

ATTACHMENT I

Single Family Development Plans

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
FOR
LOTS 1-66, 79-82, OF TENTATIVE TRACT MAP 36674 & PA13-0040
CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



INDEX MAP
SCALE: 1"=120'

LIGHTING REQUIREMENTS

- AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:
1. APPLICABLE CITY AND COUNTY LIGHTING STANDARDS INCLUDING COUNTY OF RIVERSIDE ORDINANCE 655 (PALOMAR LIGHTING DISTRICT).
 2. IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
 3. FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
 4. LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.

GENERAL DESCRIPTION

1. EXISTING LAND USE: VACANT
2. GENERAL PLAN: MUPA - MIXED USE PLANNING AREA
3. PROPOSED GENERAL PLAN - MHDR
4. EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
5. PROPOSED ZONING: R-4 PLANNED RESIDENTIAL
6. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSONORE VALLEY MUNICIPAL WATER DISTRICT
8. ALL UTILITIES WILL BE UNDERGROUND
GAS ----- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- VERIZON
9. SCHOOL DISTRICT: LAKE ELSONORE UNIFIED SCHOOL DISTRICT
10. PROPOSED NUMBER OF LOTS: 66 SINGLE FAMILY, 4 OPEN SPACE
11. THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
12. THOMAS BROTHER'S GUIDE - PAGE 897, COORDINATES C & D, AND 5 & 6
13. SITE INFORMATION
GROSS AREA 12.5 ACRES
UNITS 66 UNITS
DENSITY 5.3 DU/AC

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

INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.

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 : 26,237 C.Y.	FILL: 74,902 C.Y.
REMEDIAL:	CUT : 43,867 C.Y.	FILL: 43,867 C.Y.
SHRINKAGE:		FILL: 3,070 C.Y.
TOTAL:	CUT : 70,104 C.Y.	FILL: 121,839 C.Y.
NET:	51,735 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@inlandairial.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

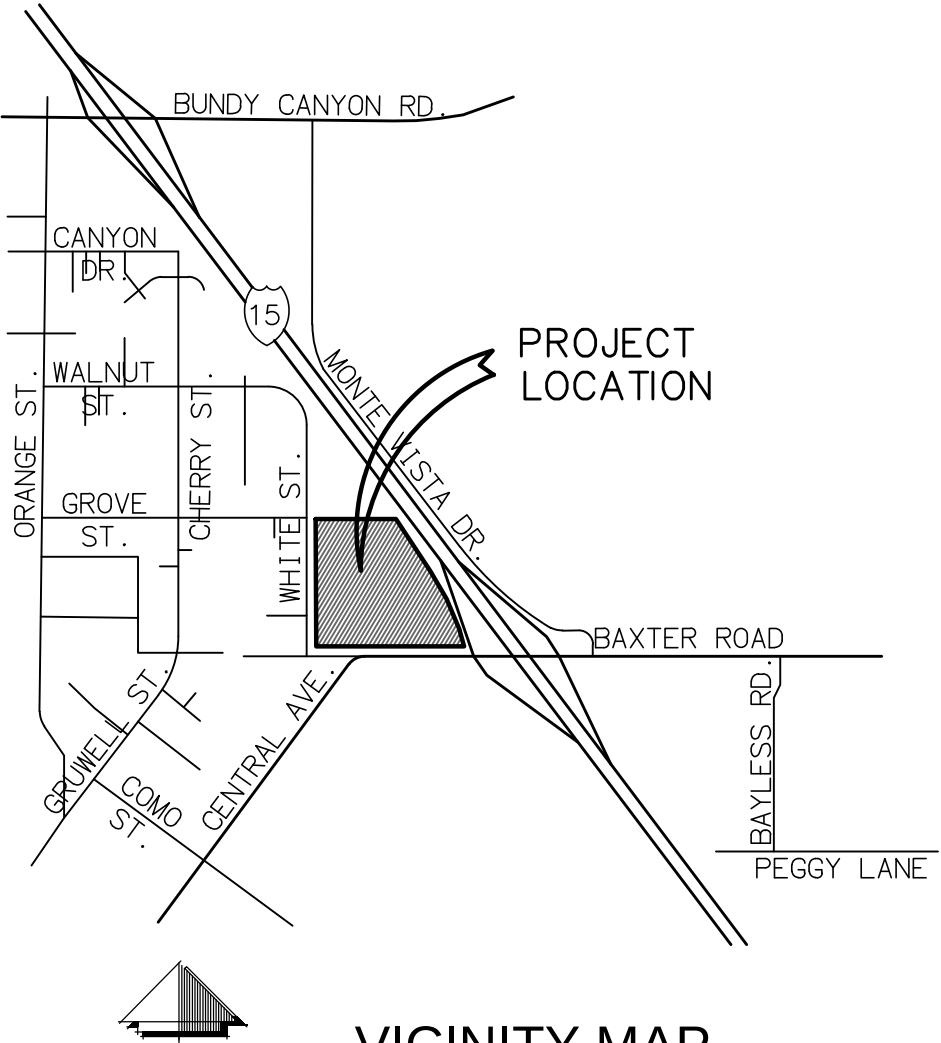
STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

BENCHMARK

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

ABBREVIATIONS

ASPHALT CONCRETE	AC
CENTERLINE	CL
RIDGELINE	RL
TOP OF SLOPE	TS
TOP OF CURB	TC
FLOW LINE	FL/FL
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

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 DVLS 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	

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CONSULTING
A Baker Company

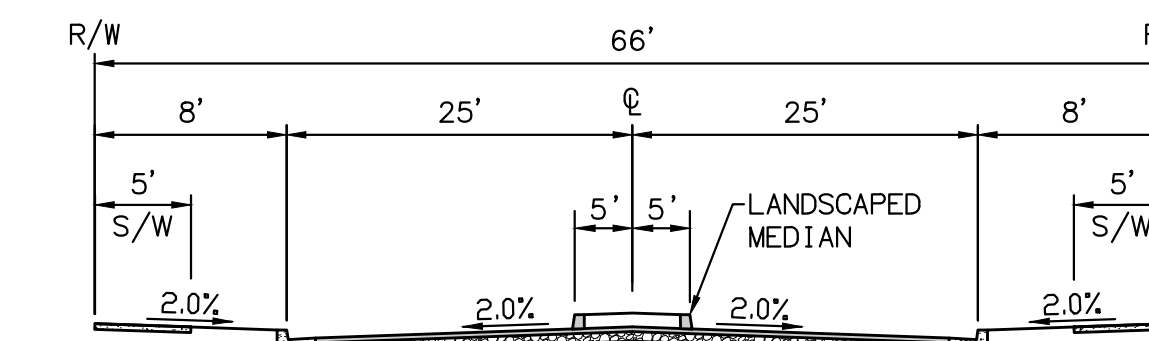
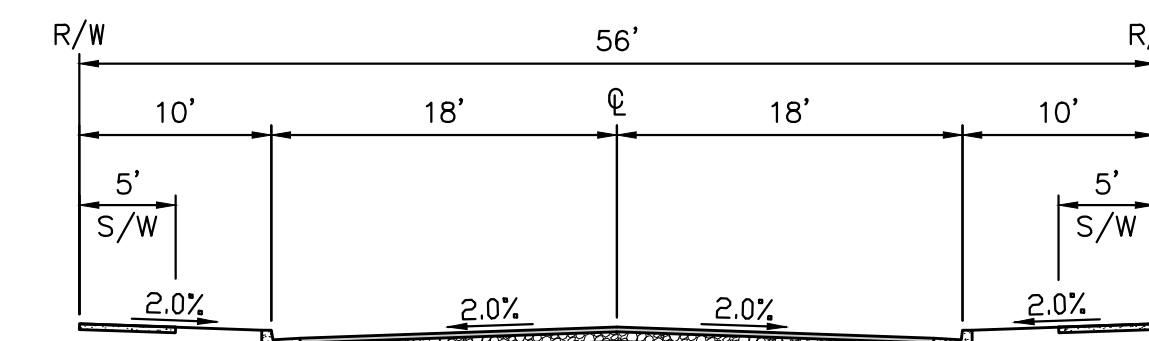
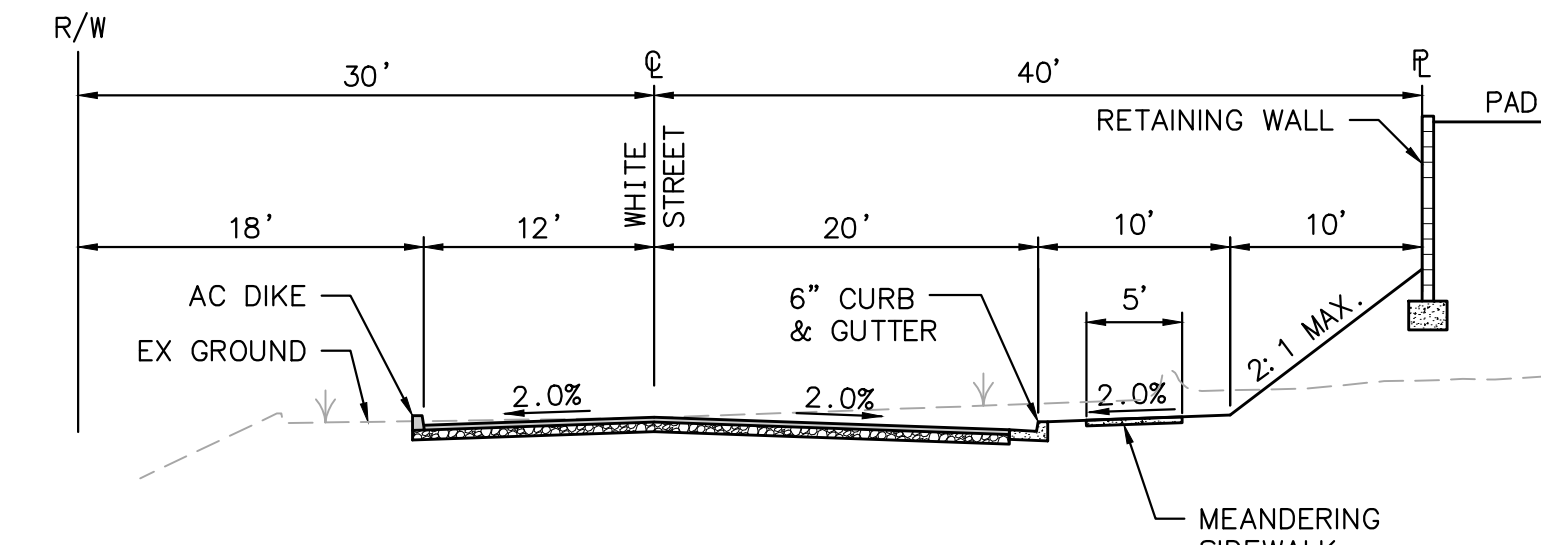
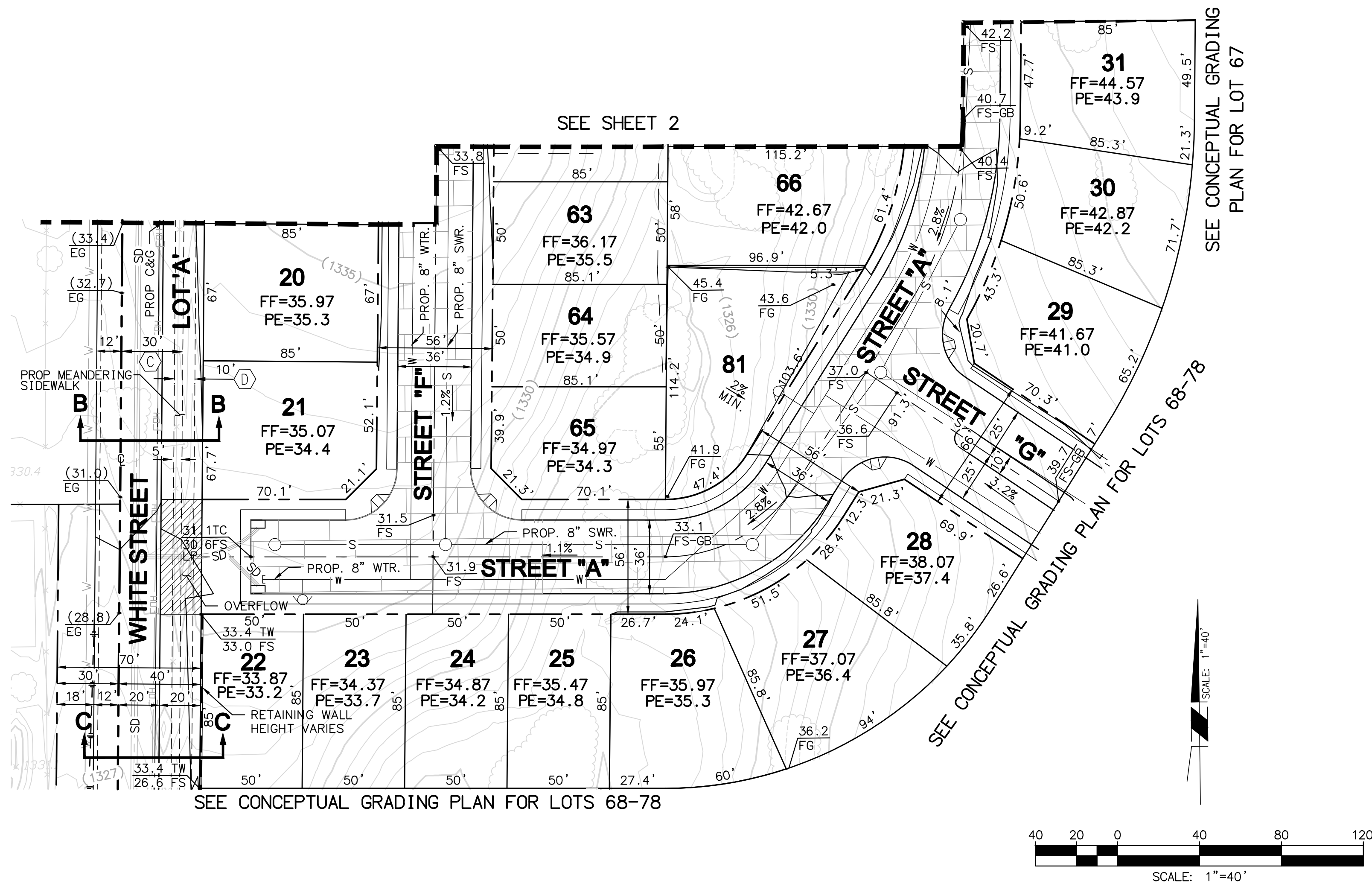
BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(SINGLE FAMILY RESIDENTIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET

1

OF 4 SHEETS

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PLANNING APPLICATION NO. 14-0002



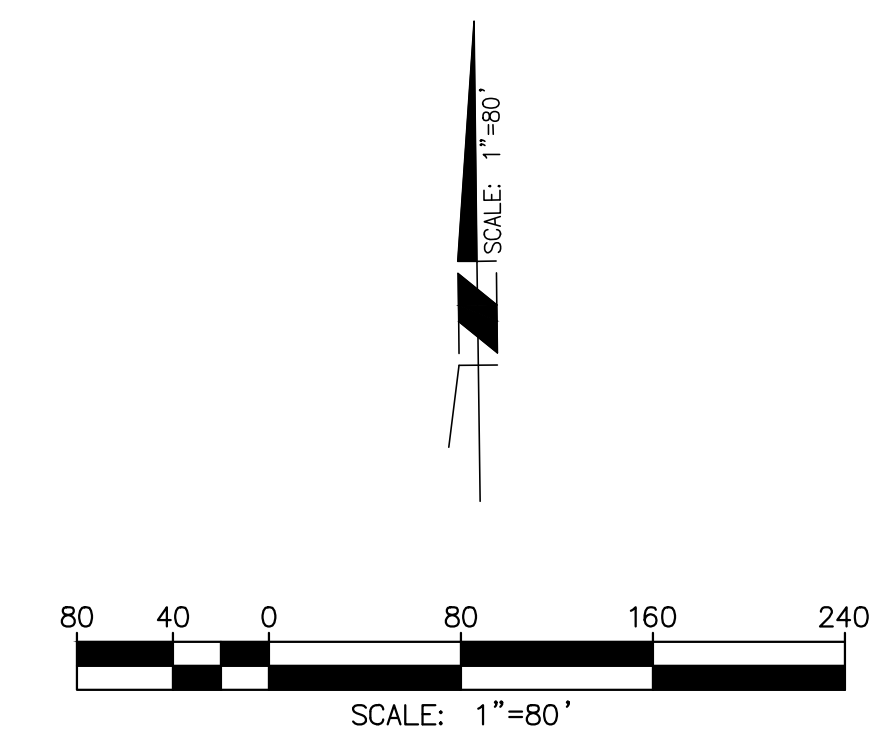
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SHEET

3

OF 4 SHEETS

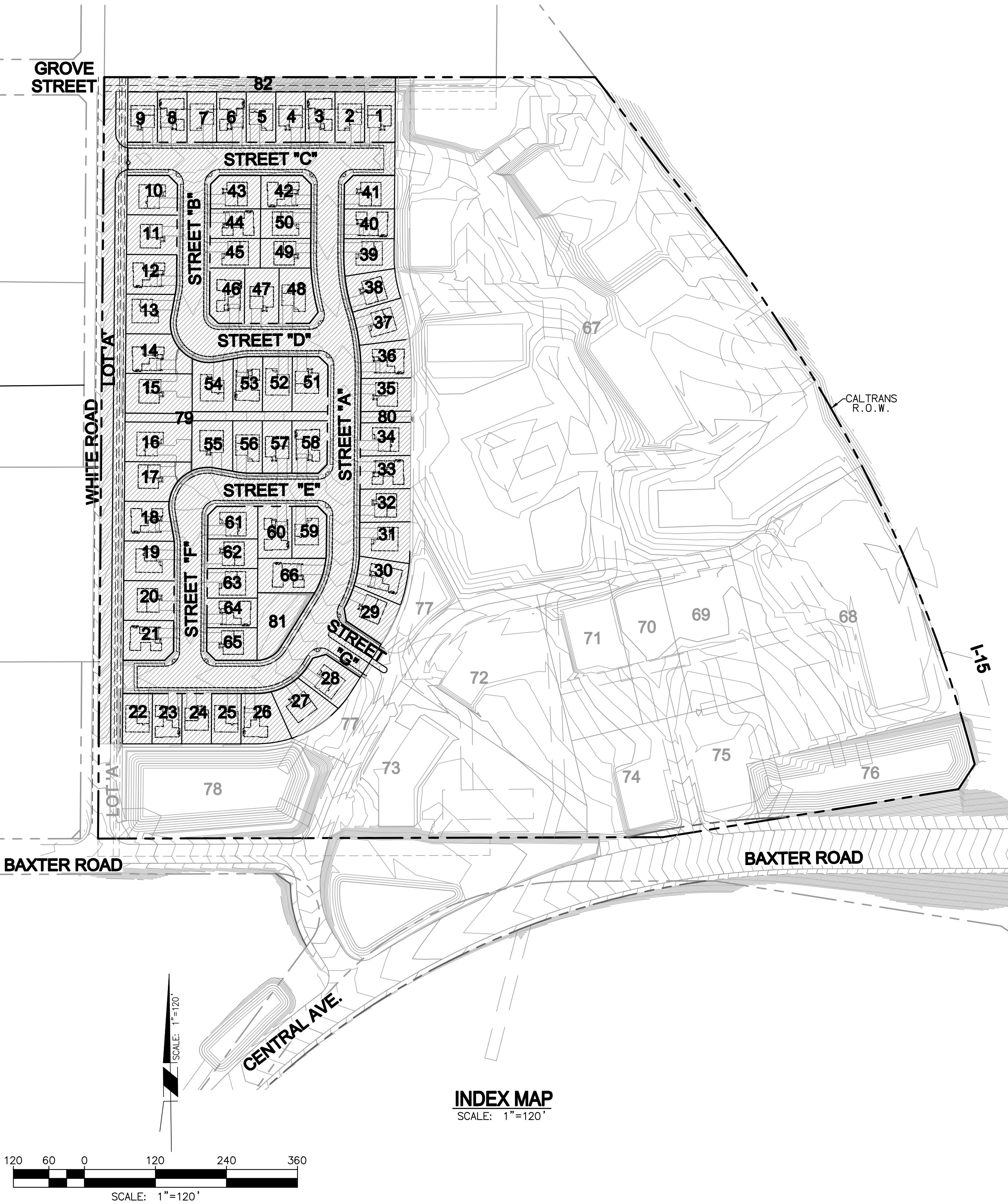
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LEGEND

 SIDEWALK / CROSSWALK

BAXTER VILLAGE
FINAL SITE PLAN OF DEVELOPMENT
FOR
LOTS 1-66, 79-82, OF TENTATIVE TRACT MAP 36674 & PA13-0040
CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



GENERAL DESCRIPTION

- EXISTING LAND USE: VACANT
- GENERAL PLAN: MUPA - MIXED USE POLICY AREA
- EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
- PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL AND R-4 PLANNED RESIDENTIAL
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- THOMAS BROTHER'S GUIDE - PAGE 897, COORDINATES C & D, AND 5 & 6
- SITE INFORMATION

GROSS AREA	12.5 ACRES
NET AREA	11.1 ACRES
UNITS	66 UNITS
DENSITY	5.9 DU/AC

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

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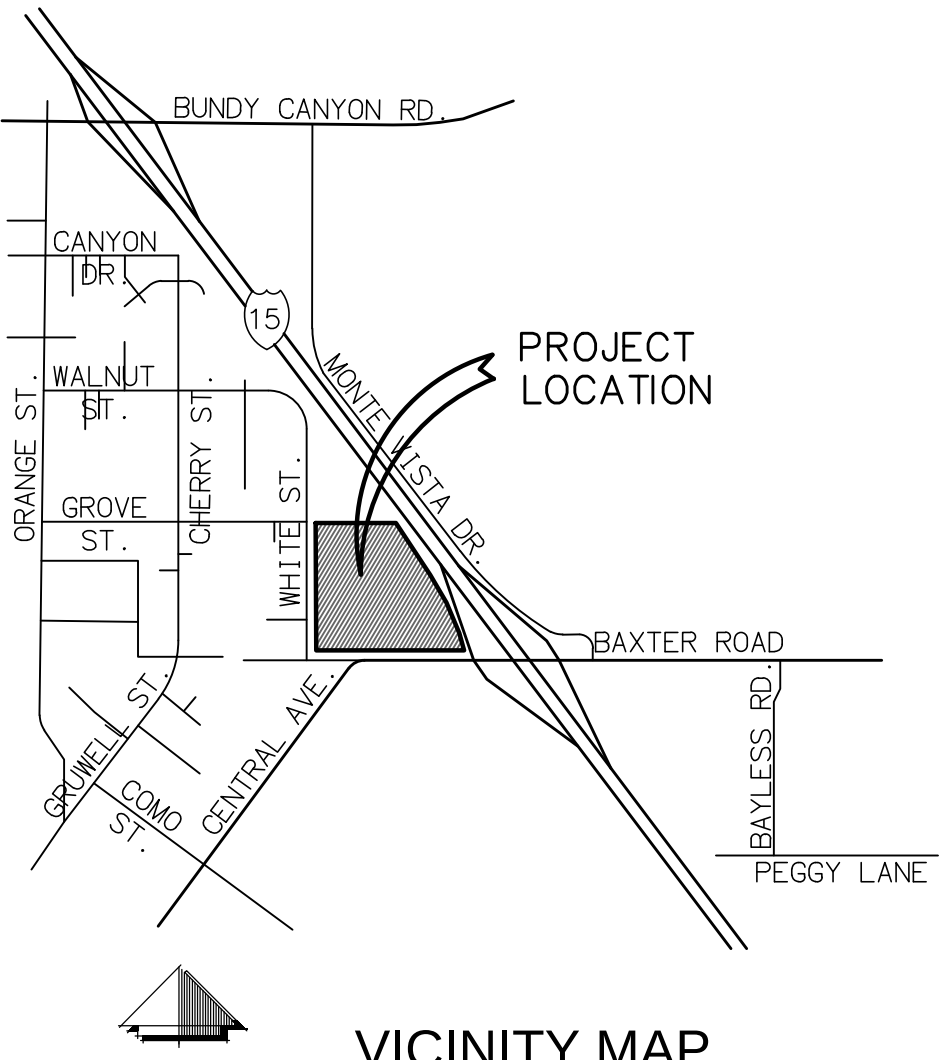
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VICINITY MAP

NOT TO SCALE

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

BASIS OF BEARING

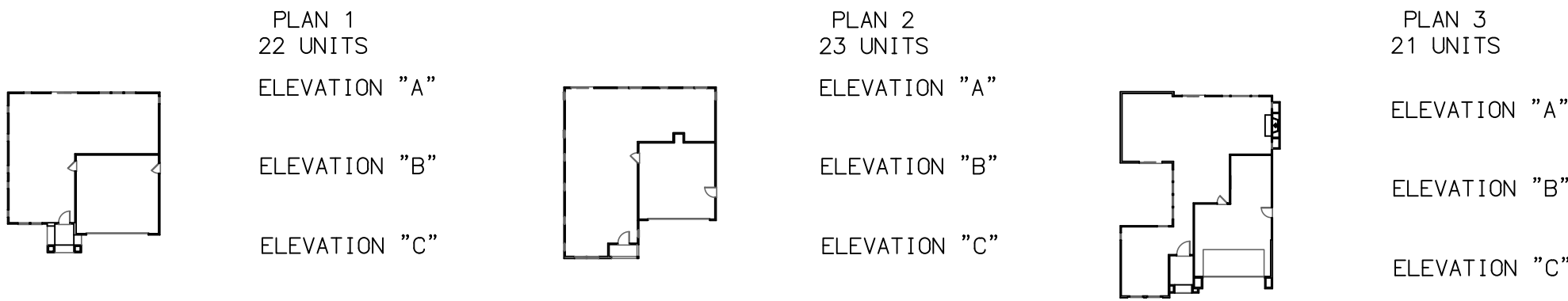
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ASSESORS PARCEL NUMBERS

367-180-015, 043

LEGEND

BOUNDARY LINE	---
RIGHT OF WAY	---
CENTERLINE	---
PROPOSED LOT LINE	---
LOT NUMBERS	25
TOP	---
TOE	---



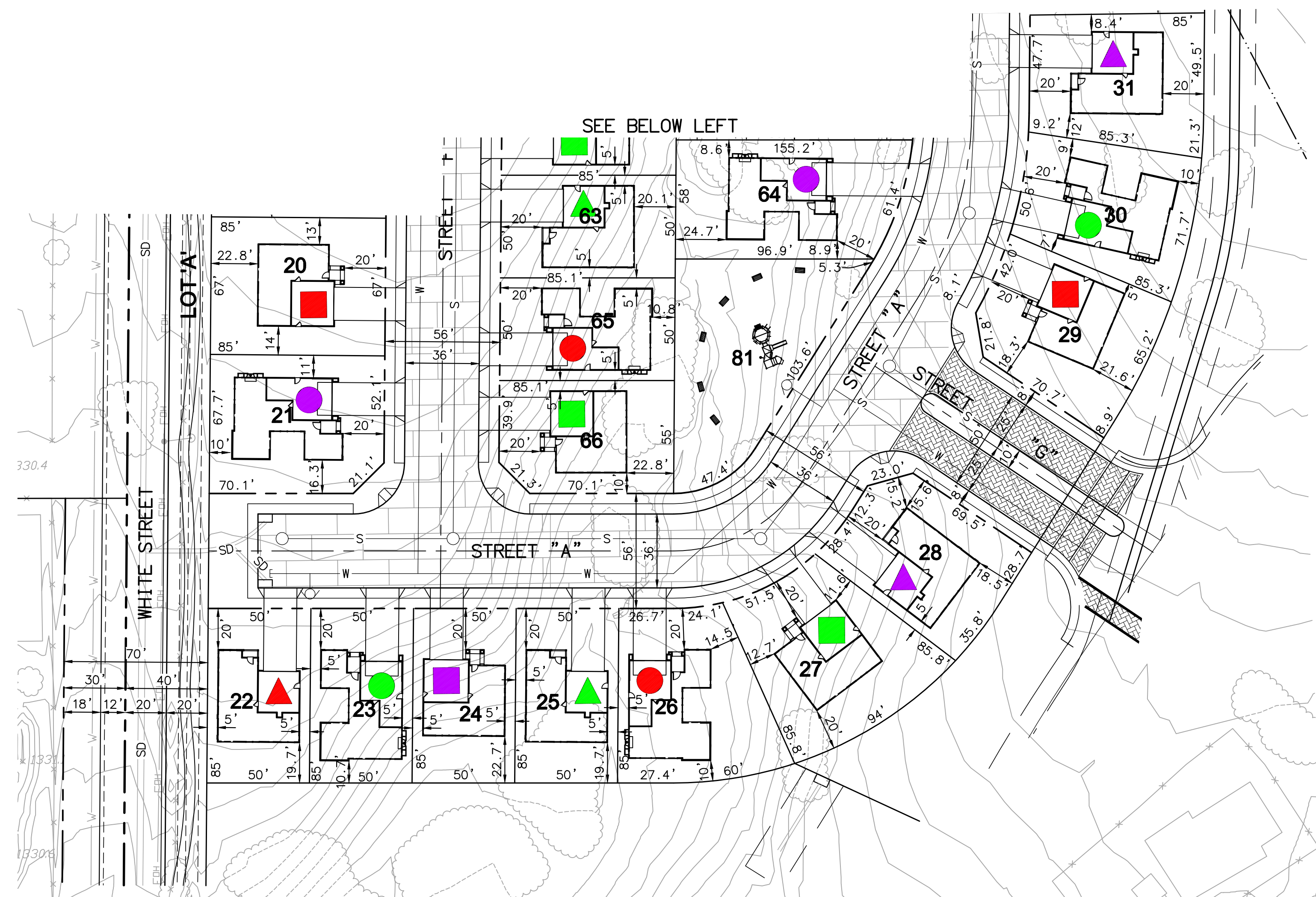
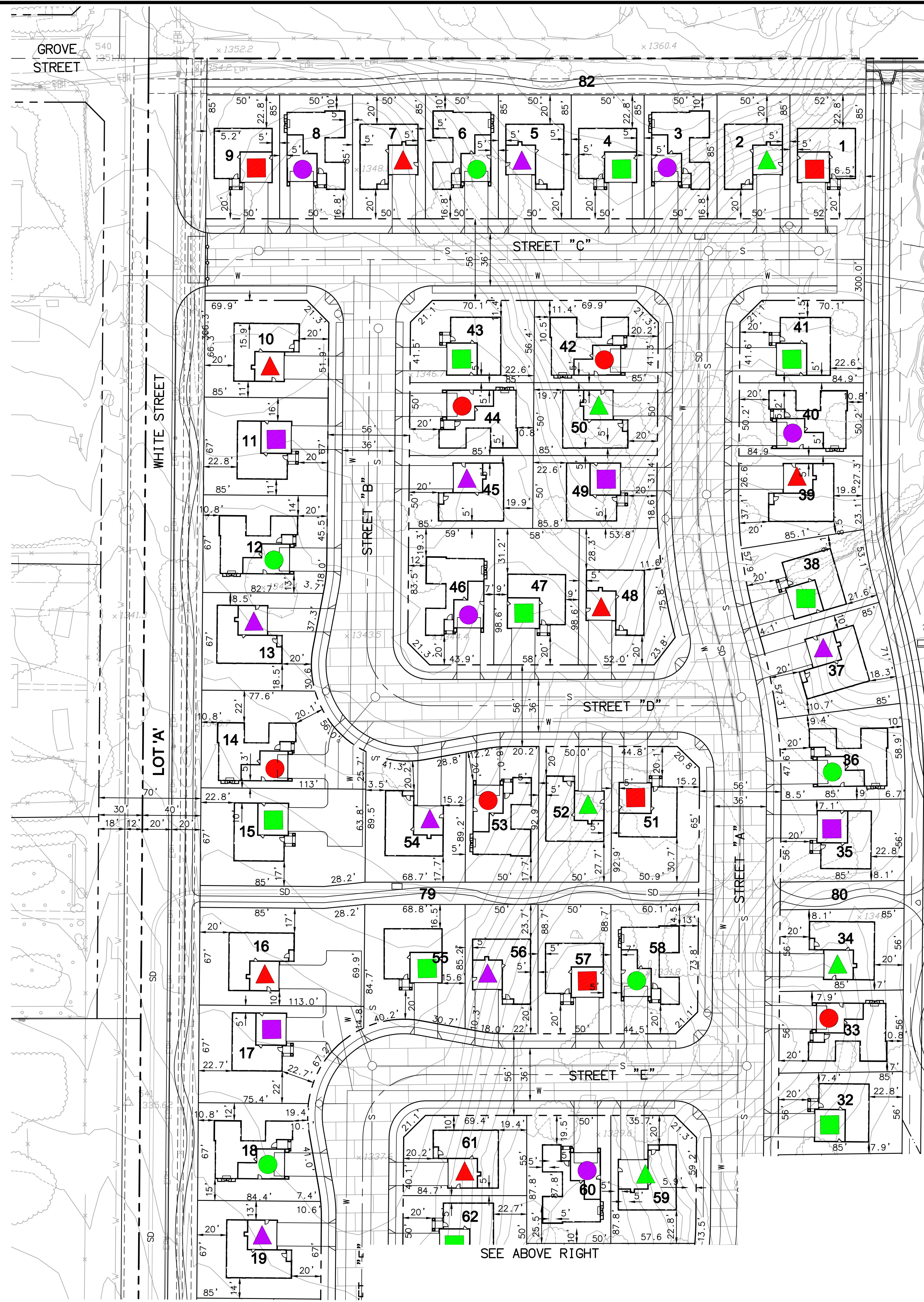
BAXTER VILLAGE
FINAL SITE PLAN OF DEVELOPMENT
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET

1

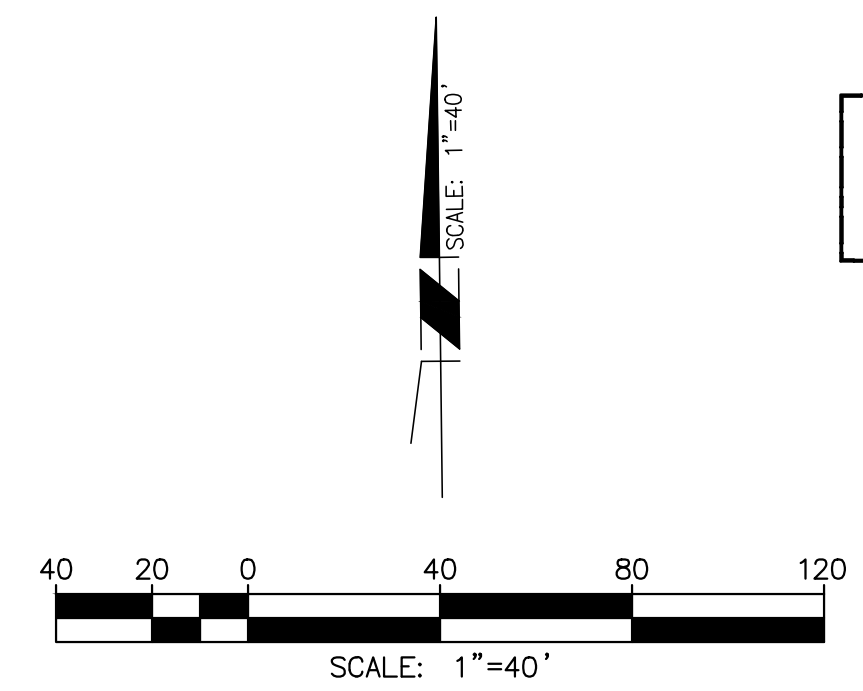
OF 2 SHEETS

PLANNING APPLICATION NO. 14-0002



PLOTTING LEGEND

PLAN 1 22 UNITS			PLAN 2 23 UNITS			PLAN 3 21 UNITS		
	ELEVATION "A"		ELEVATION "A"		ELEVATION "A"		ELEVATION "A"	
	ELEVATION "B"		ELEVATION "B"		ELEVATION "B"		ELEVATION "B"	
	ELEVATION "C"		ELEVATION "C"		ELEVATION "C"		ELEVATION "C"	



PLANNING APPLICATION NO. 14-0002

BAXTER VILLAGE
FINAL SITE PLAN OF DEVELOPMENT
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
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SHEET
2
OF 2 SHEETS

BAXTER VILLAGE



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

SITE PLAN of Development

WILDOMAR, CALIFORNIA

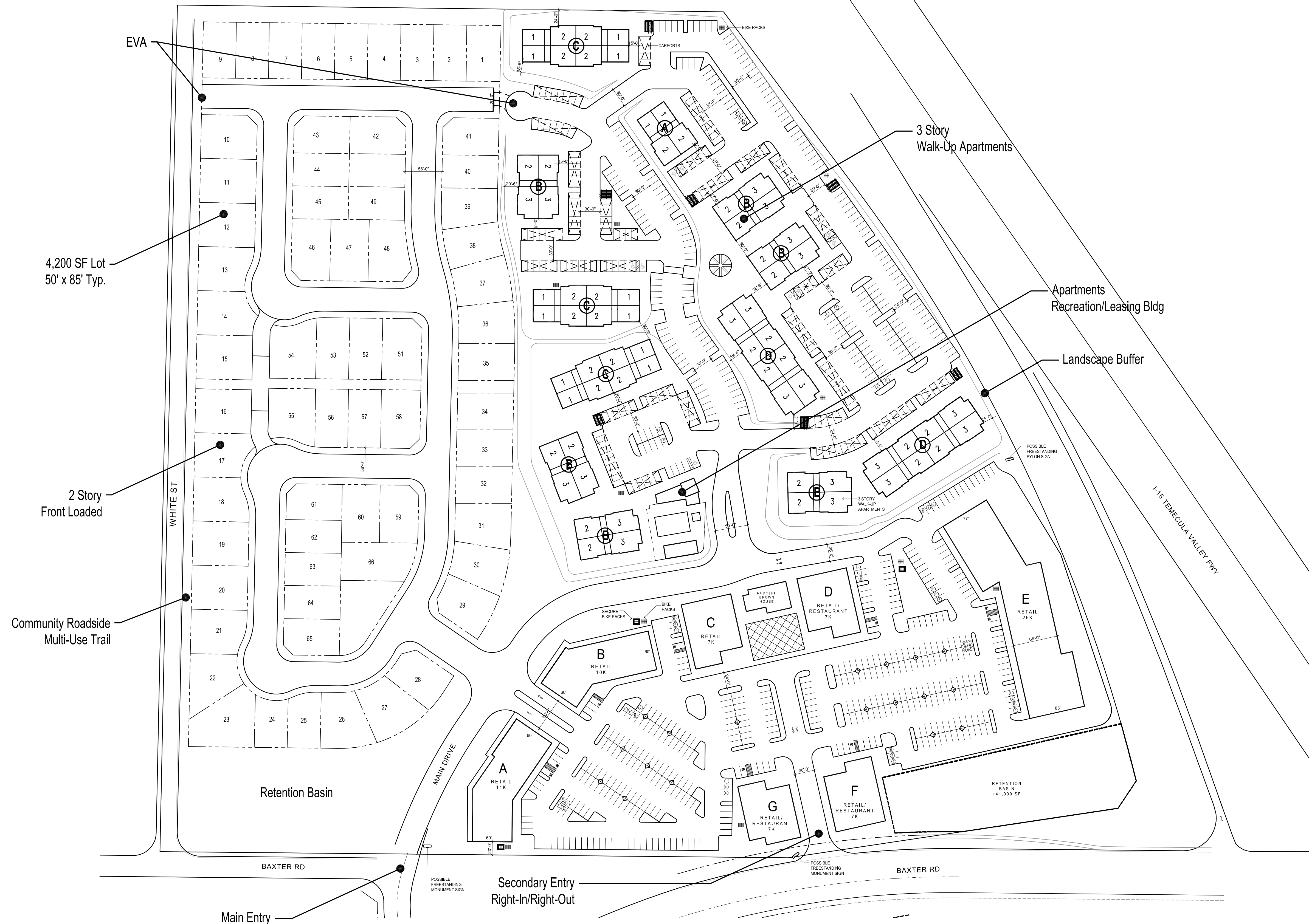
KTGY # 2013-0121

07.23.2015

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



AI.0



Project Summary

Site Area Information

Gross Site Area:	35.98 AC
Basins:	2.9 AC
Street ROW:	1.24 AC
Open Space	5.41 AC

Commercial

Gross Area:	12.2 AC
Total FLA:	75,000 SF
Parking Required:	413 SPACES (5.5/1000 SF)
Parking Provided:	423 SPACES

Apartments

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

Parking Required:

- 1BR	1.25 SPACES/UNIT
- 2BR	2.25 SPACES/UNIT
- 3BR	2.75 SPACES/UNIT
TOTAL	448 SPACES

Parking Provided (Includes Guest/Visitor Parking):

- Carport	204 SPACES
- Open	244 SPACES
TOTAL	448 SPACES

Single Family

Gross Area:	12.5 AC
Density:	5.3 DU/AC
TOTAL	66 LOTS

Open Space

*Assumes 3.29 people/du
*3.0 ac/1,000 people req'd

Open Space Required:

2.7 AC
270 du x 3.29 people/du = 888 people
888 people x 3.0 ac/1,000 people

Open Space Provided:

- Apartment O.S.	4.8 AC
- Single Family O.S.	0.61 AC
TOTAL	5.41 AC



PROJECT SUMMARY:

SITE AREA INFORMATION

GROSS SITE AREA	35.98 AC
BASINS	2.9 AC
STREET ROW	1.24 AC
OPEN SPACE	5.41 AC

COMMERCIAL

GROSS AREA	12.2 AC.
TOTAL FLOOR AREA	75,000 SF
PARKING REQUIRED	413 SPACES (5.5/1000 SF)
PARKING PROVIDED	423 SPACES

APARTMENTS

GROSS AREA	11.3 AC
DENSITY	18 DU/AC
TOTAL	204 UNITS
- 1 BED (735 SF)	42 UNITS
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PARKING REQUIRED	
1BR	1.25 SPACES/UNIT
2BR	2.25 SPACES/UNIT
3BR	2.75 SPACES/UNIT
TOTAL	448 SPACES

PARKING PROVIDED (INCLUDES GUEST / VISITOR PARKING)	
CARPORT	204 SPACES
OPEN	244 SPACES
TOTAL	448 SPACES

SINGLE FAMILY

GROSS AREA	12.5 AC.
DENSITY	5.3 DU/AC
TOTAL	66 LOTS

OPEN SPACE

*ASSUMES 3.29 PEOPLE/DU
*3.0 AC/1000 PEOPLE REQUIRED

OPEN SPACE REQUIRED	2.7 AC
270 DU X 3.29 PEOPLE/DU = 888 PEOPLE	
888 PEOPLE X 3.0 AC/1000 PEOPLE	

OPEN SPACE PROVIDED	
APARTMENT OS	4.8 AC
SINGLE FAMILY OS	0.61 AC
TOTAL	5.41 AC



BAXTER VILLAGE



ILLUSTRATIVE SITE PLAN

WILDOMAR, CALIFORNIA

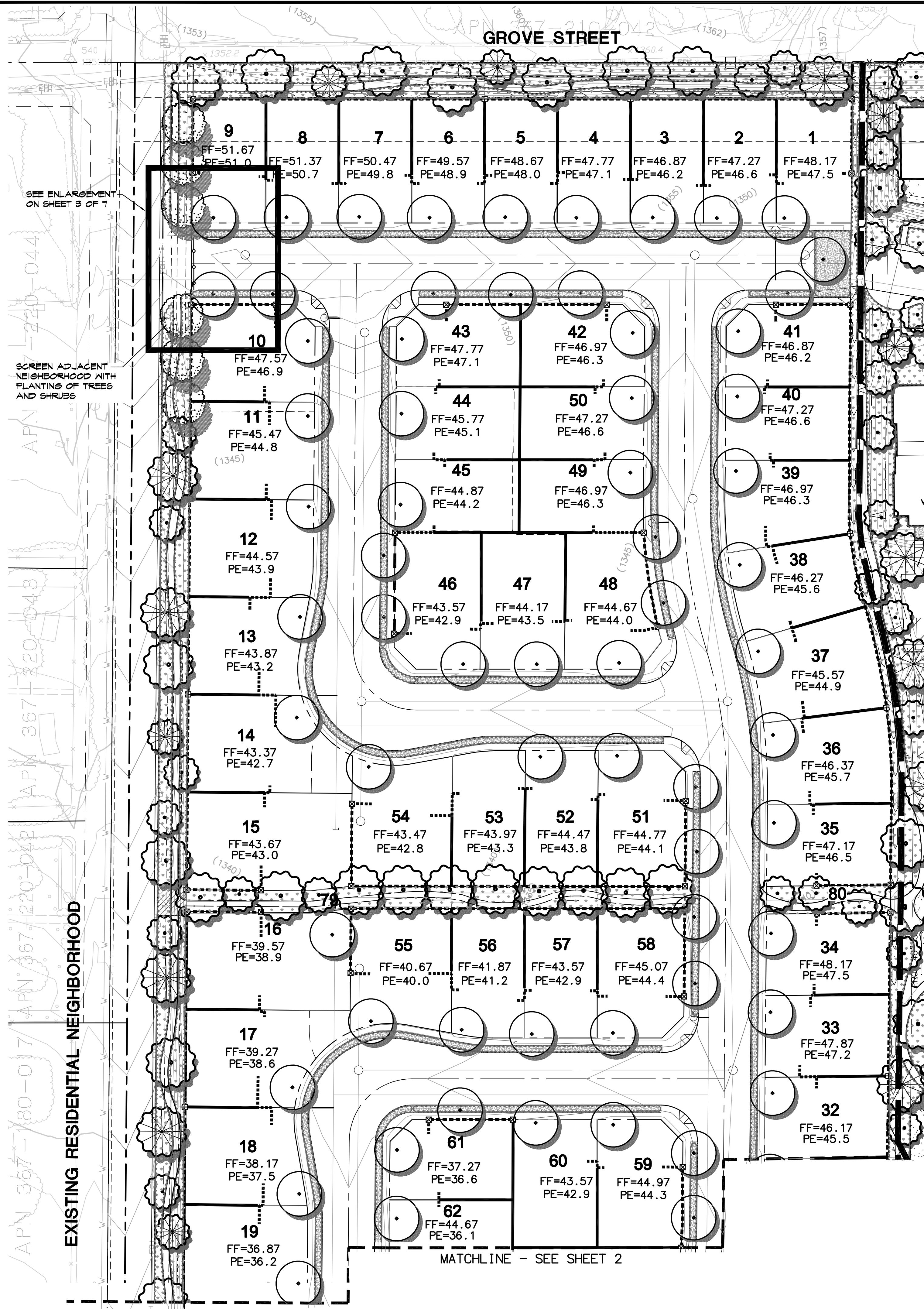
KTGY # 2013-0121

JULY 2015

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



A1.1



LEGEND

COMMUNITY ENTRY MONUMENT - TREES, LOW WALLS, BOULDERS, HEDGE, AND UP-LIGHTS WITH SIGN PER CITY STANDARDS AND TO COMPLEMENT ARCHITECTURE

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

5' MINIMUM HIGH INTERNAL WOOD FENCE

4' MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE (PLAY AREA)

COMPACTED DECOMPOSED GRANITE TRAIL

DECORATIVE PAVEMENT SUCH AS INTERLOCKING PAVERS, STAMPED CONCRETE OR EXPOSED AGGREGATE CONCRETE

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 17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 481 - 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 OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN TO BE MAINTAINED BY PRIVATE PROPERTY OWNERS OR HOME OWNERS ASSOCIATION(S).

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

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 75,550 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETO)(X)(T)(LA)(X)0.62 = GALLONS PER YEAR

MAWA = 61.65 X 0.7 X 75,550 X 0.62 = 2,887,000 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

LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MICOLS
	ACCENT TREES, SUCH AS:		
	JACARANDA MIMOSIFOLIA	JACARANDA	M
	LASESTROMIA INDICA	GRAPE MYRTLE	M
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	M

NOTES: MINIMUM 15 GALLON AND 24" BOX SIZES; MINIMUM 36" AND 48" BOX BOX SIZES AT ENTRY; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/OR A MAXIMUM OF 15% OF TREE PALETTE.

CANOPY TREES, SUCH AS:		
FRAXINUS VELUTINA	ARIZONA ASH	M
LOPHOSTEMON CONFERTA	BRISBANE BOX	M
MAGNOLIA GRANDIFLOA	MAGNOLIA	M
PISTACIA CHINENSIS	CHINESE PISTACHE	M
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	M
ULMUS PARVIFOLIA	EVERGREEN ELM	M

NOTE: MINIMUM 24" BOX SIZES

SHRUBS, SUCH AS:		
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	L
PHOTINIA X FRASERI	FRASERS PHOTINIA	M
PITTOSPORUM TOBIRA	TOBIRA	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIA HANTHORN	M
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	M

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS:		
COTONEASTER BUXIFOLIUS	COTONEASTER	M
LONGICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

WALL CLIMBING VINES, SUCH AS:		
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M
FICUS FUMILA	CREeping FIG	M

NOTE: MINIMUM 1 GALLON SIZES

DROUGHT TOLERANT VARIETIES OF TURF

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE, BUFFER AND SCREEN

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

NOTE: MINIMUM 15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS:		
ENCELIA FARINOSA	BRITTLEBUSH	L
HESTEROMELIS AREUTIFOLIA	TOYON	L
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	L
RHAPHIOLEPIS INDICA	INDIA HANTHORN	M
RHUS OVATA	SUGAR BUSH	M
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
LONGICERA 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:

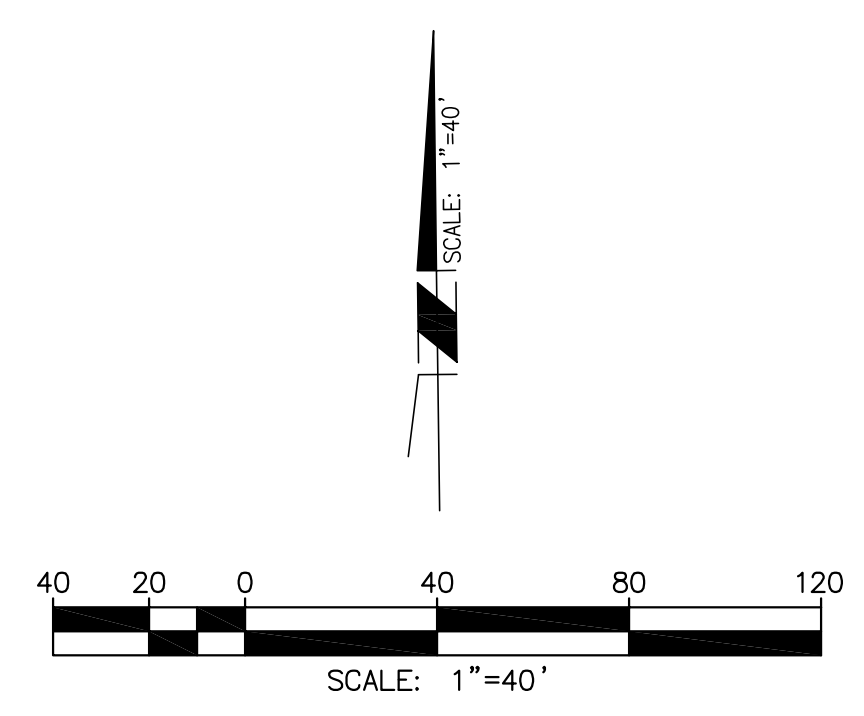
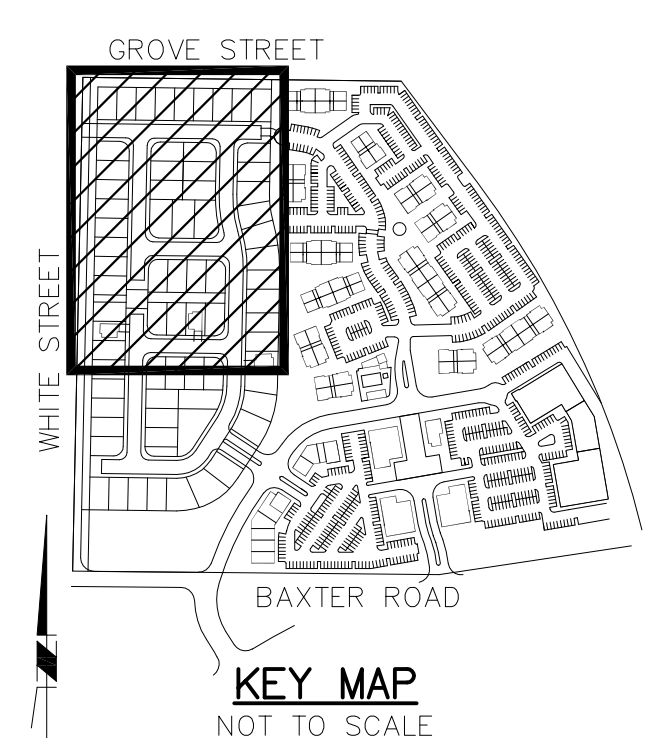
COBBLE STONE

CRUSHED ROCK

DECOMPOSED GRANITE

COURSE ORGANIC BARK MULCH

NATIVE HYDROSEED



PLANNING APPLICATION NO. 14-0002

A Baker Company

BAXTER VILLAGE

CONCEPTUAL LANDSCAPE PLAN

(SINGLE FAMILY RESIDENTIAL)

CITY OF WILDOMAR - COUNTY OF RIVERSIDE

40810 COUNTY CENTER DRIVE, SUITE 100

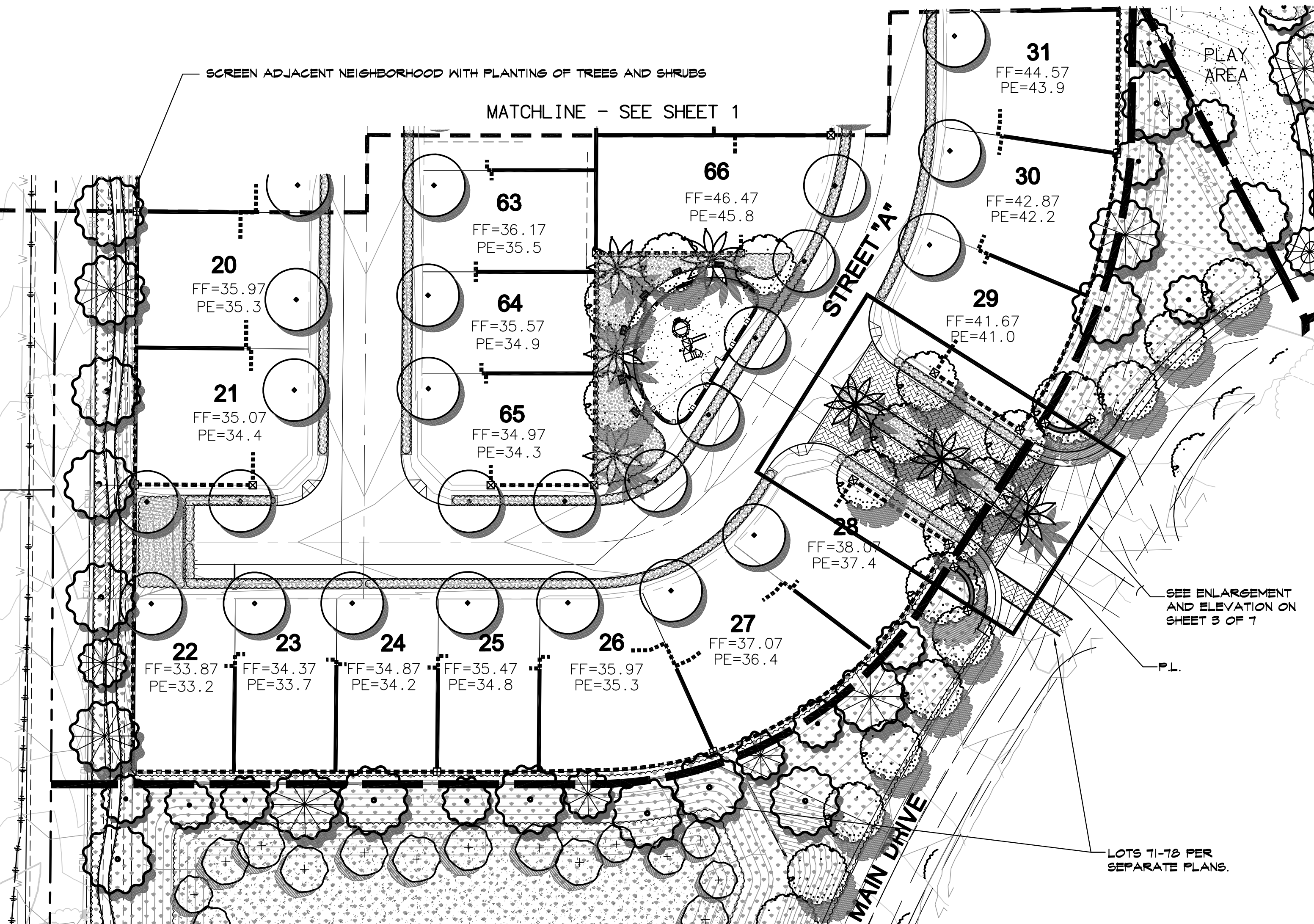
TEMECULA, CALIFORNIA 92591-6049

951676.8042 • FAX 951676.7240 • www.RBF.com

SHEET

1

OF 7 SHEETS



LEGEND

COMMUNITY ENTRY MONUMENT - TREES, LOW WALLS, BOULDERS, HEDGE, AND UP-LIGHTS WITH SIGN PER CITY STANDARDS AND TO COMPLEMENT ARCHITECTURE

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

5' MINIMUM HIGH INTERNAL WOOD FENCE

4' MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE (PLAY AREA)

COMPACTED DECOMPOSED GRANITE TRAIL

DECORATIVE PAVEMENT SUCH AS INTERLOCKING PAVERS, STAMPED CONCRETE OR EXPOSED AGGREGATE CONCRETE

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 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.216 (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 2009), 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 TO BE MAINTAINED BY PRIVATE PROPERTY OWNERS OR HOME OWNERS ASSOCIATION(S).

LANDSCAPE ZONES AND PLANT PALETTE

BAXTER VILLAGE SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	ACCENT TREES, SUCH AS:		
	JACARANDA MIMOSIFOLIA	JACARANDA	M
	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	M
	PYRUS GALLERTANA 'ARISTOCRAT'	ARISTOCRAT PEAR	M

NOTES: MINIMUM 15 GALLON AND 24" BOX SIZES; MINIMUM 36" AND 48" BOX BOX SIZES AT ENTRY; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/ OR A MAXIMUM OF 15% OF TREE PALETTE.

	CANOPY TREES, SUCH AS:		
	FRAXINUS VELUTINA	ARIZONA ASH	M
	LOPHOSTEMON CONFERTA	BRISBANE BOX	M
	MAGNOLIA GRANDIFLOA	MAGNOLIA	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	M
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	M
	ULMUS PARVIFOLIA	EVERGREEN ELM	M

NOTE: MINIMUM 24" BOX SIZES

	SHRUBS, SUCH AS:		
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
	OLEA EUROPAEA 'LITTLE OLLIE'	DIARF OLIVE	M
	PHOTINIA X FRASERI	FRASERS PHOTINIA	M
	PITTOSPORUM TOBIRA	TOBIRA	M
	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	M

NOTE: MINIMUM 5 GALLON SIZES

	GROUND COVERS, SUCH AS:		
	COTONEASTER BUXIFOLIUS	COTONEATER	M
	LONGICERA MONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

	WALL CLIMBING VINES, SUCH AS:		
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M

NOTE: MINIMUM 1 GALLON SIZES

DROUGHT TOLERANT VARIETIES OF TURF

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE

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

NOTE: MINIMUM 15 GALLON AND 24" BOX SIZES

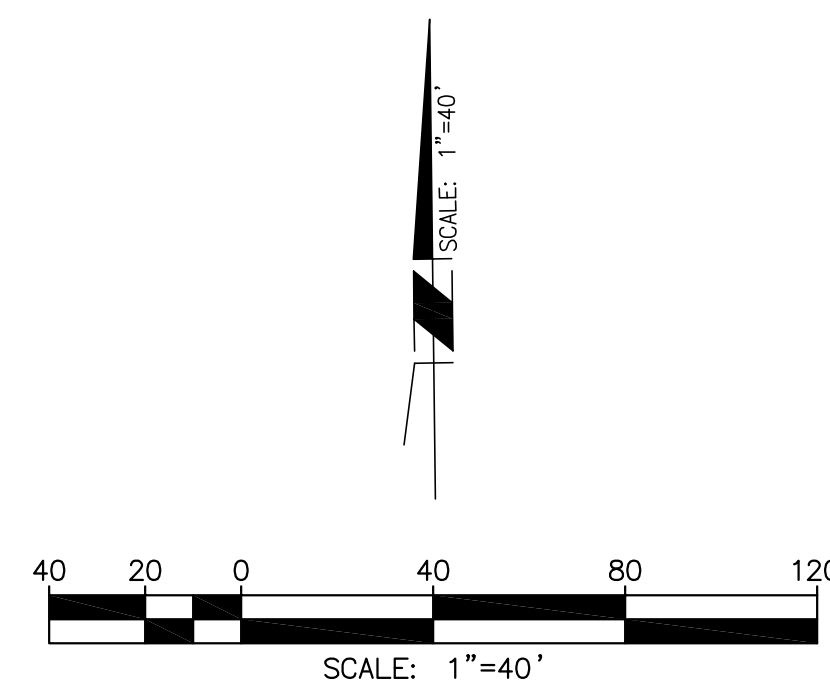
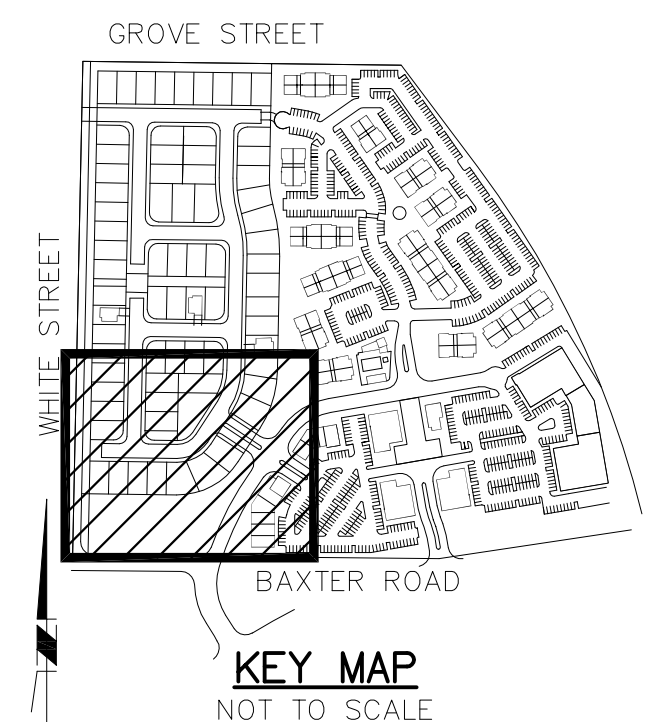
	SHRUBS, SUCH AS:		
	ENCHELIA FARINOSA	BRITTLEBUSH	L
	HETEROMELES ARBUTIFOLIA	TOYON	L
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
	PHOTINIA X FRASERI	FRASERS PHOTINIA	M
	PITTOSPORUM TOBIRA	TOBIRA	M
	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
	RHAMNUS CALIFORNICA	COFFEE BERRY	M
	RHAPHIOLEPIS INDICA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

NOTE: MINIMUM 5 GALLON SIZES

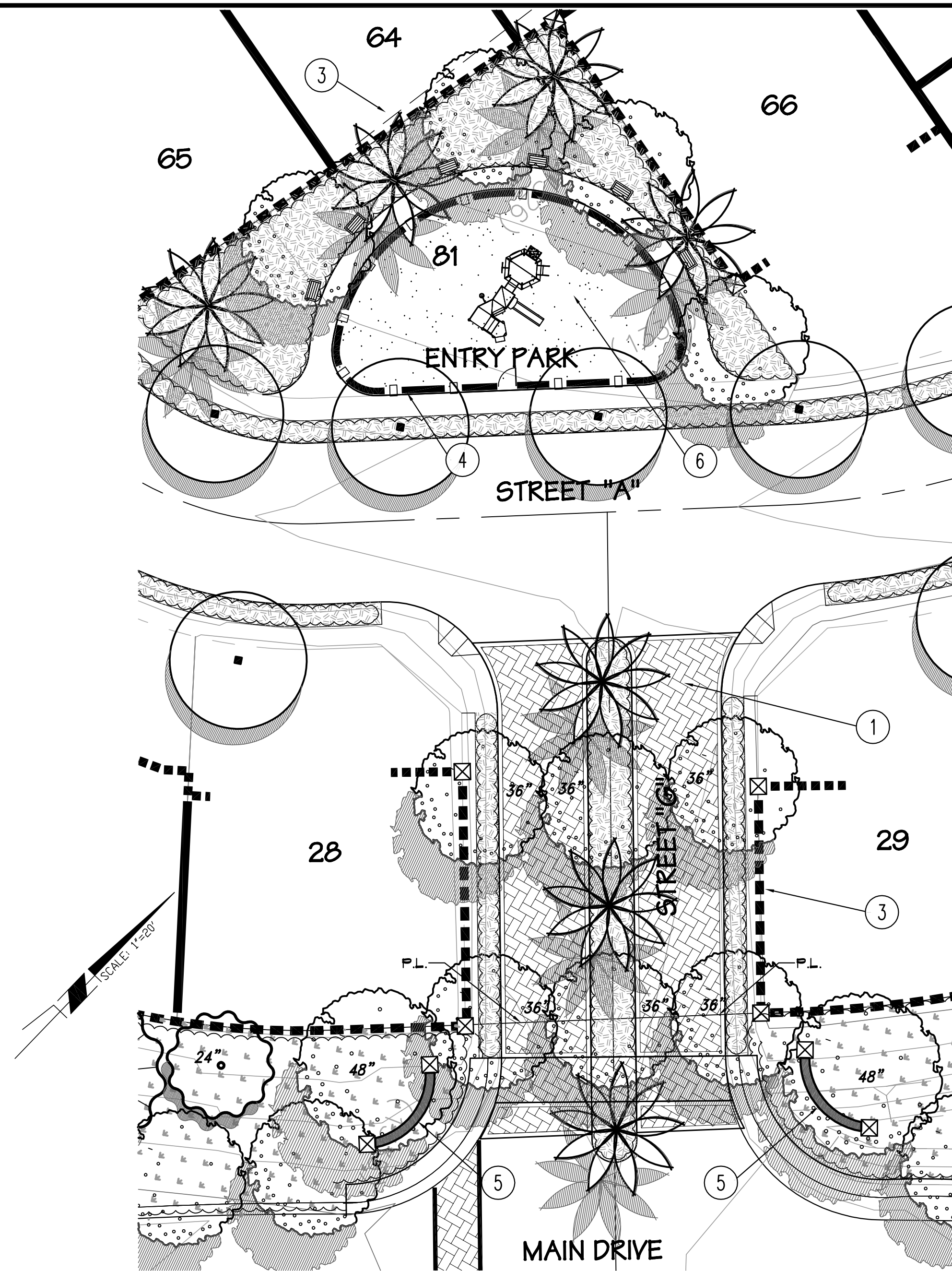
	GROUND COVERS, SUCH AS:		
	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
	BACCHARIS PILULARIS	COYOTE BRUSH	L
	COTONEASTER SPECIES	COTONEATER	L
	LONGICERA MONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
	MULLENBERGIA RIGENS	DEER GRASS	M
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
	ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

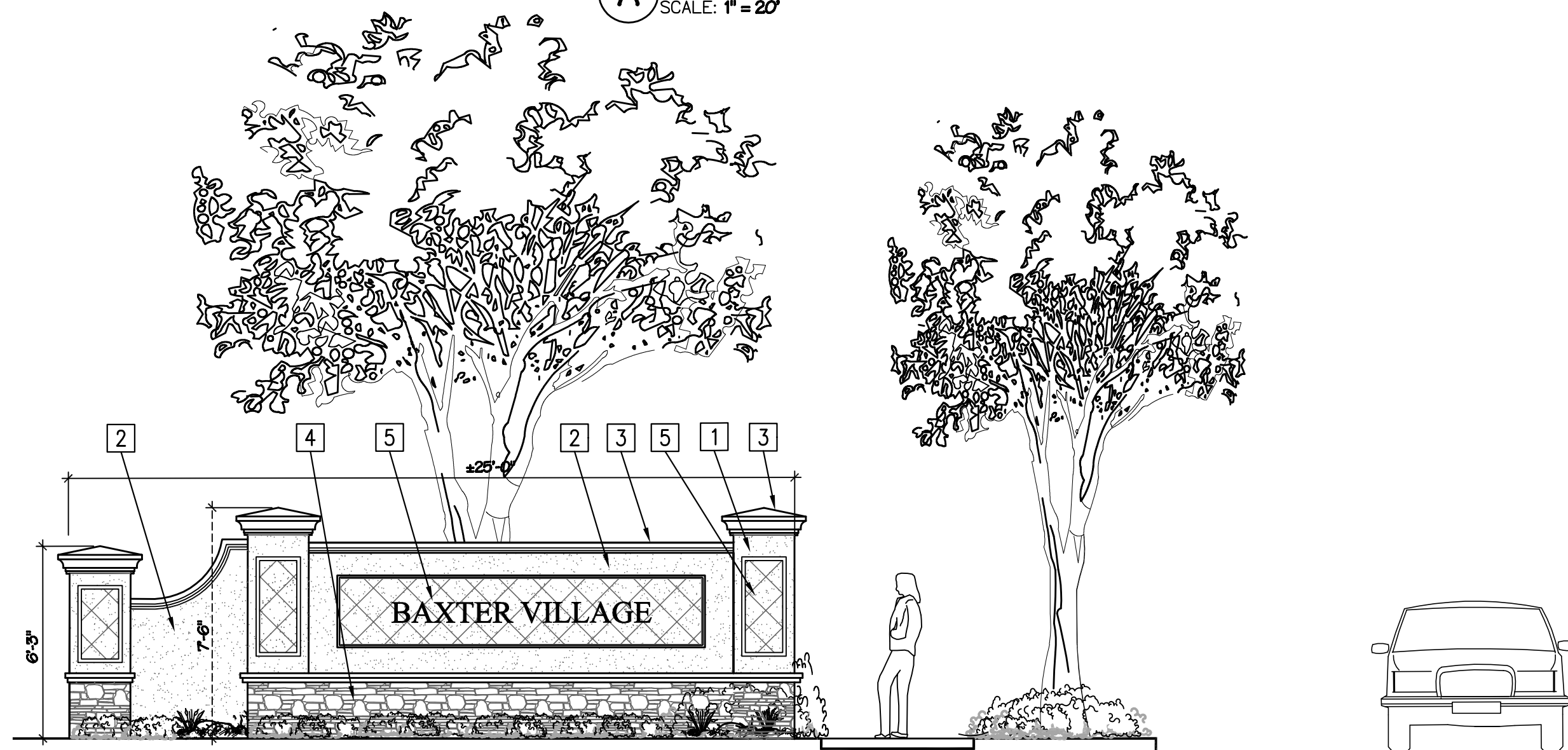
ORGANIC GROUND COVERS, SUCH AS:
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COARSE ORGANIC BARK MULCH
NATIVE HYDROSEED



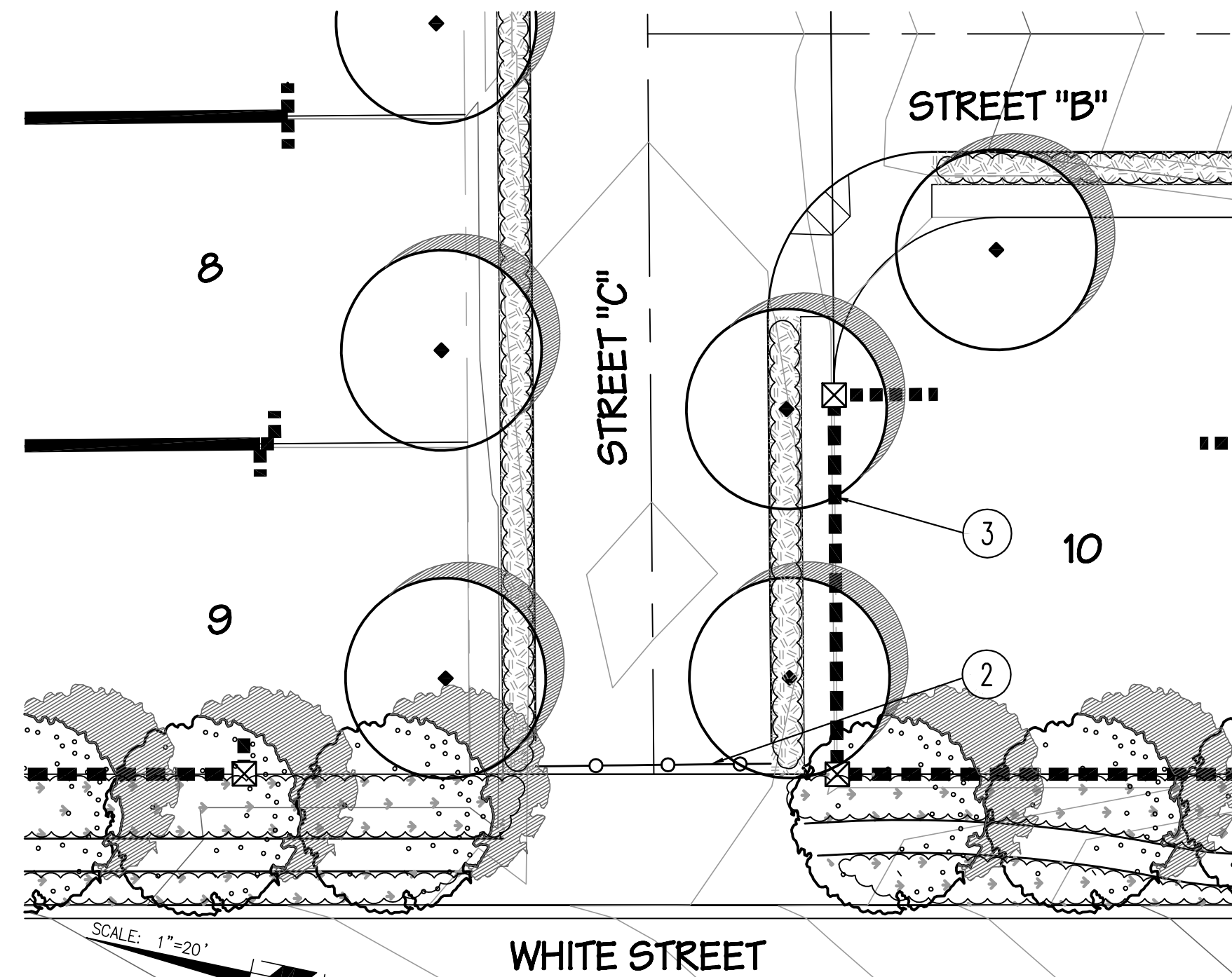
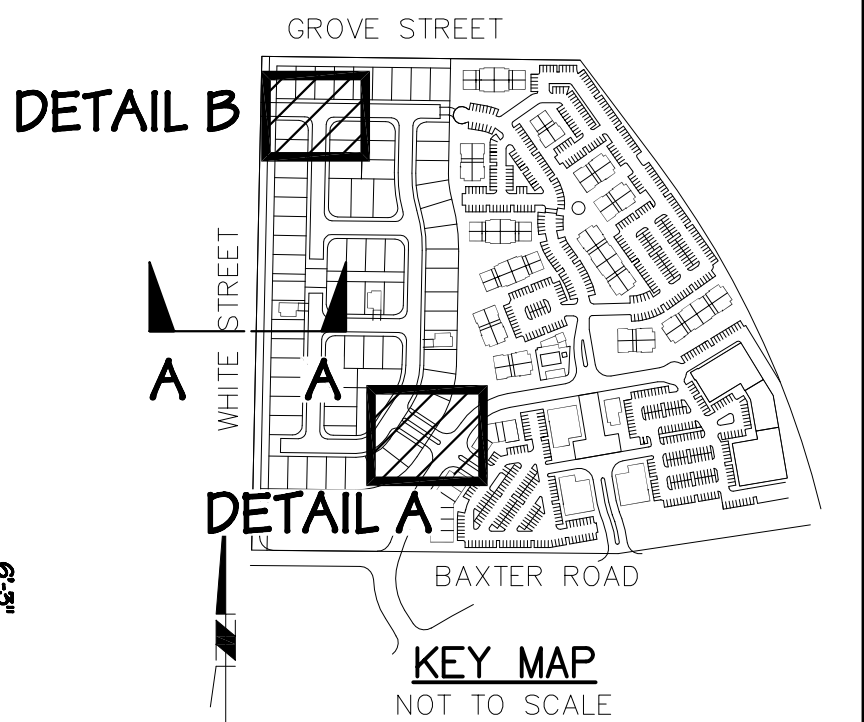
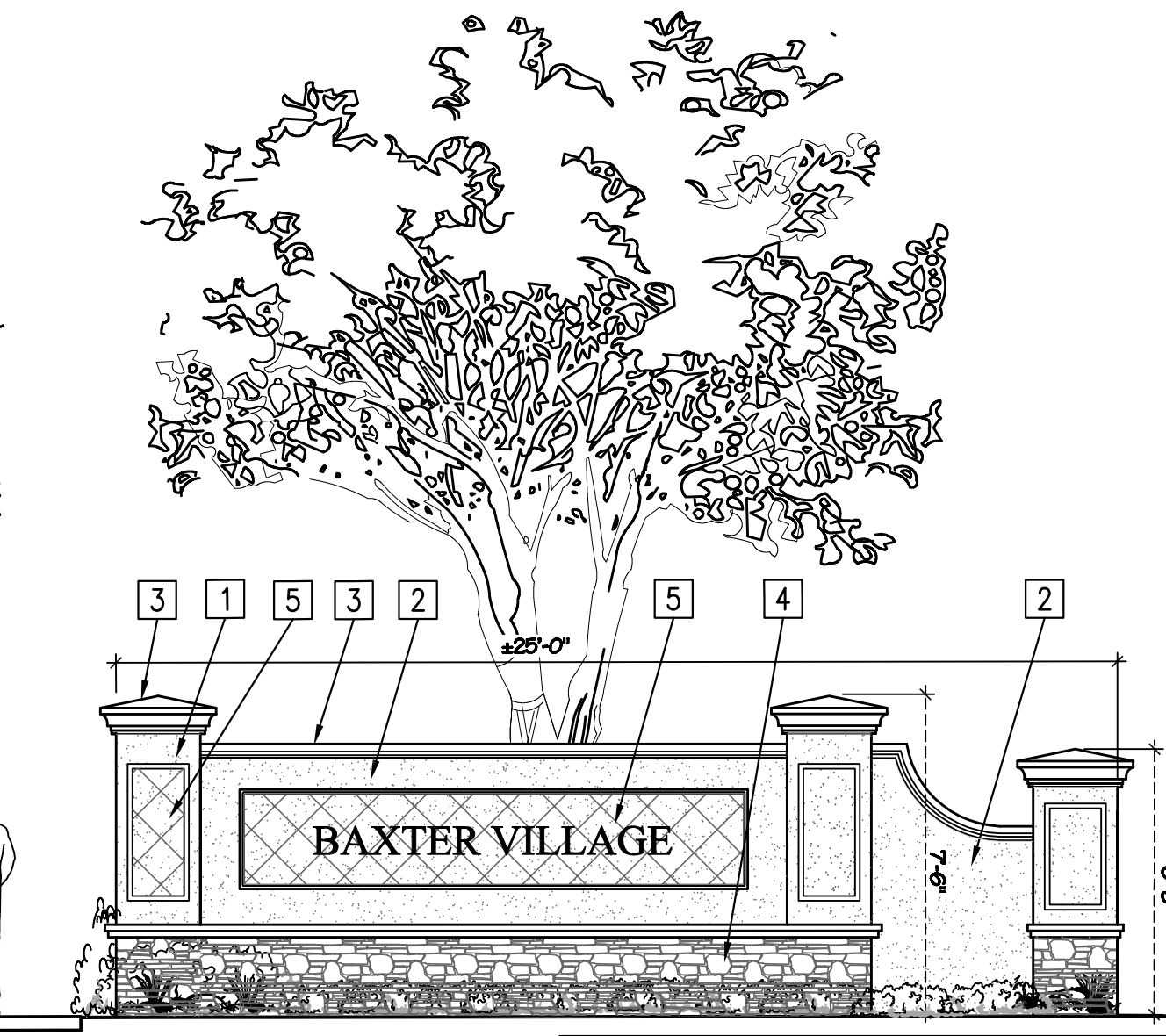
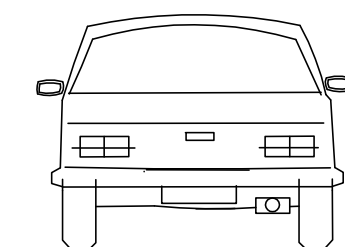
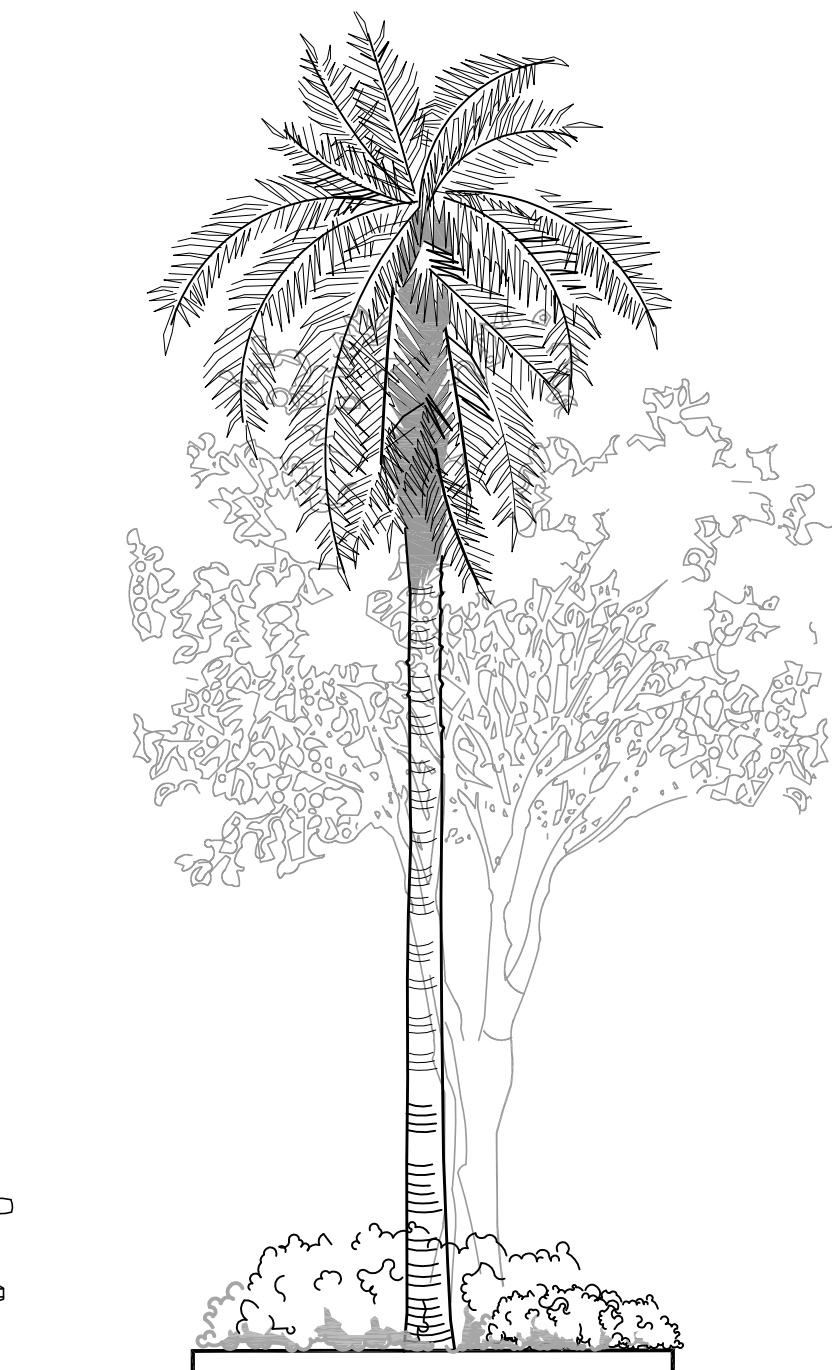
PLANNING APPLICATION NO. 14-0002



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



ELEVATION - ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT MAIN DRIVE
SCALE: NOT TO SCALE



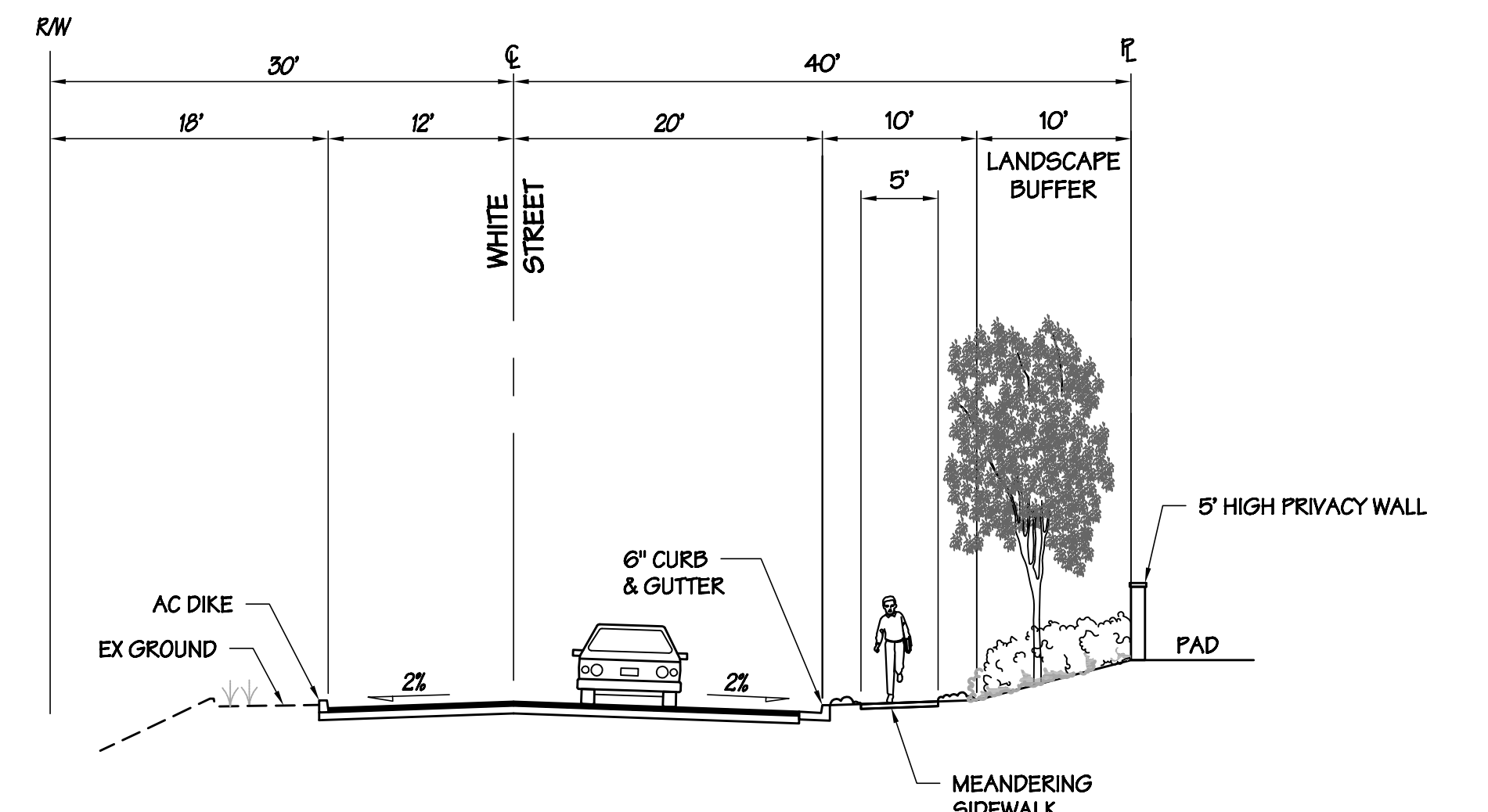
EMERGENCY ACCESS LANDSCAPE AT WHITE STREET
SCALE: 1" = 20'

LANDSCAPE CONSTRUCTION NOTES

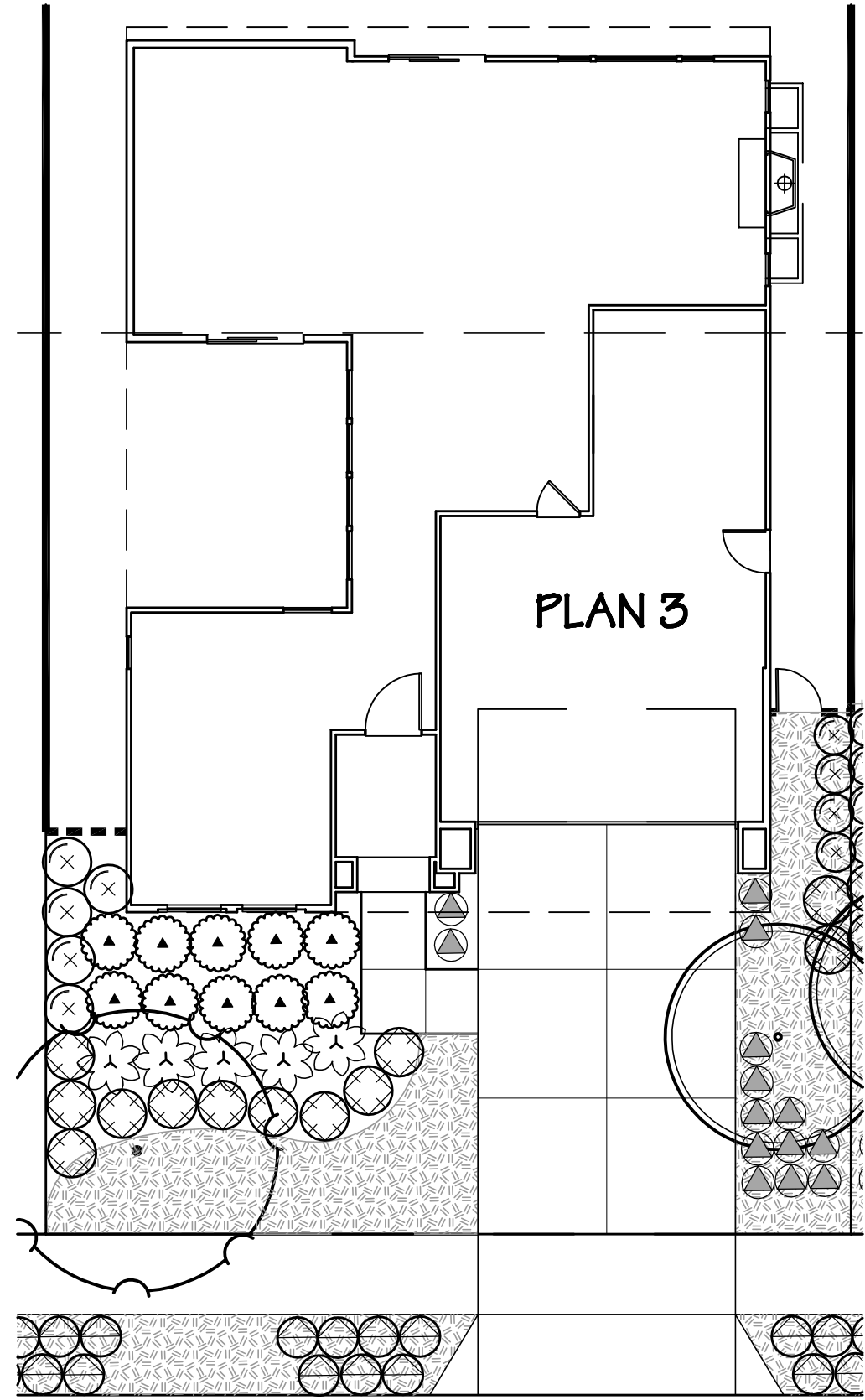
- 1 ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
- 2 TUBULAR STEEL EMERGENCY ACCESS GATE WITH KNOX BOX
- 3 5' HIGH DECORATIVE MASONRY PRIVACY WALL - SEE DETAIL 'A' ON SHEET 6
- 4 4' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE AND GATE - SEE DETAIL 'C' ON SHEET 6
- 5 COMMUNITY ENTRY MONUMENT SEE ELEVATION BELOW
- 6 ENTRY PARK - TOT LOT, BBQ, TRELLIS, BENCHES AND PICNIC TABLES AND 24" #36" BOX TREES

MATERIAL LEGEND

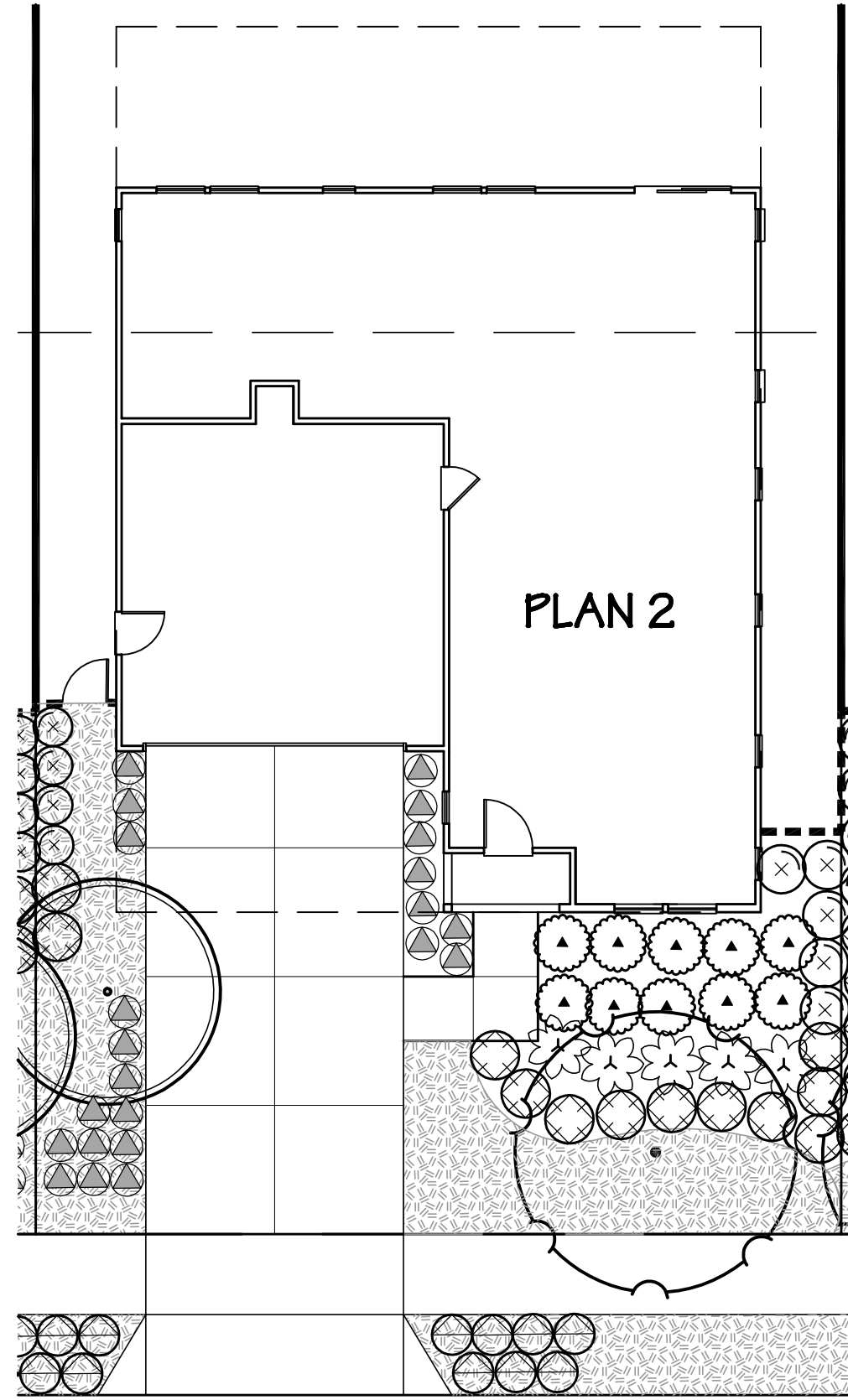
- 1 STUCCO PILASTER
- 2 STUCCO WALL
- 3 PRECAST CONCRETE CAP
- 4 CULTURED STONE VENEER MONUMENT WALL
- 5 STUCCO OR TILE BACKGROUND



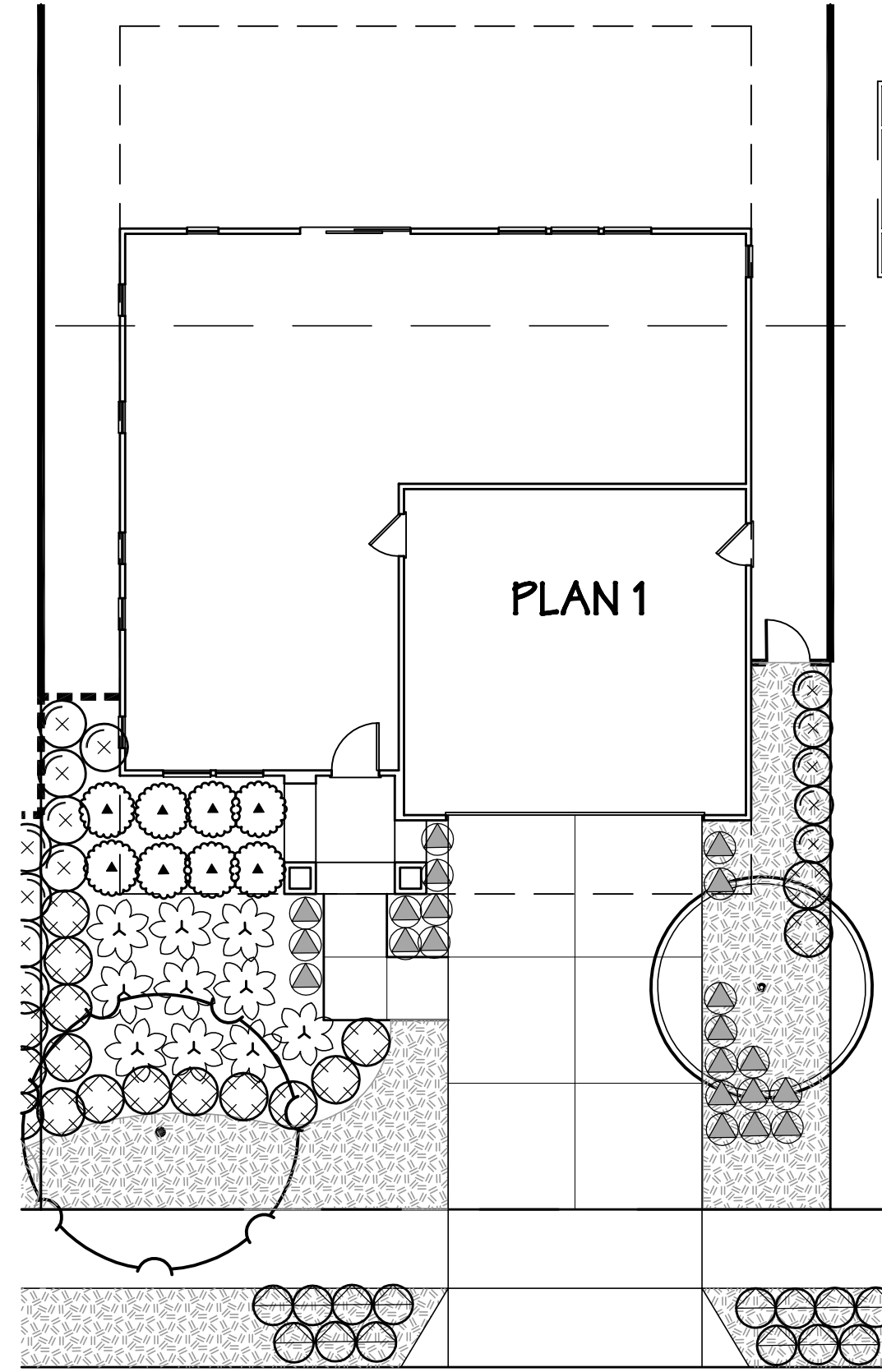
A-A SECTION
SCALE: NOT TO SCALE



C FRONT YARD TYPICAL PLAN 3
SCALE: 1" = 10'



B FRONT YARD TYPICAL PLAN 2
SCALE: 1" = 10'



A FRONT YARD TYPICAL PLAN 1
SCALE: 1" = 10'

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MULCH
STREET TREES				
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	M
	KOELRUEERIA BIPINATIA	CHINESE FLAME TREE	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	M
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	24" BOX	M
FRONT YARD TREES				
	AREUTUS UNEDO	STRAWBERRY TREE	15 GALLON	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GALLON	M
	MAGNOLIA GRANDIFLOA 'LITTLE GEM'	MAGNOLIA	15 GALLON	M
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	15 GALLON	M
SHRUBS				
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GALLON	M
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	L
	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	5 GALLON	M
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	5 GALLON	M
	PHOTINIA X FRASERI	FRASERS PHOTINIA	5 GALLON	M
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GALLON	M
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	M
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GALLON	L
	PITTOSPORUM TOBIRA	DWARF TOBIRA	5 GALLON	M
	'WHEELER'S DWARF'	INDIA HAWTHORN	5 GALLON	M
	HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	L
	LAVENDULA DENTATA	FRENCH LAVENDER	1 GALLON	L
	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	5 GALLON	M
GROUNDCOVERS				
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GALLON	L
	ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	1 GALLON	L

NOTES

- ALL PLANTER SHALL RECEIVE 3" THICK WOOD MULCH.
- IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

PLANNING APPLICATION NO. 14-0002

RBF
CONSULTING
A Baker Company

BAXTER VILLAGE
FRONT YARD TYPICALS
(SINGLE FAMILY RESIDENTIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951676.8042 • FAX 951676.7240 • www.RBF.com

SHEET

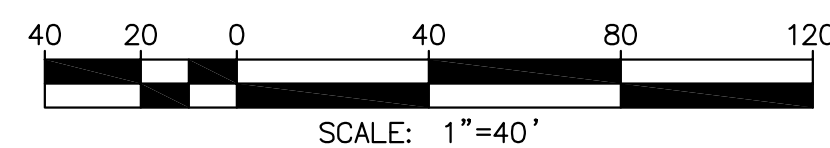
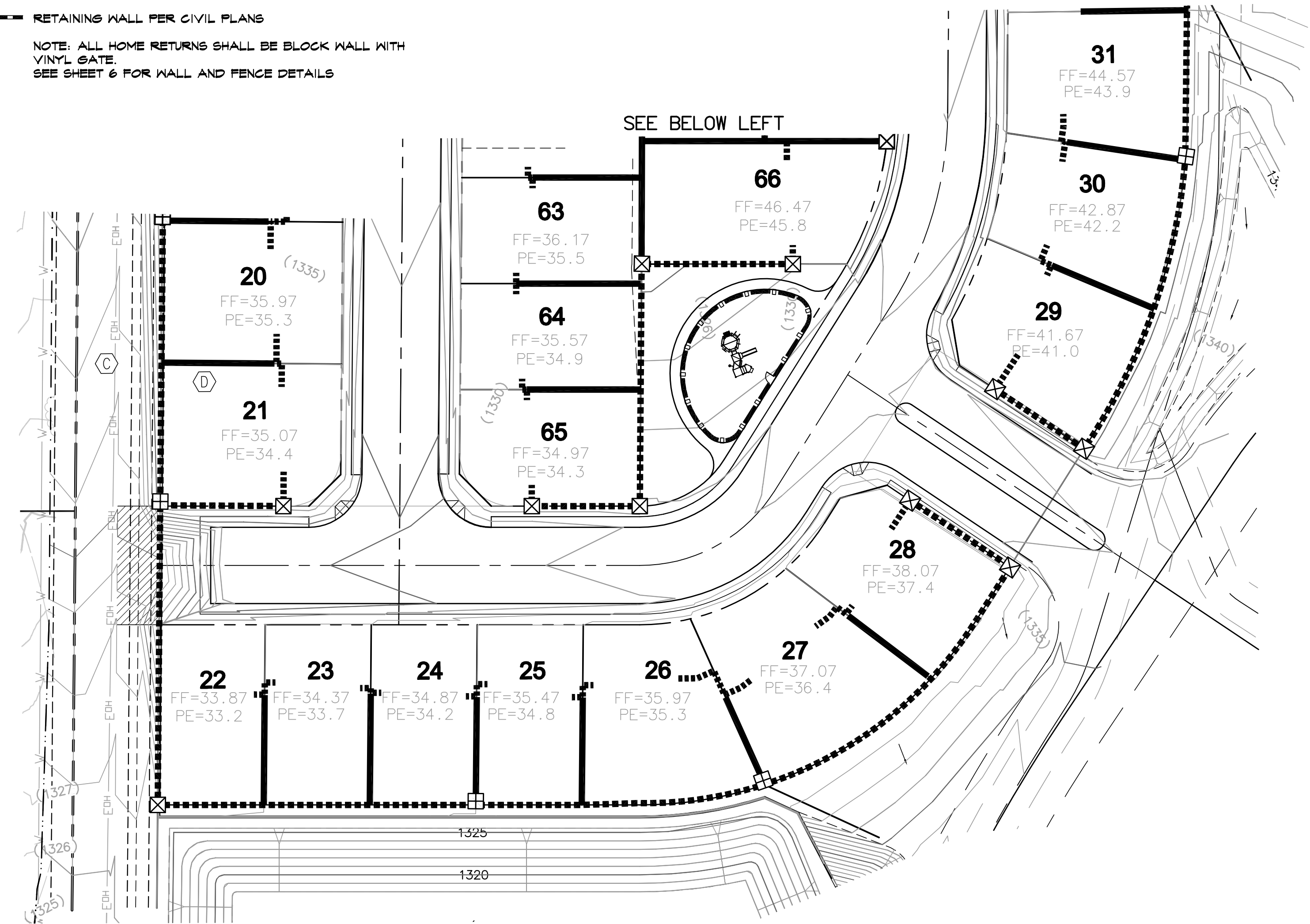
4

OF 7 SHEETS

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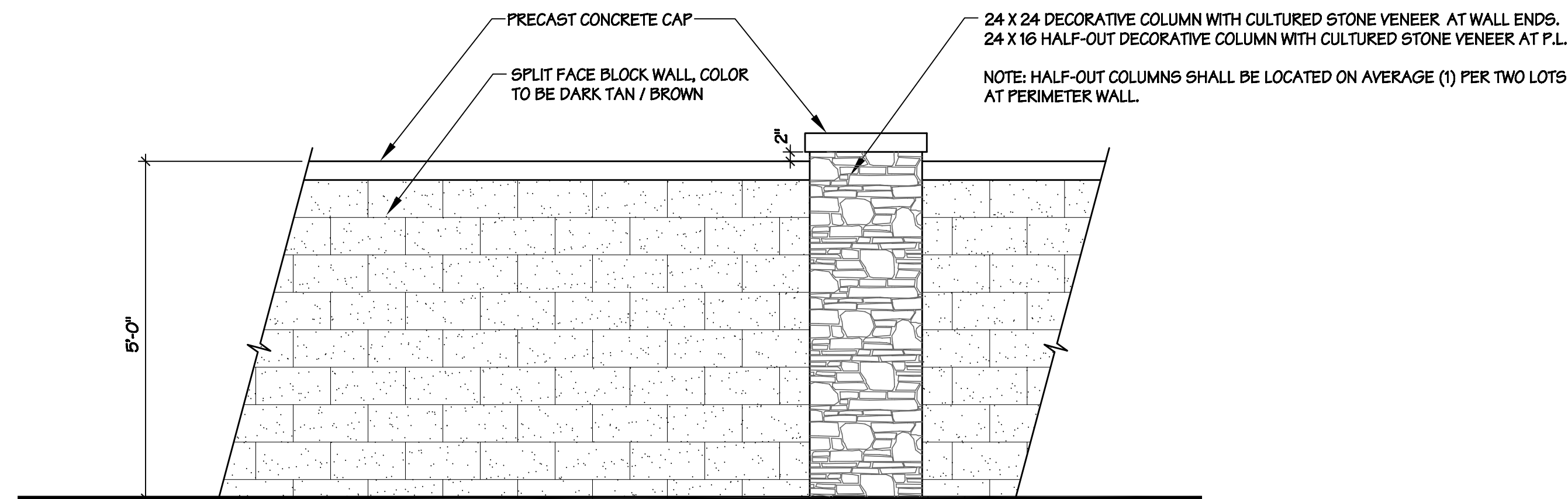


- WALL AND FENCE LEGEND**
- 5' MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL WITH PRECAST CONCRETE CAP
 - ⊠ DECORATIVE COLUMNS WITH CULTURED STONE VENEER AT WALL ENDS (FULL COLUMN)
 - ⊞ DECORATIVE COLUMNS WITH CULTURED STONE VENEER AT P.L. (HALF-OUT COLUMN)
 - 5' MINIMUM HIGH INTERNAL WOOD FENCE
 - 4' MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE (PLAY AREA)
 - RETAINING WALL PER CIVIL PLANS
- NOTE: ALL HOME RETURNS SHALL BE BLOCK WALL WITH VINYL SATE.
SEE SHEET 6 FOR WALL AND FENCE DETAILS

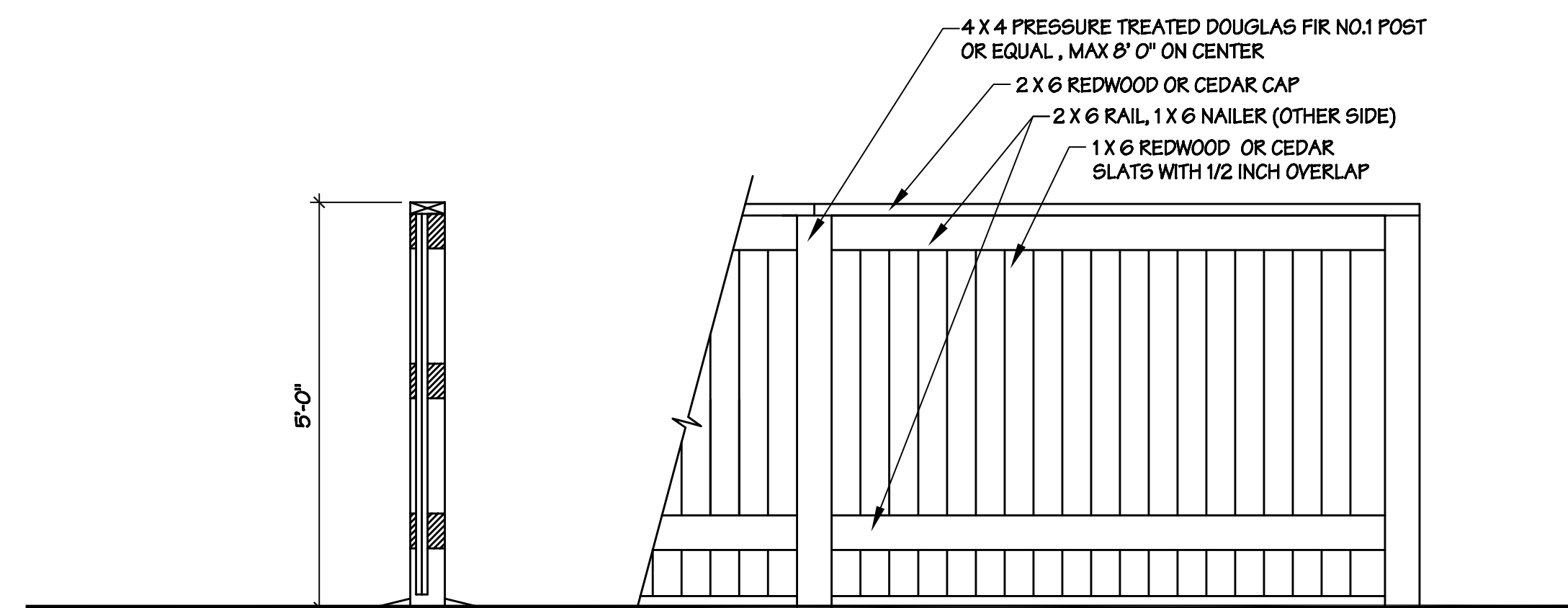


PLANNING APPLICATION NO. 14-0002

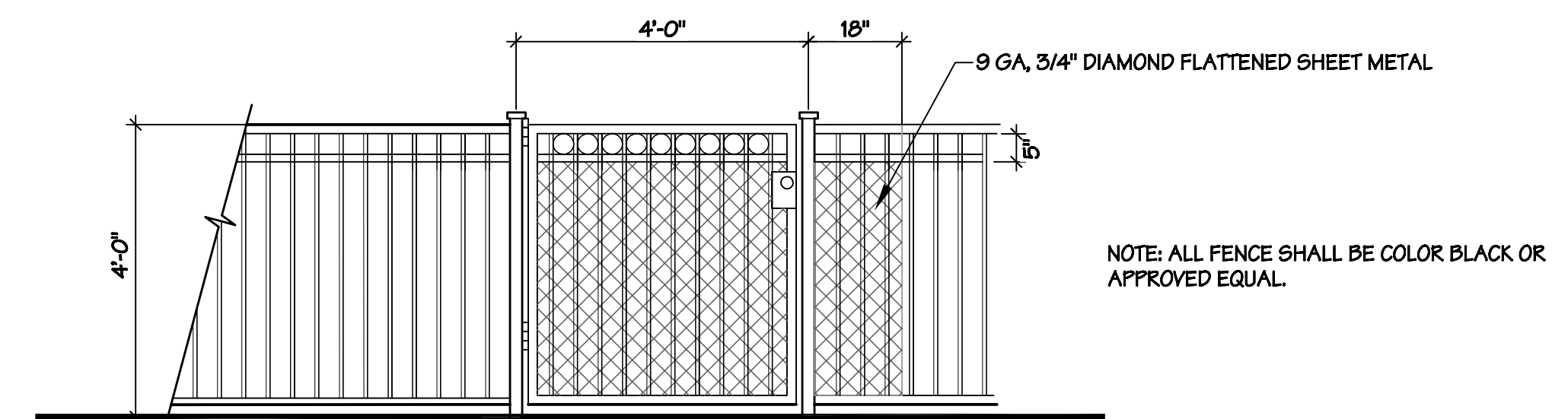
RBF CONSULTING A Baker Company	BAXTER VILLAGE WALL AND FENCE PLAN (SINGLE FAMILY RESIDENTIAL) CITY OF WILDOMAR - COUNTY OF RIVERSIDE 4080 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA 92591-6049 951.676.8042 • FAX 951.676.7240 • www.RBF.com	SHEET 5 OF 7 SHEETS



A MASONRY BLOCK WALL
SCALE: NOT TO SCALE



B INTERNAL WOOD FENCE
SCALE: NOT TO SCALE



B PAINTED TUBULAR STEEL FENCE AND GATE
AT ENTRY AND PLAY AREA
SCALE: NOT TO SCALE

PICNIC TABLE EXAMPLES



BENCH EXAMPLES



TRASH RECEPTACLE EXAMPLES



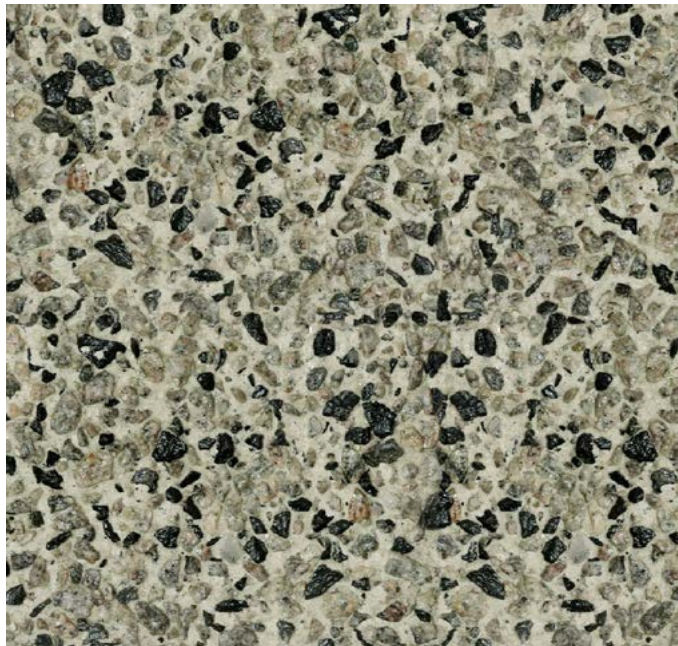
CONCRETE PAVER EXAMPLES

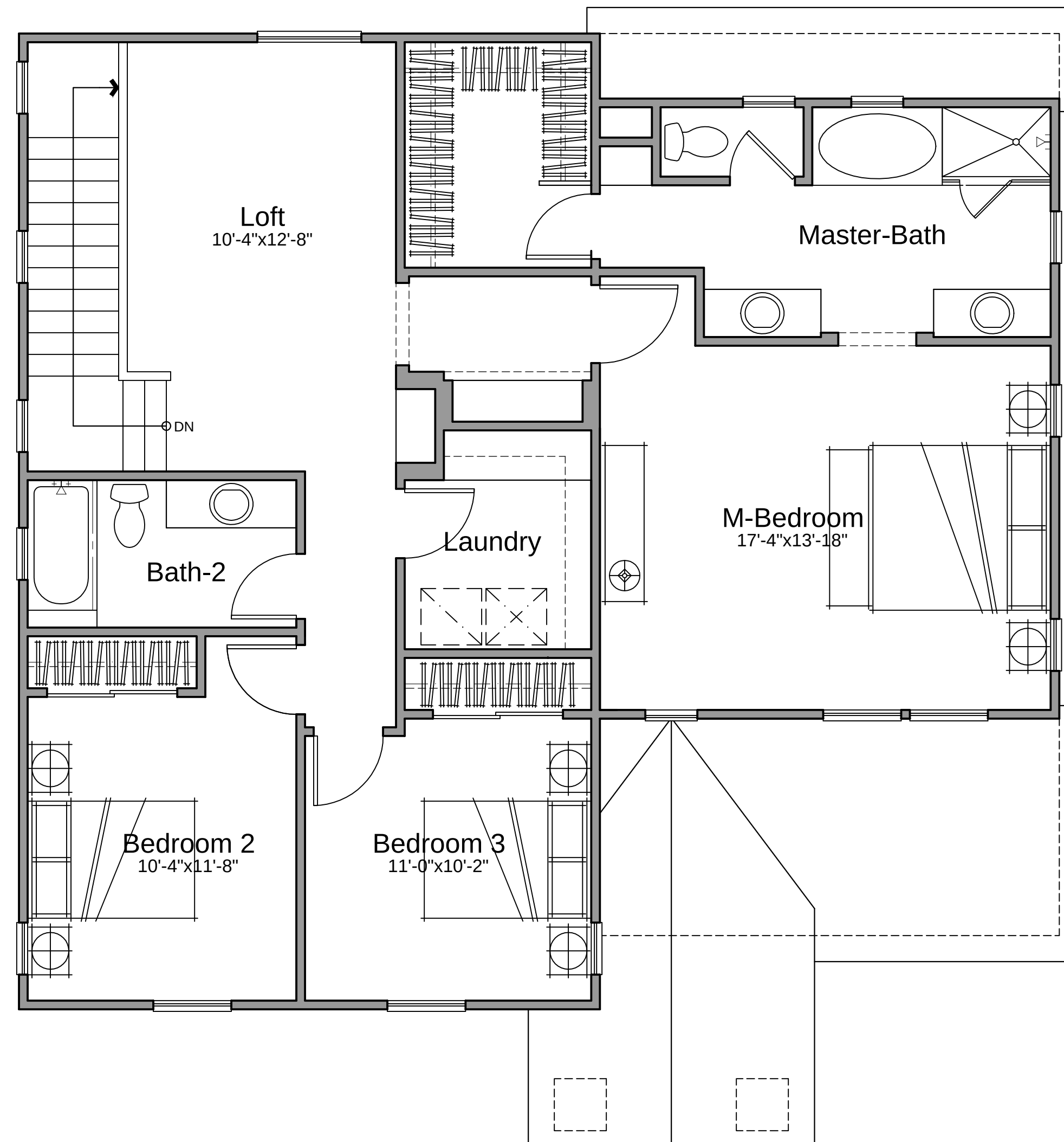


STAMPED CONCRETE EXAMPLES

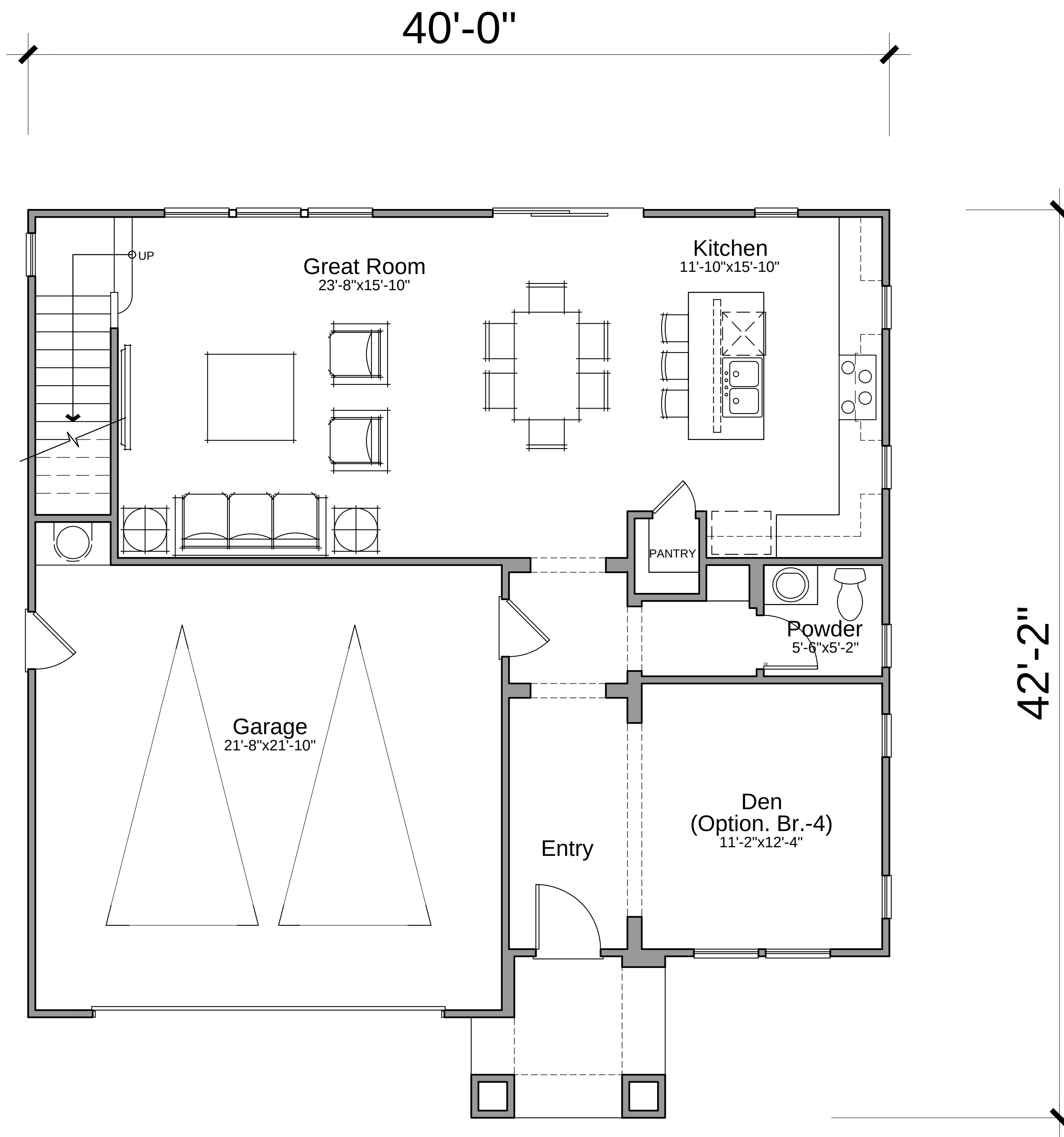


EXPOSED AGGREGATE CONCRETE EXAMPLES

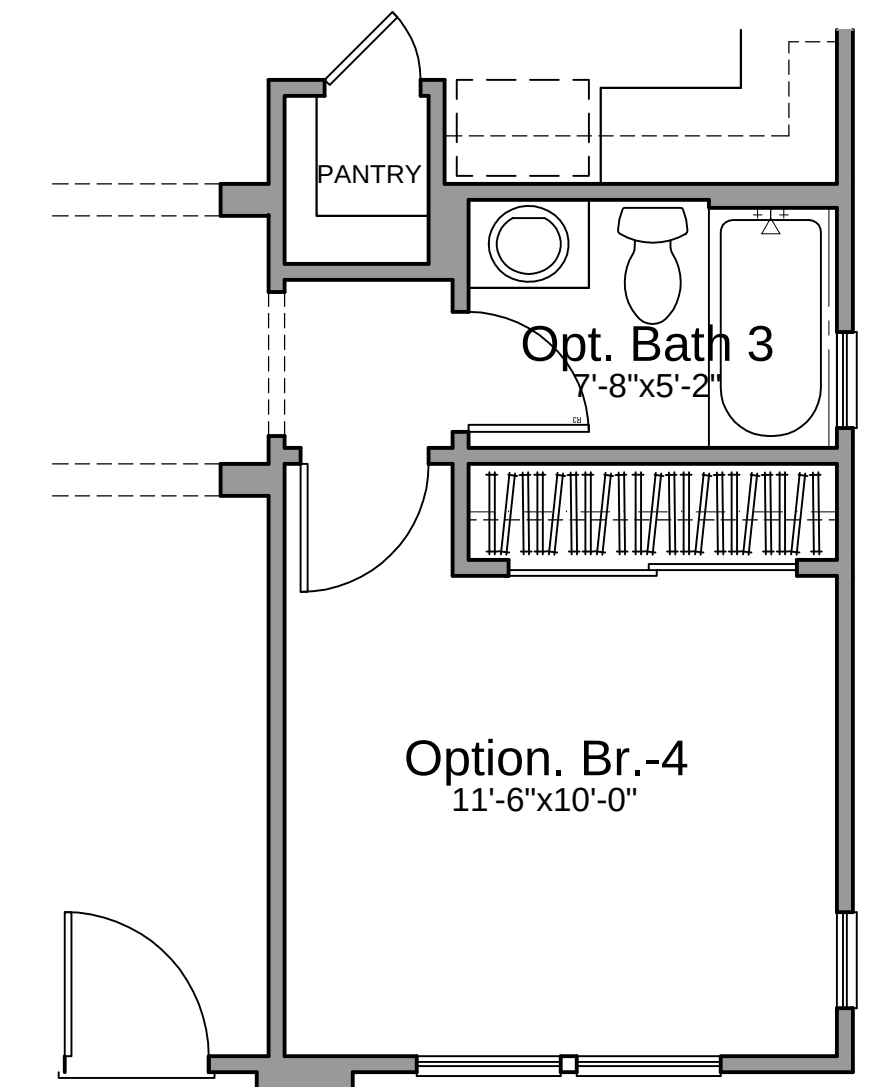




2ND FLOOR PLAN
979 SQ.FT. / 2,166 SQ.FT



1ST FLOOR PLAN
1,187 SQ.FT. / 2,166 SQ.FT



BAXTER VILLAGE



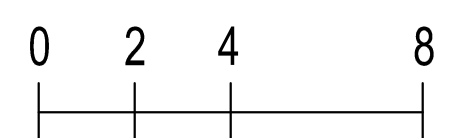
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

SINGLE FAMILY FLOOR PLAN-I

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

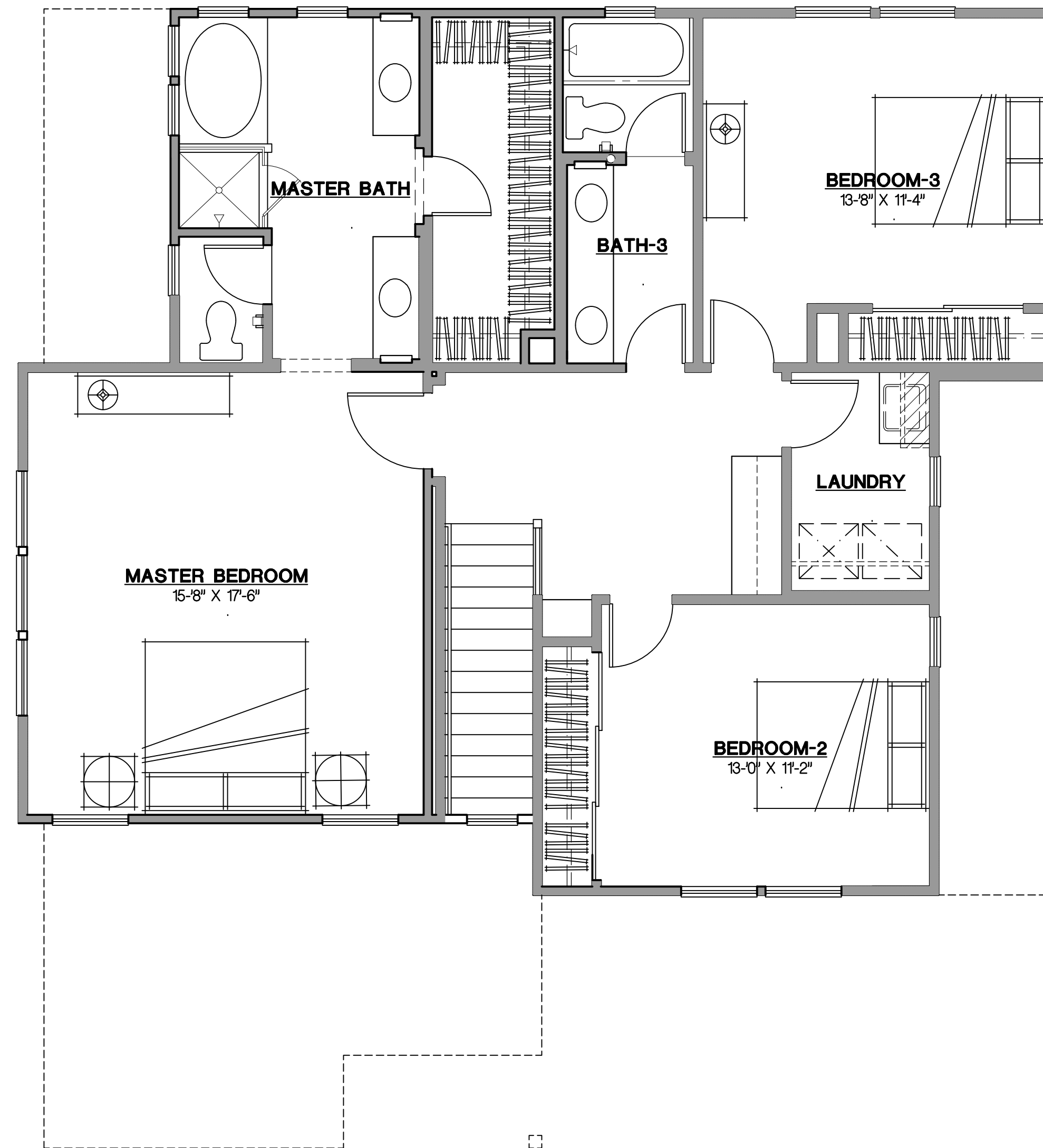
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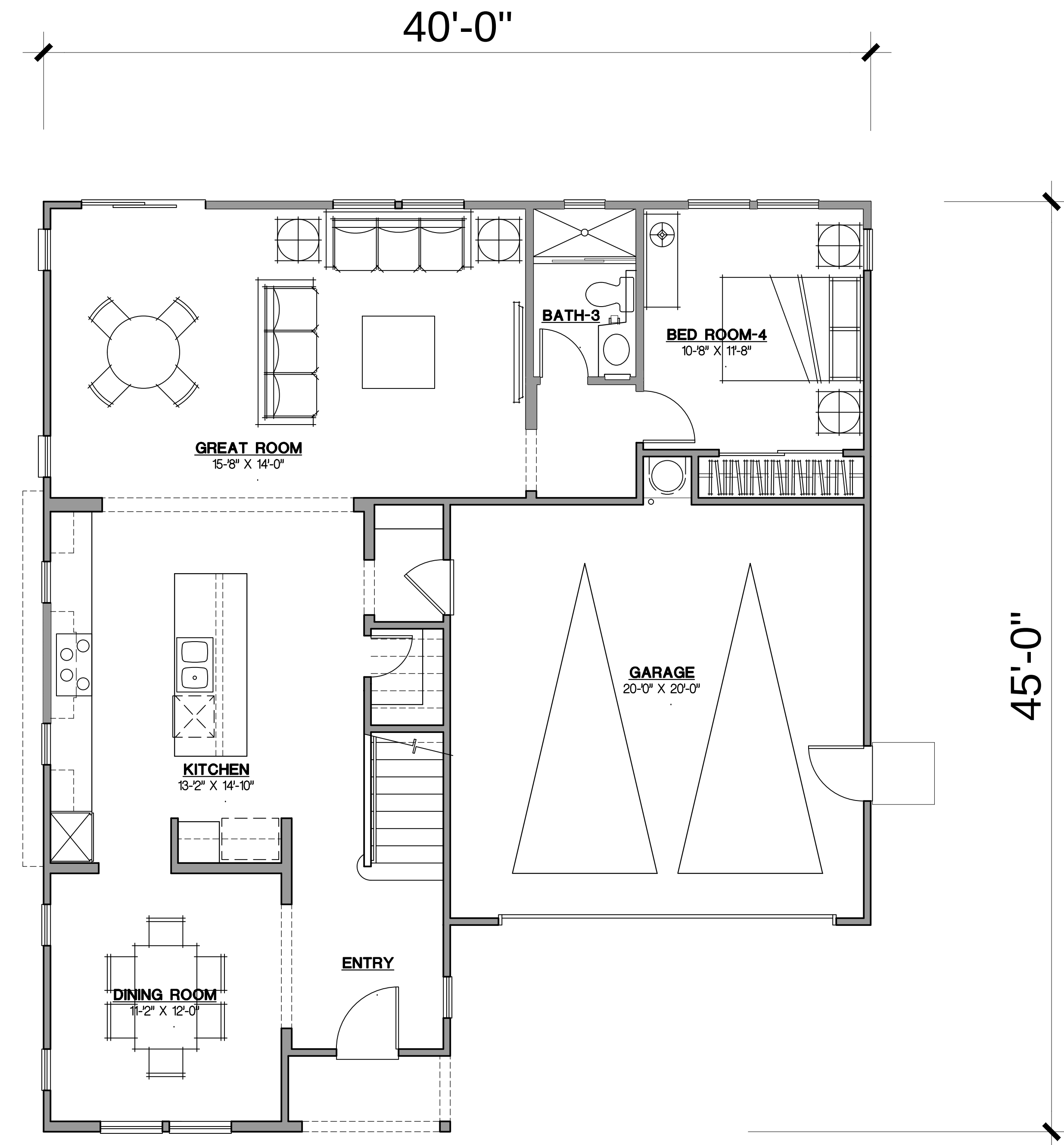
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KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com





2ND FLOOR PLAN
1,157 SQ.FT. / 2,311 SQ.FT



1ST FLOOR PLAN
1,154 SQ.FT. / 2,311 SQ.FT

BAXTER VILLAGE



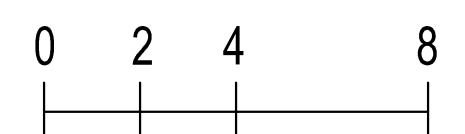
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

SINGLE FAMILY FLOOR PLAN-2

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

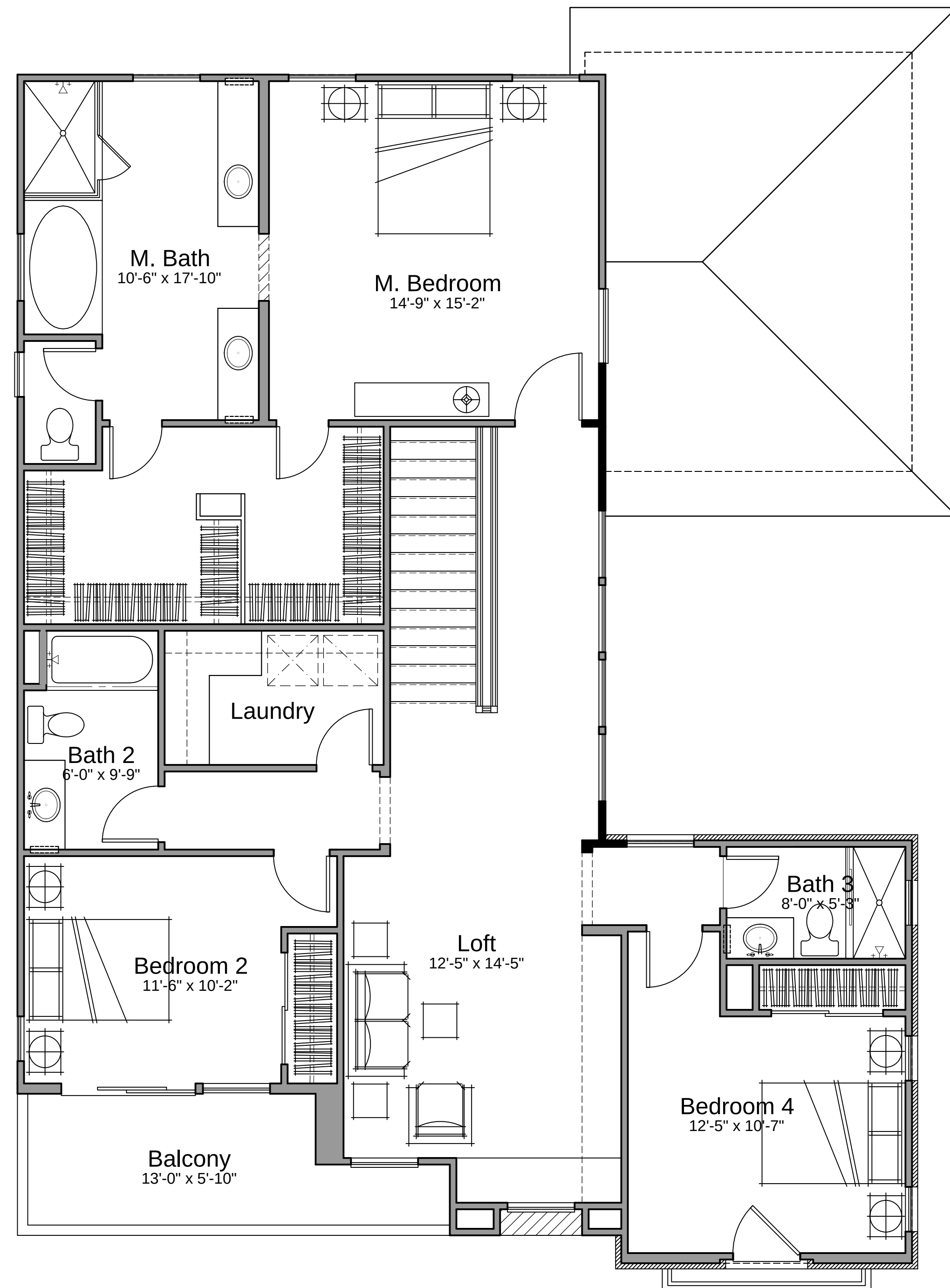
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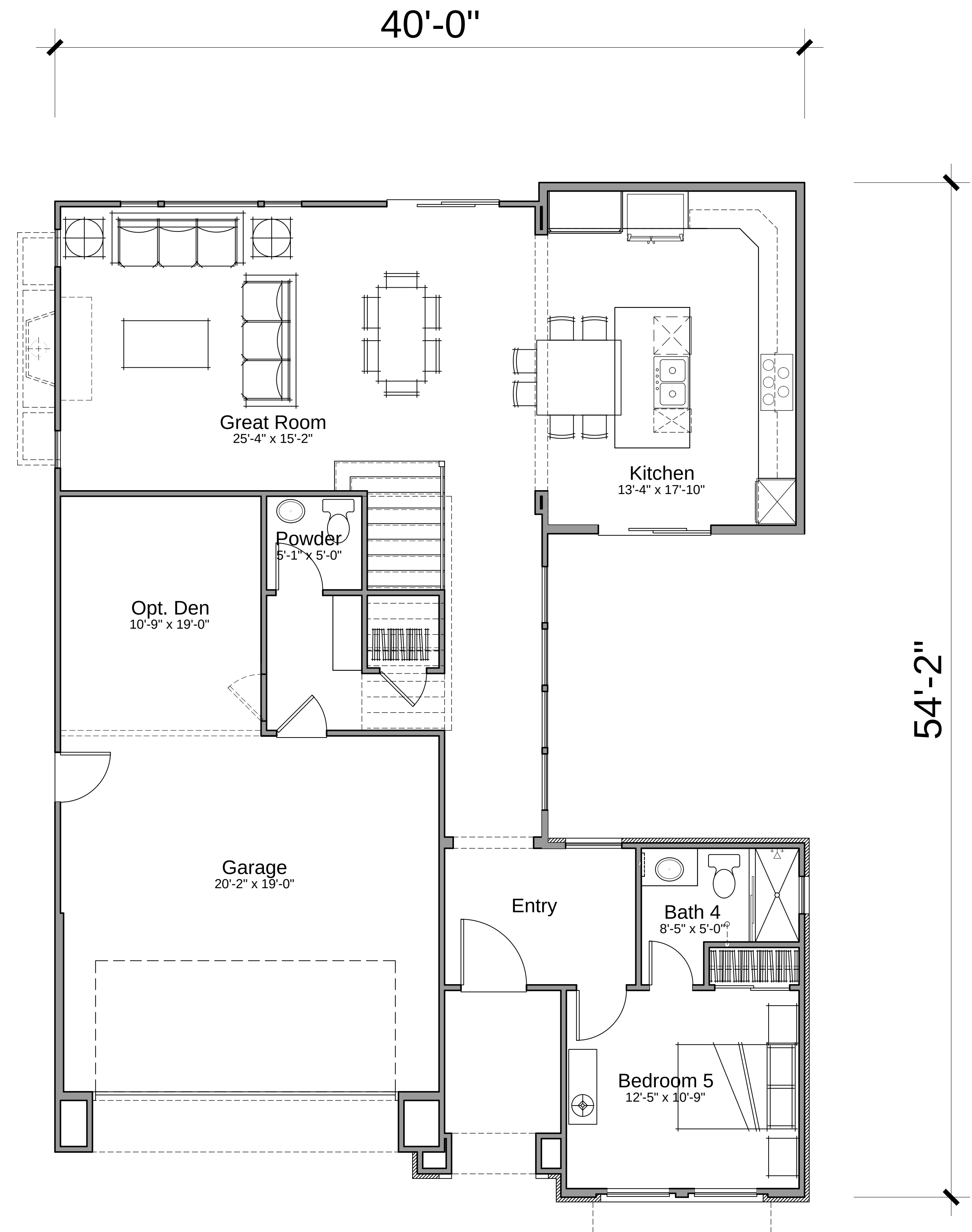
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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com





2ND FLOOR PLAN
1,457 SQ.FT. / 2,656 SQ.FT



1ST FLOOR PLAN
1,199 SQ.FT. / 2,656 SQ.FT

BAXTER VILLAGE



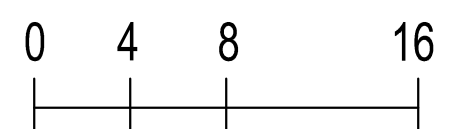
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

SINGLE FAMILY FLOOR PLAN-3

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015



A2.2

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





REAR



LEFT



RIGHT



FRONT

BAXTER VILLAGE



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CHARACTER ELEVATIONS - PLAN I

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

0 4 8 16

A2.3

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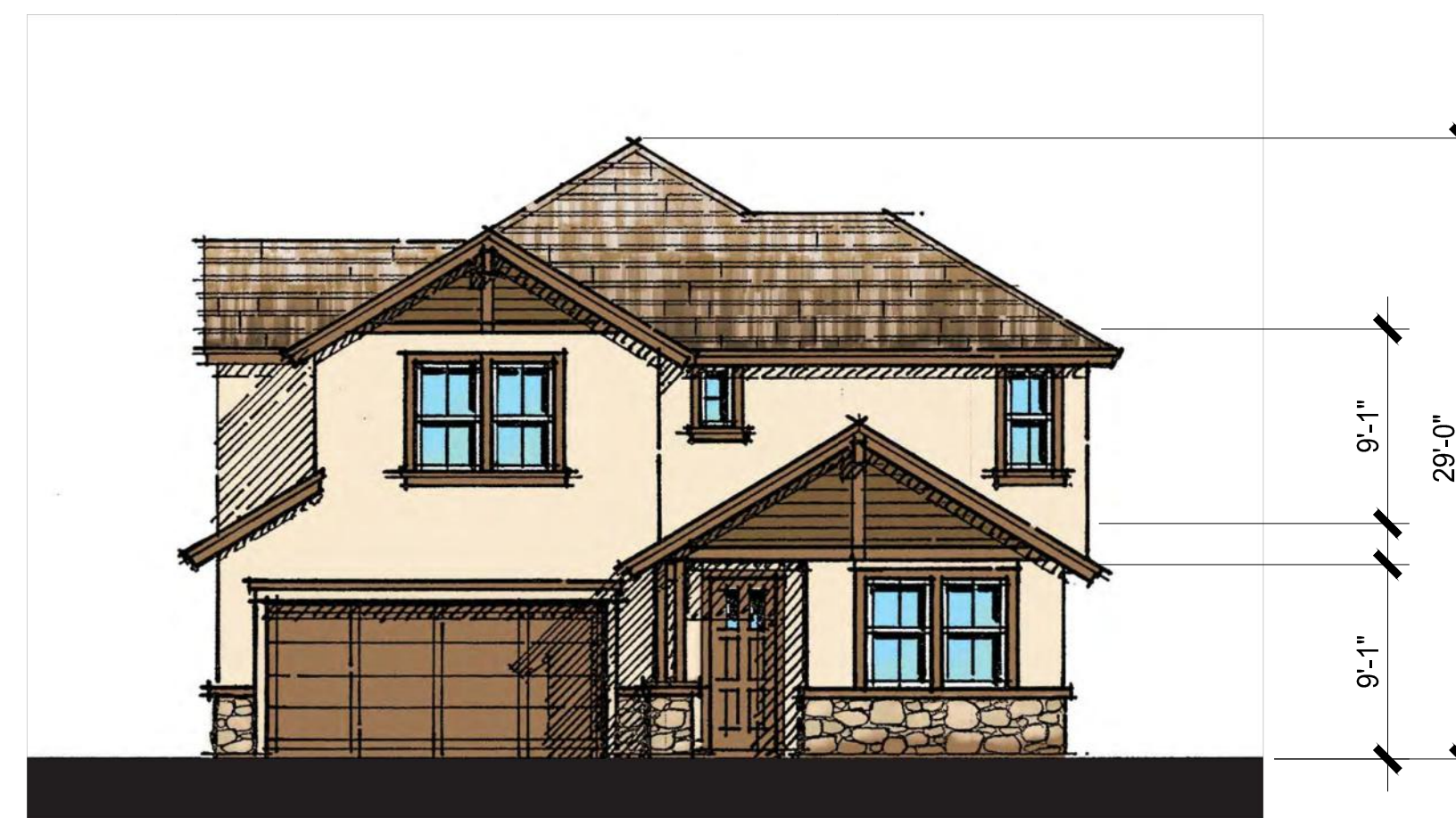
REAR



LEFT



RIGHT



FRONT

BAXTER VILLAGE



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CHARACTER ELEVATIONS - PLAN 2

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

0 4 8 16

A2.4

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REAR



LEFT



RIGHT



FRONT

BAXTER VILLAGE



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CHARACTER ELEVATIONS - PLAN 3

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

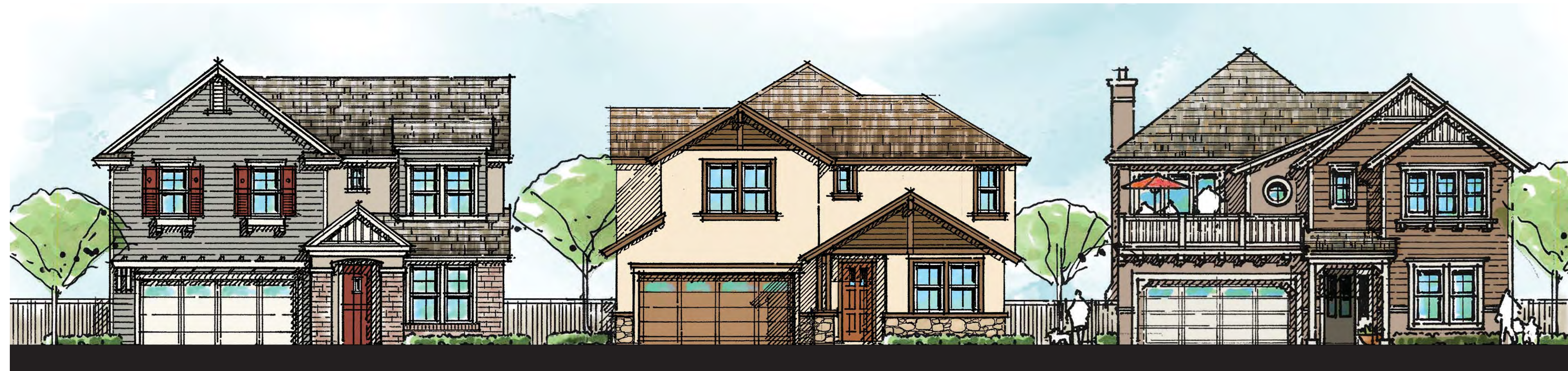
07.23.2015

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PLAN 1

PLAN 2
FRONT VIEW

PLAN 3



PLAN 3

PLAN 2
REAR VIEW

PLAN 1

BAXTER VILLAGE



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CHARACTER ELEVATIONS - STREET SCENE

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

12.11.2014

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