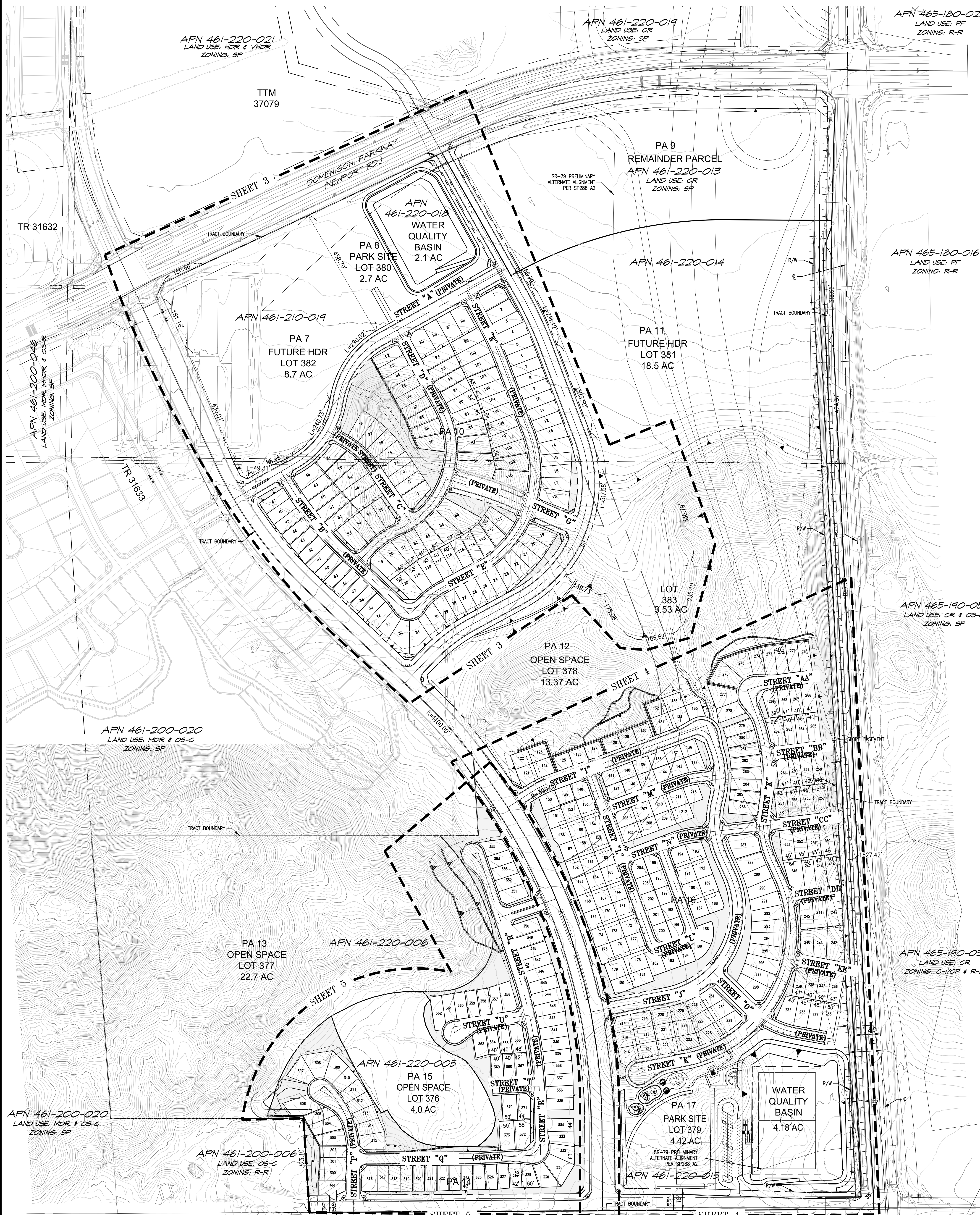
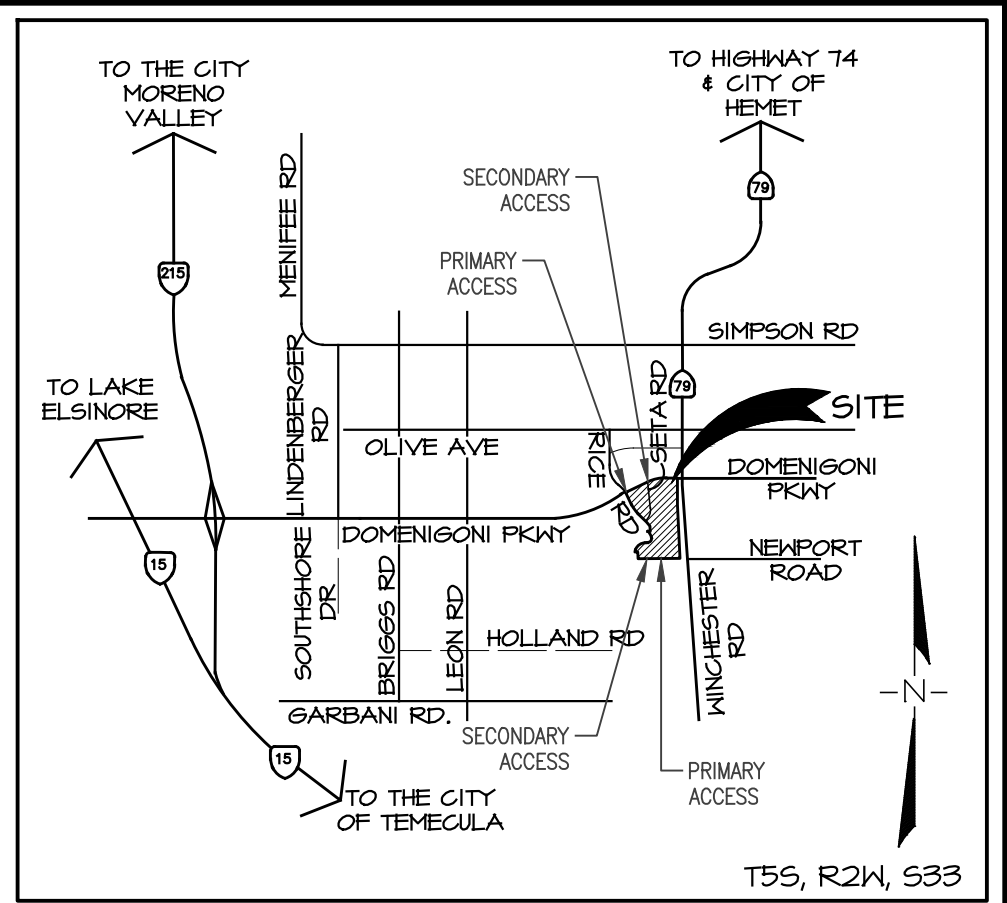


# COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP NO. 37119



**PROJECT DATA**

**OWNER**  
58 CONESTOGA, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
14391 KALMA ST., SUITE 200  
MURRIETA CA 92562  
CONTACT: JEFF CONERGERHO  
PHONE: 951-646-0600

**APPLICANT**  
THE RANCON GROUP  
41391 KALMA ST., SUITE 200  
MURRIETA CA 92562  
CONTACT: JEFF CONERGERHO  
PHONE: 951-646-0600

**ENGINEER**  
ALBERT A. WEBB ASSOCIATES  
3788 MCGRAY STREET  
RIVERSIDE, CA 92506  
CONTACT: DANIELLE LOGGSDON  
PHONE: 951-686-1070

**ASSESSOR'S PARCEL NO.**

461-210-019	461-220-014
461-220-005	461-220-015
461-220-006	461-220-016

**LAND USE**

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
EXISTING ZONING:	SP
GENERAL PLAN LAND USE:	MEDIUM DENSITY RESIDENTIAL/ OPEN SPACE RECREATION

**AREAS**

NET AREA:	33.44 ACRES
GROSS AREA:	161.67 ACRES

**TOPOGRAPHY**  
INLAND AERIAL SURVEYS, INC.  
DATED 5/21/15

**SCHOOL DISTRICT**  
HEMET UNIFIED SCHOOL DIST.

**UTILITY PROVIDERS**

WATER	- EASTERN MUNICIPAL WATER DISTRICT
SEWER	- EASTERN MUNICIPAL WATER DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	- VERIZON
TELEVISION	- INDIVIDUAL RECEPTION / CABLE

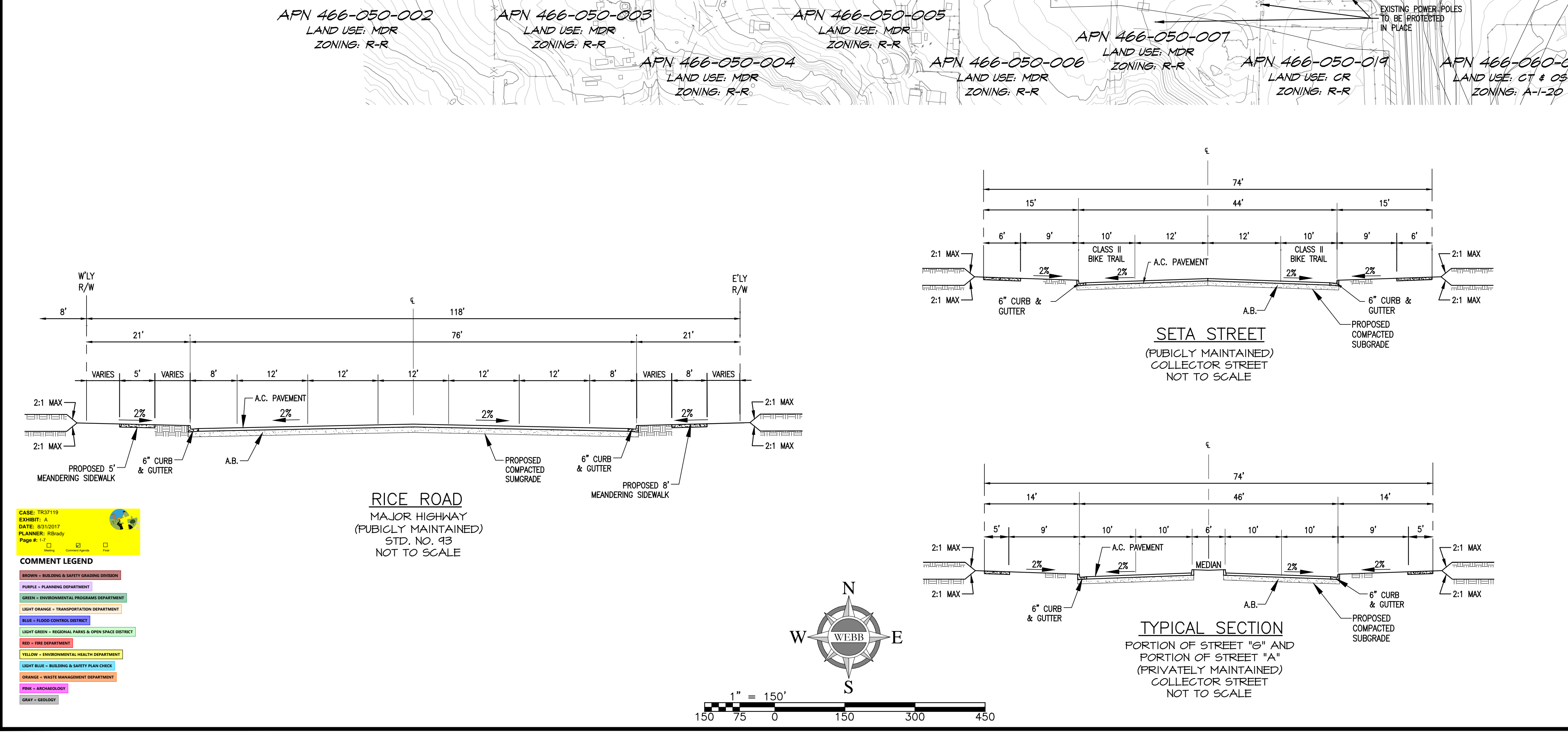
- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
  - 2010 THOMAS BROS. MAP BOOK, PAGE 834, GRID F1 AND PAGE 864, GRID E1, E2, F1, AND F2.
  - THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
  - PROJECT IS WITHIN SPECIFIC PLAN NO. 2848 P.A. 5, 6B, 8, 9, 10 (MEDIUM DENSITY RESIDENTIAL).
  - ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXHIBIT.
  - ACCESS SHALL BE RESTRICTED ON DOMENIGONI PARKWAY, WINCHESTER ROAD, RICE ROAD AND SETA STREET.
  - PROJECT IS WITHIN THE LAKEVIEW/NEWVOROMOLAND/HOMELAND #146 COUNTY SERVICE AREA.
  - THERE ARE NO EXISTING WELLS ON THE PROPERTY.
  - TOPOGRAPHY FLOWN IN 2015.
  - SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
  - ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
  - XXXXXXXX INDICATES PRELIMINARY PAD ELEVATION.
  - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
  - A PORTION OF THE SITE IS SUBJECT OF LIQUEFACTION AND SUBSIDENCE BUT NO OTHER KNOWN GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
  - LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
  - FLOOD ZONE XX AREA OF MINIMAL FLOODING PER FEMA PANELS 06065C 2006G AND 06065C 2040G.
  - THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
  - PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENCE.
  - THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".
  - ENTRY MONUMENTATION PER SP228-A2.
  - THE PROJECT IS IN THE HIGHWAY 74 POLICY AREA.
  - THE PROJECT IS NOT IN A HIGH FIRE AREA.
  - THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATIONAL VEHICLES SPACES, DWELLING UNITS, OR LOTS.
  - THE PROJECT IS WITHIN THE HARVEST VALLEY/WINCHESTER RCP AREA PLAN.

**LEGAL DESCRIPTION**

PARCEL 2 AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 4875, AS EVIDENCED BY DOCUMENT RECORDED APRIL 12, 2005 AS INSTRUMENT NO. 2005-0281682 OF OFFICIAL RECORDS, PARCELS 3 THROUGH 6 OF PARCEL MAP 28605, RECORDED IN BOOK 203, PAGES 94 THROUGH 102 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. 05348, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 4, 2012 AS INSTRUMENT NO. 2012-0004608 OF OFFICIAL RECORDS, T5S, R2, SECTION 33.

**LEGEND & ABBREVIATIONS**

CB	CATCH BASIN
CL	CENTERLINE
C4G	CURB & GUTTER
CONC.	CONCRETE
E6	EXISTING GRADE
E1L	EASTERLY
EOP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
F5	FINISHED SURFACE
NLY	NORTHERLY
FL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S	SLOPE
S/W	SOUTHWESTLY
SM	SIDEWALK
TC	TOP OF CURB
WLY	WESTERLY
---	PROJECT BOUNDARY
---	ULTIMATE RIGHT-OF-WAY
---	PROP. PARCEL LINE
---	EXISTING PARCEL LINE
---	PROP. EASEMENT
---	EXISTING EASEMENT
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	FLOWLINE
---	CATCH BASIN
---	OPEN SPACE LOT
---	SLOPE SYMBOL (2:1 UNLESS OTHERWISE NOTED)



**SCHEDULE "A" SUBDIVISION**

CHNG LOT CONFIG PA 10, ADD CONCEPT REC AREA	4/17	RS
CHANGE LOT CONFIGURATION PA 10 & 16	11/16	RS
REVISIONS	DATE	BY

**COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE, OF PARCEL MAP NO. 28605 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 99 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: AS SHOWN	ALBERT A. WEBB ENGINEERING CONSULTANTS	W.D. 15-0170
DATE: 4/12/2016	3788 MCGRAY STREET	SHEET 1
DESIGNED: RS	RIVERSIDE, CA 92506	OF 7 SHEETS
CHECKED: DML	PH. (951) 686-1070	DWG. NO.
PLN CK: F.B.	FAX (951) 788-1256	

**COMMENTS**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.

2. 2010 THOMAS BROS. MAP BOOK, PAGE 834, GRID F1 AND PAGE 864, GRID E1, E2, F1, AND F2.

3. THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

4. PROJECT IS WITHIN SPECIFIC PLAN NO. 2848 P.A. 5, 6B, 8, 9, 10 (MEDIUM DENSITY RESIDENTIAL).

5. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXHIBIT.

6. ACCESS SHALL BE RESTRICTED ON DOMENIGONI PARKWAY, WINCHESTER ROAD, RICE ROAD AND SETA STREET.

7. PROJECT IS WITHIN THE LAKEVIEW/NEWVOROMOLAND/HOMELAND #146 COUNTY SERVICE AREA.

8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.

9. TOPOGRAPHY FLOWN IN 2015.

10. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.

11. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.

12. XXXXXXXX INDICATES PRELIMINARY PAD ELEVATION.

13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.

14. A PORTION OF THE SITE IS SUBJECT OF LIQUEFACTION AND SUBSIDENCE BUT NO OTHER KNOWN GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.

15. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

16. FLOOD ZONE XX AREA OF MINIMAL FLOODING PER FEMA PANELS 06065C 2006G AND 06065C 2040G.

17. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.

18. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENCE.

19. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".

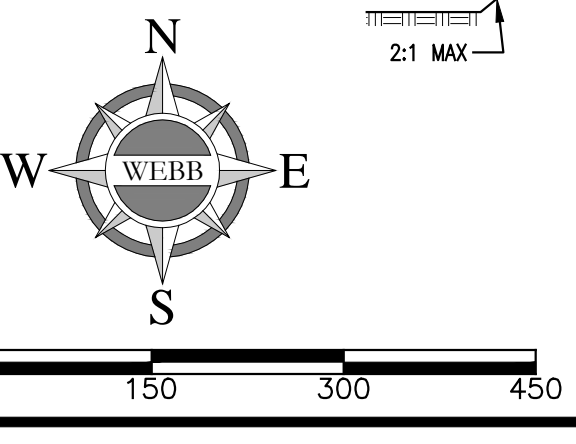
20. ENTRY MONUMENTATION PER SP228-A2.

21. THE PROJECT IS IN THE HIGHWAY 74 POLICY AREA.

22. THE PROJECT IS NOT IN A HIGH FIRE AREA.

23. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATIONAL VEHICLES SPACES, DWELLING UNITS, OR LOTS.

24. THE PROJECT IS WITHIN THE HARVEST VALLEY/WINCHESTER RCP AREA PLAN.

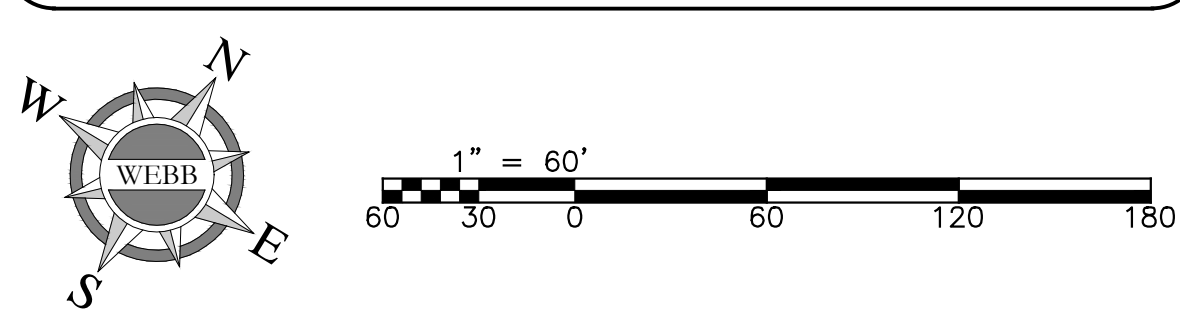




SEE SHEET 6

SEE SHEET 4

NOTE:  
 PROPOSED REC. CENTER IN LOT 383 SHALL SERVE ALL OF TRACT 37114 (PA 7, 10, AND 16 OF SP 288). NO REC. FACILITIES WILL BE PROPOSED ON LOT 381 (PA 11).



REVISIONS	DATE	BY
CHNG LOT CONFIGURATION, ADD CONCEPT REC AREA	4/17	RS
CHANGE LOT CONFIG, REMOVE ROUNDABOUT	11/16	RS

**COUNTY OF RIVERSIDE  
 TENTATIVE TRACT MAP NO. 37119**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE, OF PARCEL MAP NO. 28805 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 89 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: 1" = 60'    **ALBERT A. WEBB ASSOCIATES** ENGINEERING CONSULTANTS  
 3788 McCRAY STREET, RIVERSIDE, CA 92506  
 PH. (951) 986-1070 FAX (951) 788-1256

DATE: 4/12/2016    W.D. 15-0170  
 DESIGNED: RS    SHEET **3**  
 CHECKED: DML    OF 7 SHEETS  
 PLN CK REF:    DWG. NO.

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SP200 A2 PA-10 DATA TABLE

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 1-64.

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 65-120.

AVERAGE 4,653 SF

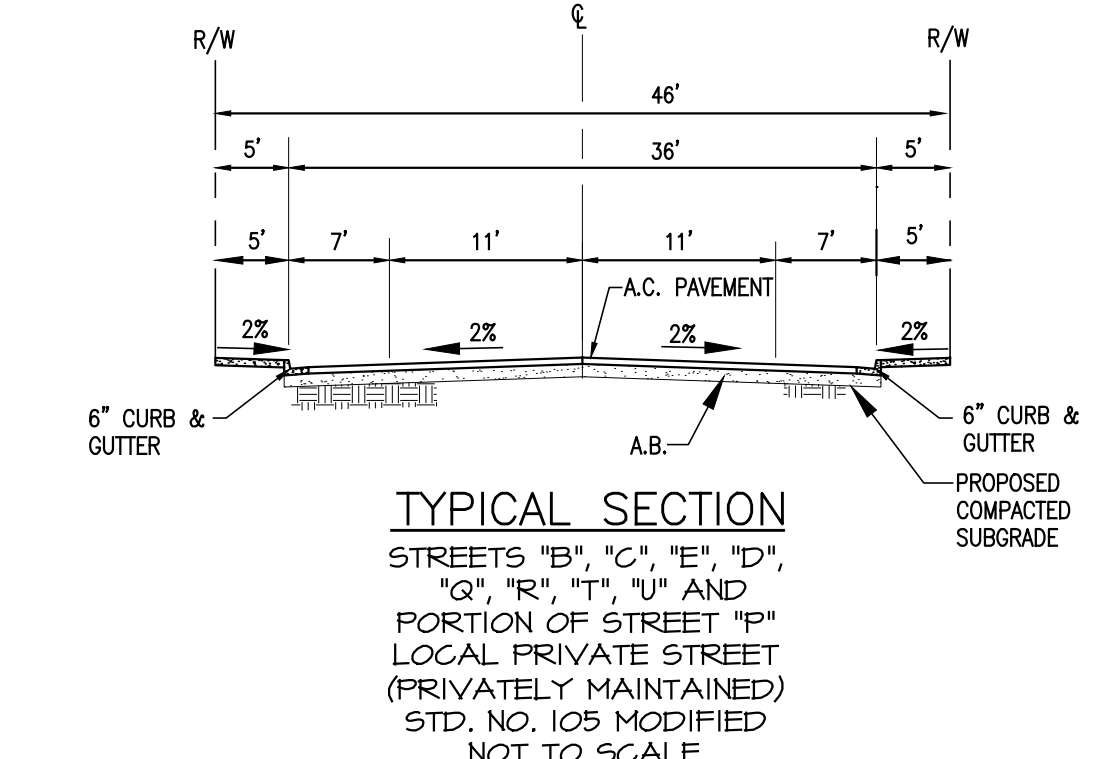
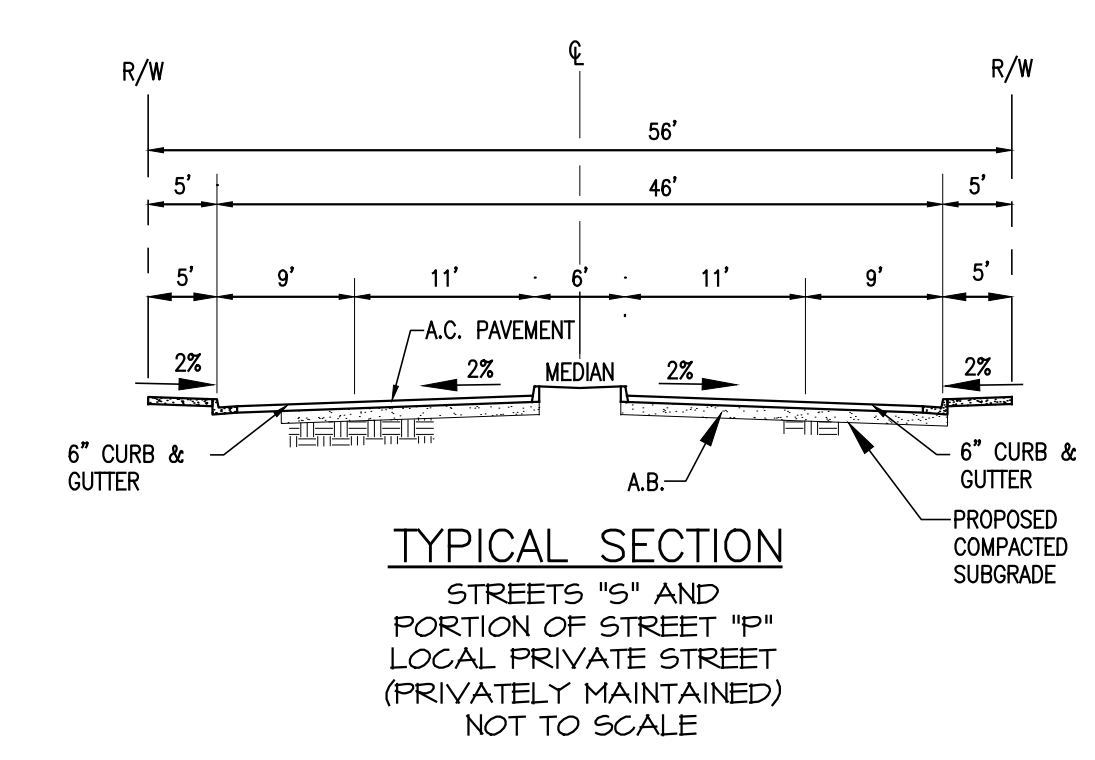
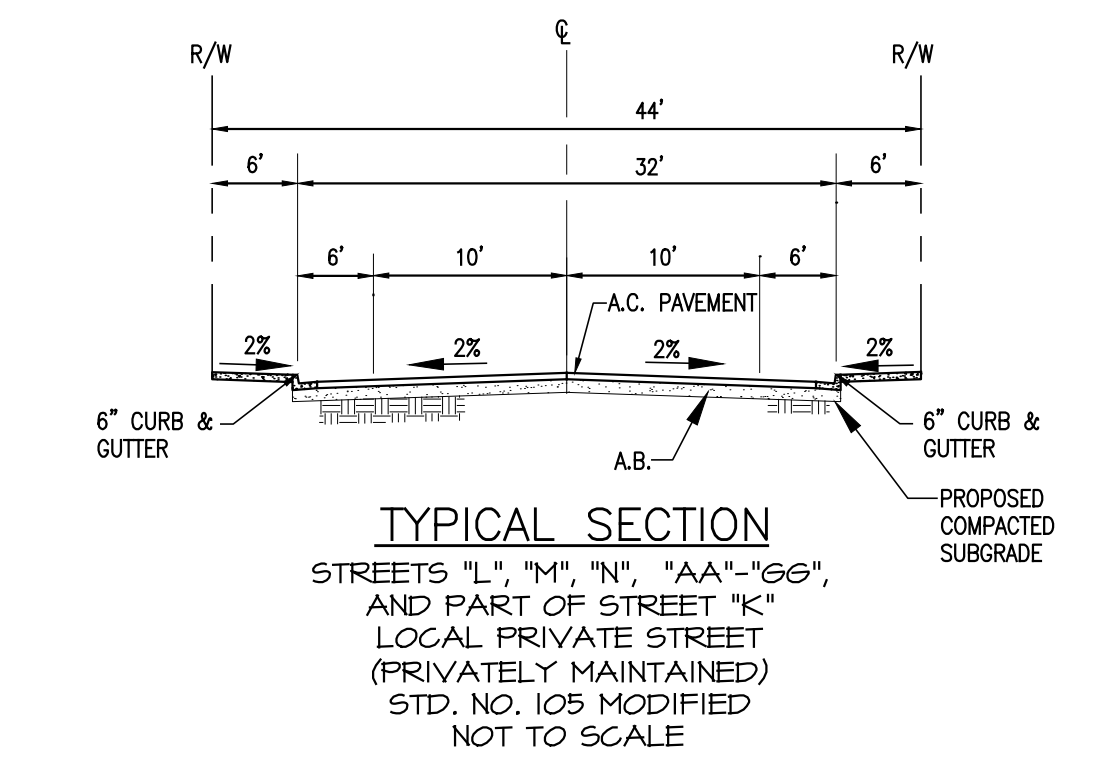
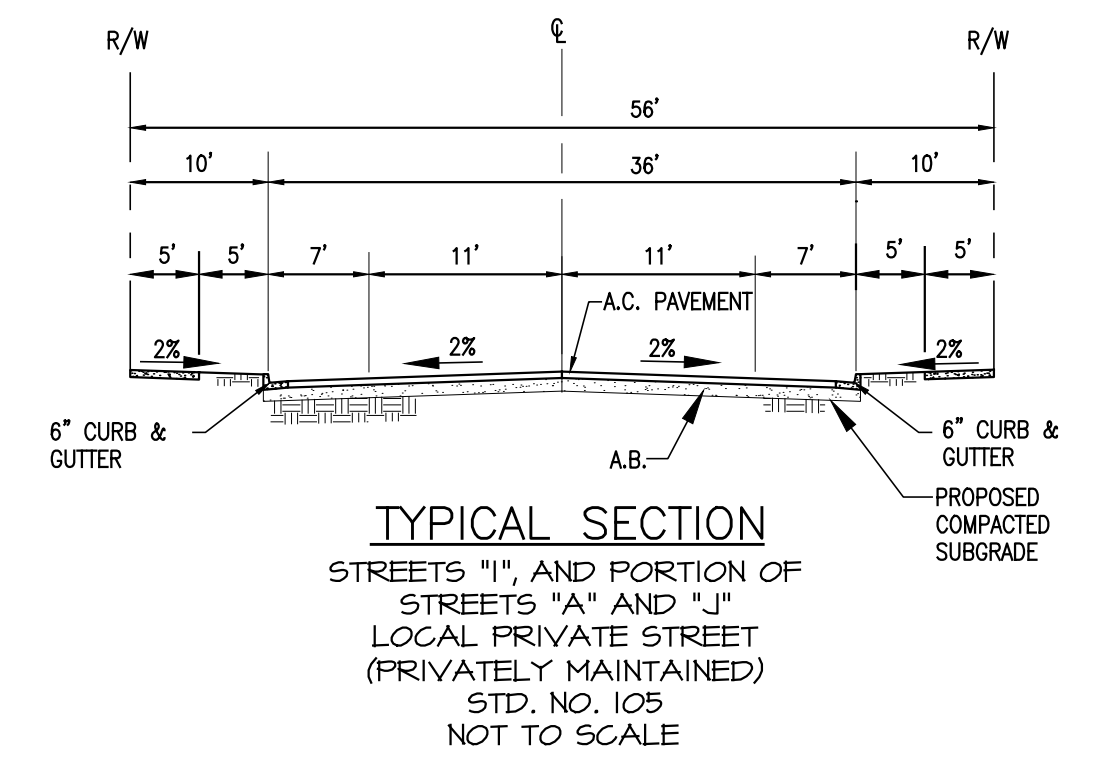
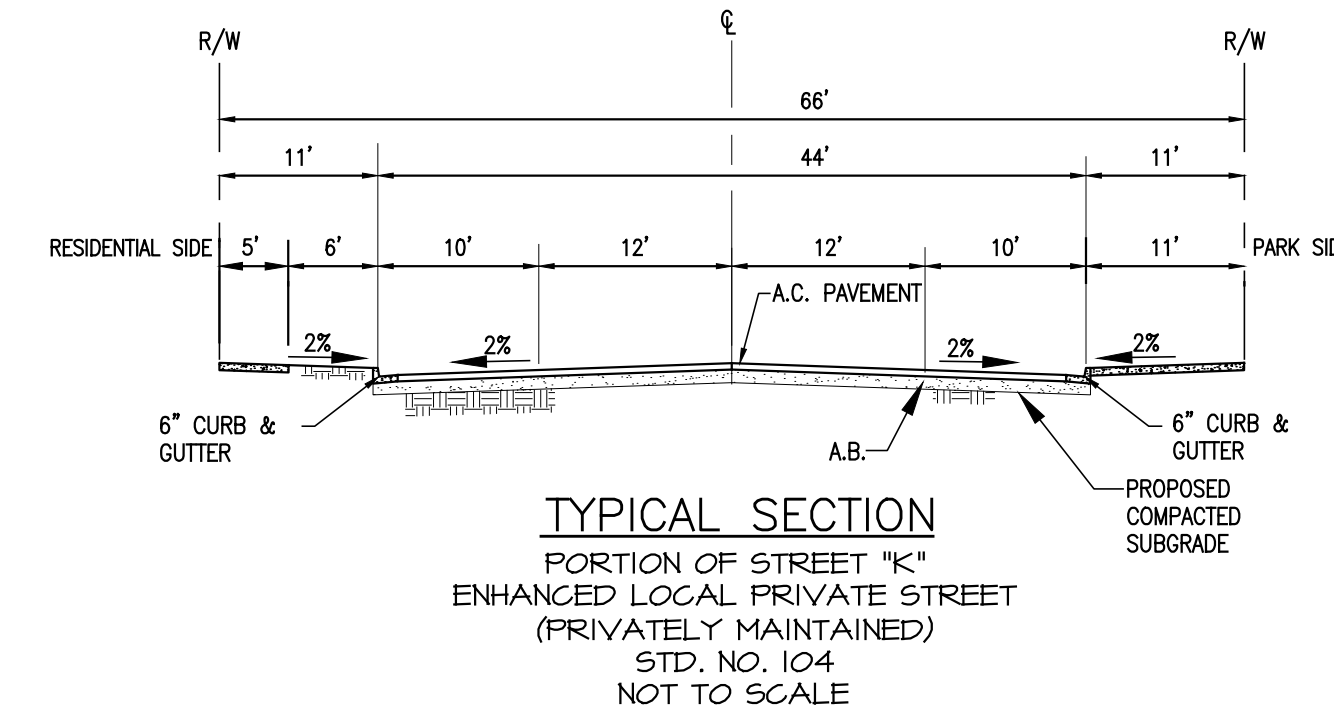
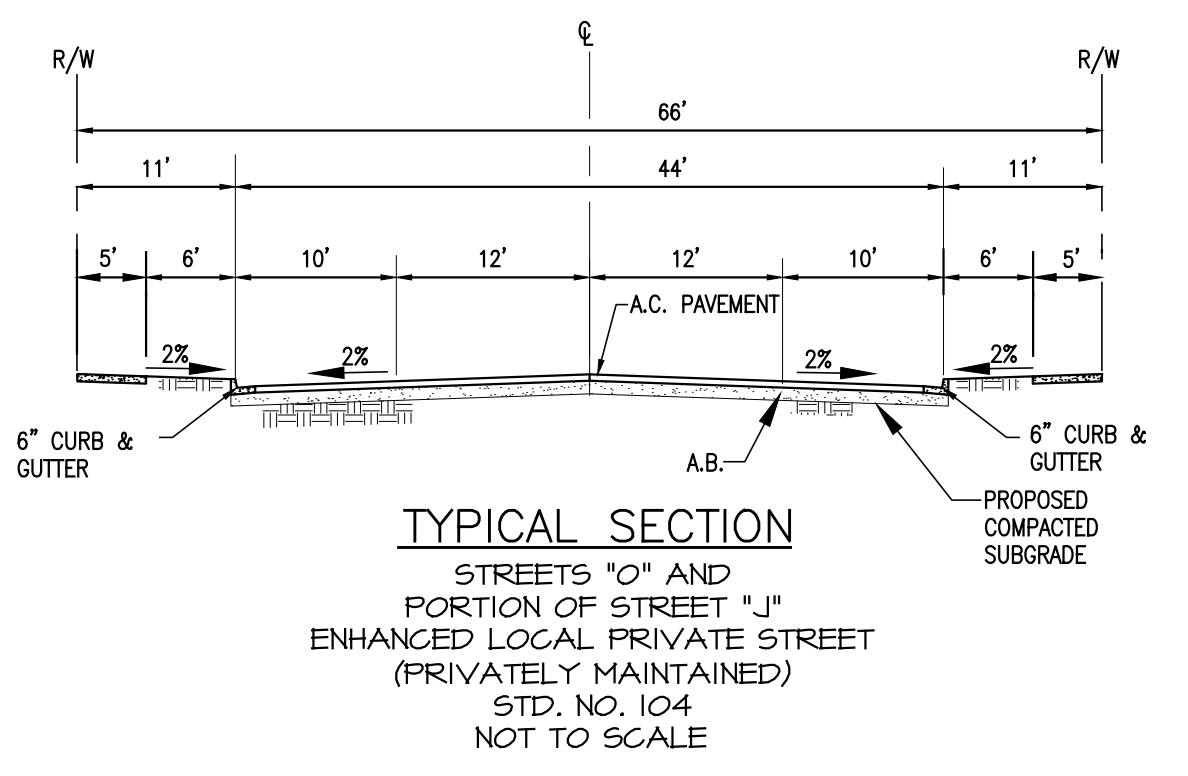
SP200 A2 PA-16 DATA TABLE

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Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 185-248.

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 249-298.

AVERAGE 3,789 SF



SP200 A2 PA-14 DATA TABLE

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 299-318.

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 319-338.

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 339-358.

Table with 3 columns: LOT #, AREA, USABLE AREA. Rows 359-378.

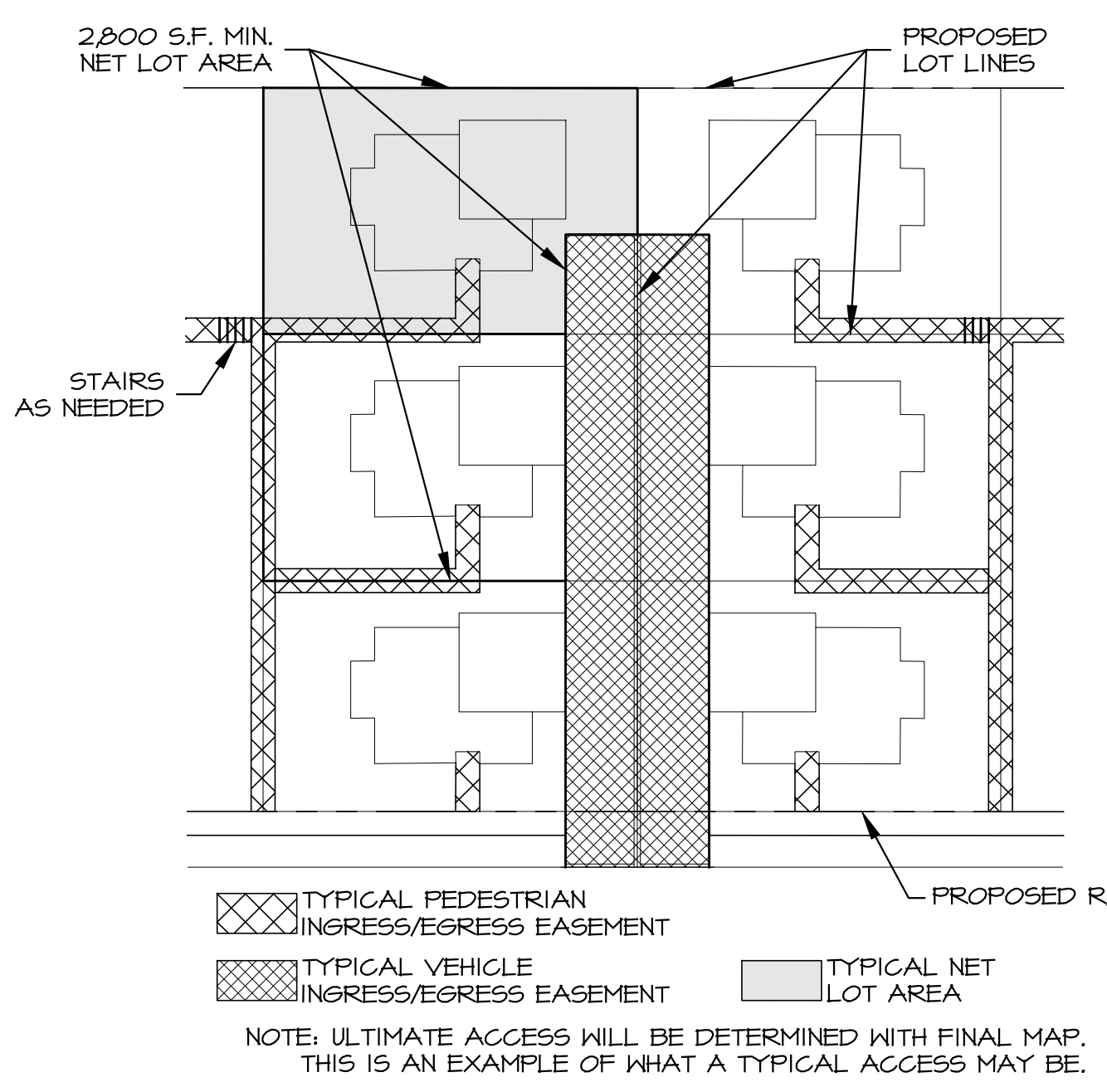
AVERAGE 4,033 SF

LAND USE SUMMARY

Table with columns: LAND USE, LOTS, ACREAGE. Lists residential, park, and center uses.

OPEN SPACE TABLE

Table with columns: OPEN SPACE LOT SIZE, PURPOSE, NATURAL OPEN SPACE WITH TRAILS.



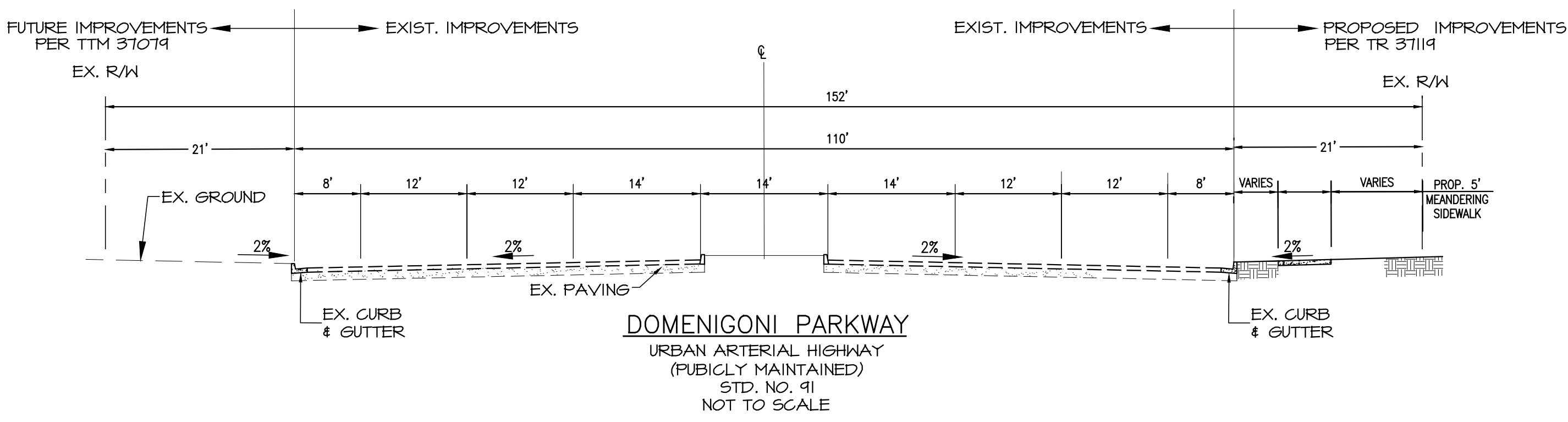
TYPICAL ACCESS EASEMENT DETAIL NOT TO SCALE

NOTE: ULTIMATE ACCESS SHALL BE DETERMINED WITH FINAL MAP. THIS IS AN EXAMPLE OF WHAT A TYPICAL ACCESS MAY BE.

SCHEDULE "A" SUBDIVISION

Table with columns: ADD TABLES, ADD DETAILS, REVISIONS, DATE, BY.

County of Riverside Tentative Tract Map No. 37119. Includes project name, scale, date, designer, and sheet information.

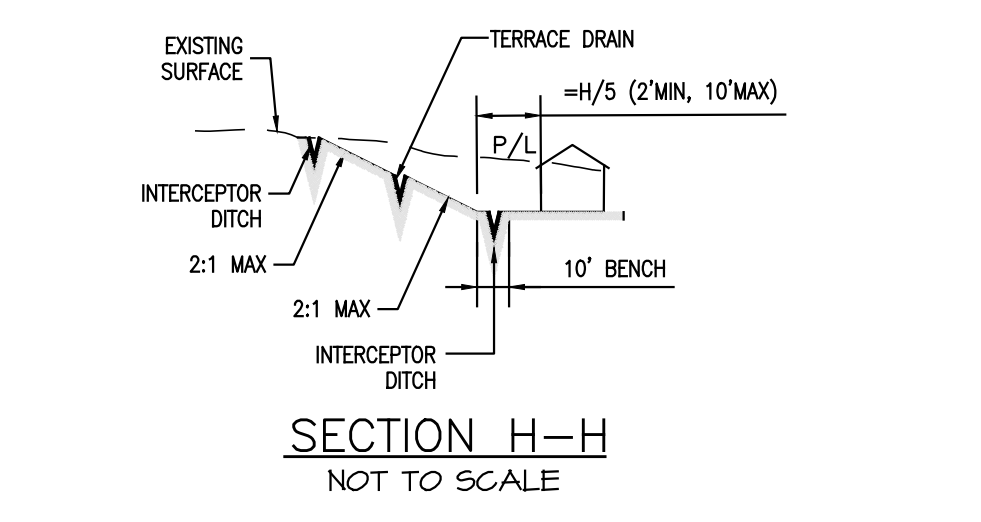
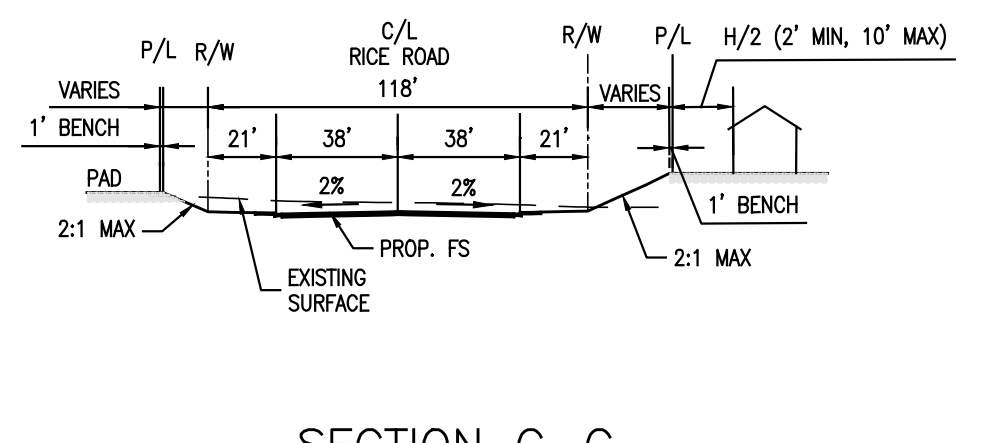
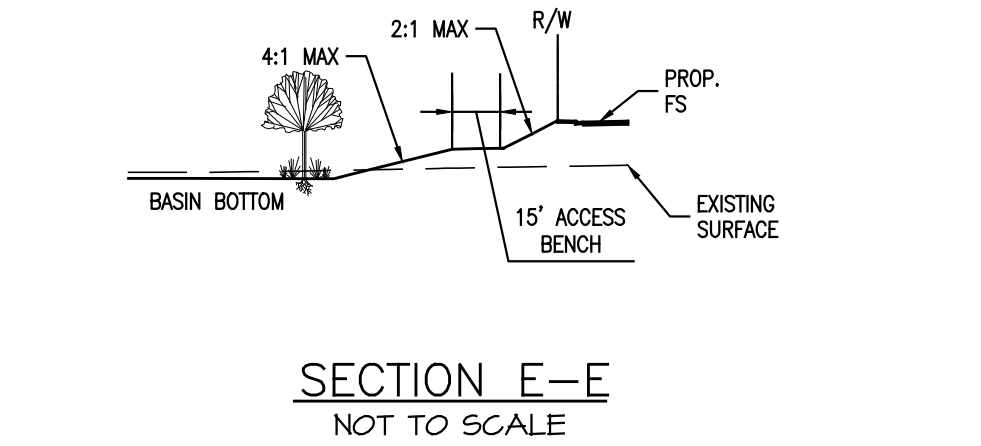
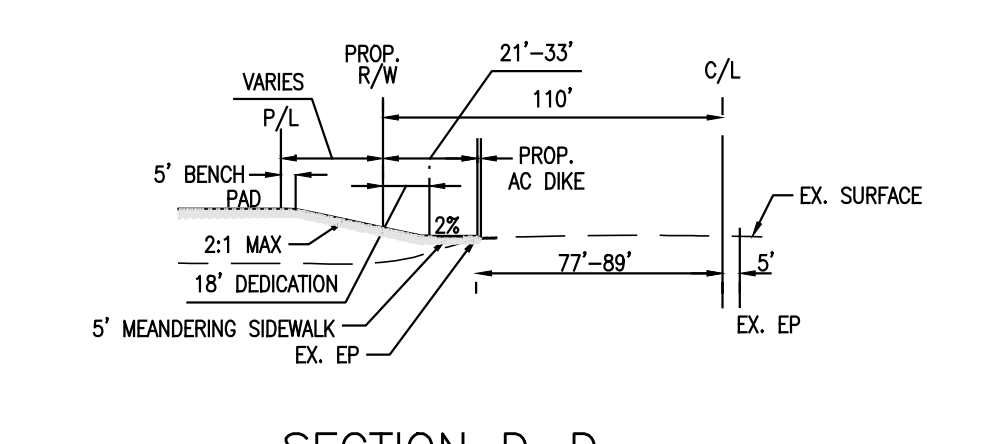
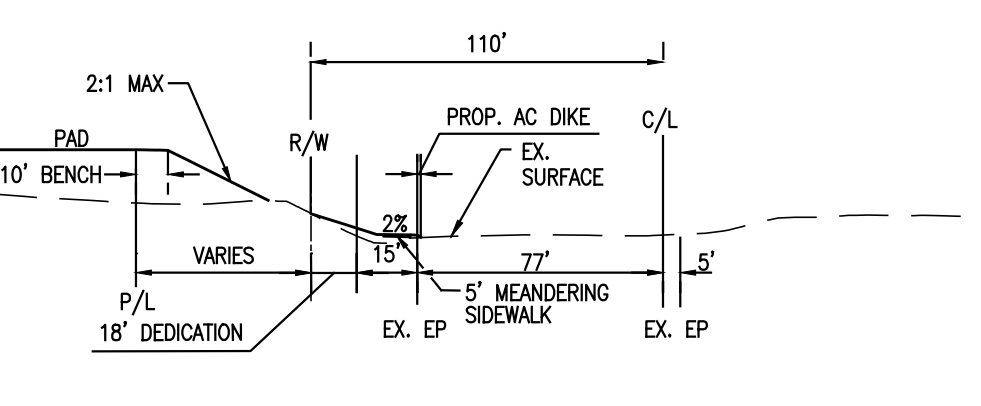


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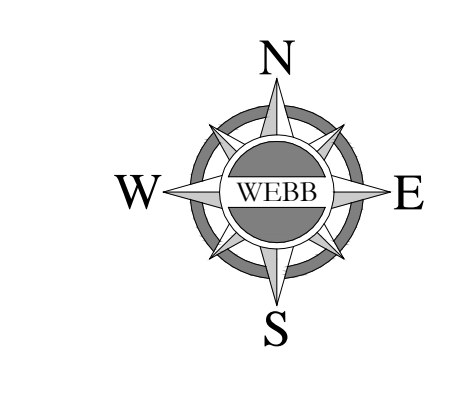
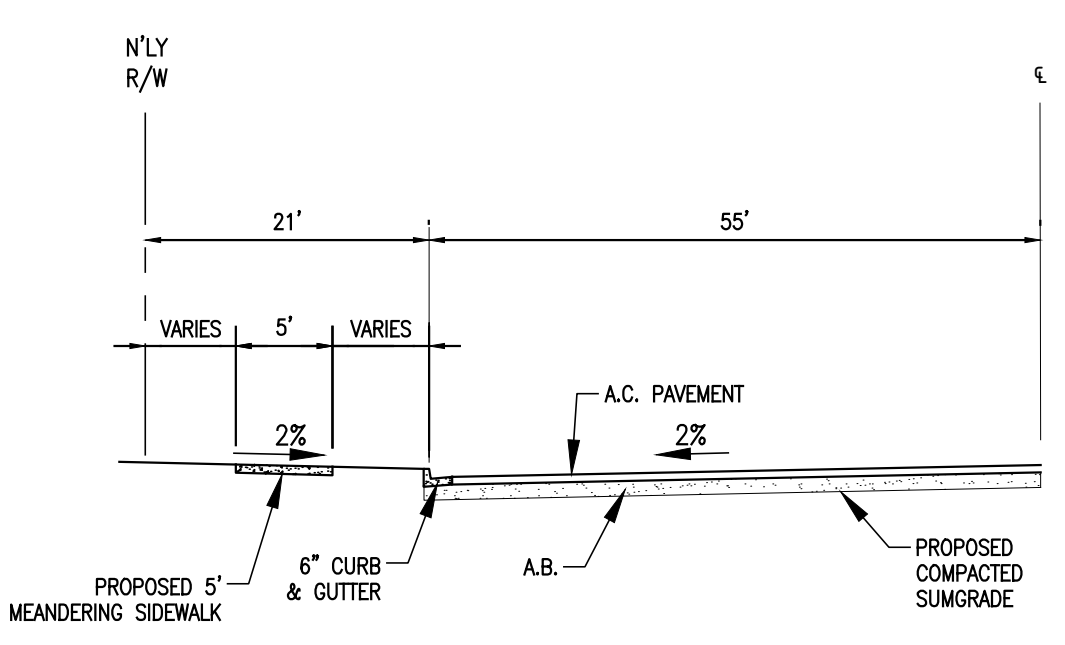
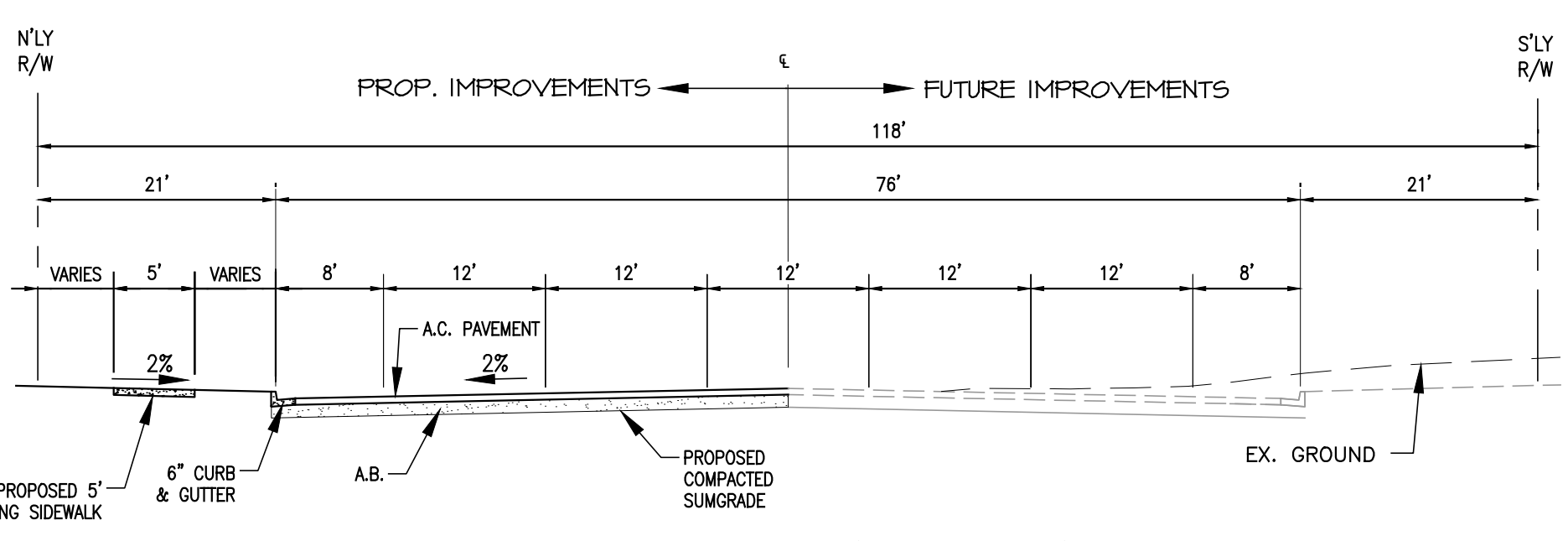
SEE SHEET 3

OPEN SPACE  
LOT 378  
16.9 AC

SEE SHEET 5



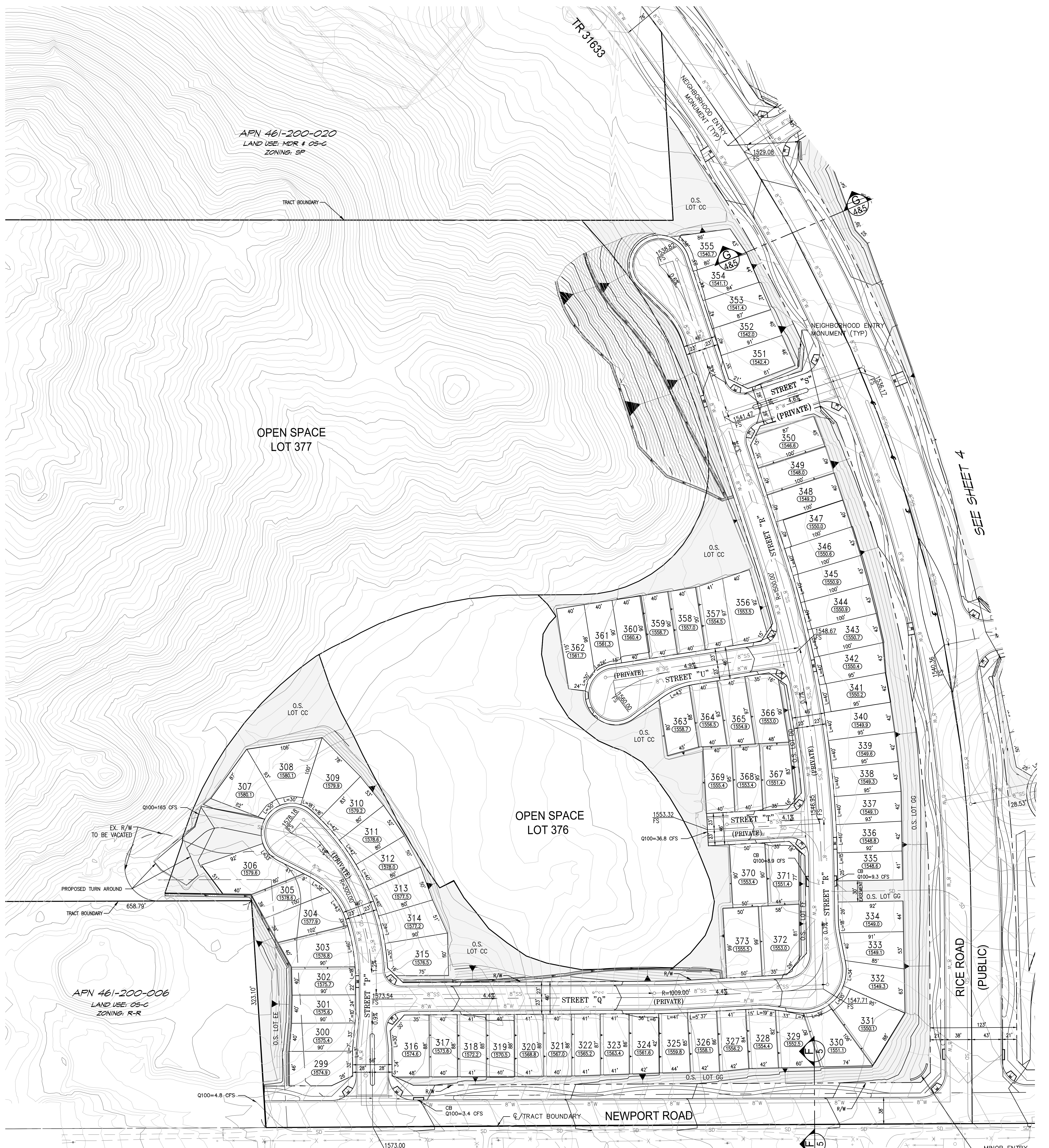
**NOTE:**  
NUMBER OF STREET PARKING SPACES  
AVAILABLE IN PA16 = 161 SPACES.  
PARKING IS ALLOWED ONLY ON ONE  
SIDE OF STREET.



1" = 60'  
0 30 60 120 180

SCHEDULE "A" SUBDIVISION			
CHANGE LOT CONFIGURATION	4/17	RS	
CHANGE LOT CONFIG & LOT SIZES, ADD SECTIONS	11/16	RS	
REVISIONS	DATE	BY	
<b>COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 37119</b>			
<small>IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28625 AS SHOWN BY MAP ON FILE IN BOOK 201 PAGES 89 THROUGH 102 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 33S, RANGE 2W, SAN BERNARDINO BEARING AND MERIDIAN.</small>			
SCALE: 1"=60'	ALBERT A. WEBB ENGINEERING CONSULTANTS	W.D. 15-0170	
DATE: 4/12/2016	3788 McCray Street	RIVERSIDE, CA 92506	SHEET 4
DESIGNED: RS	PH: (951) 686-1170		OF 7 SHEETS
CHECKED: DML	FAX: (951) 788-1256		DWG. NO.
PLN CK REF:			
F.B.			

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SEE SHEET 4

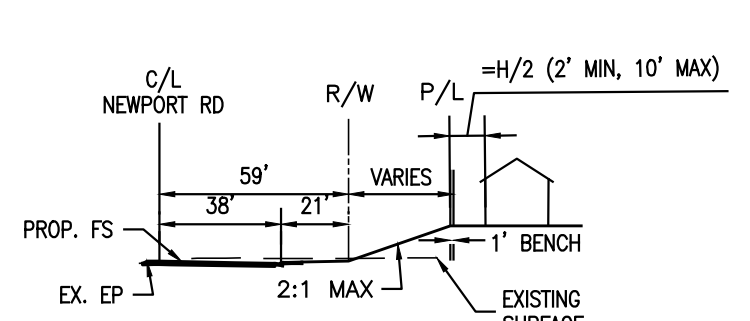
APN 461-200-020  
LAND USE: MDR & OS-C  
ZONING: SP

APN 461-200-006  
LAND USE: OS-C  
ZONING: R-R

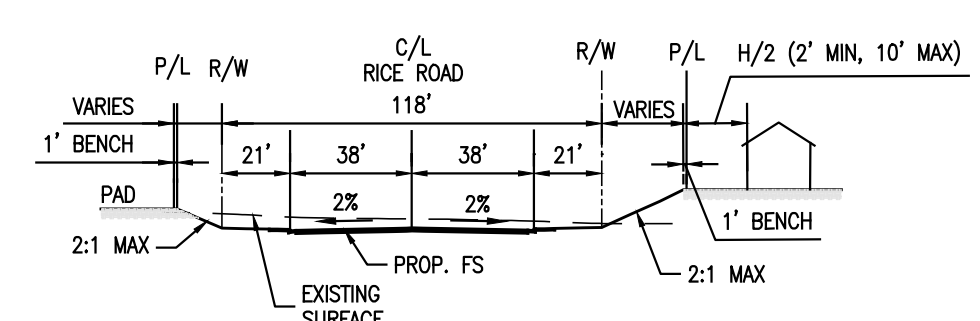
APN 466-050-002  
LAND USE: MDR  
ZONING: R-R

APN 466-050-003  
LAND USE: MDR  
ZONING: R-R

APN 466-050-005  
LAND USE: MDR  
ZONING: R-R



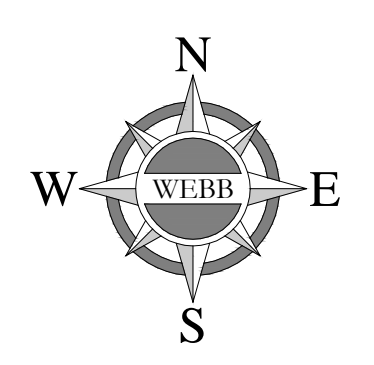
SECTION F-F  
NOT TO SCALE



SECTION G-G  
NOT TO SCALE

**RICE ROAD TRAFFIC NOTES:**

- RICE ROAD DEAD ENDS AT OUR PROJECT.
- "H" STREET AND "S" STREET DO NOT HAVE CONFLICTING LEFT TURN POCKETS.
- "I" STREET IS AN ENTRANCE FOR ONLY 14 LOTS. THERE WILL NOT BE A LOT OF TRAFFIC ENTERING.
- REDUCE SPEED LIMIT (ALSO REDUCE BECAUSE NEAR PARK).



SCHEDULE "A" SUBDIVISION

REVISIONS	DATE	BY
ADD STRIPING FOR TURN LANES, ADD SECTION	4/17	RS
CHANGE LOT CONFIGURATION	11/16	RS

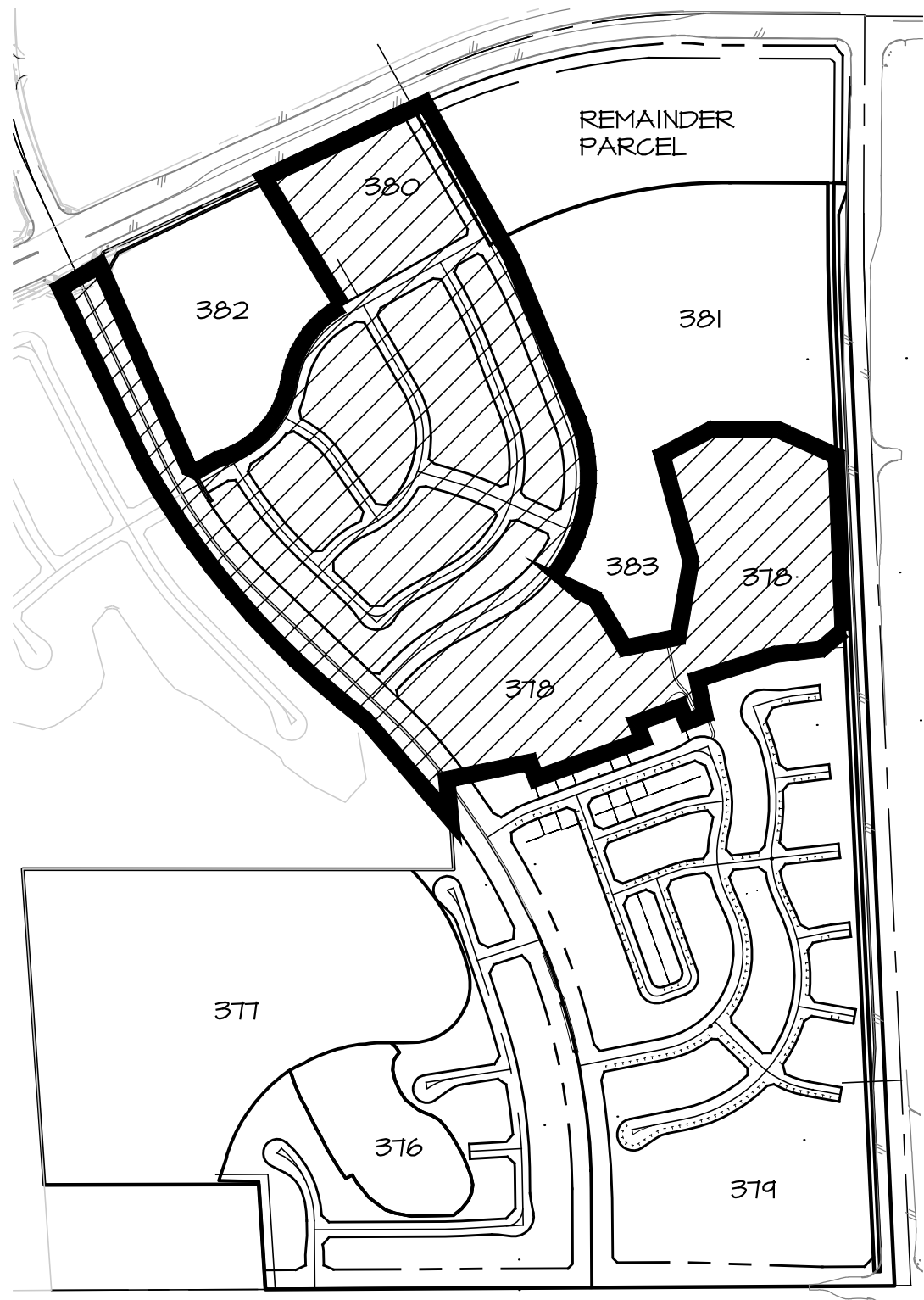
**COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE, OF PARCEL MAP NO. 28605 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 89 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: 1"=60'	ALBERT A. ENGINEERING CONSULTANTS	W.D. 15-0170
DATE: 4/12/2016	3788 McCRAY STREET	SHEET 5
DESIGNED: RS	RIVERSIDE, CA 92506	OF 7 SHEETS
CHECKED: DML	PH: (951) 986-1170	DWG. NO.
PLN CK REF:	FAX (951) 788-1256	
F.B.		

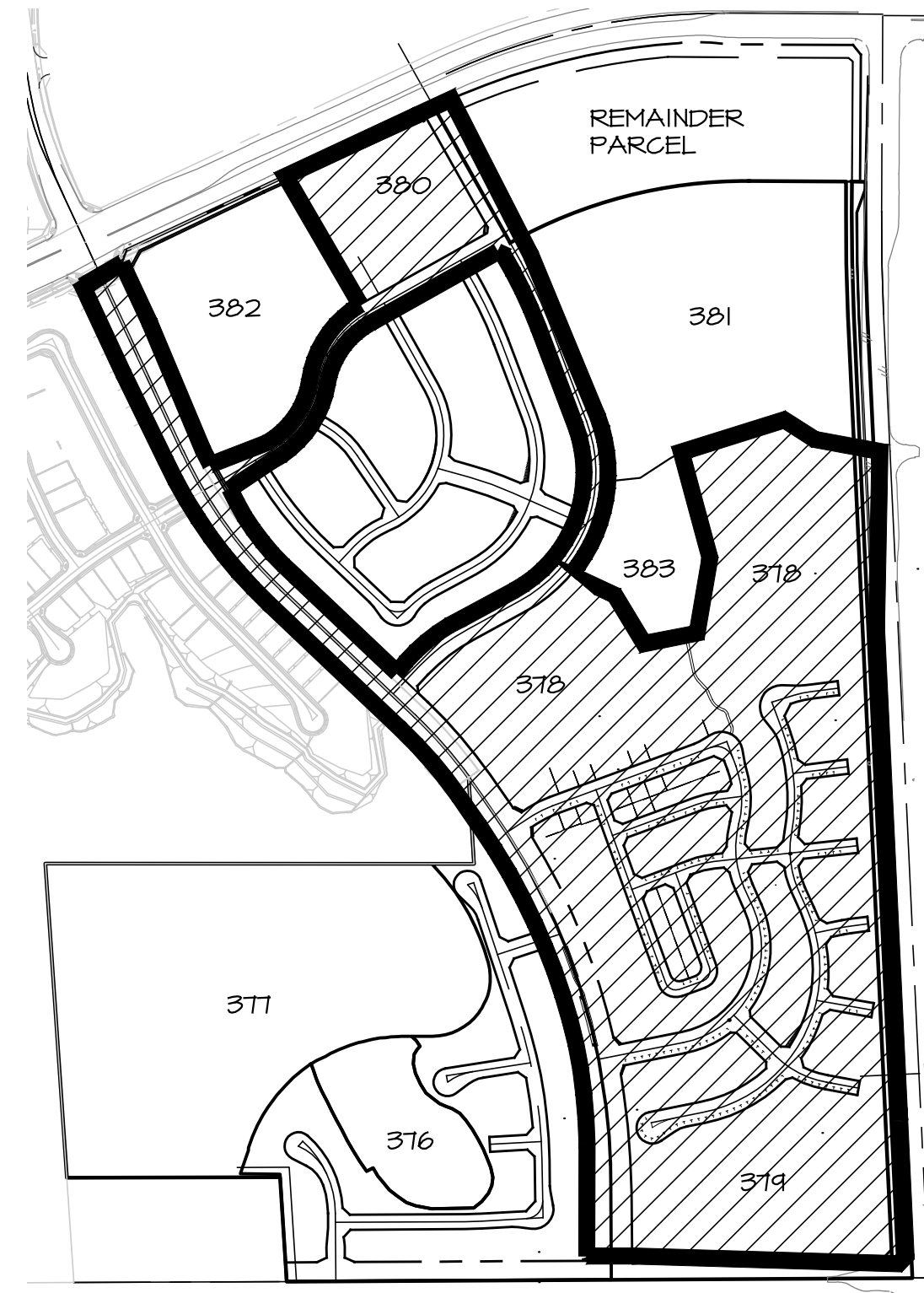
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COUNTY OF RIVERSIDE, CALIFORNIA  
TENTATIVE TRACT MAP NO. 37119  
PHASING EXHIBIT



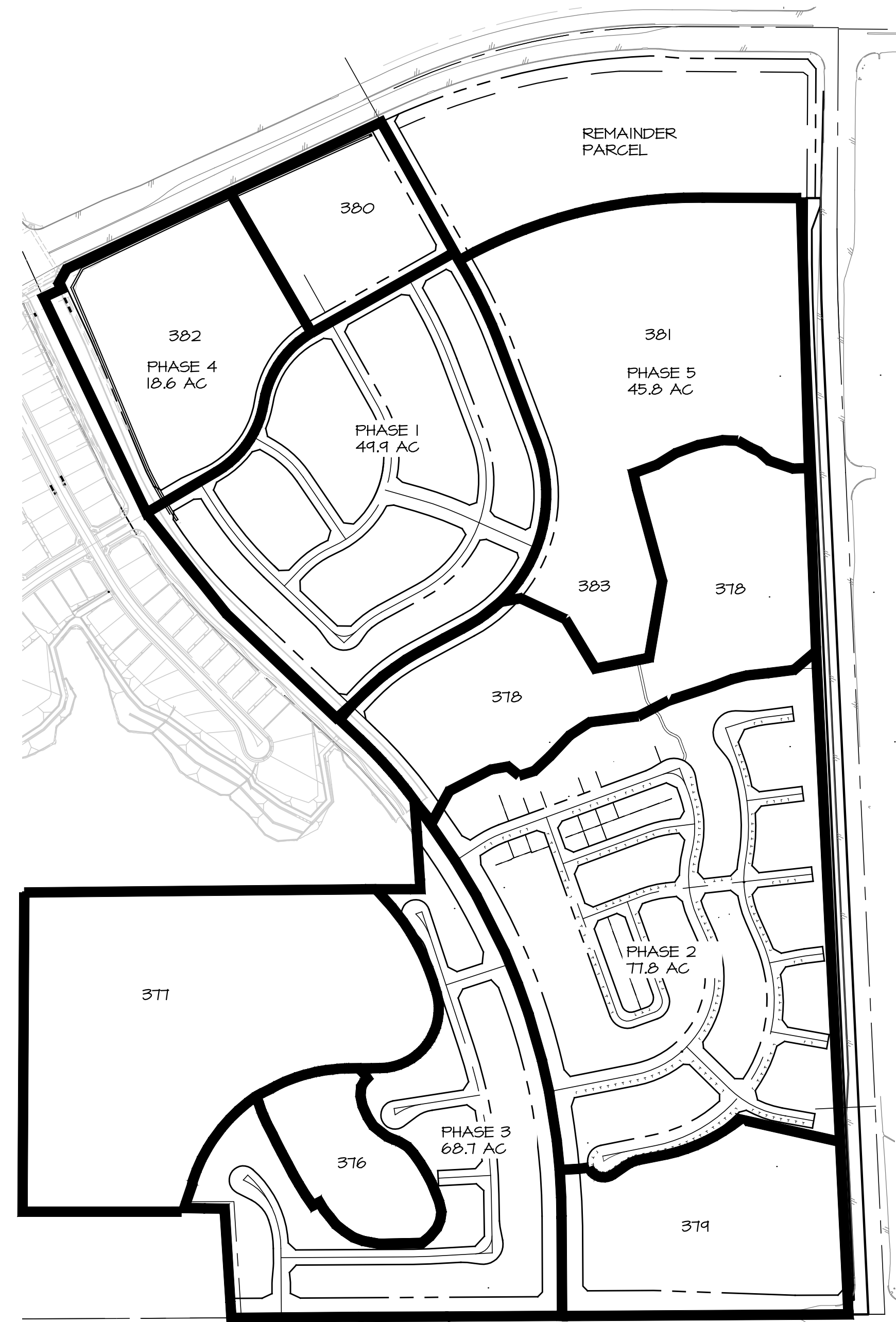
PHASE 1  
1"=500'

PHASE 1:  
CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31633 BOUNDARY. CONSTRUCT THE BASIN ON LOT 380.

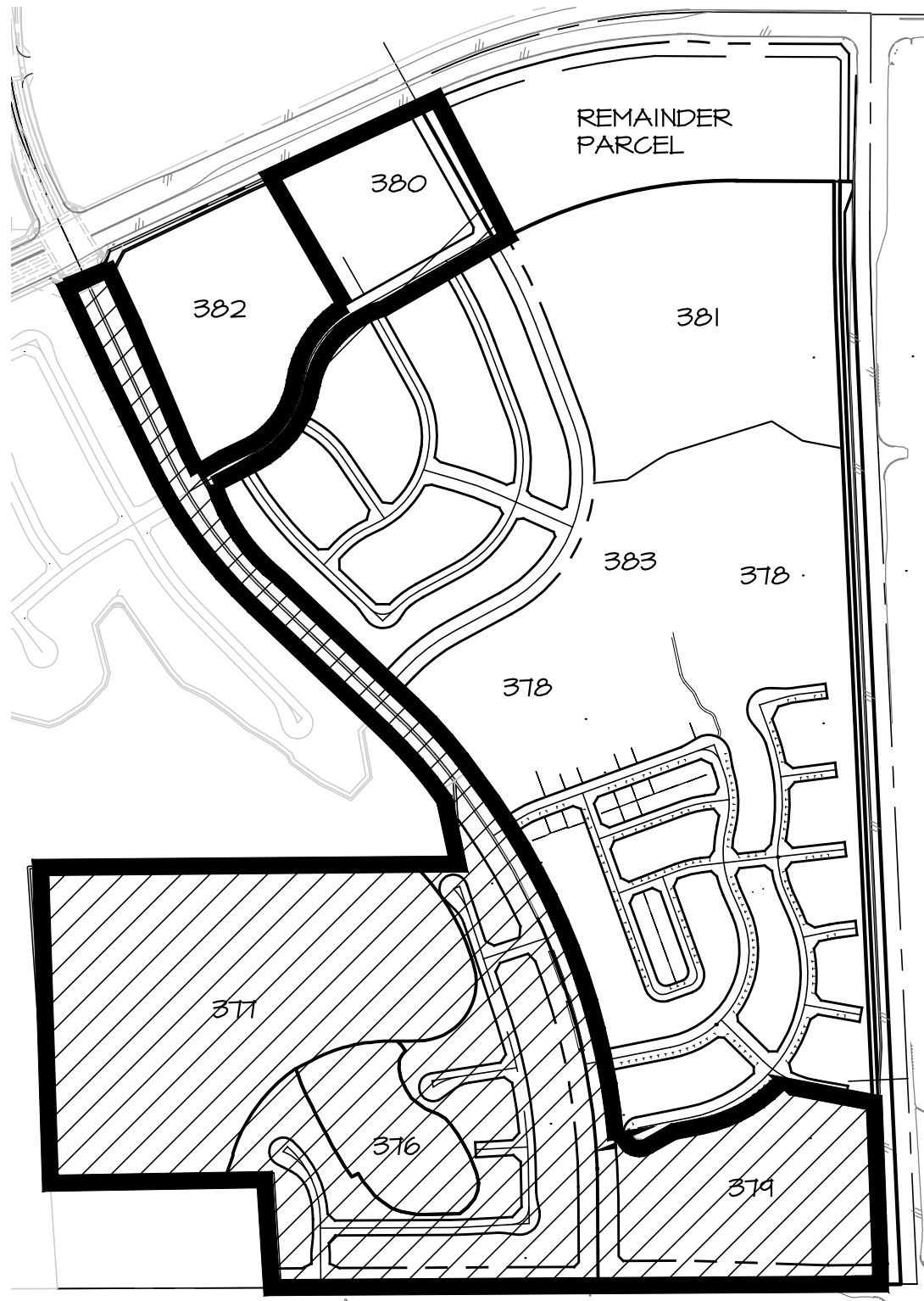
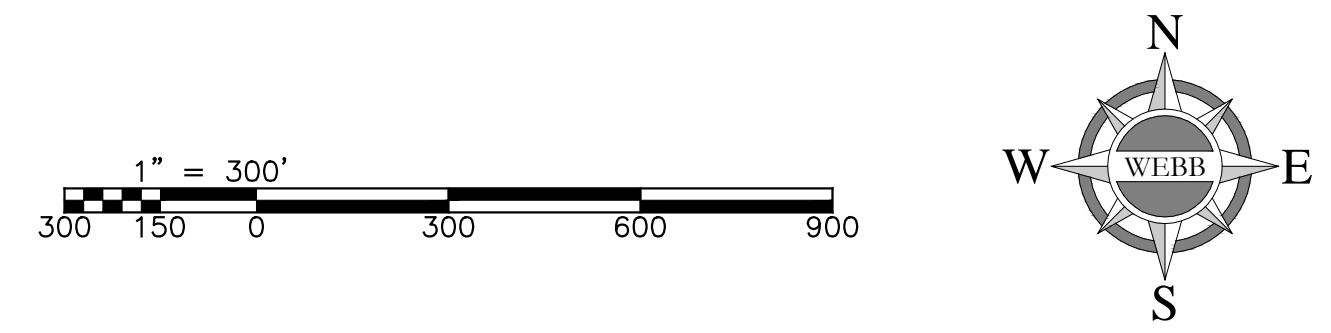


PHASE 2  
1"=500'

PHASE 2:  
CONSTRUCT SETA AND "A" STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31633 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING WESTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 31633 TO OLD NEWPORT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD NEWPORT ROAD FROM WINCHESTER ROAD TO RICE ROAD. CONSTRUCT FRONTAGE IMPROVEMENTS ON WINCHESTER ROAD. CONSTRUCT THE BASINS ON LOT 374 AND 380. CONSTRUCT REC. CENTER PRIOR TO 320TH BLDG. PERMIT.

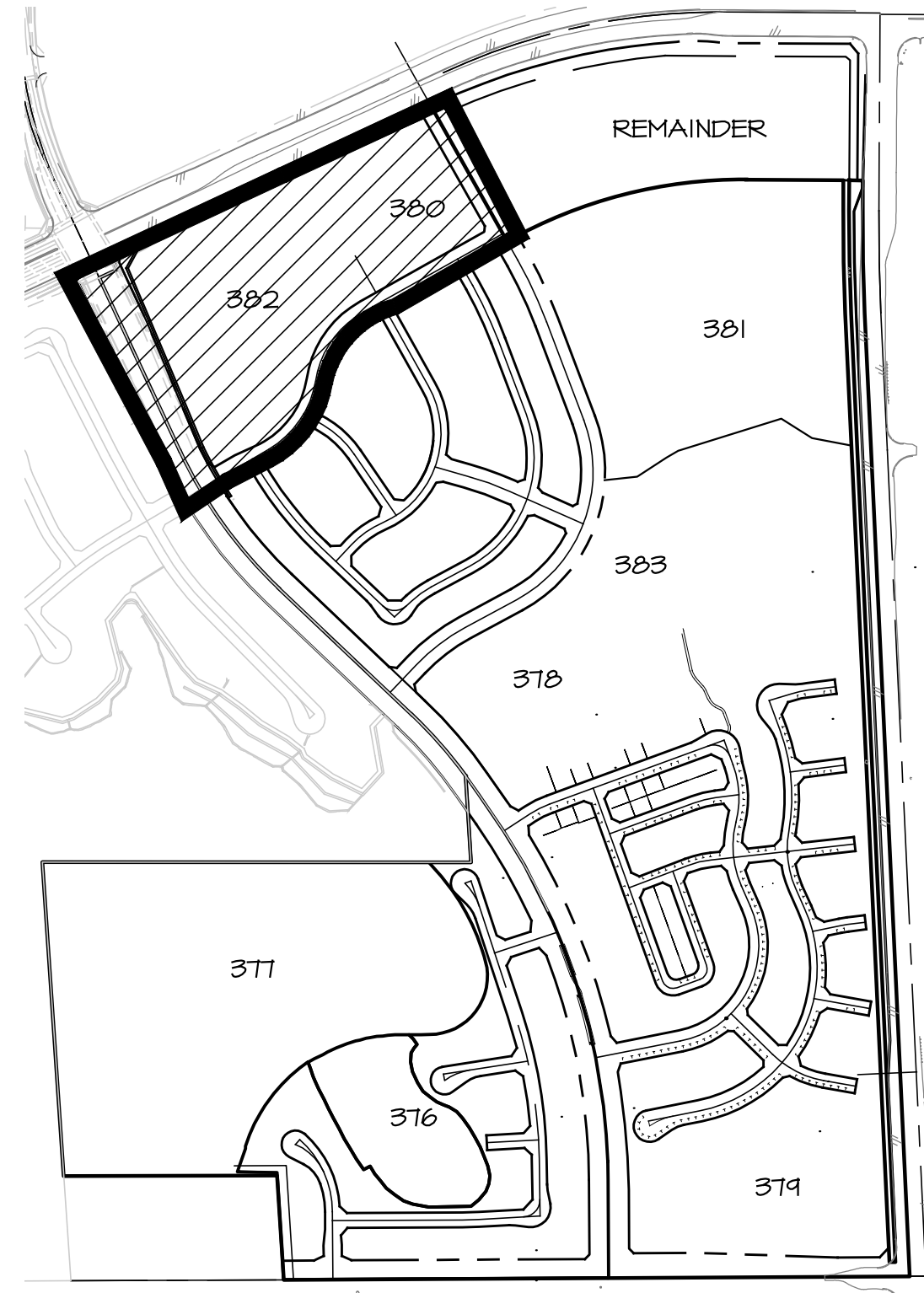


PHASE EXHIBIT  
1"=300'



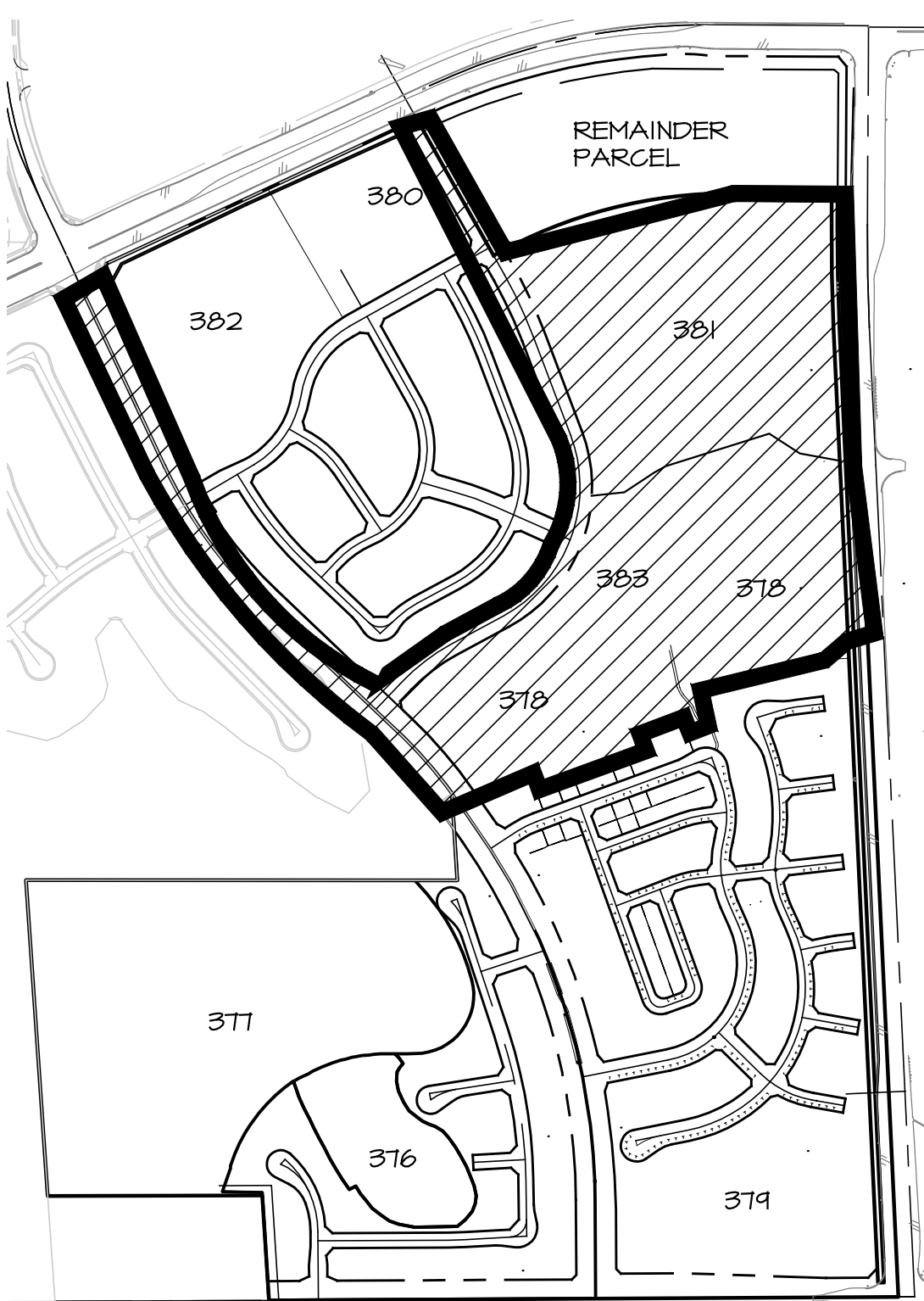
PHASE 3  
1"=500'

PHASE 3:  
CONSTRUCT "A" STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM DOMENIGONI PARKWAY TO "A" STREET. CONSTRUCT CURB TO CURB STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON SETA STREET TO RICE ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31633 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 31633 TO OLD NEWPORT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD NEWPORT ROAD FROM WINCHESTER ROAD TO WESTERN PROJECT BOUNDARY. CONSTRUCT THE BASINS ON LOT 374 AND 380. CONSTRUCT REC. CENTER PRIOR TO 320TH BLDG. PERMIT.



PHASE 4  
1"=500'

PHASE 4:  
CONSTRUCT FULL "A" STREET IMPROVEMENTS (EXCLUDING SOUTHERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM DOMENIGONI PARKWAY TO "A" STREET. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO "A" STREET. CONSTRUCT FRONTAGE IMPROVEMENTS ON DOMENIGONI PARKWAY. CONSTRUCT THE BASIN ON LOT 380.



PHASE 5  
1"=500'

PHASE 5:  
CONSTRUCT FULL "A" STREET IMPROVEMENTS (EXCLUDING SOUTHERN PARKWAY AND NORTHERN PARKWAY FRONTING LOT 382) AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING WESTERN AND NORTHERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31633 BOUNDARY. CONSTRUCT THE BASIN ON LOT 380. CONSTRUCT REC. CENTER PRIOR TO 320TH BLDG. PERMIT.

SCHEDULE "A" SUBDIVISION

ADD PHASING LABELS	4/17	RS
ADD PHASING INFORMATION	11/16	RS
REVISIONS	DATE	BY

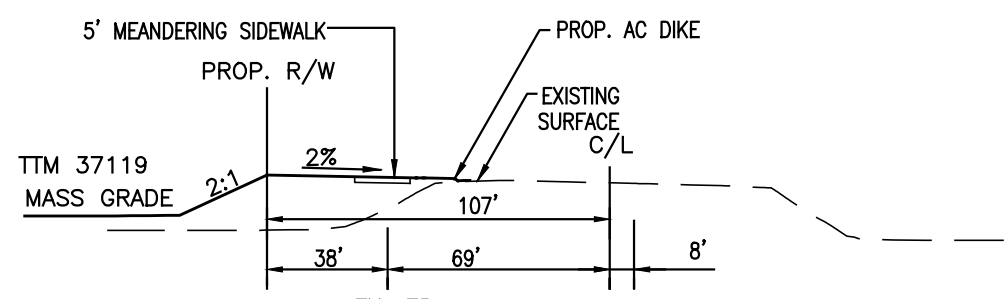
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28625 AS SHOWN BY MAP ON FILE IN BOOK 253 PAGES 89 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

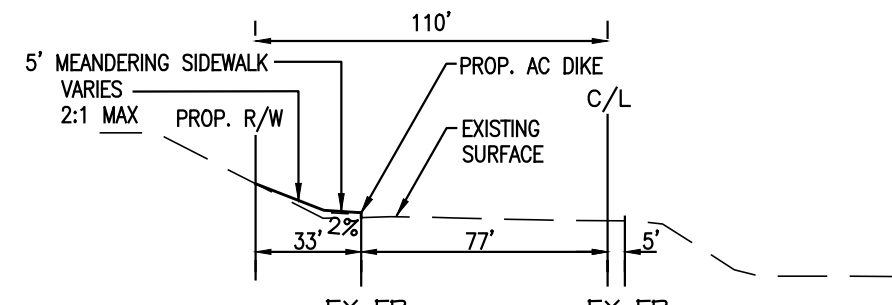
SCALE: AS SHOWN	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	W.D. 15-0170
DATE: 4/12/2016	3788 McCray Street	RIVERSIDE, CA 92506	SHEET 7
DESIGNED: RS	PH. (951) 686-1070	FAX (951) 788-1256	OF 7 SHEETS
CHECKED: DML	PLN CK REF:	DWG. NO.	

REMAINDER PARCEL  
PER PM 28605  
203/99-102

FUTURE HDR  
LOT 381  
18.5 AC



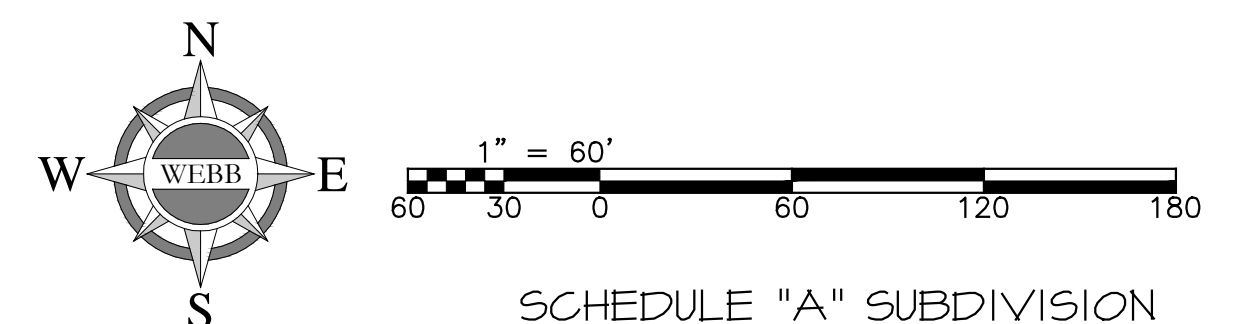
SR-79 WINCHESTER ROAD  
SECTION A-A  
EXPRESSWAY (NORTH OF PATTON AVE)  
EXISTING SECTION  
NOT TO SCALE



SR-79 WINCHESTER ROAD  
SECTION B-B  
EXPRESSWAY (SOUTH OF PATTON AVE)  
EXISTING SECTION  
NOT TO SCALE

SEE SHEET 3

SEE SHEET 4

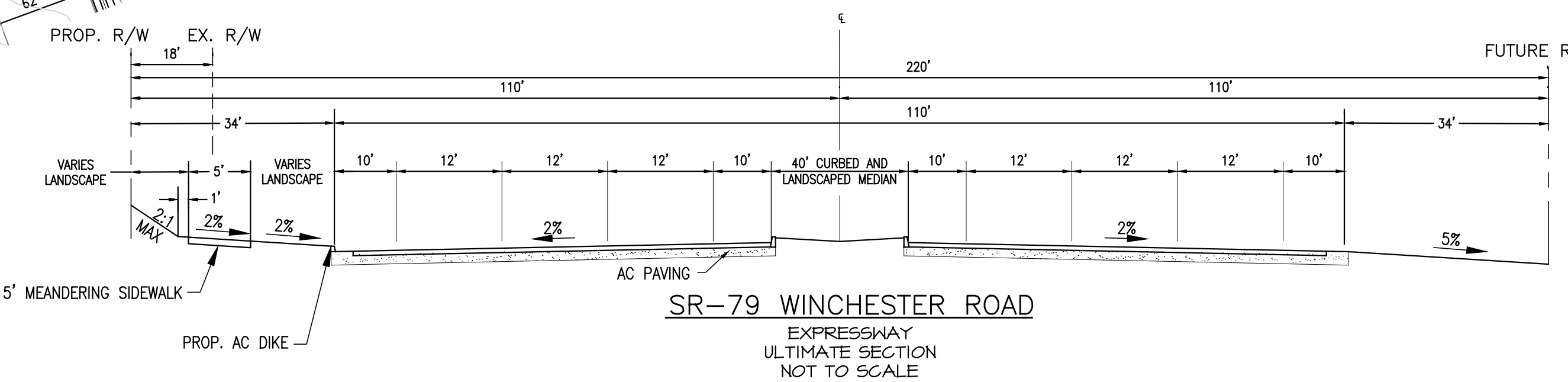


ADD CONCEPT REC AREA		4/17	RS
ADD SECTIONS		11/16	RS
REVISIONS		DATE	BY

COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 38605 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 99 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: 1"=60'	ALBERT A. WEBB ENGINEERING CONSULTANTS	W.D. 15-0170
DATE: 4/12/2016	3788 McCRAY STREET	SHEET 6
DESIGNED: RS	RIVERSIDE, CA 92508	OF 7 SHEETS
CHECKED: DML	PH: (951) 686-1070	
PLN CK REF:	FAX: (951) 788-1256	
F.B.		DWG. NO.



SR-79 WINCHESTER ROAD  
EXPRESSWAY  
ULTIMATE SECTION  
NOT TO SCALE  
RIV. CO. STD. NO. 01

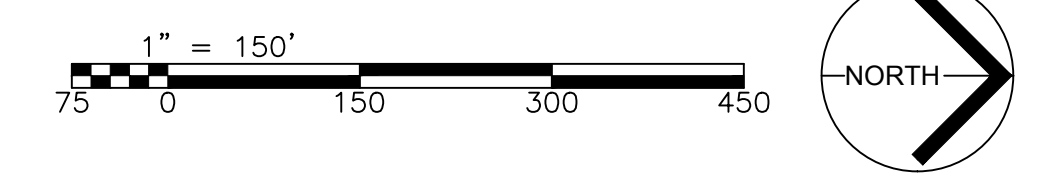
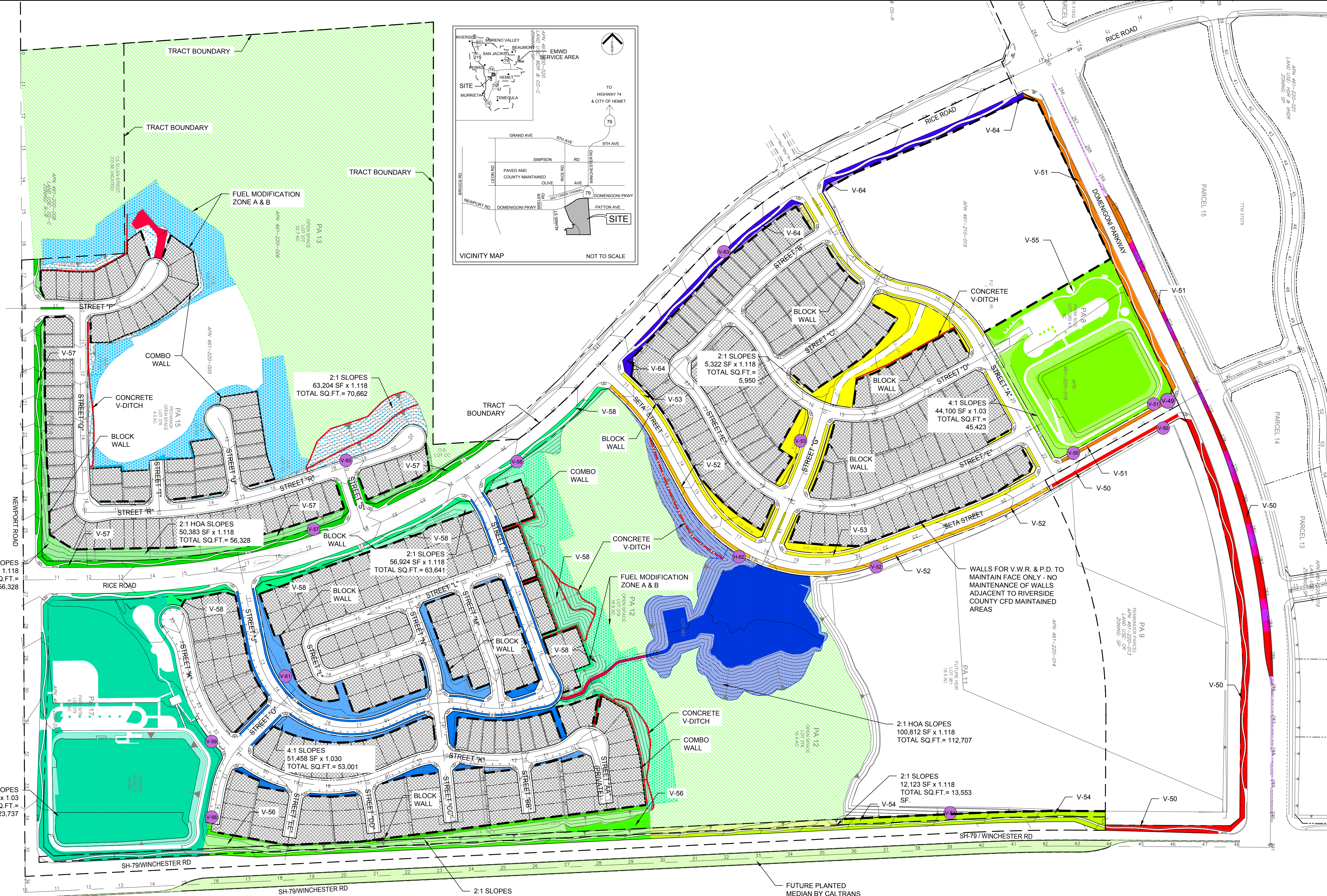
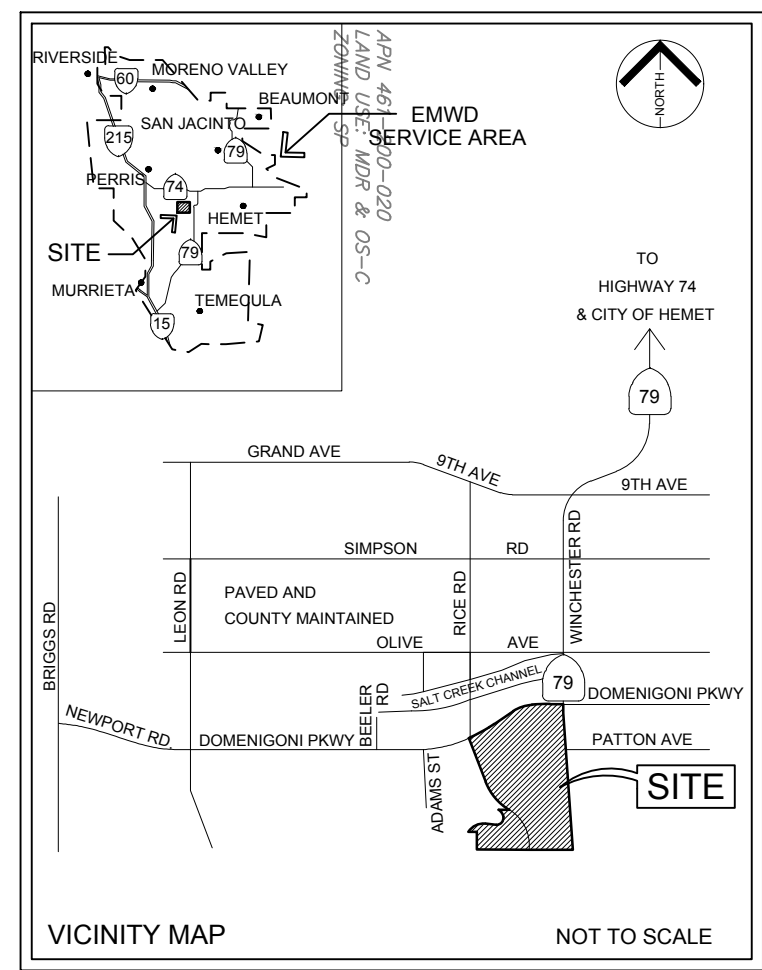
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TRACT 37119  
LANDSCAPE MAINTENANCE LEGEND:

SYMBOL	DESCRIPTION
[Hatched Box]	RESIDENTIAL LOTS MAINTAINED BY: HOME OWNER
[Red Box]	METER (V-50) FLAT LS AREA = 32,173 SF. FLAT MEDIAN LS AREA = 9,857 SF. TOTAL LS AREA = 42,030 SF. MAINTAINED BY: V.W.R. & P.D.
[Orange Box]	METER (V-51) FLAT LS AREA = 19,275 SF. FLAT MEDIAN LS AREA = 5,701 SF. TOTAL LS AREA = 24,976 SF. MAINTAINED BY: V.W.R. & P.D.
[Yellow Box]	METER (V-52) FLAT LS AREA = 14,968 SF. TOTAL LS AREA = 14,968 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-53) FLAT LS AREA = 86,403 SF. 2:1 SLOPE LS AREA = 5,322 x 1.118 TOTAL LS AREA = 92,053 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-54) FLAT LS AREA = 29,409 SF. 2:1 SLOPE LS AREA = 13,553 SF. TOTAL LS AREA = 42,962 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-55) LOT 380 PARK FLAT LS AREA = 114,088 SF. 4:1 SLOPE LS AREA = 45,423 SF. TOTAL LS AREA = 159,511 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-56) FLAT LS AREA = 34,363 SF. 2:1 SLOPE LS AREA = 50,663 SF. TOTAL LS AREA = 85,026 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-57) FLAT LS AREA = 37,360 SF. 2:1 SLOPE LS AREA = 50,383 x 1.118 TOTAL LS AREA = 93,688 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-58) FLAT LS AREA = 39,330 SF. 2:1 SLOPE LS AREA = 63,641 SF. TOTAL LS AREA = 102,971 SF. MAINTAINED BY: V.W.R. & P.D.
[Green Box]	NATIVE OPEN SPACE - NON-IRRIGATED FUEL MODIFICATION ZONE A/B TOTAL NATIVE AREA = 86,687 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
[Light Green Box]	METER (V-59) LOT 379 PARK FLAT LS AREA = 281,865 SF. GROSS 2:1 SLOPE AREA = 23,046 x 1.03 TOTAL AREA = 305,602 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-60) FLAT LS AREA = 3,412 SF. 2:1 SLOPE LS AREA = 70,662 SF. TOTAL LS AREA = 74,074 SF. MAINTAINED BY: V.W.R. & P.D.
[Green Box]	NATIVE OPEN SPACE NON-IRRIGATED FUEL MODIFICATION ZONE A/B TOTAL NATIVE AREA = 133,514 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
[Light Green Box]	METER (V-61) FLAT LS AREA = 37,828 SF. 4:1 SLOPE LS AREA = 51,458 x 1.030 TOTAL LS AREA = 89,286 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-62) FLAT LS AREA = 19,729 SF. 2:1 SLOPE LS AREA = 2,890 SF. TOTAL LS AREA = 22,619 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	METER (V-63) FLAT LS AREA = 5,015 SF. TOTAL AREA = 5,015 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
[Light Green Box]	METER (H-63) COMMUNITY CENTER PER SEPARATE M.E. GROSS LS AREA = 97,202 SF. (2.22 ACRES)
[Light Green Box]	2:1 HOA SLOPE LS AREA = 100,812 x 1.118 TOTAL GROSS AREA = 209,909 SF. (4.18 ACRES) MAINTAINED BY: H.O.A.
[Light Green Box]	METER (V-64) FLAT LS AREA = 19,729 SF. 2:1 SLOPE LS AREA = 2,890 SF. TOTAL LS AREA = 22,619 SF. MAINTAINED BY: V.W.R. & P.D.
[Light Green Box]	ASPHALT ACCESS ROAD TOTAL AREA = 5,015 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.

[Pink Box]	CONCRETE ACCESS PATH TOTAL AREA = 2,176 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
[Light Green Box]	TRACT 37119 NATIVE OPEN SPACE AREA = 1,591,726 SF. (36.5 ACRES) MAINTAINED BY: RIVERSIDE COUNTY CFD.
[Light Green Box]	FUTURE PLANTED MEDIAN AREA = 119,354 SF. MAINTAINED BY: CALTRANS
[Pink Box]	MEDIAN CONCRETE MAINTENANCE BAND AREA = 4,815 SF.
[Pink Box]	MEDIAN DECOMPOSED GRANITE AREA = 5,478 SF.

[Pink Box]	MEDIAN CONCRETE ACCENT PAVING AREA = 3,636 SF.
[Pink Box]	EXISTING CONCRETE ACCENT PAVING AREA = 3,064 SF. MAINTAINED BY: V.W.R. & P.D.
[Dashed Line]	SPLIT FACE BLOCK WALL (18,448 LINEAR FEET); COMBO WALL (2,849 LINEAR FEET); CONCRETE V-DITCH (4,957 LINEAR FEET) MAINTAINED BY: V.W.R. & P.D.



# TRACT 37119 MAINTENANCE EXHIBIT

REVISIONS	DATE	BY	CHECKED BY

**ALBERT A. WEBB ASSOCIATES**  
ENGINEERING CONSULTANTS  
3788 MCCRAY STREET  
RIVERSIDE CA. 92506  
PH. (951) 686-1070  
FAX (951) 788-1256



**VALLEY-WIDE RECREATION & PARK DISTRICT**

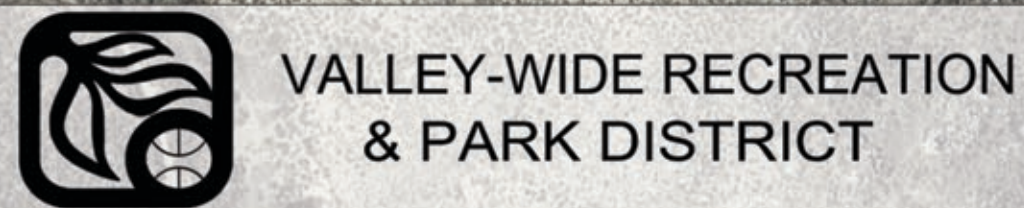
DEAN WETTER  
Date: \_\_\_\_\_  
APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

PROCESSING LOG			
NO.	SUBMITTAL DATE	PLAN CHECK RETURN DATE	FINAL APPROVAL DATE
1st	00-00-0000	00-00-0000	00
2nd			
3rd			
4th			

CONTACT: JAIME MACIAS  
EMAIL: jaime.macias@webbassociates.com

DATE: 08-07-2017  
DRAWN BY: JMA  
CHECKED BY: JMA





VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY

TENTATIVE TRACT NO. 31141

TENTATIVE TRACT NO. 31632

APN 461-200-020 | ZONING: SP  
LAND USE: MDR & OS-C

APN 461-200-006 | ZONING: R-R  
LAND USE: OS-C

APN 461-200-046 | ZONING: SP  
LAND USE: MDR, MDHR, & OS-R  
TENTATIVE TRACT NO. 31633

APN 461-200-020 | ZONING: SP  
LAND USE: MDR & OS-C

APN 461-220-021 | ZONING: SP  
LAND USE: HDR & VHDr

APN 466-050-002 | ZONING: R-R  
LAND USE: MDR

OPEN SPACE  
LOT 377  
22.7 ACRES

FUTURE HDR  
LOT 382  
8.7 ACRES

APN 466-050-003 | ZONING: R-R  
LAND USE: MDR

OPEN SPACE  
LOT 376  
4.0 ACRES

APN 466-050-004 | ZONING: R-R  
LAND USE: MDR

OPEN SPACE  
LOT 378  
16.9 ACRES

FUTURE HDR  
LOT 381  
18.5 ACRES

APN 461-220-019 | ZONING: SP  
LAND USE: CR

APN 466-050-006 | ZONING: R-R  
LAND USE: MDR

NOT A PART

APN 466-050-007 | ZONING: R-R  
LAND USE: MDR

APN 466-050-019 | ZONING: R-R  
LAND USE: CR

APN 466-060-038 | ZONING: A-I-20  
LAND USE: CT & OS-R

APN 465-190-030 | ZONING: C-I/CP & R-R  
LAND USE: CR

APN 465-190-057 | ZONING: SP  
LAND USE: CR & OS-C

APN 465-180-022 | ZONING: R-R  
LAND USE: PF

LANDSCAPE ARCHITECT

ALBERT A. WEBB ASSOCIATES  
3788 McCray Street  
Riverside, California 92506  
PH: (951) 248-4275 FX: (951) 788-1256  
JAIME.MACIAS@WEBBASSOCIATES.COM

CIVIL ENGINEER

ALBERT A. WEBB ASSOCIATES  
3788 McCray Street  
Riverside, California 92506  
PH: (951) 248-4275 FX: (951) 788-1256  
JENNIFER.GILLEN@WEBBASSOCIATES.COM

OWNER APPLICANT

SR CONESTOGA, LLC | THE RANCON GROUP  
141391 KALMIA STREET SUITE 200  
MURRIETA, CALIFORNIA 92562  
PH: (951) 696-0600  
ATTN: JEFF COMERCHERO

DEVELOPER

SR CONESTOGA, LLC | THE RANCON GROUP  
141391 KALMIA STREET SUITE 200  
MURRIETA, CALIFORNIA 92562  
PH: (951) 696-0600

LAND USE

EXISTING LAND USE: VACANT  
PROPOSED LAND USE: RESIDENTIAL  
EXISTING ZONING: SPECIFIC PLAN NO. 288  
GENERAL PLAN LAND USE: MEDIUM DENSITY  
RESIDENTIAL & OPEN SPACE RECREATION

ASSESSOR'S PARCEL NUMBERS

461-210-019  
461-220-005  
461-220-006  
461-220-014  
461-220-015  
461-220-018



UTILITIES

WATER EASTERN MUNICIPAL WATER DISTRICT  
SEWER EASTERN MUNICIPAL WATER DISTRICT  
GAS SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY  
TELEVISION VERIZON  
TELEVISION INDIVIDUAL RECEPTION/CABLE

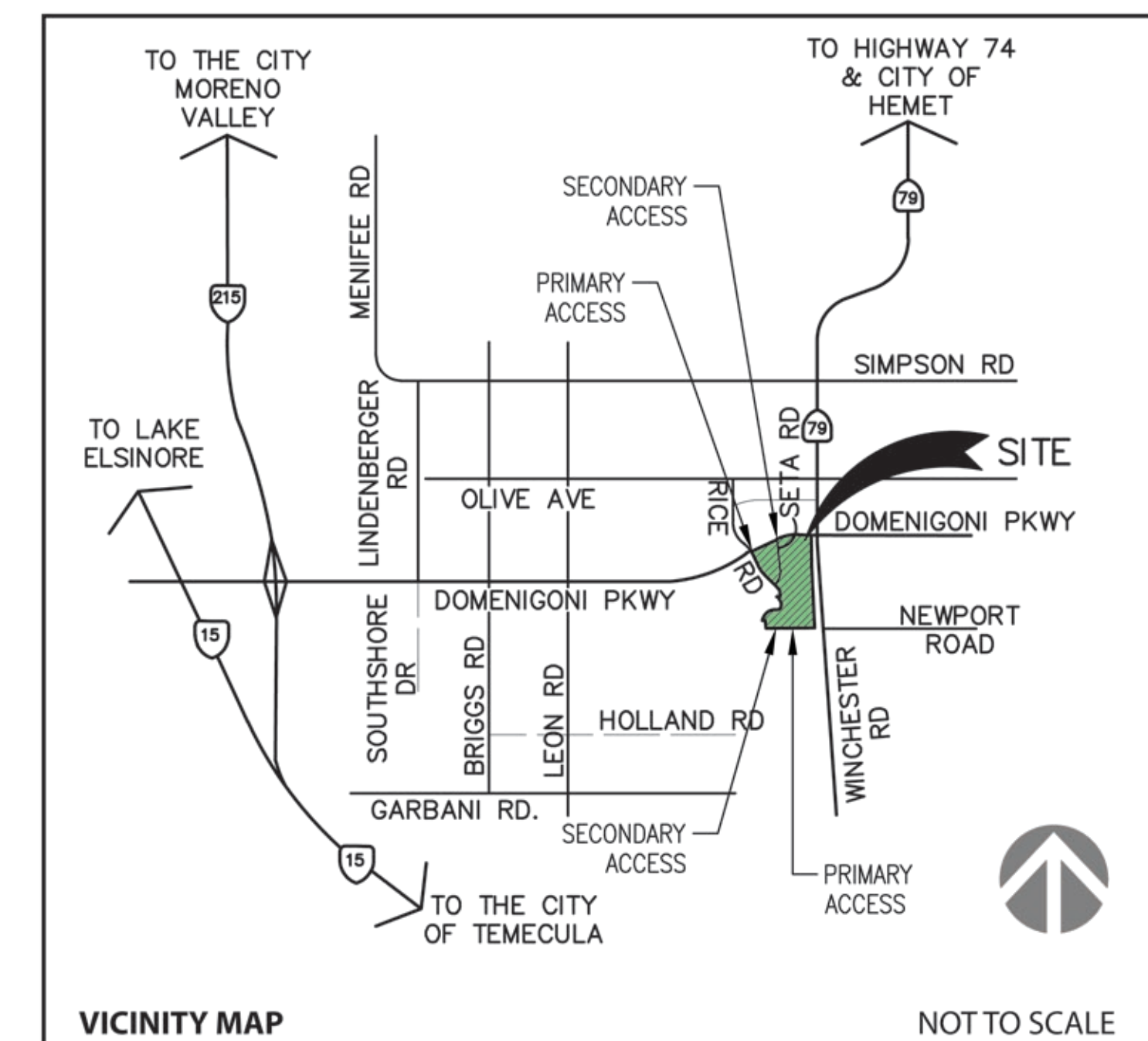
ACREAGE

161.67 GROSS ACRES  
33.44 NET ACRES



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

*Jaime Macias* 08-14-2017



**PLANT LEGEND**

**TREES**

BOTANICAL NAME   COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH	MEDIANS	STREETSCAPE	PARKS	SLOPES
ACACIA BAILEYANA 'PURPUREA'   BAILEY ACACIA	LOW (0.2)	H: 25' W: 25'	●	●	●	●
ALBIZIA JULIBRISIN   MIMOSA TREE	MED (0.5)	H: 40' W: 40'	●	●	●	●
BRACHYCHITON POPULNEUS   BOTTLE TREE	LOW (0.2)	H: 30' W: 30'	●	●	●	●
CERCIS OCCIDENTALIS   WESTERN REDBUD	LOW (0.2)	H: 15' W: 15'	●	●	●	●
FRAXINUS ANGUSTIFOLIA 'RAYWOOD'   RAYWOOD ASH	MED (0.5)	H: 30' W: 20'	●	●	●	●
GEUERA PARVIFLORA   AUSTRALIAN WILLOW	MED (0.5)	H: 25' W: 20'	●	●	●	●
OLEA EUROPA 'SWAN HILL'   FRUITLESS OLIVE	LOW (0.2)	H: 25' W: 25'	●	●	●	●
LAGERSTROEMIA INDICA 'WATERMELON RED'   CRAPE MYRTLE	MED (0.5)	H: 25' W: 25'	●	●	●	●
PINUS CANARIENSIS   CANARY ISLAND PINE	MED (0.5)	H: 70' W: 20'	●	●	●	●
PINUS ELGARICA   AFGHAN PINE	LOW (0.2)	H: 40' W: 25'	●	●	●	●
PISTACIA CHINENSIS   CHINESE PISTACHE	MED (0.5)	H: 30' W: 30'	●	●	●	●
PLATANUS x ACERIFOLIA   LONDON PLANE TREE	MED (0.5)	H: 30' W: 30'	●	●	●	●
PLATANUS RACEMOSA   WESTERN SYCAMORE	MED (0.5)	H: 30' W: 30'	●	●	●	●
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'   PURPLE LEAF PLUM	MED (0.5)	H: 20' W: 15'	●	●	●	●
QUERCUS AGRIFOLIA   CALIFORNIA COAST LIVE OAK	MED (0.5)	H: 50' W: 50'	●	●	●	●
QUERCUS ILEX   HOLLY OAK	MED (0.5)	H: 40' W: 40'	●	●	●	●

**SHRUBS/GROUND COVER/VINES**

BOTANICAL NAME   COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH
ABELIA GRANDIFLORA 'EDWARD GOUCHER'   GLOSSY ABELIA	MED (0.5)	H: 8' W: 5'
ACACIA REDOLENS 'LOW BOY'   PROSTRATE ACACIA	LOW (0.2)	H: >1' W: 12'
CALLISTEMON 'LITTLE JOHN'   DWARF BOTTLEBRUSH	MED (0.5)	H: 3' W: 3'
BACCHARIS PILLULARIS 'TWIN PEAKS'   COYOTE BRUSH	LOW (0.2)	H: 1' W: 6'
BERBERIS THUNBERGII   JAPANESE BARBERRY	LOW (0.2)	H: 5' W: 5'
DIETES BICOLOR   FORTNIGHT LILY	MED (0.5)	H: 2' W: 1'
DODONAEA VISCOSA 'PURPUREA'   PURPLE HOPSEED BUSH	MED (0.5)	H: 12' W: 9'
ELAEAGNUS PUNGENS   SILVERBERRY	LOW (0.2)	H: 10' W: 10'
EUONYMUS JAPONICUS 'AEREO-VARIEGATUS'   EUONYMUS	MED (0.5)	H: 8' W: 6'
FIGUS PUMILA   CREEPING FIG	MED (0.5)	H/W: 40'
HESPERALOE PARVIFLORA   RED YUCCA	LOW (0.2)	H: 3' W: 3'
JUNIPERUS CONFERTA   SHORE JUNIPER	MED (0.5)	H: 1' W: 6'
LEUCOPHYLLUM FRUTESCENS   TEXAS RANGER	LOW (0.2)	H: 6' W: 6'
LIGUSTRUM JAPONICUM 'TEXANUM'   TEXAS PRIVET	MED (0.5)	H: 10' W: 8'
LONICERA JAPONICA 'HALLIANA'   JAPANESE HONEYSUCKLE	LOW (0.2)	H: 18' W: 5'
MUHLENBERGIA CAPILLULARIS 'REGAL MIST'   PINK MUHLY	LOW (0.2)	H: 3' W: 6'
PHOTINIA x FRASERI   FRASER'S PHOTINIA	MED (0.5)	H: 10' W: 10'
RHAPHIOLEPIS INDICA   INDIAN HAWTHORNE	MED (0.5)	H: 5' W: 6'
ROSMARINUS OFFICINALIS 'PROSTRATUS'   ROSEMARY	LOW (0.2)	H: 8' W: 8'
SALVIA GREGGII   AUTUMN SAGE	LOW (0.2)	H: 3' W: 4'

**PLANTING NOTES**

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHREDED, STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE 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 BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNEDED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

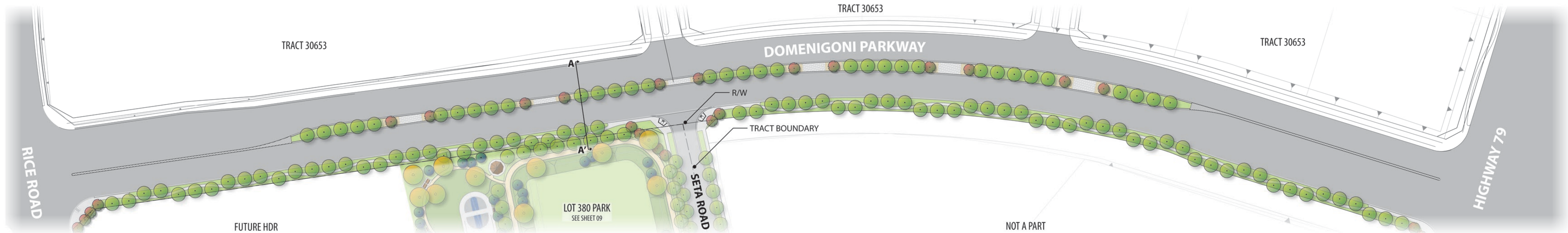


**VALLEY-WIDE RECREATION & PARK DISTRICT**

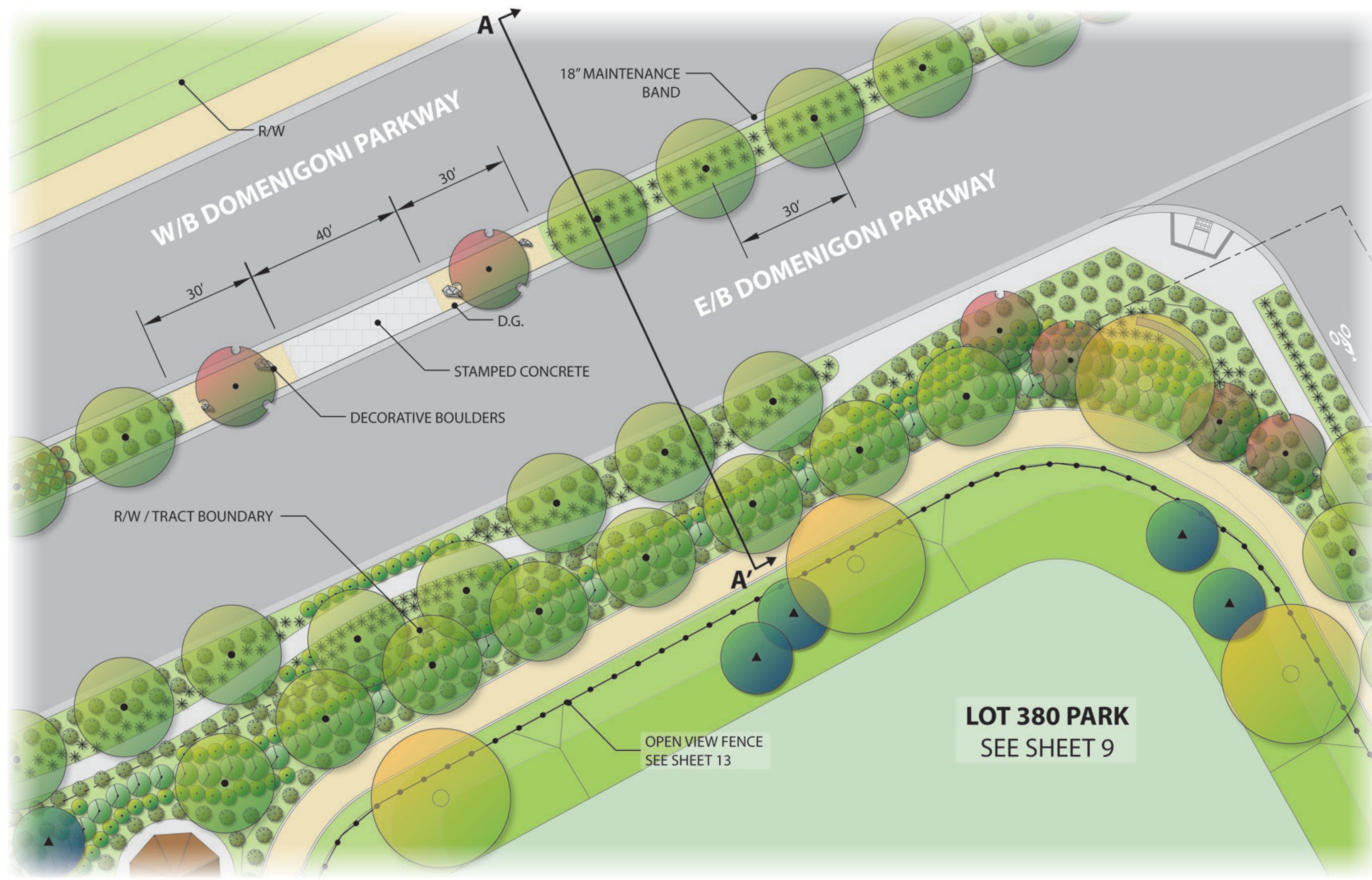
DEAN WETTER      Date: \_\_\_\_\_

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.





**DOMENIGONI PARKWAY CONCEPTUAL PLANTING PLAN**

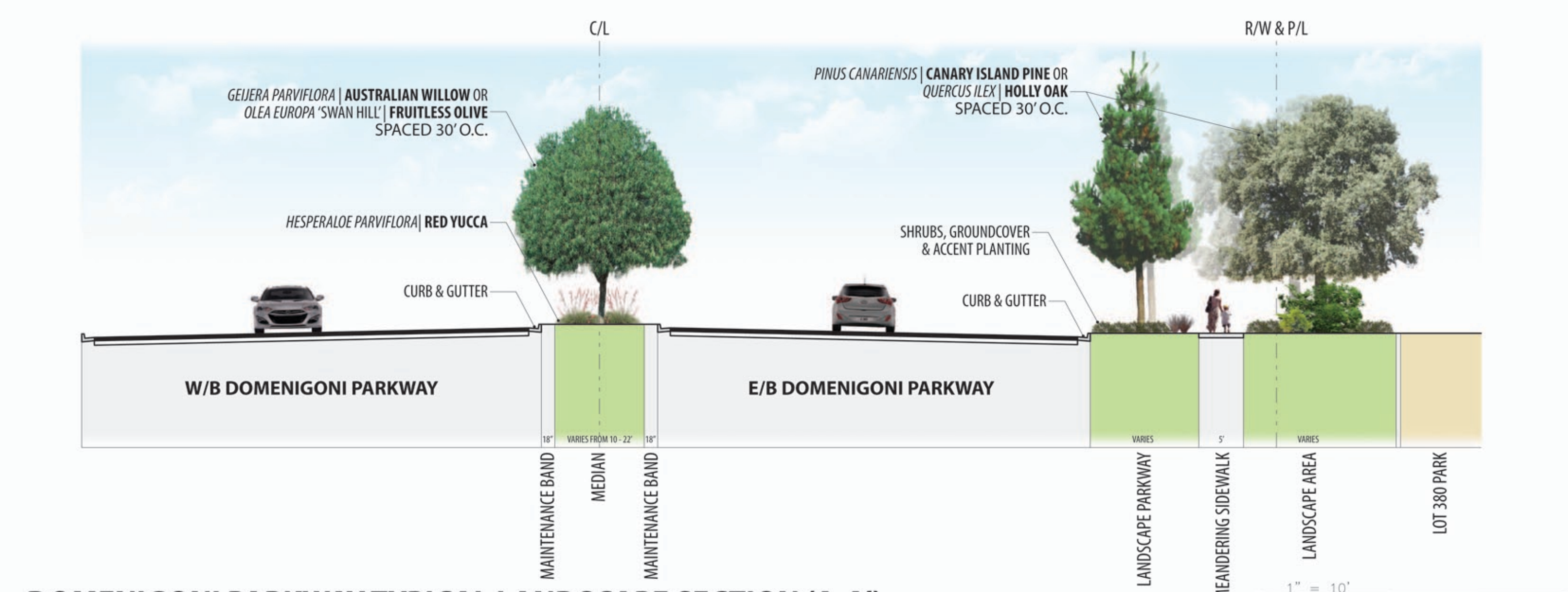


**TYPICAL PLANTING DENSITY LAYOUT FOR DOMENIGONI PARKWAY**

**PLANTING NOTES**

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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- TREES SHALL HAVE BREATHERS TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO

- AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH



**DOMENIGONI PARKWAY TYPICAL LANDSCAPE SECTION (A-A')**

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

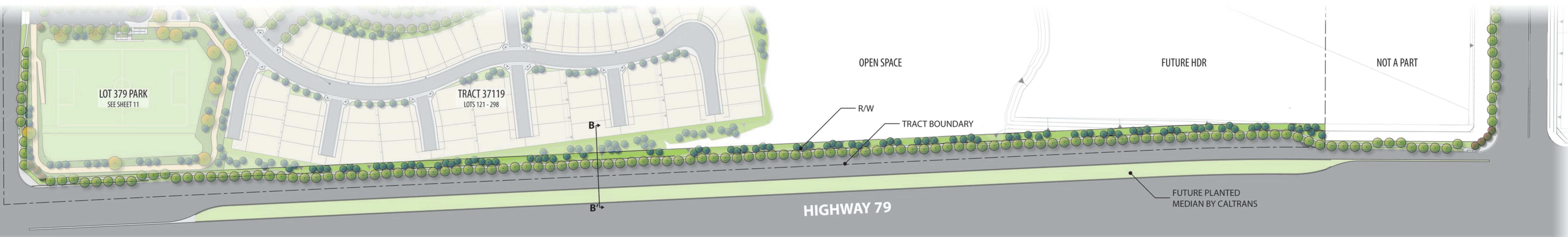
APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

- CONCEPT PLANT SCHEDULE**
- STREET TREES**  
SEE PAGE 2 FOR SPECIES LIST
  - ACCENT TREES**  
SEE PAGE 2 FOR SPECIES LIST
  - SLOPE TREES**  
SEE PAGE 2 FOR SPECIES LIST
  - LARGE PARK TREES**  
SEE PAGE 2 FOR SPECIES LIST
  - LARGE SHRUBS**  
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ELAEGNUS PUNGENS | SILVERBERRY 5' O.C. SPACING  
LIGUSTRUM JAPONICUM 'TEXANUM' | WAX LEAF PRIVET 5' O.C. SPACING  
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ABELIA x GRANDIFLORA 'EDWARD GOUCHER' | GLOSSY ABELIA 4' O.C. SPACING  
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ROSMARINUS OFFICINALIS 'PROSTRATUS' | DWARF ROSEMARY 3' O.C. SPACING

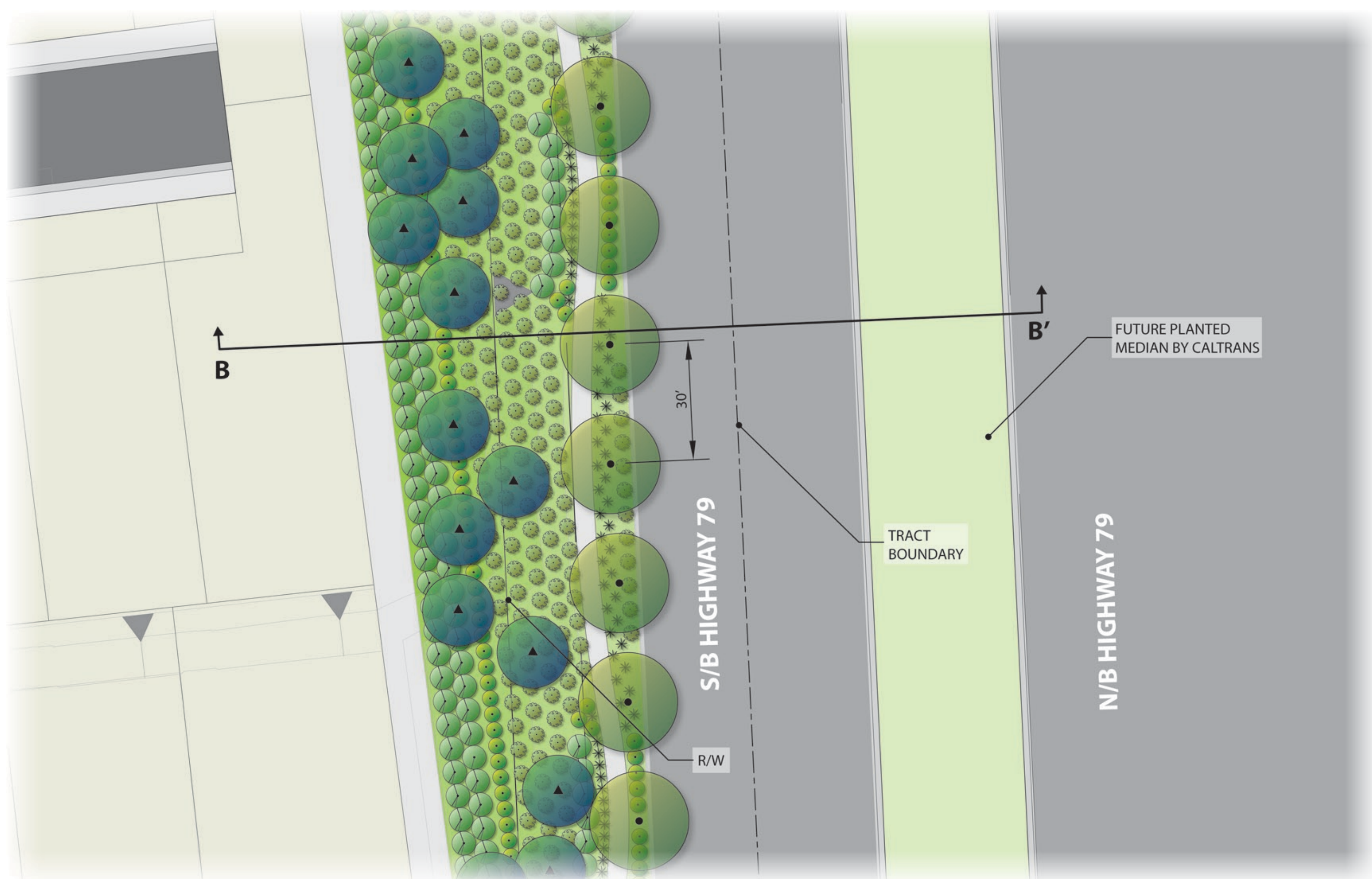


**KEY MAP** NOT TO SCALE

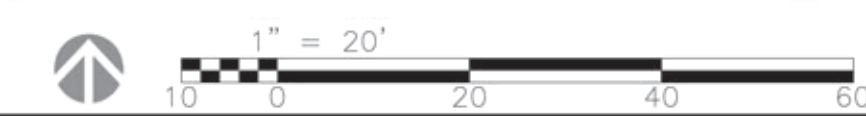




**HIGHWAY 79 CONCEPTUAL PLANTING PLAN**



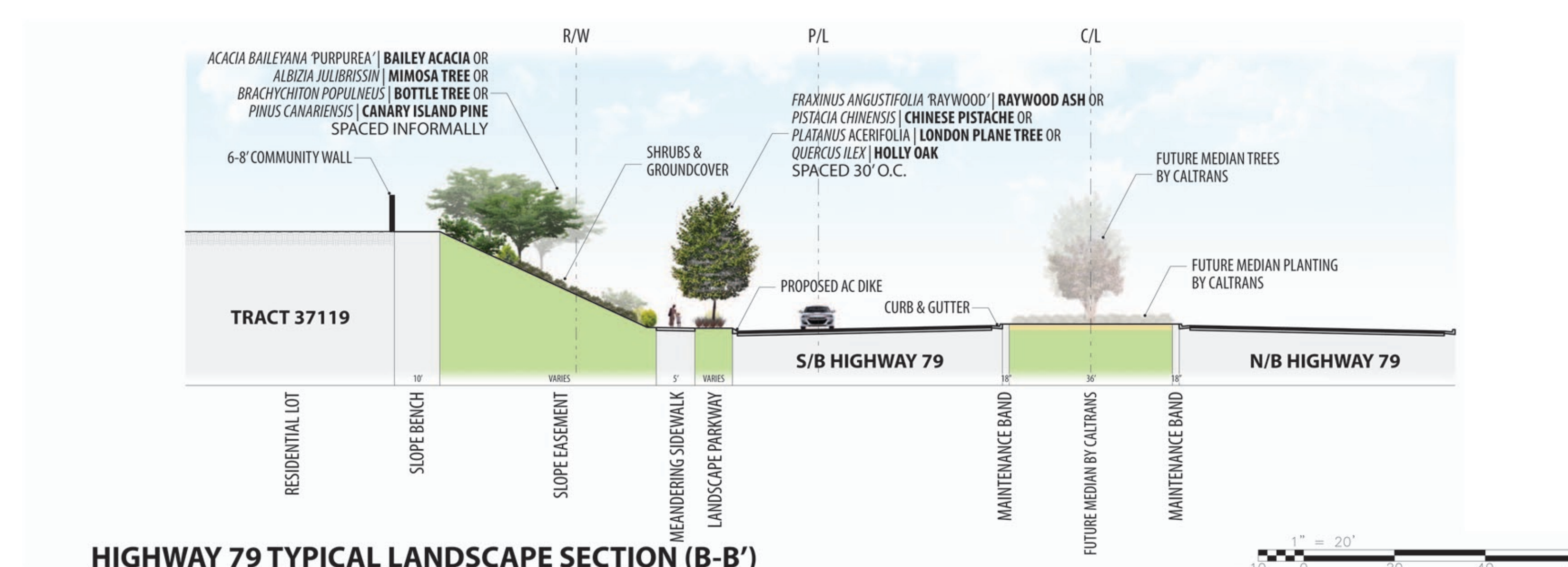
**TYPICAL PLANTING DENSITY LAYOUT FOR HIGHWAY 79**



**PLANTING NOTES**

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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**HIGHWAY 79 TYPICAL LANDSCAPE SECTION (B-B')**



**CONCEPT PLANT SCHEDULE**

- STREET TREES**  
SEE PAGE 2 FOR SPECIES LIST
- ACCENT TREES**  
SEE PAGE 2 FOR SPECIES LIST
- SLOPE TREES**  
SEE PAGE 2 FOR SPECIES LIST
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SEE PAGE 2 FOR SPECIES LIST
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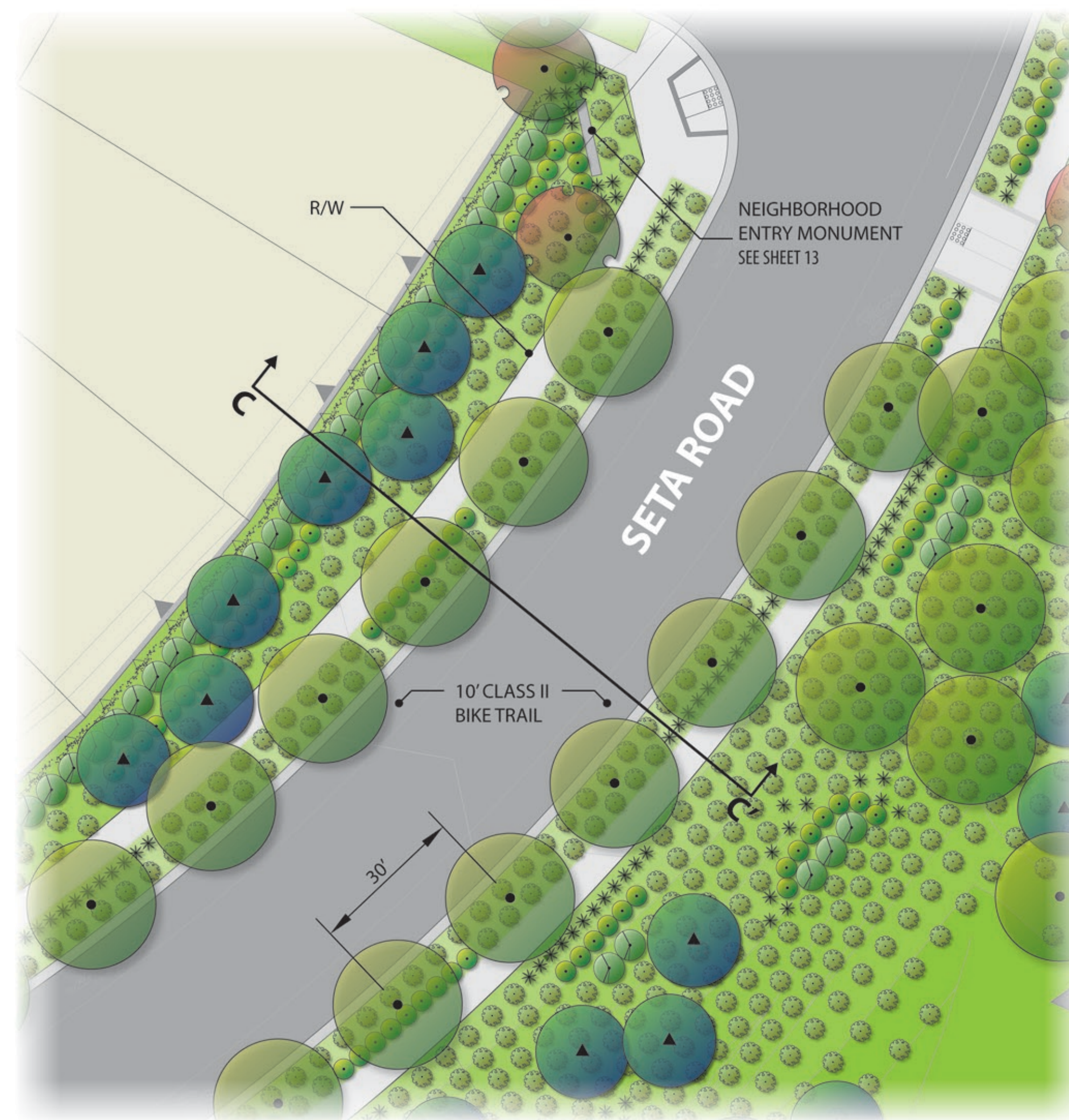
**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

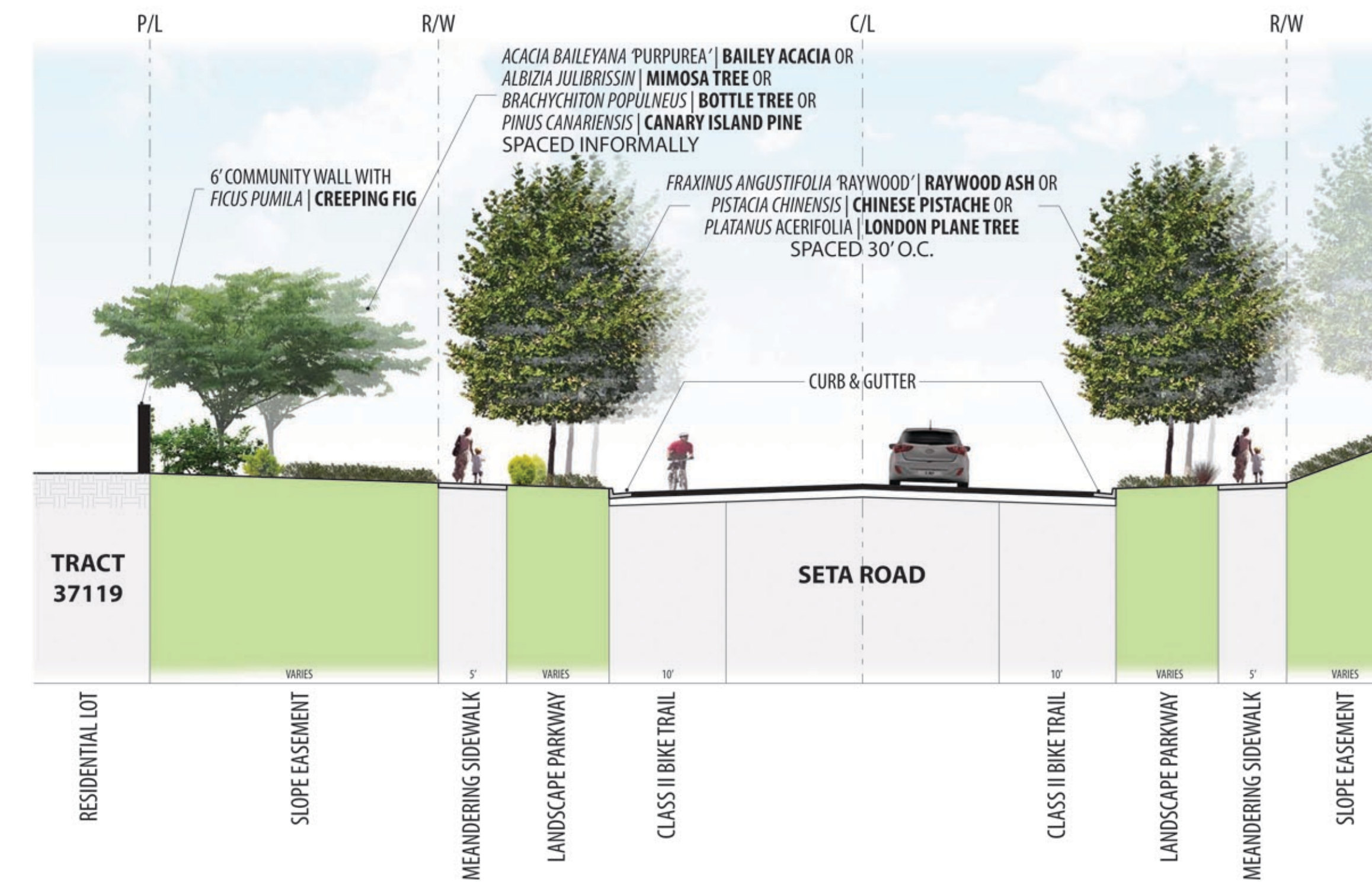
APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.



SETA ROAD CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR SETA ROAD



SETA ROAD TYPICAL LANDSCAPE SECTION (C-C')

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

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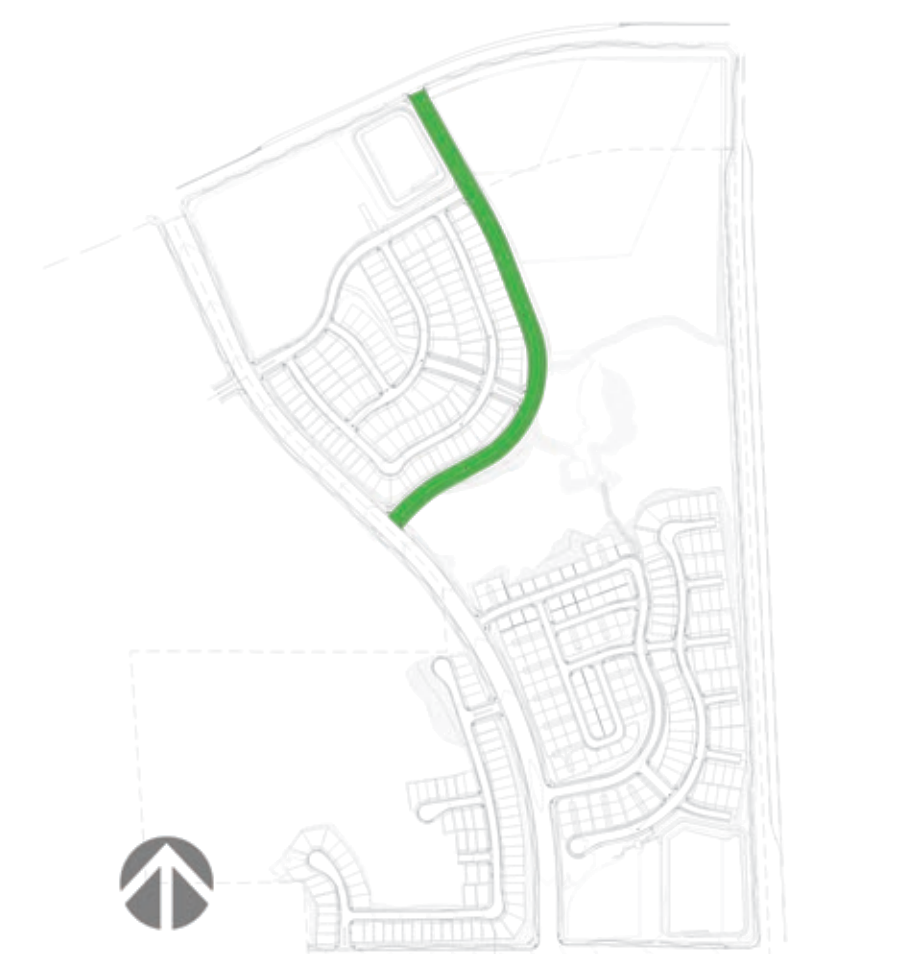
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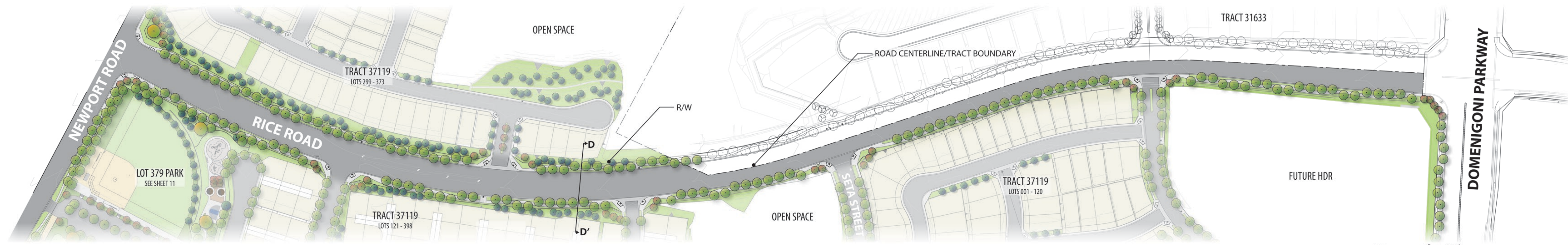
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KEY MAP NOT TO SCALE



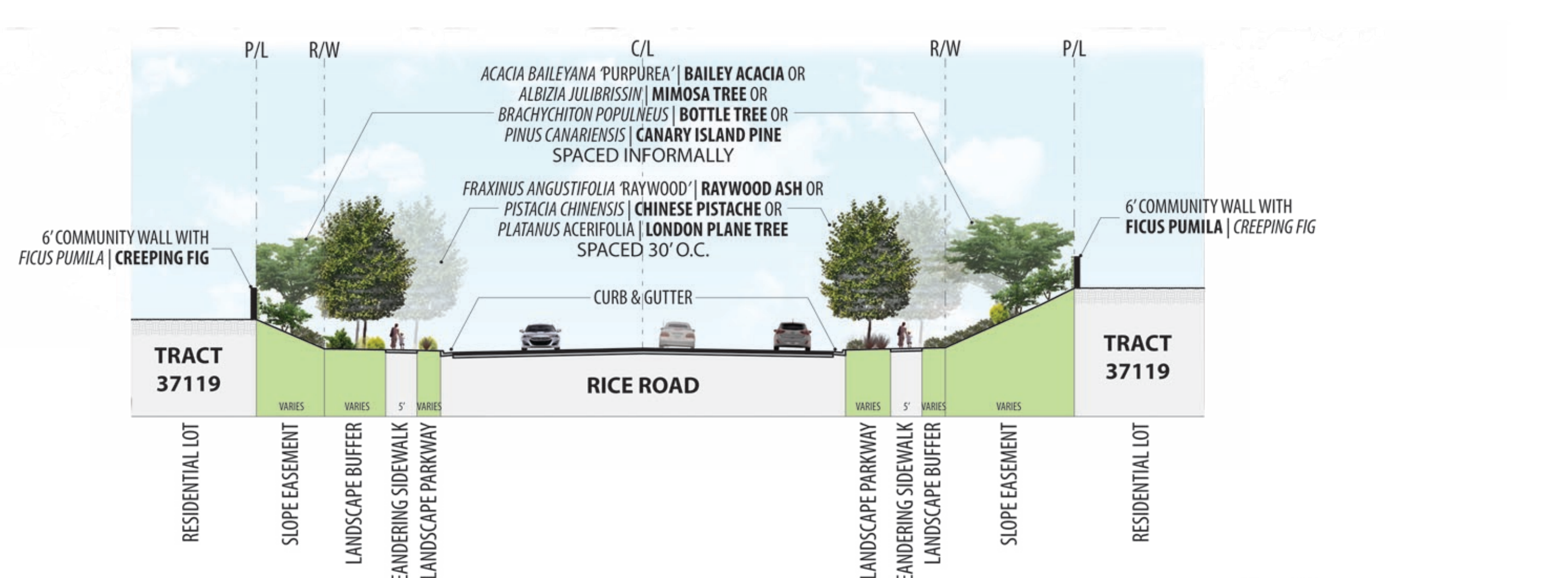
RICE ROAD CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR RICE ROAD

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RICE ROAD TYPICAL LANDSCAPE SECTION (D-D')

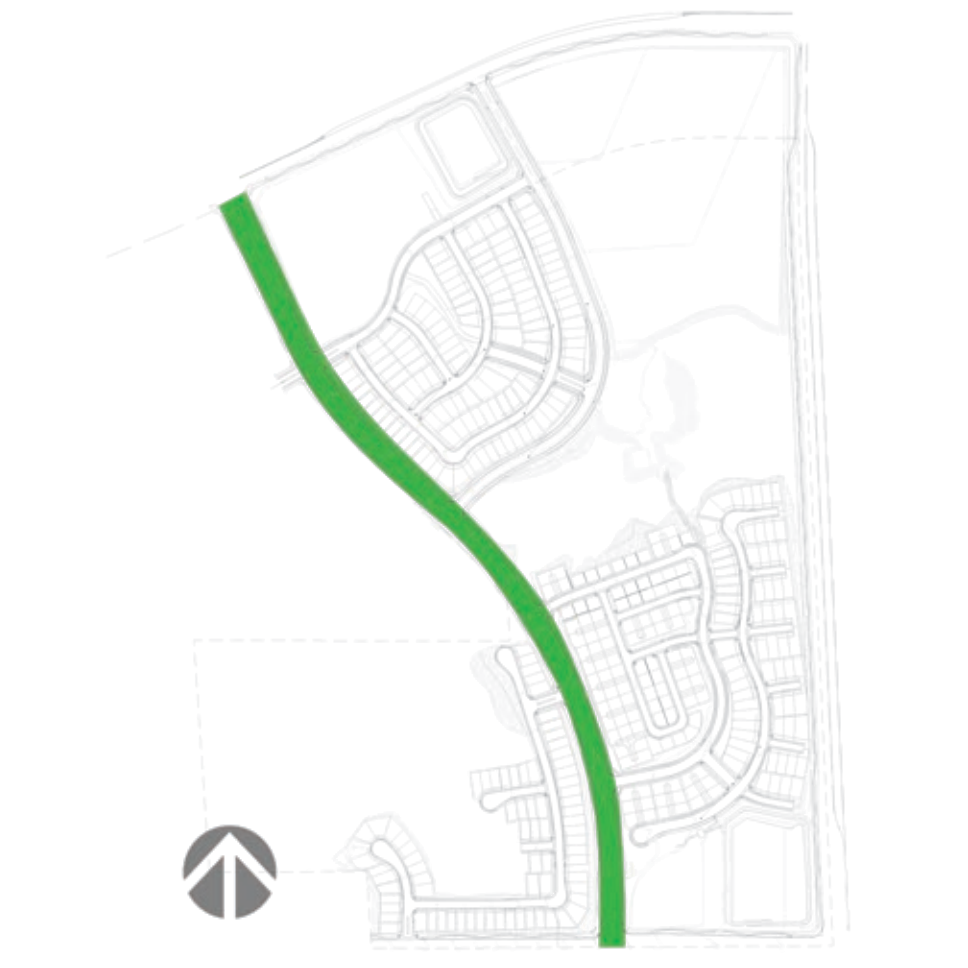
**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER      Date: \_\_\_\_\_

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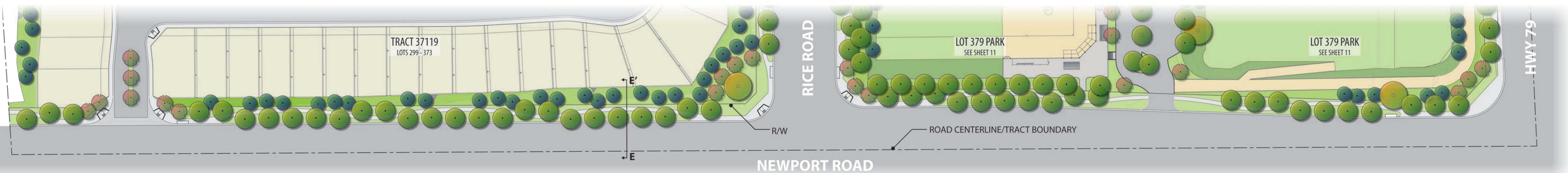
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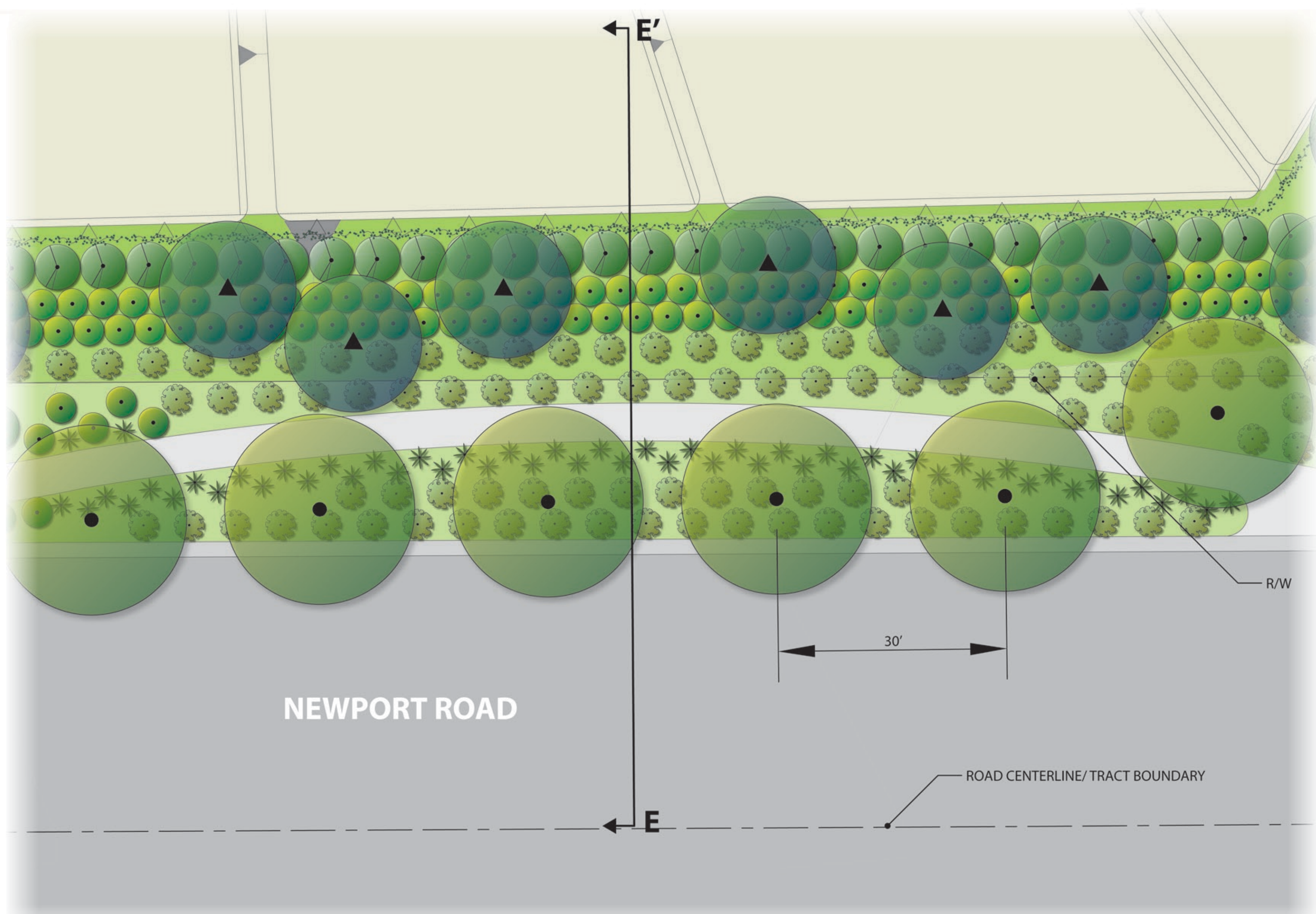
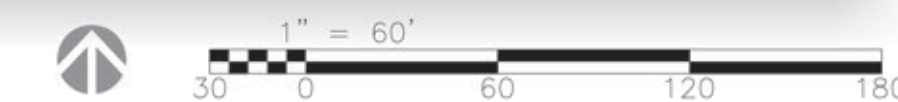
KEY MAP      NOT TO SCALE



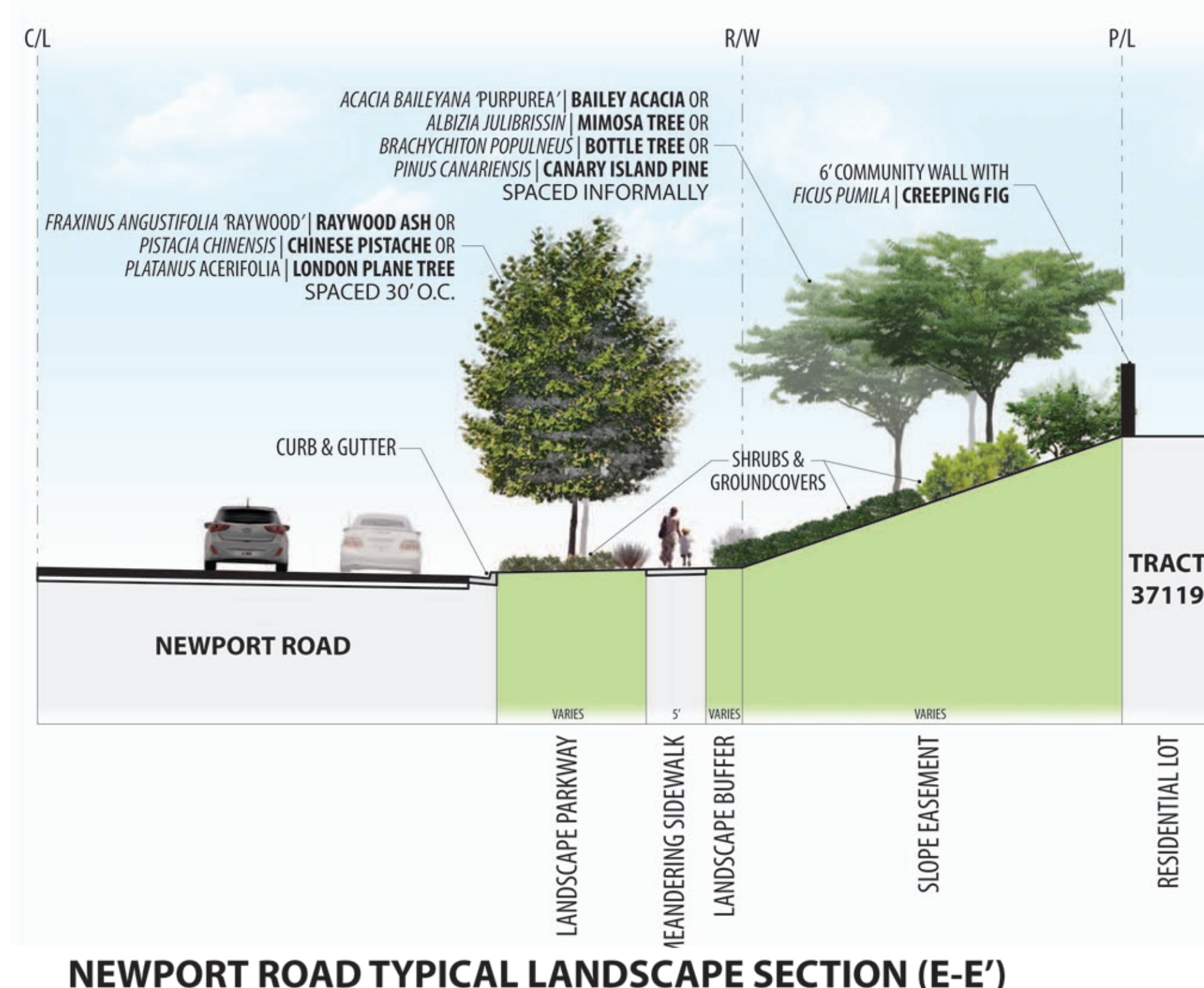
Corporate Headquarters  
3788 McCray Street  
Riverside, CA 92506  
951.686.1070



NEWPORT ROAD CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR NEWPORT ROAD



NEWPORT ROAD TYPICAL LANDSCAPE SECTION (E-E')



CONCEPT PLANT SCHEDULE

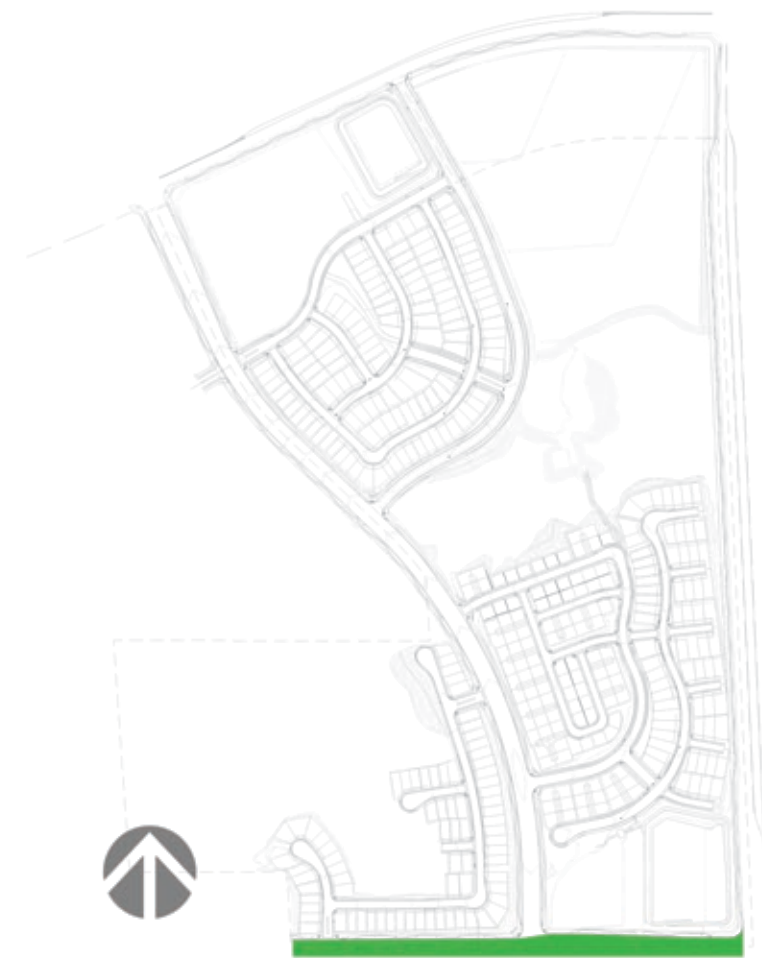
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**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

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KEY MAP NOT TO SCALE

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- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER 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 BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR

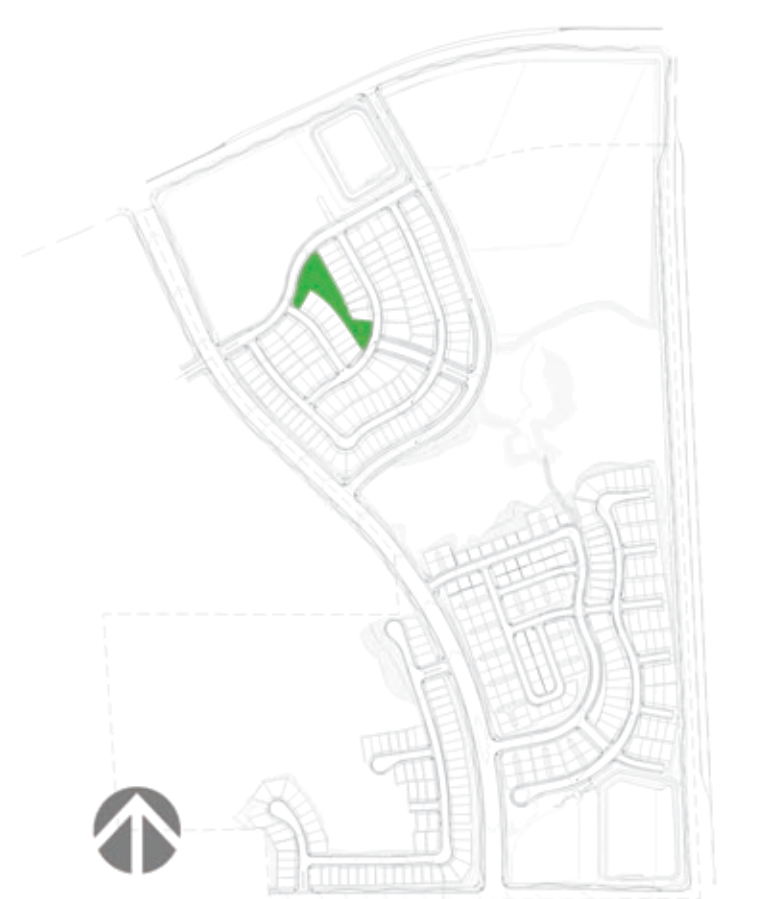
- PRESSURE REGULATOR
- RAIN SENSING DEVICE
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
- SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH



TYPICAL PLANTING DENSITY LAYOUT FOR NEIGHBORHOOD PASEO

CONCEPT PLANT SCHEDULE

- STREET TREES  
SEE PAGE 2 FOR SPECIES LIST
- ACCENT TREES  
SEE PAGE 2 FOR SPECIES LIST
- SLOPE TREES  
SEE PAGE 2 FOR SPECIES LIST
- LARGE PARK TREES  
SEE PAGE 2 FOR SPECIES LIST
- LARGE SHRUBS  
DODONAEA VISCOSA 'PURPUREA' | PURPLE HOPSEED BUSH 5' O.C. SPACING  
ELAEAGNUS PUNGENS | SILVERBERRY 5' O.C. SPACING  
LIGUSTRUM JAPONICUM 'TEXANUM' | WAX LEAF PRIVET 5' O.C. SPACING  
PHOTINIA x FRASERI | PHOTINIA 5' O.C. SPACING
- ACCENT GRASSES & SHRUBS  
DIETES BICOLOR | FORTNIGHT LILY 3' O.C. SPACING  
HESPERALOE PARVIFLORA | RED YUCCA 3' O.C. SPACING  
MUHLENBERGIA CAPILLARIS 'REGAL MIST' | PINK MUHLY GRASS 3' O.C. SPACING  
TULBAGHIA VIOLACEA 'SILVER LACE' | SOCIETY GARLIC 3' O.C. SPACING
- MEDIUM SHRUBS  
ABELIA x GRANDIFLORA 'EDWARD GOUCHER' | GLOSSY ABELIA 4' O.C. SPACING  
CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH 4' O.C. SPACING  
BERBERIS THUNBERGII | JAPANESE GREENLEAF BARBERRY 4' O.C. SPACING  
EUONYMUS JAPONICUS 'AURORE VARIEGATA' | GOLD SPOT EUONYMUS 4' O.C. SPACING  
LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER 4' O.C. SPACING  
RHAPHIOLEPIS INDICA | INDIA HAWTHORN 4' O.C. SPACING  
SALVIA GREGGII | AUTUMN SAGE 4' O.C. SPACING
- VINE(S)  
FICUS PUMILA | CREEPING FIG 10' O.C. SPACING
- GROUNDCOVERS  
ACACIA REDOLENS 'LOW BOY' | PROSTRATE ACAIA 6' O.C. SPACING  
BACCHARIS PILULARIS 'TWIN PEAKS' | COYOTE BRUSH 4' O.C. SPACING  
JUNIPERUS CONFERTA | SHORE JUNIPER 6' O.C. SPACING  
LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE 6' O.C. SPACING  
ROSMARINUS OFFICINALIS 'PROSTRATUS' | DWARF ROSEMARY 3' O.C. SPACING
- TURF GRASS  
CYNODON DACTYLON 'BLACKJACK' | BLACKJACK BERMUDA GRASS



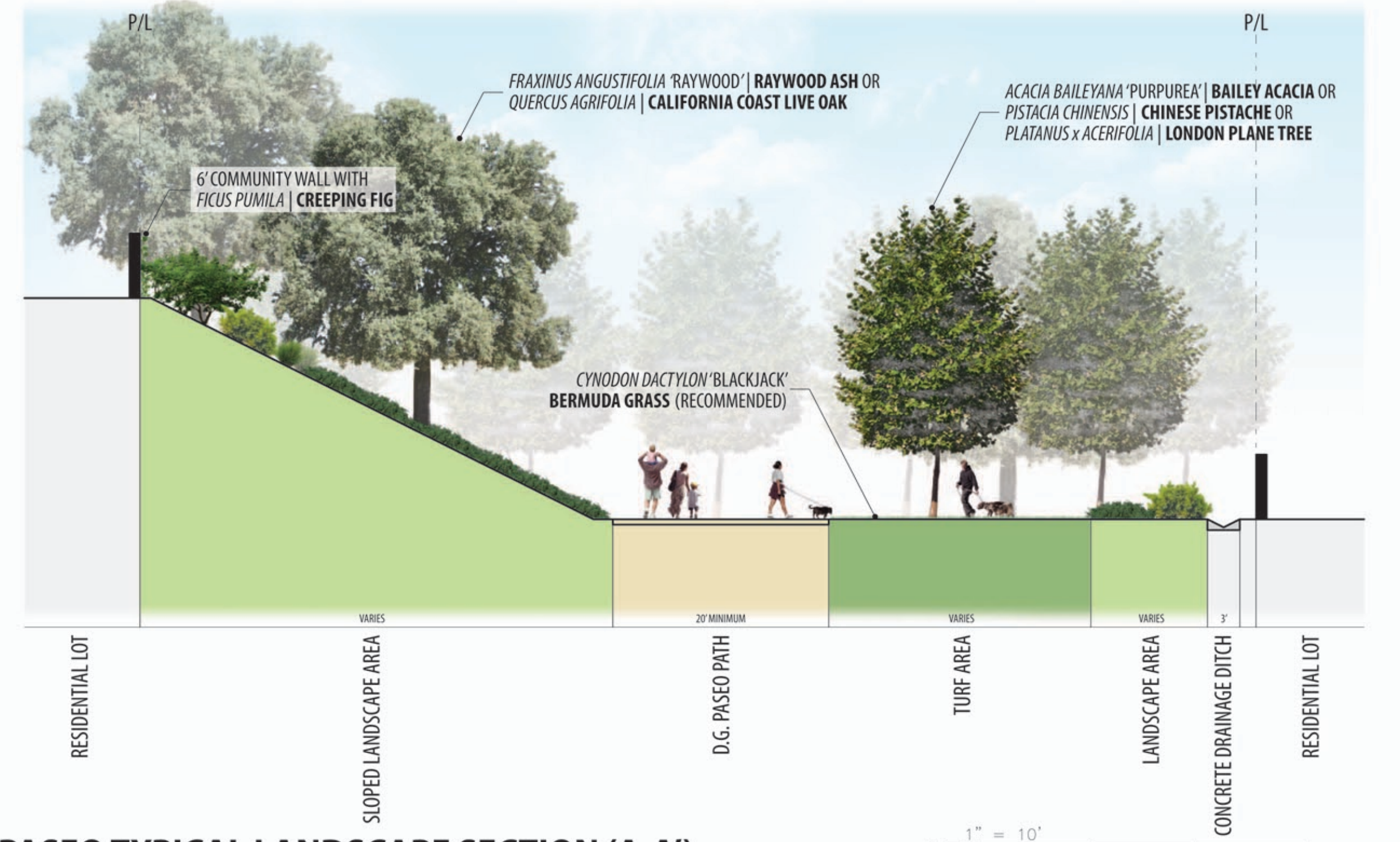
KEY MAP NOT TO SCALE



**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.



PASEO TYPICAL LANDSCAPE SECTION (A-A')

PLANTING NOTES

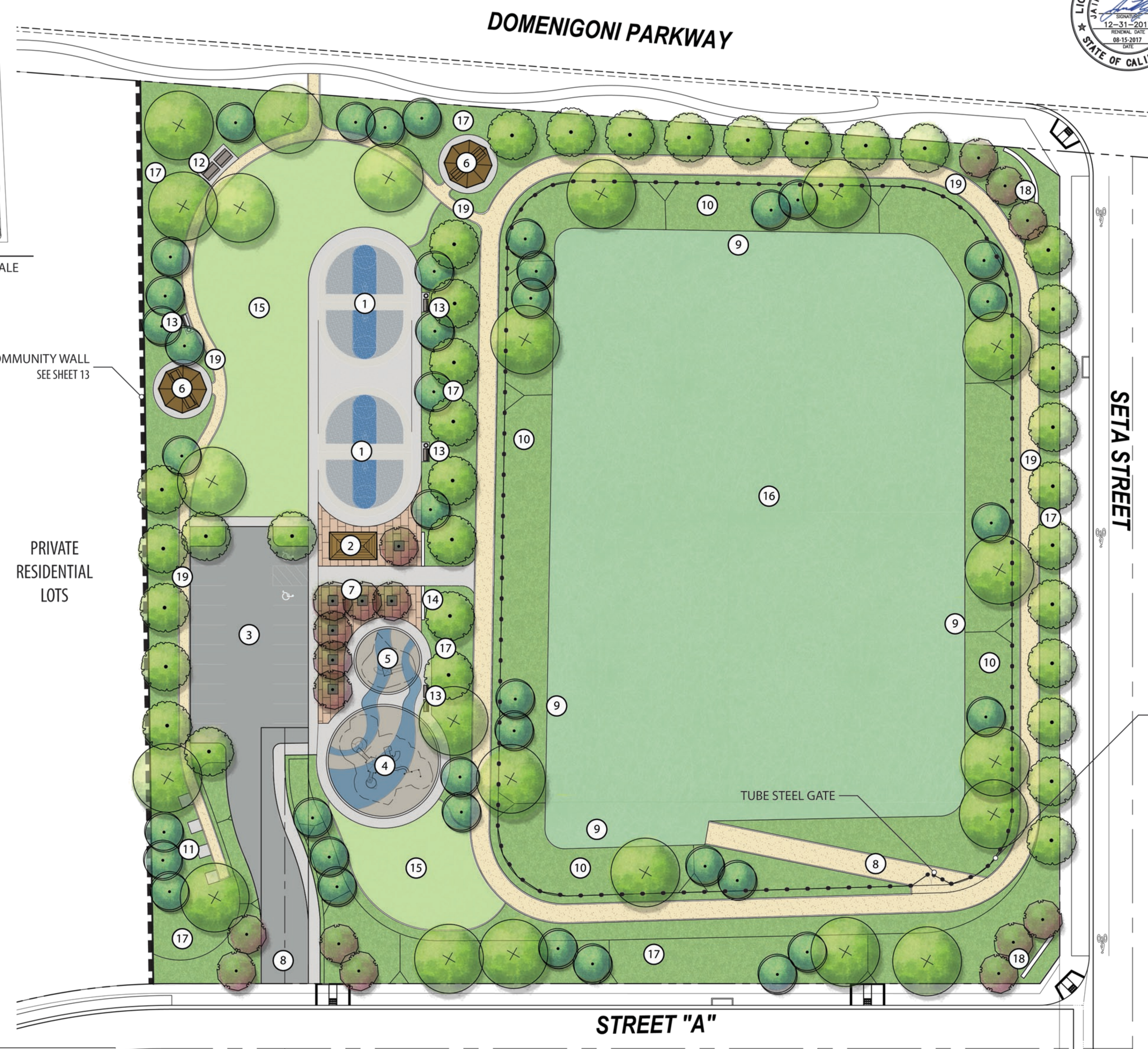
- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE

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- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNATED
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  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH





KEY MAP NOT TO SCALE



**CONCEPT PLANTING LEGEND**

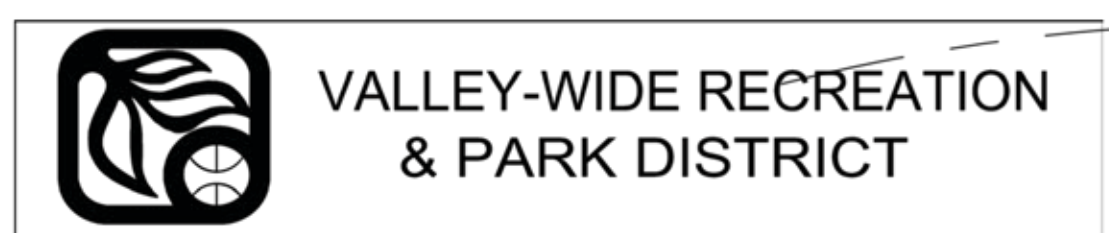
- STREET TREES
- SLOPE TREES
- ACCENT TREES
- LARGE PARK TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

**NOTES LEGEND**

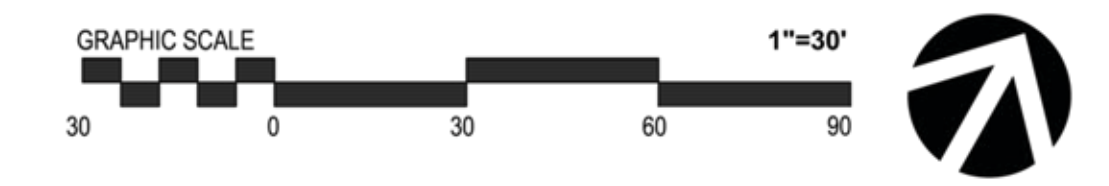
		AREA
①	(2X) FULL BASKETBALL COURT	5,300 SF
②	RESTROOM BUILDING STRUCTURE	336 SF
③	PARKING LOT (19 SPACES)	9,247 SF
④	CHILDREN'S PLAY AREA   5-12 YEARS OLD	2,463 SF
⑤	CHILDREN'S PLAY AREA   2-5 YEARS OLD	836 SF
⑥	PICNIC SHELTERS/GAZEBO	
⑦	COURTYARD AREA W/ ACCENT PAVING & TREES	2,797 SF
⑧	MAINTENANCE ACCESS	
⑨	WATER QUALITY/ LOW FLOW AREA	
⑩	BASIN SLOPES/ GROUNDCOVER PLANTED	27,642 SF
⑪	WORKOUT STATIONS	
⑫	PICNIC TABLES ON CONCRETE PADS	
⑬	PARK BENCHES (TYP.)	
⑭	CONCRETE SEAT WALLS	
⑮	OPEN LAWN AREA	15,419 SF
⑯	BIORETENTION BASIN FLOOR	63,705 SF
⑰	SHRUBS & GROUNDCOVER PLANTING	38,284 SF
⑱	MONUMENT SIGN	
⑲	DECOMPOSED GRANITE TRAIL	15,340 SF

**MAINTENANCE AREAS**

MATERIAL	TOTAL AREA
TURF	15,419 SF
FLAT SHRUB/GROUNDCOVERS	38,284 SF
SLOPED SHRUB/GROUNDCOVERS	41,069 SF
PLANTED BIORETENTION BASIN FLOOR	63,705 SF
DECOMPOSED GRANITE	15,340 SF
CONCRETE	14,228 SF
ASPHALT	9,247 SF
DECORATIVE PAVING/PAVERS	2,797 SF
RUBBERIZED PLAYGROUND	3,289 SF
OPEN VIEW FENCE	1,164 SF

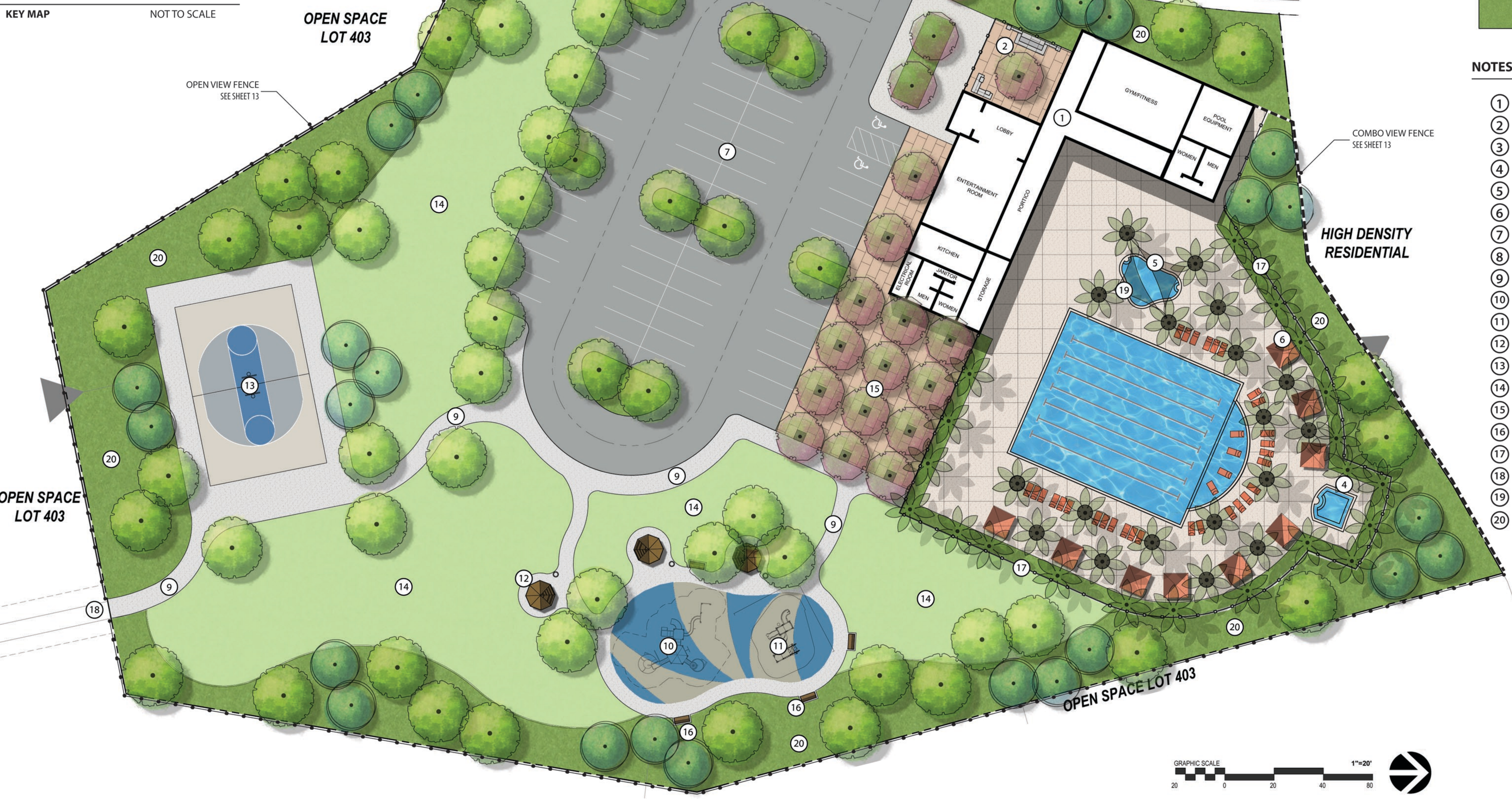


DEAN WETTER Date: \_\_\_\_\_  
 APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.





KEY MAP NOT TO SCALE



**CONCEPT PLANTING LEGEND**

- STREET TREES
- SLOPE TREES
- ACCENT TREES
- ACCENT PALM TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

**NOTES LEGEND**

- ① COMMUNITY CENTER
- ② BBQ/FIREPLACE LOUNGE AREA
- ③ SWIMMING POOL
- ④ SPA
- ⑤ SHALLOW CHILDREN'S POOL
- ⑥ CABANA (6X)
- ⑦ PARKING LOT (56)
- ⑧ VEHICULAR ENTRY
- ⑨ CONCRETE WALKWAYS
- ⑩ CHILDREN'S PLAY AREA | 5-12 YEARS OLD
- ⑪ CHILDREN'S PLAY AREA | 2-5 YEARS OLD
- ⑫ PICNIC SHELTERS/GAZEBO
- ⑬ HALF BASKETBALL COURT (2X)
- ⑭ OPEN LAWN AREA
- ⑮ COURTYARD AREA W/ ACCENT PAVING & PICNIC TABLES
- ⑯ PARK BENCHES
- ⑰ 6' HIGH TUBULAR STEEL POLE FENCE
- ⑱ ACCESS PATH CONNECTION
- ⑲ TENSILE SHADE OVER CHILDREN'S POOL
- ⑳ SHRUBS & GROUNDCOVER





KEY MAP NOT TO SCALE

**VALLEY-WIDE RECREATION & PARK DISTRICT**

DEAN WETTER Date: \_\_\_\_\_

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.



**TREE LEGEND**

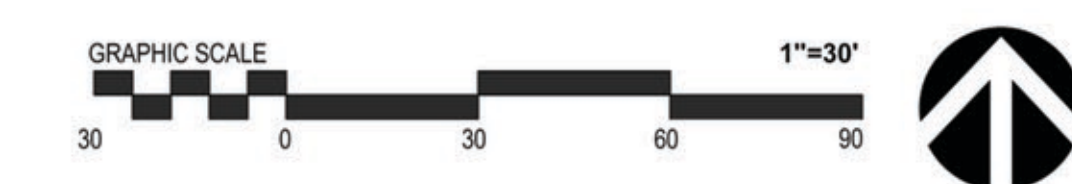
- STREET TREES
- SLOPE TREES
- ACCENT TREES
- LARGE PARK TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

**NOTES LEGEND**

Symbol	Description	AREA
1	(2X) HALF BASKETBALL COURT	
2	RESTROOM BUILDING STRUCTURE	345 SF
3	PARKING LOT   58 SPACES	25,503 SF
4	CHILDREN'S PLAY AREA   5-12 YEARS OLD	2,642 SF
5	CHILDREN'S PLAY AREA   2-5 YEARS OLD	931 SF
6	PICNIC SHELTERS/GAZEBO	
7	COURTYARD AREA W/ ACCENT PAVING & TREES	1,437 SF
8	330' X 195' SOCCER FIELD	64,341 SF
9	BASIN ACCESS/ ADA ACCESS	
10	VEHICULAR ENTRY	
11	WATER QUALITY/ LOW FLOW AREA	
12	4: 1 BASIN SLOPES   GROUNDCOVER PLANTED	33,606 SF
13	LITTLE LEAGUE BASEBALL	13,169 SF
14	RETAINING WALL PER ENGINEERING PLANS	
15	PARK BENCHES (TYP.)	
16	CONCRETE SEAT WALLS	
17	OPEN LAWN AREA	
18	SHRUBS & GROUNDCOVER PLANTING	71,869 SF
19	DECOMPOSED GRANITE TRAIL	19,933 SF

**MAINTENANCE AREAS**

MATERIAL	TOTAL AREA
TURF	226,520 SF
FLAT SHRUB/GROUNDCOVERS	72,698 SF
4:1 SLOPED SHRUB/GROUNDCOVERS	33,606 SF
DECOMPOSED GRANITE	33,103 SF
CONCRETE	25,590 SF
ASPHALT	22,503 SF
DECORATIVE PAVING/PAVERS	1,437 SF
RUBBERIZED PLAYGROUND	3,573 SF



RICE ROAD

HIGHWAY 79

NEWPORT ROAD



TYPICAL PLANTING LAYOUT FOR HIGH DENSITY RESIDENTIAL LOTS 121 - 213

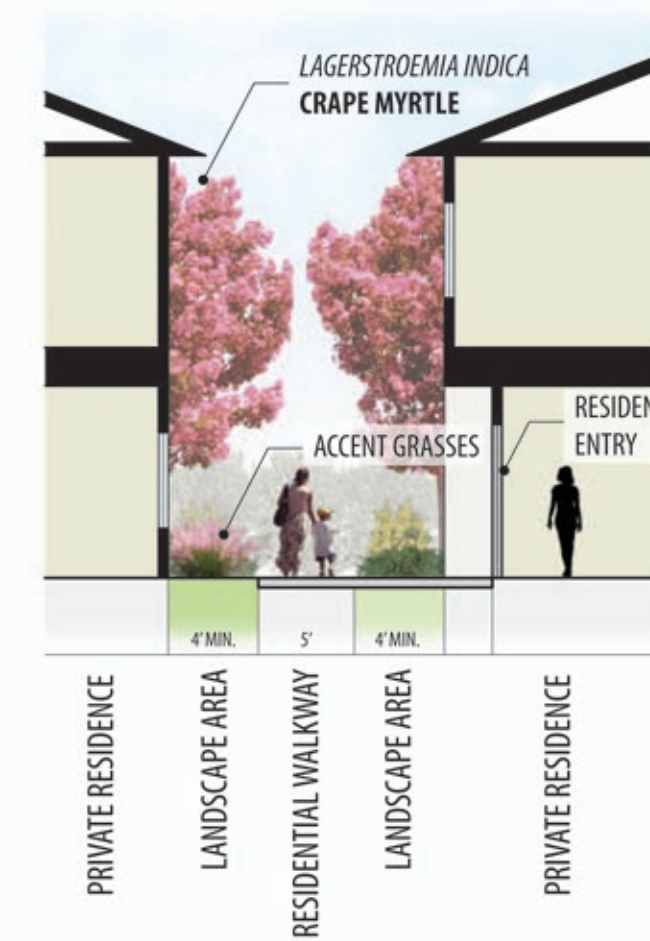
CONCEPT PLANT SCHEDULE

- SMALL FLOWERING TREES**  
*CERCIS OCCIDENTALIS* | WESTERN REDBUD  
*LAGERSTROEMIA INDICA* 'WATERMELON RED' | CRAPE MYRTLE
- MEDIUM FLOWERING TREES**  
*PISTACIA CHINENSIS* | CHINESE PISTACHE  
*PRUNUS CERASIFERA* 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM
- LARGE SHRUBS**  
*DODONAEA VISCOSA* 'PURPUREA' | PURPLE HOPSEED BUSH 5' O.C. SPACING  
*ELAEAGNUS PUNGENS* | SILVERBERRY 5' O.C. SPACING  
*LIGUSTRUM JAPONICUM* 'TEXANUM' | WAX LEAF PRIVET 5' O.C. SPACING  
*PHOTINIA x FRASERI* | PHOTINIA 5' O.C. SPACING
- MEDIUM SHRUBS**  
*ABELIA x GRANDIFLORA* 'EDWARD GOUCHER' | GLOSSY ABELIA 4' O.C. SPACING  
*CALLISTEMON* 'LITTLE JOHN' | DWARF BOTTLEBRUSH 4' O.C. SPACING  
*BERBERIS THUNBERGII* | JAPANESE GREENLEAF BARBERRY 4' O.C. SPACING  
*EURONYMUS JAPONICUS* 'AUREO VARIEGATA' | GOLD SPOT EUONYMUS 4' O.C. SPACING  
*LEUCOPHYLLUM FRUTESCENS* | TEXAS RANGER 4' O.C. SPACING  
*RHAPHIOLEPIS INDICA* | INDIA HAWTHORN 4' O.C. SPACING  
*SALVIA GREGGII* | AUTUMN SAGE 4' O.C. SPACING
- GROUNDCOVERS**  
*ACACIA REDOLENS* 'LOW BOY' | PROSTRATE ACAIA 6' O.C. SPACING  
*BACCHARIS PILLULARIS* 'TWIN PEAKS' | COYOTE BRUSH 4' O.C. SPACING  
*JUNIPERUS CONFERTA* | SHORE JUNIPER 6' O.C. SPACING  
*LONICERA JAPONICA* 'HALLIANA' | HALL'S HONEYSUCKLE 6' O.C. SPACING  
*ROSMARINUS OFFICINALIS* 'PROSTRATUS' | DWARF ROSEMARY 3' O.C. SPACING
- ACCENT GRASSES & SHRUBS**  
*DIETES BICOLOR* | FORTNIGHT LILY 3' O.C. SPACING  
*HESPERALOE PARVIFLORA* | RED YUCCA 3' O.C. SPACING  
*MUHLENBERGIA CAPILLARIS* 'REGAL MIST' | PINK MUHLY GRASS 3' O.C. SPACING  
*TULBAGHIA VIOLACEA* 'SILVER LACE' | SOCIETY GARLIC 3' O.C. SPACING



FENCING LEGEND

- 4' TALL VINYL PATIO FENCE
- 6' TALL COMMUNITY WALL



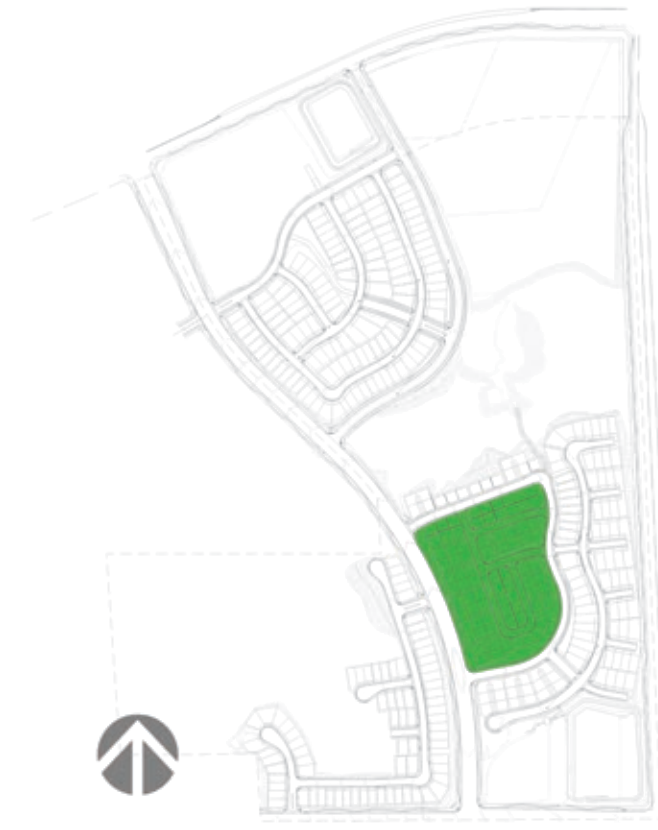
TYPICAL SECTION (A-A')



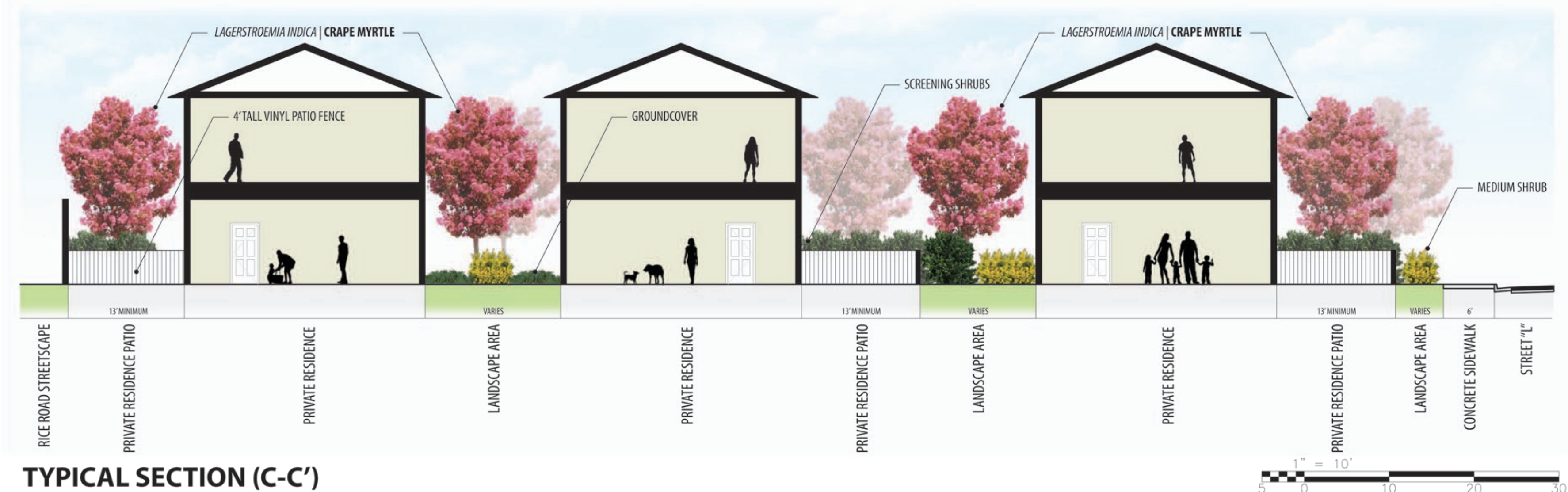
TYPICAL SECTION (B-B')

PLANTING NOTES

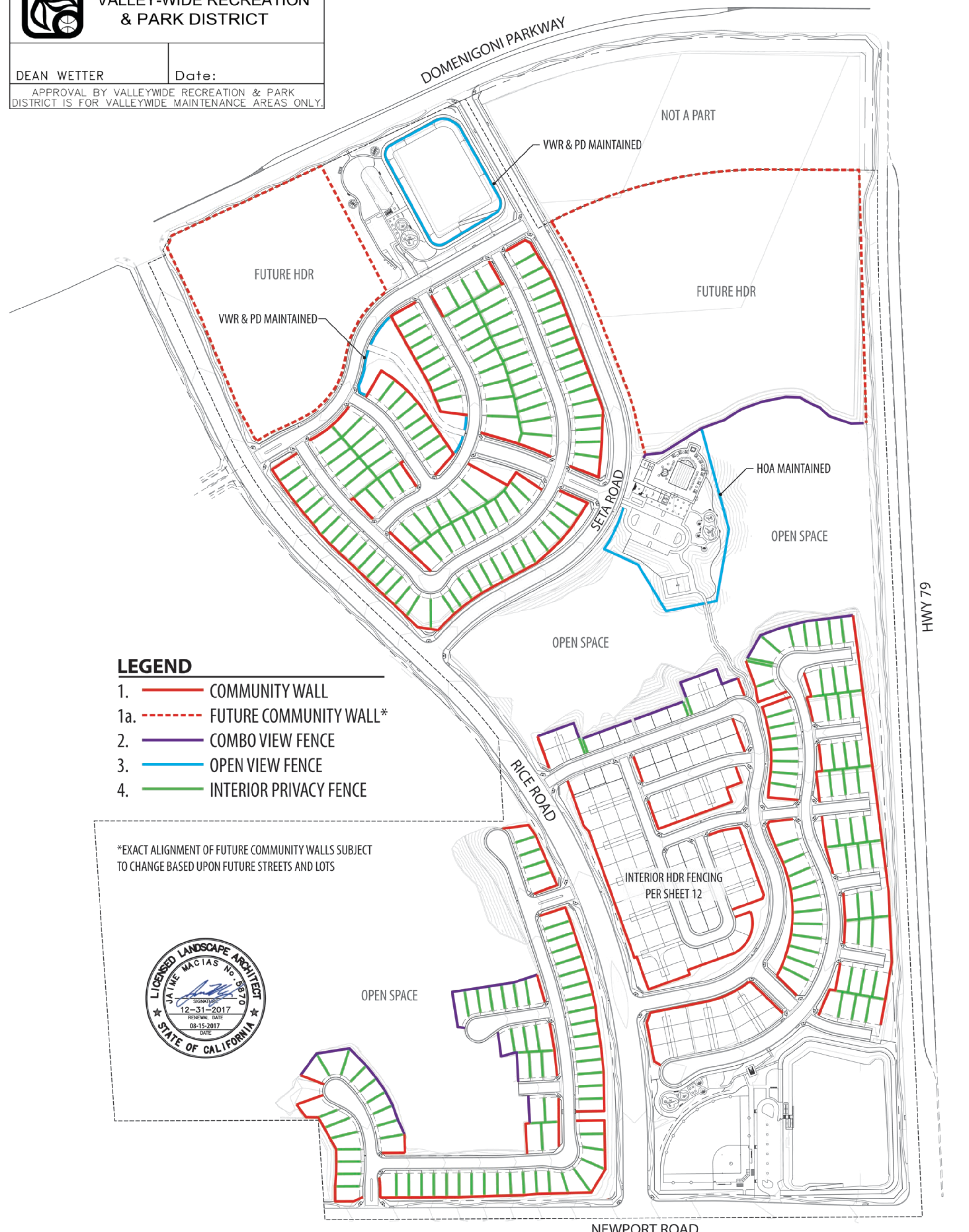
- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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  - RAIN SENSING DEVICE
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KEY MAP NOT TO SCALE



TYPICAL SECTION (C-C')

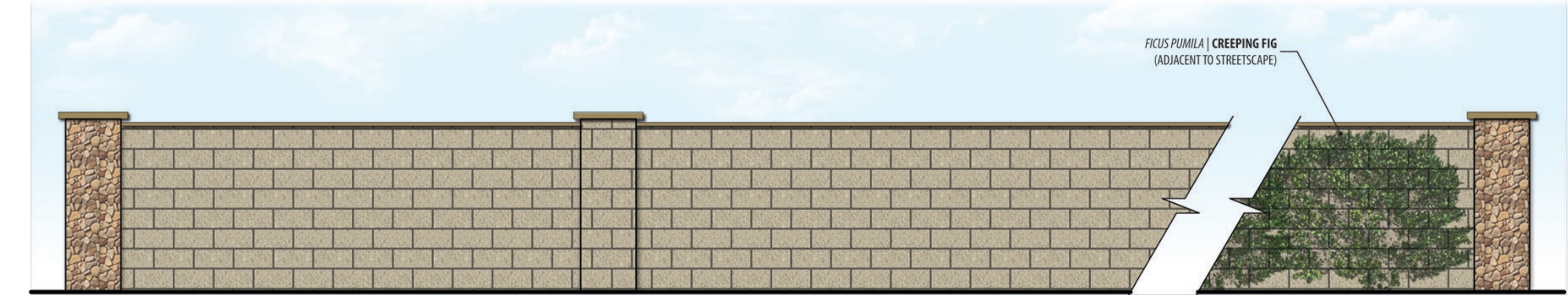


- LEGEND**
- 1. ——— COMMUNITY WALL
  - 1a. - - - - FUTURE COMMUNITY WALL\*
  - 2. ——— COMBO VIEW FENCE
  - 3. ——— OPEN VIEW FENCE
  - 4. ——— INTERIOR PRIVACY FENCE

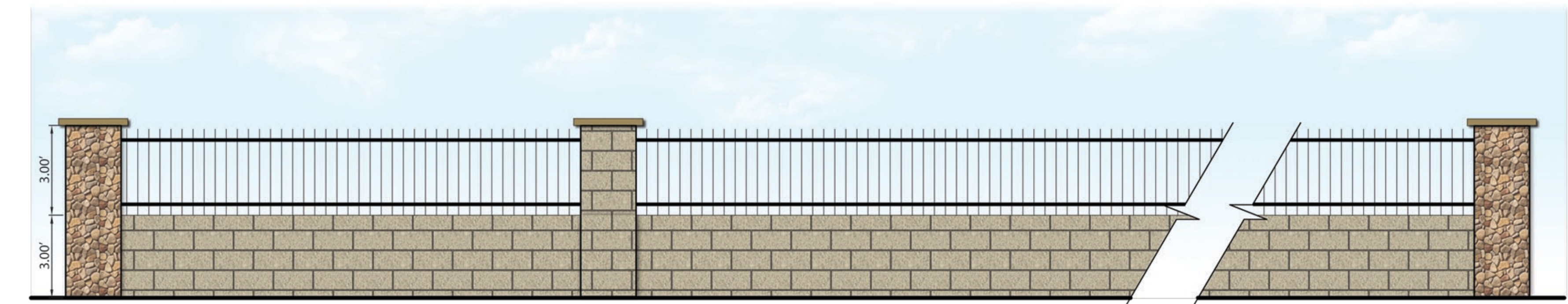
\*EXACT ALIGNMENT OF FUTURE COMMUNITY WALLS SUBJECT TO CHANGE BASED UPON FUTURE STREETS AND LOTS



**FENCE & WALL PLAN FOR TRACT 37119**



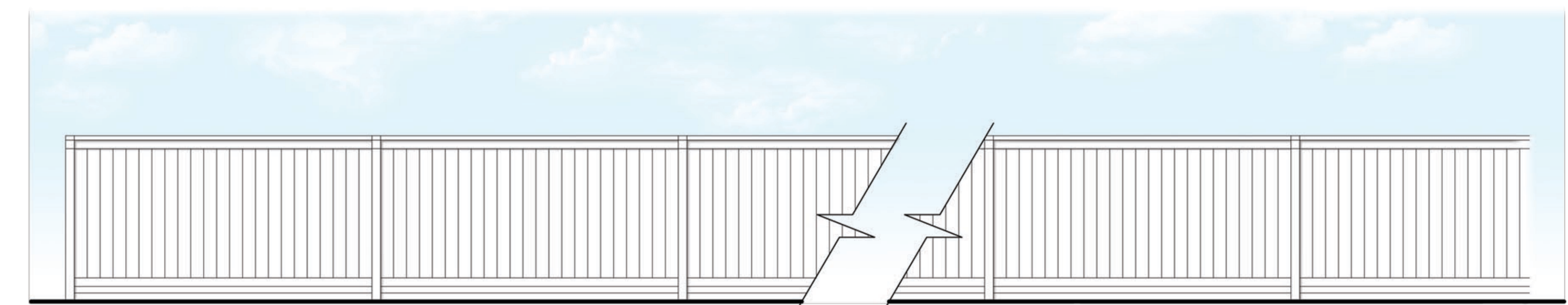
**1 COMMUNITY WALL** | 8' EXT. (6' INT.) SPLIT FACE BLOCK WALL WITH END & CORNER STONE VENEER PILASTERS N.T.S.  
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED



**2 COMBO VIEW FENCE** | 6' SPLIT FACE BLOCK AND TUBE STEEL FENCE WITH END & CORNER STONE VENEER PILASTERS N.T.S.  
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED



**3 OPEN VIEW FENCE** | 6' TUBULAR STEEL FENCE N.T.S.  
MAINTAINED AS NOTED ON PLAN



**4 INTERIOR PRIVACY FENCE** | 6' VINYL OR WOOD FENCE N.T.S.  
PRIVATELY MAINTAINED



CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

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3/6/18	0011087859	ORDINANCE NO. 348.4881	PE Riverside	3 x 44 Li	171.60		
Invoice text: Ord. No. 348.4881 Summary							
					RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2018 MAR 12 AM 11:36		
					<i>Planning 18.4 y 02/27/18</i>		
Placed by: Cecilia Gil					<table border="1"> <tr><th>BALANCE DUE</th></tr> <tr><td>171.60</td></tr> </table>	BALANCE DUE	171.60
BALANCE DUE							
171.60							
<b>Legal Advertising Memo Invoice</b>							
SALES/CONTACT INFORMATION		ADVERTISER INFORMATION					
Terry Bronson/PELgl 909-483-9351	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME			
	03/06/2018	5209148	5209148	BOARD OF SUPERVISORS			



## THE PRESS-ENTERPRISE

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COUNTY OF RIVERSIDE  
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Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Ord. No. 348.4881 Summary / ORDINANCE NO. 348.4881

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/06/2018**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 06, 2018  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011087859-01

P.O. Number: ORDINANCE NO. 348.4881

### Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

### SUMMARY OF ORDINANCE NO. 348.4881 AN ORDINANCE OF THE COUNTY OF RIVERSIDE RELATING TO ZONING REQUIREMENTS FOR SPECIFIC PLAN NO. 288

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 348.4881 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4881 amends Section 17.77 of Article XVIIa of Ordinance No. 348 related to the zoning requirements and standards for Specific Plan No. 288. Specifically, the ordinance modifies the development standards for Planning Area 16 within Specific Plan No. 288. The minimum lot size is proposed to change from 2,800 square feet to 2,400 and lot depth is decreased from 70 feet to 50 feet. The development standard for private yard areas is also updated to be consistent with the proposed changes to lot size and depth. Ordinance No. 348.4881 would take effect 30 days after its adoption.

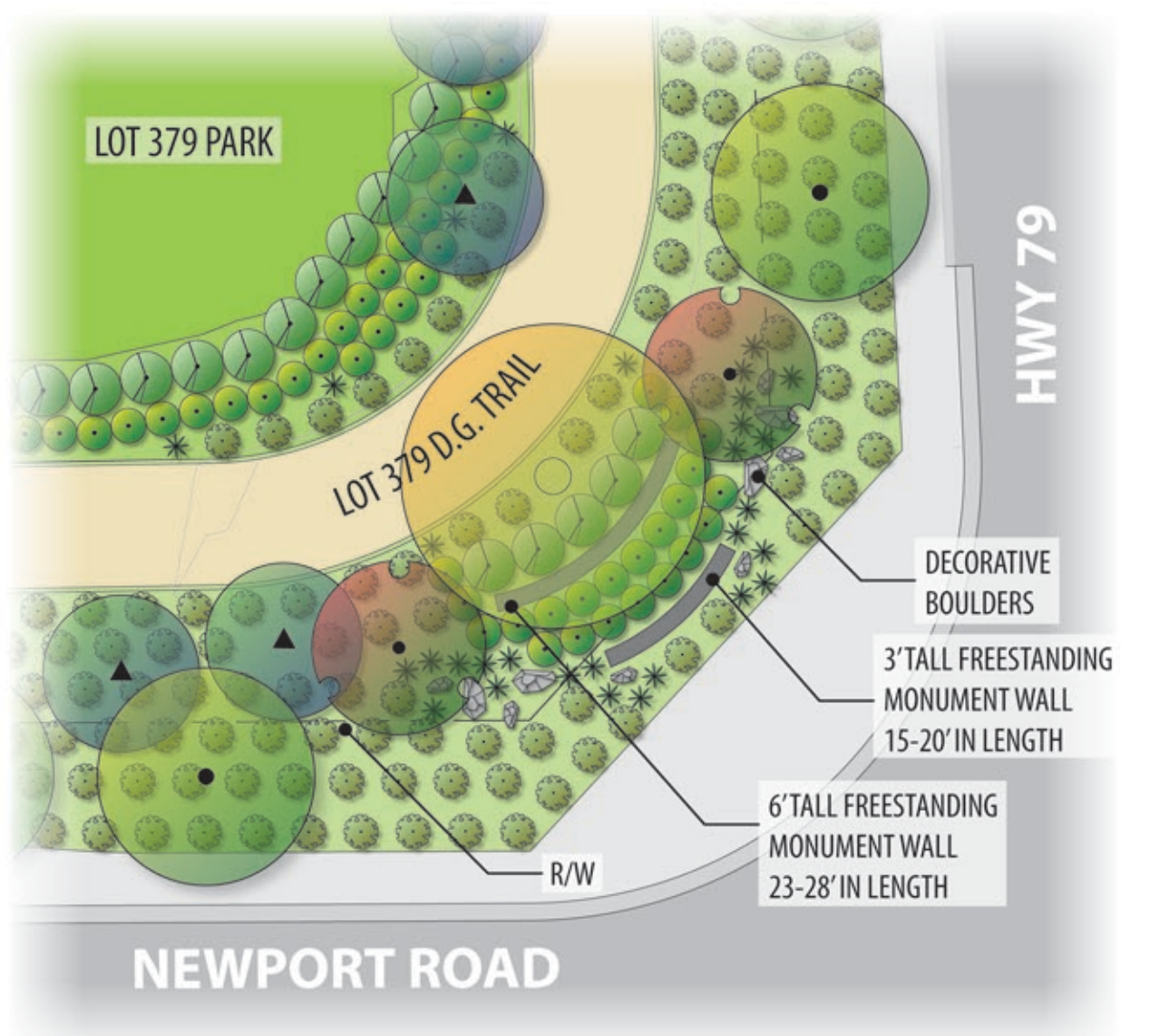
Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on February 27, 2018, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

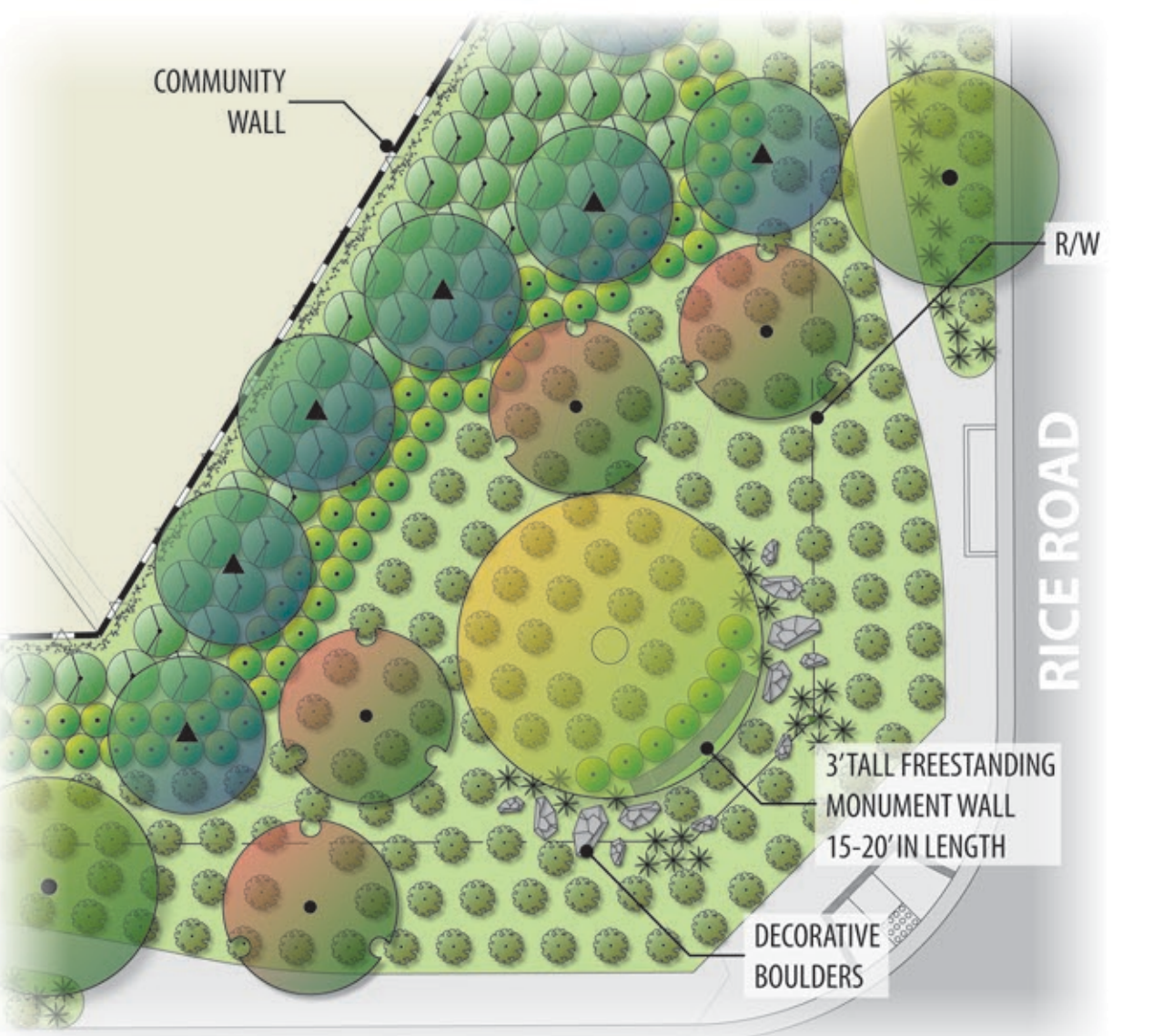
AYES: Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihern, Clerk of the Board  
By: Cecilia Gil, Board Assisant

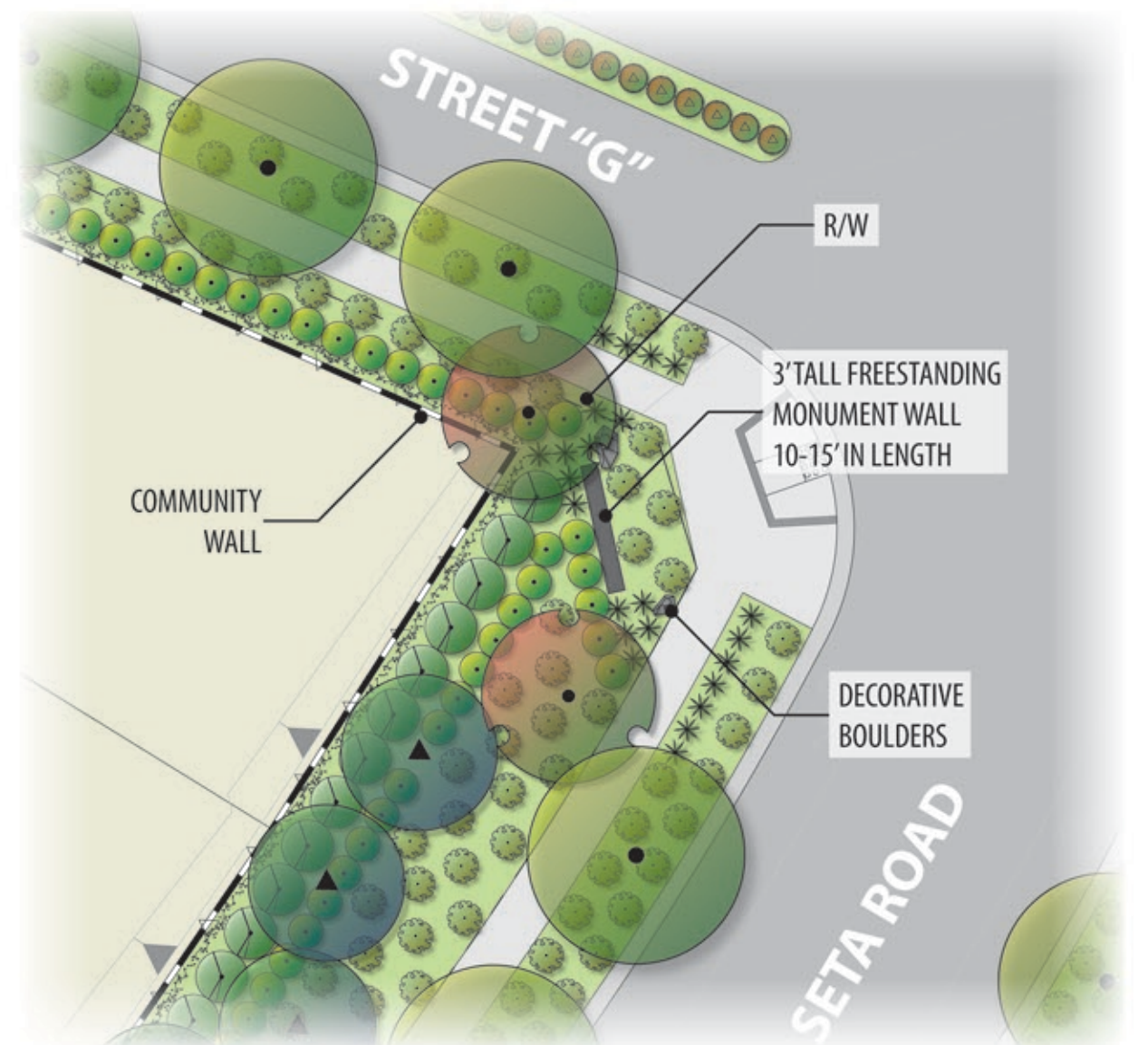
3/6



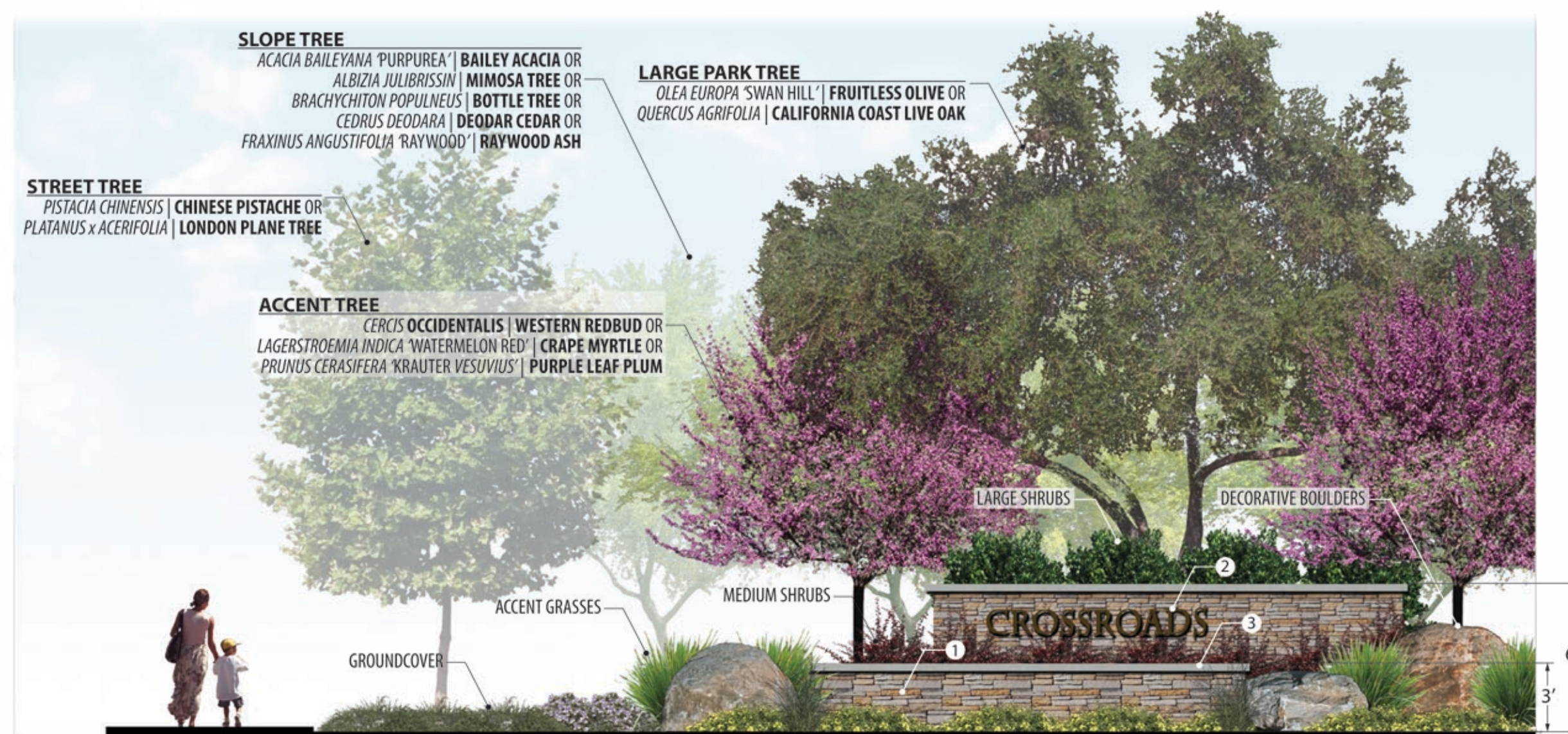
MAJOR COMMUNITY MONUMENT PLAN (TYP.)



MINOR COMMUNITY MONUMENT PLAN (TYP.)

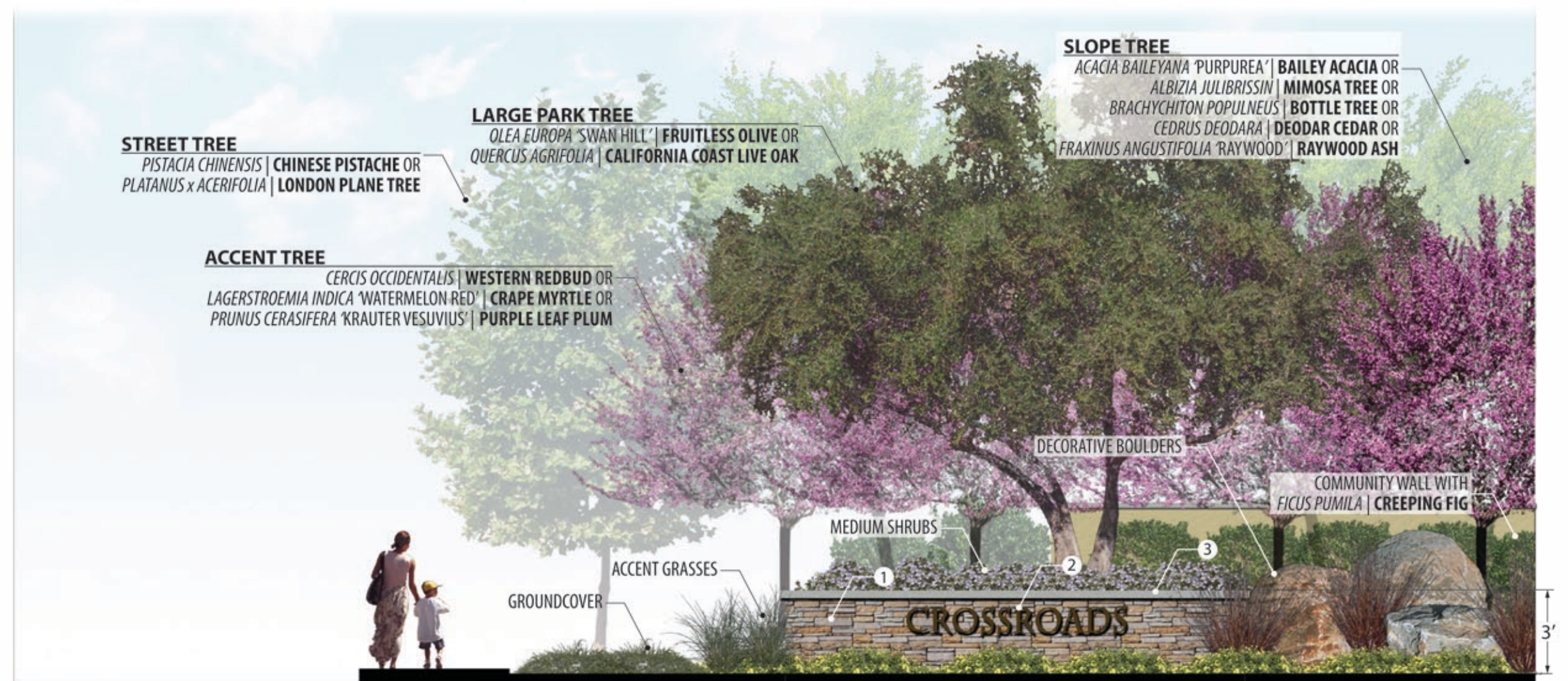


NEIGHBORHOOD MONUMENT PLAN (TYP.)



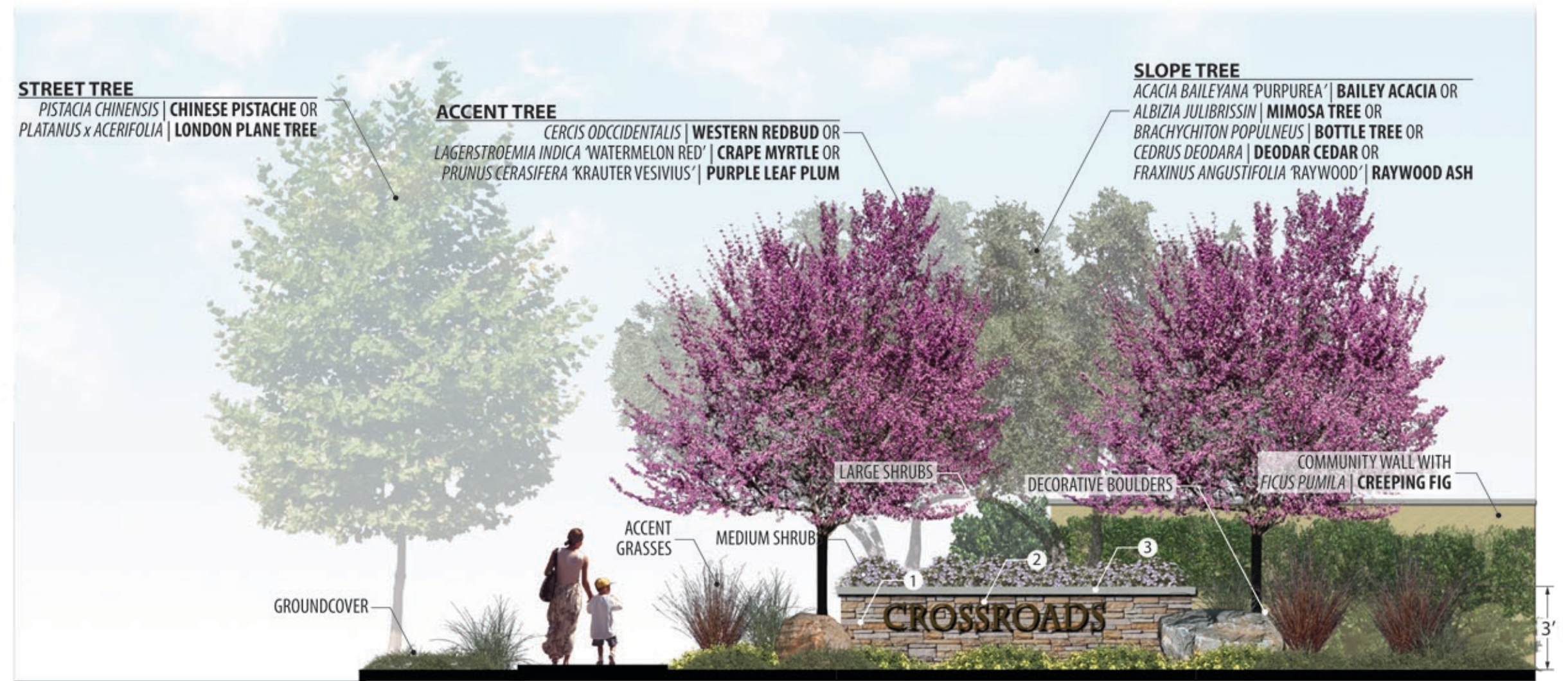
MAJOR COMMUNITY MONUMENT & PLANTING (TYP.)

N.T.S.



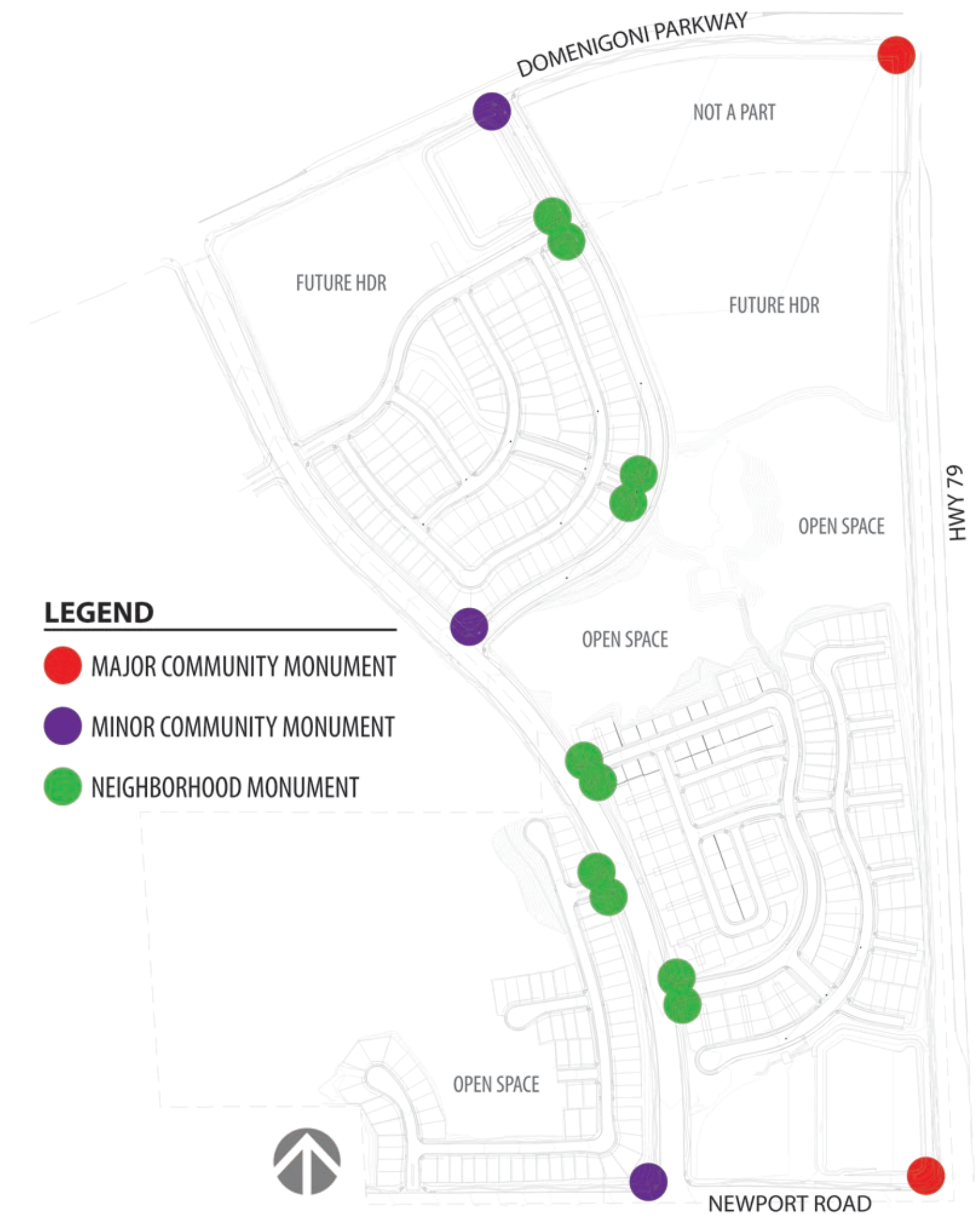
MINOR COMMUNITY MONUMENT & PLANTING (TYP.)

N.T.S.



NEIGHBORHOOD MONUMENT & PLANTING (TYP.)

N.T.S.



MONUMENT SIGN KEYMAP

N.T.S.



DEAN WETTER Date: APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE 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 BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

MATERIALS NOTES

- 1 'CYPRESS RIDGE - ORCHARD' STONE VENEER BY EL DORADO STONE; OR APPROVED EQUAL
- 2 RUSTIC WROUGHT IRON SYLE LETTERING; SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT
- 3 'GREY SKY' SPLIT-EDGE WALL CAP BY EL DORADO STONE; OR APPROVED EQUAL

CONCEPT PLANT SCHEDULE

- STREET TREES  
SEE PAGE 2 FOR SPECIES LIST
- ACCENT TREES  
SEE PAGE 2 FOR SPECIES LIST
- SLOPE TREES  
SEE PAGE 2 FOR SPECIES LIST
- LARGE PARK TREES  
SEE PAGE 2 FOR SPECIES LIST
- LARGE SHRUBS  
DODONAEA VISCOSA 'PURPUREA' | PURPLE HOPSEBUSH 5' O.C. SPACING  
ELAEAGNUS PUNGENS | SILVERBERRY 5' O.C. SPACING  
LIGUSTRUM JAPONICUM 'TEXANUM' | WAX LEAF PRIVET 5' O.C. SPACING  
PHOTINIA x FRASERII | PHOTINIA 5' O.C. SPACING
- ACCENT GRASSES & SHRUBS  
DIETES BICOLOR | FORTNIGHT LILY 3' O.C. SPACING  
HESPERALOE PARVIFLORA | RED YUCCA 3' O.C. SPACING  
MULLENBERGIA CAPILLARIS 'REGAL MIST' | PINK MUHLY GRASS 3' O.C. SPACING  
TULBAGHIA VIOLACEA 'SILVER LACE' | SOCIETY GARLIC 3' O.C. SPACING
- MEDIUM SHRUBS  
ABELIA x GRANDIFLORA 'EDWARD GOUCHER' | GLOSSY ABELIA 4' O.C. SPACING  
CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH 4' O.C. SPACING  
BERBERIS THUNBERGII | JAPANESE GREENLEAF BARBERY 4' O.C. SPACING  
EURONYMUS JAPONICUS 'AURORE VARIEGATA' | GOLD SPOT EUONYMUS 4' O.C. SPACING  
LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER 4' O.C. SPACING  
RHAPHIOLEPIS INDICA | INDIA HAWTHORN 4' O.C. SPACING  
SALVIA GREGGII | AUTUMN SAGE 4' O.C. SPACING
- VINE(S)  
FICUS PUMILA | CREEPING FIG 10' O.C. SPACING
- GROUNDCOVERS  
ACACIA REDOLENS 'LOW BOY' | PROSTRATE ACACIA 6' O.C. SPACING  
BACCHARIS PILULARIS 'TWIN PEAKS' | COYOTE BRUSH 4' O.C. SPACING  
JUNIPERUS CONFERTA | SHORE JUNIPER 6' O.C. SPACING  
LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE 6' O.C. SPACING  
ROSMARINUS OFFICINALIS 'PROSTRATUS' | DWARF ROSEMARY 3' O.C. SPACING