ATTACHMENT D

WALMART DEVELOPMENT PLANS

PROPOSED PLANS FOR
WALMART #3882-02

SOUTHWEST CORNER OF BUNDY CANYON DRIVE AND MONTE VISTA DRIVE
CITY OF WILDOMAR, 92595
RIVERSIDE COUNTY, CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF WILDOMAR, AND DESCRIBED AS FOLLOWS:

PARCEL A:
THOSE PORTIONS OF LOT 4, LOT 5, LOT 12, LOT 13, LOT BB, LOT CC AND LOT F OF SEDCO TRACT NO.1, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 10, PAGES 58 TO 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BUNDY CANYON ROAD WITH THE CENTER LINE OF MONTE VISTA DRIVE; THENCE SOUTHERLY ALONG THE CENTER LINE OF MONTE VISTA DRIVE 490.28 FEET TO THE TRUE POINT OF BEGINNING THENCE N88°49'00"W 32.00 FEET TO THE WESTERLY RIGHT OF WAY OF MONTE VISTA DRIVE; THENCE NORTH 88°51'58 WEST 132.65 FEET; THENCE NORTH 33°55'28" WEST 216.67 FEET; THENCE NORTH 01°08'02" EAST 62.89 FEET; THENCE NORTH 88°51'58" WEST 346.67 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BUNDY CANYON ROAD NORTH 01°11'43" EAST 230.00 FEET; THENCE NORTH 01°08'02" EAST 20.00 FEET TO THE CENTER LINE OF BUNDY CANYON ROAD THENCE WESTERLY ALONG THE CENTERLINE OF BUNDY CANYON ROAD NORTH 88°51'58" WEST 18.19 FEET THENCE SOUTH 01°08'02" WEST 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BUNDY CANYON ROAD; THENCE SOUTH 01°11'23" WEST 412.54 FEET; THENCE NORTH 87°20"55" WEST 642.49 FEET TO THE EASTERLY RIGHT OF WAY OF CHERRY STREET; THENCE NORTH 88°48'53" WEST 20.00 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE SOUTHERLY ALONG THE CENTER LINE OF CHERRY STREET SOUTH 01°11'07" WEST 11.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED DECEMBER 18, 1953 IN BOOK 1536 PAGE 462 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO STATE OF CALIFORNIA SOUTH 33°55'28" EAST 285.30 FEET TO A POINT ON THE NORTH EASTERLY LINE OF LAND GRANTED TO THE STATE OF CALIFORNIA BY DEED FROM HERVA M. CONLEY RECORDED DECEMBER 18, 1953 AS INSTRUMENT NO. 60330, PER MAP RECORDED IN BOOK 10 PAGES 58 TO 75, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID LAND GRANTED TO THE STATE OF CALIFORNIA FROM HERVA M. CONLEY THE FOLLOWING 4 COURSES; SOUTH 33°55'28" EAST 246.83 FEET; THENCE SOUTH 37°50'50" EAST 175.41 FEET; THENCE SOUTH 33°55'28" EAST 70.00 FEET; THENCE SOUTH 27°04'54" EAST 100.72 FEET; THENCE SOUTH 33°5528" EAST 214.43 FEET TO THE CENTERLINE OF CANYON DRIVE; THENCE EASTERLY ALONG THE CENTERLINE CANYON DRIVE SOUTH 88°55'03" EAST 688.68 FEET TO THE INTERSECTION OF THE CENTERLINE OF CANYON DRIVE WITH THE CENTER LINE OF MONTE VISTA DRIVE; THENCE NORTHERLY ALONG THE CENTERLINE OF MONTE VISTA DRIVE NORTH 01°11'00" EAST 829.48 FEET TO THE TRUE POINT OF BEGINNING.

(SAID LAND IS CREATED AND DESCRIBED AS PARCEL "D" IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 4862, RECORDED JULY 13, 2005 AS INSTRUMENT NO. 2005-0559695, OF OFFICIAL RECORDS.)

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT RECORDED AUGUST 11, 2005 AS INSTRUMENT NO. 05-652927 OF OFFICIAL RECORDS, OVER THE EASTERLY 38.00 FEET OF LOT 12 OF SEDCO TRACT 1, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 58-75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO PAUL KEEN ET UX., BY DEED RECORDED JUNE 16, 1969, AS INSTRUMENT NO. 59636, OF OFFICIAL RECORDS.

PARCEL C:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING OVER THE COMMON AREA, AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED AUGUST 11, 2005 AS INSTRUMENT NO. 2005-652926 OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY OF RIVERSIDE BENCHMARK.

U.S.C.&G.S. DESIGNATION: 1254 (USCGS) RESET 1964
RIVERSIDE COUNTY DESIGNATION: E-21

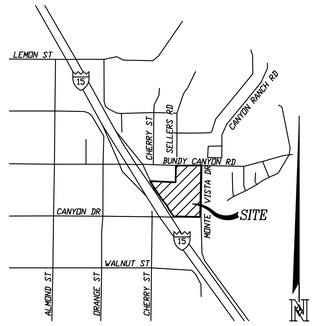
STANDARD DISC LOCATED AT WILDOMAR, IN THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL STREET AND PALAMAR STREET, 55 FEET SOUTH OF THE CENTERLINE OF CENTRAL STREET, 79 FEET WEST OF THE CENTERLINE OF PALAMAR STREET, 142 FEET NORTHEAST OF THE WILDOMAR SCHOOL AND ABOUT 125 FEET SOUTH OF THE POST OFFICE. A STANDARD DISK SET IN DRILL HOLE IN THE BASE IF THE WILDOMAR SCHOOL BELL TOWER, 6 INCHES WEST OF THE NORTH WEST CORNER OF THE TOWER.

ELEVATION = 1,255.326 FEET NGVD29 DATUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA COORDINATE SYSTEM, NAD83, ZONE 6, GRID BEARING BETWEEN MONUMENTS Z 10438 AND Z 9140 AS SHOWN PER THE RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT GPS CONTROL NETWORK.

I.E.: N 00°56'44" E



VICINITY MAP
NO SCALE

PROPERTY OWNER AND DEVELOPER

WAL-MART STORES, INC.
2001 S.E. 10th STREET
BENTONVILLE, AR 72716
(479) 254-4000

PROPERTY ADDRESS

SOUTHWEST CORNER OF BUNDY CANYON ROAD AND MONTE VISTA DRIVE
CITY OF WILDOMAR, CA 92595

ENGINEERING OF WORK

NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770

APPLICANT/LEASE HOLDER

WAL-MART STORES, INC.
2001 S.E. 10th STREET
BENTONVILLE, AR 72716
(479) 254-4000

EARTHWORK QUANTITIES

CUT = 85,000 CY
FILL = 120,000 CY

IMPORT = 35,000 CY

NOTE: EARTHWORK QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE SOILS REPORT AND ARE FOR REFERENCE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF WILDOMAR IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

PETER B. RITCHEY R.C.E. 67652 DATE
NASLAND ENGINEERING
4740 RUFFNER STREET, SAN DIEGO, CA 92111

SHEET INDEX

1	TITLE SHEET
2	SITE PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL GRADING PLAN
5	CONCEPTUAL GRADING PLAN
6	PRELIMINARY UTILITY PLAN
7	EXISTING DRAINAGE CONDITIONS
8	PROPOSED DRAINAGE AND BMP EXHIBIT
9	SITE LIGHTING PLAN
10	SITE LIGHTING PLAN

TITLE SHEET

REVISIONS BY

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San Diego, CA 92111
nasland.com

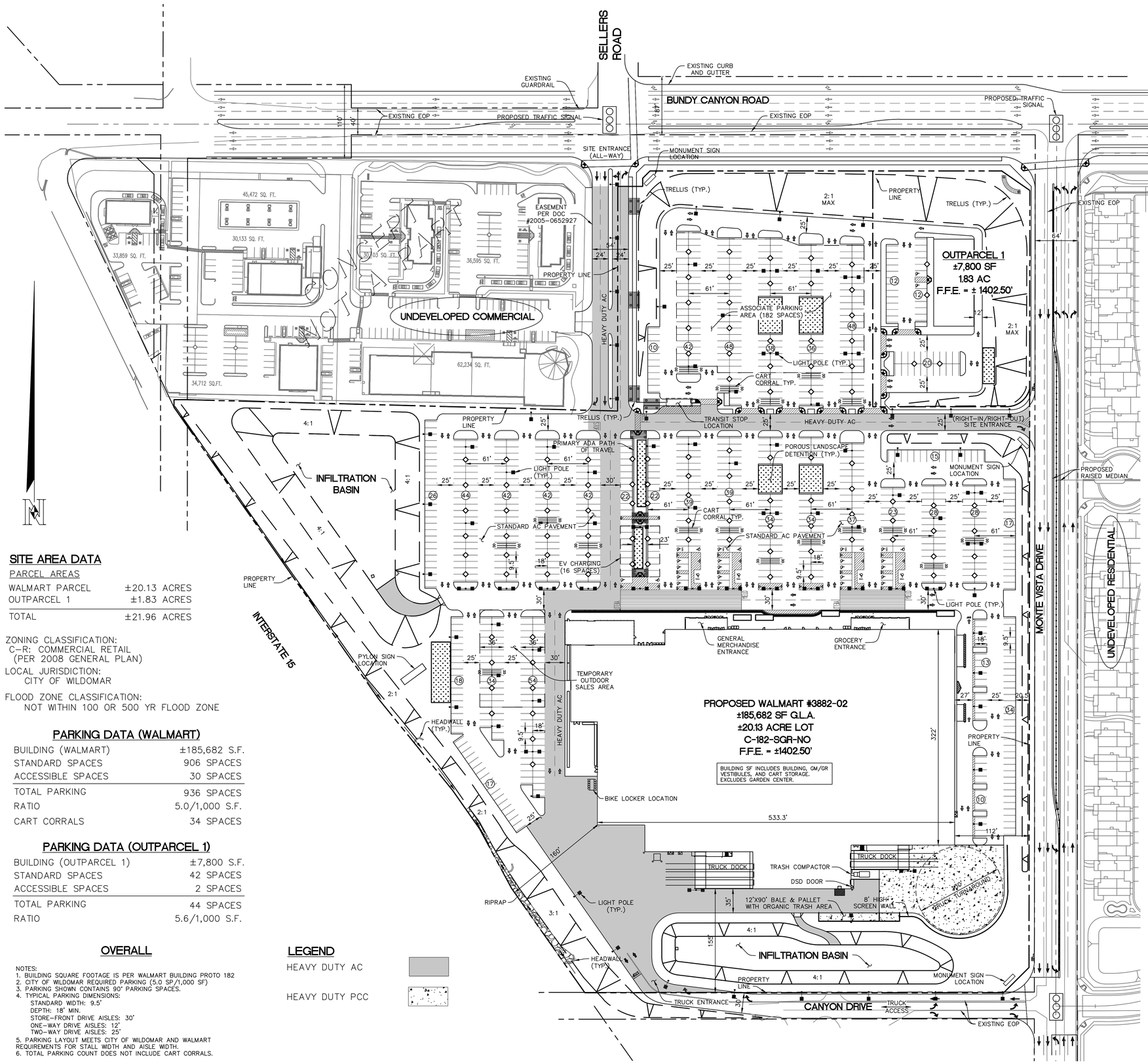
REGISTERED PROFESSIONAL ENGINEER
PETER RITCHEY
No. 67652
CIVIL
STATE OF CALIFORNIA

#3882-02 WILDOMAR, CA WALMART
CITY WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

WALMART STORES, INC.
BENTONVILLE, AR

DRAWN	SH
CHECKED	PR
DATE	10/30/2014
SCALE	AS SHOWN
JOB No.	310-040.1
SHEET	1

1 OF 10 SHEETS



SITE AREA DATA

PARCEL AREAS

WALMART PARCEL	±20.13 ACRES
OUTPARCEL 1	±1.83 ACRES
TOTAL	±21.96 ACRES

ZONING CLASSIFICATION:
C-R: COMMERCIAL RETAIL
(PER 2008 GENERAL PLAN)

LOCAL JURISDICTION:
CITY OF WILDOMAR

FLOOD ZONE CLASSIFICATION:
NOT WITHIN 100 OR 500 YR FLOOD ZONE

PARKING DATA (WALMART)

BUILDING (WALMART)	±185,682 S.F.
STANDARD SPACES	906 SPACES
ACCESSIBLE SPACES	30 SPACES
TOTAL PARKING	936 SPACES
RATIO	5.0/1,000 S.F.
CART CORRALS	34 SPACES

PARKING DATA (OUTPARCEL 1)

BUILDING (OUTPARCEL 1)	±7,800 S.F.
STANDARD SPACES	42 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL PARKING	44 SPACES
RATIO	5.6/1,000 S.F.

OVERALL

NOTES:
1. BUILDING SQUARE FOOTAGE IS PER WALMART BUILDING PROTO 182
2. CITY OF WILDOMAR REQUIRED PARKING (5.0 SP/1,000 SF)
3. PARKING SHOWN CONTAINS 90° PARKING SPACES.
4. TYPICAL PARKING DIMENSIONS:
   STANDARD WIDTH: 9.5'
   DEPTH: 18' MIN.
   STORE-FRONT DRIVE AISLES: 30'
   ONE-WAY DRIVE AISLES: 12'
   TWO-WAY DRIVE AISLES: 25'
5. PARKING LAYOUT MEETS CITY OF WILDOMAR AND WALMART REQUIREMENTS FOR STALL WIDTH AND AISLE WIDTH.
6. TOTAL PARKING COUNT DOES NOT INCLUDE CART CORRALS.

PROPOSED OVERALL PARKING RATIO: 5.1/1000

LEGEND

HEAVY DUTY AC

HEAVY DUTY PCC

ZONING/LAND USE/LAND DEVELOPMENT/REGULATIONS:
THE SITE IS CURRENTLY ZONED R-R, RURAL-RESIDENTIAL.
FUTURE LAND USE DESIGNATION: C-R COMMERCIAL-RETAIL (2008 MASTER PLAN)
ANNEXATION: NOT NEEDED
ENTITLEMENT REVIEW PROCESS: THE SCOPE OF WORK ASSOCIATED WITH THIS DEVELOPMENT INCLUDES BUILDING STRUCTURE, SIGN PLACEMENT, OFF-SITE STREET IMPROVEMENT, BALE AND PALLET RECYCLING AREA, ORGANIC WASTE AREA, SCREEN WALLS, TENANT PAD PREPARATION, AND UTILITY EXTENSIONS.
OUTDOOR STORAGE, DISPLAY AND SALES: METAL STORAGE CONTAINERS ARE SUBJECT TO APPROVAL OF A PLOT PLAN. OPEN STORAGE OF MATERIAL AND EQUIPMENT PERMITTED IN THE REAR AND SHALL BE ENCLOSED WITH A VISUALLY SCREENING FENCE.
LANDSCAPING: PER CITY OF WILDOMAR LANDSCAPING REQUIREMENTS, PERCENTAGE OF PARKING AREA TO BE SHADED FOR PARKING LOTS OF 50+ SPACES TO BE 50% MINIMUM. THE PERCENTAGE OF PARKING AREA REQUIRED TO BE SHADED SHALL BE BASED ON THE NUMBER OF UNCOVERED PARKING SPACES; DRIVEWAYS AND AISLES ARE EXCLUDED.
SIGNS: SIGNS ARE ALLOWED WITH PROPER PERMIT APPROVALS.
ARCHITECTURAL REVIEW: ARCHITECTURAL REVIEW IS REQUIRED FOR THE PROPOSED BUILDING STRUCTURE. A DSD DOOR IS SHOWN AT THE REAR TO ACCOMMODATE THE PROPOSED BALE AND PALLET RECYCLING AREA. AOR SHALL CONFIRM BUILDING SIGNAGE REQUIREMENTS.
A PARKING RATIO OF AT LEAST 5.0/1000 S.F. IS REQUIRED PER CITY OF WILDOMAR MUNICIPAL CODE. THE PROPOSED RATIO WILL BE 5.0 FOR WALMART PARKING. THIS RATIO MEETS CITY OF WILDOMAR AND WALMART GUIDELINE REQUIREMENTS. CART CROSSOVERS ARE PROPOSED AND EXCLUDED FROM THE TOTAL PARKING COUNT. A 12'X90' BALE AND PALLET AND ORGANIC WASTE ARE PROPOSED AT THE REAR OF THE BUILDING. PROPER SCREENING WILL BE REQUIRED PER CITY OF WILDOMAR MUNICIPAL CODE AND IS SUBJECT TO APPROVAL.
SETBACK REQUIREMENTS: BUILDING SET BACKS ARE REQUIRED PER MUNICIPAL CODE AND ARE TO BE MAINTAINED AT 25' FOR FRONT, REAR, AND SIDE. BUILDING HEIGHT MAXIMUM LIMIT OF 40' EXISTS FOR THIS PROPERTY PER MUNICIPAL CODE.
OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES. OUTDOOR LIGHTING SHALL COMPLY WITH THE STATE OF CALIFORNIA'S BUILDING ENERGY EFFICIENT STANDARDS OF TITLE 24 OF THE CALIFORNIA BUILDING CODE. A PHOTOMETRIC SURVEY IS PROVIDED.
OUTPARCEL RESTRICTIONS: NONE EXIST AT THIS TIME. ONE OUTPARCEL IS PROPOSED; WALMART SHALL PROVIDE A ROUGH GRADED PAD WITH UTILITY STUB OUTS. PARKING RATIO REQUIRED WILL BE DEPENDENT ON THE TYPE OF BUSINESS PROPOSED AND IS SUBJECT TO THE RESPECTIVE MUNICIPAL CODE REQUIREMENTS.

ON-SITE / SURVEY:
WILDOMAR PRESERVATION REQUIREMENTS: N/A
A GEOTECHNICAL REPORT: A GEOTECHNICAL REPORT WAS COMPLETED ON MAY 3, 2005. AN UPDATED REPORT WAS COMPLETED ON JANUARY 14, 2014.
ACCESS OPPORTUNITIES: 2 PROPOSED ALL-WAY ACCESS POINTS ARE PROPOSED FOR THIS DEVELOPMENT. THE PROPOSED SITE ACCESS CONSISTS OF ONE SIGNALIZED INTERSECTION ALONG BUNDY CANYON ROAD AND A NON-SIGNALIZED, RIGHT IN/RIGHT OUT, ACCESS POINT ALONG MONTE VISTA AVE. THE SITE ALSO INCLUDES A SIGNALIZED TRUCK ACCESS ENTRANCE AT THE INTERSECTION OF MONTE VISTA DRIVE AND CANYON DRIVE. THE REAR RIGHT IN/ LEFT OUT TRUCK ACCESS IS LOCATED AT THE END OF CANYON DRIVE AND CAN BE ACCESSED FROM MONTE VISTA DRIVE. A 130' TRUCK TURNAROUND AREA IS PROPOSED WITH HEAVY DUTY PCC PAVING LOCATED AT THE VICINITY OF THE TRUCK DOCK.
BASE INFORMATION: TOPOGRAPHIC SURVEY DATED 4/18/13.
APN# 367-100-033, 367-100-034, 367-100-035, 367-100-037.
NO UNUSUAL COST IMPACTS ARE ANTICIPATED DUE TO EXISTING SITE TOPOGRAPHY.
FLOODPLAIN: FLOOD CONTROL ZONE 7.
STORMWATER REQUIREMENTS INCLUDE SWPPP, WQMP, AND HYDROLOGY STUDY SUBMITTALS.
REQUIRED PERMITS AND AGENCIES: SEE REQUIRED PERMITS SECTION BELOW.

OFF-SITE:
ADJACENT PROPERTY OWNERS WITHIN 1000' RADIUS: RESIDENTIAL, CORNER STONE CHRISTIAN CHURCH, ELSINOR HIGH SCHOOL, PIZZA FACTORY, FAT CAT TAVERN, CIRCLE K, JACK IN THE BOX, AM-PM.
ADDITIONAL ROW ACQUISITIONS: R/W ACQUISITION IS REQUIRED FOR STREET IMPROVEMENTS.
OFF-SITE IMPROVEMENTS ARE ANTICIPATED. STREET IMPROVEMENTS ARE PROPOSED ON BUNDY CANYON ROAD, MONTE VISTA DRIVE, AND CANYON DRIVE. IMPROVEMENTS INCLUDE CURB, SIDEWALK, AC PAVEMENT, AND STRIPING. TRAFFIC SIGNALS ARE PROVIDED AT THE INTERSECTION OF MONTE VISTA DRIVE AND BUNDY CANYON ROAD, AT THE FRONT MAIN ENTRANCE ALONG BUNDY CANYON ROAD AND SELLERS ROAD, AND AT THE TRUCK ENTRANCE AT THE INTERSECTION OF MONTE VISTA DRIVE AND CANYON DRIVE.
UTILITY CONNECTION FEES: UTILITY CONNECTION FEES IS ANTICIPATED FOR WATER, SEWER, GAS, ELECTRIC.
SOLID WASTE DISPOSAL FEES: N/A
ACCESS TO SIDEWALKS OF ADJACENT PROPERTIES: ADEQUATE SIDEWALK ACCESS TO PUBLIC RIGHT OF WAY IS PROPOSED FOR MONTE VISTA DRIVE AND BUNDY CANYON ROAD.
UTILITY EXTENSIONS: UTILITY EXTENSIONS ARE PROPOSED
EXISTING DRAINAGE PROBLEM AREAS: EXISTING TERRAIN HAS ONSITE CHANNEL DIRECTED TOWARDS INLETS RUNNING UNDER INTERSTATE 15.

UTILITIES:
WATER AVAILABILITY: 10" PVC WATER SERVICE EXISTS 18' NORTH OF THE BUNDY CANYON ROAD CENTERLINE, 12" PVC SERVICE 7' WEST OF MONTE VISTA DRIVE CENTERLINE, AND 6" PVC SERVICE 15' NORTH OF CANYON DRIVE CENTERLINE.
SEWER AVAILABILITY: 12" CLAY PVC SEWER SERVICE IS LOCATED 5' SOUTH OF BUNDY CANYON ROAD CENTERLINE AND 8" CLAY PVC LOCATED 5' SOUTH OF CANYON DRIVE CENTERLINE.
LIFT STATION: A SEWER LIFT STATION IS NOT ANTICIPATED.
DRAINAGE OUTFALL: MAJORITY OF THE ONSITE PARKING LOT DRAINAGE IS DIRECTED TO VARIOUS POROUS LANDSCAPE DETENTION AREAS THAT TREAT THE STORM WATER RUNOFF AND ROUTE OVERFLOW TO AN INFILTRATION BASIN. THE RUNOFF FROM THE REMAINING AREA, INCLUDING THE ROOF SURFACE, IS DIRECTED TO AN EXTENDED DETENTION BASIN AT THE SOUTHERN LIMITS OF THE PROJECT SITE.
ELECTRICITY: OVERHEAD ELECTRICAL LINES ARE LOCATED ON THE SOUTH SIDE OF BUNDY CANYON AND THE WEST SIDE OF MONTE VISTA DRIVE.
CABLE TV: CABLE TV SERVICE IS PROPOSED
NATURAL GAS: EXISTING GAS SERVICE IS LOCATED 13' NORTH OF BUNDY CANYON ROAD CENTERLINE.

REQUIRED PERMITS:
GRADING: CITY OF WILDOMAR DEPARTMENT OF PUBLIC WORKS
BUILDING: CITY OF WILDOMAR BUILDING DEPARTMENT
SWPPP /NOI: SWPPP IS REQUIRED PER STATE WATER RESOURCES CONTROL BOARD DIVISION OF WATER QUALITY, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
UTILITY CONNECTION:
WATER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER – ELSINORE VALLEY MUNICIPAL WATER DISTRICT
STORM DRAIN – CITY OF WILDOMAR
ELECTRICITY – SOUTHERN CALIFORNIA EDISON
GAS – SOUTHERN CALIFORNIA EDISON
TELEPHONE – VERIZON

DEVIATIONS:
THERE ARE NO DEVIATIONS FROM THE PUBLIC WORKS CODES ANTICIPATED FOR THIS PROJECT.

PRELIMINARY SITE PLAN

60 0 60 120 180 240
SCALE 1" = 60'

REVISIONS	BY

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#3882-02 WILDOMAR, CA WALMART
CITY WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

WALMART STORES, INC.
BENTONVILLE, AR

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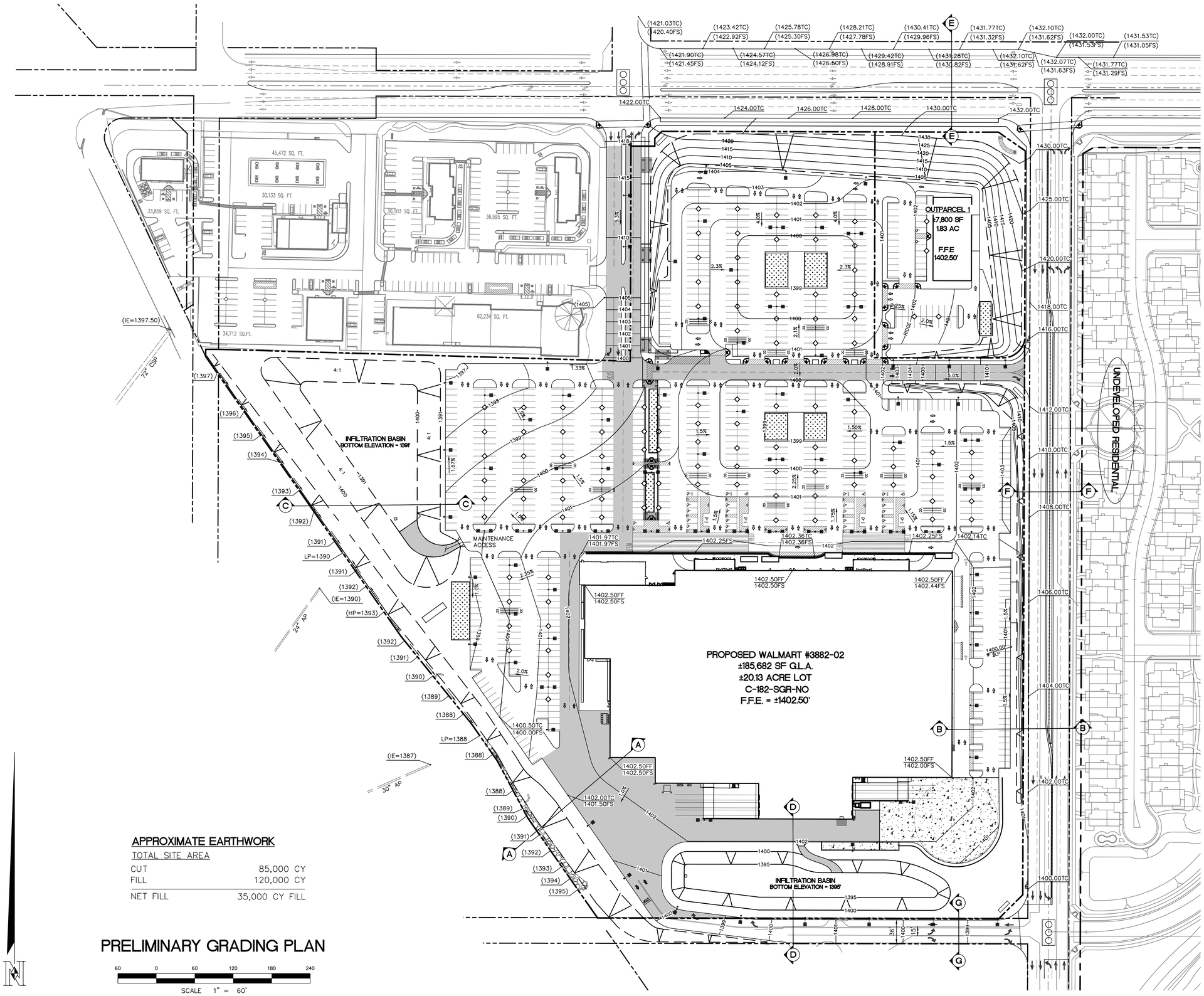

APPROXIMATE EARTHWORK

TOTAL SITE AREA

CUT	85,000 CY
FILL	120,000 CY
NET FILL	35,000 CY FILL

PRELIMINARY GRADING PLAN

60 0 60 120 180 240

SCALE 1" = 60'

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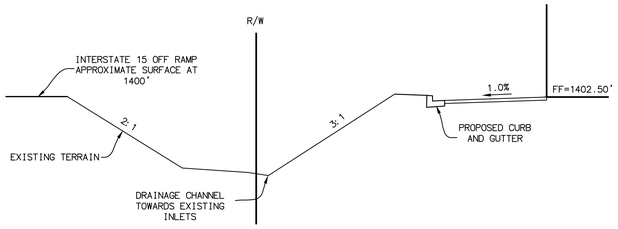
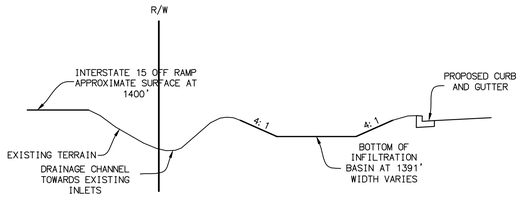
3 OF 10 SHEET



SECTION A-A
NTS



SECTION C-C
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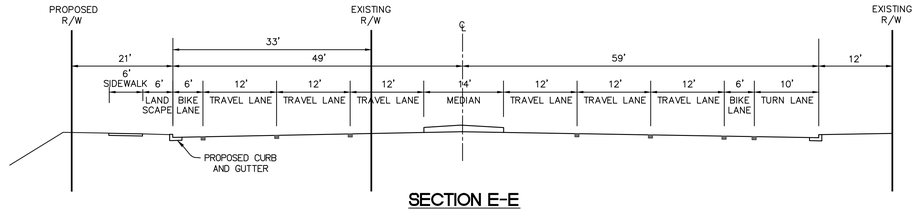
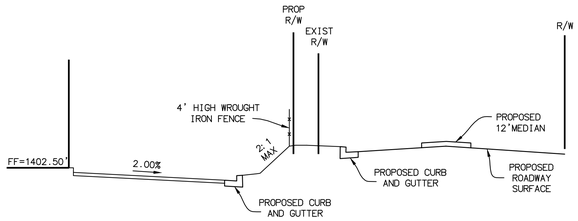


SECTION E-E
BUNDY CANYON ROAD
NTS



SECTION B-B
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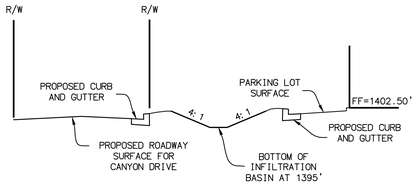

SECTION D-D
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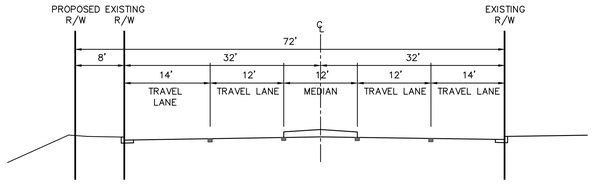
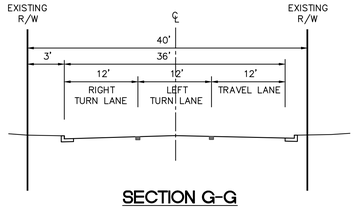
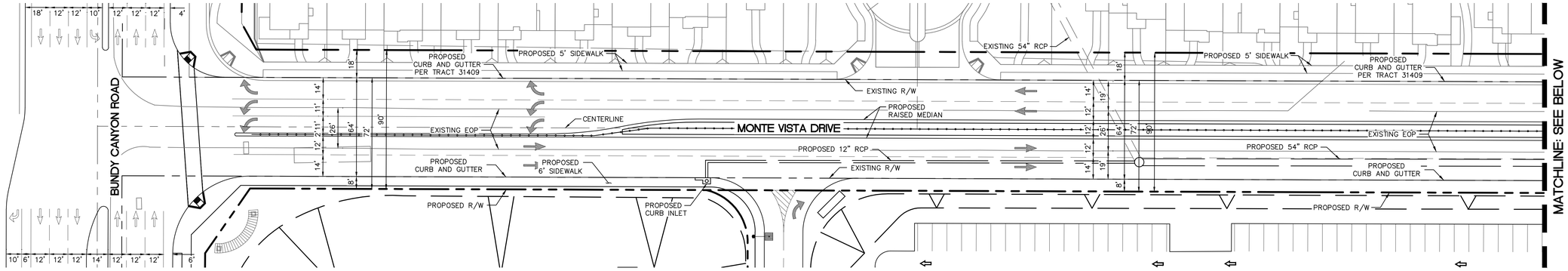
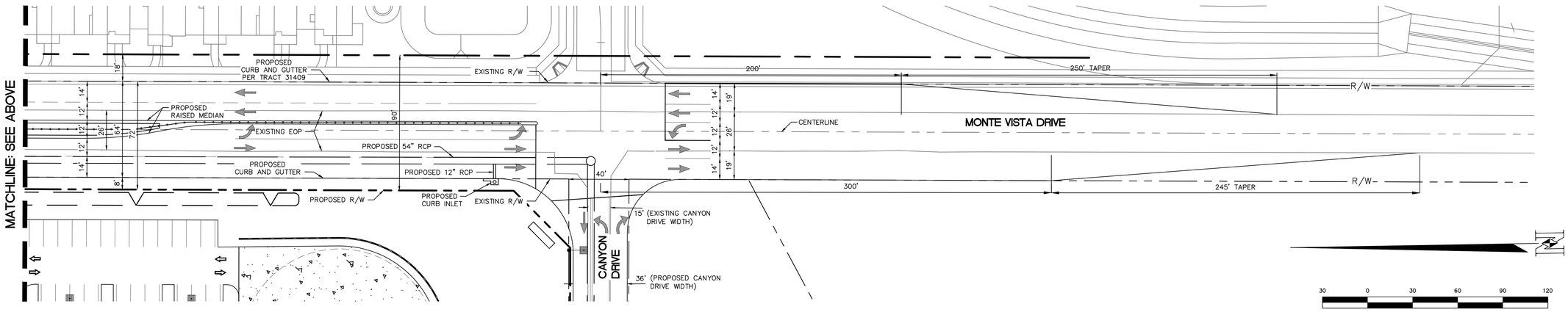


SECTION F-F
MONTE VISTA DRIVE
NTS



SECTION G-G
CANYON DRIVE
NTS





30 0 30 60 90 120
SCALE 1" = 30'

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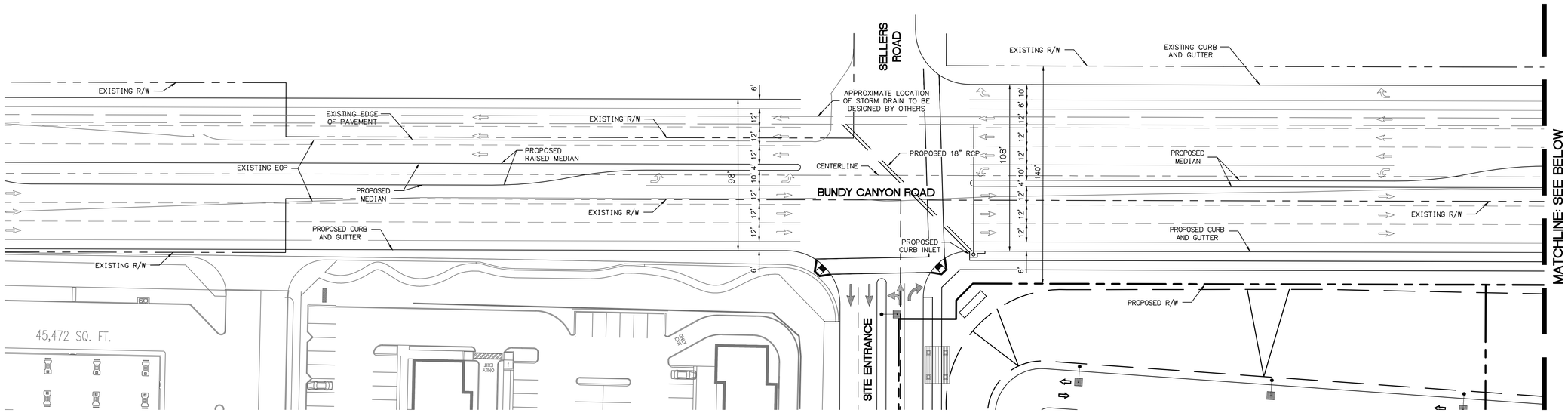
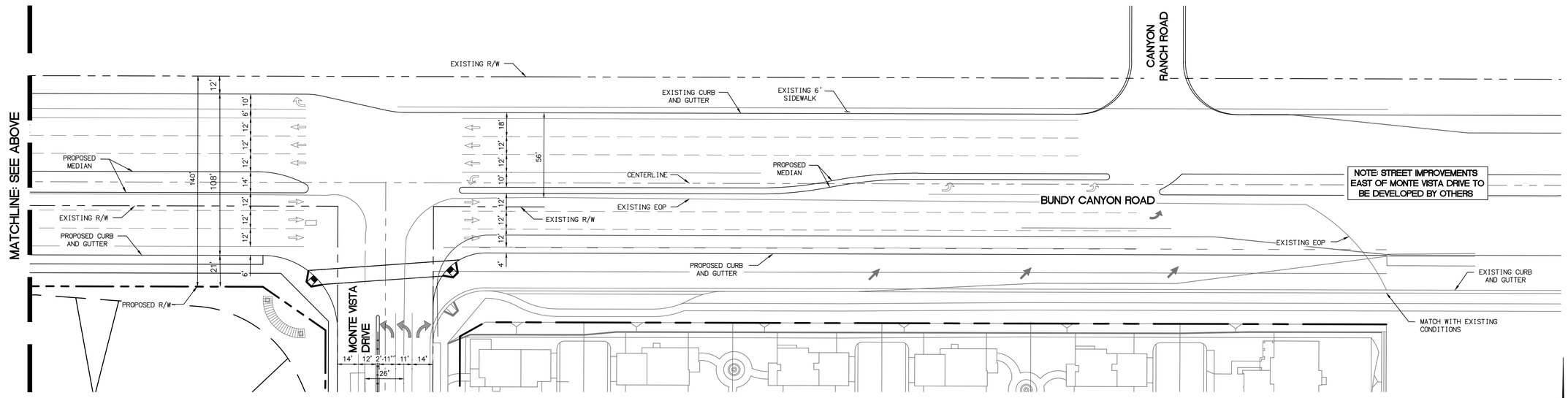
JOB No.	310-040.1
SHEET	4





SCALE 1" = 30'

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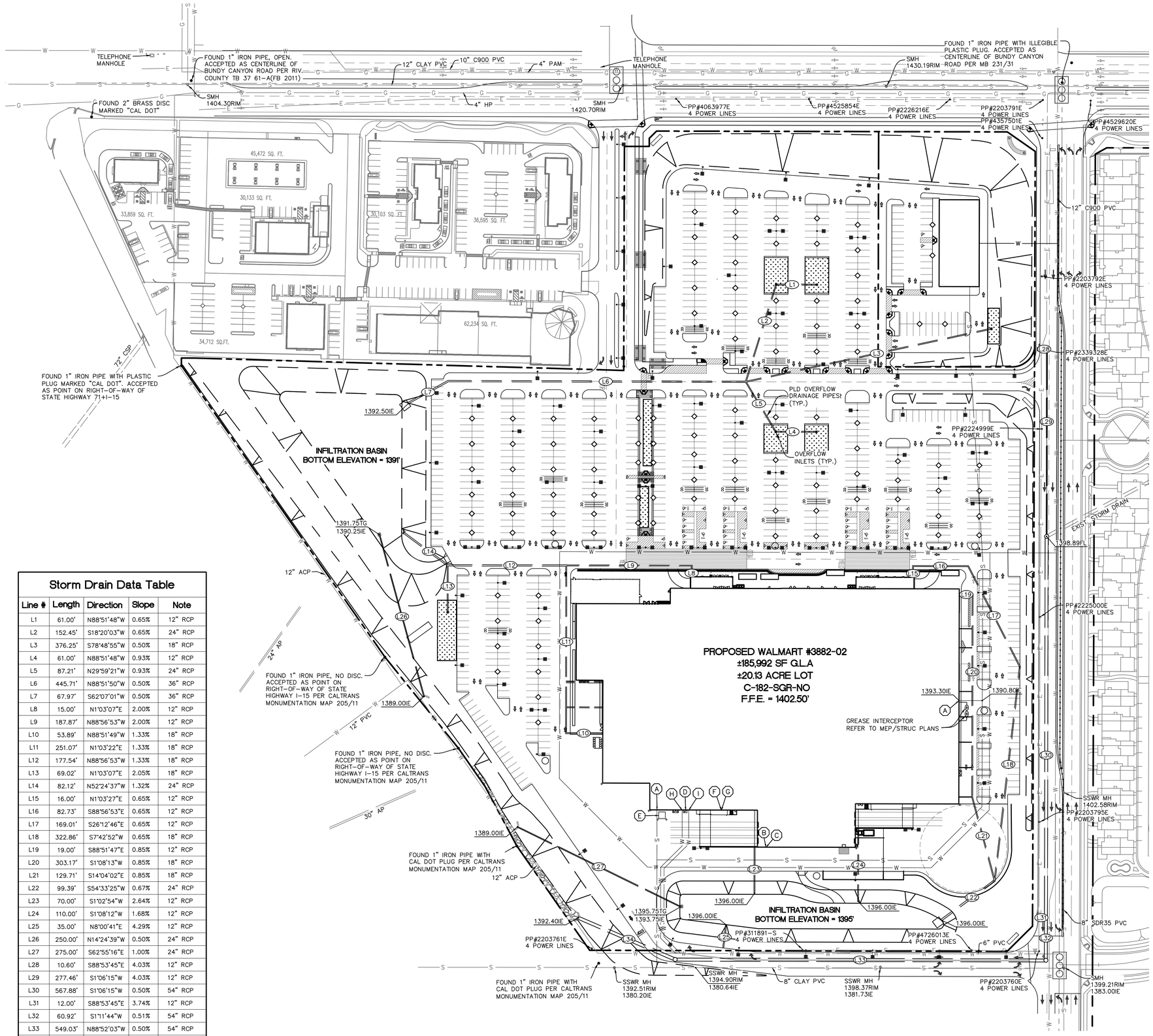
#3882-02 WILDOMAR, CA WALMART
CITY WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA
WALMART STORES, INC.
BENTONVILLE, AR

DRAWN	SH
CHECKED	PR
DATE	10/30/2014
SCALE	AS SHOWN
JOB No.	310-040.1
SHEET	5

5 OF 10 SHEET



Storm Drain Data Table

Line #	Length	Direction	Slope	Note
L1	61.00'	N88°51'48"W	0.65%	12" RCP
L2	152.45'	S18°20'03"W	0.65%	24" RCP
L3	376.25'	S78°48'55"W	0.50%	18" RCP
L4	61.00'	N88°51'48"W	0.93%	12" RCP
L5	87.21'	N29°59'21"W	0.93%	24" RCP
L6	445.71'	N88°51'50"W	0.50%	36" RCP
L7	67.97'	S62°07'01"W	0.50%	36" RCP
L8	15.00'	N1°03'07"E	2.00%	12" RCP
L9	187.87'	N88°56'53"W	2.00%	12" RCP
L10	53.89'	N88°51'49"W	1.33%	18" RCP
L11	251.07'	N1°03'22"E	1.33%	18" RCP
L12	177.54'	N88°56'53"W	1.33%	18" RCP
L13	69.02'	N1°03'07"E	2.05%	18" RCP
L14	82.12'	N52°24'37"W	1.32%	24" RCP
L15	16.00'	N1°03'27"E	0.65%	12" RCP
L16	82.73'	S88°56'53"E	0.65%	12" RCP
L17	169.01'	S26°12'46"E	0.65%	12" RCP
L18	322.86'	S7°42'52"W	0.65%	18" RCP
L19	19.00'	S88°51'47"E	0.85%	12" RCP
L20	303.17'	S1°08'13"W	0.85%	18" RCP
L21	129.71'	S14°04'02"E	0.85%	18" RCP
L22	99.39'	S54°33'25"W	0.67%	24" RCP
L23	70.00'	S1°02'54"W	2.64%	12" RCP
L24	110.00'	S1°08'12"W	1.68%	12" RCP
L25	35.00'	N8°00'41"E	4.29%	12" RCP
L26	250.00'	N14°24'39"W	0.50%	24" RCP
L27	275.00'	S62°55'16"E	1.00%	24" RCP
L28	10.60'	S88°53'45"E	4.03%	12" RCP
L29	277.46'	S1°06'15"W	4.03%	12" RCP
L30	567.88'	S1°06'15"W	0.50%	54" RCP
L31	12.00'	S88°53'45"E	3.74%	12" RCP
L32	60.92'	S1°11'44"W	0.51%	54" RCP
L33	549.03'	N88°52'03"W	0.50%	54" RCP
L34	153.67'	N65°40'42"W	0.50%	54" RCP

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER.
- (C) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS.
- (D) 3/4" PVC CONDUIT FOR TAMPER SWITCH.
- (E) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.
- (F) UNDERGROUND TELEPHONE FROM POLE TO BUILDING TO BE EXTENDED BY TELEPHONE COMPANY.
- (G) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF OVERHEAD TELEPHONE LINES. CONTRACTOR SHALL COORDINATE THE TYING OF INDIVIDUAL METERS WITH THE ELECTRIC COMPANY. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY TO INSURE PROPER SEPARATION BETWEEN OVERHEAD LINES AND LIGHT POLES.
- (H) 3" DOMESTIC WATERLINE ENTRY WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- (I) SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE DETECTOR CHECK BACKFLOW PREVENTION DEVICE, IN SERIES WITH A CHECK VALVE, GATE VALVES, ETC., MEETING WATER COMPANY
- (J) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED.

LEGEND

- EXISTING WATER LINE — W —
- EXISTING SEWER LINE — S —
- EXISTING ELECTICAL LINE — E —
- EXISTING GAS LINE — G —
- PROPOSED WATER LINE — W —
- PROPOSED SEWER LINE — S —
- PROPOSED STORM DRAIN LINE
- PROPOSED GAS LINE — G —
- PROPOSED ELECTRIC LINE — E —
- PROPOSED TELEPHONE LINE — T —
- EXISTING FIRE HYDRANT
- SEWER MANHOLE (S)
- STORM DRAIN MANHOLE (D)
- FOUND MONUMENT AS NOTED
- POWER POLE
- ACCESS RIGHTS RELINQUISHED
- PROPERTY LINE
- SINGLE LIGHT POST
- DOUBLE LIGHT POST

NOTE:

ALL EXISTING POWER POLES TO BE RELOCATED UNDERGROUND.

PRELIMINARY UTILITY PLAN

SCALE 1" = 60'

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#3882-02 WILDOMAR, CA WALMART
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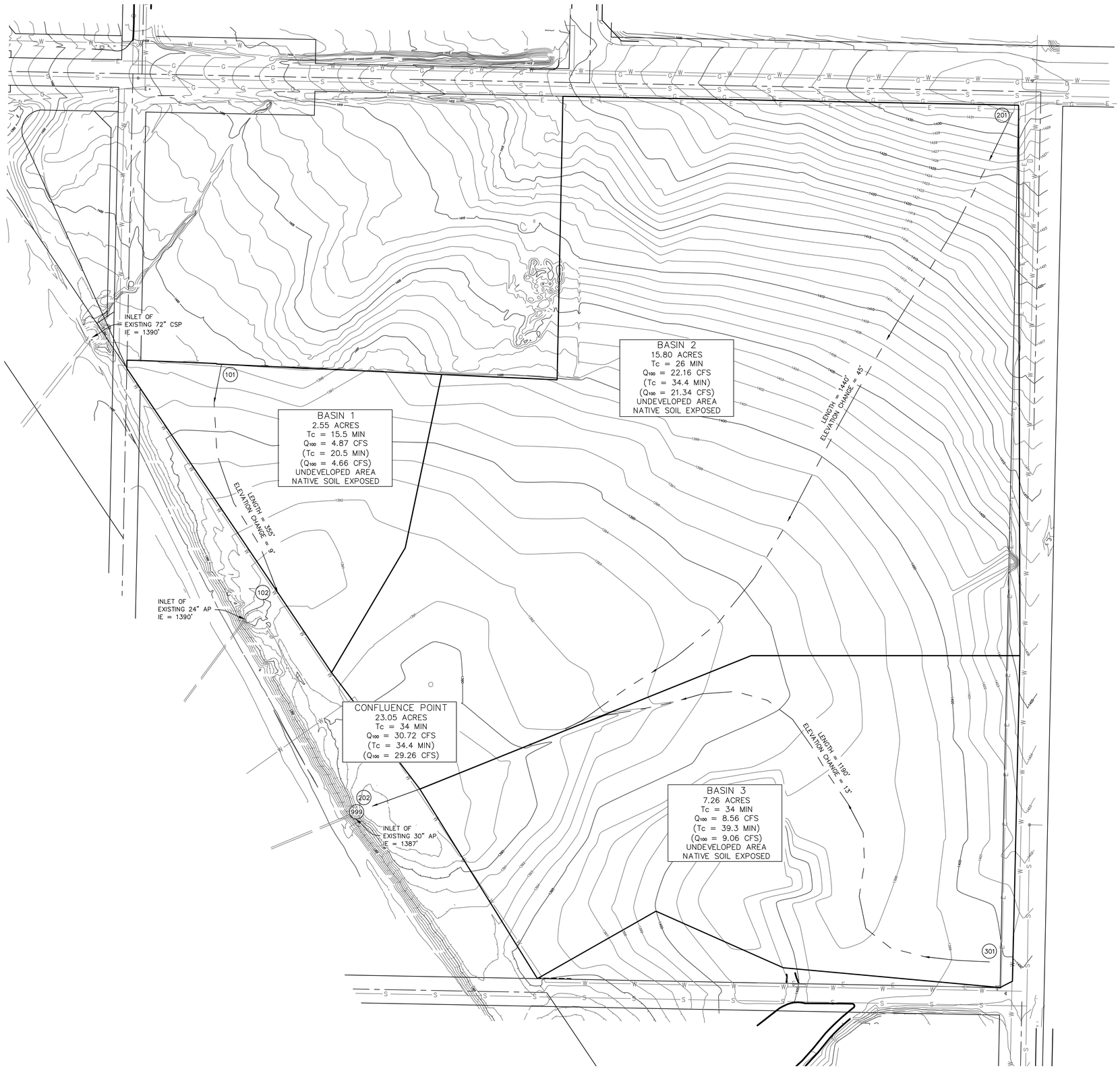
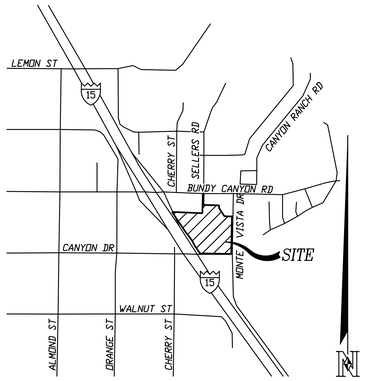
WALMART STORES, INC.
BENTONVILLE, AR

DRAWN	SH
CHECKED	PR
DATE	10/30/2014
SCALE	AS SHOWN
JOB No.	310-040.1
SHEET	6

6 OF 10 SHEET





VICINITY MAP

NO SCALE

LEGEND:

Tc = 8.0 MIN
Q100 = 20 CFS — RATIONAL METHOD HAND CALCULATION

(Tc = 7.0 MIN)
(Q100 = 18 CFS) — AES CALCULATION

(101) — AES RELATED NODE NUMBER

DRAINAGE MANAGEMENT AREAS FOR EXISTING CONDITIONS

60 0 60 120 180 240

SCALE 1" = 60'

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DRAWN	SH
CHECKED	PR
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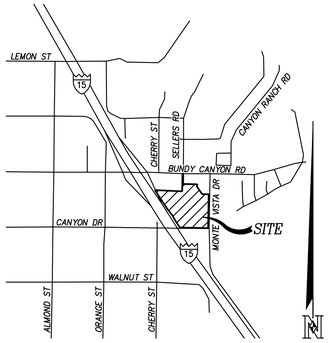
SCALE	AS SHOWN
JOB No.	310-040.1
SHEET	7

7 OF 10 SHEETS



VICINITY MAP

NO SCALE

LEGEND:

Tc = 8.0 MIN Q_{100} = 20 CFS	– RATIONAL METHOD HAND CALCULATION
(Tc = 7.0 MIN) (Q_{100} = 18 CFS)	– AES CALCULATION
104	– AES RELATED NODE NUMBER
2–A 4.02 AC	– RATIONAL METHOD DRAINAGE AREAS
L7	– STORM DRAIN PIPE SEGMENT NUMBER

L# Storm Drain Data Table

Line #	Length	Direction	Slope	Note
L1	61.00'	N88°51'48"W	0.65%	12" RCP
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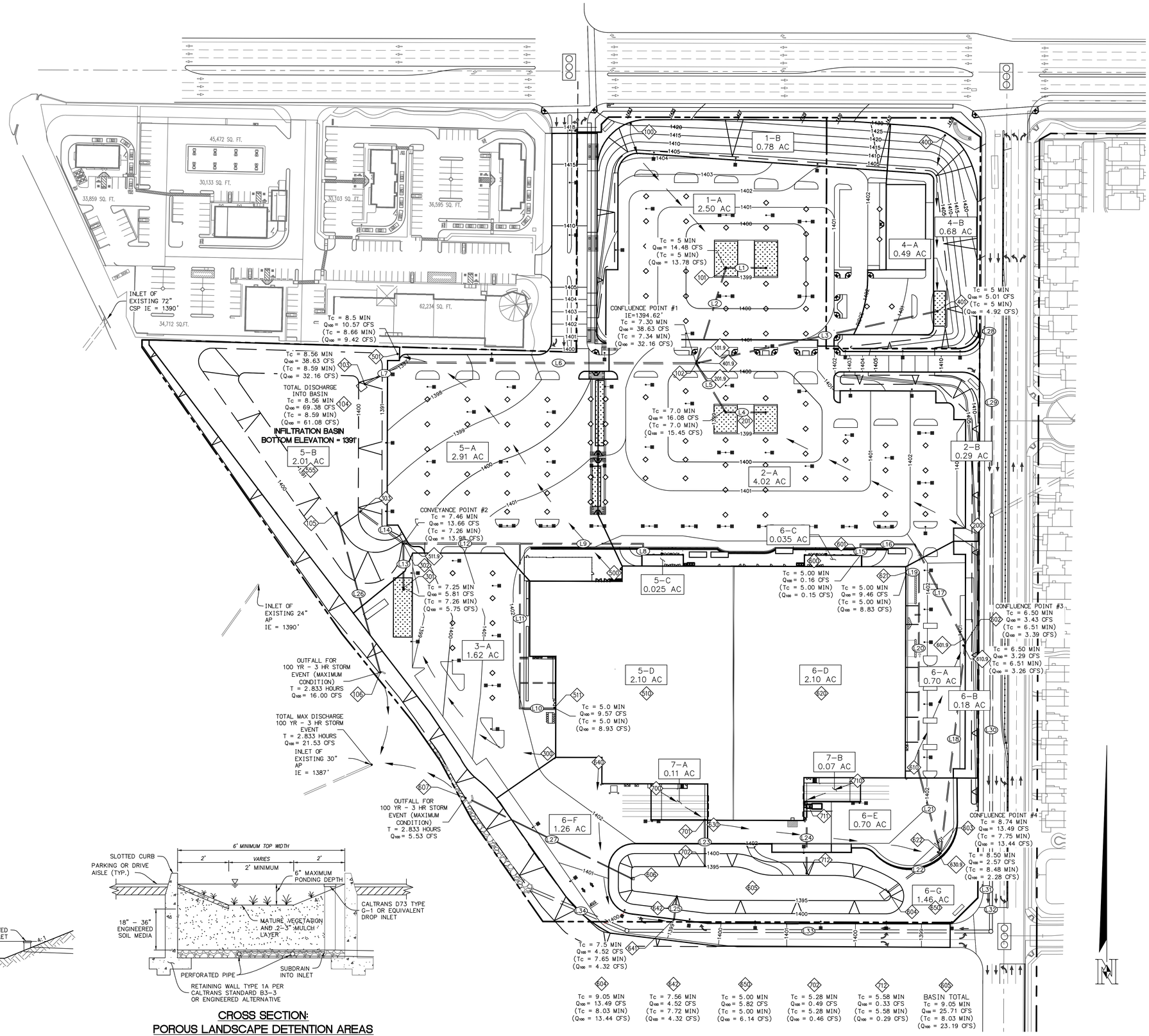

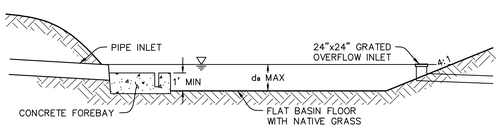

CROSS SECTION: INFILTRATION BASIN

NOT TO SCALE

CROSS SECTION: POROUS LANDSCAPE DETENTION AREAS

NOT TO SCALE

DRAINAGE MANAGEMENT AREAS FOR HYDROLOGIC ANALYSIS

60 0 60 120 180 240

SCALE 1" = 60'

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CITY WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA
WALMART STORES, INC.
BENTONVILLE, AR

DRAWN	SH
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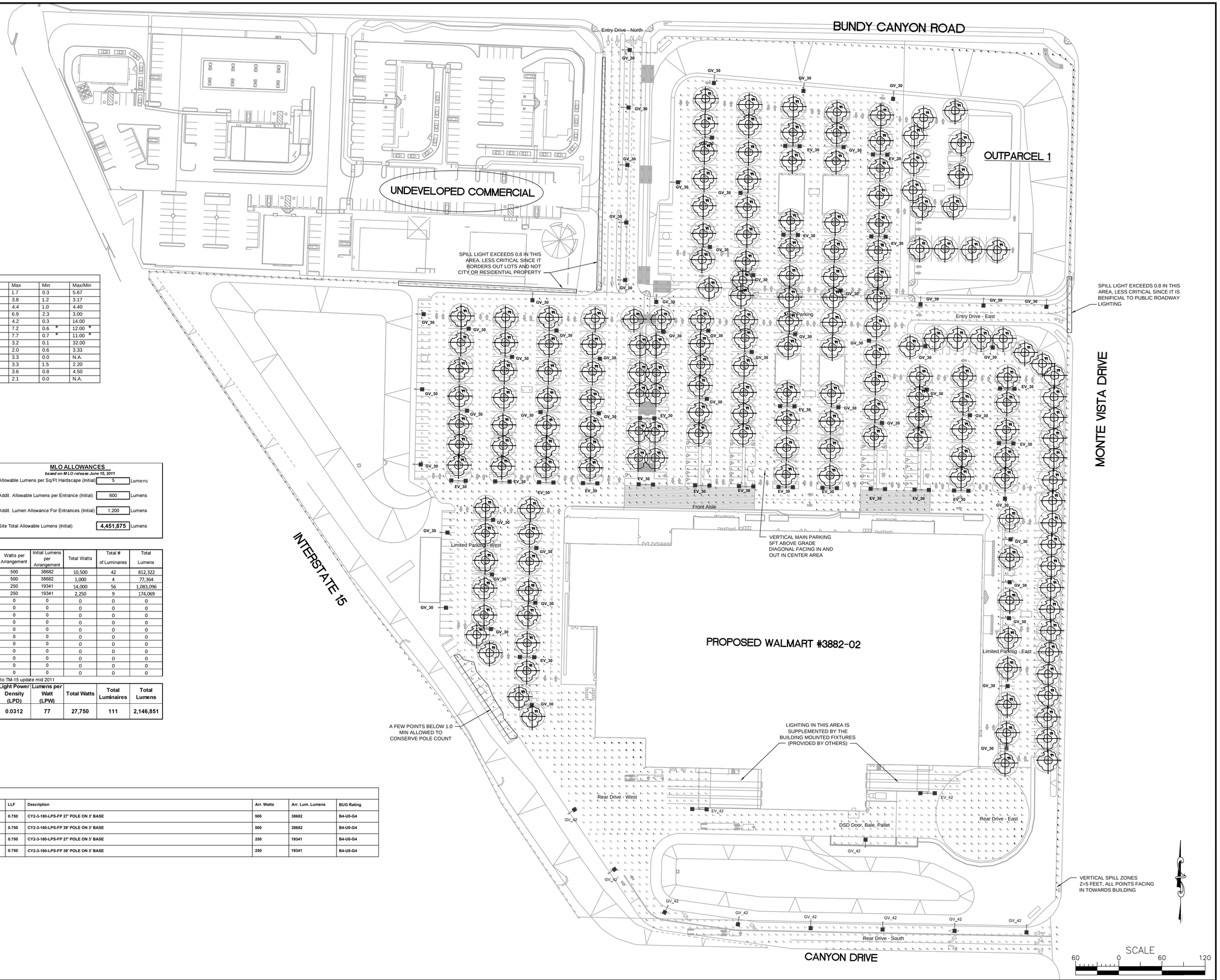
DATE	10/30/2014
SCALE	AS SHOWN
JOB No.	310–040.1
SHEET	8

8 OF 10 SHEETS

CALACULATION INCLUDES CLIENT APPROVED T1, T2, OR T3 OBJECTS AT 10 YEAR MATURE SIZE PROVIDED.



HARDSCAPE AREA = 890,135 sq ft

Photometric Calculation Summary (Values are in foot-candles)				
Label	Avg	Max	Min	Max/Min
DSD Door, Bale, Pallet	1.02	1.7	0.3	5.67
Entry Drive - East	2.38	3.8	1.2	3.17
Entry Drive - North	2.21	4.4	1.0	4.40
Front Aisle	4.37	6.9	2.3	3.00
Limited Parking - East	1.77	4.2	0.3	14.00
Limited Parking - West	2.84	7.2	0.6 *	12.00 *
Main Parking	2.57	7.7	0.7 *	11.00 *
Rear Drive - East	0.89	3.2	0.1	32.00
Rear Drive - South	1.17	2.0	0.6	3.33
Rear Drive - West	0.70	3.3	0.0	N.A.
Vert Main Parking In	2.25	3.3	1.5	2.20
Vert Main Parking Out	1.68	3.6	0.8	4.50
Vert Prop Line @ 5 ft	0.48	2.1	0.0	N.A.

*See notes on plan.

Store #:	3882
City:	Wildomar
State:	CA

Total Area in Square Feet
(minus bldg., sidewalk, canopies, Garden Ctr., etc.)
890,135 Square Feet

Number of Parking Area Entrances
2 Entrances

MLO ALLOWANCES
based on MLO release June 15, 2011

Allowable Lumens per Sq/Ft Hardscape (Initial)	5	Lumens
Addit. Allowable Lumens per Entrance (Initial)	600	Lumens
Addit. Lumen Allowance For Entrances (Initial)	1,200	Lumens
Site Total Allowable Lumens (Initial)	**4,451,875**	Lumens

Actual Initial Lumens Installed

Fixture Type	B-U-G Rating	#Luminaires per pole or # wall packs	# Poles For wall packs use "0"	Watts per Arrangement	Initial Lumens per Arrangement	Total Watts	Total # of Luminaires	Total Lumens
EV_30	B4-U0-G4	2	21	500	38682	10,500	42	812,322
EV_42	B4-U0-G4	2	2	500	38682	1,000	4	77,364
GV_30	B4-U0-G4	1	56	250	19341	14,000	56	1,083,096
GV_42	B4-U0-G4	1	9	250	19341	2,250	9	174,069
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

BUG ratings on this calculator may differ from BUG on the design due to TM-15 update mid 2011

PROJECT IS COMPLIANT?	Total Poles	Light Power Density (LPD)	Lumens per Watt (LPW)	Total Watts	Total Luminaires	Total Lumens
YES	88	0.0312	77	27,750	111	2,146,851

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	21	EV_30	D180	0.750	CY2-3-180-LPS-FP 27' POLE ON 3' BASE	500	38682	B4-U0-G4
	2	EV_42	D180	0.750	CY2-3-180-LPS-FP 39' POLE ON 3' BASE	500	38682	B4-U0-G4
	56	GV_30	SINGLE	0.750	CY2-3-180-LPS-FP 27' POLE ON 3' BASE	250	19341	B4-U0-G4
	9	GV_42	SINGLE	0.750	CY2-3-180-LPS-FP 39' POLE ON 3' BASE	250	19341	B4-U0-G4

Calculated light levels and visualizations are based on specific information that has been supplied for LSI luminaires. Any differences in luminaire installation, lighted area geometry and obstructions not shown or provided could affect results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-1986 identifying Operating Factors for HID Luminaires

Walmart Store # 3882-02

Wildomar, CA
LSI CYPRESS (Low Pressure Sodium)
MOUNTING HEIGHT 30 FT & 42 FT
IN LOCATIONS SHOWN
PARKING: 2.5FC AVG, 1.0 FC MIN, 5:1 UNIFORMITY
FRONT AISLE 5.0 FC AVG, 3.0 FC MIN, 5:1 UNIFORMITY
HORIZONTAL FC'S AT GRADE
VERTICAL & PROPERTY CALCULATIONS AT 5 FEET AFG
50,000 HOURS SHOWN

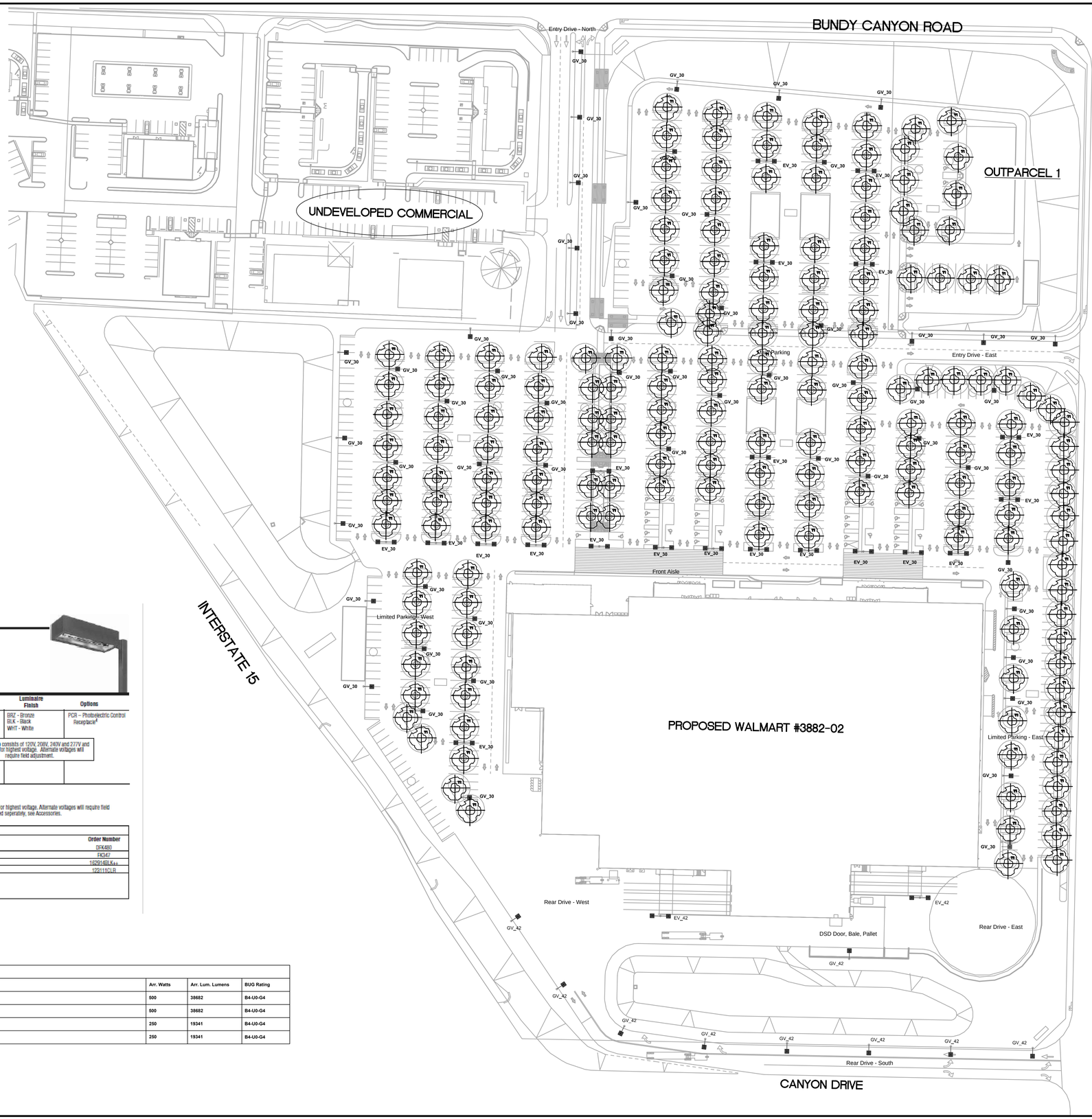
ISSUE BLOCK

Provided By:
Jeff Bays
Benchmark Group Bldg
1805 N 2nd St
Rogers, AR 72756
Phone: 479-636-5004
Phone: 479-619-3855
Fax: 479-619-3937

SITE LIGHTING PLAN

SHEET: SLP1

PRINTED: 11/4/2014 2:27 PM BY: Jeff Bays LAST SAVED: 11/4/2014 2:25 PM BY: Bay
q:\161\16158\sheets\6140 - slp1 site ligting plan - 3882.dwg



CYPRESS

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: CY2 3 180 LPS FP MT BRZ PCR

Luminaire Prefix	Distribution	Lamp Wattage	Light Source[3]	Lens	Line Voltage	Luminaire Finish	Options
CY2 [1] – Arm Mount	A - Asymmetrical	90 2/90	LPS – Low Pressure Sodium 90, 2/90 Watt	FP – Flat Clear Polycarbonate	347 480 MT – Multi Tap	BRZ - Bronze BLK - Black WHT - White	PCR – Photoelectric Control Receptacle[4]
	3 – Type III	180	LPS – Low Pressure Sodium 180 Watt				
CY2WM [2] – Side Wall Mount	FT - Forward Throw	180	LPS – Low Pressure Sodium 180 Watt				

MT – Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.

FOOTNOTES:

1- To wall mount a 90 or 2/90 Watt unit, order CY2 and BKS BO WM * CLR Wall Mount Bracket. Available in single or D180 mounting configurations.

2- Includes Wall Mount Plate. To mount to pole, discard Wall Mount Plate. Consult factory for pole EPAs.

3- Lamp not included

5- PCR factory installed and prewired for highest voltage. Alternate voltages will require field re-wiring. Photocell must be ordered seperately, see Accessories.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
PC120 - Photocell	122514+	DFK480 - Double Fusing	DFK480
PC208-277 – Photocell for 208V, 240V or 277V	122515+	FK347 - Single Fusing	FK347
PC347 - Photocell	159516+	RPP2 – Round Pole Plate	162916BLK++
PC480 - Photocell	122518D+	BKS BO WM * CLR	123111CLR
FK120 - Single Fusing	FK120		
FK277 - Single Fusing	FK277		
DFK208, 240 - Double Fusing	DFK208, 240		

+ Factory Installed PCR option required.
++Black Only

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
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Calculated light levels and visualizations are based on specific information that has been supplied for LSI luminaires. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce differences from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-1986 Identifying Operating Factors for HID Luminaires

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Wildomar, CA
LSI CYPRESS (Low Pressure Sodium)
MOUNTING HEIGHT 30 FT & 42 FT
IN LOCATIONS SHOWN
PARKING: 2.5FC AVG, 1.0 FC MIN, 5:1 UNIFORMITY
FRONT AISLE 5.0 FC AVG, 3.0 FC MIN, 5:1 UNIFORMITY
HORIZONTAL FC'S AT GRADE
VERTICAL & PROPERTY CALCULATIONS AT 5 FEET AFG
50,000 HOURS SHOWN

ISSUE BLOCK

Provided By:
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Phone: 479-619-3855
Fax: 479-619-3937

SITE LIGHTING PLAN

SHEET: SLP2

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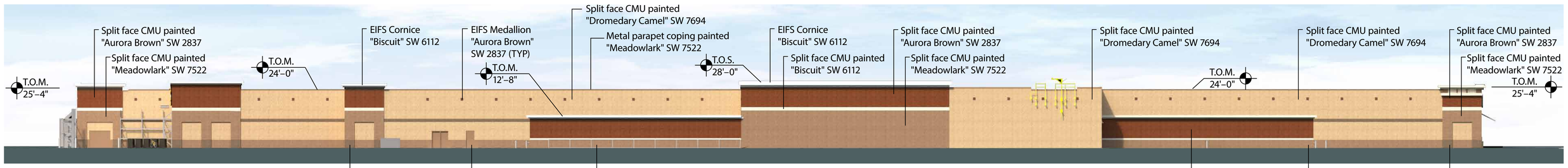
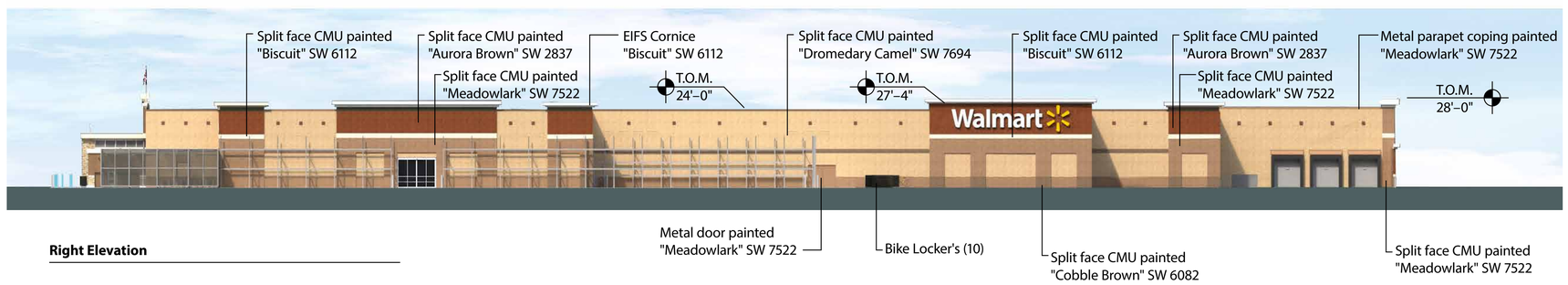
g:\161\16158\sheets\6141 – slp2 site lighting plan – 3882.dwg

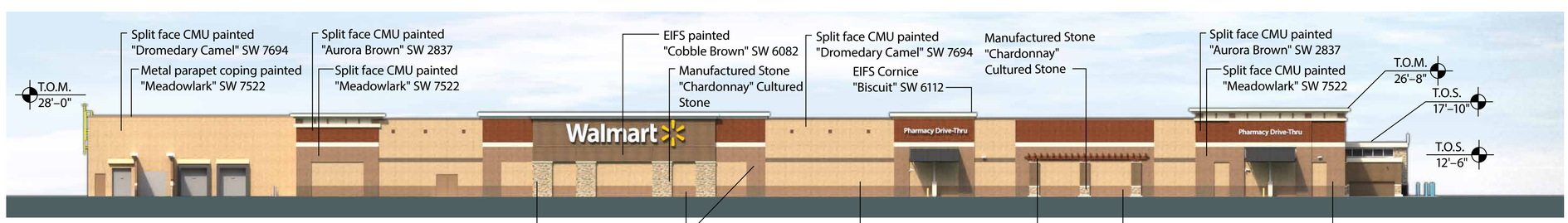
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Sign	Qty.	Height	Area (S.F.)	Total S.F.
Walmart	1	5'–6"	298.00	298.00
Market	1	2'–6"	28.17	28.17
Home & Pharmacy	1	2'–6"	97.66	97.66
Outdoor Living	1	2'–6"	77.17	77.17
Pharmacy Drive-Thru	1	2'–0"	74.78	74.78
		Front Elevation Building Signage		**575.78**

Sign	Qty.	Height	Area (S.F.)	Total S.F.
Walmart	1	3'-6"/5'-1 1/8"	120.76	120.76
		Right Elevation Building Signage		**120.76**

Sign	Qty.	Height	Area (S.F.)	Total S.F.
Walmart	1	5'–6"	298.00	298.00
Pharmacy Drive-Thru	2	1'–6"	39.90	79.80
		Left Elevation Building Signage		**377.80**
		Total Building Signage		**1032.20**

Walmart

SGA Design Group
Daryl L. Bray C31287

July 14, 2014

Wildomar, California #3882 - New Store

Elevations

1

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Walmart

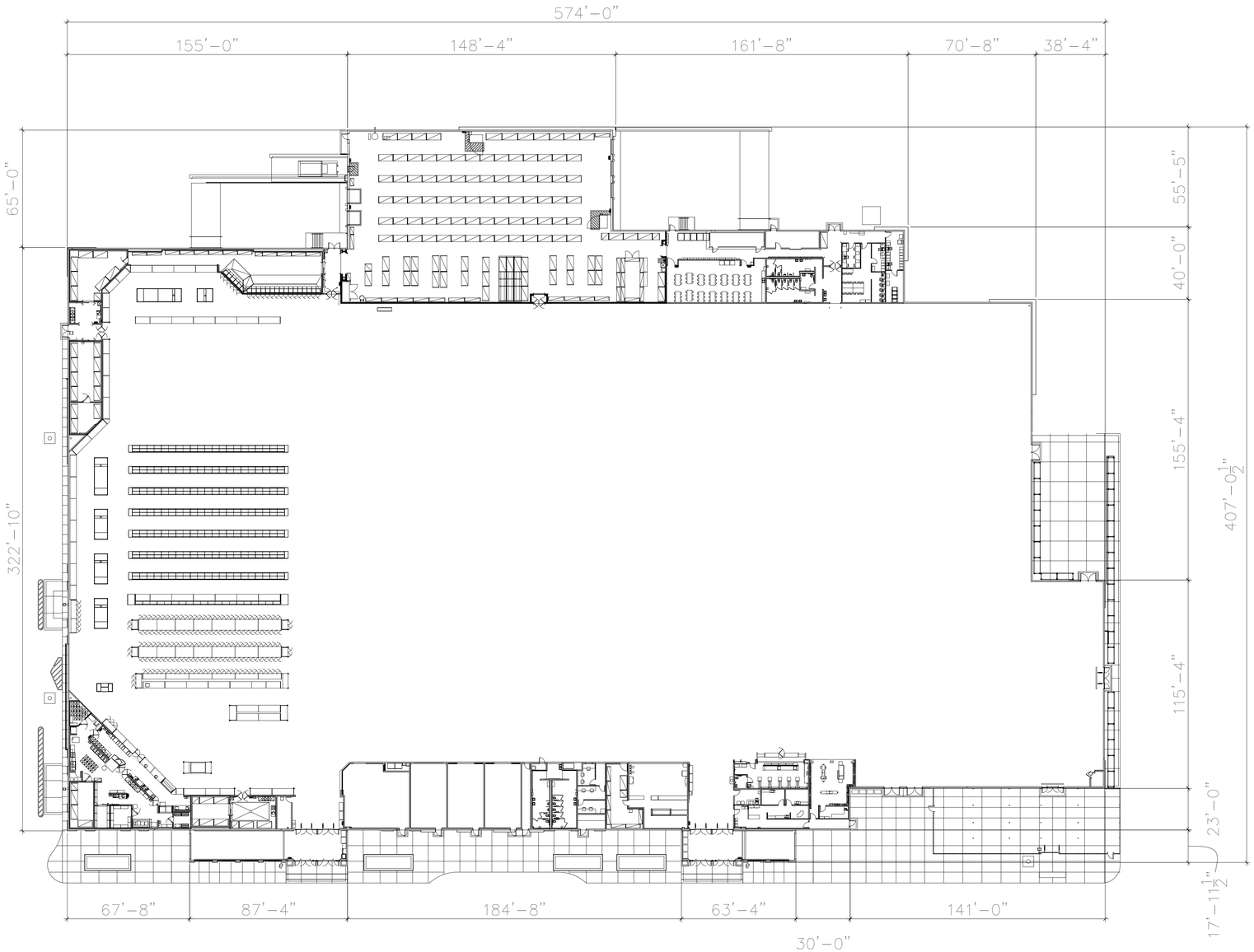
SGA Design Group Daryl L. Bray C31287	July 14, 2014	Wildomar, California #3882 - New Store	Perspective	2

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Walmart

SGA Design Group Daryl L. Bray C31287	July 14, 2014	Wildomar, California #3882 - New Store	Perspective 3

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Walmart

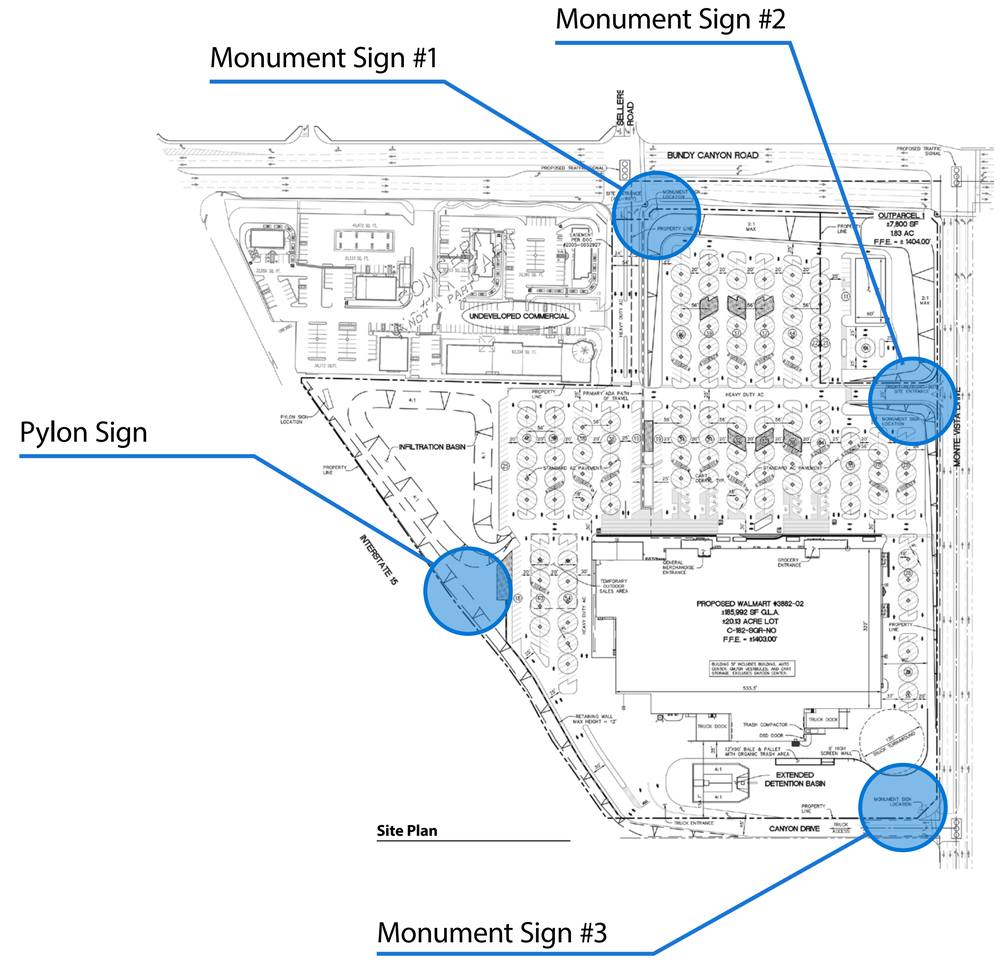
SGA Design Group Daryl L. Bray C31287	July 14, 2014	Wildomar, California #3882 - New Store	Floor Plan	4

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Walmart	3	Internal	49.26	147.78
Walmart	1	Internal	99.50	99.50
			Total Site Signage	**247.28**

Pylon Sign
99.50 sf

Monument Sign
49.26 sf



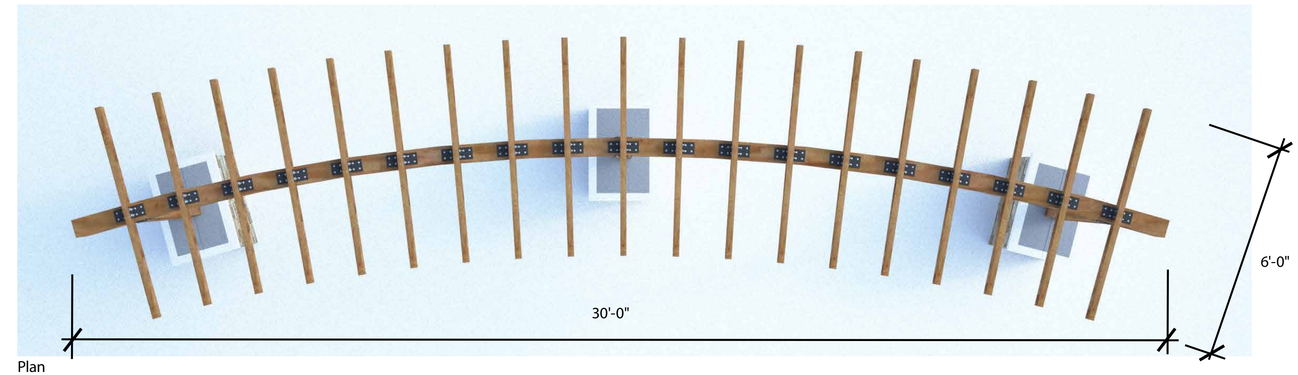
Site Plan

Walmart

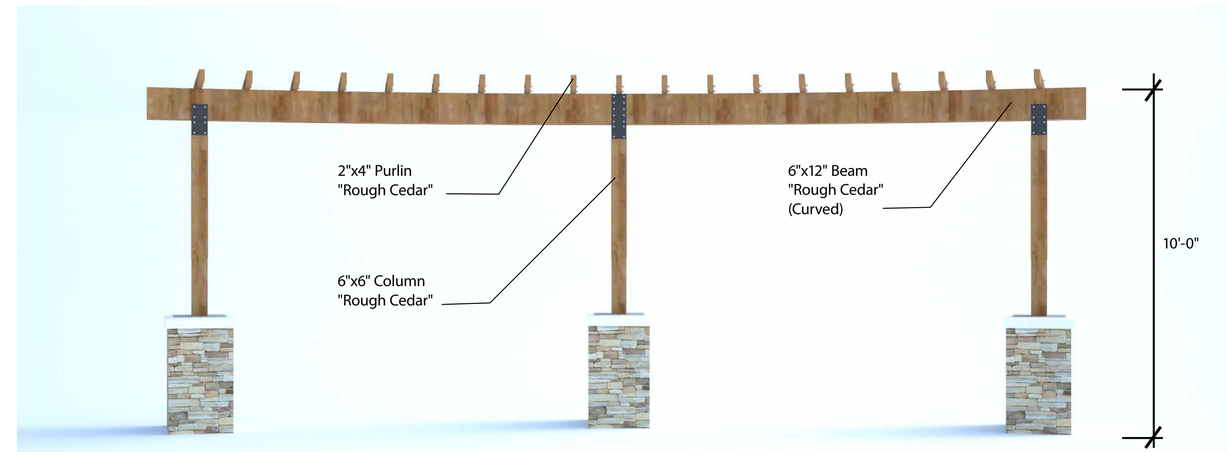
SGA Design Group Daryl L. Bray C31287	July 14, 2014	Wildomar, California #3882 - New Store	Site Signage	5

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Perspective



Plan



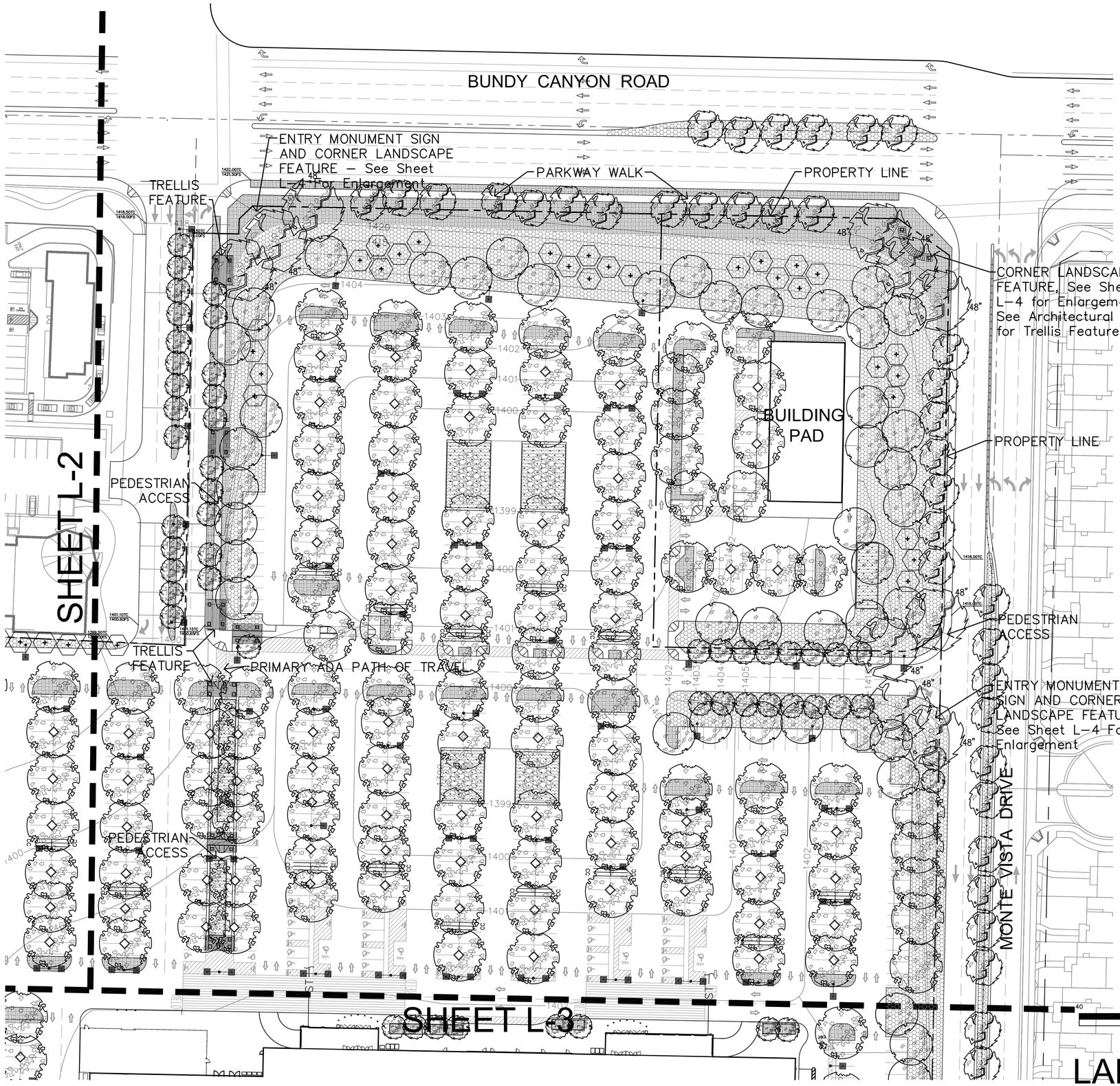
Elevation

Perspective

Walmart

SGA Design Group Daryl L. Bray C31287	July 14, 2014	Wildomar, California #3882 - New Store	Garden Trellis	6

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



LANDSCAPE NOTES

GENERAL NOTES
Final landscpe plans shall accurately show placement of trees, shrubs, and groundcovers.

Landscape Architect shall verify utility, sewer, storm drain easements and place planting locations accordingly to meet City of Wildomar requirements.

All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained per the City of Wildomar requirements.

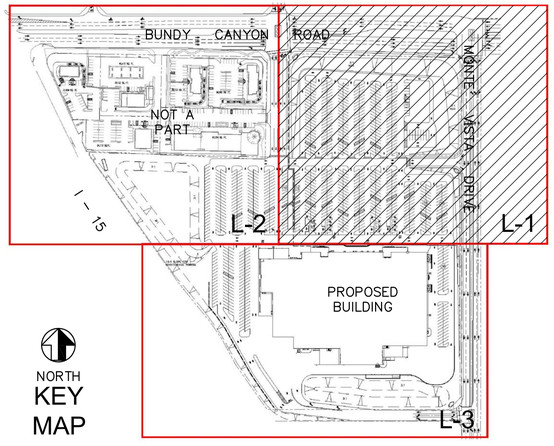
IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All components shall be of non-corrosive materials. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finish grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All irrigation improvements shall follow the City of Wildomar Water Efficient Landscape Ordinance.

PLANTING NOTES
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site. Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotransporation and run-off. All flower and 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 City of Wildomar Landscape Ordinance.

LANDSCAPE SUMMARY

TOTAL SITE AREA (PRIVATE) –	1,106,424 S.F. (25.4 ACRES)
TOTAL SITE LANDSCAPE AREA –	350,000 S.F. (31.6%)
TOTAL RIGHT OF WAY LANDSCAPE AREA –	27,940 S.F.

SEE SHEET L-5 FOR PLANT MATERIAL SYMBOLS AND DESCRIPTIONS



NORTH
KEY MAP

REGISTERED LANDSCAPE ARCHITECT
Lijana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

PARTERRE
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE
1221 Hayes Avenue San Diego, CA 92103
Phone (619) 296-3713 Fax (619) 296-3702

LANDSCAPE CONCEPT PLAN

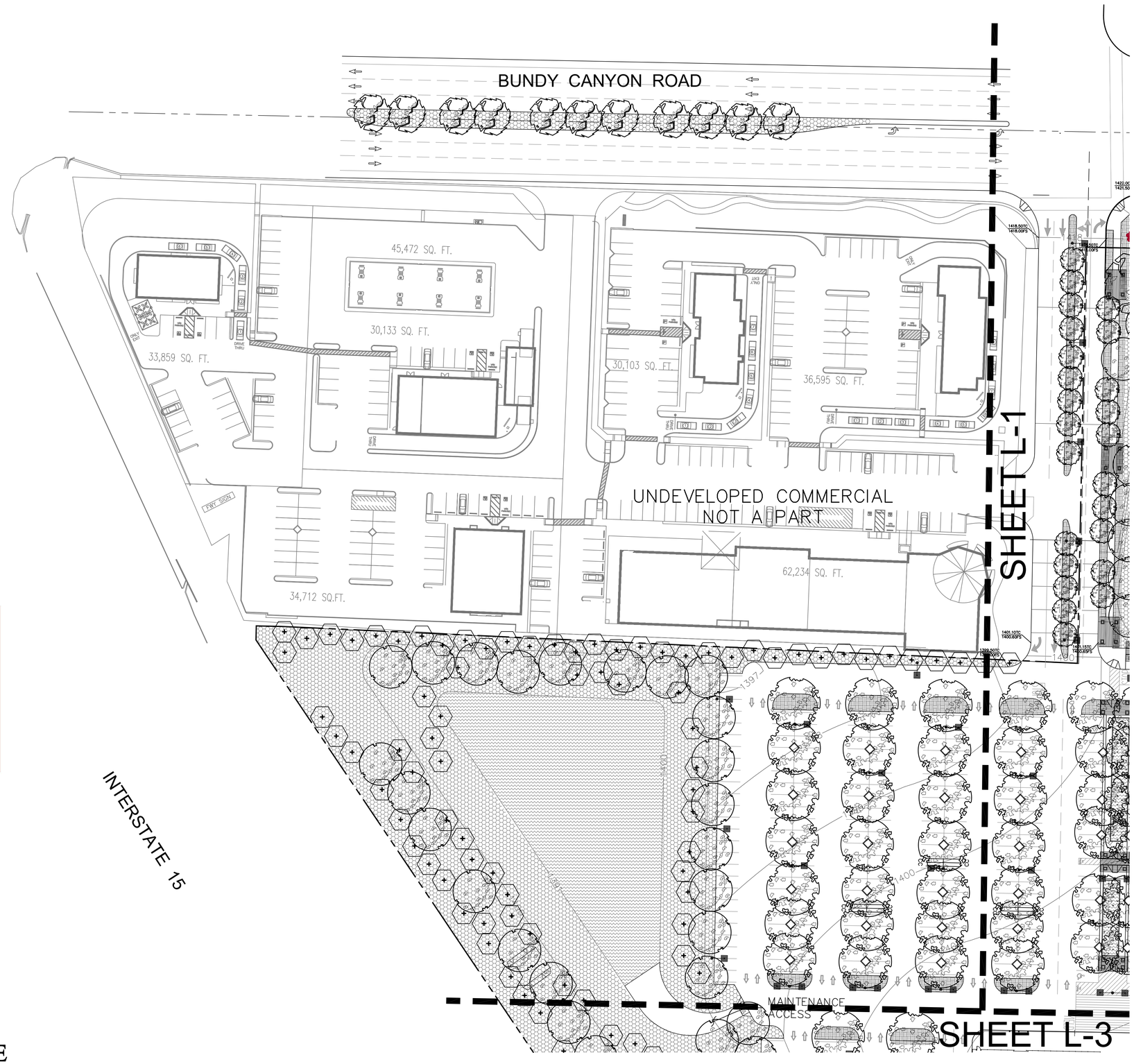
REVISIONS	BY

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Dalhner Street San Diego, California 92111 • 858-292-7770

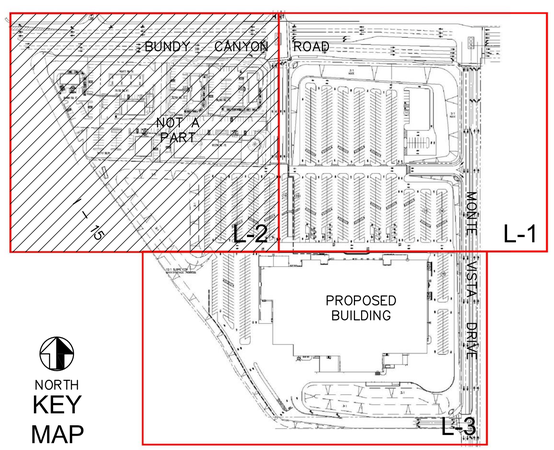
WALMART #3882-02 GROUND UP
MONTE VISTA RD. AT
BUNDY CANYON RD.
WILDOMAR, CA 92595
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
JOB No.	
SHEET	L-1
OF X SHEETS	



SEE SHEET L–5 FOR PLANT MATERIAL SYMBOLS AND DESCRIPTIONS



NORTH
KEY MAP

NORTH

40 0 40 80 120 160

SCALE 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-15
CALIFORNIA

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WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
JOB No.	
SHEET	L-2
	OF X SHEETS

SHEET L-2

SHEET L-1

MAINTENANCE ACCESS

RAISED PLANTERS

PHYLON SIGN

BUILDING SITE

INTERSTATE 15

MONTE VISTA DRIVE

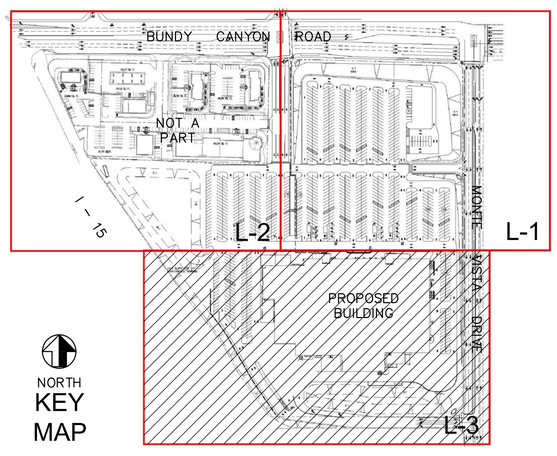
PROPERTY LINE

ENTRY MONUMENT SIGN

TRUCK ACCESS

CANYON DRIVE

SEE SHEET L-5 FOR PLANT MATERIAL SYMBOLS AND DESCRIPTIONS



NORTH
KEY MAP

NORTH

40 0 40 80 120 160

SCALE 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
Lilijana O'Connor
No. 1993
REN. 10-31-16
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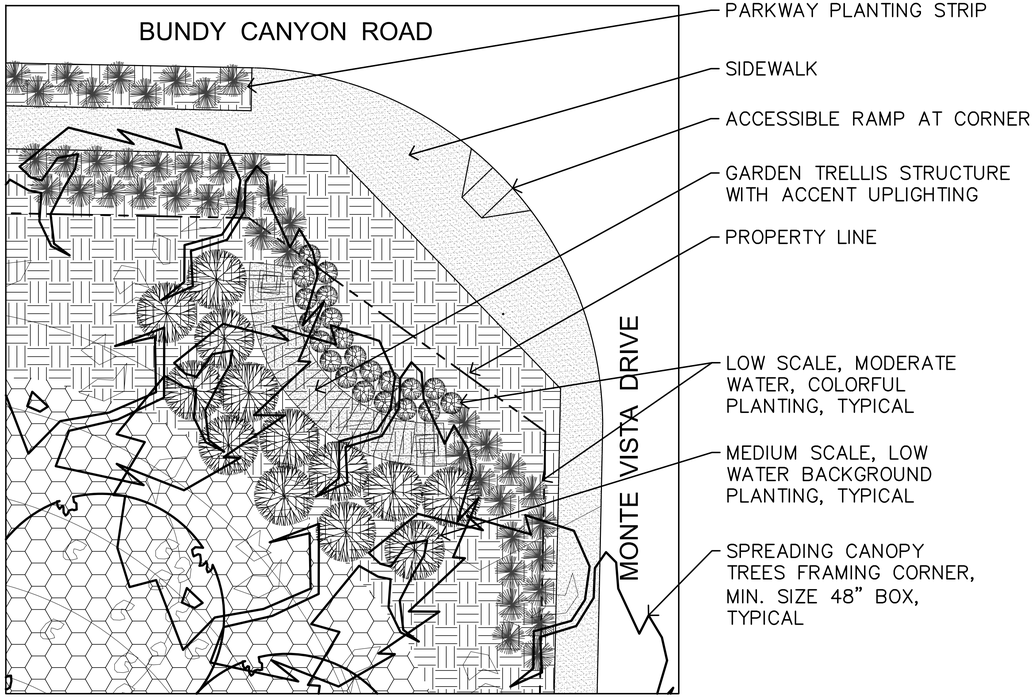
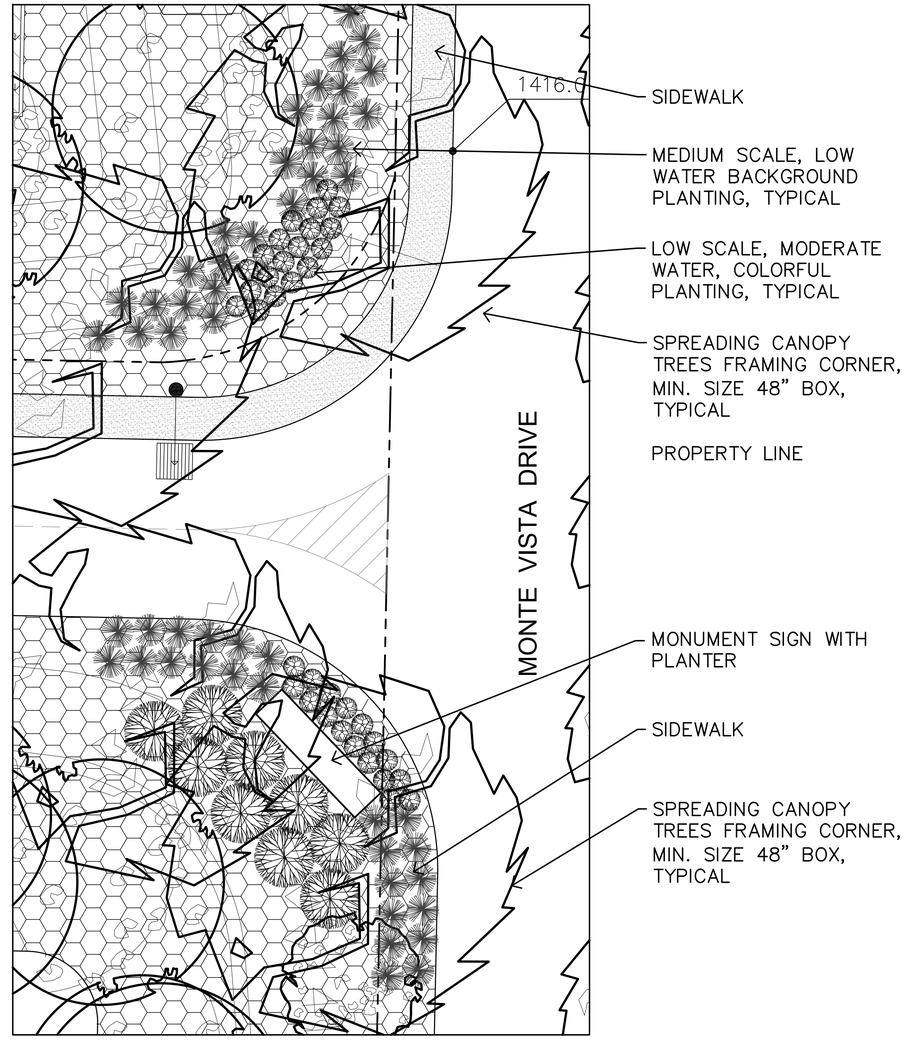
Walmart

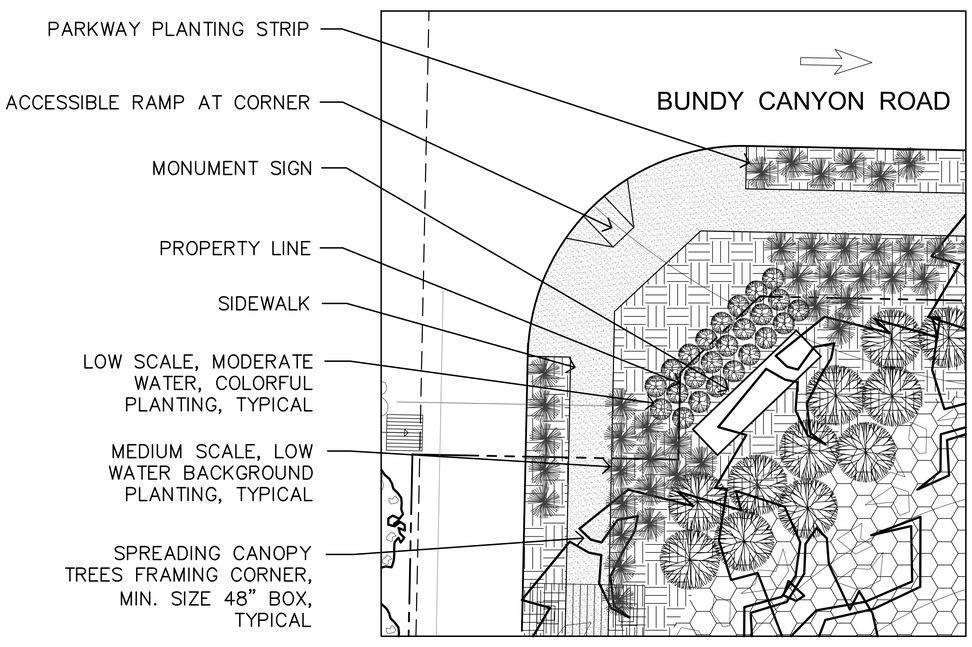
DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
JOB No.	
SHEET	L-3
	OF X SHEETS



ENLARGEMENT AT CORNER OF BUNDY CANYON ROAD AND MONTE VISTA DRIVE



ENLARGEMENT AT ENTRY OFF MONTE VISTA DRIVE



ENLARGEMENT AT ENTRY OFF BUNDY CANYON ROAD

NORTH

10 0 10 20 40 60

SCALE 1" = 10'

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

PARTERRE
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE
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LANDSCAPE CONCEPT PLAN

REVISIONS	BY

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
Nasland Engineering, Inc. Business Center, 9211 Irvine Center Drive, Irvine, CA 92618

WALMART #3882-02 GROUND UP
MONTE VISTA RD. AT
BUNDY CANYON RD.
WILDOMAR, CA 92595
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=10'
JOB No.	
SHEET	L-4
OF X SHEETS	

LEGEND – PRELIMINARY PLANT MATERIAL SELECTION

SYMBOL	CATEGORY / DESCRIPTION	WUCOLS REGION 4 WATER NEEDS
	PARKING LOT TREE MINIMUM SIZE–36" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	PISTACHIA CHINENSIS – CHINESE PISTACHE	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	MEDIAN / PARKWAY SETBACK TREE MINIMUM SIZE–36" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	QUERCUS ILEX – HOLLY OAK	MODERATE
	TRISTANIA CONFERTA – BRISBANE BOX	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	NOTE: MEDIAN TREES WILL BE ACCENT UPLIGHTED	
48"	ENTRY MONUMENT TREE MINIMUM SIZE–48" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	QUERCUS ILEX – HOLLY OAK	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	INTERIOR TREES MINIMUM SIZE–36" BOX (30'–60' HEIGHT, 20'–40' SPREAD) SUCH AS:	
	CHITALPA TASHKENTENSIS – CHITALPA	LOW
	GLEDISTSIA TRIACANTHOS INERMIS – THORNLESS HONEY LOCAST "SHADEMASTER"	LOW
	OLEA EUROPAEA "SWAN HILL" – SWAN HILL OLIVE	LOW
	PINUS HALPENSIS – CALABRIAN PINE	LOW
	RHUS LANCEA – AFRICAN SUMAC	LOW
	ENTRY DRIVE / INTERIOR SPECIAL ACCENT TREE MINIMUM SIZE–36" BOX (20'–30' HEIGHT, 15'–20' SPREAD) SUCH AS:	
	LAGERSTROEMIA INDICA SP. – CRAPE MYRTLE	MODERATE
	PRUNUS CERASIFERA – PURPLE LEAF PLUM "KRAUTER VESUVIUS"	MODERATE
	PYRUS CALLERYANA "ARISTOCRAT" – CALLERY PEAR	MODERATE
	PYRUS CALLERYANA "CHANTICLEER" – CALLERY PEAR	MODERATE
+	SCREENING SHRUB MINIMUM SIZE, 15 GALLON (10'–15' HEIGHT) SUCH AS:	
	ELAEGNUS PUNGENS – SILVERBERRY	LOW
	ILEX VOMITORIA – YAUPON	LOW
	RHUS OVATA – SUGAR BUSH	LOW
	EXISTING TREES/SHRUBS TO BE REMOVED	

SYMBOL	CATEGORY / DESCRIPTION	WUCOLS REGION 4 WATER NEEDS
	LOW WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS:	
	ACACIA REDOLENS "DESERT CARPET" – NCN	LOW
	BACCHARIS "CENTENNIAL" – CENTENNIAL BACCHARIS	LOW
	CALLISTEMON VIMINALIS – DWARF BOTTLEBRUSH "LITTLE JOHN"	LOW
	CEANOTHUS GRISEUS HORIZONTALIS – WILD LILAC "YANKEE POINT"	LOW
	CISTUS X PURPUREUS – ORCHID ROCKROSE	LOW
	HETEROMELES ARBUTIFOLIA – TOYON	LOW
	LAVATERA MARITIMA – TREE MALLOW	LOW
	LEUCOPHYLLUM ZYGOPHYLLUM – DWARF TEXAS SAGE "CIMMERON"	LOW
	MYOPORUM PARVIFOLIUM "PUTAH CREEK" – NCN	LOW
	ROSMARINUS OFFICINALIS – ROSMARY "HUNTINGTON CARPET"	LOW
	SALVIA SP. – SAGE	LOW
	MODERATE WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS:	
	HEMEROCALLIS HYBRIDS – DAYLILIES	MODERATE
	COTONEASTER SP. – COTONEASTER	MODERATE
	DIETES BICOLOR – FORTNIGHT LILY	MODERATE
	GAZANIA RIGINS HYGRIDS – GAZANIA	MODERATE
	LIGUSTRUM JAPONICUM – TEXAS PRIVET	MODERATE
	LIRIOPE GIGANTEA – GIANT LILYTURF	MODERATE
	MAHONIA SP. – OREGON GRAPE	MODERATE
	MISCANTHUS SINENSIS – JAPANESE SILVER GRASS	MODERATE
	MUHLENBERGIA RIGENS – DEER GRASS	MODERATE
	PITTOSPORUM TOBIRA – TOBIRA	MODERATE
	RHAPIOLEPSIS INDICA VAR. – INDIA HAWTHORN	MODERATE
	TRACHELOSPERMUM JASMINOIDES – STAR JASMINE	MODERATE
	DETENTION BASIN PLANTING 1 GALLON SUCH AS:	
	CAREX DIVULSA – BERKLEY SEDGE	LOW
	CAREX PRAEGRACLIS – CALIFORNIA FIELD SEDGE	MODERATE
	DISTICHLIS SPICATA – SALT GRASS	LOW
	LOMANDRA LONGIFOLIA "BREEZE" – MAT RUSH	MODERATE
	MISCANTHUS SINENSIS – JAPANESE SILVER GRASS	MODERATE
	ROCK COBBLE MULCH	

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

PARTERRE
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE
1221 Hayes Avenue San Diego, CA 92103
Phone (619) 296–3713 Fax (619) 296–3702

LANDSCAPE CONCEPT PLAN

REVISIONS	BY

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4140 Dutiner Street San Diego California 92111 • (858)-292-7770

WALMART #3882–02 GROUND UP
MONTE VISTA RD. AT
BUNDY CANYON RD.
WILDOMAR, CA 92595
WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN: PO
CHECKED: LO
DATE: 11/05/14
SCALE: 1"=40'
JOB No.
SHEET: L-5
OF X SHEETS

BUNDY CANYON ROAD

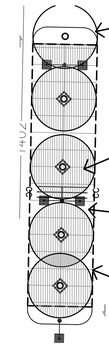
MONTE VISTA DRIVE

BUILDING PAD

SHEET L-7

SHEET L-8

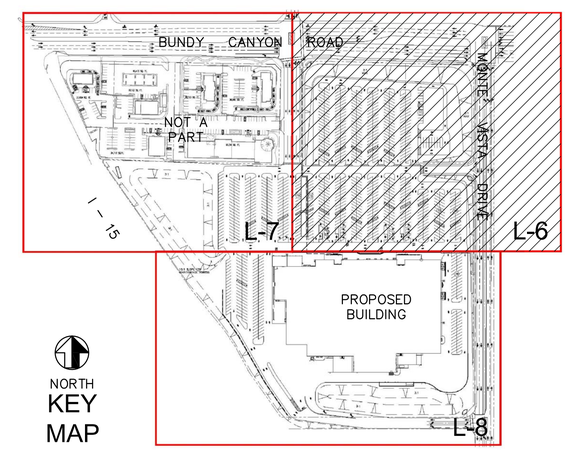
LEGEND



- AVERAGE PARKING LOT TREE CANOPY SPREAD AT APPROXIMATELY 15 YEARS OF AGE (35' DIAMETER). TYPICAL THIS SYMBOL.*
- SHADED AREA UNDER TREE, TYPICAL THIS SYMBOL.
- INDIVIDUAL PARKING STALL, TYPICAL THIS SYMBOL.
- LIMITS OF PARKING AREA TO BE SHADED, TYPICAL THIS SYMBOL.

* A VARIETY OF TREE SPECIES ARE RECOMMENDED FOR THE PARKING LOT AREA. EACH TREE SPECIE HAS DIFFERING HEIGHT AND CANOPY SPREAD CHARACTERISTICS. FOR REFERENCE ON TREE HEIGHT/SPREAD CHARACTERISTICS THE COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST IS USED. THE AVERAGE MAXIMUM CANOPY SPREAD SELECTED IS 50 FEET. AT 15 YEARS OF AGE A 70 PERCENT COVERAGE FACTOR IS USED (35 FEET).

THE SHADING PLAN REPRESENTS A 50 PERCENT MINIMUM OF PARKING AREA SHADED BY THE PROPOSED TREE CANOPY SPREAD.



NORTH
KEY MAP

NORTH

40 0 40 80 120 160

SCALE 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

PARTERRE

SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE

1221 Hayes Avenue San Diego, CA 92103
Phone (619) 296-3713 Fax (619) 296-3702

Shading Plan
LANDSCAPE CONCEPT PLAN

REVISIONS	BY

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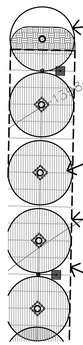
WALMART #3882-02 GROUND UP
MONTE VISTA RD. AT
BUNDY CANYON RD.
WILDOMAR, CA 92595
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
JOB No.	
SHEET	L-6
OF X SHEETS	

LEGEND



AVERAGE PARKING LOT TREE CANOPY SPREAD AT APPROXIMATELY 15 YEARS OF AGE (35' DIAMETER). TYPICAL THIS SYMBOL.*

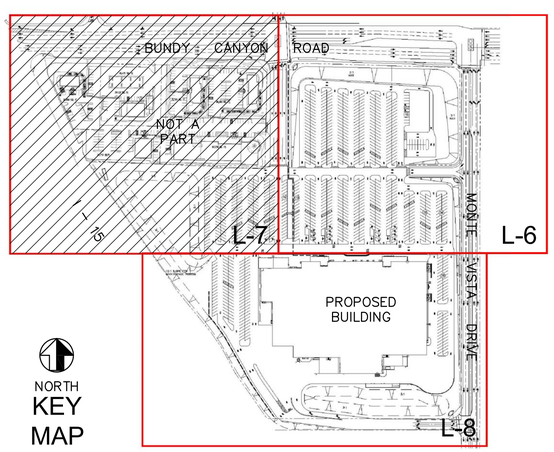
SHADED AREA UNDER TREE, TYPICAL THIS SYMBOL.

INDIVIDUAL PARKING STALL, TYPICAL THIS SYMBOL.

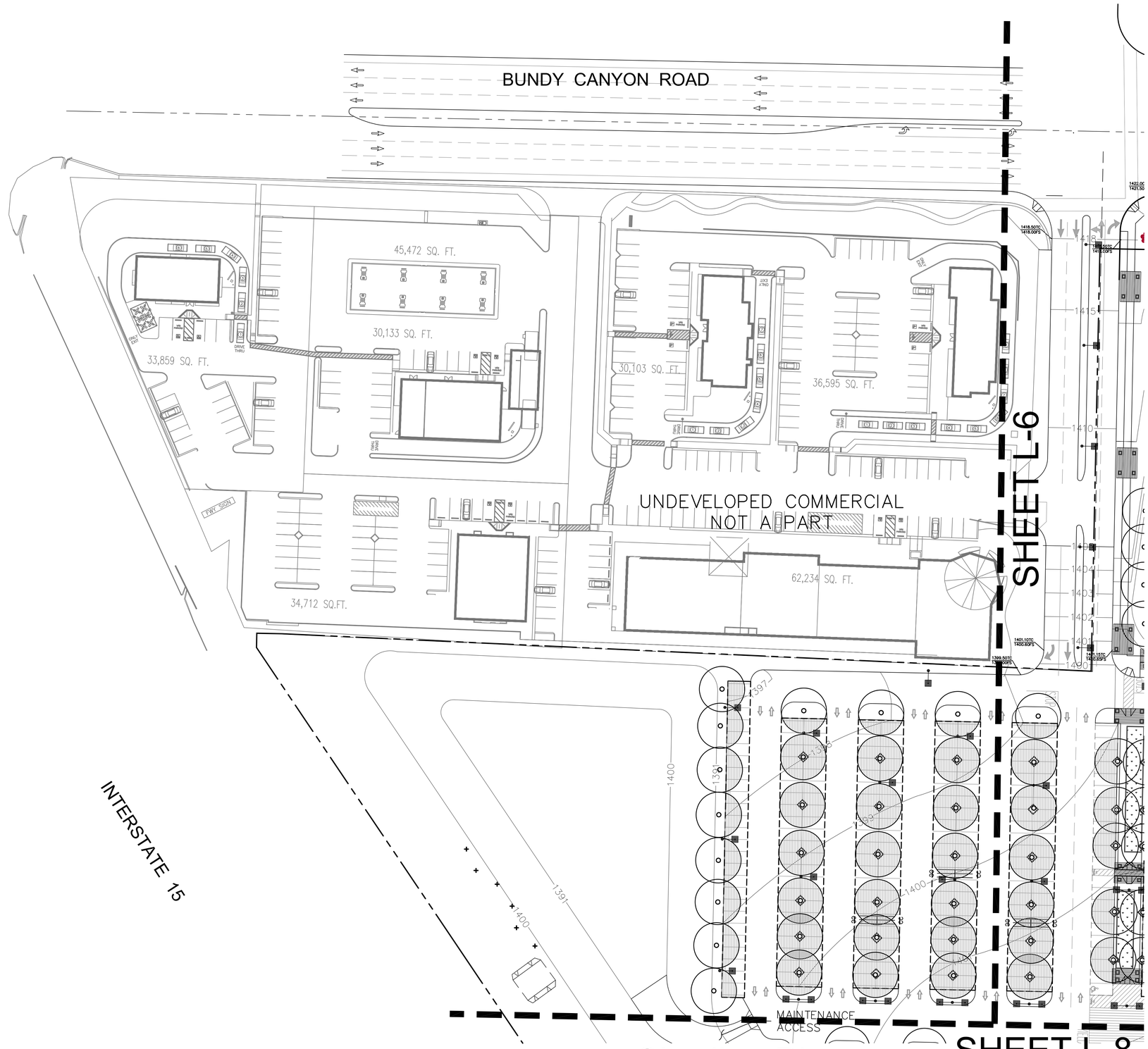
LIMITS OF PARKING AREA TO BE SHADED, TYPICAL THIS SYMBOL.

*A VARIETY OF TREE SPECIES ARE RECOMMENDED FOR THE PARKING LOT AREA. EACH TREE SPECIE HAS DIFFERING HEIGHT AND CANOPY SPREAD CHARACTERISTICS. FOR REFERENCE ON TREE HEIGHT/SPREAD CHARACTERISTICS THE COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST IS USED. THE AVERAGE MAXIMUM CANOPY SPREAD SELECTED IS 50 FEET. AT 15 YEARS OF AGE A 70 PERCENT COVERAGE FACTOR IS USED (35 FEET).

THE SHADING PLAN REPRESENTS A 50 PERCENT MINIMUM OF PARKING AREA SHADED BY THE PROPOSED TREE CANOPY SPREAD.



NORTH
KEY MAP



NORTH

40 0 40 80 120 160

SCALE 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

PARTERRE

SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE
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Shading Plan
LANDSCAPE CONCEPT PLAN

REVISIONS	BY

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
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WALMART #3882-02 GROUND UP
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WILDOMAR, CA 92595
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
JOB No.	
SHEET	L-7
OF X SHEETS	

SHEET L-7

SHEET L-6

MAINTENANCE ACCESS

INTERSTATE 15

BUILDING SITE

MONTE VISTA DRIVE

CANYON DRIVE

LEGEND

AVERAGE PARKING LOT TREE CANOPY SPREAD AT APPROXIMATELY 15 YEARS OF AGE (35' DIAMETER). TYPICAL THIS SYMBOL.*

SHADED AREA UNDER TREE, TYPICAL THIS SYMBOL.

INDIVIDUAL PARKING STALL, TYPICAL THIS SYMBOL.

LIMITS OF PARKING AREA TO BE SHADED, TYPICAL THIS SYMBOL.

*A VARIETY OF TREE SPECIES ARE RECOMMENDED FOR THE PARKING LOT AREA. EACH TREE SPECIE HAS DIFFERING HEIGHT AND CANOPY SPREAD CHARACTERISTICS. FOR REFERENCE ON TREE HEIGHT/SPREAD CHARACTERISTICS THE COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST IS USED. THE AVERAGE MAXIMUM CANOPY SPREAD SELECTED IS 50 FEET. AT 15 YEARS OF AGE A 70 PERCENT COVERAGE FACTOR IS USED (35 FEET).

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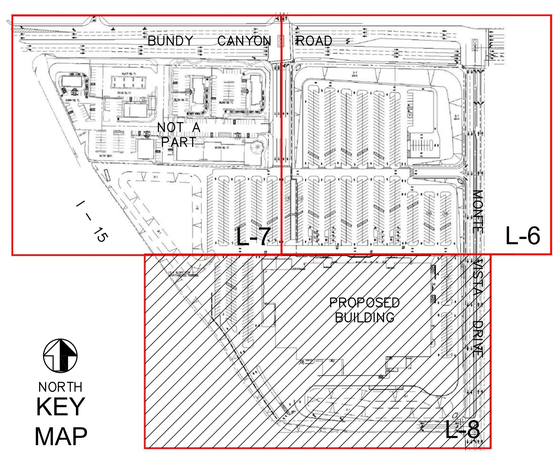

NORTH
KEY MAP

NORTH

40 0 40 80 120 160

SCALE 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
Liljana O'Connor
No. 1993
EXP. 10-31-16
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Shading Plan
LANDSCAPE CONCEPT PLAN

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DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=40'
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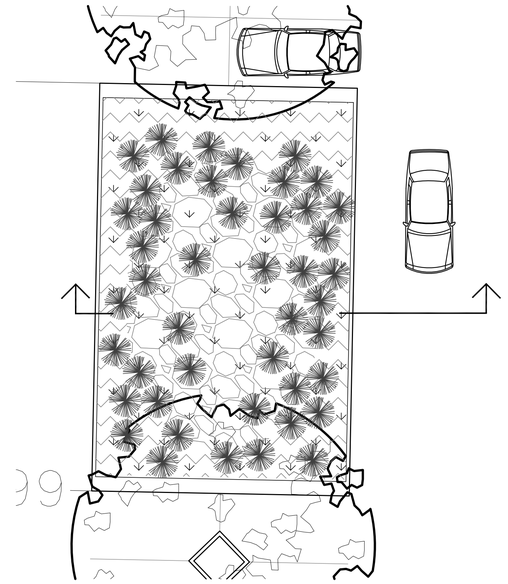
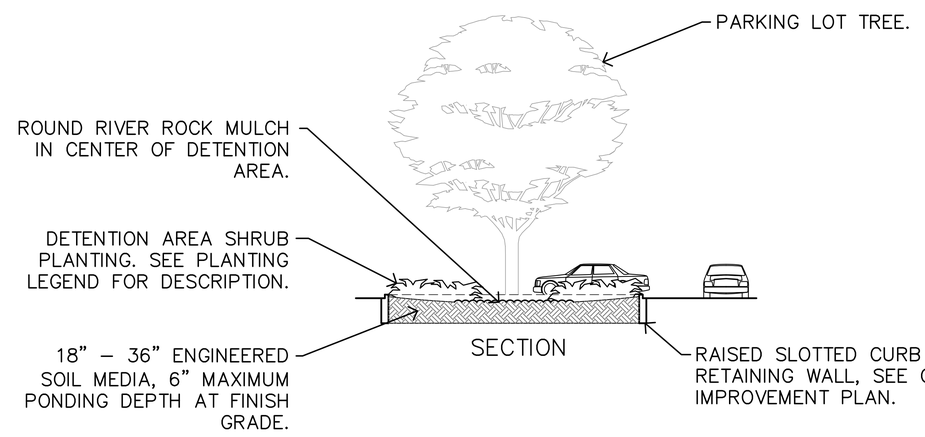
SHEET	L-8
OF X SHEETS	



PLAN



CROSS SECTION: POROUS LANDSCAPE DETENTION AREA

REGISTERED LANDSCAPE ARCHITECT
Liliana O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

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LANDSCAPE CONCEPT PLAN

REVISIONS	BY

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
[illegible]

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WILDOMAR, CA 92595
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	PO
CHECKED	LO
DATE	11/05/14
SCALE	1"=10'
JOB No.	
SHEET	L-9
OF X SHEETS	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The projects Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) (0.62) [(0.8 x LA) + (0.3 x SLA)]

where:

MAWA = Maximum Appiied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.7 = ET Adjusted Factor (ETAF)
LA = Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

.03 = the additional ET Adjustment Factor for Special Landscape Area

Maximum Applied Water Allowance = 8,128,500 gallons per year

Maximum Applied Water Allowance = 10,867 cubic feet per year

Show calculations.

MAWA = (49.54) (0.62) [(.7 x 378,000) + (0.3 x SLA)]
(30.72) (264,600 + 0)
8,128,500 (Gallons Per Year)

$\frac{8,128,500}{748}$ = 10,867 (Cubic Feet Per Year)

ESTIMATED ANNUAL WATER USE (EAWU)

The projects Estimated Annuall Water Use is calculated using the following formula:

EAWU = (ETo)(0.62) $\left(\frac{PF \times HA}{IE} + SLA\right)$

where:

ETWU = Estimated Total Water Use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WULCOLS
HA = Hydrozone Area (Sq. Ft.)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

IE = Irrigation Efficiency

Estimated Total Water Use = 7,026,400 gallons per year

Estimated Total Water Use = 9,390 cubic feet per year

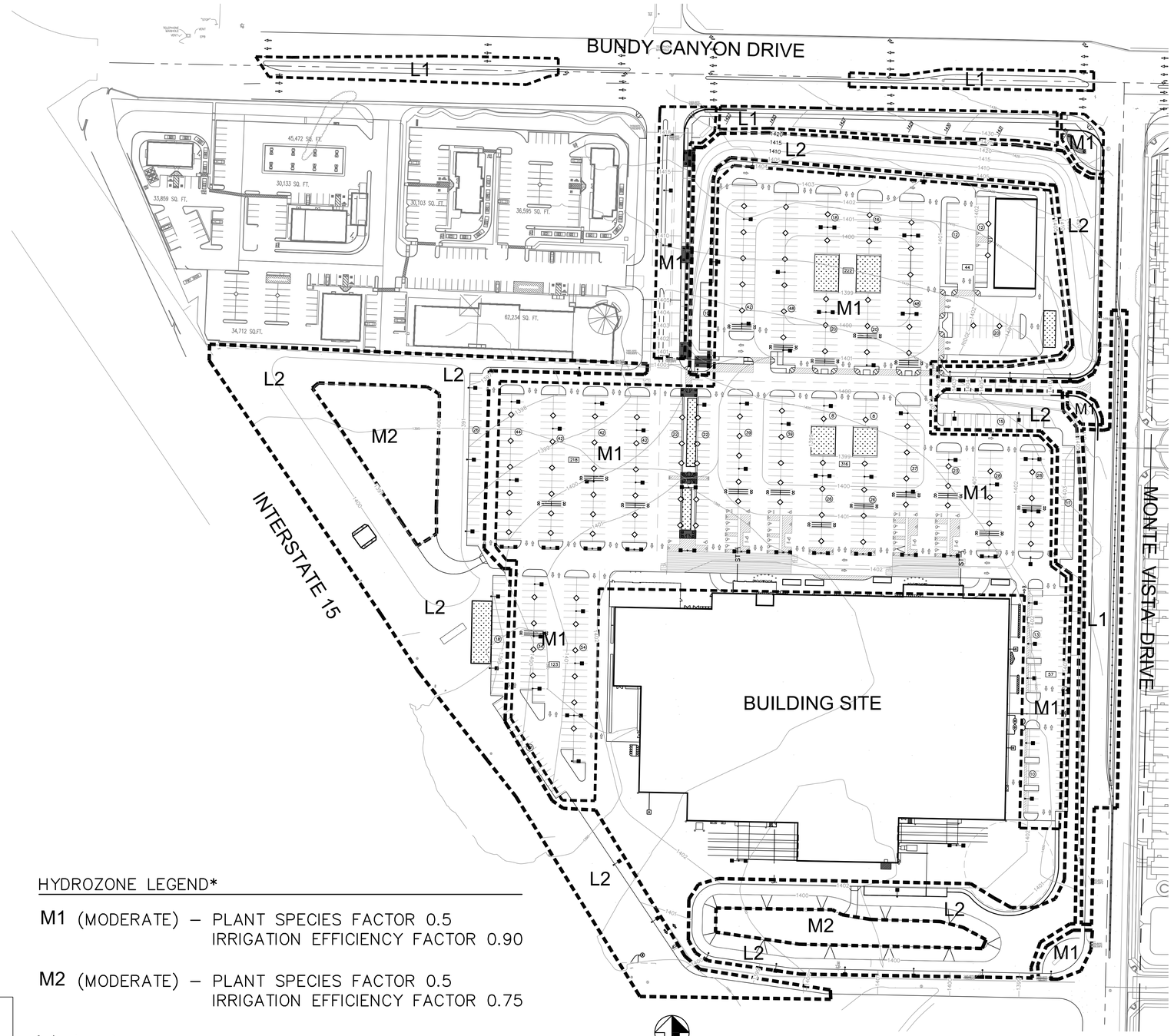
Show calculations.

EAWU = (49.54) (0.62) $\left(\frac{PF \times HA}{IE} + SLA\right)$
(30.71) (228,800 + 0)
7,026,400 (Gallons Per Year)

$\frac{7,026,400}{748}$ = 9,390 (Cubic Feet Per Year)

HYDROZONE INFORMATION TABLE

Hydrozone Category	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
MODERATE M1	DRIP	0.5	71,900 SF	19.6	35,950	.90	39,900
MODERATE M2	MP ROTOR	0.5	31,200 SF	8.5	15,600	.75	20,800
LOW L1	DRIP	0.2	17,600 SF	4.8	3,500	.90	76,400
LOW L2	MP ROTOR	0.2	245,800 SF	67.1	49,160	.75	91,700
			366,500 SF	100.0%		TOTAL	228,800



HYDROZONE LEGEND*

M1 (MODERATE) – PLANT SPECIES FACTOR 0.5
IRRIGATION EFFICIENCY FACTOR 0.90

M2 (MODERATE) – PLANT SPECIES FACTOR 0.5
IRRIGATION EFFICIENCY FACTOR 0.75

L1 (LOW) – PLANT SPECIES FACTOR 0.2
IRRIGATION EFFICIENCY FACTOR 0.90

L2 (LOW) – PLANT SPECIES FACTOR 0.2
IRRIGATION EFFICIENCY FACTOR 0.75

*NOTE

HYDROZONE CLASSIFICATIONS AND SPECIES FACTORS ARE BASED ON WUCOLS (WATER USE CLASIFICATION OF LANDSCAPE SPECIES). SITE IS WITHIN WUCOLS REGION 4, SOUTH INLAND VALLEY.

NORTH

40 0 40 80 120 160
SCALE 1" = 40'

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REGISTERED LANDSCAPE ARCHITECT
Lilijona O'Connor
No. 1993
REN. 10-31-16
CALIFORNIA

Water Use Calculations
LANDSCAPE CONCEPT PLAN

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Walmart

DRAWN: PO
CHECKED: LO
DATE: 11/05/14
SCALE: 1"=40'
JOB No.
SHEET: L-10
OF X SHEETS

LEGEND - PRELIMINARY PLANT MATERIAL SELECTION

SYMBOL	CATEGORY / DESCRIPTION	WUCOLS REGION 4 WATER NEEDS
	PARKING LOT TREE MINIMUM SIZE–36" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	PISTACHIA CHINENSIS – CHINESE PISTACHE	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	MEDIAN / PARKWAY SETBACK TREE MINIMUM SIZE–36" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	QUERCUS ILEX – HOLLY OAK	MODERATE
	TRISTANIA CONFERTA – BRISBANE BOX	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	NOTE: MEDIAN TREES WILL BE ACCENT UPLIGHTED	
	ENTRY MONUMENT TREE MINIMUM SIZE–48" BOX (40'–80' HEIGHT, 30'–60' SPREAD) SUCH AS:	
	PLATANUS ACERIFOLIA – LONDON PLANE TREE	MODERATE
	QUERCUS ILEX – HOLLY OAK	MODERATE
	ULMUA PARVIFOLIA – CHINESE ELM	LOW
	INTERIOR TREES MINIMUM SIZE–36" BOX (30'–60' HEIGHT, 20'–40' SPREAD) SUCH AS:	
	CHITALPA TASHKENTENSIS – CHITALPA	LOW
	GLEDISTSIA TRIACANTHOS INERMIS – THORNLESS HONEY LOCAST "SHADEMASTER"	LOW
	OLEA EUROPAEA "SWAN HILL" – SWAN HILL OLIVE	LOW
	PINUS HALPENSIS – CALABRIAN PINE	LOW
	RHUS LANCEA – AFRICAN SUMAC	LOW
	ENTRY DRIVE / INTERIOR SPECIAL ACCENT TREE MINIMUM SIZE–36" BOX (20'–30' HEIGHT, 15'–20' SPREAD) SUCH AS:	
	LAGERSTROEMIA INDICA SP. – CRAPE MYRTLE	MODERATE
	PRUNUS CERASIFERA – PURPLE LEAF PLUM "KRAUTER VESUVIUS"	MODERATE
	PYRUS CALLERYANA "ARISTOCRAT" – CALLERY PEAR	MODERATE
	PYRUS CALLERYANA "CHANTICLEER" – CALLERY PEAR	MODERATE
	SCREENING SHRUB MINIMUM SIZE, 15 GALLON (10'–15' HEIGHT) SUCH AS:	
	ELAEGNUS PUNGENS – SILVERBERRY	LOW
	ILEX VOMITORIA – YAUPON	LOW
	RHUS OVATA – SUGAR BUSH	LOW

SYMBOL	CATEGORY / DESCRIPTION	WUCOLS REGION 4 WATER NEEDS
	LOW WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS:	
	ACACIA REDOLENS "DESERT CARPET" – NCN	LOW
	BACCHARIS "CENTENNIAL" – CENTENNIAL BACCHARIS	LOW
	CALLISTEMON VIMINALIS – DWARF BOTTLEBRUSH "LITTLE JOHN"	LOW
	CEANOTHUS GRISEUS HORIZONTALIS – WILD LILAC "YANKEE POINT"	LOW
	CISTUS X PURPUREUS – ORCHID ROCKROSE	LOW
	HETEROMELES ARBUTIFOLIA – TOYON	LOW
	LAVATERA MARITIMA – TREE MALLOW	LOW
	LEUCOPHYLLUM ZYGOPHYLLUM – DWARF TEXAS SAGE "CIMMERON"	LOW
	MYOPORUM PARVIFOLIUM "PUTAH CREEK" – NCN	LOW
	ROSMARINUS OFFICINALIS – ROSMARY "HUNTINGTON CARPET"	LOW
	SALVIA SP. – SAGE	LOW
	MODERATE WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON & 5 GALLON SUCH AS:	
	HEMEROCALLIS HYBRIDS – DAYLILIES	MODERATE
	COTONEASTER SP. – COTONEASTER	MODERATE
	DIETES BICOLOR – FORTNIGHT LILY	MODERATE
	GAZANIA RIGINS HYGRIDS – GAZANIA	MODERATE
	LIGUSTRUM JAPONICUM – TEXAS PRIVET	MODERATE
	LIRIOPE GIGANTEA – GIANT LILYTURF	MODERATE
	MAHONIA SP. – OREGON GRAPE	MODERATE
	MISCANTHUS SINENSIS – JAPANESE SILVER GRASS	MODERATE
	MUHLENBERGIA RIGENS – DEER GRASS	MODERATE
	PITTOSPORUM TOBIRA – TOBIRA	MODERATE
	RHAPIOLEPSIS INDICA VAR. – INDIA HAWTHORN	MODERATE
	TRACHELOSPERMUM JASMINOIDES – STAR JASMINE	MODERATE

SYMBOL	CATEGORY / DESCRIPTION	WUCOLS REGION 4 WATER NEEDS
	DETENTION BASIN PLANTING 1 GALLON SUCH AS:	
	CAREX DIVULSA – BERKLEY SEDGE	LOW
	CAREX PRAEGRACLIS – CALIFORNIA FIELD SEDGE	MODERATE
	DISTICHLIS SPICATA – SALT GRASS	LOW
	LOMANDRA LONGIFOLIA "BREEZE" – MAT RUSH	MODERATE
	MISCANTHUS SINENSIS – JAPANESE SILVER GRASS	MODERATE
	ROCK COBBLE MULCH	

LANDSCAPE CONCEPT PLAN

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BENTONVILLE, AR 72716

REGISTERED LANDSCAPE ARCHITECT LORENZO D'CORSO No. 1993 EXP. 10-30-14 CALIFORNIA

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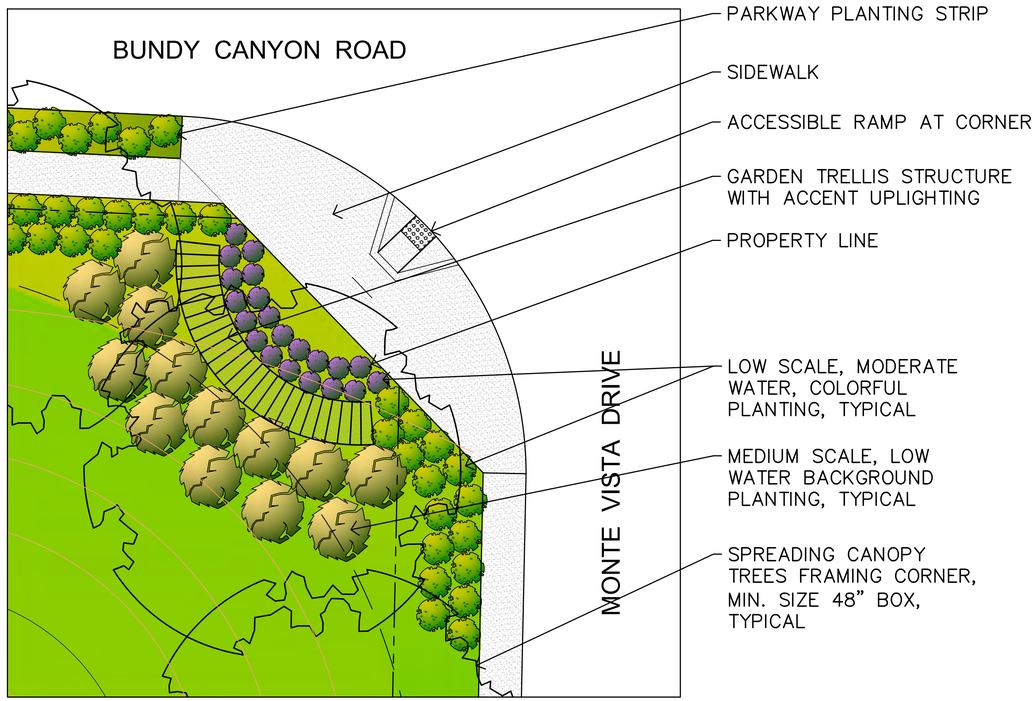
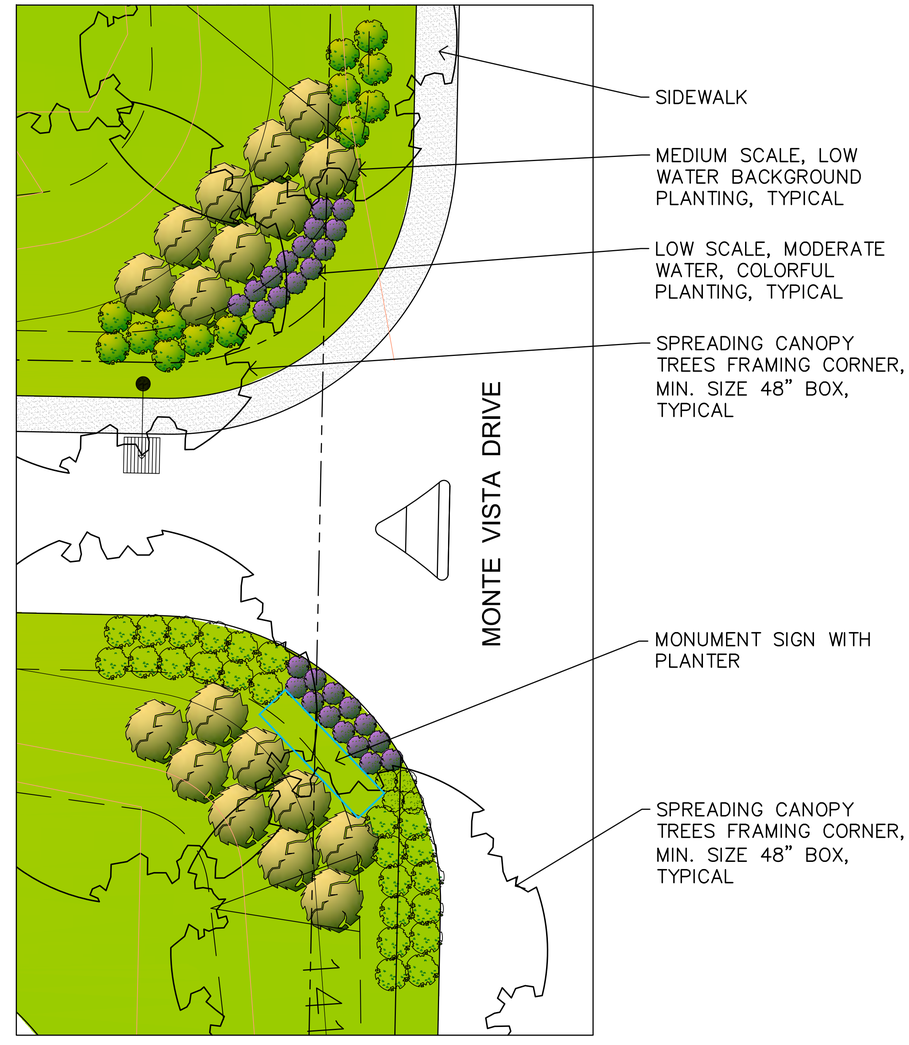
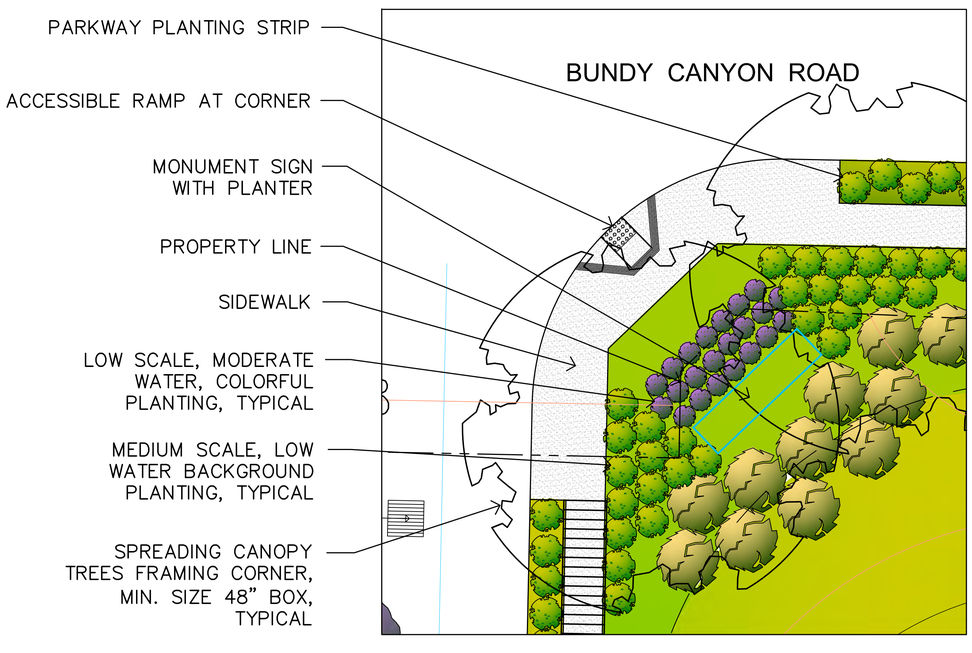
09/18/14



ENLARGEMENT AT CORNER OF BUNDY CANYON ROAD AND MONTE VISTA DRIVE



ENLARGEMENT AT ENTRY OFF MONTE VISTA DRIVE



ENLARGEMENT AT ENTRY OFF BUNDY CANYON ROAD

NORTH

10 0 10 20 40 60

SCALE 1" = 10'

REGISTERED LANDSCAPE ARCHITECT
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No. 1993
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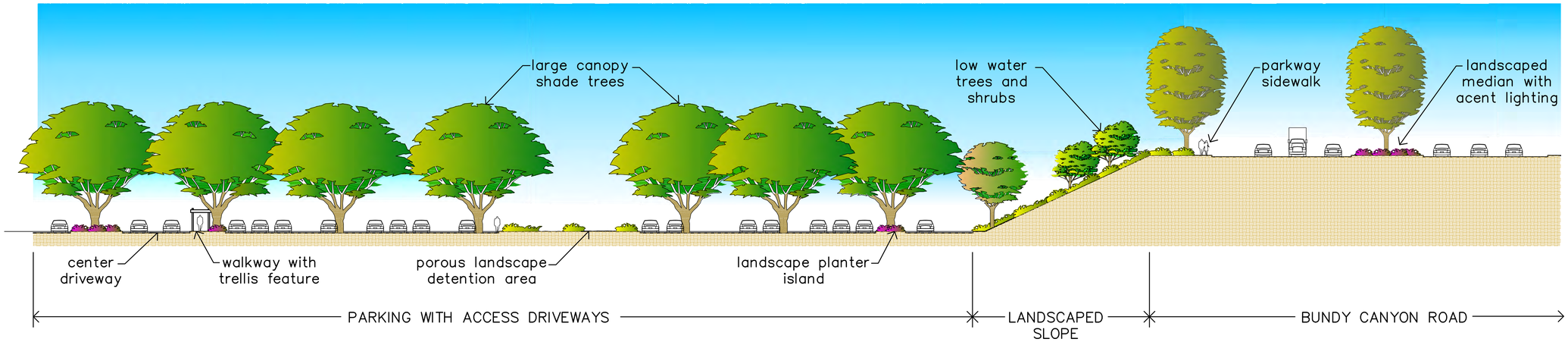
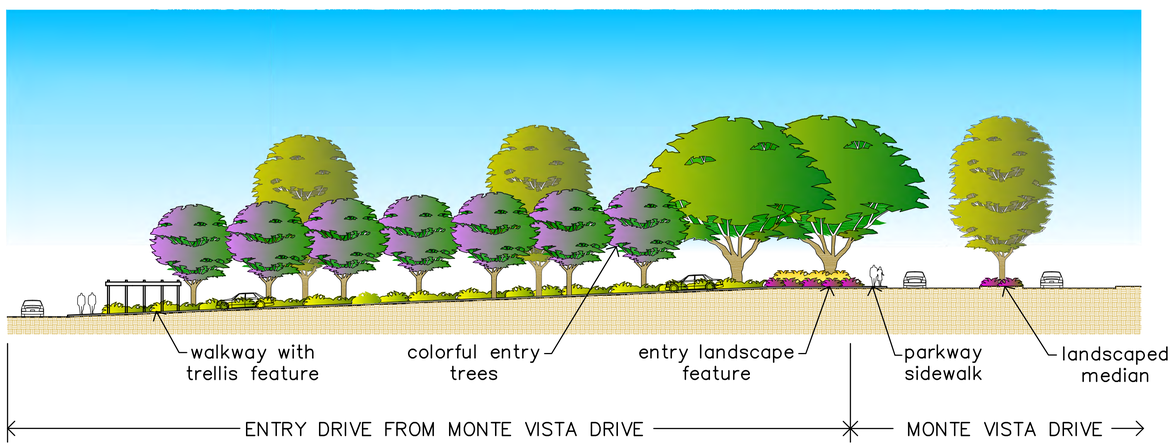
CHECKED
DATE
SCALE
JOB No.
SHEET

OF X SHEETS



CROSS SECTION A-A: Looking West



CROSS SECTION B-B: Looking North

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REN. 10-31-14
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DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

OF X SHEETS