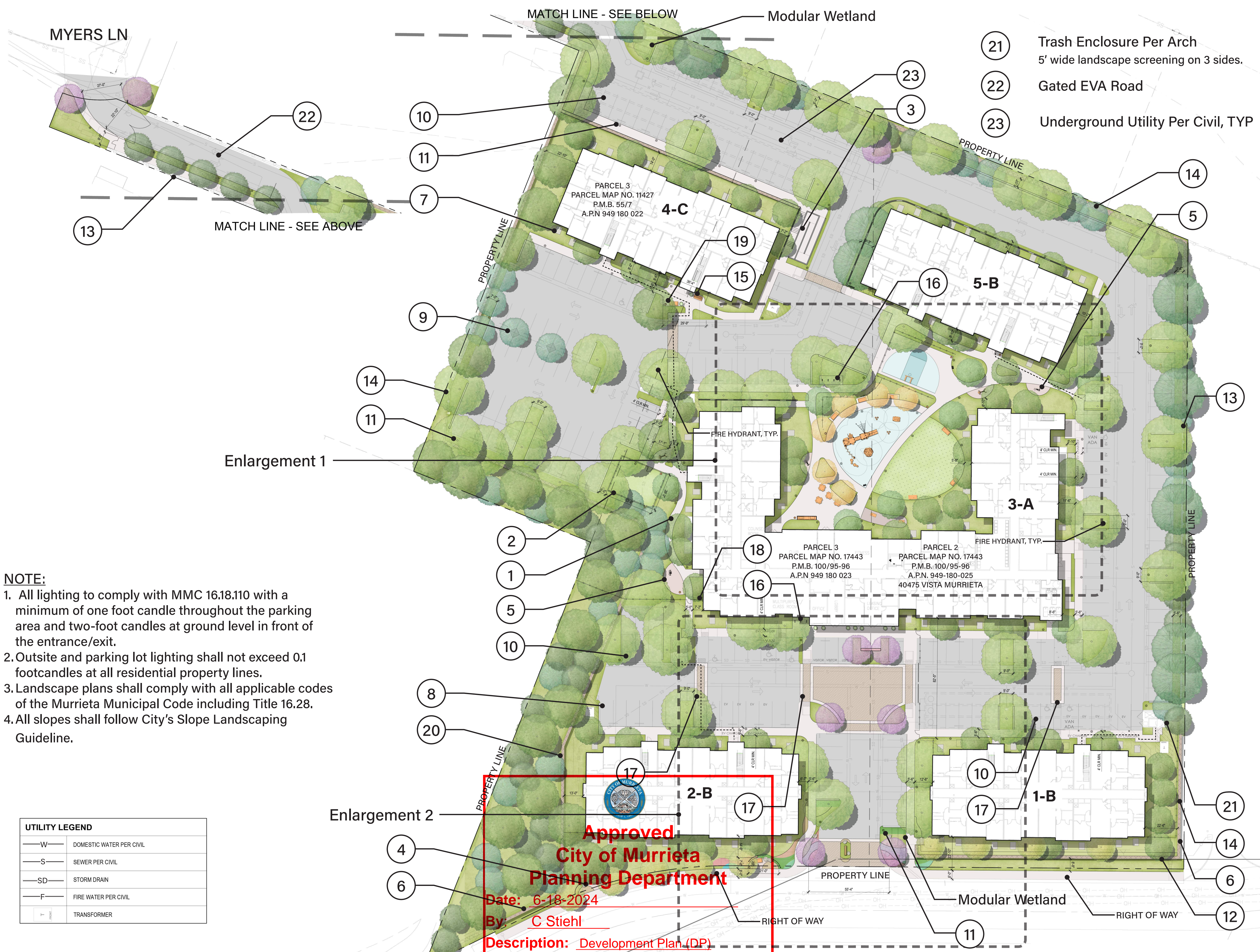


Legend

- 1 Concrete Paving
Natural Color, Topcast 05 Sand Etch Finish
- 2 Dog Run
Synthetic Lawn with 4' Tall Fence and Waste Station
- 3 Stair and Ramp
- 4 Pedestrian Amenity Cluster
Bench, Boulder, Trash Can, Lighting
See Enlargement 3
- 5 Fitness Equipment Station
- 6 Geogrid Wall, Height Per Civil
Wall Finish: Split Face Brown/Beige
Wall Color: Brown/Tan
- 7 Ladder Pad
Typical at All Spaces Adjacent to Bedrooms
- 8 12" Wide Step-Out Curb,
Typical at all Parking Spaces Adjacent to Planters
- 9 5' x 5' Tree Well
- 10 Storm Water Treatment (LID), Per Civil
- 11 Post-Top Illuminaries
- 12 Plantable Geo Grid Wall, Height per Civil
Wall Color: Split Face Brown/Beige
- 13 Concrete Shoring Wall with Fence
Wall Finish: Natural Stone, Brown to Match Geogrid Wall
Fence: 6' Tall Picket, Black
- 14 Geogrid Wall with Fence, Height Per Civil
Wall Color: Split Face, Brown/Beige
Fence: 6' Tall Picket, Black
- 15 Seating Area
- 16 Bicycle Parking
- 17 Concrete Vehicular Paver with 12"
Wide Concrete Band
- 18 6' Tall Picket Fence, Black
- 19 Trash Receptacle
- 20 Geogrid Wall with Fence, Height Per Civil
Wall Color: Split Face, Brown/Beige
42" Height Guardrail

- 21 Trash Enclosure Per Arch
5' wide landscape screening on 3 sides.
- 22 Gated EVA Road
- 23 Underground Utility Per Civil, TYP

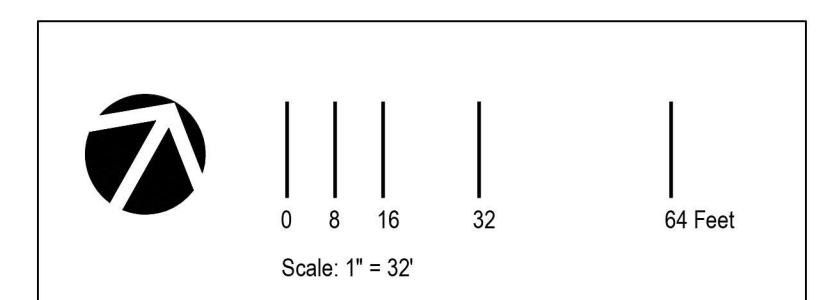


NOTE:

1. All lighting to comply with MMC 16.18.110 with a minimum of one foot candle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.
2. Outside and parking lot lighting shall not exceed 0.1 footcandles at all residential property lines.
3. Landscape plans shall comply with all applicable codes of the Murrieta Municipal Code including Title 16.28.
4. All slopes shall follow City's Slope Landscaping Guideline.

UTILITY LEGEND	
—W	DOMESTIC WATER PER CIVIL
—S	SEWER PER CIVIL
—SD	STORM DRAIN
—F	FIRE WATER PER CIVIL
—T	TRANSFORMER

Approved
City of Murrieta
Planning Department
 Date: 6-18-2024
 By: C Stiehl
 Description: Development Plan (DP)
 2024-00070



VISCAR TERRACE APARTMENTS

Viscar Terrace LP
 3416 Via Oparto, Suite 301 Newport Beach, CA 92663
 949.467.1344

MURRIETA, CA

VISTA MURRIETA

EPTDESIGN
 101 North Indian Hill Boulevard, Suite C2-200
 Claremont, CA 91711
 626.795.2008

AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860



LANDSCAPE SITE PLAN

DATE: 05-22-24
 JOB NO.: 2023-581

L1.1