

# WILDOMAR TRAIL TOWN CENTER

## COMMERCIAL, RETAIL, AND PROFESSIONAL OFFICE DEVELOPMENT PLANS (PA 20-0039)

### PROJECT DIRECTORY

#### OWNER/DEVELOPER:

J & T MANAGEMENT, INC.  
139 RADIO RD  
CORONA, CA 92879  
KARINE KOFDARALI  
(951) 280-3833 EXT. 11  
karine@jntmgmt.com

#### ARCHITECT:

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IRVINE, CA 92614  
JENNIFER WEIGAND  
(949) 797-8306  
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#### LANDSCAPE ARCHITECT:

MICHAEL BAKER INTERNATIONAL  
40810 COUNTY CENTER DRIVE, STE 200  
TEMECULA, CA 92591  
KAVEH HAGHIGHI  
(951) 676-8042  
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#### CIVIL ENGINEER:

MICHAEL BAKER INTERNATIONAL  
40810 COUNTY CENTER DRIVE, STE 200  
TEMECULA, CA 92591  
KAVEH HAGHIGHI  
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### PROJECT INFORMATION

**SCOPE OF WORK:** PROPOSED DEVELOPMENT OF ±25.8 AC SITE WHICH INCLUDES ±41,609 SF RETAIL, ±72,000 SF OFFICE AND 109 RESIDENTIAL UNITS AND ON-SITE IMPROVEMENTS. PROPOSED RETAIL USES INCLUDE MARKET, RESTAURANTS, SHOPS, GAS STATION AND CAR WASH.

#### ASSESSOR'S PARCEL NUMBERS:

376-190-002-6 & 376-180-006-9

#### LAND USE:

MUPA

#### CURRENT ZONING:

C-P-S SCENIC HIGHWAY COMMERCIAL

#### PROPOSED ZONING:

C-P-S AND R-3

#### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (APN: 376-190-002-6):

THOSE 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, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°57'39" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 477.79 FEET; THENCE NORTH 20°46'43" EAST, A DISTANCE OF 599.11 FEET; THENCE NORTH 89°57'39" EAST, A DISTANCE OF 575.00 FEET; THENCE NORTH 35°02'05" EAST, A DISTANCE OF 606.46 FEET TO THE SOUTHWESTERLY LINE OF INTERSTATE 15, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 25, 1978 AS INSTRUMENT NO. 104993 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE; THENCE NORTH 55°00'46" WEST ALONG THE SOUTHWESTERLY LINE, A DISTANCE OF 94.14 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 80°57'02" WEST CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 490.32 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 473.59 FEET; THENCE SOUTHWESTERLY TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, THROUGH AN ANGLE OF 16°22'18" AN ARC LENGTH OF 77.15 FEET (THE INITIAL RADIAL LINE BEARS NORTH 18°34'30" WEST); THENCE SOUTH 36°31'18" WEST, A DISTANCE OF 850.04 FEET; THENCE SOUTH 00°29'19" WEST, A DISTANCE OF 470.45 FEET TO THE POINT OF BEGINNING.

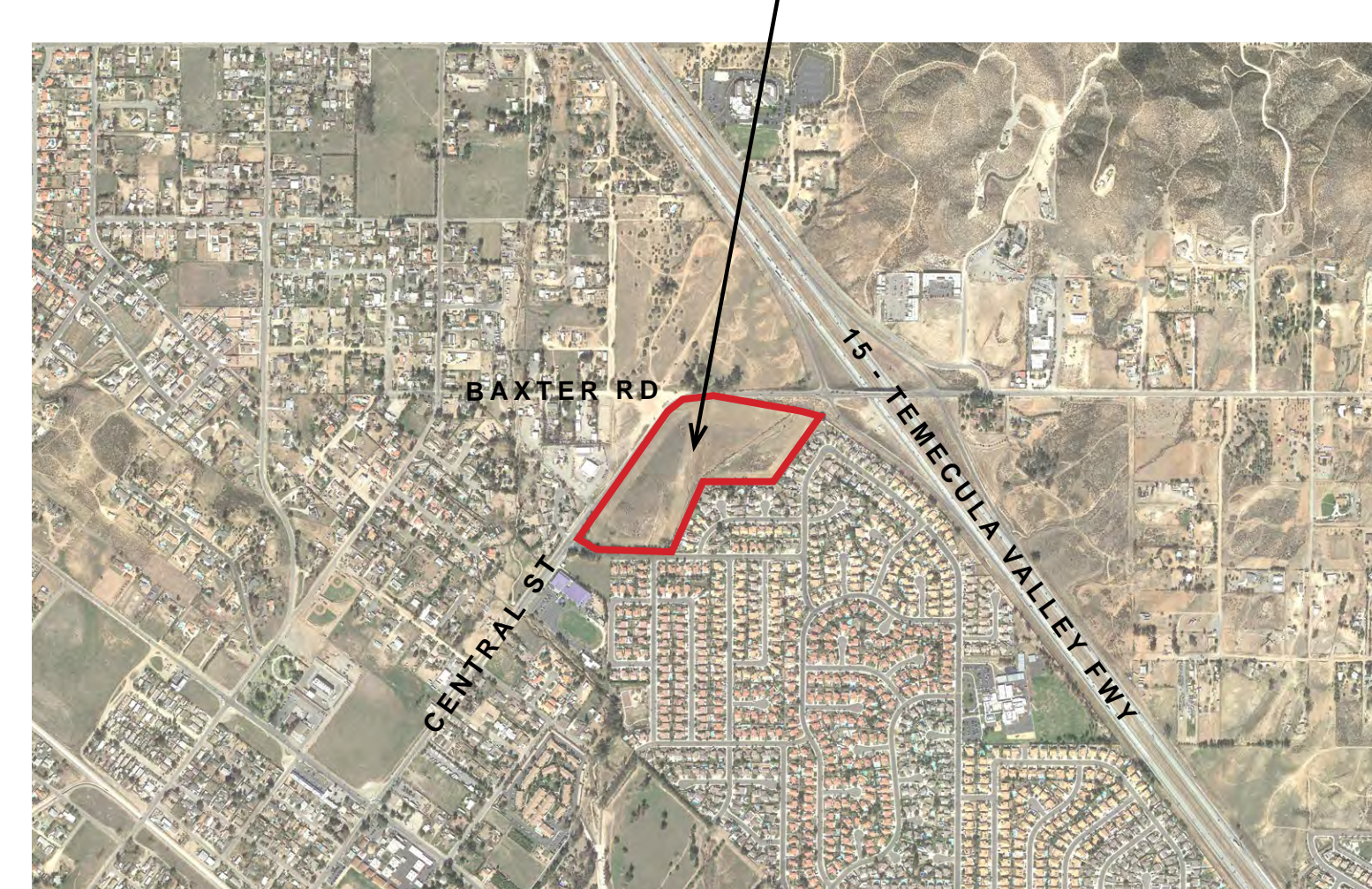
THE PRECEDING FOUR (4) AREAS AND DISTANCES BEING ALONG THE NORTHERLY AND NORTHWESTERLY LINES OF SAID PARCELS 1 AND 2.

PARCEL 2 (APN: 376-180-006-9):

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF FRACTIONAL SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 7381, AS PER MAP RECORDED IN BOOK 26, PAGE 38 OF PARCEL MAPS, SAID CORNER BEING ON THE WESTERLY LINE OF PARCEL 4 OF PARCEL MAP NO. 8063, AS PER MAP RECORDED IN BOOK 31, PAGES 33 AND 34 OF PARCEL MAPS; THENCE NORTH 00°29'40" EAST, 322.70 FEET AND THE WESTERLY LINE OF SAID PARCEL 4, TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 4, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'39" WEST, 93.10 FEET ON SAID PARALLEL LINE; THENCE NORTHWESTERLY ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH AN ANGLE OF 36°32'31"; AN ARC LENGTH OF 210.47 FEET; THENCE SOUTH 79°08'01" WEST, 33.97 FEET TO A LINE PARALLEL WITH AND 44.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID PARCEL MAP NO. 7381; THENCE NORTH 53°28'50" WEST, 14.00 FEET TO THE SOUTHEASTERLY LINE OF SAID CENTRAL AVENUE; THENCE NORTH 36°31'10" EAST 569.25 FEET ON SAID SOUTHEASTERLY LINE, TO THE WESTERLY LINE OF LOT 'B' AS SHOWN ON SAID PARCEL MAP NO. 8063; THENCE SOUTH 00°29'40" WEST 524.19 FEET ON THE WESTERLY LINE OF LOT 'B'; PARCEL 1 AND PARCEL 4 OF SAID PARCEL MAP NO. 8363, TO THE TRUE POINT OF BEGINNING

### VICINITY MAP



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#### LANDSCAPE

- 1 CONCEPTUAL LANDSCAPE PLAN
- 2 CONCEPTUAL LANDSCAPE PLAN
- 3 CONCEPTUAL LANDSCAPE PLAN

## 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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J&T Business Management  
139 Radio Road  
Corona, CA 92879

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WILDOMAR, CA # 2017-0651

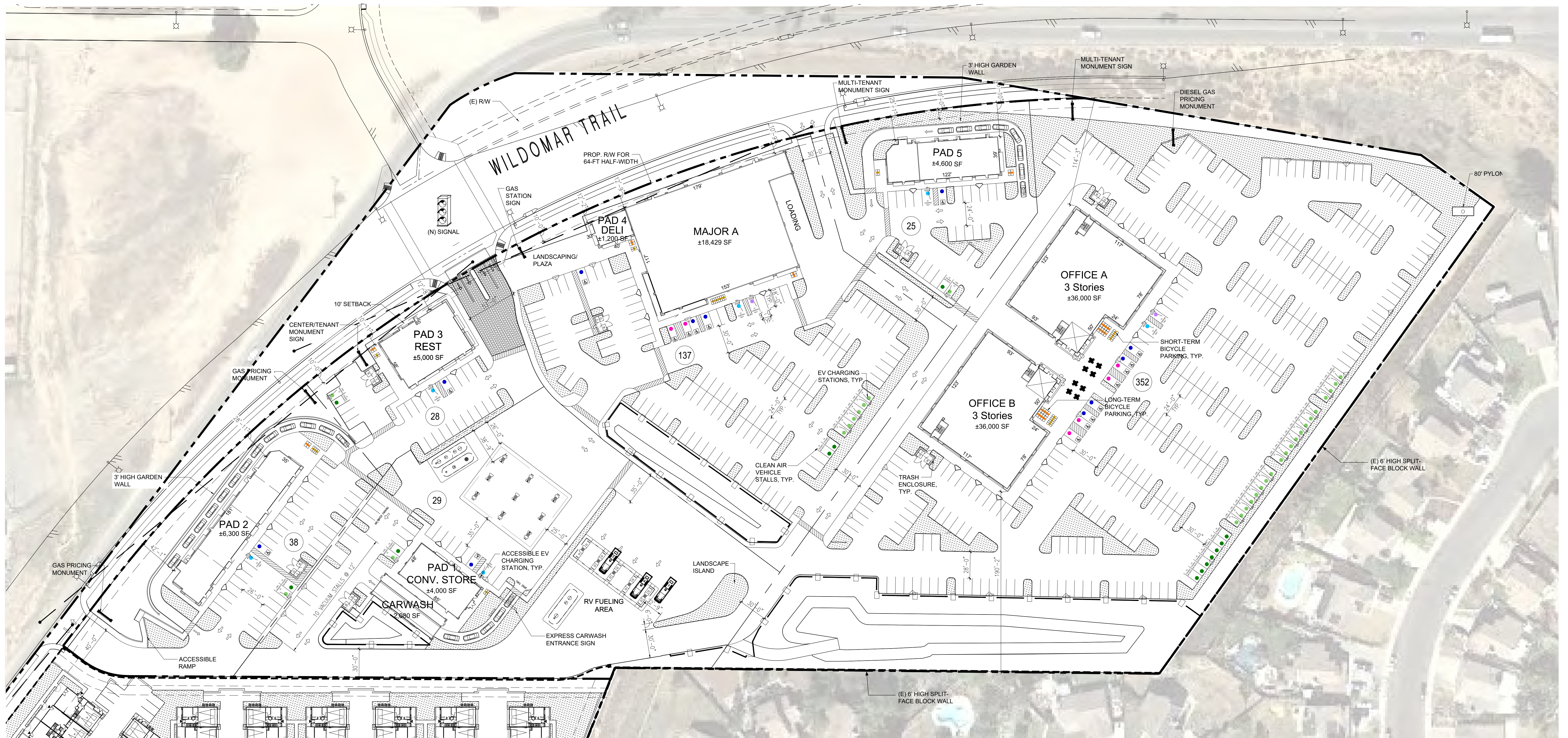
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TITLE SHEET

Site Summary			
Retail Site Area	±	441,537 SF	10.14 AC
Office Site Area	±	272,896 SF	6.26 AC
Gross Area	±	714,433 SF	16.40 AC
Retail Building Area	±	41,609 SF	
Office Building Area	±	72,000 SF	
Total Building Area	±	113,609 SF	
Building Footprints	±	67,209 SF <sup>1</sup>	
Lot Coverage:		9.4%	

Parking Calculations			
Stalls required for General Retail		229 Stalls <sup>2</sup>	
Stalls required for Professional Business Office		360 Stalls <sup>2</sup>	
Total Parking Stalls Required		589 Stalls	
Clean Air/Vanpool/ EV stalls required		49 Stalls <sup>3</sup>	
EVCS Stalls required		37 Stalls <sup>4</sup>	
Bicycle Parking required			
Short Term Parking		31 Stalls <sup>5</sup>	
Long Term Parking		25 Stalls <sup>6</sup>	
Parking Stalls Provided		609 Stalls	
Clean Air/Vanpool/ EV stalls provided		51 Stalls	
EVCS Stalls provided		38 Stalls	
Bicycle Parking provided			
Short Term Parking		32 Stalls	
Long Term Parking		26 Stalls	

- Notes**
- 1 Lot Coverage is based on building footprints of Retail (±41,609 SF) and Office (±25,600 SF)
  - 2 Required parking is per the City of Wildomar Municipal Code 17.188.030:  
**General Retail:** 5.5 Stalls / 1000 SF  
**Professional Business Office:** 1 Stall / 200 SF
  - 3 Clean Air/Vanpool/EV Stalls include the required EVCS Stalls.  
 Per 2019 CAGBSC: Clean Air/Vanpool/EV Stalls = 8% of Total Stalls Provided
  - 4 Per 2019 CAGBSC: EVCS Stalls = 6% of Total Stall Provided
  - 5 Short Term Bicycle parking requirements is per 2019 CAGBSC
  - 6 Long Term Bicycle parking requirements is per City of Wildomar Municipal Code 17.188.060

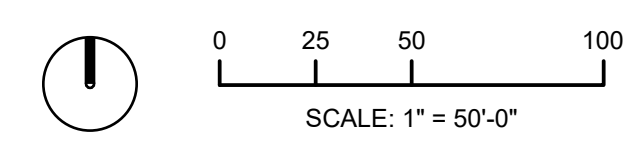


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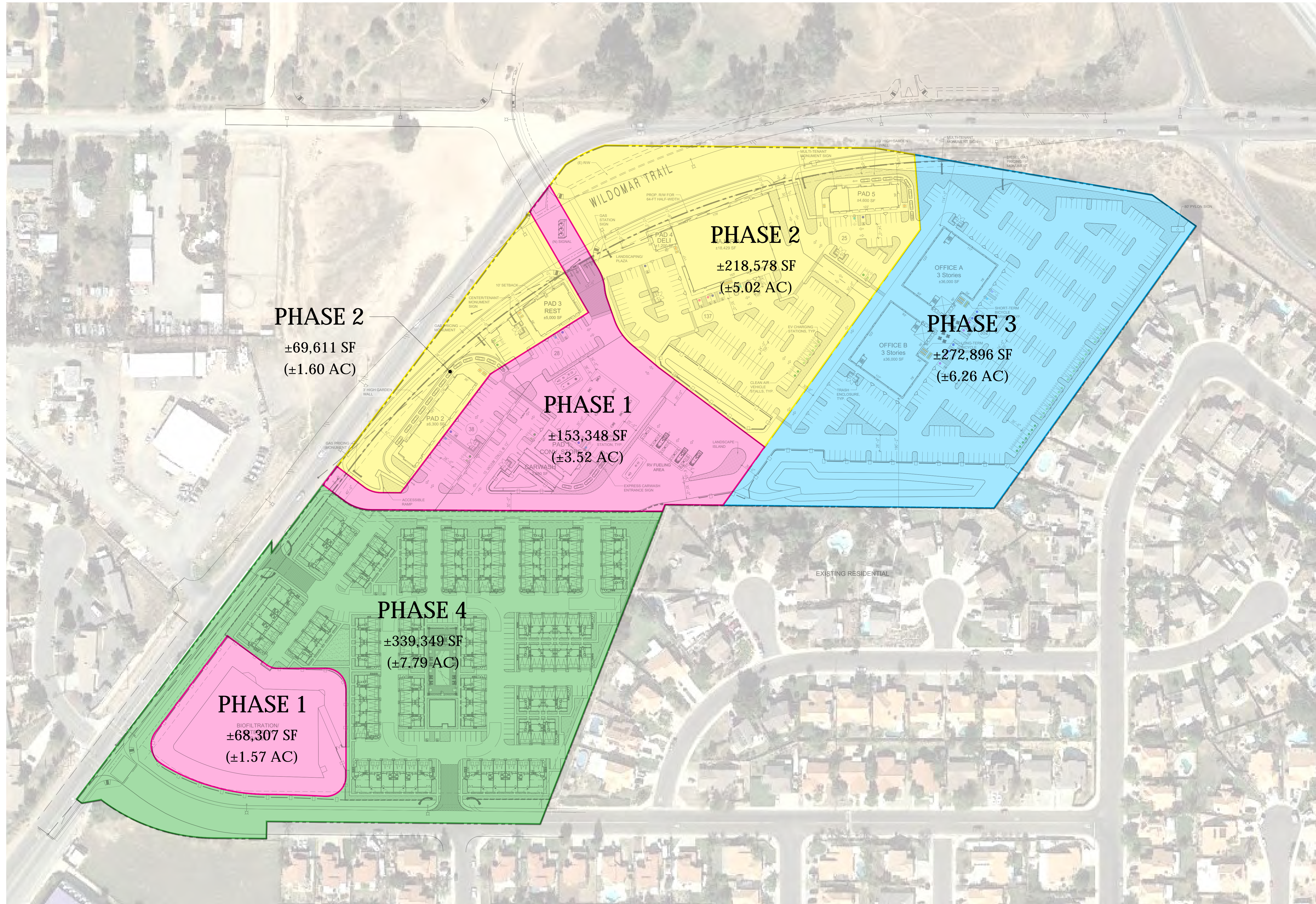
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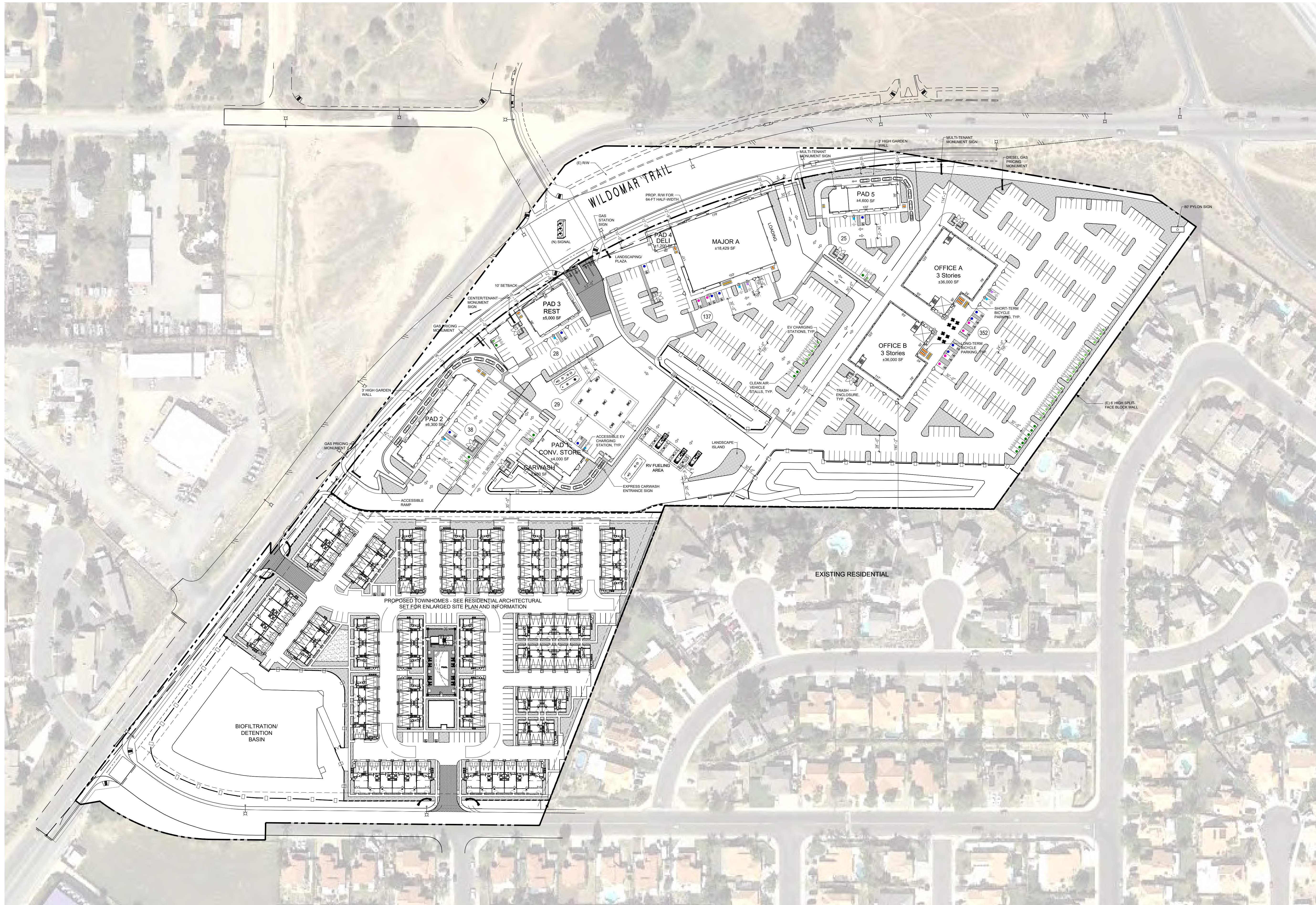
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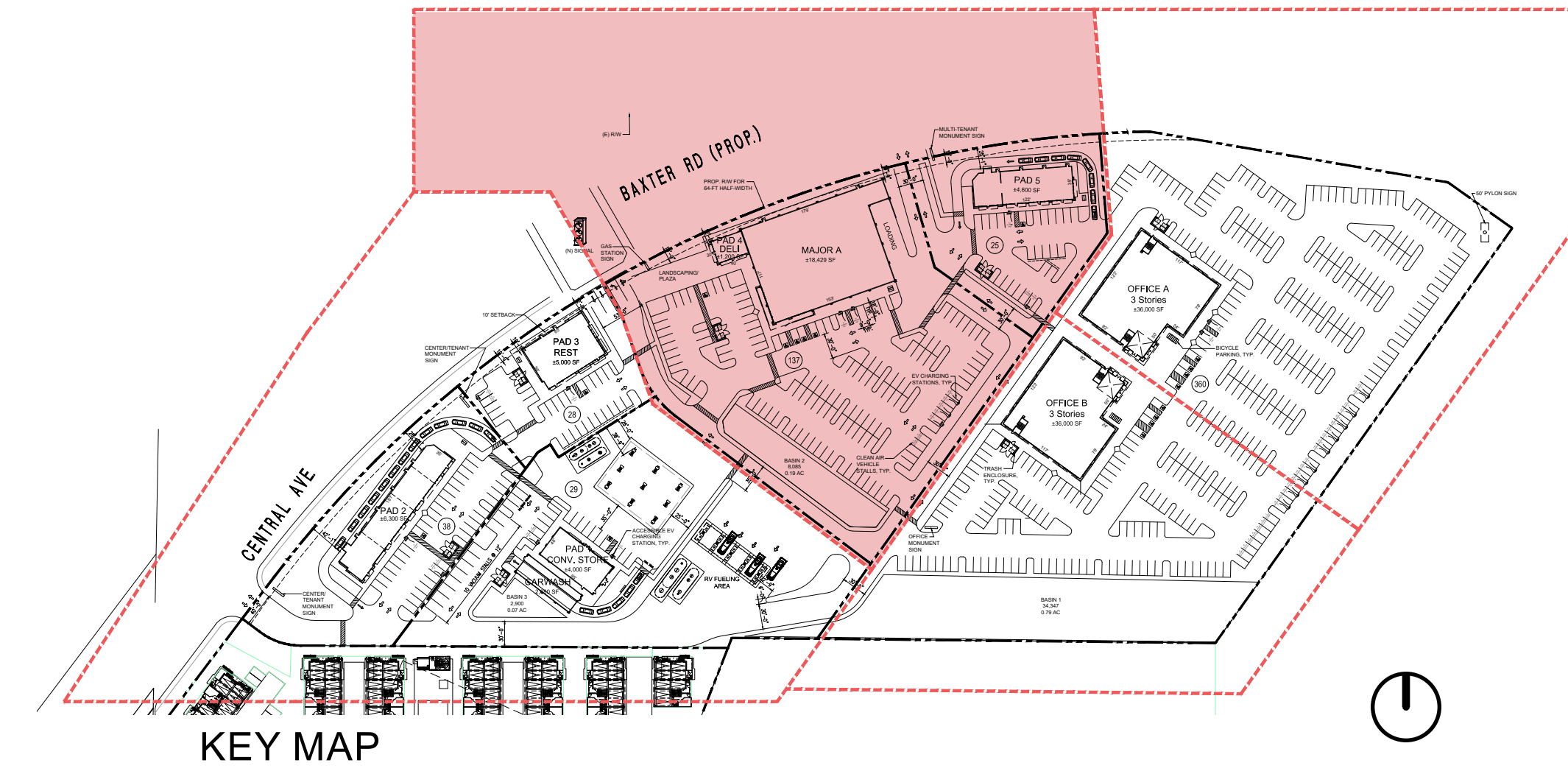
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APRIL 28<sup>TH</sup>, 2021



ENLARGED CONCEPTUAL SITE PLAN  
COMMERCIAL AND OFFICE SITE







**PARKING STALL LEGEND**

- CLEAN AIR/ VANPOOL / EV
- ELECTRIC VEHICLE CHARGING STATION (EVCS)
- EVCS - STANDARD ACCESSIBLE
- EVCS - VAN ACCESSIBLE
- LONG-TERM BICYCLE PARKING
- SHORT-TERM BICYCLE PARKING
- STANDARD ACCESSIBLE
- VAN ACCESSIBLE

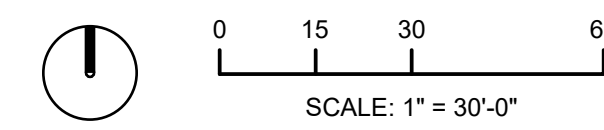


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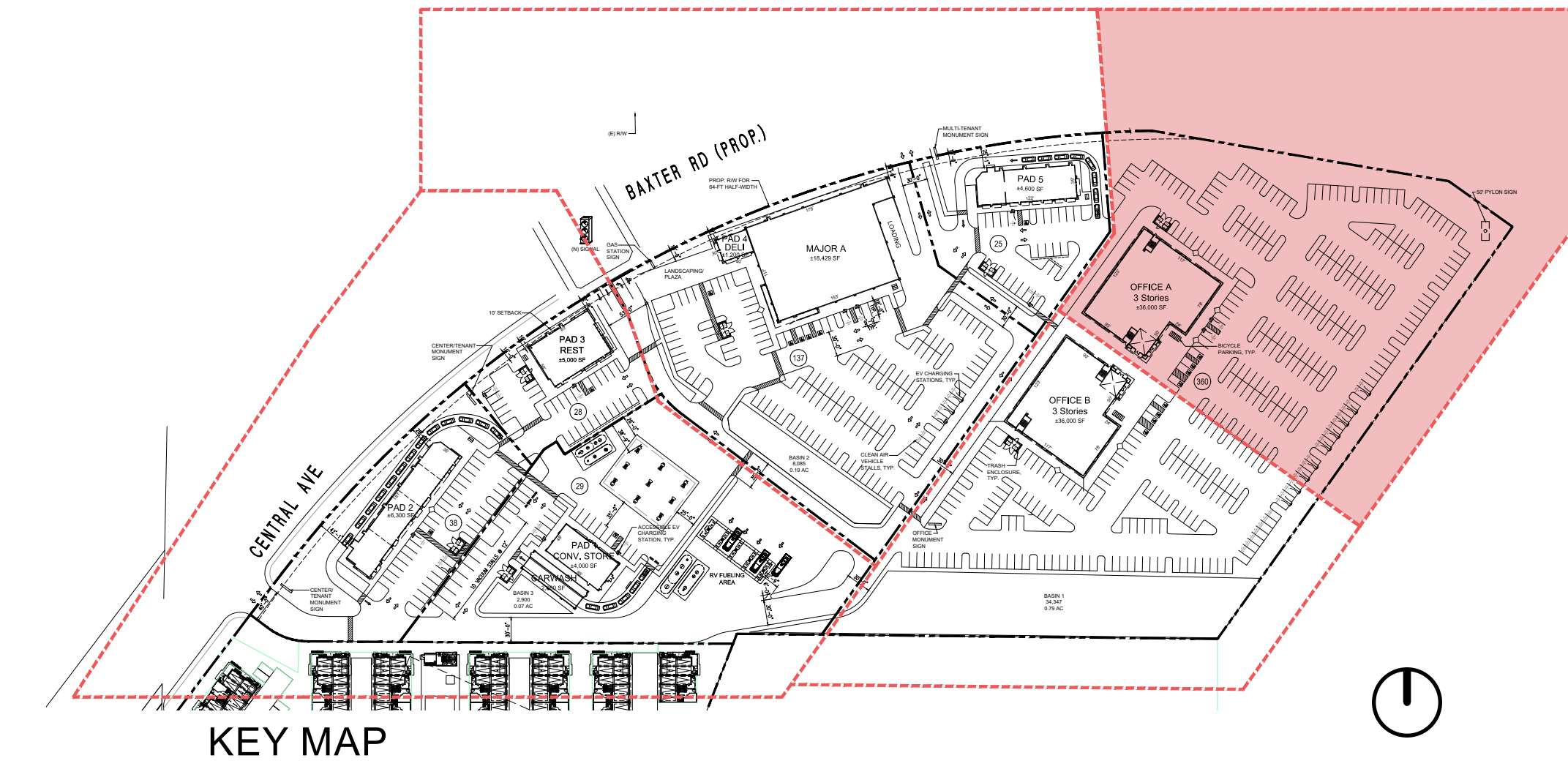
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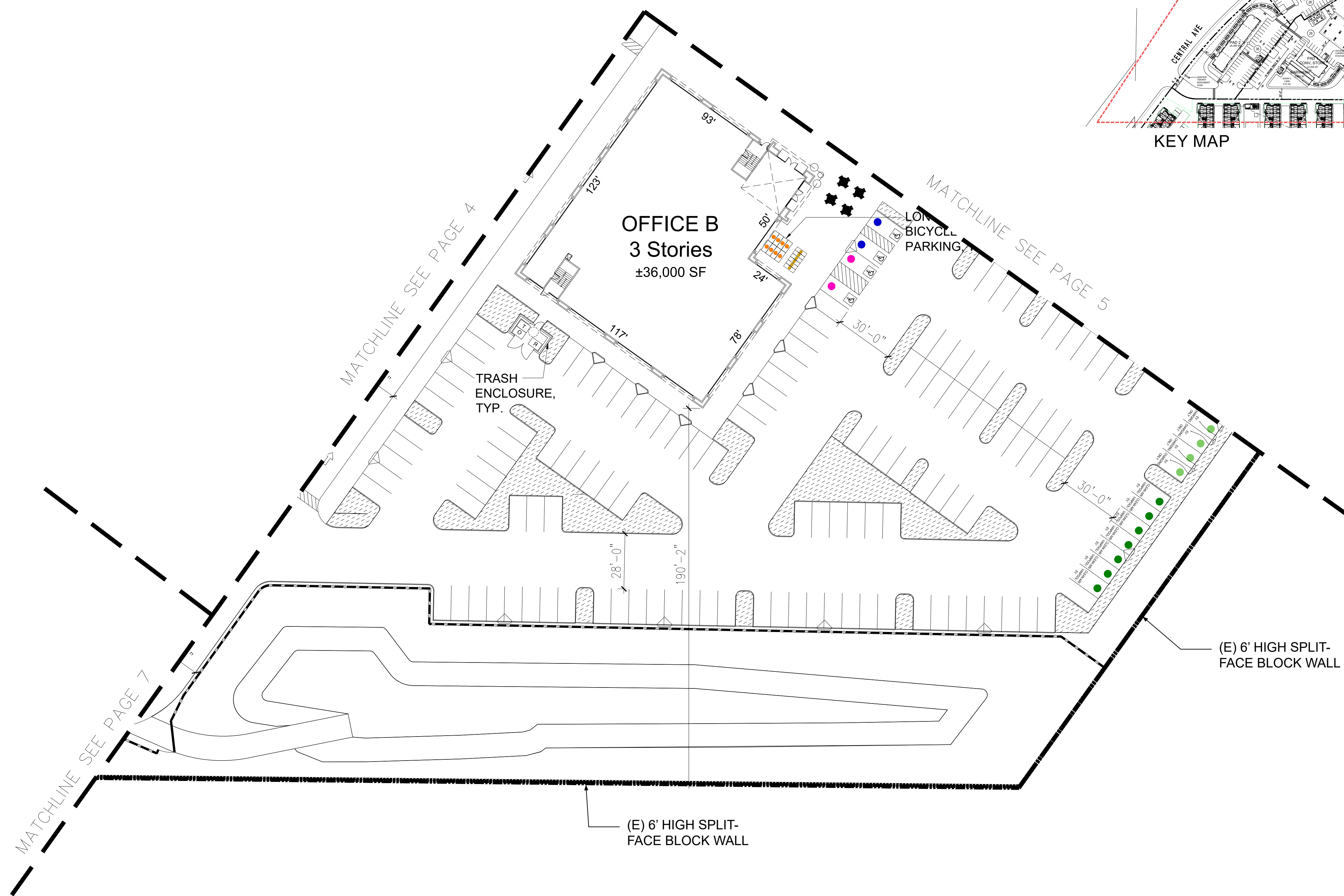
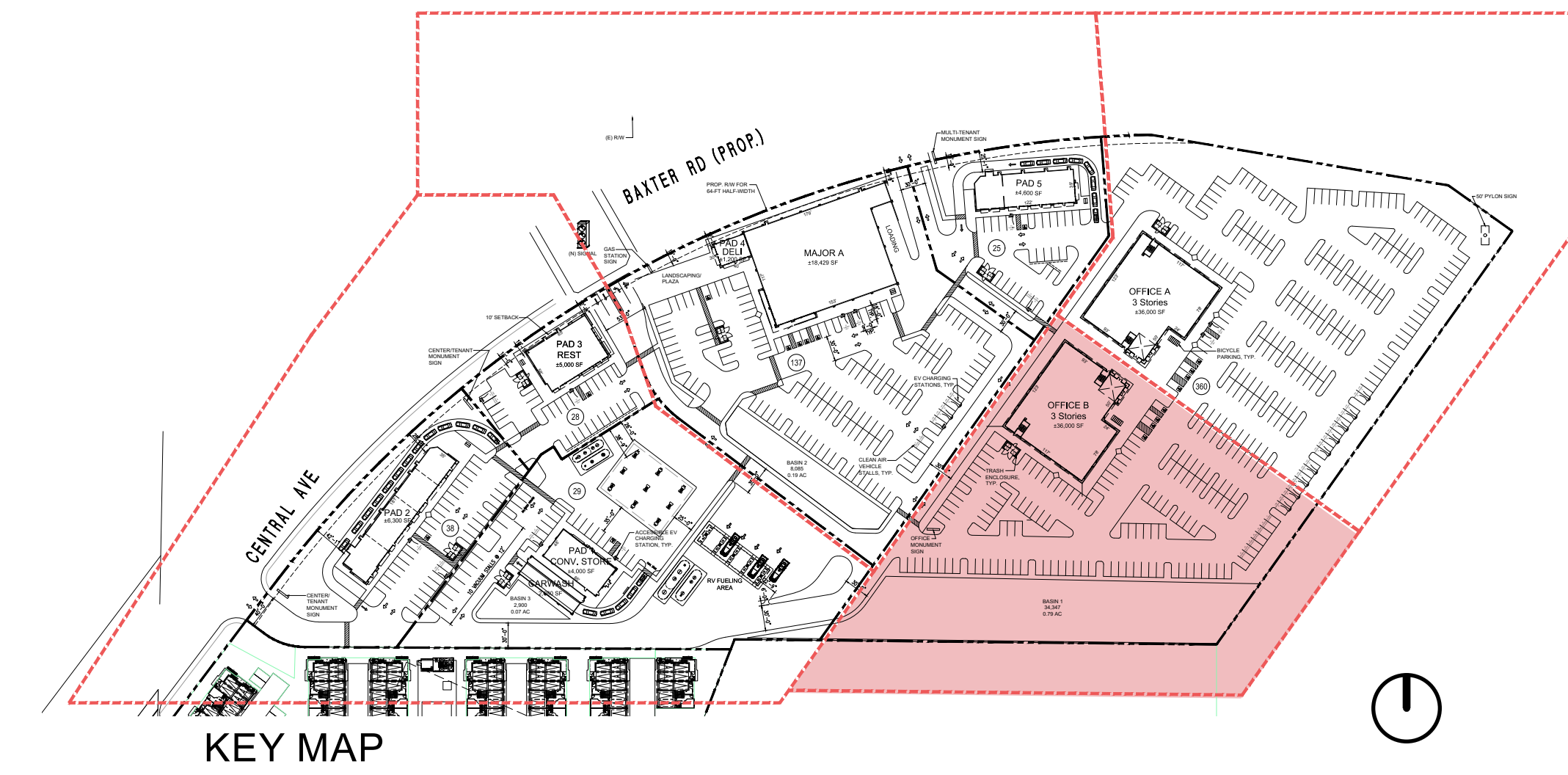


ENLARGED CONCEPTUAL  
SITE PLAN - 1



**PARKING STALL LEGEND**

- CLEAN AIR/ VANPOOL / EV
- ELECTRIC VEHICLE CHARGING STATION (EVCS)
- EVCS - STANDARD ACCESSIBLE
- EVCS - VAN ACCESSIBLE
- LONG-TERM BICYCLE PARKING
- SHORT-TERM BICYCLE PARKING
- STANDARD ACCESSIBLE
- VAN ACCESSIBLE



**PARKING STALL LEGEND**

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**PARKING STALL LEGEND**

- CLEAN AIR/ VANPOOL / EV
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- EVCS - STANDARD ACCESSIBLE
- EVCS - VAN ACCESSIBLE
- LONG-TERM BICYCLE PARKING
- SHORT-TERM BICYCLE PARKING
- STANDARD ACCESSIBLE
- VAN ACCESSIBLE

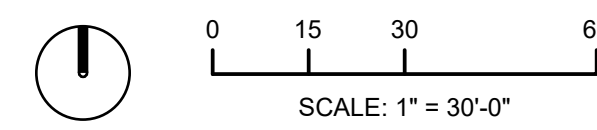


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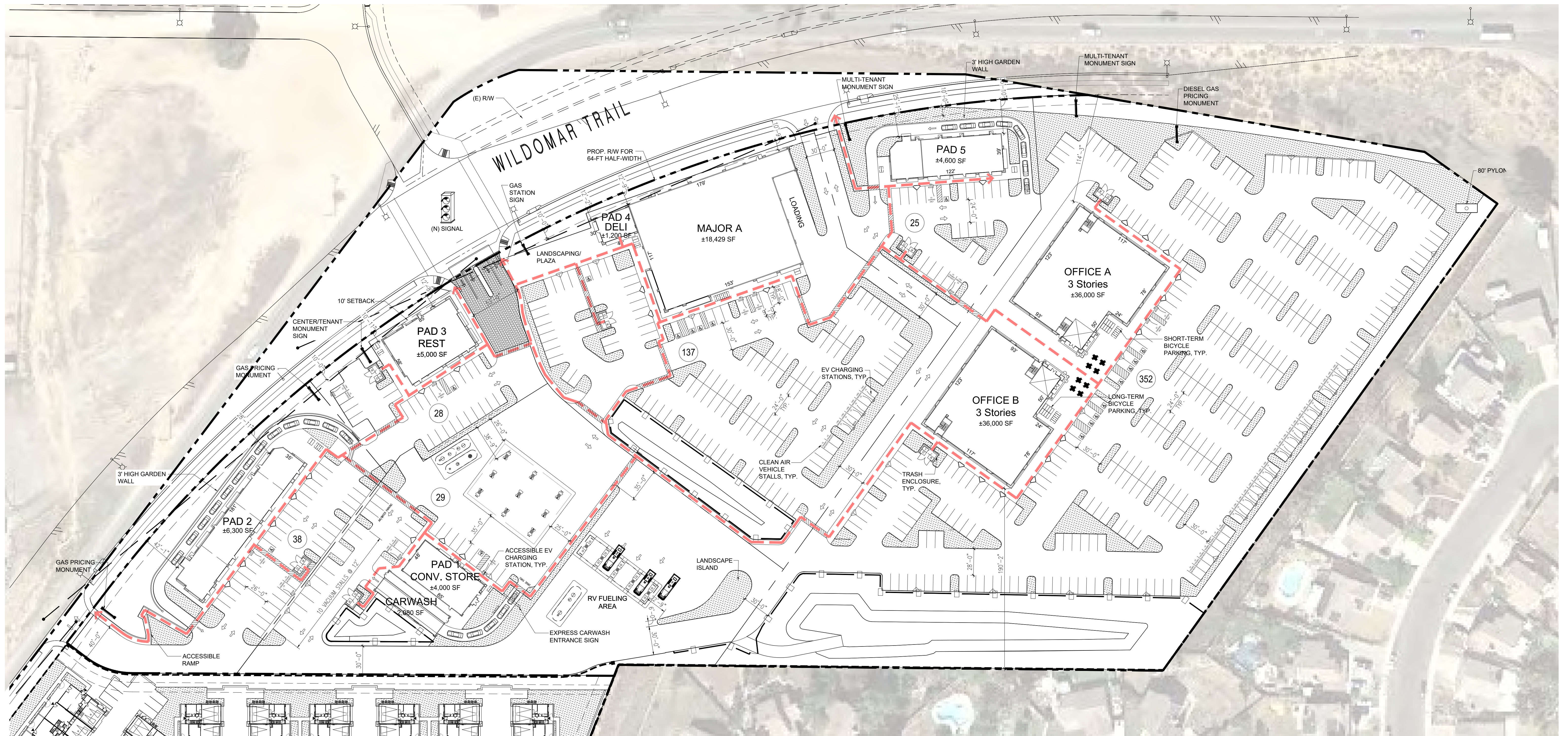


ENLARGED CONCEPTUAL  
SITE PLAN - 4



**LEGEND**

ADA PATH OF TRAVEL

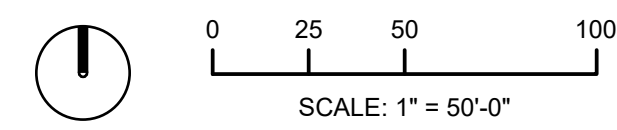


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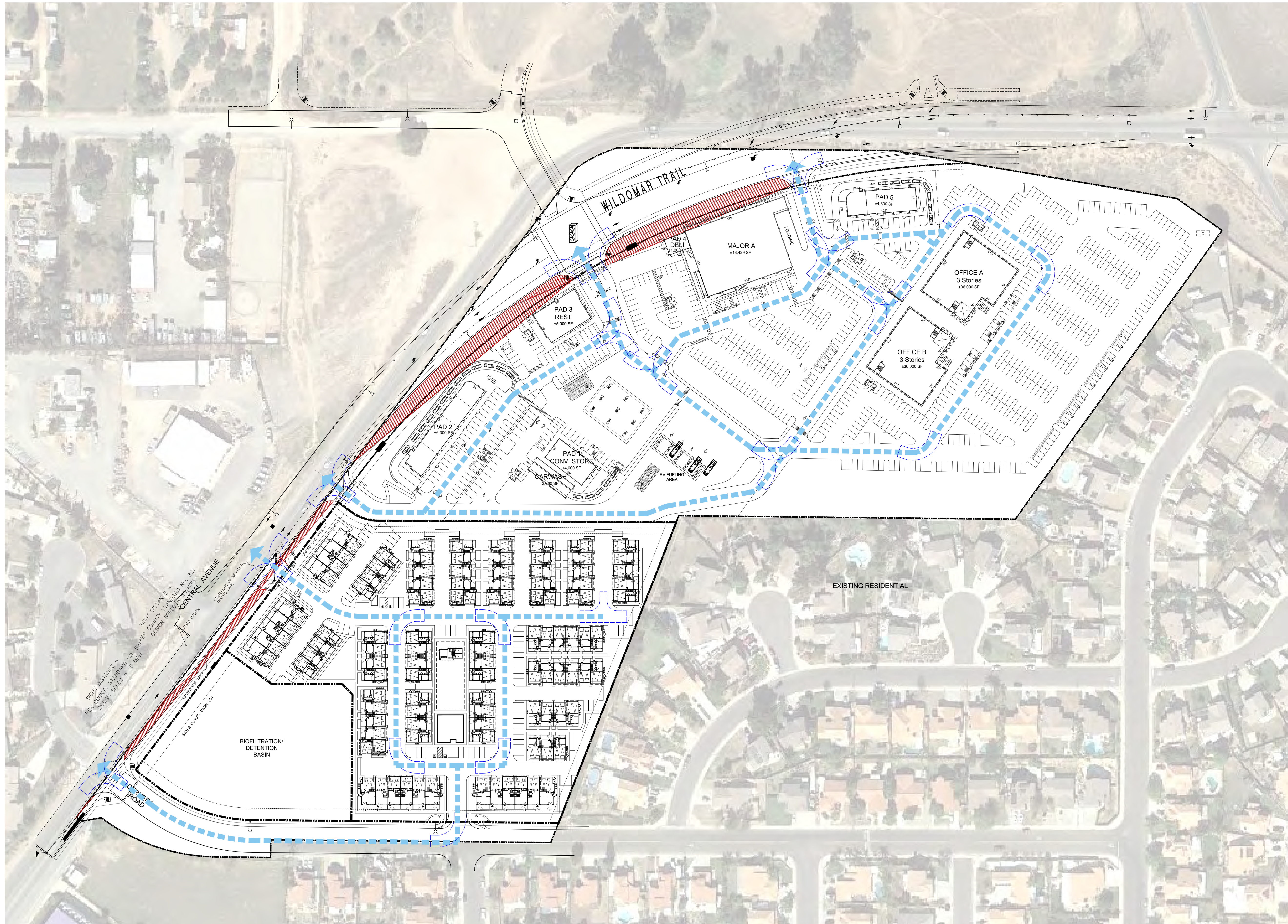
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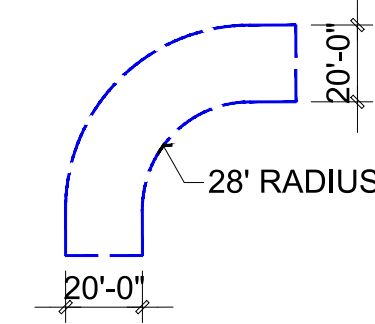
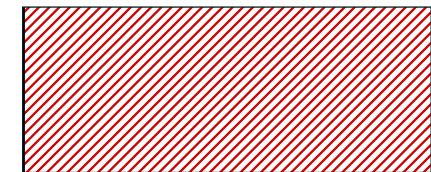
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ADA PATH EXHIBIT



**LEGEND**

-  SERVICE VEHICLE PATH/  
FIRE LANE
-  FIRE TRUCK TURNING RADIUS
-  DRIVEWAY SIGHT DISTANCE

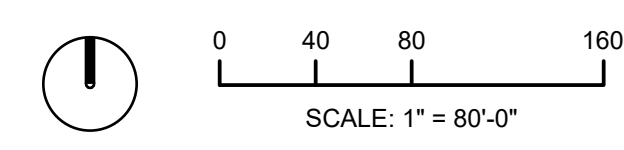


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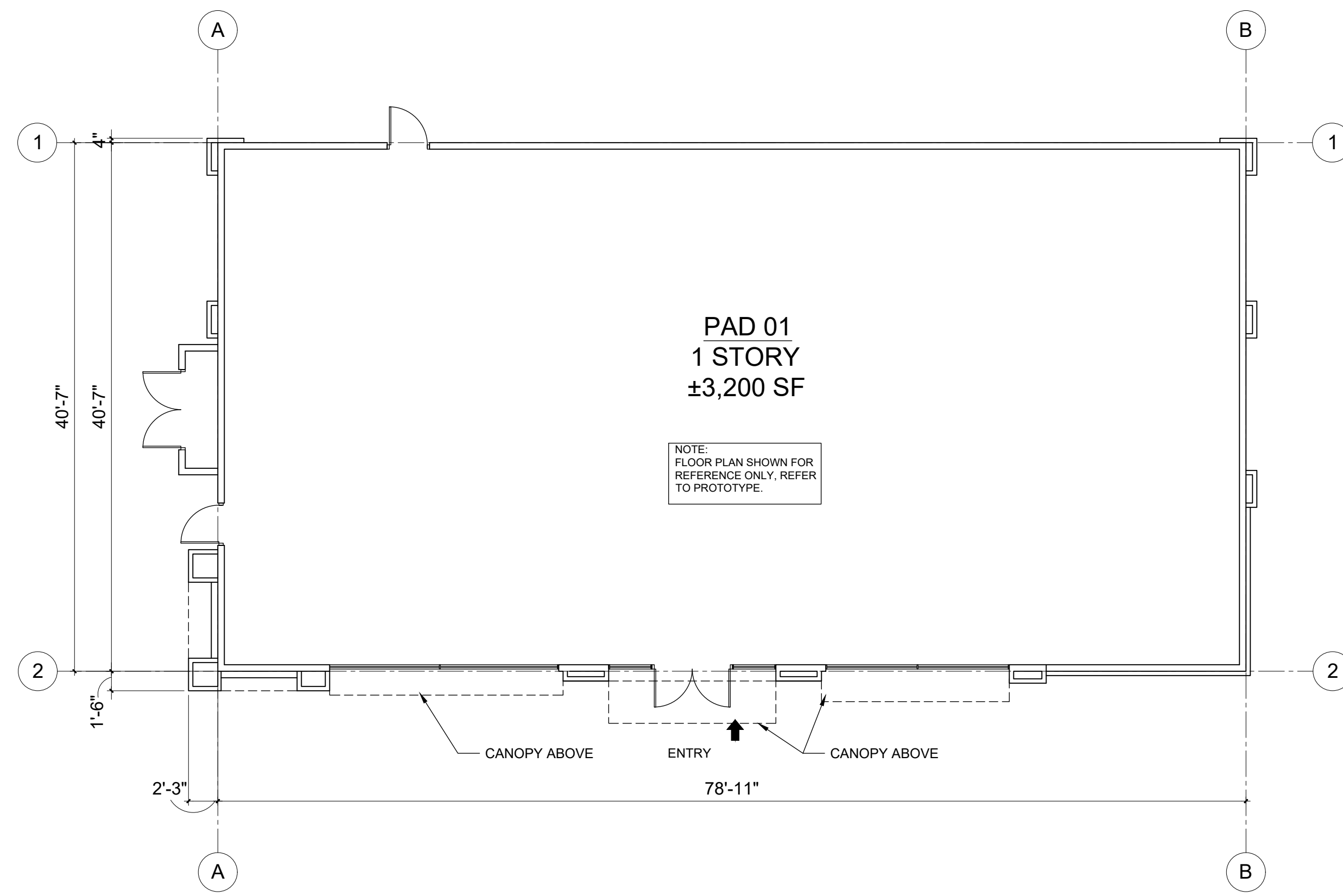
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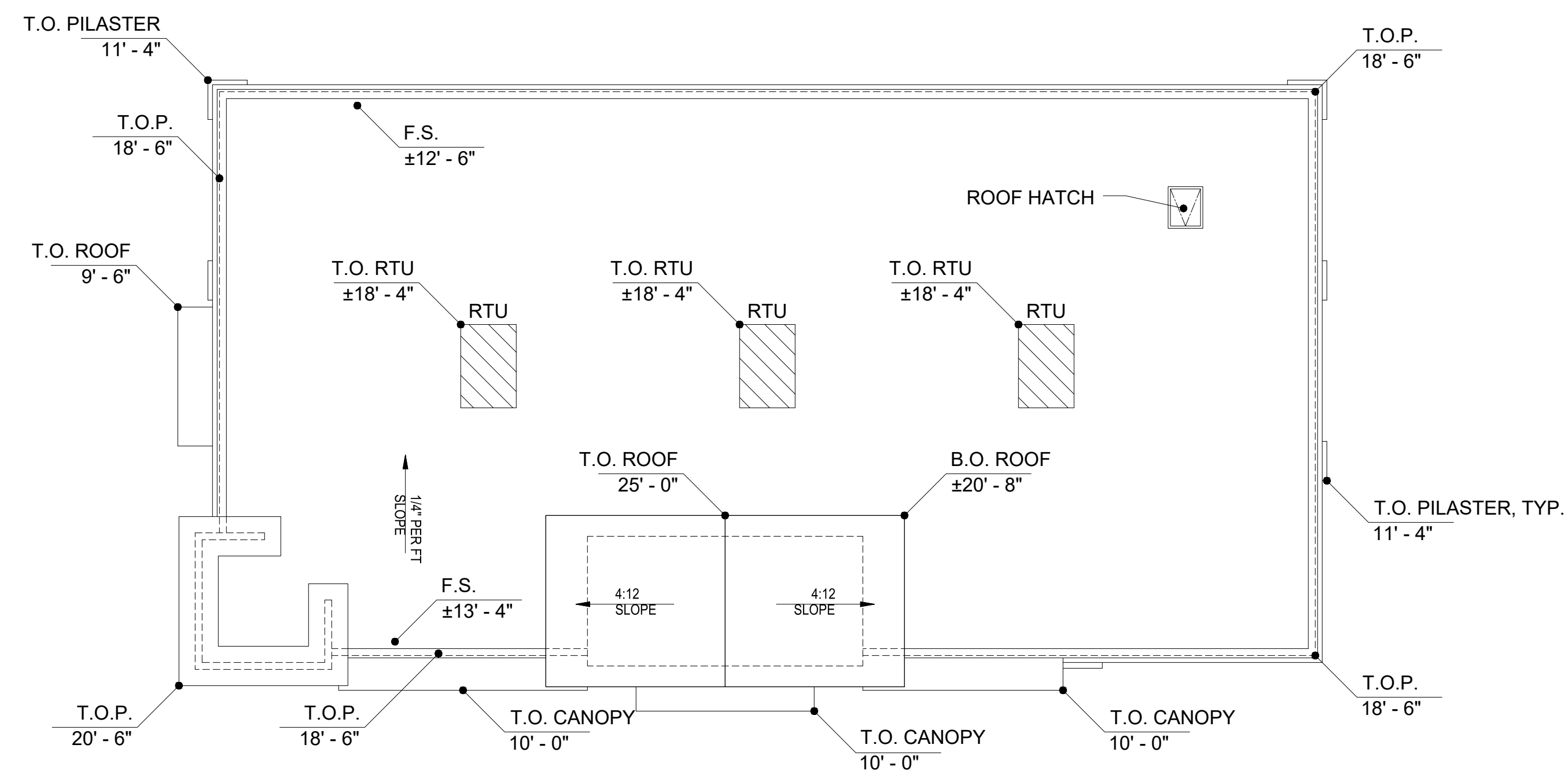
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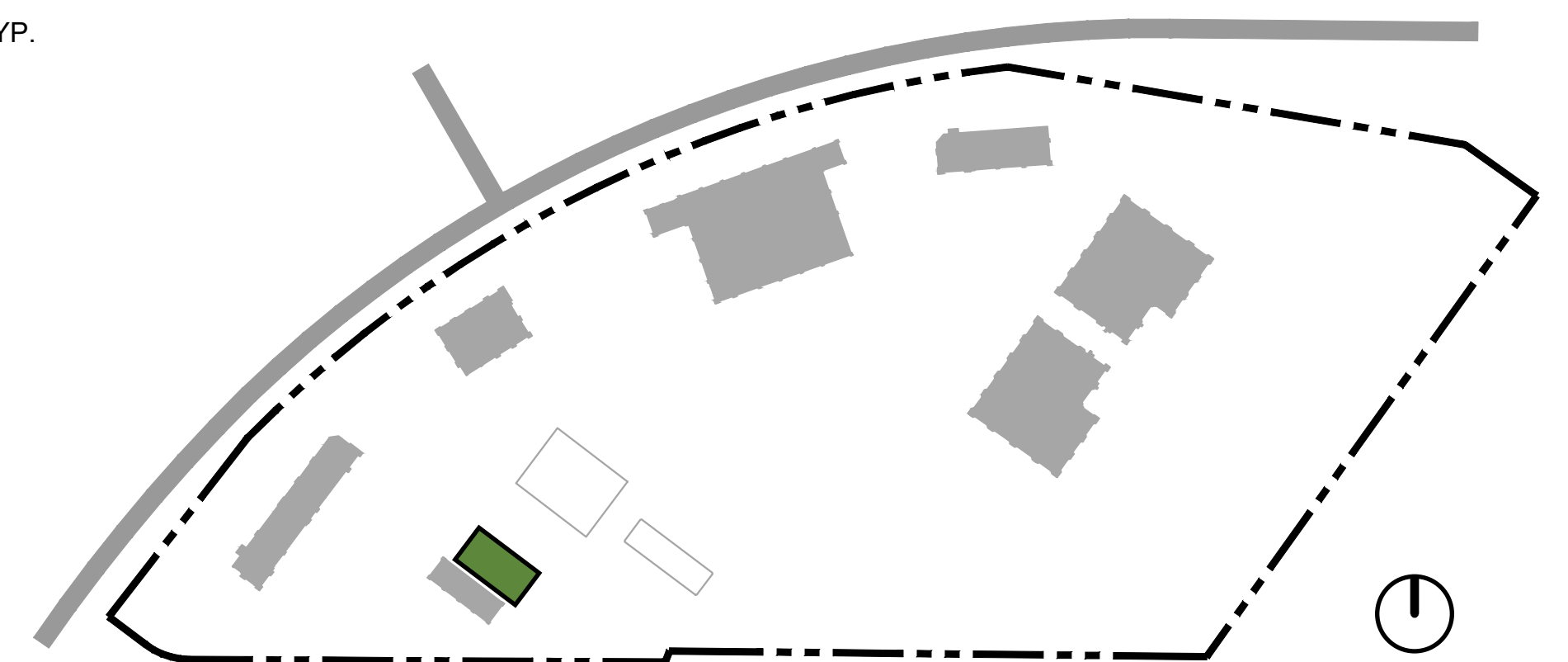
EMERGENCY VEHICLE PATH EXHIBIT



**FLOOR PLAN**



**ROOF PLAN**



**KEY MAP**

**NOTES:**  
 ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.  
 RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.

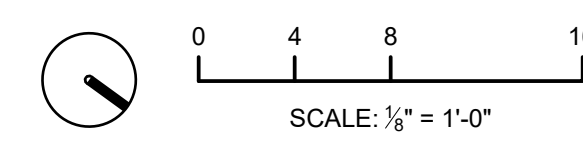


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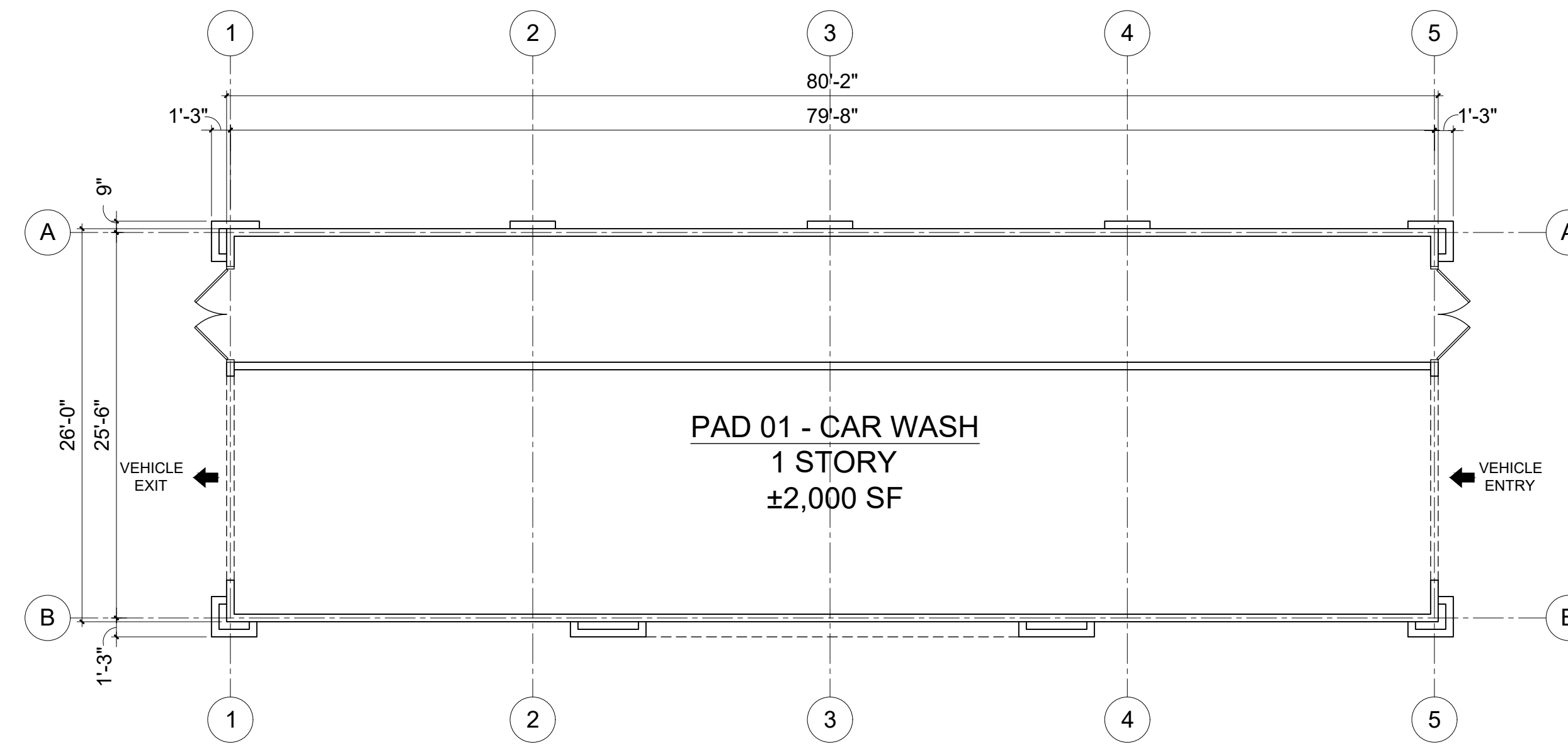
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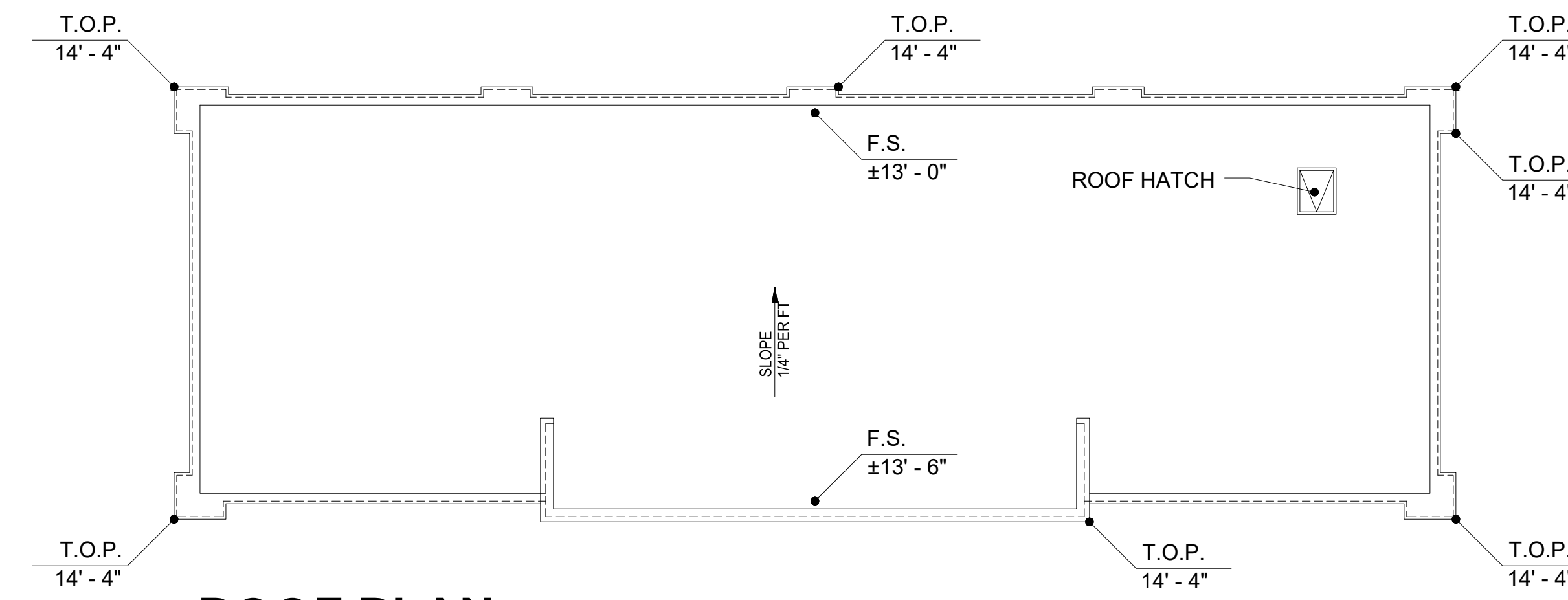
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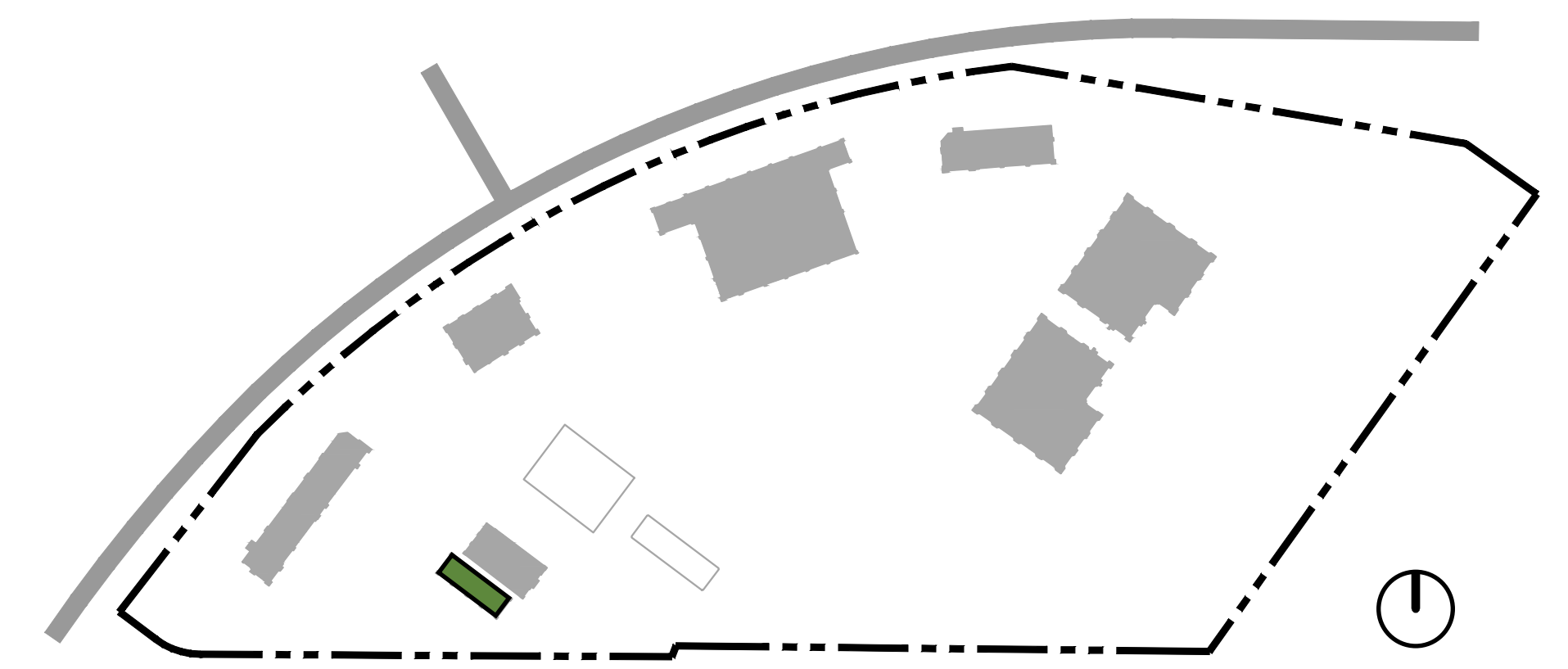
**PAD 1**  
 CONCEPTUAL PLANS



**FLOOR PLAN**



**ROOF PLAN**



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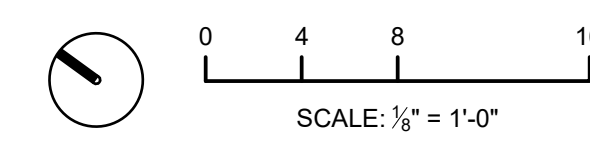


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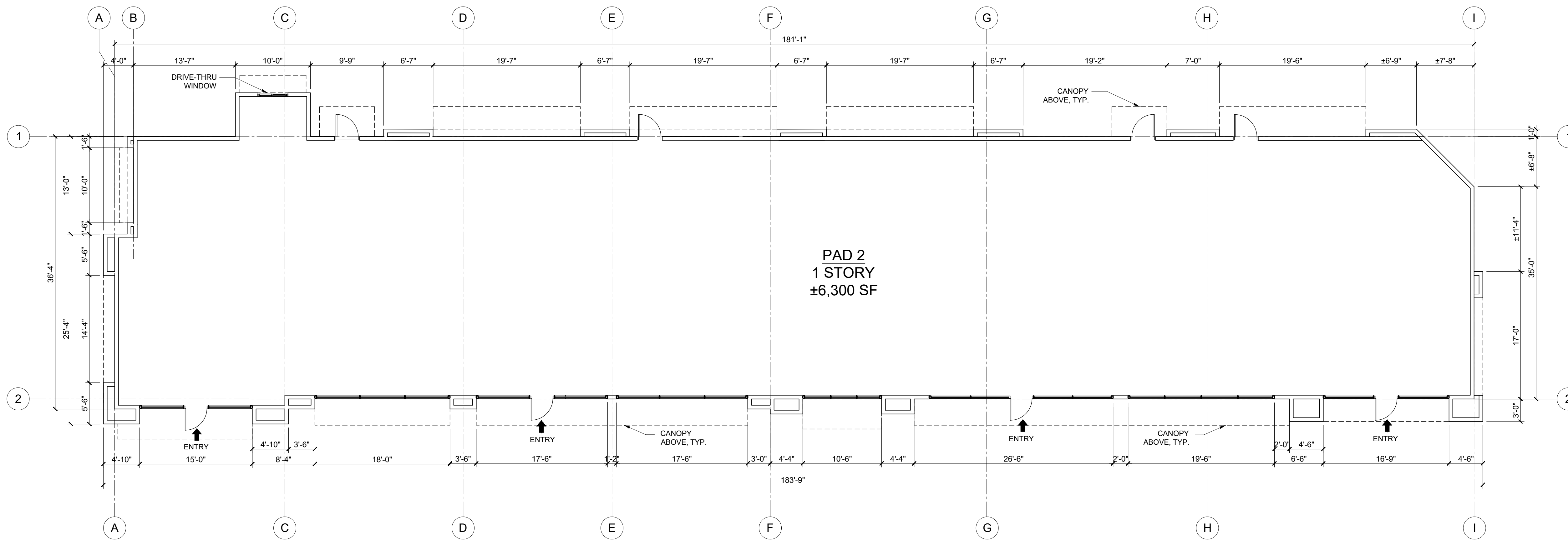
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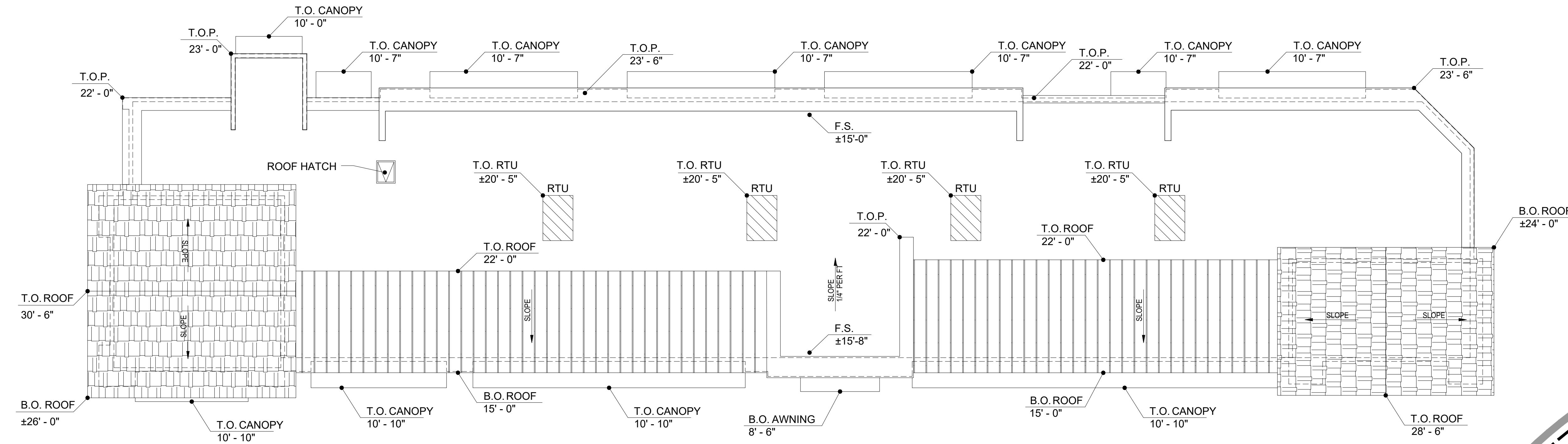


**CAR WASH**  
 CONCEPTUAL PLANS

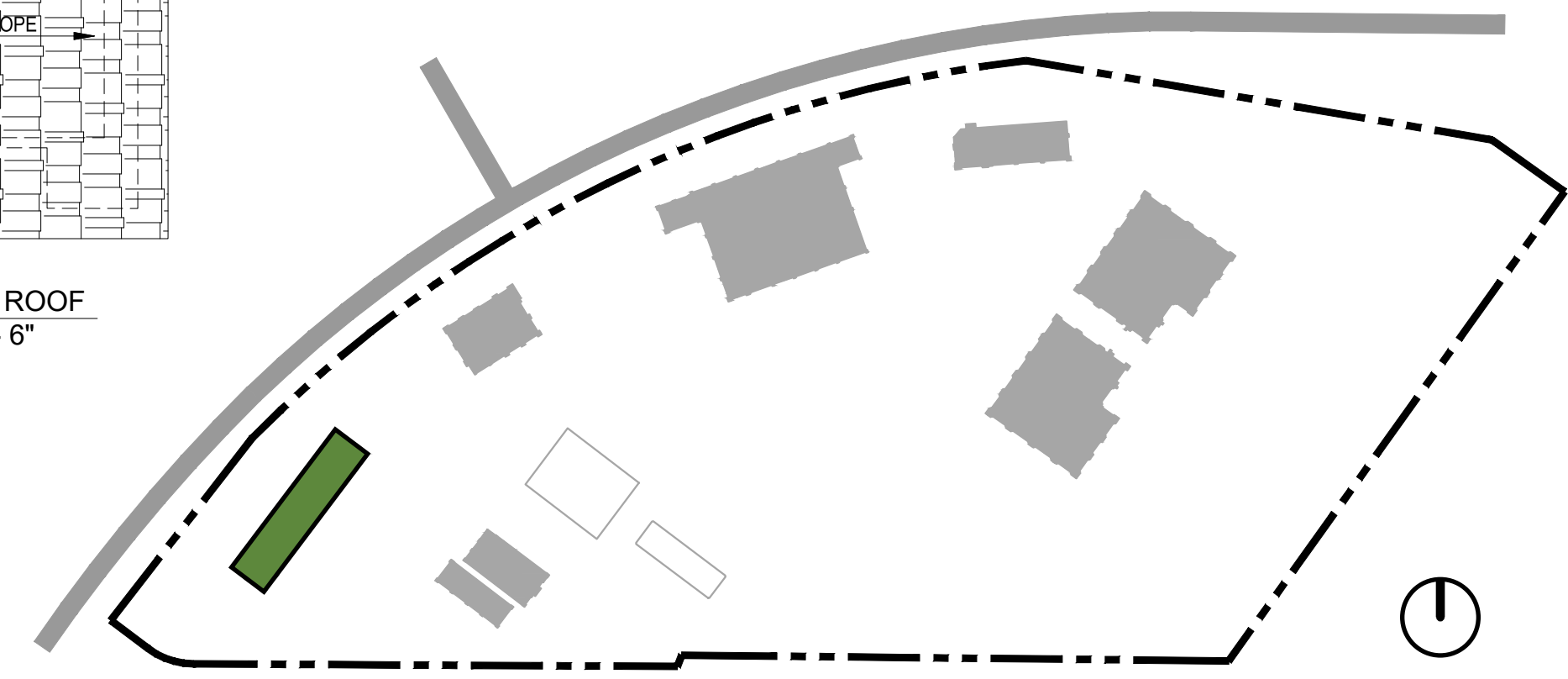


**FLOOR PLAN**

PAD 2  
1 STORY  
±6,300 SF



**ROOF PLAN**



**KEY MAP**

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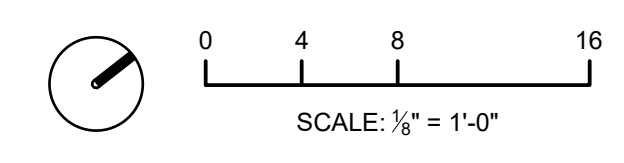


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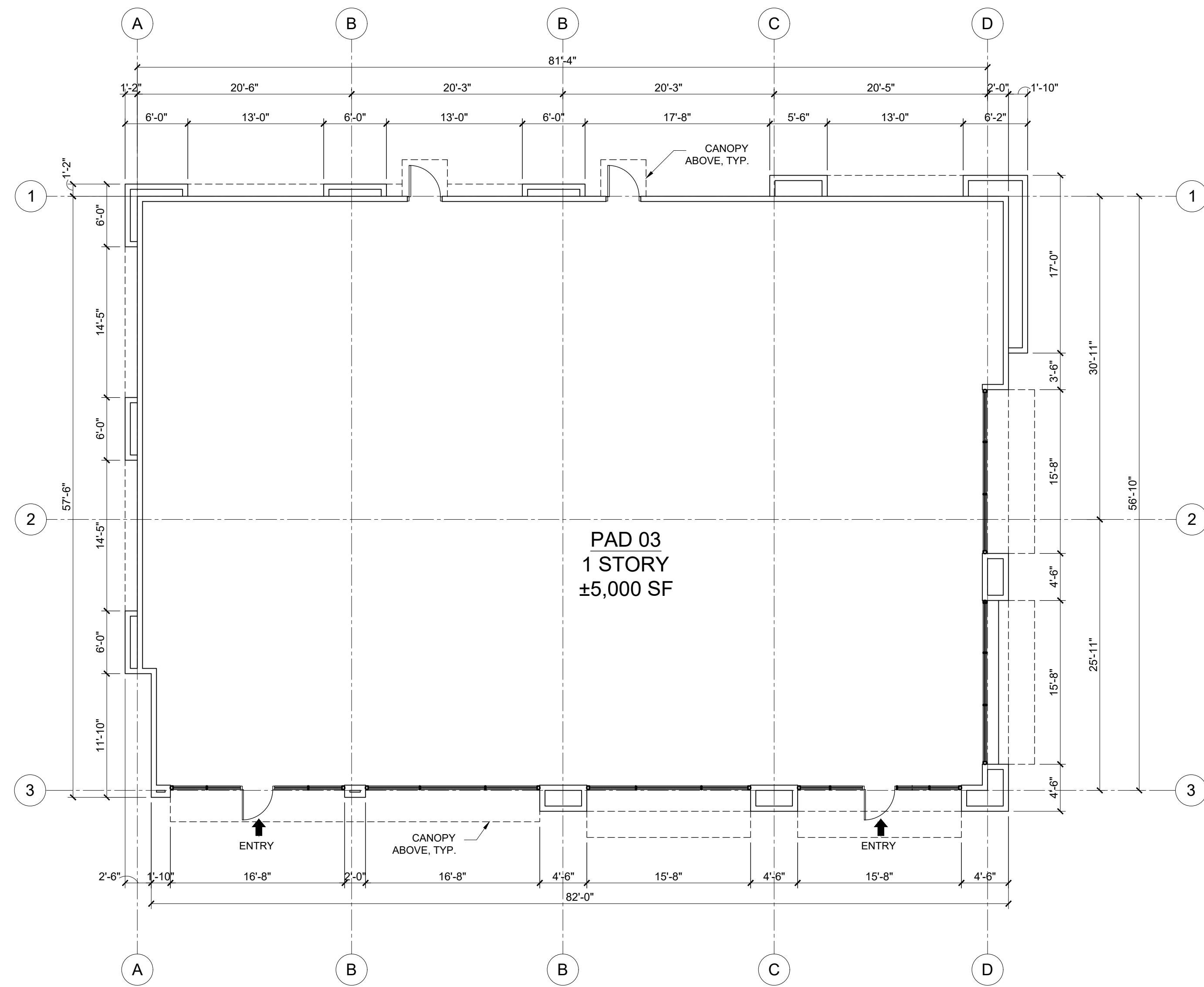
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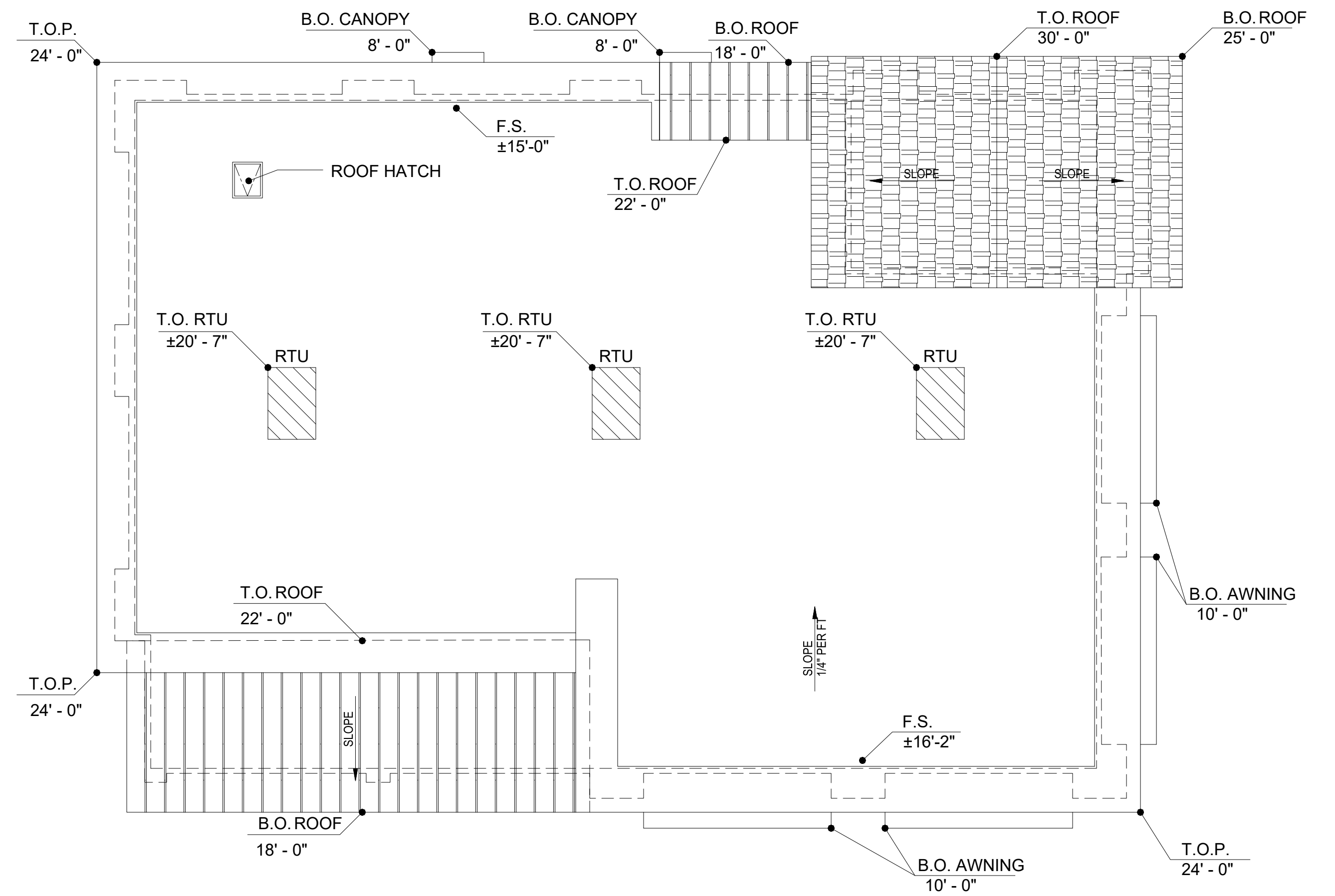
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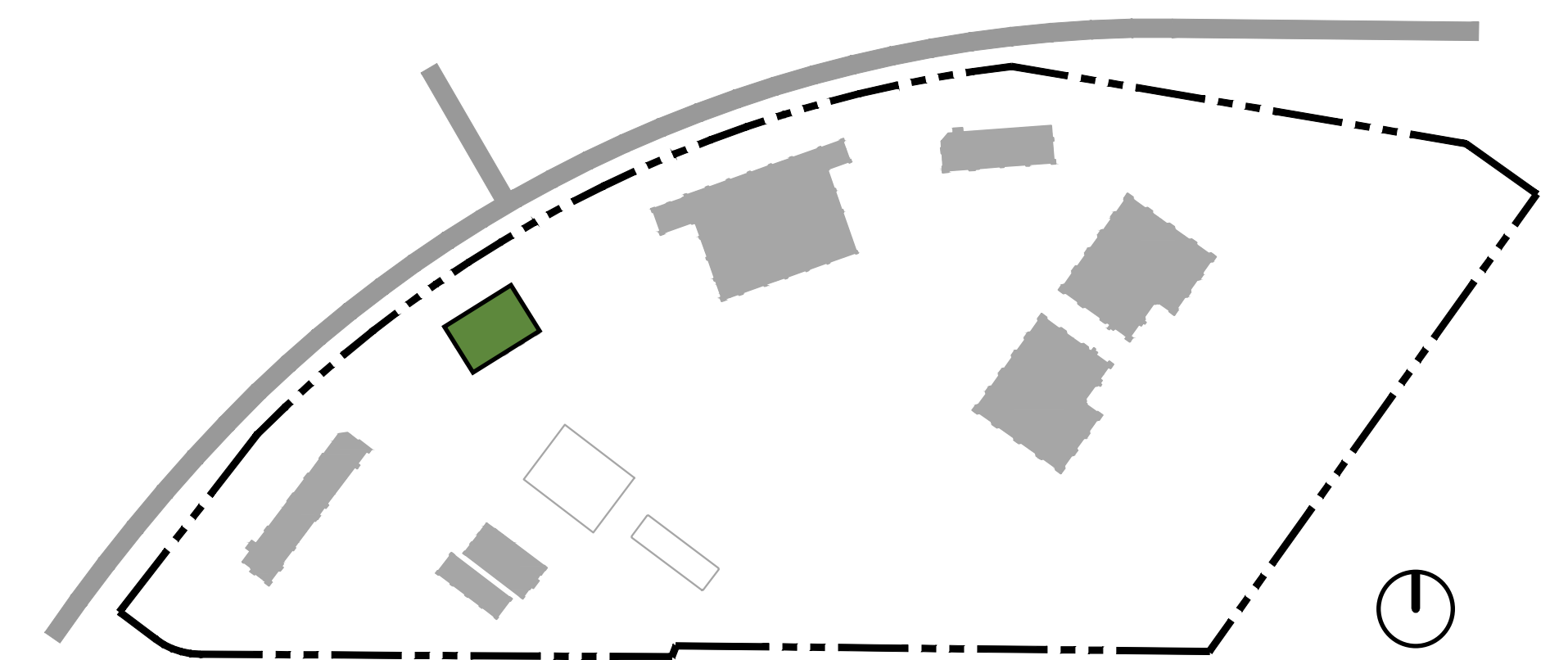
**PAD 2**  
CONCEPTUAL PLANS



**FLOOR PLAN**



**ROOF PLAN**



**KEY MAP**

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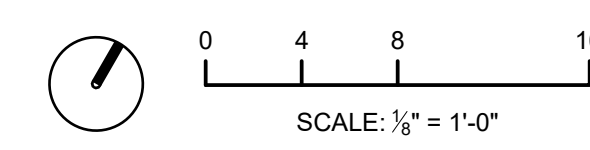


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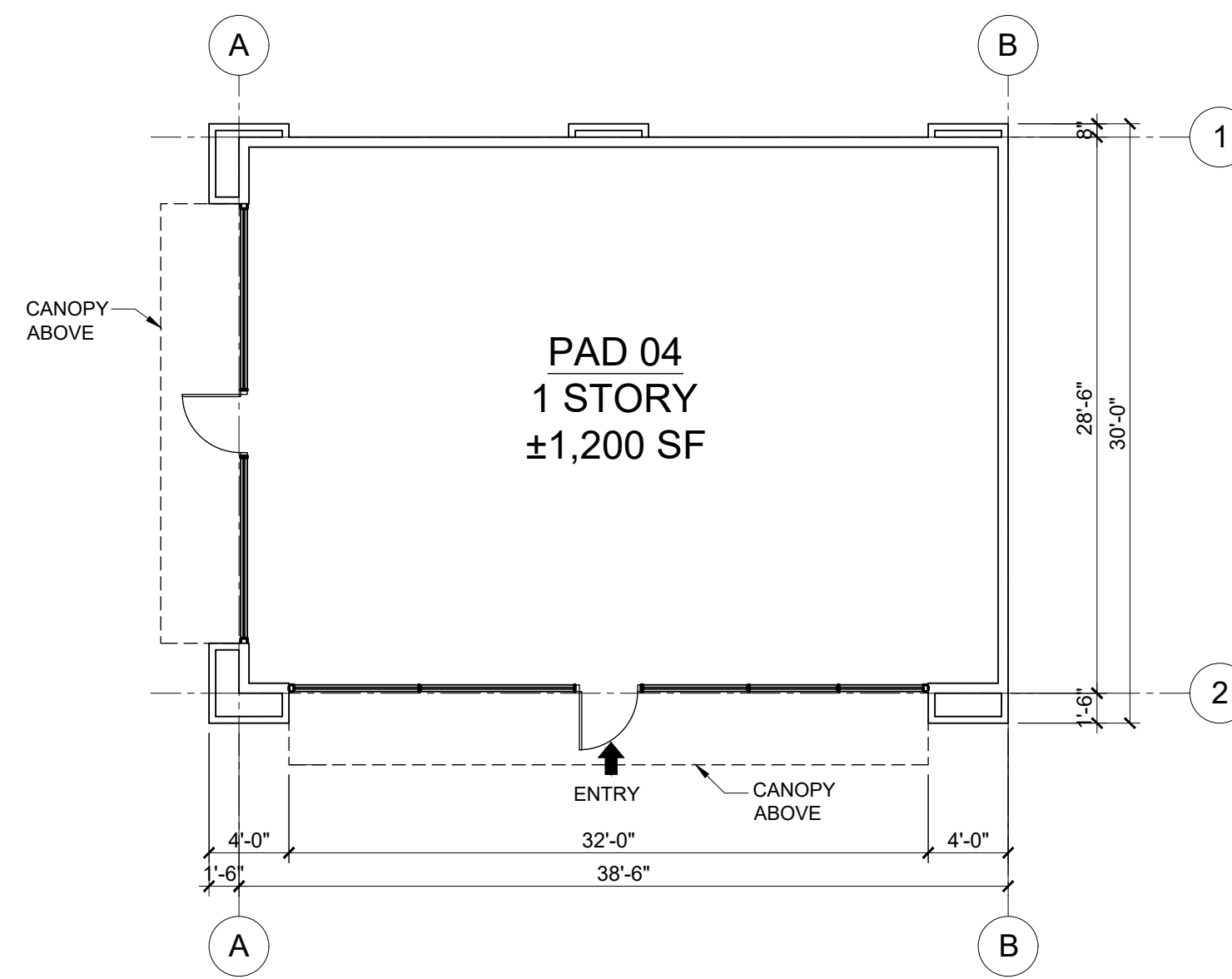
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 WILDOMAR, CA # 2017-0651

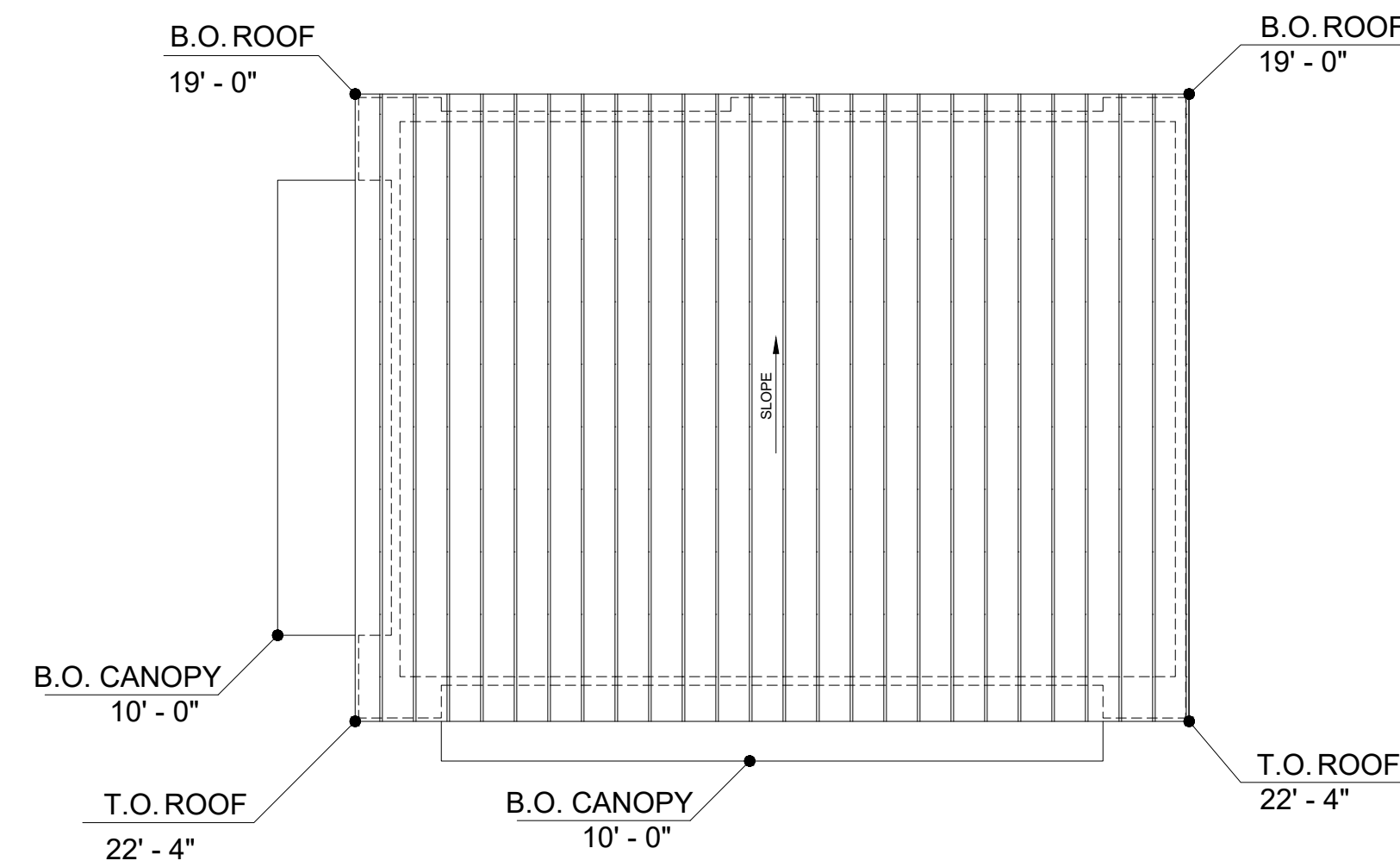
ENTITLEMENT SUBMITTAL  
 APRIL 28<sup>TH</sup>, 2021



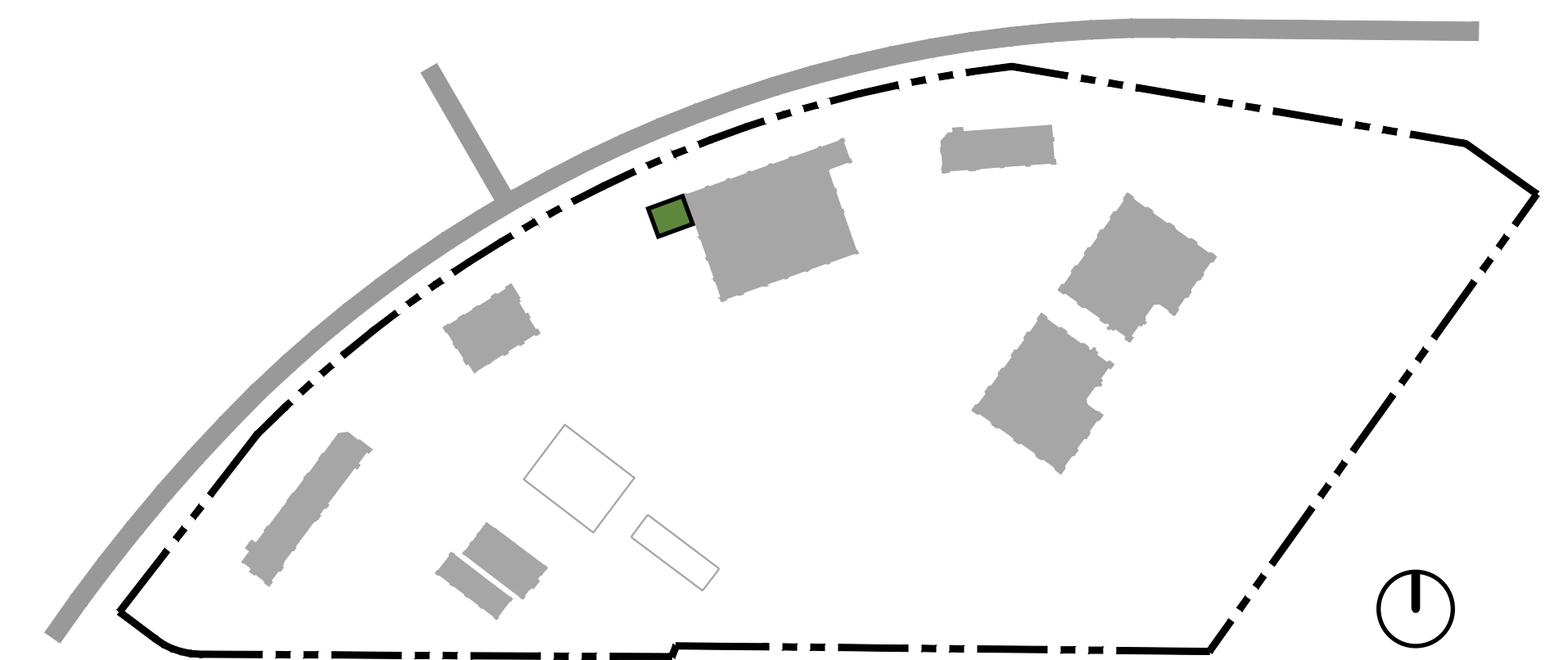
**PAD 3**  
 CONCEPTUAL PLANS



**FLOOR PLAN**



**ROOF PLAN**



**KEY MAP**

**NOTES:**  
ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.

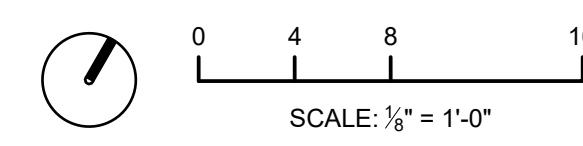


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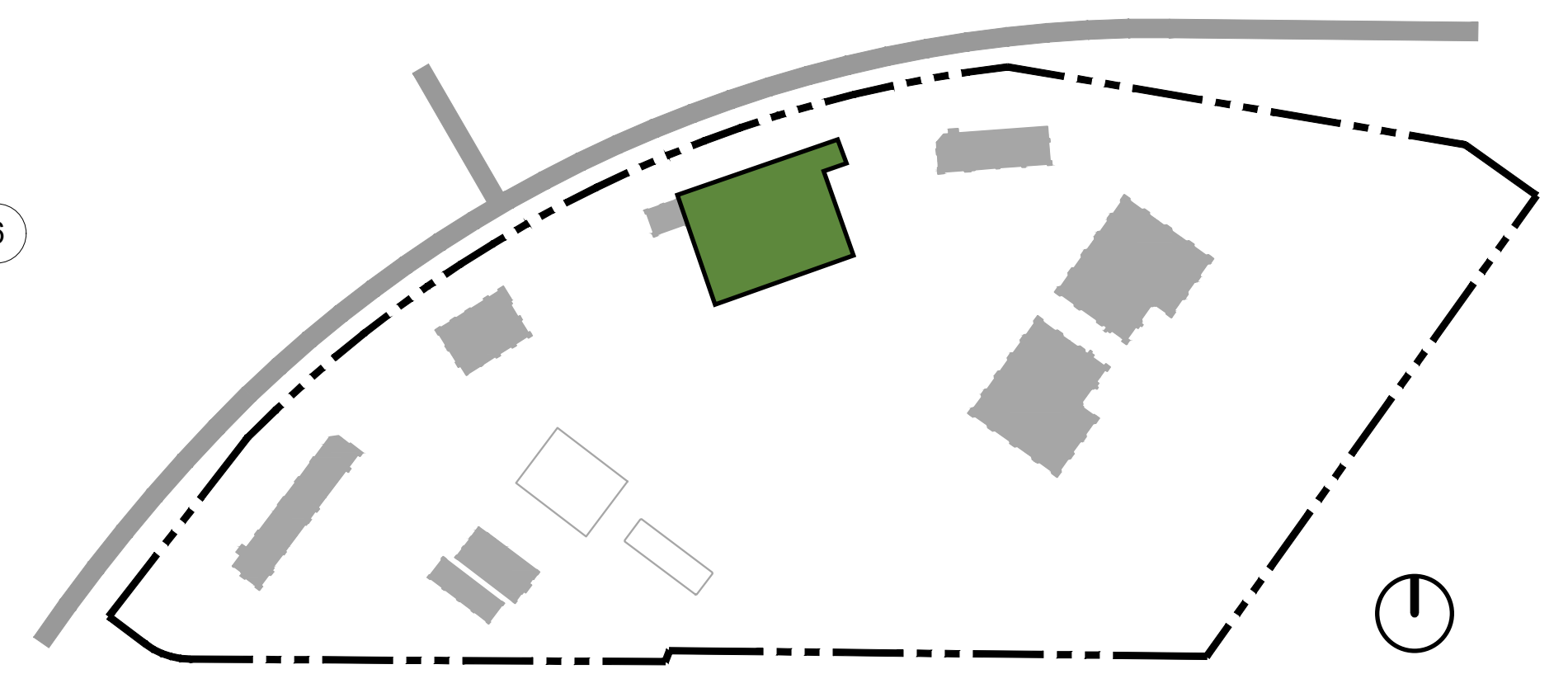
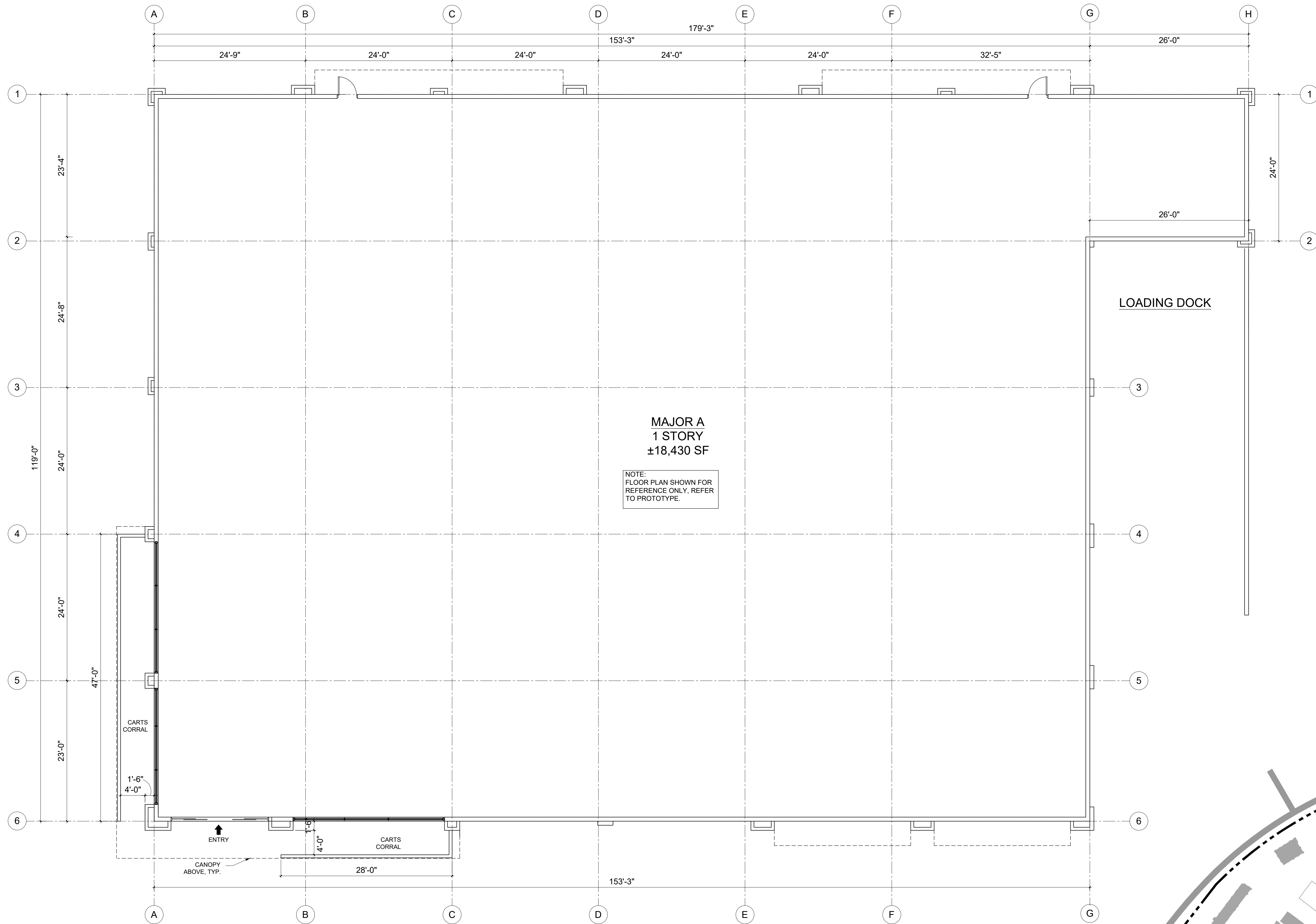
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WILDOMAR, CA # 2017-0651

**ENTITLEMENT SUBMITTAL**  
APRIL 28<sup>TH</sup>, 2021

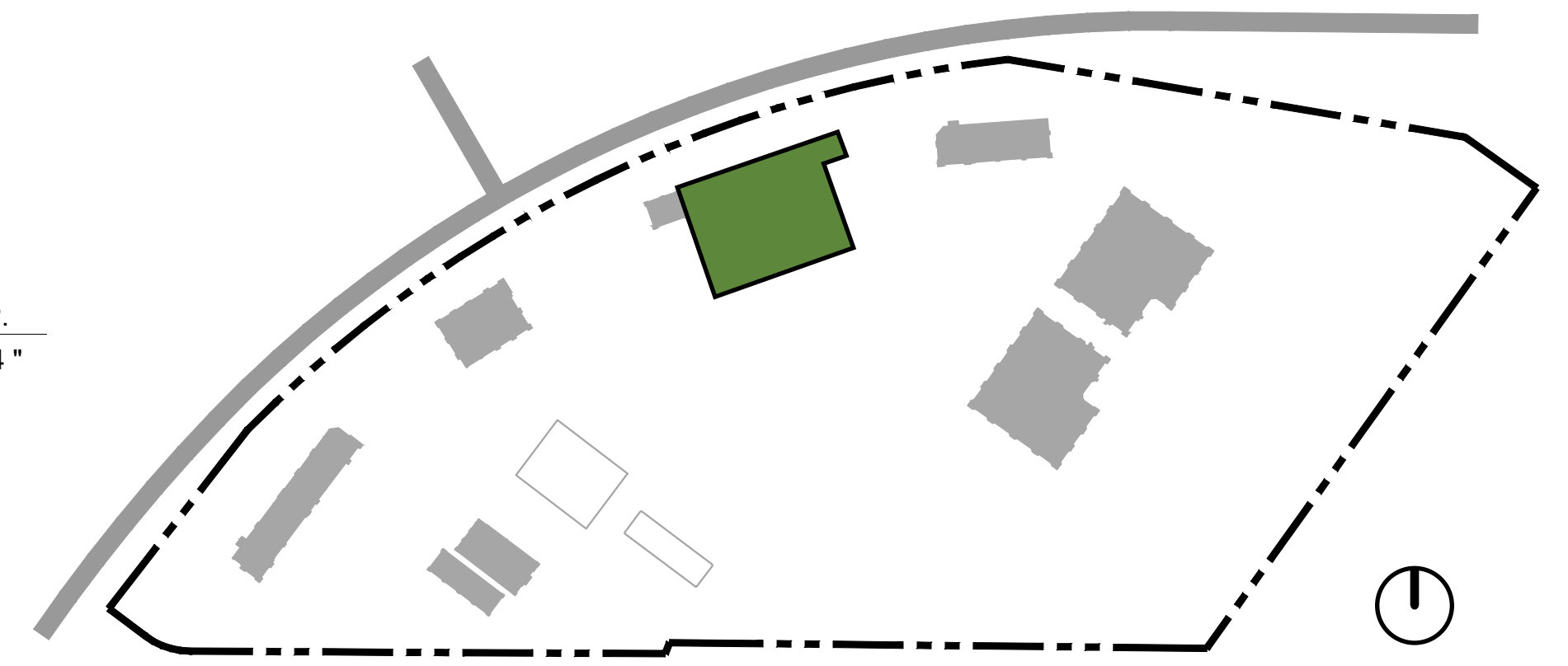
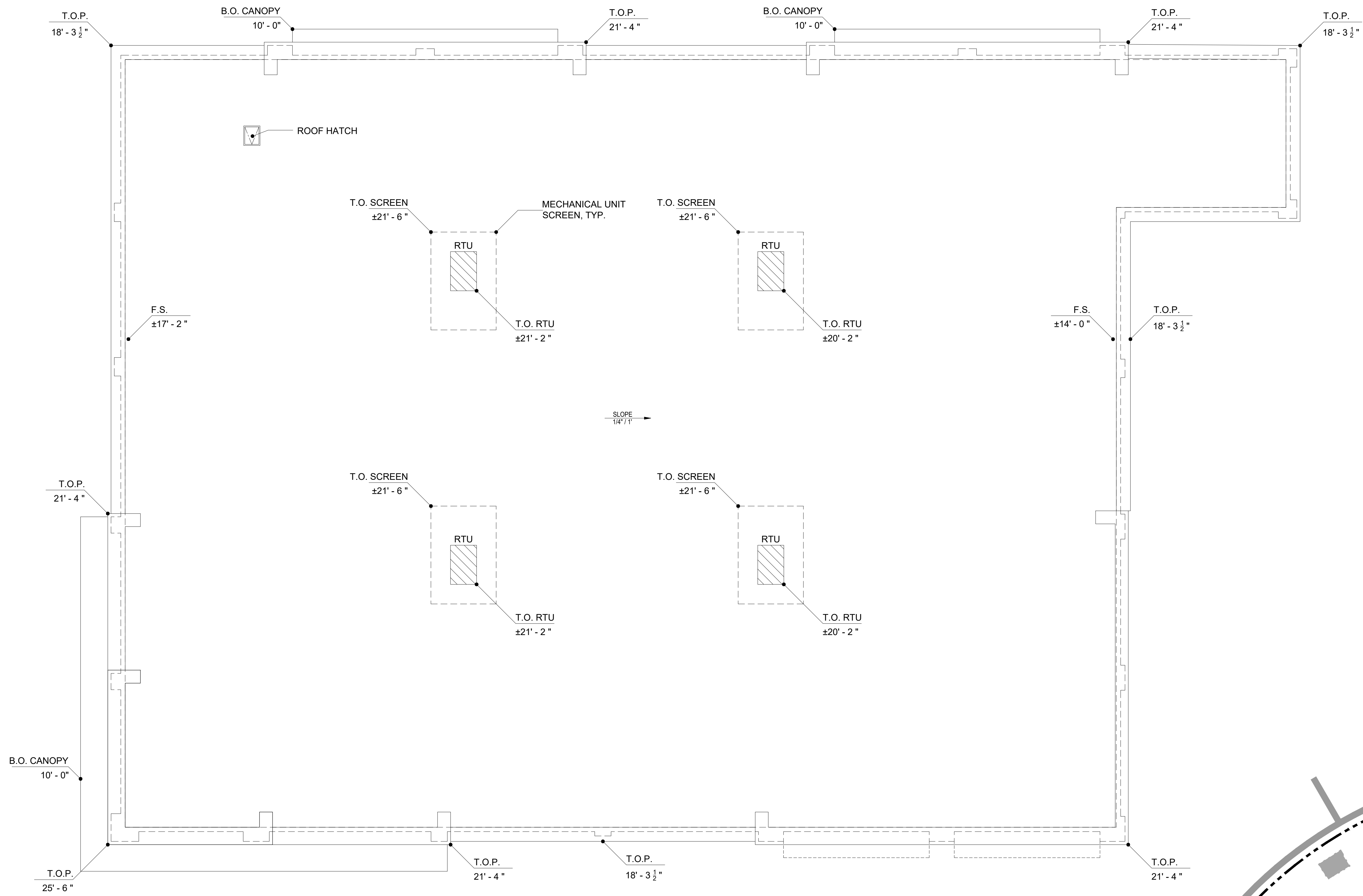


**PAD 4**  
CONCEPTUAL PLANS



KEY MAP





**NOTES:**  
 ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.  
 RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.  
 RTU EXTENDING PAST THE BUILDING PARAPETS WILL BE INDIVIDUALLY SCREENED BY DECORATIVE METAL PANEL. SEE SHEET 53 FOR DETAIL.

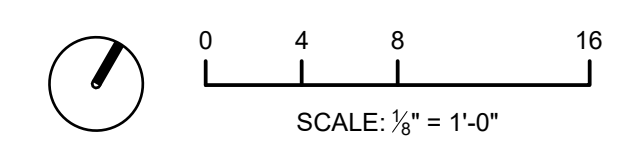


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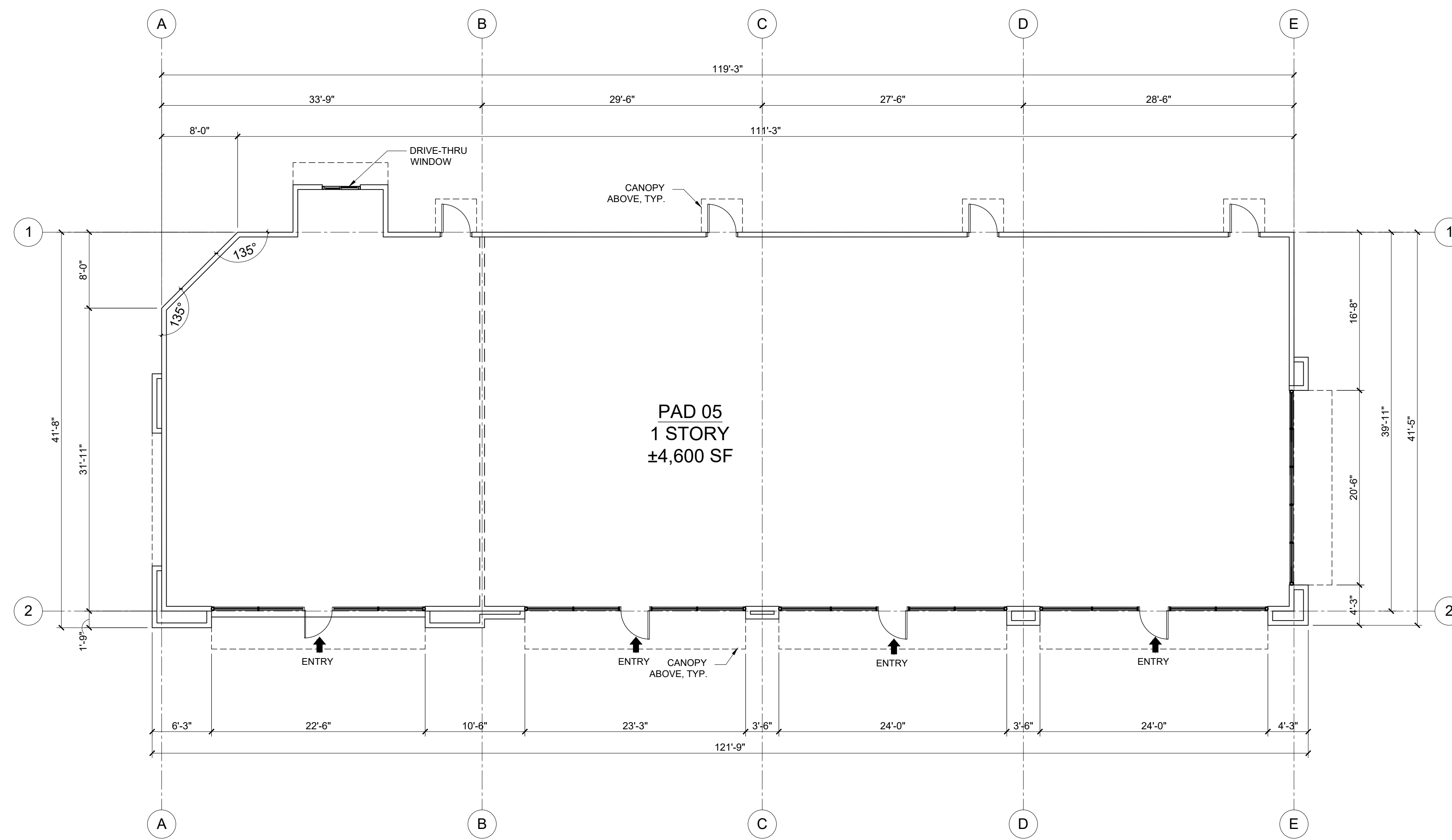
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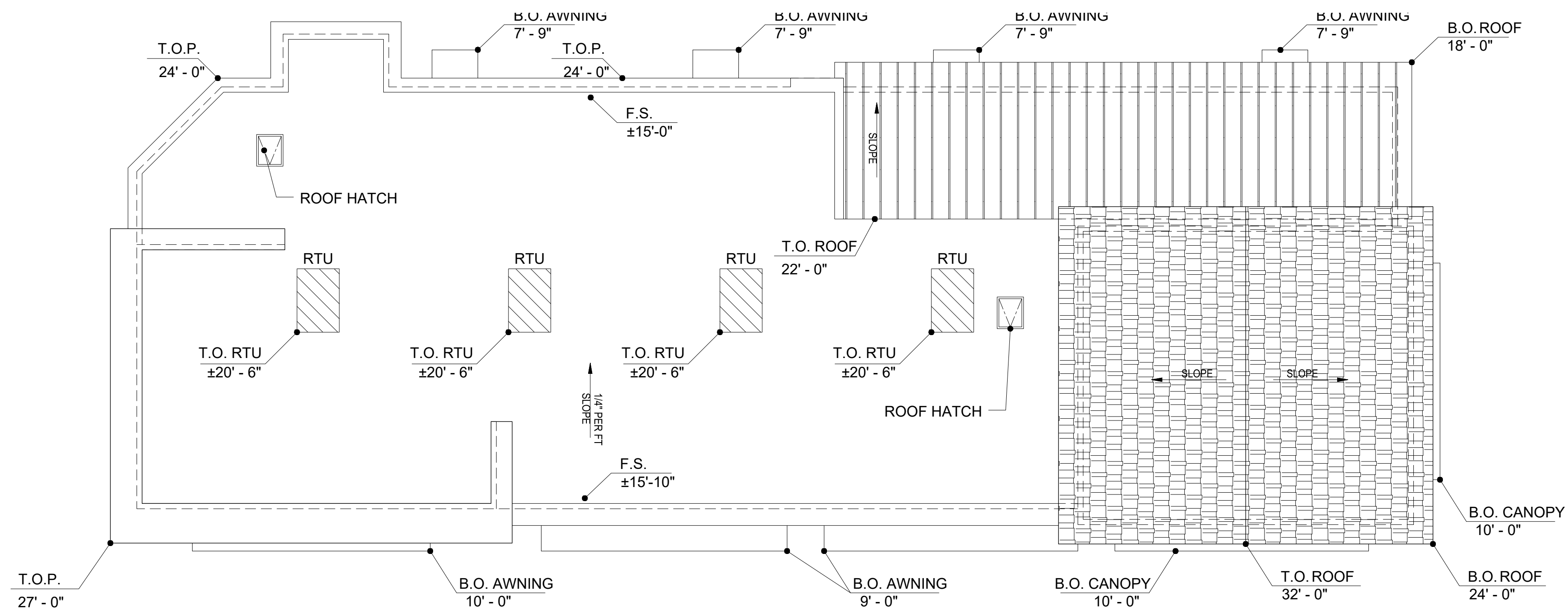
ENTITLEMENT SUBMITTAL  
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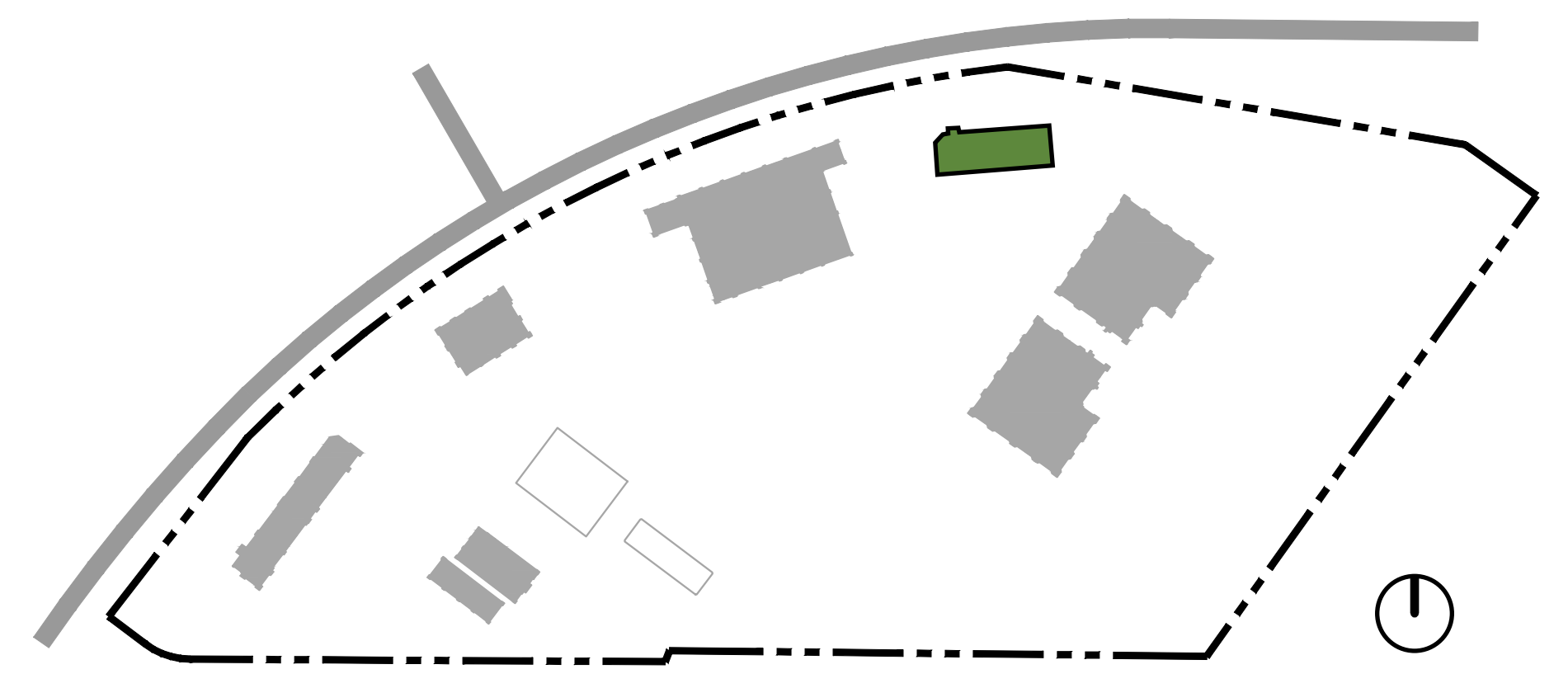
**MAJOR A**  
 CONCEPTUAL ROOF PLAN



**FLOOR PLAN**



**ROOF PLAN**



**KEY MAP**

**NOTES:**  
 ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.  
 RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.

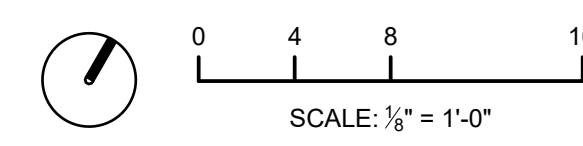


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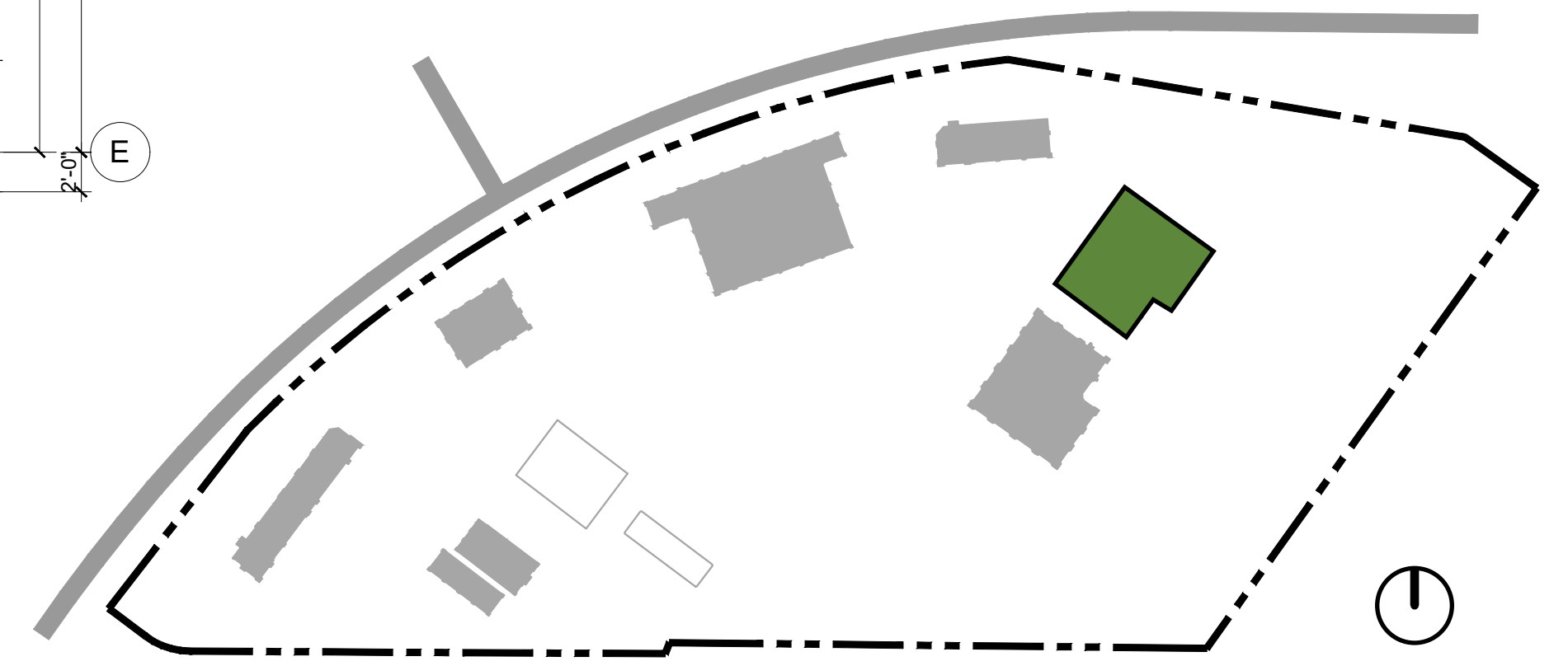
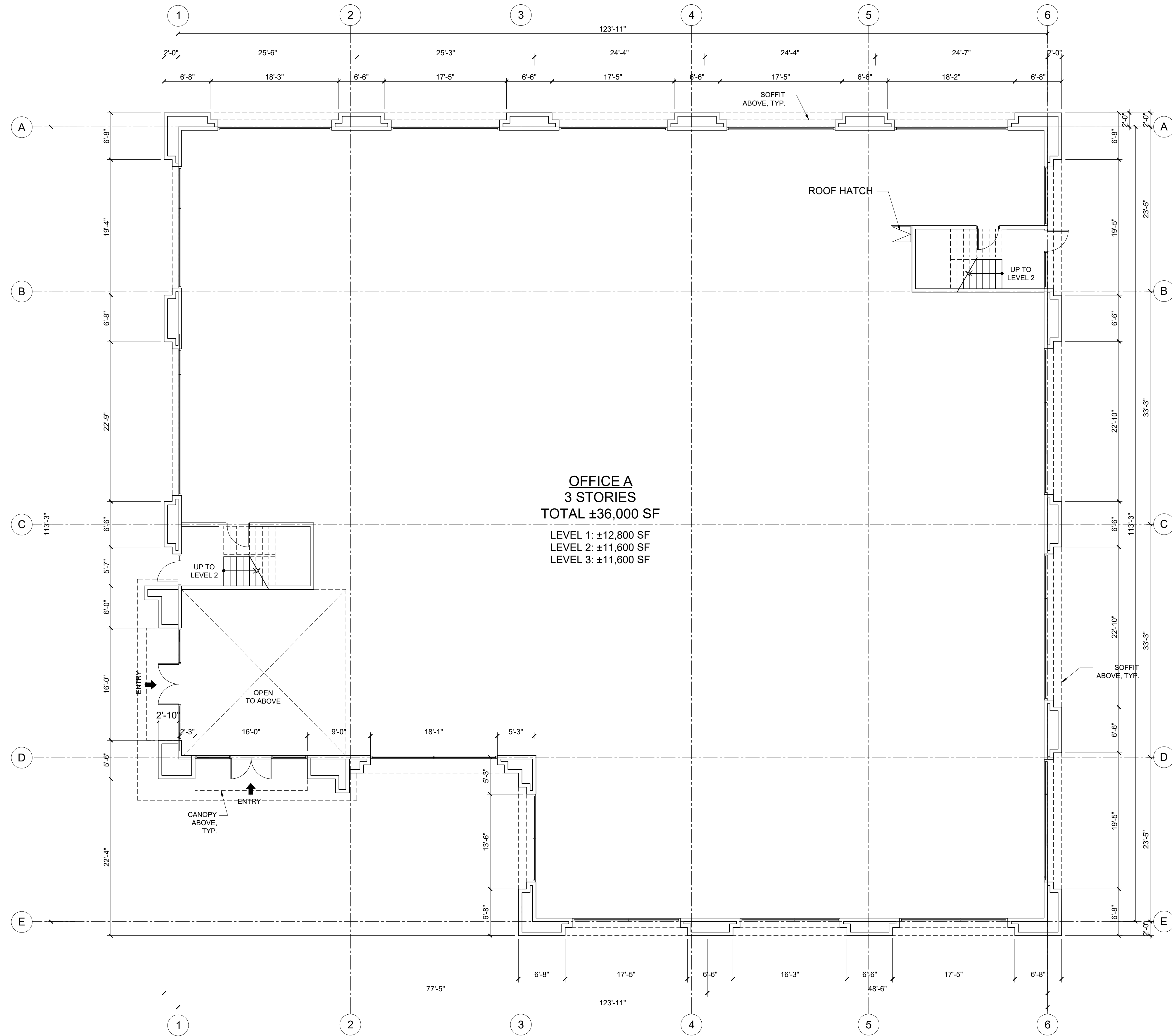
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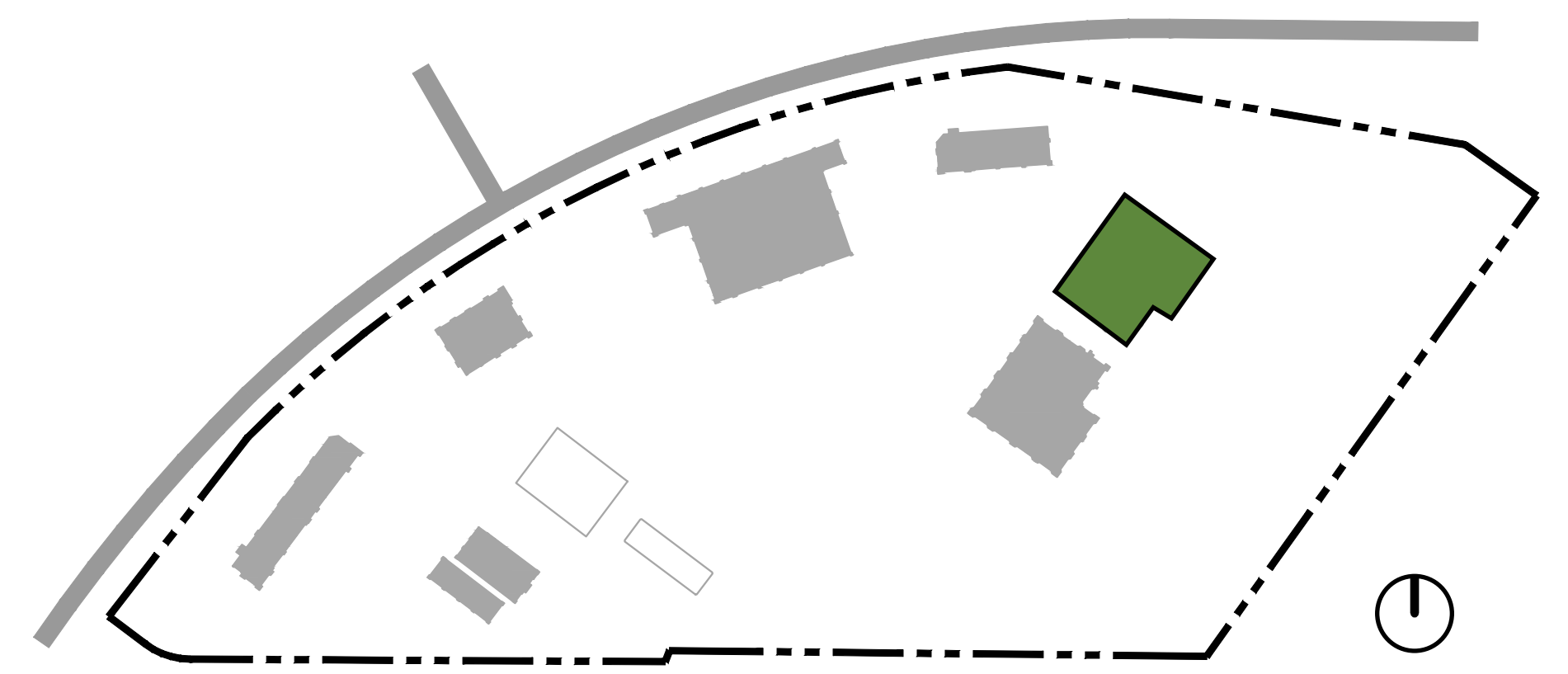
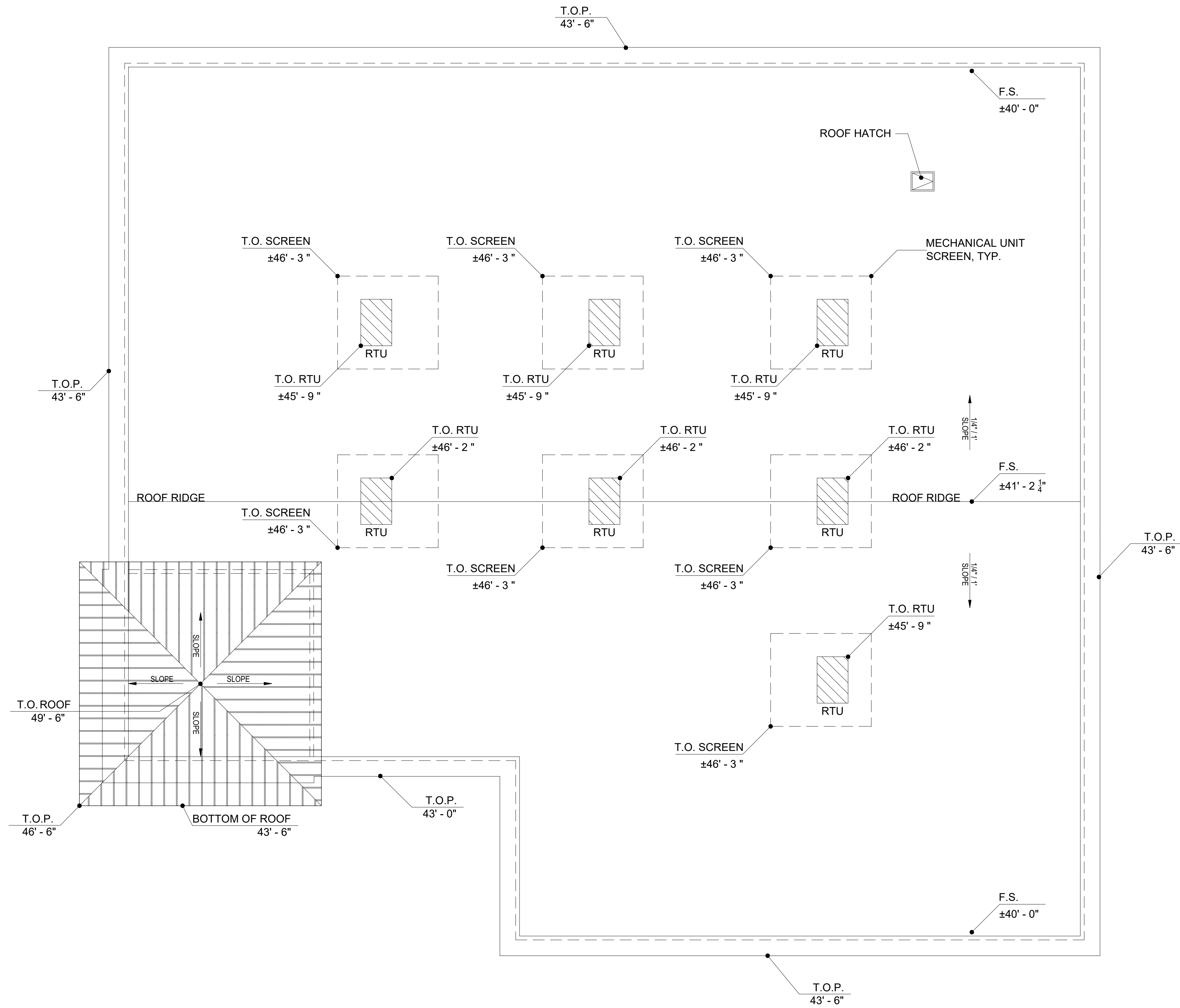
ENTITLEMENT SUBMITTAL  
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**PAD 5**  
 CONCEPTUAL PLANS



KEY MAP



**NOTES:**

ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.  
 RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.  
 RTU EXTENDING PAST THE BUILDING PARAPETS WILL BE INDIVIDUALLY SCREENED BY DECORATIVE METAL PANEL. SEE SHEET 53 FOR DETAIL.

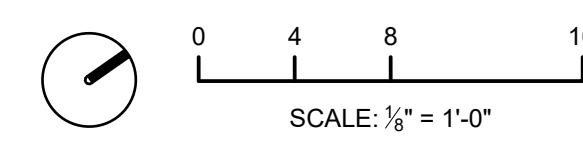


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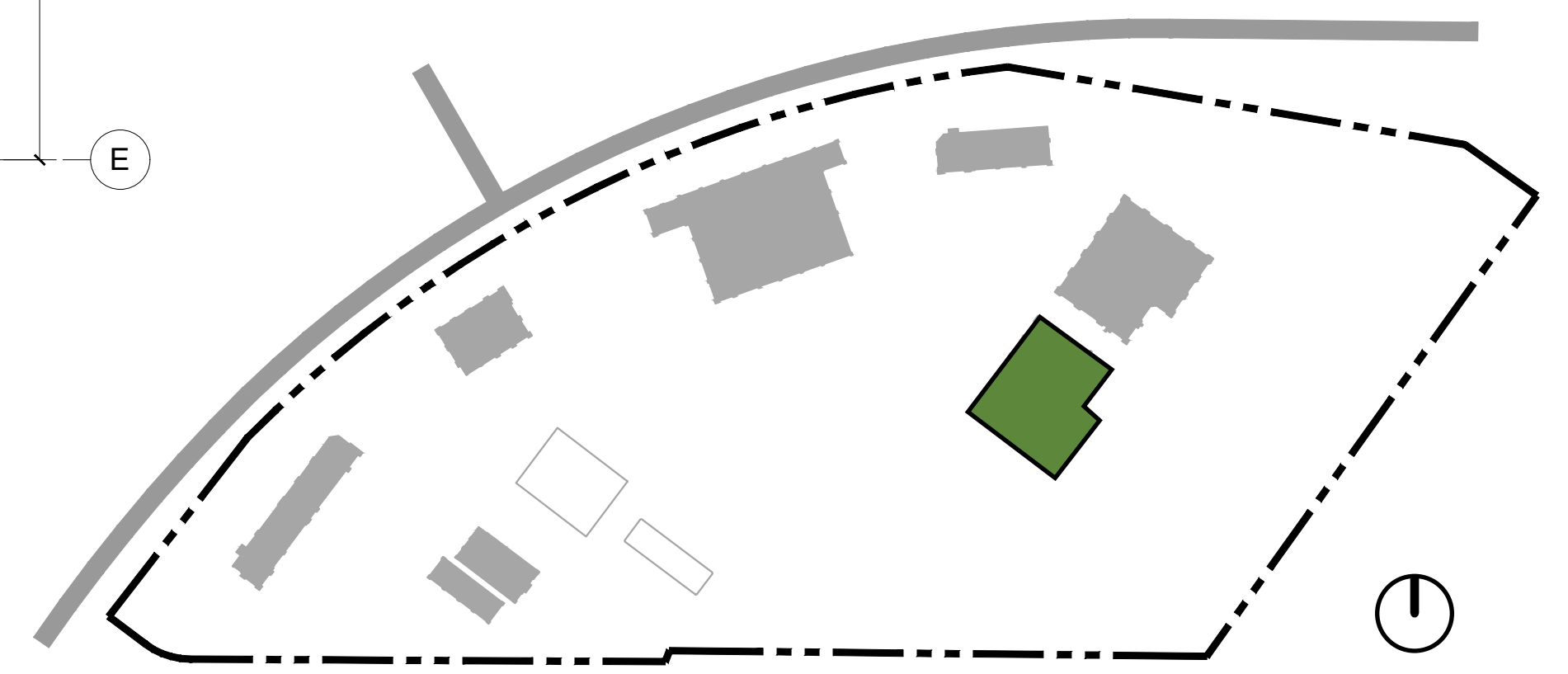
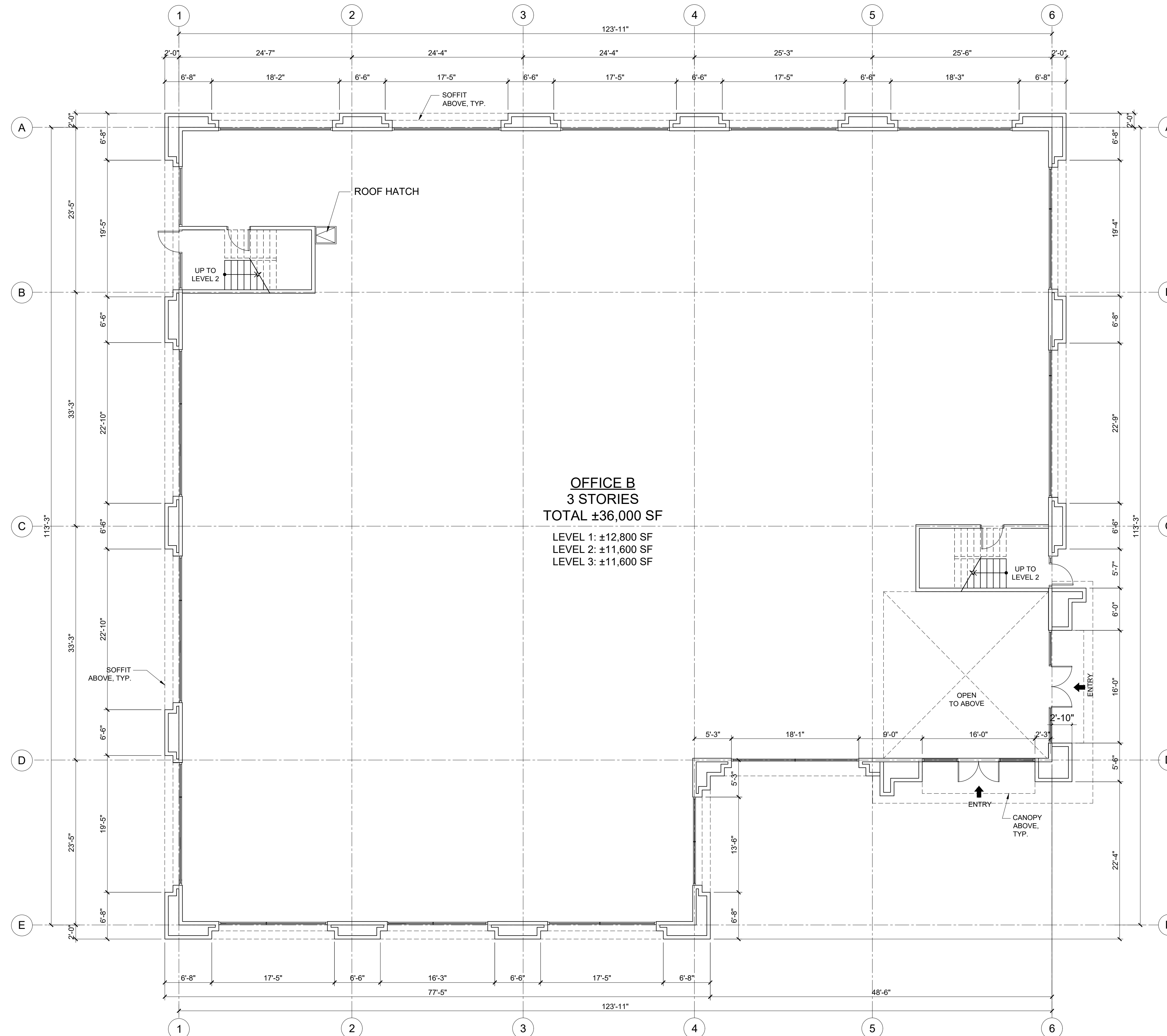
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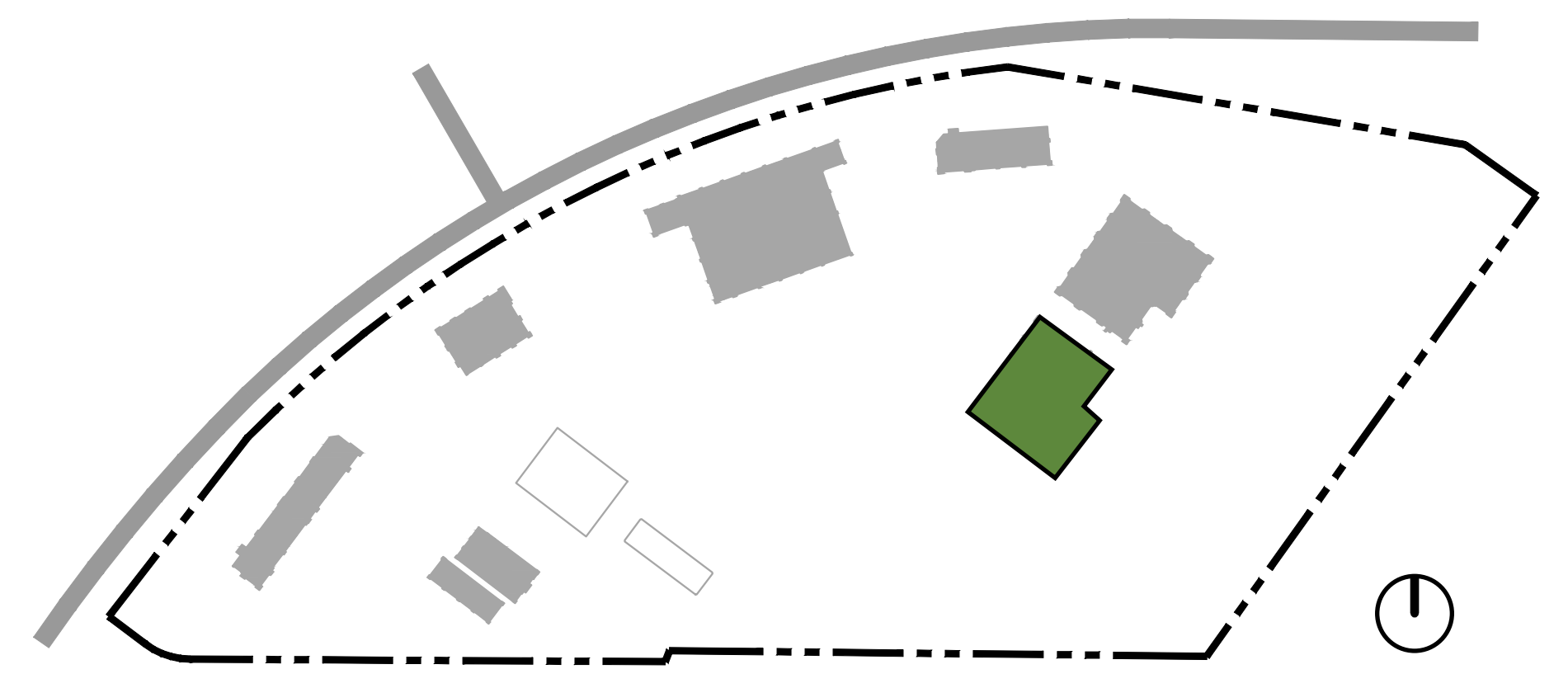
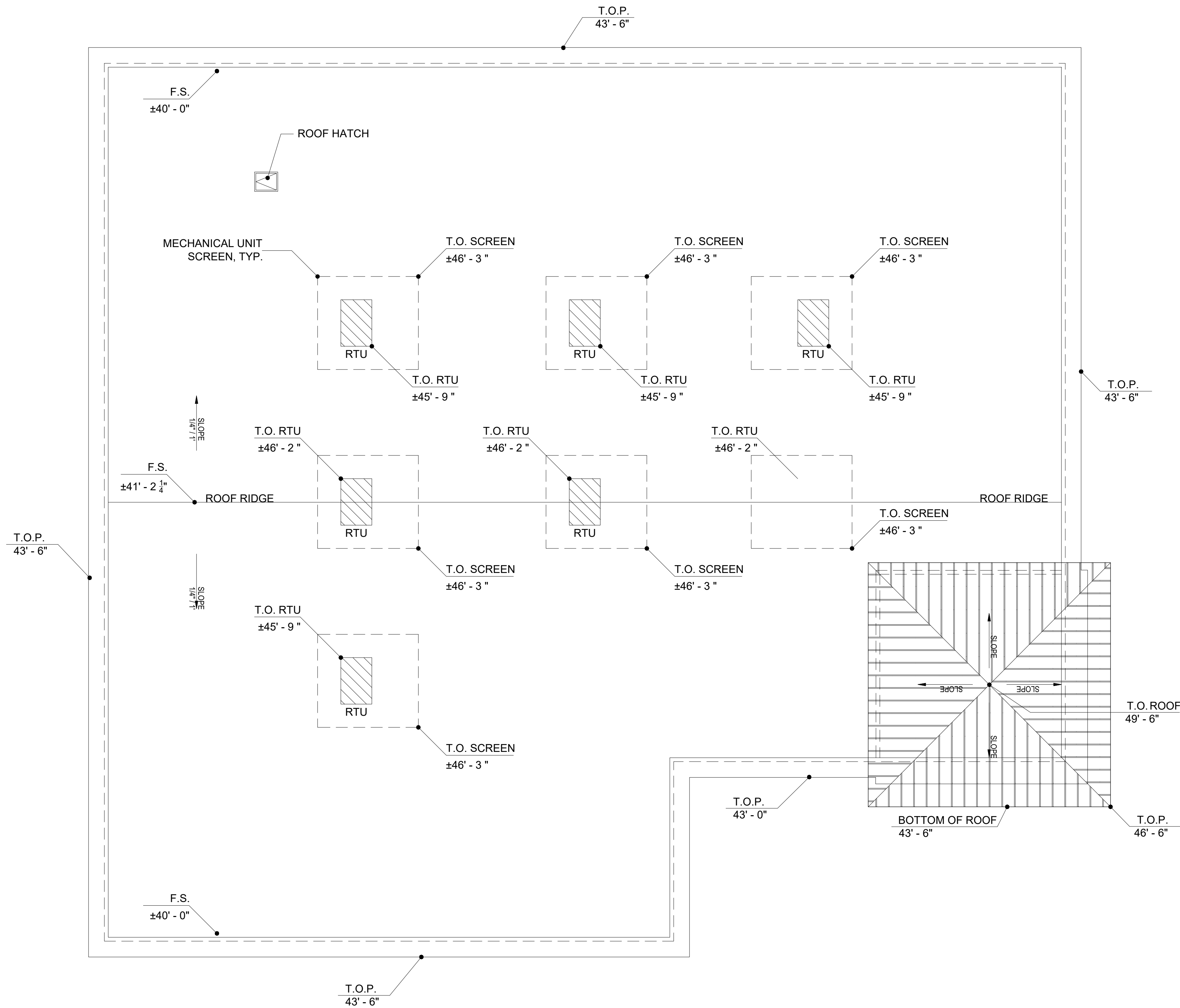
ENTITLEMENT SUBMITTAL  
 APRIL 28<sup>TH</sup>, 2021



OFFICE A  
 CONCEPTUAL ROOF PLAN



KEY MAP



KEY MAP

**NOTES:**

- ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.
- RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.
- RTU EXTENDING PAST THE BUILDING PARAPETS WILL BE INDIVIDUALLY SCREENED BY DECORATIVE METAL PANEL. SEE SHEET 53 FOR DETAIL.

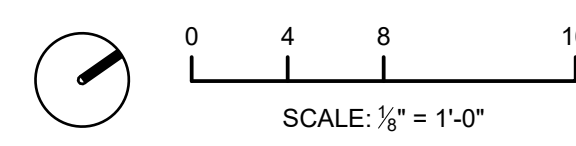


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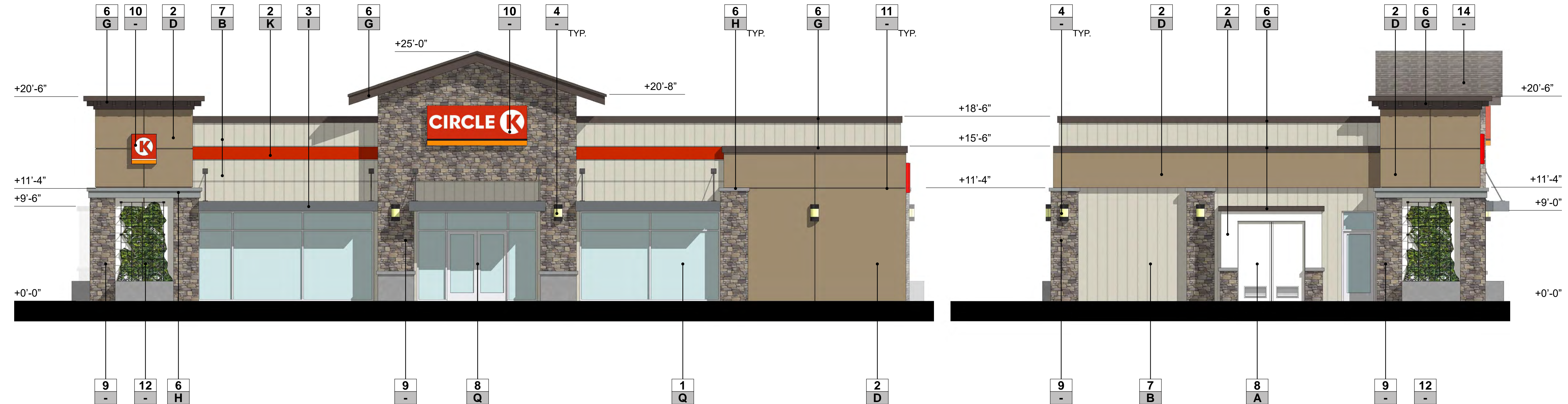
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OFFICE B  
CONCEPTUAL ROOF PLAN

**1** PAD 1  
FRONT ELEVATION

**2** SIDE ELEVATION



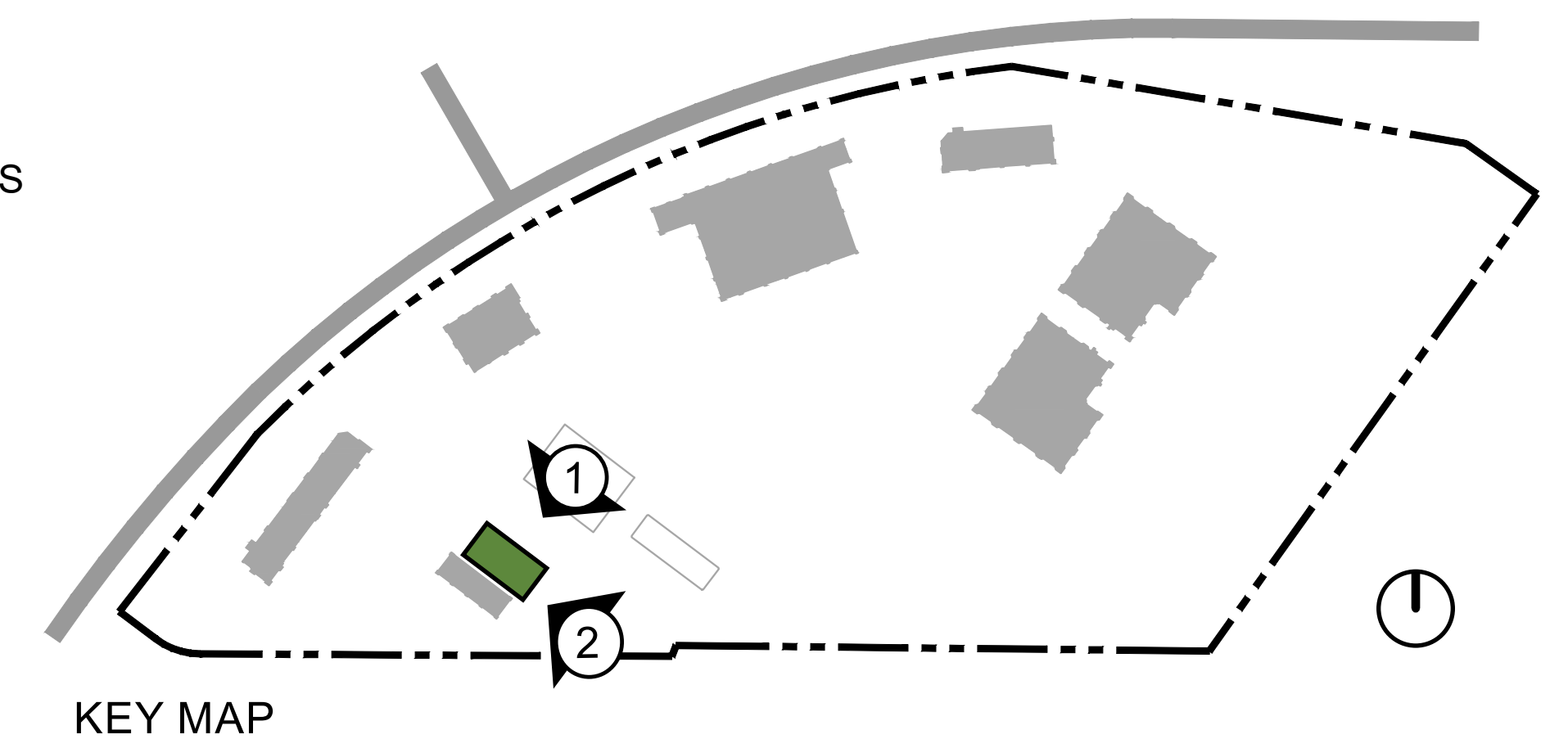
**MATERIALS**

- 1** ALUMINUM STOREFRONT SYSTEM
- 2** STUCCO
- 3** METAL CANOPY
- 4** LIGHT FIXTURE
- 5** COPING
- 6** TRIM
- 7** COMPOSITE SIDING -  
"HARDIEPANEL VERTICAL SIDING"  
SMOOTH, HARDIE BOARD
- 8** DOOR
- 9** STONE VENEER -  
"MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 11** REVEAL
- 12** LANDSCAPE TRELLIS
- 14** COMPOSITE ROOFING -  
"DRIFTWOOD" LANDMARK, CERTAINTEED

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- K** PAINT - TENANT COLOR
- Q** ANODIZED ALUMINIUM - "CLEAR" AC-2, ARCADIA

NOTE:  
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.  
DOOR LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.  
LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.



KEY MAP

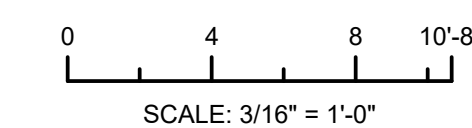


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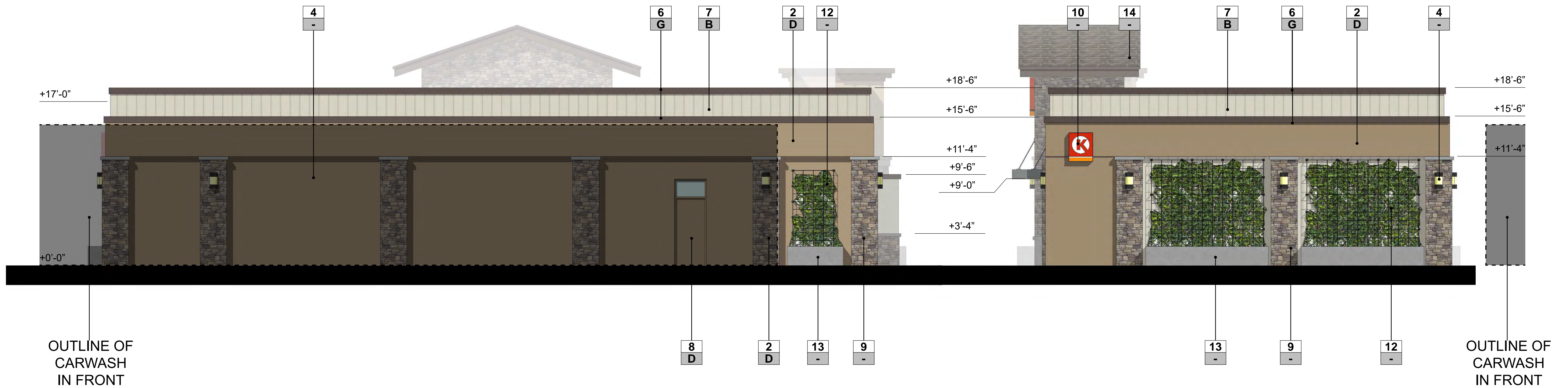
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PAD 1  
CONCEPTUAL ELEVATIONS

**3 PAD 1 REAR ELEVATION**  
(PARTIALLY OBSCURED BY CARWASH BUILDING)

**4 SIDE ELEVATION**



NOTE:  
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.  
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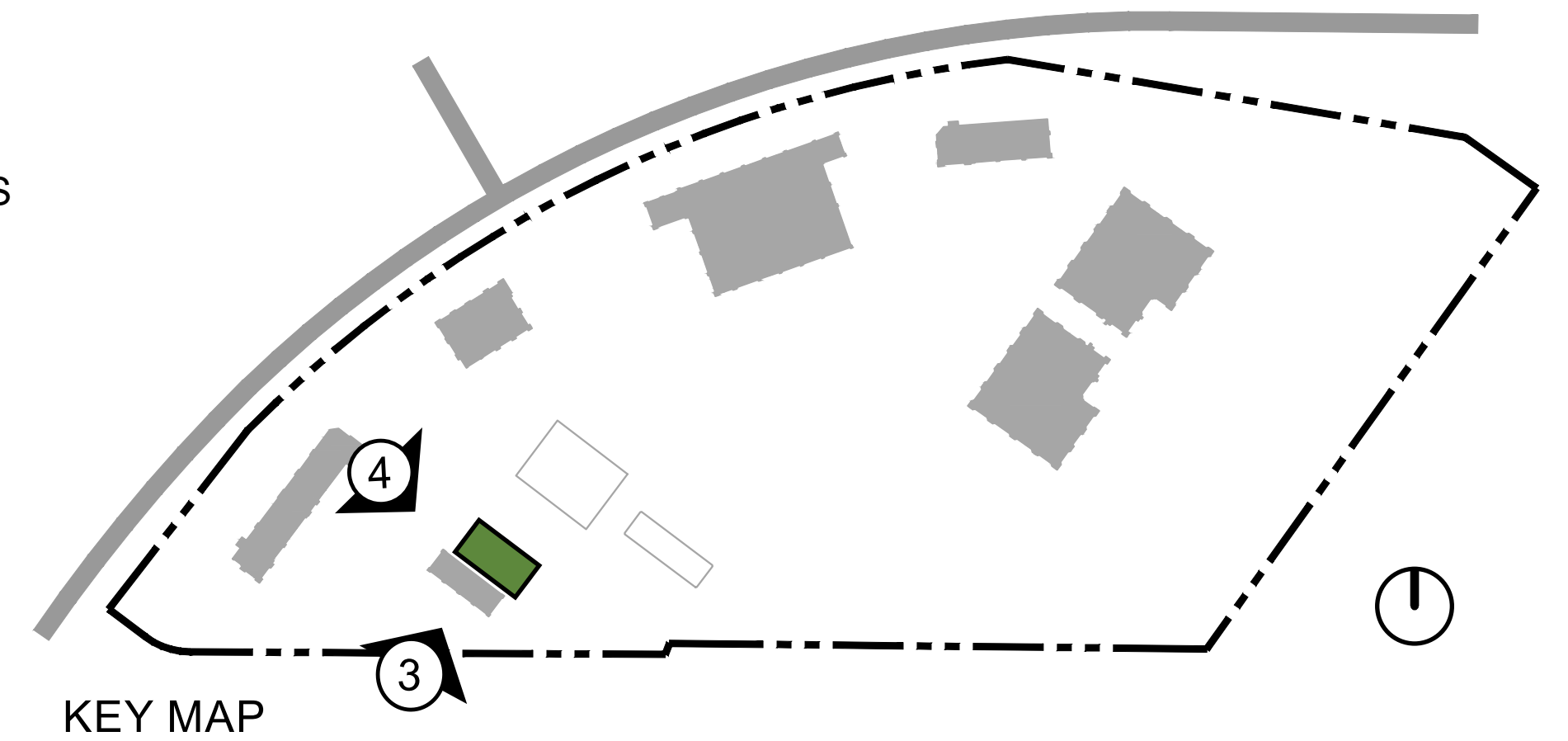
**MATERIALS**

- 2** STUCCO
- 4** LIGHT FIXTURE
- 6** TRIM
- 7** COMPOSITE SIDING -  
"HARDIEPANEL VERTICAL SIDING"  
SMOOTH, HARDIE BOARD
- 8** DOOR
- 9** STONE VENEER -  
"MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12** LANDSCAPE TRELIS
- 13** PRECAST CONCRETE BASE -  
"TORINO 27", PACIFIC STONE

- 14** COMPOSITE ROOFING -  
"DRIFTWOOD" LANDMARK, CERTAINTEED

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- Q** ANODIZED ALUMINIUM - "CLEAR" AC-2, ARCADIA

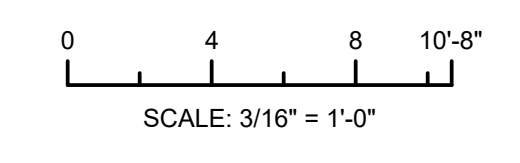


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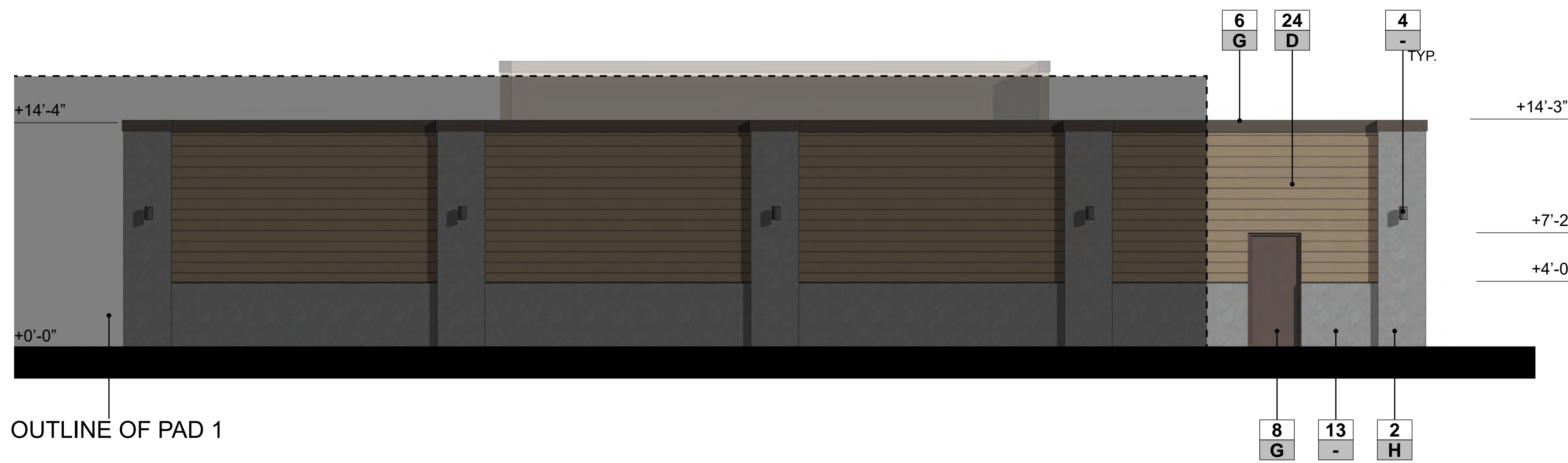
**PAD 1**  
CONCEPTUAL ELEVATIONS



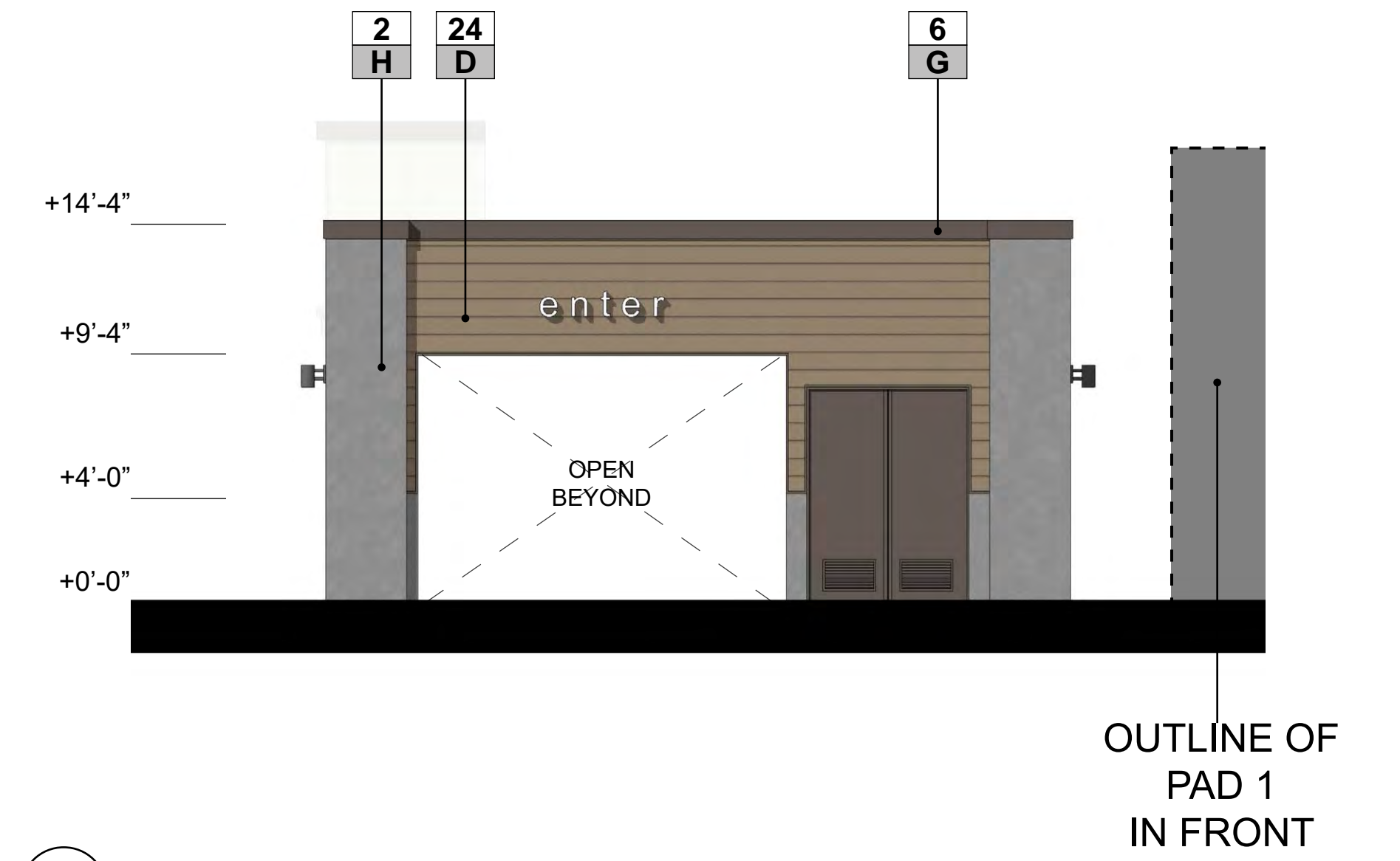
**1 PAD 1 - CAR WASH  
SIDE ELEVATION**



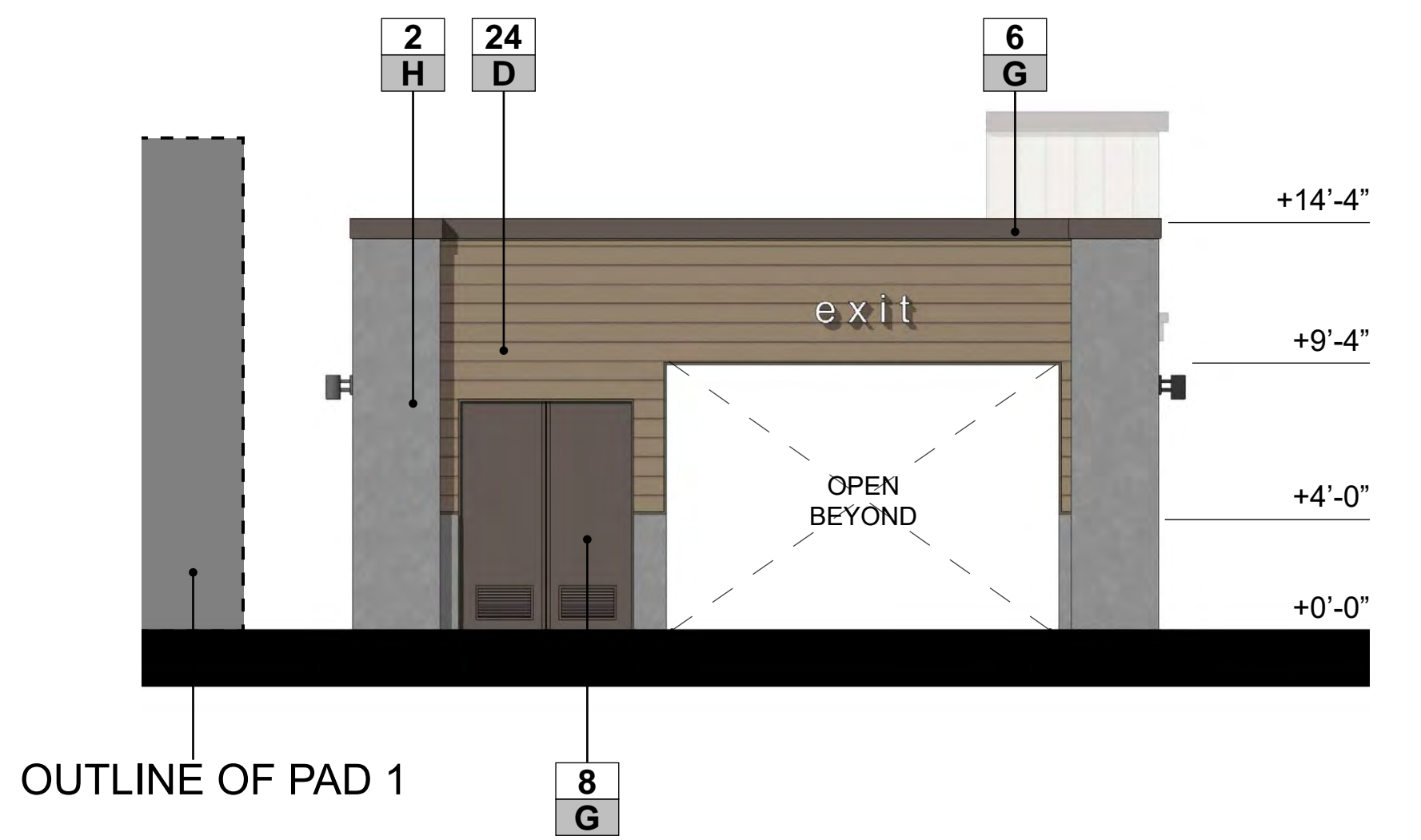
**3 SIDE ELEVATION  
(PARTIALLY OBSCURED BY PAD 1)**



**2 ENTRY ELEVATION**



**4 EXIT ELEVATION**



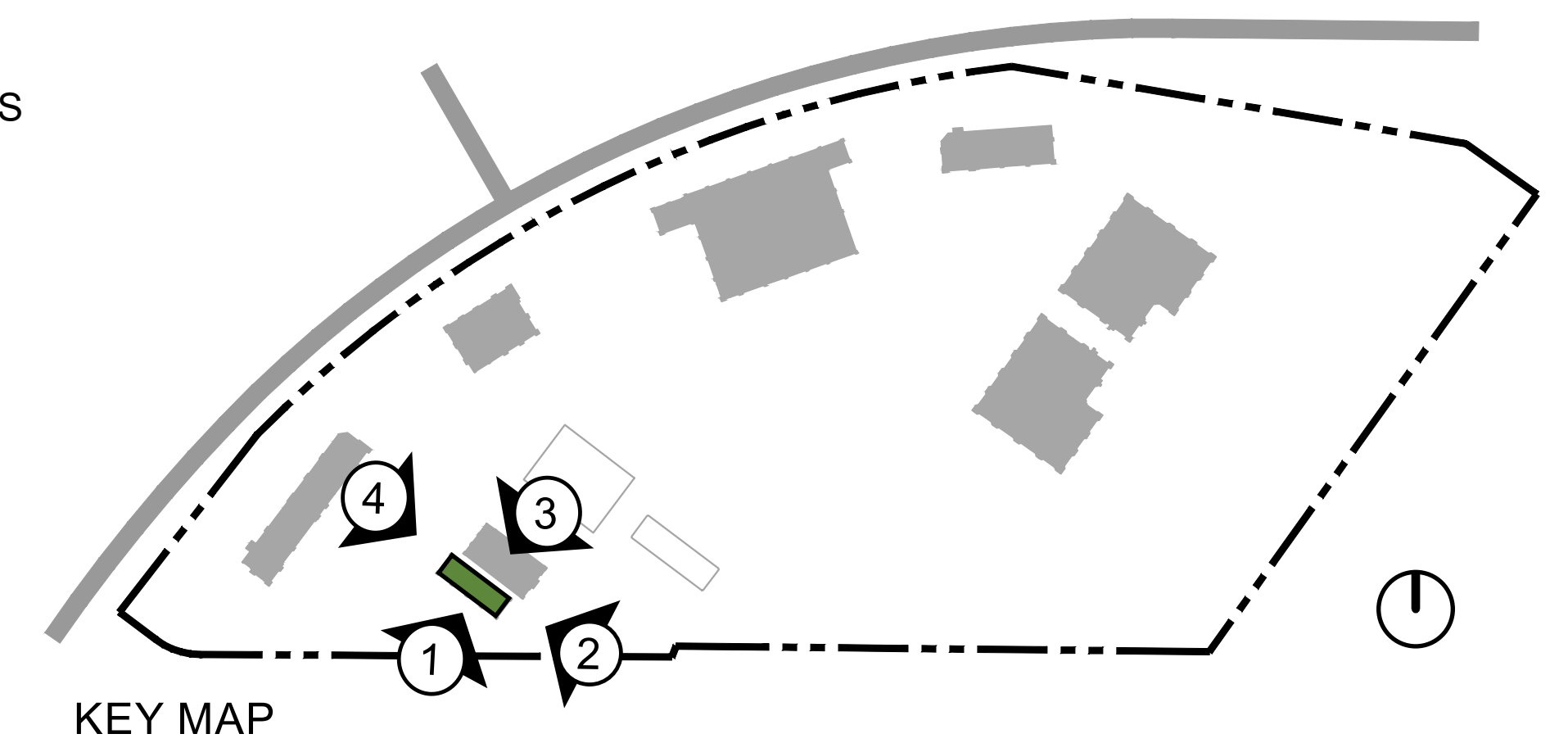
NOTE:  
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.  
DOOR LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.  
LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

**MATERIALS**

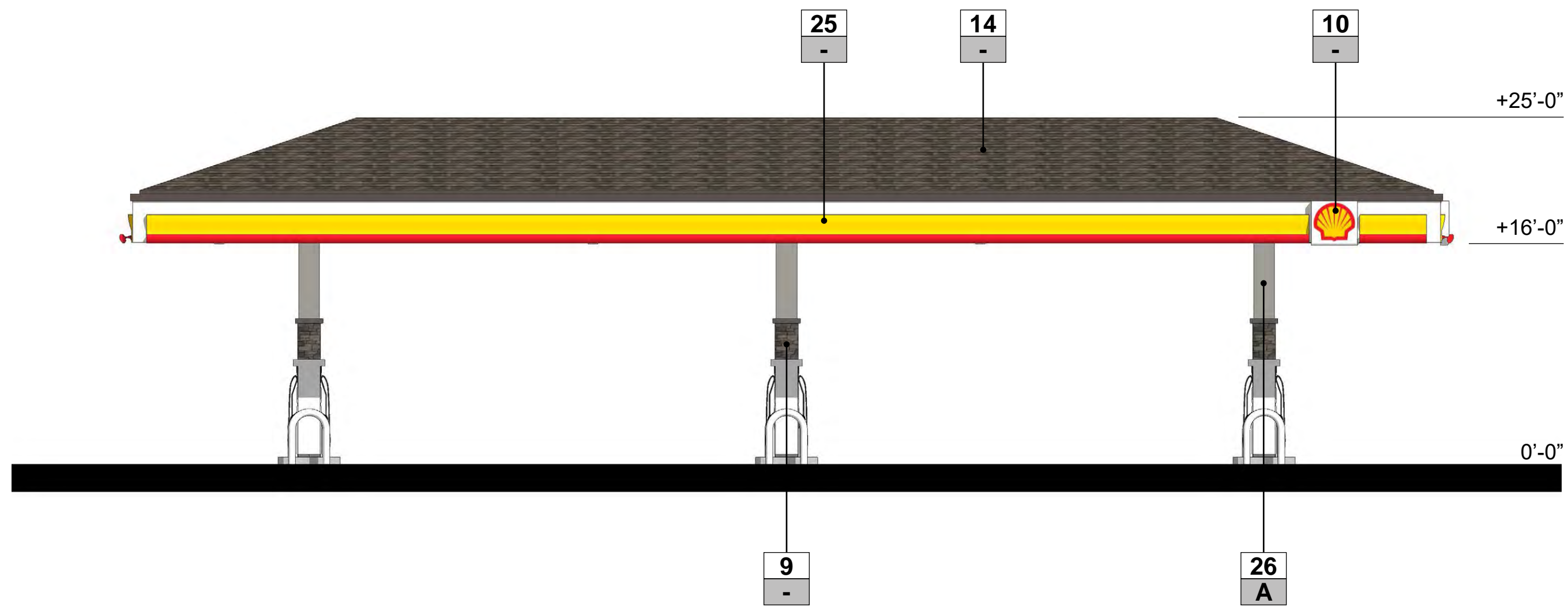
- 2** STUCCO
- 4** LIGHT FIXTURE
- 6** TRIM
- 8** DOOR
- 9** STONE VENEER -  
"MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 13** PRECAST CONCRETE BASE -  
"TORINO 27", PACIFIC STONE
- 24** COMPOSITE SIDING -  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD

**FINISH/COLOR**

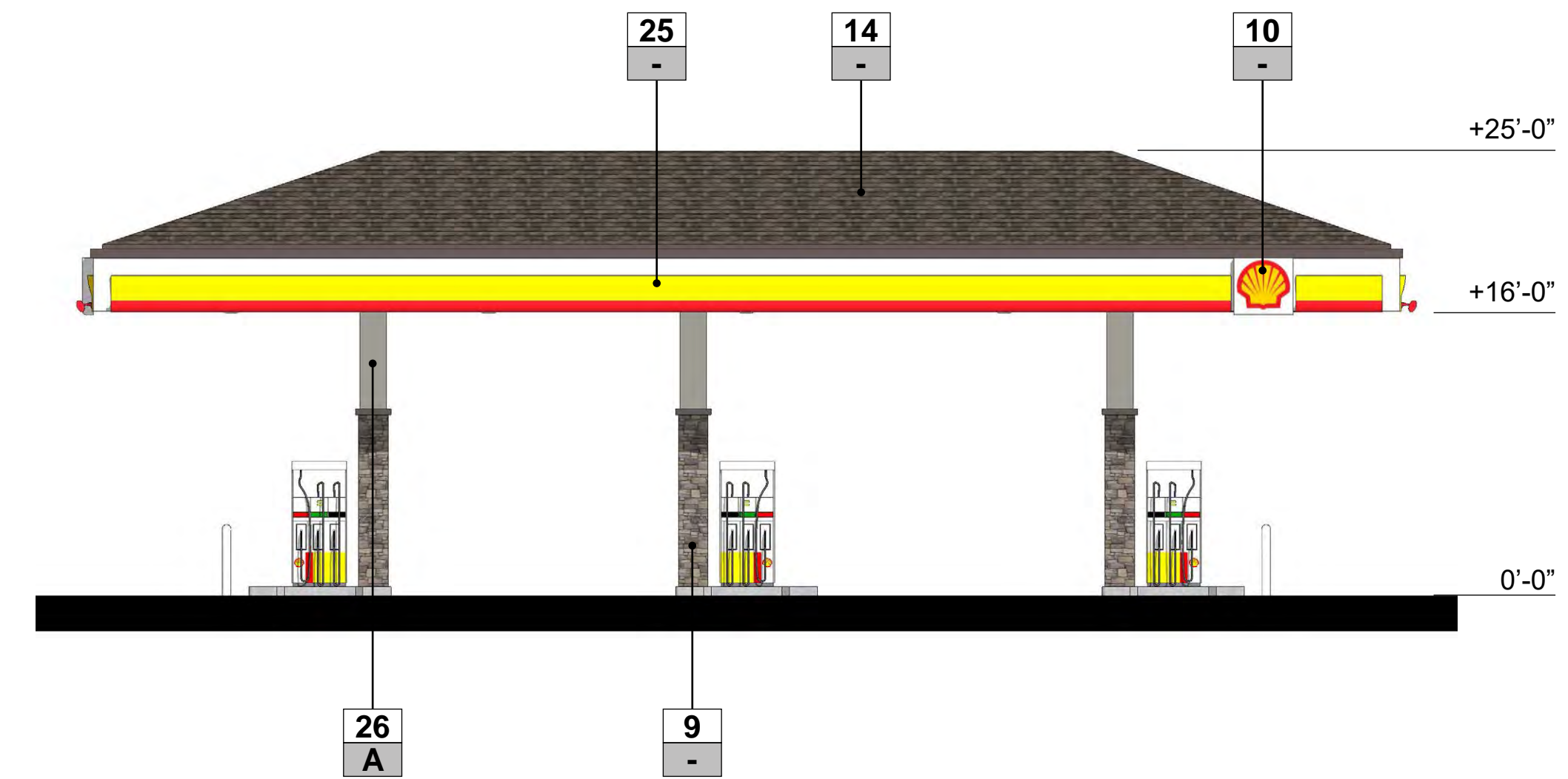
- A** PAINT -Z
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS



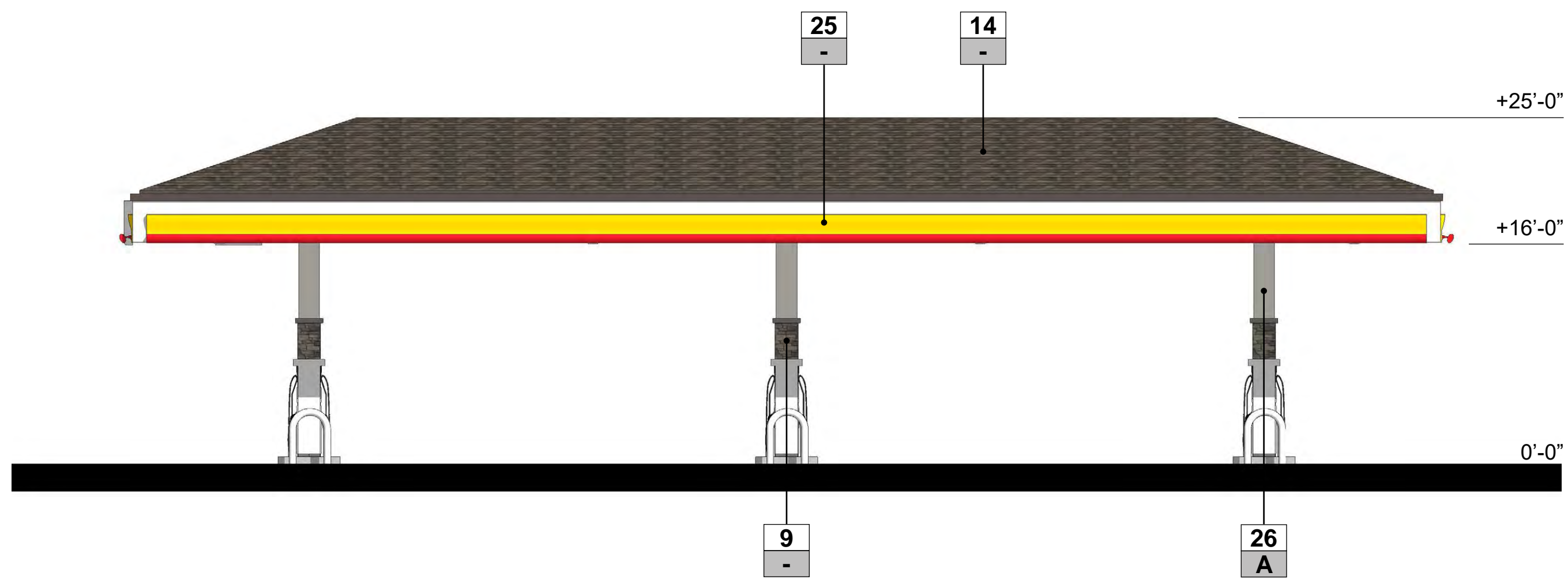
**1 GAS CANOPY FRONT ELEVATION**



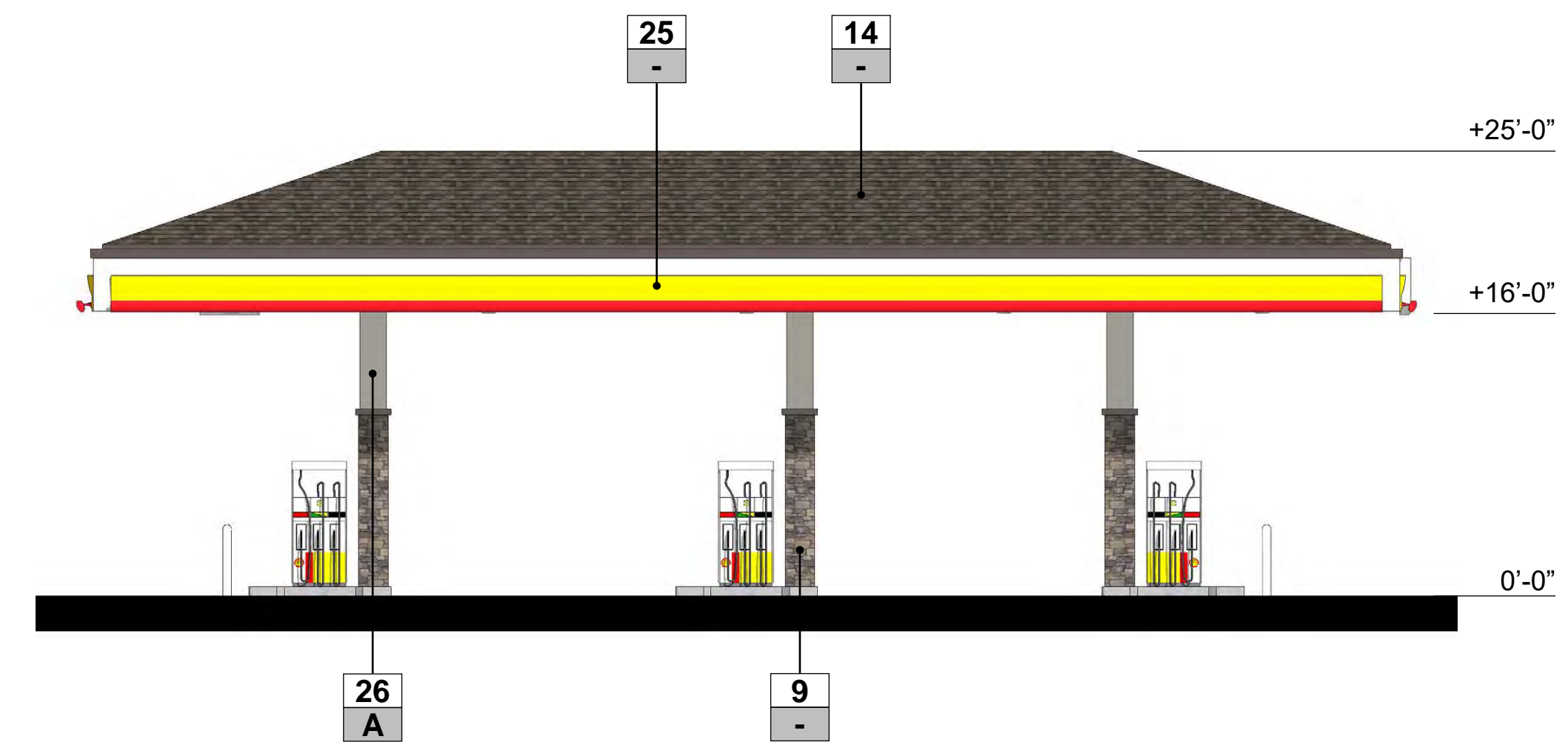
**2 RIGHT ELEVATION**



**3 REAR ELEVATION**



**4 LEFT ELEVATION**



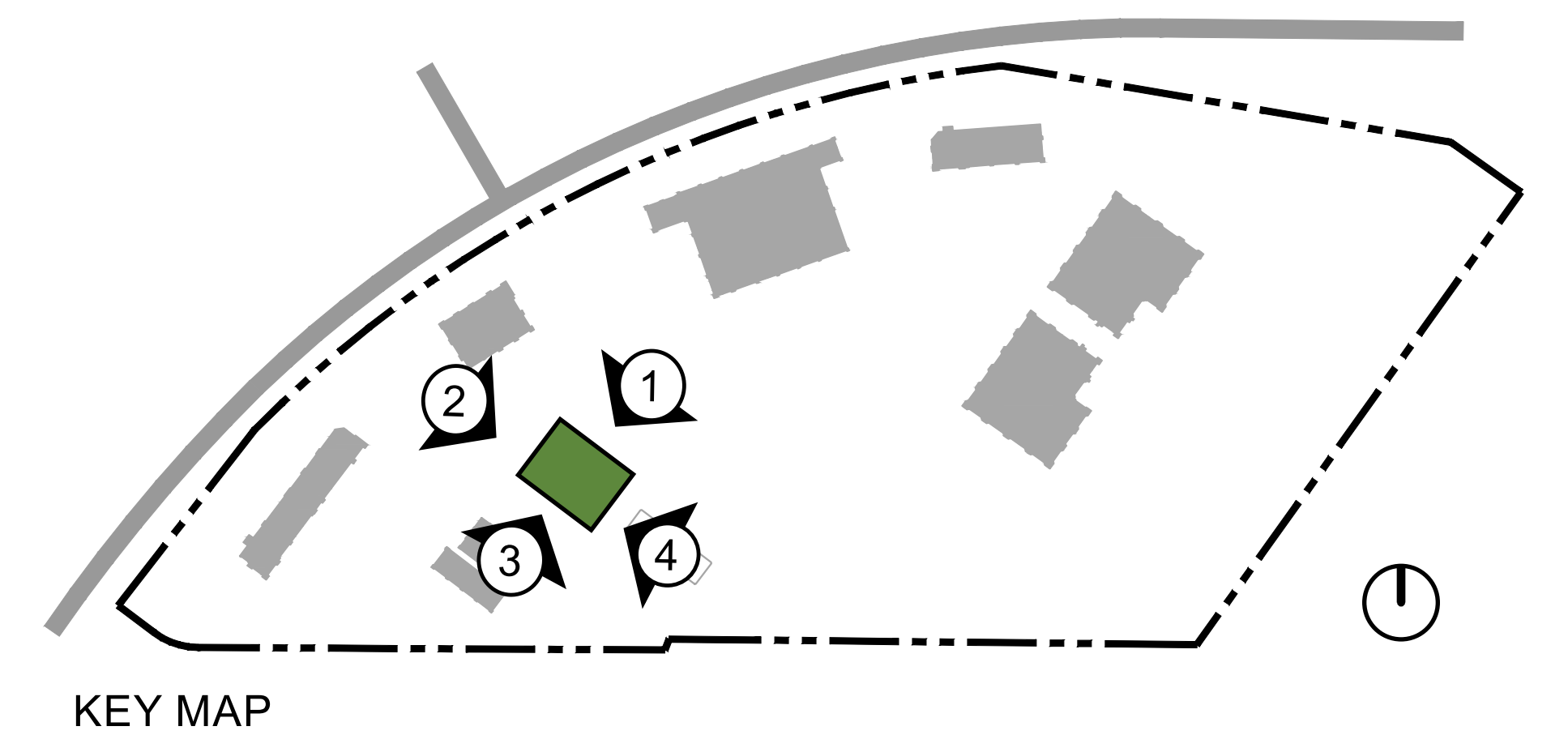
NOTE:  
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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

**MATERIALS**

- 9** STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 14** COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED
- 25** A.C.M. PANEL
- 26** CANOPY COLUMN

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS



KEY MAP

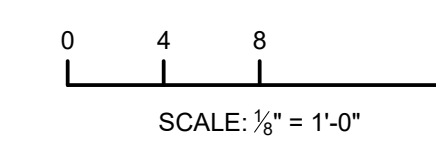


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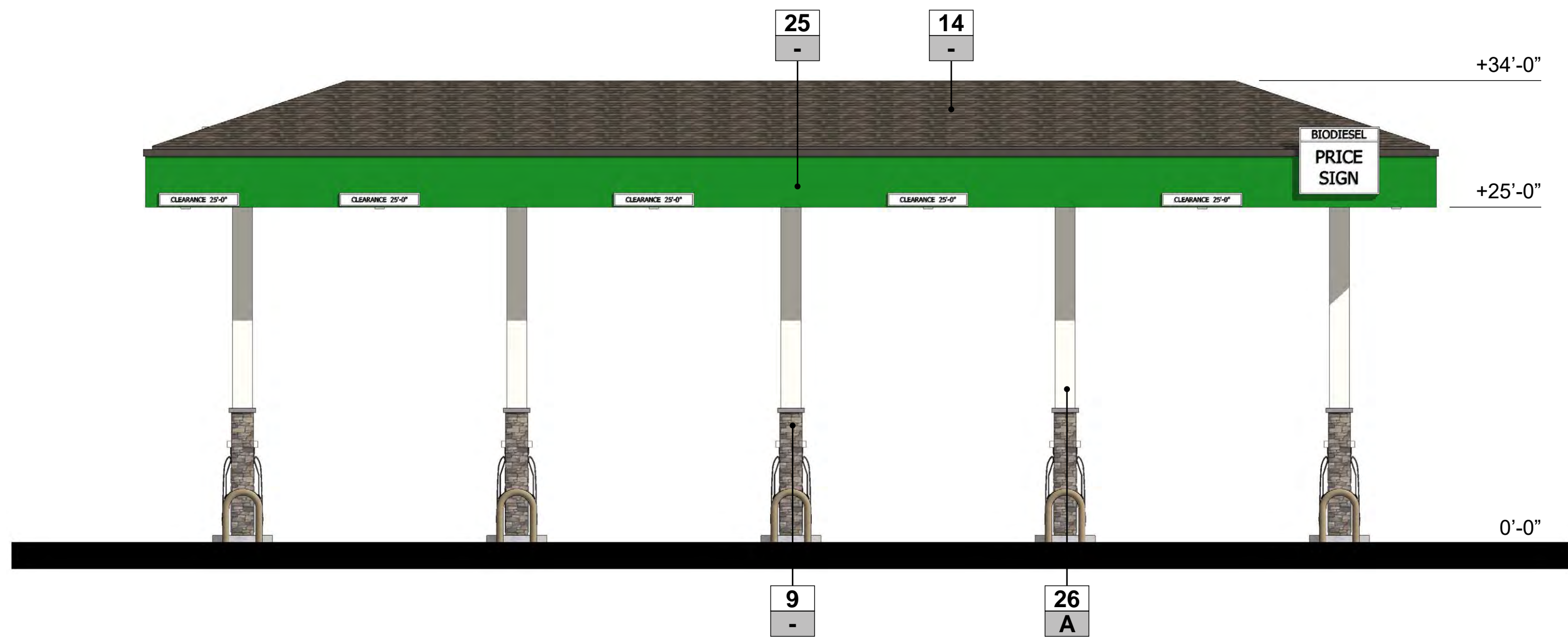
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WILDOMAR, CA # 2017-0651

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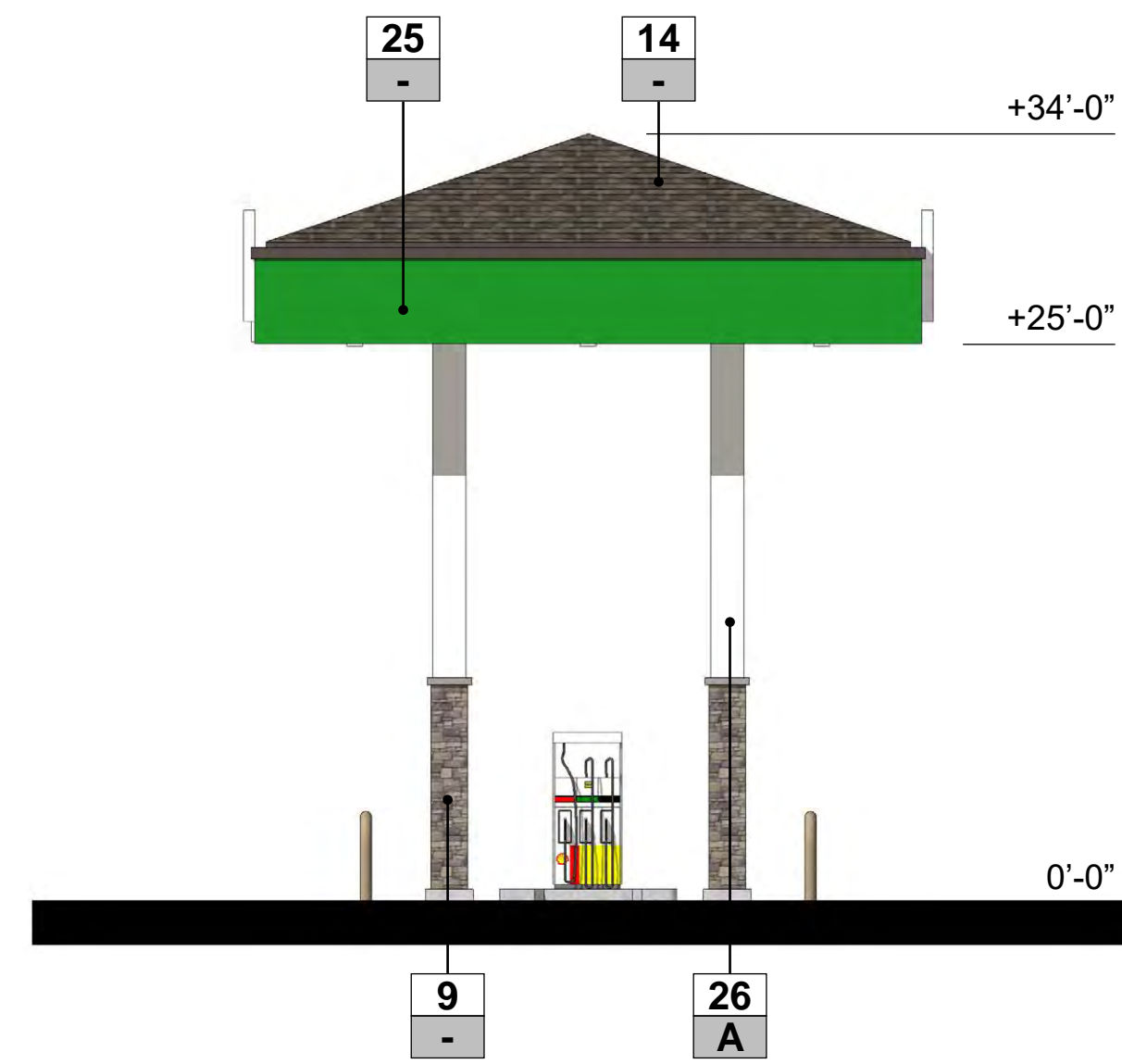


**GAS CANOPY**  
CONCEPTUAL ELEVATIONS

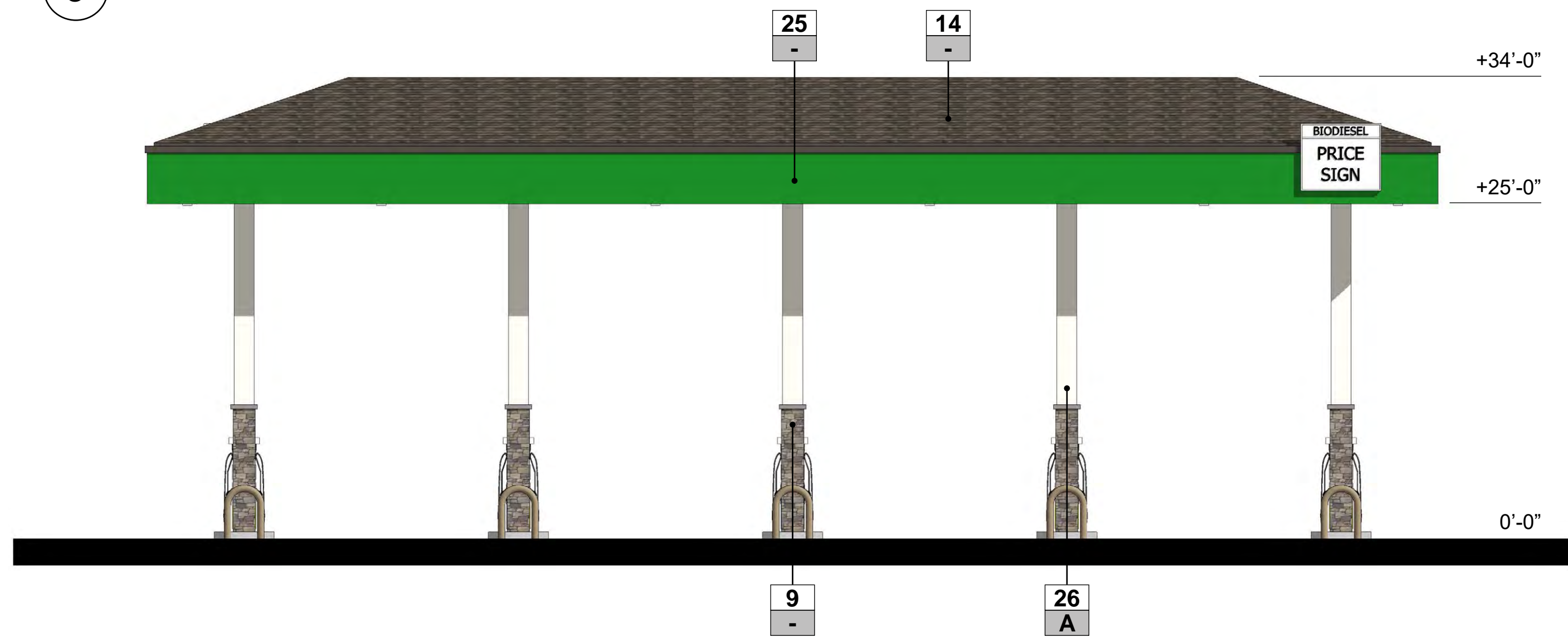
**1 DIESEL GAS CANOPY FRONT ELEVATION**



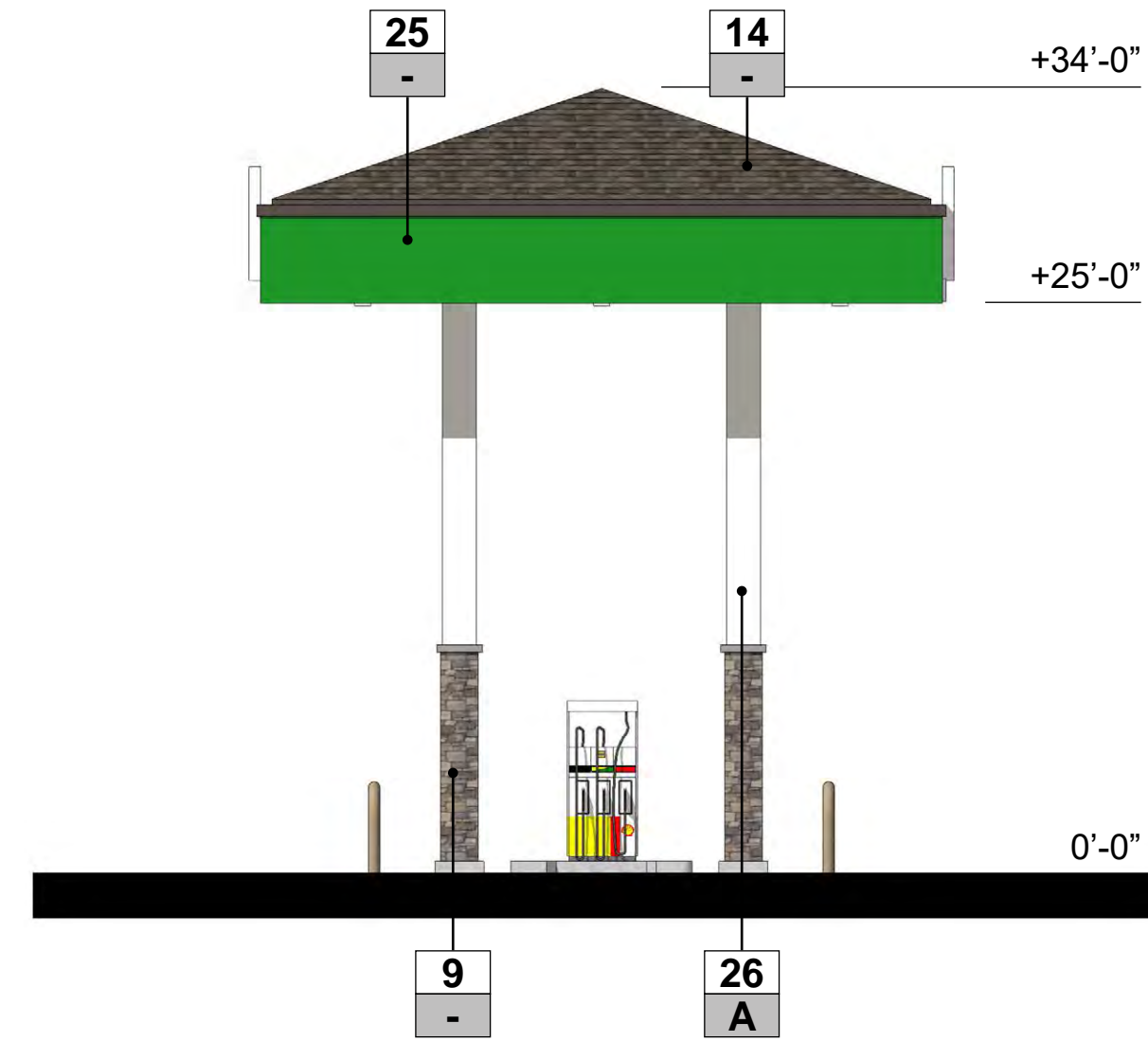
**2 RIGHT ELEVATION**



**3 REAR ELEVATION**



**4 LEFT ELEVATION**



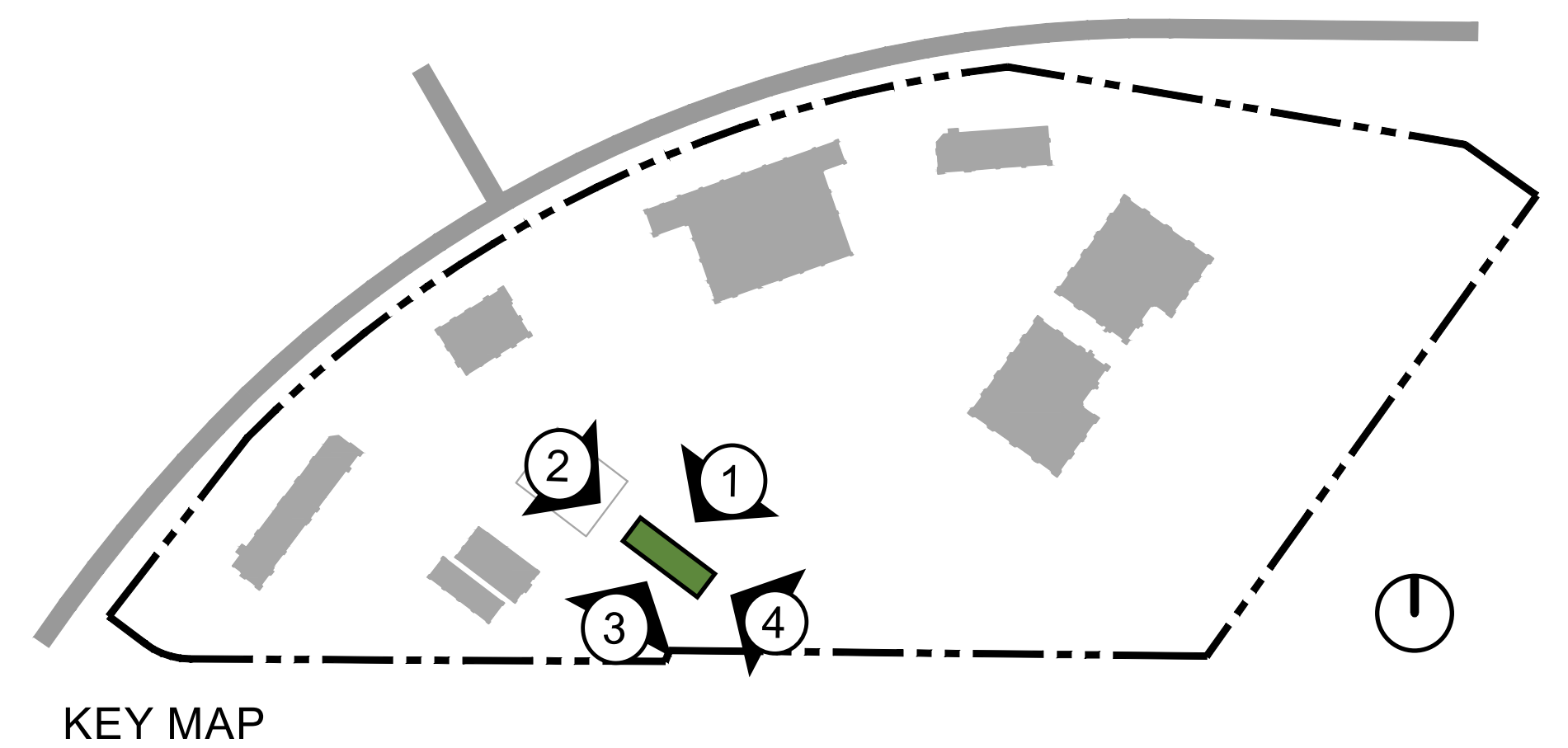
NOTE:  
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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

**MATERIALS**

- 9** STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 14** COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED
- 25** A.C.M. PANEL
- 26** CANOPY COLUMN

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS

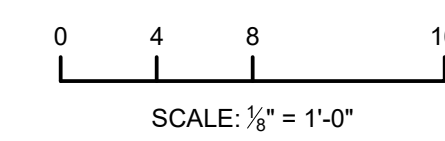


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**DIESEL GAS CANOPY**  
CONCEPTUAL ELEVATIONS



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PAD 1  
CONCEPTUAL RENDERING

**1** PAD 2  
FRONT ELEVATION

**2** SIDE ELEVATION



NOTE:  
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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

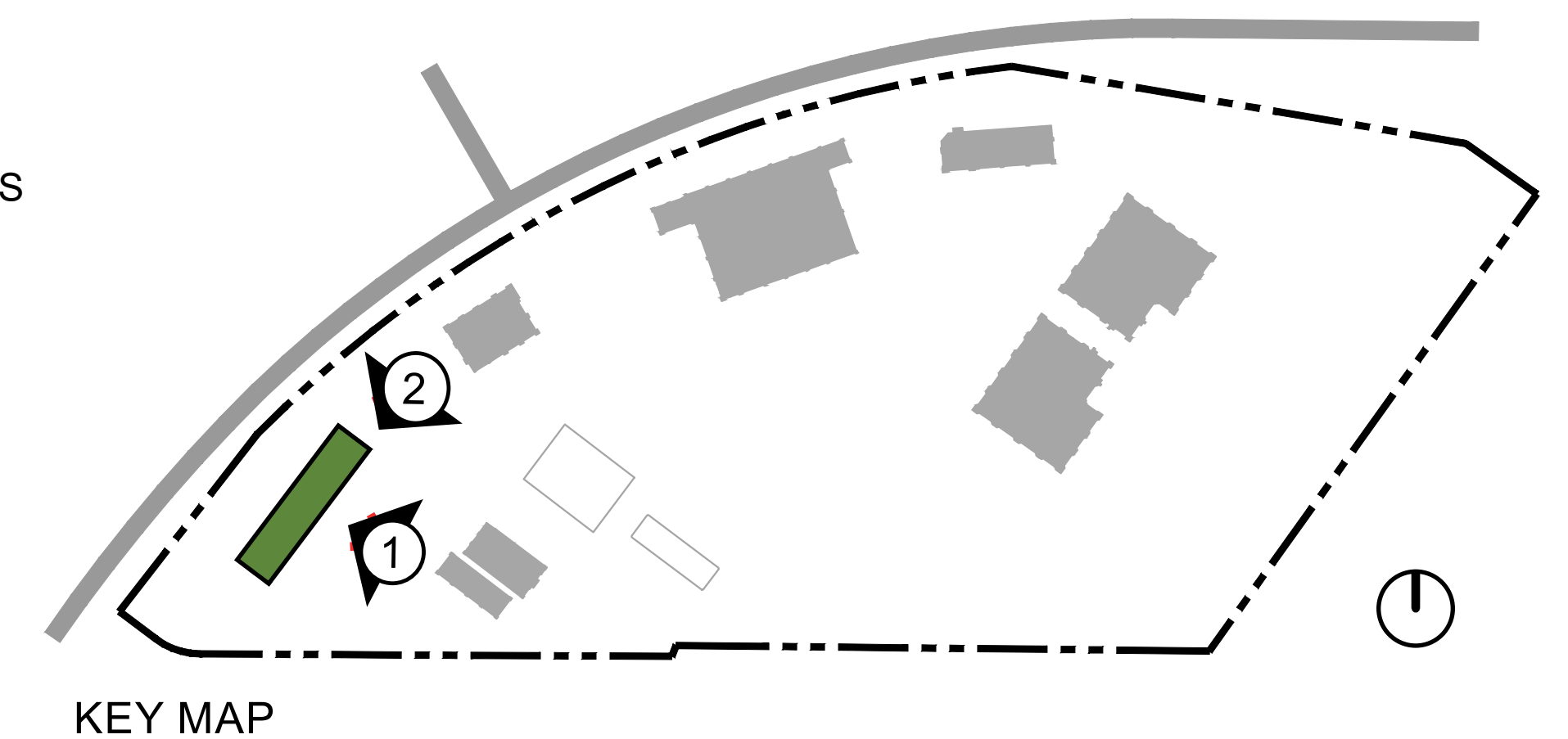
**MATERIALS**

- 1** ALUMINUM STOREFRONT SYSTEM
- 2** STUCCO
- 3** METAL CANOPY
- 4** LIGHT FIXTURE
- 6** TRIM
- 7** COMPOSITE SIDING -  
"HARDIEPANEL VERTICAL SIDING"  
SMOOTH, HARDIE BOARD
- 8** DOOR
- 10** TENANT SIGNAGE - SIGNAGE UNDER  
SEPARATE PERMIT
- 12** LANDSCAPE TRELLIS
- 13** PRECAST CONCRETE BASE -  
"TORINO 27", PACIFIC STONE

- 14** COMPOSITE ROOFING -  
"DRIFTWOOD" LANDMARK, CERTAINTEED
- 15** FABRIC AWNING
- 16** CORBEL
- 17** STANDING SEAM ROOF -  
"BURNISHED SLATE", ABC METAL  
ROOFING
- 18** CORRUGATED METAL
- 19** BRICK VENEER -  
"DONAMIRE", MERIDIAN BRICK
- 24** COMPOSITE SIDING -  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD

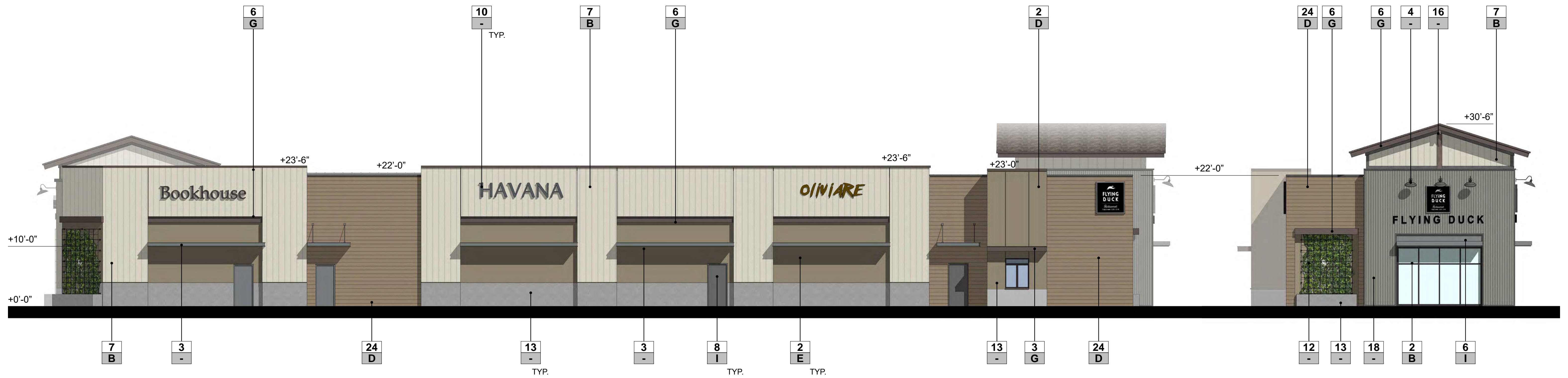
**FINISH/COLOR**

- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E** PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L** ANODIZED ALUMINIUM -  
"STANDARD DARK BRONZE" AC-7, ARCADIA
- R** FABRIC - "ALLOY STEEL" SUNBRELLA



**3** PAD 2  
REAR ELEVATION

**4** SIDE ELEVATION



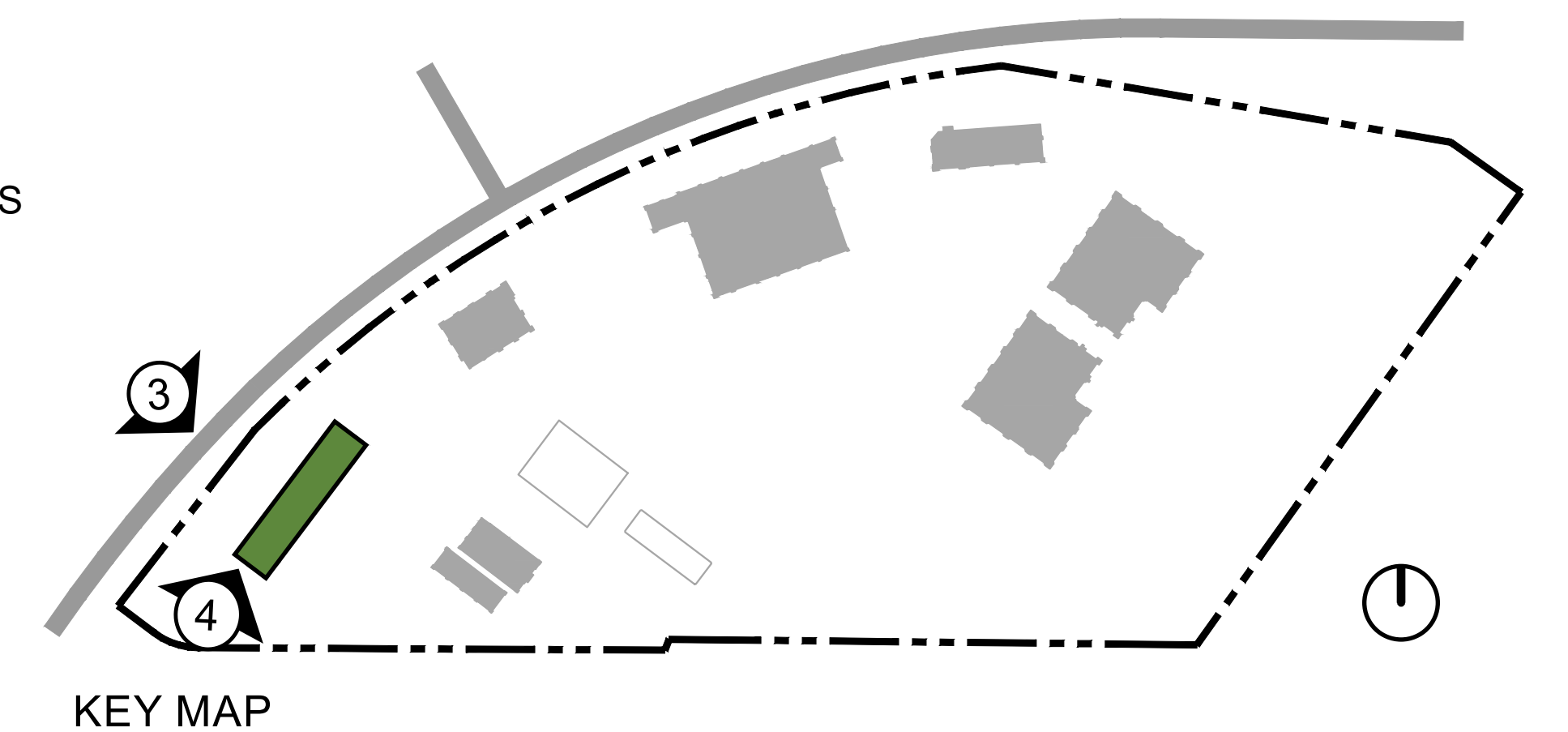
NOTE:  
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.  
DOOR LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.  
LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

**MATERIALS**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>2</b> STUCCO</li> <li><b>3</b> METAL CANOPY</li> <li><b>4</b> LIGHT FIXTURE</li> <li><b>6</b> TRIM</li> <li><b>7</b> COMPOSITE SIDING -<br/>"HARDIEPANEL VERTICAL SIDING"<br/>SMOOTH, HARDIE BOARD</li> <li><b>8</b> DOOR</li> <li><b>10</b> TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT</li> <li><b>12</b> LANDSCAPE TRELIS</li> <li><b>13</b> PRECAST CONCRETE BASE -<br/>"TORINO 27", PACIFIC STONE</li> <li><b>14</b> COMPOSITE ROOFING -<br/>"DRIFTWOOD" LANDMARK, CERTAINTEED</li> </ul> | <ul style="list-style-type: none"> <li><b>16</b> CORBEL</li> <li><b>18</b> CORRUGATED METAL</li> <li><b>19</b> BRICK VENEER - "DONAMIRE", MERIDIAN BRICK</li> <li><b>24</b> COMPOSITE SIDING -<br/>"HARDIEPLANK LAP SIDING" SMOOTH,<br/>HARDIE BOARD</li> </ul> |
|---|---|

**FINISH/COLOR**

- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E** PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS





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WILDOMAR, CA # 2017-0651

ENTITLEMENT SUBMITTAL  
APRIL 28<sup>TH</sup>, 2021

PAD 2  
CONCEPTUAL RENDERING



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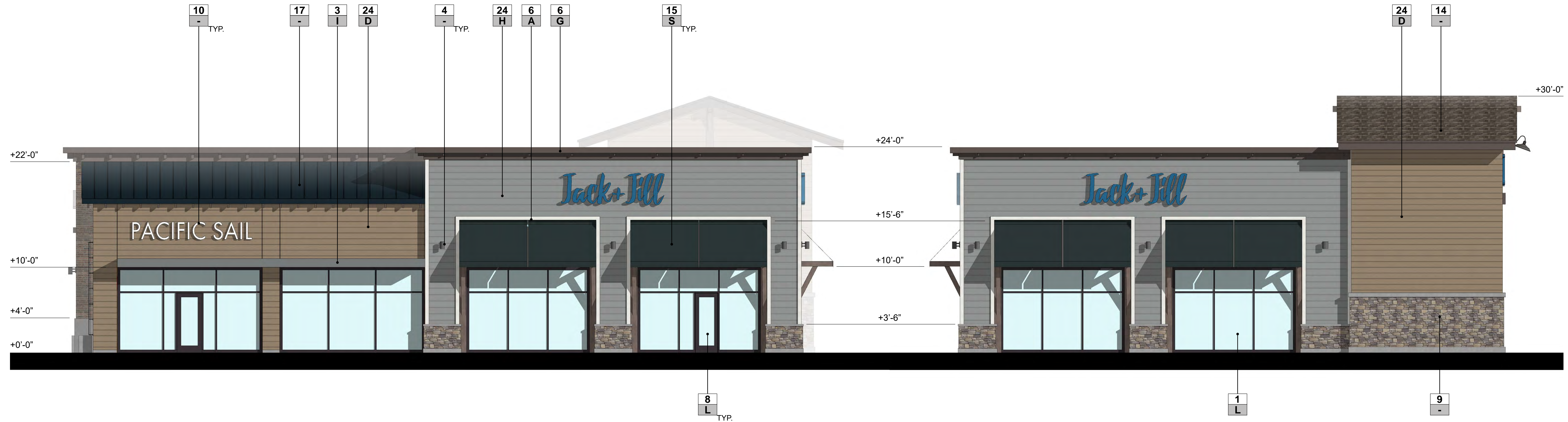
ENTITLEMENT SUBMITTAL  
APRIL 28<sup>TH</sup>, 2021

PAD 2  
CONCEPTUAL RENDERING



**1** PAD 3  
FRONT ELEVATION

**2** SIDE ELEVATION



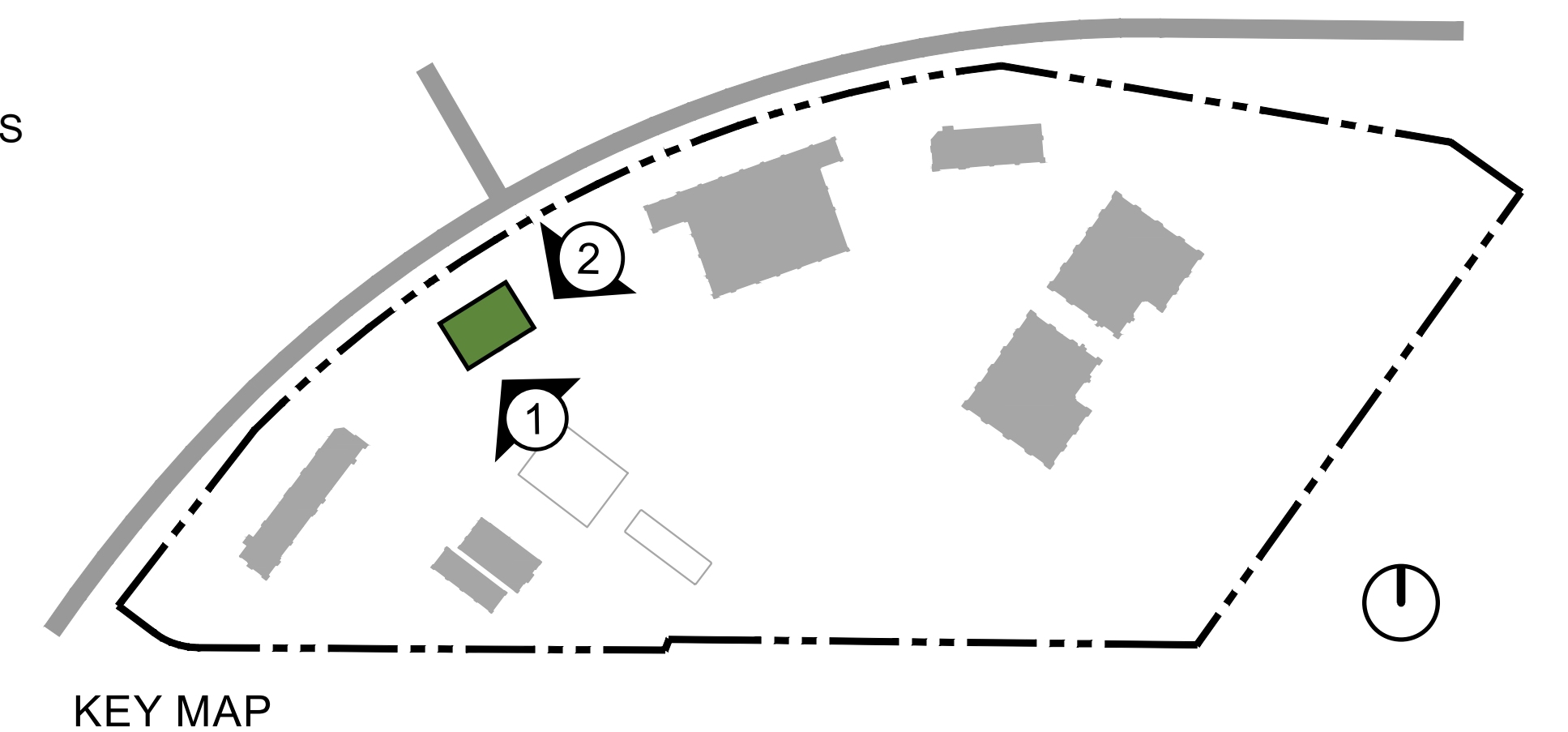
**MATERIALS**

- |  |  |
|--|--|
| <b>1</b> ALUMINUM STOREFRONT SYSTEM                                | <b>15</b> FABRIC AWNING  |
| <b>3</b> METAL CANOPY  | <b>17</b> STANDING SEAM ROOF -<br>"BURNISHED SLATE", ABC METAL<br>ROOFING        |
| <b>4</b> LIGHT FIXTURE   | <b>24</b> COMPOSITE SIDING -<br>"HARDIEPLANK LAP SIDING" SMOOTH,<br>HARDIE BOARD |
| <b>6</b> TRIM  |  |
| <b>8</b> DOOR  |  |
| <b>9</b> STONE VENEER -<br>"MEADOW SPRINGS" BY CORONADO            |  |
| <b>10</b> TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT           |  |
| <b>14</b> COMPOSITE ROOFING -<br>"DRIFTWOOD" LANDMARK, CERTAINTEED |  |

**FINISH/COLOR**

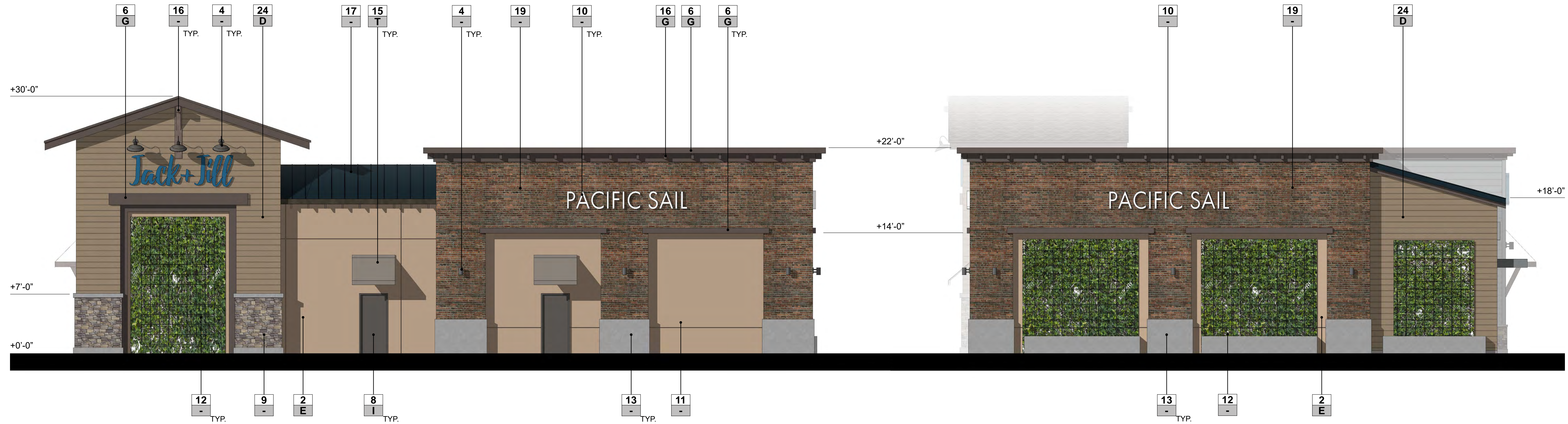
- |   |
|---|
| <b>A</b> PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS                     |
| <b>D</b> PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS                  |
| <b>G</b> PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS            |
| <b>H</b> PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS              |
| <b>I</b> PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS                  |
| <b>L</b> ANODIZED ALUMINIUM -<br>"STANDARD DARK BRONZE" AC-7, ARCADIA |
| <b>S</b> FABRIC - "BLACK" SUNBRELLA                                   |

NOTE:  
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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.



**3** PAD 3  
REAR ELEVATION

**4** SIDE ELEVATION



**MATERIALS**

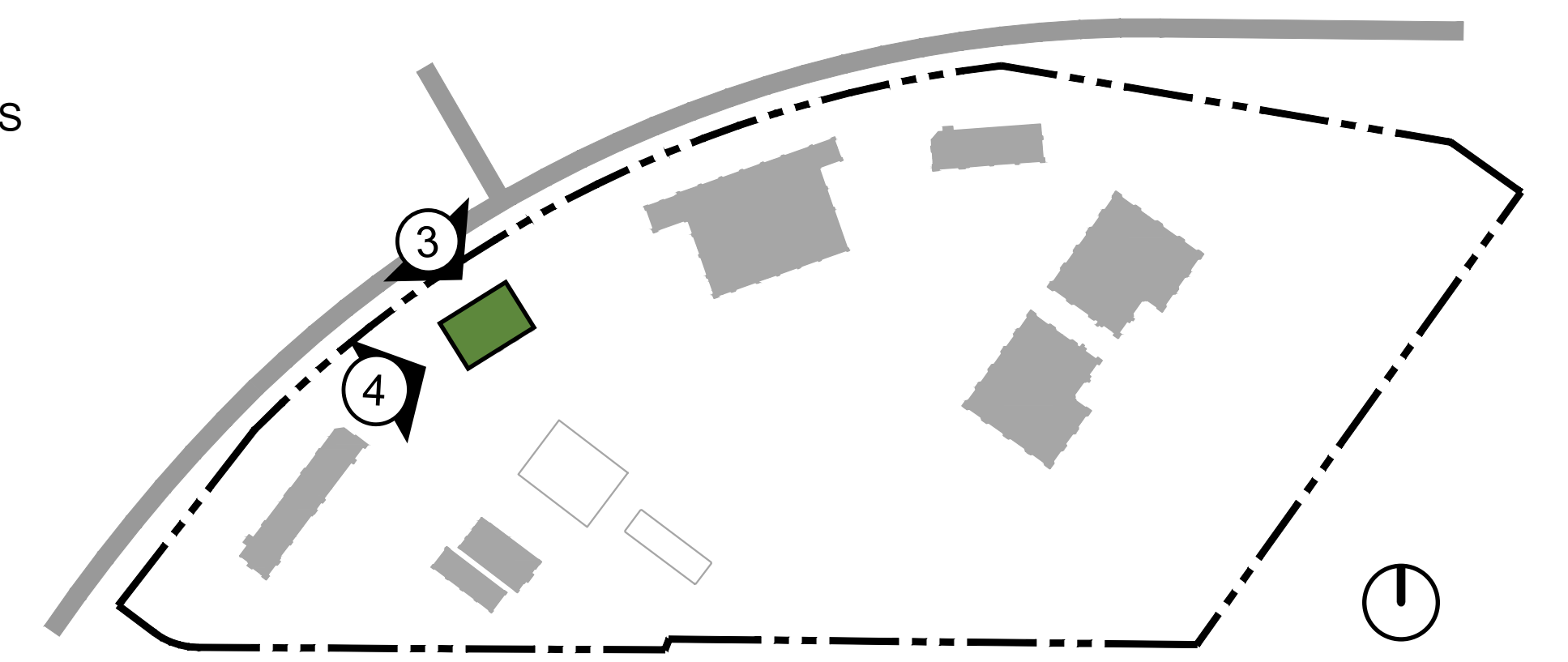
- 2** STUCCO
- 4** LIGHT FIXTURE
- 6** TRIM
- 8** DOOR
- 9** STONE VENEER -  
"MEADOW SPRINGS" BY CORONADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER  
SEPARATE PERMIT
- 11** REVEAL
- 12** LANDSCAPE TRELLIS
- 13** PRECAST CONCRETE BASE -  
"TORINO 27", PACIFIC STONE
- 15** FABRIC AWNING

- 16** CORBEL
- 17** STANDING SEAM ROOF -  
"BURNISHED SLATE", ABC METAL ROOFING
- 19** BRICK VENEER -  
"DONAMIRE", MERIDIAN BRICK
- 24** COMPOSITE SIDING -  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD

**FINISH/COLOR**

- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E** PAINT - "TRAIL DUST" DE6123, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- T** FABRIC - "CADET GRAY", SUNBRELLA

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KEY MAP

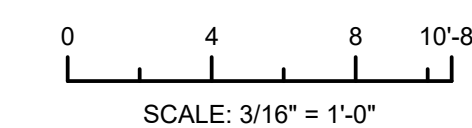


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PAD 3  
CONCEPTUAL ELEVATIONS



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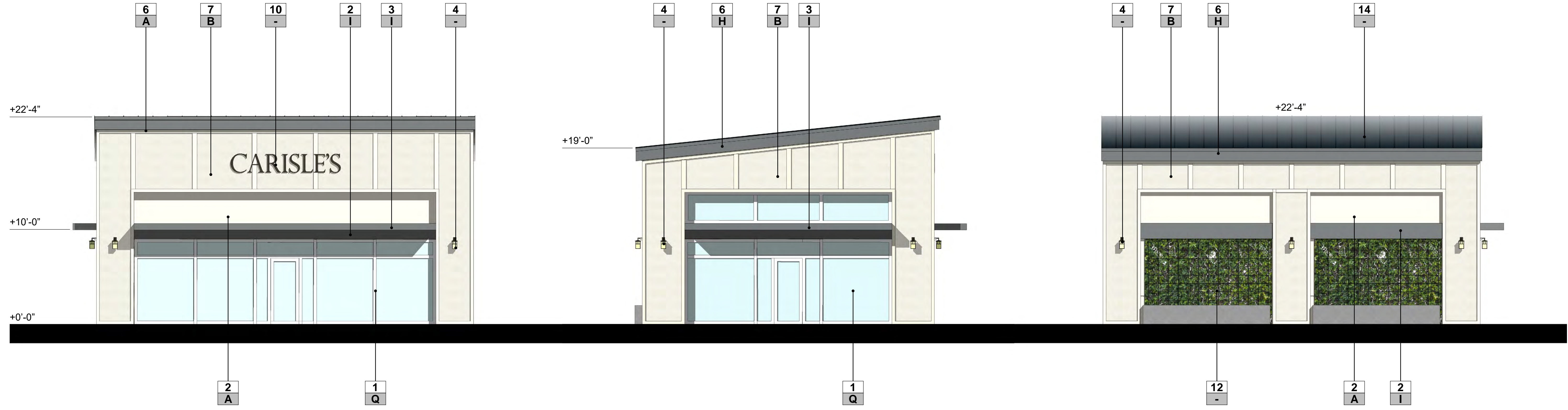
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PAD 3  
CONCEPTUAL RENDERING

**1** PAD 4  
FRONT ELEVATION

**2** SIDE ELEVATION

**3** REAR ELEVATION



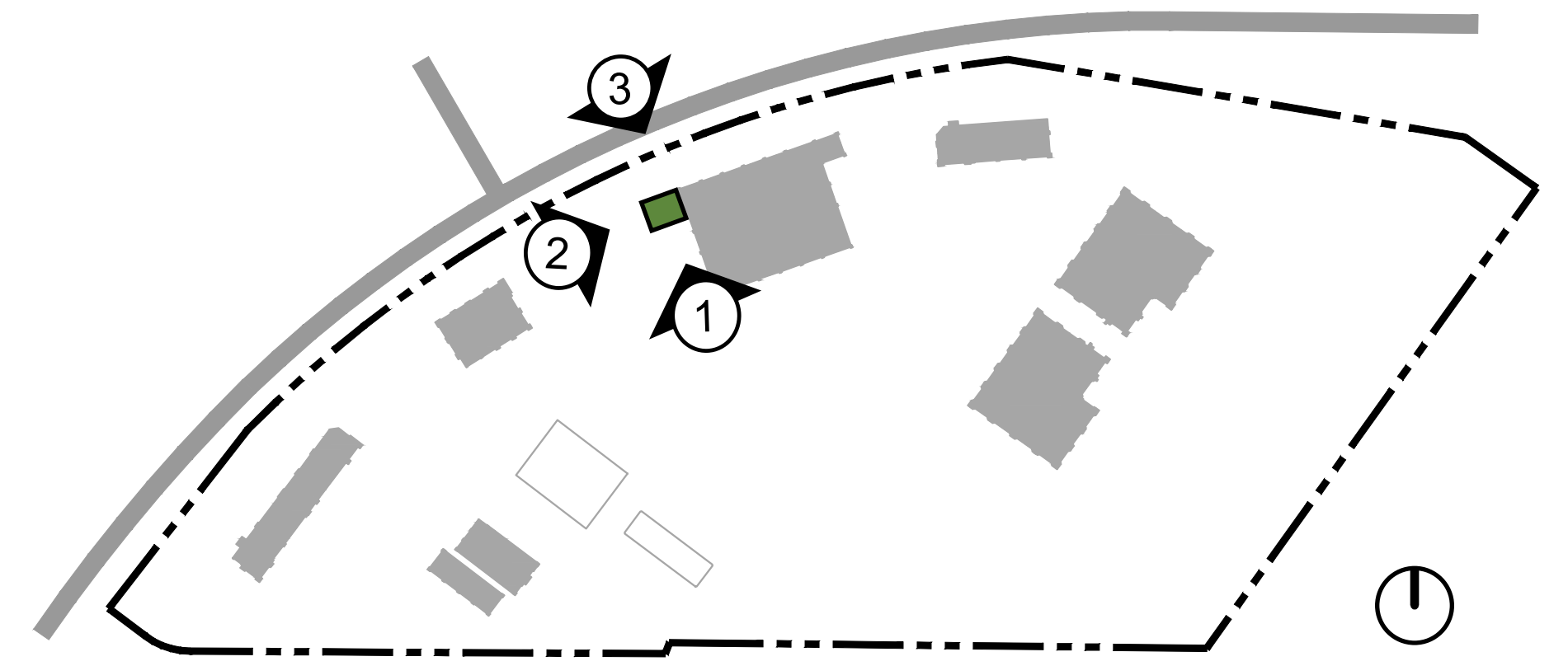
**MATERIALS**

- 1 ALUMINUM STOREFRONT SYSTEM**
- 2 STUCCO**
- 3 METAL CANOPY**
- 4 LIGHT FIXTURE**
- 6 TRIM**
- 7 COMPOSITE SIDING - "HARDIEPANEL VERTICAL SIDING" SMOOTH, HARDIE BOARD**
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT**
- 12 LANDSCAPE TRELLIS**
- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED**

**FINISH/COLOR**

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS**
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS**
- H PAINT - "STIEGLIEZ SILVER" DET612, DUNN EDWARDS**
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS**
- Q ANODIZED ALUMINIUM - "CLEAR" AC-2, ARCADIA**
- S FABRIC - "BLACK", SUNBRELLA**

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KEY MAP

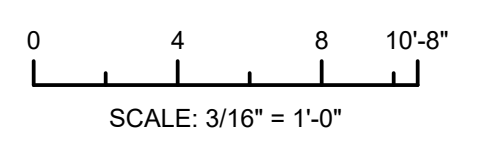


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PAD 4  
CONCEPTUAL ELEVATIONS



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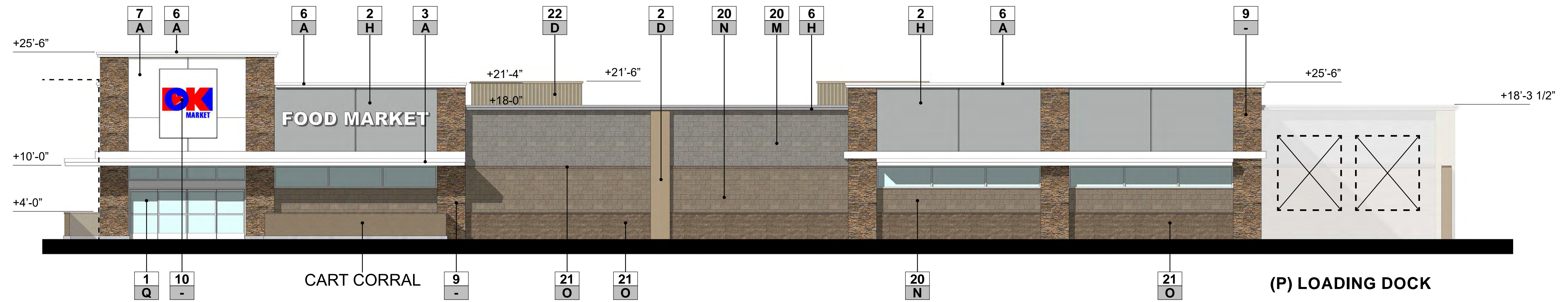
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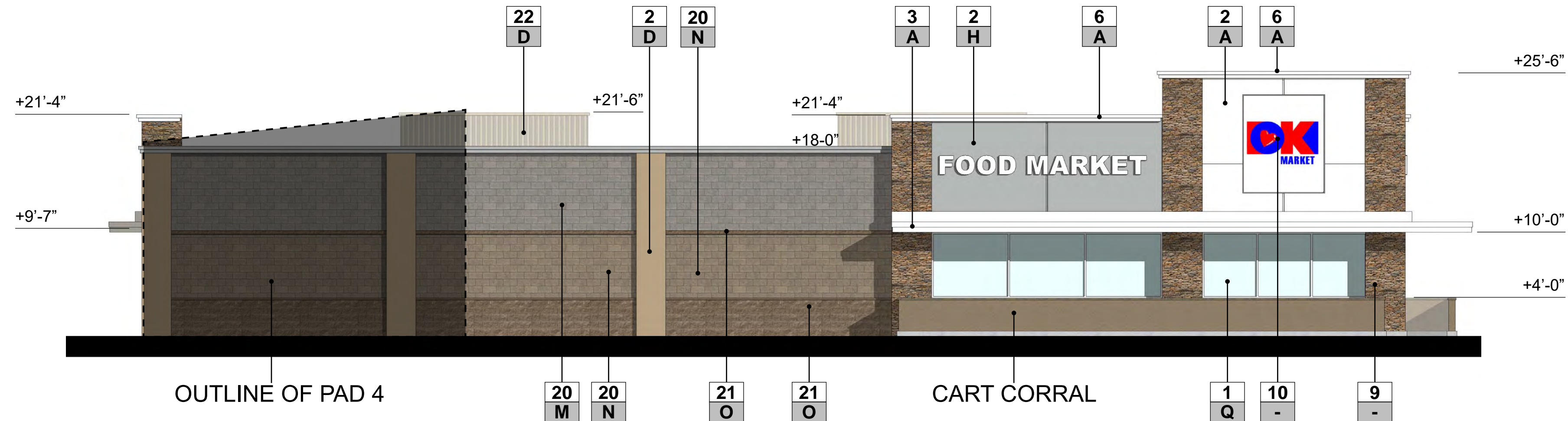
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PAD 4  
CONCEPTUAL RENDERING

**1 MAJOR A  
FRONT ELEVATION**



**2 SIDE ELEVATION**



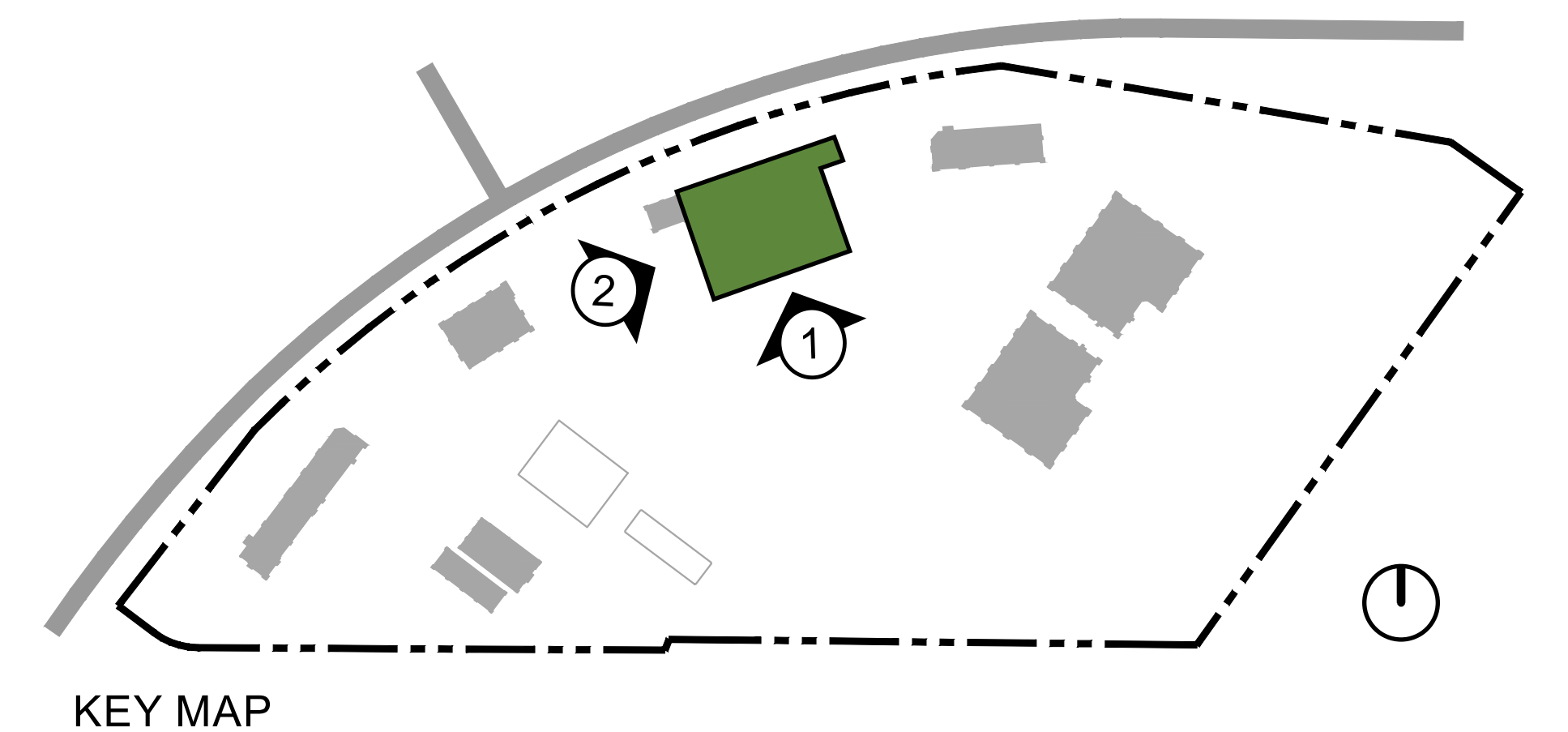
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**MATERIALS**

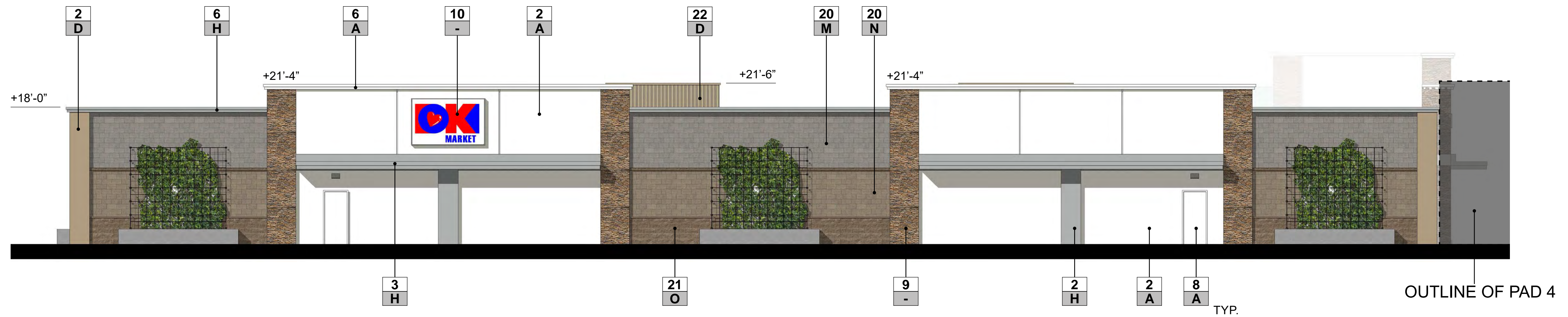
- 1 ALUMINUM STOREFRONT SYSTEM**
- 2 STUCCO**
- 3 METAL CANOPY**
- 6 TRIM**
- 7 COMPOSITE SIDING -**  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD
- 9 STONE VENEER -**  
RUSTIC LEDGE "SAWTOOTH BLEND" BY ELDORADO
- 10 TENANT SIGNAGE -** SIGNAGE UNDER SEPARATE PERMIT
- 20 CMU BLOCK -** PRECISION BLOCK
- 21 CMU BLOCK -** SPLIT FACE BLOCK
- 22 MECHANICAL UNIT SCREEN -** ENVISOR,  
"METAL VERTICAL RIB"

**FINISH/COLOR**

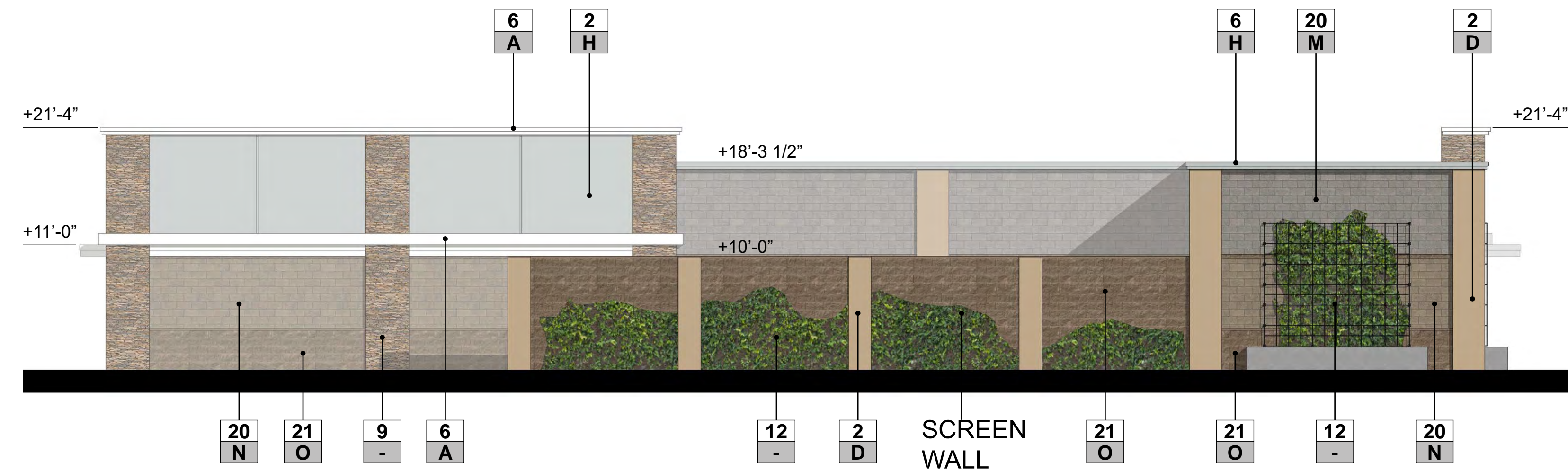
- A PAINT -** "MOONLIGHT" DE6246, DUNN EDWARDS
- D PAINT -** "BARREL STOVE" DE6216, DUNN EDWARDS
- H PAINT -** "STIEGLIEZ SILVER" DET612, DUNN EDWARDS
- M** "NATURAL GRAY MW", ORCO
- N** "TAN MW", ORCO
- O** "ALTURA MW", ORCO
- Q ANODIZED ALUMINIUM -** "CLEAR" AC-2, ARCADIA
- T FABRIC -** "CADET GRAY", SUNBRELLA



**3 MAJOR A REAR ELEVATION**



**4 SIDE ELEVATION**



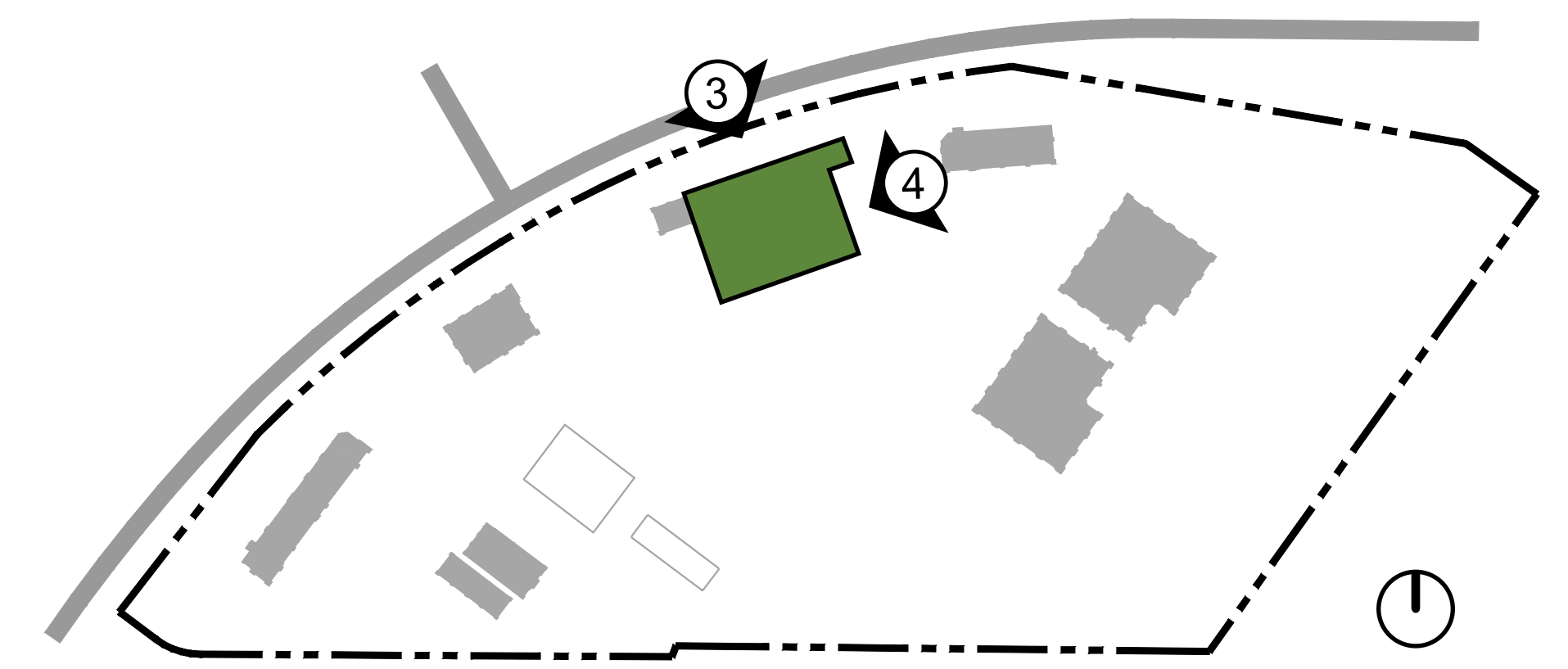
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**MATERIALS**

- 2** STUCCO
- 3** METAL CANOPY
- 6** TRIM
- 8** DOOR
- 9** STONE VENEER -  
RUSTIC LEDGE "SAWTOOTH BLEND" BY ELDORADO
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12** LANDSCAPE TRELLIS / WALL VINES
- 20** CMU BLOCK - PRECISION BLOCK
- 21** CMU BLOCK - SPLIT FACE BLOCK
- 22** MECHANICAL UNIT SCREEN - ENVISOR,  
"METAL VERTICAL RIB"

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- M** "NATURAL GRAY MW", ORCO
- N** "TAN MW", ORCO
- O** "ALTURA MW", ORCO
- T** FABRIC - "CADET GRAY", SUNBRELLA



KEY MAP

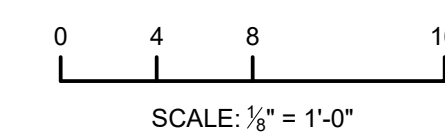


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**MAJOR A**  
CONCEPTUAL ELEVATIONS



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**MAJOR A**  
CONCEPTUAL RENDERING



**1** PAD 5  
**FRONT ELEVATION**

**2** SIDE ELEVATION



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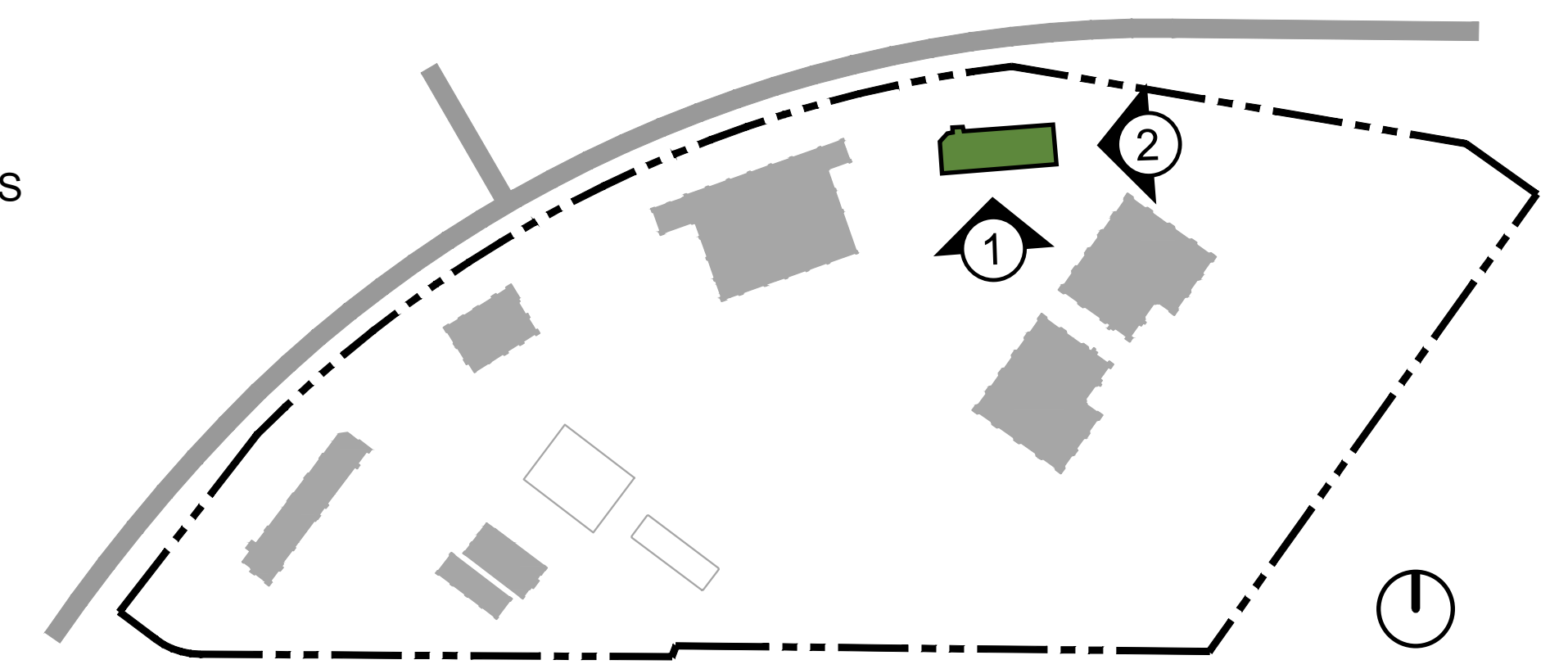
**MATERIALS**

- 1** ALUMINUM STOREFRONT SYSTEM
- 2** STUCCO
- 3** METAL CANOPY
- 4** LIGHT FIXTURE
- 6** TRIM
- 7** COMPOSITE SIDING -  
"HARDIEPANEL VERTICAL SIDING"  
SMOOTH, HARDIE BOARD
- 10** TENANT SIGNAGE - SIGNAGE UNDER  
SEPARATE PERMIT
- 11** REVEAL
- 12** LANDSCAPE TRELLIS
- 14** COMPOSITE ROOFING -  
"DRIFTWOOD" LANDMARK, CERTAINTEED

- 15** FABRIC AWNING
- 16** CORBEL
- 17** STANDING SEAM ROOF -  
"BURNISHED SLATE",  
ABC METAL ROOFING
- 22** ARCHITECTURAL METAL PANEL
- 23** WOOD-LOOK STONE VENEER -  
"RUSTIC FARMHOUSE" BARNWOOD  
STONE, CORONADO.
- 24** COMPOSITE SIDING -  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- E** PAINT - "TRAIL DUST" DE6123, DUNN EDWARDS
- G** PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L** ANODIZED ALUMINIUM -  
"STANDARD DARK BRONZE" AC-7, ARCADIA
- R** FABRIC - "ALLOY STEEL" SUNBRELLA
- S** FABRIC - "BLACK" SUNBRELLA



KEY MAP

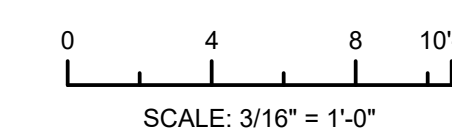


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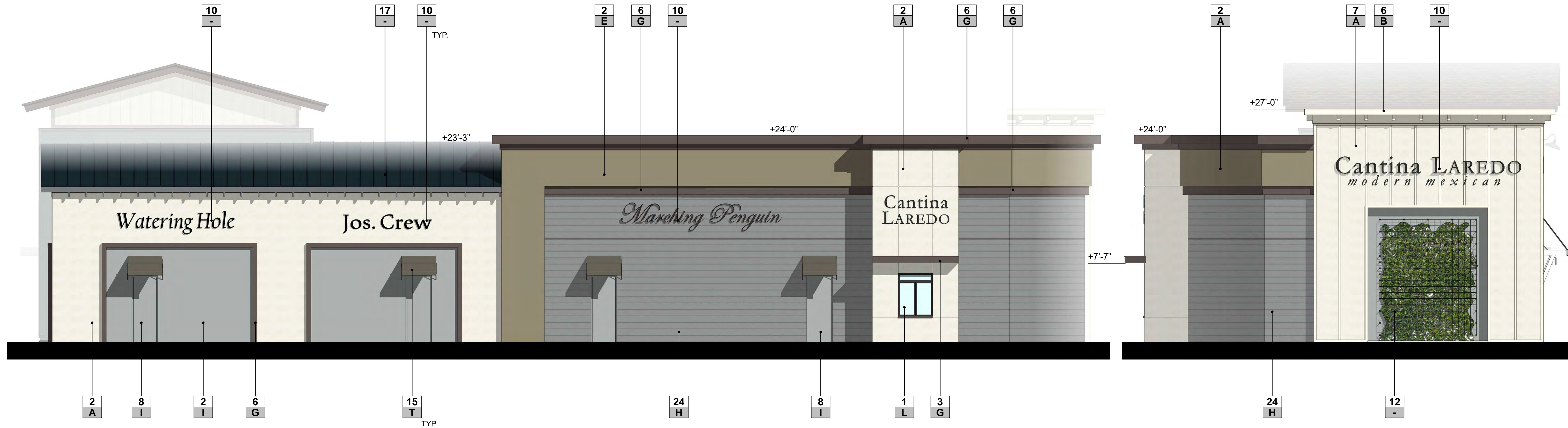
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PAD 5  
CONCEPTUAL ELEVATIONS

**3** PAD 5  
REAR ELEVATION

**4** SIDE ELEVATION



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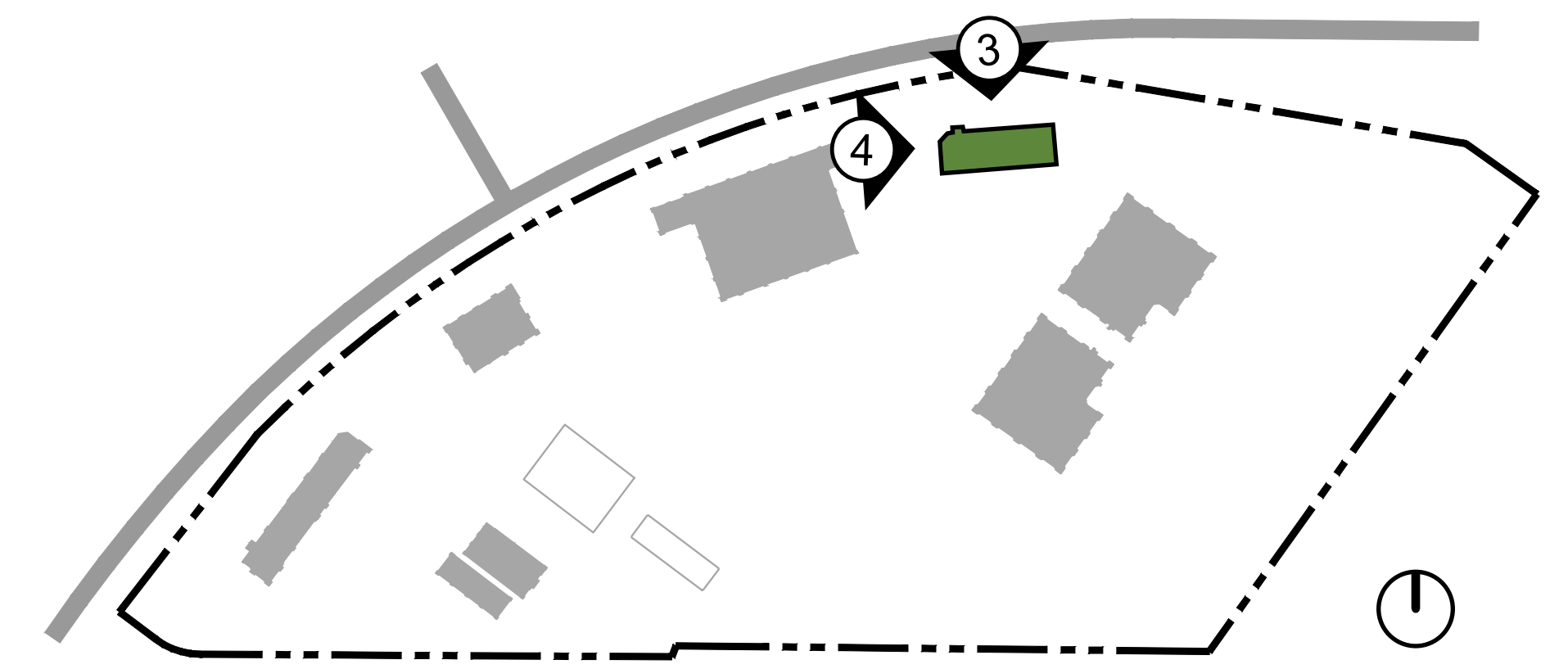
**MATERIALS**

- 1** ALUMINUM STOREFRONT SYSTEM
- 2** STUCCO
- 3** METAL CANOPY
- 6** TRIM
- 7** COMPOSITE SIDING -  
"HARDIEPANEL VERTICAL SIDING"  
SMOOTH, HARDIE BOARD
- 8** DOOR
- 10** TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12** LANDSCAPE TRELLIS
- 15** FABRIC AWNING
- 17** STANDING SEAM ROOF -  
"BURNISHED SLATE",  
ABC METAL ROOFING

- 24** COMPOSITE SIDING -  
"HARDIEPLANK LAP SIDING" SMOOTH,  
HARDIE BOARD

**FINISH/COLOR**

- A** PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B** PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D** PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E** PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- H** PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I** PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L** ANODIZED ALUMINIUM -  
"STANDARD DARK BRONZE" AC-7, ARCADIA
- T** FABRIC - "CADET GRAY", SUNBRELLA



KEY MAP

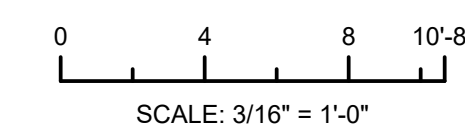


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PAD 5  
CONCEPTUAL ELEVATIONS



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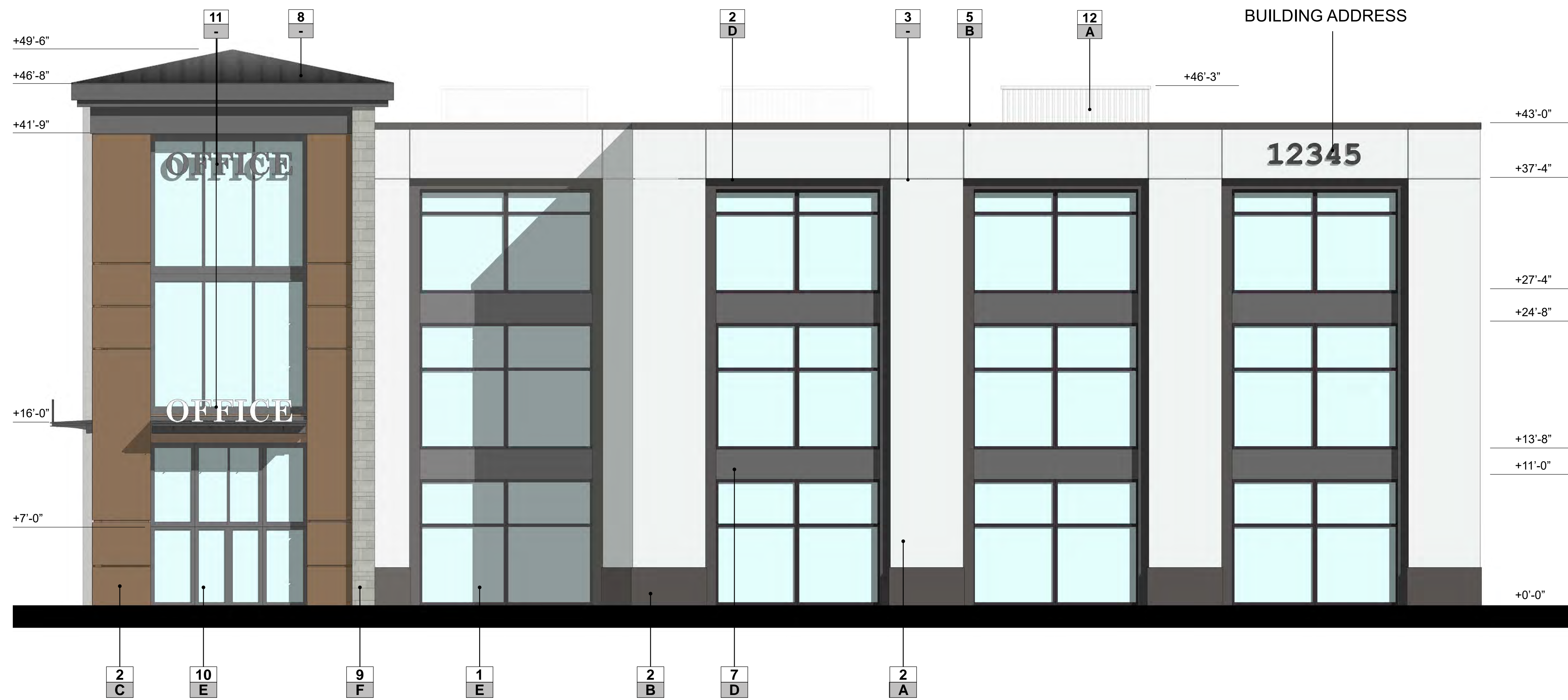
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PAD 5  
CONCEPTUAL RENDERING

**1 OFFICE A  
FRONT ELEVATION**



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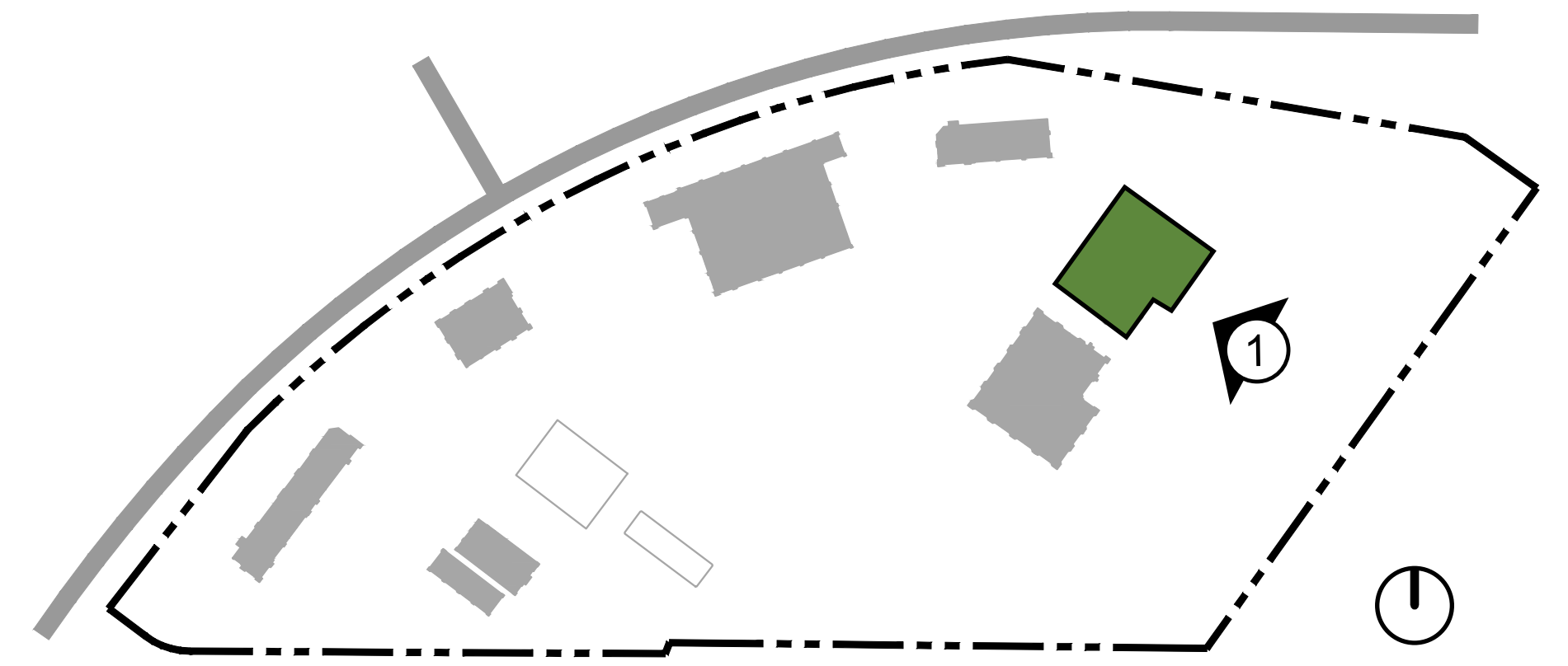
**MATERIALS**

- 1 ALUMINUM STOREFRONT SYSTEM**
- 2 STUCCO**
- 3 REVEAL**
- 4 METAL PANEL**
- 5 COPING**
- 6 TRIM**
- 7 ALUMINUM COMPOSITE MATERIAL**
- 8 STANDING SEAM ROOF -**  
"BURNISHED SLATE",  
ABC METAL ROOFING
- 9 STONE VENEER**
- 10 DOOR**
- 11 TENANT SIGNAGE - SIGNAGE UNDER**  
SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN -**  
ENVISOR, "METAL VERTICAL RIB"

**FINISH/COLOR**

- A PAINT - "LIGHTHOUSE" DEW385, DUNN EDWARDS**
- B PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS**
- C PAINT - "WOOD LAKE" DE6075, DUNN EDWARDS**
- D PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS**
- E ANODIZED ALUMINIUM -**  
"STANDARD DARK BRONZE" AC-7, ARCADIA
- F "SUMMIT GREY" SPLIT LIMESTONE, CORONADO**
- G ANODIZED ALUMINIUM - "STANDARD CLEAR" #AC2**



KEY MAP

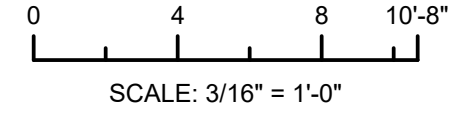


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OFFICE A  
CONCEPTUAL ELEVATION

**2 OFFICE A  
SIDE ELEVATION**



**MATERIALS**

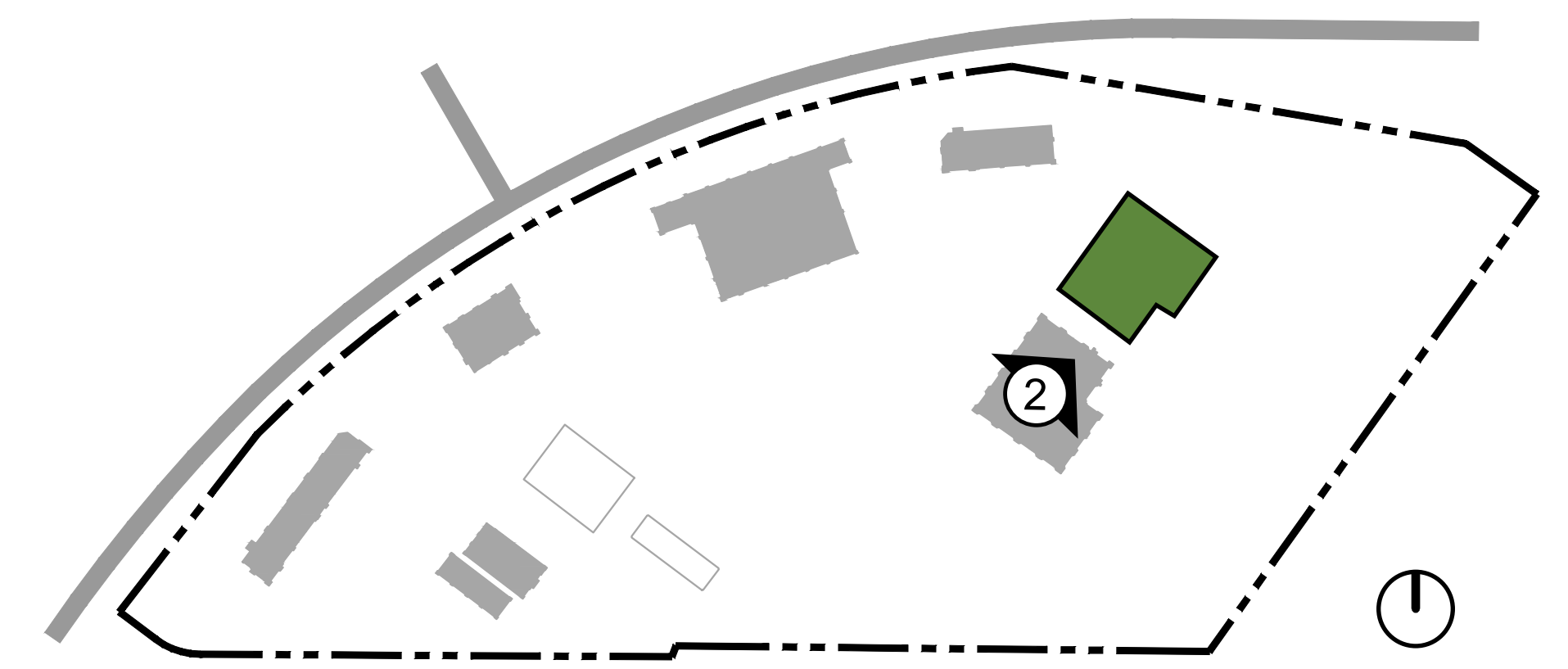
- 1 ALUMINUM STOREFRONT SYSTEM
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- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF -  
"BURNISHED SLATE",  
ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER  
SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN -  
ENVISOR, "METAL VERTICAL RIB"

**FINISH/COLOR**

- A PAINT - "LIGHTHOUSE" DEW385, DUNN EDWARDS
- B PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- C PAINT - "WOOD LAKE" DE6075, DUNN EDWARDS
- D PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
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"STANDARD DARK BRONZE" AC-7, ARCADIA
- F "SUMMIT GREY" SPLIT LIMESTONE, CORONADO
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NOTE:  
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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.



KEY MAP

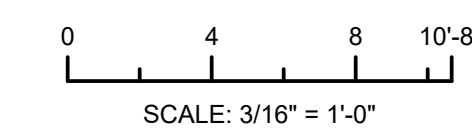


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WILDOMAR, CA # 2017-0651

ENTITLEMENT SUBMITTAL  
APRIL 28<sup>TH</sup>, 2021



OFFICE A  
CONCEPTUAL ELEVATION

**3** OFFICE A  
REAR ELEVATION



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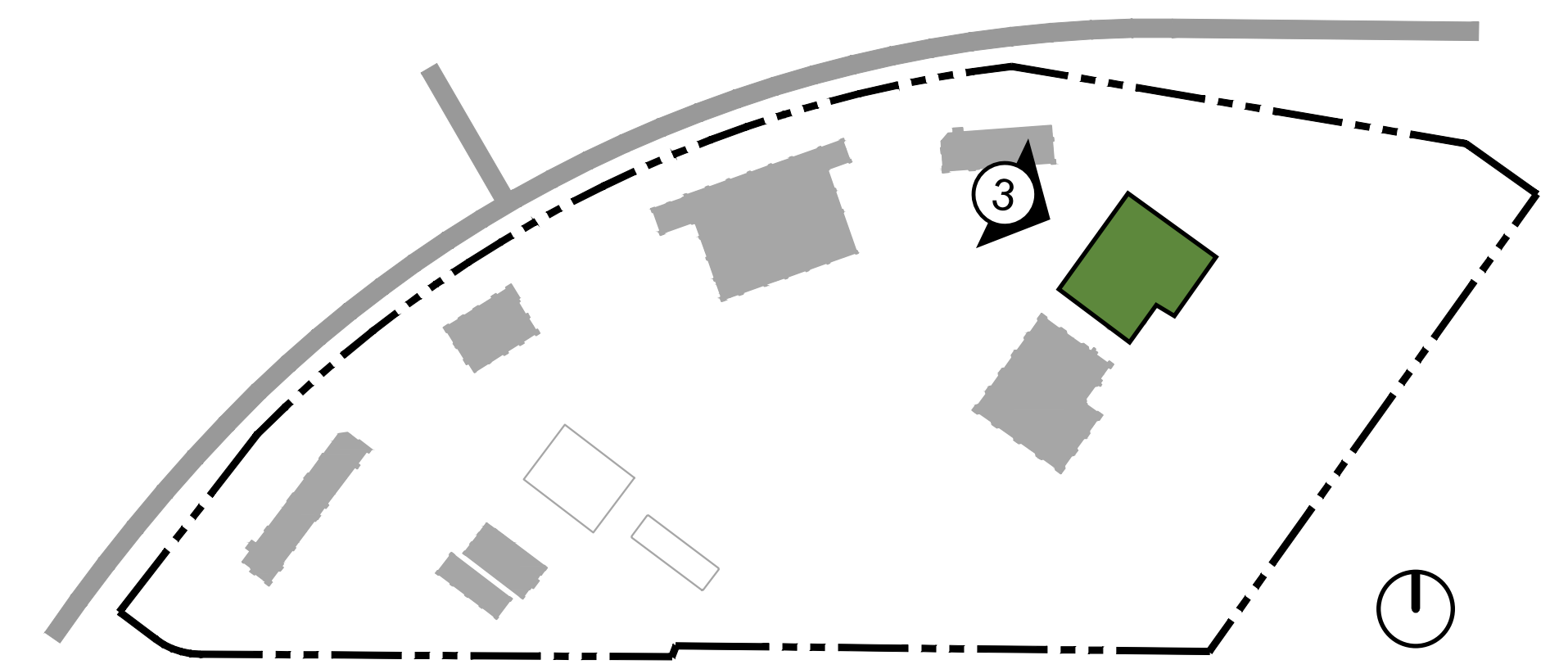
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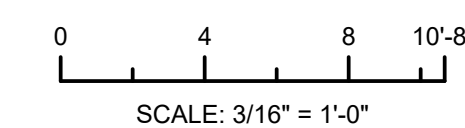


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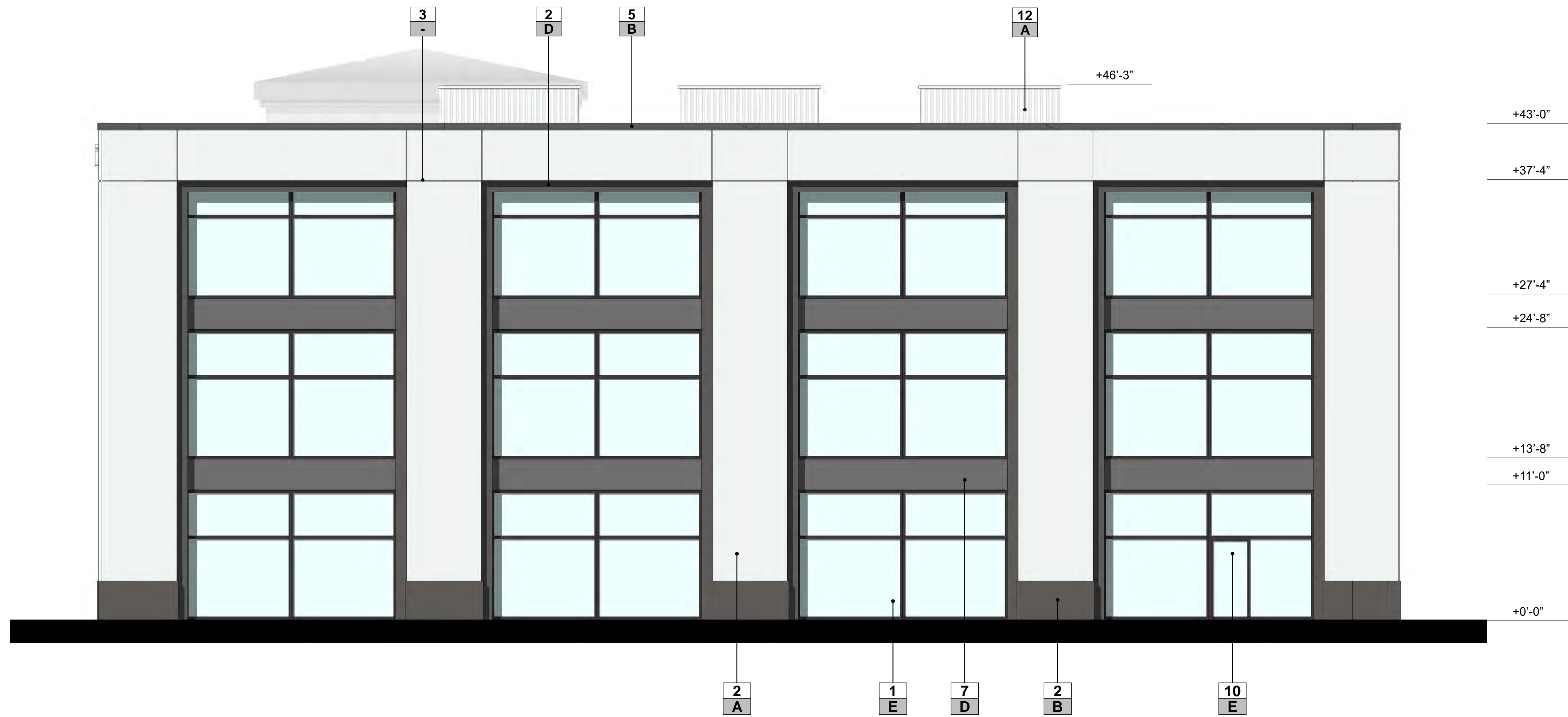
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OFFICE A  
CONCEPTUAL ELEVATION

**4** OFFICE A  
SIDE ELEVATION



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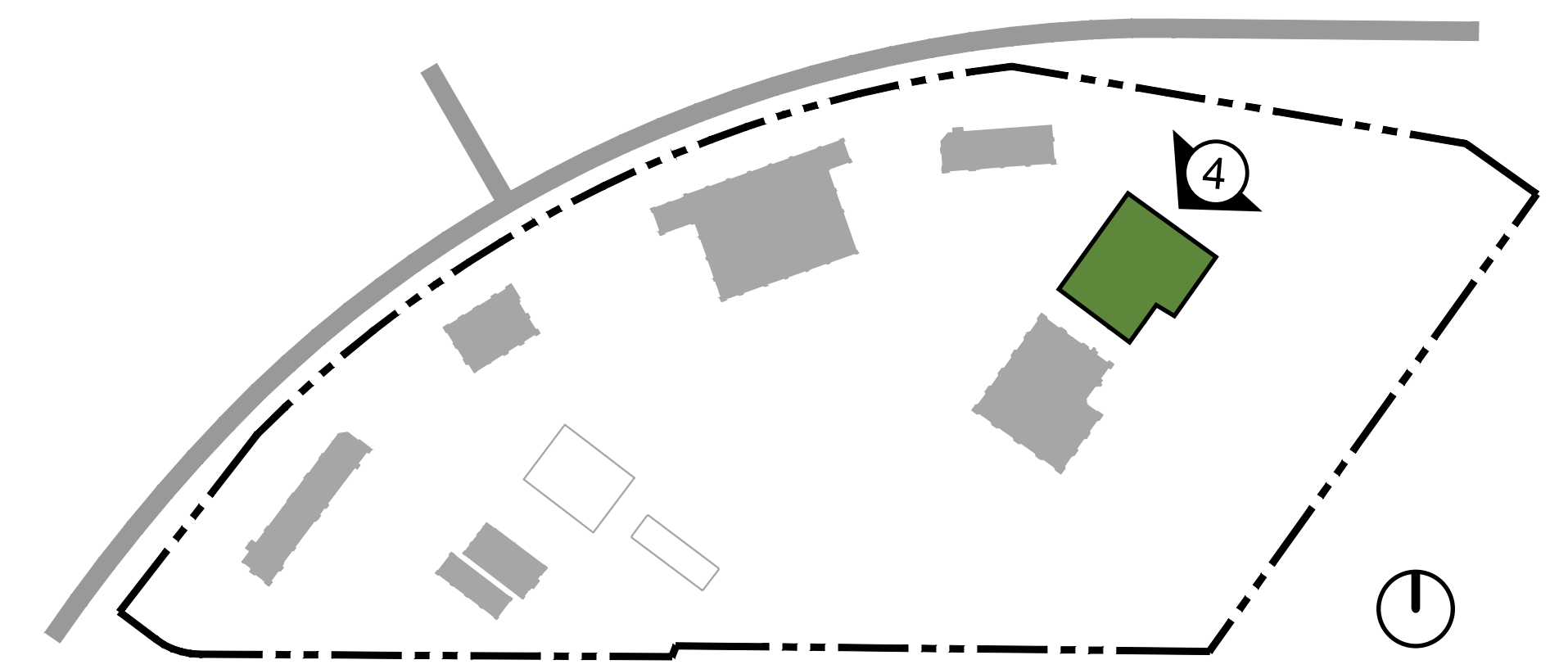
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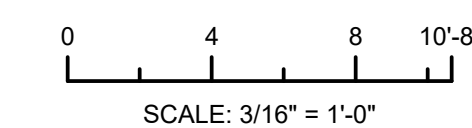


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OFFICE A  
CONCEPTUAL ELEVATION



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**OFFICE A**  
CONCEPTUAL RENDERING



**1 OFFICE B  
FRONT ELEVATION**



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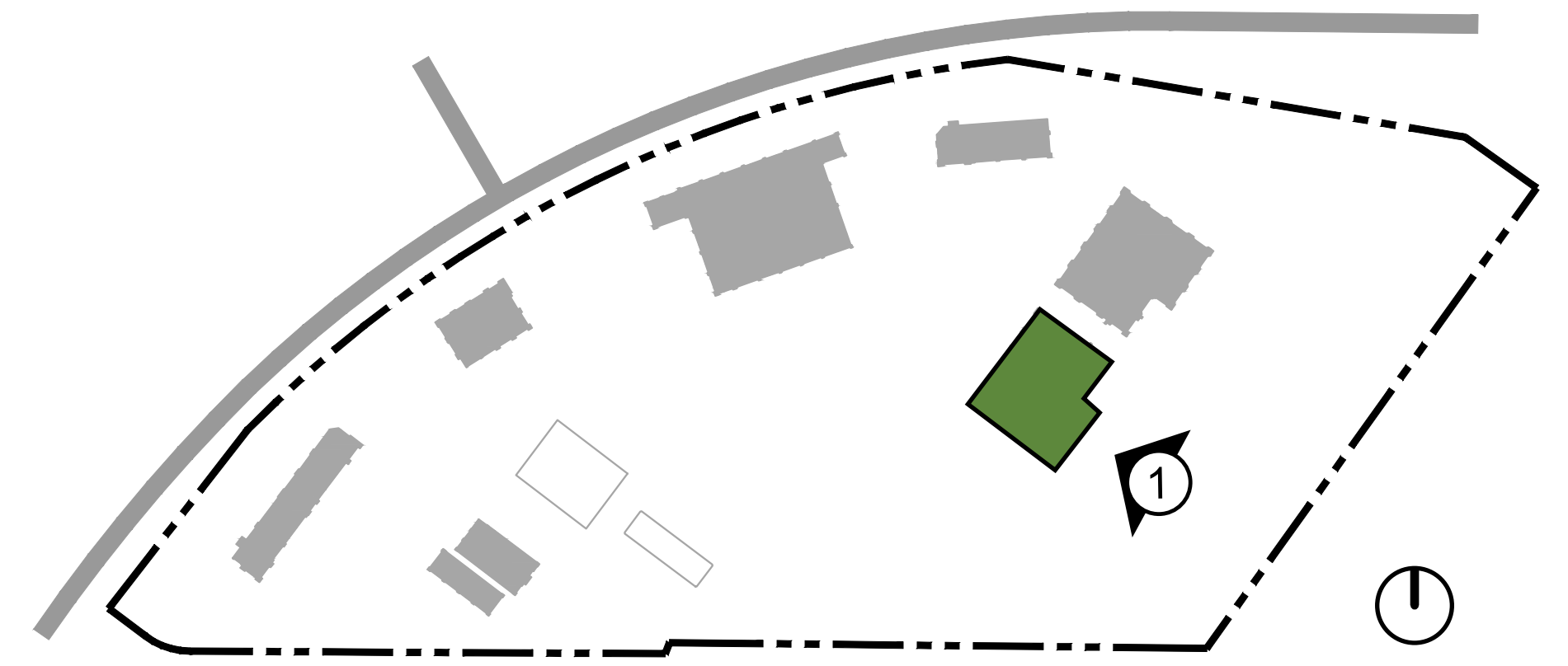
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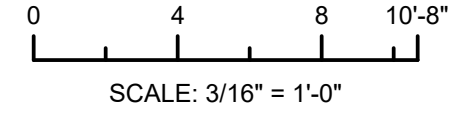


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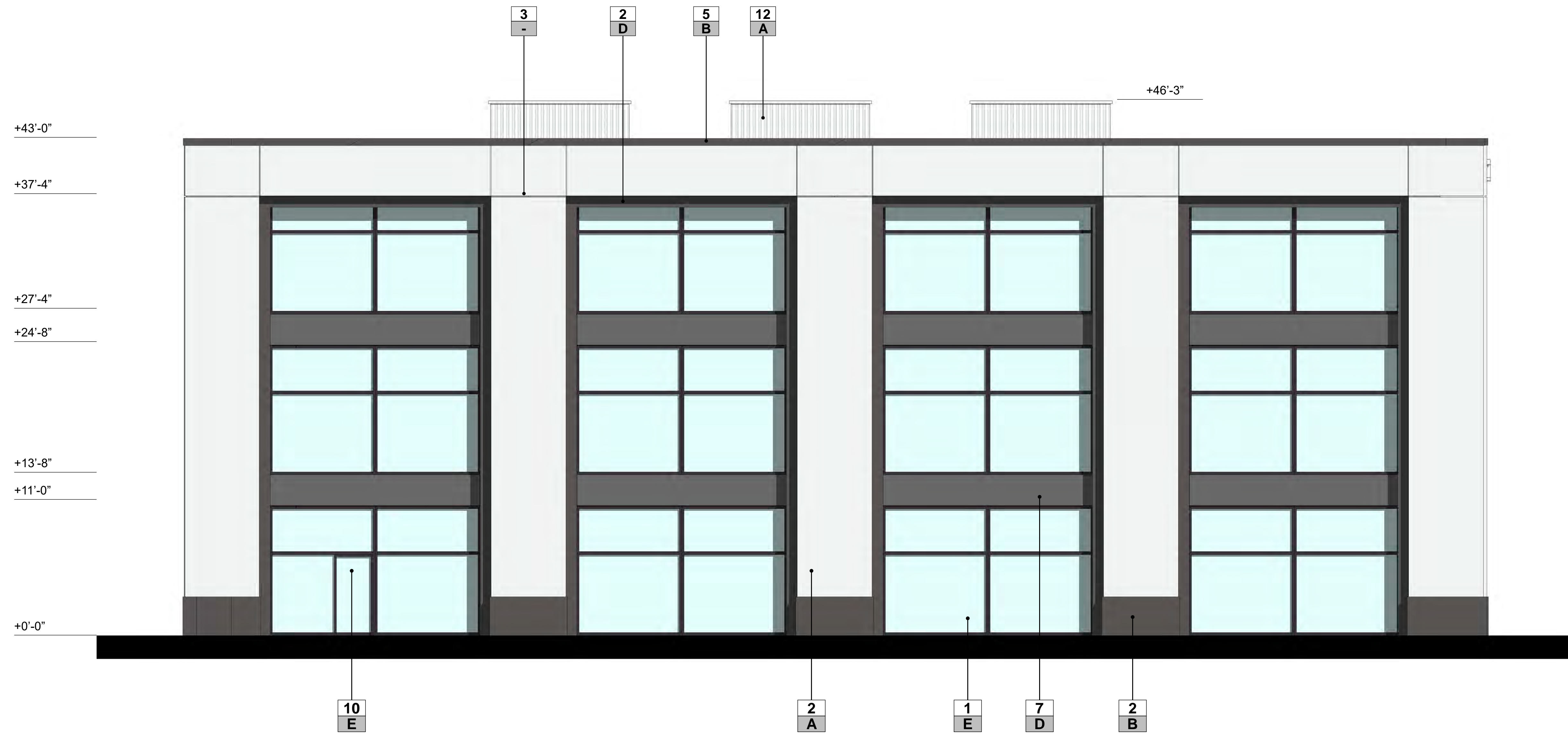
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OFFICE B  
CONCEPTUAL ELEVATION

**2** OFFICE B  
SIDE ELEVATION



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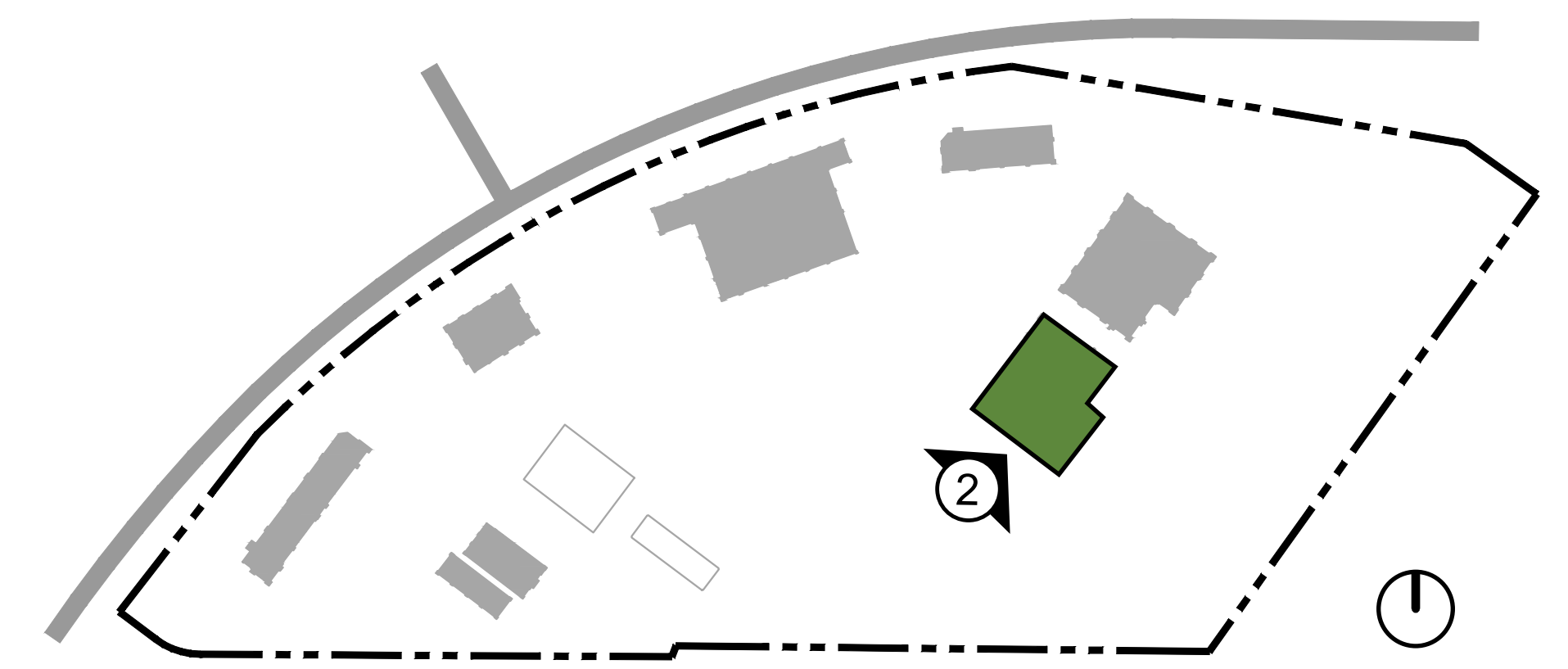
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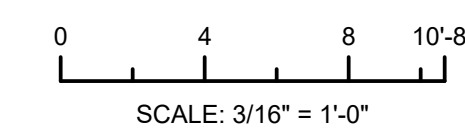


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OFFICE B  
CONCEPTUAL ELEVATION

**3 OFFICE B REAR ELEVATION**



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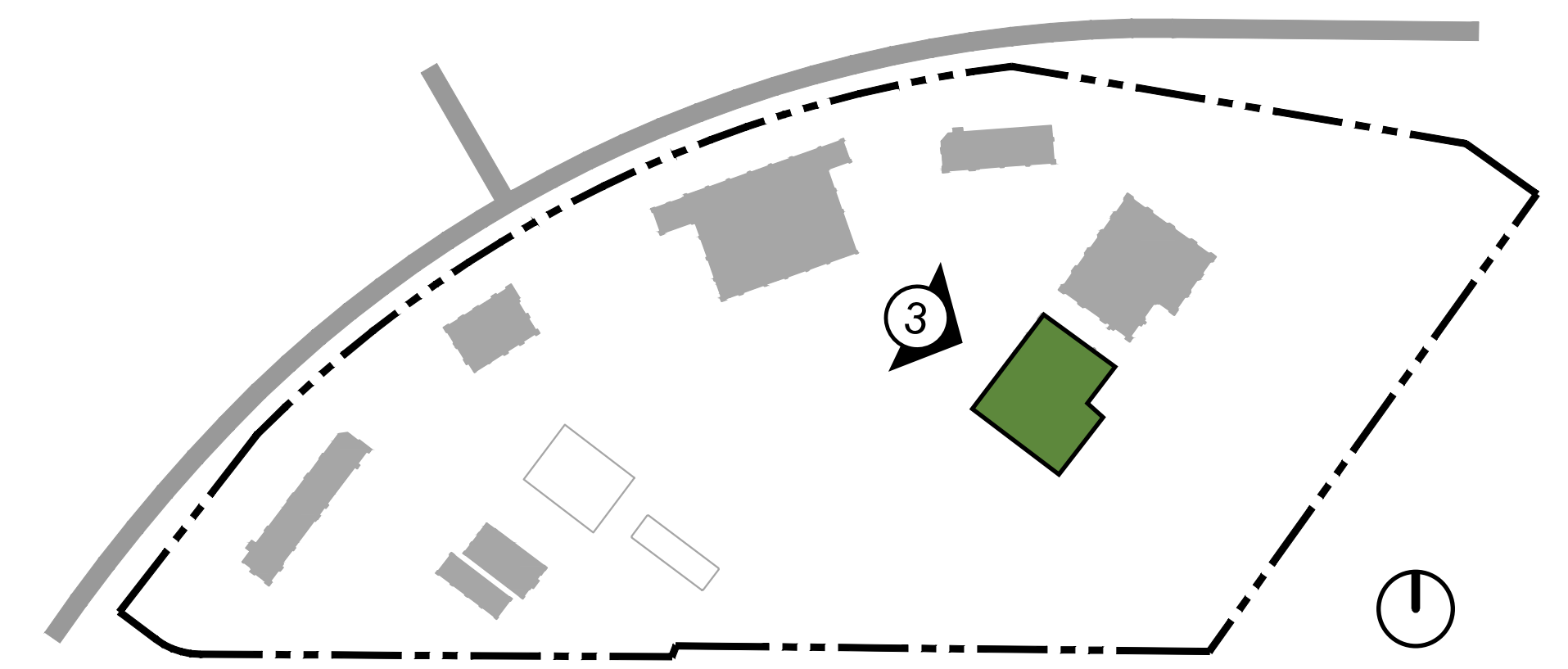
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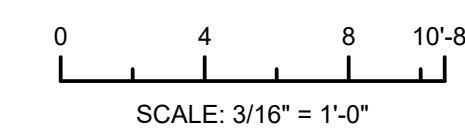


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OFFICE B  
CONCEPTUAL ELEVATION

**4 OFFICE B  
SIDE ELEVATION**



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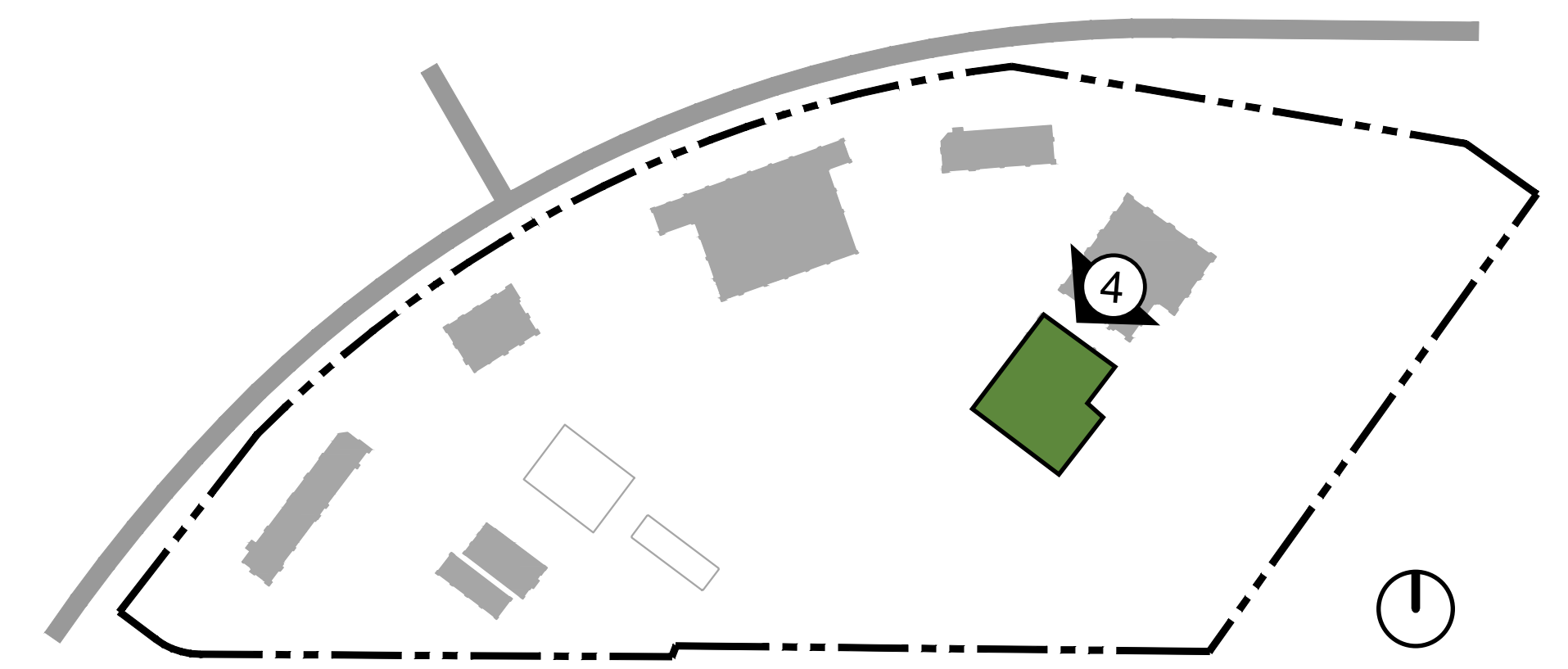
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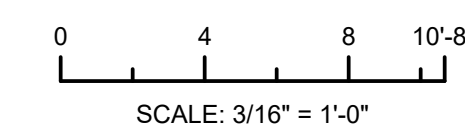


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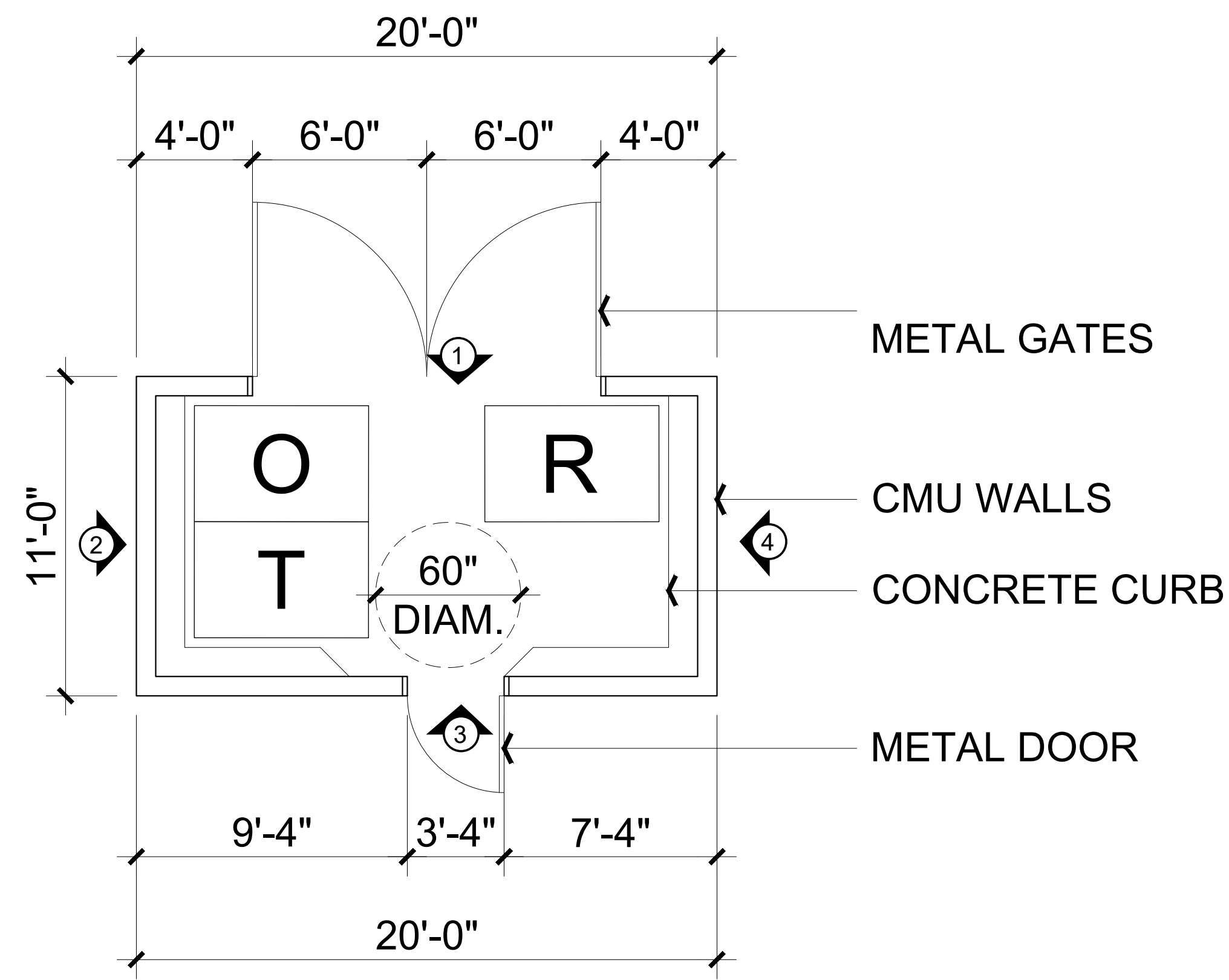
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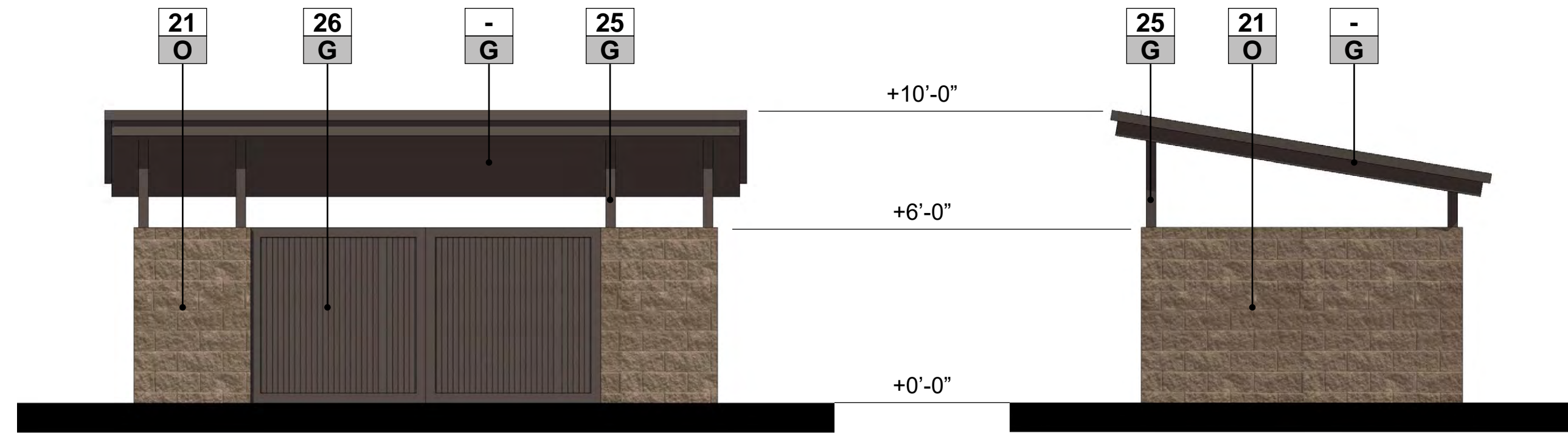
**OFFICE B**  
CONCEPTUAL RENDERING

# TYPICAL TRASH ENCLOSURE DETAIL

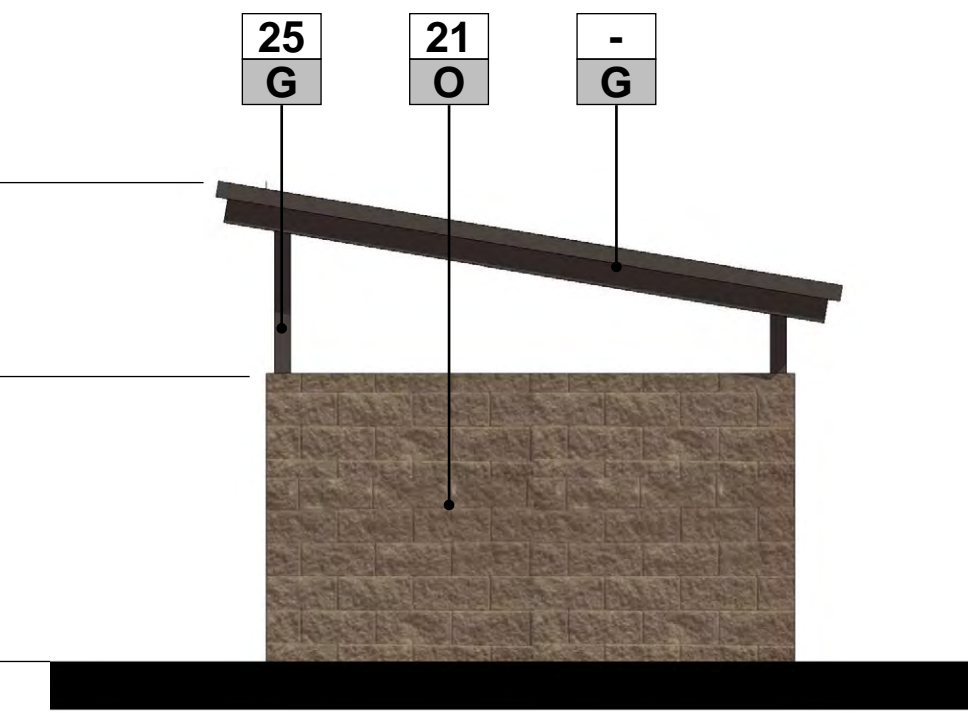
## TYPICAL FLOOR PLAN



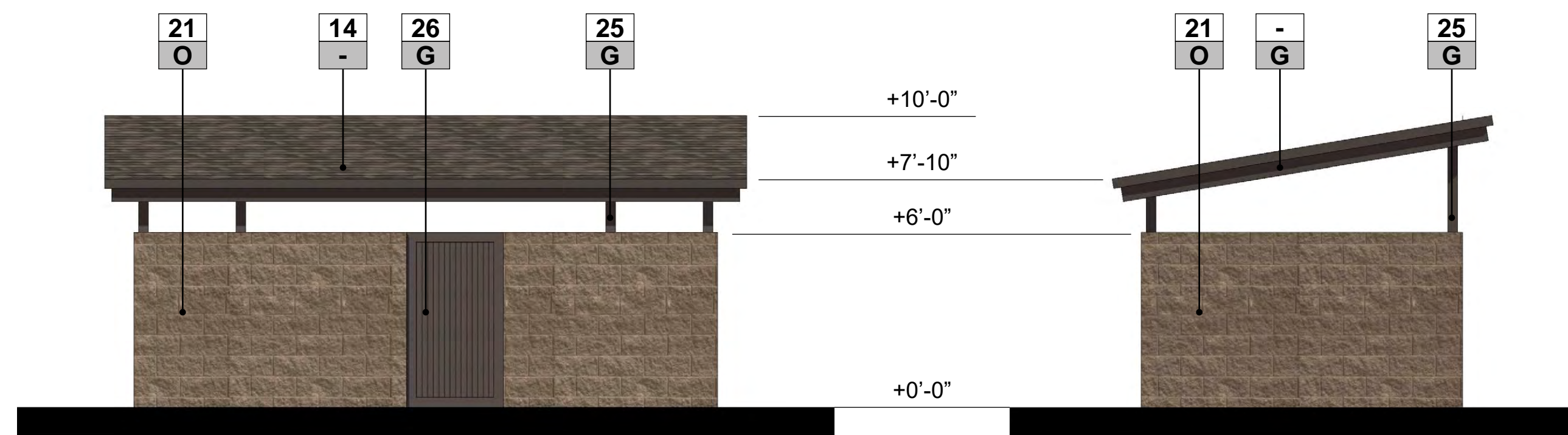
## 1 FRONT ELEVATION



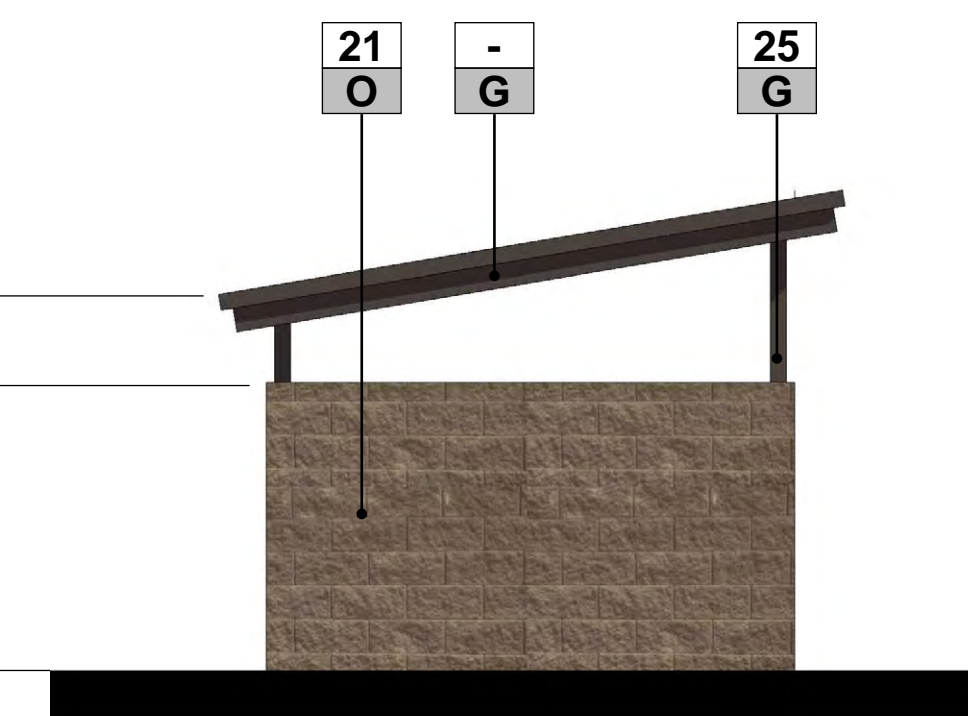
## 2 RIGHT ELEVATION



## 3 REAR ELEVATION



## 4 LEFT ELEVATION



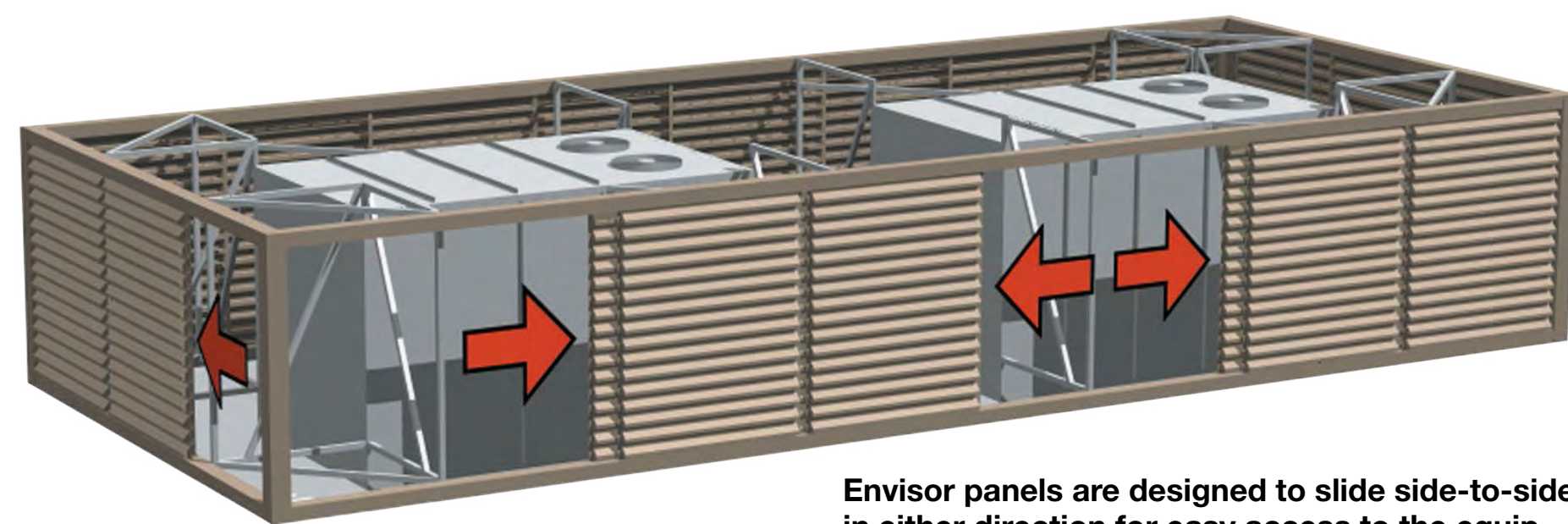
## MATERIALS

- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED
- 21 CMU BLOCK - SPLIT FACE BLOCK
- 25 STEEL COLUMN
- 26 METAL DOOR/GATE

## COLORS & FINISHES

- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- O "ALTURA MW", ORCO

# MECHANICAL UNIT SCREEN DETAILS



## DESIGN OPTIONS



Vertical

## COLOR OPTIONS



Custom Color

## PANEL STYLES



Vertical Rib Metal

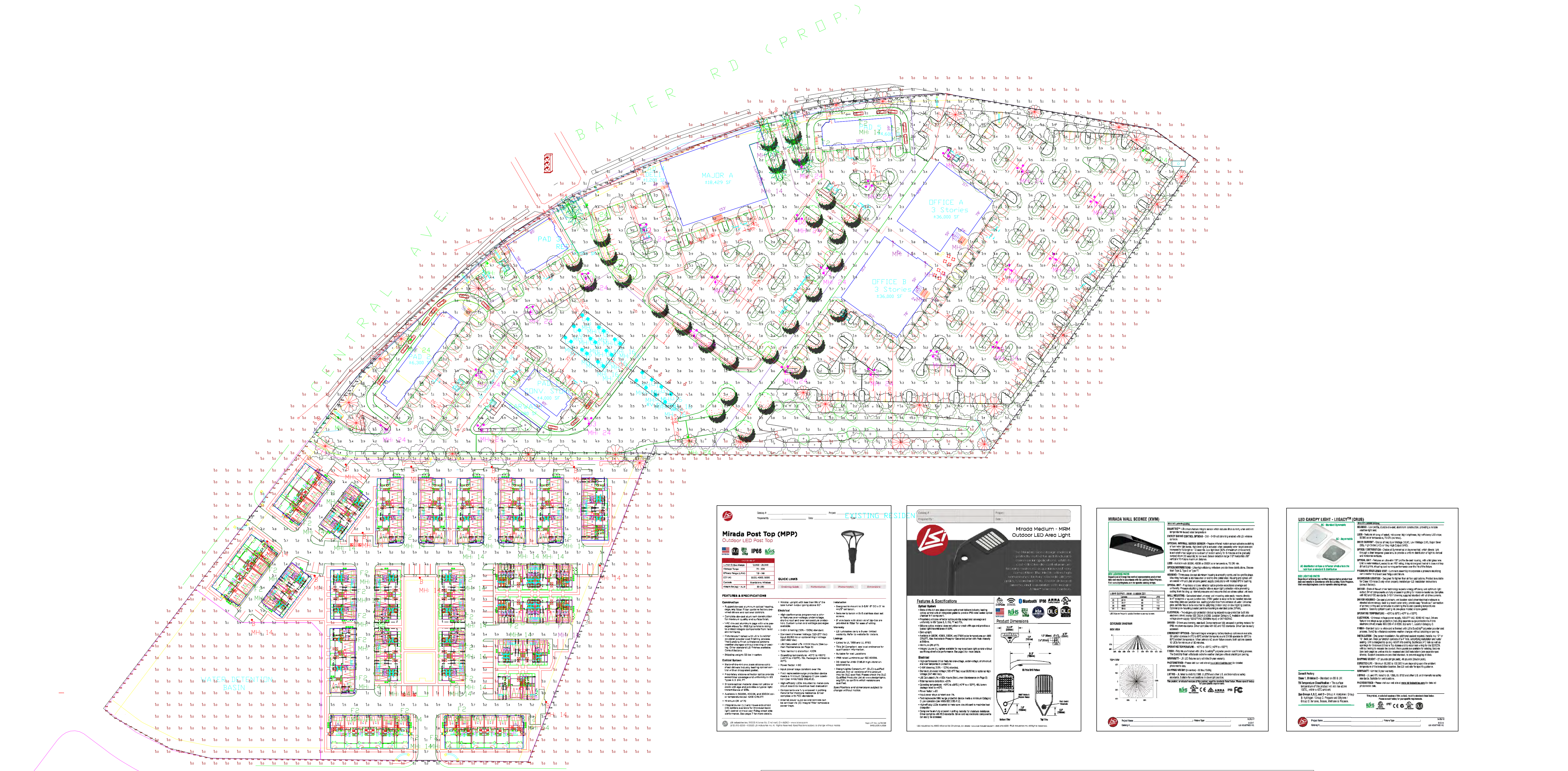
## TOP TRIM OPTIONS



Band

## NOTES:

SEE ELEVATION FOR PROPOSED PAINT COLOR AND HEIGHT  
SEE ROOF PLAN FOR CONCEPTUAL SCREEN LAYOUT



**Mirada Post Top (MPP) Outdoor LED Post Top**

IP66 IK08

**FEATURES & SPECIFICATIONS**

- Construction: ...
- Electrical: ...
- Dimensions: ...
- Weight: ...
- Material: ...

**Mirada Medium - MM Outdoor LED Area Light**

IP66 IK08

**FEATURES & SPECIFICATIONS**

- Construction: ...
- Electrical: ...
- Dimensions: ...
- Weight: ...
- Material: ...

**MIRADA WALL SCENE (XWM)**

IP66 IK08

**FEATURES & SPECIFICATIONS**

- Construction: ...
- Electrical: ...
- Dimensions: ...
- Weight: ...
- Material: ...

**LED CANOPY LIGHT - LEGACY™ (CRUS)**

IP66 IK08

**FEATURES & SPECIFICATIONS**

- Construction: ...
- Electrical: ...
- Dimensions: ...
- Weight: ...
- Material: ...

**FIXTURE HEIGHT CHART**

Qty	Label	Height
13	B	14' MH
2	D2	24' MH
20	D3	24' MH
6	E	24' MH
26	F	14' MH
3	F2	14' MH
26	G	16' MH

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE AT GRADE	ILLUMINANCE	Fc	0.08	0.48	0.00	N.A.	N.A.
RESIDENTIAL CALCS @ GRADE 20'X	ILLUMINANCE	Fc	0.69	10.5	0.0	N.A.	N.A.
RETAIL OFFICE CALCS @ GRADE	ILLUMINANCE	Fc	3.07	34.7	0.0	N.A.	N.A.
CAR GAS CANOPY	ILLUMINANCE	Fc	29.56	34.7	22.4	1.32	1.55
OFFICE SUMMARY	ILLUMINANCE	Fc	4.19	14.4	0.2	20.95	72.00
RESIDENTIAL SUMMARY	ILLUMINANCE	Fc	2.03	10.5	0.2	10.15	52.50
RETAIL SUMMARY	ILLUMINANCE	Fc	5.16	34.7	0.0	N.A.	N.A.
RV GAS CANOPY	ILLUMINANCE	Fc	28.70	31.8	22.0	1.30	1.45

**Luminaire Schedule**

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
[Symbol]	11	B	SINGLE	MPP-LED-20L-SIL-3-30-70CRI-IL-SINGLE-14'MH	1.000	1.000	0.970	12899	166	B1-U3-G3
[Symbol]	2	D2	D180°	MRM-LED-30L-SIL-5W-30-70CRI-D180-24'MH	1.000	1.000	0.970	57114	494	B5-U0-G3
[Symbol]	20	D3	3 @ 120 DEGREES	MRM-LED-30L-SIL-5W-30-70CRI-TN120-24'MH	1.000	1.000	0.970	85671	741	B5-U0-G3
[Symbol]	6	E	SINGLE	MRM-LED-24L-SIL-FT-30-70CRI-IL-24'MH	1.000	1.000	0.970	14886	187	B1-U0-G3
[Symbol]	7	F	SINGLE	XWM-FT-LED-04L-30-14'MH	1.000	1.000	0.900	3706	29.5	B1-U0-G1
[Symbol]	37	F2	SINGLE	XWM-3-LED-04L-30-14'MH	1.000	1.000	0.900	3752	29.5	B1-U0-G1
[Symbol]	26	G	SINGLE	CRUS-SC-LED-HD-30	0.900	1.000	0.900	16325	132	B3-U0-G1

**SHEET 55**

Total Project Watts  
Total Watts = 23486

Lighting Proposal  
LD-14S125-8

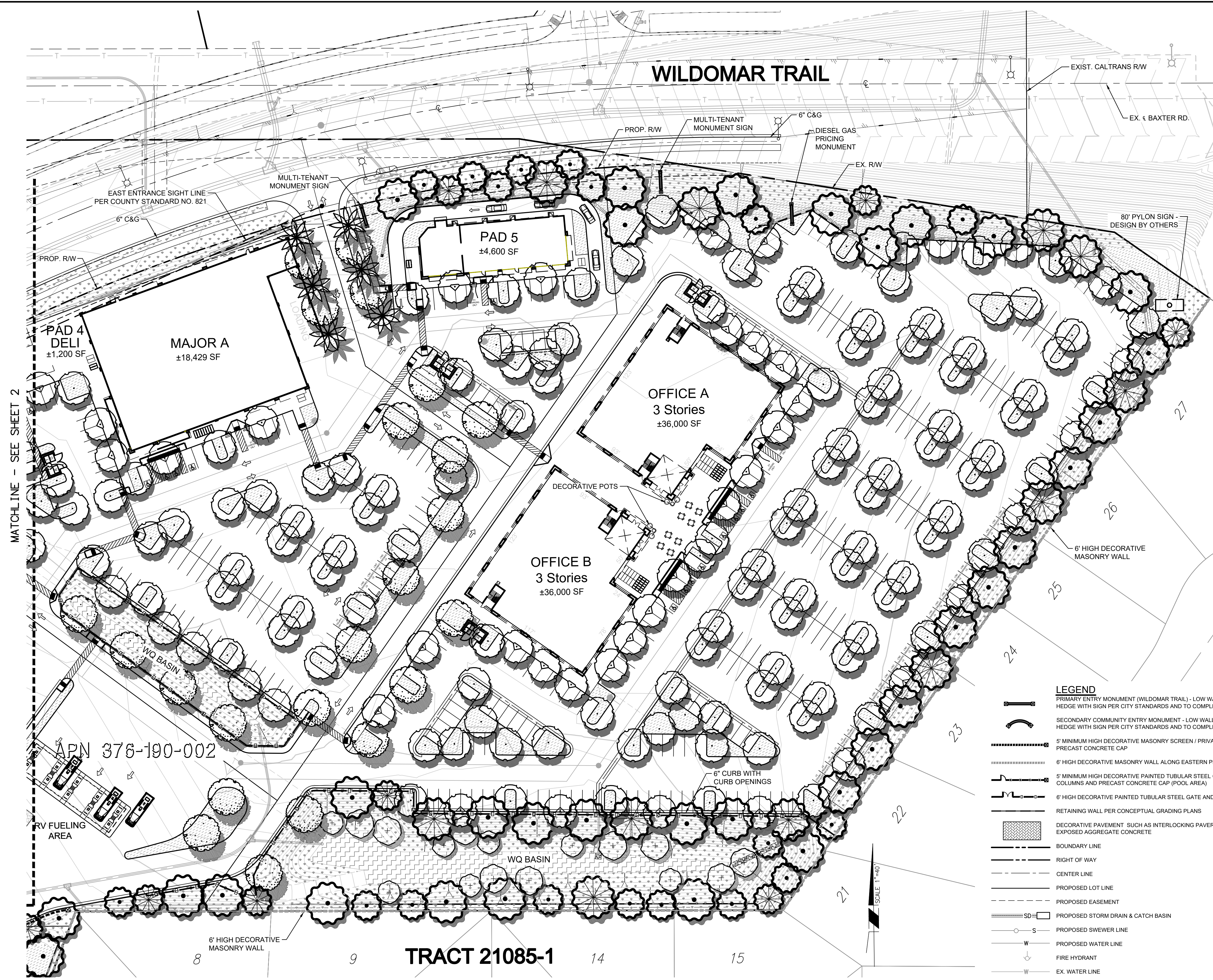
WILDOMAR TOWNE CENTER  
WILDOMAR, CA

BY: [Signature] DATE: 2/4/2019 REV: 3/2/21 SHEET 1 OF 1

SCALE: 1"=80'

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



**LANDSCAPE ZONES AND PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Tree Symbol]	ACCENT TREES, SUCH AS: LAGERSTROEMIA INDICA OLE EUROPAEA 'SWAN HILL' PHOENIX DACTYLIFERA TABEBUIA SPECIES WASHINGTONIA FILIFERA	GRAPE MYRTLE FRUITLESS OLIVE DATE PALM TRUMPET CALIFORNIA FAN PALM	M L L M L

NOTES: MIN. 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.

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Canopy Tree Symbol]	CANOPY TREES, SUCH AS: KOELREUTERIA SPECIES PARKINSONIA SPECIES PLATANUS SPECIES PROSOPIS SPECIES QUERCUS SPECIES TIPIANA TIPU TRISTANIA SPECIES ULMUS PARVIFOLIA	CHINESE FLAME TREE PALO VERDE SYCAMORE MESQUITE OAK TIPU TREE WATER GUM CHINESE EVERGREEN ELM	M L L M L M M L

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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Shrub Symbol]	SHRUBS, SUCH AS: AGAVE SPECIES CALANDRINA SPECIES CALLISTEMON 'LITTLE JOHN' CISTUS SPECIES DASYLIRION SPECIES DIANELLA REVOLUTA GREVILLEAE 'NOELLI' LEUCOPHYLLUM SPECIES OLEA EUROPAEA 'LITTLE OLLIE' TEUCCRIUM FRUTICOSA WESTRINGIA FRUTICOSA	AGAVE ROCK PURSLANE WEIRING BOTTLEBRUSH ROCKROSE DESERT SPOON FLAX LILY NOEL'S GREVILLEA TEXAS RANGER DWARF OLIVE BUSH GERMANDER COAST ROSEMARY	L L L L L L L L L L L

NOTE: MINIMUM 5 AND 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Ground Cover Symbol]	GROUND COVERS, SUCH AS: BACCHARIS 'CENTENNIAL' COTONEASTER SPECIES DROSANTHEMUM SPECIES LANTANA SPECIES MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS ROSA SPECIES SENECIO MANDRALISCAE	CENTENNIAL BACCHARIS COTONEASTER ICE PLANT LANTANA PROSTRATE MYOPORUM PROSTRATE ROSEMARY CARPET ROSE BLUE CHALK STICKS	L M L L L L L L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF NATIVE HYDROSEED

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Wall Clinging Vine Symbol]	WALL CLINGING VINES, SUCH AS: BOUGAINVILLEA SPECIES DISTICTIS SPECIES FICUS PUMILA GELSEMIUM SEMPERVIRENS PARTHENOCCISUS TRICUSPIDATA TRACHELOSPERMUM JASMINOIDES	BOUGAINVILLEA TRUMPET VINE CREEPING FIG CAROLINA JESSAMINE BOSTON IVY STAR JASMINE	L M M M M M

MINIMUM 1 GALLON SIZES

**LANDSCAPED OPEN SPACE, BUFFER AND SCREEN**

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

NOTE: MINIMUM 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Shrub Symbol]	SHRUBS, SUCH AS: CISTUS SPECIES ENCELIA FARINOSA HETEROMELES ARBUTIFOLIA LEUCOPHYLLUM SPECIES RHAMNUS CALIFORNICA RHUS INTEGRIFOLIA RHUS OVATA WESTRINGIA FRUTICOSA	ROCKROSE BRITTLEBUSH TOYON TEXAS RANGER COFFEE BERRY LEMONADE BERRY SUGAR BUSH COAST ROSEMARY	L L L L L L L L

NOTE: MINIMUM 5 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Ground Cover Symbol]	GROUND COVERS, SUCH AS: ACACIA REDOLENS BACCHARIS 'CENTENNIAL' BACCHARIS PILULARIS DROSANTHEMUM SPECIES SENECIO MANDRALISCAE LANTANA SPECIES LONICERA JAPONICA 'HALLIANA' MUHLBERGIA RIGENS MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS	PROSTRATE ACACIA CENTENNIAL BACCHARIS COYOTE BRUSH ICE PLANT BLUE CHALK STICKS LANTANA JAPANESE HONEYSUCKLE DEER GRASS PROSTRATE MYOPORUM PROSTRATE ROSEMARY	L L L L L L L M L L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

**WATER QUALITY BASIN**

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
[Water Quality Basin Symbol]	TREES, SUCH AS: PLATANUS RACEMOSA POPULUS FREMONTII	CALIFORNIA SYCAMORE WESTERN COTTONWOOD	M M

NOTE: 5 AND 15 GALLON SIZES

SHRUBS, SUCH AS:  
ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)

NOTE: MINIMUM 4" POT SIZES AND PLUGS FROM FLATS.

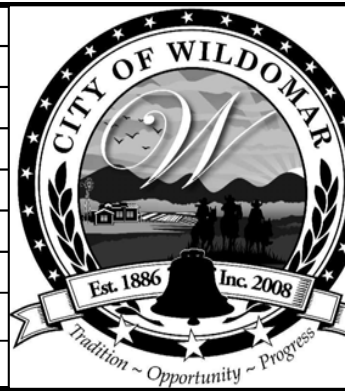
NOTE: LOCATION OF COMMERCIAL BUILDING FOUNDATION PLANTING TO BE DETERMINED AT DESIGN DEVELOPMENT PHASE AND OR WHEN BUILDING USE HAS BEEN DETERMINED AND ENTRANCES HAVE BEEN IDENTIFIED.

**SEE SHEET 2 FOR PLANTING GENERAL NOTES**

MATCHLINE - SEE SHEET 2

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	REVISIONS	APPR.	DATE



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



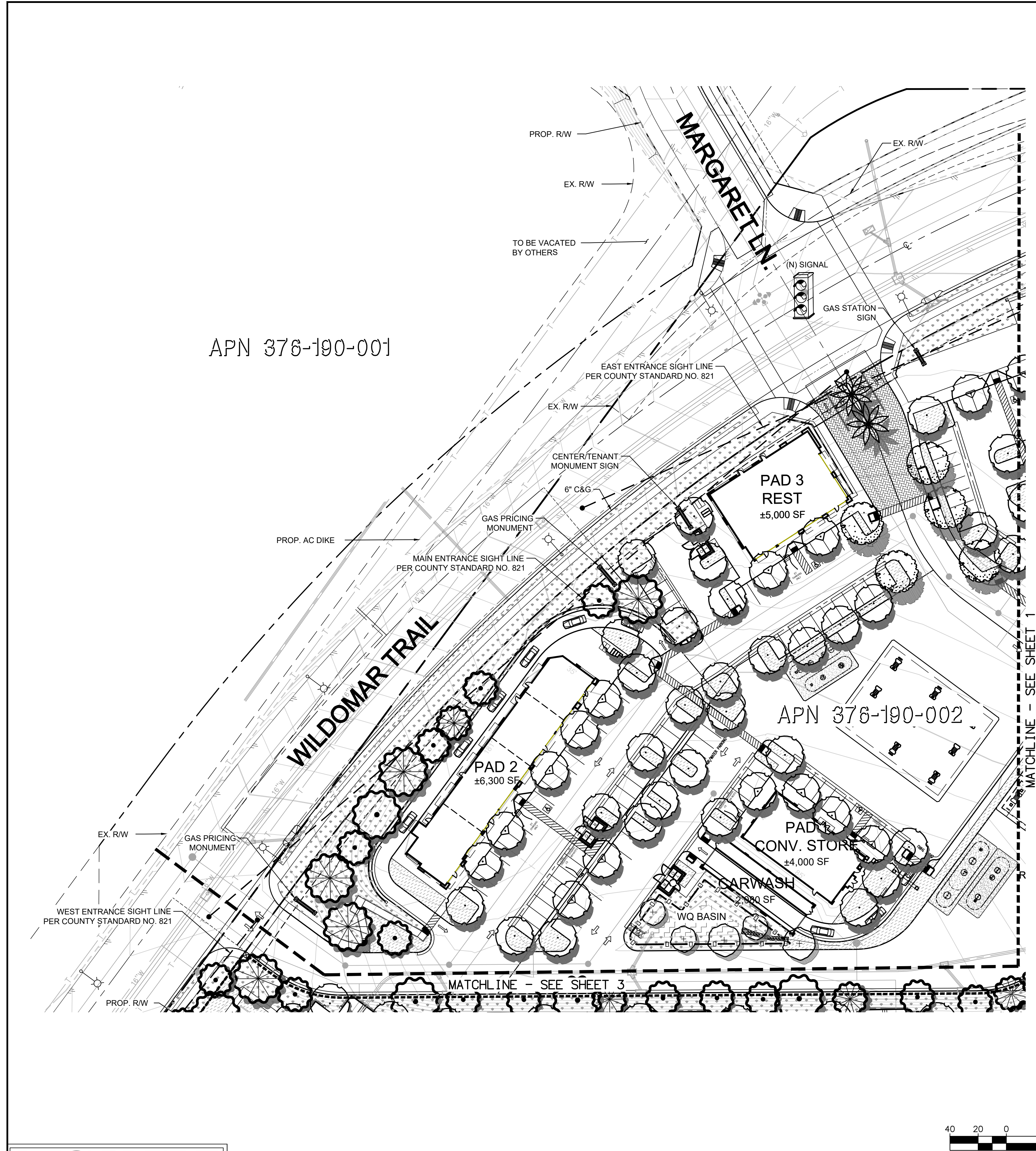
**Michael Baker INTERNATIONAL**  
40810 COUNTY CENTER DRIVE, SUITE 200  
TEMECULA, CA 92591  
PHONE: (951) 676-8042 • MBAKERINTL.COM  
PREPARED BY: JEREMY FRANZINI  
LIC. NO. 4514 DATE

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

PA NO. 20-0039 SHEET No. **1** OF 3 SHTS  
**CITY OF WILDOMAR**  
WILDOMAR TRAIL TOWN CENTER  
LANDSCAPE SUBMITTAL  
CONCEPTUAL LANDSCAPE PLAN

H:\PDATA\163508\CADD\EXHIBITS\CONCEPT\163508-LS-COMM-01-4TH SUBMITTAL.DWG ELISE.CAILLE 5/3/21 5:00 PM





**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), 460 - SUBDIVISION, AND 461 - 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 APPROPRIATE 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.

**WATER USE CALCULATIONS**

TOTAL LANDSCAPE AREA 161,818 SF  
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA)  
 $MAWA = (ET_0)(0.65)(K)(L)(0.62) = \text{GALLONS PER YEAR}$   
 $MAWA = 55.00 \times 0.45 \times 161,818 \times 0.62 = 2,483,097 \text{ GALLONS PER YEAR}$   
 $MAWA = 8.05 \times 0.45 \times 161,818 \times 0.62 = 363,438 \text{ GALLONS (PEAK DEMAND IN AUGUST)}$

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

**SHADED PARKING CALCULATIONS**

PARKING PROVIDED - 809 SPACES (OPEN)  
 TOTAL AREA OF PARKING SPACES = 99,537 SF  
 TREE SHADE QUANTITY @ FULL (100%) - 40 @ 600 SF  
 TREE SHADE QUANTITY @ HALF (50%) - 86 @ 300 SF  
 TOTAL SHADE PROVIDED 49,783 SF  
 PERCENT SHADE = 50%

TOTAL LANDSCAPE AREA 161,818 SF

**LEGEND**

- PRIMARY ENTRY MONUMENT (WILDOMAR TRAIL) - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLEMENT ARCHITECTURE
- SECONDARY COMMUNITY ENTRY MONUMENT - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLEMENT 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
- SD= PROPOSED STORM DRAIN & CATCH BASIN
- S= PROPOSED SWEEPER LINE
- W= PROPOSED WATER LINE
- W= EX. WATER LINE
- T= EX. OVERHEAD TEL. LINES
- STREET LIGHT

**LANDSCAPE ZONES AND PLANT PALETTE**

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

NOTES: MIN. 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.

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	CANOPY TREES, SUCH AS: KOELREUTERIA SPECIES PARKINSONIA SPECIES PLATANUS SPECIES PROSOPIS SPECIES QUERCUS SPECIES TIPUANA TIPU TRISTANIA SPECIES ULMUS PARVIFOLIA	CHINESE FLAME TREE PALO VERDE SYCAMORE MESQUITE OAK TIPU TREE WATER GUM CHINESE EVERGREEN ELM	M L M L L M M L

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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	SHRUBS, SUCH AS: AGAVE SPECIES CALANDRINA SPECIES CALLISTEMON 'LITTLE JOHN' CISTUS SPECIES DASYLIRON SPECIES DIANELLA REVOLUTA GREVILLEAE 'NOELLI' LEUCOPHYLLUM SPECIES OLEA EUROPAEA 'LITTLE OLLIE' TEUCRIUM FRUTICOSA WESTRINGIA FRUTICOSA	AGAVE ROCK PURSLANE WEERING BOTTLEBRUSH ROCKROSE DESERT SPOON FLAX LILY NOEL'S GREVILLEA TEXAS RANGER DWARF OLIVE BUSH GERMANDER COAST ROSEMARY	L L L L L L L L L L L

NOTE: MINIMUM 5 AND 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	GROUND COVERS, SUCH AS: BACCHARIS 'CENTENNIAL' COTONEASTER SPECIES DROSANTHEMUM SPECIES LANTANA SPECIES MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS ROSA SPECIES SENECIO MANDRALISCAE	CENTENNIAL BACCHARIS COTONEASTER ICE PLANT LANTANA PROSTRATE MYOPORUM PROSTRATE ROSEMARY CARPET ROSE BLUE CHALK STICKS	L M L L L L L L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF NATIVE HYDROSEED

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	WALL CLINGING VINES, SUCH AS: BOUGAINVILLEA SPECIES DISTICTIS SPECIES FICUS PUMILA GELSEMIUM SEMPERVIRENS PARthenocissus TRICUSPIDATA TRACHELOSPERMUM JASMINOIDES	BOUGAINVILLEA TRUMPET VINE CREEPING FIG CAROLINA JESSAMINE BOSTON IVY STAR JASMINE	L M M M M M

MINIMUM 1 GALLON SIZES

**LANDSCAPED OPEN SPACE, BUFFER AND SCREEN**

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

NOTE: MINIMUM 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	SHRUBS, SUCH AS: CISTUS SPECIES ENCLERA FARINOSA HETEROMELES ARBUTIFOLIA LEUCOPHYLLUM SPECIES RHAMNUS CALIFORNICA RHUS INTEGRIFOLIA RHUS OVATA WESTRINGIA FRUTICOSA	ROCKROSE BRITTLEBUSH TOYON TEXAS RANGER COFFEE BERRY LEMONADE BERRY SUGAR BUSH COAST ROSEMARY	L L L L L L L L

NOTE: MINIMUM 5 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	GROUND COVERS, SUCH AS: ACACIA REDOLENS BACCHARIS 'CENTENNIAL' BACCHARIS PILULARIS DROSANTHEMUM SPECIES SENECIO MANDRALISCAE LANTANA SPECIES LONICERA JAPONICA 'HALLIANA' MUEHLENBERGIA RIGENS MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS	PROSTRATE ACACIA CENTENNIAL BACCHARIS COYOTE BRUSH ICE PLANT BLUE CHALK STICKS LANTANA JAPANESE HONEYSUCKLE DEER GRASS PROSTRATE MYOPORUM PROSTRATE ROSEMARY	L L L L L L L M L L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

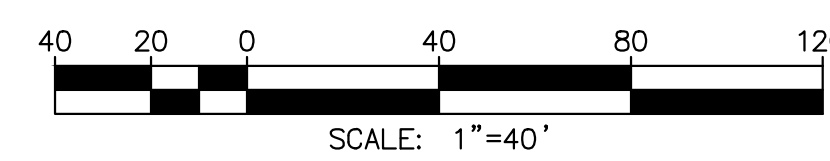
**WATER QUALITY BASIN**

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

NOTE: 5 AND 15 GALLON SIZES

SHRUBS, SUCH AS:  
ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)  
NOTE: MINIMUM 4" POT SIZES AND PLUGS FROM FLATS.

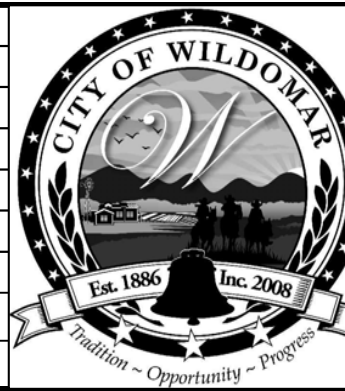
NOTE: LOCATION OF COMMERCIAL BUILDING FOUNDATION PLANTING TO BE DETERMINED AT DESIGN DEVELOPMENT PHASE AND OR WHEN BUILDING USE HAS BEEN DETERMINED AND ENTRANCES HAVE BEEN IDENTIFIED.



**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 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	REVISIONS	APPR.	DATE
	ENGINEER				



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



**Michael Baker INTERNATIONAL**  
 40810 COUNTY CENTER DRIVE, SUITE 200  
 TEMECULA, CA 92591  
 PHONE: (951) 676-8042 • MBAKERINTL.COM  
 PREPARED BY: JEREMY FRANZINI  
 LIC. NO. 4514 DATE

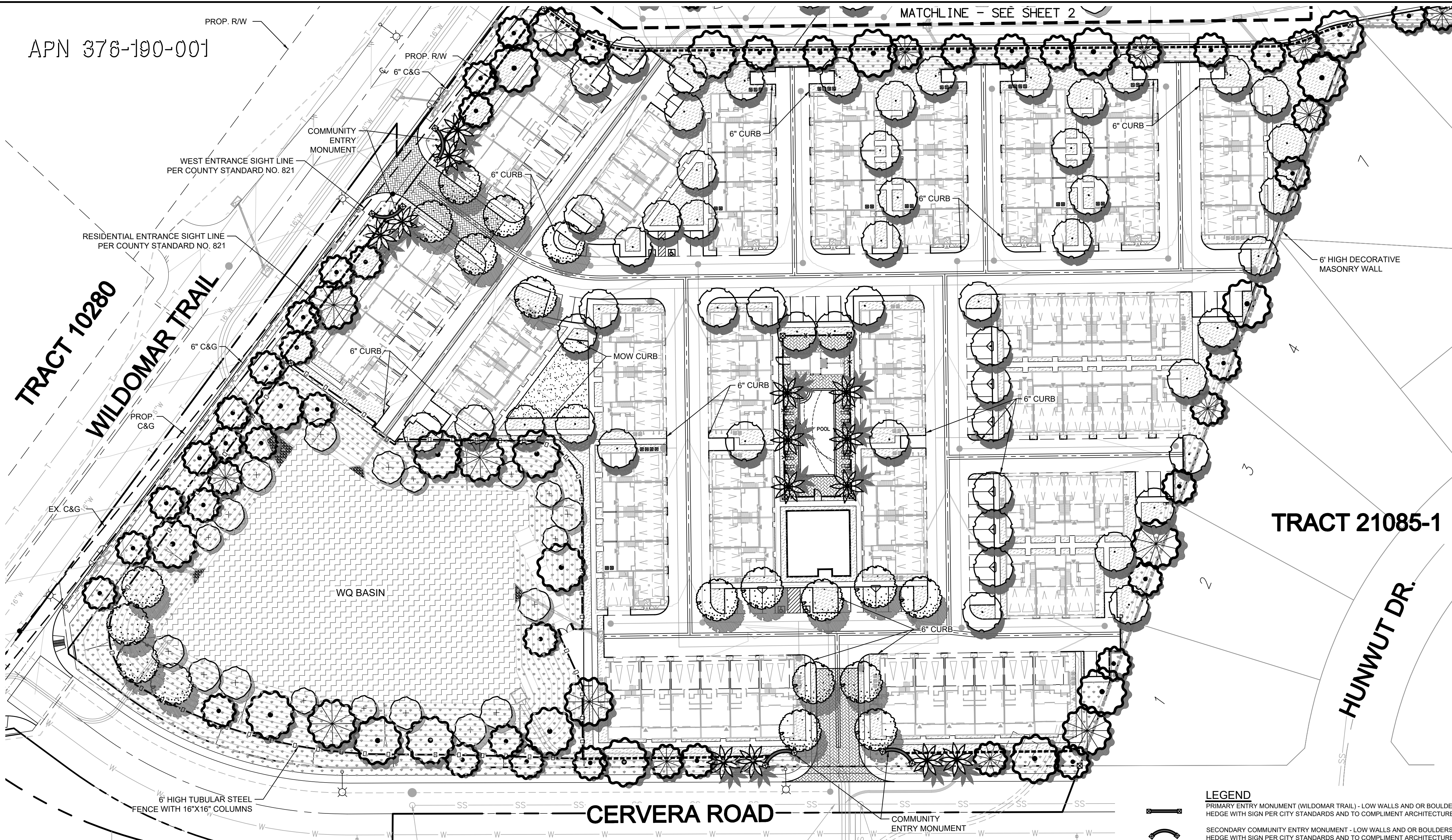
BENCHMARK:  
 Elevation = 1304.204  
 Datum = NGVD29  
 BENCHMARK # E-6-70  
 THIS SURVEY WAS PERFORMED ON 01/22/13 BY INLAND AERIAL SURVEYS, INC.  
 L.S. (number), EXP. (date)  
 SCALE: H: As Noted V: As Noted

PA NO. 20-0039 SHEET No. **2**  
**CITY OF WILDOMAR**  
 WILDOMAR TRAIL TOWN CENTER  
 LANDSCAPE SUBMITTAL  
 CONCEPTUAL LANDSCAPE PLAN  
 OF 3 SHTS

H:\PDATA\163508\CADD\EXHIBITS\CONCEPT\163508-LS-COMM-01-4TH SUBMITTAL.DWG ELISE.CAILLE 5/3/21 4:57 PM

APN 376-190-001

MATCHLINE - SEE SHEET 2



**LANDSCAPE ZONES AND PLANT PALETTE**  
WILDOMAR TRAIL MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD

SYMBOL	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
	TABESBUIA SPECIES	TRUMPET VINE	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" T.H. MIN.; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/OR A MAX. OF 15% OF TREE PALETTE.

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	CANOPY TREES, SUCH AS:		
	KOELREUTERIA SPECIES	CHINESE FLAME TREE	M
	PARKINSONIA SPECIES	PALO VERDE	L
	PLATANUS SPECIES	SYCAMORE	M
	PROSOPIS SPECIES	MESQUITE	L
	QUERCUS SPECIES	OAK	L
	TIPLUMIA TIPIU	TIPIU 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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	SHRUBS, SUCH AS:		
	AGAVE SPECIES	AGAVE	L
	CALANDRINA SPECIES	ROCK PURSLANE	L
	CALLISTEMON 'LITTLE JOHN'	WEeping BOTTLEBRUSH	L
	CISTUS SPECIES	ROCKROSE	L
	DASYLIRION SPECIES	DESERT SPOON	L
	DIANELLA REVOLUTA	FLAX LILY	L
	GREVILLEAE 'NOELL'	NOEL'S GREVILLEAE	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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	WALL CLINGING VINES, SUCH AS:		
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	L
	DISTICTIS SPECIES	TRUMPET VINE	L
	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**

SYMBOL	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	FREEMONT COTTONWOOD	M
	SCHINUS MOLLE	CALIFORNIA PEPPER	L

NOTE: MINIMUM 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	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

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	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
	LOWICHERA 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**

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

NOTE: 5 AND 15 GALLON SIZES

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	SHRUBS, SUCH AS:		
	ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)		

NOTE: MINIMUM 4" POT SIZES AND PLUGS FROM FLATS.

**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 SWEWER LINE
- PROPOSED WATER LINE
- FIRE HYDRANT
- EX WATER LINE
- EX OVERHEAD TEL LINES
- STREET LIGHT

**WATER USE CALCULATIONS**

TOTAL LANDSCAPE AREA 142,220 SF  
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA)  
 MAWA = (ET)(0.85)(A)(0.82) = GALLONS PER YEAR  
 MAWA = 55.00 X 0.85 X 142,220 X 0.82 = 2,987,336 GALLONS PER YEAR  
 MAWA = 8.05 X 0.55 X 142,220 X 0.82 = 390,401 GALLONS (PEAK DEMAND IN AUGUST)

**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%) - 22.37 @ 300 SF  
 TOTAL SHADE PROVIDED 6,710 SF  
 PERCENT SHADE = 54.5%

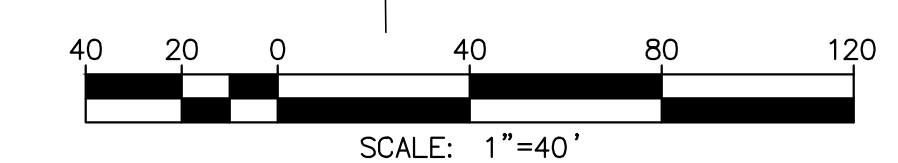
**TRACT 23196**

**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 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), 460 - SUBDIVISION, AND 461 - 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.

**TRACT 23196**

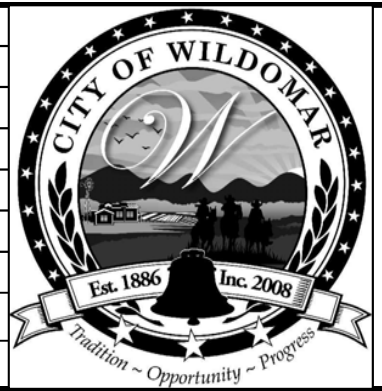
- ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
- SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES, PLANT MATERIAL AND MULCH TO BE SUITABLE FOR 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.



**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 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	REVISIONS	APPR.	DATE



**CITY OF WILDOMAR**  
 ACCEPTED BY:  
 Daniel A. York, Director of Public Works/  
 City Engineer, PE 43212  
 Date:  
 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: JEREMY FRANZINI  
 LIC. NO. 4514 DATE

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

PA NO. 20-0039 SHEET No. **3**  
**CITY OF WILDOMAR**  
 WILDOMAR TRAIL TOWN CENTER  
 LANDSCAPE SUBMITTAL  
 CONCEPTUAL LANDSCAPE PLAN  
 OF 3 SHTS

H:\NPDATA\163508\CADD\EXHIBITS\CONCEPT\163508-LS-COMM-01-4TH SUBMITTAL.DWG ELISE.CAILLE 5/3/21 4:56 PM