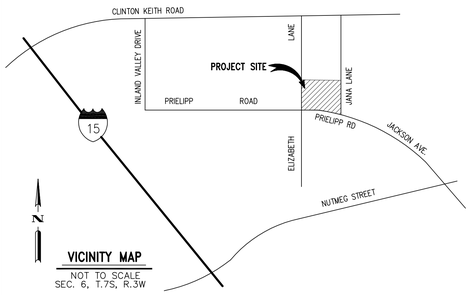
Attachment H - Site Plan Package

PLOT PLAN NO. 13-0089

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP
NOT TO SCALE
SEC. 6, T.7S, R.3W

OWNER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

380-290-029

UTILITY PURVEYORS:

SCHOOL ..... : LAKE ELSINORE UNIFIED SCHOOL DISTRICT
SEWER ..... : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER ..... : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS ..... : SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE ..... : VERIZON/TIME WARNER
ELECTRIC ..... : SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV ..... : VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED ..... : SEPTEMBER 2014
2. THOMAS BROS. ..... : 2006, PG. 927, H1
3. EXISTING ZONING ..... : I-P (INDUSTRIAL PARK)
4. PROPOSED ZONING ..... : R-3 (GENERAL RESIDENTIAL)
5. EXISTING LAND USE ..... : MHDR
6. PROPOSED LAND USE ..... : VHDR
7. PROJECT ACREAGE ..... : 10.02± AC GROSS
8. F.E.M.A PANEL NO. ..... : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

PARCEL 4 OF LOT LINE ADJUSTMENT CERTIFICATE NO. 4532, RECORDED MARCH 27, 2003 AS INSTRUMENT NO. 2003-214340, OF OFFICIAL RECORDS.

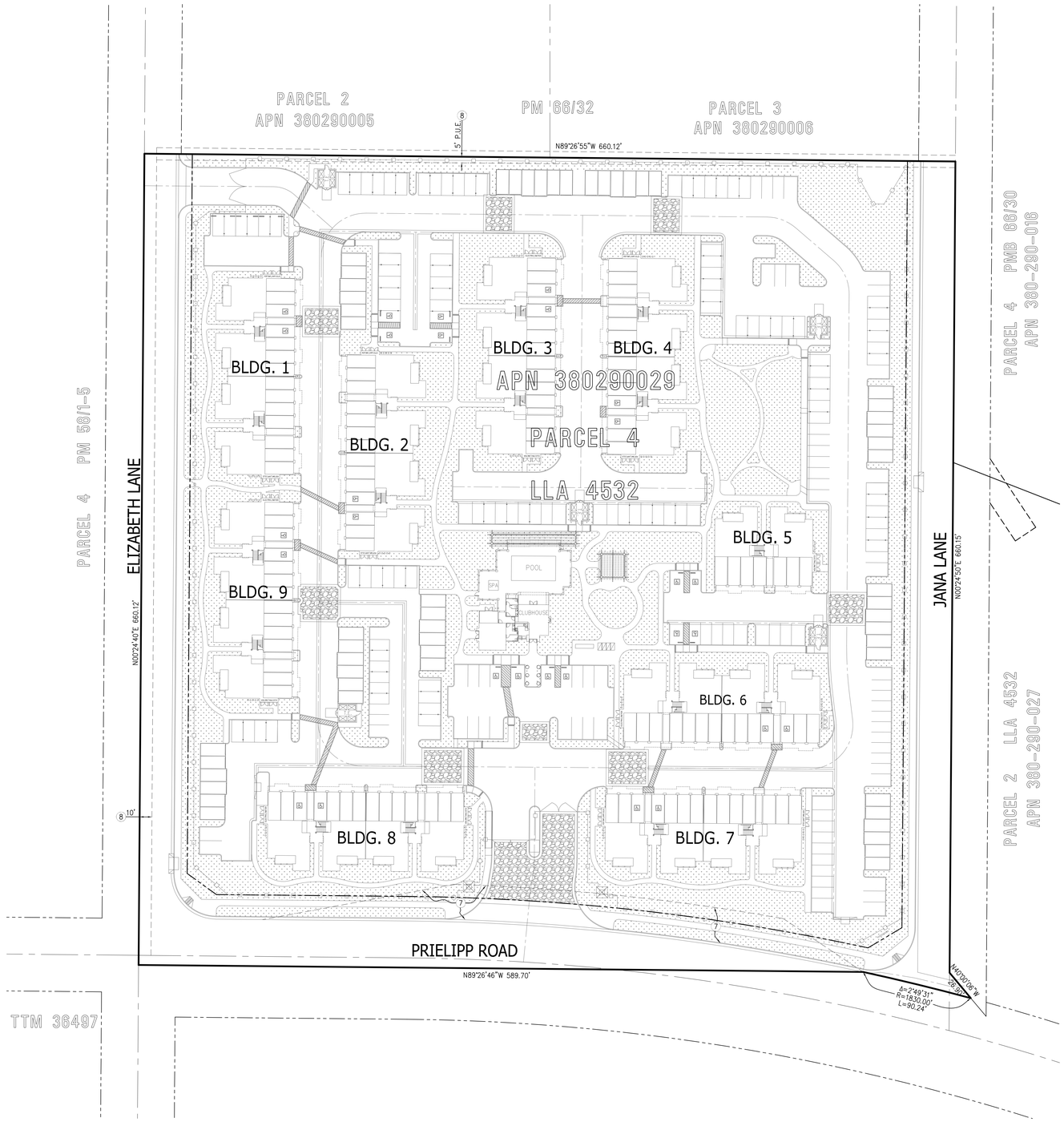
EASEMENT NOTES:

(7) AN EASEMENT FOR SLOPE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 18, 1987 AS INSTRUMENT NO. 174123 OF OFFICIAL RECORDS. IN FAVOR OF CALIFORNIA OAKS DEVELOPMENT.

(8) AN EASEMENT FOR PUBLIC UTILITY, PUBLIC SERVICES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 19780 OF OFFICIAL RECORDS. IN FAVOR OF COUNTY OF RIVERSIDE.

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED RIGHT OF WAY
- EASEMENT
- GRASS/LANDSCAPE
- ENCHANCED STAMPED CONCRETE PAVEMENT
- FILTRATION & DETENTION AREA (WQMP)
- DETENTION AREA (WQMP)
- WHEEL STOP
- ADA
- C — COMPACT
- CV — "CLEAN AIR/ VANPOOL/ EV"
- T.E. — TRASH ENCLOSURE
- (CC) — COVERED CARPORTS
- (EG) — ENCLOSED GARAGE



PROJECT INFORMATION:

OCCUPANCY:	R2 (DWELLINGS)
	U (GARAGES)
TYPE OF CONSTRUCTION:	VA
INDIVIDUAL UNITS:	34 ONE BEDROOM / 1 BATH
	102 TWO BEDROOM / 2 BATH
	34 THREE BEDROOM / 2 BATH
	170 TOTAL RENTABLE APARTMENTS

BUILDING

BUILDING TYPE I (8 BUILDINGS)

LEVEL	UNITS	AREA (S.F.)	TOTAL (S.F.)
1	4	9,358	74,864
2	8	10,065	80,520
3	8	10,065	80,520
SUBTOTAL	20	29,488	235,904
TOTAL (8 BUILDINGS)			235,904

BUILDING TYPE II (1 BUILDING)

LEVEL	UNITS	AREA (S.F.)	TOTAL (S.F.)
1	2	4,675	4,675
2	4	4,939	4,939
3	4	4,939	4,939
SUBTOTAL	10	14,553	14,553
TOTAL (1 BUILDING)			14,553
CLUBHOUSE		1,906	1,906

GARAGES (14 PER BLDG. I / 7 PER BLDG. II)

	UNITS	AREA (S.F.)	
DETACHED	54	11,781	11,781
ATTACHED	119	–	
TOTAL		11,781	11,781
GRAND TOTAL			264,144

AREA DENSITY CALCULATIONS

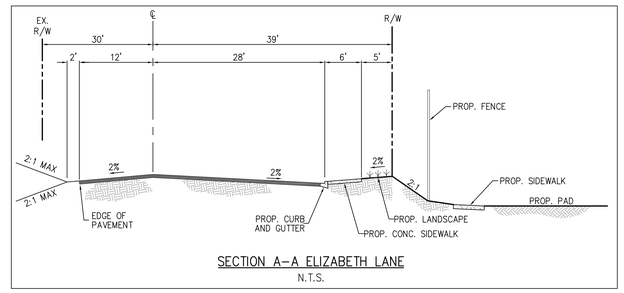
BLDG. FOOTPRINT (ALL STRUCTURES), BLDGS. I & II, CLUBHOUSE & DETACHED GARAGES		93,226 SF	23%
COMMON AREA	LANDSCAPING	99,913 SF	25%
	SIDEWALKS/PARKING/ALLEY	207,613 SF	52%
	TOTAL AREA	400,752 SF	100%

SITE TOTAL= 170 UNITS/ 10.02 AC = 17.0 DU/AC

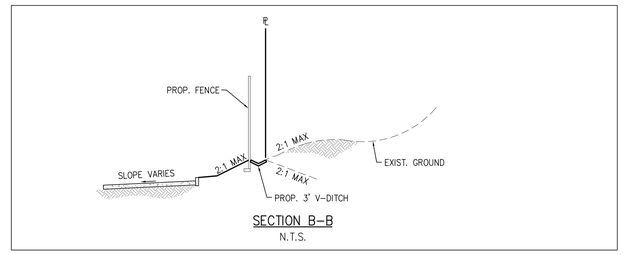
PARKING

	1 BR	2 BR	3 BR	TOTAL
REQUIRED	42.5	229.5	93.5	365.5 (366)
PARKING SPACES PROVIDED				
ASSIGNED 170 UNITS @ 1:1BR & 2:2/3BR	34	204	68	306
OPEN UNASSIGNED SPACES GUESTS				62
GRAND TOTAL PARKING				368

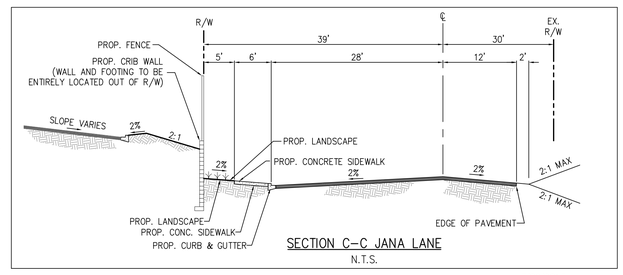
COVERED CARPORTS:
195 OPEN SPACES @ 50% = 97.5, 98 COVERED REQ'D.
BREAKDOWN: 15 (6) UNIT CARPORTS & 2 (4) UNIT CARPORTS — 98 COVERED CARPORTS PROVIDED



SECTION A-A ELIZABETH LANE
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C JANA LANE
N.T.S.

7/29/2015

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

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NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Director of Public Works
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — TRAVIS P. VINCENT JR. — No. 37356 Exp. 6/30/16 — CIVIL — STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

PLOT PLAN NO. 13-0089
CITY OF WILDOMAR
VILLA SIENA
TITLE SHEET

SHEET No. 1 OF 2 SHTS

S:\Land Projects 2004\2712 JANA 8\DWG\21-PLOT PLAN\PP_SHT_1.dwg 7-29-15 10:31:14 AM

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED RIGHT OF WAY
- EASEMENT
- GRASS/LANDSCAPE
- ENCHANCED STAMPED CONCRETE PAVEMENT
- FILTRATION & DETENTION AREA (WQMP)
- DETENTION AREA (WQMP)
- WHEEL STOP
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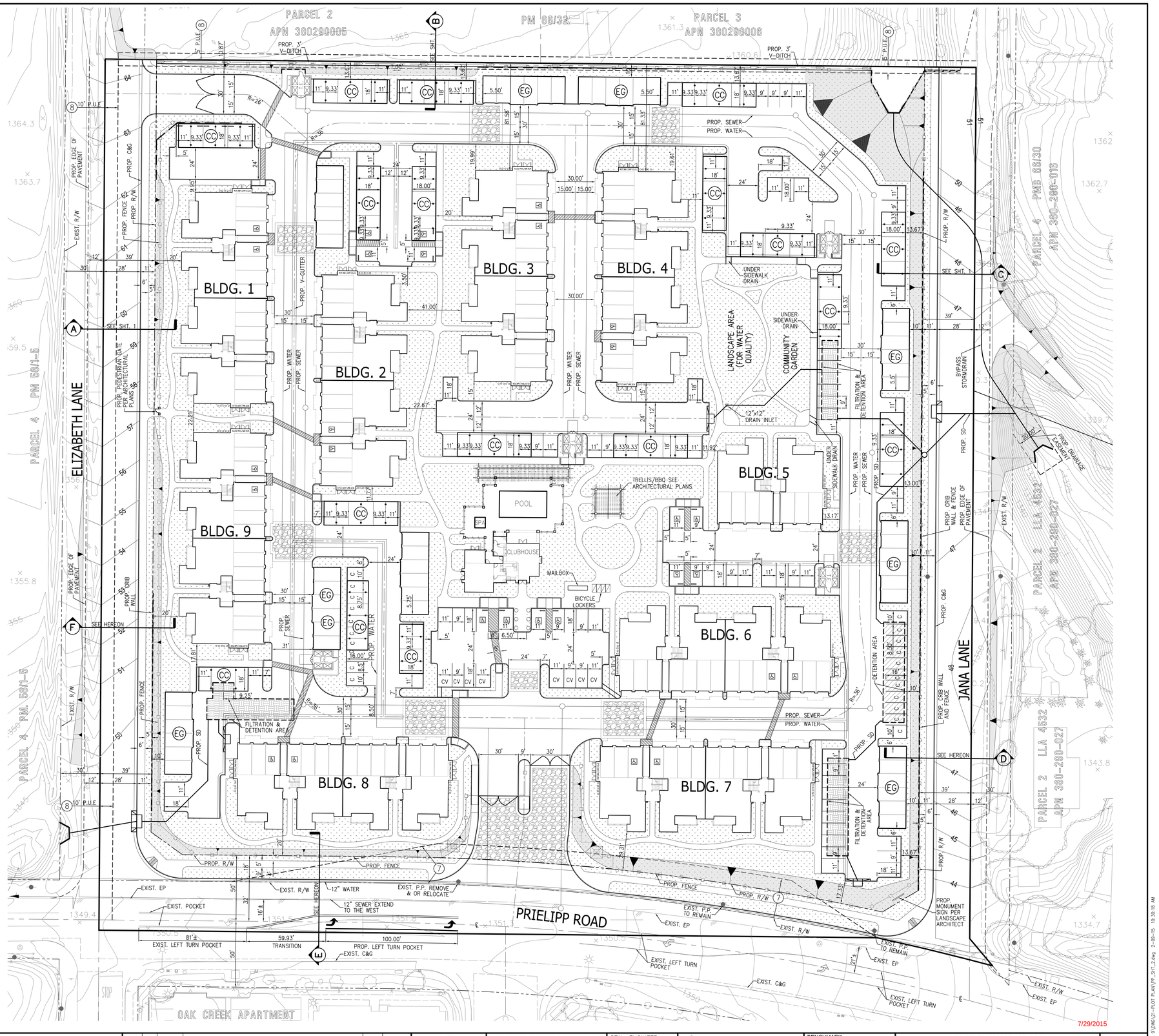
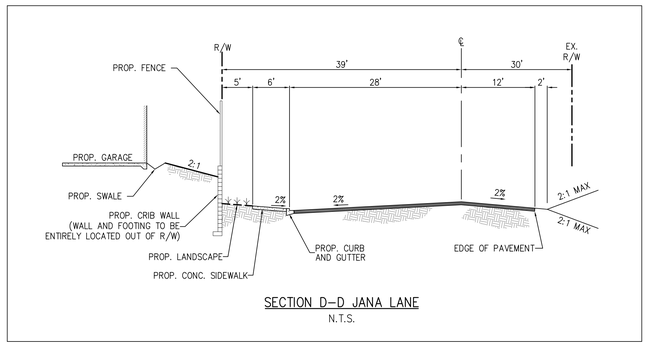
- C — COMPACT
- CV — "CLEAN AIR/ VANPOOL/ EV"
- T.E. — TRASH ENCLOSURE
- CC — COVERED CARPORTS
- EG — ENCLOSED GARAGE

GRAPHIC SCALE

30 0 15 30 60 90

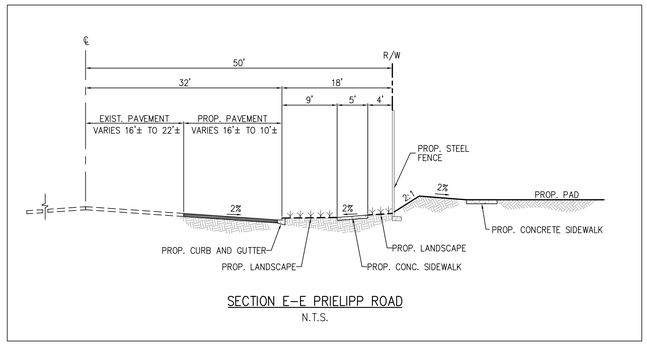
1 inch = 30 ft.





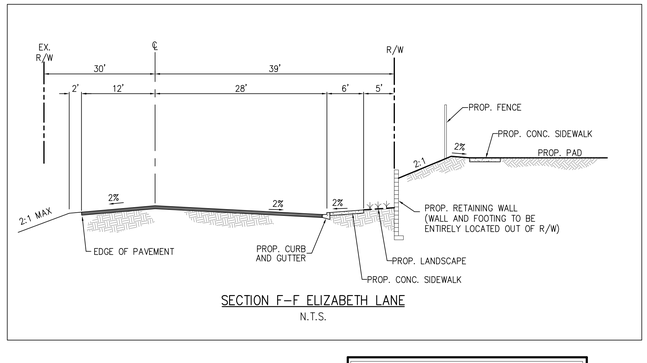
SECTION D–D JANA LANE

N.T.S.



SECTION E–E PRIELIPP ROAD

N.T.S.



SECTION F–F ELIZABETH LANE

N.T.S.

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:

REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted

PLOT PLAN NO. 13-0089

CITY OF WILDOMAR

VILLA SIENA

PLOT PLAN

SHEET No. 2 OF 2 SHTS

S:\Land Projects 2004\27272 JANA P\DWG\21-PLOT PLAN\PP_SHT_2.dwg 2-09-15 10:30:18 AM

PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED RIGHT OF WAY
- EASEMENT
- GRASS/LANDSCAPE
- ENCHANCED STAMPED CONCRETE PAVEMENT
- DETENTION AREA (WQMP)
- OPEN PARKING
- COVERED CARPORTS
- SIDEWALKS
- ENCLOSED GARAGE

GRAPHIC SCALE

50 0 25 50 100 150

1 inch = 50 ft.

7/29/2015

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ENGINEER				CITY	

CITY OF WILDOMAR

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25206 JEFFERSON AVENUE SUITE D
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

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Elevation = _____
Datum = _____
BENCHMARK # _____

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

SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR

VILLA SIENA

PARKING EXHIBIT PLAN

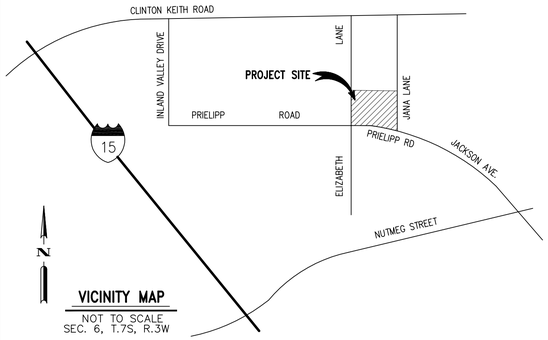
FOR PLOT PLAN NO. 13-0089

SHEET No. 1 OF 1 SHTS

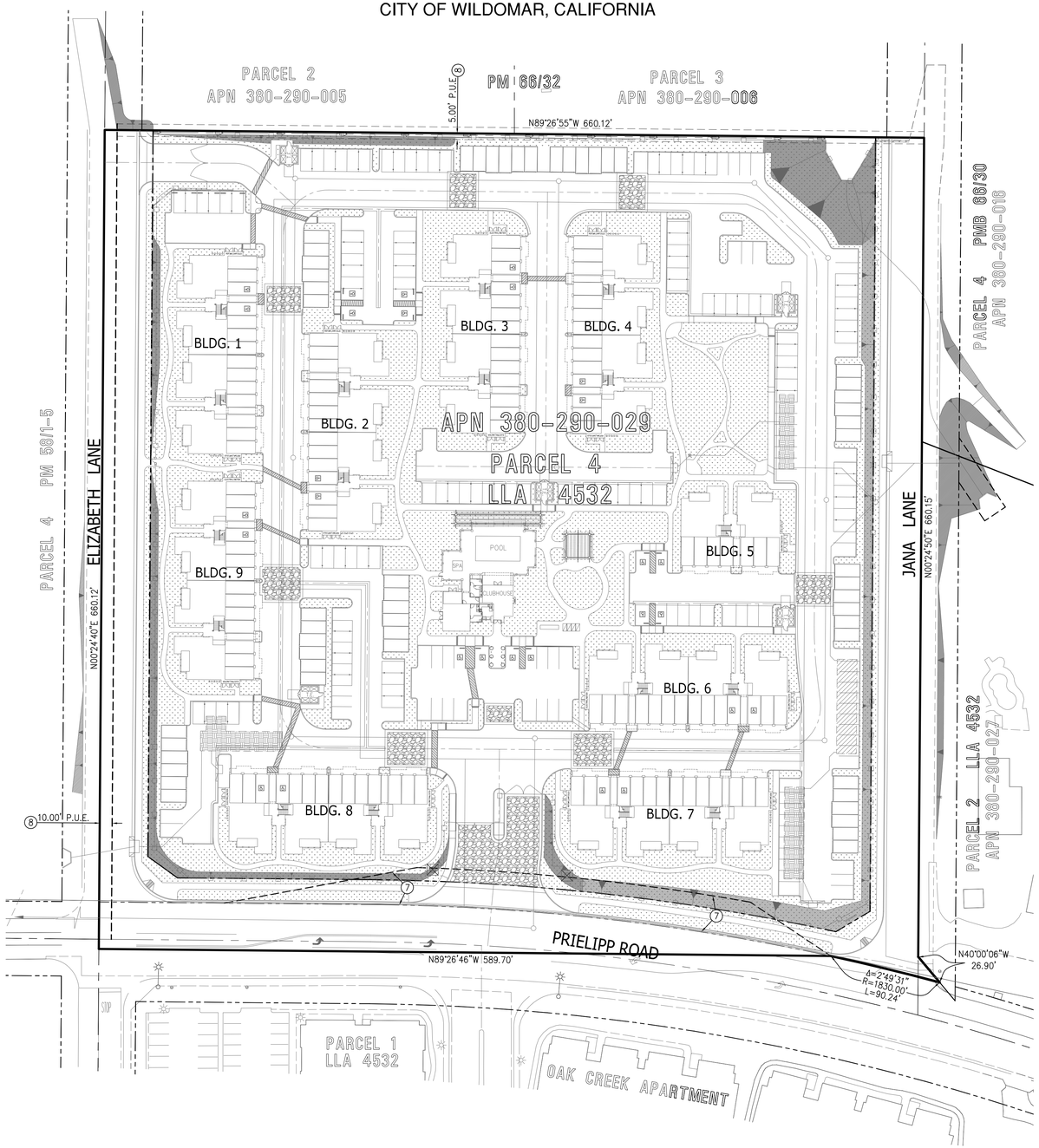
S:\Land Projects 2004\27212 JANA 9\DWG\15-EXHIBITS\PARKING EXHIBIT\PARK_EXHIBIT_SHT_1.dwg 7-21-15 04:17:38 PM

PRELIMINARY GRADING PLAN

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP
NOT TO SCALE
SEC. 6, T.7S, R.3W



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- DETENTION AREA (WQMP)

GRAPHIC SCALE
50 0 25 50 100 150
1 inch = 50 ft.

OWNER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

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TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

380-290-029

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SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
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TELEPHONE	VERIZON/TIME WARNER
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV	VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED : SEPTEMBER 2014
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3. EXISTING ZONING : I-P (INDUSTRIAL PARK)
4. PROPOSED ZONING : R-3 (GENERAL RESIDENTIAL)
5. EXISTING LAND USE : MHDR
6. PROPOSED LAND USE : VHDR
7. PROJECT ACREAGE : 10.02± AC GROSS
8. F.E.M.A PANEL NO. : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

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BENCH MARK:

RIVERSIDE COUNTY BM. T-58-81 ELEV. = 1215.467

3" ALUMINUM DISK IN CONC. CULVERT WALL

FROM THE INT. OF IVY STREET AND WASHINGTON STREET 3.6 MILES NW ON WASHINGTON STREET-PALOMAR STREET TO THE INT. OF PALOMAR AND CLINTON KEITH ROAD; 0.1 MILE NW OF THE INT. ON THE NE END OF A CONC. BOX CULVERT HEADWALL 18.7' NE OF THE C/L PALOMAR STREET, 51.6' N P.P. #X11524E, 81' NW OF P.P. #6T43563.

7/29/15

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ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Director of Public Works
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

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PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
VILLA SIENA
PRELIMINARY GRADING PLANS
FOR PLOT PLAN NO. 13-0089

SHEET No. 1
OF 3 SHTS

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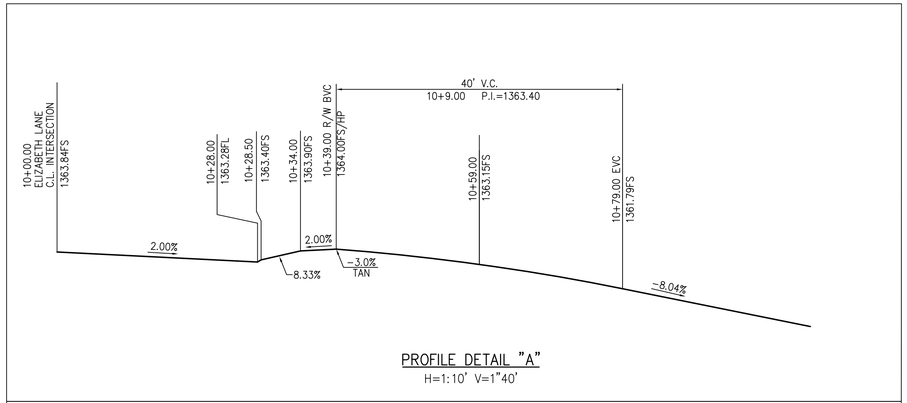
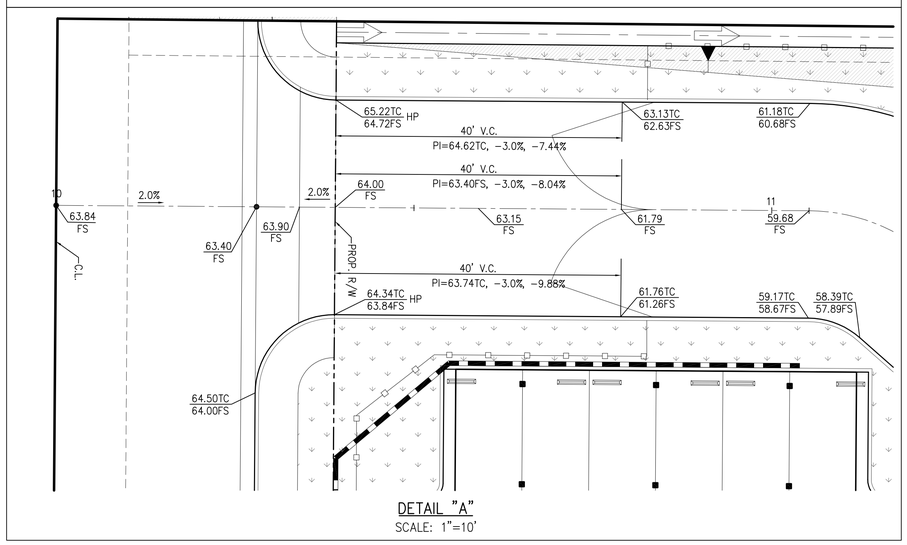


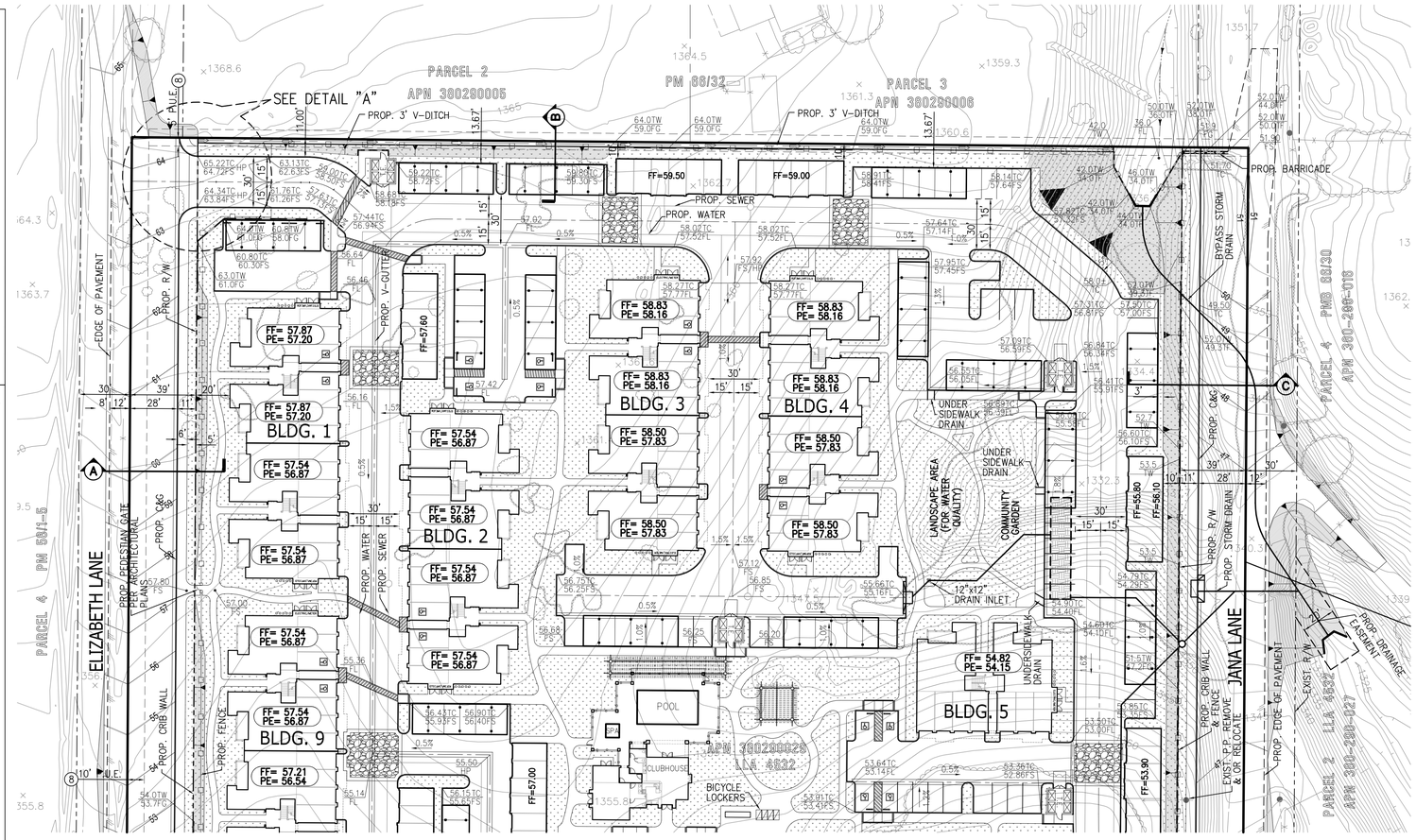
PROFILE DETAIL "A"

H=1:10' V=1"40'



DETAIL "A"

SCALE: 1"=10'

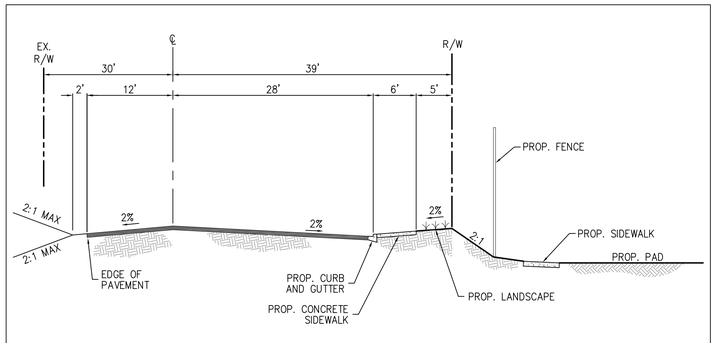


MATCH LINE SEE SHEET NO. 3

GRAPHIC SCALE

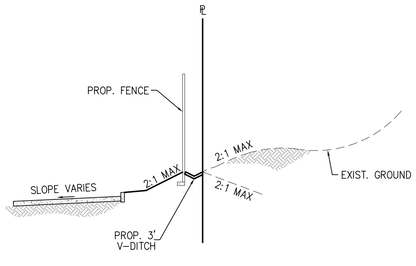
40 0 20 40 80 120

1 inch = 40 ft.



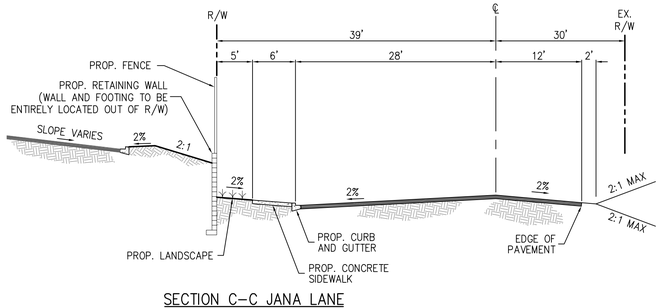
SECTION A–A ELIZABETH LANE

N.T.S.



SECTION B–B

N.T.S.



SECTION C–C JANA LANE

N.T.S.

7/29/2015

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ENGINEER				CITY	

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:

REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

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CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted

CITY OF WILDOMAR

VILLA SIENA

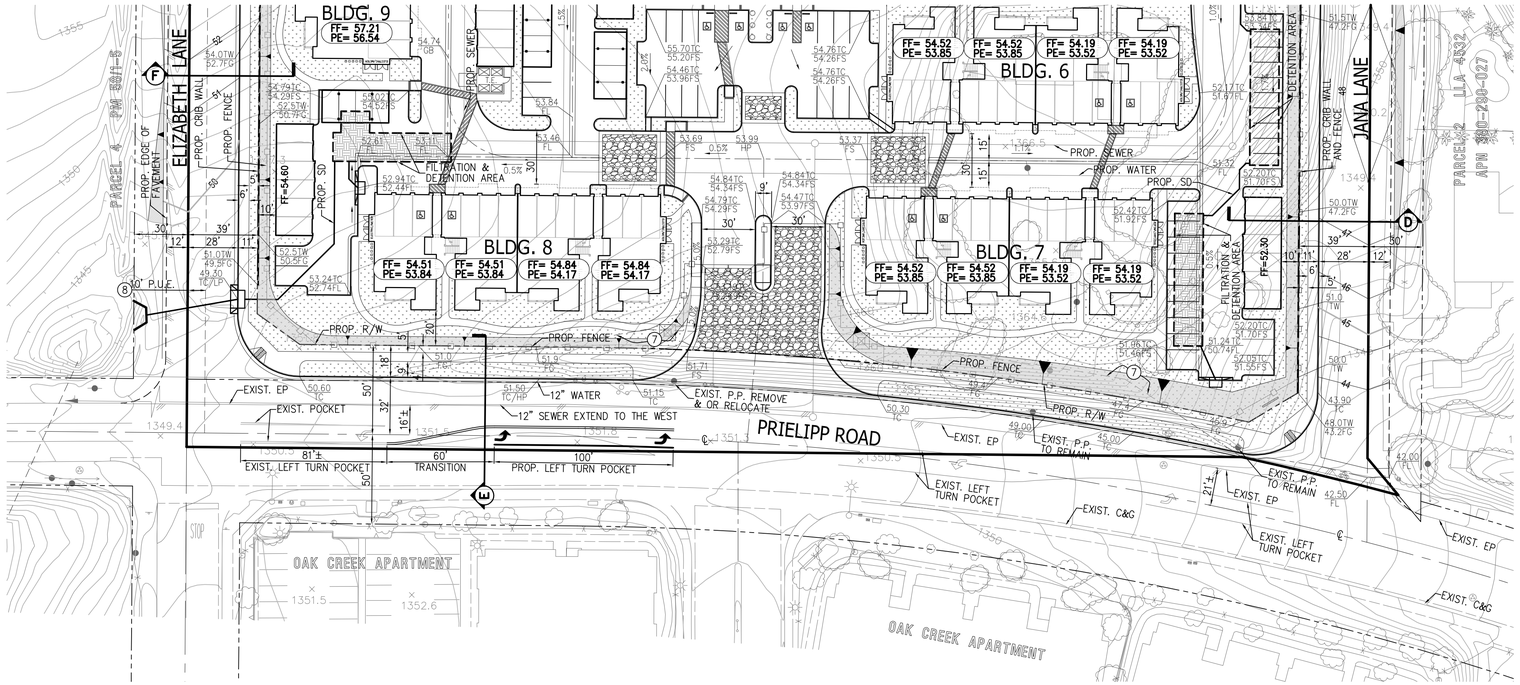
PRELIMINARY GRADING PLANS

FOR PLOT PLAN NO. 13-0089

SHEET No. 2 OF 3 SHTS

S:\Land Projects 2004\27212 JANA 9\DWG\20-PGP\PGP_SHT_2.dwg 2-09-15 10:24:29 AM

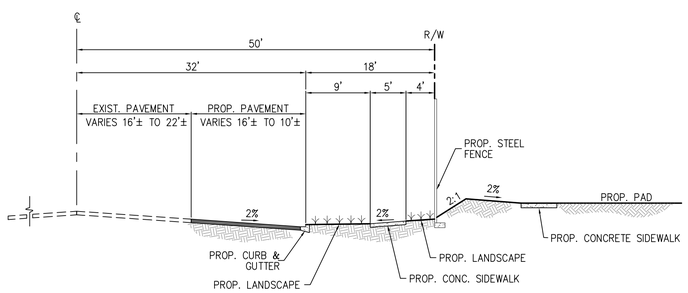
MATCH LINE SEE SHEET NO. 2



GRAPHIC SCALE

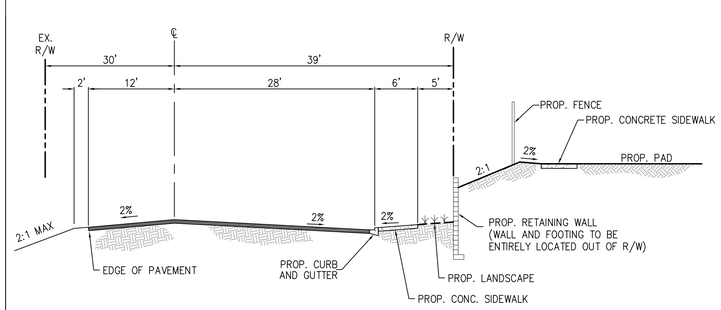
40 0 20 40 80 120

1 inch = 40 ft.



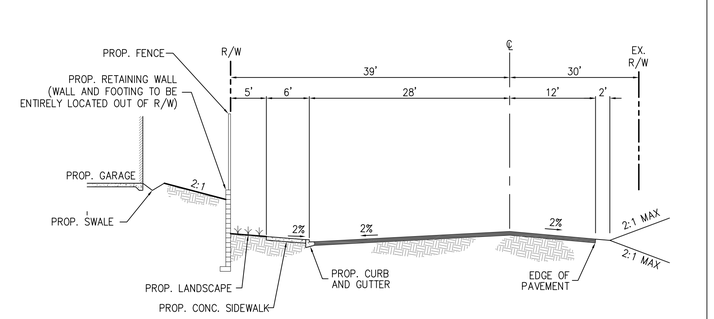
SECTION E–E PRIELIPP ROAD

N.T.S.



SECTION F–F ELIZABETH LANE

N.T.S.



SECTION D–D JANA LANE

N.T.S.

7/29/2015

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	

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:

REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
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CITY OF WILDOMAR

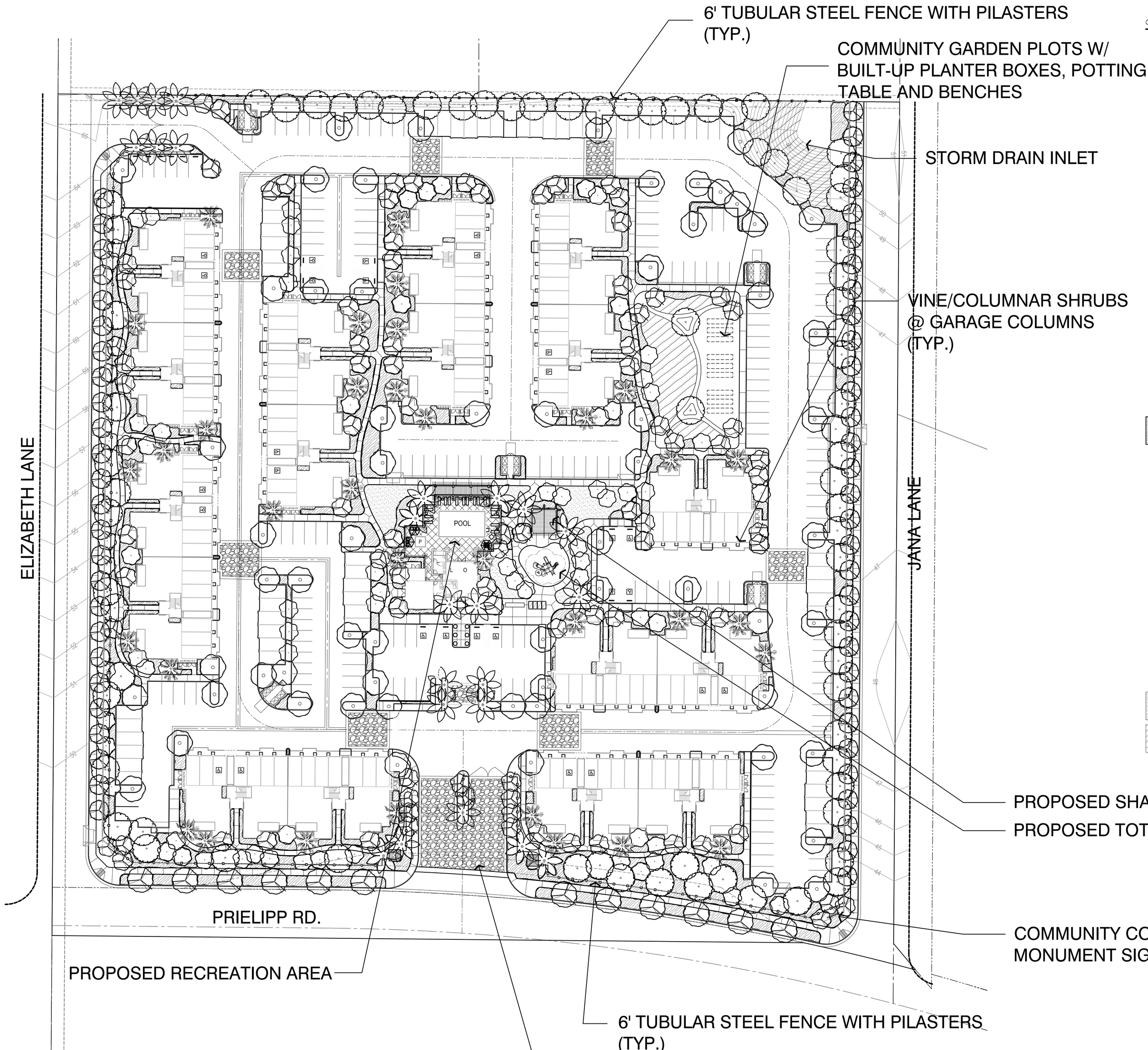
VILLA SIENA

PRELIMINARY GRADING PLANS

FOR PLOT PLAN NO. 13-0089

SHEET No. 3 OF 3 SHTS

S:\Land Projects 2004\27212 JANA 91\DWG\20-PGP\PGP_SHT_3.dwg 2-09-15 10:25:02 AM



CONCEPT PLANT SCHEDULE

	DECIDUOUS STREET TREE 24" BOX AT 25' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	56
	EVERGREEN PERIMETER TREE 24" BOX MIN. ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	75
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	PROJECT ENTRY THEME TREE 18' BTH MIN. PHOENIX DACTYLIFERA / DATE PALM	24
	SMALL EVERGREEN CANOPY TREE ACACIA PENDULA / WEEPING MYALL GEIJERA PARVIFLORA / AUSTRALIAN WILLOW MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA RHUS LANCEA / AFRICAN SUMAC	63
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	SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAW ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAW ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAW BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANSES BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA RIGENS / DEER GRASS - (PLACE AT PERIMETER OF PROJECT) PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	19,283 SF
	DROUGHT TOLERANT TURF -	2,380 SF
	NO-MOW TURF -	5,203 SF

NOTE: THIS LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF WILDOMAR WATER EFFICIENT LANDSCAPE ORDINANCE and CITY STANDARDS

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) (.7) (LA) (.62)

55.0 X .7 X 99,913 X .62 = 2,384,923 GAL/YEAR

ESTIMATED TOTAL WATER USE

ETWU = (ETo) (.62) (PLANT FACTOR) (LA)

SHRUB/GC 55.0 X .62 X $\frac{.5 \times 89,208}{.9}$ = 1,689,996 GAL/YEAR

TURF 55.0 X .62 X $\frac{.7 \times 10,705}{.7}$ = 365,040 GAL/YEAR

TOTAL ESTIMATED USE = 2,055,036 GAL/YEAR

COMPARISON	
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EXCEEDS ESTIMATED TOTAL WATER USE	(2,055,036 GAL/YEAR)

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0 40 80 120 160 feet

1" = 40'

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADKVAS GROUP
DESIGNERS & PLANNERS :: 1401 CLAUDIO DE LOS PALMAS :: SUITE 100 :: SAN CLEMENTE, California :: (949) 369 8000

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE AGREEMENT IN WRITING OF ADKVAS GROUP. ALL THE WRITTEN MATERIALS SHALL BE RETURNED TO ADKVAS GROUP AT THE COMPLETION OF THE WORK. VIOLATION OF THIS RESTRICTION WILL BE PUNISHABLE BY THE FULL EXTENT OF THE LAW. ADKVAS GROUP RETAINS THE COPYRIGHT OF THE DESIGNS OF ART WORK.

VILLA SIENA APARTMENT HOMES 170 UNIT APARTMENT PROJECT
PRIELIPP ROAD, WILDOMAR, CA
DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA. 92618
TEL. : (949) 270-7781

JOB NUMBER: 13017

DATE: 7/29/2015

SHEET TITLE: SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO: L-1

plot date: @PLTDATE

PROPOSED SHADE STRUCTURES

ACID ETCHED NATURAL GRAY CONCRETE POOL DECK W/ DIAMOND SCORE PATTERN

6' TUBULAR STEEL FENCE WITH PILASTERS (TYP.)

POOL

P

L O

PROPOSED PHOENIX DACTYLIFERA 18' BTH MIN.

PROPOSED SHADE STRUCTURES

PROPOSED TOT LOT

PROPOSED BIKE STORAGE LOCKERS

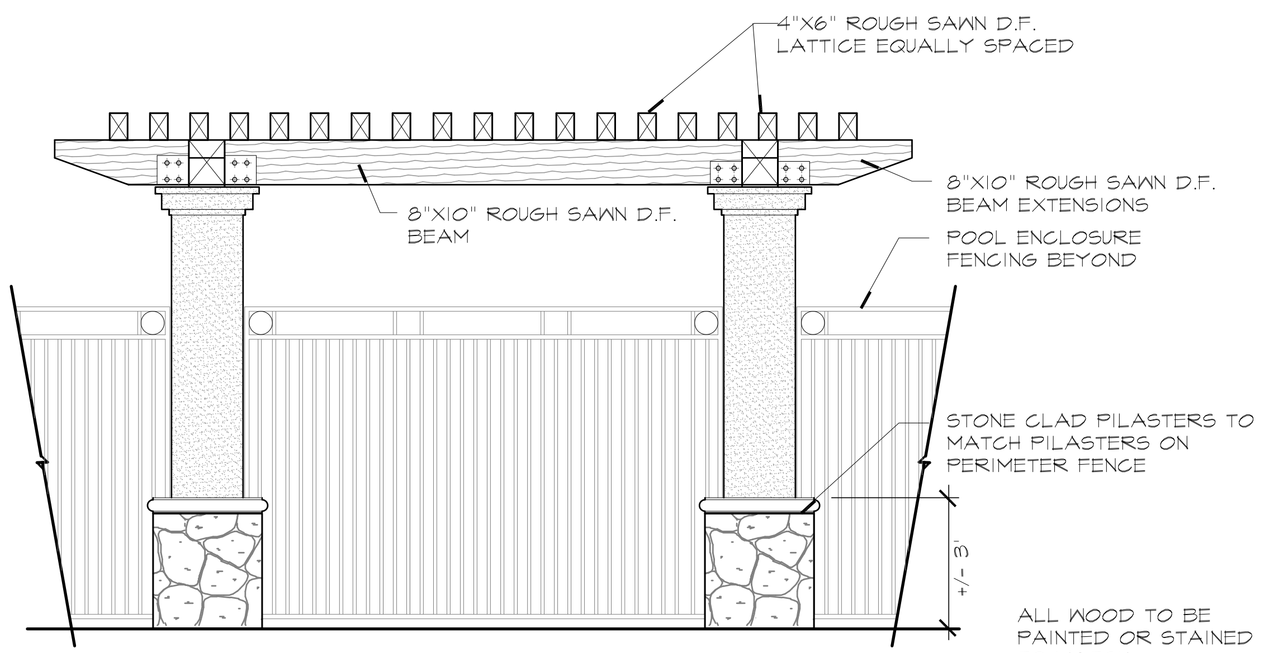
MEDIUM BROOM FINISHED NATURAL GRAY CONCRETE WALKS (TYP.)

PROPOSED RECREATION AREA

PROPOSED MAIL BOXES (TYP.)

PRECAST ARCHITECTURAL POTS (TYP.)

PROPOSED PLAY STRUCTURE (2-12 YR OLD AGE GROUP)



SHADE STRUCTURE ELEVATION

NTS

0 10 20 30 40 feet

1" = 10'

WILSON ASSOCIATES

Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADKVAS GROUP

DESIGNERS & PLANNERS ▫ 101 CLARION DE LOS PALMAS ▫ SUITE 100 ▫ SAN CLEMENTE, California ▫ (949) 369 0000

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VILLA SIENA APARTMENT HOMES

170 UNIT APARTMENT PROJECT

PRIELIPP ROAD, WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618

TEL.: (949) 270-7781

JOB NUMBER: 13017

DATE: 7/29/2015

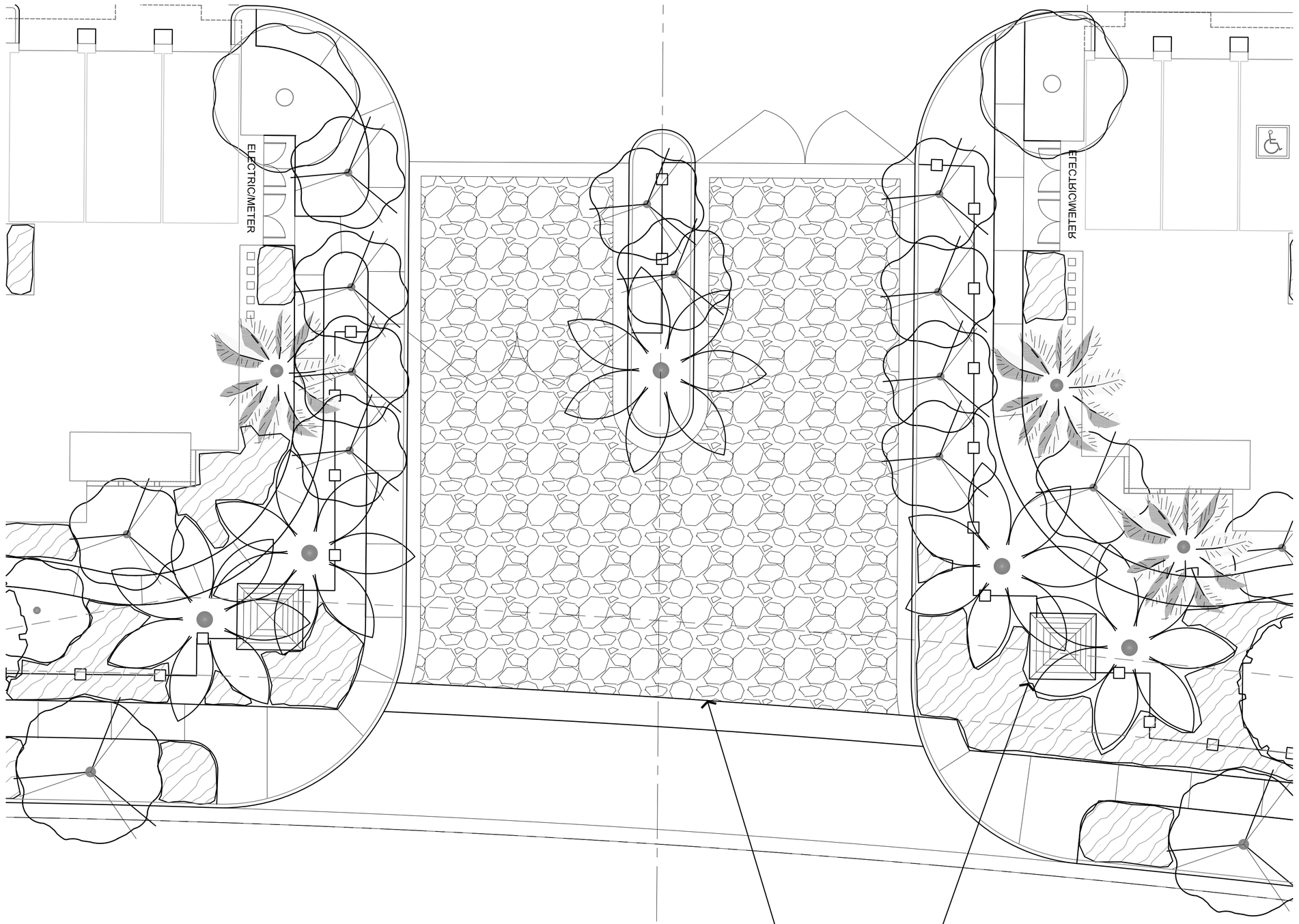
SHEET TITLE: SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO: L-2

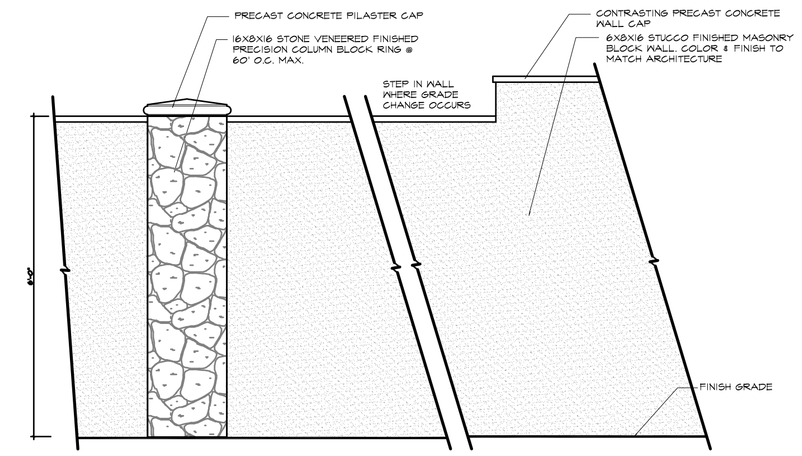
plot date: @PLTDATE

DOCUMENT1.DWG



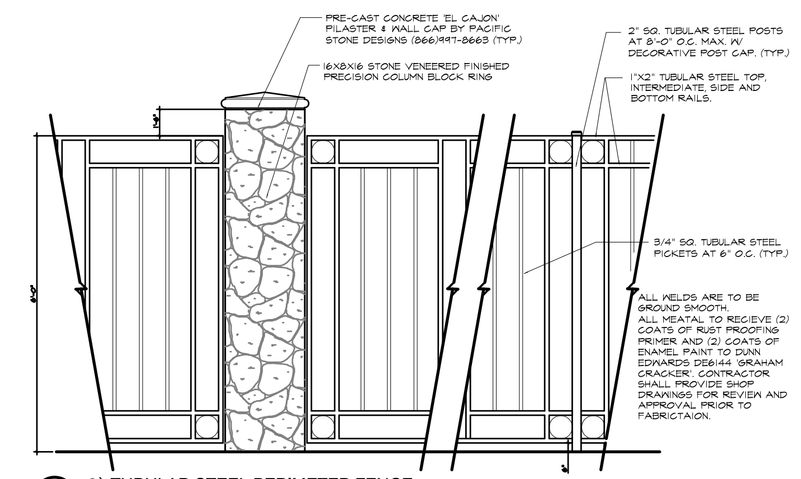
PROJECT ENTRY MONUMENTATION (TYP.)

ENHANCED STAMPED CONCRETE OR PAVERS (TYP.)



00 6' MASONRY SOUND WALL - ELEVATION

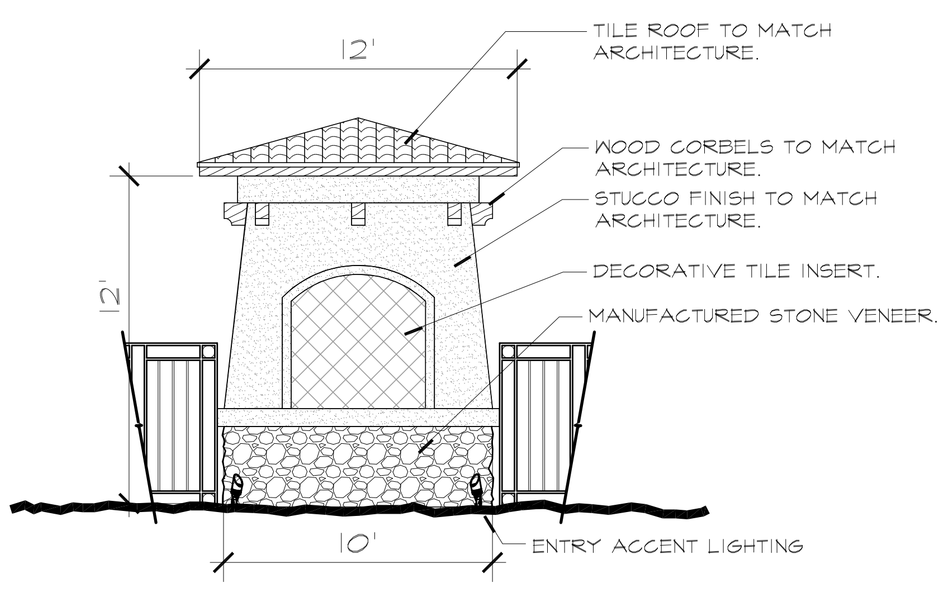
DETAIL-FILE



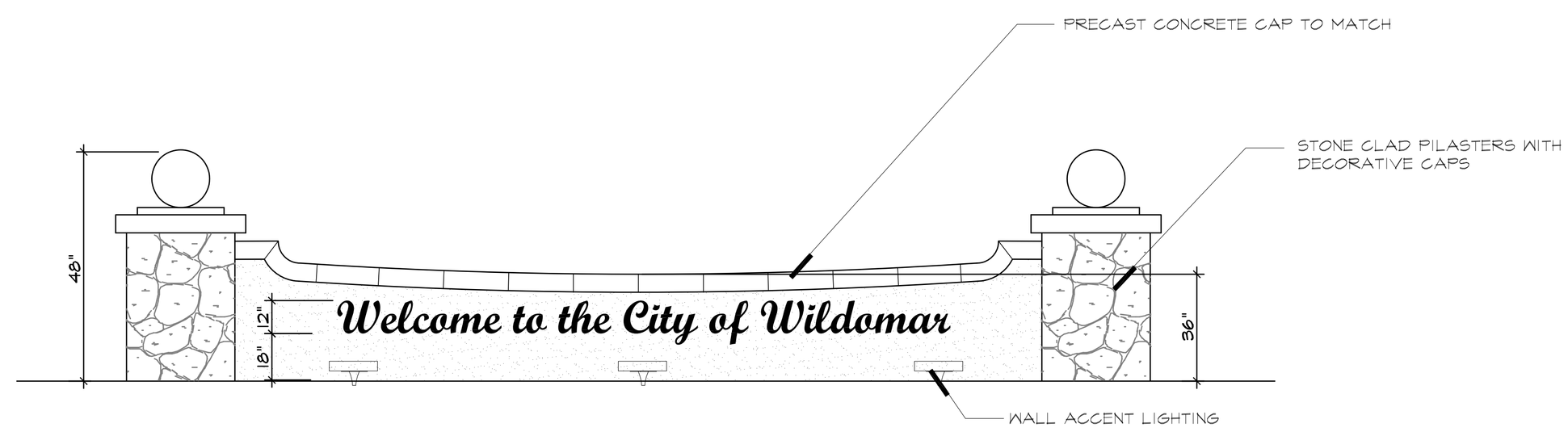
00 6` TUBULAR STEEL PERIMETER FENCE

3/4" = 1'-0"

DETAIL-FILE



PROJECT ENTRY MONUMENTATION (TYP.)



COMMUNITY CORNER MONUMENT SIGN (TYP.)

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADKVAS GROUP
DESIGNERS & PLANNERS ▫ 647 CAMINO DE LOS MARES ▫ SUITE 200 ▫ SAN CLEMENTE, CA 92673 ▫ (949) 240-0000

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PRIELIPP ROAD, WILDOMAR, CA
170 UNIT APARTMENT PROJECT
DEVELOPED BY :
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6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER
13017

DATE
7/29/2015

SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO
L-3

plot date: @PLTDATE

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1" = 40'

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VILLA SIENA APARTMENT HOMES
PRIELIPP ROAD, WILDOMAR, CA
170 UNIT APARTMENT PROJECT
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JOB NUMBER
13017

DATE
7/29/2015

SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO
L-1

plot date: @PLTDATE