

Children's Play Area

Typical Large Courtyard product

Avenida Bosques

Austin Drive

Private Drive 'F'

Private Drive 'D'

Private Drive 'G'

Private Drive 'A'

Private Drive 'B'

Private Drive 'C'

Active Recreation

Screening Shrubs

Typical Small Courtyard Product

Sweetwater Springs Blvd.

Water Quality Basin

NOTES:

1. SITE-WIDE IRRIGATION SHALL BE DESIGNED TO BE EFFICIENT AND COMPLIANT WITH THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE.
2. THE HOA WILL BE RESPONSIBLE FOR ALL COMMON AREA AND NON-EXCLUSIVE USE AREA MAINTENANCE. THE HOMEOWNER WILL BE RESPONSIBLE FOR MAINTAINING INDIVIDUAL EXCLUSIVE USE REAR YARD LANDSCAPING.
3. ALL EXCLUSIVE USE AREAS OF AN INDIVIDUAL LOT SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION (SECTION 86.722) WITHIN THE WATER CONSERVATION IN LANDSCAPING ORDINANCE.
4. SECTION 86.722 PRESCRIPTIVE COMPLIANCE OPTION WILL BE ADDED TO THE COMMUNITIES CC&RS FOR IMPLEMENTATION AND ENFORCED BY THE HOA.
5. ALL LANDSCAPE MAINTENANCE SHALL COMPLY TO SECTION 86.727, LANDSCAPE AND IRRIGATION MAINTENANCE, WITHIN THE WATER CONSERVATION IN LANDSCAPING ORDINANCE.
6. LANDSCAPING PROVIDED FOR ALL OUTDOOR PARKING AREAS SHALL ALSO BE CONSISTENT WITH THE COUNTY'S PARKING DESIGN MANUAL, INCLUDING SECTION 7 (LANDSCAPING) AND THE 'COOL PARKING' MITIGATION REQUIREMENTS IDENTIFIED BY THE CALIFORNIA AIR RESOURCES BOARD.
7. FINAL TREE LOCATION AND PLACEMENT SHALL BE ADJUSTED BASED ON SIGHT LINE DISTANCES.

TREE TABLE

TREES REQUIRED FOR PERIMETER STREETS

TOTAL AREA OF PERIMETER STREET FACING LANDSCAPE ZONE	=	36,821 SF
TOTAL NUMBER OF TREES REQUIRED: (36,821 SF / 300 SF)	=	122
TOTAL NUMBER OF TREES PROVIDED*	=	60

SYMBOL:



* DUE TO THE REQUIREMENTS OF THE STORM-WATER EASEMENT LOCATED ALONG AUSTIN DRIVE AND SWEETWATER SPRINGS BLVD., TREES ARE NOT PERMITTED TO BE PLANTED IN THIS LOCATION; HOWEVER, ADDITIONAL LANDSCAPING SCREENING MATERIAL WILL BE PROVIDED AS APPROPRIATE.

TREES REQUIRED PER DWELLING UNIT*

TOTAL NUMBER OF DWELLING UNITS	=	92
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TREES REQUIRED FOR PARKING LOTS

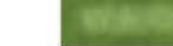
92 X 2 TREES PER UNIT	=	184 REQUIRED
REQUIRED PARKING LOT TREES (FOR PARKING LOTS OVER 6,000 SF)	=	N/A (NO PARKING LOT OVER 6,000 SF)

* THIS PROJECT SHALL PLANT TWO TREES PER UNIT WITHIN THE PROJECT SITE, WHICH IS EQUIVALENT TO A TOTAL OF 184 TREES.

TREES ON SITE

TOTAL NUMBER OF TREES PROVIDED ON SITE	=	230
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TURF AREA:



SHRUB AREA:



SCREEN SHRUB AREA:



0 20 40 80

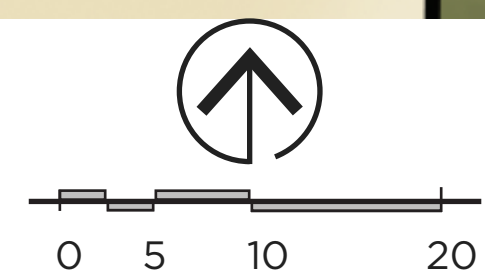


Privacy Fence

Concrete Walk

Interlocking Pavers

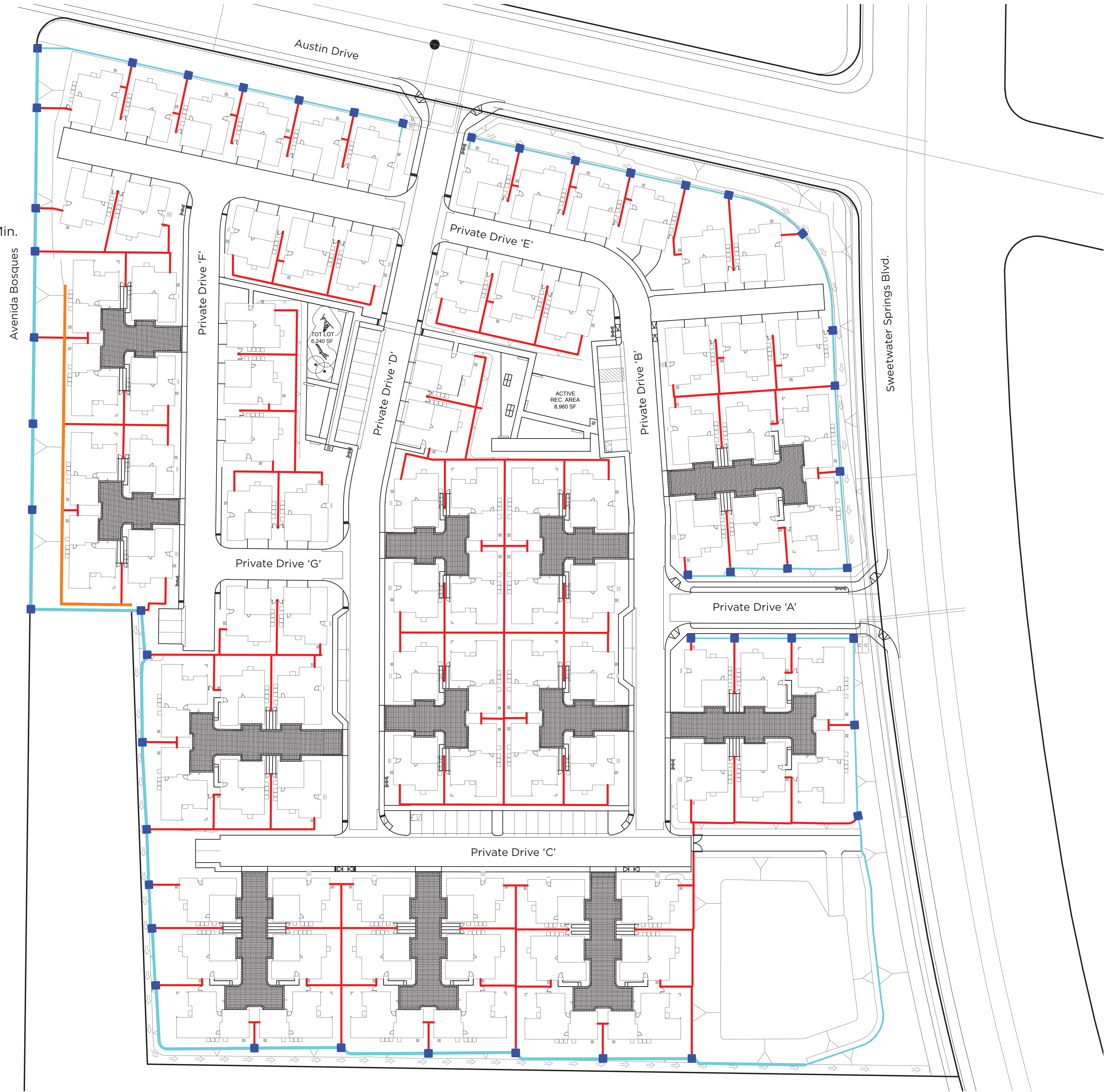




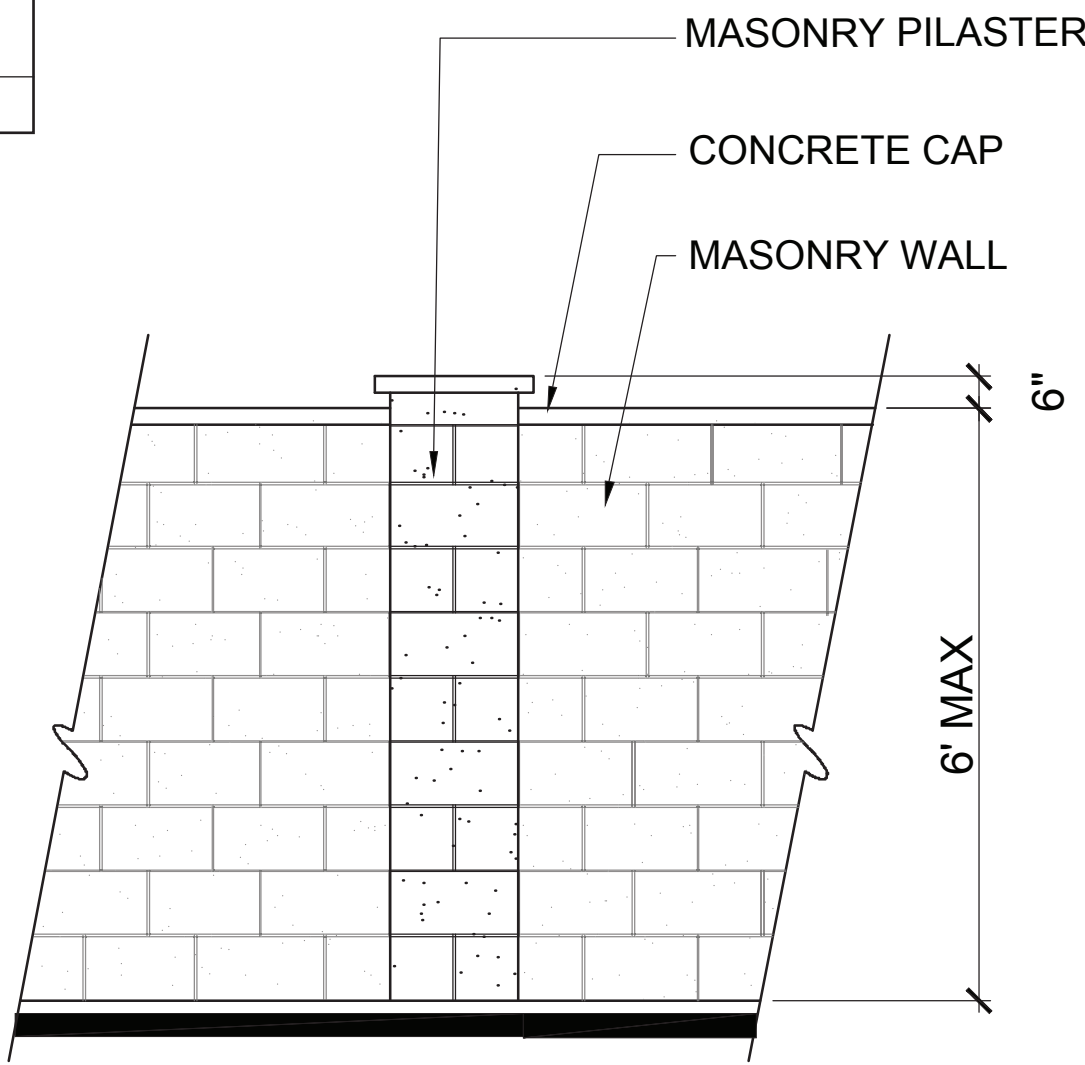
Legend

*Refer to details on sheet L-2

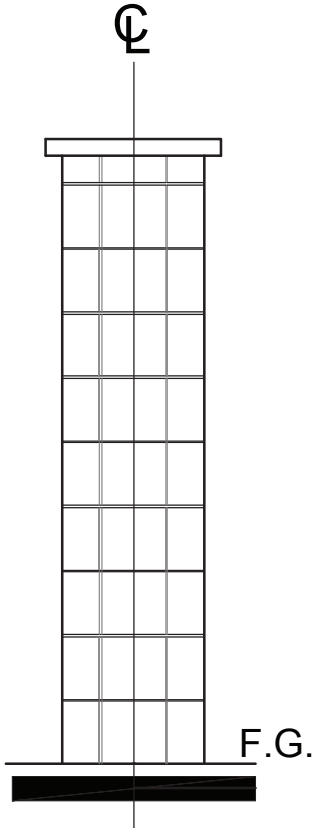
- Masonry Pilaster - 6' High Min.
Refer to sheet L-2, Detail 'A'
- Community Masonry Wall - 5' High Min. req. for
sound attenuation
Refer to sheet L-2, Detail 'B'
- Privacy Fencing - 6' High Min.
Refer to sheet L-2, Detail 'C'
- Privacy Fencing atop Low Retaining Wall - 6' High Min.
Refer to sheet L-2, Detail 'D'
- Existing Retaining Wall (to remain)
- Vehicular Access Gate




Material: CMU
Finish: Medium
Weight Shot Blast
Color: Sourdough

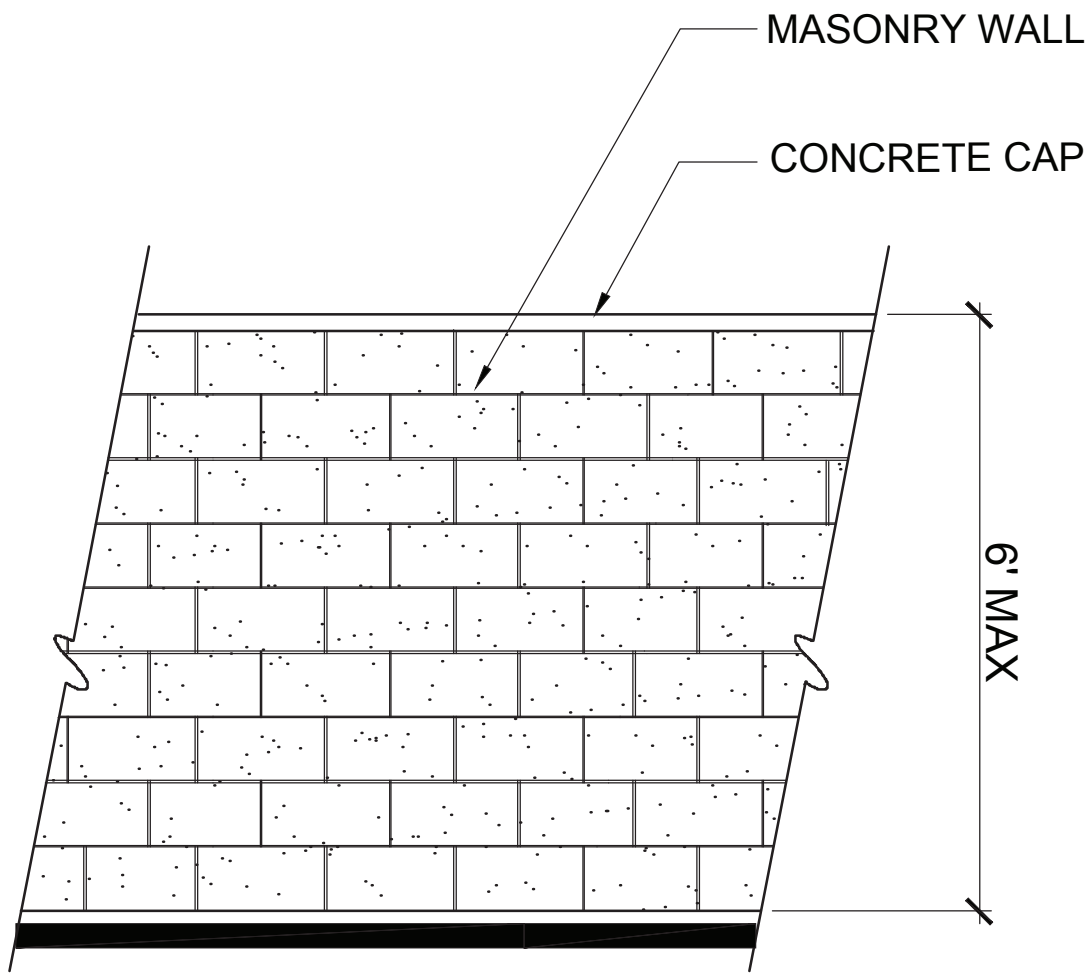


ELEVATION
SCALE: 1/2"=1'-0"

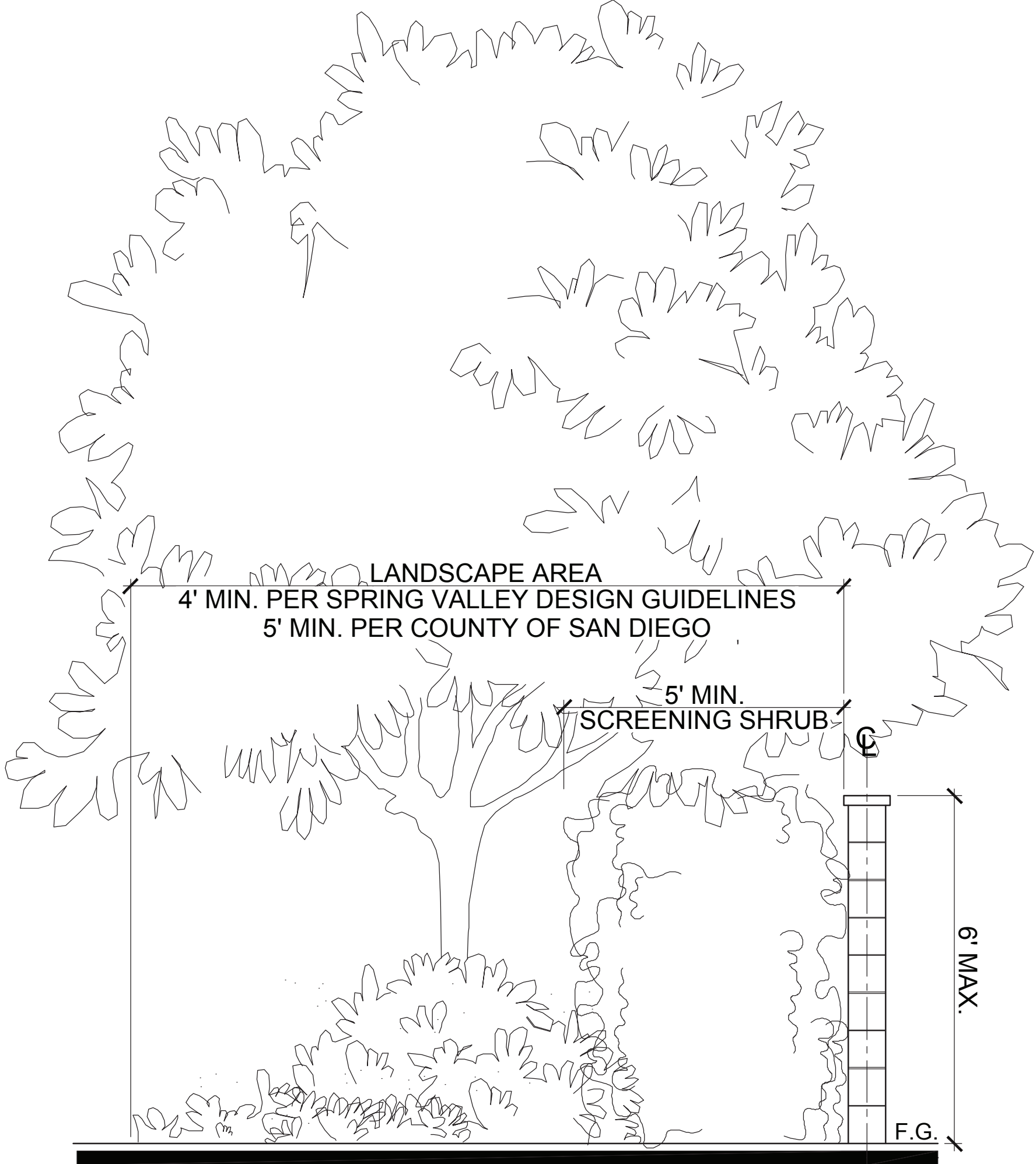


SECTION
SCALE: 1/2"=1'-0"


Material: CMU
Finish: Medium
Weight Shot Blast
Color: Sourdough



ELEVATION
SCALE: 1/2" =1'-0"



SECTION
SCALE: 1/2"=1'-0"

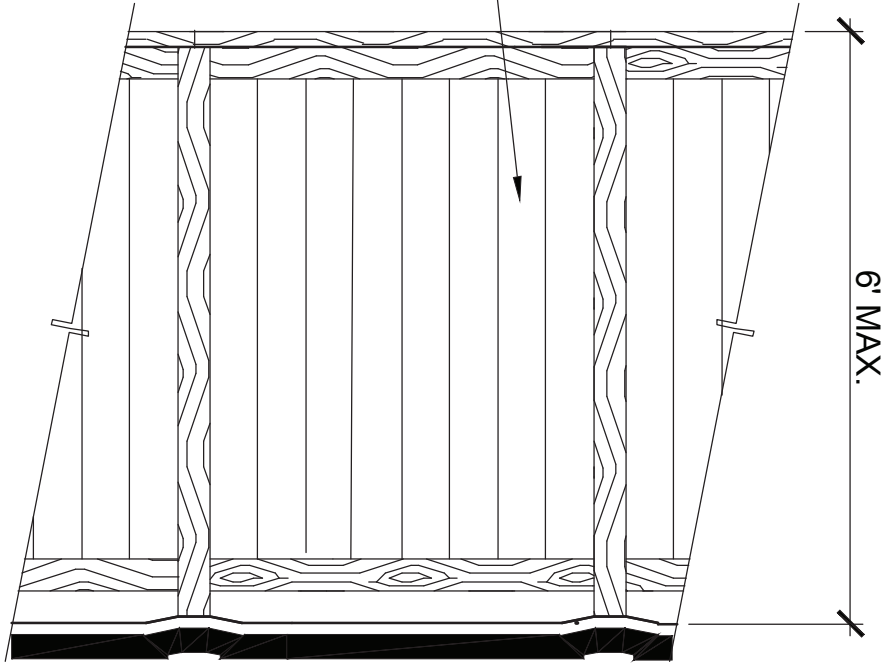
STREET
FACING

PRIVATE
LOT

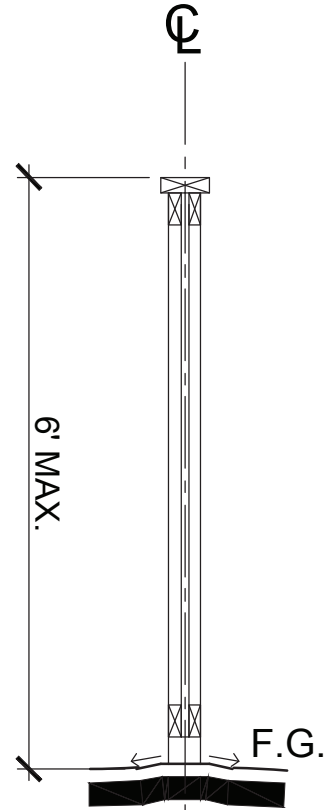
A MASONRY PILASTER

B COMMUNITY MASONRY WALL


FIRE RETARDANT TREATED WOOD FENCE



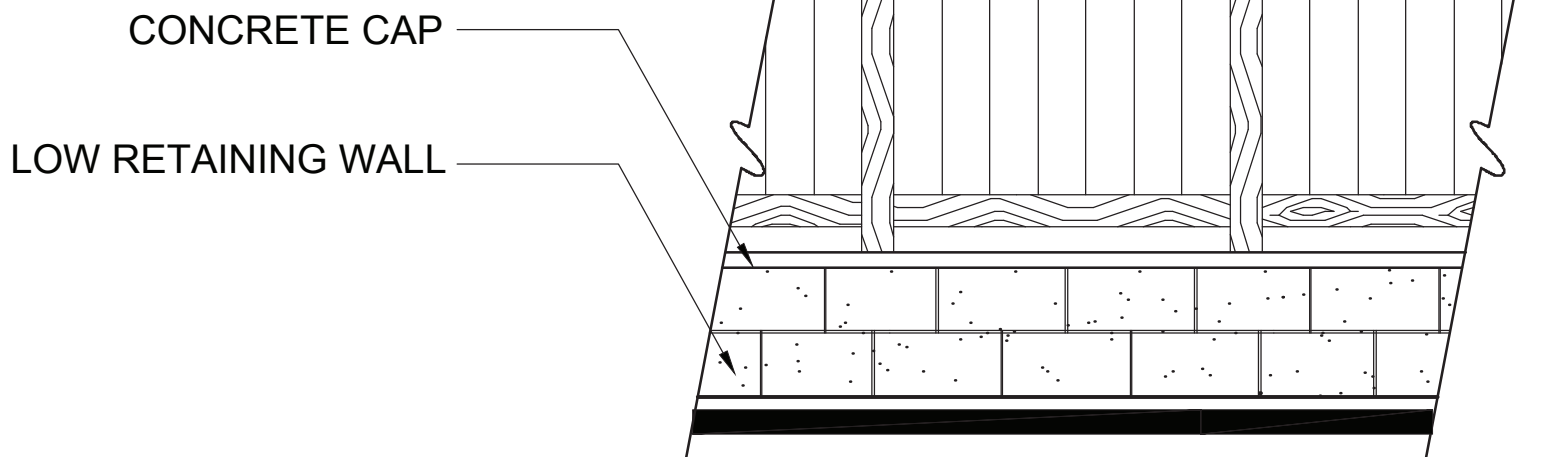
ELEVATION
SCALE: 1/2"=1'-0"



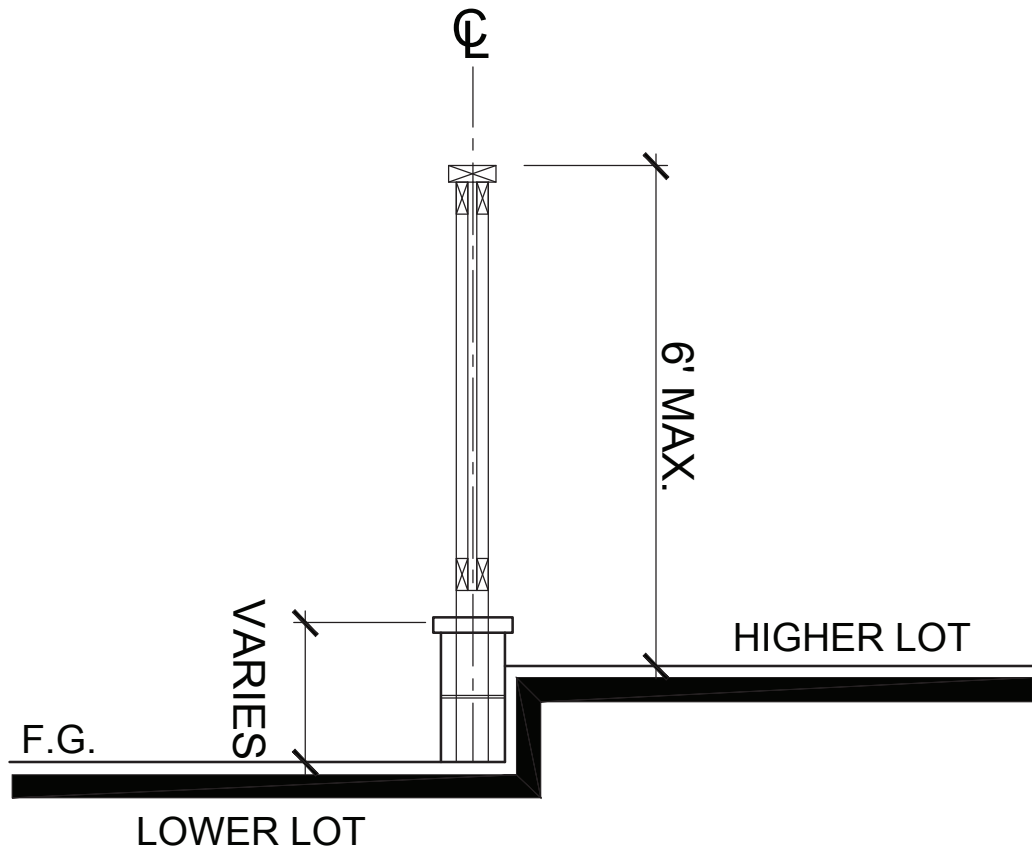
SECTION
SCALE: 1/2"=1'-0"


Material: Fire Retardant Treated Wood
Finish: Semi-Transparent
Color: Olive Brown



FIRE RETARDANT TREATED WOOD FENCE



ELEVATION
SCALE: 1/2" =1'-0"



SECTION
SCALE: 1/2" =1'-0"


Material: Fire Retardant Treated Wood
Finish: Semi-Transparent
Color: Olive Brown

Material: CMU
Finish: Medium
Weight Shot Blast
Color: Sourdough

C PRIVACY FENCING

D PRIVACY FENCING ATOP LOW RETAINING WALL