

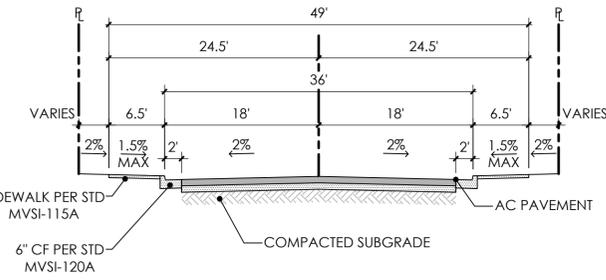
TTM 38702

APN: 316-020-020  
APN: 316-020-021  
APN: 316-020-022  
APN: 316-020-023  
APN: 316-020-024  
APN: 316-020-025

PEN 23-0069  
PEN 23-0070

**Site Summary**

Total Acres 13.7 Acres  
Total Homes 131  
Density 9.56 DU/AC  
Provided Parking 335 (2.6:1 overall)  
Total Provided Assigned Parking: 262  
Provided Guest Parking: 66 (8'x22' Parallel)  
7 (9'x20' Head-In)  
73 Total Guest Spaces



PRIVATE INTERIOR STREET SECTION  
LOCAL STREET PER MVSJ-107A-0

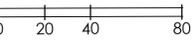


- Notes:
- 1. Site plan is for conceptual purposes only.
  - 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  - 3. Base information per parcel map.
  - 4. Civil engineer to verify all setbacks and grading information.
  - 5. Building Footprints may change 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 foundation lines.

CONCEPTUAL SITE PLAN

GOYA AT HERITAGE PARK  
MORENO VALLEY, CALIFORNIA

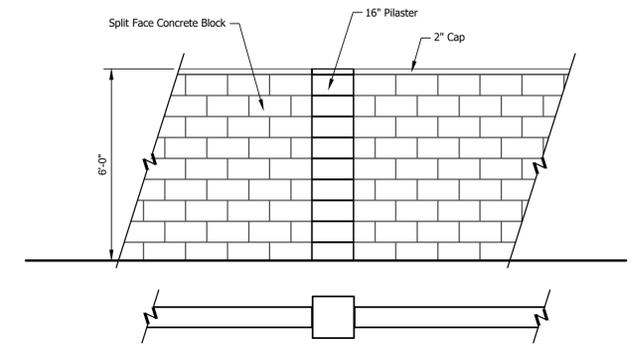
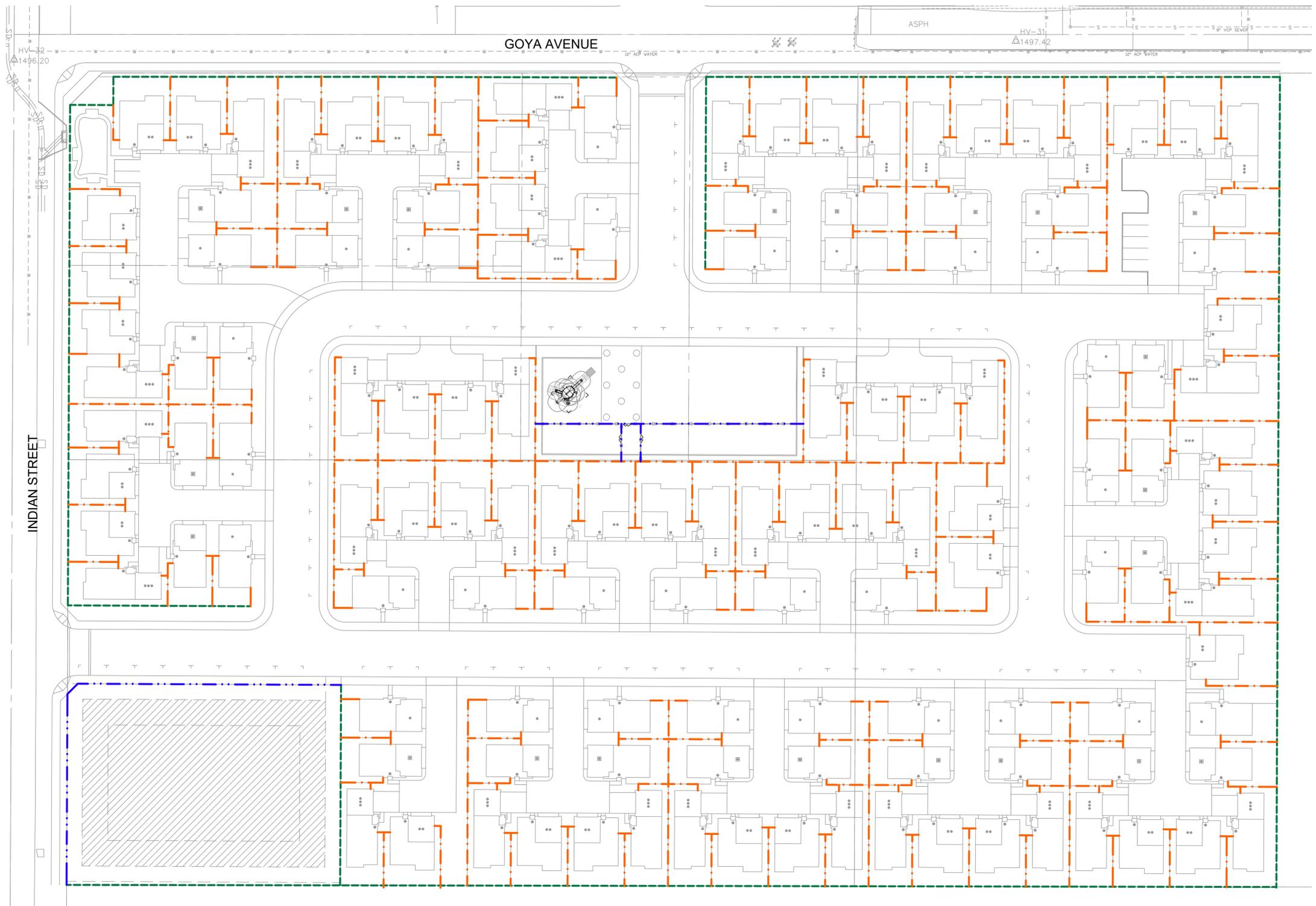
09/11/23



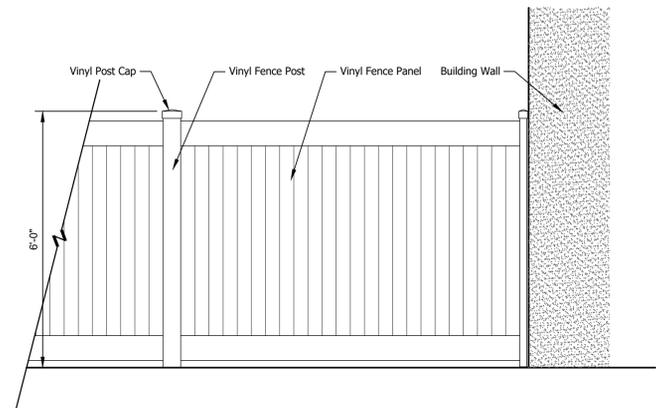
DAVID PATTON / MICHAEL PATTON  
41 CORPORATE PARK, SUITE 250  
IRVINE, CA 92606  
(949) 836-1897

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

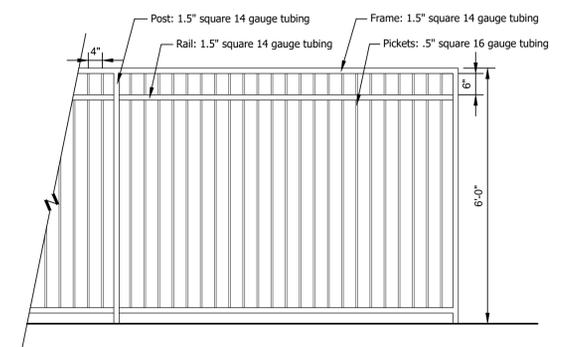
klcarch.com  
JOB #: 22084



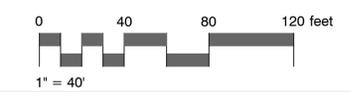
PERIMETER BLOCK WALL



INTERIOR VINYL FENCE



TUBULAR STEEL FENCE



# WALL AND FENCE PLAN

## GOYA AT HERITAGE PARK

MORENO VALLEY, CA

I:\MacHome\Desktop\Wood Architecture\22\22056\_WA-South of Goya, LLC\_Moreno Valley, CA (PD)\Land\Schematic\02\22056\_WA-wall and fence.dwg 25.05.2023 by kurkkoether

**CONTACT INFO**

**DAVID PATTON**  
GOYA AT HERITAGE PARK  
OWNER / DEVELOPER  
41 CORPORATE PARK  
SUITE 250  
IRVINE, CA 92606  
949.852.0266  
dpatton545@gmail.com

**KURT KOETHER**  
WOOD ARCHITECTURE  
LANDSCAPE ARCHITECT  
1512 W MINERAL KING AVE  
VISALIA, CA 93291  
805.468.5300  
kurt@iwoodarchitecture.com

**JASON PASCUAL**  
GREENBERG FARROW  
CIVIL ENGINEER  
30 EXECUTIVE PARK  
SUITE 100  
IRVINE, CA 92614  
949.424.7455  
jpascual@greenbergfarrow.com

**Notes:**

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

**Preliminary MWELO Calculations**

Moreno Valley Eto: 56.6

Landscape Area: 14,882 SF  
Average Plant Factor: 0.03 Low water use plants  
Irrigation Efficiency: 0.81 Drip Irrigation

Landscape Area: 24,700 SF (Retention Basin)  
Average Plant Factor: 0.03 Low water use plants  
Irrigation Efficiency: 0.75 Overhead

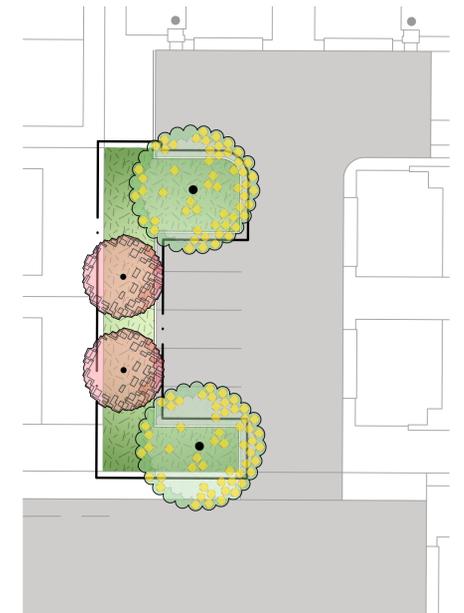
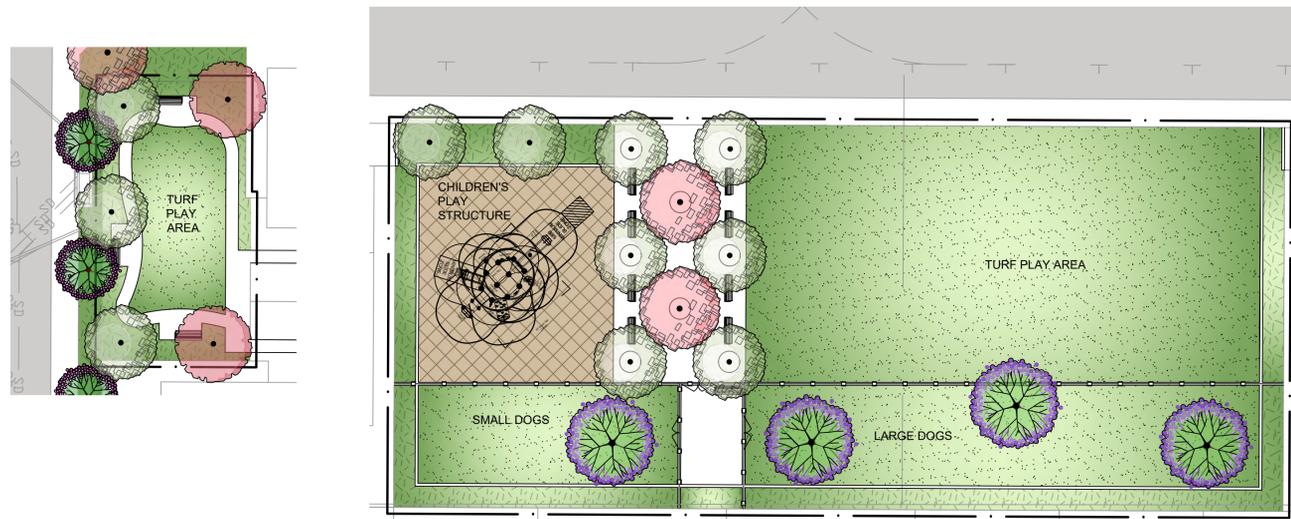
Special Landscape Area: 12,491 SF

Total Regular Landscape Area: 39,582 SF

Total Landscape Area: 52,073 SF

Estimated Annual Water use: **978,465 gallons**

Maximum allowed water Allowance: 1,063,389 gallons



**Moreno Valley Retention Basin approved plants list**

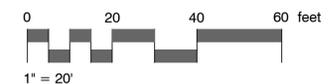
Botanical Name	Common Name
<b>SHRUBS / BUNCH GRASSES</b>	
Achillea millefolium	Yarrow
Anemopsis californica	Yerba Manza
Baccharis douglasii	Marsh Baccharis
Carex praegracilis	California Field Sedge
Carex spissa	San Diego Sedge
Carex subfusca	Rusty Sedge
Eleocharis macrostachya	Pale Spike Rush
Iva hayesiana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

**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
Dasyliion sp.	Desert Spoon
Dianella sp.	Flax Lily
Eriogonum sp.	Wild Buckwheat
Euphorbia sp.	Euphorbia
Frangula (Rhamnus) sp.	Coffeeberry
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	Slender 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
Tecoma x Solar Flare	Tecoma
Teucrium sp.	Germander
Westringia sp.	Coast Rosemary
Xylosma congestum 'Compacta'	Compact xylosma
Yucca rostrata	Big Bend Yucca

**Concept Plant Legend**

	<b>JACARANDA MIMOSIFOLIA</b> Jacaranda
	<b>KOELREUTERIA BIPINNATA</b> -
	<b>LAGERSTROEMIA 'CATAWBA'</b> -
	<b>LAGERSTROEMIA 'MUSKOGEE'</b> -
	<b>LAGERSTROEMIA 'NATCHEZ'</b> Crape Myrtle 'Natchez'
	<b>LAGERSTROEMIA 'TUSCARORA'</b> Crape Myrtle 'Tuscarora'
	<b>LAURUS X 'SARATOGA'</b> -
	<b>PISTACHIA 'KEITH DAVEY'</b> Chinese Pistache 'Keith Davey'
	<b>PLANTING AREA</b> -
	<b>TURF</b> -
	<b>TOT LOT</b> -



**LANDSCAPE CONCEPT PLAN**  
**GOYA AT HERITAGE PARK**  
MORENO VALLEY, CA

**CONTACT INFO**

**DAVID PATTON**  
 GOYA AT HERITAGE PARK  
 OWNER / DEVELOPER  
 41 CORPORATE PARK  
 SUITE 250  
 IRVINE, CA 92606  
 949.852.0266  
 dpatton545@gmail.com

**KURT KOETHER**  
 WOOD ARCHITECTURE  
 LANDSCAPE ARCHITECT  
 1512 W MINERAL KING AVE  
 VISALIA, CA 93291  
 805.468.5300  
 kurt@woodarchitecture.com

**JASON PASCUAL**  
 GREENBERG FARROW  
 CIVIL ENGINEER  
 30 EXECUTIVE PARK  
 SUITE 100  
 IRVINE, CA 92614  
 949.424.7455  
 jpascual@greenbergfarrow.com

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

**Preliminary MWELO Calculations**  
 Moreno Valley Eto: 56.6

Landscape Area: 14,882 SF  
 Average Plant Factor: 0.03 Low water use plants  
 Irrigation Efficiency: 0.81 Drip Irrigation

Landscape Area: 24,700 SF (Retention Basin)  
 Average Plant Factor: 0.03 Low water use plants  
 Irrigation Efficiency: 0.75 Overhead

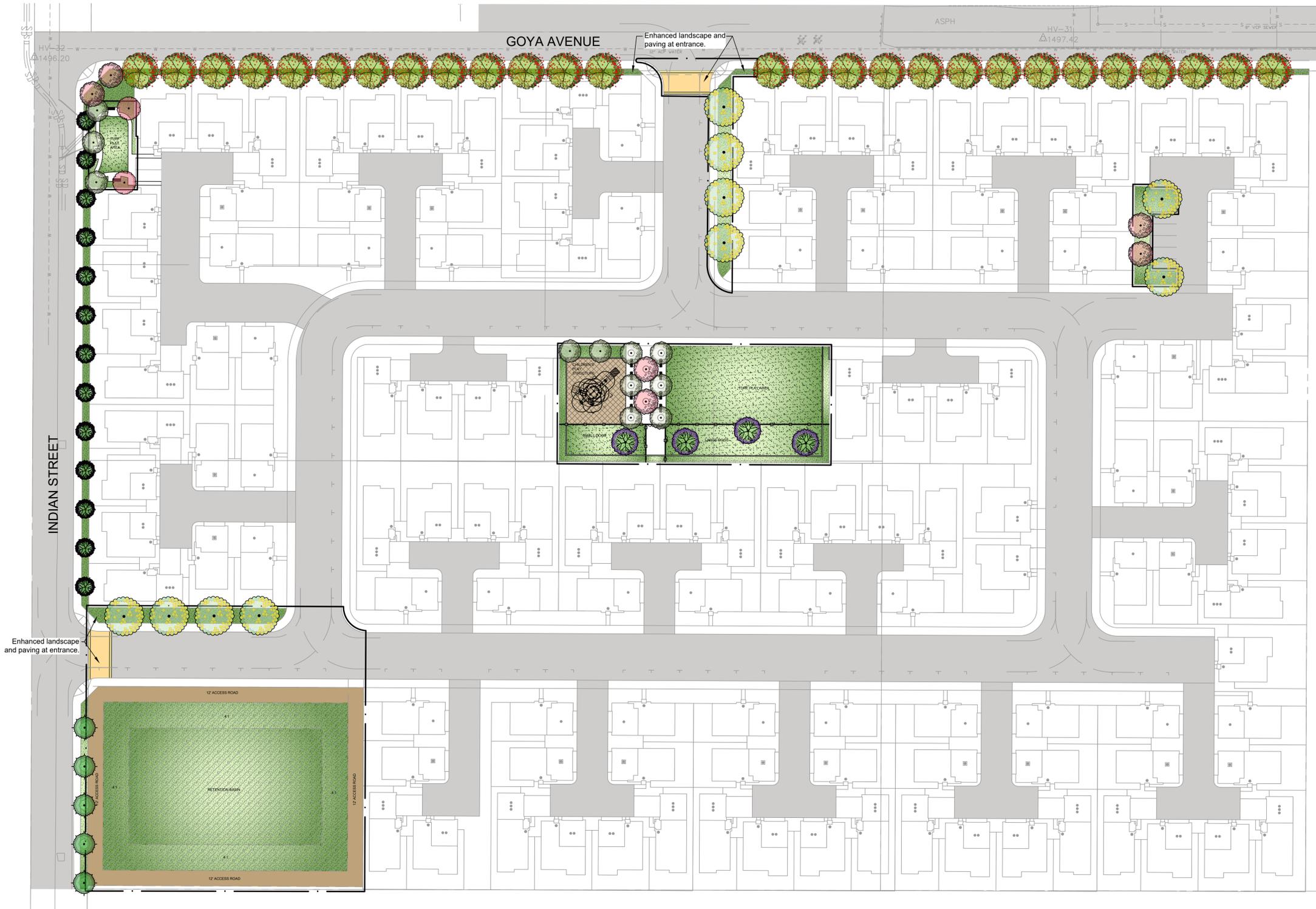
Special Landscape Area: 12,491 SF

Total Regular Landscape Area: 39,582 SF

Total Landscape Area: 52,073 SF

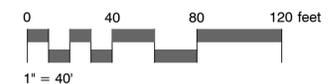
Estimated Annual Water use: **978,465 gallons**

Maximum allowed water Allowance: 1,063,389 gallons



**Concept Plant Legend**

-  JACARANDA MIMOSIFOLIA  
Jacaranda
-  KOELERUTERIA BIPINNATA
-  LAGERSTROEMIA 'CATAWBA'
-  LAGERSTROEMIA 'MUSKOGEE'
-  LAGERSTROEMIA 'NATCHEZ'  
Crape Myrtle 'Natchez'
-  LAGERSTROEMIA 'TUSCARORA'  
Crape Myrtle 'Tuscarora'
-  LAURUS X 'SARATOGA'
-  PISTACHIA 'KEITH DAVEY'  
Chinese Pistache 'Keith Davey'
-  PLANTING AREA
-  TURF
-  TOT LOT



**LANDSCAPE CONCEPT PLAN**  
**GOYA AT HERITAGE PARK**  
 MORENO VALLEY, CA