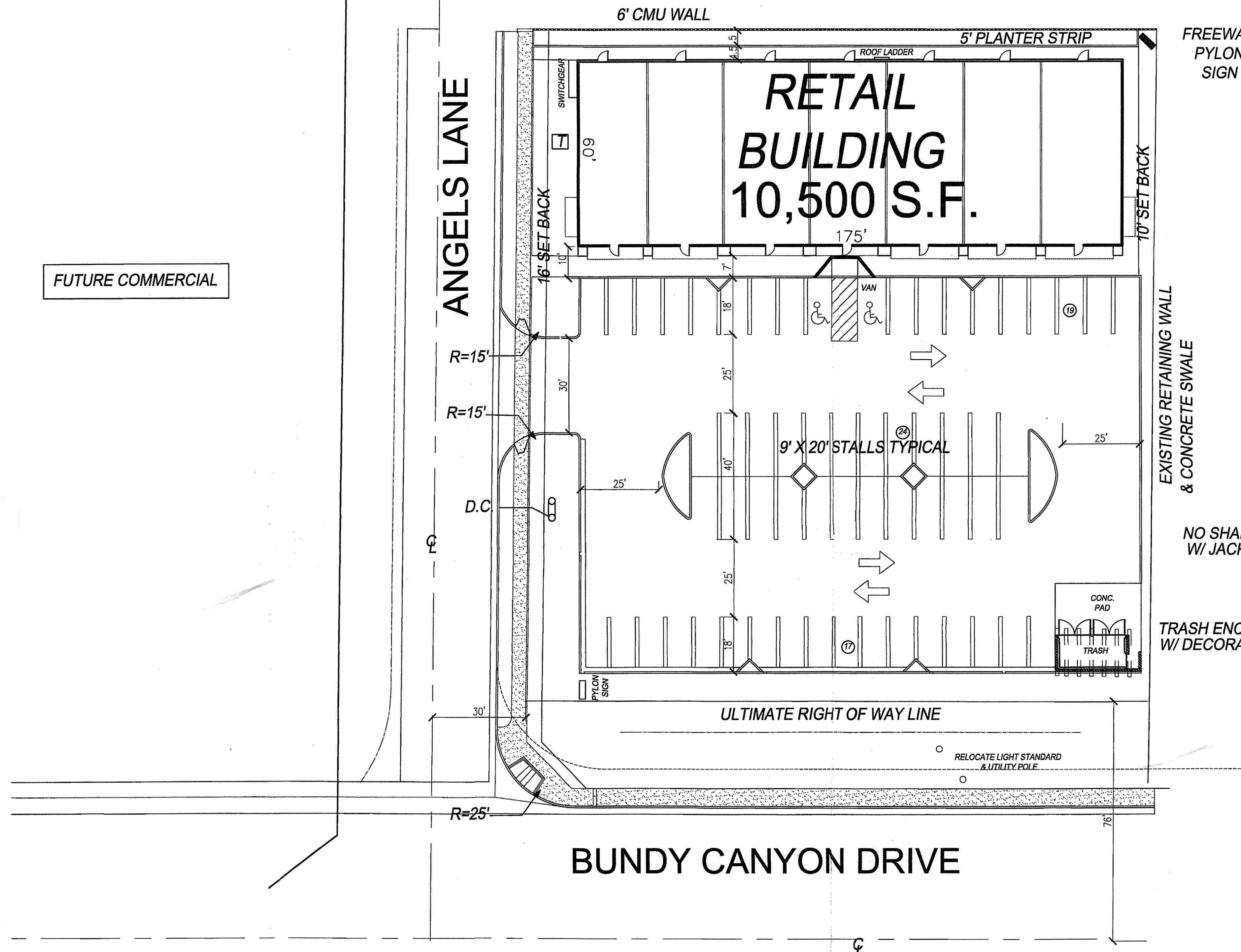


RESIDENTIAL



## 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

LIGHTING

ZONE CHANGE MAP

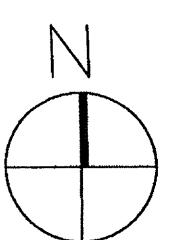
WATER USE PLAN

LANDSCAPE PLAN

APPROVED  
Subject to the approval of the  
Building and/or Public Works  
Departments, this project  
complies with the Design  
Standards for the City of Wildomar.  
PLANNER [Signature] DATE 7/2/11

CONDITIONALLY APPROVED  
BY THE PLANNING DEPARTMENT  
BY THE PLANNING DIRECTOR  
BY THE PLANNING COMMISSION  
BY THE CITY COUNCIL  
...FOR THE CITY OF WILDOMAR  
APPLICATION NO. 10-02222  
PLANNER [Signature]

RECEIVED  
JUN 02 2011  
CITY OF WILDOMAR



## SITE PLAN

1 of 9

# 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:  
MASON STREET SUBWAY, LLC  
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:

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 - ELSENORE VALLEY MUNICIPAL WATER DISTRICT  
SEWER - ELSENORE VALLEY MUNICIPAL WATER DISTRICT  
TELEPHONE - VERIZON  
SCHOOL DISTRICT - LAKE ELSNORE UNIFIED SCHOOL DISTRICT

ZONING AND LAND USE:

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

FLOOD ZONE:

COMMUNITY PANEL NO. 06065C2 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.

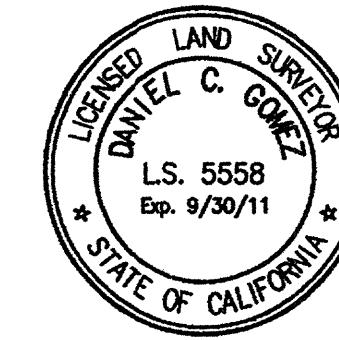
DEVIATIONS FROM CITY STANDARD:  
ALL GRADING AND IMPROVEMENTS SHALL  
BE IN ACCORDANCE WITH THE CITY OF  
WILDOMAR STANDARDS, R.C.F.C., AND  
RIVERSIDE COUNTY STANDARDS. DEVIATIONS  
FROM THESE STANDARDS SHALL BE  
SUBMITTED AND APPROVED BY THE CITY  
OF WILDOMAR PUBLIC WORKS DEPARTMENT  
PRIOR TO COMMENCEMENT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

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 OUTCLAIMED  
AND/ OR ALL EASEMENTS THAT CANNOT BE  
LOCATED ARE NOTED HEREON.

SAKE ENGINEERS, INC.  
(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE  
LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE:  
S12A11

LICENSED REGISTRATION EXPIRES: 01/31/11



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:

BMF#-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  
(5,51000 s.f.)  
10,500 S.F. @ 1/181.8=526 REQUIRED

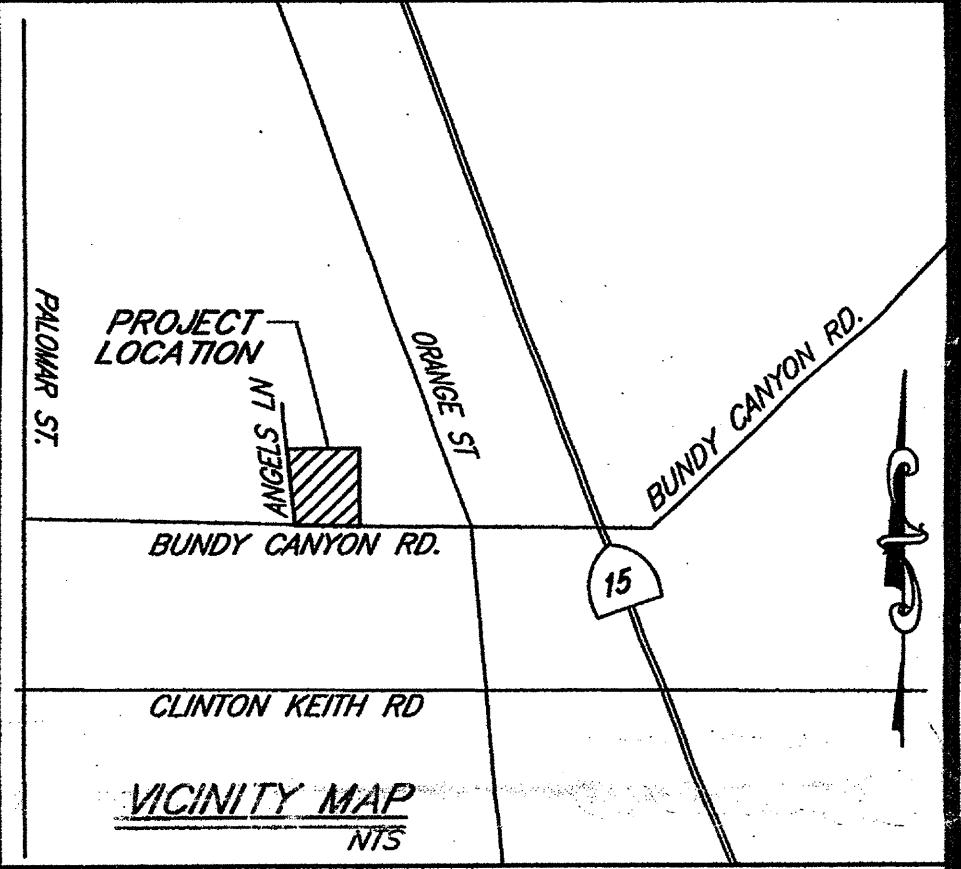
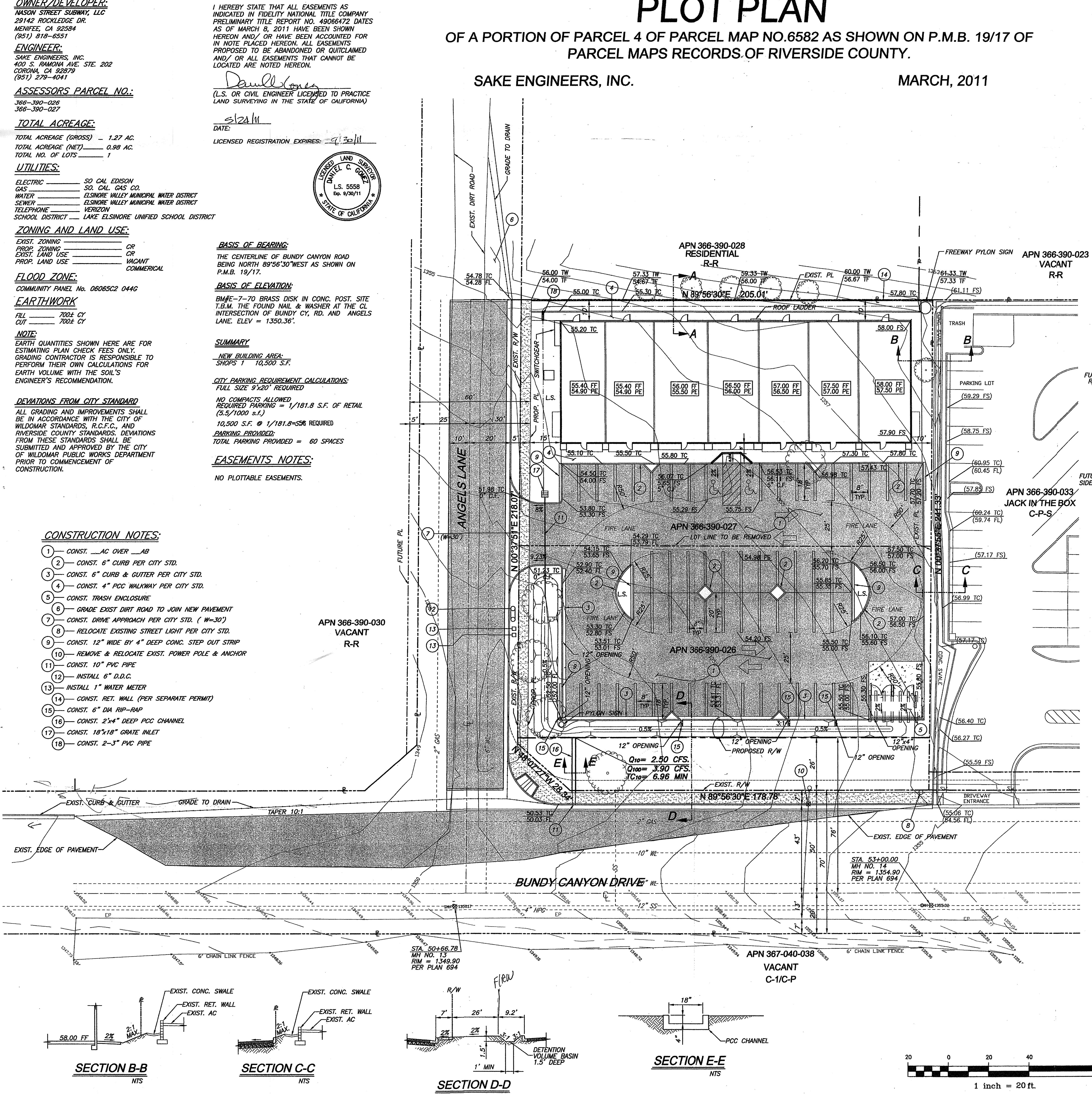
PARKING PROVIDED:  
TOTAL PARKING PROVIDED = 60 SPACES

EASEMENTS NOTES:

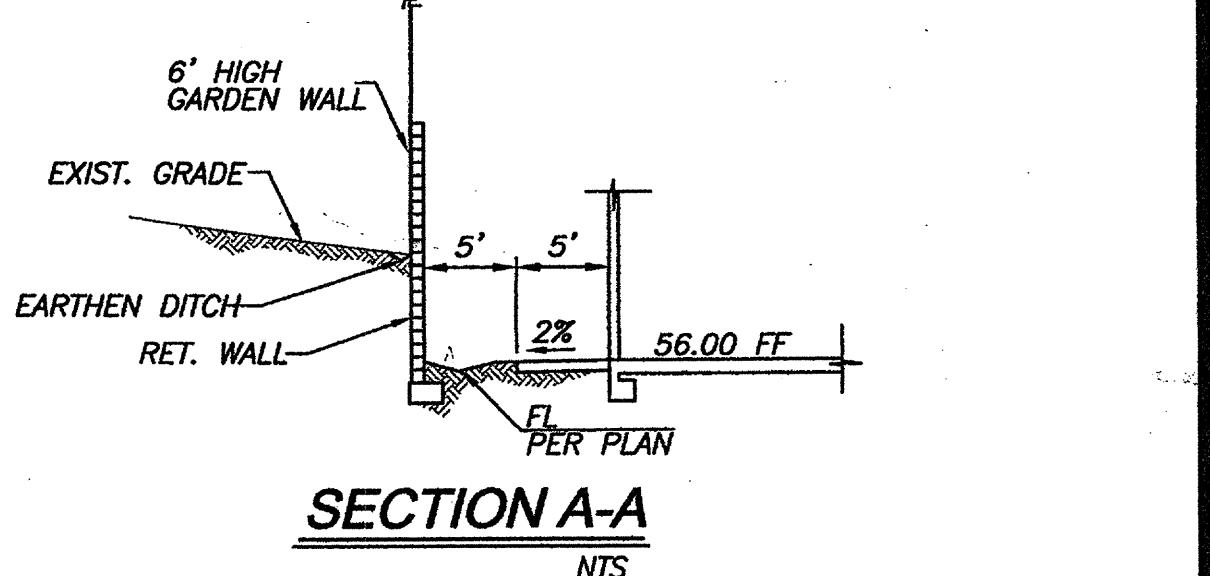
NO PLOTTABLE EASEMENTS.

CONSTRUCTION NOTES:

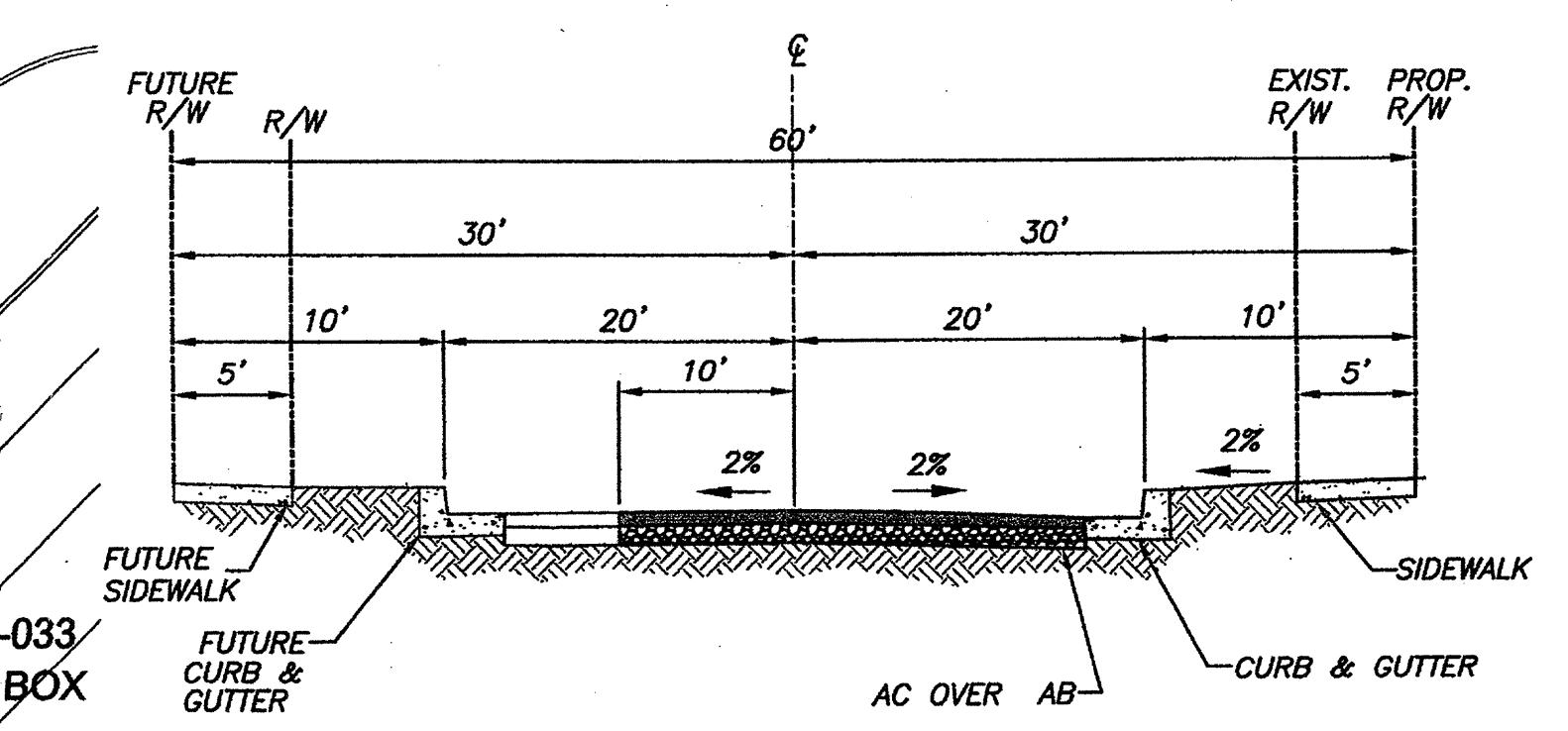
- 1) CONST. AC OVER AB
- 2) CONST. 6" CURB PER CITY STD.
- 3) CONST. 6" CURB & GUTTER PER CITY STD.
- 4) CONST. 4" PCC WALKWAY PER CITY STD.
- 5) CONST. TRASH ENCLOSURE
- 6) GRADE EXIST DIRT ROAD TO JOIN NEW PAVEMENT
- 7) CONST. DRIVE APPROACH PER CITY STD. (W=30')
- 8) RELOCATE EXISTING STREET LIGHT 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



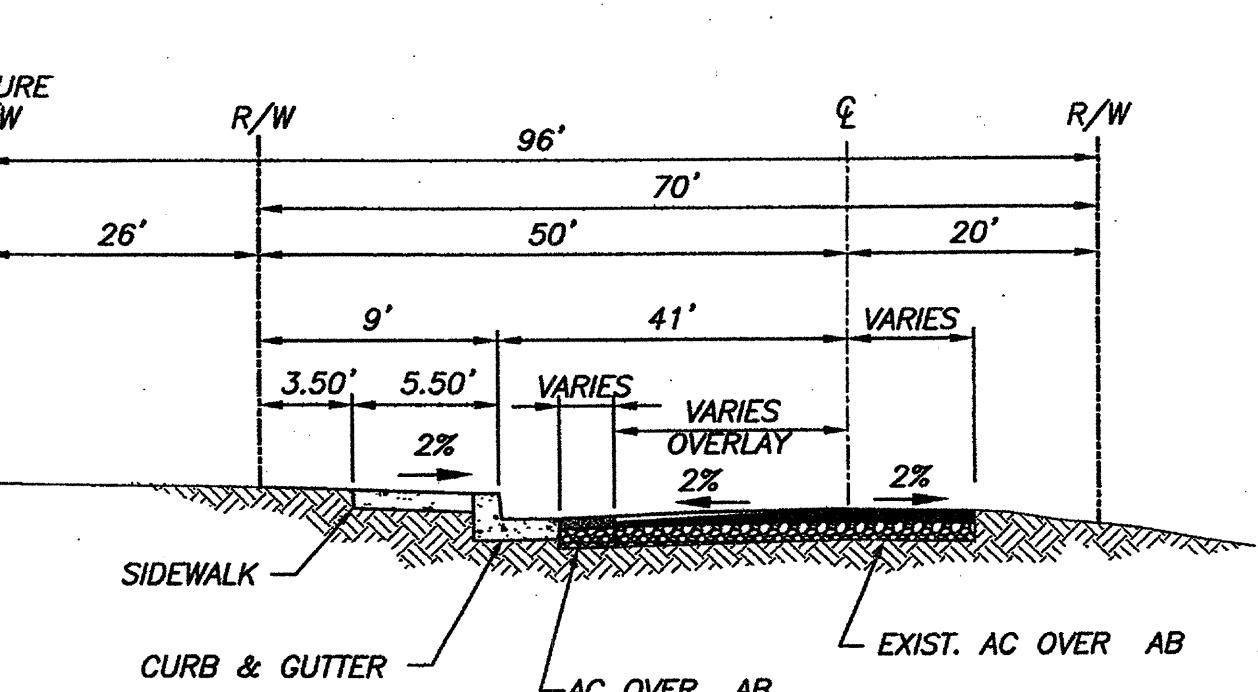
THOMAS GUIDE  
PAGE 897 GRID B-3,B-4



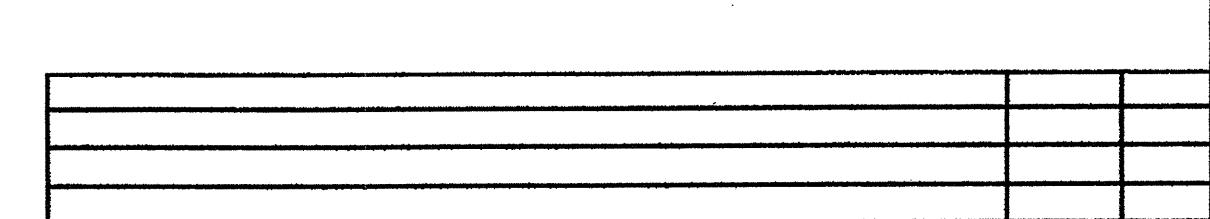
SECTION A-A  
N.T.S.



ANGELS LANE  
STREET SECTION  
N.T.S.



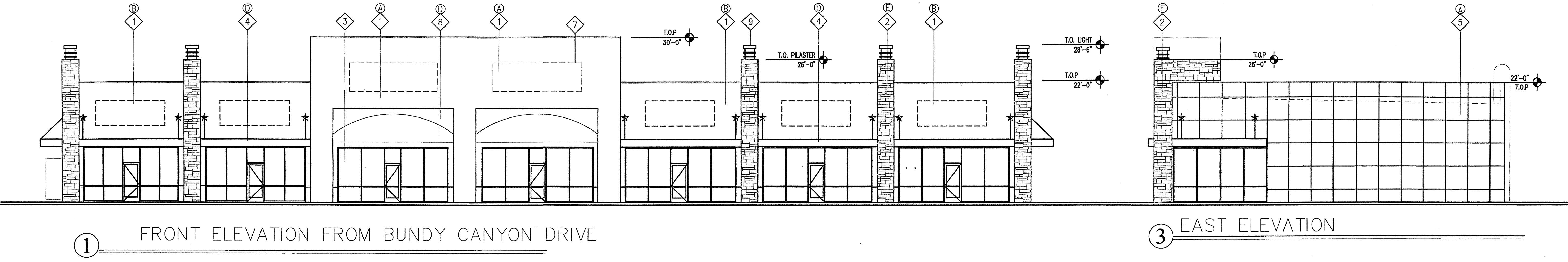
BUNDY CANYON DRIVE  
STREET SECTION  
N.T.S.



## PLOT PLAN

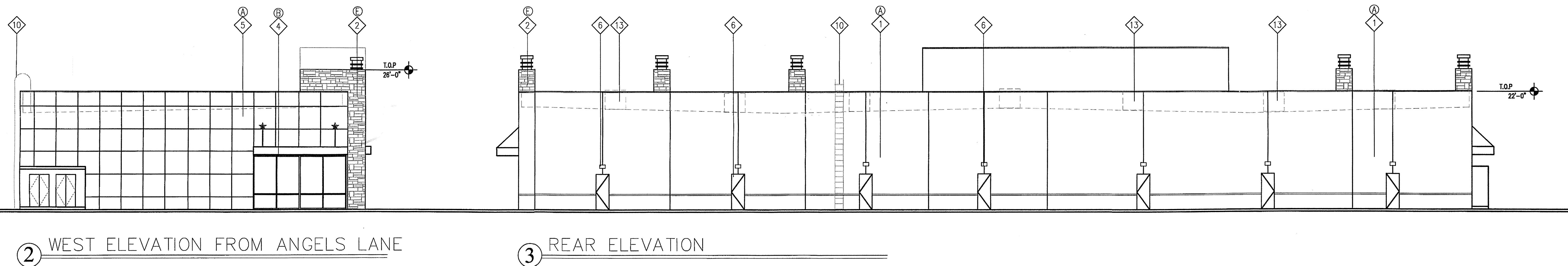
CITY OF WILDOMAR

SCALE: 1" = 20'	J.N. 1752
DATE: 3/8/2011	
DESIGNED: JC	
CHECKED: SA	
PLN CK REF:	
F.B.	
FILE: SERVER\PROJECTS\JN1752\PLOT PLAN	
DWG. NO.	



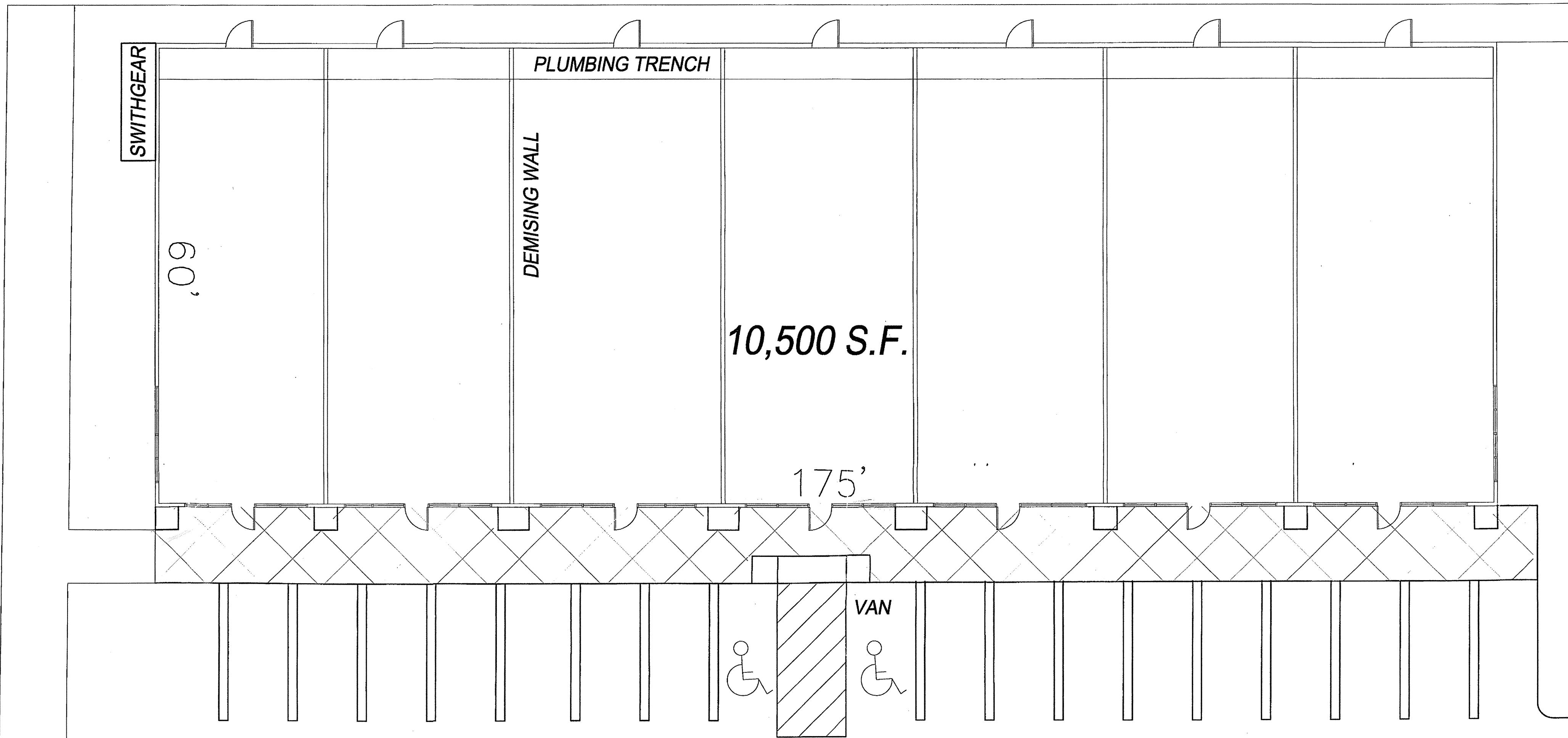
EAST ELEVATION

3

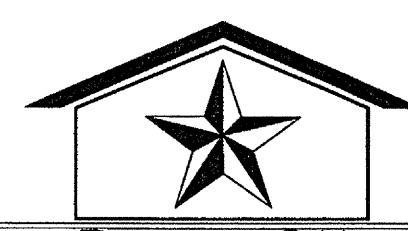


MATERIAL LEGEND		COLOR LEGEND	
NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.		NOTE:	
1 EXTERIOR PORTLAND CEMENT PLASTER W/MEDIUM SAND FINISH - PAINT, COLOR PER COLOR SCHEDULE.	7 TENANT SIGNAGE, N.I.C.	(A) TO MATCH DUNN EDWARDS DEC 739 'GOLDEN GATE'	
2 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 • DriVenkar Sud  
Dan Cline  
Architecture, Inc.

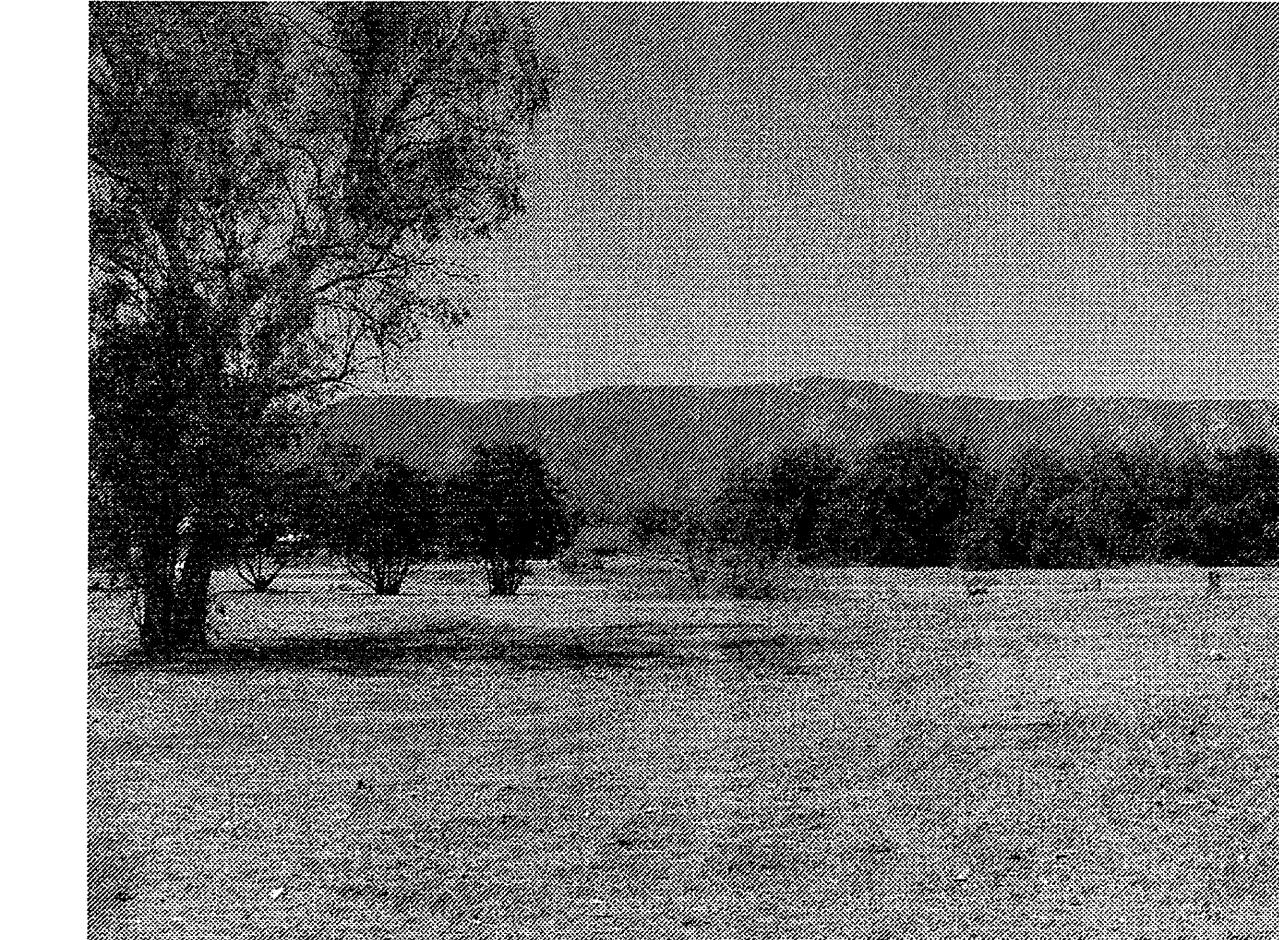
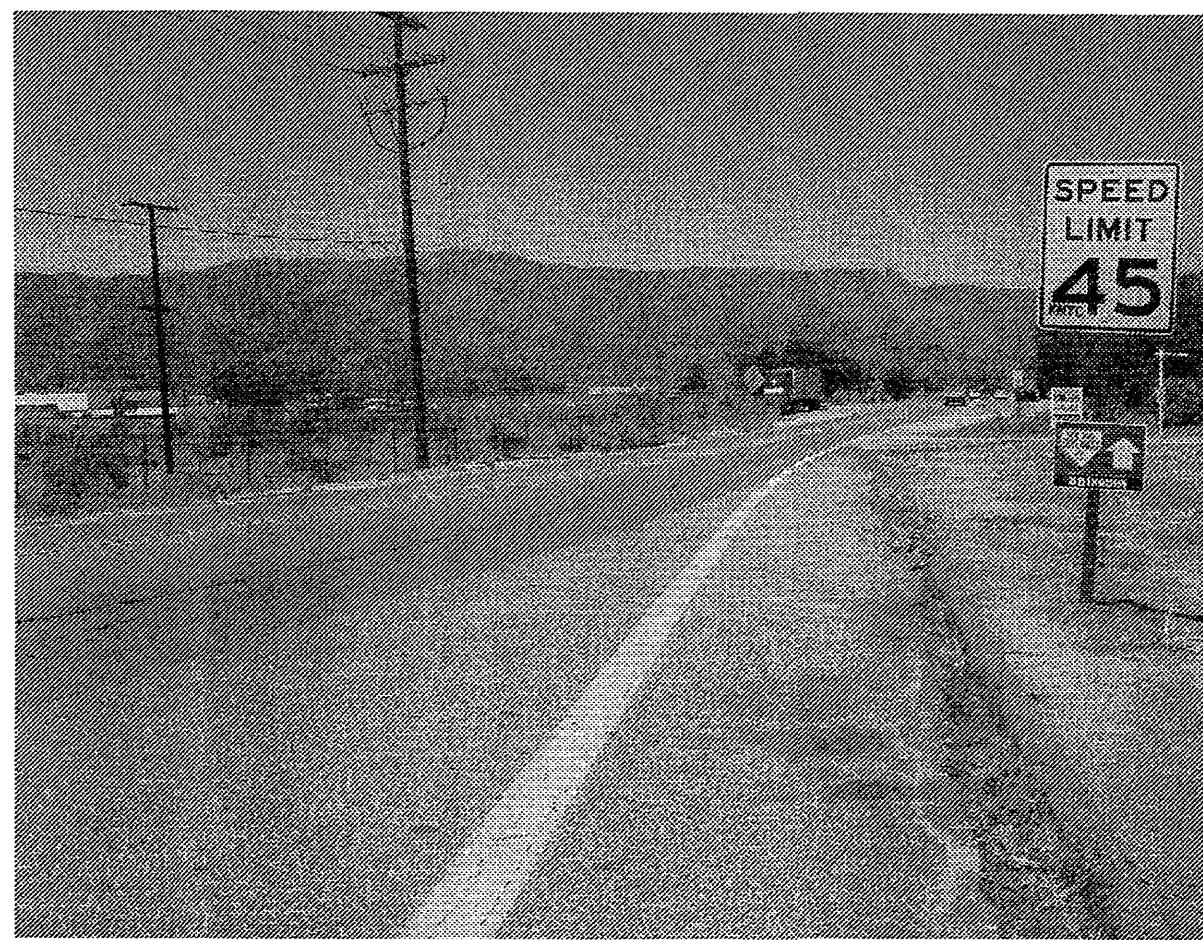


18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 (760) 636-2180  
DAN@DANCLINEINC.COM

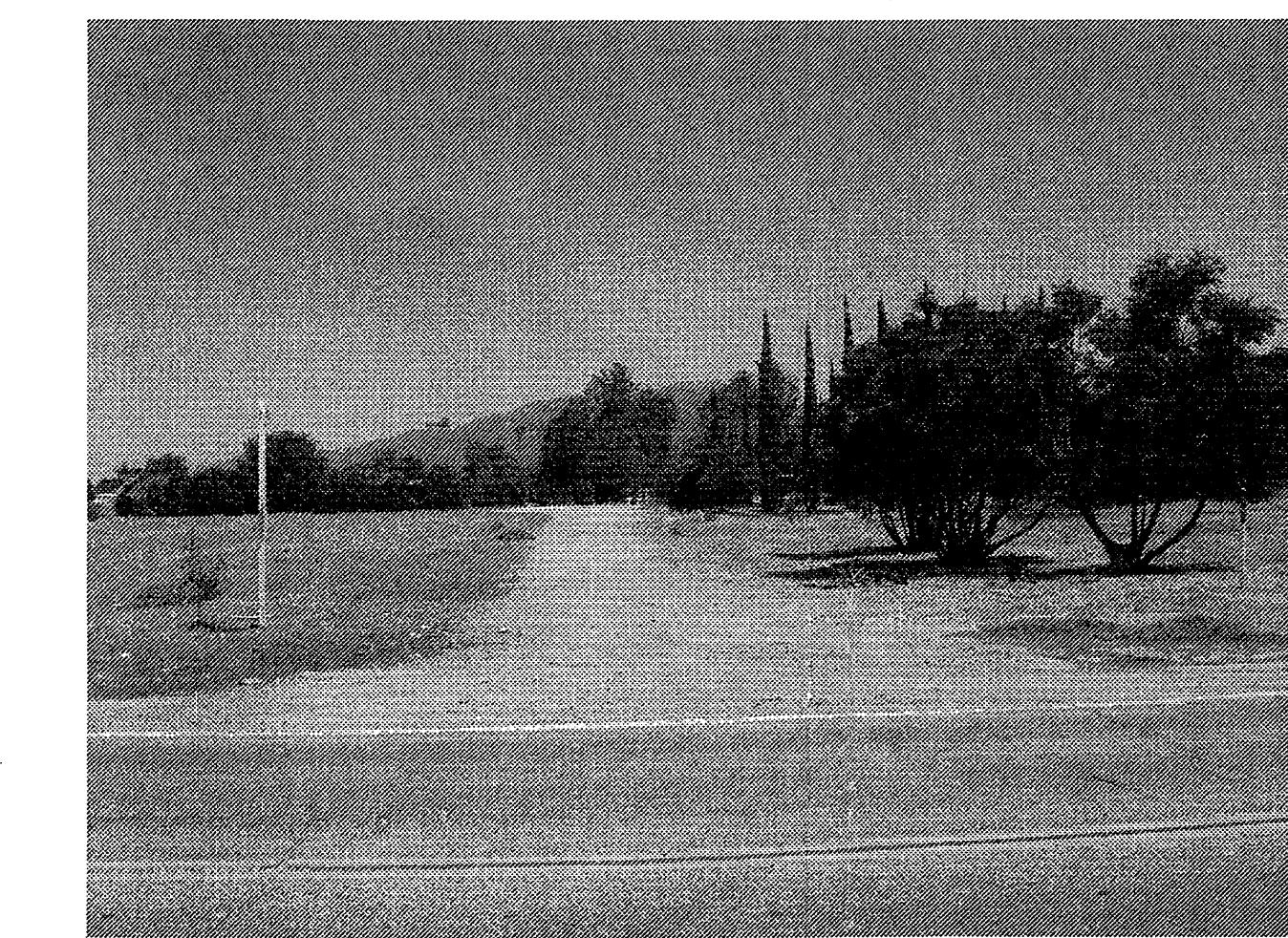
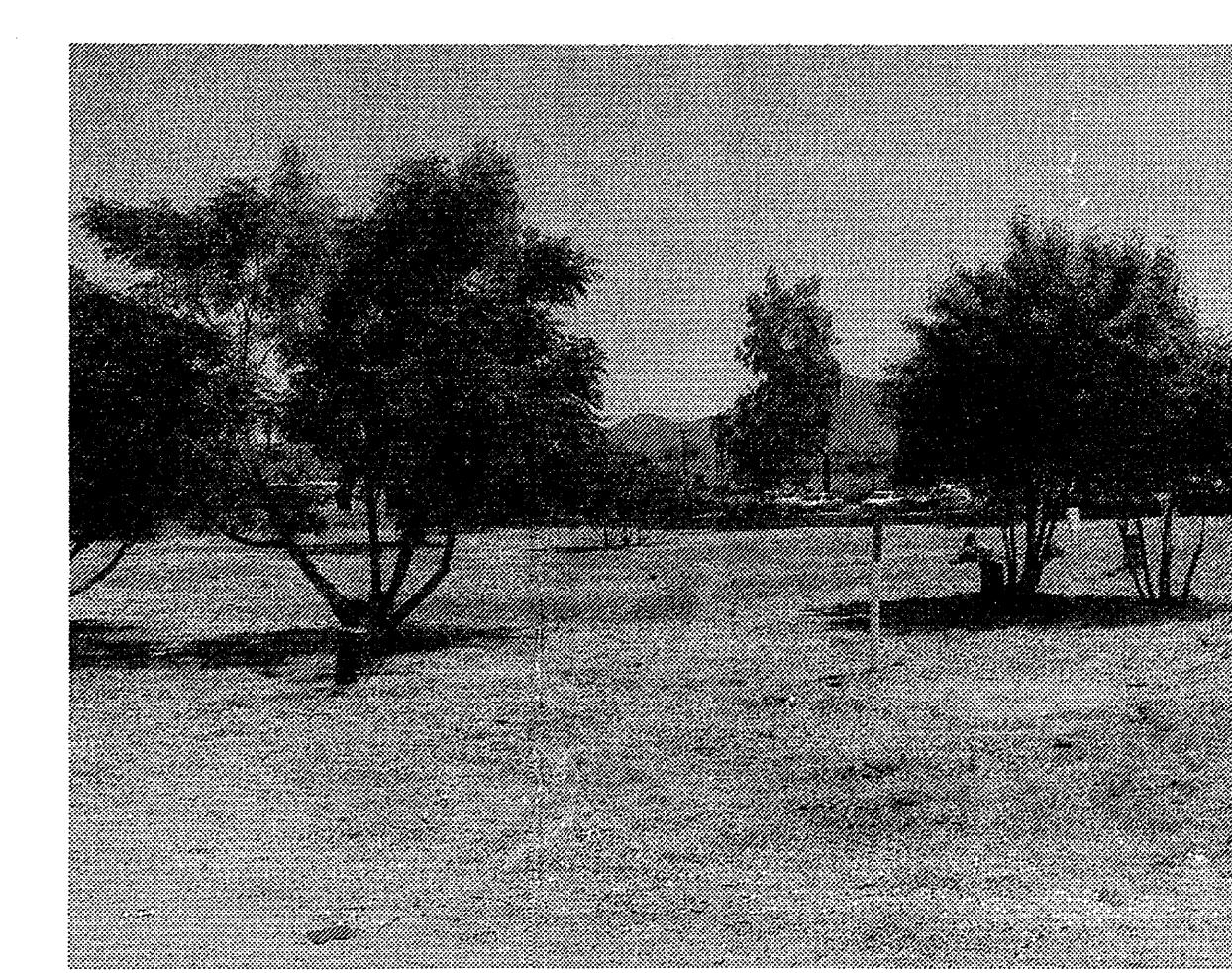
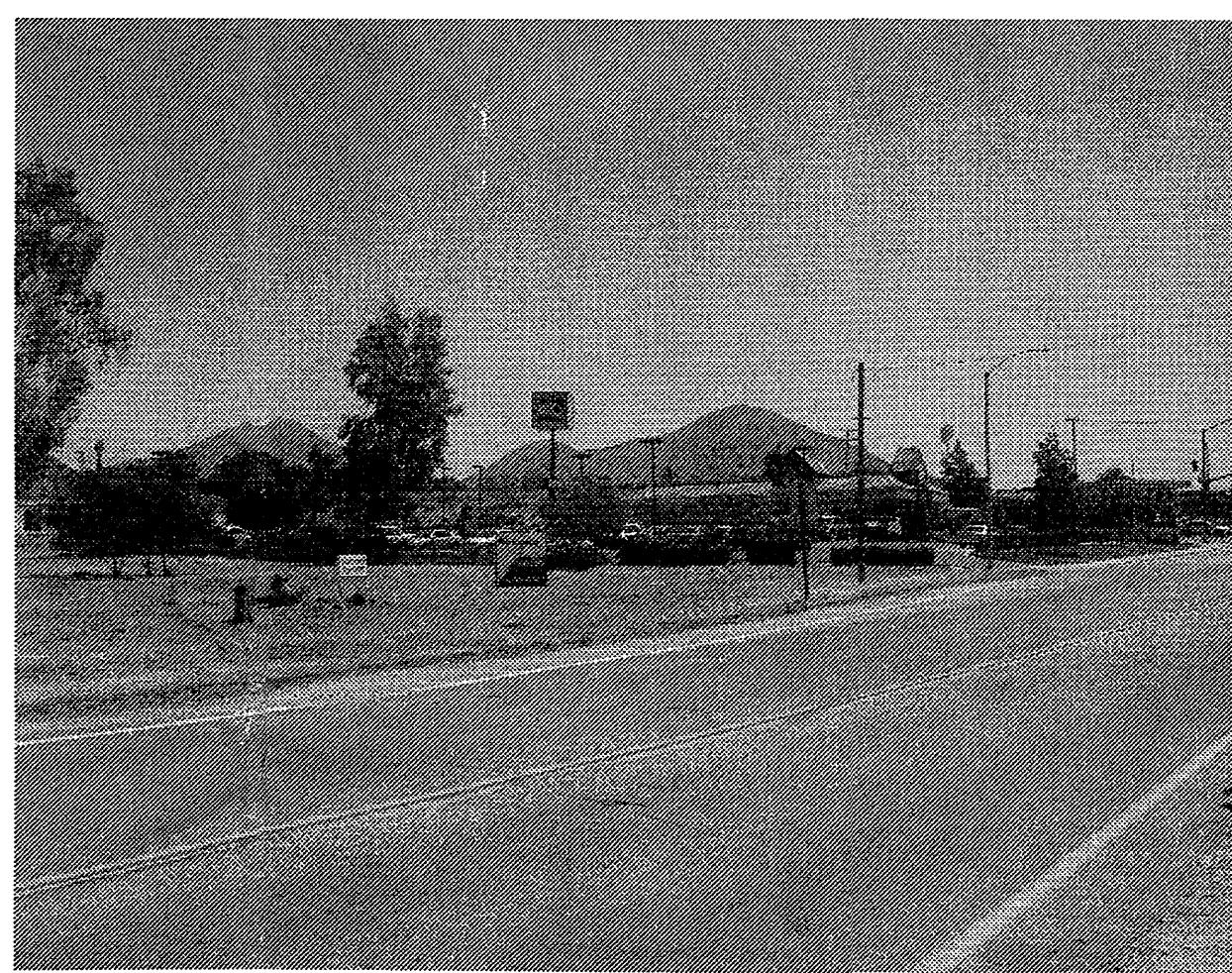
PROJECT NO. 10010-01  
DATE 07-21-10 © DAN CLINE ARCHITECTURE, INC. SCALE: 1'-0"

## RETAIL BUILDING FLOOR PLAN

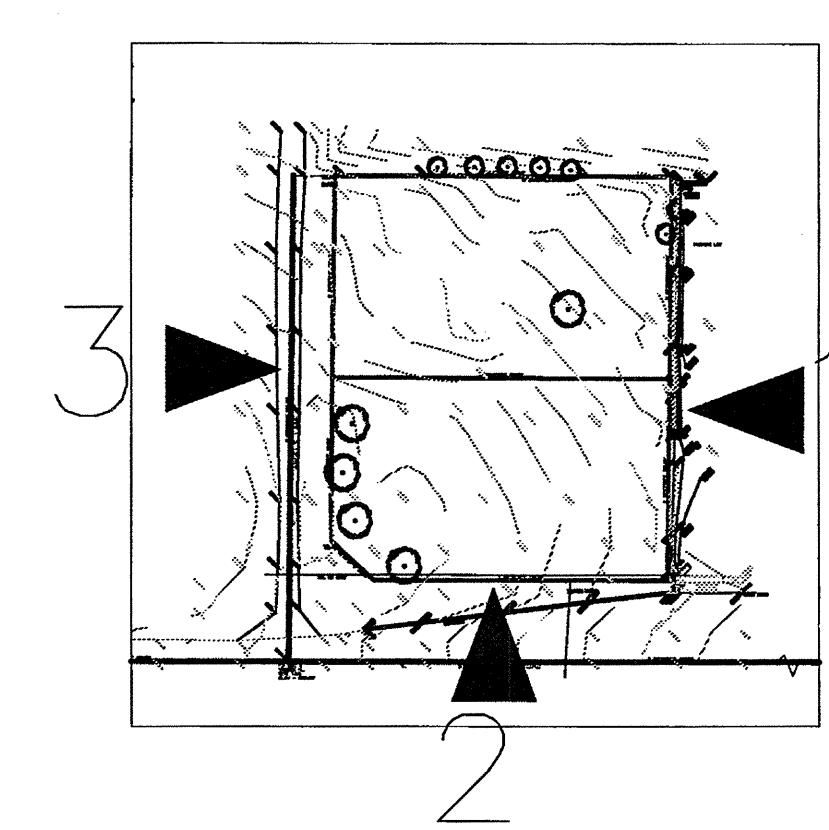
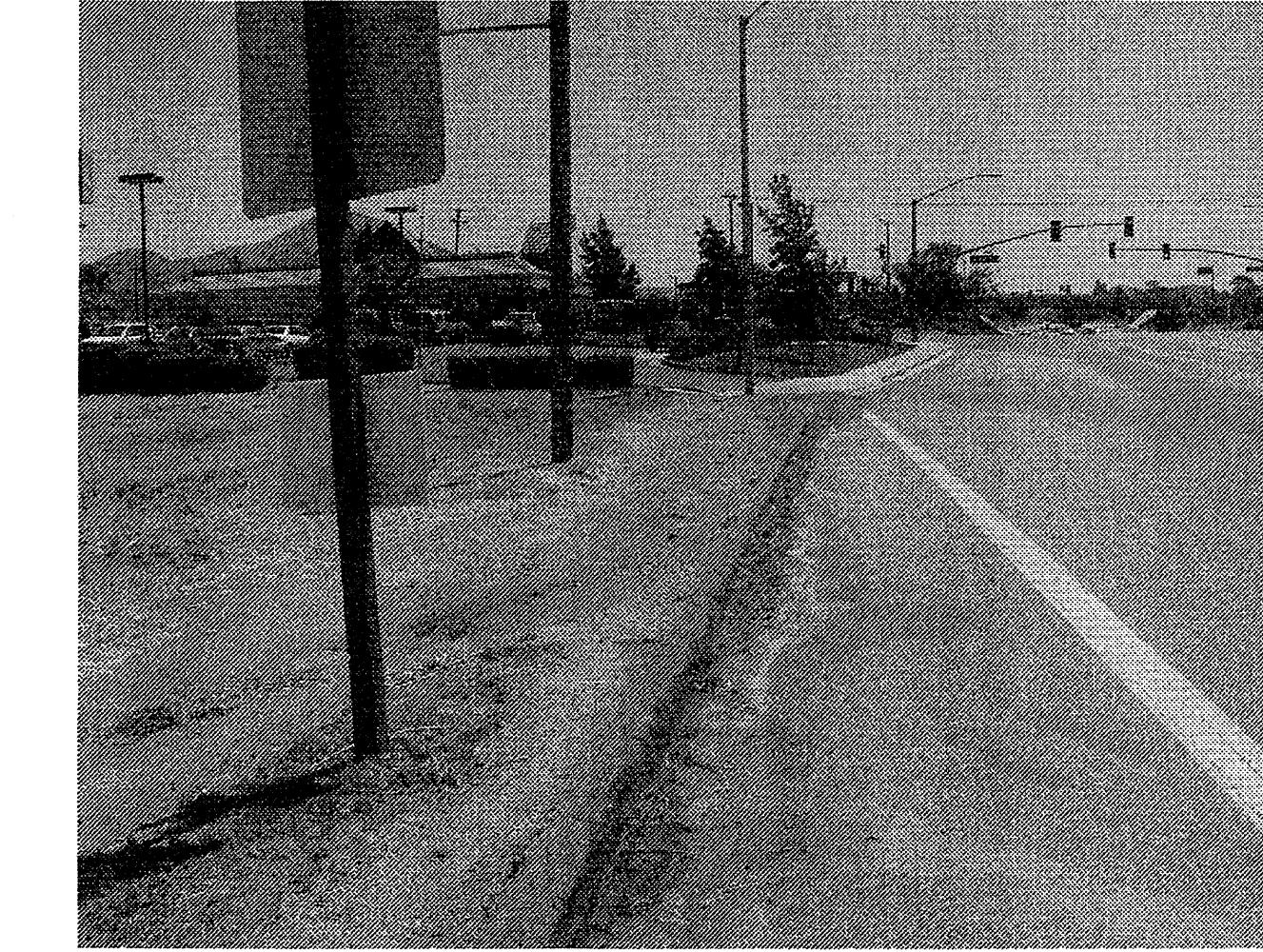
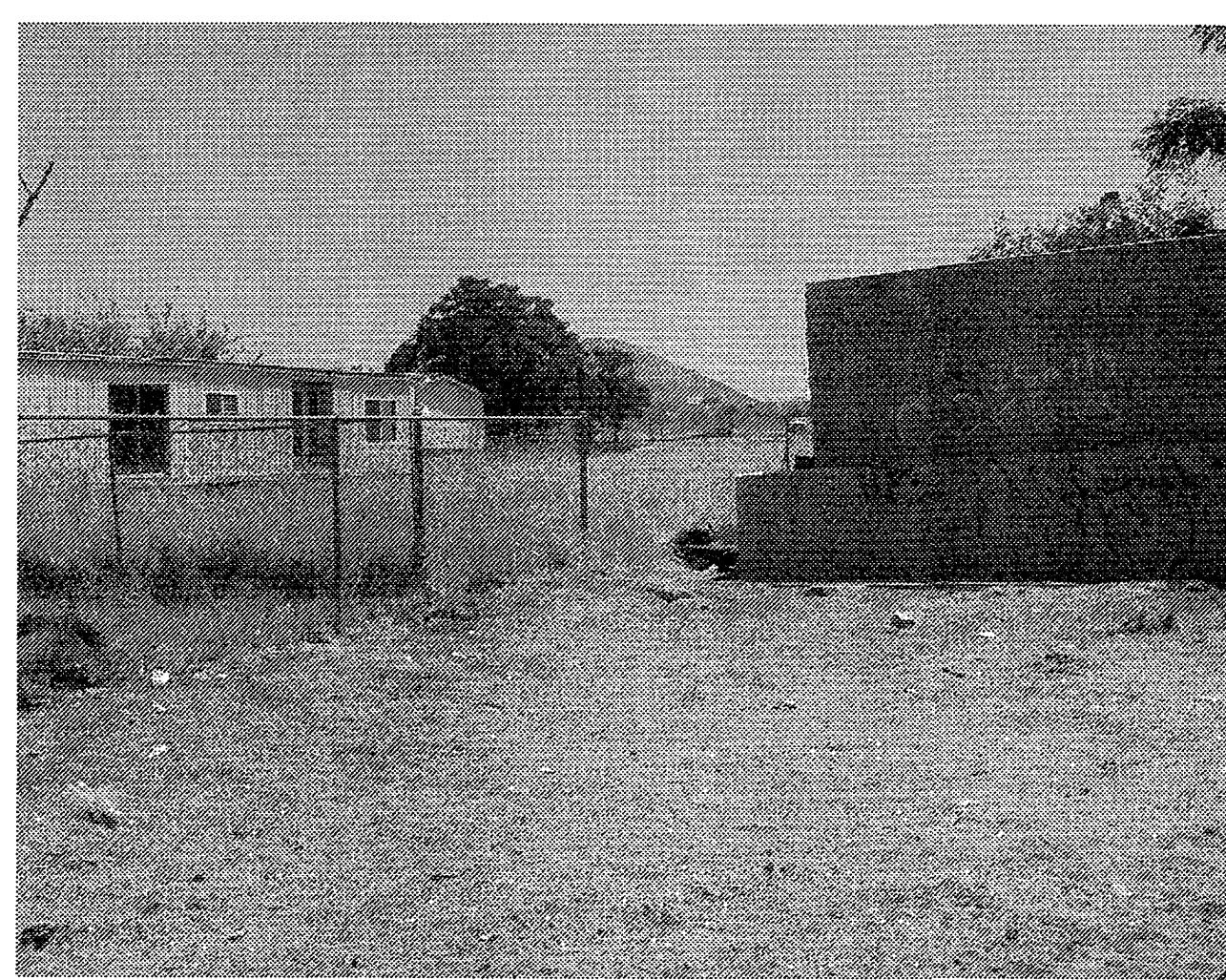
1/8"=1'-0"



1



2



3

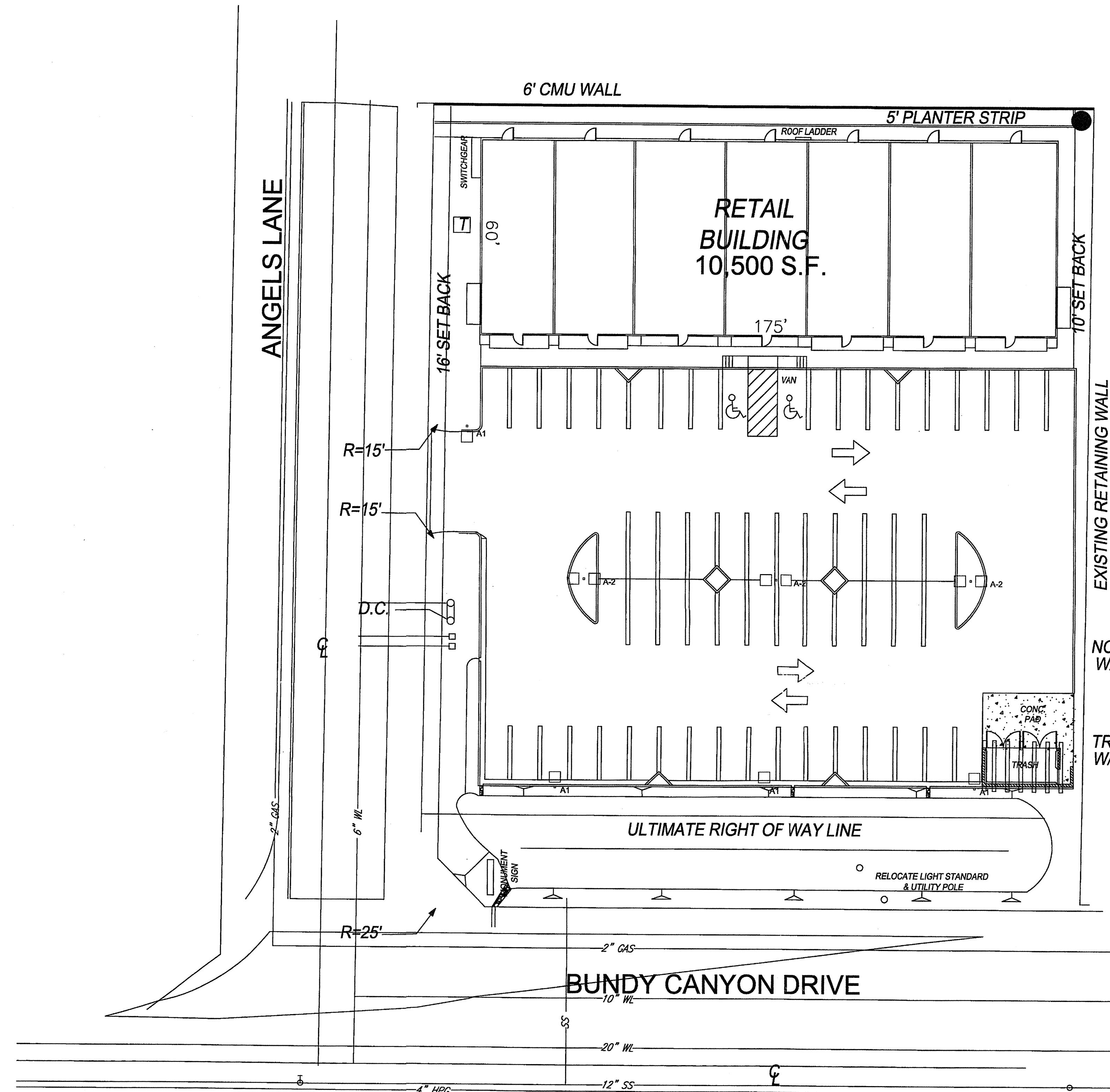
SITE PHOTOS  
5 of 9

21940 Bundy Canyon • Onkar Sud



Architecture, Inc.

18572 AVOLINDA DRIVE, YORBA LINDA, CA. 92886 (760) 636-2080 PROJECT NO. 10010-01  
04-21-10 © DAN CLINE ARCHITECTURE, INC. SCALE: 1"=20'



### SITE LIGHTING PLAN

SCALE: 1"=20'

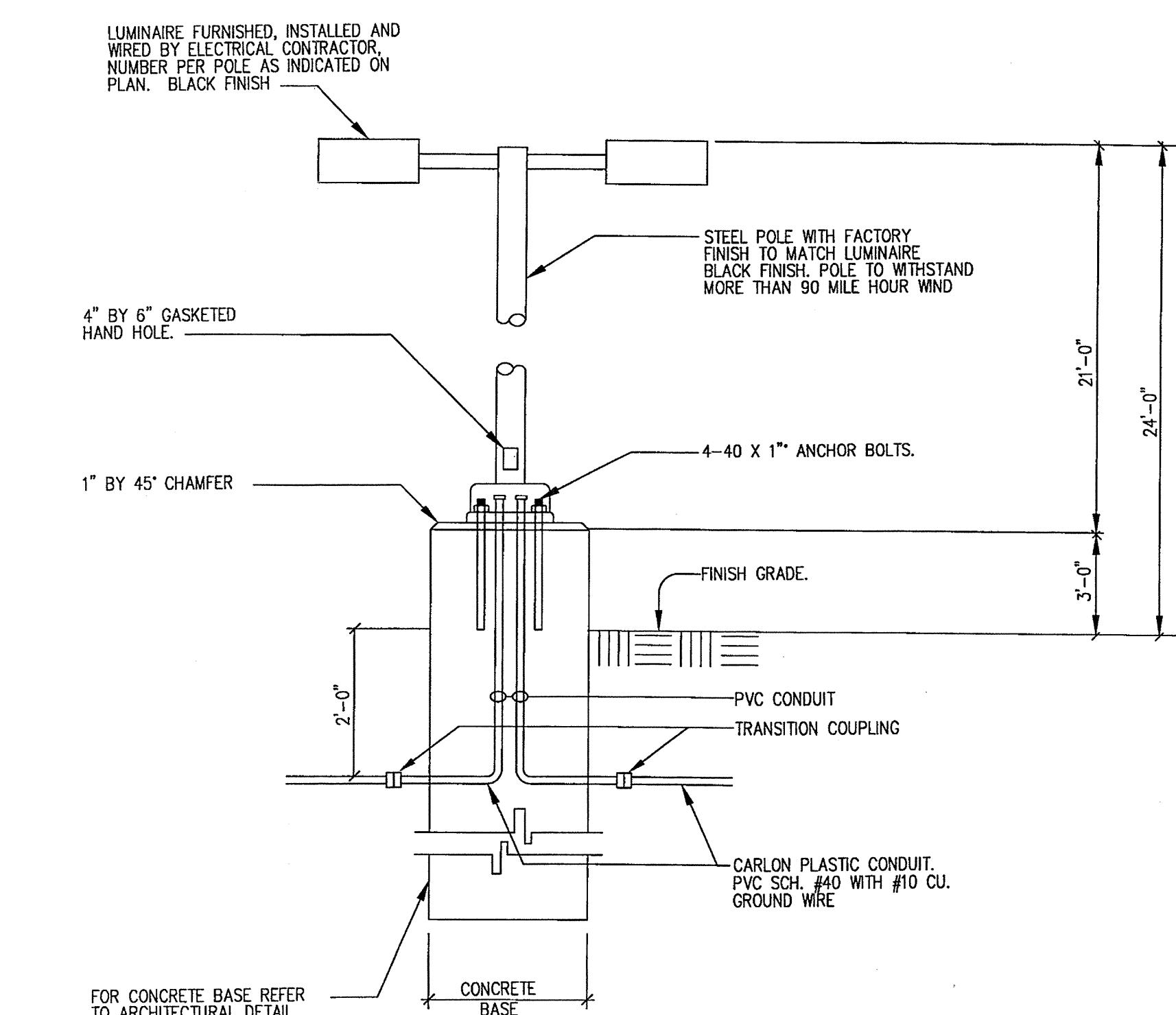
ALL LIGHTING SHALL COMPLY WITH CHAPTER 8.80 OF THE WILDMAR MUNICIPAL CODE AND THE MOUNTAIN PALOMA ORDINANCE FOR THE REGULATION OF LIGHT POLLUTION AND IMAGE POLLUTION. LIGHTS SHALL BE AIMED AND SHINING SO AS NOT TO SHINE OR DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHT OF WAY.



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'

### FREEWAY PYLON SIGN



PARKING LOT LTG STANDARD W/ CONCRETE BASE  
NOT TO SCALE

### TRASH ENCLOSURE W/ DECORATIVE TRELLIS

## SUMMARY

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

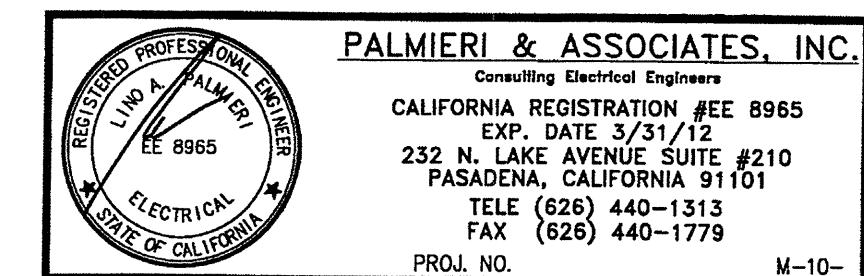
CITY PARKING REQUIREMENT CALCULATIONS:  
FULL SIZE 9'x20' REQUIRED

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

LUMINAIRE SCHEDULE									
Symbol	Label	Catalog Number	Description	Lamp	MOUNTING HEIGHT	File	Lumens	LLF	Watts
□	A1	US ARCHITECTURAL LIGHTING-LP20-JV-290W-LPS-1-DBS-HSS	PROJECT: RLPS-20'-FT-2/90W LPS	2-90W LPS	3 FEET BASE 21 FEET POLE TOTAL OF 24 FEET	RLPS-20IN-FT-2/90W LPSIES	13500	0.81	122
□	A-2	US ARCHITECTURAL LIGHTING-LP20-JV-290W-LPS-1-DBS-HSS	PROJECT: RLPS-20'-ASY-2/90W LPS	2-90W LPS	3 FEET BASE 21 FEET POLE TOTAL OF 24 FEET	RLPS-20IN-ASY-2/90W LPSIES	13500	0.81	244



SE-1

# CHANGE OF ZONE EXHIBIT

FOR

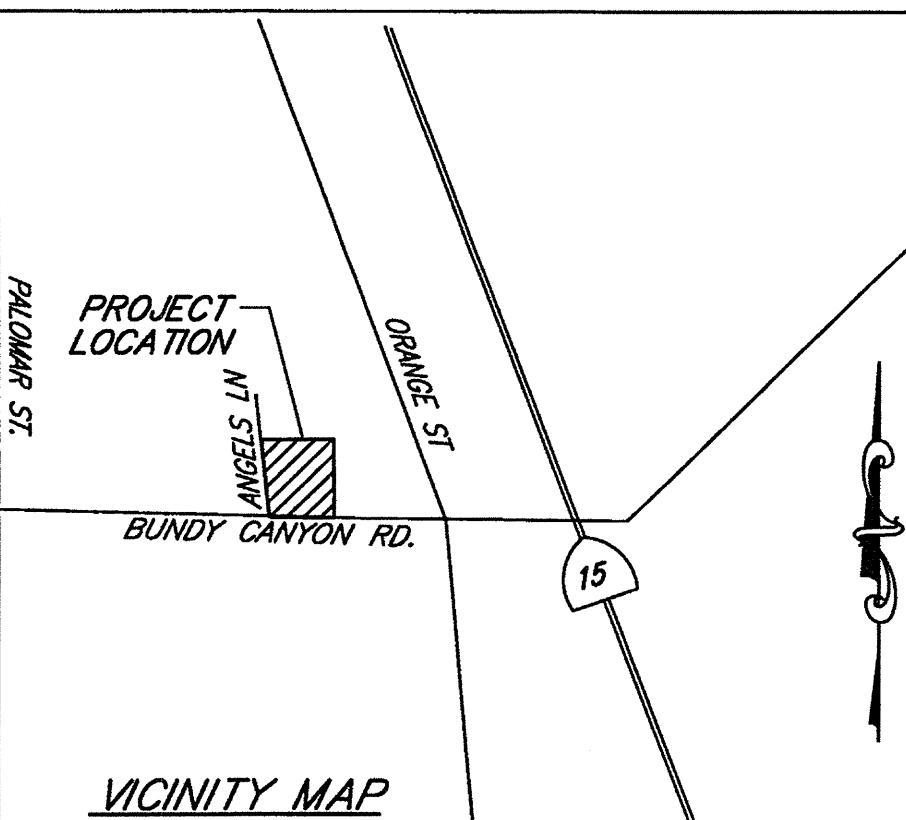
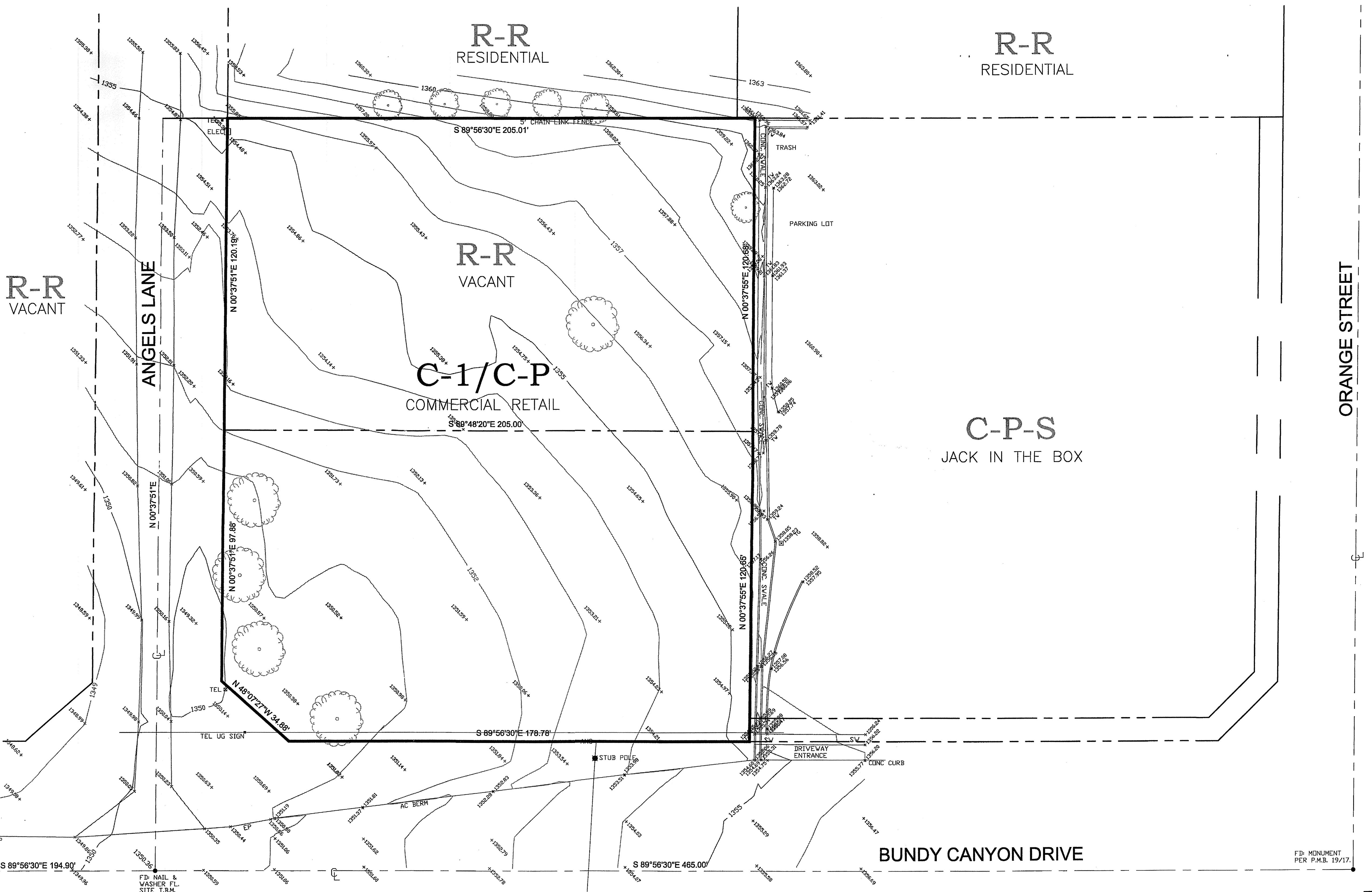
APN 366-390-026 & 27

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

UTILITIES:

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



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

OWNER/DEVELOPER:  
NASON STREET SUBWAY, LLC  
29142 ROCKLEDGE DR.  
MENIFEE, CA 92584  
(909) 866-7335

ENGINEER:  
SAKE ENGINEERS, INC.  
400 S. RAMONA AVE. STE. 202  
CORONA, 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. 0606502 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**

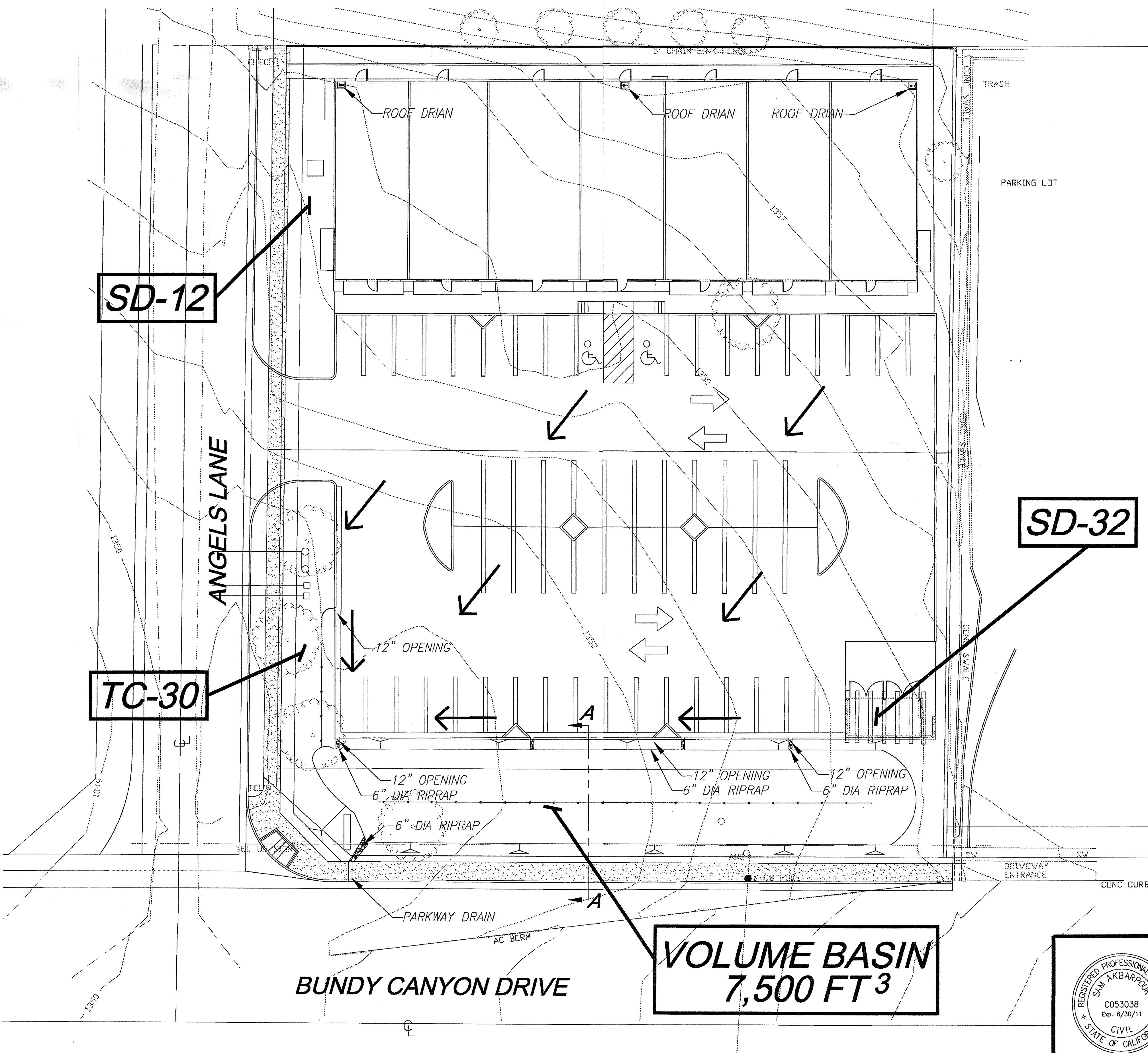
SCALE 1" = 20'	J.N. 1752
DATE 7/20/2010	SHEET 1
DRAWN BY: RL	OF 1 SHEETS
CHECKED	
PLN CK REF:	
F.B.	DWG. NO.

**SAKE** ENGINEERS INC.  
ENGINEERING • SURVEYING • LAND DEVELOPMENT  
400 S. RAMONA AVE. STE. 202  
CORONA, CALIFORNIA 92879  
(909) 279-4041 FAX (909) 279-2830

WILDOMAR\JN1752 DAN CLINE\PLOT PLAN\ZONE CHANGE  
PLOT DATE: 7/20/2010

# WATER QUALITY MANAGEMENT PLAN

## 21940 BUNDY CANYON ROAD



LEGEND:  
SD-12  
SD-32  
TC-30

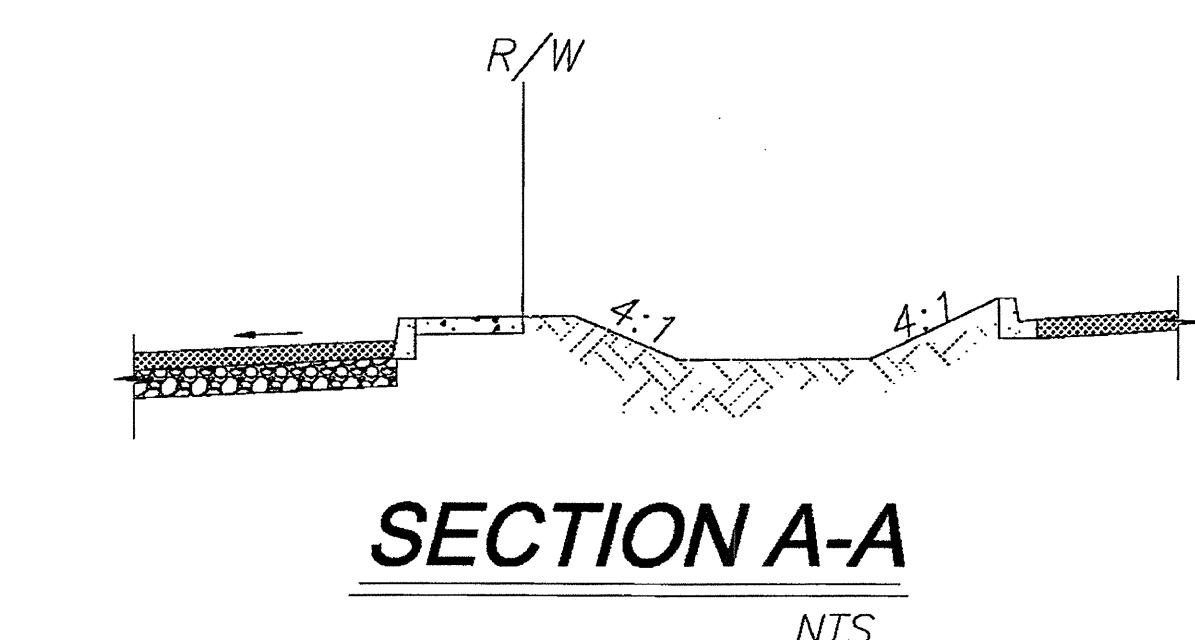
APPLICATION:  
LANDSCAPE AREA  
TRASH ENCLOSURE  
VEGETATED SWALE

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

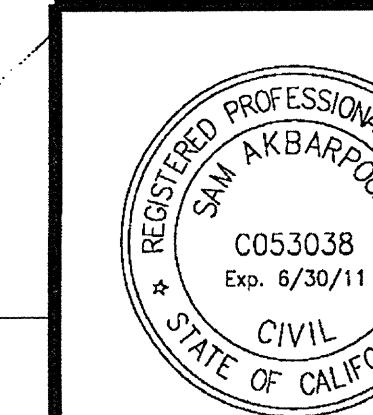
ENGINEER:  
SAKE ENGINEERS, INC.  
400 S. RAMONA AVE. STE. 202  
CORONA, CA 92879  
(951) 279-4041

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

TOTAL ACREAGE:  
1.54 AC



0 40 80  
1 inch = 40 ft.

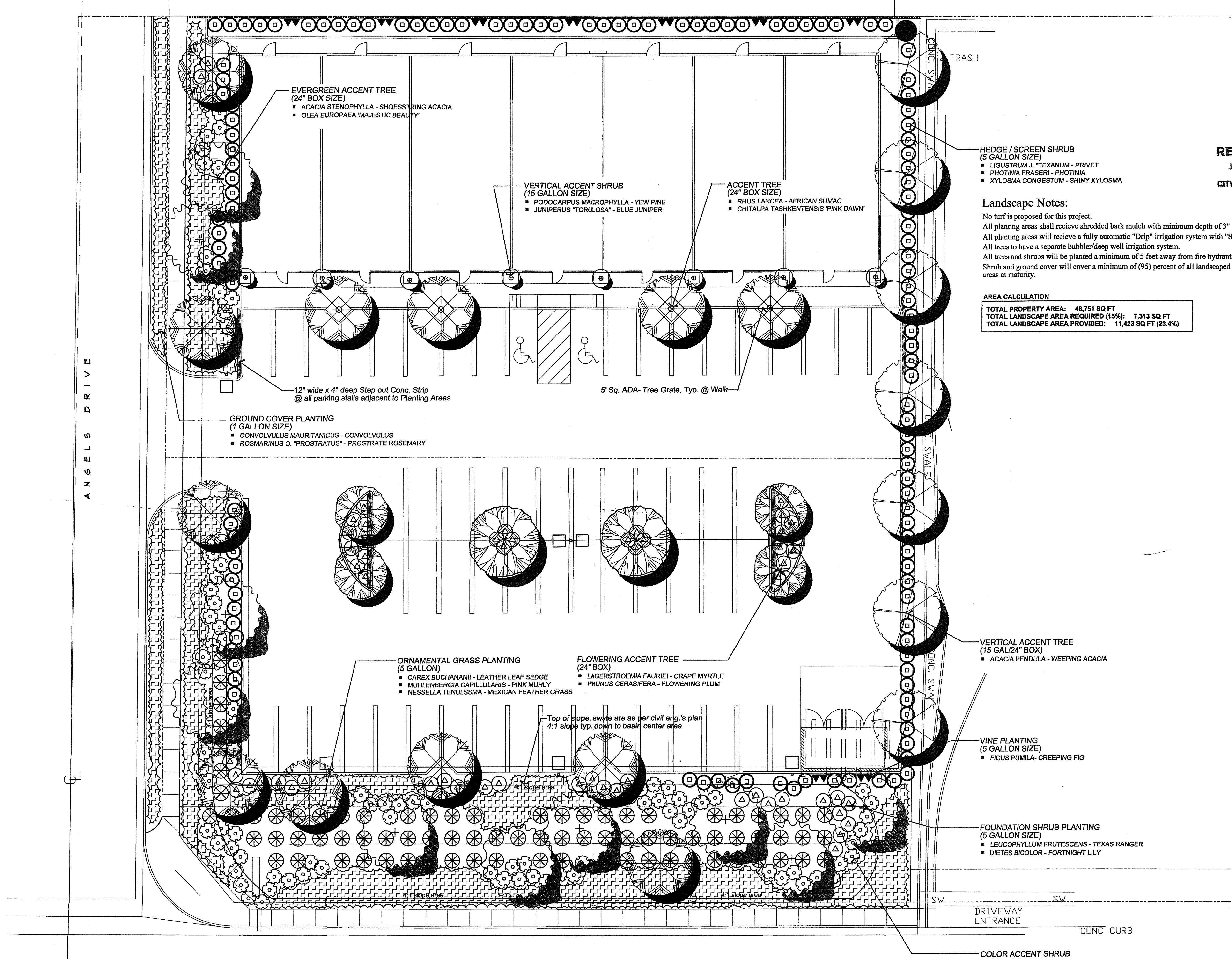


**SAKE** ENGINEERS, INC.  
ENGINEERING • SURVEYING • LAND DEVELOPMENT  
100 S. RAMONA AVE., STE. 202  
CORONA, CALIFORNIA 92879  
(951) 279-4041 FAX: (951) 279-2830

**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.

# CONCEPTUAL LANDSCAPE PLAN 21940 BUNDY CANYON DRIVE



BUNDY CANYON DRIVE

SCALE: 1"=10'-0"  
0' 5' 10' 20'

LandArq  
LANDSCAPE ARCHITECTS  
901.362.4050 FX 901.362.4050  
Revision Date: 12/1/2010