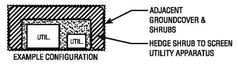
GENERAL NOTES:

1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW-WATER & HIGH EFFICIENCY IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED FOR FUTURE RECLAIMED WATER SOURCE.
2. ALL SOFTSCAPE (TREES, SHRUBS, AND GROUNDCOVER) SHALL BE DROUGHT TOLERANT AND SOUTHERN CALIFORNIA FRIENDLY. NO TURF IS PROPOSED FOR THIS PROJECT.
3. ALL PARKING ISLAND PLANTERS AND STEP-OUTS SHALL COMPLY WITH CITY CODES AND REQUIREMENTS. ALL TREE PLANTER DIAMONDS SHALL HAVE DECOMPOSED GRANITE MULCH WITHIN.
4. TOTAL IRRIGATED SOFTSCAPE AREA = 836,500 S.F. (19.20 AC.)
5. ALL VEHICLE ACCESS GATES SHALL HAVE CITY OF MORENO VALLEY FIRE DEPARTMENT KNOX BOX.
6. ALL PLANT MATERIAL (TREE, SHRUB, GROUND COVER & VINE) SELECTIONS AND THEIR DESIGN USES PROPOSED FOR THIS PROJECT SHALL FOLLOW THE LISTED AVAILABLE RESOURCES FOR PLANT INFORMATION WHICH INCLUDE DROUGHT TOLERANT AND SOUTHERN CALIFORNIA FRIENDLY PLANT MATERIAL AS DIRECTED BY THE PLANNING DEPARTMENT:
   - CITY OF MORENO VALLEY LANDSCAPE GUIDELINES
   - W.U.C.O.L.S. REVISED EDITION APRIL 01, 1994 REGION 4
   - COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST
   - CALTRANS HIGHWAY 60 CORRIDOR DESIGN MANUAL-LANDSCAPE GUIDELINES

   REFER TO THE TREE, SHRUB, GROUND COVER AND VINE PLANT PALETTES LISTED FOR APPROVED PLANT MATERIAL.
7. ALL DETENTION / WATER QUALITY BASINS SHALL BE PLANTED WITH HYDROSEED MIX TO FACILITATE WATER FILTRATION AND CLEANING. REFER TO HYDROSEED LEGEND FOR PROPOSED HYDROSEED PALETTE.
8. ALL VINES SHALL BE PLANTED IN SELECT AREAS TO SOFTEN THE APPEARANCE OF TALL WALL AND FENCES.
9. ALL ABOVE GROUND UTILITIES AND APPARATUS SHALL BE SCREENED WITH SHRUB MATERIAL AS ALLOWED BY UTILITY AGENCIES AND PURVEYORS.



EXAMPLE CONFIGURATION

10. CONCRETE MOW STRIPS ARE REQUIRED BETWEEN ALL SOD AND GROUNDCOVER AREAS.

PRELIMINARY SHRUB & GROUNDCOVER PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
SHRUBS			
• ACACIA REDOLENS	N.C.N.	6'	LOW
• CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	6'	LOW
• CISTUS X PURPUREUS	ROCKROSE	3'	LOW
• COTONEASTER LACTEUS	PARNEY'S RED CLUSTERBERRY	4'	LOW
• DIETES IRIDIOIDES	FORTNIGHT LILY	2'-6"	**MODERATE
• DODONAEA VISCOSA	HOPSEED	4'	* LOW
• ECHIUM FASTUOSUM	PRIDE OF MADIERA	4'	LOW
• ELAEGNUS PUNGENS	SILVERBERRY	6'	LOW
• LANTANA MONTEVIDENSIS	LANTANA	4'	LOW
• LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	4'	LOW
• PHORMIUM TENAX 'BRONZE SURFER'	NEW ZEALAND FLAX	1'-6"	* LOW
• PHORMIUM TENAX 'VARIEGATUM'	NEW ZEALAND FLAX	4'	* LOW
• RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	4'	LOW
• RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	3'	**MODERATE
• RHUS OVATA	SUGARBUSH	4'	LOW
• ROSMARINUS OFFICINALIS	ROSEMARY	3'	LOW
• SALVIA LEUCANTHA	MEXICAN SAGE BRUSH	3'	LOW
• WESTRINGIA FRUTICOSA 'WYNYABBIE'	COAST ROSEMARY	2'-6"	LOW
GROUNDCOVER			
• ACACIA REDOLENS	DESERT CARPET	6'	LOW
• BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	4'	LOW
• CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	4'	LOW
• CISTUS CRISPUS	ROCKROSE	3'	LOW
• HEMEROCALLIS SPP.	DAYLILY	1'-6"	* LOW
• LANTANA MONTEVIDENSIS	LANTANA	4'	LOW
• MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	N.C.N.	3' & 6'	LOW
• ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	3'	LOW

NOTE:
1. WATER USAGE BASED ON W.U.C.O.L.S. REVISED EDITION 04/01/1994 REGION 4 (SENSET ZONE 18).
* MODERATE WATER USE FOR ONE GROWING SEASON UNTIL ESTABLISHED.
** PLANTS TO BE USED AS ACCENT ONLY, TO BE CONCENTRATED IN HIGH IMPACT AREAS IN SEPARATE HYDROZONES.

PRELIMINARY TREE PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE
ACCENT PALM TREES		
• PHOENIX DACTYLIFERA	DATE PALM	LOW
• WASHINGTONIA HYBRID	MEXICAN FAN PALM	LOW
STREET TREES		
• EUCALYPTUS NICHOLII	NICHOL'S WILLOWLEAFED PEPPERMINT	LOW
• FRAXINUS AGUSTIFOLIA OXYCARPA 'RAYWOOD'	CLARET ASH	**MODERATE
• PINUS HALEPENSIS	ALEPPO PINE	LOW
• PROSOPIA ALBA (THORNLESS)	ARGENTINE MESQUITE	LOW
• PROSOPIA ALBA 'COLORADO'	COLORADO MESQUITE	LOW
• QUERCUS ILEX	HOLLY OAK	LOW
• ROBINIA PSEUDOACACIA	BLACK LOCUST	LOW
• SCHINUS MOLLE	CALIFORNIA PEPPER	LOW
FREEWAY SCREEN TREE		
• PINUS HALAPENSIS	ALEPPO PINE	LOW
• PINUS PINEA	ITALIAN STONE PINE	LOW
• PROSOPIA ALBA (THORNLESS)	ARGENTINE MESQUITE	LOW
• SCHINUS MOLLE	CALIFORNIA PEPPER	LOW
PARKING LOT TREE		
• ACACIA STENOPHYLLA	SHOESTRING ACACIA	LOW
• CERCIDIUM HYBRID	PALO VERDE 'DESERT MUSEUM'	LOW
• EUCALYPTUS SPP.	EUCALYPTUS	LOW
• PROSOPIS ALBA (THORNLESS)	ARGINTINE MESQUITE	LOW
• PROSOPIS ALBA 'COLORADO'	COLORADO MESQUITE	LOW
• QUERCUS ILEX	HOLLY OAK	LOW
• ROBINIA PSEUDOACACIA	BLACK LOCUST	LOW
• SCHINUS MOLLE	CALIFORNIA PEPPER	LOW
ACCENT TREE		
• PHOENIX CANARIENSIS	CANARY ISLAND PALM	LOW

NOTE:
1. WATER USAGE BASED ON W.U.C.O.L.S. REVISED EDITION 04/01/1994 REGION 4 (SUNSET ZONE 18).
2. TREE SPACING PER PLAN
** PLANTS TO BE USED AS ACCENT ONLY, TO BE CONCENTRATED IN HIGH IMPACT AREAS IN SEPARATE HYDROZONES.

PEN 18-0191
PEN 18-0192
PEN 18-0193
PEN 18-0254

OWNER/DEVELOPER

Highland Fairview
14225 Corporate Way
Moreno Valley, CA 92553
tel: 951-867-5317
fax: 951-867-5318

PROJECT ADDRESS

PARCEL 2 AND 3 OF PM 33828
City of Moreno Valley, CA
County of Riverside

DRAWING ISSUE RECORD

DATE	DESCRIPTION
–	–

REVISION RECORD

NO.	DATE	DESCRIPTION
1	–	–

PROJECT NAME

HIGHLAND FAIRVIEW CORPORATE PARK - PHASE II

NEC EUCALYPTUS AVE & REDLANDS BLVD
MORENO VALLEY, CA

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
PATRICK F. ROSE
NO. 62921
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1

DATE: 11/30/2018