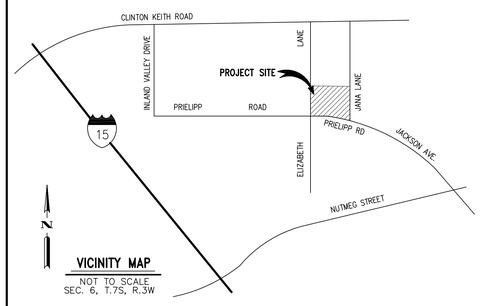
Attachment E - Site Plan Package

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.

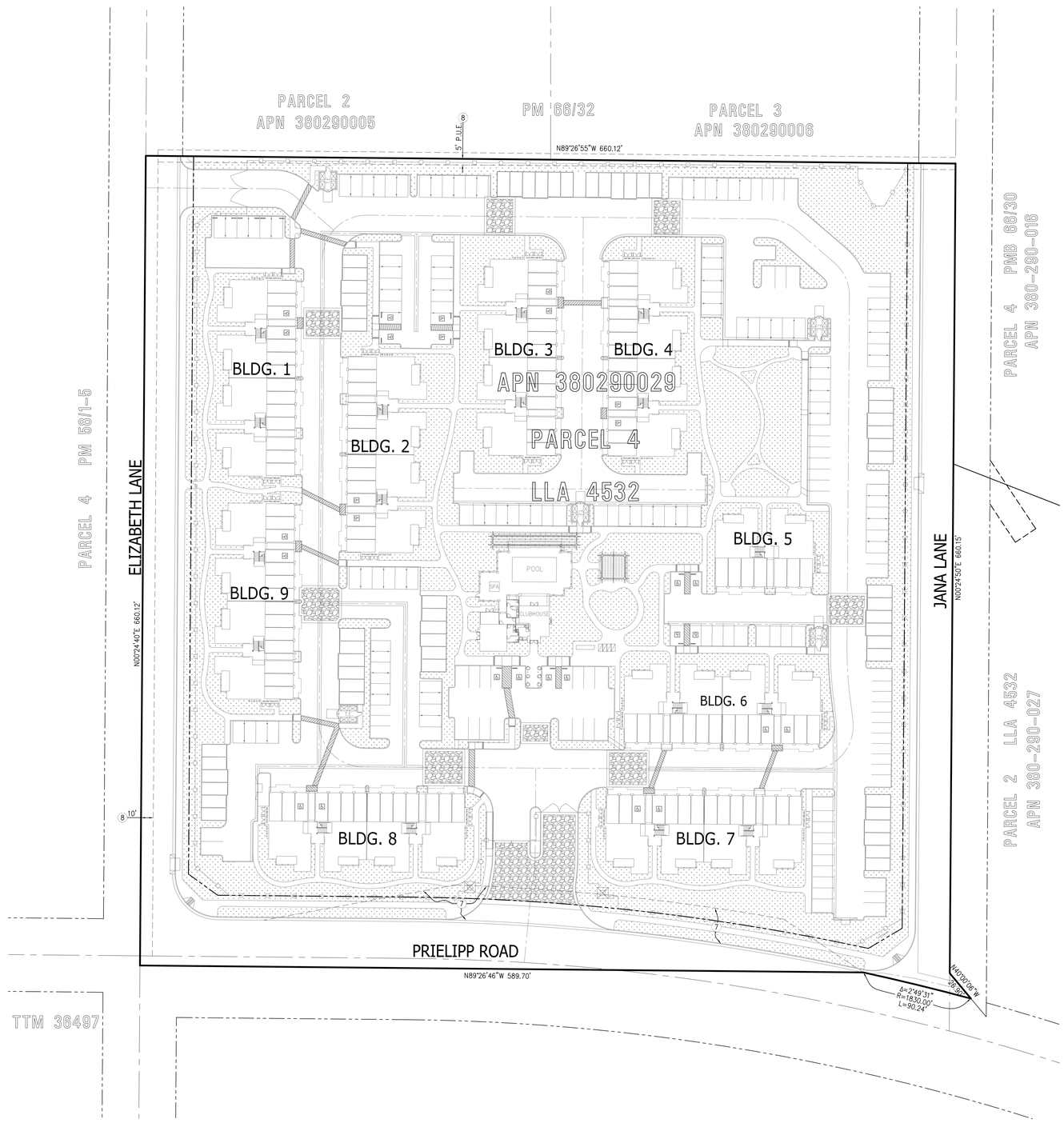
EASEMENT NOTES:

(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

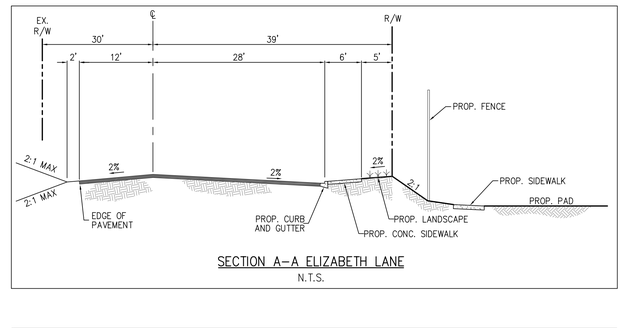
BLDG. FOOTPRINT (ALL STRUCTURES), BLDGS. I & II, CLUBHOUSE & DETACHED GARAGES		93,226 SF	23%
COMMON AREA	LANDSCAPING	99,913 SF	25%
	SIDEWALKS/PARKING/ALLEY	207,613 SF	52%
	TOTAL AREA	400,752 SF	100%

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

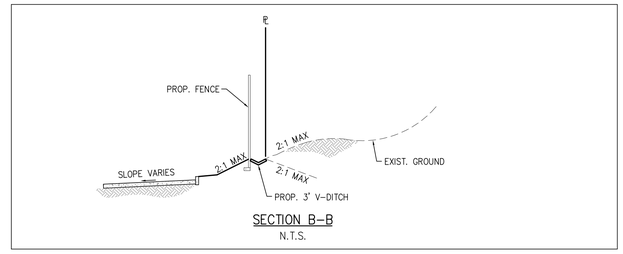
PARKING

	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

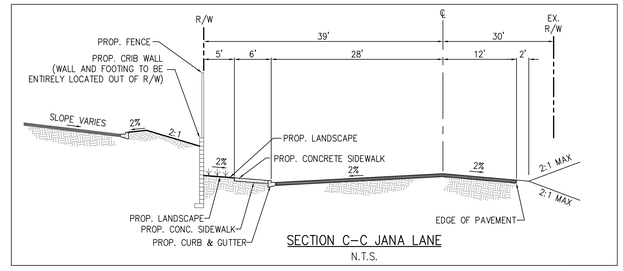
COVERED CARPORTS:	
195 OPEN SPACES @ 50% = 97.5, 98 COVERED REQ'D.	
BREAKDOWN: 15 (6) UNIT CARPORTS & 2 (4) UNIT CARPORTS	98 COVERED CARPORTS PROVIDED



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.

DIGALERT

DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG

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.
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

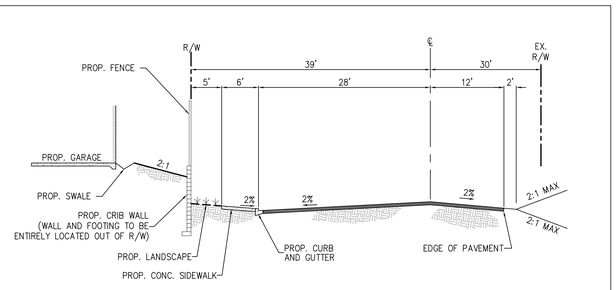
OF 2 SHTS

S:\Land Projects 2004\27212 JANA #1\DWG\27-PLOT PLAN\PP_SHT_1.dwg 2-09-15 10:31:14 AM

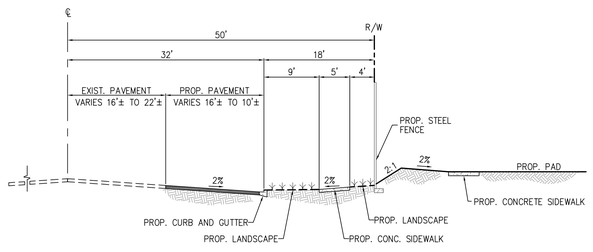
LEGEND:

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

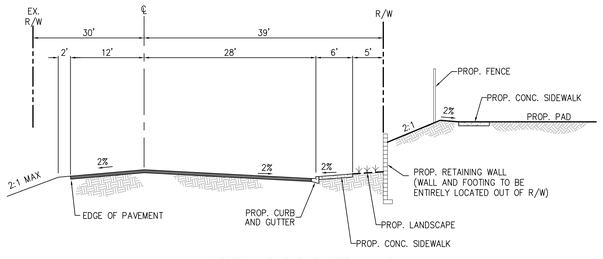
GRAPHIC SCALE
30 0 15 30 60 90
1 inch = 30 ft.



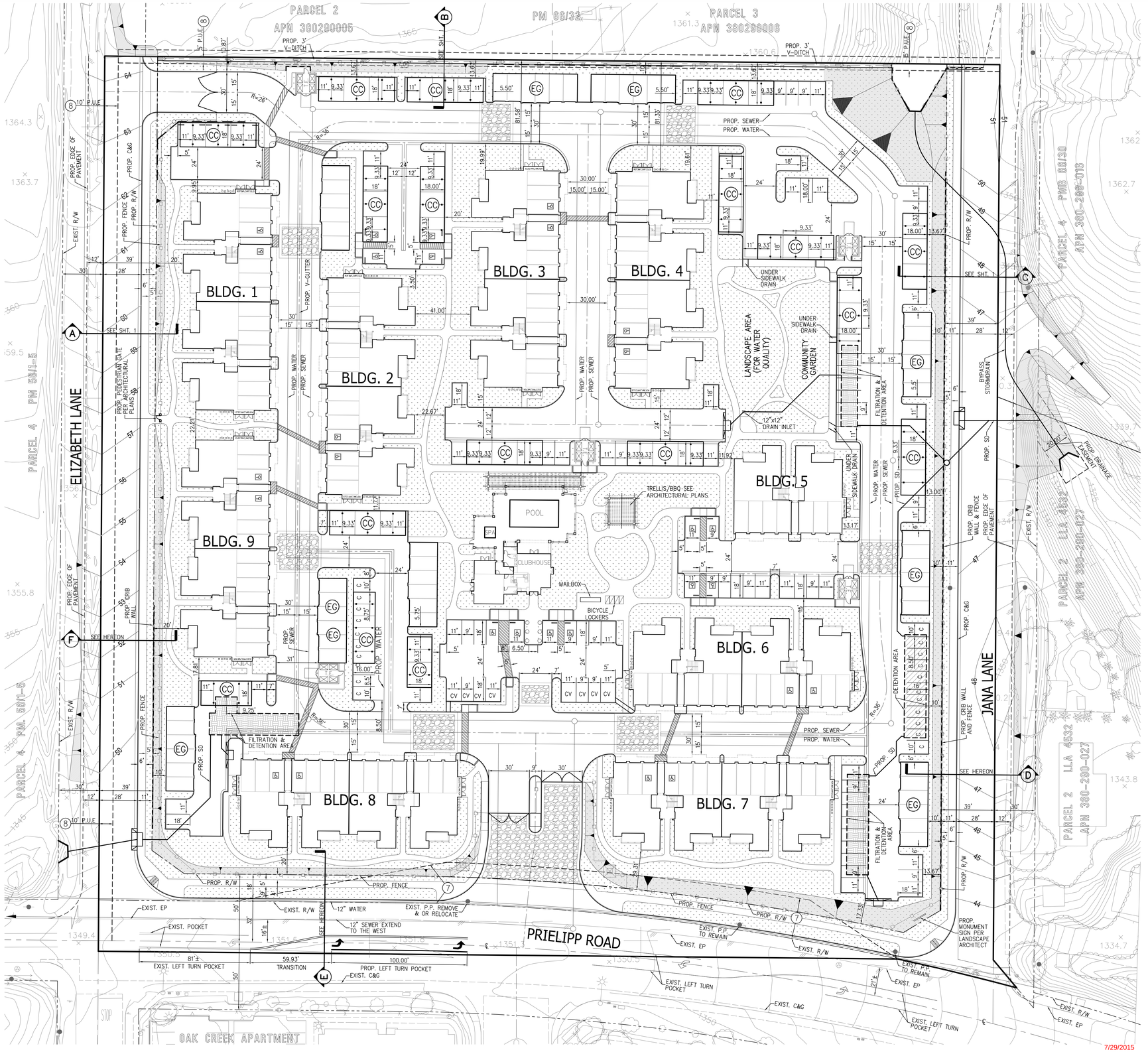
SECTION D–D JANA LANE
N.T.S.



SECTION E–E PRIELIPP ROAD
N.T.S.



SECTION F–F ELIZABETH LANE
N.T.S.



7/29/2015

DIGALERT — DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — 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.
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\127212 JANA 9\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

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.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25006 JEFFERSON AVENUE SUITE 10
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
PARKING EXHIBIT PLAN
FOR PLOT PLAN NO. 13-0089

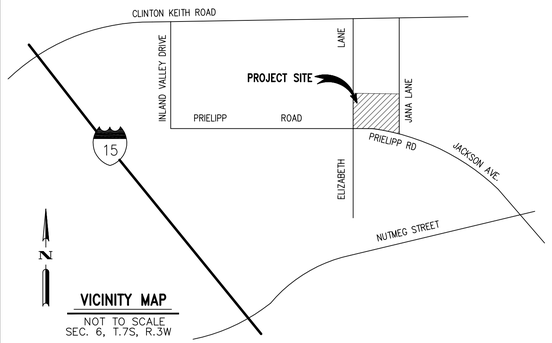
SHEET No. 1

OF 1 SHTS

S:\Land Projects 2004\27212 JANA 9\DWG\15-EXHIBITS\PARKING EXHIBIT\PARK_EXHIBIT_SHT_1.dwg 7-21-15 04:17:36 PM

PRELIMINARY GRADING PLAN

CITY OF WILDOMAR, CALIFORNIA



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.

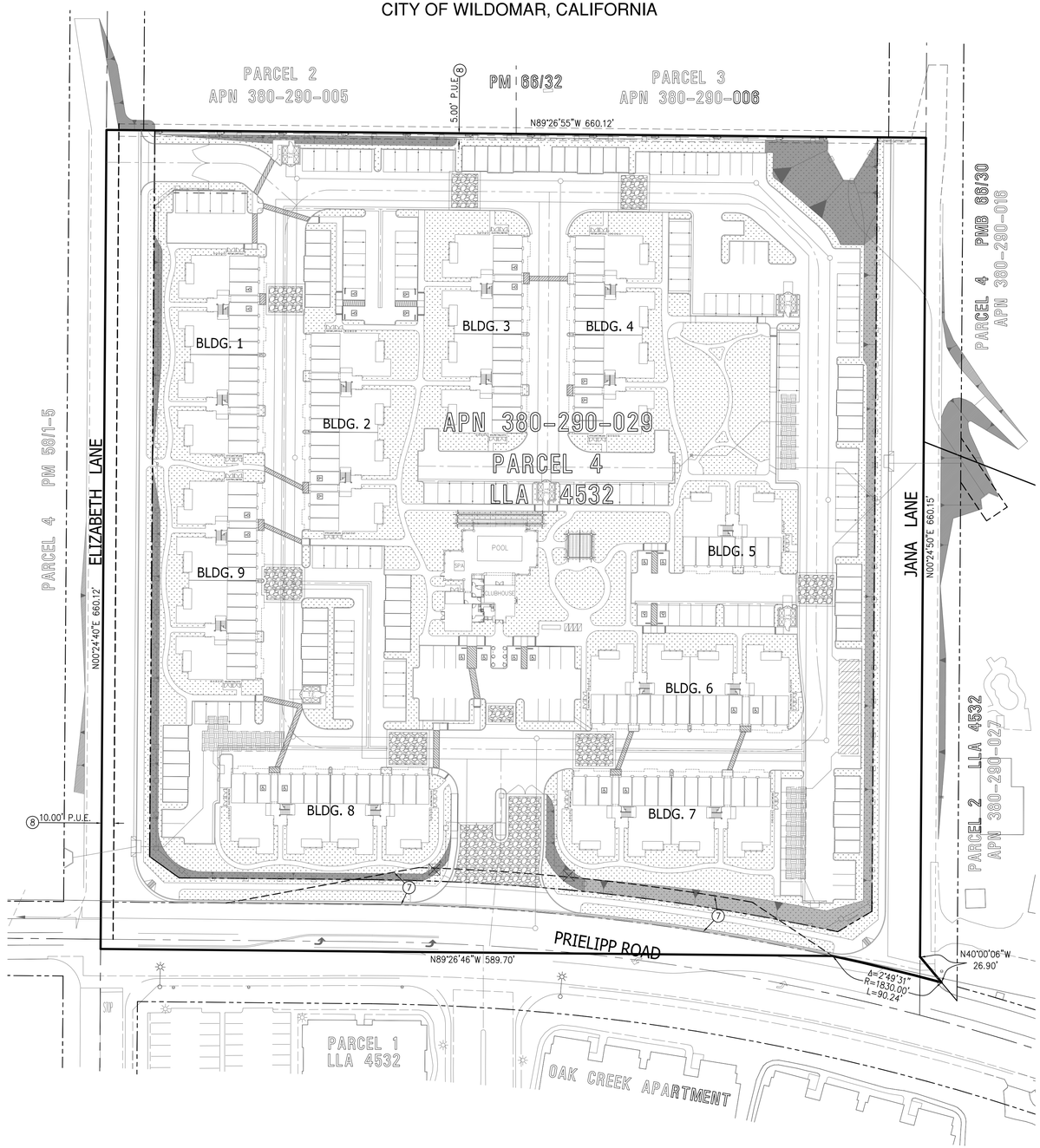
(8) AN EASEMENT FOR PUBLIC UTILITY, PUBLIC SERVICES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 19780 OF OFFICIAL RECORDS. IN FAVOR OF COUNTY OF RIVERSIDE.

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.



LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED RIGHT OF WAY
- EASEMENT
- GRASS/LANDSCAPE
- ENCHANCED STAMPED CONCRETE PAVEMENT
- FILTRATION & DETENTION AREA (WQMP)
- DETENTION AREA (WQMP)

GRAPHIC SCALE

50 0 25 50 100 150

1 inch = 50 ft.

7/29/15

DIGALERT

DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG

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.
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

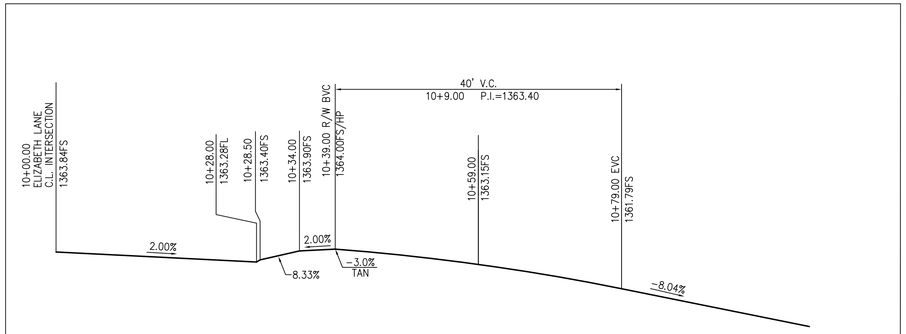
PRELIMINARY GRADING PLANS

FOR PLOT PLAN NO. 13-0089

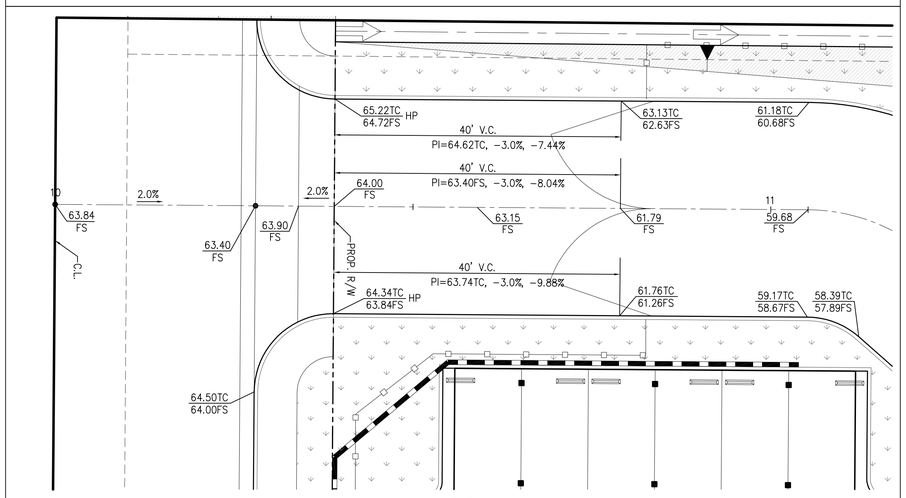
SHEET No. 1

OF 3 SHTS

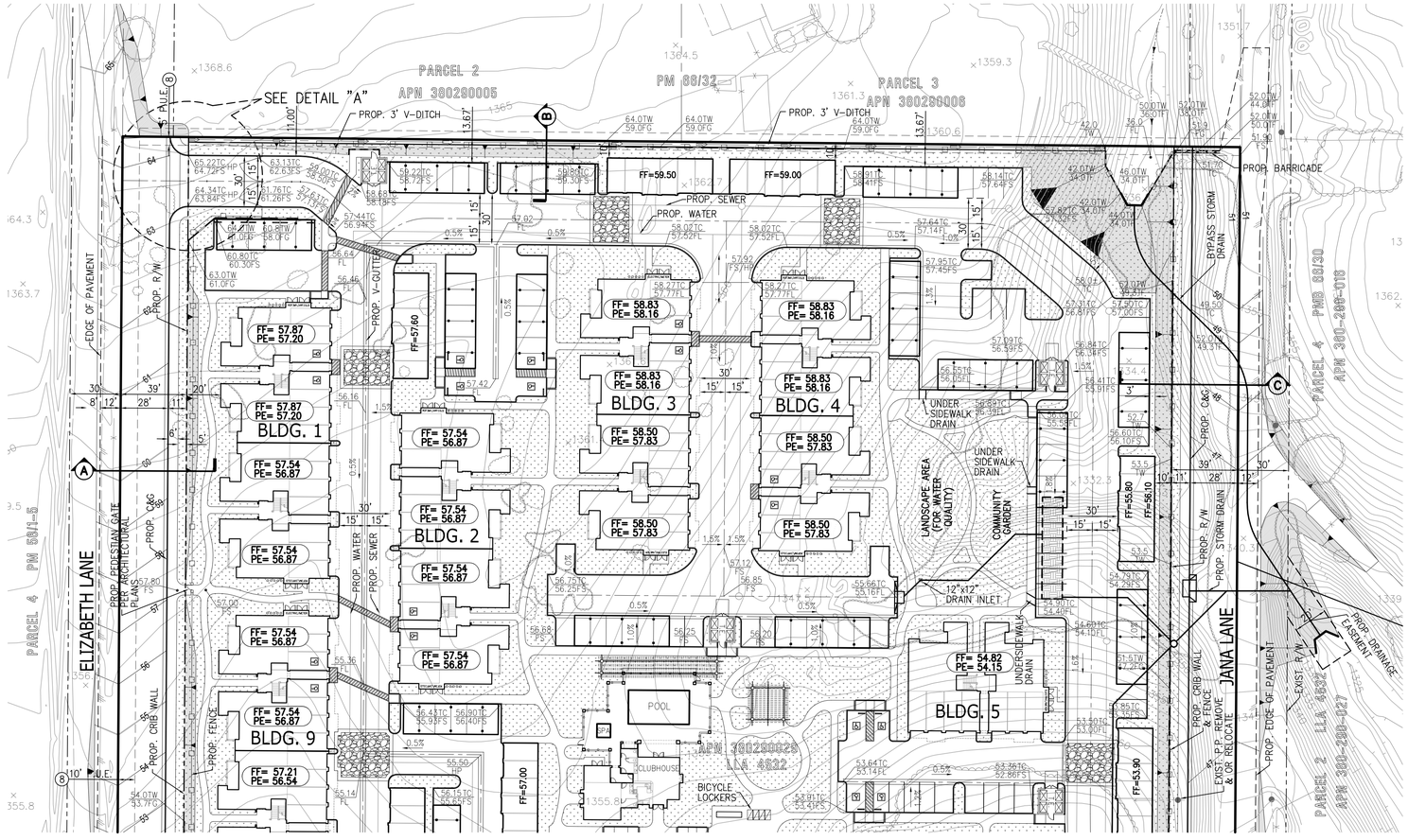
S:\Land Projects 2004\27212 JANA 9\GWO\26-PGP\PGP_SHT_1.dwg 2-09-15 10:23:15 AM



PROFILE DETAIL "A"
H=1:10' V=1"40'

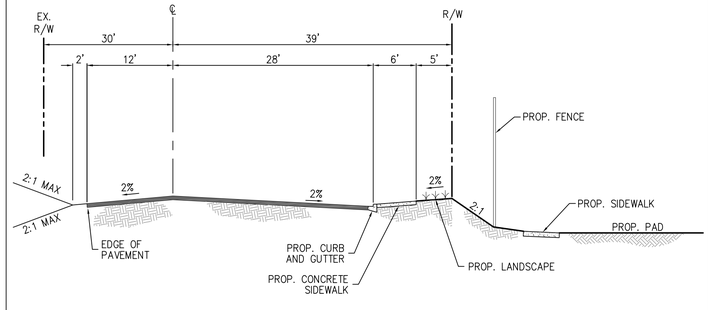


DETAIL "A"
SCALE: 1"=10'

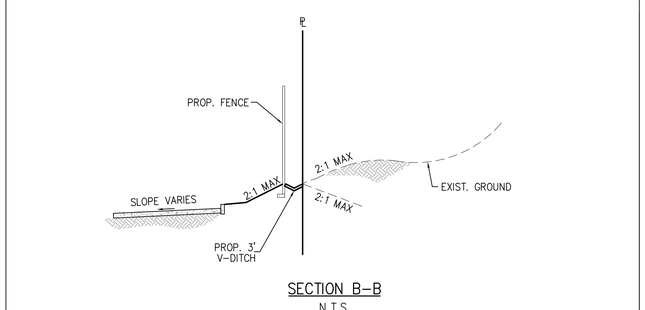


MATCH LINE SEE SHEET NO. 3

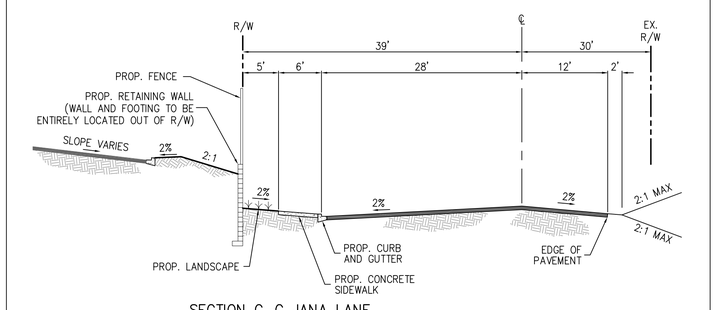
GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.



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

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.
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)

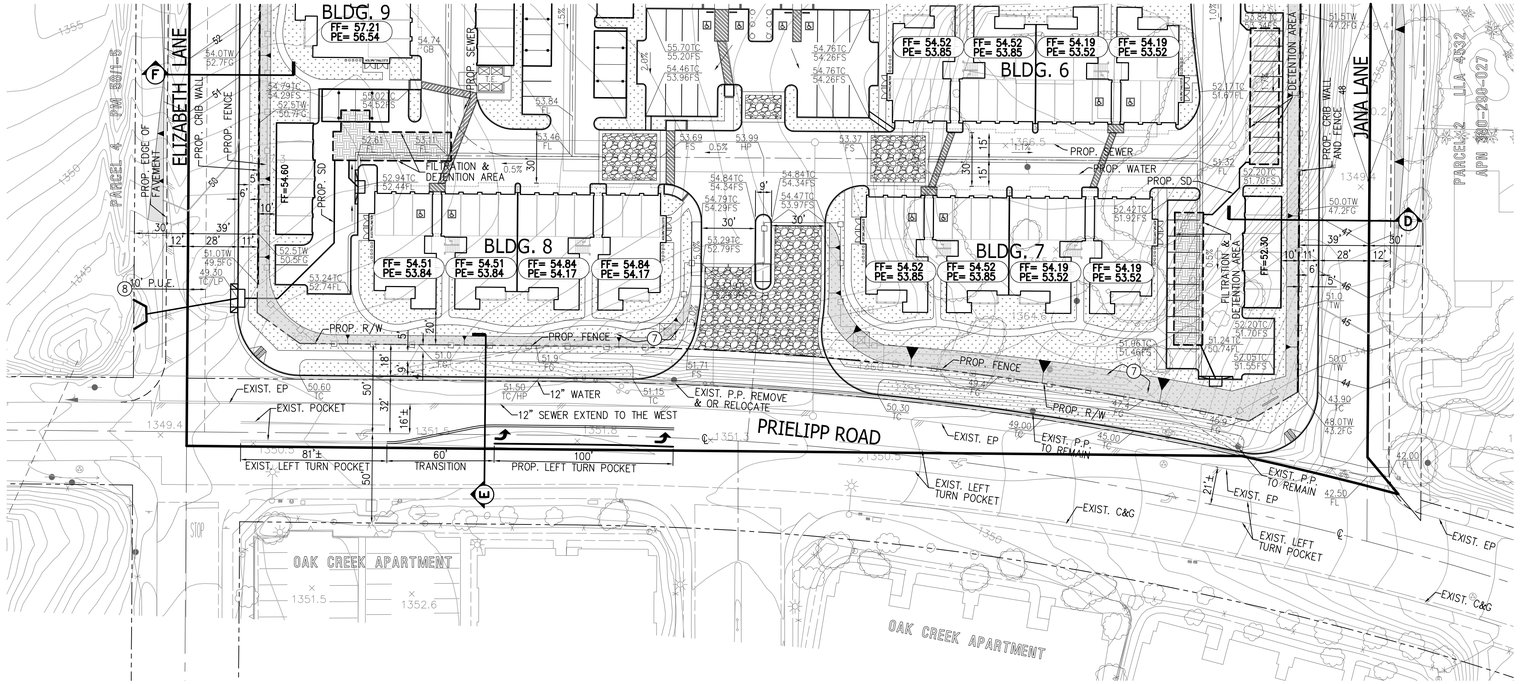
SCALE:
H: As Noted V: As Noted

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\26-PGP\PGP_SHT_2.dwg 2-09-15 10:24:29 AM

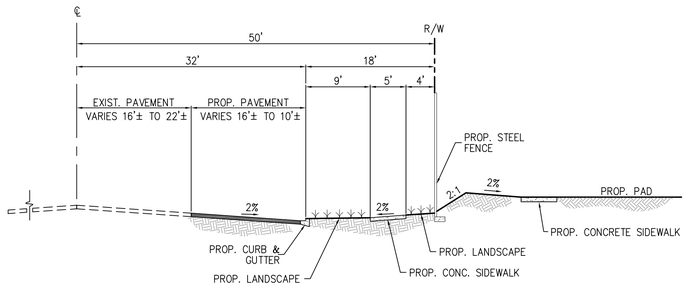
MATCH LINE SEE SHEET NO. 2



GRAPHIC SCALE

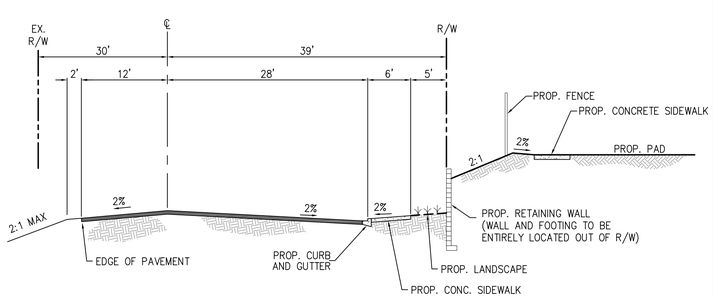
40 0 20 40 80 120

1 inch = 40 ft.



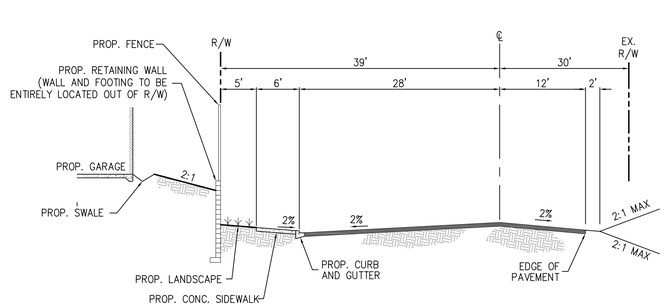
SECTION E–E PRIELIPP ROAD

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 TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG

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.
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

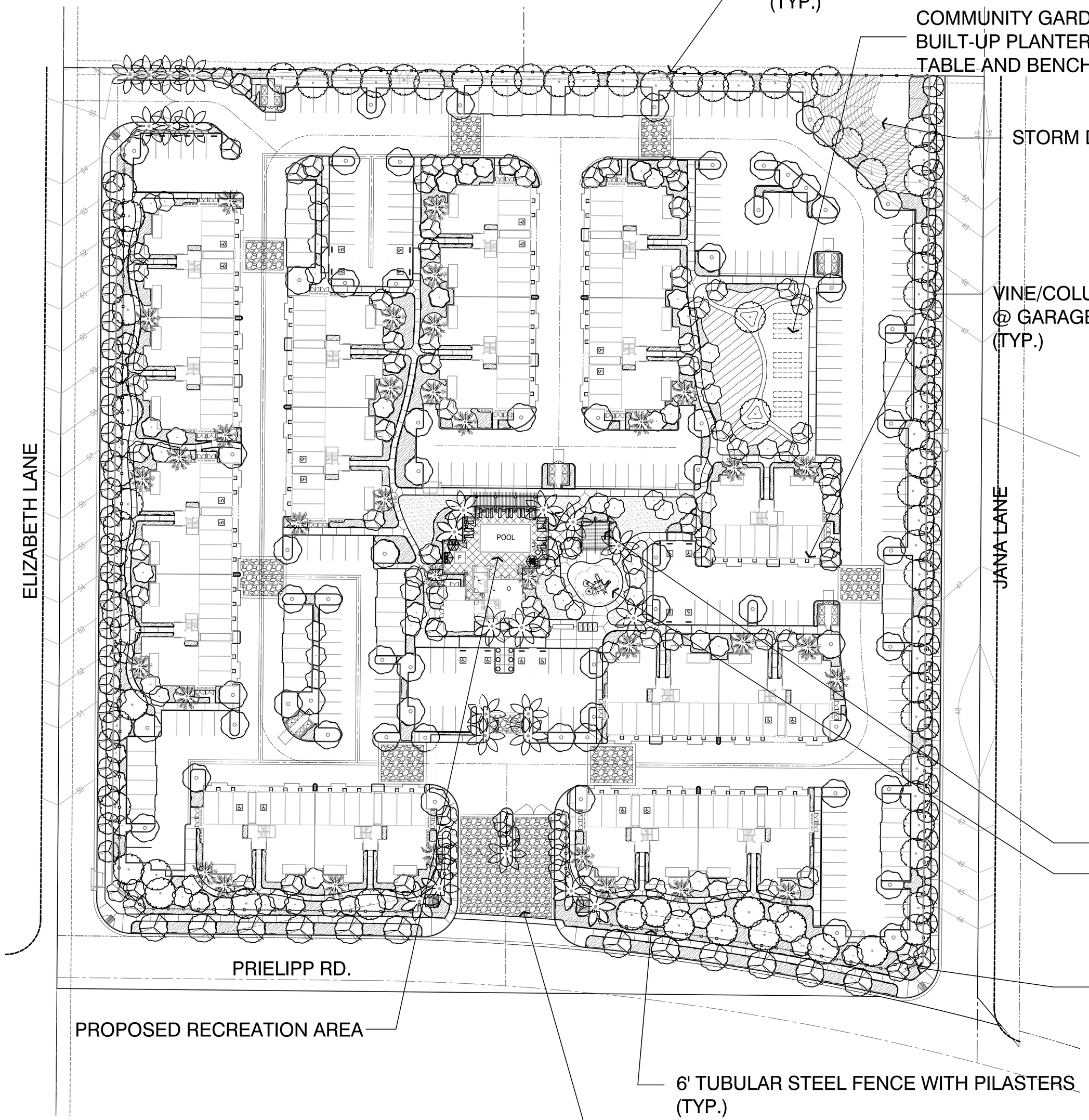
PRELIMINARY GRADING PLANS

FOR PLOT PLAN NO. 13-0089

SHEET No. 3

OF 3 SHTS

S:\Land Projects 2004\127212 JANA 91\DWG\20-PGP\PGP_Sht1_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
	EVERGREEN STREET TREE 36" BOX AT 35' O.C. CINNAMOMUM CAMPHORA / CAMPHOR TREE	12
	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
	SMALL FLOWERING ACCENT TREE 36" & 48" BOX LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	91
	VERITCAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	34
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	77
	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 / YELLON 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 99,918 X .62 = 2,384,923 GAL/YEAR

ESTIMATED TOTAL WATER USE

ETAW = (ETo) (.62) (PLANT FACTOR) (LA) / .9

SHRUB/GC 55.0 X .62 X .5 X 89,208 / .9 = 1,689,996 GAL/YEAR

TURF 55.0 X .62 X .7 X 10,705 / .7 = 365,040 GAL/YEAR

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

COMPARISON	
MAXIMUM APPLIED WATER ALLOWANCE	(2,384,923 GAL/YEAR)
EXCEEDS ESTIMATED TOTAL WATER USE	(2,055,036 GAL/YEAR)

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH. LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE CITY OF WILDOMAR MUNICIPAL CODE

0 40 80 120 160 feet
1" = 40'

WILSON ASSOCIATES
Landscape Architecture
31262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph
(951) 353-1103 Fax

ADKVAS GROUP
DESIGNERS & PLANNERS 31 AVE CLAUDIO DE LOS ANGES SUITE 200 SAN CLEMENTE, California (949) 369 0000

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE AGREEMENT IN WRITING BY ADKVAS GROUP. ALL THE WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB BY THE CONTRACTOR BEFORE ANY WORK IS COMMENCED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ADKVAS GROUP BEFORE PROCEEDING WITH THE EXECUTION OF ANY WORK. ©2015 ADKVAS GROUP

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

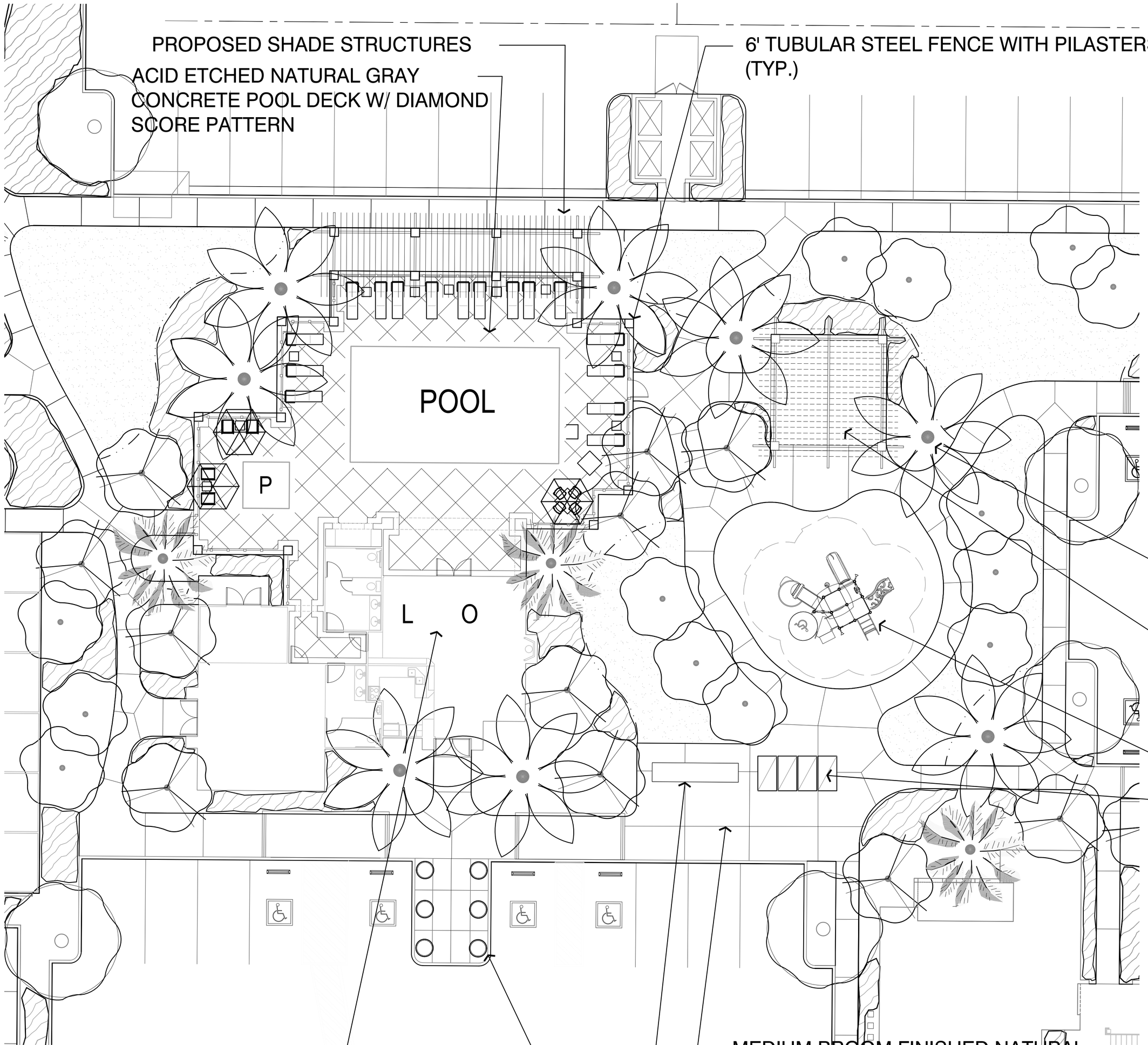
SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

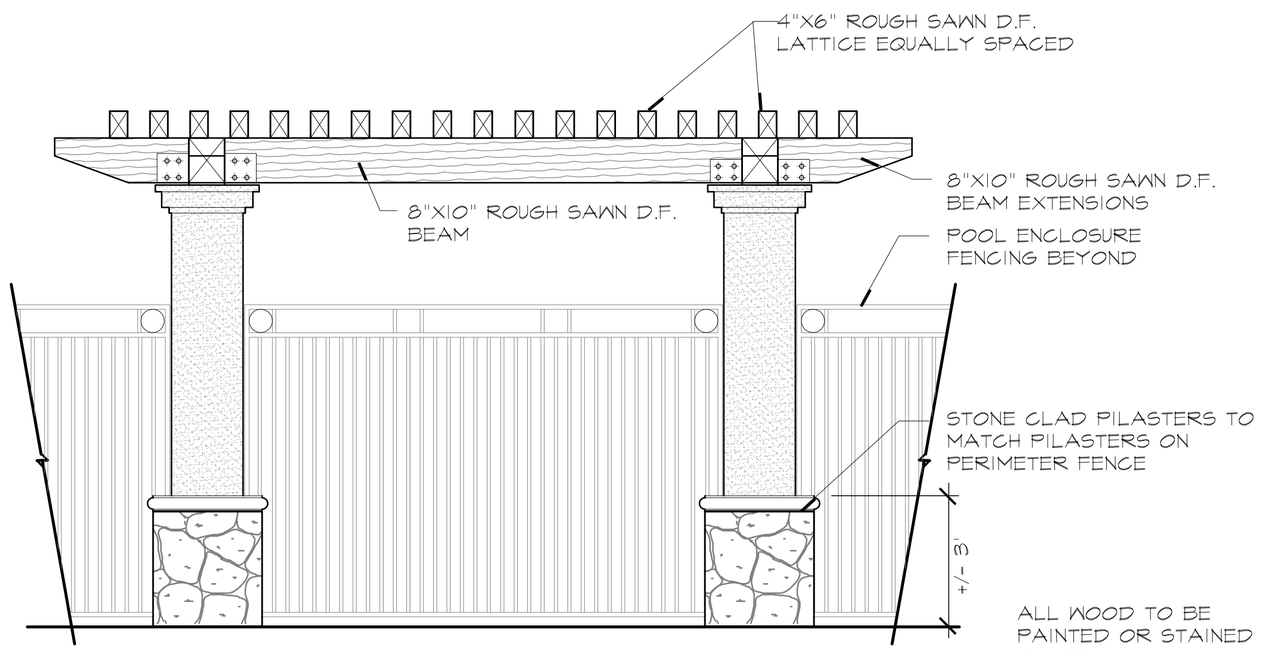
SHEET NO L-1

plot date: @PLTDATE

@DRAWINGNAME



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 ▫ 647 CAMINO DE LOS MARES ▫ SUITE 200 ▫ SAN CLEMENTE, CA 92673 ▫ (949) 240-0000

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE WRITTEN AGREEMENT WITH THE ADKVAS GROUP. ALL THE WRITTEN DIMENSIONS SHALL BE VERIFIED. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER THE SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ADKVAS GROUP PRIOR TO THE COMMENCEMENT OF THE BUSINESS OF ANY WORK.

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

JOB NUMBER
13017

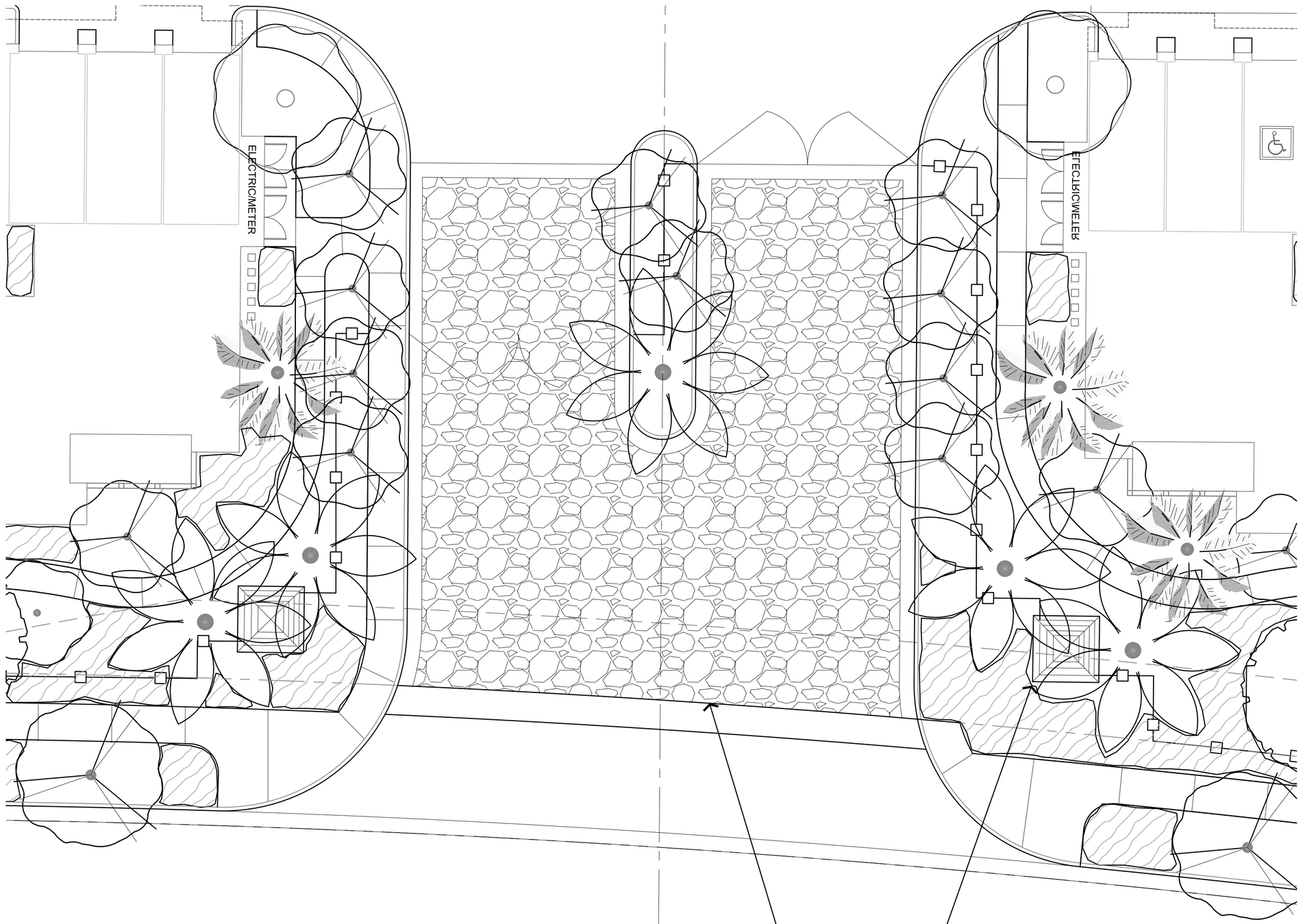
DATE
7/29/2015

SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

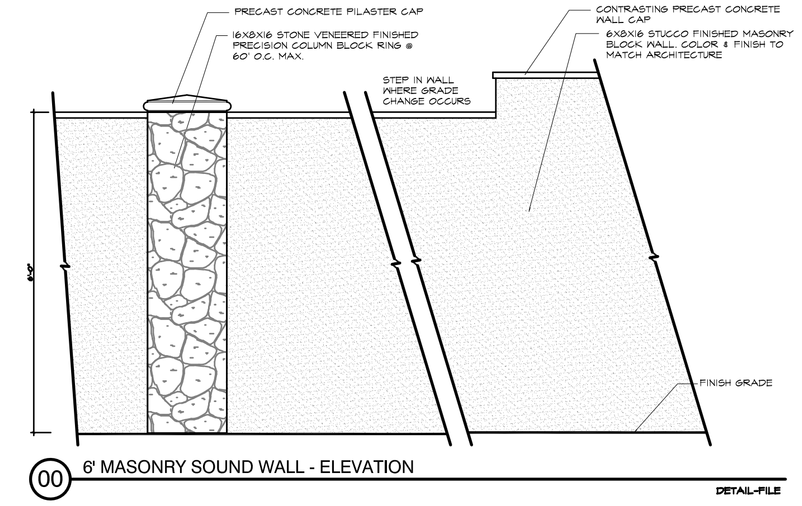
SHEET NO
L-2

plot date: @PLTDATE



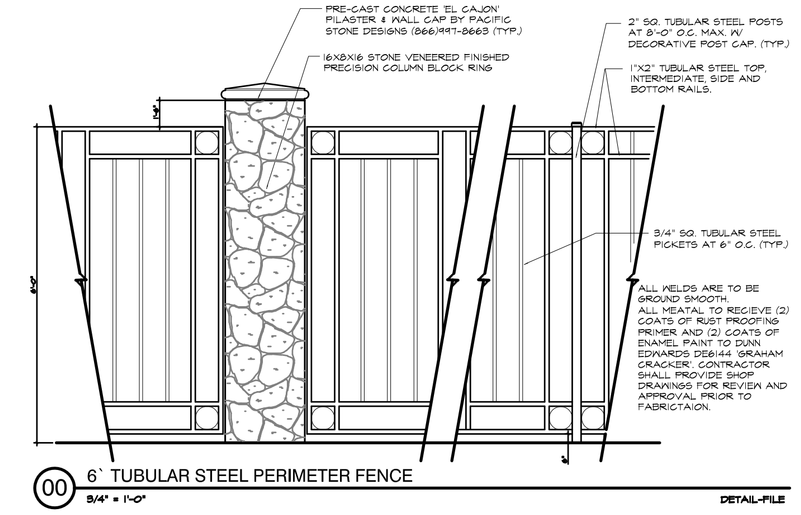
PROJECT ENTRY MONUMENTATION (TYP.)

ENHANCED STAMPED CONCRETE OR PAVERS (TYP.)



00 6' MASONRY SOUND WALL - ELEVATION

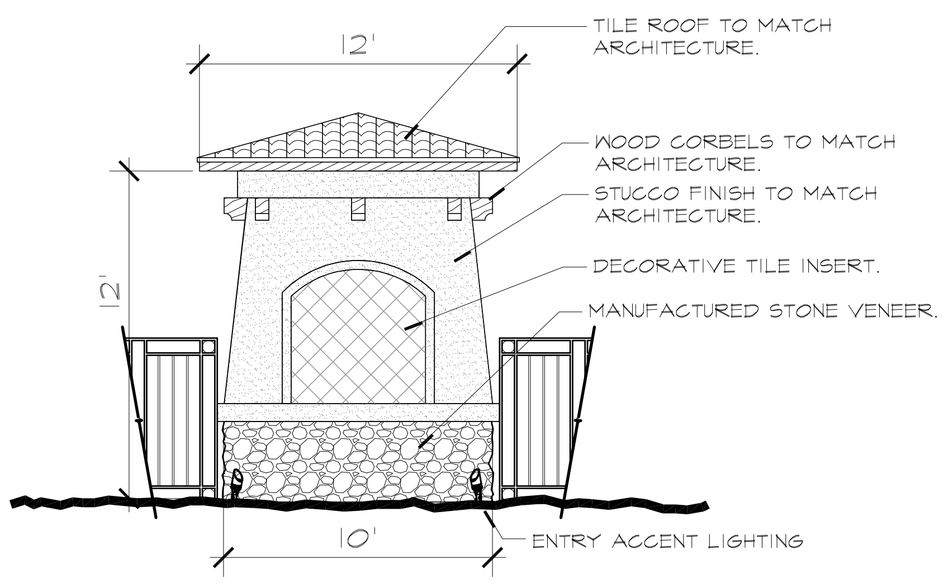
DETAIL-FILE



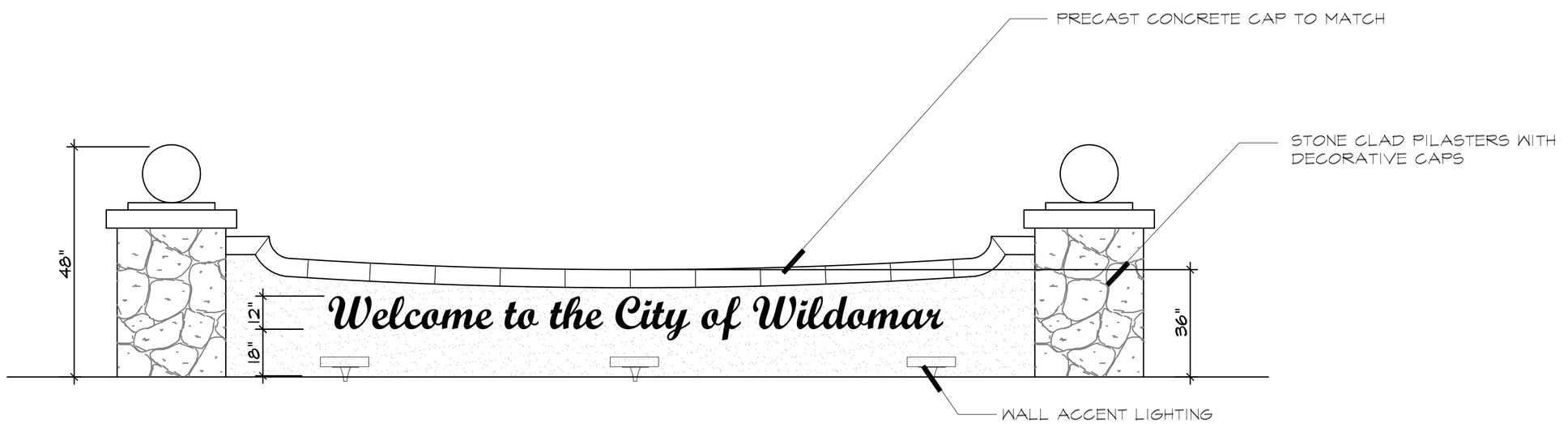
00 6` TUBULAR STEEL PERIMETER FENCE

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 10 ave CLARIDO DE LOS RANCHOS 10 SUITE 100 10 SAN CLEMENTE, California 10 (949) 388 0000

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ADKVAS GROUP INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE WRITTEN AGREEMENT WITH ADKVAS GROUP. ALL THE WRITTEN DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE BEFORE ANY WORK IS STARTED. ANY DISCREPANCIES FOUND IN THE DRAWINGS SHALL BE REPORTED BACK TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE FABRICATION OF ANY WORK. ©2014 ADKVAS GROUP

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

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
2201 DAIN 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

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
EVERGREEN STREET TREE 36" BOX AT 35' O.C. CINNAMOMUM CAMPHORA / CAMPHOR TREE		12
PROJECT ENTRY THEME TREE 18' BTH MIN. PHOENIX DACTYLIFERA / DATE PALM		24
SMALL EVERGREEN CANOPY TREE ACACIA PENDULA / WEEPING MYALL GELIERA PARVIFLORA / AUSTRALIAN WILLOW MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA RHUS LANCEA / AFRICAN SUMAC		63
SMALL FLOWERING ACCENT TREE 36' & 48" BOX LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA		41
VERITCAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM		34
VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX		77
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 'YELLON 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 -		2380 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

ETAU = (ETo) (.62) $\frac{\text{(PLANT FACTOR) (LA)}}{.9}$

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

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

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

COMPARISON	
MAXIMUM APPLIED WATER ALLOWANCE	(2,384,923 GAL/YEAR)
EXCEEDS ESTIMATED TOTAL WATER USE	(2,055,036 GAL/YEAR)

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH. LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE CITY OF WILDOMAR MUNICIPAL CODE

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

ADK VAS GROUP
DESIGNERS & PLANNERS :: 101 CLAUDIO DE LOS ANGES :: SUITE 100 :: SAN CLEMENTE, CA 92672 :: (949) 369 0000

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADK VAS GROUP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED. ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ADK VAS GROUP AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF ADK VAS GROUP

VILLA SIENA APARTMENT HOMES
PRIELIPP ROAD, WILDOMAR, CA
170 UNIT APARTMENT PROJECT
TEL.: (949) 270-7761

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

JOB NUMBER
13017

DATE
7/29/2015

SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO
L-1

©COPYRIGHT

plot date: @PLTDATE