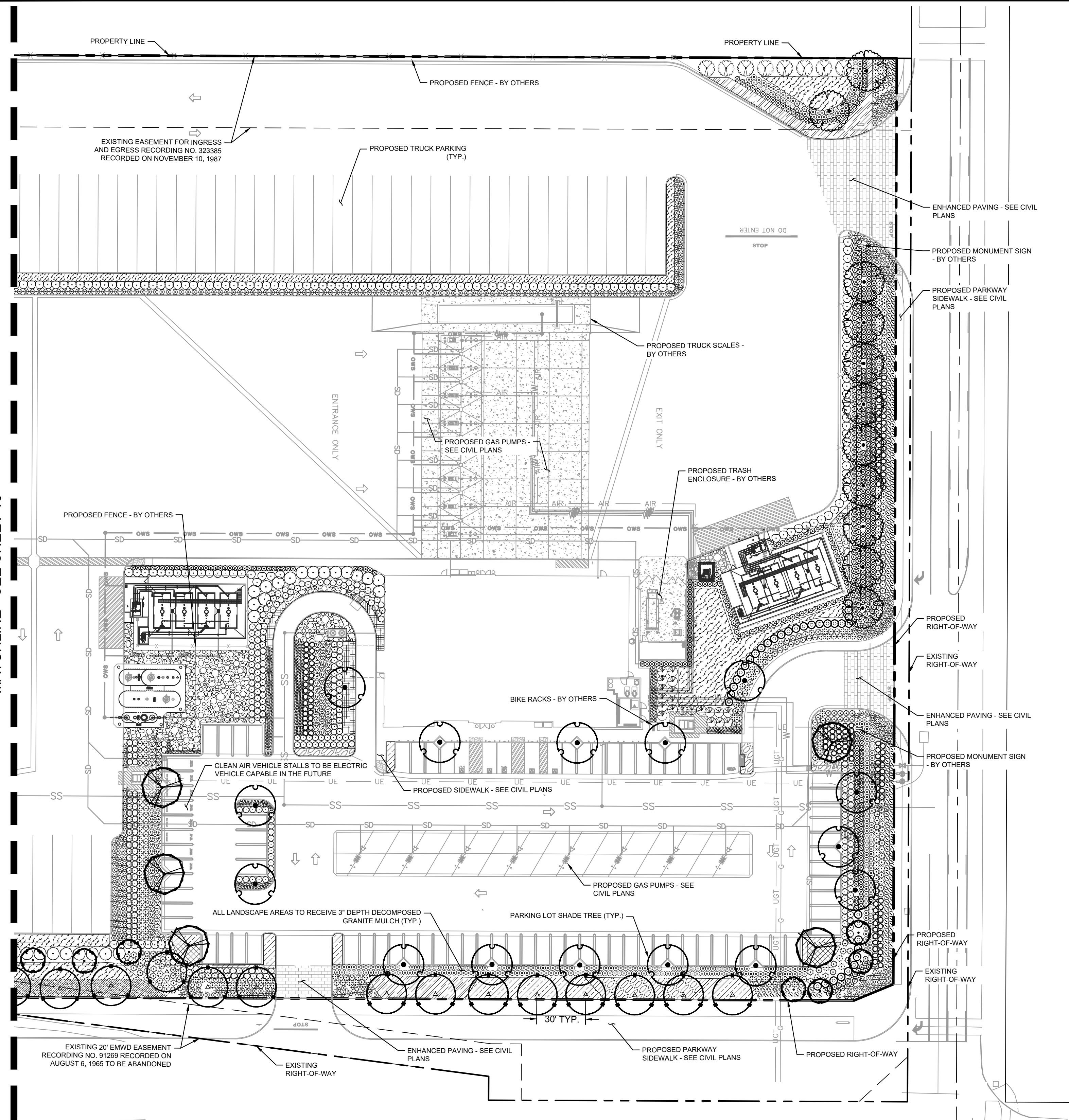


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MATCHLINE - SEE SHEET 16



LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PERRIS MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PERRIS MUNICIPAL CODE.

LANDSCAPE DATA TABLE		
DEVELOPMENT CRITERIA - LANDSCAPE PROVISIONS		
FRONT YARDS AND SET BACKS (COMMERCIAL) - MIN 20' SETBACK FROM FRONT LOT LINE	YES	YES
LANDSCAPE GUIDELINES		
CODE	REQUIRED	PROVIDED
ALL TREES A MINIMUM 2" CALIPER/15 GAL	YES	YES
1 TREE PER 6 PARKING SPACES	15 PARKING LOT TREES	18 PARKING LOT TREES
SCREEN PARKING FROM STREET VIEW WITH 3' MIN HEIGHT LANDSCAPE	YES	YES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

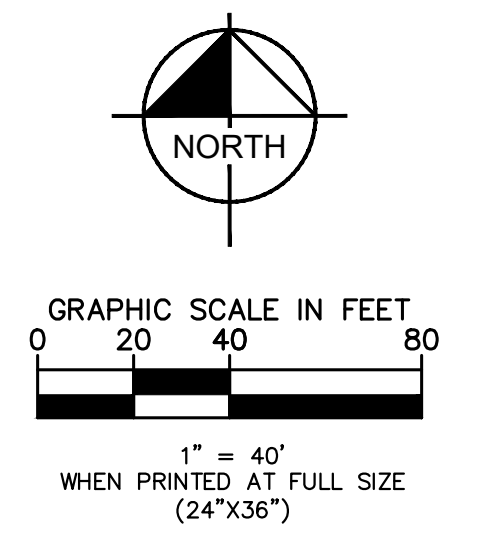
Michael P. Madsen
MICHAEL P. MADSEN, LLA 5798

SITE AREA

GROSS PARCEL	627,264 SF
BIORETENTION AREA	38,153 SF
TOTAL LANDSCAPE AREA	148,861 SF (23.7%)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS
TREES						
	28	HYMENOSPORUM FLAVUM / SWEETSHADE	48" BOX	14'-16" HT. X 12'-14" SPR.	3" CAL.	MODERATE
	15	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE (13 PARKING LOT TREES)	24" BOX	9'-10" HT. X 3'-4" SPR.	1" CAL.	MODERATE
	11	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	9'-11" HT. X 3'-4" SPR.	1" CAL.	MODERATE
	23	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	36" BOX	9'-11" HT. - 3'-4" SPR.	1" CAL.	LOW
	14	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	48" BOX	10-12" HT. X 4-5" SPR.	1.75" CAL.	LOW
	32	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM (ACCENT TREE)	24" BOX	9'-11" HT. - 3'-4" SPR.	1" CAL.	MODERATE
	5	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM (5 PARKING LOT TREES)	36" BOX	9'-11" HT. X 3'-4" SPR.	1" CAL.	LOW
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
SHRUBS						
	381	ANIGOZANTHOS FLAVIDUS 'BUSH GOLD' / KANGAROO PAW	5 GAL.	36" O.C.		LOW
	76	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH	5 GAL.	48" O.C.		MODERATE
	266	CARISSA MACROCARPA 'BOXWOOD BEAUTY' / BOXWOOD BEAUTY NATAL PLUM	1 GAL.	24" O.C.		MODERATE
	269	DIETES BICOLOR / FORTNIGHT LILY	1 GAL.	36" O.C.		MODERATE
	501	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.	48" O.C.		LOW
	204	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	96" O.C.		LOW
	107	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.	48" O.C.		LOW
	270	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	5 GAL.	48" O.C.		LOW
	202	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	48" O.C.		LOW
	142	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	48" O.C.		MODERATE
	35	MYRTUS COMPACTA / COMPACT MYRTLE	5 GAL.	60" O.C.		LOW
	227	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	60" O.C.		LOW
	69	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL.	120" O.C.		LOW
	144	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	1 GAL.	48" O.C.		LOW
	343	SALVIA GREGGII 'FURMANS RED' / FURMAN'S RED AUTUMN SAGE	1 GAL.	36" O.C.		LOW
	248	SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE	1 GAL.	36" O.C.		LOW
	20	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL.	72" O.C.		LOW
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
GROUND COVERS						
	236	ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	5 GAL.	96" O.C.		LOW
	31	ARTEMISIA CALIFORNICA 'CANYON GREY' / CANYON GREY CALIFORNIA SAGEBRUSH	5 GAL.	60" O.C.		VERY LOW
	530	BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH	5 GAL.	72" O.C.		LOW
	27	LANTANA CAMARA / LANTANA	5 GAL.	48" O.C.		LOW
	140	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL.	48" O.C.		LOW
	40	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL.	72" O.C.		LOW
	346	ROSMARINUS OFFICINALIS 'IRENE' TM / IRENE TRAILING ROSEMARY	5 GAL.	72" O.C.		LOW
HYDROSEED						
	22,608 SF	CHAPARRAL SAGE SCRUB MIX / NON-IRRIGATED HYDROSEED MIX MANUFACTURER: S&S SEEDS	SEED	-		-
	37,659 SF	OR APPROVED EQUAL. SEE HYDROSEED MIX SCHEDULE FOR MORE INFORMATION. DETENSION BASIN HYDROSEED / NON-IRRIGATED HYDROSEED MIX MANUFACTURER: S&S SEEDS OR APPROVED EQUAL. SEE HYDROSEED MIX SCHEDULE FOR MORE INFORMATION.	SEED	-		LOW
INERTS						
	4,367 SF	ROCK MULCH / ARIZONA RIVER ROCK	ROCK	-		-
		ARIZONA RIVER ROCK TO MATCH ADJACENT PROPERTY. 3" - 5" DIAMETER, 5" DEPTH	ROCK	-		-



811 DIAL TOLL FREE 811

Know what's below. Call before you dig.

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCH MARK:

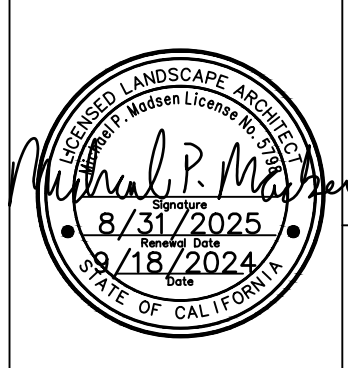
COUNTY OF RIVERSIDE BENCHMARK "M 21-1 RESET", 373 FEET EAST ALONG ETHANAC ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD, 50 FEET SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT-OF-WAY FENCE, 1 FOOT NORTHEAST OF AN ANGLE-POINT IN THE RIGHT-OF-WAY FENCE, 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED "M-21-1 RESET" SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND. EL = 1421.891 NGVD 29 (5/85)

MARK	BY	DATE	REVISIONS	APPR	DATE
	ENGINEER				

CITY OF PERRIS

APPROVED BY: _____ DATE: _____

CONTRACT CITY ENGINEER _____ DATE: _____



Kimley»Horn

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PHONE: 951-543-9868

PREPARED BY: MICHAEL P. MADSEN
DATE: 9/18/2024
PLA 5798

LANDSCAPE PLAN PRELIMINARY PRECISE GRADING PLAN ETHANAC TRAVEL CENTER ETHANAC ROAD AND TRUMBLE ROAD APN: 329-250-011 & 329-250-012

PROJECT NUMBER: 095428010

SHEET NO. **17** OF 18 SHTS

FILE NO.: