

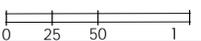
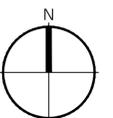
Site Summary

| | |
|------------------|--|
| Total Acres | 9.18 Acres |
| Total Homes | 78 |
| Density | 8.5 DU/AC |
| Provided Parking | 199 (2.5:1 overall) |
| | Total Provided Assigned Parking: 156 |
| | Total Provided Guest Parking: 43 (8'x22' Parallel) |

- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per parcel map.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints may change due to the final design elevation style.
 6. Open space area is subject to change.
 7. Building setbacks are measured from property lines to building

CONCEPTUAL SITE PLAN ALTERNATIVE

SOUTH OF IRIS 2021, LLC
MORENO VALLEY, CA



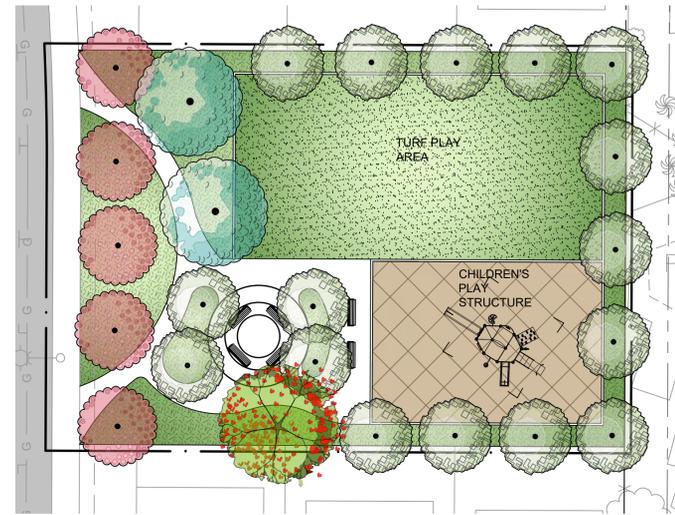
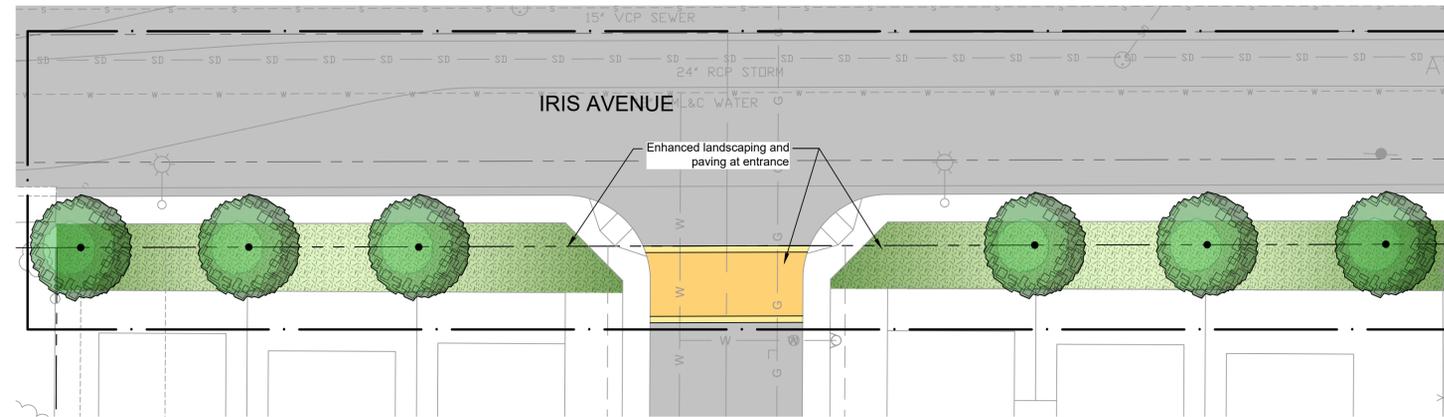
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- Notes:**
- All landscape plans and installations shall comply with the City of Moreno Valley design guidelines, standards, codes and regulations.
 - All landscape areas shall receive permanent irrigation.
 - Irrigation system shall be point source with gallon per minute emitters for trees and gallon per hour emitters for shrubs.
 - Irrigation system shall have a flow sensor and master valve.
 - Irrigation controller shall be a smart controller operating off of weather data and soil moisture sensors.
 - Irrigation controller management software shall be cloud based with remote/online access.
 - All landscape installations shall be permanently maintained.
 - All landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) or the local jurisdictions water ordinance, whichever is more stringent.
 - All plants shall be of quality as prescribed in the details and specifications of the landscape construction plans.
 - All utilities, perimeter walls and trash enclosures shall be screened with hedges, vines, or other approved treatments.



Concept Tree Legend

- JACARANDA MIMOSIFOLIA**
Jacaranda
- LAGERSTROEMIA 'NATCHEZ'**
Crape Myrtle 'Natchez'
- LAGERSTROEMIA 'TUSCARORA'**
Crape Myrtle 'Tuscarora'
- OLEA 'SWAN HILL'**
Swan Hill Olive
- PISTACHIA 'KEITH DAVEY'**
Chinese Pistache 'Keith Davey'
- PLATANUS X ACERIFOLIA 'BLOODGOOD'**
Bloodgood London Planetree
- PLANTING AREA**
- TURF**
- TOT LOT**

CONCEPT SHRUB LEGEND

| Botanical Name | Common Name |
|--|-----------------------|
| Acacia sp. | Acacia |
| Achillea sp. | Yarrow |
| Agave sp. | Agave |
| Aloe sp. | Aloe |
| Arctostaphylos sp. | Manzanita |
| Artemisia 'Powis Castle' | Wormwood |
| Baccharis pilularis 'Pigeon Point' | Coyote Brush |
| Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass |
| Carex sp. | Sedge |
| Carpenteria californica | Bush Anemone |
| Ceanothus sp. | California Lilac |
| Cistus sp. | Rockrose |
| Dasylium sp. | Desert Spoon |
| Dianella sp. | Flax Lily |
| Eriogonum sp. | Wild Buckwheat |
| Euphorbia sp. | Euphorbia |
| Frangula (Rhamnus) sp. | Coffeeferry |
| Hesperaloe parviflora | Red Yucca |
| Hesperoyucca whipplei | Our Lord's Candle |
| Heteromeles arbutifolia | Toyon |
| Juncus patens | California Gray Rush |
| Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper |
| Leucophyllum sp. | Texas Ranger |
| Ligustrum japonicum | Wax Leaf Privet |
| Muhlenbergia sp. | Muhly Grass |
| Nepeta 'Walker Low' | Catmint |
| Oleo 'Little Ollie' | Dwarf Olive |
| Pennisetum spathiolatum | Siender Velt Grass |
| Penstemon eatonii | Firecracker Penstemon |
| Punica granatum 'Nana' | Dwarf Pomegranate |
| Rhamnus alaternus | Italian Buckthorn |
| Rhaphiolepis sp. | Indian Hawthorn |
| Rosmarinus sp. | Rosemary |
| Ruschia 'Nana' | Dwarf Carpet of Stars |
| Salvia sp. | Sage |
| Santolina chamaecyparissus | Lavender Cotton |
| Sphaeralcea ambigua | Apricot Mallow |
| Teucoma x Solar Flare | Tecoma |
| Teucrium sp. | Germander |
| Westringia sp. | Coast Rosemary |
| Xylosma congestum 'Compacta' | Compact xylosma |
| Yucca rostrata | Big Bend Yucca |

Preliminary MWELO Calculations
Moreno Valley ET_o: 56.6

Total Landscape Area: 9,120 SF
Average Plant Factor: 0.03 Low water use plants
Irrigation Efficiency: 0.81 Drip Irrigation

Total Landscape Area: 17,835 SF
Average Plant Factor: 0.03 Low water use plants
Irrigation Efficiency: 0.75 Overhead

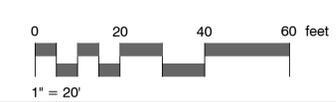
Total Special Landscape Area: 8,065 SF

Estimated Annual Water use: **651,896 gallons**

Maximum allowed water Allowance: 708,674 gallons

Moreno Valley Retention Basin approved plants list

| Botanical Name | Common Name |
|-------------------------------|-------------------------|
| SHRUBS / BUNCH GRASSES | |
| Achillea millefolium | Yarrow |
| Anemopsis californica | Yerba Manza |
| Baccharis douglasii | Marsh Baccharis |
| Carex praegracilis | California Field Sedge |
| Carex spissa | San Diego Sedge |
| Carex subfusca | Rusty Sedge |
| Eleocharis macrostachya | Pale Spike Rush |
| Iva haysiana | Hayes Iva |
| Juncus Mexicana | Mexican Rush |
| Juncus patens | California Gray Rush |
| Mahonia nevinii | Nevin's Barberry |
| Mimulus cardinalis | Scarlet Monkeyflower |
| Ribes speciosum | Fuchsia Flowering Goose |
| Rosa californica | California Wild Rose |
| Scirpus cernuus | Low Bullrush |
| Sisyrinchium bellum | Blue-eyed Grass |
| GRASSES/ GROUNDCOVER | |
| Agrostis pallens | Thingrass |
| Distichlis spicata | Salt Grass |
| Festuca californica | California Fescue |
| Festuca rubra | Red Fescue |
| Leymus condensatus | Canyon Prince Wild Rye |
| Muhlenbergia rigens | Deer Grass |



LANDSCAPE CONCEPT PLAN
SOUTH OF IRIS 2021, LLC
MORENO VALLEY, CA