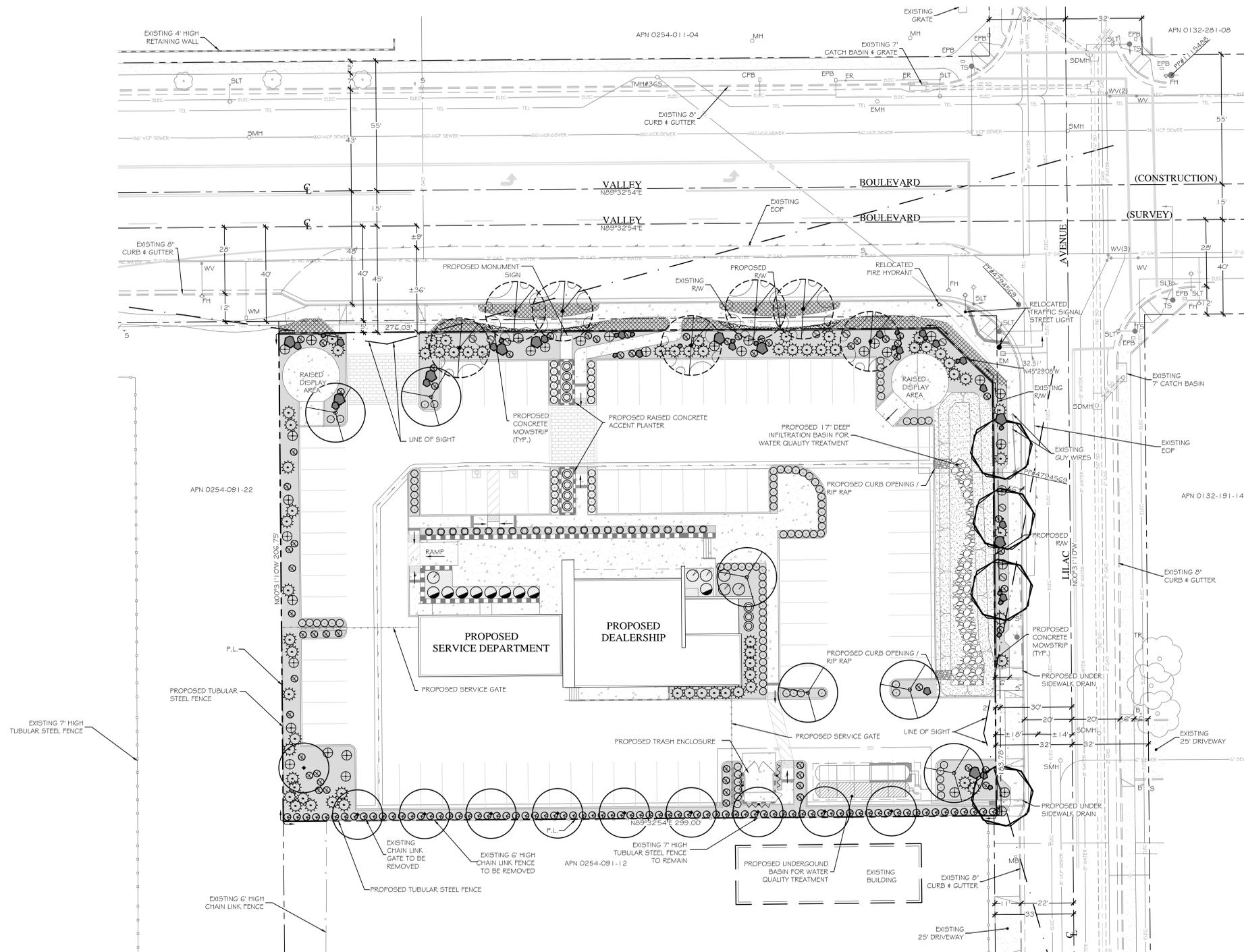


CONCEPTUAL LANDSCAPE PLAN

VALLEY AUTO CENTER

APN 0254-091-13
SOUTHWEST CORNER OF VALLEY BOULEVARD & LILAC AVENUE
CITY OF RIALTO



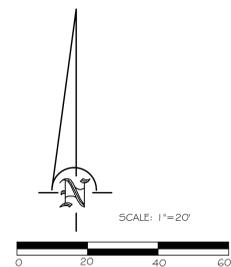
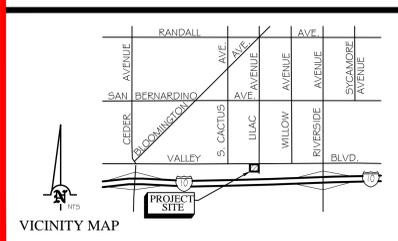
PROPOSED PLANT PALETTE:

SYMBOL	PLANT NAME	SIZE	WUCOLS	QUANTITY
TREES				
	CERCIDIUM DESERT MUSEUM	15 GAL	M	6
	GEUERA PARVIFLORA	15 GAL	M	10
	LAGERSTROEMIA INDICA	24" BOX	M	7
	PISTACIA CHINENSIS	24" BOX	M	4
GROUNDCOVER				
	FESTUCA RUBRA	PLUGS 1/2" O.C.	M	2,460 SF
	2" THICK, 1" DIA. COBBLE			900 SF
	2" THICK BROWN BARK			11,400 SF
	MYOPORUM PARVIFOLIUM	1 GAL 24" O.C.	L	1,290 SF
	3"-6" DIA. COBBLE			670 SF
	GROUND COVER TREATMENT PER CITY STANDARD, WITH MODIFIED COBBLE SIZES: 1"-3" DIA.			135 SF
SHRUBS / VINE				
	AGAVE BLUE FLAME	5 GAL	L	6
	AGAVE DESMETIANA	1 GAL	L	115
	AGAVE PARRYI	5 GAL	L	11
	BOUGANVILLEA	5 GAL	L	33
	CALLISTEMON	1 GAL	M	24
	HESPERALOE	1 GAL	L	66
	LANTANA	5 GAL	L	6
	MUHLENBERGIA	5 GAL	M	9
	NASSELLA TENUISSIMA	5 GAL	L	59
	PRUNUS CAROLINIANA	5 GAL	M	74
	DISTICTIS BUCCINATORIA	5 GAL	M	3
BOULDER				
	NATIVE BOULDER, APPROXIMATE SIZE AS SHOWN (1'-4" DIAMETER)			46

*QUANTITIES ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.

LEGEND

AC	ASPHALT CONCRETE
B	BOLLARD
BTM	BOTTOM
CFB	CABLE FULL BOX
EOP	EDGE OF PAVEMENT
EM	ELECTRICAL METER
EPB	ELECTRICAL PULL BOX
ER	ELECTRICAL RISER
FH	FIRE HYDRANT
HWL	HIGH WATER LINE
MB	MAIL BOX
MH	MANHOLE
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PP	POWER POLE
RW	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
S	STREET SIGN
SMH	SEWER MANHOLE
STL	STREET LIGHT
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
TS	TRAFFIC SIGNAL
WM	WATER METER
WV	WATER VALVE
	EXISTING TREE
	EXISTING PCC PAVING
	EXISTING / PROPOSED AC PAVING
	PROPOSED ACCENT PAVING
	PROPOSED PCC PAVING



PROPERTY OWNER/APPLICANT:
**DR. RONALD LISKANICH AND
GLORIA J. STEVENS, AS
TRUSTEES OF THE
LISKANICH-STEVENS FAMILY
TRUST DATED DECEMBER 2, 2004**

ATTN: DR. RONALD LISKANICH
866 WEST FOOTHILL BLVD., STE G
UPLAND, CA 91786
(951) 371-2057

CONCEPTUAL LANDSCAPE PLAN

VALLEY AUTO CENTER
APN 0254-091-13
SOUTHWEST CORNER OF VALLEY BLVD. & LILAC AVE.
CITY OF RIALTO

thatcher engineering & associates, inc.
461 Ford Blvd., Suite 105, Redlands, CA 92373

- land planning
- civil engineering
- landscape architecture

phone: 909.748.7777
fax: 909.748.7776

Job Number: 163401	Date Prepared: 2/5/16	Drawn By: BK	Reference Number: 16340116
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