IV. Design Guidelines

A. LANDSCAPE DESIGN GUIDELINES, PLANTING GUIDELINES AND COMMUNITY ELEMENTS

1. Landscape Design Guidelines

a. Introduction - (See Figure IV-1):

The Quinta Do Lago landscape development character is reminiscent of 'Early California' landscape heritage. 'Early California' landscapes placed an emphasis on use of indigenous, drought resistant and naturalized plants. Sharp contrasts of tree forms occurred frequently through the use of formal groves or straight rows of palms. These landscapes were not only for aesthetics but performed the multi-functions of sun or shade modulation, wind breaks, dust filtration and noise reduction. This heritage responds best to the intense environmental factors of Quinta Do Lago's inland valley location.

Guiding the 'Early California' community landscape identity is the overall guidelines goal of the creation of a high quality community. The landscape development facilitates this goal by the following methods:

1) Creation of high-image visual elements along community streetscenes such as, landscaping, walls and entry monumentation.

2) Enhanced, landscaped parkway areas (landscape development zones) along all major and minor community streetscenes.

3) Features a pedestrian system which provides safe, convenient access from neighborhoods to community wide destinations.

4) Provision of varied recreation opportunities to accommodate the active California lifestyle.

5) Employs a landscape theme which emphasizes distinctive land uses, provides visual direction and thematic reinforcement.

Recreation and open space amenities play a key role in establishing a high quality community.

A twenty-two (22) acre meadow near the major community entry includes several recreational amenities. Uses such as a regional trail, jogging trails, passive walkways, picnicking, walkway connections to nearby residential neighborhoods, as well as, walkway
connections to the eight (8) acre community park. The meadow in addition to providing for community recreation and circulation needs includes an east west drainage channel. Completing the community recreation amenities one (1) eight (8) acre community park, one (1) seven (7) and one-half (7-1/2) acre community park, one (1) five (5) acre neighborhood /school joint use park, three (3) mini-parks and one (1) 0.4-acre greenbelt.

The Landscape Architectural Guidelines section presents the landscape development concept for the thematic treatment of all major community perimeter and minor community interior streetscenes, community edges and boundaries, and other commonly maintained community areas associated with Quinta Do Lago.

The Planting Guidelines present in summary the overall community plant materials palette. General information relative to seasonal planting constraints, climate constraints, and horticultural soils test requirements are presented as an aid to successful implementation. General requirements relative to planting installation, irrigation installation and landscape maintenance are also contained herein.

The Community Elements portion of these guidelines consist of written summaries and graphic exhibits which address the design development of specific and typical project areas which comprise the Quinta Do Lago community concept. Specifically addressed are landscape requirements for single family, multi-family, commercial/business parks, industrial parks and office/industrial parks. Recreation elements and amenities are also described. In addition, major community entry, minor community and neighborhood entries are delineated to further explain the character of the community.

These guidelines are intended to establish the basic standard for the quality of development for the community landscape character. Some sections are generic. When the proper marketing study has been completed, the final landscape design for the generic sections will respond to the market conditions existing at the time of construction. Landscape development refinement may include such features as; street tree and entry monument tree selection, entry monument sign design, community theme wall design, and possibly the programming of alternative park activities.

The Landscape Guidelines, Planting Guidelines, and Community Elements are intended to complement the Architectural and Site Planning Guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of place that is Quinta Do Lago.

b. Community Streetscenes

A hierarchy of community perimeter and interior streetscenes landscape development has been planned consisting of major community, minor community and neighborhood streetscenes. Each streetscenes landscape development hierarchy is uniform and consistent in order
to provide a strong sense of community identity. Tree forms in particular that are
reminiscent of 'Early California' and repetitive of early Riverside County roadways reinforce
the landscape heritage of Quinta Do Lago. Sharp contrasts of tree forms and their
placement provide land use emphasis and community direction.

Neighborhood streetscenes consist primarily of frontyard landscape development. Neighborhood landscape development streetscenes are discussed in greater depth in the Community Elements section.

c. **Major Community Streetscenes**

1) **Street 'E' Multi-Family Residential and Park Land Use Edges - (See Figure IV-2):**

Street 'E' is considered the main access street into Quinta Do Lago, therefore, the
Landscape Development Zone has been expanded. The landscape development
associated with the major community streetscene along Street 'E' consists of:

- Informal Street Tree Groupings
- Meandering Sidewalk
- 4:1 Maximum Mound in Turf Parkway
- A Hierarchy of Entry Monumentation
- Varying Width Turf Parkway - Front Side of Sidewalk
- Evergreen and Deciduous Grove Trees Intermixed with Street Trees
- Variable Width Shrub and Groundcover Zone at Back Side of Sidewalk. Turf
  continuous at Park Site

a) **Thirty-Two Foot (32') Landscape Development Zone:**

The streetscene planting concept consists of informal street tree groupings
intermixed with a backdrop of Evergreen and Deciduous Grove Trees planted
within the "Landscape Development Zone" (LDZ). This major community
streetscene LDZ is defined as the planting area from the curb face to the
street right-of-way, a twelve foot (12') distance plus an additional twenty foot
(20') for a thirty-two foot (32') total minimum distance from the community
streetscene curb face to the back of the Landscape Development Zone
(LDZ). The thirty-two foot (32') LDZ incorporates a six foot (6') concrete
sidewalk, which meanders from a four foot (4') minimum distance away from
curb face to four foot (4') minimum distance away from the back of LDZ.
The meandering sidewalk may also change vertical grades. Bordering this
sidewalk is a varying width turf parkway. The turf parkway is complemented
with a shrub and groundcover planting from back of meandering sidewalk
to the back of the LDZ. The entire LDZ at the park site shall consist of turf.
NO TREES SHALL BE PLANTED BETWEEN WALK AND CURB WHEN WALK IS CLOSER THAN 8' TO CURB

TURF PARKWAY 4:1 MAX. MOUNDING

6' SIDEWALK MEANDERS FROM 4' MIN. DISTANCE AWAY FROM CURB TO 4' MIN. DISTANCE AWAY FROM BACK OF LDZ.

SHRUBS AND GROUNDCOVER BACK SIDE OF MEANDERING SIDEWALK

COMMUNITY THEME WALL AT SINGLE FAMILY RESIDENCE

MULTI-FAMILY RESIDENTIAL OR SINGLE FAMILY RESIDENTIAL SITE

4'-6' VARIES

15'-21' MIN.

32'-38' MIN.

12'-18' MIN.

R.O.W.

VALLEY WIDE OR NON-MAINTAINED AT SINGLE FAMILY RESIDENCE. MAINTAINED AT MULTI-FAMILY RESIDENCE.

EVERGREEN AND DECIDUOUS GROVE TREES INTERTMIXED WITH STREET TREES

INFORMAL STREET TREE GROUPINGS RANDOMLY SPACED AT AN AVERAGE OF 40' ON CENTER TO MATCH STREETSCENE ALONG PARK STREETSCENE EDGE

PARK LANDSCAPING CONTINUES TO STREETSCENE CURB.

PARK SITE

FIGURE IV-2

QUINTA DO LAGO

PREPARED FOR: THE BATAVIA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

LAND DESIGN

T & B Planning Consultants

Quinta Do Lago Specific Plan No. 2848/K.R. No. 871

IV. Design Guidelines
The LDZ along the park site will be maintained by the valley wide maintenance district with the LDZ adjacent to multi-family residential being privately maintained. At single family residential land uses the LDZ will be maintained by either valley wide or a Homeowner Association maintained.

2) Street 'E' at Single Family Residential Land Use Edge - (See Figure IV-3):

This streetscene section occurs along single family residential land uses. The thirty two foot (32') landscape development zone remains consistent and contains all the features shown in Figure IV-2 with the following additions.

- Four Foot (4') Wide Minimum Landscape Buffer
- Community Theme Wall at Back of LDZ
- Variable Width Turf Zone at Back of Walk

3) Street 'E' at Meadow Edge Land Use - (See Figures IV-4A and IV-4B):

Street 'E' streetscene changes at the meadow as the street crosses the meadow area. The purpose of the streetscene landscape development changes are to highlight the distinctiveness of this area, emulate the feeling of driving over a bridge; and maximize views. The landscape development zone changes will consist of:

- Thematic Railing Located at Back Edge of Right-of-Way
- Shrub and Groundcover Planting at Terminus of Thematic Railing
- Twelve Foot (12') Wide Decorative Concrete Walk to Back of Right-of-Way
- Backdrop of Informal Palm Tree Groves and Groupings of Meadow Accent Trees

The meadow crossing streetscene planting concept consists of thematic palm tree groupings forming a gateway. Informal palm tree groves form a backdrop allowing unobstructed views of the meadow in both directions. The thematic streetscene treatment crossing the meadow will consist of a hardscape treatment of decorative concrete paving.
NO TREES SHALL BE PLANTED BETWEEN WALK AND CURB WHEN WALK IS CLOSER THAN 8' TO CURB.

TURF PARKWAY 4:1 MAX. MOUNDING

6' SIDEWALK MEANDERS FROM 4' MIN. DISTANCE AWAY FROM CURB TO 4' MIN. DISTANCE AWAY FROM COMMUNITY THEME WALL

EVERGREEN AND DECIDUOUS GROVE TREES INTERMIXED WITH STREET TREES

INFORMAL STREET TREE GROUPINGS RANDOMLY SPACED AT AN AVERAGE OF 40' ON CENTER

LANDSCAPE BUFFER

6' HIGH COMMUNITY THEME WALL PER FENCING PLAN

FIGURE IV - 3

QUINTA DO LAGO
PREPARED FOR: THE BAXTA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

T&D Planning Consultants

IV. Design Guidelines
Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371 IV-7
STREET 'E' AT MEADOW EDGE LAND USE

DRAINAGE CULVERT

GROUNDCOVER AND SHRUBS AT TERMINUS OF THEMATIC RAILING SEE FIGURE 4-B

6' WIDE MEANDERING WALK WITH CONNECTIONS TO SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS

ACCENT PAVING TO BACK OF R.O.W. AT THEMATIC RAILING

42' HIGH THEMATIC RAILING - LOCATED AT BACK OF RIGHT-OF-WAY SEE FIGURE 4-B

3:1 MAX. TURF SLOPE

3:1 MAX. SLOPE

10' WIDE SOFT SURFACE MEANDERING REGIONAL MULTI-PURPOSE TRAIL

THEMATIC PALM GROVES - TO FRAME MEADOW VIEWS

6' VARYING \ 3:1 MAX. SLOPE

R.O.W.

6' VARYING \ 3:1 MAX. SLOPE

VALLEY WIDE MAINTAINED

VALLEY WIDE MAINTAINED

FIGURE IV - 4A

QUINTA DO LAGO

PREPARED FOR: THE BAHIA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

T&D Planning Consultants

Quinta Do Lago Specific Plan No. 284/E.R.R. No. 377
4) Thompson Road with Median Island at Commercial/Business Park Land Use Edges - (See Figure IV-5):

A major community access point also occurs at the Thompson Road entry off of Winchester Road at commercial/business park land uses. The landscape development zone along this streetscene emulates the expanded LDZ and many other features found along Street 'E'. However, the main distinction between Thompson Road and Street 'E' is that the thirty-two foot (32') width LDZ occurs only in conjunction with the median island. Where there is no median island, Thompson Road changes to a minor community streetscene with a twenty-six foot (26') LDZ treatment. Thompson Road streetscene thirty-two foot (32') with median island treatment reaches from Winchester Road to Street 'A'. The thirty-two foot (32') major community streetscape landscape development zone features:

- Informal Street Tree Groupings
- Evergreen and Deciduous Grove Trees Intermixed with Street Trees
- A Hierarchy of Entry Monumnetation
- Horizontal and Vertical Grade Meandering Sidewalk
- Turf Parkway from Curb to Back of LDZ

The streetscene planting concept features informal street tree groupings intermixed with a backdrop of evergreen and deciduous grove trees planted within a "Landscape Development Zone" (LDZ). The LDZ planting area is measured from the curb face to the street right-of-way, a twelve foot (12') maximum plus an additional twenty foot (20') for a total of thirty-two foot (32') minimum distance width from the streetscene curb face to the back of the LDZ.

The thirty-two foot (32') LDZ incorporates a six foot (6') concrete sidewalk which meanders from a four foot (4') minimum distance from the curb face to a four foot (4') minimum distance from face of wall or edge of LDZ. The meandering sidewalk may also change vertical grades. The LDZ adjacent to commercial/business park land uses will be privately maintained by the Business Park Association.

5) Highway 79 (Winchester Road) Streetscene at Commercial/Business Park or Community Park Land Uses - (See Figure IV-6A):

The Winchester Road, Highway 79, streetscape landscape development zone features:

- Uniformly Spaced Parkway Flowering Accent Trees (Caltrans Approved)
- Backdrop of Uniformly Spaced Evergreen Street Trees
- Sidewalk Paralleling the Street

IV. Design Guidelines

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

IV-10
THOMPSON ROAD WITH MEDIAN ISLAND AT COMMERCIAL/BUSINESS PARK LAND USE EDGE

NO TREES SHALL BE PLANTED BETWEEN WALK AND CURB WHEN WALK IS WITHIN 4' OF CURB

2' CONCRETE EDGE AROUND MEDIAN ISLAND

MEDIAN ISLAND FLOWERING ACCENT TREE AT 20' ON CENTER SPACING

SHRUBS AND GROUND COVER IN MEDIAN ISLAND

TURF PARKWAY 4:1 MAX. MOUNDING (ENTIRE LDZ)

EVERGREEN AND DECIDUOUS GROVE TREES INTERMIXED WITH STREET TREES

6' SIDEWALK MEANDERS FROM 4' MIN. DISTANCE AWAY FROM CURB TO 4' MIN. DISTANCE AWAY FROM BACK OF LDZ.

INFORMAL STREET TREE GROUPINGS RANDOMLY SPACED AT AN AVERAGE OF 40' ON CENTER

PRIVATELY MAINTAINED

VALLEY WIDE OR HOEOWNER ASSOCIATION MAINTAINED

PRIVATELY MAINTAINED

IV Design Guidelines
Quinta Do Lago Specific Plan No. 284/E.T.R. No. 371 IV-11
- Standard Width Turf Parkway - Both Sides of Sidewalk
- Exceeds Caltrans Thirty Foot (30') Tree Setback Zone Requirement
- Twenty-Five Foot (25') Transportation Corridor Easement

This LDZ treatment illustrated along Winchester Road is consistent with the LDZ treatment specified in neighboring specific plan developments adjacent to Winchester Road.

a) Caltrans Jurisdiction Planting Requirements:

The California Department of Transportation (Caltrans) has designated Winchester Road as a State Highway. Caltrans requires a thirty foot (30') tree setback zone for large trees exceeding Caltrans' specific tree size standards. One of these standard states that only small trees with a four inch (4") trunk diameter at a four foot (4') height may be planted within thirty feet (30') of the nearest travel lane or within median islands. In addition, all landscape development shall conform to Caltrans standards and be approved by Caltrans prior to implementation.

The thirty foot (30') tree setback zone is measured from the edge of the closest lane of travel. The closest lane of travel edge is separated from the curb face by an eight foot (8') wide paved shoulder with the remainder of the area, twenty-two feet (22'), of landscaping and sidewalk, completing the Caltrans thirty foot (30') tree setback zone.

b) Twenty-Six Foot (26') Landscape Development Zone:

Winchester Road's twenty-six foot (26') LDZ consists of a twelve foot (12') right-of-way and an additional fourteen feet (14') of landscape area. Within this twenty-six foot (26') LDZ is twenty-two foot (22') of landscape area which needs to conform to the Caltrans tree setback zone criteria mentioned above under Caltrans jurisdiction.

This LDZ groundplane features a six foot (6') sidewalk paralleling the street eight feet (8') away and bordered by turf parkways on both sides of the sidewalk. A four foot (4') wide by three foot (3') high landscape buffer screen will be planted adjacent to parking lots by the Commercial/Business Park developer on the commercial/business park property.
The tree overstory will feature two rows of contrasting tree species. The foreground row will consist of a parkway flowering accent tree at a forty foot (40') spacing conforming to Caltrans tree setback standards. The second background row will be a large scale evergreen street tree which is not required to meet Caltrans standards.

c) Transportation Corridor Easement:

Quinta Do Lago Community is a part of the Overall Riverside County Southwest Area Plan (SWAP). Specified as a part of SWAP are transportation corridor easements. A twenty-five foot (25') wide Transportation Corridor Easement is required on both sides of Winchester Road as a provision for future transportation needs. This Transportation Corridor begins prior to the Winchester Road right-of-way. The LDZ at commercial/business park land uses will be privately maintained by the Business Park/Commercial Association. The LDZ at the park site will be Valley Wide maintained.

6) Highway 79 (Winchester Road) Streetscene at Multi-Family and Single Family Residential Land Uses (See Figure IV-6B)

This streetscene section occurs along multi-family and single family residential land uses. The Caltrans jurisdiction planting requirements remains consistent and contains all the features shown in Figure 6A with the following additions:

- Community Theme Wall at Back of LDZ per Fencing Plan
- Six Foot (6') Wide Landscape Buffer Adjacent to Community Theme Wall

The LDZ will be maintained by either Valley Wide Maintenance District or a Homeowners Association.

d. Minor Community Streetscenes

Portions of Street 'D', Thompson Road, Street 'A', Street 'B', Street 'C' Benton Road and Auld Road have been classified as minor community streetscenes for landscape development purposes.
Benton Road, Auld Road, Street 'A', Street 'B' (at Commercial), Street 'D', Leon Road and Thompson Road Streetscape at Industrial, Commercial and Single Family Residential Land Use Edges - (See Figure IV-7A):

The landscape development associated with these minor community streetscape features:

- Informal Street Tree Groupings
- Evergreen Background Grove Trees with Deciduous Accent Trees Intermixed with Street Trees
- Community Theme Wall or Fence per Fencing Plan - Single Family Residential Land Uses
- A Hierarchy of Entry Monumentation
- Horizontal and Vertical Grade Meandering Sidewalk
- Varying Width Turf Parkway
- Landscape Buffer at Community Theme Wall - Single Family Land Uses

The streetscape planting concept features informal street tree groupings, deciduous accent trees and evergreen grove trees intermixed with the street trees, planted within a "Landscape Development Zone" (LDZ). The LDZ planting area is measured from the curb face to the street right-of-way, a twelve foot (12') maximum plus an additional fourteen foot (14') for a total of a twenty-six foot (26') minimum distance width from the streetscape curb face to the community theme wall or back of LDZ.

The twenty-six foot (26') LDZ incorporates a six foot (6') concrete sidewalk which meanders from a four foot (4') minimum distance from the curb face to a four foot (4') minimum distance from the community theme wall or back edge of LDZ. The meandering sidewalk may also change vertical grades. This treatment is consistent for flat and 2:1 slope conditions.

The groundplane features a variable width turf parkway embracing the sidewalk. A four foot (4') wide landscape buffer is planned along community theme walls at residential conditions. Along commercial sites, the turf parkway will extend to the LDZ edge. A four foot (4') wide minimum by three foot (3') high landscape buffer screen will be installed adjacent to parking lots by the commercial/business park site developer on the commercial/business park site property. The LDZ at commercial/business park land uses will be privately maintained by the Commercial/Business Park Association. The LDZ adjacent to single family residential land uses will be maintained by either Valley Wide Maintenance District or a Homeowners Association.
2) Street 'D' at School or Park Land Use Edges - (See Figure IV-7B):

This streetscape development is consistent with the streetscape development in Figure 7 A with the following additions:

- No Community Theme Wall
- Maintenance Separation at Back of LDZ at School Site if Valley Wide Maintains the LDZ. Delete Maintenance Separation if School District Maintains LDZ

The LDZ at the school land use will be maintained by either Valley Wide Maintenance District or the School District. At park land uses the LDZ will be Valley Wide maintained.

3) Pourroy Road Streetscape at Residential Land Use Edge - (See Figure IV-8):

The Pourroy Road Streetscape forms a portion of Quinta Do Lago's eastern boundary. The landscape development associated with Pourroy Road streetscape features:

- Informal Street Tree Groupings
- Evergreen Background Grove Trees with Deciduous Accent Trees Intermixed with Street Trees
- Community Theme Wall or Fence
- A Hierarchy of Entry Monumentation
- Horizontal and Vertical Grade Meandering Sidewalk
- Varying Width Turf Parkway
- Landscape Buffer at Community Theme Wall

The streetscape planting concept features informal street tree groupings, deciduous accent trees and evergreen grove trees planted within a "Landscape Development Zone" (LDZ). The LDZ planting area is measured from the curb face to the street right-of-way, a twelve foot (12') maximum plus an additional fourteen foot (14') for a total of a twenty-six foot (26') minimum distance width from the streetscape curb face to the community theme wall.

The twenty-six foot (26') LDZ incorporates a six foot (6') concrete sidewalk which meanders from a four foot (4') minimum distance from community theme wall or back of LDZ. This treatment is consistent for flat and 2:1 slope conditions. The LDZ will be maintained by either Valley Wide Maintenance District or a Homeowners Association.
NO TREES SHALL BE PLANTED BETWEEN WALK AND CURB WHEN WALK IS CLOSER THAN 8' TO CURB

6' SIDEWALK MEANDERS FROM 4' MIN. DISTANCE AWAY FROM CURB TO 4' MIN. DISTANCE AWAY FROM COMMUNITY THEME WALL OR BACK EDGE OF LDZ

MAINTENANCE SEPARATION IF VALLEY WIDE MAINTAINS LDZ. DELETE IF SCHOOL DISTRICT MAINTAINS LDZ AND AT THE PARK SITE.
4) Street 'C' Streetscene at Single Family Residential Land Use Edges - (See Figure IV-9):

The landscape development associated with the minor community streetscene along Street 'C' consists of:

- Triangular Spaced Street Trees at Forty Feet (40') On Center Spacing
- Sidewalk Parallel with Street
- Standard Width Turf Parkway
- Eight Foot (8') Wide Landscape Buffer Zone
- Hierarchy of Minor Community and Neighborhood Entry Monumentation
- Community Theme Wall or Fence per Fencing Plan

a) Streetscene Planting Concept

The minor community streetscene Landscape Development Zone (LDZ) is a minimum twenty-two foot (22') width on flat areas. The LDZ width will increase more if slopes adjoin the streetscene.

The twenty-two foot (22') minimum LDZ reflects an eight foot (8') wide turf parkway between the street and the sidewalk, a six foot (6') wide concrete sidewalk parallel with the street and an eight foot (8') wide landscape buffer adjacent to the community theme wall.

The tree overstory will feature randomly-spaced street tree groupings averaging a forty foot (40') spacing. Street trees will be planted a minimum of four feet (4') away from walk, curb or wall. This treatment is consistent for flat and 2:1 manufactured slope conditions. The LDZ at residential land uses will be maintained by either the Valley Wide Maintenance District or a Homeowners Association.

e. Community Edges and Boundaries

1) Commercial/Business and Industrial Park at Off-Site Land Use Edge - (See Figure IV-10):

Where commercial/business park or office land uses join off-site land uses a combination ten foot (10') minimum width landscape buffer and property line community theme solid wall is planned. Where slopes occur this landscape development zone will increase.

This landscape development zone will be continuously planted with evergreen background grove trees with shrubs and groundcover denoting the community boundary.
TURF PARKWAY 4:1
MAX. MOUNDING

TRIANGULAR SPACED STREET TREES
AT 40' ON CENTER SPACING

6' SIDEWALK PARALLEL WITH CURB
LANDSCAPE BUFFER CONTINUOUS AT
BACK SIDE OF SIDEWALK

COMMUNITY THEME WALL PER
FENCING PLAN

Residential Site

Residential Site

agog unity

HOMEPRENT
MAINTAINED

VALLEY FIRE OR
HOMEOWNER
MAINTAINED

5'

7'

5'

15'
MIN.

22'
MIN.

15'
MIN.

11'

R.O.W.

R.O.W.

66'

FIGURE IV - 9

QUINTA DO LAGO
PREPARED FOR: THE BEAVITA LAND COMPANY AND
SOUTHERN CALIFORNIA DUTCH PROPERTIES
(RICHARD ASHLEY)

LandDesign
T&D Planning Consultants

IV. Design Guidelines
Quinta Do Lago Specific Plan No. 284/E.R. No. 871
IV-22
2) Residential at Off-Site Land Use - (See Figure IV-11):

In cases where On-Site Residential backs Off-Site land uses, a community theme solid wall will be installed on the property line.

3) Park, Meadow or Greenbelt at Residential Commercial/Business Park or Off-Site Land Use Edge - (See Figure IV-12):

The landscape treatment along the residential, commercial/business park or off-site land use edge along the park site indicates a variable width landscape buffer zone extending from ten feet (10') to thirty feet (30') wide meandering shrub and groundcover zone. The park boundary features a community theme solid wall on the park property line.

Park or meadow at-grade landscape development zones will be planted with evergreen background and deciduous grove trees with shrub and groundcover planting to become a landscape buffer between land uses.

Residential, commercial/business park or off-site up-slope condition landscape development zones will have evergreen background grove and deciduous accent trees clustered near property lines and shrubs located sufficiently down slope so as not to obstruct, but to enhance off-site views.

4) School at Residential Land Use Edge - (See Figure IV-13):

A solid community theme wall and with landscaping by the School District is proposed along the school site at Residential Land Use Edge Conditions.

5) Multi-Family Residential and Park at Meadow Land Use Edges - (See Figure IV-14):

The meadow at multi-family residential and park land use edge condition contains the following elements:

- Meandering Soft Surface Regional Multi-Use Trail
- Informal Groves of Evergreen and Deciduous Grove Trees
- Palm Tree Accents
- Meadow Accent Trees
- Drainage Channel with 3:1 Maximum Turf Sides
- Walk Connections to the Park and to the Multi-Family Residential Site
- Turf Open Play Areas
- Optional Perimeter Fencing at Multi-Family Site
FIGURE IV - 11

QUINTA DO LAGO

PREPARED FOR: THE BITOYA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

IV. Design Guidelines

Quinta Do Lago Specific Plan No. 294/R.I.R. No. 377
MAINTENANCE SEPARATION AT PROPERTY LINE MULTI-FAMILY RESIDENTIAL ONLY

LANDSCAPING PER PARK DEVELOPMENT PLANS OR PER MULTI-FAMILY RESIDENTIAL LANDSCAPE DEVELOPMENT PLANS

OPTIONAL COMMUNITY OPEN FENCE AT MULTI-FAMILY RESIDENTIAL SITE

MULTI-FAMILY RESIDENTIAL OR PARK LAND USE EDGE

15' MIN. SETBACK FROM EDGE OF MEADOW

4' MIN. VARIES 10' VARIES 3' MAX. SLOPE 3' MAX. SLOPE

MEANDERING 10' WIDE SOFT SURFACE REGIONAL MULTI-PURPOSE TRAIL

EVERGREEN OR DECIDUOUS GROVE TREES

TURF MEADOW

DRAINAGE CHANNEL

AVERAGE OF 250'
The meadow will be maintained by the Valley Wide Maintenance District.

6) Single Family Residential at Meadow Land Use Edge - (See Figure IV-15):

The edge condition at single family residential is consistent with Figure 14 with the following additions:

- Regional Multi-Use Trail May be Replaced with a Concrete Sidewalk (Opposite Side of Meadow)
- Walk Connections to Single Family Residential Neighborhoods, at Ends of Cul-de-sac Streets
- Open Community Theme Fence at Single Family Rear Property Lines
- Addition of a Variable Width Low Landscape Buffer Adjacent to the Community Theme Fence

2. Plant Material Guidelines

a. Introduction

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials utilized in simple, significant composition, complimentary to adjacent common landscape areas, while reinforcing the individual architectural and site setting is encouraged. Wherever possible, overall plant material selection for given project areas, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with Quinta Do Lago as described in the text, is contained in the following palette. In addition, a wider variety of plant materials compatible with project theme and setting are listed for use by adjoining developments within Quinta Do Lago.

b. Community Streetscene Landscape Development Zone Tree Palette

1) Deciduous Accent and Evergreen Background Grove Trees:

The trees selected will be utilized as informal vertical backdrop trees to specified community streetscenes. These trees may be used to block views or frame views. Their use at the boundary of common streetscenes will permit easier transition to the
RESIDENTIAL LAND USE AT MEADOW EDGE

LANDSCAPE BUFFER PLANTED WITH LOW SHRUBS AND GROUNDCOVER TO PRESERVE MEADOW VIEWS.

OPEN COMMUNITY THEME WALL—PER FENCING PLAN AT SINGLE FAMILY RESIDENTIAL LOTS.

6' WIDE MEANDERING WALK WITH CONNECTIONS INTO SINGLE FAMILY NEIGHBORHOODS.

EVERGREEN OR DECIDUOUS GROVE TREES.

DRAINAGE CHANNEL.

SINGLE FAMILY RESIDENTIAL SITE

15' MIN.

4' MIN.

VARIES 3:1 MAX. SLOPE

VARIES 3:1 MAX. SLOPE

FIGURE IV - 15

QUINTA DO LAGO
PREPARED FOR: THE BAZIJA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

HRP LANDDESIGN INC.

IV. Design Guidelines

Quinta Do Lago Specific Plan No. 284/E.R. No. 37
variety of adjoining land uses. Wherever possible and logical, these grove trees should be extended from community streetscenes into adjoining developments as background trees in order to 'break-down' the hard development edge between parcels and visually unify land uses.

a) Deciduous Accent Grove Trees:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alnus cordata</td>
<td>Italian Alder</td>
</tr>
<tr>
<td>Alnus rhombifolia</td>
<td>White Alder</td>
</tr>
<tr>
<td>Koelreuteria bipinnata</td>
<td>Chinese Flame Tree</td>
</tr>
<tr>
<td>Liriodendron tulipifera</td>
<td>Tulip Tree</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Liquidambar</td>
</tr>
<tr>
<td>Robinia ambigua 'Idahoensis'</td>
<td>Idaho Locust</td>
</tr>
</tbody>
</table>

b) Evergreen Background Grove Trees:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brachychiton populneum</td>
<td>Bottle Tree</td>
</tr>
<tr>
<td>Eucalyptus cladoalyx</td>
<td>Sugar Gum</td>
</tr>
<tr>
<td>Eucalyptus polyanthemos</td>
<td>Silver Dollar Gum</td>
</tr>
<tr>
<td>Eucalyptus rudis</td>
<td>Desert Gum</td>
</tr>
<tr>
<td>Eucalyptus sideroxylon 'Rosea'</td>
<td>Red Iron Bark</td>
</tr>
<tr>
<td>Pinus canariensis</td>
<td>Canary Island Pine</td>
</tr>
<tr>
<td>Pinus halepensis</td>
<td>Aleppo Pine</td>
</tr>
<tr>
<td>Pinus eldarica</td>
<td>Mondell Pine</td>
</tr>
</tbody>
</table>

2) Formal and Informal Street Trees:

The County of Riverside requires that street trees be utilized within street right-of-ways and street median islands. These trees will serve as foreground elements providing summer shade, welcome winter sun and as wind modulators. In addition, trees selected will provide community direction and land use emphasis.

a) Formal Street Trees:

(1) Street 'E'  
Platanus acerifolia  
'Bloodgood'

(2) Winchester Road  
Brachychiton Populneum  
Lagerstroemia Indica
b) Informal Street Trees:

Informal street trees will be selected from the community plant palette.

c) Median Island Trees:

Median island trees may be selected from the Evergreen Canopy Theme Trees, Palm Trees or Foreground Flowering Accent Entry Trees plant palettes.

c. Community Entry Accent Trees

These trees should be repeated at all significant points of the individual project and community interest. Such applications logically include street intersections; knuckles or changes in street direction; park entries, trail heads; walkway or community trail intersections; plazas; courtyards and other such significant locations where a reinforcement of the community theme tree will be recognized and will serve a functional purpose.

1) Evergreen Canopy Theme Trees:

Cinnamomum camphora
Magnolia grandiflora
Pinus halepensis
Pinus pinea
Quercus agrifolia
Quercus suber
Schinus molle

Camphor Tree
Southern Magnolia
Aleppo Pine
Italian Stone Pine
California Live Oak
Cork Oak
California Pepper Tree

2) Palm Trees:

Washingtonia robusta

Mexican Fan Palm

3) Foreground Flowering Accent Entry Trees:

Lagerstroemia indica
Malus floribunda
Nerium oleander
Prunus cerasifera 'Krauter Vesuvius'

Crape Myrtle
Japanese Flowering Crabapple
Oleander
Purple Leaf Plum
d. **Neighborhood Entry Accent and Streetscene Accent Trees**

At Neighborhood Entry Monument locations and as neighborhood streetscene trees, the following trees are categorized as accent trees:

- Albizia julibrissin
- Alnus cordata
- Crinodendron patagua
- Lagerstroemia indica
- Malus floribunda
- Nyssa sylvatica
- Pinus pinea
- Pistacia chinensis
- Prunus cerasifera 'Atropurpurea'
- Robinia ambigua 'Idahoensis'
- Sapium sebiferum
- Schinus molle
- Mimosa Tree
- Italian Alder
- Lily-of-the-Valley Tree
- Crape Myrtle
- Japanese Flowering Crabapple
- Sour Gum
- Italian Stone Pine
- Chinese Pistache
- Purple Leaf Plum
- Idaho Loquist
- Chinese Tallow Tree
- California Pepper

The above trees are also utilized at points of project emphasis throughout Quinta Do Lago. Specific locations include:

- Greenbelt/Park Entrances/Accents
- Neighborhood Tree Entries

The systematic use of these trees are encouraged in order to reinforce the continuity of the design theme of Quinta Do Lago in general.

e. **Deciduous Riparian Trees**

- Alnus cordata
- Alnus rhombifolia
- Betula alba
- Liquidambar styraciflua
- Platanus racemosa
- Salix babylonica
- Italian Alder
- White Alder
- White Birch
- Sweet Gum
- California Sycamore Tree
- Weeping Willow

f. **Evergreen Riparian Trees**

- Brachychiton populneum
- Palm Species
- Pinus Species
- Quercus Species
- Bottle Tree
- Palm
- Pine
- Oak
g. **Landscape Buffer Trees**

Landscape Buffer Trees may be selected from the Evergreen Background Grove Trees and the Deciduous Accent Tree plant palettes.

h. **Community Plant Palette**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>♦ <strong>Trees - Evergreen</strong></td>
<td></td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Brachychiton populneum</td>
<td>Bottle Tree</td>
</tr>
<tr>
<td>Cedrus deodara</td>
<td>Deodar Cedar</td>
</tr>
<tr>
<td>Ceratonia siliqua</td>
<td>Carob</td>
</tr>
<tr>
<td>Cinnamomum camphora</td>
<td>Camphor Tree</td>
</tr>
<tr>
<td>Crinodendron patagua</td>
<td>Lily-of-the-Valley Tree</td>
</tr>
<tr>
<td>Cupressus glabra</td>
<td>Smooth Arizona Cypress</td>
</tr>
<tr>
<td>Eucalyptus cladocalyx</td>
<td>Sugar Gum</td>
</tr>
<tr>
<td>Eucalyptus polyanthemos</td>
<td>Red Iron Bark</td>
</tr>
<tr>
<td>Eucalyptus rudis</td>
<td>Desert Gum</td>
</tr>
<tr>
<td>Eucalyptus sideroxylon 'Rosea'</td>
<td>Red Iron Bark</td>
</tr>
<tr>
<td>Eucalyptus viminalis</td>
<td>White Gum</td>
</tr>
<tr>
<td>Lauras nobilis</td>
<td>Sweet Bay</td>
</tr>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia</td>
</tr>
<tr>
<td>Olea europaea 'Fruitless'</td>
<td>Fruitless Olive</td>
</tr>
<tr>
<td>Pinus canariensis</td>
<td>Canary Island Pine</td>
</tr>
<tr>
<td>Pinus halepensis and eldarica</td>
<td>Aleppo Pine</td>
</tr>
<tr>
<td>Pinus pinea</td>
<td>Italian Stone Pine</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>California Live Oak</td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
</tr>
<tr>
<td>Quercus suber</td>
<td>Cork Oak</td>
</tr>
<tr>
<td>Schinus molle</td>
<td>California Pepper</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Drake'</td>
<td>Evergreen Elm</td>
</tr>
<tr>
<td>Umbellularia californica</td>
<td>California Bay</td>
</tr>
</tbody>
</table>

| ♦ **Trees - Deciduous**         |                           |
| Albizia julibrissin            | Mimosa Tree               |
| Alnus cordata                  | Italian Alder             |
| Alnus rhombifolia              | White Alder               |
| Betula alba                    | White Birch               |
Fraxinus oxycarpa  
Fraxinus uhdei Tomlinson'  
Gingko biloba Species  
Koelreuteria bipinnata  
Koelreuteria paniculata  
Lagerstroemia indica  
Liquidambar styraciflua  
Malus floribunda

Nyssa sylvatica  
Pistacia chinesis  
Platanus acerifolia  
Platanus racemosa  
Primus cerasifera  
Pyrus calleryana  
Robinia ambigua 'Idahoensis'  
Salix baylónica  
Sapium sebiferum  
Sophora japonica  
Zelkova serrulata

**Palms**

Brahea armata  
Brahea edulis  
Chamaerops humilis  
Phoenix canariensis  
Washington filifera  
Washington robusta

**Shrubs**

Abelia grandiflora (S)  
'Edward Goucher' (S)  
*Acacia ongerup (S)  
*Acacia redolens (S)  
Berberis species (SH)  
Camellia species (SH)  
Cocculus laurifolius (S)  
Cotoneaster species (S)  
Elaeagnus pungens (S)  
Euonymus fortunei (S)  
Euonymus japonica (S)

Raywood Ash  
Tomlinson Ash  
Maidenhair Tree  
Chinese Flame Tree  
Golden Rain Tree  
Crape Myrtle  
Sweet Gum  
Japanese Flowering Crabapple  
Sour Gum  
Chinese Pistache  
London Plane Tree  
California Sycamore  
Purple Leaf Plum  
Ornamental Pear  
Idaho Locust  
Weeping Willow  
Chinese Tallow Tree  
Japanese Pagoda Tree  
Sawleaf Zelkova

Mexican Blue Palm  
Guadalupe Palm  
Mediterranean Fan Palm  
Canary Island Date Palm  
California Fan Palm  
Mexican Fan Palm

Edward Goucher  
Abelia  
N.C.N.  
N.C.N.  
Barberry  
Camellia  
Snailsseed  
Cotoneaster  
Silvery Berry  
N.C.N.  
Evergreen Euonymus

IV. Design Guidelines

*Quinta Do Lago Specific Plan No.284/E.I.R. No.371*

IV-35
*Escallonia exoniensis 'Tradesii' (S)
Feijoa sellowiana (S)
Hebe coed (S, SH)
Ilex species (SH)
Leptospermum scoparium (S)
Ligustrum japonicum (S, SH)
Nandina domestica and 'Compacta' (S, SH)
Nerium oleander (S)
Osmanthus fragrans (S, SH)
Photinia fraseri (S)
Pittosporum tobira and 'Wheeler’s Dwarf' (S, SH)
Podocarpus macrophyllus (S, SH)
Prunus caroliniana (S)
Prunus ilicifolia (S)
Psidium littorale (S)
Pyracantha species (S, SH)
Raphiolepis indica species (S, SH)
Ternstroemia gymnanthera (SH)
Viburnum tinus species (S, SH)
Xylosma congestum (S)

♦ Sub-Shrubs

*Agapanthus africanus (S, SH)
Arctostaphylos species (S)
Erica darleyensis 'Darley Dale' (SH)
*Escallonia compacta
Hemerocallis species (S)
Juniperus species (S)
Lonicera japonica 'Halliana' (S)
Moraea bicolor (S)
Trachelospermum jasminoides(S,SH)

♦ Vines

Ampelopsis veitchii (SH)
Bignonia chere
Doxantha unguis-cati (S)
Gelsemium sempervirens (S)
Grewia caffra (S)
Jasminum mesnyi (S)
Jasminum polyanthum (S)
Wisteria floribunda (S)

Escallonia
Pineapple Guava
Veronica
Holly
New Zealand Tea Tree
Japanese Privet
Heavenly Bamboo
Oleander
Sweet Olive
Photinia
Mock Orange
Yew Pine
Carolina Laurel Cherry
Hollyleaf Cherry
Guava
Firethorn
Pink Indian Hawthorn
N.C.N.
Viburnum
Xylosma

Lily of the Nile
Manzanita
Heath
Compact Escallonia
Day Lily
Juniper
Hall's Honeysuckle
Fortnight Lily
Star Jasmine

Boston Ivy
Blood Red Trumpet Vine
Cat's Claw Vine
Carolina Jasmine
Lavendar Star Flower
Primrose Jasmine
N.C.N.
Wisteria
Groundcovers

Baccharis pilularis 'Twin Peaks' (S)  Coyote Brush
Duchesnea indica (S, SH)  Indian Mock Strawberry
Hedera helix (SH)  English Ivy
Hypericum calycinum (S)  Aaron's Beard
Lonicera japonica (S)  Honeysuckle
Myoporum parvifolium (S)  Myoporum
Potentilla verna (S, SH)  Cinquefoil
Rosemarinus officinalis (S)  Rosemary

* Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.

(S) - Tolerates sun in this planting zone.
(SH) - Tolerates shade in this planting zone.

Turf Grass - Seed

- Year-round Turf Grass Mix:

100% Festuca arundinacea - Alta Fescue

i. Planting Time

Due to the climate extremes of the Quinta Do Lago area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

j. General Landscape Requirements

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines. Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long-term establishment cover per County standards. The developer shall provide a landscape bond to the County at the time that the landscape plan is approved. The bond is to guarantee the installation
of interim erosion control planting in the event that the grading operation is performed and building construction does not commence within ninety (90) days.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

k. Climate Constraints

Plant material palettes for Quinta Do Lago contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

l. Horticultural Soils Test Requirements

Soil characteristics within the Quinta Do Lago project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

m. Irrigation

All landscaped areas shall be watered with a permanent underground irrigation system or slopes maybe watered with a permanent above ground irrigation system.

Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to insure complete water coverage between the areas.
Proper consideration of irrigation system design and installation in the climate extremes of the Quinta Do Lago area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation systems shall be designed with head to head 100 percent double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times.

3. **Community Elements**

a. **Entry Monumentation**

A carefully planned hierarchy of entry monumentation features creates a strong perimeter image for Quinta Do Lago. The entry monument program consists of major community entries, minor community entries, neighborhood entries and industrial park entries. Each entry monument setting is comprised of a harmonious blend of construction features, graphic signage, specialty lighting, and thematic landscape. A rolling turf grass area extends from most entries, thus creating a park like entry setting.

Please refer to the Conceptual Landscape Plan (Figure IV-1) for specific locations.

1) **Major Community Entry Monument - (See Figure IV-16):**

Quinta Do Lago Major Community Entry Monuments occur along Winchester Road at the intersections of Street 'E' Street 'D' and Thompson Road for a total of three (3) entry monument locations. The overall sense of entry is created by a harmonious blend of thematic features that include:

a) Ninety Foot (90') Radius Uniform Curving Community Theme Wall at Residential Land Uses

b) Freestanding Four Foot (4') Project Entry Monumentation Wall with Graphics Having an Informal Palm Tree Accent Groupings

c) Formal Curvilinear Planting of Evergreen Canopy Theme Trees

d) Formal Curvilinear Planting of Flowering Accent Trees

e) Ninety Foot (90') Radius Corner Cut-Off Landscape Threshold

f) Shrub and Groundcover Median with Median Island Flowering Accent Tree (Thompson Road Only)
QUINTA DO LAGO

PREPARED FOR: THE BAHIA LAND COMPANY AND SOUTHERN CALIFORNIA DUICH PROPERTIES (RICHARD ASLEY)

IV. Design Guidelines

Quinta do Lago Specific Plan No. 26/88.LK. No. 371

SEE ELEVATION BELOW

MAJOR COMMUNITY ENTRY MONUMENTATION

4' HIGH PROJECT ENTRY MONUMENTATION WALL WITH GRAPHICS

WINCHESTER ROAD

TRANSPORTATION CORRIDOR EASEMENT

POSSIBLE FUTURE CURB LOCATION

CURRENT PROPOSED EDGE OF CURB

MAINTENANCE SEPARATION AT ALL LAND USES EXCEPT PARK

FLOWERING ACCENT TREE

ENTRY THRESHOLD PALM TREES

TURF ENTRY THRESHOLD

PARKWAY FLOWERING ACCENT TREE

STREET TREE

EVERGREEN CANOPY THEME TREE

LANDSCAPE BUFFER

6' HIGH COMMUNITY THEME WALL PER FENCING PLAN WHERE APPLIES AT RESIDENTIAL LAND USES

FIGURE IV - 16
g) Turf Grass Threshold Introducing the Streetscene Treatment

h) Formal Hedge Row Shrub Treatment with a Foreground Flowering Groundcover Accent

i) Palm Tree Accents

2) Minor Community Entry Monument - (See Figure IV-17):

Minor Community entries occur at the intersection of 'B' Street and Winchester Road, Pourroy Road and Street 'E'; at the intersection of Street 'D' and Street 'C' Street 'D' and 'E' intersection; along Thompson Road at Street 'C' and Street 'A'; and along Street 'A' at the intersection of Street 'B' and Benton Road; for a total of seven (7) minor community entry locations. These minor community entries convey the unique community identity by repetition of significant minor community entry monumentation features. Minor community entry monuments duplicate the major community entry monument features itemized except as follows:

a) The Entry Monumentation Signage will be optional.

b) Formal Curvilinear Planting of Evergreen Canopy Accent Trees

c) Sixty Foot (60') Corner Cut-off Landscape Threshold

d) Formal Curvilinear Planting of Flowering Accent Trees

e) Palm Trees will be Omitted

f) Formal Hedge Row Shrub Treatment with a Foreground Flowering Groundcover Accent

3) Neighborhood Entry Monumentation

Residential Neighborhood Entry Monumentation occurs at neighborhood entry intersections. Neighborhood entries occur at two (2) conditions: sideyards and rearyards. The exact location and which neighborhood entry condition to be used will be determined when final residential unit plotting has been completed for each parcel within the Quinta Do Lago community.
MINOR COMMUNITY
ENTRY MONUMENTATION

TURF PARKWAY 4:1 MAX.
MOUNDING

60' CORNER CUTOFF
LANDSCAPE ENTRY

MINOR COMMUNITY
INTERSECTION

FLOWERING ACCENT TREE

TURF ENTRY THRESHOLD

LANDSCAPE BUFFER

EVERGREEN CANOPY THEME TREE

6' HIGH COMMUNITY THEME WALL
WHERE OCCURS PER FENCING PLAN

6'-6" WIDE MEANDERING SIDEWALK

EVERGREEN AND DECIDUOUS GROVE
TREES INTERMIXED WITH STREET TREES

4' WIDE MIN. LANDSCAPE BUFFER

STREET TREE (INFORMAL GROUPINGS)

OPTIONAL COMMUNITY
IDENTIFICATION SIGN
a) Neighborhood Entry - Sideyard Condition - (See Figure IV-18A):

These Neighborhood Entries continue the overall community thematic features as follows:

(1) Informal Planting of Neighborhood Accent Trees
(2) Turf Planting Both Sides of Walk
(3) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Community Thematic Identity
(4) Low Curvilinear Community Theme Planter Wall with Flowering Groundcover and Shrub Accents
(5) Six Foot (6') Wide Meandering Sidewalk

b) Neighborhood Entry - Rearyard Condition - (See Figure IV-18B):

These Neighborhood Entries continue the overall community thematic features as follows:

(1) Uniform Curving Community Theme Wall
(2) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Thematic Identity
(3) Formal Planting of Neighborhood Accent Trees
(4) Turf Planting Both Sides of Walk

4) Industrial Park Entry Monumentation - (See Figure IV-19):

Quinta Do Lago Industrial Park Entry Monuments occur at two (2) locations. One (1) location at Benton Road and Leon Road intersection and the other is off Auld Road. These entries reinforce the overall landscape concept of Quinta Do Lago yet they are distinct conveying the image of an Industrial Park. The Industrial Park entry monument features are itemized as follows:

a) Freestanding Industrial Park Monumentation Wall
b) Formal Curvilinear Planting of Flowering Accent Trees
**NEIGHBORHOOD ENTRY - SIDEYARD CONDITION**

- Optional Neighborhood Identification Sign - Mounded on Planter Wall
- Neighborhood Accent Tree
- 6' High Community Theme Wall Where Occurs Per Fencing Plan
- Landscape Buffer
- 6'-0" Wide Meandering Sidewalk
- Street Tree - (Informal Groupings)
- Turf Parkway 4:1 Max. Mounding
- Landscape Development Zone Per Streetscene Sections
- 36" High Raised Planter - Planted with Accent Shrubs and Groundcover

**FIGURE IV - 18A**

*Prepared For: The Bazaya Land Company and Southern California Dutch Properties (Richard Ashley)*

*Questa Do Lago Specific Plan No. 386/1.E.R. No. 37 IV-44*
NEIGHBORHOOD ENTRY - REARYARD CONDITION

- Neighborhood Accent Tree
- Community Theme Wall Where Occurs Per Fencing Plan
- Landscape Buffer
- 6'-0" Wide Meandering Sidewalk
- Street Tree (Informal Groupings)

Collector Street

- Turf Parkway 4:1 Max. Mounding
- Accent Shrubs and Groundcover
- Turf Threshold

Quinta Do Lago Specific Plan No. 284/E.I.R. No. 3
c) Formal Curvilinear Planting of Entry Threshold Palm Trees

d) Sixty Foot (60') Corner Cut-Off Landscape Threshold

e) Formal Background Hedge Row Shrub Treatment with a Foreground of Flowering Accent Shrubs and Groundcover

f) Informal Street Tree Groupings

b. Walls and Fences

1) Introduction

Walls are a major component in achieving an overall community theme at Quinta Do Lago. A strong cohesive appearance is achieved through the use of "Community Walls" and general overall wall guidelines.

2) Community Fencing and Trail Plan - (See Figure IV-20):

All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by a future Quinta Do Lago Homeowner Association or Valley Wide Maintenance Area. Such walls shall be termed "Community Walls" and shall be designed and installed in accordance per the Community Wall elevations.

Specifically excluded are: residential rear yard and side yard situations not adjoining a public street or common use area; single family front yard enclosure fencing; and perimeter fencing for multi-family product areas not adjoining a common maintenance area. Wall applications in these areas will be evaluated for appropriateness with the architectural setting.

a) Solid Wall Requirement - (See Figure IV-21):

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. Pilaster construction of sixteen inch (16") square column block shall occur at all property lines, changes, in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two (2) residential properties, the centerline of pilaster should be positioned on the property line with a one inch (1") square permanent marker denoting the property line location for homeowner fence alignment purposes.
LEGEND

- COMMUNITY SOLID WALL
- COMMUNITY OPEN FENCE OR SOLID WALL
- OPTIONAL COMMUNITY OPEN FENCE AT HIGH DENSITY RESIDENTIAL
- 10' WIDE SOFT SURFACE REGIONAL MULTI-USE TRAIL

FIGURE IV-20

QUINTA DO LAGO
PREPARED FOR: THE BATAVIA LAND COMPANY AND SOUTHERN CALIFORNIA DUTCH PROPERTIES (RICHARD ASHLEY)

T&S Planning Consultants

Quinta Do Lago Specific Plan No. 284/K.I.R. No. 371
IV-48
COMMUNITY THEME
WALLS and FENCING
ELEVATIONS

COMMUNITY THEME SOLID WALL
ELEVATION - TYPICAL

COMMUNITY THEME TUBULAR STEEL OPEN FENCE
ELEVATION - TYPICAL

COMMUNITY THEME TUBULAR STEEL OPEN FENCE
ELEVATION - TYPICAL

COMMUNITY THEME WOOD FENCE
ELEVATION - TYPICAL

FIGURE IV - 21
b) Combination Wall Requirement - (See Figure IV-21):

This community wall occurs above eight foot (8') vertical high slopes where partial privacy is necessary but permits some view opportunity. A combination masonry foundation wall and tubular steel fence panels between pilasters shall be used. The pilasters shall match those described herein for the base requirement solid wall treatment inclusive of size, design configuration and locations.

c) Open/View Wall Requirement - (See Figure IV-21):

Where view opportunity exists and where the visual protection from common maintenance areas is assured, an open or view wall may be used.

3) Neighborhood Walls

a) Introduction

Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy. The following regulations shall apply to all walls, fences, and permanent screening structures in the Quinta Do Lago project area.

b) Wall and Fence Locations

Fences or walls may be constructed in the following areas, subject to County approval and provided that no wall or fence shall be constructed within the street right-of-way.

(1) Interior Neighborhood Streetscene Walls

(a) Patio homes, cluster homes, courtyard homes or housing walls adjoining any interior neighborhood streetscene shall have a perimeter streetscene solid wall treatment.
(b) Perimeter Streetscape Solid Wall Base Requirement

A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described Community Wall Program should be utilized at all residential corner lot side yards which parallel or are viewed from public streets. The visual integrity of the overall community and neighborhood streetscape will, therefore, be protected.

(c) Open View Wall Base Application

Where interior lot view opportunities exist without a privacy conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting.

(d) Wood fencing is permitted within the individual neighborhood provided the fencing is not readily visible from the community streetscenes, except as located behind the frontyard setback.

(2) Residential and Institutional Uses

Fences and walls are permitted in any rear, side or in the frontyard. Exception: Fences and walls may not be erected within the street right-of-way.

(3) Commercial and Other Uses

Screen and security fences and walls are encouraged only in rear or sideyards. Trash deposit areas shall be enclosed within a six foot (6') high gated trash enclosures wherever located.

c) Wall and Fence Heights

(1) Residential and Institutional Uses

The following wall heights are permitted provided that no fence or wall shall exceed six foot (6'-0'') in height. Privacy walls should also be a maximum of six foot (6'-0'') in height, with a minimum height dependent upon grade changes, architectural elements, views and noise attenuation.
(a) Front: No six foot (6') high wood fences should be located at the front property line.

(b) Two-sided fencing shall be used whenever visible from a public or private street.

(2) Commercial Uses

(a) Front and Streetside: Fences and walls in the front setback and streetside setback areas shall be no higher than three and one-half feet (3-1/2') above grade. However, security fencing may be approved if there is a demonstrated need for security. The maximum height of this fencing shall be six feet (6') above grade.

(b) Side and Rear: No fences or walls shall exceed a height of six feet (6'-0'').

(3) Pool Code

All fencing shall conform to the applicable State of California or County of Riverside pool code fencing requirements, whichever is more stringent.

d) Wall and Fence Materials and Colors

All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

(1) Neighborhood Streetscene

Permitted Wall Materials: Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and wrought iron combination, and wood cap trim are acceptable.

(2) Permitted Wood Fence Materials

Wood fence materials must be of sufficient quality to accent semi-transparent stains.
(3) Conditionally Acceptable Wall and Fence Materials:

Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against winds, etc.

(4) Prohibited Wall and Fence Materials

Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, plastic materials, corrugated metal, chain link and grapestake fencing are prohibited.

(5) Color and Special Wall and Fence Treatments

Walls may be left natural or covered with stucco, except plain precision concrete block must be covered with stucco. Brick or slump block walls may be painted or covered with stucco, if desired. Stone surfaces shall remain natural and unpainted.

All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable.

Material, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony. High contrast materials should be used only in select areas as accents.

e) Special Wall and Fence Regulations

(1) A six foot (6') high masonry wall shall be constructed on each property line prior to development of any commercial, industrial, or business related use that adjoins any parcel specifically zoned for residential use or designated for open space or as a school site.

(2) A six foot (6') high masonry wall shall be constructed on any project property boundary line where the adjacent property is zoned for a lower residential density than that zoned in which the project is located.

(3) All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture.
(4) Long walls should be broken-up with landscaping - particularly vines and espaliered plant material. When possible, an eighteen inch (18") minimum space should be left between paved areas and walls and fences to allow for landscaping.

(5) All fencing in commercial areas shall be planted with vines or landscaped as specified per these design guidelines.

c. Landscape Requirements

1) Residential Neighborhood Streetscape

a) Residential Lot Street Trees

Per County of Riverside ordinance, each residential lot shall receive a minimum of one (1), fifteen (15) gallon size street tree planted in the right-of-way. Corner lots shall receive a minimum of two (2), fifteen (15) gallon size street trees also planted in the right-of-way. Tree variety shall be chosen from the Quinta Do Lago Plant Palette contained herein. Trees are clustered near property lines periodically to maximize their growing effect and streetscape impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering evergreen accent trees which contrast with the chosen street tree are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

b) Residential Front Yard Requirements

Seeded or sodded turf, shrubs, and an automatic irrigation system shall be installed by the builder/developer in the frontyard of each residential lot. The turf and irrigation shall be installed to a logical stopping point from the curb face to the front of house and sideyards. Slopes over 3:1 surface gradient and three feet (3') in height should be planted with groundcover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1), five (5) gallon size tree shall be planted in the frontyards of each residential lot. The trees may match the street trees planted in the right-of-way. Frontyard trees maybe located in proximity to said street trees in order to create a grove effect. The frontyard trees may also contrast with the street tree and form backdrop tree clusters. Overall, the frontyard scheme shall create a streetscene appearance of tree grove clusters meandering through the project and across streets.
c) Interior Slope Landscape

All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside landscape standards. The builder/developer shall install all required slopes not designated as common area. Each builder should confirm the erosion control standards with the County.

2) Commercial/Business Park Land Use Landscape Requirements

a) Street Tree Requirements

(1) Sideyard and rear service yard use areas shall be screened with a combination of a six foot (6') wall and dense landscape buffer.

(2) The Evergreen Canopy Theme Tree entry planting shall be incorporated at the commercial site vehicular access points.

b) Minimum Landscape Requirements

(1) Builder/Developer shall refer to Riverside County standards for the gross commercial site acreage percentage required that shall be landscaped and parking lot shading requirements.

(2) All areas of the site not occupied by buildings or otherwise utilized shall be landscaped with groundcover, turf or tree materials from the community plant palette.

c) Parking Areas

(1) Parking area landscaping is required for the screening of large parking areas to limit their visual impact.

(2) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum ten foot (10') landscaped width to allow planting and mounding. Creation of large planting islands (tree groves) is encouraged as opposed to small pockets of individual trees.

(3) The use of islands to create a series of smaller parking pockets with the total parking area is required.
(4) When parking is located adjacent to a public street, a combination of landscaped berms and/or planting totaling three feet (3') high should be used to screen views of parked cars.

(5) Concrete tree well and planting edge curbs shall be used in lieu of wheel stops.

(6) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have pedestrian crosswalks highlighted with decorative or varied texture paving.

3) Medium, Medium Low and Low Density Residential Landscape Requirements

a) All applicable general residential landscape requirements shall apply.

b) Plant material shall shade western sides of buildings, especially windows to reduce heat gain inside homes.

c) Plant material should form a smooth transition between neighborhood and streetscene landscaping.

d) Pedestrian and vehicular circulation should be clearly defined by a landscape treatment with accent trees and parking lot grove trees.

e) When parking is located adjacent to a public street, combination of landscaped berms and/or planting totaling three feet (3') high should be used to screen cars.

4) High Density and Medium High Density Residential Landscape Requirements

Landscaping is a critical element in achieving an overall quality of life in multi-family density housing. The following criteria shall apply to the following:

a) Pedestrian and vehicular circulation shall be clearly defined with a landscape treatment.

b) Carports and parking stalls shall be screened and softened with landscape planters.

c) Project entry drives should be designed to provide an overview of the landscape and recreational facilities.
d) Trash bins should be fully enclosed with six foot (6') walls, conforming to the architectural materials and the theme of the project. Walls shall be screened with landscape buffers.

e) Trash bin locations should be conveniently located for ease of maintenance and trash location. Recommended locations include inside parking courts or at the end of parking bays.

f) Community streetscene criteria shall be implemented along all major or minor community streetscenes.

g) Conform to County of Riverside Landscape standards.

h) All applicable general residential neighborhood streetscene requirements shall apply.

i) When parking is located adjacent to a public street, a combination of landscaped berms and/or planting three feet (3') in height should be used to screen cars.

j) Wherever possible, canopy trees should be utilized to shade and mitigate the summer heat.

k) Meandering or jogging sidewalks are encouraged.

l) All street frontages containing row garages should have a minimum five foot (5') planting pocket located along the streetside and sides of the garages. Allowance should be made for tree clearance of building overhangs.

d. Parks and Other Recreation Amenities

1) Introduction:

Recreation plays a key role in providing a high quality of life. At Quinta Do Lago this role has been recognized and a recreation program has been created which satisfies both the active and passive recreation needs of the community's residents. Recreation needs throughout the community are met with one (1) eight (8) acre Community Park, one (1) seven and one-half (7-1/2) acre Community Park, one (1) five (5) acre Neighborhood Park, three (3) mini parks, a twenty-two (22) acre meadow, and a one and one-half (1-1/2) acre greenbelt.
2) Planning Area 21 - Eight (8) Acre Community Park - (See Figure IV-22):

This eight (8) acre Community Park is located adjacent to the Major Community Entry at Winchester Road and 'E' Street. The recreation program for this park may include:

a) Two (2) Softball Fields with Soccer Field Overlay
b) Shade Structures
c) Group Barbecue
d) Two (2) Basketball Courts
e) Tot Lot
f) Adventure Play Area
g) Family Picnic
h) Parking Lot
i) Restroom
j) Lighted Walkway
k) Seating Areas
l) Open Play Area

3) Planning Area 17 - Five (5) Acre Neighborhood Park - (See Figure IV-23)

This Neighborhood Park is located on Street 'D' adjacent to the ten (10) acre school site. This park will have shared uses with the school and may include the following:

a) One (1) Softball Field
b) Shade Structure
c) Group Barbecue
d) Family Picnic
e) Two (2) Basketball Courts
f) Tot Lot
g) Restroom
h) Parking Lot
i) Seating Areas
j) Lighted Walkway with Connection to School

4) Planning Area 5 - Seven and One-Half (7-1/2) Acre Community Park - (See Figure IV-24):

This community park serves the east end of Quinta do Lago and is located at the intersection of Street 'A' and Street 'B'. The recreation program for this park may include the following:

a) One (1) Softball Field with Soccer Field Overlay
b) Shade Structure 
c) Adventure Play Area 
d) One (1) Basketball Court 
e) One (1) Sand Volleyball Court 
f) Restroom 
g) Parking Lot 
h) Family Picnic 
i) Seating Areas 
j) Lighted Walkway 

5) Typical Mini-Park - (See Figure IV-25):

There are three (3) mini-parks located throughout the Quinta do Lago community. These mini-parks, located in single family Planning Areas 7, 9 and 13 serve as additional recreational amenities adding to the Quinta do Lago recreational program. These mini-parks may include such amenities as:

a) Shade Structures 
b) Barbecue Facilities 
c) Picnic 
d) Tot Lots 
e) Basketball 
f) Open Play Areas 
g) Seating Areas 

6) Planning Areas 12A and 12B - Twenty-Two (22) Acre Meadow - (See Figure IV-1 and IV-22):

The twenty-two (22) acre meadow in Planning Areas 12A and 12B can be viewed from Winchester Road and immediately upon entering the community. The average width of the meadow is two hundred-fifty feet (250') wide and is bordered by Multi-Family, single family and a community park. Recreational amenities and improvements for the meadow may include:

a) Shade/View Structures 
b) Soft Surface Regional Multi-Purpose Trail 
c) Hard Surface Walkway with Connections to the Multi-Purpose Trail and to Residential Neighborhoods 
d) Seating Areas 
e) Open Play Areas 
f) Passive Recreation
7) Riverside County Regional Multi-Purpose Trail (See Figures IV-1, IV-20 and IV-22):

The Riverside County South West Area Community Plan (SWAP), dated November 1989, shows a segment of a Regional Multi-Purpose Trail within the Quinta Do Lago community. This trail will be routed along the north side of Planning Areas 12A and 12B and then run along the northeast property line to Pourroy Road. Near this junction, the Regional Recreational Trail will cross Pourroy Road and continue within the adjacent community.

e. Maintenance Responsibility

Maintenance of common areas and streetscenes within Quinta Do Lago may be provided in one of two ways:

The Valley Wide Maintenance Area will maintain the community streetscenes adjacent to single family residential land uses. This will specifically include the area from back of curb to and including the community theme wall or to the back of the LDZ. Interior neighborhood collector streetscenes at single family residential will also be maintained by Valley Wide. If the community streetscenes are not accepted for maintenance by Valley Wide Maintenance Area, then a Master Homeowner’s Association will maintain these areas.

All community parks, neighborhood park, greenbelt mini-parks and the meadow will be maintained by Valley Wide Maintenance Area. (Area including the streetscene LDZ.)

The streetscene LDZ adjacent to the school will be maintained by either Valley Wide Maintenance or the School District.

Multi-family residential streetscene LDZ’s will be maintained privately by the multi-family Homeowners Association,

The commercial/business park streetscene LDZ will be privately maintained by the Commercial/Business Park Association.

All residential street trees planted in the right-of-way will be maintained by the individual homeowners,

f. Outdoor Lighting

All streets and commercial developments in Quinta Do Lago shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the Quinta Do Lago project area shall comply with the following regulations and provisions.
1) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property; low intensity, energy conserving nightlighting is preferred.

2) Lights shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.

3) Neon and similar types of lighting are prohibited in all areas of Quinta Do Lago except in retail commercial developments.

4) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.

5) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.

6) All exterior lights shall be shielded from residences where feasible and focused to minimize spill light into the night sky or adjacent properties.

7) No freestanding lighting fixtures shall exceed twenty-five feet (25') in height. In no case shall overwash occur beyond the property lines.

8) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.

9) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.

10) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.

11) The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designating any lighting system.

IV. Design Guidelines

Quinta Do Lago Specific Plan No.284/E.I.R. No.371
IV-65