

OWNER / APPLICANT

J & T MANAGEMENT, INC.
P.O. BOX 1958
CORONA, CA. 92878
(951)280-3833 (p)
(951)280-3832 (f)

ENGINEER

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

ASSESSOR PARCEL NUMBER

376-190-002

UTILITIES

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

GENERAL NOTES

THOMAS BROS. COORD'S: 897, 05, 06, 05, D5, D6
GENERAL PLAN: MUPA - MIXED USE PLANNING AREA
EXISTING ZONING: C P S
PROPOSED ZONING: R-3, R-4 AND C P S
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: MHDR / WHDR / CR
EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL

TOTAL COMMERCIAL LOTS: 7
PROJECT ACREAGE: 25.8 ACRES (GROSS)
14.3 GROSS ACRES (COMMERCIAL)
6.3 GROSS ACRES (MULTI-FAMILY RESIDENTIAL)

PROJECT DENSITY: SINGLE FAMILY 5.3 D.U. PER ACRE
APARTMENTS 18 D.U. PER ACRE
MINIMUM LOT SIZE: 4,250 SF
SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT: N/A
F.E.M.A. PANEL NUMBER: 06065C27056

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 0605C27056)
ALL STREETS PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.
ACCESS AND CROSS-LOT DRAINAGE EASEMENTS WILL BE DEDICATED PER SEPARATE DOCUMENT PRIOR TO RECDICATION OF THE FINAL MAP.
THIS TENTATIVE MAP WILL BE PHASED INTO 2 OR MORE FINAL MAPS.

LEGAL DESCRIPTION - APN 376-190-002

PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 8063, AS SHOWN BY MAP ON FILE IN BOOK 31, PAGES 33 AND 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

SOURCE OF TOPO

AERIAL TOPOGRAPHY COMPILED BY TERRASORIBE
42471 ALPHA PL
TEMECULA, CA 92592
951-830-7425

BASED UPON PHOTOGRAPHY DATED 8/11/2017.

EXISTING EASEMENT NOTES:

- AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES RECORDED JULY 3, 1986 AS INSTRUMENT NO. 155814 OF OFFICIAL RECORDS. WILL BE REDICATED AS LOT "B" ON FINAL MAP.
- 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.
- AN EASEMENT PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES RECORDED AUGUST 04, 1987 AS INSTRUMENT NO. 225134 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD CULVERTS AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS RECORDED NOVEMBER 18, 1987 AS INSTRUMENT NO. 330260 OF OFFICIAL RECORDS. TO BE VACATED ON FINAL MAP

CONDITIONALLY APPROVED

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

FOR THE CITY OF WILDOMAR ON 09 / 08 / 2021

APPLICATION NOS. PA 20-0039

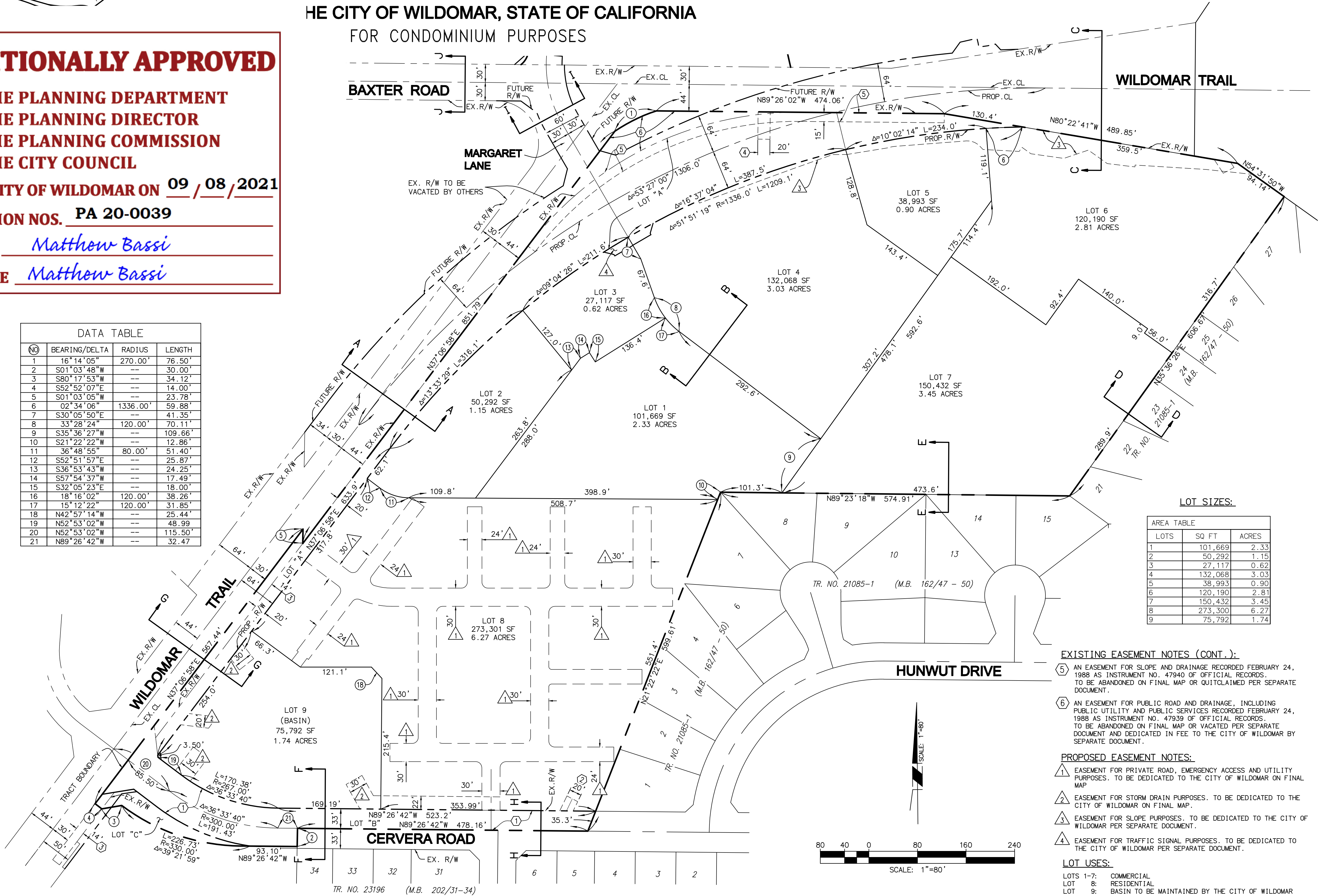
PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	16°14'05"	270.00'	76.50'
2	S01°03'48"W	---	30.00'
3	S80°17'53"W	---	34.12'
4	S52°52'07"E	---	14.00'
5	S01°03'05"W	---	23.78'
6	02°34'06"	1336.00'	59.88'
7	S30°05'50"E	---	41.35'
8	33°28'24"	120.00'	70.11'
9	S35°36'27"W	---	109.66'
10	S21°22'22"W	---	12.86'
11	36°48'55"	80.00'	51.40'
12	S52°51'57"E	---	25.87'
13	S36°53'43"W	---	24.25'
14	S57°54'37"W	---	17.49'
15	S32°05'23"E	---	18.00'
16	18°16'02"	120.00'	38.26'
17	15°12'22"	120.00'	31.85'
18	N42°57'14"W	---	25.44'
19	N52°53'02"W	---	48.99'
20	N52°53'02"W	---	115.50'
21	N89°26'42"W	---	32.47'

TENTATIVE TRACT MAP NO. 37494

HE CITY OF WILDOMAR, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



EXISTING EASEMENT NOTES (CONT.):

- AN EASEMENT FOR SLOPE AND DRAINAGE RECORDED FEBRUARY 24, 1988 AS INSTRUMENT NO. 47940 OF OFFICIAL RECORDS. TO BE ABANDONED ON FINAL MAP OR QUITCLAIMED PER SEPARATE DOCUMENT.
- AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES RECORDED FEBRUARY 24, 1988 AS INSTRUMENT NO. 47939 OF OFFICIAL RECORDS. TO BE ABANDONED ON FINAL MAP OR VACATED PER SEPARATE DOCUMENT AND DEDICATED IN FEE TO THE CITY OF WILDOMAR BY SEPARATE DOCUMENT.

PROPOSED EASEMENT NOTES:

- EASEMENT FOR PRIVATE ROAD, EMERGENCY ACCESS AND UTILITY PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR ON FINAL MAP
- EASEMENT FOR STORM DRAIN PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR ON FINAL MAP.
- EASEMENT FOR SLOPE PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR PER SEPARATE DOCUMENT.
- EASEMENT FOR TRAFFIC SIGNAL PURPOSES. TO BE DEDICATED TO THE CITY OF WILDOMAR PER SEPARATE DOCUMENT.

LOT USES:

LOTS 1-7: COMMERCIAL
LOT 8: RESIDENTIAL
LOT 9: BASIN TO BE MAINTAINED BY THE CITY OF WILDOMAR
LOT "A": STREET DEDICATION TO CITY OF WILDOMAR PER FINAL MAP.
LOT "B": STREET DEDICATION TO CITY OF WILDOMAR PER FINAL MAP.
LOT "C": DEDICATION FOR OPEN SPACE RESERVED BY OWNER (IN FUTURE TO HOME OWNER'S ASSOCIATION).



NOTE:

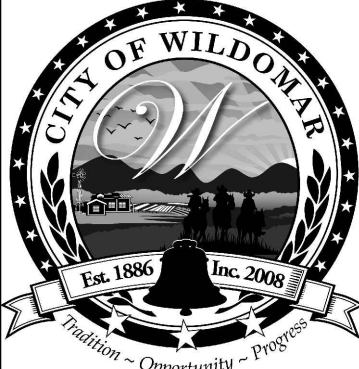
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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



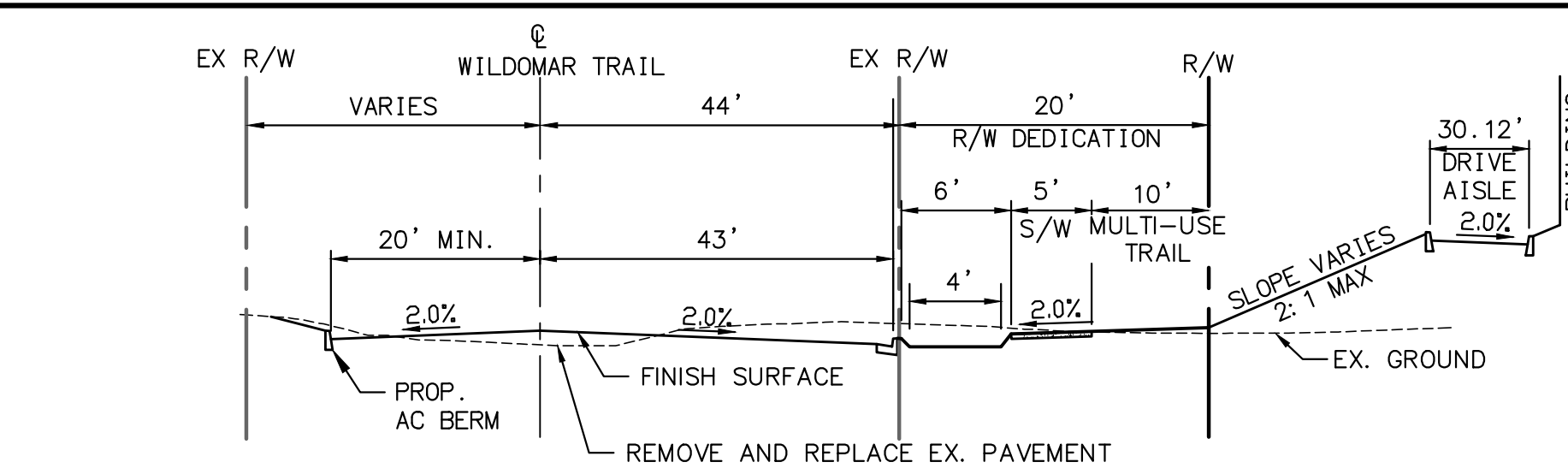
Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 - M.BAKER@INTL.COM
PREPARED BY: JOHN R. DUQUETTE
L.S. No. 7566 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-670
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
TENTATIVE TRACT MAP No. 37494
WILDOMAR TRAIL TOWN CENTER
A.P.N. 376-180-006 & 376-190-002
CENTRAL AVENUE & BAXTER ROAD

SHEET No.
1
OF 2 SHTS

H:\PDATA\163508\CADD\MAPPING\TM\163508-TM-001.DWG CHAD.ADACHI 6/30/21 11:22 am



7' 30' 18' 25'

DRIVE AISLE PARKING STALL

1.7% 1.7% 2:1 MAX

FINISH SURFACE PROP. EARTHEN SWALE EX. GROUND

Figure 10-1 is a cross-sectional diagram of a roadway with a drainage ditch. The diagram shows the following features and labels:

- EX. GROUND**: Existing ground line, shown as a dashed line.
- FINISH SURFACE**: Proposed road surface, shown as a solid line.
- DRAINAGE DITCH**: Located on the left side of the road.
- 2:1 MAX**: Slope of the ditch.
- 4:1 SLOPE**: Slope of the road shoulders on both sides of the basin bottom.
- BASIN BOTTOM**: The lowest point of the road cross-section.
- 1.0% MIN.**: Minimum slope on the right side of the road.

EX. R/W

WILDOMAR TRAIL

EX. R/W

30'

64'

20' MIN.

43'

6'

5'

10'

2.0%

2.0%

2:1 MAX

EX. GROUND

PROP. AC BERM

FINISH SURFACE

LOW FLOW SWALE

S/W. MULTI-USE TRAIL

REMOVE AND REPLACE EX. PAVEMENT PER GEOTECH RECOMMENDATIONS AND PER CITY ENGINEER

TOP OF BERM

The diagram illustrates a cross-section of a road. A vertical line on the left is labeled 'R/W'. A horizontal line at the top is labeled 'TOP OF BERM'. A solid line sloping upwards to the right is labeled 'FINISH SURFACE'. A dashed line sloping upwards to the right is labeled 'EX. GROUND'. A horizontal dashed line is labeled 'EX. C&G'. A vertical dimension of '2.0\'' is shown between the 'EX. C&G' line and the 'FINISH SURFACE'. A horizontal dimension of '6\'' is shown between the 'EX. C&G' line and the 'R/W' line. The slope of the 'FINISH SURFACE' is indicated as '2:1 MAX'.

EX. BAXTER RD

EX. R/W

FUT. R/W

60'

30'

14'

14'

30'

8'

8'

8'

8'

SHOULDER

SHOULDER

2.5%

2.5%

2.5%

2.5%

2:1

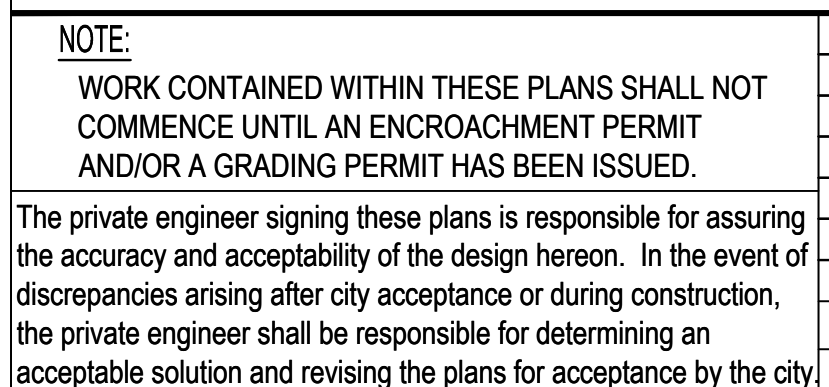
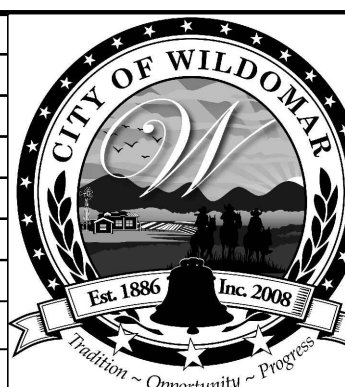
2:1

PROP. SURFACE

EX. GROUND

FUTURE DG TRAIL

MARGARET LANE (PUBLIC) TYPICAL UTILITY LOCATION
PER RCTD STD NO. 105 C (LOCAL STREET 60' WIDE) PART WIDTH MODIFIED
NOT TO SCALE

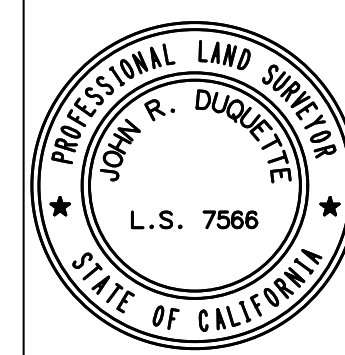
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CITY OF WILDOMAR
ACCEPTED BY:

Date:

Daniel A. York, Director of Public Works/
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ACCEPTANCE AS TO CONFORMANCE
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PREPARED BY: JOHN R. DUQUETTE
L.S. No. 7566 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)	
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TENTATIVE TRACT MAP No. 37494
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CENTRAL AVENUE & BAXTER ROAD

SHEET No.	2
OF 2 SHTS	