

WILDOMAR TRAIL TOWN CENTER

RESIDENTIAL ARCHITECTURAL SET

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

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LANDSCAPE

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WILDOMAR TRAIL TOWN CENTER
WILDOMAR, CA # 2018-1182

SCHEMATIC DESIGN

Plot Date: April 28, 2021
1st Submittal: April 24, 2020
2nd Submittal: September 28, 2020
3rd Submittal: February 26, 2021

TITLE SHEET

A0.00



Site Summary		Site Area	
Current Zoning	C-P-S (Scenic Highway Commercial) + Mixed Use Overlay		
Proposed Zoning	R-3 (General Residential)		
Basin Acreage	75,551	1.7 [±] AC	
Lot Acreage	264,409	6.1 [±] AC	
Dwelling Units		109 DU	
Density		18.0 DU/AC	
Lot Coverage	50% Max *per Wildomar Municipal Code Sec 17.44.020.D		
	Proposed 35%		
Total Building Footprint	92,021 SF		
Building Height	50' *per Wildomar Municipal Code Sec 17.44.020.F		
	Proposed 40' Max		
Building Setbacks	*per Wildomar Municipal Code Sec 17.44.020.B & C		
	Front/ Rear: 10' +2' for every 1' higher than 35' height		
	Side: 5' +2' for every 1' higher than 35' height		
Proposed	Front/ Rear: 20' @ 40' height		
	Side: 15' @ 40' height		

Townhomes Plan Summary							
	#	GFA	Beds	Total S.F.	%	Private Open Space	Total Private Open Space
2-STORIES							
P1	13	1,502	3 BEDS	19,526	11.9%	144	1,872
P2	8	1,841	3 BEDS	14,728	7.3%	191	1,528
3-STORIES							
P3	6	1,257	2 BEDS	7,542	5.5%	0	0
P4	6	1,206	2 BEDS	7,236	5.5%	56	336
P5	46	1,710	3 BEDS	78,660	42.2%	195	8,970
P6	30	1,949	4 BEDS	58,470	27.5%	98	2,940
Total	109			186,162	100.0%		12,246

Parking Summary (per Wildomar Municipal code sec. 17.188.030)			
Required	Total Units	Cover /Unit	Spaces Req.
2 beds	12	2.25	27
3+ beds	97	2.75	267
Total Required Parking			294
Parking Provided			Spaces Provided
Garage Spaces			218
Guest Spaces (On-Site Residential)			76 (4 Accessible)
Total Provided Parking			294

Bicycle Parking (per Wildomar Municipal code sec. 17.188.060)
No Bicycle Parking required for residential uses per section listed above.

Open Space	
Required (per Wildomar Multi-Family Residential Objective Design Standards pg. 35)	400 sf/ unit: 43,600 SF
Provided:	
Common Open Space (20' MIN)	72,190 SF
Private Open Space (7' MIN)	12,246 SF
Total Open Space	84,436 SF
	775 SF/ UNIT

LEGEND

2-STORY
PLAN 1
PLAN 2

3-STORY
PLAN 3
PLAN 4
PLAN 5
PLAN 6

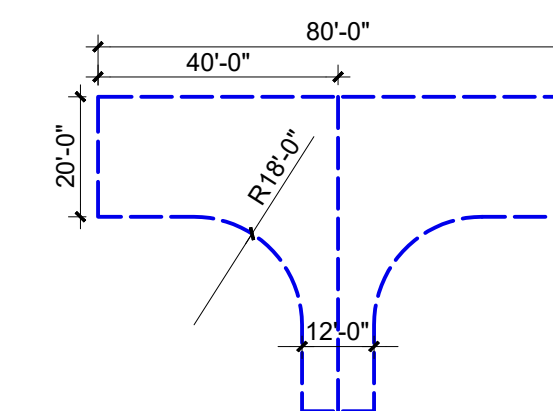
A ACCESSIBLE UNIT

UNIT ENTRY

G GAS METERS

AC UNITS

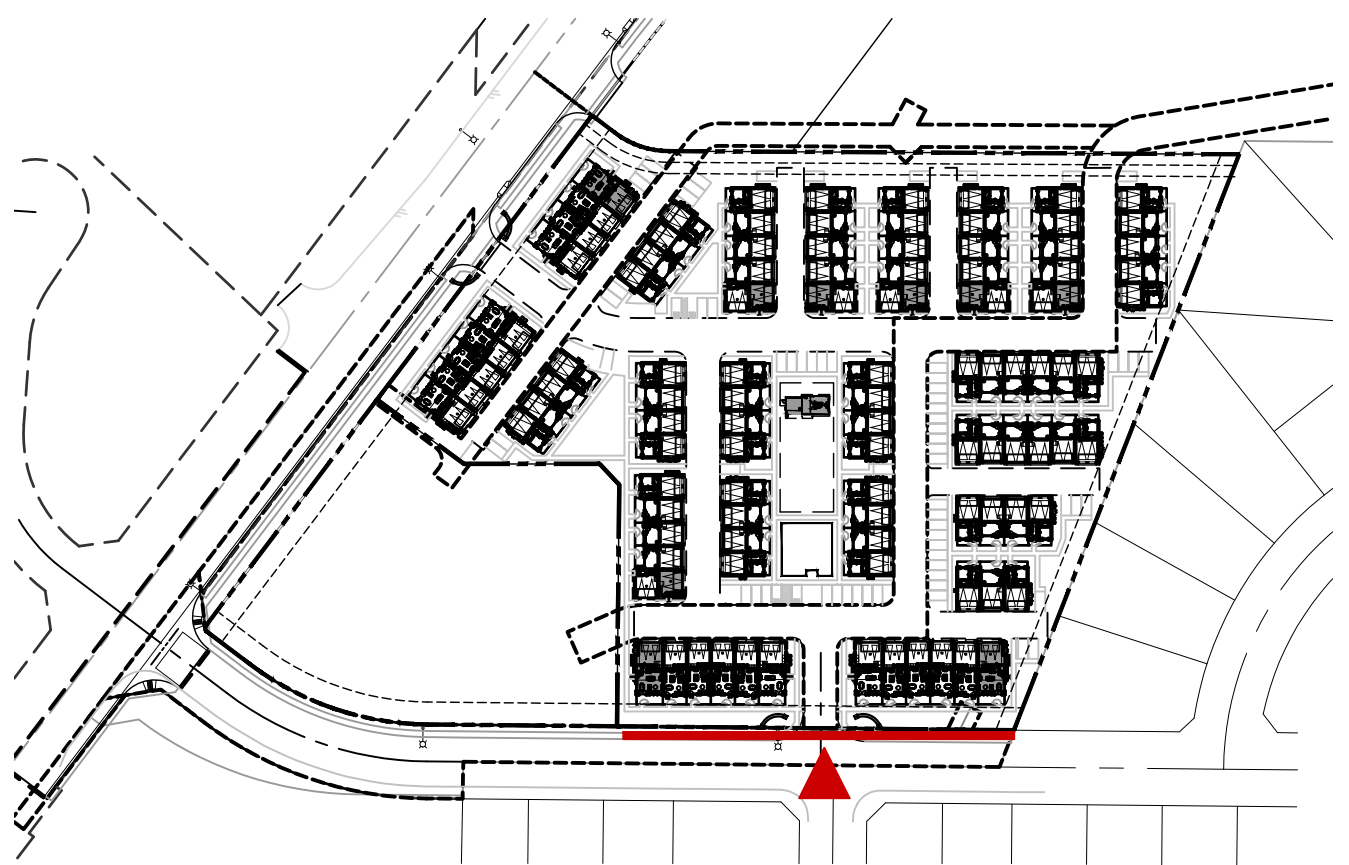
Approved turnaround per Riverside County Fire Dept. Technical Policy #TP 16-001



30 ft Fire Access
Drive Aisle



STREET SCENE LOOKING NORTHWARD FROM CERVERA ROAD



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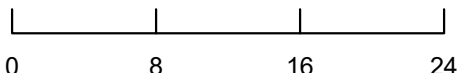
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WILDOMAR, CA # 2018-1182

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Scale: 3/32"=1'-0"



STREET SCENE

A1.10



FRONT PERSPECTIVE OF BUILDING TYPE 300 (3-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 300 (3-PLEX)

NOTE: *COLOR SCHEME 2
DEMONSTRATED ON PERSPECTIVES



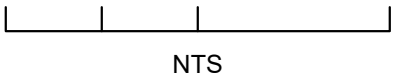
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BUILDING TYPE 300 (3-PLEX)
PERSPECTIVES

A2.00



3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

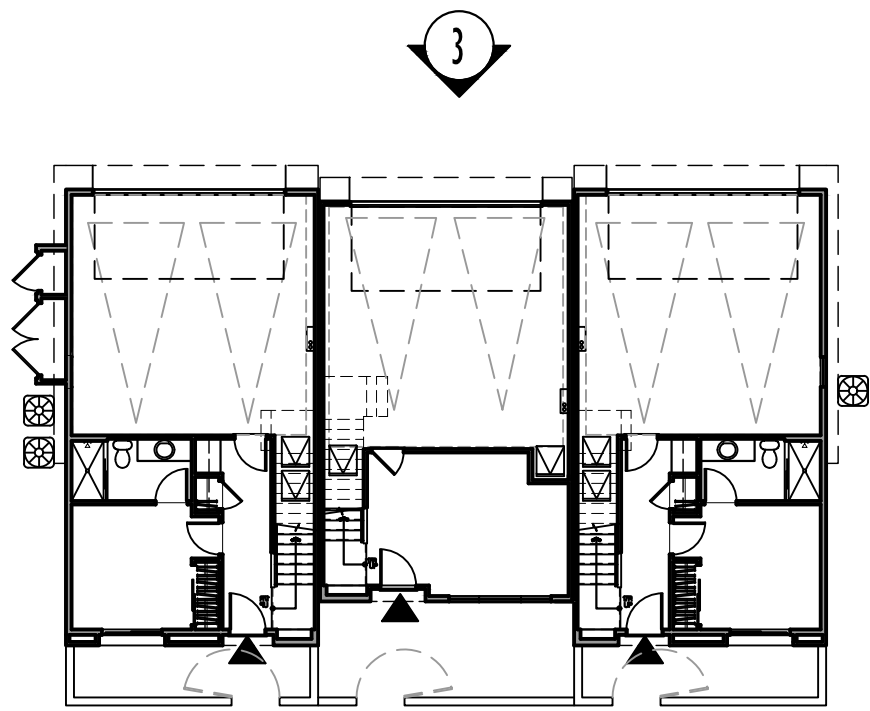
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
- 12 METAL SECTIONAL GARAGE DOOR
- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
- 15 PORCHES WITH SIMPLE WOOD COLUMNS & KNEE BRACES
- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER
COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS

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0 4 8 16

BUILDING TYPE 300 (3-PLEX)
ELEVATIONS

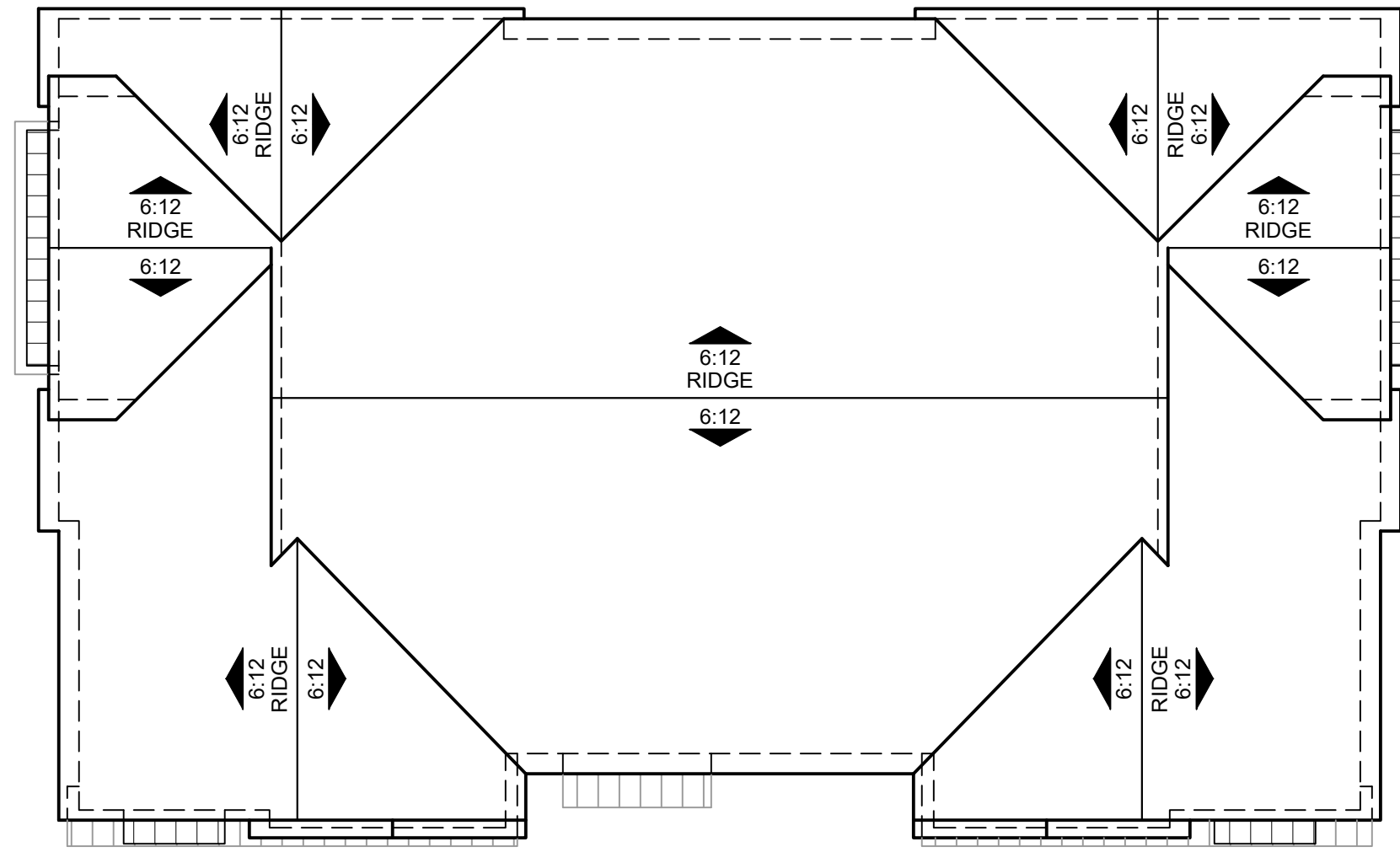
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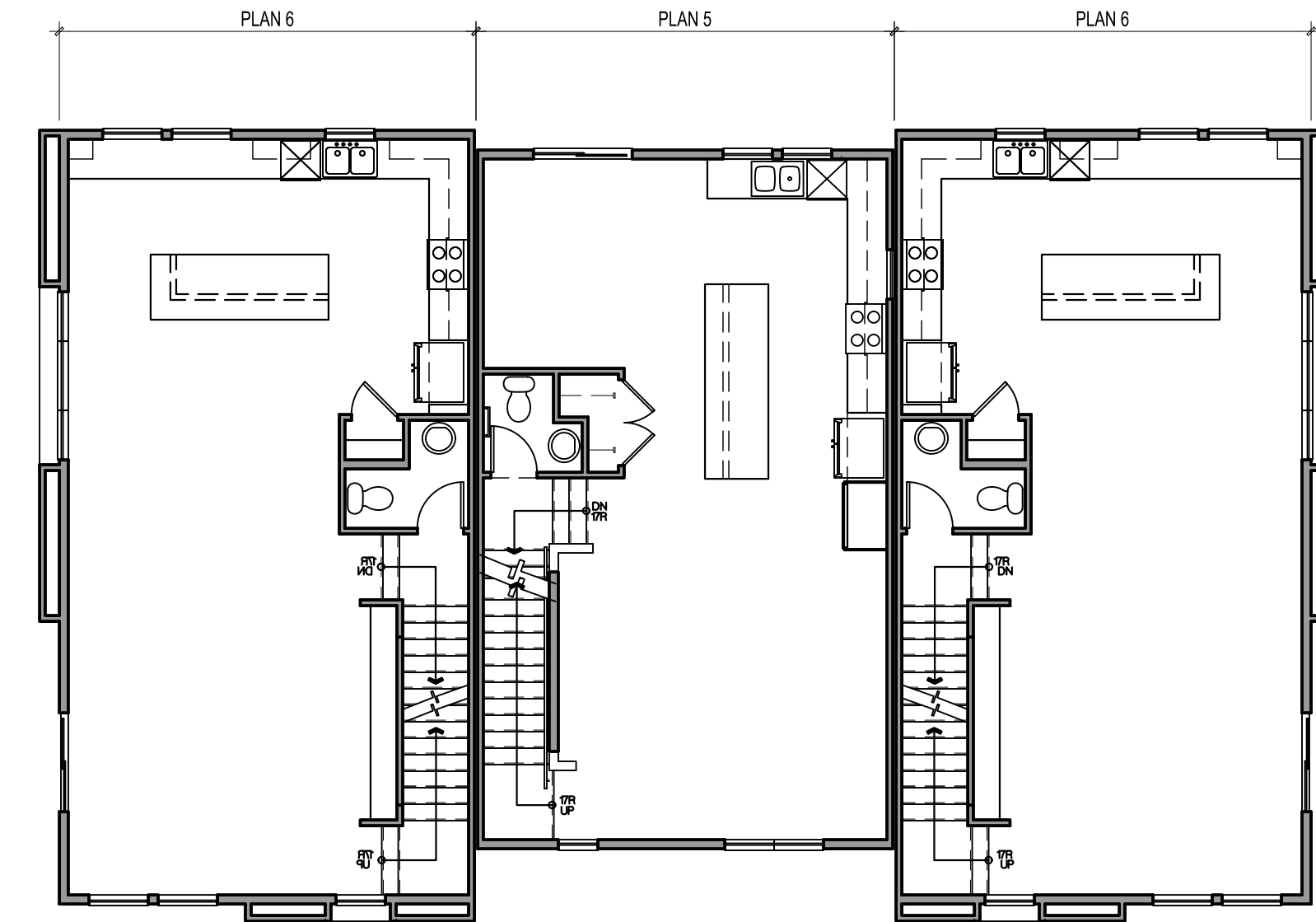
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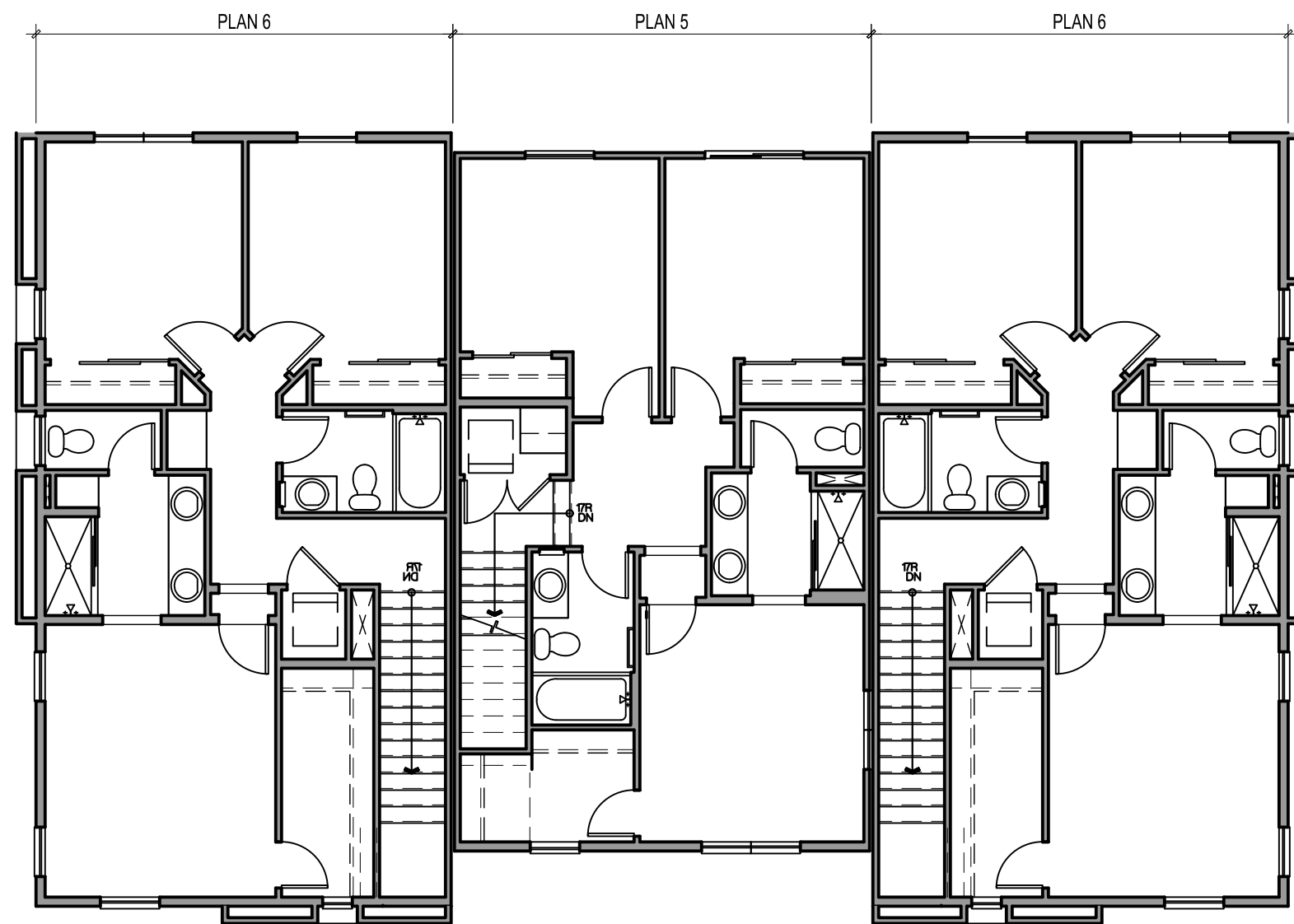
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WILDOMAR, CA # 2018-1182



ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 300 (3-PLEX)
BUILDING PLANS

A2.02



FRONT PERSPECTIVE OF BUILDING TYPE 400 (4-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 400 (4-PLEX)

NOTE: *COLOR SCHEME 2
DEMONSTRATED ON PERSPECTIVES



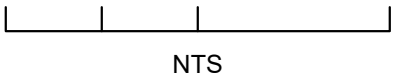
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BUILDING TYPE 400 (4-PLEX)
PERSPECTIVES

A2.10



3 - REAR ELEVATION



1 - FRONT ELEVATION



4 - SIDE ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

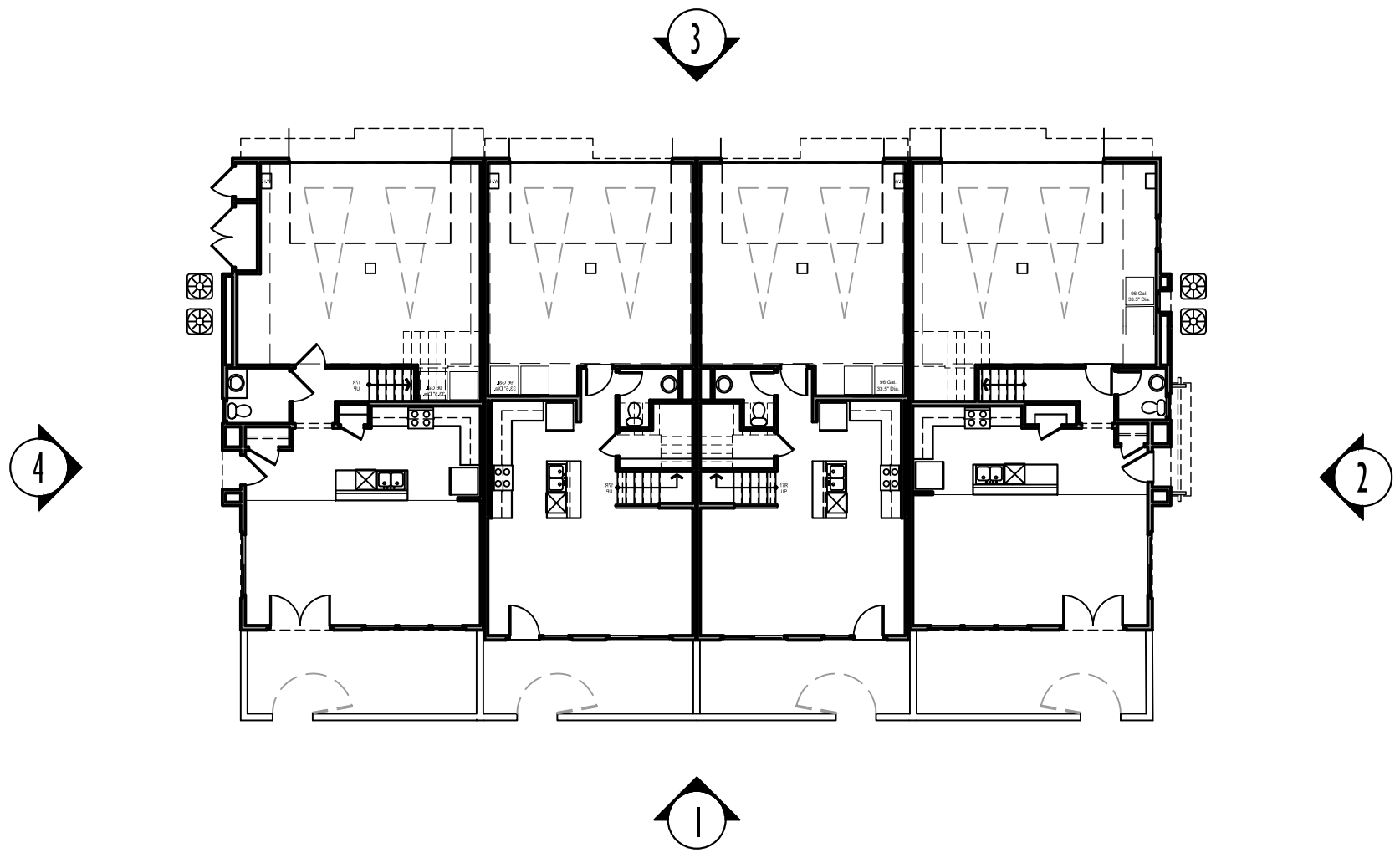
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
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FINISHES / COLORS

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- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



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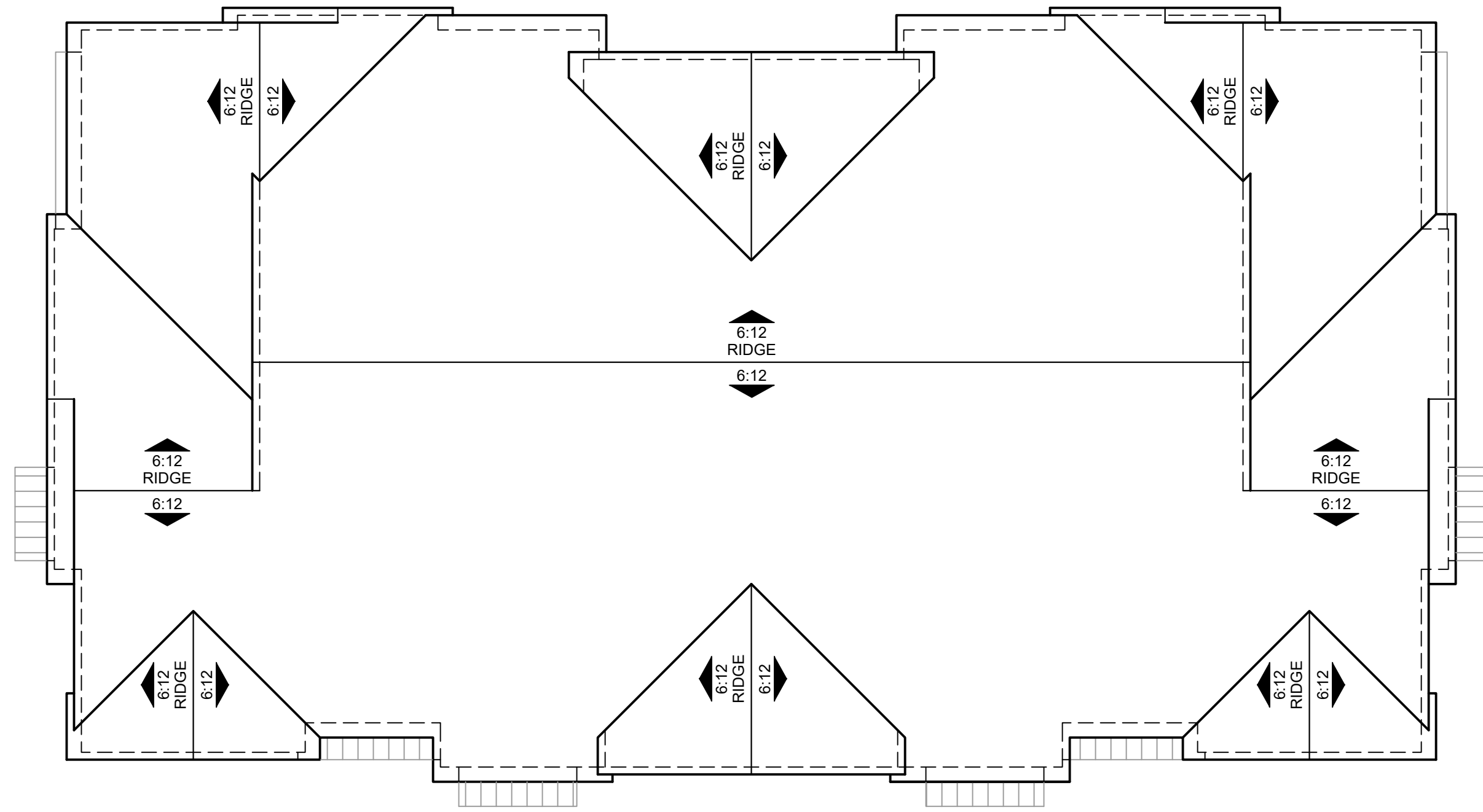
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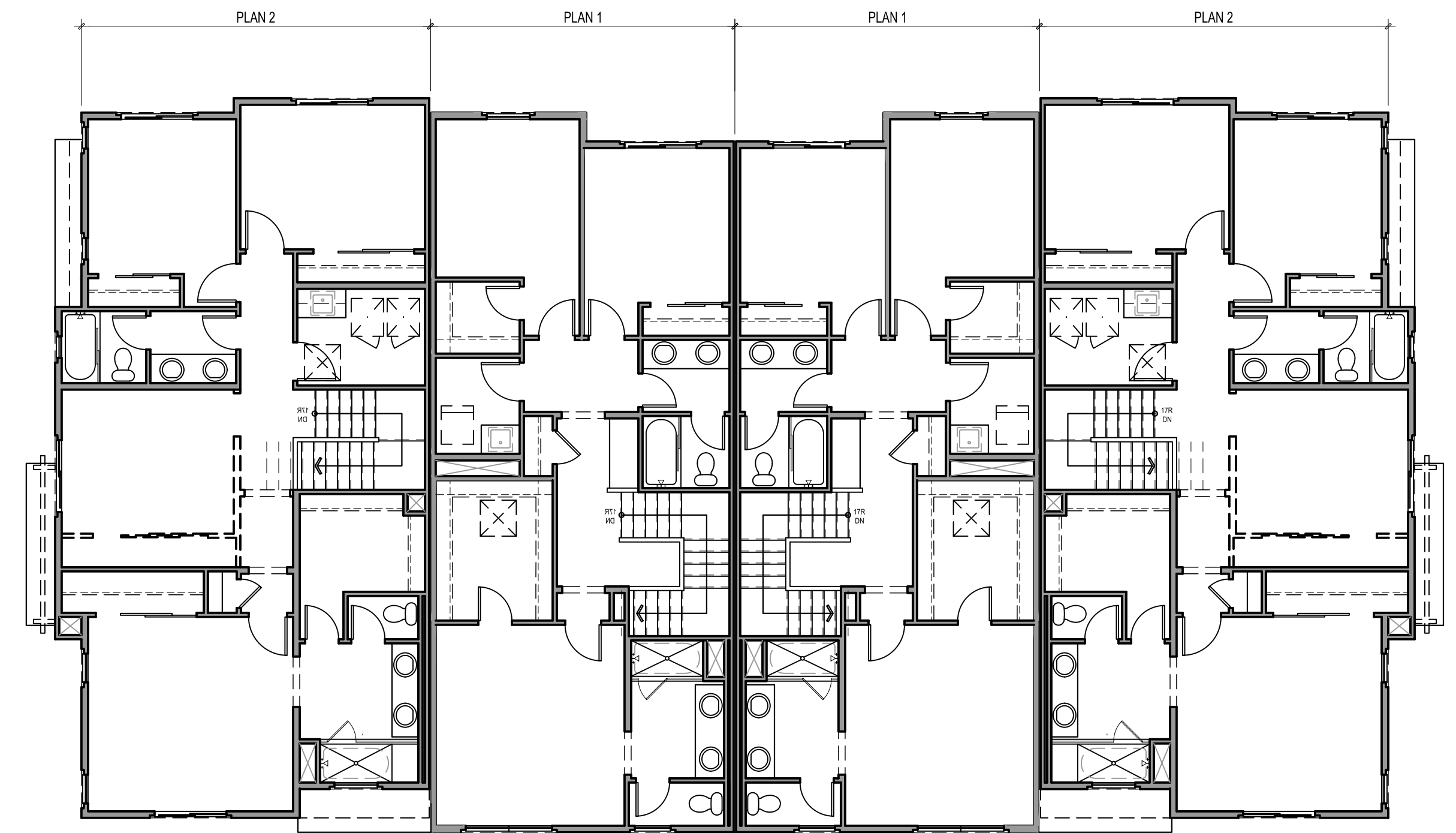
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BUILDING TYPE 400 (4-PLEX)
ELEVATIONS

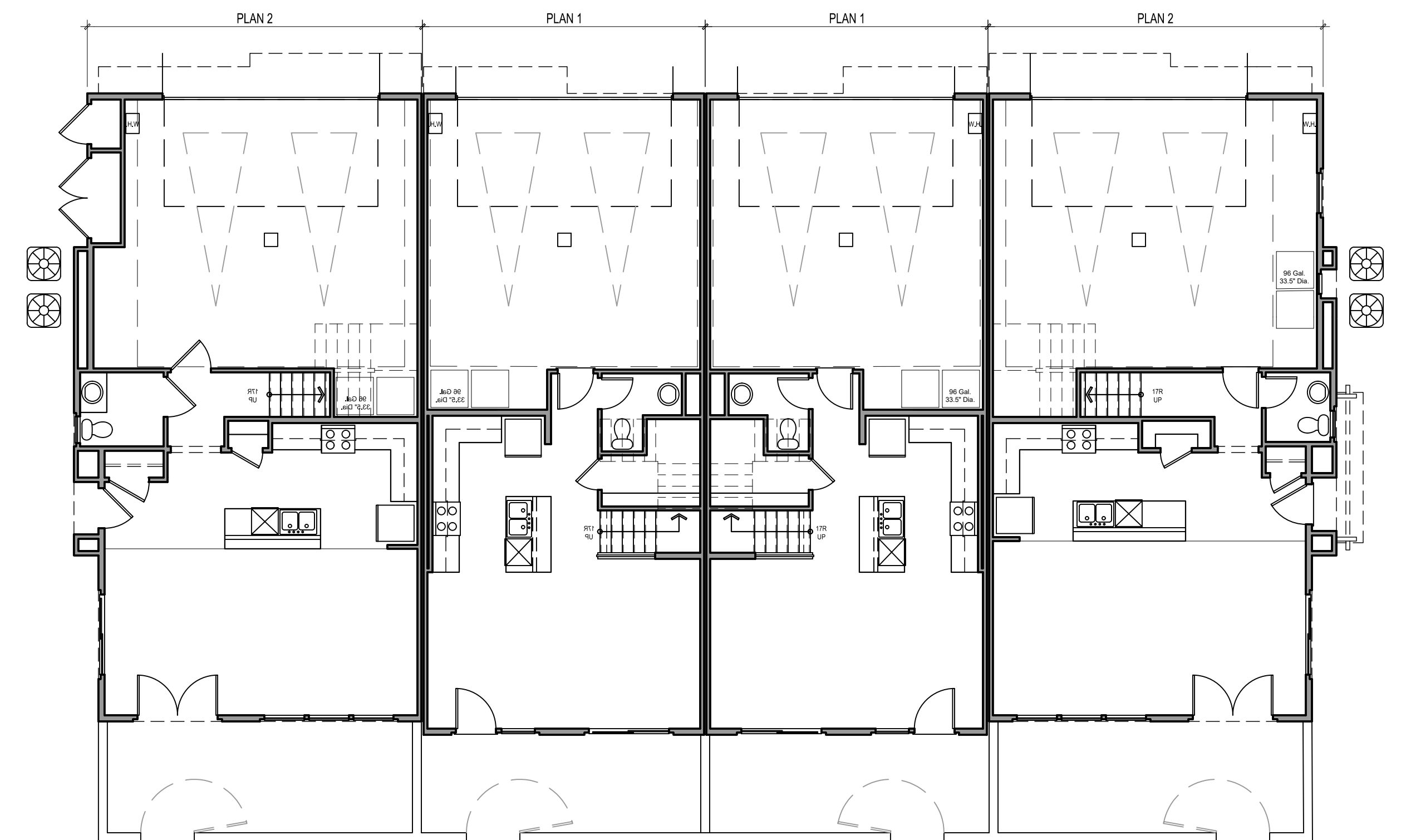
A2.11



ROOF



SECOND FLOOR



FIRST FLOOR



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SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 400 (4-PLEX)
BUILDING PLANS

A2.12



FRONT PERSPECTIVE OF BUILDING TYPE 410 (4-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 410 (4-PLEX)

NOTE: *COLOR SCHEME 1
DEMONSTRATED ON PERSPECTIVES



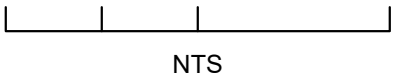
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BUILDING TYPE 410 (4-PLEX)
PERSPECTIVES

A2.20



3 - REAR ELEVATION



1 - FRONT ELEVATION



4 - SIDE ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

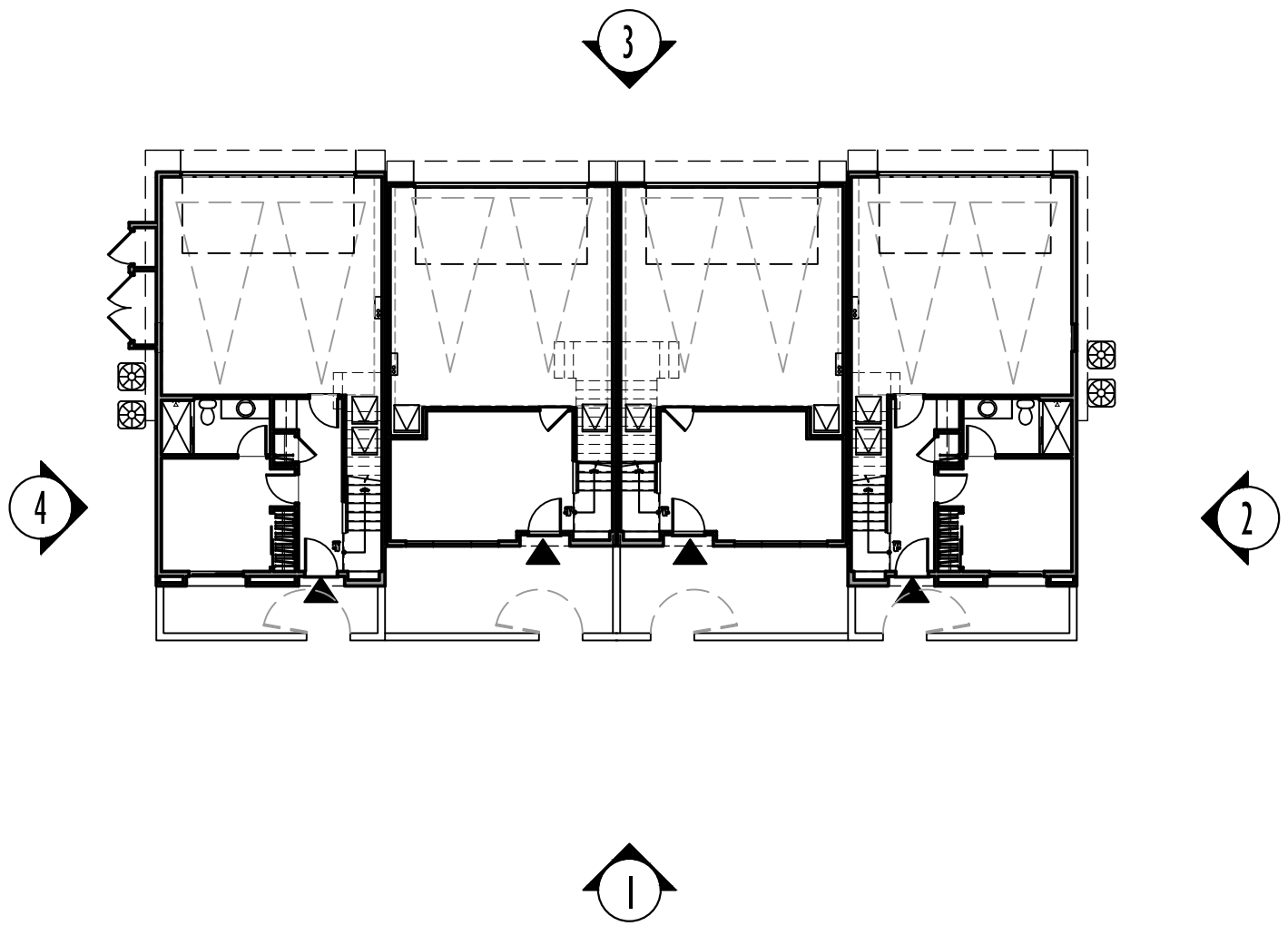
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FINISHES / COLORS

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- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



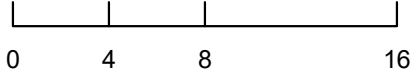
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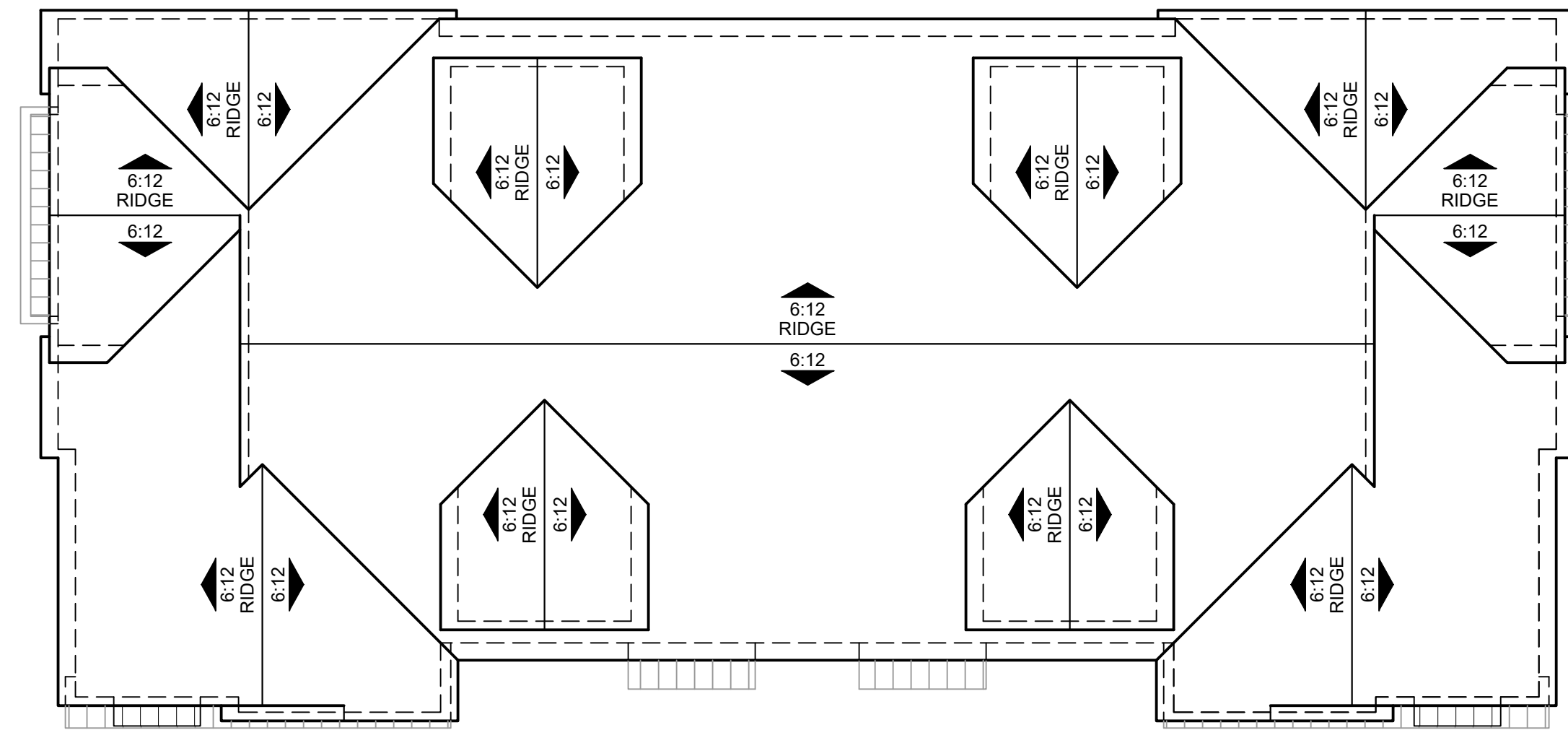
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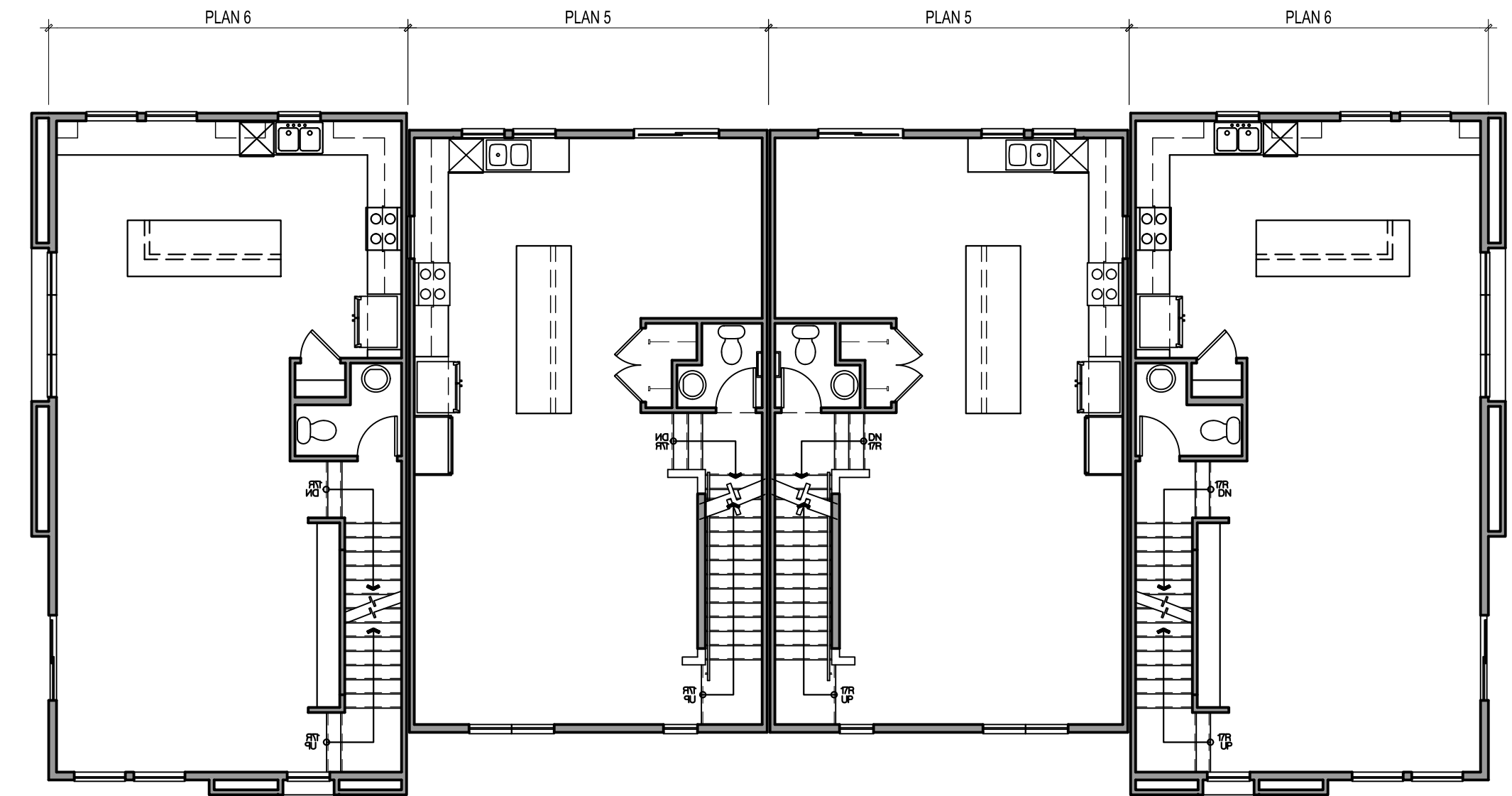


BUILDING TYPE 410 (4-PLEX)
ELEVATIONS

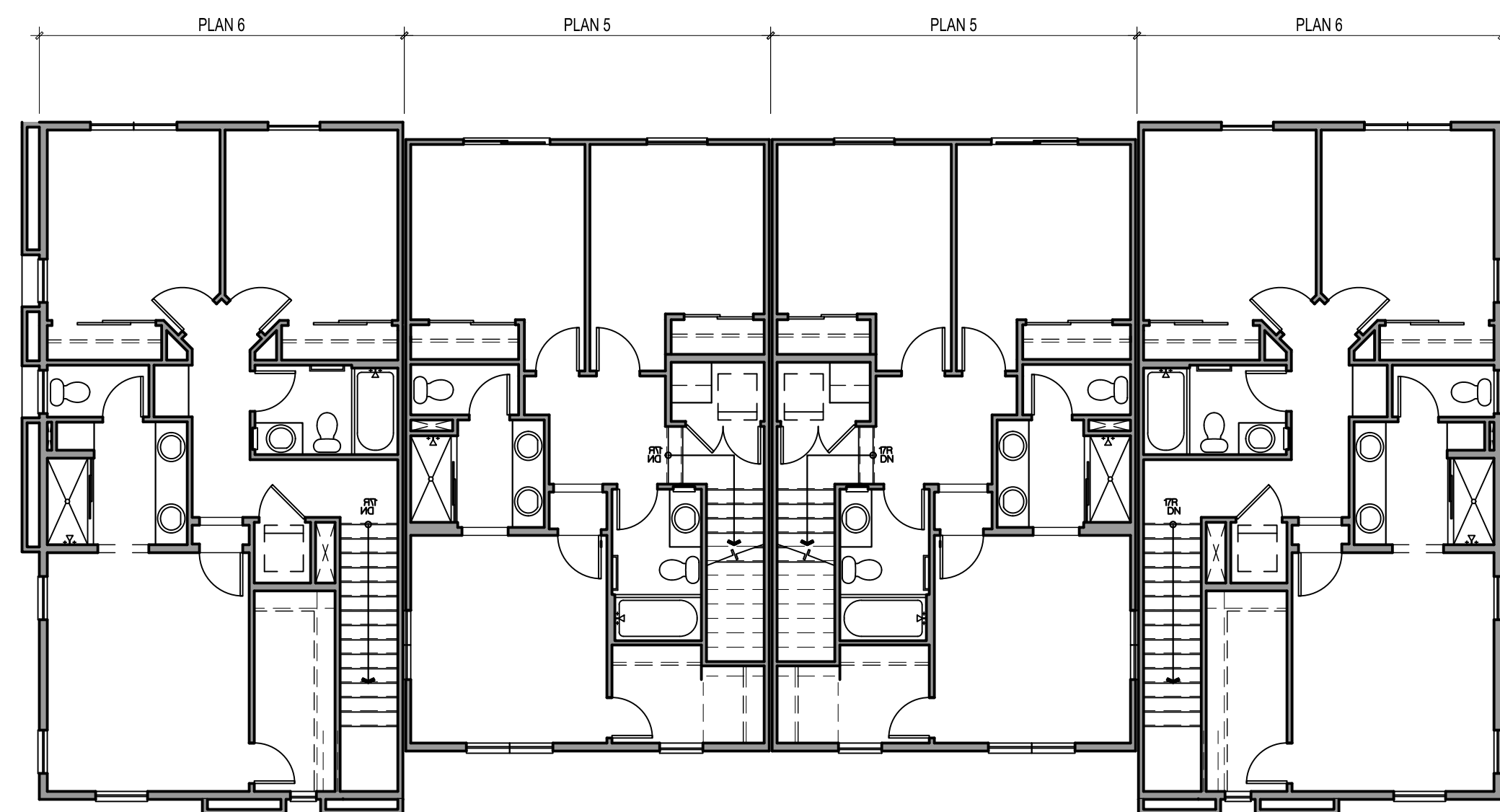
A2.21



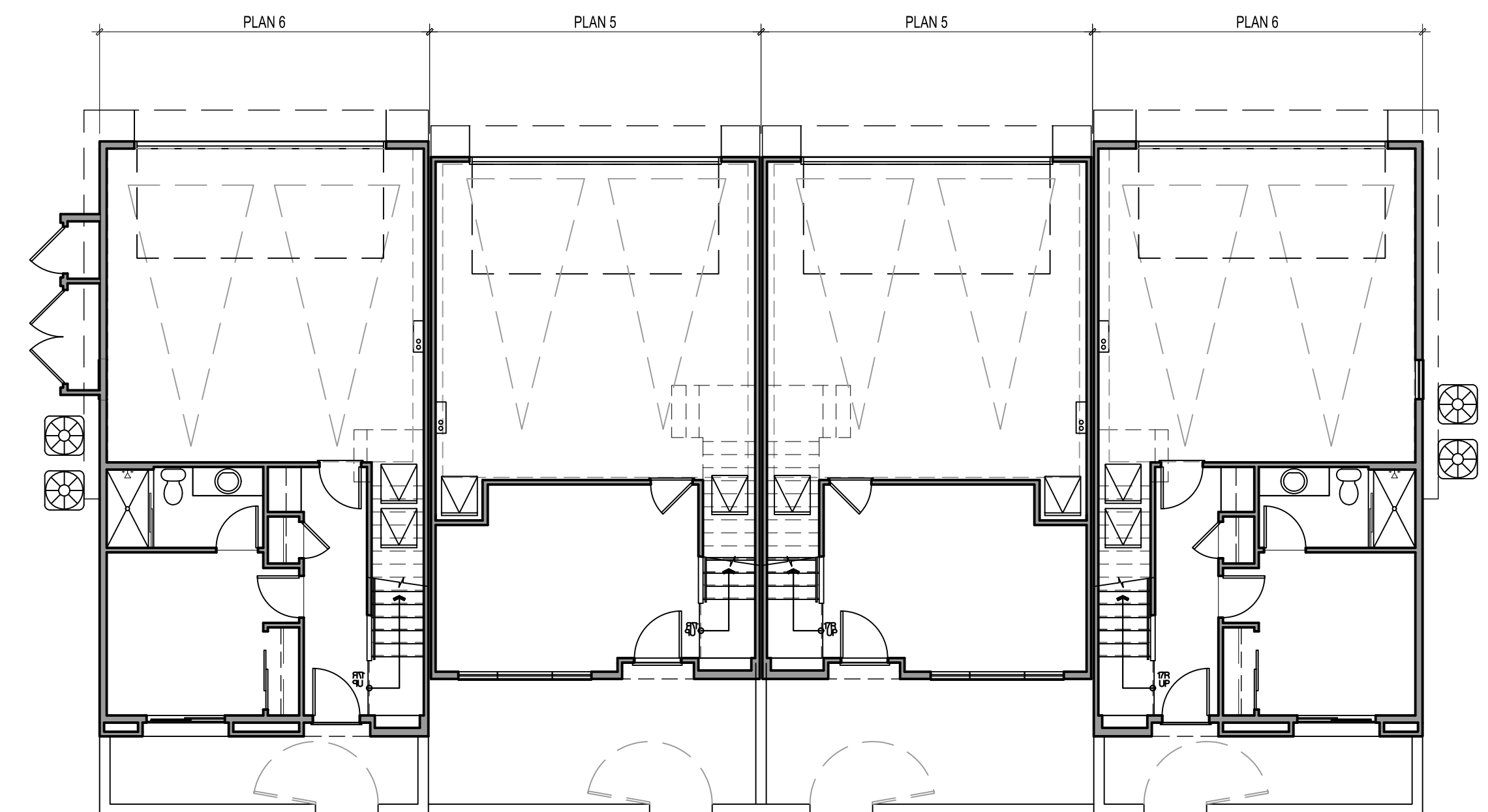
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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0 4 8 16

BUILDING TYPE 410 (4-PLEX)
BUILDING PLANS

A2.22



FRONT PERSPECTIVE OF BUILDING TYPE 500 (5-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 500 (5-PLEX)

NOTE: *COLOR SCHEME 1
DEMONSTRATED ON PERSPECTIVES



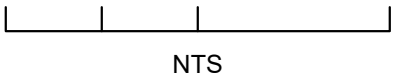
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BUILDING TYPE 500 (5-PLEX)
PERSPECTIVES

A2.30



3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

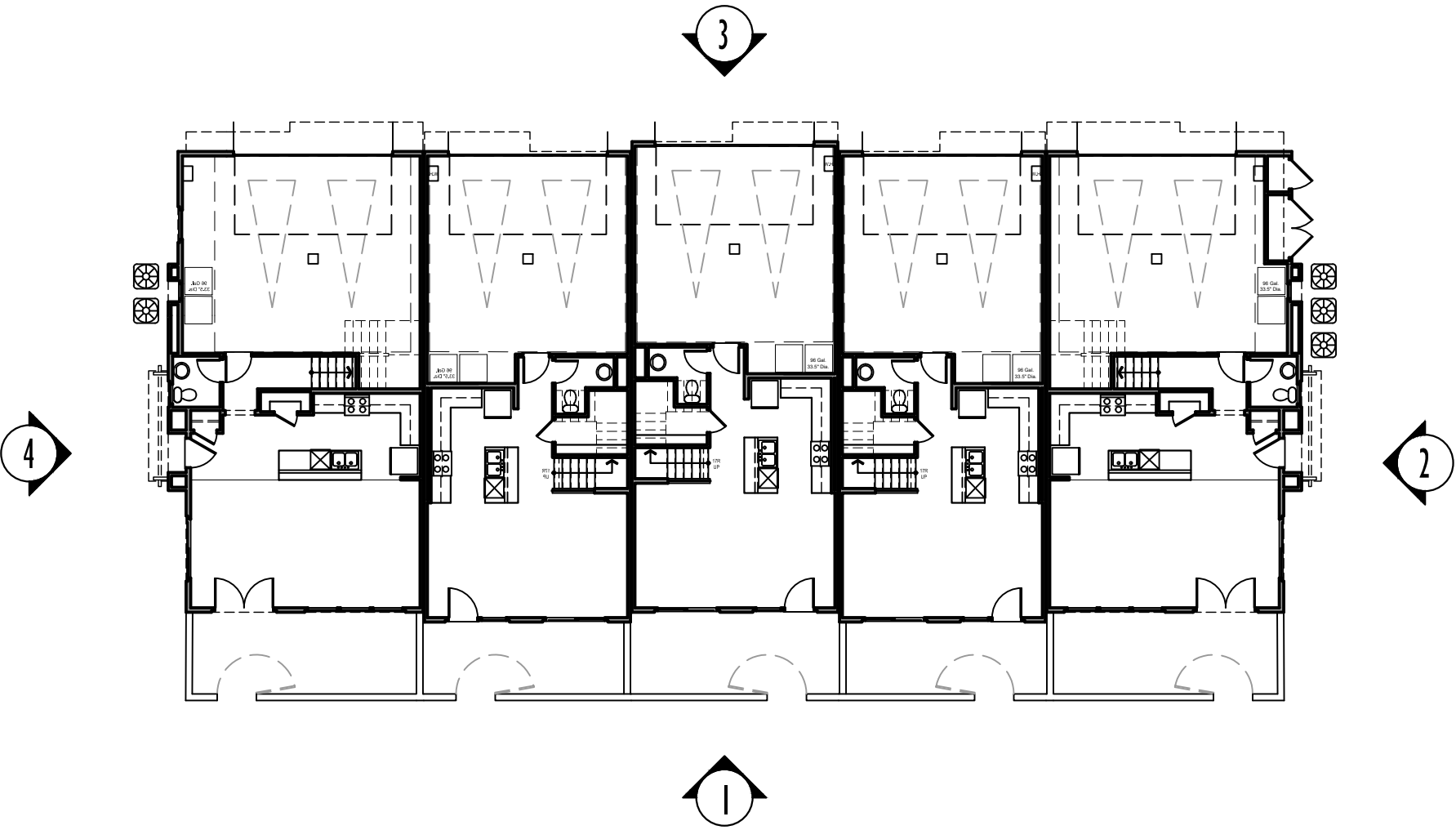
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- 18 DECK METAL RAILING

FINISHES / COLORS

- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



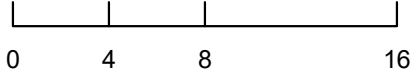
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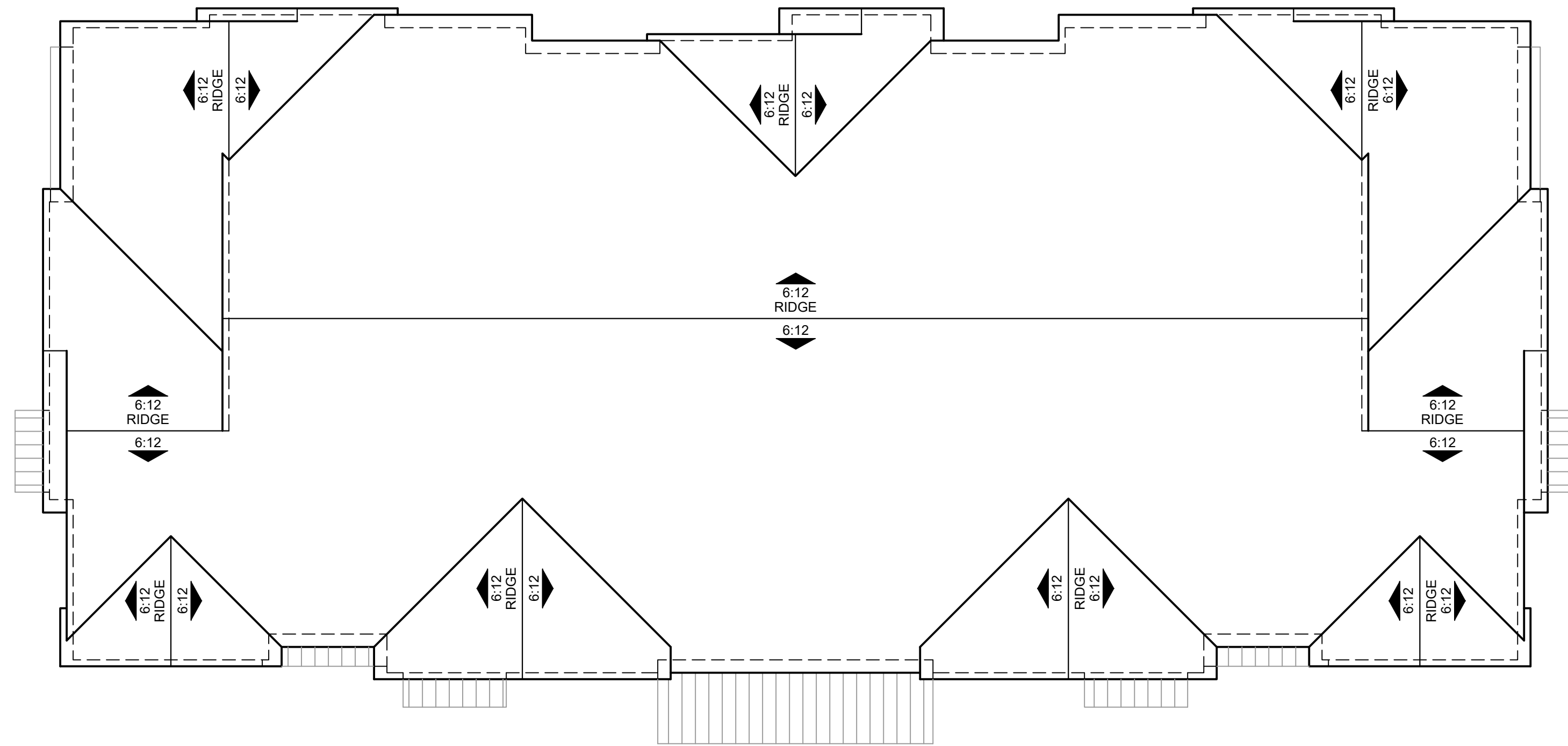
SCHEMATIC DESIGN

Plot Date: February 23, 2021
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3rd Submittal : February 26, 2021

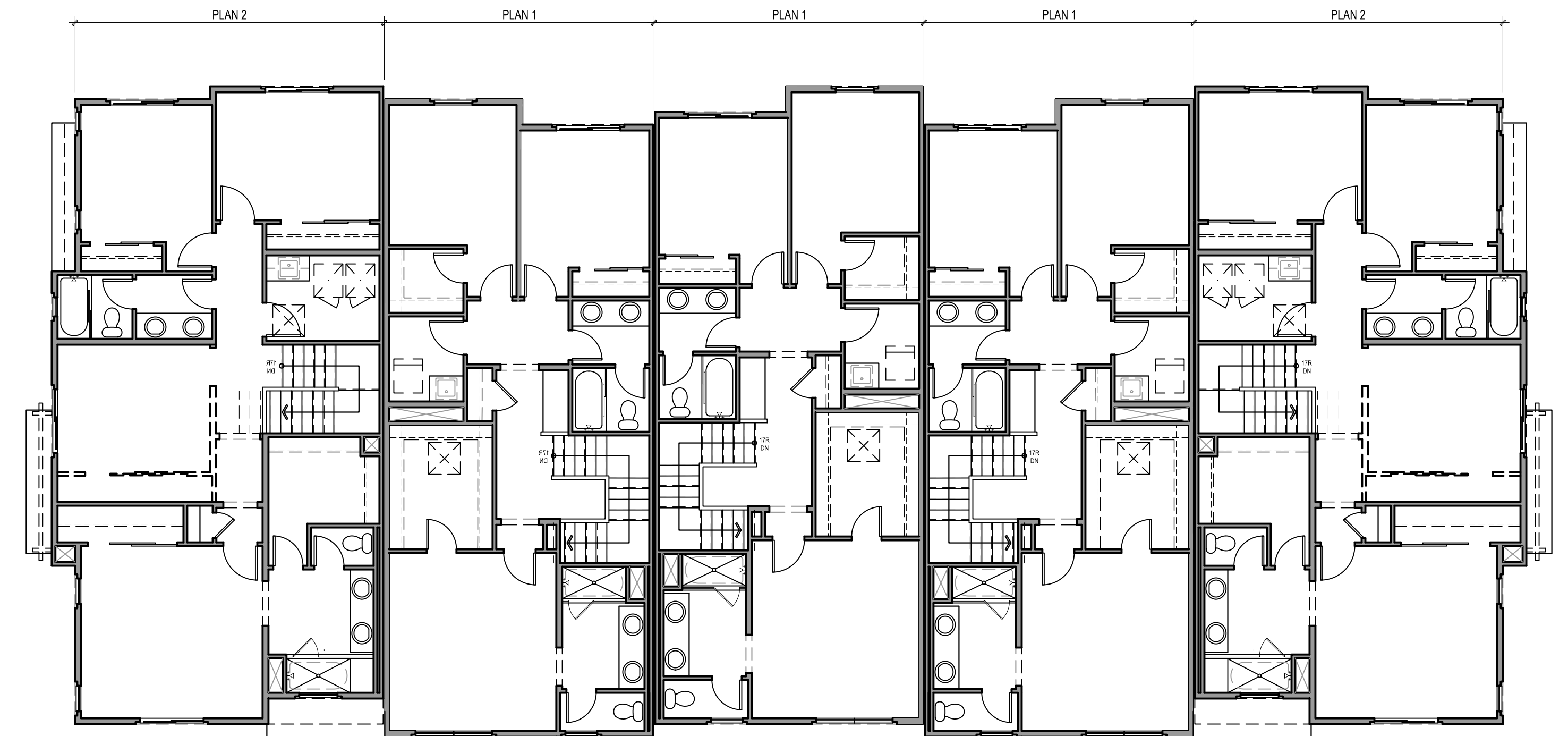


BUILDING TYPE 500 (5-PLEX)
ELEVATIONS

A2.31



ROOF



SECOND FLOOR



FIRST FLOOR



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SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 500 (5-PLEX)
BUILDING PLANS

A2.32



FRONT PERSPECTIVE OF BUILDING TYPE 510 (5-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 510 (5-PLEX)

NOTE: *COLOR SCHEME 2
DEMONSTRATED ON PERSPECTIVES



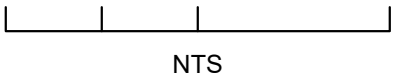
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3rd Submittal : February 26, 2021



BUILDING TYPE 510 (5-PLEX)
PERSPECTIVES

A2.40



3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

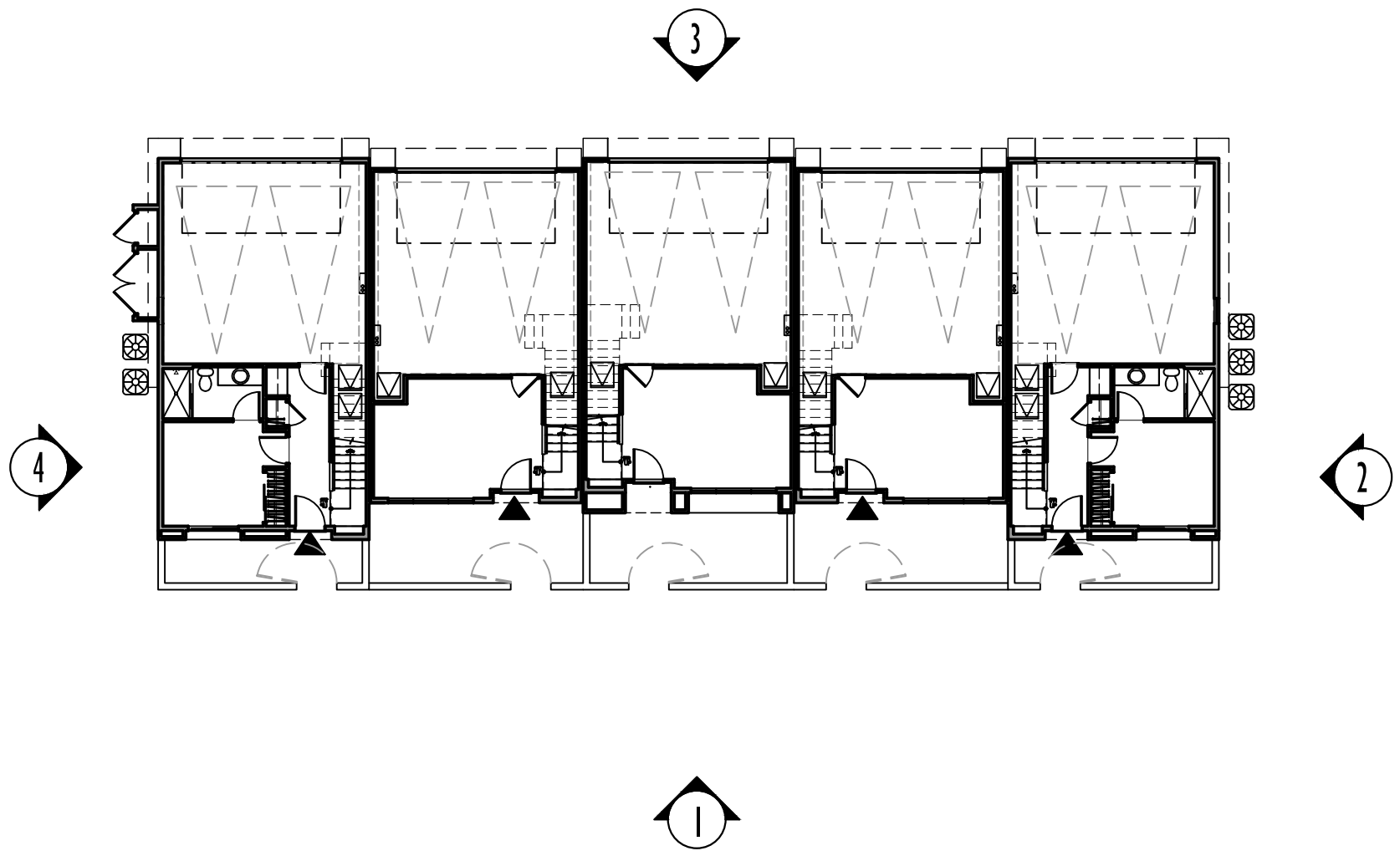
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
- 12 METAL SECTIONAL GARAGE DOOR
- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
- 15 PORCHES WITH SIMPLE WOOD COLUMNS & KNEE BRACES
- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

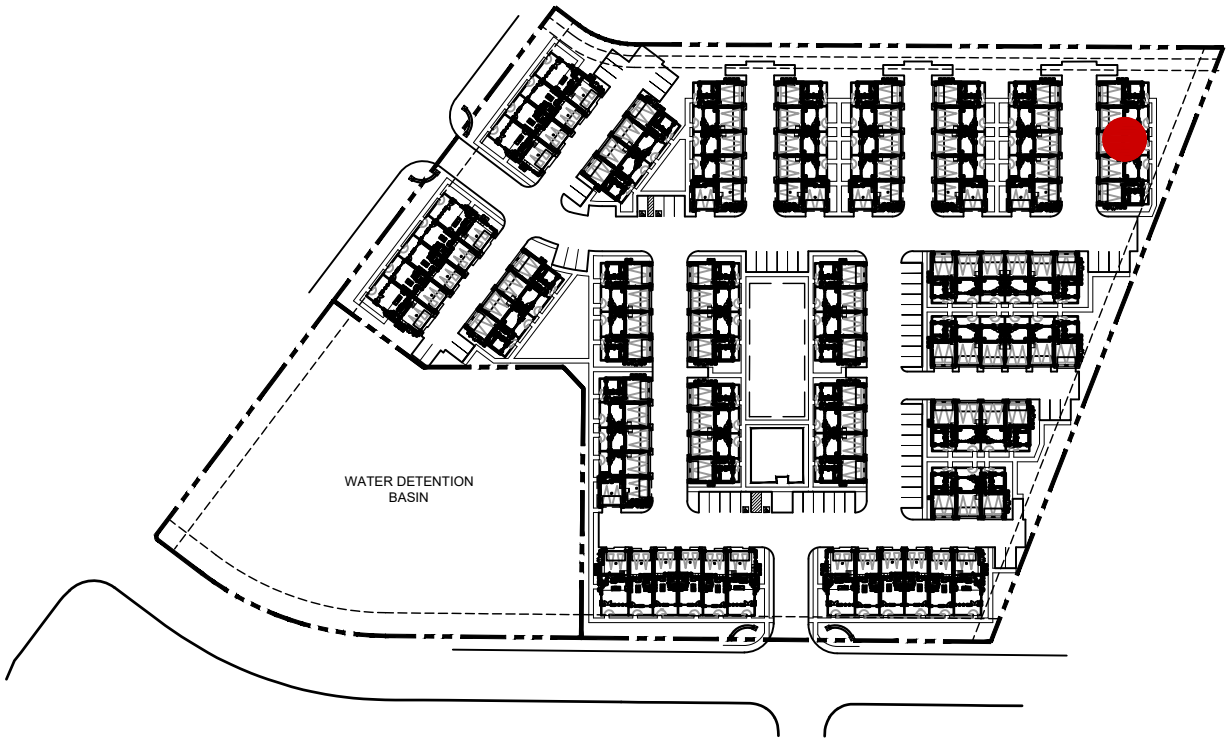
- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



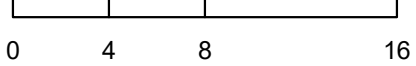
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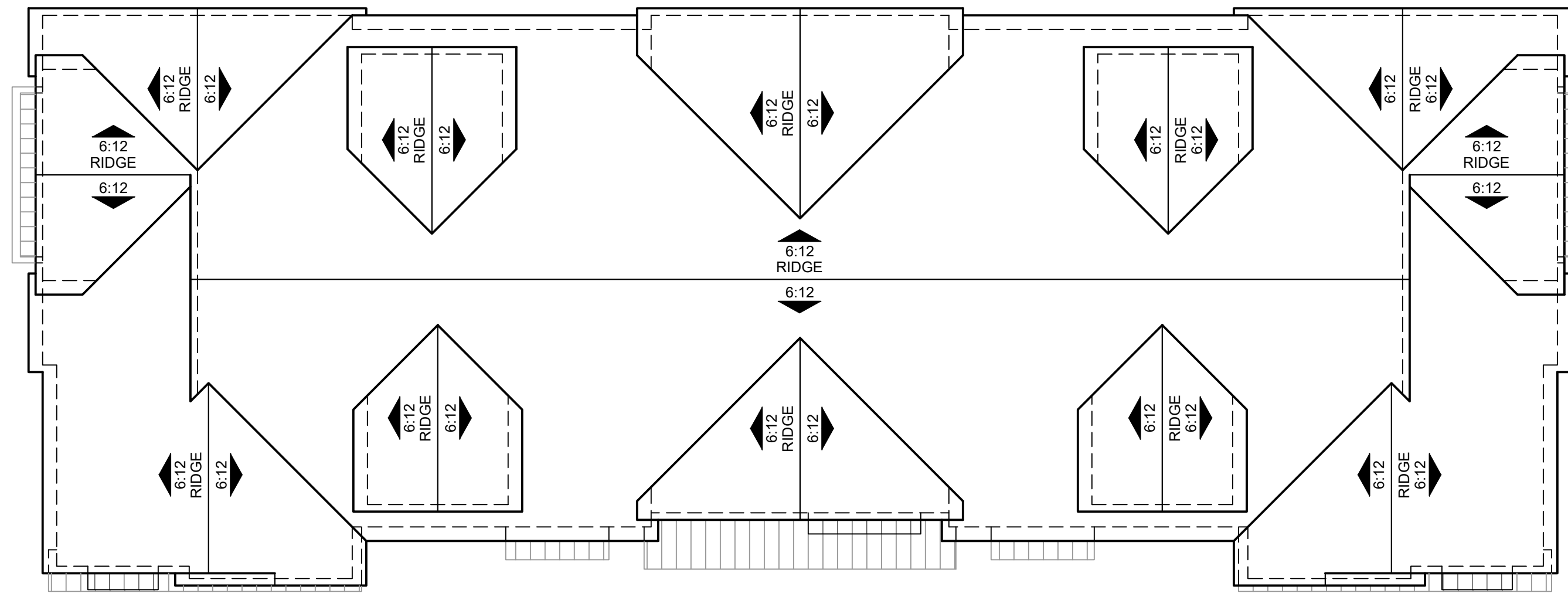
SCHEMATIC DESIGN

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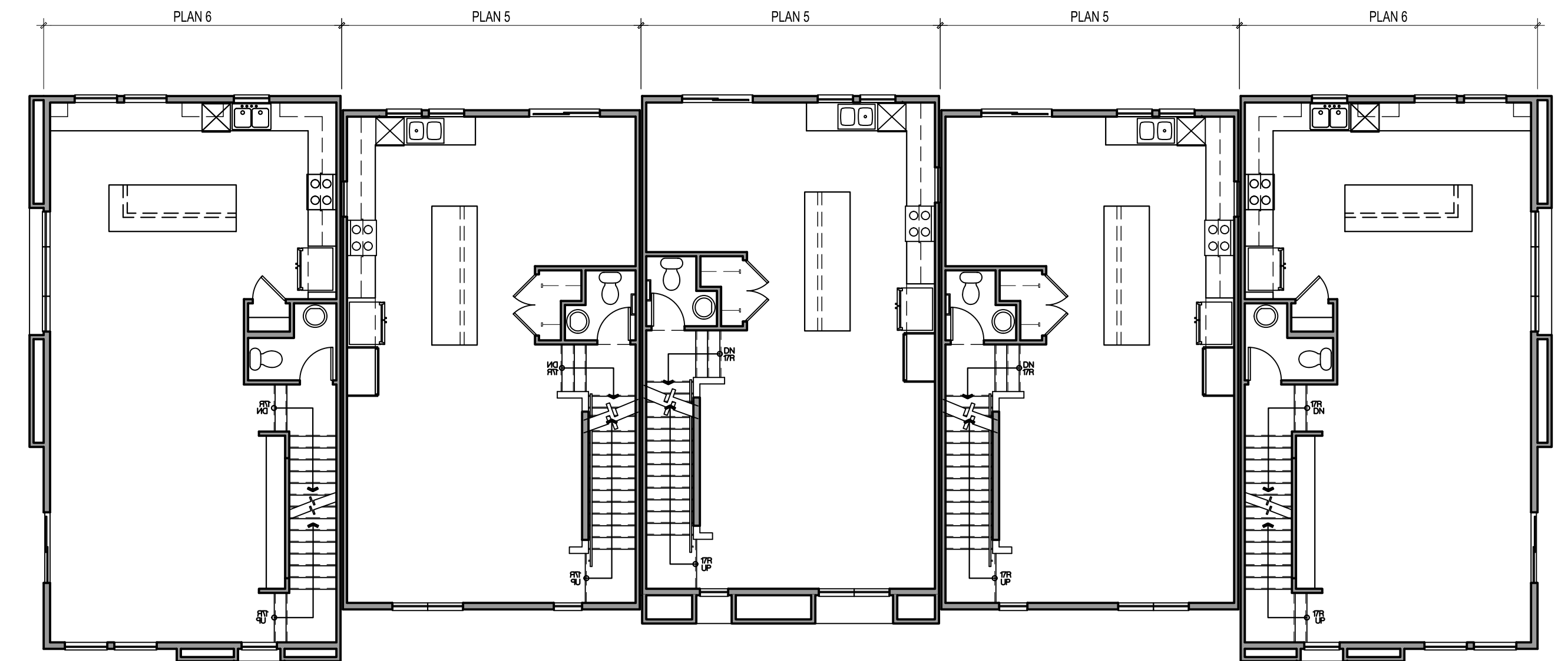


BUILDING TYPE 510 (5-PLEX)
ELEVATIONS

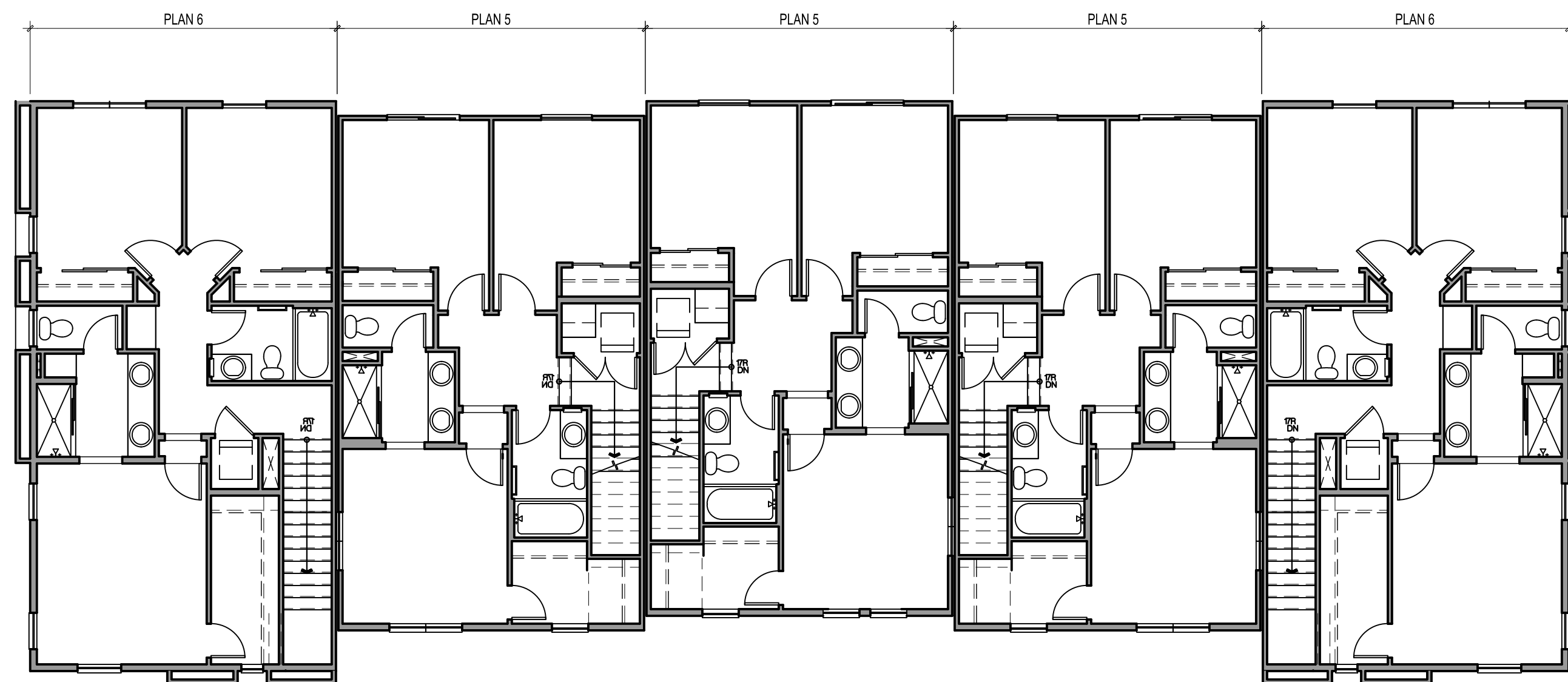
A2.41



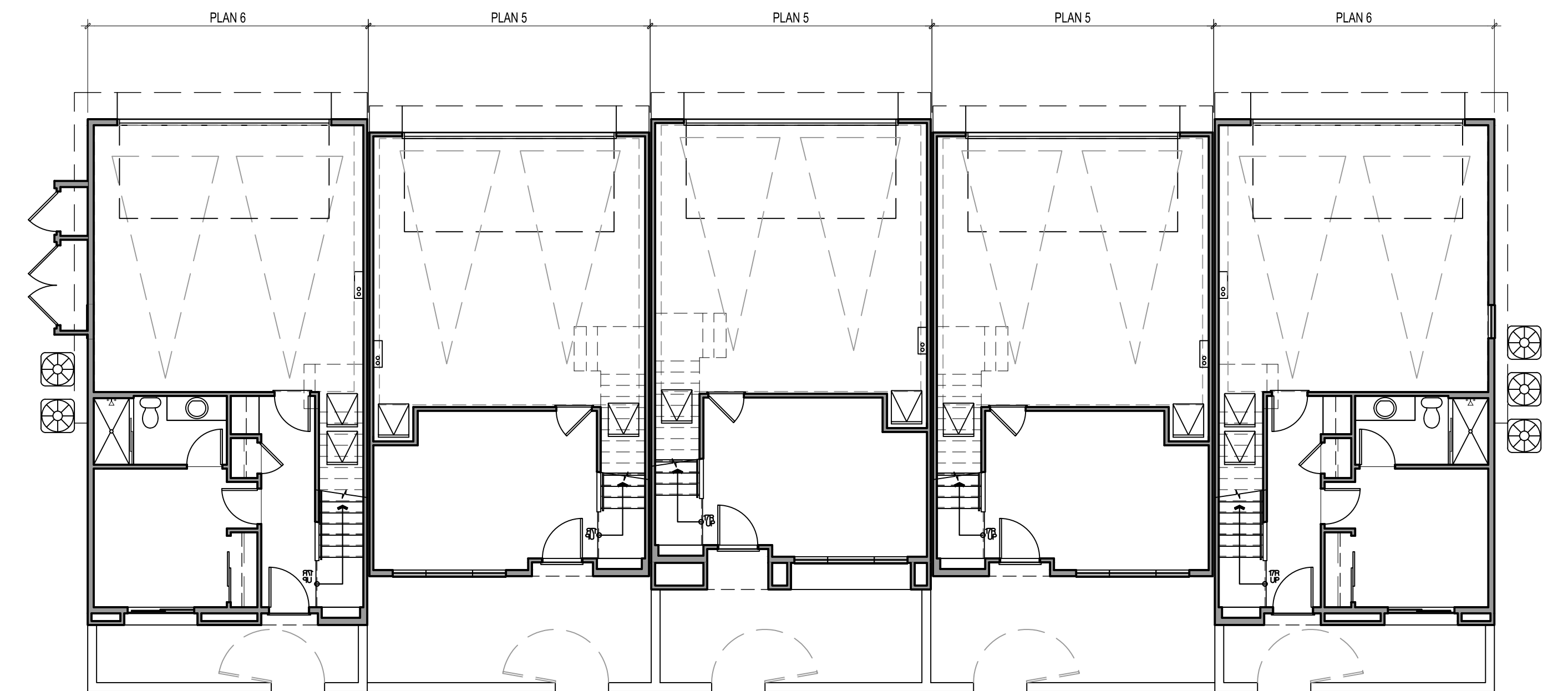
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 510 (5-PLEX)
COMPOSITE FLOOR PLAN

A2.42



FRONT PERSPECTIVE OF BUILDING TYPE 600 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 600 (6-PLEX)

NOTE: *COLOR SCHEME 1
DEMONSTRATED ON PERSPECTIVES



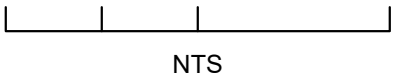
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SCHEMATIC DESIGN

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BUILDING TYPE 600 (6-PLEX)
PERSPECTIVES

A2.50



3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

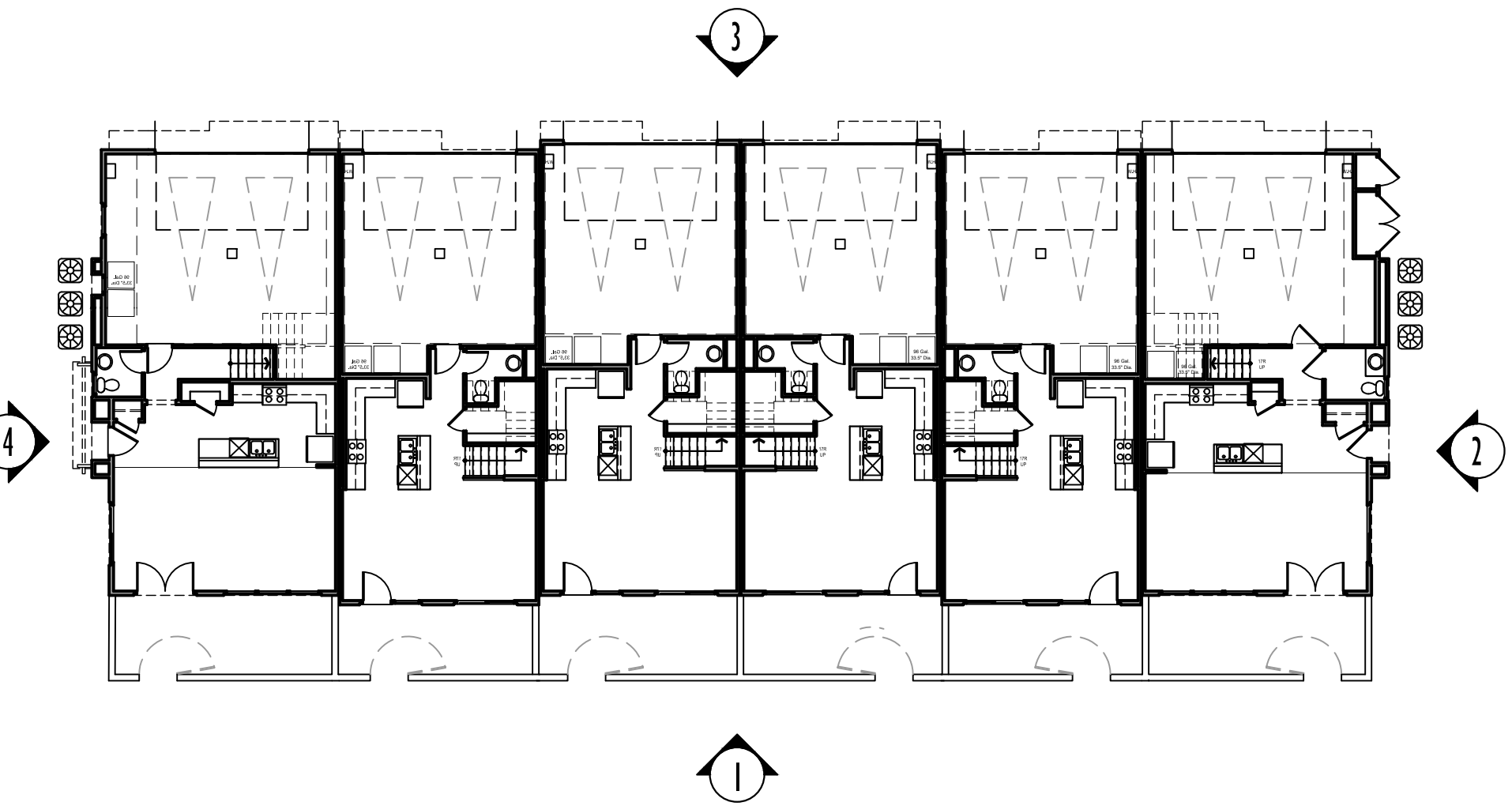
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
- 12 METAL SECTIONAL GARAGE DOOR
- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
- 15 PORCHES WITH SIMPLE WOOD COLUMNS & KNEE BRACES
- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER
COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



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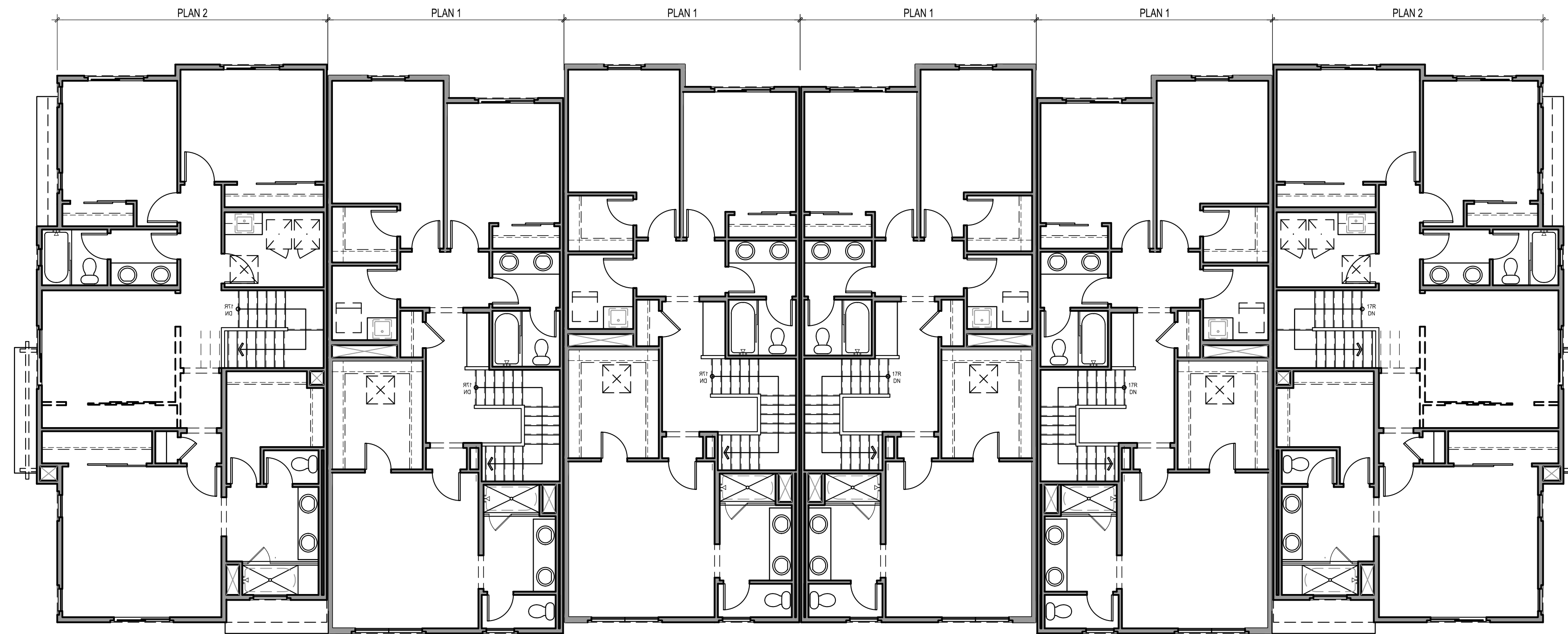
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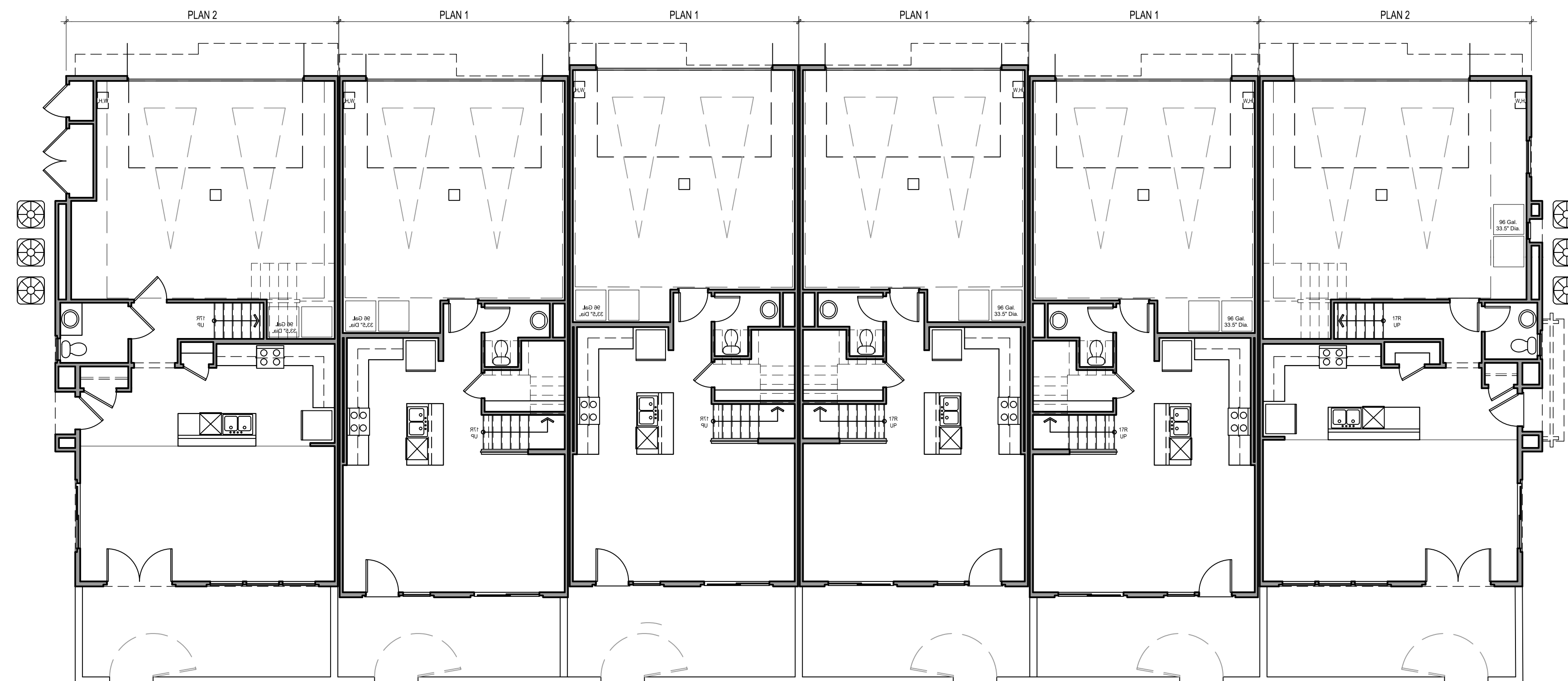
0 4 8 16

BUILDING TYPE 600 (6-PLEX)
ELEVATIONS

A2.51



SECOND FLOOR



FIRST FLOOR



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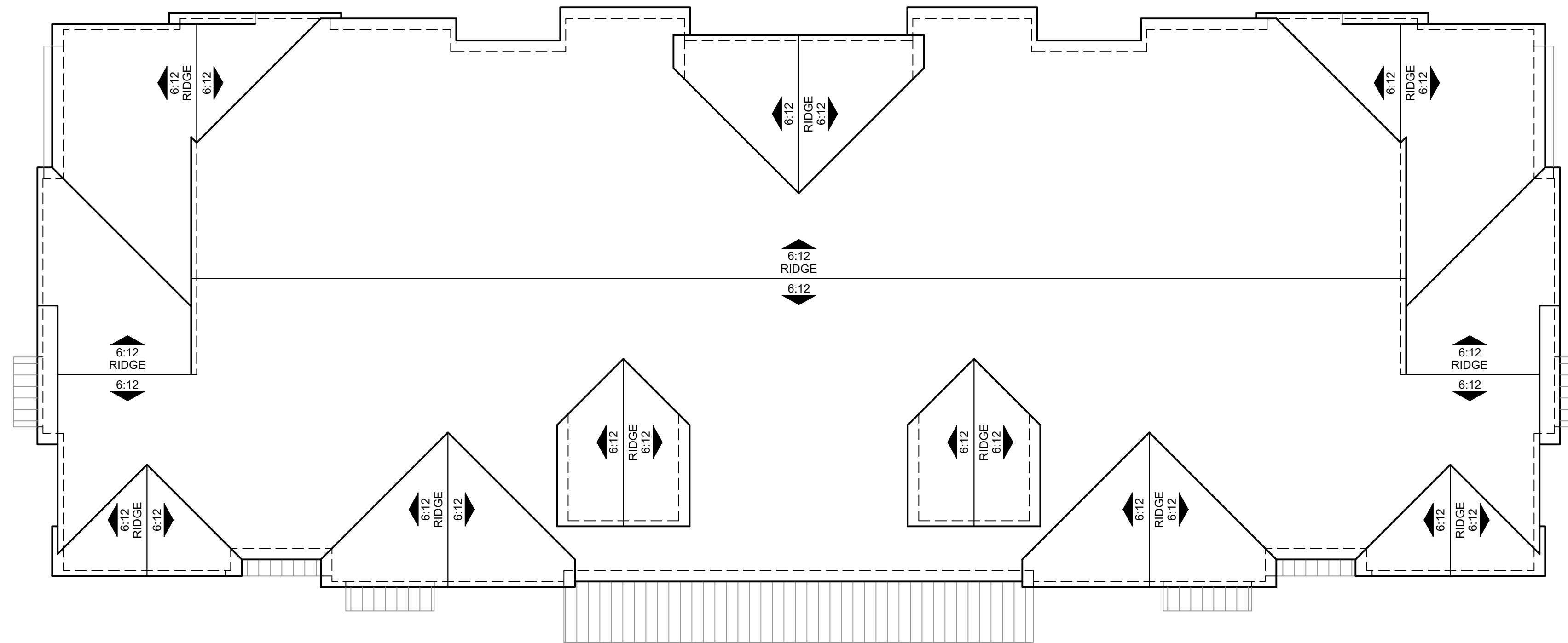
SCHEMATIC DESIGN

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SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 600 (6-PLEX)
BUILDING PLANS

A2.52



ROOF



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0 4 8 16

BUILDING TYPE 600 (6-PLEX)
BUILDING PLANS

A2.53



FRONT PERSPECTIVE OF BUILDING TYPE 610 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 610 (6-PLEX)

NOTE: *COLOR SCHEME 1
DEMONSTRATED ON PERSPECTIVES



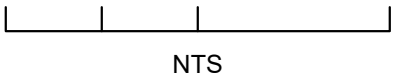
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BUILDING TYPE 610 (6-PLEX)
PERSPECTIVES

A2.60



3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

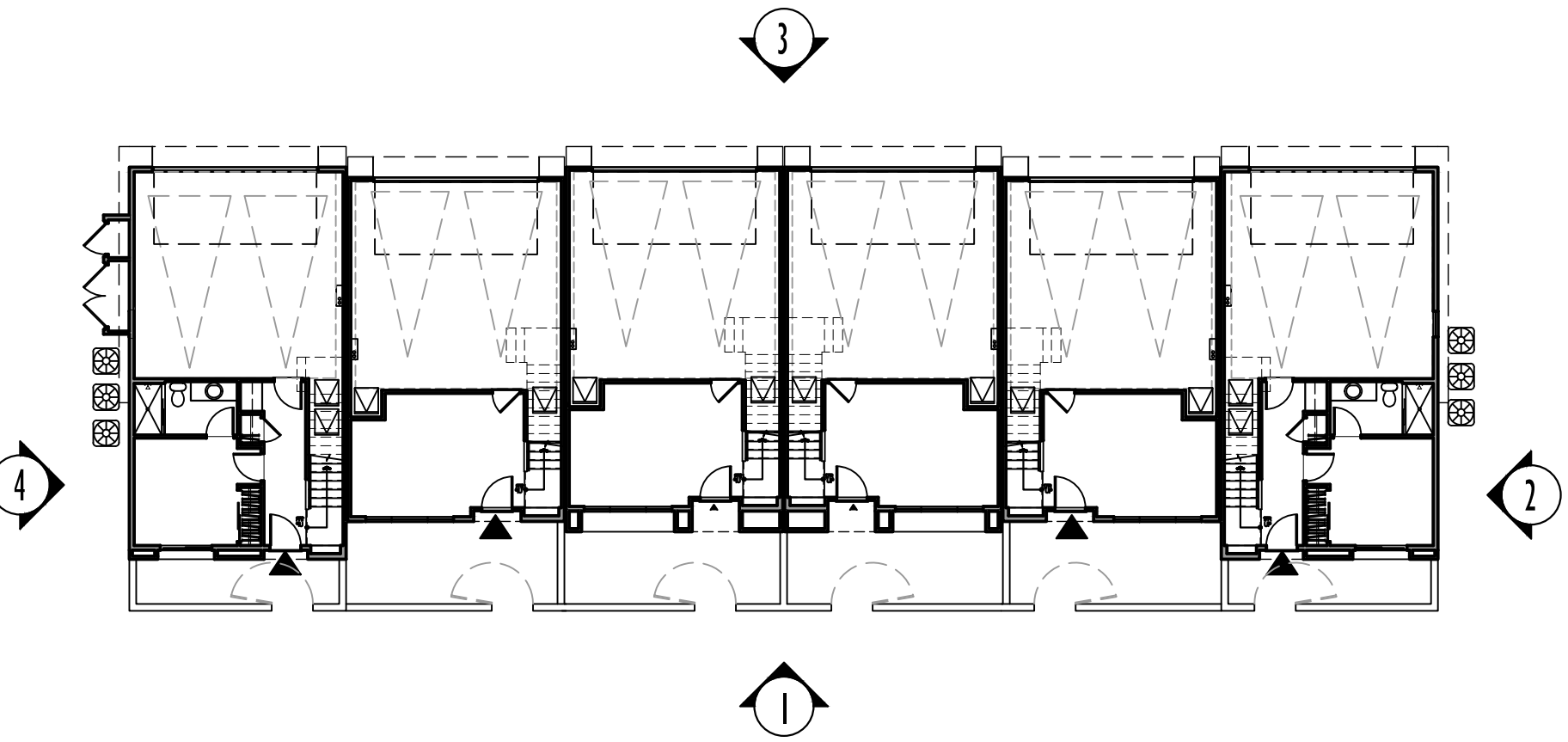
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
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- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
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- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

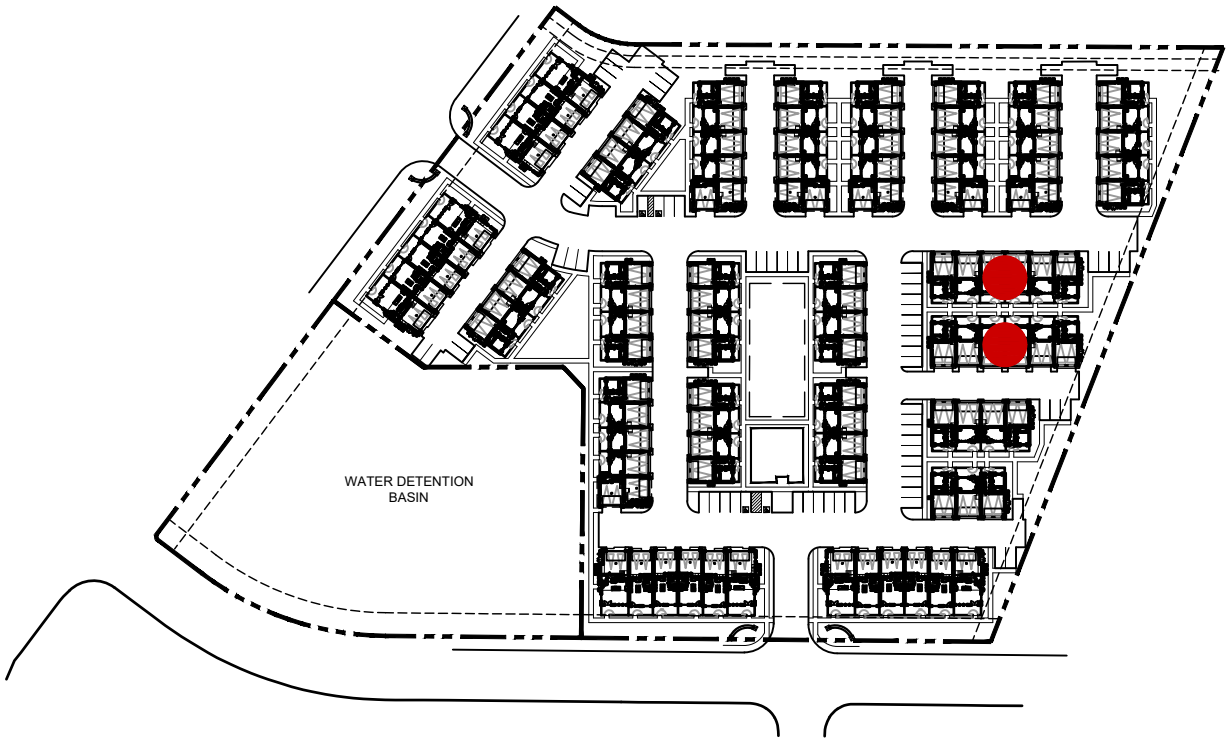
- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



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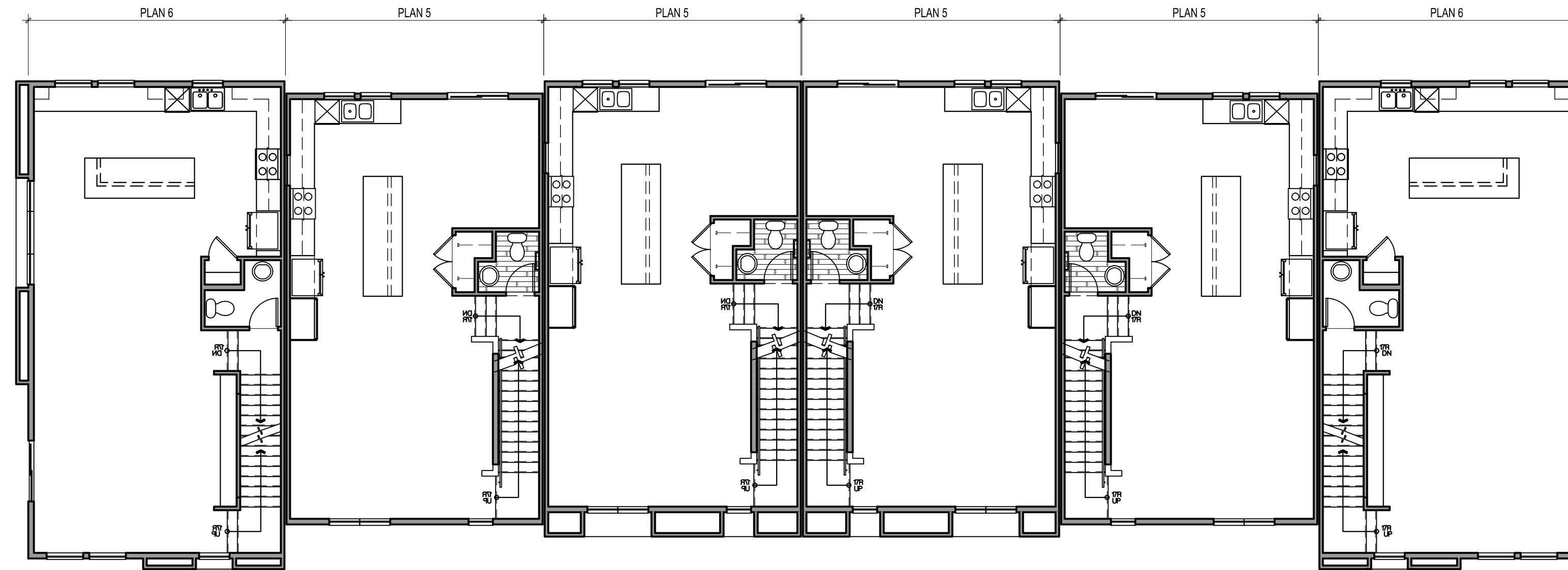
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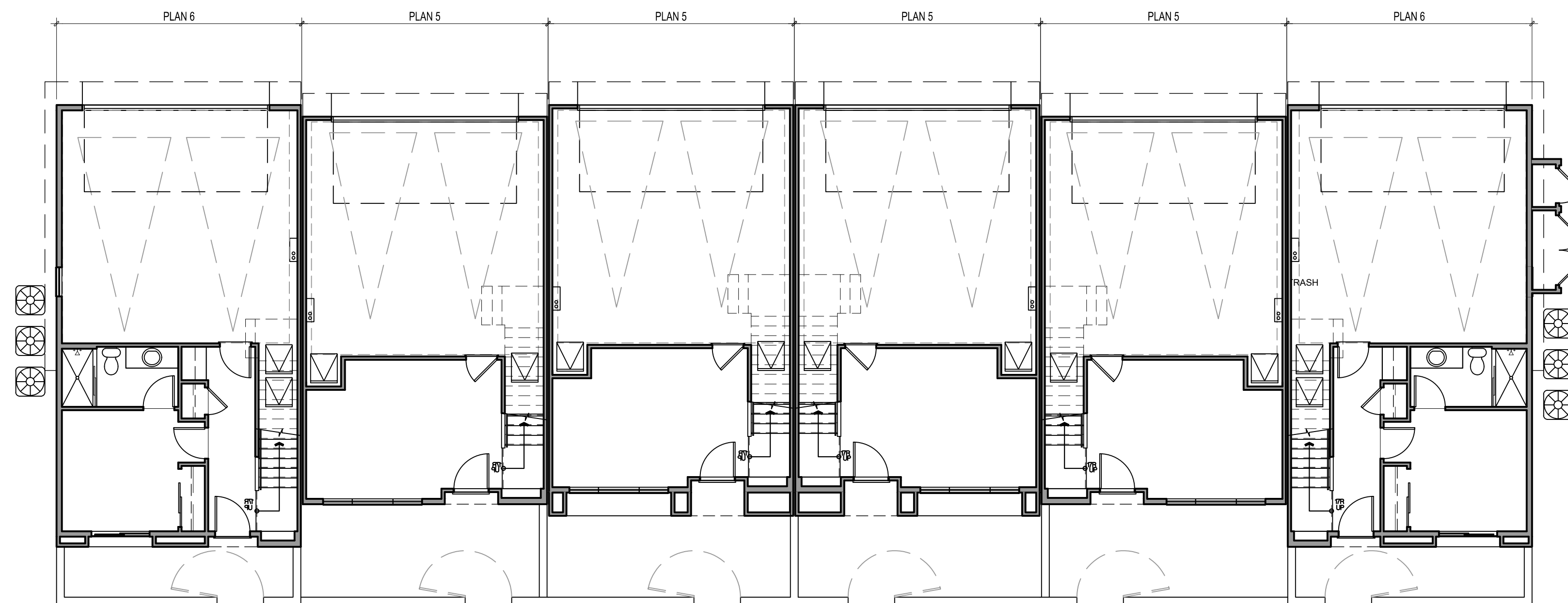
0 4 8 16

BUILDING TYPE 610 (6-PLEX)
ELEVATIONS

A2.61



SECOND FLOOR



FIRST FLOOR



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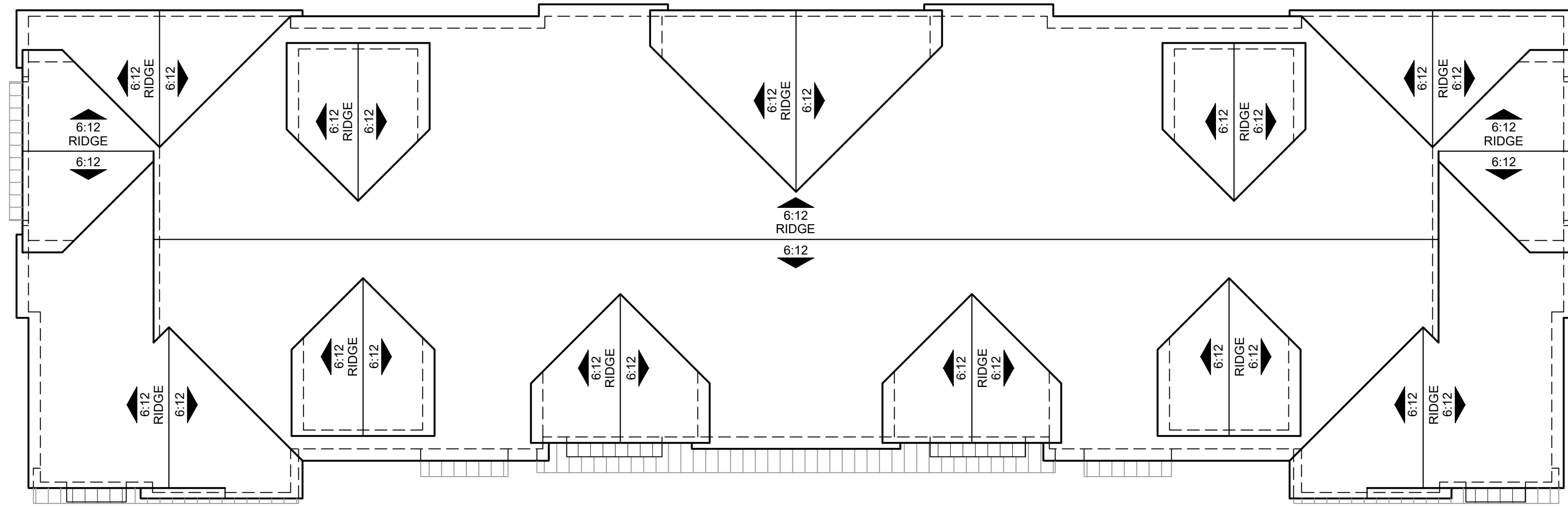
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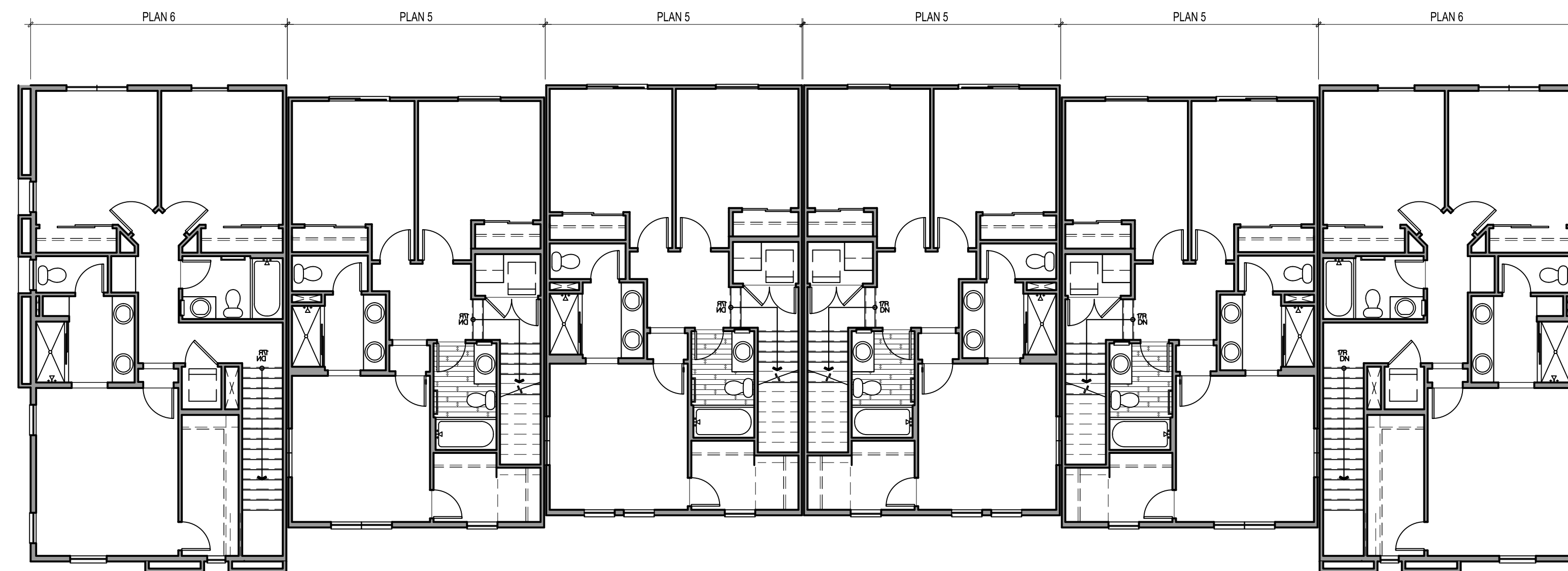
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 610 (6-PLEX)
COMPOSITE FLOOR PLAN

A2.62



ROOF



THIRD FLOOR



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0 4 8 16

BUILDING TYPE 610 (6-PLEX)
COMPOSITE FLOOR PLAN

A2.63



FRONT PERSPECTIVE OF BUILDING TYPE 620 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 620 (6-PLEX)

NOTE: *COLOR SCHEME 2
DEMONSTRATED ON PERSPECTIVES



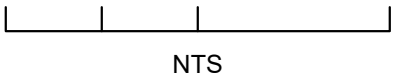
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BUILDING TYPE 620 (6-PLEX)
PERSPECTIVES

A2.70



3 - REAR ELEVATION



1 - FRONT ELEVATION



4 - SIDE ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

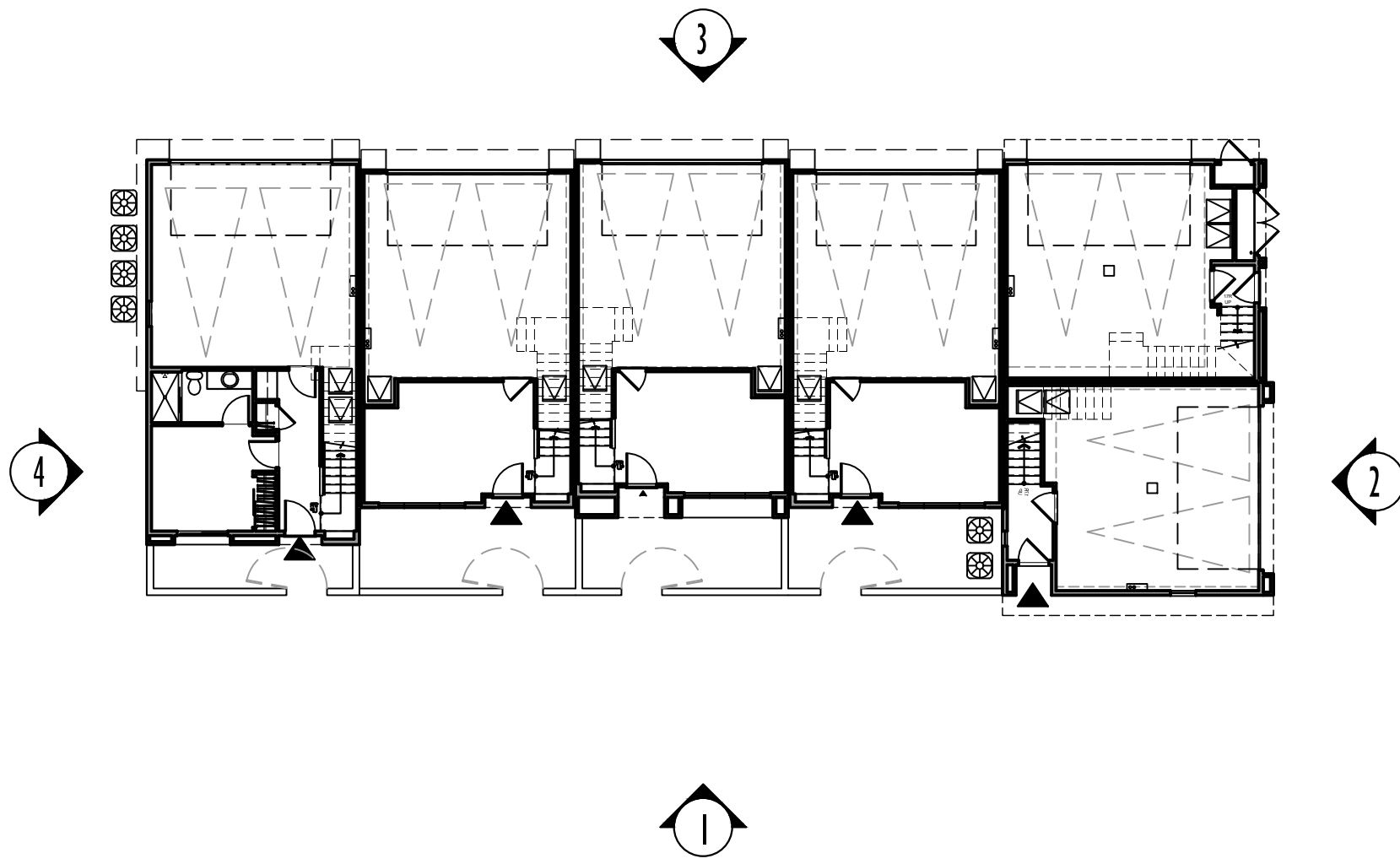
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
- 12 METAL SECTIONAL GARAGE DOOR
- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
- 15 PORCHES WITH SIMPLE WOOD COLUMNS & KNEE BRACES
- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

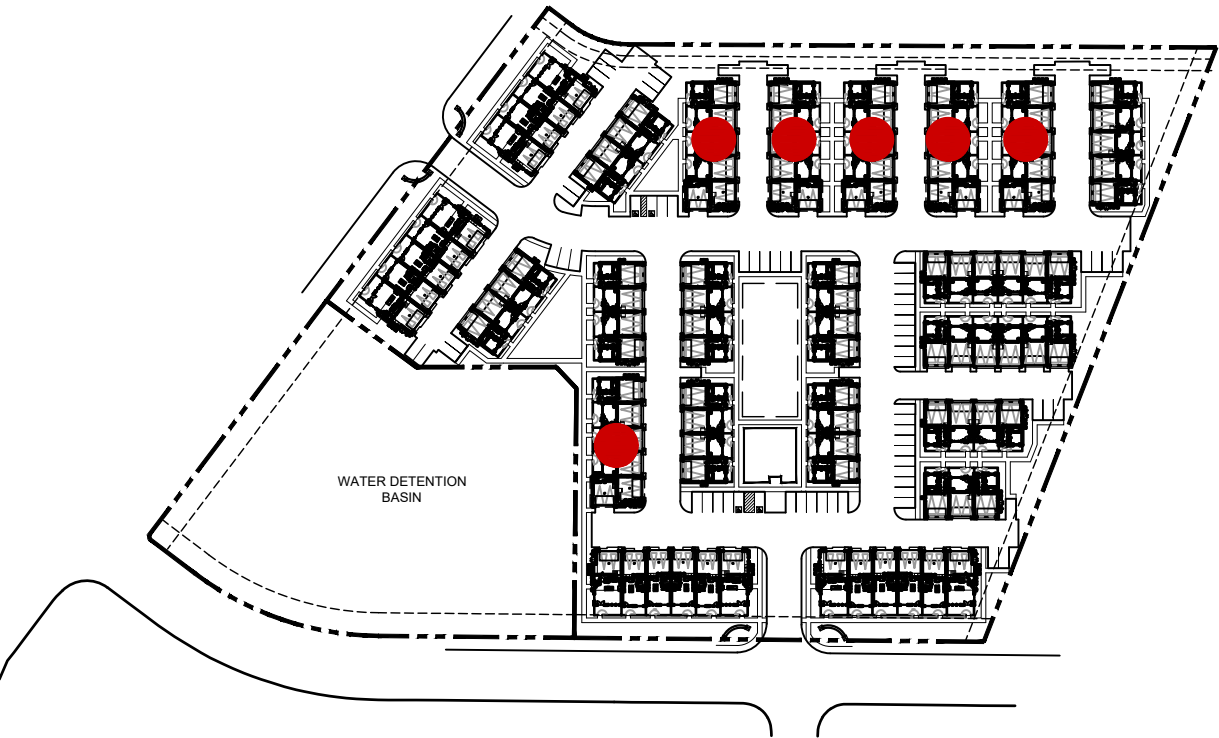
- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER
COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/16" = 1'-0"



SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



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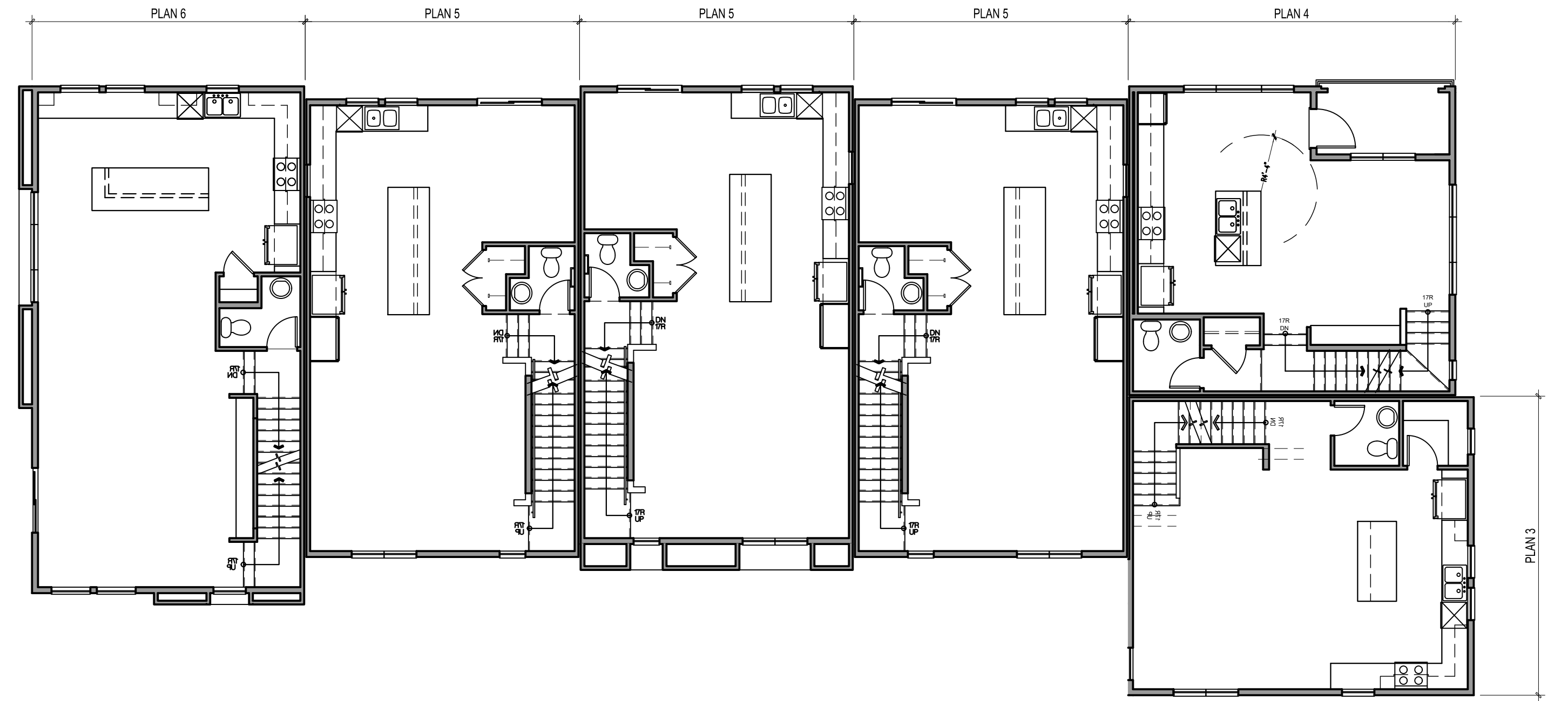
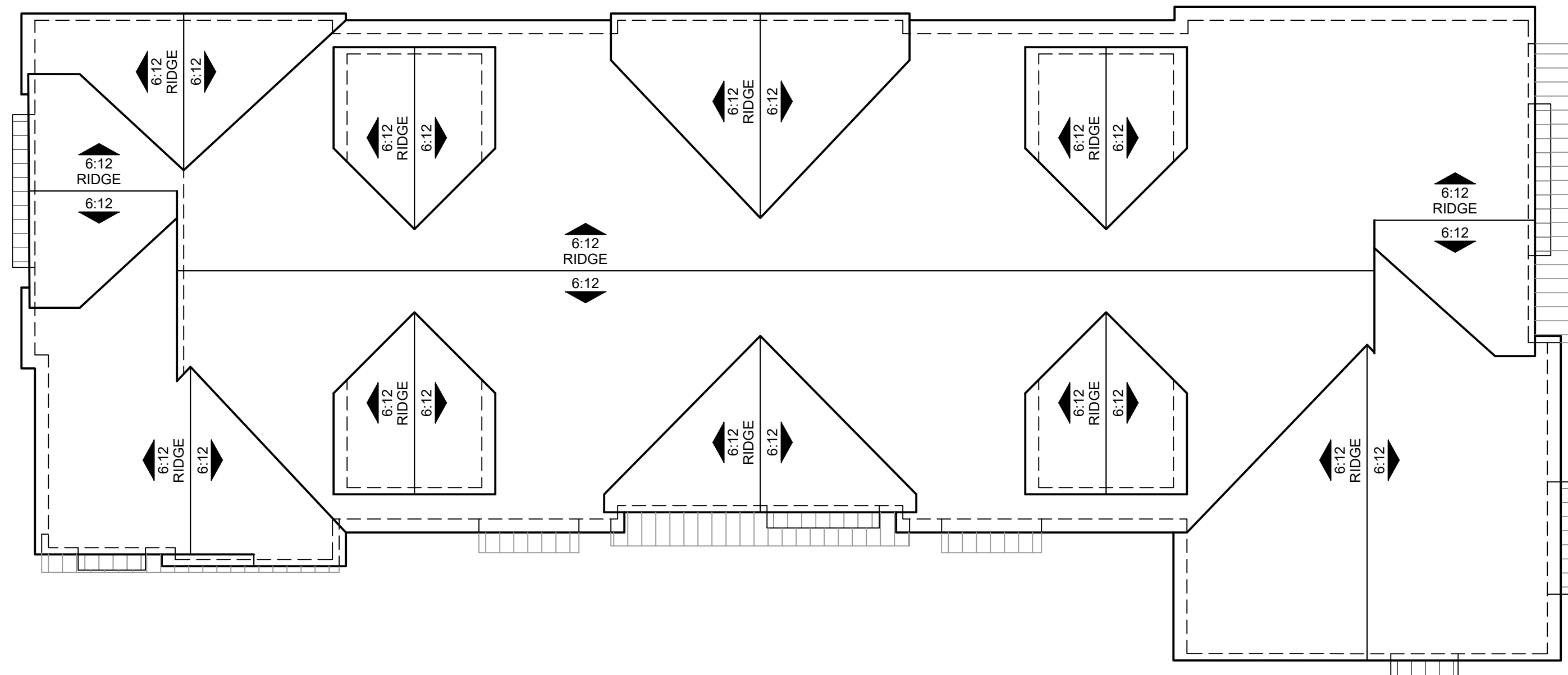
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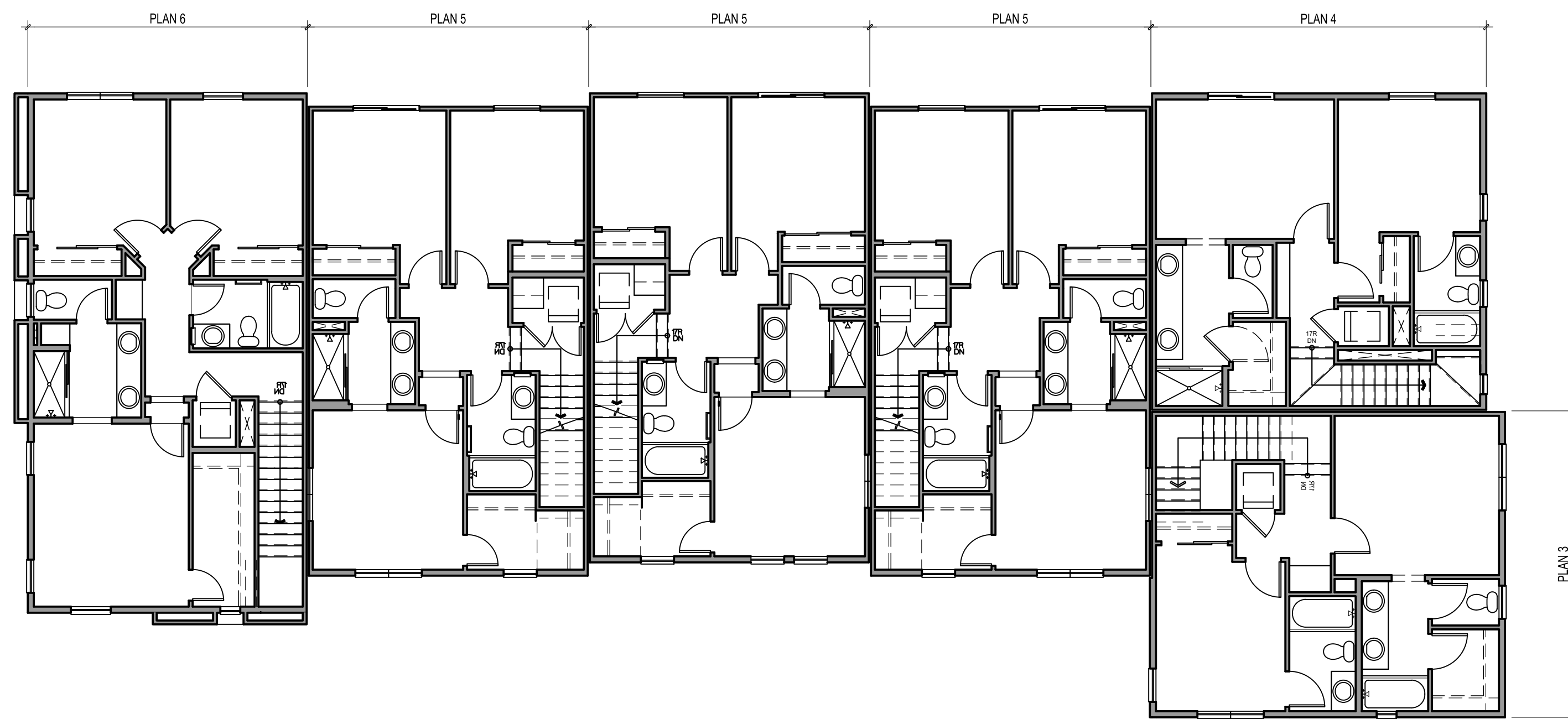
0 4 8 16

BUILDING TYPE 620 (6-PLEX)
ELEVATIONS

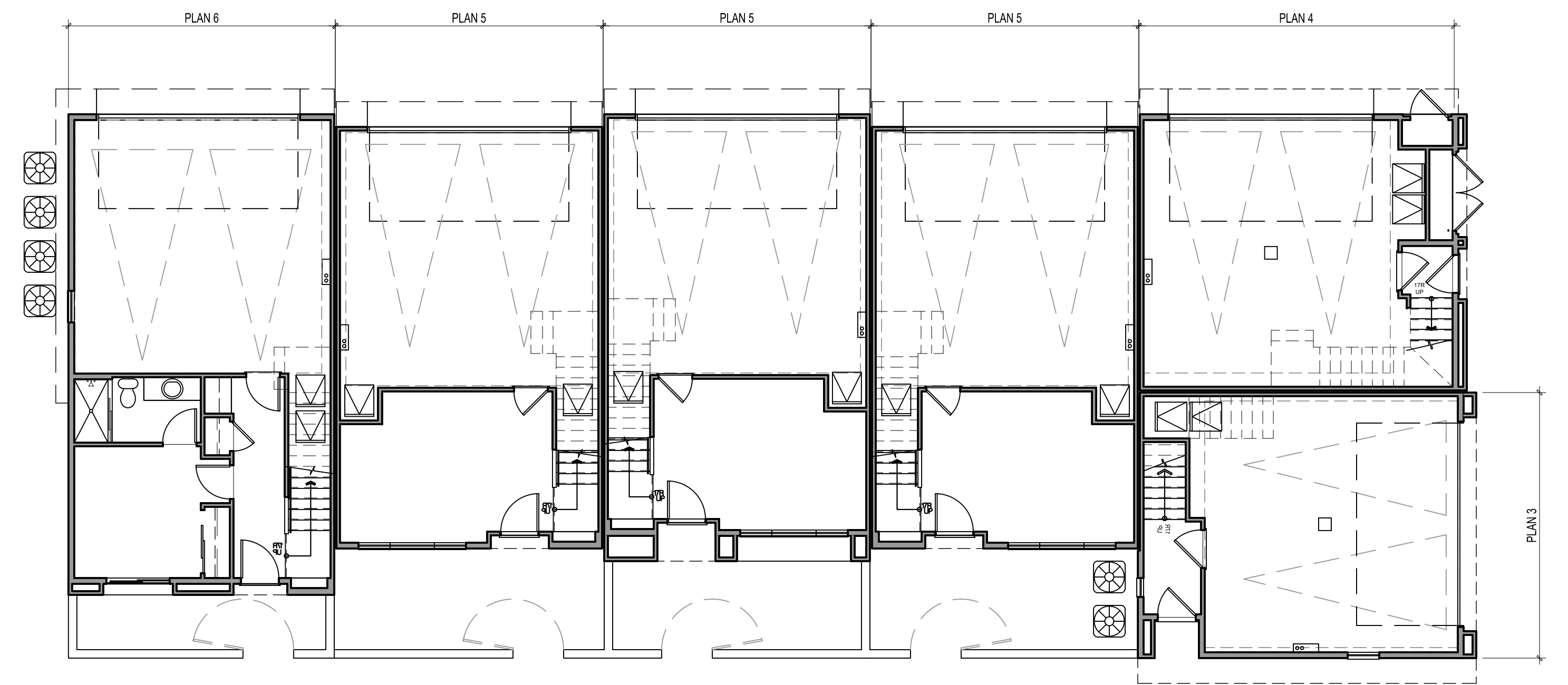
A2.71



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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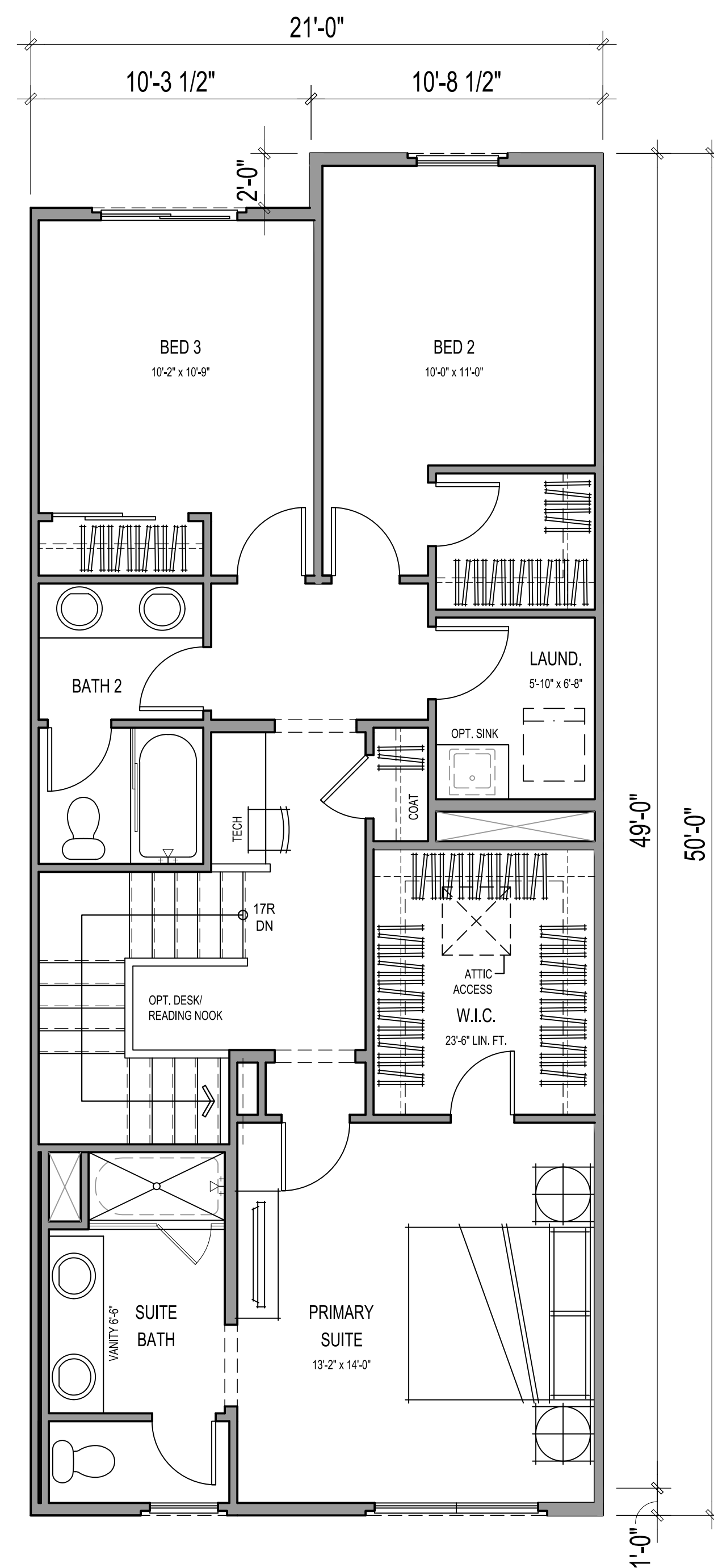
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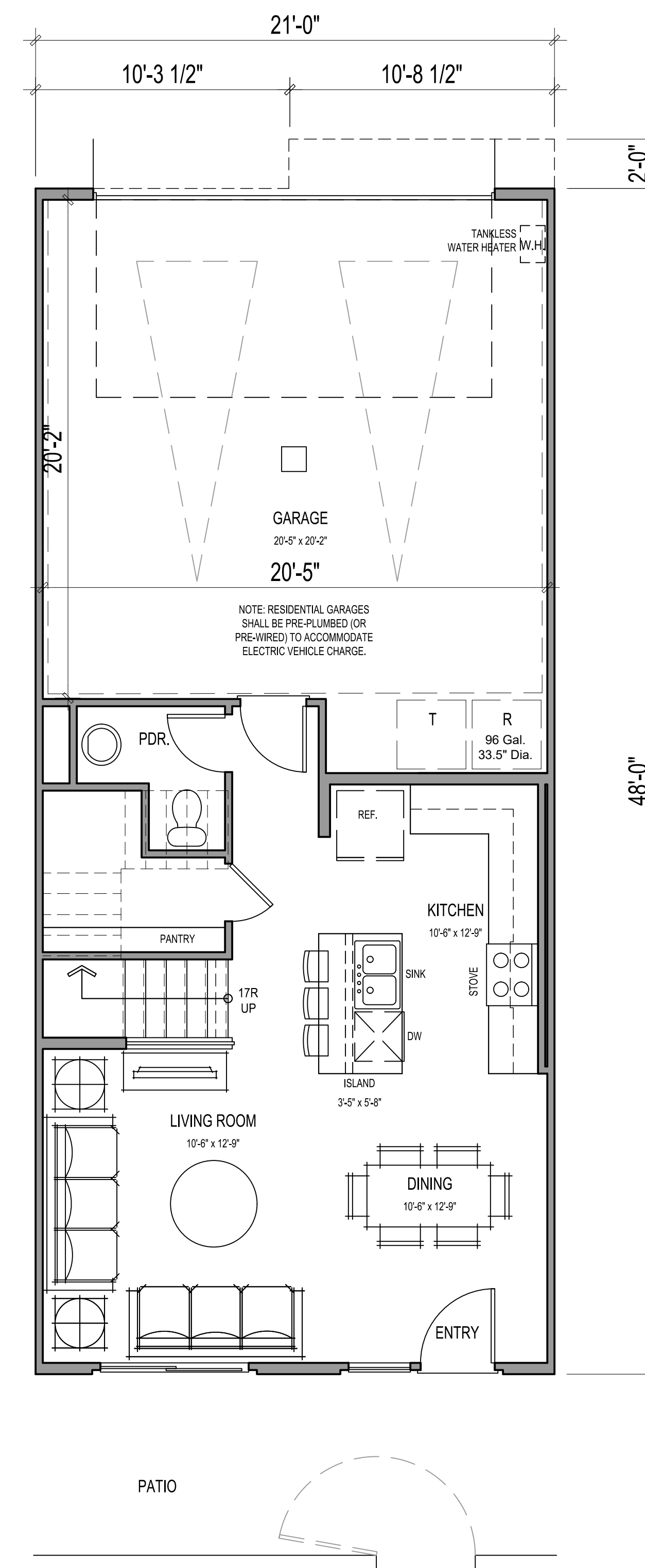
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING TYPE 620 (6-PLEX)
COMPOSITE FLOOR PLAN

A2.72



SECOND FLOOR



FIRST FLOOR

3 BEDS / 2.5 BATHS	
GROSS SF	
1ST FLOOR	547 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	1516 SQ. FT.
GARAGE	434 SQ. FT.
DECK	N/A
PATIO	144 SQ. FT.

NET SF	
1ST FLOOR	505 SQ. FT.
2ND FLOOR	906 SQ. FT.
TOTAL LIVING	1411 SQ. FT.



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SCHEMATIC DESIGN

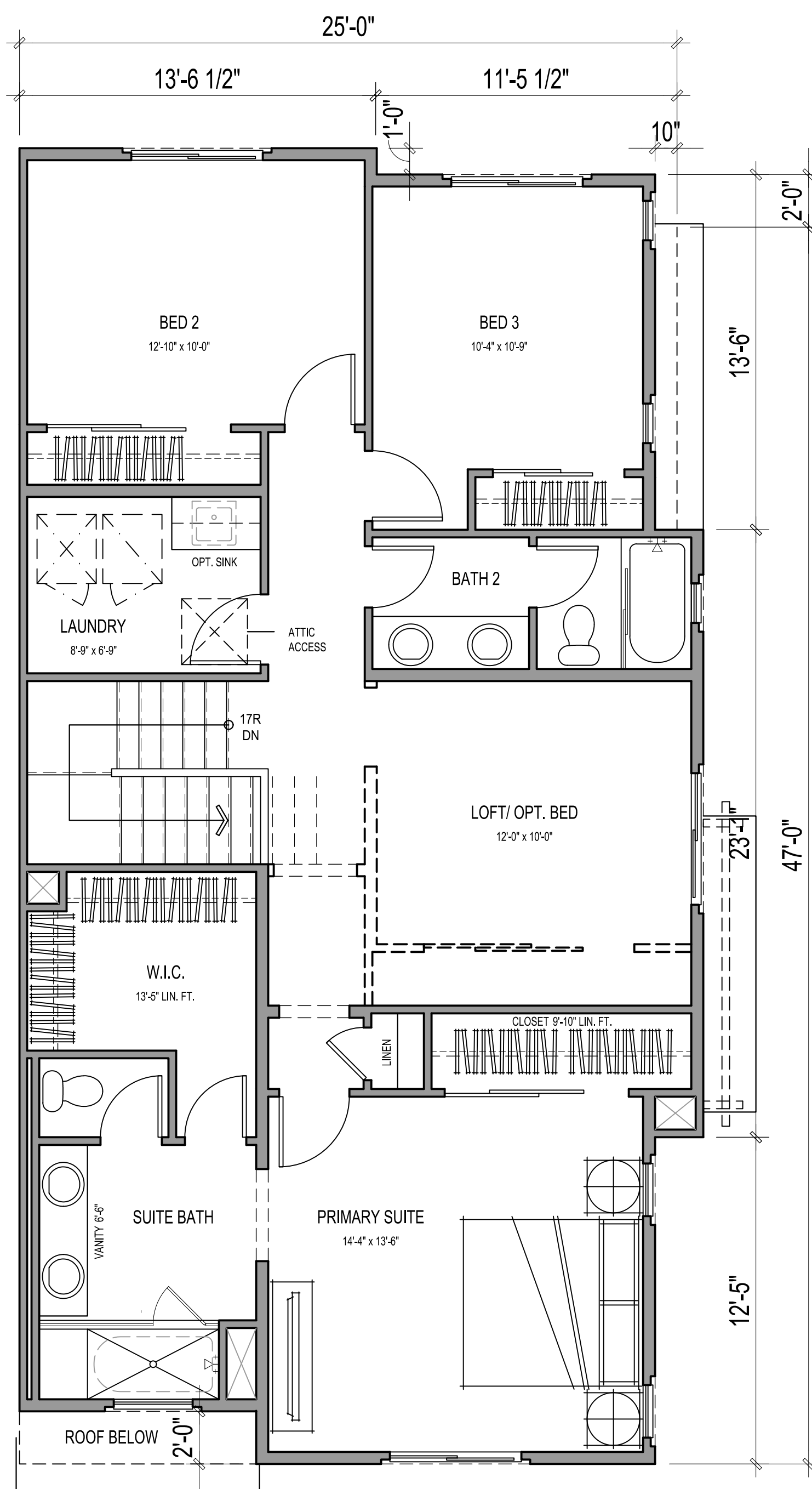
Plot Date: February 23, 2021
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SCALE: 1/4" = 1'-0"

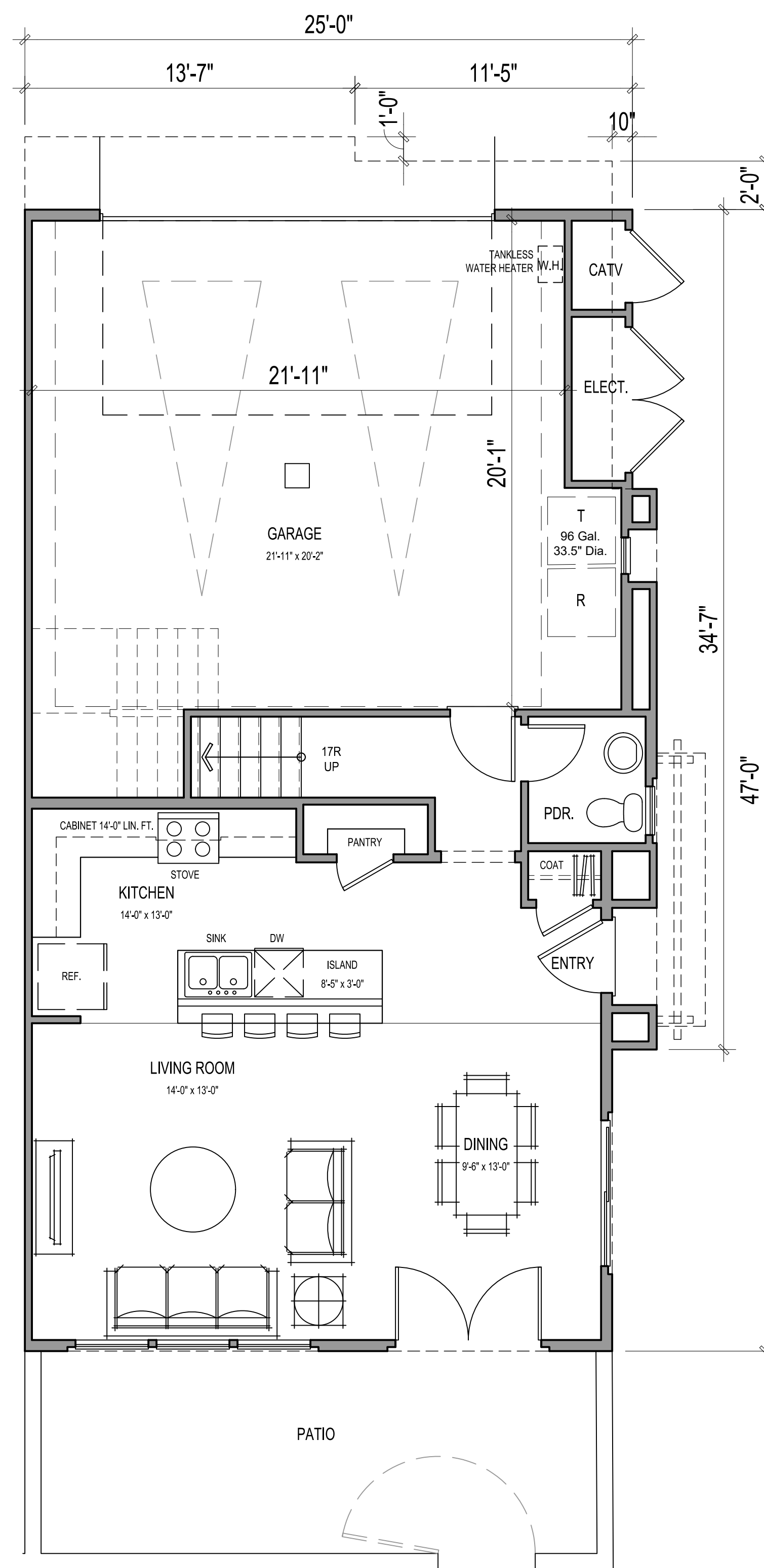
0 2 4 8

PLAN 1 - FLOOR PLAN

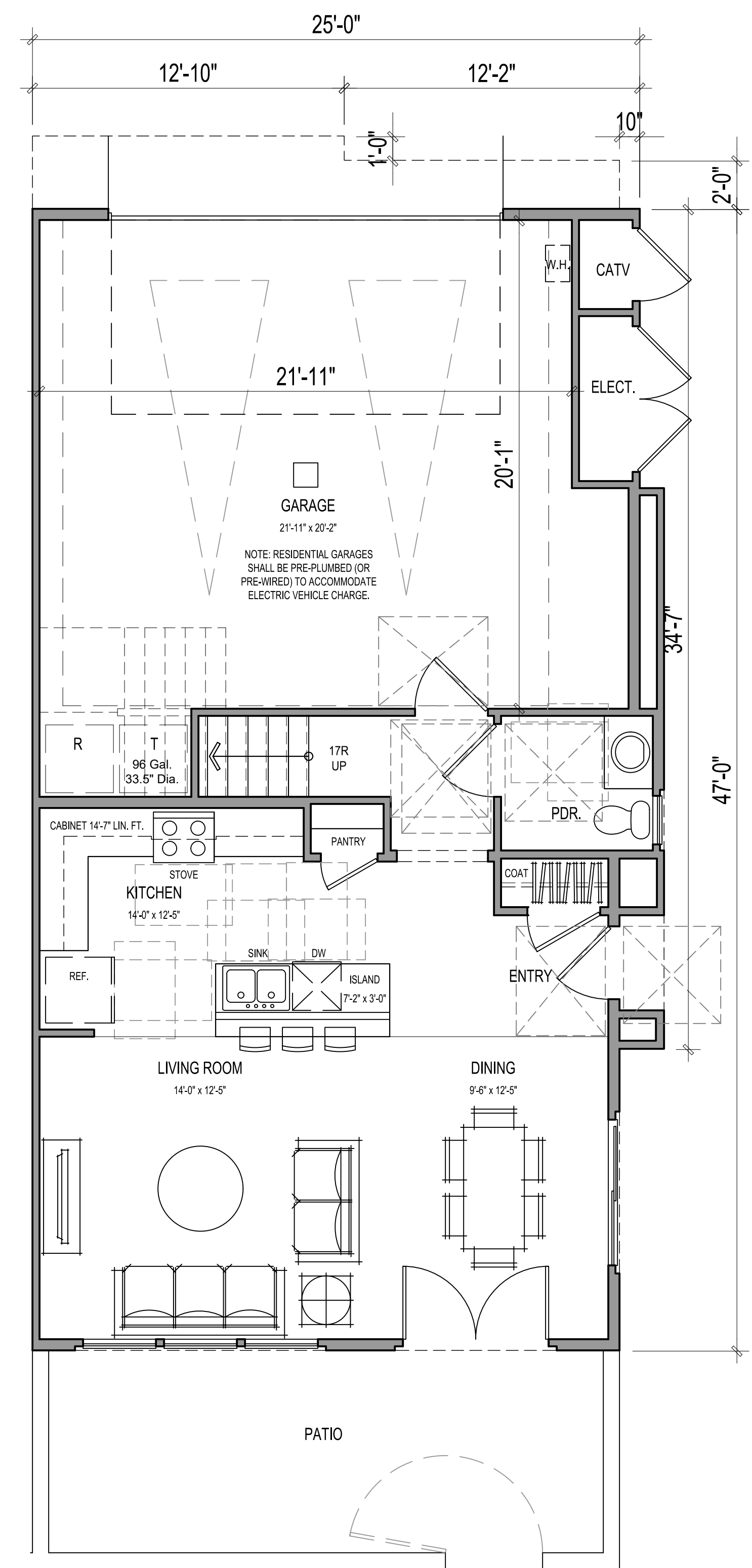
A3.00



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE

3 BEDS / 2.5 BATHS
+ 1 LOFT/OPT. BED

GROSS SF	
1ST FLOOR	678 SQ. FT.
2ND FLOOR	1163 SQ. FT.
TOTAL LIVING	1841 SQ. FT.
GARAGE	494 SQ. FT.
DECK	N/A
PATIO	191 SQ. FT.

NET SF	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	1084 SQ. FT.
TOTAL LIVING	1725 SQ. FT.



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WILDOMAR TRAIL TOWN CENTER
WILDOMAR, CA # 2018-1182

SCHEMATIC DESIGN

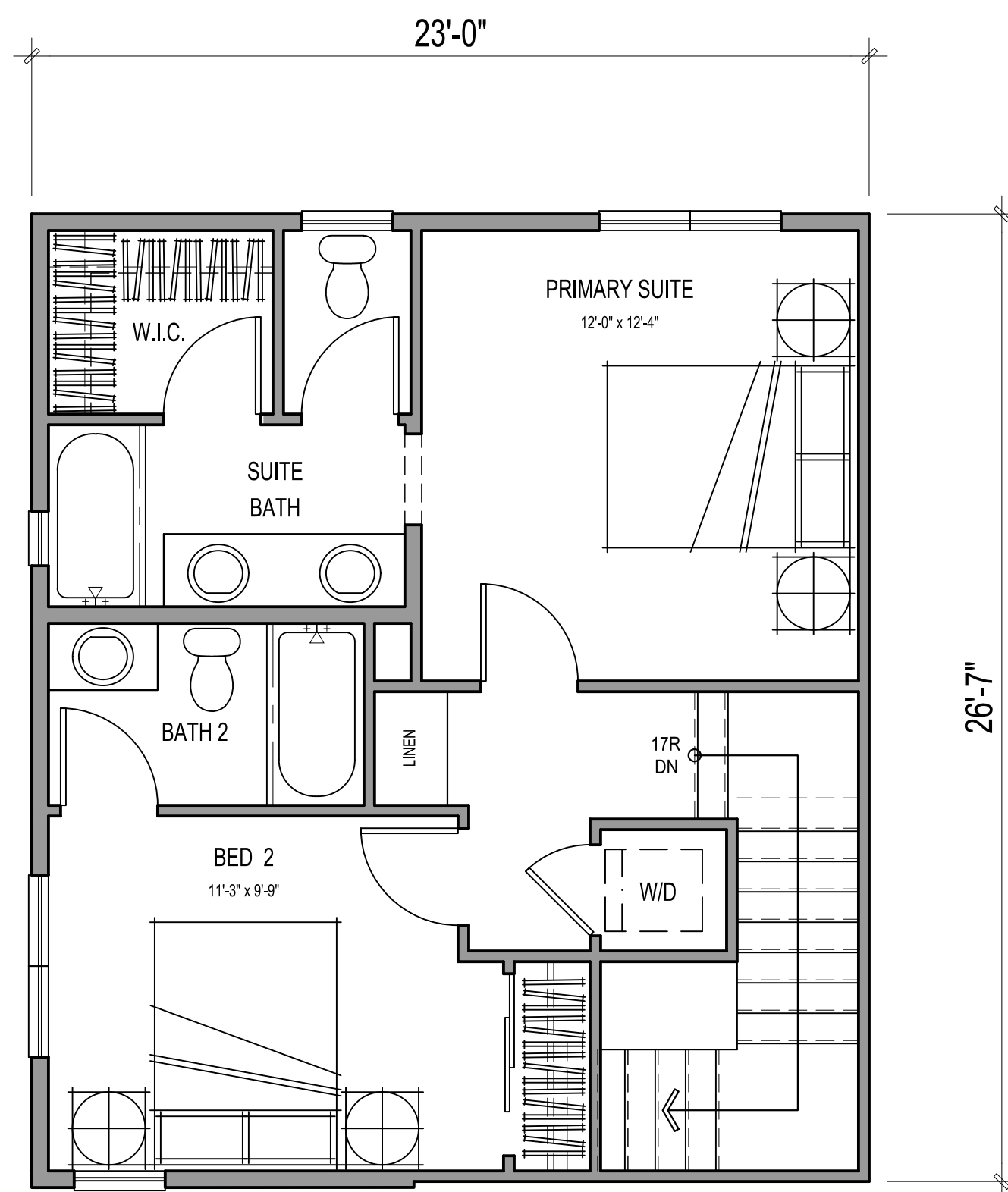
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SCALE: 1/4" = 1'-0"

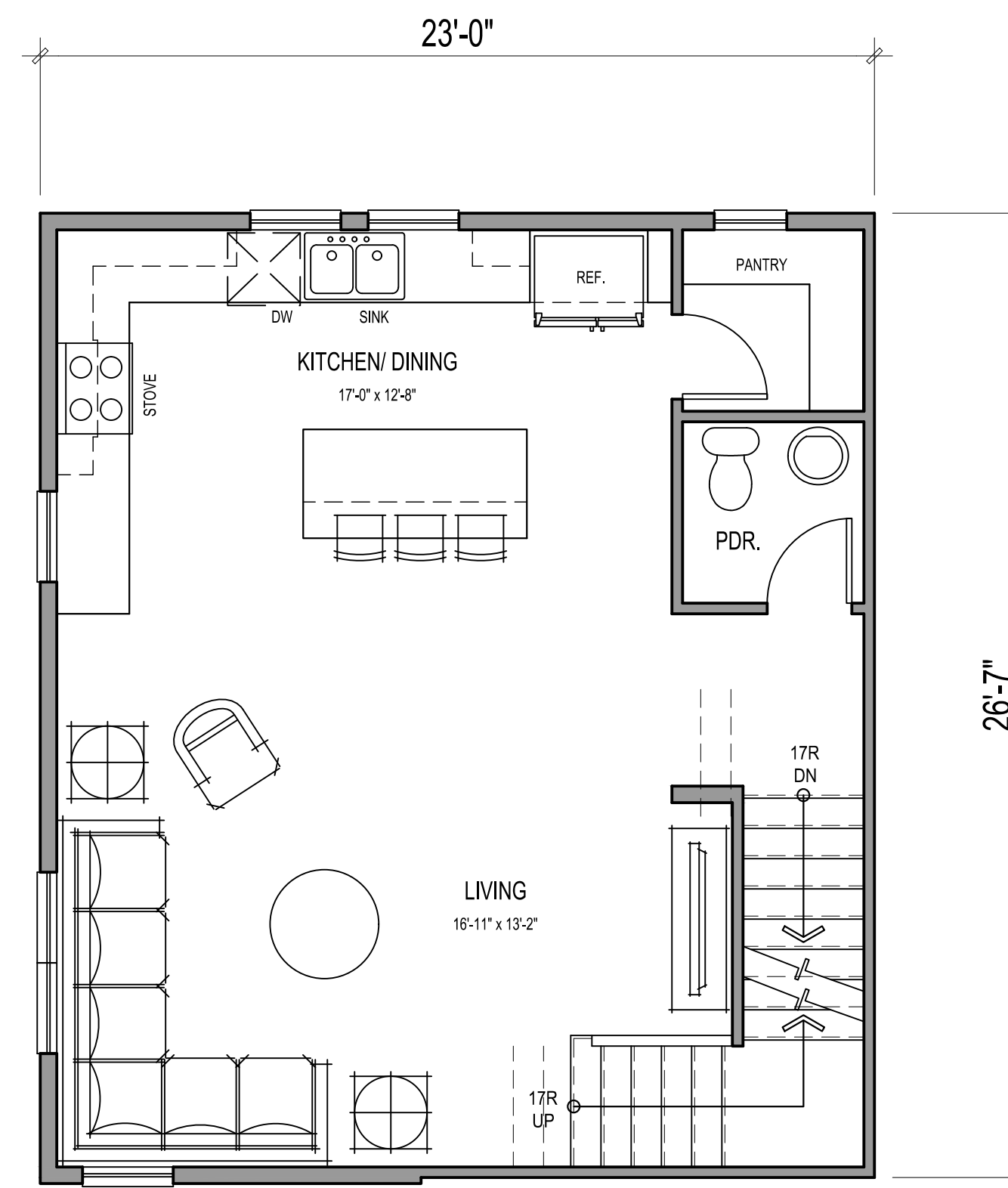
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PLAN 2 - FLOOR PLAN

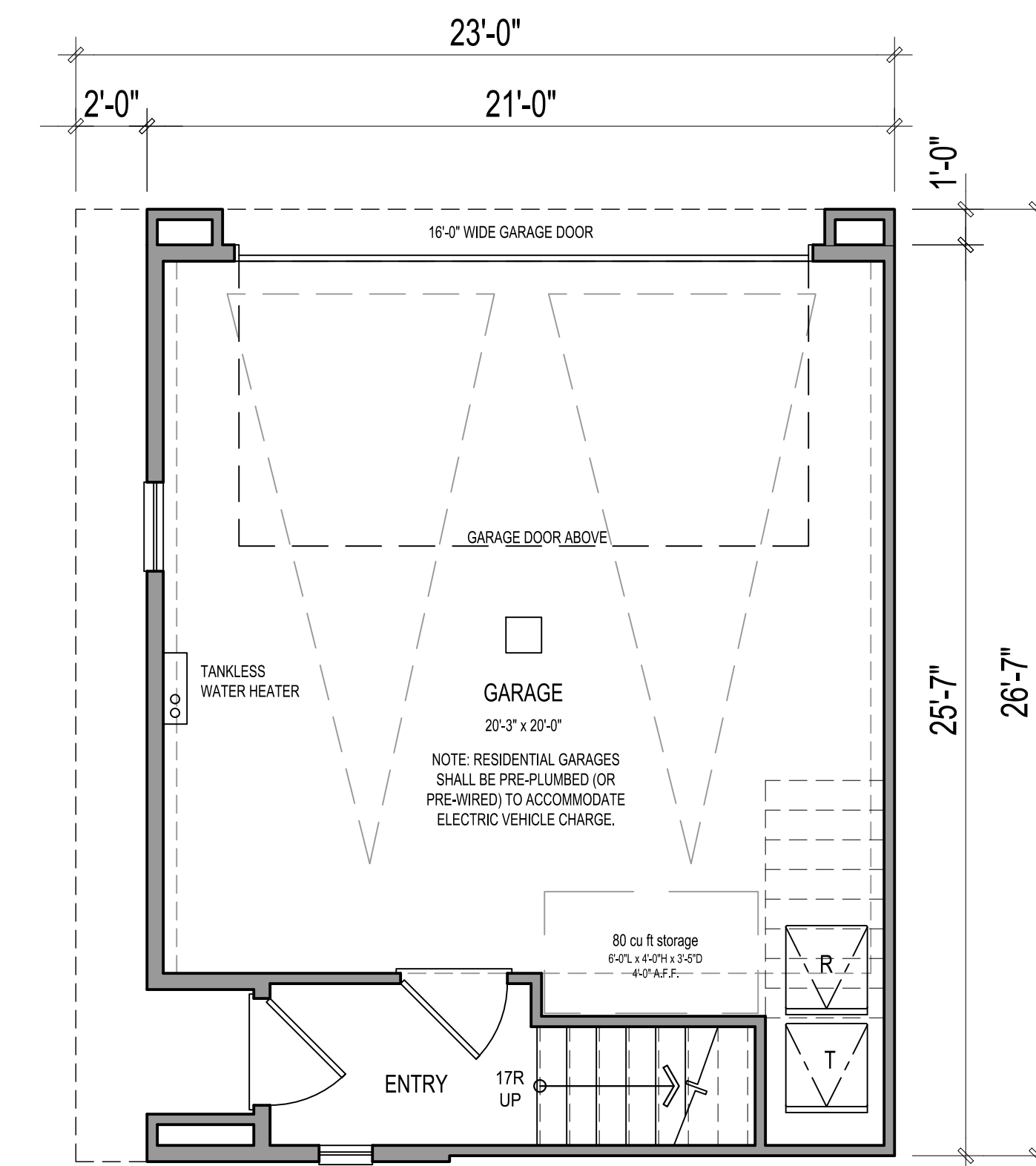
A3.10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BED / 2.5 BATHS

GROSS SF	
1ST FLOOR	109 SQ. FT.
2ND FLOOR	611 SQ. FT.
3RD FLOOR	536 SQ. FT.
TOTAL LIVING	1257 SQ. FT.
GARAGE	442 SQ. FT.
DECK	N/A
PATIO	N/A

NET SF	
1ST FLOOR	89 SQ. FT.
2ND FLOOR	575 SQ. FT.
3RD FLOOR	500 SQ. FT.
TOTAL LIVING	1164 SQ. FT.



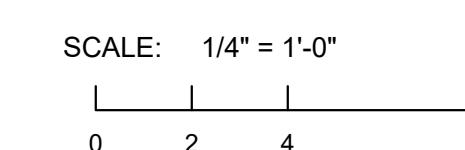
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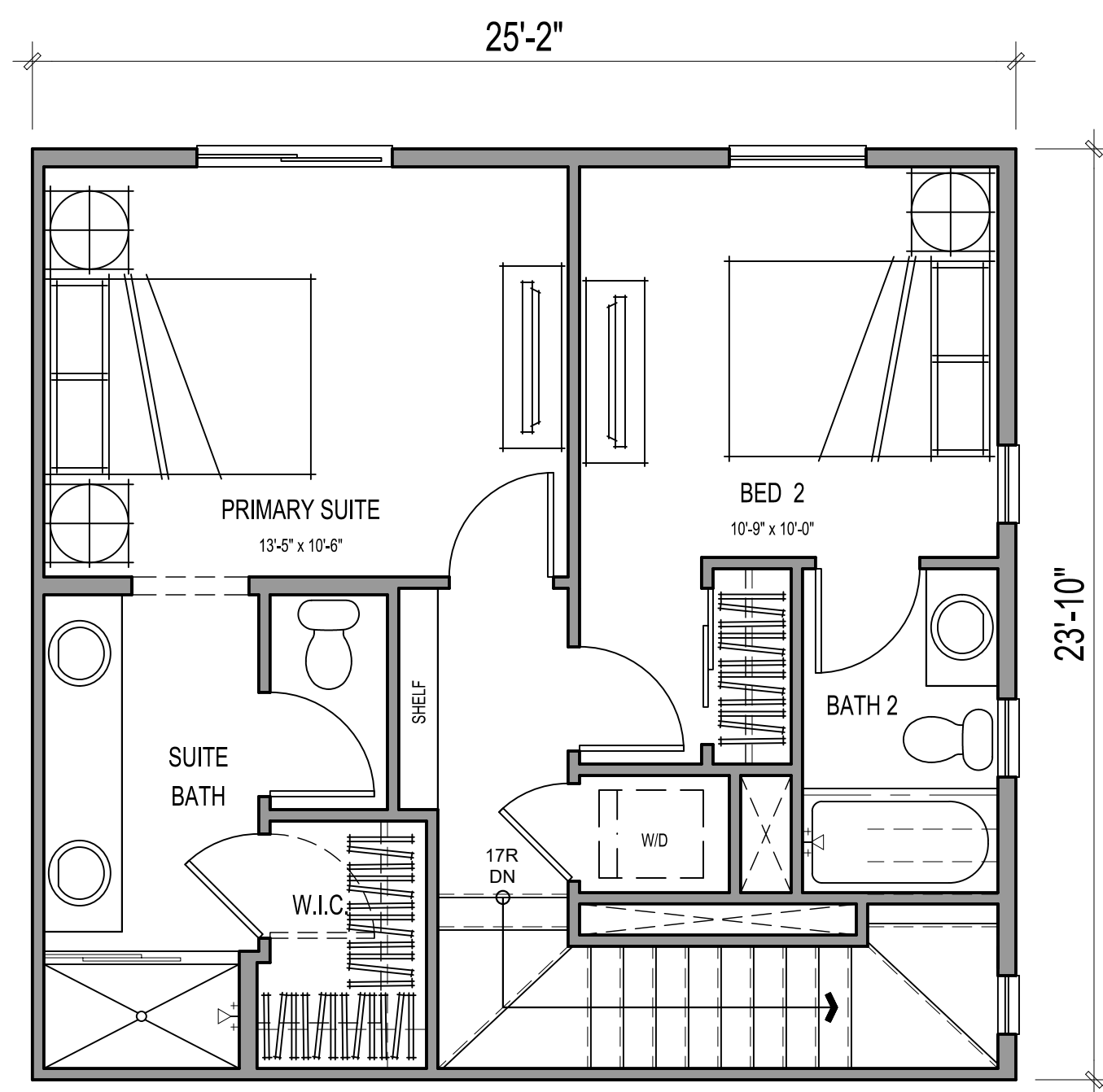
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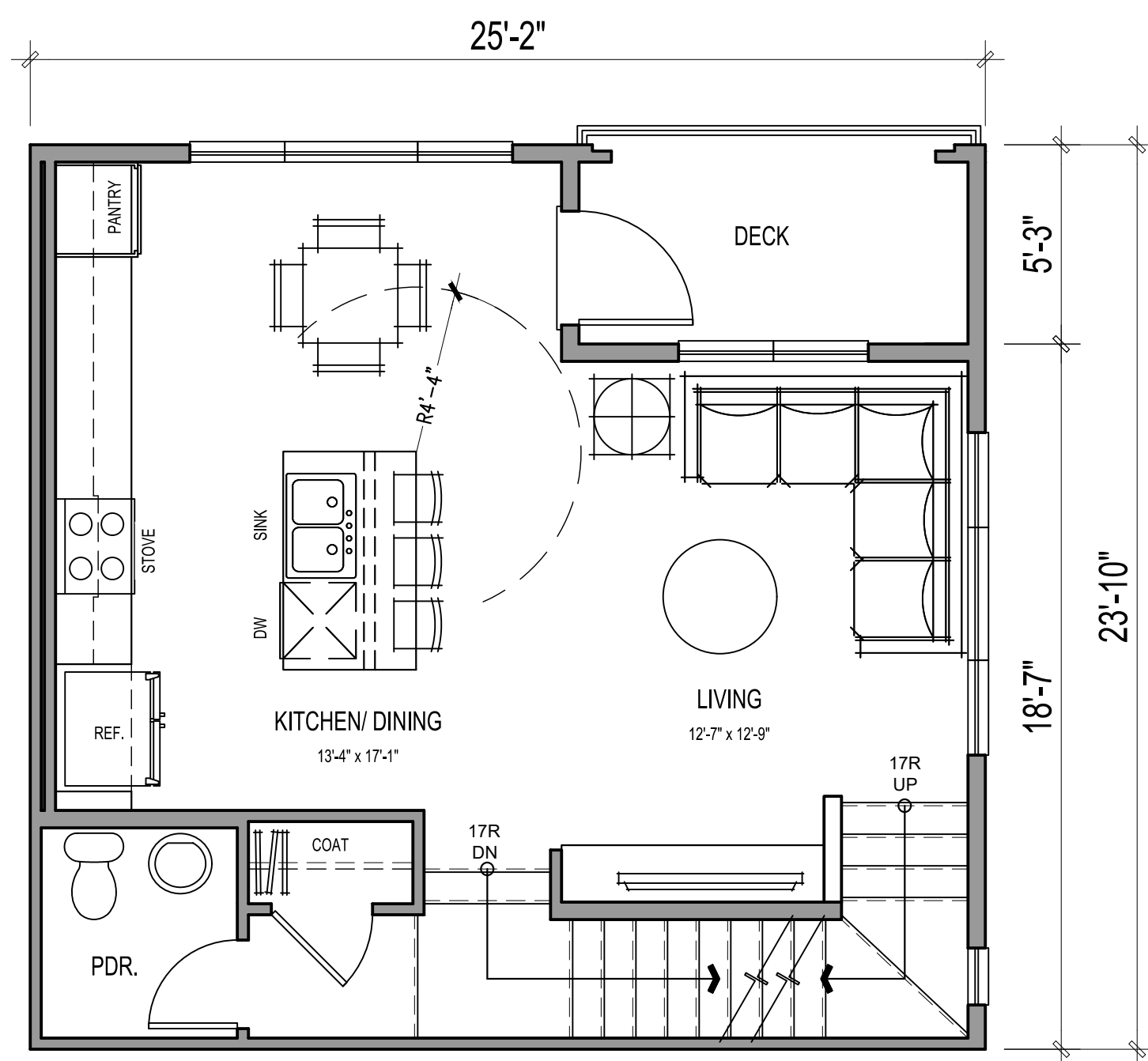


PLAN 3 - FLOOR PLAN

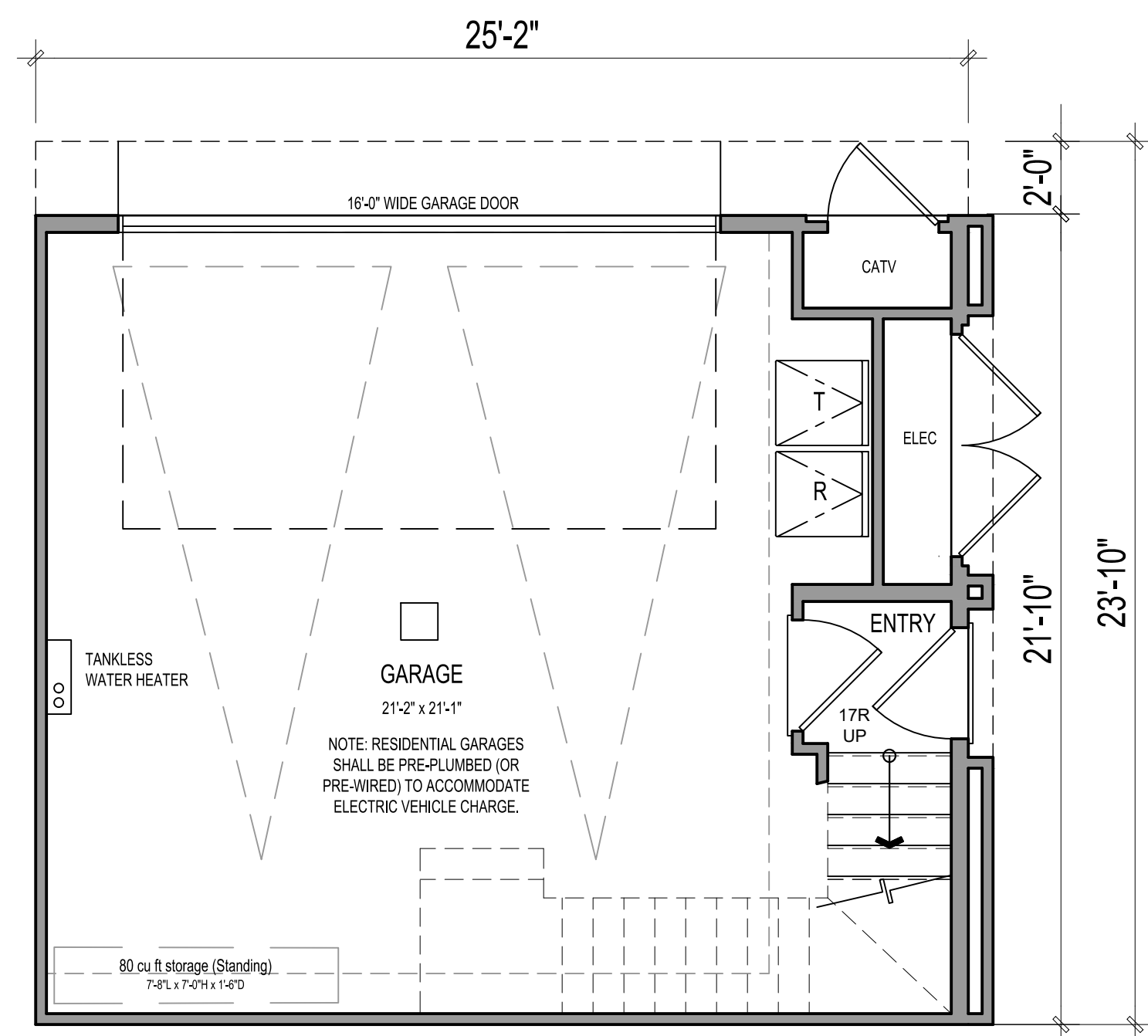
A3.20



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BEDS / 2.5 BATHS

GROSS SF	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	544 SQ. FT.
3RD FLOOR	541 SQ. FT.
TOTAL LIVING	1206 SQ. FT.
GARAGE	121 SQ. FT.
DECK	56 SQ. FT.
PATIO	N/A

NET SF	
1ST FLOOR	79 SQ. FT.
2ND FLOOR	501 SQ. FT.
3RD FLOOR	492 SQ. FT.
TOTAL LIVING	1072 SQ. FT.



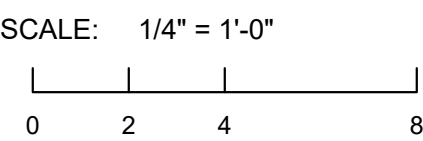
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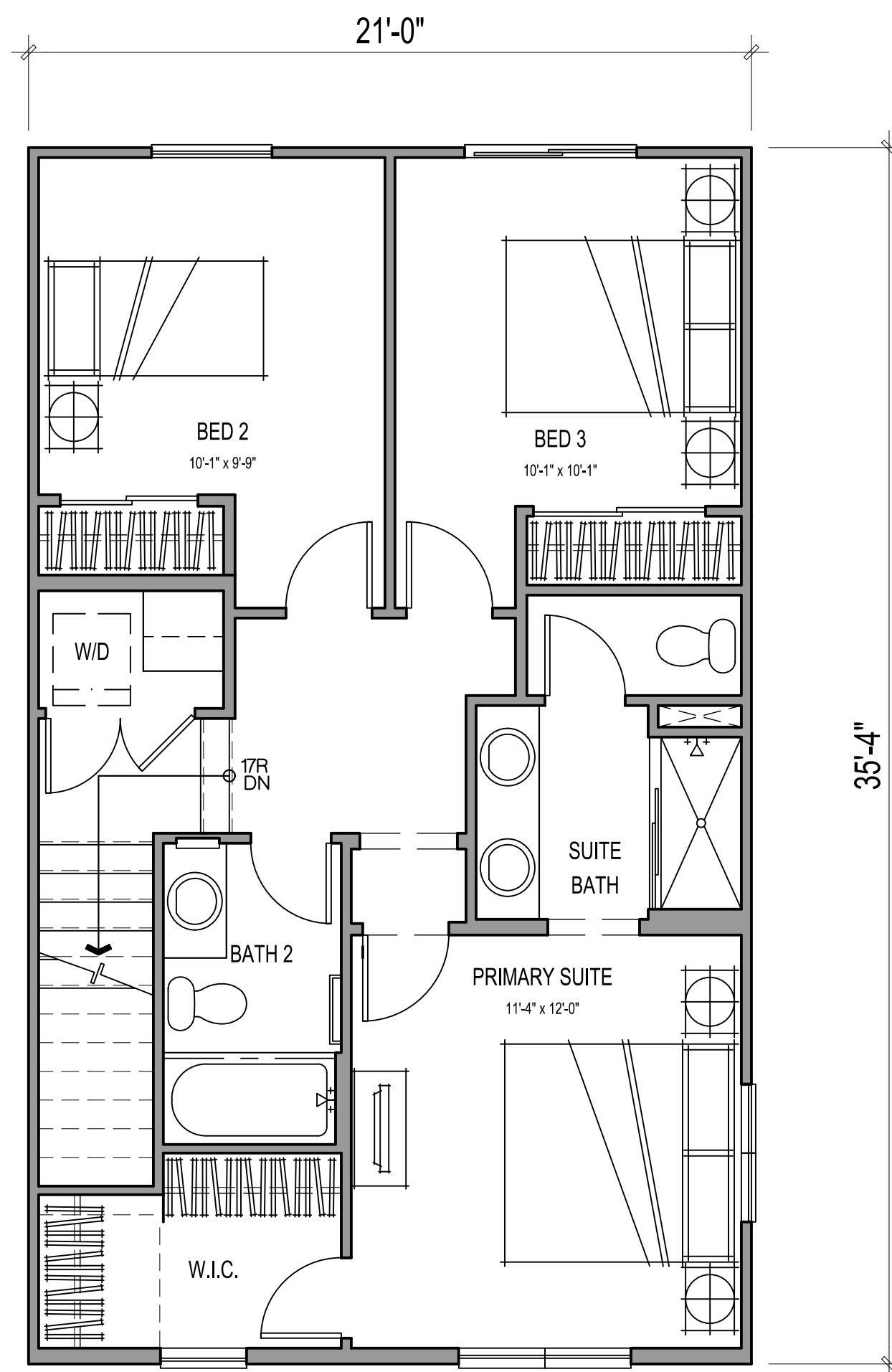
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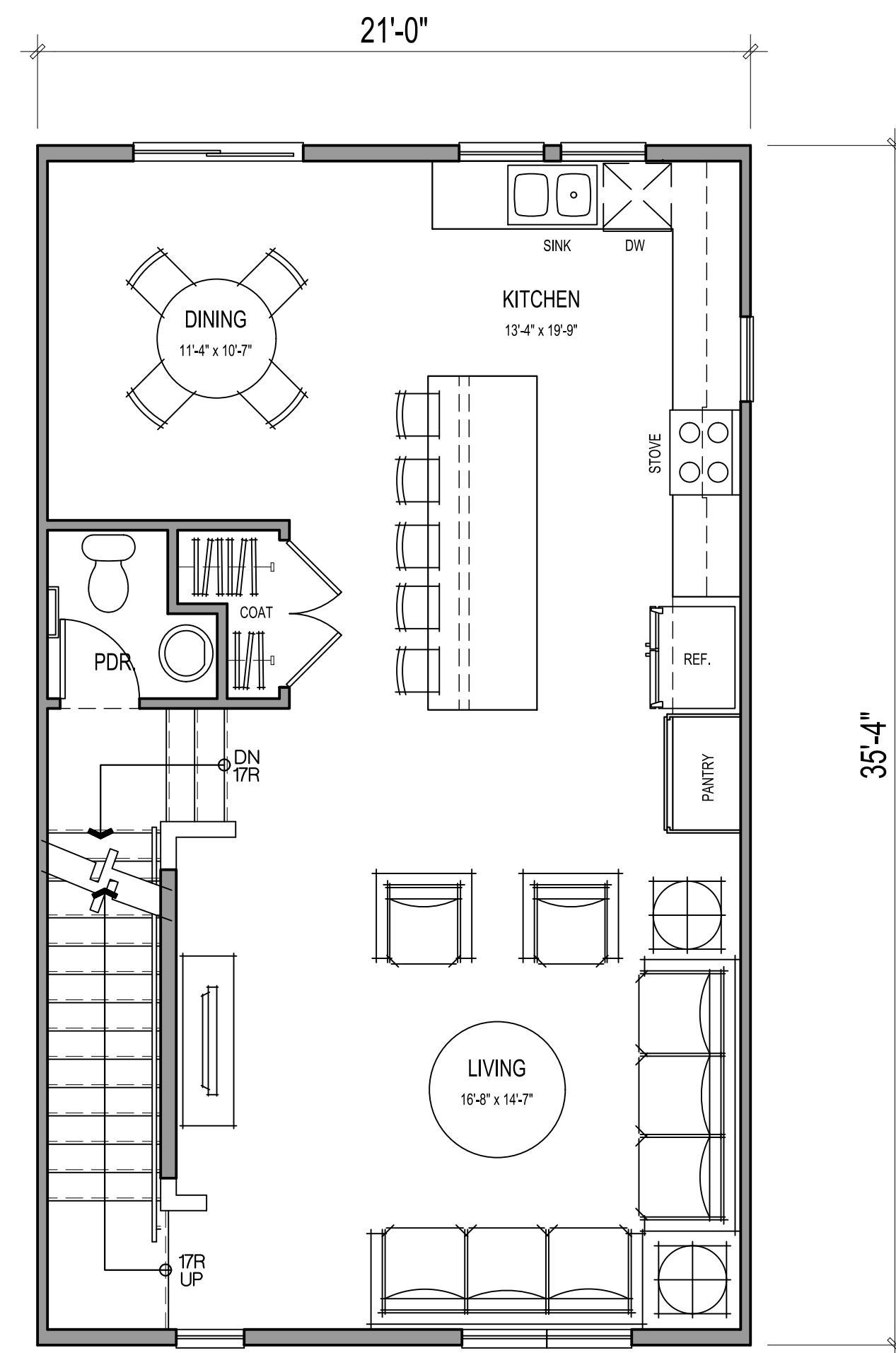


PLAN 4 - FLOOR PLAN

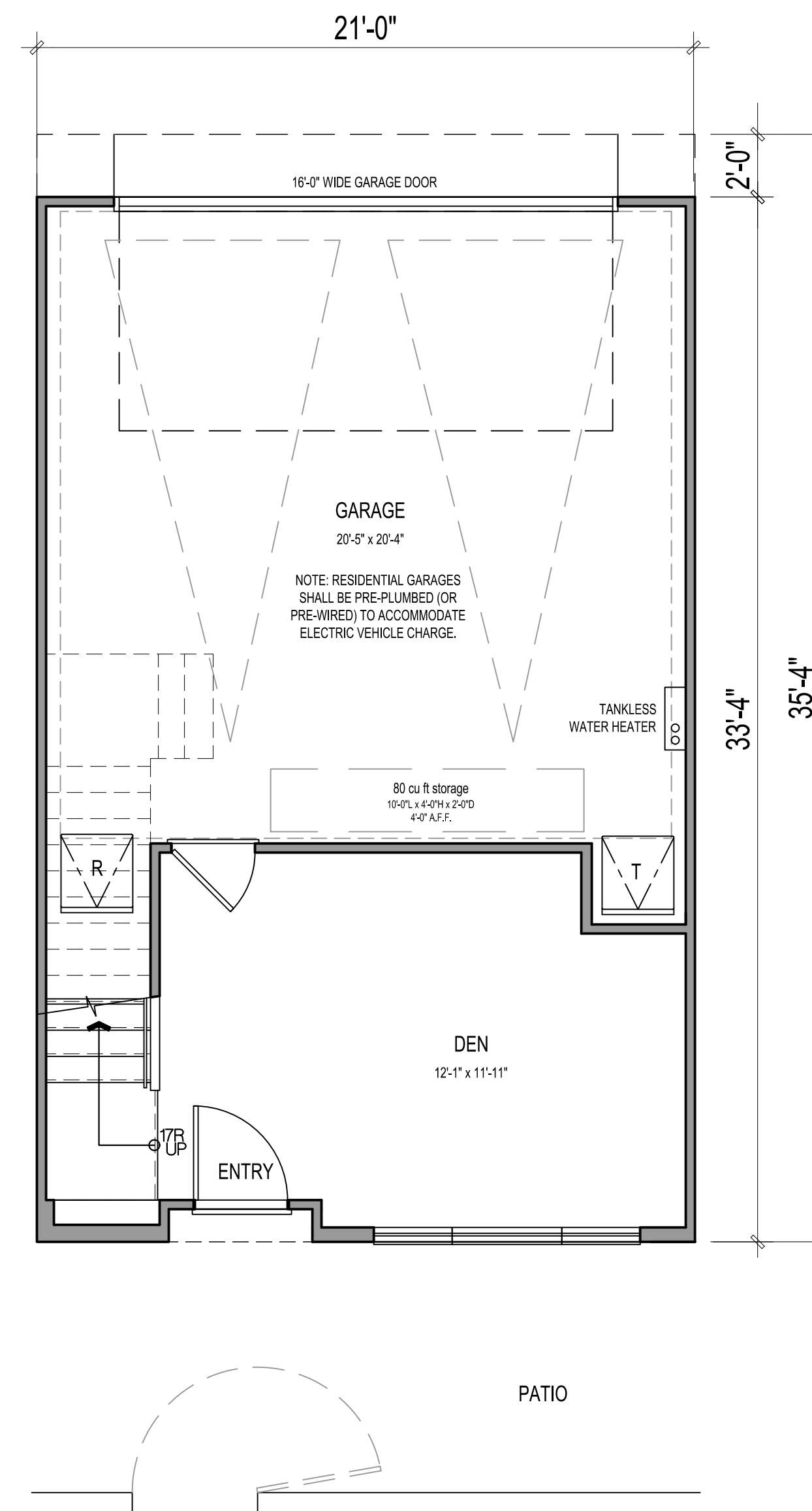
A3.30



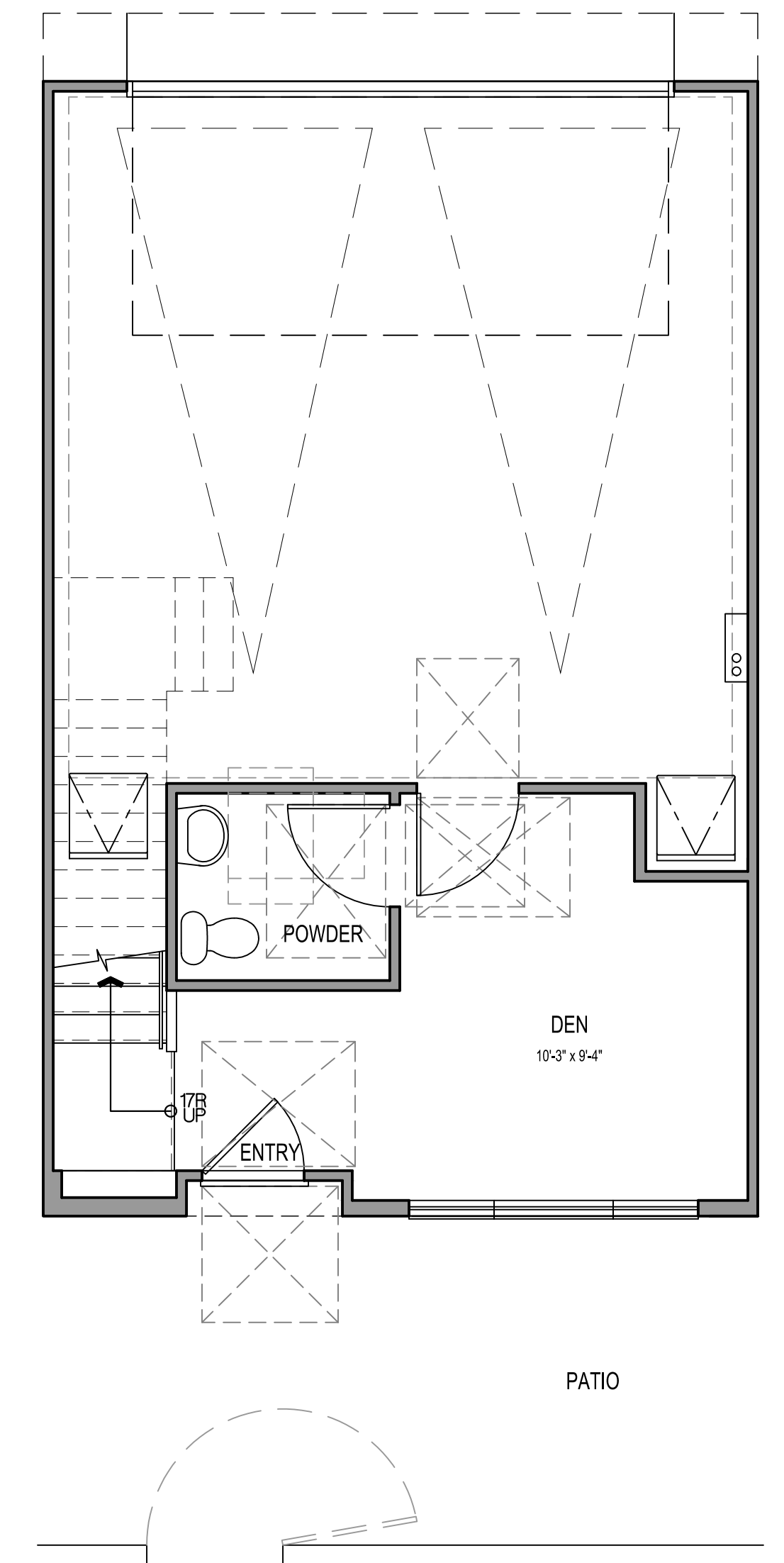
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE

3 BEDS / 2.5 BATHS + DEN

GROSS SF	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	686 SQ. FT.
TOTAL LIVING	1710 SQ. FT.
GARAGE	449 SQ. FT.
DECK	N/A
PATIO	195 SQ. FT.

NET SF	
1ST FLOOR	261 SQ. FT.
2ND FLOOR	703 SQ. FT.
3RD FLOOR	648 SQ. FT.
TOTAL LIVING	1611 SQ. FT.



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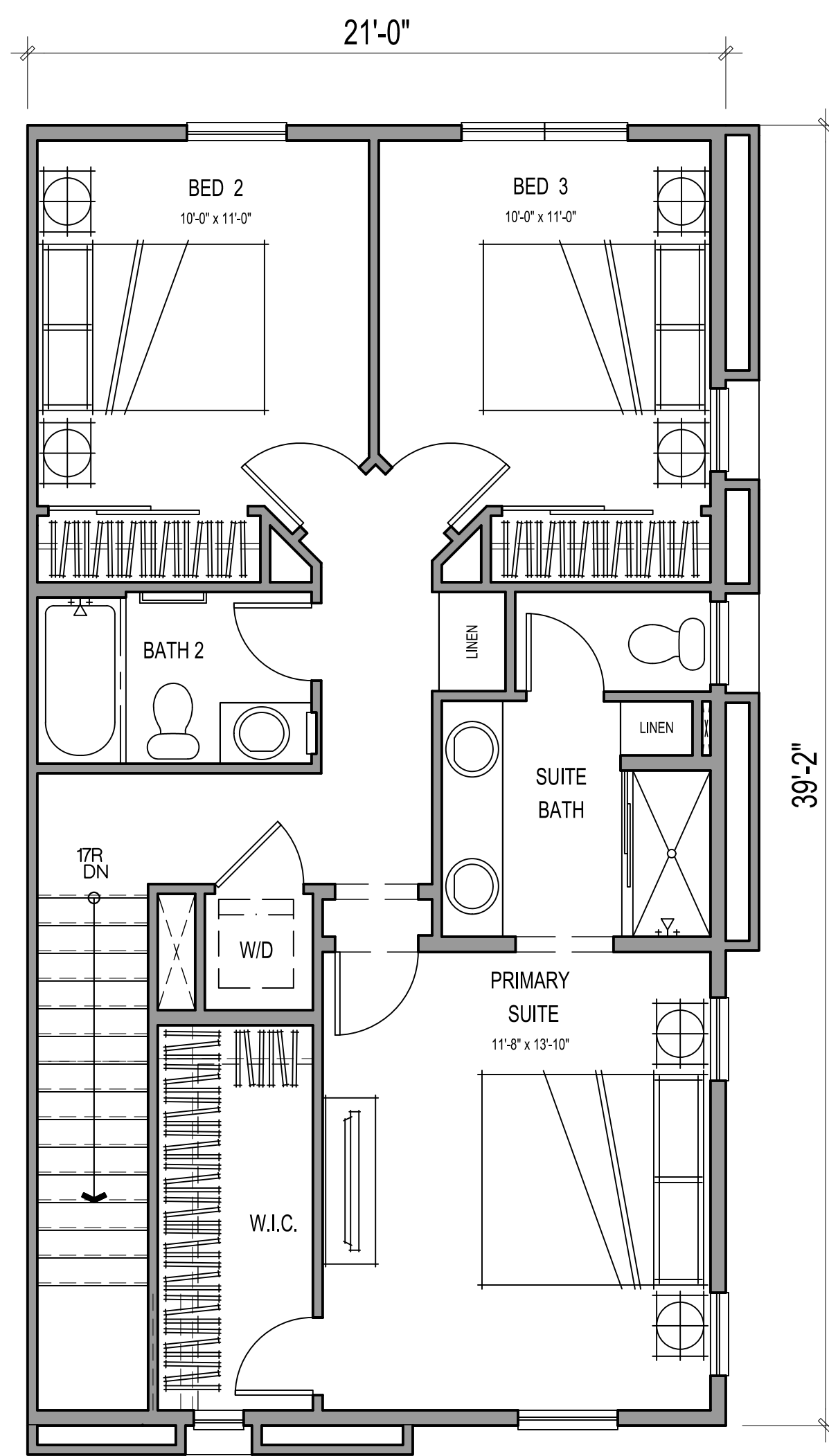
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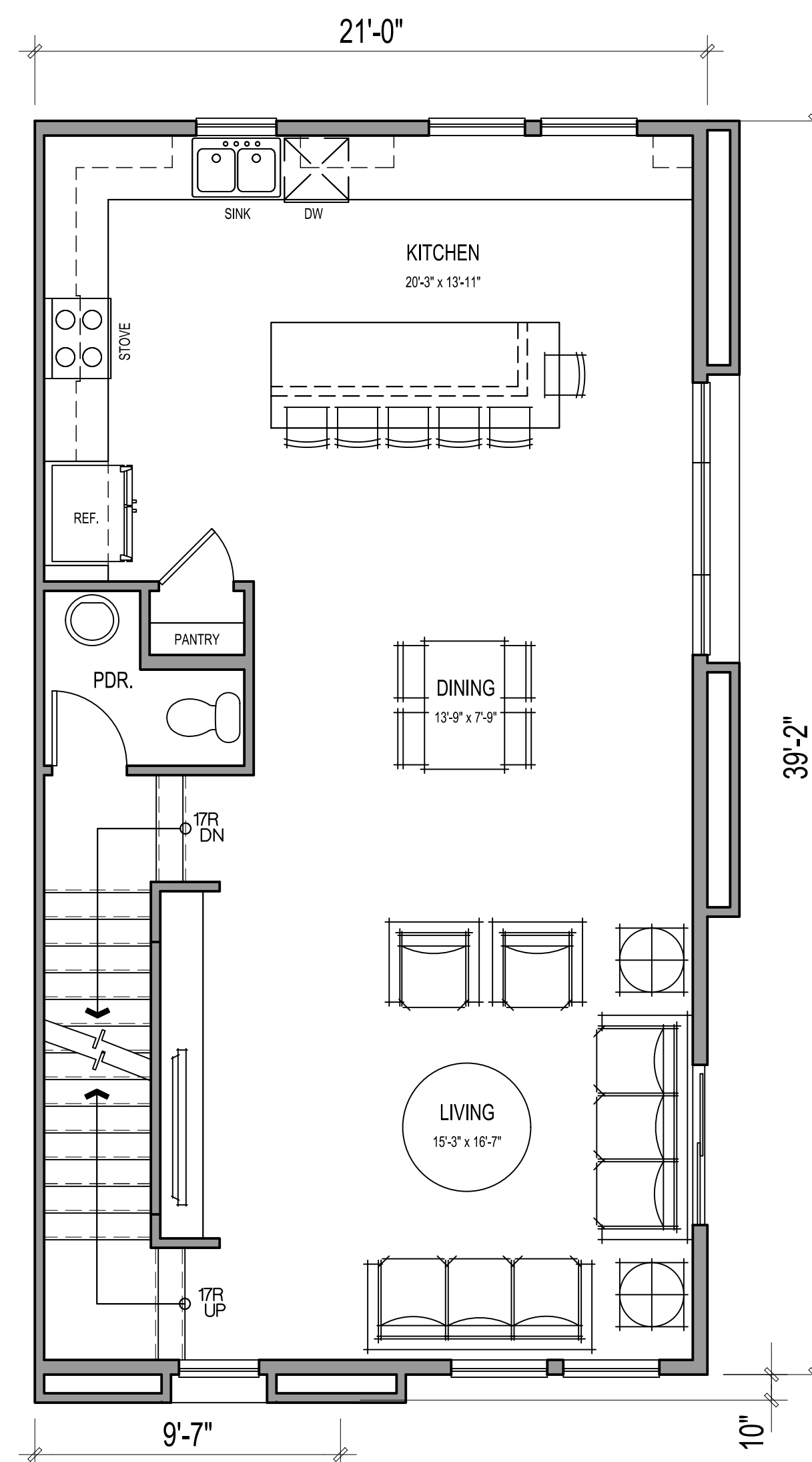
SCALE: 1/4" = 1'-0"
0 2 4 8

PLAN 5 - FLOOR PLAN

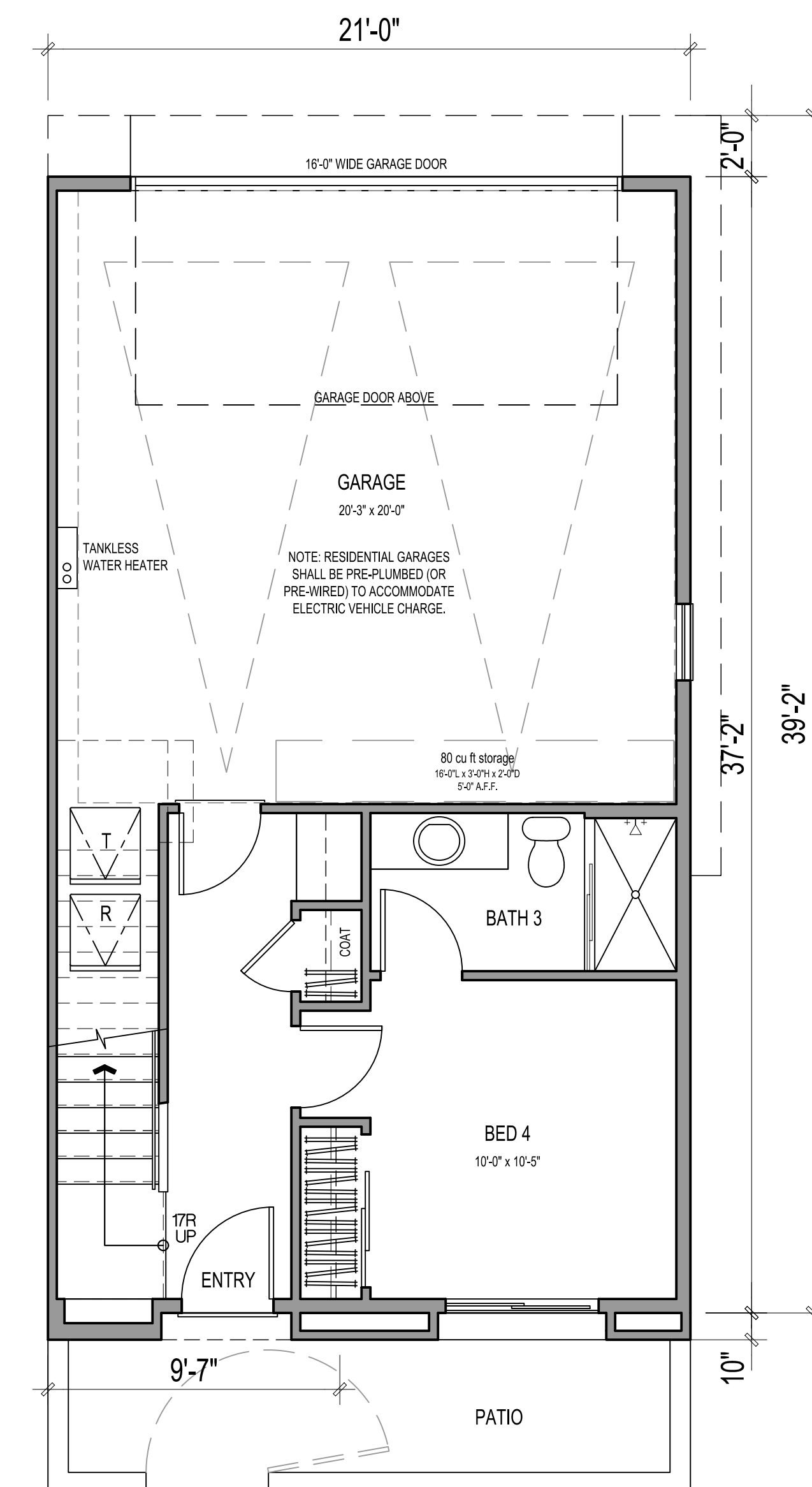
A3.40



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

4 BEDS / 3.5 BATHS

GROSS SF	
1ST FLOOR	364 SQ. FT.
2ND FLOOR	822 SQ. FT.
3RD FLOOR	764 SQ. FT.
TOTAL LIVING	1949 SQ. FT.
GARAGE	450 SQ. FT.
DECK	N/A
PATIO	98 SQ. FT.

NET SF	
1ST FLOOR	333 SQ. FT.
2ND FLOOR	774 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL LIVING	1825 SQ. FT.



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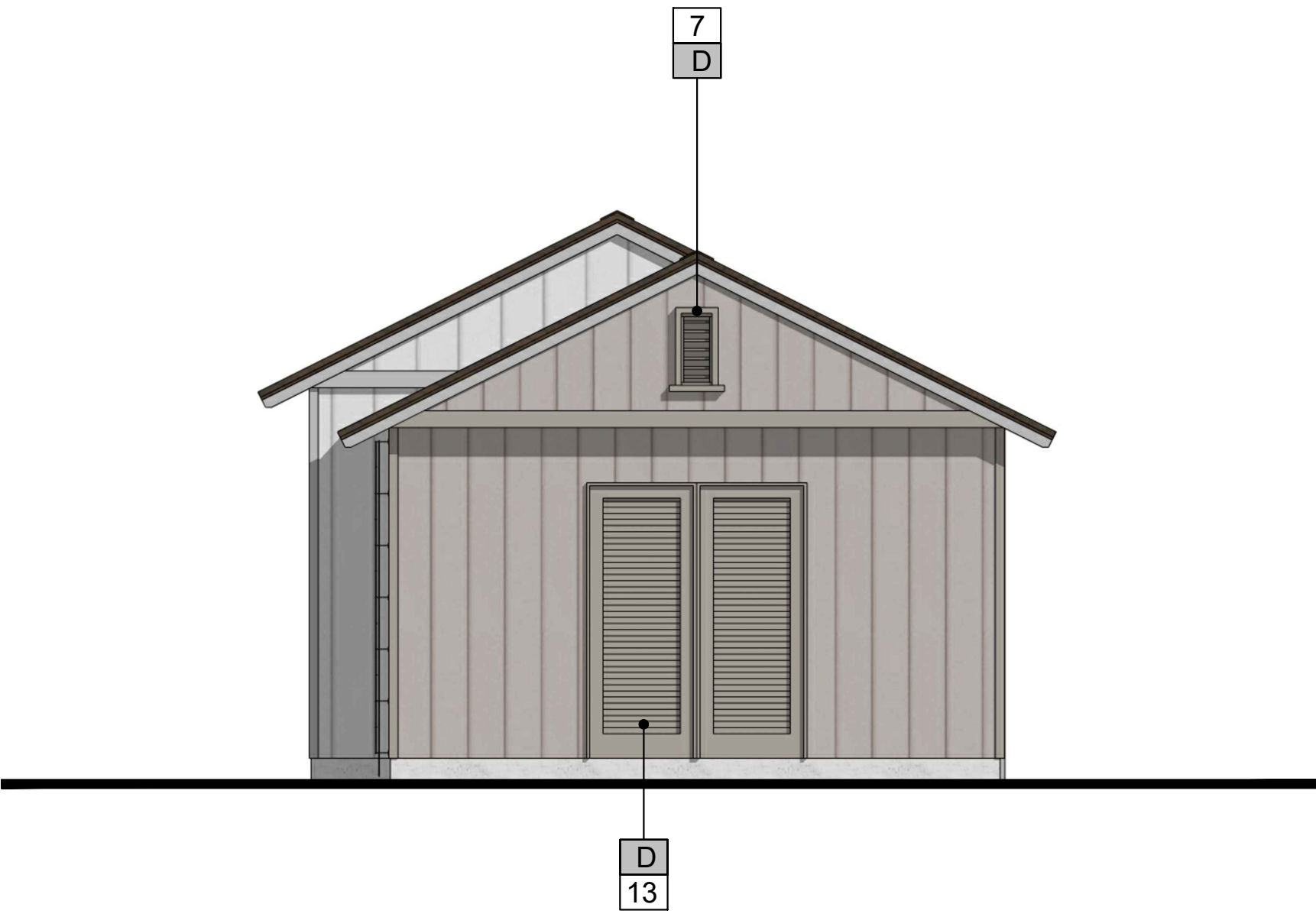
SCALE: 1/4" = 1'-0"
0 2 4 8

PLAN 6 - FLOOR PLAN

A3.50



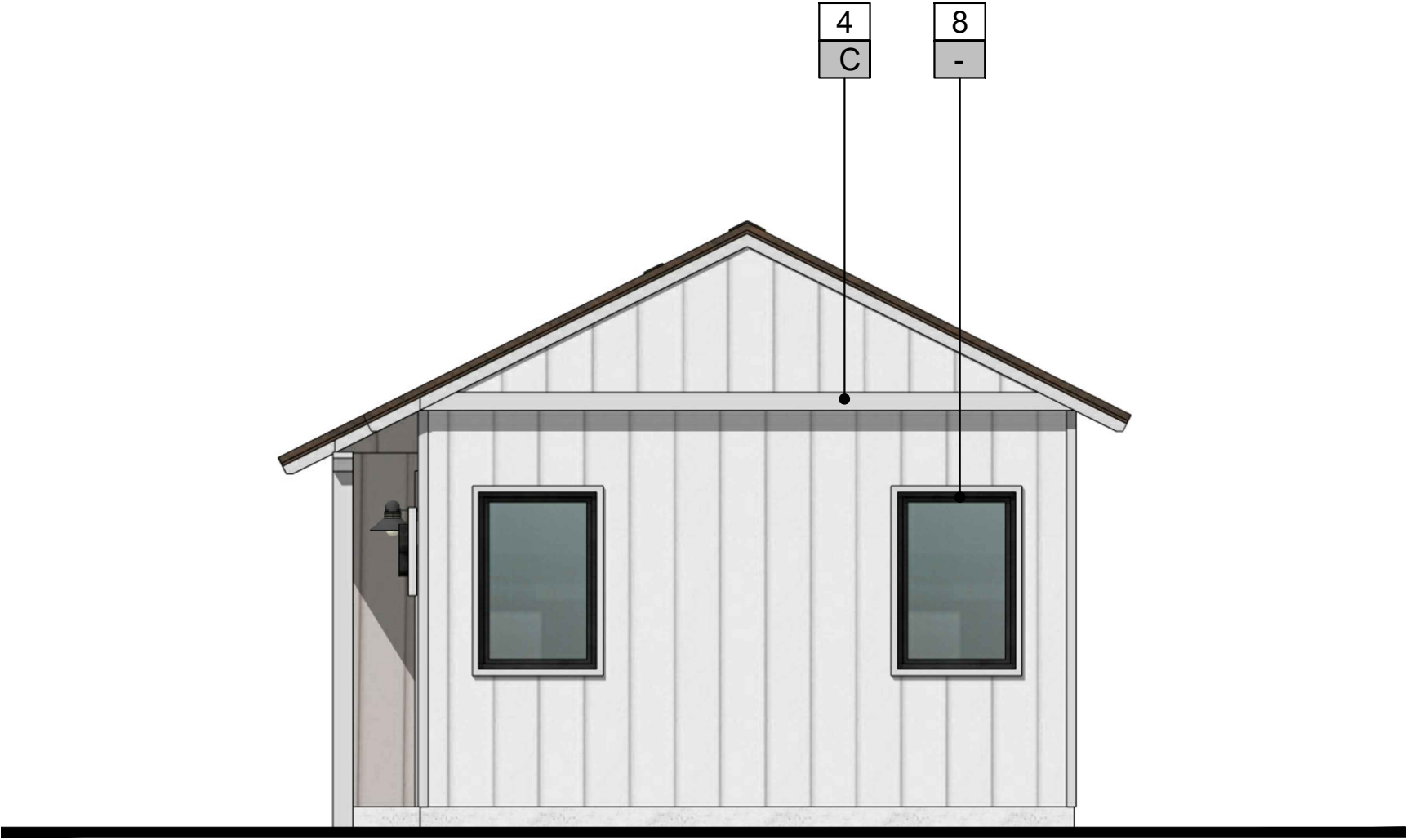
3 - REAR ELEVATION



4 - SIDE ELEVATION



1 - FRONT ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1 BOARD & BATTEN
- 2 FAUX WOOD CORNER TRIM
- 3 SHINGLE ROOF
- 4 TRIM/ SURROUND
- 5 ENTRY DOOR
- 6 STANDING SEAM METAL ROOF
- 7 FAUX VENT DETAIL
- 8 PAINTED VINYL WINDOW (MUNTINS AT HIGH-VISIBLE AREAS)
- 9 DECORATIVE SHUTTERS
- 10 WINDOW BOX PLANTER

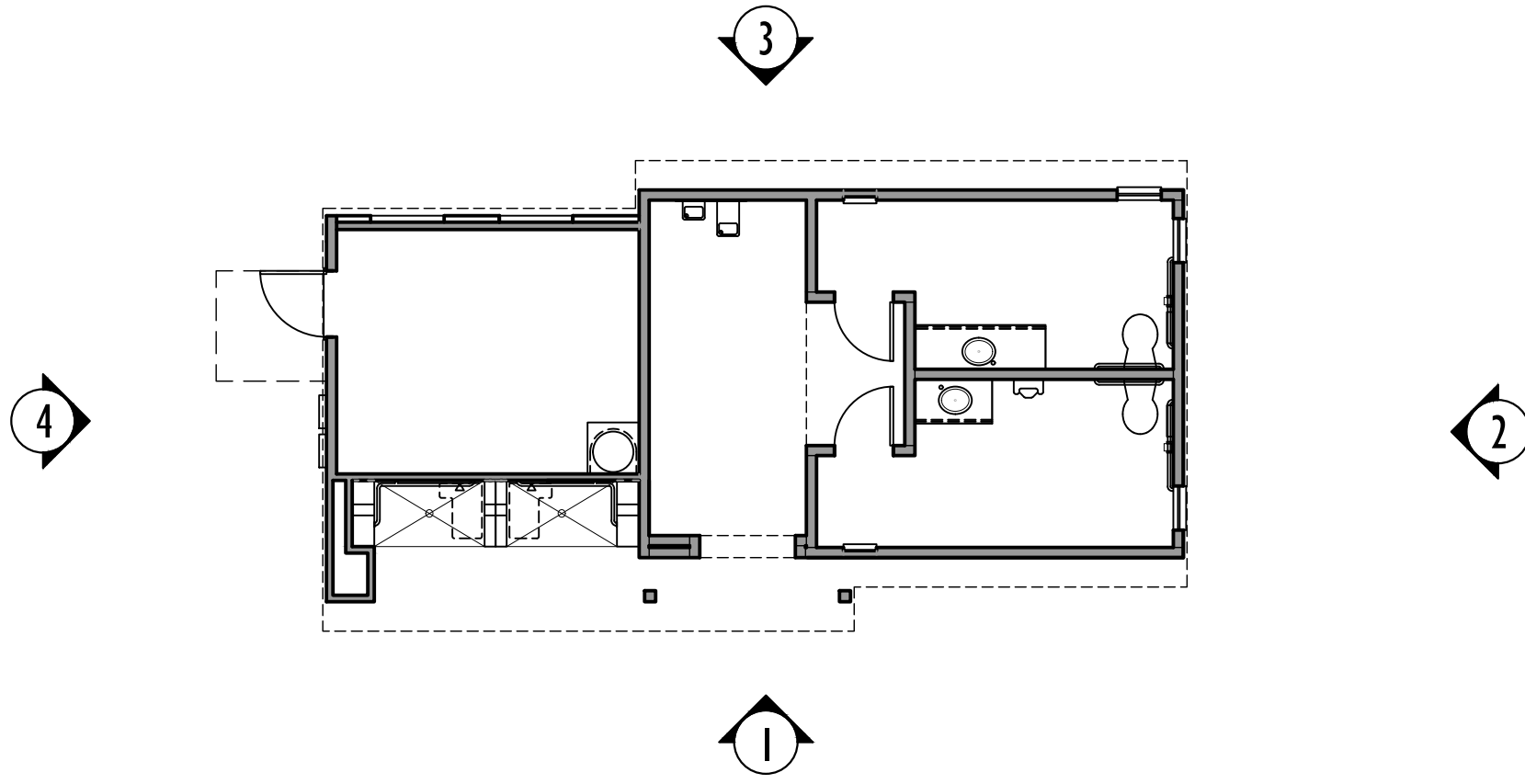
- 11 DECO. LIGHT FIX. & ADDRESS SIGN
- 12 METAL SECTIONAL GARAGE DOOR
- 13 UTILITY DOOR
- 14 SLIDING GLASS DOOR
- 15 PORCHES WITH SIMPLE WOOD COLUMNS & KNEE BRACES
- 16 AWNING W/ WOOD OUTLOOKER/BRACE & BEAM
- 17 FAUX WOOD CORBELS
- 18 DECK METAL RAILING

FINISHES / COLORS

- A PRIMARY BOARD & BATTEN
- B SECONDARY BOARD & BATTEN
- C PRIMARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- D SECONDARY TRIM/ EAVE/ POST/ BOX PLANTER/ UTILITY DOOR
- E GARAGE DOOR COLOR
- F ENTRY DOOR COLOR/ SHUTTERS
- G ALT. ENTRY DOOR COLOR/ SHUTTERS
- H ROOF MATERIAL
- I ROOF MATERIAL

VARIES PER COLOR SCHEME

BUILDING KEY PLAN - SCALE: 1/8" = 1'-0"



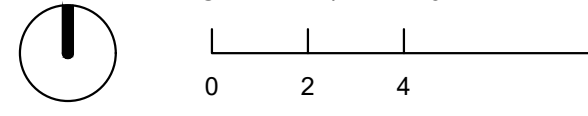
SITE KEY PLAN - NTS



NOTE: COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS

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CLUBHOUSE
ELEVATIONS

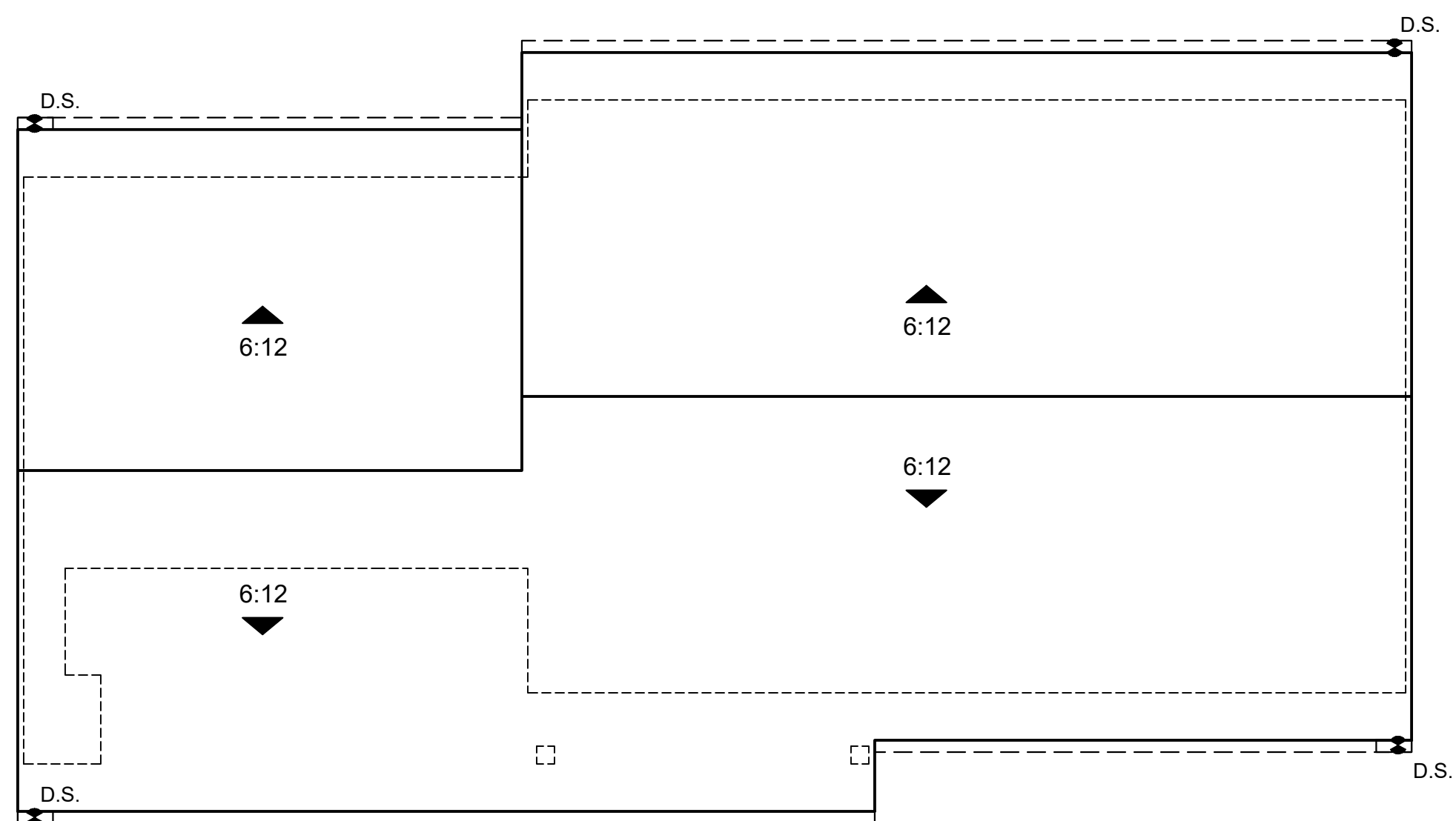
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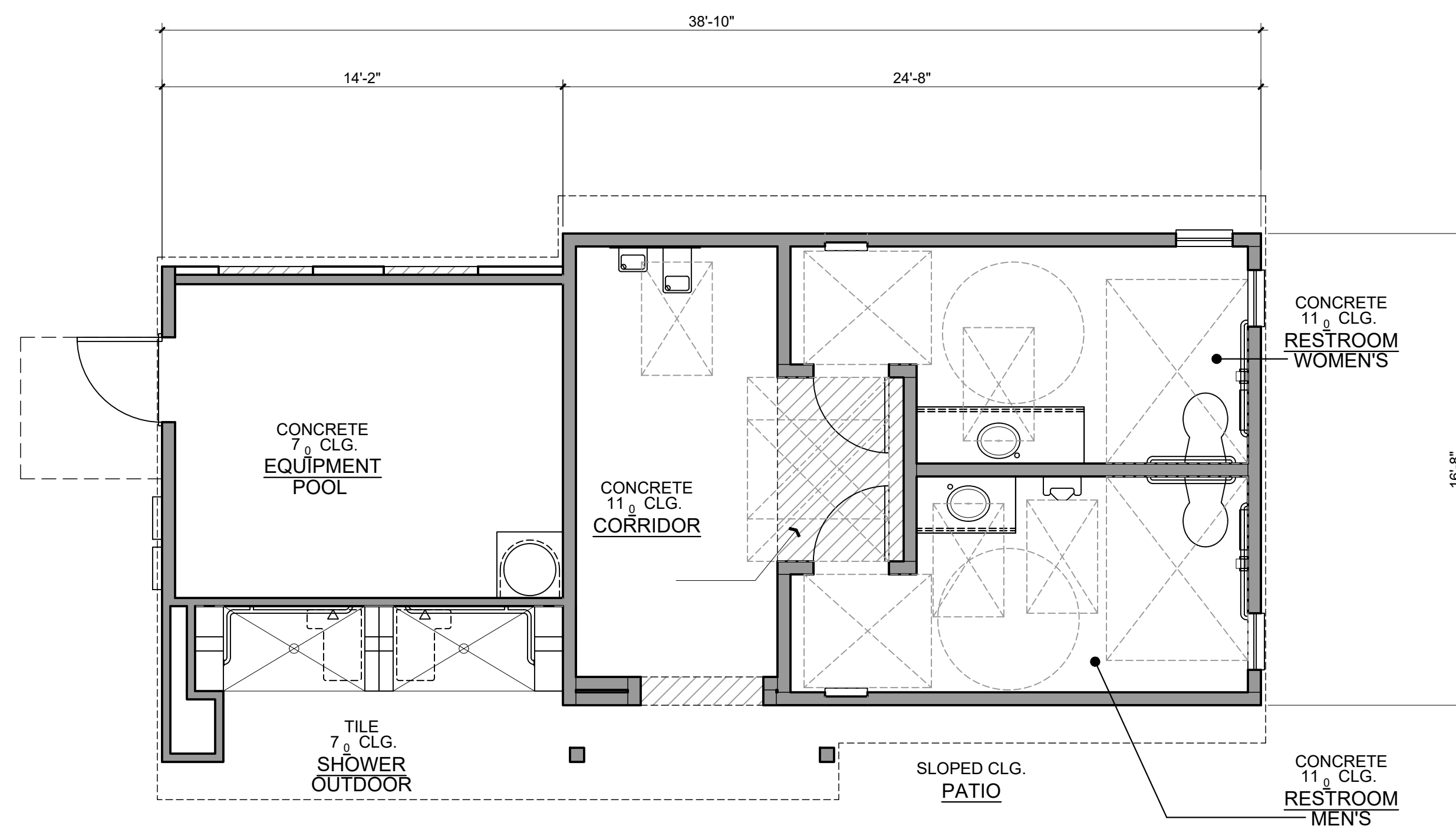
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ROOF PLAN



GROUND FLOOR



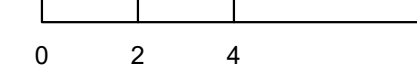
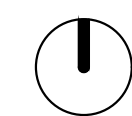
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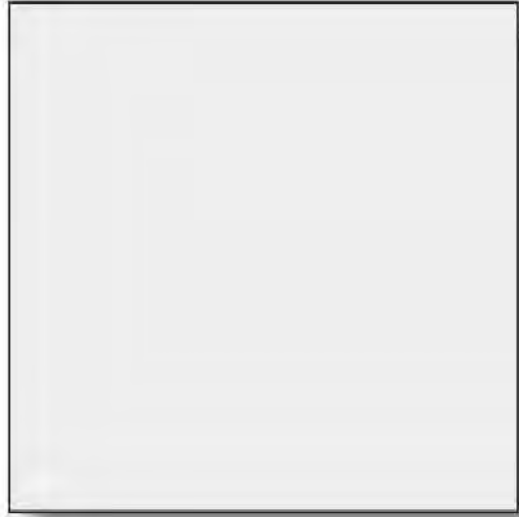


CLUBHOUSE BUILDING PLAN

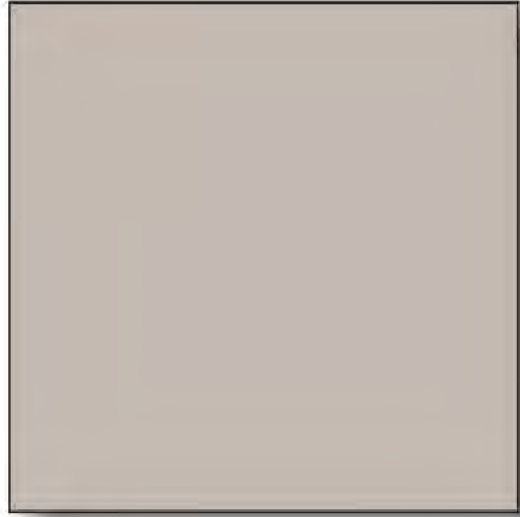
A4.10

COLOR SCHEMES

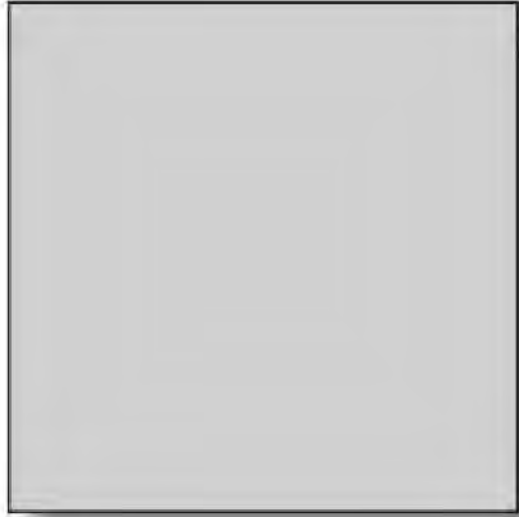
SCHEME 1



(A) PRIMARY BOARD & BATTEN
DEW 392 CRYSTAL BELL



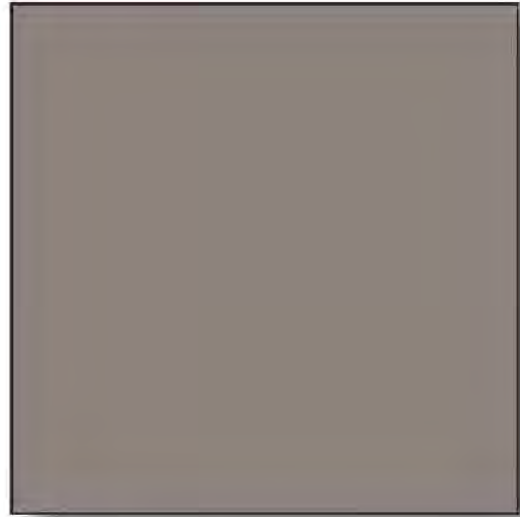
(B) SECONDARY BOARD & BATTEN
DE 6059 CHOCOLATE MILK



(C) PRIMARY TRIM /EAVE / POST / UTILITY DOOR
DE 6380 CLOUDED VISION



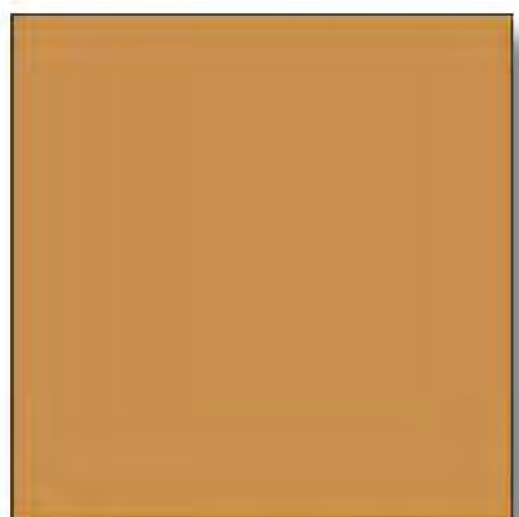
(D) SECONDARY TRIM /EAVE / POST / UTILITY DOOR
DEC 770 DRIFTING



(E) GARAGE DOOR
DE 6389 FALLEN ROCK



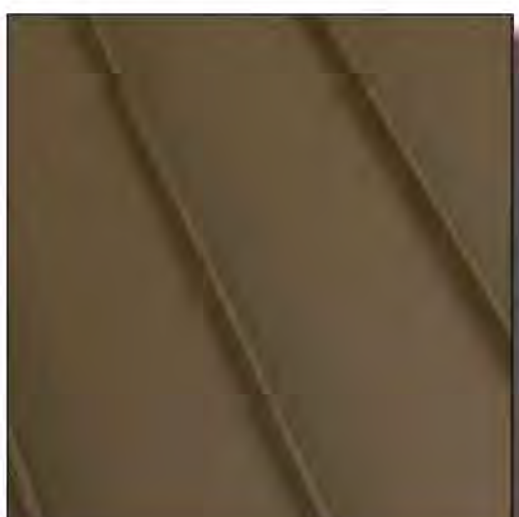
(F) ENTRY DOOR / DECORATIVE SHUTTERS
DET 691 SPICED HOT CHOCOLATE



(G) ALT. ENTRY DOOR
DE 5299 SLIGHTLY GOLDEN



(H) ROOF MATERIAL
BORAL - SHAKE, CHARCOAL BROWN BLEND

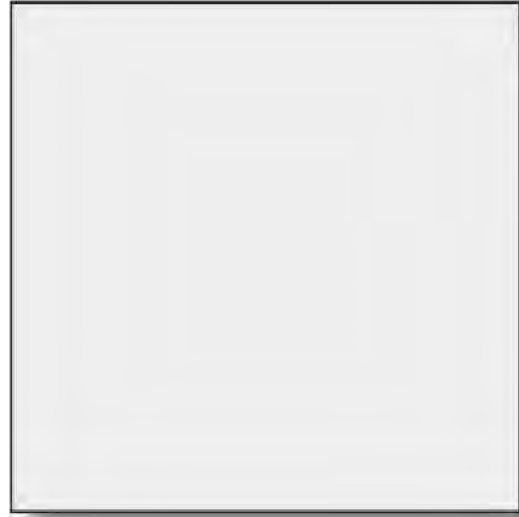


(I) ROOF MATERIAL
METAL STANDING SEAM
MANUFACTURER TO BE DETERMINED

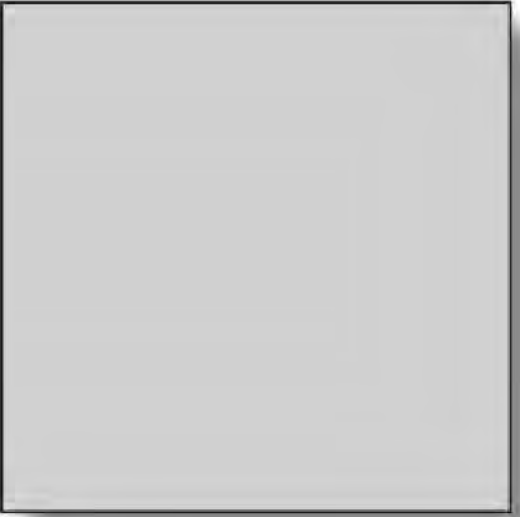
SCHEME 2



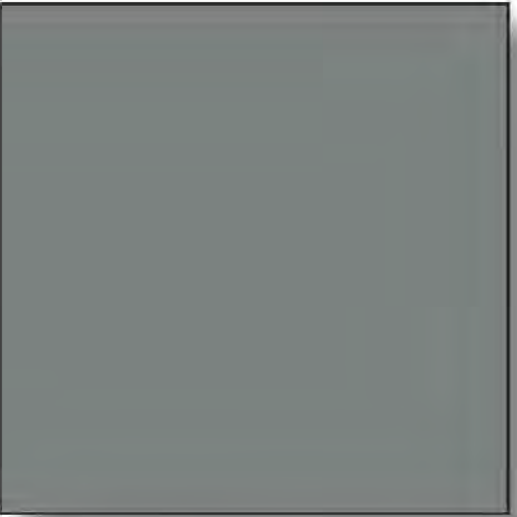
(A) PRIMARY BOARD & BATTEN
DE 6362 STORM CLOUD



(B) SECONDARY BOARD & BATTEN
DEW 392 CRYSTAL BELL



(C) PRIMARY TRIM /EAVE / POST / UTILITY DOOR
DE 6380 CLOUDED VISION



(D) SECONDARY TRIM /EAVE / POST / UTILITY DOOR
DE 6362 STORM CLOUD



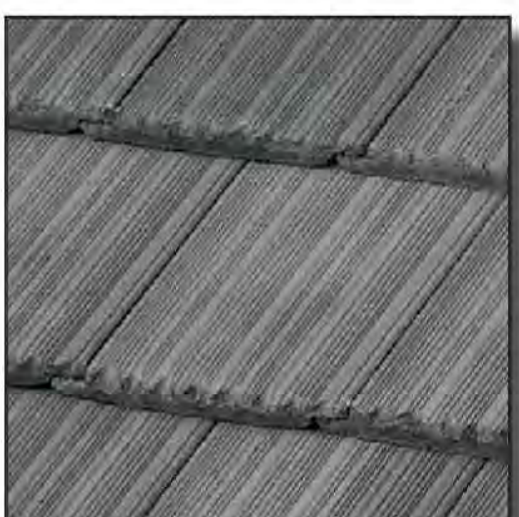
(E) GARAGE DOOR
DET 680 ESPRESSO MACCHIATO



(F) ENTRY DOOR
DET 691 SPICED HOT CHOCOLATE



(G) ALT. ENTRY DOOR / DECORATIVE SHUTTERS
DEA 184 PARISIAN NIGHT



(H) ROOF MATERIAL
BORAL - SHAKE, CHARCOAL BLEND



(I) ROOF MATERIAL
METAL STANDING SEAM
MANUFACTURER TO BE DETERMINED



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ALL PAINT TO BE DUNN EDWARDS
(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)
GARAGE: WAYNE DALTON - ENTRY DOOR: THERMA TRU - EXTERIOR LIGHTS: SEA
GULL - ROOFING: BORAL

COLOR SCHEMES

A5.00



APN 376-190-001

MATCHLINE - SEE SHEET 2

TRACT 10280

TRACT 21085-1

CERVERA ROAD

HUNWUT DR.

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 142,220 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO)(0.55)(LAW)(0.52) = GALLONS PER YEAR
MAWA = 55.00 X 0.55 X 142,220 X 0.52 = 2,687,336 GALLONS PER YEAR
MAWA = 8.05 X 0.55 X 142,220 X 0.52 = 390,401 GALLONS (PEAK DEMAND IN AUGUST)

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

SHADED PARKING CALCULATIONS

PARKING PROVIDED - 74 SPACES (OPEN)
TOTAL AREA OF PARKING SPACES = 12,318 SF
TREE SHADE QUANTITY @ FULL (100%) - 0 @ 600 SF
TREE SHADE QUANTITY @ HALF (50%) - 20.91 @ 300 SF
TOTAL SHADE PROVIDED 6,273 SF
PERCENT SHADE = 50.9%

TRACT 23196

GENERAL NOTES

- TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED
10' FROM ANY WATER OR SEWER LINE
30' FROM ANY INTERSECTION
10' FROM STREET LIGHT
10' FROM FIRE HYDRANT OR STREET SIGN
10' FROM DRIVEWAY APPROACH
MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
- STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
- SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
- ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 469 - SUBDIVISION, AND 481 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (AUGUST 2014), COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING (DECEMBER 2009), CALIFORNIA FRIENDLY PLANT LIST (MARCH 2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT GUIDELINES, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

- ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
- SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
- 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
- AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.

LEGEND

- PRIMARY ENTRY MONUMENT (WILDOMAR TRAIL) - LOW WALLS AND/OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE
- SECONDARY COMMUNITY ENTRY MONUMENT - LOW WALLS AND/OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE
- 5" MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL AND COLUMNS WITH PRECAST CONCRETE CAP
- 6" HIGH DECORATIVE MASONRY WALL ALONG EASTERN PROJECT BOUNDARY
- 5" MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL GATE AND FENCE WITH MASONRY COLUMNS AND PRECAST CONCRETE CAP (POOL AREA)
- 6" HIGH DECORATIVE PAINTED TUBULAR STEEL GATE AND FENCE (BASIN AREA)
- RETAINING WALL PER CONCEPTUAL GRADING PLANS
- DECORATIVE PAVEMENT SUCH AS INTERLOCKING PAVERS, STAMPED CONCRETE OR EXPOSED AGGREGATE CONCRETE
- BOUNDARY LINE
- RIGHT OF WAY
- CENTER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN & CATCH BASIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- FIRE HYDRANT
- EX. WATER LINE
- EX. OVERHEAD TEL. LINES
- STREET LIGHT

LANDSCAPE ZONES AND PLANT PALETTE

WILDOMAR TRAIL MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD

BOTANICAL NAME	COMMON NAME	WUCOLS
ACCENT TREES, SUCH AS:		
LAGERSTROEMIA INDICA	CRAPPE MYRTLE	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
PHOENIX DACTYLIFERA	DATE PALM	L
TABESBERIA SPECIES	TRUMPET	L
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L

NOTES: MIN. 15 GAL. & 24" BOX SIZES; MIN. 36" & 48" BOX SIZES AT ENTRY; PALMS SHALL BE 17'-18" B.T.H. MIN.; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/ OR A MAX. OF 15% OF TREE PALETTE.

CANOPY TREES, SUCH AS:

PARKINSONIA SPECIES	CHINESE FLAME TREE	M
PLATANUS SPECIES	PALO VERDE	L
PROSOPIS SPECIES	SYCAMORE	M
QUERCUS SPECIES	MESQUITE	L
OAK	TIPOU TREE	M
TRISTANIA SPECIES	WATER GUM	M
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	L

NOTE: MIN. 15 GAL SIZES; MINIMUM 24", 36" AND 48" BOX SIZES AT ENTRY

SHRUBS, SUCH AS:

AGAVE SPECIES	AGAVE	L
CALANDRINA SPECIES	ROCK PURSLANE	L
CALLISTEMON 'LITTLE JOHN'	WEeping BOTTLEBRUSH	L
CISTUS SPECIES	ROCKROSE	L
DASYLYRION SPECIES	DESERT SPOON	L
DIANELLA REVOLUTA	FLAX LILY	L
GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	L
TEUCRIUM FRUTICOSA	BUSH GERMANDER	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS:

BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
COTONEASTER SPECIES	COTONEASTER	M
DROSANTHEMUM SPECIES	ICE PLANT	L
LANTANA SPECIES	LANTANA	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L
ROSA SPECIES	CARPET ROSE	L
SENECIO MANDRALISCAE	BLUE CHALK STICKS	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF NATIVE HYDROSEED

WALL CLINGING VINES, SUCH AS:

BOUQUINVILLEA SPECIES	BOUQUINVILLEA	L
DISTICTIS SPECIES	TRUMPET VINE	M
FIGUS PUMILA	CREeping FIG	M
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M

MINIMUM 1 GALLON SIZES

LANDSCAPED OPEN SPACE, BUFFER AND SCREEN

BOTANICAL NAME	COMMON NAME	WUCOLS
CANOPY TREES, SUCH AS:		
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	L
QUERCUS SPECIES	OAK	L
PINUS SPECIES	PINE	L
PLATANUS SPECIES	SYCAMORE	M
POPULUS FREMONTII	FREMONT COTTONWOOD	M
SCHINUS MOLLE	CALIFORNIA PEPPER	L

NOTE: MINIMUM 15 GALLON SIZES

SHRUBS, SUCH AS:

CISTUS SPECIES	ROCKROSE	L
ENCELIA FARINOSA	BRITTLEBUSH	L
HETEROMELES ARBUTIFOLIA	TOYON	L
LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
RHAMNUS CALIFORNICA	COFFEE BERRY	L
RHUS INTEGRIFOLIA	LEMONADE BERRY	L
RHUS OVATA	SUGAR BUSH	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS:

ACACIA REDOLENS	PROSTRATE ACACIA	L
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
DROSANTHEMUM SPECIES	ICE PLANT	L
SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
LANTANA SPECIES	LANTANA	L
LONGICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MULLENBERGIA RIGENS	DEER GRASS	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

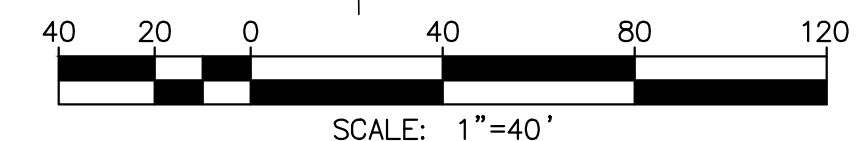
WATER QUALITY BASIN

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES, SUCH AS:		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	WESTERN COTTONWOOD	M

NOTE: 5 AND 15 GALLON SIZES

HYDROSEED, SUCH AS:

ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)



DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:

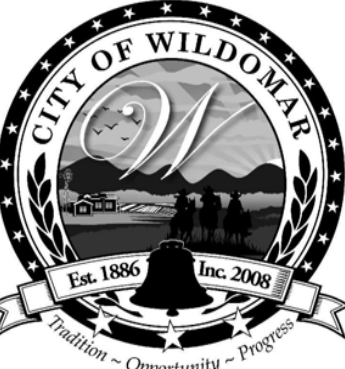
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring 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

SEAL:



Michael Baker
INTERNATIONAL

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

PREPARED BY: JEREMY FRANZINI
LIC. NO. 4514 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
WILDOMAR TRAIL TOWN CENTER
LANDSCAPE SUBMITTAL
CONCEPTUAL LANDSCAPE PLAN

SHEET No.

3

OF 3 SHTS

H:\PDATA\163508\CADD\LARCH\EXHIBITS\CONCEPT\163508-LS-COMM-01-4TH SUBMITTAL.DWG ELISE CAILLE 2/22/21 6:04 PM

