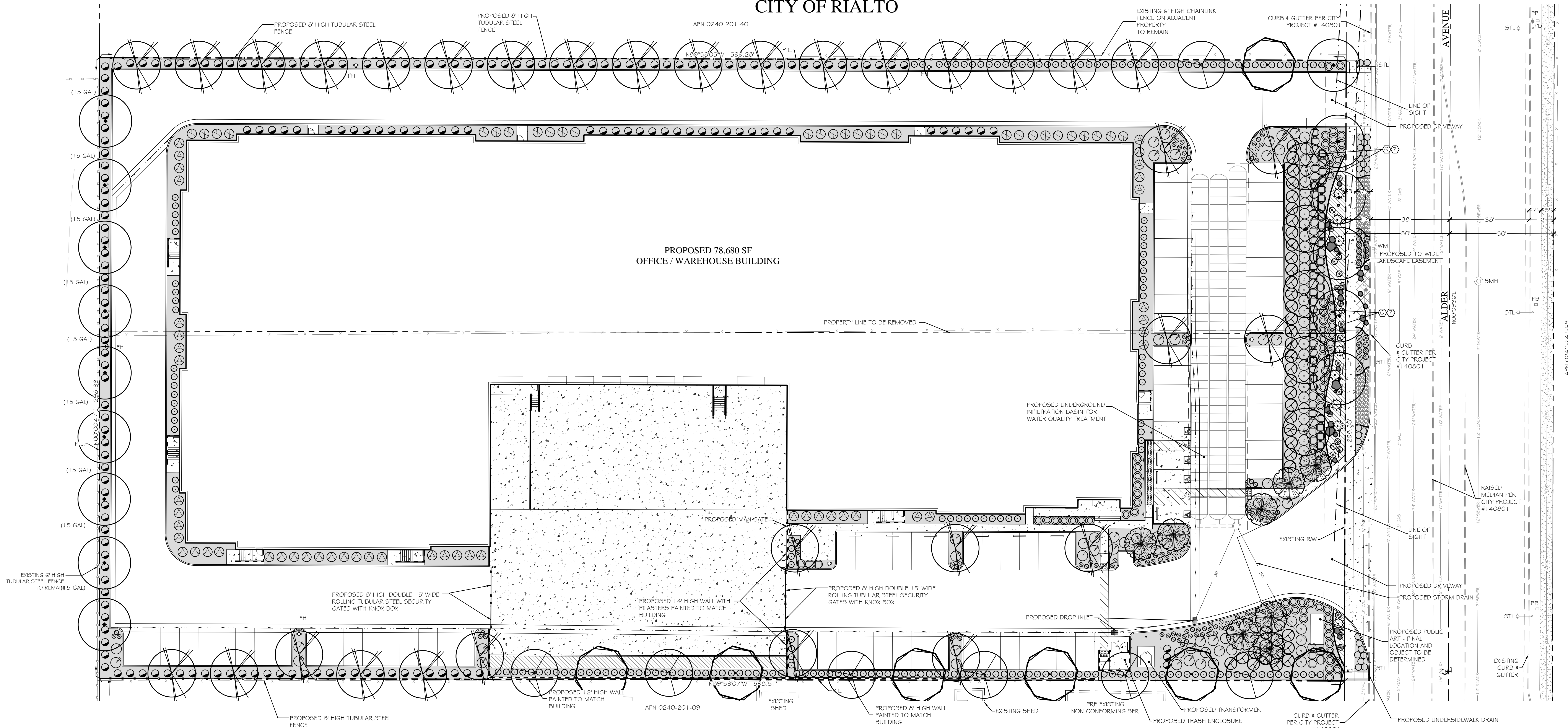


CONCEPTUAL LANDSCAPE PLAN

WEST SIDE OF ALDER AVENUE

APN 0240-201-08 & 41

CITY OF RIALTO



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 9, GOLDEN ORANGE ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGES 56, RECORDS OF SAID COUNTY.

APN: 0240-201-08

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 10, GOLDEN ORANGE ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGES 56, RECORDS OF SAID COUNTY

APN: 0240-201-41

BENCHMARK

CITY OF RIALTO BENCHMARK NO. 053-56:
CITY OF RIALTO BRASS DISK SET IN TOP OF CURB 2 FEET WEST OF POWER POLE #15670898
(NO LONGER THERE), 1.8 FEET EAST OF CENTERLINE ALDER AVENUE, 500 FEET ± NORTH CENTERLINE BASELINE.

ELEVATION=1,418.045 FEET

BASIS OF BEARING

CENTERLINE OF WALNUT AVENUE BEING N89°52'41"W PER RECORD OF SURVEY 127/30.

EASEMENTS

1. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 296 OF DEEDS PAGE 202.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

2. AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL IN THE DOCUMENT RECORDED IN BOOK 649 OF DEEDS, PAGE 23.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

3. AN EASEMENT FOR STREET PURPOSES SHOWN OR DEDICATED ON THE MAP OF GOLDEN ORANGE ACRES RECORDED AND ON FILE IN BOOK 20, PAGE 56, OF TRACT MAPS.

SAID EASEMENT LIES WITHIN THE RIGHT OF WAY OF ALDER AVENUE.

4. AN EASEMENT FOR STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIALTO, RECORDED JUNE 28, 2016 AS INSTRUMENT NO. 2016-0253621 OF OFFICIAL RECORDS.

SAID EASEMENT LIES WITHIN THE RIGHT OF WAY OF ALDER AVENUE.

5. AN EASEMENT FOR RIGHT-OF-WAY, STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND OTHER APPURTENANT USES, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, OPERATE, USE, DEDICATE OR DECLARE THE SAME FOR PUBLIC USE, IN, ON, UNDER, OVER AND ACROSS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIALTO, RECORDED JUNE 24, 2016 AS INSTRUMENT NO. 2016-0250352 OF OFFICIAL RECORDS.

SAID EASEMENT LIES WITHIN THE RIGHT OF WAY OF ALDER AVENUE.

AN EASEMENT FOR TEMPORARY CONSTRUCTION IN FAVOR OF THE CITY OF RIALTO, RECORDED JUNE 24, 2016 AS INSTRUMENT NO. 2016-0250353 OF OFFICIAL RECORDS.

AN EASEMENT FOR TEMPORARY CONSTRUCTION IN FAVOR OF THE CITY OF RIALTO, RECORDED JUNE 24, 2016 AS INSTRUMENT NO. 2016-0250354 OF OFFICIAL RECORDS.

PROPOSED PLANT PALETTE:

SYMBOL	PLANT NAME	SIZE	WUCOL	QUANTITY	SYMBOL	PLANT NAME	SIZE	WUCOL	QUANTITY
	TREES					SHRUBS			
	ERIOBOTRYA JAPONICA	15 GAL	M	7		AGAVE ATTENUATA 'NOVA'	5 GAL	L	10
	BRONZE LOCUST					BLUE FOXTAIL AGAVE	5 GAL	L	29
	RHAPHIOLEPIS MAJESTIC BEAUTY	24" BOX	M	8		ABUTILUS UNDOED 'COMPACTA'	5 GAL	L	8
	N.C.N. (TREE FORM)					BOUGAINVILLEA 'OH! LA LA' N.C.N.	5 GAL	L	8
	RHUS LANCEA	24" BOX	L	12		HEMEROCALLIS 'STELLA DE OR'	1 GAL	M	108
	AFRICAN SUMAC					DAYLILY	1 GAL	L	66
	PODOCARPUS GRACILIOR	15 GAL	M	32		HESPERALOE PARVIFLORA	5 GAL	L	20
	PERN PINE					RED YUCCA	5 GAL	L	20
	TRISTANIA CONFERTA	24" BOX	M	6		LANTANA 'NEW GOLD'	5 GAL	L	20
	BRISBANE BOX	15 GAL**	M	9		DWARF GOLD LANTANA	5 GAL	M	184
	GROUND COVER					LIGUSTRUM JAPONICUM	5 GAL	M	184
	3" THICK LAYER OF DECOMPOSED GRANITE, COLOR: SOUTHWEST GOLD, AVAILABLE FROM SOUTHWEST BOULDER			200 SF		WAX-LEAF PRIVET	5 GAL	M	184
	3" THICK WOOD CHIPS AS MULCH			24,000 SF		MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL	M	40
	COBBLESTONE ROCK TREATMENT			340 SF		FUNK MURPHY	5 GAL	M	39
	2" THICK 3/4" CRUSHED ROCK OVER WEED FABRIC, COLOR: CALIFORNIA GOLD			1,760 SF		MUHLENBERGIA RIGENS	5 GAL	M	39
	BOULDER					DEER GRASS	5 GAL	M	249
	2-3' BOULDERS COLOR: SIERRA, AVAILABLE FROM SOUTHWEST BOULDER APPROXIMATE SIZE SHOWN			29		NASSELLA TENUISSIMA	1 GAL	L	12

LEGEND

AC	ASPHALT CONCRETE
PH	PROPOSED FIRE HYDRANT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PVC	PVC CONDUIT
FL	PROPERTY LINE
PP	EX. POWER POLE/ POWER POLE PER CITY PROJECT #140801
R/W	RIGHT-OF-WAY
SMH	SEWER MANHOLE
STL	EX. STREET LIGHT/ STREET LIGHT PER CITY PROJECT #140801
WM	EXISTING WATER METER
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING UTILITY LINE
---	PROPOSED UTILITY LINE
---	EXISTING BUILDING FOOTPRINT
---	PROPOSED BUILDING FOOTPRINT
---	EXISTING PCC PAVING
---	PROPOSED PCC PAVING
---	EXISTING / PROPOSED AC PAVING, AND PROPOSED COLORED AND SCORED PCC PAVING - SEE SITE PLAN

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
DATED: MARCH 2016
AS CONDUCTED BY
J.D. COLE & ASSOCIATES, INC.
11055 RAMONA STREET
YUCCA, CALIFORNIA 92399
PHONE: (951) 797-2074

PROPERTY OWNERS:

APN: 0240-201-08
CORE HOLDINGS 13 LLC, A NEVADA LIMITED LIABILITY COMPANY
APN: 0240-201-41
THOMAS SHU & SUSAN SHU
TRUSTEES OF THE THOMAS & SUSAN SHU FAMILY TRUST DATED NOVEMBER 28, 2008
C/O CDREP, LLC
ATTN: MARK BACHU
523 MAIN STREET
EL SEGUNDO, CA 90245
(310) 428-3302

PREPARED FOR/APPLICANT:

CDREP, LLC.
ATTN: MARK BACHU
523 MAIN STREET
EL SEGUNDO, CA 90245
(310) 428-3302

LETTER	DESCRIPTION	DATE	INITIAL
REVISIONS			
CONCEPTUAL LANDSCAPE PLAN			
APN 0240-201-08 & 41			
WEST SIDE OF ALDER AVENUE			
CITY OF RIALTO			
thatcher engineering & associates, inc. 1461 2nd Street, Suite 105, Redlands, CA 92373			
Kraton Tassot LA5458 Exp. February 28, 2019			
Job Number: 162008	Date Prepared: 10/23/18	Drawn By: KT	Reference Number: 162008CLP
			Sheet Number: CL-1

