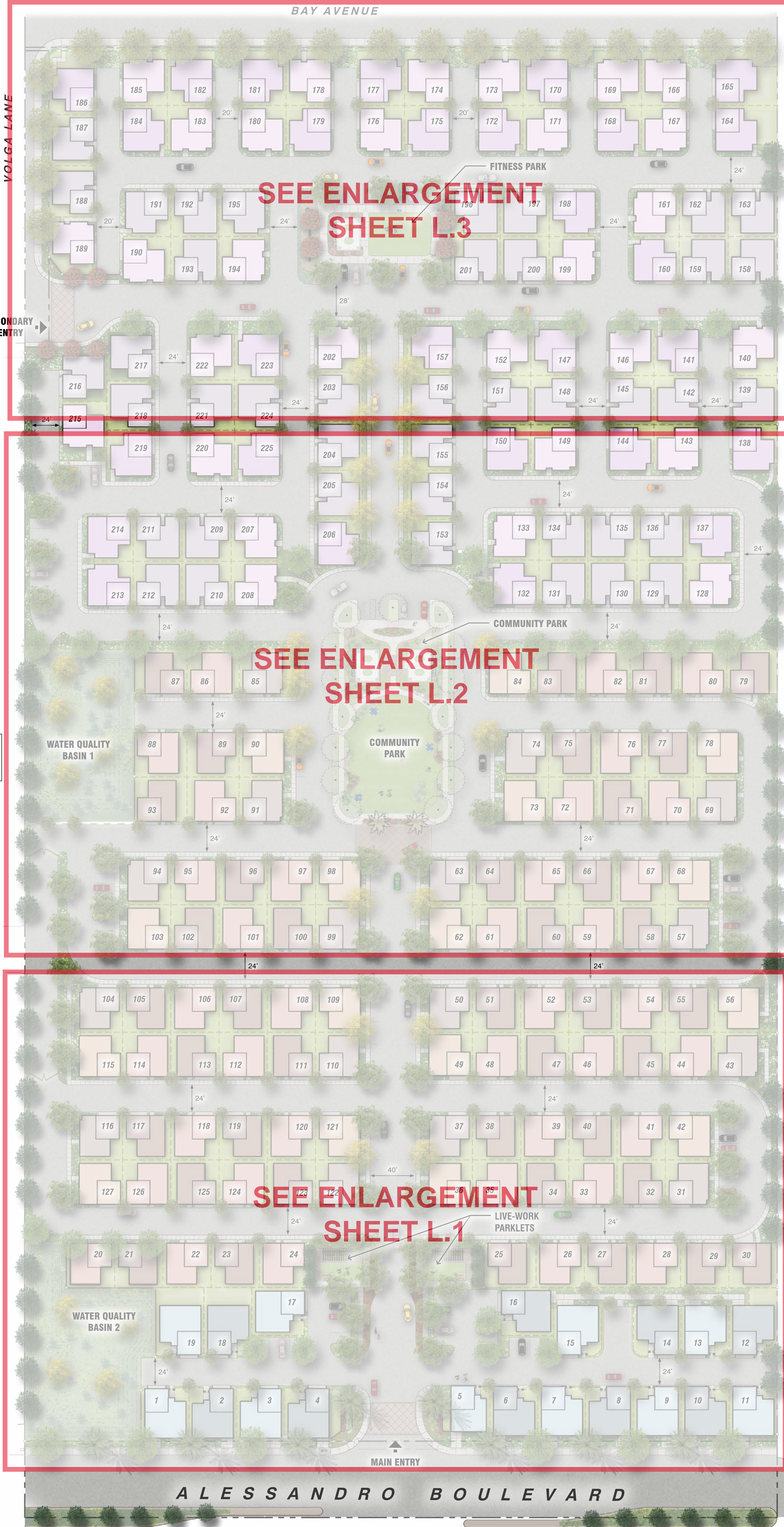


EXISTING SINGLE-FAMILY RESIDENTIAL

SAPPHIRE WAY

BAY AVENUE



PROJECT SUMMARY

Total Project Area = 20.01 Gross Acres
 Developable Area = 18.365 Net Acres
 Density = 12.25 Units/Net Acres
 No. of Lots = 225

Community Green & Lettered Lots = 0.76 Acres
 Detention Basin = 1.02 Acres
 Private Open Space = 1.19 Acres
 *refer to Civil Plans, sheet C-2 for Open Space/Landscape breakdown

Parking Summary:

Required: 450 Enclosed Garage Spaces
 56 Guest Spaces
 506 Total @ 2.25 spaces/unit

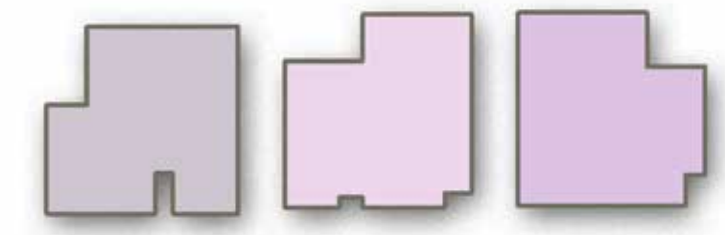
Provided: 450 Enclosed Garage Spaces
 112 Guest Spaces
 562 Total @ 2.5 spaces/unit

PLANNING AREA 3

Area = 7.80 Acres
 Density = 12.56 Units/Acre
 No. of Lots = 98

Parking Required: 221 @ 2.25/Unit
Parking Provided: 241 @ 2.46/Unit

Unit Mix:



Plan 1	Plan 2	Plan 3
39 Total (40%)	30 Total (31%)	29 Total (29%)

PLANNING AREA 2

Area = 7.86 Acres
 Density = 13.74 Units/Acre
 No. of Lots = 108

Parking Required: 243 @ 2.25/Unit
Parking Provided: 264 @ 2.44/Unit

Unit Mix:



Plan 1	Plan 2	Plan 3	Plan 4
37 Total (34%)	16 Total (15%)	16 Total (15%)	39 Total (36%)

PLANNING AREA 1

Area = 2.83 Acres
 Density = 6.71 Units/Acre
 No. of Lots = 19

Parking Required: 43 @ 2.25/Unit
Parking Provided: 57 @ 3.00/Unit

Unit Mix:



Plan 1	Plan 2
9 Total (47%)	10 Total (53%)

MATCHLINE - A

RHONE CT.



PLANNING AREA 2

PLANNING AREA 1

A L E S S A N D R O B O U L E V A R D

MATCHLINE - B

PLANNING AREA 3

PLANNING AREA 2

SAGE BRUSH CT.

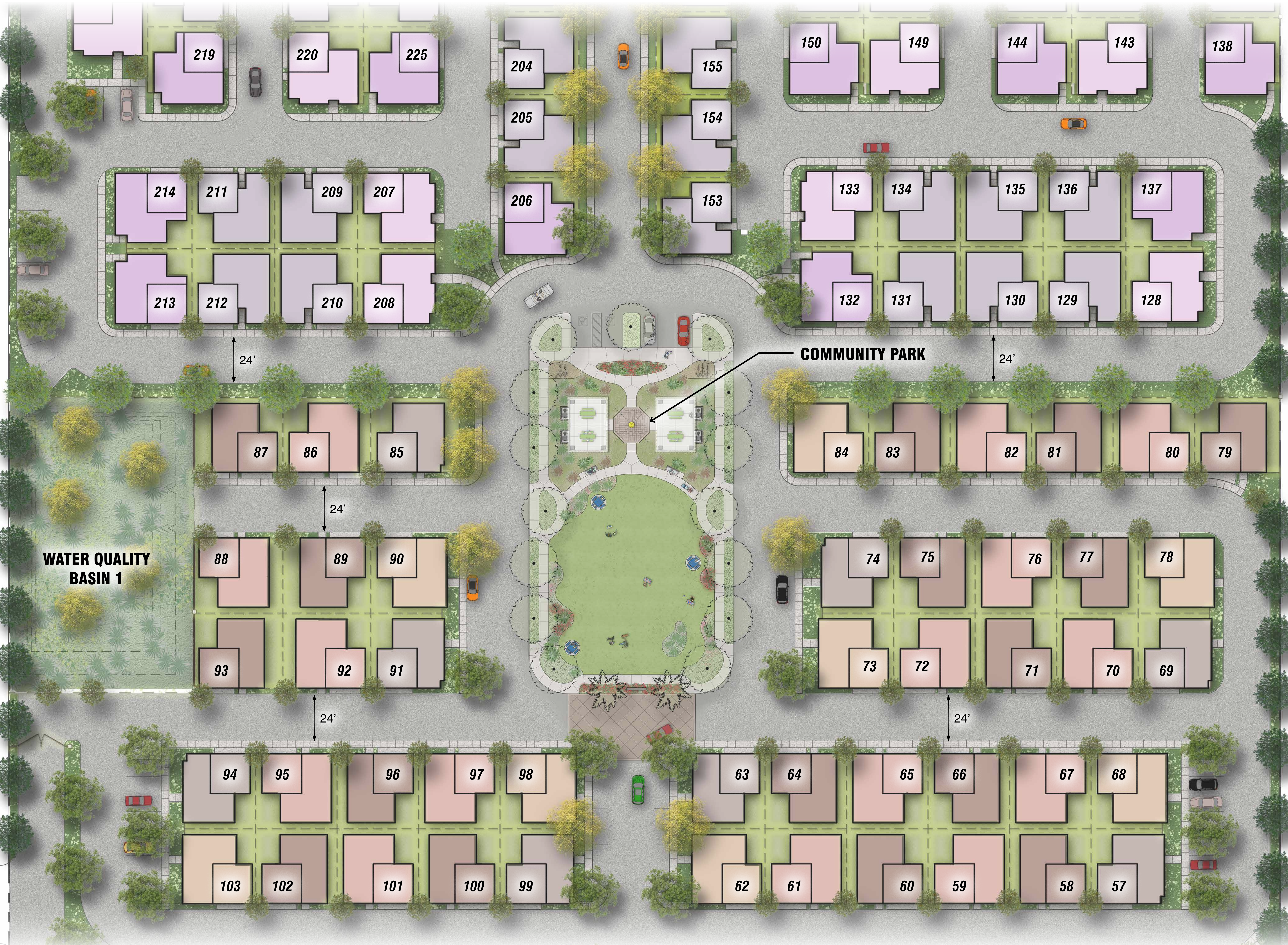
EXISTING SINGLE-FAMILY RESIDENTIAL

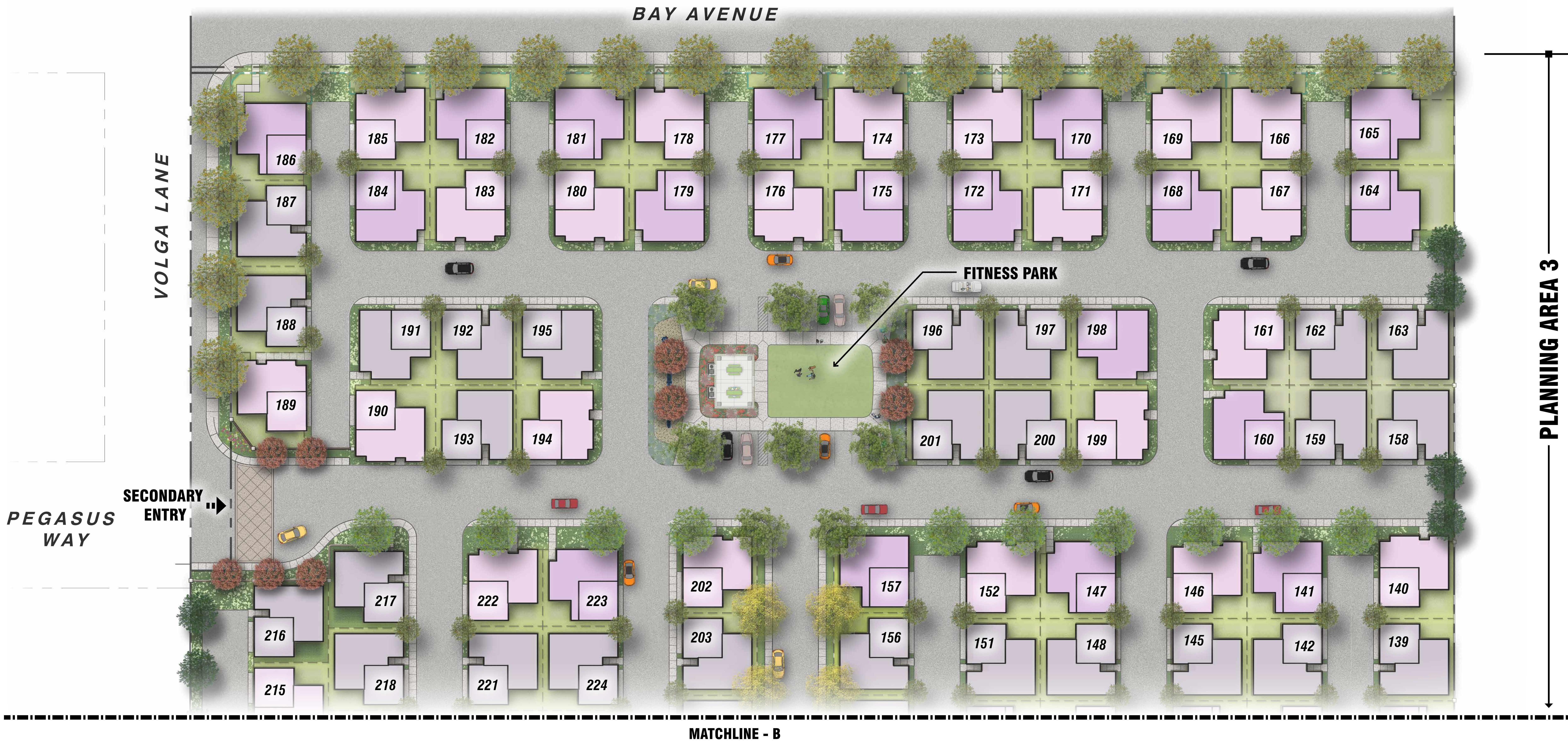
WATER QUALITY BASIN 1

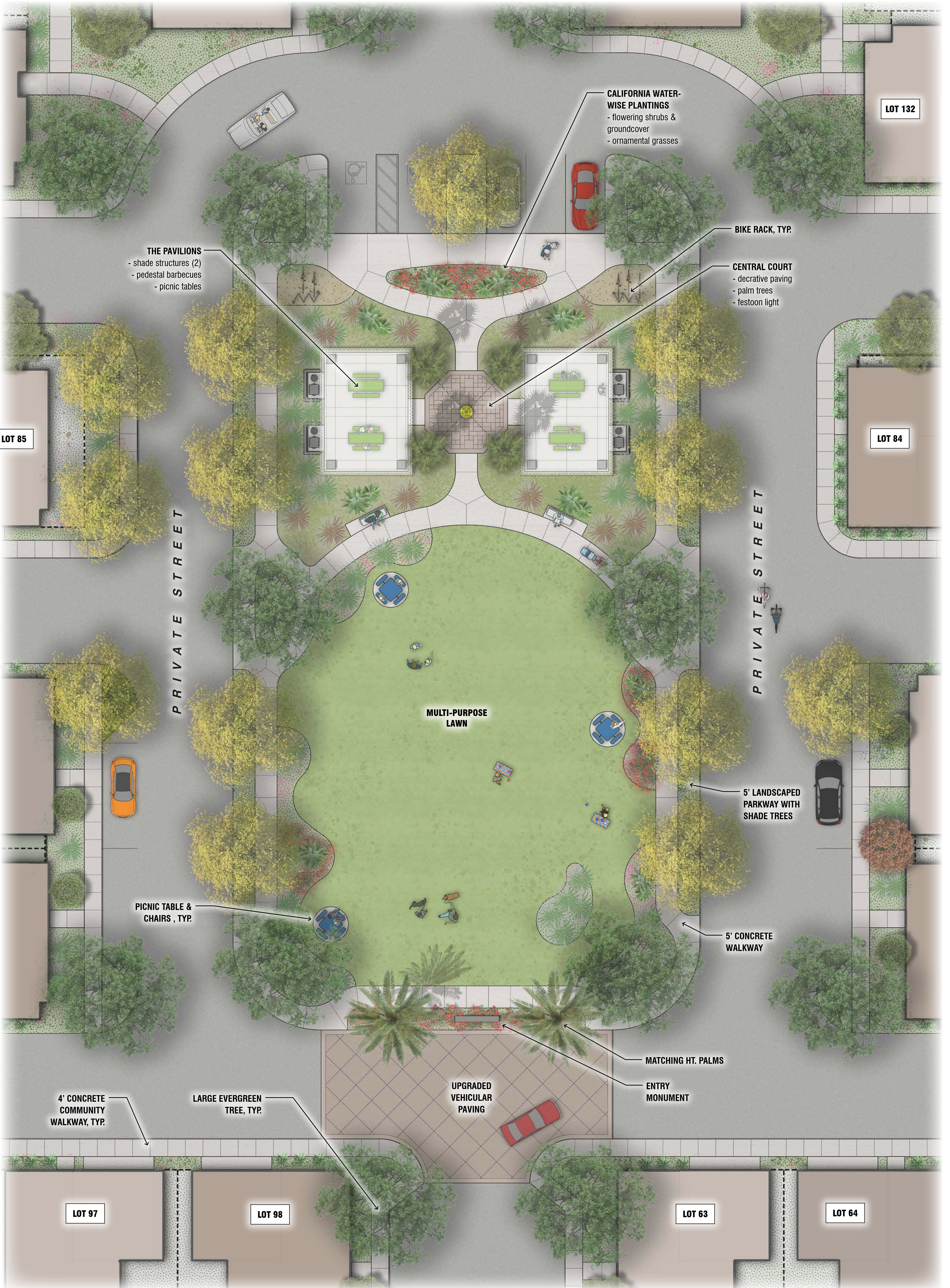
COMMUNITY PARK

DANUBE WAY

MATCHLINE - A







THE PAVILIONS
 - shade structures (2)
 - pedestal barbecues
 - picnic tables

CALIFORNIA WATER-WISE PLANTINGS
 - flowering shrubs & groundcover
 - ornamental grasses

BIKE RACK, TYP.

CENTRAL COURT
 - decorative paving
 - palm trees
 - festoon light

LOT 85

LOT 84

PRIVATE STREET

PRIVATE STREET

MULTI-PURPOSE LAWN

PICNIC TABLE & CHAIRS, TYP.

5' LANDSCAPED PARKWAY WITH SHADE TREES

5' CONCRETE WALKWAY

4' CONCRETE COMMUNITY WALKWAY, TYP.

LARGE EVERGREEN TREE, TYP.

UPGRADED VEHICULAR PAVING

MATCHING HT. PALMS

ENTRY MONUMENT

LOT 97

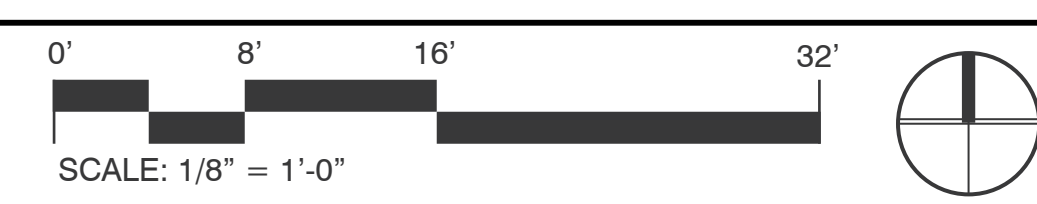
LOT 98

LOT 63

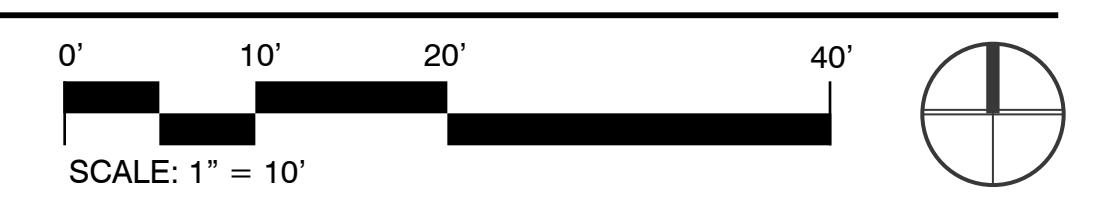
LOT 64

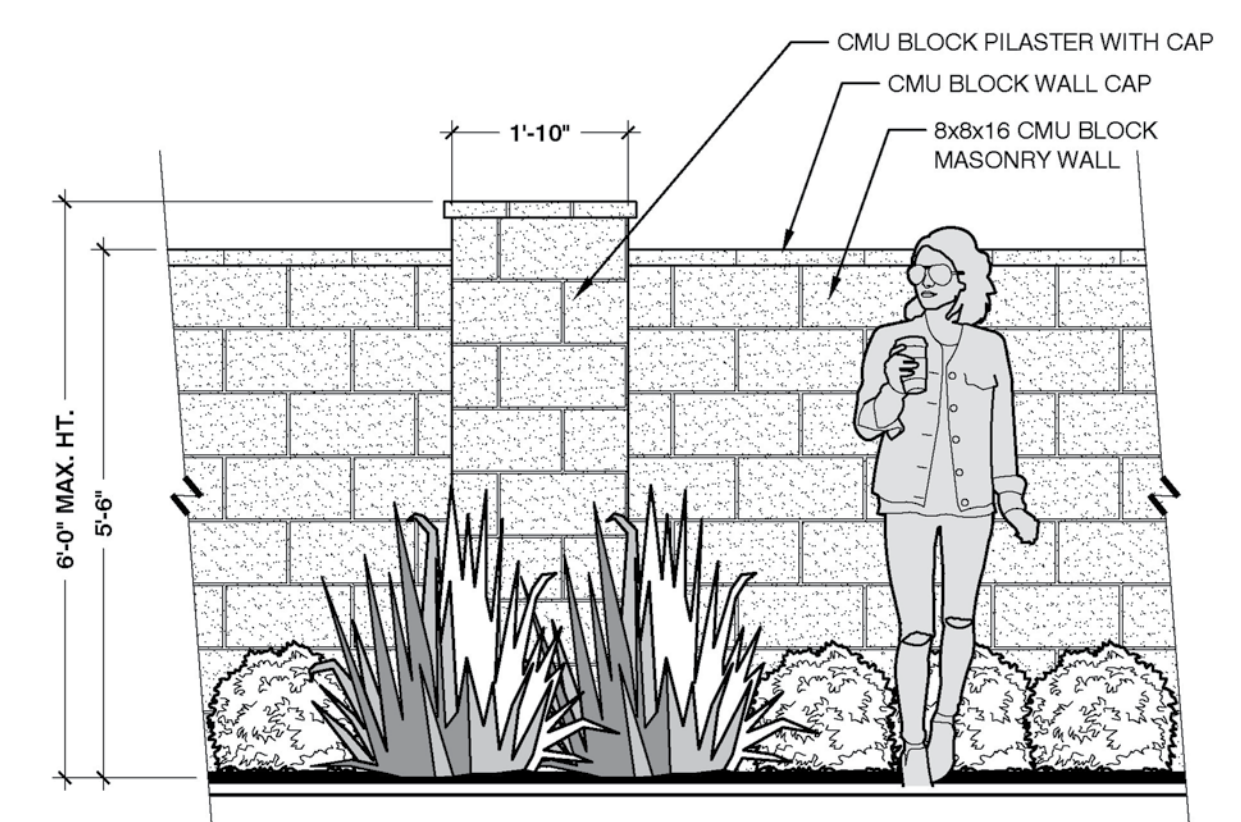
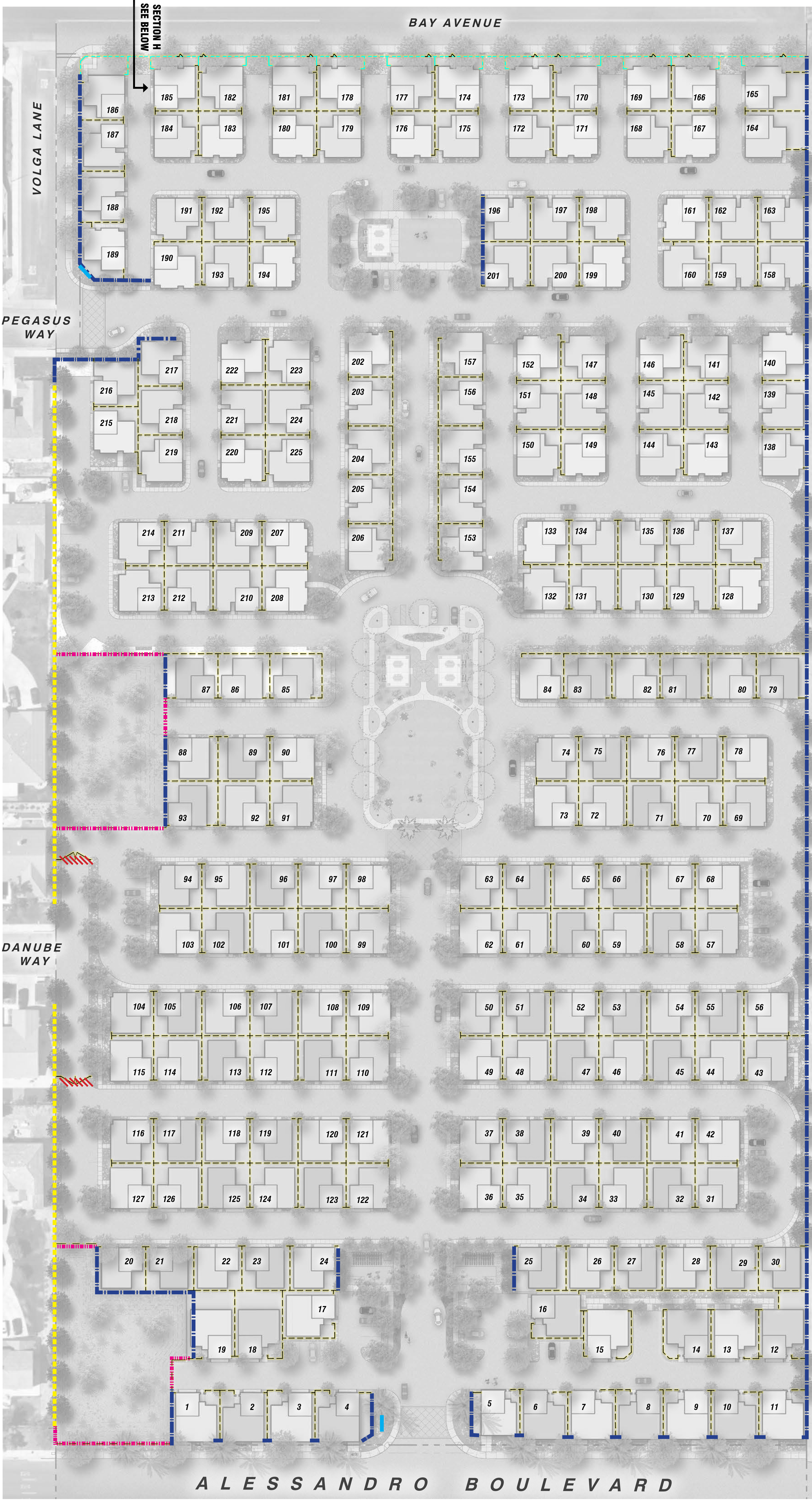


FITNESS PARK ENLARGEMENT

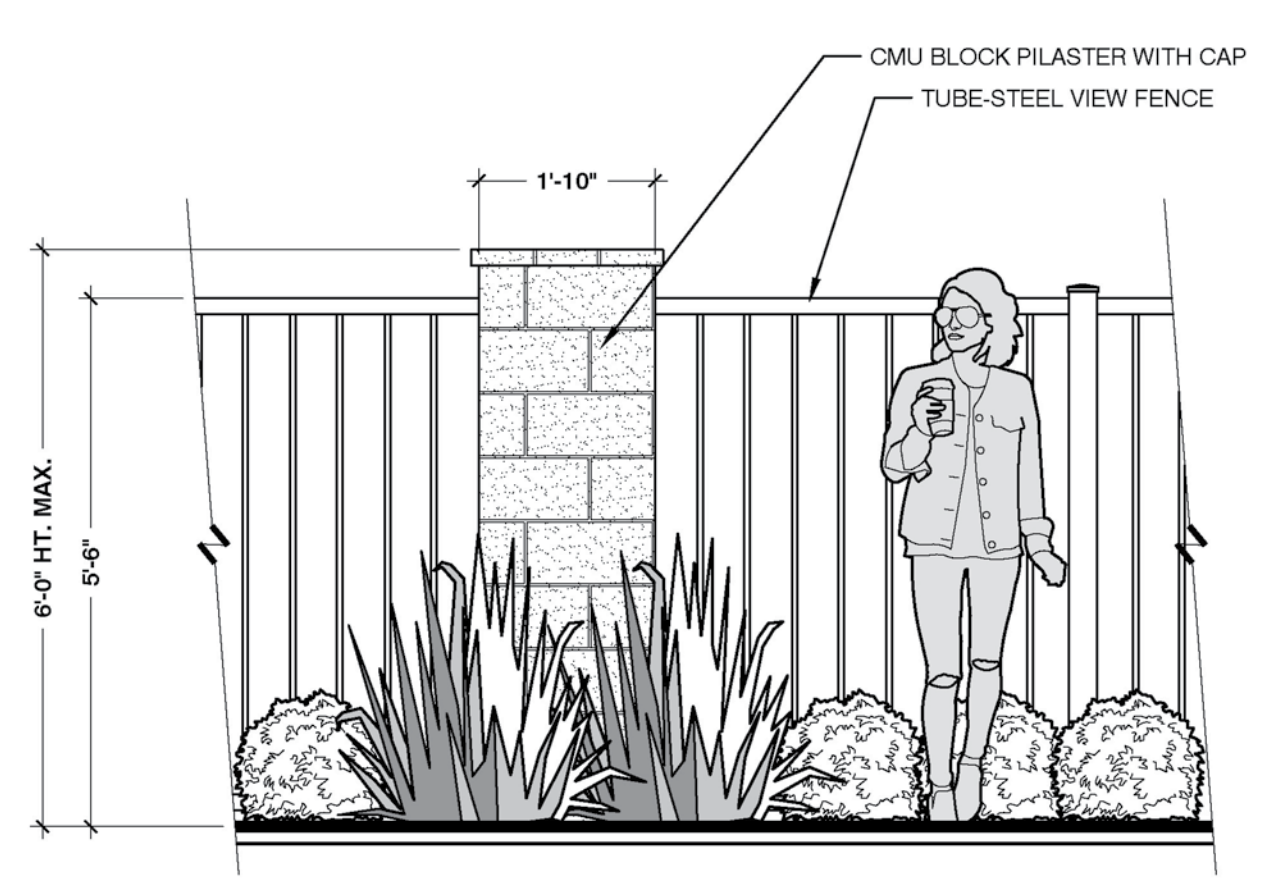


LIVE-WORK PARKLETS & MAIN ENTRY ENLARGEMENT

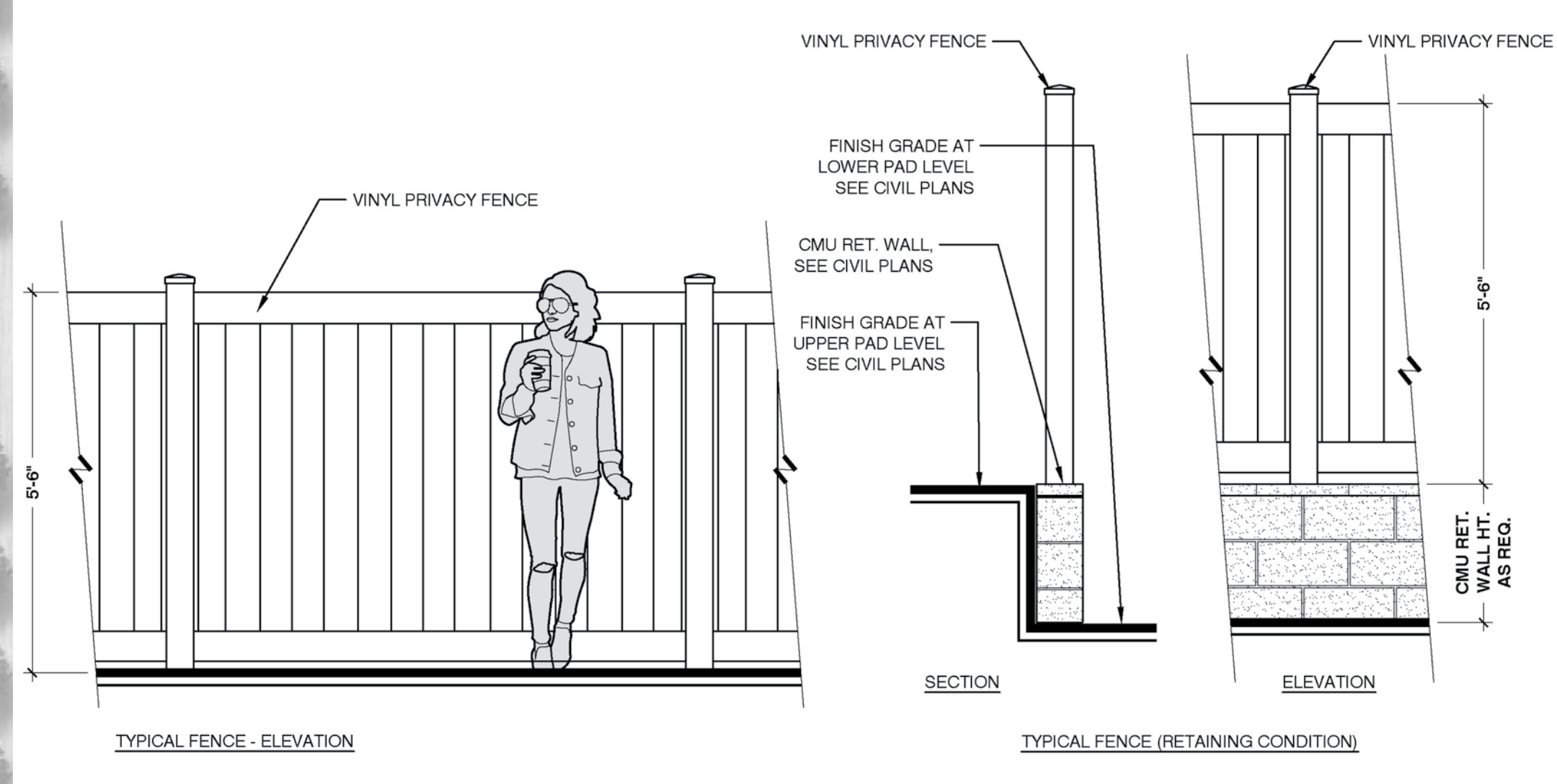




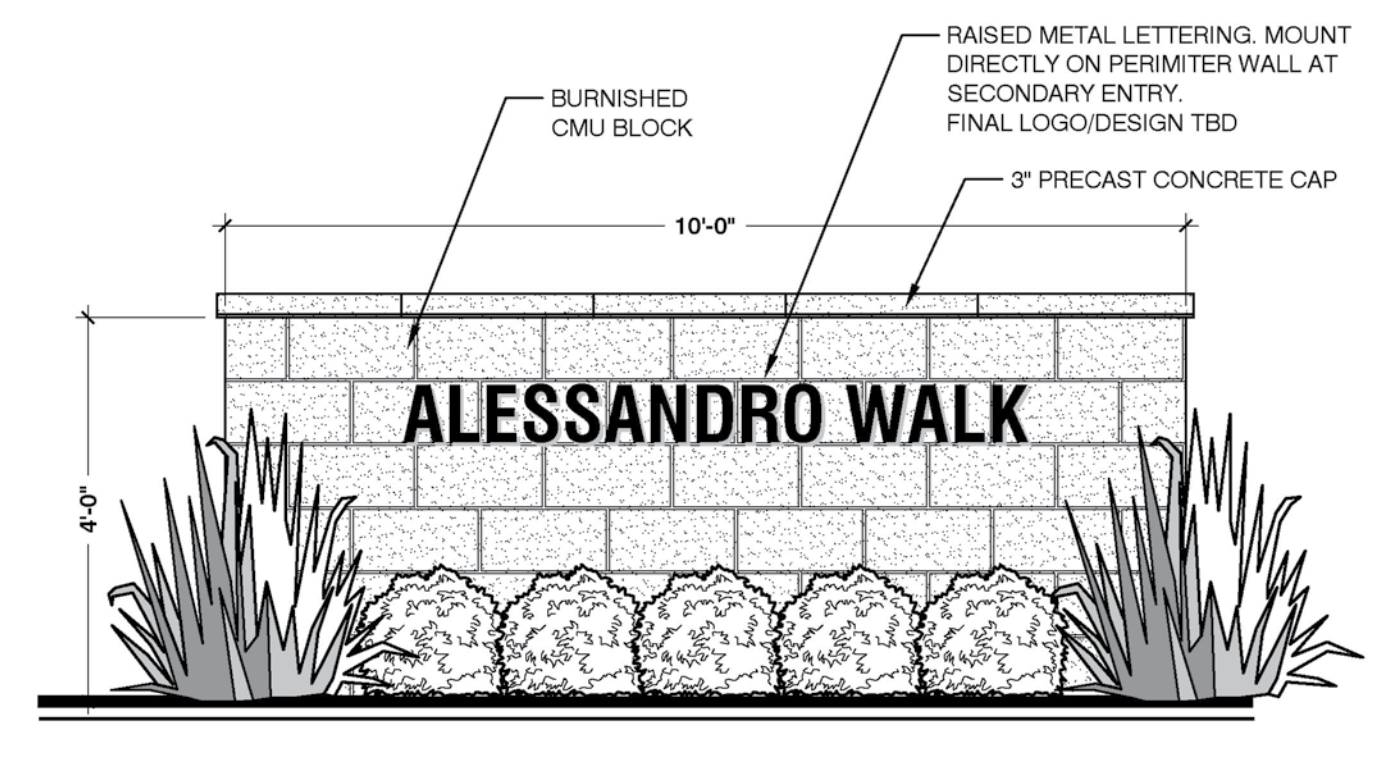
(A) 5'-6" HT. MASONRY WALL
SCALE: 1/2" = 1'-0"



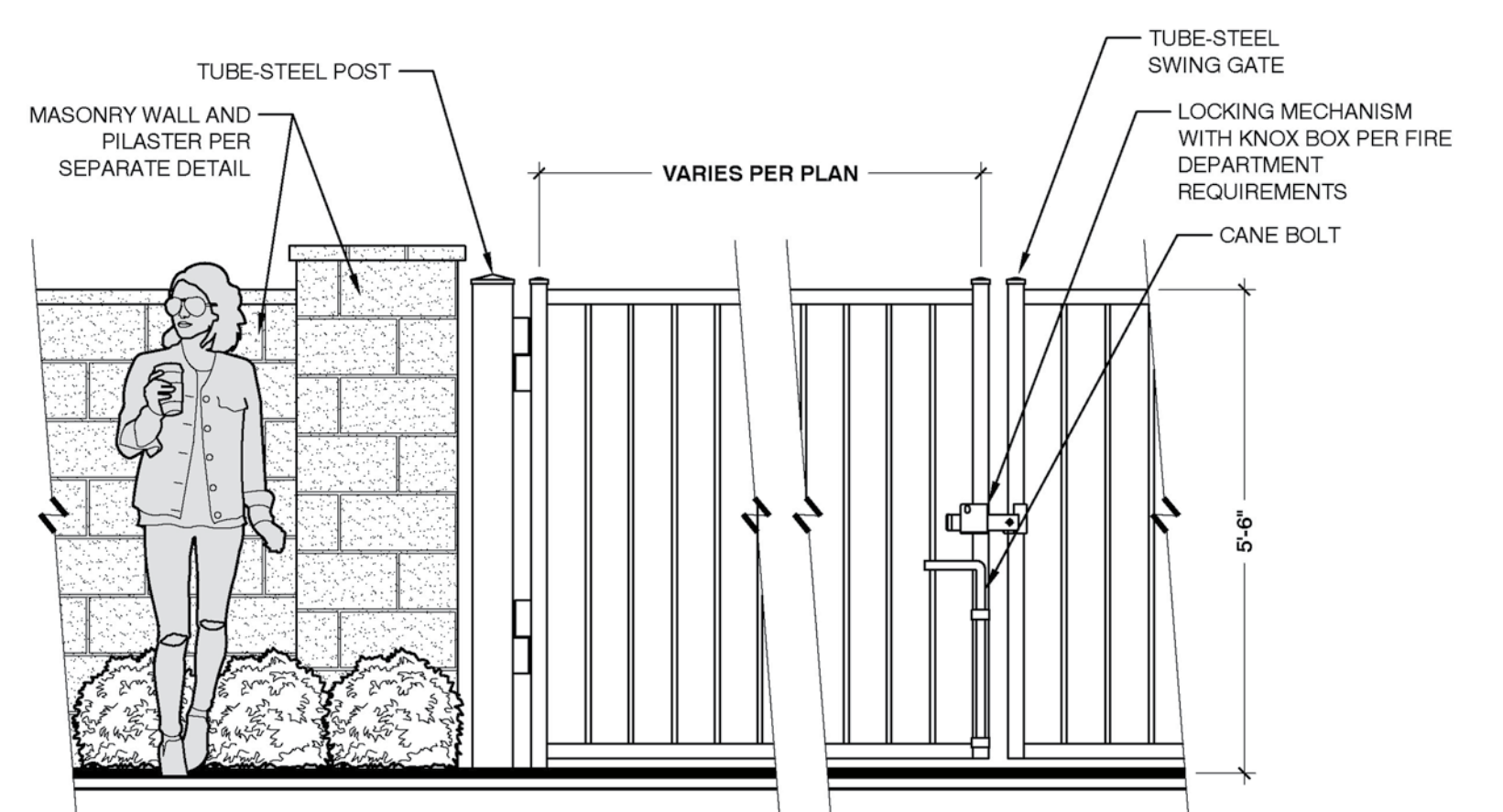
(B) 5'-6" HT. TUBE STEEL VIEW FENCE
SCALE: 1/2" = 1'-0"



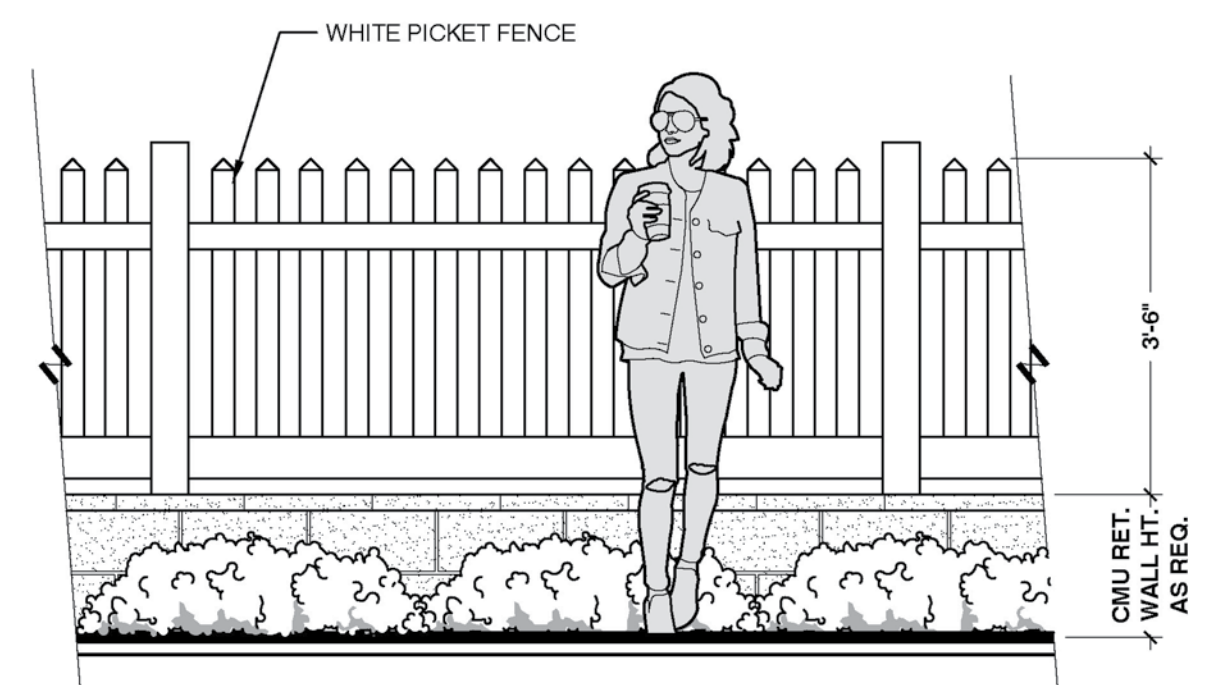
(C) 5'-6" HT. VINYL HOMEOWNER FENCE
SCALE: 1/2" = 1'-0"



(D) ENTRY MONUMENT
SCALE: 1/2" = 1'-0"

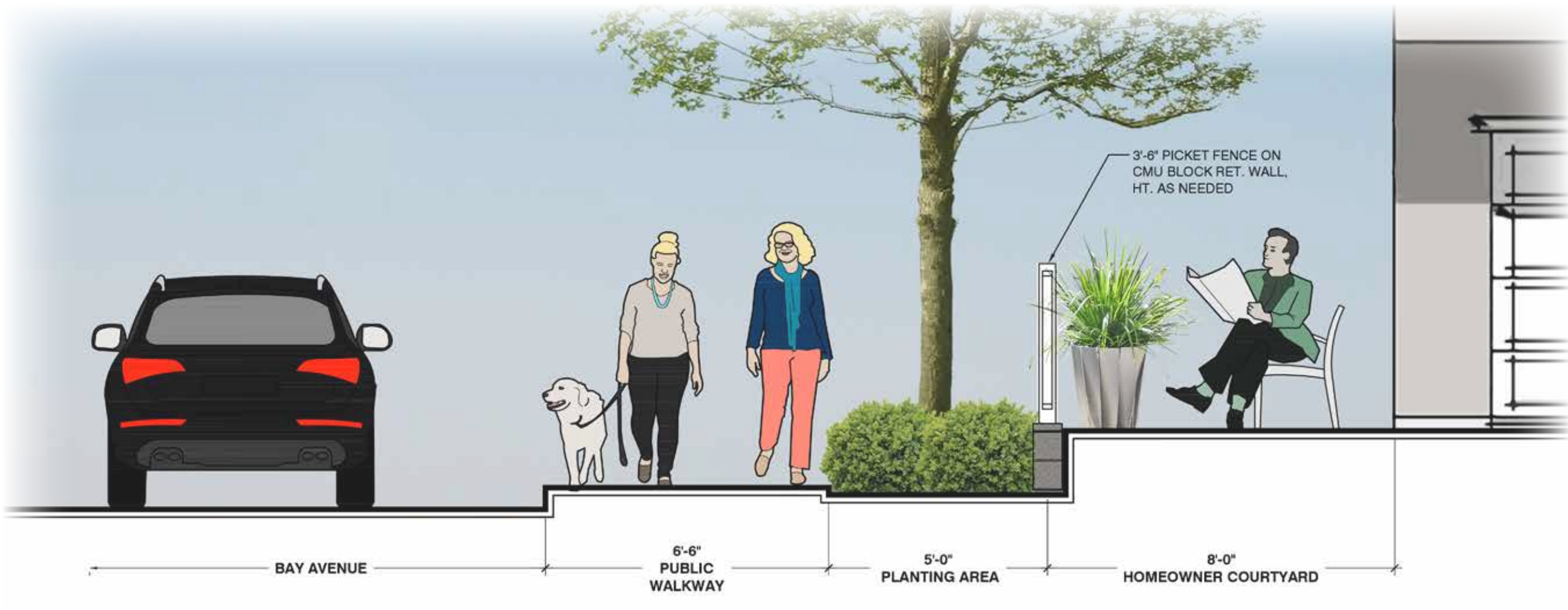


(E) EVA GATES
SCALE: 1/2" = 1'-0"

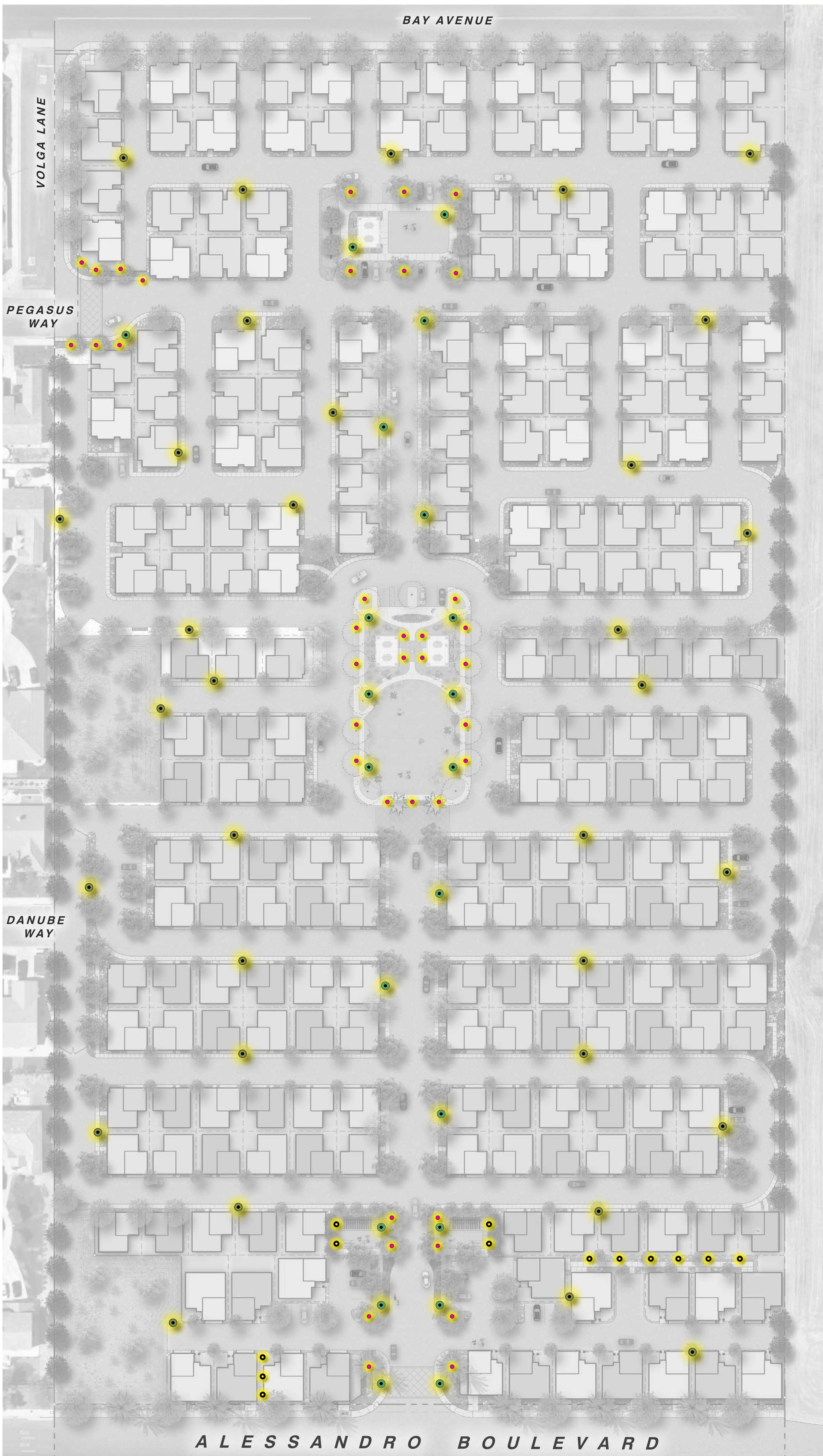


(F) PICKET FENCE (ALONG BAY AVE.)
SCALE: 1/2" = 1'-0"

(G) EXISTING PERIMETER WALL (TO REMAIN)
SCALE: N/A



(H) BAY AVENUE SECTION
SCALE: 3/8" = 1'-0"

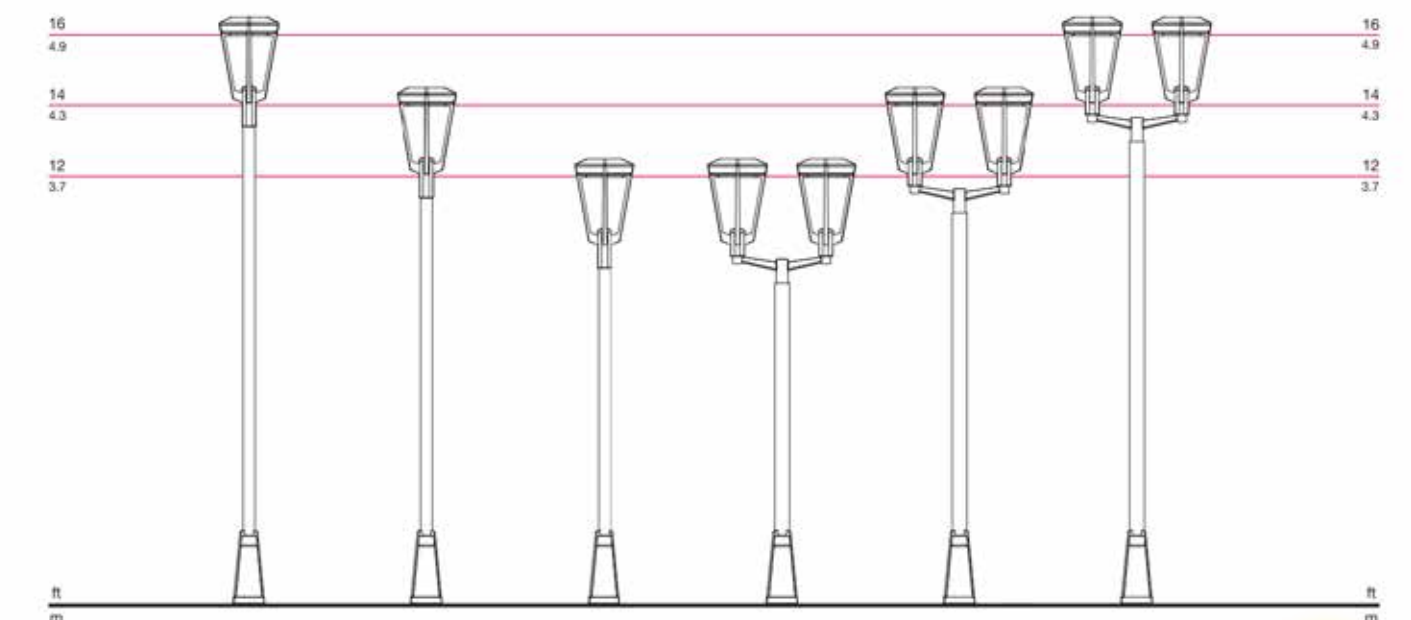


A TYPICAL STREET LIGHTING

Ashbery Area Light

Product Data Sheet

landscape forms



B THEME POLE LIGHTING AT PARK AND ENTRY DRIVE

Profile Bollard

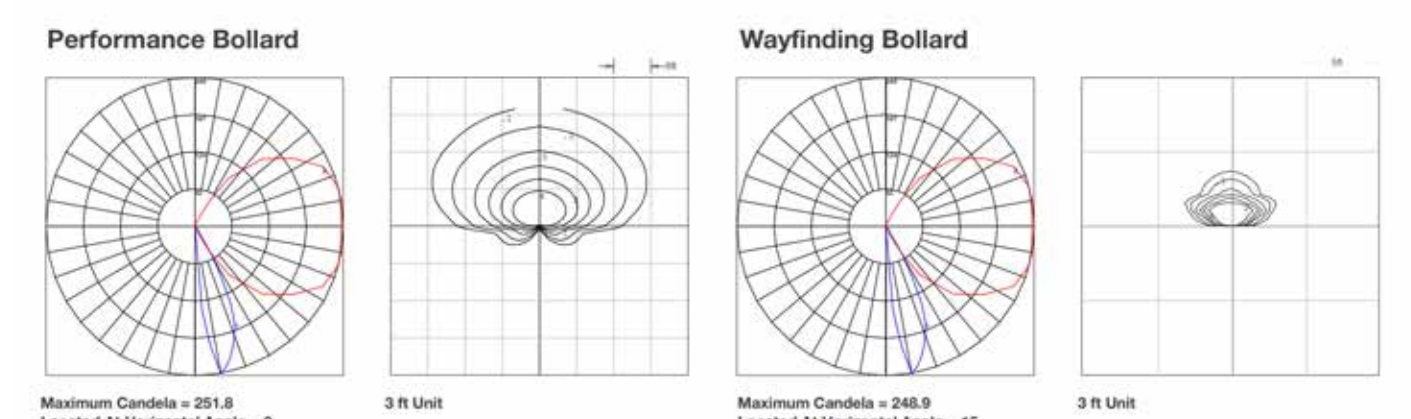
Product Data Sheet | BW100

landscape forms



Model	Distribution Type	Drive Current	Delivered Lumens	System Voltage	Bug Rating	Lens
Performance Bollard	Type IV	400mA	470	8	BD-U1-G1	Frosted
Wayfinding Bollard	N/A	350mA	52	7	BD-U1-G0	Clear

This data is subject to change.



C PATH LIGHTING



D ACCENT UPLIGHTS

LANDSCAPE LIGHTING NOTES

- LIGHTING SHOWN FOR CONCEPTUAL PURPOSES ONLY. PHOTOMETRIC PLANS SHALL BE PROVIDED BY LIGHTING DESIGNER OR ELECTRICAL ENGINEER.
- LIGHTING SHALL CONSIST OF TREE AND SHRUB UPLIGHTS, PATH LIGHTS AND POLE LIGHTS. ALL LIGHTING WILL BE LOW VOLTAGE AND HAVE LOW MAINTENANCE FIXTURES.
- LIGHTING SHALL BE ANGLED TO REDUCE GLARE AND HOT SPOTS.
- LIGHTING SHALL BE DESIGNED TO SHOWCASE LIT ELEMENTS AND NOT THE LIGHT SOURCE.
- LIGHTING SHALL BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIT.
- EXTERIOR LIGHT FIXTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE.



G TABLE & CHAIRS

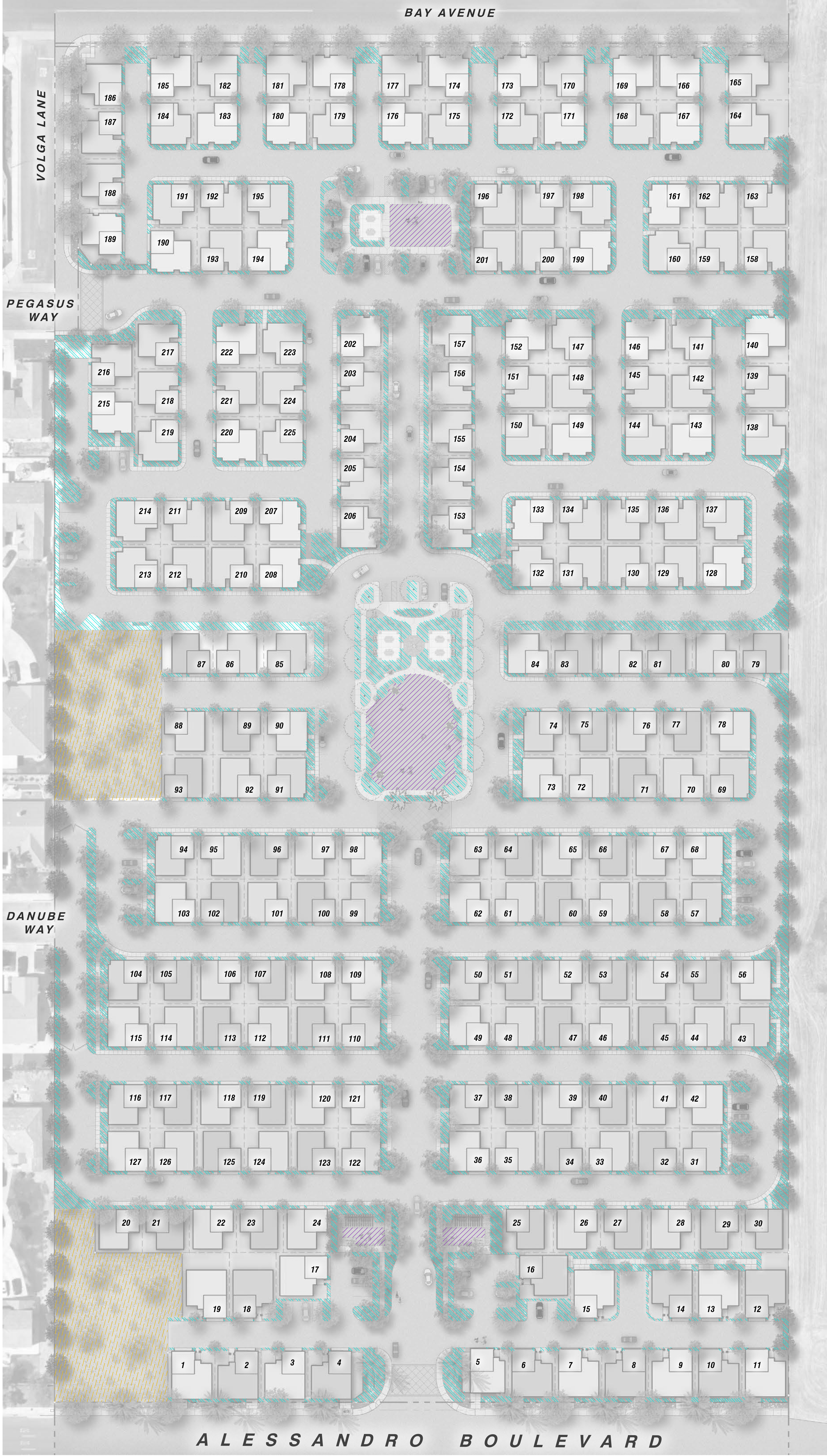


F BENCH SEATING



E TRASH AND BIKE RACKS





- HYDROZONE 1 - (10,150 S.F.)**
- NATURAL TURF
- OVERHEAD SPRAY
- HYDROZONE 2 - (78,833 S.F.)**
- TYPICAL PLANTING AREA
- SUBSURFACE DRIP
- HYDROZONE 3 - (30,600 S.F.)**
- IN WITH WATER-CONSERVING PLANTS
- OVERHEAD SPRAY

IRRIGATION SYSTEM NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR WATER CONSERVATION AND IN COMPLIANCE WITH APPLICABLE MUNICIPAL CODES AND STATE MANDATE 1981 AND COMPLY WITH THE FOLLOWING CRITERIA:

- THE SYSTEM SHALL BE FULLY AUTOMATIC AND CONTROLLED BY AN EVAPOTRANSPIRATION (ET) BASED CONTROLLER WITH RAIN SENSING OVERRIDE DEVICE.
- ALL SHRUBS SHALL BE IRRIGATED WITH WATER EFFICIENT DRIP SYSTEM.
- ALL CONSTANT PRESSURE WATER MAINLINE PIPING TO BE INSTALLED AS REQUIRED BY MUNICIPAL REGULATIONS.
- VANDAL-PREVENTION MEASURES SHALL BE INSTALLED TO MINIMIZE LIKELIHOOD OF TAMPERING.
- THE ESTIMATED TOTAL WATER USE (ETWU) ALLOWED FOR THE LANDSCAPE SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
- IRRIGATION WILL BE SEPARATED INTO ZONES BASED ON THE WATER NEEDS AND LOCATION OF PLANT MATERIAL WITHIN EACH ZONE.
- ABOVE-GROUND IRRIGATION EQUIPMENT WILL BE ADEQUATELY SCREENED WHEN VISIBLE FROM THE PUBLIC AND COMMON OPEN SPACES.

MAWA / ETWU CALCULATIONS

Site Name: Alessandro Walk - Moreno Valley
 Site Type: Residential
 Annual Eto (inches/yr): 56.4
 Allowed ETAF: 0.55

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
1	0.8	Spray	0.75	1.1	10,150	10,277	578,557	
2	0.4	Mod./Ave. Drip	0.81	0.5	78,833	38,979	1,363,027	
3	0.3	Low Spray	0.75	0.4	30,500	12,200	426,610	
4								
5								
6								
7								
8								
SUBTOTAL							119,583	62,006
Special Landscape Areas								
9								
10								
11								
12								
SUBTOTAL							0	0
Estimated Total Water Use (ETWU)							2,148,223	
Maximum Allowed Water Allowance (MAWA)							2,229,868	

ETAF Calculations

Regular Landscape Area	Total ETAF x Area	62,006
Total Area	119,583	
Average ETAF	0.52	
All Landscape Area	Total ETAF x Area	62,006
Total Area	119,583	
Stipewide ETAF	0.52	

Note: Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

CONCEPTUAL TREE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
STREET TREES				
Platanus x acentifolia 'Bloodgood'	London Planetree	15 gal.	Moderate	Bay Avenue & Volga Lane (40 o.c.)
Phoenix dactylifera 'Medjool'	Medjool Palm	18" bth	Low	Alessandro Lane (40 o.c.)
Ulmus parvifolia 'True Green'	True Green Elm	24" box	Low	
NEIGHBORHOOD STREET TREES				
Koeleruteria paniculata	Golden Rain Tree	15 gal.	Low	
Lagerstroemia x 'Tuscadora'	Crape Myrtle	24" box	Moderate	
Pistacia chinensis	Chinese Pistache	15 gal.	Moderate	
Pyrus calleryana 'Aristocrat'	Callery Pear	15 gal.	Moderate	
Ulmus parvifolia 'True Green'	True Green Elm	15 gal.	Low	
ENTRY DRIVE				
Lagerstroemia x 'Tuscadora'	Crape Myrtle	24" box	Moderate	
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal.	Moderate	
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box	Low	Fruitless Variety
Phoenix dactylifera 'Medjool'	Medjool Palm	18" BTH	Low	
Pyrus calleryana 'Aristocrat'	Callery Pear	15 gal.	Moderate	
SITE-WIDE COMMUNITY PARK AND COMMON OPEN SPACE				
Arbutus x Marina	Strawberry Tree	15 gal.	Moderate	Multi-trunk
Cercis canadensis 'Forest Pansy'	Eastern Redbud	15 gal.	Moderate	
Cupressus sempervirens	Italian Cypress	15 gal.	Low	
Lagerstroemia x 'Tuscadora'	Crape Myrtle	24" box	Moderate	
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal.	Moderate	
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box	Low	
Phoenix dactylifera 'Medjool'	Medjool Palm	18" bth	Low	
Pinus brutia ssp. eldarica	Eldarica Pine	15 gal.	Low	
Podocarpus gracilior	African Fan Pine	15 gal.	Moderate	
Platanus x acentifolia 'Bloodgood'	London Planetree	15 gal.	Moderate	
Prunus 'Bright n Tight'	Carolina Laurel Cherry	15 gal.	Moderate	
Quercus virginiana	Southern Live Oak	24" box	Moderate	
Washingtonia filifera	California Fan Palm	16" bth	Low	

CONCEPTUAL SHRUB SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS			
Agave americana	Century Plant	5 gal.	Very Low
Callistemon 'Little John'	Little John Bottlebrush	5 gal.	Low
Dianella tasmanica	Flax Lily	1 gal.	Moderate
Dietes var.	Fortnight Lily	1 gal.	Moderate
Festuca glauca	Blue Fescue	1 gal.	Moderate
Lantana var.	Lantana	1 gal.	Low
Leucophyllum var.	Purple Sage	1 gal.	Low
Ligustrum lucidum	Glossy Privet	5 gal.	Moderate
Muhlenbergia rigens	Deer Grass	1 gal.	Moderate
Nandina domestica	Heavenly Bamboo	1 gal.	Moderate
Olea 'Little Ollie'	Dwarf Olive	5 gal.	Low
Pittosporum 'Golf Ball'	Golf Ball Pittosporum	5 gal.	Moderate
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	5 gal.	Moderate
Rhaphiolepis indica	Indian Hawthorne	1 gal.	Moderate
Strelitzia reginae	Bird of Paradise	5 gal.	Moderate
Tulbaghia violacea	Society Garlic	1 gal.	Moderate
GROUNDCOVERS & WINES			
Acacia redolens	Groundcover acacia	1 gal.	Low
Ficus pumila	Creeping Fig	1 gal.	Moderate
Myoporum parvifolium	Myoporum	1 gal.	Low
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal.	Low
Senecio serpens	Blue Chalksticks	1 gal.	Low
Tecomaria capensis	Cape Honeysuckle	5 gal.	Moderate
WATER QUALITY BASINS			
Carex pansa	Dune Sedge	1 gal.	Moderate
Chondropetalum tectorum	Cape Reed	1 gal.	Moderate
Lomandra 'Platinum Beauty'	Mat Rush	1 gal.	Low
Muhlenbergia rigens	Deer Grass	1 gal.	Moderate
TURF			
Tifgreen hybrid Bermuda			High

GENERAL PLANTING NOTES

WATER CONSERVING LANDSCAPE WILL BE UTILIZED AS REQUIRED BY MUNICIPAL CODE AND STATE MANDATE SB1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

- MAINTAIN SHRUBS AT 24" HIGH INSIDE VEHICULAR LINE-OF-SIGHT.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF HARDSCAPE.
- ALL PLANTING LOCATED ADJACENT A PARKING STALL WHERE THERE IS A BUMPER OVERHANG SHALL UTILIZE LOW-GROWING PLANT MATERIAL AS TO NOT IMPEDE PARKING FUNCTIONALITY.
- PLANTING WITHIN STORMWATER TREATMENT AREAS WILL BE AN APPROPRIATE SPECIES THAT IS ADAPTED TO WET-DRY CONDITIONS.
- EVERGREEN SCREEN PLANTING SHALL BE UTILIZED ADJACENT TRANSFORMERS AND UTILITIES VISIBLE FROM PUBLIC AND COMMON SPACES.
- ALL SHRUB PLANTER AREAS TO RECEIVE 3" BARK MULCH.