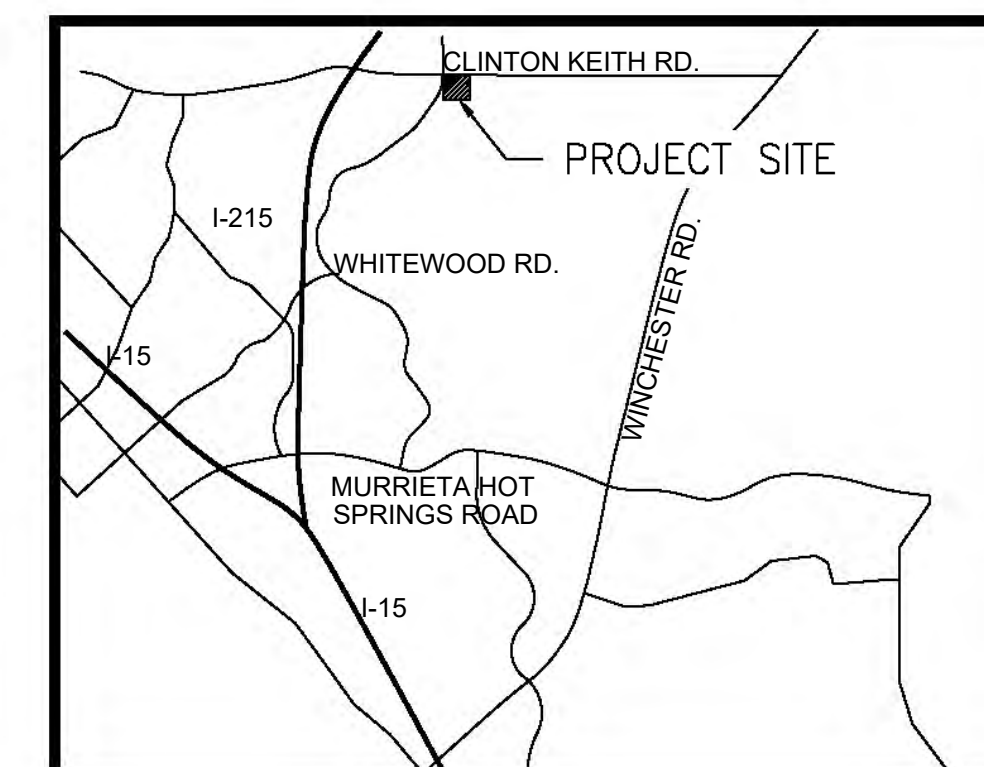


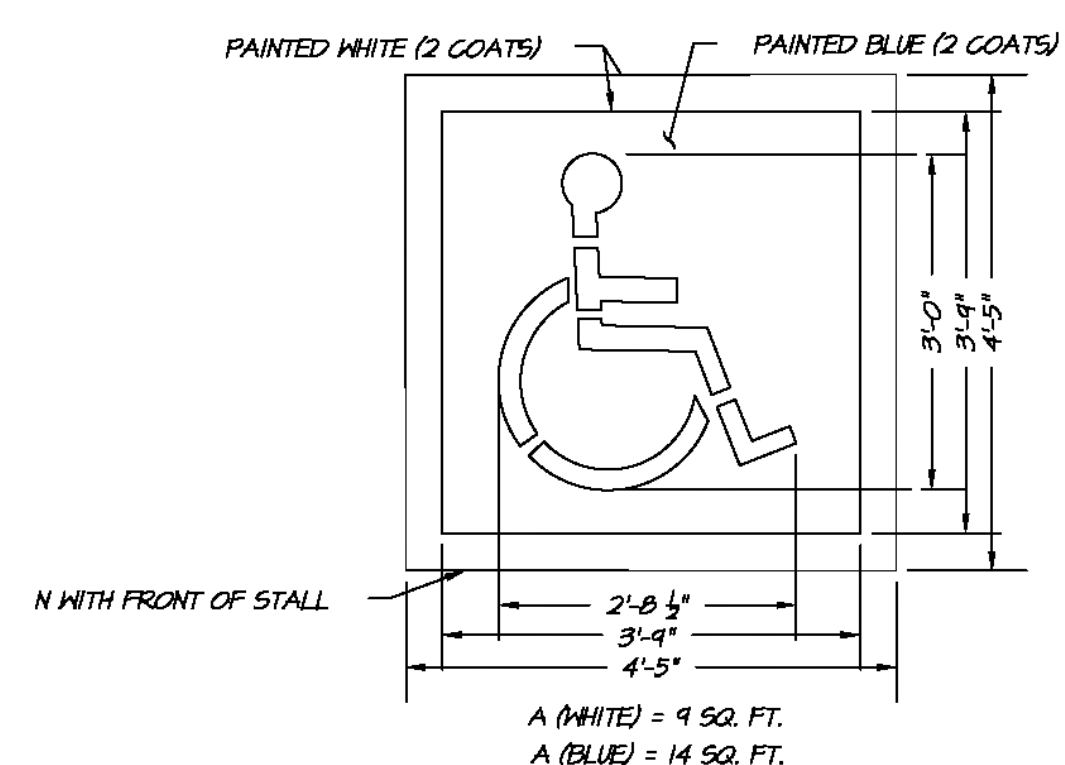
APPENDIX 1

IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CLINTON KEITH CONDO/APARTMENT
DEVELOPMENT PLAN SET

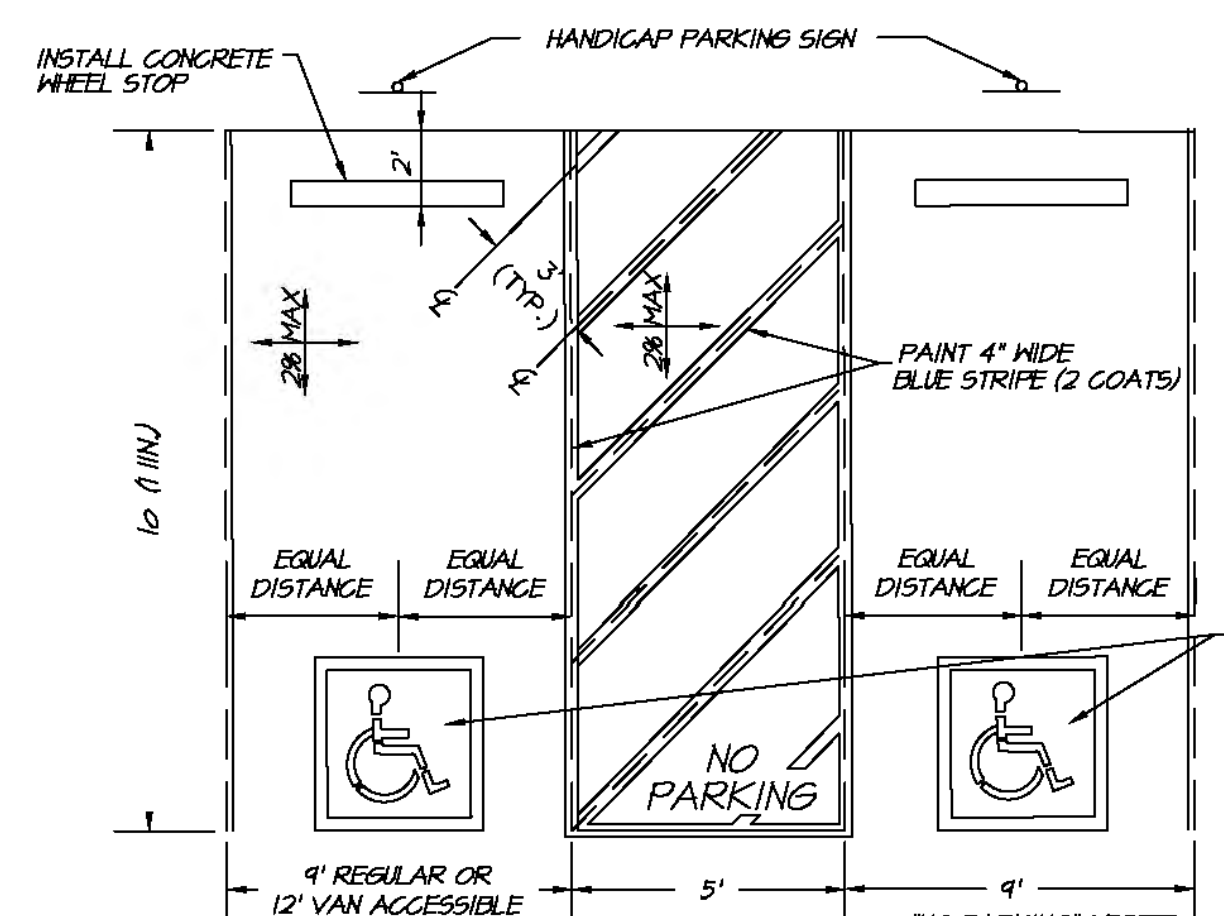


VICINITY MAP
N.T.S.

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	SITE PLAN
3	PROJECT PHASING
4	PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN
5	PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN
6	PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN
7	PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN
8	SECTIONS
9	PRELIMINARY UTILITY PLAN
10	PRE-DEVELOPMENT HYDROLOGY EXHIBIT
11	POST-DEVELOPMENT HYDROLOGY EXHIBIT

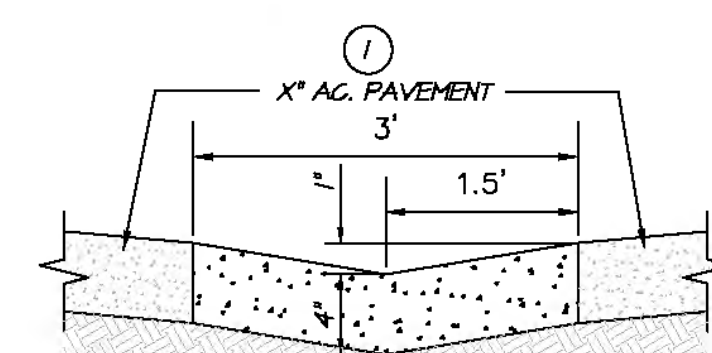


INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING
N.T.S.

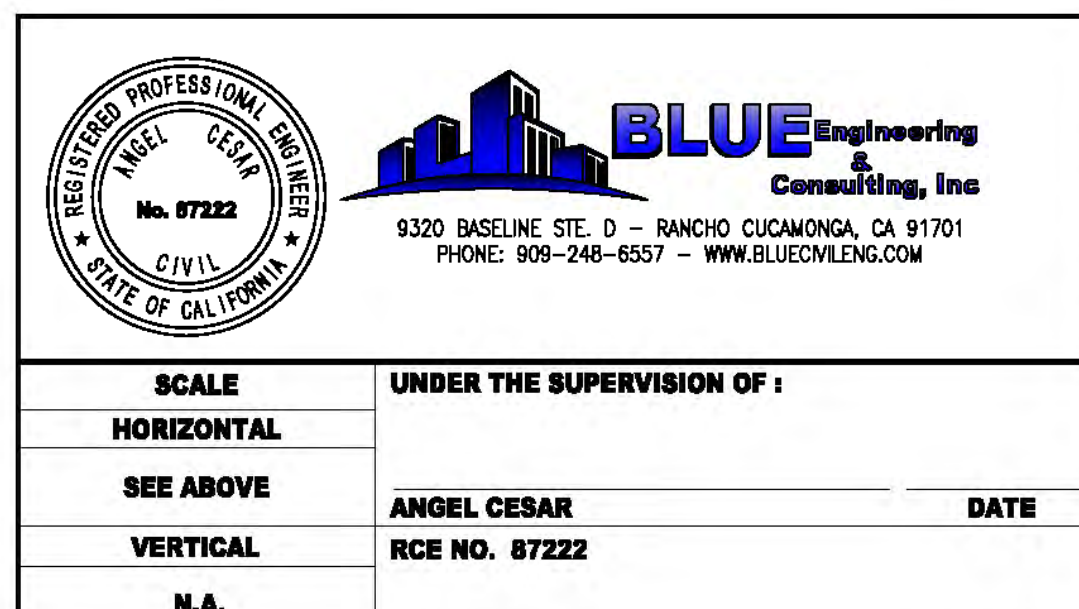


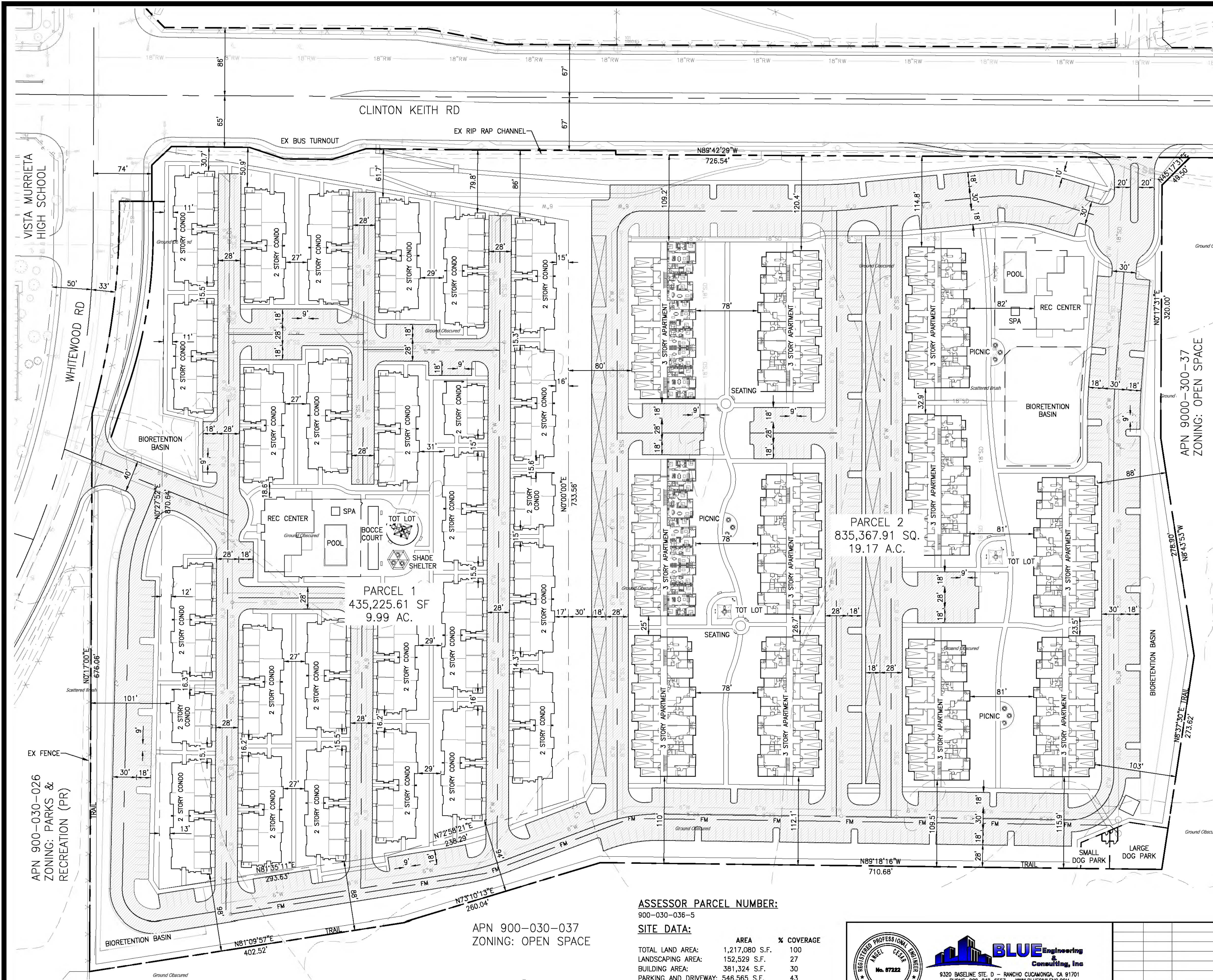
VAN HANDICAP STALL REQUIRES 12' SPACE AND 5' SAFE-HARBOR (RIGHT SIDE)
NON-VAN HANDICAP STALL REQUIRES 9' SPACE AND 5' SAFE-HARBOR

ADA PARKING STALL DETAIL
N.T.S.



7 VALLEY GUTTER DETAIL
N.T.S.

[illegible]



APPLICANT
CORMAN LEIGH COMPANIES
ATTN: DAN LEIGH
32823 TEMECULA PARKWAY
TEMECULA, CA 92592
(951)232-3013

OWNER/DEVELOPER
WHITEWOOD 28, LLC
32823 TEMECULA PARKWAY
TEMECULA, CA 92592

CIVIL ENGINEER
BLUE ENGINEERING AND CONSULTING, INC.
ATTN: ANGEL CESAR, P.E.
9320 BASELINE RD STE. D
RANCHO CUCAMONGA, CA 91701

UTILITIES

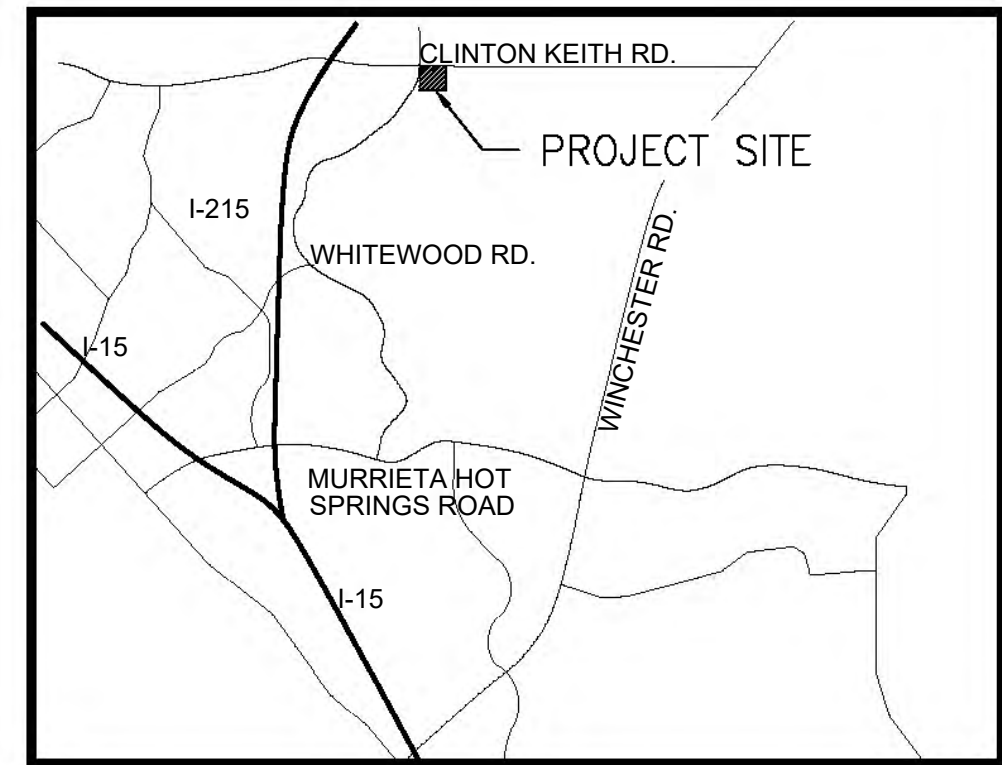
SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951)-928-3777

WATER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951)-928-3777

GAS COMPANY
SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3150
SAN DIMAS, CA 91773
(800)-427-2200

ELECTRIC COMPANY
SOUTHERN CALIFORNIA EDISON
28100 MENIFEE ROAD
MENIFEE, CA 92588
(800)-855-4555

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT



VICINITY MAP
N.T.S.

TELEPHONE
VERIZON
(800)-483-5000
CABLE COMPANY
TIME WARNER
(888)-255-5789

APARTMENT UNITS DATA						
UNITS	UNIT SF	# UNITS (BLDG 1)	# BLDG (BLDG 1)	# UNITS (BLDG 2)	# BLDG (BLDG 2)	TOTAL UNITS PER UNIT TYPE
STUDIO	486	3	8	0	4	24
1 BR	743	12	8	12	4	144
2 BR (GROUPED)	963	7	8	7	4	84
2 BR (SPLIT)	1,063	5	8	5	4	60
3 BR	1,307	3	8	6	4	48
TOTAL UNITS	30		30			360

APARTMENT FLOOR AREAS					
BUILDING 1	PER FLOOR TOTAL UNIT SF	PER FLOOR GROSS SF	BUILDING 2	PER FLOOR TOTAL UNIT SF	PER FLOOR GROSS SF
1 ST FLOOR	5,304	13,246	1 ST FLOOR	6,142	14,124
2 ND FLOOR	10,643	13,246	2 ND FLOOR	11,482	14,124
3 RD FLOOR	10,643	13,100	3 RD FLOOR	11,482	13,978
BUILDING 1 TOTAL	26,590 (Units)	39,592 (Gross)	BUILDING 2 TOTAL	29,106 (Units)	42,226 (Gross)

CONDOMINIUM FLOOR AREAS		
UNITS	UNIT SF	# UNITS
2 BR/2 BA	1,543	51
3 BR/2.5 BA	1,551	51
4 BR/3 BA	1,968	51
TOTAL UNITS		153
CONDOMINIUM FLOOR AREAS		
R-2 OCCUPANCY		
1 ST FLOOR	3,860 SF	
2 ND FLOOR	6,502 SF	
S-2 OCCUPANCY		
GARAGE	2,580 SF	

APARTMENT PARKING CALCULATIONS:					
PARKING PER MMC SECTION 16.34.040					
UNIT	DUs	RATIO	PARKING REQUIREMENTS	PARKING PROVIDED	
STUDIO	24	1.5	36		
1 BR	144	1.5	216		
2 BR	144	2.0	288		
3 BR	48	2.5	120		
GUEST PARKING (25%)			90		
TOTAL			750		
ENCLOSED GARAGE REQUIRED			360		
TOTAL				OPEN	GARAGE
				504	143
					140
					787
ADA PARKING (2%)					15
EV PARKING AND CHARGING (6%)					45

CONDOMINIUM PARKING CALCULATIONS:					
PARKING PER MMC SECTION 16.34.040					
UNIT	DUs	RATIO	PARKING REQUIREMENTS	PARKING PROVIDED	
2 BR	51	2.0	102		
3 BR	51	2.5	128		
4 BR	51	3.0	153		
GUEST PARKING (33%)			51		
TOTAL			383		
ENCLOSED GARAGE REQUIRED			153		
TOTAL				OPEN	GARAGE (2/CONDO)
				44	306
					350
ADA PARKING (2%)					8
EV PARKING AND CHARGING (6%)					23

ASSESSOR PARCEL NUMBER:
900-030-036-5

SITE DATA:

	AREA	% COVERAGE
TOTAL LAND AREA:	1,217,080 S.F.	100
LANDSCAPING AREA:	152,529 S.F.	27
BUILDING AREA:	381,324 S.F.	30
PARKING AND DRIVEWAY:	546,565 S.F.	43

ZONING AND LAND USE:

EXISTING ZONING: MULTI-FAMILY 2
PROPOSED ZONING: MULTI-FAMILY 2

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



BLUE Engineering & Consulting, Inc.
9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-246-6557 - WWW.BLUEENGINEERING.COM

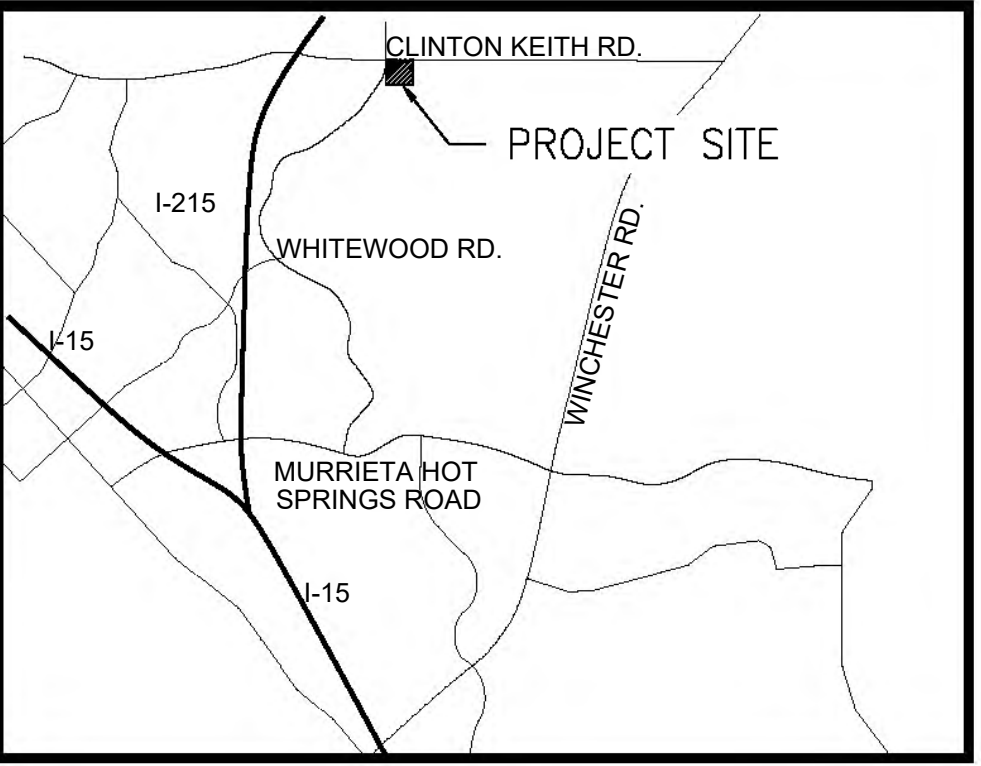
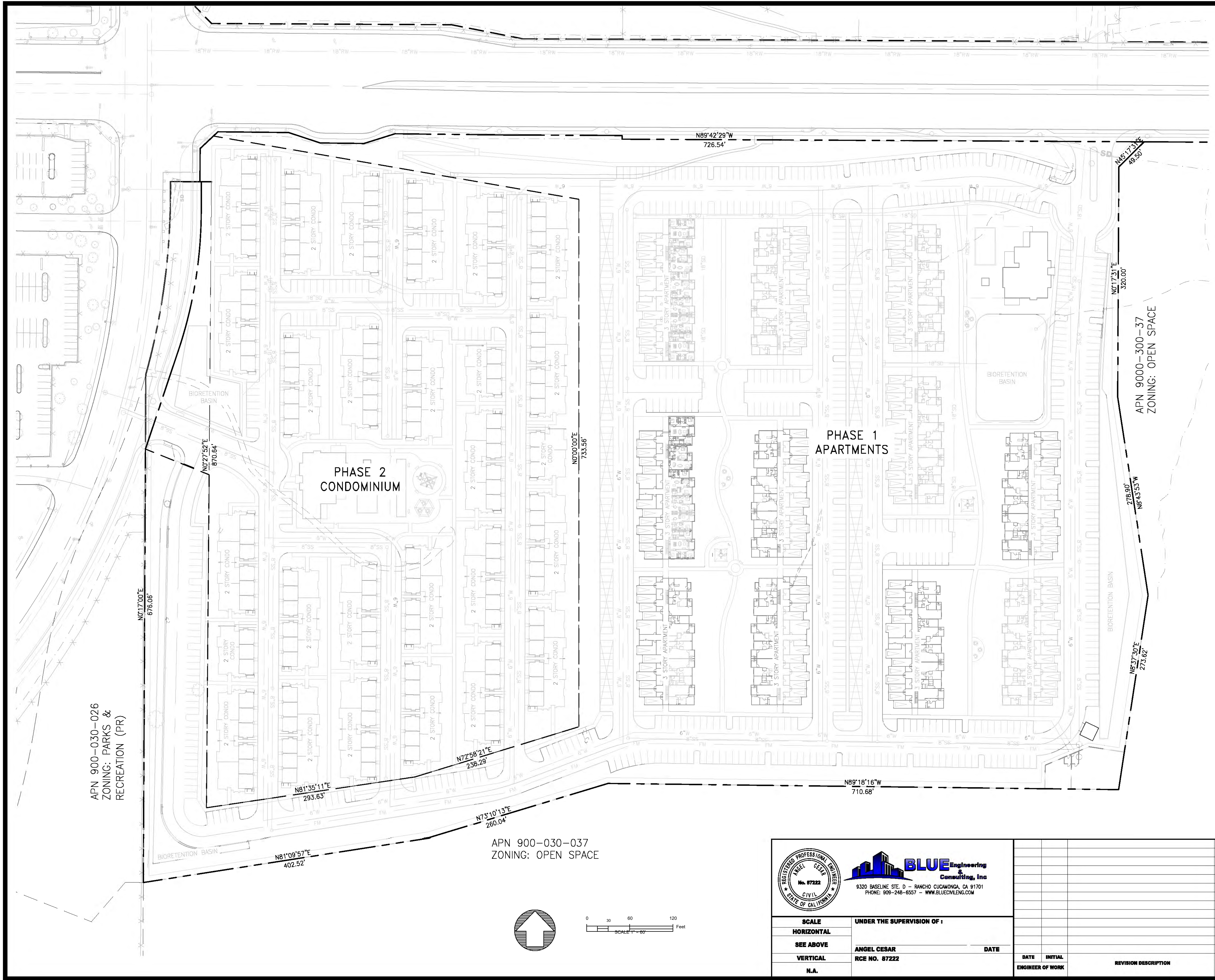
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HORIZONTAL	ANGEL CESAR
SEE ABOVE	RCE NO. 07222
VERTICAL	DATE
N.A.	DATE

DATE INITIAL
ENGINEER OF WORK

REVISION DESCRIPTION

SHT. NO. DATE INITIAL
CITY APPROVAL

SHEET 2	CITY OF MURRIETA ENGINEERING DEPARTMENT	OF SHEET 11
DEVELOPMENT PLAN APN 9000-300-36 SITE PLAN		
APPROVED ROBERT K. MOHLING CITY ENGINEER CITY OF MURRIETA		
DATE RCE 03056 EXP. DATE 6/30/20		
DWN BY: CHKD BY: FIELD BY:		
PROJECT NO. DRAWING NO.		

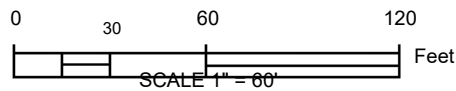
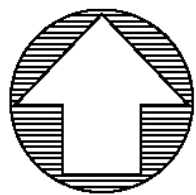


VICINITY MAP
N.T.S.

APN 9000-300-37
ZONING: OPEN SPACE

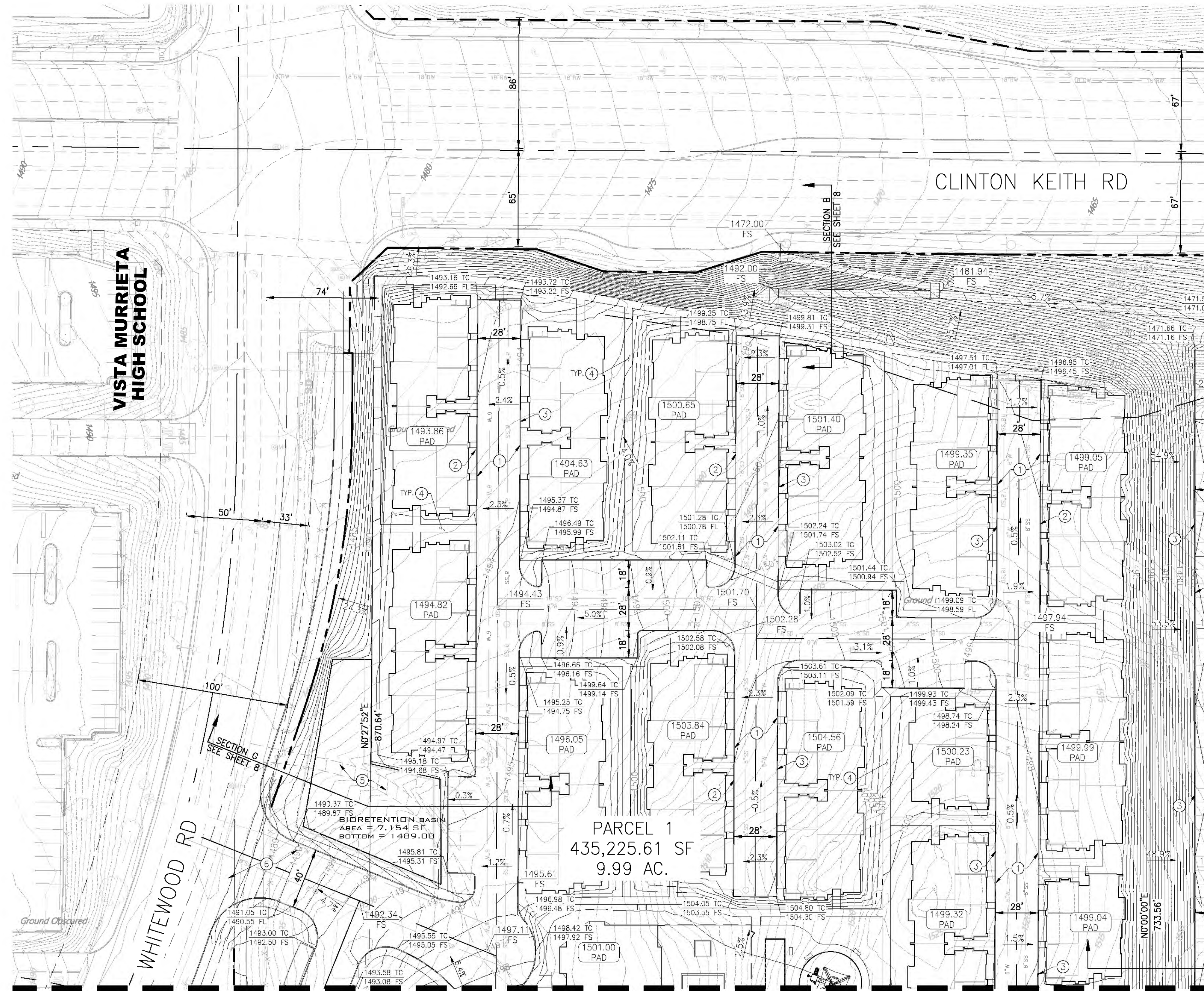
APN 900-030-026
ZONING: PARKS &
RECREATION (PR)

APN 900-030-037
ZONING: OPEN SPACE



DATE PREPARED: MAY 2021

	BLUE Engineering & Consulting, Inc. 9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701 PHONE: 909-246-6557 - WWW.BLUECIVLENG.COM		
	3200 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701 PHONE: 909-246-6557 - WWW.BLUECIVLENG.COM		
UNDER THE SUPERVISION OF: ANGEL CESAR RCE NO. 87222		DATE	
SCALE HORIZONTAL SEE ABOVE VERTICAL N.A.	DATE		INITIAL
ENGINEER OF WORK		REVISION DESCRIPTION	SHT. NO.
		DATE	INITIAL
		CITY APPROVAL	
		PROJECT NO.	DRAWING NO.
		APPROVED ROBERT K. MOHLING CITY ENGINEER CITY OF MURRIETA	DATE EXP. DATE 6/30/20
		DWN BY: CHKD BY: FIELD BY:	



CONSTRUCTION NOTES

- 1 PROPOSED X" AC OVER X" BASE
- 2 PROPOSED 6" CURB AND GUTTER
- 3 PROPOSED 6" CURB
- 4 PROPOSED 4" THICK SIDEWALK
- 5 PROPOSED BIOFILTRATION BASIN
- 6 CONSTRUCT DRIVE APPROACH

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

DATE PREPARED: MAY 2021

  3320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701 PHONE: 909-246-6557 - WWW.BLUECVLENG.COM	UNDER THE SUPERVISION OF: ANGEL CESAR DATE _____		DATE _____ INITIAL _____		REVISION DESCRIPTION		SHT. NO.	DATE	INITIAL
	SCALE HORIZONTAL SEE ABOVE VERTICAL N.A.		RCE NO. 87222		ENGINEER OF WORK			CITY APPROVAL	

SHEET 4	CITY OF MURRIETA ENGINEERING DEPARTMENT	OF SHEET 11
DEVELOPMENT PLAN APN 9000-300-36 PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN		
APPROVED ROBERT K. MOHLING DATE _____ CITY ENGINEER CITY OF MURRIETA RCE 83056 EXP. DATE 8/30/20		
DWN BY: CHKD BY: FIELD BY:	PROJECT NO.	DRAWING NO.

APN 900-030-026
ZONING: PARKS & RECREATION (PR)

WHITWOOD RD

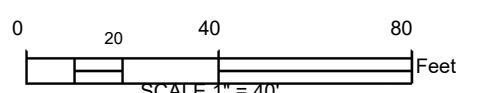
SECTION A
SEE SHEET 8

PARCEL 1
435,225.61 SF
9.99 AC.

BIORETENTION BASIN
AREA = 7,144 SF
BOTTOM = 1490.25

APN 900-030-037
ZONING: OPEN SPACE

- ① PROPOSED X" AC OVER X" BASE
- ② PROPOSED 6" CURB AND GUTTER
- ③ PROPOSED 6" CURB
- ④ PROPOSED 4" THICK SIDEWALK
- ⑤ PROPOSED BIOFILTRATION BASIN
- ⑥ CONSTRUCT DRIVE APPROACH



SHEET 6	CITY OF MURRIETA ENGINEERING DEPARTMENT DEVELOPMENT PLAN APN 9000-300-36 PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN	OF SHEET 11
--	--	--

APPROVED ROBERT K. MOEHLING CITY ENGINEER CITY OF MURRIETA	_____ DATE _____ RCE 53055	_____ EXP. DATE 5/30/20
DWN BY: _____ CHKD BY: _____ FIELD BK: _____	PROJECT NO.	DRAWING NO.



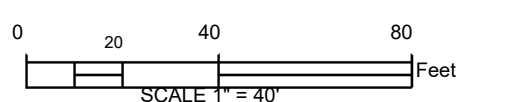
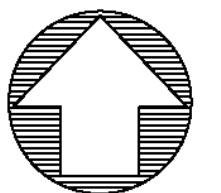
BLUE Engineering & Consulting, Inc
9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-248-6557 - WWW.BLUECMLENG.COM

SCALE	UNDER THE SUPERVISION OF :											APPROVED _____ DATE _____ ROBERT K. MOEHLING CITY ENGINEER CITY OF MURRIETA RCE 63056 EXP. DATE 6/30/20				
HORIZONTAL																
SEE ABOVE	ANGEL CESAR	DATE														
VERTICAL	RCE NO. 87222		DATE	INITIAL	REVISION DESCRIPTION						SHT. NO.	DATE	INITIAL	DWN BY: _____ CHKD BY: _____ FIELD BK: _____	PROJECT NO. _____	DRAWING NO. _____
N.A.			ENGINEER OF WORK								CITY APPROVAL					

MATCHLINE SEE SHEET 6



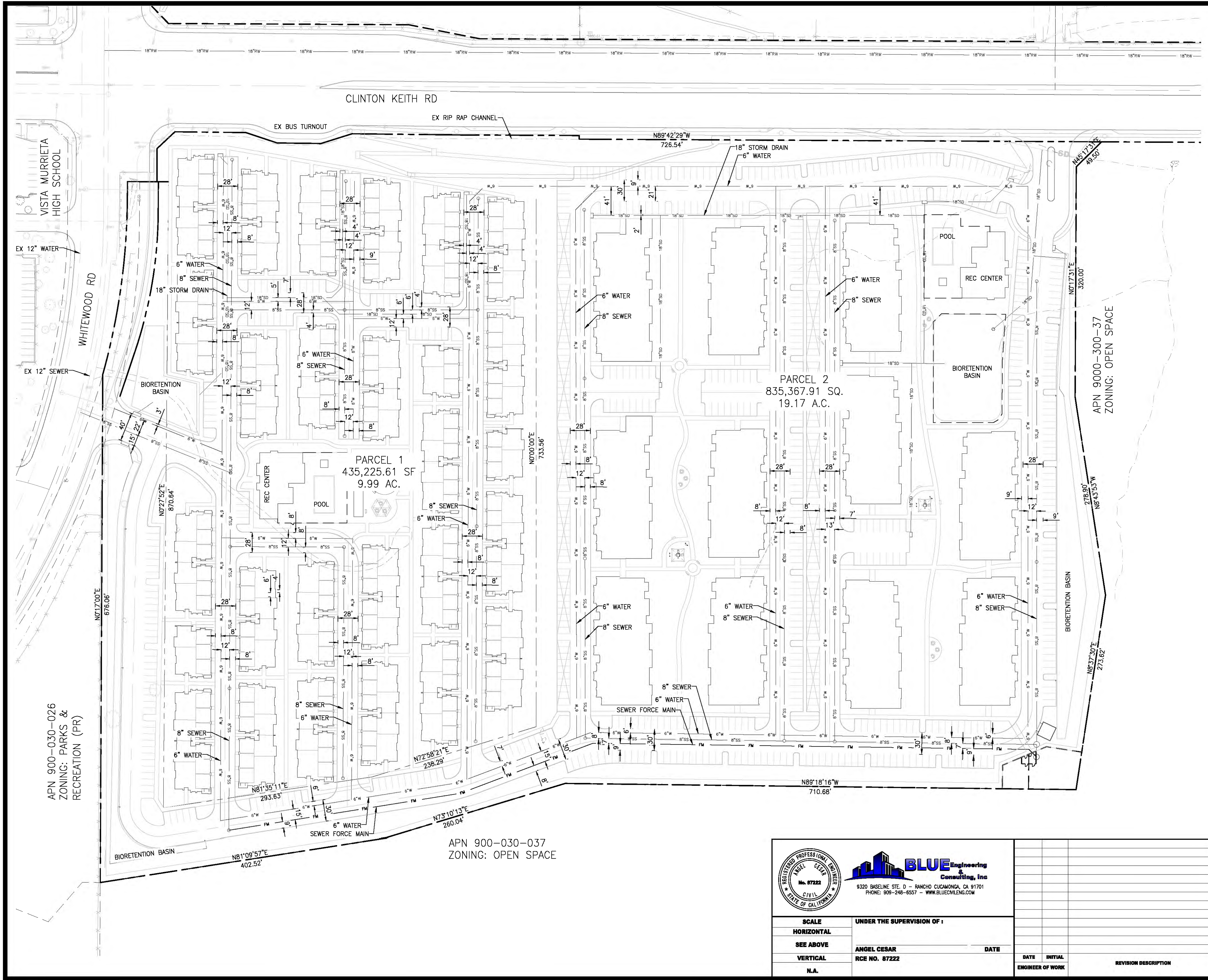
- ① PROPOSED 8" AC OVER 8" BASE
- ② PROPOSED 6" CURB AND GUTTER
- ③ PROPOSED 6" CURB
- ④ PROPOSED 4" THICK SIDEWALK
- ⑤ PROPOSED BIOFILTRATION BASIN
- ⑥ CONSTRUCT DRIVE APPROACH



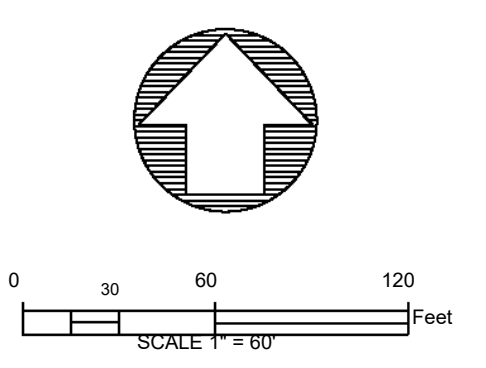
DATE PREPARED: MAY 2021

	 BLUE Engineering & Consulting, Inc 9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701 PHONE: 909-248-6557 - WWW.BLUECVLENG.COM		SHEET 7 CITY OF MURRIETA ENGINEERING DEPARTMENT 11
DEVELOPMENT PLAN APN 9000-300-36 PRELIMINARY GRADING, PAVING AND DRAINAGE PLAN			
APPROVED _____ DATE _____ ROBERT K. MORHLING CITY ENGINEER CITY OF MURRIETA RCE 83056 EXP. DATE 8/30/20			
SCALE HORIZONTAL SEE ABOVE VERTICAL N.A.	UNDER THE SUPERVISION OF : ANGEL CESAR _____ DATE _____ RCE NO. 87222		OWN BY: _____ CHKD BY: _____ FIELD BKG _____
DATE _____ INITIAL _____ ENGINEER OF WORK		REVISION DESCRIPTION	SHT. NO. _____ CITY APPROVAL
			PROJECT NO. _____ DRAWING NO. _____

[illegible]



- LEGEND**
- 6"W — PROPOSED 6" WATER LINE
 - 8"SS — PROPOSED 8" SEWER LINE
 - FM — PROPOSED FORCE MAIN
 - — PROPOSED SEWER MANHOLE
 - 18"SD — PROPOSED 18" STORM DRAIN LINE
 - — PROPOSED STORM DRAIN INLET



DATE PREPARED: MAY 2021

BLUE Engineering & Consulting, Inc.
9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-246-6557 - WWW.BLUECIVILS.COM

SCALE
HORIZONTAL
SEE ABOVE
VERTICAL
N.A.

UNDER THE SUPERVISION OF:
ANGEL CESAR
RCE NO. 07222

DATE

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

SHEET 9

CITY OF MURRIETA
ENGINEERING DEPARTMENT

DEVELOPMENT PLAN
APN 9000-300-36
PRELIMINARY UTILITY PLAN

APPROVED
ROBERT K. MOHLING
CITY ENGINEER
CITY OF MURRIETA

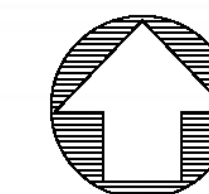
DATE
RCE 63056
EXP. DATE 6/30/20

DWN BY:
CHKD BY:
FIELD EKG:

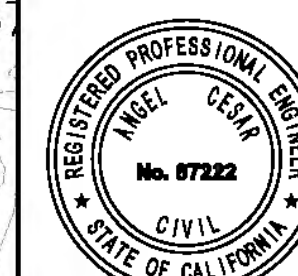
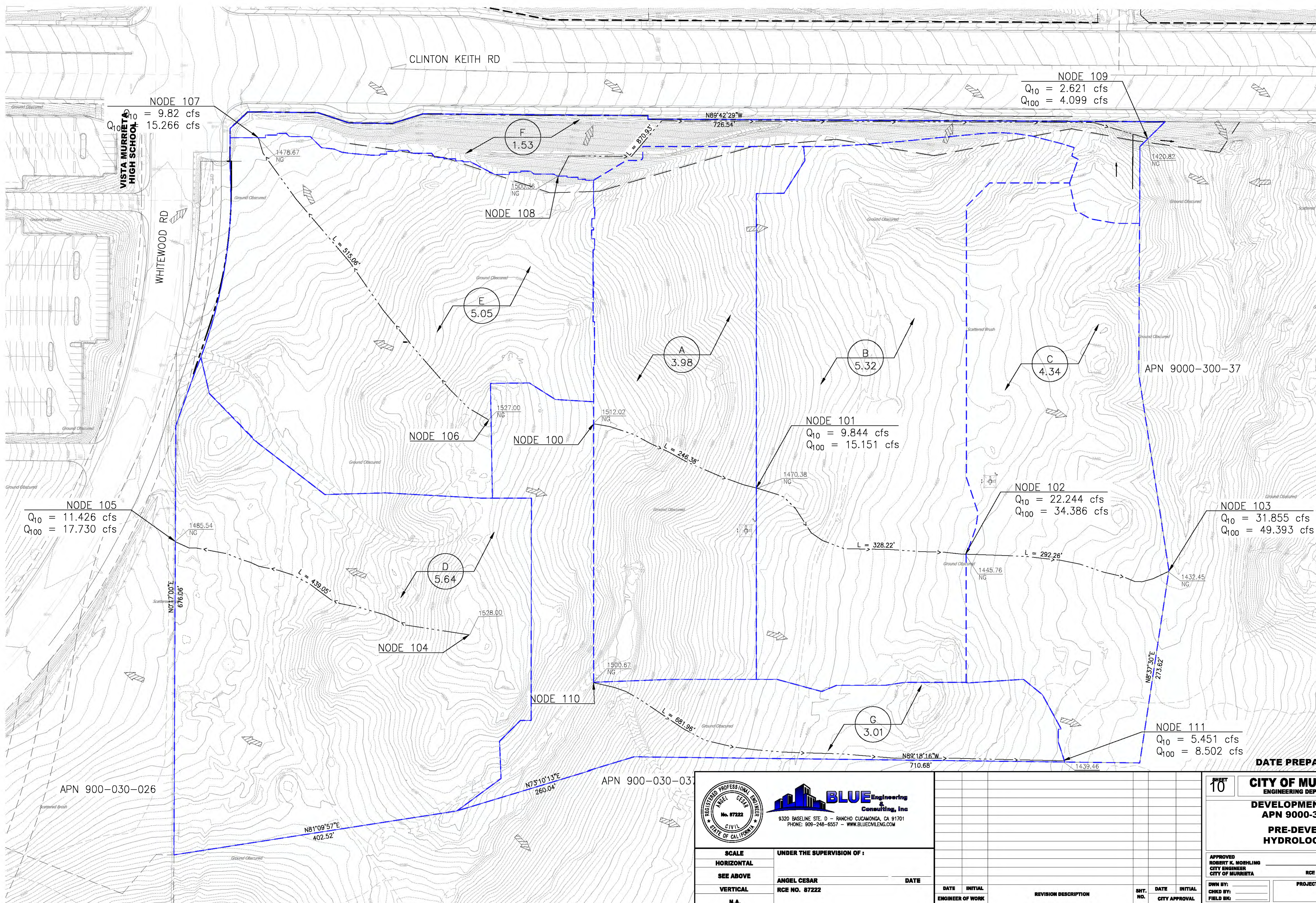
PROJECT NO.

DRAWING NO.

OF SHEET 11



0 30 60 120
SCALE 1" = 60'



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9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-246-6557 - WWW.BLUECVLENG.COM

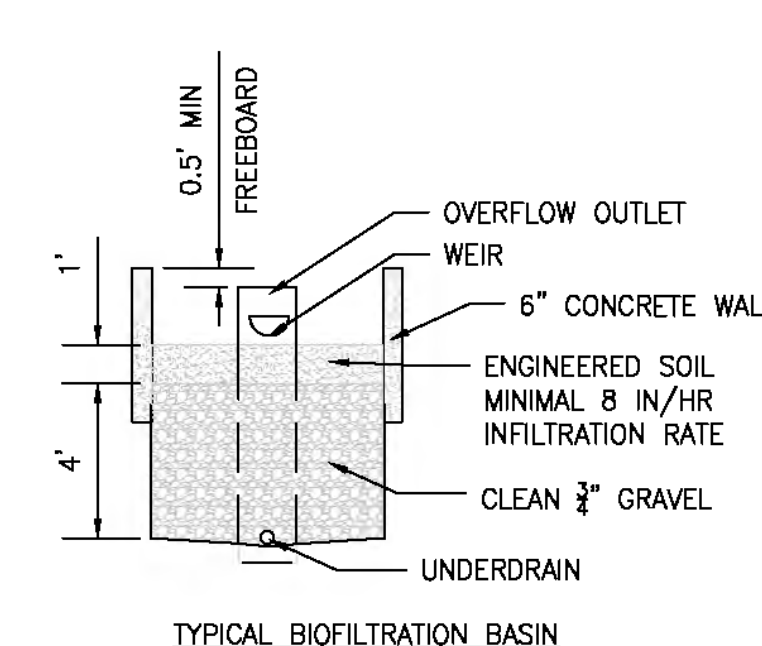
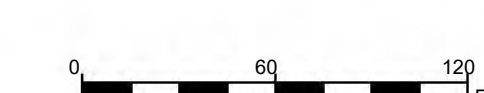
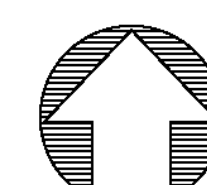
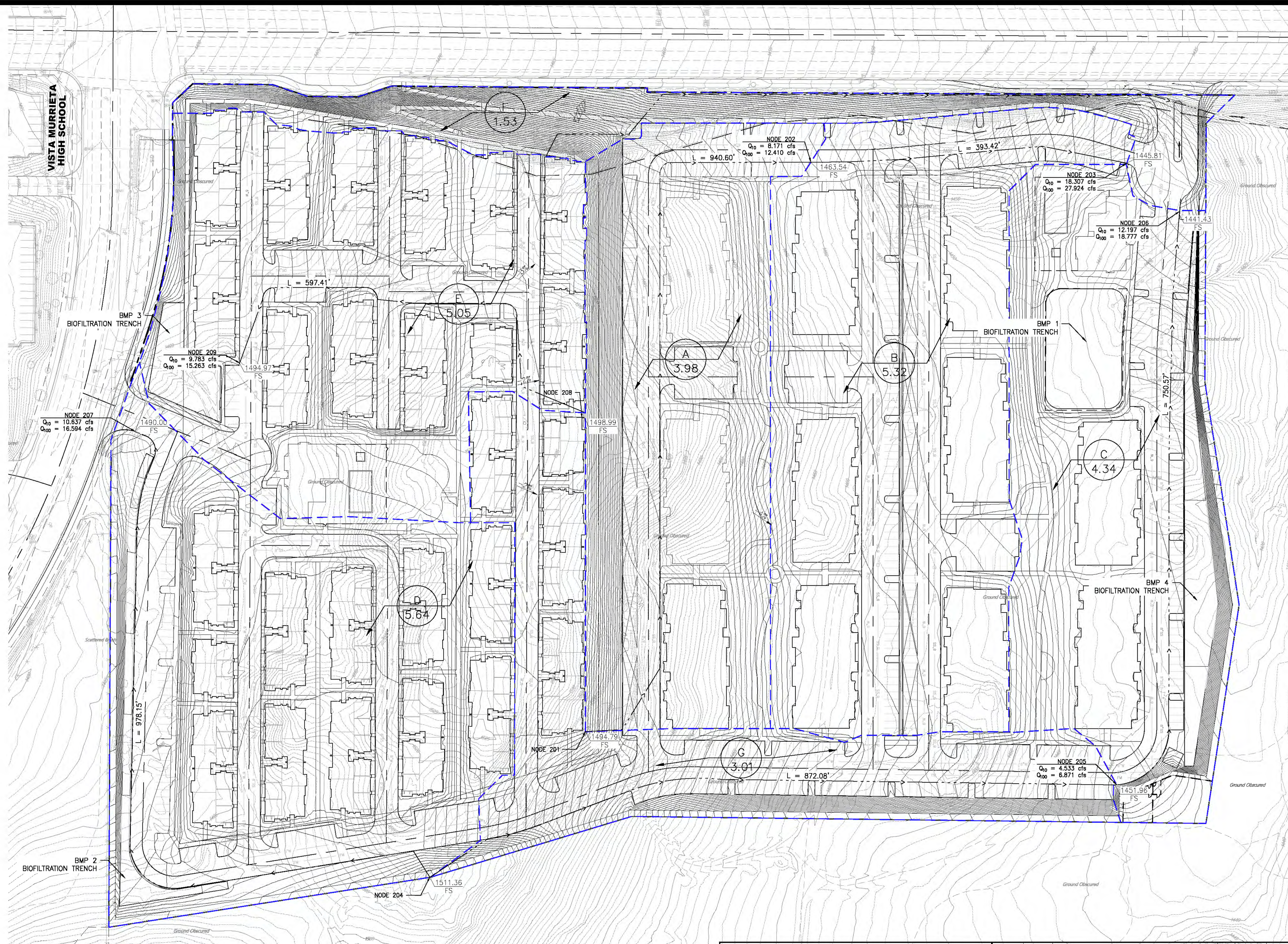
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HORIZONTAL	ANGEL CESAR	
SEE ABOVE	RCE NO. 87222	
VERTICAL		
N.A.		

DATE	INITIAL
ENGINEER OF WORK	

REVISION DESCRIPTION

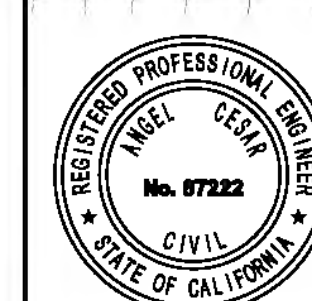
	SHT.	DATE	INITIALS
	NO.	CITY APPROVAL	

SHEET 10	CITY OF MURRIETA ENGINEERING DEPARTMENT	OF SHEET 11
DEVELOPMENT PLAN APN 9000-300-36 PRE-DEVELOPMENT HYDROLOGY EXHIBIT		
APPROVED ROBERT K. MOHLING CITY ENGINEER CITY OF MURRIETA	RCE 83056	DATE EXP. DATE 6/30/20
DWN BY: CHKD BY: FIELD BK:	PROJECT NO.	DRAWING NO.



TYPICAL BIOFILTRATION BASIN
SCALE 1" = 5'

DATE PREPARED: MAY 2021



BLUE Engineering & Consulting, Inc.
9320 BASELINE STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-246-6557 - WWW.BLUECVLENG.COM

SCALE	UNDER THE SUPERVISION OF:	
HORIZONTAL		
SEE ABOVE	ANGEL CESAR	DATE
VERTICAL	RCE NO. 87222	
N.A.		

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

SHEET 10	CITY OF MURRIETA ENGINEERING DEPARTMENT	OF SHEET 11
DEVELOPMENT PLAN APN 9000-300-36 POST-DEVELOPMENT HYDROLOGY EXHIBIT		
APPROVED ROBERT K. MOHLING CITY ENGINEER CITY OF MURRIETA		DATE RCE 83056 EXP. DATE 8/30/20
DWN BY: CHKD BY: FIELD BK:	PROJECT NO.	DRAWING NO.