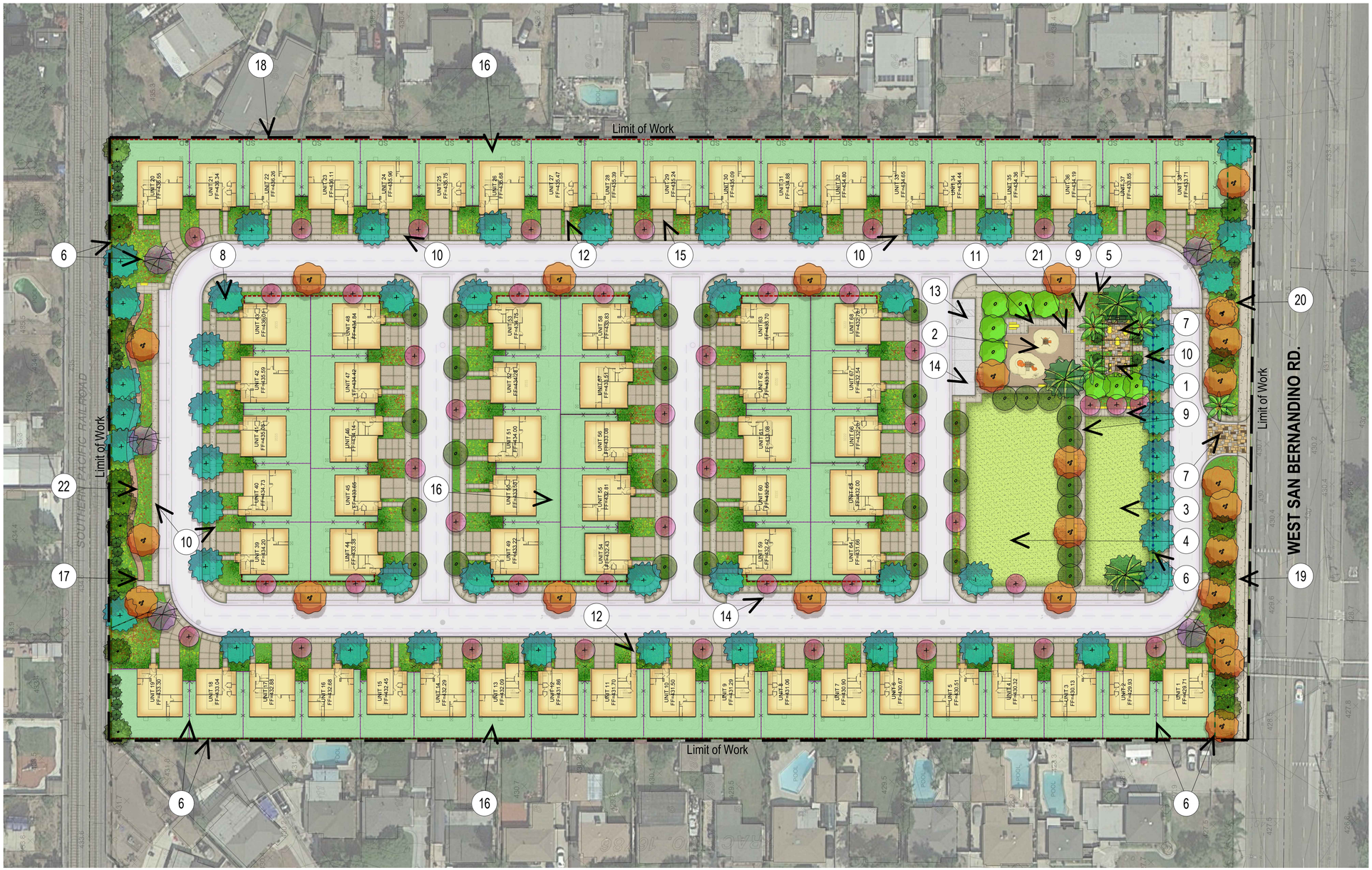
RECEIVED OPEN SPACE EXHIBIT
DEPT OF REGIONAL PLANNING
AUGUST 25, 2020
FOUR (4) PAGES



LEGEND

1. Central community open space area with wood shade structure, down lighting, entertainment BBQ counter, table & chair seating, and fire-pit for small social events and group gatherings.
2. Tot- lot with rubberized play surface.
3. Lawn Area for passive play with bench seating, builder installed and HOA maintained.
4. Lawn Area for active play with bench seating, builder installed and HOA maintained.
5. Four community cluster mailboxes, per USPS review and approval.
6. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
7. Enhanced paving.
8. Proposed tree, per Planting Plan.
9. 9' wide central spine walkway, with light top-cast finish and saw-cut joints.
10. 5' wide natural colored concrete community sidewalk, with light top-cast finish and saw-cut joints.
11. 6' wide natural colored concrete community sidewalk, with light top-cast finish and saw-cut joints.
12. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
13. Accessible parking stall and striping, per Civil plans.
14. Guest parking stall.
15. Natural colored concrete driveway, with light broom finish and tooled joints.
16. Private yard area, homeowner installed and maintained.
17. Community dog bag station (black in color), for pet owners.
18. Property line.
19. Public street R.O.W.
20. Proposed public street sidewalk, per Civil plans.
21. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
22. Smaller vegetated gathering area with DG walking path and bench seating.

*Conceptual images (provided herein are conceptual and subject to change)

0 20' 40' 80'
Scale: 1" = 40'-0"

MLC Holdings, INC.

Conceptual Landscape Plan

1st City Submittal | Project No.: MLC01
Date: August 5, 2020

L-1

MLC Holdings, Inc.

16209 W. San Bernandino Rd. / LA County, CA

studio PAD
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Laguna Hills, CA 92653 (www.studio-PAD.com)

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Tot-lot Area:
-Ages 5-12 play equipment
-Bench seating
-Rubberized play surface

Lawn Area:
-Real grass area
-Bench seating
-Active play

Lawn Area:
-Real grass area
-Bench seating
-Passive play

Dining Area:
-Central community open space area
-Wood shade structure
-Down lighting
-Entertainment BBQ counter
-Table & chair seating
-Fire-pit for small social events and group gatherings

*Conceptual images (provided herein are conceptual and subject to change)

0 5' 10' 20'
Scale: 1" = 10'

Conceptual Open Space Enlargement - Central Park

MLC Holdings, INC.

1st City Submittal | Project No.: MLC01
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L-2

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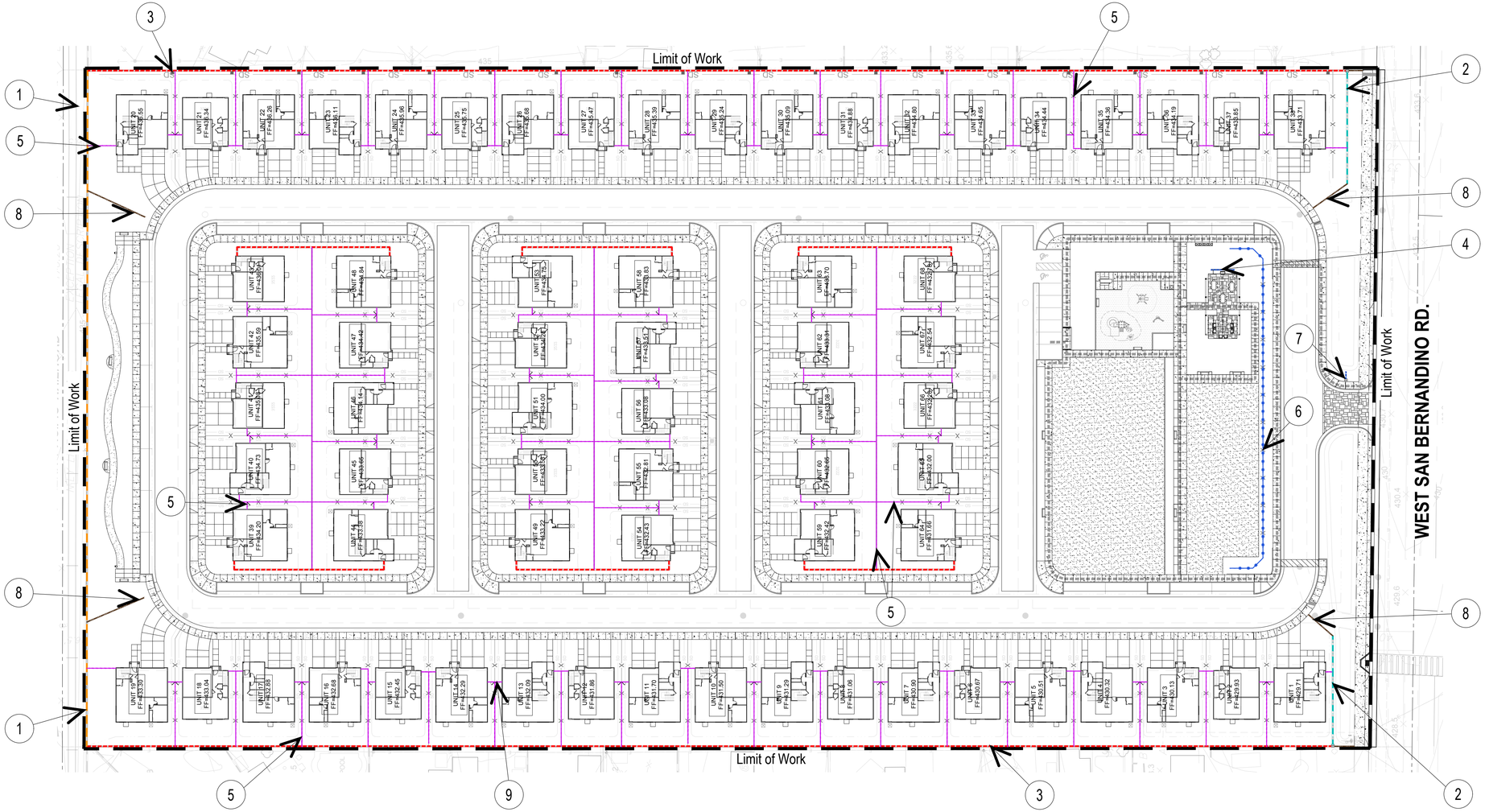
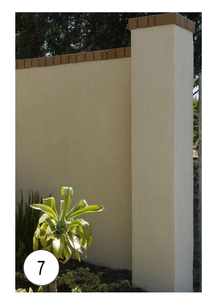


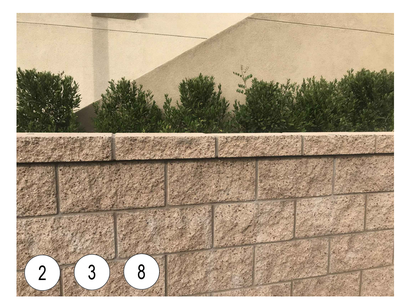
WALL LEGEND

1. 13'-0" High split-face CMU sound wall, with 4" high split-face CMU cap (tan color).
2. 7'-6" High split-face CMU sound wall, with 4" high split-face CMU cap (tan color).
3. 6'-0" High split-face CMU wall, with 4" high split-face CMU cap (tan color).
4. 5'-6" High stucco over CMU wall, with precast concrete cap (tan color).
5. 5'-6" High vinyl fence (tan color).
6. 5'-0" High T. S. metal fence (black paint color).
7. 6'-0" High (18" sq.) stucco over CMU pilaster, with precast concrete cap (tan color).
8. 3'-6" High split-face CMU wall, with 4" high split-face CMU cap (tan color).
9. 5'-6" High vinyl private yard gate (tan color).

ADA Path of Travel.

*Conceptual images (provided herein are conceptual and subject to change)





0 20' 40' 80'
Scale: 1" = 40'-0"

Conceptual Wall & Fence Plan

MLC Holdings, INC.

1st City Submittal | Project No.: MLC01 | Date: August 5, 2020

L-3

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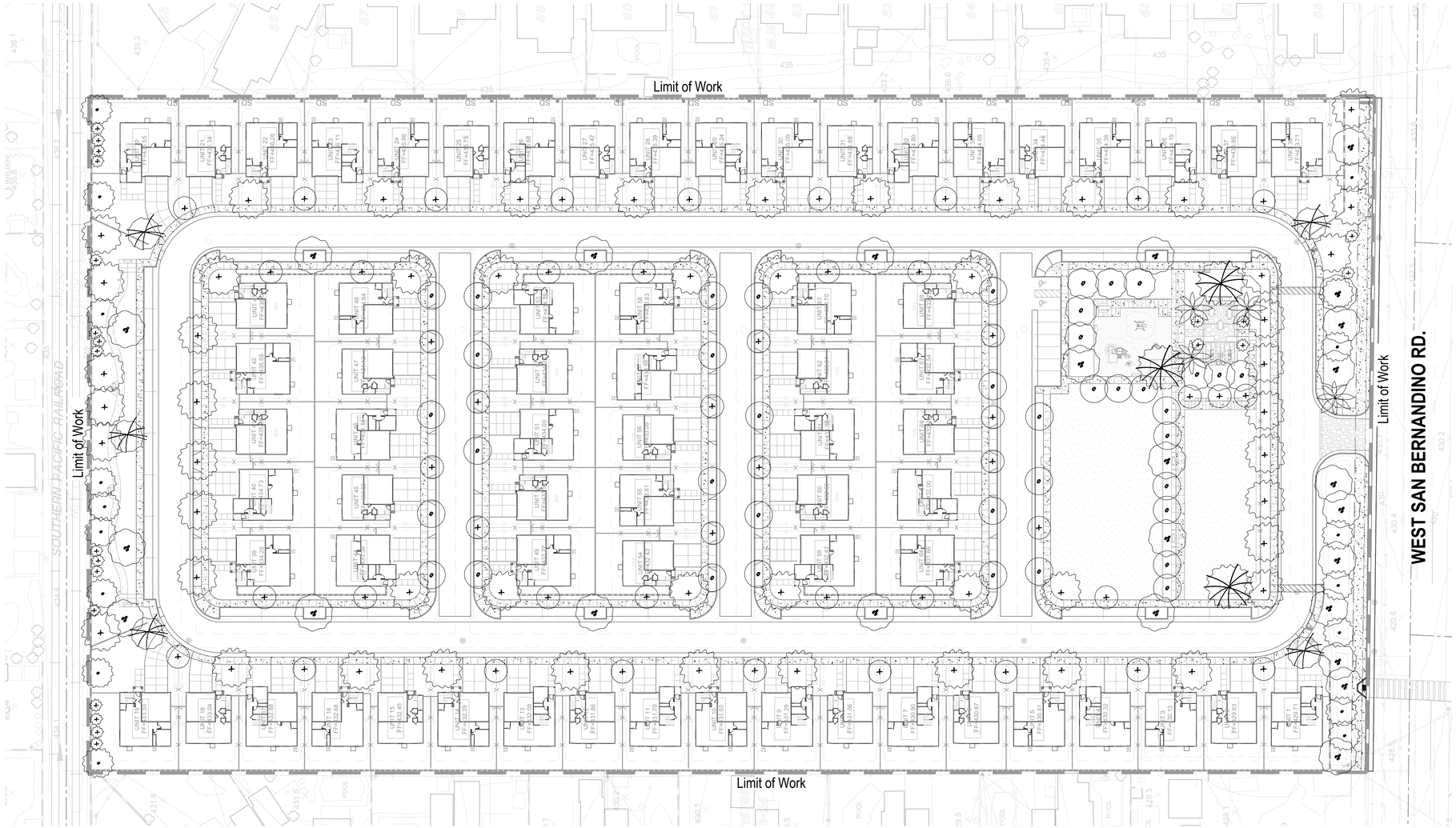

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
		Botanical Name (Common Name)				
	PALMS					
	Vertical	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low Medium	4
	TREES					
	Specimen	Olive sp. (Field Grown Olive)	Natural	B&B-10'x10'	Low	3
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Low	5
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	25
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	52
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	8
	Deciduous Flowering	Lagerstroemia i.xf. 'Arapaho' (Crape Myrtle)	Single	15 Gal	Medium	46
	Vertical Buffer	Melaleuca quinquenervia (Paperbark Melaleuca)	Multi	15 Gal	Low	17
	Medium Evergreen	Geijera parvilflora (Australian Willow) Rhus lancea (African Sumac)	Single	24" Box	Low	32
	Columnar	Cupressus sempervirens (Italian Cypress)	Single	15 Gal	Low	22
					TOTAL =	214

SHRUBS and GROUND COVER		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum "Texanum"	Japanese Privet	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara"	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Salvia sp.	Sage	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

VINES & ESPALIERS		WUCOLS (R3)
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low
Trachelospermum jasminoides	Star Jasmine	Med

0 20' 40' 80'
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Conceptual Planting Plan

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L-4

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