Provide installation size for all plant material.

PLANT LEGEND - ON-SITE LANDSCAPE AREA

WUCOL WATER USAGE: H-HIGH (0.8) M-MEDIUM (0.5) L-LOW (0.2) VL-VERY LOW (0.1)

SYMBOL FACTOR	BOTANICAL NAME / COMMON NAME	QTY.	SPACING	WATER
TREES:				
	GLEDITSIA TRIACANTHUS HONEY LOCUST	3	5 PARKING STALL	L
	ROBINIA X AMBIGUA LOCUST	3	5 PARKING STALL	L
	PARKINSONIA FLORIDUM BLUE PALO VERDE	4	25'	L
	PARKINSONIA PRAECOX SONORAN PALO VERDER	5	25'	L
SHRUBS:				
	BACCAHARIS PILULARIS COYOTE BUSH	30	24" O.C.	L
	JUSTICIA CALIFORNICA CHUPAROSA	40	48" O.C.	L
	LAVANDULA LAVENDER	34	24" O.C.	L
	TEUCRIUM FRUTICANS BUSH GERMANDER	38	24" O.C.	L
	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	30	48" O.C.	L
	DASYLIRION WHEELERI DESERT SPOON	21	60" O.C.	L
	DUDLEYA LANCEOLATA LIVE FOREVER	62	18" O.C.	L
	EUPHORBIA RIGIDA EUPHORBIA	19	36" O.C.	L
GROUNDCOVER:				
G1	LAMPRANTHUS SPECTABILIS TRAILING ICE PLANT	31	18" O.C.	L
G2	DYMONDIA MARGARETAE DYMONDIA	26	12" O.C.	L
	NATURAL BROWN HEAVY MULCH			

Plant symbols must reflect mature size. Please verify all and update.

LANDSCAPE AREA

TOTAL LOT AREA: 40,031 S.F. (.919 AC)

TOTAL LANDSCAPE AREA: 17,955 S.F.

TOTAL LANDSCAPE %: 44.8%

CASE: PPT210010
EXHIBIT: L1
DATE: 3/18/2021
PLANNER: K.Mitchell

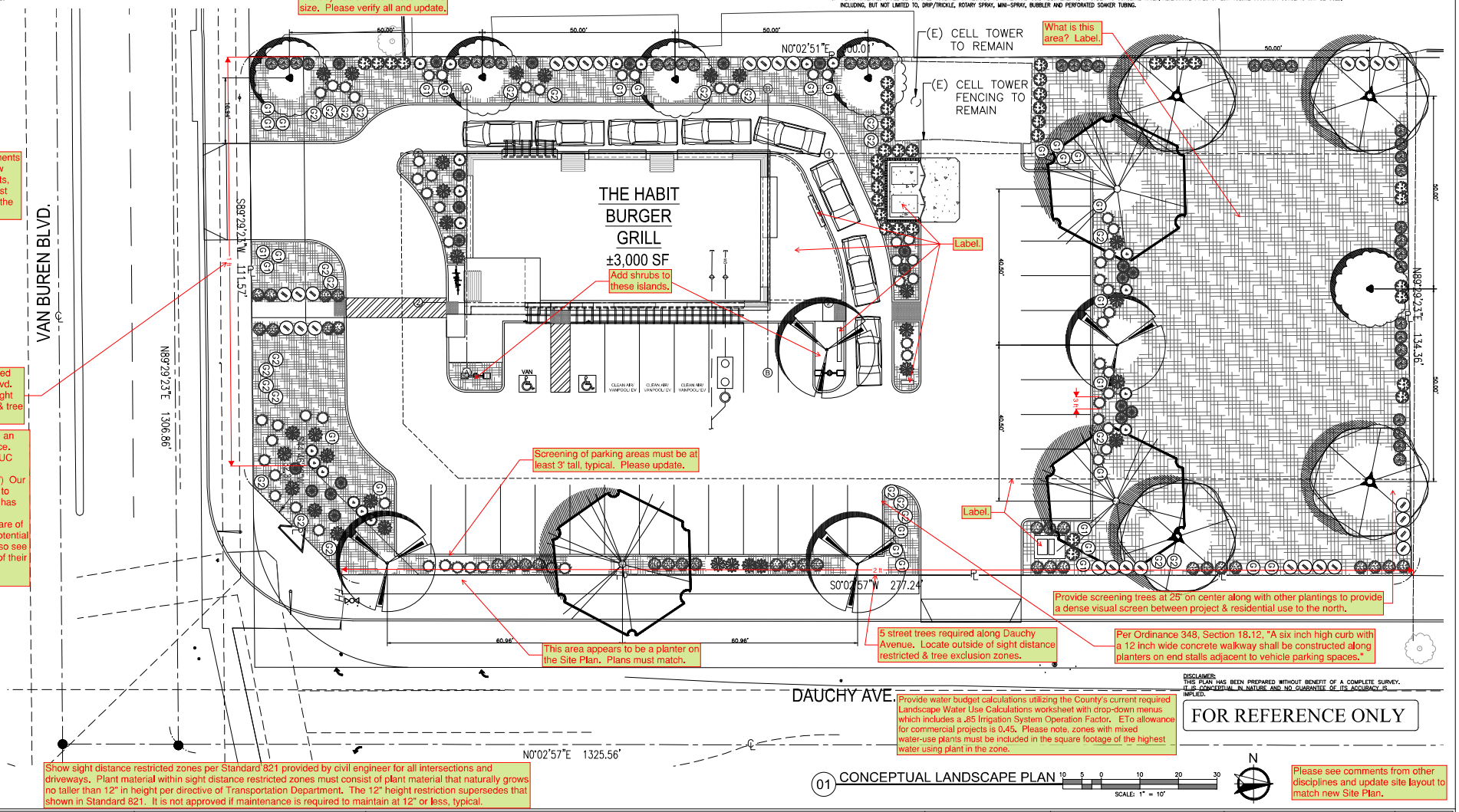
LEGEND

GENERAL NOTES:

LANDSCAPE DESIGN STANDARDS. LANDSCAPING SHALL BE INCORPORATED INTO THE DESIGN OF ALL OFF-STREET PARKING AREAS, INCLUDING COVERED AND DECKS AS FOLLOWS:

1. GENERAL LANDSCAPING PROVISIONS.
   a. THESE PROVISIONS APPLY TO:
      i. LANDSCAPING THROUGHOUT AND IMMEDIATELY SURROUNDING PARKING AREAS; AND
      ii. ADDITIONAL LANDSCAPING AS REQUIRED BY A ZONE CLASSIFICATION.
   b. LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE OFF-STREET PARKING AREA AS EVENLY AS IS APPROPRIATE IN THE DESIGN OF THE PARKING FACILITY.
   c. NOTHING IN THIS SUBSECTION SHALL PRECLUDE THE INSTALLATION OF ADDITIONAL LANDSCAPING AND THE PLANTING OF ADDITIONAL TREES SO LONG AS SUCH PLANTING IS CONSISTENT WITH VISIBILITY REGULATIONS.
   d. ANY OPEN AREAS IN THE INTERIOR SHALL BE LANDSCAPED WITH APPROPRIATE PLANT MATERIALS AND MAINTAINED IN GOOD CONDITION AS PROVIDED IN THIS TITLE.
   e. ALL LANDSCAPE AREAS SHALL BE DESIGNED SO THAT PLANT MATERIALS ARE PROTECTED FROM VEHICLE DAMAGE, ENCROACHMENT OR OVER-HANG.
   f. ALL TREES SHALL BE DOUBLE STAKED AND SECURED WITH A RUBBER OR PLASTIC STRIP, OR OTHER COMMERCIAL TIE MATERIAL. WIRE TIES SHALL NOT BE USED.
   g. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF DRIVEWAYS, ALLEYS AND/OR STREET INTERSECTIONS.
   h. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH.
   i. A SIX-INCH HIGH CURB WITH A 12-INCH-WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
   j. IN URBAN AREAS, ALL PARKING AREAS SHALL BE SCREENED FROM VIEW ALONG THE ENTIRE PERIMETER OF THE PARKING LOT BY THE CONSTRUCTION OF EITHER A THREE-FOOT HIGH AND THREE-FOOT WIDE EARTHEN BERM, OR A THREE-FOOT WIDE PLANTER WITH SHRUBBERY THAT CAN BE MAINTAINED AT A HEIGHT OF THE THREE FEET. WHEN THE PARKING AREAS IS ADJACENT TO A PUBLIC ROAD-OF-WAY, THE BERM OR PLANTER SHALL BE FIVE FEET IN WIDTH.
   k. IN ADDITION TO THE PERIMETER LANDSCAPING REQUIRED BY THIS TITLE, PARKING AREAS OF FIVE SPACES OR MORE SHALL BE REQUIRED TO PROVIDE ADDITIONAL LANDSCAPED AREAS WITHIN THE PARKING AREA. A MINIMUM PERCENTAGE OF THE TOTAL PARKING AREA SHALL BE LANDSCAPE.
2. GENERAL PLANTER PROVISIONS. PLANTER CONTAINING ORGANIC LANDSCAPING SHALL BE PROVIDED ADJACENT TO AND WITHIN PARKING AREAS. THE DIMENSIONS OF A PLANTER REFER ONLY THAT WHICH IS PLANTABLE AREA.
   a. NO PLANTER SHALL BE SMALLER THAN 25 SQUARE FEET.
   b. EACH PLANTER SHALL INCLUDE AN IRRIGATION SYSTEM.
   c. THE PLANTER SHALL INCLUDE SHRUBS, HEDGES, AND OTHER NATURAL GROWTH OR OTHER FEATURES SUCH AS BERMS, DESIGNED TO FORM A PARTIAL VISUAL SCREEN AT LEAST THREE FEET IN HEIGHT, EXCEPT WITHIN 10 FEET OF STREET AND DRIVEWAY INTERSECTIONS WHERE LANDSCAPING SHALL NOT BE PERMITTED TO GROW HIGHER THAN THREE FEET .
   d. A PLANTER AT LEAST FIVE FEET WIDE ALL SHALL BE PROVIDED ADJACENT TO ALL PUBLIC ROAD RIGHT-OF-WAYS. ANY AREA WITHIN THE ROAD RIGHT-OF-WAY BETWEEN THE EDGE OF THE WALKWAY AND OUTER EDGE OF THE RIGHT-OF-WAY SHALL ALSO BE DEVELOPED AS A LANDSCAPE AREA IN CONJUNCTION WITH THE REQUIRED PLANTER, UNLESS THIS REQUIREMENT IS WAIVED BY THE PLANNING DIRECTOR.
3. GENERAL PLANT MATERIALS PROVISIONS.
   a. EXISTING MATURE TREE ON THE SITE SHALL BE PRESERVED WHENEVER IT IS PRACTICAL TO DO SO.
   b. ALL PLANT MATERIALS SHALL BE MAINTAINED FREE FROM PHYSICAL DAMAGE OR INJURY ARISING FROM LACK OF WATER, CHEMICAL CHANGE, INSECTS AND DISEASES. PLANT MATERIALS SHOWING SUCH DAMAGE SHALL BE REPLACED BY THE SAME OR SIMILAR SPECIES.
   c. PLANTING AREAS SHALL BE KEPT FREE FROM WEEDS, DEBRIS AND UNDESIRABLE MATERIALS WHICH MAY BE DETRIMENTAL TO PUBLIC SAFETY, DRAINAGE OR SITE APPEARANCE.
   d. DROUGHT TOLERANT SPECIES ARE TO BE USED TO THE MAXIMUM EXTEND POSSIBLE OVER NONDROUGHT TOLERANT AND NONNATIVE SPECIES.
   e. PLANT MATERIALS SHALL BE GROUPED TOGETHER IN REGARDS TO WATER AND SOIL REQUIREMENTS, IN ORDER TO CONSERVE WATER, ALTERNATIVE TYPES OF LOW VOLUME IRRIGATION CONCEPTS MAY BE USED. INCLUDING, BUT NOT LIMITED TO, DRIP/TRICKLE, ROTARY SPRAY, MIN-SPRAY, BUBBLER AND PERFORATED SOAKER TUBING.

Indicate how water quality will be handled for this project.



Please see PDF file of memo & check list for additional information & requirements.

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REVISIONS:

REV	REVISION	DATE	REV	REVISION	DATE

SHEET DESCRIPTION: CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER: L1.0

PROJECT NO: XX-XXXX
DATE: 9/14/2020

DATE: 12/7/2020 – FILE NAME: P:\20-4115 Habit Burger – NWC Van Buren Blvd & Dauchy Ave, Riverside\Architecture\02_Planning\4115-03-L1.0.dwg