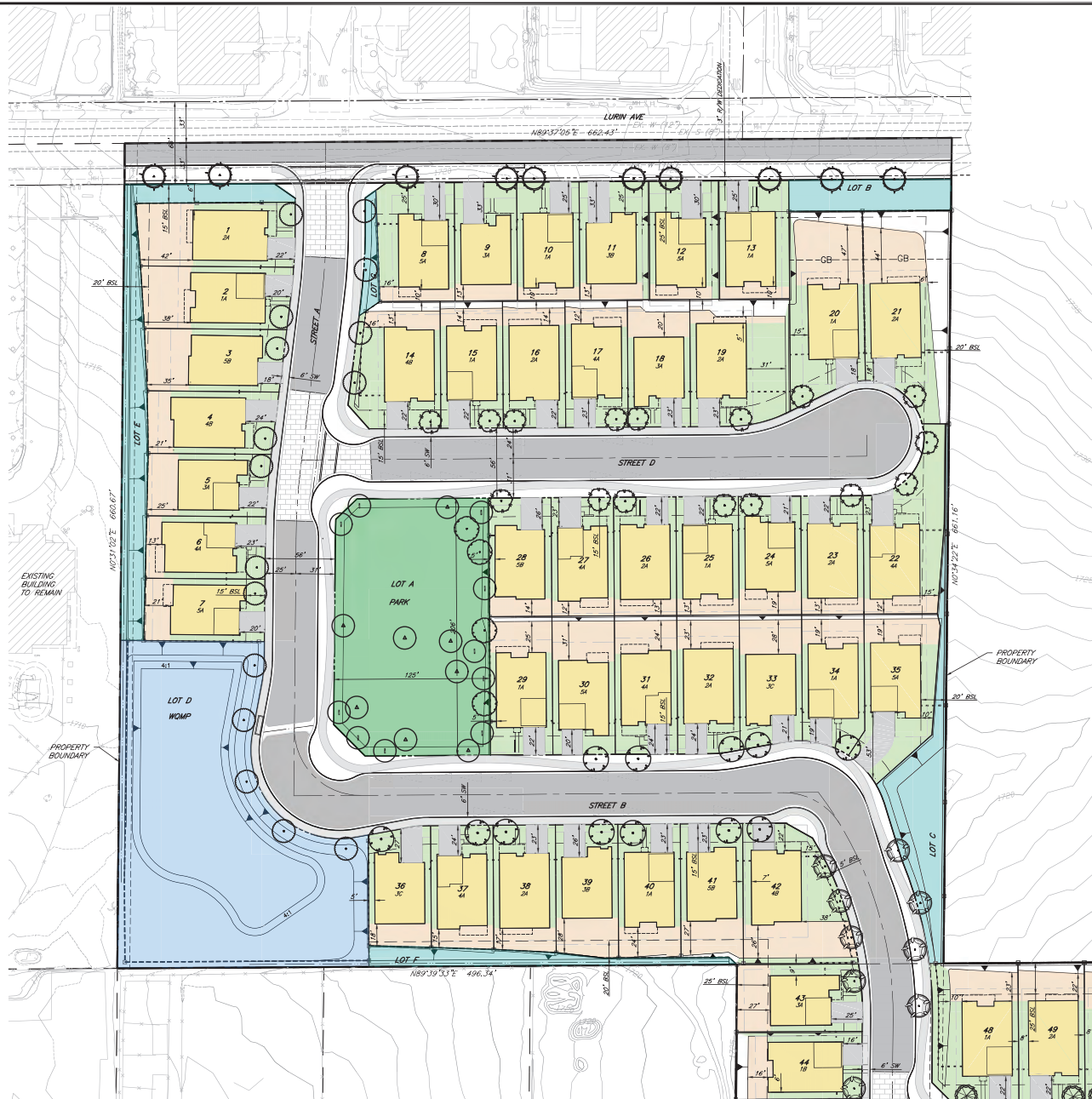




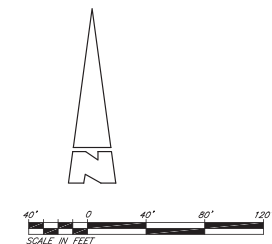
TOTAL HOMES SUMMARY

PLAN	# ON SITE	PERCENTAGE
1	15	18.5%
2	15	18.5%
3	17	21.0%
4	17	21.0%
5	17	21.0%
TOTAL	81	100.0%

*NOTE - ENHANCED BUILDING ELEVATIONS ON ALL ELEVATIONS VISIBLE FROM PUBLIC STREETS

LEGEND

	RESIDENTIAL PLAN LAYOUT
	RESIDENTIAL GARAGE PARKWAY
	RESIDENTIAL FRONT/SIDE YARD
	RESIDENTIAL REAR YARD - PRIVATE OPEN SPACE
	SIDEWALK
	ROADWAY
	PARK
	SLOPES
	BASIN



TENTATIVE TRACT MAP NO. 37732 OPEN SPACE PLAN CITY OF RIVERSIDE

PREPARED FOR
LURIN LAND, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • GARDEN, CA 95625-1100 • 916-734-3130

SHEET
2 OF 3
SHEETS



TREE PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	LOW
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	MODERATE
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
HOELERSTROMIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MODERATE
LAGERSTROMIA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	MODERATE
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MODERATE
PINUS ELABURICA	AFGHAN PINE	24" BOX	LOW
PINUS HALEPENSIS	ALEPPO PINE	24" BOX	LOW
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE
PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW

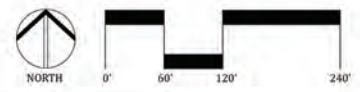
WQMP PLANT PALETTE:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL./AS SHOWN	MODERATE
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	15 GAL./AS SHOWN	MODERATE
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL./60" O.C.	LOW
MUEHLBERGIA CAPILLARIS	PINK MUHLY	1 GAL./36" O.C.	LOW
RHUS OVATA	SUGAR BUSH	5 GAL./AS SHOWN	LOW
RHUS SPECIOSUM	FUSCHIA FLOWERING GOOSEBERRY	5 GAL./48" O.C.	MODERATE
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL./48" O.C.	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL./48" O.C.	LOW
BACCHARIS PILULARIS	DWARF COYOTE BUSH	1 GAL./48" O.C.	LOW
CAREX PRASCARGES	CALIFORNIA FELD SEDGE	4" POTS/24" O.C.	MODERATE
JUNCUS PHITENS	CALIFORNIA GREY RUSH	4" POTS/24" O.C.	LOW
MUEHLBERGIA RIGENS	DEER GRASS	1 GAL./48" O.C.	MODERATE

OPEN SPACE/ PERIMETER PLANT PALETTE:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
GLEDITSIA TRIANCANTHOS	HONEY LOCUST	15 GAL./AS SHOWN	LOW
SCHINUS MOLLE	CALIFORNIA PEPPER	15 GAL./AS SHOWN	LOW
HOEPERALOE PARVIFLORA	RED YUCCA	5 GAL./60" O.C.	LOW
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL./60" O.C.	LOW
MUEHLBERGIA CAPILLARIS	PINK MUHLY	1 GAL./48" O.C.	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL./AS SHOWN	LOW
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL./48" O.C.	LOW
CISTUS PURPURIS	PURPLE ROCK ROSE	1 GAL./48" O.C.	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL./48" O.C.	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL./48" O.C.	LOW

NOTE:
ALL SCE TRANSFORMERS TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING



OVERALL LANDSCAPE PLAN
TENTATIVE TRACT MAP NO. 37732
DIVERSIFIED PACIFIC



LP-1
SHEET 1 OF 10



MATCHLINE: SEE SHEET LP-3

TREE PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
ACACIA STENOPHYLLA	SHOE STRING ACACIA	24" BOX	LOW
ARBUSUS 'MARINA'	STRAWBERRY TREE	24" BOX	MODERATE
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
MOELKEUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MODERATE
LAGERSTROEMIA 'HATCHEZ'	CRANE MYRTLE	24" BOX	MODERATE
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MODERATE
PINUS ELDERICA	AFGHAN PINE	24" BOX	LOW
PINUS HALEPENSIS	ALEPPO PINE	24" BOX	LOW
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE
PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW

WQMP PLANT PALETTE:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL./AS SHOWN	MODERATE
UMBELIUM CALIFORNICA	CALIFORNIA BAY TREE	15 GAL./AS SHOWN	MODERATE
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL./60" O.C.	LOW
MUEHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL./36" O.C.	LOW
RHUS OVATA	SUGAR BUSH	5 GAL./AS SHOWN	LOW
RIBES SPECIOSUM	FISCHIA FLOWERING GOOSEBERRY	5 GAL./48" O.C.	MODERATE
SALVIA LEUCANTHIA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL./48" O.C.	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL./18" O.C.	LOW
BACCHARIS PILULARIS	DWARF COTYLEDON BUSH	1 GAL./18" O.C.	LOW
CAREX PRAGMATICUS	CALIFORNIA FIELD SEDGE	4" POTS/24" O.C.	MODERATE
JUNCUS PATENS	CALIFORNIA CRY BUSH	4" POTS/24" O.C.	LOW
MUEHLENBERGIA RIGENS	DEER GRASS	1 GAL./18" O.C.	MODERATE

OPEN SPACE/ PERIMETER PLAN PALETTE:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
GLEDTISIA TRIANCANTHOS	HONEY LOCUST	15 GAL./AS SHOWN	LOW
SCHINUS MOLLE	CALIFORNIA PEPPER	15 GAL./AS SHOWN	LOW
HESPERALOE PARVIFLOA	RED YUCCA	5 GAL./60" O.C.	LOW
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL./60" O.C.	LOW
MUEHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL./48" O.C.	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL./AS SHOWN	LOW
SALVIA LEUCANTHIA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL./48" O.C.	LOW
CISTUS PURPUREUS	PURPLE ROCK ROSE	1 GAL./18" O.C.	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL./48" O.C.	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL./48" O.C.	LOW

NOTE:

ALL SCE TRANSFORMERS TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING



OVERALL LANDSCAPE PLAN

TENTATIVE TRACT MAP NO. 37732

DIVERSIFIED PACIFIC



LP-2
SHEET 2 OF 10