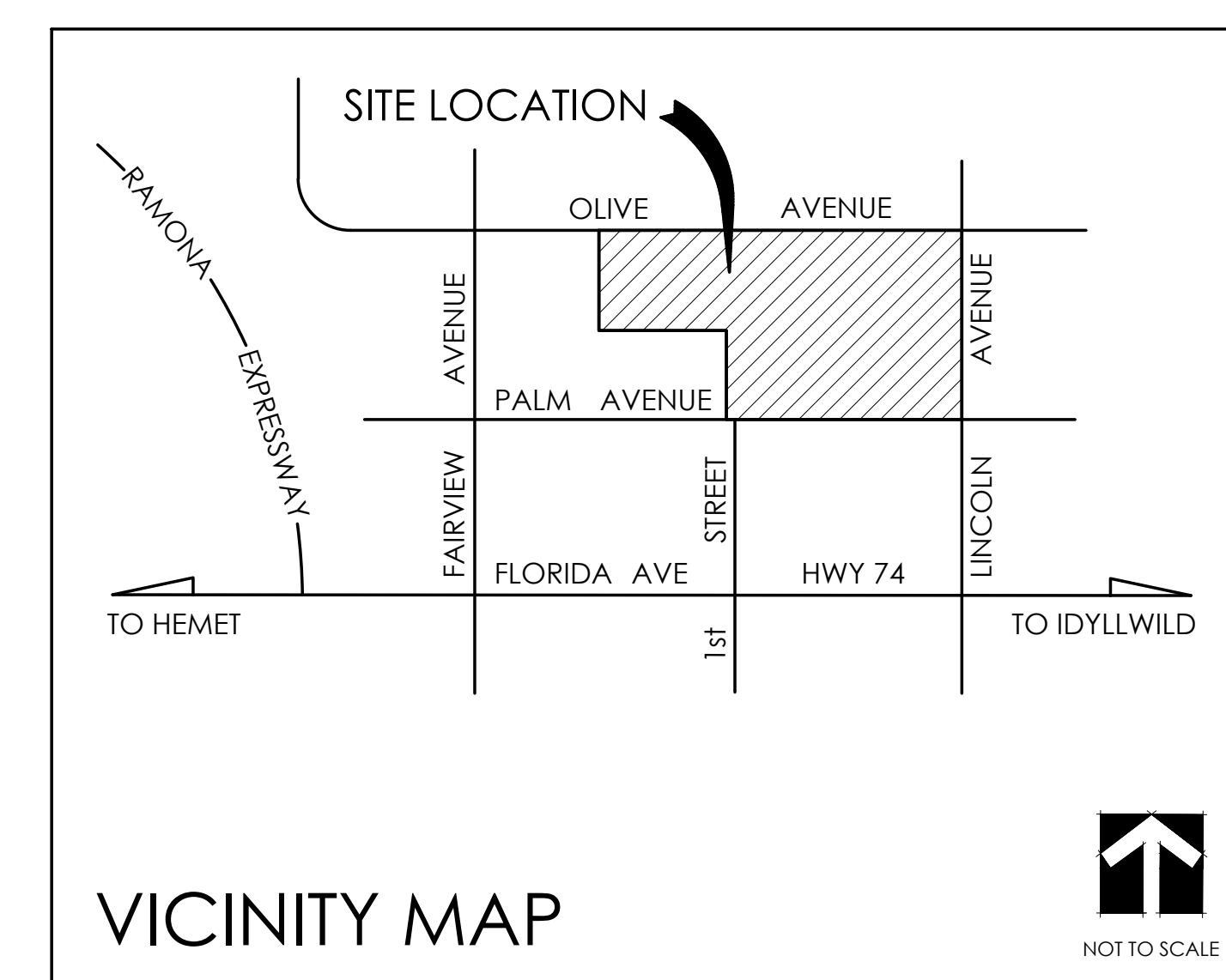




CONCEPTUAL PLANT LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS WATER USAGE | SPACING |
|---|-------------------------|-----------|--------------------|--------------------|
| LINCOLN AVENUE PLATANUS MEXICANA 'ALAMO' | MEXICAN SYCAMORE | 24" BOX | MEDIUM | 40' O.C. |
| OLIVE AVENUE FRAXINUS A. 'RAYWOOD' | RAYWOOD ASH | 24" BOX | LOW | 40' O.C. |
| PALM AVENUE MAGNOLIA 'SAMUEL SOMMERS' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | 40' O.C. |
| INTERNAL STREET TREES | | | | |
| CINNAMOMUM CAMPHORA | CAMPHOR TREE | 24" BOX | MEDIUM | 1 PER LOT |
| MAGNOLIA 'ST. MARY'S' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | 1 PER LOT |
| PISTACIA CHINENSIS | CHINESE PISTACHE | 24" BOX | MEDIUM | 1 PER LOT |
| PLATANUS A. 'BLOODGOOD' | LONDON PLANE TREE | 24" BOX | MEDIUM | 1 PER LOT |
| PODOCARPUS GRACILIOR | FERN PINE | 24" BOX | MEDIUM | 1 PER LOT |
| QUERCUS ILEX | HOLLY OAK | 24" BOX | LOW | 1 PER LOT |
| PYRUS CALLERYANA 'BRADFORD' | BRADFORD PEAR | 24" BOX | MEDIUM | 1 PER LOT |
| ULMUS PARVIFOLIA 'DRAKE' | EVERGREEN ELM | 24" BOX | MEDIUM | 1 PER LOT |
| FOCAL / ENTRY / ACCENT TREES | | | | |
| OLEA EUROPEA | OLIVE | 36" BOX | LOW | AS SHOWN |
| PRUNUS C. 'ATROPURPUREA' | PURPLE LEAF PLUM | 36" BOX | MEDIUM | AS SHOWN |
| LAGERSTROEMIA INDICA | CRAPE MYRTLE | 36" BOX | MEDIUM | AS SHOWN |
| FORMAL PARK TREES | | | | |
| CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 24" BOX | MEDIUM | AS SHOWN |
| LIGUSTRUM LUCIDUM | GLOSSY PRIVET | 24" BOX | MEDIUM | AS SHOWN |
| MAGNOLIA 'ST. MARY'S' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | AS SHOWN |
| PRUNUS C. 'ATROPURPUREA' | PURPLE LEAF PLUM | 24" BOX | MEDIUM | AS SHOWN |
| ** LANDSCAPE AND SLOPE TREES | | | | |
| GELERA PARVIFLORA | AUSTRALIAN WILLOW | 15 GALLON | LOW | 25'-40' O.C. MAX. |
| GLEDITSIA T. SHADEMASTER | HONEY LOCUST | 15 GALLON | LOW | 25'-40' O.C. MAX. |
| LIQUIDAMBAR STYRACIFLUA | SWEET GUM | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. |
| PISTACIA CHINENSIS | CHINESE PISTACHE | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. |
| PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 15 GALLON | LOW | 25'-40' O.C. MAX. |
| RHUS LANCEA | AFRICAN SUMAC | 15 GALLON | LOW | 25'-40' O.C. MAX. |
| ** SHRUBS | | | | |
| AGAPANTHUS AFRICANUS | LILY-OF-THE-NILE | 1 GALLON | MEDIUM | 2' O.C. |
| BUXUS JAPONICA | BOXWOOD | 5 GALLON | MEDIUM | 2' O.C. |
| CISTIS PURPUREUS | ROCKROSE | 5 GALLON | LOW | 4' O.C. |
| DIELES VEGETA | FORTNIGHT LILY | 1 GALLON | MEDIUM | 3' O.C. |
| DODONAEA V. 'PURPUREA' | PURPLE HOPSEED | 5 GALLON | MEDIUM | 6' O.C. |
| EUONYMUS JAPONICA | EVERGREEN EUONYMUS | 5 GALLON | MEDIUM | 4' O.C. |
| FELIOA SELLOWIANA | PINEAPPLE GUAYAVA | 5 GALLON | LOW | 4' O.C. |
| GREVILLEA NOELI | GREVILLEA | 5 GALLON | LOW | 4' O.C. |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | MEDIUM | 2' O.C. |
| HEMEROCALLIS HYBRID | DAYLILY | 1 GALLON | MEDIUM | 4' O.C. |
| HESPERALOE PARVIFLORA | RED YUCCA | 1 GALLON | LOW | 4' O.C. |
| HETEROMELES ARBUTIFOLIA | TOYON | 5 GALLON | LOW | 6' O.C. |
| JUNIPERUS SPP. | JUNIPER SPECIES | 5 GALLON | MEDIUM | 4' O.C. |
| LANTANA SPP. | LANTANA SPECIES | 5 GALLON | LOW | 4' O.C. |
| LIGUSTRUM JAPONICUM | PRIVET | 5 GALLON | MEDIUM | 4' O.C. |
| MYRTUS COMMUNIS 'COMPACTA' | COMPACT MYRTLE | 5 GALLON | LOW | 4' O.C. |
| NANDINA DOMESTICA | HEAVENLY BAMBOO | 1 GALLON | MEDIUM | 4' O.C. |
| PHOTINIA FRASERI | RED-TIP PHOTINIA | 5 GALLON | MEDIUM | 6' O.C. |
| PITTOSPORUM T. 'VARIEGATA' | VARIEGATED MOCK ORANGE | 5 GALLON | MEDIUM | 4' O.C. |
| RHAPHIOLEPIS INDICA | INDIA HAWTHORN | 5 GALLON | MEDIUM | 6' O.C. |
| RHUS OVATA | SUGAR BUSH | 5 GALLON | LOW | 6' O.C. |
| ROSMARINUS OFFICINALIS | ROSEMARY | 5 GALLON | LOW | 4' O.C. |
| SALVIA LEUCANTHA | MEXICAN SAGE | 5 GALLON | LOW | 4' O.C. |
| VIBURNUM JAPONICUM | SPRING BOUQUET VIBURNUM | 5 GALLON | MEDIUM | 6' O.C. |
| WESTRINGIA FRUITICOSA | COAST ROSEMARY | 5 GALLON | LOW | 6' O.C. |
| ** VINES | | | | |
| MACFADYENA UNGUIS-CATI | CATS CLAW | 5 GALLON | MEDIUM | 20' O.C. |
| PARTHENOCISSUS | BOSTON IVY | 5 GALLON | MEDIUM | 20' O.C. |
| TRICUSPIDATA | BLOOD RED TRUMPET VINE | 5 GALLON | MEDIUM | 20' O.C. |
| GROUNDCOVERS | | | | |
| ACACIA R. 'LOWBOY' | SPREADING ACACIA | 1 GALLON | LOW | 36" O.C. |
| BACCHARIS P. 'PIGEON POINT | DWARF COYOTE BRUSH | 1 GALLON | LOW | 36" O.C. |
| CEANOETHUS G. HORIZONTALIS | CARMEL CREEPER | 1 GALLON | LOW | 24" O.C. |
| CISTIS SALVIFOLIUS | SAGELEAF ROCKROSE | 1 GALLON | LOW | 24" O.C. |
| LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE | FLATS | LOW | 24" O.C. |
| MYOPORUM PARVIFOLIUM | MYOPORUM | 1 GALLON | LOW | 24" O.C. |
| ROSMARINUS O. 'PROSTRATUS' | PROSTRATE ROSEMARY | 1 GALLON | LOW | 24" O.C. |
| TALL FESCUE (TURF SEED MIX SHALL BE "TEAM CREST" AVAILABLE THROUGH CREATIVE HYDROSEED (951) 461-9745 1000 S.F.) | | | | |
| TALL FESCUE | TURF (FUNCTIONAL USE) | SEED | 80% OF Eto | 15 LBS / 1000 S.F. |

BELOW ARE VALLEY WIDE AND COUNTY BUILDING AND SAFETY REQUIREMENTS FOR PLANT QUANTITIES
 * (1) 15 GALLON TREE PER 700 S.F. OF LANDSCAPE
 ** (1) 1 GALLON SHRUB PER 40 S.F. IN STREETScape / 60 S.F. ON COMMON SLOPES
 (1) 5 GALLON SHRUB PER 40 S.F. IN STREETScape / 75 S.F. ON SLOPES



LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
 PREDICO PROPERTIES

SCALE: 1"=60'

NORTH

OVERALL LANDSCAPE PLAN

David REAULT ASSOCIATES INC.
 951.296.1343
 www.draassociates.com

County of Riverside

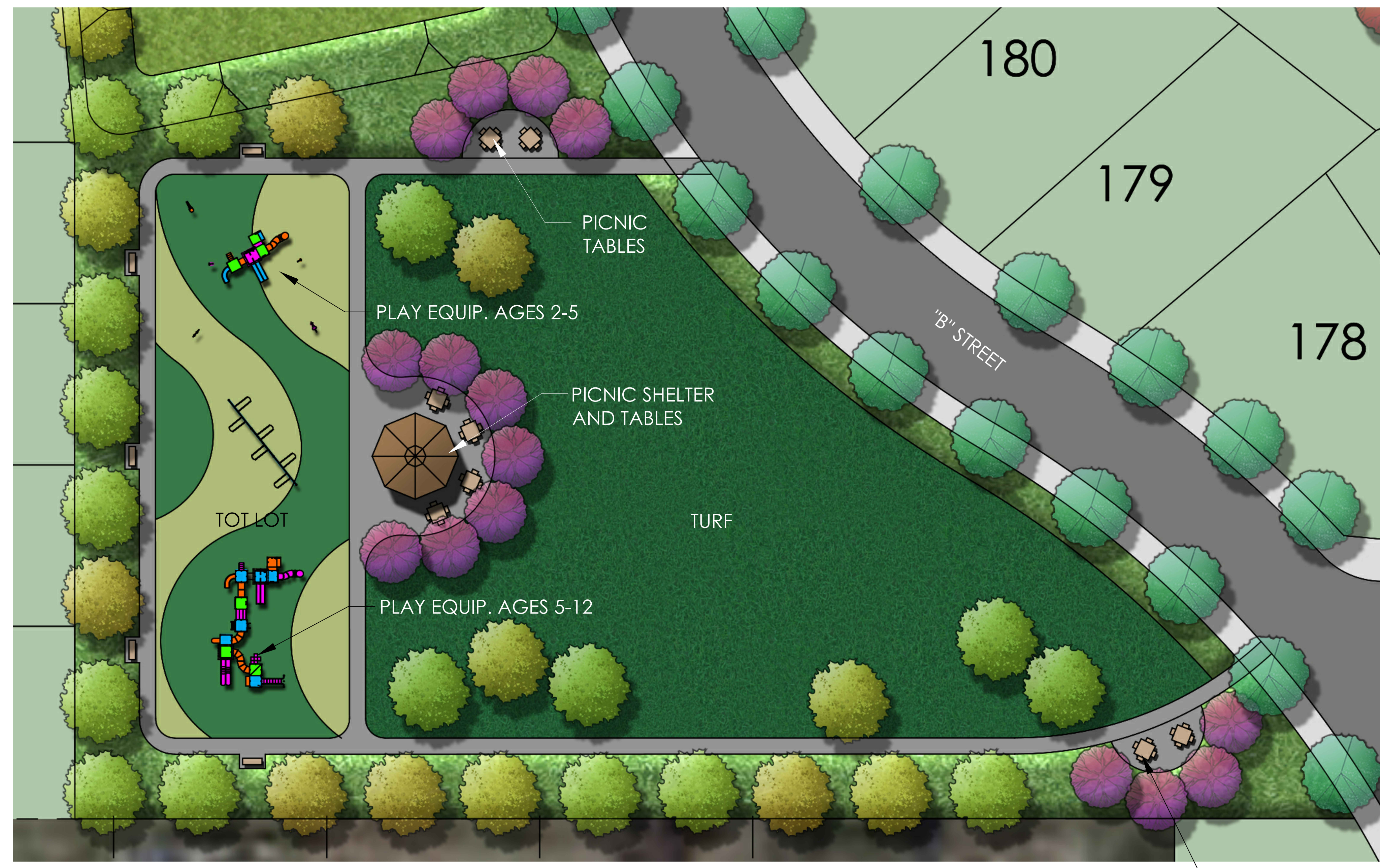
SHEET 1

11.30.16



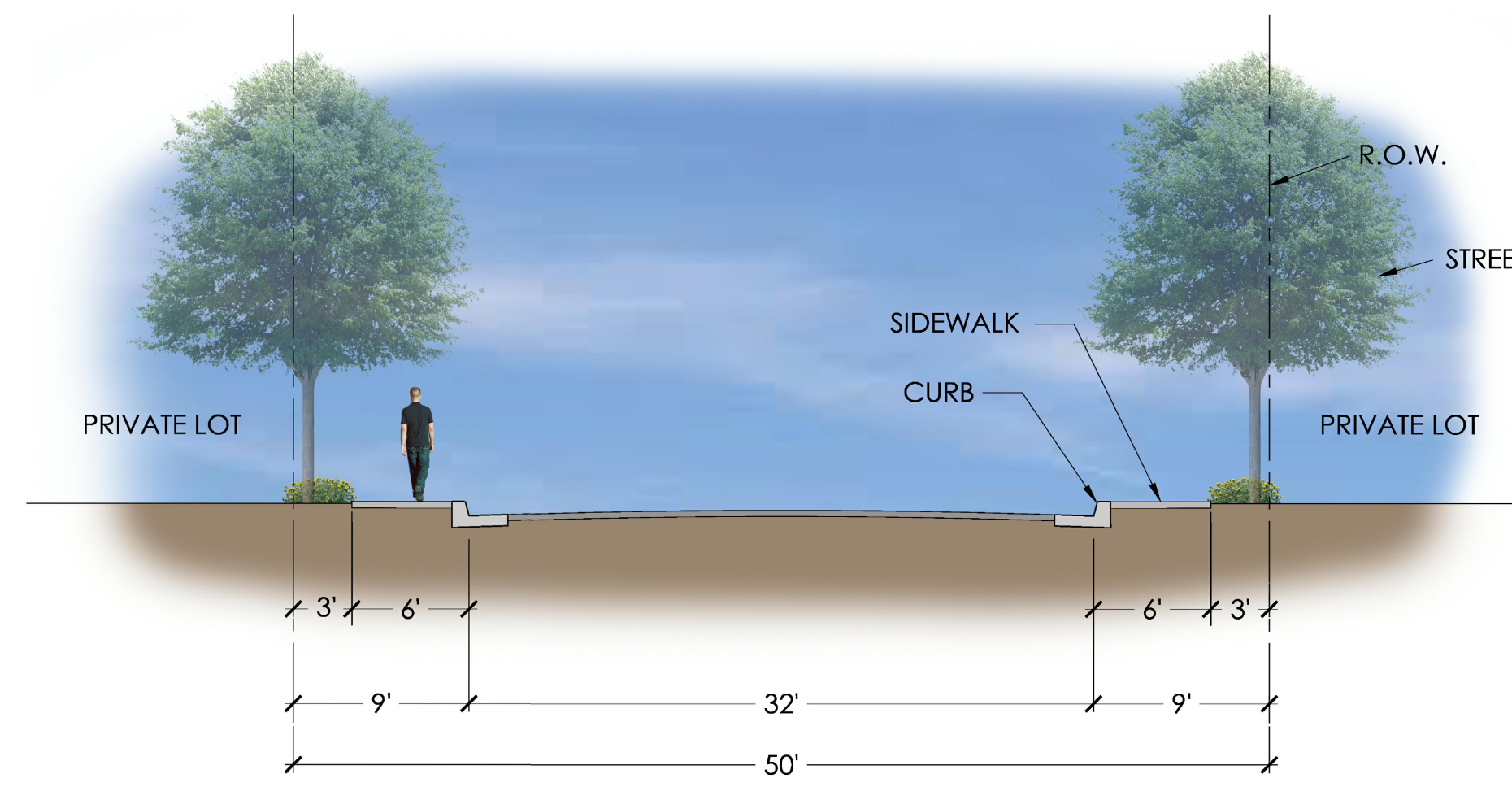
CENTRAL COMMUNITY PARK
1"=20'

PARK SIGNAGE
PICNIC SHELTER
FORMAL HEDGES

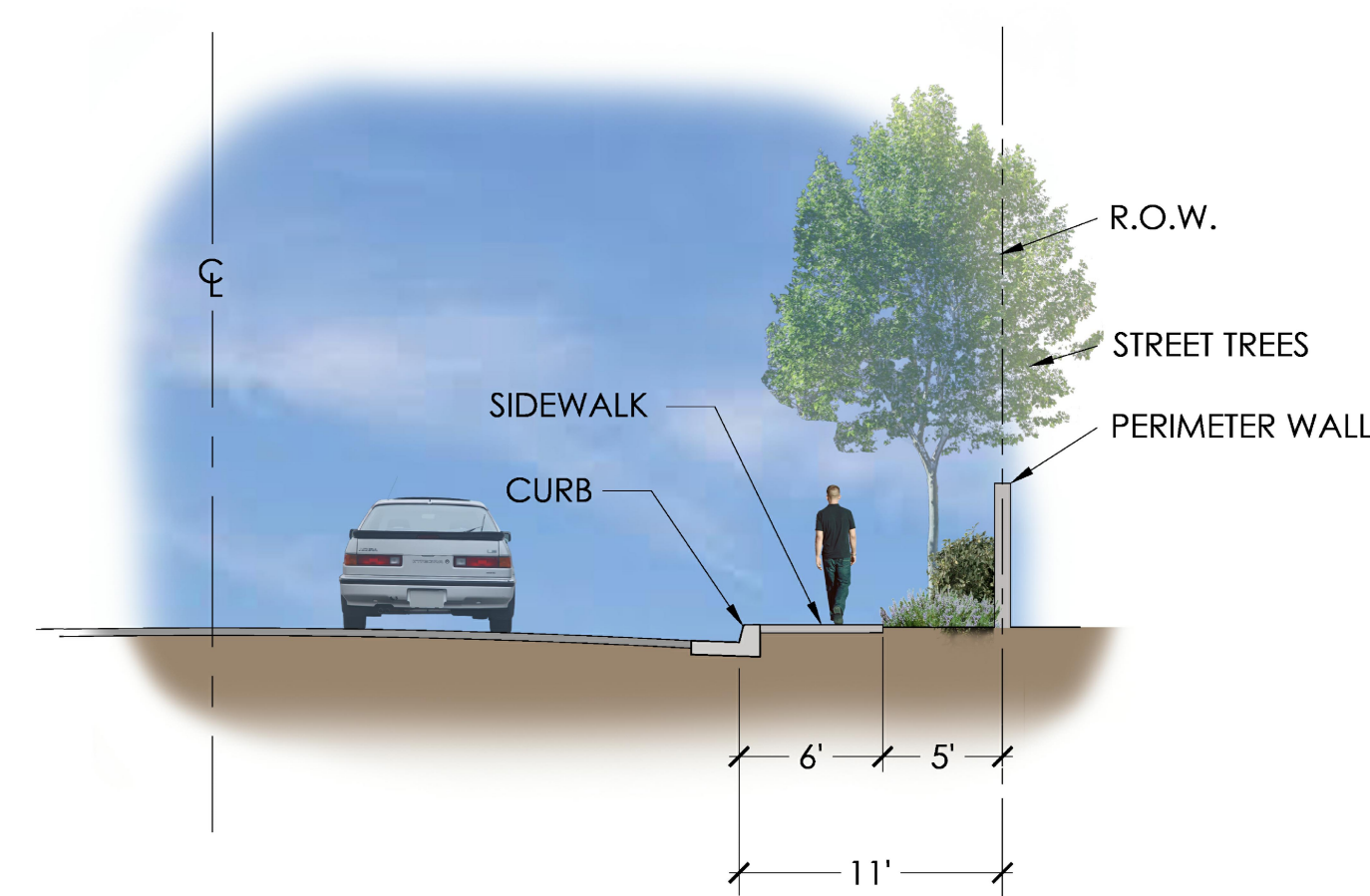


COMMUNITY PARK
1"=20'

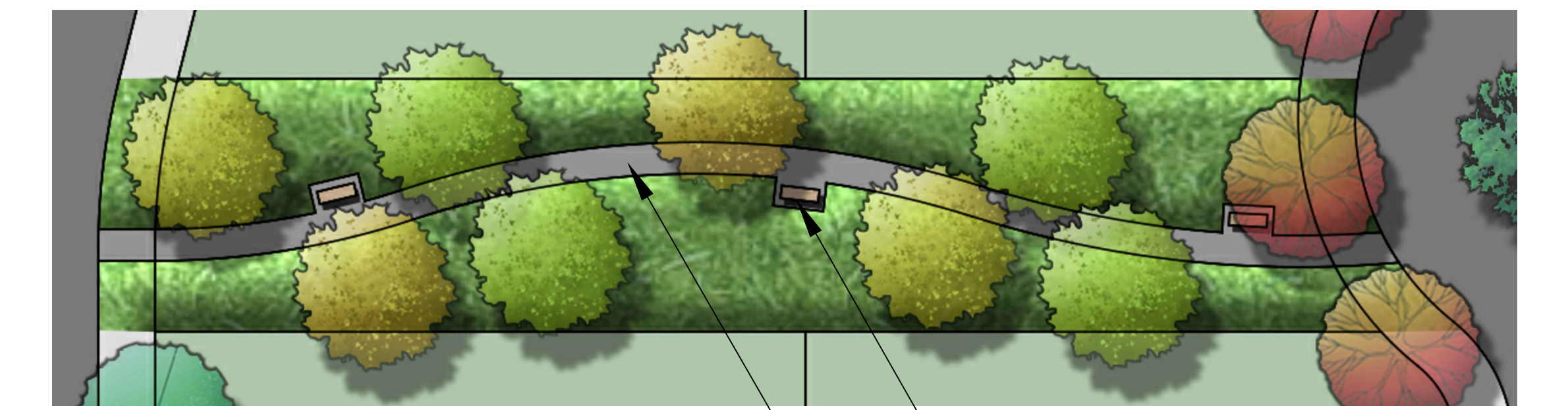
PICNIC TABLES



TYPICAL SECTION AT INTERNAL STREET
1/8"=1'-0"



TYPICAL SECTION AT LINCOLN / OLIVE AVENUES
1/8"=1'-0"



TYPICAL PASEO
1"=20'

BENCHES
MEANDERING CONCRETE WALK



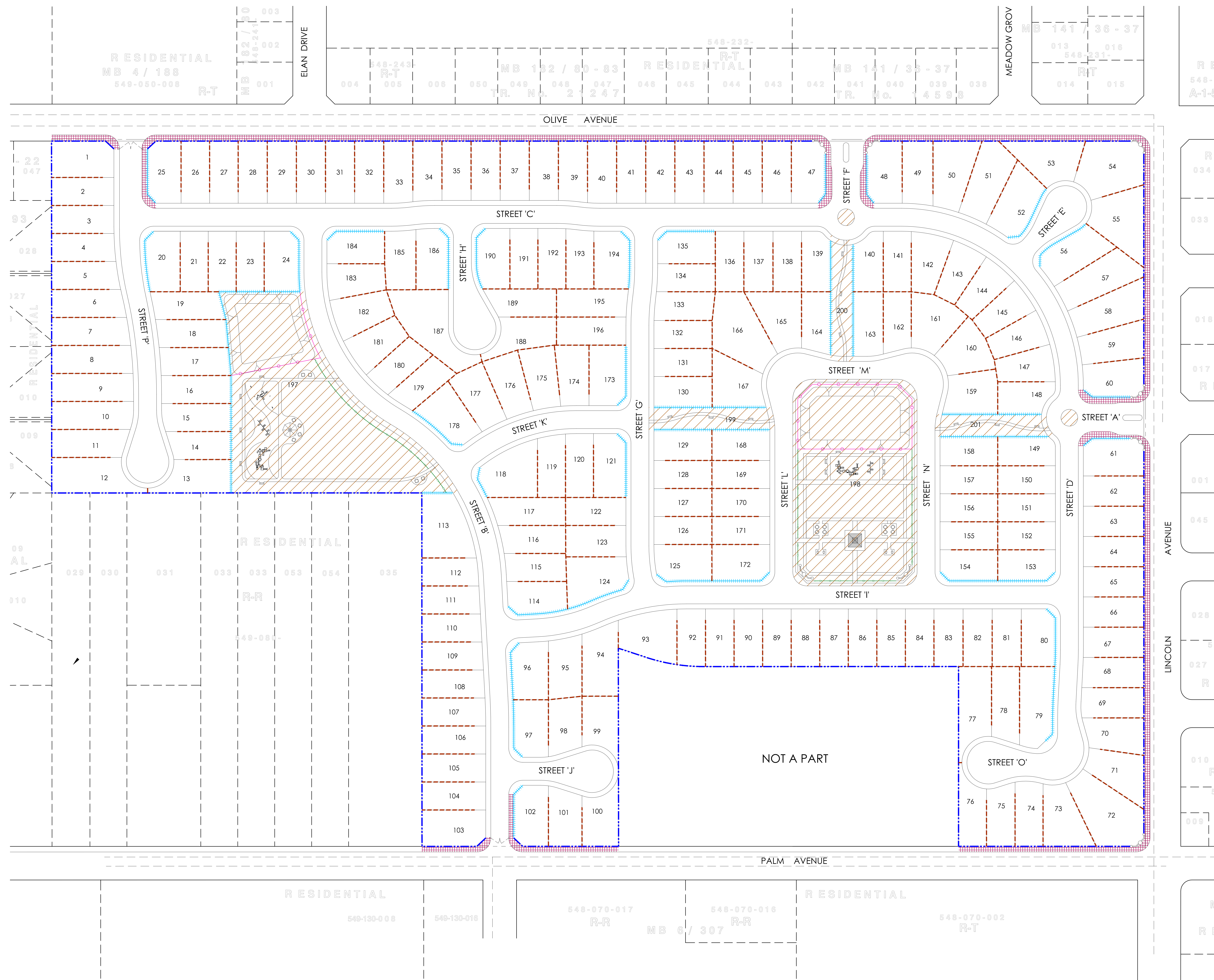
ENTRY MONUMENT









PARK MONUMENT

LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
PREDICO PROPERTIES

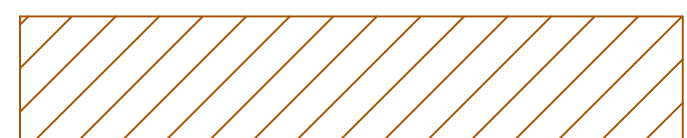
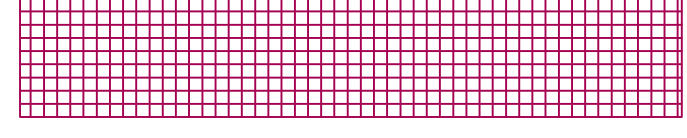
ENLARGEMENTS
County of Riverside



WALL AND FENCE LEGEND

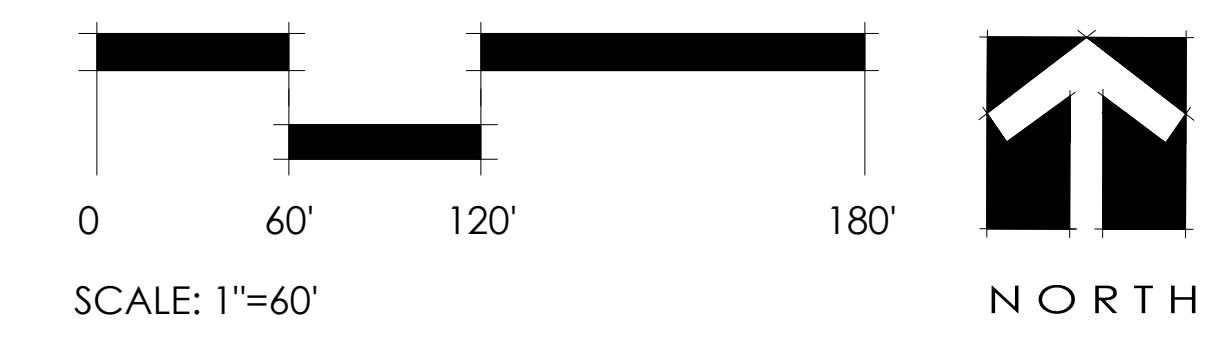
-  6' HIGH PERIMETER BLOCK WALL (SPLIT FACE BLOCK, TAN)
-  6' HIGH BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN)
-  5'-6" HIGH VINYL SIDE YARD FENCE (COLOR TO BE WHITE)
-  5'-6" HIGH TUBULAR STEEL VIEW FENCE (COLOR TO BE BLACK)
-  42" HIGH 3-RAIL FENCE (COLOR TO BE WHITE)
-  ENTRY AND PARK MONUMENTS

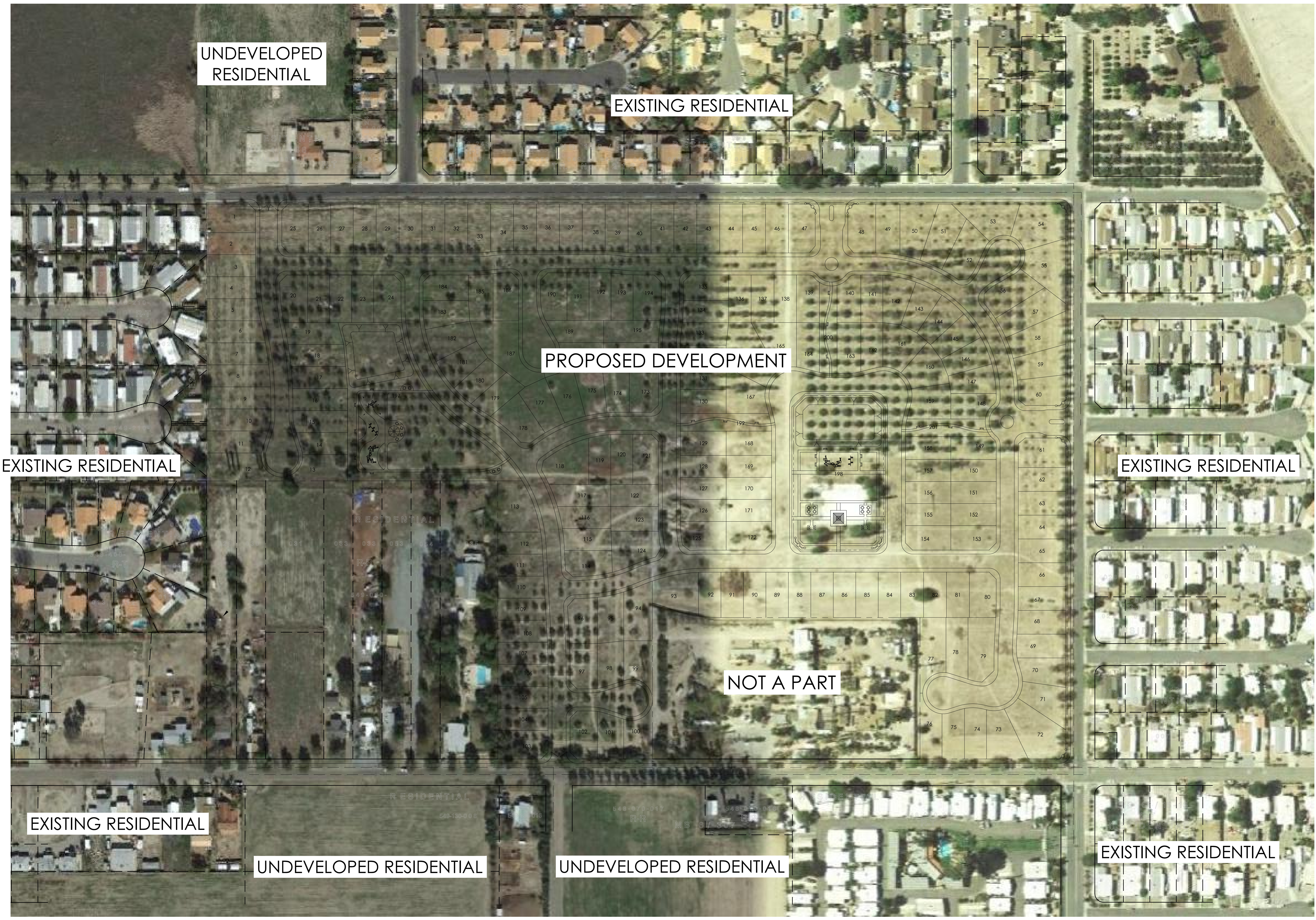
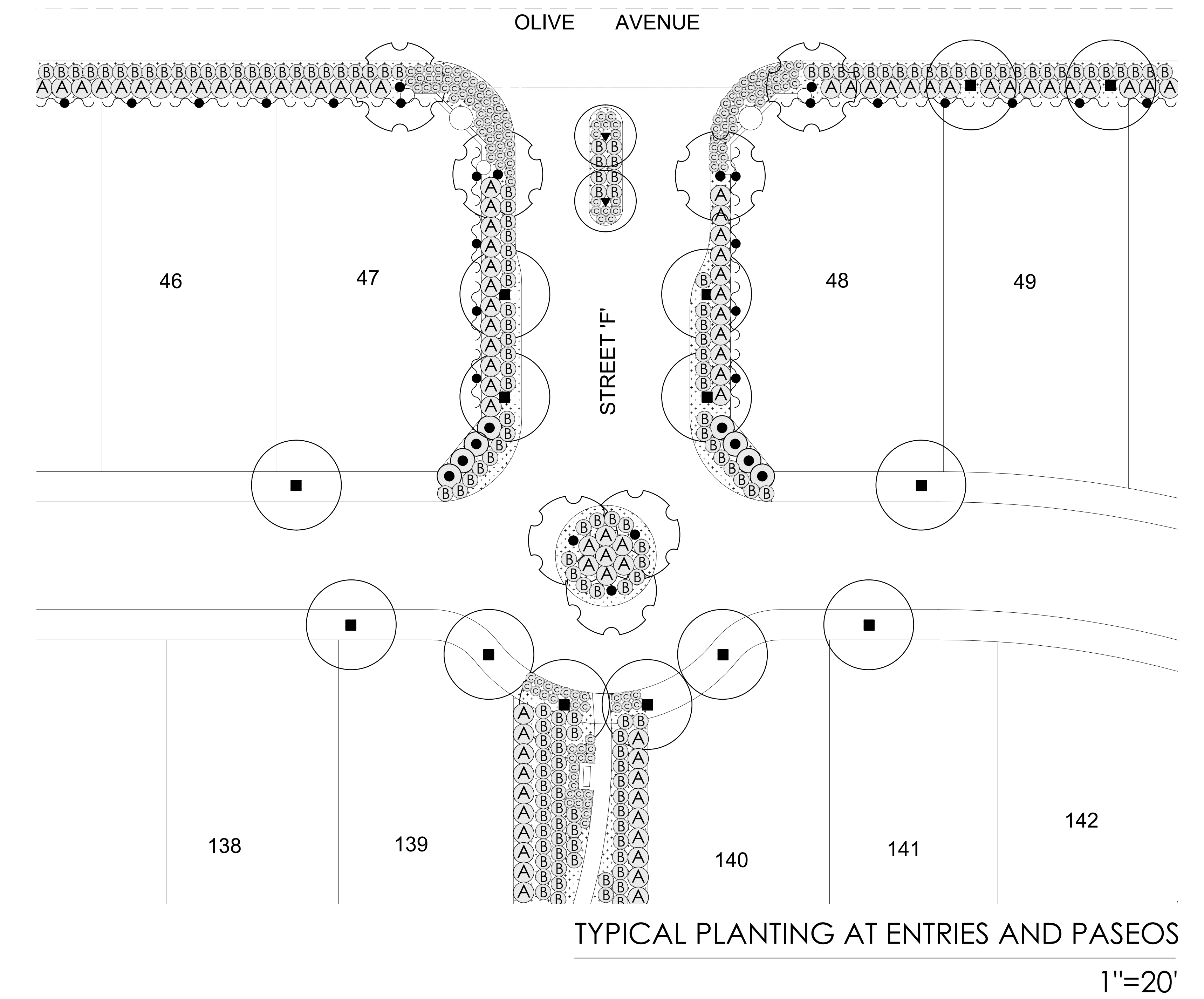
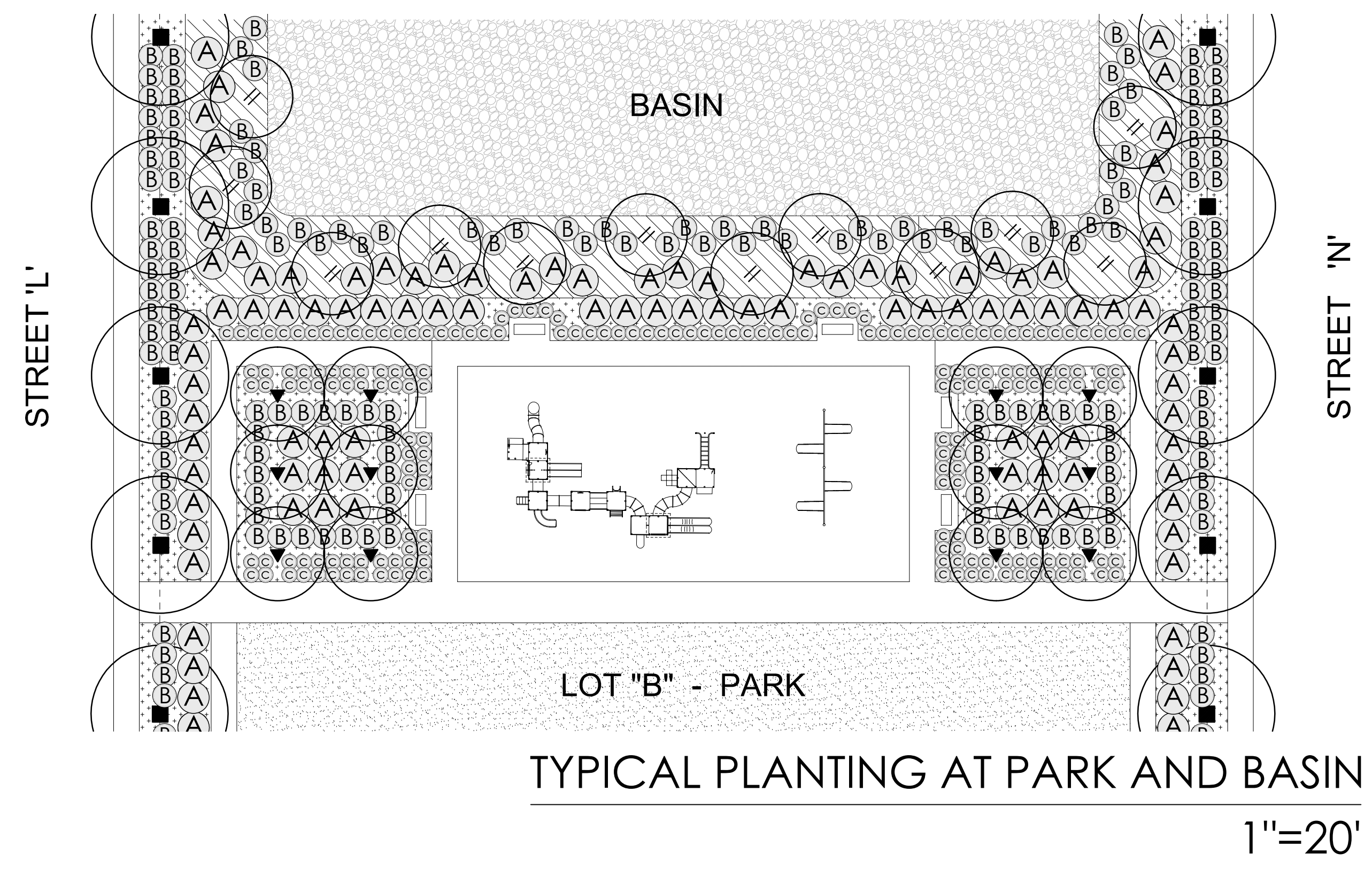
MAINTENANCE LEGEND

-  H.O.A. MAINTAINED
-  VALLEY WIDE MAINTAINED

LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
 PREDICO PROPERTIES

WALL AND FENCE PLAN / MAINTENANCE EXHIBIT

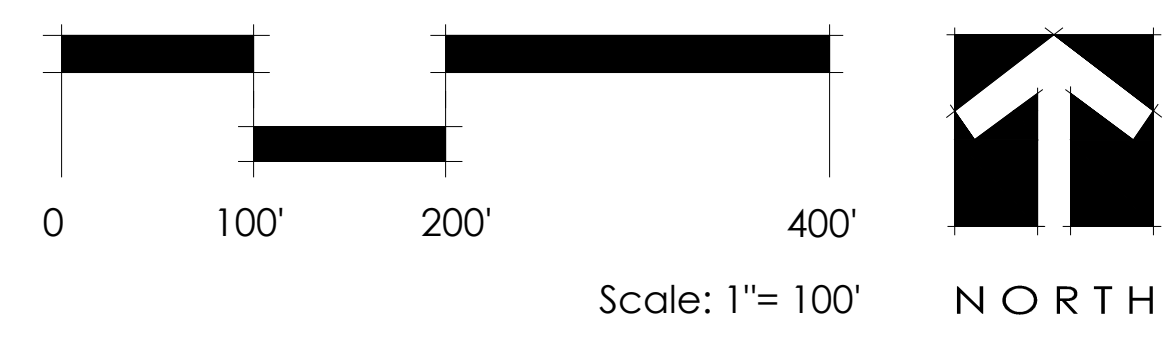




CONCEPTUAL PLANT LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS WATER USAGE | SPACING | FOUNDATION SHRUBS | ACCENT SHRUBS | VINES | GROUNDCOVERS | |
|--|------------------------|-----------|--------------------|-------------------|---|------------------------|-------|--------------|--|
| STREET TREES | | | | | FOUNDATION SHRUBS | | | | |
| FRAXINUS A. 'RAYWOOD' | RAYWOOD ASH | 24" BOX | MEDIUM | AS SHOWN | DODONEA V. 'PURPUREA' | PURPLE HOPSEED | | | |
| MAGNOLIA 'SAMUEL SOMMERS' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | AS SHOWN | EUONYMUS JAPONICA | EVERGREEN EUONYMUS | | | |
| PLATANUS MEXICANA 'ALAMO' | MEXICAN SYCAMORE | 24" BOX | MEDIUM | AS SHOWN | FEJOA SELLOWIANA | PINEAPPLE GUAVA | | | |
| INTERNAL STREET TREES | | | | | ACCENT SHRUBS | | | | |
| CINNAMOMUM CAMPHORA | CAMPHOR TREE | 24" BOX | MEDIUM | AS SHOWN | AGAPANTHUS AFRICANUS | LILY-OF-THE-NILE | | | |
| MAGNOLIA 'ST. MARY'S' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | AS SHOWN | BUXUS JAPONICA | BOXWOOD | | | |
| PISTACIA CHINENSIS | CHINESE PISTACHE | 24" BOX | MEDIUM | AS SHOWN | CISTUS PURPUREUS | ROCKROSE | | | |
| PLATANUS A. 'BLOODGOOD' | LONDON PLANE TREE | 24" BOX | MEDIUM | AS SHOWN | DIETES VEGETA | FORTNIGHT LILY | | | |
| PODOCARPUS GRACILIOR | FERN PINE | 24" BOX | MEDIUM | AS SHOWN | HELIOTRICHON SEMPERVIRENS | BLUE DAT GRASS | | | |
| QUERCUS ILEX | HOLLY OAK | 24" BOX | LOW | AS SHOWN | HEMEROCALLIS HYBRID | DAYLILY | | | |
| PIRUS CALLERIANA 'BRADFORD' | BRADFORD PEAR | 24" BOX | MEDIUM | AS SHOWN | HESPERALOE PARVIFLORA | RED YUCCA | | | |
| ULMUS PARVIFOLIA 'DRAKE' | EVERGREEN ELM | 24" BOX | MEDIUM | AS SHOWN | LANTANA SPP. | LANTANA SPECIES | | | |
| ACCENT TREES | | | | | SMALL ACCENT TREES | | | | |
| OLEA EUROPAEA | OLIVE | 36" BOX | LOW | AS SHOWN | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | | | |
| PRUNUS C. 'ATROPURPUREA' | PURPLE LEAF PLUM | 36" BOX | MEDIUM | AS SHOWN | LIGUSTRUM LUCIDUM | GLOSSY PRIVET | | | |
| LAGERSTROEMIA INDICA | CRAPE MYRTLE | 36" BOX | MEDIUM | AS SHOWN | MAGNOLIA 'ST. MARY'S' | SOUTHERN MAGNOLIA | | | |
| SMALL ACCENT TREES | | | | | LANDSCAPE AND SLOPE TREES | | | | |
| CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 24" BOX | MEDIUM | AS SHOWN | CELEBRA PARVIFLORA | AUSTRALIAN WILLOW | | | |
| LIGUSTRUM LUCIDUM | GLOSSY PRIVET | 24" BOX | MEDIUM | AS SHOWN | GLEDITSIA T. 'SHADEMASTER' | HONEY LOCUST | | | |
| MAGNOLIA 'ST. MARY'S' | SOUTHERN MAGNOLIA | 24" BOX | MEDIUM | AS SHOWN | LIQUIDAMBER SYRACIFLUA | SWEET GUM | | | |
| PRUNUS C. 'ATROPURPUREA' | PURPLE LEAF PLUM | 24" BOX | MEDIUM | AS SHOWN | PISTACIA CHINENSIS | CHINESE PISTACHE | | | |
| LANDSCAPE AND SLOPE TREES | | | | | COLUMNAR SHRUBS / VERTICAL ACCENT TREES | | | | |
| CELEBRA PARVIFLORA | AUSTRALIAN WILLOW | 15 GALLON | LOW | 25'-40' O.C. MAX. | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | | | |
| GLEDITSIA T. 'SHADEMASTER' | HONEY LOCUST | 15 GALLON | LOW | 25'-40' O.C. MAX. | DODONEA V. 'PURPUREA' | PURPLE HOPSEED | | | |
| LIQUIDAMBER SYRACIFLUA | SWEET GUM | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. | PRUNUS CAROLINIANA | CAROLINA LAUREL CHERRY | | | |
| PISTACIA CHINENSIS | CHINESE PISTACHE | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. | | | | | |
| PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 15 GALLON | MEDIUM | 25'-40' O.C. MAX. | | | | | |
| QUERCUS AGRIFOLIA | COAST LIVE OAK | 15 GALLON | LOW | 25'-40' O.C. MAX. | | | | | |
| RHUS LANCEA | AFRICAN SUMAC | 15 GALLON | LOW | 25'-40' O.C. MAX. | | | | | |
| COLUMNAR SHRUBS / VERTICAL ACCENT TREES | | | | | GROUNDCOVERS | | | | |
| CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 15 GALLON | MEDIUM | AS SHOWN | ACACIA R. 'LOWBOY' | SPREADING ACACIA | | | |
| DODONEA V. 'PURPUREA' | PURPLE HOPSEED | 15 GALLON | MEDIUM | AS SHOWN | BACCHARIS P. 'PIGEON POINT' | DWARF COYOTE BRUSH | | | |
| PRUNUS CAROLINIANA | CAROLINA LAUREL CHERRY | 15 GALLON | MEDIUM | AS SHOWN | CELANOTHUS G. HORIZONTALIS | CARMEL CREEPER | | | |
| | | | | | TALL FESCUE | | | | |
| | | | | | TALL FESCUE (TURF SEED MIX SHALL BE 'TEAM CREST' AVAILABLE THROUGH CREATIVE HYDROSEED (951) 461-9745 1000 S.F.) | | | | |

LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
PREDICO PROPERTIES



TYPICAL PLANTING / SURROUNDING LANDSCAPE

County of Riverside