

CONCEPTUAL PLAN NOTE:
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

GROUND COVER AND SHRUB MASSES

| SYMBOL | GROUND COVER/SHRUB MASS NAME | WUCOLS |
|----------|---|--------|
| (Symbol) | LANTANA 'NEW GOLD', YELLOW LANTANA 1 GAL. SIZE @ 24" O.C. | L |
| (Symbol) | ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C. | L |
| (Symbol) | SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C. | L |
| (Symbol) | MUHLBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C. | L |
| (Symbol) | SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C. | L |
| (Symbol) | BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 36" O.C. | L |
| (Symbol) | HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 42" O.C. | L |
| (Symbol) | CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE @ 42" O.C. | L |
| (Symbol) | MUHLBERGIA C. 'REGAL MIST', PINK MUHLY 1 GAL. SIZE @ 36" O.C. | L |
| (Symbol) | EROSION CONTROL GROUND COVER AT SLOP AREAS: BACCHARIS P. 'PIGEON POINT' | L |
| (Symbol) | DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING: <ul style="list-style-type: none"> ACHILLEA MILLEFOLIUM 1.0 LBS/ ACRE ESCHSCHOLZIA CAESPITOSA 1.0 LBS/ ACRE JUNCUS BUFONIUS 1.0 LBS/ ACRE LEYMUS TRITICODIDESRIO 6.0 LBS/ ACRE DESCHAMISIA DESPITOSA 4.0 LBS/ ACRE FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE HORDEUM BRACHYANTHERUM 6.0 LBS/ ACRE MUHLBERGIA RIGENS 1.0 LBS/ ACRE MUHLBERGIA MICROSPERMA 3.0 LBS/ ACRE HORDEUM DEPRESSUM 3.0 LBS/ ACRE | M |

- DESIGN KEY NOTES:**
- NEW STREET TREE PER LEGEND.
 - PROPOSED FLOWERING ACCENT TREE AT VEHICULAR ENTRY PER LEGEND.
 - VERTICAL TREE ALONG BUILDING PER LEGEND.
 - EVERGREEN SCREEN TREE PER LEGEND.
 - DROUGHT TOLERANT GROUND COVER PER LEGEND.
 - FOUNDATION SHRUB ALONG BUILDING PER LEGEND.
 - DETENTION BASIN PER CIVIL DWGS.
 - PARKING LOT SHADE TREE PER LEGEND.
 - 14' HIGH SCREEN WALL
 - 8' HIGH TUBULAR STEEL FENCE
 - 10' HIGH TUBULAR STEEL FENCE
 - EXISTING SITE WALL
 - BOCCE BALL COURT
 - OUTDOOR BREAK AREA WITH OVERHEAD SHADE STRUCTURE & SITE FURNISHINGS



CONCEPTUAL LANDSCAPE PLAN

FREEWAY 215 & NATWAR LANE

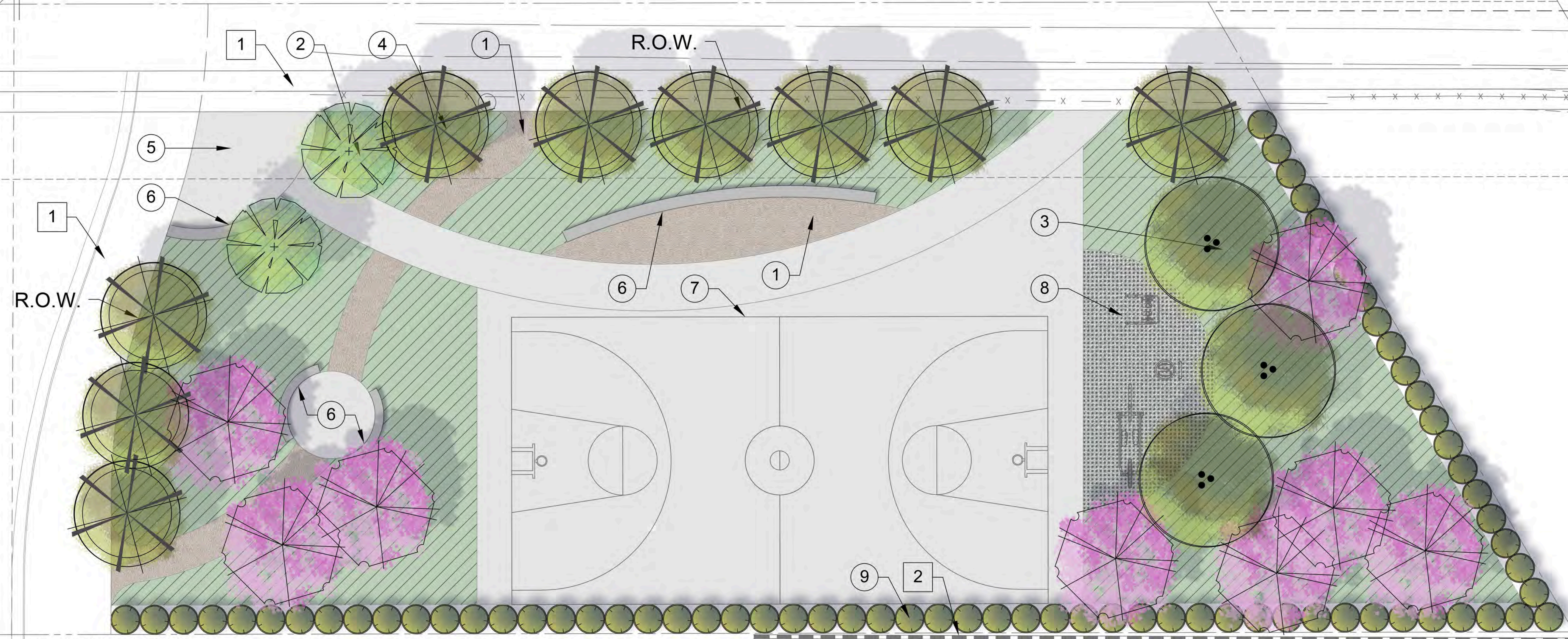
PERRIS, CALIFORNIA

APRIL 9, 2024



VAN BUREN (FUTURE)

WESTERN WAY



CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

PLANTING LEGEND

| TREES | | | |
|--------|--|------|--------|
| SYMBOL | TREE NAME | QTY. | WUCOLS |
| | PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 36" BOX SIZE. | 9 | L |
| | CERCIDIUM X 'DESERT MUSEUM', DESERT MUSEUM PALO VERDE 24" BOX SIZE. | 2 | M |
| | QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE. | 3 | L |
| | TABEBUIA IMPETIGINOSA, TABEBUIA TREE 24" BOX SIZE | 7 | |

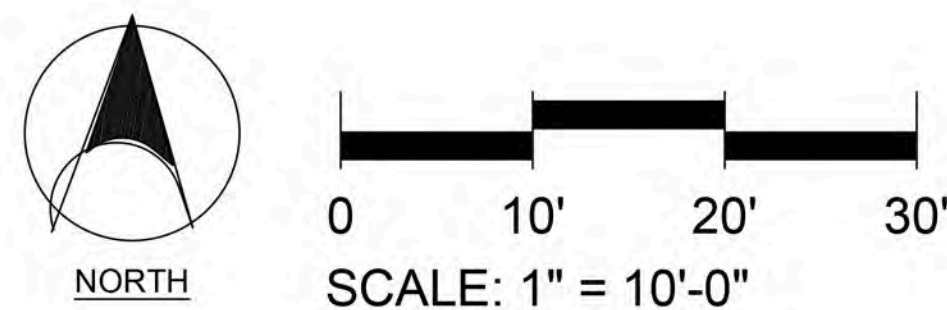
SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

| SYMBOL | NAME | WUCOLS |
|--------|--|--------|
| | DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE | L |
| | WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE | L |
| | LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE | L |
| | LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE | L |
| | CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE | L |

GROUND COVERS

| SYMBOL | NAME | WUCOLS |
|--------|---|--------|
| | LEYMUS C. 'CANYON PRINCE' CANYON PRINCE WILD RYE 1 GAL. @ 24" O.C. | L |
| | LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C. | L |
| | BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 42" O.C. | L |
| | MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C. | M |
| | MUHLENBERGIA CAPILLARIS, PINK MUHLY 1 GAL. SIZE @ 42" O.C. | L |
| | ENCELIA FARINOSA, DESERT ENCELIA 1 GAL. SIZE @ 24" O.C. | VL |
| | MYOPORUM P. 'PUTAH CREEK', CREEPING MYOPORUM 1 GAL. SIZE @ 36" O.C. | L |
| | ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C. | L |
| | HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C. | L |
| | SALVIA DORII, MINT SAGE 1 GAL. SIZE @ 24" O.C. | L |
| | DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C. | M |
| | VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C. | L |

- DESIGN KEY NOTES:**
- 1. DECOMPOSED GRANITE WALKING PATH
 - 2. FLOWERING ACCENT TREE PER LEGEND
 - 3. CALIFORNIA NATIVE TREE PER LEGEND
 - 4. STREET TREE PER LEGEND
 - 5. CONCRETE ENTRY PLAZA
 - 6. CURVED CONCRETE SEATWALL
 - 7. BASKETBALL COURT
 - 8. RUBBERIZED SURFACE WITH ASSORTED OUTDOOR GYM EQUIPMENT
 - 9. EVERGREEN SCREEN SHRUBS
- REFERENCE NOTES:**
- 1. PUBLIC SIDEWALK PER CIVIL
 - 2. SCREEN WALL ALONG PROPERTY LINE



PRELIMINARY PLAN
FEBRUARY 27, 2024
NOT FOR CONSTRUCTION
NOT FOR BIDDING

PRELIMINARY PLAN FREEWAY 215 & NATWAR LANE - PARCEL A

PERRIS, CALIFORNIA

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.