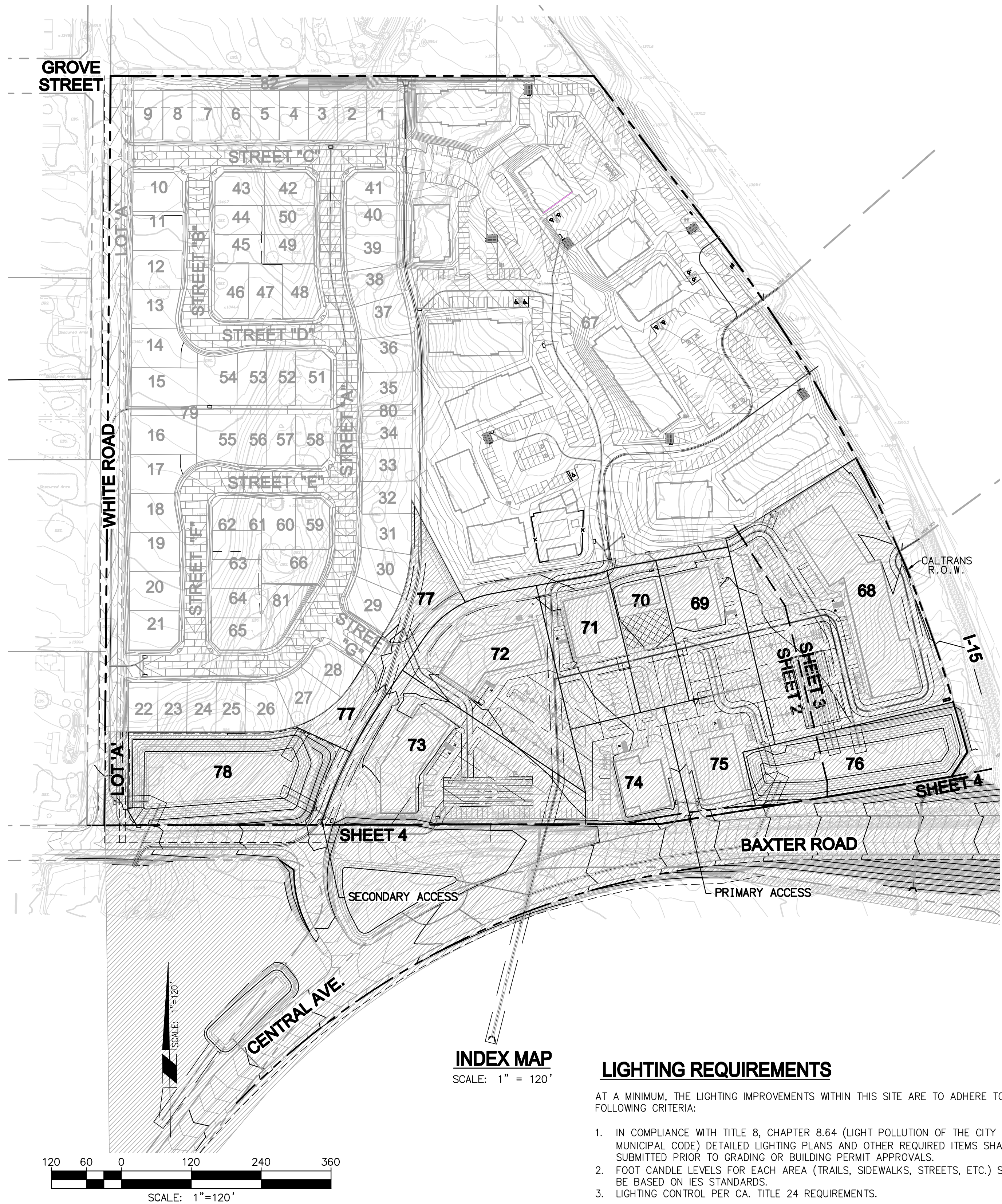


# **ATTACHMENT G**

## **Commercial Development Plans**



BAXTER VILLAGE  
CONCEPTUAL GRADING PLAN  
FOR  
LOTS 68-78 OF TENTATIVE TRACT MAP 36674 & PA14-0002  
CITY OF WILDOMAR, COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA



GENERAL DESCRIPTION

- EXISTING LAND USE: VACANT
- GENERAL PLAN: MUPA - MIXED USE PLANNING AREA
- PROPOSED GENERAL PLAN - COMMERCIAL RETAIL (CR)
- EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
- PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL RETAIL
- PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELKSORE VALLEY MUNICIPAL WATER DISTRICT
- ALL UTILITIES WILL BE UNDERGROUND  
GAS ----- SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC ----- SOUTHERN CALIFORNIA EDISON  
TELEPHONE ----- VERIZON
- SCHOOL DISTRICT: LAKE ELKSORE UNIFIED SCHOOL DISTRICT
- PROPOSED NUMBER OF LOTS: 8 COMMERCIAL, 1 OPEN SPACE & 2 BASINS
- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THOMAS BROTHER'S GUIDE - PAGE 897, COORDINATES C & D, AND 5 & 6
- SITE INFORMATION:

|                  |                          |
|------------------|--------------------------|
| GROSS AREA       | 12.2 ACRES               |
| TOTAL FLA        | 75,000 SF                |
| PARKING REQ'D    | 413 SPACES (5.5/1000 SF) |
| PARKING PROVIDED | 423 SPACES               |

NOTE: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPOSED FOR THIS COMMUNITY.

LEGAL DESCRIPTION FOR APN # 367-180-015

PARCEL 1  
THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION FOR APN # 367-180-043

PARCEL 2  
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF; ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY, EASTERLY AND SOUTHERLY OF THE SOUTHWESTERLY, WESTERLY AND NORTHERLY LINES OF PARCEL 2 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 8, 1977 AS INSTRUMENT NO. 151810 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES

- 1 INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
- 2 INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.

EXISTING EASEMENT NOTES

- A AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.
- B AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS.
- C AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.
- D AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.
- E AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.
- F AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P. KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS.

ADJUSTED EARTHWORK QUANTITIES

|            |       |                      |       |              |
|------------|-------|----------------------|-------|--------------|
| RAW:       | CUT : | 16,025 C.Y.          | FILL: | 90,621 C.Y.  |
| REMEDIAL:  | CUT : | 98,000 C.Y.          | FILL: | 98,000 C.Y.  |
| SHRINKAGE: |       |                      | FILL: | 7,133 C.Y.   |
| BULKING:   | CUT : | 29 C.Y.              |       |              |
| TOTAL:     | CUT : | 125,525 C.Y.         | FILL: | 207,224 C.Y. |
| NET:       |       | 81,700 C.Y. (IMPORT) |       |              |

SOURCE OF TOPOGRAPHY

ASSOCIATED DATA COMPILED FROM AERIAL PHOTOGRAPHY DATED 01-22-13 BY:

INLAND AERIAL SURVEYS, INC.  
7117 ARLINGTON AVENUE, SUITE A  
RIVERSIDE, CA 92503  
Ph (951) 687-4252 Fx (951) 687-4120  
ias@inlandair.com

JOB ADDRESS

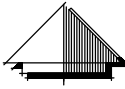
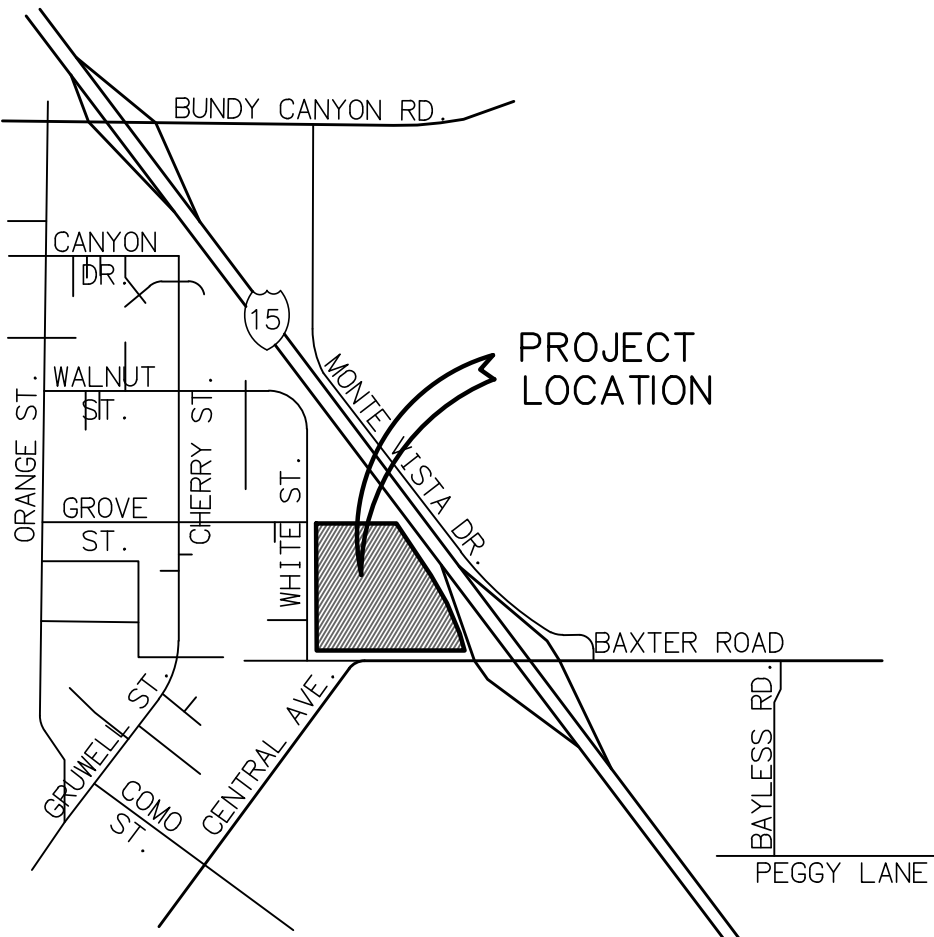
THE SITE IS BORDERED BY BAXTER ROAD TO THE SOUTH, WHITE ROAD TO THE WEST AND THE 15 FWY. TO THE EAST/ NORTHEAST AND APN 367-210-042 TO THE NORTH.

OWNER / APPLICANT

STRATA BAXTER, LLC  
4370 LA JOLLA VILLAGE DRIVE #960  
SAN DIEGO, CA 92122  
(858)546-0900 (p)  
(858)546-8725 (f)

ABBREVIATIONS

|                  |         |
|------------------|---------|
| ASPHALT CONCRETE | AC      |
| CENTERLINE       | CL      |
| RIDGELINE        | RL      |
| TOP OF SLOPE     | TS      |
| TOP OF CURB      | TC      |
| FLOW LINE        | FL/EL   |
| HIGH POINT       | HP      |
| LOW POINT        | LP      |
| EXISTING GRADE   | EG      |
| FINISHED GRADE   | FG      |
| FINISHED SURFACE | FS      |
| GRADE BREAK      | GB      |
| FIRE HYDRANT     | FH      |
| STREET LIGHT     | ST. LT. |
| CURB & GUTTER    | C&G     |
| RIGHT OF WAY     | R/W     |
| SIDEWALK         | S/W     |
| STORM DRAIN      | SD      |
| EXISTING         | EX      |
| PROPOSED         | PROP    |
| PROPERTY LINE    | PL      |
| FINISH FLOOR     | FF      |
| WATER            | WTR.    |
| SEWER            | SWR.    |



VICINITY MAP

NOT TO SCALE

TOWNSHIP 6 SOUTH, RANGE 4 WEST, SECTION 26  
THOMAS GUIDE RIV CO 2008  
897 C5, C6, D5, D6

BENCHMARK

RIV. CO. BM. # E-6-70  
ELEVATION=1304.204  
DATUM=NGVD29

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2007.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVL5 BEING N05-05-38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

ASSESSORS PARCEL NUMBERS

367-180-015, 043

LEGEND

|                                      |           |
|--------------------------------------|-----------|
| FINISHED CONTOUR                     | 1190      |
| EXISTING CONTOUR                     | (1190)    |
| TOP                                  |           |
| TOE                                  |           |
| DAYLIGHT                             |           |
| LOT NUMBERS                          | 25        |
| PAD ELEVATION                        | PE = 18.5 |
| PROPOSED FINISHED GRADE              | 17.0      |
| PROPOSED RATE OF GRADE               | 1.0%      |
| BOUNDARY LINE                        |           |
| RIGHT OF WAY                         |           |
| CENTERLINE                           |           |
| PROPOSED LOT LINE                    |           |
| PROPOSED EASEMENT                    |           |
| RESTRICTED ACCESS                    |           |
| PROPOSED STORM DRAIN                 | SD        |
| PROPOSED SEWER LINE                  | S         |
| PROPOSED WATER LINE                  | W         |
| SIDEWALK                             |           |
| FIRE HYDRANT                         |           |
| FIRE TURN TEMPLATE                   | R=37'     |
| DIRECTION OF FLOW                    |           |
| BROW DITCH                           |           |
| POROUS PAVERS                        |           |
| CONCRETE                             |           |
| ENTRY MONUMENT (PER LANDSCAPE PLANS) |           |
| BIKE RACKS                           |           |
| SECURE BIKE RACKS                    |           |
| ELECTRIC VEHICLE PARKING             | (E)       |



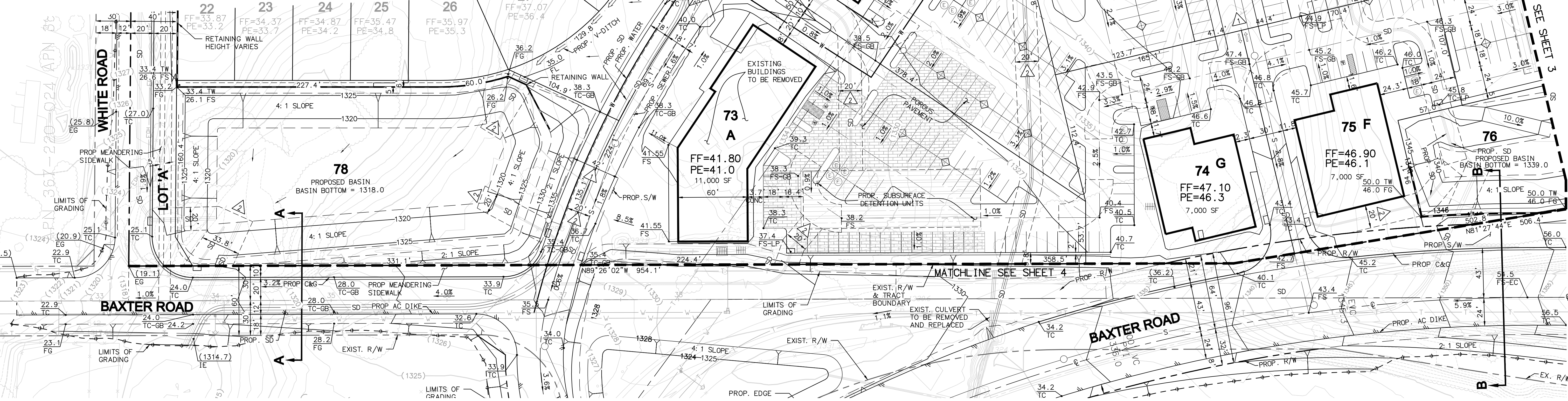
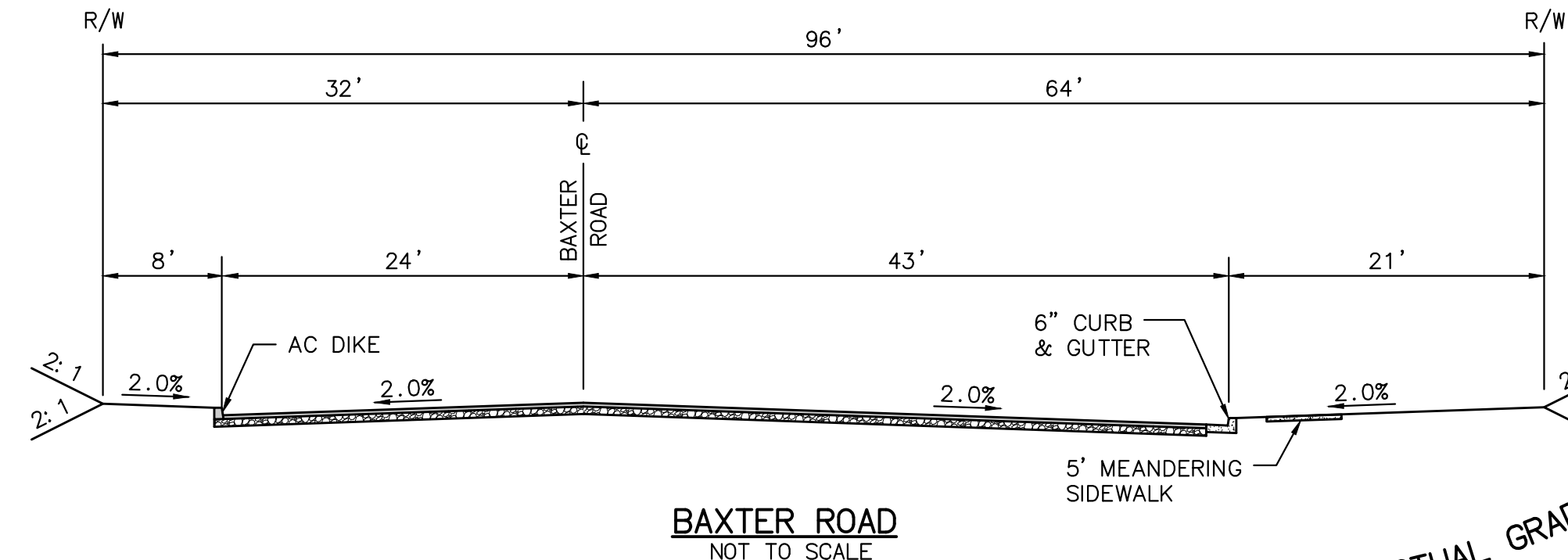
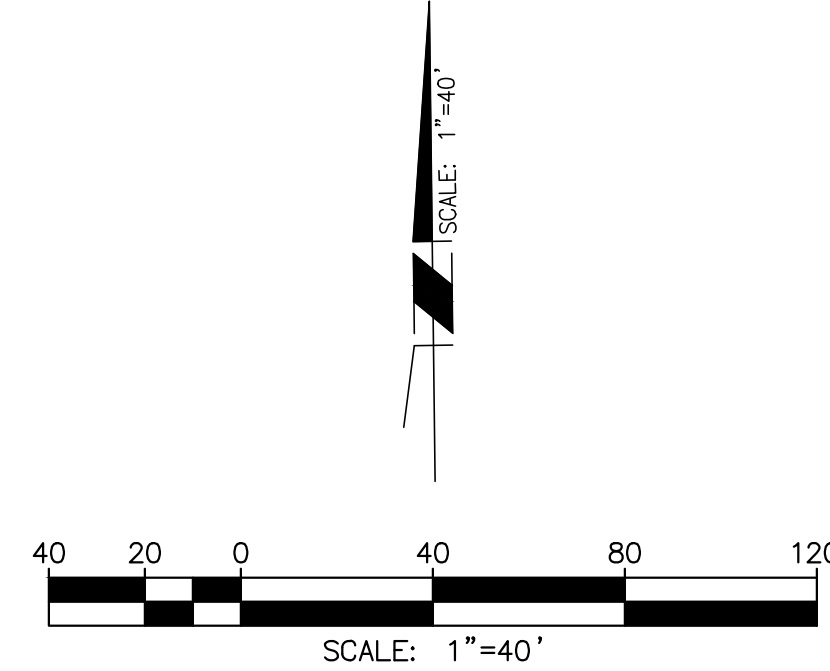
BAXTER VILLAGE  
CONCEPTUAL GRADING PLAN  
(COMMERCIAL)  
CITY OF WILDOMAR - COUNTY OF RIVERSIDE  
40810 COUNTY CENTER DRIVE, SUITE 100  
TEMECULA, CALIFORNIA 92591-6049  
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET

1

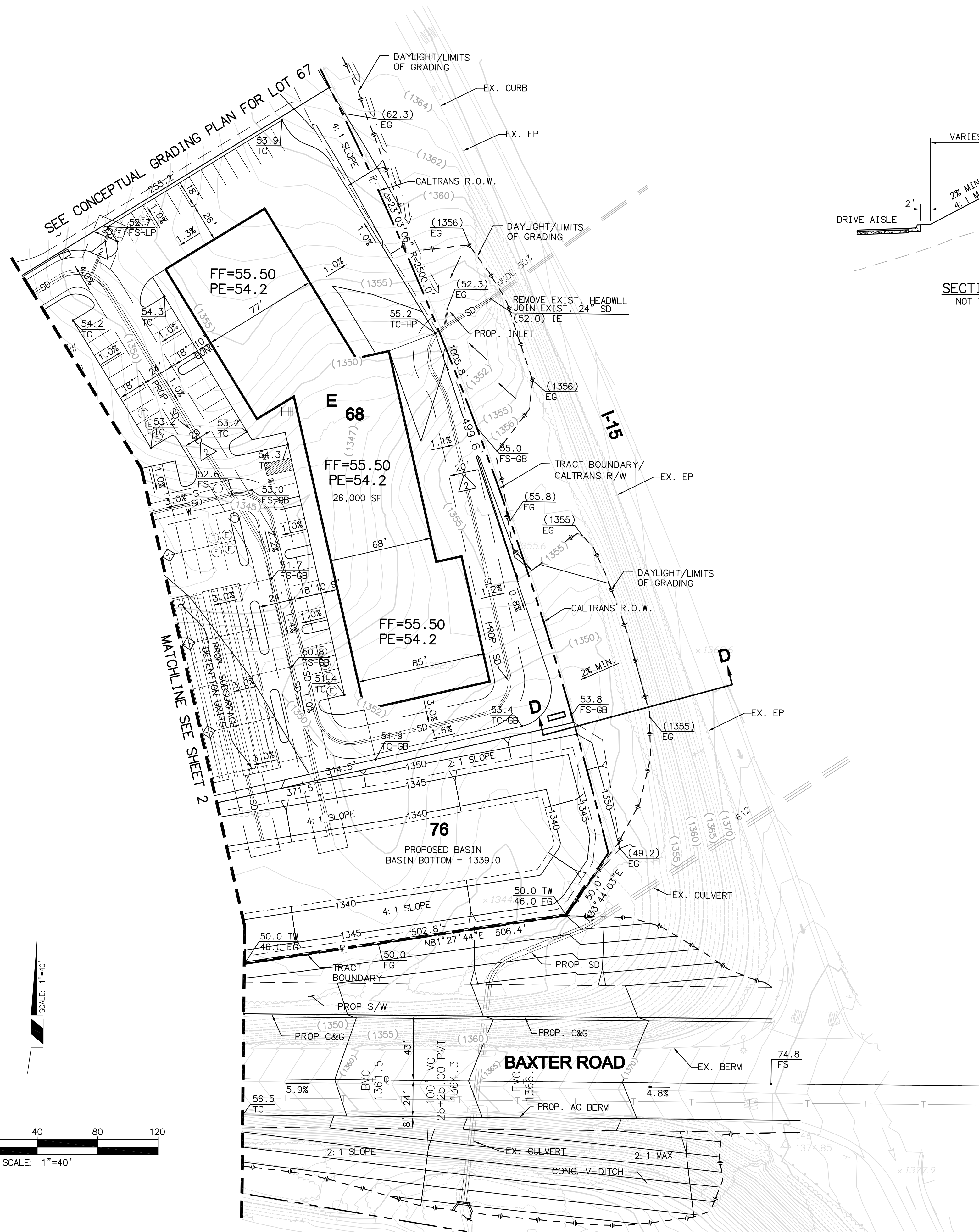
OF 5 SHEETS



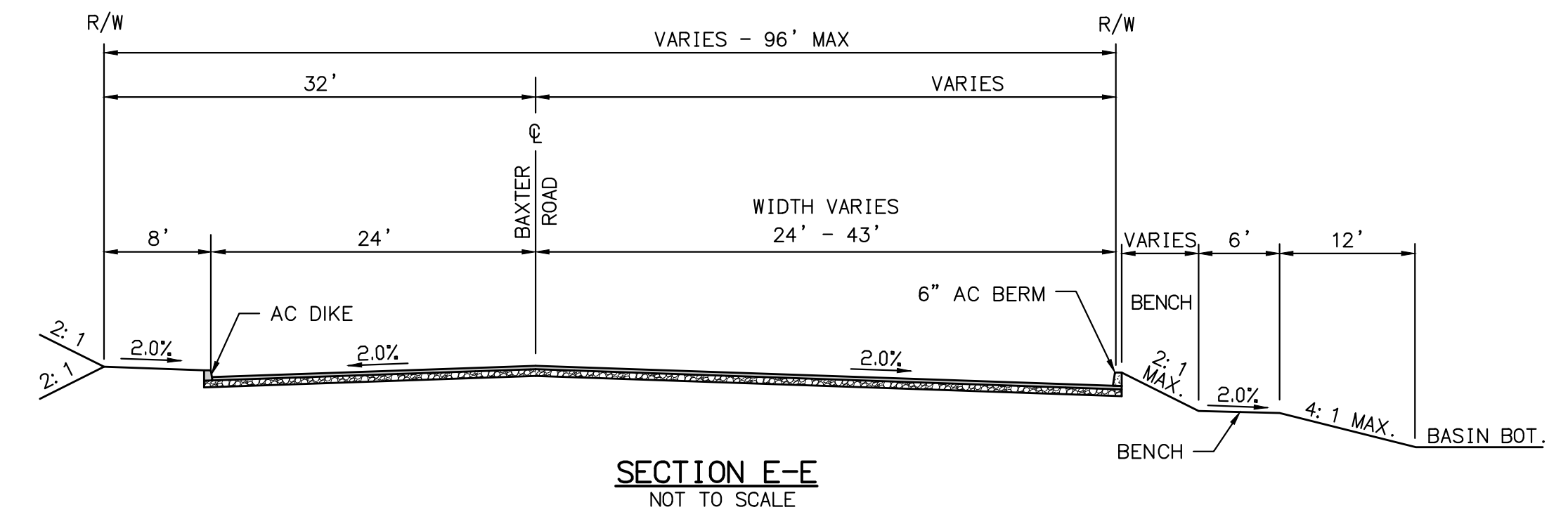
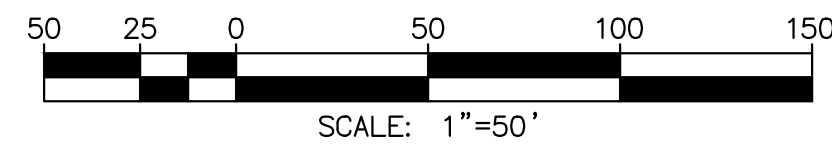


|                                                                                       |                                                                                                                                                                                                                                                                                |                                                                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  | <b>BAXTER VILLAGE</b><br><b>CONCEPTUAL GRADING PLAN</b><br>(COMMERCIAL)<br>CITY OF WILDOMAR – COUNTY OF RIVERSIDE<br>40810 COUNTY CENTER DRIVE, SUITE 100<br>TEMECULA, CALIFORNIA 92591-6049<br>951.676.8042 • FAX 951.676.7240 • <a href="http://www.RBF.com">www.RBF.com</a> | SHEET<br><div style="font-size: 2em; font-weight: bold; text-align: center;">2</div> OF 5 SHEETS |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

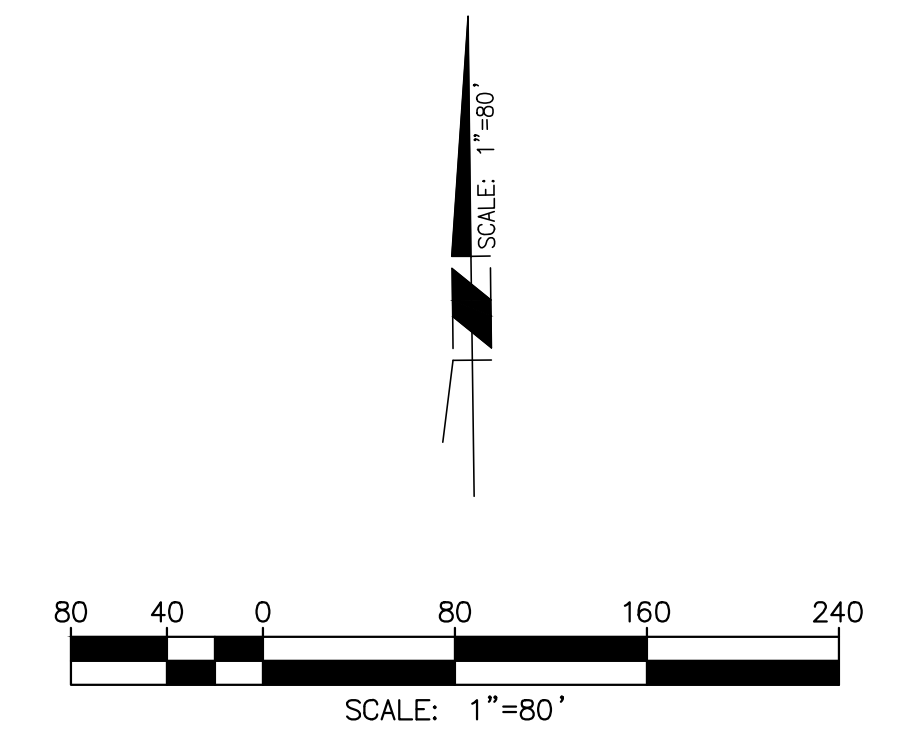












**LEGEND**  
 [Green dashed line symbol] SIDEWALK / CROSSWALK

PLANNING APPLICATION NO. 14-0002

|                                                 |                                                                                                                            |  |                   |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--|-------------------|
| <br><b>RBF</b><br>CONSULTING<br>A Baker Company | <b>BAXTER VILLAGE</b><br>PEDESTRIAN CIRCULATION EXHIBIT<br>(COMMERCIAL)                                                    |  | SHEET<br><b>5</b> |
|                                                 | CITY OF WILDOMAR - COUNTY OF RIVERSIDE<br>40810 COUNTY CENTER DRIVE, SUITE 100<br>TEMECULA, CALIFORNIA 92591-6049          |  | OF 5 SHEETS       |
|                                                 | 951.676.8042 • FAX 951.676.7240 • www.RBF.com                                                                              |  |                   |
|                                                 | H:\PROJECTS\133555\DATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-005.DWG TURNSIDE 8/4/15 10:30 AM |  |                   |





PROJECT SUMMARY:

|                                                            |                          |
|------------------------------------------------------------|--------------------------|
| <b>SITE AREA INFORMATION</b>                               |                          |
| GROSS SITE AREA                                            | 35.98 AC                 |
| BASINS                                                     | 2.9 AC                   |
| STREET ROW                                                 | 1.24 AC                  |
| OPEN SPACE                                                 | 5.41 AC                  |
| <b>COMMERCIAL</b>                                          |                          |
| GROSS AREA                                                 | 12.2 AC.                 |
| TOTAL FLOOR AREA                                           | 75,000 SF                |
| PARKING REQUIRED                                           | 413 SPACES (5.5/1000 SF) |
| PARKING PROVIDED                                           | 423 SPACES               |
| <b>APARTMENTS</b>                                          |                          |
| GROSS AREA                                                 | 11.3 AC                  |
| DENSITY                                                    | 18 DU/AC                 |
| TOTAL                                                      | 204 UNITS                |
| - 1 BED (735 SF)                                           | 42 UNITS                 |
| - 2 BED (1064 SF)                                          | 102 UNITS                |
| - 3 BED (1281 SF)                                          | 60 UNITS                 |
| <b>PARKING REQUIRED</b>                                    |                          |
| 1BR                                                        | 1.25 SPACES/UNIT         |
| 2BR                                                        | 2.25 SPACES/UNIT         |
| 3BR                                                        | 2.75 SPACES/UNIT         |
| TOTAL                                                      | 448 SPACES               |
| <b>PARKING PROVIDED (INCLUDES GUEST / VISITOR PARKING)</b> |                          |
| CARPORT                                                    | 204 SPACES               |
| OPEN                                                       | 244 SPACES               |
| TOTAL                                                      | 448 SPACES               |
| <b>SINGLE FAMILY</b>                                       |                          |
| GROSS AREA                                                 | 12.5 AC.                 |
| DENSITY                                                    | 5.3 DU/AC                |
| TOTAL                                                      | 66 LOTS                  |
| <b>OPEN SPACE</b>                                          |                          |
| *ASSUMES 3.29 PEOPLE/DU                                    |                          |
| *3.0 AC/1000 PEOPLE REQUIRED                               |                          |
| <b>OPEN SPACE REQUIRED</b>                                 |                          |
| 270 DU X 3.29 PEOPLE/DU = 888 PEOPLE                       | 2.7 AC                   |
| 888 PEOPLE X 3.0 AC/1000 PEOPLE                            |                          |
| <b>OPEN SPACE PROVIDED</b>                                 |                          |
| APARTMENT OS                                               | 4.8 AC                   |
| SINGLE FAMILY OS                                           | 0.61 AC                  |
| TOTAL                                                      | 5.41 AC                  |



BAXTER VILLAGE

ILLUSTRATIVE SITE PLAN

A1.1



WILDOMAR, CALIFORNIA  
KTGY # 2013-0121

JULY 2015

Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com





LEGEND

PRIMARY COMMUNITY ENTRY MONUMENT (BAXTER ROAD) - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE



5' MINIMUM HIGH DECORATIVE SCREEN / PRIVACY WALL AND COLUMNS WITH PRECAST CONCRETE CAP

3' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE CAP AND OR EARTHEN BERM AND OR HEDGE TO SCREEN PARKING FROM STREET



DECORATIVE PAVEMENT

MULTI-FAMILY RESIDENTIAL AREA PER SEPARATE PLANS.

LANDSCAPE ZONES AND PLANT PALETTE

BAXTER VILLAGE COMMERCIAL CENTER

| SYMBOL | BOTANICAL NAME            | COMMON NAME         | WUCOLS |
|--------|---------------------------|---------------------|--------|
|        | ACCENT TREES, SUCH AS:    |                     |        |
|        | BRACHIA ARMATA            | MEXICAN BLUE PALM   | M      |
|        | LASERSTROBIA INDICA       | GRAPE MYRTLE        | M      |
|        | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE     | L      |
|        | PHOENIX DACTYLIFERA       | DATE PALM           | L      |
|        | WASHINGTONIA FILIFERA     | CALIFORNIA FAN PALM | L      |

NOTES: MINIMUM 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTR  
CALIFORNIA FAN PALMS SHALL BE 17-18" B.T.H. MIN.; PALMS MAY  
ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/ OR A  
MAXIMUM OF 15% OF TREE PALETTE.

CANOPY TREES, SUCH AS:

|                           |                     |   |
|---------------------------|---------------------|---|
| ARBUTUS UNEDO             | STRAWBERRY TREE     | L |
| LAURUS NOBILIS 'SARATOSA' | SWEET BAY           | L |
| PARKINSONIA SPECIES       | PALO VERDE          | L |
| PLATANUS RACEMOSA         | CALIFORNIA SYCAMORE | M |
| PLATANUS WRIGHTII         | ARIZONA SYCAMORE    | M |
| PROSOPIS SPECIES          | MESQUITE            | L |
| QUERCUS AGRIFFOLIA        | LIVE OAK            | L |

NOTE: MINIMUM 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTRY

SHRUBS, SUCH AS:

|                                     |                      |   |
|-------------------------------------|----------------------|---|
| AGAVE SPECIES                       | AGAVE                | L |
| CALLISTEMON VIMINALIS 'LITTLE JOHN' | KEEPPING BOTTLEBRUSH | L |
| DASYLIRION SPECIES                  | DESERT SPOON         | M |
| GREVILLEAE NOELLI                   | NOEL'S GREVILLEA     | M |
| MYRTUS COMPAUS 'COMPACTA'           | COMPACT MYRTLE       | M |
| NERIUM OLEANDER                     | DWARF OLEANDER       | L |
| FRUNUS CAROLINIANA 'COMPACTA'       | CAROLINA CHERRY      | M |
| RHAPHIOLEPIS INDICA                 | INDIAN HAWTHORN      | M |
| VIBURNUM TINUS 'SPRING BOUQUET'     | LAURUSTINUS          | M |

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS:

|                              |                      |   |
|------------------------------|----------------------|---|
| BACCHARIS 'CENTENNIAL'       | CENTENNIAL BACCHARIS | L |
| COTONEASTER SPECIES          | COTONEASTER          | M |
| HEMEROCALLIS HYBRIDS         | DAY LILY             | M |
| LONICERA JAPONICA 'HALLIANA' | JAPANESE HONEYSUCKLE | M |
| MYOPORUM PARVIFOLIUM         | PROSTRATE MYOPORUM   | L |
| ROSMARINUS OFFICINALIS       | PROSTRATE ROSEMARY   | L |
| ROSA SPECIES                 | CARPET ROSE          | L |

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF  
NATIVE HYDROSEED

ORGANIC GROUND COVERS, SUCH AS:

COBBLE STONE  
CRUSHED ROCK  
DECOMPOSED GRANITE  
COURSE ORGANIC BARK MULCH

WALL CLINGING VINES, SUCH AS:

PARTHENOCEISSUS TRICUSPIDATA  
FIGUS FUMILA - CREEPING FIG  
MINIMUM 1 GALLON SIZES

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE, BUFFER AND SCREEN

| SYMBOL | BOTANICAL NAME         | COMMON NAME         | WUCOLS |
|--------|------------------------|---------------------|--------|
|        | CANOPY TREES, SUCH AS: |                     |        |
|        | CEDRUS DEODARA         | DEODAR CEDAR        | M      |
|        | CUPRESSUS ARIZONICA    | ARIZONA CYPRESS     | L      |
|        | EUCALYPTUS SPECIES     | EUCALYPTUS          | L      |
|        | FINUS ALGARICA         | AFGHAN PINE         | L      |
|        | PLATANUS RACEMOSA      | CALIFORNIA SYCAMORE | M      |
|        | POPULUS FREMONTII      | FREMONT COTTONWOOD  | M      |
|        | QUERCUS AGRIFFOLIA     | LIVE OAK            | L      |
|        | QUERCUS ENGELMANII     | ENGELMAN OAK        | L      |
|        | SCHINUS MOLLE          | CALIFORNIA PEPPER   | L      |

NOTE: MINIMUM 15 GALLON SIZES

SHRUBS, SUCH AS:

|                               |                       |   |
|-------------------------------|-----------------------|---|
| ENGELIA FARINOSA              | BRITTLEBUSH           | L |
| HETEROMELES ARBUTIFOLIA       | TOYON                 | L |
| LIGUSTRUM JAPONICUM 'TEXANUM' | TEXAS PRIVET          | M |
| PHOTINIA X FRASERI            | FRASERS PHOTINIA      | M |
| PITTOSPORUM TOBIIRA           | TOBIIRA               | M |
| FRUNUS CAROLINIANA 'COMPACTA' | CAROLINA CHERRY       | L |
| RHAMNUS CALIFORNICA           | COFFEE BERRY          | L |
| RHAPHIOLEPIS INDICA           | INDIA HAWTHORN        | M |
| RHUS OVATA                    | SUGAR BUSH            | L |
| XYLOSMA CONGESTUM 'COMPACTA'  | COMPACT SHINY XYLOSMA | M |

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS:

|                              |                      |   |
|------------------------------|----------------------|---|
| BACCHARIS 'CENTENNIAL'       | CENTENNIAL BACCHARIS | L |
| BACCHARIS PILULARIS          | COYOTE BRUSH         | L |
| COTONEASTER SPECIES          | COTONEASTER          | M |
| LONICERA JAPONICA 'HALLIANA' | JAPANESE HONEYSUCKLE | L |
| MULLENBERGIA RIGENS          | DEER GRASS           | M |
| MYOPORUM PARVIFOLIUM         | PROSTRATE MYOPORUM   | L |
| ROSMARINUS OFFICINALIS       | PROSTRATE ROSEMARY   | L |

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

ORGANIC GROUND COVERS, SUCH AS:

COBBLE STONE  
CRUSHED ROCK  
DECOMPOSED GRANITE  
COURSE ORGANIC BARK MULCH  
NATIVE HYDROSEED

WATER QUALITY BASIN

| SYMBOL | BOTANICAL NAME    | COMMON NAME         | WUCOLS |
|--------|-------------------|---------------------|--------|
|        | TREES, SUCH AS:   |                     |        |
|        | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | M      |
|        | POPULUS FREMONTII | WESTERN COTTONWOOD  | M      |

NOTE: 5 AND 15 GALLON SIZES

NON IRRIGATED HYDROSEED, SUCH AS:  
ANNUAL AND PERENNIAL NATIVE GRASSES (BASIN BOTTOM AND SIDES BELOW  
HIGH WATER ELEVATION)

BAXTER VILLAGE

CONCEPTUAL LANDSCAPE PLAN

(COMMERCIAL)

CITY OF WILDOMAR - COUNTY OF RIVERSIDE

4080 COUNTY CENTER DRIVE, SUITE 100

TEMECULA, CALIFORNIA 92591-6049

951676.8042 • FAX 951676.7240 • www.RBF.com



SHEET

1

OF 6 SHEETS

PLANNING APPLICATION NO. 14-0002

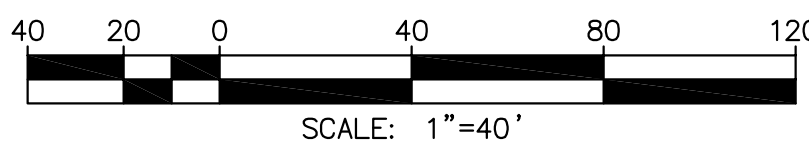
GENERAL NOTES

ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE  
DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS  
REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSONORE  
VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR  
MUNICIPAL CODE CHAPTERS 17.122 (OFF-STREET VEHICULAR PARKING  
STANDARDS) AND 17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE  
SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348  
- LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 -  
SUBDIVISION, AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN  
STANDARDS & GUIDELINES (JANUARY 2004), GUIDE TO CALIFORNIA FRIENDLY  
LANDSCAPING (DECEMBER 2004), CALIFORNIA FRIENDLY PLANT LIST (MARCH  
2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT  
GUIDELINES, AND THE REQUIREMENTS OF THE ELSONORE VALLEY MUNICIPAL  
WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF  
OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER  
TYPE IRRIGATION SYSTEMS.

ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT  
OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR  
HOMEOWNERS ASSOCIATION(S).

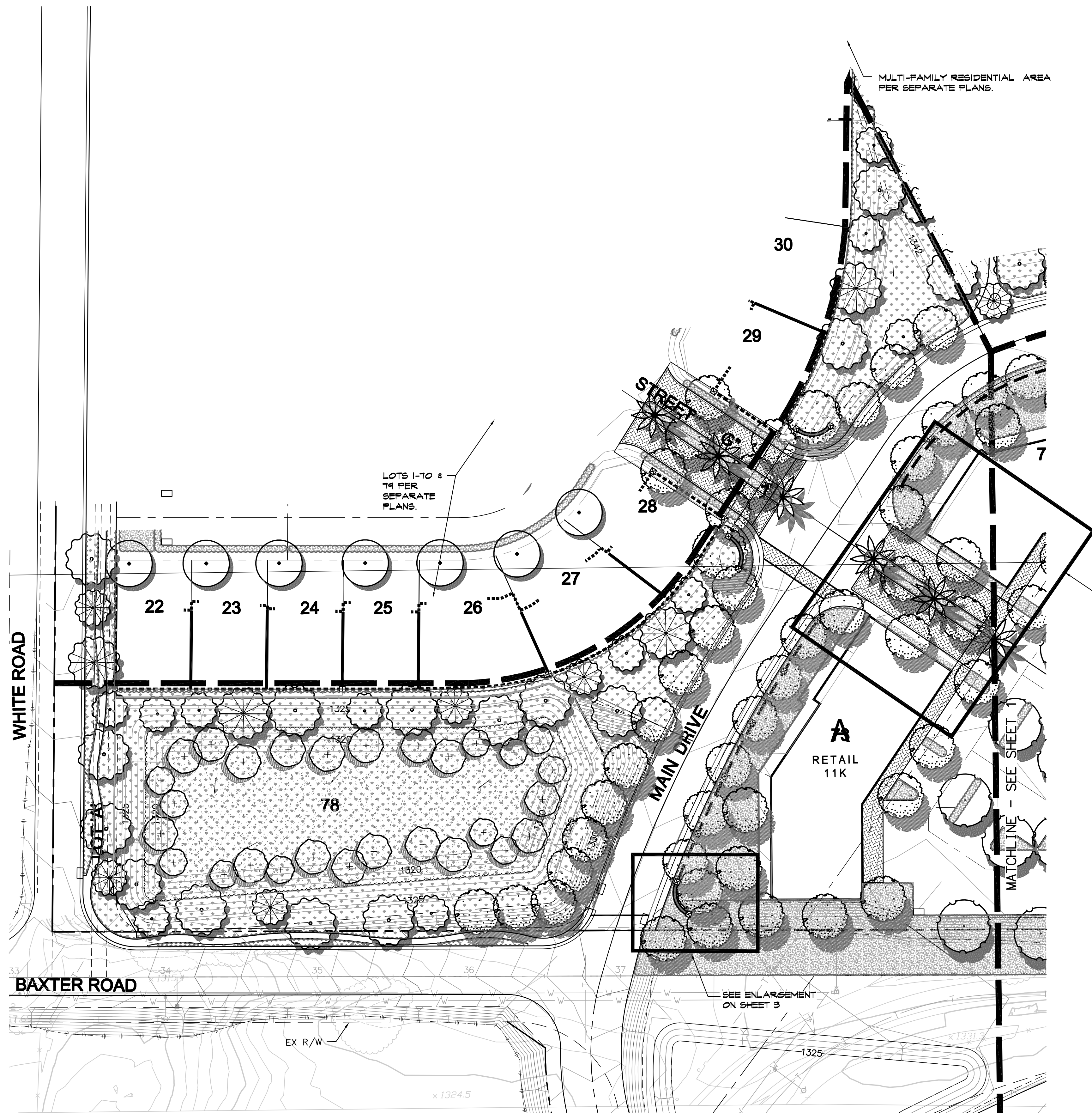
NOTE: LOCATION OF COMMERCIAL BUILDING  
FOUNDATION PLANTING TO BE DETERMINED AT  
DESIGN DEVELOPMENT PHASE AND OR WHEN  
BUILDING USE HAS BEEN DETERMINED AND  
ENTRANCES HAVE BEEN IDENTIFIED.

NO GRASS/TURF OR POP-UP SPRAYERS ARE  
PROPOSED WITH THIS PROJECT.



SCALE: 1"=40'





LANDSCAPE ZONES AND PLANT PALETTE  
BAXTER VILLAGE COMMERCIAL CENTER

| SYMBOL | BOTANICAL NAME            | COMMON NAME         | WUCOLS |
|--------|---------------------------|---------------------|--------|
|        | ACCENT TREES, SUCH AS:    |                     |        |
|        | BRABEA ARMATA             | MEXICAN BLUE PALM   | M      |
|        | LASERSTROEMIA INDICA      | GRAPE MYRTLE        | M      |
|        | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE     | L      |
|        | PHOENIX DACTYLIFERA       | DATE PALM           | L      |
|        | WASHINGTONIA FILIFERA     | CALIFORNIA FAN PALM | L      |

NOTES: MINIMUM 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTRY;  
CALIFORNIA FAN PALMS SHALL BE 17-18" B.T.H. MIN.; PALMS MAY  
ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/OR A  
MAXIMUM OF 15% OF TREE PALETTE.

|                           |                     |   |
|---------------------------|---------------------|---|
| CANOPY TREES, SUCH AS:    |                     |   |
| AREBUTUS UNEDO            | STRAWBERRY TREE     | L |
| LAURUS NOBILIS 'SARATOSA' | SWEET BAY           | L |
| PARKINSONIA SPECIES       | PALO VERDE          | L |
| PLATANUS RACEMOSA         | CALIFORNIA SYCAMORE | M |
| PLATANUS WRIGHTII         | ARIZONA SYCAMORE    | M |
| PROSOPIS SPECIES          | MESQUITE            | L |
| QUERCUS AGRIIFOLIA        | LIVE OAK            | L |

NOTE: MINIMUM 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTRY

|                                     |                     |   |
|-------------------------------------|---------------------|---|
| SHRUBS, SUCH AS:                    |                     |   |
| AGAVE SPECIES                       | AGAVE               | L |
| CALLISTEMON VIMINALIS 'LITTLE JOHN' | KEEPING BOTTLEBRUSH | M |
| DASYLIRION SPECIES                  | DESERT SPOON        | L |
| GREVILLEAE 'NOELLI'                 | NOEL'S GREVILLEA    | L |
| MYRTUS COMMUNIS 'COMPACTA'          | COMPACT MYRTLE      | M |
| NERIUM OLEANDER                     | DWARF OLEANDER      | M |
| PRUNUS CAROLINIANA 'COMPACTA'       | CAROLINA CHERRY     | M |
| RHAPHIOLEPIS INDICA                 | INDIAN HAWTHORN     | M |
| VIBURNUM TINUS 'SPRING BOUQUET'     | LAURUSTINUS         | M |

NOTE: MINIMUM 5 AND 15 GALLON SIZES

|                              |                      |   |
|------------------------------|----------------------|---|
| GROUND COVERS, SUCH AS:      |                      |   |
| BACCHARIS 'CENTENNIAL'       | CENTENNIAL BACCHARIS | L |
| COTONEASTER SPECIES          | COTONEATER           | M |
| HEMEROCALLIS HYBRIDS         | DAY LILY             | M |
| LONICERA JAPONICA 'HALLIANA' | JAPANESE HONEYSUCKLE | M |
| MYOPORUM PARVIFOLIUM         | PROSTRATE MYOPORUM   | L |
| ROSMARINUS OFFICINALIS       | PROSTRATE ROSEMARY   | L |
| ROSA SPECIES                 | CARPET ROSE          | L |

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF  
NATIVE HYDROSEED

ORGANIC GROUND COVERS, SUCH AS:  
COBBLE STONE  
CRUSHED ROCK  
DECOMPOSED GRANITE  
COURSE ORGANIC BARK MULCH

WALL CLIMBING VINES, SUCH AS:  
PARTHENOCISSUS TRICUSPIDATA  
FIGS PUMILA - CREEPING FIG  
MINIMUM 1 GALLON SIZES

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN  
SPACE, BUTTER AND SCREEN

| SYMBOL | BOTANICAL NAME         | COMMON NAME         | WUCOLS |
|--------|------------------------|---------------------|--------|
|        | CANOPY TREES, SUCH AS: |                     |        |
|        | CEDRUS DEODARA         | DEODAR CEDAR        | M      |
|        | CUPRESSUS ARIZONICA    | ARIZONA CYPRESS     | L      |
|        | EUCALYPTUS SPECIES     | EUCALYPTUS          | L      |
|        | FINUS ELDARICA         | AFSHAN PINE         | L      |
|        | PLATANUS RACEMOSA      | CALIFORNIA SYCAMORE | M      |
|        | POPULUS FREMONTII      | FREEMONT COTTONWOOD | M      |
|        | QUERCUS AGRIIFOLIA     | LIVE OAK            | L      |
|        | QUERCUS ENGELMANII     | ENGELMAN OAK        | L      |
|        | SCHINUS MOLLE          | CALIFORNIA PEPPER   | L      |

NOTE: MINIMUM 15 GALLON SIZES

|                               |                       |   |
|-------------------------------|-----------------------|---|
| SHRUBS, SUCH AS:              |                       |   |
| ENCELIA FARINOSA              | BRITTLEBUSH           | L |
| HETEROMELES ARBUTIFOLIA       | TOYON                 | M |
| LIGUSTRUM JAPONICUM 'TEXANUM' | TEXAS PRIVET          | M |
| PHOTINIA X FRASERI            | FRASERS PHOTINIA      | M |
| PITTOSPORUM TOBIRA            | TOBIRA                | M |
| PRUNUS CAROLINIANA 'COMPACTA' | CAROLINA CHERRY       | M |
| RHAMNUS CALIFORNICA           | COFFEE BERRY          | M |
| RHAPHIOLEPIS INDICA           | INDIA HAWTHORN        | M |
| RHUS OVATA                    | SUGAR BUSH            | L |
| XYLOSMA CONGESTUM 'COMPACTA'  | COMPACT SHINY XYLOSMA | M |

NOTE: MINIMUM 5 GALLON SIZES

|                              |                      |   |
|------------------------------|----------------------|---|
| GROUND COVERS, SUCH AS:      |                      |   |
| BACCHARIS 'CENTENNIAL'       | CENTENNIAL BACCHARIS | L |
| COTONEASTER SPECIES          | COYOTE BRUSH         | L |
| COTONEASTER SPECIES          | COTONEATER           | M |
| LONICERA JAPONICA 'HALLIANA' | JAPANESE HONEYSUCKLE | L |
| MUHLBERGIA RIGENS            | DEER GRASS           | M |
| MYOPORUM PARVIFOLIUM         | PROSTRATE MYOPORUM   | L |
| ROSMARINUS OFFICINALIS       | PROSTRATE ROSEMARY   | L |

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

ORGANIC GROUND COVERS, SUCH AS:  
COBBLE STONE  
CRUSHED ROCK  
DECOMPOSED GRANITE  
COURSE ORGANIC BARK MULCH  
NATIVE HYDROSEED

WATER QUALITY BASIN

| SYMBOL | BOTANICAL NAME    | COMMON NAME         | WUCOLS |
|--------|-------------------|---------------------|--------|
|        | TREES, SUCH AS:   |                     |        |
|        | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | M      |
|        | POPULUS FREMONTII | WESTERN COTTONWOOD  | M      |

NOTE: 5 AND 15 GALLON SIZES

NON IRRIGATED HYDROSEED, SUCH AS:  
ANNUAL AND PERENNIAL NATIVE GRASSES (BASIN BOTTOM AND SIDES BELOW  
HIGH WATER ELEVATION)

LEGEND

PRIMARY COMMUNITY ENTRY MONUMENT (BAXTER ROAD) - LOW WALLS AND  
OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO  
COMPLEMENT ARCHITECTURE

5' MINIMUM HIGH DECORATIVE SCREEN / PRIVACY WALL AND COLUMNS WITH  
PRECAST CONCRETE CAP

3' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE  
CAP AND OR EARTHEN BERM AND OR HEDGE TO SCREEN PARKING FROM  
STREET

DECORATIVE PAVEMENT

GENERAL NOTES

ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE  
DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS  
REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE  
VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR  
MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING  
STANDARDS) AND 17.176 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE  
SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348  
- LAND USE, 487 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 -  
SUBDIVISION, AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN  
STANDARDS & GUIDELINES (JANUARY 2004), GUIDE TO CALIFORNIA FRIENDLY  
LANDSCAPING (DECEMBER 2004), CALIFORNIA FRIENDLY PLANT LIST (MARCH  
2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT  
GUIDELINES, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL  
WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OF  
OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER  
TYPE IRRIGATION SYSTEMS.

ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT  
OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR  
HOMEOWNERS ASSOCIATION(S).

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 173,575 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)  
MAWA = (ET0) X (0.7) X (1.0) X (0.62) = GALLONS PER YEAR  
MAWA = 61,655 X 0.7 X 1.0 X 0.62 = 46,444,200 GALLONS PER YEAR

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED  
THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE  
IRRIGATION DESIGN PLAN

SHADED PARKING CALCULATIONS

PARKING PROVIDED - 423 SPACES

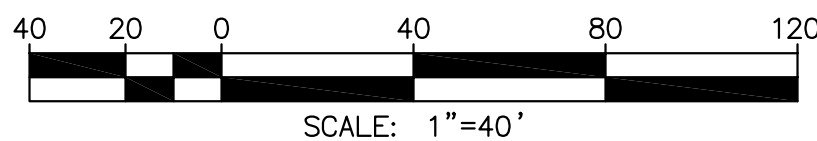
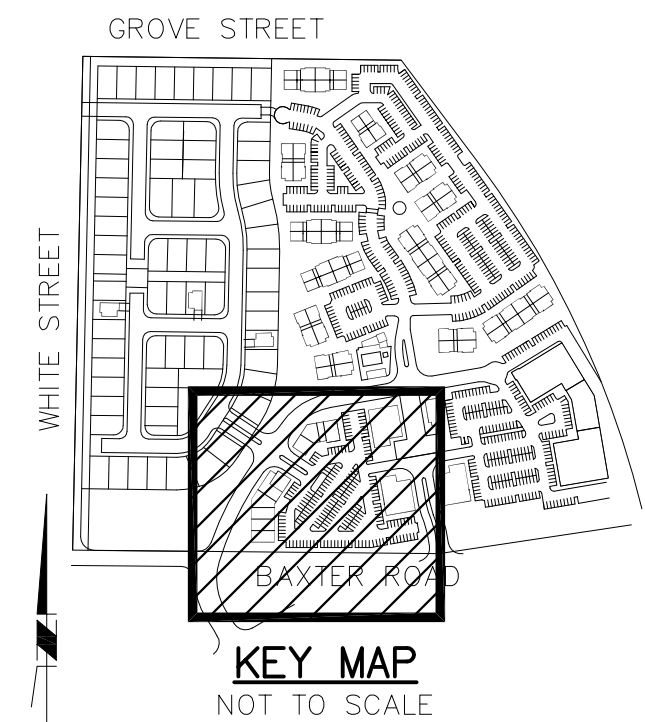
TOTAL AREA OF PARKING SPACES = 60,526 SF

TREE SHADE QUANTITY @ FULL (100%) - 41 @ 600 SF

TREE SHADE QUANTITY @ HALF (50%) - 45 @ 300 SF

TOTAL SHADE PROVIDED 41,700 SF

PERCENT SHADE = 68%



PLANNING APPLICATION NO. 14-0002



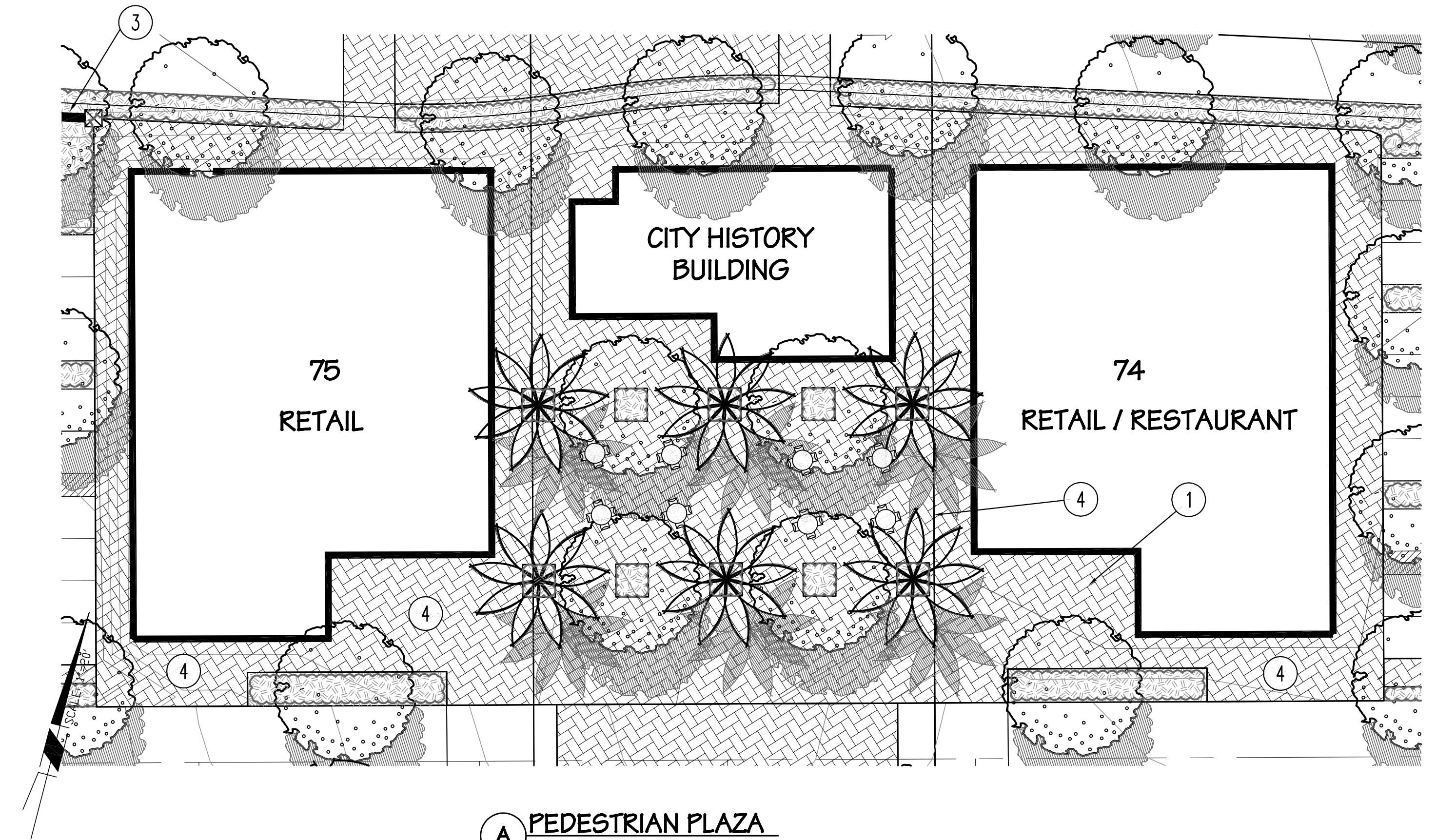
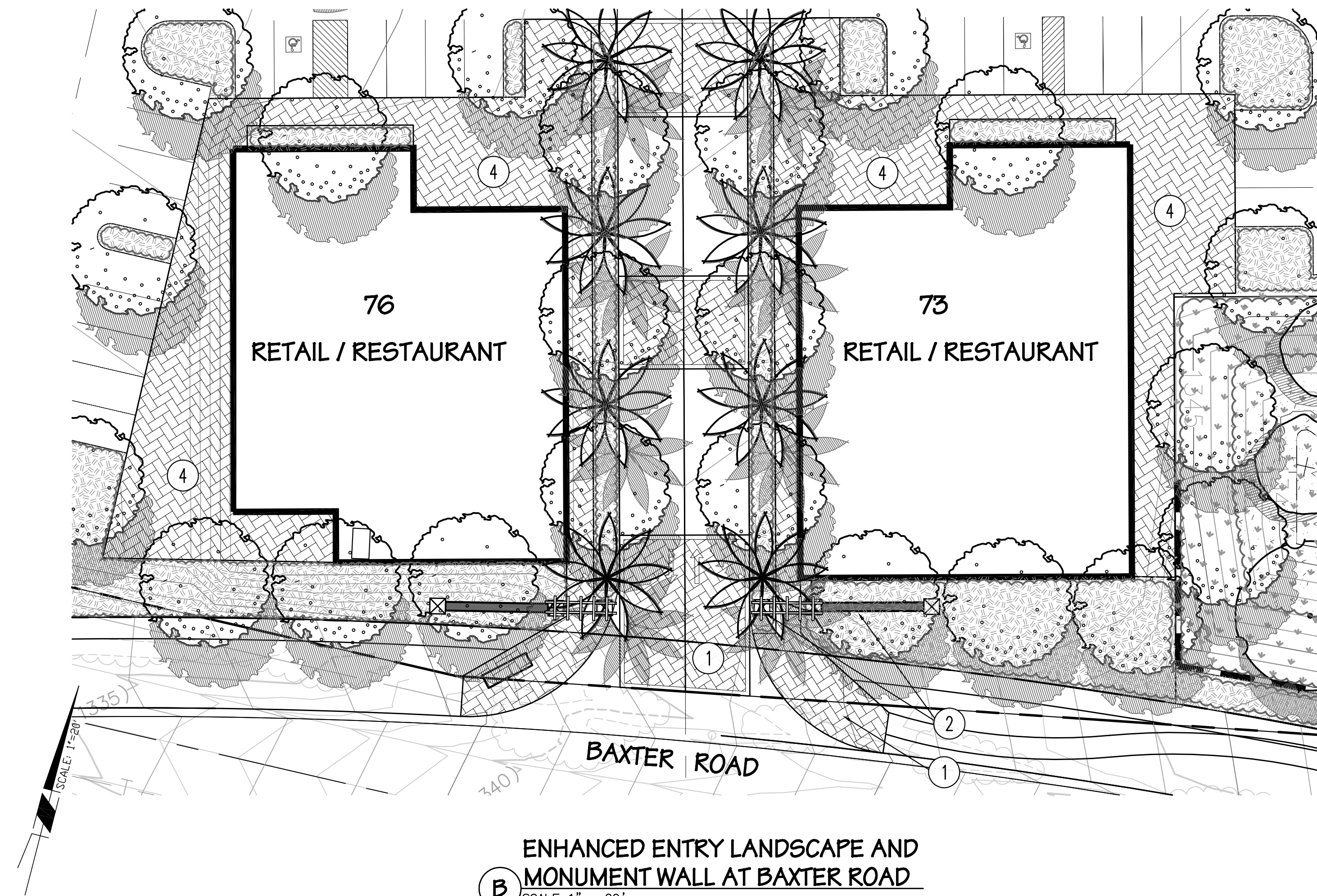
BAXTER VILLAGE  
CONCEPTUAL LANDSCAPE PLAN  
(COMMERCIAL)  
CITY OF WILDOMAR - COUNTY OF RIVERSIDE  
40810 COUNTY CENTER DRIVE, SUITE 100  
TEMECULA, CALIFORNIA 92591-6049  
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET

2

OF 6 SHEETS



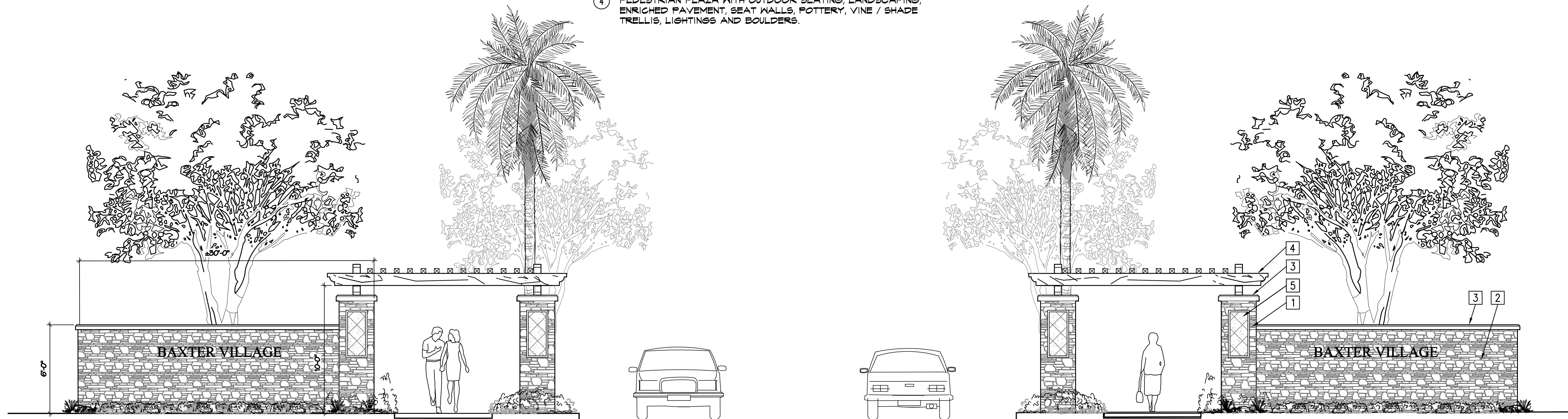


#### LANDSCAPE CONSTRUCTION NOTES

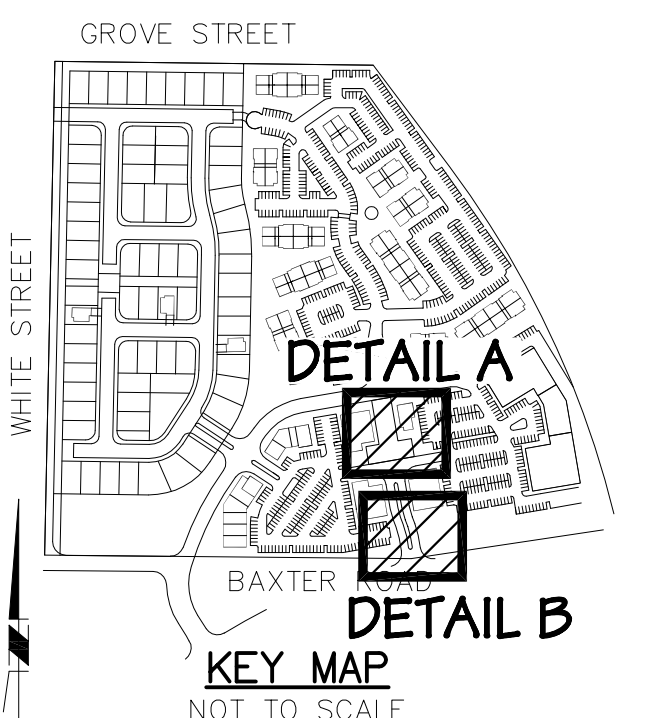
- 1 ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
- 2 COMMUNITY ENTRY MONUMENT WALL AND PILASTERS - SEE ELEVATION BELOW
- 3 5' HIGH DECORATIVE MASONRY PRIVACY WALL - SEE DETAIL 'A' ON SHEET 5
- 4 PEDESTRIAN PLAZA WITH OUTDOOR SEATING, LANDSCAPING, ENRICHED PAVEMENT, SEAT WALLS, POTTERY, VINE / SHADE TRELLIS, LIGHTINGS AND BOULDERS.

#### MATERIAL LEGEND

- 1 CULTURED STONE VENEER PILASTER
- 2 CULTURED STONE VENEER MONUMENT WALL
- 3 PRECAST CONCRETE CAP
- 4 WOOD TRELLIS
- 5 STUCCO OR TILE BACKGROUND



ELEVATION - ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT BAXTER ROAD  
SCALE: 1" = 20'



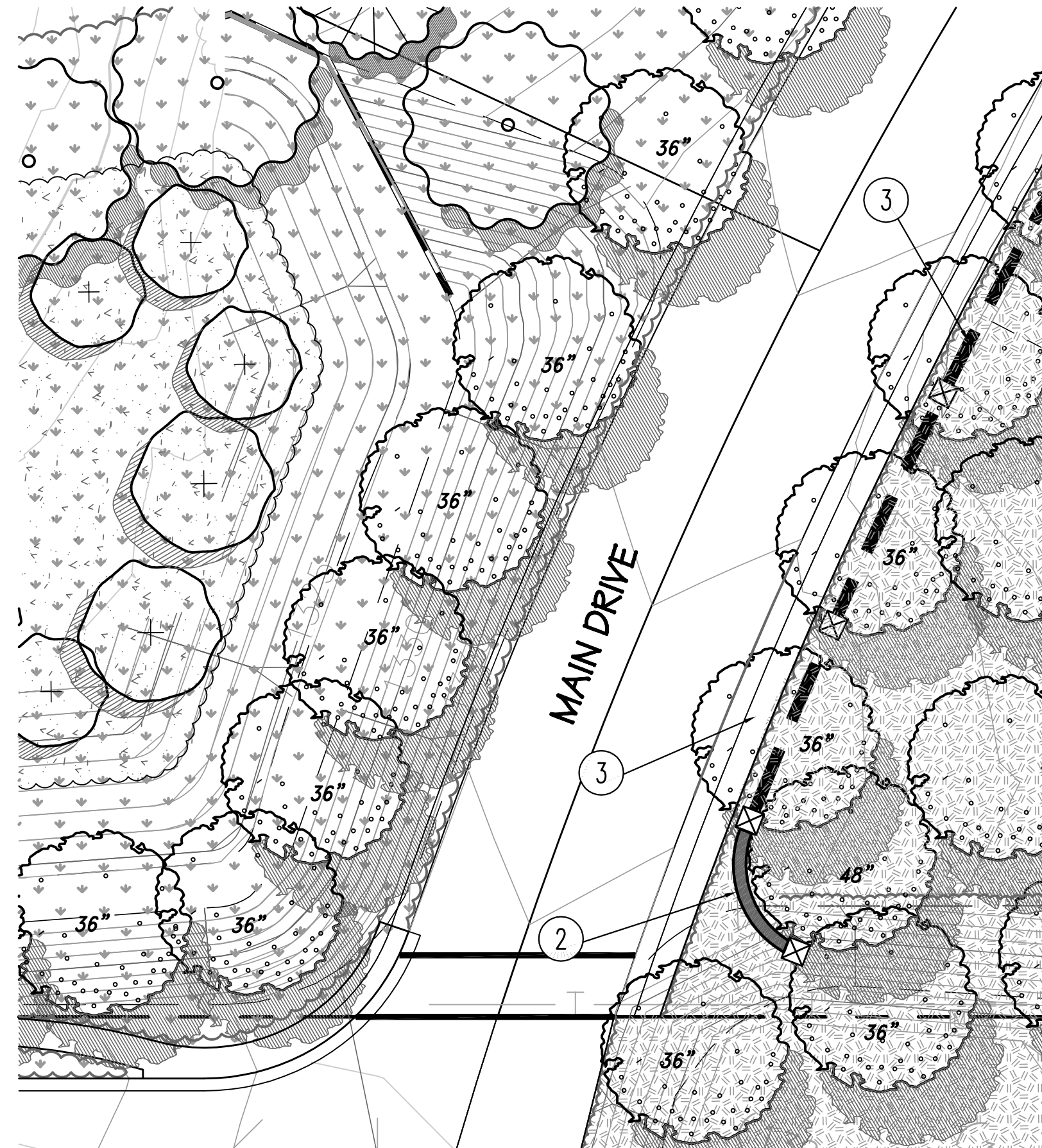
PLANNING APPLICATION NO. 14-0002

**RBF**  
CONSULTING  
A Baker Company

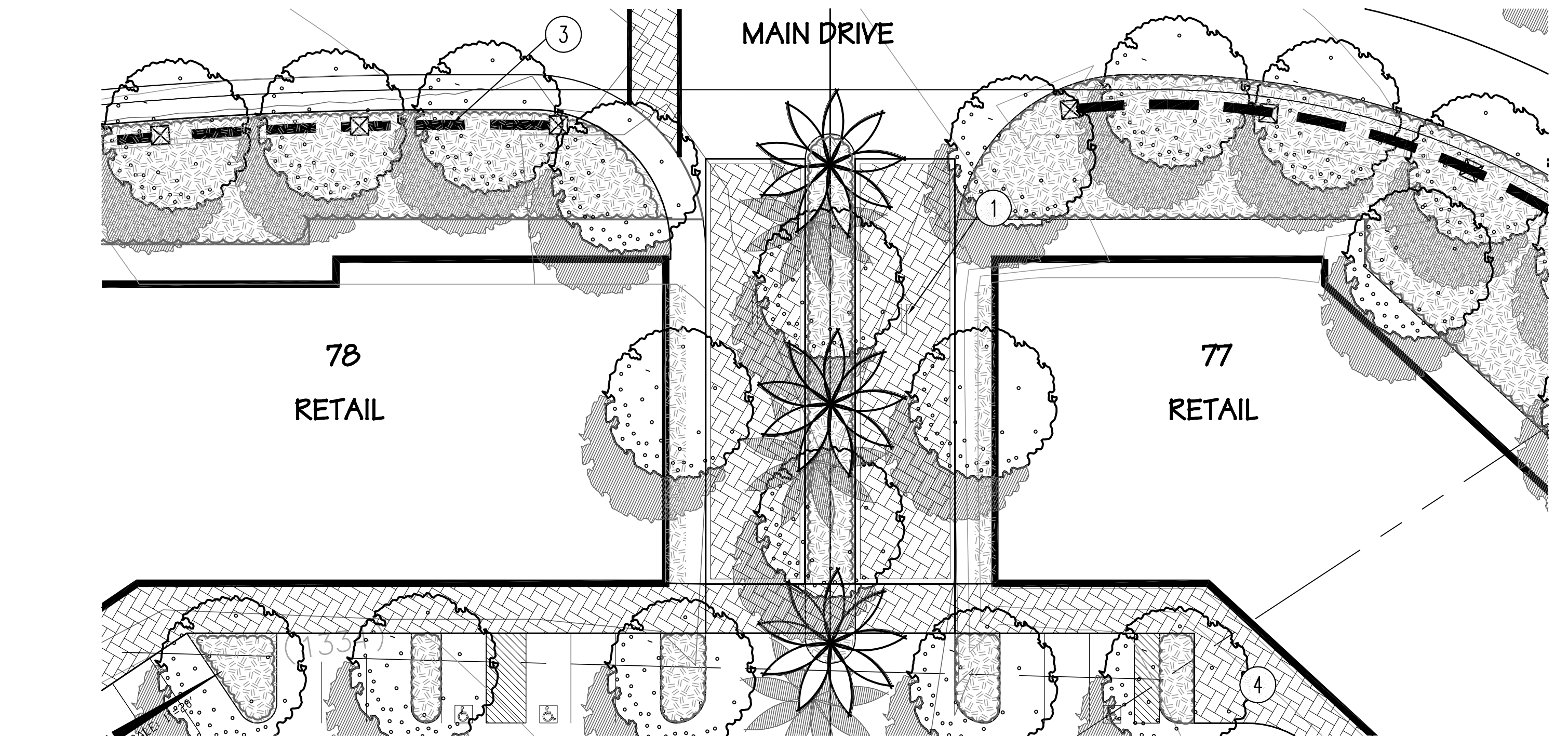
**BAXTER VILLAGE**  
(COMMERCIAL)  
CONCEPTUAL LANDSCAPE PLAN  
CITY OF WILDOMAR - COUNTY OF RIVERSIDE  
40810 COUNTY CENTER DRIVE, SUITE 100  
TEMECULA, CALIFORNIA 92591-6049  
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET  
**3**  
OF 6 SHEETS





**B** ENHANCED ENTRY LANDSCAPE AND  
MONUMENT WALL AT MAIN DRIVE  
SCALE: 1" = 20'



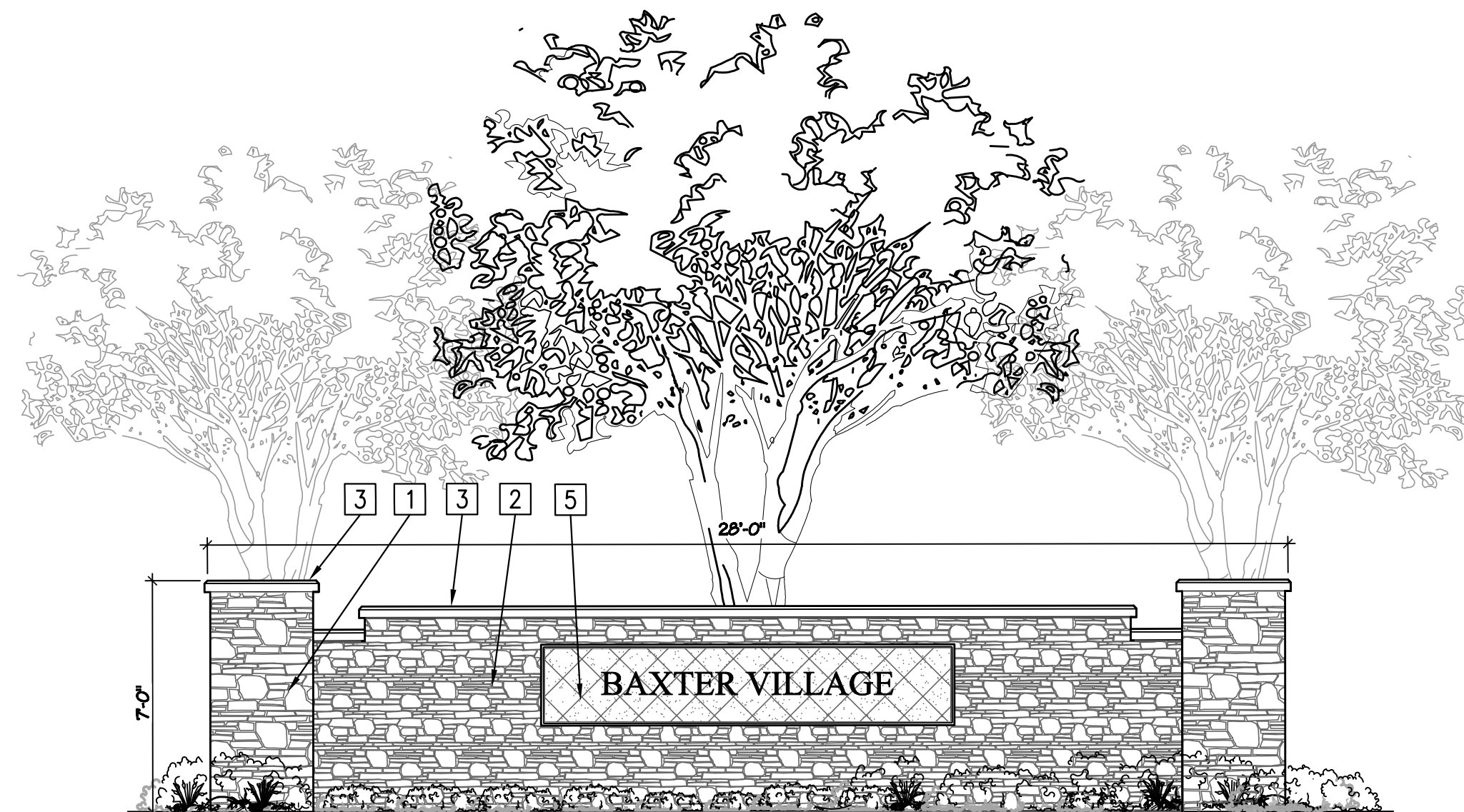
**A** ENHANCED ENTRY LANDSCAPE AND  
MONUMENT WALL AT MAIN DRIVE  
SCALE: 1" = 20'

#### LANDSCAPE CONSTRUCTION NOTES

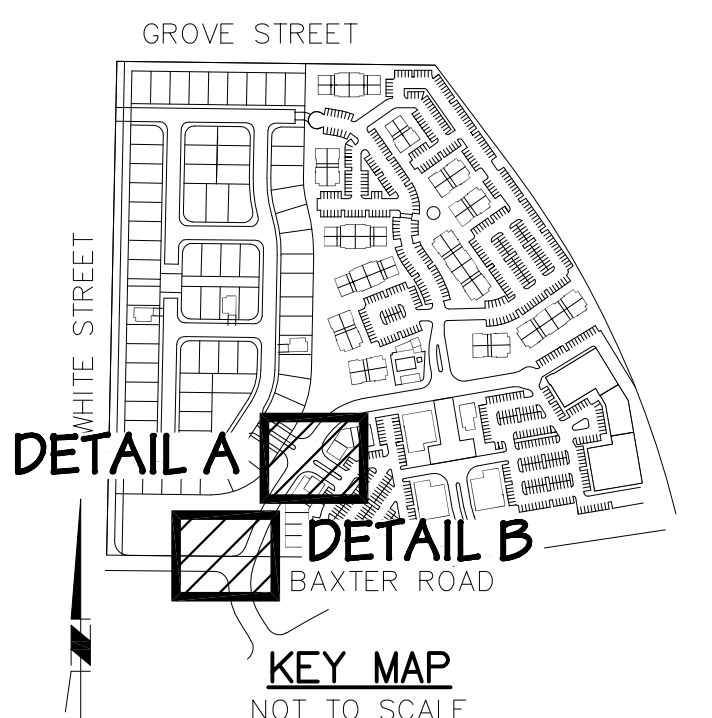
- ① ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
- ② COMMUNITY ENTRY MONUMENT WALL AND FILASTERS - SEE ELEVATION BELOW
- ③ 5' HIGH DECORATIVE MASONRY PRIVACY WALL - SEE DETAIL 'A' ON SHEET 5
- ④ PEDESTRIAN PLAZA, WITH OUTDOOR SEATING, LANDSCAPING, ENRICHED PAVEMENT, SEAT WALLS, POTTERY, VINE / SHADE TRELLIS, LIGHTINGS AND BOULDERS.

#### MATERIAL LEGEND

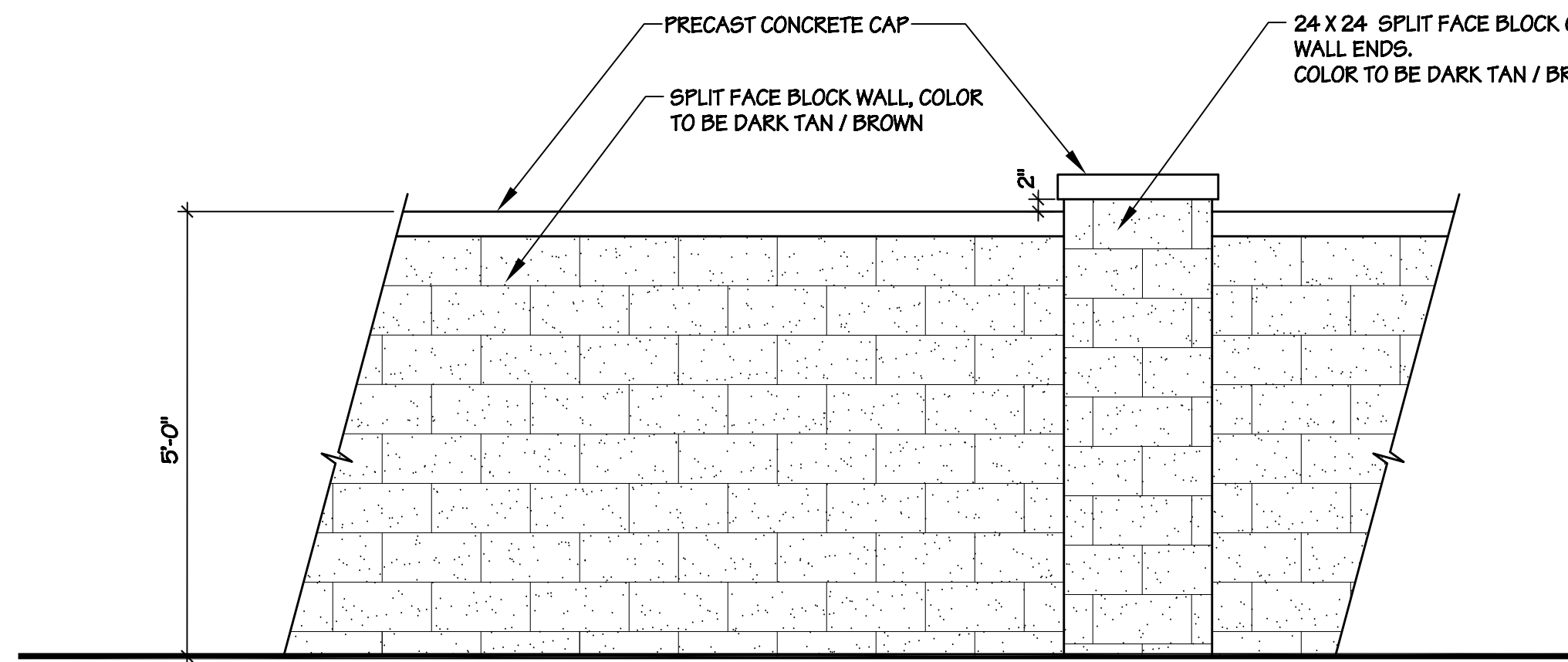
- ① CULTURED STONE VENEER FILASTER
- ② CULTURED STONE VENEER MONUMENT WALL
- ③ PRECAST CONCRETE CAP
- ④ WOOD TRELLIS
- ⑤ STUCCO OR TILE BACKGROUND



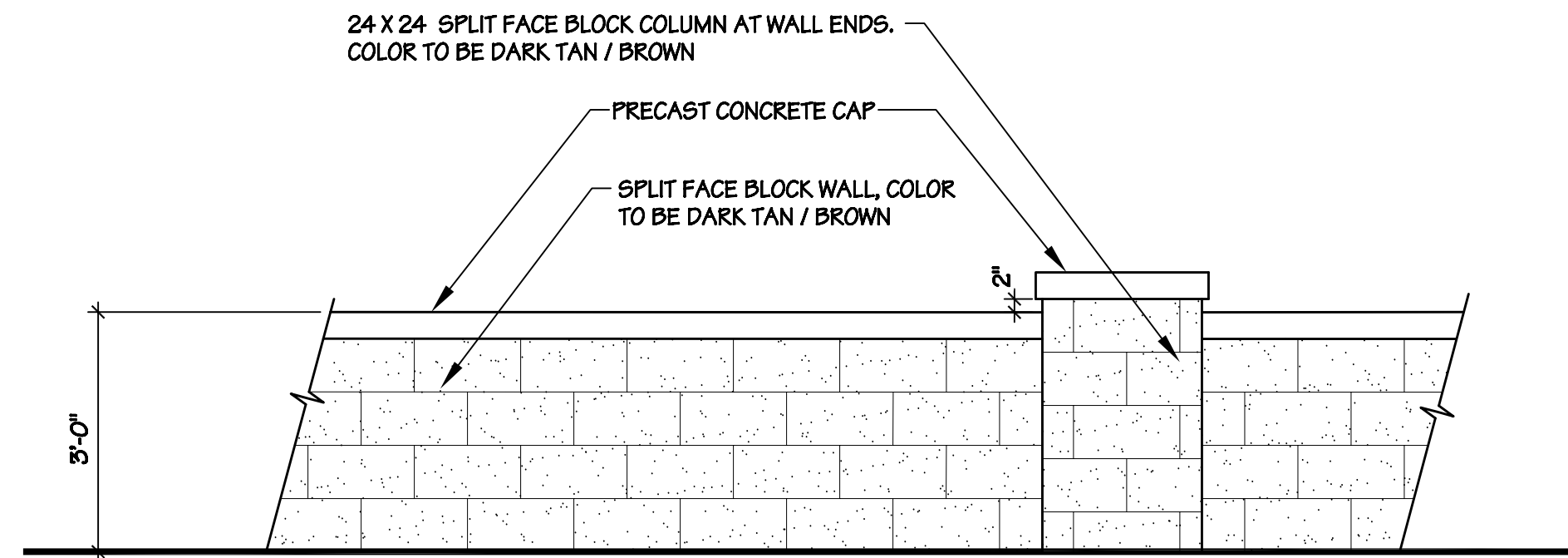
**ELEVATION - ENHANCED ENTRY LANDSCAPE AND  
MONUMENT WALL AT BAXTER ROAD**  
SCALE: 1" = 20'







**A 5' HT. MASONRY BLOCK WALL**  
SCALE: NOT TO SCALE



**B 3' HT. MASONRY BLOCK WALL**  
SCALE: NOT TO SCALE

#### WALL AND FENCE LEGEND

- 5' MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL WITH PRECAST CONCRETE CAP
- 3' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE CAP TO SCREEN PARKING FROM STREET
- RETAINING WALL PER CIVIL PLANS





BENCH EXAMPLES



TRASH RECEPTACLE EXAMPLES



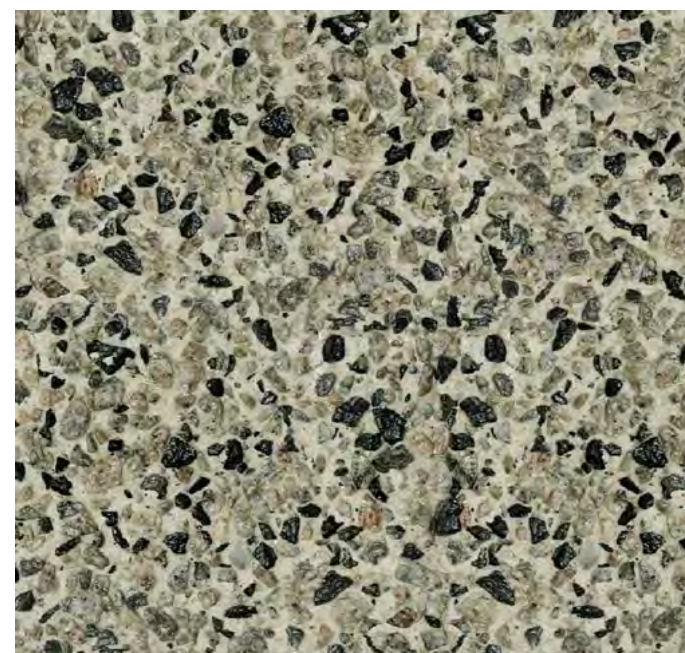
CONCRETE PAVER EXAMPLES



STAMPED CONCRETE EXAMPLES



EXPOSED AGGREGATE CONCRETE EXAMPLES







REAR



LEFT



LEFT



FRONT

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING A

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



0 4 8 16

A4.0





REAR



LEFT



RIGHT



FRONT

0 4 8 16

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING B

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

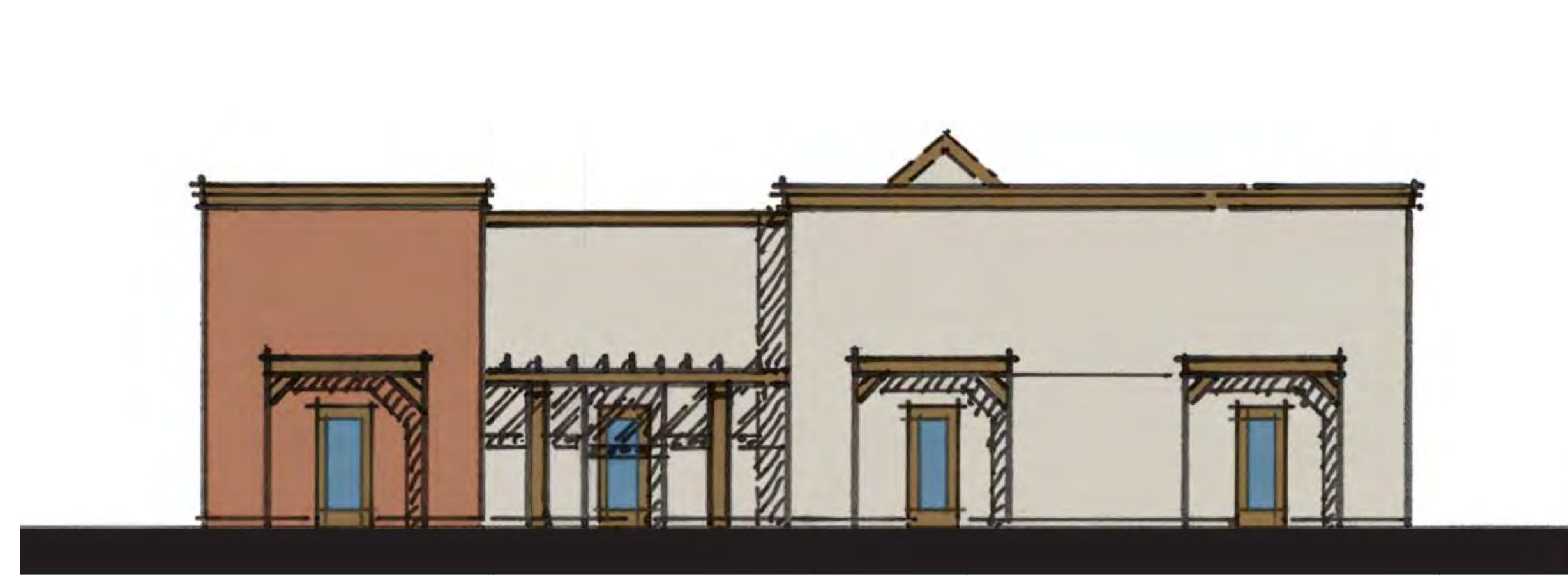
07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.1





REAR



LEFT



RIGHT



FRONT

0 4 8 16

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING C

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

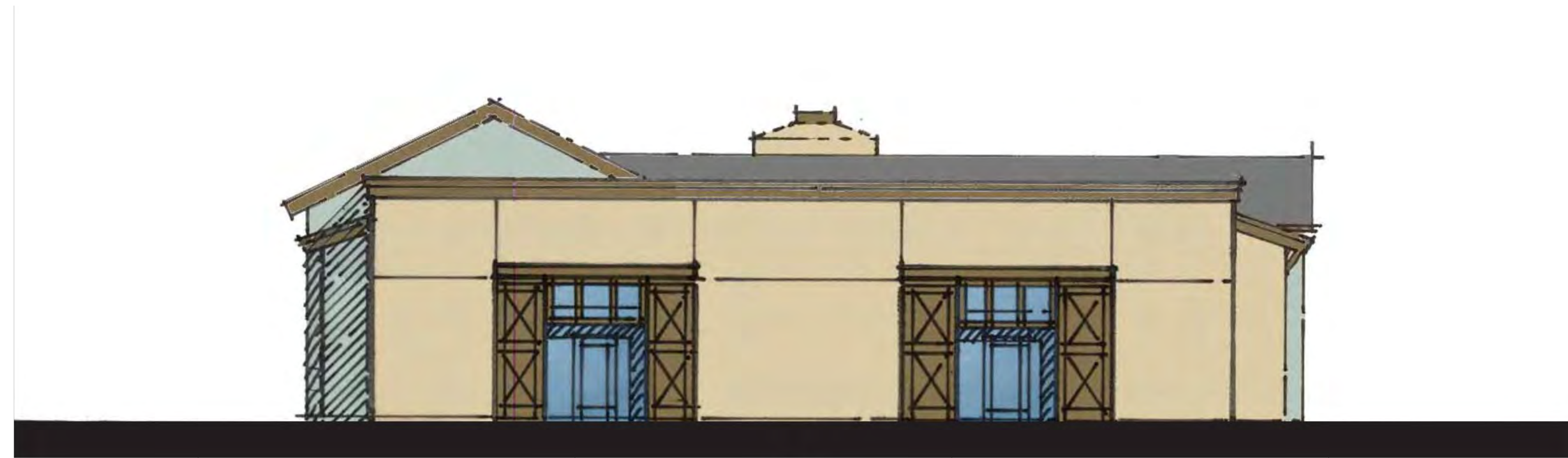
07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.2





REAR



LEFT



RIGHT



FRONT

0 4 8 16

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING D

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.3





REAR



LEFT



RIGHT



FRONT

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING E

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



0 8 16 32

A4.4





REAR



LEFT



RIGHT



FRONT

0 4 8 16

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING F

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

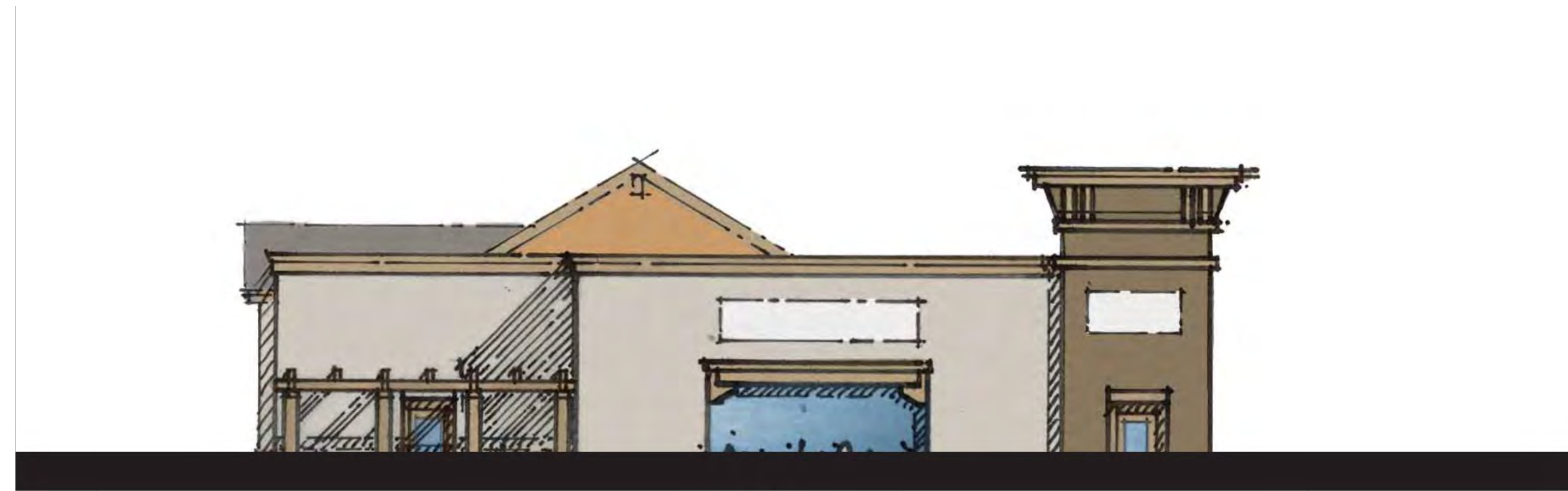
07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.5





REAR



LEFT



LEFT



FRONT

0 4 8 16

## BAXTER VILLAGE



**Strata Equity Group**  
4370 La Jolla Village Dr. Suite 960  
San Diego, CA 92122  
(858) 546-0900

## CHARACTER ELEVATIONS - RETAIL BUILDING G

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.6