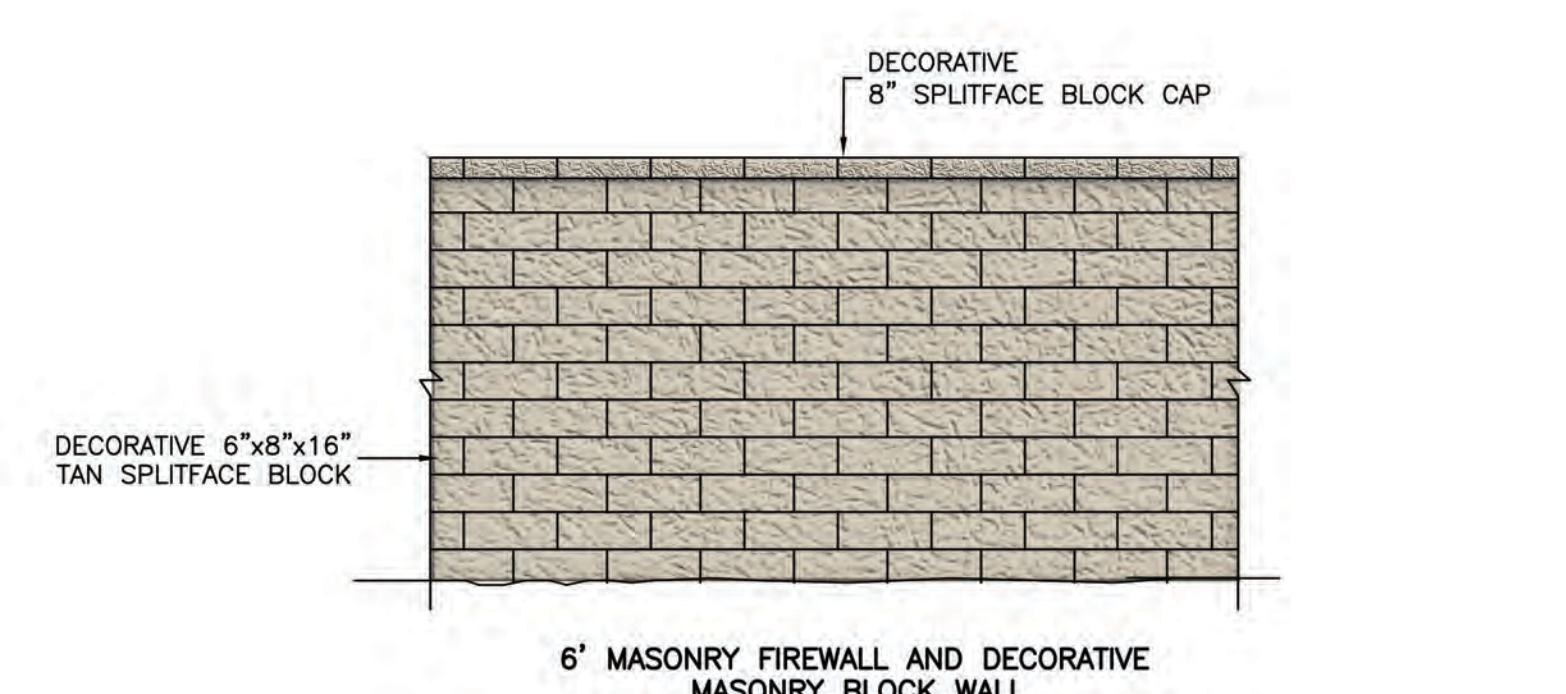
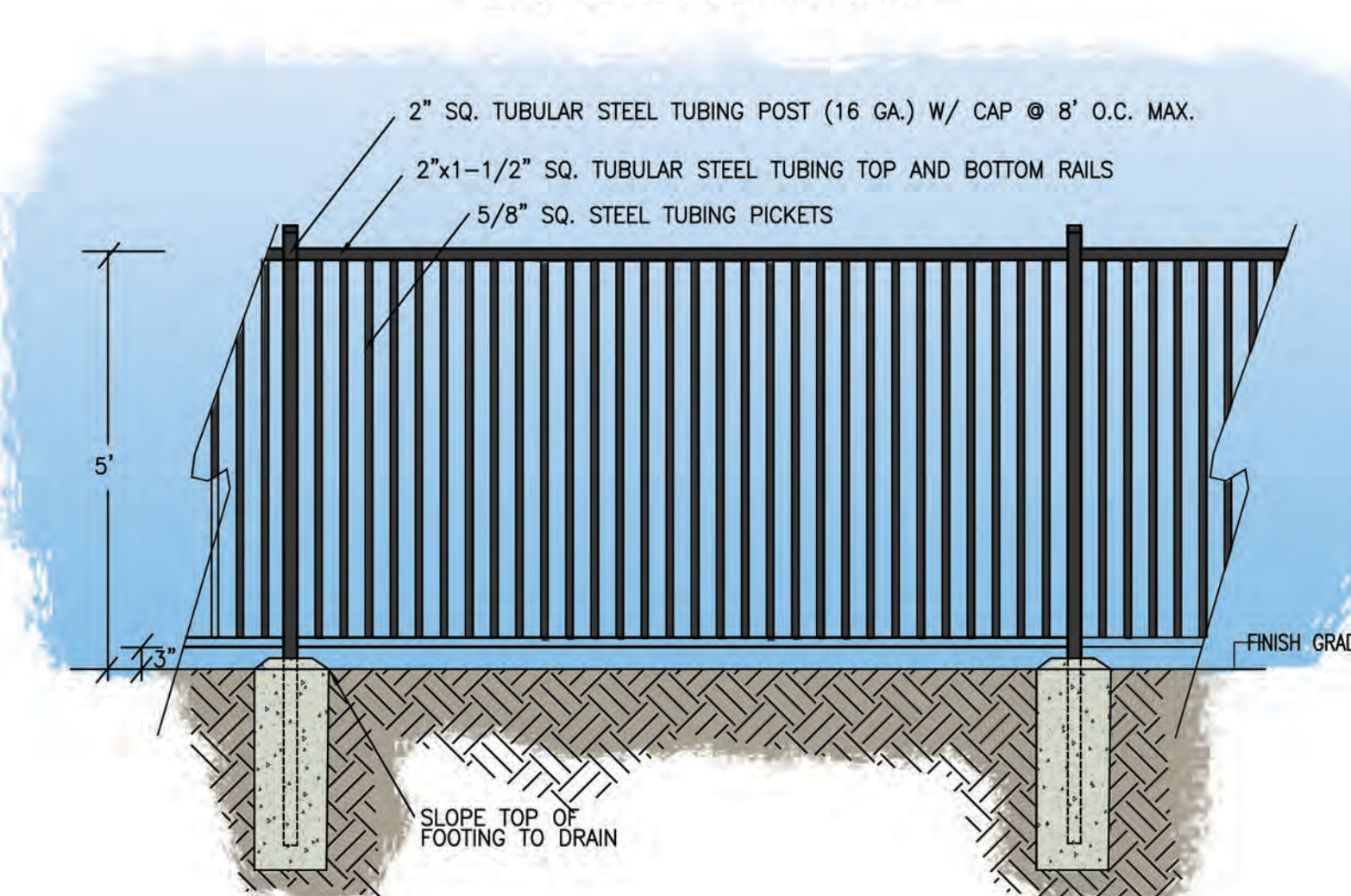
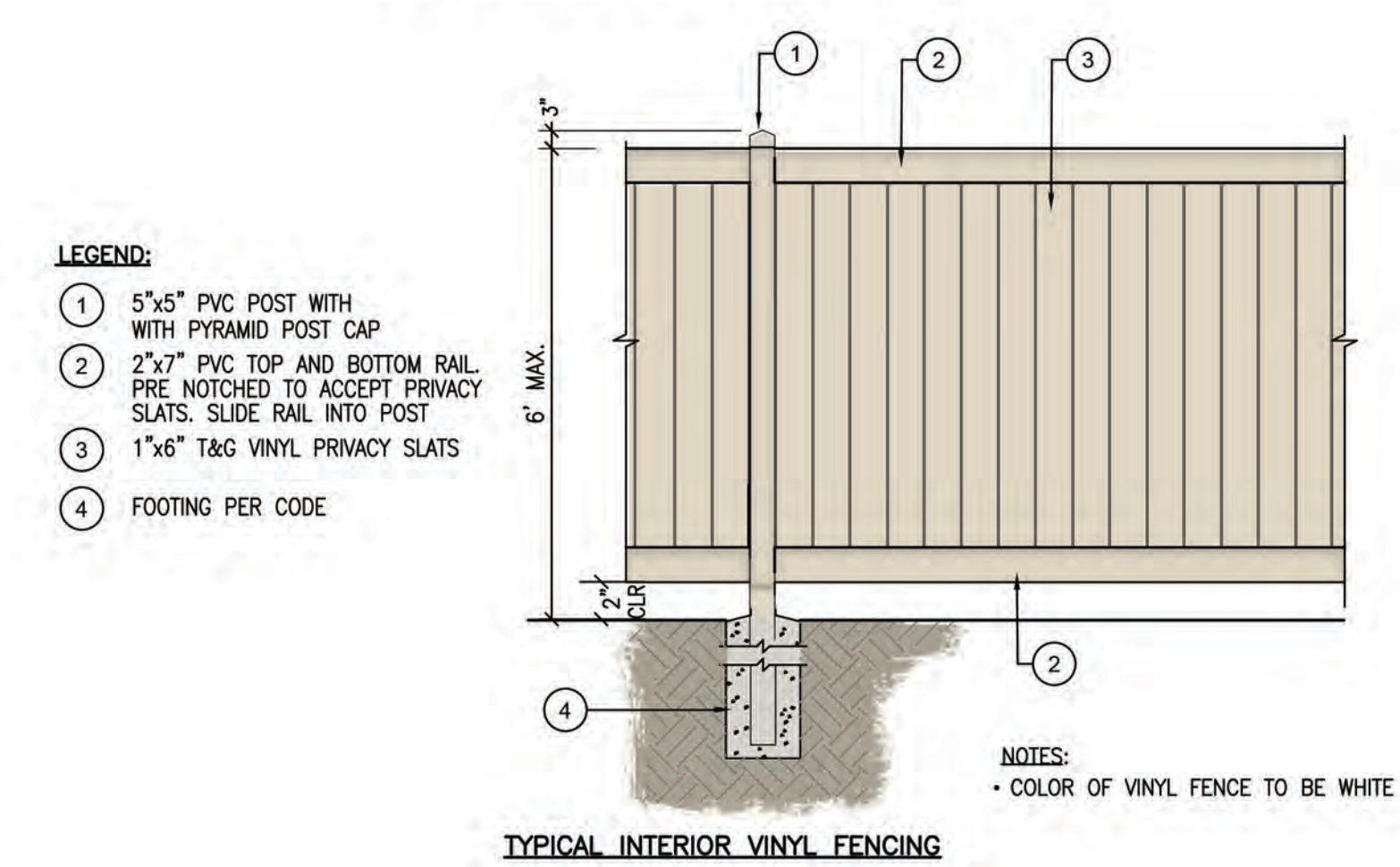


# TENTATIVE TRACT NO. 20320 CONDITIONAL USE PERMIT/ PRD REDLANDS, CALIFORNIA MASTER LANDSCAPE PLAN

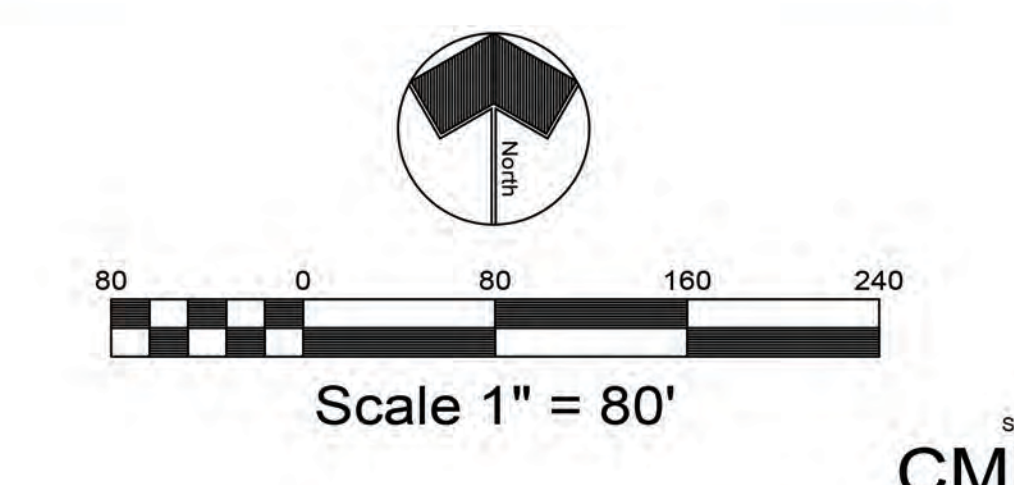
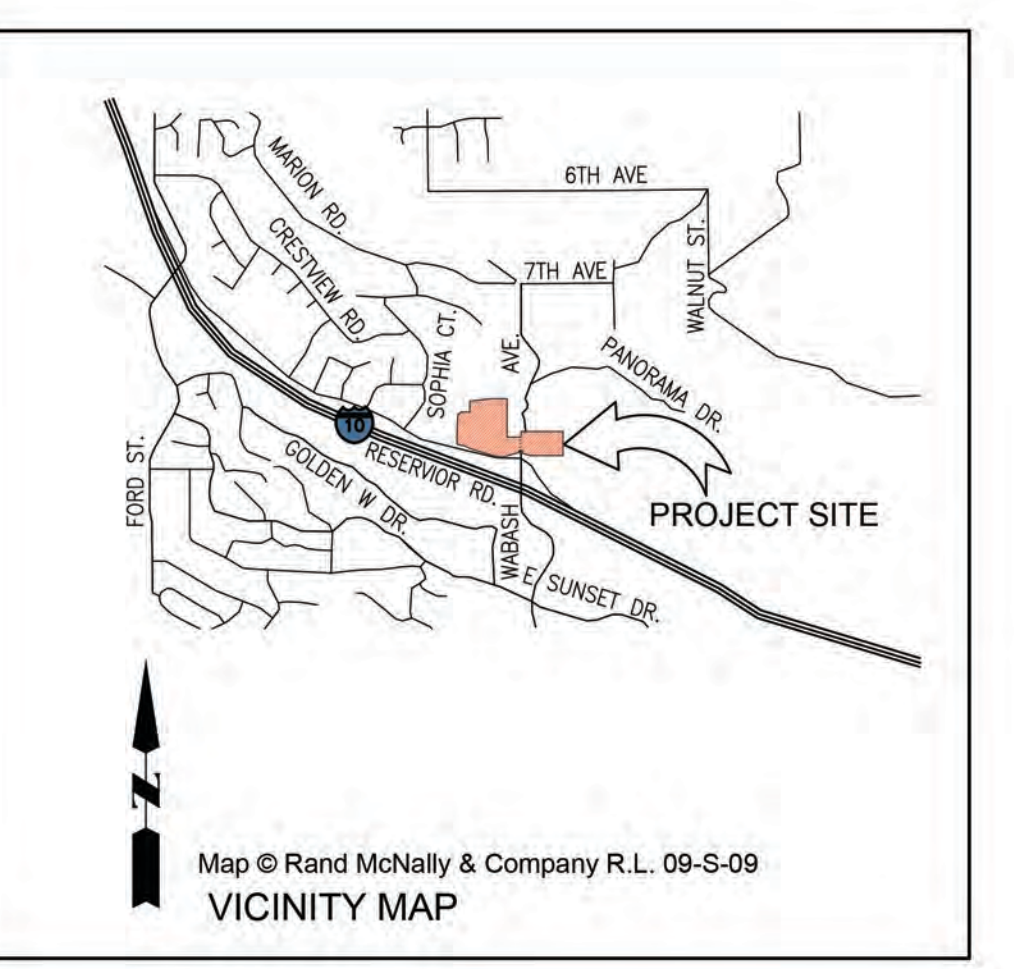


NOTE:  
-DECORATIVE MASONRY BLOCK TO BE TAN SPLITFACE BOTH SIDES  
-MASONRY FIREWALL TO BE SPLITFACE INSIDE ONLY  
-HEIGHTS VARY AT MASONRY WALL WITH RETAINING (NOT SHOWN)  
-RETAINING WALLS TO MATCH MASONRY BLOCK  
-ALL FOOTINGS AND STEEL PER CODE



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
<b>STREET TREES: (40' MIN. TO +/- 50' MAX. O.C.) TYPICAL</b>							
●	ABUTILUS MARINA	STRAWBERRY TREE	15 GAL	32	PER PLAN	0.2	TREE FORM
●	BAUHIA VAREGATA	PURPLE ORCHID TREE	15 GAL	12	PER PLAN	0.2	TREE FORM
●	CHONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	10	PER PLAN	0.4	TREE FORM
●	CELEBRIS PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	16	PER PLAN	0.4	TREE FORM
●	QINGQI B. 'PRINCETON SENTRY'	PRINCETON SENTRY MADONNAR	15 GAL	16	PER PLAN	0.4	TREE FORM
●	HYMENOSPORIUM FLAVUM	SWEETSHADE	15 GAL	31	PER PLAN	0.4	TREE FORM
●	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL	46	PER PLAN	0.2	TREE FORM
●	LAGERSTROEMIA I. 'MUSKOGEE'	PURPLE CRAPE MYRTLE	15 GAL	13	PER PLAN	0.2	TREE FORM
●	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	55	PER PLAN	0.4	TREE FORM
●	MAGNOLIA G. 'ST MARY'	ST. MARY MAGNOLIA	15 GAL	42	PER PLAN	0.4	TREE FORM
●	PODOCARPUS HENKELI	LONG-LEAF YELLOWWOOD	15 GAL	23	PER PLAN	0.4	TREE FORM
●	TABESUM HETEROPHYLLA	PINK TRUMPET TREE	15 GAL	17	PER PLAN	0.4	TREE FORM
<b>SLOPE TREES: (20' MIN. TO 40' MAX. O.C.) TYPICAL</b>							
●	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	79	PER PLAN	0.2	NATURAL MULTI-TRUNK
●	PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	49	PER PLAN	0.4	NATURAL MULTI-TRUNK
●	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	57	PER PLAN	0.2	TREE FORM
<b>COMMON AREAS/PARK TREES:</b>							
●	CHONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	3	PER PLAN	0.4	TREE FORM
●	PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	4	PER PLAN	0.4	NATURAL MULTI-TRUNK
<b>GROUND COVERS:</b>							
■	ACACIA REDDLENS 'LOWBY'	LOWBY ACACIA	1 GAL	TBD	TBD	0.2	LOW GROWING/ SPREADING
■	COTONEASTER SP.	BEARBERRY	1 GAL	TBD	TBD	0.2	SPREADING/ SPREADING
■	MYOPORIUM PARVIFOLIUM	PURISH CREEK MYOPORIUM	FLATS & 1 GAL			0.2	LOW GROWING/ SPREADING
■	LONICERA JAPONICA	HALLS JAPANESE HONEYSUCKLE	FLATS & 1 GAL			0.2	LOW GROWING/ SPREADING
■	TURF	TURF	FLATS & 1 GAL			0.7	IN ACTIVE PARK AREAS
<b>ACCENT SHRUBS:</b>							
■	CEANOTHUS SP.	WILD LILAC	5 GAL			0.2	ACCENT SHRUB
■	LANTANA SP.	LANTANA	5 GAL			0.2	ACCENT SHRUB
■	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL			0.2	ACCENT SHRUB
■	PUNICA GRANATUM	DAWF POMEGRANATE	5 GAL			0.2	ACCENT SHRUB
■	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL			0.2	ACCENT SHRUB
<b>NATURAL AND LANDSCAPED OPEN SPACES:</b>							
SOME ADDITIONAL PLANTING ALONG TRAIL SYSTEM COMPATIBLE WITH CITY FUEL MODIFICATION STANDARDS AND RECOMMENDATIONS FROM BIOLOGICAL REPORT BY JERCHO SYSTEMS INCORPORATED, DATED 12/16/19							
<b>WOMP BASINS:</b>							
BASIN BOTTOMS TO RECEIVE LOW GROWING EROSION CONTROL DRY HYDROSEED COMPATIBLE WITH CITY FUEL MODIFICATION REQUIREMENTS							
SLOPES TO RECEIVE SHRUBS COMPATIBLE WITH WOMP AND CITY FUEL MODIFICATION REQUIREMENTS.							
<b>PASSIVE OPEN SPACE:</b>							
AREA TO RECEIVE GROUND COVER AND SHRUBS FROM LIST ABOVE.							
<b>SLOPE EROSION CONTROL:</b>							
LOW GROWING NATIVE GRASSES AND SHRUBS HYDROSEED WITH TEMPORARY IRRIGATION IF PLANTED IN DRY SEASON (FUEL MODIFICATION APPROPRIATE)							
<b>SLOPE EROSION CONTROL (OFF-SITE)</b>							
LOW GROWING NATIVE GRASSES AND SHRUBS HYDROSEED-NON IRRIGATED (FUEL MODIFICATION APPROPRIATE)							
<b>ACTIVE PLAY AREAS:</b>							
TURF							
<b>CEV PARKWAYS:</b>							
AREA TO RECEIVE LOW GROWING GROUND COVER FROM LIST ABOVE ALONG WITH ACCENT GRASSES AND SHRUBS							
<b>PUBLIC ACCESS-STREET ADJACENT</b>							
STABILIZED DECOMPOSED GRANITE PATHS-WABASH AVENUE							
STABILIZED DECOMPOSED GRANITE PATHS-IN ACTIVE OPEN SPACE (PARK A, B AND C)							
CONCRETE SIDEWALKS							

- RECREATIONAL AMENITIES**
- NEIGHBORHOOD PARK**
- 4 SHADE STRUCTURES
  - PICNIC TABLES
  - NATURE TRAILS IN NATURALIZED SETTINGS
  - NATURE PARK WITH NATIVE PLANTINGS
  - VIEW OVERLOOKS
  - OPEN LAWN PLAY AREAS
  - BENCHES ALONG ALL TRAILS
- ON-SITE LANDSCAPE NOTE:**
- FINAL INTERIOR SLOPE PLANTING (CHOSEN FROM PLANTING PALETTE) TO BE PER SEPARATE FINAL ON-SITE LANDSCAPE PLANS.
- ON-SITE WALL AND FENCING NOTE:**
- INTERIOR FENCING BETWEEN LOTS TO BE VINYL.
  - W.I. VIEW FENCING AT ALL LOTS ADJACENT TO OPEN SPACES AND FRONTING RESERVOIR RD.
  - FINAL LOT FENCING AND WALL PLACEMENTS TO BE PER CIVIL PLANS.
  - ALL RETAINING WALLS PER CIVIL.



**STB**  
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REDLANDS, CALIFORNIA 92373  
PH 908.798.7490 FAX 908.207.8235  
CA LIC. NO. 27269 PA LIC. NO. 4686

**WATER CONSERVATION STATEMENT:**

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES.

REFER TO SHEET (2), CRA-1 FOR PARK ENLARGEMENTS CONCEPTS  
REFER TO SHEET (3), CTFY FOR TYPICAL FRONT YARD LANDSCAPE CONCEPTS  
REFER TO SHEET (4), CFP-1 FOR WALL/FENCE CONCEPT PLAN  
REFER TO SHEET (5), CFM-1 FOR FUEL MODIFICATION CONCEPT PLAN