

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 32035

BEING A DIVISION OF PORTIONS OF LOT 41 AND LOT 37, BLOCK "L" OF RANCHO LA LAGUNA, AS
SHOWN BY MAP ON FILE IN BOOK 4, PAGE 174 OF MAPS, SAN DIEGO COUNTY RECORDS,
STATE OF CALIFORNIA

OWNER/DEVELOPER:
MARTIN BOONE
MARTIN & BOONE FINANCIAL
SHERMAN & BOONE REALTORS
1260 41ST AVE. SUITE 0
CAPITOLA CA 95010
PHONE 831-464-5021
EMAIL: MARTIN@SHERMANANDBOONE.COM

ENGINEER:
SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041

ASSESSORS PARCEL NO.:

380-040-005
380-040-006
380-040-007
380-040-029

THE TENTATIVE MAP INCLUDES THE
ENTIRE CONTIGUOUS OWNERSHIP OF
THE LAND SUBDIVIDED AND IS A PART
OF SERVICE AREA CSA NO. 152A

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) - 19.20 AC.
MIN. LOT SIZE 7,200 S.F.
TOTAL NO. OF LOTS 48
OPEN SPACE LOT "K" 2.99 AC.
NEW STREETS 7 (LOTS A-G)

UTILITIES:

ELECTRIC SO CAL EDISON
GAS SO. CAL. GAS CO.
WATER ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER ELSINORE VALLEY MUNICIPAL WATER DISTRICT
TELEPHONE VERIZON
SCHOOL DISTRICT LAKE ELSINORE UNIFIED SCHOOL DISTRICT

ZONING AND LAND USE:

EXIST. ZONING R-1 & W-1
PROP. ZONING R-1 & W-1
EXIST. LAND USE VACANT
PROP. LAND USE R-1; ONE FAMILY DWELLING
GENERAL PLAN DESIGNATION MDR 2-5 DU/AC
PROP. MAP PHASING = 1
PROP. NO. OF FINAL MAP = 1

FLOOD ZONE:

FLOOD ZONE = A
COMMUNITY PANEL NO. 060245 2710 C (UPDATED 11/20/96)
A CLOMR WILL BE REQUIRED FOR THE CHANNEL IMP
SUBJECT TO CITY AND RCFIC REVIEW

EARTHWORK

RAW FILL 58,533± CY
RAW CUT 2,200± CY
IMPORT 33,440± CY
STOCKPILE VOL. 7,200± CY
TOTAL IMPORT 26,240± CY (TO BE PROVIDED BY A SOIL BROKER)

NOTE:
EARTH QUANTITIES SHOWN HERE ARE FOR ESTIMATING PLAN
CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE
TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME
WITH THE SOIL'S ENGINEER'S RECOMMENDATION.

NOTE:
PROJECT IS SUBJECT TO MODERATE RISK OF LIQUIFICATION
AND LOCATED WITHIN THE ELSINORE FAULT ZONE

CLOMR REFERENCE:

LETTER DATED MAY 31, 2007
CASE NO.: 07-09-0895R
COMMUNITY NO.: 161245
ADJACENT TRACT NO. 31667

EASEMENT NOTES:

INST. NO. 66-19272 DOES NOT FALL WITHIN
THE PROPERTY.

INST. NO. 56-17486 DOES NOT FALL WITHIN
THE PROPERTY.

EASEMENT PER BK 280, PG 591, REC
06/01/36 FALLS WITHIN PALOMAR STREET RW.

BASIS OF BEARING:
THE CENTERLINE OF THE ABANDONED AT&SF
RAILROAD BEING NORTH 49°14'47" WEST AS
SHOWN ON P.M.B. 42/5.

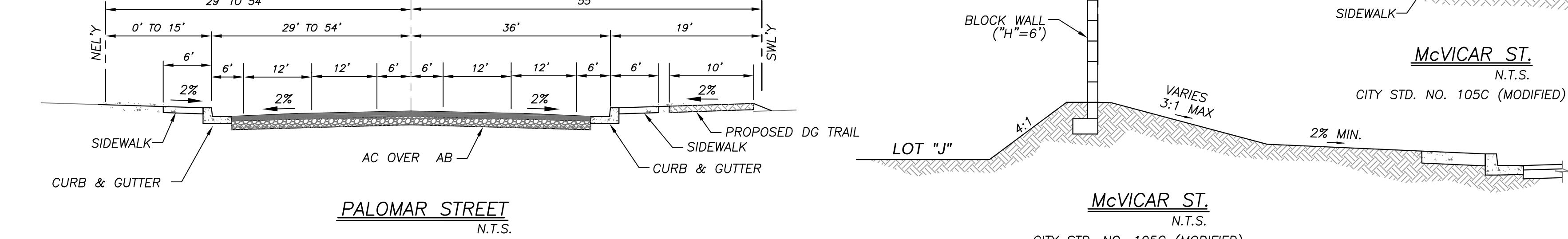
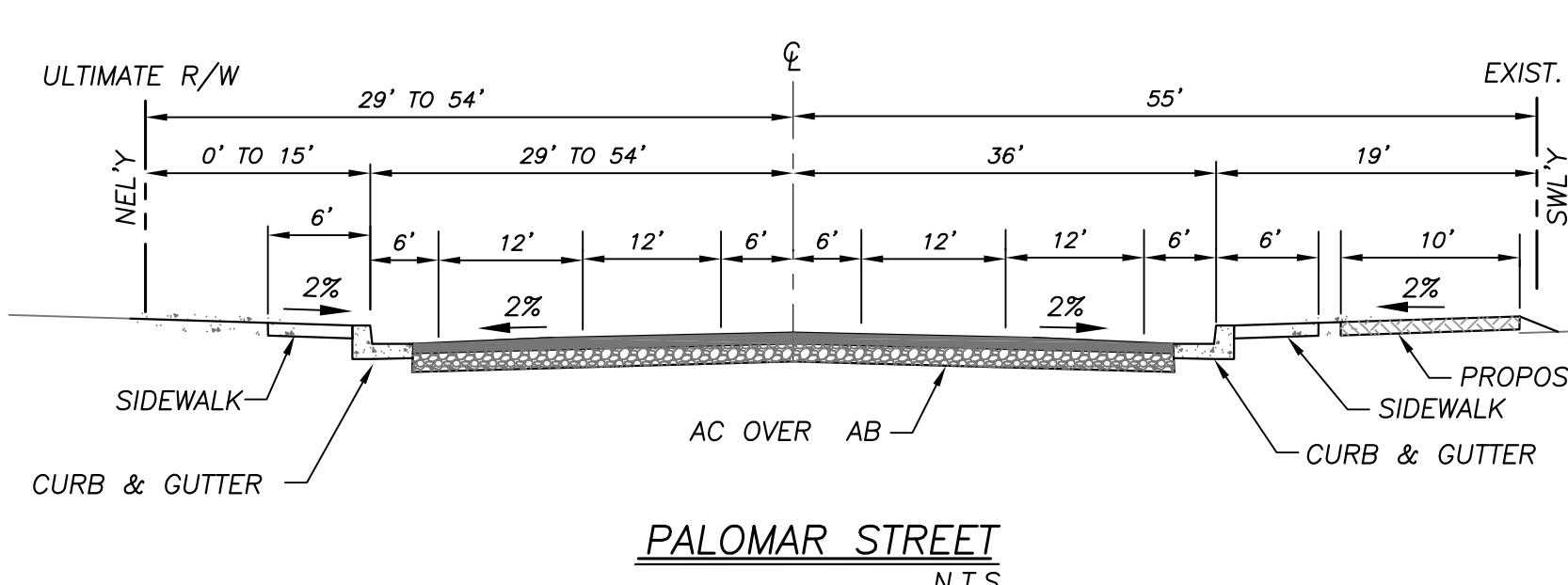
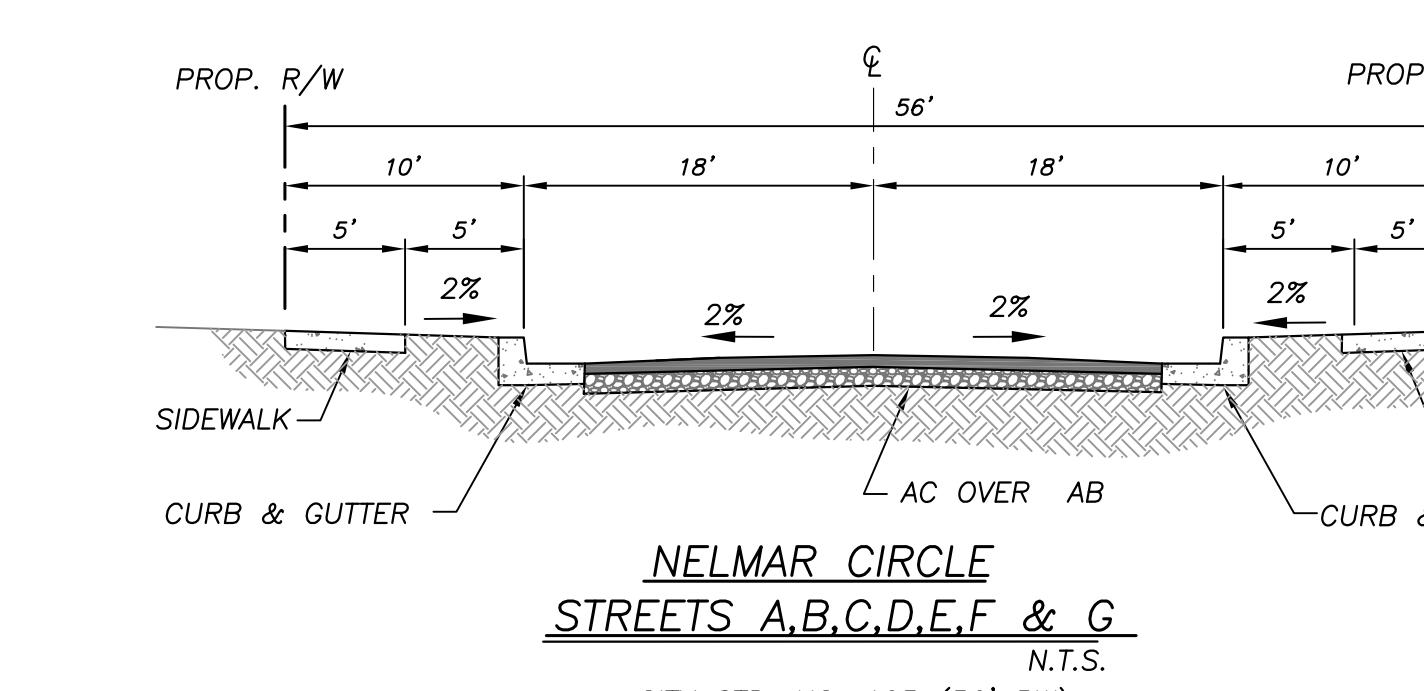
BASIS OF ELEVATION:
RIVERSIDE CO. BM #FT-58-81; A 3" ALUM. DISK IN
CONG. CULVERT 0.1 MILE NW OF THE CL. INT. OF
PALOMAR & CLINTON KIEH RD. ON NE SIDE OF
STREET. ELEV = 1215.467

NOTE:
I HEREBY STATE THAT ALL EASEMENTS AS
INDICATED IN FIRST AMERICAN TITLE COMPANY
PRELIMINARY TITLE REPORT NO.1004-4491530
DATED AS OF DECEMBER 3, 2014 HAVE BEEN
SHOWN HEREON AND/OR HAVE BEEN
ACCOUNTED FOR IN NOTE PLACEMENT THEREON. ALL
EASEMENTS ADDED TO BE ABANDONED, OR
OUTCLAIMED AND/OR ALL EASEMENTS THAT
CANNOT BE LOCATED ARE NOTED HEREON.

Daniel C. Gomez, L.S. 5558
Expires September 30, 2017

DEVIATIONS FROM CITY STANDARD

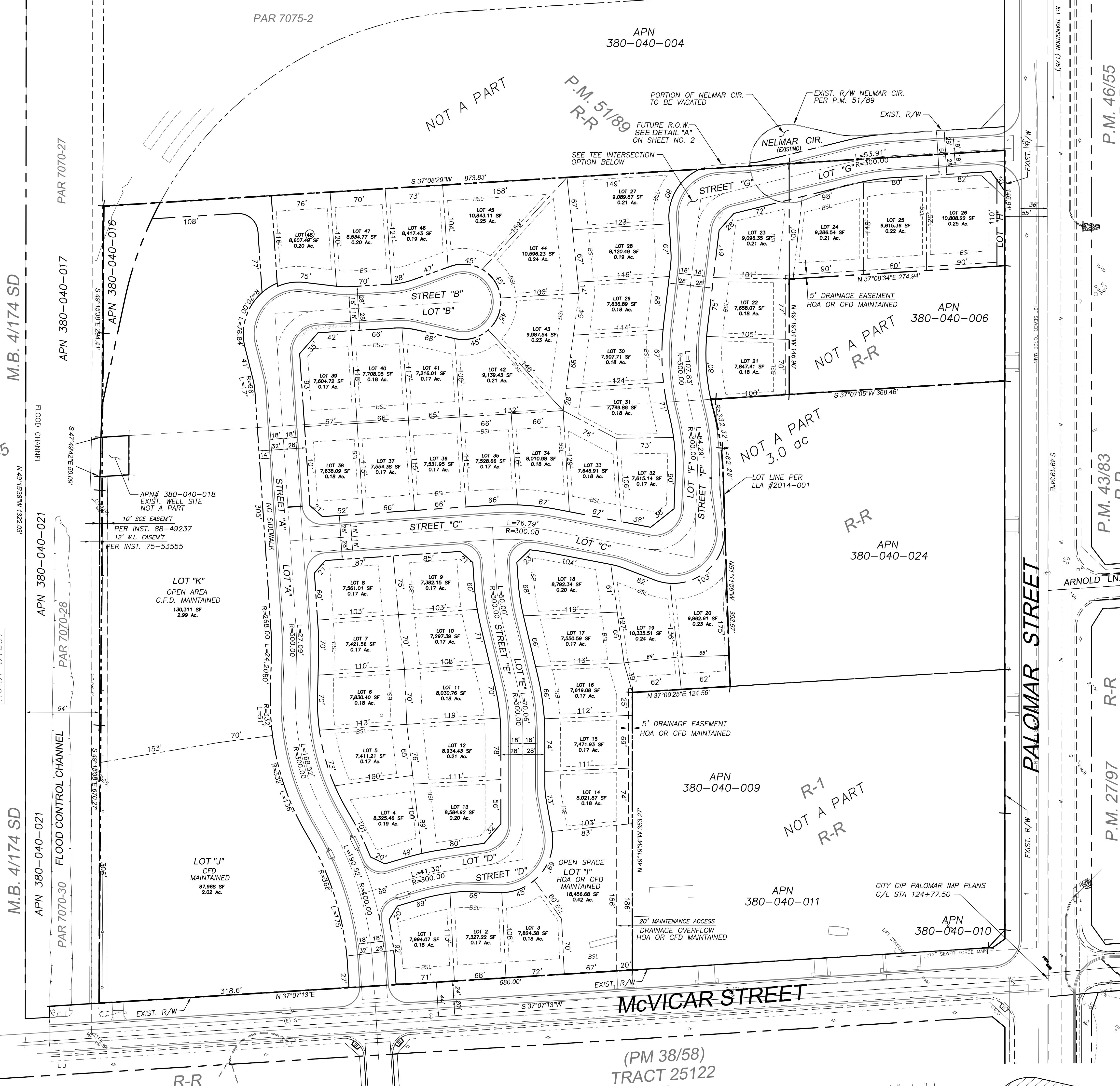
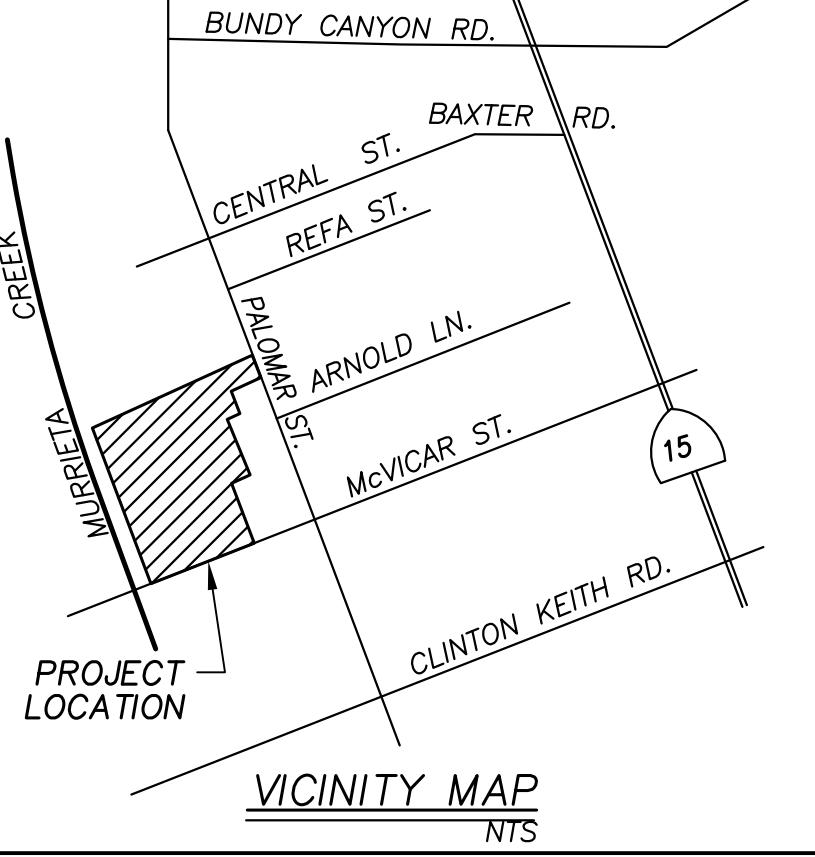
ALL GRADING AND IMPROVEMENTS SHALL BE IN
ACCORDANCE WITH THE CITY OF WILDOMAR AND
STANDARDS, R.C.F.C. STANDARDS. DEVIATIONS
FROM THESE STANDARDS SHALL BE SUBMITTED
AND APPROVED BY THE CITY OF WILDOMAR
PUBLIC WORKS DEPARTMENT PRIOR TO
COMMENCEMENT OF CONSTRUCTION.



SAKE ENGINEERS, INC.

AUGUST 2016

M.B. 302/17-24



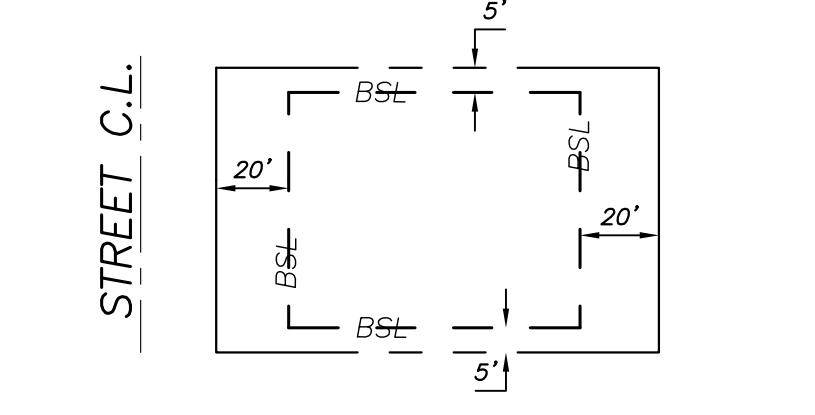
LOT NO.	NET LOT AREA (s.f.)	PAD AREAS (s.f.)	LOT WIDTH/FRONTAGE	LOT DEPTH
1	7,994.07 SF	7,431 SF	76.51'	106'
2	7,327.22 SF	7,291 SF	70.45'	112'
3	7,824.38 SF	7,127 SF	45.00'	113'
4	8,325.46 SF	12,392 SF	73.00'	105'
5	7,411.21 SF	6,237 SF	70.00'	108'
6	7,830.40 SF	6,273 SF	65.00'	112'
7	7,994.07 SF	6,704 SF	65.00'	106'
8	7,561.01 SF	6,704 SF	65.00'	102'
9	7,382.15 SF	8,271 SF	87.26'	109'
10	7,297.39 SF	7,170 SF	72.00'	104'
11	8,030.76 SF	7,150 SF	70.13'	115'
12	8,934.43 SF	7,909 SF	68.01'	116'
13	8,584.92 SF	8,710 SF	68.11'	107'
14	8,021.87 SF	7,738 SF	86.06'	110'
15	7,471.93 SF	6,654 SF	88.43'	111'
16	7,619.08 SF	7,209 SF	68.00'	115'
17	7,550.59 SF	7,166 SF	68.00'	116'
18	8,792.34 SF	6,812 SF	70.10'	122'
19	10,335.51 SF	7,014 SF	72.00'	149'
20	9,962.61 SF	6,459 SF	85.80'	142'
21	7,847.41 SF	6,655 SF	65.00'	105'
22	7,658.35 SF	7,357 SF	83.00'	107'
23	8,087.35 SF	8,626 SF	92.38'	103'
24	9,286.54 SF	8,067 SF	74.25'	106'
25	9,615.36 SF	9,447 SF	90.61'	116'
26	10,808.22 SF	8,396 SF	67.00'	121'
27	9,089.87 SF	7,986 SF	67.00'	132'
28	8,120.49 SF	7,434 SF	67.00'	122'
29	7,636.89 SF	7,545 SF	67.00'	113'
30	7,907.71 SF	7,790 SF	70.76'	117'
31	7,749.86 SF	7,070 SF	70.72'	115'
32	7,615.14 SF	7,225 SF	69.96'	114'
33	7,646.91 SF	7,404 SF	65.58'	116'
34	8,010.98 SF	6,879 SF	65.52'	121'
35	7,526.66 SF	6,851 SF	65.50'	115'
36	7,531.99 SF	6,826 SF	65.50'	115'
37	7,554.38 SF	6,548 SF	67.00'	115'
38	7,636.30 SF	6,920 SF	67.00'	116'
39	7,604.72 SF	7,522 SF	65.60'	118'
40	7,703.08 SF	7,045 SF	65.73'	118'
41	7,126.01 SF	9,025 SF	45.76'	109'
42	9,139.43 SF	9,397 SF	45.25'	105'
43	9,987.54 SF	9,826 SF	45.00'	101'
44	10,596.23 SF	9,309 SF	45.12'	111'
45	10,843.11 SF	7,613 SF	67.88'	112'
46	8,417.43 SF	7,672 SF	65.00'	115'
47	8,534.77 SF	7,673 SF	66.00'	123'
48	8,607.49 SF	7,673 SF	66.00'	113'

AVERAGE LOT SIZE: 8306 SQ. FT.
AVERAGE PAD AREA: 7,654 SQ. FT.
AVERAGE LOT WIDTH/FRONTAGE: 65.34 LF.

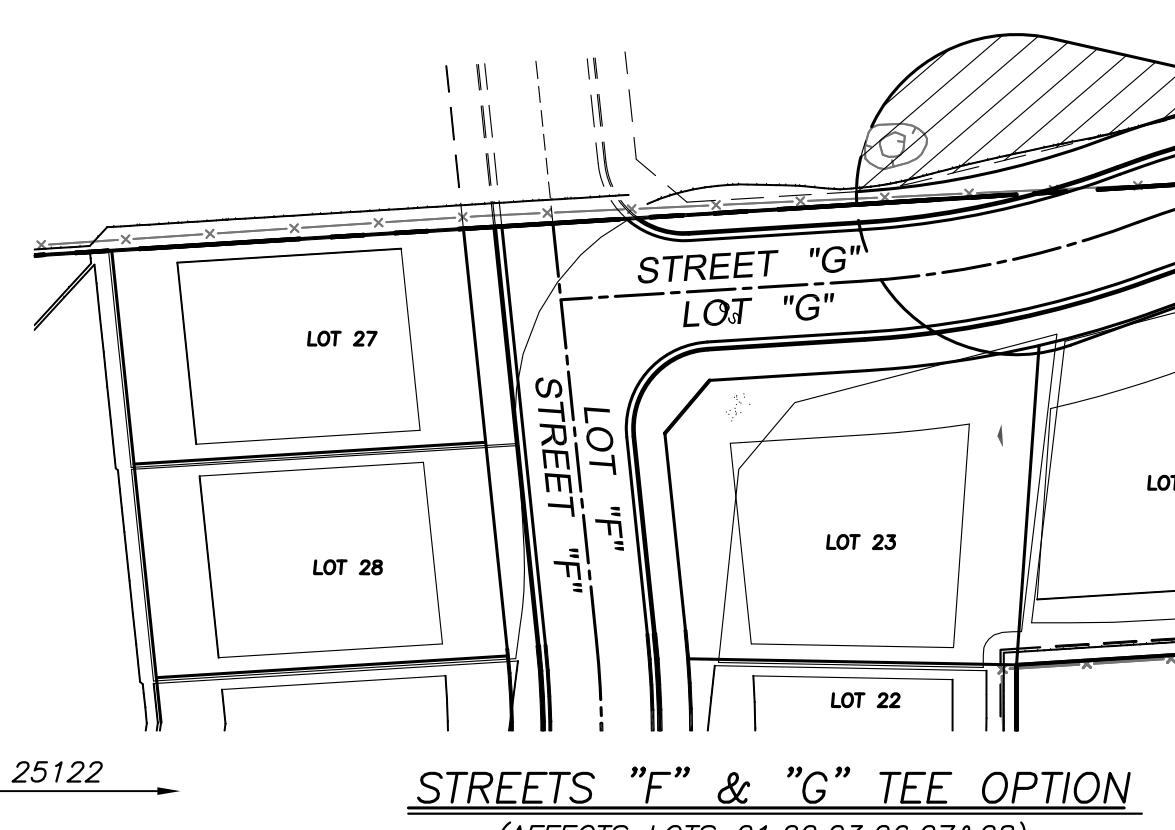
C = CUL-DE-SA or KNUCKEL

COMMON AREAS:
LOTS H, I, J, & K ARE HOA or CDF LOTS

COMMON AREA WILL BE MAINTAINED BY
HOA OR CDF



(PM 38/58)
TRACT 25122
R-1



SCHEDULE "A" SUBDIVISION

REVISIONS DATE BY

PA# 09-0380 WDID# 9 33C369974

TENTATIVE MAP

TRACT NO. 32035
COUNTY OF RIVERSIDE

SCALE: 1" = 60'

DATE: 8/01/2016

DESIGNED: R. RADINEZ

400 S. RAMONA AVE. STE 202

CORONA, CALIFORNIA 92879

FAX: (951) 279-2830

PLN CK REF: 09-0380

REMADE DT: 08/01/2016

FILE NO. 33C369974

DWG. NO. 1

1/2 SHEETS

F.B.

1

1/2 SHEETS

DATE:

11/14/2016

J.N. 1714

SAKE ENGINEERS, INC.

400 S. RAMONA AVE. STE 202

CORONA, CALIFORNIA 92879


FAX: (951) 279-2830

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TENTATIVE TRACT MAP NO. 32035


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STATE OF CALIFORNIA

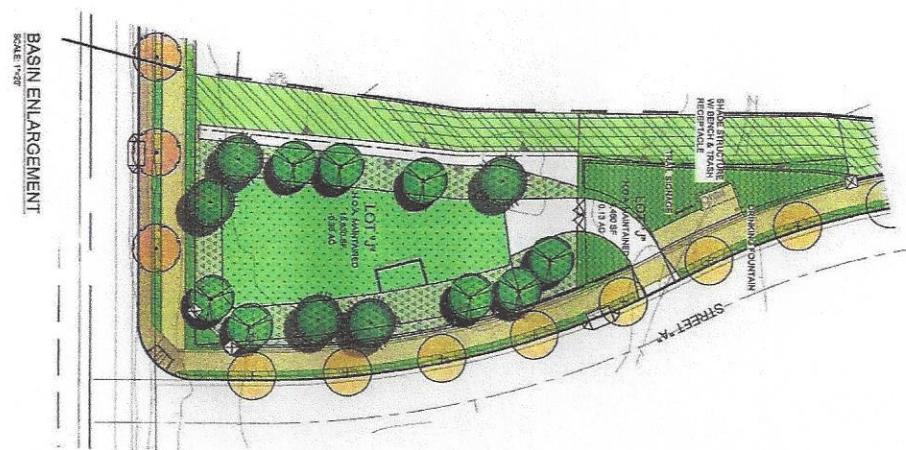
SAKE ENGINEERS, INC.

AUGUST 2016



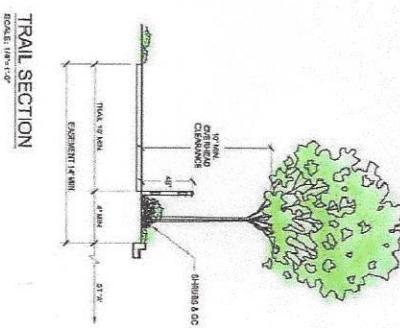






BASIN ENRICHMENT
SCALE 1:20'

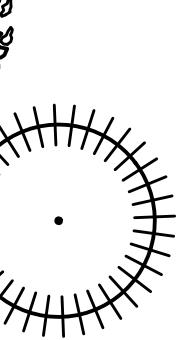
TRACT 32035
LANDSCAPE CONCEPTUAL ENLARGEMENTS (L-1)
WILDOMAR, CA



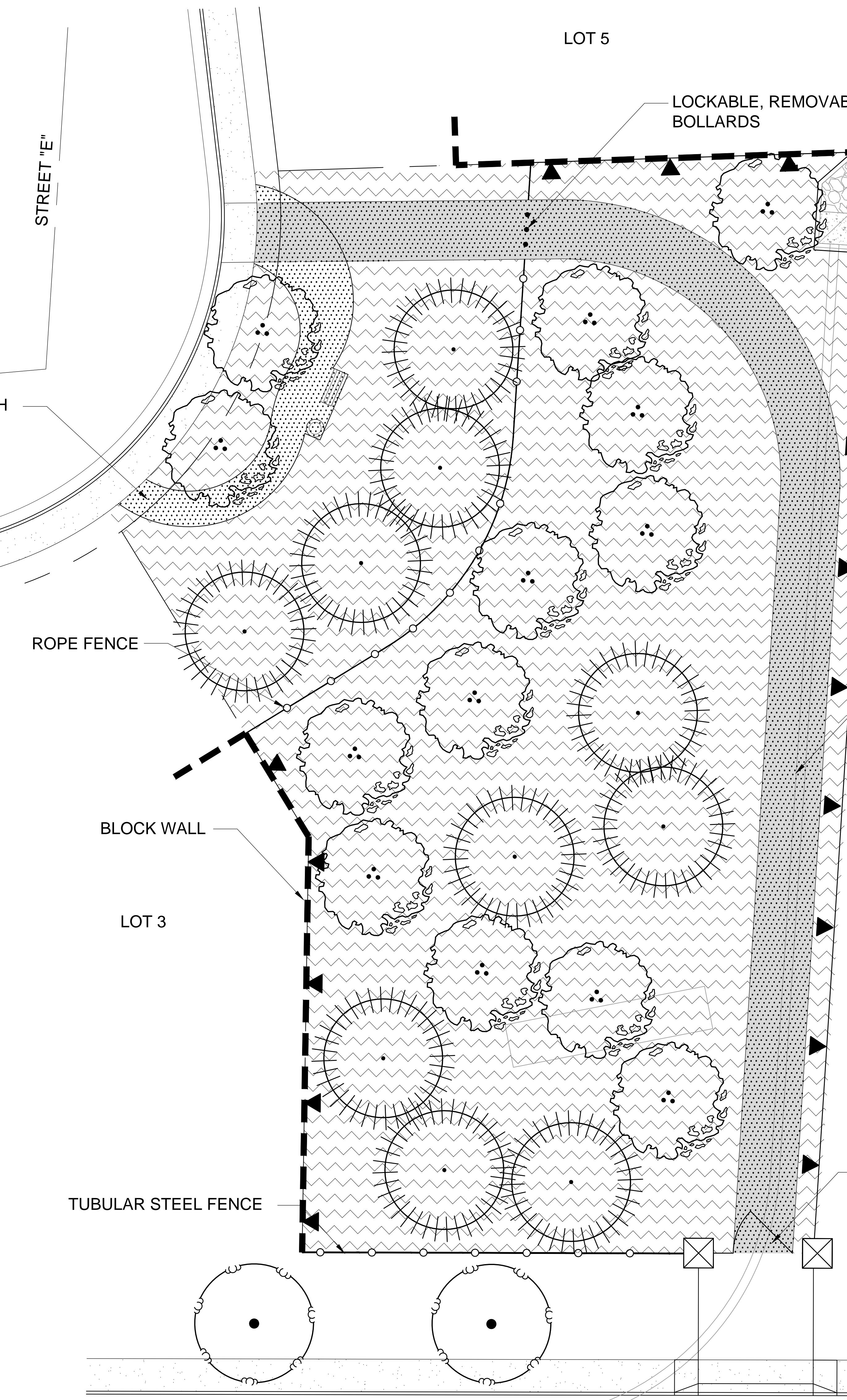
RAIL SECTION
SCALE: 1/8" = 1'-0"



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Lagerstroemia indica</i> <i>Cinnamomum camphora</i> <i>Liquidambar styraciflua</i> <i>Rhus Lancea</i> <i>Prunus c 'Atropurpurea'</i> <i>Cercis occidentalis</i> <i>Quercus agrifolia</i>	Crape Myrtle Camphor Tree American Sweet Gum African Sumac Purple Leaf Plum Western Redbud Coast Live Oak	24" Box 24" Box 24" Box 24" Box 24" Box 24" Box 24" Box	.5 .5 .5 .3 .5 .3 .3
	SHRUBS & GROUNDCOVER			
	<i>Anigozanthos flavidus</i> <i>Baccharis p. 'Pigeon Point'</i> <i>Buxus japonica</i> <i>Callistemon 'Little John'</i> <i>Ceanothus g.h. 'Yankee Point'</i> <i>Cistus purpureus</i> <i>Dietes vegeta</i> <i>Dodonea v. 'Purpurea'</i> <i>Grevillea noelii</i> <i>Hemerocallis evergreen</i> <i>Heteromeles arbutifolia</i> <i>Juniperus sp.</i> <i>Mahonia 'Golden Abundance'</i> <i>Myoporum 'Pink'</i> <i>Phormium tenax</i> <i>Photinia fraseri</i> <i>Pittosporum 'Creme de Mint'</i> <i>Pyracantha c 'Rutgers'</i> <i>Rhaphiolepis indica</i> <i>Rosmarinus o. 'Blue Spires'</i> <i>Salvia leucantha</i>	Kangaroo Paw Pigeon Point Coyote Brush Japanese Boxwood Dwarf Callistemon 'Yankee Point' Ceanothus Orchid Rockrose Fortnight Lily Purple Hopseed Bush Grevillea Evergreen Daylily Toyon Juniper Mahonia Myoporum New Zealand Flax Photinia Creme de Mint Tobira Rutgers Pyracantha Indian Hawthorne Blue Spires Rosemary Mexican Sage	1 Gal. 1 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 1 Gal. 5 Gal. 1 Gal.	.3 .3 .5 .3 .3 .3 .5 .3 .3 .5 .3 .5 .3 .3 .3 .3 .3 .3 .3 .3 .3 .3
▼	<i>Macfadyena unguis-cati</i> <i>Parthenocissus tricuspidata</i>	Cat's Claw Boston Ivy	1 Gal. 1 Gal.	.3 .5

DECOMPOSED GRANITE



EXTEND EXISTING WALL TO TUBULAR STEEL FENCE ALONG MCVICAR STREET. MATCH EXISTING MATERIAL.

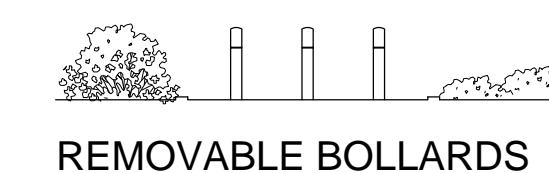
FEATURE LEGEND

SYMBOL	DESCRIPTION	MFR	MODEL	QTY
	Bench	Miracle	1266	1
	Trash Receptacle	Miracle	1129	1

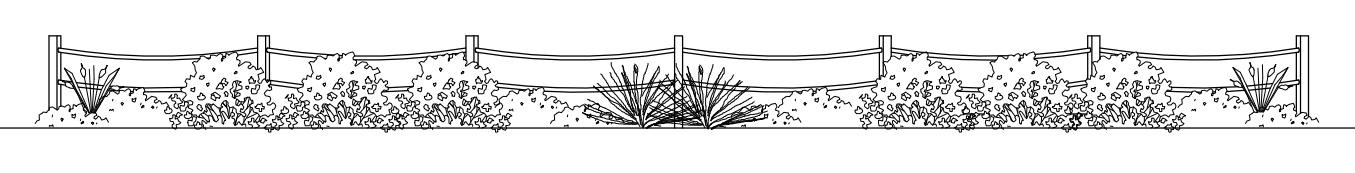
WALL LEGEND

SYMBOL DESCRIPTION

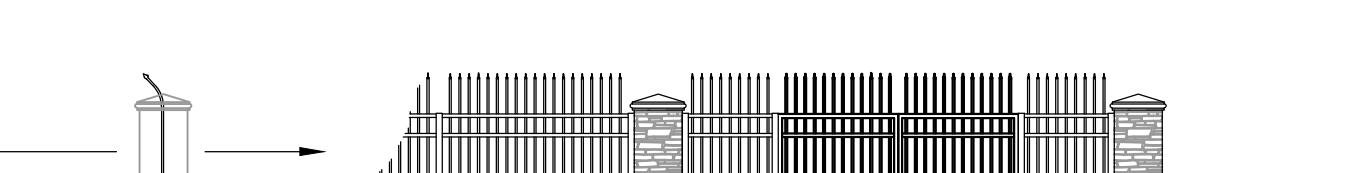
- ■ ■ ■ 6' HIGH TAN SINGLE SIDED SPLIT FACE BLOCK WALL
- 6'-6" HIGH PILASTER
- ○ — ROPE FENCE



REMOVABLE BOLLARDS



ROPE FENCE



A decorative horizontal border consisting of a repeating pattern of geometric shapes (triangles and rectangles) and stylized floral or leaf motifs.

EXTEND TUBULAR STEEL FENCE TO MATCH EXISTING WALL

TRACT 32035 - OPEN SPACE/ BUFFER LOT **LANDSCAPE CONCEPTUAL** --- **WIL DOMAR, CA**

McVICAR STREET