

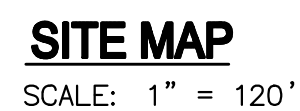
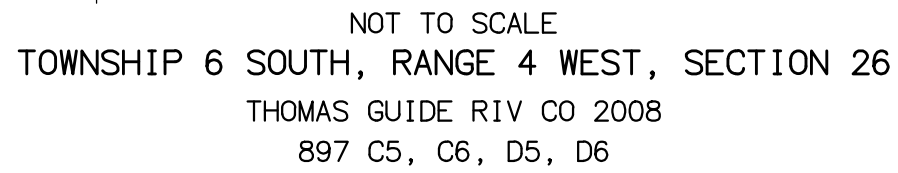
☐ BY THE PLANNING DEPARTMENT
☐ BY THE PLANNING DIRECTOR
☐ BY THE PLANNING COMMISSION
☒ BY THE CITY COUNCIL

APPLICATION NOS. PA 20-0039

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



J & T BUSINESS MANAGEMENT
139 RADIO RD.
CORONA, CA. 92879
(951)280-3833 (p)

MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CALIFORNIA 92591-6022
PHONE: 951.676.8042 FAX: 951.676.7240

376-190-002 & 376-180-006

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE:	GENERAL TELEPHONE
CABLE TELEVISION:	SOUTHLAND CABLEVISION

THOMAS BROS. COORD'S:	B97, C5, C6, D5, D6
GENERAL PLANE, MUPA	MIXED USE PLANNING AREA
EXISTING ZONING:	C-P-S SCENIC HIGHWAY COMMERCIAL
PROPOSED ZONING:	R-3, R-4 AND C P S
EXISTING LAND USE:	VACANT LAND
PROPOSED LAND USE:	MHDR / VHDR / CR
EXISTING SURROUNDING LAND USE:	VACANT AND RESIDENTIAL
LOT 8 IS FOR SUBDIVISION PURPOSES.	

TOTAL COMMERCIAL LOTS:	6
PROJECT ACREAGE:	25.8 ACRES (GROSS)
	16.4 GROSS ACRES (COMMERCIAL)
	6.07 GROSS ACRES (SINGLE FAMILY RESIDENTIAL)
PROJECT DENSITY:	LOT 7 IS FOR SUBDIVISION PURPOSES
MINIMUM LOT SIZE:	N/A
SCHOOL DISTRICT:	ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT:	N/A
F.E.M.A. PANEL NUMBER:	06065C2705G

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
(ZONE X ON FEMA PANEL 0605C2705G)

ALL STREETS PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.

RAW: CUT : 60,954 C.Y. FILL: 106,796 C.Y.
NET: 45,842 C.Y. (IMPORT)

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

INLAND AERIAL SURVEYS, INC.
1117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
Ph (951) 687-4252 Fx (951) 687-4120
ias@inlandaerial.com

THE SITE IS BORDERED BY BAXTER ROAD TO THE NORTH, CENTRAL ROAD TO THE WEST, TRACT 21085-1 TO THE EAST AND CERVERA STREET TO THE SOUTH.

RIV. CO. E-6-70: 0.4 MI. N. ALONG ORANGE ST. FROM THE INT. OF PALOMAR RD. & ORANGE ST., 90.0' W. OF THE C.I. OF ORANGE ST., SET A BRASS DISK 15.0' S. OF THE N. END OF A 6" x 7.5' CONCRETE HEADWALL AND AMRKD "E-6-70" ELEV. = 1304.204, DATED 1970.

BEARINGS SHOWN HEREON ARE BASED ON THE
SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE
BEING: N 37°06'29" E PER RECORD OF SURVEY FILED IN
BOOK 120 PAGE 48 OF RECORDS OF SURVEY, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

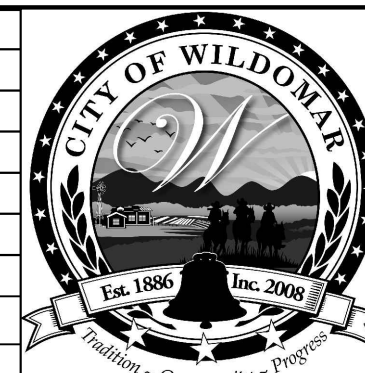
FINISHED CONTOUR _____ 1190 _____
 EXISTING CONTOUR _____ (1190) _____
 TOP _____
 TOE _____
 DAYLIGHT - - - - -
 PROPOSED FINISHED GRADE _____ 17.0
 PROPOSED RATE OF GRADE _____ 1.0%
 BOUNDARY LINE _____
 RIGHT OF WAY _____
 CENTERLINE _____
 PROPOSED LOT LINE _____
 PROPOSED EASEMENT _____
 PROPOSED STORM DRAIN _____ SD _____
 PROPOSED SEWER LINE _____ S _____
 PROPOSED WATER LINE _____ W _____
 SIDEWALK _____
 FIRE HYDRANT _____
 DIRECTION OF FLOW _____
 BROW DITCH _____
 EX. WATER LINE _____
 EX. OVERHEAD TEL. LINES _____

PROP CATCH BASIN

SHEET No.	DESCRIPTION
1.	TITLE SHEET, INDEX MAP, NOTES
2.	TYPICAL SECTIONS AND DETAILS
3.	TOPOGRAPHY MAP & EXISTING UTILITIES
4.	OVERALL SITE PLAN
5.	CONCEPTUAL GRADING - BAXTER RD. & CENTRAL AVE.
6.	OVERALL CONCEPTUAL GRADING & STORM DRAIN PLAN
7.	CONCEPTUAL GRADING PLAN
8.	CONCEPTUAL GRADING PLAN
9.	CONCEPTUAL GRADING PLAN
10.	CONCEPTUAL GRADING PLAN
11.	CONCEPTUAL GRADING PLAN
12.	OVERALL CONCEPTUAL UTILITY PLAN
13.	CONCEPTUAL UTILITY PLAN
14.	CONCEPTUAL UTILITY PLAN
15.	CONCEPTUAL UTILITY PLAN
16.	CONCEPTUAL UTILITY PLAN
17.	CONCEPTUAL UTILITY PLAN
18.	OVERALL CONCEPTUAL WALL & FENCE PLAN

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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[illegible]

Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

I N T E R N A T I O N A L
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
TEL: 951-683-1111 FAX: 951-683-1112

PHONE: (951) 676-8042 · M.BAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
B C F No. 60132 DATE _____

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

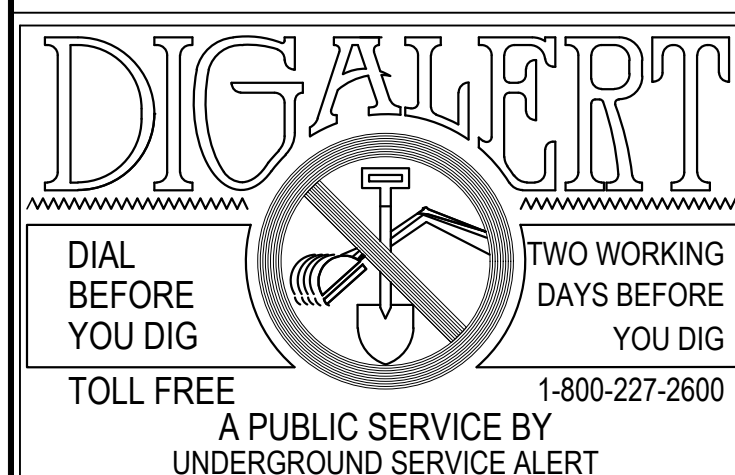
THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)

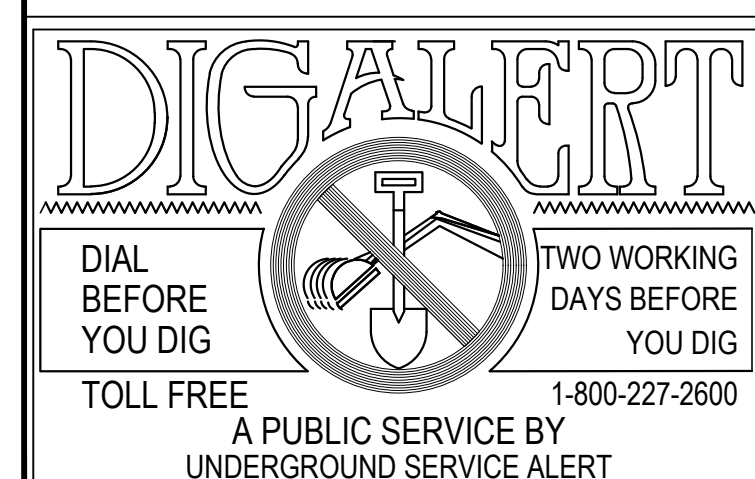
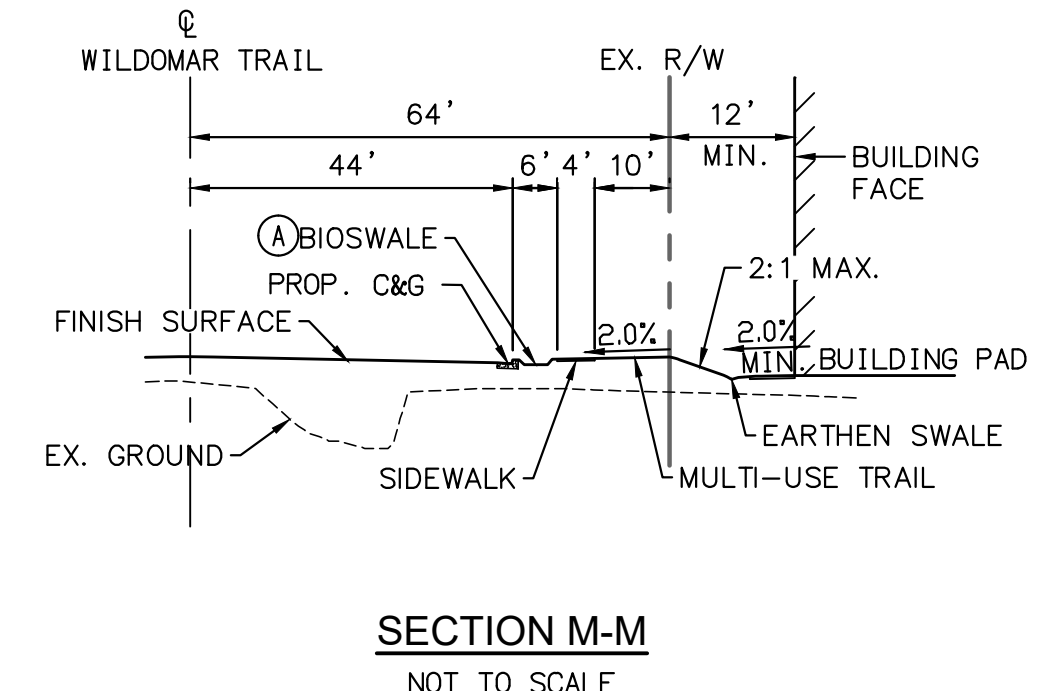
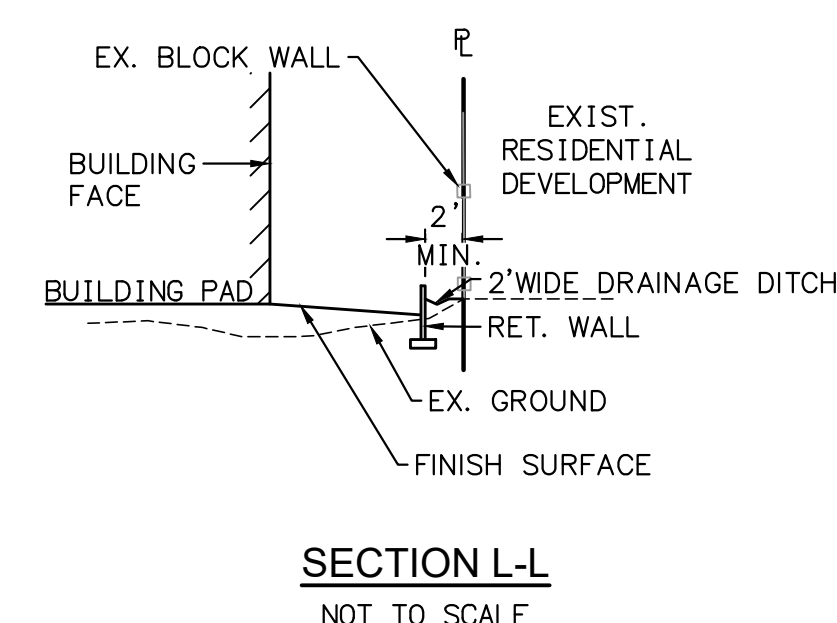
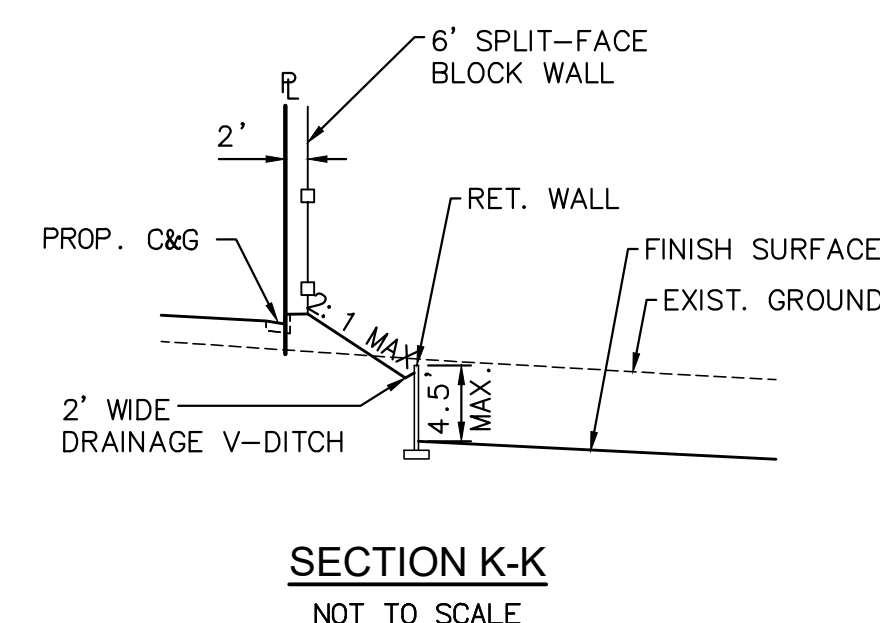
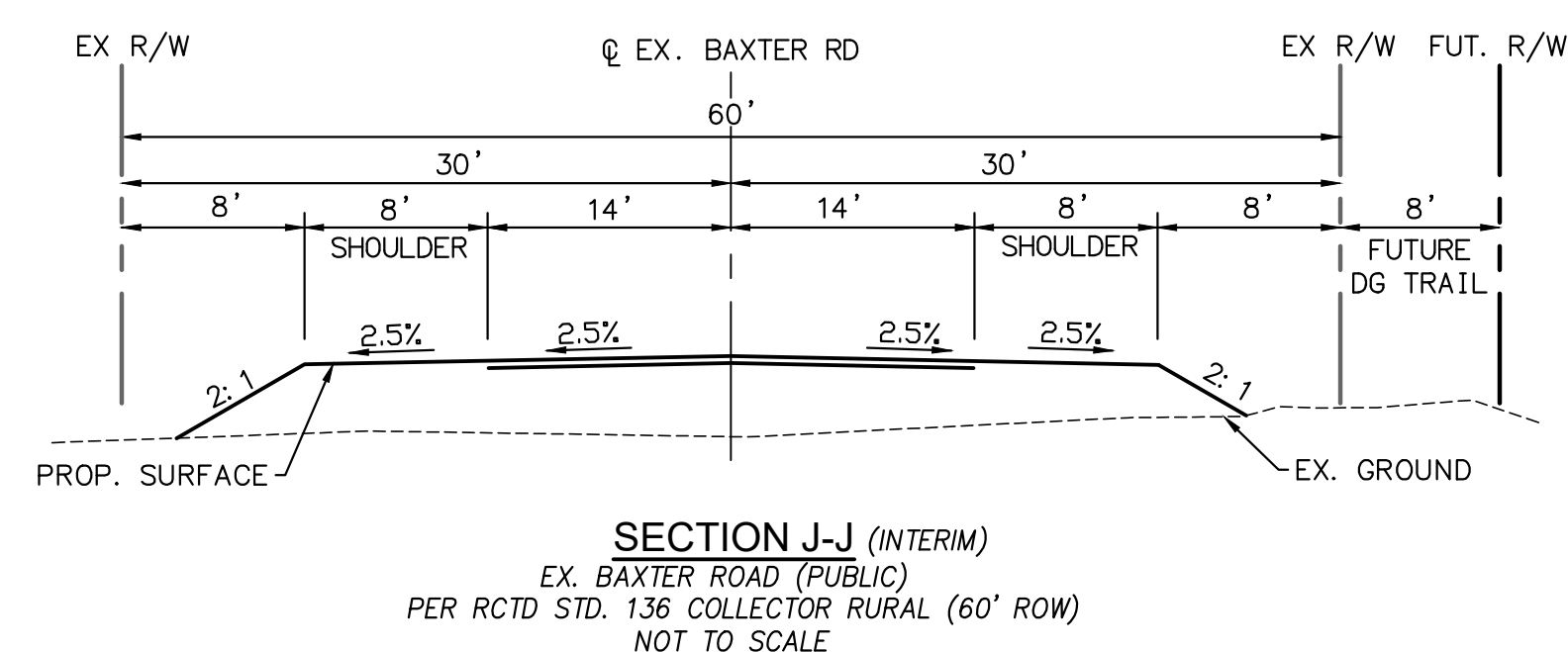
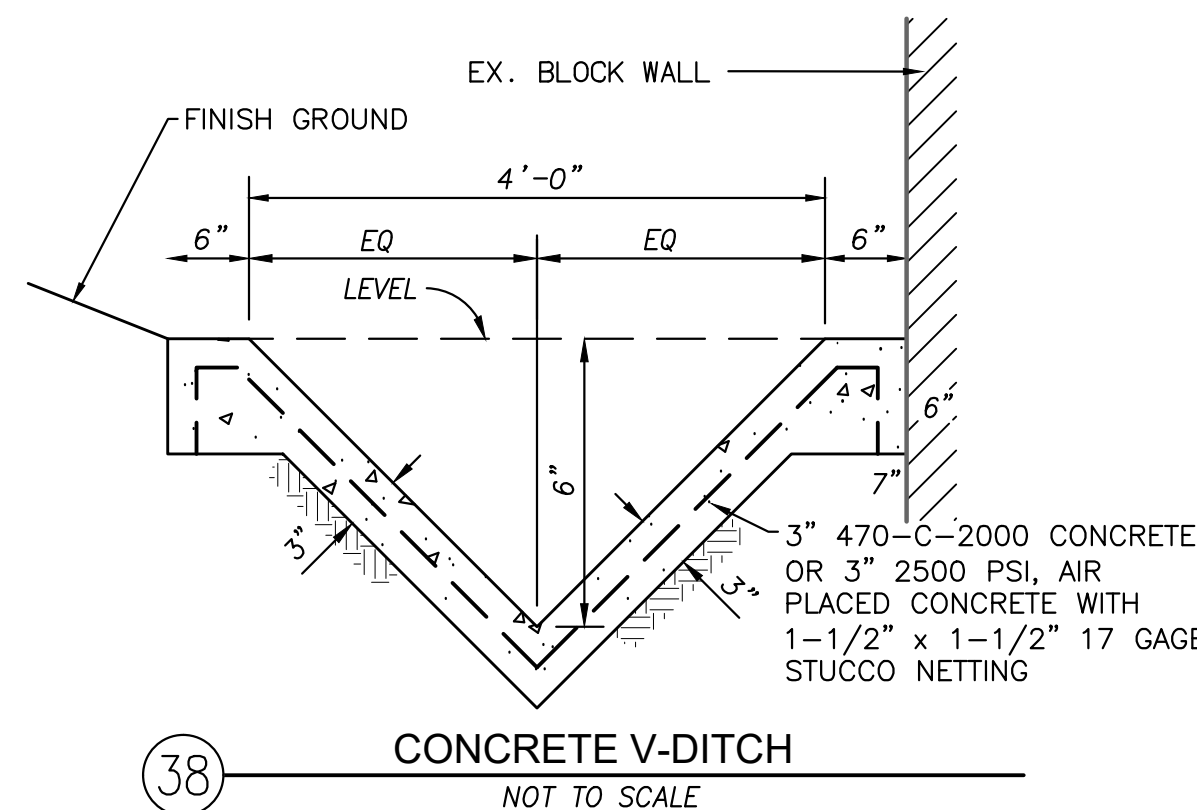
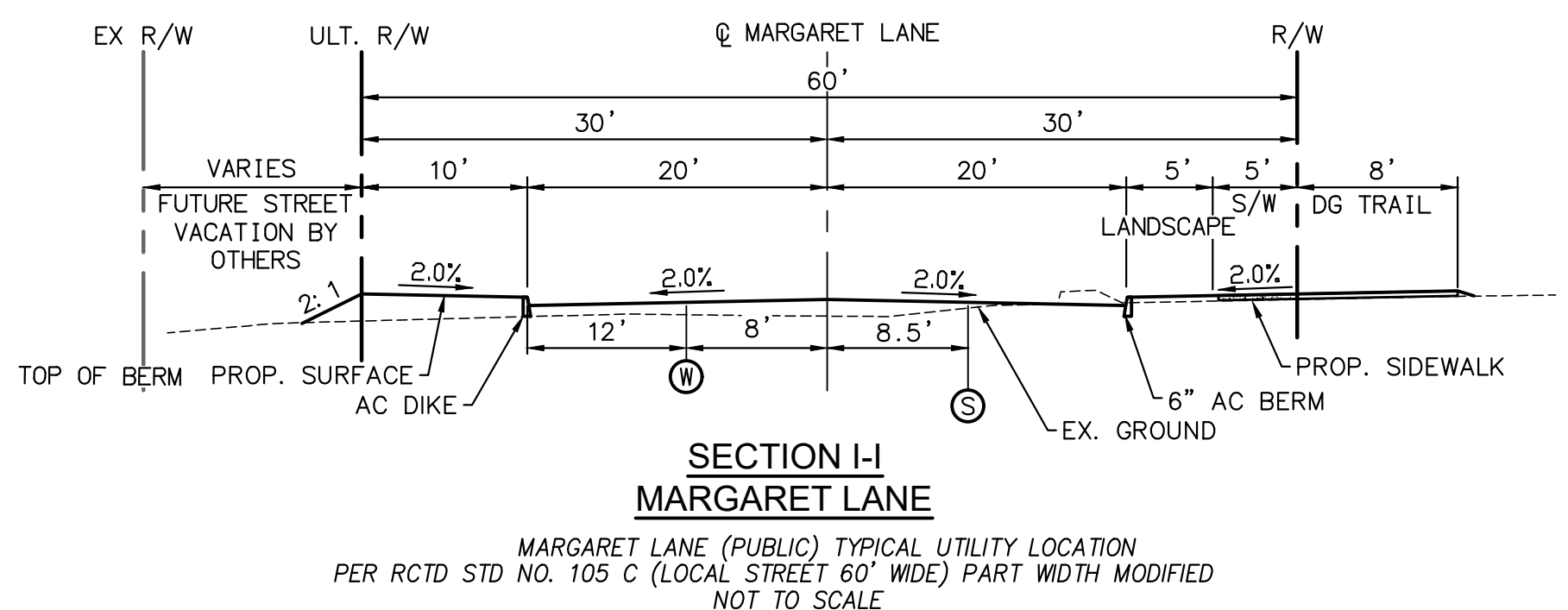
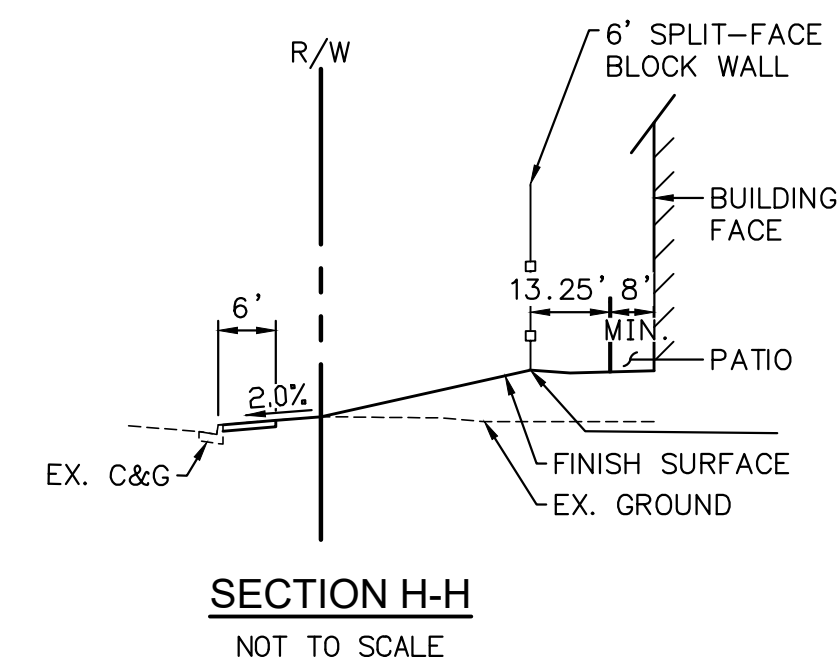
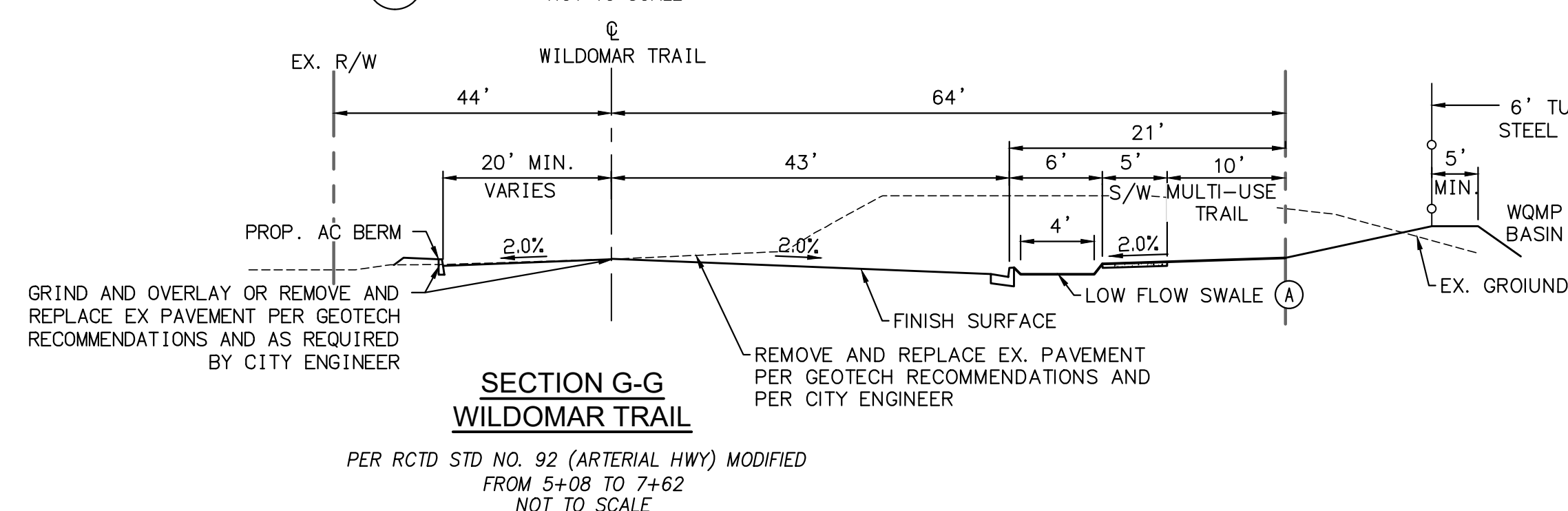
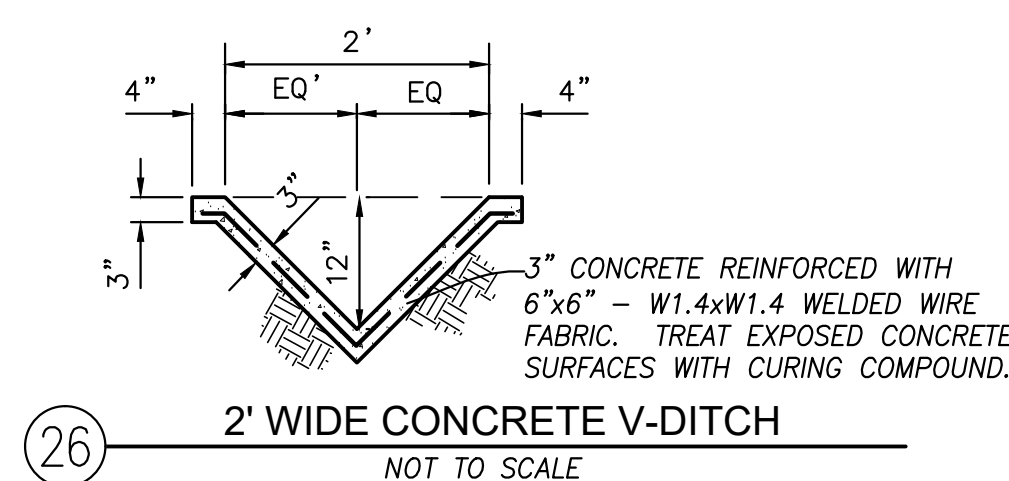
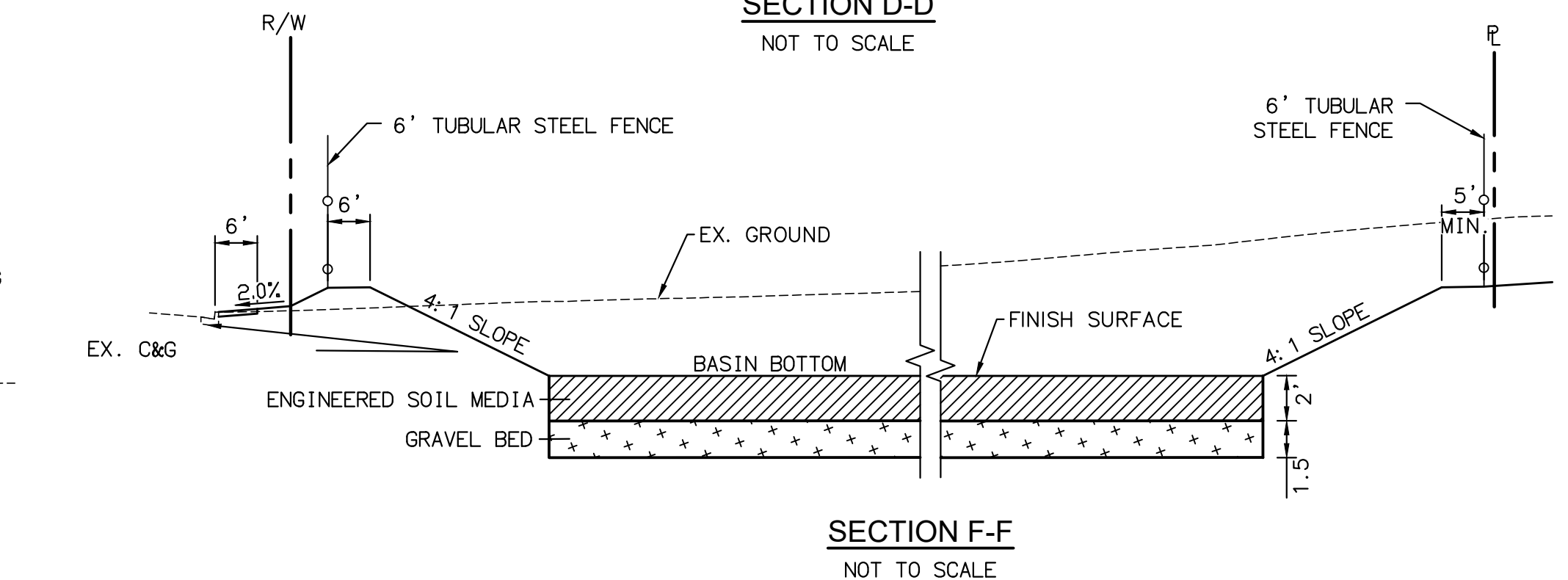
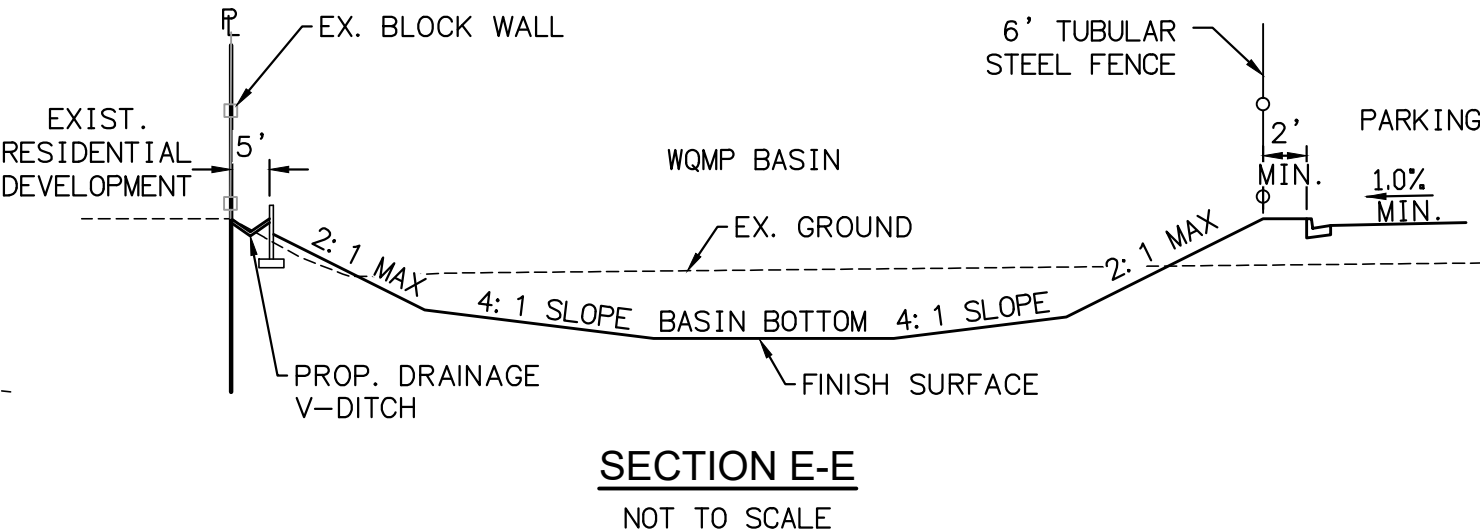
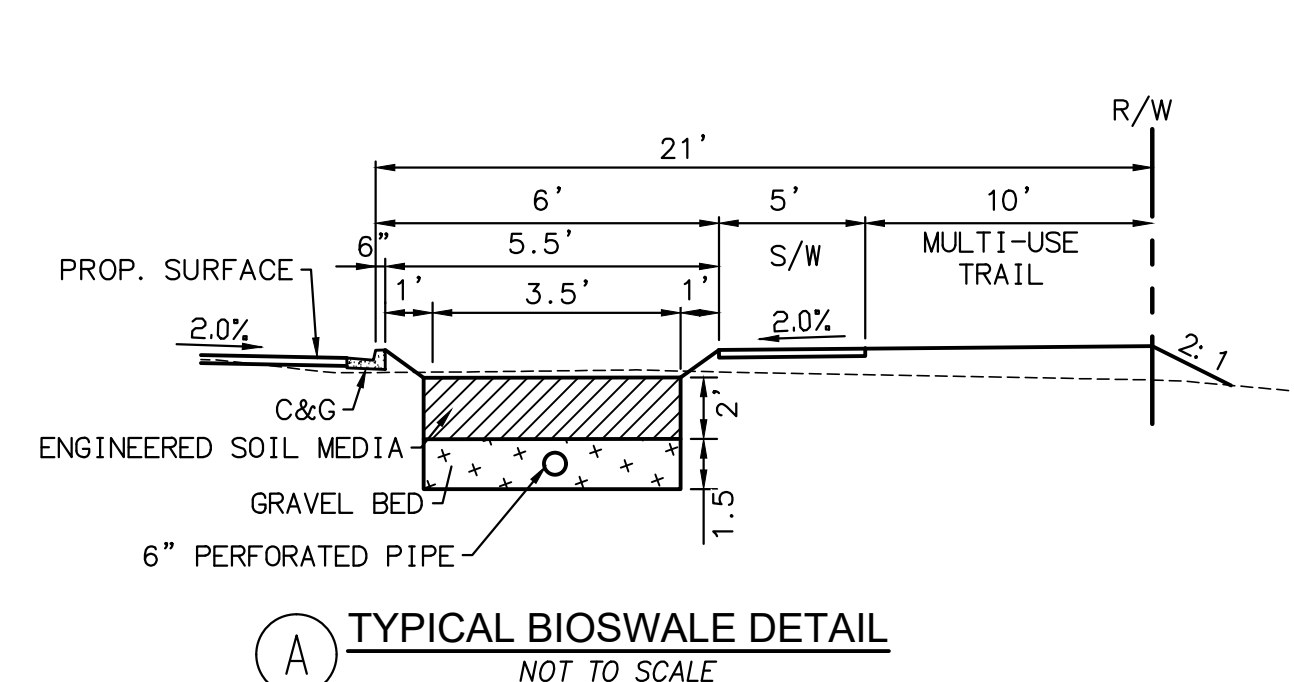
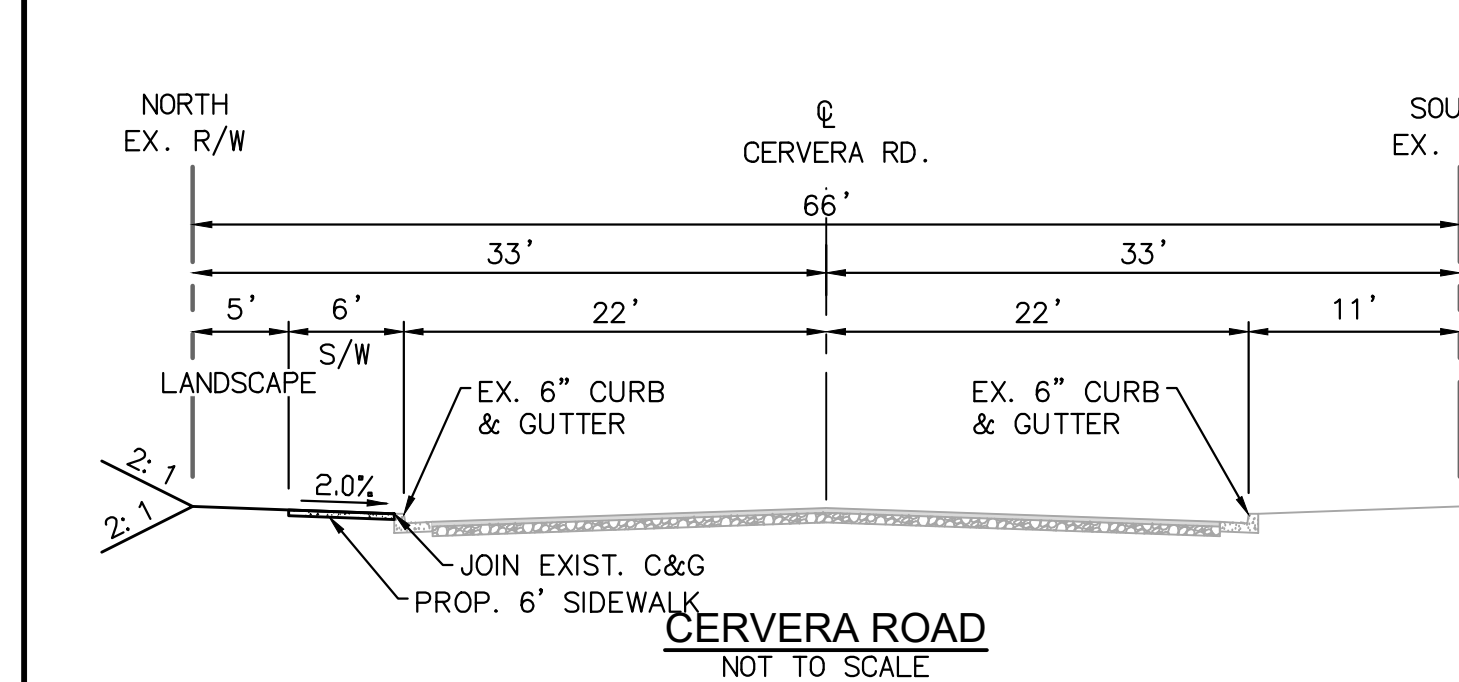
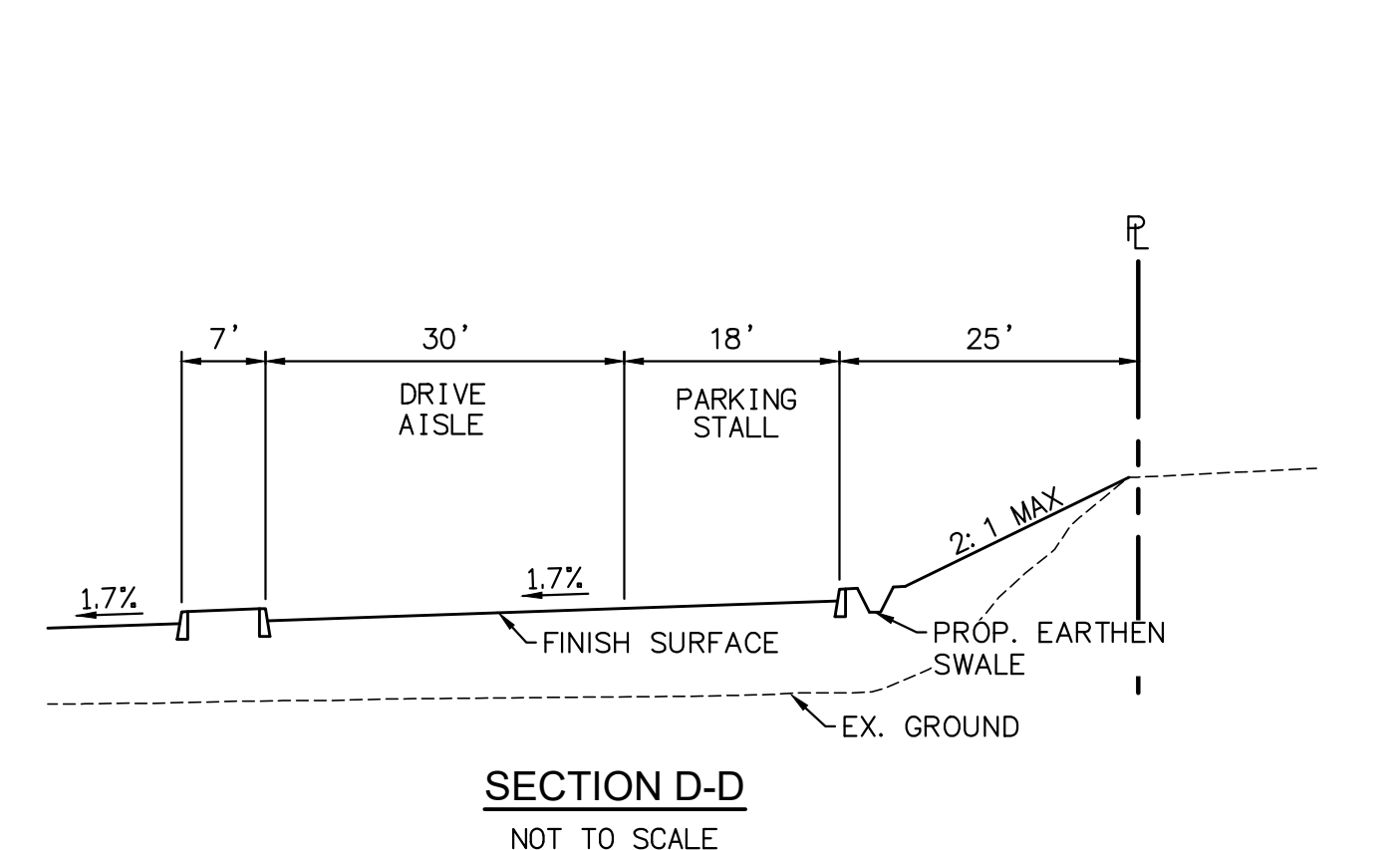
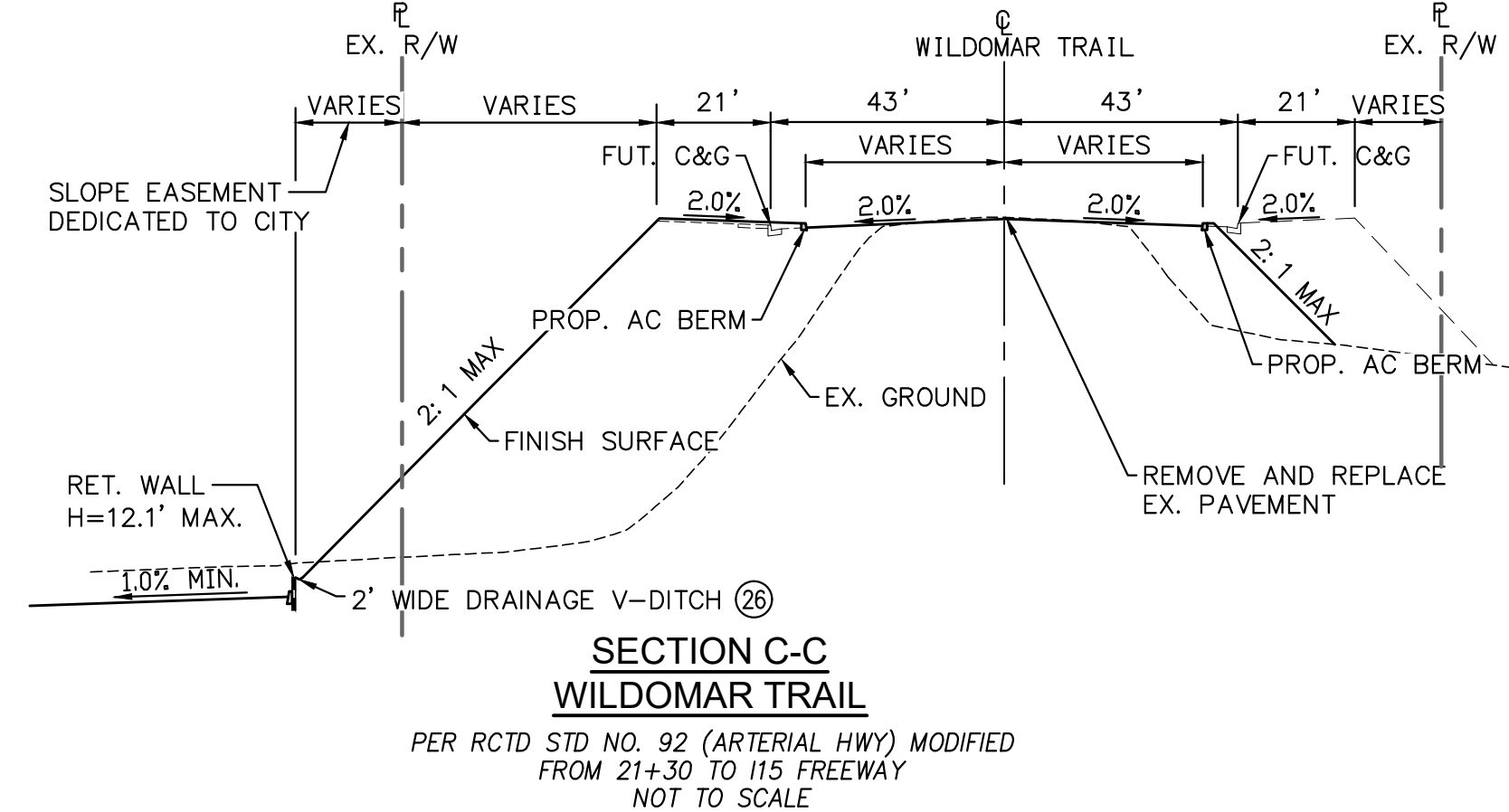
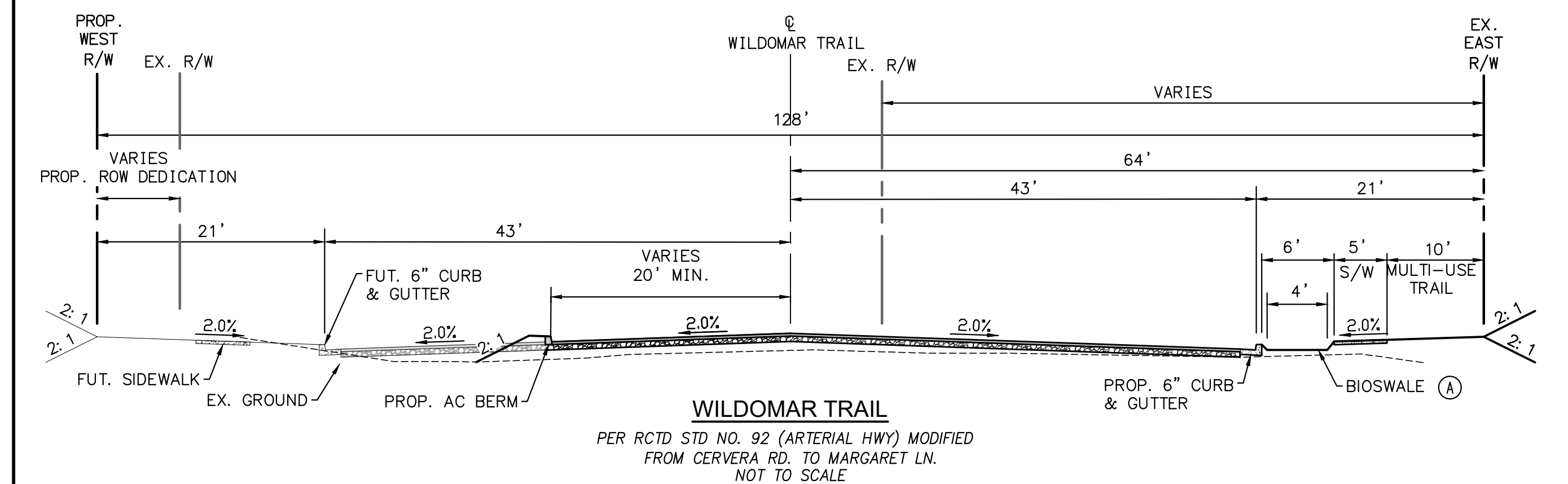
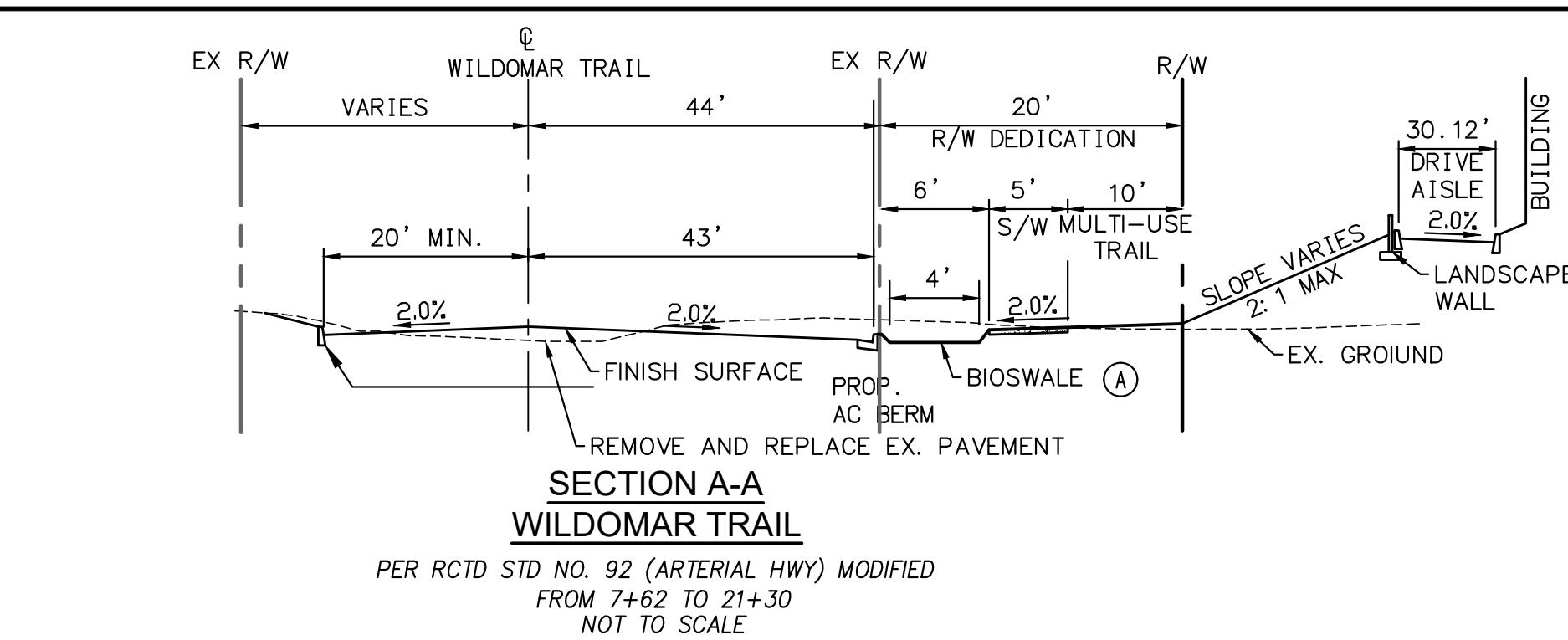
SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
SITE PLAN OF DEVELOPMENT
TITLE SHEET, INDEX MAP, NOTES

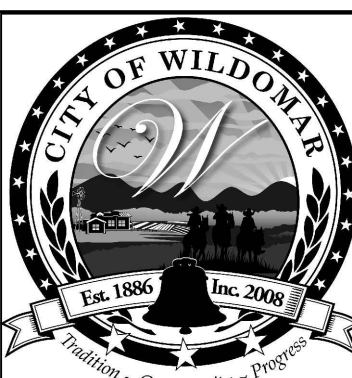
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18 SHTS

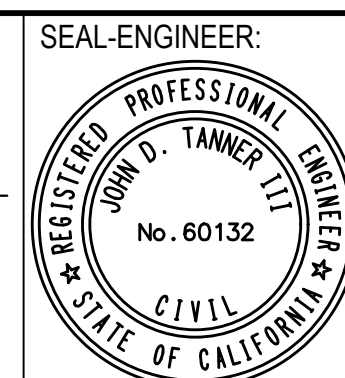




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--

[illegible]

CITY OF WILDOMAR
ACCEPTED BY: _____
Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 - MBAKERINTL.COM

PREPARED BY: JOHN D. TANNER III

P.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

SCALE:
H. As Noted v. As Noted

PA NO. 20-0039

CITY OF WILDOMAR

WILDOMAR TRAIL TOWN CENTER

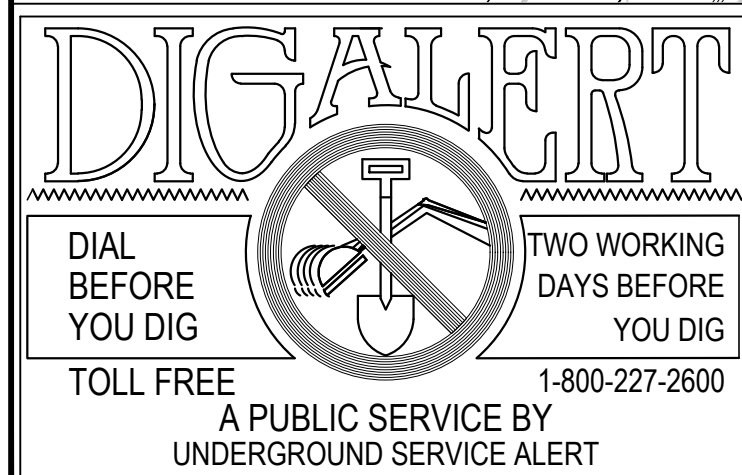
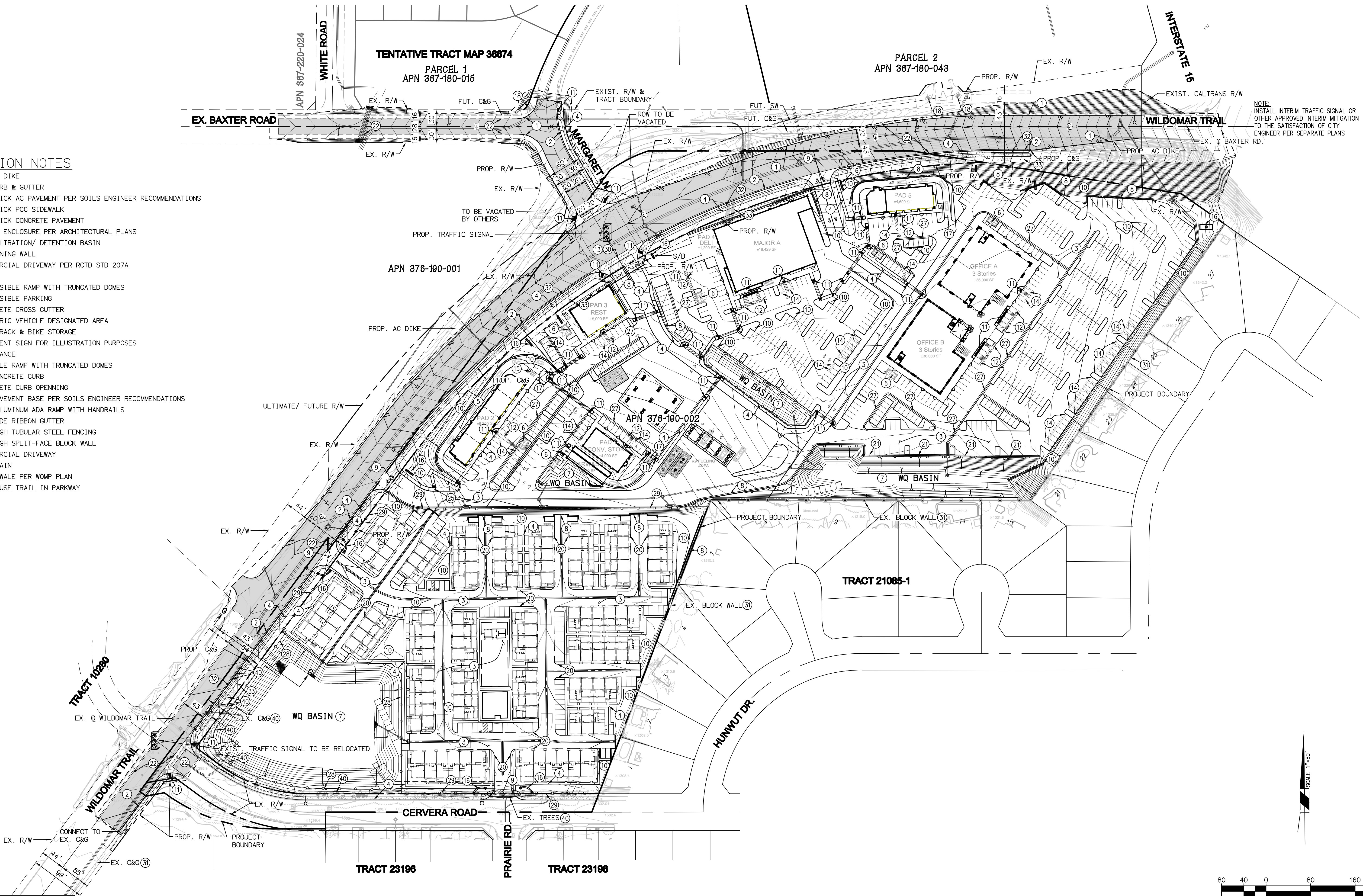
SITE PLAN OF DEVELOPMENT

TYPICAL SECTIONS AND DETAILS

HEET No.
2
18 SHTS

CONSTRUCTION NOTES

- 1 CONSTRUCT 6" AC DIKE
- 2 CONSTRUCT 6" CURB & GUTTER
- 3 CONSTRUCT 6" THICK AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- 4 CONSTRUCT 4" THICK PCC SIDEWALK
- 5 CONSTRUCT 8" THICK CONCRETE PAVEMENT
- 6 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 7 CONSTRUCT BIOFILTRATION/ DETENTION BASIN
- 8 CONSTRUCT RETAINING WALL
- 9 CONSTRUCT COMMERCIAL DRIVEWAY PER RCTD STD 207A
- 10 LANDSCAPE AREA
- 11 CONSTRUCT ACCESSIBLE RAMP WITH TRUNCATED DOMES
- 12 CONSTRUCT ACCESSIBLE PARKING
- 13 CONSTRUCT CONCRETE CROSS GUTTER
- 14 CONSTRUCT ELECTRIC VEHICLE DESIGNATED AREA
- 15 CONSTRUCT BIKE RACK & BIKE STORAGE
- 16 CONSTRUCT MONUMENT SIGN FOR ILLUSTRATION PURPOSES
- 17 DRIVE THRU ENTRANCE
- 18 FUTURE ACCESSIBLE RAMP WITH TRUNCATED DOMES
- 20 CONSTRUCT 6" CONCRETE CURB
- 21 CONSTRUCT CONCRETE CURB OPENING
- 22 CONSTRUCT AC PAVEMENT BASE PER SOILS ENGINEER RECOMMENDATIONS
- 23 CONSTRUCT PVI ALUMINUM ADA RAMP WITH HANDRAILS
- 27 CONSTRUCT 4' WIDE RIBBON GUTTER
- 28 CONSTRUCT 6' HIGH TUBULAR STEEL FENCING
- 29 CONSTRUCT 6' HIGH SPLIT-FACE BLOCK WALL
- 30 CONSTRUCT COMMERCIAL DRIVEWAY
- 31 EXISTING TO REMAIN
- 32 CONSTRUCT BIO-SWALE PER WQMP PLAN
- 33 CONSTRUCT MULTIUSE TRAIL IN PARKWAY
- 40 REMOVE EXISTING

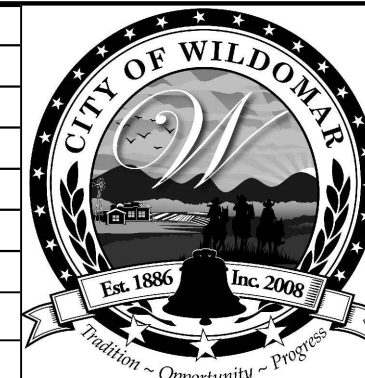


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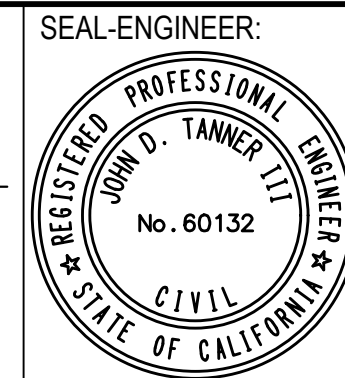
MARK	BY	DATE
	ENGINEER	

REVISIONS

APPR	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
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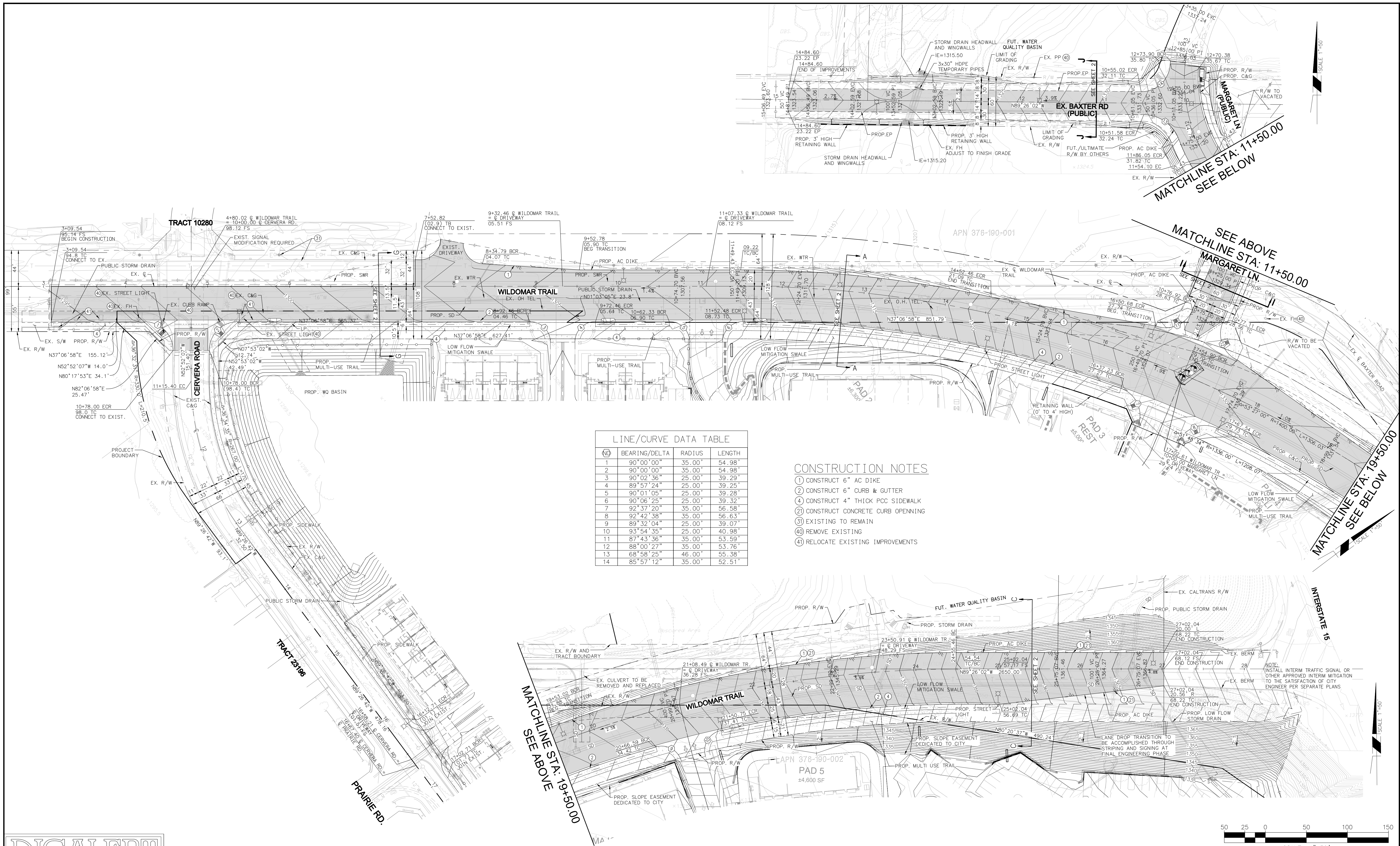


Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 - MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70
THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

PA NO. 20-0039
CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
SITE PLAN OF DEVELOPMENT
OVERALL SITE PLAN

SHEET No.
4
OF 18 SHTS



LINE/CURVE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	
1	90°00'00"	35.00'	54.98'	
2	90°00'00"	35.00'	54.98'	
3	90°02'36"	25.00'	39.29'	
4	89°57'24"	25.00'	39.25'	
5	90°01'05"	25.00'	39.28'	
6	90°06'25"	25.00'	39.32'	
7	92°37'20"	35.00'	56.56'	
8	92°42'38"	35.00'	56.63'	
9	89°32'04"	25.00'	39.07'	
10	93°54'35"	25.00'	40.98'	
11	87°43'36"	35.00'	53.59'	
12	88°00'27"	35.00'	53.76'	
13	68°58'25"	46.00'	55.38'	
14	85°57'12"	35.00'	52.51'	

CONSTRUCTION NOTES

- 1) CONSTRUCT 6" AC DIKE
- 2) CONSTRUCT 6" CURB & GUTTER
- 4) CONSTRUCT 4" THICK PCC SIDEWALK
- 21) CONSTRUCT CONCRETE CURB OPENNING
- 3) EXISTING TO REMAIN
- 4) REMOVE EXISTING
- 4) RELOCATE EXISTING IMPROVEMENTS

DIGALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

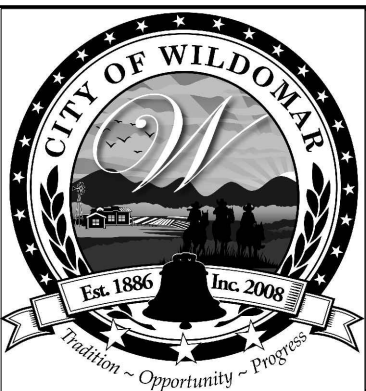
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE
	ENGINEER	

REVISIONS

APPR	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



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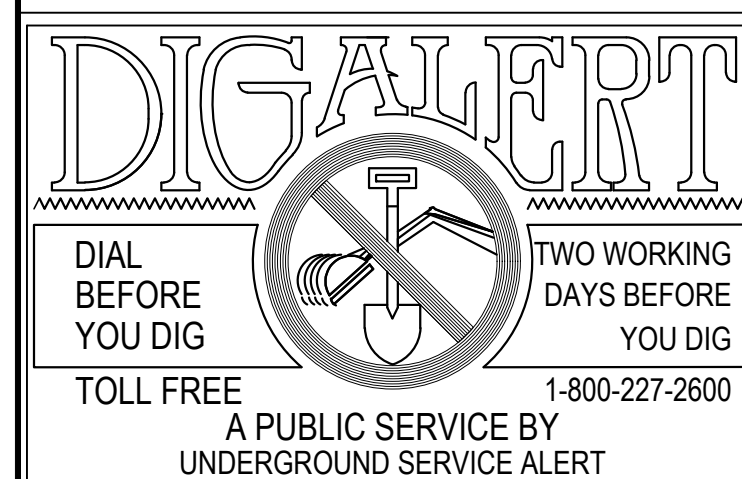
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L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

PA NO. 20-0039
CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
SITE PLAN OF DEVELOPMENT
CONCEPTUAL GRADING - BAXTER RD. & CENTRAL AVE.

SHEET No.
5
OF 18 SHTS



- (2) CONSTRUCT 6" CURB & GUTTER
- (3) CONSTRUCT 6" THICK AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- (4) CONSTRUCT 4" THICK PCC SIDEWALK
- (6) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- (7) CONSTRUCT BIOFILTRATION/ DETENTION BASIN
- (8) CONSTRUCT RETAINING WALL
- (9) CONSTRUCT COMMERCIAL DRIVEWAY PER RCTD STD 207A
- (20) CONSTRUCT 6" CONCRETE CURB
- (23) CONSTRUCT EARTHEN SWALE
- (25) CONSTRUCT PVI ALUMINUM ADA RAMP WITH HANDRAILS
- (26) CONSTRUCT 2' WIDE CONCRETE DITCH PER DTL. ON SHT. 2
- (27) CONSTRUCT 4' WIDE RIBBON GUTTER
- (28) CONSTRUCT 6' HIGH TUBULAR STEEL FENCING
- (34) CONSTRUCT 2' WIDE U-DITCH TO PROVIDE DRAINAGE THROUGH PLANTERS
- (36) INSTALL MONUMENT SIGN PER ARCHITECTURAL PLANS



SHEET No.
7
18 SHTS

CONSTRUCTION NOTES

- ④ CONSTRUCT 4" THICK PCC SIDEWALK
- ⑧ CONSTRUCT RETAINING WALL
- ⑨ CONSTRUCT COMMERCIAL DRIVEWAY PER RCTD STD 207A
- ⑩ LANDSCAPE AREA
- ⑫ CONSTRUCT ACCESSIBLE PARKING
- ⑭ CONSTRUCT ELECTRIC VEHICLE DESIGNATED AREA
- ⑮ CONSTRUCT 6" CONCRETE CURB
- ⑰ CONSTRUCT AC PAVEMENT BASE PER SOILS ENGINEER RECOMMENDATIONS
- ⑲ REMOVE AND REPLACE EXISTING
- ⑳ CONSTRUCT 2' WIDE CONCRETE DITCH PER DTL. ON SHT. 2
- ㉑ CONSTRUCT 4' WIDE RIBBON GUTTER
- ㉒ CONSTRUCT 6' HIGH TUBULAR STEEL FENCING
- ㉓ CONSTRUCT 6' HIGH SPLIT-FACE BLOCK WALL
- ㉔ EXISTING TO REMAIN
- ㉕ REMOVE EXISTING

PROPOSED EASEMENT NOTES:

- ① EASEMENT FOR PRIVATE ROAD, EMERGENCY ACCESS AND UTILITY PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR ON FINAL MAP

PROPOSED EASEMENT NOTES:

- ① EASEMENT FOR PRIVATE ROAD, EMERGENCY ACCESS AND UTILITY PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR ON FINAL MAP

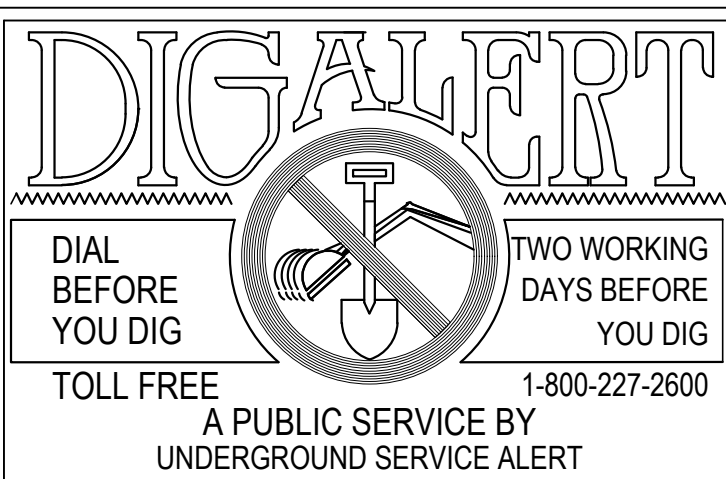
EXISTING EASEMENT NOTES:

- ② AN EASEMENT DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES RECORDED OCTOBER 06, 1986 AS INSTRUMENT NO. 246725 OF OFFICIAL RECORDS. TO BE VACATED ON FINAL MAP.

NOTE:

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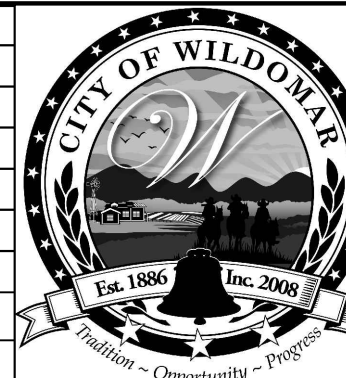
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MARK	BY	DATE
	ENGINEER	

REVISIONS

APPR	DATE
	CITY



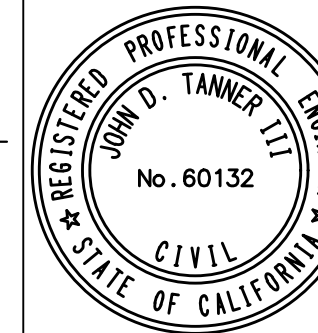
CITY OF WILDOMAR

ACCEPTED BY:

Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



Michael Baker

INTERNATIONAL

40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 • MBACKERINTL.COM

PREPARED BY: JOHN D. TANNER III

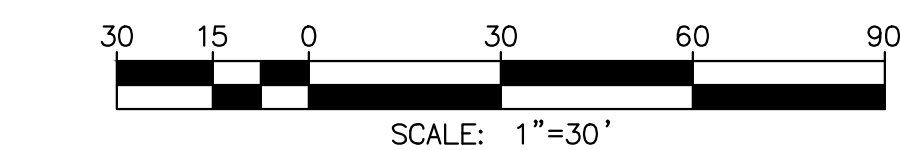
R.C.E. No. 60132 DATE

BENCHMARK:

Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted



CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
SITE PLAN OF DEVELOPMENT
CONCEPTUAL GRADING PLAN

PA NO. 20-0039

SHEET No.

11

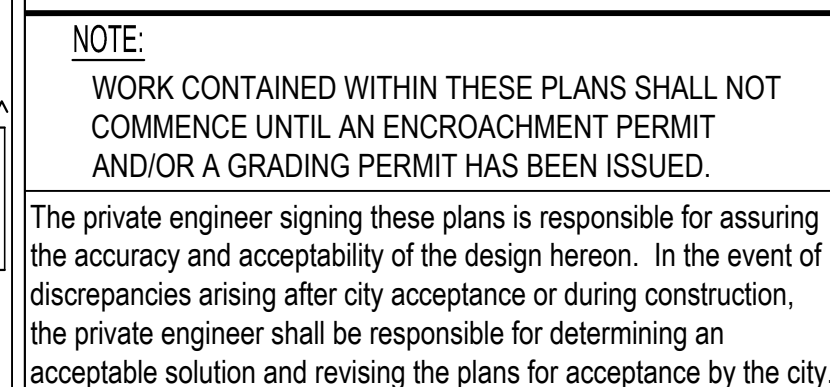
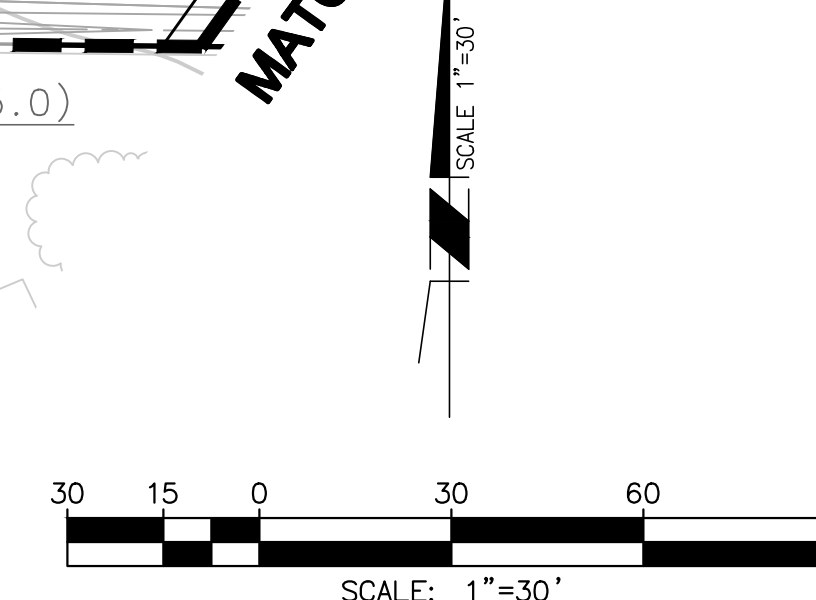
OF 18 SHTS

H:\DATA\163508\CADD\LAND\DLV\GRADING\CONCEPTUAL\163508-CG-011.DWG ADACHI, CHAD 4/15/2021 1:07 PM

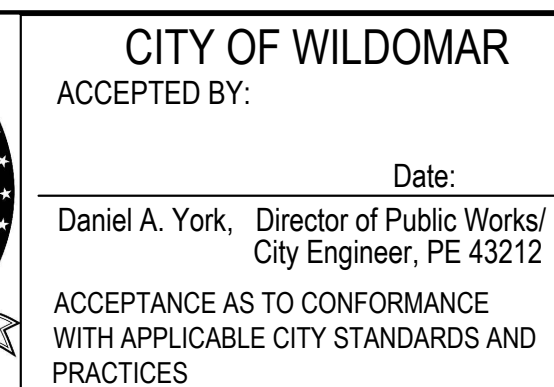
SEWER CONSTRUCTION NOTES

- ① INSTALL 8" SDR-35 PVC SEWER LINE
- ② CONSTRUCT 4' DIA. MANHOLE WITH CAST IN PLACE BASE PER EVMSD STD DWG S-4
- ③ CONSTRUCT 5' DIA. MANHOLE WITH CAST IN PLACE BASE PER EVMSD STD DWG S-5

① INSTALL 12" CLASS 350 DUCTILE IRON WATER LINE WITH RESTRAINED JOINTS
② INSTALL 6" FIRE HYDRANT ASSEMBLY PER EVMWD STD DWG W-7.



MARK	BY	DATE							APPR.	DATE
ENGINEER			REVISIONS						CITY	

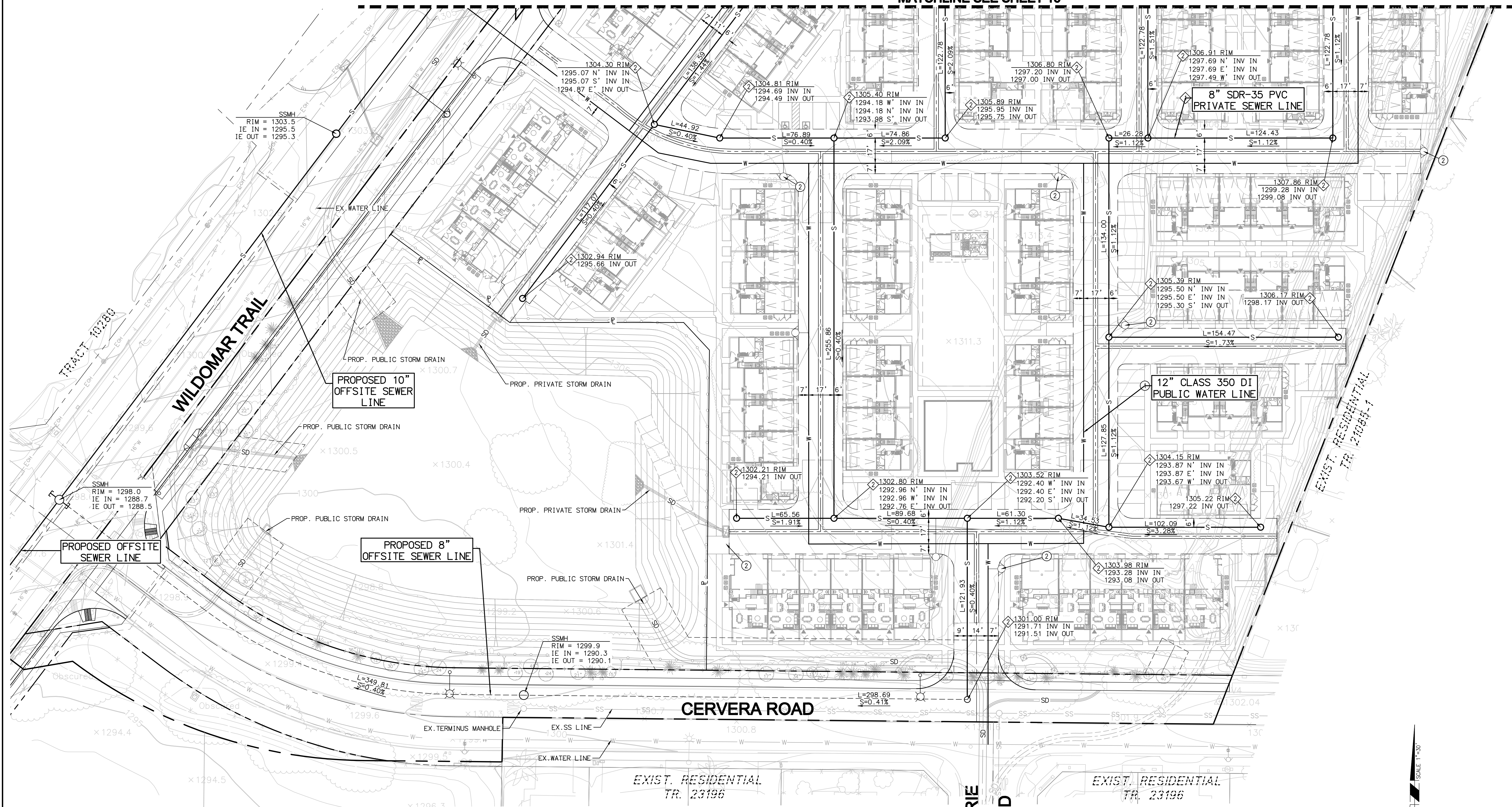


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SHEET No.
16
OF 18 SHT.

MATCHLINE SEE SHEET 16

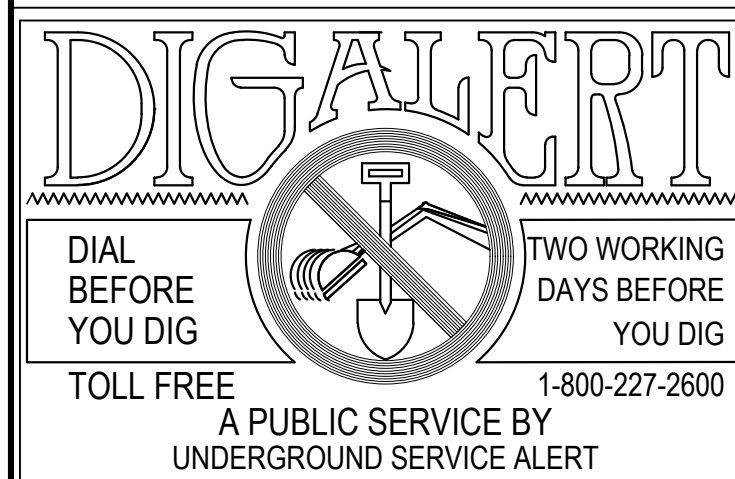


SEWER CONSTRUCTION NOTES

- 1. INSTALL 8" SDR-35 PVC SEWER LINE
- 2. CONSTRUCT 4' DIA. MANHOLE WITH CAST IN PLACE BASE PER EVMSD STD DWG S-4

WATER CONSTRUCTION NOTES

- 1. INSTALL 12" CLASS 350 DUCTILE IRON WATER LINE WITH RESTRAINED JOINTS
- 2. INSTALL 6" FIRE HYDRANT ASSEMBLY PER EVMSD STD DWG W-7.



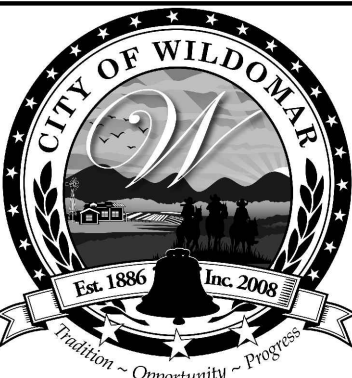
NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

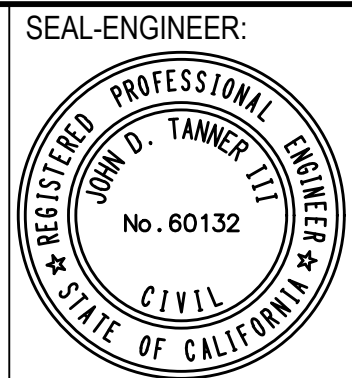
MARK	BY	DATE
	ENGINEER	

REVISIONS

APPR.	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



Michael Baker
INTERNATIONAL
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CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
SITE PLAN OF DEVELOPMENT
CONCEPTUAL UTILITY PLAN

SHEET No.
17
OF 18 SHTS

