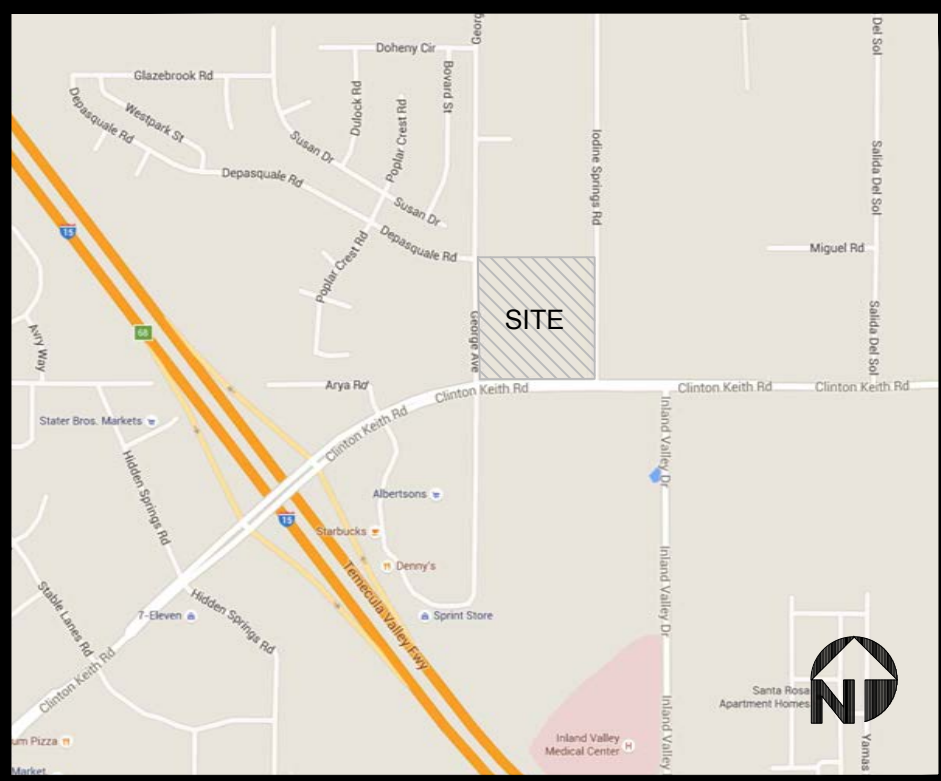


ATTACHMENT F

TTM No. 36952 Exhibit

ATTACHMENT G

Nova Homes Development-Landscape Plans



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL 1 AND 2 (APN:362-250-001-9, 362-250-026-2) OF PARCEL MAP NO. 9806, AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER / APPLICANT:

MARI MINA, LLC
ATT: EMAD BOLOUS
4030 BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL. (909) 262-1558

REPRESENTATIVE:

NOVA HOMES INC.
ATT: TOM MUNGARI
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540-1144

PREPARED BY:

NOVA HOMES INC.
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540-1144

ASSESSOR'S PARCEL NO'S:

362-250-001-9 & 362-250-026-2

UNIT USE:

EXISTING: VACANT, EXISTING SINGLE FAMILY
PROPOSED: 1 LOT DEVELOPMENT WITH 77 UNITS

ZONING:

EXISTING ZONING: RURAL RESIDENTIAL (R-R)
PROPOSED ZONING: PLANNED RESIDENTIAL (R-4)

GENERAL PLAN:

EXISTING: MIXED USE POLICY AREA (MUPA)
PROPOSED: MEDIUM HIGH DENSITY RESIDENTIAL

PROJECT NOTES:

GROSS ACREAGE: 11.7 ACRES
NET ACREAGE: 10.5 ACRES
TOTAL # OF UNITS: 77
DENSITY: 6.6 DU/GROSS AC.

FEMA INSURANCE

PROJECT SITE IS LOCATED IN ZONE X
(AREAS DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOOD PLAIN) PER
FLOOD INSURANCE RATE MAP NO. 06065C2705G

** NOTE: EVERY HOUSE WILL HAVE THEIR OWN TRASH BINS. **

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN: TRACT NO. 36952

77 DETACHED UNITS ON 1 LOT SUBDIVISION WITH SHARED OPEN SPACE
CONDOMINIUM DEVELOPMENT

APN: 376-480-006

APN: 376-480-005

APN: 376-480-004

APN: 376-480-002

APN: 376-480-001

APN: 376-471-008

APN: 376-410-021

APN: 362-731-020

APN: 362-730-017

APN: 362-730-016

APN: 362-730-001

APN: 362-240-028

APN: 362-250-028

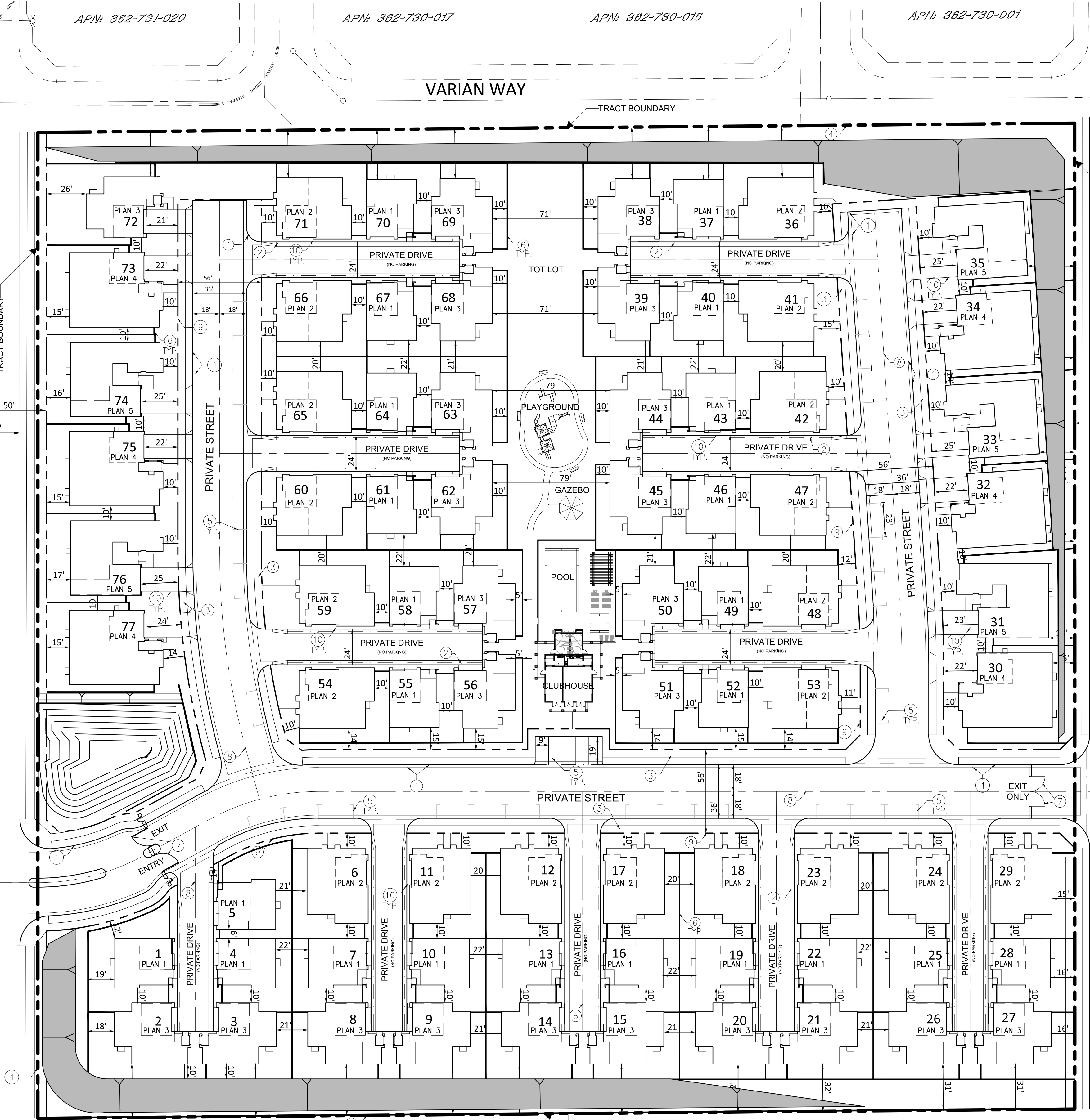
APN: 362-250-029

APN: 362-250-030

GEORGE AVENUE

DEPASQUALE
ROAD

IODINE SPRINGS ROAD



UNIT #	PLAN NAME	UNIT #	PLAN NAME	UNIT #	PLAN NAME	UNIT #	PLAN NAME
1	1	21	3	41	2	61	1
2	3	22	1	42	2	62	3
3	3	23	2	43	1	63	3
4	1	24	2	44	3	64	1
5	1	25	1	45	3	65	2
6	2	26	3	46	1	66	2
7	1	27	3	47	2	67	1
8	3	28	1	48	2	68	3
9	3	29	2	49	1	69	3
10	1	30	4	50	3	70	1
11	2	31	5	51	3	71	2
12	2	32	4	52	1	72	3
13	1	33	5	53	2	73	4
14	3	34	4	54	2	74	5
15	3	35	5	55	1	75	4
16	1	36	2	56	3	76	5
17	2	37	1	57	3	77	4
18	2	38	3	58	1		
19	1	39	3	59	2		
20	3	40	1	60	2		

PARKING ANALYSIS

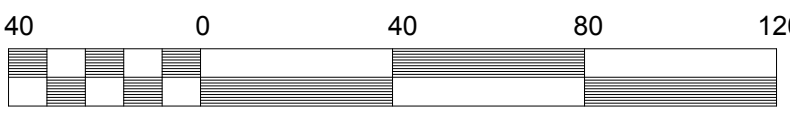
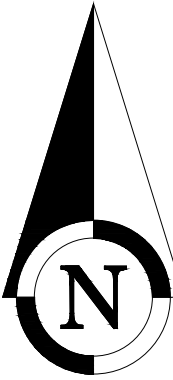
77 X 2.5 = 192.5
154 GARAGE PARKING SPACES
24 DRIVEWAY PARKING SPACES
31 STREET PARKING STALLS
193 PARKING SPACES REQUIRED
210 PARKING SPACES PROVIDED

LEGEND

---	STREET CENTER LINE
---	CURB LINE
---	SIDEWALK
---	PROPOSED 2:1 SLOPE
---	STREET R.W. LINE
---	PROPERTY BOUNDARY
---	PROPOSED FENCE

NOTES

- PROPOSED 6" CURB & GUTTER
- PROPOSED 3" ROLL-CURB
- PROPOSED SIDEWALK
- PROPERTY BOUNDARY
- PROPOSED PARKING STALLS
- PROPOSED FENCE
- PROPOSED GATES
- STREET CENTERLINE
- RIGHT OF WAY
- PROPOSED DRIVEWAY



SCALE 1" = 40'

PREPARED BY:

NOVA HOMES, INC.
Building Value for Homeowners
1232 VILLAGE WAY, SUITE A, SANTA ANA, CA 92705
PH. (714) 540-1144 | FAX. (714) 540-1101
WWW.NOVAHOMESINC.US

DESIGNED BY:

AG

DRAWN BY:

BS

CHECKED BY:

AG

SCALE:

1"=40'

DATE:

11/03/2016

MARK	DESCRIPTIONS	BY	APPR.	DATE
	REVISIONS			

THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN

TRACT NO. 36952

APN'S: 362-250-001 AND 362-250-026

PROJECT NO.

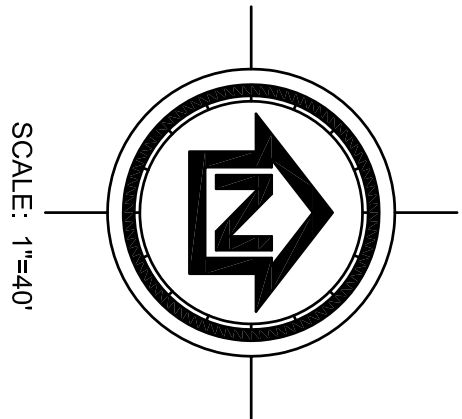
Wildomar-Ridge

CITY OF WILDOMAR

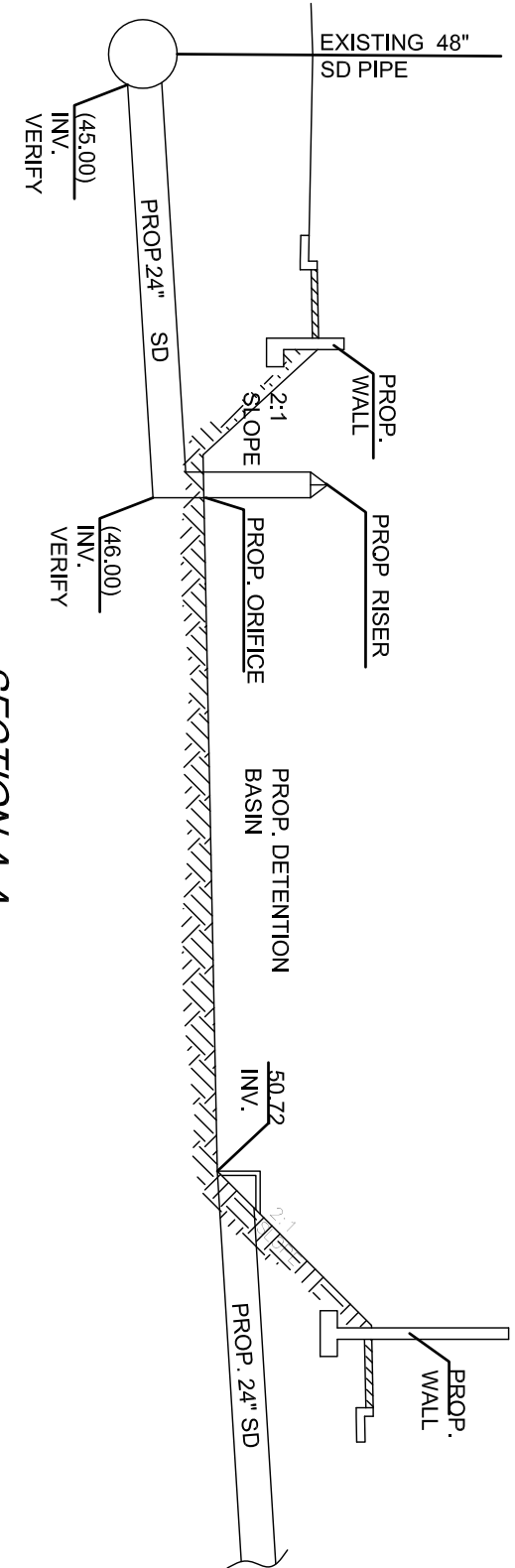
FILE NUMBER

15-0129

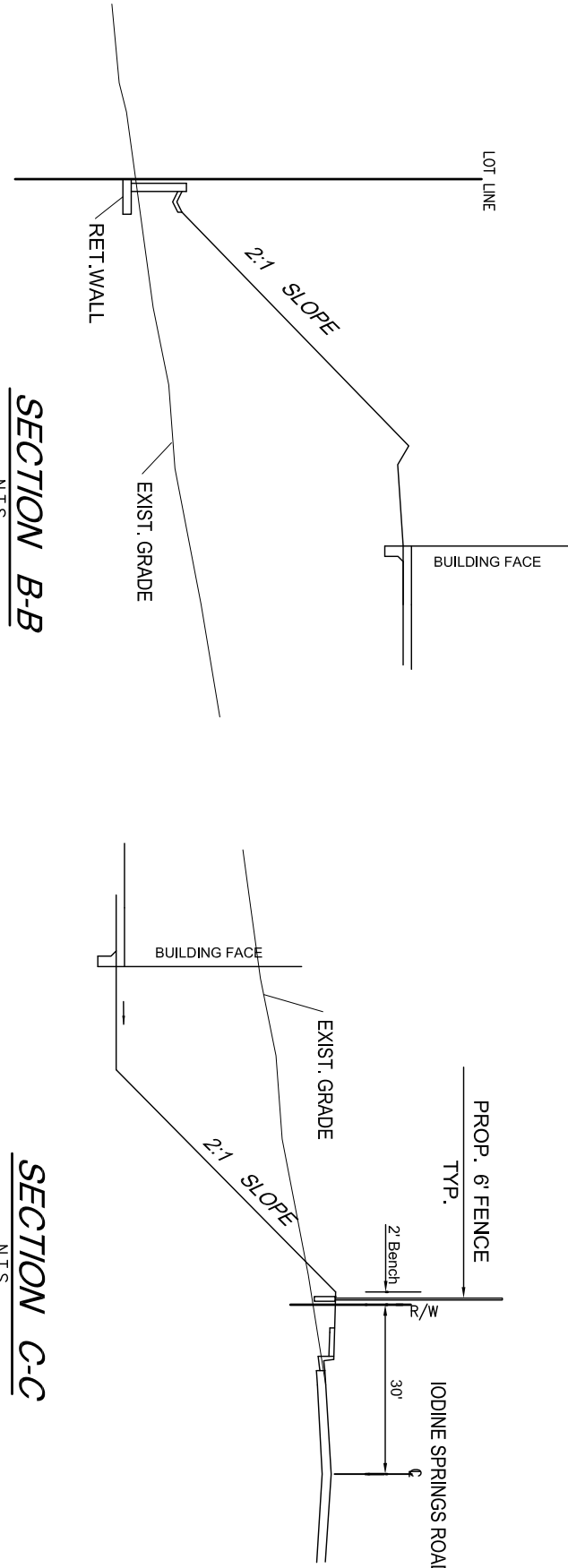
SHEET 1 OF 1



SCALE: 1"=40'



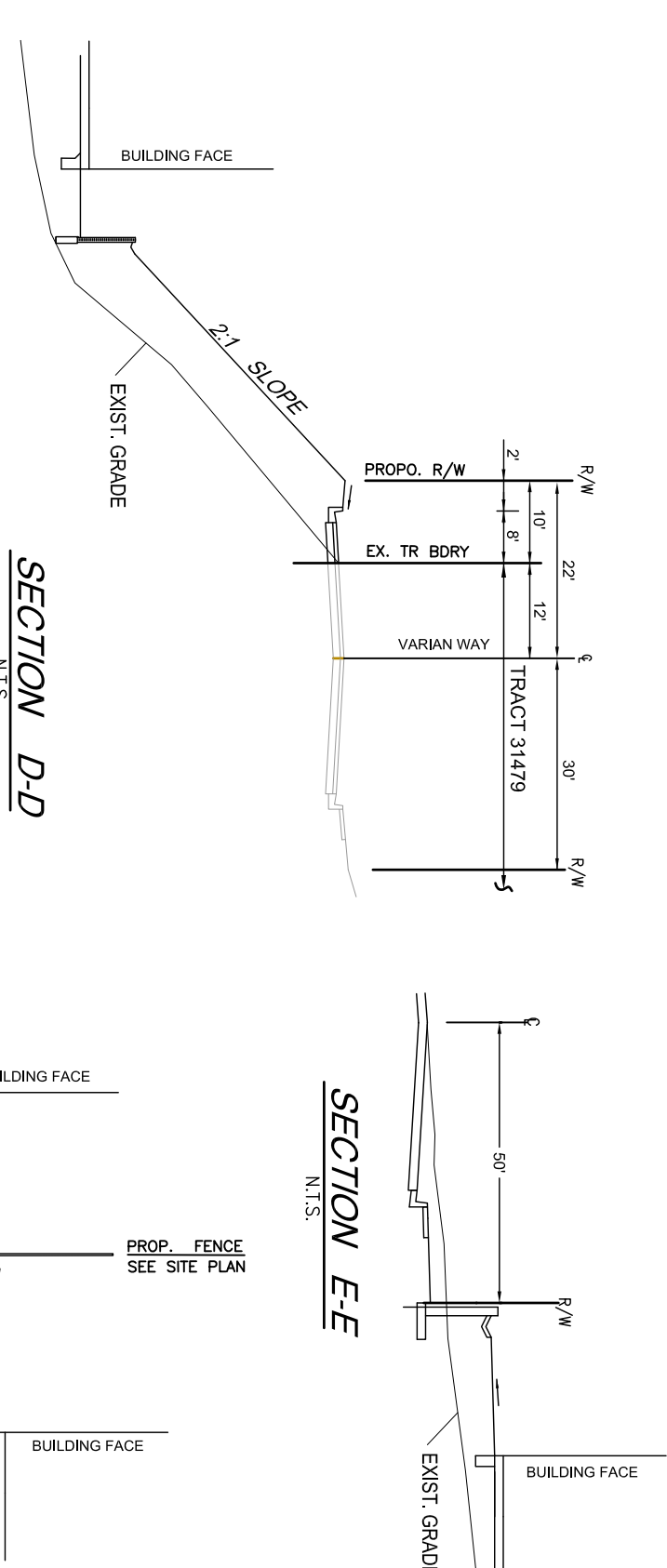
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

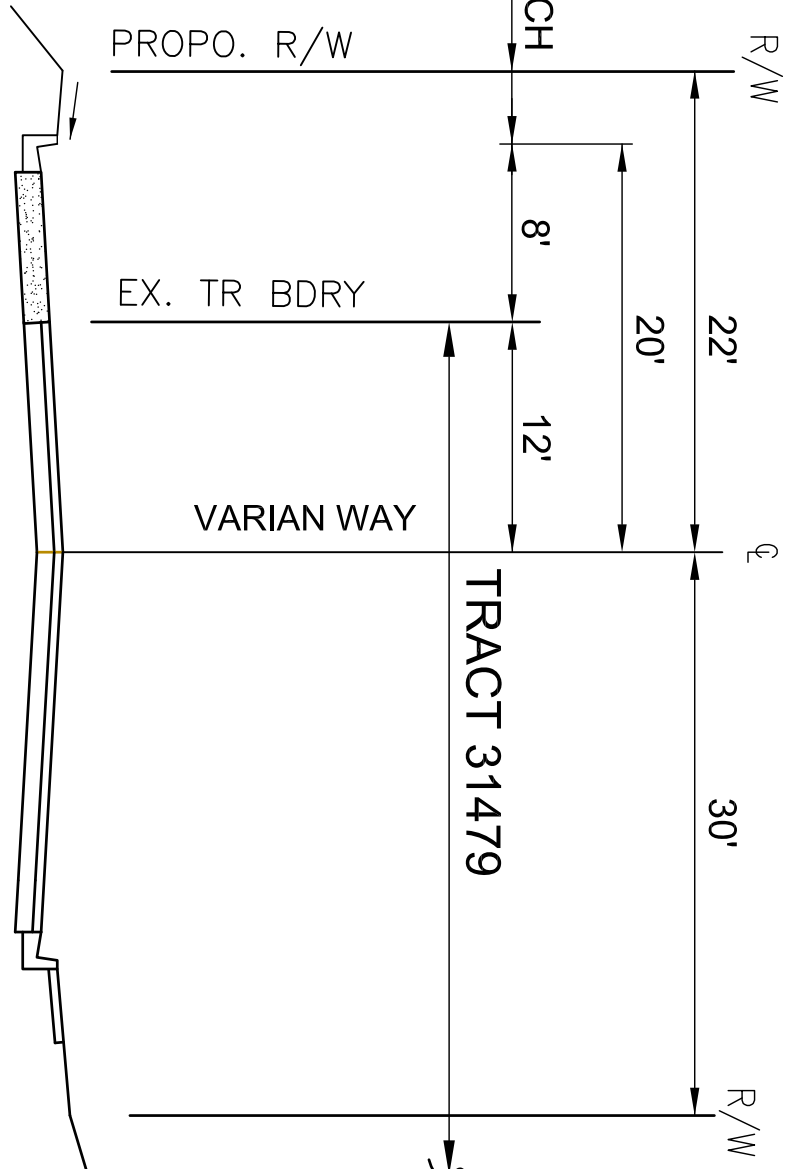
ENTRY PROFILE
N.T.S.



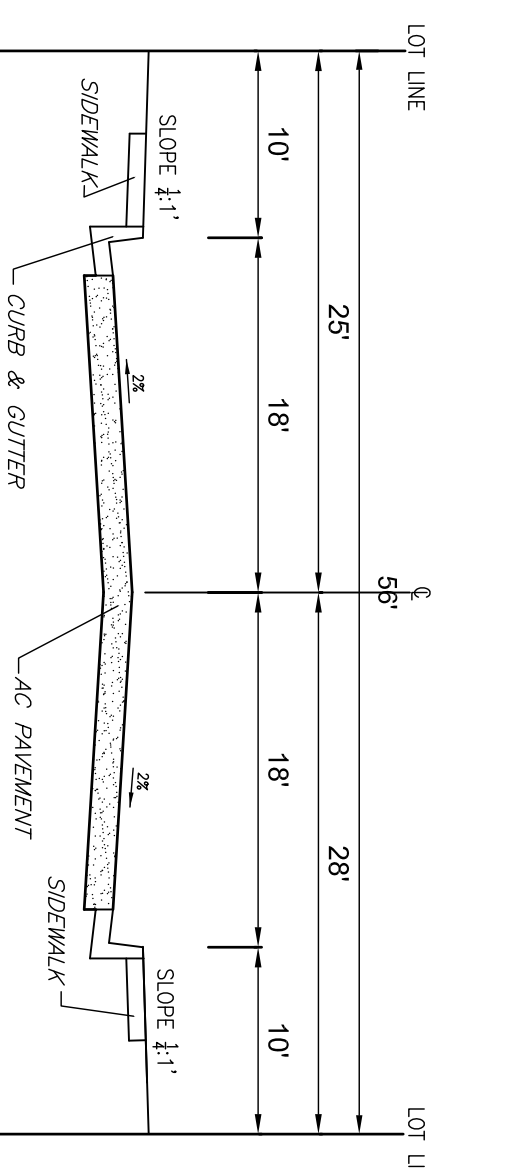
SECTION D-D
N.T.S.

SECTION E-E
N.T.S.

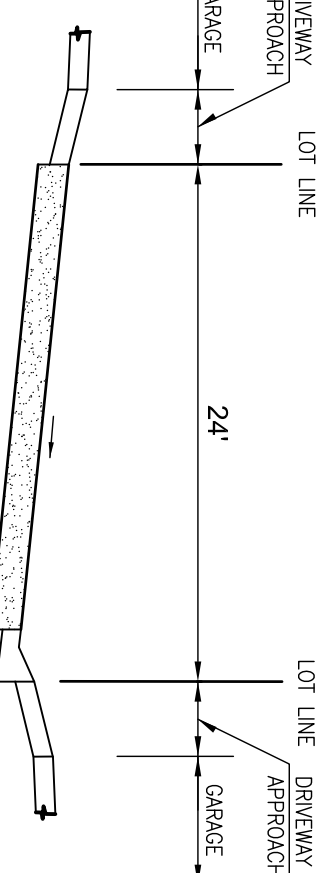
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N.T.S.



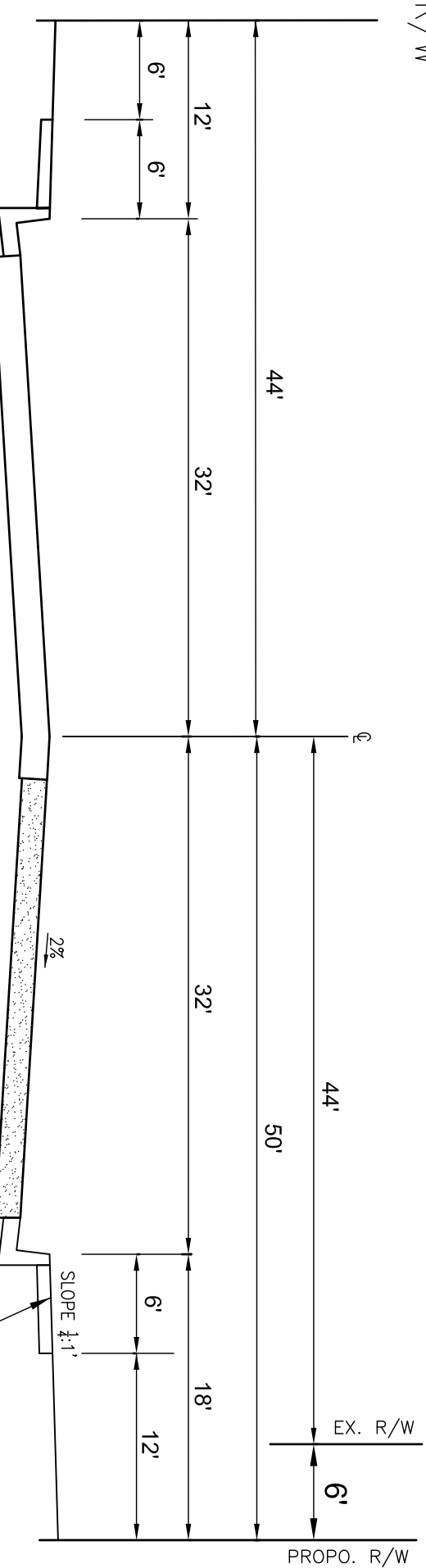
VARIAN WAY
N.T.S.



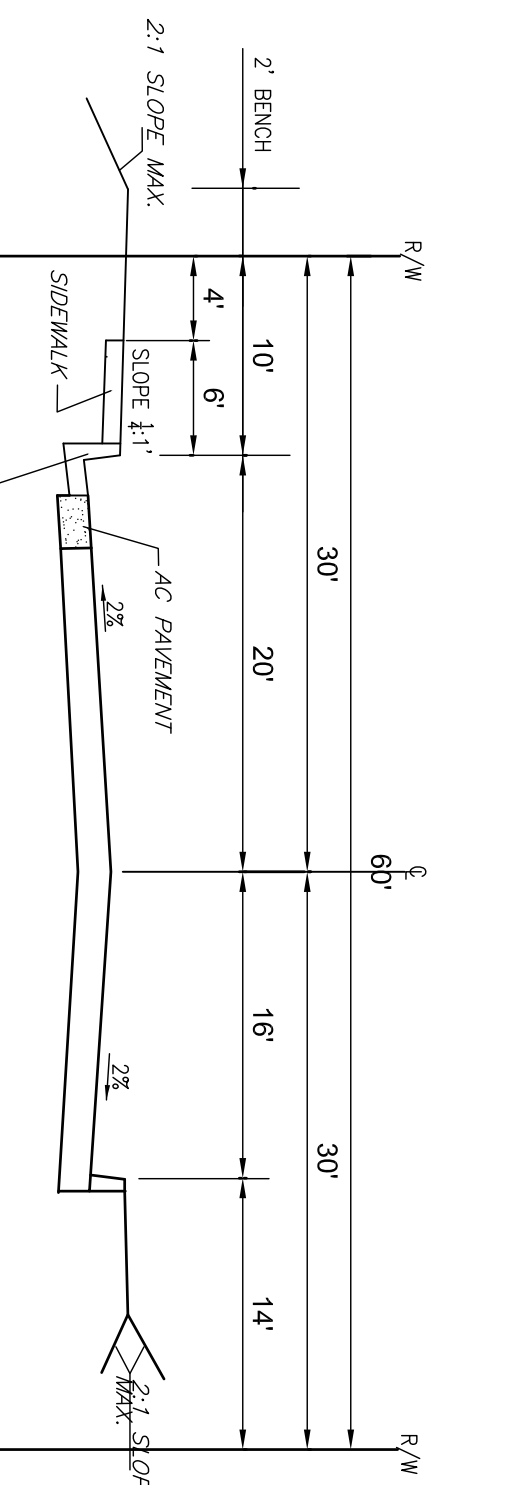
TYPICAL STREET SECTION
N.T.S.



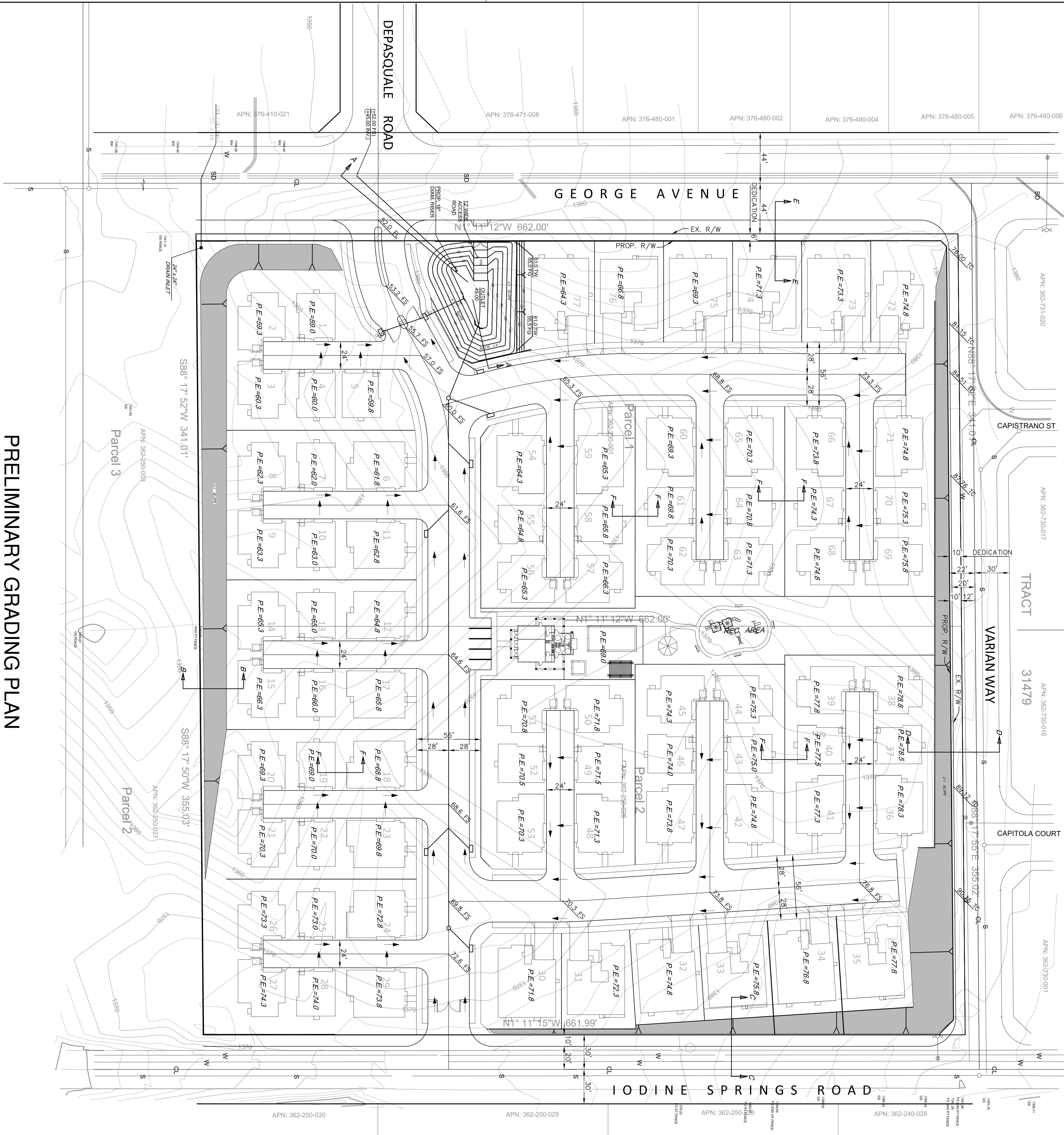
TYPICAL ALLEY SECTION
N.T.S.



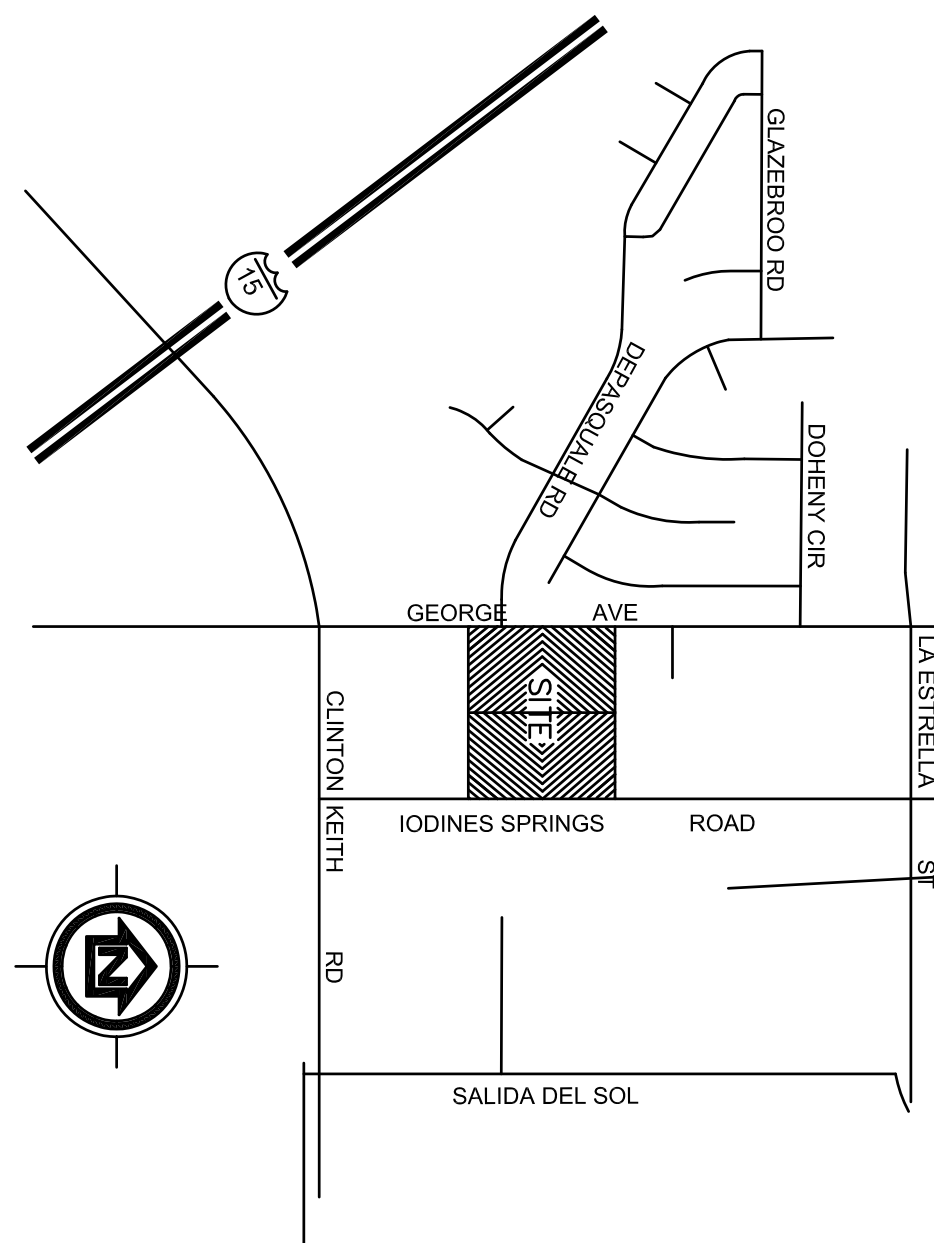
GEORGE AVENUE
N.T.S.



IODINE SPRINGS ROAD
N.T.S.



PRELIMINARY GRADING PLAN



VICINITY MAP

LEGEND

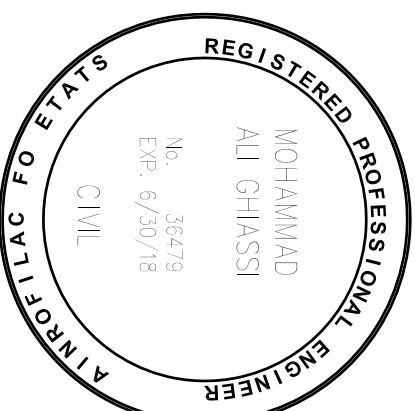
- FINISHED SURFACE
- EXISTING ELEVATION
- CATCH BASIN
- DRAINAGE PIPE
- FLOW LINE

EARTHWORK (RAW)
CUT = 31,000 C.Y.
FILL = 29,000 C.Y.

NOTES:

- For Final Engineering of the Grading Plan incorporate recommendations from Soil Report, include over excavation limits and quantities.
- Supplemental testing / observation / recommendation after mass grading is required.
- Should the Final MOWP support placement of a basin, provide maintenance access to the bottom of the basin. Also include a visible feature showing the maximum level of silt build up so that routine maintenance can be performed.

BENCHMARK:
T-5941 COUNTY OF RIVERSIDE
FROM THE INT. OF WY STREET AND WASHINGTON, 3.6 MILES
NW ON WASHINGTON/PALOMAR STREETS TO THE INT. OF
CLINTON KIETH ROAD, 0.5 MILES S ON CLINTON KIETH ROAD
TO THE INT. OF GRAND AVENUE THE NORTH COR. OF T INT.
124.8 FT W OF GRAND AVENUE THE NORTH COR. OF T INT.
6 NE A TYP WITH PLASTIC PLUG LS2602.2 S OF A CHAIN LINK
FENCE AROUND A SCE POWER STATION, ELEV. 1193.072



OWNER/SUBDIVIDER:
MAGI VANA, LLC
4030 BIRCH STREET
SUITE 100
RIVERSIDE, CA 92503
TELEPHONE: (909) 262-1558
ATTN: Emad Belouis

PREPARED BY:
TL Group Corp.
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
1442 Irvine Blvd, Suite 208
Tustin, CA 92780 TEL: (714) 982-4057

PRELIMINARY GRADING PLAN

TENTATIVE TRACT MAP No. 36952
LOCATED IN THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

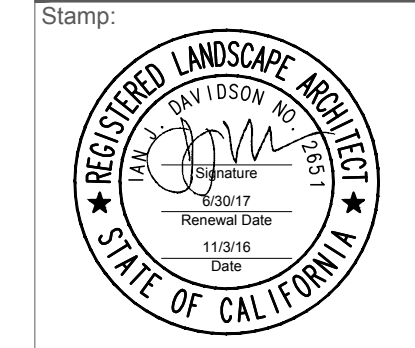
SCALE: 1"=40'
JUN. 15-101
DATE: 07-23-2016
SHEET: 1 OF 1



- ### FEATURE LEGEND
- 1 MAJOR ENTRY
 - 2 IODINE SPRINGS EXIT
 - 3 CLUBHOUSE & REC. AREA (POOL WITH FENCING)
 - 4 DETENTION BASIN
 - 5 ALLEY
 - 6 TYP. INTERIOR STREET

WILDOMAR
RIDGE
TTM # 36952
GEORGE
AVENUE &
DEPASQUALLE
ROAD

IDLA
Ian Davidson
Landscape
Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com



Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ###
Drawn By: IDLA

LANDSCAPE MASTER PLAN

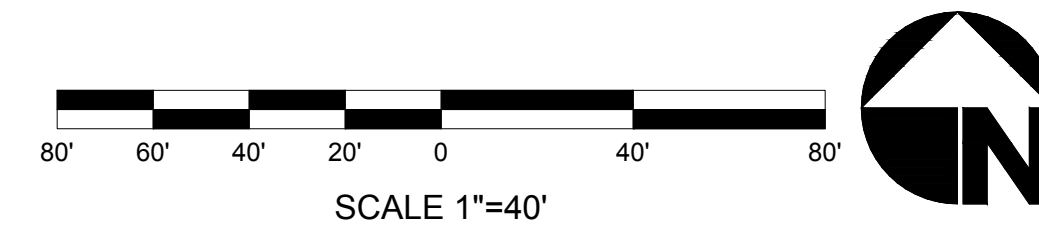
L-1
Sheet ___ of ___

LANDSCAPE MASTER PLAN 40 SCALE

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	LOW	0.2
PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	GRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	GRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2



**CITY OF WILDOMAR
PLAN REVIEW**

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

The permittee shall ensure that all plans, specifications and construction conducted hereunder shall comply in all respects to the applicable codes, ordinances, and these approved plans. By commencing construction hereunder, the contractor agrees to release and indemnify the City of Wildomar and its consultants from and against any code violations, errors, omissions, and deviations in the completed work.

The issuance or granting of a permit based on approval of these plans shall not allow nor approve any violation of the applicable codes or ordinances. No permit presumed to give authority to violate or cancel the provisions of such codes or ordinance shall be valid.

BY: _____ DATE: _____

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.



PERENNIALS					
BOTANICAL NAME		COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW	0.2
	LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
	LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	24" BOX	MODERATE	0.5
	PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
	PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2



- 1 Entry Monument
(WITH LIGHTING)
- 2 Concrete Sidewalk
- 3 Landscaped Median
- 4 Landscaped Parkway
- 5 Site Wall
- 6 Entry Gate
(WITH PLASTER & DECORATIVE BLOCK OR STUCCO
FINISH AND CAP)
- 7 PEDESTRIAN ENTRY GATE
(DECORATIVE DESIGN)
- 8 DECORATIVE ENTRY PAVEMENT
(TERRAZZO, STUCCO, CONCRETE, POLISHED CONCRETE)

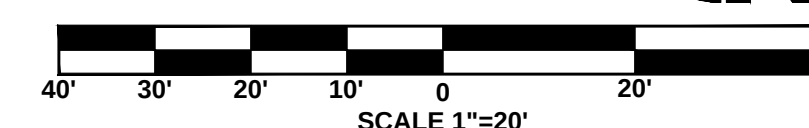
These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

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BY: _____ DATE: _____

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR





BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24" BOX	MODERATE	0.5
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEWE PINE	24" BOX	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2



Sheet ____ of ____

I D L A

**Ian Davidson
Landscape
Architecture**

3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com



L-4



- ## TYPICAL INTERIOR STREET SECTION

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR

I D L A

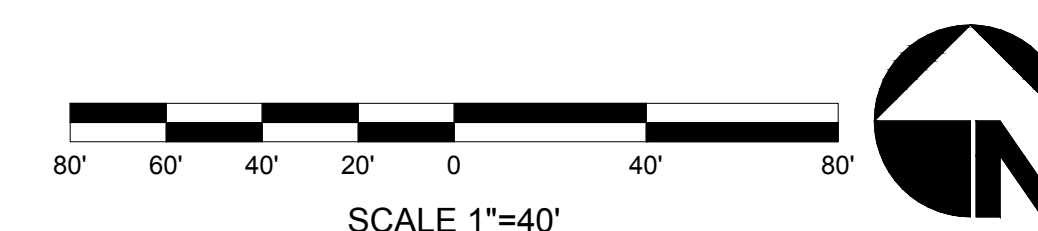
**Ian Davidson
Landscape
Architecture**

3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Project #:	10416
Date:	11/3/2016
Issued For:	####
Drawn By:	IDLA

L-5

Sheet ____ of ____



These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

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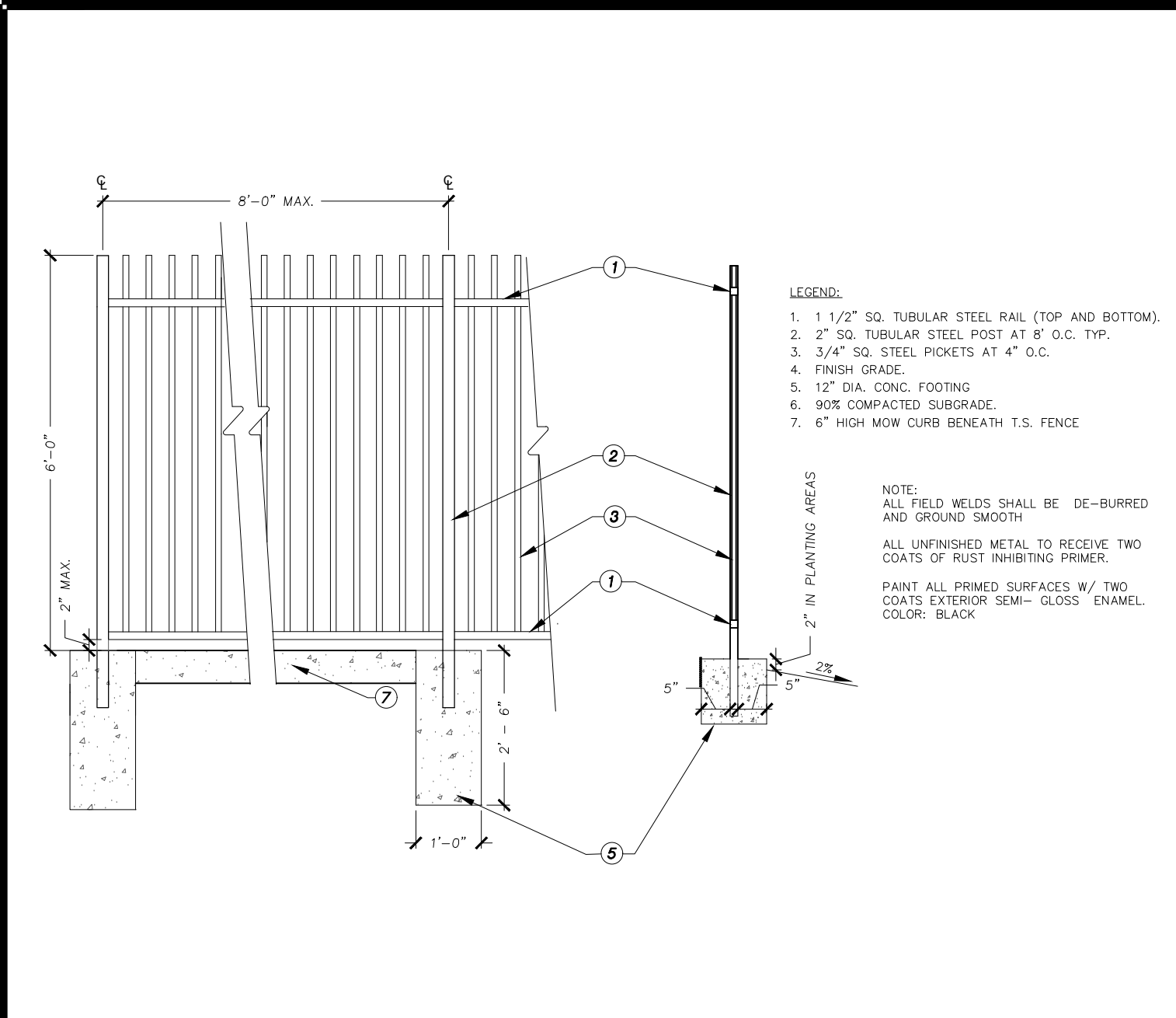
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ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.

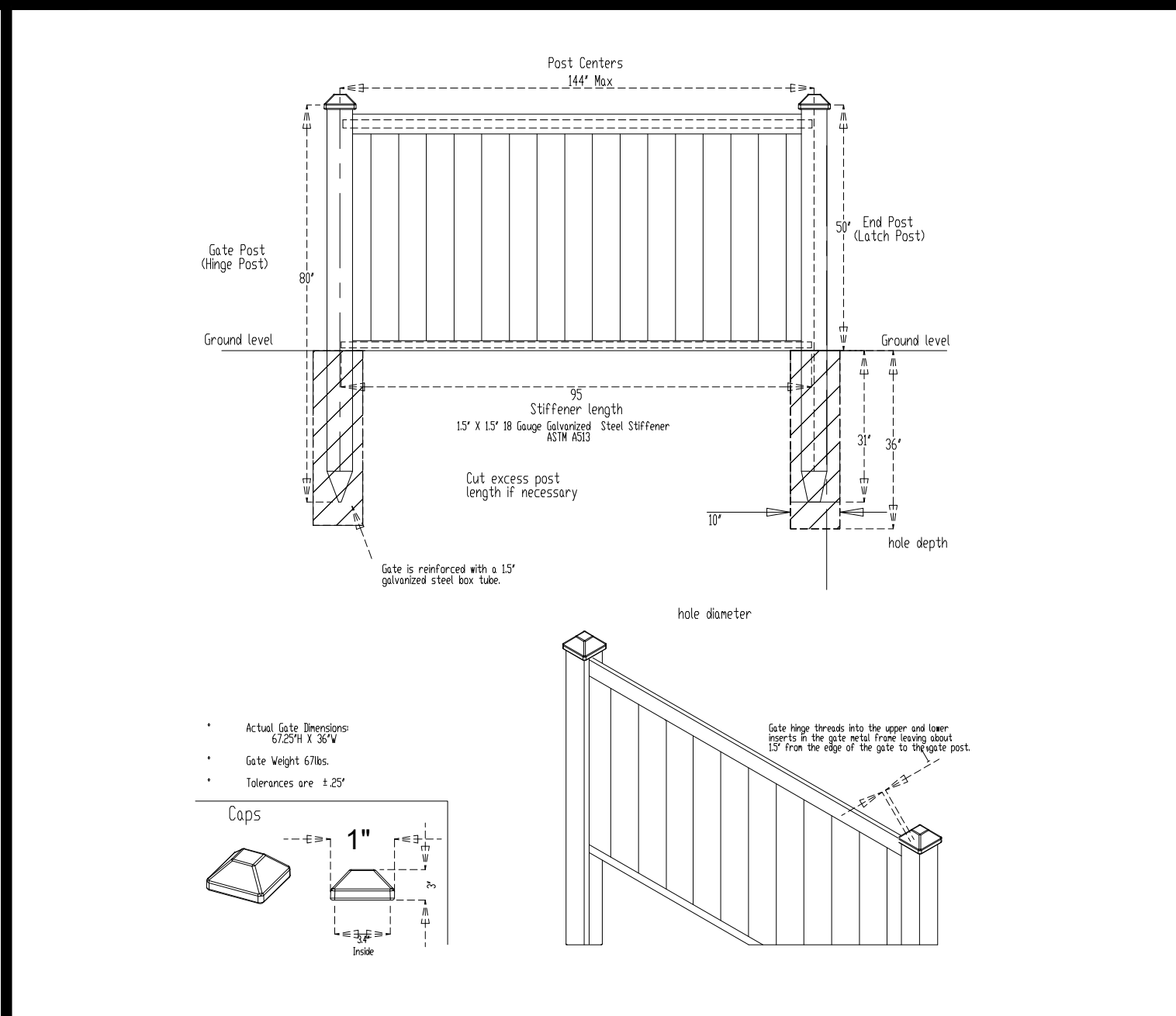
	6' H CMU SPLIT FACE WALL	(SEE SHEET L-6, DETAIL C)
	6' H VINYL GATE	(SEE SHEET L-6, DETAIL B)
	6' H VINYL FENCE	(SEE SHEET L-6, DETAIL A)
	6' H TUBE STEEL FENCE	(SEE SHEET L-6, DETAIL D)
	DECORATIVE PILASTER	(SEE SHEET L-6, DETAIL E)

NOTE - SEE SHEET L-3 FOR RECREATION COMPLEX WALL AND FENCE INFORMATION

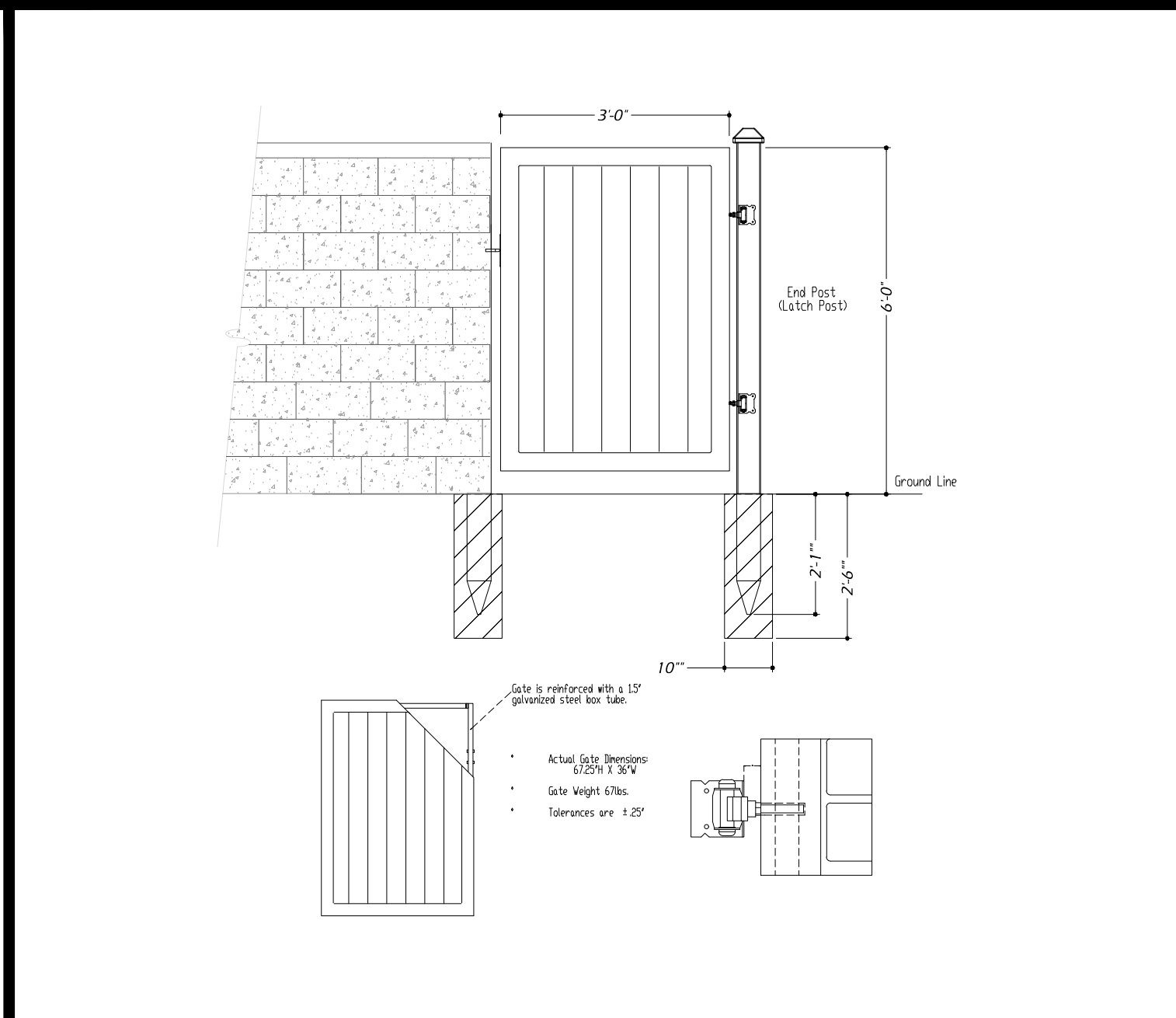
COPYRIGHT 2016. These drawings and designs are the sole property of IAN DAVIDSON LANDSCAPE ARCHITECTURE INC. All rights reserved. No liability is assumed for any unauthorized deviations from these documents.



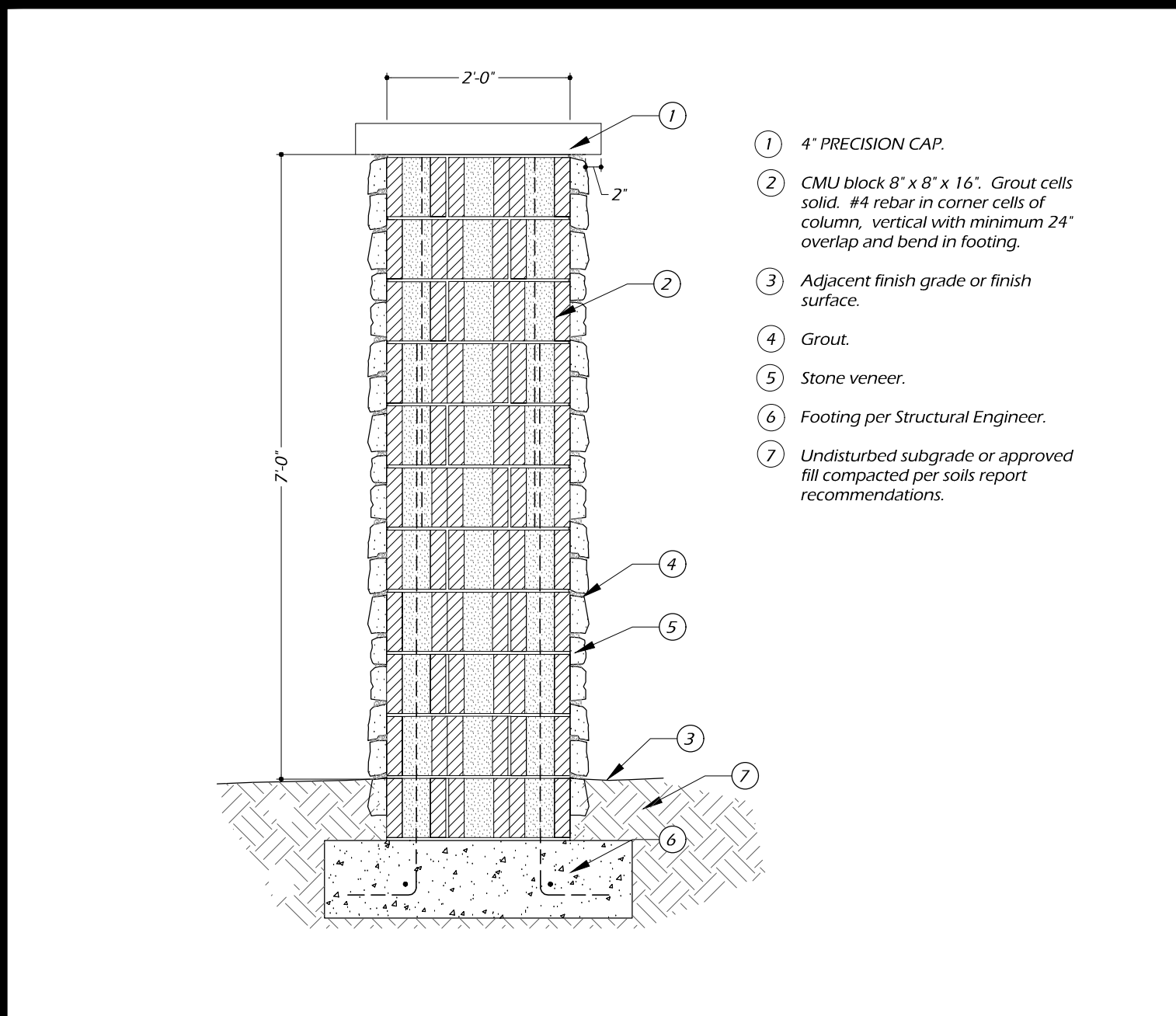
D | TUBULAR STEEL FENCE



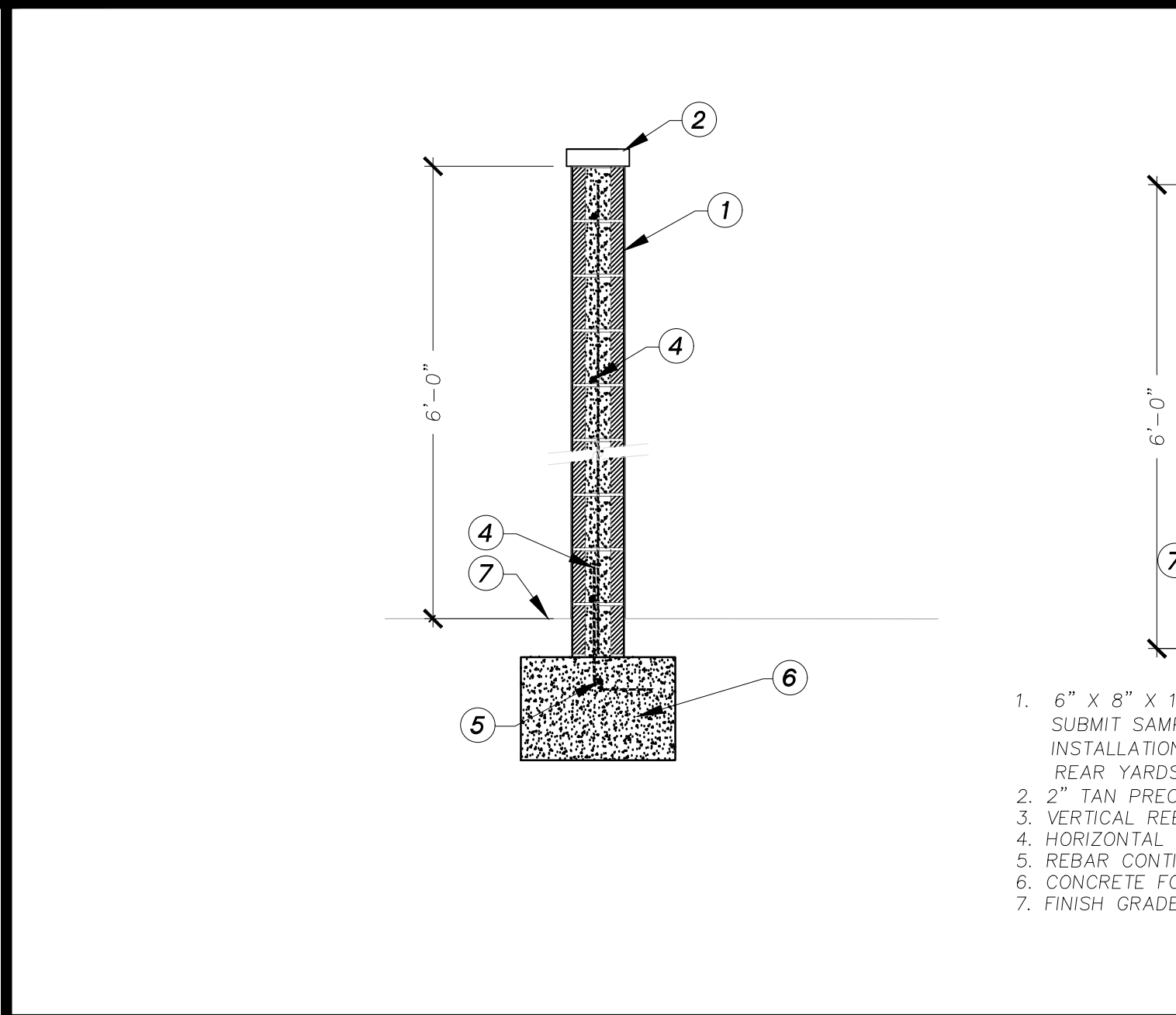
A | VINYL FENCE



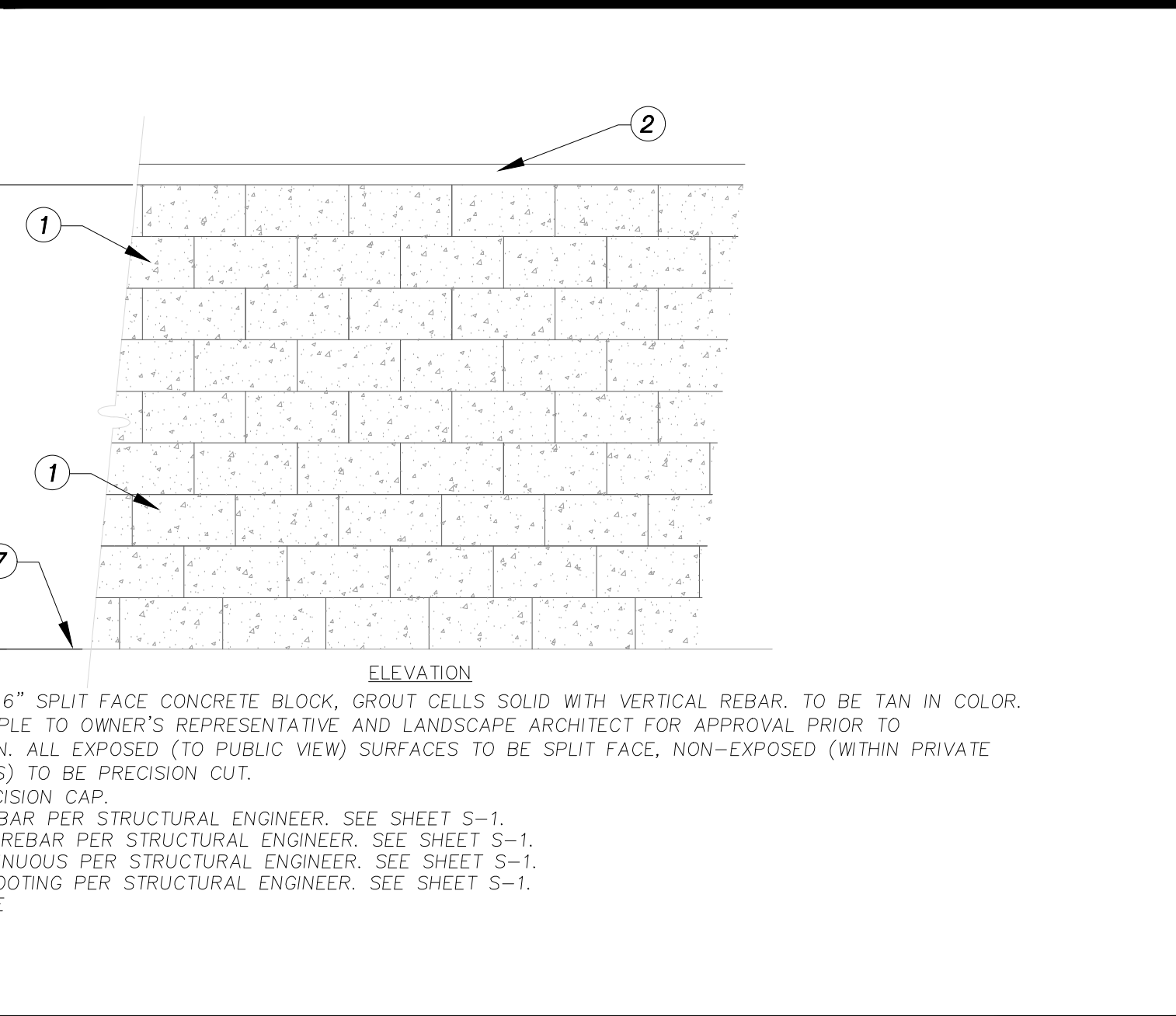
B | VINYL GATE



E | PILASTER



C | CMU SPLIT FACE WALL



B | VINYL GATE

**WILDOMAR
RIDGE**
TTM # 36952
GEORGE
AVENUE &
DEPASQUALLE
ROAD

IDLA
Ian Davidson
Landscape
Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com



Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

WALL AND FENCE DETAILS

L-6

**CITY OF WILDOMAR
PLAN REVIEW**

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BY: _____ DATE: _____

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.

I D L A

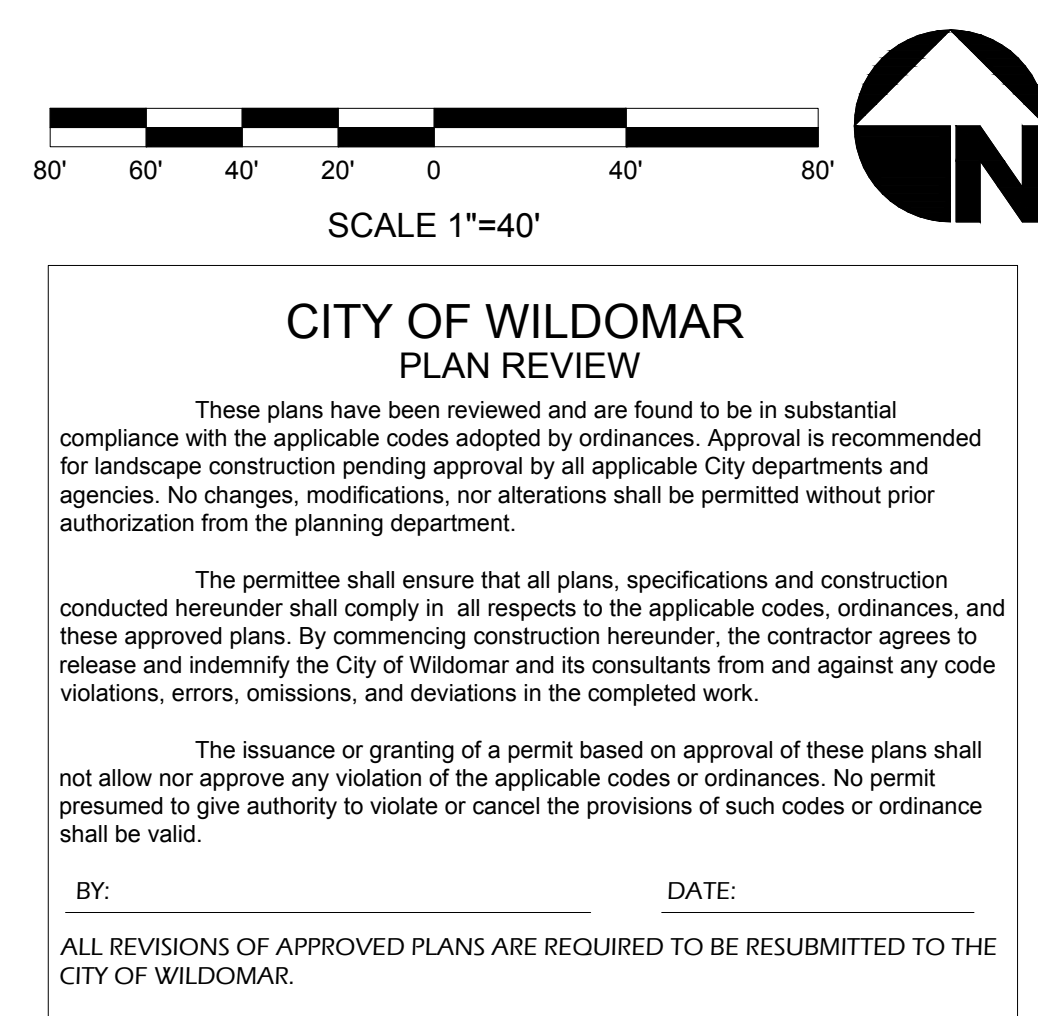
**Ian Davidson
Landscape
Architecture**

3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Project #:	1041
Date:	11/3/20
Issued For:	####
Drawn By:	IDLA

L-7

Sheet 4 of 4



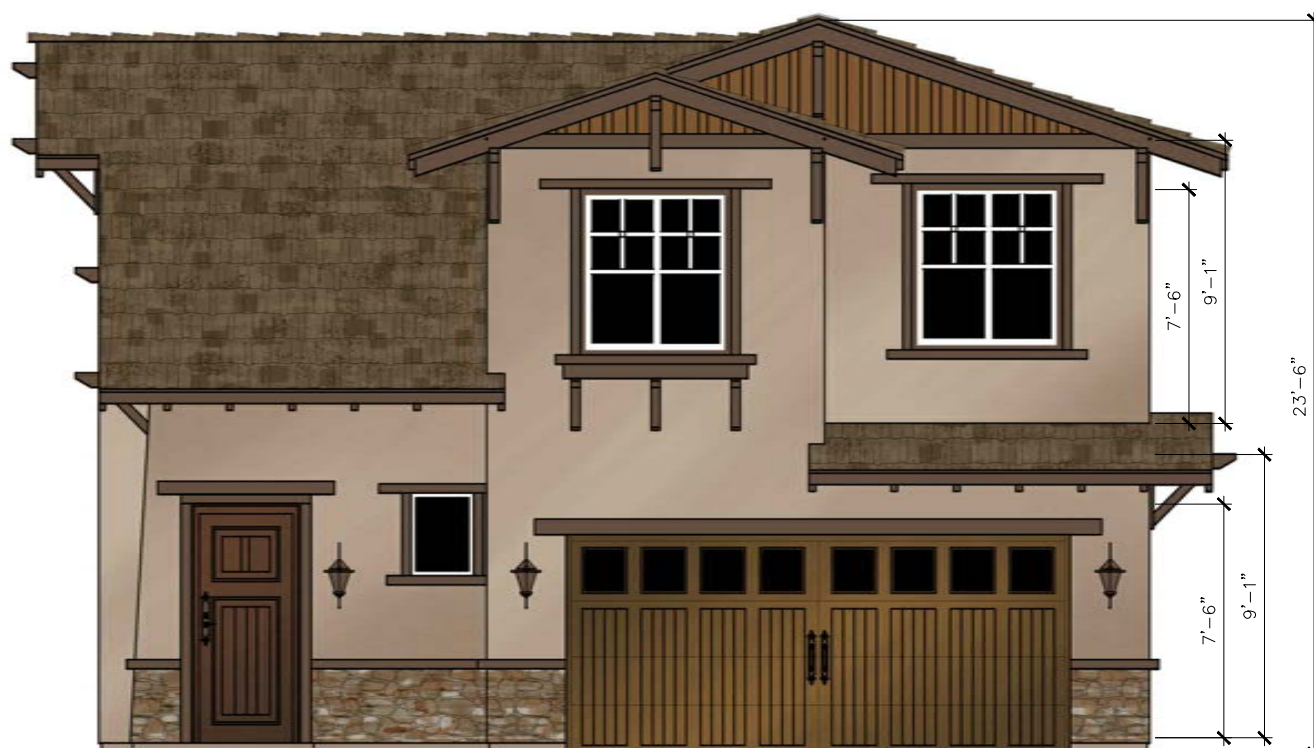
LEGEND

	HOMEOWNER MAINTAINED
	HOMEOWNER ASSOCIATION MAINTAINED

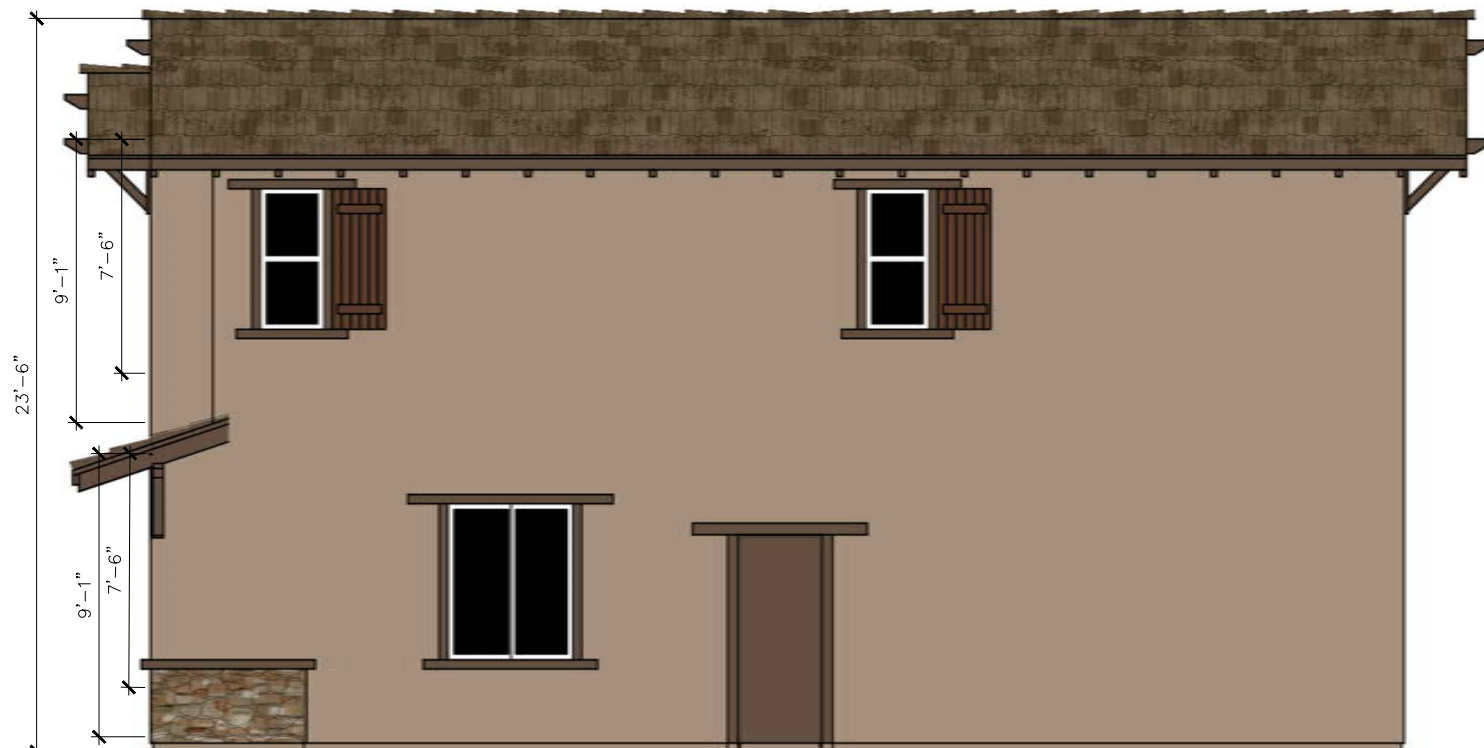
NOTE - EACH HOMEOWNER TO MAINTAIN ALL REAR YARD PLANTING.

ATTACHMENT H

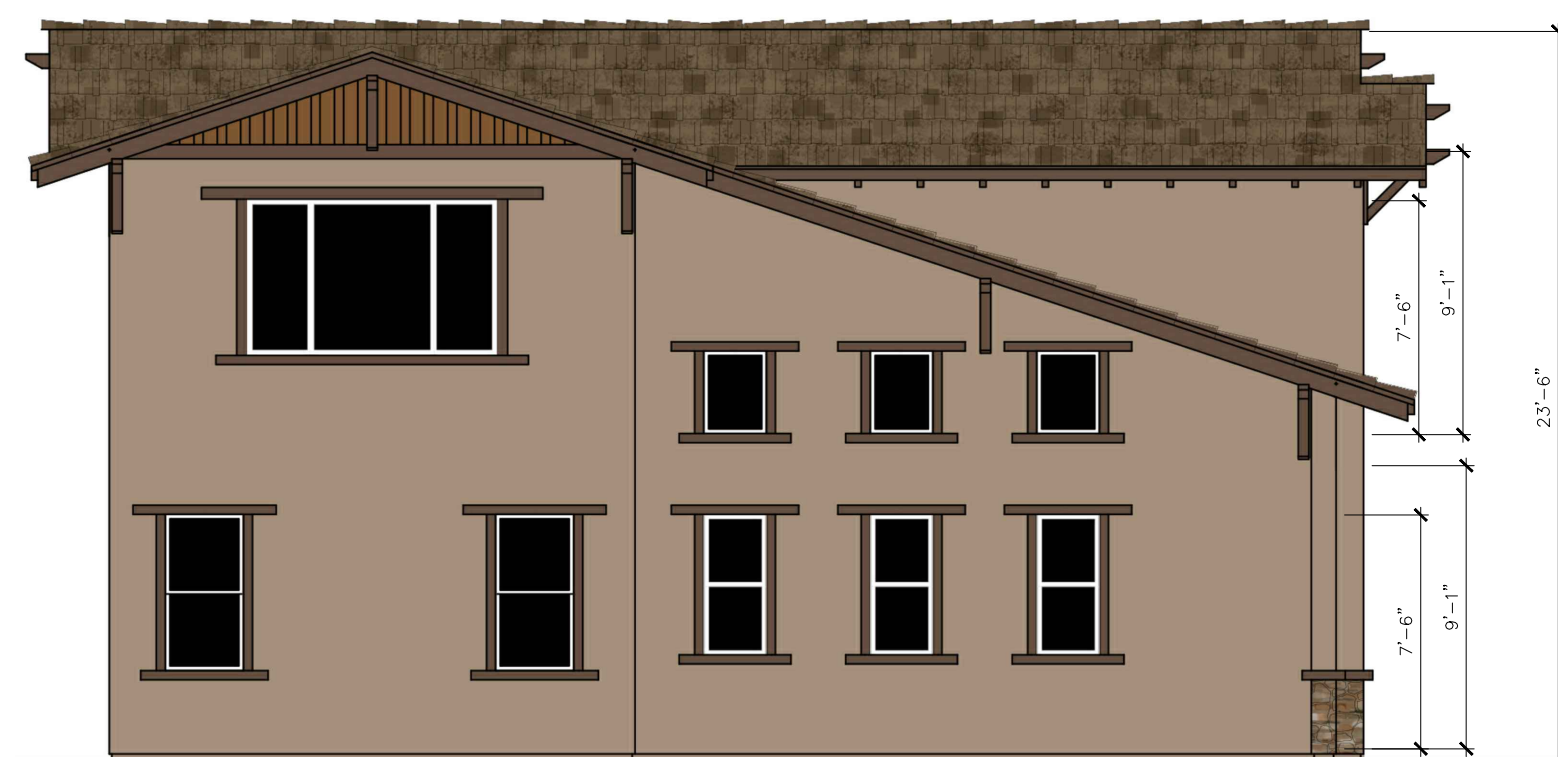
Nova Homes Colored Architectural Elevations



FRONT ELEVATION



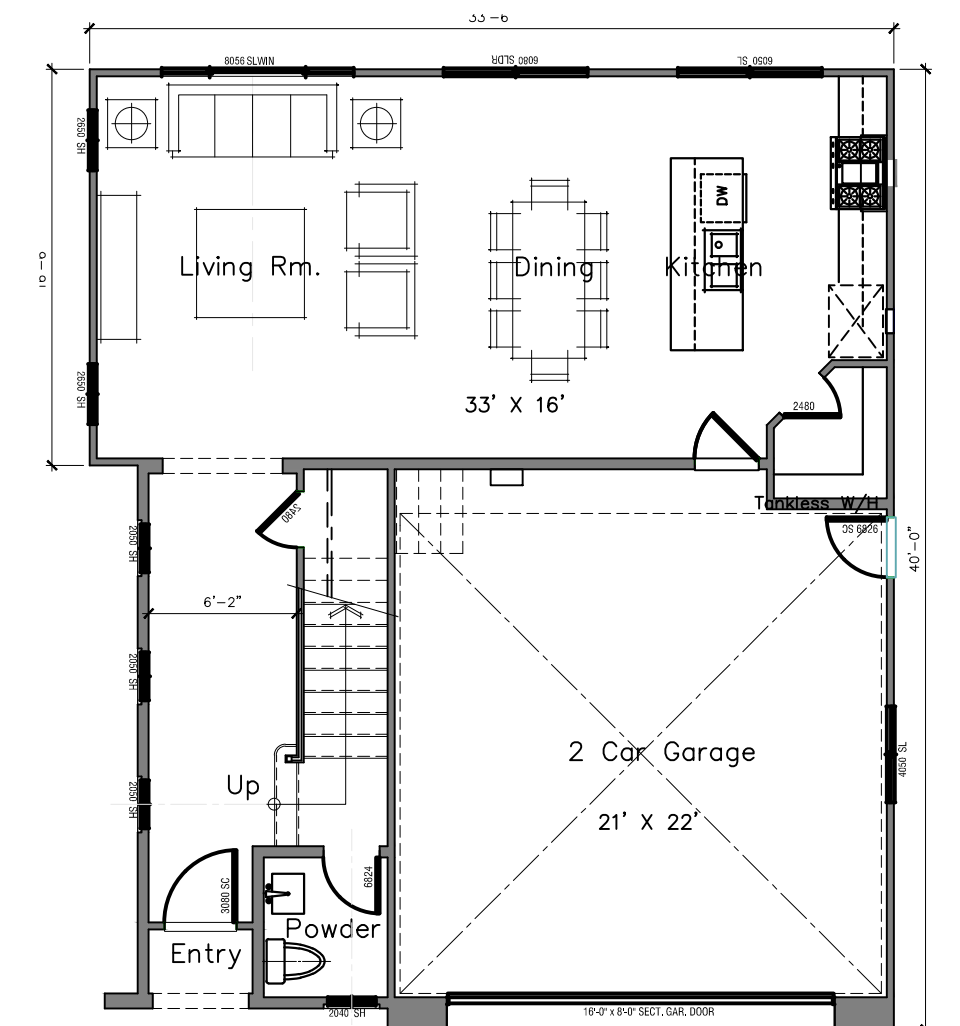
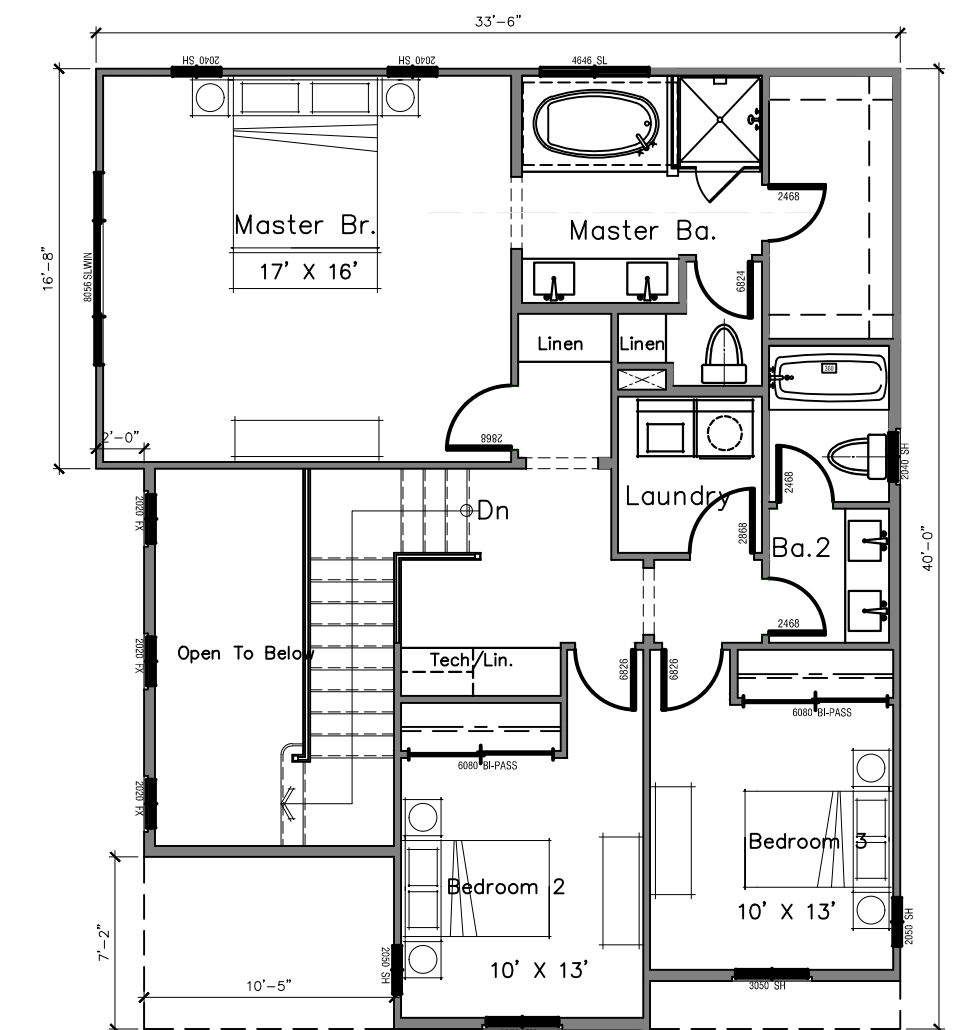
RIGHT ELEVATION



LEFT ELEVATION



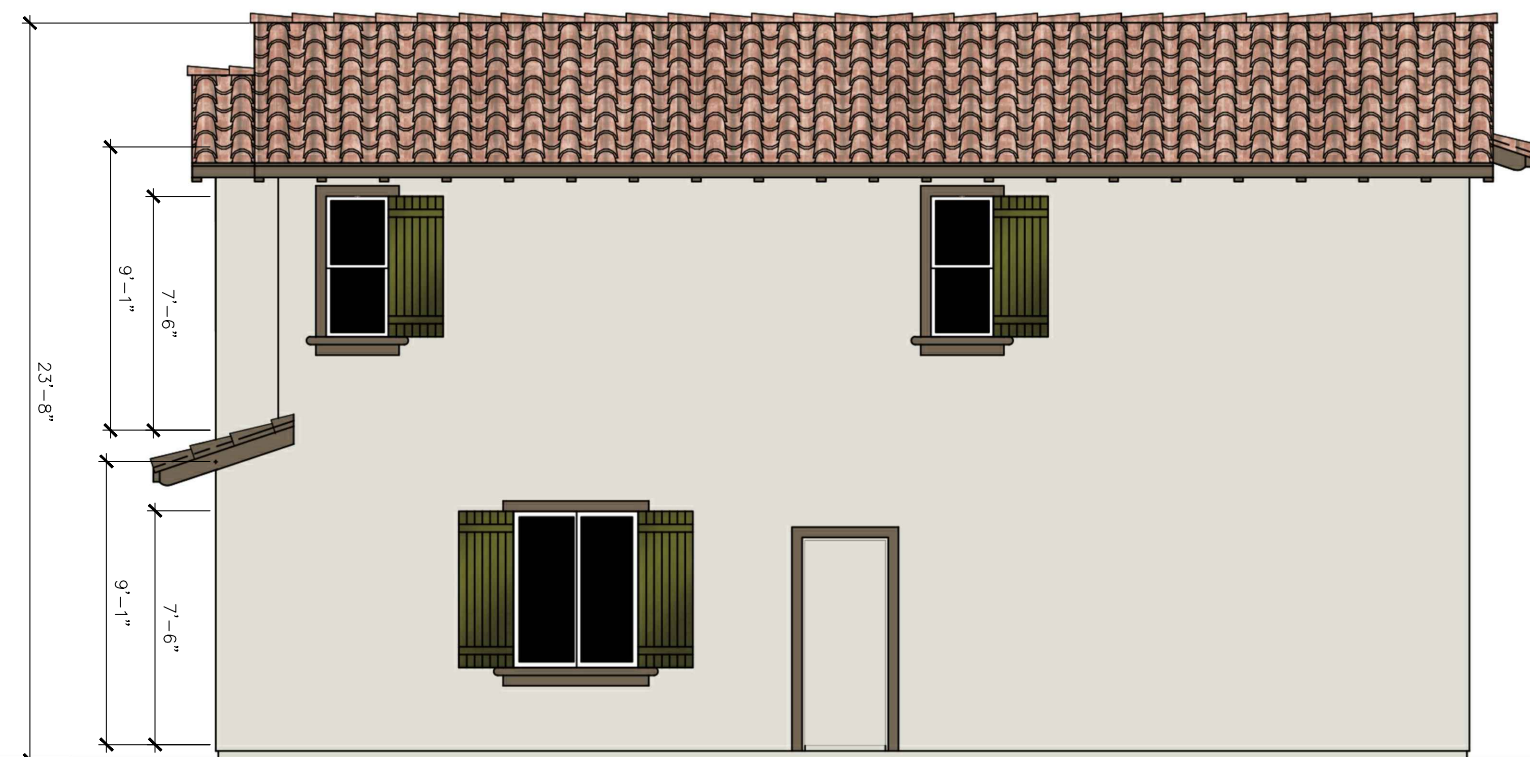
REAR ELEVATION



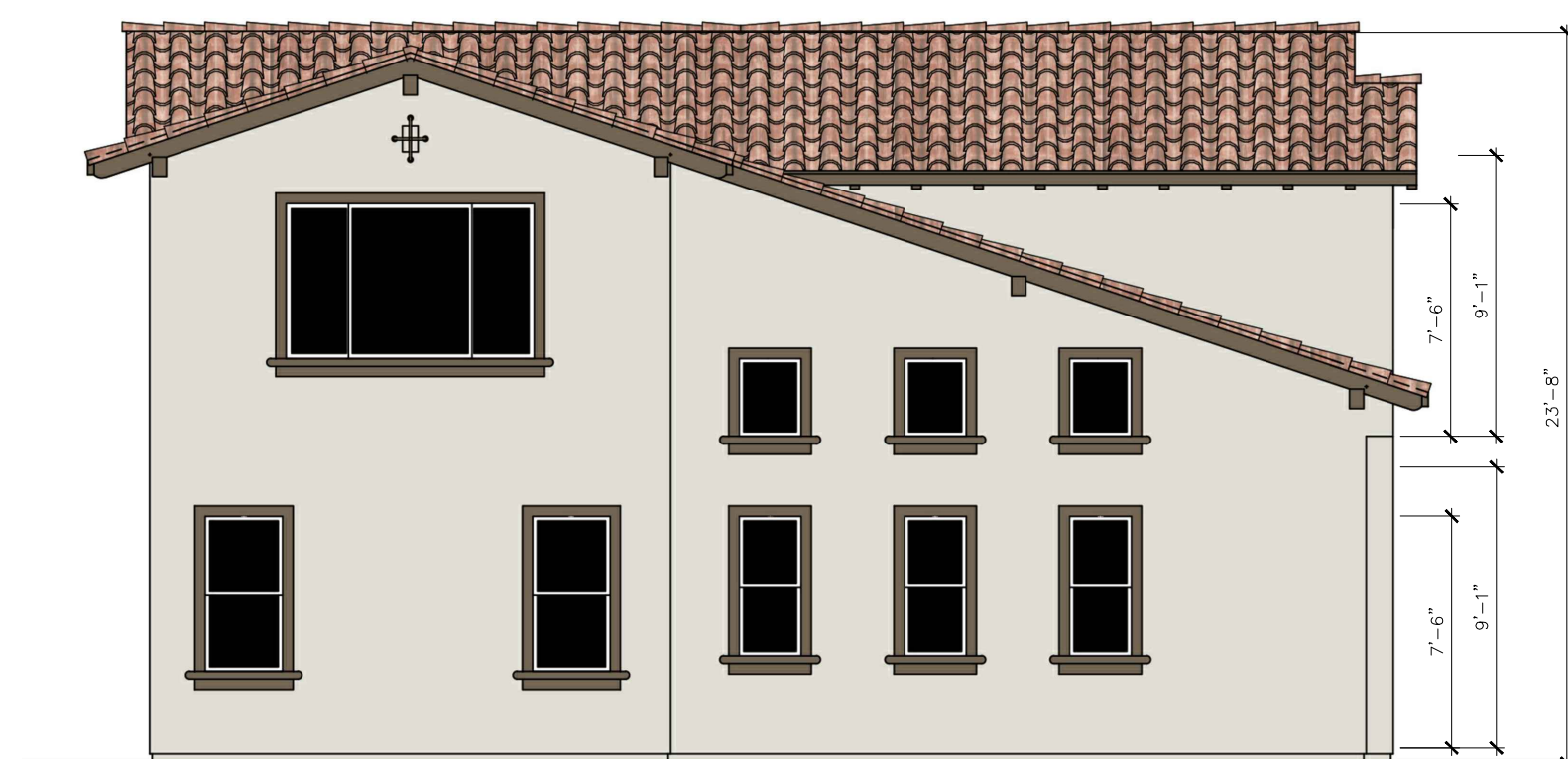
FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION



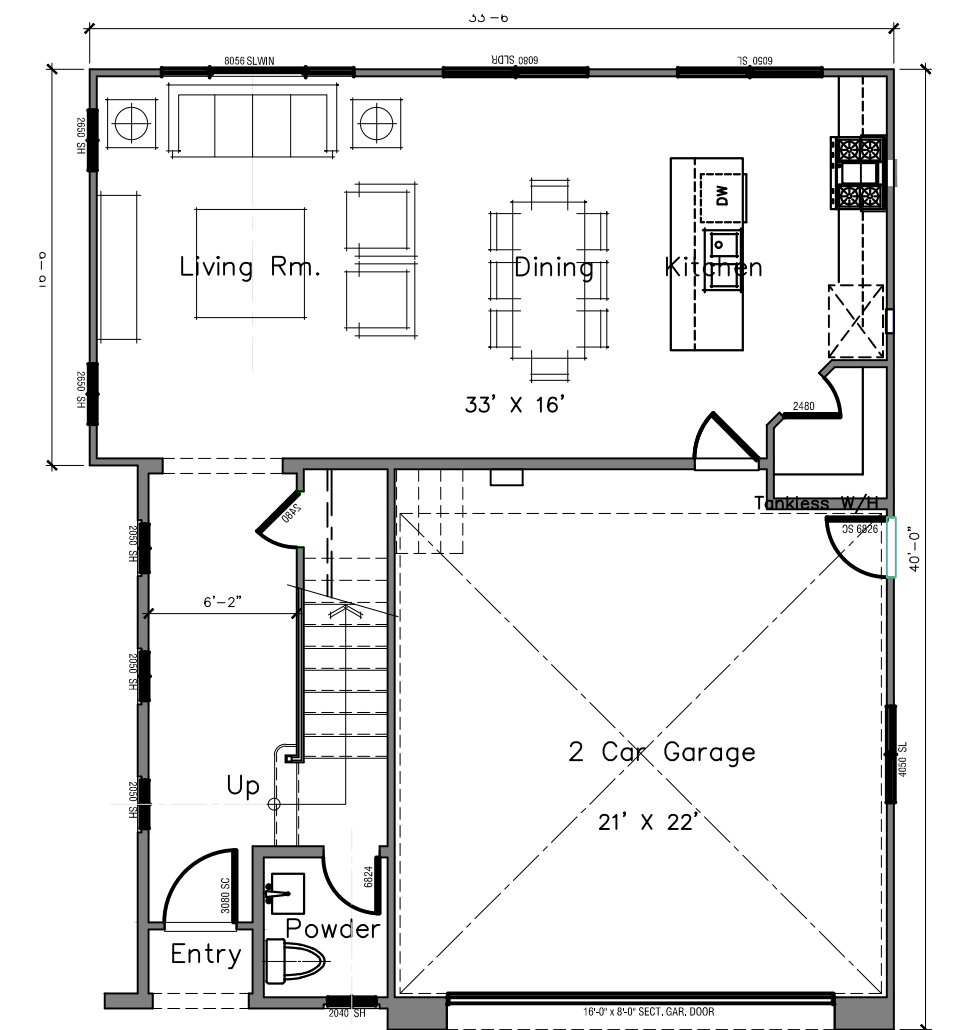
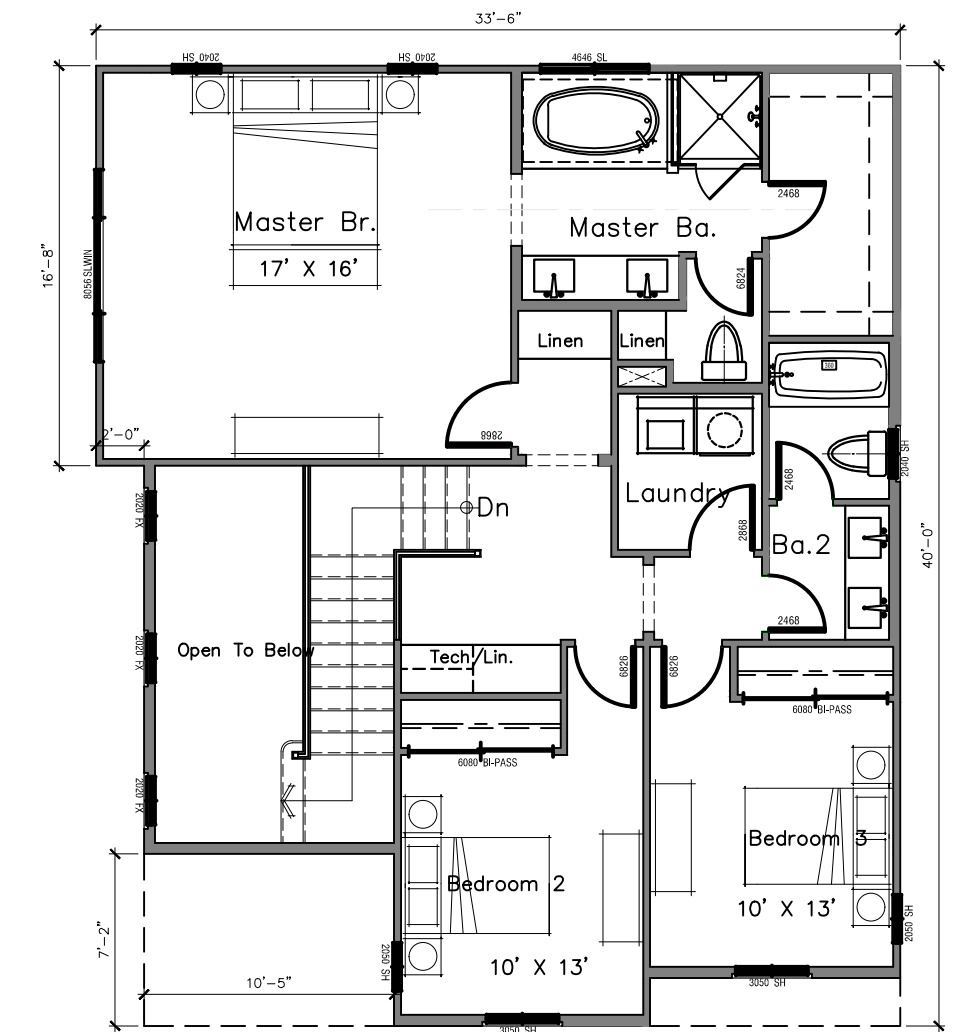
RIGHT ELEVATION



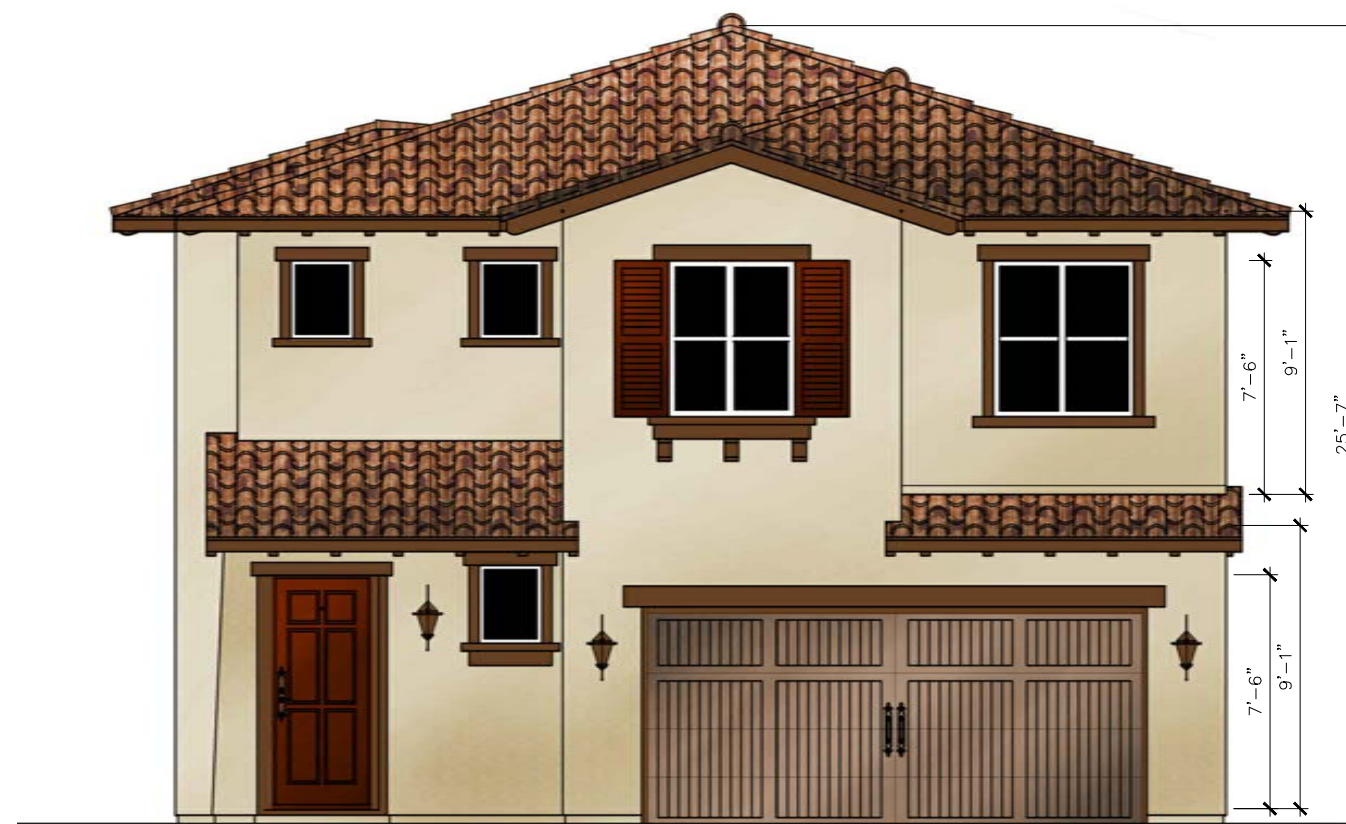
LEFT ELEVATION



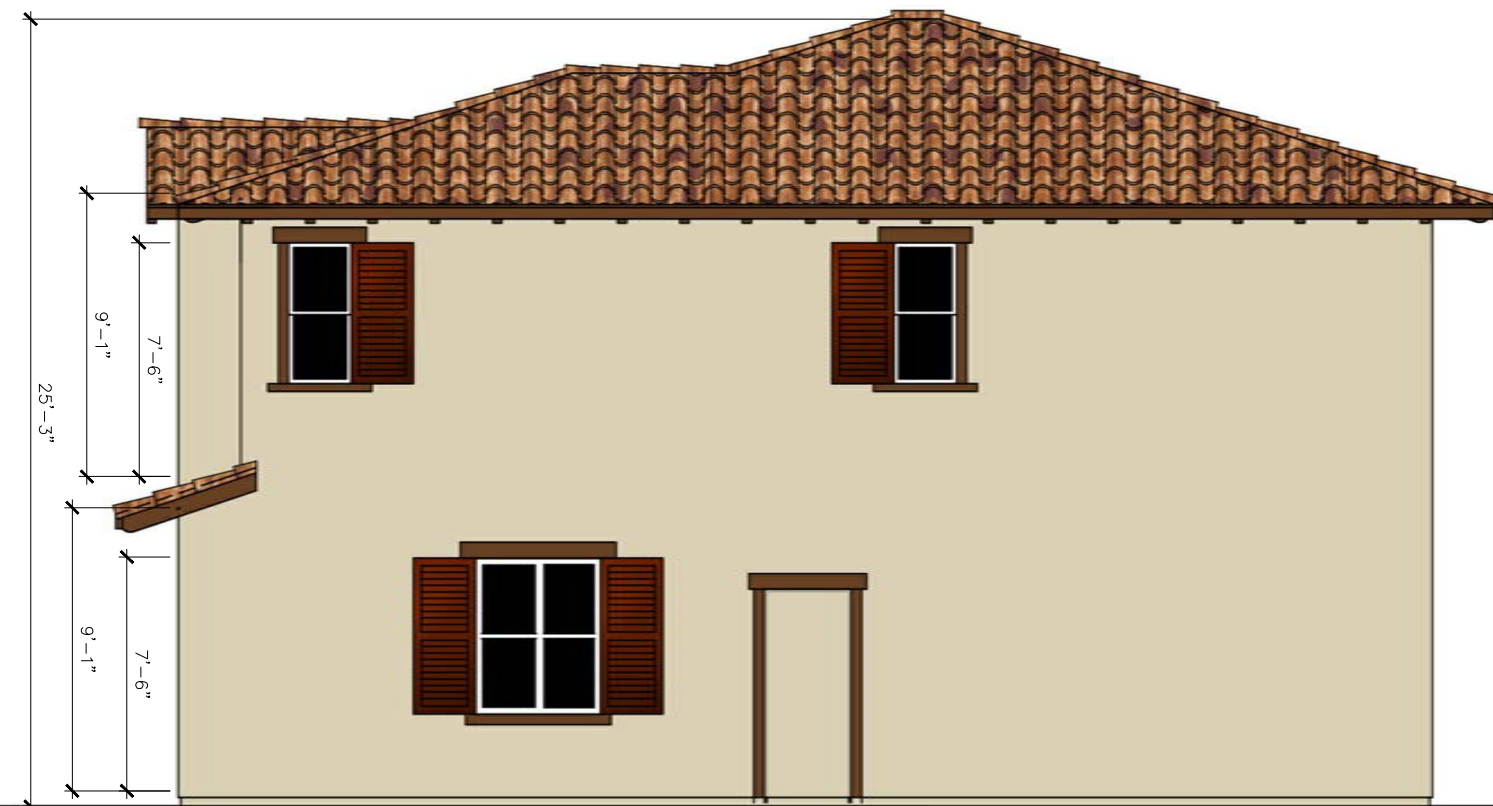
REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{1}{8}$ " = 1'-0"



FRONT ELEVATION



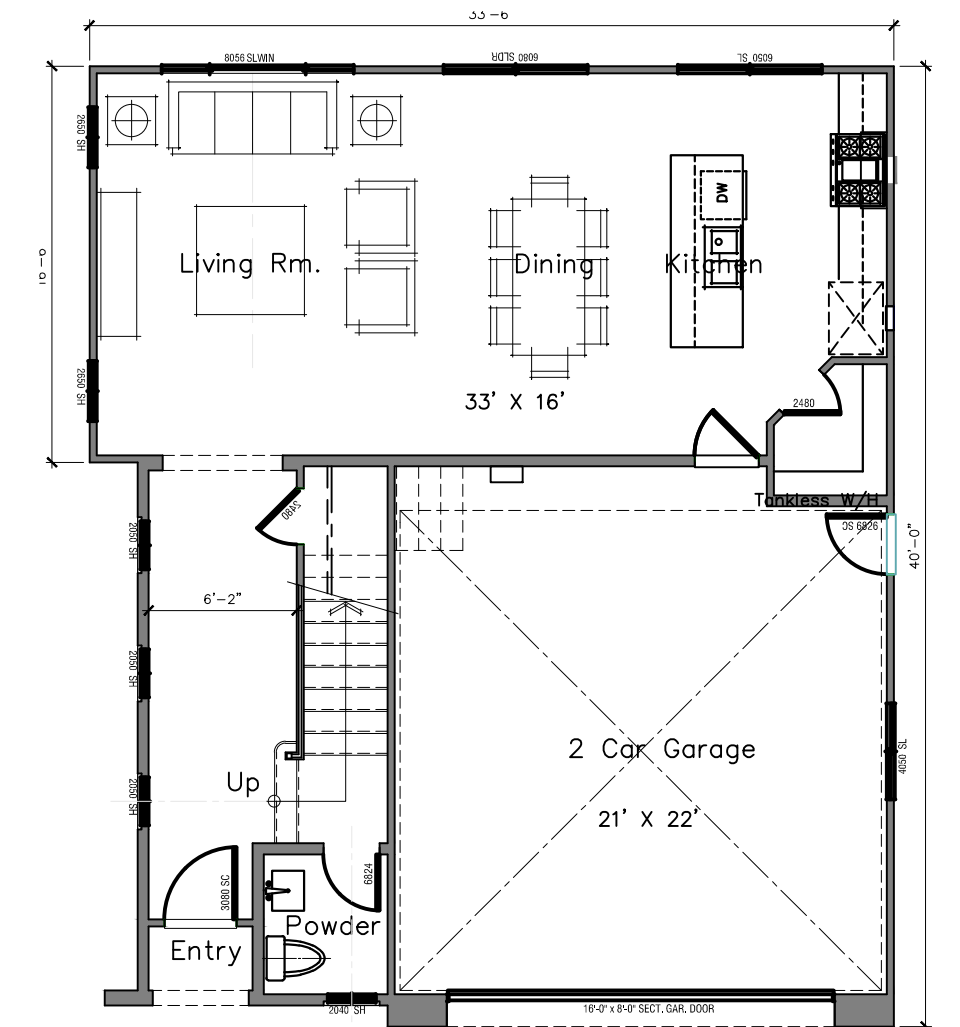
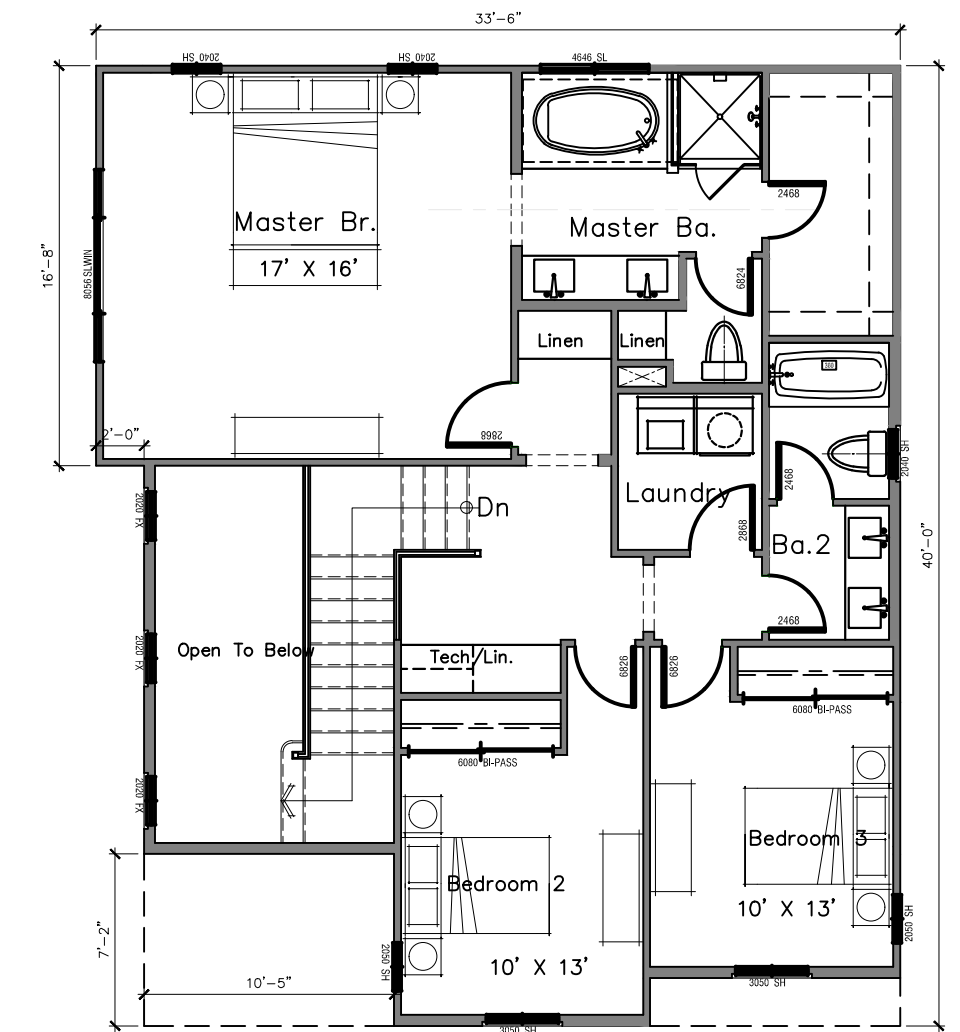
RIGHT ELEVATION



LEFT ELEVATION



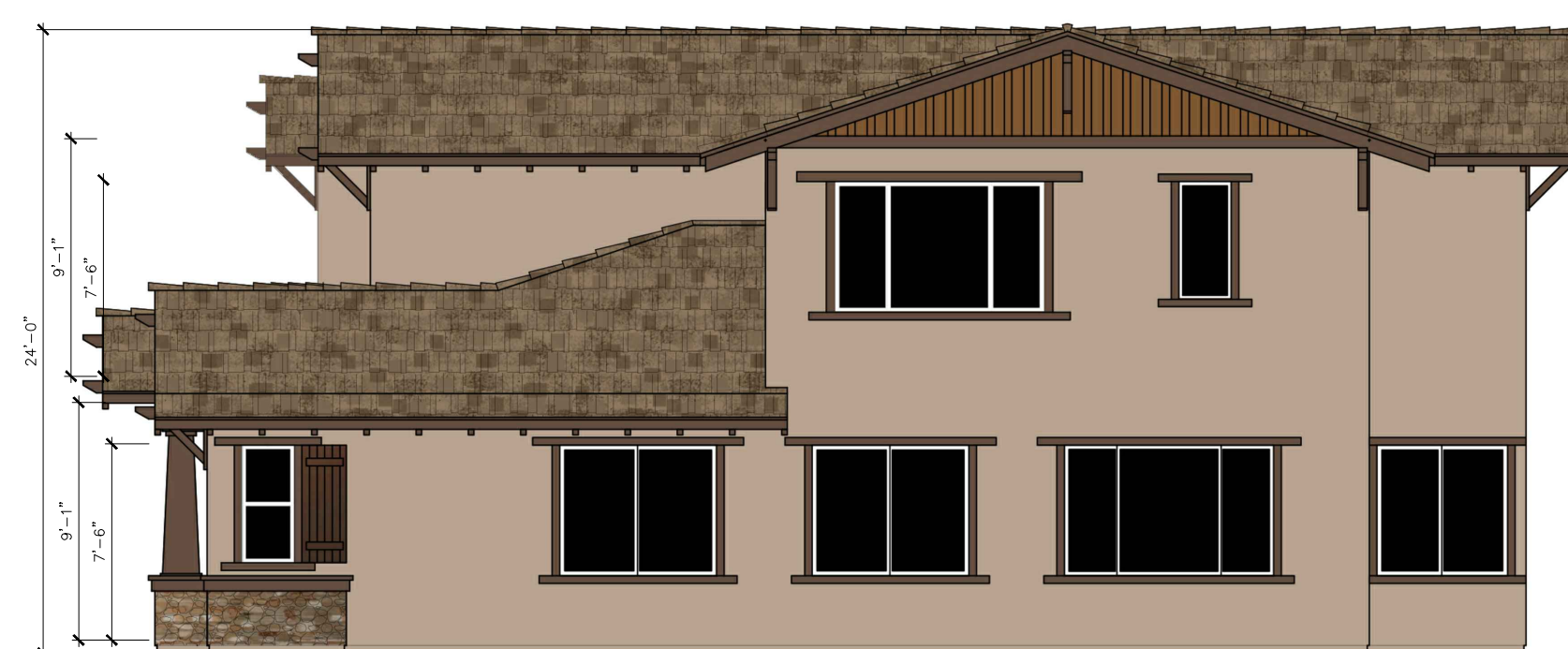
REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION



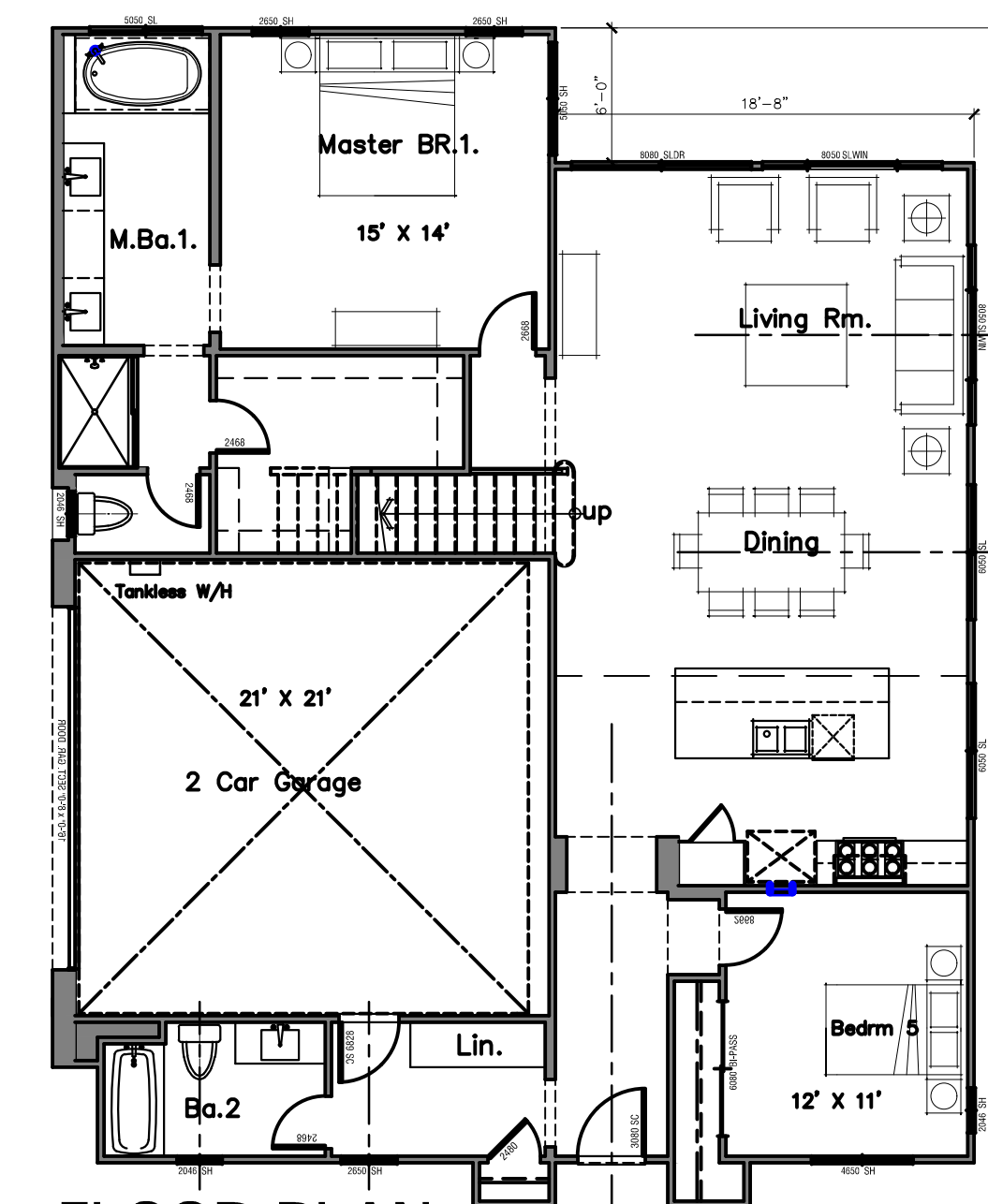
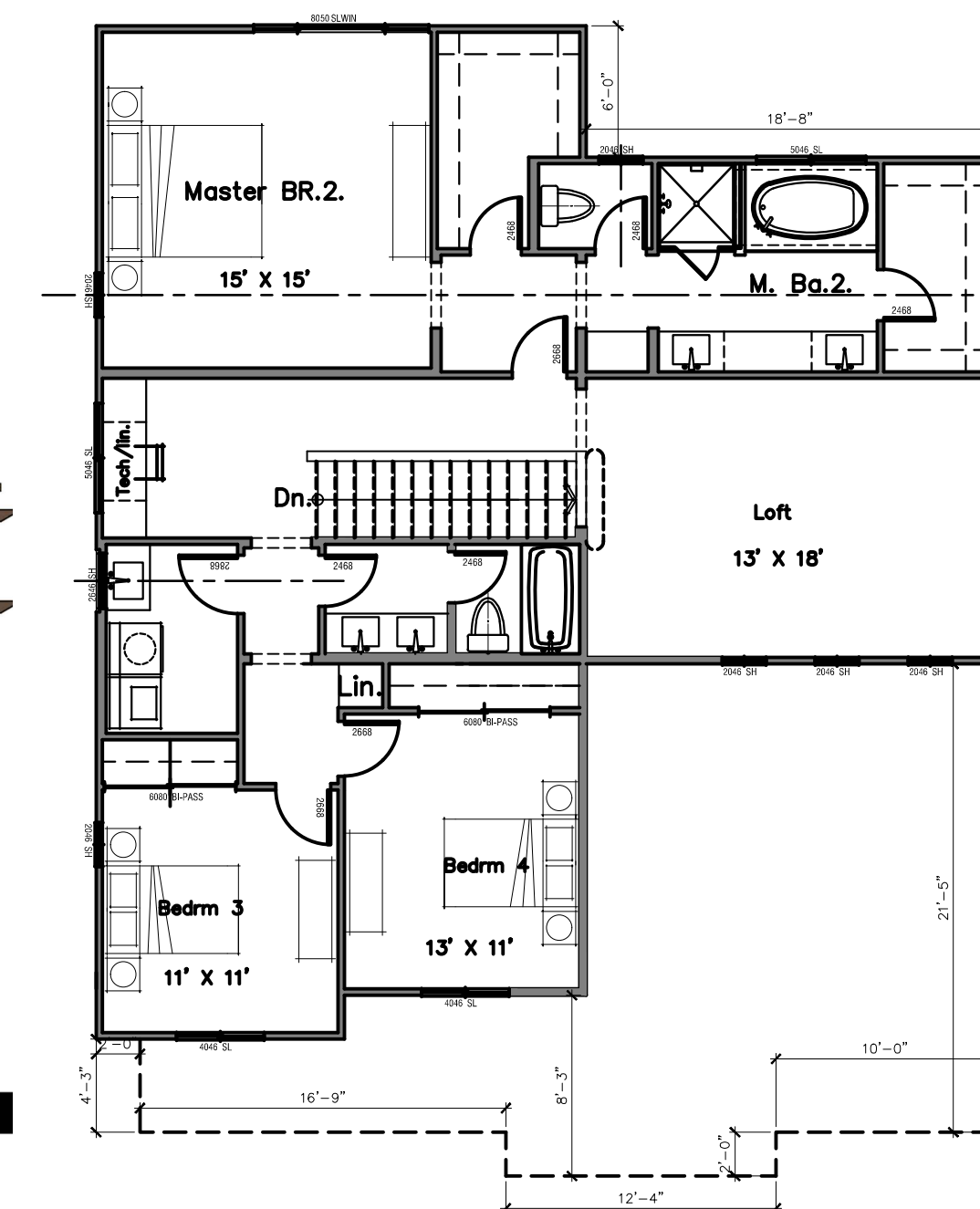
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



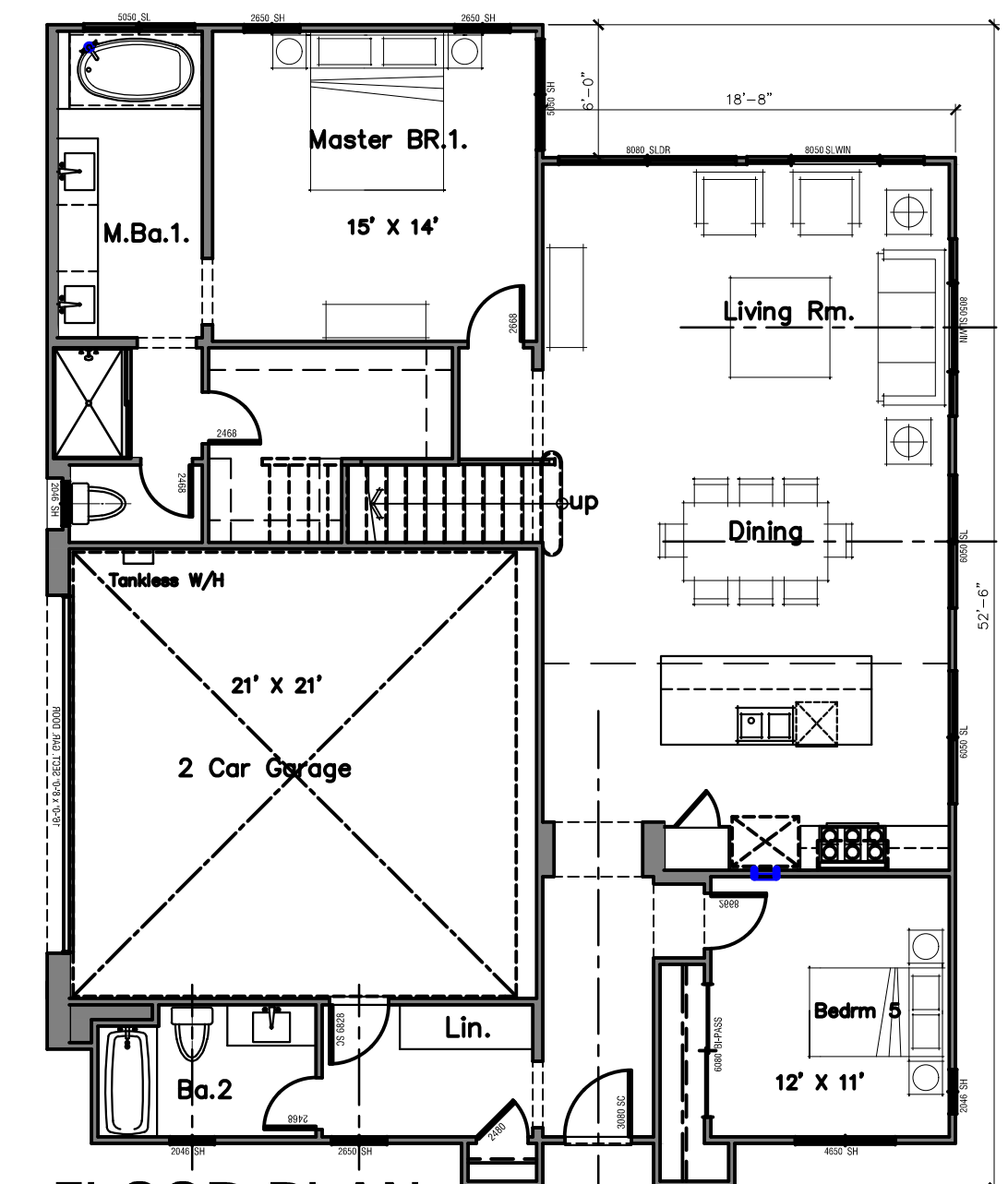
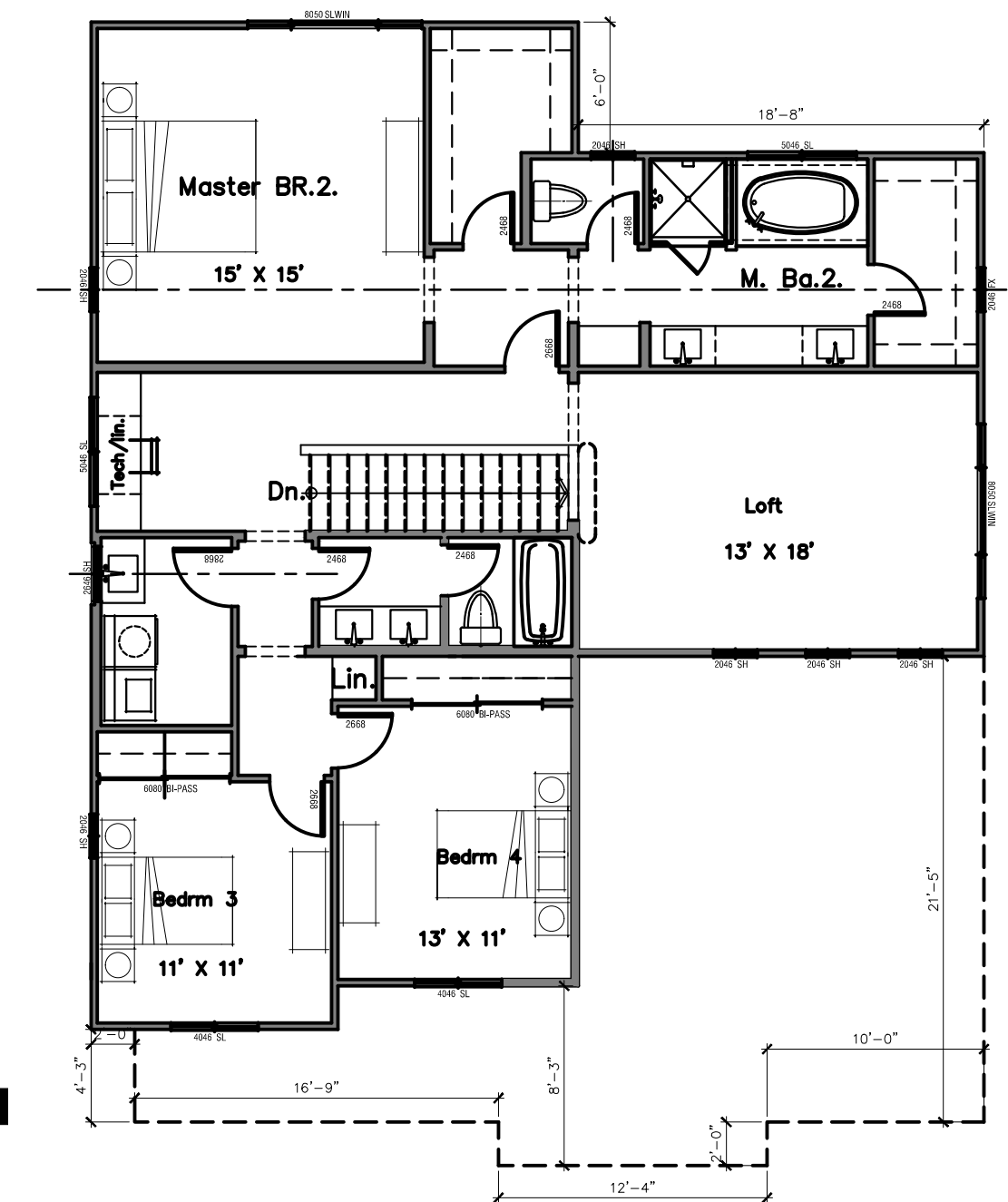
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



FRONT ELEVATION



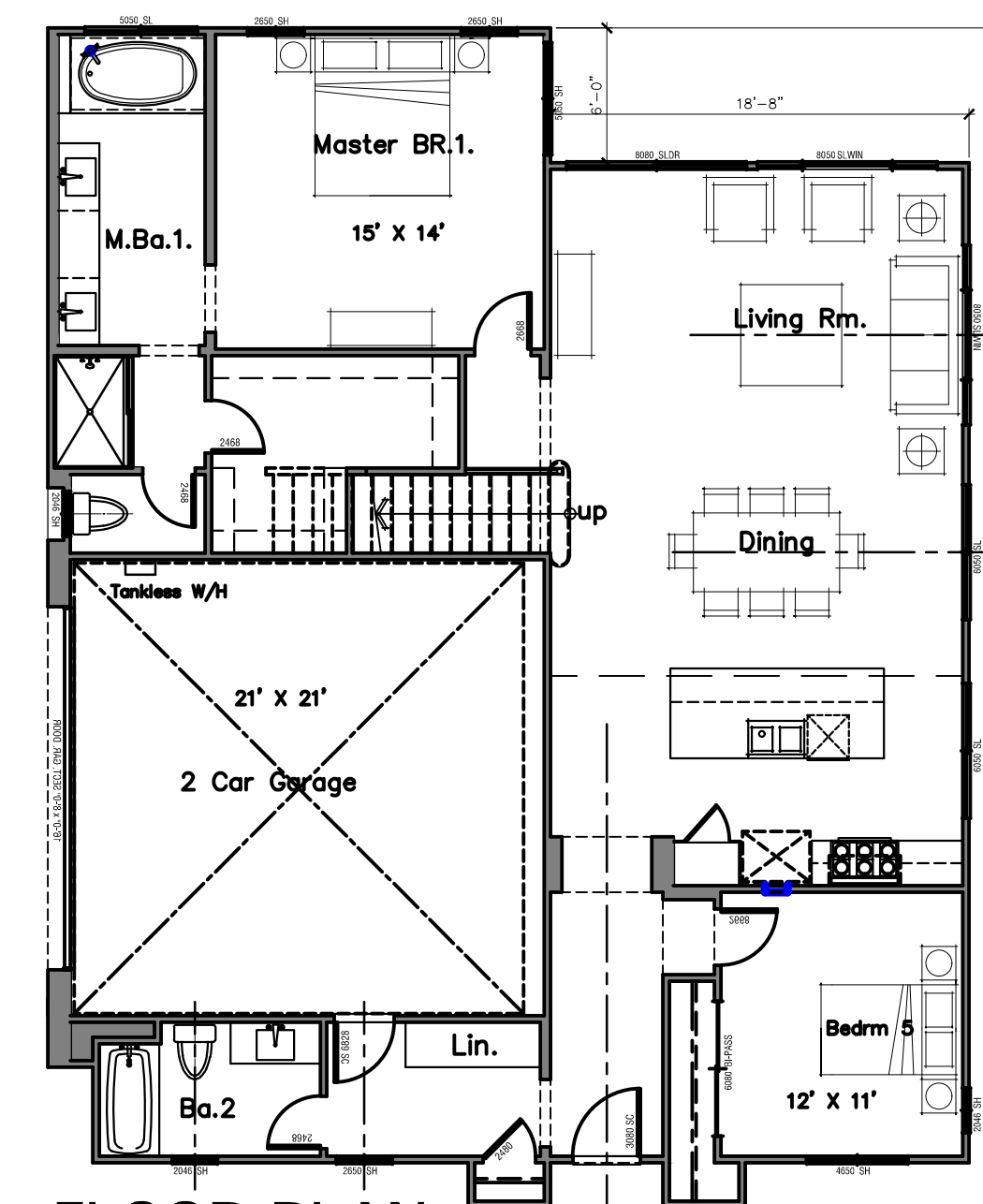
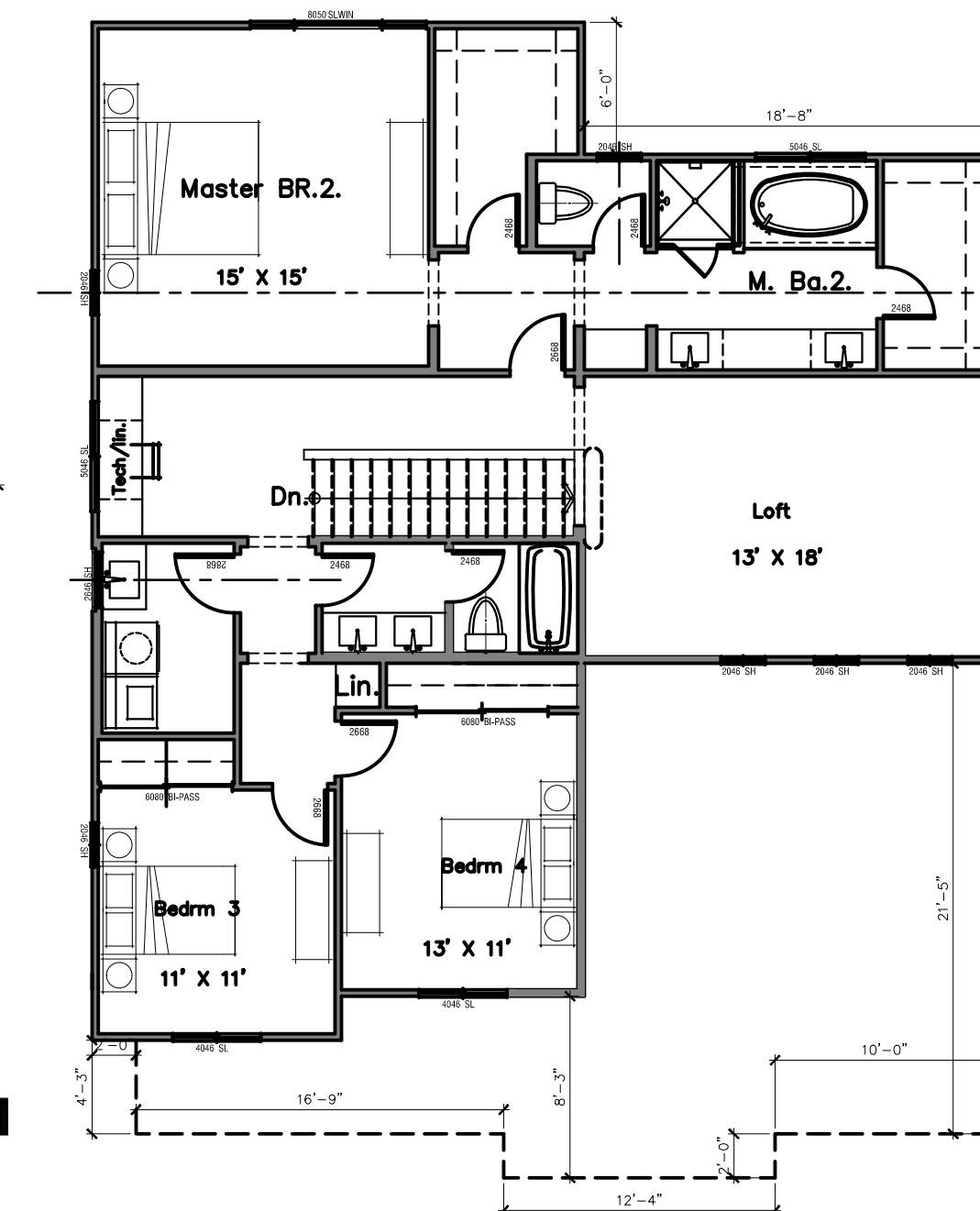
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



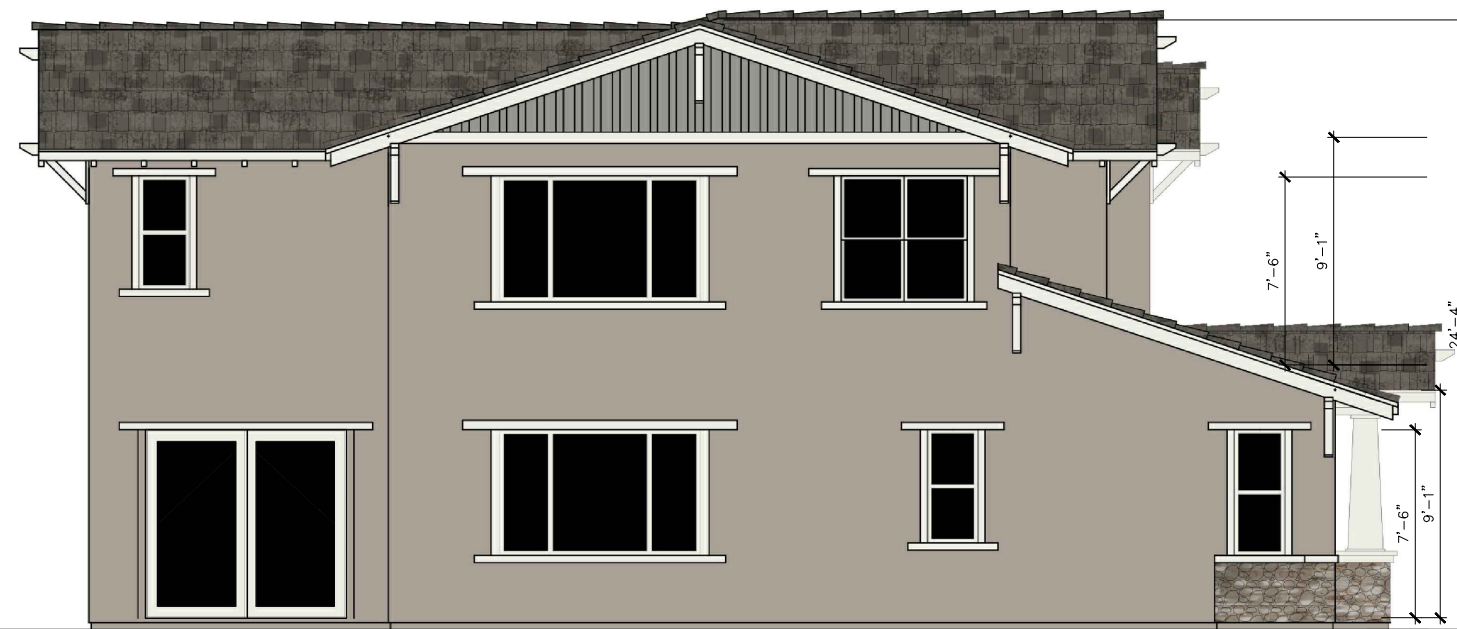
FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION



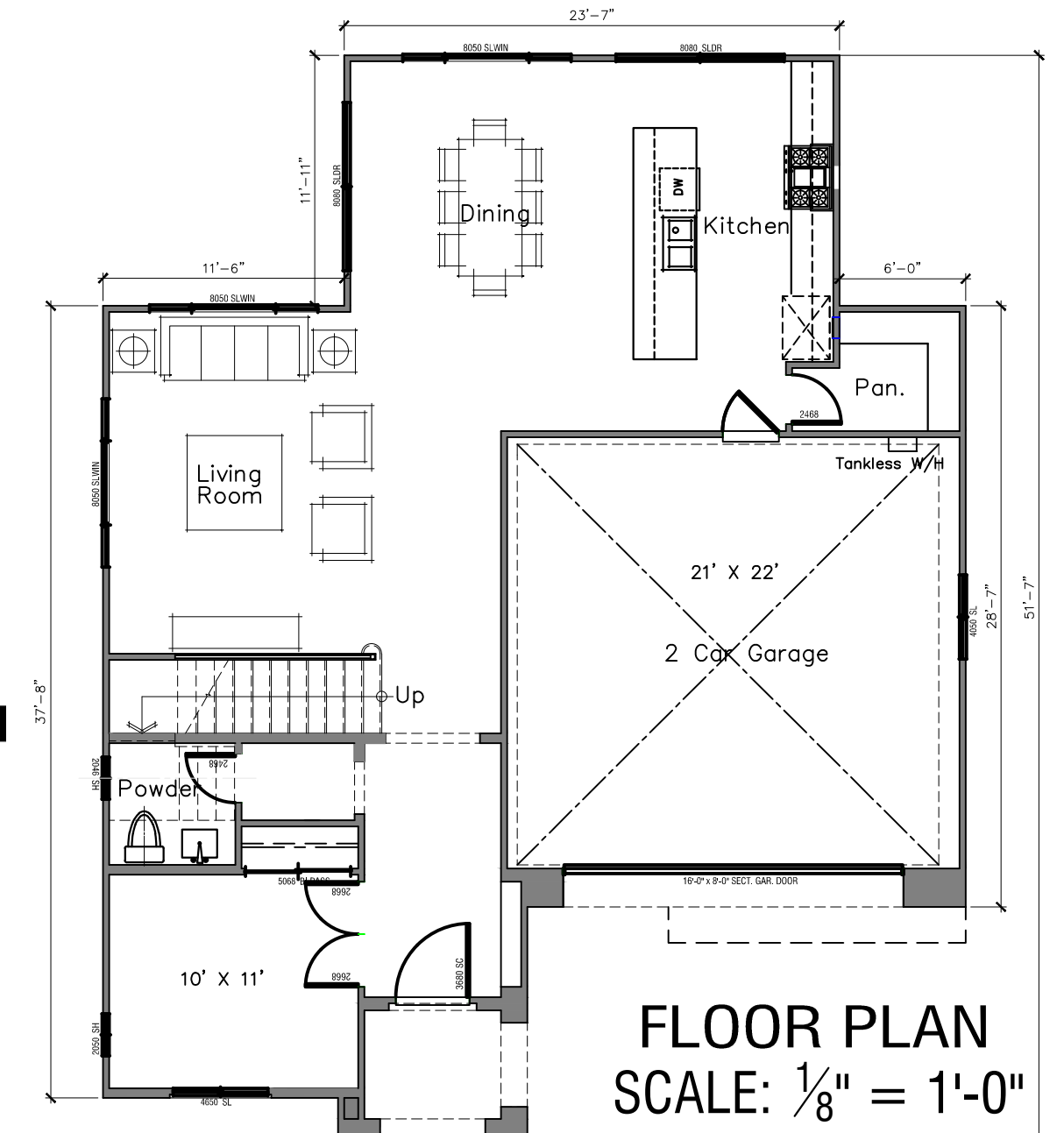
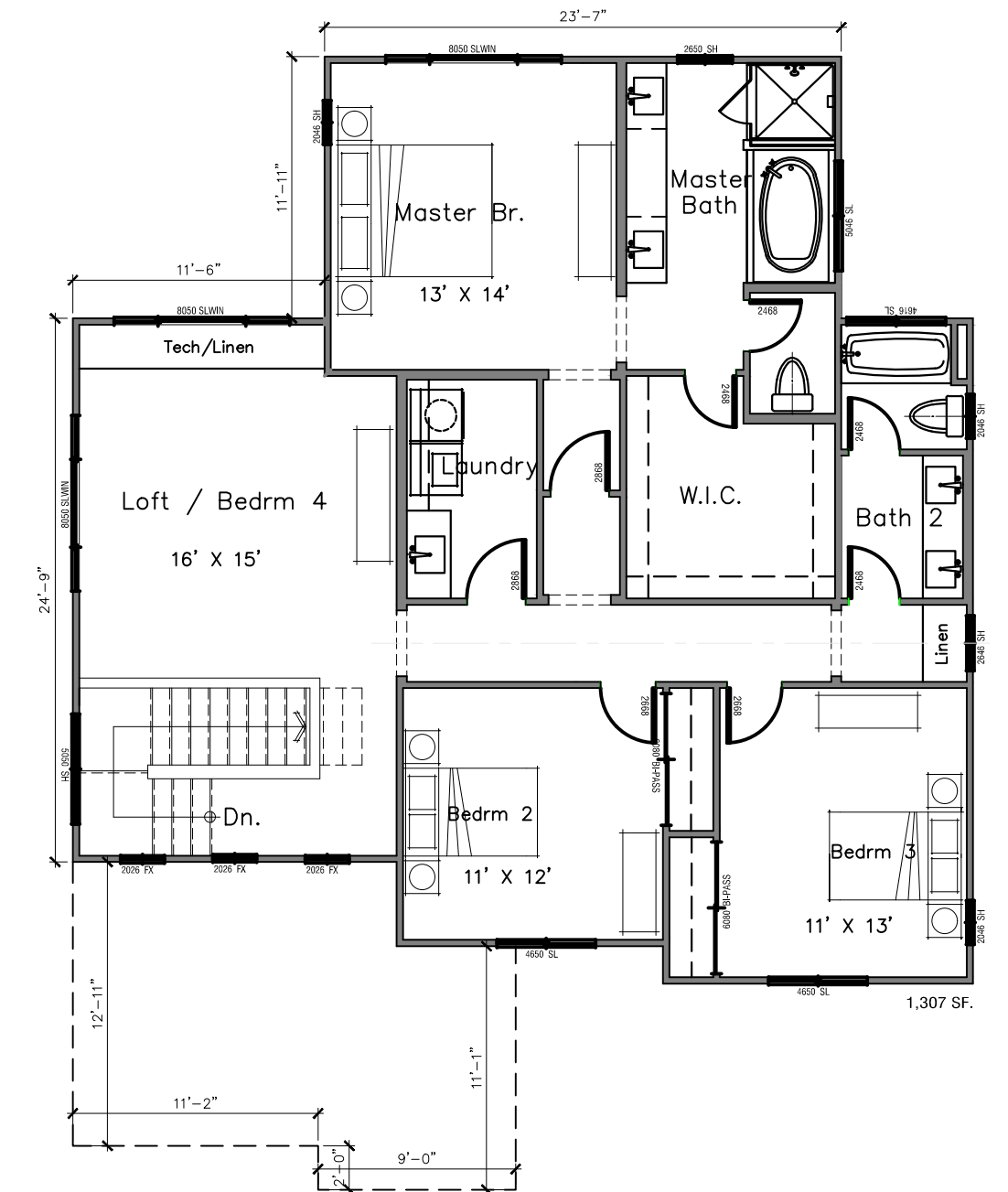
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA
WILDOMAR RIDGE
 FLOOR PLANS & ELEVATIONS

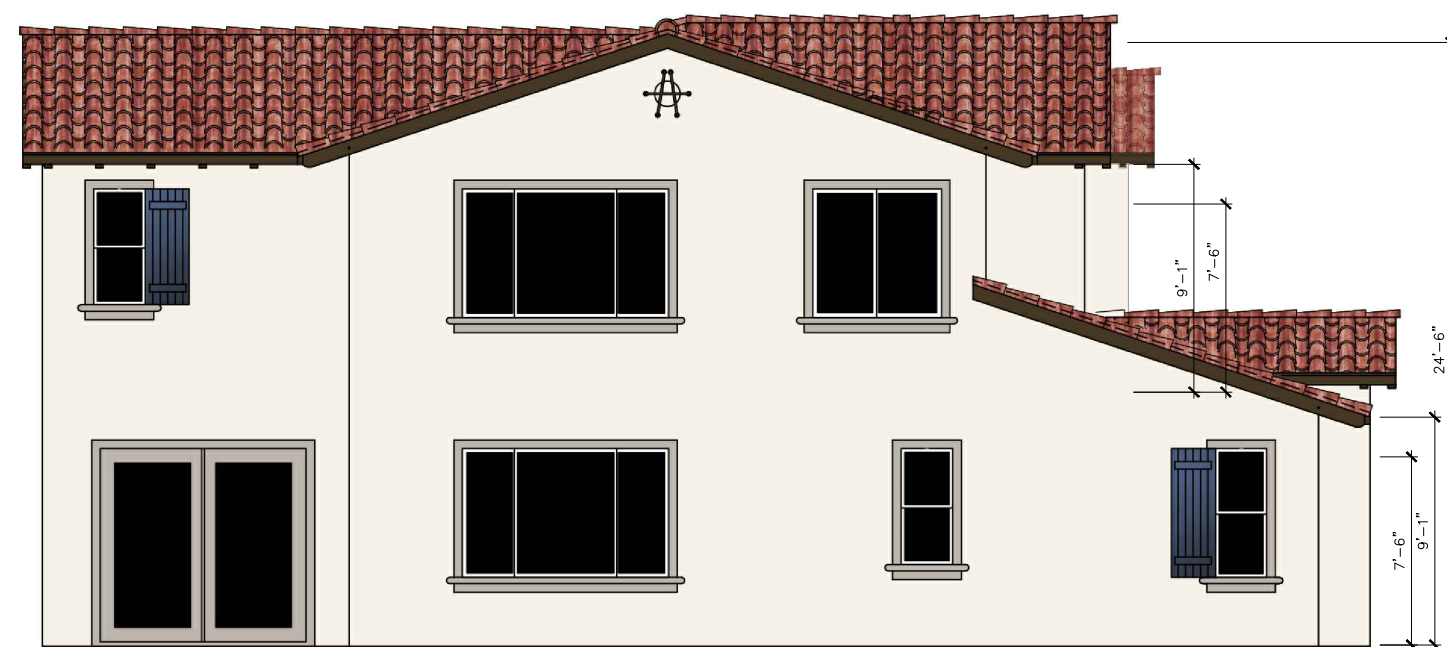
PLAN 3 - CRAFTSMAN
 2,426 SF. (2 STORY)
 3 BED, 2.5 BATHS



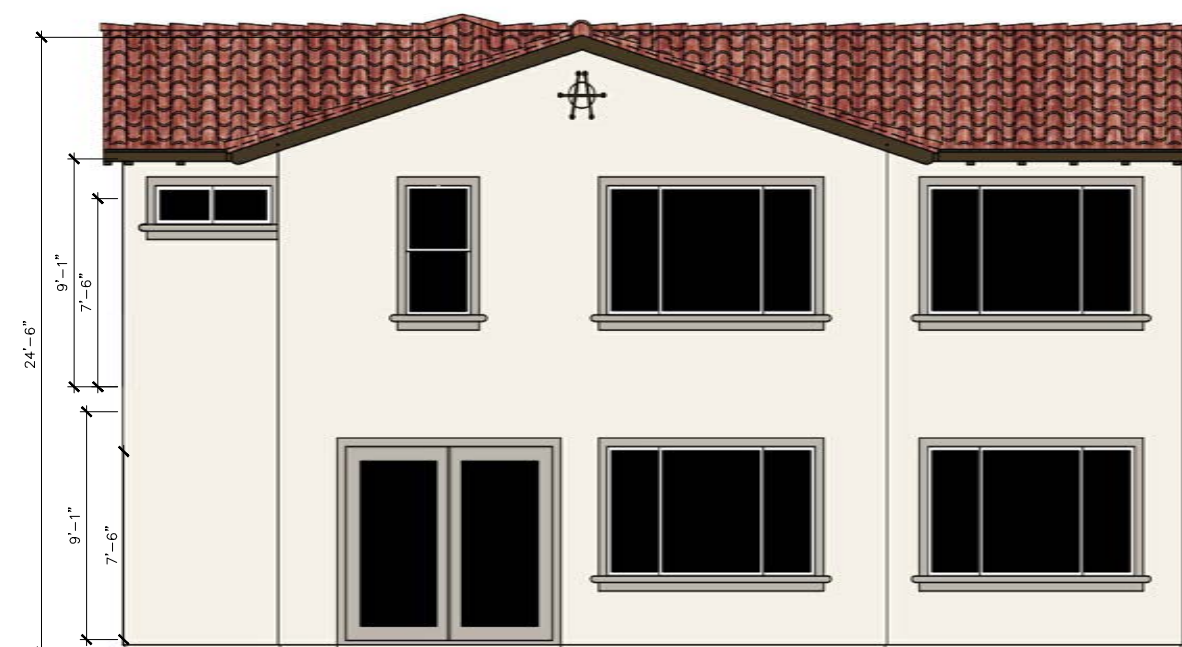
FRONT ELEVATION



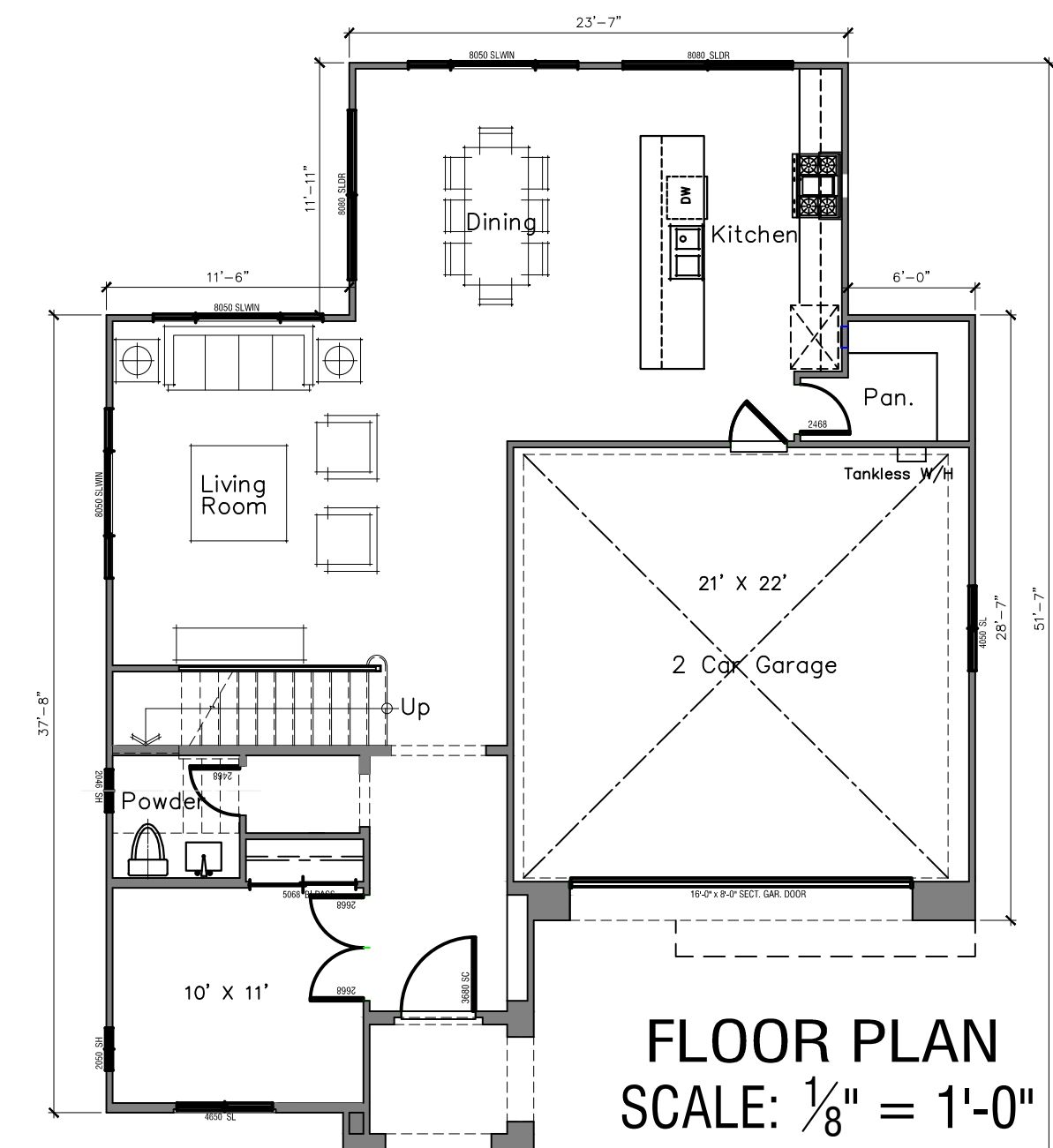
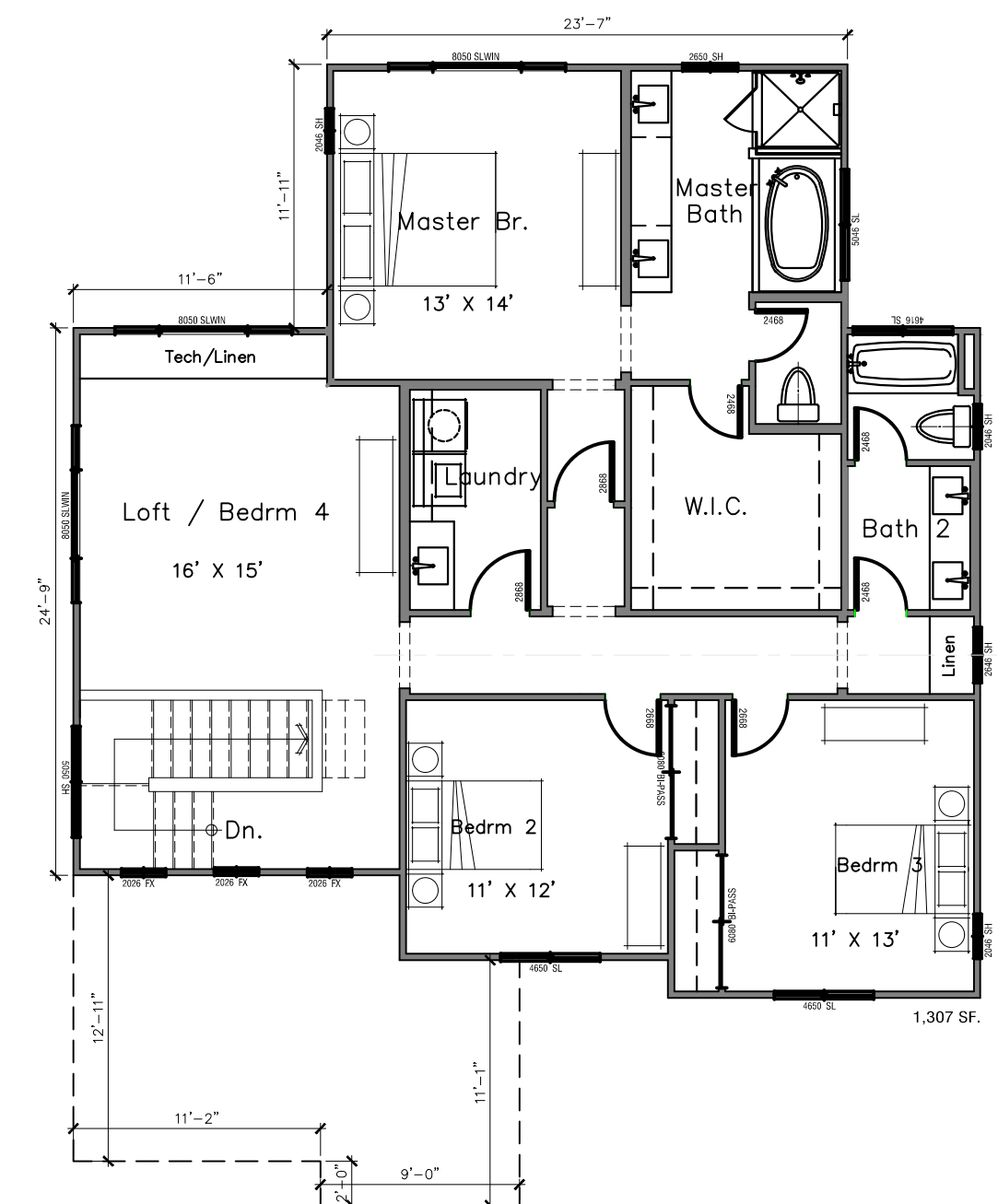
RIGHT ELEVATION

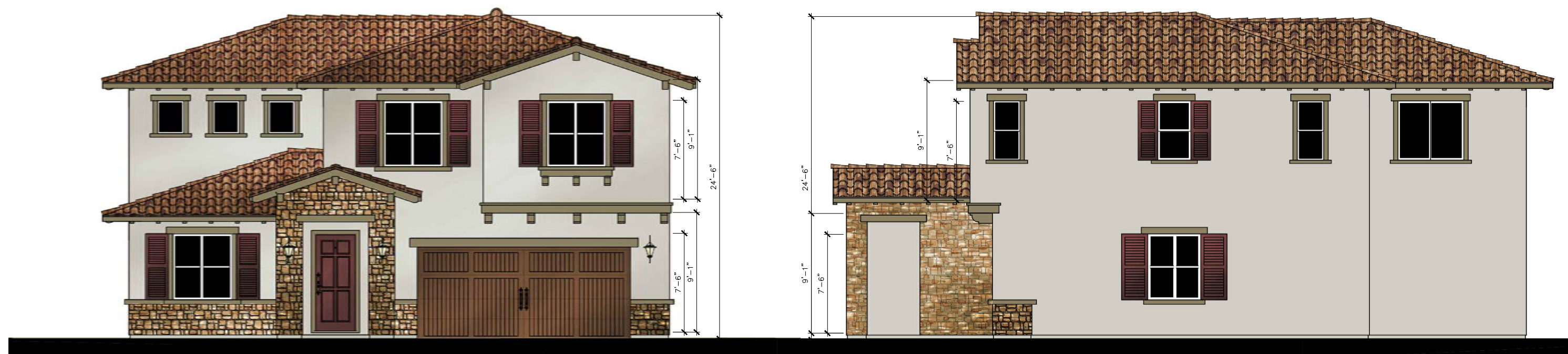


LEFT ELEVATION



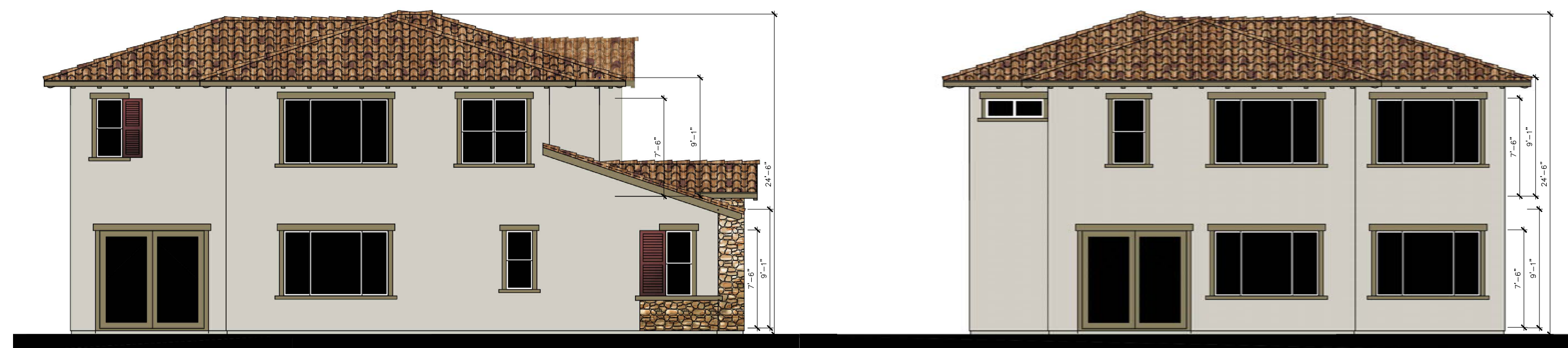
REAR ELEVATION





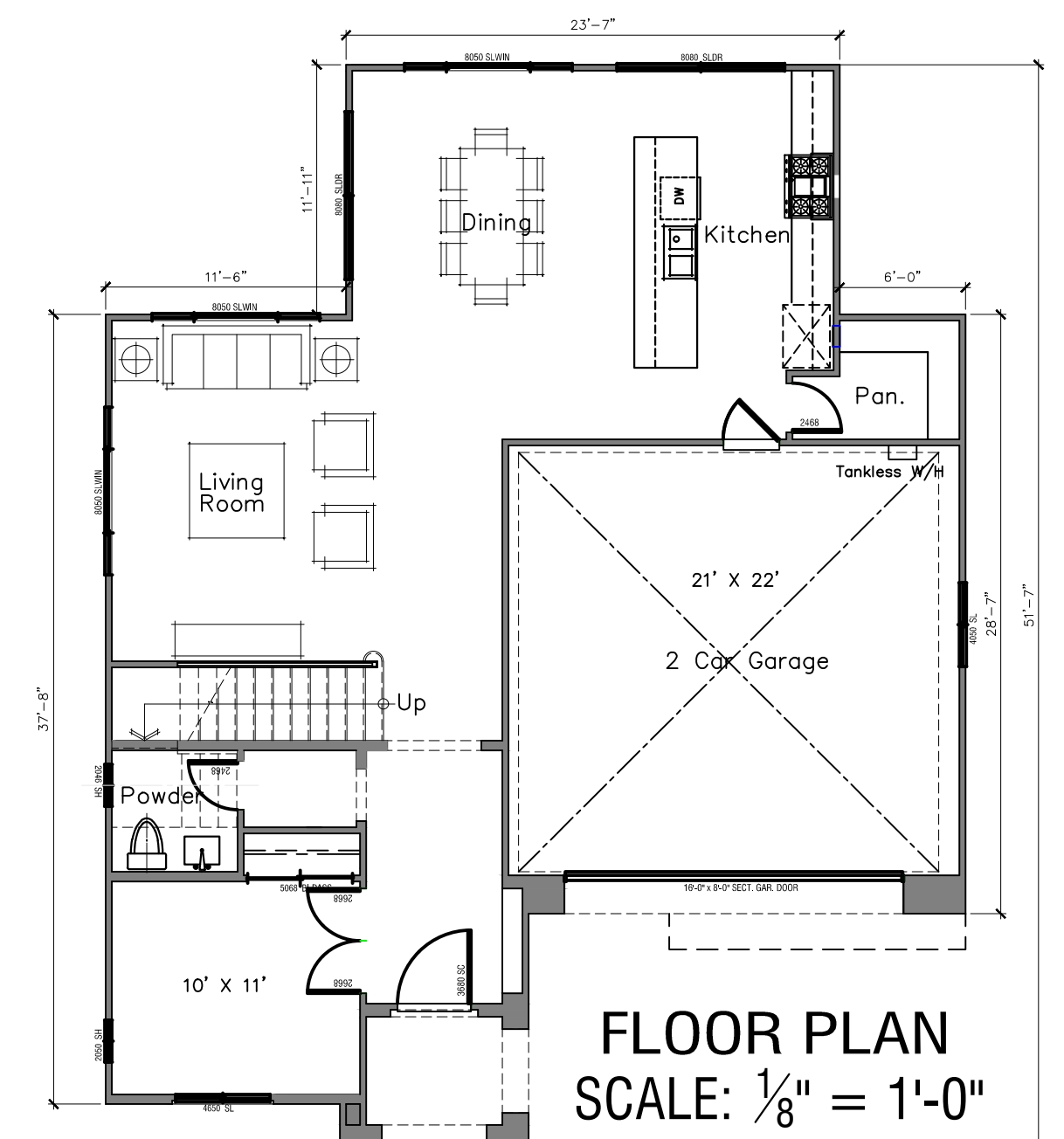
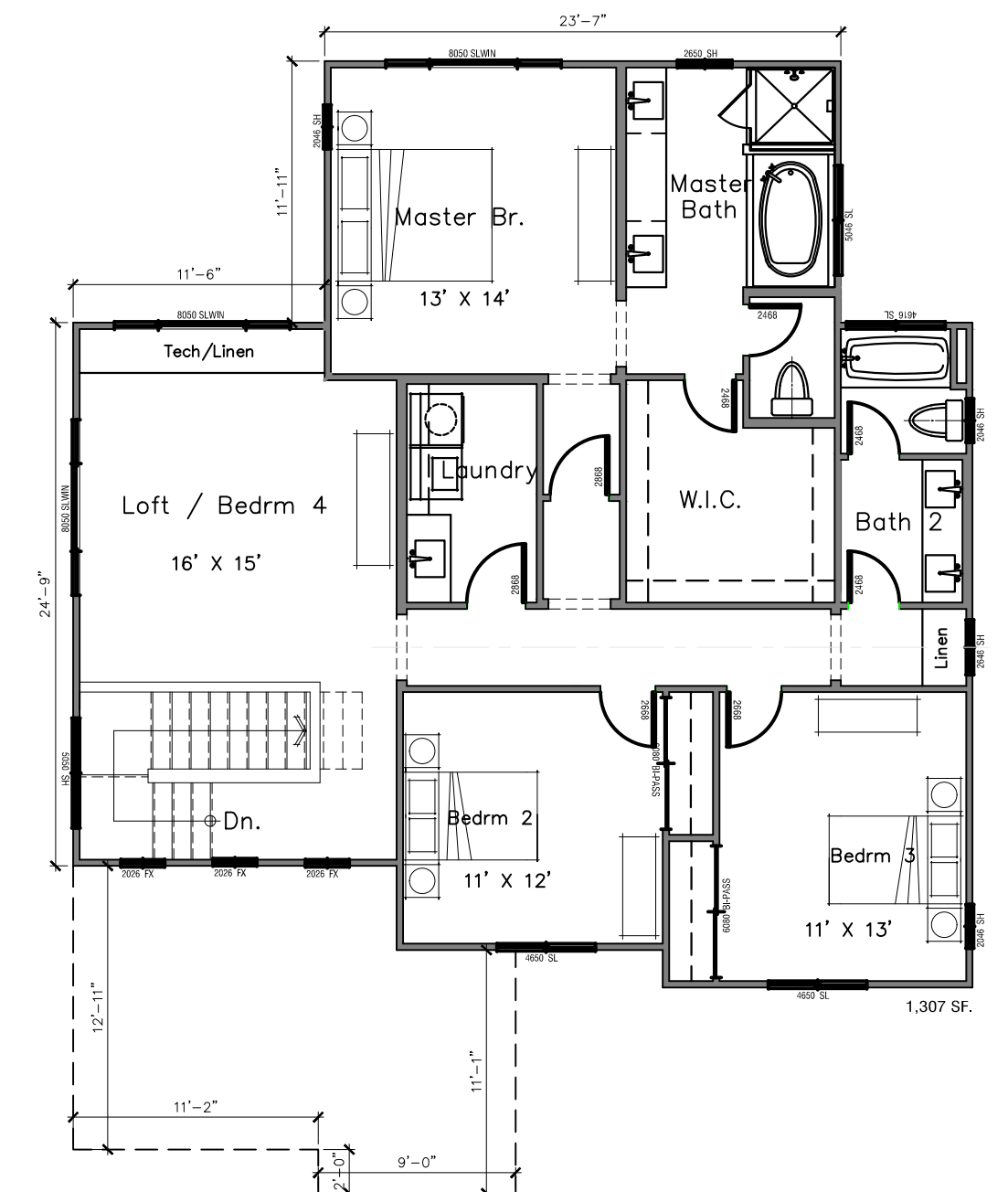
FRONT ELEVATION

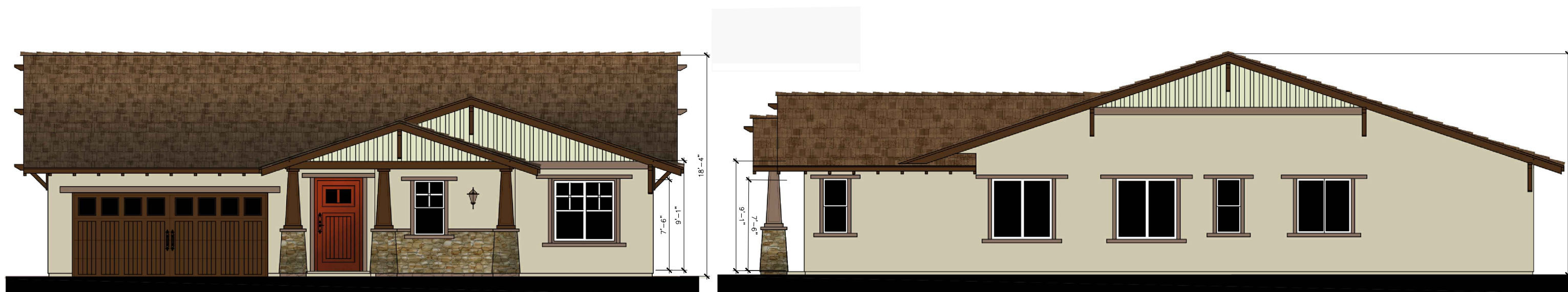
RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION





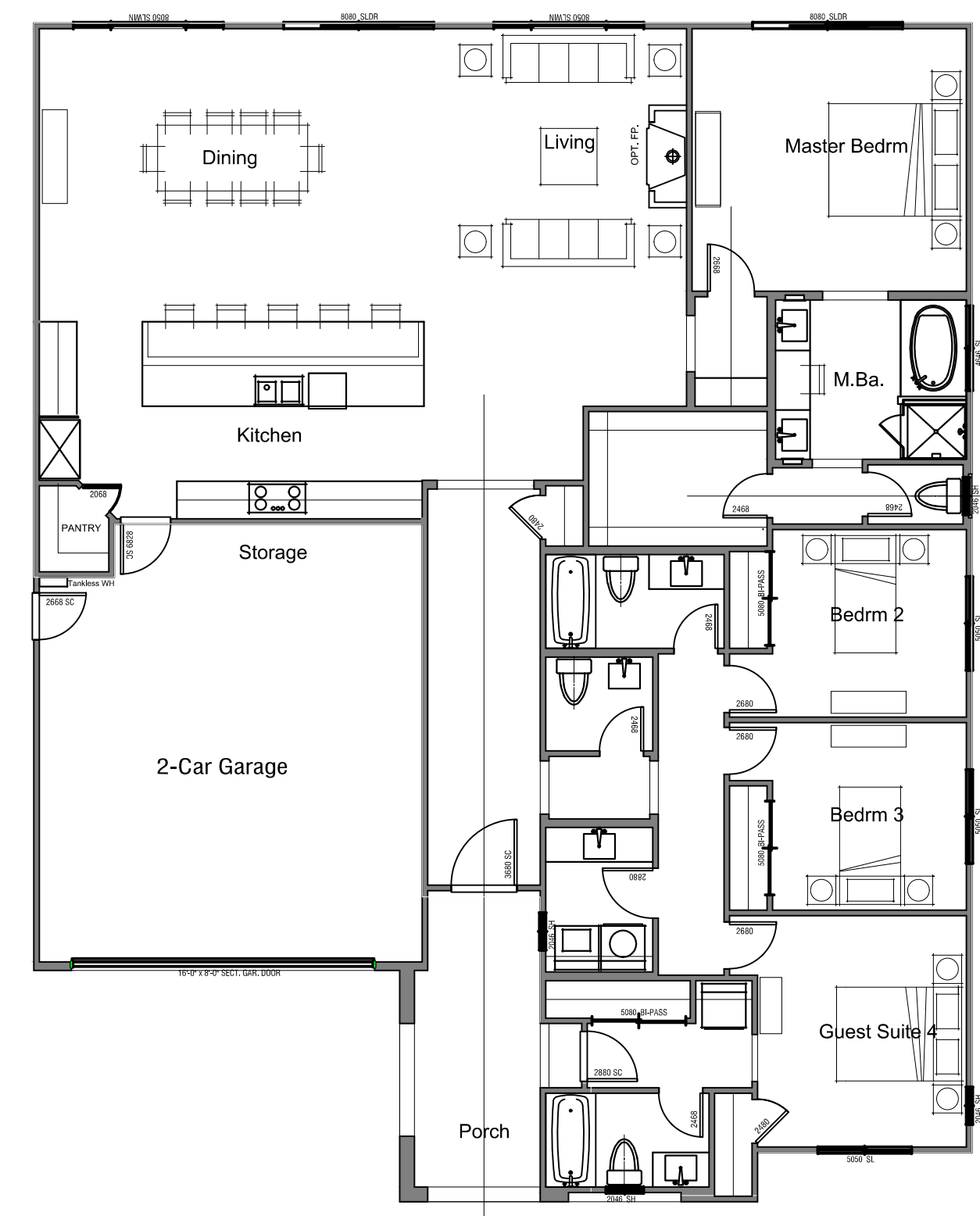
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

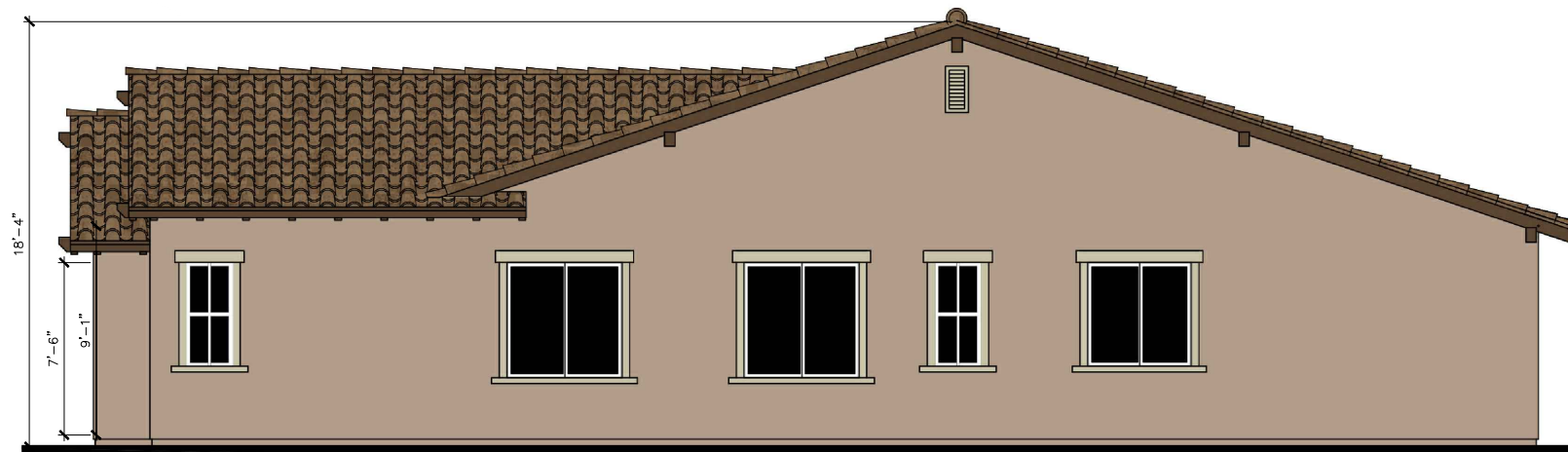
REAR ELEVATION



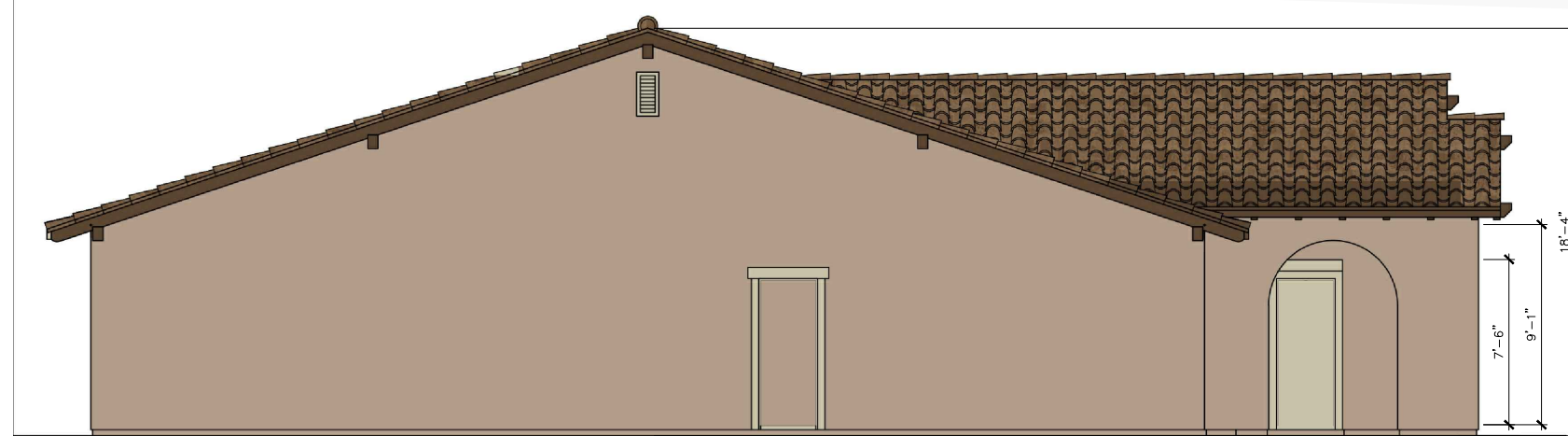
FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



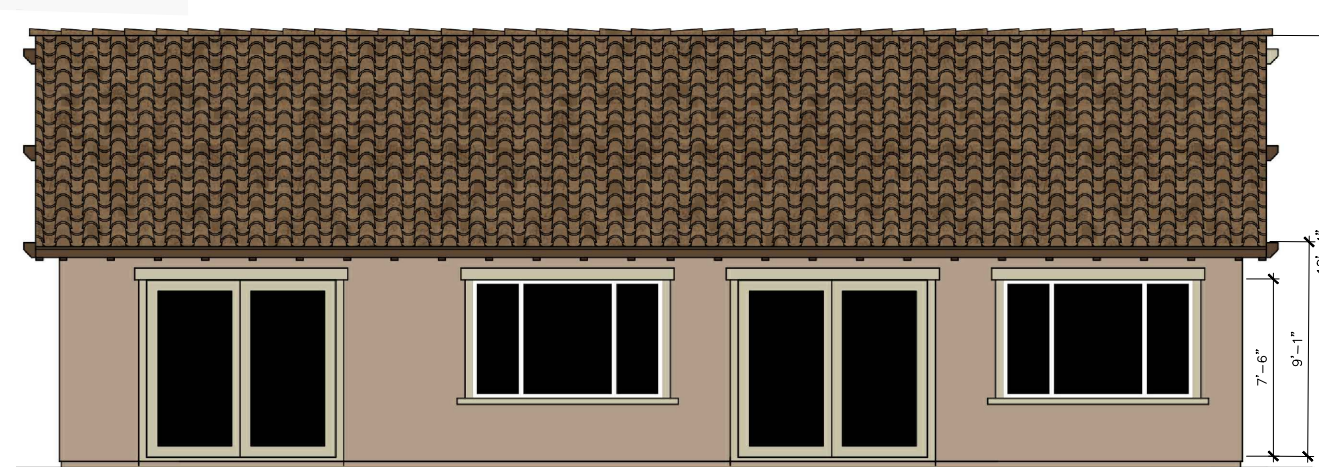
FRONT ELEVATION



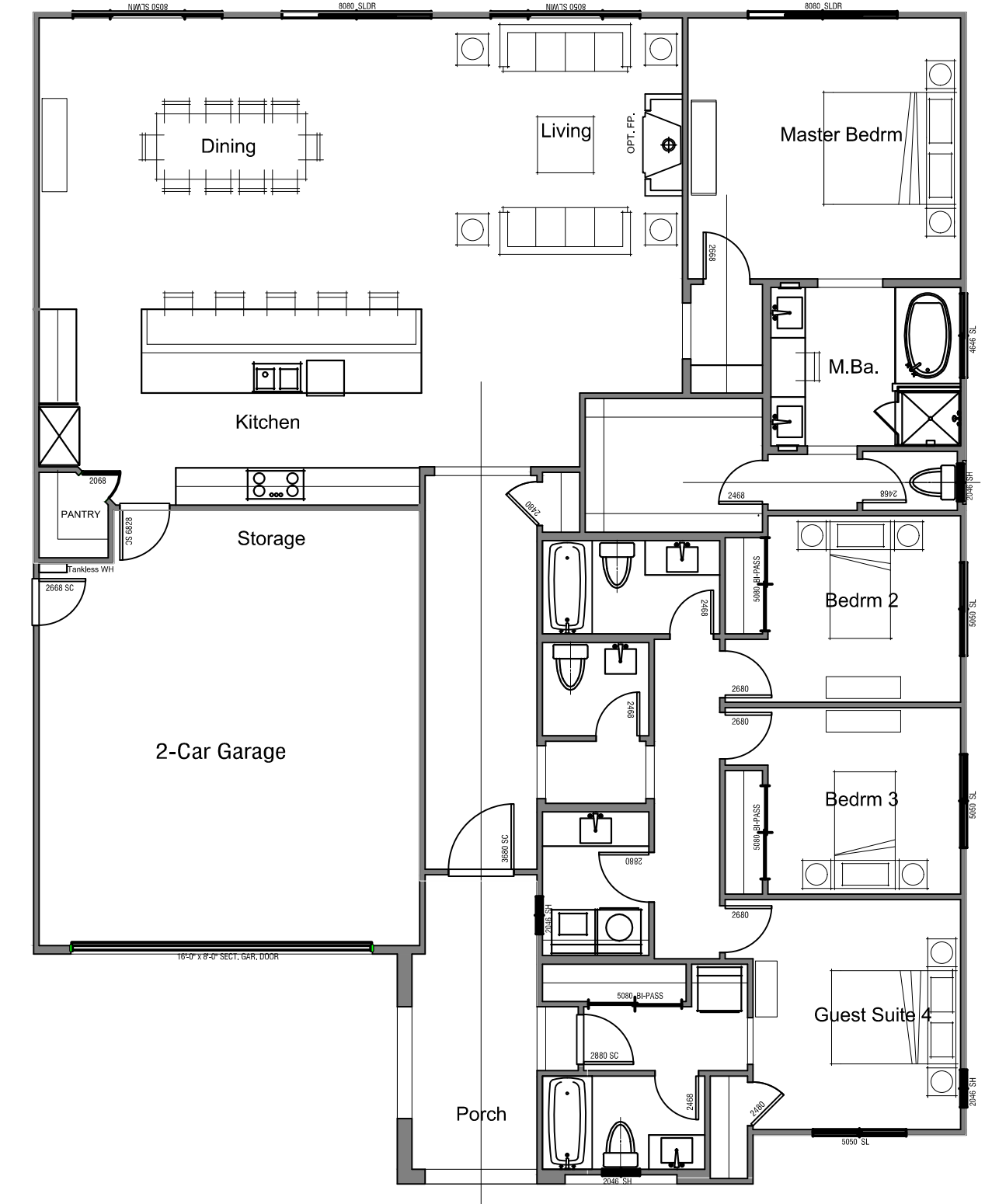
RIGHT ELEVATION



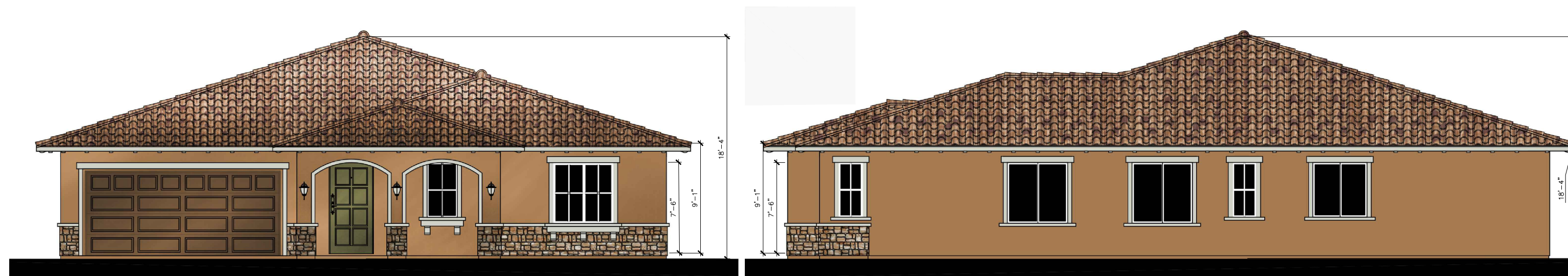
LEFT ELEVATION



REAR ELEVATION

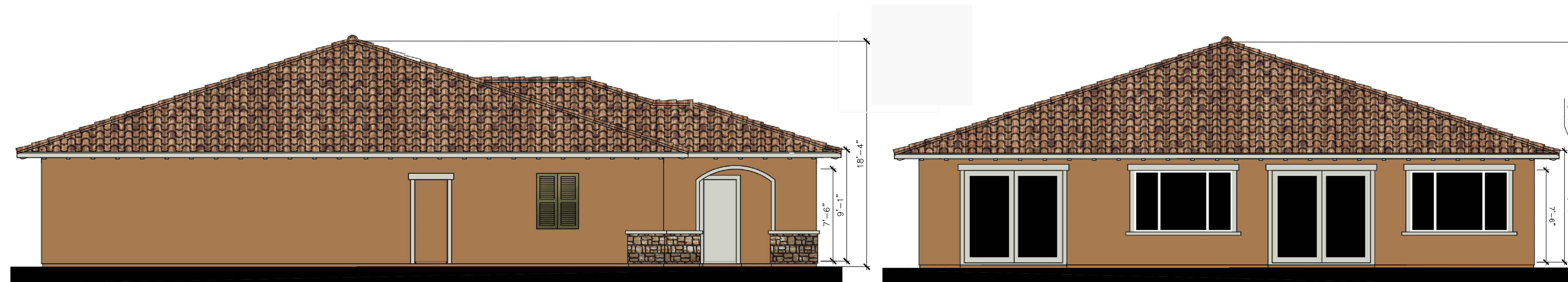


FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



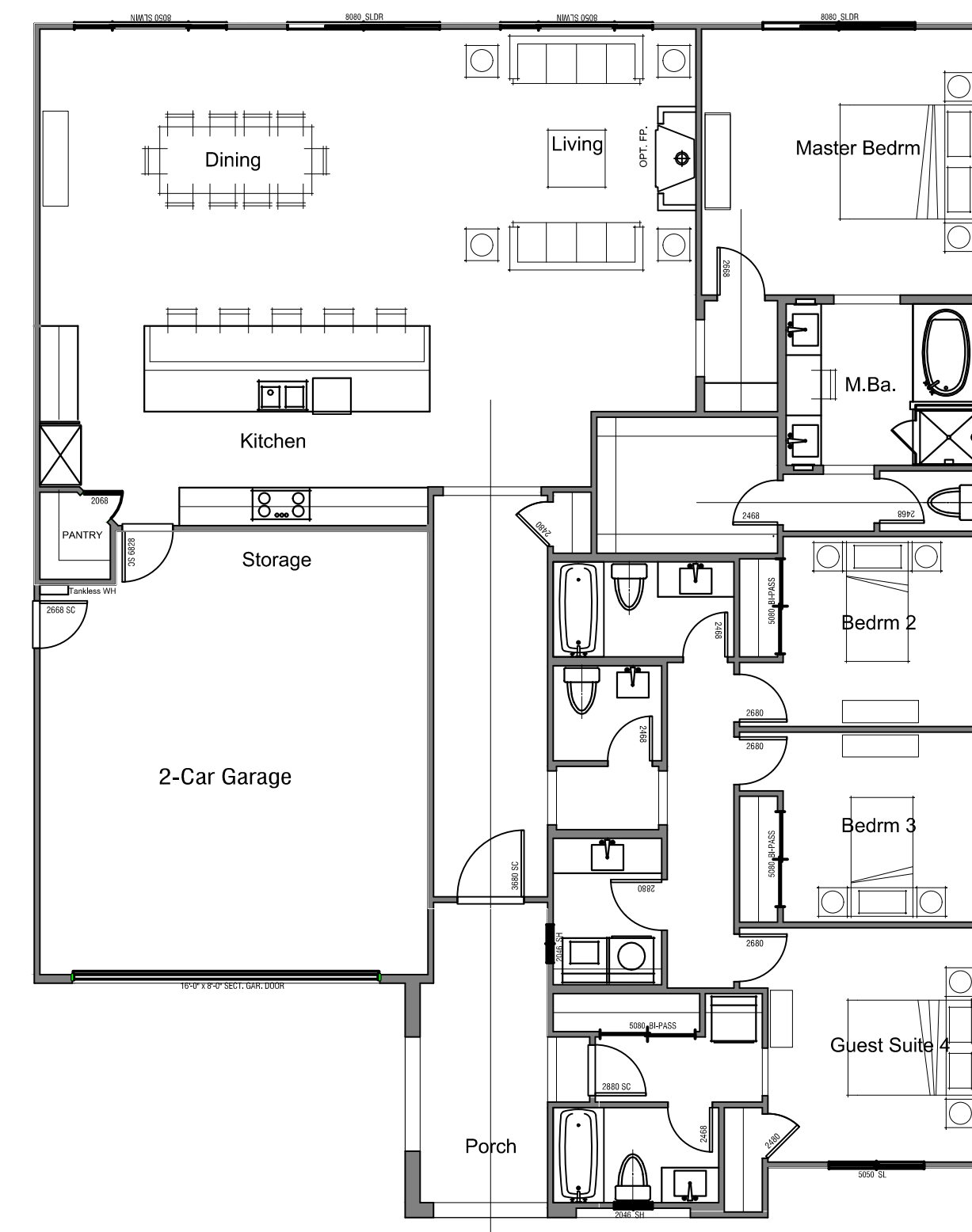
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION



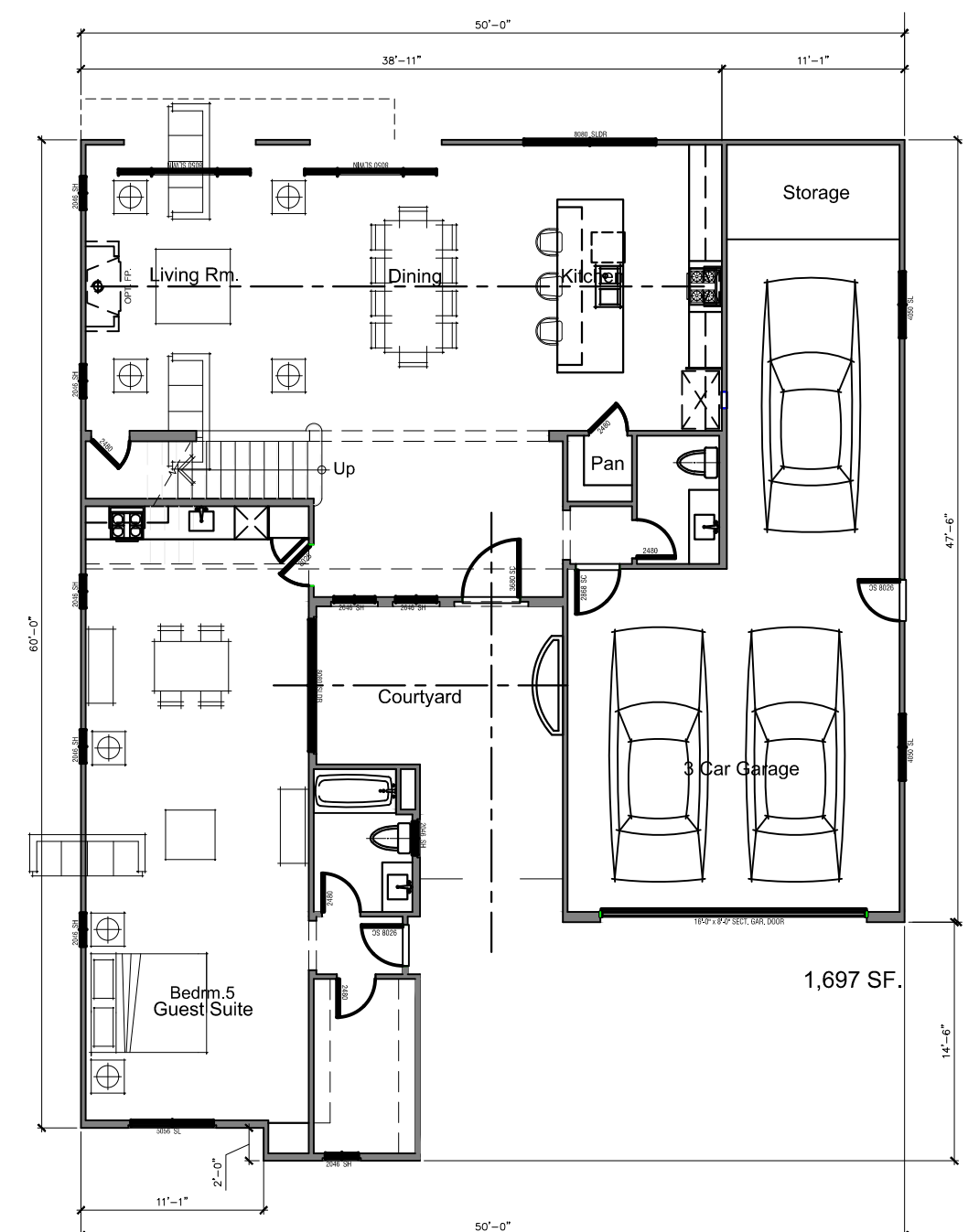
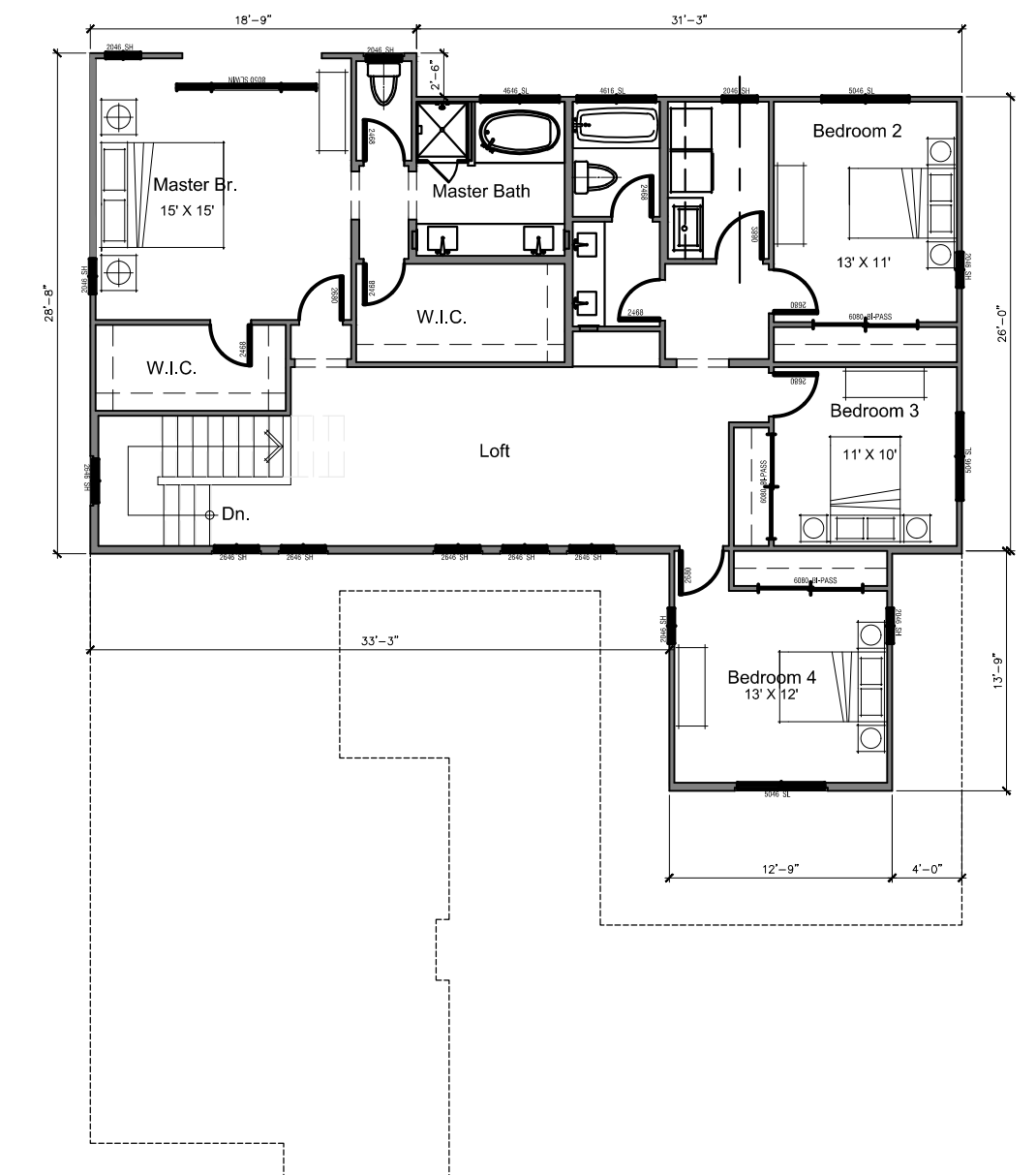
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{3}{32}" = 1'-0"$



FRONT ELEVATION



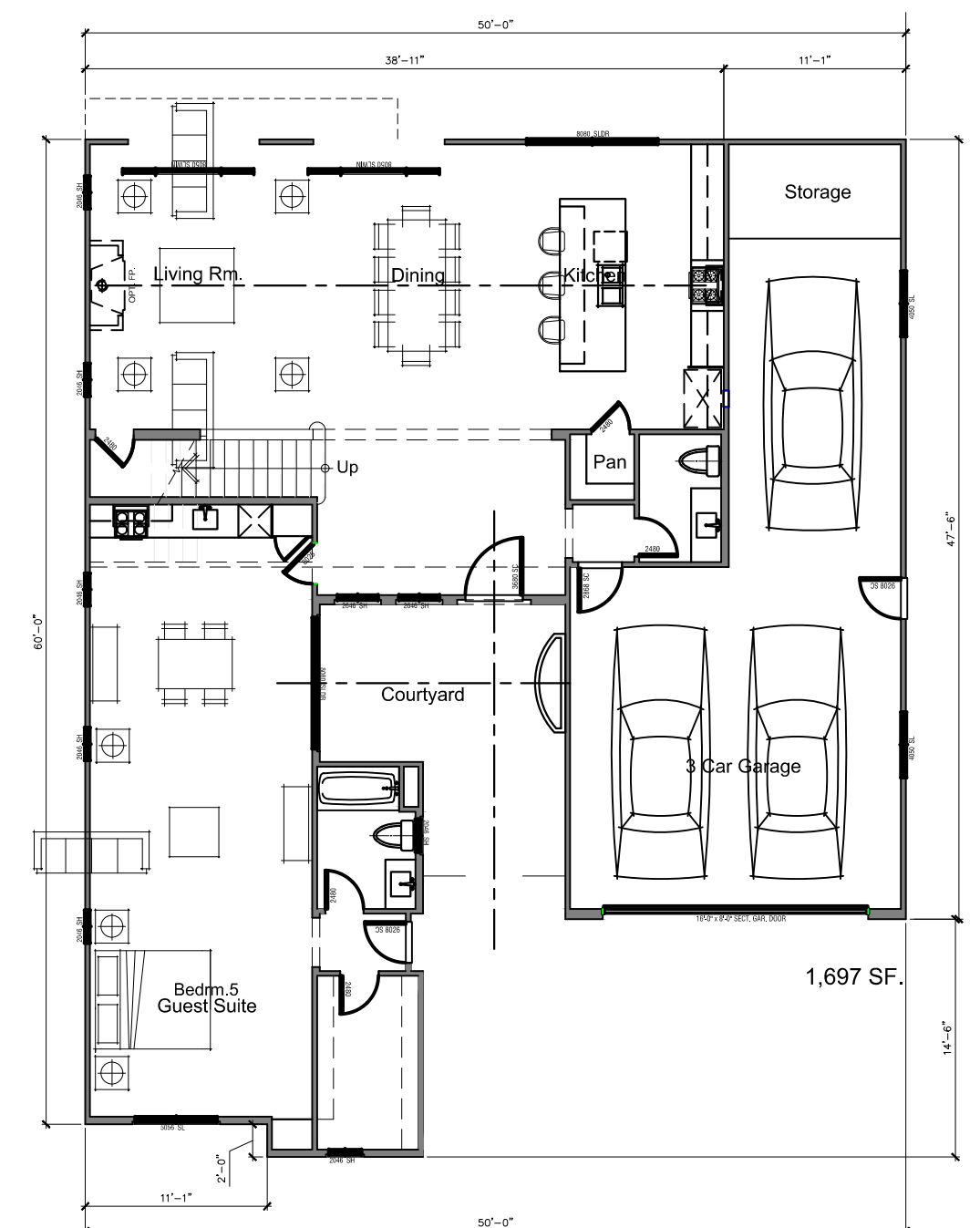
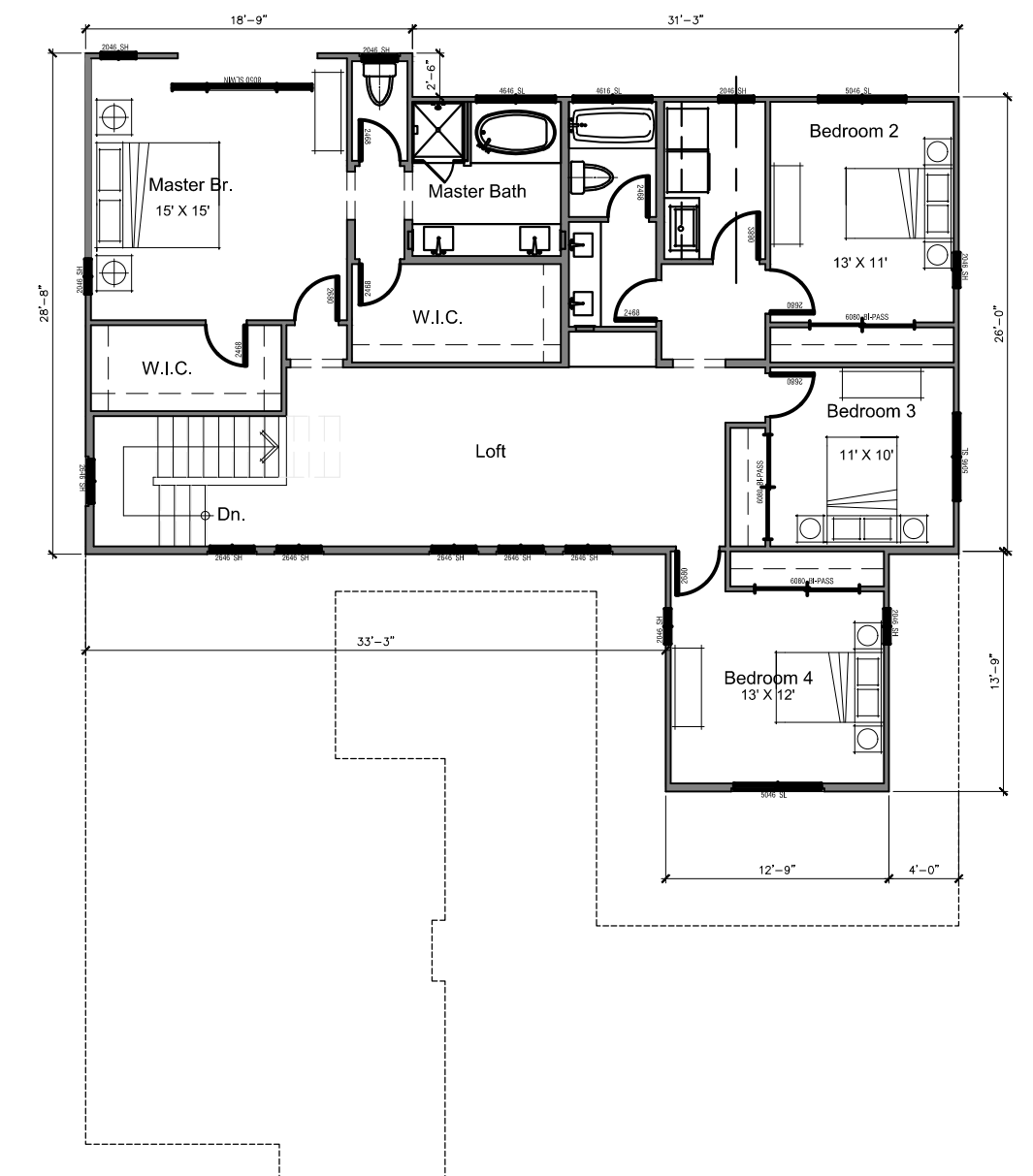
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{3}{32}" = 1'-0"$



FRONT ELEVATION



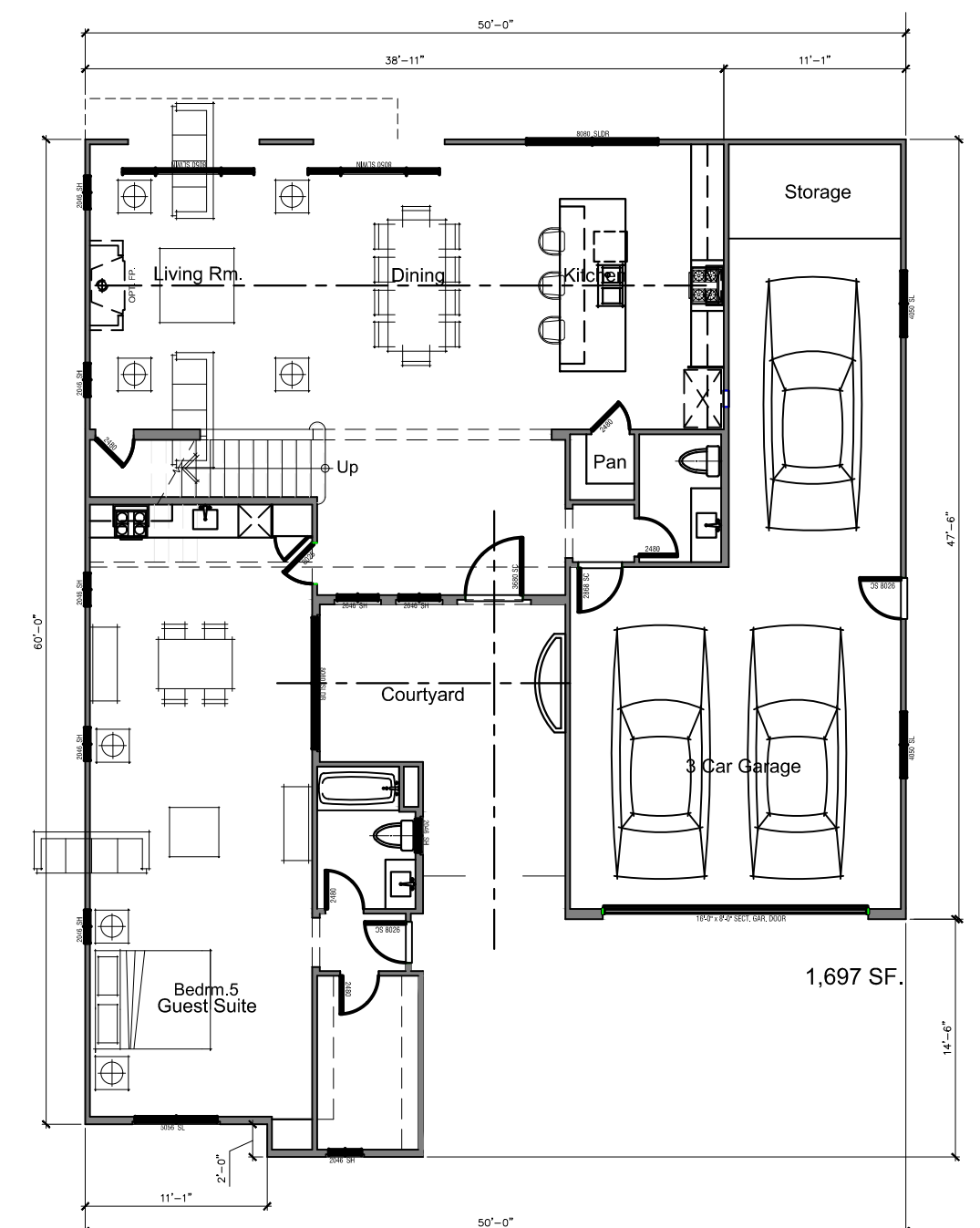
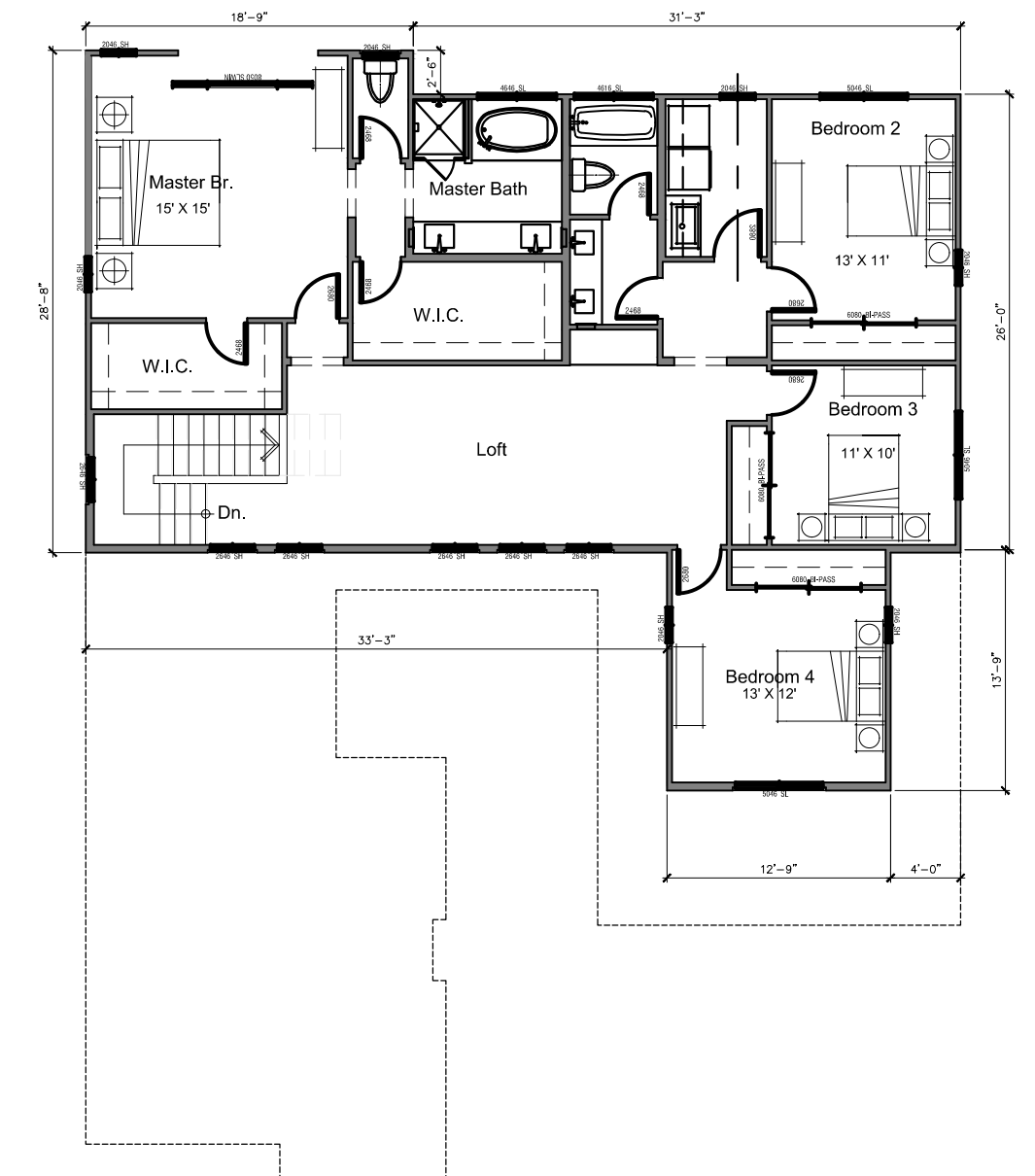
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: $\frac{3}{32}" = 1'-0"$