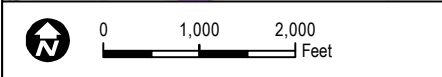
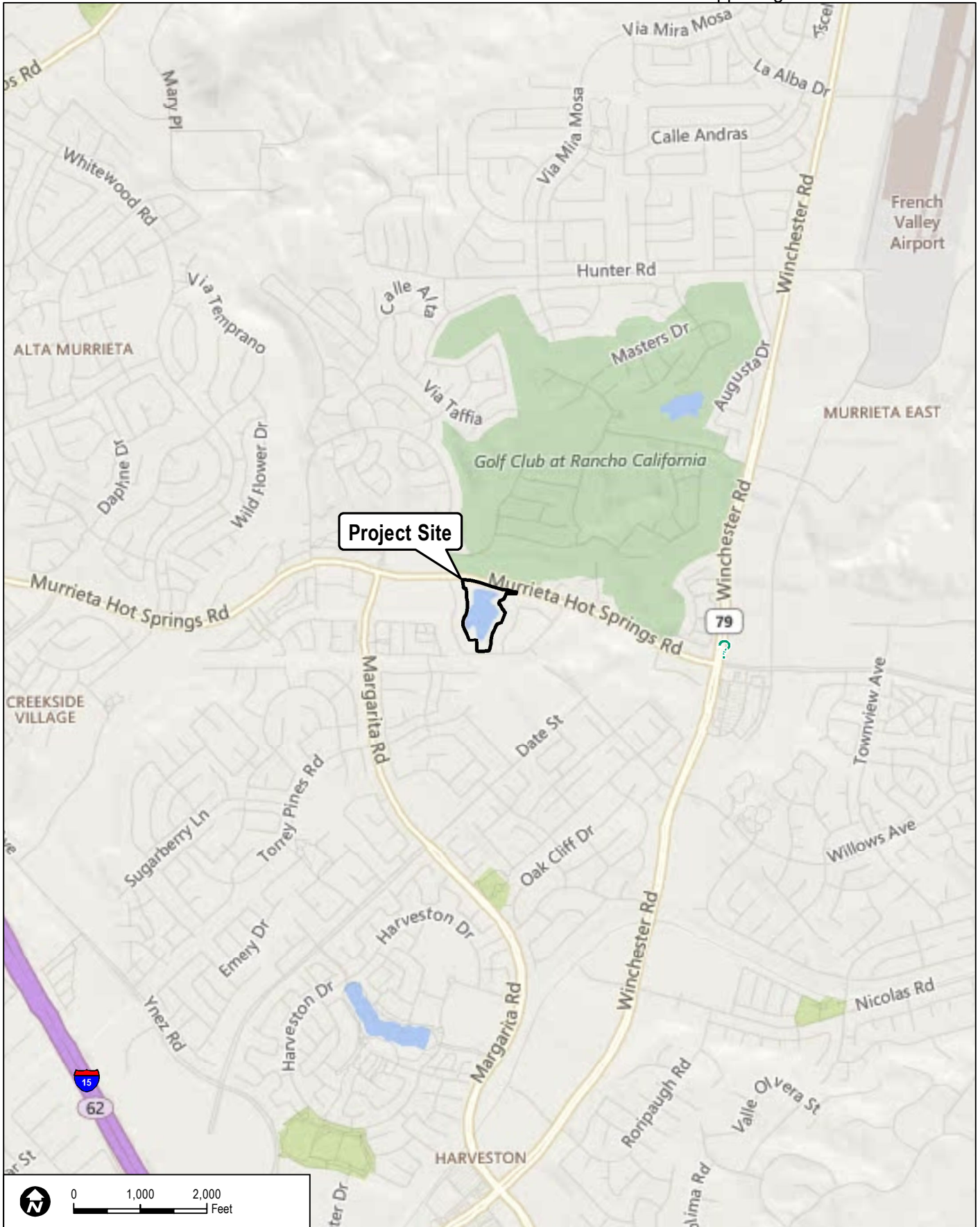


**ATTACHMENT A
PROJECT SITE MAPS**

- Figure 3-1 – Regional Map
- Figure 3-2 – Vicinity Map
- Figure 3-3 – USGS Topographic Map
- Figure 3-4 – Existing Site Layout
- Figure 3-5 – Conceptual Site Plan
- Figure 3-6 – Landscape Concept Plan
- Figure 3-7a – Conceptual Grading Plan
- Figure 3-7b – Retaining Wall Profiles and Sections
- Figure 3-8 – Lighting Plan
- Figure 4 – Jurisdictional Features



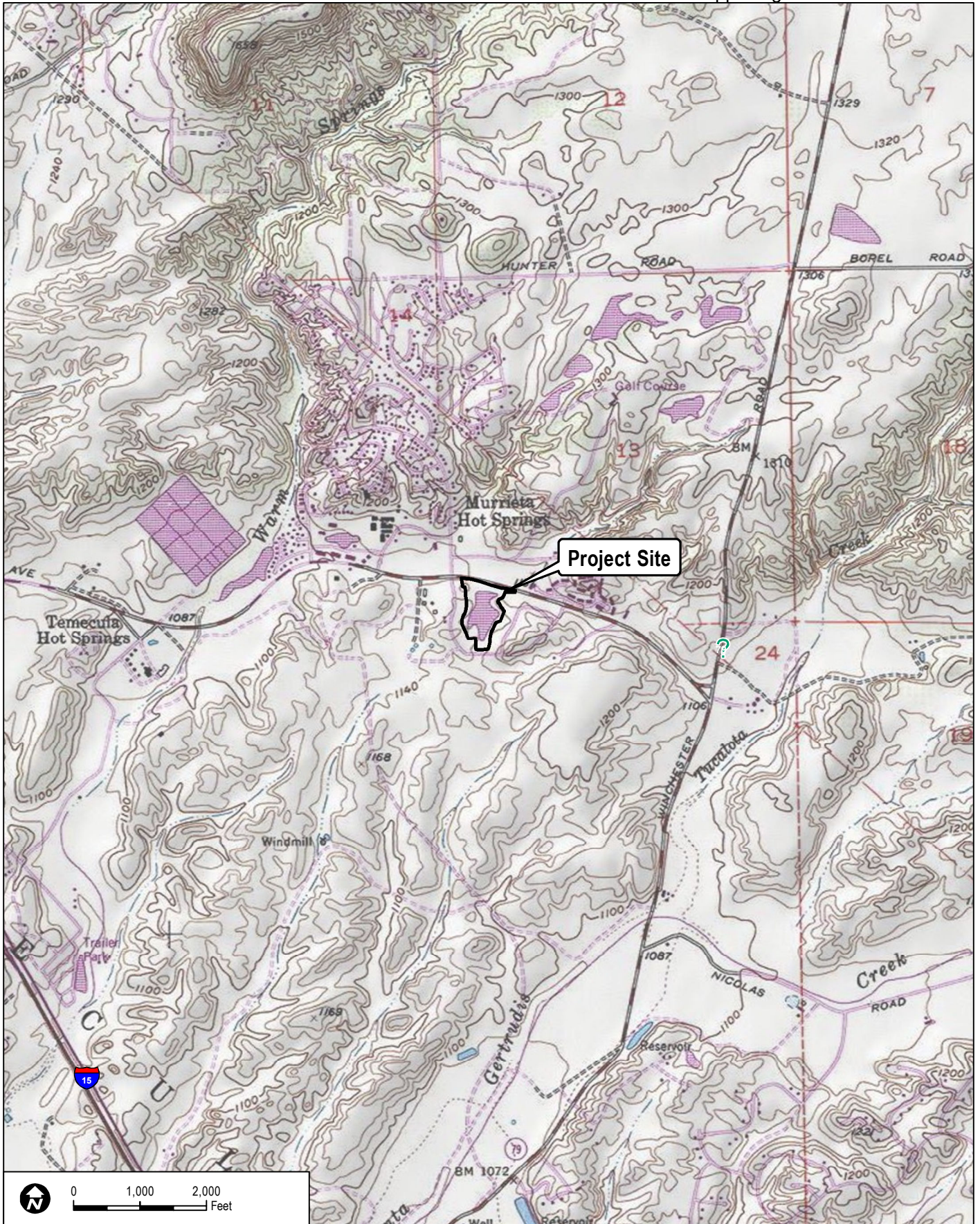
DUDEK

SOURCE: Bing Maps 2014

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**FIGURE 3-2
Vicinity Map**

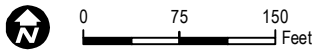


SOURCE: USGS 7.5-Minute Series Murrieta Quadrangle.

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FIGURE 3-3
USGS Topographic Map



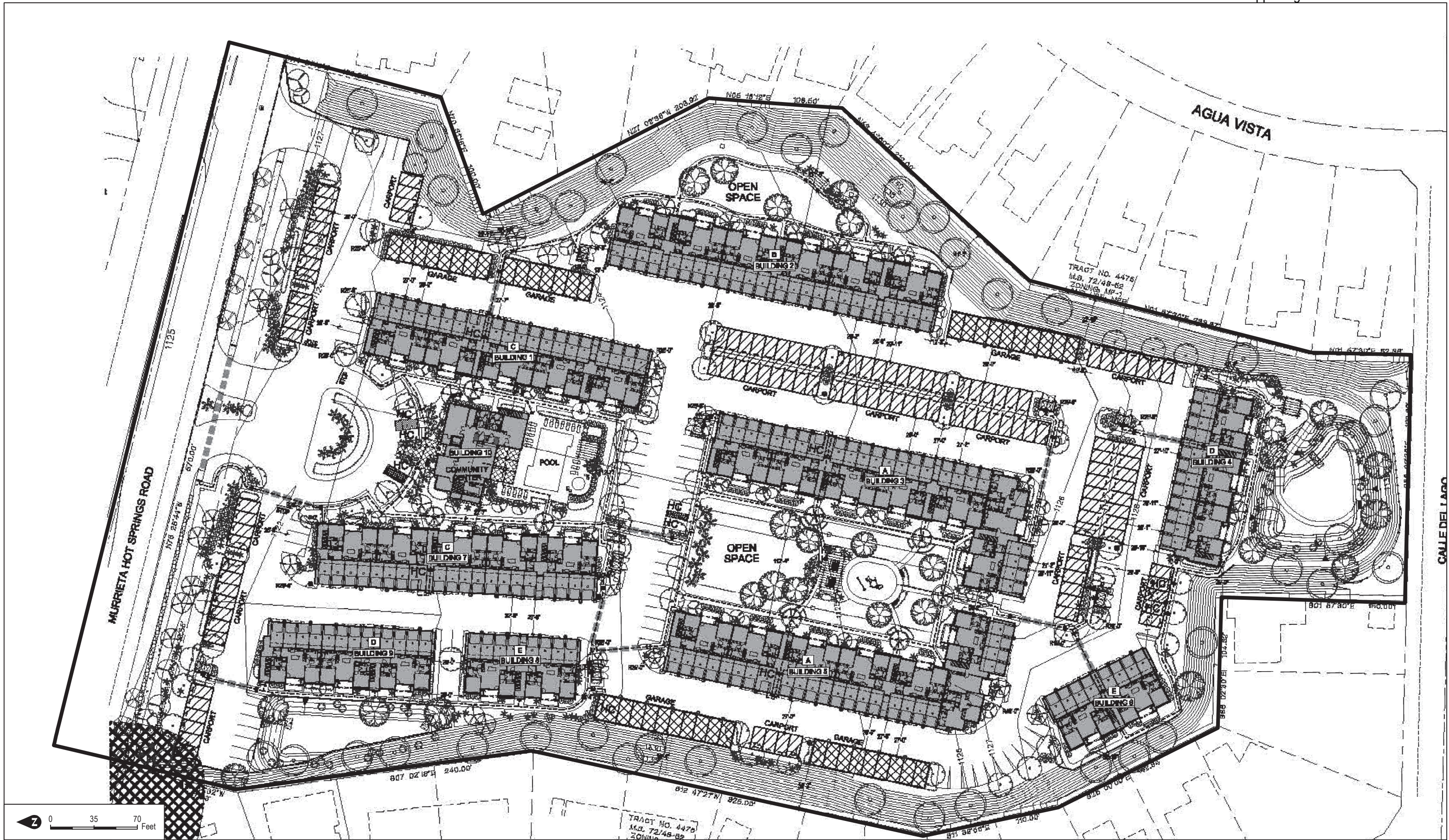
DUDEK

SOURCE: Bing Maps 2014

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FIGURE 3-4
Existing Site Layout



SOURCE: KTGy Group Inc. Architecture+Planning, 2015

FIGURE 3-5
Conceptual Site Plan

PLANT LIST/LEGEND

AREA TABULATIONS

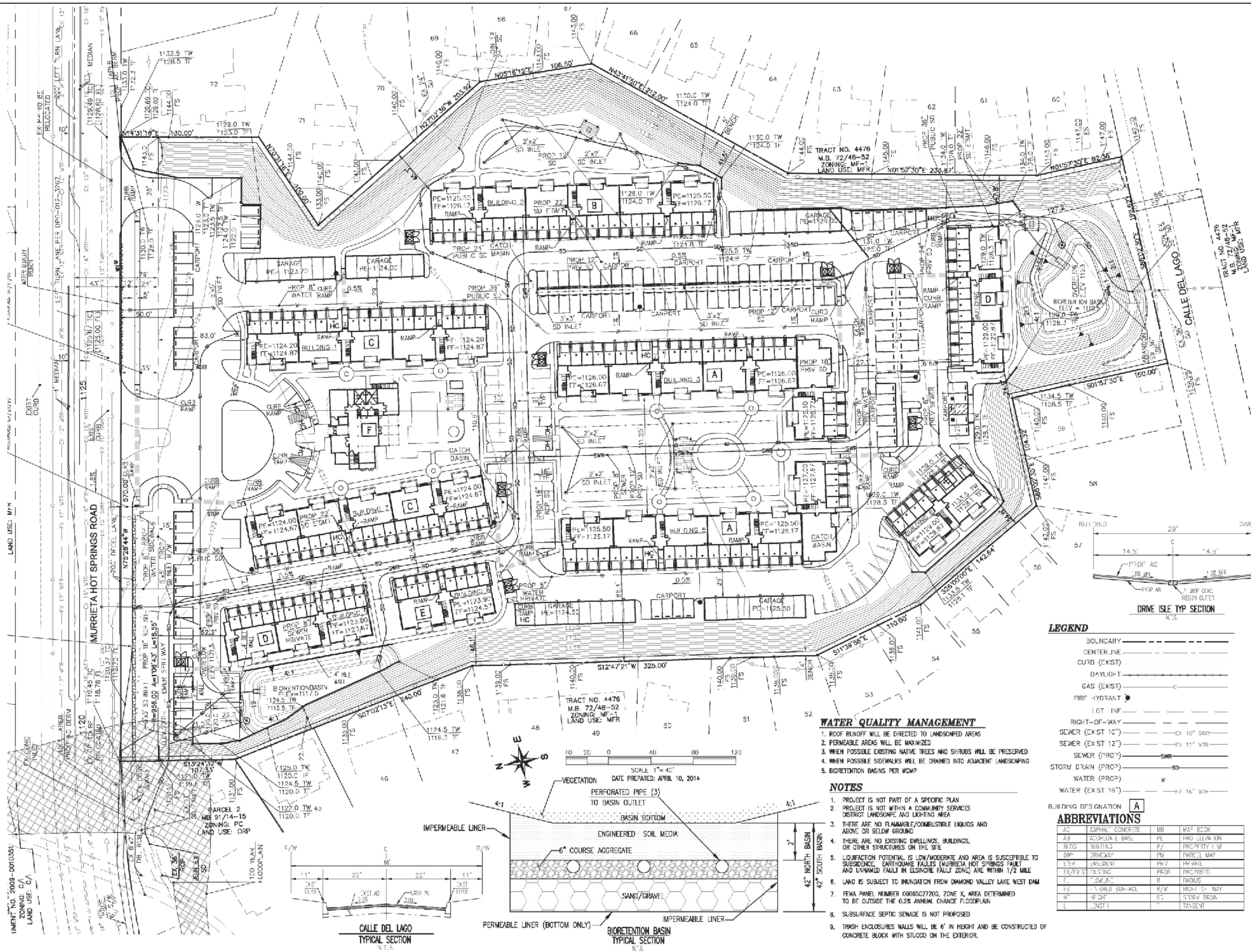
428,290 s.f. Total Private Property
 184,180 s.f. (38.3%) landscaped

18,070 s.f. Total ROW Area
 12,320 s.f. (68.2%) landscaped

446,360 s.f. TOTAL AREA (10.37 acres)
 176,500 s.f. (39.5%) landscaped

- PALM:** (45 @ 8" sizes as listed)
 Queen Palm (*Syagrus romanzoffiana*) min. 10-ft.
 Date Palm (*Phoenix* spp.) min. 12-ft.
- SI CPP TREE:** (41 @ 16-gal.)
 Coast Live Oak (*Quercus agrifolia*)
 California Pepper (*Schinus molle*)
 Desert Willow (*Chilopsis linearis*)
 Valley Oak (*Quercus lobata*)
 Tipu Tree (*Tipuana* sp.)
- ACCENT TREE:** (37 @ box sizes)
 Desert Willow (*Chilopsis linearis*)
 Indian Hawthorn (*Raphiopholia indica* 'Majestic Beauty')
 Citrus Myrtle (*Laguncularia indica*)
 Redbud (*Cercis occidentalis*)
 Citrus Treas (*Citrus* spp.)
- NARROW UPRIGHT TREE:** (26 @ box sizes, 16 @ 15-gal.)
 Fruitless Sweet Gum (*Liquidambar rotundifolia*)
 Chinese Photinia (*Photinia serrulata*)
 Chantrelle Pear (*Pyrus calleryana* 'Chantrelle')
- LARGE SHADE TREE:** (13 @ box sizes, 14 @ 15-gal.)
 Valley Oak (*Quercus lobata*)
 California Pepper (*Schinus molle*)
 Camphor (*Cinnamomum camphora*)
 Japanese Pagoda Tree (*Bischofia japonica*)
- MEDIUM SHADE TREE:** (30 @ box sizes, 37 @ 15-gal.)
 Chinese Platano (*Ptelea chinensis*)
 Chinese Flame Tree (*Koelreuteria bipinnata*)
 Bradford Pear (*Pyrus calleryana* 'Bradford')
 Australian Willow (*Galearia parviflora*)
 Strawberry Tree (*Aristida unedo*)
 African Sunstar (*Rhus lancea*)
- BACKGROUND SHRUB:** (5-gal.)
 Purple Haze Bush (*Dodonaea viscosa* 'Purpurea')
 Toyon (*Heteromeles arbutifolia*)
 Xytosma (*Xytosma oerogalum* 'Compacta')
- COLUMNAR SHRUB:** (15-gal.)
 Swanee Gold Cypress
 Spartan Juniper
- MEDIUM SHRUB:** (5-gal.)
 Juniper (*Juniperus* spp.)
 Coastal Rosemary (*Wickstroemia* spp.)
 Compact Myrtle (*Myrtus communis* 'Compacta')
 Landscape Roses (*Rosa hybrida*)
 Rockrose (*Cistus* spp.)
 Green and Gold Delia (*Eurocybe viridis*)
 Texas Ranger (*Leucophyllum frutescens*)
 Ornamental grasses (various)
- LOW SHRUBS & PERENNIALS:** (1 gal. & 6 gal.)
 Daylily (*Helianthus* spp.)
 Society Garlic (*Turroglia violacea*)
 Autumn Sage (*Salvia greggii*)
 Pacific Mist Manzanilla (*Arctostaphylos 'Pacific Mist'*)
 Howard McMillin Manzanilla (*Arctostaphylos* 'Howard McMillin')
 Yankee Point Calli. Liliac (*Ceanothus 'Yankee Point'*)
 Agave (*Agave attenuata*)
 Aloe (*Aloe* - various)
- DETENTION BASIN SHRUBS:** (5-gal.)
 Catalina Perfume (*Ribes viburnifolium*)
 Calif. Liliac (*Ceanothus g.h. 'Yankee Point'*)
 Bush Anemone (*Carpenteria californica*)
 Redberry (*Rhamnus crocea*)
- DETENTION BASIN GRASSES/PERENNIALS:** (5-gal.)
 Deer Grass (*Muhlenbergia rigens*)
 Pink Muhly (*Muhlenbergia capillaris*)
- SLOPE SHRUBS:** (5-gal.)
 Lemonade Berry (*Rhus integrifolia*)
 Coffeeberry (*Rhamnus californica* 'Eve Case')
 Blue Elderberry (*Sambucus mexicana*)
- GROUND COVERS:** (Flats & 1-gal.)
 Centennial Coyote Bush (*Baccharis 'Centennial'*)
 Blue Sheep Fescue (*Festuca ovina* 'Claudia')
 Spreading *l. aniana* (*l. aniana*)
 Verbena (*Verbena* spp.)
 Dymondia Daisy (*Dymondia marginata*)
 Sedum
 Coleraster (*Coleraster horizontalis*)
- LAWN:**
 Merathon II Sod
- MEADOW GRASSES:** (Planted from plugs at 12" o.c.)
 Buffalo Grass (*Buchloe dactyloides*)
 Clustered Field Sedge (*Carex praegracilis*)
- VINE:** (5-gal.) (Not shown on plan)
 Boston Ivy (*Parthenocissus*)
 Hardenbergia Vine (*Hardenbergia violacea*)
 California Vitis (*Muscadivina unguis-cati*)





LEGEND

- BOLDCY
- CURB (EXIST)
- DAYLIGHT
- GAS (EXIST)
- FIRE HYDRANT
- LOT INF
- RIGHT-OF-WAY
- SEWER (EX ST 10")
- SEWER (EX ST 12")
- SEWER (PROP)
- STORM DRAIN (PROP)
- WATER (PROP)
- WATER (EX ST 18")

ABBREVIATIONS

AC	ASPHALT CONCRETE	MB	MANHOLE
AB	ADJUSTABLE BASE	PL	PAV. ELEVATION
BDDG	BUILDING	PZ	PROPERTY LINE
DRW	DRIVEWAY	PM	PROPERTY MAP
ESV	EASEMENT	PRV	PRIVATE
EX/EXS	EXISTING	PROP	PROPOSED
L	LOWLINE	R	RADIUS
FS	FINISHED SURFACE	R/A	RIGHT-OF-WAY
HF	HOIST	ST	STREET
L	LINE	T	TANGENT

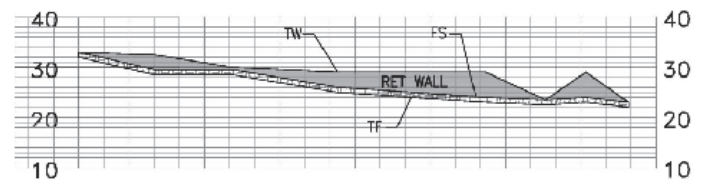
- WATER QUALITY MANAGEMENT**
- ROOF RUNOFF WILL BE DIRECTED TO LANDSCAPED AREAS
 - PERMEABLE AREAS WILL BE MAXIMIZED
 - WHEN POSSIBLE EXISTING NATIVE TREES AND SHRUBS WILL BE PRESERVED
 - WHEN POSSIBLE SIDEWALKS WILL BE DRAINED INTO ADJACENT LANDSCAPING
 - BIORETENTION BASINS PER WQMP
- NOTES**
- PROJECT IS NOT PART OF A SPECIFIC PLAN
 - PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT LANDSCAPE AND LIGHTING AREA
 - THERE ARE NO FLAMMABLE/COMBUSTIBLE LIQUIDS AND ABOVE OR BELOW GROUND
 - THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES ON THE SITE
 - LIQUIFACTION POTENTIAL IS LOW/MODERATE AND AREA IS SUSCEPTIBLE TO SUBSIDENCE. EARTHQUAKE FAULTS (MURRIETA HOT SPRINGS FAULT AND UNWIND FAULT IN ELSINORE FAULT ZONE) ARE WITHIN 1/2 MILE
 - LAND IS SUBJECT TO INUNDATION FROM DIAMOND VALLEY LAKE WEST DAM
 - FEMA PANEL NUMBER 06085227205, ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - SUBSURFACE SEPTIC SANITATION IS NOT PROPOSED
 - TRASH ENCLOSURES WALLS WILL BE 6' IN HEIGHT AND BE CONSTRUCTED OF CONCRETE BLOCK WITH STUCCO ON THE EXTERIOR

SOURCE: Love Engineering 2015

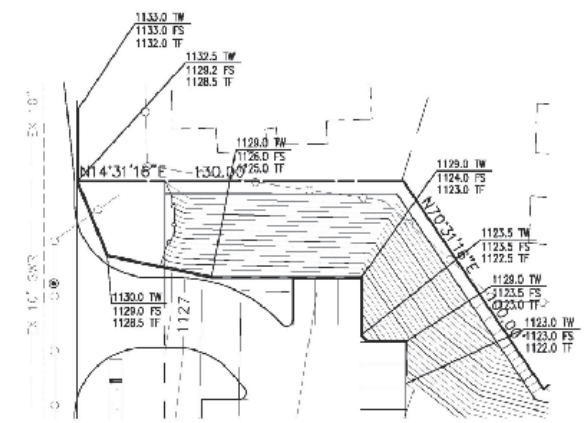


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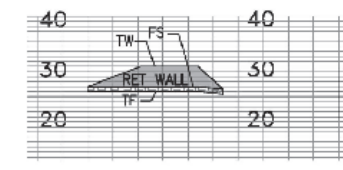
FIGURE 3-7a
 Conceptual Grading Plan



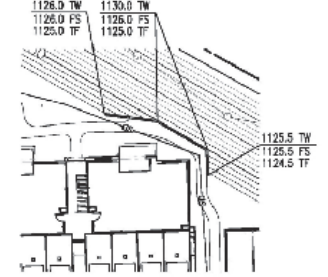
RET WALL "A" PROFILE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=15'



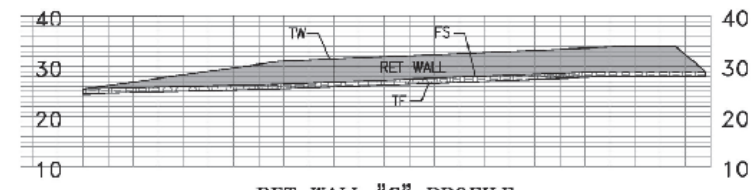
RET WALL "A" PLAN VIEW
 SCALE: 1"=30'



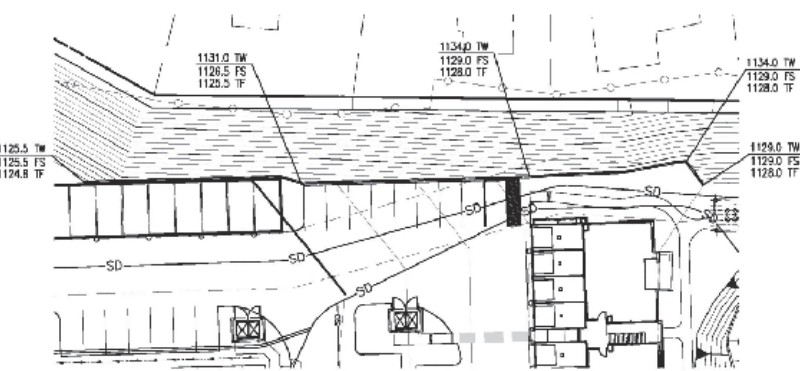
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 VERTICAL SCALE: 1"=15'



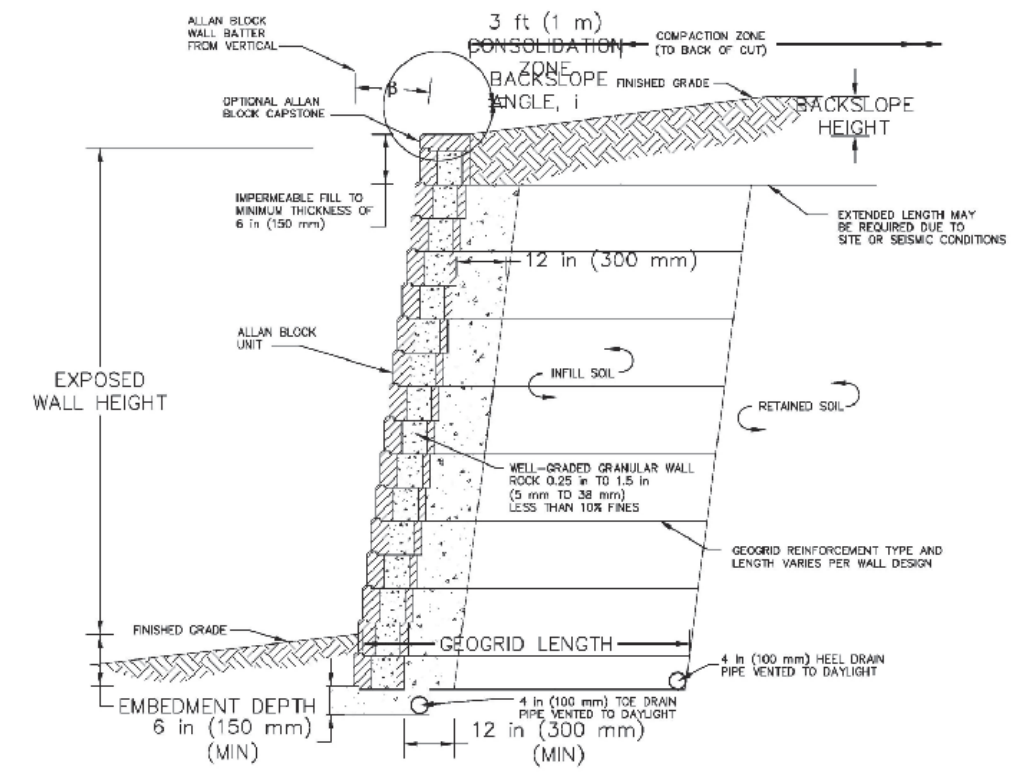
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 SCALE: 1"=30'



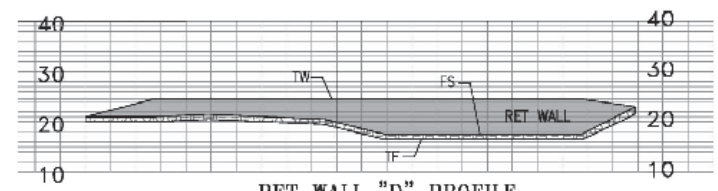
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 VERTICAL SCALE: 1"=15'



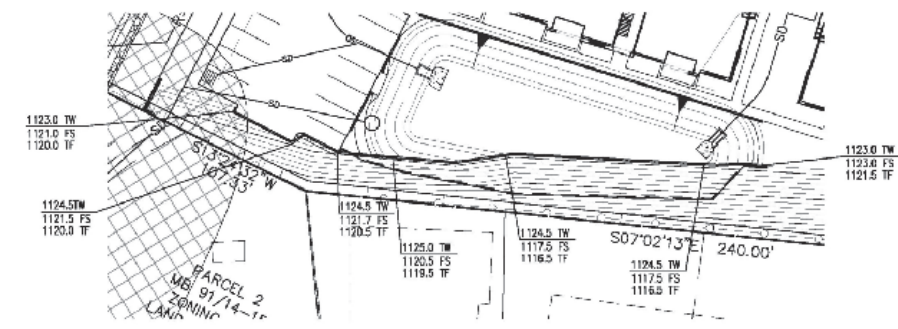
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 SCALE: 1"=30'



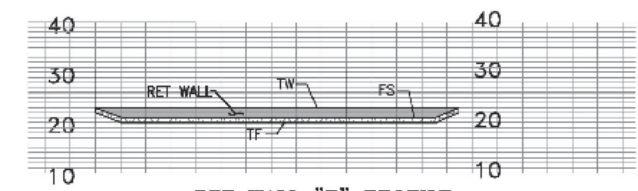
RETAINING WALL SECTION
 NTS



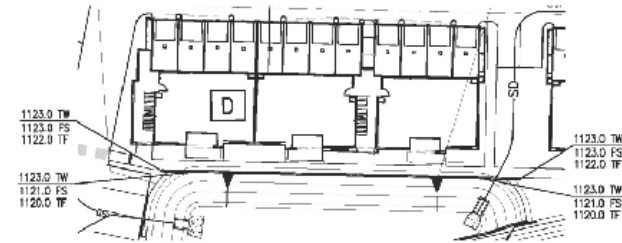
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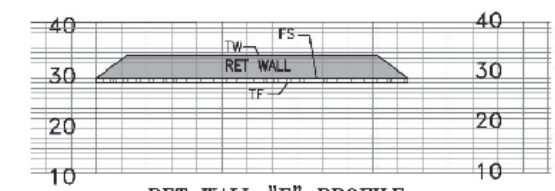
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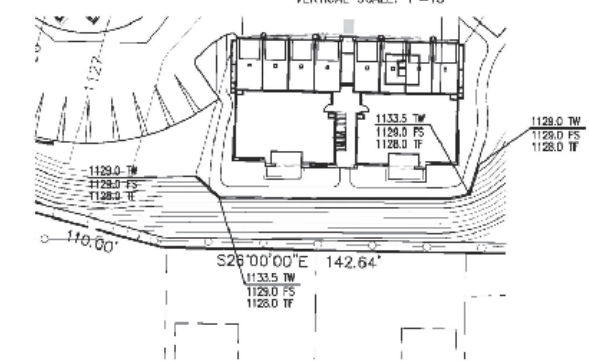
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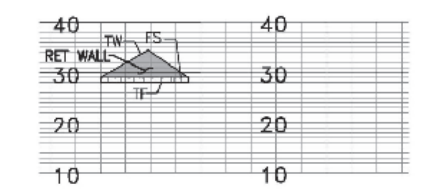
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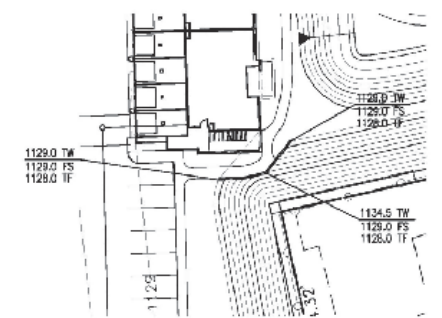
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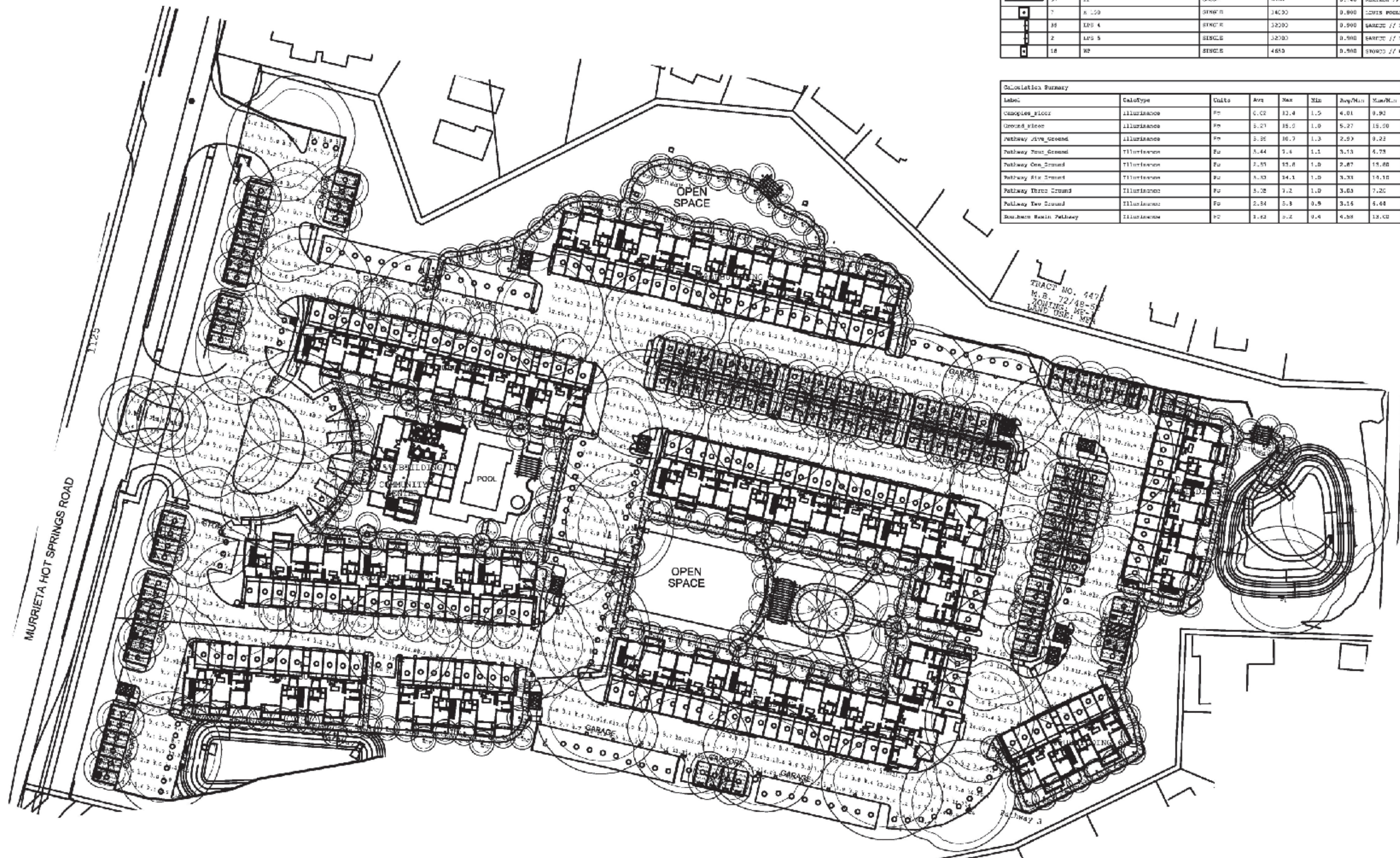
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 SCALE: 1"=30'



RET WALL "G" PROFILE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=15'



RET WALL "G" PLAN VIEW
 SCALE: 1"=30'



Symbol	Qty	Label	Assignment	Total Lamp Lumens	LW	Equivalent
○	211	8 AS 007	SINGLE	3400	0.800	GARAGE // 8AS-8-CORRE (ELEVATED TO 80W)
○	7	7	SINGLE	2900	0.710	POSSIBLE // 7AS-8-1-40-1-25-120V-5000
○	57	75	GROUP	N.A.	0.740	POSSIBLE // 7AS-8-1-40-1-25-120V-5000
○	7	8 L20	STROBE	14000	0.800	COMM BUILDING // 8AS-8-1-40-1-25-120V-5000
○	38	EPS 4	STROBE	32000	0.900	GARAGE // 8AS-8-1-40-1-25-120V-5000
○	2	EPS 5	SINGLE	52000	0.900	GARAGE // 8AS-8-1-40-1-25-120V-5000
○	18	HP	SINGLE	4850	0.900	STROBE // 8AS-8-1-40-1-25-120V-5000

Label	ColorType	Units	Avg	Max	Min	Req/Min	Max/Min
Couplets Floor	ILLUMINANCE	Ft	5.02	11.4	1.5	4.01	9.93
Ground Floor	ILLUMINANCE	Ft	5.27	15.0	1.0	5.27	15.00
Pathway Five Ground	ILLUMINANCE	Ft	3.35	10.7	1.3	2.53	9.22
Pathway Two Ground	ILLUMINANCE	Ft	3.44	7.4	1.1	3.13	6.78
Pathway One Ground	ILLUMINANCE	Ft	2.55	15.6	1.0	2.87	15.60
Pathway Six Ground	ILLUMINANCE	Ft	4.53	14.1	1.0	3.33	14.10
Pathway Three Ground	ILLUMINANCE	Ft	3.28	7.2	1.0	3.03	7.20
Pathway Two Ground	ILLUMINANCE	Ft	2.84	5.8	0.8	3.15	5.80
Southwest Main Pathway	ILLUMINANCE	Ft	1.62	3.2	0.4	4.58	13.00

Location Summary
 MURRIETA site plan 11-1-2015.dwg
 Project: Bel Air Joseph Star
 Report by: Barry Tyson/Applications Engineer
 Drawing No.: See Drawing
 Use: IRRADIANCE SCHEDULE FOR LIGHT LOSS FACTOR (unless otherwise specified by customer)
 Date: 11/14/2015

Disclaimer:
 This plan is based on information provided by the client and is not a guarantee of performance. Field results may differ from computer predictions due to many uncontrollable factors such as:
 - Sun, Moon, Clouds, Dew, Fog, Rain, Wind, etc.
 - Ambient Light Conditions

TRACT NO. 447
 M. B. 72/48-5
 ZONING: MFR-1
 LAND USE: MFR

NOTE: ALL OUTSIDE LIGHTING SHALL CONFORM TO DEVELOPMENT CODE SECTION 16.18.110 MOUNT PALOMAR LIGHTING STANDARDS.

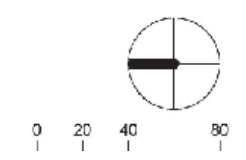




Figure 4
Cameo Homes - Murrieta 180
Jurisdictional Features