LANDSCAPE ZONES AND PLANT PALETTE

ALL PLANTS, TREES, SHRUBS, VINES, GRASSES AS PER COUNTY OF RIVERSIDE ORD. 859 LIST OR AS APPROVED PER CITY PLANNING DIRECTOR.

SYMBOL

ACCENT PLANTING AREAS

BOTANICAL NAME	COMMON NAME	WUCOLS
ACCENT / STREET TREES, SUCH AS;		
JACARANDA MIMOSIFOLIA	JACARANDA	M
LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	M
PHOENIX DACTYLIFERA	DATE PALM	L
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	M
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L

NOTES: MINIMUM 24" BOX SIZES ; MINIMUM 36" AND 48" BOX BOX SIZES AT ENTRY AND BUILDING CORNERS, PALMS 18' B.T.H. MINIMUM, PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/ OR A MAXIMUM OF 15% OF TREE PALETTE.

SHRUBS, SUCH AS;		
AGAVE SPECIES	AGAVE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	M
DASYLIRION SPECIES	DESERT SPOON	L
GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	M
NERIUM OLEANDER	DWARF OLEANDER	L
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIAn HAWTHORN	M
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	M

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS;		
COTONEASTER BUXIFOLIUS	COTONEATER	M
HEMEROCALLIS HYBRIDS	DAY LILY	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L
ROSA SPECIES	CARPET ROSE	M

NOTE: MINIMUM 1 GALLON SIZES

DROUGHT TOLERANT VARIETIES OF TURF

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH

SYMBOL

PUBLIC STREET

BOTANICAL NAME	COMMON NAME	WUCOLS
STREET TREES, SUCH AS;		
KOELREUTARIA BIPINNATA	CHINESE FLAME TREE	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
PISTACIA CHINENSIS	CHINESE PISTACHIO	M

MINIMUM 36" BOX SIZES

SHRUBS, SUCH AS;		
CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	M
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	M
NERIUM OLEANDER	DWARF OLEANDER	L
PITTOSPORUM TOBIRA	TOBIRA	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	M
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	M

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS;		
COTONEASTER BUXIFOLIUS	COTONEATER	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH

SYMBOL

PRIVATE STREET TREES AND FOUNDATION PLANTING

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES, SUCH AS;		
ARBUTUS UNEDO	STRAWBERRY TREE	L
FRAXINUS VELUTINA	ARIZONA ASH	M
LAURUS NOBILIS 'SARATOSA'	SWEET BAY	L
MAGNOLIA GRANDIFLORA 'LITTLE GEM	'LITTLE GEM MAGNOLIA	L
PISTACIA CHINENSIS	CHINEESE PISTACHE	M

NOTE: 15 GALLON, 24" AND 36" BOX SIZES (ACCENT TREES AT ENTRIES, POOL AREAS)

SHRUBS, SUCH AS;		
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
PHOTINIA X FRASERI	FRASERS PHOTINIA	M
PITTOSPORUM TOBIRA	TOBIRA	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	M

NOTE: 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS;		
COTONEASTER BUXIFOLIUS	COTONEATER	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES

DROUGHT TOLERANT VARIETIES OF TURF

VINES, SUCH AS;		
FICUS PUMILA	CREEPING FIG	M
GELSEMIUM SEMPERVIRENS	CAROLINA JASMINE	M
LONICERA JAPONICA	JAPANESE HONEYSUCKLE	L

NOTE: MINIMUM 1 AND 5 GALLON SIZES

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK

SYMBOL

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE BUFFER

BOTANICAL NAME	COMMON NAME	WUCOLS
CANOPY TREES, SUCH AS;		
EUCALYPTUS SPECIES	EUCALYPTUS	M
PINUS ELDARICA	AFGHAN PINE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
QUERCUS AGRIFOLIA	LIVE OAK	L
QUERCUS ENGELMANII	ENGELMAN OAK	L

NOTE: MINIMUM 15 GALLON SIZES

SHRUBS, SUCH AS;		
ENCELIA FARINOSA	BRITTLEBUSH	L
HETEROMELES ARBUTIFOLIA	TOYON	L
RHAMNUS CALIFORNICA	COFFEE BERRY	L
RHUS OVATA	SUGAR BUSH	L

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS;		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
COTONEASTER SPECIES	COTONEATER	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MUHLENBERGIA RIGENS	DEER GRASS	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES; SPACING TO BE FOR 1 YEAR 'FILL IN' MAX.

NATIVE HYDROSEED MIXES

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH

SYMBOL

WATER QUALITY BASIN

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES, SUCH AS;		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	WESTERN COTTONWOOD	M

NOTE: 5 AND 15 GALLON SIZES

NON IRRIGATED HYDROSEED, SUCH AS;
ANNUAL AND PERENIAL NATIVE GRASSES (BASIN BOTTOM AND SIDES BELOW HIGH WATER ELEVATION 1324)

CONSTRUCTION LEGEND

PRIMARY COMMUNITY ENTRY MONUMENT - TREES, LOW WALLS, BOULDERS AND OR HEDGE, AND UP-LIGHTS WITH SIGN PER CITY STANDARDS

DECORATIVE PAVEMENT SUCH AS INTERLOCKING PAVERS, STAMPED CONCRETE OR EXPOSED AGGREGATE CONCRETE

GROUP PICNIC AREA INCLUDING SHADE TRELLIS, ACCENT TREES, BOULDERS, BBQ AND FURNISHINGS, ETC.

WALL AND FENCE LEGEND

5' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE - SEE DETAIL A THIS SHEET

5' HIGH DECORATIVE PAINTED TUBULAR STEEL GATE - SEE DETAIL B ON SHEET 10

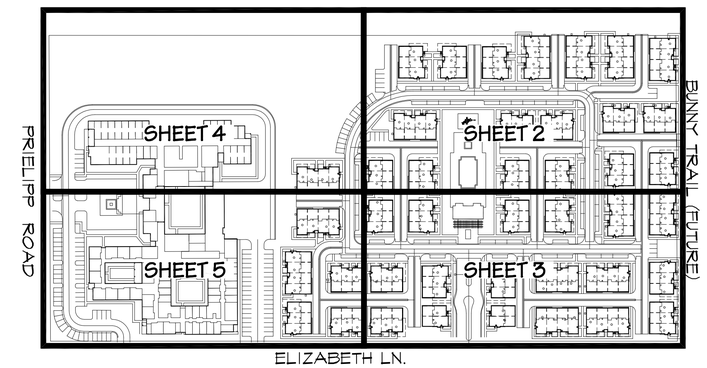
5'-6" HIGH ENHANCED PILASTER - SEE DETAIL B ON SHEET 10

RETAINING WALL PER CIVIL PLANS

GENERAL NOTES

ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR AND THE COUNTY OF RIVERSIDE, RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 9.17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 - SUBDIVISION, AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (1-04), GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING (12-09), CALIFORNIA FRIENDLY PLANT LIST (3-13), FIRE DEPARTMENT REQUIREMENTS, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN TO BE MAINTAINED BY HOME OWNERS ASSOCIATION(S).



INDEX MAP
NOT TO SCALE

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 214,085 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO)X(0.7)X(LA)X(0.62) = GALLONS PER YEAR
MAWA = 61.65 X 0.7 X 214,085 X 0.62 = 5,728,080 GALLONS PER YEAR

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

SHADED PARKING CALCULATIONS

PARKING PROVIDED - TOWNHOMES AND SENIOR LIVING
83 (OPEN) + 88 = 171 SPACES
TOTAL AREA OF PARKING SPACES = 27,702 SF

TREE SHADE QUANTITY @ FULL (100%) - 9 @ 600 SF
TREE SHADE QUANTITY @ HALF (50%) - 48 @ 300 SF
TOTAL SHADE PROVIDED 19,800 SF
PERCENT SHADE = 71%

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREE, LAC NO. 3152
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

CITY OF WILDOMAR
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PLANTING LEGEND AND NOTES
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SHEET 1 OF 12 SHEETS

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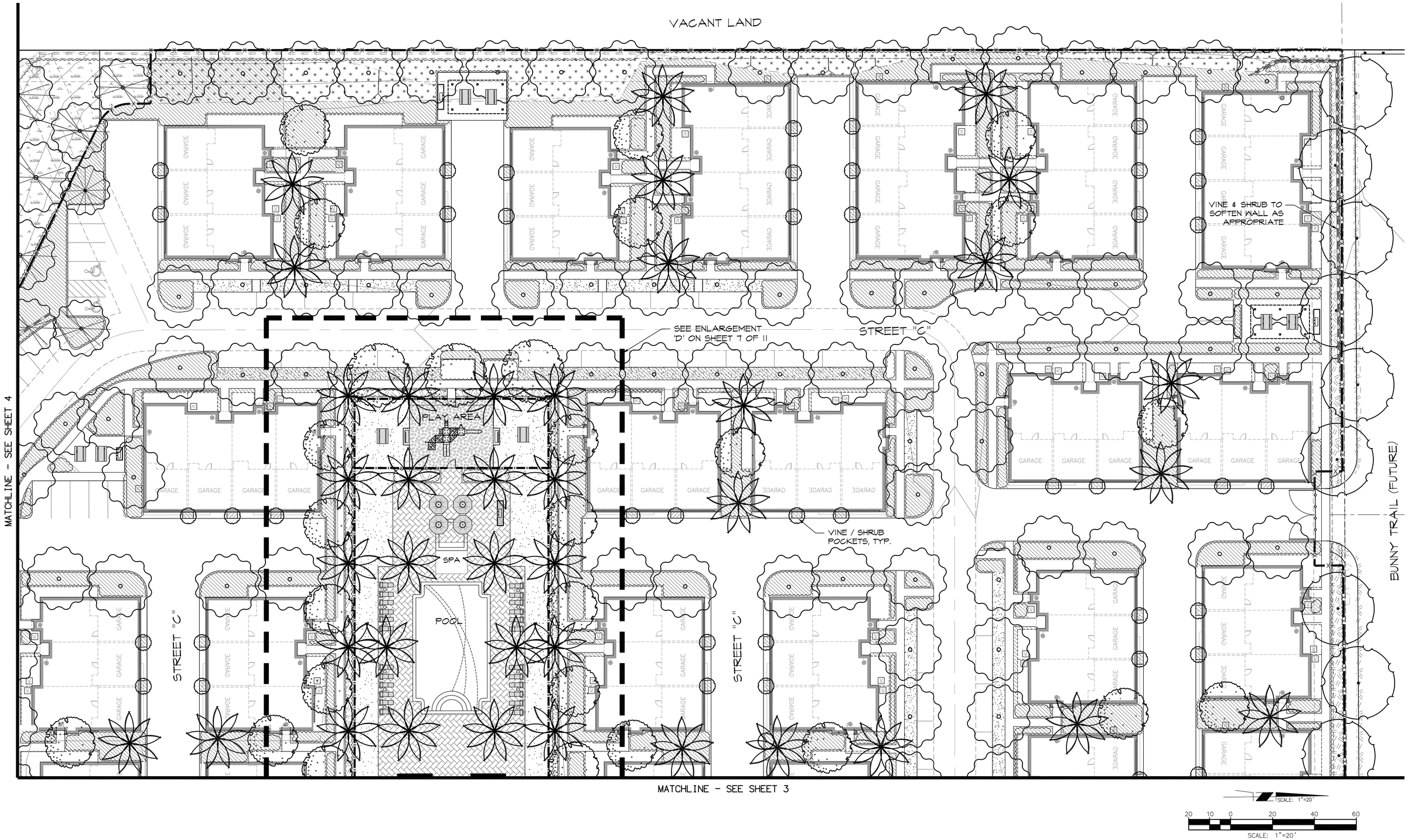

SEE SHEET 1 FOR PLANTING LEGEND AND NOTES

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3152
SIGNATURE
SEP. 30, 2017
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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

CLUB HOUSE

SEE ENLARGEMENT 'D'
ON SHEET 7 OF 11

STREET "B"

STREET "A"

VINE / SHRUB
POCKETS, TYP.

PROP. R/W

ELIZABETH LN.

SEE ENLARGEMENT 'A'
ON SHEET 6 OF 11

SCALE: 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

SEE SHEET 1 FOR PLANTING LEGEND AND NOTES

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
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SHEET
3
OF 12 SHEETS

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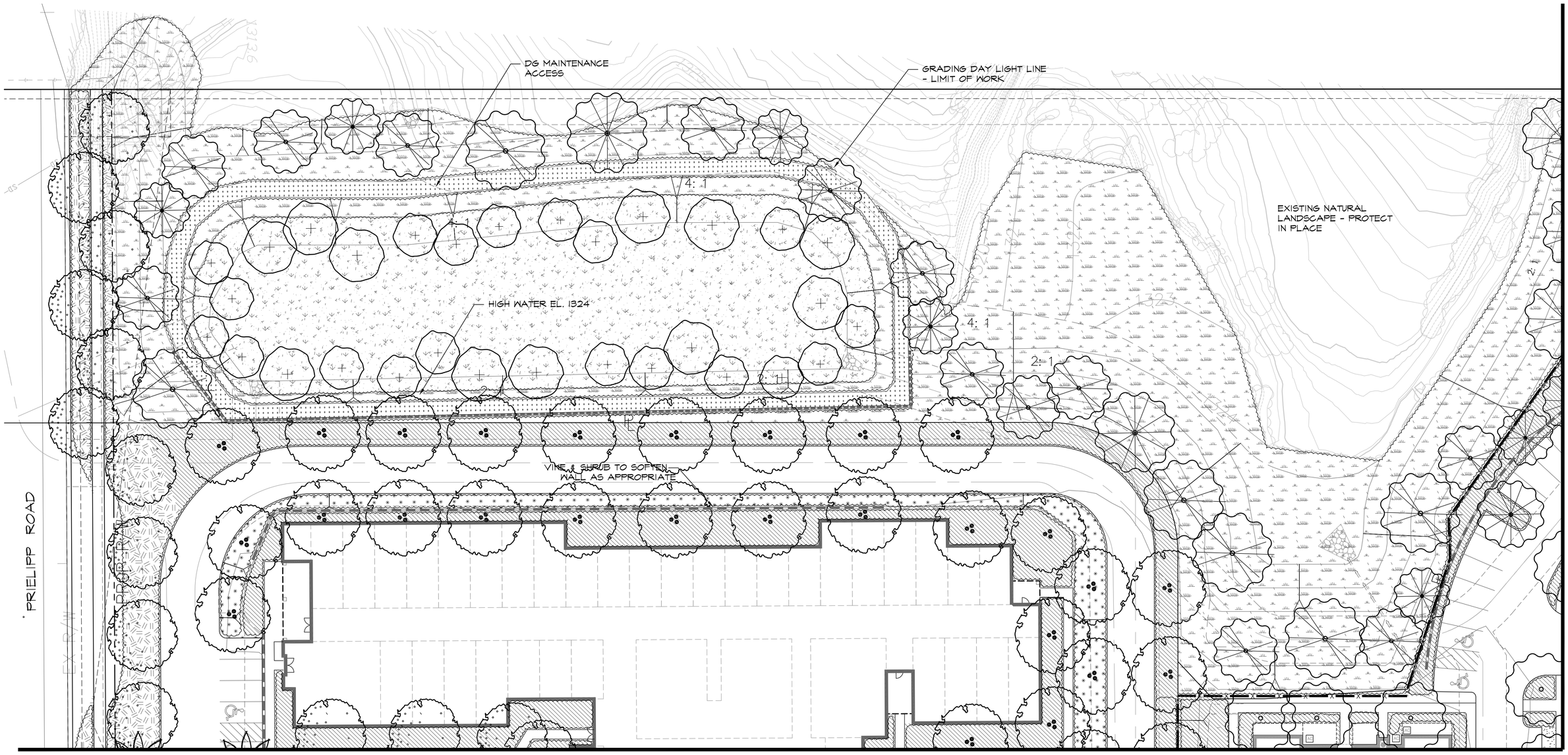

SCALE: 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

SEE SHEET 1 FOR PLANTING LEGEND AND NOTES

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW, LIC. NO. 3121
SIGNATURE
SEP. 30, 2017
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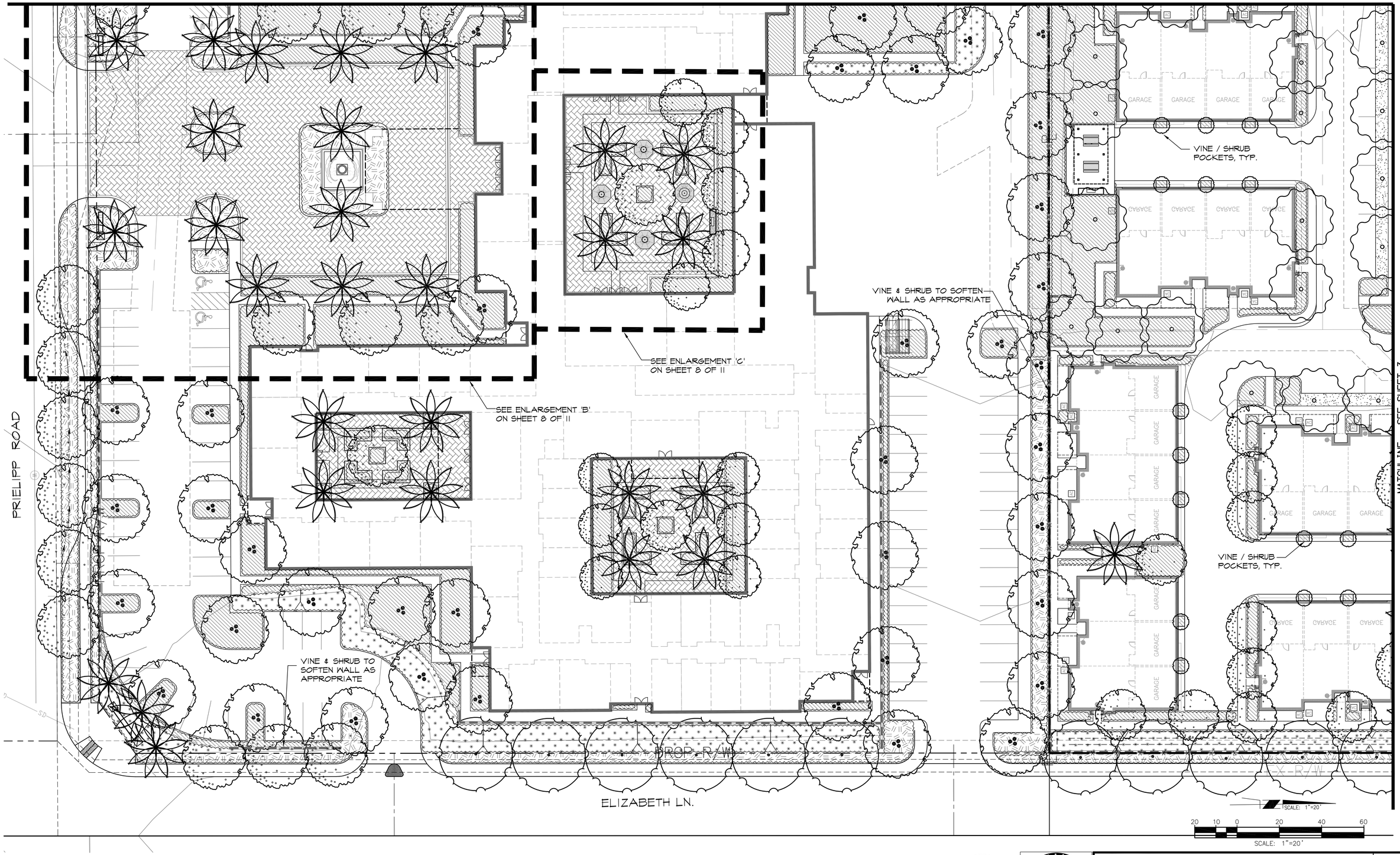

SEE SHEET 1 FOR PLANTING LEGEND AND NOTES

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
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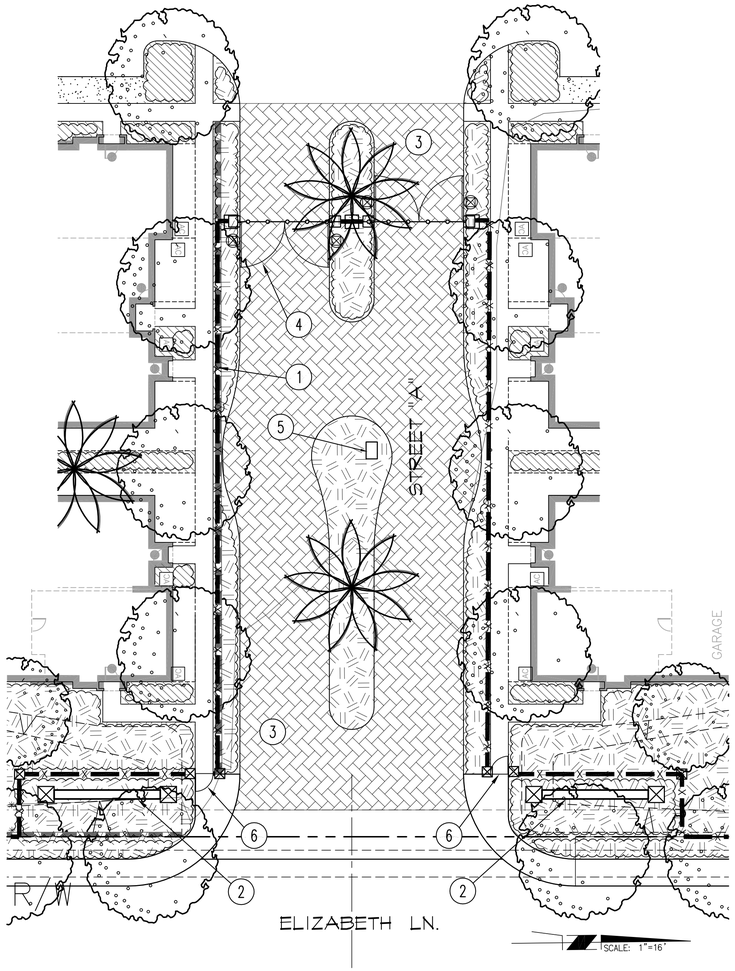


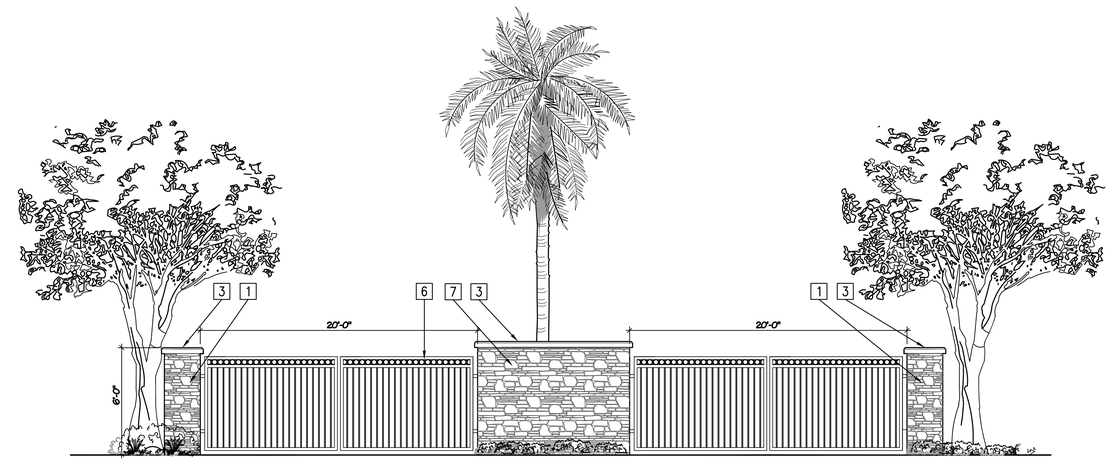
ENHANCED ENTRY LANDSCAPE AND MOUNMENT
A AT ELIZABETH LN.
SCALE: 1" = 16'

LANDSCAPE CONSTRUCTION NOTES

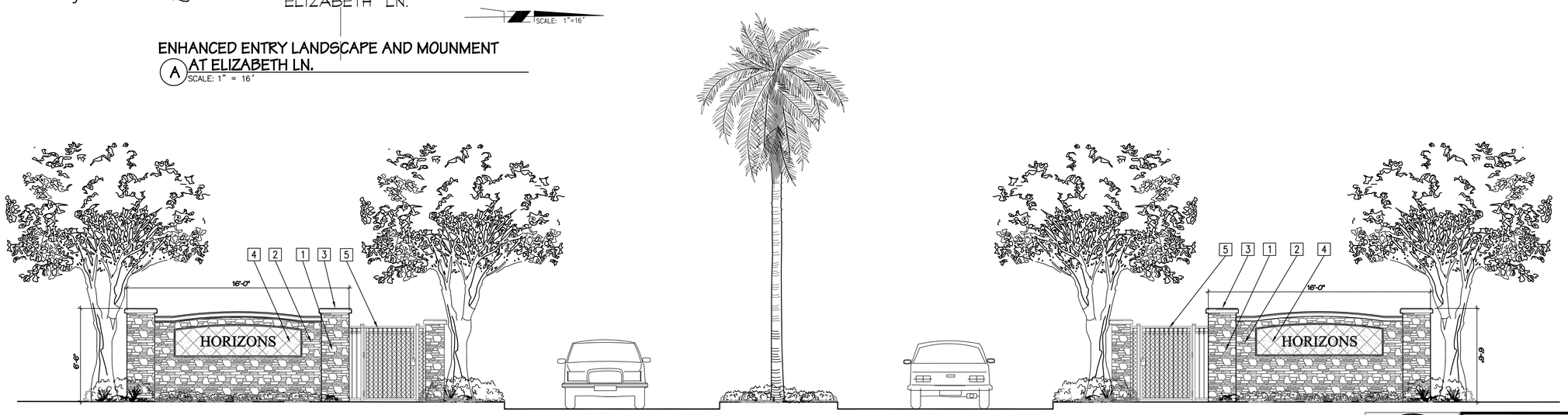
1. 5' HEIGHT DECORATIVE PAINTED TUBULAR STEEL FENGESEE DETAILS 'A' ON SHEET 6
2. PRIMARY COMMUNITY ENTRY MONUMENT - SEE ELEVATION 'C' LOWER LEFT
3. ENRICHED PAVEMENT SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
4. TUBULAR STEEL VEHICLE ACCESS GATE - SEE ELEVATION 'B' CENTER RIGHT
5. GATE KEY PAD
6. PEDESTRIAN GATE - SEE DETAIL 'B' ON SHEET 10

MATERIAL LEGEND

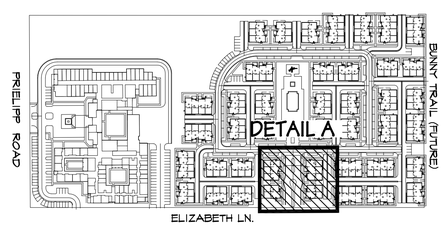
1. CULTURED STONE VENEER PILASTER
2. CULTURED STONE VENEER MONUMENT WALL
3. PRECAST CONCRETE CAP
4. STUCCO OR TILE BACKGROUND
5. DECORATIVE PAINTED TUBULAR STEEL FENCE AND GATE
6. DECORATIVE PAINTED TUBULAR STEEL VEHICLE ACCESS GATE
7. CULTURED STONE VENEER WALL



B ELEVATION - GATED ENTRY
SCALE: NOT TO SCALE



ELEVATION - ENTRY LANDSCAPE AND MOUNMENT
C AT ELIZABETH LN.
SCALE: NOT TO SCALE



KEY MAP
NOT TO SCALE

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3152
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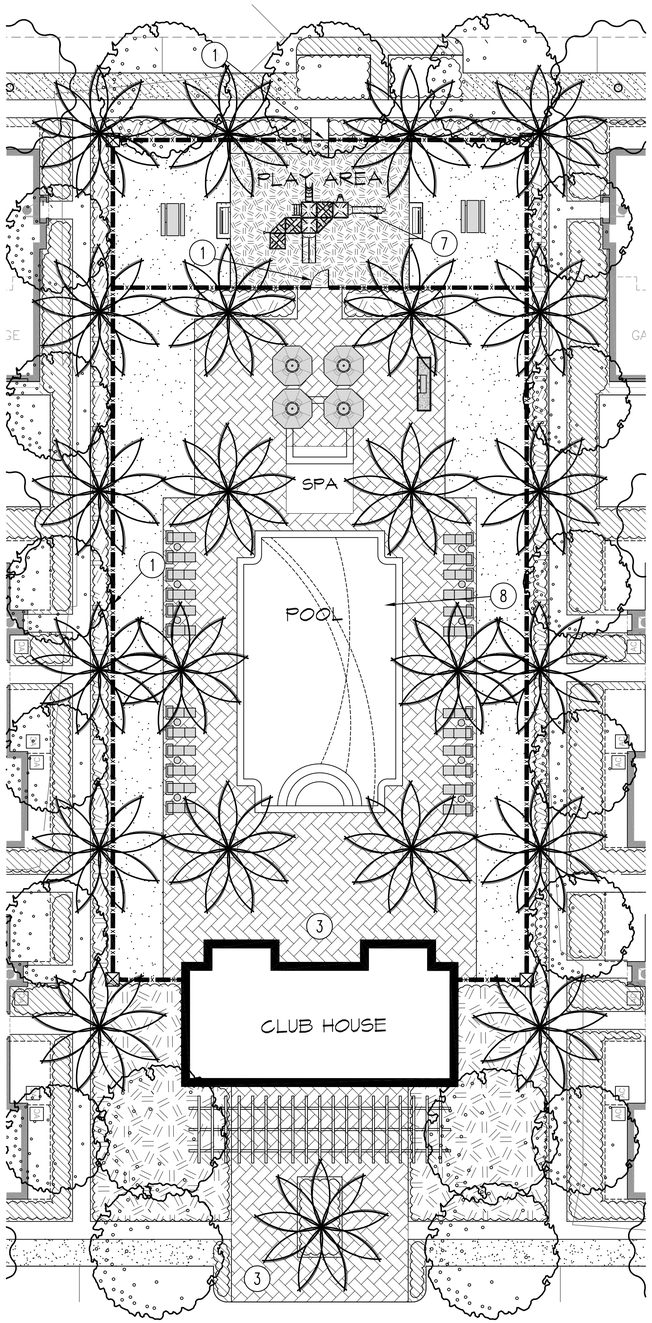
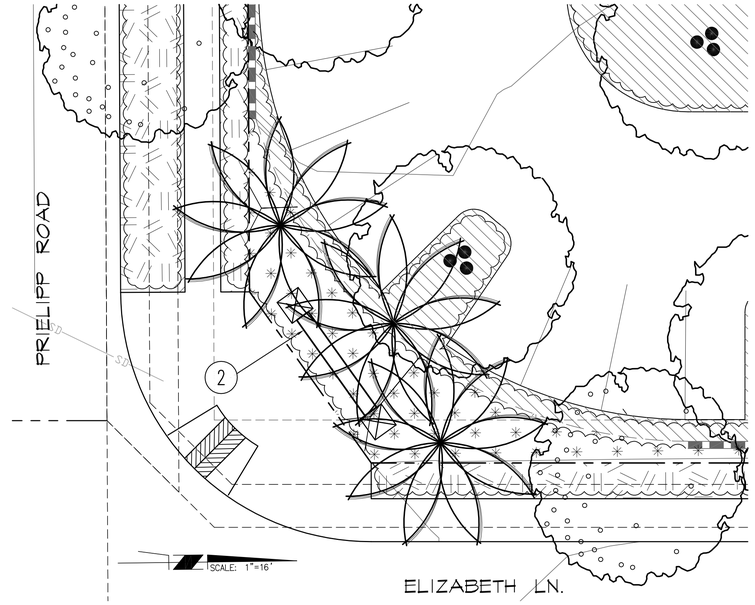
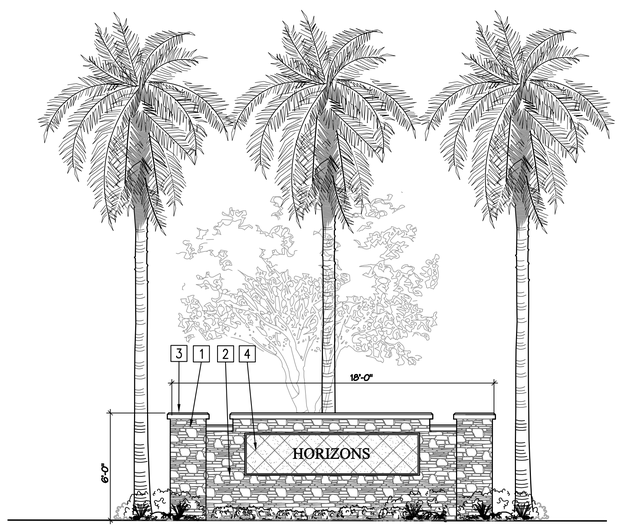


SCALE: 1"=16'

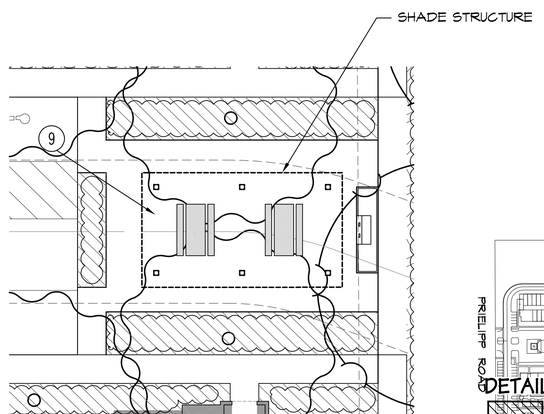
D RECREATION AREA
SCALE: 1" = 16'



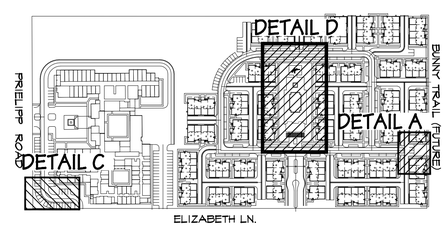
THEMED LANDSCAPE CORNER
B AT ELIZABETH LN. & PRIELIPP ROAD
SCALE: 1" = 16'



C ELEVATION -THEMED LANDSCAPE CORNER
SCALE: 1" = 16'



A TYPICAL GROUP PICNIC AREA
SCALE: 1"=10'



KEY MAP
NOT TO SCALE

LANDSCAPE CONSTRUCTION NOTES

1. 5' HEIGHT DECORATIVE PAINTED TUBULAR STEEL FENCE AND GATE - SEE DETAILS 'B' ON SHEET 6
2. PRIMARY COMMUNITY ENTRY MONUMENT - SEE ELEVATION 'C' LOWER CENTER
3. ENRICHED PAVEMENT SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
7. PLAY AREA - PLAY EQUIPMENT, FURNISHINGS AND OPEN TURF
8. POOL AREA INCLUDING SPA, BBQ, SHADE TRELLIS AND FURNISHINGS, ETC.
9. GROUP PICNIC AREA INCLUDING BBQ, SHADE STRUCTURE, AND FURNISHINGS, ETC.

MATERIAL LEGEND

1. CULTURED STONE VENEER PILASTER
2. CULTURED STONE VENEER MONUMENT WALL
3. PRECAST CONCRETE CAP
4. STUCCO OR TILE BACKGROUND

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW, LIC. NO. 3152
SIGNATURE
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SHEET 7 OF 12 SHEETS

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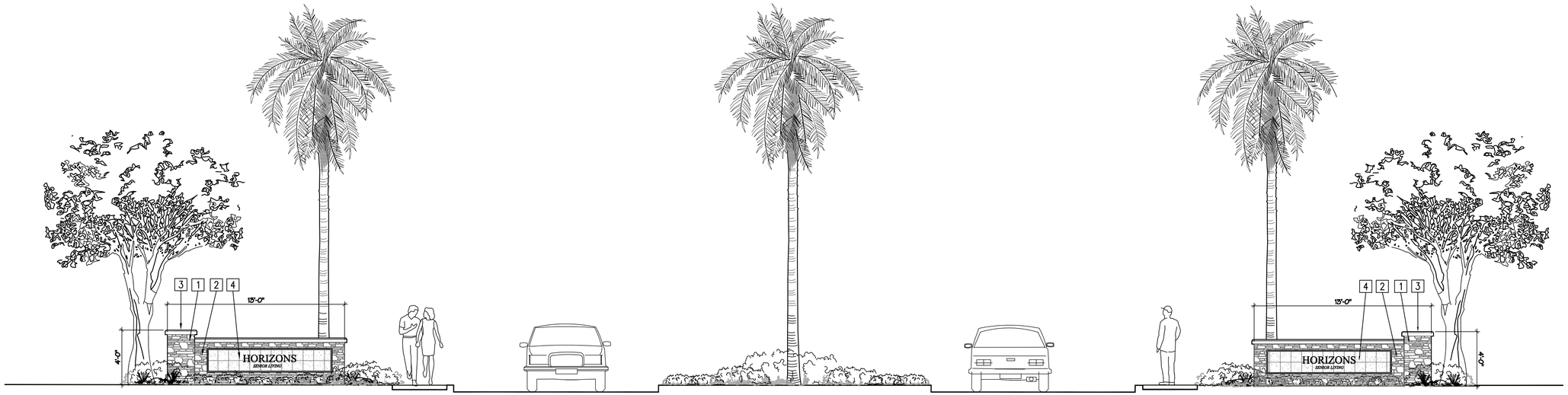
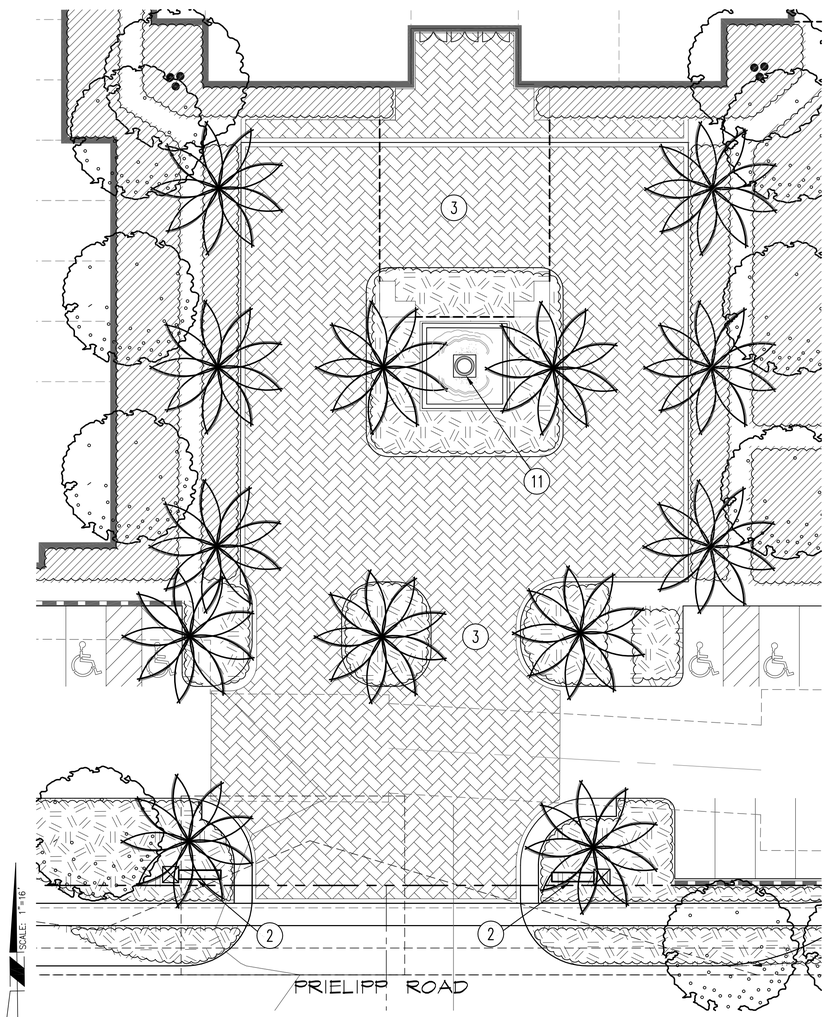
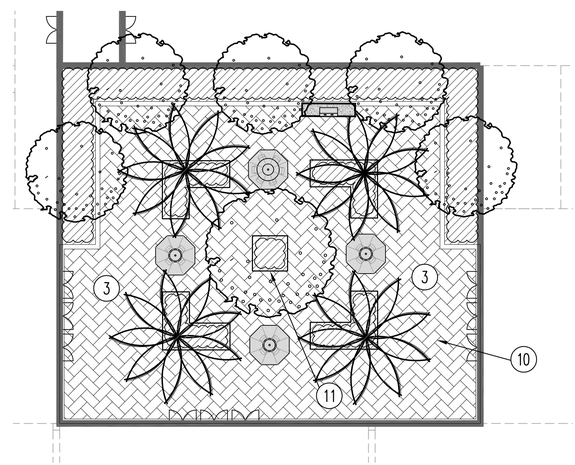


A ELEVATION - ENTRY LANDSCAPE AND MOUNMENT
SCALE: NOT TO SCALE



B ENHANCED ENTRY LANDSCAPE AND MOUNMENT
SCALE: 1" = 16'



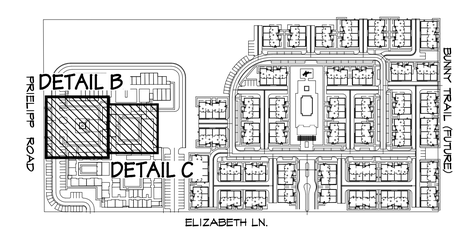
C TYPICAL COURTYARD
SCALE: 1" = 16'

LANDSCAPE CONSTRUCTION NOTES

2. PRIMARY ENTRY MONUMENT - SEE ELEVATION 'A' ABOVE
3. ENRICHED PAVEMENT SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
10. COURTYARD AREA INCLUDING BBQ, FIRE FIT, SEATING WALLS AND FURNISHING, ETC.
11. FOCAL POINT (ART OR WATER FEATURE)

MATERIAL LEGEND

1. CULTURED STONE VENEER PILASTER
2. CULTURED STONE VENEER MONUMENT WALL
3. PRECAST CONCRETE CAP
4. STUCCO OR TILE BACKGROUND



KEY MAP
NOT TO SCALE

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3152
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

CITY OF WILDOMAR
Est. 1886 Inc. 2008
Tradition - Opportunity - Progress

RBF CONSULTING
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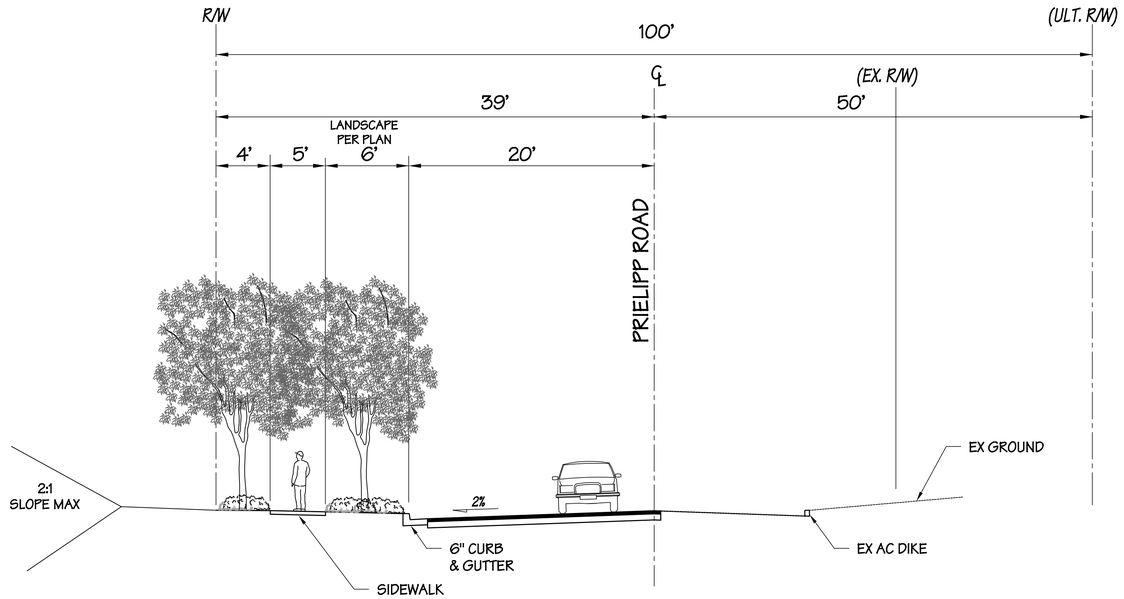
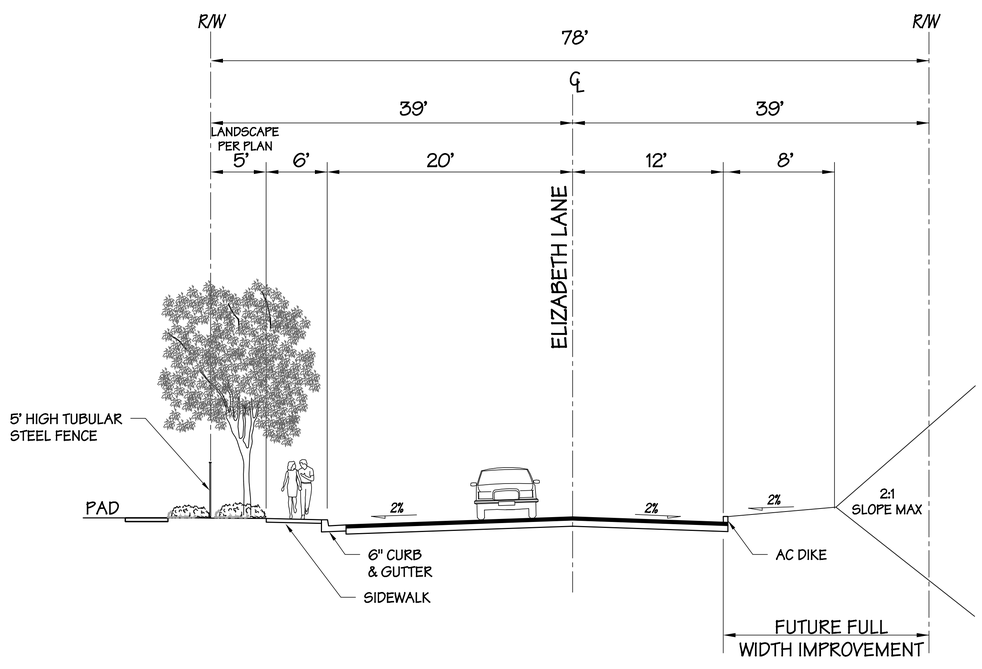
PRIELIPP ROAD PROJECT
CONCEPTUAL LANDSCAPE PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 8 OF 12 SHEETS

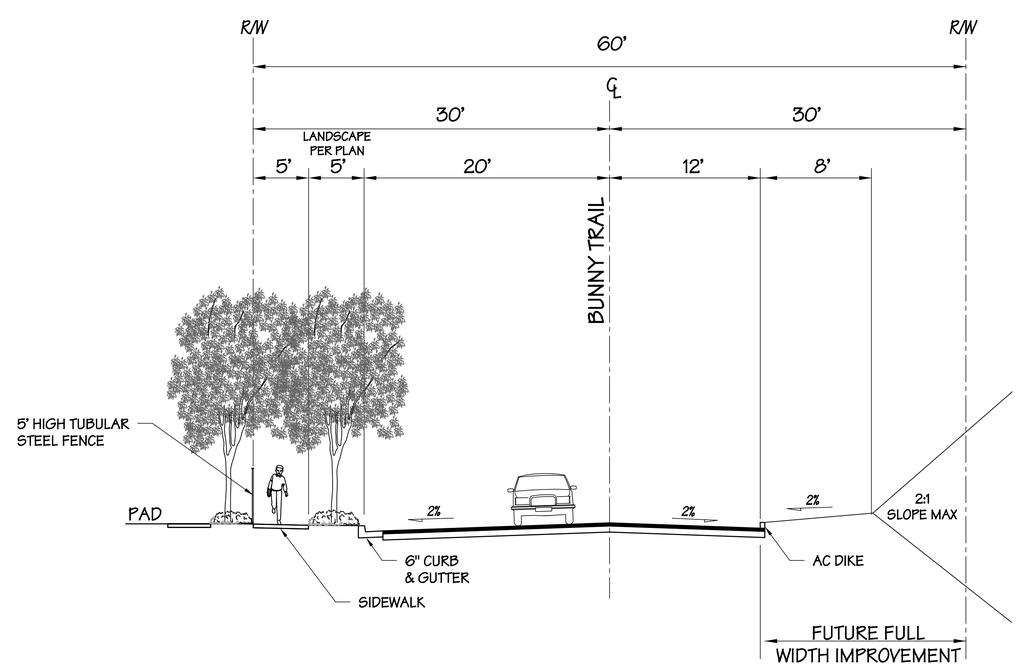
H:\PDATA\133549\CADD\LAND\CADD_IN\RBF - IRVINE\2015-07-10\133549-LA-TEM REV 150713.DWG TBURNSIDE 12/16/15 4:35 pm



A PRIELIPP ROAD TYICAL SECTION
SCALE: NOT TO SCALE



B ELIZABETH LANE TYPICAL SECTOIN
SCALE: NOT TO SCALE



B ELIZABETH LANE TYPICAL SECTOIN
SCALE: NOT TO SCALE

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3152
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

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TYPICAL STREET SECTIONS
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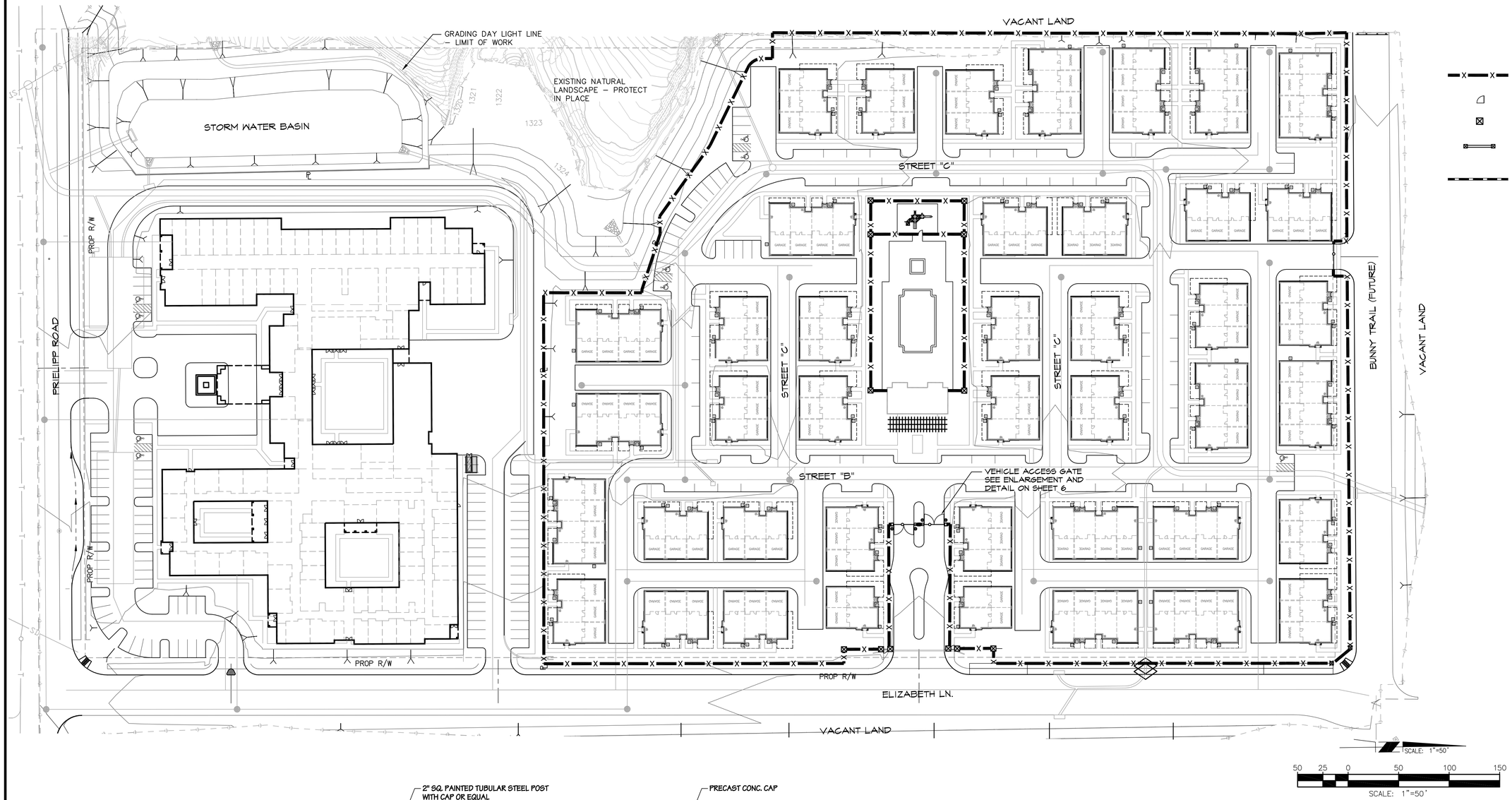
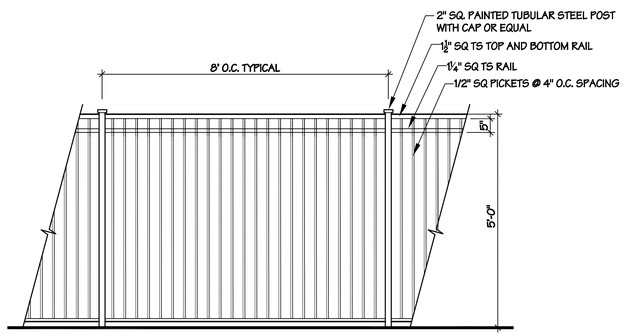
SHEET
9
OF 12 SHEETS

H:\PDATA\133549\CADD\LAND\CADD_IN\RBF - IRVINE\2015-07-10\133549-LA-TEM REV 150713.DWG TBURNSIDE 12/16/15 4:35 pm

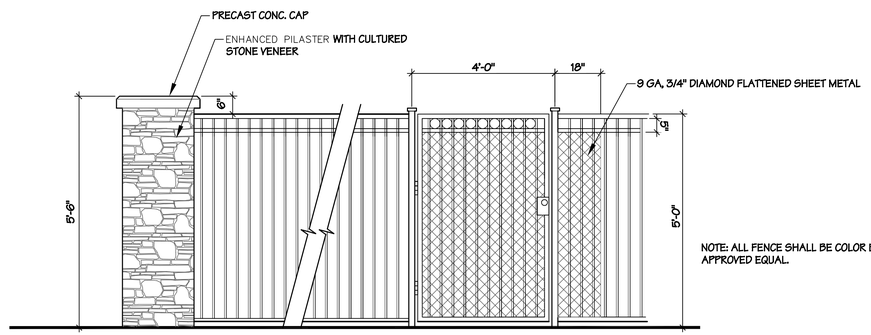


WALL AND FENCE LEGEND

- 5' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE - SEE DETAIL A THIS SHEET
- 5' HIGH DECORATIVE PAINTED TUBULAR STEEL GATE - SEE DETAIL B THIS SHEET
- 5'-6" HIGH ENHANCED PILASTER - SEE DETAIL B THIS SHEET
- COMMUNITY ENTRY MONUMENTS SEE ENLARGEMENTS AND DETAILS ON SHEET 3 AND 4
- RETAINING WALL PER CIVIL PLANS



A PAINTED TUBULAR STEEL FENCE
SCALE: NOT TO SCALE



NOTE: ALL FENCE SHALL BE COLOR BLACK OR APPROVED EQUAL.

B PAINTED TUBULAR STEEL FENCE AND GATE AT ENTRY AND POOL AREA
SCALE: NOT TO SCALE

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT JOHN PRESTON ANDREW LIC. NO. 3152 SIGNATURE SEP. 30, 2017 RENEWAL DATE DATE STATE OF CALIFORNIA

CITY OF WILDOMAR Est. 1886 Inc. 2008 Tradition – Opportunity – Progress

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FENCE PLAN
CITY OF WILDOMAR – COUNTY OF RIVERSIDE
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SHEET 10 OF 12 SHEETS

H:\PDATA\133549\CADD\LAND\CADD_IN\RBF – IRVINE\2015-07-10\133549-FENCE.DWG TBURNSIDE 12/16/15 4:50 pm

GROUP PICNIC EXAMPLE

TOT-LOT EXAMPLES

PICNIC TABLE EXAMPLES

TRASH RECEPTACLE EXAMPLES

BENCH EXAMPLES

EXPOSED AGGREGATE CONCRETE EXAMPLES

CONCRETE PAVER EXAMPLES

STAMPED CONCRETE EXAMPLES

PLANNING APPLICATION NO. 14-0069

REGISTERED LANDSCAPE ARCHITECT
JOHN WESTON ANDREW LIC. NO. 3512
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

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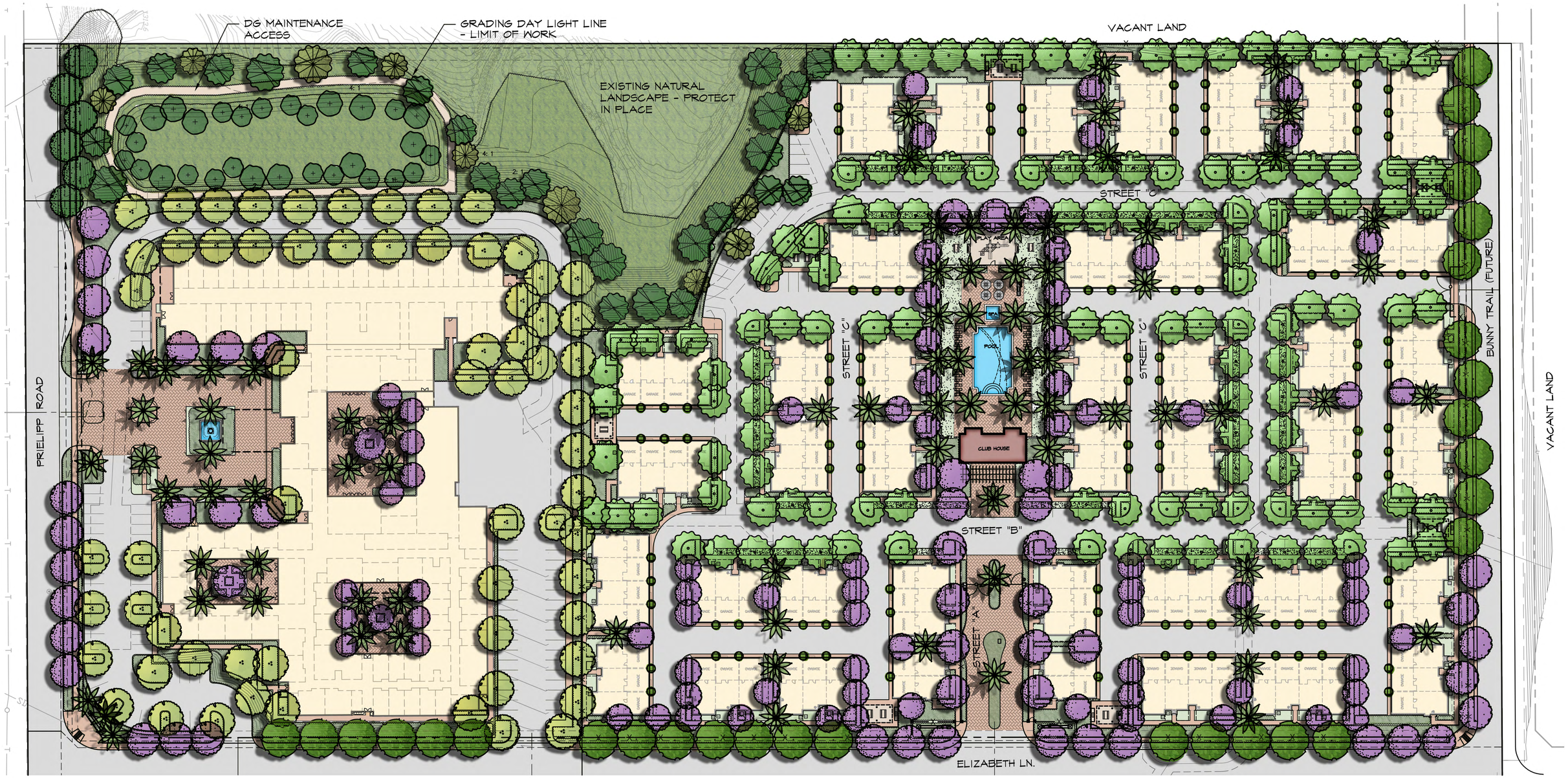
PRIELIPP ROAD PROJECT
SITE FURNISHINGS AND
ENRICHED PAVEMENT EXAMPLES
CITY OF WILDOMAR – COUNTY OF RIVERSIDE

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

C:\USERS\JENHUA.HAN\DESKTOP\WORK FILE\GROVE PARK\FURNISHINGS\133549-FURNISHINGS.DWG JENHUA.HAN 12/16/15 11:26 pm



SCALE: 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

PLANNING APPLICATION NO. 14-0040

REGISTERED LANDSCAPE ARCHITECT
JOHN PRESTON ANDREW LIC. NO. 3352
SIGNATURE
SEP. 30, 2017
RENEWAL DATE
DATE
STATE OF CALIFORNIA

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CONCEPTUAL LANDSCAPE PLAN
CITY OF WILDOMAR – COUNTY OF RIVERSIDE

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SHEET 12 OF 12 SHEETS

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