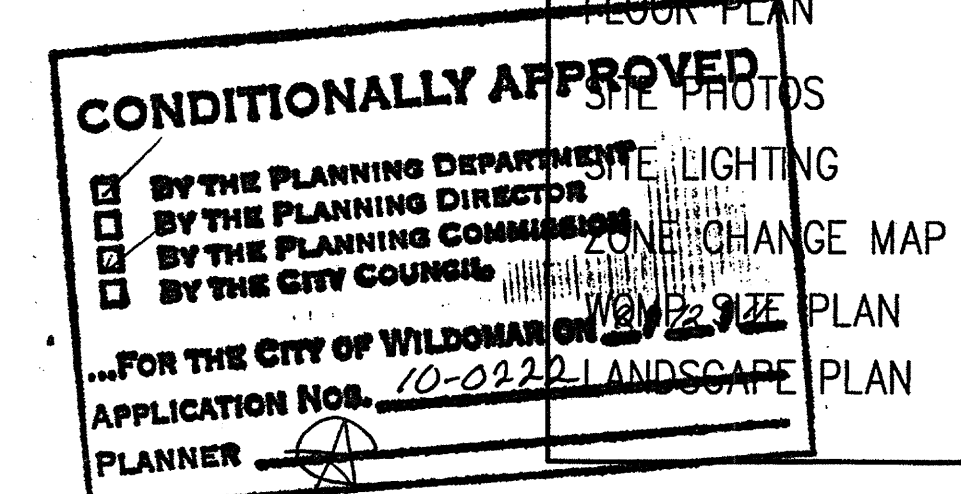
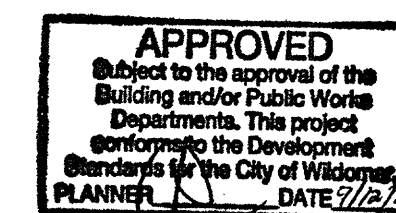


SUMMARY

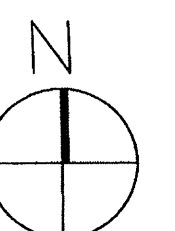
NEW BUILDING AREA:	
SHOPS 1	10,500 S.F.
CITY PARKING REQUIREMENT CALCULATIONS:	
FULL SIZE 9'x20' REQUIRED	
NO COMPACTS ALLOWED	
REQUIRED PARKING = 1/181.8 S.F. OF RETAIL (5.5/1000 s.f.)	
10,500 S.F. @ 1/181.8 S.F. = 58 REQUIRED	
PARKING PROVIDED:	
TOTAL PARKING PROVIDED = 60 SPACES	
APN: 366-390-026	
APN: 366-390-027	

INDEX

SITE PLAN
PLOT PLAN
ELEVATIONS
FLOOR PLAN
SITE PHOTOS
SITE LIGHTING
ZONE CHANGE MAP
W/ 22' 9" ZONE
PLAN
LANDSCAPE PLAN



RECEIVED
JUN 02 2011
CITY OF WILDOMAR



SITE PLAN

21940 Bundy Canyon Drive • Onkar Sud

Dan Cline
Architecture, Inc.

PROJECT NO. 10010-01
18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 (714) 315-0099 DATE 06-01-11 © DAN CLINE ARCHITECTURE, INC. SCALE: 1"=20'

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN

OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 6582 AS SHOWN ON P.M.B. 19/17 OF
PARCEL MAPS RECORDS OF RIVERSIDE COUNTY.

SAKE ENGINEERS, INC.

MARCH, 2011

OWNER/DEVELOPER:

NASON STREET SUBWAY, LLC
29142 ROCKLEDGE DR.
MENIFEE, CA 92584
(951) 818-6551

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92679
(951) 279-4041

ASSESSORS PARCEL NO.:

366-390-026
366-390-027

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) - 1.27 AC.
TOTAL ACREAGE (NET) - 0.98 AC.
TOTAL NO. OF LOTS - 1

UTILITIES:

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

ZONING AND LAND USE:

EXIST. ZONING - CR
PROP. ZONING - CR
EXIST. LAND USE - VACANT
PROP. LAND USE - COMMERCIAL

FLOOD ZONE:

COMMUNITY PANEL No. 0605C2 044G

EARTHWORK

FILL - 700± CY
CUT - 700± CY

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.

DEVIATIONS FROM CITY STANDARD

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

CONSTRUCTION NOTES:

1. CONST. AC OVER AB
2. CONST. 6" CURB PER CITY STD.
3. CONST. 6" CURB & GUTTER PER CITY STD.
4. CONST. 4" PCC WALKWAY PER CITY STD.
5. CONST. TRASH ENCLOSURE
6. GRADE EXIST. DIRT ROAD TO JOIN NEW PAVEMENT
7. CONST. DRIVE APPROACH PER CITY STD. (W=30')
8. RELOCATE EXISTING STREET LIGHT PER CITY STD.
9. CONST. 12" WIDE BY 4" DEEP CONC. STEP OUT STRIP
10. REMOVE & RELOCATE EXIST. POWER POLE & ANCHOR
11. CONST. 10" PVC PIPE
12. INSTALL 6" D.D.C.
13. INSTALL 1" WATER METER
14. CONST. RET. WALL (PER SEPARATE PERMIT)
15. CONST. 6" DIA RIP-RAP
16. CONST. 2'x4" DEEP PCC CHANNEL
17. CONST. 18"x18" GRATE INLET
18. CONST. 2-3" PVC PIPE

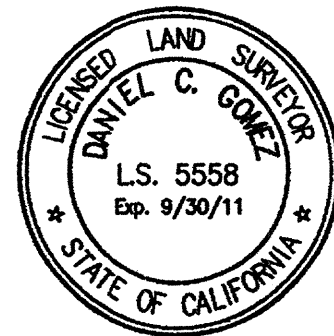
NOTE:

I HEREBY STATE THAT ALL EASEMENTS AS
INDICATED IN FIDELITY NATIONAL TITLE COMPANY
PRELIMINARY TITLE REPORT NO. 49066472 DATES
AS OF MARCH 8, 2011 HAVE BEEN SHOWN
HEREON AND/OR HAVE BEEN ACCOUNTED FOR
IN NOTE PLACED HEREON. ALL EASEMENTS
PROPOSED TO BE ABANDONED OR QUITCLAIMED
AND/OR ALL EASEMENTS THAT CANNOT BE
LOCATED ARE NOTED HEREON.

David L. Jones
(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE
LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE: 3/20/11

LICENSED REGISTRATION EXPIRES: 3/30/11



BASIS OF BEARING:

THE CENTERLINE OF BUNDY CANYON ROAD
BEING NORTH 89°56'30" WEST AS SHOWN ON
P.M.B. 19/17.

BASIS OF ELEVATION:

BM#E-7-70 BRASS DISK IN CONC. POST. SITE
T.B.M. THE FOUND NAIL & WASHER AT THE CL
INTERSECTION OF BUNDY CY, RD. AND ANGELS
LANE. ELEV = 1350.36'

SUMMARY

NEW BUILDING AREA:
SHOPS 1 10,500 S.F.

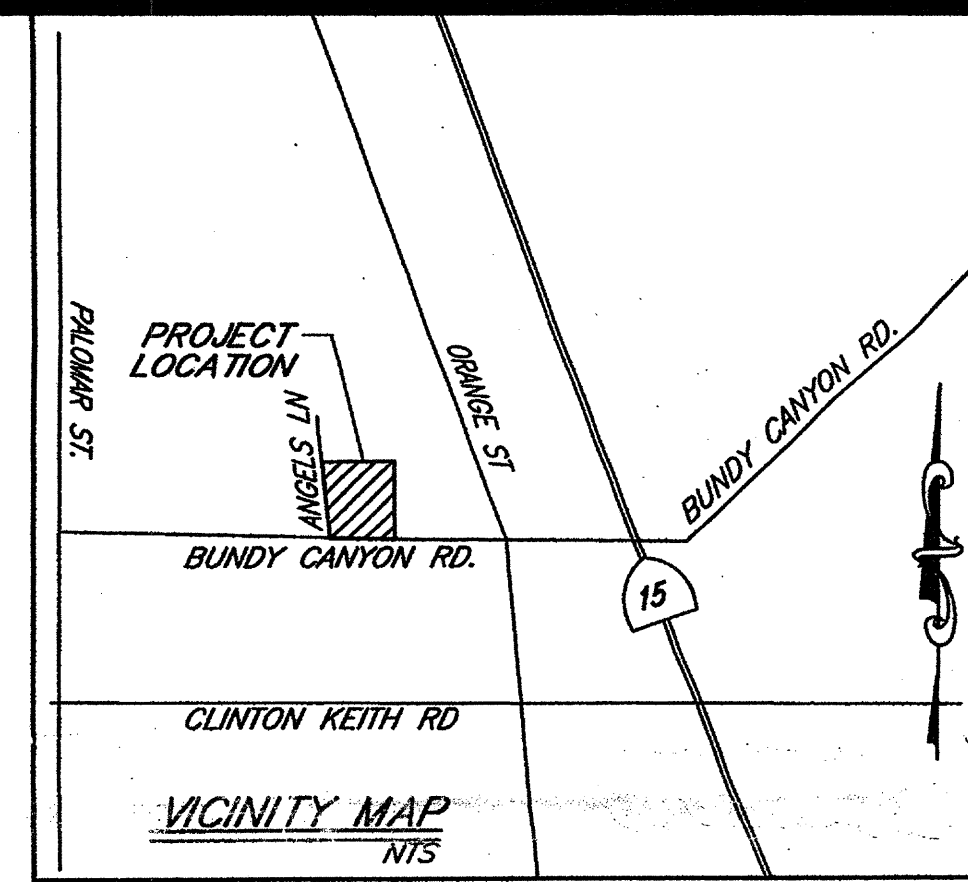
CITY PARKING REQUIREMENT CALCULATIONS:
FULL SIZE 9'x20' REQUIRED

NO COMPACTS ALLOWED
REQUIRED PARKING = 1/181.8 S.F. OF RETAIL
(5.3/1000 S.F.)
10,500 S.F. @ 1/181.8 = 57.8 REQUIRED

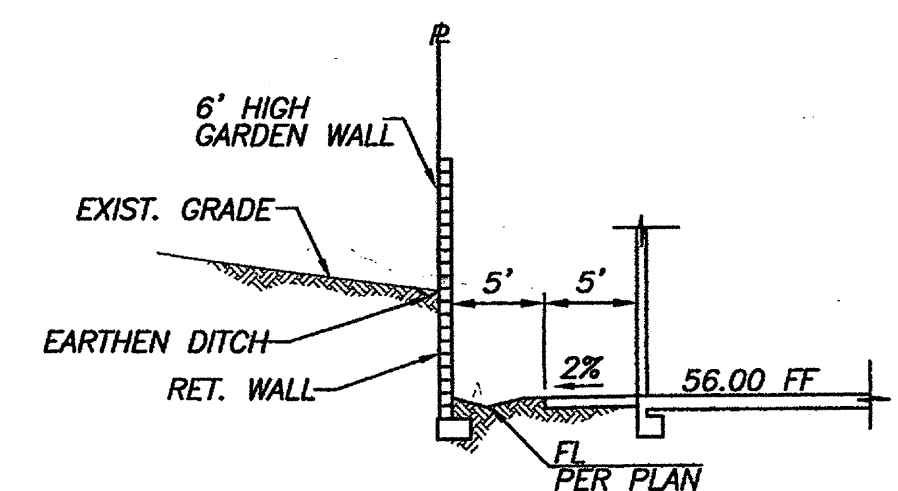
PARKING PROVIDED:
TOTAL PARKING PROVIDED = 60 SPACES

EASEMENTS NOTES:

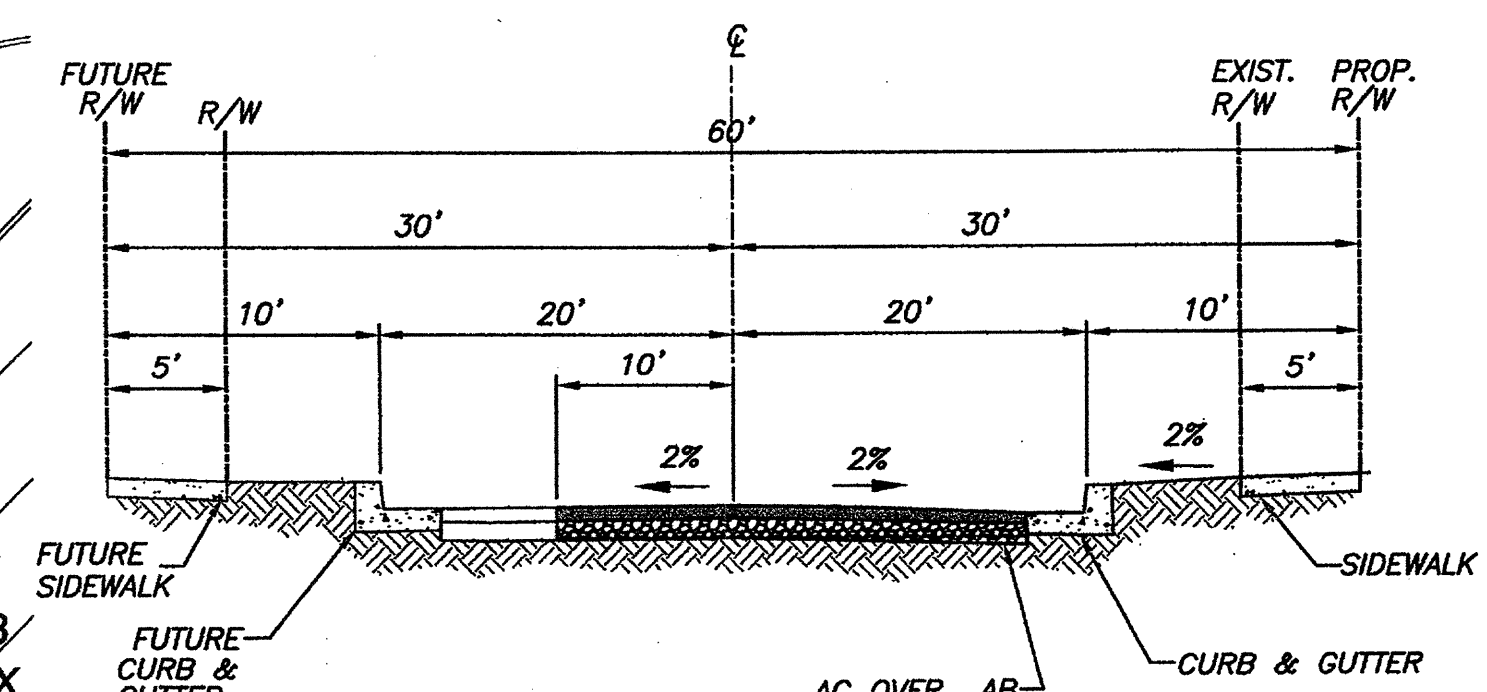
NO PLOTTABLE EASEMENTS.



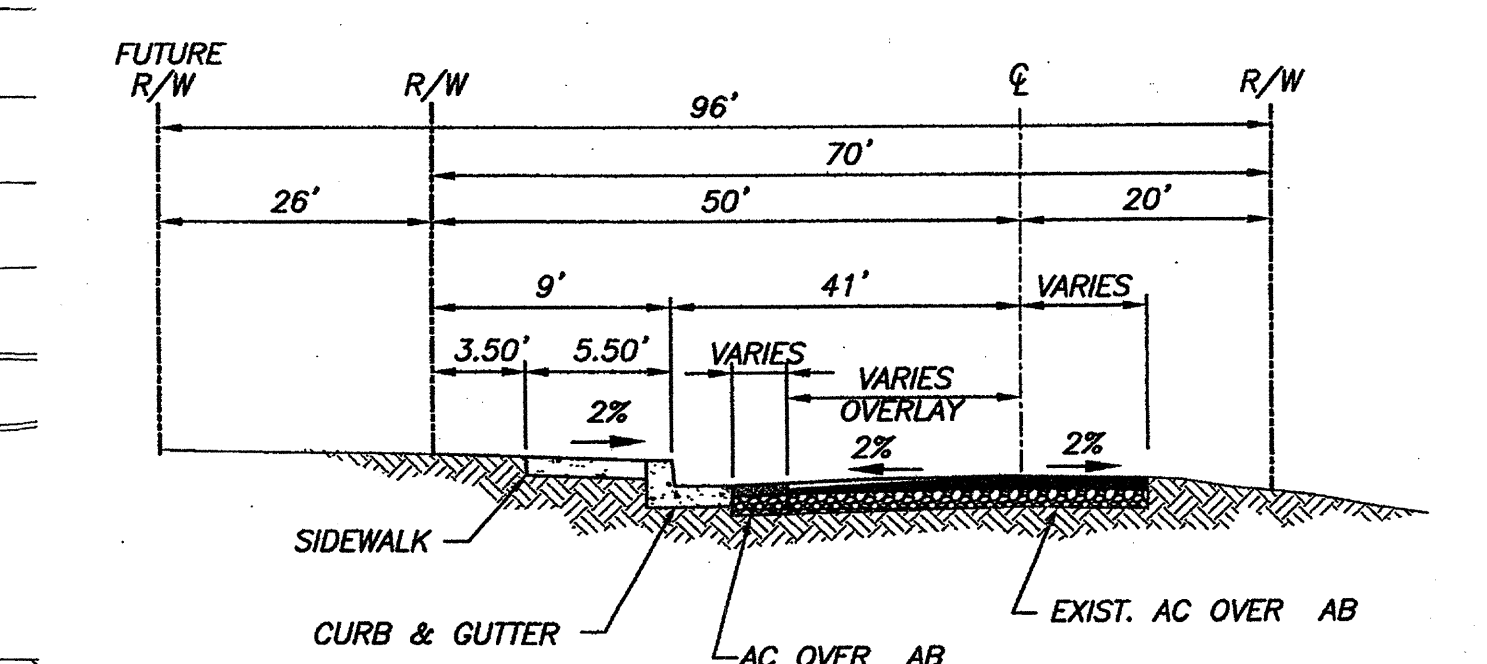
THOMAS GUIDE
PAGE 897 GRID B-3, B-4



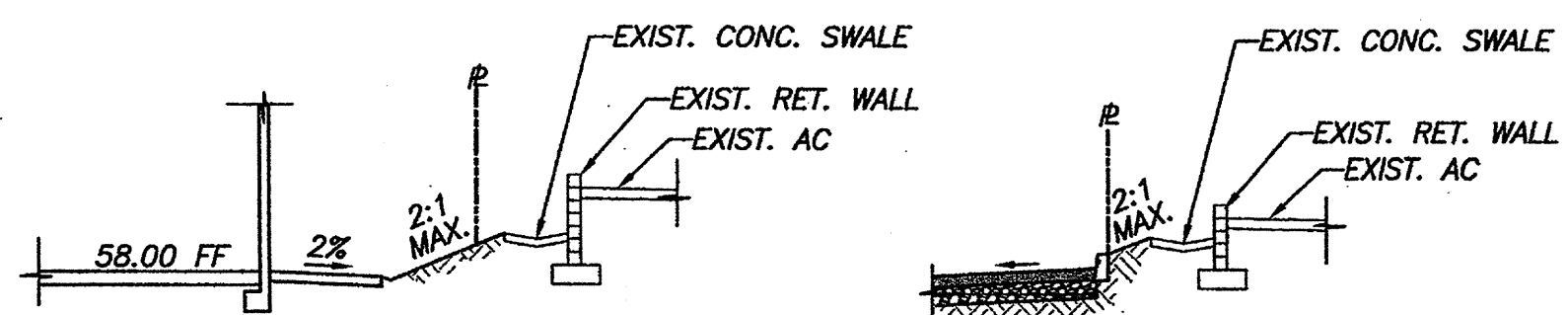
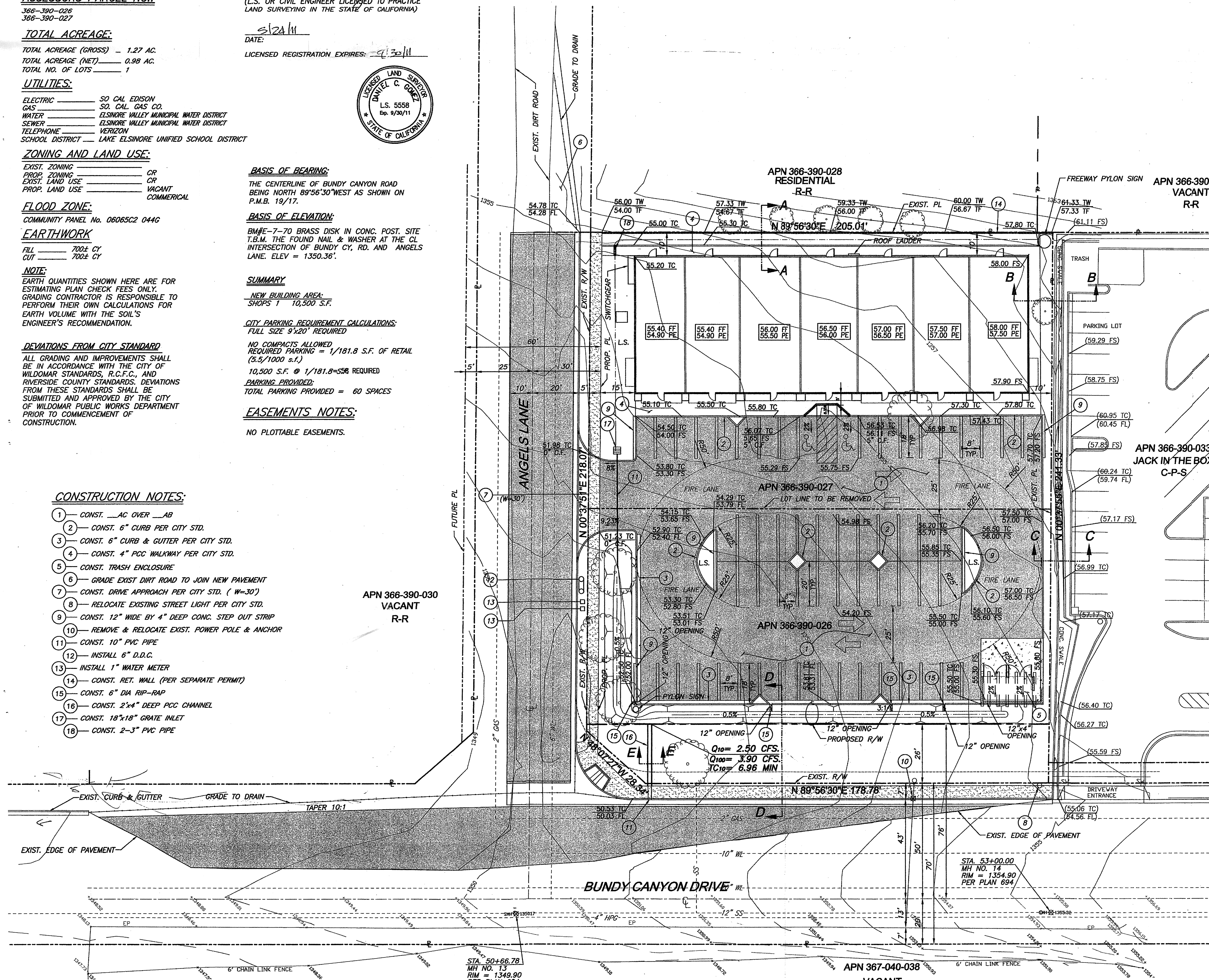
SECTION A-A
NTS



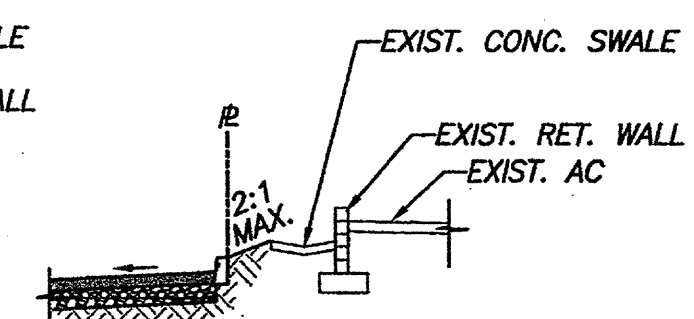
ANGELS LANE
STREET SECTION
NTS



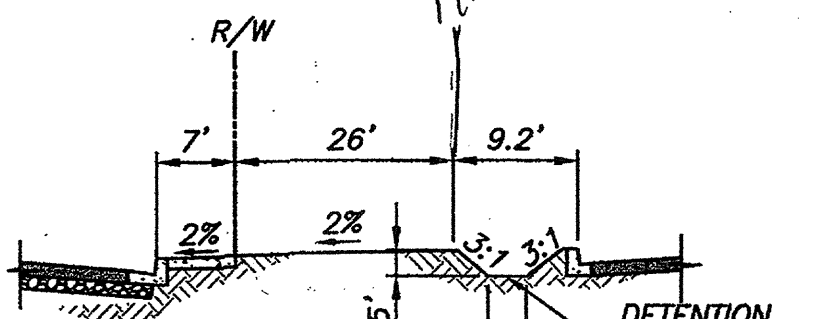
BUNDY CANYON DRIVE
STREET SECTION
NTS



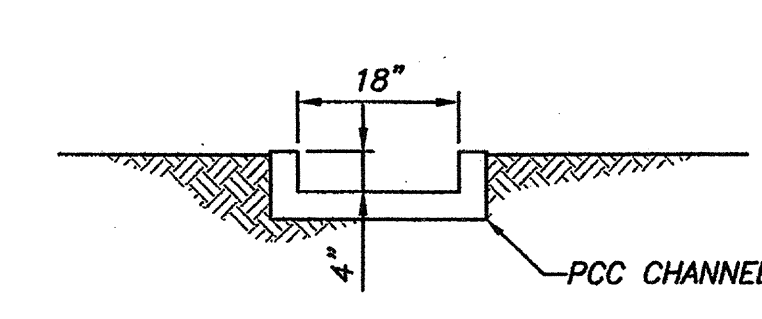
SECTION B-B
NTS



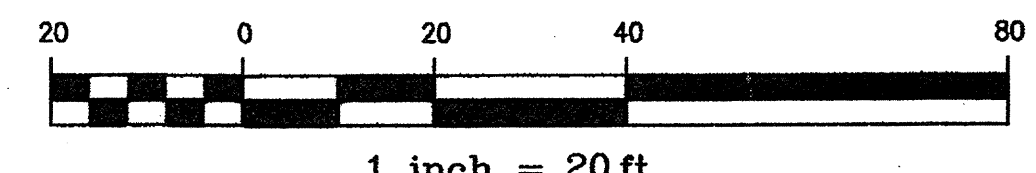
SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS



1 inch = 20 feet

REVISIONS	DATE	BY

PLOT PLAN

CITY OF WILDOMAR

SCALE: 1" = 20'

DATE: 3/8/2011

DESIGNED: JC

CHECKED: SA

PLN CK REF:

F.B.

SAKE ENGINEERS, INC.

ENGINEERING • SURVEYING • LAND DEVELOPMENT

400 S. RAMONA AVE., STE. 202

CORONA, CALIFORNIA 92679

(951) 279-4041 FAX (951) 279-2830

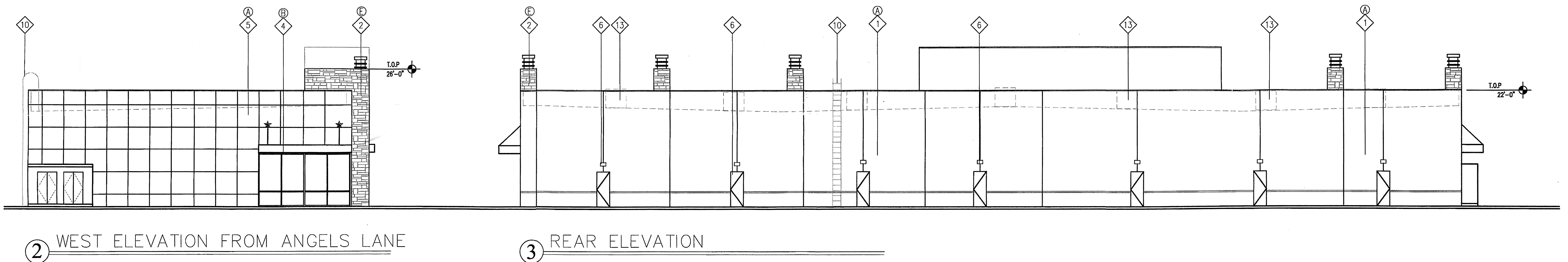
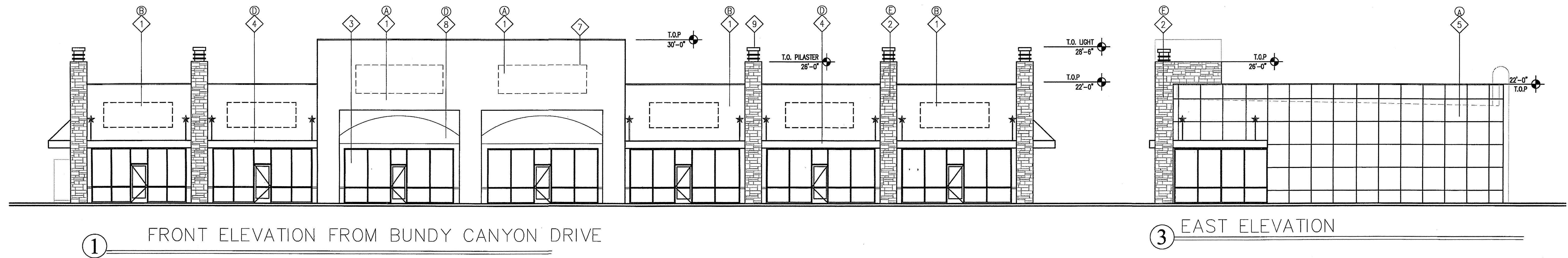
FILE: SERVER\PROJECTS\11752\11752.PLOT PLAN

J.N. 1752

SHEET 1

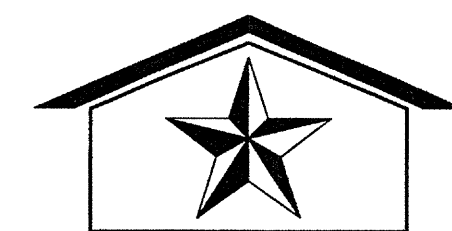
OF 1 SHEETS

DWG. NO.



MATERIAL LEGEND		COLOR LEGEND
NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.		NOTE:
1 EXTERIOR PORTLAND CEMENT PLASTER W/MEDIUM SAND FINISH - PAINT, COLOR PER COLOR SCHEDULE.	7 TENANT SIGNAGE, N.I.C.	(A) TO MATCH DUNN EDWARDS DEC 739 'GOLDEN GATE'
2 STONE VENEER, TO MATCH 'EL DORADO STONE; MOUNTAIN LEDGE-BUCKSKIN	8 FABRIC AWNING BY MANUFACTURER	(B) TO MATCH DUNN EDWARDS DEC 722 'BAJA WHITE'
3 ANODIZED ALUMINUM AND GLASS STOREFRONT, RECESSED 2", COLOR PER SCHEDULE	9 LED STRIP LIGHTING	(C) NATURAL ALUMINUM - ANODIZED
4 24" OVERHANG STEEL TRELLIS - PAINT, COLOR PER SCHEDULE	10 ROOF LADDER	(D) TO MATCH DUNN EDWARDS DE 6049 'CHAPS'
5 SCORED PLASTER-PAINTED	11 SWITCHGEAR	(E) MOUNTAIN LEDGE - BUCKSKIN
6 H.C. METAL DOOR - PAINT, COLOR PER SCHEDULE	12 SECURITY LIGHT	
	13 ROOF TOP HVAC UNIT	

21940 Bundy Canyon Drive, Venkar Sud



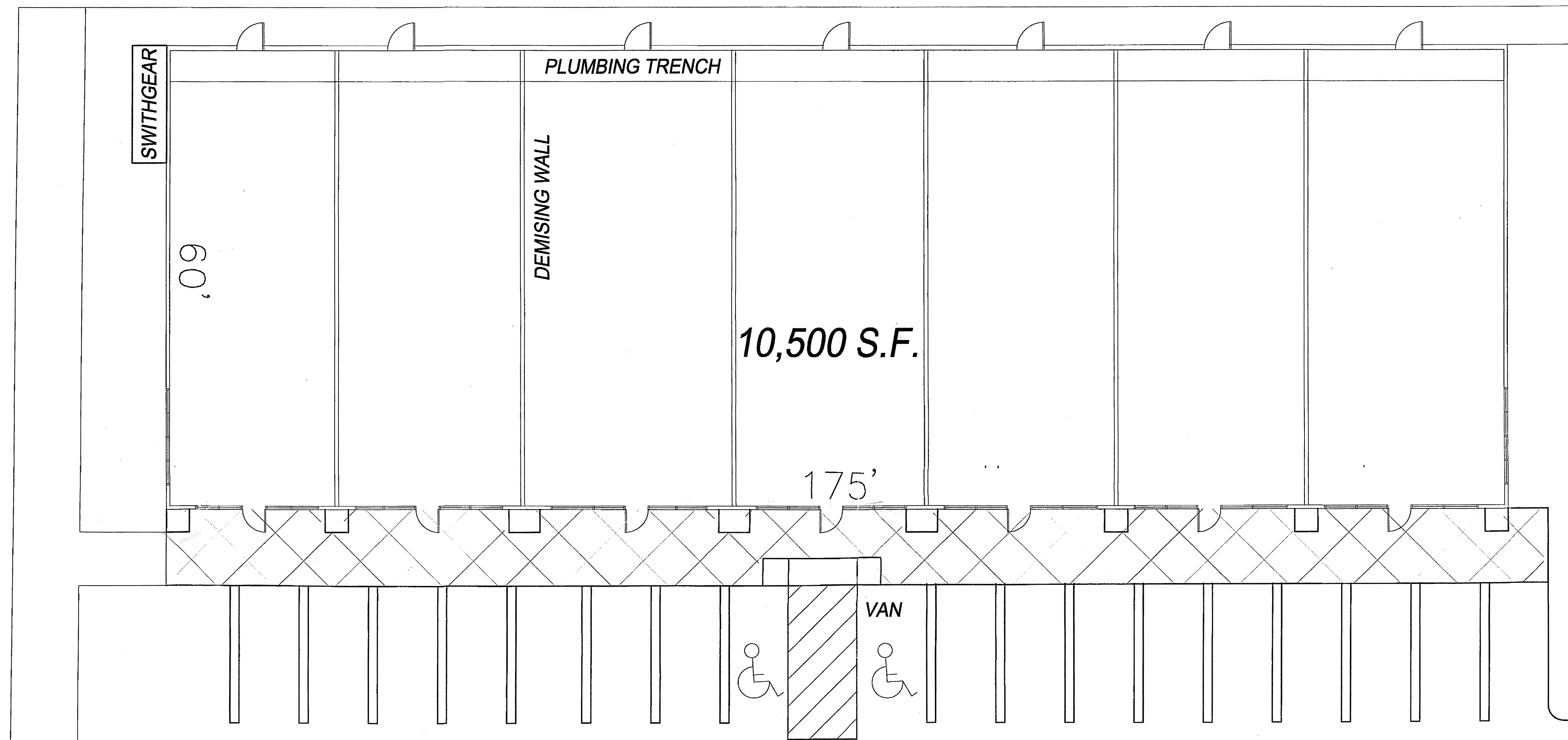
Dan Cline
Architecture, Inc.

18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 (760) 636-2180
DAN@DANCLINEINC.COM

PROJECT NO. 10010-01
DATE 07-21-10 © DAN CLINE ARCHITECTURE, INC. SCALE: 1"=8'

RETAIL BUILDING ELEVATIONS

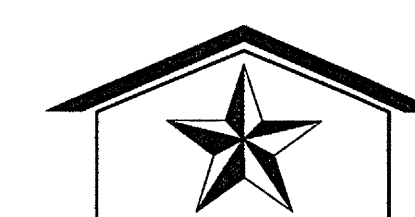
1/8"=1'-0"



RETAIL BUILDING FLOOR PLAN

1/8"=1'-0"

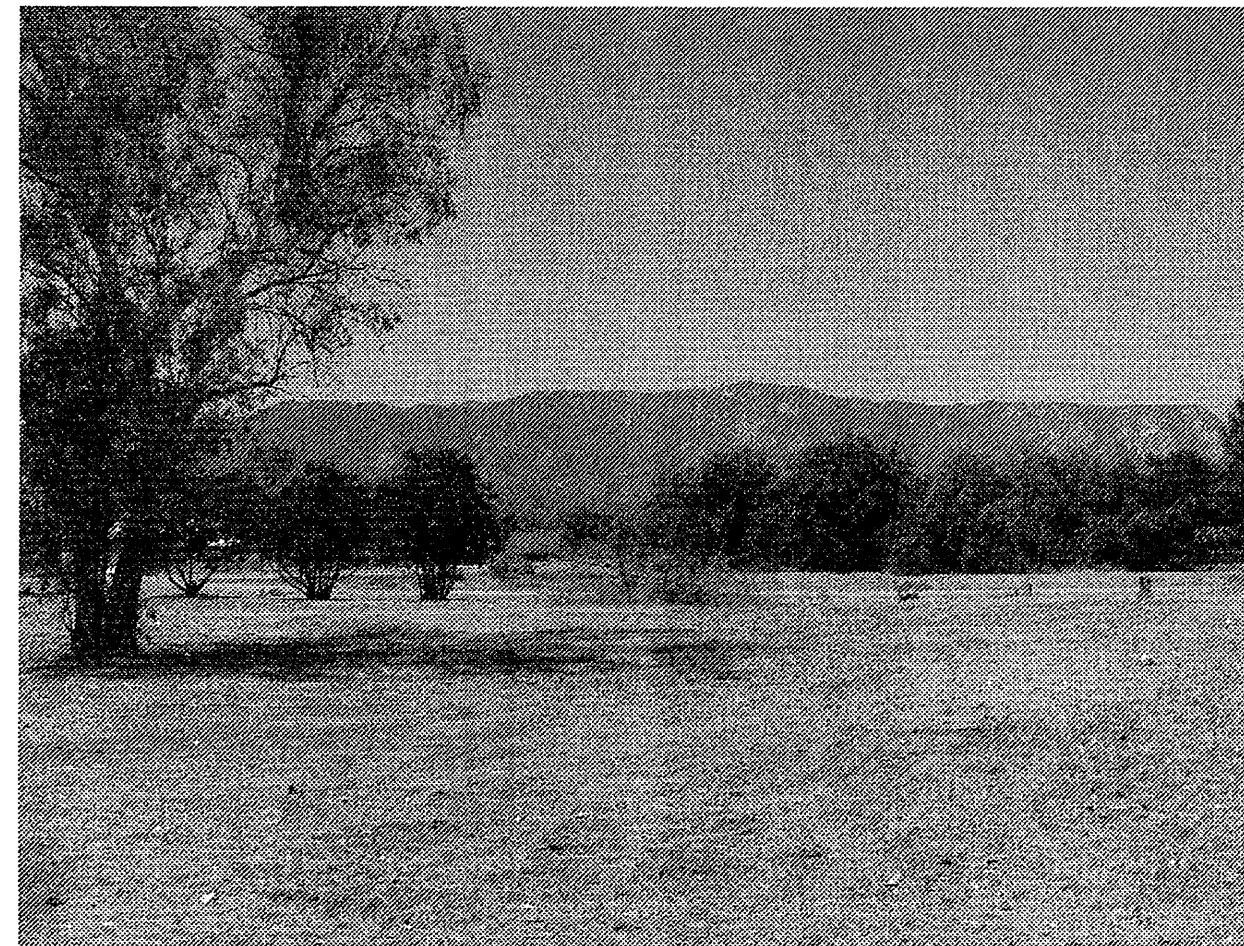
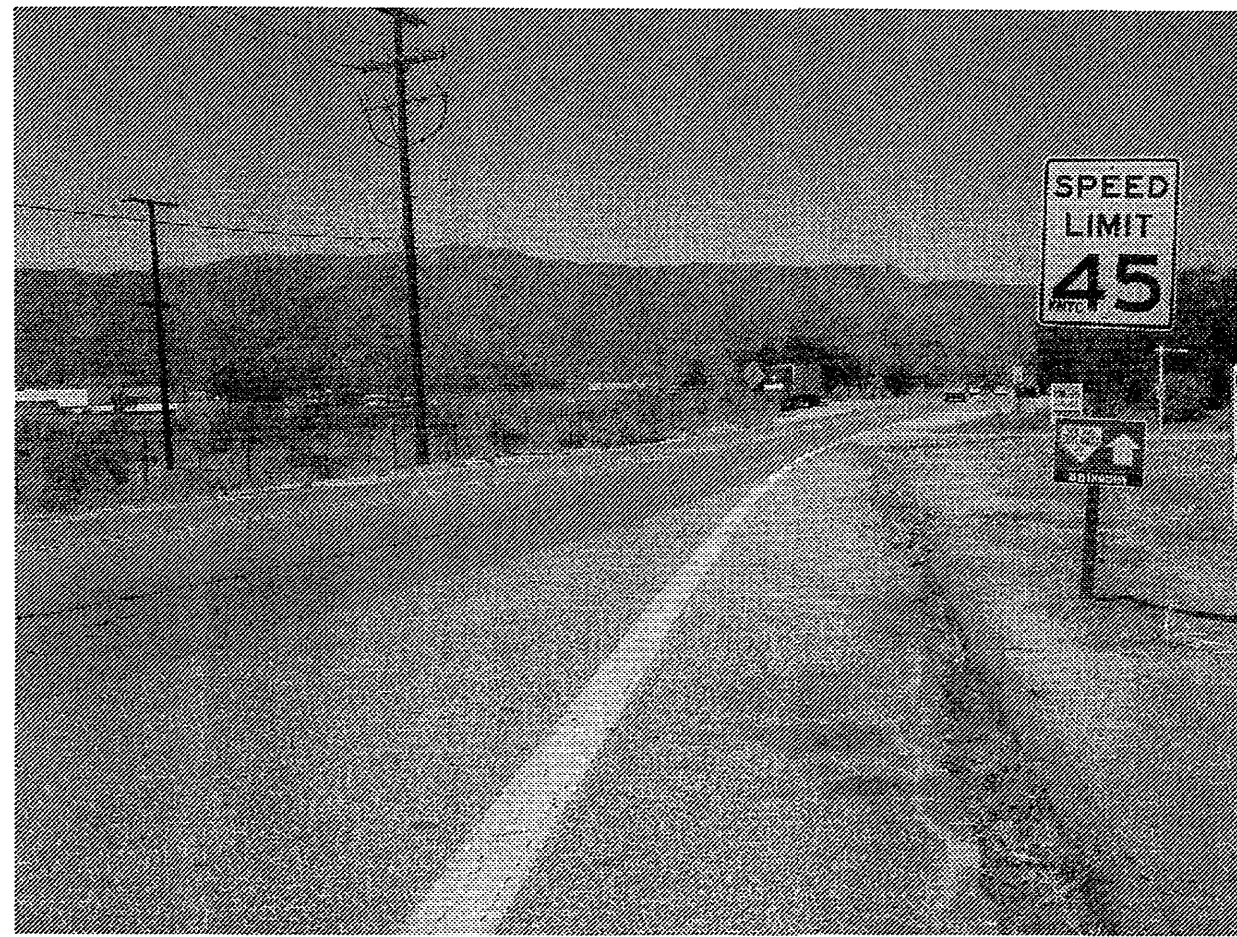
21940 Bundy Canyon Drive • Enkar Sud



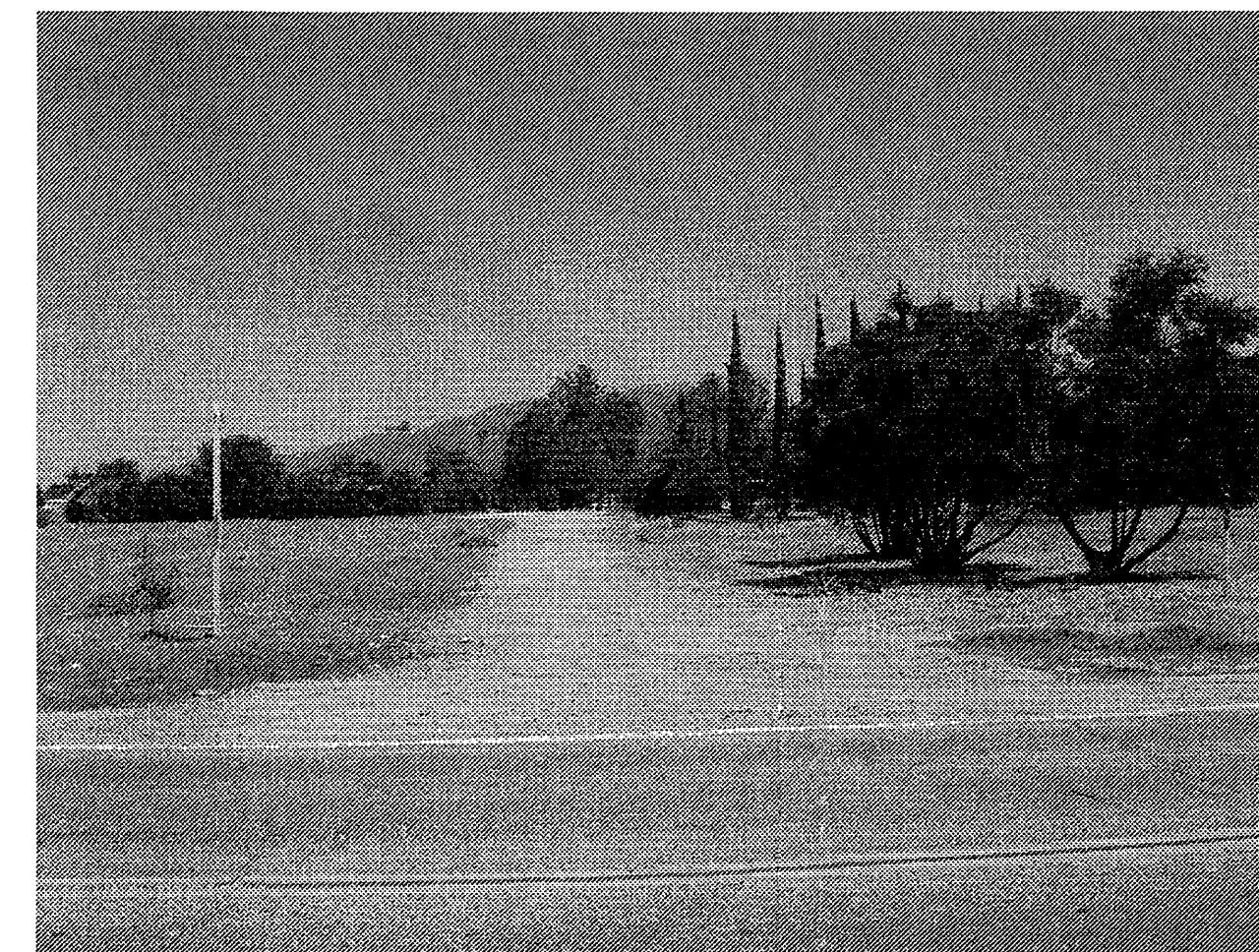
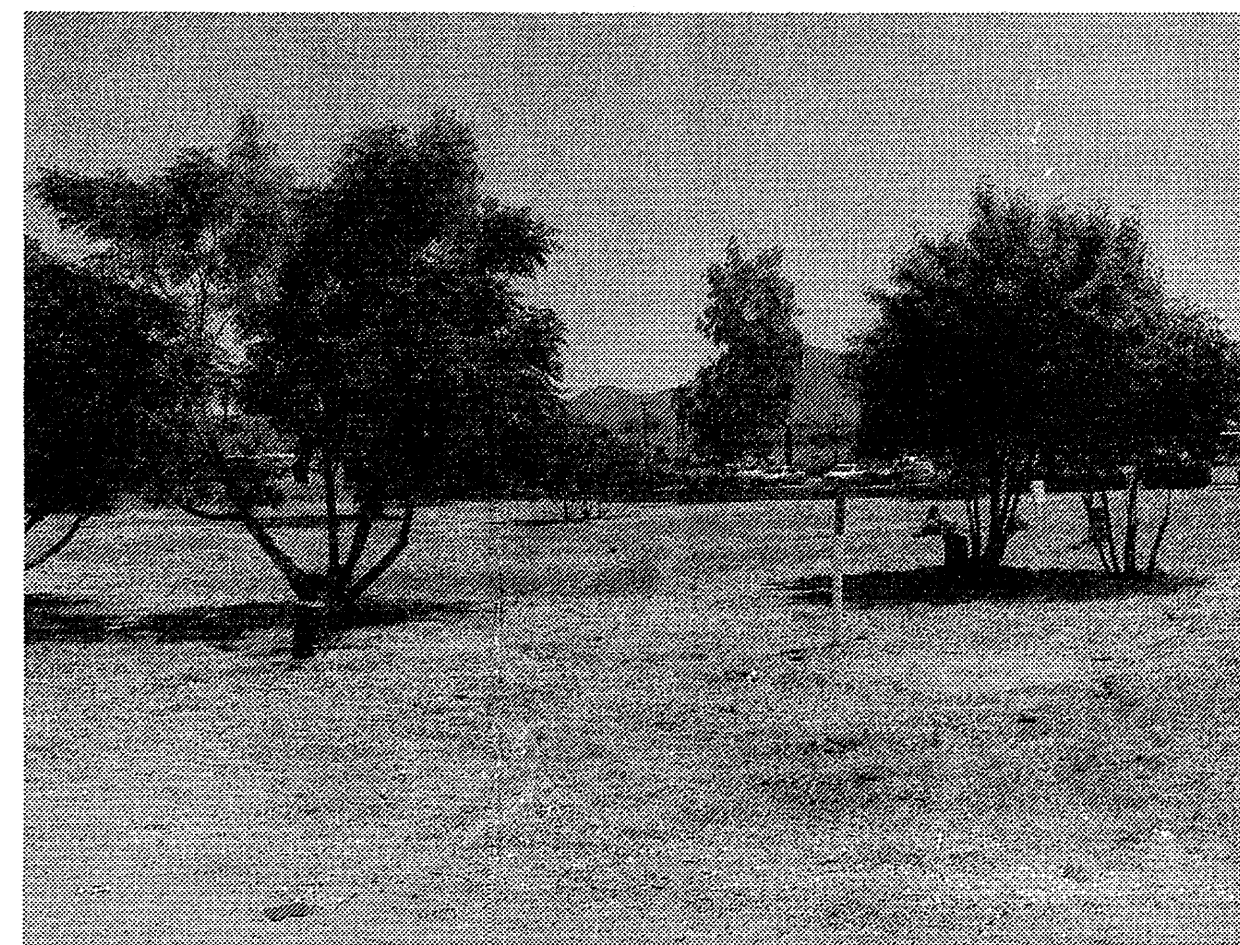
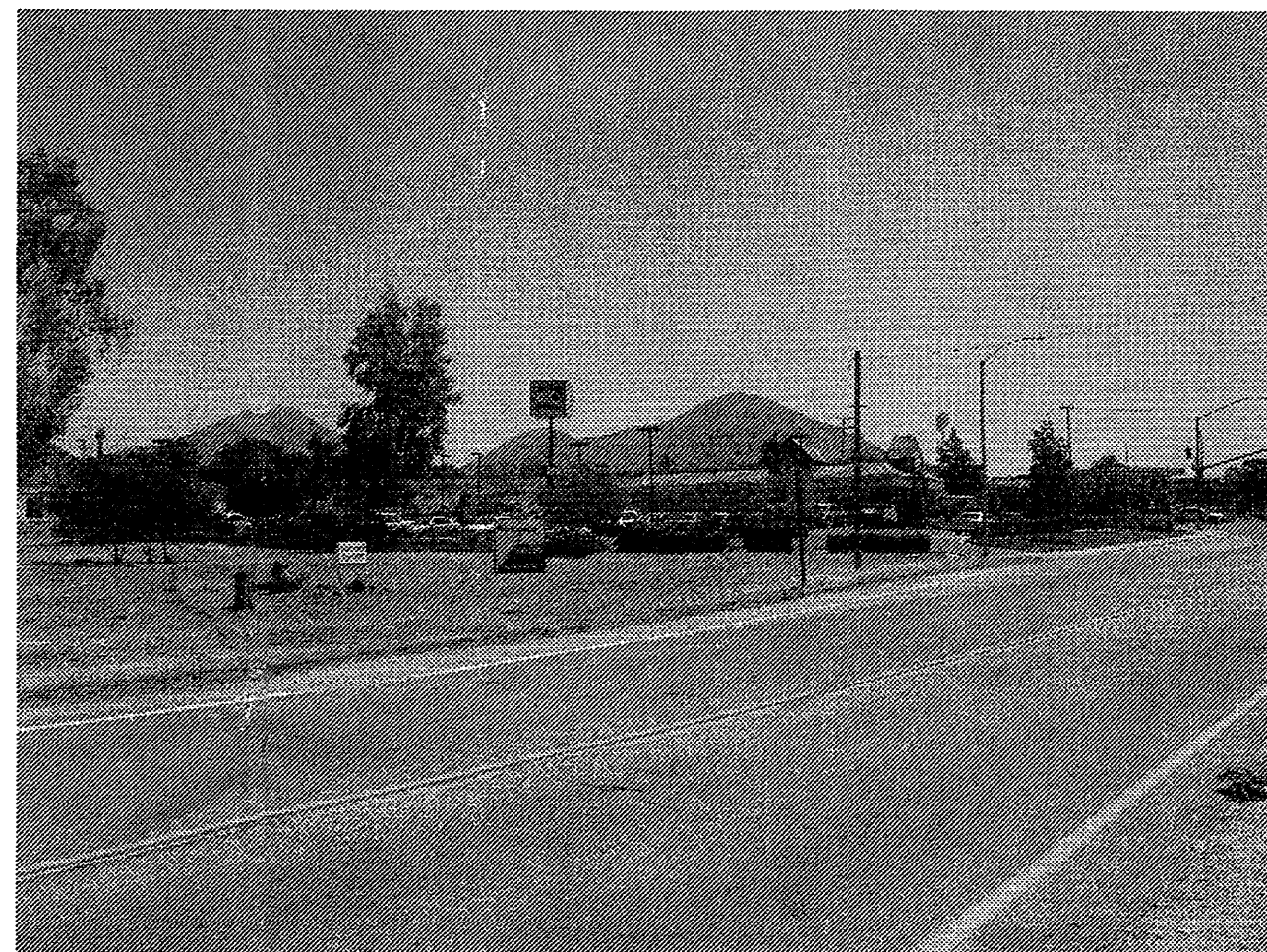
Dan Cline
Architecture, Inc.

18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 (760) 636-2180
DAN@DANCLINEINC.COM

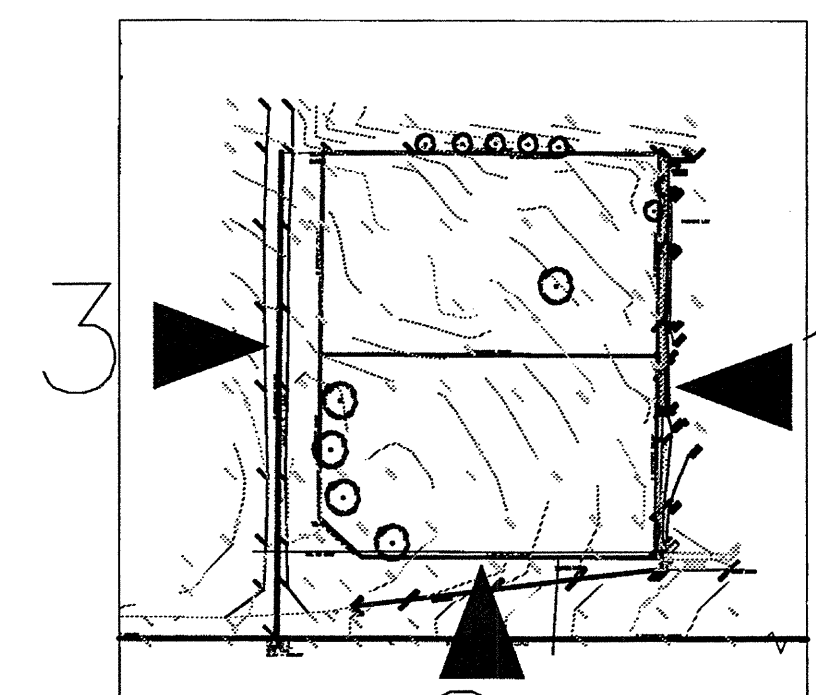
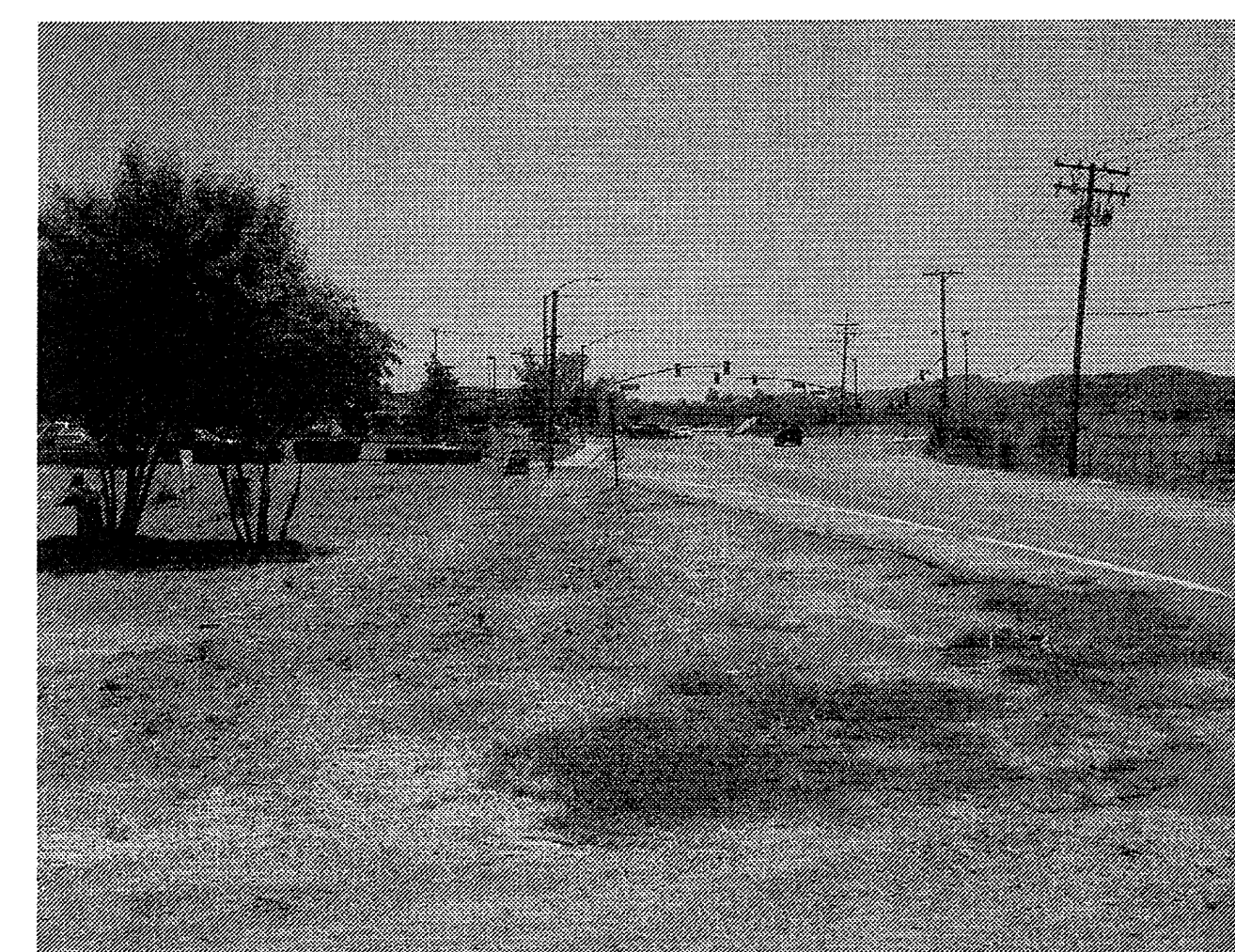
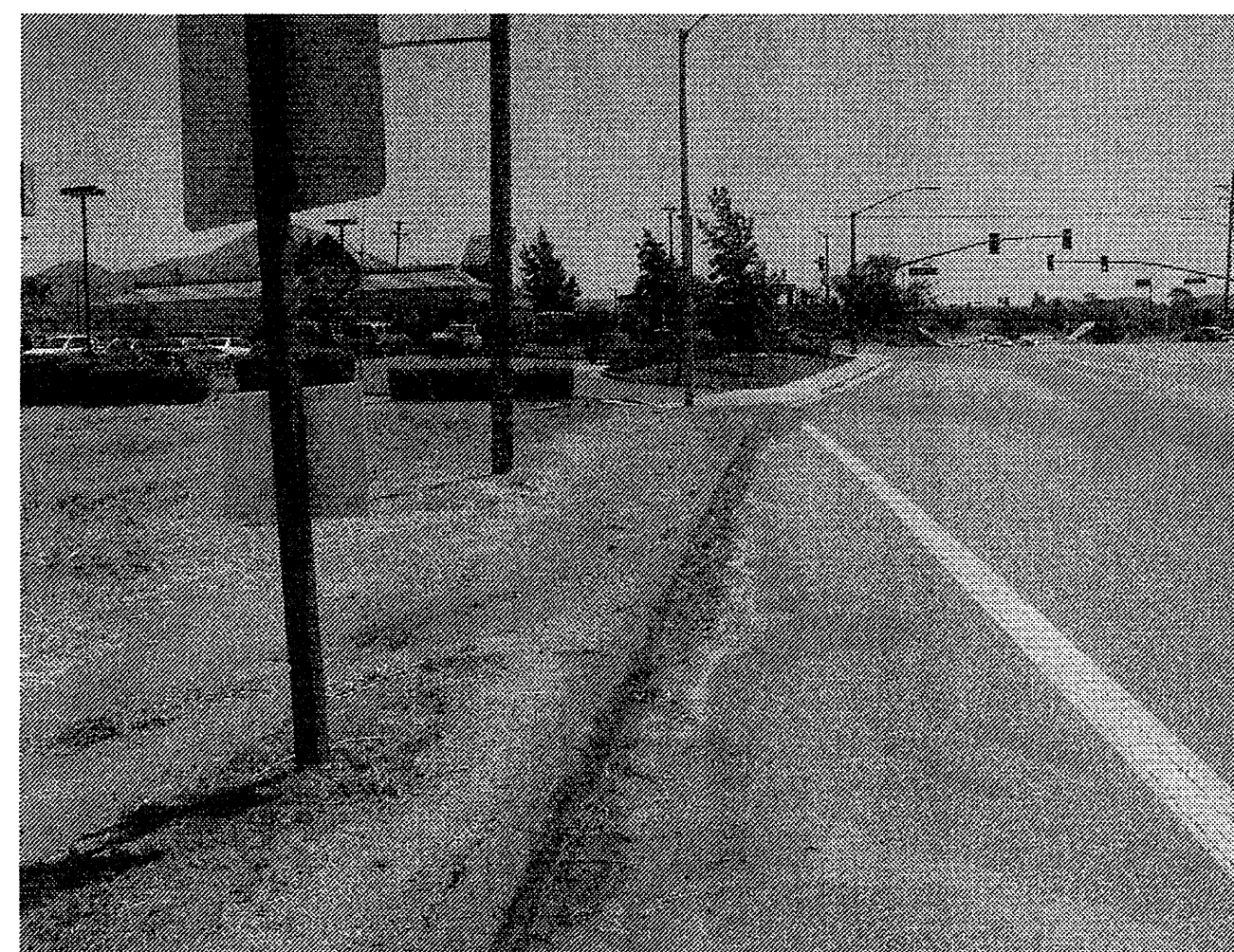
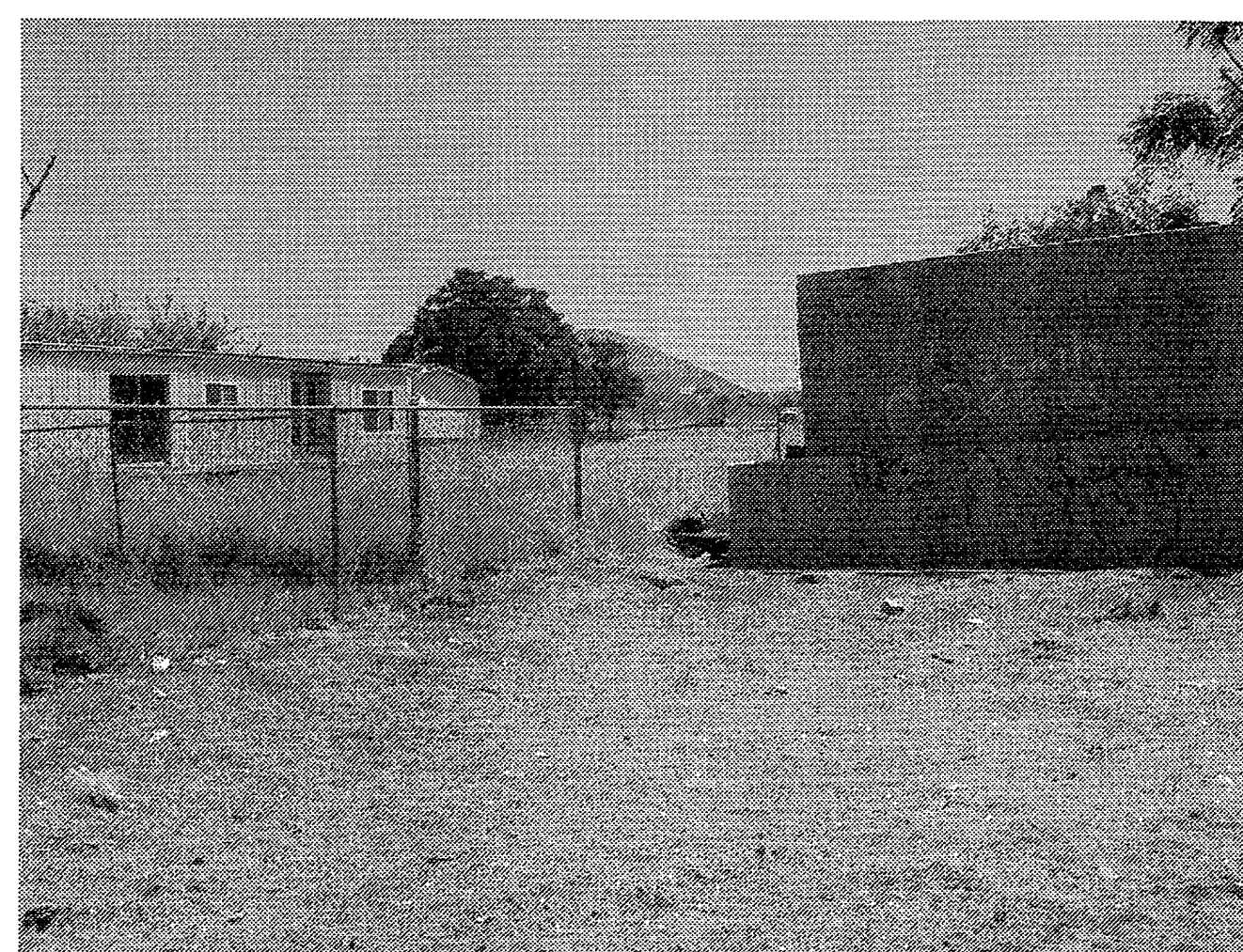
PROJECT NO. 10010-01
DATE 07-21-10 © DAN CLINE ARCHITECTURE, INC. SCALE: 1"=8'



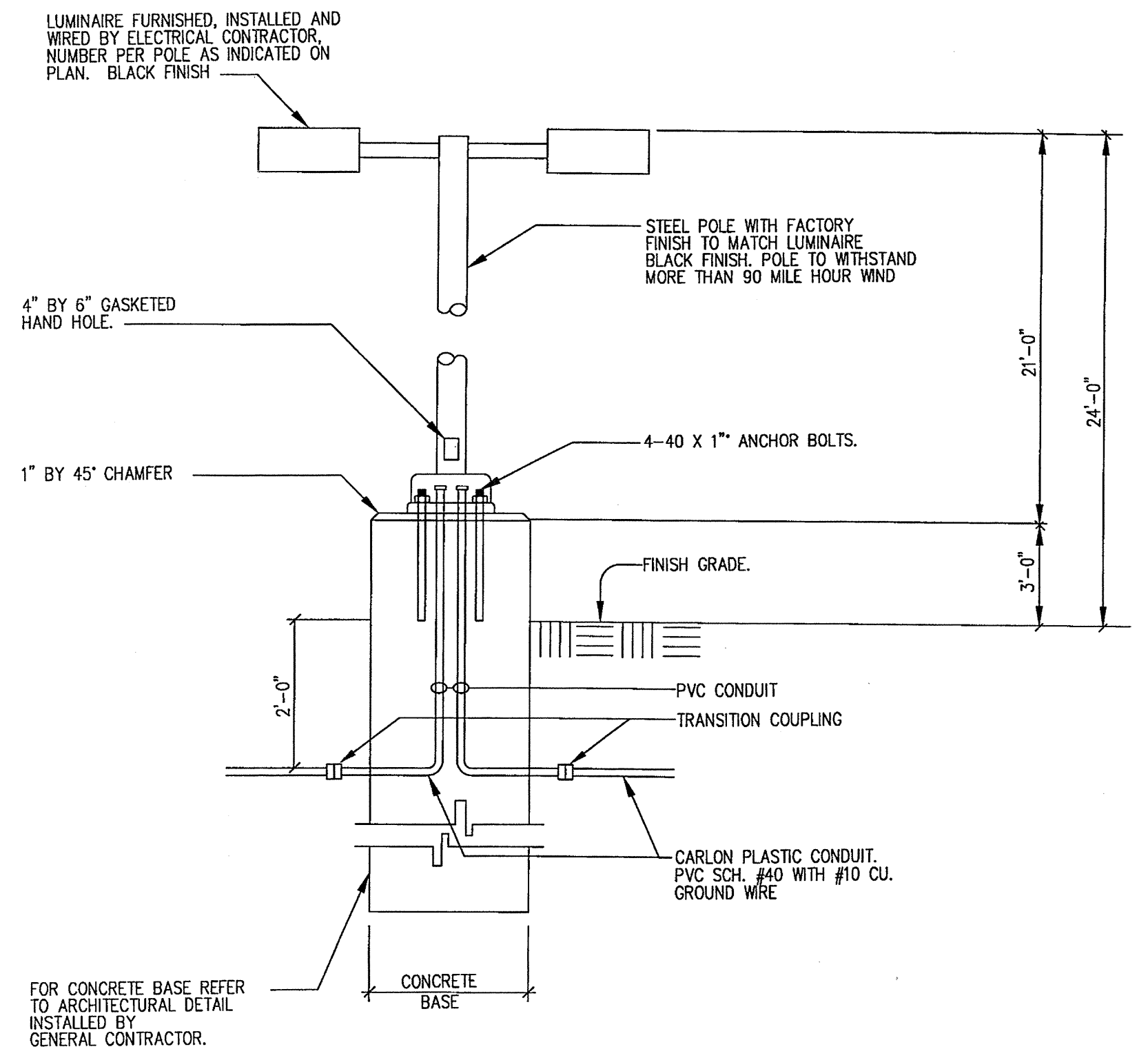
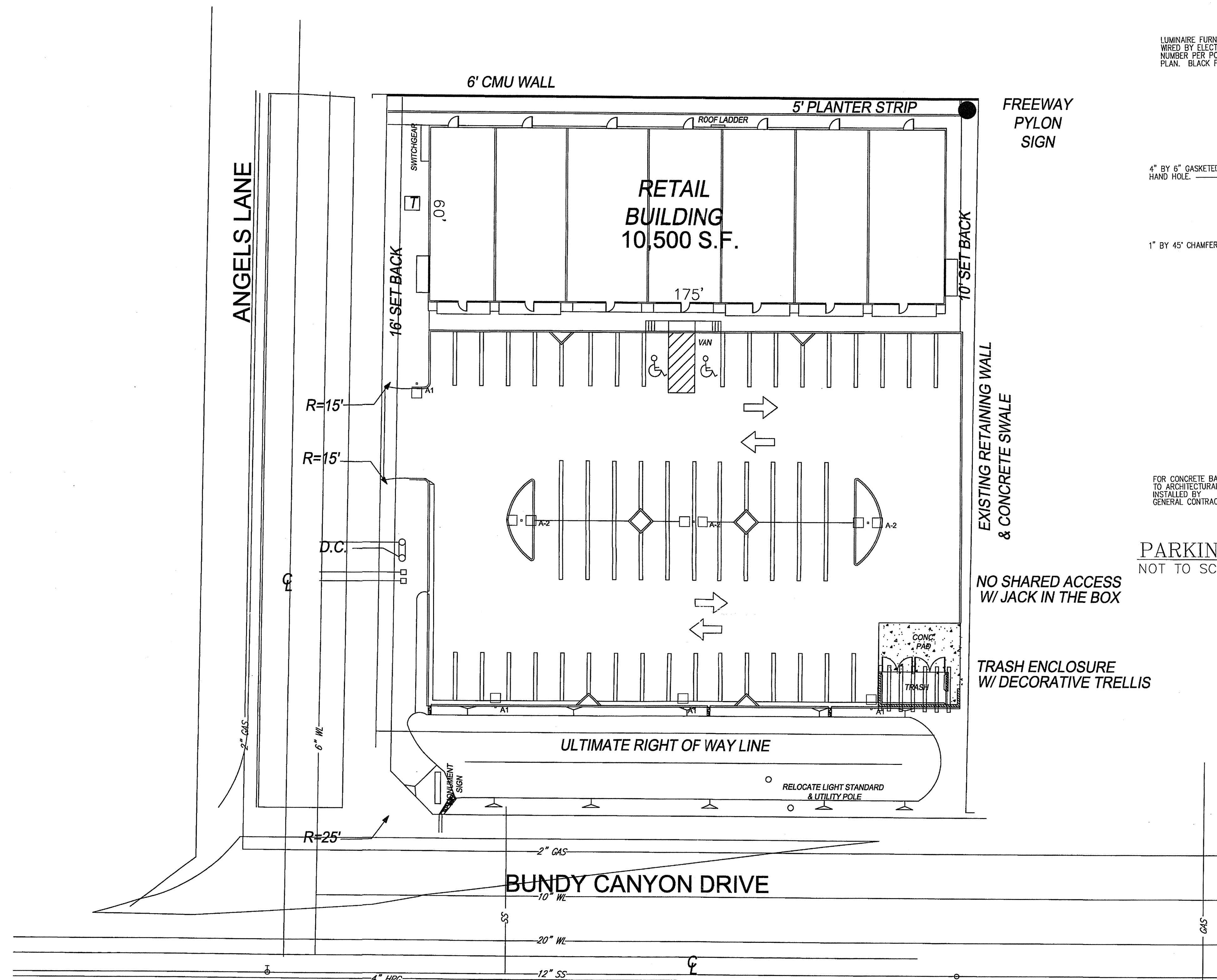
1



2



3



PARKING LOT LTG STANDARD W/CONCRETE BASE
NOT TO SCALE

SUMMARY

NEW BUILDING AREA:
SHOPS 1 10,500 S.F.

CITY PARKING REQUIREMENT CALCULATIONS:
FULL SIZE 9'x20' REQUIRED

NO COMPACTS ALLOWED
REQUIRED PARKING = 1/181.8 S.F. OF RETAIL
(5.5/1000 s.f.)

10,500 S.F. @ 1/181.8 S.F. = 58 REQUIRED

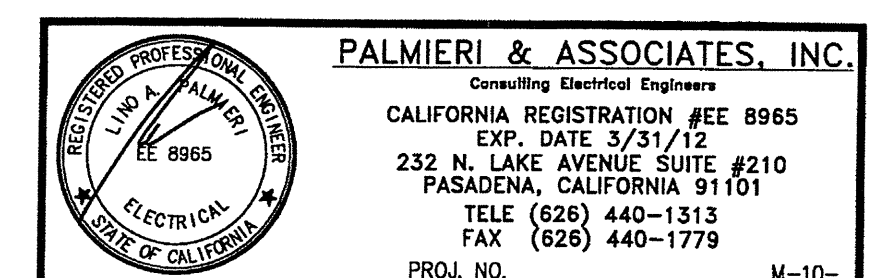
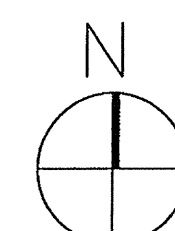
PARKING PROVIDED:
TOTAL PARKING PROVIDED = 60 SPACES

APN: 366-390-026
APN: 366-390-027

SITE LIGHTING PLAN
SCALE: 1"=20'

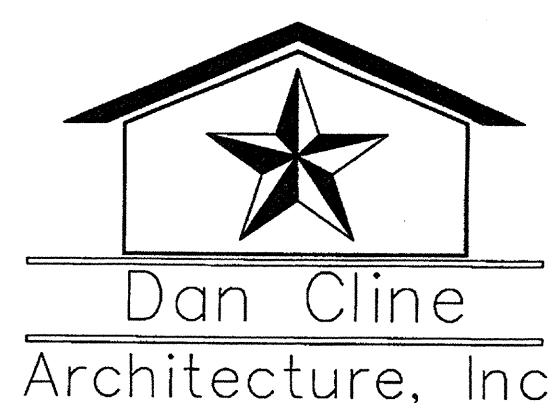
ALL LIGHTING SHALL COMPLY WITH CHAPTER 8.80 OF THE WILDOMAR MUNICIPAL CODE AND THE MOUNT PALOMAR ORDINANCE FOR THE REGULATION OF LIGHT POLLUTION. ANY OUTSIDE LIGHTING SHALL BE HOODED AND DIRECTED SO AS NOT TO SHINE UP OR DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHT OF WAY.

LUMINAIRE SCHEDULE									
Symbol	Label	Catalog Number	Description	Lamp	MOUNTING HEIGHT	File	Lumens	LLF	Watts
□	A-1	US ARCHITECTURAL LIGHTING-LP20-IV-290W-LPS-1-DBS-HSS	PROJECT: RLPS-20'-FT-290W LPS	2-90W LPS	3 FEET BASE 21 FEET POLE TOTAL OF 24 FEET	RLPS-20IN-FT-2-90LPS.IES	13500	0.81	122
□	A-2	US ARCHITECTURAL LIGHTING-LP20-IV-290W-LPS-1-DBS-HSS	PROJECT: RLPS-20'-ASY-290W LPS	2-90W LPS	3 FEET BASE 21 FEET POLE TOTAL OF 24 FEET	RLPS-20IN-ASY-2-90LPS.IES	13500	0.81	244



SE-1

21940 Bundy Canyon Drive • Onkar Sud



18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 • (760) 636-2180

PROJECT NO. 10010-01
DATE 07-21-10 © DAN CLINE ARCHITECTURE, INC. SCALE: 1"=20'

UTILITIES:

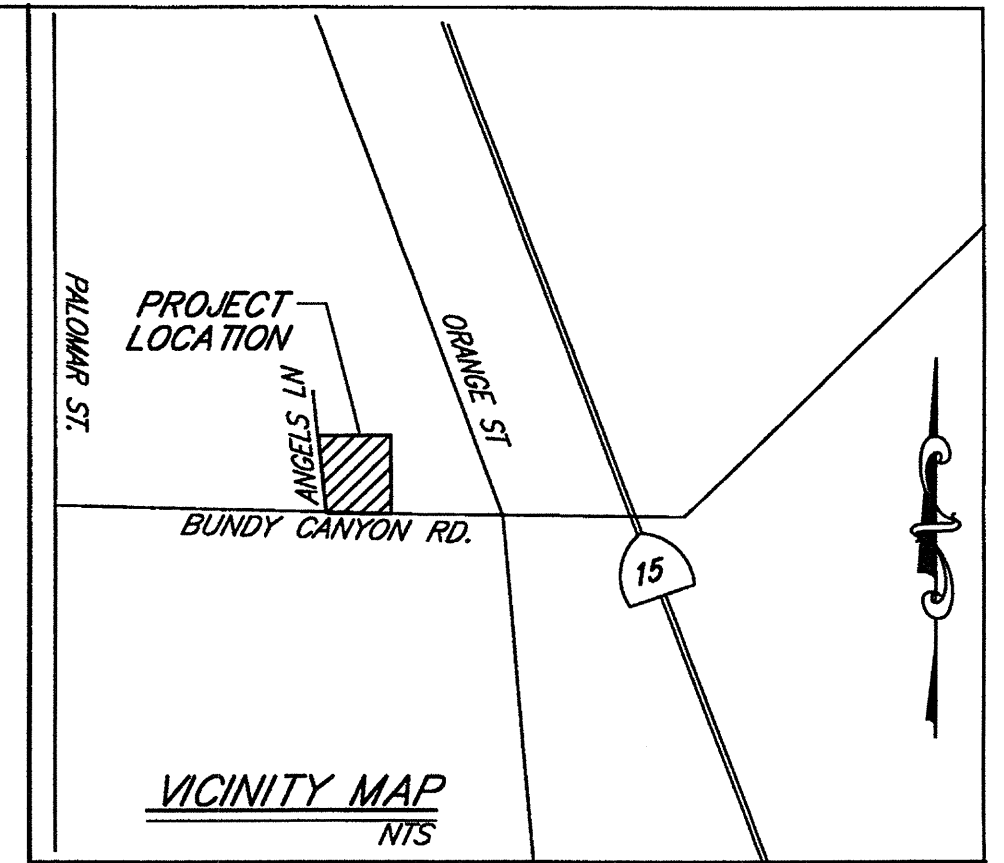
ELECTRIC _____ SO CAL EDISON
GAS _____ SO. CAL. GAS CO.
WATER _____ ELSONORE VALLEY MUNICIPAL WATER DISTRICT
SEWER _____ ELSONORE VALLEY MUNICIPAL WATER DISTRICT
TELEPHONE _____ VERIZON
SCHOOL DISTRICT _____ LAKE ELSONORE UNIFIED SCHOOL DISTRICT

CHANGE OF ZONE EXHIBIT

FOR

APN 366-390-026 & 27

A PORTION OF PARCEL 4 OF PARCEL MAP NO.6582 AS SHOWN ON P.M.B. 19/17 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY.
SAKE ENGINEERS, INC. JULY, 2010



THOMAS GUIDE
PAGE 897 GRID B-3,B-4

OWNER/DEVELOPER:
NASON STREET SUBWAY, LLC
20142 ROCKLEDGE DR.
MENIFEE, CA 92584
(909) 866-7335

ENGINEER:
SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORDONA, CA 92879
(909) 279-4041

ASSESSORS PARCEL NO.:
366-390-026
366-390-027

LEGAL DESCRIPTION:
A PORTION OF PARCEL 4 OF PARCEL MAP NO.6582 AS SHOWN ON P.M.B. 19/17 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY.

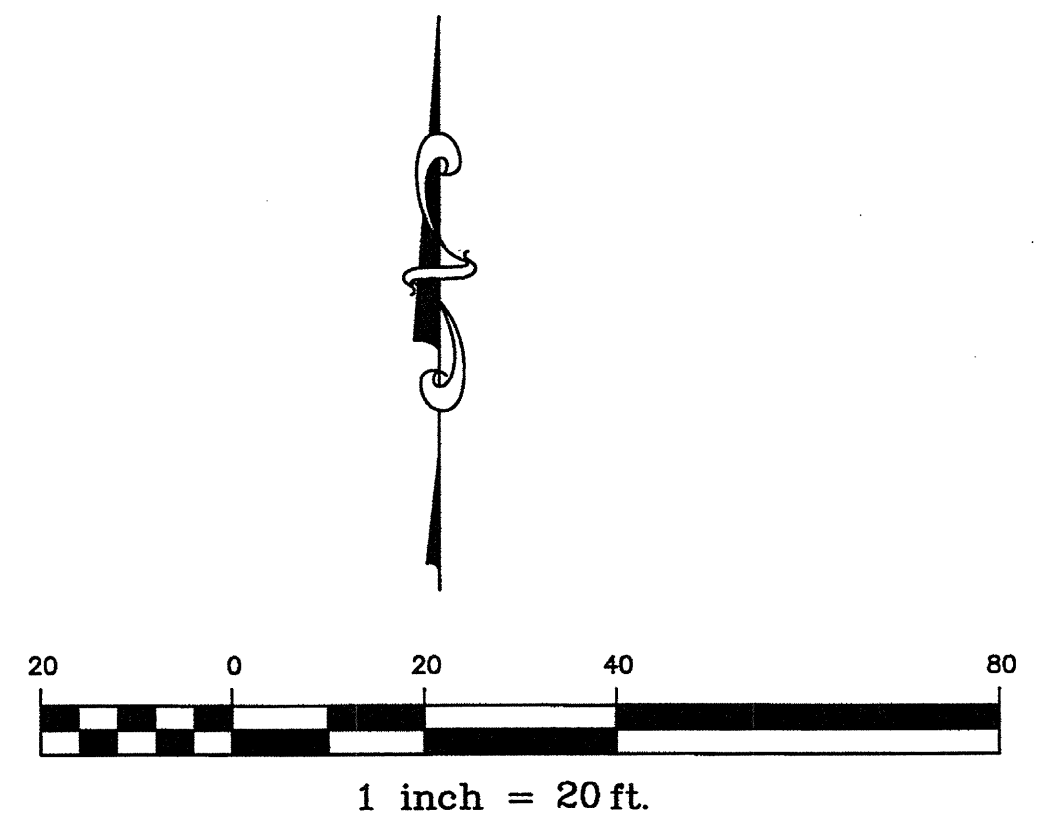
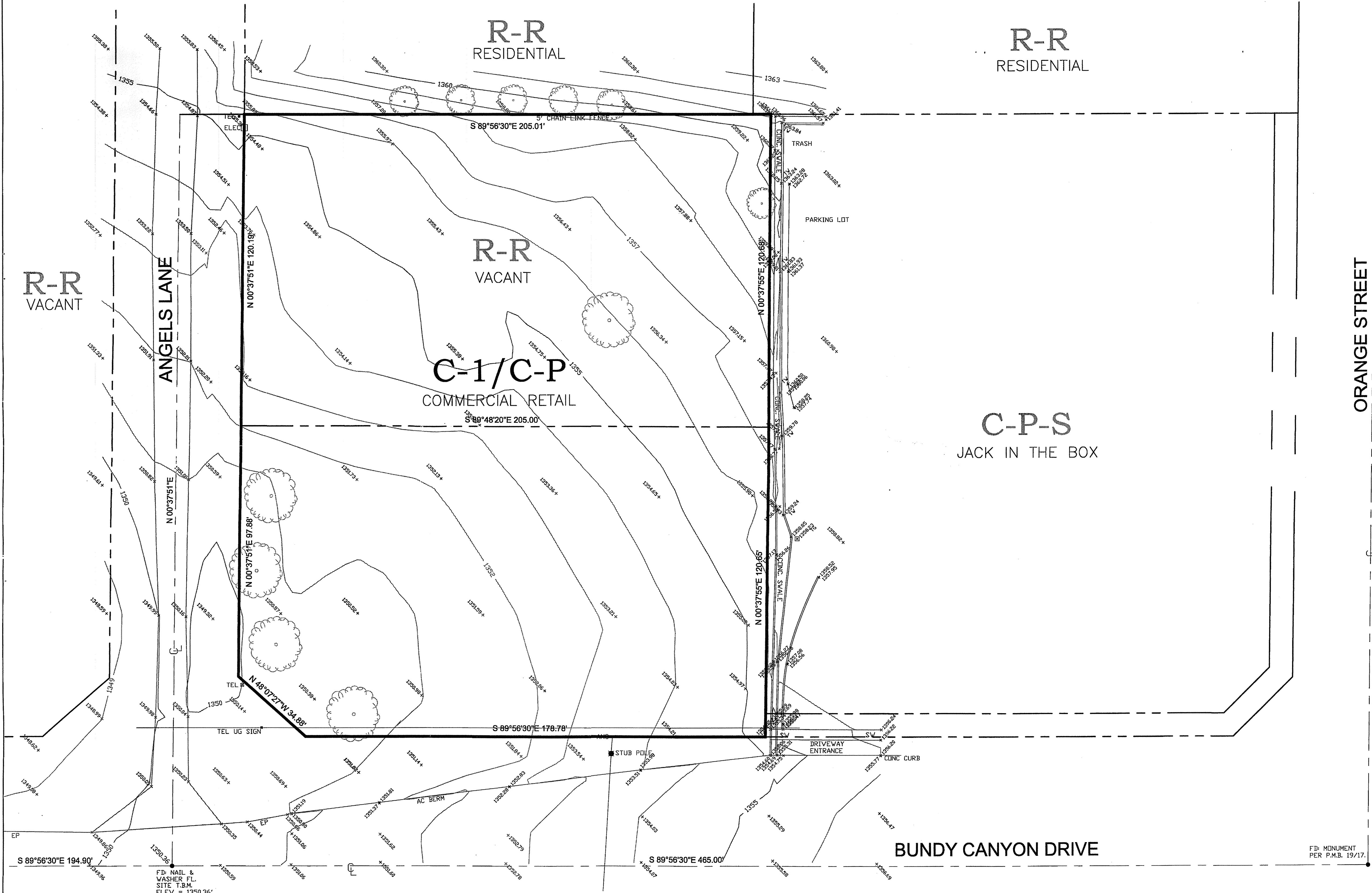
BASIS OF BEARING:
THE CENTERLINE OF BUNDY CANYON ROAD BEING NORTH 89°56'30" WEST AS SHOWN ON P.M.B. 19/17.

BASIS OF ELEVATION:
BM#E-7-70 BRASS DISK IN CONC. POST. SITE T.B.M. THE FOUND NAIL & WASHER AT THE CL INTERSECTION OF BUNDY CY. RD. AND ANGELS LANE. ELEV = 1350.36'.

TOTAL ACREAGE:
1.27 ACRES (GROSS)

FLOOD ZONE:
COMMUNITY PANEL No. 06065C2 044G

ZONING AND LAND USE:
EXIST. ZONING _____ R-R
PROP. ZONING _____ C-1/C-P
EXIST. LAND USE _____ MDR (VACANT)
PROP. LAND USE _____ COMMERCIAL RETAIL

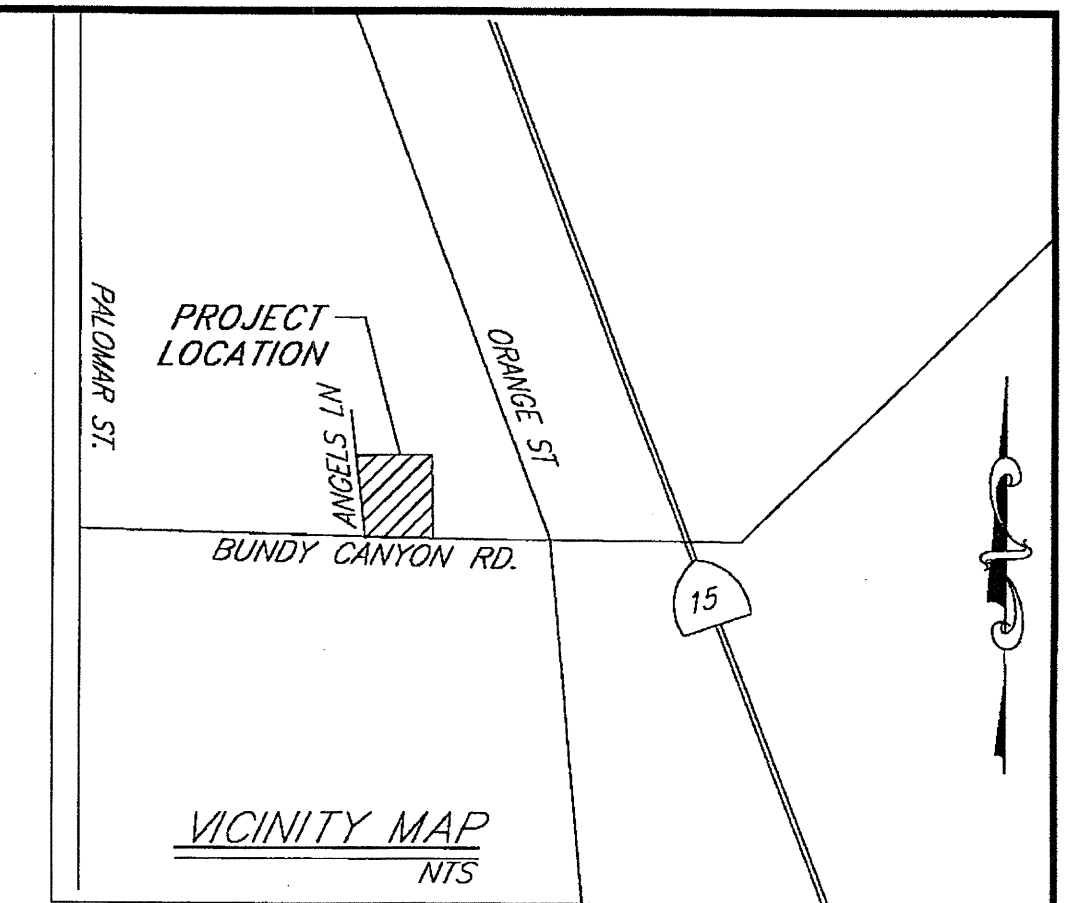


CITY OF WILDOMAR

SCALE 1" = 20'	SAKE ENGINEERS, INC. ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. RAMONA AVE. STE. 202 CORDONA, CALIFORNIA 92879 (951) 279-4041 FAX (951) 279-2830	J.N. 1752
DATE 7/20/2010		SHEET
DRAWN BY: RL		1
CHECKED		OF 1 SHEETS
PLN CK REF:		DWG. NO.
F.B.	WILDOMAR\JN1752 DAN CLINE\LOT PLAN\ZONE CHANGE PLOT DATE: 7/20/2010	

WATER QUALITY MANAGEMENT PLAN

21940 BUNDY CANYON ROAD



THOMAS GUIDE
PAGE 897 GRID B-3,B-4

LEGEND:

SD-12
SD-32
TC-30

APPLICATION:

LANDSCAPE AREA
TRASH ENCLOSURE
VEGETATED SWALE

OWNER/DEVELOPER:

ONKAR SUD
ANCHAL SUBWAY
29142 ROCKLEDGE DR.
MENIFEE, CA 92584
(951) 818-6551

ENGINEER:

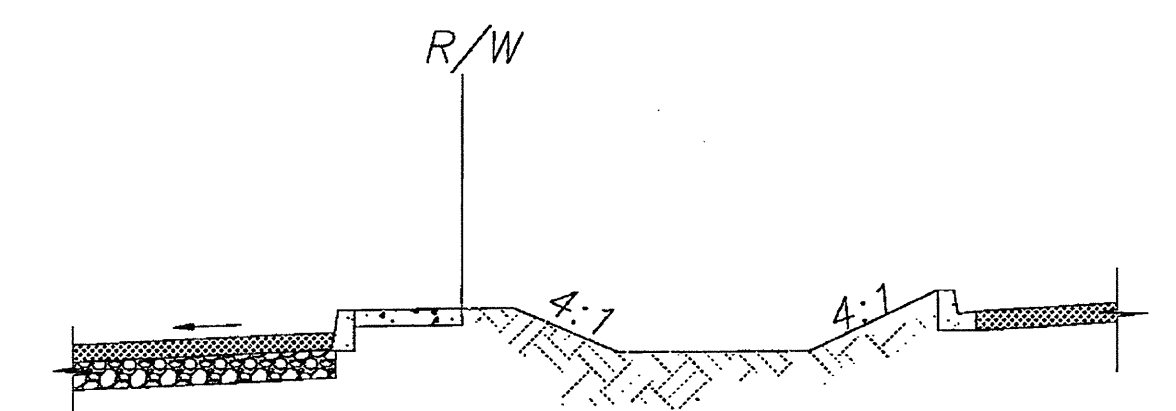
SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041

ASSESSORS PARCEL NO.:

366-390-026
366-390-027

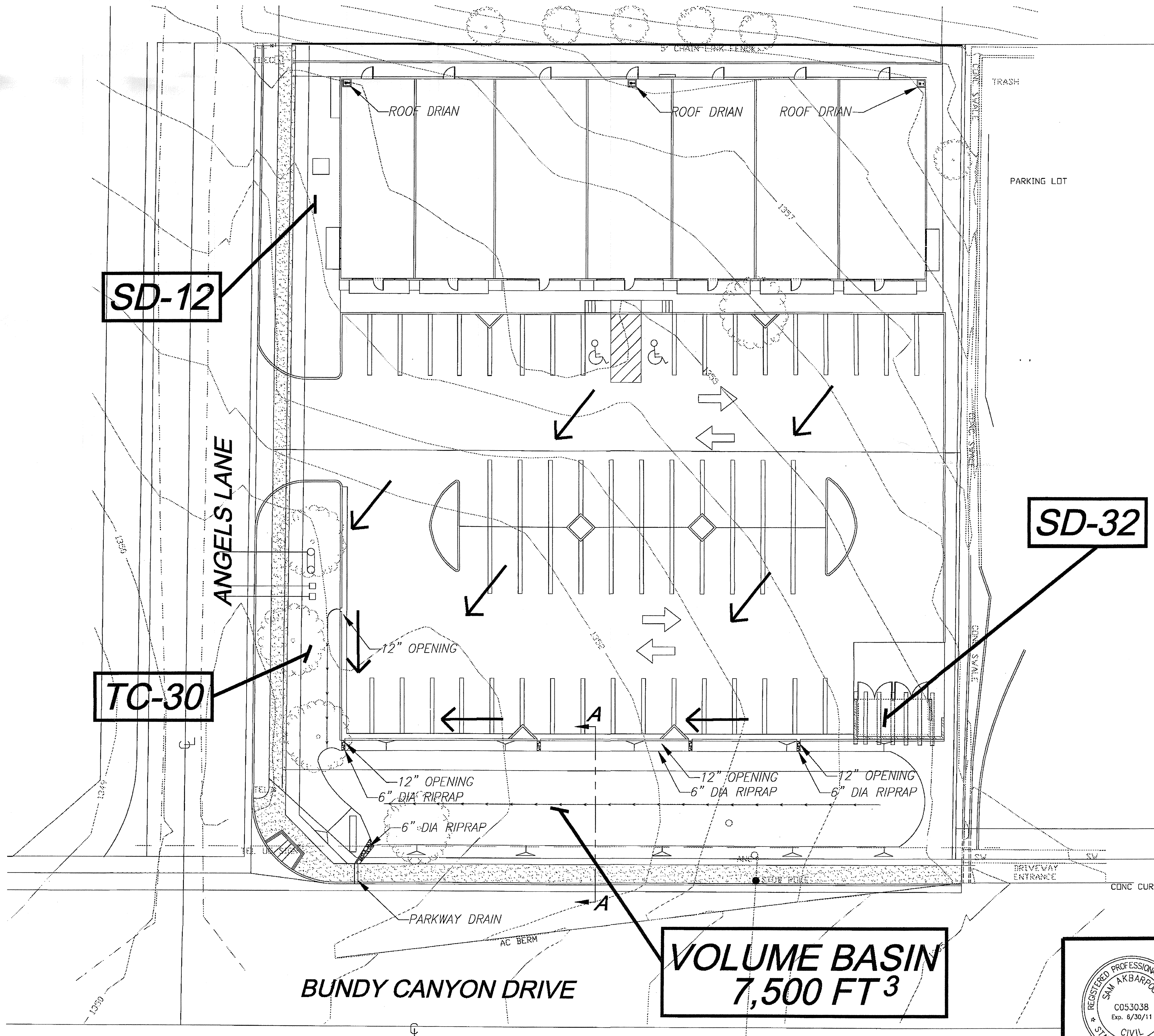
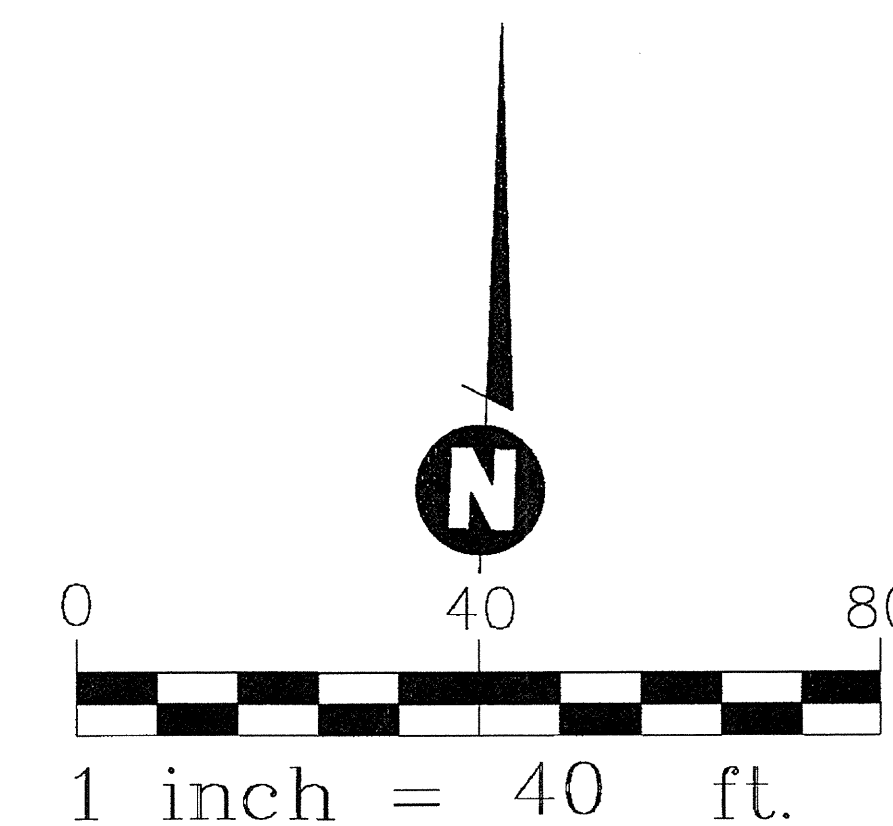
TOTAL ACREAGE:

1.54 AC

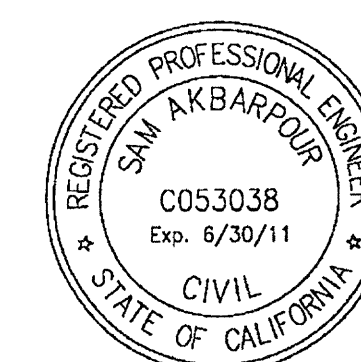


SECTION A-A

NTS



VOLUME BASIN
7,500 FT³

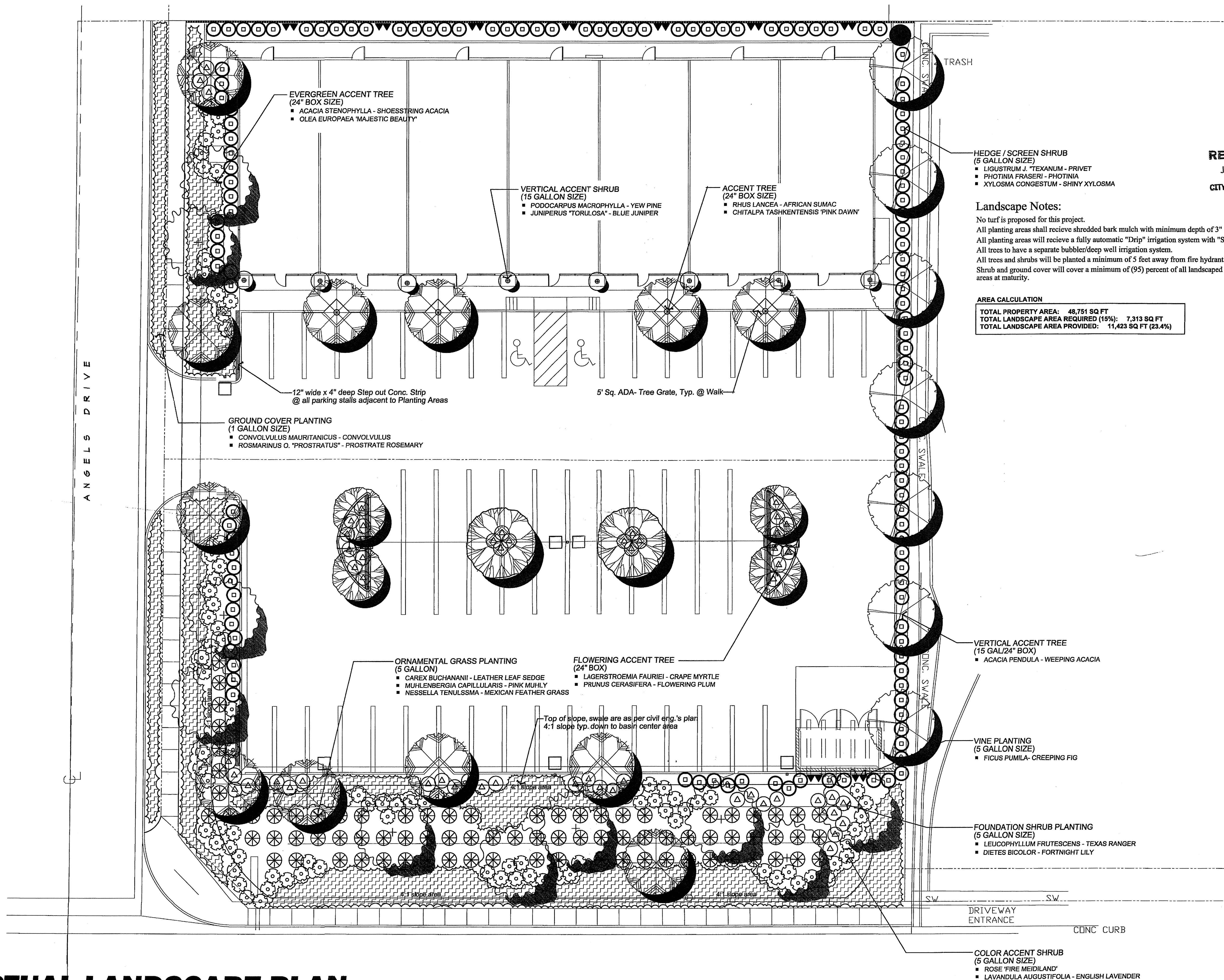


SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX: (951) 279-2830

CITY OF WILDOMAR
WATER QUALITY MANAGEMENT PLAN
FOR
21940 BUNDY CANYON ROAD
SITE PLAN

SCALE: AS SHOWN ON PLAN

SHEET NO.
1
OF 1 SHEETS
FILE NO.



RECEIVED
JUN 02 2011
CITY OF WILDOMAR

Landscape Notes:
No turf is proposed for this project.
All planting areas shall receive shredded bark mulch with minimum depth of 3"
All planting areas will receive a fully automatic "Drip" irrigation system with "Smart Controller".
All trees to have a separate bubbler/deep well irrigation system.
All trees and shrubs will be planted a minimum of 5 feet away from fire hydrant or utility boxes.
Shrub and ground cover will cover a minimum of (95) percent of all landscaped areas at maturity.

AREA CALCULATION

TOTAL PROPERTY AREA:	48,751 SQ FT
TOTAL LANDSCAPE AREA REQUIRED (15%):	7,313 SQ FT
TOTAL LANDSCAPE AREA PROVIDED:	11,423 SQ FT (23.4%)

CONCEPTUAL LANDSCAPE PLAN 21940 BUNDY CANYON DRIVE

SCALE: 1"=10'-0"

