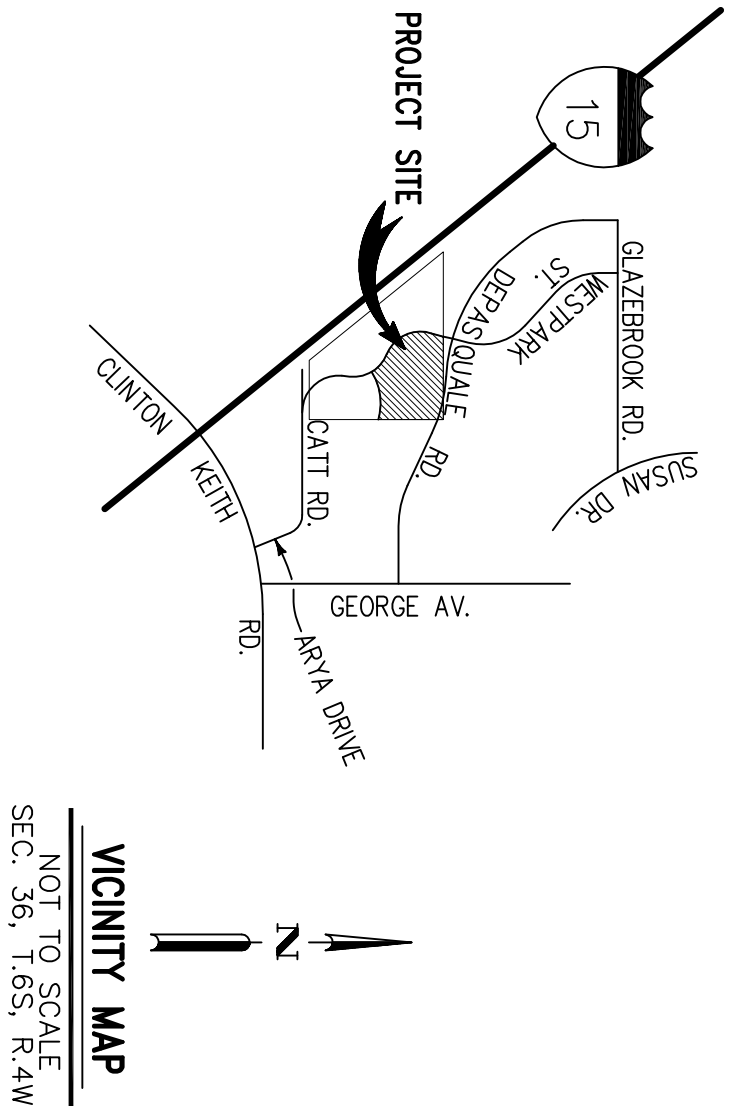


TENTATIVE TRACT MAP NO. 36781

CITY OF WILDOMAR, CALIFORNIA



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, 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JES KIM

ASSESSOR PARCEL NUMBER

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

UTILITY PURVEYORS:

SCHOOL ELSNORE VALLEY UNITED SCHOOL DISTRICT
SEWER ELSNORE VALLEY MUNICIPAL WATER DISTRICT
WATER ELSNORE 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. 2006, PG. 897, F7
3. EXISTING ZONING SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE 27.66 AC GROSS
8. F.E.M.A. PANEL NO. 27056 (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, S36, BERNARDIN, RANGE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

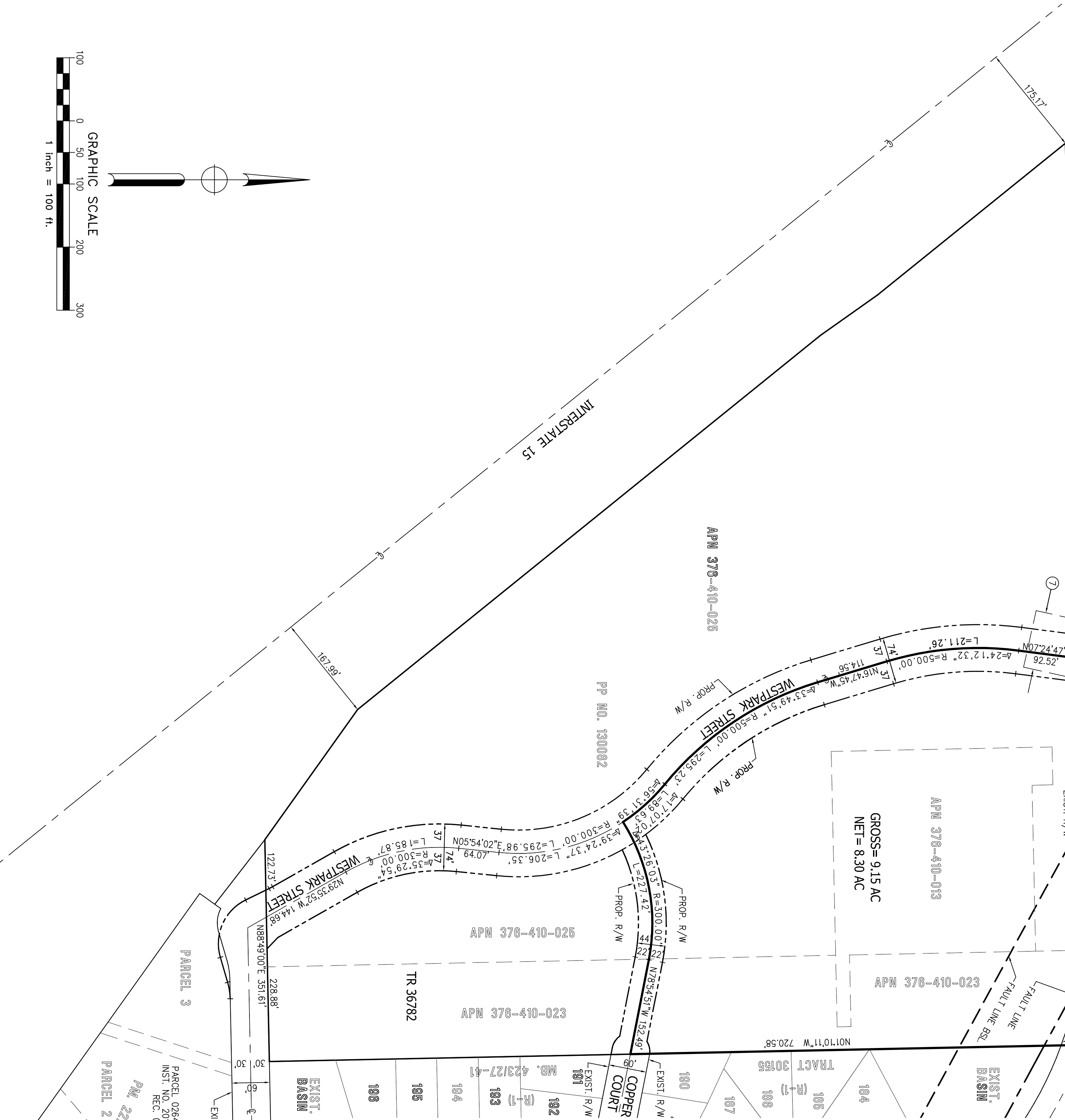
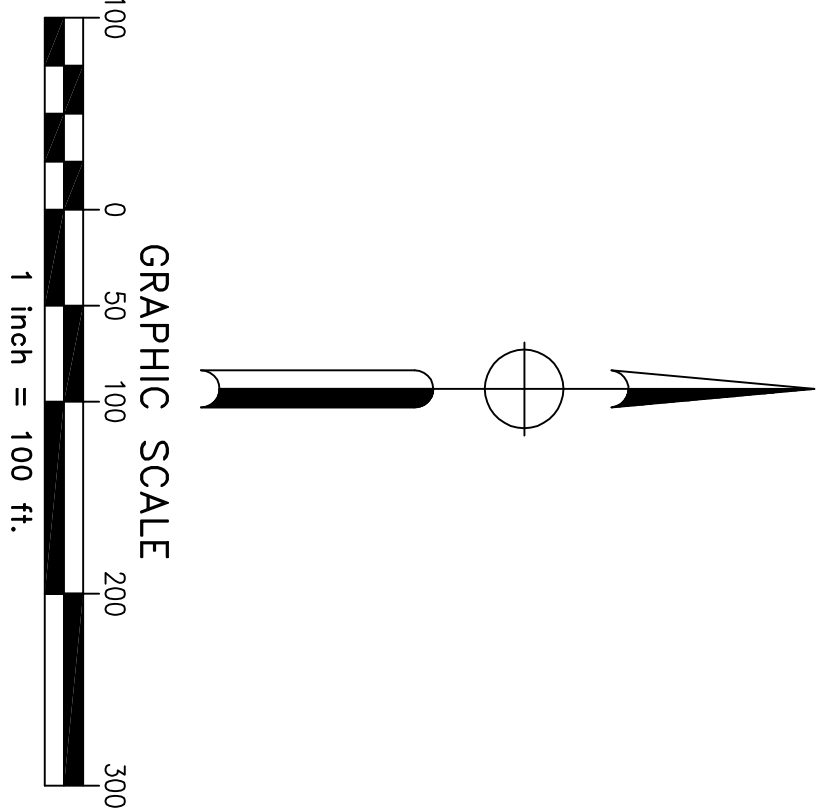
EASEMENT NOTES:

- ② AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 1974 AS INSTRUMENT NO. 86494 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY.
- ⑥ 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. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED)

LEGEND:



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TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

1-800-227-2600

1-800-227-2600

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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MARK BY DATE

ENGINEER

REVISIONS

APPR. DATE CITY

CITY OF WILDOMAR

ACCEPTED BY:

DATE:

DANIEL A. YORK, Asst. City Manager

Public Works Director/City Engineer

ACCEPANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL - ENGINEER:

REGISTERED PROFESSIONAL ENGINEER

No. 37356

Exp. 6/30/16

CIVIL

WILDOMAR, CALIF.

PREPARED BY:

TRAVIS P. VINCENT

R.C.E. No. 37356

EXP. 6-30-16

BENCHMARK:

Elevation =

Daum =

BENCHMARK #

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)

L.S. (number), Exp. (date)

TENTATIVE TRACT MAP 36782

CITY OF WILDOMAR

WESTPARK PROMENADE

TENTATIVE TRACT MAP

SHEET No.

5

OF 5 SHTS

POD-3 PARKING BREAKDOWN			
67 UNIT SINGLE FAMILY ATTACHED HOMES			
		REQUIRED	
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT
A	16	36	-
B	16	36	-
C	16	36	-
D	19	-	52.25
SUBTOTAL		108	52.25
TOTAL	67	160.25	
PROVIDED			
		ENGOSD (2 CAR GARAGES)	COMPACT STANDARD ADA (DISABLED)
SUBTOTAL	134	4	25
GRAND TOTAL PARKING	165		

1

1A

BUILDING NO.
BUILDING TYPE

FF= 27.0
PE= 26.3

FINISH FLOOR ELEVATION
PAD ELEVATION

1337.9

EXIST. PAD ELEVATION

C

CV

BR

MB

BSL

- COMPACT
- CLEAN AIR/VANPOOL /EV
- BICYCLE RACK
- MAIL BOX
- BUILDING SETBACK LINE
- ADA PARKING

PROPERTY LINE/ PARCEL LINE

PROPOSED FENCE PER ARCHITECTURAL PLANS

DAYLIGHT LINE

PROPOSED CRIB WALL

SS

SEWER

W

WATER

SD

STORMDRAIN

CONCRETE

GRASS/LANDSCAPE

ADA "NO PARKING" STRIPING

UNDERGROUND DETENTION VAULT

SAND FILTER

CITY WATER QUALITY FRENCH

BIORETENTION

ENHANCE PAVEMENT DESIGNED AS TRAFFIC COUNDRY SPREAD WITH A ZERO CURB FOR PEDESTRIAN CROSSING

"FOR CONDOMINIUM PURPOSES"

TENTATIVE TRACT MAP 36782

CITY OF WILDOMAR

WESTPARK PROMENADE

TENTATIVE TRACT MAP

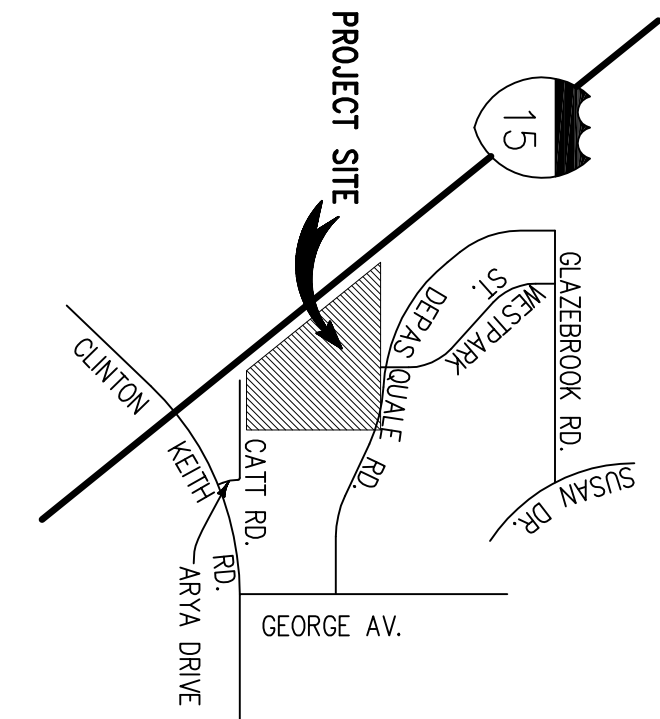
SHEET No. 5

OF 5 SHTS

S:\Land Projects 2004\27210 CLINTON KEITH 26\DWG\20-TENTATIVE\TPM_36782\TPM_36782_SHT_2.dwg 7-19-16 09:31:15 AM

PRELIMINARY GRADING PLAN

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP
NOT TO SCALE
SEC. 36, 1.65, 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 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JET KIM

ASSESSOR PARCEL NUMBER

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

UTILITY PURVEYORS:

SCHOOL ELSINORE VALLEY UNITED 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. 2006 PG. 897, F7
3. EXISTING ZONING SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE 27.64 AC GROSS
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9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

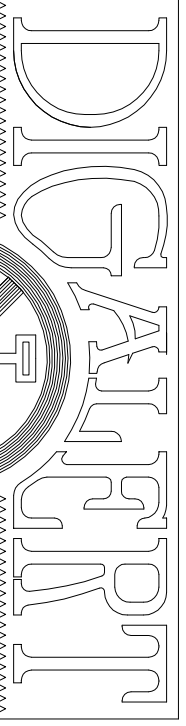
PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INDIERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES:

- ② AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THEREO, RECORDED JULY 10, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, (TO BE VACATED)
- ③ AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THEREO, RECORDED JULY 21, 1972 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS, (TO BE VACATED)
- ⑥ AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THEREO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.
- ⑦ 2012 AS INSTRUMENT FOR STORM DRAIN, FLOOD CONTROL, AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0707124 OF OFFICIAL RECORDS, (TO BE VACATED)

BENCHMARK:

3" ALUMINUM DISK IN CONC. CYLINDER, FROM THE INT. OF IVY ST. AND WASHINGTON ST., 3.6 MILES S.W. ON WASHINGTON-PALOMAR STS. TO THE INT. OF PALOMAR AND CLINTON KEITH RD.: 0.5 MILE S. ON CLINTON KEITH RD., TO THE INT. OF CLINTON KEITH RD. AND GRAND AVE. IN THE N. COR. OF THE "T" INT., 124.8' W. OF CLINTON KEITH RD. 47.6' N. OF GRAND AVE.; 6' N.E. OF A 1" I.P. WITH PLASTIC PLUG L.S. 2602, 25. OF A 6" CHAIN LINK FENCE AROUND A S.C.E. POWER STATION AND R.C.W.D. WELL SITE 10' N. OF P.P. #2075052E, SET FIBERGLASS WITNESS POST 1' NORTH. ELEV. 1199.072



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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE
CITY	

APPR.	DATE
CITY	

APPR.	DATE
CITY	

APPR.	DATE
CITY	

APPR.	DATE
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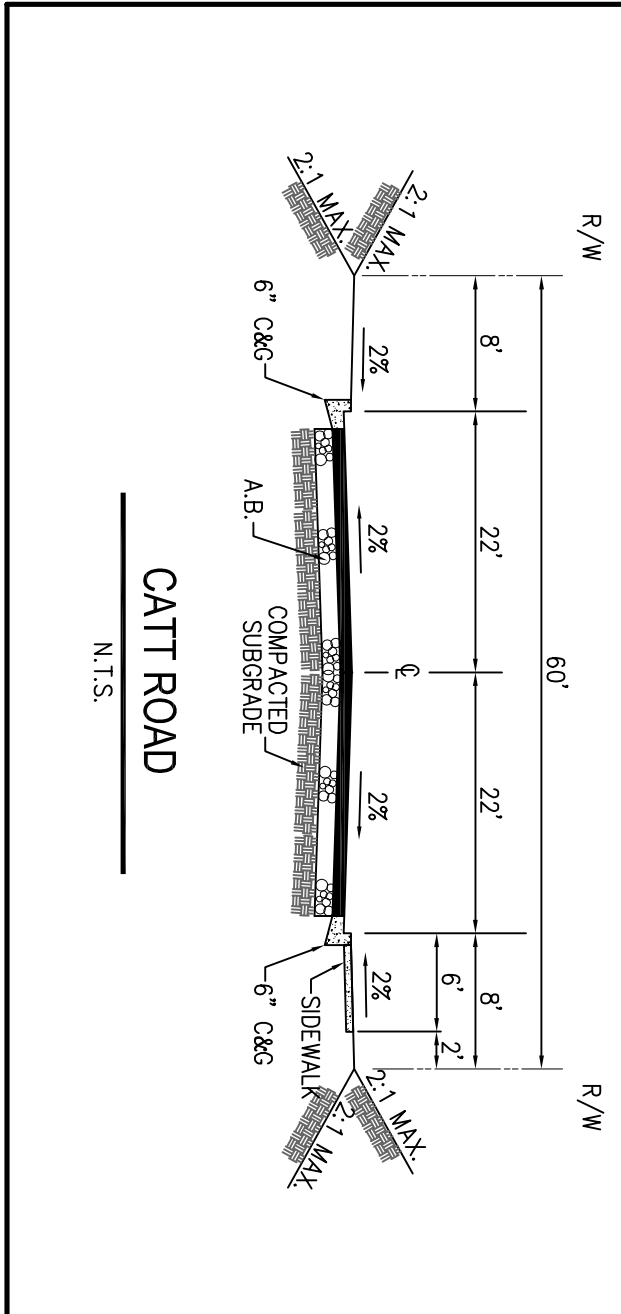
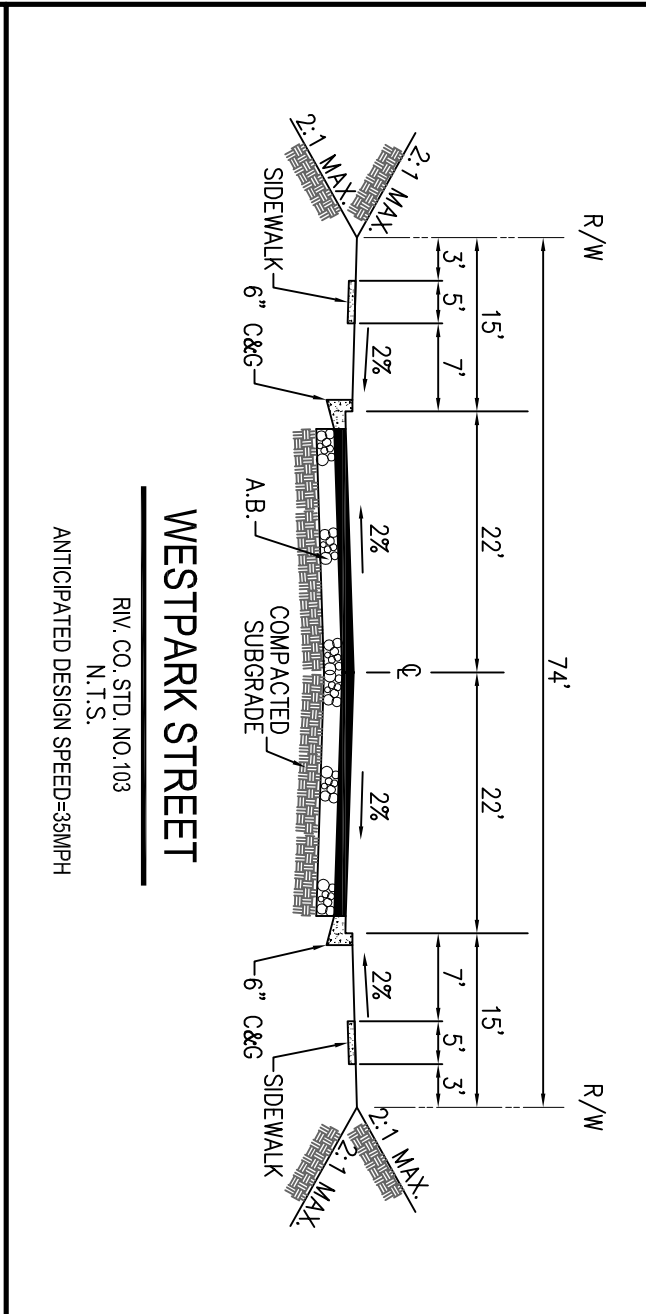
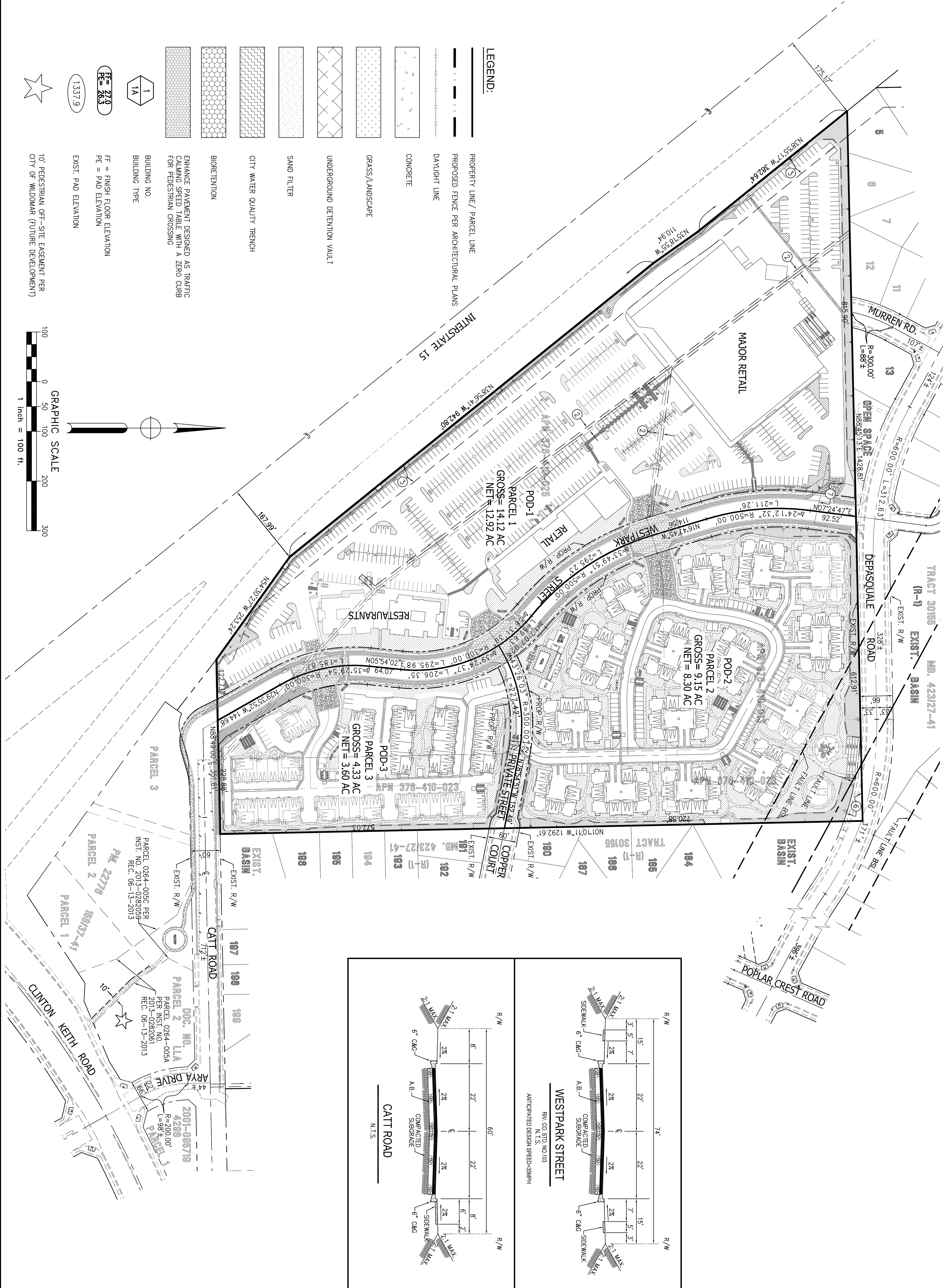
APPR.	DATE
CITY	

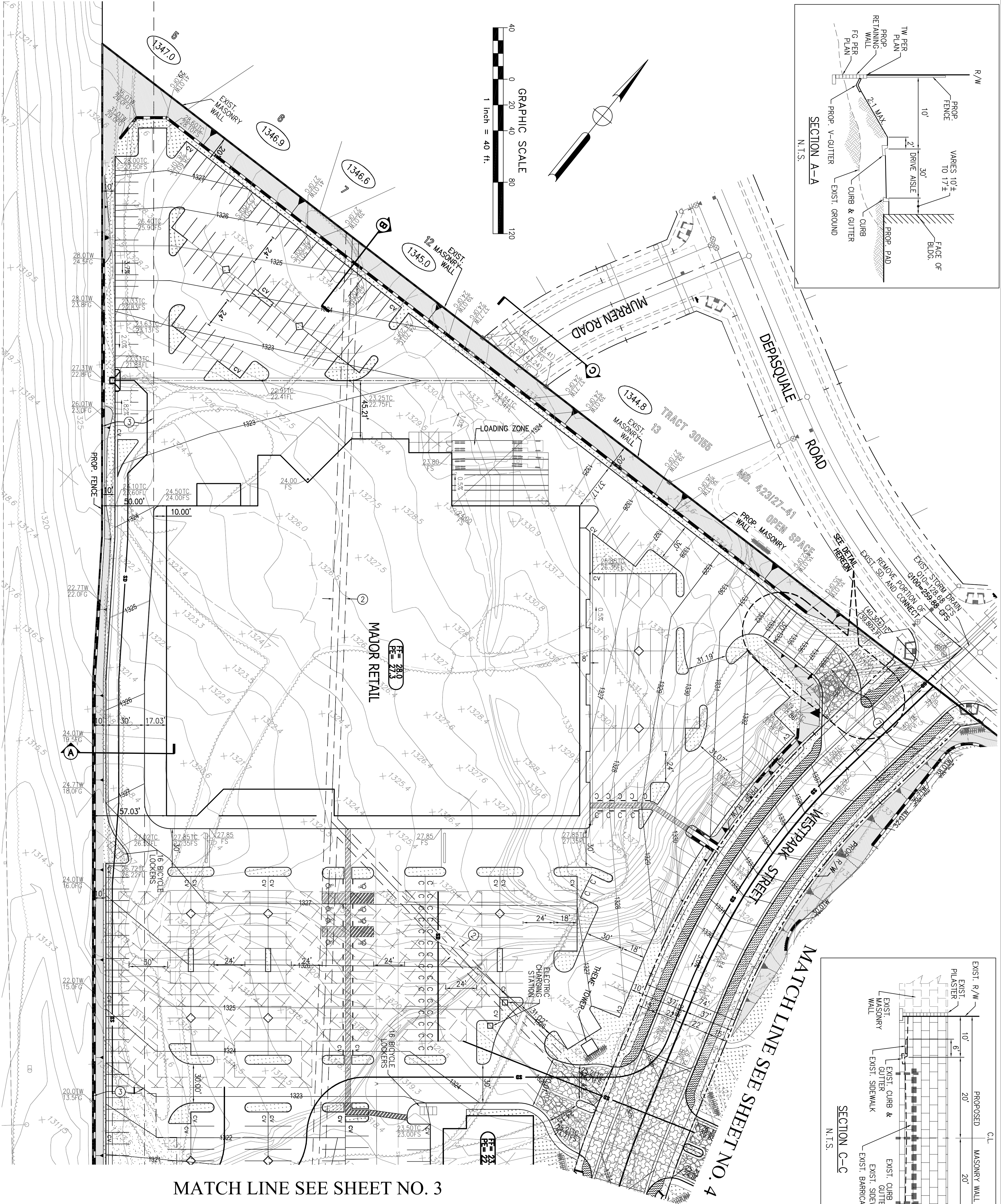
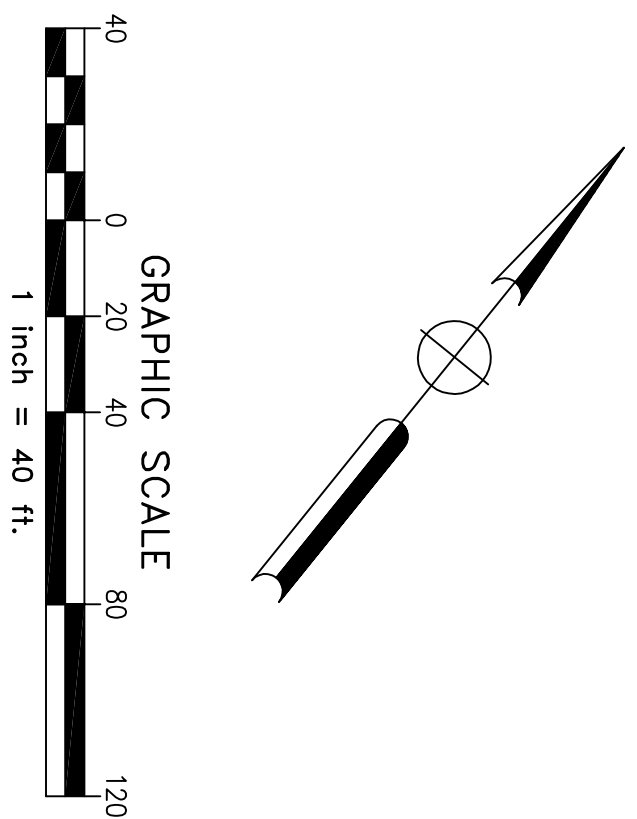
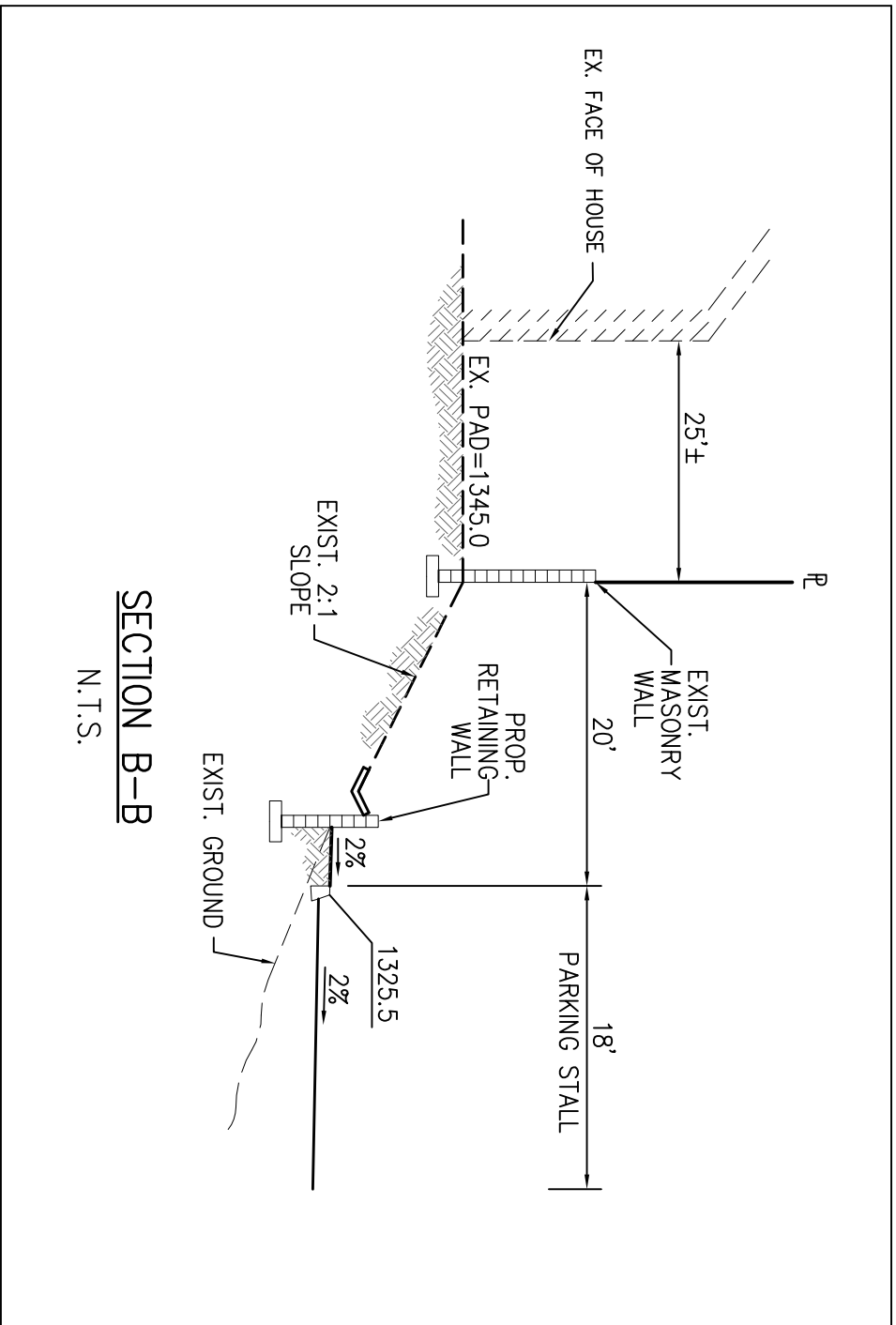
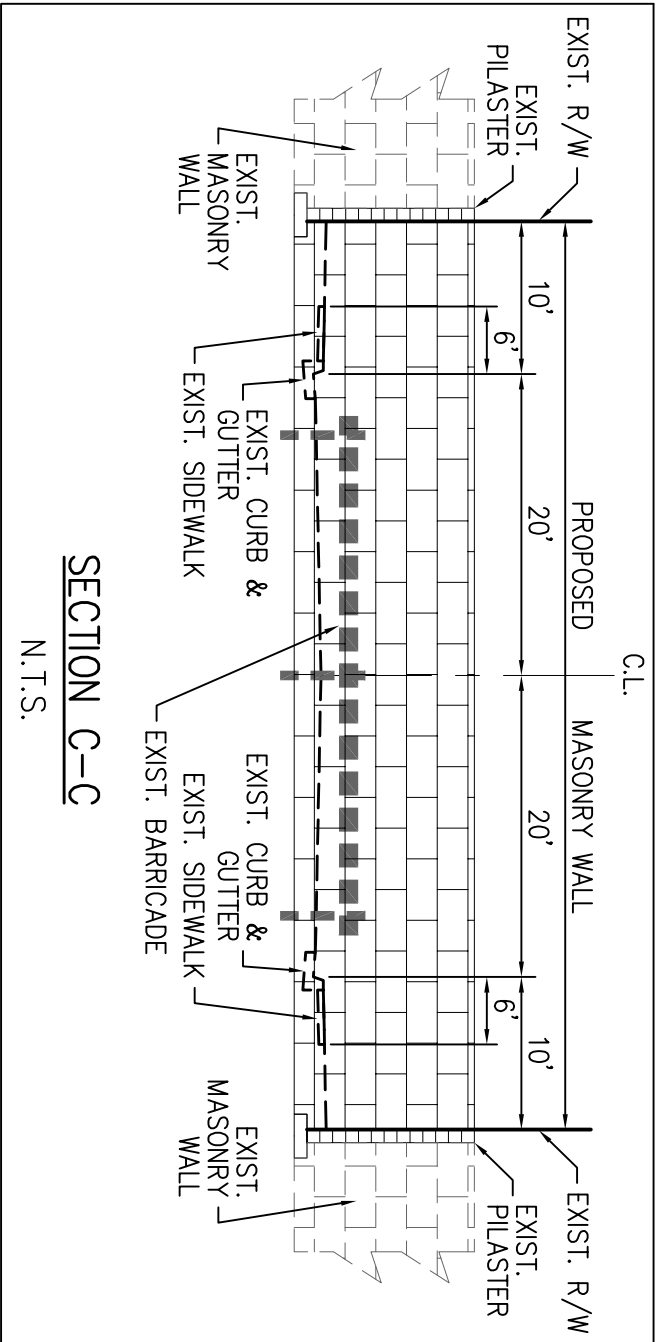
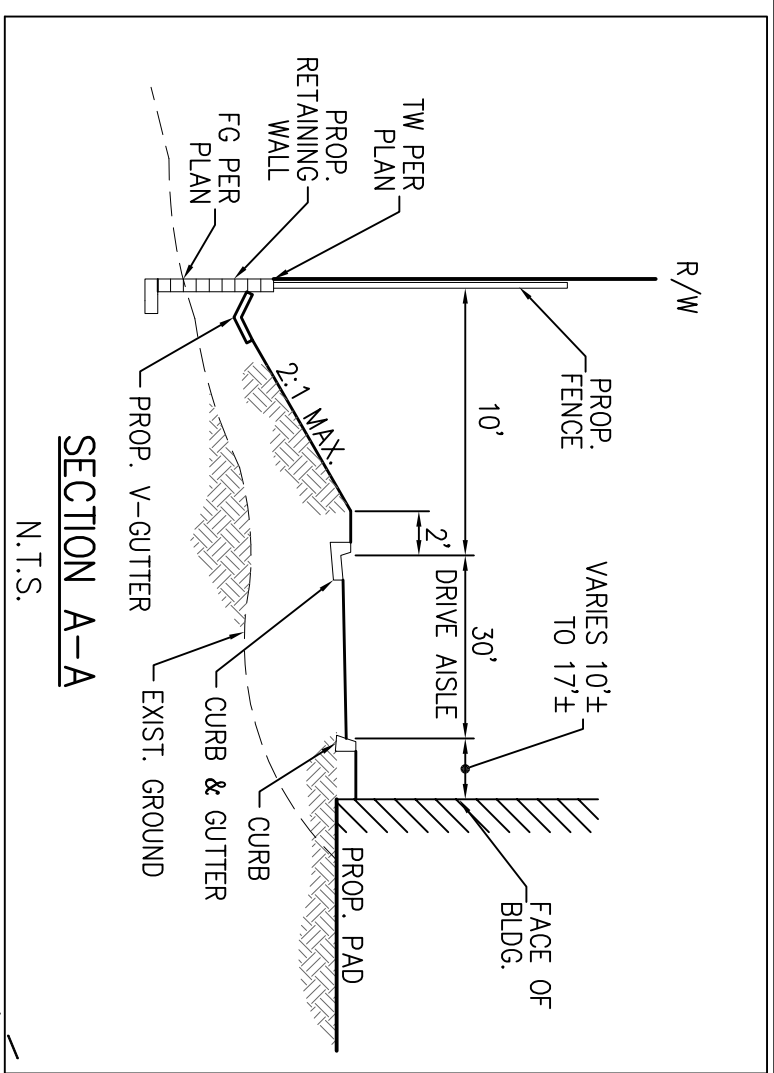
APPR.	DATE
CITY	

APPR.	DATE
CITY	

APPR.	DATE
CITY	

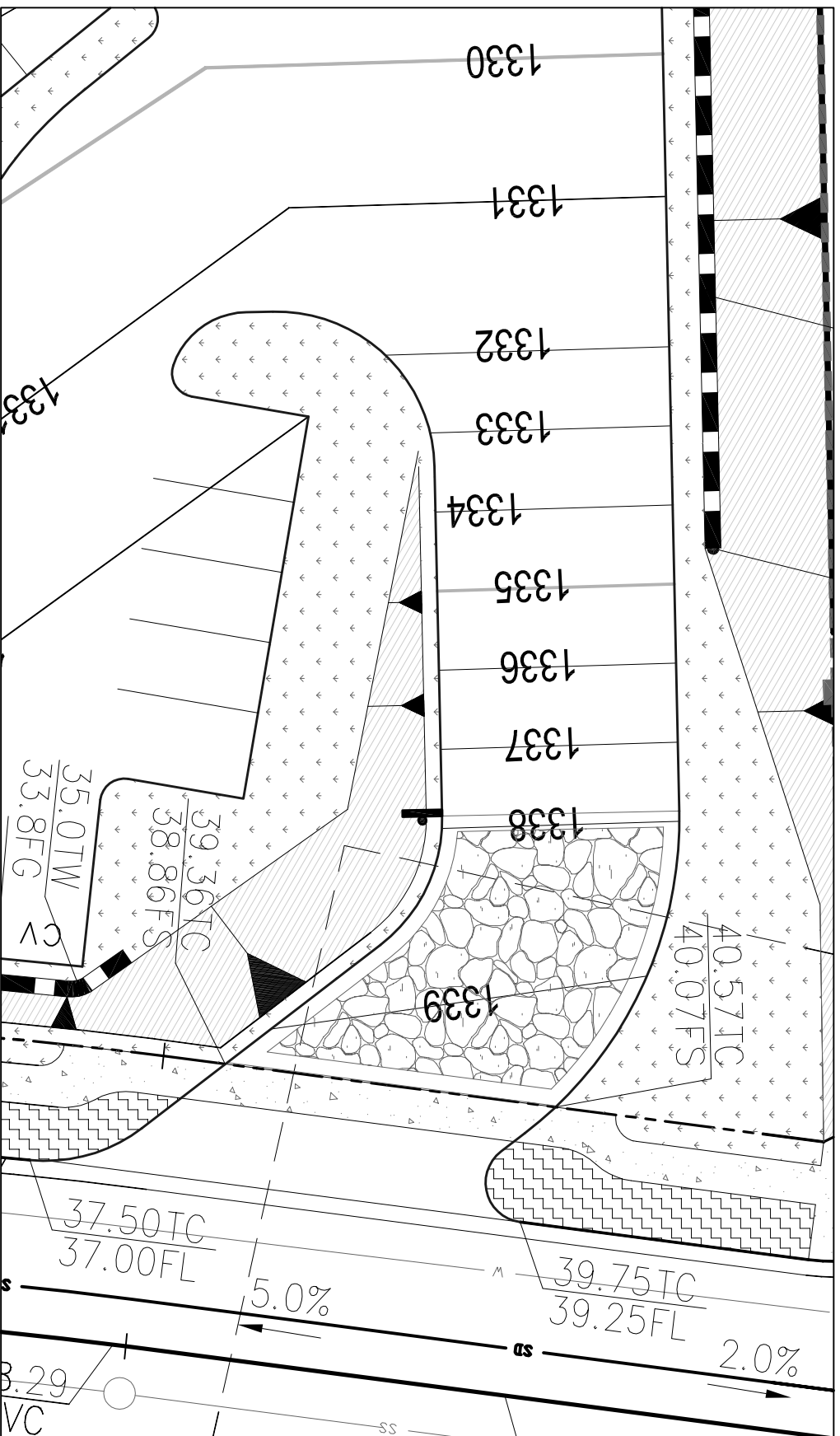
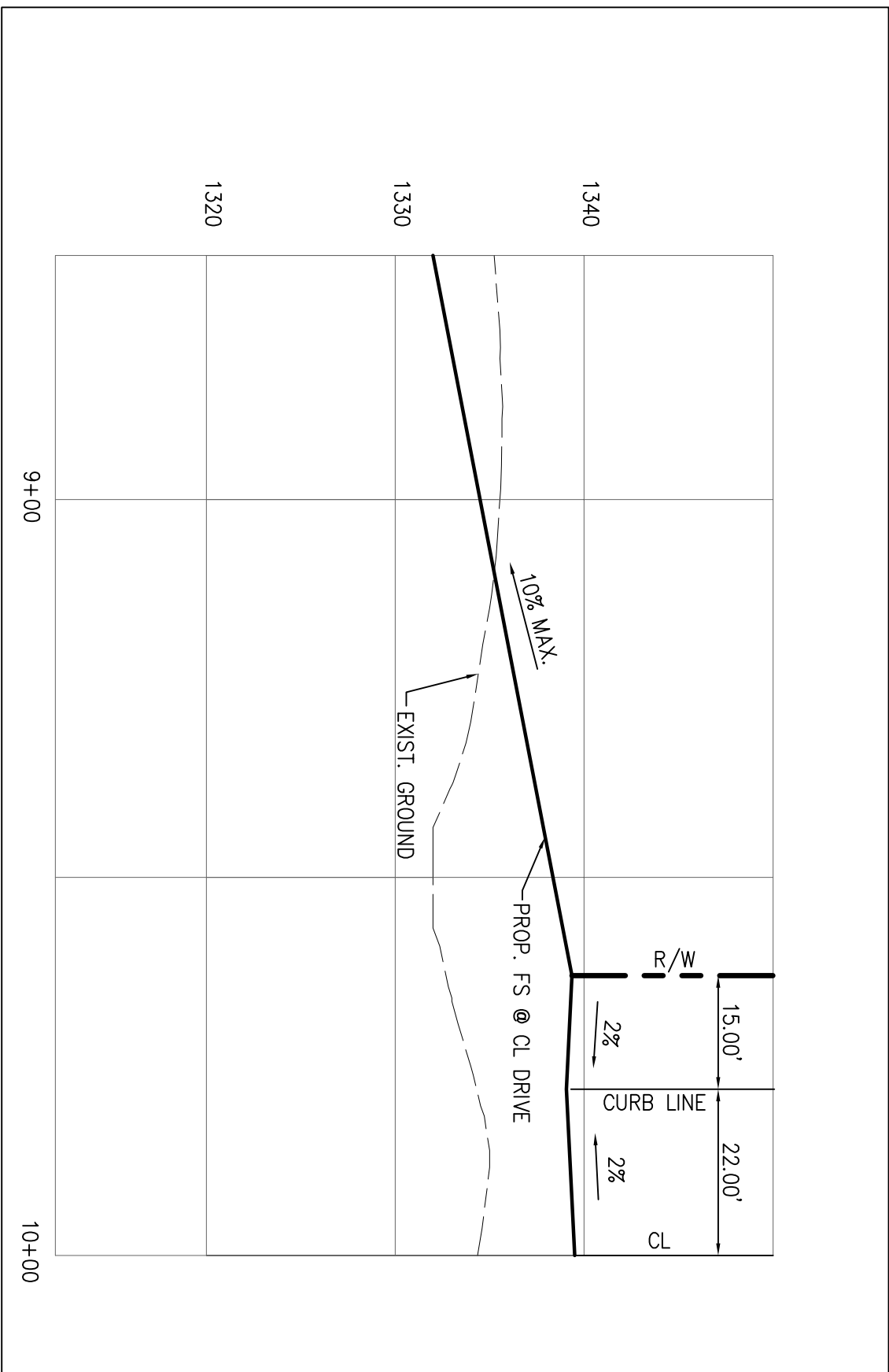
APPR.	DATE
CITY	





MATCH LINE SEE SHEET NO. 3

MATCH LINE SEE SHEET NO. 4



DIGITAL

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NOTE:
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MARK	BY	DATE
ENGINEER		

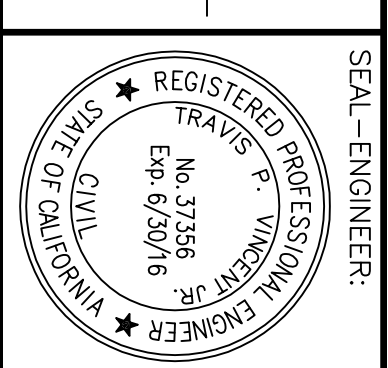
REVISIONS

APPR.	DATE

CITY OF WILDOMAR



ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
WITH APPLICABLE CITY STANDARDS AND PRACTICES



PREPARED BY: TRAVIS P. VINCENT, JR.
R.C.E. No. 37356 EXP. 6-30-16

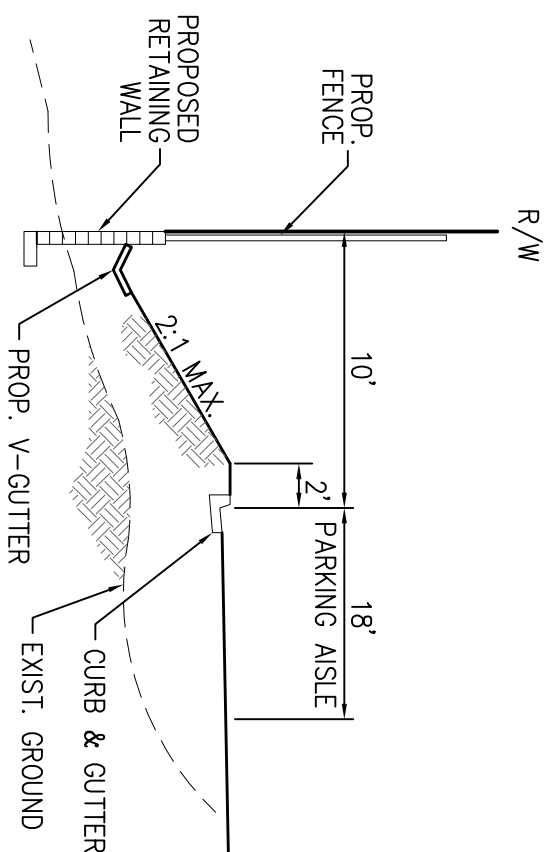
BENCHMARK:
(SEE SHEET 1)
H. As Noted V. As Noted

CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-1 / PARCEL 1
(PA13-0082)

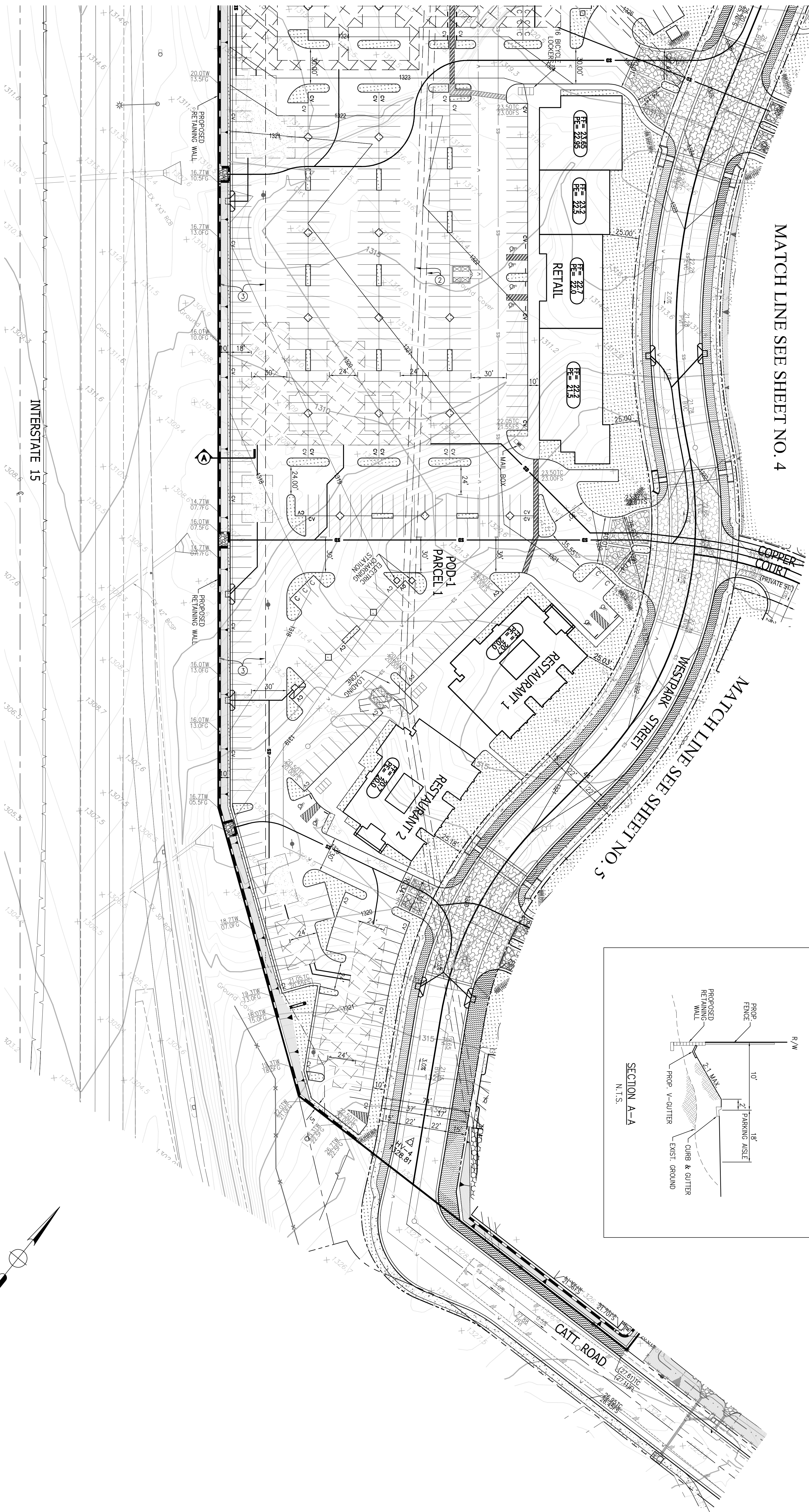
SHEET No. 2
OF 10 SHTS

MATCH LINE SEE SHEET NO. 4

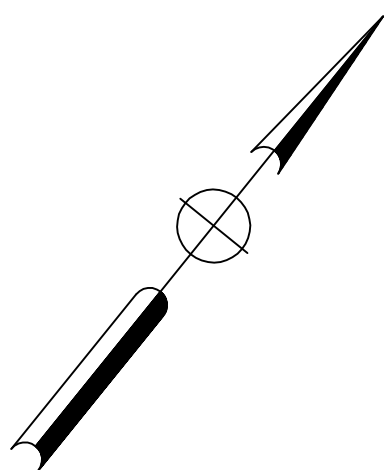
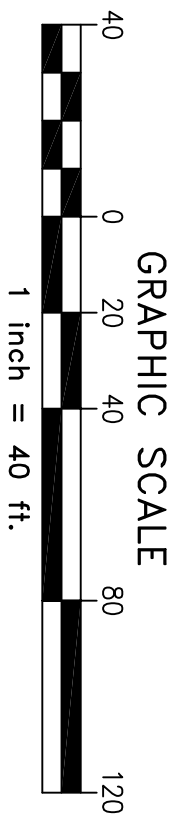
SECTION A-A

 \mathbb{Z} 

MATCH LINE SEE SHEET NO. 2




INTERSTATE 15



DATA

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DAYS BEFORE
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UNDERGROUND SERVICE ALERT**

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NOTE:

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[illegible]

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REVISIONS

--	--	--	--	--	--	--

[illegible]

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer

SEAL-ENGINEER:



PACIFIC COAST LAND CONSULTANTS, Inc.

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"

TEL (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:

(SEE SHEET 1)

As Noted	As Noted
As Noted	As Noted

SHEET No. _____

ITY OF WILDOMAR WESTPARK PROMENADE

PRELIMINARY GRADING PLANS
POD-1 / PARCEL 1
(PA13-0082)

SHEET No.

ω

OF 10 SHTS

