

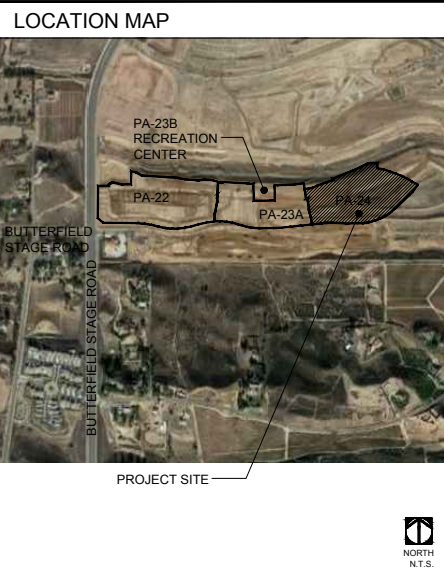
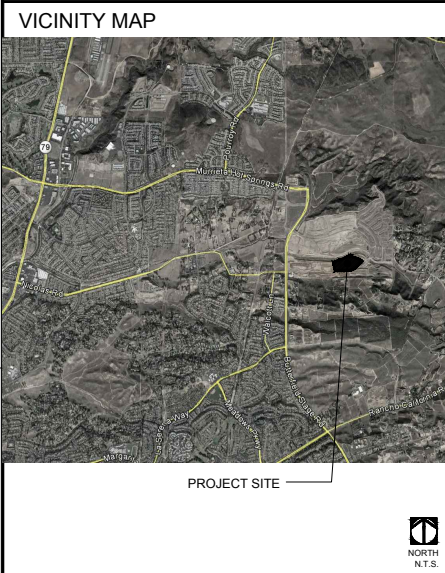
TAYLOR MORRISON SOMMERS BEND PLANNING AREA 24 PRODUCTION TEMECULA, CA 92591 TRACT MAP 37341-16 LANDSCAPE DEVELOPMENT PLANS

PLANNING
LANDSCAPE ARCHITECTURE
DESIGN/DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4800

PLAN REVISION DESCRIPTION

Know what's below.
Call 811 before you dig.
Call 811 before you dig. Call 811 before you dig. Call 811 before you dig.



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ADDITIONAL NOTES

NOTE:
REFER TO THE GEOTECHNICAL REPORT AND CIVIL ENGINEERING PLANS FOR FLATWORK REINFORCEMENT, SUB-BASE AND STRUCTURAL TIE RECOMMENDATIONS. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS / SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:
LANDSCAPING FOR THIS PROJECT SHALL BE DESIGNED TO COMPLY WITH AND BE IMPLEMENTED PER THE EASTERN MUNICIPAL WATER DISTRICTS WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE AREA (SQ.FT.)
BACKYARD SLOPE: 13,064 SQ.FT.
FRONT LANDSCAPE: 31,149 SQ.FT.

Know what's below.
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GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TEMECULA
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION CONFERENCE
 - SELECTION AND TAGGING OF SPECIMEN TREES AND NURSERIES - LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT. ALLOW A MINIMUM OF 48 HOURS.
 - LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT
 - LAYOUT AND INSTALLATION OF IRRIGATION SYSTEM INCLUDING COVERAGE TEST
 - PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE
 - OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (FINAL)
 - FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL)
- "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATION BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OBSERVATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

NOTIFICATIONS

CLIENT TAYLOR MORRISON 4896 MACARTHUR COURT, 8TH FLOOR NEWPORT BEACH, CA 92660 PH. 949.341.1202 CONTACT: JARED ARONOWITZ EMAIL: JARONOWITZ@TAYLORMORRISON.COM	LANDSCAPE ARCHITECT BRIGHTVIEW DESIGN GROUP 8 HUGHES, SITE 150 IRVINE, CA 92618 PH. 949.238.4900 CONTACT: KEN PARK EMAIL: KEN.PARK@BRIGHTVIEW.COM
CIVIL ENGINEER ADAMS STREETER CIVIL ENGINEERS 16155 KARAN AVENUE, STE. 150 IRVINE, CA 92608 PH. 949.442.2330 CONTACT: NICK STREETER EMAIL: NSTREETER@ADAMS-STREETER.COM	ARCHITECT BASSENIAN LAGONI 2331 ORCHARD DR., STE. 100 NEWPORT BEACH, CA 92660-0753 PH. 949.553.9100 EXT. 405 CONTACT: CARLOS MENESES EMAIL: CMENESES@BASSENIANLAGONI.COM
SOILS ENGINEER NMG GEOTECHNICAL, INC. 17991 FITCH IRVINE, CA 92614 PH. 949.442.2442 CONTACT: BILL GOODMAN EMAIL: WGOODMAN@NMGGEOTECH.COM	DRY UTILITIES UTILITY SPECIALISTS 41870 KALMA ST., STE. 125 MURRIETA, CA 92562 PH. 951.319.7767 CONTACT: TONY NISSEN EMAIL: TLN@UTILITYSPECIALISTS.COM
SECURITY SYSTEMS SMART SYSTEMS TECHNOLOGIES, INC. 9 GOODYEAR IRVINE, CA 92618 PH. 949.289.4844 CONTACT: SEAN CURRAN EMAIL: SCURRAN@SST.SUN.COM	SIGNAGE OUTDOOR DIMENSIONS 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 PH. 714.578.9555 CONTACT: MAUREEN COUGNET EMAIL: MCCOUGNET@OUTDOORDIMENSIONS.COM
LIGHTING/ELECTRICAL CANDELA ENGINEERING 27201 CALLE JUANITA DANA POINT, CA 92624 PH. 949.201.1333 CONTACT: DON DIDIMOZIO EMAIL: DON@CANDELAENGINEERING.COM	STRUCTURAL ENGINEER INNOVATIVE STRUCTURAL ENGINEERING 27388 VIA INDUSTRIAL TEMECULA, CA 92590 PH. 951.600.0032 EXT. 1028 CONTACT: MANISHA KONICKI EMAIL: MANISHA@ISEENGINEERS.COM

APPROVALS

PLAN CHECK # PA20-0330

PLANNING DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

BUILDING & SAFETY DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

APPROVED
CITY OF TEMECULA
SCOTT COOPER
1/19/2020

UTILITIES

ELECTRICAL COMPANY SOUTHERN CALIFORNIA EDISON 800.684.8123
GAS COMPANY SOUTHERN CALIFORNIA GAS COMPANY 800.427.2200
WATER DISTRICT EASTERN MUNICIPAL WATER DISTRICT 951.926.3777
PHONE SOUTHERN CALIFORNIA TELEPHONE COMPANY 800.840.6973

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	AGENCY SUBMITTAL #	CONSTRUCTION PLAN SUBMITTAL #
A	06/29/2020		
B	07/09/2020		

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ISSUE DATE 1/19/2020

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PA 24 PRODUCTION PLANTING LEGEND (HOA MAINTAINED)

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	ACACIA STENOPHYLLA SHEOSTRING ACACIA	24" BOX - STANDARD TRUNK	68	E.A.	L	PER PLAN	---
	GELERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX - STANDARD TRUNK	58	E.A.	L	PER PLAN	---
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	15 GAL	19	E.A.	L	PER PLAN	---
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	6	E.A.	L	PER PLAN	---
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	4	E.A.	L	PER PLAN	---
	QUERCUS ILEX HOLLY OAK	24" BOX - STANDARD TRUNK	6	E.A.	L	PER PLAN	---
	RHUS LAURINA LAUREL SUMAC	24" BOX - STANDARD TRUNK	23	E.A.	L	PER PLAN	---
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET BANK CATCLAW	1 GAL	143	E.A.	L	96" o.c.	---
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	567	E.A.	L	30" o.c.	---
	GISTUS X PALVERULENTUS 'SUNSET' SUNSET ROCKROSE	1 GAL	104	E.A.	L	72" o.c.	---
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL	121	E.A.	L	24" o.c.	---
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL	27	E.A.	L	72" o.c.	---
	ERIGERON 'WAYNE RODERICK' BEACH ASTER	1 GAL	134	E.A.	M	18" o.c.	---
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	69	E.A.	M	30" o.c.	---
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	44	E.A.	L	36" o.c.	---
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	331	E.A.	L	36" o.c.	---
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE	15 GAL	9	E.A.	L	60" o.c.	---
	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET	15 GAL	207	E.A.	M	60" o.c.	---
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' TRAILING MYOPORUM	1 GAL	16	E.A.	L	96" o.c.	---
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	53	E.A.	L	36" o.c.	---
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA	1 GAL	80	E.A.	L	36" o.c.	---
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	DYMONDIA MARGARETAE DYMONDIA	FLATS	2,886	S.F.	L	18" o.c.	---
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL	1,879	E.A.	M	24" o.c.	---

CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED
FOR CONSTRUCTION
APPROVED FOR THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DEPARTMENT
scott cooper
7/29/2020

BrightView
PLANNING
LANDSCAPE ARCHITECTURE
DESIGN DESIGN
8 HUGHES, SUITE 100
BONITA, CALIFORNIA 92005
(949) 238-8800

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PLAN REVISION DESCRIPTION

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TAYLOR MORRISON
SOMMERS BEND, PA 24
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #2

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	06/29/2020	AGENCY SUBMITTAL #1
B	07/09/2020	CONSTRUCTION PLAN SUBMITTAL #2

ISSUE DATE: 07/09/2020

PROJECT NUMBER: 1730781

DRAWN BY: LZ YH

PLAN CHECK NO:

PLANTING LEGEND

SCALE: AS SHOWN

L4.001

PRINT DATE: 07/09/20

GENERAL PLANTING PLAN NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (LC) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. FINAL SHRUB PLACEMENT LOCATIONS SHALL BE REVIEW APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
3. REFER TO CIVIL ENGINEERING PLAN FOR LANDSCAPE AREA DRAINAGE FLOW LINE LOCATIONS. REMOVE ANY DEBRIS, MULCH, ETC FROM FLOW LINE TO PROMOTE UNOBSTRUCTED DRAINAGE FLOW TO AREA DRAINAGE. TYPICAL FLOWLINE/DIRECTION OF DRAINAGE @ 2% MINIMUM WITHIN SHOWN LANDSCAPE AREAS.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3) INCH LAYER OF LANDSCAPE MULCH. PROVIDE "FOREST FLOOR" MULCH 1/2" - 1 1/2" IN APPEARANCE AND GRADE. MULCH TO BE REVIEWED/ APPROVED BY OWNER / LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. IN AREAS WITH GROUND COVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.
5. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB) - ROOT BARRIER FOR TREES CLOSER THAN 5' TO HARDSCAPE INCLUDE: TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 9' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
6. SHRUBS SHALL BE PLANTED AT 18" MIN. (UNLESS OTHERWISE SPECIFIED ON PLAN) FROM BACK OF WALKS AND EDGES OF PLANTED HARDSCAPE AREAS. OVERHEAD SPRAY IRRIGATION SHALL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. DRIP SHALL BE USED WHEREVER POSSIBLE.

SLOPE PLANTING NOTE:

SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES BETWEEN 5:1 AND 2:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB, RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL. ALL TREES AND SHRUBS SHALL BE PLANTED IN STAGGERED CLUSTERS TO SOFTEN AND VARY THE SLOPE PLANE. IF DRIP IRRIGATION IS USED ON SLOPES, A FERTILIZER INJECTOR SYSTEM SHALL ALSO BE USED.

- a. SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB, RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL, AND TO SOFTEN THEIR APPEARANCE AS FOLLOWS:
 - i. ONE 15-GAL OR LARGER TREE PER EACH 600 SQ. FT. OF SLOPE AREA.
 - ii. ONE 1-GAL OR LARGER SHRUB FOR EACH ONE HUNDRED SQ. FT. OF SLOPE AREA, AND
 - iii. APPROPRIATE VEGETATIVE GROUND COVER OR MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF.
- b. IN ADDITION TO THE REQUIREMENTS ABOVE, SLOPE BANKS IN EXCESS OF 10' IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO PROVIDE A 5-GAL OR LARGER TREE PER EACH ONE THOUSAND SQ. FT. OF SLOPE AREA.

NOTE:

PER THE CITY OF TEMECULA PLANNING DEPARTMENT, PARKWAY TREES ARE REQUIRED TO BE PLANTED WITHIN THE LANDSCAPED PARKWAYS. THE LANDSCAPED PARKWAYS WITHIN THE PLANNING AREA ARE 30' WIDE (CURB TO SIDEWALK) PER THE SPECIFIC PLAN. TREES HAVE BEEN PROPOSED IN ORDER TO MEET THIS REQUIREMENT.

PA24 PRODUCTION LEGEND

TREES	BOTANICAL / COMMON NAME
	ACACIA STENOPHYLLA SHOESTRING ACACIA
	GELERA PARVIFLORA SWEET BAY
	LAURUS NOBILIS 'SARATOGA' SWEET BAY
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE
	QUERCUS ILEX HOLLY OAK
	RHUS LAURINA LAUREL SUMAC
SHRUBS	BOTANICAL / COMMON NAME
	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET BANK CATLAWS
	CAREX DIVVISA BERKELEY SEDGE
	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE
	CONVOLVULUS CNEORUM BUSH MORNING GLORY
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH
	ERIGERON 'WAYNE RODERICK' BEACH ASTER
	FESTUCA MAIREI ATLAS FESCUE
	HESPERALOE PARVIFLORA RED YUCCA
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE
	LIGUSTRUM TEXANUM 'COLLUMNAR' TEXAS PRIVET
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' TRAILING MYOPORUM
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
GROUND COVERS	BOTANICAL / COMMON NAME
	DYMONDIA MARGARETAE DYMONDIA
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
	TURF MARATHON SOD

BrightView
LANDSCAPE ARCHITECTURE
DESIGN/RESEARCH
6 HUGHES, SUITE 150
IRVING, CALIFORNIA 92614
(949) 238-8600

PLAN REVISION DESCRIPTION

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FOR INFORMATION

TAYLOR MORRISON
SOMMERS BEND, PA 24
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #2

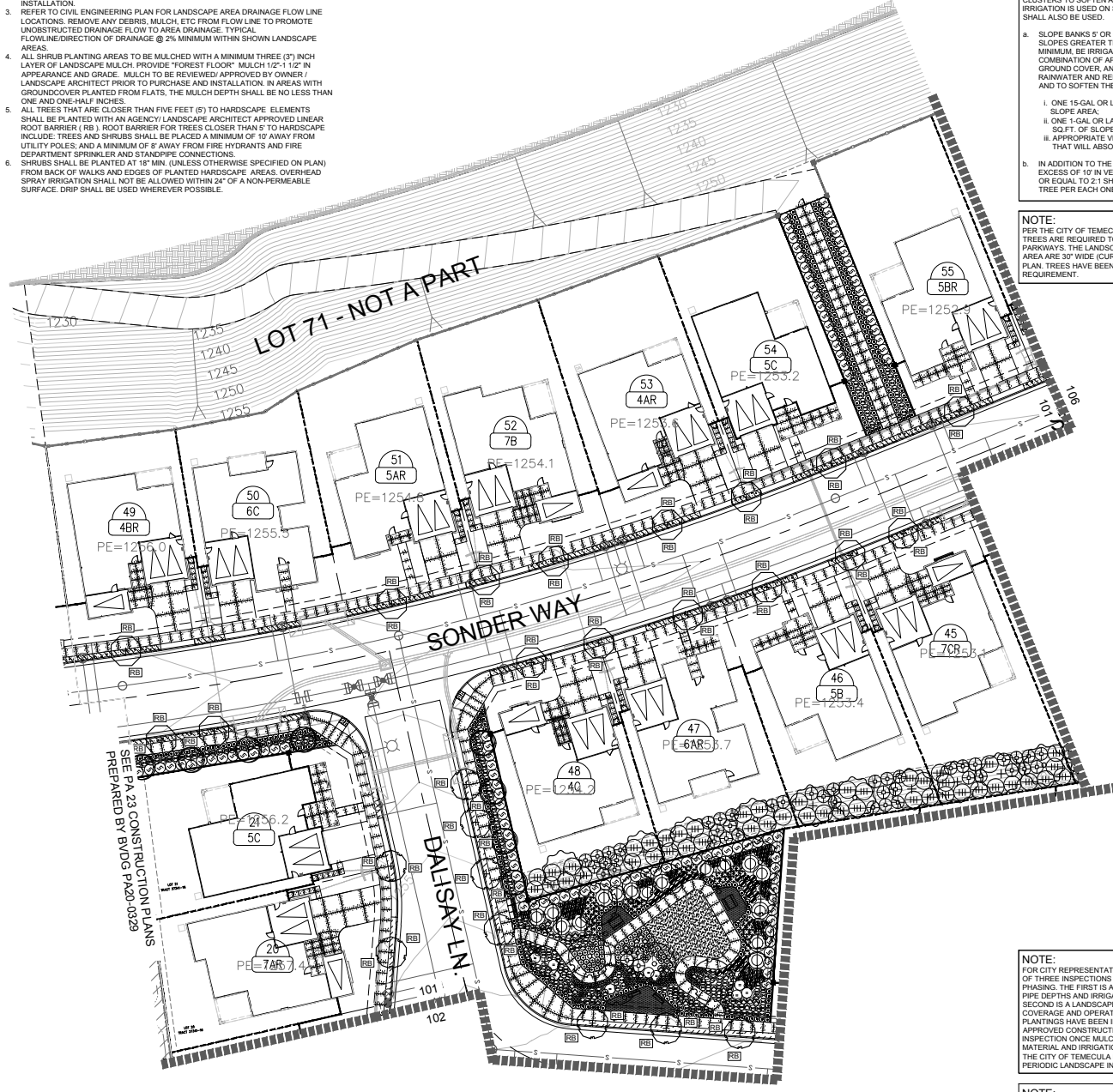
PROJECT STATUS LOG:

PROJECT STATUS LOG	PROJECT STATUS	DATE
A	AGENCY SUBMITTAL	05/25/2020
B	CONSTRUCTION PLAN SUBMITTAL #2	07/09/2020

PLANTING PLANS

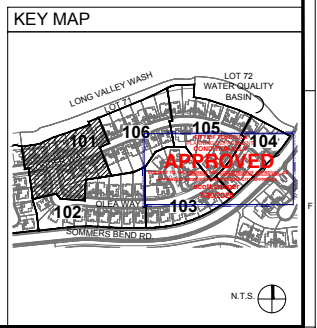
L4.101

PRINT DATE: 07/09/20



NOTE:
FOR CITY REPRESENTATIVE LANDSCAPE INSPECTIONS A MINIMUM OF THREE INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASING. THE FIRST IS AN IRRIGATIONS INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL CONFORMANCE. THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS. THE THIRD IS A FINAL INSPECTION ONCE MULCH HAS BEEN LAID AND ALL PLANT MATERIAL AND IRRIGATION SYSTEMS ARE IN PLACE. CONTACT THE CITY OF TEMECULA PLANNING DEPARTMENT TO SCHEDULE PERIODIC LANDSCAPE INSPECTIONS.

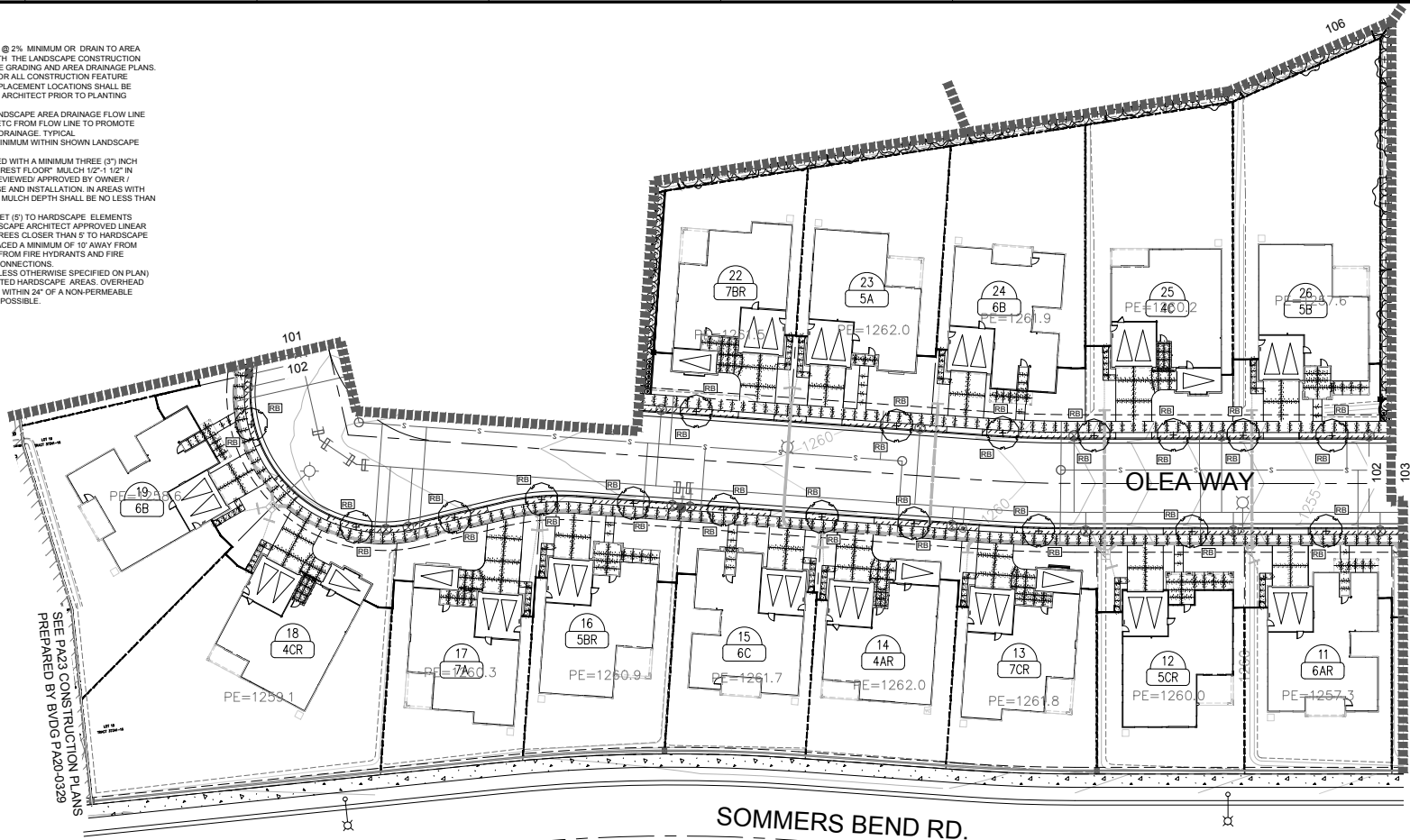
NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.107 FOR FRONT YARD LANDSCAPE PLAN.



C:\USERS\PARIS\SKETCHUP\TEMP\SOMMERSBEND06-CAD02-SHEET S03_P03D_PA_23_PA_2402-W09PA24 (173078) L4.101-106 PLANT PLAN (W02-24) DWG

GENERAL PLANTING PLAN NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (LC) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. FINAL SHRUB PLACEMENT LOCATIONS SHALL BE REVIEW/ APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
3. REFER TO CIVIL ENGINEERING PLAN FOR LANDSCAPE AREA DRAINAGE FLOW LINE LOCATIONS. REMOVE ANY DEBRIS, MULCH, ETC FROM FLOW LINE TO PROMOTE UNOBSTRUCTED DRAINAGE FLOW TO AREA DRAINAGE. TYPICAL FLOWLINE/DIRECTION OF DRAINAGE @ 2% MINIMUM WITHIN SHOWN LANDSCAPE AREAS.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3") INCH LAYER OF LANDSCAPE MULCH. PROVIDE "FOREST FLOOR" MULCH 1/2"-1 1/2" IN APPEARANCE AND GRADE. MULCH TO BE REVIEWED/ APPROVED BY OWNER / LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. IN AREAS WITH GROUND COVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.
5. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY/ LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB). ROOT BARRIER FOR TREES CLOSER THAN 6' TO HARDSCAPE INCLUDE: TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
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SEE PA23 CONSTRUCTION PLANS PREPARED BY BUDG PA20-0029

PA24 PRODUCTION LEGEND	
SHRUBS	BOTANICAL / COMMON NAME
⊕	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET BANK CATCLAW
⊙	CAREX DIVULSA BERKELEY SEDGE
⊕	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE
⊕	CONVOLVULUS ONEORUM BUSH MORNING GLORY
⊙	EREMOPHILA GLABRA 'MINGENOW GOLD' OUTBACK SURRISE EMU BUSH
⊕	ERIGERON 'WAYNE RODERICK' BEACH ASTER
⊕	FESTUCA MAIREI ATLAS FESCUE
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
⊕	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE
⊕	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET
⊕	MYOPORUM PARVIFOLIUM 'PUTAY CREEK' TRAILING MYOPORUM
⊕	SALVIA CHAMAEEDRYOIDES MEXICAN BLUE SAGE
⊕	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA

PA24 PRODUCTION LEGEND	
TREES	BOTANICAL / COMMON NAME
⊕	ACACIA STENOPHYLLA SHOESTRING ACACIA
⊕	GEIJERA PARVIFLORA AUSTRALIAN WILLOW
⊕	LAURUS NOBILIS 'SARATOGA' SWEET BAY
⊕	LAURUS NOBILIS 'SARATOGA' SWEET BAY
⊕	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE
⊕	QUERCUS ILEX HOLLY OAK
⊕	RHUS LAURINA LAUREL SUMAC

PA24 PRODUCTION LEGEND	
GROUND COVERS	BOTANICAL / COMMON NAME
▨	DYONIDIA MARGARETAE DYMONDIA
▨	TRACHELOSPERMUM ASIATICUM ASSAN JASMINE
▨	TURF MARATHON SOD

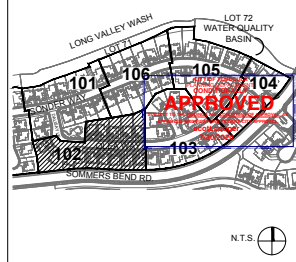
NOTE:
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SLOPE PLANTING NOTE:
SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL AT A MINIMUM BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL. ALL TREES AND SHRUBS SHALL BE PLANTED IN STAGGERED CLUSTERS TO SOFTEN AND VARY THE SLOPE PLANE. IF DRIP IRRIGATION IS USED ON SLOPES, A FERTILIZER INJECTOR SYSTEM SHALL ALSO BE USED.

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 - ONE 15-GAL OR LARGER TREE PER EACH 600 SQ. FT. OF SLOPE AREA.
 - ONE 1-GAL OR LARGER SHRUB FOR EACH ONE HUNDRED SQ.FT. OF SLOPE AREA, AND
 - APPROPRIATE VEGETATIVE GROUND COVER OR MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF.
- IN ADDITION TO THE REQUIREMENTS ABOVE, SLOPE BANKS IN EXCESS OF 10' IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO PROVIDE A 5-GAL OR LARGER TREE PER EACH ONE THOUSAND SQ.FT. OF SLOPE AREA.

NOTE:
FOR THE CITY OF TEMECULA PLANNING DEPARTMENT, PARKWAY TREES ARE REQUIRED TO BE PLANTED WITHIN THE LANDSCAPED PARKWAYS. THE LANDSCAPED PARKWAYS WITHIN THE PLANNING AREA ARE 30' WIDE CURBS TO SIDEWALKS PER THE SPECIFIC PLAN. TREES HAVE BEEN PROPOSED IN ORDER TO MEET THIS REQUIREMENT.

NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.107 FOR FRONT YARD LANDSCAPE PLAN.



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PLANNING
LANDSCAPE ARCHITECTURE
DESIGN/CONSTRUCTION
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(949) 238-8800

PLAN REVISION DESCRIPTION

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TAYLOR MORRISON
SOMMERS BEND, PA 24
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	AGENCY SUBMITTAL #	CONSTRUCTION PLAN SUBMITTAL #
A	06/29/2020		
B	07/09/2020		

BUDG JOB NUMBER: 1730781
DRAWN BY: L2 YN
PLAN CHECK NO:

PLANTING PLANS

L4.102

PRINT DATE: 07/09/20

CONSTRUCTION PLAN SUBMITTAL #2

C:\USERS\MPARK\DESKTOP\TEMP\SOMMERSBEND\06-CAD\06-SHEET\03_PROD_PA_22_23A_2402\W09\PA24\1730781-L4.101-106_PLANT_PLAN_V02-241.DWG

7/10/2020 6:02 PM

GENERAL PLANTING PLAN NOTES:

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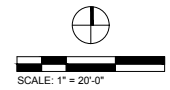
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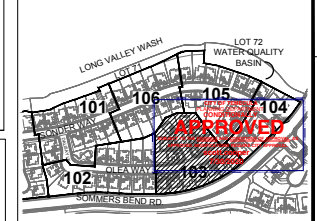
NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.107 FOR FRONT YARD LANDSCAPE PLAN.

PA24 PRODUCTION LEGEND

TREES	
BOTANICAL / COMMON NAME	SYMBOL
ACACIA STENOPHYLLA SWEET STRING ACACIA	(+)
GELERA PARVIFLORA AUSTRALIAN WILLOW	(+)
LAURUS NOBILIS 'SARATOGA' SWEET BAY	(+)
LAURUS NOBILIS 'SARATOGA' SWEET BAY	(+)
OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	(+)
QUERCUS ILEX HOLLY OAK	(+)
RHUS LAURINA LAUREL SUMAC	(+)
SHRUBS	
BOTANICAL / COMMON NAME	SYMBOL
ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET BANK CATLAW	(+)
CAREX DIVISA BERKELEY SEDGE	(+)
CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE	(+)
CONVOLVULUS CNEORUM BUSH MORNING GLORY	(+)
EREMOPHILA GLABRA 'MINGENOW GOLD' OUTBACK SUNRISE EMU BUSH	(+)
ERIGERON 'WAYNE RODERICK' BEACH ASTER	(+)
FESTUCA MAIREI ATLAS FESCUE	(+)
HESPERALOE PARVIFLORA RED YUCCA	(+)
LANTANA X 'NEW GOLD' NEW GOLD LANTANA	(+)
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE	(+)
LIGUSTRUM TEXANUM 'COLLUMNAR' TEXAS PRIVET	(+)
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' TRAILING MYOPORUM	(+)
SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	(+)
VERBENA LILACINA 'DE LA MINA' LILAC VERBENA	(+)
GROUND COVERS	
BOTANICAL / COMMON NAME	SYMBOL
DYMONDIA MARGARETAE DYMONDIA	(+)
TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	(+)
TURF MARATHON SOD	(+)



KEY MAP



N.T.S.

BrightView
LANDSCAPE ARCHITECTURE
DESIGN/CONSTRUCTION
6 HUGHES, SUITE 150
IRVING, CA 92614-3018
(949) 238-8600

PLAN REVISION DESCRIPTION

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THE CITY OF TEMECULA PLANNING DEPARTMENT
1100 S. MAIN ST., 2ND FLOOR
TEMECULA, CA 92591

TAYLOR MORRISON
SOMMERS BEND, PA 24
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #2

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	AGENCY SUBMITTAL #	CONSTRUCTION PLAN SUBMITTAL #
A	06/29/2020		
B	07/09/2020		

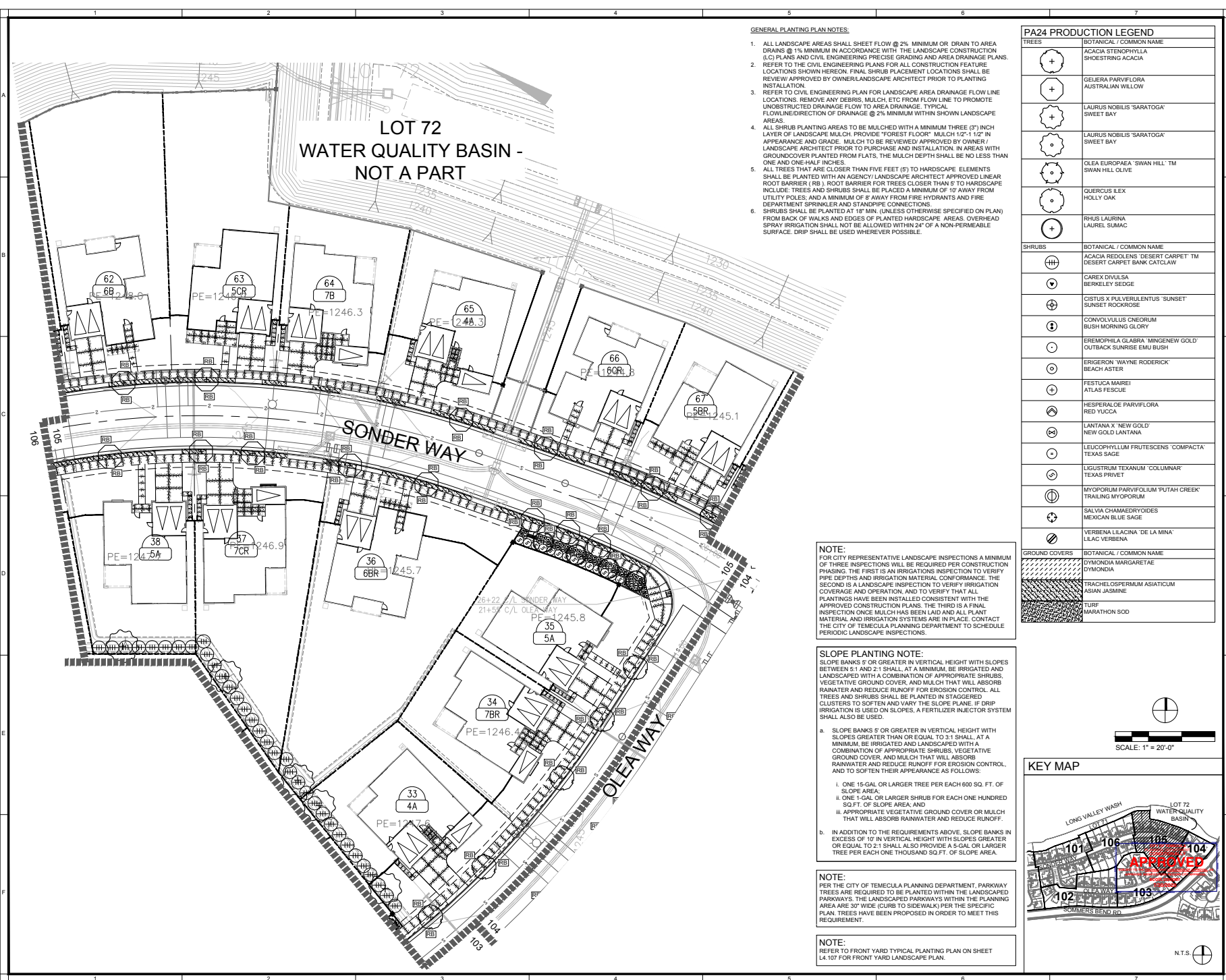
PLANTING PLANS

REVISED JOB NUMBER	1730781
DRAWN BY	LZ YN
PLAN CHECK NO.	
DATE	

L4.103

PRINT DATE: 07/09/20

C:\USERS\MPARK\DESKTOP\TEMP\SOMMERS BEND\06-CAD\02-SHEET\03_PROD_PA_22_23A_2402.WDP\PA24_1730781-L4.101-108.PLAN_PLANT_V02-241.DWG



GENERAL PLANTING PLAN NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (L/C) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. FINAL SHRUB PLACEMENT LOCATIONS SHALL BE REVIEW APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
2. REFER TO CIVIL ENGINEERING PLAN FOR LANDSCAPE AREA DRAINAGE FLOW LINE LOCATIONS. REMOVE ANY DEBRIS, MULCH, ETC FROM FLOW LINE TO PROMOTE UNOBSTRUCTED DRAINAGE FLOW TO AREA DRAINAGE. TYPICAL FLOWLINE/DIRECTION OF DRAINAGE @ 2% MINIMUM WITHIN SHOWN LANDSCAPE AREAS.
3. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3") INCH LAYER OF LANDSCAPE MULCH. PROVIDE "FOREST FLOOR" MULCH 1/2" - 1 1/2" IN APPEARANCE AND GRADE. MULCH TO BE REVIEWED APPROVED BY OWNER / LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. IN AREAS WITH GROUND COVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.
4. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY / LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB). ROOT BARRIER FOR TREES CLOSER THAN 5' TO HARDSCAPE INCLUDE: TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
5. SHRUBS SHALL BE PLANTED AT 18" MIN. (UNLESS OTHERWISE SPECIFIED ON PLAN) FROM BACK OF WALKS AND EDGES OF PLANTED HARDSCAPE AREAS. OVERHEAD SPRAY IRRIGATION SHALL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. DRIP SHALL BE USED WHEREVER POSSIBLE.

NOTE:
FOR CITY REPRESENTATIVE LANDSCAPE INSPECTIONS A MINIMUM OF THREE INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASING. THE FIRST IS AN IRRIGATION INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL PERFORMANCE. THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS. THE THIRD IS A FINAL INSPECTION ONCE MULCH HAS BEEN LAID AND ALL PLANT MATERIAL AND IRRIGATION SYSTEMS ARE IN PLACE. CONTACT THE CITY OF TEMECULA PLANNING DEPARTMENT TO SCHEDULE PERIODIC LANDSCAPE INSPECTIONS.

SLOPE PLANTING NOTE:
SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES BETWEEN 5:1 AND 2:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL. ALL TREES AND SHRUBS SHALL BE PLANTED IN STAGGERED CLUSTERS TO SOFTEN AND VARY THE SLOPE PLANE. IF DRIP IRRIGATION IS USED ON SLOPES, A FERTILIZER INJECTOR SYSTEM SHALL ALSO BE USED.

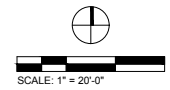
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 - i. ONE 15-GAL OR LARGER TREE PER EACH 600 SQ. FT. OF SLOPE AREA.
 - ii. ONE 1-GAL OR LARGER SHRUB FOR EACH ONE HUNDRED SQ.FT. OF SLOPE AREA; AND
 - iii. APPROPRIATE VEGETATIVE GROUND COVER OR MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF.
- b. IN ADDITION TO THE REQUIREMENTS ABOVE, SLOPE BANKS IN EXCESS OF 10' IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO PROVIDE A 5-GAL OR LARGER TREE PER EACH ONE THOUSAND SQ.FT. OF SLOPE AREA.

NOTE:
PER THE CITY OF TEMECULA PLANNING DEPARTMENT, PARKWAY TREES ARE REQUIRED TO BE PLANTED WITHIN THE LANDSCAPED PARKWAYS. THE LANDSCAPED PARKWAYS WITHIN THE PLANNING AREA ARE 30' WIDE (CURB TO SIDEWALK) PER THE SPECIFIC PLAN. TREES HAVE BEEN PROPOSED IN ORDER TO MEET THIS REQUIREMENT.

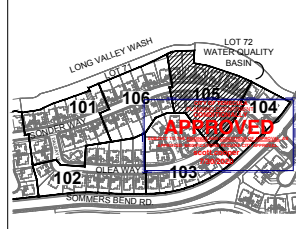
NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.107 FOR FRONT YARD LANDSCAPE PLAN.

PA24 PRODUCTION LEGEND

TREES	BOTANICAL / COMMON NAME
(+)	ACACIA STENOPHYLLA SHEOSTRING ACACIA
(+)	GELERA PARVIFLORA AUSTRALIAN WILLOW
(+)	LAURUS NOBILIS 'SARATOGA' SWEET BAY
(+)	LAURUS NOBILIS 'SARATOGA' SWEET BAY
(+)	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE
(+)	QUERCUS ILEX HOLLY OAK
(+)	RHUS LAURINA LAUREL SUMAC
SHRUBS	BOTANICAL / COMMON NAME
(H)	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET BANK CATCLAW
(V)	CAREX DIVULSA BERKELEY SEDGE
(+)	CISTUS X PLUVIULENTUS 'SUNSET' SUNSET ROCKROSE
(+)	CONVOLVULUS CNEORUM BUSH MORNING GLORY
(+)	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH
(+)	ERIGERON 'WAYNE RODERICK' BEACH ASTER
(+)	FESTUCA MAIREI ATLAS FESCUE
(+)	HESPERALOE PARVIFLORA RED YUCCA
(+)	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
(+)	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE
(+)	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET
(+)	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' TRAILING MYOPORUM
(+)	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
(+)	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
GROUND COVERS	BOTANICAL / COMMON NAME
(Hatched)	DYMDONIA MARGARETAE DYMDONIA
(Dotted)	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
(Cross-hatched)	TURF MARATHON SOD



KEY MAP



BrightView
PLANNING
LANDSCAPE ARCHITECTURE
DESIGN/DESIGN
8 HUGHES, SUITE 150
900 W. CALIFORNIA STREET
(949) 238-8600

PLAN REVISION DESCRIPTION

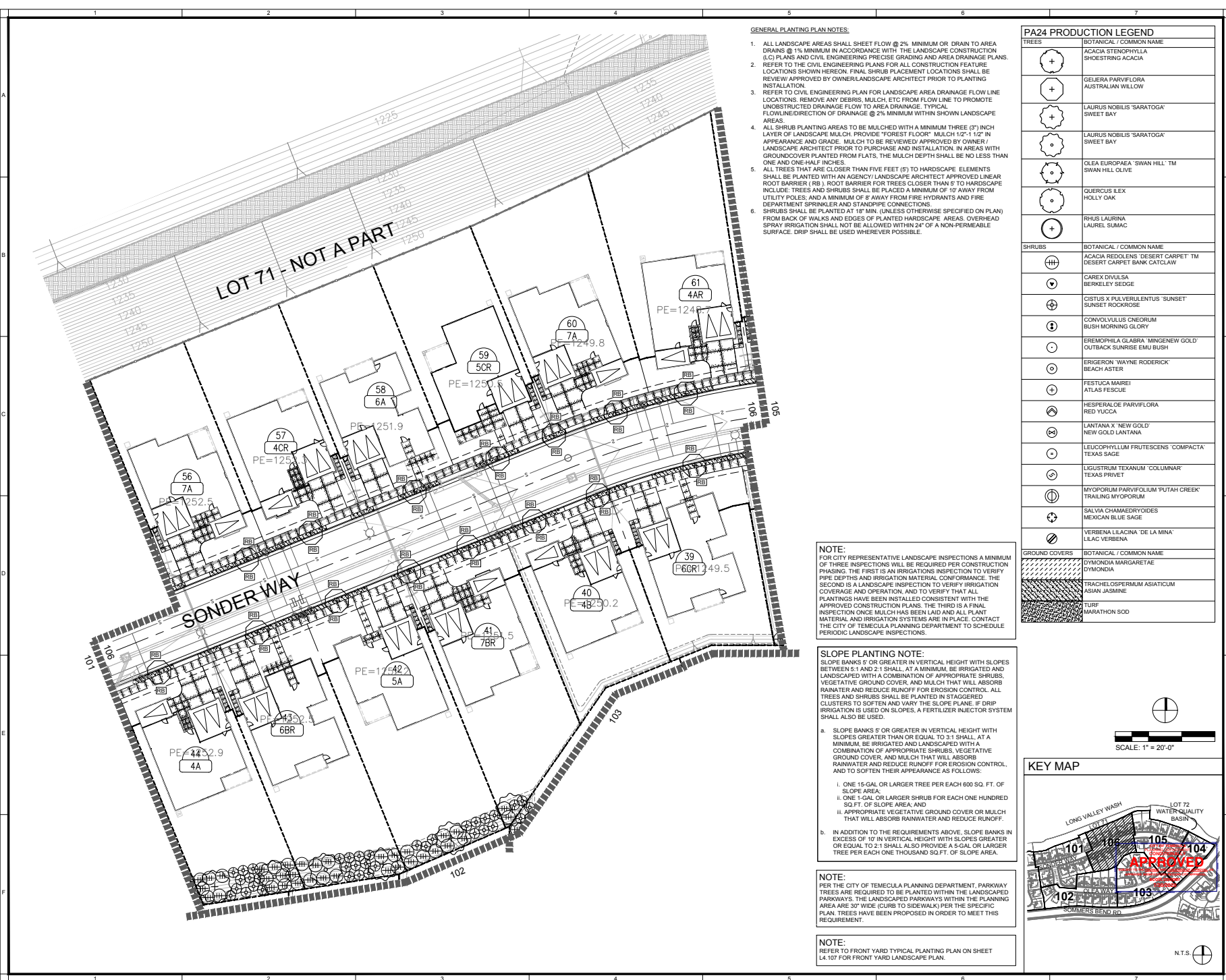
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THE CITY OF TEMECULA
FOR A LIST OF PARTICIPATING UTILITIES
SEE THE LIST OF PARTICIPATING UTILITIES

TAYLOR MORRISON
SOMMERS BEND, PA 24
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

PROJECT STATUS LOG:	PROJECT STATUS LOG:
PROJECT SUBMITTAL #1	PROJECT SUBMITTAL #1
AGENCY SUBMITTAL #2	AGENCY SUBMITTAL #2
CONSTRUCTION PLAN SUBMITTAL #2	CONSTRUCTION PLAN SUBMITTAL #2
PLAN SET ISSUE DATE	06/29/2020
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REVISED JOB NUMBER	1730781
DRAWN BY	LZ YN
PLAN CHECK NO.	
PLANTING PLANS	
L4.105	
PRINT DATE:	07/09/20

CONSTRUCTION PLAN SUBMITTAL #2

C:\USERS\MPARK\DESKTOP\TEMP_SOMMERSBEND\06-CAD\02-SHEET\SUB_PLOT_PN_22_23A_2402.WDP\A24.PA24 (173078) L4.101-106 PLANT PLAN (WD-24) DWG



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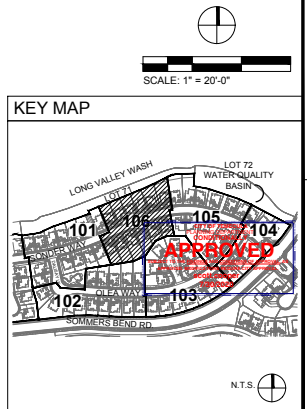
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	TURF MARATHON SOD



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