydrozone #	Plant Factor	Plant Type	Water Use
1 Maximum Annual Water Allowance (MAWA)			
INPUT the total square footage of landscape = 185,500 S.F.			
INPUT the Hist. Eto for the area = 57.33			
MAWA = 396,669 cu ft / yr			
2 Estimated Annual Water Use (EAUW)			
Hydrozone # 1	Plant Factor = 0.2	Shrub / Groundcover	Low
INPUT Square Foot Area of Hydrozone = 160,300			
Hydrozone Irrigation Efficiency = 0.90			
Point Source Drip			
EAWU = 188,275 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5	Trees / Match	Moderate
INPUT square footage of hydrozone = 25,200			
Hydrozone Irrigation Efficiency = 0.90			
Point Source Drip			
EAWU = 60,527 cu ft / yr			
Hydrozone # 3	Plant Factor = 0	na	na
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
Hydrozone # 4	Plant Factor = 0	na	na
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
Hydrozone # 5	Plant Factor = 0	na	na
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
Hydrozone # 6	Plant Factor = 0	na	na
INPUT square footage of hydrozone = 0			
Hydrozone Irrigation Efficiency = 1			
EAWU = 0 cu ft / yr			
SubTotal EAWU = 235,802 cu ft / yr			
Input Irrigation System Operation Factor = 0.85			
Total EAWU = 277,414			
MAWA - EAWU = 119,255 cu ft / yr			
(this number must be positive)			
PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 30%			

* 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.

OWNER / APPLICANT
 SPEEDWAY DEVELOPMENT, LLC
 15300 FAIRFIELD RANCH ROAD, SUITE K
 CHINO HILLS, CA 91709
 PHONE: (909) 983-2000
 FAX: (909) 983-2008
 CONTACT: TOM CHAVEZ

PROPERTY ACREAGE
 TOTAL GROSS ACRES: 33.46 AC.
 TOTAL NET ACRES: 28.58 AC.

LANDSCAPE AREA
 TOTAL SQUARE FEET: 185,500

ASSESSOR'S PARCEL NUMBER
 290-130-003, 290-130-004, 290-130-005,
 290-130-006, 290-130-052, 290-130-053,
 290-130-054, 290-130-055

THOMAS BROTHERS MAP
 THOMAS GUIDE RIVERSIDE COUNTY (2010) PAGE 834 H1 & J1

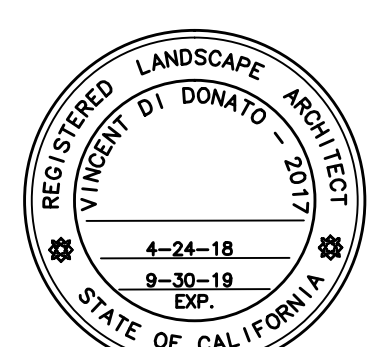
PRESENT USE
 VACANT

PROPOSED USE
 COMMERCIAL RETAIL

GENERAL PLAN LAND USE DESIGNATION
 EXISTING: LI - LIGHT INDUSTRIAL
 PROPOSED: CR - COMMERCIAL RETAIL

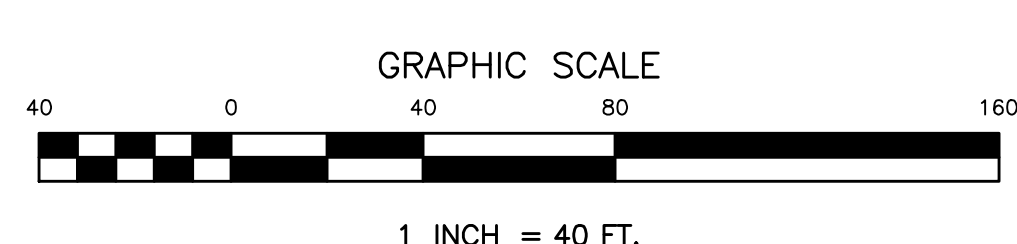
ZONING
 EXISTING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)
 PROPOSED: C-P-5 (SCENIC HIGHWAY - COMMERCIAL)

PREPARED BY:
ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
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CERT NO. 2017, EXP 09/2019 DATE: 8/23/18

PLOT PLAN 26290
 IN THE COUNTY OF RIVERSIDE
 TOSCANO VILLAGE AT TEMESCAL
 VALLEY
COMPREHENSIVE LANDSCAPE PLAN



I AGREE TO COMPLETE A LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2, ORDINANCE 348, INCLUDING OFF-SITE PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIFIC PLAN AND LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

APPLICANT'S SIGNATURE: *Vivian DiDante* DATE: 8/23/18