TENTATIVE PARCEL MAP 37311

5 LOT SUBDIVISION
CITY OF WILDOMAR, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF PARCEL 4 OF PARCEL MAP 6430, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 18, PAGE 7, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 4;
THENCE NORTH 46° 26' 20" WEST, 345.38 FEET;
THENCE NORTH 49° 53' 52" EAST, 235.34 FEET;
THENCE SOUTH 40° 11' 06" EAST, 360.8 FEET TO THE NORTHERLY LINE OF CLINTON KEITH ROAD AS SHOWN ON SAID PARCEL MAP;
THENCE SOUTHWESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 270553, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF PARCEL 4 OF PARCEL MAP 6430, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 18, PAGE 7, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 4;
THENCE SOUTH 33° 55' 53" EAST ALONG THE SOUTHERLY LINE OF STABLE LANES WAY 338.03 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 33° 55' 53" EAST, 359.95 FEET;
THENCE SOUTH 11° 09' 06" WEST, 32.57 FEET;
THENCE SOUTH 56° 14' 04" WEST, 161.90 FEET;
THENCE NORTH 40° 11' 06" WEST, 360.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO NORMAN L. STUFFLEBEEM AND VENNIE STUFFLEBEEM BY DEED RECORDED SEPTEMBER 15, 1976 AS INSTRUMENT NO. 137404, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 49° 53' 52" EAST, 225.53 FEET ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 270553, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTE: THE ENTRANCE/EXIT OFF CLINTON KEITH ROAD SHALL BE RIGHT IN – RIGHT OUT ONLY. CLINTON KEITH AND STABLE LANES SHALL BE RESTRICTED WITH "NO PARKING" SIGNS.

EARTHWORK

	RAW	x % SHRINKAGE	TOTAL
CUT	7,900 CY	–	7,900 CY
FILL	11,900 CY	–	11,900 CY
IMPORT			4,000 CY

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND SHALL BE VERFIED BY THE CONTRACTOR TO ITS OWN SATISFACTION.

EXISTING EASEMENTS

1. *INGRESS / EGRESS EASEMENT PER R.O.S. RECORDED IN BOOK 53 PAGE 92 OF COUNTY OF RIVERSIDE RECORDS.*
2. *SOUTHERN CALIFORNIA EDISON PUBLIC UTILITY EASEMENT PER DOC. NO. 77-37590, RECORDED ON MARCH 7, 1977.*
3. *SOUTHERN CALIFORNIA EDISON PUBLIC UTILITY EASEMENT PER DOC. NO. 77-46964, RECORDED ON MARCH 21, 1977.*

NOTES:

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

THE PROPERTY IS NOT WITHIN A FEMA FLOOD ZONE

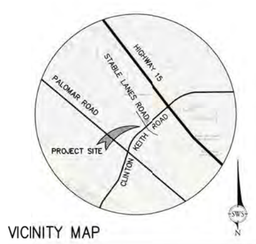
THE PROPERTY IS SUBJECT TO LIQUEFACTION.

LEGEND

- PROPERTY LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- STORM DRAIN HEADWALL
- PUBLIC SEWER MANHOLE
- PRIVATE SEWER CLEANOUT
- STORM DRAIN INLET
- RETAINING WALL
- BIOFILTRATION BASIN

UTILITY PROVIDERS

Water: Elsinore Valley Municipal Water District
951-674-3146
Sewer-Elsinore Valley Municipal Water District
951-674-3146
Gas: Southern California Gas Company
800-427-2200
Electric: Southern California Edison Company
800-611-1911
Telephone/Cable- Time Warner Cable
951-268-3165
School District: Lake Elsinore Unified School District
951-253-7000



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER:
FRONTLINE REALTY CAPITAL, LLC
505 SANSOME STREET
SUITE 1575
SAN FRANCISCO, CA 94111
415-990-3318

FLOOD ZONING:
COMMUNITY-PANEL NUMBER 06065C2705G
FLOOD ZONE X – OUTSIDE OF THE 500 YEAR FLOOD PLAIN

ZONING:	GENERAL PLAN:
EXIST: RR	EXIST: RURAL RESIDENTIAL
PROPOSED: C-1/C-P	PROPOSED: GENERAL COMMERCIAL

ASSESSOR'S PARCEL NO: 380-120-03 AND 04

ADDRESS: NE CORNER OF CLINTON KEITH AND STABLE LANES
WILDOMAR, CA

NUMBER OF PARCELS: EXISTING – 2 PROPOSED – 5

TOTAL ACREAGE: GROSS: 3.29 ACRES, NET: 3.29 ACRES

SOURCE OF TOPOGRAPHY:
AERIAL TOPO DONE BY SWS ENGINEERING, INC.
DATE: NOVEMBER 2015

CONTOUR INTERVAL: 1 FOOT

STRUCTURES:
ALL FENCING AND BUILDINGS WITHIN PROPERTY BOUNDARY ARE TO BE REMOVED

SEWER:
ALL PARCELS IN THIS TENTATIVE PARCEL MAP ARE ON A SANITARY SEWER SYSTEM.

DATE MAP PREPARED: SEPTEMBER 2017

JOB No. 14-045

REVISION BLOCK

NO.	DATE	

PREPARED BY:

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046

REGISTERED PROFESSIONAL ENGINEER MICHAEL D SCHWEITZER No. 59658 Exp.12-31-2017 CIVIL STATE OF CALIFORNIA

DATE: Nov 13, 17 3:41pm by:mike.schweitzer
FILE:Z:\Projects\2014\14-045\PROD\Planning\TM\14-045_TM01.dwg

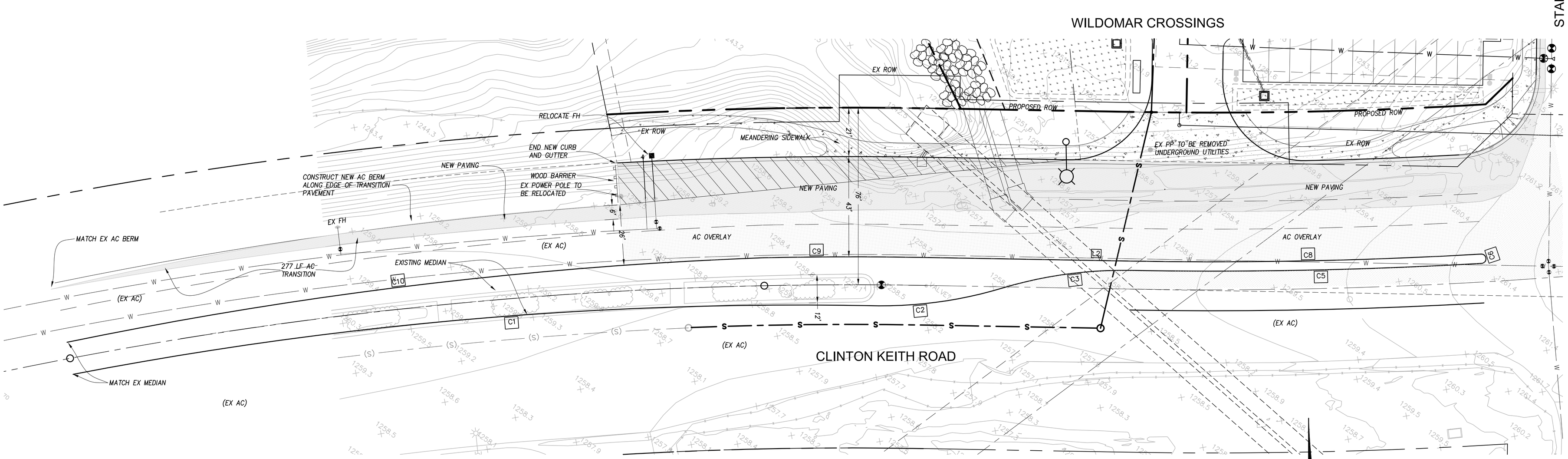
MICHAEL D SCHWEITZER RCE 59658 DATE

30 15 0 30 60 90
SCALE IN FEET
GRAPHIC SCALE

SWS ENGINEERING, INC.
engineering made possible.

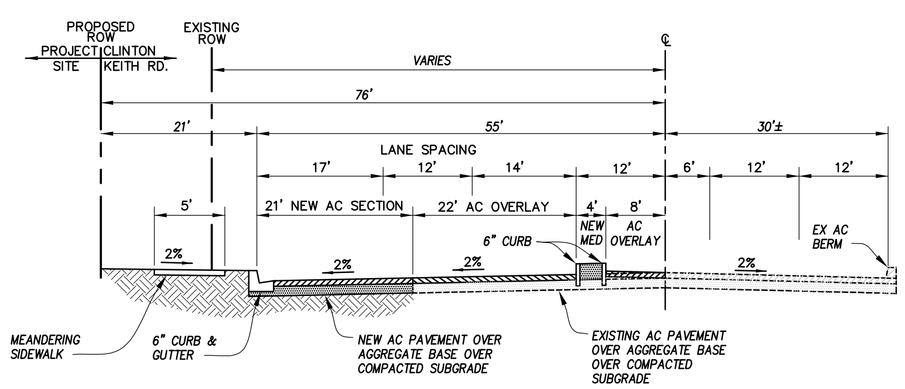
TENTATIVE PARCEL MAP 37311

5 LOT SUBDIVISION
CITY OF WILDOMAR, STATE OF CALIFORNIA



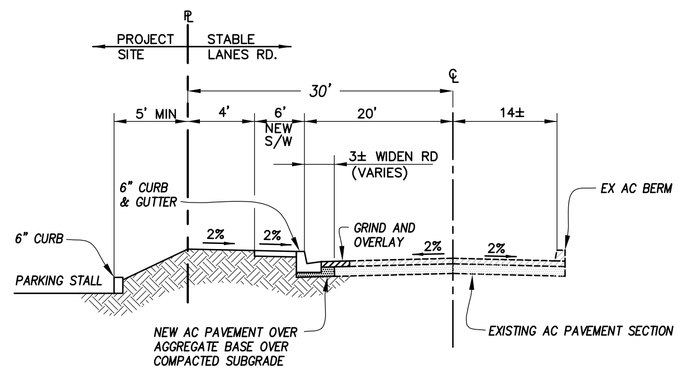
20 10 0 20 40 60
SCALE IN FEET
GRAPHIC SCALE

N



CLINTON KEITH ROAD SECTION @ TURN LANE

NOT TO SCALE

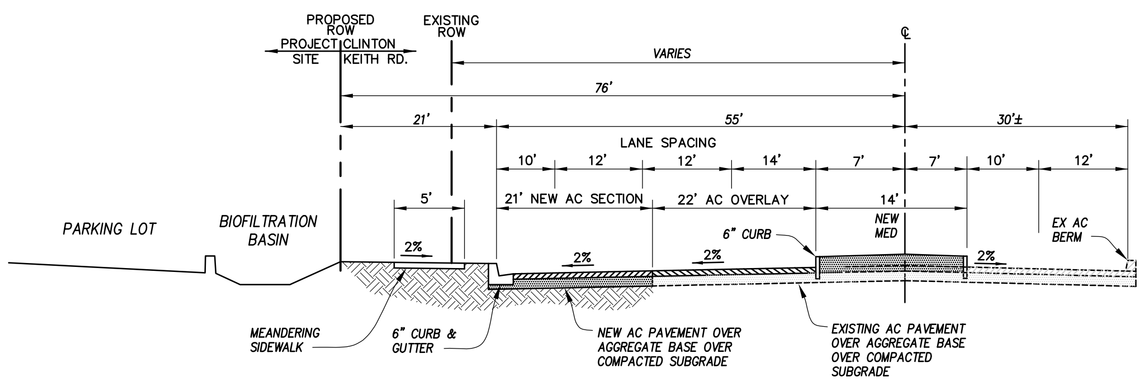


STABLE LANES ROAD SECTION

NOT TO SCALE

CURB CURVE DATA TABLE				
SYM	LENGTH	RADIUS	DELTA	DESCRIPTION
C1	347.81'	1649.44	12°04'55"	MEDIAN CURB
C2	53.71'	180.00	17°05'50"	MEDIAN CURB
C3	55.74'	180.00	17°44'37"	MEDIAN CURB
C5	150.86'	1992.00	4°20'21"	MEDIAN CURB
C6	6.28'	2.00	180°00'00"	MEDIAN CURB
C8	150.56'	1988.00	4°20'21"	MEDIAN CURB
C9	70.03'	1812.00	2°12'52"	MEDIAN CURB
C10	301.62'	1809.25	9°33'07"	MEDIAN CURB

CURB LINE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
L2	87.48'	N56°14'09"E	MEDIAN CURB



CLINTON KEITH ROAD SECTION

N.T.S. – PER COUNTY STD 91

GENERAL NOTES

OWNER:
FRONTLINE REALTY CAPITAL, LLC
505 SANSOME STREET
SUITE 1575
SAN FRANCISCO, CA 94111
415–990–3318

FLOOD ZONING:
COMMUNITY–PANEL NUMBER 06065C2705G
FLOOD ZONE X – OUTSIDE OF THE 500 YEAR FLOOD PLAIN

ZONING:	GENERAL PLAN:
EXIST: RR	EXIST: RURAL RESIDENTIAL
PROPOSED: C–1/C–P	PROPOSED: GENERAL COMMERCIAL

ASSESSOR'S PARCEL NO: 380–120–03 AND 04

ADDRESS: NE CORNER OF CLINTON KEITH AND STABLE LANES
WILDOMAR, CA

NUMBER OF PARCELS: EXISTING – 2 PROPOSED – 5

TOTAL ACREAGE: GROSS: 3.29 ACRES, NET: 3.29 ACRES

SOURCE OF TOPOGRAPHY:
AERIAL TOPO DONE BY SWS ENGINEERING, INC.
DATE: NOVEMBER 2015

CONTOUR INTERVAL: 1 FOOT

STRUCTURES:
ALL FENCING AND BUILDINGS WITHIN PROPERTY BOUNDARY ARE TO BE REMOVED

SEWER:
ALL PARCELS IN THIS TENTATIVE PARCEL MAP ARE ON A SANITARY SEWER SYSTEM.

DATE MAP PREPARED: SEPTEMBER 2017

JOB No. 14–045

REGISTERED PROFESSIONAL ENGINEER
MICHAEL D SCHWEITZER
No. 59658
Exp.12-31-2017
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046

DATE: Nov 07, 17 9:56am by:mike.schweitzer
FILE:Z:\Projects\2014\14-045\PROD\Planning\TM\14-045_TM01.dwg

MICHAEL D SCHWEITZER RCE 59658 DATE

REVISION BLOCK		
NO.	DATE	

SWS ENGINEERING, INC.
engineering made possible.

WILDOMAR CROSSINGS

CLINTON KEITH ROAD AND STABLE LANES ROAD
WILDOMAR, CA

PLOT PLAN SUBMITTAL

DECEMBER 12, 2017

PROJECT DIRECTORY

APPLICANT:
MANN PROPERTY COMPANY
P.O. BOX 77564
SAN FRANCISCO, CA 94107
CONTACT: ROB MANN
PHONE: (415) 990-3378

APPLICANT:
MANN PROPERTY COMPANY
P.O. BOX 77564
SAN FRANCISCO, CA 94107
CONTACT: JIM ROACHELLE
PHONE: (925) 250-7118

ARCHITECT/ LANDSCAPE ARCHITECT:
DAVID BABCOCK & ASSOCIATES
3581 MOUNT DIABLO BLVD., SUITE 235
LAFAYETTE, CA. 94549
CONTACT: JEFF BERBERICH
PHONE: (925) 283-5070

CIVIL ENGINEER/SURVEY:
SWS ENGINEERING, INC.
261 AUTUMN DRIVE #115
SAN MARCOS, CA 92069
CONTACT: MICHAEL SCHWEITZER
PHONE: (760) 444-0011

TRAFFIC/ NOISE/ AQ/ GHG
URBAN CROSSROADS
41 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
CONTACT: ARIC EVATT, CHARLENE SO
PHONE: (949) 660-1994

BIOLOGICAL CONSULTANT
HELIX ENVIRONMENTAL PLANNING INC.
7578 EL CAJON BOULEVARD
LA MESA, CA 91942
CONTACT: KARL OSMUNDSON, ROBERT HOGENAUER
PHONE: 619-462-1515

GEOTECHNICAL ENGINEER
CONSTRUCTION TESTING & ENGINEERING, INC. (CTE)
14538 MERIDIAN PKWY, SUITE A
RIVERSIDE, CA 92518
CONTACT: ROBERT ELLERBUSCH
PHONE: (951) 571-4081

PHASE 1 ENGINEER
EEI
2195 FARADAY AVENUE, SUITE K
CARLSBAD, CA 92008
CONTACT: BRIAN BRENNAN, POLLY IVERS
PHONE: 760-431-3747

PHOTOMETRICS
EDESIGNC
582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
CONTACT: STEPHEN HOWARTER
PHONE: 415-963-4303

UTLILITY PROVIDERS

Water: Elsinore Valley Municipal Water District
951-674-3146
Sewer-Elsinore Valley Municipal Water District
951-674-3146
Gas: Southern California Gas Company
800-427-2200
Electric: Southern California Edison Company
800-611-1911
Telephone- Time Warner Cable
951-268-3165

School District: Lake Elsinore Unified School District
951-253-7000

VICINITY MAP

N.T.S.

NORTH

PROJECT DATA

PROJECT LOCATION:	WILDOMAR CROSSINGS CLINTON KEITH ROAD AND STABLE LANES ROAD WILDOMAR, CA
PARCEL NUMBERS:	APN 380-120-03 380-120-04
CURRENT ZONING: PROPOSED ZONING:	• RR (RURAL RESIDENTIAL) • C-1/C-P GENERAL COMMERCIAL
JURISDICTION:	CITY OF WILDOMAR, CALIFORNIA
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWS ENGINEERING INC. DATED MAY 2016
FIRE PROTECTION:	THESE BUILDINGS WILL BE SPRINKLED PER BUILDING CODE REQUIREMENTS
OCCUPANCY GROUPS:	M , A2 AND M2
TYPE OF CONSTRUCTION:	V.B

THIS PROJECT SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF CALIFORNIA CONSTRUCTION CODES AND ALL CITY OF WILDOMAR MUNICIPAL ORDINANCES.

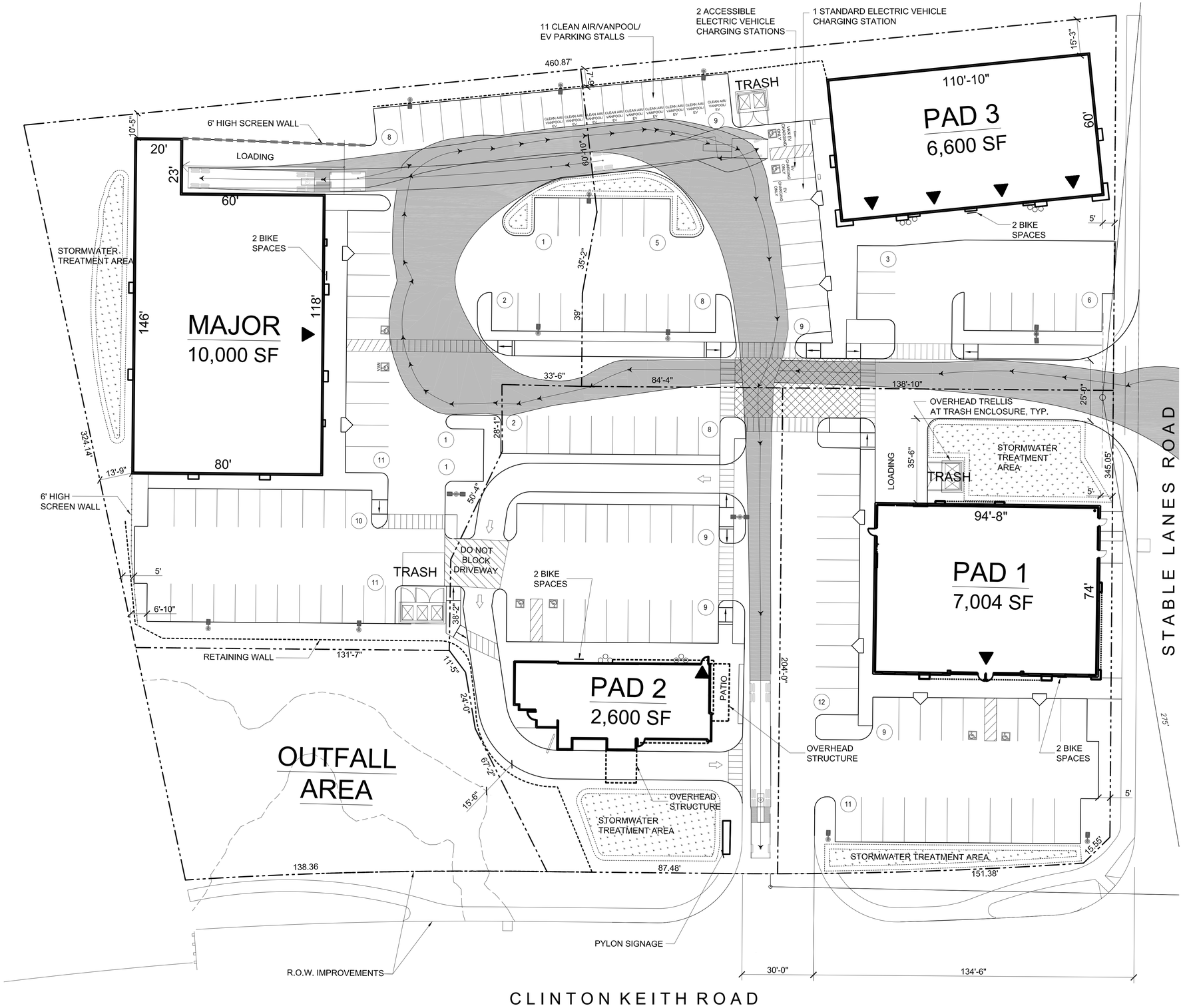
SHEET INDEX

1. TITLE SHEET
2. PRELIMINARY SITE PLAN
3. PRELIMINARY GRADING PLAN
4. PRELIMINARY UTILITY PLAN
5. CIVIL PLAN
6. PRELIMINARY STORMWATER INFO.
7. PRELIMINARY LANDSCAPE PLAN
8. HYRDOZONE PLAN
9. PHOTOMETRIC STUDY
10. MAJOR BUILDING ELEVATIONS
11. PAD 1 BUILDING ELEVATIONS
12. PAD 2 BUILDING ELEVATIONS
13. PAD 3 BUILDING ELEVATIONS
14. PYLON SIGN/ PAD BUILDING SIGNAGES/ TRASH ENCLOSURE
15. MATERIALS BOARD
16. MAJOR PAD BUILDING FLOOR PLAN AND ROOF PLAN
17. PAD 1 BUILDING FLOOR PLAN AND ROOF PLAN
18. PAD 2 BUILDING FLOOR PLAN AND ROOF PLAN
19. PAD 3 BUILDING FLOOR PLAN AND ROOF PLAN

DBA #1427

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070



Project Data

Client: MANN PROPERTY CO.
P.O. BOX 77564
SAN FRANCISCO, CA 94107

Project Address: Clinton Keith Road and Stable Lanes Road, Wildomar, CA

Site Data

Parcel Area: 3.28 AC (143,312 s.f.)

Jurisdiction: City of Wildomar
Zoning:
Existing: RR
Proposed: C-1/ C-P

Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWS ENGINEERING INC. DATED JUNE 2017

Building/ Parking Data

BUILDING AREA:		PARKING PROVIDED:	PARCEL SF:
MAJOR =	10,000 SF	46 CARS (4.6/1,000)	44,380
PAD 1=	7,004 SF	32 CARS (4.5/1,000)	27,946
PAD 2 =	2,600 SF	27 CARS (10.4/1,000)	25,382
PAD 3 =	6,600 SF	40 CARS (6.1/1,000)	32,221
TOTALS	**26,204 SF**	**145 CARS (5.5/1,000)**	**129,929 (SUBTOTAL)**
OUTFALL AREA=			13,383
TOTAL PARCEL AREA			**143,312 SF**

Accessible Parking Stalls:
Required: 5 Stalls
Provided: 8 Stalls (2 Van, 6 Standard)

Bicycle Parking:
Required: 8 Spaces (5% of Total Parking Required)
Provided: 8 Spaces

Electric Vehicle Parking:
Required: 11 Stalls (per 2016 CAL Green Code Table 5.106.5.2)
Provided: 11 Stalls

Electric Vehicle Charging Stations (EVCS):
Required: 1 Van Accessible (per 2016 CBC Code Table 11B.228.3.1)
+ 1 Standard Accessible (per 2016 CBC Code Table 11B.228.3.1)
1 Standard EVCS

Provided: 3 Charging Stations

LEGEND:

New Light Fixture

DBA #1427

DB+A

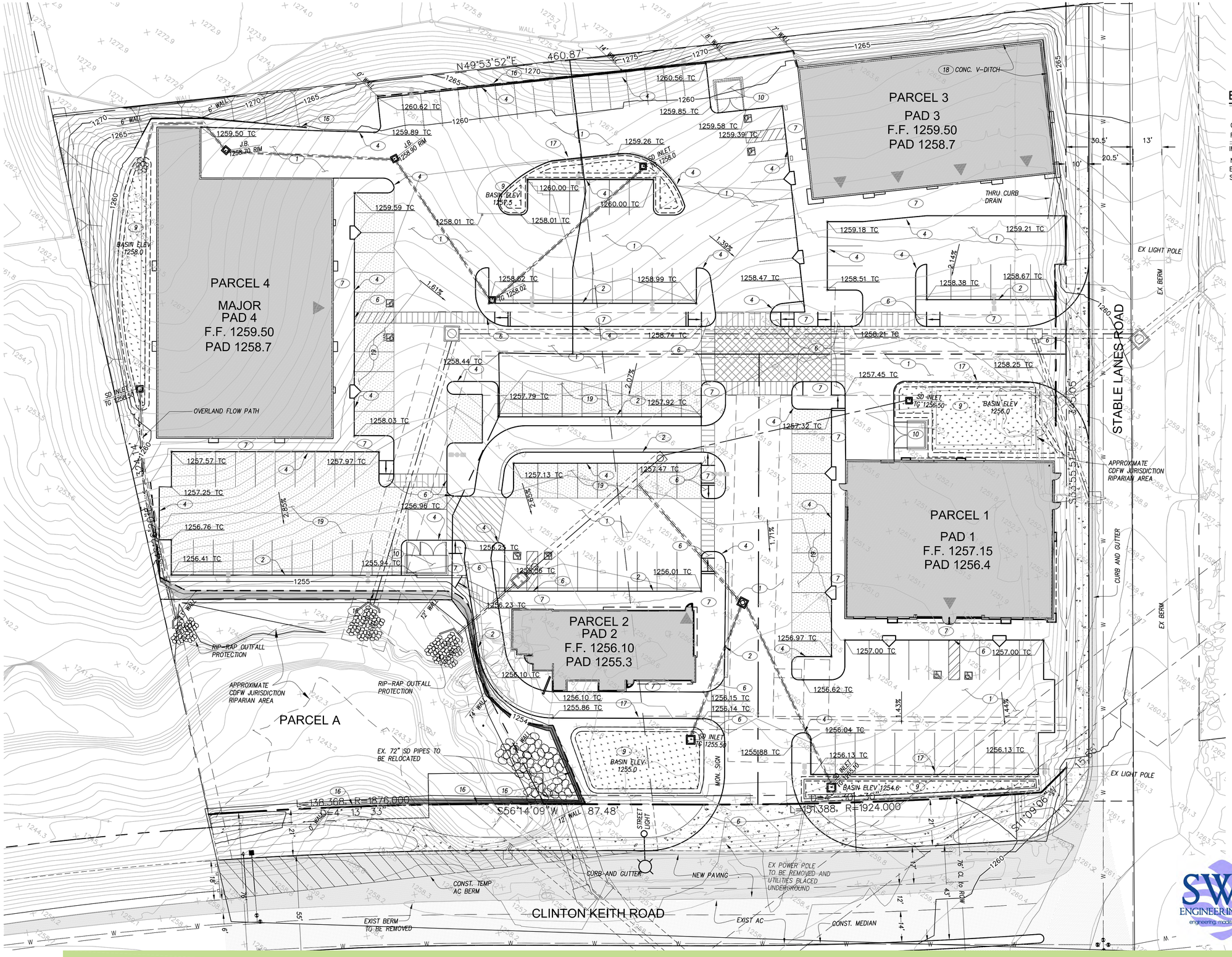
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSINGS

PROPOSED SITE PLAN

0 20' 40'
SCALE 1"= 20'
DECEMBER 12, 2017

TRUE NORTH



EARTHWORK

	RAW	x % SHRINKAGE	TOTAL
CUT	7,900 CY	–	7,900 CY
FILL	11,900 CY	–	11,900 CY
IMPORT			4,000 CY

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND SHALL BE VERFIED BY THE CONTRACTOR TO ITS OWN SATISFACTION.

CONSTRUCTION NOTES:

1. 3.5" AC OVER 11.5" AB PER SOILS REPORT RECOMMENDATION
2. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 6" CURB
5. CONSTRUCT 0" CURB
6. CONSTRUCT HANDICAP RAMP
7. WALKWAY PER ARCHITECT PLANS
8. CONSTRUCT VALLEY GUTTER PER DETAIL SHEET 6
9. CONSTRUCT BIOFILTRATION BASIN PER DETAIL SHEET 6
10. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
15. WALL PER STRUCTURAL PLAN
16. RETAINING WALL
17. 2' CURB OPENING @ 9' O.C.
18. CONSTRUCT V-DITCH
19. PERMEABLE PAVING SECTION

NOTES:

1. VEHICULAR ACCESS OFF CLINTON KEITH SHALL BE RIGHT IN AND RIGHT OUT ONLY.

2. CLINTON KEITH AND STABLE LANES SHALL BE DESIGNATE 'NO PARKING'.

SCALE IN FEET
GRAPHIC SCALE

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451

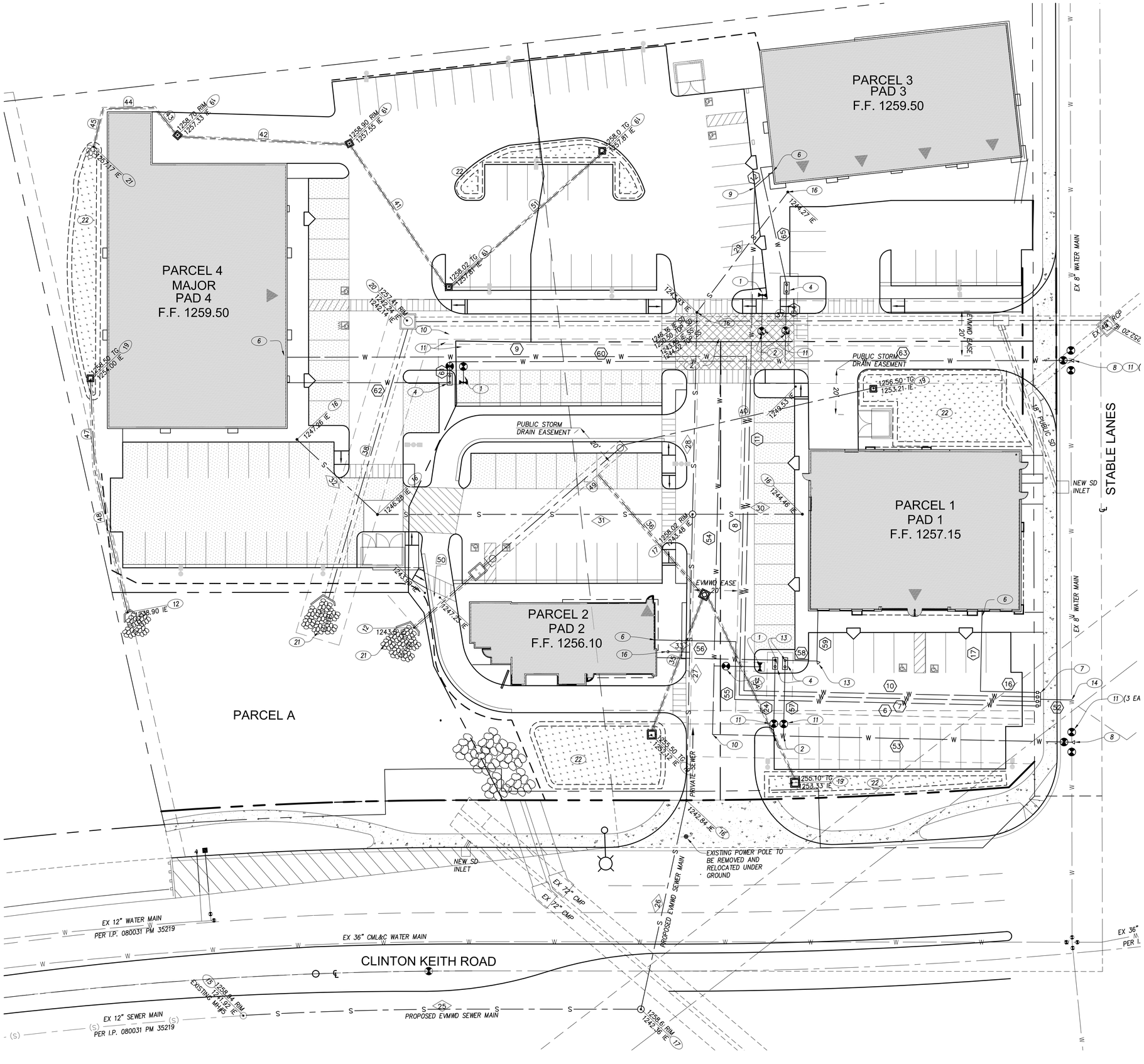
DATE: Sep 21, 17 6:59am by:mike.schweitzer
FILE: Z:\Projects\2014\14-045\PROD\Construct\GP\14-045_C1.0.dwg

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSING

P R E L I M I N A R Y G R A D I N G P L A N

C1.0



CONSTRUCTION NOTES:

1. FIRE HYDRANT ASSEMBLY PER EVMWD STD. DWG. W-7
2. PIPE TEE WITH RESTRAINED JOINTS
3. –
4. 6" DOUBLE CHECK VALVE ASSEMBLY PER EVMWD STD. DWG. W-23 WITH FIRE DEPARTMENT CONNECTION PER APPROVED MATERIAL LIST
5. FDC/PIV WITH GATE VALVE
6. 2" DOMESTIC P.O.C. SEE PLUMBING PLANS FOR CONTINUATION
7. 2" WATER METER PER EVMWD STD. DWG. NO. W-9
8. 8X8X8 TEE WITH THRUST BLOCK
9. 45° BEND WITH RESTRAINED JOINTS
10. 8" 90° ELBOW WITH RESTRAINED JOINTS
11. WATER MAIN GATE VALVE PER EVMWD STD. DWG. W-13
12. HEADWALL PER CALTRANS STD DWG D90
13. THRUST BLOCK
14. 8X8X4 TEE WITH THRUST BLOCK
15. POC WITH SEWER MAIN ON CLINTON KEITH
16. SEWER CLEAN OUT PER EVMWD STD DWG S-12
17. SEWER MANHOLE PER EVMWD STD DWG S-8
18. 2'x2' JUNCTION BOX
19. 24"X24" PRE-CAST CATCH BASIN
20. MANHOLE 2 PER R.C.F.C STD DWG 252
21. ROCK ENERGY DISSIPATER PER RCFC STD DWG JS233
22. BIO-BASIN PER DETAIL SHEET 4
23. –

NOTE:

1. SEE SHEET 6 FOR DATA TABLES (STORM, SEWER, WATER).

20 10 0 20 40 60
SCALE IN FEET
GRAPHIC SCALE

WILDOMAR CROSSING

PRELIMINARY UTILITY PLAN

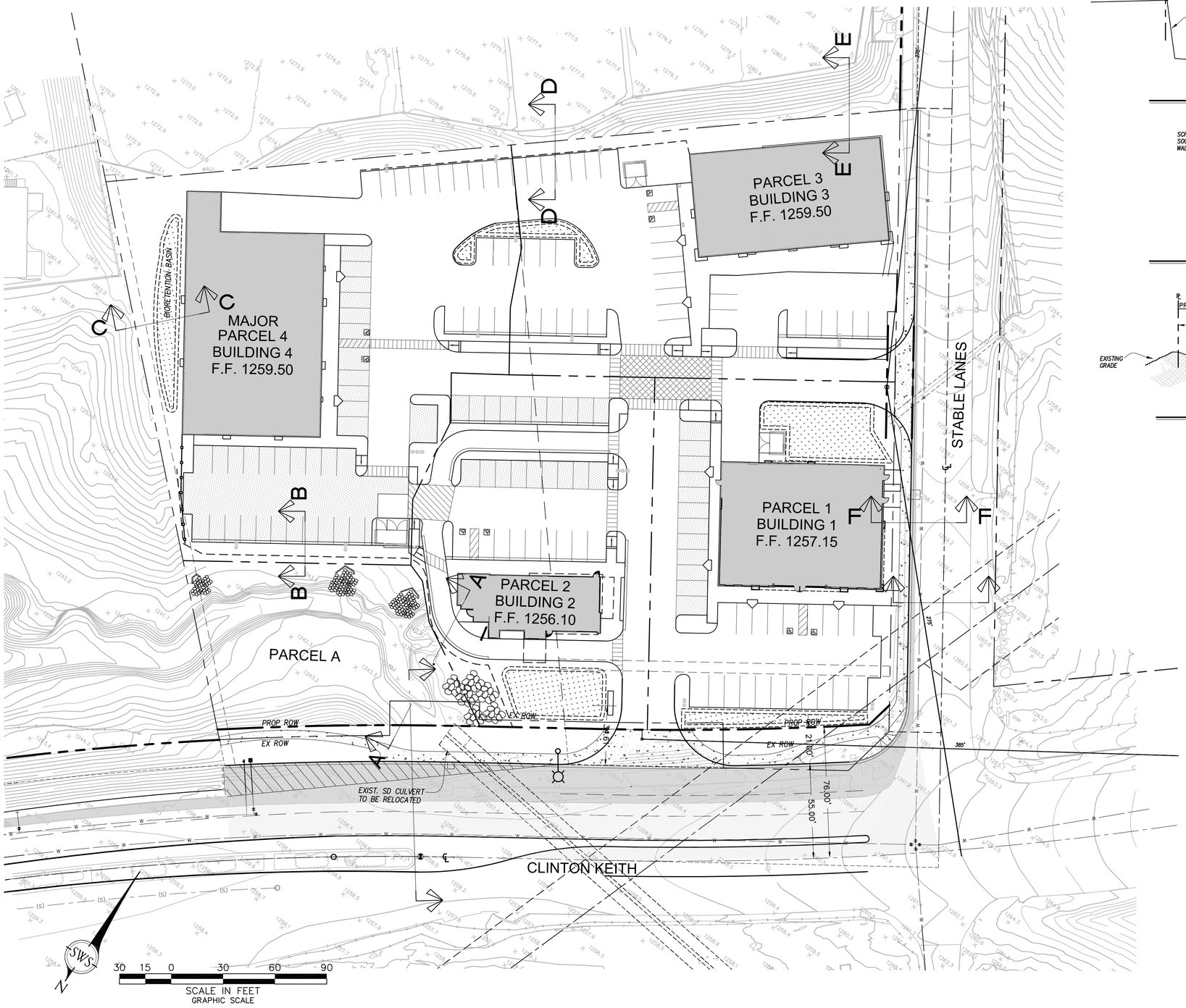
SWS ENGINEERING, INC.
engineering made possible.

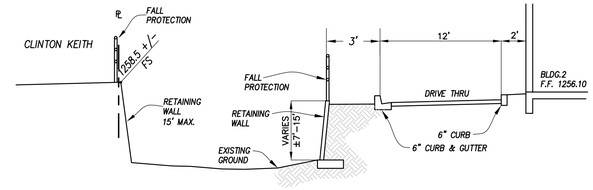
SWS ENGINEERING, INC.
CIVIL ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451

DATE: Sep 21, 17 7:10pm by:mike.schweitzer
FILE: Z:\Projects\2014\14-045\PROD\Construct\GP\14-045_C2.0.dwg

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

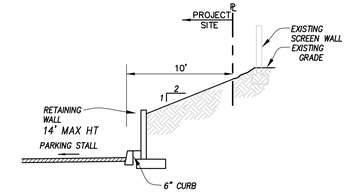
C2.0





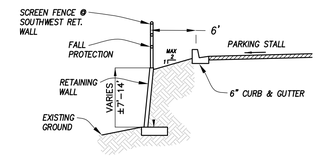
SECTION A–A

NOT TO SCALE



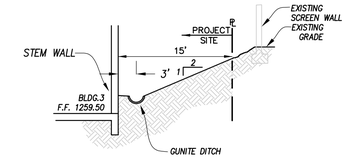
SECTION D–D

NOT TO SCALE



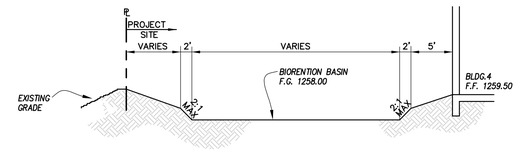
SECTION B–B

NOT TO SCALE



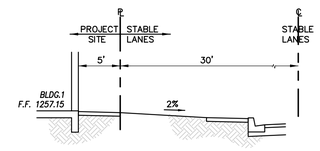
SECTION E–E

NOT TO SCALE



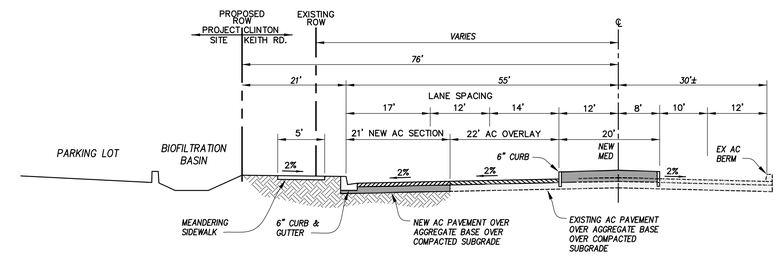
SECTION C–C

NOT TO SCALE



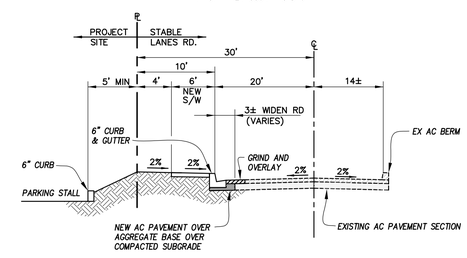
SECTION F–F

NOT TO SCALE



CLINTON KEITH ROAD SECTION

N.T.S. – PER COUNTY STD 91



STABLE LANES ROAD SECTION

NOT TO SCALE

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451
DATE: Sep 21, 17 7:16am by:mike.schweitzer
FILE:Z:\Projects\2014\14-045\PROD\Construct\GP\14-045_C3.0.dwg

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSINGS

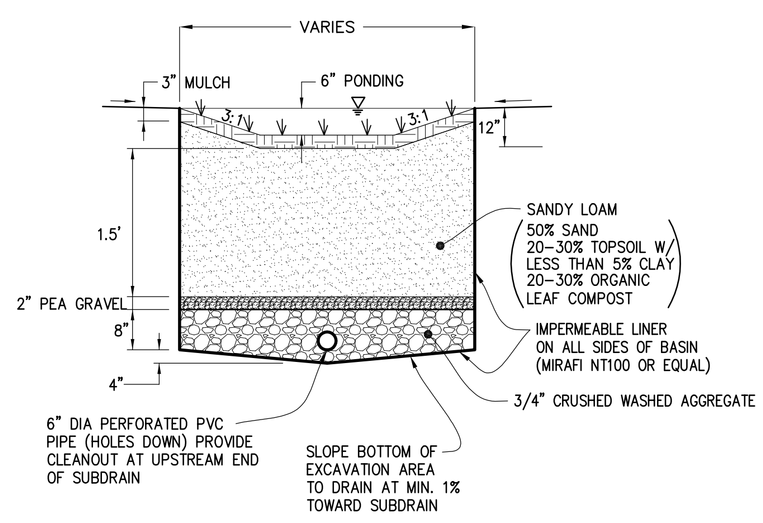
C I V I L P L A N

C3.0

WATER DATA TABLE				
SYM	LENGTH	RADIUS	DELTA/BRG.	DESCRIPTION
6	134.12'	–	S57°24'50"W	2" SCH 40 PVC
7	132.12'	–	S57°24'50"W	2" SCH 40 PVC
8	150.80'	–	N32°35'10"W	2" SCH 40 PVC
9	204.37'	–	S56°04'07"W	2" SCH 40 PVC
10	130.12'	–	S57°24'50"W	2" SCH 40 PVC
11	223.93'	–	N32°35'10"W	2" SCH 40 PVC
12	5.41'	–	N14°40'53"E	2" SCH 40 PVC
16	24.90'	–	S57°24'50"W	2" SCH 40 PVC
17	33.32'	–	N32°35'10"W	2" SCH 40 PVC
24	30.85'	–	N32°35'10"W	6" C-900 PVC
52	13.85'	–	S57°24'50"W	4" SCH 40 PVC (PUBLIC)
53	159.81'	–	S57°24'50"W	8" C-900 PVC (PUBLIC)
54	166.17'	–	N32°34'53"W	8" C-900 PVC (PUBLIC)
55	25.74'	–	N32°35'10"W	2" SCH 40 PVC
56	35.92'	–	S57°24'50"W	2" SCH 40 PVC
57	30.83'	–	N32°35'10"W	6" C-900 PVC
58	14.14'	–	N57°24'50"E	6" C-900 PVC
59	22.34'	–	N32°35'10"W	6" C-900 PVC
60	120.52'	–	S56°04'07"W	8" C-900 PVC (PUBLIC)
61	6.23'	–	S33°55'53"E	6" C-900 PVC
62	72.33'	–	S56°08'35"W	6" C-900 PVC
63	155.83'	–	N56°04'07"E	8" C-900 PVC (PUBLIC)
64	18.81'	–	N32°35'10"W	6" C-900 PVC
65	53.37'	–	N46°27'23"W	6" C-900 PVC

STORM DRAIN LINE DATA TABLE				
SYM	LENGTH	RADIUS	DELTA/BRG.	DESCRIPTION
34	90.36'	–	N59°22'07"W	12" HDPE
35	63.60'	–	S12°49'35"E	12" HDPE
36	70.02'	–	N74°50'04"W	18" HDPE
37	305.15'	–	S56°04'47"W	48" RCP (PUBLIC RCFC)
38	124.62'	–	S17°25'14"E	48" RCP (PUBLIC RCFC)
40	112.37'	–	S43°19'58"W	12" HDPE
41	76.19'	–	N67°56'08"W	12" HDPE
42	74.90'	–	S58°48'39"W	12" HDPE
43	15.01'	–	N72°51'09"W	12" HDPE
44	22.95'	–	S55°01'11"W	12" HDPE
45	17.77'	–	S20°04'03"E	12" HDPE
47	39.18'	–	S36°24'48"E	18" HDPE
48	65.88'	–	S46°43'45"E	18" HDPE
49	80.00'	–	S15°09'56"W	60" CMP DETENTION
50	4.90'	–	N60°09'56"E	18" HDPE
51	89.20'	–	S14°39'03"W	12" HDPE

SEWER DATA TABLE				
SYM	LENGTH	RADIUS	DELTA/BRG.	DESCRIPTION
25	176.89'	–	N55°15'36"E	12" SDR-35 SEWER (PUBLIC)
26	95.18'	–	N21°31'48"W	8" SDR-35 SEWER (PUBLIC)
27	127.35'	–	N32°35'10"W	8" SDR-35 SEWER
28	89.86'	–	N32°35'10"W	8" SDR-35 SEWER
29	67.11'	–	N03°13'27"E	6" SDR-35 SEWER
30	48.86'	–	N56°08'35"E	6" SDR-35 SEWER
31	140.18'	–	S56°08'35"W	6" SDR-35 SEWER
32	48.96'	–	S80°50'03"E	6" SDR-35 SEWER
33	3.36'	–	S57°24'50"W	6" SDR-35 SEWER



BIOFILTRATION BASIN DETAIL

SWS ENGINEERING, INC.
engineering made possible.

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
261 Autumn Drive, Suite 115
San Marcos, CA 92069
P: 760-744-0011 F: 760-744-0046
31045 Temecula Parkway, Suite 201
Temecula, CA 92592
P: 951-296-3407 F: 951-587-9451

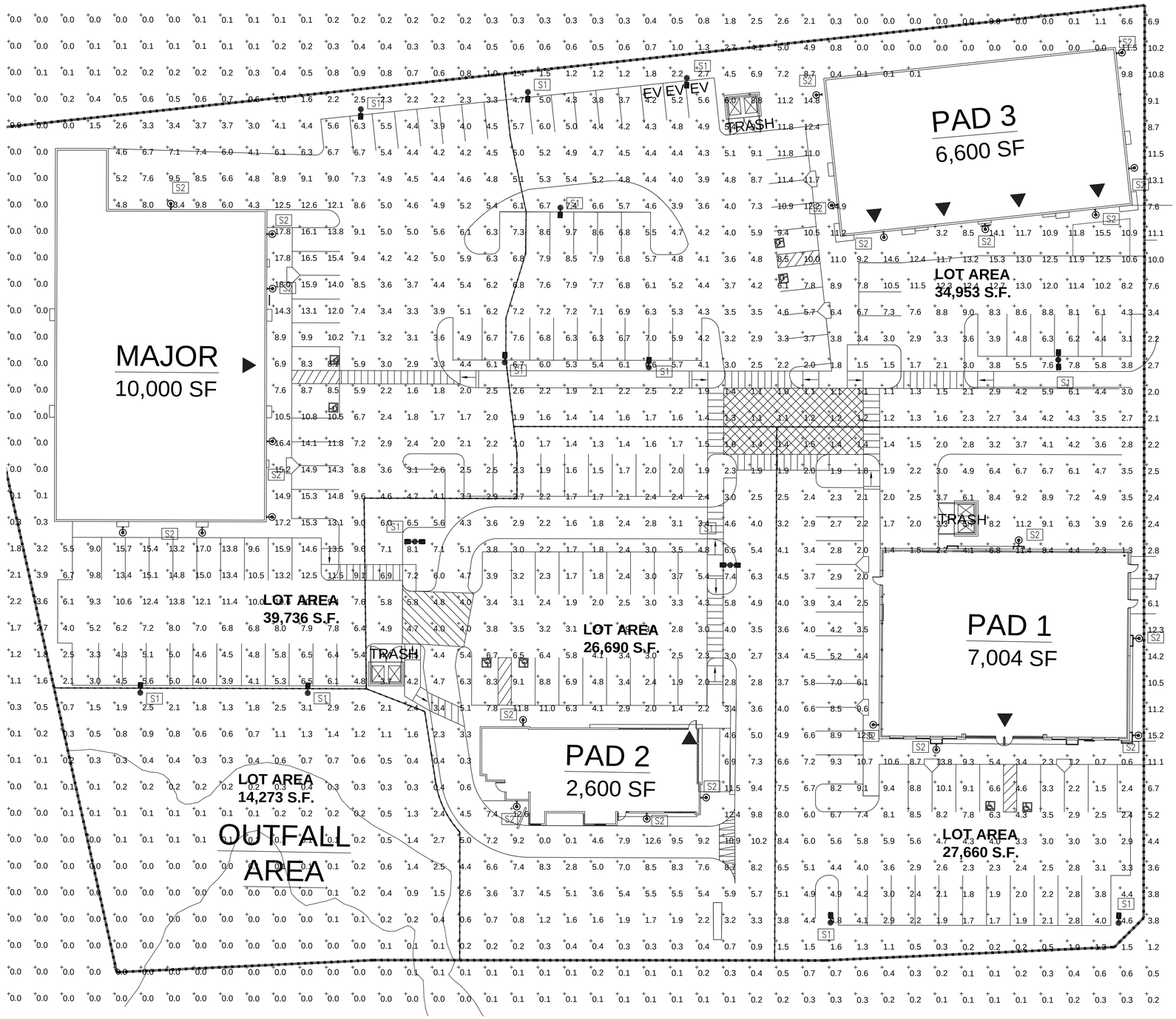
DATE: Sep 21, 17 7:22am by:mike.schweitzer
FILE:Z:\Projects\2014\14-045\PROD\Construct\GP\14-045_C4.0.dwg

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSINGS

P R E L I M I N A R Y U T I L I T Y P L A N

C4.0



1 SITE PHOTOMETRIC

SCALE: 1" = 20'

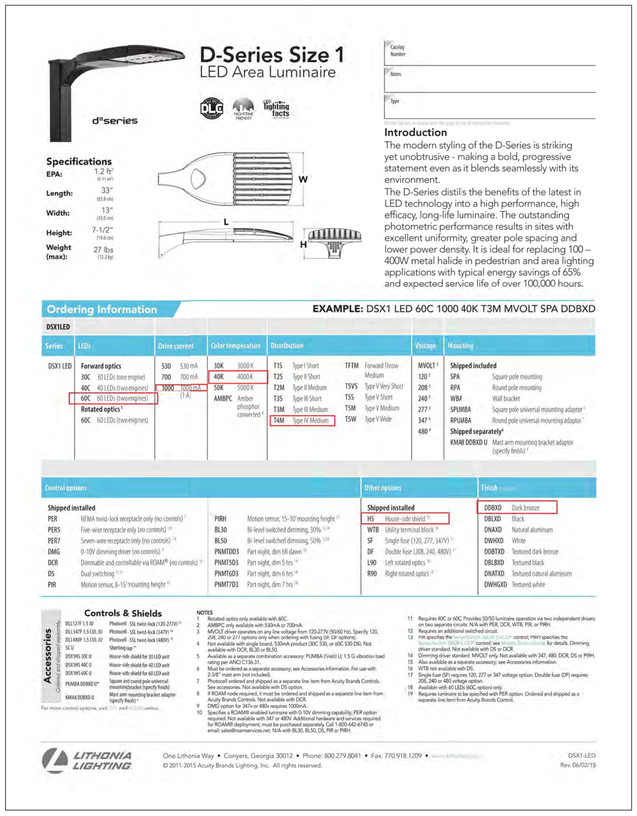
Statistics				
Description	Symbol	Avg	Max	Min
Parking Area Photometric	+	3.3 fc	9.0 fc	0.0 fc

GENERAL LIGHTING NOTES

A. ALL TYPE S1 FIXTURES MOUNTED ON 25' POLES ON 3' FOOTINGS.
B. CONFIRM ALL INSTALLATION LOCATIONS WITH ARCHITECT.

Type	Manufacturer	Model	Lamping	Mounting	Control	Lumens	Voltage	Max VA	Notes
S1	LITHONIA	DSX1LED-60C-1000-40K-TFM	INTEGRATED LED	POLE MOUNT	TIMECLOCK	19,771	120	209	POLE MOUNTED FIXTURE, SEE PLANS FOR DOUBLE POLES, PROVIDE HOUSE SHIELDS FOR PERIMETER FIXTURES
S2	LIGMAN	UCO-32115-W40-120V	INTEGRATED LED	BUILDING MOUNT	TIMECLOCK	2,080	120	41	CONFIRM SHADE STYLE WITH ARCHITECT, PHOTOMETRIC RUN WITH STRAIGHT SHADE

NOTES:
1 - VERIFY EXACT LOCATIONS OF FIXTURE WITH ARCHITECTURAL SITE PLAN PRIOR TO INSTALLATION.
2 - FIXTURE FINISH SHALL BE DETERMINED BY ARCHITECT.
3 - ENGINEERED APPROVED EQUAL ALTERNATE MANUFACTURES ARE ACCEPTABLE.



D-Series Size 1
LED Area Luminaire

Specifications
EPA: 1.2 ft² (0.11 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information — EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: 30C 30 LEDs (one engine); 40C 40 LEDs (two engines); 60C 60 LEDs (two engines); Rotated optics: 60C 60 LEDs (two engines)	530 530 mA; 700 700 mA; 1000 1,000 mA (1A)	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T1S Type I Short; T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium; T5FS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide	MVOLT 7; 120 1; 208 1; 240 1; 277 1; 347 4; 480 4	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor 5; RPUMBA Round pole universal mounting adaptor 5; Shipped separately 6: KMAB DDBXD U Mast arm mounting bracket adaptor (specify finish) 5

Control options 8

Shipped installed
PER NEMA twist-lock receptacle only (no controls) 17
PER5 Five-wire receptacle only (no controls) 18
PER7 Seven-wire receptacle only (no controls) 18
DMG 0-10V dimming driver (no controls) 9
DCR Dimmable and controllable via ROAM® (no controls) 19
DS Dual switching 11 12
PIR Motion sensor, 8-15' mounting height 13
PIRH Motion sensor, 15-30' mounting height 13
BL30 Bi-level switched dimming, 30% 14 20
BL50 Bi-level switched dimming, 50% 14 20
PNMTD3D3 Part night, dim till dawn 20
PNMTD3D3 Part night, dim 5 hrs 20
PNMTG03 Part night, dim 6 hrs 20
PNMTFD3 Part night, dim 7 hrs 20

Other options

Shipped installed
HS House-side shield 21
WTB Utility terminal block 22
SF Single fuse (120, 277, 347V) 23
DF Double fuse (208, 240, 480V) 23
L90 Left rotated optics 24
R90 Right rotated optics 24

Finish

DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories
Ordered and shipped separately.
DLL127F1.5 JU Photocell - SSL twist-lock (120-277V) 25
DLL347F1.5 CUL JU Photocell - SSL twist-lock (347V) 25
DLL480F1.5 CUL JU Photocell - SSL twist-lock (480V) 25
DCI Shorting cap 26
DSHS SC U House-side shield for SC LED unit
DSHM MC U House-side shield for MC LED unit
DSHL HS 60C U House-side shield for 60 LED unit
PUMBA DDBXD U5 Square and round pole universal mounting bracket (specify finish)
KMAB DDBXD U Mast arm mounting bracket adaptor (specify finish) 27
For more control options, visit DSX1 and DSX1LED online.

NOTES
1 Rotated optics only available with 60C.
2 AMBPC only available with 530mA or 700mA.
3 1000 is not available in 347V, voltage range from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (DF options).
4 Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
5 Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANSI C136.31.
6 Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
7 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Not available with 347V.
8 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
9 DMG option for 347v or 480v requires 1000mA.
10 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
11 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
12 Not available with emergency battery backup.
13 PIR specifies the Motion sensor, 8-15' mounting height control; PIRH specifies the Motion sensor, 15-30' control; see Motion Sensor for details. Dimming driver standard. Not available with DS or DCR.
14 Dimming driver standard. MVOLT only. Not available with 347, 480. DCR, DS or PIRH.
15 Also available as a separate accessory; see Accessories information.
16 WTB not available with DS.
17 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
18 Available with 60 LEDs (60C option) only.
19 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209
© 2011-2015 Acuity Brands Lighting, Inc. All rights reserved.
DSX1-LED
Rev. 06/02/15

EDesignC Incorporated
ENGINEERING DESIGN COLLABORATIVE
582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
(415) 963-4303

212 9TH STREET, SUITE 203
OAKLAND, CA 94607

WILDOMAR CROSSINGS

PHOTOMETRIC STUDY

DBA # 1427
DECEMBER 12, 2017

Preliminary Planting Legend:

Symbol	Botanical / Common Name	Size	WUCOLS	Comments
Trees:				
	Olea europaea 'Swan Hill' / Swan Hill Olive	24" box	L	Multi-branch, matched in size.
	Pistacea chinensis 'Keith Davey' / Keith Davey Pistache	24" box	M	Matched Standards
	Lagerstroemia hyb. 'Muskogee' / Lavender Flowering Crape Myrtle	24" box	M	Matched Standards
	Ulmus parvifolia ' Drake' / Drake Evergreen Elm	24" box	L	Matched Standards
Shrubs/Perennials/Groundcovers/ornamental Grasses:				
	Abelia x grandiflora 'Sunrise' / Sunrise Variegated Abelia	5 gal.	M	
	Arctostaphylos 'Sunset' / Sunset Manzanita	5 gal.	L	
	Little John (dwarf) Bottlebrush / Callistemon viminalis ''Little John'	5 gal.	L	
	Cupressus sempervirens 'Stricta' / Italian (columnar) Evergreen Cypress	15 gal.	L	
	Frangula californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	L	
	Lavandula angustifolia 'Thumbelina Leigh' / Thumbelina Leigh (dwarf) English Lavender	1 gal.	L	
	Lavendula stoechas 'Otto Quast'/ Otto Quest Spanish Lavender	1 gal.	L	
	Olea europaea 'Little Ollie' / Little Ollie (dwarf) Olive	5 gal.	L	
	Salvia leucantha 'Santa Barbara' / Santa Barbara Sage	5 gal.	L	
	Achillea x 'Coronation Gold' / Coronation Gold Yarrow	1 gal.	L	
	Anigozanthos flavidus / Bush Gems Kangaroo Paw	5 gal.	L	
	Cuphea llavea 'Flamenco Rumba' / Bat-Faced (coral red) Cuphea	1 gal.	M	
	Arctostaphylos 'Pacific Mist' / Pacific Mist Arctostaphylos	1 gal.	L	
	Frangula californica 'Seaview' / Seaview Coffeeberry	1 gal.	L	
	Lantana 'New Gold' / New Gold Lantana	1 gal.	L	
	Rosmarinus officinalis 'Prostratus' / Prostrate Rosemary	1 gal.	L	
	Festuca mairei / Atlas Fescue	1 gal.	M	
	Muhlenbergia rigens / Deer Grass	1 gal.	M	

Stormwater Treatment Areas:

Symbol	Botanical / Common Name	Size	WUCOLS	Comments
Trees:				
	Quercus virginiana 'Heritage' / Heritage Southern Live Oak	24" box	M	Matched Standards
Shrubs/ Perennials/ Ornamental Grasses:				
	Ceanothus thyrsiflorus / California lilac	5 gal.	M	
	Festuca californica 'River House Blues'/ California Fescue	1 gal.	L	
	Muhlenbergia rigens / Deer Grass	1 gal.	M	
	Stipa pulchra / Purple Needlegrass	1 gal.	L	

Landscape Data:

Total Site Area:	128,728 SF (2.95 ac)
Landscape Area Required:	14,160 SF (50+ spaces = 11% landscaped)
Landscape Area Provided:	24,513 SF (19%)
Landscape Shading Requirement:	50+ spaces = 50% shaded
Landscape Shading Provided:	55% of parking

Irrigation system statement:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

DBA # 1427

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSINGS

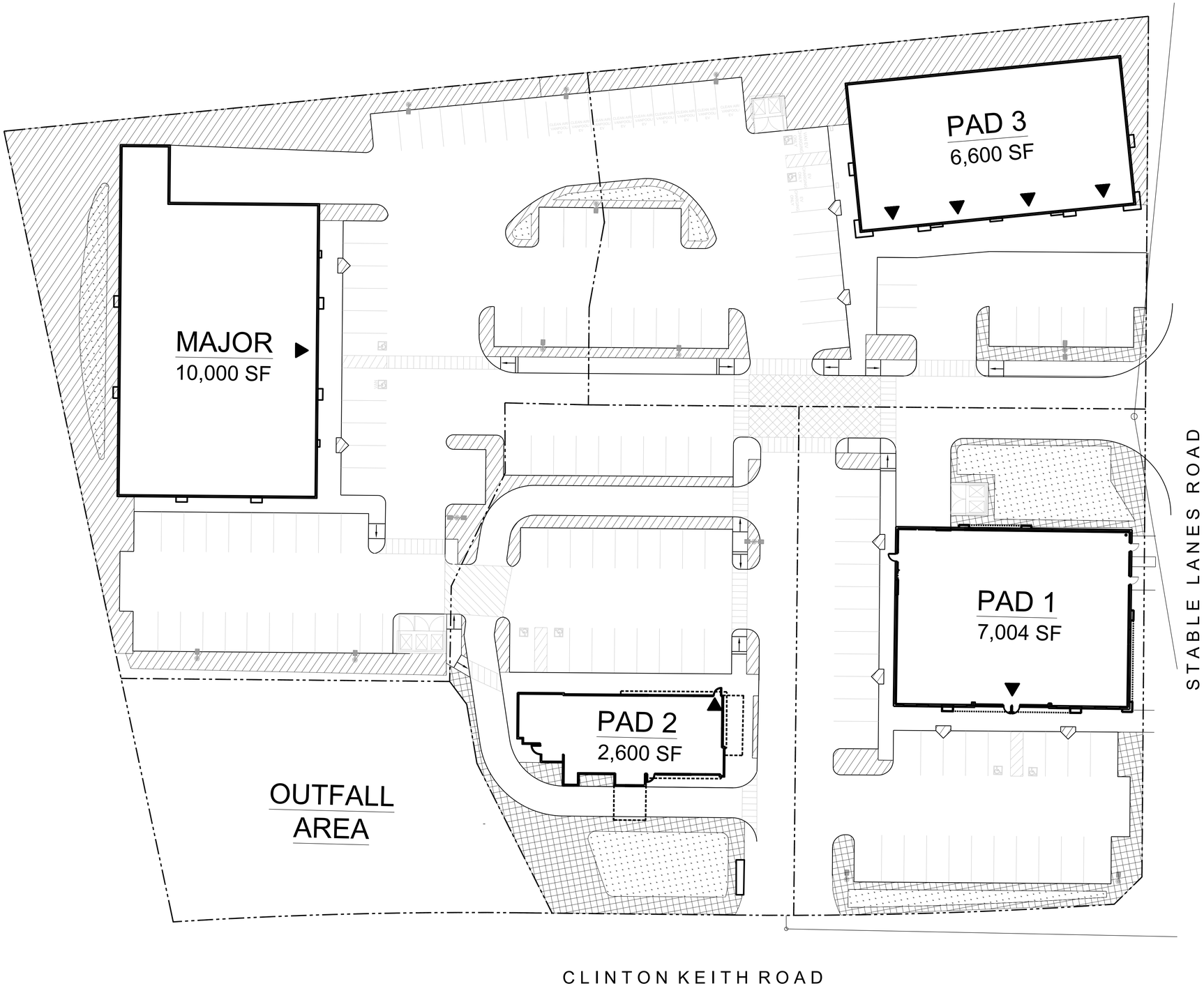
PRELIMINARY LANDSCAPE PLAN

0 10' 20' 40'

SCALE 1"= 20'

DECEMBER 12, 2017

NORTH



WATER USE ESTIMATION - WILDOMAR CROSSINGS

WATER TYPE	POTABLE
SITE ETO=	66.8
DATE:	9/18/2017

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	LOW	LOW	0.3	DRIP	0.81	0.37	16,402	6,104	214,974	0.66	287.40	60%
2	MEDIUM	MOD	0.5	DRIP	0.81	0.62	6,054	3,737	131,603	0.40	175.94	22%
3	BIOSWALE	LOW	0.1	SPRAY	0.75	0.13	4,792	639	22,501	0.07	30.08	18%
					TOTALS		27,328	10,480	369,078	1.13	493.42	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME								
				1					0%
			TOTALS		0				0%

MAWA		
	GALLONS/YR	433,072
	ACRE FEET/YR	1.33
	HCF/YR	578.97

ETWU		
	GALLONS/YR	369,078
	ACRE FEET/YR	1.13
	HCF/YR	493.42

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.9%	0.31	YES

ETAF Calculations

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	10,480
TOTAL AREA	27,328
AVG. ETAF	38.35%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)((LA x 0.45) + (0.55 x SLA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.45= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

DBA #1427

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

WILDOMAR CROSSINGS

HYDROZONE PLAN

0 20' 40'
SCALE 1"= 20'
DECEMBER 12, 2017

TRUE NORTH