

Appendix 3

Conceptual Landscape Plan

Magnolia Ranch Residential Project
Initial Study

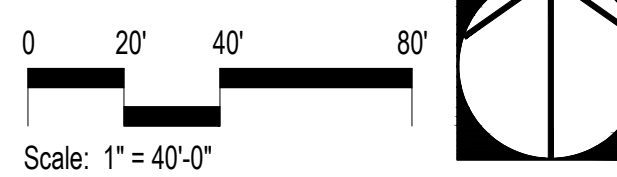


*Conceptual images (provided herein are conceptual and subject to change)



LEGEND

1. Picnic Seating Area with decomposed granite, picnic tables, and specimen Magnolia shade trees.
2. Succulent Garden Walk with decomposed granite, tree nooks for specimen Magnolia shade tree, citrus tree planting, and adirondack seating.
3. Central Lawn Area for passive and active usage with real turf, bench seating, and shade trees.
4. Main project entry with enhanced paving and specimen Magnolia Trees.
5. Project signage wall feature with pin-mounted lettering.
6. Corn hole play area with real turf and shade trees.
7. Four community cluster mailboxes, per USPS review and approval.
8. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
9. Proposed tree, per Planting Plan.
10. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
11. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Private yard area, homeowner maintained.
14. Common area landscape, builder installed and HOA maintained.
15. Community dog bag station (black in color), for pet owners.
16. Project Boundary.
17. Public street R.O.W.
18. Proposed public street sidewalk, per Civil plans.
19. Existing wall / chain link fence to remain.
20. Integral colored concrete.
21. Proposed AC condenser, per Architecture plans.
22. Proposed curb ramp, per Civil plans.
23. 8ft wide paseo walk connection between Schleisman Road and Orange Street.
24. Pedestrian gate connection to future linear park along Schleisman Road.
25. Fire-pit seating area with outdoor fire table and lounge seating.
26. Builder installed, homeowner maintained private front yards.



Schematic Landscape Plan

MLC Holdings, Inc.