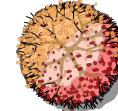
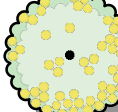


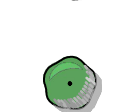




CONCEPT PLANT SCHEDULE

	FLOWERING ACCENT TREE Cercis occidentalis 'Claremont' / Claremont Western Redbud	3	36" Box, L
	FLOWERING STREET TREE Cercidium x 'Desert Museum' / Thornless Palo Verde	8	24" Box, L
	EVERGREEN PERIMETER TREE Brachychiton populneus / Kurrajong Tristania conferta / Brisbane Box	22	15 Gal, L 15 Gal, L
	PARKING LOT TREE x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	4	24" Box, L
	BACKGROUND SCREENING SHRUBS Carissa macrocarpa 'Tomlinson' / Tomlinson Natal Plum Cistus x hybridus / White Rockrose Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger Rosmarinus officinalis 'Barbeque' / Barbeque Rosemary Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	84	1 Gal., L 5 gal, L 5 Gal., L 5 gal, L 5 Gal., L
	SHRUBS & GROUNDCOVERS Acacia redolens 'Desert Carpet' TM / Bank Catclaw Agave americana 'Marginata' / Variegated Century Plant Aloe vera / Medicinal Aloe Baccharis pilularis 'Pigeon Point' / Coyote Brush Bougainvillea x 'Raspberry Ice' / Raspberry Ice Bougainvillea Caesalpinia gilliesii / Yellow Bird of Paradise Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Dasyliroon wheeleri / Grey Desert Spoon Hesperaloe parviflora / Red Yucca Muhlenbergia capillaris 'Regal Mist' TM / Muhly Muhlenbergia rigens / Deer Grass Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary Salvia greggii 'Red' / Autumn Sage Teucrium chamaedrys 'Prostratum' / Prostrate Germander Yucca gloriosa / Spanish Dagger	16,020 sf	1 gal, L 15 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L 5 gal, L 5 gal, L 15 Gal., L 5 gal, L 1 Gal., L 1 Gal., L 1 Gal., L 1 gal, L 5 gal, L 1 gal, L 15 Gal., L
	GROUNDCOVERS ALONG STREET FRONTAGE Baccharis pilularis 'Pigeon Point' / Coyote Brush Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	2,481 sf	1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L

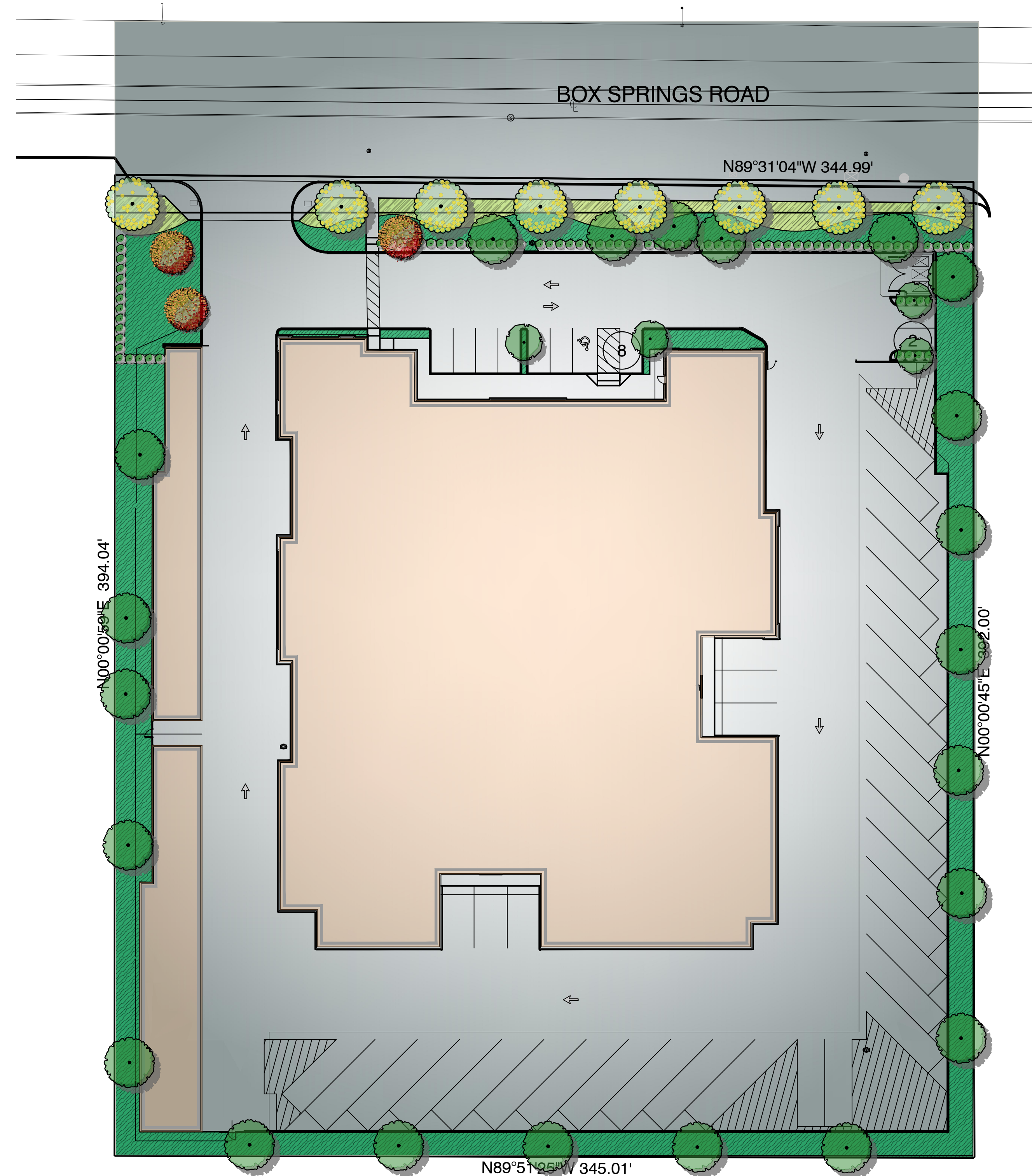
ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME DRIPLINE IRRIGATION IN SHRUB AND GROUNDCOVER AREAS AND BUBBLER IRRIGATION FOR ALL PROPOSED NEW TREES

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION- SYSTEM SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MORENO VALLEY TITLE 9, CHAPTER 9.17.30 " WATER EFFICIENCY LANDSCAPE AND IRRIGATION STANDARDS".

LANDSCAPE MAINTENANCE RESPONSIBILITY NOTE:

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AREAS. THE PROPERTY OWNER SHALL MAINTAIN ALL SITE LANDSCAPE AREAS. THE PROPERTY OWNER ACKNOWLEDGES THAT A SEPARATE WATER METER FOR IRRIGATION USE IS REQUIRED TO BE INSTALLED BY THE OWNER.



TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH TOTAL MIN. EACH TREE)

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING

STREET TREE REQUIRED:
1 TREE/40 LF (319 LF/40) = 8
STREET TREE PROVIDED:
8 TREES
ON-SITE TREES REQUIRED:
1 TREE/30 LF OF BUILDING FRONTAGE (510 LF/30) = 17
ON-SITE TREES PROVIDED:
28 TREES
PARKING LOT TREE REQUIRED:
1 TREE/30 LF (90 LF/30) = 3
PARKING LOT TREE PROVIDED:
4 TREES

DATE: 11/30/2022
MCG JOB #: 22.363.01

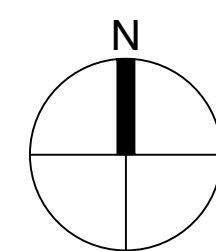
DATE	REVISIONS
06-03-22	CLIENT REV-1
06-06-22	CLIENT REV-2

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

CONCEPTUAL LANDSCAPE PLAN



SCALE: 1" = 30'



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