

VICINITY MAP  
NOT TO SCALE

PLANTING LEGEND

EXISTING TREES					
(Symbol)	EXISTING TREE TO PROTECT IN PLACE - 5 TOTAL				
(Symbol)	EXISTING TREE TO BE REMOVED - 8 TOTAL				
15 GALLON FRONT YARD/ALLEY TREES - 125 TOTAL					
(Symbol)	CELEBRIA PARVIFLORA / AUSTRALIAN WILLOW	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY	
(Symbol)	GINKGO BILOBA / MIDSINHAIR TREE	MODERATE	MODERATE	20'H X 20'W	
(Symbol)	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MODERATE	FAST	20'H X 20'W	
(Symbol)	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	MODERATE	MODERATE	30'H X 30'W	
(Symbol)	PODCARPUS GRACILIOR / FERN PINE	MODERATE	FAST	40'H X 20'W	
(Symbol)	PYRUS CALLERYANA / ORNAMENTAL PEAR	MODERATE	FAST	30'H X 20'W	
24" BOX SPECIMEN TREES AT STREET CORNERS - 5 TOTAL					
(Symbol)	ULMUS PARVIFLORA / CHINESE ELM	LOW	MOD-FAST	40'H X 50'W	
(Symbol)	PISTACIA CHINENSIS / CHINESE PISTACHE	MODERATE	FAST	40'H X 40'W	
24" BOX 'B' STREET AND NEW CLAY STREET TREE - 32 TOTAL					
(Symbol)	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	MODERATE	FAST	40'H X 30'W	
24" BOX INTERIOR TRACT STREET TREE - 86 TOTAL					
(Symbol)	PARKINSONIA X 'DESERT MUSEUM' / PALO VERDE	LOW	FAST	25'H X 25'W	
(Symbol)	GLEDTISIA TRACANTHOS 'SKYLINE' / HONEY LOCUST	LOW	FAST	30'H X 20'W	
15 GALLON DETENTION BASIN TREES - 16 TOTAL					
(Symbol)	BRACHYCHYTUM POPULNEUS / BOTTLE TREE	LOW	MODERATE	40'H X 30'W	
(Symbol)	CHLOROSPIS LINEARIS / DESERT WILLOW	LOW	MODERATE	20'H X 20'W	

LANDSCAPE AREAS			
(Symbol)	60,036 SF	HOA MAINTAINED DETENTION BASIN AREA	
(Symbol)	15,933 SF	HOA MAINTAINED LANDSCAPE AREA	
(Symbol)	99,614 SF	HOMEOWNER MAINTAINED LANDSCAPE AREA	
(Symbol)	6.83 acres	CONSERVATION AREA / OPEN SPACE AND TRAIL LANDSCAPE TO BE PROTECTED IN PLACE	

HOA & HOMEOWNER MAINTAINED PLANT MATERIAL

(MAY INCLUDE BUT NOT LIMITED TO):

SHRUBS

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
ANIGOSANTHOS BUSH GOLD / YELLOW KANGAROO PAW	1 GAL.	34" O.C.	LOW
ARTEMISIA POWIS CASTLE / POWIS CAS	1 GAL.	36" O.C.	LOW
BACCHARIS CENTENARIA / CENTENNIAL BACCHARIS	5 GAL.	48" O.C.	LOW
CAESAL PINIA GILLESII / DESERT BIRD OF PARADISE	5 GAL.	48" O.C.	LOW
CALLISTEMON V. 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1.5 GAL.	36" O.C.	LOW
CEANOETHUS 'DARK STAR' / DARK STAR CEANOETHUS	5 GAL.	48" O.C.	LOW
DANELLA R. 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL.	24" O.C.	LOW
HELEOTRICHON SEMPERVIRENS / BLUE GAT GRASS	1 GAL.	36" O.C.	LOW
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	36" O.C.	LOW
LAVANDULA 'GOODWIN GREER GREY' / GOODWIN GREY	1 GAL.	30" O.C.	LOW
LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL.	24" O.C.	LOW
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL.	48" O.C.	LOW
MULLEBERGIA CAPILLARIS / PINK MILKY	5 GAL.	48" O.C.	LOW
MULLEBERGIA RIGENS / DEER GRASS	1 GAL.	24" O.C.	LOW
ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL.	30" O.C.	LOW
TECOMA 'SUNRISE' / SUNRISE ESPERANZA	5 GAL.	60" O.C.	LOW
WESTRINGIA FRUTICOSA - COAST ROSEMARY	5 GAL.	60" O.C.	LOW

CONSTRUCTION LEGEND

SYM.	DESCRIPTION
(Symbol)	ASPHALT STREETS.
(Symbol)	NATURAL GRAY CONCRETE ALLEYS AND GUTTERS.
(Symbol)	NATURAL GRAY CONCRETE SIDEWALKS, DRIVEWAYS, AND ENTRY WALKS.
(Symbol)	4' WIDE ACCENT PAVERS.
(Symbol)	STABILIZED DECOMPOSED GRANITE PATHWAY.
(Symbol)	6" CONCRETE MOWCURB SEPARATING TURF FROM SHRUB AREAS AND HOA FROM HOMEOWNER MAINTAINED AREAS.
(Symbol)	PEDESTRIAN BENCH - FOREST GREEN PER SPECIFIC PLAN. (3 TOTAL)
(Symbol)	TRAIL SIGNAGE STATING DO NOT LEAVE TRASH ON THE TRAILS. (2 TOTAL)

GROUNDCOVERS

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
MANDRAGORAE BLUE CHALK STICKS / SENECIO	1 GAL.	18-24" O.C.	LOW
ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL.	18-36" O.C.	LOW

VINES

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
MACADAMYA UNGUIS-CATI / CAT'S CLAW	5 GAL.	8' O.C.	LOW

DETENTION BASIN PLANT MATERIAL

(MAY INCLUDE BUT NOT LIMITED TO):

SHRUBS

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
CALLISTEMON V. 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL.	36" O.C.	LOW
CEANOETHUS 'DARK STAR' / DARK STAR CEANOETHUS	1 GAL.	48" O.C.	LOW
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	1 GAL.	48" O.C.	LOW
MULLEBERGIA CAPILLARIS / PINK MILKY	1 GAL.	48" O.C.	LOW

WALL AND FENCE LEGEND

SYM.	DESCRIPTION
(Symbol)	6'-0" HIGH 6"x8"x16" SINGLE SIDE SPLIT FACE BLOCK PERIMETER WALL, WITH 8"x4"x16" PRECAST SLUMP CAP. COLOR: TAN.
(Symbol)	ALL WALLS FACING PUBLIC STREETS: 'B' STREET AND NEW CLAY STREET
(Symbol)	6'-0" HIGH VINYL FENCE, COLOR: TAN OR WHITE T.B.D.
(Symbol)	ALL WALLS INTERIOR TO THE TRACT
(Symbol)	6'-0" HIGH X 3'-0" WIDE SINGLE VINYL GATE, COLOR: TAN OR WHITE T.B.D.
(Symbol)	6'-0" HIGH BLACK TUBULAR STEEL FENCE

GROUNDCOVERS

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
BACCHARIS PILULARIS / DWARF COYOTE BRUSH	1 GAL.	36" O.C.	LOW
ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL.	36" O.C.	LOW

BASIN BOTTOM

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
CAREX TUMULICOLA / FOOTHILL SEDGE	4" POT	12" O.C.	LOW
JUNCUS PATENS / CALIFORNIA GRAY RUSH	4" POT	12" O.C.	LOW

IRRIGATION CONCEPT: THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE MURRIETA MUNICIPAL CODE - TITLE 16.28, TITLE 16.42, AND OTHER CODES AS REQUIRED. FOR 16.42 TREE PRESERVATION REFER TO CONDITION OF APPROVAL FOR REQUIREMENTS.

LANDSCAPE CONCEPT: THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PARKWAY AND CORNER PLANTING AREAS WILL NOT CONFLICT WITH VEHICULAR LINE OF SIGHT AND SHRUBS IN THESE AREAS WILL BE A MAXIMUM OF 30" NATURAL HEIGHT. IN PLANTER AREAS WHERE THE MINIMUM 5' WIDTH IS NOT POSSIBLE, THESE RESTRICTED PLANTERS WILL HAVE NATURALLY NARROW GROWING SUB-SHRUBS. INTENDED DESIGN TO HAVE OVERLAPPING TREE CANOPIES FOR A MORE SHADED WALKABLE COMMUNITY. SHRUB LAYOUT SHALL APPEAR AS MASSES, NOT SPOTTY PLACEMENT OF SINGULAR SHRUBS.

PROJECT IS LOCATED WITHIN THE DOWNTOWN MURRIETA SPECIFIC PLAN BOUNDARIES.

UTILITIES AND LIGHT STANDARD LOCATIONS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.

SITE ACREAGE SUMMARY:  
TOTAL ACREAGE GROSS = 21.89 AC  
TOTAL ACREAGE NET = 10.48 AC  
TOTAL LANDSCAPE AREA = 266,718 SF  
ROW LANDSCAPE AREA = 26,074 SF

ZONING:  
EXISTING - SINGLE-FAMILY RESIDENTIAL  
PROPOSED - SINGLE-FAMILY RESIDENTIAL

ADJACENT EXISTING PROPERTIES:  
LAND USE - SINGLE-FAMILY RESIDENTIAL  
ZONING - SINGLE-FAMILY RESIDENTIAL

WATER BUDGET CALCULATIONS:  
FOR WATER USE CALCULATIONS REFER TO SEPARATE 9.5"x11" SHEET

PROJECT SITE LAND USE:  
EXISTING - VACANT  
PROPOSED - SINGLE-FAMILY RESIDENTIAL

**RLA**  
LANDSCAPE ARCHITECTS PLANNERS, INC.

6800 INDIANA AVE  
SUITE 245  
RIVERSIDE, CALIFORNIA  
92506  
LIC. #2799  
PH. (951) 781-1930  
FAX (951) 686-8091

CLIENT:  
**Diversified Pacific, LLC**  
10621 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Jason Holt  
909-481-1150

PROJECT:  
**Tract 34439-  
New Clay Street & 'B' Street**  
APN: 906-193-001, 906-200-001, 906-200-002, 906-212-001,  
906-221-001, 0906-221-002  
City of Murrieta

REVISIONS	DATE	BY

REGISTERED LANDSCAPE ARCHITECT  
STATE OF CALIFORNIA  
12926  
11/29/21  
9/23/2023

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN
------------------------------

DESIGNED JS  
DRAWN JS  
CHECKED DG  
DATE 01/31/2023  
SCALE PER PLAN  
JOB NO. 21137

SHEET  
1  
1 OF 4 SHEETS

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 Reviewer: Jason Holt  
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 Signature: Jason Holt  
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 Title: Landscape Architect  
 State: California

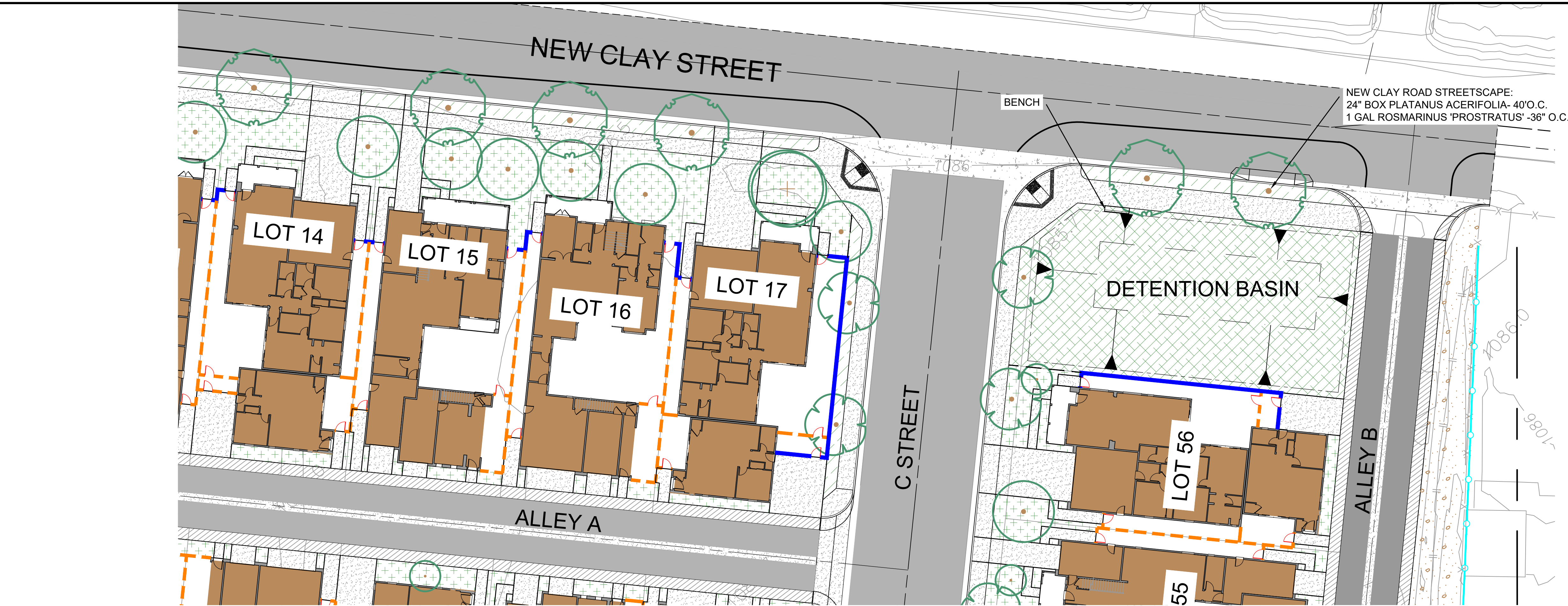
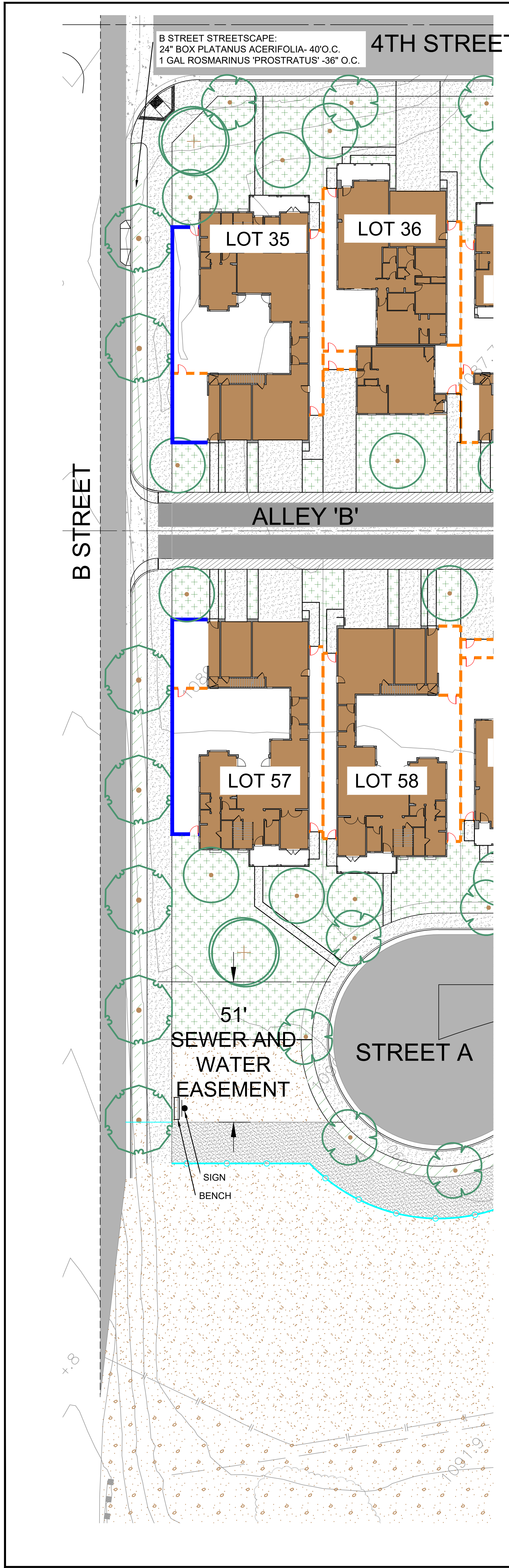
REVISIONS	DATE	BY



SHEET TITLE  
**CONCEPTUAL LANDSCAPE ENLARGEMENTS**

DESIGNED	JS
DRAWN	JS
CHECKED	DG
DATE	01/31/2023
SCALE	PER PLAN
JOB NO.	21137

SHEET  
**2**  
2 OF 4 SHEETS



**PLANTING LEGEND**

**EXISTING TREES**

EXISTING TREE TO PROTECT IN PLACE - 5 TOTAL

EXISTING TREE TO BE REMOVED - 8 TOTAL

**15 GALLON FRONT YARD/ALLEY TREES - 125 TOTAL**

BOTANICAL / COMMON NAME	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY
CELEBRIS PARVIFLORA / AUSTRALIAN WILLOW	MODERATE	MOD-FAST	20H X 20W
GINKGO BILOBA / MADENHAIR TREE	MODERATE	MODERATE	50H X 30W
LAGERSTROMIA INDICA / CRAPE MYRTLE	MODERATE	FAST	20H X 20W
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	MODERATE	MODERATE	30H X 30W
PODOCARPUS GRACILIOR / FERN PINE	MODERATE	MODERATE	40H X 20W
PYRUS CALLERYANA / ORNAMENTAL PEAR	MODERATE	FAST	30H X 20W

**24" BOX SPECIMEN TREES AT STREET CORNERS - 5 TOTAL**

BOTANICAL / COMMON NAME	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY
ULMUS PARVIFLORA / CHINESE ELM	LOW	MOD-FAST	40H X 50W
PISTACIA CHINENSIS / CHINESE PISTACHE	MODERATE	FAST	40H X 40W

**24" BOX 'B' STREET AND NEW CLAY STREET TREE - 32 TOTAL**

BOTANICAL / COMMON NAME	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY
PLATANUS X ACERIFOLIA / LONDON PLANE TREE	MODERATE	FAST	40H X 30W

**24" BOX INTERIOR TRACT STREET TREE - 86 TOTAL**

BOTANICAL / COMMON NAME	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY
PARKINSONIA X DESERT MUSEUM / PALO VERDE	LOW	FAST	25H X 25W
GLEDITSIA TRACANTHOS 'SKYLINE' / HONEY LOCUST	LOW	FAST	30H X 20W

**15 GALLON DETENTION BASIN TREES - 16 TOTAL**

BOTANICAL / COMMON NAME	WUCOLS	GROWTH RATE	APPRX. SIZE AT MATURITY
BRACHYCHTON POPULNEUS / BOTTLE TREE	LOW	MODERATE	40H X 30W
CHIROPSIS LINEARIS / DESERT WILLOW	LOW	MODERATE	20H X 20W

**LANDSCAPE AREAS**

AREA	SIZE	DESCRIPTION
[Pattern]	60,036 SF	HOA MAINTAINED DETENTION BASIN AREA
[Pattern]	15,933 SF	HOA MAINTAINED LANDSCAPE AREA
[Pattern]	99,614 SF	HOMEOWNER MAINTAINED LANDSCAPE AREA
[Pattern]	6.83 acres	CONSERVATION AREA / OPEN SPACE AND TRAIL LANDSCAPE TO BE PROTECTED IN PLACE

**HOA & HOMEOWNER MAINTAINED PLANT MATERIAL**  
(MAY INCLUDE BUT NOT LIMITED TO):

**SHRUBS**

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
ANISOZANTHOS 'BUSH GOLD' / YELLOW KANGAROO PAW	1 GAL	24" O.C.	LOW
ARTEMISIA 'POWIS CASTLE' / POWIS CAS	1 GAL	36" O.C.	LOW
BACCHARIS 'CENTENNIAL' / CENTENNIAL BACCHARIS	5 GAL	48" O.C.	LOW
CAESALPINIA GILLESII / DESERT BIRD OF PARADISE	5 GAL	48" O.C.	LOW
CALLISTEMON V. 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1.5 GAL	36" O.C.	LOW
CEANOTHUS 'DARK STAR' / DARK STAR CEANOTHUS	5 GAL	48" O.C.	LOW
DIANELLA R. 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL	24" O.C.	LOW
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	24" O.C.	LOW
HEPTERIDOLE PARVIFLORA / RED YUCCA	5 GAL	36" O.C.	LOW
LAVANDULA 'GOODWYN CREEK GREY' / GOODWYN GREY	1 GAL	36" O.C.	LOW
LAVANDULA STOECHAS 'SPANISH LAVENDER'	1 GAL	24" O.C.	LOW
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	48" O.C.	LOW
MURLENERGIA CAPILLARIS / PINK MULELY	5 GAL	48" O.C.	LOW
MURLENERGIA 'ROSE' / DEER GRASS	1 GAL	24" O.C.	LOW
ROSMARINUS D. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL	36" O.C.	LOW
TECOMA 'SUNRISE' / SUNRISE ESPERANZA	5 GAL	60" O.C.	LOW
WESTRINGIA FRUTICOSA - COAST ROSEMARY	5 GAL	60" O.C.	LOW

**GROUNDCOVERS**

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
MANDRALISCAE 'BLUE CHALK STICKS' / SENEIO	1 GAL	18-24" O.C.	LOW
ROSMARINUS D. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL	18-36" O.C.	LOW

**VINES**

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
MAGFADYENA UNGUIS-CATI / CAT'S CLAW	5 GAL	8" O.C.	LOW

**DETENTION BASIN PLANT MATERIAL**  
(MAY INCLUDE BUT NOT LIMITED TO):

**SHRUBS**

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
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**BASIN BOTTOM**

BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
CAREX TUMULICOLA / FOOTBALL SEDGE	4" POT	12" O.C.	LOW
JUNCUS PATENS / CALIFORNIA GRAY RUSH	4" POT	12" O.C.	LOW

**CONSTRUCTION LEGEND**

SYM.	DESCRIPTION
[Pattern]	ASPHALT STREETS.
[Pattern]	NATURAL GRAY CONCRETE ALLEYS AND GUTTERS.
[Pattern]	NATURAL GRAY CONCRETE SIDEWALKS, DRIVEWAYS, AND ENTRY WALKS.
[Pattern]	4' WIDE ACCENT PAVERS.
[Pattern]	STABILIZED DECOMPOSED GRANITE PATHWAY.
[Pattern]	6" CONCRETE MOWCURB SEPARATING TURF FROM SHRUB AREAS AND HOA FROM HOMEOWNER MAINTAINED AREAS.
[Pattern]	PEDESTRIAN BENCH - FOREST GREEN PER SPECIFIC PLAN. (3 TOTAL)
[Symbol]	TRAIL SIGNAGE STATING DO NOT LEAVE TRASH ON THE TRAILS. (2 TOTAL)

**WALL AND FENCE LEGEND**

SYM.	DESCRIPTION
[Line]	6'-0" HIGH 6"x8"x16" SINGLE SIDE SPLIT FACE BLOCK PERIMETER WALL, WITH 8"x4"x16" PRECAST SLUMP CAP. COLOR: TAN. ALL WALLS FACING PUBLIC STREETS: 'B' STREET AND NEW CLAY STREET
[Line]	6'-0" HIGH VINYL FENCE. COLOR: TAN OR WHITE T.B.D. ALL WALLS INTERIOR TO THE TRACT
[Line]	6'-0" HIGH X 3'-0" WIDE SINGLE VINYL GATE. COLOR: TAN OR WHITE T.B.D.
[Line]	6'-0" HIGH BLACK TUBULAR STEEL FENCE

**IRRIGATION CONCEPT:**  
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE RC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE MURRIETA MUNICIPAL CODE - TITLE 16.28, TITLE 16.42, AND OTHER CODES AS REQUIRED. FOR 16.42 TREE PRESERVATION REFER TO CONDITION OF APPROVAL FOR REQUIREMENTS.

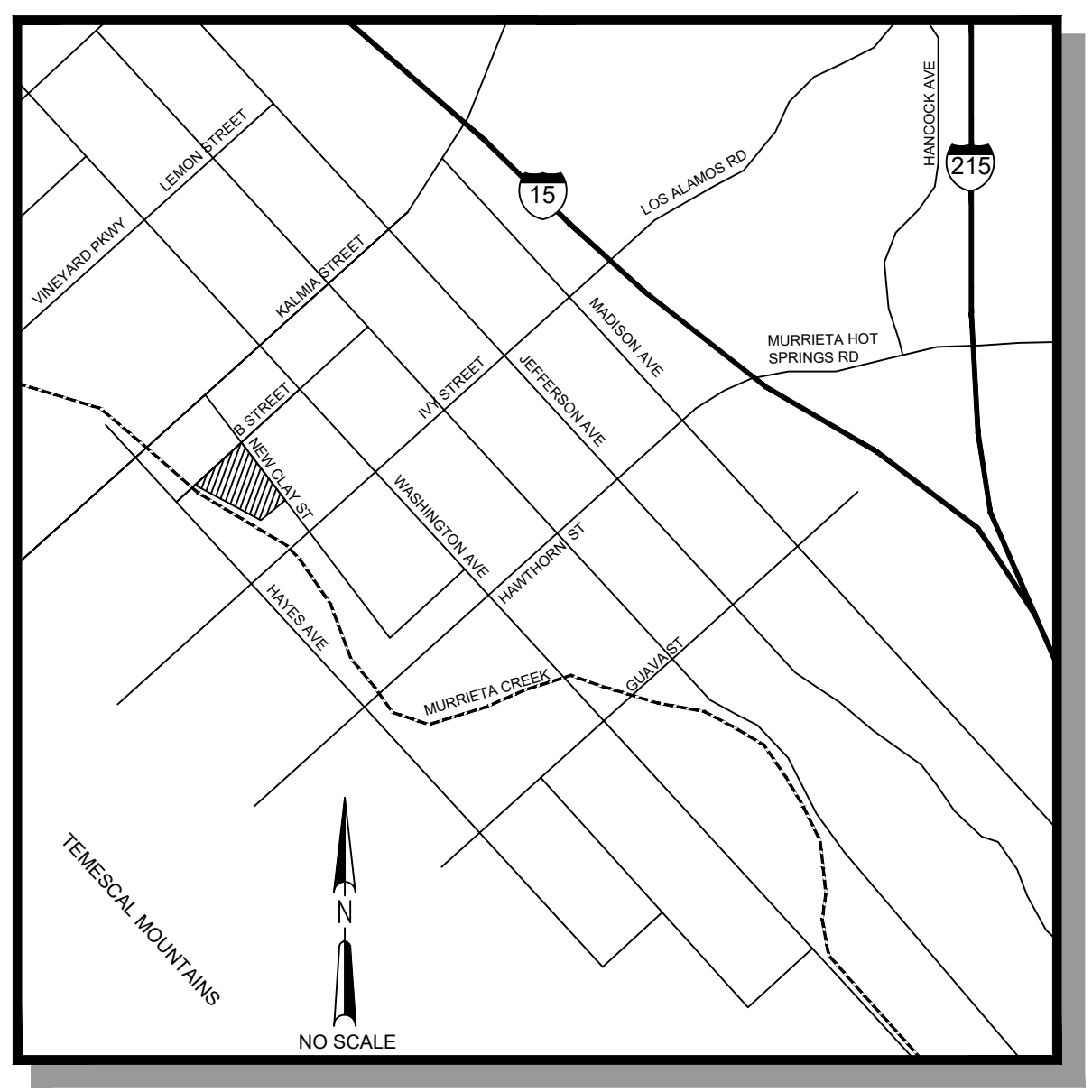
**LANDSCAPE CONCEPT:**  
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PARKWAY AND CORNER PLANTING AREAS WILL NOT CONFLICT WITH VEHICULAR LINE OF SIGHT AND SHRUBS IN THESE AREAS WILL BE A MAXIMUM OF 30' NATURAL HEIGHT. IN PLANTER AREAS WHERE THE MINIMUM 5' WIDTH IS NOT POSSIBLE THESE RESTRICTED PLANTERS WILL HAVE NATURALLY NARROW GROWING SUB-SHRUBS. INTENDED DESIGN TO HAVE OVERLAPPING TREE CANOPIES FOR A MORE SHADED WALKABLE COMMUNITY. SHRUB LAYOUT SHALL APPEAR AS MASSES, NOT SPOTTY PLACEMENT OF SINGULAR SHRUBS.

PROJECT IS LOCATED WITHIN THE DOWNTOWN MURRIETA SPECIFIC PLAN BOUNDARIES.

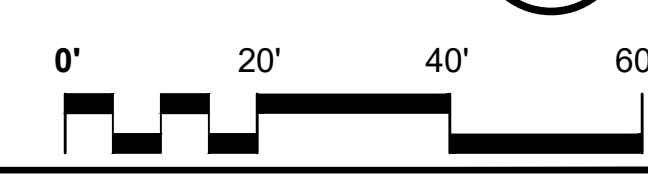
UTILITIES AND LIGHT STANDARD LOCATIONS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.

**SITE ACREAGE SUMMARY:**  
TOTAL ACREAGE GROSS = 21.99 AC  
TOTAL ACREAGE NET = 10.48 AC 100%  
TOTAL LANDSCAPE AREA = 286,718 SF 58%  
ROW LANDSCAPE AREA = 28,074 SF 6%

**WATER BUDGET CALCULATIONS:**  
FOR WATER USE CALCULATIONS REFER TO SEPARATE 8.5"x11" SHEET



VICINITY MAP  
NOT TO SCALE

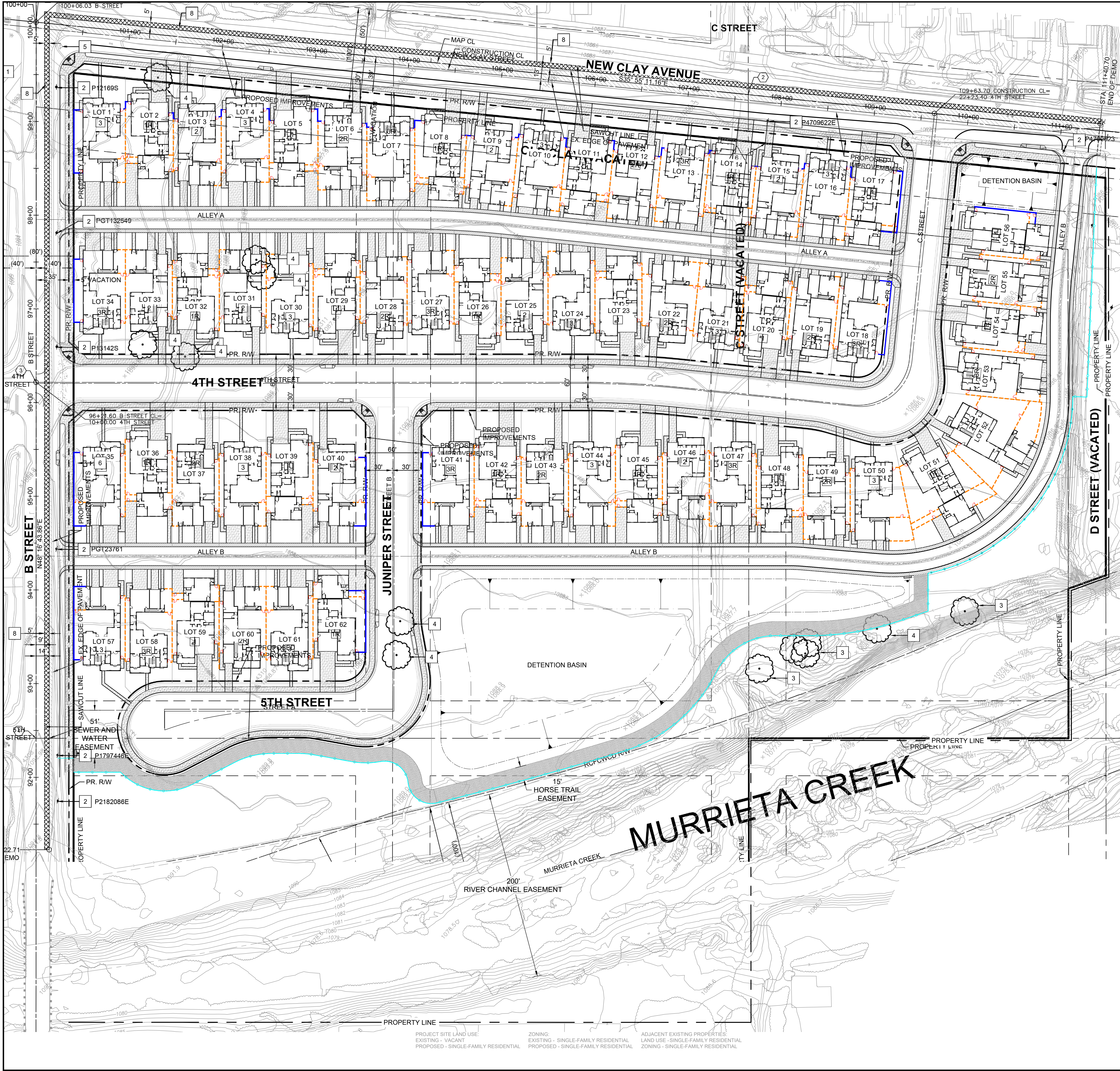


**PROJECT SITE LAND USE:**  
EXISTING - VACANT  
PROPOSED - SINGLE-FAMILY RESIDENTIAL

**ZONING:**  
EXISTING - SINGLE-FAMILY RESIDENTIAL  
PROPOSED - SINGLE-FAMILY RESIDENTIAL

**ADJACENT EXISTING PROPERTIES:**  
LAND USE - SINGLE-FAMILY RESIDENTIAL  
ZONING - SINGLE-FAMILY RESIDENTIAL

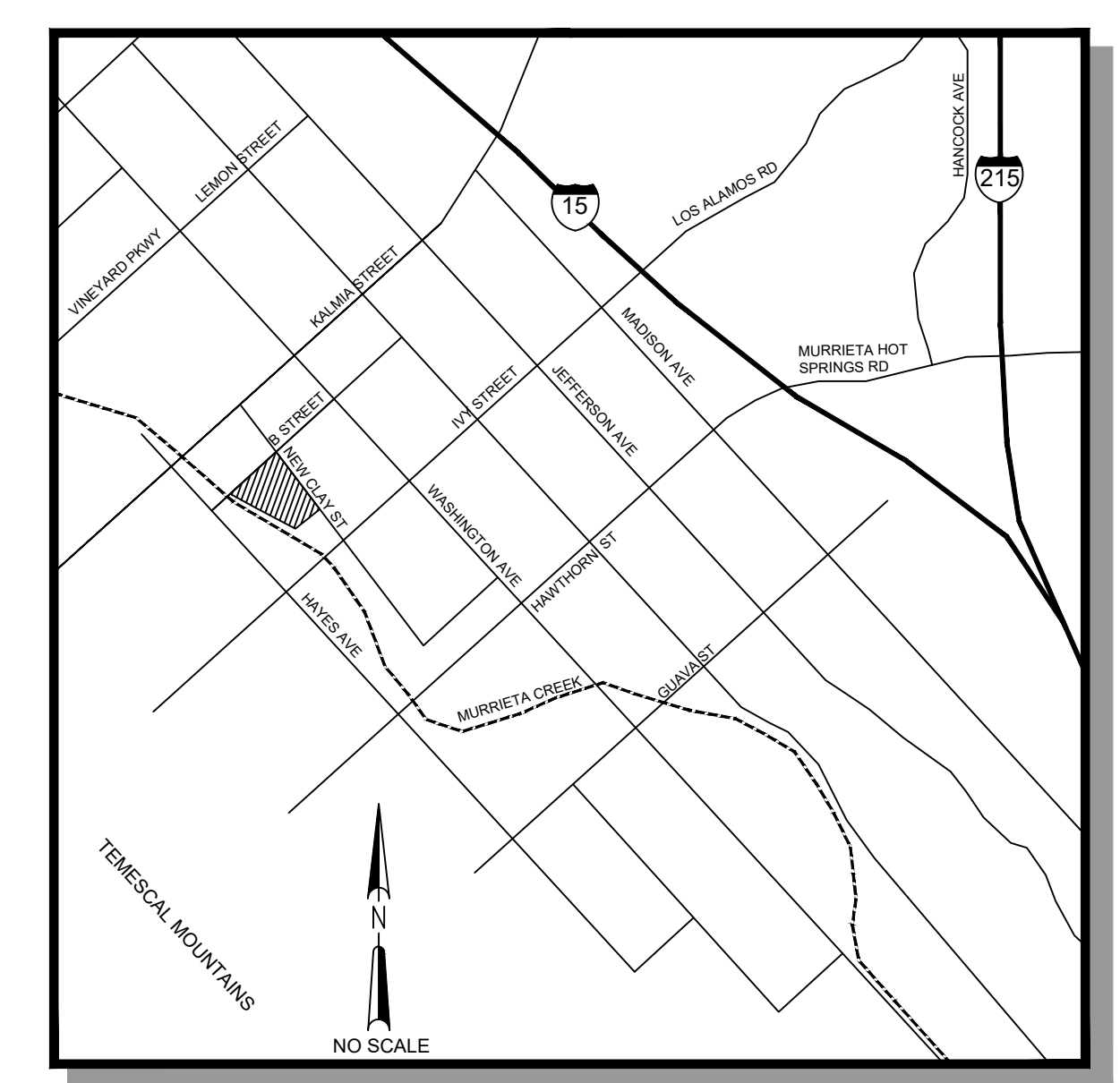
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- KEY NOTES**
- 1 EX. POWER POLE TO BE PROTECTED IN PLACE
  - 2 EX. POWER POLE TO BE RELOCATED BY OTHERS
  - 3 EX. TREE TO BE PROTECTED IN PLACE
  - 4 EX. TREE TO BE REMOVED
  - 5 EX. FIRE HYDRANT TO BE RELOCATED
  - 6 EX. PIPE AND HEADWALL TO BE REMOVED
  - 7 EX. SHED TO BE REMOVED
  - 8 GRIND 0.1 FEET EX. PAVEMENT



- EXISTING SURVEY MONUMENTATION**
- ① FD WELL MONUMENT WITH PUNCHED BRASS DISK STAMPED "LS 7910" PER CORNER RECORD 10-215. ACCEPTED AS NEW CLAY STREET & B STREET CENTERLINE INTERSECTION. FD WELL MONUMENT WITH 3" BRASS DISK NO STAMPING PER CORNER RECORD 10-207. ACCEPTED AS NEW CLAY STREET & C STREET CENTERLINE INTERSECTION.
  - ② FD GEAR SPIKE & WASHER STAMPED "LS 6970" PER CORNER RECORD 10-216. ACCEPTED AS 4TH STREET & B STREET CENTERLINE INTERSECTION. FD WELL MONUMENT WITH PUNCHED BRASS DISK STAMPED "LS 7910" PER CORNER RECORD 10-215. ACCEPTED AS NEW CLAY STREET & B STREET CENTERLINE INTERSECTION.
  - ③
  - ④



PROJECT SITE LAND USE:  
 EXISTING - VACANT  
 PROPOSED - SINGLE-FAMILY RESIDENTIAL

ZONING:  
 EXISTING - SINGLE-FAMILY RESIDENTIAL  
 PROPOSED - SINGLE-FAMILY RESIDENTIAL

ADJACENT EXISTING PROPERTIES:  
 LAND USE - SINGLE-FAMILY RESIDENTIAL  
 ZONING - SINGLE-FAMILY RESIDENTIAL

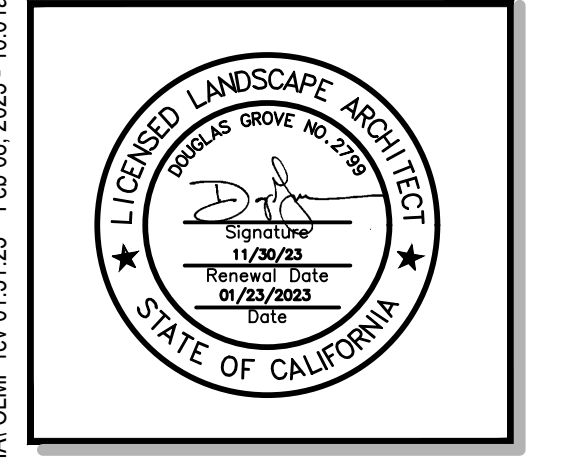
**RLA**  
 LANDSCAPE ARCHITECTS PLANNERS, INC.

6800 INDIANA AVE  
 SUITE 245  
 RIVERSIDE, CALIFORNIA  
 92506  
 LIC. #2799  
 PH. (951) 781-1930  
 FAX (951) 686-8091

CLIENT:  
**Diversified Pacific, LLC**  
 10621 Civic Center Drive  
 Rancho Cucamonga, CA 91730  
 Jason Holt  
 909-481-1150

PROJECT:  
**Tract 34439-  
 New Clay Street & 'B' Street**  
 APN: 906-193-001, 906-200-001, 906-200-002, 906-212-001,  
 906-221-001, 0906-221-002  
 City of Murrieta

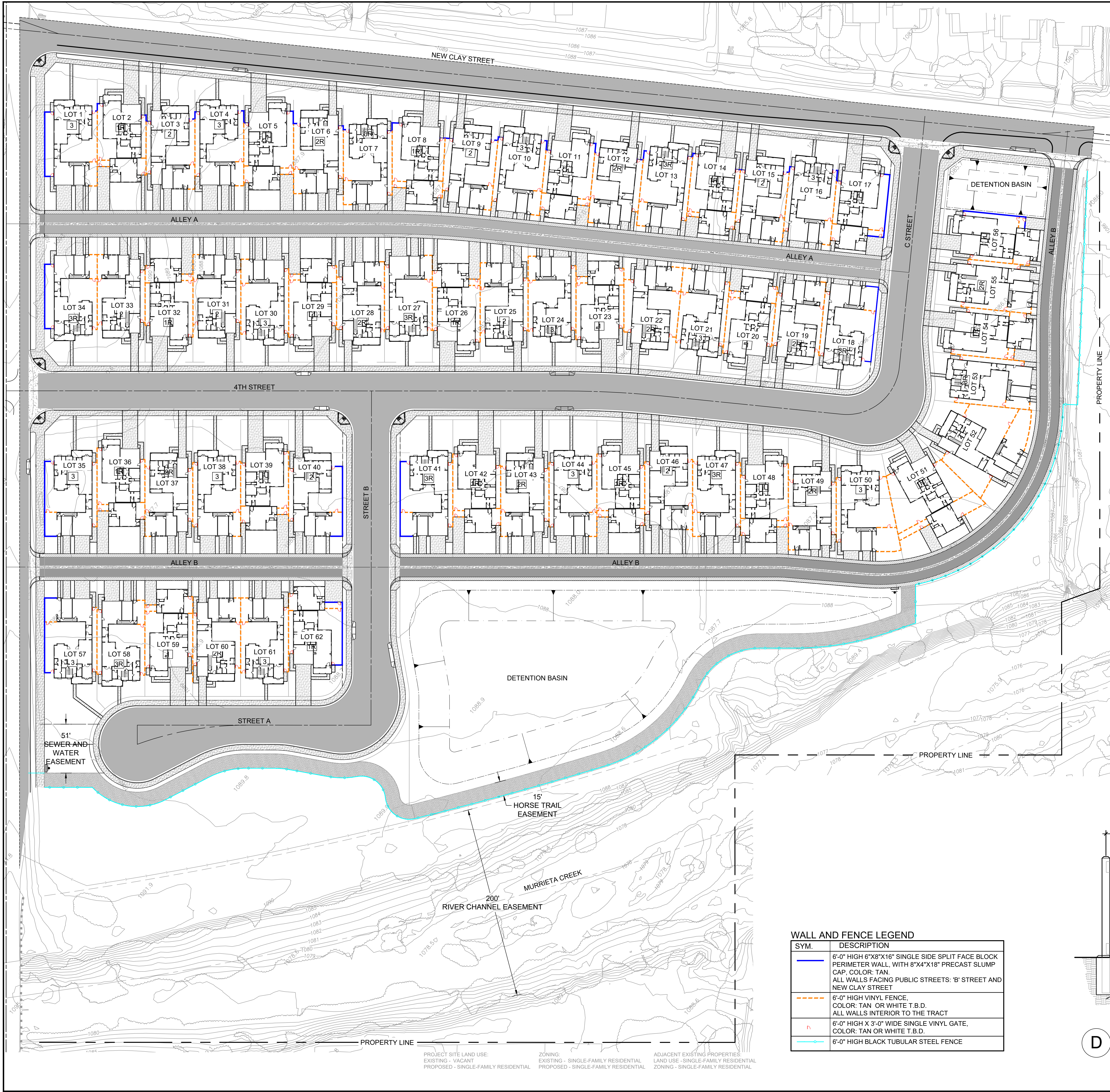
REVISIONS	DATE	BY



SHEET TITLE  
**TREE REMOVAL & UTILITY PLAN**

DESIGNED	JS
DRAWN	JS
CHECKED	DG
DATE	01/31/2023
SCALE	PER PLAN
JOB NO.	21137

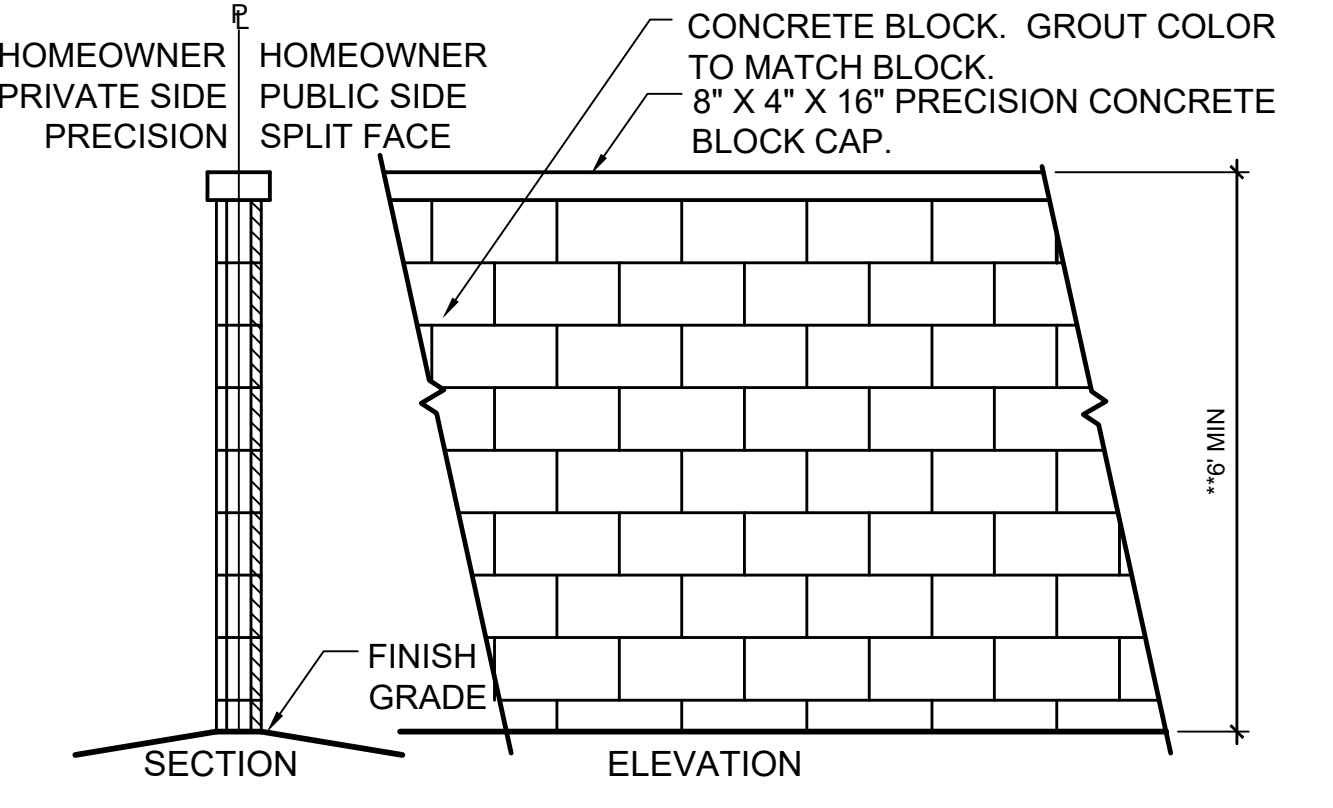
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**WALL AND FENCE LEGEND**

SYM.	DESCRIPTION
	6'-0" HIGH 6"X8"X16" SINGLE SIDE SPLIT FACE BLOCK PERIMETER WALL, WITH 8"X4"X18" PRECAST SLUMP CAP. COLOR: TAN. ALL WALLS FACING PUBLIC STREETS: 'B' STREET AND NEW CLAY STREET
	6'-0" HIGH VINYL FENCE, COLOR: TAN OR WHITE T.B.D. ALL WALLS INTERIOR TO THE TRACT
	6'-0" HIGH X 3'-0" WIDE SINGLE VINYL GATE, COLOR: TAN OR WHITE T.B.D.
	6'-0" HIGH BLACK TUBULAR STEEL FENCE

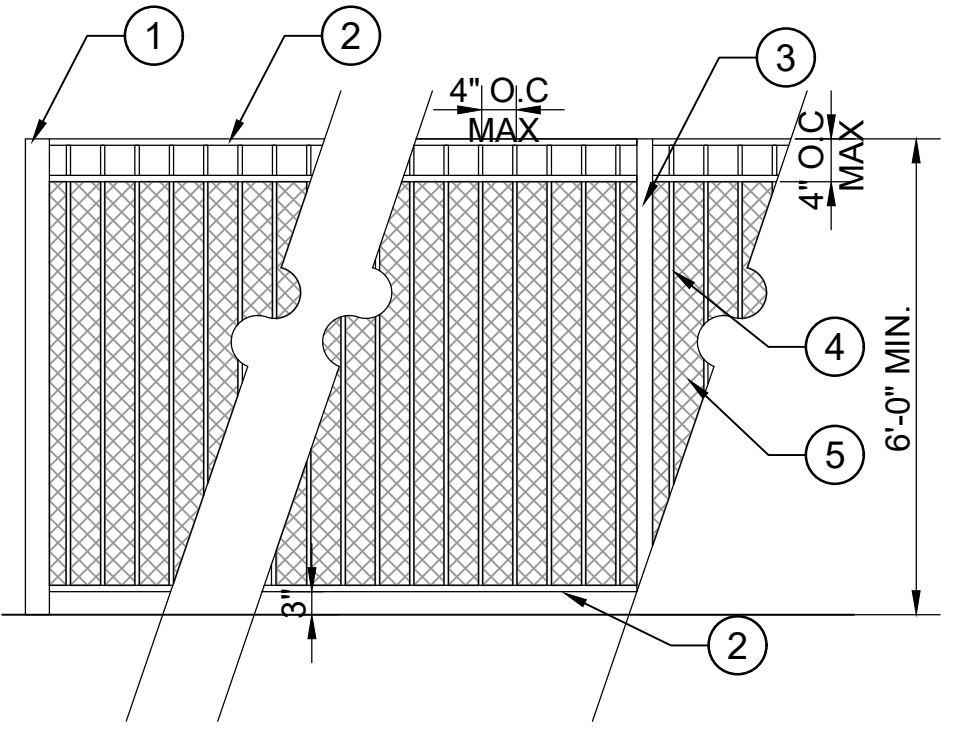
**NOTES:**  
 1. ALL MORTAR JOINTS: 1/2" BUFF + 1/2" GRAY HEAVY SACKED MORTAR.  
 2. ALL BLOCK WALLS TO HAVE AN ANTI-GRAFFITI COATING ALONG PUBLIC SIDE.



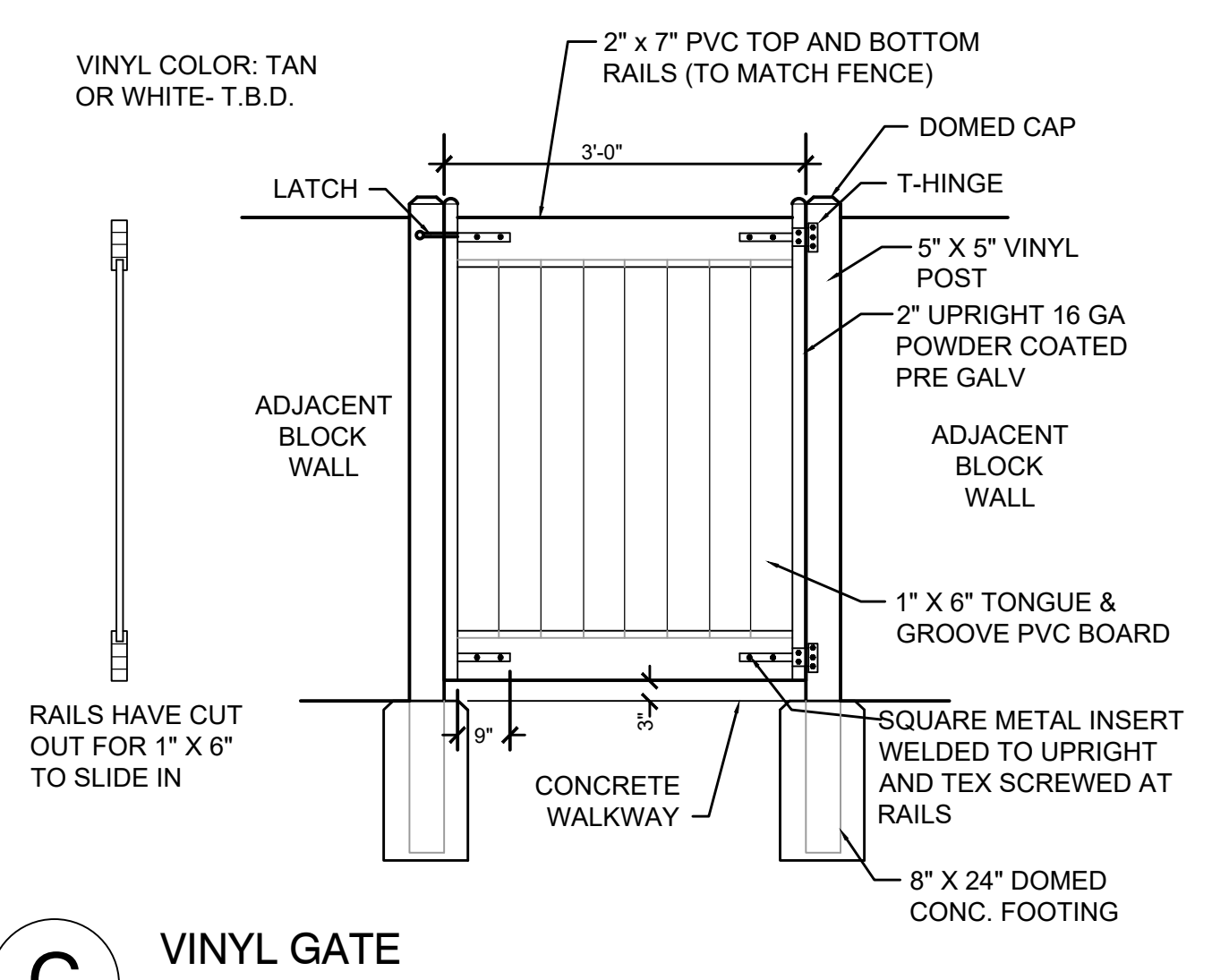
**A ONE SIDED SPLIT FACE BLOCK WALL**

**LEGEND:**  
 1. 3"X3" 16 GAUGE TERMINAL POST, ATTACH TO FACE OF PILASTER WITH SADDLE BRACKET (2 PER POST) AND 2 EXPANSION SHIELDS.  
 2. 1 1/2" x 1 1/2" 16 GAUGE TUBULAR STEEL TOP & BOTTOM RAILS.  
 3. 2" X 2" 16 GAUGE POSTS @ 8' O.C. MAX.  
 4. 3/4" SQ. PICKETS @ 4' O.C.  
 5. PUNCHED METAL MESH WELDED ONTO EXTERIOR SIDE.

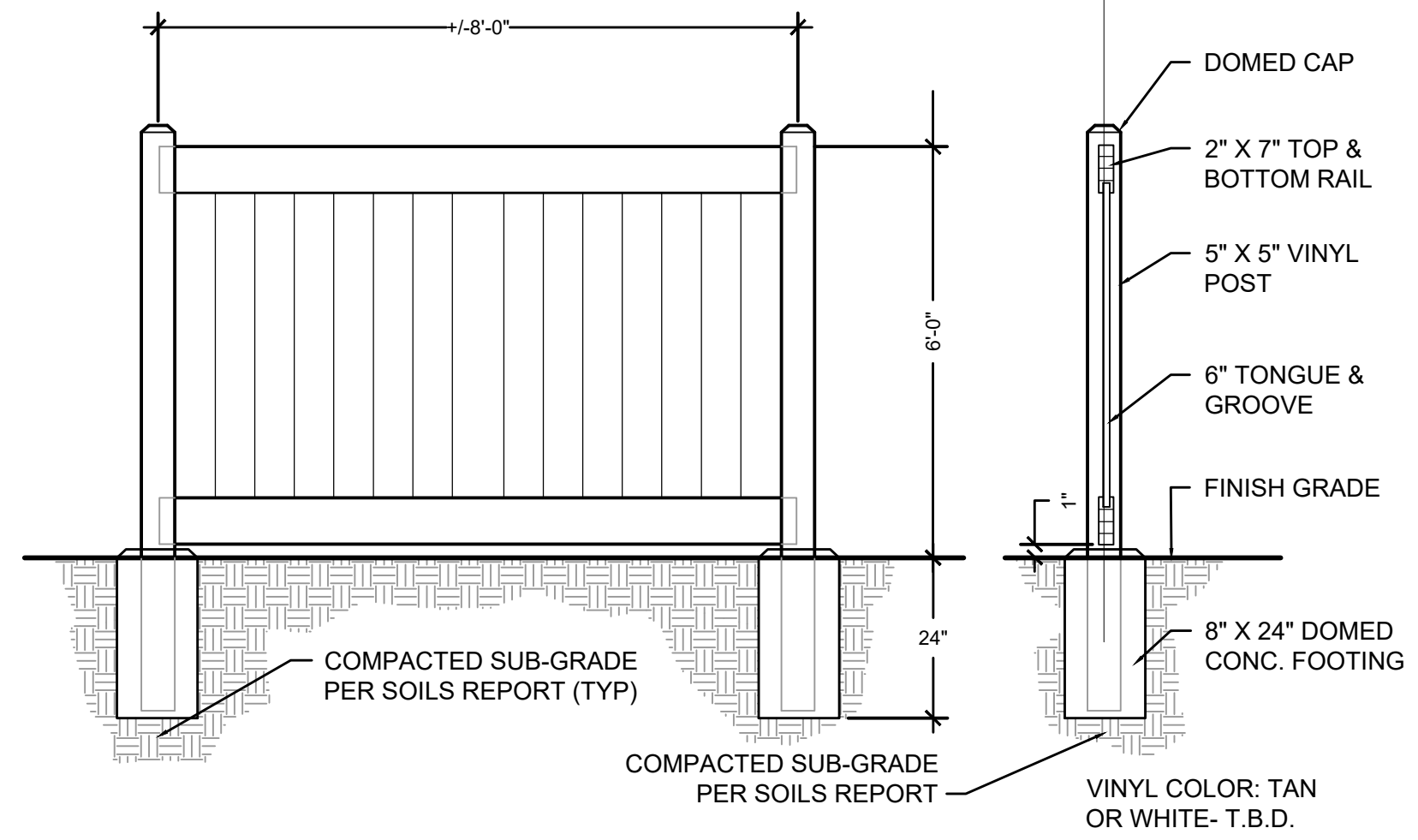
**NOTES:**  
 - TUBULAR STEEL TO BE PAINTED WITH 1 COAT RUSTOLIUM PRIMER AND 2 COATS FINAL COLOR TO PER CITY AND MSHQP STANDARDS.



**B 6' TUBE STEEL FENCE**



**C VINYL GATE**



**D 6' VINYL FENCE**

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 APN: 906-193-001, 906-200-001, 906-200-002, 906-212-001, 906-221-001, 0906-221-002  
 City of Murrieta

REVISIONS	DATE	BY

**STATE OF CALIFORNIA**  
 LANDSCAPE ARCHITECT  
 LICENSE NO. 11782  
 EXPIRES 06/30/2023

**SHEET TITLE**  
 FENCE AND WALL PLAN

DESIGNED	JS
DRAWN	JS
CHECKED	DG
DATE	01/31/2023
SCALE	PER PLAN
JOB NO.	21137

Drawing File: N:\Projects\21137 Diversified Pacific\21137 Sheet\AutoCAD\DWG\Sheet\21137 FENCE AND WALL PLAN.dwg  
 Date: 01/31/2023 10:02am

**City of Murrieta Landscape Water Use Calculations**  
**Project Type (Select)** Residential  
**Tract 34439 - New Clay Street & B street**  
**0.55 ETo allowance**

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.

Where "INPUT" is shown, applicant to enter project specific information.

Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

**1 Maximum Annual Water Allowance (MAWA)**

INPUT the total square footage of landscape =  S.F.

INPUT the Hist. ETo for the area =

**MAWA = 440,427 cu ft / yr**

**2 Estimated Annual Water Use (EAWU)**

<b>Hydrozone # 1</b>	Plant Factor = 0.2	<b>Plant Type</b>	<b>Water Use</b>
INPUT Square Foot Area of Hydrozone = <input type="text" value="60,036"/>		<i>Basin - Slopes</i>	<i>Low</i>
Hydrozone Irrigation Efficiency = 0.90	<i>Point Source Drip</i>	HOA	
EAWU = <input type="text" value="60,821"/> cu ft / yr			
<b>Hydrozone # 2</b>	Plant Factor = 0.2	<b>Plant Type</b>	<b>Water Use</b>
INPUT square footage of hydrozone = <input type="text" value="15,054"/>		<i>Shrubs / Groundcover</i>	<i>Low</i>
Hydrozone Irrigation Efficiency = 0.85	<i>In-line Drip-Densely Planted</i>	HOA	
EAWU = <input type="text" value="16,148"/> cu ft / yr			
<b>Hydrozone # 3</b>	Plant Factor = 0.2	<b>Plant Type</b>	<b>Water Use</b>
INPUT square footage of hydrozone = <input type="text" value="96,489"/>		<i>Shrubs / Groundcover</i>	<i>Low</i>
Hydrozone Irrigation Efficiency = 0.80	<i>In-line Drip-Sparsely Planted</i>	Homeowner	
EAWU = <input type="text" value="109,969"/> cu ft / yr			
<b>Hydrozone # 4</b>	Plant Factor = 0.5	<b>Plant Type</b>	<b>Water Use</b>
INPUT square footage of hydrozone = <input type="text" value="950"/>		<i>Trees / Mulch</i>	<i>Moderate</i>
Hydrozone Irrigation Efficiency = 0.85	<i>Bubblers</i>	HOA	
EAWU = <input type="text" value="2,548"/> cu ft / yr			
<b>Hydrozone # 5</b>	Plant Factor = 0.5	<b>Plant Type</b>	<b>Water Use</b>
INPUT square footage of hydrozone = <input type="text" value="3,125"/>		<i>Trees / Mulch</i>	<i>Moderate</i>
Hydrozone Irrigation Efficiency = 0.85	<i>Bubblers</i>	Homeowner	
EAWU = <input type="text" value="8,380"/> cu ft / yr			

SubTotal EAWU = 197,866 cu ft / yr

Input Irrigation System Operation Factor

**Total EAWU = 232,784**

**MAWA - EAWU = 207,643 cu ft / yr**

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 47%

\* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.