BAXTER VILLAGE

CONCEPTUAL GRADING PLAN

FOR

LOTS 68–78 OF TENTATIVE TRACT MAP 36674 & PA14–0002

CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

INDEX MAP

SCALE: 1" = 120'

GENERAL DESCRIPTION

1. EXISTING LAND USE: VACANT
2. GENERAL PLAN: MUPA – MIXED USE PLANNING AREA
3. PROPOSED GENERAL PLAN – COMMERCIAL RETAIL (CR)
4. EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
5. PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL
6. PROPOSED LAND USE: COMMERCIAL RETAIL
7. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
8. ALL UTILITIES WILL BE UNDERGROUND
   GAS ---------- SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC ---------- SOUTHERN CALIFORNIA EDISON
   TELEPHONE ---------- VERIZON
9. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
10. PROPOSED NUMBER OF LOTS: 8 COMMERCIAL, 1 OPEN SPACE & 2 BASINS
11. THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
12. THOMAS BROTHER'S GUIDE – PAGE 897, COORDINATES C & D, AND 5 & 6
13. SITE INFORMATION:

GROSS AREA	12.2 ACRES
TOTAL FLA	75,000 SF
PARKING REQ'D	413 SPACES (5.5/1000 SF)
PARKING PROVIDED	423 SPACES

NOTE: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPSOED FOR THIS COMMUNITY.

LEGAL DESCRIPTION FOR APN # 367-180-015

PARCEL 1
THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION FOR APN # 367-180-043

PARCEL 2
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDING BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF; ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY, EASTERLY AND SOUTHERLY OF THE SOUTHWESTERLY, WESTERLY AND NORTHERLY LINES OF PARCEL 2 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 8, 1977 AS INSTRUMENT NO. 151810 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES

1 INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.

2 INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.

EXISTING EASEMENT NOTES

(A) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.

(B) AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS.

(C) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.

(D) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.

(E) AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.

(F) AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS.

LIGHTING REQUIREMENTS

AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:

1. IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
2. FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
3. LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.

ADJUSTED EARTHWORK QUANTITIES

RAW:	CUT :	16,025 C.Y.	FILL:	90,621 C.Y.
REMEDIAL:	CUT :	98,000 C.Y.	FILL:	98,000 C.Y.
SHRINKAGE:			FILL:	7,133 C.Y.
BULKING:	CUT :	29 C.Y.		
TOTAL:	CUT :	125,525 C.Y.	FILL:	207,224 C.Y.
NET:		81,700 C.Y. (IMPORT)		

SOURCE OF TOPOGRAPHY

ASSOCIATED DATA COMPILED FROM AERIAL PHOTOGRAPHY DATED 01–22–13 BY:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
Ph (951) 687–4252 Fx (951) 687–4120
ias@inlandaerial.com

JOB ADDRESS

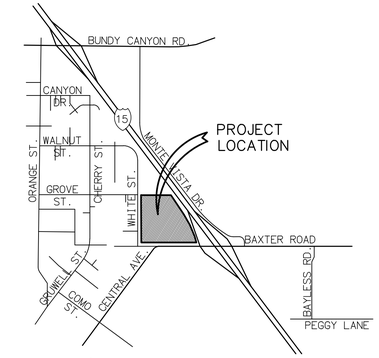
THE SITE IS BORDERED BY BAXTER ROAD TO THE SOUTH, WHITE ROAD TO THE WEST AND THE 15 FWY. TO THE EAST/ NORTHEAST AND APN 367–210–042 TO THE NORTH.

OWNER / APPLICANT

STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546–0900 (p)
(858)546–8725 (f)

ABBREVIATIONS

ASPHALT CONCRETE	AC
CENTERLINE	℄
RIDGELINE	RL
TOP OF SLOPE	TS
TOP OF CURB	TC
FLOW LINE	FL/℄
HIGH POINT	HP
LOW POINT	LP
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
GRADE BREAK	GB
FIRE HYDRANT	FH
STREET LIGHT	ST. LT.
CURB & GUTTER	C&G
RIGHT OF WAY	R/W
SIDEWALK	S/W
STORM DRAIN	SD
EXISTING	EX
PROPOSED	PROP
PROPERTY LINE	℄
FINISH FLOOR	FF
WATER	WTR.
SEWER	SWR.



VICINITY MAP

NOT TO SCALE

TOWNSHIP 6 SOUTH, RANGE 4 WEST, SECTION 26
THOMAS GUIDE RIV CO 2008
897 C5, C6, D5, D6

BENCHMARK

RIV. CO. BM. # E–6–70
ELEVATION=1304.204
DATUM=NGVD29

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2007.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVLS BEING N05–05–38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

ASSESORS PARCEL NUMBERS

367–180–015, 043

LEGEND

FINISHED CONTOUR — 1190
EXISTING CONTOUR — (1190)
TOP
TOE
DAYLIGHT
LOT NUMBERS — 25
PAD ELEVATION — PE = 18.5
PROPOSED FINISHED GRADE — 17.0
PROPOSED RATE OF GRADE — 1.0%
BOUNDARRY LINE
RIGHT OF WAY
CENTERLINE
PROPOSED LOT LINE
PROPOSED EASEMENT
RESTRICTED ACCESS
PROPOSED STORM DRAIN — SD — PROP CATCH BASIN
PROPOSED SEWER LINE — S
PROPOSED WATER LINE — W
SIDEWALK
FIRE HYDRANT
FIRE TURN TEMPLATE — R=37'
DIRECTION OF FLOW
BROW DITCH
POROUS PAVERS
CONCRETE
ENTRY MONUMENT (PER LANDSCAPE PLANS)
BIKE RACKS
SECURE BIKE RACKS
ELECTRIC VEHICLE PARKING — E

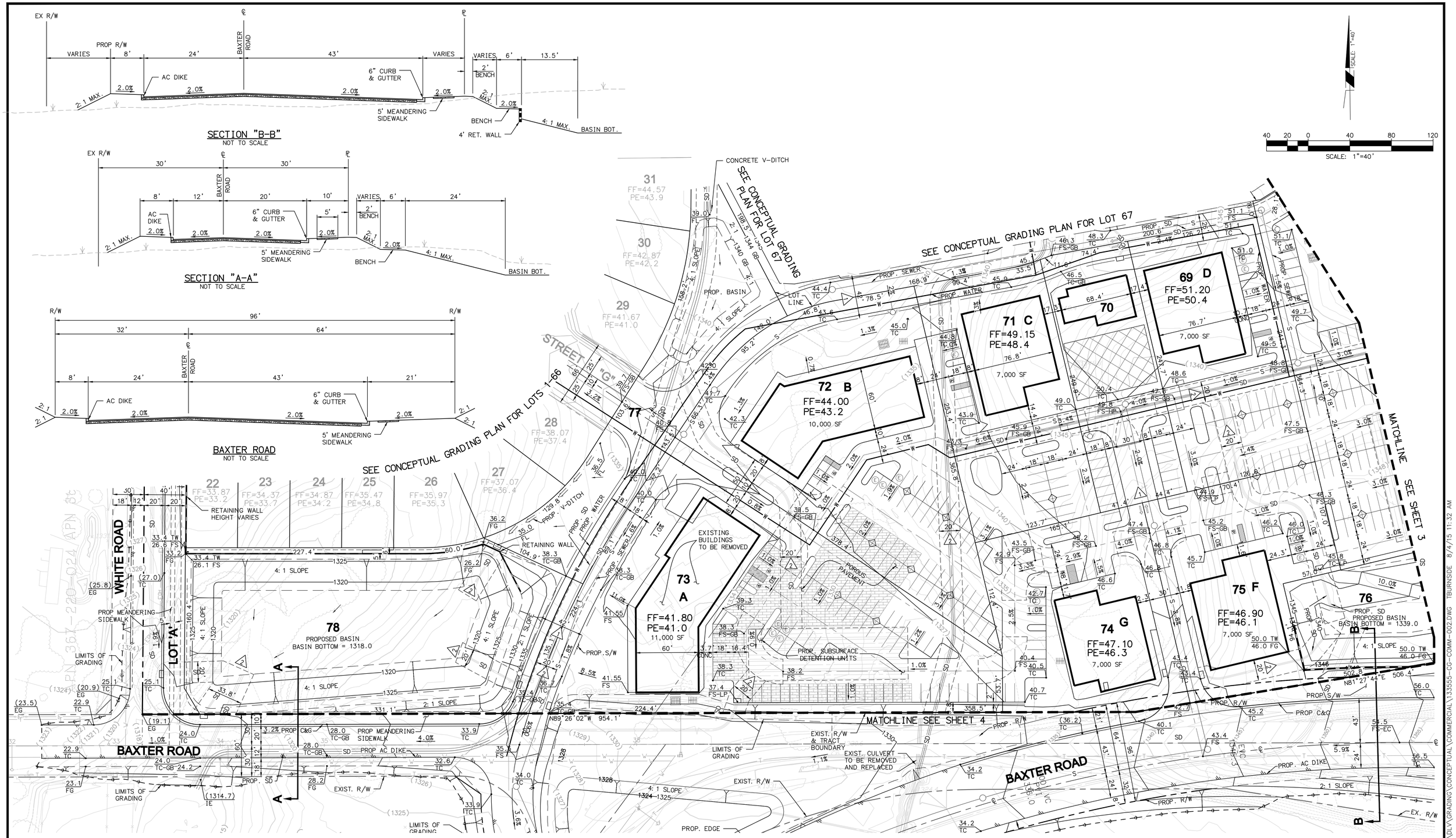
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(COMMERCIAL)
CITY OF WILDOMAR – COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 1 OF 5 SHEETS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-001.DWG TBURNSIDE 8/4/15 11:22 AM



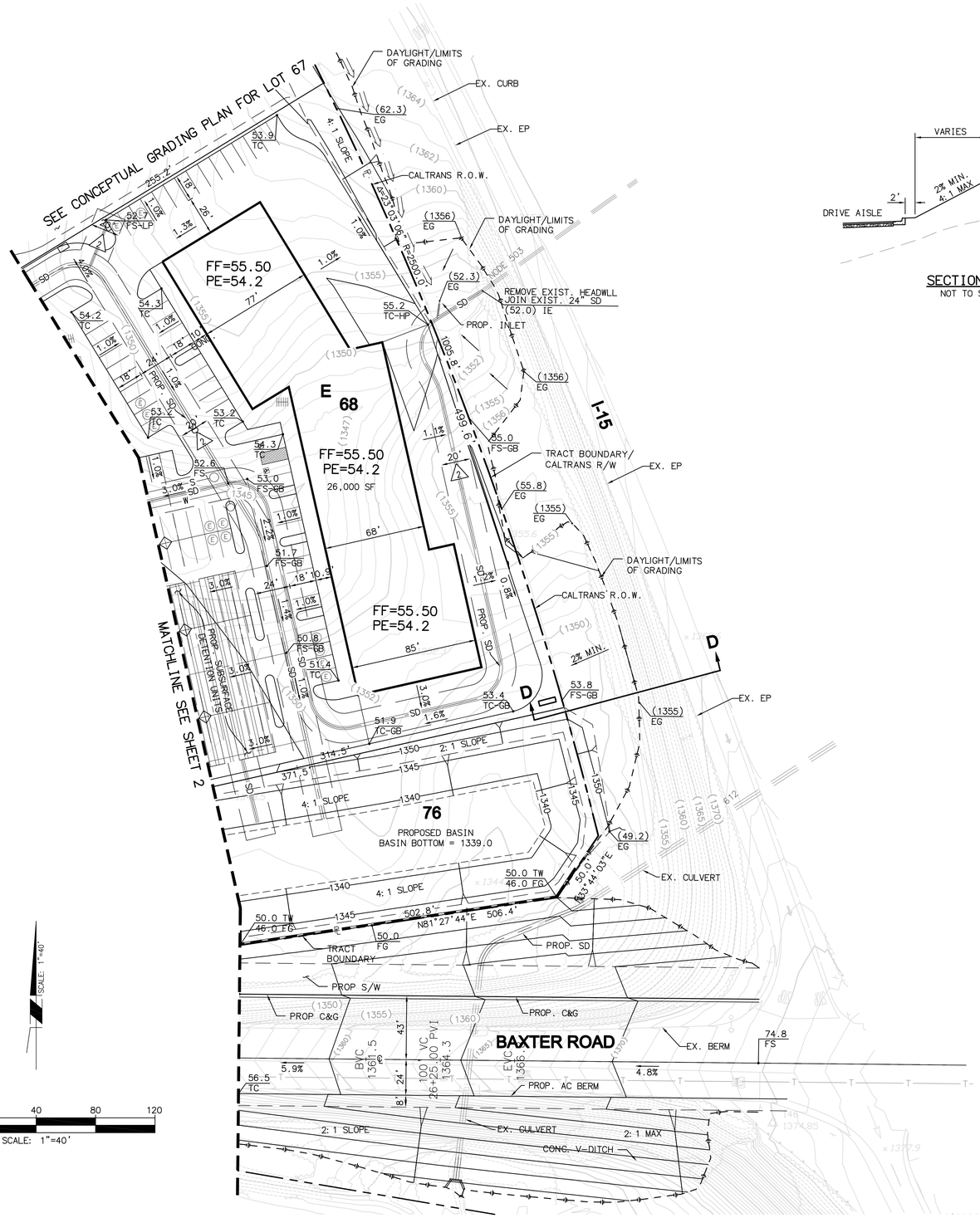
PLANNING APPLICATION NO. 14-0002

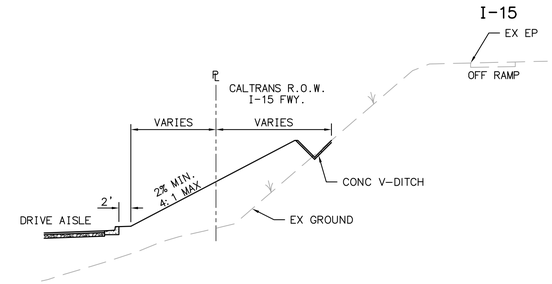
RBF CONSULTING
A Baker Company

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(COMMERCIAL)
CITY OF WILDOMAR – COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 2 OF 5 SHEETS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-002.DWG TBURNSIDE 8/4/15 11:32 AM





SECTION D-D
NOT TO SCALE

PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 3 OF 5 SHEETS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-003.DWG TBURNSIDE 8/4/15 11:47 AM

MATCHLINE SEE SHEET 2

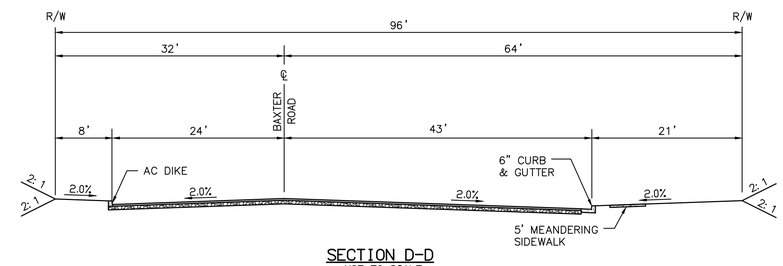
MATCHLINE SEE SHEET 3

BAXTER ROAD

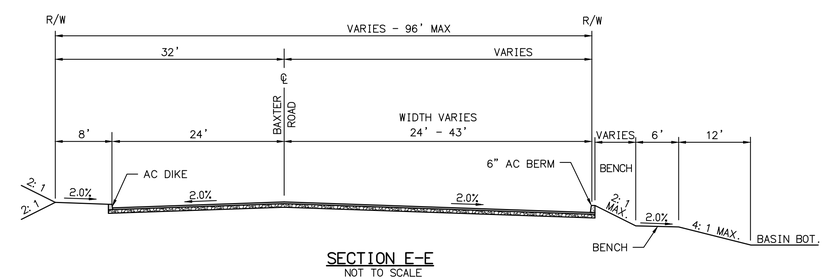
PROPOSED INTERIM BASIN
BASIN BOTTOM = 1325.0

PROPOSED 12" SEWER TO CONTINUE SOUTHERLY ON CENTRAL STREET (4,300 LF +/-) TO CONNECTION POINT AT THE FRONT STREET INTERSECTION. EXISTING SEWER INVERT ELEVATION AT CONNECTION POINT = 1228.6 PER TRACT 30114 WILDOMAR CHANNEL OFFSITE SEWER IMPROVEMENT PLANS (IP 030054).

SCALE: 1"=50'



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

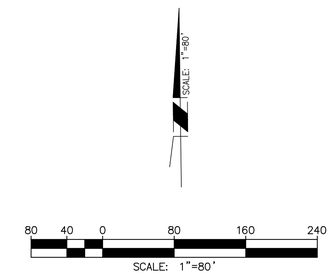
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 4 OF 5 SHEETS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-004.DWG KENNY.YARNALL 8/4/15 11:51 AM



LEGEND

SIDEWALK / CROSSWALK

PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
PEDESTRIAN CIRCULATION EXHIBIT
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 5 OF 5 SHEETS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\COMMERCIAL\133555-CG-COMM-005.DWG TBURNSIDE 8/4/15 10:30 AM

PROJECT SUMMARY:

SITE AREA INFORMATION

GROSS SITE AREA	35.98 AC
BASINS	2.9 AC
STREET ROW	1.24 AC
OPEN SPACE	5.41 AC

COMMERCIAL

GROSS AREA	12.2 AC.
TOTAL FLOOR AREA	75,000 SF
PARKING REQUIRED	413 SPACES (5.5/1000 SF)
PARKING PROVIDED	423 SPACES

APARTMENTS

GROSS AREA	11.3 AC
DENSITY	18 DU/AC
TOTAL	204 UNITS
- 1 BED (735 SF)	42 UNITS
- 2 BED (1064 SF)	102 UNITS
- 3 BED (1281 SF)	60 UNITS

PARKING REQUIRED

1BR	1.25 SPACES/UNIT
2BR	2.25 SPACES/UNIT
3BR	2.75 SPACES/UNIT
TOTAL	448 SPACES

PARKING PROVIDED (INCLUDES GUEST / VISITOR PARKING)

CARPORT	204 SPACES
OPEN	244 SPACES
TOTAL	448 SPACES

SINGLE FAMILY

GROSS AREA	12.5 AC.
DENSITY	5.3 DU/AC
TOTAL	66 LOTS

OPEN SPACE

*ASSUMES 3.29 PEOPLE/DU
*3.0 AC/1000 PEOPLE REQUIRED

OPEN SPACE REQUIRED	2.7 AC

270 DU X 3.29 PEOPLE/DU = 888 PEOPLE
888 PEOPLE X 3.0 AC/1000 PEOPLE

OPEN SPACE PROVIDED

APARTMENT OS	4.8 AC
SINGLE FAMILY OS	0.61 AC
TOTAL	5.41 AC

0 100 200 300

BAXTER VILLAGE

STRATA EQUITY GROUP, INC.

ILLUSTRATIVE SITE PLAN

A1.1

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 JULY 2015

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

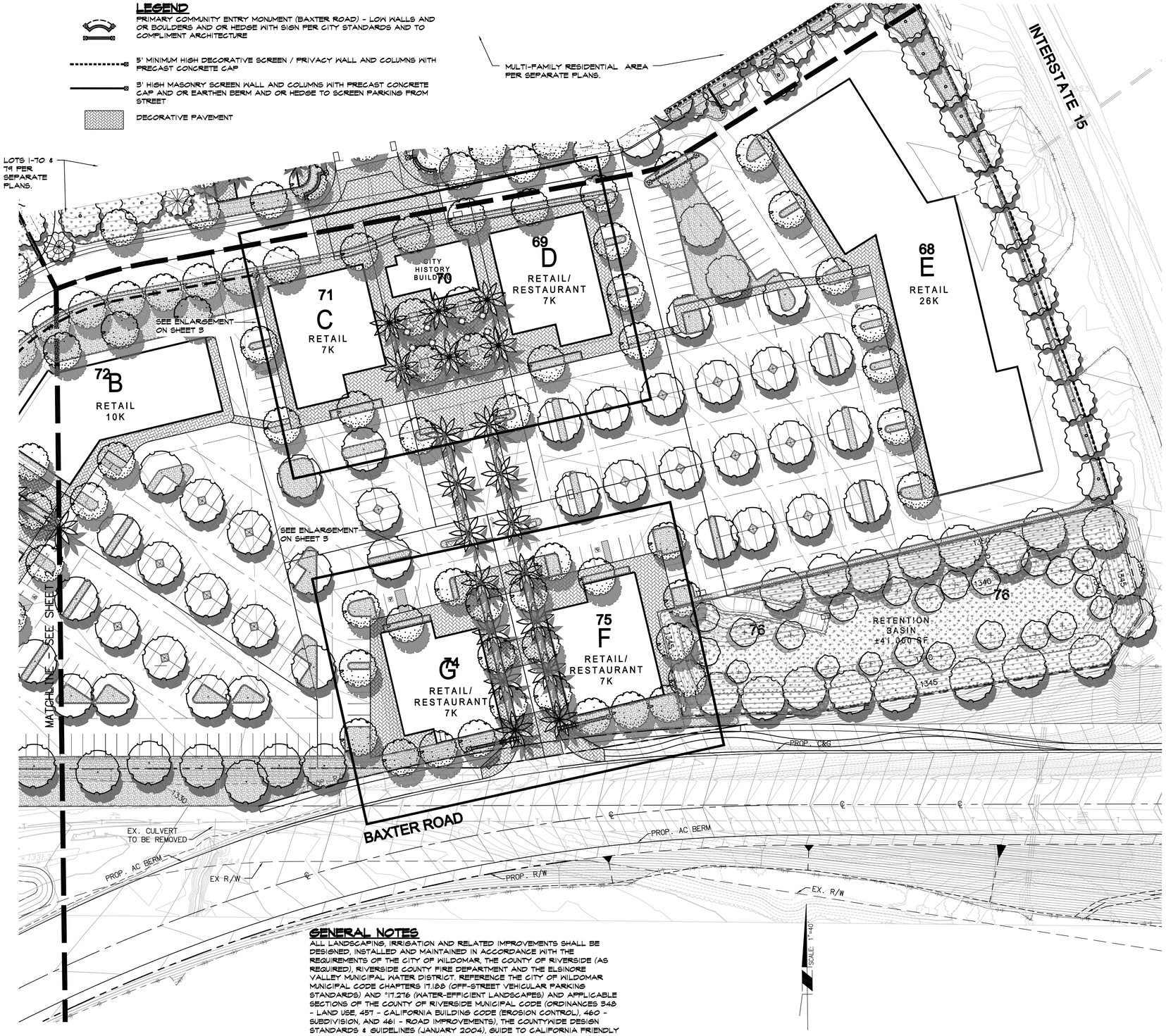
LEGEND

PRIMARY COMMUNITY ENTRY MONUMENT (BAXTER ROAD) - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE

5' MINIMUM HIGH DECORATIVE SCREEN / PRIVACY WALL AND COLUMNS WITH PRECAST CONCRETE CAP

3' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE CAP AND OR EARTHEN BERM AND OR HEDGE TO SCREEN PARKING FROM STREET

DECORATIVE PAVEMENT



LANDSCAPE ZONES AND PLANT PALETTE

BAXTER VILLAGE COMMERCIAL CENTER

SYMBOL

BOTANICAL NAME	COMMON NAME	WUCOLS
ACCENT TREES, SUCH AS;		
BRAHEA ARMATA	MEXICAN BLUE PALM	M
LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
PHOENIX DACTYLIFERA	DATE PALM	L
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L

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

CANOPY TREES, SUCH AS;		
ARBUTUS UNEDO	STRAWBERRY TREE	L
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	L
PARKINSONIA SPECIES	PALO VERDE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
PLATANUS WRIGHTII	ARIZONA SYCAMORE	M
PROSOPIS SPECIES	MESQUITE	L
QUERCUS AGRIFOLIA	LIVE OAK	L

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

SHRUBS, SUCH AS;		
AGAVE SPECIES	AGAVE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	M
DASYLIRION SPECIES	DESERT SPOON	L
GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	M
NERIUM OLEANDER	DWARF OLEANDER	L
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIAn HAWTHORN	M
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	M

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS;		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
COTONEASTER SPECIES	COTONEATER	M
HEMEROCALLIS HYBRIDS	DAY LILY	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L
ROSA SPECIES	CARPET ROSE	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF
NATIVE HYDROSEED

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH

WALL CLINGING VINES, SUCH AS;
PARTHENOCISSUS TRICUSPIDATA
FICUS PUMILA - CREEPING FIG
MINIMUM 1 GALLON SIZES

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE, BUFFER AND SCREEN

SYMBOL

BOTANICAL NAME	COMMON NAME	WUCOLS
CANOPY TREES, SUCH AS;		
CEDRUS DEODARA	DEODAR CEDAR	M
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	L
EUCALYPTUS SPECIES	EUCALYPTUS	L
PINUS ELDARICA	AFGHAN PINE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	FREEMONT COTTONWOOD	M
QUERCUS AGRIFOLIA	LIVE OAK	L
QUERCUS ENGELMANII	ENGELMAN OAK	L
SCHINUS MOLLE	CALIFORNIA PEPPER	L

NOTE:MINIMUM 15 GALLON SIZES

SHRUBS, SUCH AS;		
ENGELIA FARINOSA	BRITTLEBUSH	L
HETEROMELES ARBUTIFOLIA	TOYON	L
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
PHOTINIA X FRASERI	FRASERS PHOTINIA	M
PITTOSPORUM TOBIRA	TOBIRA	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAMNUS CALIFORNICA	COFFEE BERRY	L
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M
RHUS OVATA	SUGAR BUSH	L
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	M

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS;		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
COTONEASTER SPECIES	COTONEATER	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MUHLENBERGIA RIGENS	DEER GRASS	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH
NATIVE HYDROSEED

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

NON IRRIGATED HYDROSEED, SUCH AS;
ANNUAL AND PERENIAL NATIVE GRASSES (BASIN BOTTOM AND SIDES BELO HIGH WATER ELEVATION)

GENERAL NOTES

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 (JANUARY 2004), 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 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).

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.

NO GRASS/TURF OR POP-UP SPRAYERS ARE PROPOSED WITH THIS PROJECT.

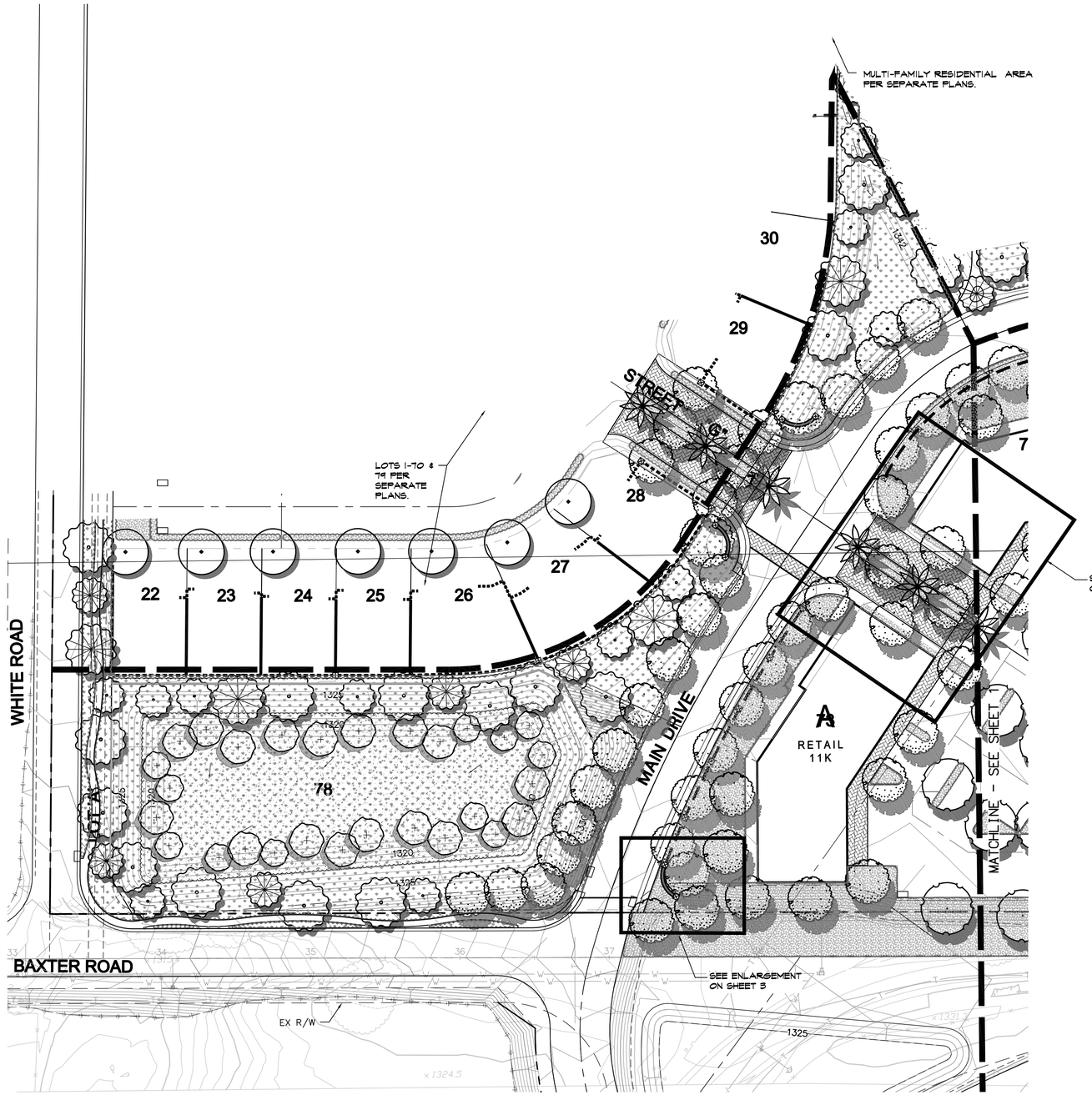
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
CONCEPTUAL LANDSCAPE PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-LS-COMM-01.DWG JENHUA.HAN 2/3/15 10:46 am



LANDSCAPE ZONES AND PLANT PALETTE

BAXTER VILLAGE COMMERCIAL CENTER

SYMBOL

BOTANICAL NAME	COMMON NAME	WUCOLS
ACCENT TREES, SUCH AS;		
BRAHEA ARMATA	MEXICAN BLUE PALM	M
LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
PHOENIX DACTYLIFERA	DATE PALM	L
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L

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

CANOPY TREES, SUCH AS;		
ARBUTUS UNEDO	STRAWBERRY TREE	L
LAURUS NOBILIS 'SARATOSA'	SWEET BAY	L
PARKINSONIA SPECIES	PALO VERDE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
PLATANUS WRIGHTII	ARIZONA SYCAMORE	M
PROSOPIS SPECIES	MESQUITE	L
QUERCUS AGRIFOLIA	LIVE OAK	L

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

SHRUBS, SUCH AS;		
AGAVE SPECIES	AGAVE	L
CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	M
DASYLIRION SPECIES	DESERT SPOON	L
GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	M
NERIUM OLEANDER	DWARF OLEANDER	L
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	M
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	M
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	M

NOTE: MINIMUM 5 AND 15 GALLON SIZES

GROUND COVERS, SUCH AS;		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
COTONEASTER SPECIES	COTONEATER	M
HEMEROCALLIS HYBRIDS	DAY LILY	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L
ROSA SPECIES	CARPET ROSE	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

DROUGHT TOLERANT VARIETIES OF TURF
NATIVE HYDROSEED

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH

WALL CLINGING VINES, SUCH AS;
PARTHENOCISSUS TRICUSPIDATA
FICUS PUMILA - CREEPING FIG
MINIMUM 1 GALLON SIZES

NATIVE AND CALIFORNIA FRIENDLY LANDSCAPED OPEN SPACE, BUFFER AND SCREEN

SYMBOL

BOTANICAL NAME	COMMON NAME	WUCOLS
CANOPY TREES, SUCH AS;		
CEDRUS DEODARA	DEODAR CEDAR	M
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	L
EUCALYPTUS SPECIES	EUCALYPTUS	L
PINUS ELDARICA	AFGHAN PINE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	FREEMONT COTTONWOOD	M
QUERCUS AGRIFOLIA	LIVE OAK	L
QUERCUS ENGELMANII	ENGELMAN OAK	L
SCHINUS MOLLE	CALIFORNIA PEPPER	L

NOTE:MINIMUM 15 GALLON SIZES

SHRUBS, SUCH AS;		
ENCELIA PARINOSA	BRITTLEBUSH	L
HETEROMELES ARBUTIFOLIA	TOYON	L
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	M
PHOTINIA X FRASERI	FRASERS PHOTINIA	M
PITTOSPORUM TOBIRA	TOBIRA	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	L
RHAMNUS CALIFORNICA	COFFEE BERRY	L
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M
RHUS OVATA	SUGAR BUSH	L
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	M

NOTE: MINIMUM 5 GALLON SIZES

GROUND COVERS, SUCH AS;		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
COTONEASTER SPECIES	COTONEATER	M
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MUHLENBERGIA RIGENS	DEER GRASS	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L

NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS

ORGANIC GROUND COVERS, SUCH AS;
COBBLE STONE
CRUSHED ROCK
DECOMPOSED GRANITE
COURSE ORGANIC BARK MULCH
NATIVE HYDROSEED

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

NON IRRIGATED HYDROSEED, SUCH AS;
ANNUAL AND PERENIAL NATIVE GRASSES (BASIN BOTTOM AND SIDES BELOW HIGH WATER ELEVATION)

LEGEND

PRIMARY COMMUNITY ENTRY MONUMENT (BAXTER ROAD) - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE

5' MINIMUM HIGH DECORATIVE SCREEN / PRIVACY WALL AND COLUMNS WITH PRECAST CONCRETE CAP

5' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE CAP AND OR EARTHEN BERM AND OR HEDGE TO SCREEN PARKING FROM STREET

DECORATIVE PAVEMENT

GENERAL NOTES

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 (JANUARY 2004), 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 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).

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 173,573 SF

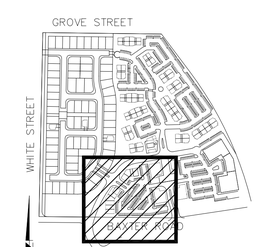
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO)X(0.7)X(LA)X(0.62) = GALLONS PER YEAR
MAWA = 61.65 X 0.7 X 173,573 X 0.62 = 4,644,200 GALLONS PER YEAR

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

SHADED PARKING CALCULATIONS

PARKING PROVIDED - 423 SPACES
TOTAL AREA OF PARKING SPACES = 68,526 SF

TREE SHADE QUANTITY @ FULL (100%) - 47 @ 600 SF
TREE SHADE QUANTITY @ HALF (50%) - 45 @ 300 SF
TOTAL SHADE PROVIDED 41,700 SF
PERCENT SHADE = 61%



KEY MAP
NOT TO SCALE

SCALE 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

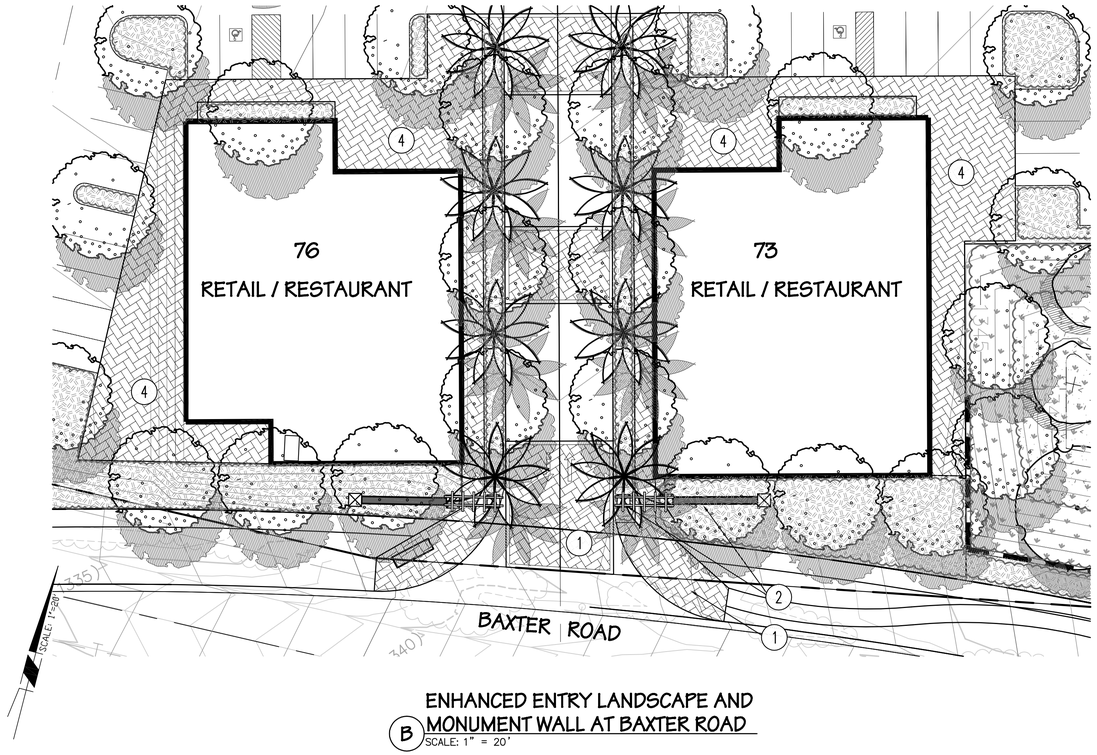
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

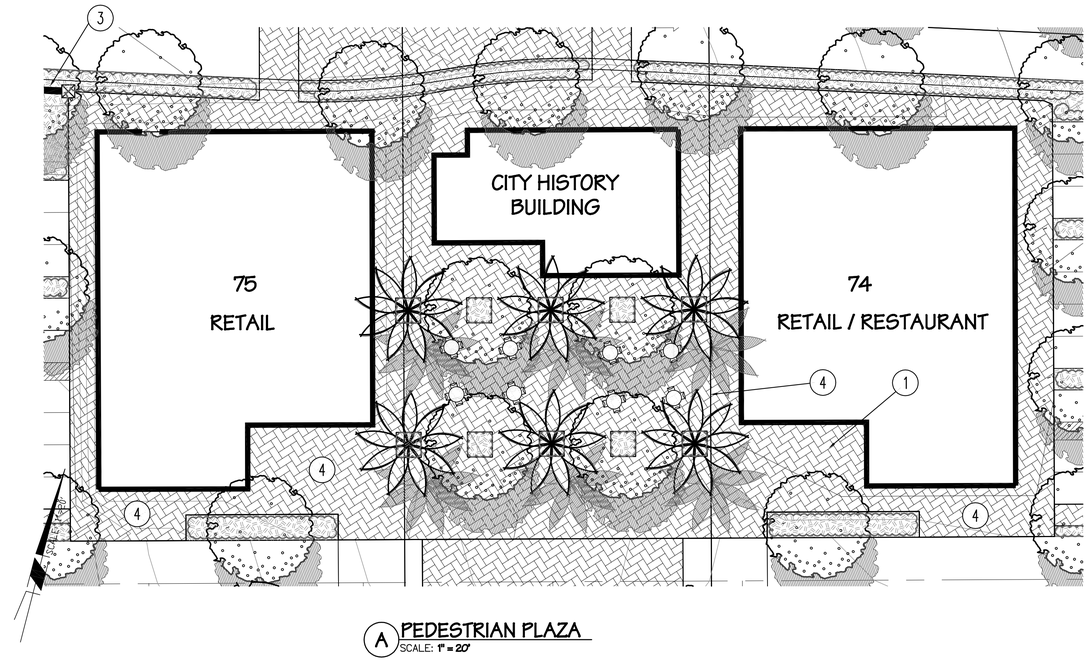
BAXTER VILLAGE
CONCEPTUAL LANDSCAPE PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 2 OF 6 SHEETS

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-LS-COMM-02.DWG JENHUA.HAN 2/3/15 10:49 am



ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT BAXTER ROAD
(B) SCALE: 1" = 20'



(A) PEDESTRIAN PLAZA
SCALE: 1" = 20'

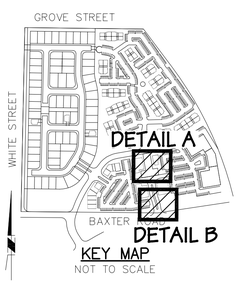
LANDSCAPE CONSTRUCTION NOTES

1. ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
2. COMMUNITY ENTRY MONUMENT WALL AND PILASTERS - SEE ELEVATION BELOW
3. 5' HIGH DECORATIVE MASONRY PRIVACY WALL - SEE DETAIL 'A' ON SHEET 5
4. PEDESTRIAN PLAZA WITH OUTDOOR SEATING, LANDSCAPING, ENRICHED PAVEMENT, SEAT WALLS, POTTERY, VINE / SHADE TRELLIS, LIGHTINGS AND BOULDERS.

MATERIAL LEGEND

1. CULTURED STONE VENEER PILASTER
2. CULTURED STONE VENEER MONUMENT WALL
3. PRECAST CONCRETE CAP
4. WOO TRELLIS
5. STUCCO OR TILE BACKGROUND

ELEVATION - ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT BAXTER ROAD
SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

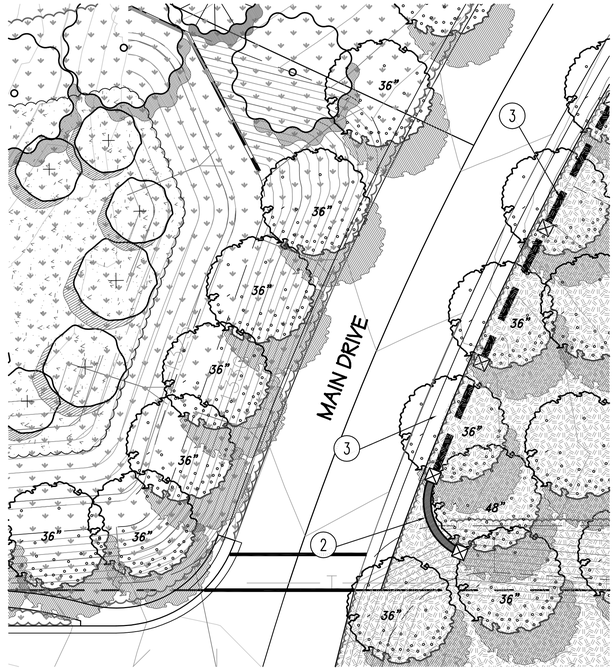
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

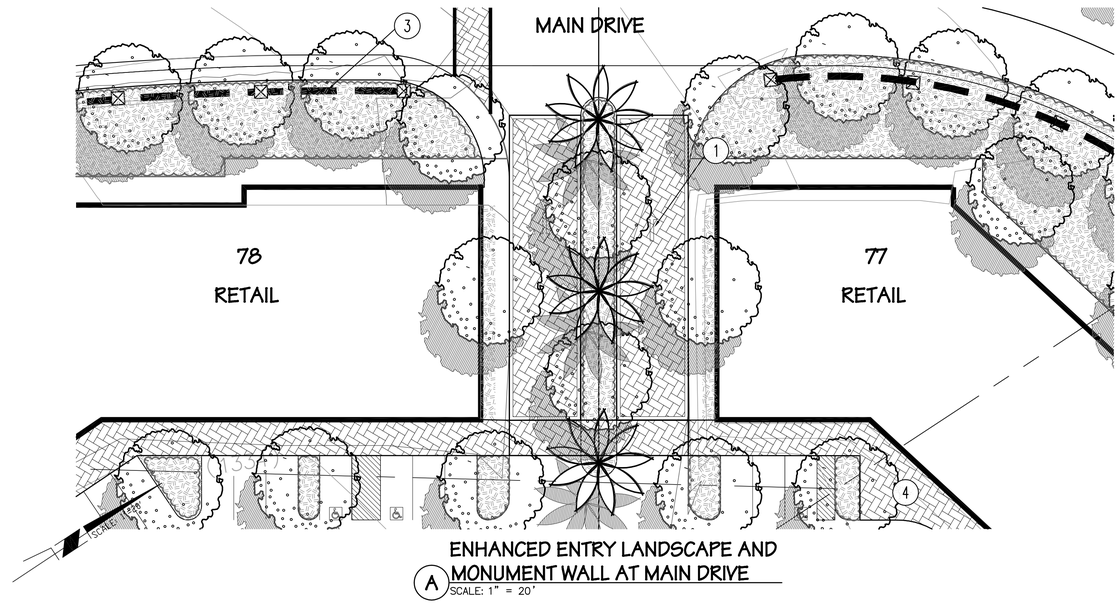
BAXTER VILLAGE
CONCEPTUAL LANDSCAPE PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 3 OF 6 SHEETS

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-LS-COMM-ENL-034.DWG JENHUA.HAN 2/9/15 4:07 pm



B ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT MAIN DRIVE
SCALE: 1" = 20'



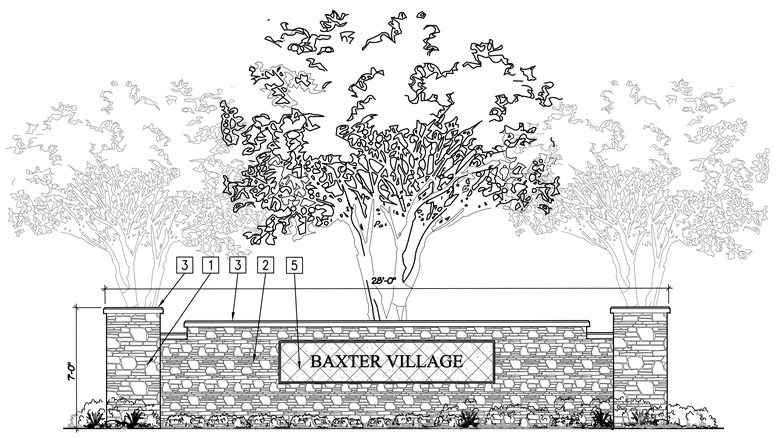
A ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT MAIN DRIVE
SCALE: 1" = 20'

LANDSCAPE CONSTRUCTION NOTES

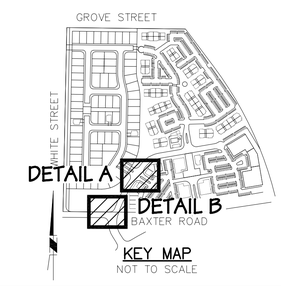
1. ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
2. COMMUNITY ENTRY MONUMENT WALL AND PILASTERS - SEE ELEVATION BELOW
3. 5' HIGH DECORATIVE MASONRY PRIVACY WALL - SEE DETAIL 'A' ON SHEET 5
4. PEDESTRIAN PLAZA WITH OUTDOOR SEATING, LANDSCAPING, ENRICHED PAVEMENT, SEAT WALLS, POTTERY, VINE / SHADE TRELLIS, LIGHTINGS AND BOULDERS.

MATERIAL LEGEND

1. CULTURED STONE VENEER PILASTER
2. CULTURED STONE VENEER MONUMENT WALL
3. PRECAST CONCRETE CAP
4. WOO TRELLIS
5. STUCCO OR TILE BACKGROUND



ELEVATION - ENHANCED ENTRY LANDSCAPE AND MONUMENT WALL AT BAXTER ROAD
SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

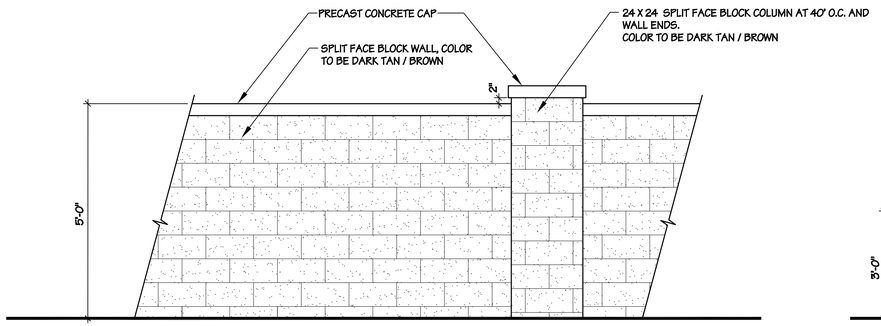
PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

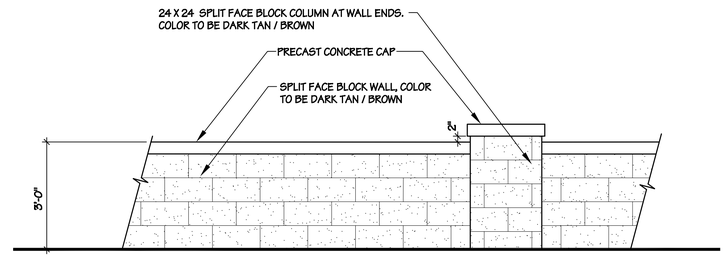
BAXTER VILLAGE
CONCEPTUAL LANDSCAPE PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 4 OF 6 SHEETS

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-LS-COMM-ENL-034.DWG JENHUA.HAN 2/3/15 10:52 am



A 5' HT. MASONRY BLOCK WALL
SCALE: NOT TO SCALE



B 3' HT. MASONRY BLOCK WALL
SCALE: NOT TO SCALE

WALL AND FENCE LEGEND

- 5' MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL WITH PRECAST CONCRETE CAP
- 3' HIGH MASONRY SCREEN WALL AND COLUMNS WITH PRECAST CONCRETE CAP TO SCREEN PARKING FROM STREET
- RETAINING WALL PER CIVIL PLANS

MULTI-FAMILY RESIDENTIAL AREA PER SEPARATE PLANS.

LOTS 1-70 & 79 PER SEPARATE PLANS.

INTERSTATE 15

STREET "G"

WHITE ROAD

LOT 'A'

MAIN DRIVE

BAXTER ROAD

BAXTER ROAD

A RETAIL 11K

B RETAIL 10K

C RETAIL 7K

D RETAIL/ RESTAURANT 7K

E RETAIL 26K

F RETAIL/ RESTAURANT 7K

G RETAIL/ RESTAURANT 7K

CITY HISTORY BUILDING

RETENTION BASIN ±41,000 SF

R = 1,400'

83'

40'

SCALE: 1"=40'

50 25 0 50 100 150

PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
WALL AND FENCE PLAN
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 5 OF 6 SHEETS

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-FENCE-COMM-05.DWG JENHUA.HAN 2/3/15 11:50 am

BENCH EXAMPLES

TRASH RECEPTACLE EXAMPLES

CONCRETE PAVER EXAMPLES

STAMPED CONCRETE EXAMPLES

EXPOSED AGGREGATE CONCRETE EXAMPLES

PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

BAXTER VILLAGE
SITE FURNISHINGS AND ENRICHED PAVEMENT EXAMPLES
(COMMERCIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ▪ FAX 951.676.7240 ▪ www.RBF.com

SHEET 6 OF 6 SHEETS

H:\PDATA\133555\CADD\LARCH\EXHIBITS\CONCEPT\COMMERCIAL\133555-FUR-COMM-06.DWG JENHUA.HAN 2/3/15 10:57 am

REAR

LEFT

LEFT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING A

A4.0

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

REAR

LEFT

RIGHT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING B

A4.1

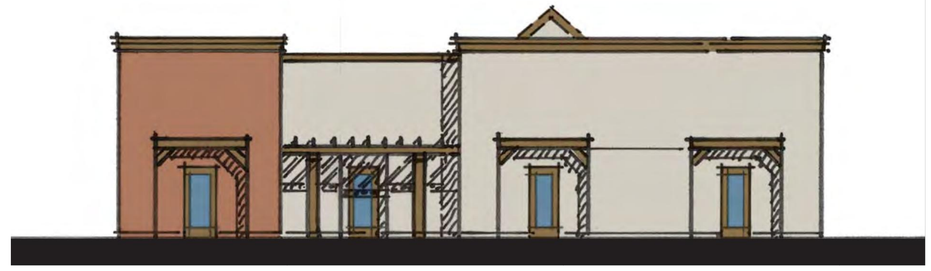
STRATA EQUITY GROUP, INC.

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



REAR

LEFT

RIGHT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING C

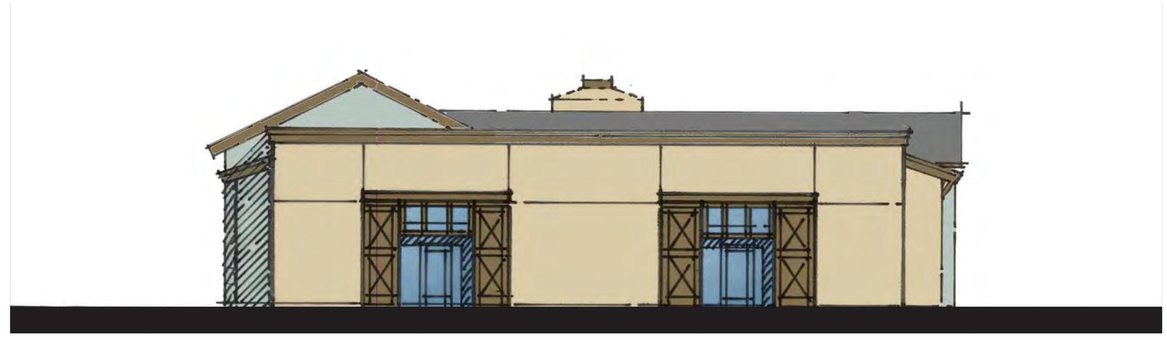
A4.2

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



REAR

LEFT

RIGHT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING D

A4.3

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

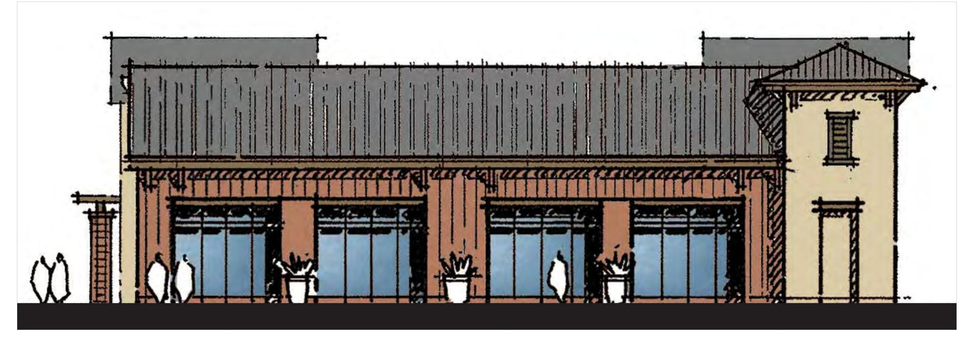
STRATA EQUITY GROUP, INC.

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

REAR

LEFT



RIGHT

FRONT

0 8 16 32

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING E

A4.4

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

REAR

LEFT

RIGHT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING F

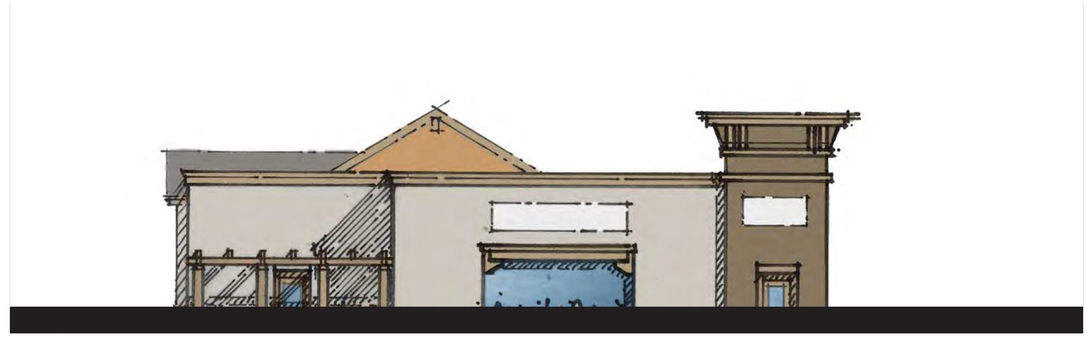
A4.5

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



REAR

LEFT

LEFT

FRONT

0 4 8 16

BAXTER VILLAGE

CHARACTER ELEVATIONS - RETAIL BUILDING G

A4.6

Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com