

FOOTHILL & LARCH RESIDENTIAL DEVELOPMENT

70 ATTACHED TOWNHOMES

1075 WEST FOOTHILL BLVD, RIALTO, CA 92376

DIRECTORY

OWNER:
RIALTO FOOTHILL INVESTMENT LLC
2961 W. MACARTHUR BLVD, STE 210
SANTA ANA, CA 92704
CONTACT: DAVID NGUYEN
MOBILE: 714-791-3771
EMAIL: DAVID@KEYSTONEDCS.COM

DEVELOPER:
KEYSTONE DCS, INC.
2961 W. MACARTHUR BLVD, STE 210
SANTA ANA, CA 92704

DESIGNER:
KEYSTONE DCS, INC.
CONTACT: TIMOTHY NGUYEN
MOBILE: 714-883-6001
EMAIL: TIMOTHY@KEYSTONEDCS.COM

LANDSCAPE ARCHITECT:
HOSKINS + HOSKINS
CONTACT: CLIFF HOSKINS
MOBILE: 714-376-4640
EMAIL: CLIFF@HOSKINSHOSKINS.COM

GEOTECHNICAL ENGINEER:
GEOBODEN, INC.
5 HODGENVILLE
IRVINE, CALIFORNIA 92620
CYRUS RADVAR, P.E., G.E.
MOBILE: 949-872-9565
EMAIL: GEOBODEN@GEOBODENINC.COM

CIVIL ENGINEER:
HUITT-ZOLLARS, INC
3990 CONCOURS, SUITE 330
ONTARIO, CA 91764
CONTACT: JOHNNY MURAD
OFFICE: 909-941-7799
EMAIL: JMURAD@HUITT-ZOLLARS.COM

BIOLOGICAL CONSULTANT
SEARL BIOLOGICAL SERVICES
43430 E. FLORIDA AVENUE, SUITE F
HEMET, CA 92544
CONTACT: TIM SEARL
MOBILE: (951) 805-2028
E-MAIL: TSEARL@SEARLBIO.COM

HIST/ARCHAEOLOGICAL CONSULTANT
CRM TECH
1016 E. COOLEY DRIVE, SUITE A/B
COLTON, CA 92324
CONTACT: BAI TANG / MICHAEL HOGAN

AIR QUALITY CONSULTANT
RK ENGINEERING GROUP, INC.
4000 WESTERLY PLACE, SUITE 280
NEWPORT BEACH, CA 92660
CONTACT: BRYAN ESTRADA, AICP

TRAFFIC ENGINEER
RK ENGINEERING GROUP, INC.
4000 WESTERLY PLACE, SUITE 280
NEWPORT BEACH, CA 92660
CONTACT: ALEX TABRIZI
TEL: 949.474.0809

SHEET INDEX

- TS TITLE SHEET
- ARCHITECTURE
- A-1 PROPOSED SITE PLAN
- A-2 COLORED SITE PLAN / PERSPECTIVES
- A-3 UNIT TYPE LAYOUT / PHASING PLAN
- A-4 COLORED ELEVATIONS
- A-6.1 2-STORY FOURPLEX - PLANS / ELEVATIONS
- A-6.2 2-STORY FOURPLEX - PLANS / ELEVATIONS
- A-6.3 2-STORY FOURPLEX -COLORED ELEVATIONS
- A-7.1 2,3-STORY FOURPLEX - PLANS / ELEVATIONS
- A-7.2 2,3-STORY FOURPLEX - COLORED ELEVATIONS
- A-8.1 2-STORY FIVEPLEX - PLANS / ELEVATIONS
- A-8.2 2-STORY FIVEPLEX - PLANS / ELEVATIONS
- A-8.3 2-STORY FIVEPLEX - COLORED ELEVATIONS
- A-9.1 3-STORY DUPLEX - PLANS / ELEVATIONS
- A-9.2 3-STORY DUPLEX - COLORED ELEVATIONS
- A-10.1 3-STORY FOURPLEX - PLANS / ELEVATIONS
- A-10.2 3-STORY FOURPLEX - PLANS / ELEVATIONS
- A-10.3 3-STORY FOURPLEX - COLORED ELEVATIONS
- LT-1 OUTDOOR LIGHTING PLAN
- CIVIL ENGINEERING:
- 1 TENTATIVE TRACT MAP
- 2 PRELIMINARY GRADING PLAN
- 3 PRELIMINARY UTILITY PLAN
- LANDSCAPE:
- L-1 CONCEPTUAL PAVING PLAN
- L-2 CONCEPTUAL WALL AND FENCE PLAN
- L-3 CONCEPTUAL LANDSCAPE PLAN
- L-4 PLANT IMAGES
- L-5 PATH OF TRAVEL AND AMENITIES PLAN
- L-6 DETAILED SITE ENTRANCE /
RECREATIONAL AREA



VICINITY MAP

SCOPE OF WORK

DEVELOP A RESIDENTIAL COMMUNITY ON 3 VACANT PARCELS AT THE SOUTH-EAST CORNER OF FOOTHILL BLVD AND LARCH AVE.

THE COMMUNITY WILL BE GATED AND CONSIST OF 70 ATTACHED TOWNHOMES, RANGING FROM 2 TO 3 STORIES, IN MOSTLY FOURPLEXES, 18 BUILDINGS TOTAL. AMONG THEM, 7 UNITS ARE ACCESSIBLE AND COMPLIED WITH ADA REQUIREMENTS AND 15 UNITS WITH SINGLE-STORY LAYOUT. THE COMMUNITY WILL FEATURE A COMMON RECREATIONAL AREA WITH A SWIMMING POOL, A WADING POOL, A SPA, A WATER JET PLAYGROUND, AND AREAS WITH LOUNGE CHAIRS, CANOPIES, BBQ AREA, WITH ACCESSIBLE RESTROOMS.

THE NEW RESIDENTIAL DEVELOPMENT IS DESIGNED WITH AN ARCHITECTURAL STYLE INFLUENCED BY SPANISH COLONIAL. IT FEATURES A GATED COMMUNITY FOR GENERATIONAL LIVING WITH A RECREATIONAL AREA FOR ALL AGES AND PLENTY OF OUTDOOR ACTIVITIES. THE COMMUNITY PROVIDES A GREEN ENVIRONMENT WITH MANY TREES, SHADOWY PATHS AND REST AREAS TO CREATE A VILLAGE FEEL FOR THE FUTURE RESIDENTS.

CODE COMPLIANCE

LEGAL JURISDICTION: CITY OF RIALTO, CALIFORNIA

APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
RULES AND REGULATIONS OF THE STATE AND LOCAL
FIRE MARSHALS & CITY ORDINANCE
CITY OF RIALTO MUNICIPAL CODE

PROJECT SUMMARY

PLAN	BUILDING	STORY	BED	BATH	AREA (SF)	UNITS	%
A	2-STORY	2	3	2.5	1,625	14	20
B	2-STORY	2	3	2.5	1,785	12	17.1
C	3-STORY	3	3+BONUS	2.5	2,078	8	11.4
D	3-STORY	3	3	2.5	2,416	6	8.6
E	3-STORY	3	4	3	2,040	20	28.6
F	3-STORY	3	4	3	2,436	10	14.3
						70	
UNIT BREAKDOWN							
NUMBER OF ADA UNITS				7	(10%)		
NUMBER OF 3-BEDROOM UNIT				32	(45.7%)		
NUMBER OF 3-BEDROOM + BONUS UNIT				8	(11.4%)		
NUMBER OF 4-BEDROOM UNIT				30	(42.8%)		

PROJECT DATA

APNs: 0128-071-02, 0128-071-03, 0128-071-09

GROSS AREA: 4.53 ACRES

NET AREA: 4.45 ACRES (LESS PUBLIC STREET DEDICATION)

FRONT DIM.: 650 FEET

SIDE DIM.: 295 FEET

ZONING: R-HD

LAND USE: RESIDENTIAL HIGH DENSITY - 30 D.U./ACRE

SPECIFIC PLAN: FOOTHILL BOULEVARD SPECIFIC PLAN MAY 2010

BUILDING CONSTRUCTION TYPE: V-B (ATTACHED TOWNHOMES)

OCCUPANCY: R-3, U (ATTACHED TOWNHOMES)

MAXIMUM ALLOWABLE DENSITY: 30.0 DU/AC

PROPOSED DENSITY: 15.9 DU/AC

DWELLING UNITS	
2-STORY TOWNHOMES:	26 UNITS
3-STORY TOWNHOMES:	44 UNITS
TOTAL	70 UNITS

NUMBER OF ACCESSIBLE UNITS:		7 UNITS
PARKING PROVIDED		
GARAGE SPACES:	140	
GUEST PARKING:	16	
GUEST ADA PARKING:	2	
TOTAL	158	

EXISTING SITE



VIEWING NORTH

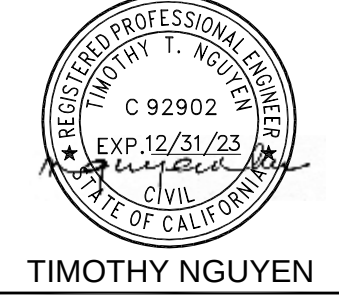


VIEWING WEST



REV.	DESCRIPTION	DATE

DESIGNER IN CHARGE:



TIMOTHY NGUYEN

FOOTHILL & LARCH
70 ATTACHED TOWNHOMES
1075 WEST FOOTHILL BLVD
RIALTO, CA 92376

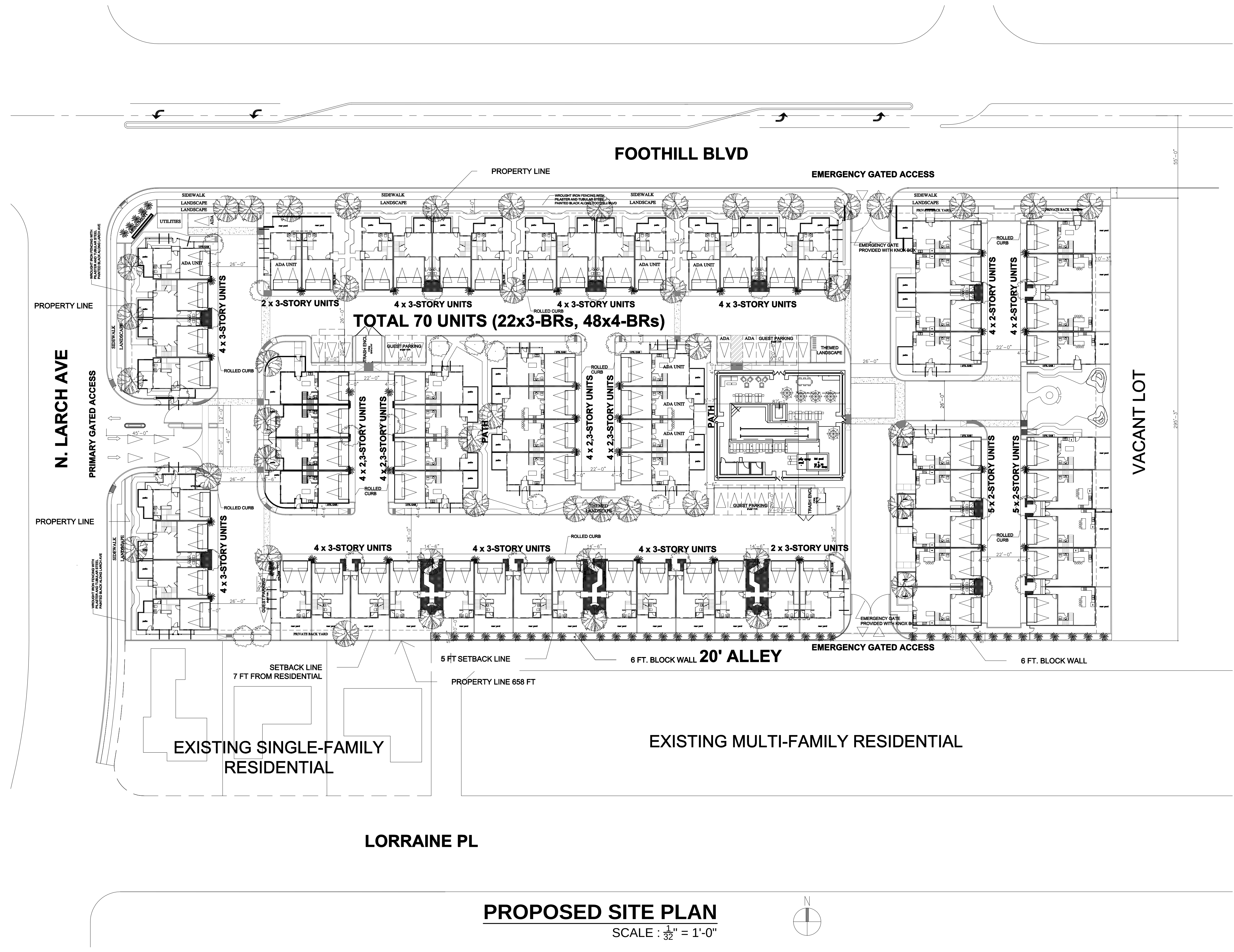
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TITLE SHEET

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DRAWN BY	DN
CHECKED BY	TM
PLAN DATE	12-20-2021
PRINT DATE	01-03-2022
PROJECT NO	-
-	-

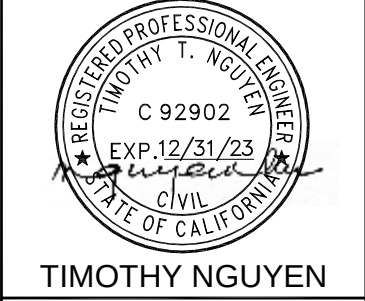
SHEET No.

TS



REV.	DESCRIPTION	DATE

DESIGNER IN CHARGE



TIMOTHY NGUYEN

**FOOTHILL & LARCH
70 ATTACHED TOWNHOMES**
1075 WEST FOOTHILL BLVD
RIALTO, CA 92376

SHEET TITLE:

PROPOSED SITE PLAN

SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	TM
PLAN DATE	12-20-2021
PRINT DATE	01-03-2022
PROJECT NO.	-
-	-
SHEET No.	-

A-1



PROPOSED SITE PLAN



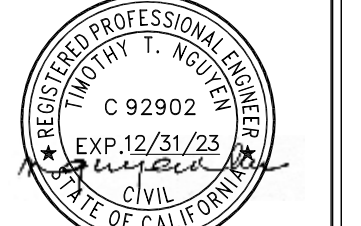
VIEW 1



VIEW 2

REV.	DESCRIPTION	DATE

DESIGNER IN CHARGE:



TIMOTHY NGUYEN

**FOOTHILL & LARCH
70 ATTACHED TOWNHOMES**
1075 WEST FOOTHILL BLVD
RIALTO, CA 92376

SHEET TITLE:

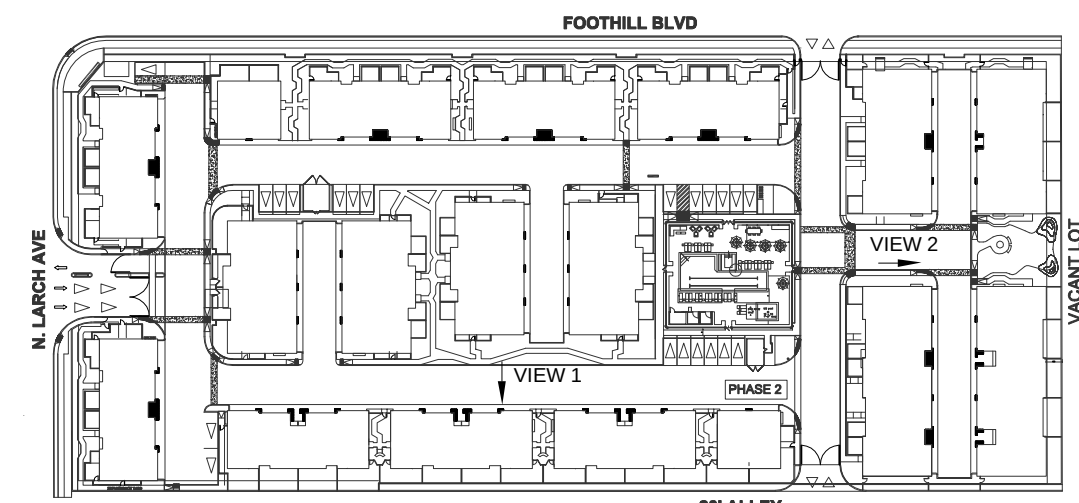
**COLORED SITE PLAN
PERSPECTIVE**

SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	TM
PLAN DATE	12-20-2021
PRINT DATE	01-03-2022
PROJECT No.	-
SHEET No.	-

A-2



INTERNAL STREET ELEVATION 2



PLAN KEY



LARCH AVENUE ELEVATION



MONUMENT SIGN



INTERNAL STREET ELEVATION 1



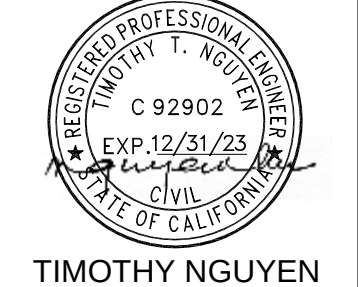
FOOTHILL BLVD ELEVATION



ALLEY ELEVATION

REV.	DESCRIPTION	DATE

DESIGNER IN CHARGE:



TIMOTHY NGUYEN

FOOTHILL & LARCH
70 ATTACHED TOWNHOMES
1075 WEST FOOTHILL BLVD
RIALTO, CA 92376

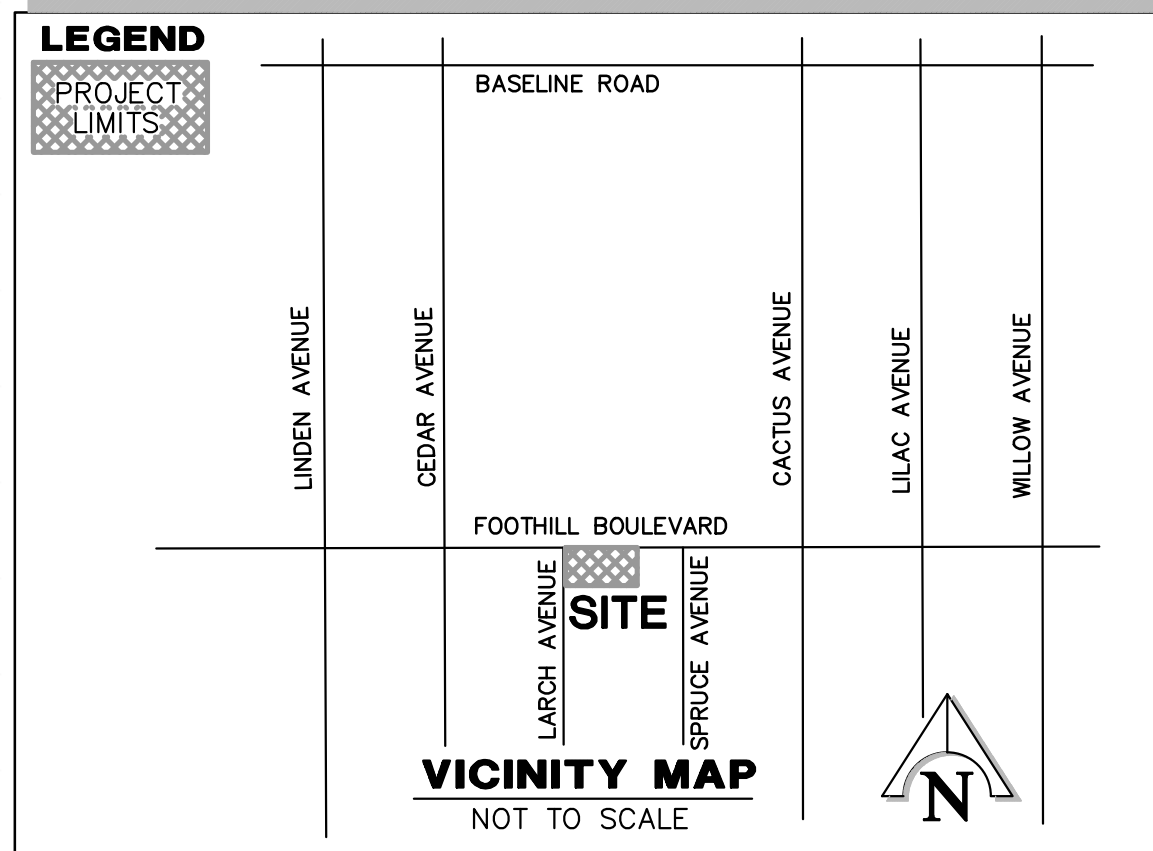
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COLORED ELEVATIONS

SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	TM
PLAN DATE	12-20-2021
PRINT DATE	01-03-2022
PROJECT NO.	-
SHEET NO.	-

TENTATIVE TRACT MAP NO. 20356

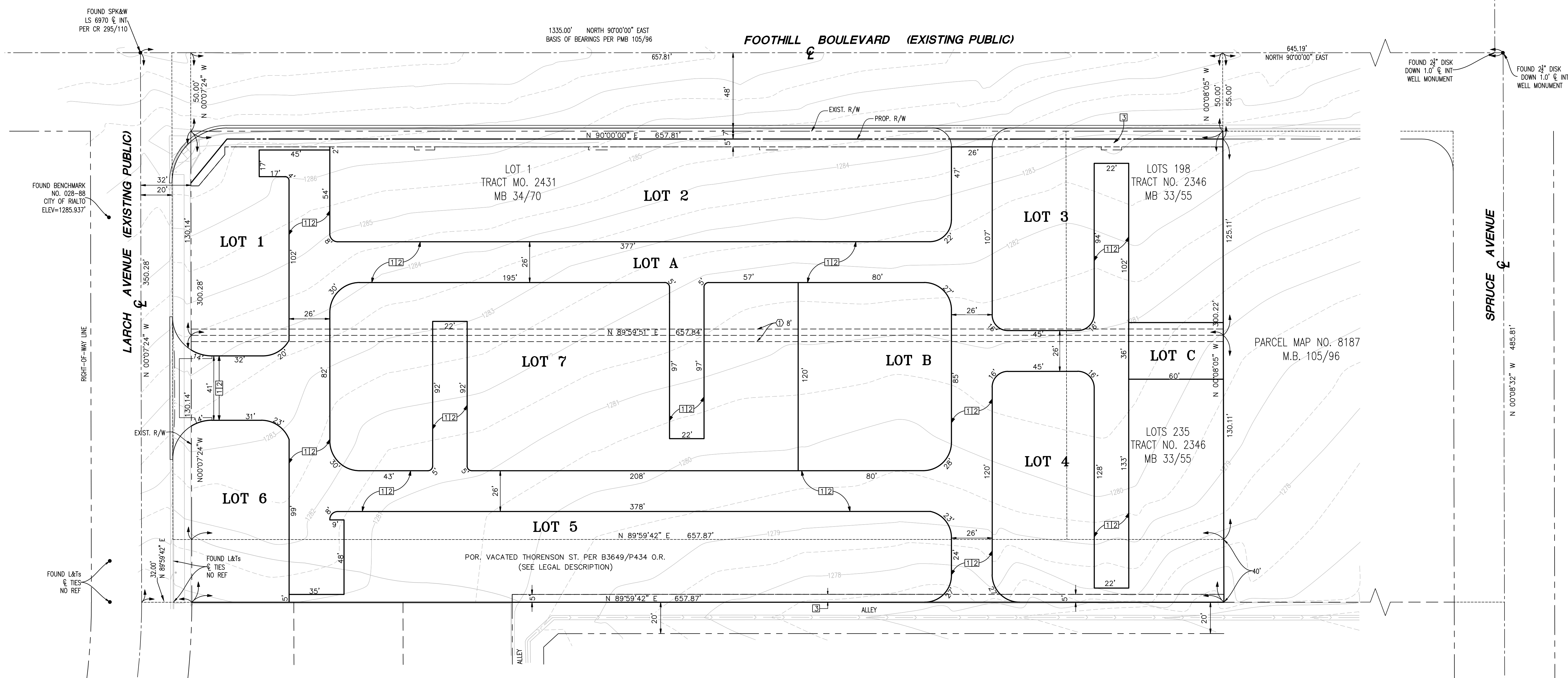
CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
7 LOTS, 3 LETTER LOTS, 70 UNITS
JULY 2020



LEGEND AND ABBREVIATIONS

--- CENTERLINE
--- PROPERTY LINE
--- EXIST. RIGHT OF WAY
--- PROPOSED RIGHT OF WAY
--- EXIST. LOT LINE
--- PROPOSED LOT LINE

APN ASSESSOR'S PARCEL NUMBER
AP ANGLE POINT
AVE AVENUE
C&G CURB AND GUTTER
E'LY EASTERLY
EXIST. EXISTING
FF FINISHED FLOOR
N'LY NORTHERLY
NO NUMBER
PL PROPERTY LINE
PROP PROPOSED
PMT PAVEMENT
RET RETAINING
SFD SINGLE FAMILY DETACHED
SFN SEARCHED FOUND NOTHING
SW SIDEWALK
S'LY SOUTHERLY
W'LY WESTERLY



GENERAL NOTES

- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- ALL SLOPES SHALL BE A MAXIMUM OF 2:1 UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
- ASSESSOR'S PARCEL NUMBER ARE LISTED IN THE LEGAL DESCRIPTION SHOWN HEREON.
- THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY GEOBODEN, INC.
- ALL EXISTING STRUCTURES AND VEGETATION WITHIN THE BOUNDARIES OF THIS MAP IS TO BE REMOVED.
- ALL PRIVATE STREETS AND FIRE LANES SHOWN AS PART OF THIS MAP ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- ALL RECREATION FACILITIES SHOWN AS PART OF THIS MAP ARE PRIVATE AND ARE TO BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- OPEN SPACE AREAS WILL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- ALL STORM DRAIN LINES ARE TO BE PRIVATELY MAINTAINED BY A HOMEOWNERS' ASSOCIATION.
- ALL IN-TRACT SEWER AND WATER LINES ARE TO BE PUBLICLY MAINTAINED BY THE CITY OF RIALTO.
- MINIMUM PRIVATE STREET AND FIRE LANE GRADE: 0.5%.
- DEVELOPER RESERVES THE RIGHT TO MERGE LOTS ON THE FINAL MAP.
- THERE ARE NO EXISTING WELLS WITHIN THE PROPERTY.
- THE SUBDIVIDER HEREBY REQUESTS PERMISSION TO CREATE MORE THAN ONE LOT OVER THE PRIVATE STREET ON THE FINAL MAP TO COINCIDE WITH PROJECT PHASE LINES ONCE PHASING OF THE PROJECT HAS BEEN DETERMINED.
- ALL ON-SITE DRAINAGE WILL BE COLLECTED INTO THE ON-SITE STORM DRAIN SYSTEM PRIOR TO DISCHARGING ON EXISTING ALLEY. DISCHARGE RATES WILL BE MITIGATED TO LESS THAN OR EQUAL TO EXISTING CONDITIONS.
- ALL FINISH FLOOR ELEVATIONS SHALL BE SET HIGHER THAN NEAREST DOWNSTREAM SEWER MANHOLE RIM ELEVATION. IF NOT, A SEWER BACK-FLOW DEVICE WILL BE REQUIRED ON ALL SEWER LATERALS THAT DO NOT MEET THIS REQUIREMENT.
- ALL ON-SITE DRAINAGE RUNOFF SHALL SATISFY APPLICABLE WATER QUALITY STANDARDS.
- ALL ON-SITE UTILITIES ARE TO BE UNDERGROUND.
- DEVELOPMENT IMPACT FEES (DIF) WILL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS (OR PRIOR TO OCCUPANCY UPON APPROVED DEFERRAL AGREEMENT).

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 198 AND 235 OF TRACT NO. 2346, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 55 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH THE NORTH 40 FEET OF THE THORENSEN STREET, ADJOINING LOT 235 ON THE SOUTH, BY RESOLUTION NO. 444 OF THE CITY OF RIALTO, A CERTIFIED COPY OF WHICH RECORDED MAY 20, 1955, IN BOOK 3649, PAGE 434, OF OFFICIAL RECORDS.

PARCEL 2:
LOT 1 OF TRACT NO. 2431, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGE 70 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH THE NORTH 40 FEET OF THORENSEN STREET, ADJOINING LOT 1 ON THE SOUTH, BY RESOLUTION NO. 444 OF THE CITY OF RIALTO, A CERTIFIED COPY OF WHICH RECORDED MAY 20, 1955 IN BOOK 3649, PAGE 434, OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 0128-071-02, 0128-071-03, AND 0128-071-09

SITE DATA

APN: 0128-071-02, 0128-071-03, AND 0128-071-09
GROSS AREA: 4.534 ACRES
NET AREA: 4.451 ACRES (GROSS LESS PUBLIC STREET DEDICATION)

SPECIFIC PLAN: FOOTHILL BOULEVARD
LAND USE: RESIDENTIAL-HIGH DENSITY (R-HD)
ZONING: FOOTHILL BOULEVARD SPECIFIC PLAN
2-STORY TOWNHOMES: 56 UNITS
3-STORY TOWNHOMES: 14 UNITS
TOTAL UNITS: 70
PROPOSED DENSITY: 15.9 DU/AC
MAXIMUM ALLOWABLE DENSITY 30 DU/AC

BUILDING CONSTRUCTION TYPE VB (ATTACHED TOWNHOMES)
R3 OCCUPANCY (ATTACHED TOWNHOMES)

PARKING
GARAGE SPACES: 140
ON-STREET PARKING: 17
ON-STREET PARKING (ADA): 3
TOTAL: 160 (2.3 SPACES/UNIT)

UTILITY PROVIDERS

ELECTRICITY

SOUTHERN CALIFORNIA EDISON
(909) 357-6203

WATER

CITY OF RIALTO
(909) 820-2608

SCHOOL DISTRICT

RIALTO UNIFIED SCHOOL DISTRICT
(909) 820-7700

TELEPHONE

AT&T
(714) 237-6155

GAS

SOUTHERN CALIFORNIA GAS CO.
(800) 427-2200

FIRE PROTECTION

CITY OF RIALTO FIRE DEPARTMENT
(909) 820-2501

SEWER

CITY OF RIALTO
(909) 820-2608

CABLE

SPECTRUM
(800) 892-2253

TRASH

EDCO DISPOSAL
(909) 877-1596

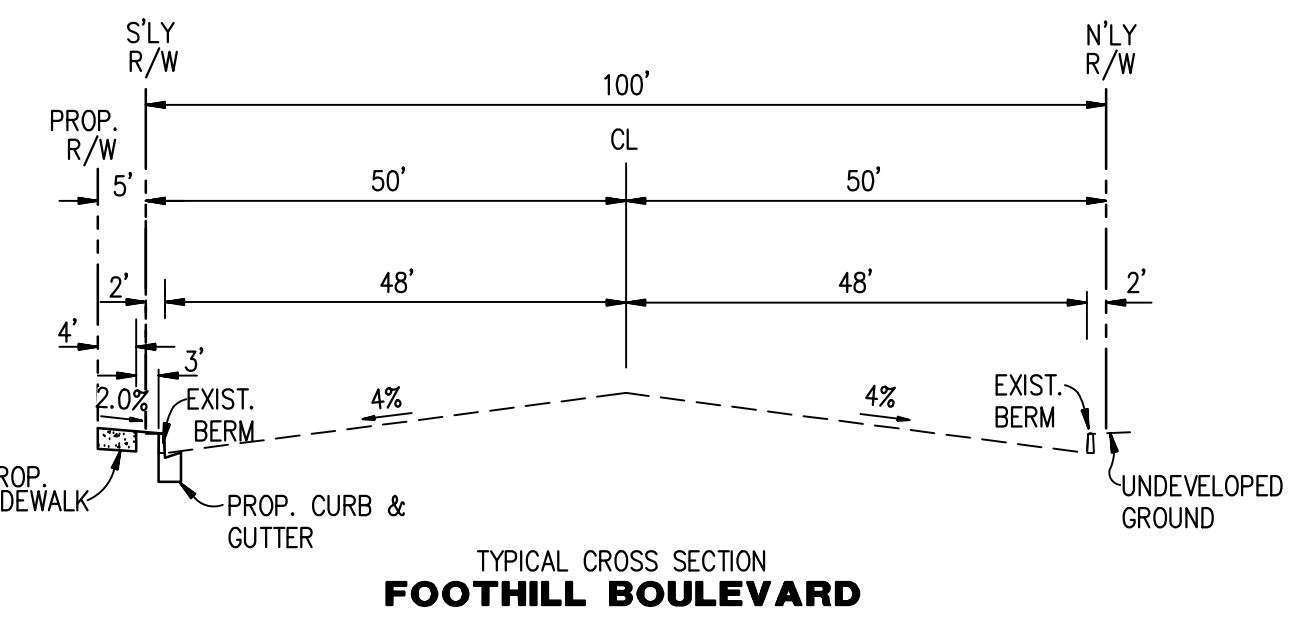
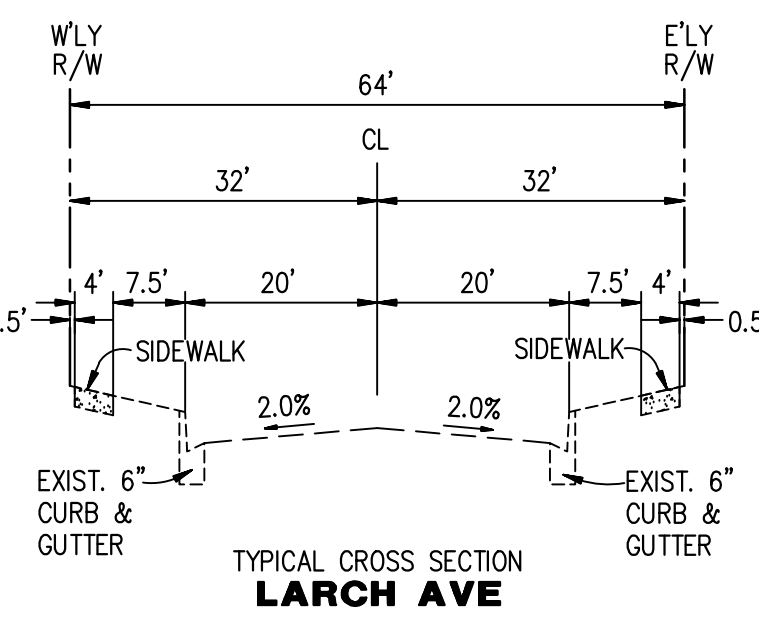
EXISTING EASEMENT

- UTILITIES EASEMENT IN FAVOR OF METROPOLITAN TRUST COMPANY
RECORDED AUGUST 6, 1928 IN BOOK 398, PAGE 186 OF OFFICIAL RECORDS

PROPOSED EASEMENTS

- RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS
ACCESS (INCLUSIVE OF LOT A)
- PUBLIC UTILITY EASEMENT TO CITY OF RIALTO FOR PUBLIC SEWER AND WATER MAINTENANCE AND ACCESS (INCLUSIVE OF LOT A)
- PROPOSED LANDSCAPE EASEMENT IN FAVOR OF CITY OF RIALTO

LOT SUMMARY TABLE			
LOT	AREA (S.F.)	AREA (ACRE)	PROPOSED USE
1	7,614	0.175	RESIDENTIAL CONDOMINIUM
2	23,844	0.547	RESIDENTIAL CONDOMINIUM
3	14,508	0.333	RESIDENTIAL CONDOMINIUM
4	17,556	0.403	RESIDENTIAL CONDOMINIUM
5	21,136	0.485	RESIDENTIAL CONDOMINIUM
6	7,131	0.164	RESIDENTIAL CONDOMINIUM
7	31,355	0.720	RESIDENTIAL CONDOMINIUM
A	51,512	1.183	PRIVATE STREET
B	11,582	0.266	RECREATIONAL AREA
C	2,177	0.050	PARK
FOOTHILL BLVD.	3,613	0.083	PUBLIC STREET
LANDSCAPE	5,497	0.126	PUBLIC LANDSCAPE EASEMENT
TOTAL SITE	197,519	4.534	



SHEET INDEX

SHEET NO.	DESCRIPTION
1	NOTES, TYPICAL SECTIONS, & TENTATIVE TRACT MAP
2	SITE PLAN & PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN

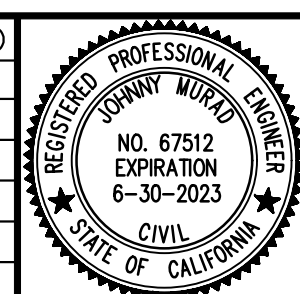
BENCHMARK:

THE VERTICAL BENCHMARK FOR THIS SURVEY IS A CITY OF RIALTO BRASS DISK SET IN WEST TOP OF CURB 20 FT WEST CENTERLINE LARCH AVENUE 106 FT SOUTH CENTERLINE FOOTHILL BOULEVARD ELEVATION = 1285.937 FEET NGVD 1929 DATUM (04/01/89 ADJUSTMENT)

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOOTHILL BOULEVARD BEING NORTH 90°00'00" EAST ON PARCEL MAP NO. 8187, M.B. 105/96.

NO.		DATE	REVISIONS	APP.	DATE
5					
4					
3					
2					
1					



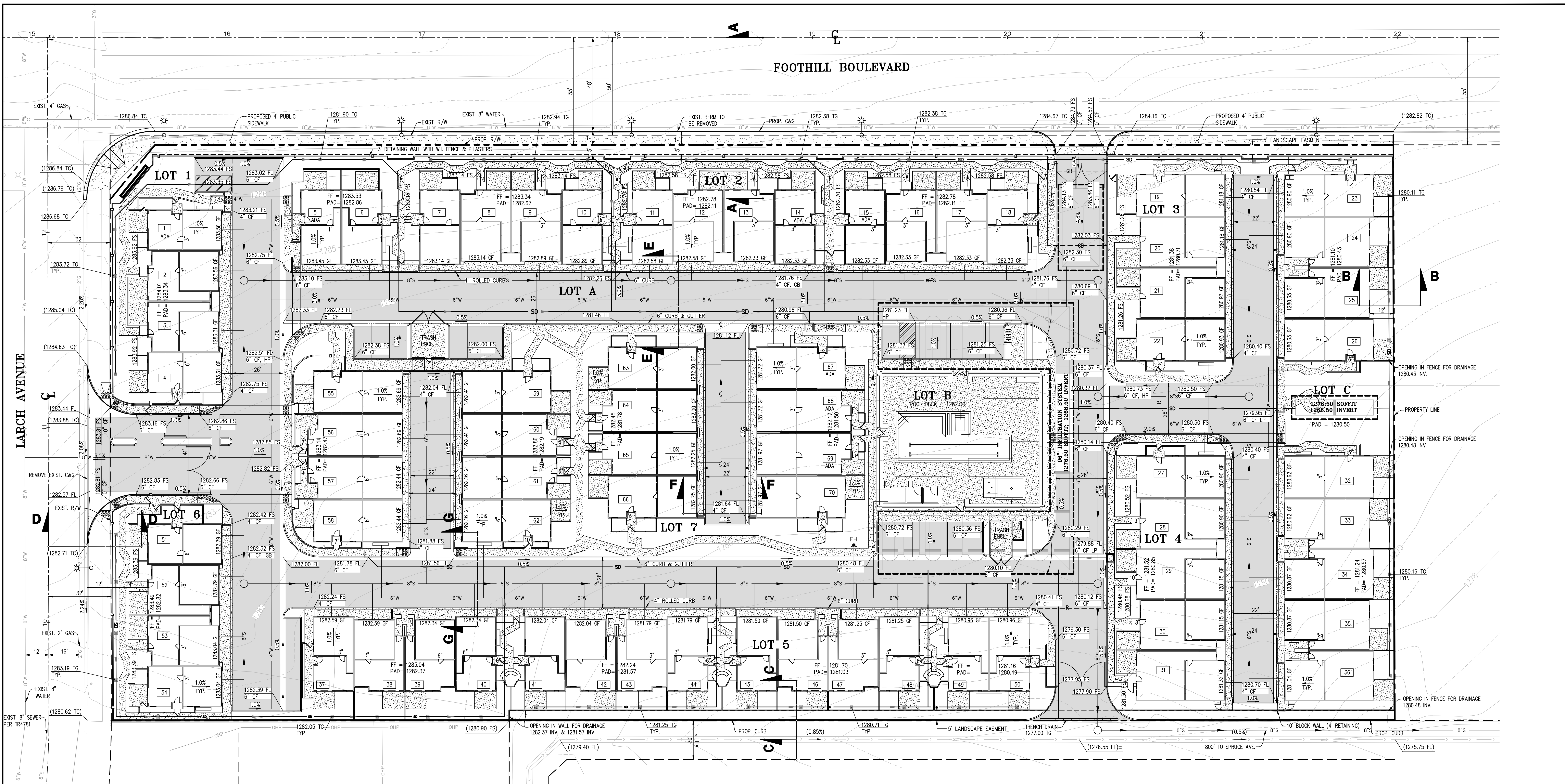
HUITT-ZOLLARS, Inc.
Ontario
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
PREPARED UNDER THE SUPERVISION OF: R.C.E. EXPIRES DATE
JOHNNY MURAD, PE 67512 6-30-23

TENTATIVE TRACT MAP
1075 W FOOTHILL BOULEVARD
RIALTO, CALIFORNIA
TENTATIVE TRACT NO. 20356

DESIGNED BY MC
DRAWN BY HZ STAFF
CHECKED BY DW
FIELD BOOK JOB NO. R312213.01

SHEET 1 OF 3 SHEETS

FOR: KEYSTONE DCS PPD No. PLAN No.



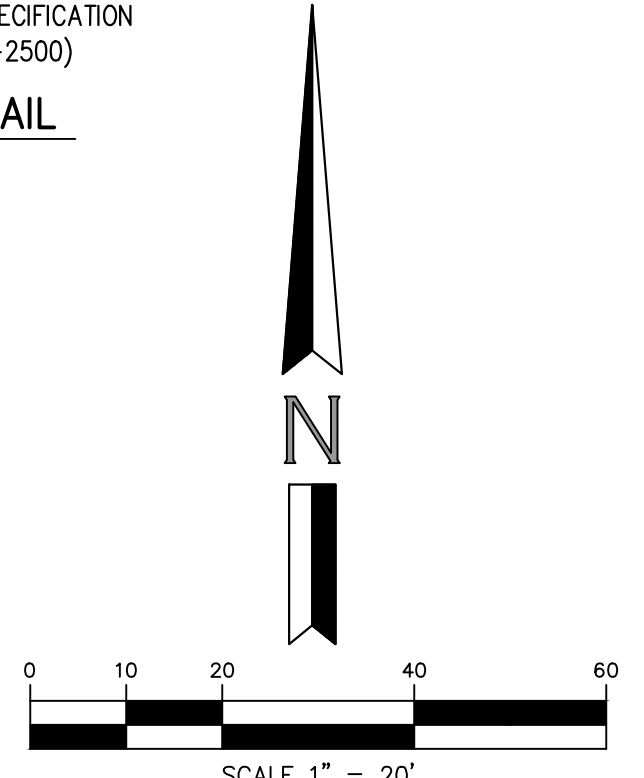
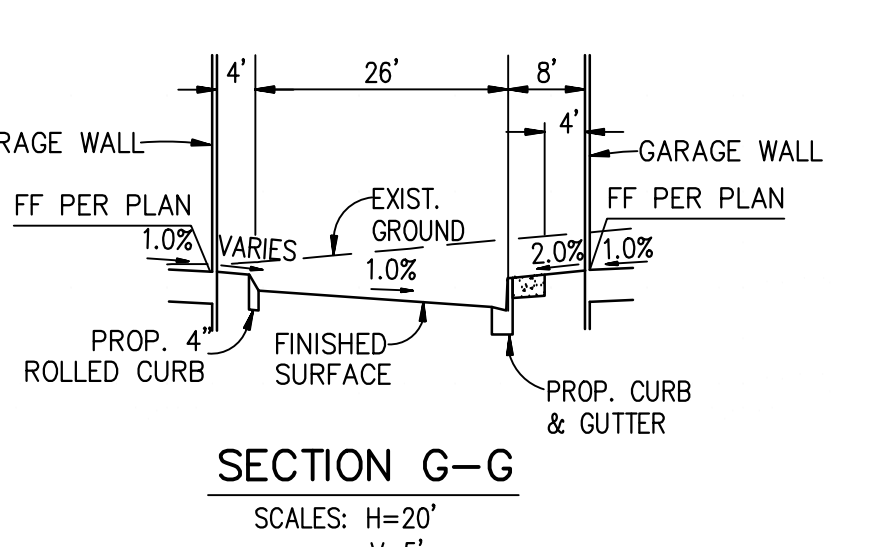
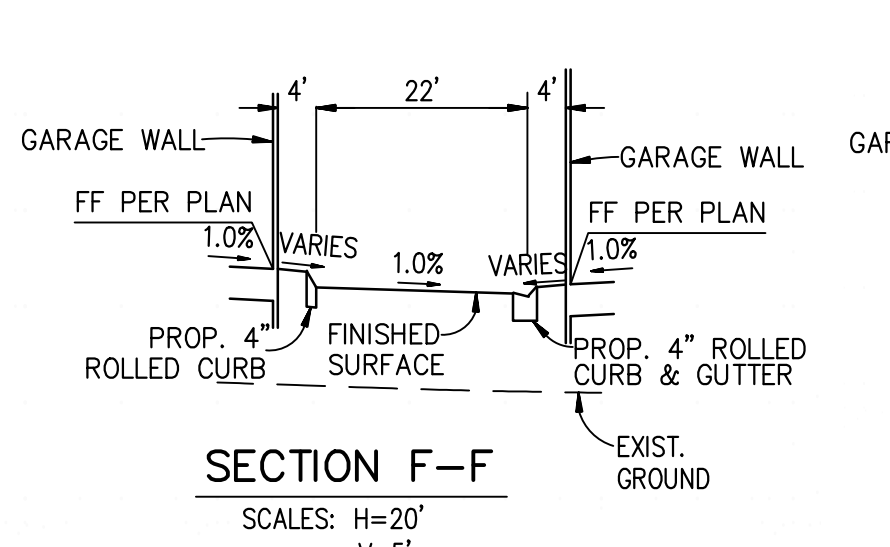
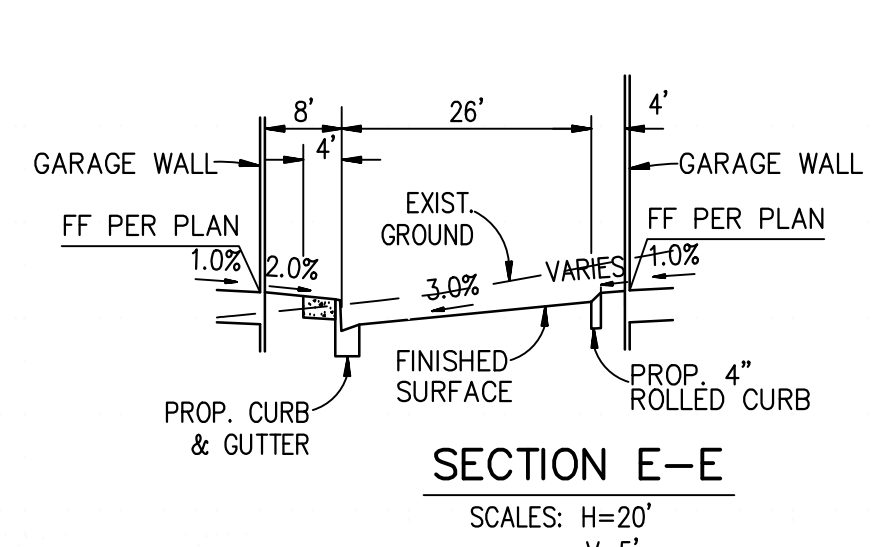
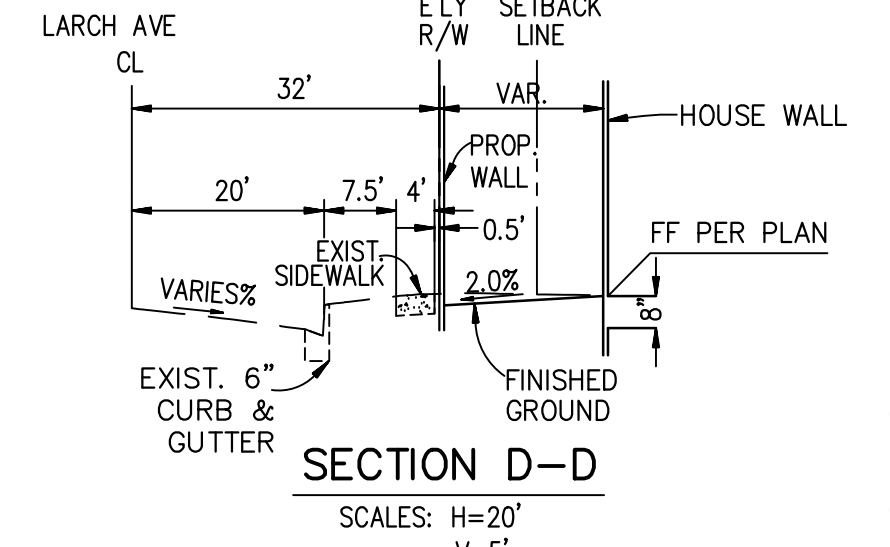
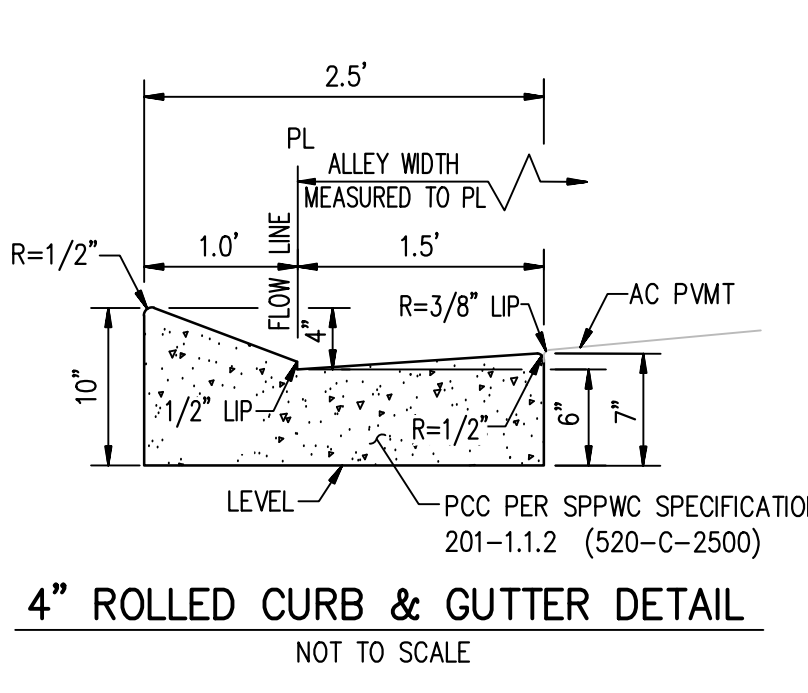
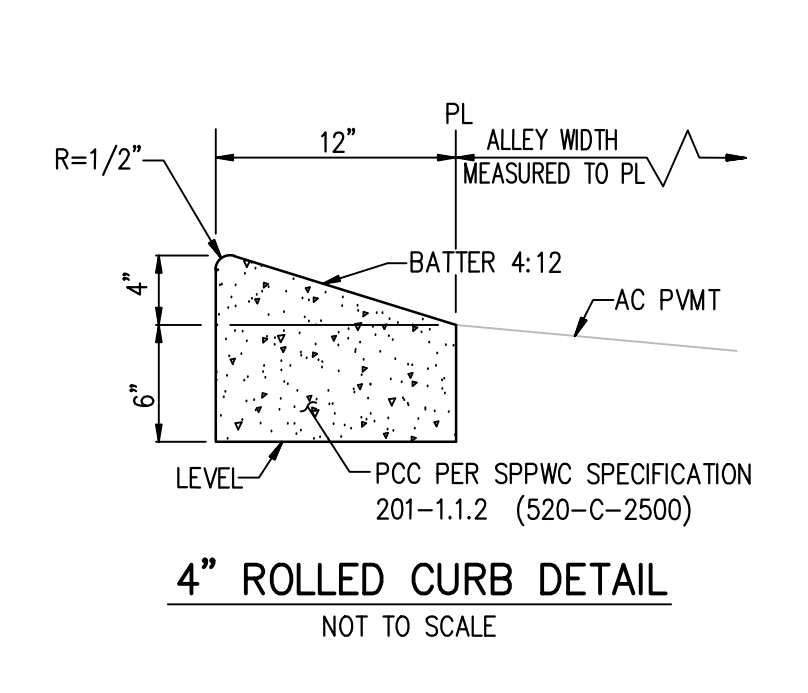
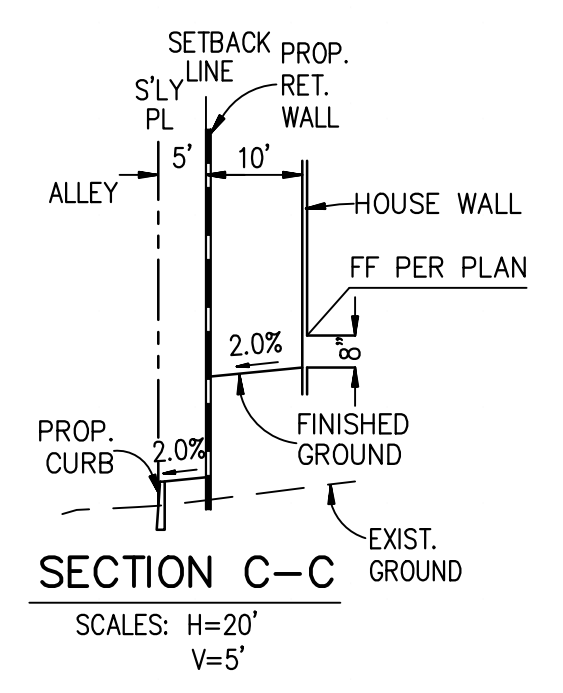
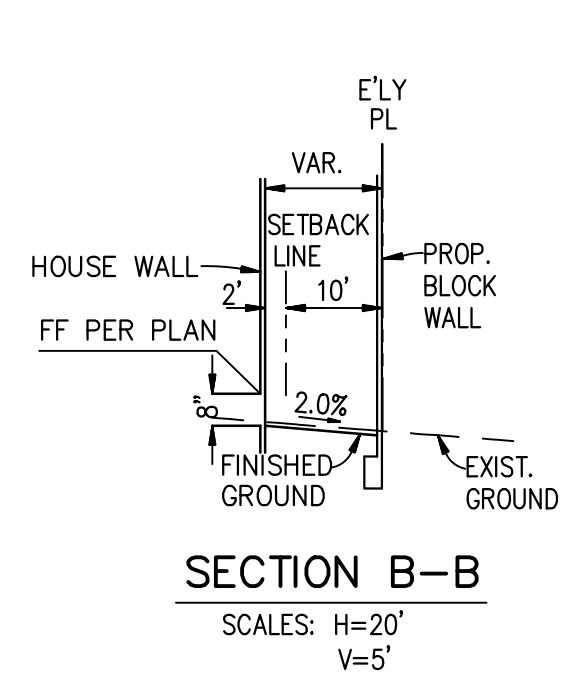
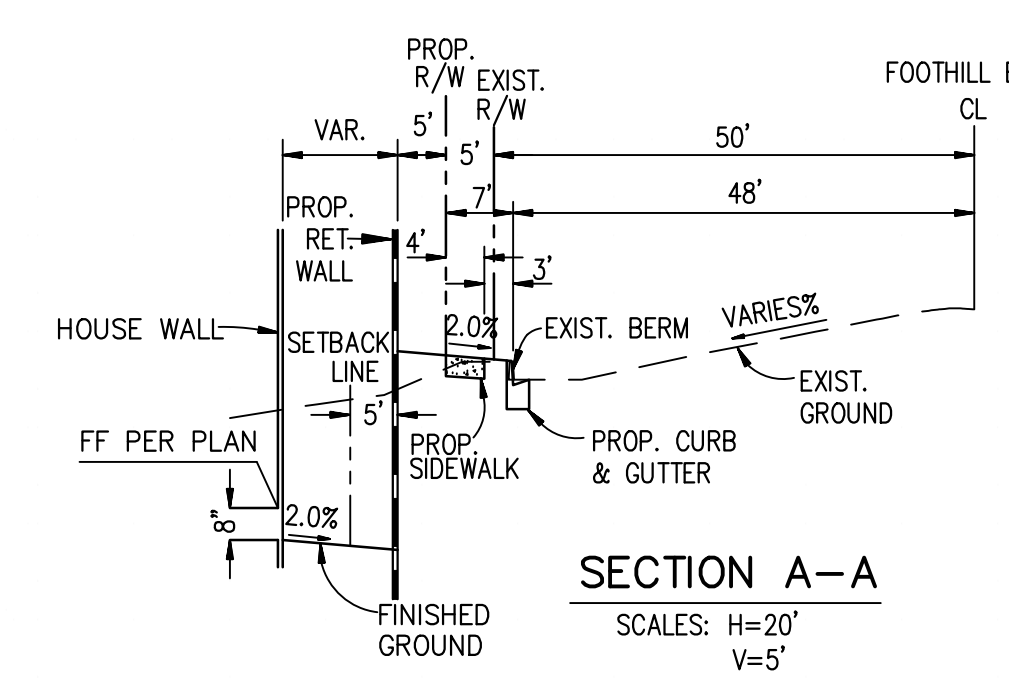
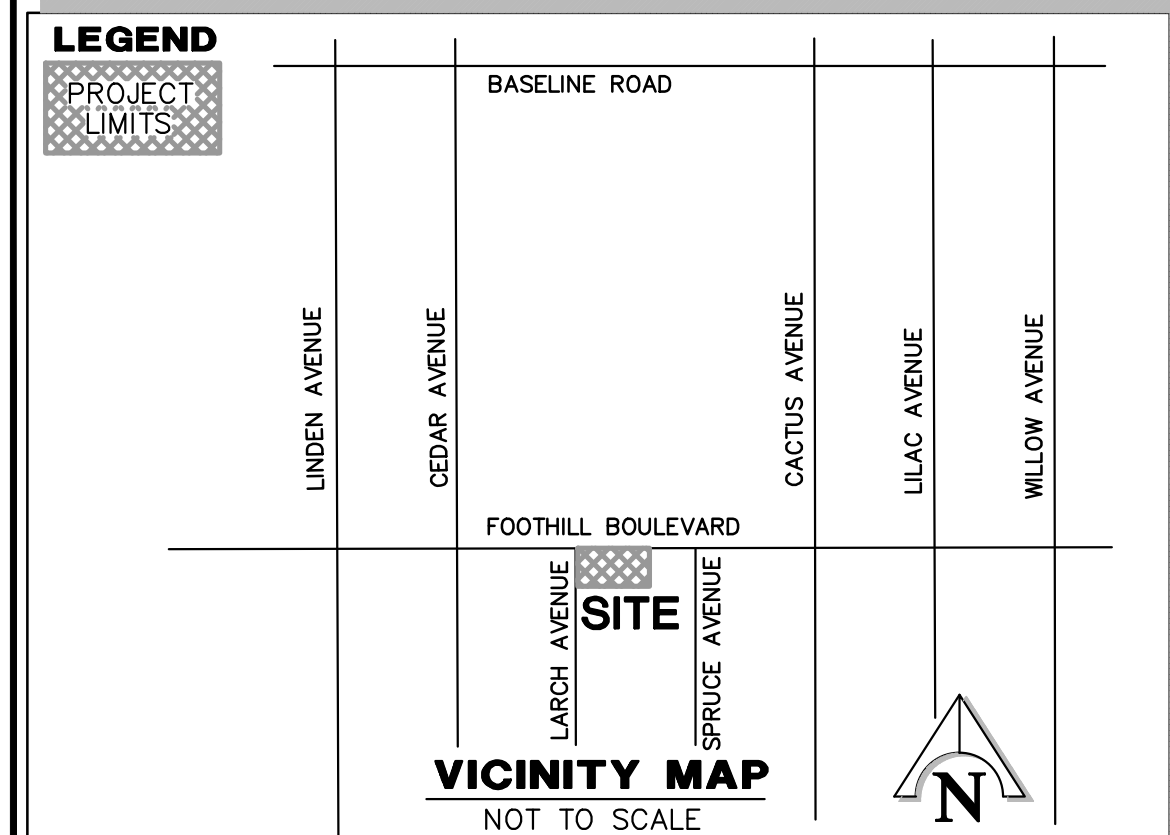
FOOTHILL BOULEVARD

LARCH AVENUE

EARTHWORK VOLUMES	
CUT (CY)	FILL (CY)
RAW*	7,678
ADJUSTED	15,620
NET*	1,160

* ALL EARTHWORK VOLUMES SHOWN HERE ARE FOR REFERENCE ONLY AND DO NOT REFLECT FINAL EARTHWORK VOLUMES.

- LEGEND**
- OHP EXISTING OVERHEAD
 - 4" G EXISTING 4" GAS LINE
 - 8" S EXISTING 8" SEWER
 - 8" W EXISTING 8" WATER
 - 8" S PROPOSED 8" SEWER
 - 6" W PROPOSED 6" WATER
 - 8" W PROPOSED 8" WATER
 - SD PROPOSED STORM DRAIN LINE
 - EXISTING PROPERTY LINE
 - PROPOSED OFFSITE STREET LIGHT
 - PROPOSED ONSITE STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED CURB OPENING INLET
 - GRATE INLET
 - UNIT NUMBER
 - AC PAVEMENT
 - SIDEWALK
 - UNDERGROUND STORM WATER INFILTRATION SYSTEM
 - CF CURB FACE
 - CB CATCH BASIN
 - C&G CURB & GUTTER
 - CL CENTERLINE
 - DWY DRIVEWAY
 - EXIST. EXISTING
 - FF FINISH FLOOR ELEVATION
 - FS FINISHED SURFACE
 - FL FLOWLINE
 - GB GRADE BREAK
 - GF GARAGE FLOOR
 - INV INVERT
 - LP LOW POINT
 - N.A.P. NOT A PART
 - P.I.P. PROTECT IN PLACE
 - PL POWER POLE
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - R/W RIGHT-OF-WAY
 - R RIDGE
 - STL STREET LIGHT
 - TC TOP OF CURB
 - WQ WATER QUALITY UNIT

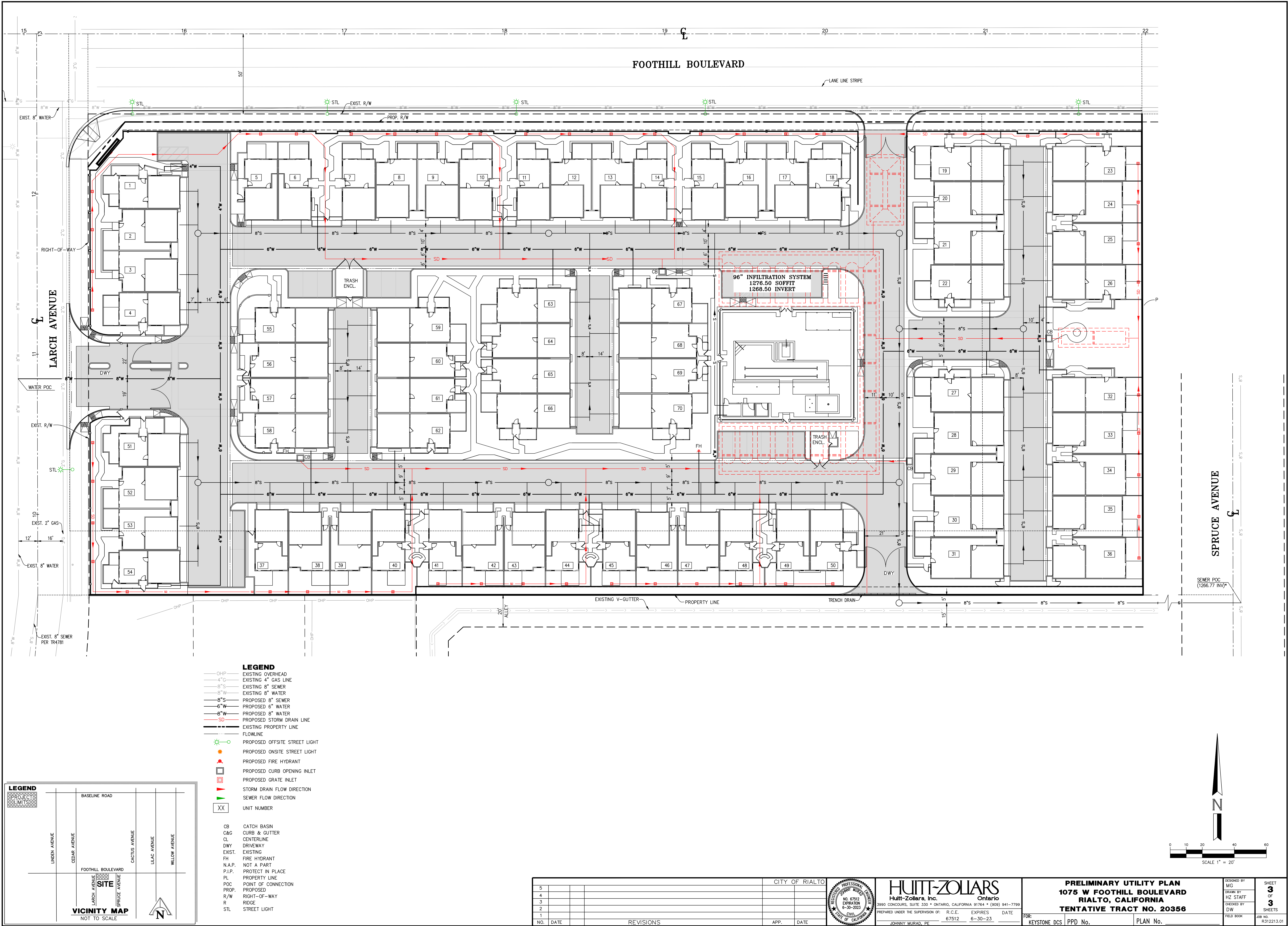


REVISIONS		CITY OF RIALTO	
NO.	DATE	APP.	DATE
5			
4			
3			
2			
1			



HUITT-ZOLIARS
Ontario
3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
PREPARED UNDER THE SUPERVISION OF: R.C.E. EXPIRES DATE
JOHNNY MURAD, PE 67512 6-30-23

SITE PLAN & PRELIMINARY GRADING PLAN		DESIGNED BY		SHEET	
1075 W FOOTHILL BOULEVARD		MG		2	
RIALTO, CALIFORNIA		HZ STAFF		OF	
TENTATIVE TRACT NO. 20356		CHECKED BY		3	
		DW		SHEETS	
		FOR: KEYSTONE DCS PPD No.		JOB NO. R31221.01	
		PLAN No.			





ACCENTS
Santveria infasciata /Snake Plant
Aeonium Kiwi Verde
Echeveria Blue Sky
Archibatis Species
Aster chilensis / California Aster
Blue Carpet Sedum
Calandrinia spectabilis / Rock Pulmonaria

BARRIER PLANTS
Agave x Blue-Glow
Aloe arborescens
Blue Agave
Cassia m. Green Carpet

GRASSES Turf
SIS Seed AQUA WISE SPORTSCLUB 70-30 MIX

MEADOW
SIS Seed AQUA WISE NON MOW FINE FESCUE MIX
Sesleria autumnalis
Lymnaea Canyon Prince

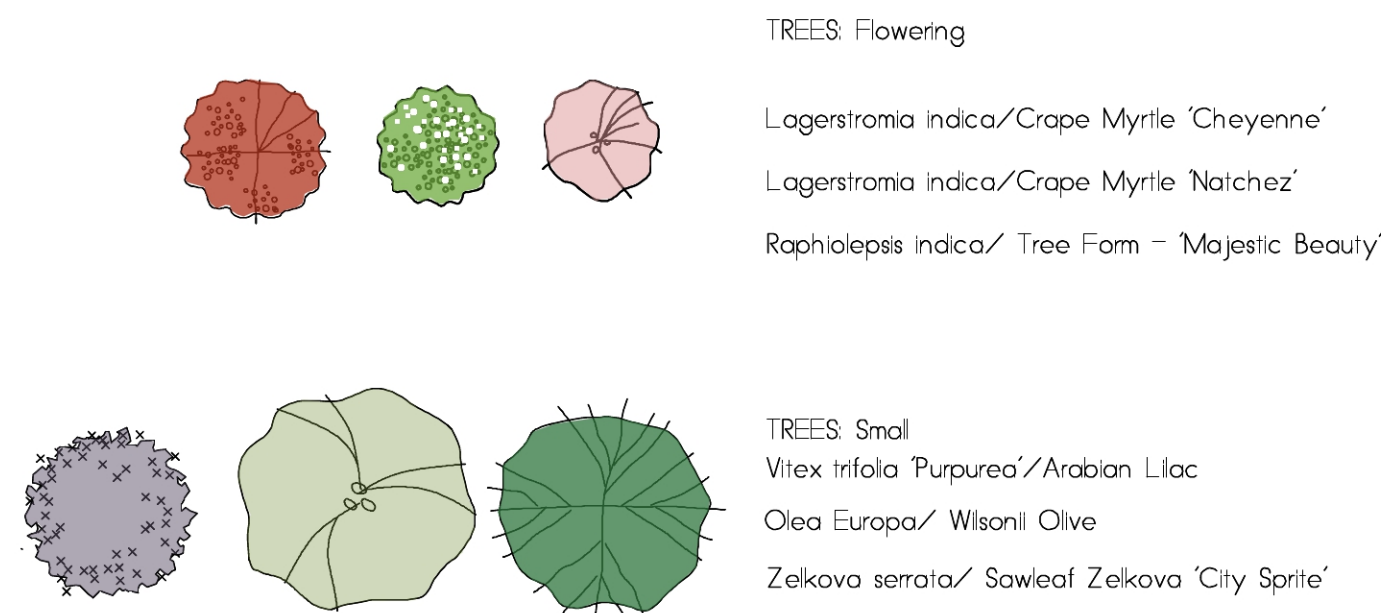
GROUND COVER
Juniperus J.H. Wiltoni / Blue Carpet Juniper
Lippia nodiflora / Kurapila
Lantana Bandana Orange
Lantana Confeiti
Myrsine parvifolia prostratum

SMALL SHRUBS
Hesperaloe parviflora/Fake Red Yucca
Myrtus communis compacta/Dwarf Myrtle
Salvia m. Berkeley
Sphaeralcea ambigua/Globe Malow

MEDIUM SHRUBS
Cistus Sunset Magenta
Cistus x laevis/Snow-White
Purpurea caroliniana/CHERRY LAUREL COMPACTA
Dodonaea viscosa/Green Hopbush
Leucodendron/Red Gems
Laurus nobilis/Little Ragwort Sweet Bay
Philadelphus fruticosus/Jerusalem Sage
Salvia Santa Barbara

LARGE SHRUBS
Laurus nobilis/Bay Leaf Tree
Dodonaea viscosa/Green Hopbush
Myrica californica/Pacific Wax Myrtle
Furcraea foetida/Medicago/Mauritius Hemp
Rhamnus alaternus/Italian Buckthorn John Edwards
Leucodendron Wilsons Wonder
Leucodendron Wilsons Wonder
Virex infolia purpurea/Arabian Lilac

VINES
Parthenocissus tricuspidata/Boston Ivy
Ficus pumila/Little Leaf Fig
Wisteria sinensis/Cookes Purple Wisteria
Gelemium sempervirens & Gelemium raietii/Double Shot Jasmine
Pandorea jasminoides/Rosea/Pink Bower Vine
Campsis x Takarazuka Zujin/Summer Jazz Tangerine Trumpet Vine
Thunbergia alata/Blushing Silene/Black-Eyed Susan Vine



TREES: Flowering
Lagerströmia indica/Crape Myrtle Cheyenne
Lagerströmia indica/Crape Myrtle Natchez
Raphiolepis indica/ Tree Form - Majestic Beauty

TREES: Small
Virex infolia purpurea/Arabian Lilac
Olea europaea/Wisani Olive
Zelkova serrata/Sawleaf Zelkova City Sprite

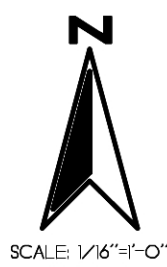
TREES: Tall
Eucalyptus citradora/Lemon Scent Gum
Eucalyptus nictitans/Willow Peppermint

TREES: Shade
Platanus racemosa / California Sycamore
Koeleria paniculata/Gold Rain Tree

PALMS
Archontophoenix cunninghamiana/King Palm
Washingtonia robusta/Mexican Fan Palm

TREES: Medium
Arbutus menziesii
Cupressus arizonae/Carrot Wood
Tristramia confertifolia/Brisbane Box

TREES COLUMNAR
Juniperus scopulorum/ Sky Raker
Pittosporum 1 Winked Blue / Pittosporum Kohuhu
Pinus caroliniana Bright and Tight/Carolina Cherry Laurel



SCALE 1/8"=1'-0"

Conceptual Landscape Plan

RIALTO 70 TOWNHOMES 124.22



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