

# RIVERPOINTE

## SINGLE FAMILY HOME COMMUNITY



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1ST SUBMITTAL: CONCEPTUAL REVIEW - AUGUST 1ST, 2018  
2ND SUBMITTAL: DEVELOPMENT APPLICATION - DECEMBER 19TH, 2018  
3RD SUBMITTAL: APPLICATION COMMENTS - MARCH 4TH, 2019  
4TH SUBMITTAL: APPLICATION COMMENTS - MAY 21ST, 2019

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RIVERPOINTE - RIVERSIDE, CA

PASSCO PACIFICA

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ILLUSTRATIVE SITE PLAN - SP.1







**PROPOSED SHRUB LIST**  
ALL PROPOSED SHRUBS WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY CFC.

SHRUBS & CIRCUMSCRIBER		SIZE	WUCOLS	QTY
AGAVE AMERICANA	CENTURY PLANT	5 GAL	Very Low	
ARCTOSTAPHYLOS WOODS CARPET	COMPACT MANZANITA	1 GAL	Low	45,947 L.F.
BOUGAINVILLEA	BOUGAINVILLEA	5 GAL	Low	
CALLISTEMON LITTLE JOHN	DWARF WEERING BOTTLE BRUSH	5 GAL	Low	30% 5-GAL @ [17,128]
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	Low	
DIANELLA TARMANICA	GOLDEN FLAX LILY	1 GAL	Medium	
ENIPHORA UVARIA	RED HOT POKER	5 GAL	Low	30% 1-GAL @ [17,128]
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	Low	7% 8-GAL @ [17,128]
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	Low	
LIGULSTRUM LUCIDUM	GLOSSY PRIVET	5 GAL	Low	
MORALEMBERGIA REGINA	DEER GRASS	5 GAL	Low	
HYPOPHORN PARVIFOLIUM	HYPOPHORN	1 GAL	Medium	
NANDINA DOMESTICA COMPACTA	DWARF HEAVENLY BAMBOO	5 GAL	Medium	
OLEA LITTLE OLIVE	DWARF OLIVE	5 GAL	Low	
PANSETIUM SETICILIUM RUBRUM	PINKIE FOUNTAIN GRASS	1 GAL	Low	
RAPHANOPERS INDICA	INDIA HAWTHORN	5 GAL	Low	
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	Low	
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	Low	
SELVA LAVANULIFOLIA	SPRING SAGE	1 GAL	Low	
SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	Low	
STRELTZIA REGINAE	BIRDS OF PARADISE	5 GAL	Medium	

SHRUBS in WATER QUALITY BASIN		gal. at 12" O.C.	Low
CAREX PANSA	DUNE SEDGE	1 gal. at 12" O.C.	Low
LEYMUS CANYON PRINCE	CANYON PRINCE WILD RYE	1 gal. at 16" O.C.	Low
LOMANDRA PLATINUM BEAUTY	PLATINUM BEAUTY RUSH	1 gal. at 24" O.C.	Medium
MULLENBERGIA REGINA	DEER GRASS	1 gal. at 24" O.C.	Low
HYDROBEEB PIX	AT BOTTOM OF BASIN ONLY		

TURF in CENTRAL GREEN and COMMUNITY PAVED		500	High
HYBRID BURLIFLIDA	TURF GRASS	500	High

**GENERAL PLANTING NOTES**

- ALL SHRUB AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF BARK MULCH
- SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
- IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (GAU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
- LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF RIVERSIDE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
- TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIERS (18 FEET LENGTH MIN. EACH TREE)
- PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING SUBSISTEM.
- PROVIDE ROOT BARRIER ALONG TYLER STREET AND JURUPA AVENUE ADJACENT HARDSCAPES.

**SITE LANDSCAPE REQUIREMENT CALCULATION:**

(1) TREE and (4) 5-GALLON SHRUBS REQUIRED per 500 SF DISTURBED AREA

ROADS	= 64,916 s.f.
HARDSCAPE	= 20,481 s.f.
AREA UNDER ROOF	= 65,518 s.f.
<b>TOTAL DISTURBED AREA</b>	<b>= 151,113 s.f.</b>

151,113 s.f. / 500 s.f. = 302 TREES REQUIRED  
 (302 TREES PROVIDED)  
 (75,543 s.f. / 500 s.f.) x 4 = 1,268 5-GALLON SHRUBS REQUIRED  
 (1,268 5-GALLON SHRUBS PROVIDED)

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	FIELD	QTY
⊙	CERCIS CANADENSIS FOREST PANSY™ TM FOREST PANSY REDJUD	24BOX	MEDIUM	38
⊙	LAGERSTROEMIA X NATCHEZ CRAPE MYRTLE	24BOX	MEDIUM	36
⊙	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOUTHERN MAGNOLIA	36BOX	MEDIUM	6
⊙	MAGNOLIA GRANDIFLORA 'ST. PARY' SOUTHERN MAGNOLIA	36BOX	MEDIUM	20
⊙	MELALEUCA QUINQUENERVIA 'CARPENT' TREE	24BOX	MEDIUM	11
⊙	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	36BOX	LOW	11
⊙	PHOENIX DACTYLIFERA 'MEDJOL' DATE PALM	18 8TH	MEDIUM	23
⊙	PRINUS ELDARICA AFGHAN PINE	24BOX	MEDIUM	27
⊙	PLATANUS WRIGHTII ARIZONA SYCAMORE	24BOX	MEDIUM	1
⊙	PODOCARPUS ELONGATUS 'ICEE BLUE' TM 'ICEE BLUE' BLUEWOOD	24BOX	MEDIUM	42
⊙	PRINUS CAROLINIANA 'BRIGHT 'N' TIGHT' TM 'BRIGHT 'N' TIGHT' CAROLINA LAUREL	15 GAL	MEDIUM	62
⊙	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24BOX	MEDIUM	1
⊙	RHUS LANCEA AFRICAN SLEUPAC	36BOX	LOW	18
⊙	ROBINIA PSUDOACACIA PURPLE ROBE PURPLE ROBE LOCUST	24BOX	MEDIUM	5
⊙	QUERUS VIRGINIANA TRUE GREENE DUNE ELM	24BOX	MEDIUM	17

TOTAL NUMBER OF TREES PROVIDED = 310



MULTI-PURPOSE LAWN (7,074 S.F.)

- PICNIC GROVE
- picnic table & chairs
  - pedestal mounted barbecue
  - trash receptacle
  - see cut sheet L.8

- PROJECT SIGN on MASONRY WALL
- COMMUNITY ENTRY
- matching ht. palms
  - stamped, colored concrete

MASONRY WALL at ENTRY

HOMEOWNER PRIVATE YARD

MAIL KIOSK

- BIKE RACKS (2)
- see cut sheet L.9

- PARK PAVILION
- overhead shade structure
  - picnic tables
  - pedestal barbecue & ash urn
  - trash receptacle
  - see cut sheet L.8

ENHANCED PEDESTRIAN CROSSING to COMMUNITY PASEO



RIVERPOINTE - RIVERSIDE, CA

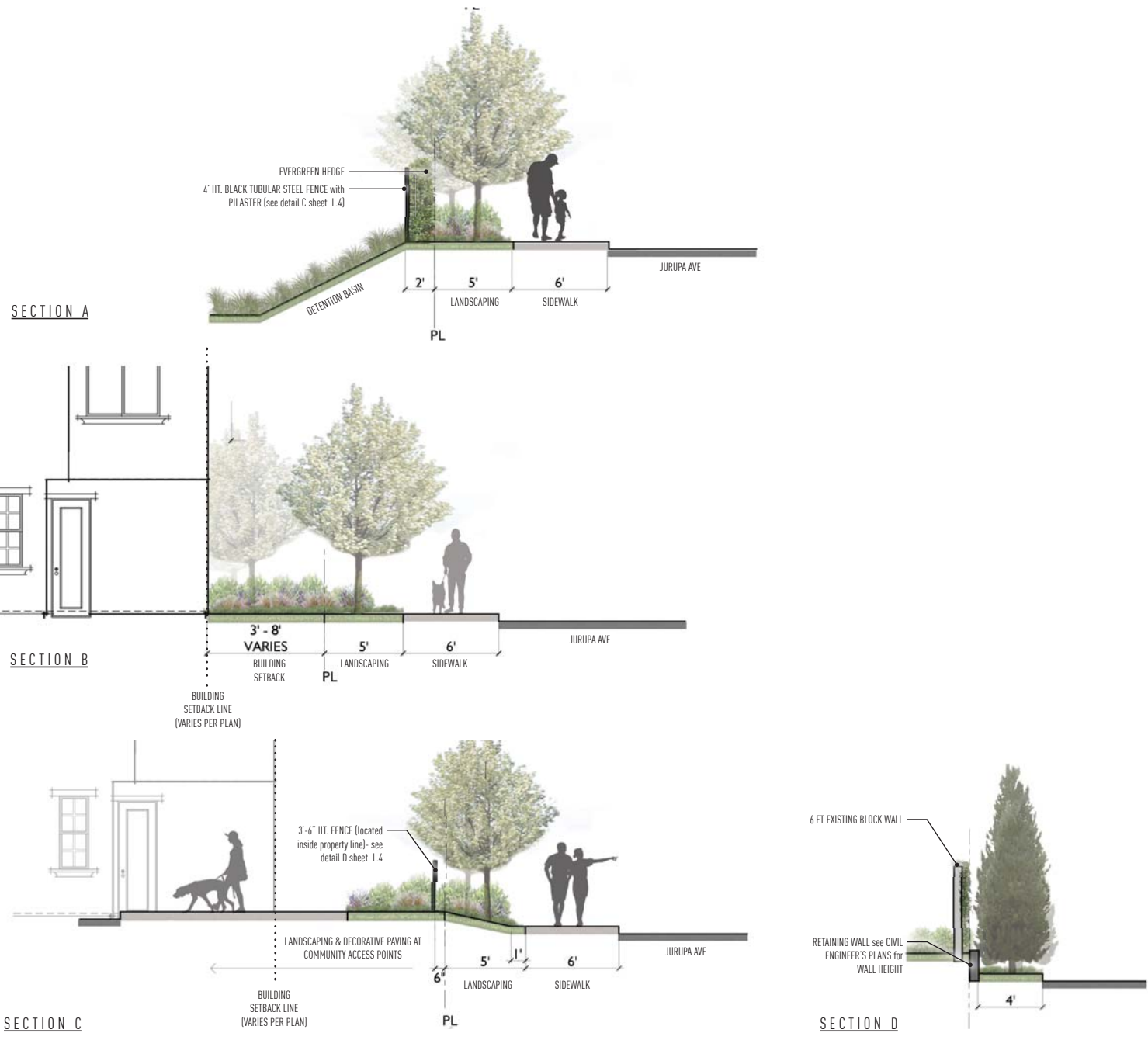
PASSCO PACIFICA

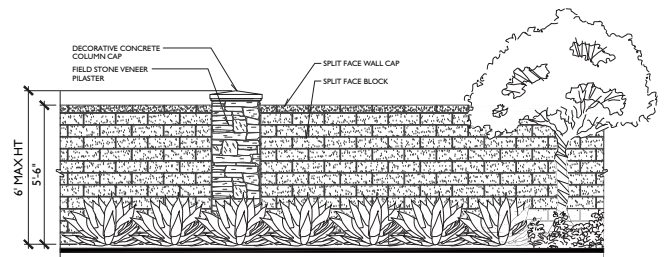
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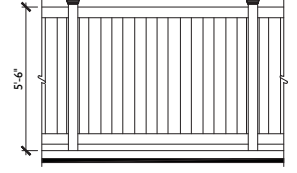
COMMUNITY PASEO ENLARGEMENT - L.4







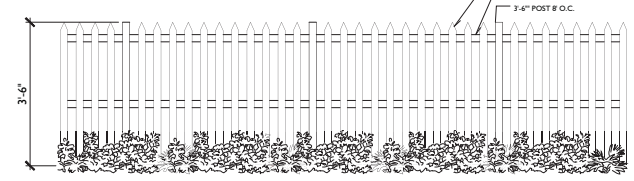
A COMMUNITY THEME WALL and PILASTER 5'-6" HIGH



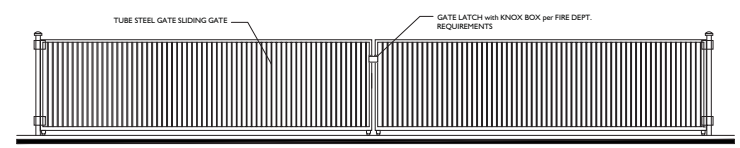
B VINYL PRIVACY FENCE 5'-6" HIGH



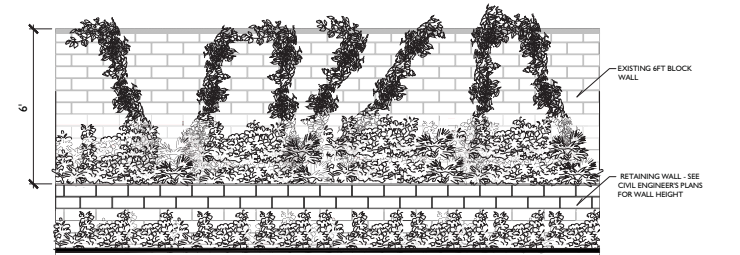
C TUBULAR STEEL VIEW FENCE (BLACK) with PILASTER at DETENTION BASIN 5'-6" HIGH



D PICKET FENCE 3'-6" HIGH



E DECORATIVE EVA GATE (MANUAL) 3'-6" HIGH



F RETAINING CONDITION AT PERIMETER +/- 2'-8" HIGH