

Floor Plan Mix				
%	Plan	No. of Plans	SF	Total Buildable SF
24	Plan 1 - 3BD/2BA	13	2820	36,660
22	Plan 2 - 4BD+Loft/3BA	12	3375	40,500
27	Plan 3 - 4BD/3BA	15	3715	55,725
27	Plan 4 - 5BD+Loft+Den/3.5BA	15	4125	61,875
<b>TOTAL</b>	<b>100</b>	<b>55</b>		<b>194,760</b>

Project Area: 20.01 Acres (Gross)  
18.36 Acres (Net)  
Density: 3.0 DU's/Acre  
Number of Lots: 55  
R3-PUD Minimum Lot Depth: 100'  
R3-PUD Minimum Lot Width: 80'  
R3-PUD Minimum Lot Area: 8,300 sf



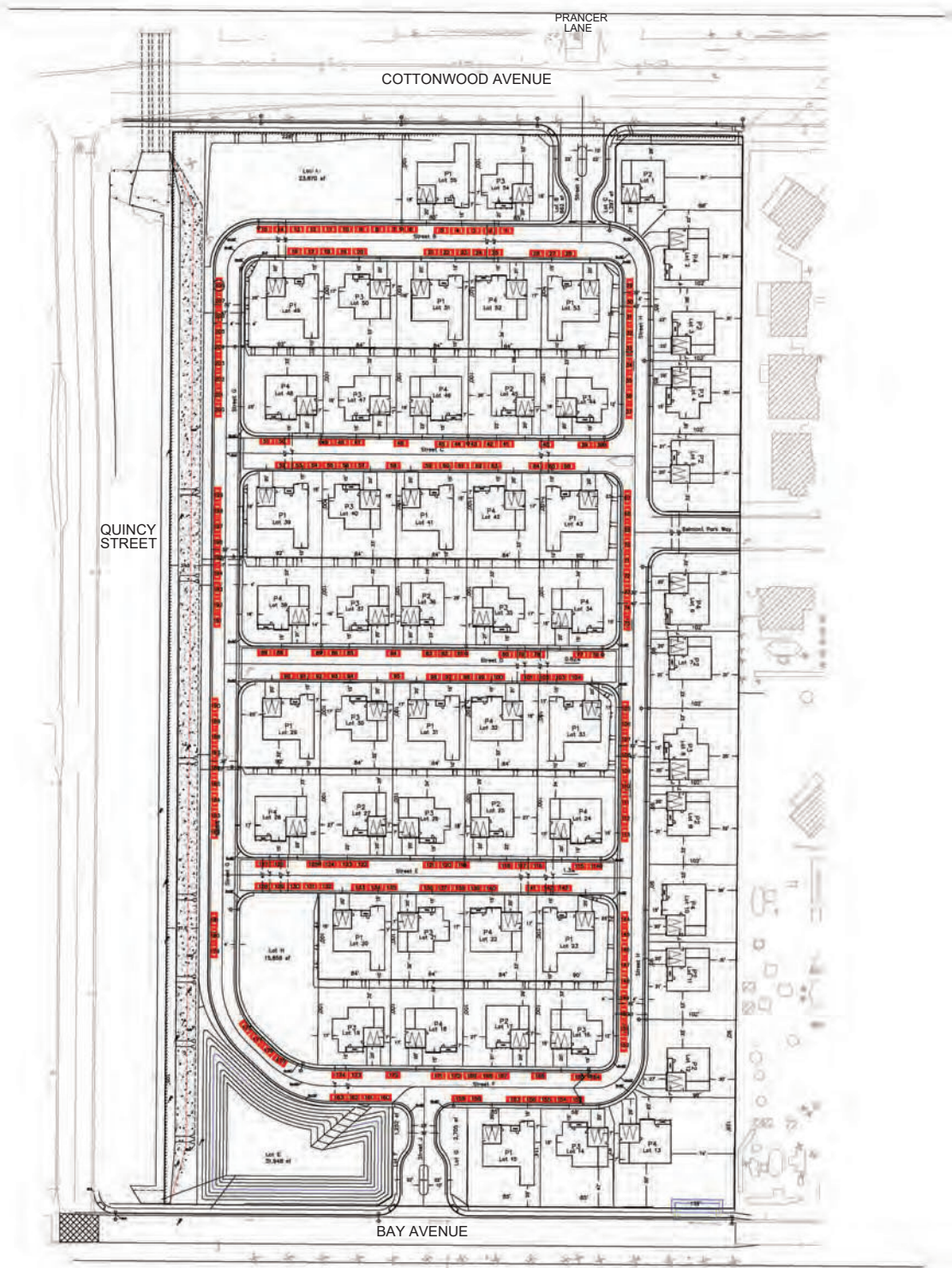
Lettered Lots:


Lot A - Open Space	23,870 sf
Lot B - Landscape	562 sf
Lot C - Landscape	1,297 sf
Lot D - Channel	46,728 sf
Lot E - Beach	37,948 sf
Lot F - Landscape	1,292 sf
Lot G - Landscape	2,700 sf
Lot H - Landscape	13,868 sf
<b>TOTAL</b>	<b>124,320 sf</b>

# COTTONWOOD

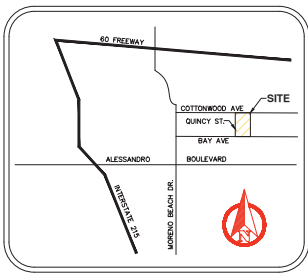
## ARCP ITCTGRAL SITE KLAN





  
 north  
 scale: 1" = 50' - 0"  
 (revised 7.26.2023)

**Parking Summary:**  
 Required Parking: 110 Enclosed Garage Spaces  
 14 Guest Spaces  
 124 TOTAL @ 2.25 Spaces/Unit  
 Provided Parking: 110 Enclosed Garage Space  
 208 Guest Spaces  
 318 TOTAL



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1 OF TRACT NO. 21079-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 161, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 478-250-001

**GENERAL PLAN/ZONING/LANDUSE**

EXISTING GENERAL PLAN DESIGNATION: R3  
PROPOSED GENERAL PLAN DESIGNATION: R3  
EXISTING ZONING: R3  
PROPOSED ZONING: R3 - PUD  
EXISTING LANDUSE: Vacant  
PROPOSED LANDUSE: Single Family Residential

**PROJECT NOTES**

PROJECT SIZE: 20.01 Ac. Gross  
18.36 Ac. Net  
55 RESIDENTIAL LOTS  
DENSITY: 3 du/Ac net  
MINIMUM LOT AREA: 8,400 SF  
MINIMUM LOT DEPTH: 100'  
MINIMUM LOT WIDTH: 84'  
LOT SIZE AS SHOWN ON SHEET C-2  
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS  
ALL ON-SITE STREETS ARE PRIVATE  
TOPOGRAPHY SOURCES: Aerial Topographic Mapping  
PROJECT IS NOT GATED  
PORTION OF THE PROPERTY IS ZONE A ALONG QUINCY STREET CHANNEL  
BALANCE OF PROPERTY ZONE X

**DEVELOPER**

Passco Pacifica LLC  
333 City Boulevard West, 17th Floor  
Orange, CA 92666  
415 Oscar Drive  
714-609-7257

**OWNER**

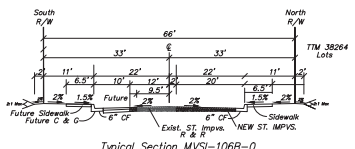
Passco Pacifica LLC  
333 City Boulevard West, 17th Floor  
Orange, CA 92666  
415 Oscar Drive  
714-609-7257

**UTILITY PURVEYORS**

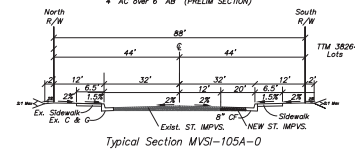
WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRICITY: SOUTHERN CALIFORNIA Edison  
TELEPHONE: AT&T  
SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT  
CITY: SPECTRUM

**SOILS ENGINEER**

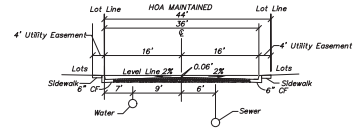
SOIL EXPLORATION COMPANY, INC.  
7535 JURUPA AVENUE, UNIT C  
RIVERSIDE, CA 92504  
(951) 688-7200  
Project No. 21125-021  
Dated: May 3, 2021  
Cut: 32,458 cu/y  
Fill: 43,225 cu/y  
Import: 10,767 cu/y



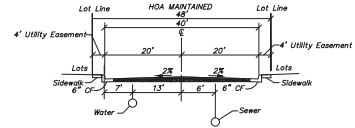
Typical Section MVS1-106B-0  
Boy Street  
4" AC over 6" AB (PRELIM SECTION)



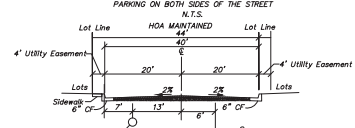
Typical Section MVS1-105A-0  
Cottonwood Avenue  
4" AC over 6" AB (PRELIM SECTION)



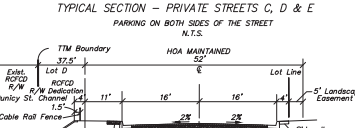
TYPICAL SECTION - PRIVATE STREET H  
PARKING ON ONE SIDE OF THE STREET  
N.T.S.



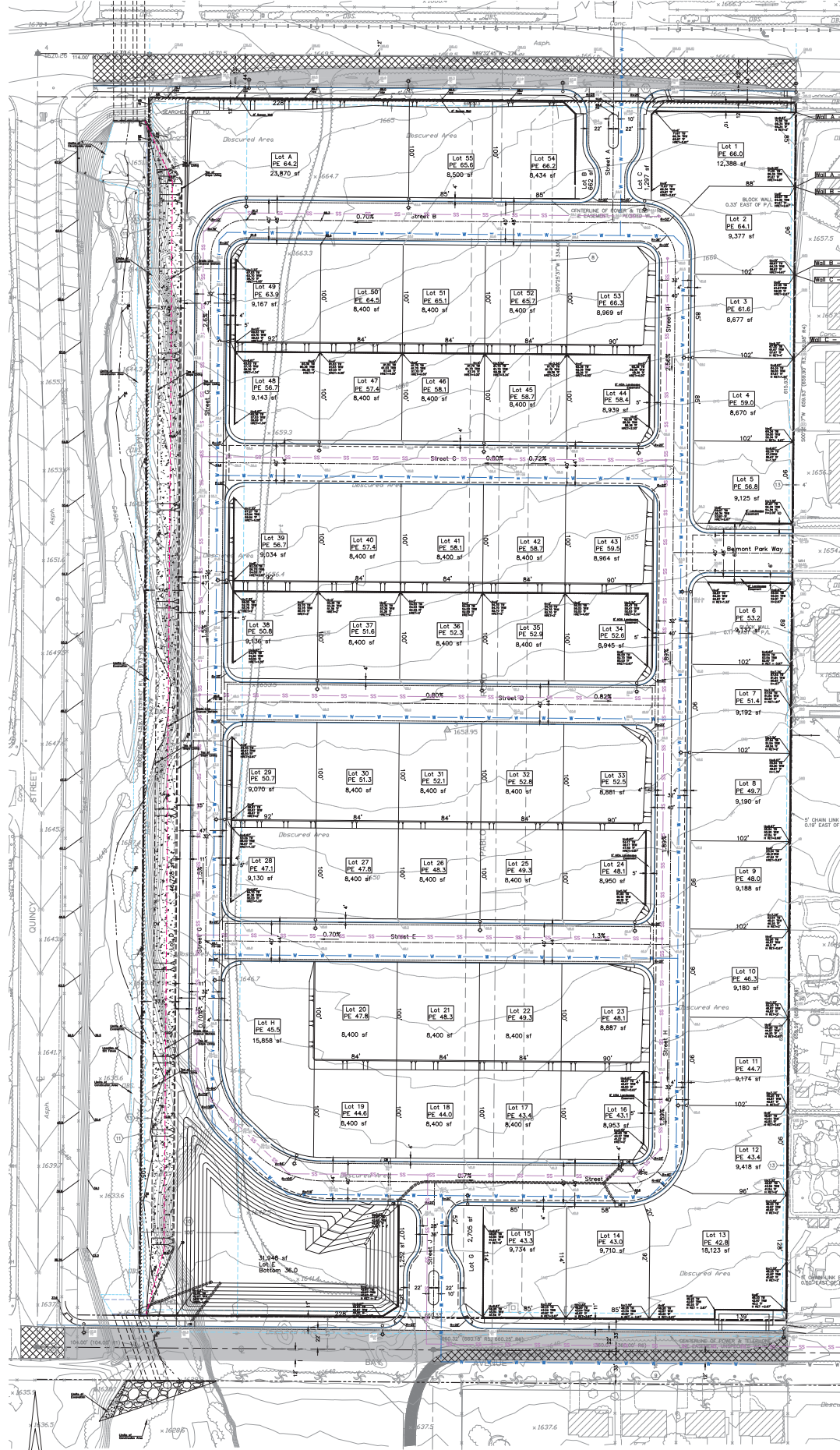
TYPICAL SECTION - PRIVATE STREETS B & F  
PARKING ON BOTH SIDES OF THE STREET  
N.T.S.



TYPICAL SECTION - PRIVATE STREETS C, D & E  
PARKING ON BOTH SIDES OF THE STREET  
N.T.S.



TYPICAL SECTION - PRIVATE STREET G  
PARKING ALLOWED ON ONE SIDE OF THE STREET  
N.T.S.



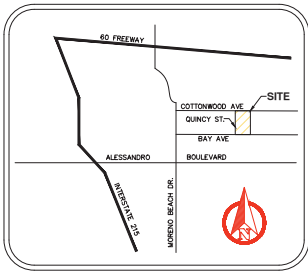
**ROBERT BEERS**  
8175 Limonite Avenue, Suite E  
Jurupa Valley, CA 92509  
Ph. (951) 317-2041 Fax (909) 360-2070  
Date: 5/23/2023 Robert M. Beers R.C.E. 39405

PREPARED FOR:  
**Passco Pacifica LLC**  
333 City Boulevard West  
17th Floor  
Orange, CA 92666  
PHONE: (714) 609-7257

**TTM 38264**  
**PEN22-0013**  
City of Moreno Valley  
California

DATE: May 16, 2023  
JOB NO.:  
DRAWN BY: R.M.B.  
CHECKED BY: R.M.B.  
SHEET C-1





VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: TRACT NO. 21078-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK TELL PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
APN 478-250-001

**GENERAL PLAN/ZONING/LANDUSE**

EXISTING GENERAL PLAN DESIGNATION: R3  
PROPOSED GENERAL PLAN DESIGNATION: R3  
EXISTING ZONING: R3  
PROPOSED ZONING: R3 - PUD  
EXISTING LANDUSE: Vacant  
PROPOSED LANDUSE: Single Family Residential

**PROJECT NOTES**

PROJECT SIZE: 20.01 Ac. Gross  
18.36 Ac. Net  
55 RESIDENTIAL LOTS  
DENSITY: 3 du/Ac net  
MINIMUM LOT AREA: 8,400 SF  
MINIMUM LOT DEPTH: 100'  
MINIMUM LOT WIDTH: 84'  
LOT SIZE: AS SHOWN ON SHEET C-2  
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS  
ALL ON-SITE STREETS ARE PRIVATE  
TOPOGRAPHY SOURCE: Aerial Topographic Mapping  
PROJECT IS NOT GATED

**DEVELOPER**

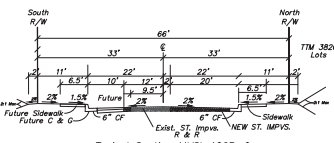
Passco Pacifica LLC  
333 City Boulevard West, 17th Floor  
Orange, CA 92666  
ATL Oscar Graham  
714-609-7257

**OWNER**

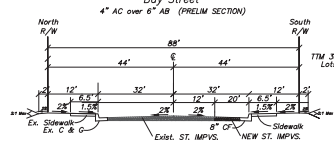
Passco Pacifica LLC  
333 City Boulevard West, 17th Floor  
Orange, CA 92666  
ATL Oscar Graham  
714-609-7257

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: AT&T  
SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT  
CITY: SPECTRUM

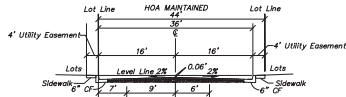
SEIL EXPLORATION COMPANY, INC.  
7535 JURUPA AVENUE, UNIT C  
RIVERSIDE, CA 92504  
(951) 588-7200  
Project No. 21225-01 Date: May 3, 2021  
Cut: 32,458 cu yd  
Fill: 43,225 cu yd  
Import: 10,767 cu yd



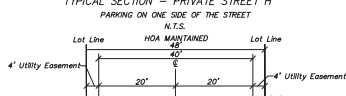
Typical Section MVS1-106B-0  
Boy Street



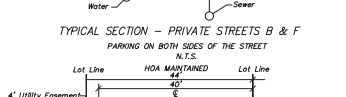
Typical Section MVS1-105A-0  
Cottonwood Avenue  
5.5' AC over 9' AB (PRELIM SECTION)



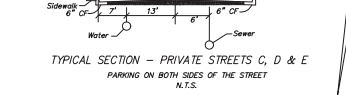
TYPICAL SECTION - PRIVATE STREET H  
PARKING ON ONE SIDE OF THE STREET  
N.T.S.



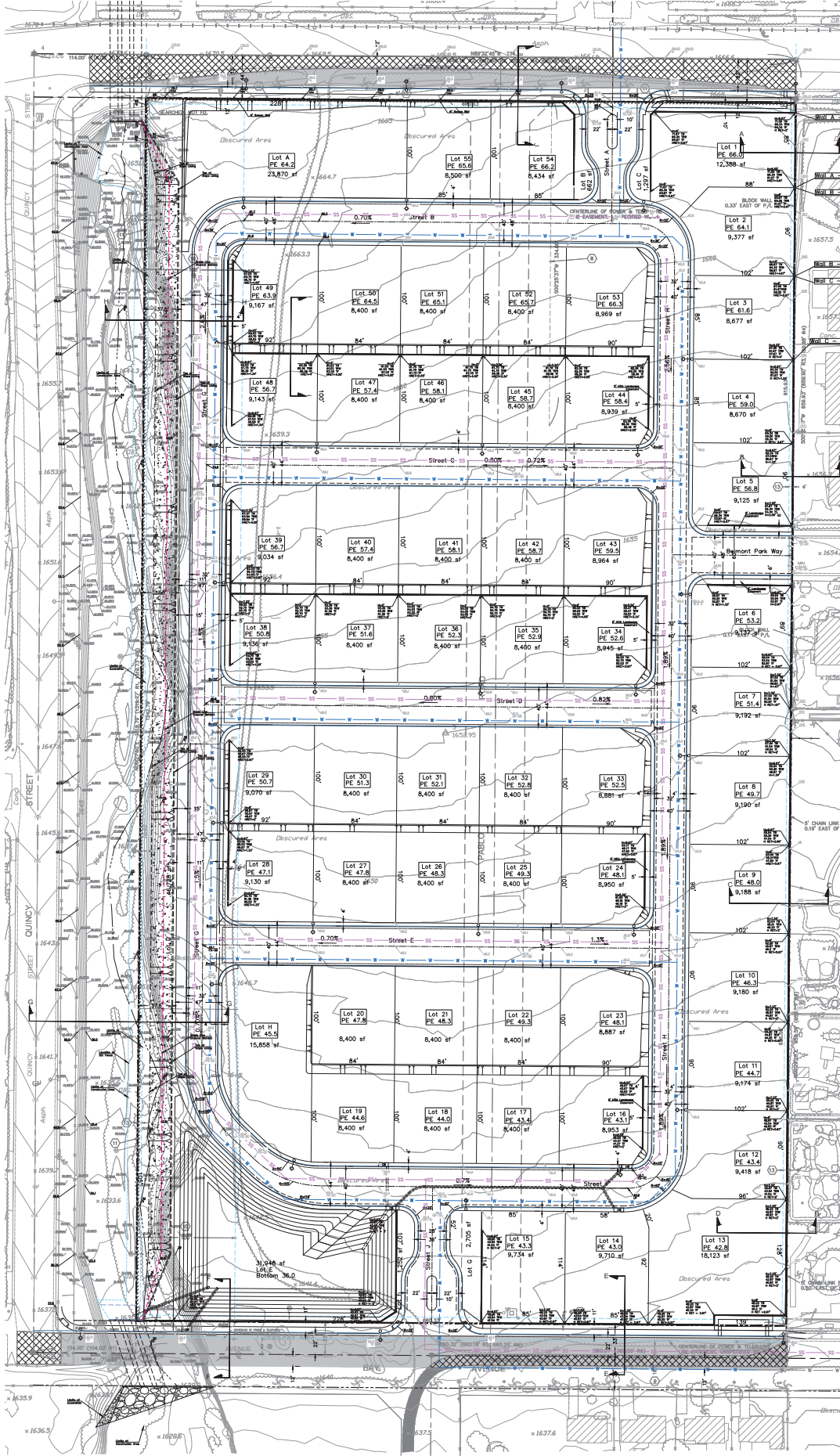
TYPICAL SECTION - PRIVATE STREETS B & F  
PARKING ON BOTH SIDES OF THE STREET  
N.T.S.



TYPICAL SECTION - PRIVATE STREETS C, D & E  
PARKING ON BOTH SIDES OF THE STREET  
N.T.S.



TYPICAL SECTION - PRIVATE STREET G  
PARKING ALLOWED ON ONE SIDE OF THE STREET  
N.T.S.

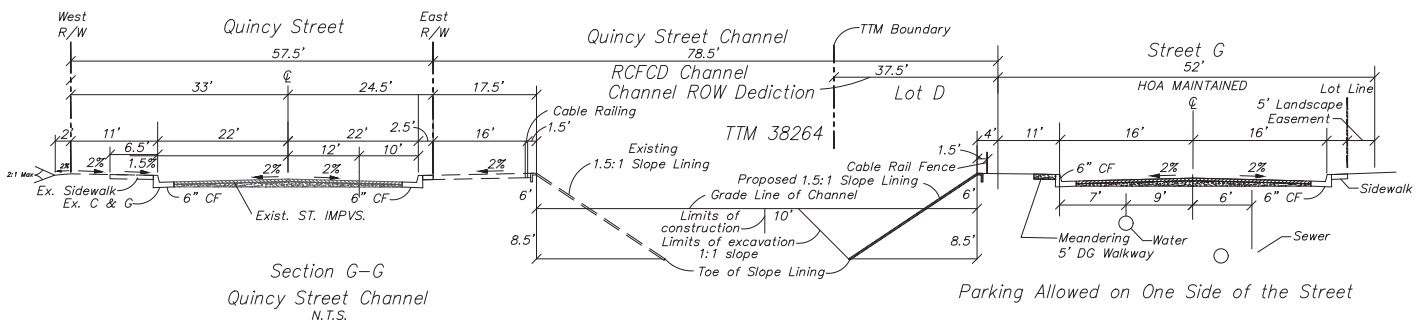
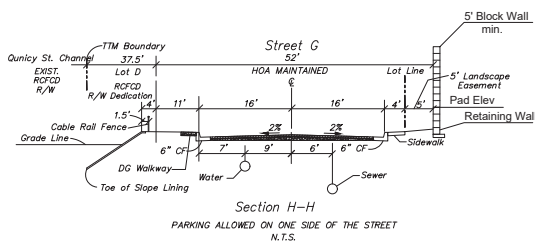
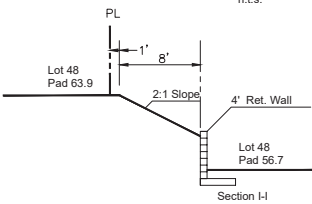
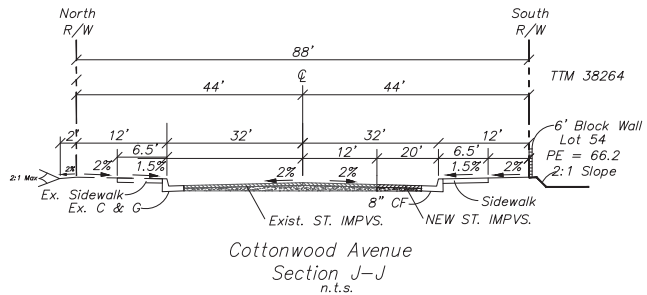
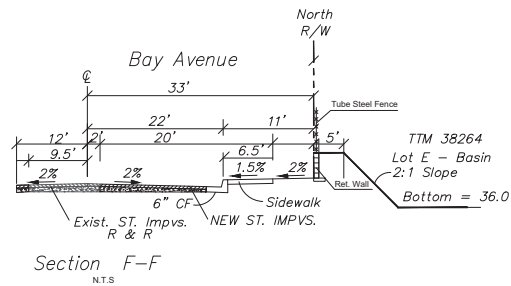
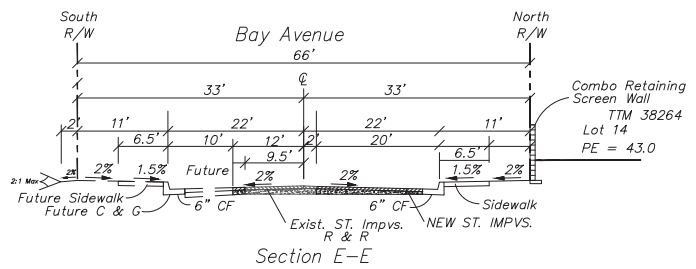
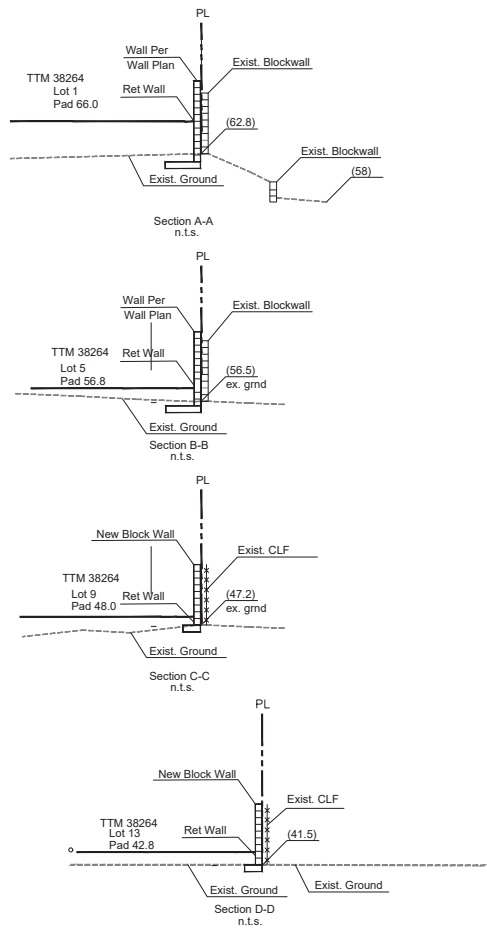


**ROBERT BEERS**  
8175 Limonite Avenue, Suite E  
Jurupa Valley, CA 92509  
Ph. (951) 317-2041 Fax (909) 360-2070  
Date: 2023-08-03 Robert M. Beers R.C.E. 39405

PREPARED FOR:  
**Passco Pacifica LLC**  
333 City Boulevard West  
17th Floor  
Orange, CA 92666  
PHONE: (714) 609-7257

**PEN22-0013**  
**PRELIMINARY GRADING PLAN**  
**Cottonwood**  
City of Moreno Valley  
California

DATE: May 16, 2023  
JOB NO.:  
DRAWN BY: R.M.B.  
CHECKED BY: R.M.B.  
SHEET C-3

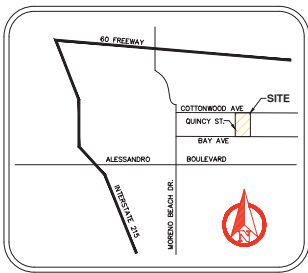


**ROBERT BEERS**  
 8175 Limonite Avenue, Suite E  
 Jurupa Valley, CA 92509  
 Ph. (951) 317-2041 Fax (909) 360-2070  
 2023-05-16 Robert M. Beers R.C.E. 39405

PREPARED FOR:  
**Passco Pacifica LLC**  
 333 City Boulevard West  
 17th Floor  
 Orange, CA 92866  
 PHONE: (714) 609-7257

TTM 38264  
 Preliminary Grading Plan Sections  
 Cottonwood Collection  
 City of Moreno Valley  
 California

DATE: May 16, 2023  
 JOB NO.:  
 DRAWN BY: R.M.B.  
 CHECKED BY: R.M.B.  
 SHEET C-4



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

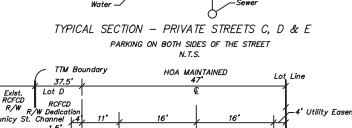
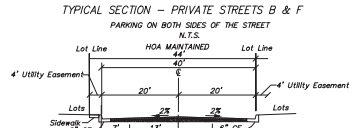
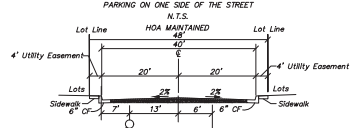
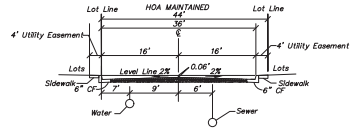
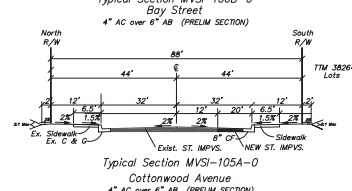
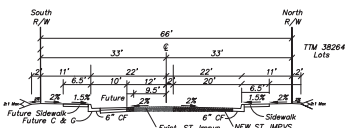
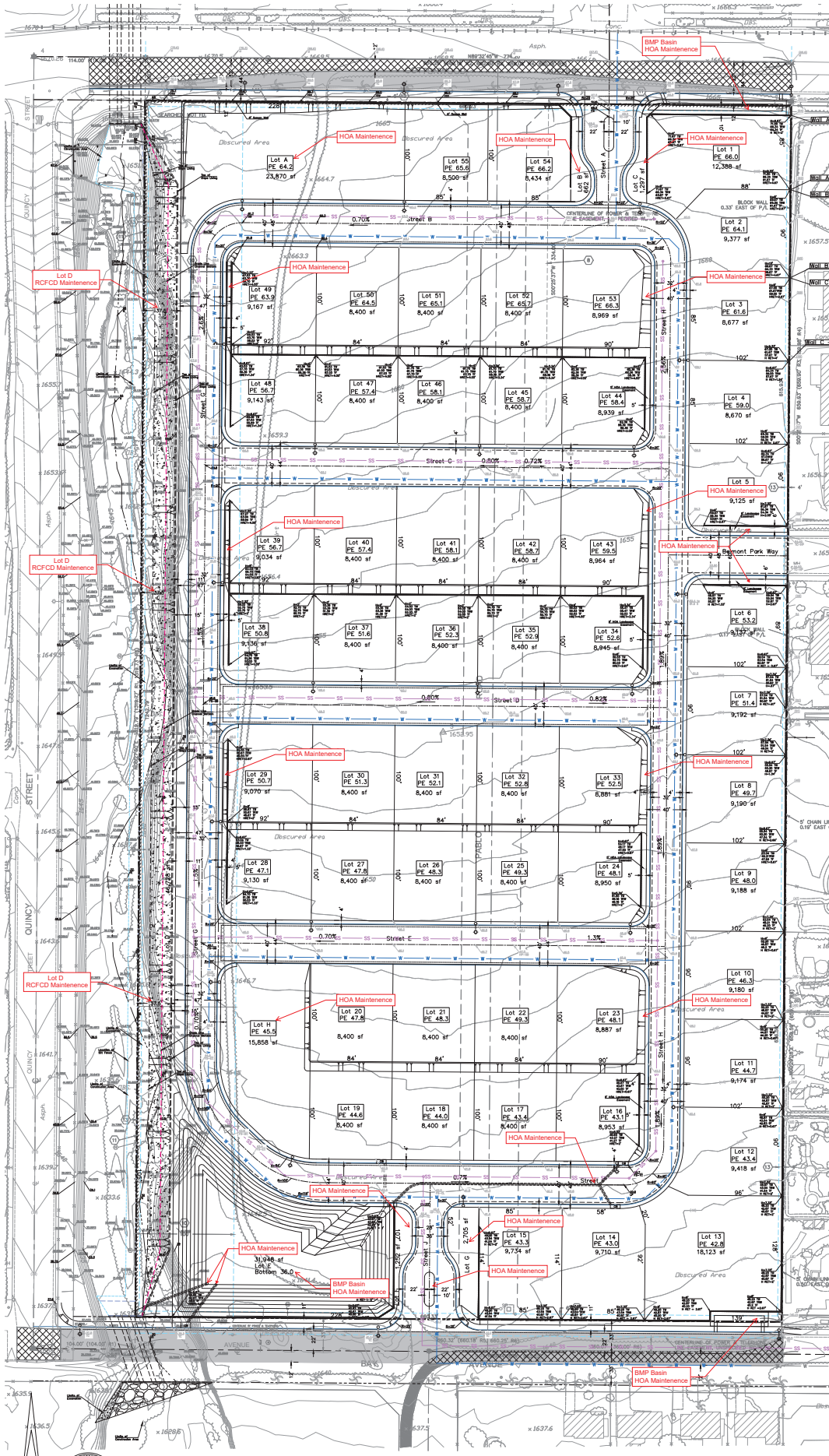
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOT 1 OF TRACT NO. 21079-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 161, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
APN 478-250-001

**GENERAL PLAN/ZONING/LANDUSE**

EXISTING GENERAL PLAN DESIGNATION: R3  
PROPOSED GENERAL PLAN DESIGNATION: R3  
EXISTING ZONING: R3  
PROPOSED ZONING: R3 - PUD  
EXISTING LANDUSE: Vacant  
PROPOSED LANDUSE: Single Family Residential

**HOA MAINTENANCE RESPONSIBILITIES**

1. ALL ONSITE PRIVATE STREETS (Streets A - J)
2. Onsite Parks - Lots A & H
3. Onsite landscape - Lots B, C, F & G
4. Onsite WQMP Basin & Landscape - Lot E
5. Onsite Private Storm Drain and catch basins
6. Fencing around Lot e
7. Cottonwood WQMP Basin - on Lot 1
8. Bay Avenue WQMP Basin - on Lot 13
9. Street sideyard slopes and landscape (Lots 23, 24, 28, 29, 33, 34, 38, 39, 43, 44, 48, 49 & 53)
10. Trail and landscape within Street G adjacent to Quincy Street Channel (Lot D)



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Jurupa Valley, CA 92509  
Ph. (951) 317-2041 Fax (909) 360-2070  
2023-08-03 Robert M. Beers R.C.E. 39405

PREPARED FOR:  
**Passco Pacifica LLC**  
3333 City Boulevard West  
17th Floor  
Orange, CA 92666  
PHONE: (714) 609-7257

**TTM 38264**  
**PEN22-0013**  
**HOA MAINTENANCE EXHIBIT**  
City of Moreno Valley  
California

DATE: May 16, 2023  
JOB NO.:  
DRAWN BY: R.M.B.  
CHECKED BY: R.M.B.  
SHEET C-5

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOT 1 OF TRACT NO. 21078-4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 143, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MAP NO. 478-250-01

**EASEMENTS:**

- DISBURSERS LISTED BELOW ARE HEREBY AND CONSIDERED AS THEY APPEAR IN A PRELIMINARY FILE REPORT PREPARED BY FIRST AERONAUTIC SURVEYING, 2000 W. 5TH AVENUE, SUITE 207, FT. LAUDERDALE, FL 33304
- 1. EASEMENT FOR INGRESS, EGRESS, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1952 AS BOOK TWO, PAGES 481, 533 AND 538 AND MARCH 23, 1959 AS INSTRUMENT NO. 24049, AND NOVEMBER 15, 1969 AS INSTRUMENT NO. 17045 OF OFFICIAL RECORDS, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT AFFECTS AS DESCRIBED THEREIN.
  - 2. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - 3. EASEMENT FOR A RIGHT OF WAY OVER, UNDER, THROUGH AND UPON SAID LAND AND EVERY PART THEREOF FOR ALL NECESSARY PIPELINES, DITCHES AND FLUMES, AND THE RIGHT TO ENTER SAID LAND TO CONDUCT AND REPAIR PIPELINES, DITCHES, AND FLUMES, TOGETHER WITH THE RIGHT TO CONDUIT WATER IN AND THROUGH THE SAME AND INCIDENTAL PURPOSES, AS DESCRIBED AS BOOK 11, PAGE 10 OF MAPS, IN FAVOR OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AFFECTS AS DESCRIBED THEREIN.
  - 4. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - 5. EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 1967 AS INSTRUMENT NO. 18300, BOOK 200A, PAGE 38 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AFFECTS AS DESCRIBED THEREIN.
  - 6. EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1962 AS INSTRUMENT NO. 61320 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AFFECTS AS DESCRIBED THEREIN.
  - 7. EASEMENT SHOWN OR DERIVED ON THE MAP FILED OR RECORDED AS BOOK 111, PAGES 71 AND 72 OF MAPS, FOR 100' WIDE DRAINAGE AND ACCESS RIGHTS, STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, BEING AMONG OTHER THINGS RIGHTS, ALL DRAINAGE EASEMENTS MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS OR ENCROACHMENT BY LANDLORD.
  - 8. ALL RIGHTS OF INGRESS AND EGRESS TO OR FROM QUINCY STREET AND COTTONWOOD AVENUE, EXCEPT THE GENERAL EASEMENT OF TRAVEL, HAVE BEEN RELINQUISHED IN THIS INSTRUMENT TO THE GEODETIC REFERENCE POINT (GRP), THE ANTENNA IS LOCATED WITHIN THE RIGHT TO CONDUIT WATER IN AND THROUGH SAID LAND, HOWEVER, RIGHTS ON A PUBLIC HIGHWAY, OTHER THAN REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF INGRESS AND ACCESS HAVE NOT BEEN RELINQUISHED.
  - 9. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:  
 CONSTRUCTION OF STRUCTURES, BARRIERS OR FENCES WITHIN THE AREA OF FLOODING OR FLOOD HAZARD WILL NOT BE PERMITTED UNTIL PERMANENT FACILITIES ARE COMPLETE AND ACCEPTED.
  - 10. EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 08, 1987 AS INSTRUMENT NO. 4111 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS AS DESCRIBED THEREIN.
  - 11. MONUMENT ITEM HAS BEEN PLOTTED HEREON.

**BENCHMARK:**

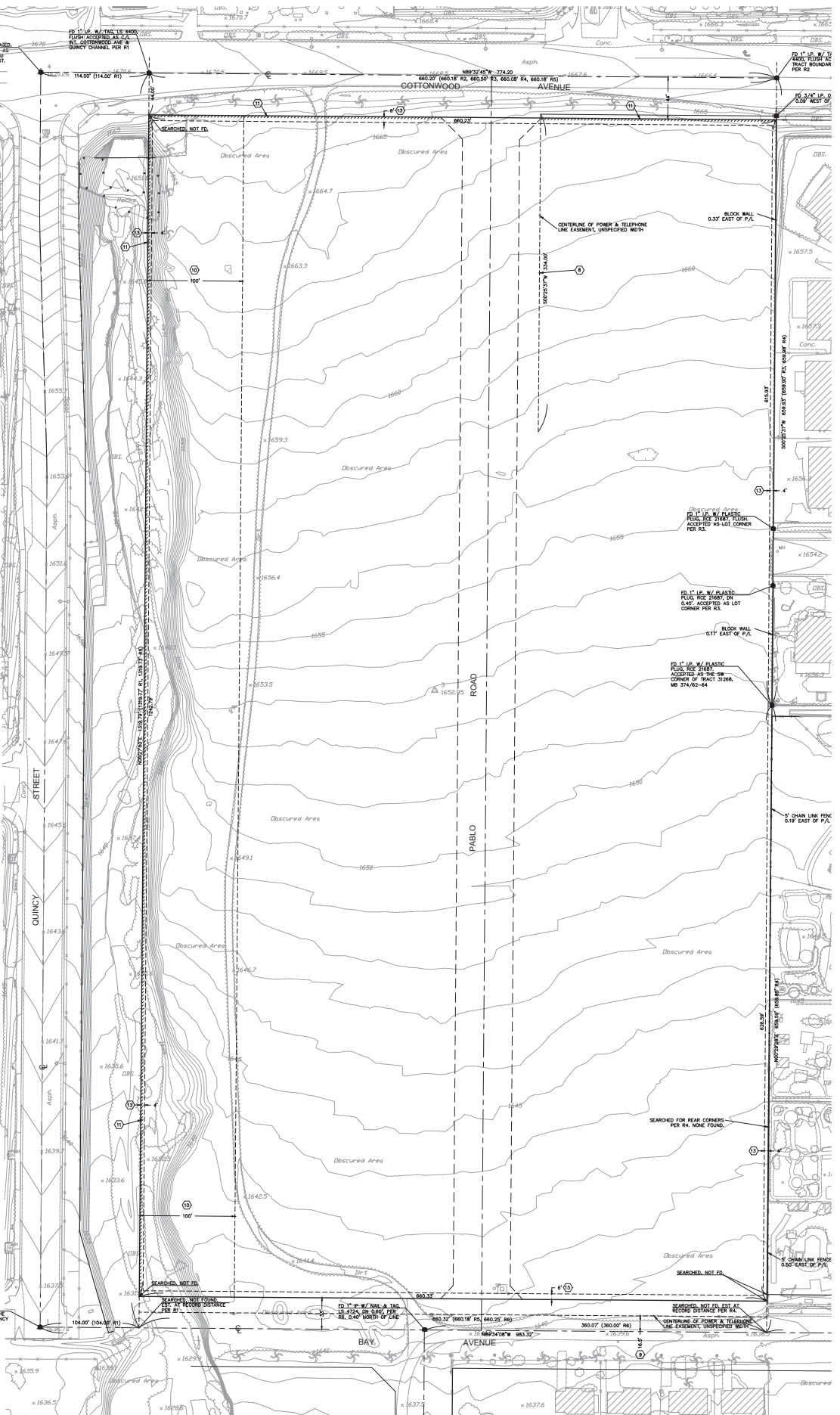
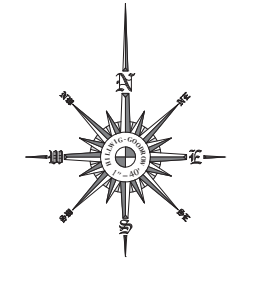
THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "MVP" (ELEVATION = 1651.82' DAVD 883)  
 THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPLETED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATA IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS LOCATED WITHIN THE RIGHT TO CONDUIT WATER IN AND THROUGH SAID LAND, HOWEVER, RIGHTS ON A PUBLIC HIGHWAY, OTHER THAN REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF INGRESS AND ACCESS HAVE NOT BEEN RELINQUISHED.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CS 83, ZONE 6), BASED LOCALLY ON CONTROL STATIONS PIMA, MUPP, AND OFFR (NAD83/SP83) EPOCH 2017.00 AS SHOWN HEREON. ALL BEARINGS ARE ON THIS MAP AND ARE GIVEN BEARINGS AND DISTANCES FROM REFERENCE MARK OR BEARING FROM THE RIGHT TO CONDUIT WATER IN AND THROUGH SAID LAND, HOWEVER, RIGHTS ON A PUBLIC HIGHWAY, OTHER THAN REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF INGRESS AND ACCESS HAVE NOT BEEN RELINQUISHED. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.99999848. CALCULATIONS ARE MADE AT POINT #1 WITH COORDINATES OF N:227678.50 E:628947.10 USING AN ELEVATION OF 1636.70'

**SURVEYOR'S NOTES:**

- R1: INDICATES DATA PER TRACT NO. 31284, MB 398/75-18
- R2: INDICATES DATA PER TRACT NO. 31269, MB 410/69-73
- R3: INDICATES DATA PER TRACT NO. 31268, MB 374/82-64
- R4: INDICATES DATA PER TRACT NO. 20565-1, MB 173/87-48
- R5: INDICATES DATA PER TRACT NO. 21078-4, MB 163/44-47
- R6: INDICATES DATA PER PARCEL MAP 15060, PWB 87/82
- M: INDICATES MONUMENT FOUND AS NOTED.

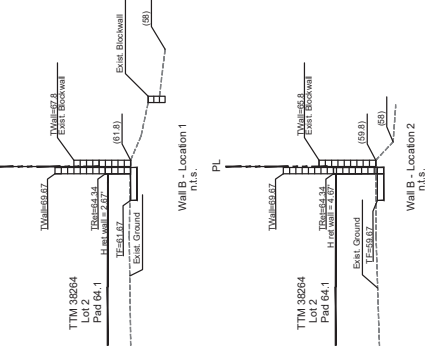
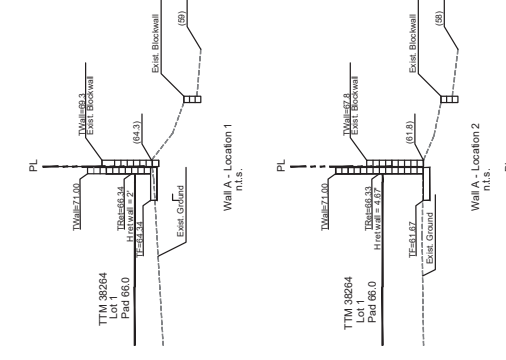
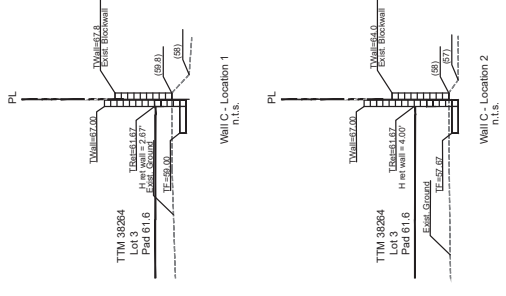
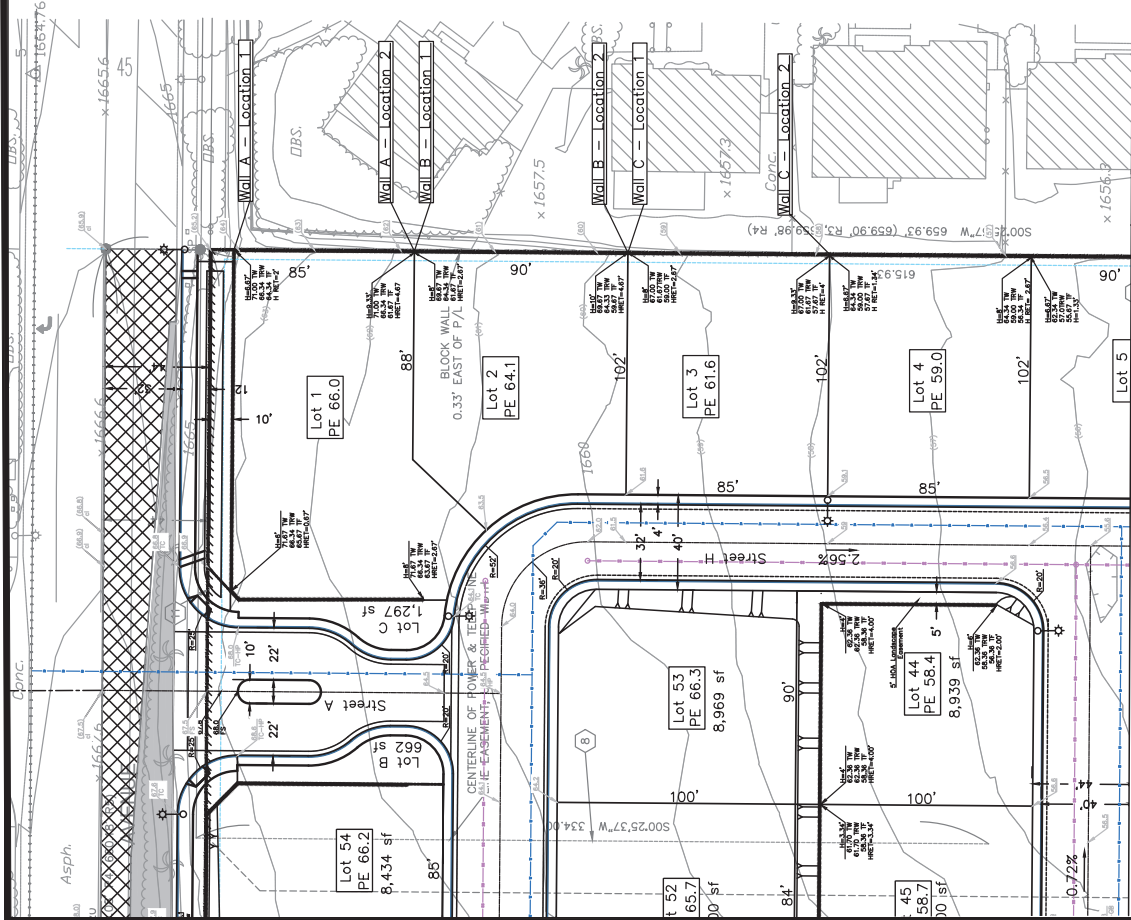


**ROBERT BEERS**  
 8175 Limonite Avenue, Suite E  
 Jurupa Valley, CA 92509  
 Ph. (951) 317-2041 Fax (909) 360-2070  
 2022-12-22 Robert M. Beers R.C.E. 39405

PREPARED FOR:  
**Passco Pacific LLC**  
 333 City Boulevard West  
 17th Floor  
 Orange, CA 92666  
 PHONE: (714) 609-7257

**TTM 38264**  
**BOUNDARY - EASEMENTS**  
 Cottonwood Collection  
 City of Moreno Valley  
 California

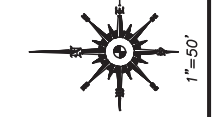
DATE Dec. 22, 2022  
 JOB NO.  
 DRAWN BY R.M.B.  
 CHECKED BY R.M.B.  
 SHEET C-6

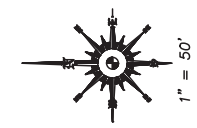
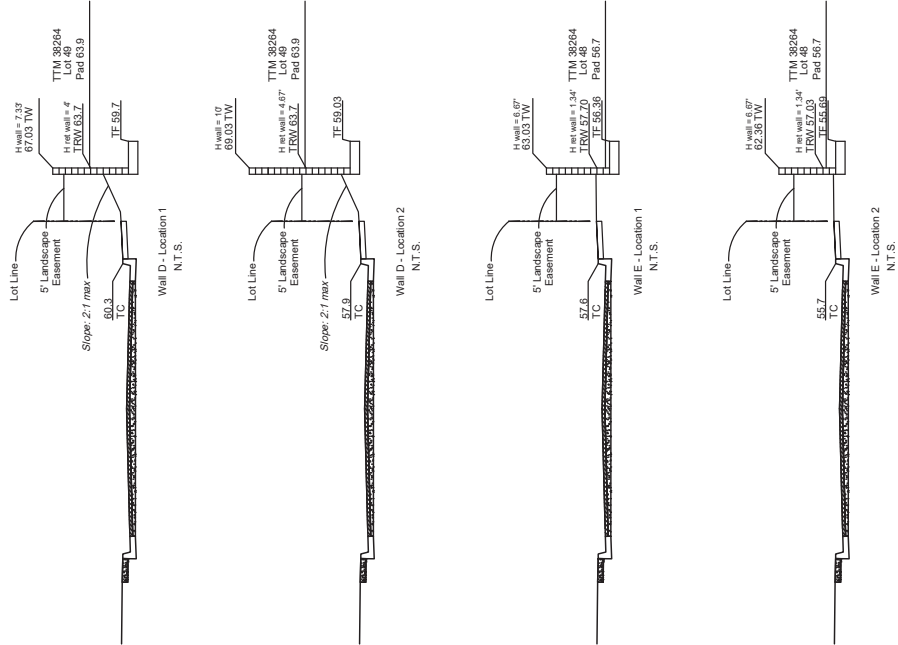
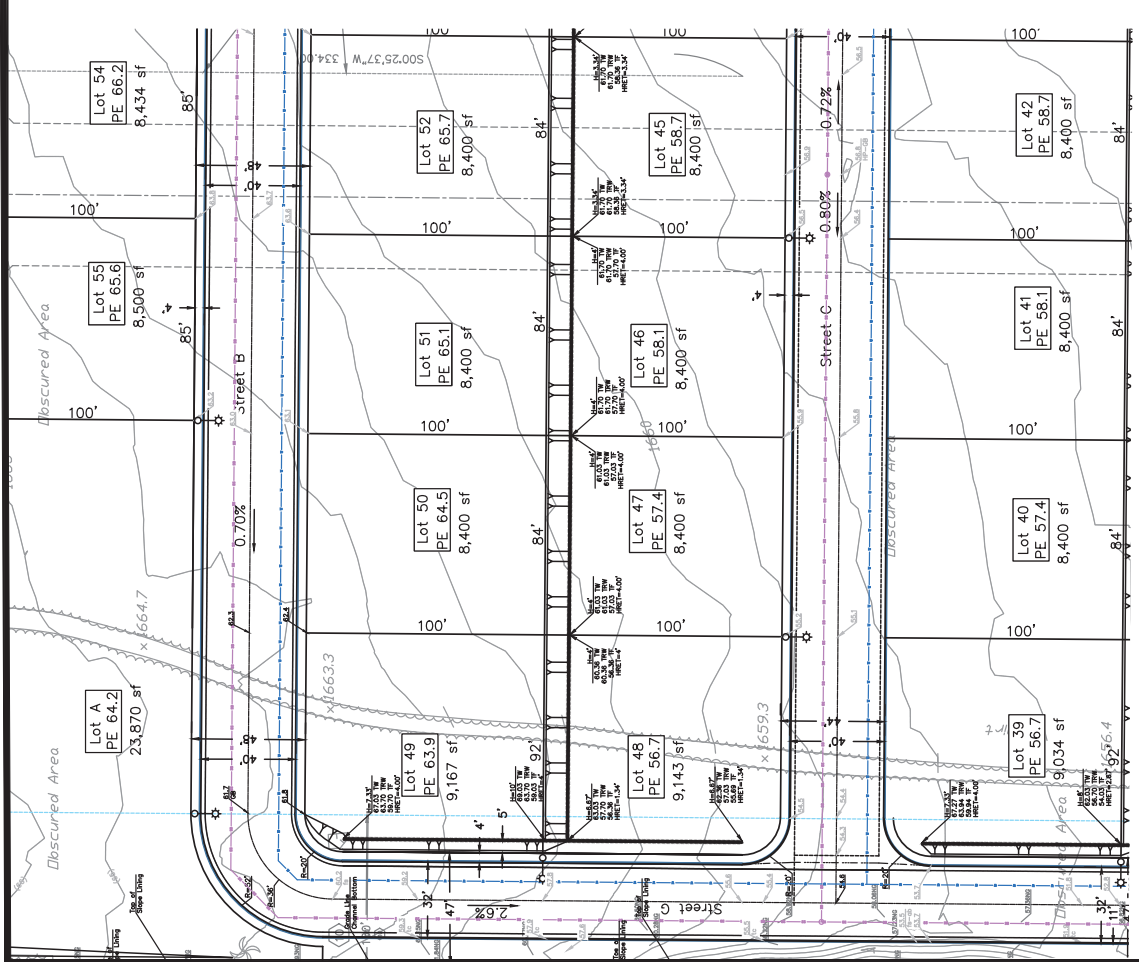


PEN22-0013  
TTM 38264  
Wall Height Variance  
Lots 1-3

8175 Limonite Avenue, Suite E  
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DATE: 05-16-23  
1 of 2





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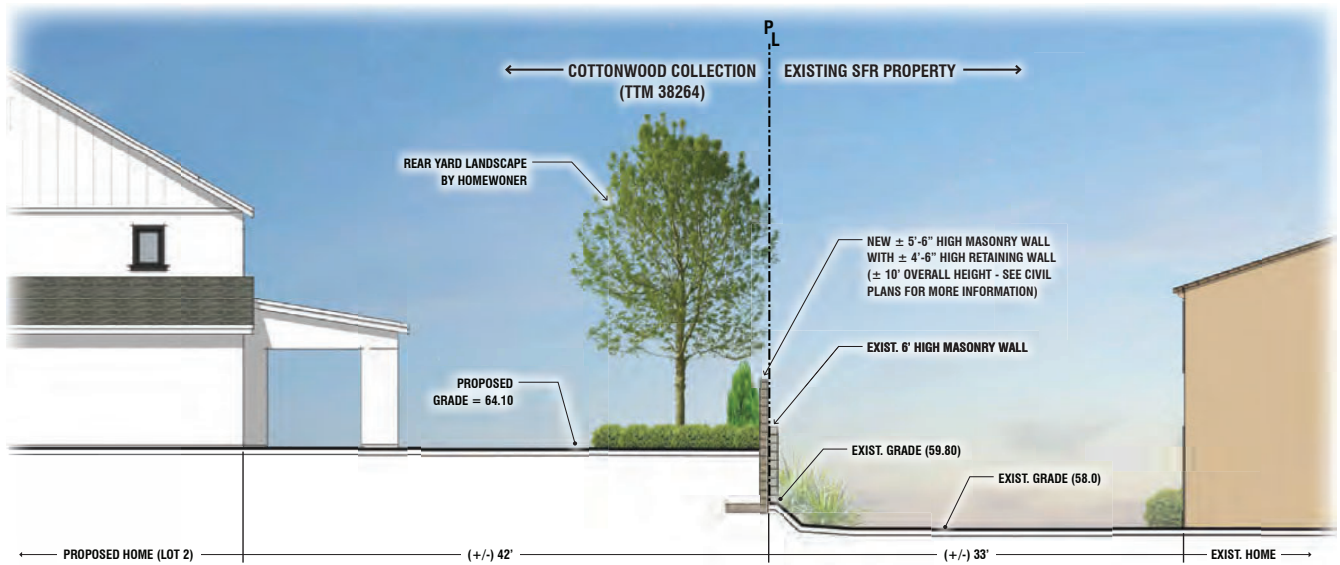
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 TTM 38264  
 Wall Height Variance  
 Lots 48-49

PREPARED BY: R.M.B. DATE: 05-16-23  
 2 of 2



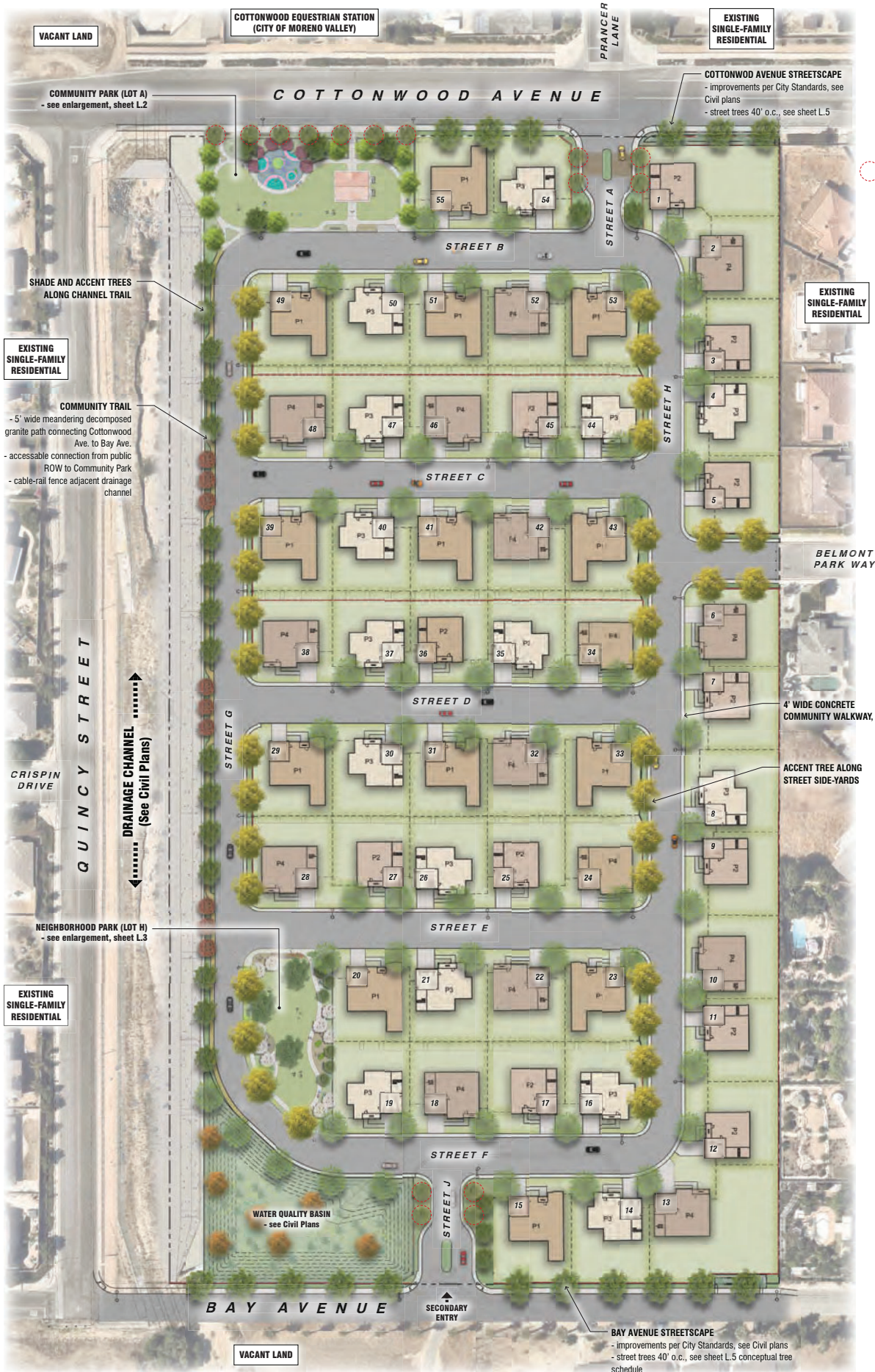
SECTION B, LOCATION 2 (PER CIVIL PLANS) - SEE BELOW

KEYMAP



SECTION B, LOCATION 2 (PER CIVIL PLANS)





VACANT LAND

COTTONWOOD EQUESTRIAN STATION  
(CITY OF MORENO VALLEY)

EXISTING SINGLE-FAMILY RESIDENTIAL

COMMUNITY PARK (LOT A)  
- see enlargement, sheet L.2

COTTONWOOD AVENUE

COTTONWOOD AVENUE STREETSCAPE  
- improvements per City Standards, see Civil plans  
- street trees 40' o.c., see sheet L.5

SHADE AND ACCENT TREES  
ALONG CHANNEL TRAIL

EXISTING SINGLE-FAMILY RESIDENTIAL

COMMUNITY TRAIL  
- 5' wide meandering decomposed granite path connecting Cottonwood Ave. to Bay Ave.  
- accessible connection from public ROW to Community Park  
- cable-rail fence adjacent drainage channel

EXISTING SINGLE-FAMILY RESIDENTIAL

Existing Palm Tree to be relocated on-site, (15) fifteen total. See Civil Plans for location of existing trees.

QUINCY STREET

DRAINAGE CHANNEL  
(See Civil Plans)

CRISPIN DRIVE

BELMONT PARK WAY

4' WIDE CONCRETE COMMUNITY WALKWAY, TYP.

ACCENT TREE ALONG STREET SIDE-YARDS

NEIGHBORHOOD PARK (LOT H)  
- see enlargement, sheet L.3

EXISTING SINGLE-FAMILY RESIDENTIAL

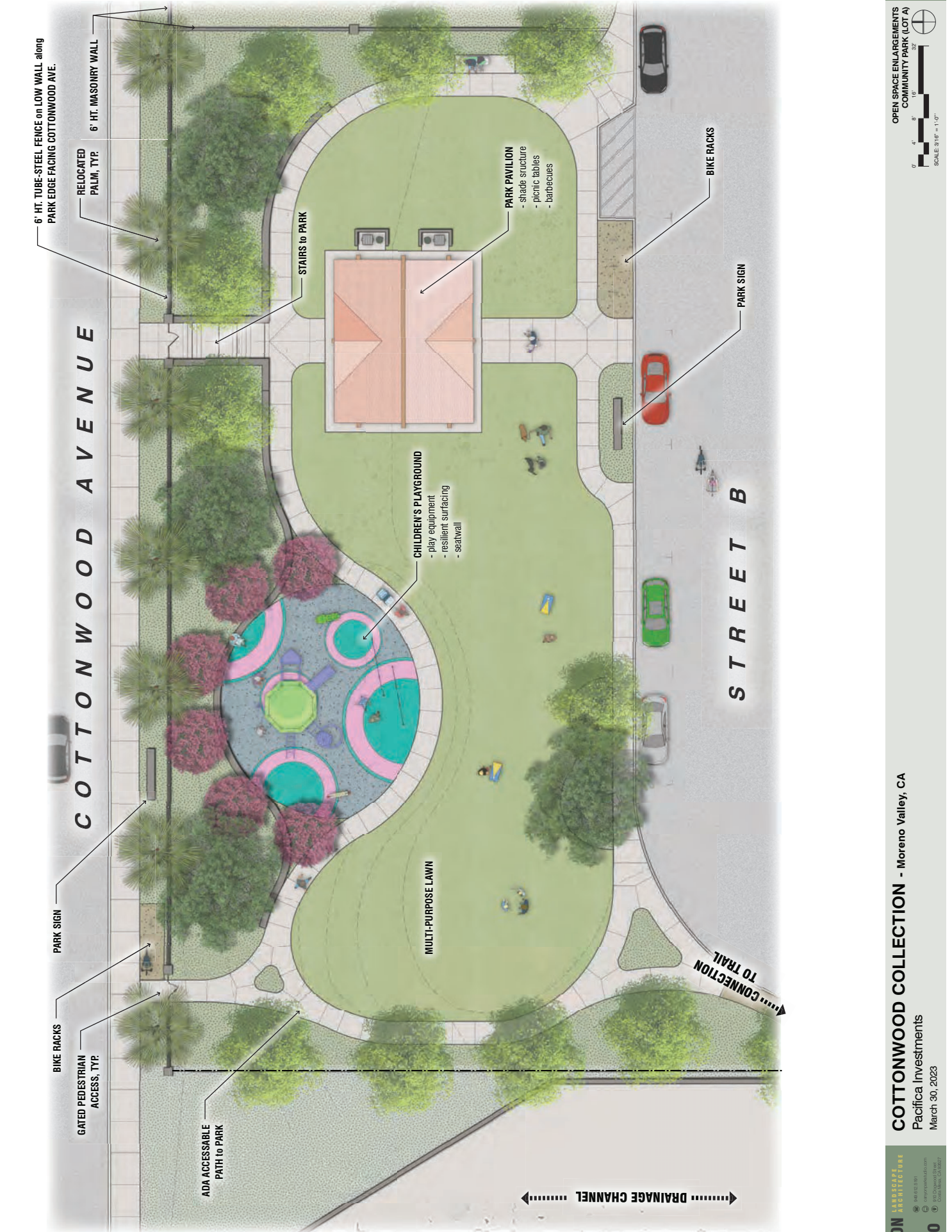
WATER QUALITY BASIN  
- see Civil Plans

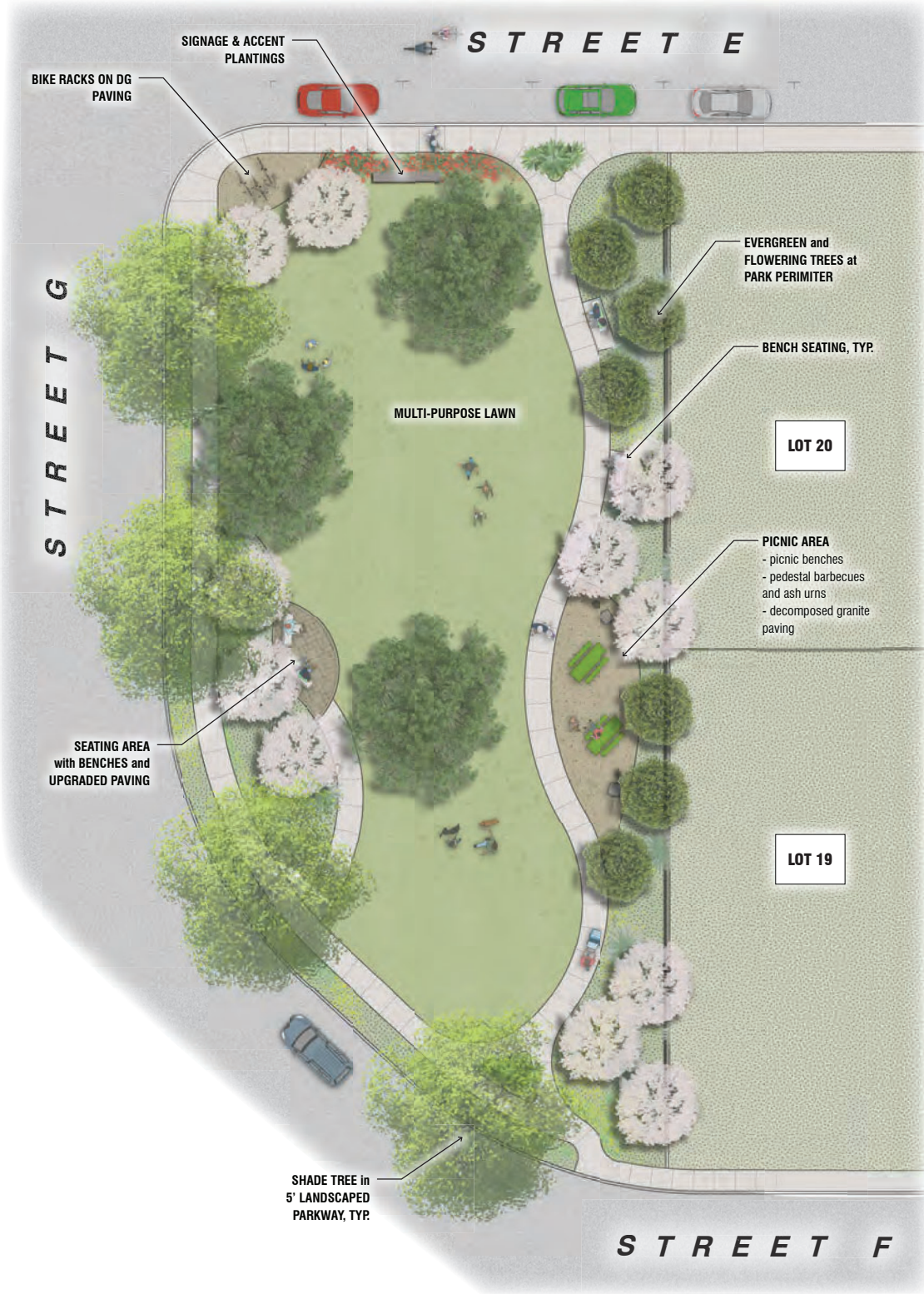
BAY AVENUE

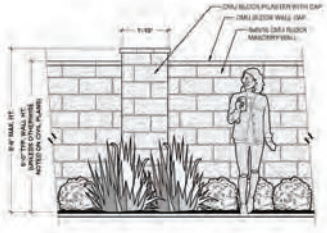
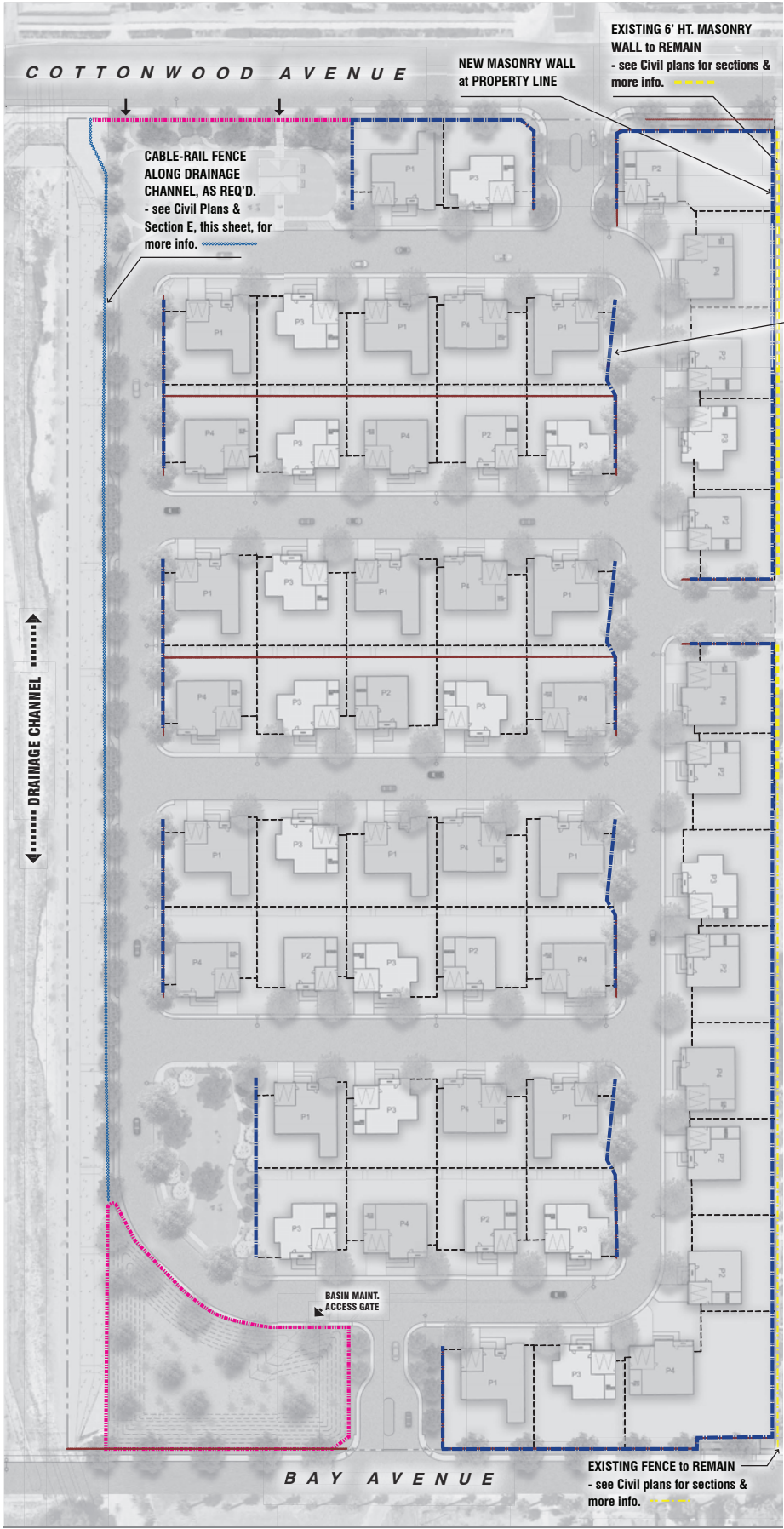
SECONDARY ENTRY

BAY AVENUE STREETSCAPE  
- improvements per City Standards, see Civil plans  
- street trees 40' o.c., see sheet L.5 conceptual tree schedule

VACANT LAND



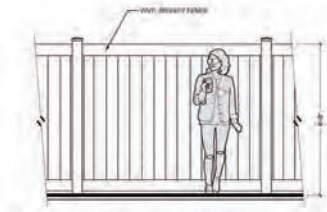




**A** 6' HT. MASONRY WALL  
SCALE: 1/8" = 1'-0"

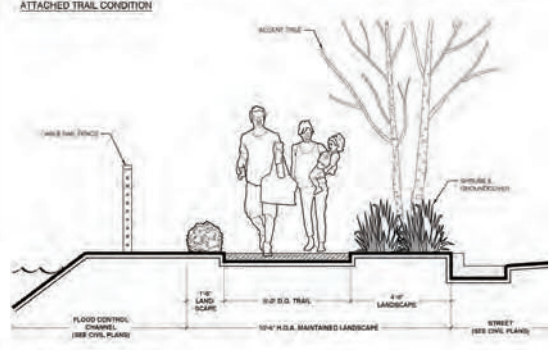
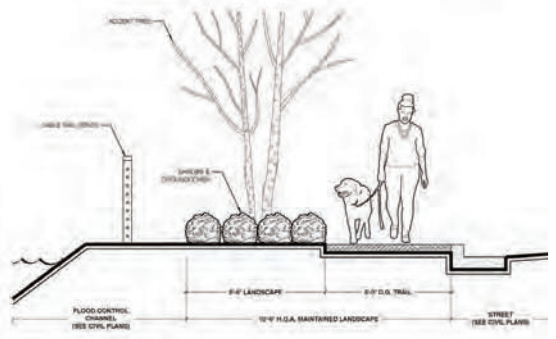


**B** 6'-0" HT. TS VIEW FENCE ON LOW WALL  
SCALE: 1/8" = 1'-0"

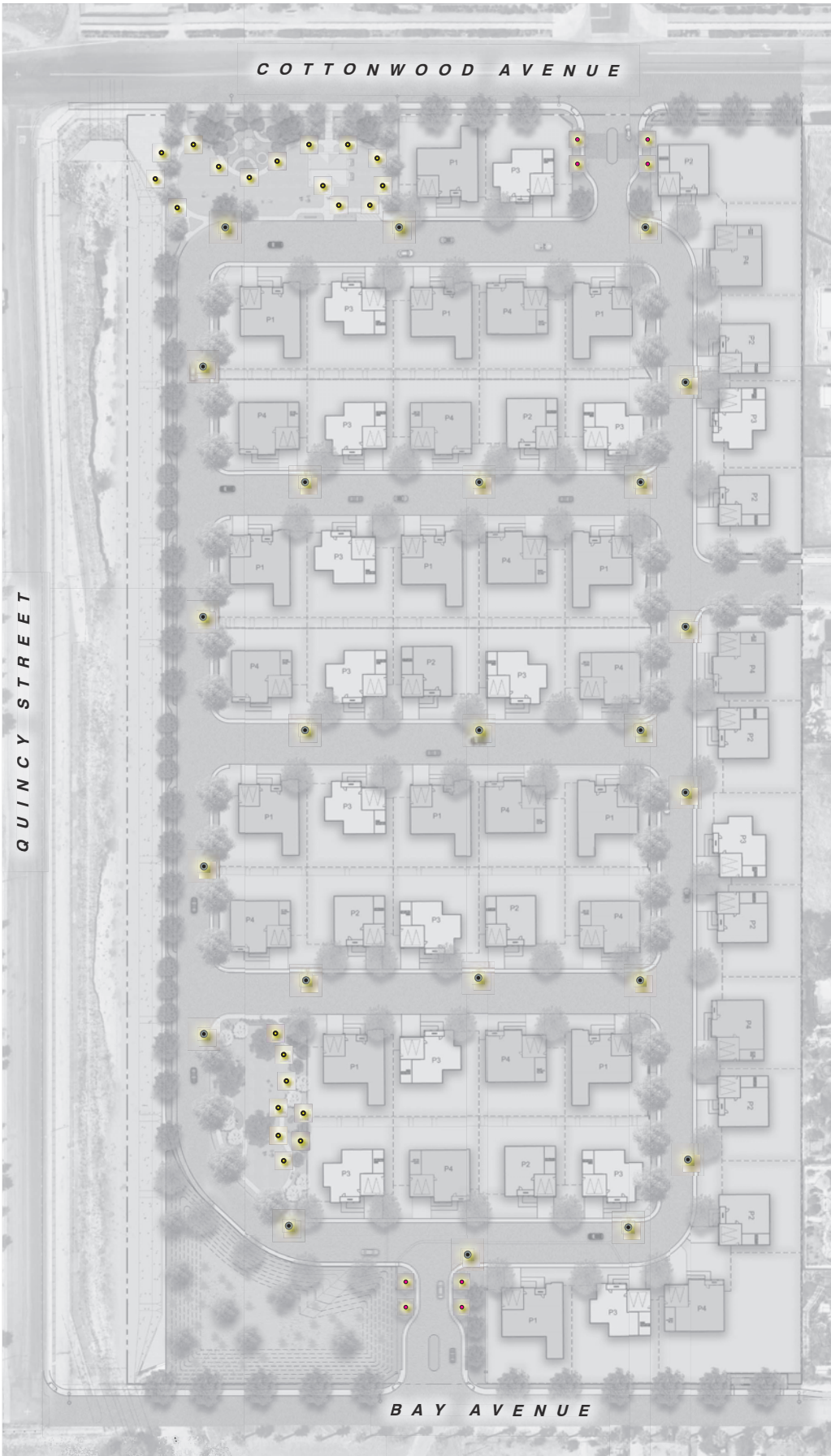


**C** 6' HT. VINYL HOMEOWNER FENCE  
SCALE: 1/8" = 1'-0"

**D** RETAINING WALL (SEE CIVIL PLANS)  
SCALE: N/A



**E** CABLE RAIL FENCE & TRAIL SECTION  
SCALE: N/A



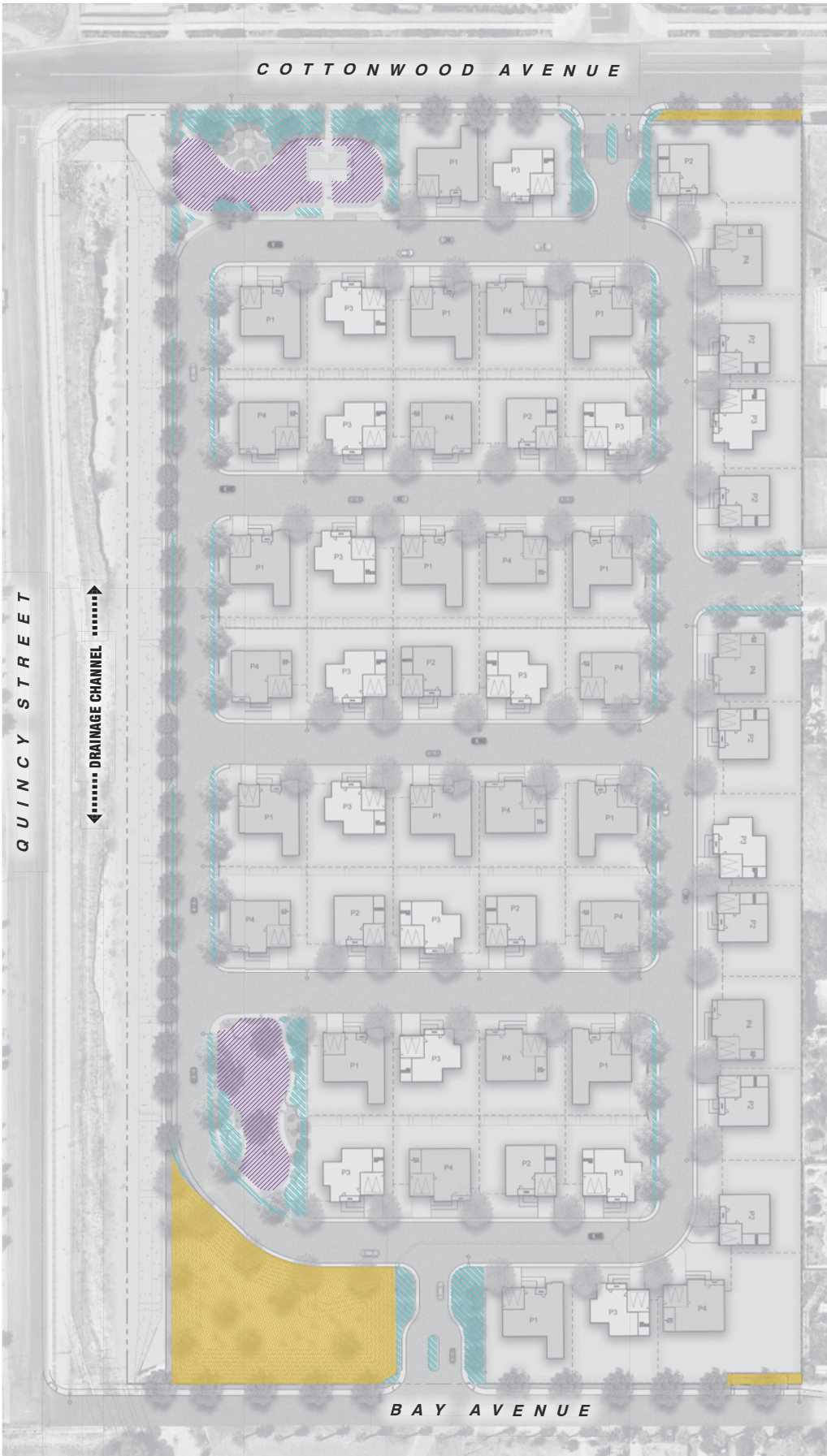
A TYPICAL STREET LIGHTING (SEE CIVIL PLANS)



B BOLLARD LIGHTS



C ACCENT UPLIGHTS



**HYDROZONE 1 - (13,660 S.F.)**  
 NATURAL TURF  
 - OVERHEAD SPRAY

**HYDROZONE 2 - (26,436 S.F.)**  
 TYPICAL PLANTING AREA  
 - SUBSURFACE DRIP

**HYDROZONE 3 - (83,851 S.F.)**  
 WATER QUALITY BASIN 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 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

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

**MAWA / ETWU CALCULATIONS**

Site Information	Site Name	Proposed	Allowed (Max)	0.55
Annual Site (Inches/Yr)	Site Type	Residential	Commercial	Office
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
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97	97	97	97	97
98	98	98	98	98
99	99	99	99	99
100	100	100	100	100

**ETWU Calculations**

Regular Landscape Area	46,085
Total ETWU x Area	46,085
Total Area	84,000
Average ETWU	0.55

**Site**  
 Adapted from California Code of Regulations Title 21, Division 2, Chapter 2.1. Local Water Efficient Landscape Ordinance

**CONCEPTUAL TREE SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
<b>STREET TREES</b>				
Quercus agrifolia	Coast Live Oak	15 gal.	Low	Cottonwood Avenue (40 o.c.)
Ulmus parviflora 'True Green'	True Green Elm	15 gal.	Low	Bay Avenue (40 o.c.)
<b>NEIGHBORHOOD STREET TREES</b>				
Koelerutera paniculata	Golden Rain Tree	15 gal.	Low	
Lagerstroemia x 'Tuscador'	Crape Myrtle	24" box	Moderate	
Platanus chinensis	Chinese Platanus	15 gal.	Moderate	
Pinus calleryana 'Aristocrat'	Callery Pine	15 gal.	Moderate	
Ulmus parviflora 'True Green'	True Green Elm	15 gal.	Low	
<b>ENTRY DRIVE</b>				
Lagerstroemia x 'Tuscador'	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
Pinus calleryana 'Aristocrat'	Callery Pine	15 gal.	Moderate	
<b>SITE-WIDE COMMUNITY PARK AND COMMON OPEN SPACE</b>				
Arbutus x Menziesii	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 'Tuscador'	Crape Myrtle	24" box	Moderate	
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal.	Moderate	
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box	Low	
Pinus brutia ssp. eldarica	Eldorado Pine	15 gal.	Low	
Podocarpus gracilior	African Fan Palm	15 gal.	Moderate	
Platanus x acerifolia 'Bloodgood'	London Planetree	15 gal.	Moderate	
Pinus 'Bright n' Tight'	Carolina Laurel Cherry	15 gal.	Moderate	
Quercus virginiana	Southern Live Oak	24" box	Moderate	

**CONCEPTUAL SHRUB SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
Agave americana	Century Plant	5 gal.	Very Low
Catalpa '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 Oiler	Deer Olive	5 gal.	Low
Pittosporum 'Golf Ball'	Golf Ball Pittosporum	5 gal.	Moderate
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	5 gal.	Moderate
Rhapholepis indica	Indian Heaththorne	1 gal.	Moderate
Scaevola nana	Bird of Paradise	5 gal.	Moderate
Tulbaghia violacea	Society Garlic	1 gal.	Moderate
<b>GROUNDCOVERS &amp; WIVES</b>			
Acacia dealbens	Groundcover acacia	1 gal.	Low
Ficus pumila	Creeeping 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
Tacomaia capensis	Cape Honey suckle	5 gal.	Moderate
<b>WATER QUALITY BASINS (PER APPROVED WOMP BMP VEGETATION LIST)</b>			
Carex spissa	San Diego Sedge	1 gal.	Low
Juncus patens	California Grey Rush	1 gal.	Low
Muhlenbergia rigens	Deer Grass	1 gal.	Low
<b>TURF</b>			
'Tilgreen' hybrid Bermuda			High

**GENERAL PLANTING NOTES**

WATER CONSERVING LANDSCAPE WILL BE UTILIZED AS REQUIRED BY MUNICIPAL CODE AND STATE MANDATE 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

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