

NOTES

- NO EXISTING STRUCTURES (BUILDINGS, WALLS, FENCES, GATES, ETC.) ON THE SUBJECT PROPERTY.
- NO KNOWN EXISTING SUB-SURFACE STRUCTURES ON THE SUBJECT PROPERTY.
- TOT LOT DRAINAGE SHALL BE CAPTURED AND DIRECTED THROUGH DRAIN PIPES TO THE WATER QUALITY SYSTEM DESCRIBED ON SHEET 1.
- AT TIME OF CONSTRUCTION, A 1" CONDUIT (40 AMPS) WILL BE REQUIRED TO BE INSTALLED TO THE "FUTURE" EVCS PARKING SPACE, WHICH WILL SUPPLY "FUTURE" CIRCUIT WIRING FOR ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE).
- NO INTERNATIONAL SYMBOL OF ACCESSIBILITY REQUIRED FOR "FUTURE" EVCS PARKING SPACE.

EASEMENT NOTES:

- AN EASEMENT FOR PUBLIC ROAD, DRAINAGE, & UTILITIES, AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 1991-359909.
- AN EASEMENT FOR RIGHT OF WAY & INCIDENTAL PURPOSES PER INSTRUMENT NO. 2002-649655.
- AN FOR RIGHT OF WAY & INCIDENTAL PURPOSES EASEMENT PER INSTRUMENT NO. 2002-649656.
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2002-649657.

NOTE:
NO GAS MAINS EXIST WITHIN THE PROJECT BOUNDARY.

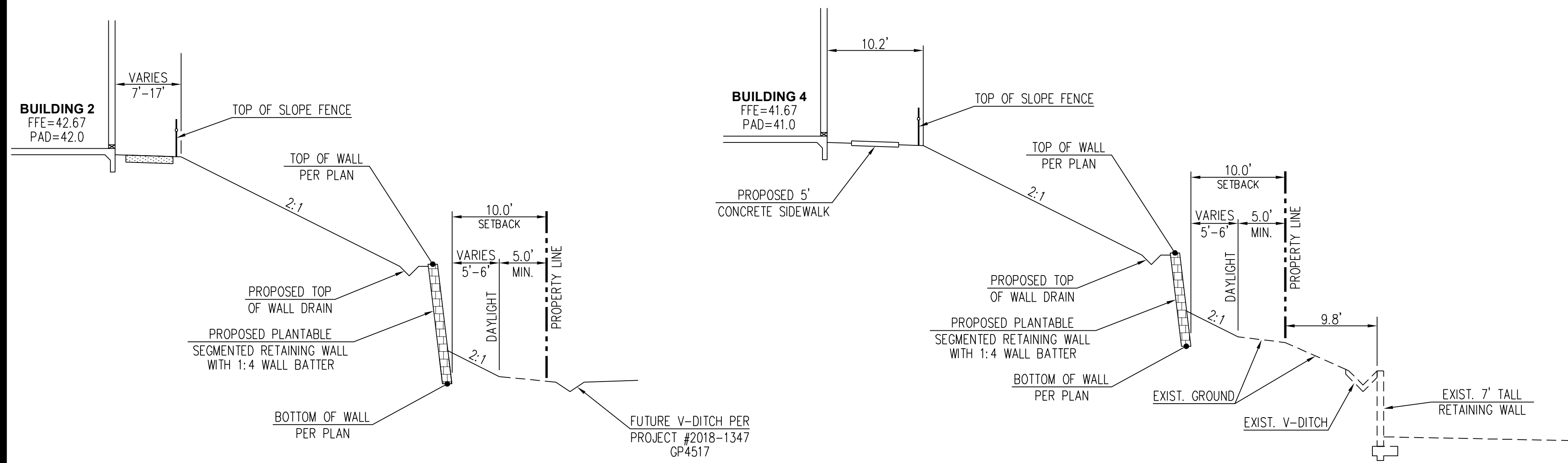
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PRIMARY ACCESS - ENTRANCE (TYP.)
NTS

SECONDARY ACCESS (GATED) - EMERGENCY ACCESS (TYP.)
NTS

ENHANCED PAVEMENT DETAIL
NTS

TRASH ENCLOSURE DETAIL
NTS

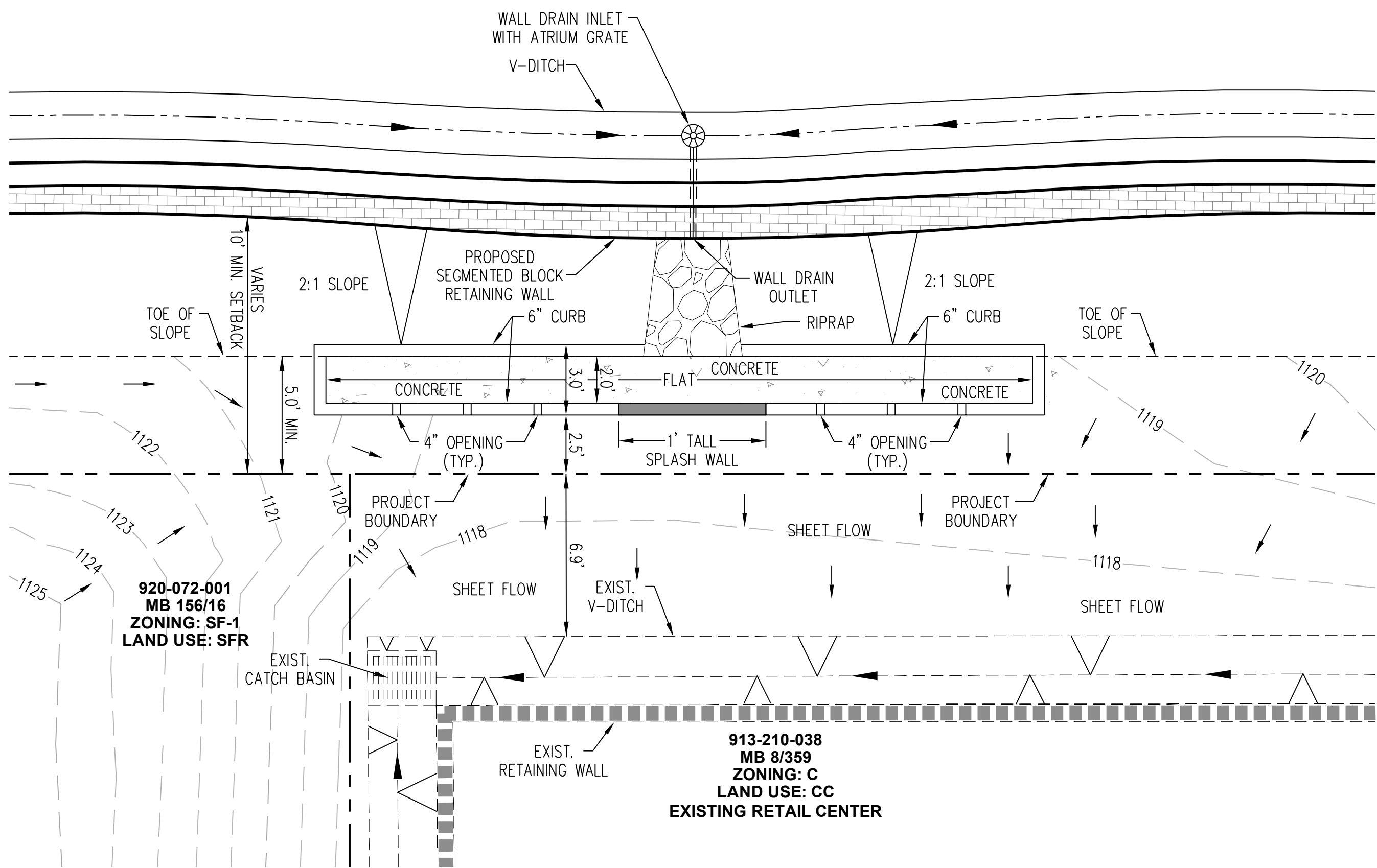


SECTION A-A

NTS

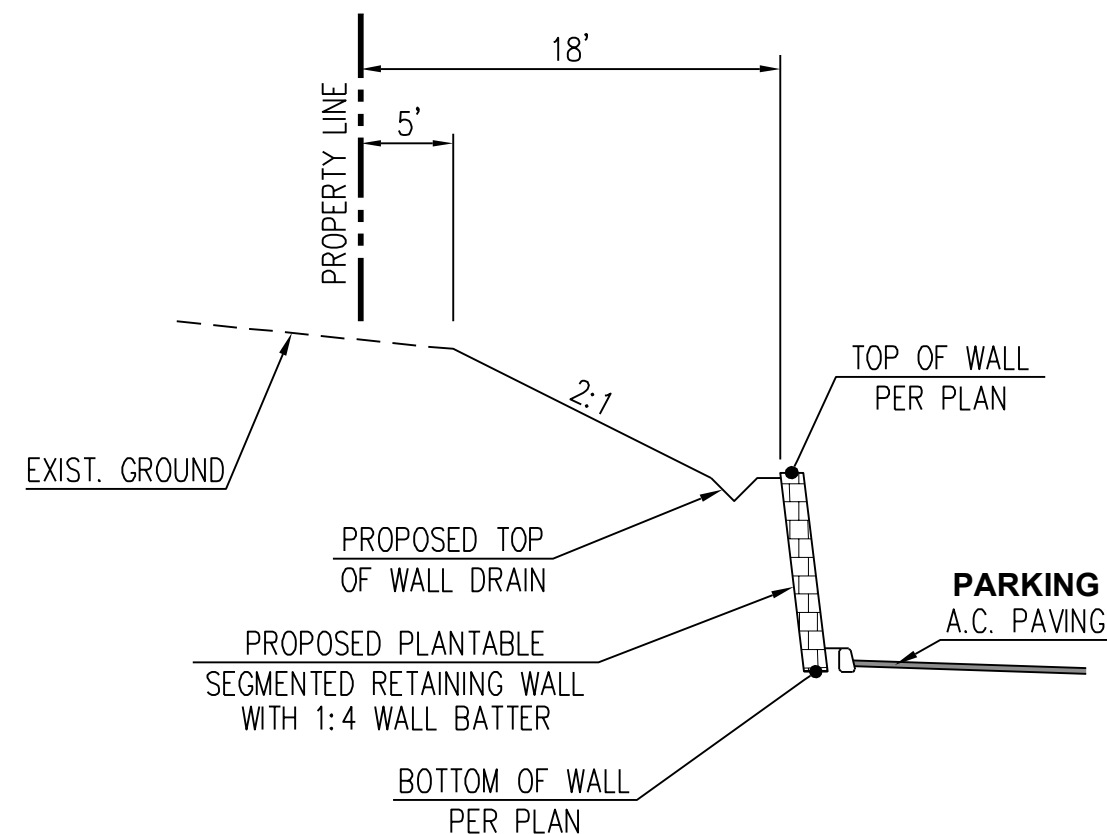
SECTION B-B

NTS



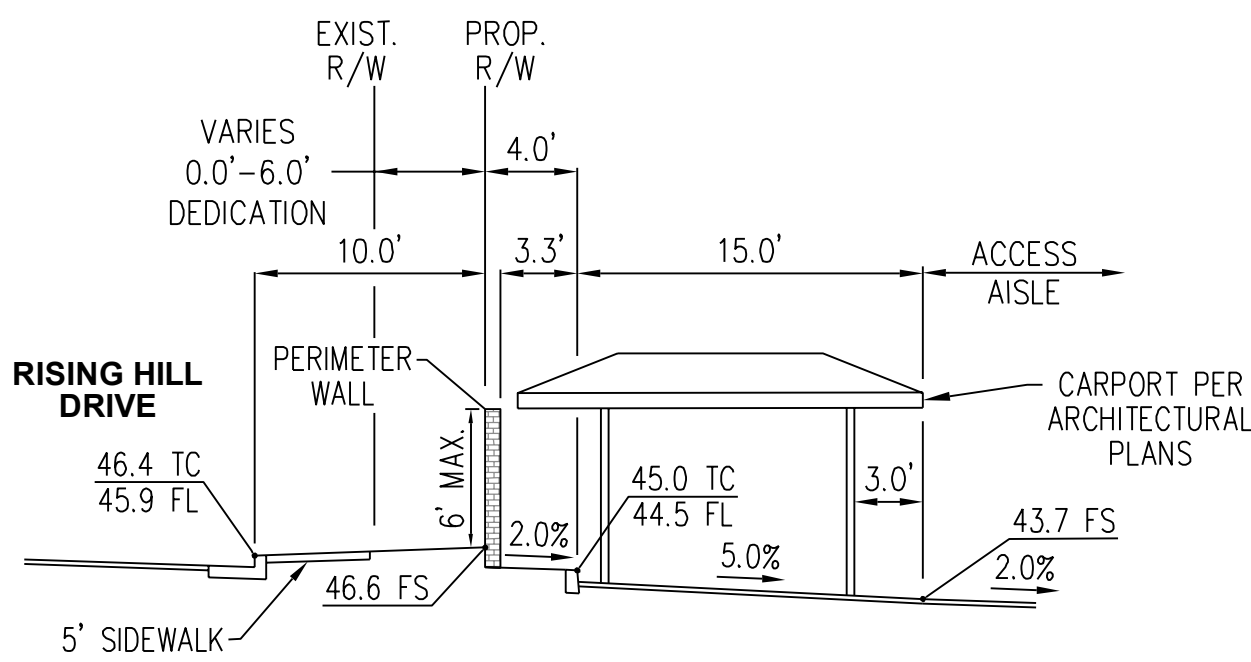
DRAINAGE DISSIPATOR/APRON DETAIL

NTS



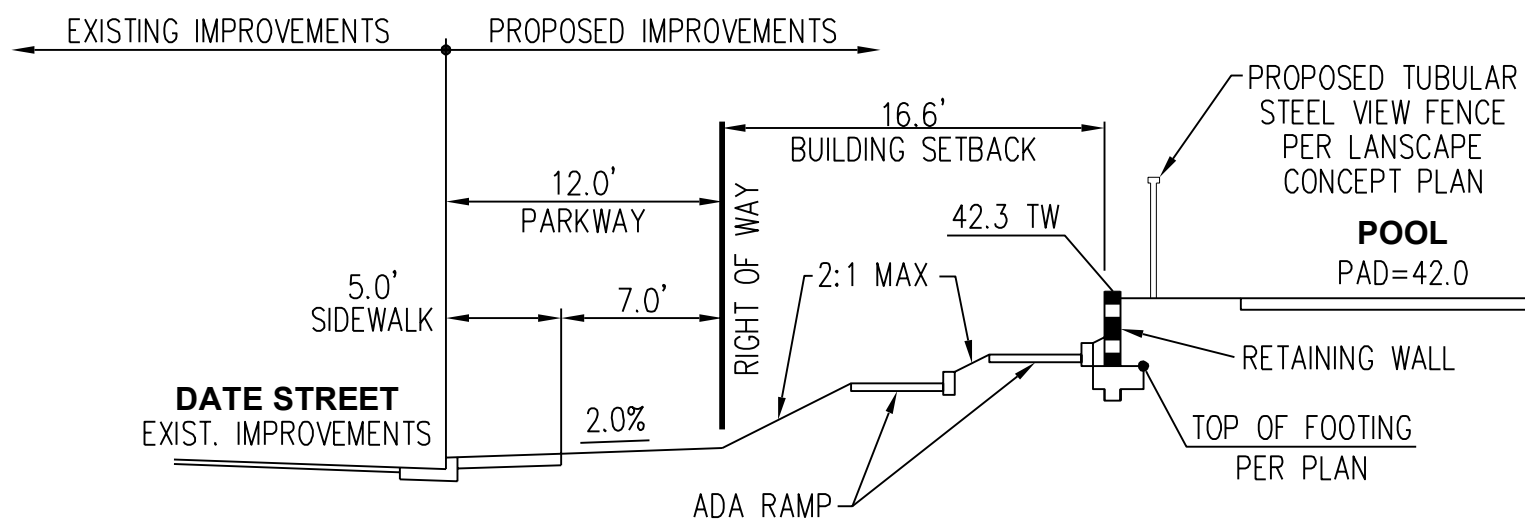
SECTION C-C

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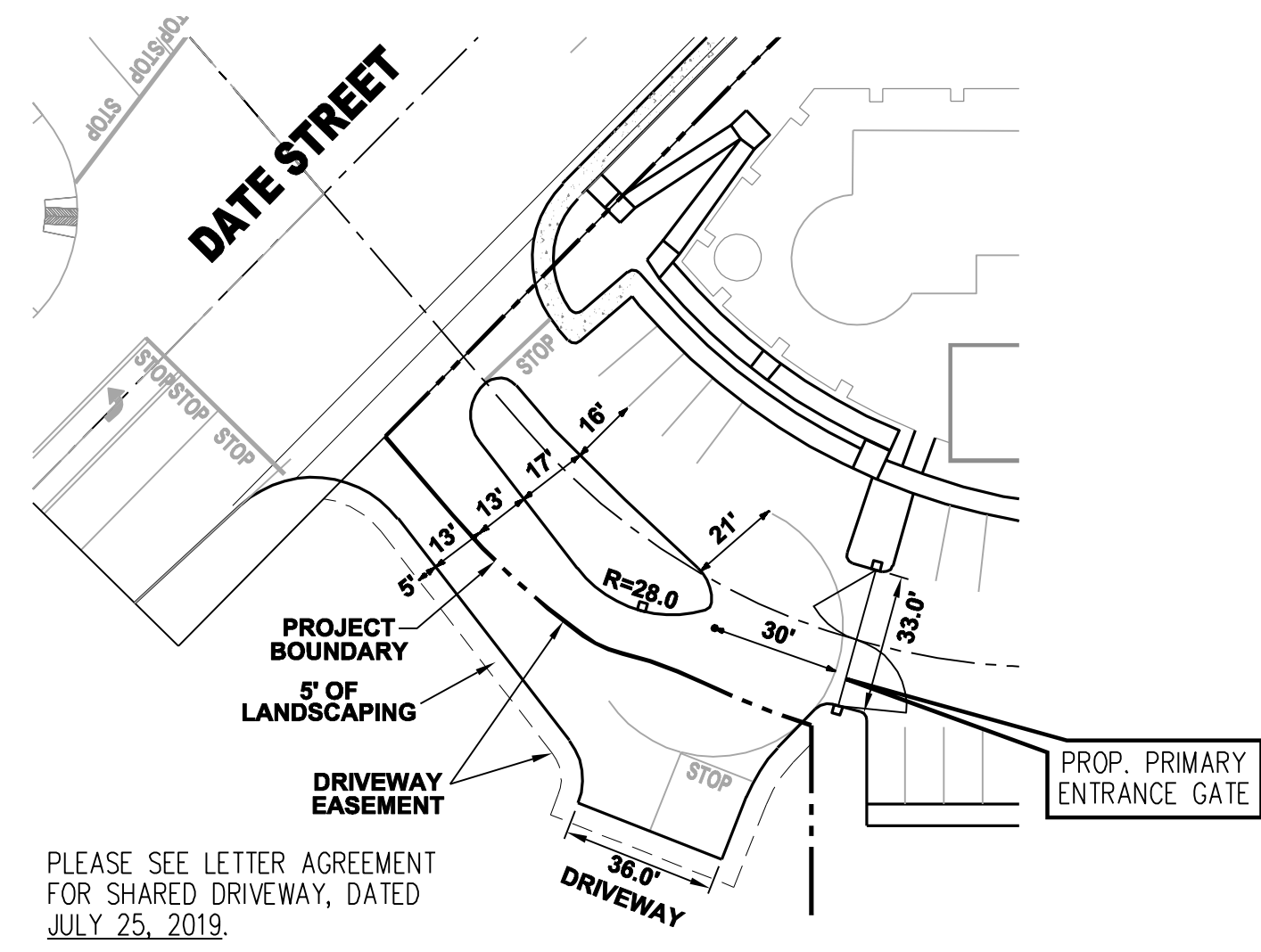
SECTION D-D

NTS



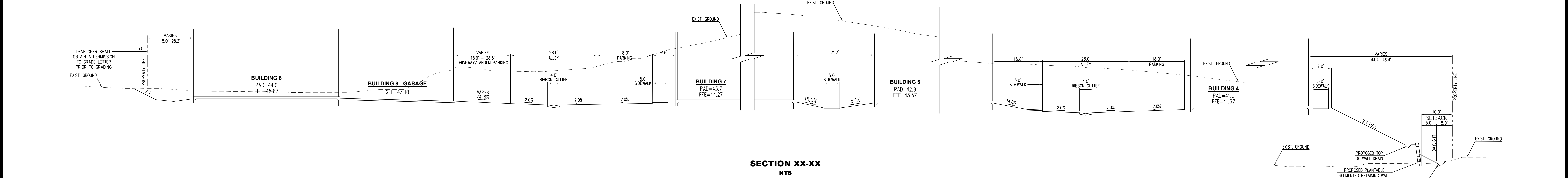
SECTION E-E

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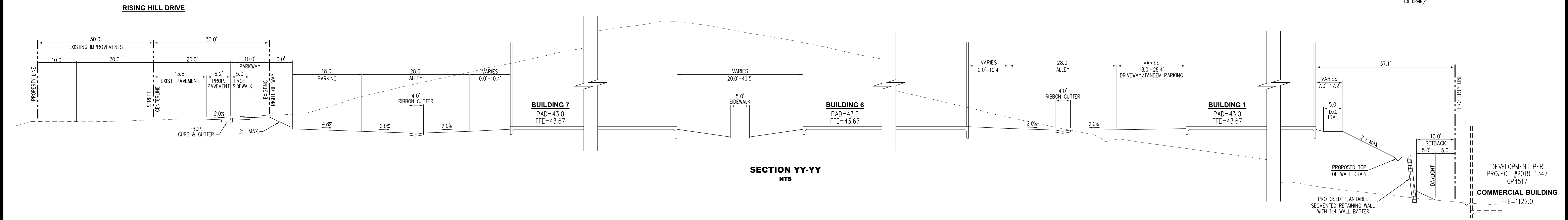
PRIMARY GATE ENTRANCE DETAIL

NTS



SECTION XX-XX

NTS



SECTION YY-YY

NTS

LEGAL DESCRIPTION (CONT.)

PARCEL 8: (APN: 913-210-035-4) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 191 OF MURRIETA PORTION OF TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8 PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE WITH THE CENTERLINE OF CHERRY STREET; THENCE NORTHEASTERLY ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 220.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE SOUTHWESTERLY ON THE CENTERLINE OF CHERRY STREET, 220.00 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN BOOK 58, PAGE 75 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 9: (APN: 913-210-007-9) THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY," ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTERLINE OF CHERRY STREET 880 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CHERRY STREET 73 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL WITH THE LINE OF CLINTON AVENUE, 215 FEET TO A POINT ON THE CENTERLINE OF CHERRY STREET; THENCE SOUTHWESTERLY ON THE CENTERLINE OF CHERRY STREET, 73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 10: (APN: 913-210-006-8) THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE "TEMECULA RANCHO," AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND CLINTON AVENUE, AS SHOWN BY SAID MAP; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CHERRY STREET 953 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTERLINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTERLINE OF CHERRY STREET 73 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE AND PARALLEL TO THE CENTERLINE OF CLINTON AVENUE 215 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF CHERRY STREET 73 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 11: (APN: 913-210-033-2) THAT PORTION OF LOT 191 OF THE TEMECULA LAND AND WATER COMPANY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING 430 FEET NORTH 42°05'41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48°11'17" WEST OF THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48°11'17" WEST 145 FEET, MORE OR LESS, NORTH 42°05'41" WEST 215 FEET; NORTH 48°11'17" EAST, 145 FEET, MORE OR LESS, SOUTH 42°05'41" EST, 215 FEET TO THE POINT OF BEGINNING.

PARCEL 12: (APN: 913-210-032) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTERLINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET 880 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET 220 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET 220 FEET MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING ONE AND ONE TENTH ACRES MORE OR LESS.

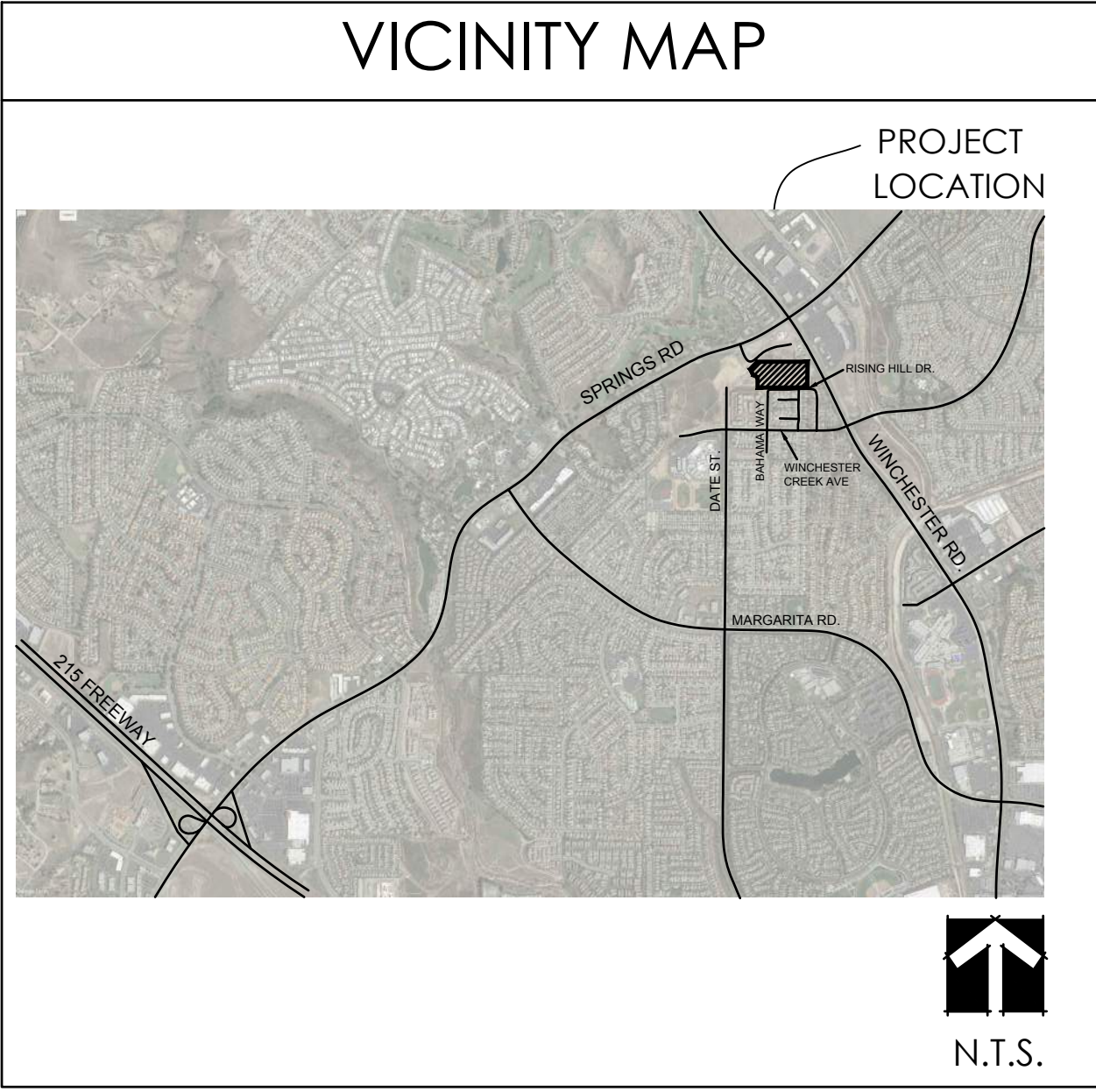
PARCEL B: THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTERLINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET 440 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET, 440 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING TO THE CENTERLINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING TO THE CENTERLINE OF CHERRY STREET, 440 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CLINTON AVENUE, 645 FEET TO A POINT; THENCE NORTHEAST ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET, 805 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED, ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL BY DEED RECORDED JUNE 22, 1935, IN BOOK 233, PAGE 546, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID MOON PARCEL PARALLELING WITH THE CENTERLINE OF CLINTON AVENUE, 215 FEET TO THE MOST EASTERLY CORNER OF SAID MOON PARCEL AND THE END OF THE SAID LINE TO BE DESCRIBED.

PARCEL C: THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING 430 FEET NORTH 42°05'41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48°11'17" WEST OF THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48°11'17" WEST 145 FEET, MORE OR LESS, NORTH 42°05'41" WEST, 215 FEET; NORTH 48°11'17" EAST, 145 FEET MORE OR LESS; SOUTH 42°05'41" EAST, 215 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT PER PROJECT #2018-1347 GP4517

COMMERCIAL BUILDING FFE=1122.0



NOTE:
TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM POWER POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.

- NOTES:
- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
 - ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
 - SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 15-GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
 - ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
 - ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
 - A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS.
- MINIMUM SIZES ARE AS FOLLOWS:
- TREES: 24-INCH BOX (15 GALLON SIZE ACCEPTABLE FOR SLOPES).
 - SHRUBS: 5-GALLON, AND
 - SHRUBS: 1-GALLON (PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR).
- DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION AND SMALL ORNAMENTAL PLANTING.
 - NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
 - THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT STRUCTURES AND TRAFFIC SIGHT LINES.
 - THE LANDSCAPE PLAN SHALL COMPLY ALL APPLICABLE CODES OF THE MURRIETA MUNICIPAL CODE - TITLE 16.28
 - NO EXISTING TREES ARE TO BE PRESERVED OR REMOVED FROM THE SITE.

NOTE: ALL SHRUB AREAS AND SLOPE IRRIGATION SHALL BE DRIP-TYPE IRRIGATION AS MEASURED IN GALLONS PER HOUR.

APPLICANT:
TERRA NOVA CONSULTANTS
CONTACT: STEVE GALVEZ
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

CIVIL ENGINEER:
VSL ENGINEERING
CONTACT: RICH VALDEZ
31805 TEMECULA PARKWAY, #129
TEMECULA, CA. 92592
951-296-3930

LANDOWNER 1:
DHL INVESTMENTS
CONTACT: STEVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92563
951-731-7735

EXHIBIT PREPARED BY:
LANDSCAPE ARCHITECT:
DAVID NEAULT ASSOCIATES
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA. 92590
951-296-3430

LANDOWNER 2:
TAYLOR MOTORSPORTS
1133 N. RAMONA BLVD.
SAN JACINTO, CA. 92592
951-323-1346

NOTE:
SEE SHEET L-2 FOR PROJECT INFO / OPEN SPACE PLAN
SEE SHEET L-3 FOR ENLARGEMENTS / WALL & FENCE DETAILS
SEE SHEET L-4 FOR WALL / FENCE PLAN, SHADE PLAN AND OPEN SPACE PLAN

DATE REVISED: OCT. 8, 2019
DATE PREPARED: AUG. 9, 2019

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
STREET TREES:				
DATE STREET				
PINUS ELDARICA	AFGHAN PINE	24" BOX	MIN. 20' O.C.	LOW
RISING HILL DRIVE				
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	MIN. 25' O.C.	MEDIUM
ACCENT PALM				
SYAGRUS ROMANOFFIANUM	QUEEN PALM	MIN. 12' B.T.H.	AS SHOWN	MEDIUM
PARKING TREE				
PLATANUS A. "COLUMBIA"	LONDON PLANE TREE	24" BOX	AS SHOWN	MEDIUM
PYRUS "BRADFORD"	BRADFORD PEAR			MEDIUM
ULMUS PARVIFOLIA	EVERGREEN ELM			MEDIUM
FOUNDATION TREE				
ARBITUS "MARINA"	MARINA ARBITUS	24" BOX	AS SHOWN	MEDIUM
MAGNOLIA "ST. MARY'S"	SOUTHERN MAGNOLIA			MEDIUM
PYRUS "BRADFORD"	BRADFORD PEAR			MEDIUM
LANDSCAPE AND SLOPE TREES				
ARBITUS "MARINA"	MARINA ARBITUS	24" BOX	AS SHOWN	MEDIUM
PINUS ELDARICA	AFGHAN PINE			LOW
PRUNUS "BRIGHT N' TIGHT"	CAROLINA LAUREL CHERRY			MEDIUM
SCHINUS MOLLE	CALIFORNIA PEPPER			LOW
TRISTANIA CONFERTA	BRISBANE BOX			MEDIUM

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
ACCENT TREES:				
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	AS SHOWN	MEDIUM
OLEA EUROPAEA	OLIVE	24" BOX	AS SHOWN	MEDIUM
PRUNUS CERASIFERA	PURPLE PLUM	24" BOX	AS SHOWN	MEDIUM
SHRUBS / PERENNIALS				
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	2' O.C.	MEDIUM
ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GALLON	3' O.C.	MEDIUM
BUXUS JAPONICA	JAPANESE BOXWOOD	5 GALLON	3' O.C.	MEDIUM
CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' O.C.	LOW
CALLISTEMON "LITTLE JOHN"	DWARF BOTTLE BRUSH	5 GALLON	4' O.C.	MEDIUM
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	3' O.C.	MEDIUM
ELAEGNUS PUNGENS	SILVERBERRY	5 GALLON	4' O.C.	LOW
EUONYMUS SPP	EUONYMUS	5 GALLON	4' O.C.	MEDIUM
GREVILLEA NOELII	GREVILLEA	5 GALLON	4' O.C.	LOW
HEMEROCALLIS HYBRID	DAYLILY	1 GALLON	2' O.C.	MEDIUM
HETEROMILES ARBUTIFOLIA	TOYON	5 GALLON	6' O.C.	LOW
LEUCOPHYLLUM F. "GREEN CLOUD"	TEXAS RANGER	5 GALLON	6' O.C.	LOW
LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GALLON	3' O.C.	MEDIUM
PHORUM TENAX "DARK DELIGHT"	NEW ZEALAND FLAX	5 GALLON	4' O.C.	MEDIUM
PITOSPORIUM "VARIEGATA"	VARIEGATED MOCK ORANGE	5 GALLON	3' O.C.	MEDIUM
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN	5 GALLON	3' O.C.	MEDIUM
RHAPHIOLEPIS UMBELLATA "MINOR"	SHRUB ROSE	5 GALLON	3' O.C.	MEDIUM
ROSA SPECIES	UPRIGHT ROSEMARY	5 GALLON	3' O.C.	LOW
ROSAMARINUS "TUSCAN BLUE"	MEXICAN RUELLIA	5 GALLON	3' O.C.	LOW
RUELLIA BRITTONIA	MEXICAN SAGE	5 GALLON	3' O.C.	LOW
SALVIA LEUCANTHA	SHINY LEAF XYLOSMA	5 GALLON	4' O.C.	MEDIUM
XYLOSMA CONGESTUM				
ORNAMENTAL GRASSES				
HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	2' O.C.	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GALLON	2' O.C.	MEDIUM
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	2' O.C.	LOW
PENNISETUM "LITTLE BUNNY"	DWARF FOUNTAIN GRASS	1 GALLON	2' O.C.	MEDIUM
PENNISETUM "EATON CANYON"	RED FOUNTAIN GRASS	1 GALLON	2' O.C.	MEDIUM

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
GROUNDCOVERS				
BACCHARIS P. "PIGEON POINT"	DWARF COYOTE BRUSH	1 GALLON	4' O.C.	LOW
BERBERIS REPENS	CREeping BARBERRY	1 GALLON	4' O.C.	LOW
COTONEASTER D. "LOWFAST"	LOWFAST COTONEASTER	1 GALLON	4' O.C.	MEDIUM
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	3' O.C.	LOW
GAZANIA SP.	FLATS	12" O.C.		MEDIUM
MYOPORUM "PINK"	PINK MYOPORUM	1 GALLON	12" O.C.	MEDIUM
ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	3' O.C.	LOW
ROSA "FLOWER CARPET VARIETIES"	GROUND COVER ROSE	1 GALLON	2' O.C.	MEDIUM
PLANTABLE RETAINING WALLS				
FICUS PUMILA	CREeping FIG	1 GALLON	5' O.C.	MEDIUM
TRACHELOSPERMUM ASIATICUM	YELLOW STAR JASMINE	1 GALLON	5' O.C.	MEDIUM
LONICERA JAPONICA "HALLIANA"	HALLS JAPANESE HONEYSUCKLE	1 GALLON	5' O.C.	MEDIUM
VINES				
DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GALLON	15' O.C.	MEDIUM
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	15' O.C.	MEDIUM
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	15' O.C.	MEDIUM

- EASEMENTS
- AN EASEMENT PER INSTRUMENT NO. 1991-359909
 - AN EASEMENT PER INSTRUMENT NO. 2002-649655
 - AN EASEMENT PER INSTRUMENT NO. 2002-649656
 - AN EASEMENT PER INSTRUMENT NO. 2002-649657

EXHIBIT PREPARED BY:
DAVID NEAULT ASSOCIATES
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA. 92590
951-296-3430

UNDER THE SUPERVISION OF:
RICHARD VALDEZ
RCE NO. EXP. 12/31/2020

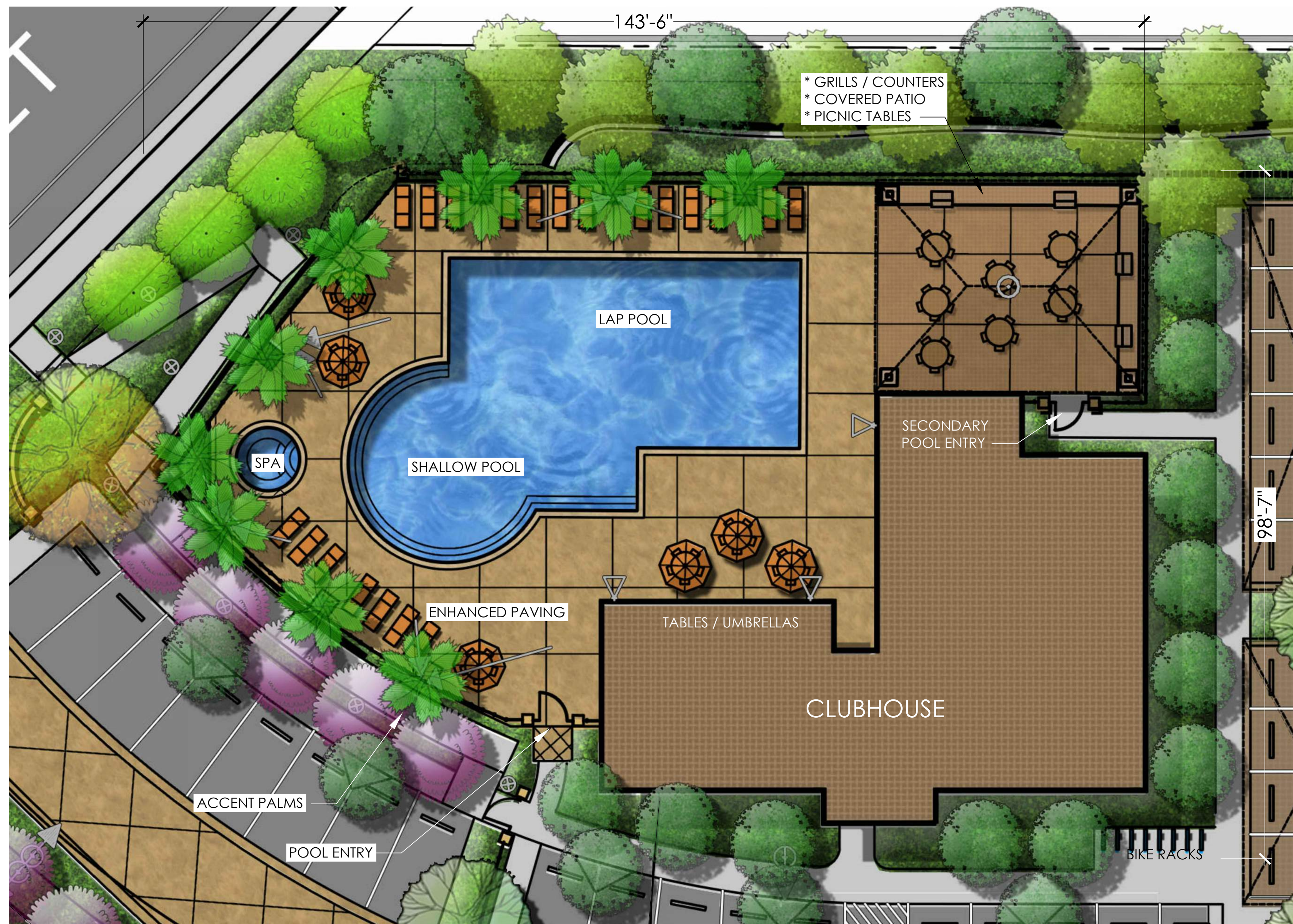
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DATE: _____ INITIAL: _____
ENGINEER OF WORK

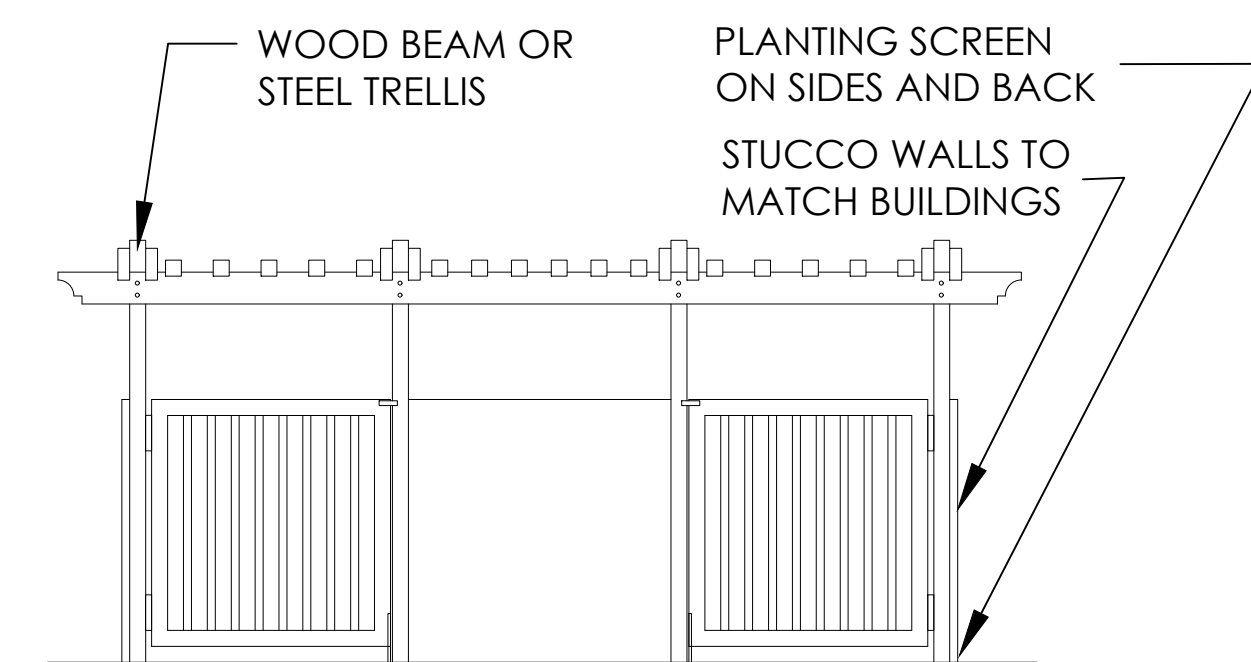
REVISION DESCRIPTION

SHT. NO.	DATE	INITIAL	REVISION DESCRIPTION

LANDSCAPE CONCEPT PLAN FOR:
MURRIETA APARTMENTS
Terra Nova Consultants



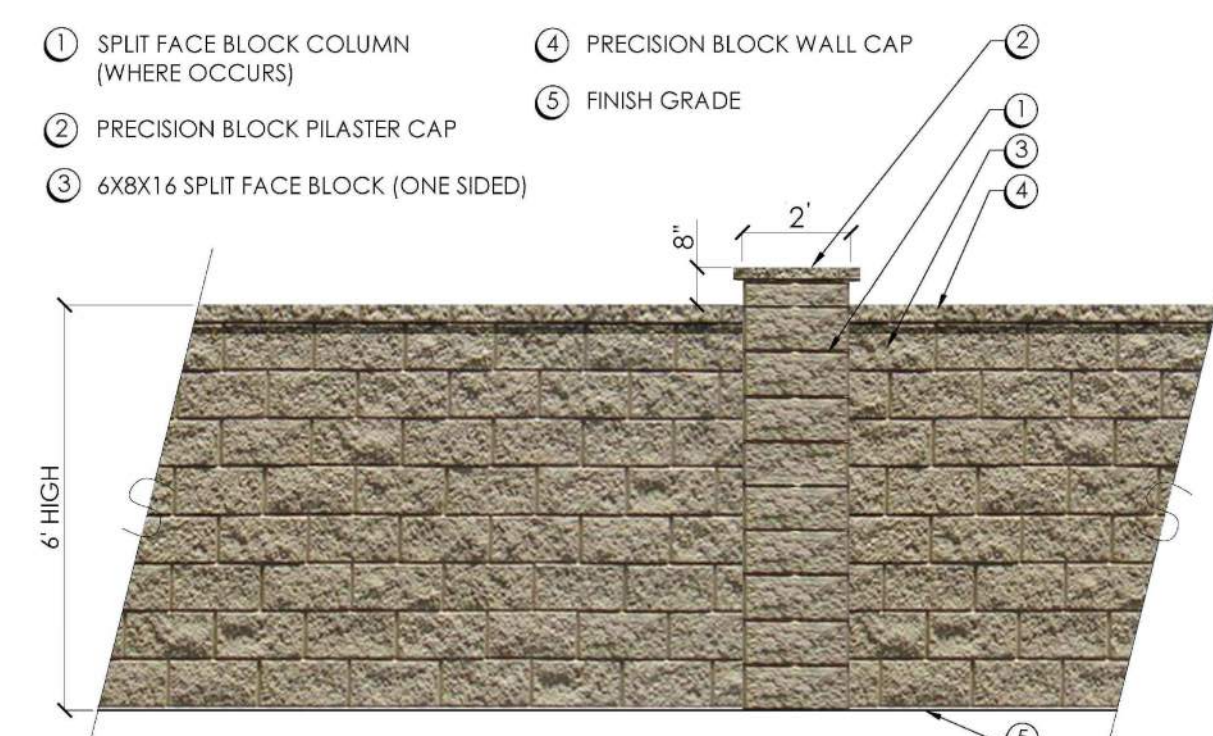
RECREATION / POOL / CLUBHOUSE AREA
12,799 sf (.29 acres)



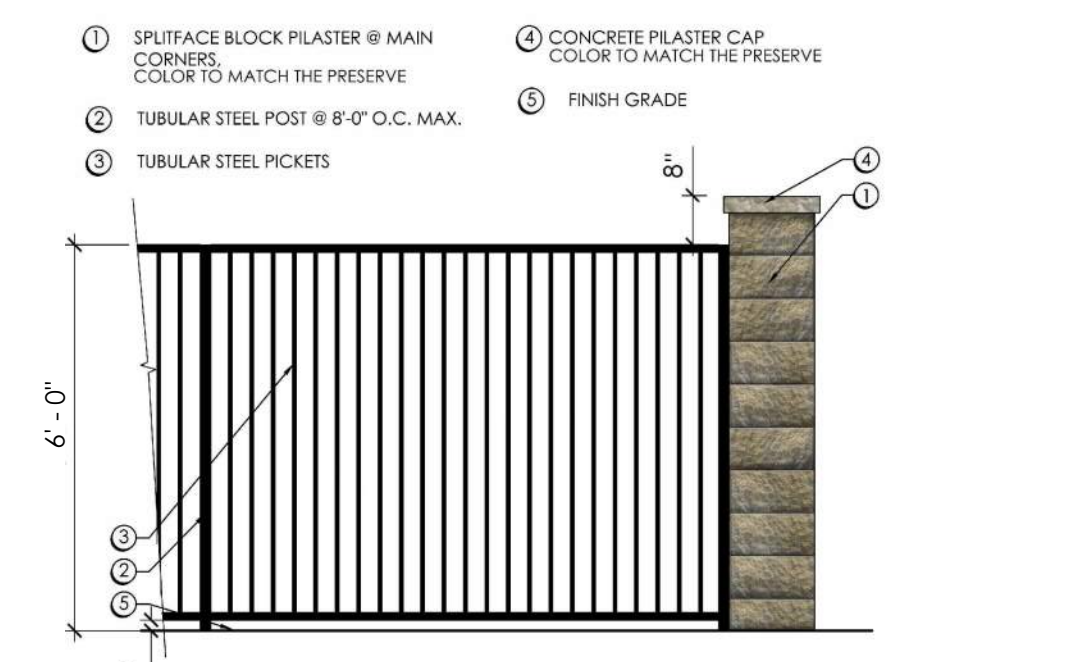
TYPICAL TRASH ENCLOSURE 1/4"=1'-0"



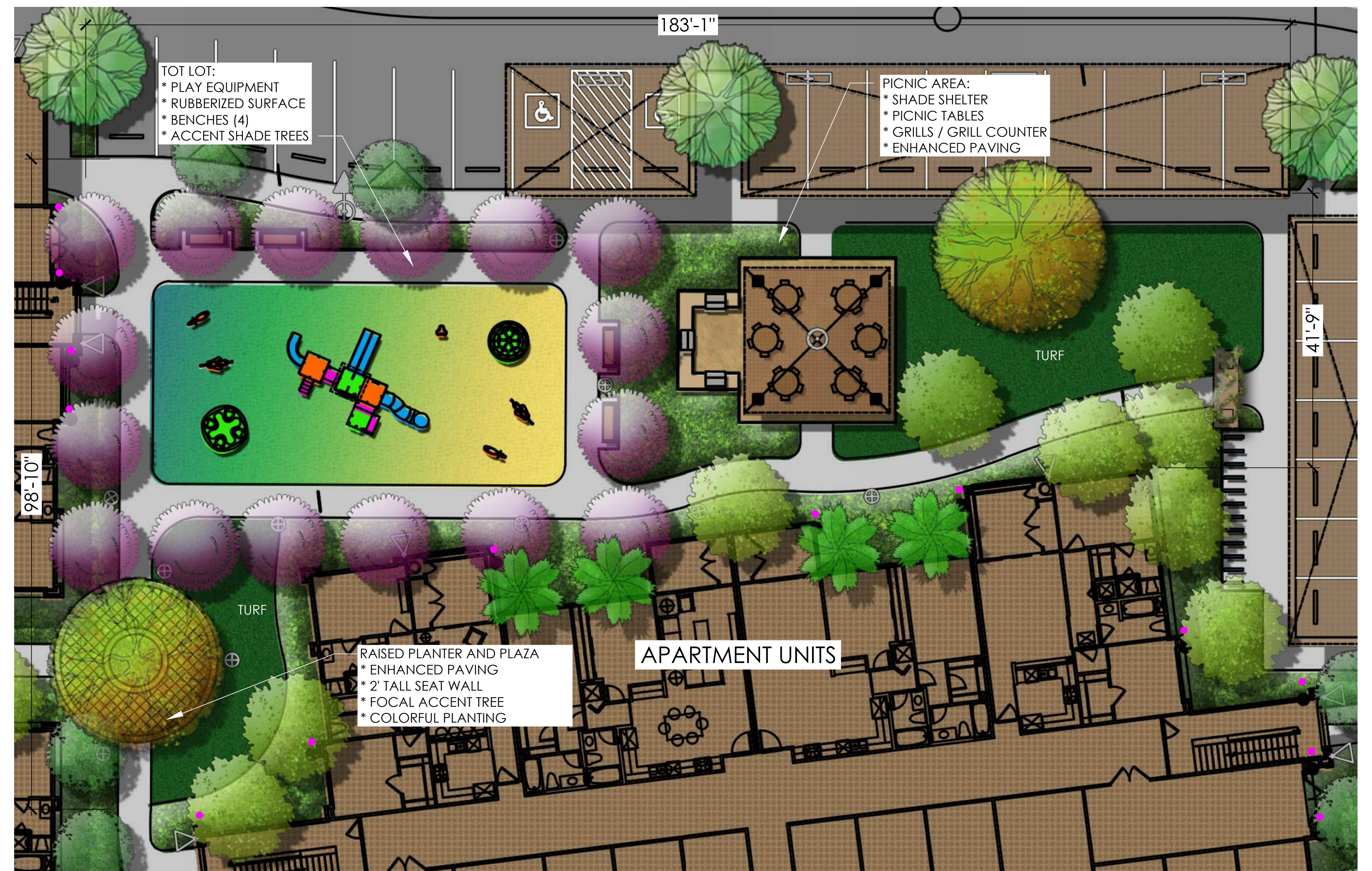
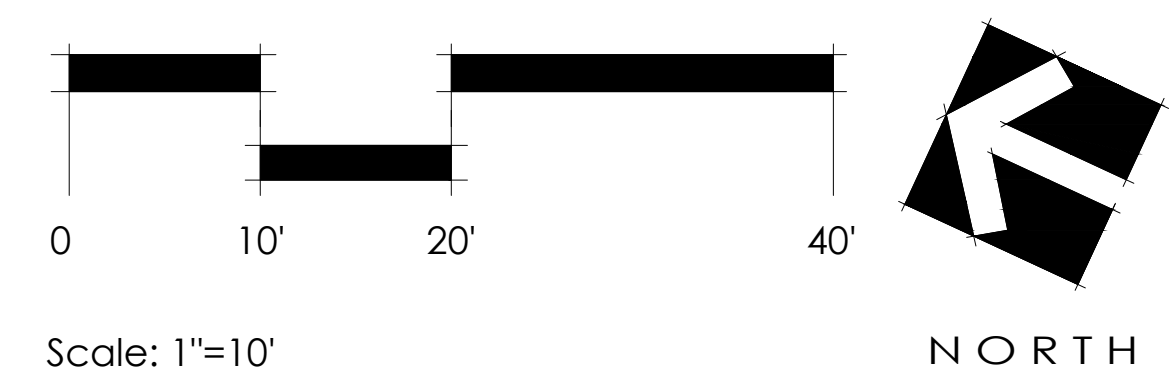
BIKE RACKS (19)



SPLITFACE BLOCK WALL
COLOR: "TAN"



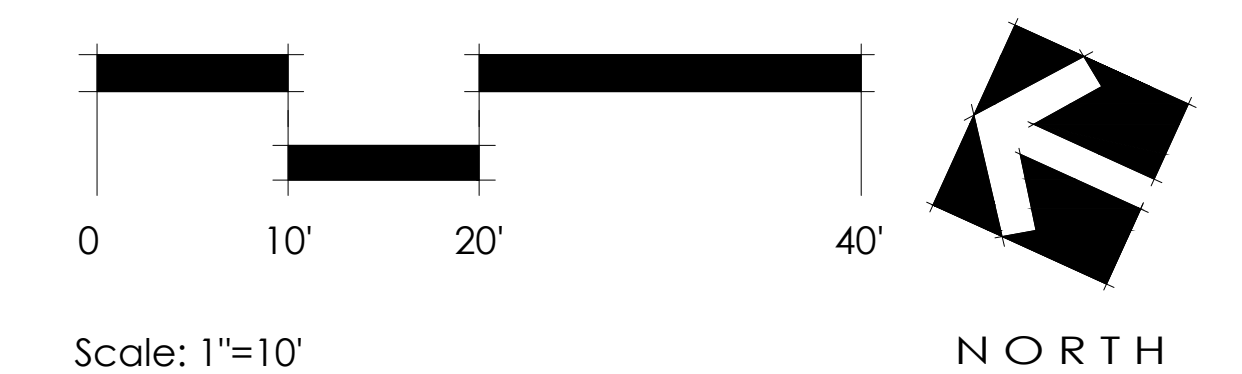
6' TUBULAR STEEL POOL ENCLOSURE FENCE
STEEL COLOR: "BLACK" - PILASTER COLOR: "TAN"



TOT LOT AND PICNIC AREA
9,493 sf (.21 acres)



1ST FLOOR PATIO PLANTING ELEVATION N.T.S.



1ST FLOOR PATIO PLANTING DETAIL N.T.S.



ENTRY MONUMENT

LANDSCAPE CONCEPT PLAN FOR:
MURRIETA APARTMENTS
Terra Nova Consultants



EXHIBIT PREPARED BY:
DAVID NEAULT ASSOCIATES
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA. 92590
951-296-3430

UNDER THE SUPERVISION OF:
RICHARD VALDEZ
RCE NO. EXP. 12/31/2020

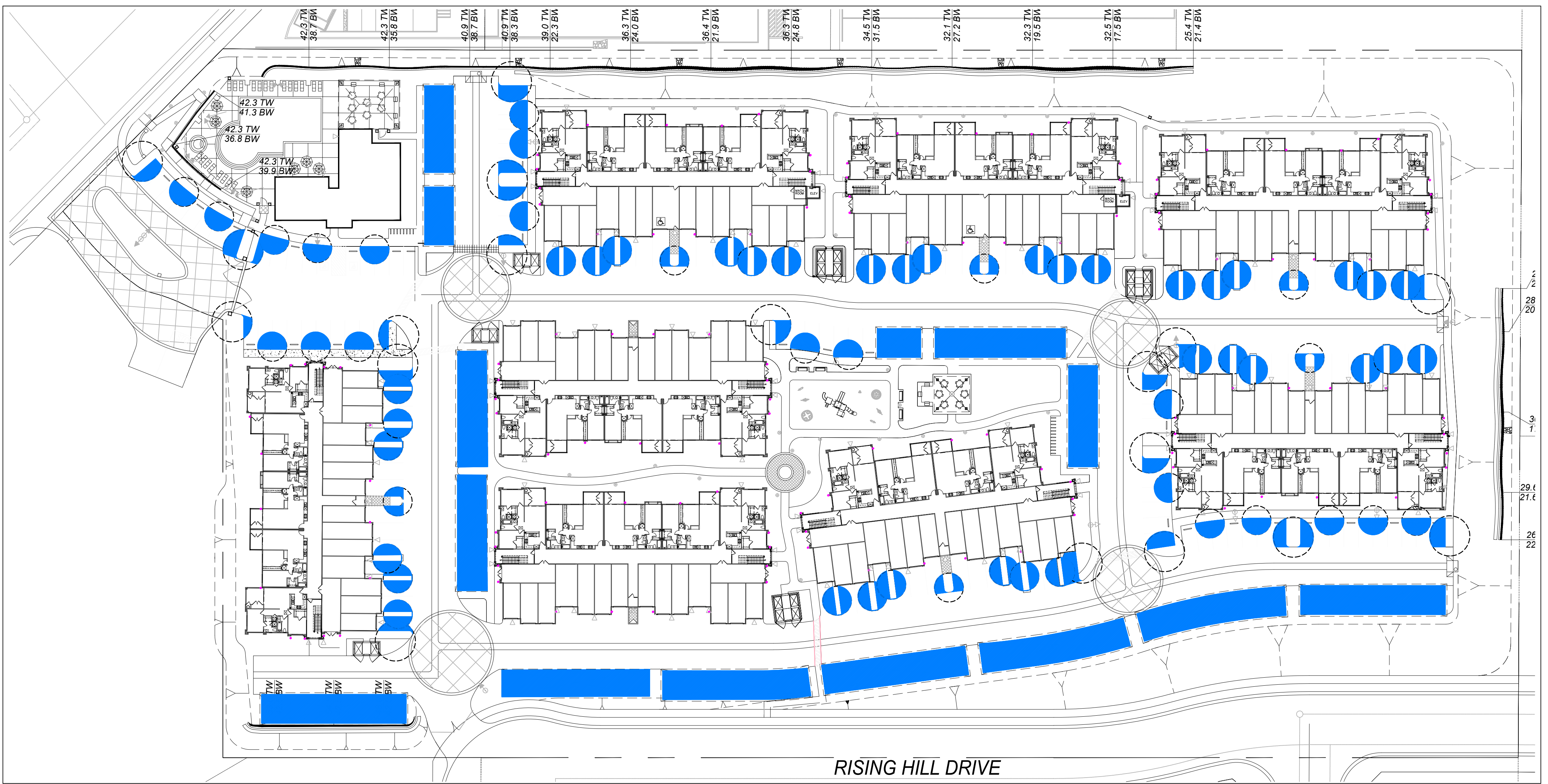
DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

DATE REVISED: OCT. 8, 2019
DATE PREPARED: AUG. 9, 2019

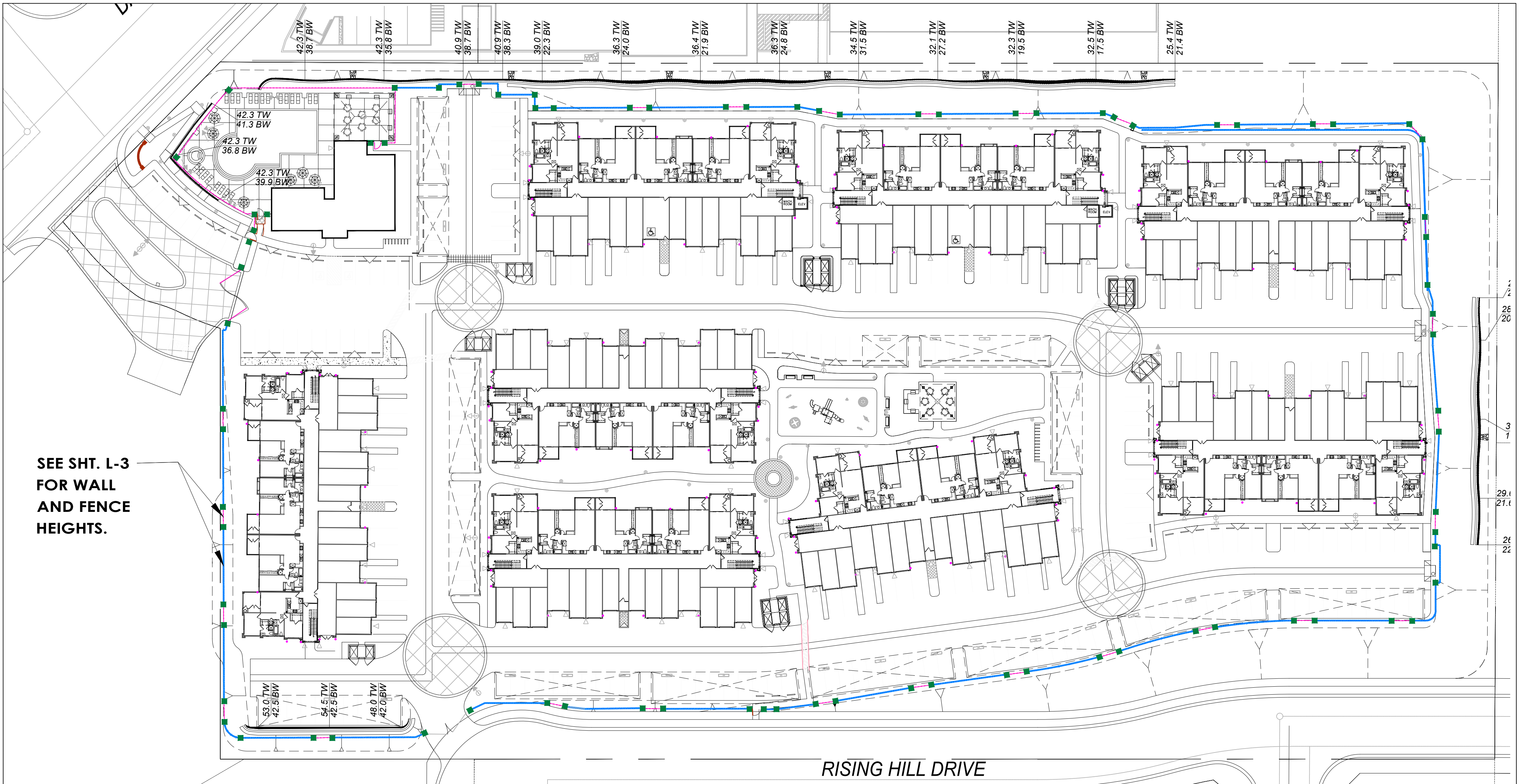
SHEET 3		CITY OF MURRIETA ENGINEERING DEPARTMENT		OF SHEET 4	
CONCEPTUAL LANDSCAPE PLAN DP-2018-1761 MURRIETA APARTMENTS					
APPROVED ROBERT K. MOENHLING CITY ENGINEER CITY OF MURRIETA		DATE RCE 63056 EXP. DATE 6/30/20		DRAWING NO. L-3	
DWN BY: EDWIN		PROJECT NO.		DRAWING NO.	
CHKD BY:					
FIELD BK:					

PARKING SPACES REQUIRED	% OF TOTAL PARKING AREA TO BE LANDSCAPED	PLANTING AREA PROVIDED
382 61,884 S.F.	10% MIN. 6,188 S.F.	15,590 S.F. 25%

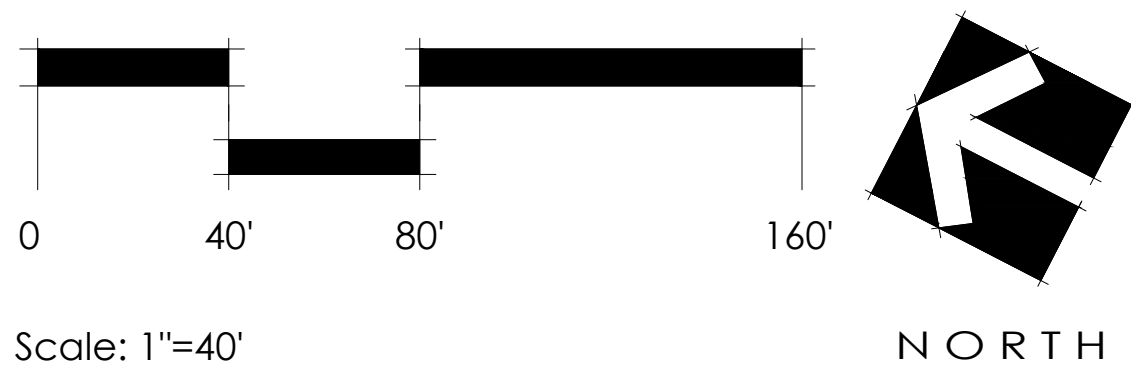
SEE SHEET 3 FOR WALL AND FENCE DETAILS



PARKING SHADE PLAN



WALL AND FENCE PLAN



LANDSCAPE CONCEPT PLAN FOR:
MURRIETA APARTMENTS
Terra Nova Consultants

EXHIBIT PREPARED BY:

DAVID NEAULT ASSOCIATES
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA. 92590
951-296-3430

SCALE	UNDER THE SUPERVISION OF : _____	
HORIZONTAL		
SEE ABOVE		
VERTICAL	RICHARD VALDEZ	
N.A.	RCE NO.	EXP. 12/31/2020

DATE REVISED: OCT. 8, 2019
DATE PREPARED: AUG. 9, 2019

CITY OF MURRIETA
ENGINEERING DEPARTMENT

CONCEPTUAL LANDSCAPE PLAN
DP-2018-1761
MURRIETA APARTMENTS

APPROVED _____ DATE _____
 ROBERT K. MOEHLING
 CITY ENGINEER
 CITY OF MURRIETA RCE 63056 EXP. DATE 6/30/20

OWN BY: EDWIN PROJECT NO. DRAWING L-4

CHKD BY: _____
 FIELD BK: _____

PROJECT DESCRIPTION:

THE PROJECT PROPOSAL IS FOR 234 DWELLING UNIT MULTI-FAMILY COMMUNITY NEAR THE SOUTHWEST CORNER OF MURRIETA HOT SPRINGS ROAD AND WINCHESTER ROAD. THE PROPOSED PROJECT INCLUDES APPLICATION FOR CHANGE OF ZONE, DEVELOPMENT PLAN AND GENERAL PLAN AMENDMENT.

APPLICANT PROPOSES CONSTRUCTION OF EIGHT (8) BUILDINGS TOTAL (6) 3-STORY AND (2) 4-STORY MULTI-FAMILY BUILDINGS WITH CLUBHOUSE, SWIMMING POOL, AMENITIES, LANDSCAPING, PARKING AND INFRASTRUCTURE IMPROVEMENTS.

THE CZ APPLICATION PROPOSES TO CHANGE THE ZONING CLASSIFICATION ON THE ENTIRE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL TO MULTI- FAMILY RESIDENTIAL 3. GPA PROPOSES TO CHANGE THE EXISTING COMMERCIAL LAND USE DESIGNATION TO MULTI- FAMILY RESIDENTIAL.

SITE DATA:

GROSS AREA = 8.37 ACRES
NET AREA = 7.8 ACRES

PROPOSED DWELLING UNIT = 234
DENSITY AS DESIGNED = 30.0 DU/AC

NOTES:

- 1) PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- 2) PROJECT IS NOT WITHIN A COMMUNITY FACILITY DISTRICT.
- 3) SITE IN NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD.
- 4) SITE IN NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

UTILITY PURVEYORS:

SCHOOL DISTRICT:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT.

UTILITIES:

WATER:
RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA CA. 92590
TEL: 951-296-6900

SANITARY SEWER:
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA. 92570
TEL: 800-426-3693

STORM SEWER:
RIVERSIDE COUNTY WATER AND CONSERVATION DISTRICT
1995 MARKET STREET
RIVERSIDE, CA. 92501
TEL: 951-955-1200

PARKING CALCULATIONS:

PER GOVERNMENT CODE SECTION 65915 (p)(1)

UNIT	DUs	RATIO	PARKING REQUIREMENTS	PARKING PROVIDED
3 BR	39	2	78	
2 BR	107	2	214	
1 BR	88	1	88	
SUB-TOTAL	234		380	
TOTAL PARKING			380	382

PARKING SPACE BREAKDOWN

GARAGE PARKING:	112 SPACES
COVERED PARKING:	98 SPACES
OPEN PARKING:	172 SPACES
TOTAL PARKING	382 SPACES

WASTE & RECYCLE CALCULATION:

DUs	SOLID WASTE PER DU REQUIRED	RECYCLED PER DU REQUIRED
234	3 FEET PER DU	3 FEET PER DU
TOTAL REQUIRED (CUBIC FT.):	702	702
TOTAL REQUIRED (CUBIC YD.):	26	

SOLID WASTE BINS PROVIDED:	
2 CUBIC YARD BINS:	7 BINS x 2 CUBIC YARDS = 14 CUBIC YARDS
4 CUBIC YARD BINS:	3 BINS x 4 CUBIC YARDS = 12 CUBIC YARDS
TOTAL:	26 CUBIC YARDS

RECYCLE BINS PROVIDED:	
2 CUBIC YARD BINS:	7 BINS x 2 CUBIC YARDS = 14 CUBIC YARDS
4 CUBIC YARD BINS:	3 BINS x 4 CUBIC YARDS = 12 CUBIC YARDS
TOTAL:	26 CUBIC YARDS

AREAS AND RATIOS:

	AREA	% RATIO
SITE AREA	339,768 S.F.	100%
LANDSCAPING AREA	124,076 S.F.	27%
BUILDING AREA	101,653 S.F.	30%
PARKING AND DRIVEWAY AREAS	117,039 S.F.	43%

TABLE 16.28-1 MINIMUM LANDSCAPED AREA BY ZONING DISTRICT		
ZONING DISTRICT	MINIMUM % OF SITE AREA TO BE LANDSCAPED	% OF SITE AREA PROPOSED TO BE LANDSCAPED
MULTI-FAMILY 3 RESIDENTIAL (MF-3)	10%	27%

BENCHMARK:
NATIONAL GEODETTIC SURVEY BENCHMARK NO. DX1528
BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED '600-11-68'. LOCATED AT 290 FEET WEST OF JEFFERSON AVE., 36 FEET NORTHEAST OF POWER POLE 64536, 4 FEET SOUTH OF THE SOUTHEAST CORNER OF CHAIN LINK FENCE OF S.O.E. MURRIETA SUBSTATION 2, 1 FOOT WEST OF A MARKER POST.
ELEV: 1053.2'; DATUM: NAVD 88

MURRIETA APARTMENTS

PLANNING APPLICATION – DP-2018-1761

DATE STREET / DELHAVEN AVENUE, MURRIETA, CA 92562

IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 913-210-011-2)
THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN ON MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE WITH THE CENTER LINE OF CHERRY STREET; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CHERRY STREET, 660 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE POINT OF BEGINNING.
PARCEL 2: (APN: 913-210-012-3)
THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP ENTITLED 'MAP OF TEMECULA LAND & WATER COMPANY', SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY THE SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 880 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.
PARCEL 3: (APN: 913-210-013-4)
THAT PORTION OF LOT 191 OF THE SAID MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED 'MAP OF TEMECULA LAND AND WATER COMPANY', SAID MAP BEING ON FILE IN BOOK 8 PAGE 359, THEREOF, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER LINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP;
THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE, 645 FEET TO A POINT;
THENCE NORTHEAST ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET, 805 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED, ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL L. MOON BY DEED RECORDED JUNE 22, 1935 IN BOOK 233 PAGE 546 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID MOON PARCEL PARALLELING WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO THE MOST EASTERLY CORNER OF SAID MOON PARCEL AND THE END OF THE SAID LINE TO BE DESCRIBED.
PARCEL 4: (APN: 913-210-033-2)
THAT PORTION OF LOT 191 OF THE TEMECULA LAND AND WATER COMPANY IN THE COUNTY OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING 430 FEET NORTH 42 05' 41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48 11' 17" WEST OF THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48 11' 17" WEST 145 FEET, MORE OR LESS;

LEGAL DESCRIPTION (CONT.)

NORTH 42 05' 41" WEST, 215 FEET;
NORTH 48 11' 17" EAST, 145 FEET MORE OR LESS;
SOUTH 42 05' 41" EAST, 215 FEET TO THE POINT OF BEGINNING.
PARCEL 5: (APN: 913-210-034-3)
THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP OF THE TEMECULA LAND AND WATER COMPANY, ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE, WITH THE CENTERLINE OF CHERRY STREET, AS SHOWN ON SAID MAP;
THENCE NORTHEASTERLY, ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET;
THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET;
THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET;
THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET;
THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM ALL MINERAL, OIL AND GAS RIGHTS BELOW THE DEPTH OF 200.00 FEET BELOW THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY KAISER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 27, 1986 AS INSTRUMENT NO. 150005 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 6: (APN: 913-210-010-1)
THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED 'MAP OF TEMECULA LAND AND WATER COMPANY', ON FILE IN BOOK 8 PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET, 770 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, TO THE TRUE POINT OF BEGINNING.

TABLE 16.08-4
RESIDENTIAL (MULTI-FAMILY) ZONES
GENERAL DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
MINIMUM PARCEL SIZE:	5 ACRES	7.8 ACRES (NET)
MINIMUM PARCEL WIDTH:	100 FEET	410 FEET
DENSITY RANGE:	MIN. 30 DU/ACRE	30 DU/ACRE
MINIMUM LIVABLE AREA:	500 SQ. FT.	614 SQ. FT.
SETBACKS:		
STREET:	VARYING 10 - 20 FEET	20 FEET MINIMUM
INTERIOR:	MINIMUM 10 FEET	20 FEET MINIMUM
MAXIMUM PARCEL COVERAGE:	NONE	66%
MAXIMUM HEIGHT LIMIT:	100 FEET	48'-4"
OPEN SPACE (PER DU):		
PRIVATE OPEN SPACE:	ALL UNITS 50 SQ. FT.	50 SQ. FT.
COMMON OPEN SPACE:	150 SQ. FT.	202 SQ. FT.
RECREATIONAL AMENITIES:	8 AMENITIES REQUIRED ONE RECREATIONAL AMENITY FOR EACH 30 DU	8
MINIMUM ON-SITE LANDSCAPING:	10% OF THE SITE AREA	27%

APPLICANT:

TIERRA NOVA CONSULTANTS
STEVE GALVEZ
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

LAND OWNERS:

- 1) **DHL INVESTMENTS**
STEVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92563
951-731-7735
- 2) **TAYLOR MOTORSPORTS**
1133 N. RAMONA BLVD
SAN JACINTO, CA. 92592
951-323-1346
- 3) **MHS 98**
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

ARCHITECT:

FLAIR ARCHITECT, INC.
BETTINA GRUBERT
470 WALD
IRVINE, CA. 92618
949-789-7535

LANDSCAPE ARCHITECT:

DAVID NEAULT ASSOCIATES
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA. 92590
951-296-3430
CIVIL ENGINEER:
VSL ENGINEERING
RICHARD VALDEZ
31805 TEMECULA PARKWAY, #129
TEMECULA, CA. 92592
951-296-3930

ASSESSOR PARCEL NUMBERS:

913-210-005, 913-210-006, 913-210-007
913-210-010, 913-210-011, 913-210-012
913-210-013, 913-210-032 (PORTION),
913-210-033, 913-210-034 AND 913-210-035

ZONING AND LAND USE:

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: MULTI-FAMILY 3

EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

GENERAL NOTES:

1. NUMBER OF PARCELS:
11
2. MINIMUM LOT SIZE:
N/A
3. METHOD OF SEWAGE DISPOSAL:
SEWER
4. 2004 THOMAS BROS. GUIDE:
PAGE 928, GRIDS J6 & J7
5. PLOT PLAN PREPARED:
JUNE 15, 2018
6. OCCUPANCY AND CONSTRUCTION TYPE:
OCCUPANCY TYPE: R-2 PER CHAPTER 3 (CURRENT CBC)
CONSTRUCTION TYPE V-A PER CHAPTER 6 (CURRENT CBC)
7. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.
8. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.
9. TOPO BY: INLAND VALLEY AERIAL MAPPING
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA. 92503
10. THIS PROPERTY LIES WITHIN FEMA ZONE 'C' (AREAS OF MINIMAL FLOODING).
11. THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY SUCH AS FENCES, GATES, WALLS, FREE STANDING SIGNS, DRIVEWAYS, TURNOUTS, TURN AROUNDS, CURBS, DRAINAGE STRUCTURES, OR ABOVE OR BELOW GROUND STRUCTURES.
13. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT 'A'.
14. ALL PROPOSED SLOPES TO BE 2:1 UNLESS OTHERWISE NOTED.
15. NO EXISTING WELLS ON THE PROPERTY.
16. TRASH ENCLOSURE = 7 EA.
17. LIQUEFACTION POTENTIAL: VERY LOW
18. PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
19. THIS PROJECT IS NOT WITHIN A CSD.
20. THIS PROPERTY IS SUBJECT TO SUBSIDENCE.
21. WHEEL STOPS WILL BE REQUIRED WHERE WALKWAYS ADJACENT TO PARKING SPACES ARE LESS THAN 6 FEET WIDE.

BUILDING – FLOOR AREAS

UNIT MIX PER BLDG. TYPE I: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	9
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				27 TOTAL

UNIT MIX PER BLDG. TYPE II: 4-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	12
B	2 BED, 2 BATH	926 SF	119 SF	8
C	2 BED, 2 BATH	1,000 SF	79 SF	12
D	3 BED, 2 BATH	1,104 SF	110 SF	6
				38 TOTAL

UNIT MIX PER BLDG. TYPE III: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	6
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				24

234 UNITS TOTAL

PROJECT LOG		
NO.	DATE	DESCRIPTION
	09/18/18	LAND USE AND DEVELOPMENT SUBMITTAL
	02/06/19	RE-SUBMITTAL
	06/19/19	RE-SUBMITTAL

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

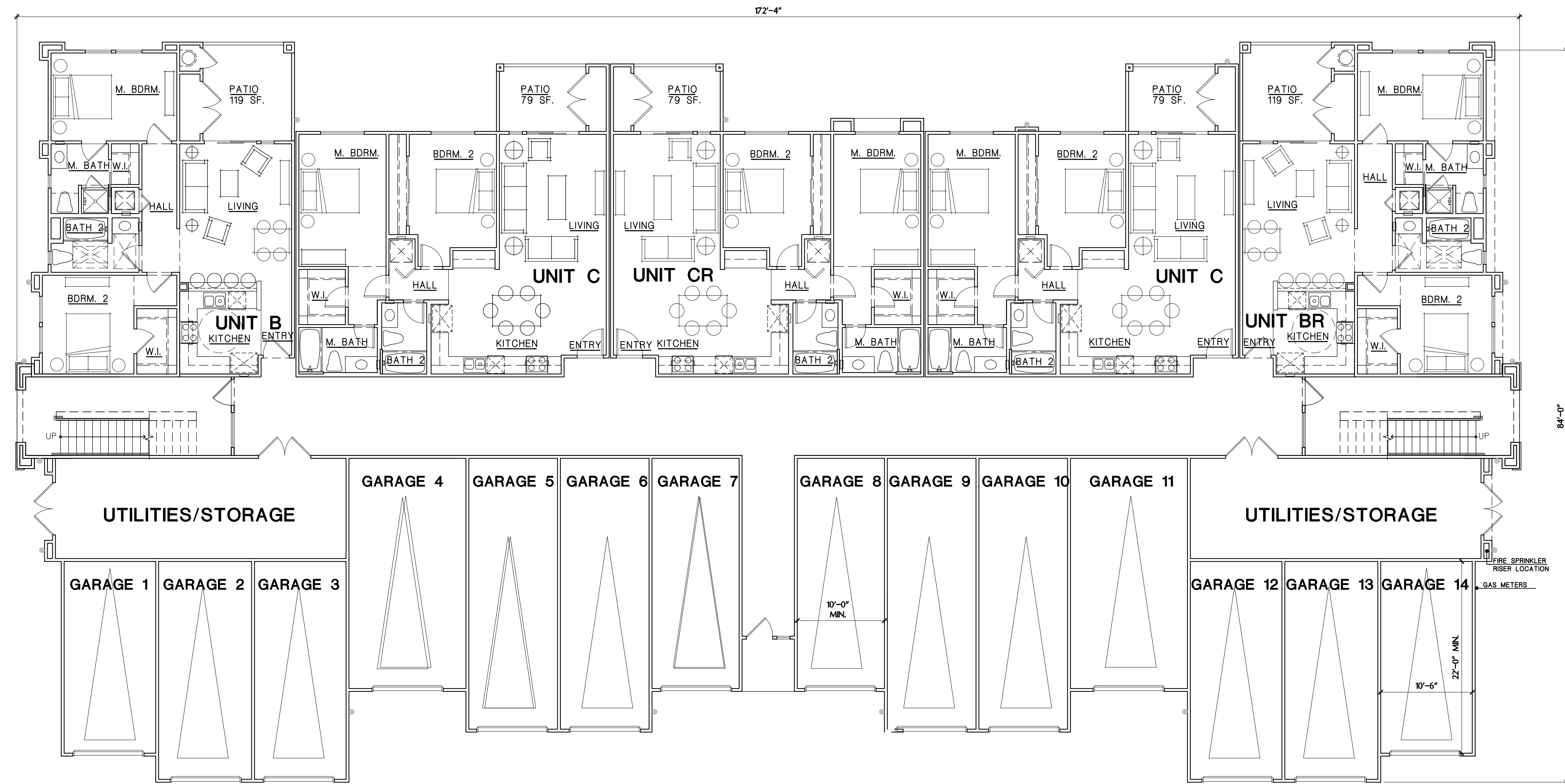
COVER SHEET

6/10/19
18001

FLAIR
ARCHITECTS

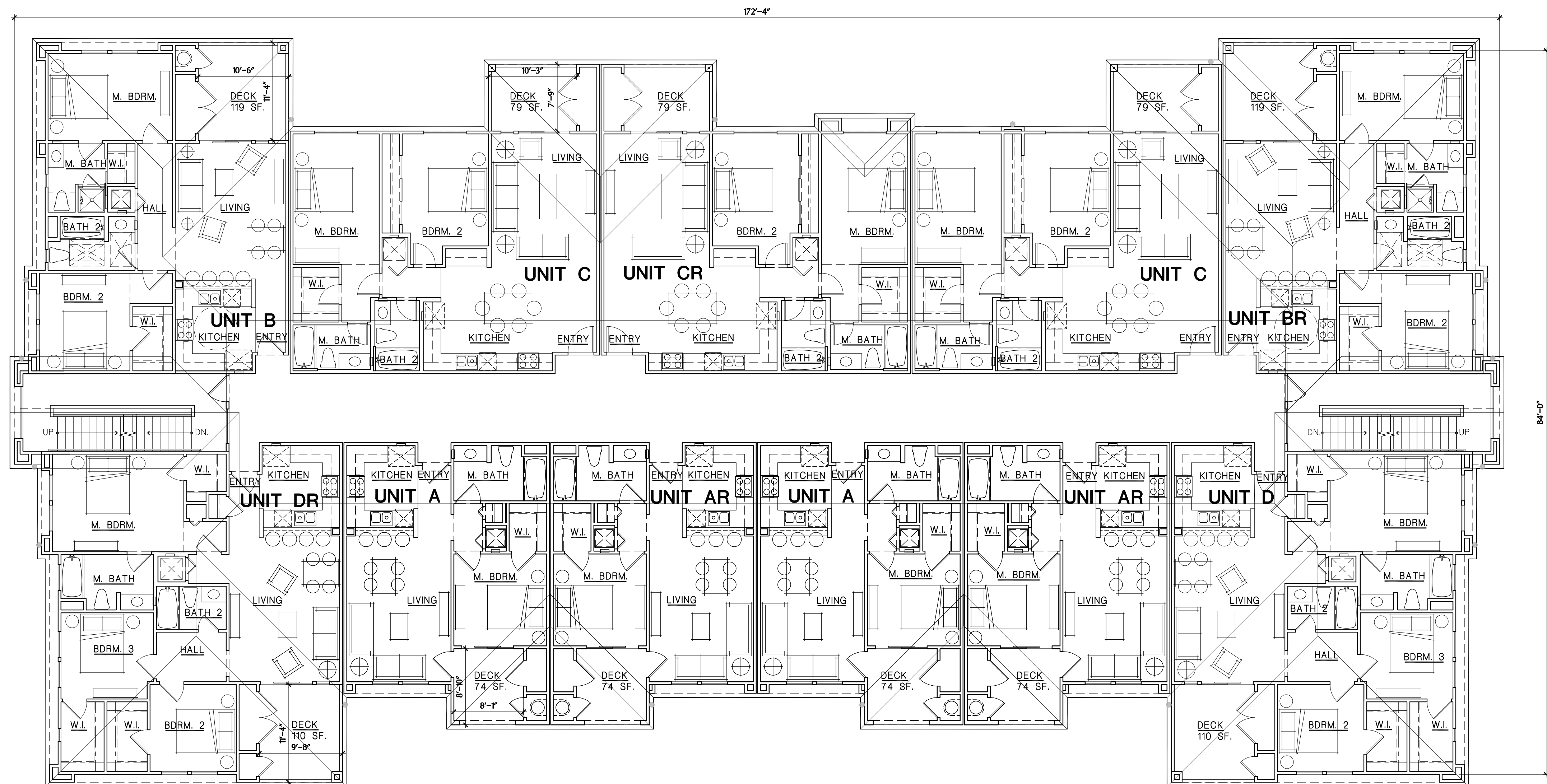
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

1.1



UNIT MIX PER BLDG. TYPE I: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	9
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				27 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

BLDG. TYPE I: 3-STORY BUILDING PRELIMINARY BUILDING PLANS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

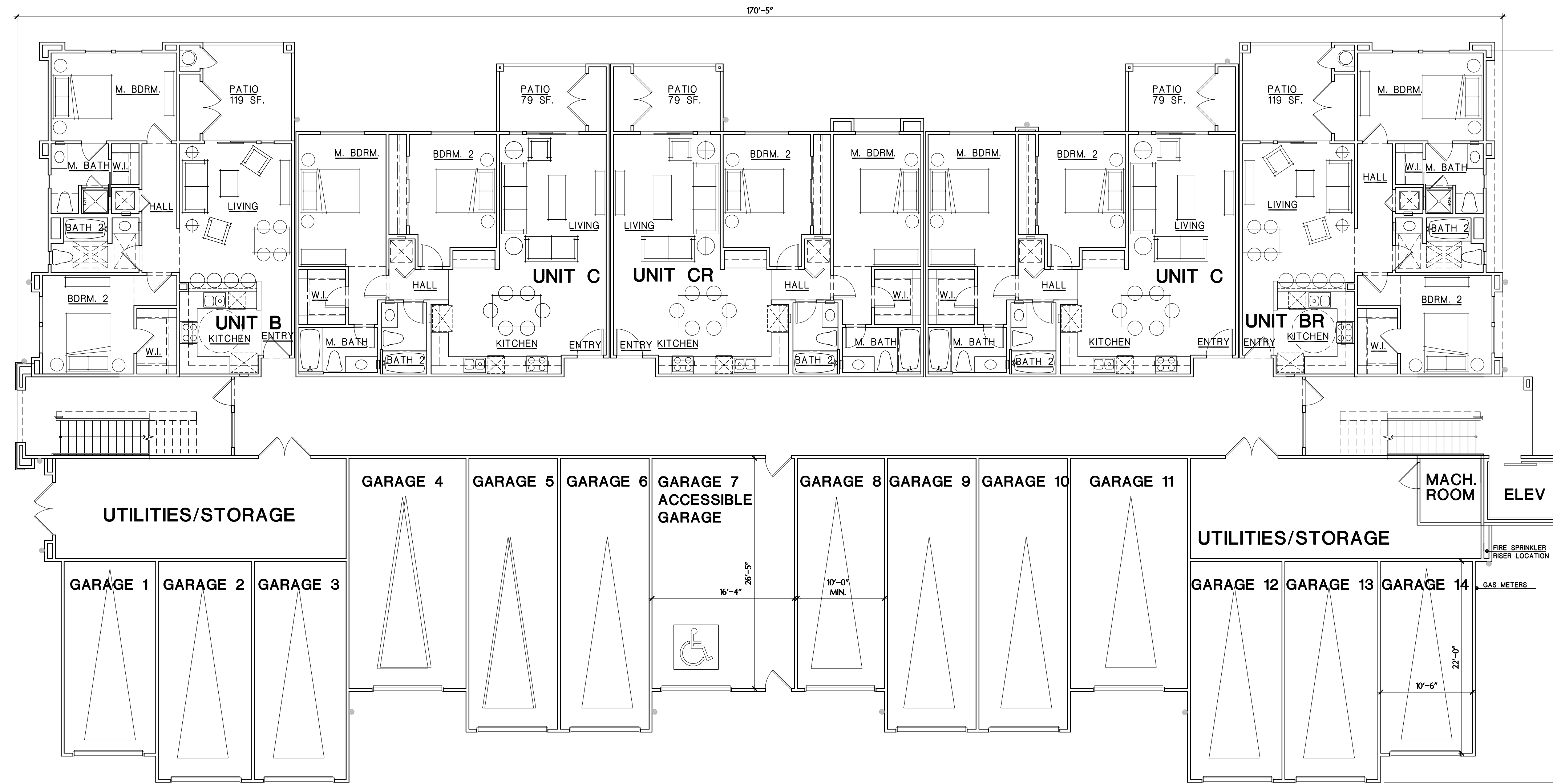
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6/10/19
18001

FLAIR
ARCHITECTS

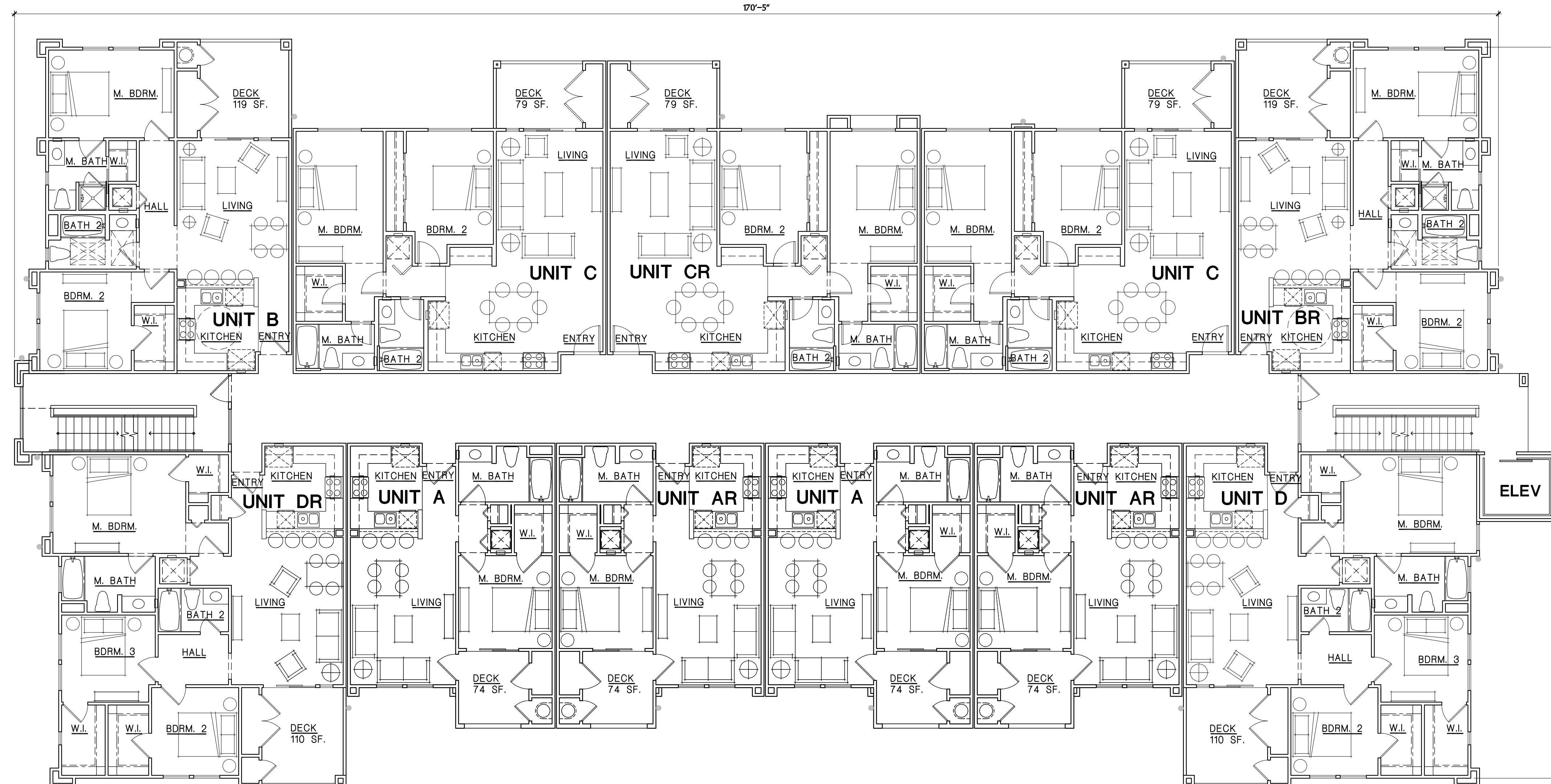
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

2.1



UNIT MIX PER BLDG. TYPE II: 4-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	12
B	2 BED, 2 BATH	926 SF	119 SF	8
C	2 BED, 2 BATH	1,000 SF	79 SF	12
D	3 BED, 2 BATH	1,104 SF	110 SF	6
				38 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

BLDG. TYPE II: 4-STORY BUILDING PRELIMINARY BUILDING PLANS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

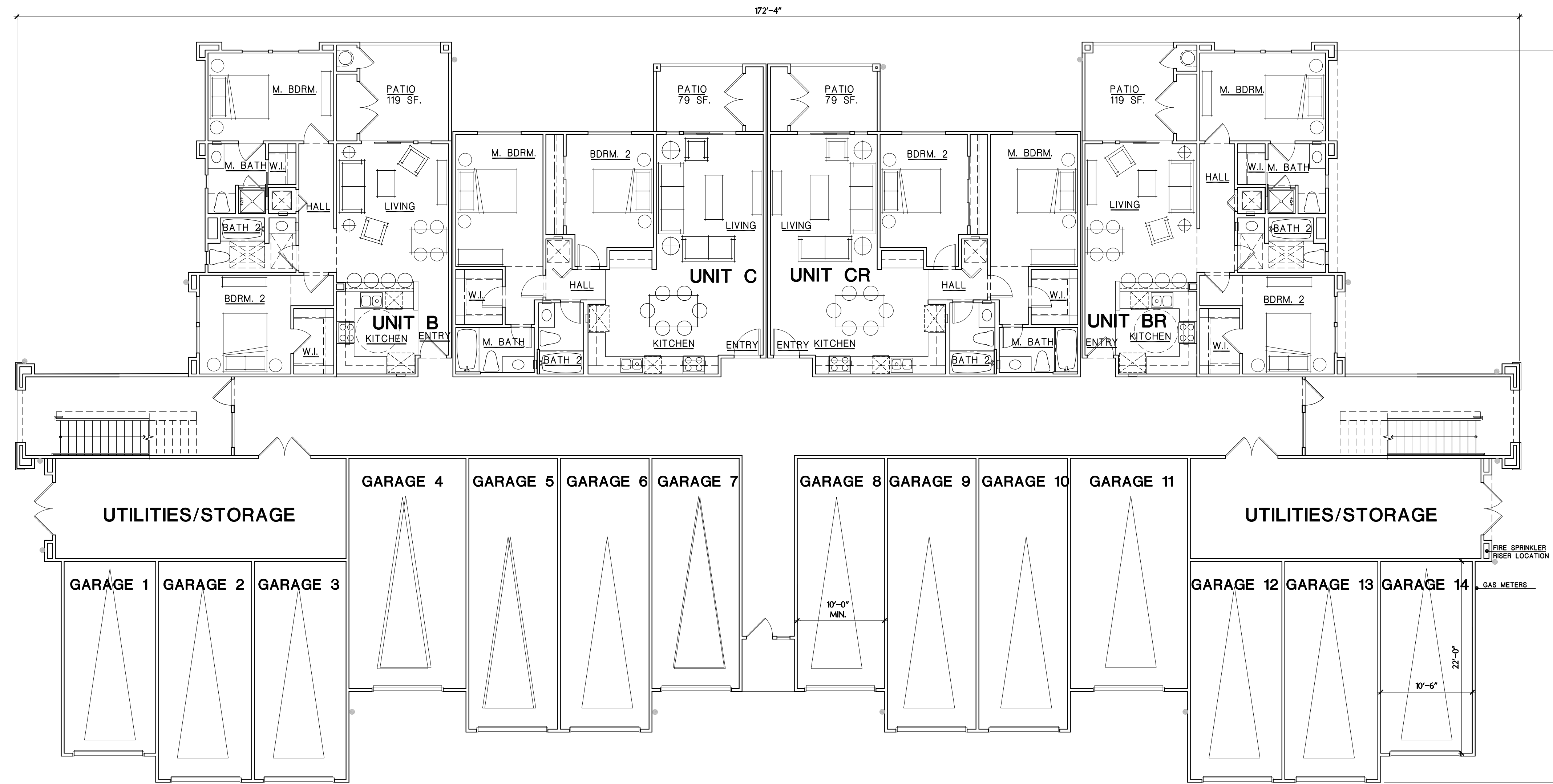
SCALE: 1/8" = 1'-0"

6/10/19
18001

FLAIR
ARCHITECTS

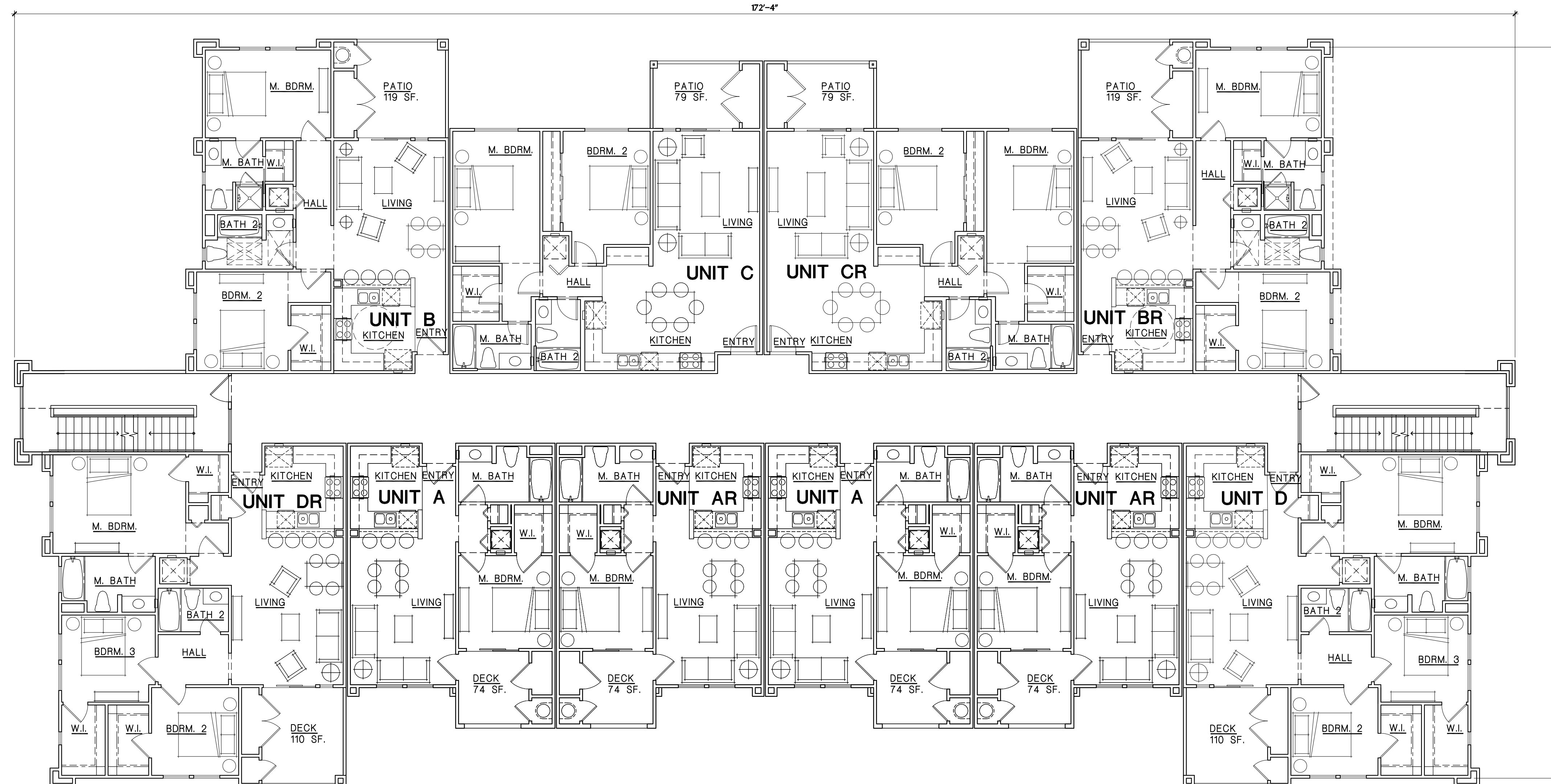
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

2.1a



UNIT MIX PER BLDG. TYPE III: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	6
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				24 TOTAL

FIRST FLOOR



TYPICAL UPPER FLOOR

BLDG. TYPE III: 3-STORY BUILDING PRELIMINARY BUILDING PLANS

MURRIETA APARTMENTS

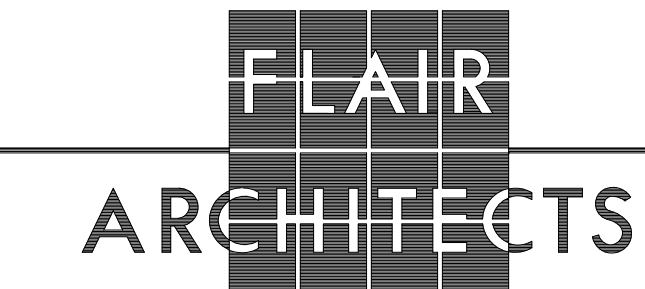
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

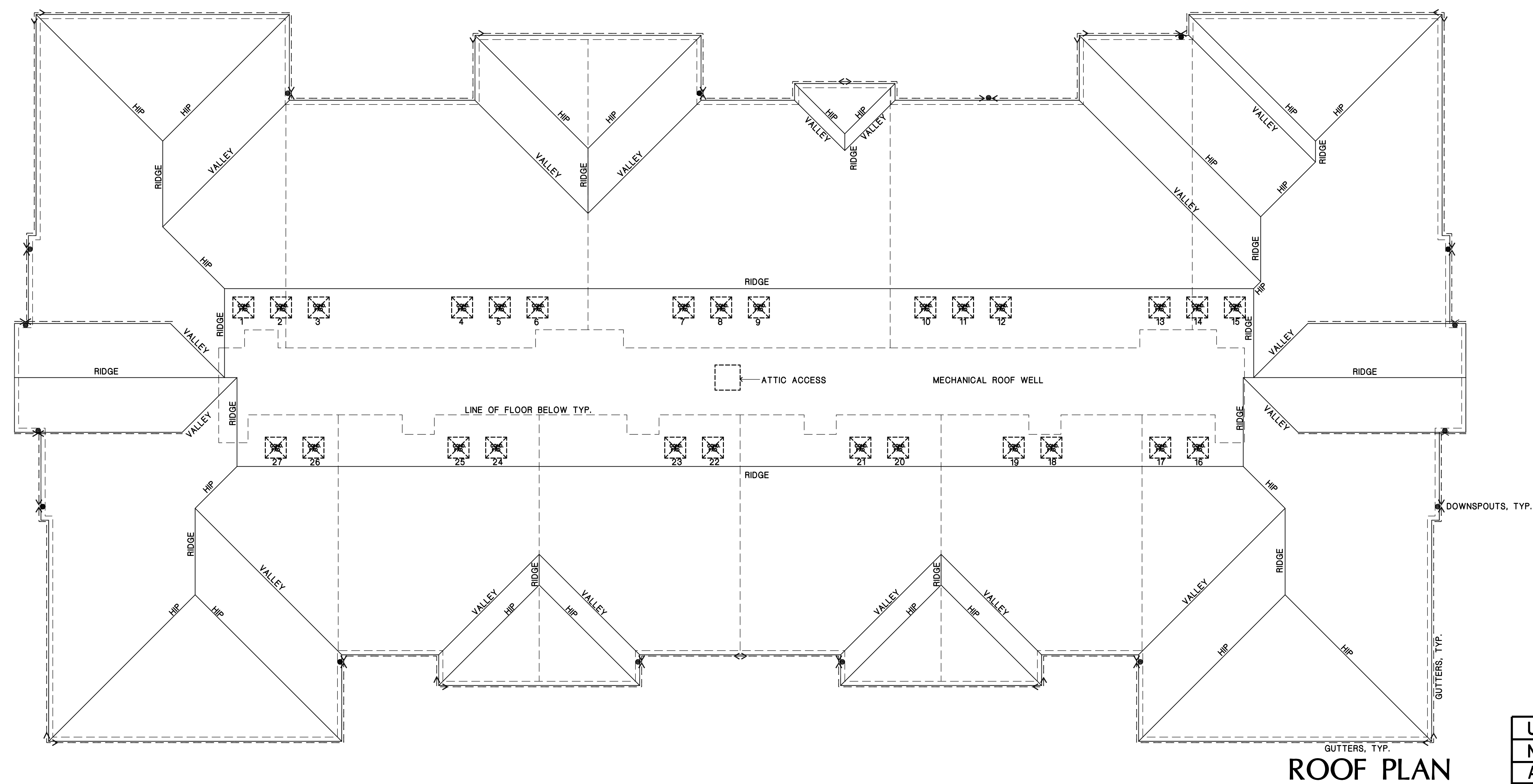
SCALE: 1/8" = 1'-0"

6/10/19
18001



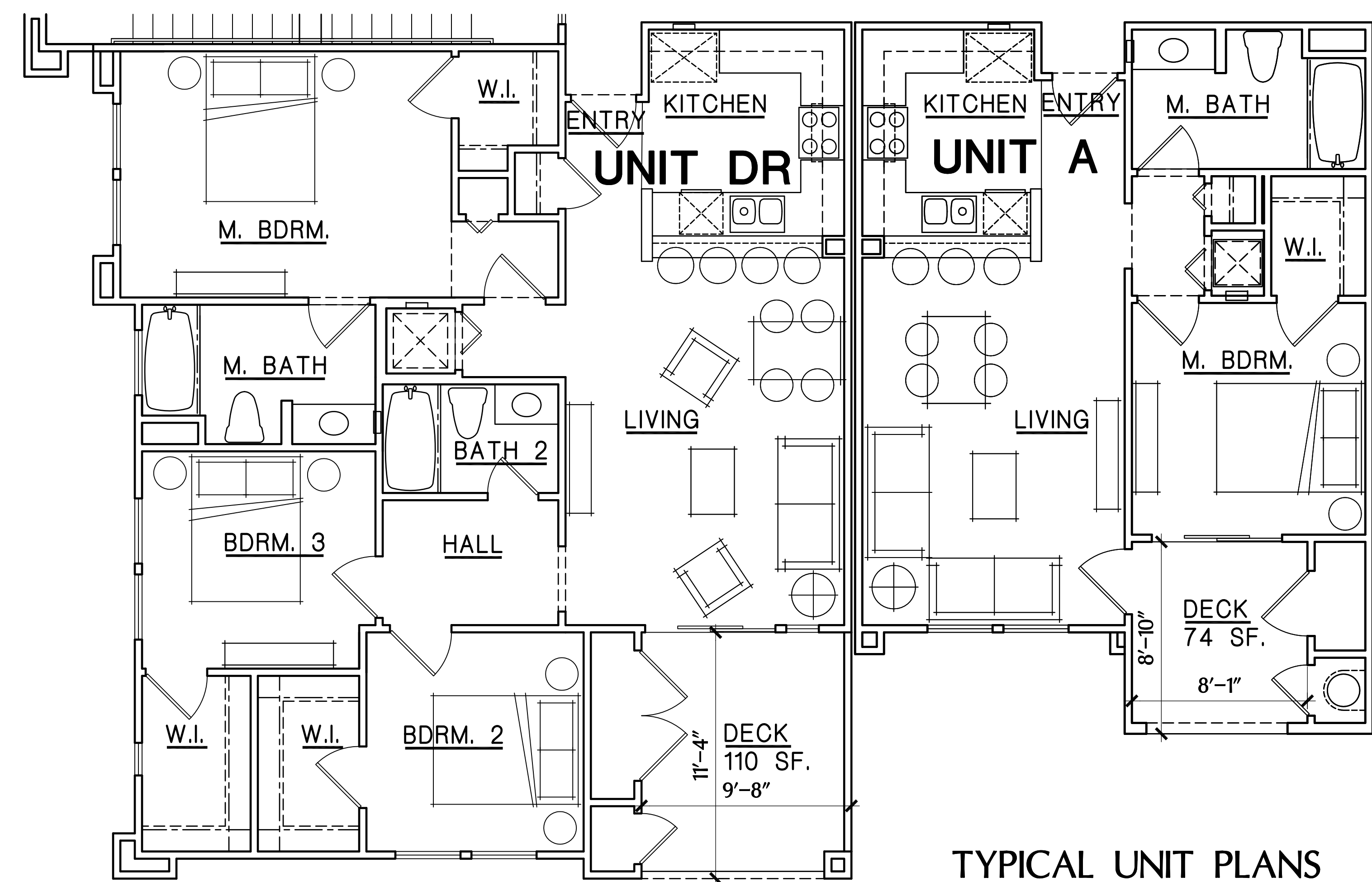
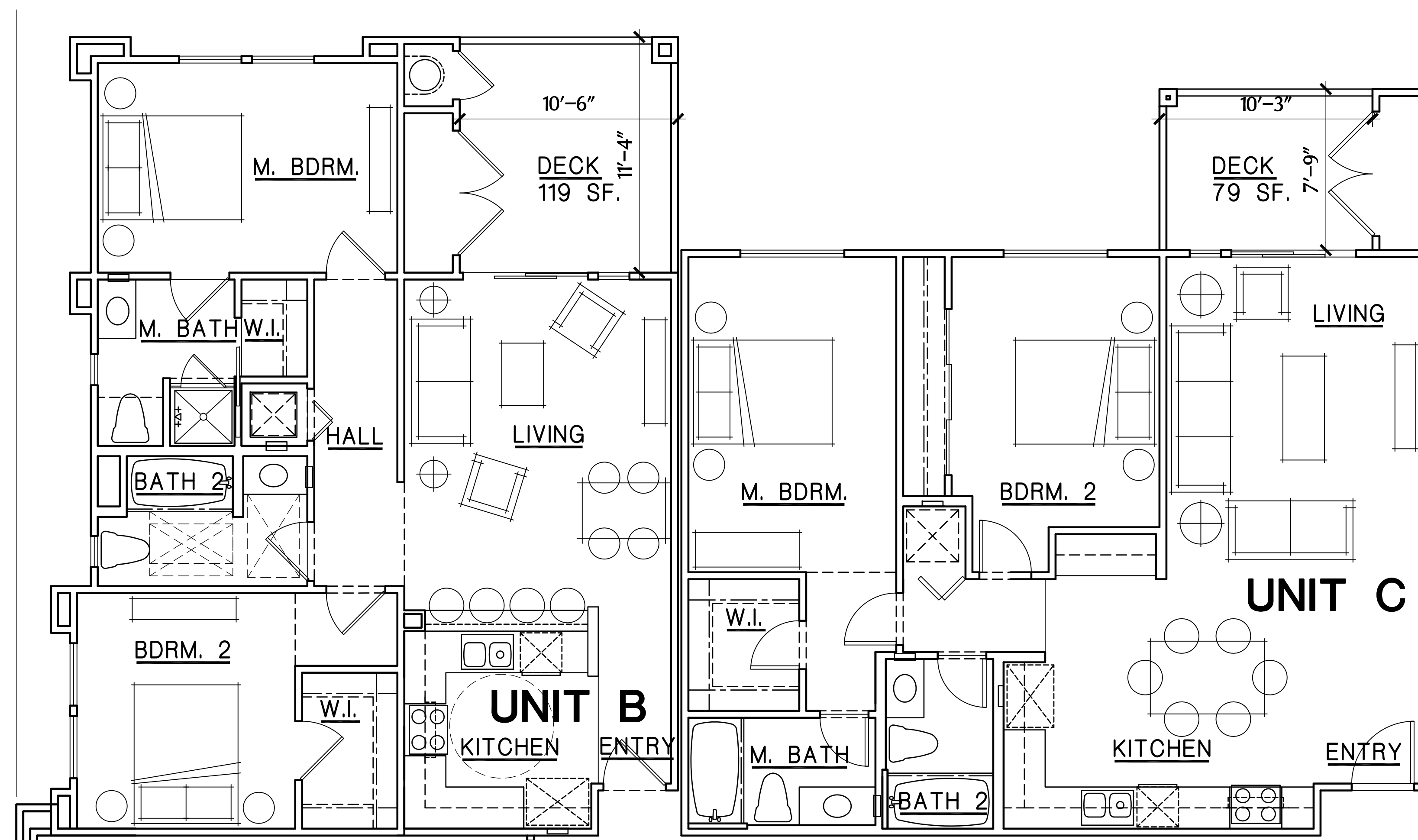
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2.1b



ROOF PLAN

UNIT MIX PER BLDG. TYPE I: 3-STORY BUILDING				
NAME	TYPE	SIZE	DECK SIZE	# PER BLDG.
A	1 BED, 1 BATH	614 SF	74 SF	8
B	2 BED, 2 BATH	926 SF	119 SF	6
C	2 BED, 2 BATH	1,000 SF	79 SF	9
D	3 BED, 2 BATH	1,104 SF	110 SF	4
				27 TOTAL



TYPICAL UNIT PLANS
SCALE: 1/4" = 1'-0"

BLDG. TYPE I: 3-STORY BUILDING PRELIMINARY ROOF & UNIT PLANS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 1/8" = 1'-0"

9/27/19
18001

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ARCHITECTS

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ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

2.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE I TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

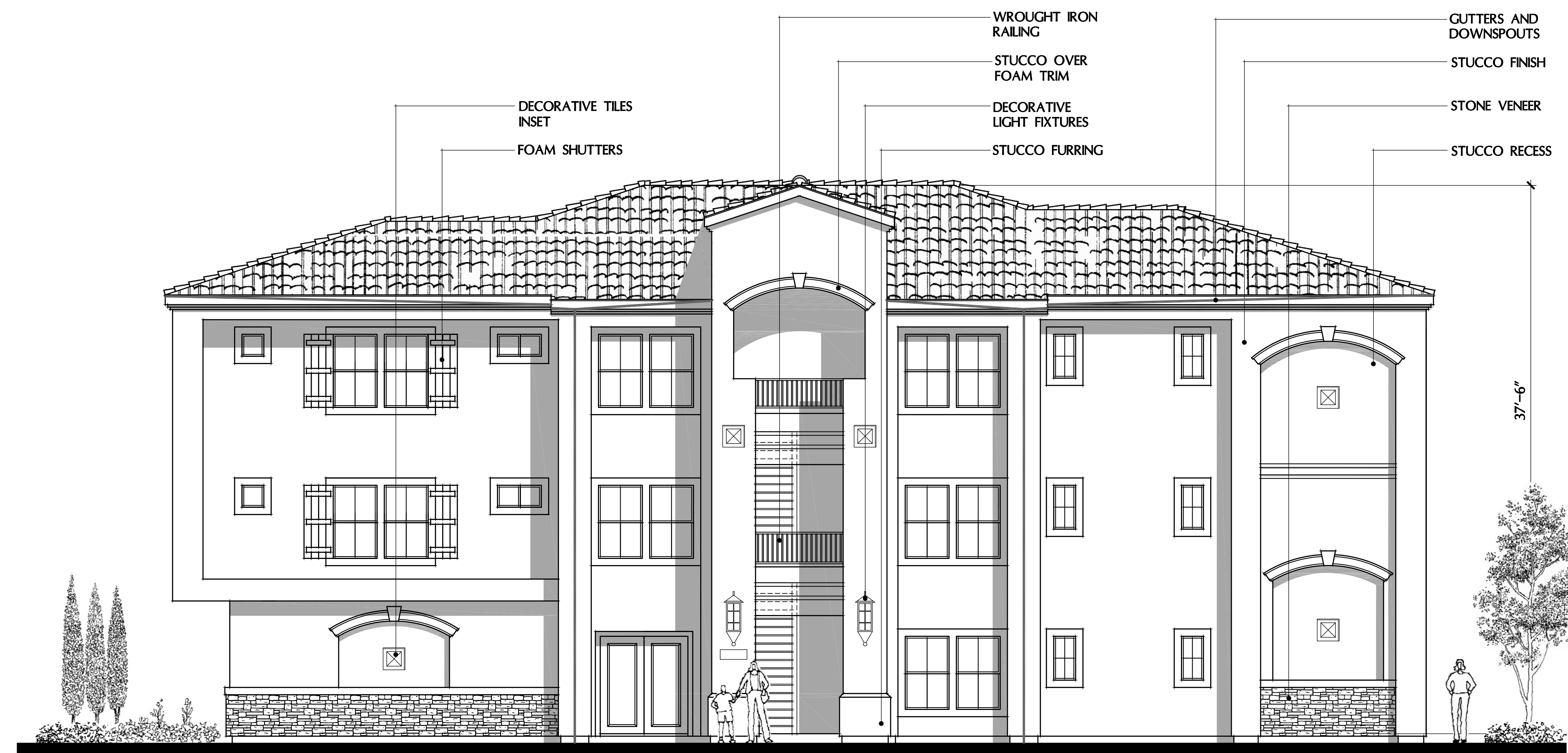
TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE : 3/16"=1'-0"
9/27/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

3.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE I TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE : 3/16"=1'-0"

6/10/19
18001

FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

3.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE II TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

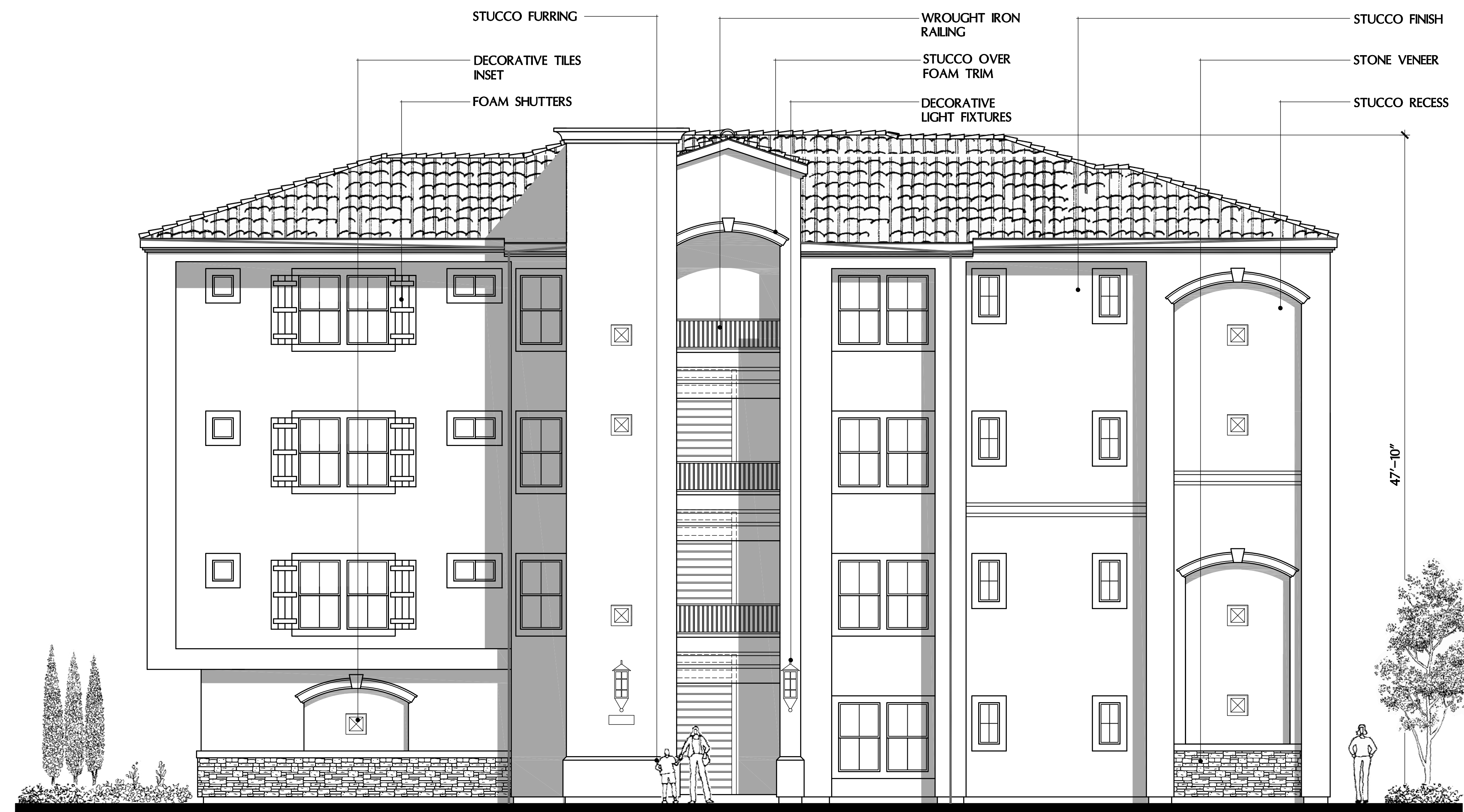
SCALE : 3/16"=1'-0"

9/27/19
18001

FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

4.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE II TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE : 3/16"=1'-0"

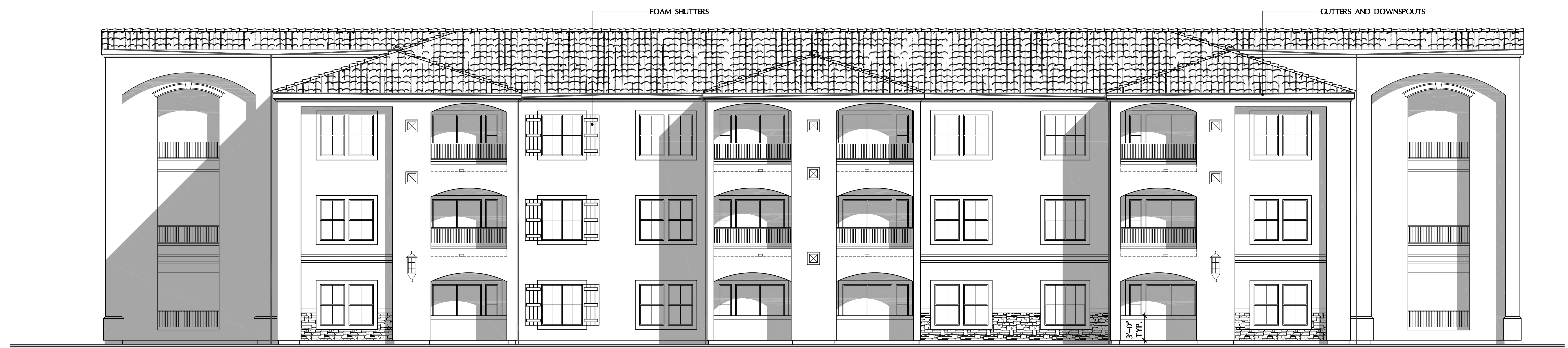
6/10/19
18001

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ARCHITECTS
FLAIR ARCHITECTS, INC.
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470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

4.2



FRONT ELEVATION



REAR ELEVATION

BUILDING TYPE III TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE : 3/16"=1'-0"
9/27/19
18001

FLAIR
ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

5.1



RIGHT ELEVATION



LEFT ELEVATION

BUILDING TYPE III TYPICAL BUILDING ELEVATIONS

MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

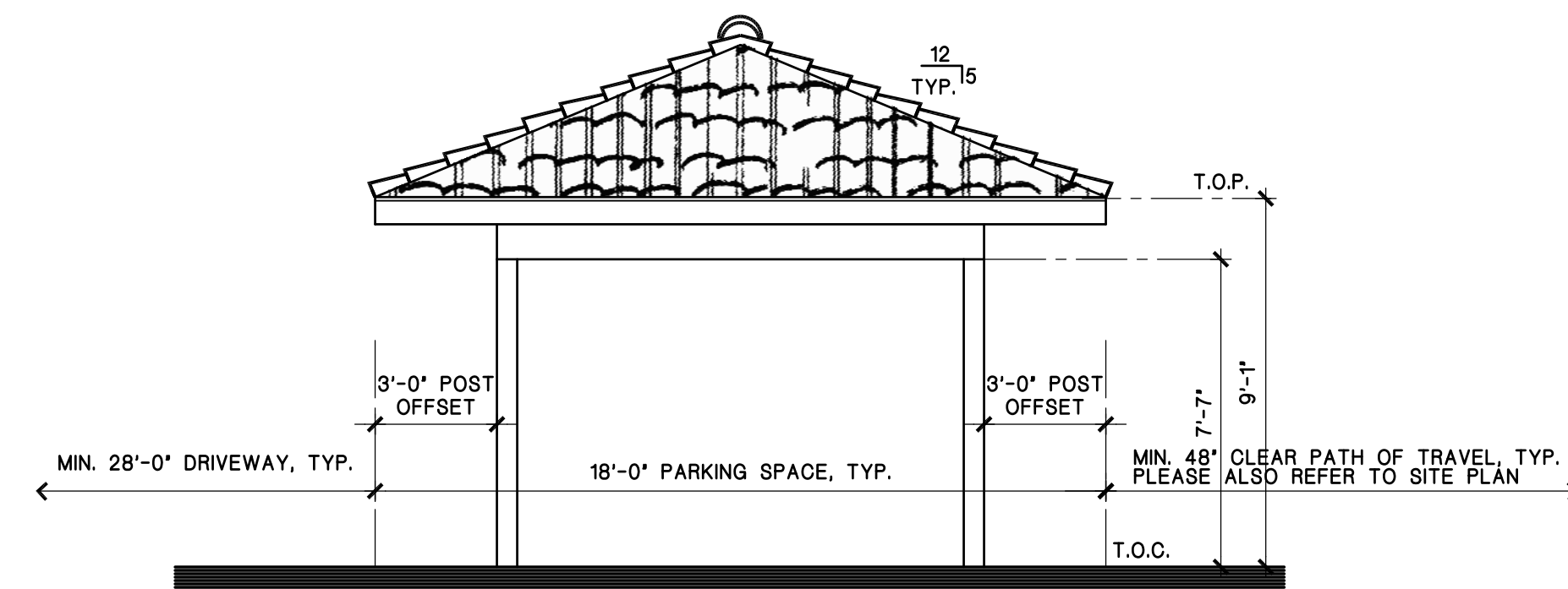
SCALE : 3/16"=1'-0"

6/10/19
18001

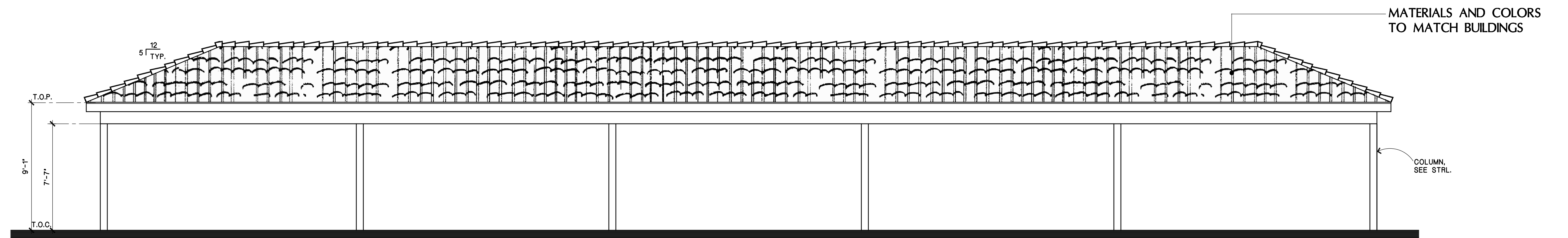
FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

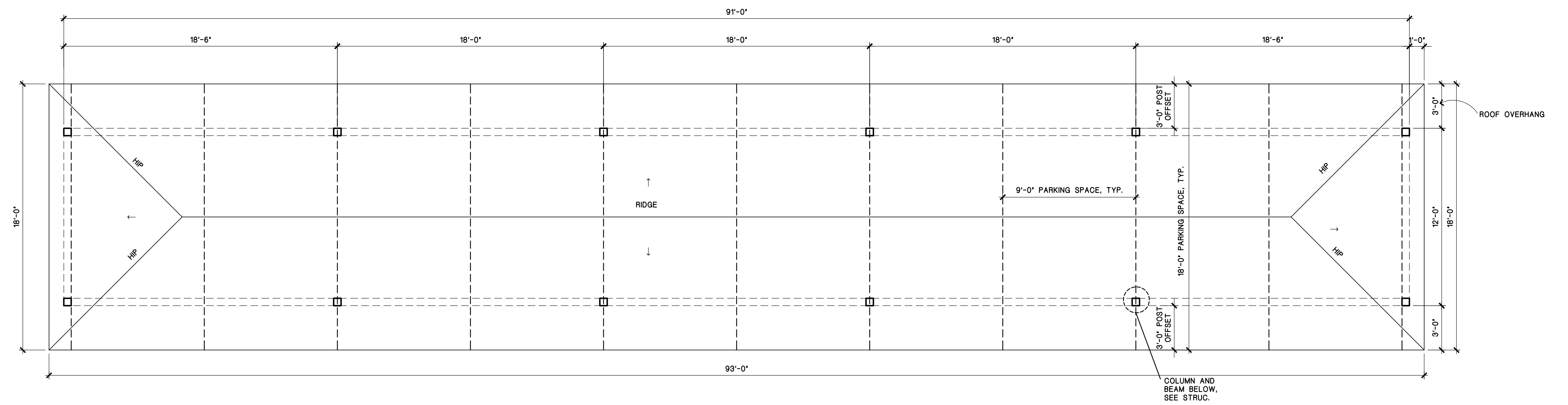
5.2



CARPORT SIDE ELEVATION



10-CAR CARPORT FRONT/REAR ELEVATION



10-CAR CARPORT FLOOR/ROOF PLAN

TYPICAL 10-CAR CARPORT

MURRIETA APARTMENTS

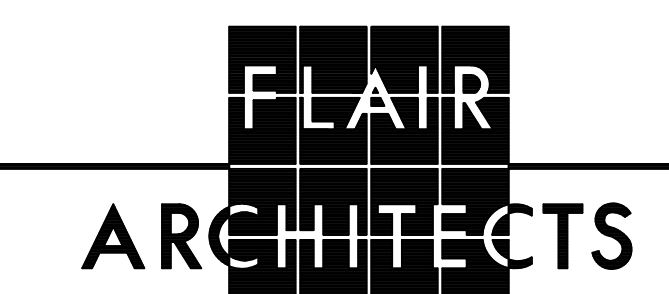
MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

SCALE: 1/4" = 1'-0"

6/10/19
18001



FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7535 FAX (949) 789-7540

6.1

APPLICANT:

TIERRA NOVA CONSULTANTS
STEVE GALVEZ
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

LAND OWNERS:

- 1) DHL INVESTMENTS
STEVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92563
- 2) TAYLOR MOTORSPORTS
1133 N. RAMONA BLVD.
SAN JACINTO, CA. 92592
- 3) MHS 98
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

EXHIBIT PREPARES:

VSL ENGINEERING
RICHARD VALDEZ
31805 TEMECULA PARKWAY, #129
TEMECULA, CA. 92592
951-296-3930

ASSESSOR PARCEL NUMBERS:

913-210-005, 913-210-006, 913-210-007
913-210-010, 913-210-011, 913-210-012
913-210-013, PORTION OF 913-210-032,
913-210-033, 913-210-034 AND 913-210-035

ZONING AND LAND USE:

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: MULTI-FAMILY 3

EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

MURRIETA APARTMENTS
CHANGE OF ZONE - ZC-2018-1763
CITY OF MURRIETA, CALIFORNIA

PROJECT DESCRIPTION

THE PROJECT PROPOSAL IS FOR A 234 DWELLING UNIT MULTI-FAMILY COMMUNITY NEAR THE SOUTHWEST CORNER OF MURRIETA HOTSPRINGS ROAD AND WINCHESTER ROAD. THE PROPOSED PROJECT INCLUDES APPLICATIONS FOR CHANGE OF ZONE, DEVELOPMENT PLAN, AND GENERAL PLAN AMENDMENT.

APPLICANT PROPOSES CONSTRUCTION OF SIX (6) 3-STORY MULTI-FAMILY BUILDINGS, TWO (2) 4-STORY MULTI-FAMILY BUILDINGS, WITH CLUBHOUSE SWIMMING POOL, AMENITIES, LANDSCAPING, PARKING, AND INFRASTRUCTURE IMPROVEMENTS.

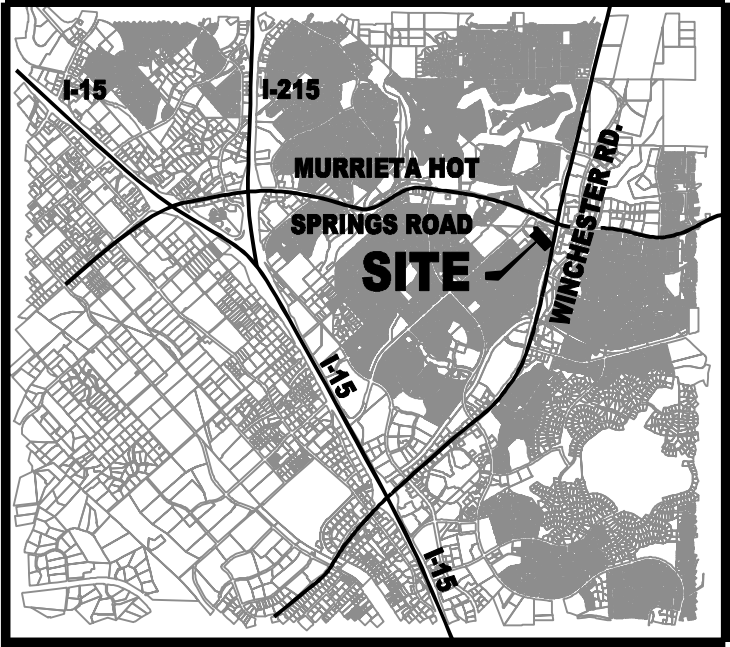
THE CHANGE OF ZONE PROPOSES TO CHANGE THE ZONING CLASSIFICATION ON THE ENTIRE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY RESIDENTIAL 3. THE GENERAL PLAN AMENDMENT PROPOSES TO THE EXISTING COMMERCIAL LAND USE DESIGNATIONS TO MULTI-FAMILY RESIDENTIAL.

SITE DATA:

GROSS AREA = 8.37 ACRES
NET AREA = 7.8 ACRES

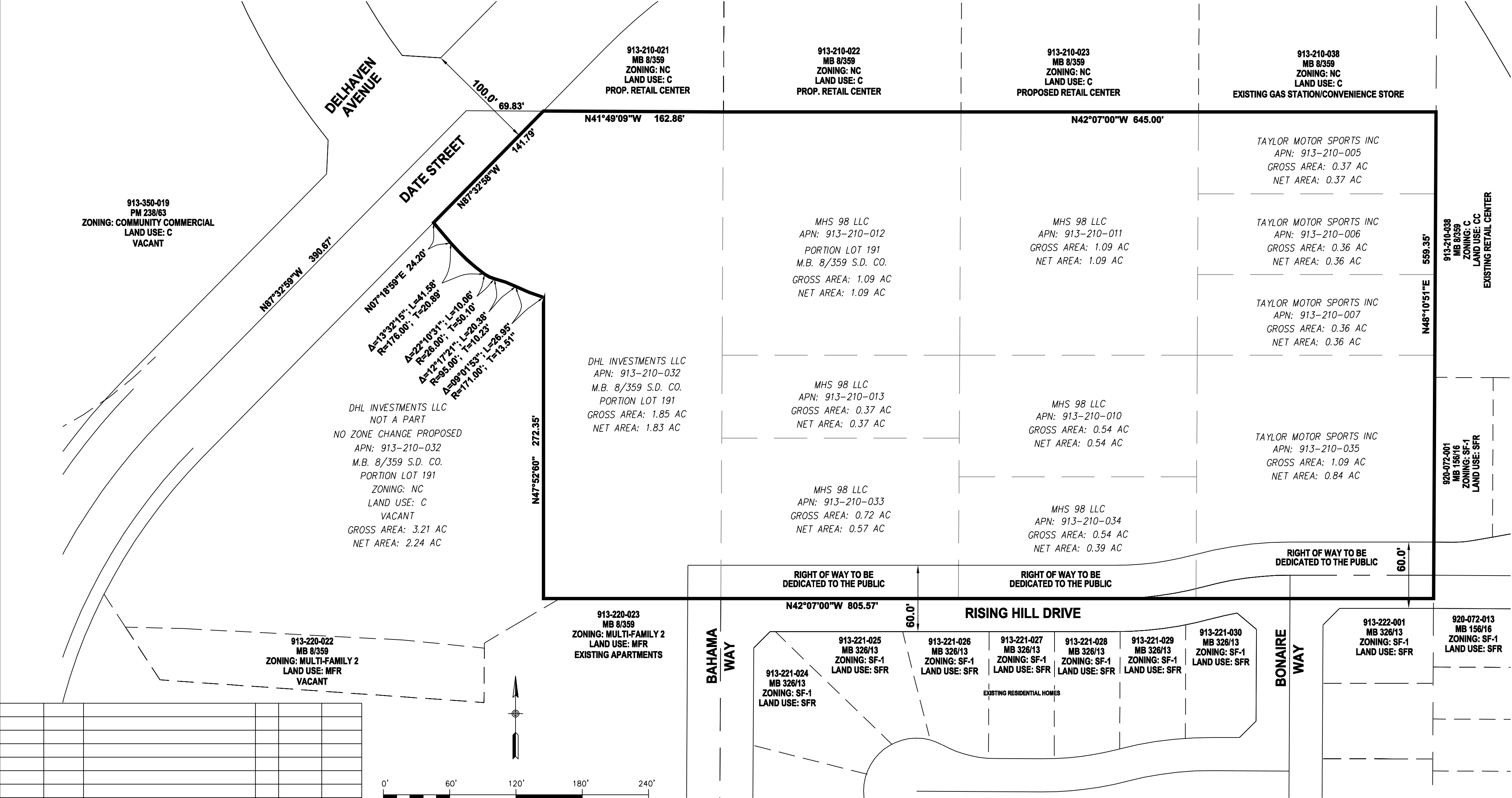
NOTE:

THIS PLAN IS NOT WITHIN A SPECIFIC PLAN.

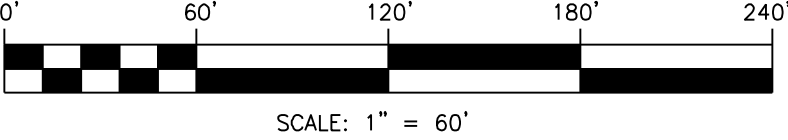


VICINITY MAP

2018 THOMAS BROS. PG 928, J6 & J7
SECT 24, T7S, R3W
NOT TO SCALE



DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 913-210-011-2)
THAT PORTION OF LOT 191 OF MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN ON MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE WITH THE CENTER LINE OF CHERRY STREET THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET, 660 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE; 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 913-210-012-3)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND & WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY THE SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 880 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3: (APN: 913-210-013-4)

THAT PORTION OF LOT 191 OF THE SAID MURRIETTA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY", SAID MAP BEING ON FILE IN BOOK 8 PAGE 359, THEREOF, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

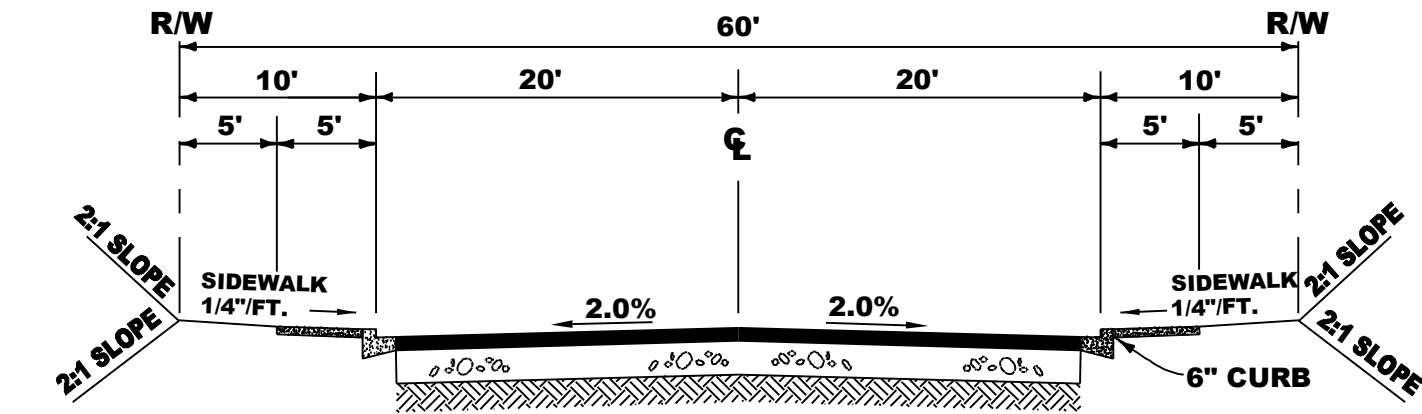
BEGINNING AT THE CENTER LINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE, 645 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

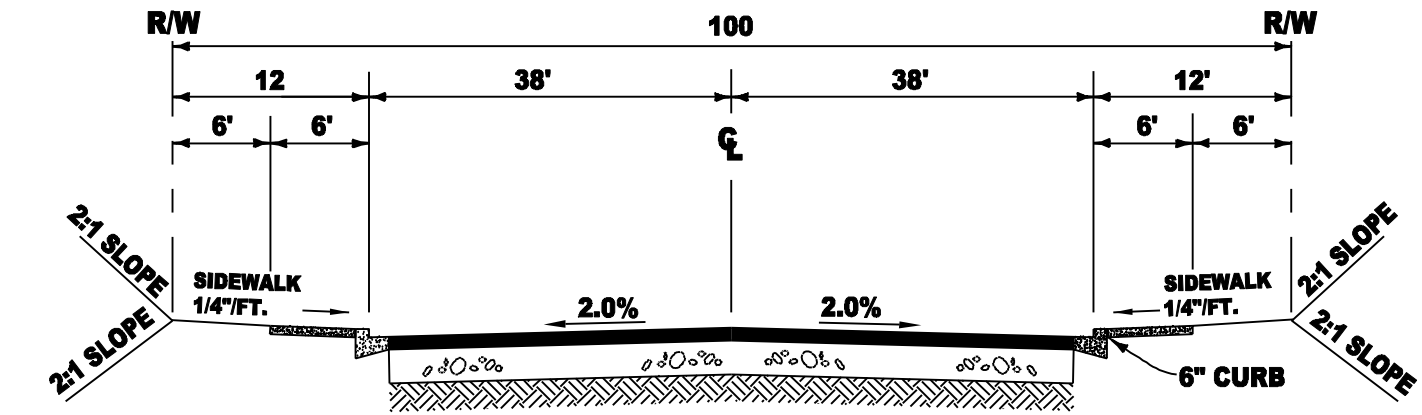
BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE, 645 FEET TO A POINT; THENCE NORTHEAST ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET, 805 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED, ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL L. MOON BY DEED RECORDED JUNE 22, 1935 IN BOOK 233 PAGE 546 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID MOON PARCEL PARALLELING WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO THE MOST EASTERLY CORNER OF SAID MOON PARCEL AND THE END OF THE SAID LINE TO BE DESCRIBED.

PARCEL 4: (APN: 913-210-033-2)

THAT PORTION OF LOT 191 OF THE TEMECULA LAND AND WATER COMPANY IN THE COUNTY OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING 430 FEET NORTH 42° 05' 41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48° 11' 17" WEST OF THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48° 11' 17" WEST 145 FEET, MORE OR LESS;



RISING HILL DRIVE AND BAHAMA WAY
CITY OF MURRIETA STD. NO. 106
NTS



OLD DATE STREET
CITY OF MURRIETA STD. NO. 103
NTS

LEGAL DESCRIPTION (CONT.)

NORTH 42° 05' 41" WEST, 215 FEET;
NORTH 48° 11' 17" EAST, 145 FEET MORE OR LESS;
SOUTH 42° 05' 41" EAST, 215 FEET TO THE POINT OF BEGINNING.
PARCEL 5: (APN: 913-210-034-3)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP OF THE TEMECULA LAND AND WATER COMPANY, ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE, WITH THE CENTERLINE OF CHERRY STREET, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY, ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE OF BEGINNING; THENCE NORTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERAL, OIL AND GAS RIGHTS BELOW THE DEPTH OF 200.00 FEET BELOW THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY KAISER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 27, 1986 AS INSTRUMENT NO. 150005 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (APN: 913-210-010-1)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY", ON FILE IN BOOK 8 PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET, 770 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET, THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 7: (APN: 913-210-0005-7)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND CLINTON AVENUE, AS SHOWN BY SAID MA; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CHERRY STREET 1026 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE PARRALLELING THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE OF PARALLELING THE CENTER LINE OF CHERRY STREET 74 FEET TO A POINT; THENCE, SOUTHEASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE ALONG SOUTHWESTERLY TO THE CENTERLINE OF CHERRY STREET TO THE POINT OF BEGINNING.

PARCEL 8: (APN: 913-210-035-4)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 191 OF MURRIETA PORTION OF TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8 PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE WITH THE CENTERLINE OF CHERRY STREET; THENCE NORTHEASTERLY ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 220.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE SOUTHWESTERLY ON THE CENTERLINE OF CHERRY STREET, 220.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN BOOK 58, PAGE 75 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: (APN: 913-210-007-9)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY," ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET 880 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET 73 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE LINE OF CLINTON AVENUE, 215 FEET TO A POINT ON THE CENTER LINE OF CHERRY STREET; THENCE SOUTHWESTERLY, ON THE CENTER LINE OF CHERRY STREET, 73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM OIL AND MINERALS RIGHTS AS RESERVED IN THE DEED FROM FULTON S. BACON, RECORDED FEBRUARY 20 1962 AS INSTRUMENT NO. 16120;

EXCEPTING THEREFROM THAT PORTION IN CHERRY STREET.

PARCEL 10: (APN: 913-210-006-8)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE "TEMECULA RANCHO", AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE, AS SHOWN BY SAID MAP; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CHERRY STREET, 953 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE 213 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET 73 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE AND PARALLEL TO THE CENTER LINE OF CLINTON AVENUE 215 FEET TO THE CENTER LINE OF CHERRY STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF CHERRY STREET 73 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY PURVEYORS:

SCHOOL DISTRICT:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT.

UTILITIES:

WATER:
RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA CA. 92590
TEL: 951-296-6900

SANITARY SEWER:
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA. 92570
TEL: 800-426-3693

STORM SEWER:
RIVERSIDE COUNTY WATER AND CONSERVATION DISTRICT
1995 MARKET STREET
RIVERSIDE, CA. 92501
TEL: 951-955-1200

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
ROMOLAND, CA. 92588
TEL: 800-655-4555

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX. 3150
SAN DIMAS, CA. 91773
TEL: 800-427-2200

TELEPHONE:
VERIZON
TEL: 800-483-5000

TIERRA NOVA CONSULTANTS
STEVE GALVEZ
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

- 1) DHL INVESTMENTS
STEVE GALVEZ
P.O. BOX 1152
TEMECULA, CA. 92563
- 2) TAYLOR MOTORSPORTS
1133 N. RAMONA BLVD.
SAN JACINTO, CA. 92592
- 3) MHS 98
31938 TEMECULA PARKWAY, #A369
TEMECULA, CA. 92592
951-297-8120

VSL ENGINEERING
RICHARD VALDEZ
31805 TEMECULA PARKWAY, #129
TEMECULA, CA. 92592
951-296-3930

913-210-005, 913-210-006, 913-210-007
913-210-010, 913-210-011, 913-210-012
913-210-013, PORTION OF 913-210-032,
913-210-033, 913-210-034 AND 913-210-035

EXISTING ZONING:	NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING:	MULTI-FAMILY 3
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL

THE PROJECT PROPOSAL IS FOR A 234 DWELLING UNIT MULTI-FAMILY COMMUNITY NEAR THE SOUTHWEST CORNER OF MURRIETA HOTSPRINGS ROAD AND WINCHESTER ROAD. THE PROPOSED PROJECT INCLUDES APPLICATIONS FOR CHANGE OF ZONE, DEVELOPMENT PLAN, AND GENERAL PLAN AMENDMENT.

APPLICANT PROPOSES CONSTRUCTION OF SIX (6) 3-STORY MULTI-FAMILY BUILDINGS, TWO (2) 4-STORY MULTI-FAMILY BUILDINGS, WITH CLUBHOUSE SWIMMING POOL, AMENITIES, LANDSCAPING, PARKING, AND INFRASTRUCTURE IMPROVEMENTS.

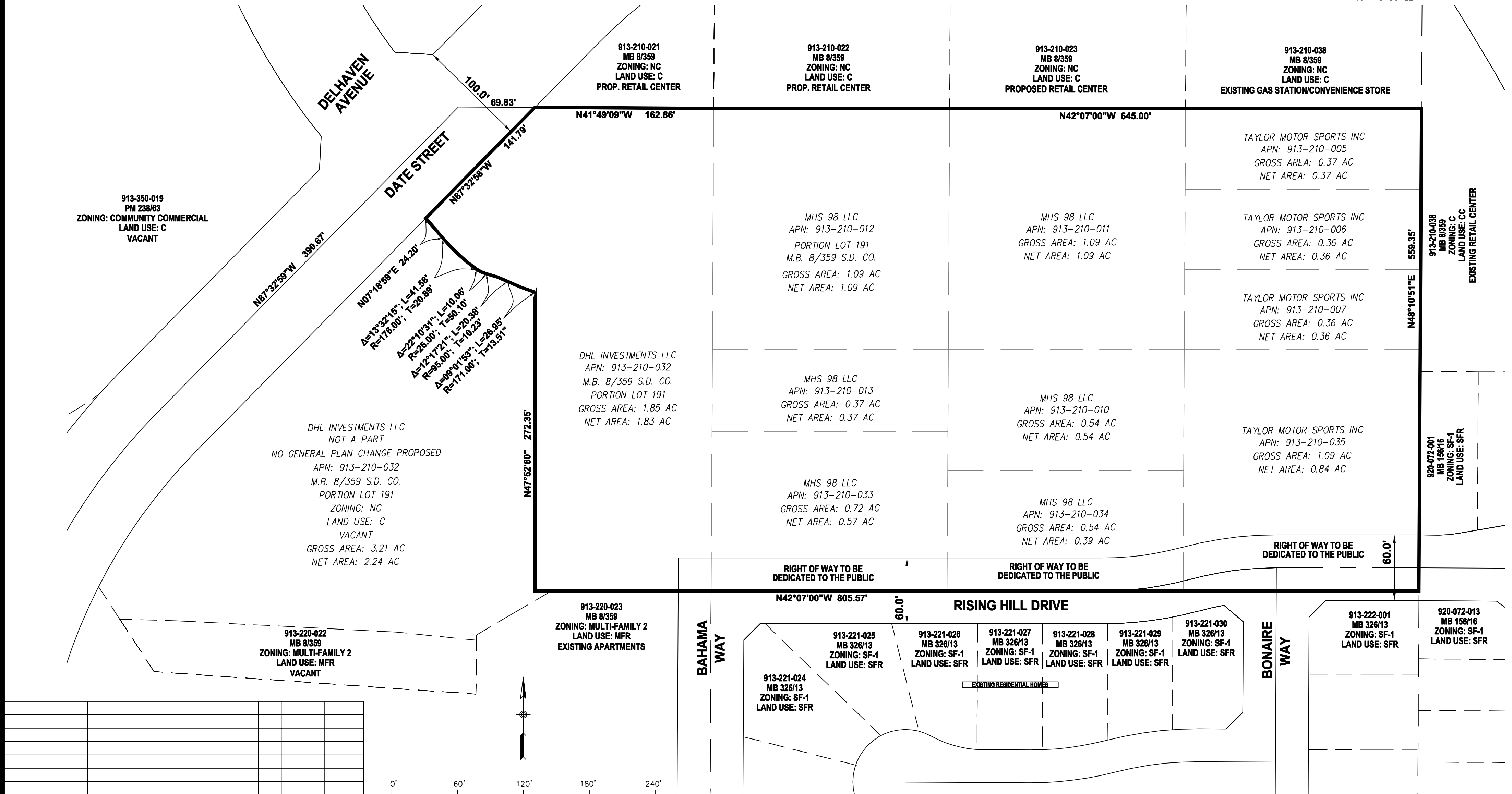
THE CHANGE OF ZONE PROPOSES TO CHANGE THE ZONING CLASSIFICATION ON THE ENTIRE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY RESIDENTIAL 3. THE GENERAL PLAN AMENDMENT PROPOSES TO THE EXISTING COMMERCIAL LAND USE DESIGNATIONS TO MULTI-FAMILY RESIDENTIAL.

GROSS AREA = 8.37 ACRES
NET AREA = 7.8 ACRES

THIS PLAN IS NOT WITHIN A SPECIFIC PLAN.



2018 THOMAS BROS. PG 928, J6 & J7
SECT 24, T7S, R3W
NOT TO SCALE



DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

DATE PREPARED: AUGUST 2018
SHEET 1 OF 2

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 913-210-011-2)
THAT PORTION OF LOT 191 OF MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN ON MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE WITH THE CENTER LINE OF CHERRY STREET THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET, 660 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE; 215 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 220 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 913-210-012-3)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND & WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY THE SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 880 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3: (APN: 913-210-013-4)

THAT PORTION OF LOT 191 OF THE SAID MURRIETTA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY", SAID MAP BEING ON FILE IN BOOK 8 PAGE 359, THEREOF, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP;
THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE, 645 FEET TO A POINT;
THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT;
THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO A POINT;
THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT;
THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET, 440 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP;
THENCE NORTHWESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE, 645 FEET TO A POINT;
THENCE NORTHEAST ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET, 805 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED, ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL L. MOON BY DEED RECORDED JUNE 22, 1935 IN BOOK 233 PAGE 546 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID MOON PARCEL PARALLELING WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO THE MOST EASTERLY CORNER OF SAID MOON PARCEL AND THE END OF THE SAID LINE TO BE DESCRIBED.

PARCEL 4: (APN: 913-210-033-2)

THAT PORTION OF LOT 191 OF THE TEMECULA LAND AND WATER COMPANY IN THE COUNTY OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING 430 FEET NORTH 42° 05' 41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48° 11' 17" WEST OF THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48° 11' 17" WEST 145 FEET, MORE OR LESS;

LEGAL DESCRIPTION (CONT.)

NORTH 42° 05' 41" WEST, 215 FEET;
NORTH 48° 11' 17" EAST, 145 FEET MORE OR LESS;
SOUTH 42° 05' 41" EAST, 215 FEET TO THE POINT OF BEGINNING.
PARCEL 5: (APN: 913-210-034-3)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO AS SHOWN BY MAP OF THE TEMECULA LAND AND WATER COMPANY, ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE, WITH THE CENTERLINE OF CHERRY STREET, AS SHOWN ON SAID MAP;
THENCE NORTHEASTERLY, ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET;
THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE OF BEGINNING;
THENCE NORTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET;
THENCE NORTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET;
THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 110.00 FEET;
THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERAL, OIL AND GAS RIGHTS BELOW THE DEPTH OF 200.00 FEET BELOW THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY KAISER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 27, 1986 AS INSTRUMENT NO. 150005 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (APN: 913-210-010-1)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY", ON FILE IN BOOK 8 PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET, 770 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET, THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET, 110 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 7: (APN: 913-210-0005-7)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHERRY STREET AND CLINTON AVENUE, AS SHOWN BY SAID MA; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CHERRY STREET 1026 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE PARRALLELING THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE OF PARALLELING THE CENTER LINE OF CHERRY STREET 74 FEET TO A POINT; THENCE, SOUTHEASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE ALONG SOUTHWESTERLY TO THE CENTERLINE OF CHERRY STREET TO THE POINT OF BEGINNING.

PARCEL 8: (APN: 913-210-035-4)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 191 OF MURRIETA PORTION OF TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8 PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLINTON AVENUE WITH THE CENTERLINE OF CHERRY STREET; THENCE NORTHEASTERLY ON THE CENTERLINE OF CHERRY STREET, 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF CHERRY STREET, 220.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTERLINE OF CLINTON AVENUE, 215.00 FEET TO THE CENTERLINE OF CHERRY STREET; THENCE SOUTHWESTERLY ON THE CENTERLINE OF CHERRY STREET, 220.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN BOOK 58, PAGE 75 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: (APN: 913-210-007-9)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF TEMECULA RANCHO, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY," ON FILE IN BOOK 8 PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CLINTON AVENUE AND CHERRY STREET AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ON THE CENTER LINE OF CHERRY STREET 880 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, PARALLEL WITH THE CENTER LINE OF CLINTON AVENUE, 215 FEET; THENCE THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF CHERRY STREET 73 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE LINE OF CLINTON AVENUE, 215 FEET TO A POINT ON THE CENTER LINE OF CHERRY STREET; THENCE SOUTHWESTERLY, ON THE CENTER LINE OF CHERRY STREET, 73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM OIL AND MINERALS RIGHTS AS RESERVED IN THE DEED FROM FULTON S. BACON, RECORDED FEBRUARY 20 1962 AS INSTRUMENT NO. 16120;

EXCEPTING THEREFROM THAT PORTION IN CHERRY STREET.

PARCEL 10: (APN: 913-210-006-8)

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE "TEMECULA RANCHO", AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE, AS SHOWN BY SAID MAP; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CHERRY STREET, 953 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE 213 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CHERRY STREET 73 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE AND PARALLEL TO THE CENTER LINE OF CLINTON AVENUE 215 FEET TO THE CENTER LINE OF CHERRY STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF CHERRY STREET 73 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY PURVEYORS:

SCHOOL DISTRICT:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT.

UTILITIES:

WATER:
RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA CA. 92590
TEL: 951-296-6900

SANITARY SEWER:
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA. 92570
TEL: 800-426-3693

STORM SEWER:
RIVERSIDE COUNTY WATER AND CONSERVATION DISTRICT
1995 MARKET STREET
RIVERSIDE, CA. 92501
TEL: 951-955-1200

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
ROMOLAND, CA. 92588
TEL: 800-655-4555

TELEPHONE:
VERIZON
TEL: 800-483-5000

GAS:
SOUTHER CALIFORNIA GAS COMPANY
P.O. BOX. 3150
SAN DIMAS, CA. 91773
TEL: 800-427-2200

LEGAL DESCRIPTION (CONT.)

PARCEL 11: (APN: 913-210-033-2)

THAT PORTION OF LOT 191 OF THE TEMECULA LAND AND WATER COMPANY IN THE COUNTY OF RIVERSIDE, AS SHOWN BY MAP IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING 430 FEET NORTH 42°05'41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48°11'17" WEST OF THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48°11'17" WEST 145 FEET, MORE OR LESS; NORTH 42°05'41" WEST 215 FEET; NORTH 48°11'17" EAST, 145 FEET, MORE OR LESS; SOUTH 42°05'41" EST, 215 FEET TO THE POINT OF BEGINNING.

PARCEL 12: (APN: 913-210-032)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 880 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CLINTON AVENUE 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 220 FEET MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING ONE AND ONE TENTH ACRES MORE OR LESS.

PARCEL B:

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND CLINTON AVENUE AS SHOWN BY SAID MAP; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF CLINTON AVENUE 645 TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLELING THE CENTER LINE OF CHERRY STREET 440 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH EASTERLY ALONG A LINE PARALLEL TO THE CENTERLINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE PARALLEL TO THE CENTERLINE OF CHERRY STREET, 440 FEET TO A POINT; THENCE NORTH WESTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF CLINTON AVENUE, 215 FEET TO A POINT; THENCE SOUTH WESTERLY ALONG A LINE PARALLEL TO THE CENTERLINE OF CHERRY STREET, 440 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF CLINTON AVENUE AND CHERRY STREET AS SHOWN BY SAID MAP; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF CLINTON AVENUE, 645 FEET TO A POINT; THENCE NORTHEAST ALONG A LINE PARALLELING THE CENTERLINE OF CHERRY STREET, 805 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED, ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL L. MOON BY DEED RECORDED JUNE 22, 1935, IN BOOK 233, PAGE 546, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID MOON PARCEL PARALLELING WITH THE CENTERLINE OF CLINTON AVENUE, 215 FEET TO THE MOST EASTERLY CORNER OF SAID MOON PARCEL AND THE END OF THE SAID LINE TO BE DESCRIBED.

PARCEL C:

THAT PORTION OF LOT 191 OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED "MAP OF TEMECULA LAND AND WATER COMPANY" SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, IN MAP BOOK AT PAGE 359 THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING 430 FEET NORTH 42°05'41" WEST AND 515 FEET, MORE OR LESS, SOUTH 48°11'17" WEST OF THE INTERSECTION OF THE CENTER LINE OF CHERRY STREET AND WINCHESTER TEMECULA ROAD AS SHOWN ON SAID MAP; THENCE SOUTH 48°11'17" WEST 145 FEET, MORE OR LESS; NORTH 42°05'41" WEST, 215 FEET; NORTH 48°11'17" EAST, 145 FEET MORE OR LESS; SOUTH 42°05'41" EAST, 215 FEET TO THE POINT OF BEGINNING.

