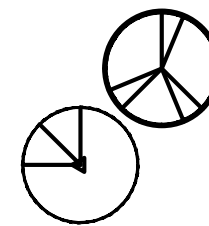


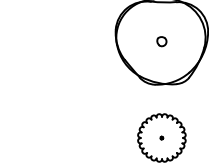
PLANT LEGEND:

TREES



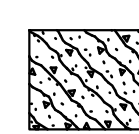
BOTANICAL / COMMON NAME
 ARBUTUS X MARINA / STRAWBERRY TREE
 CERCIS OCCIDENTALIS / WESTERN REDBUD

SHRUBS

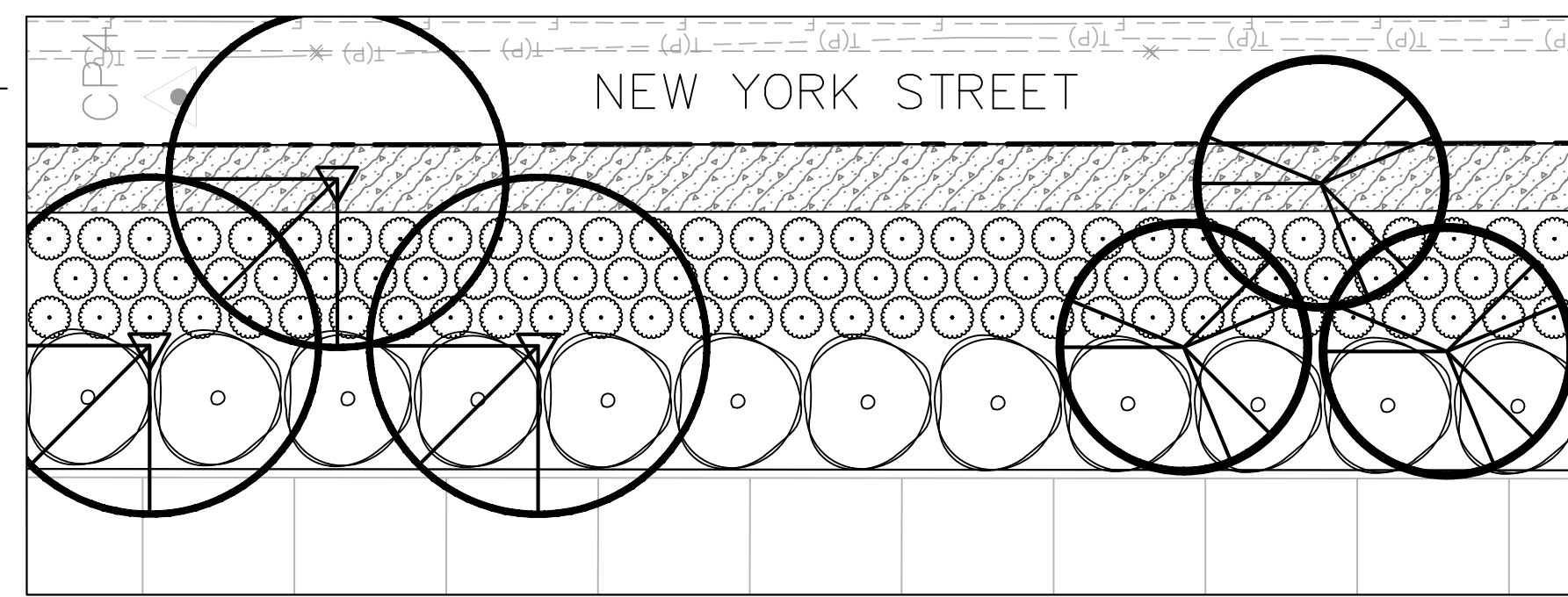


BOTANICAL / COMMON NAME
 CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
 MUHLENBERGIA DUBIA / PINE MUHLY

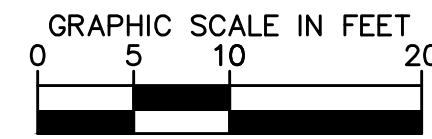
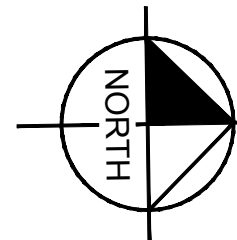
GROUND COVERS



BOTANICAL / COMMON NAME
 ARCTOSTAPHYLOS 'PACIFIC MIST' / PACIFIC MIST MANZANITA

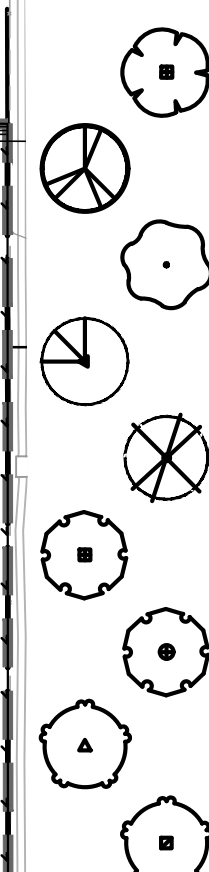


TYPICAL FRONTAGE PLANTING PLAN



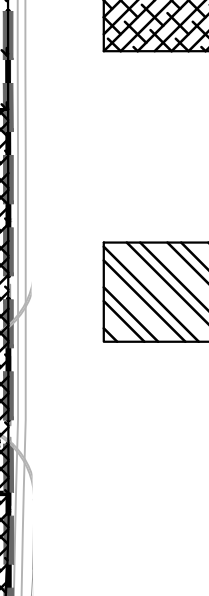
PLANT LEGEND:

TREES



QTY	BOTANICAL / COMMON NAME	CONT
13	ALBIZIA JULIBRISSIS / SILK TREE	36" BOX
18	ARBUTUS X MARINA / STRAWBERRY TREE	15 GAL.
16	CEANOTHUS X 'RAY HARTMAN' / RAY HARTMAN WILD LILAC STANDARD TRUNK.	15 GAL.
18	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.
15	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX
40	QUERCUS ILEX / HOLLY OAK	15 GAL.
17	QUERCUS ILEX / HOLLY OAK	24" BOX
14	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX
33	TRISTANIA CONFERTA / BRISBANE BOX	36" BOX

HYDROSEED



97,334 SF	PARKING ISLANDS - PERIMETER SCREENING CEANOTHUS 'CONCHA' / CONCHA CEANOTHUS CEANOTHUS MARITIMUS / VALLEY VIOLET CEANOTHUS FREMONTODENDRON / FLANNEL BUSH HETEROMELES ARBUTIFOLIA / TOYON MUHLENBERGIA DUBIA / PINE MUHLY RHAMNUS CALIFORNICA / COFFEEBERRY	5 GAL.
3,467 SF	PARKING ISLANDS - UNDERSTORY ARCTOSTAPHYLOS 'PACIFIC MIST' BACCHARIS PILLULARIS 'PIGEON POINT' CAREX SPISSA / SAN DIEGO SEDGE CAREX TUMULICOLA / FOOTHILL SEDGE CEANOTHUS MARITIMUS / VALLEY VIOLET CEANOTHUS CISTUS SP ROSMARINUS OFFICINALIS	1 GAL.
38,029 SF	NATIVE BIORETENTION MIX REFER TO SEED MIX BELOW.	
77,714 SF	NON - IRRIGATED HYDROSEED REFER TO SEED MIX BELOW.	

SITE LEGEND:

- PROJECT PROPERTY LINE / RIGHT-OF-WAY
- DIVIDING PARCEL LINE LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMIT OF WORK LINE
- PROPOSED BUILDING LIMITS
- PROPOSED ROCK GROUND COVER

SITE TABULATIONS:

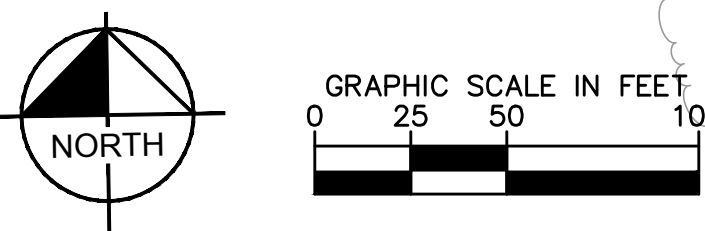
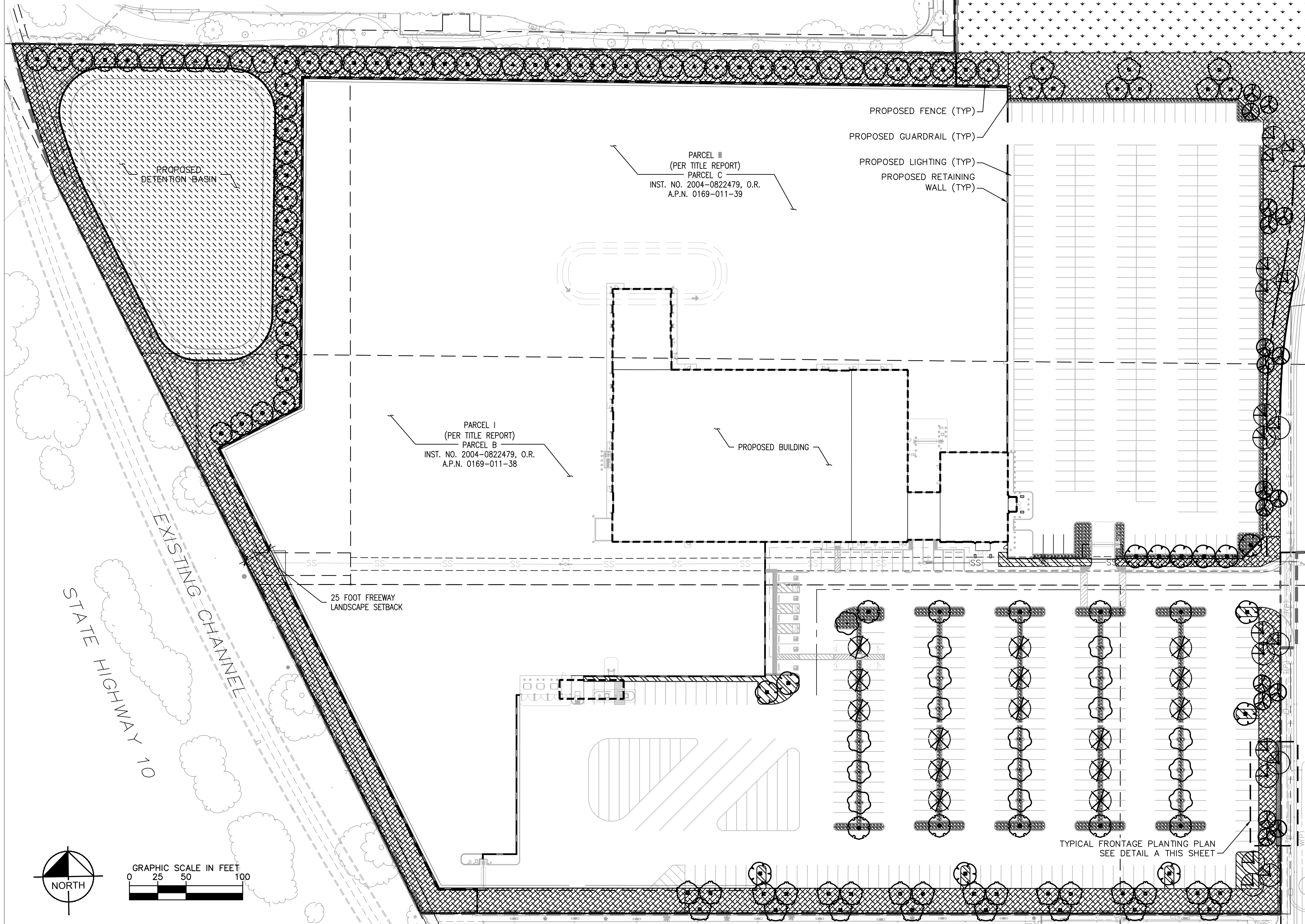
TOTAL SITE AREA: 812,753 SF
 TOTAL LANDSCAPE AREA: 234,571 SF
 % LANDSCAPE: 29%
 REQUIRED PARKING LOT TREE TOTAL: 48
 PROVIDED PARKING LOT TREE TOTAL: 49
 REQUIRED SCREENING TREE TOTAL: 75
 PROVIDED SCREENING TREE TOTAL: 75
 PERCENTAGE OF LANDSCAPE WITHIN PARKING LOT AREA: 14%

SEED MIX LEGEND

NON-IRRIGATED HYDROSEED MIX	
SCIENTIFIC NAME	COMMON NAME
BROMUS CARINATUS	CALIFORNIA BROME
CLARKIA PURPUREA	WINECUP CLARKIA
ELYMUS GLAUCUS	BLUE WILDRIE
ERIOPHYLLUM LANATUM	OREGON SUNSHINE
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
FESTUCA MICROSTACHYS	SMALL FESCUE
LUPINUS NANUS	SKY LUPINE
TRIFOLIUM CILIATUM	NATIVE FOOTHILL CLOVER

NATIVE BIORETENTION MIX	
SCIENTIFIC NAME	COMMON NAME
CAREX DIVULSA	BERKELEY SEDGE
DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS
FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA OVINA INGRATA	WESTERN FESCUE
FESTUCA RUBRA MOLATE	MOLATE RED FESCUE

NOTE: CONTACT PACIFIC COAST SEED COMPANY (925)-373-4417 PRIOR TO PROCEEDING WITH INSTALLATION OF HYDROSEED TO CONFIRM SPECIFICATIONS AND AVAILABILITY OF SEED MIX.



Kimley»Horn
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 PHONE: 951-543-9868
 WWW.KIMLEY-HORN.COM

ENTITLEMENT PLANS



MICHAEL LEDBETTER - LLA 5553
NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC
 DRAWN BY: CG
 CHECKED BY: ML

REV#	DATE	DESCRIPTION	BY

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER 4033
 BROCKTON AVENUE &
 NEW YORK STREET
 REDLANDS, US 92374

BENCHMARK: BRASS DISK IN TOP OF CURB
 @ SW CORNER TEXAS ST & LUGONIA AVENUE
 12' WEST OF WEST END RETURN.
 ELEVATION 1318.59 FEET.

PROJECT NO. 195440002
DATE 1/16/2023
SHEET TITLE PRELIMINARY LANDSCAPE PLAN
SHEET NO. L1.0