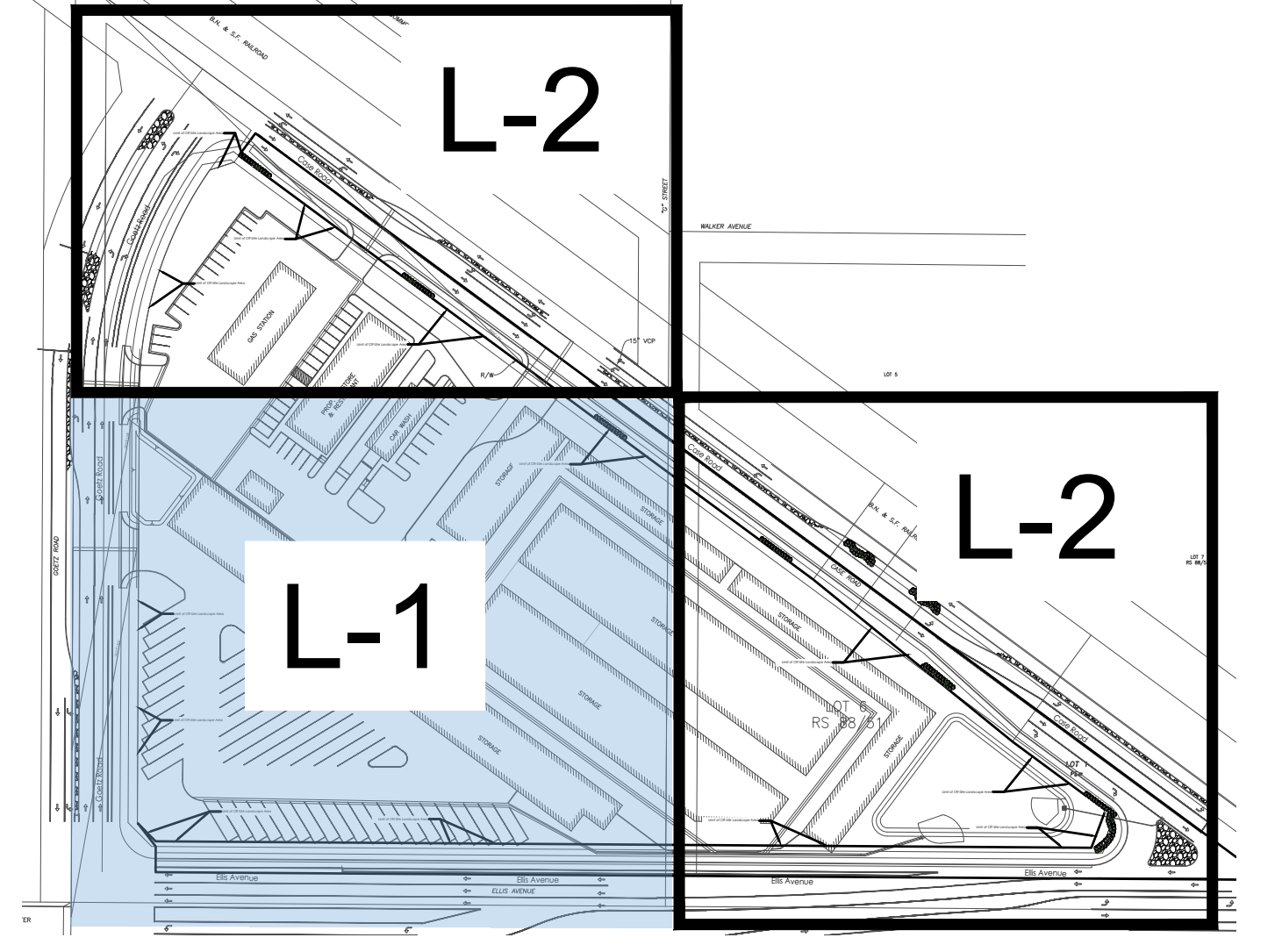


- Off-Site Landscape Area Plan Notes**
- Off-site landscape areas are to be separate from all on-site and adjacent off-site landscape areas with a 6" wide concrete landscape curb.
 - Off-site landscape areas are to be served by an independent water meter, electrical meter, and irrigation controller.
- On-Site Landscape Area Plan Notes**
- On-site landscape areas are to be irrigated planted in conformance with city guidelines as set by the City of specific plan area.



PRELIMINARY WATER USE CALCULATIONS

Reference Eto 56.7 Conservation Factor 0.45
Maximum Allowable Water Allocation Equation: (non-residential)
 $MAWA = (Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

Eto	0.62	ETAF	LA	1-ETAF	SLA	2,045,592 MAWA
56.7	0.62	0.55	105799	0.45	0	

Estimated Total Water Use Equation:
 $ETWU = Eto \times 0.62 \times ETAF \times LA$ 763,028 ETWU

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
ON-SITE LW-SHRUBS		73804	70%	LOW	0.20	0.81	56.70	0.62	0.25	73804	640,618.72	Dripline
OFF-SITE LW/MW-SHRUBS		31995	30%	LOW/MODERATE	0.50	0.81	56.70	0.62	0.62	31995	694,291.50	Dripline
ETWU											763,028	
Total Landscape											105,799	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

Goetz Road Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Platanus acerifolia 'Bloodgood' LONDON PLANE	Mod	40-80 30-40	
	Pinus canariensis CANARY ISLAND PINE	Mod	50-80 20-35	
	Magnolia grandiflora 'Majestic Beauty' SOUTHERN MAGNOLIA	Mod	50' 20-25'	
	Lagerstroemia 'Natchez' CRAPE MYRTLE	Mod	20-25' 10-12'	
Shrubs/Groundcovers				
	Salvia greggii 'Furman's Red' MAGENTA RED TEXAS SAGE	Low	2-4' 2-3'	
	Muhlenbergia capillaris PINK MUHLY	Low	2-3' 3-6'	
	Myoporum parvifolium 'Putah Creek' CREEPING MYOPOPORUM	Low	1-2' 8-10'	
	Rosmarinus officinalis 'Prostratus' DWARF ROSEMARY	Low	1-2' 4-8'	
	Hesperaloe parviflora 'Red Yucca' RED YUCCA	Low	3-4' 4-5'	
	Hesperaloe parviflora 'Yellow Yucca' YELLOW YUCCA	Low	3-4' 4-5'	
	Mortared Rock Cobble			

On-Site Planting Legend

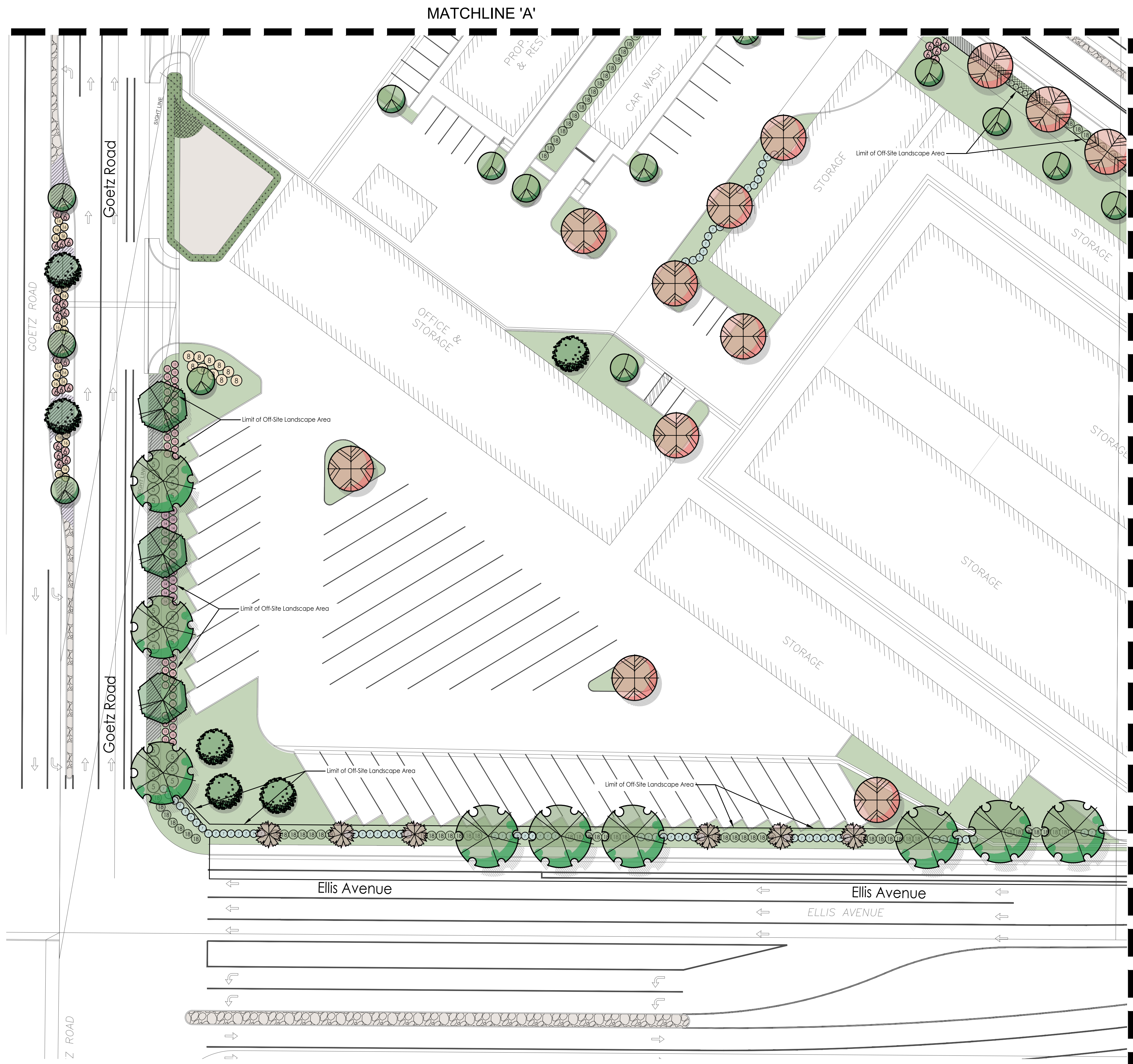
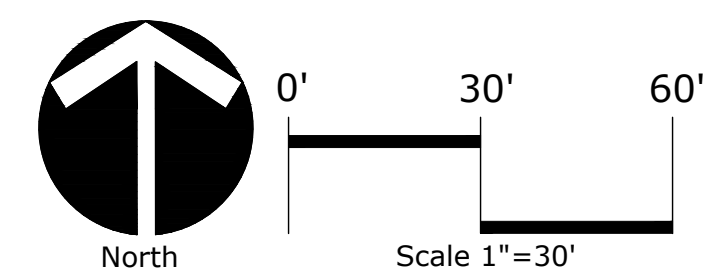
Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Koeleruteria bipinnata CHINESE FLAME TREE	Mod	20-40' 20-30'	
	Lagerstroemia 'Natchez' CRAPE MYRTLE	Mod	20-25' 10-12'	
	Magnolia grandiflora 'Majestic Beauty' SOUTHERN MAGNOLIA	Mod	50' 20-25'	
Shrubs/Groundcovers				
	Callistemon 'Little John' DWARF CALLISTEMON	Low	3-5' 4-6'	
	Hesperaloe parviflora 'Red Yucca' RED YUCCA	Low	3-4' 4-5'	
	Lantana 'New Gold' NEW GOLD LANTANA	Low	1-2' 4-8'	
	Myoporum parvifolium 'Putah Creek' CREEPING MYOPOPORUM	Low	1-2' 8-10'	
	Rosmarinus officinalis 'Prostratus' DWARF ROSEMARY	Low	1-2' 4-8'	

Ellis Avenue Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Platanus acerifolia LONDON PLANE	Mod	40-80' 30-40'	
	Chilopsis linearis DESERT WILLOW	Low	15-30' 10-20'	
	Lagerstroemia 'Muskogee' CRAPE MYRTLE	Mod	20-25' 10-12'	
Shrubs/Groundcovers				
	Callistemon 'Little John' DWARF CALLISTEMON	Low	3-5' 4-6'	
	Hesperaloe parviflora 'Red Yucca' Low RED YUCCA	Low	3-4' 4-5'	
	Lantana 'New Gold' NEW GOLD LANTANA	Low	1-2' 4-8'	
	Salvia greggii AUTUMN SAGE	Low	2-4' 1-4'	
	Westringia Fruticosa 'Morning Light' Low COAST ROSEMARY	Low	3-4' 3-4'	
	Mortared Rock Cobble			

On-Site Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Shrubs/Groundcovers				
	Salvia greggii 'Furman's Red' MAGENTA RED TEXAS SAGE	Low	2-4' 2-3'	
	Westringia Fruticosa 'Morning Light' Low COAST ROSEMARY	Low	3-4' 3-4'	
Bio-Retention Basins				
	Baccharis pilularis 'Pigeon Point' DWARF COYOTE BUSH	Low	1-2' 8-10'	
	Juncus patens CALIFORNIA GRAY RUSH	Low	1-2' 1-2'	





MATCHLINE 'A'

- Off-Site Landscape Area Plan Notes**
- Off-site landscape areas are to be separate from all on-site and adjacent off-site landscape areas with a 6" wide concrete landscape curb.
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- On-Site Landscape Area Plan Notes**
- On-site landscape areas are to be irrigated planted in conformance with city guidelines as set by the City of specific plan area.

Case Road Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	<i>Koeleruteria bipinnata</i> CHINESE FLAME TREE	Mod	20-40' 20-30'	
	<i>Lagerstroemia indica</i> CRAPE MYRTLE	Mod	20-25' 20-25'	
Shrubs/Groundcovers				
	<i>Callistemon 'Little John'</i> DWARF CALLISTEMON	Low	3-5' 4-6'	
	<i>Dietes vegeta</i> FORTNIGHT LILY	Low	2-4' 2-3'	
	<i>Lantana 'New Gold'</i> NEW GOLD LANTANA	Low	1-2' 4-8'	
	<i>Myoporum pacificum</i> PROSTRATE MYOPORUM	Low	1-2' 20"	
	<i>Raphiolepis indica</i> INDIAN HAWTHORNE	Low	4-6' 4-6'	
	<i>Rosmarinus officinalis</i> HUNTINGTON BLUE ROSEMARY	Low	1-2' 6-8'	
	Mortared Rock Cobble			

Ellis Avenue Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	<i>Platanus acerifolia</i> LONDON PLANE	Mod	40-60' 30-40'	
	<i>Chilopsis linearis</i> DESERT WILLOW	Low	15-30' 10-20'	
	<i>Lagerstroemia 'Muskogee'</i> CRAPE MYRTLE	Mod	20-25' 10-12'	
Shrubs/Groundcovers				
	<i>Callistemon 'Little John'</i> DWARF CALLISTEMON	Low	3-5' 4-6'	
	<i>Hesperaloe parviflora</i> 'Red Yucca' RED YUCCA	Low	3-4' 4-5'	
	<i>Lantana 'New Gold'</i> NEW GOLD LANTANA	Low	1-2' 4-8'	
	<i>Salvia greggii</i> AUTUMN SAGE	Low	2-4' 1-4'	
	<i>Westringia fruticosa</i> 'Morning Light' COAST ROSEMARY	Low	3-4' 3-4'	
	Mortared Rock Cobble			

On-Site Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	<i>Koeleruteria bipinnata</i> CHINESE FLAME TREE	Mod	20-40' 20-30'	
	<i>Lagerstroemia 'Natchez'</i> CRAPE MYRTLE	Mod	20-25' 10-12'	
	<i>Magnolia grandiflora</i> 'Majestic Beauty' SOUTHERN MAGNOLIA	Mod	50' 20-25'	
Shrubs/Groundcovers				
	<i>Callistemon 'Little John'</i> DWARF CALLISTEMON	Low	3-5' 4-6'	
	<i>Hesperaloe parviflora</i> 'Red Yucca' RED YUCCA	Low	3-4' 4-5'	
	<i>Lantana 'New Gold'</i> NEW GOLD LANTANA	Low	1-2' 4-8'	
	<i>Myoporum parviflorum</i> 'Putah Creek' CREEPING MYOPORUM	Low	1-2' 8-10'	
	<i>Rosmarinus officinalis</i> 'Prostratus' DWARF ROSEMARY	Low	1-2' 4-8'	
	<i>Salvia greggii</i> 'Furnon's Red' MAGENTA RED TEXAS SAGE	Low	2-4' 2-3'	
	<i>Westringia fruticosa</i> 'Morning Light' COAST ROSEMARY	Low	3-4' 3-4'	

Bio-Retention Basins

	<i>Baccharis pilularis</i> 'Pigeon Point' DWARF COYOTE BUSH	Low	1-2' 8-10'	
	<i>Juncus patens</i> CALIFORNIA GRAY RUSH	Low	1-2' 1-2'	

