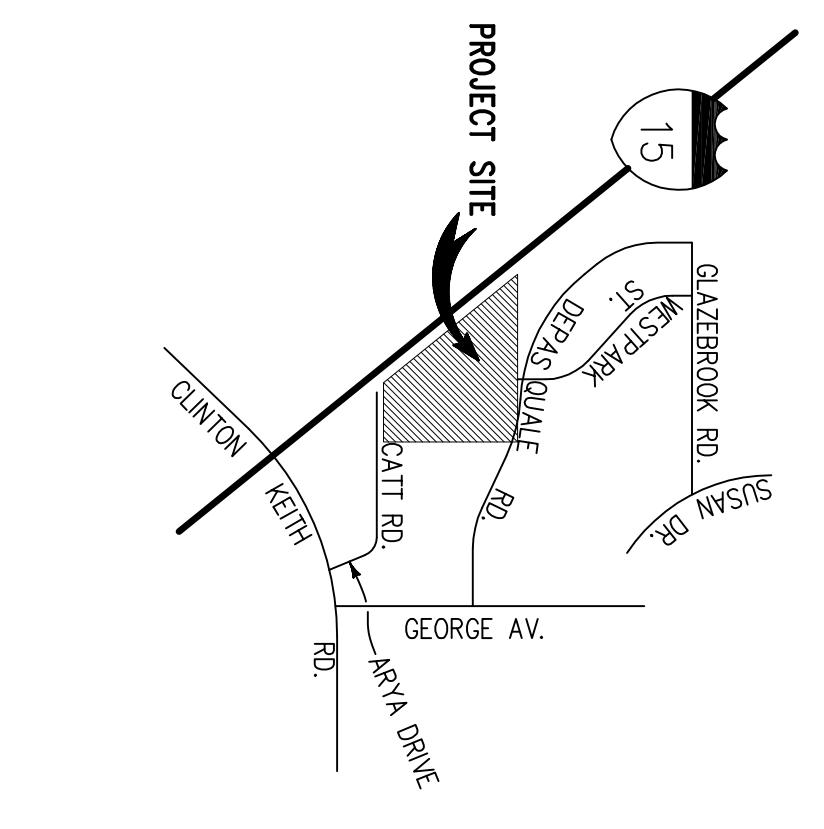


TENTATIVE PARCEL MAP NO. 36612

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

SEC. 36, T. 6S, R. 4W

DEVELOPER/APPLICANT

PACIFIC COAST LAND CONSULTANTS, INC.
6201 OAK CANYON, SUITE 200
IRVINE, CA 92618
(949) 270-7800

ENGINEER:

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC

25036 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA 92582

TELEPHONE NO.: (951) 698-1350

FAX NO.: (951) 698-8657

CONTRACT: JEI KIM

ASSSESSOR PARCEL NUMBER

376-410-013, 376-410-023 & 376-410-025

UTILITY PURVEYORS:

SCHOOL: ELsinore Valley Unified School District

SEWER: COMMERCIAL OFFICE (CO) & SCENIC HIGHWAY COMMERCIAL (CPS)

WATER: ELsinore Valley Municipal Water District

GAS: SOUTHERN CALIFORNIA GAS COMPANY

TELEPHONE: SOUTHERN CALIFORNIA EDISON COMPANY

ELECTRIC: VERIZON/TIME WARNER

CABLE TV: VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED: JANUARY 2016
2. THOMAS BROS.: 2006 PG. 897, F7
3. EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE: COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE: COMMERCIAL RETAIL (CR)
7. PROPOSED ACREAGE: 21.6± AC GROSS
8. F.E.M.A. PANEL NO.: 2105G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTINUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 1974 AS INSTRUMENT NO. 86494 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY (TO BE QUITCLAIMED).

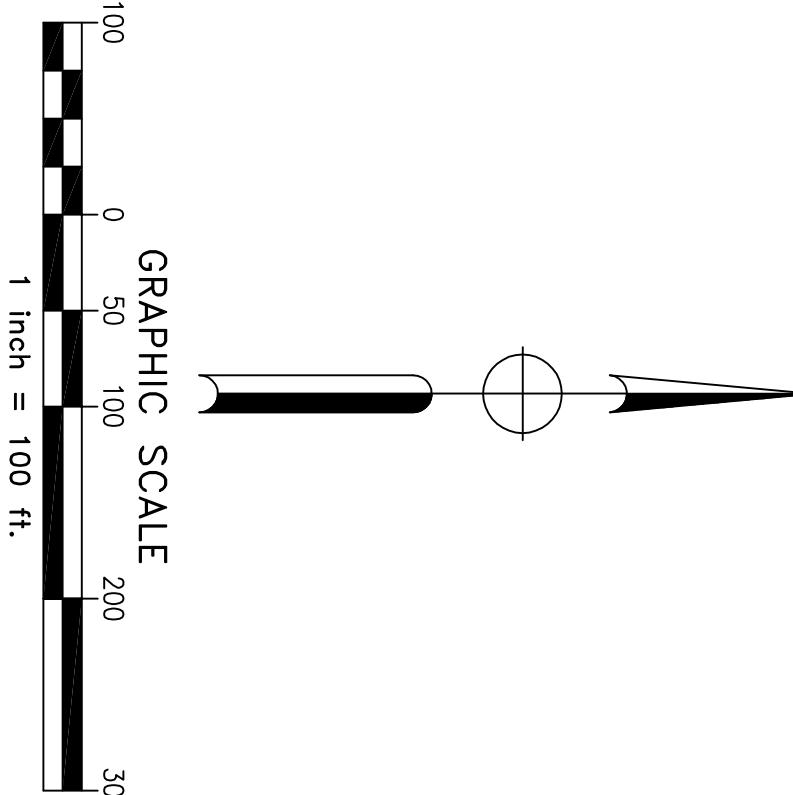
③ AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS (TO BE VACATED).

⑤ AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.

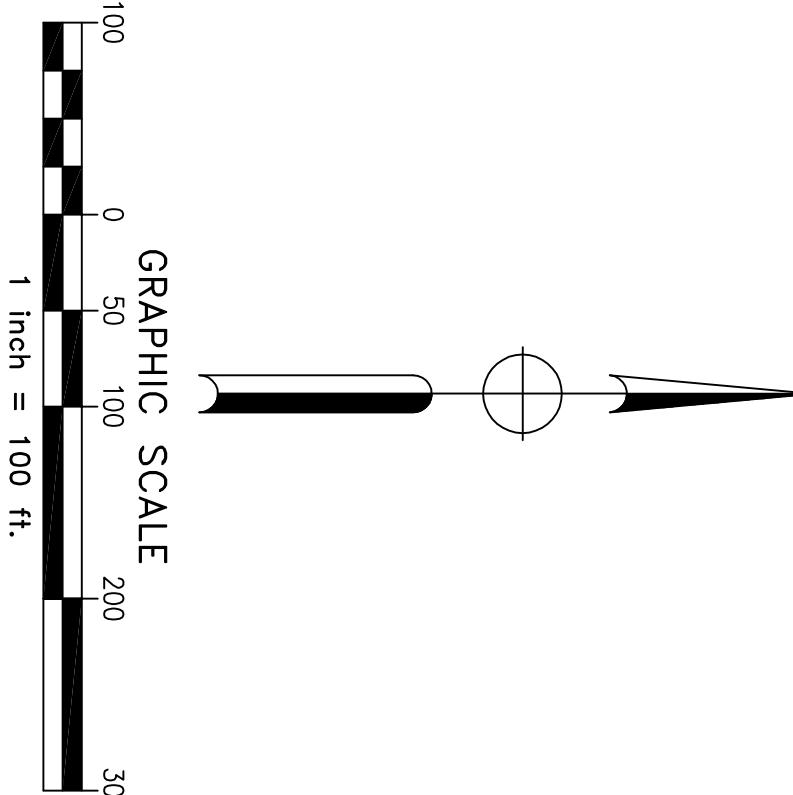
⑦ AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED).

LEGEND:

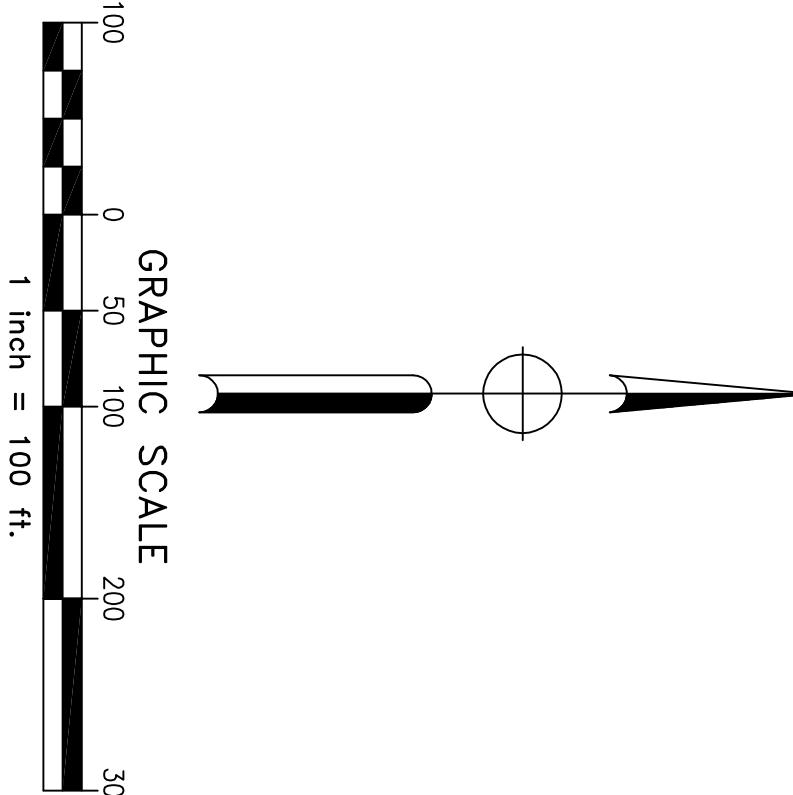
10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



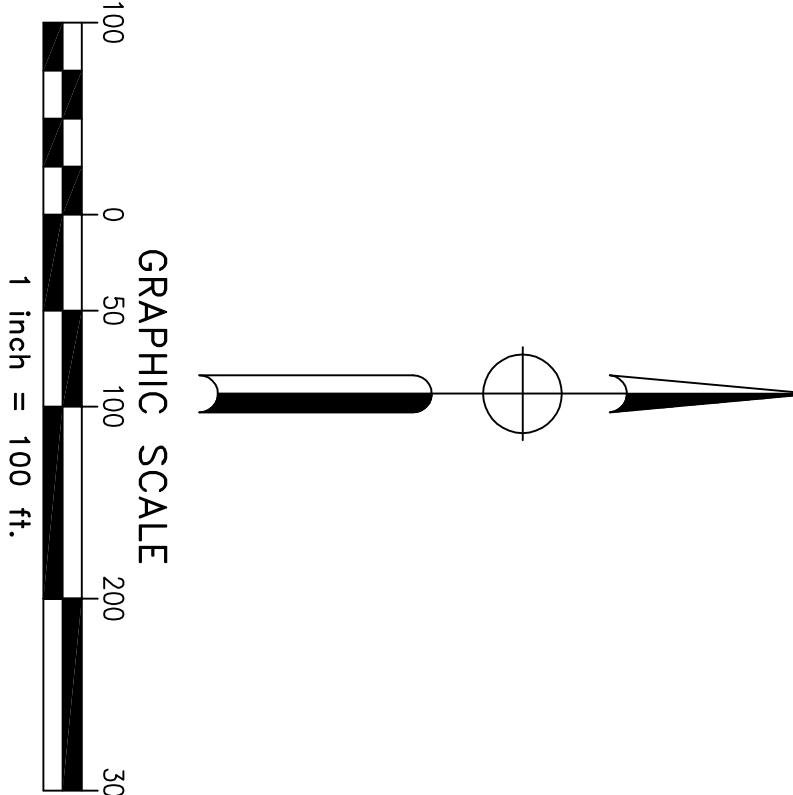
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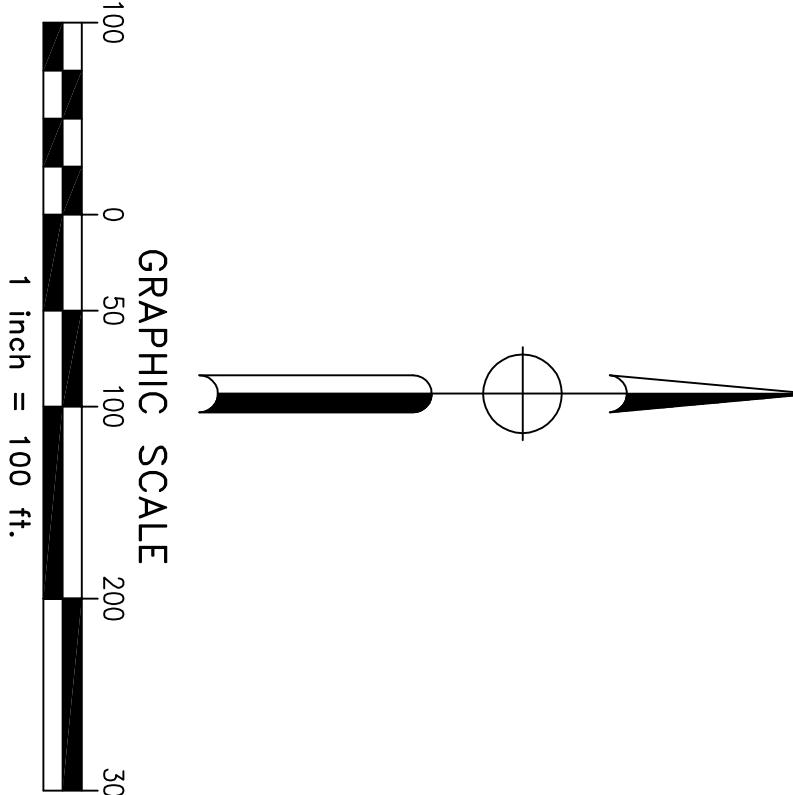
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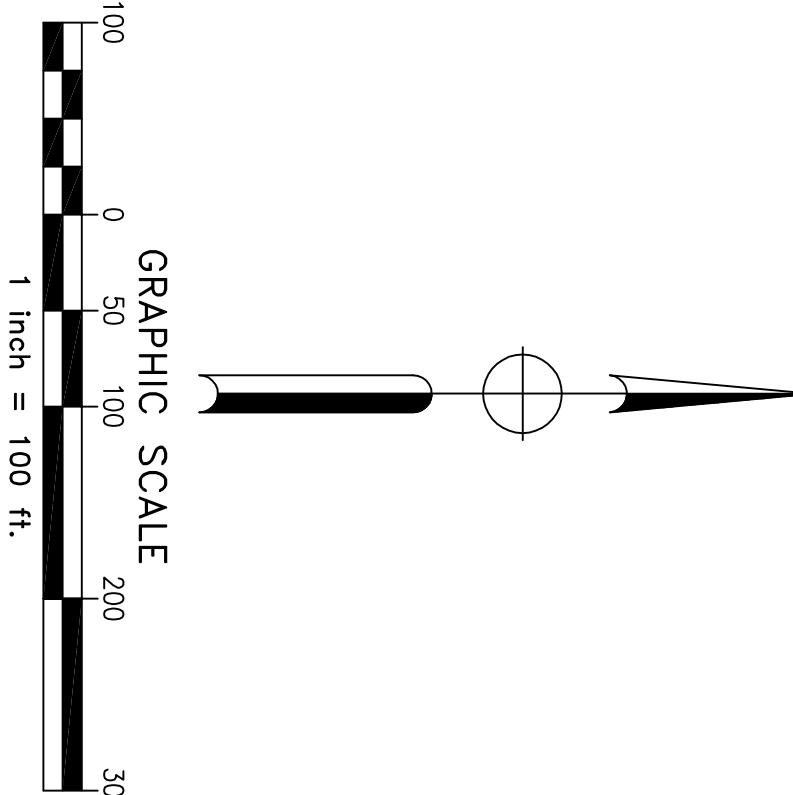
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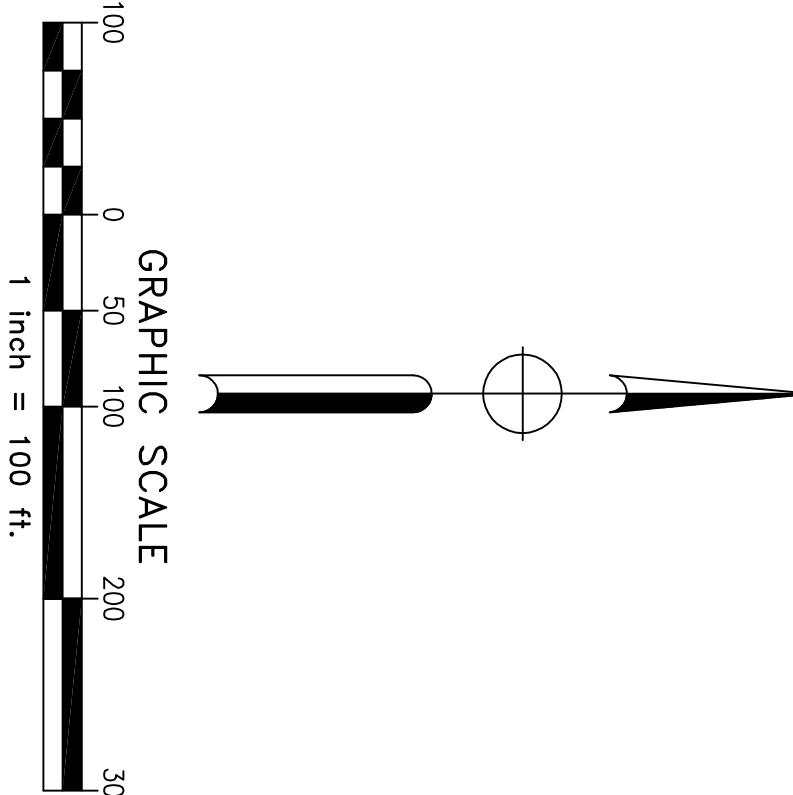
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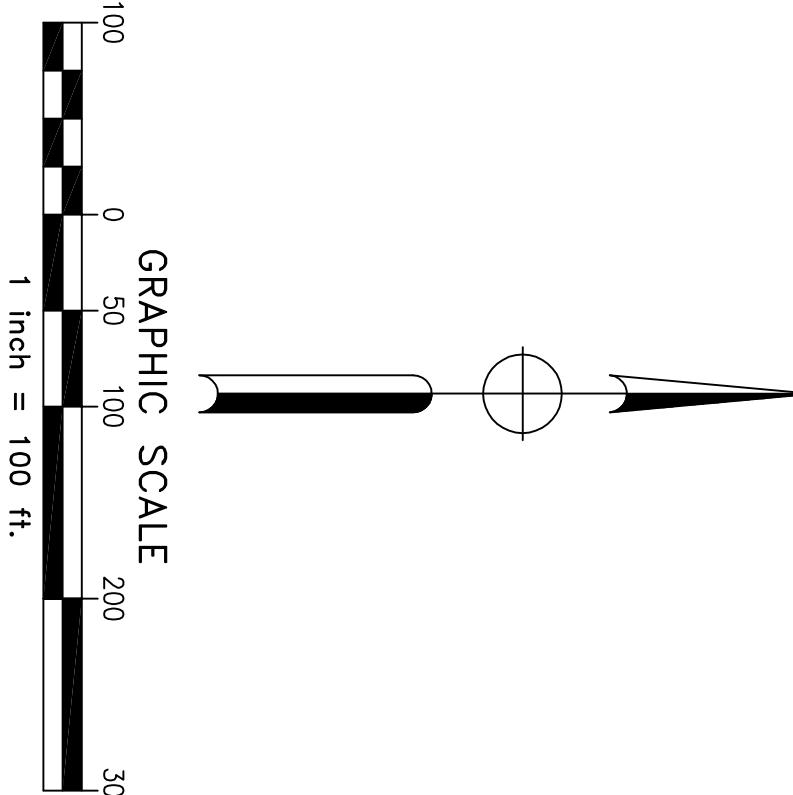
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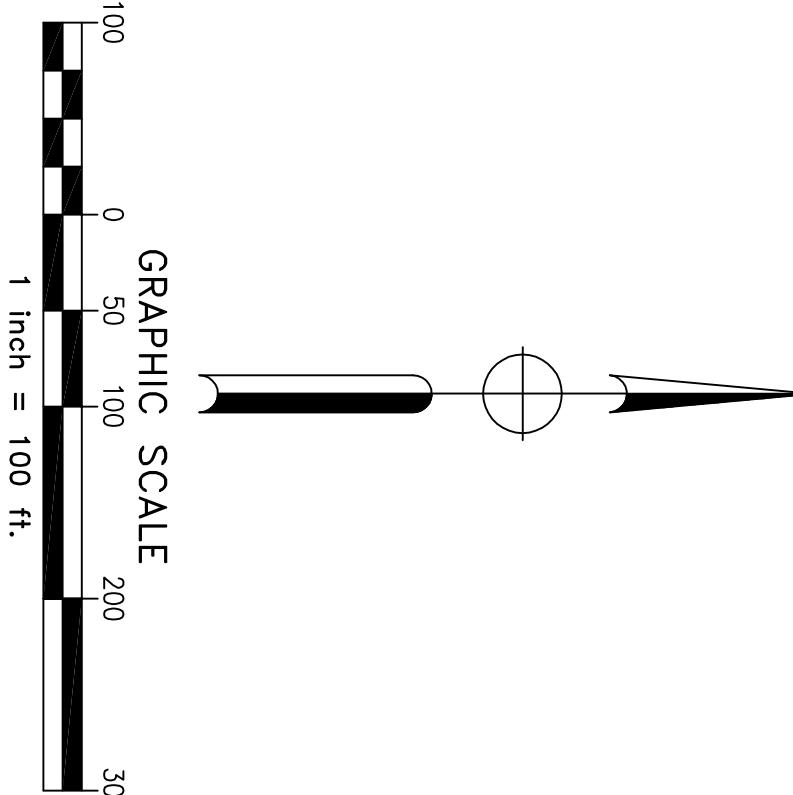
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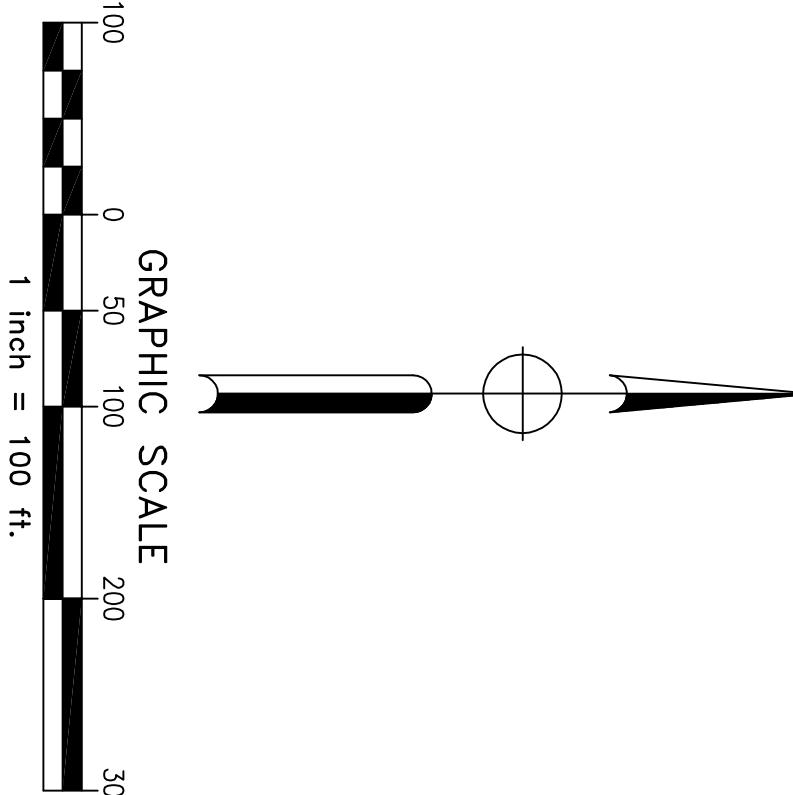
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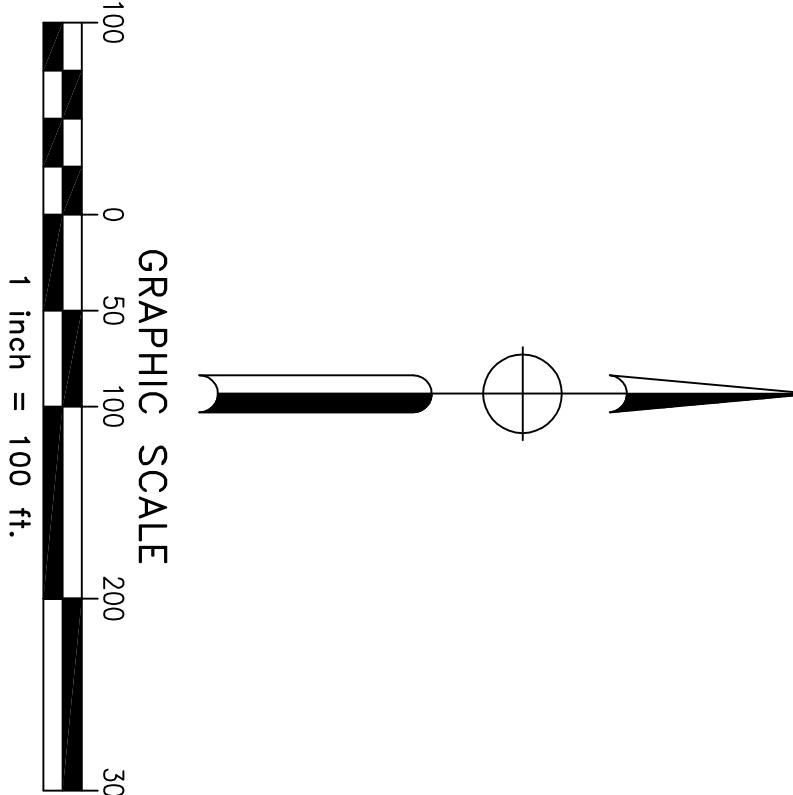
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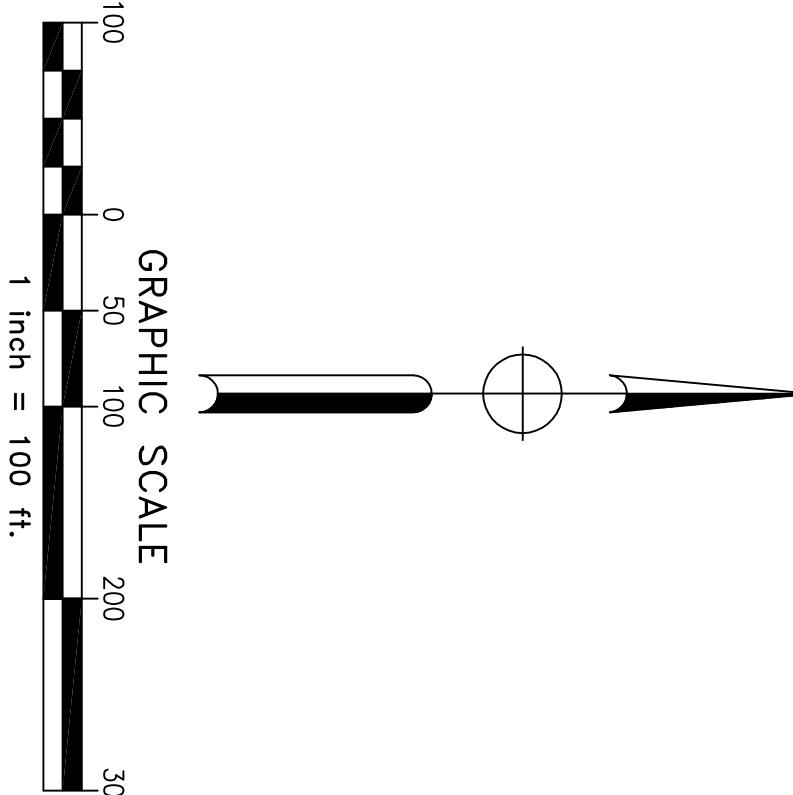
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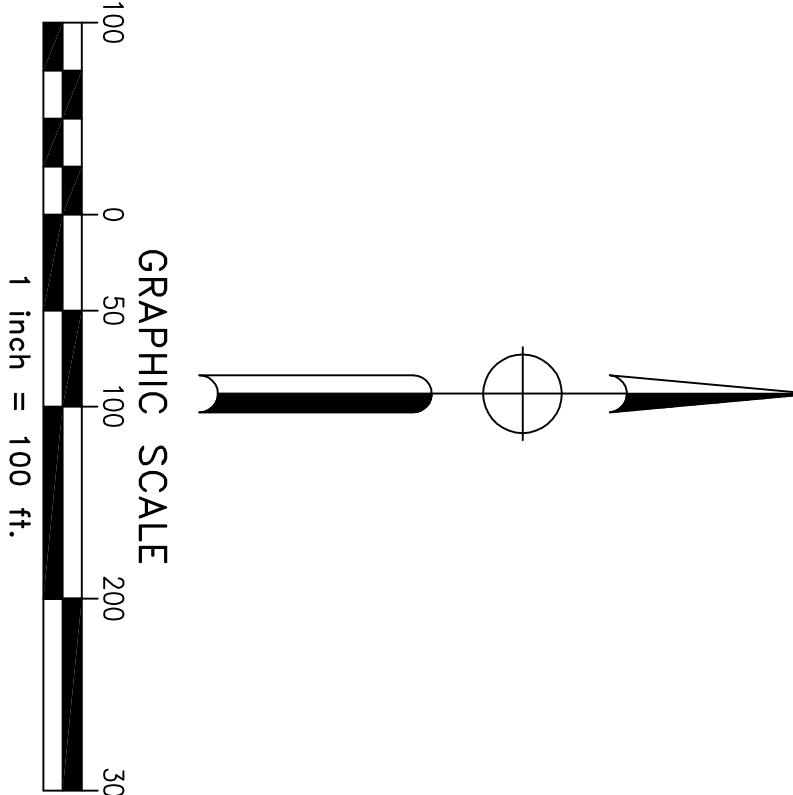
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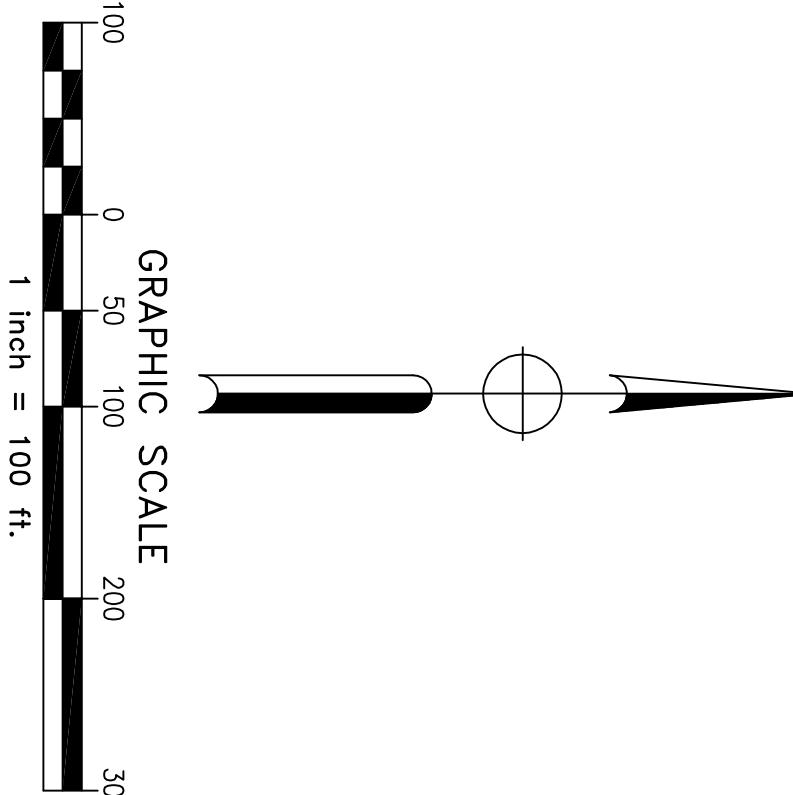
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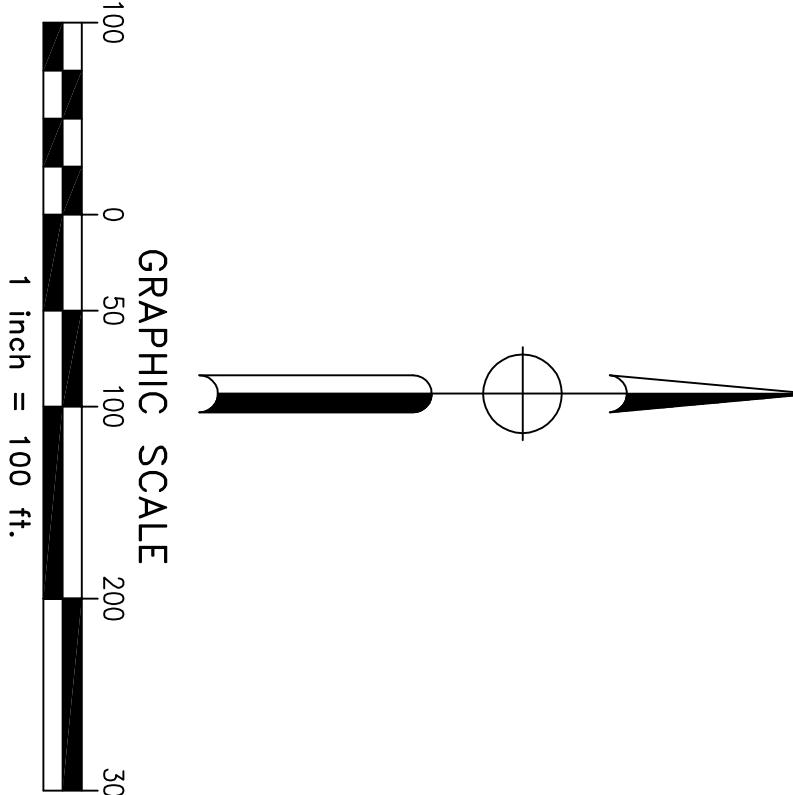
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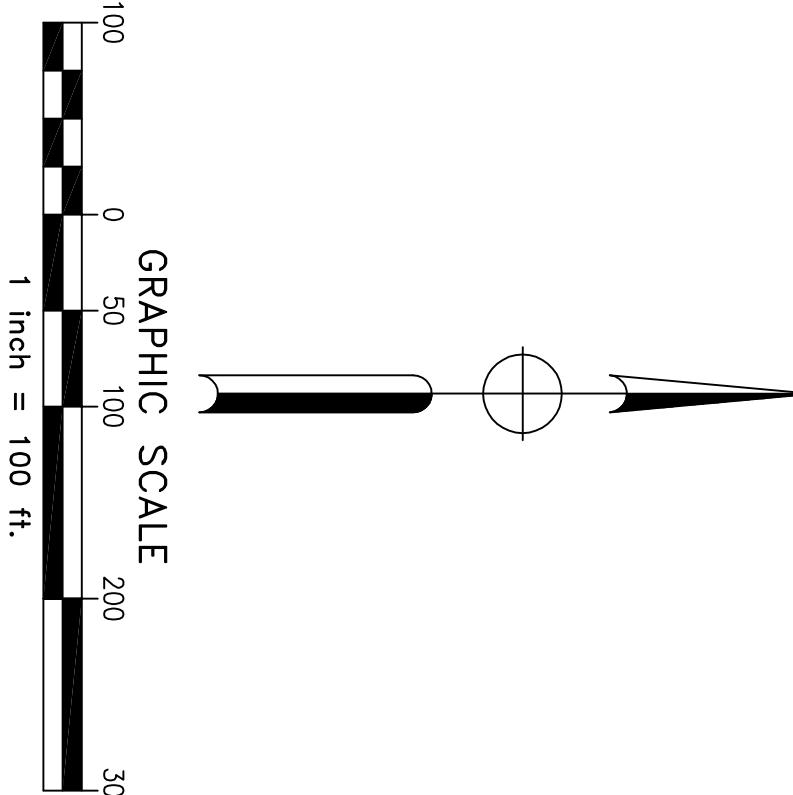
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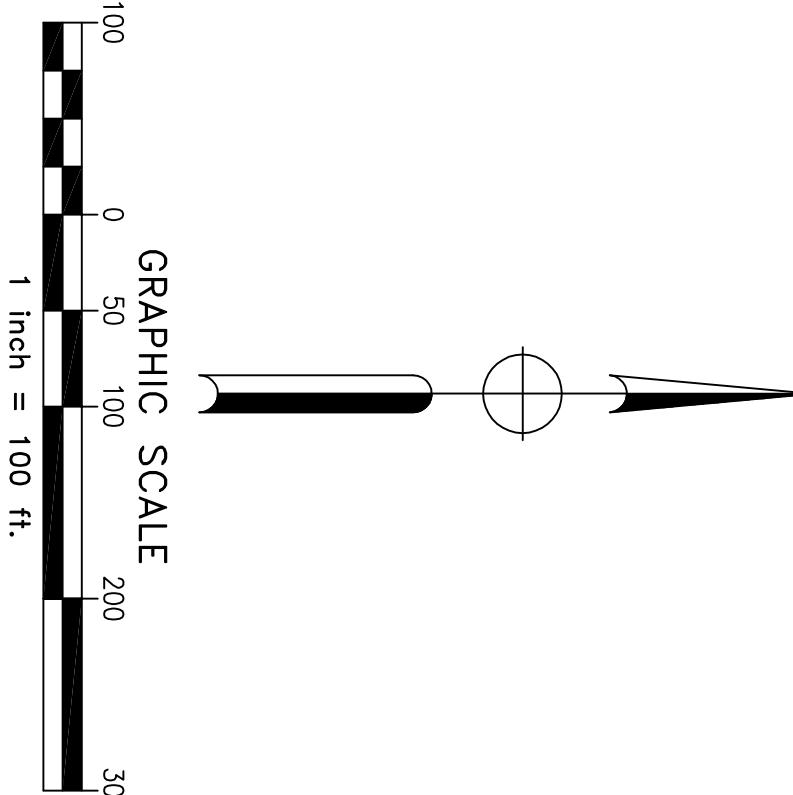
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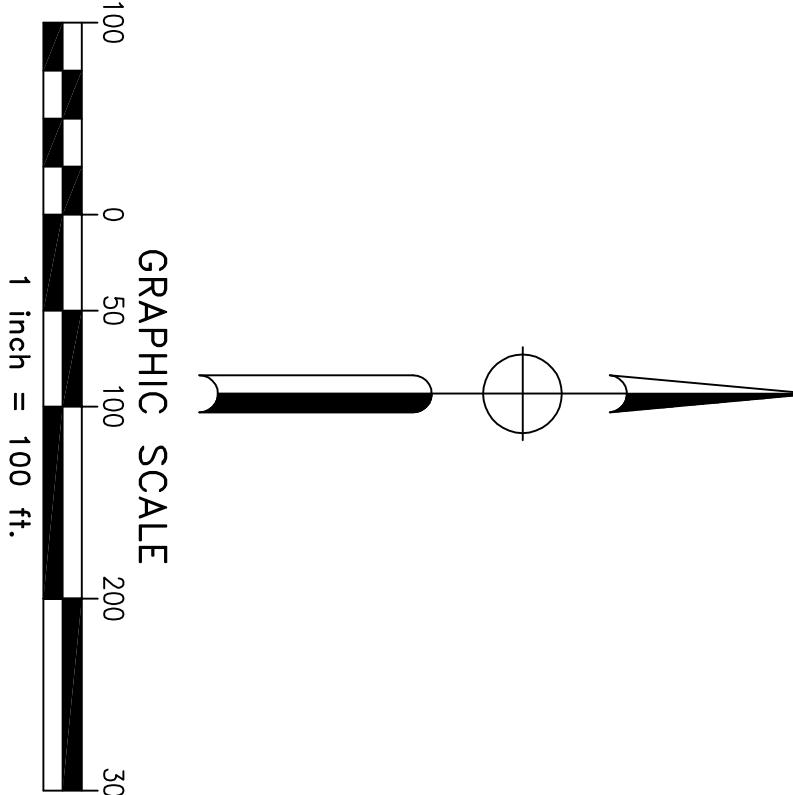
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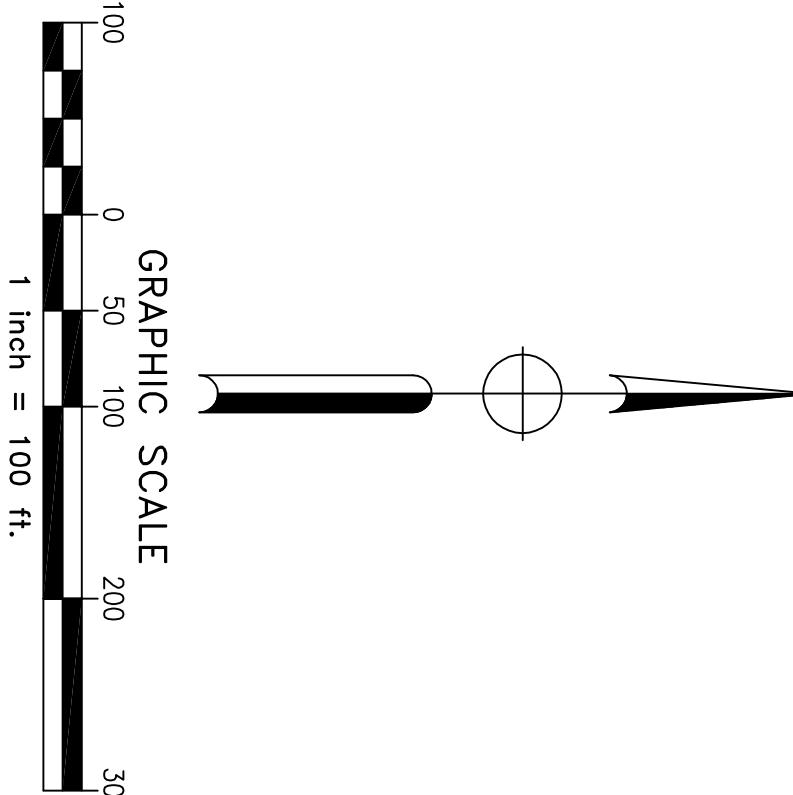
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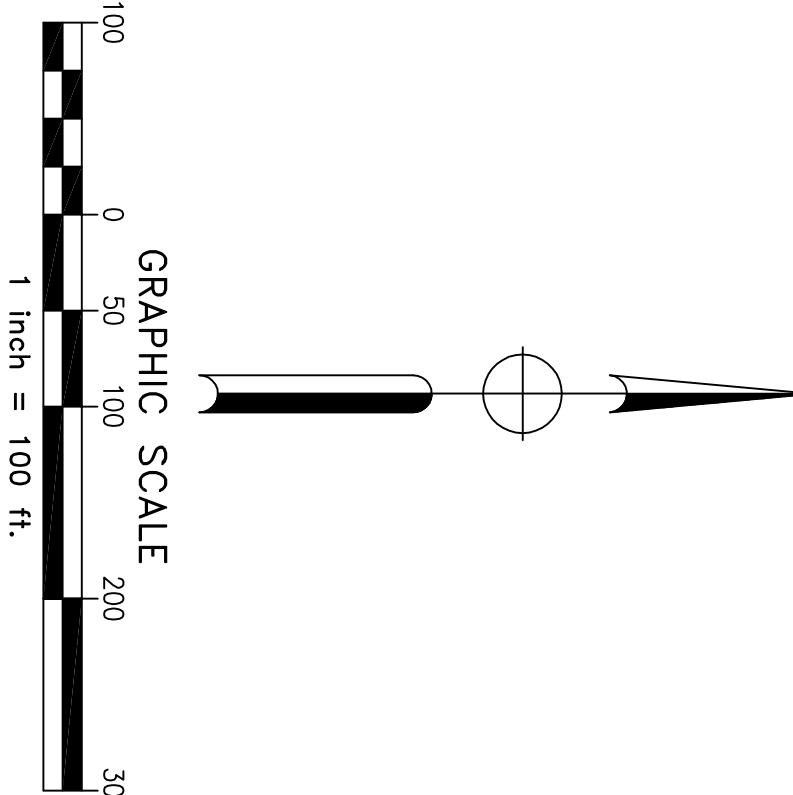
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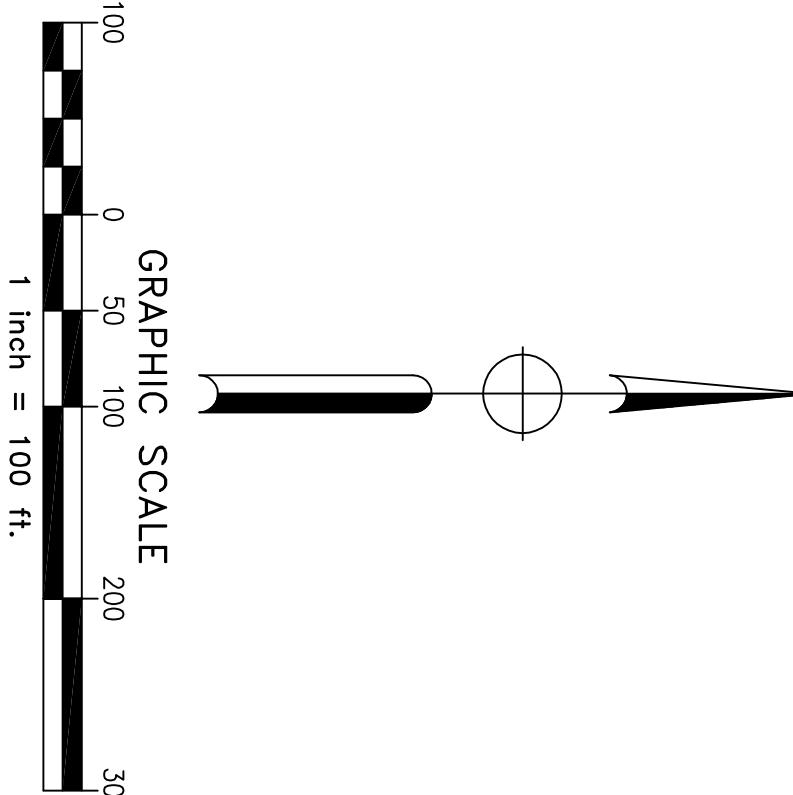
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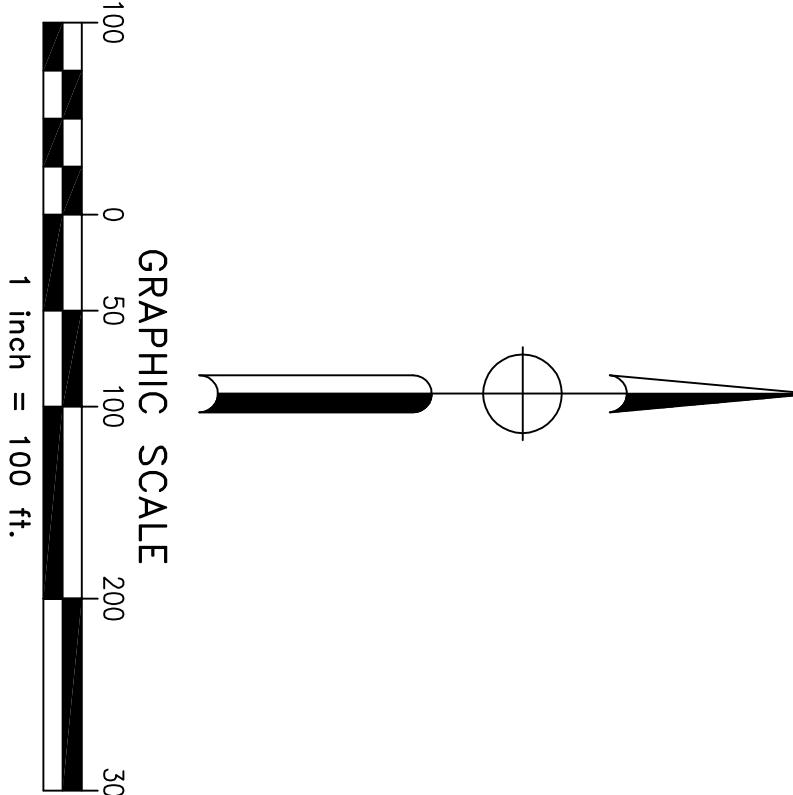
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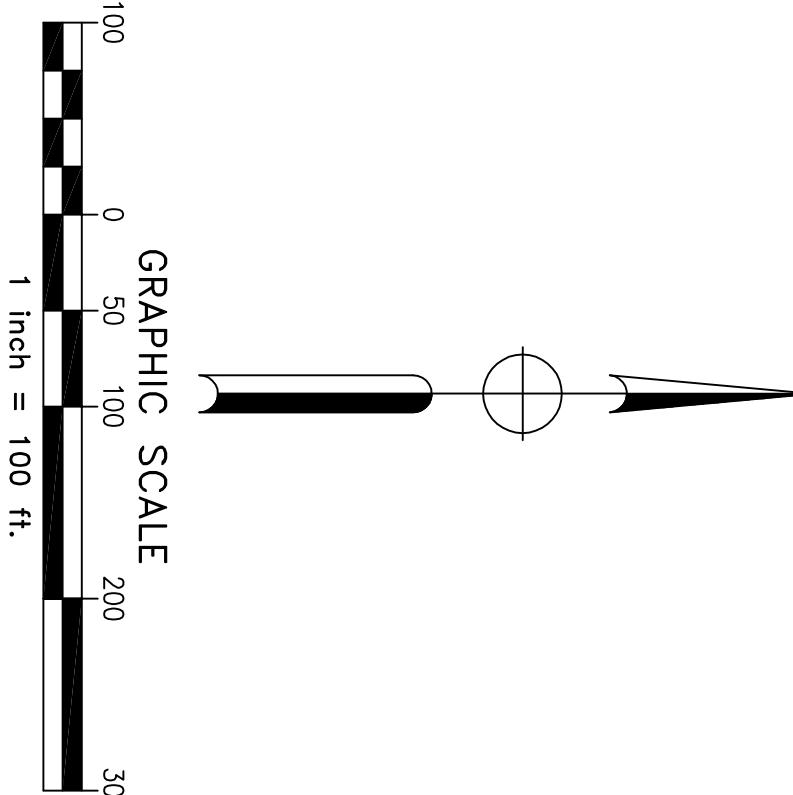
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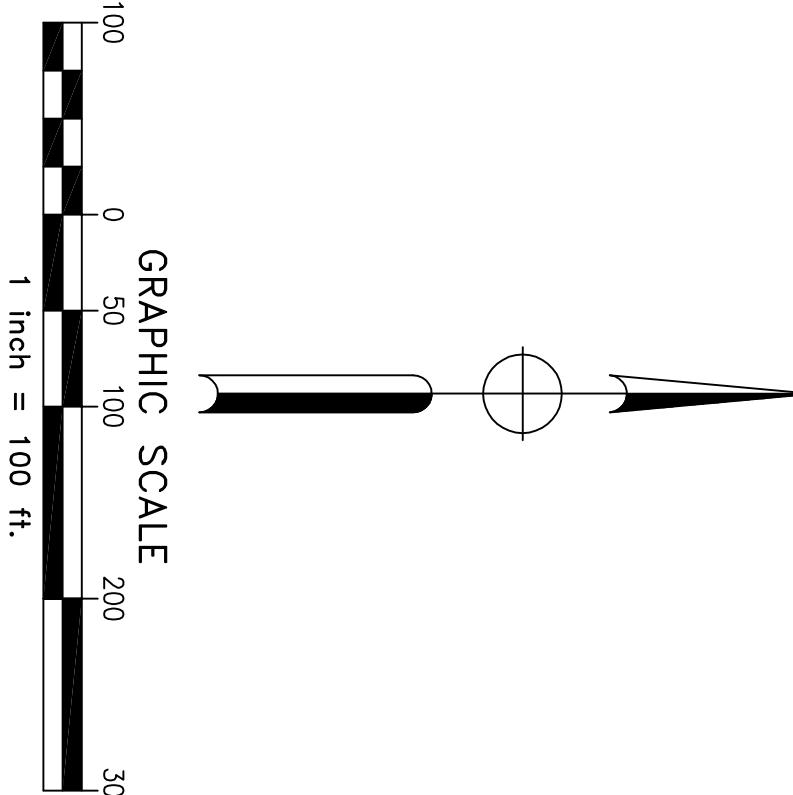
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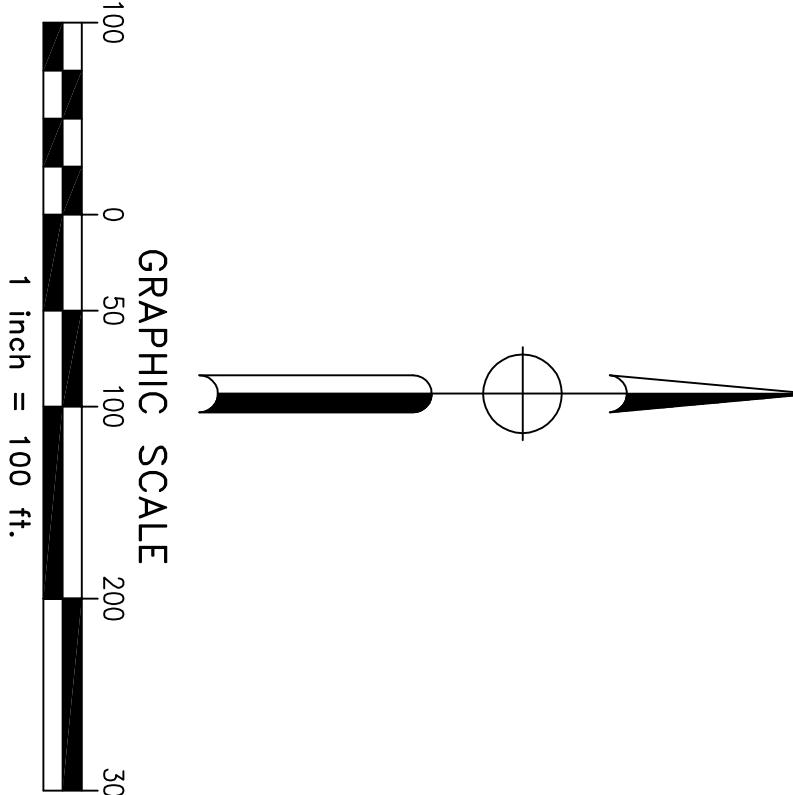
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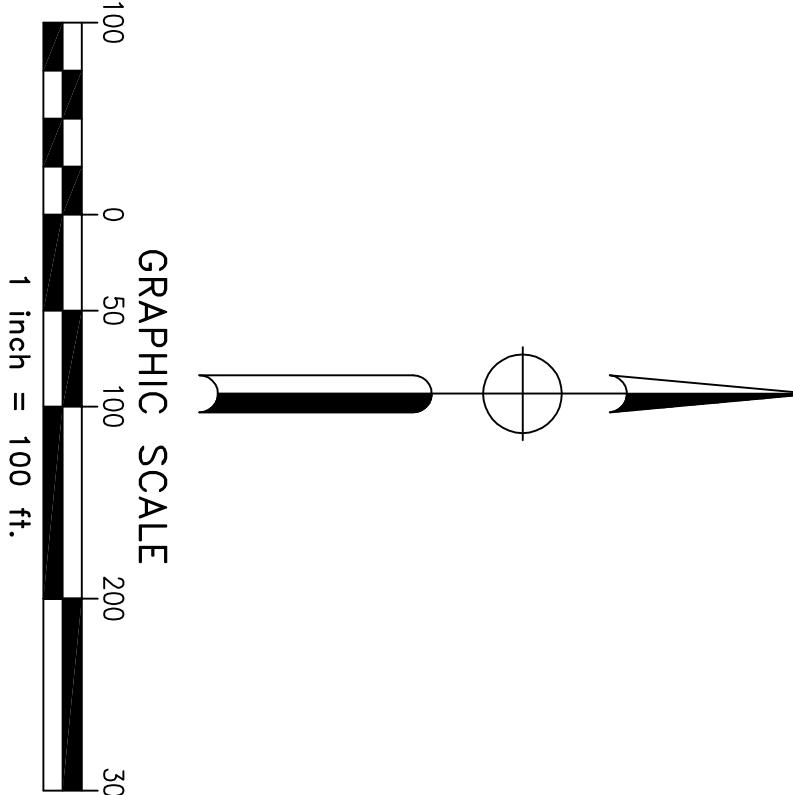
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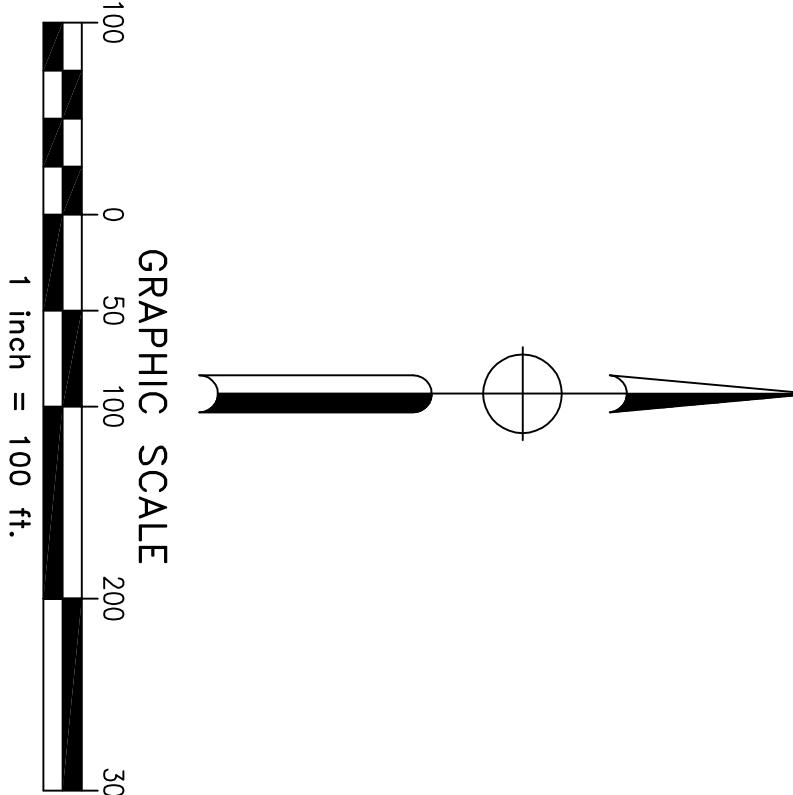
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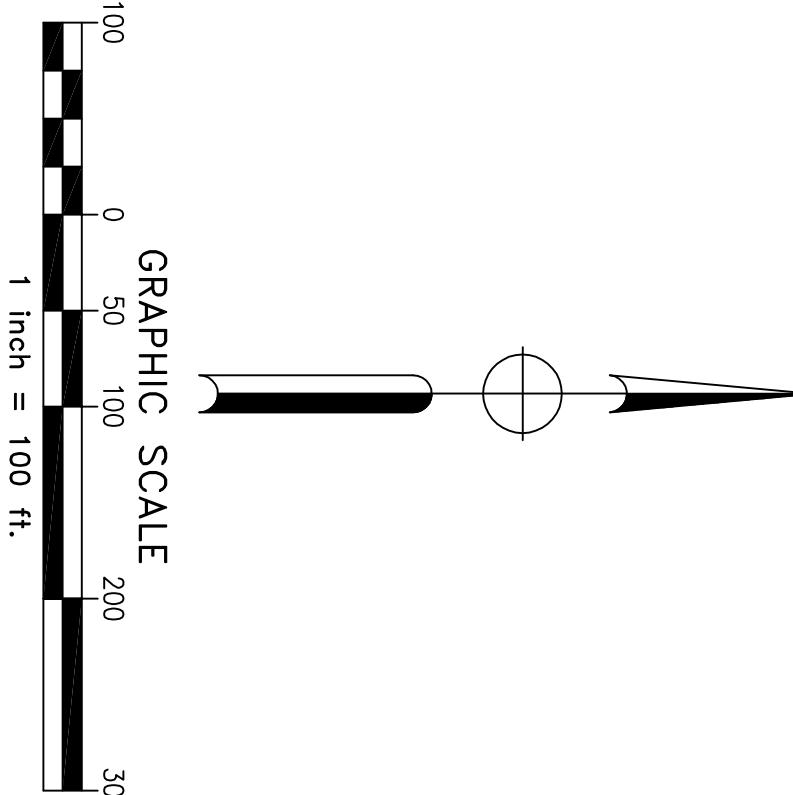
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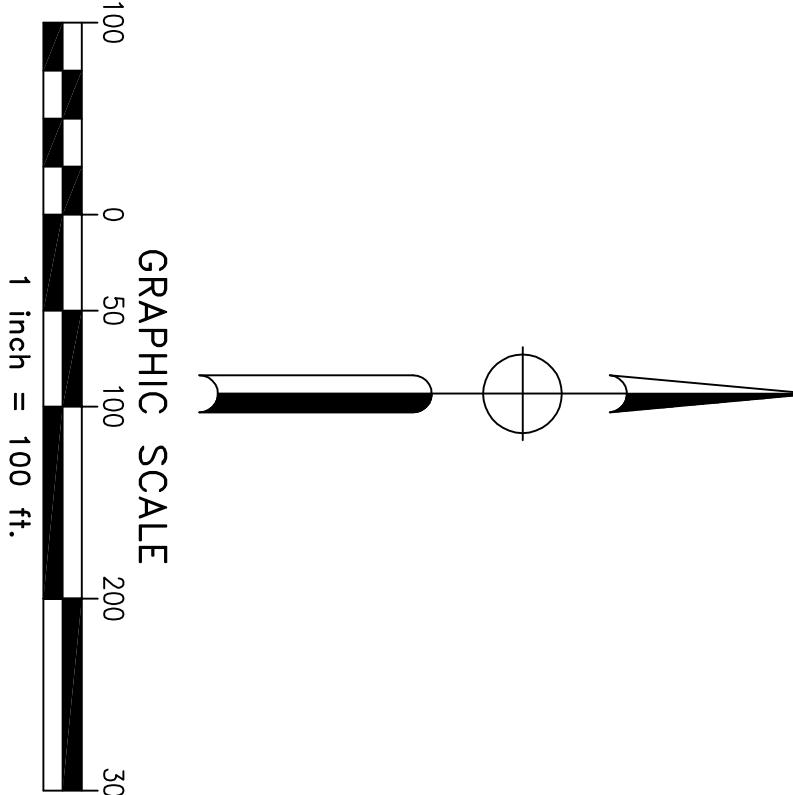
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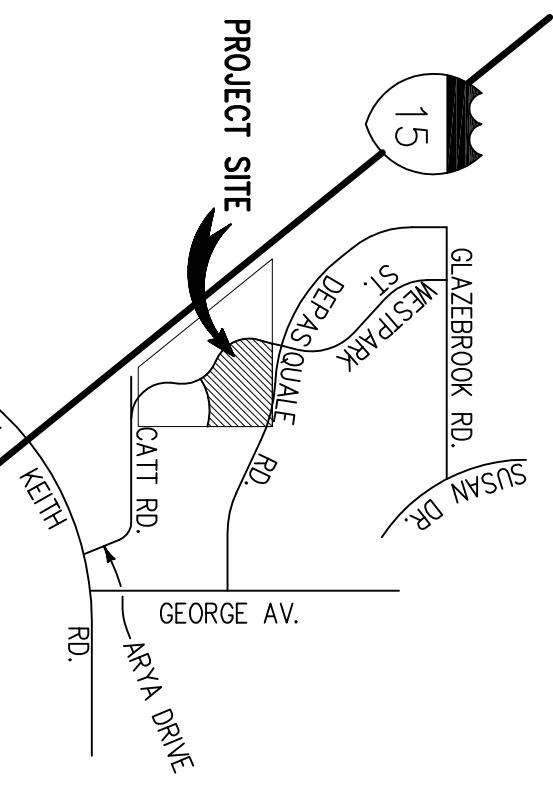


10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



TENTATIVE TRACT MAP NO. 36781

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T. 6S, R. 4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.

25096 JEFFERSON AVENUE, SUITE "D"

MURRIETA, CA 92582

TELEPHONE: (951) 696-1350

FAX: (951) 698-8657

CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

376-410-013, POR. OF 376-410-025 & 376-410-023

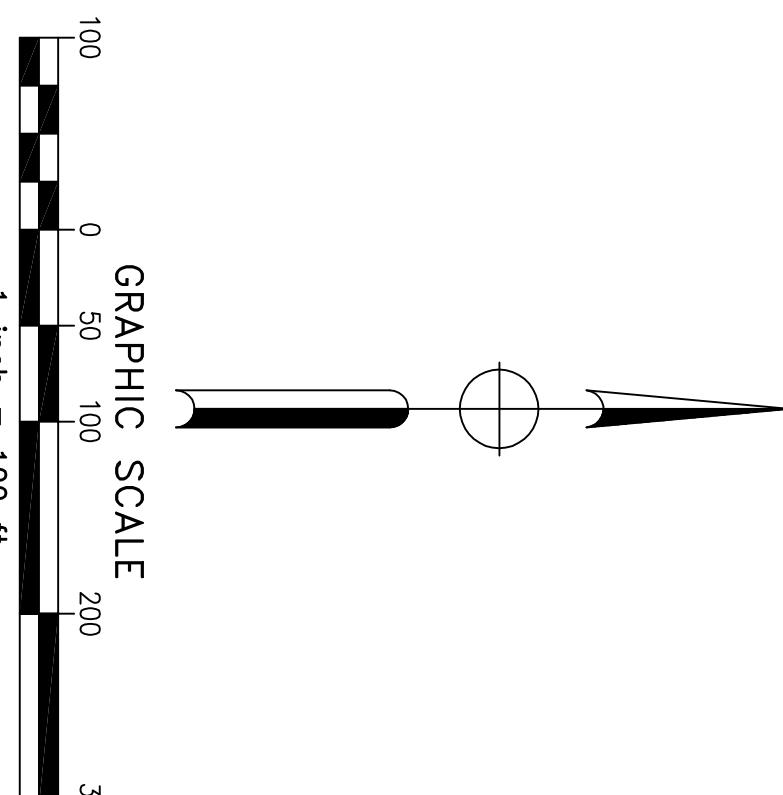
UTILITY PURVEYORS:

SCHOOL EL SINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER EL SINORE VALLEY MUNICIPAL WATER DISTRICT
WATER EL SINORE VALLEY MUNICIPAL WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED JANUARY 2016
2. THOMAS BROS 2006 PG 897, F7
3. EXISTING ZONING SCENIC HIGHWAY COMMERCIAL (OPS)
4. PROPOSED ZONING GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (OPS)
5. EXISTING LAND USE COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE VER. HIGH DENSITY RESIDENTIAL (MDR) & COMMERCIAL RETAIL (CR)
7. PROJECT AGREEMENT 2.6± AC GROSS
8. F.E.M.A. PANEL NO. 2105G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTINUOUS OWNERSHIP OF THE LAND DIVIDER.

10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



EASEMENT NOTES:

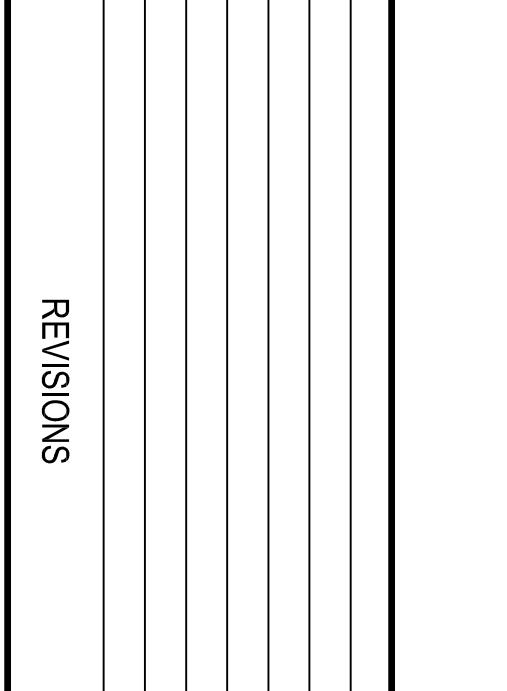
- ② AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 1974 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS, SOUTHERN CALIFORNIA EDISON COMPANY.
- ⑤ AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042, OFFICIAL RECORDS.
- ⑦ AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124, OFFICIAL RECORDS, (TO BE VACATED)

LEGEND:

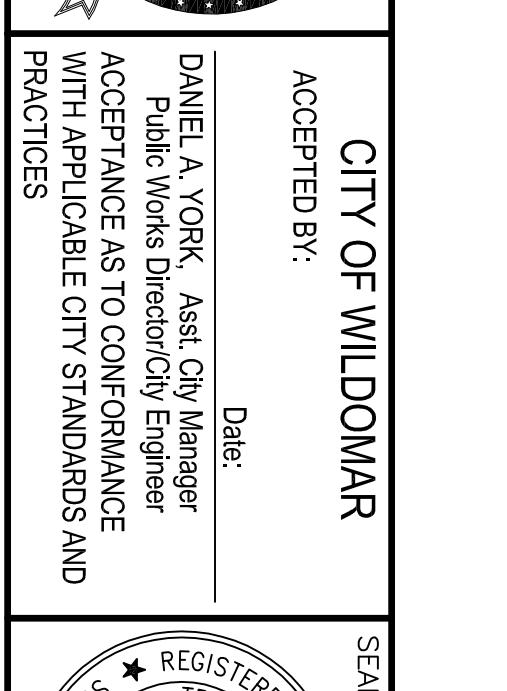


NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein, in the event of discrepancies arising after city acceptance or during construction.
The private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

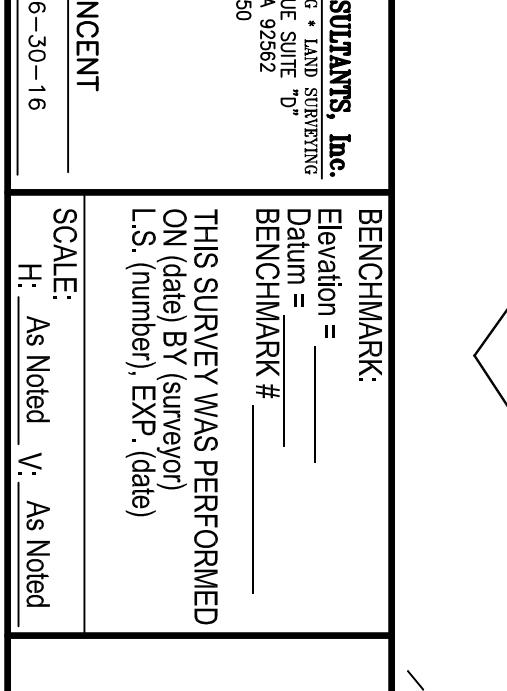
DIAL TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT



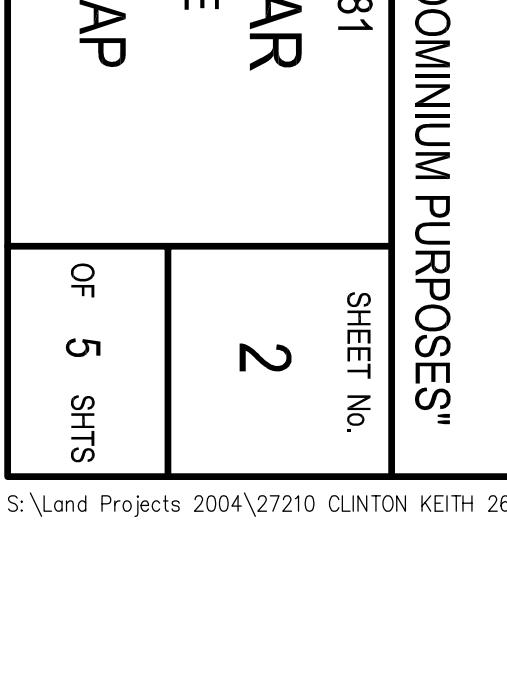
10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



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10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)

POD-2 PARKING BREAKDOWN					
124 UNIT SINGLE FAMILY ATTACHED HOMES		REQUIRED			
UNIT TYPE	NO. OF UNIT	2BR UNITS<2.25 SPACES/UNIT	3BR UNITS<2.25 SPACES/UNIT	4BR UNITS<2.25 SPACES/UNIT	5BR UNITS<2.25 SPACES/UNIT
A	39	87.75	—	—	—
B	31	—	85.25	—	—
C	54	—	—	148.50	—
SUBTOTAL		87.75	85.25	148.50	
TOTAL	124	321.50	321.50	321.50	

PROVIDED

ENCLOSED
(2 OR VACANT)

SUBTOTAL

GRAND TOTAL PARKING

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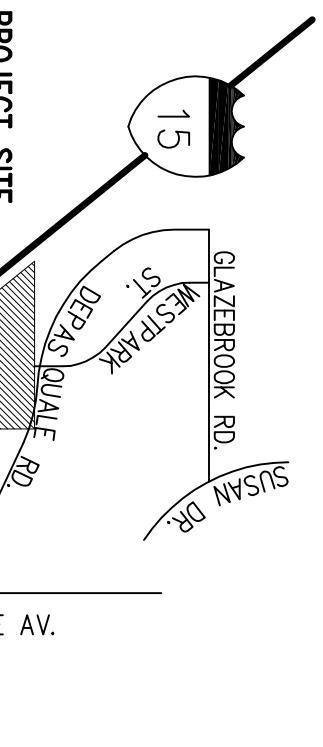
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PRELIMINARY GRADING PLAN

CITY OF WILDOMAR, CALIFORNIA

TRACT 3055 MR. 423-22-41



DEVELOPER/APPLICANT

PACIFIC COAST LAND CONSULTANTS, INC.
6201 OAK CANYON, SUITE 200
IRVINE, CA 92618
(949) 270-7800

ENGINEER:

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
25036 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA 92582
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CONTACT: JEI KIM
ASSESSOR PARCEL NUMBER
376-410-013, 376-410-023 & 376-410-025

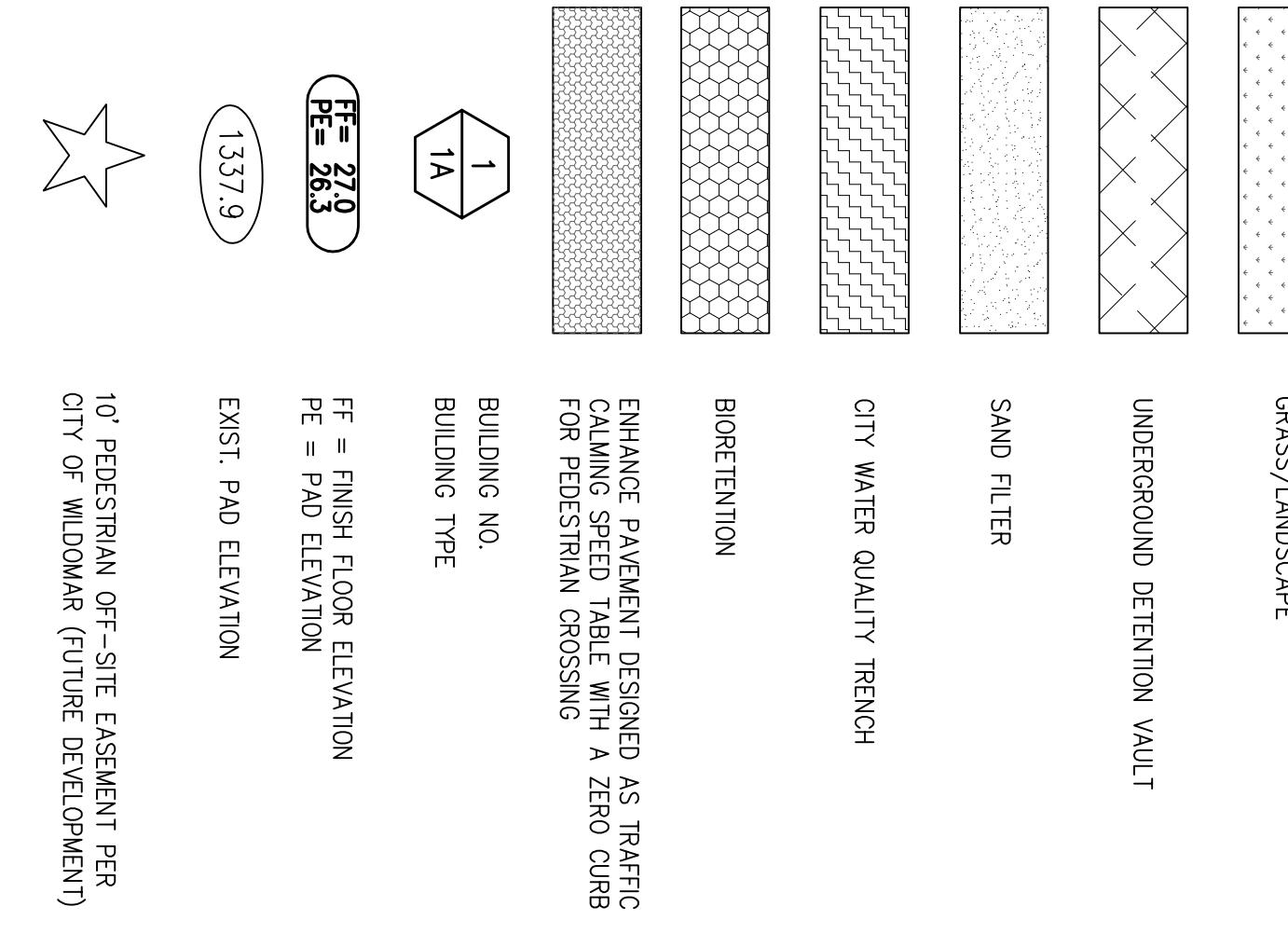
UTILITY PURVEYORS:

SCHOOL ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE VERIZON/TIME WARNER
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV VERIZON/TIME WARNER

GENERAL NOTES:

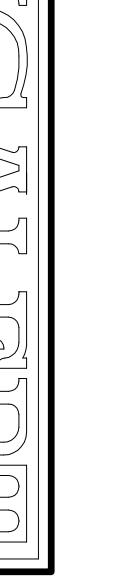
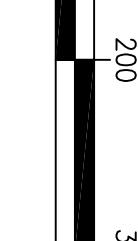
1. PREPARED JANUARY 2016
2. THOMAS BROS. PG. 897, F7
3. EXISTING ZONING SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE VERY HIGH DENSITY RESIDENTIAL (MDR) & COMMERCIAL RETAIL (CR)
7. PROPOSED ACREAGE 2.16± AC GROSS
8. F.E.M.A. PANEL NO. 2105G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTINUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGEND:



10' PEDESTRIAN OFF-SITE EASEMENT PER
CITY OF WILDOMAR (FUTURE DEVELOPMENT)

100 0 50 100 200 300
GRAPHIC SCALE
1 inch = 100 ft.



Two Working
Days Before
You Dig

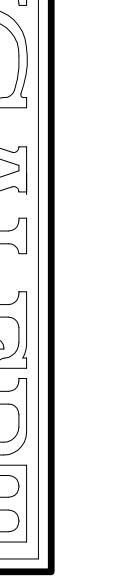
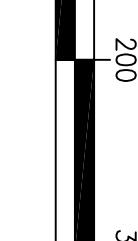
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1-800-227-2600
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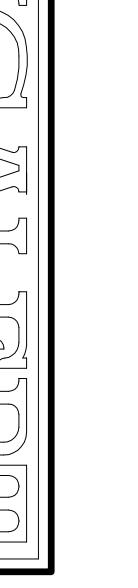
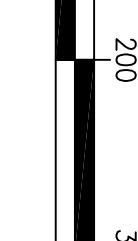
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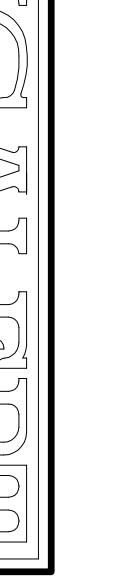
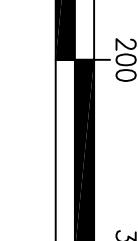
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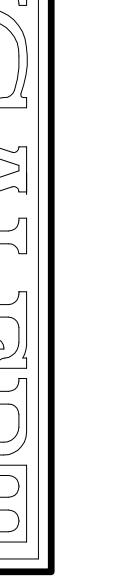
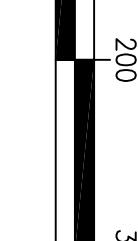
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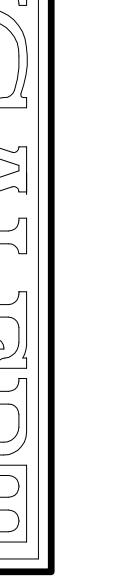
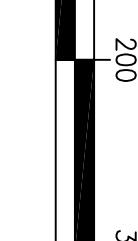
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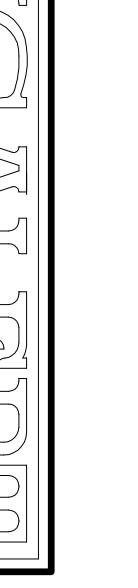
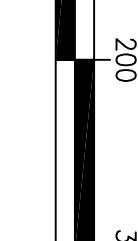
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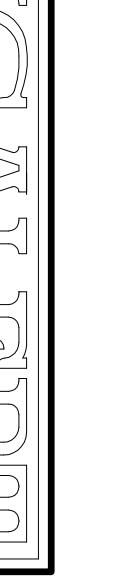
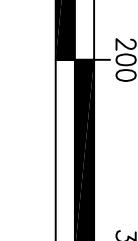
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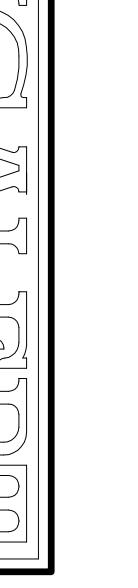
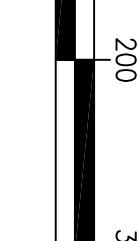
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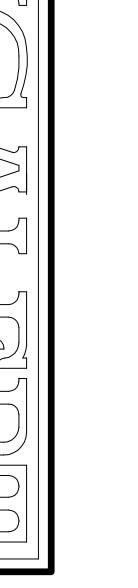
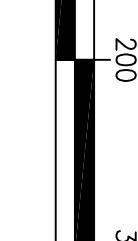
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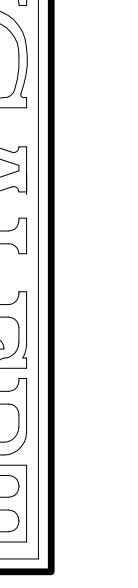
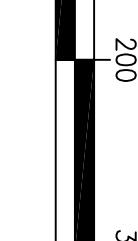
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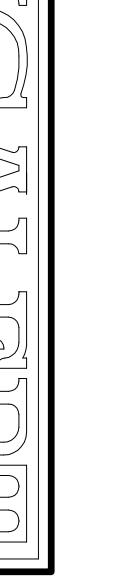
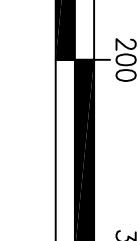
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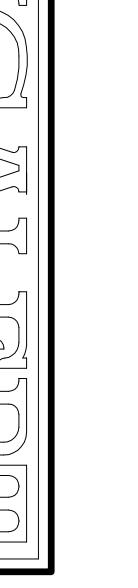
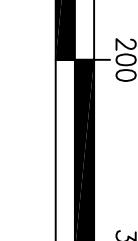
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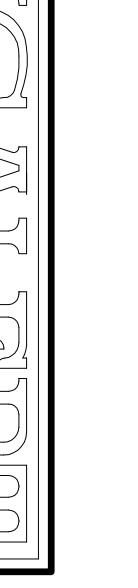
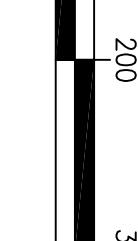
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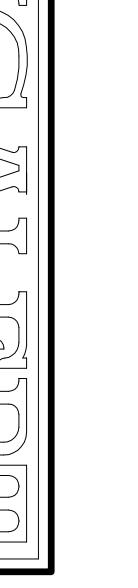
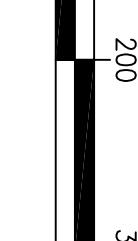
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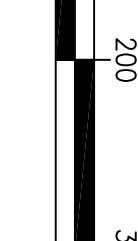
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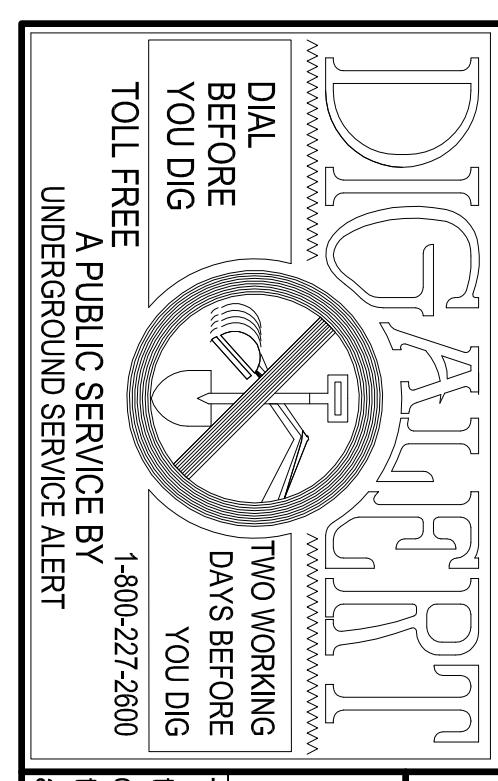
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NOTE:
WORK CONTAINED WITHIN
COMMENCE UNTIL AN ENCLOSURE
AND/OR A GRADING PERMIT
THE PRIVATE ENGINEER SIGNING THESE DRAWINGS
ACCURACY AND ACCEPTABILITY OF THE
DISCREPANCIES ARISING AFTER CITY ACCEPTANCE
THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR
ACCEPTABLE SOLUTION AND REVISING THE

THESE PLANS SHALL NOT
BE USED FOR CONSTRUCTION
UNTIL A ROACHMENT PERMIT
HAS BEEN ISSUED.

Plans is responsible for assuring
the design herein. In the event of
a variance or during construction,
visible for determining an
acceptance by the city.

REVISIONS

CITY	
DATE	

The seal of the City of Waukesha, featuring a circular design with the words "CITY OF WAUKESHA" around the top, a central shield with a bridge and a river, and a star at the bottom. A banner at the bottom left reads "WAUKESHA, WISCONSIN".

Date: _____	
City Manager or City Engineer	
CONFORMANCE Y STANDARDS AND	
ILDOMAR	

C COAST LAND CONSULTANTS, Inc.
ENGINEERING * LAND PLANNING * LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

BENCHMARK:

ed

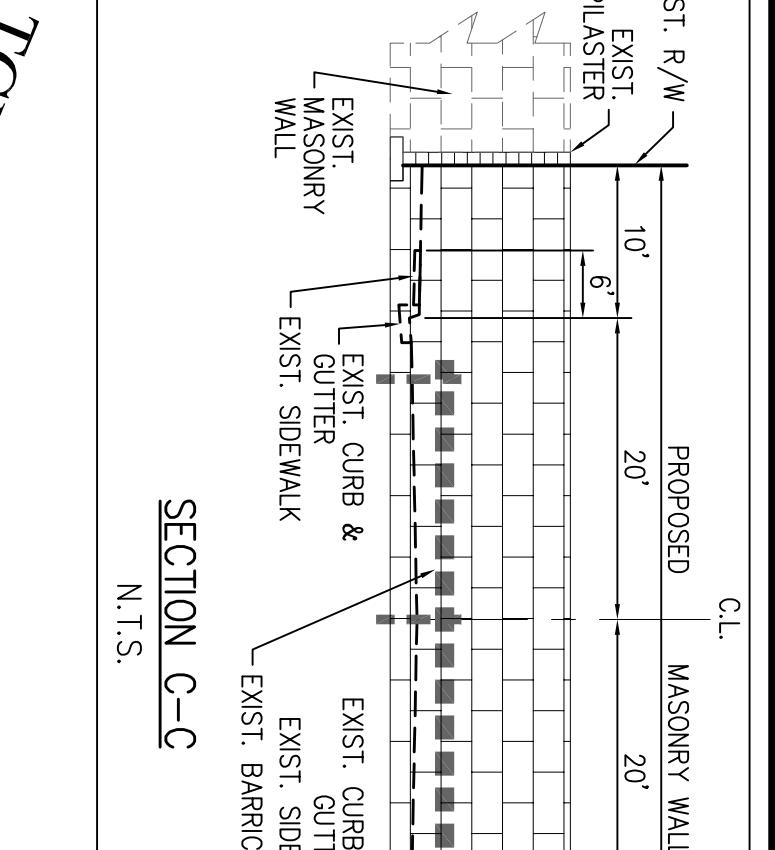
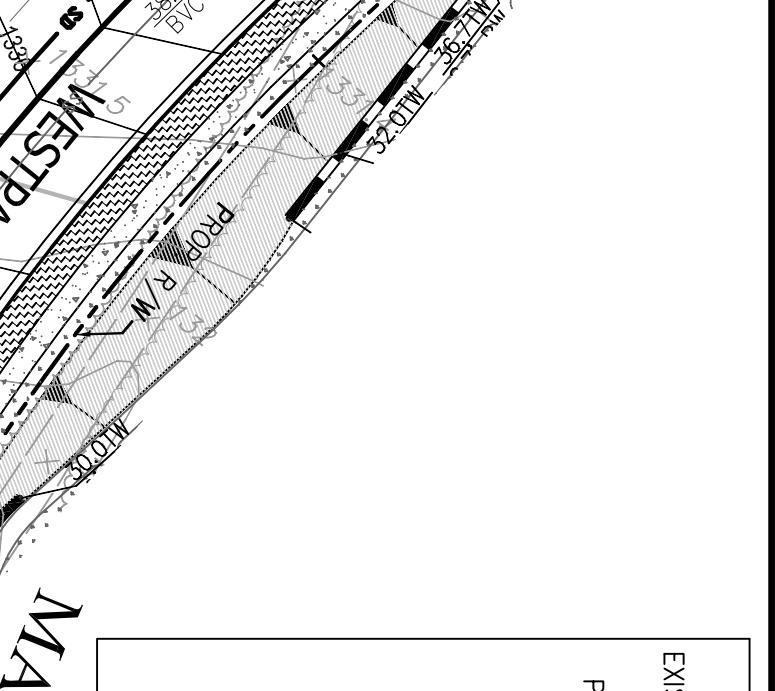
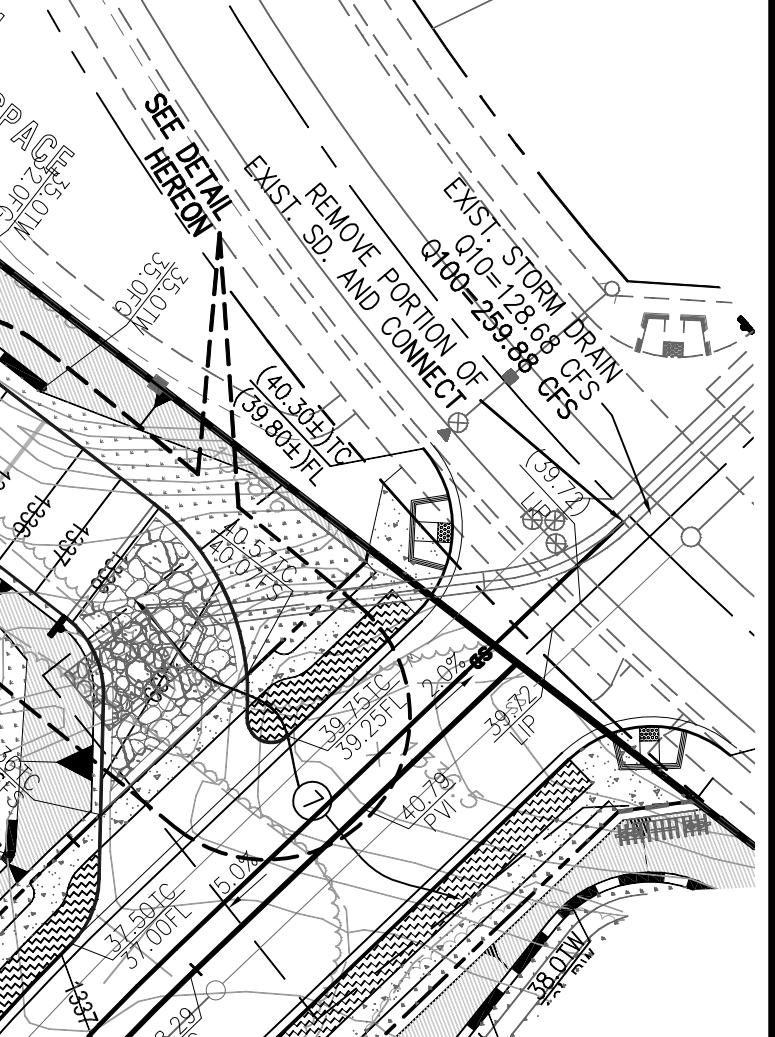
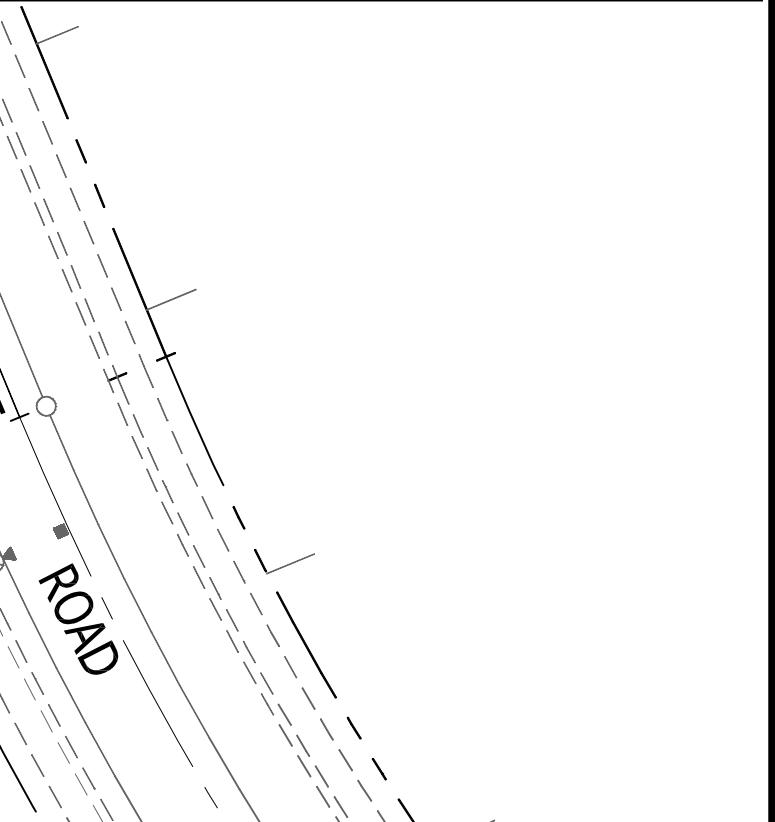
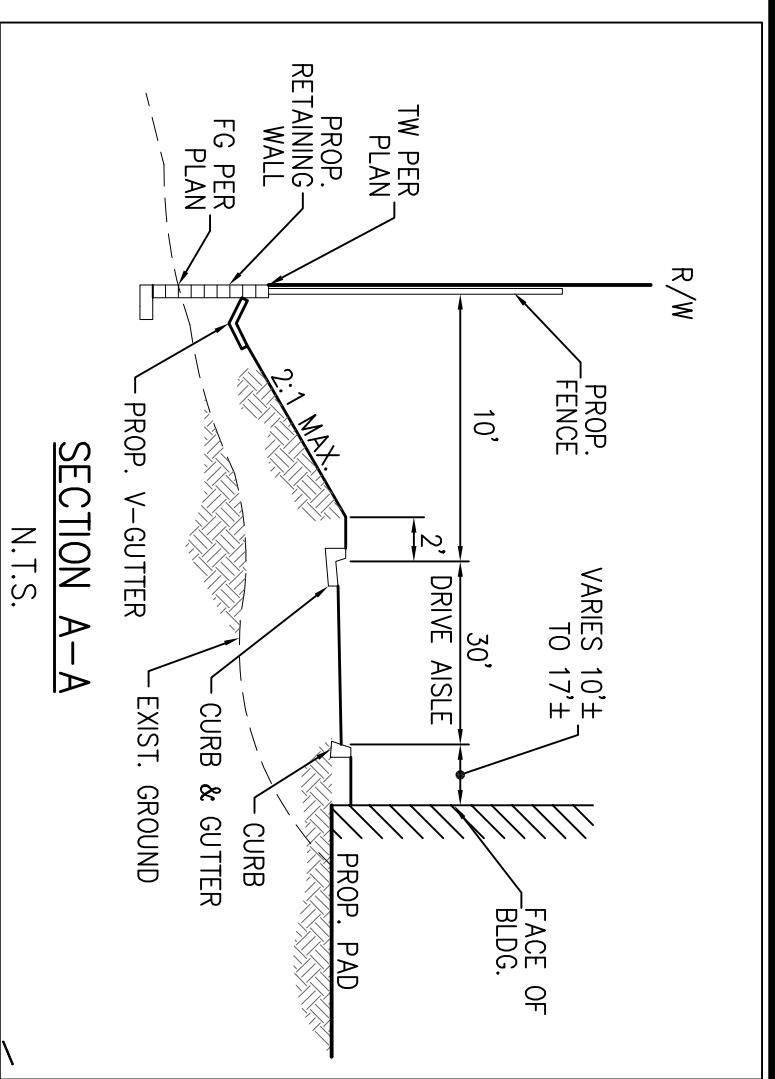
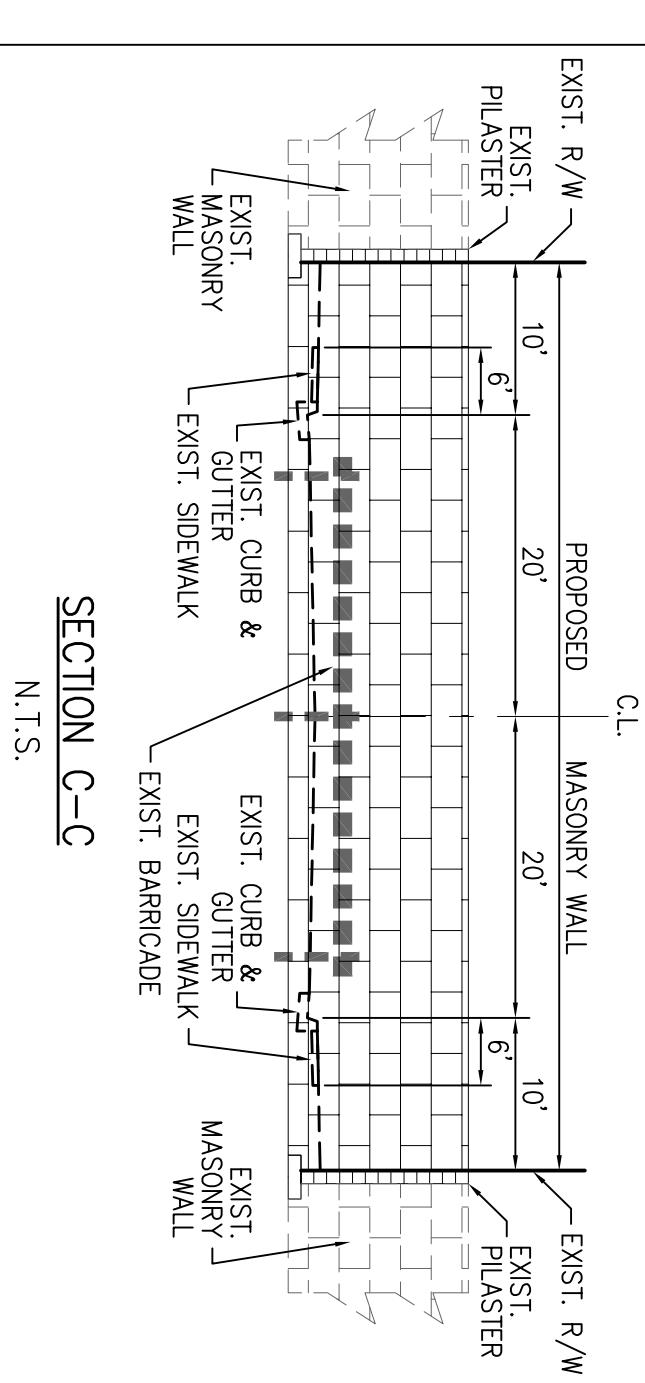
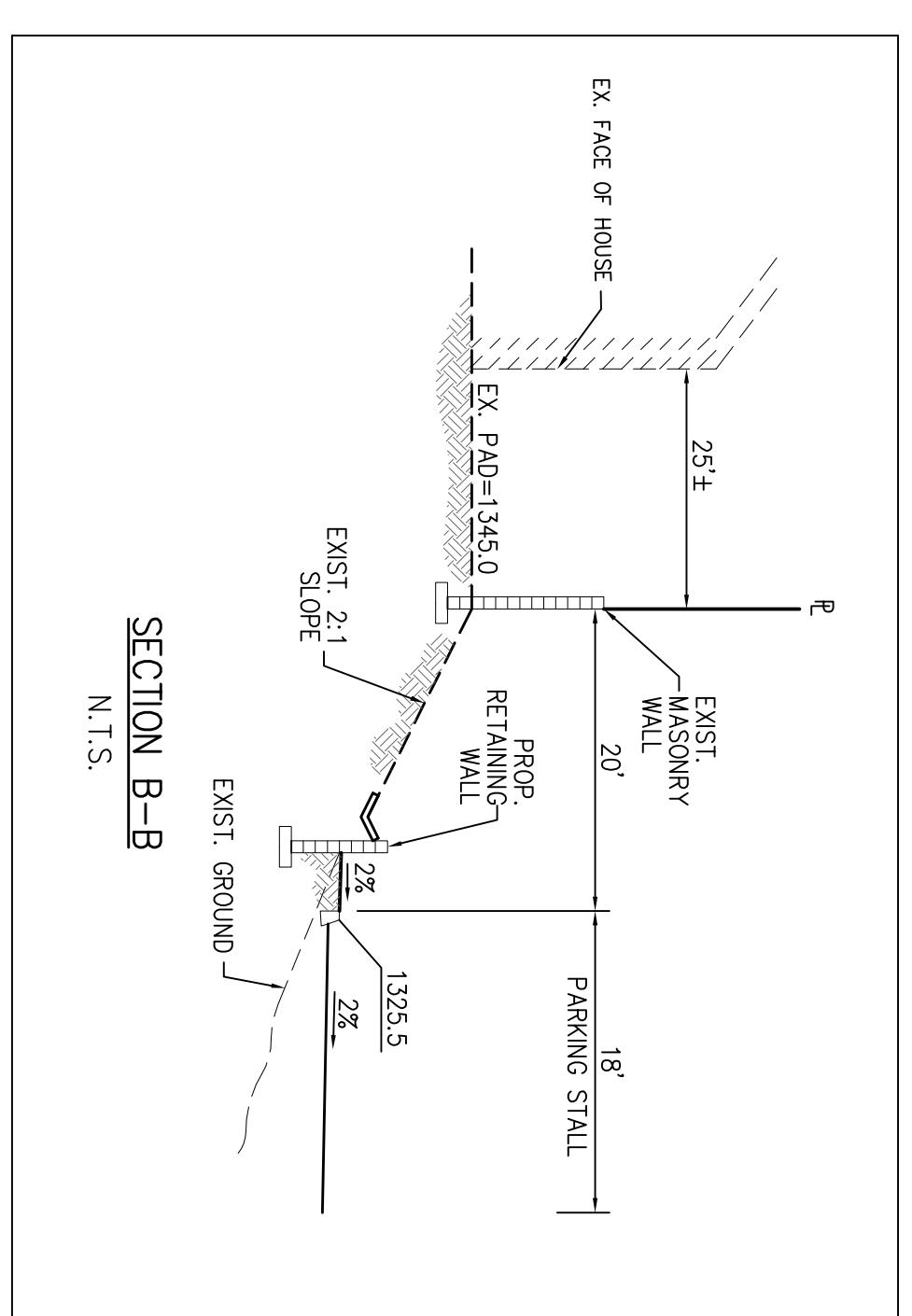
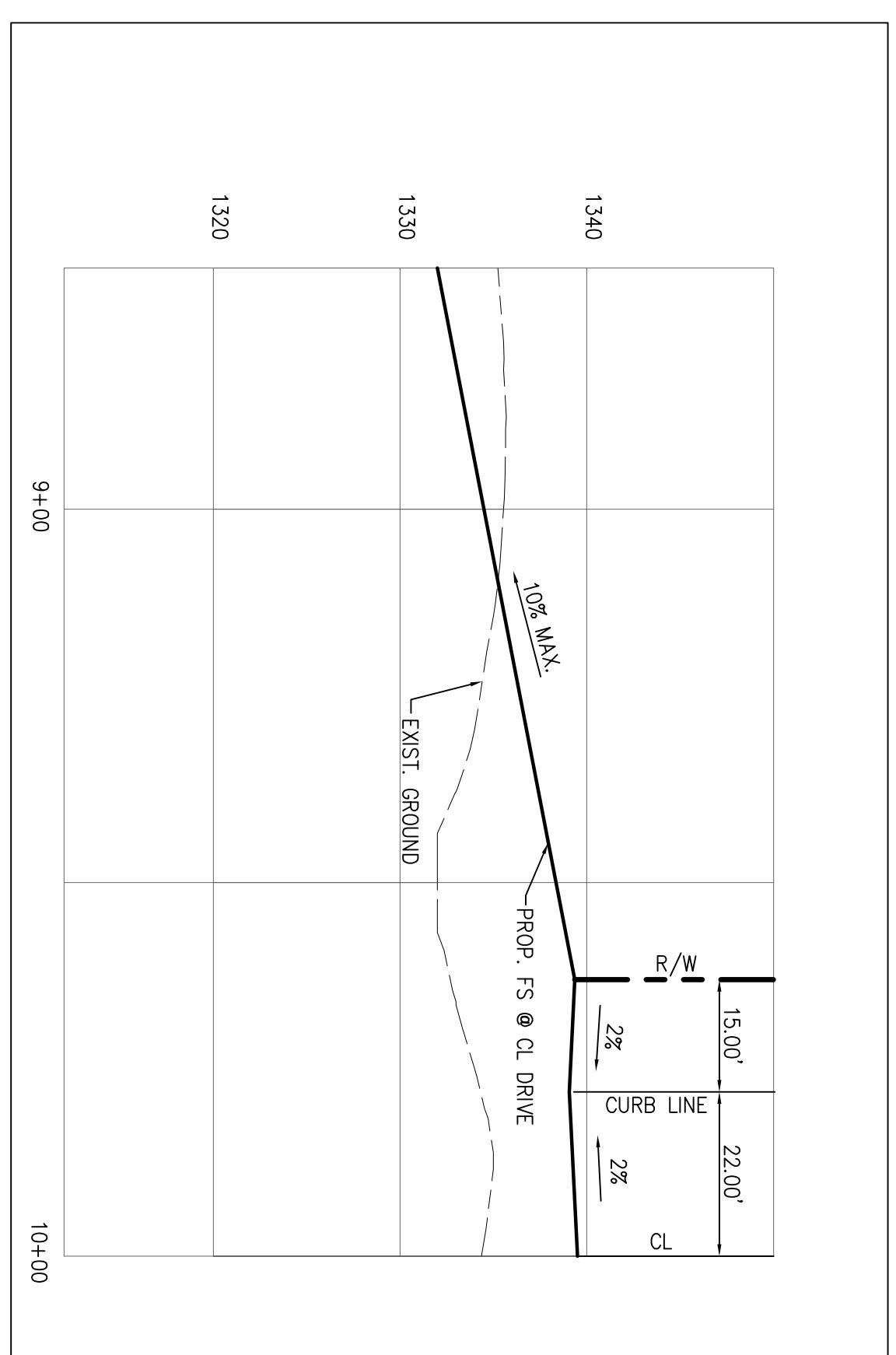
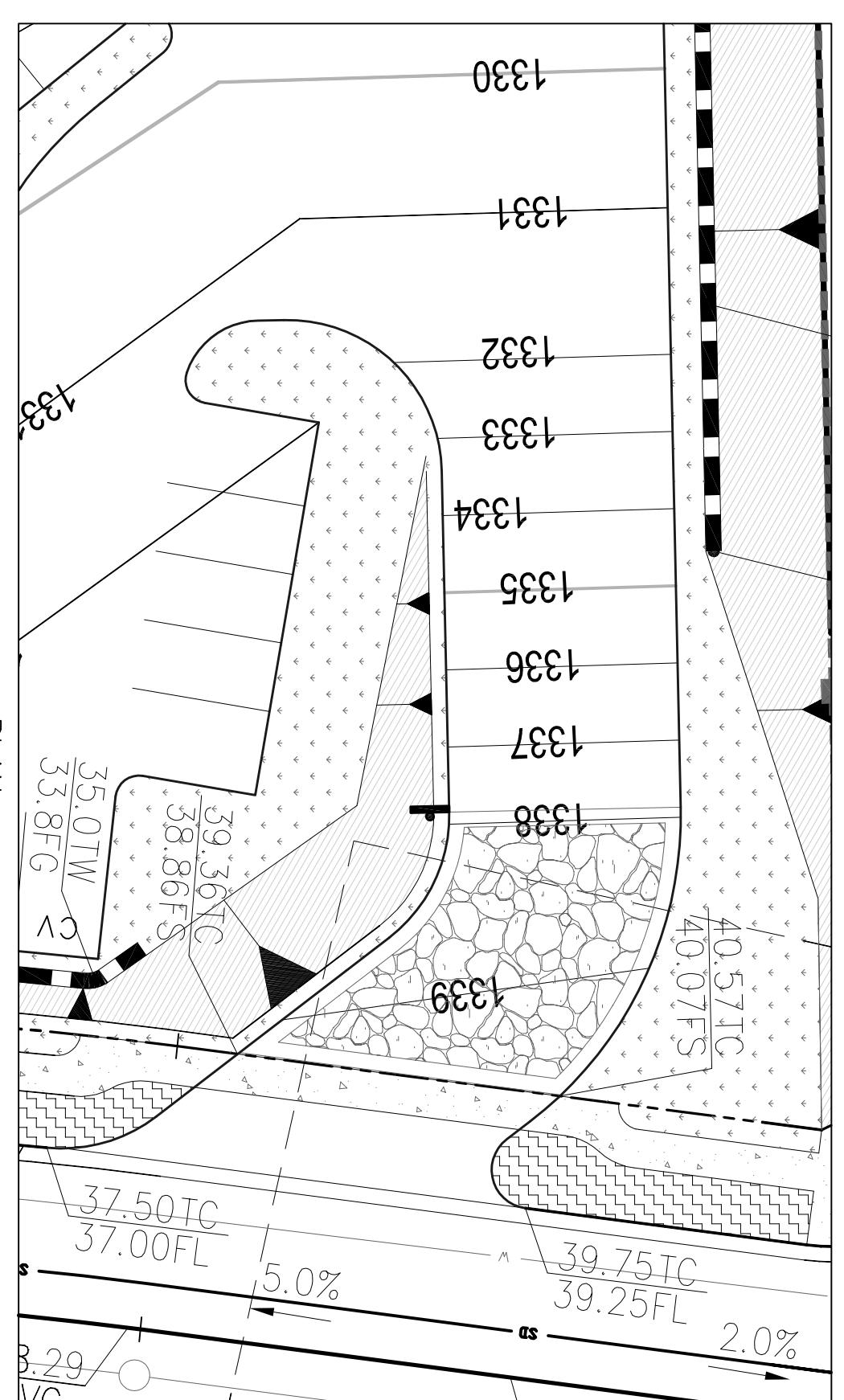
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**OF WILDOMA
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D-1 / PARCEL 1
(PA13-0082)**

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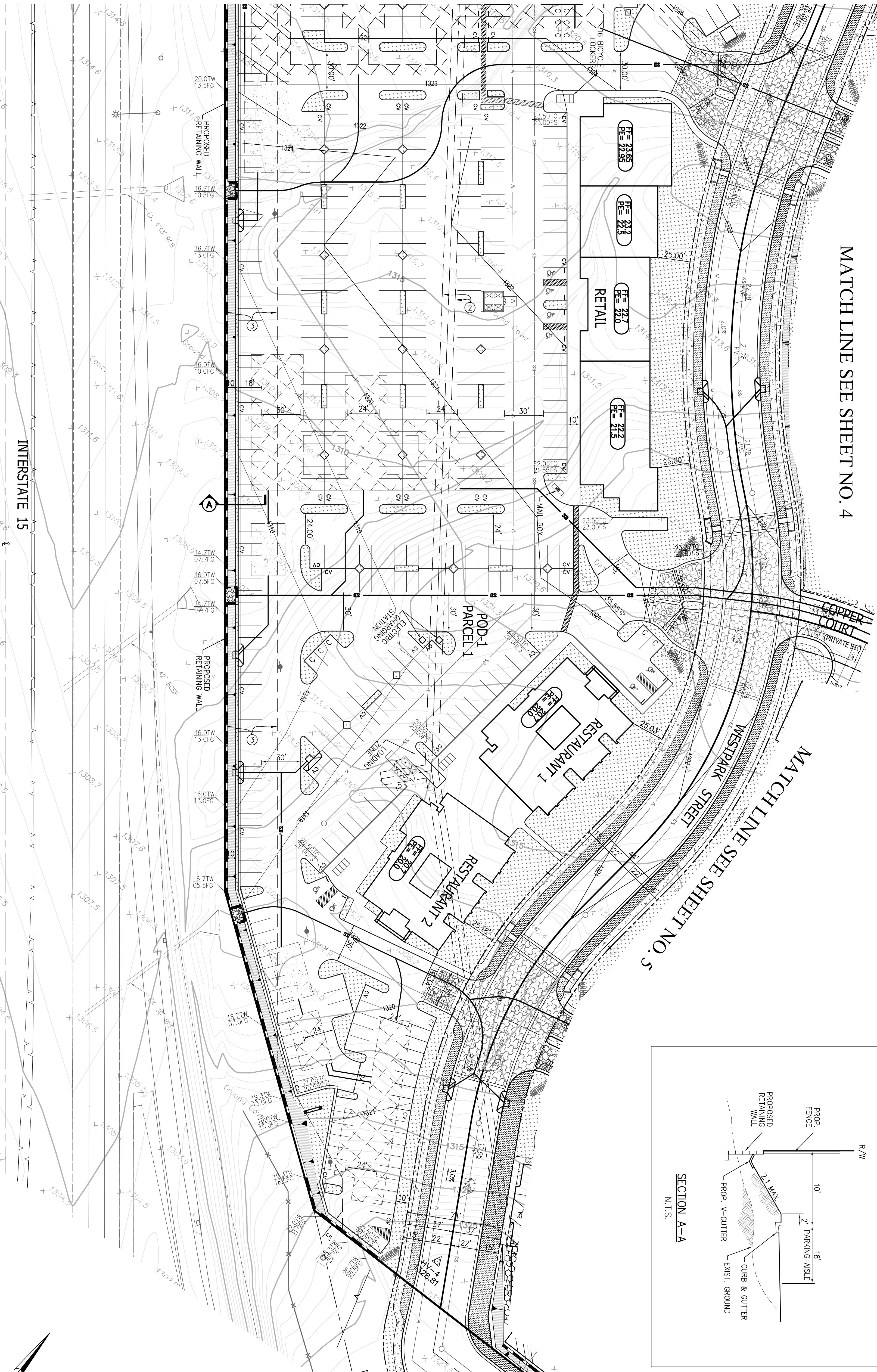
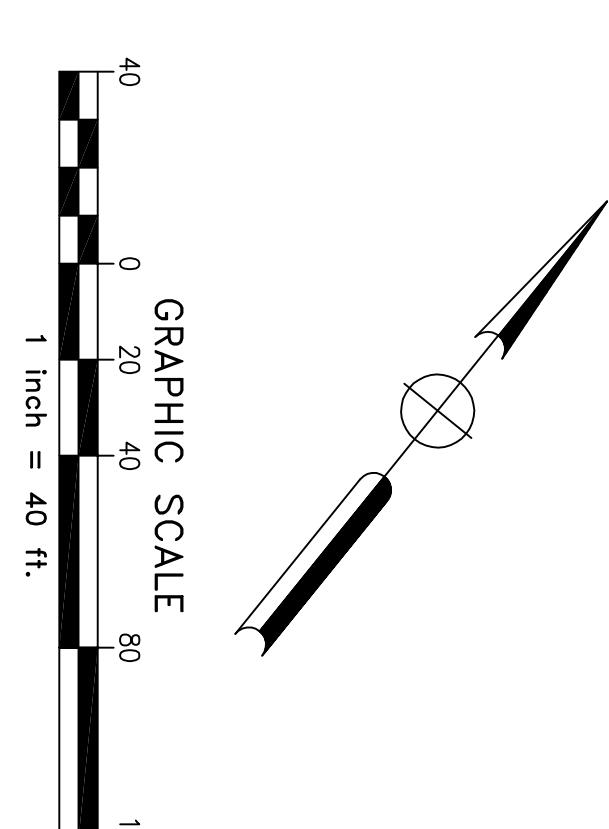
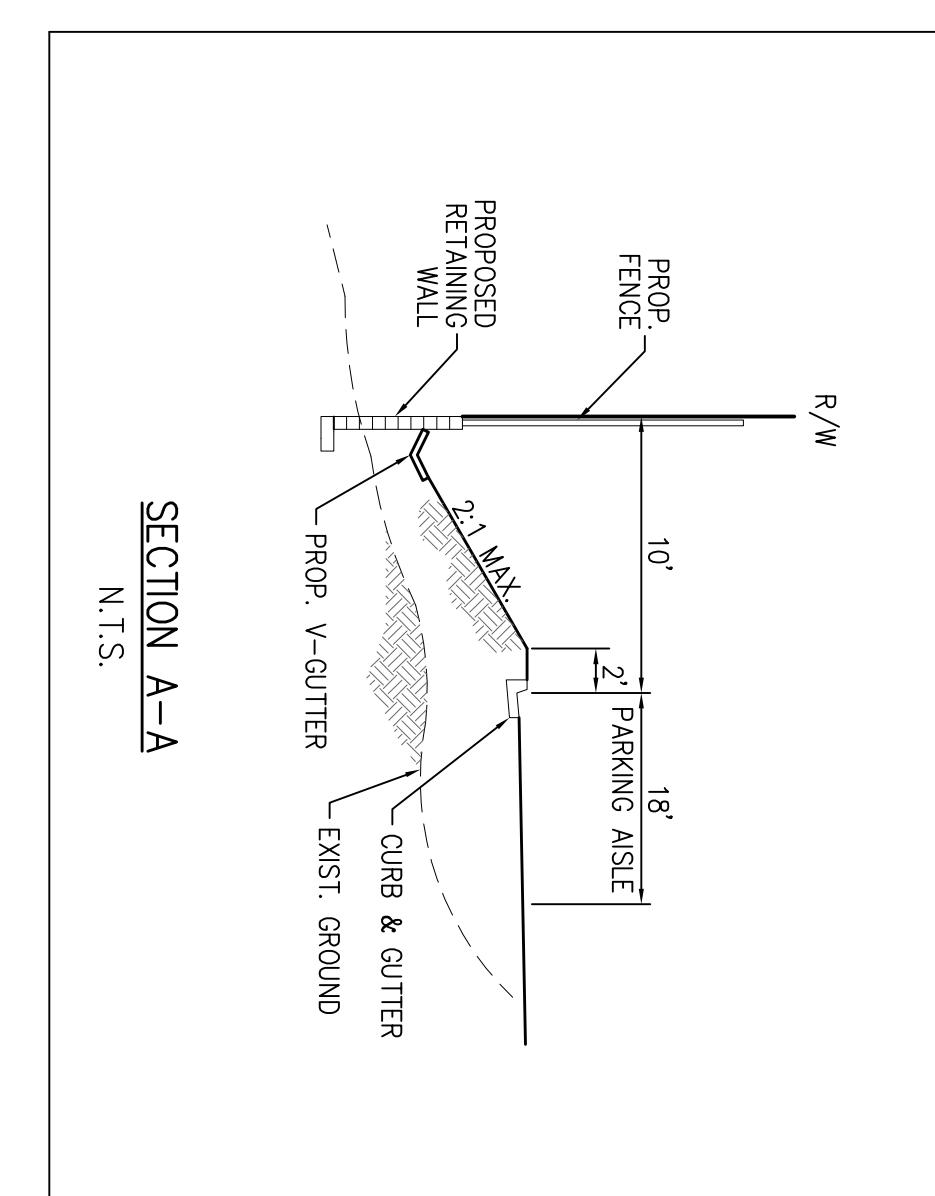
MATCH LINE SEE SHEET NO. 3



MATCH LINE SEE SHEET NO. 2

MATCH LINE SEE SHEET NO. 4

MATCH LINE SEE SHEET NO. 5



TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY

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NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK BY DATE APPR. DATE
REVISIONS CITY
Engineering Department
CITY OF WILDOMAR

CITY OF WILDOMAR
ACCEPTED BY: SEAL-ENGINEER:
DAMEL A. YORK, Ass't City Manager
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

REGISTERED PROFESSIONAL
ENGINEER
TRAVIS P. VINCENT, JR.
No. 37356
Ex. 6/30/16
CIVIL
CITY OF WILDOMAR

PACIFIC COAST LAND CONSULTANTS, Inc.
2505 E. FERRON AVE., SUITE 100
MURRIETA, CALIFORNIA 92562
TEL. (951) 888-1330
PREPARED BY: TRAVIS P. VINCENT, JR.
R.C.E. No. 37356 EXP. 6-30-16
SCALE: H. As Noted V. As Noted

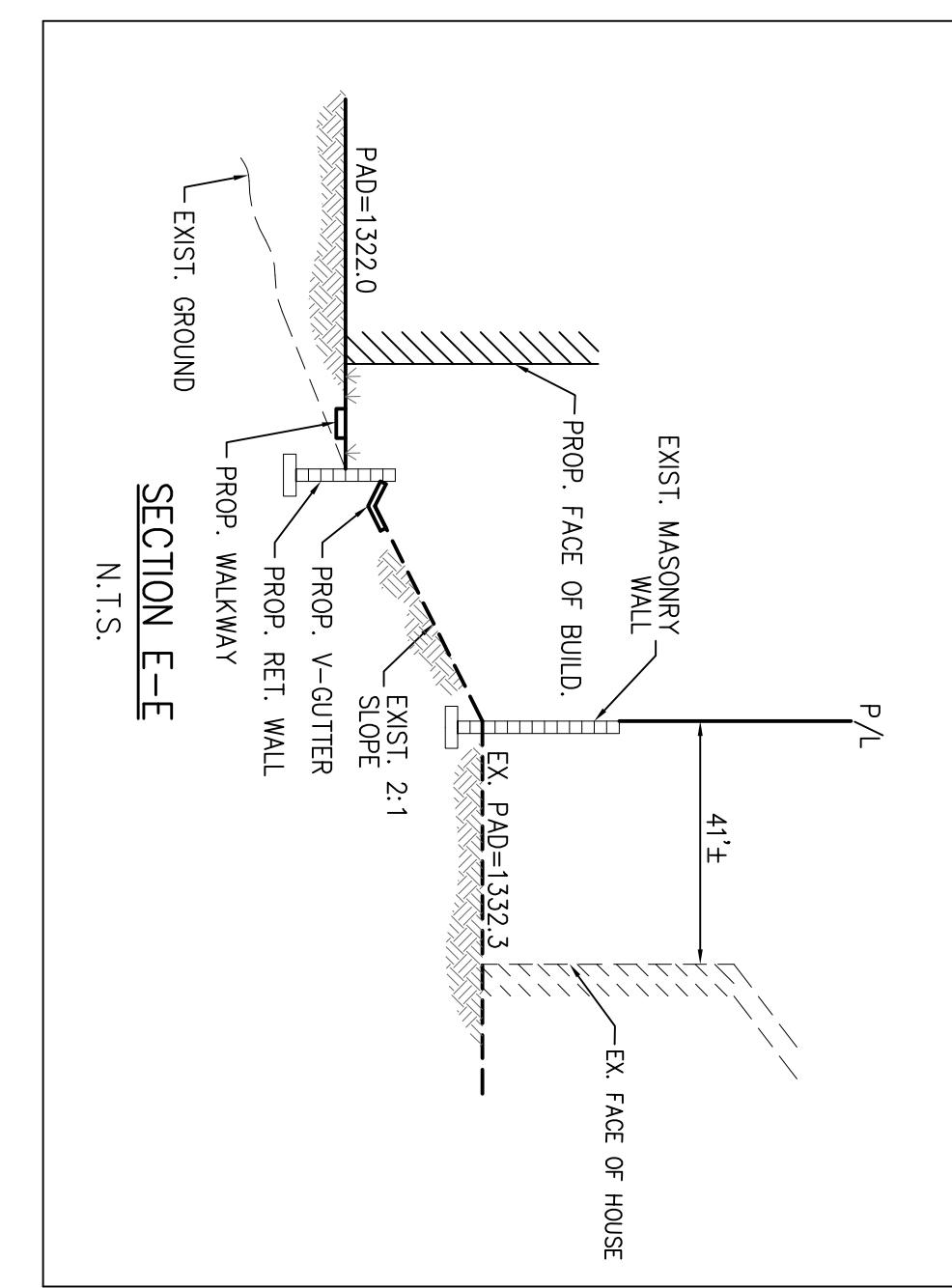
CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-1 / PARCEL 1
(PA13-0082)
SHEET No. 3
of 10 SHEETS



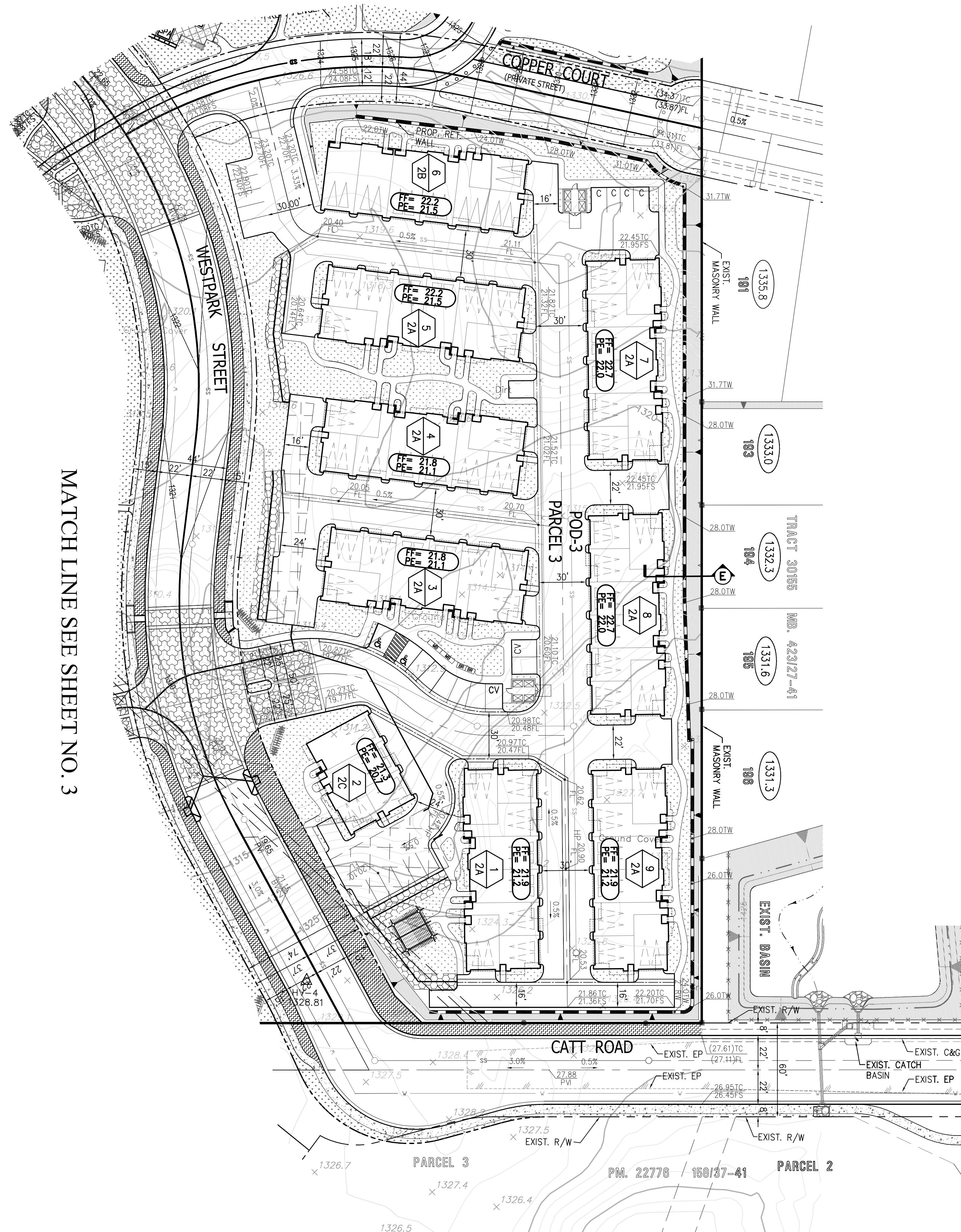
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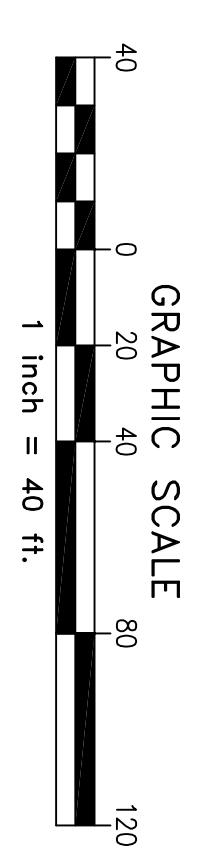
1-800-227-2600



MATCH LINE SEE SHEET NO. 4



MATCH LINE SEE SHEET NO. 3



		CITY OF WILDOMAR ACCEPTED BY: DANIEL A. YORK , Ass't City Manager Date: Ex. 6/30/16 ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES	
		SEAL-ENGINEER: TRAVIS P. VINCENT, JR. REGISTERED PROFESSIONAL ENGINEER NO. 37356 EXP. 6/30/16 PREPARED BY: TRAVIS P. VINCENT, JR. R.C.E. NO. 37356 EXP. 6-30-16	
BENCHMARK: (SEE SHEET 1) CITY OF WILDOMAR WESTPARK PROMENADE PRELIMINARY GRADING PLANS POD-3 / PARCEL 3 (PA13-0082)		GRAPHIC SCALE 0 20 40 60 80 100 1 inch = 40 ft.	