# BAXTER VILLAGE

## WILDOMAR, CALIFORNIA

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WILDOMAR, CALIFORNIA

KTGY # 2013-0121

11.24.2014
12.12.2014


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

## 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 |
| Net Area: | +/- 26.4 AC |
| - Commercial | 8.8 AC |
| - Apartments | 6.5 AC |
| - Single Family | 11.1 AC |

**Commercial**

| | |
|---|---|
| Area: | 8.8 AC |
| Total FLA: | 75,000 SF |
| Parking Required: | 412 SPACES (5.5/1000 SF) |
| Parking Provided: | 423 SPACES |

**Apartments**

| | |
|---|---|
| Area: | 6.5 AC |
| Density: | 31 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:

| | |
|---|---|
| - Carport | 204 SPACES |
| - Open | 244 SPACES |
| TOTAL | 448 SPACES |

**Single Family**

| | |
|---|---|
| Area: | 11.1 AC |
| Density: | 5.9 DU/AC |
| TOTAL | 66 LOTS |

**Open Space**

*Assumes 3.29 people/du
*3.0 ac/1,000 people req'd

| | |
|---|---|
| Open Space Required: | 2.7 AC |

270 du x 3.29 people/du = 888 people
888 people x 3.0 ac/1,000 people

Open Space Provided:

| | |
|---|---|
| - Apartment O.S. | 4.8 AC |
| - Single Family O.S | 0.61 AC |
| TOTAL | 5.41 AC |

0 40 80 160

# BAXTER VILLAGE

# SITE PLAN of Development

WILDOMAR, CALIFORNIA

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A1.0

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# 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 |
| NET AREA | +/- 26.4 AC |
| - COMMERCIAL | 8.8 AC. |
| - APARTMENTS | 6.5 AC. |
| - SINGLE FAMILY | 11.1 AC. |

## COMMERCIAL

| | |
|---|---|
| AREA | 8.8 AC. |
| TOTAL FLOOR AREA | 75,000 SF |
| PARKING REQUIRED | 412 SPACES (5.5/1000 SF) |
| PARKING PROVIDED | 423 SPACES |

## APARTMENTS

| | |
|---|---|
| AREA | 6.5 AC |
| DENSITY | 31 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

| | |
|---|---|
| CARPORT | 204 SPACES |
| OPEN | 244 SPACES |
| TOTAL | 448 SPACES |

## SINGLE FAMILY

| | |
|---|---|
| AREA | 11.1 AC. |
| DENSITY | 5.7 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 DECEMBER 2014

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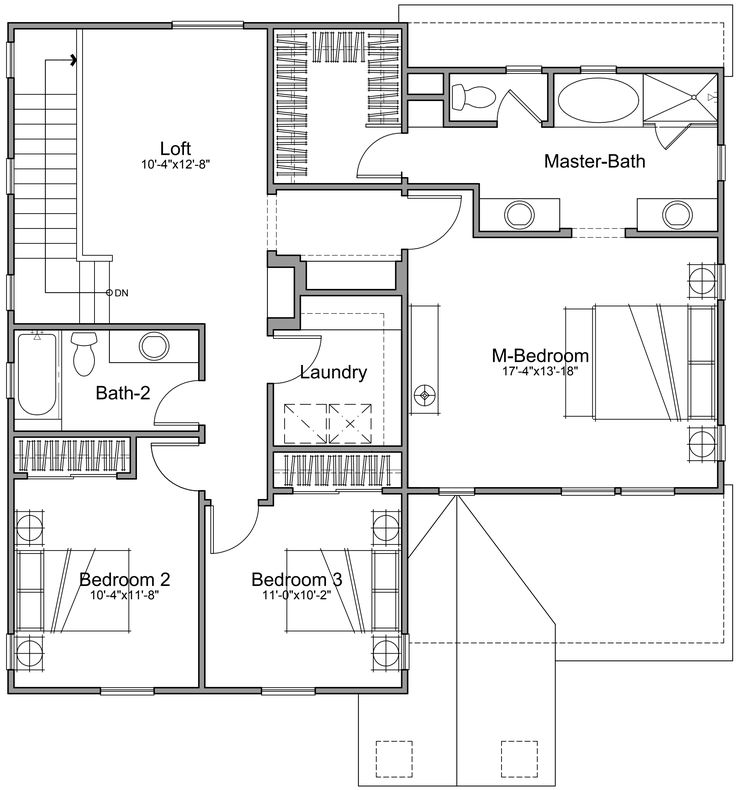
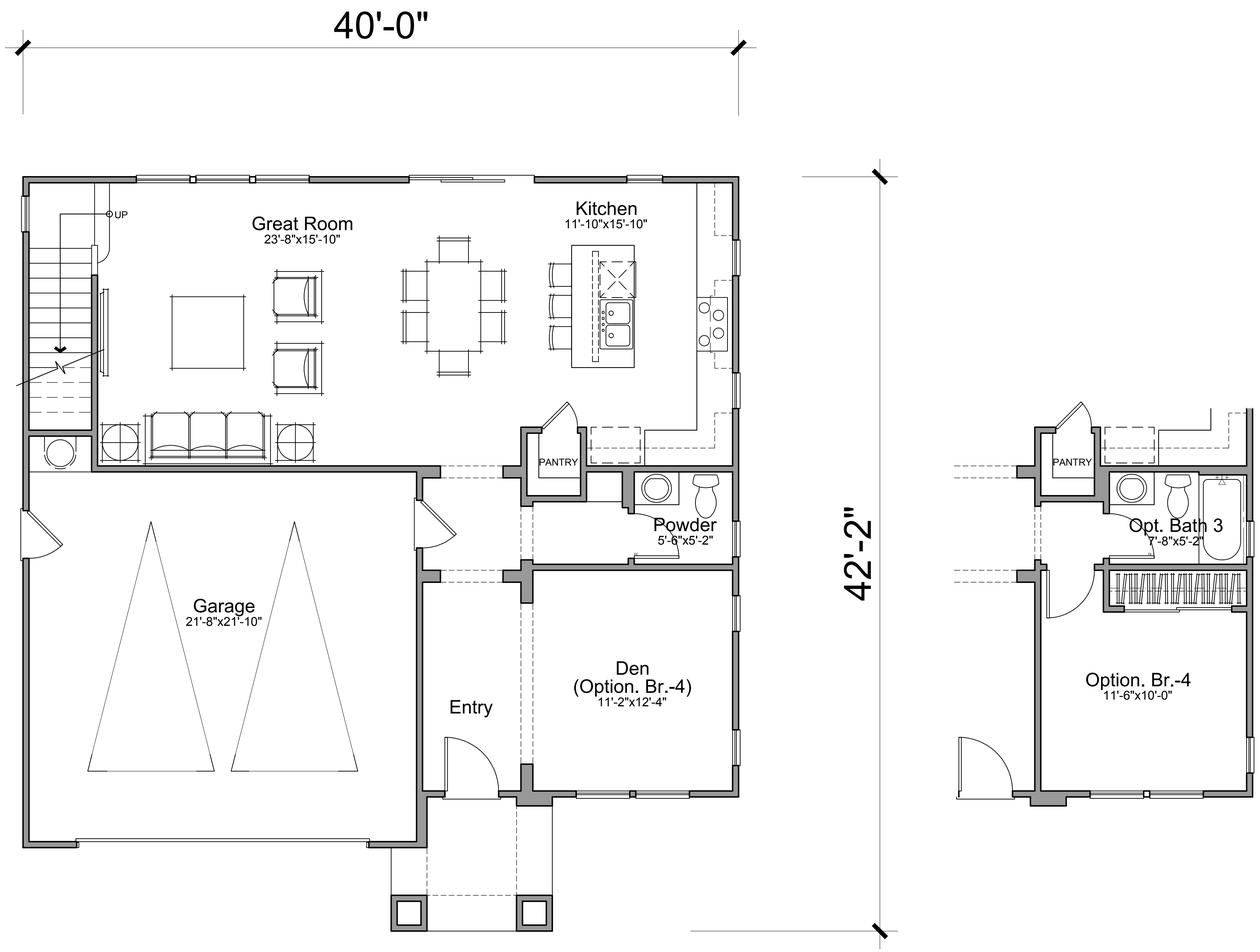



2ND FLOOR PLAN
979 SQ.FT. / 2,166 SQ.FT




1ST FLOOR PLAN
1,187 SQ.FT. / 2,166 SQ.FT

# BAXTER VILLAGE

# SINGLE FAMILY FLOOR PLAN-1

0 2 4 8

A2.0

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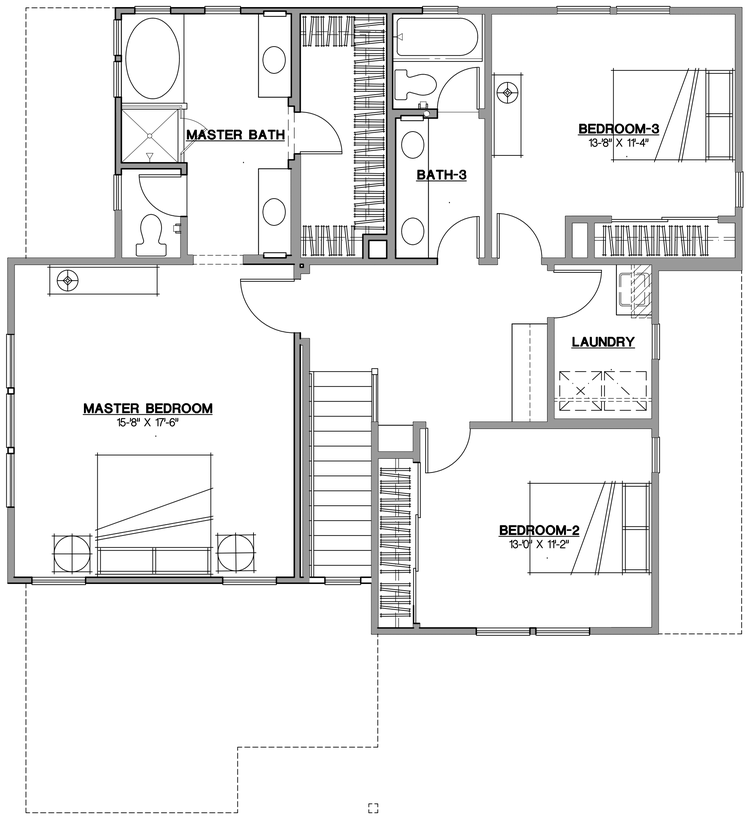
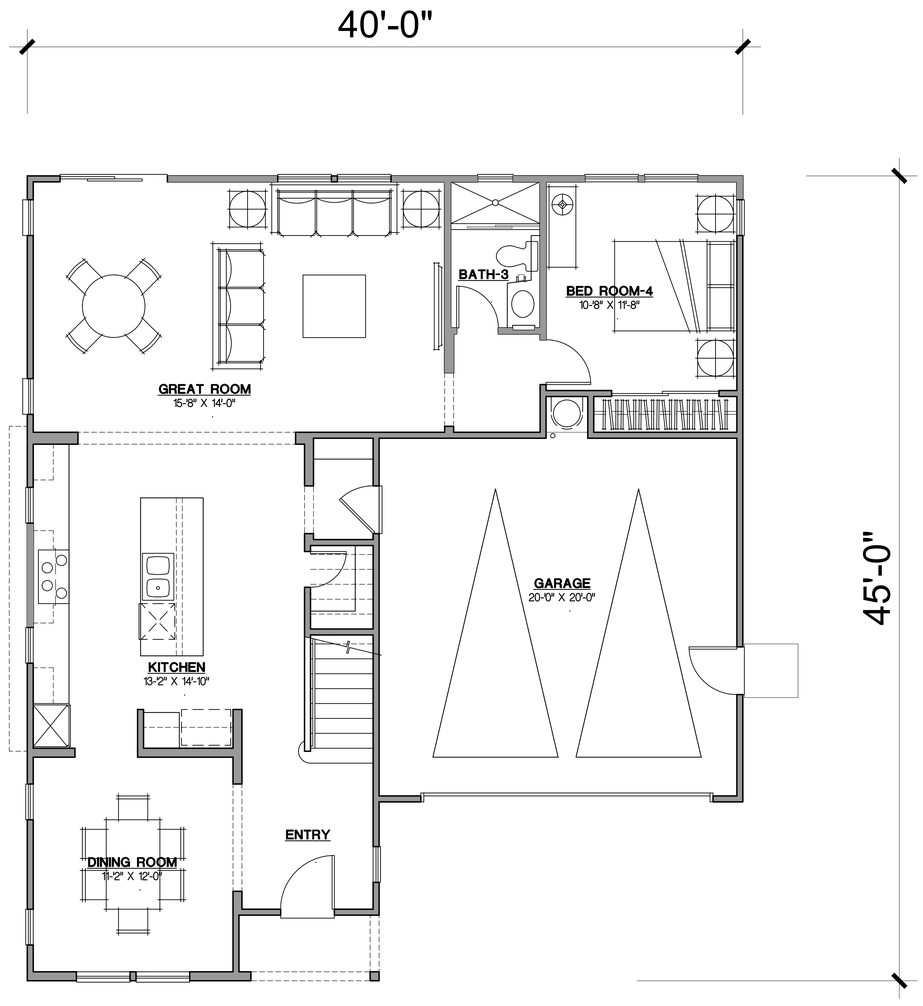



2ND FLOOR PLAN
1,157 SQ.FT. / 2,311 SQ.FT




1ST FLOOR PLAN
1,154 SQ.FT. / 2,311 SQ.FT

# BAXTER VILLAGE

# SINGLE FAMILY FLOOR PLAN-2

0 2 4 8

A2.1

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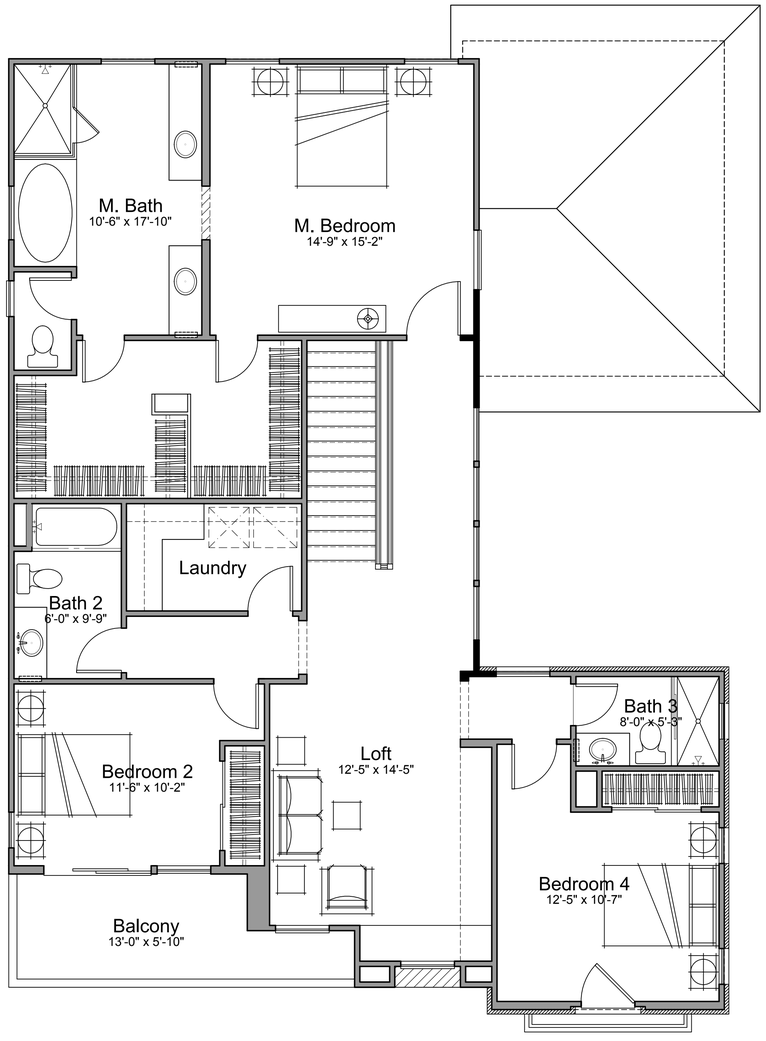
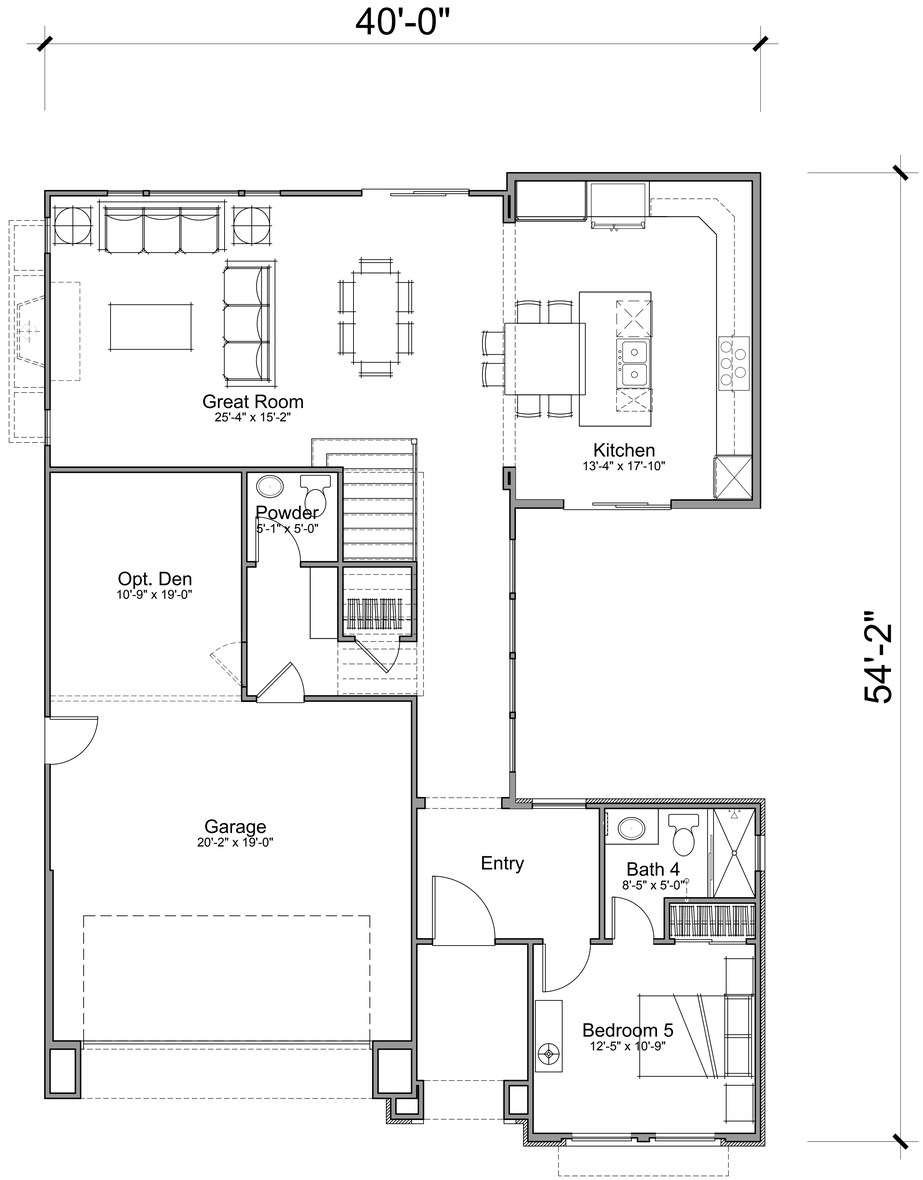



2ND FLOOR PLAN
1,457 SQ.FT. / 2,656 SQ.FT




1ST FLOOR PLAN
1,199 SQ.FT. / 2,656 SQ.FT

# BAXTER VILLAGE

# SINGLE FAMILY FLOOR PLAN-3

0 4 8 16

A2.2

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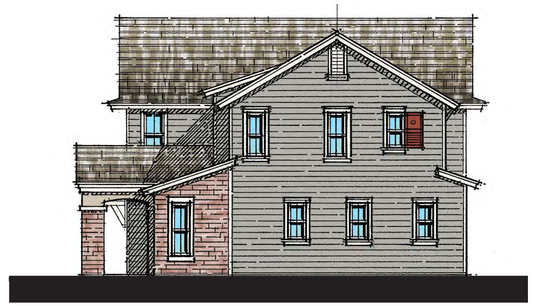
REAR

LEFT



RIGHT

FRONT

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - PLAN 1

# A2.3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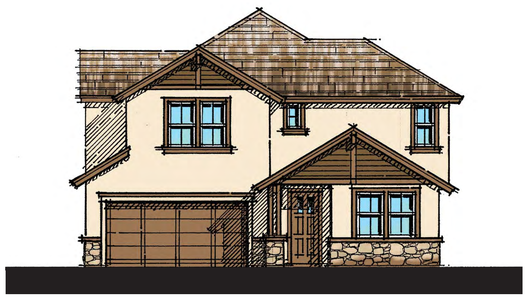
REAR

LEFT

RIGHT



FRONT

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - PLAN 2

0 4 8 16

A2.4

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REAR

LEFT

RIGHT

FRONT

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - PLAN 3

A2.5

0 4 8 16

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PLAN 1 PLAN 2 PLAN 3

FRONT VIEW

PLAN 3 PLAN 2 PLAN 1

REAR VIEW

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - STREET SCENE

0 4 8 16

A2.6


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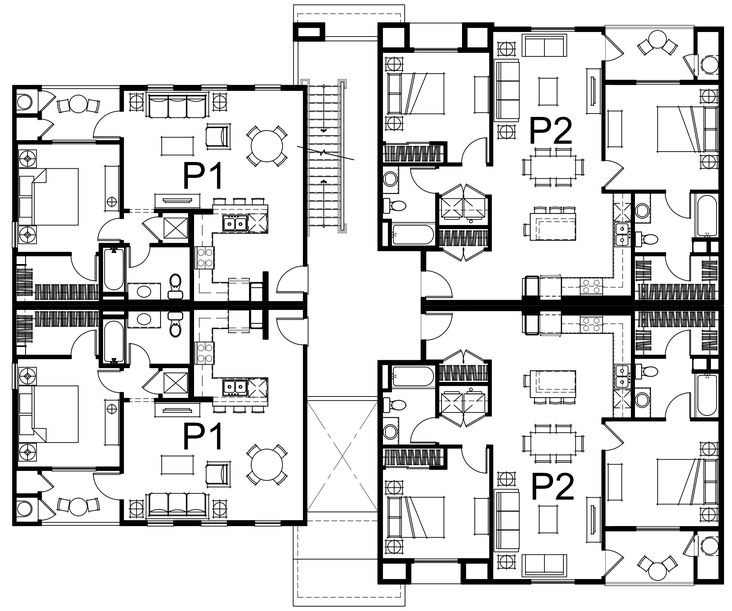
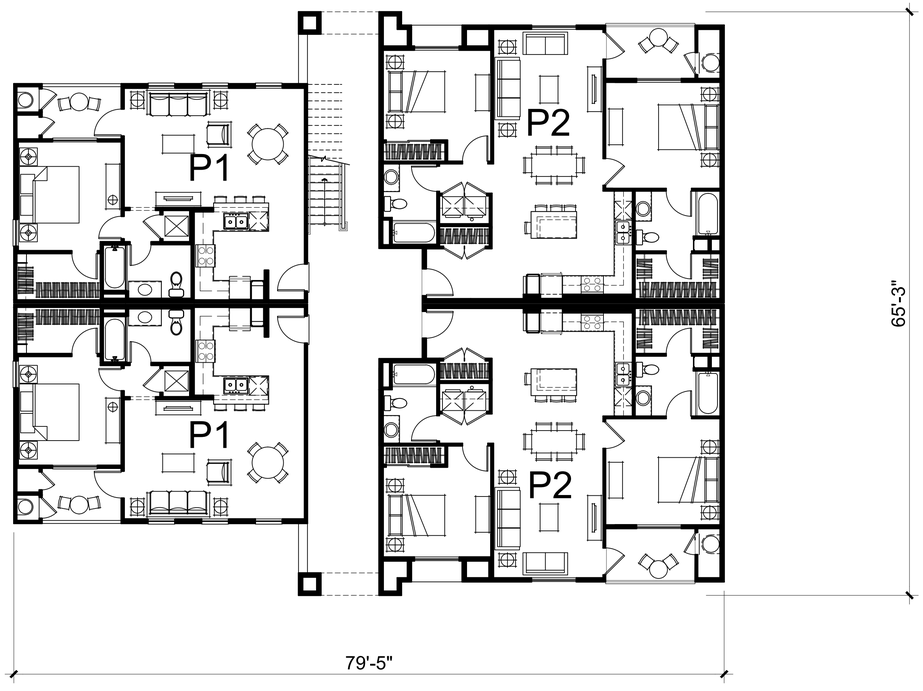
2ND & 3RD
FLOOR .




1ST FLOOR .




# BAXTER VILLAGE

# TYPICAL BUILDING PLAN (BUILDING A)

0 4 8 16

A3.0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12.12.2014


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2ND & 3RD
FLOOR .

1ST FLOOR .

# BAXTER VILLAGE

# TYPICAL BUILDING PLAN (BUILDING B)

0 4 8 16

A3.1

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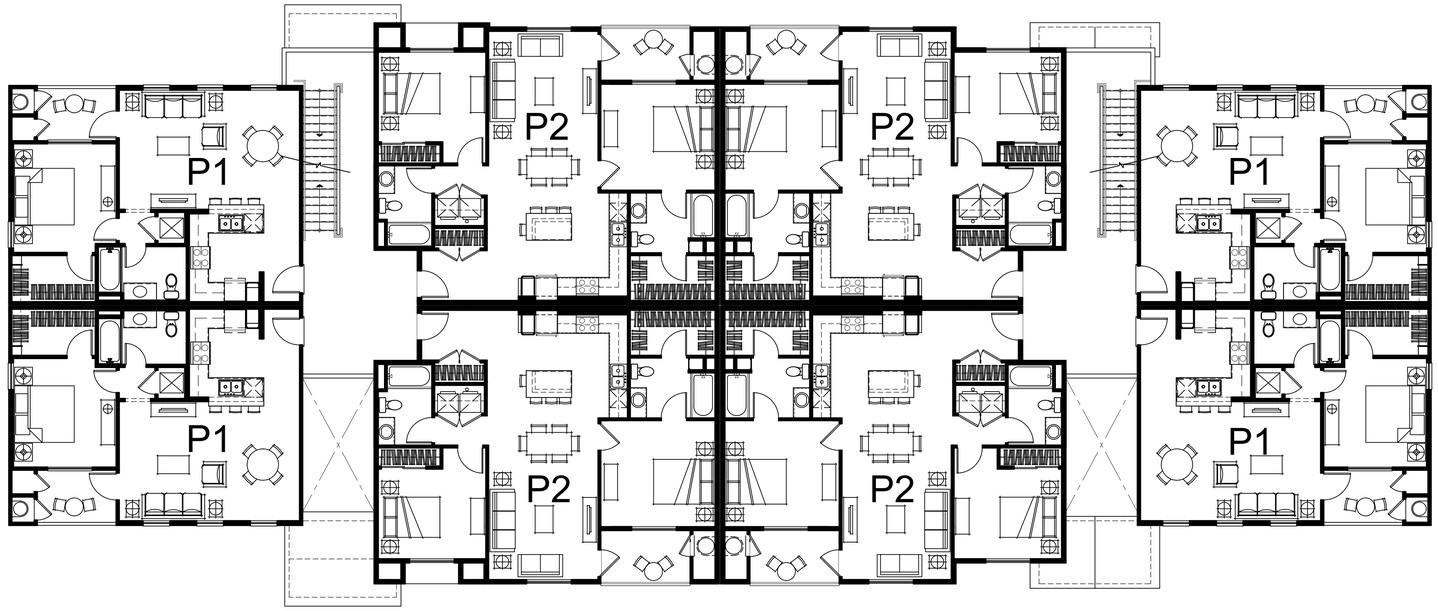
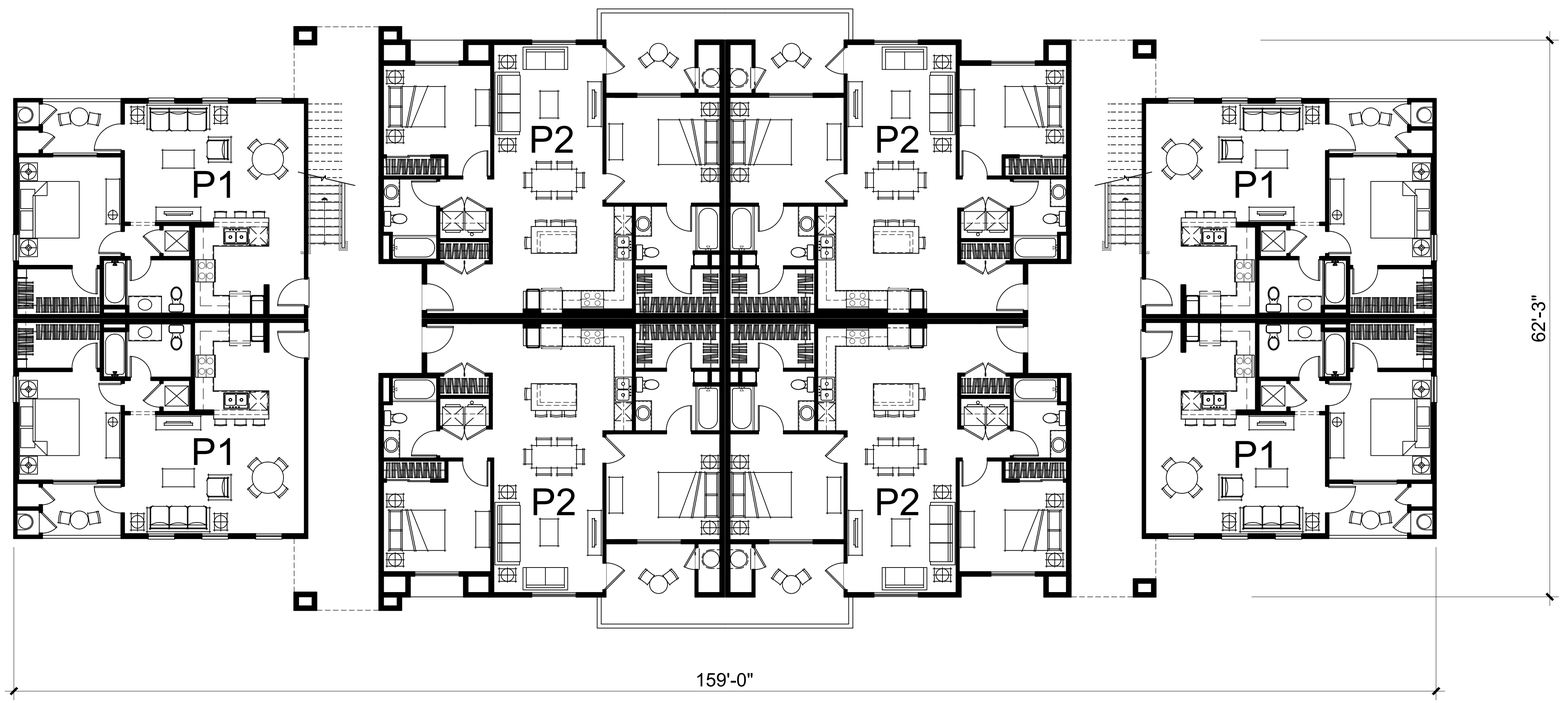
2ND & 3RD
FLOOR .




1ST FLOOR .




# BAXTER VILLAGE

# TYPICAL BUILDING PLAN (BUILDING C)

0 4 8 16

A3.2

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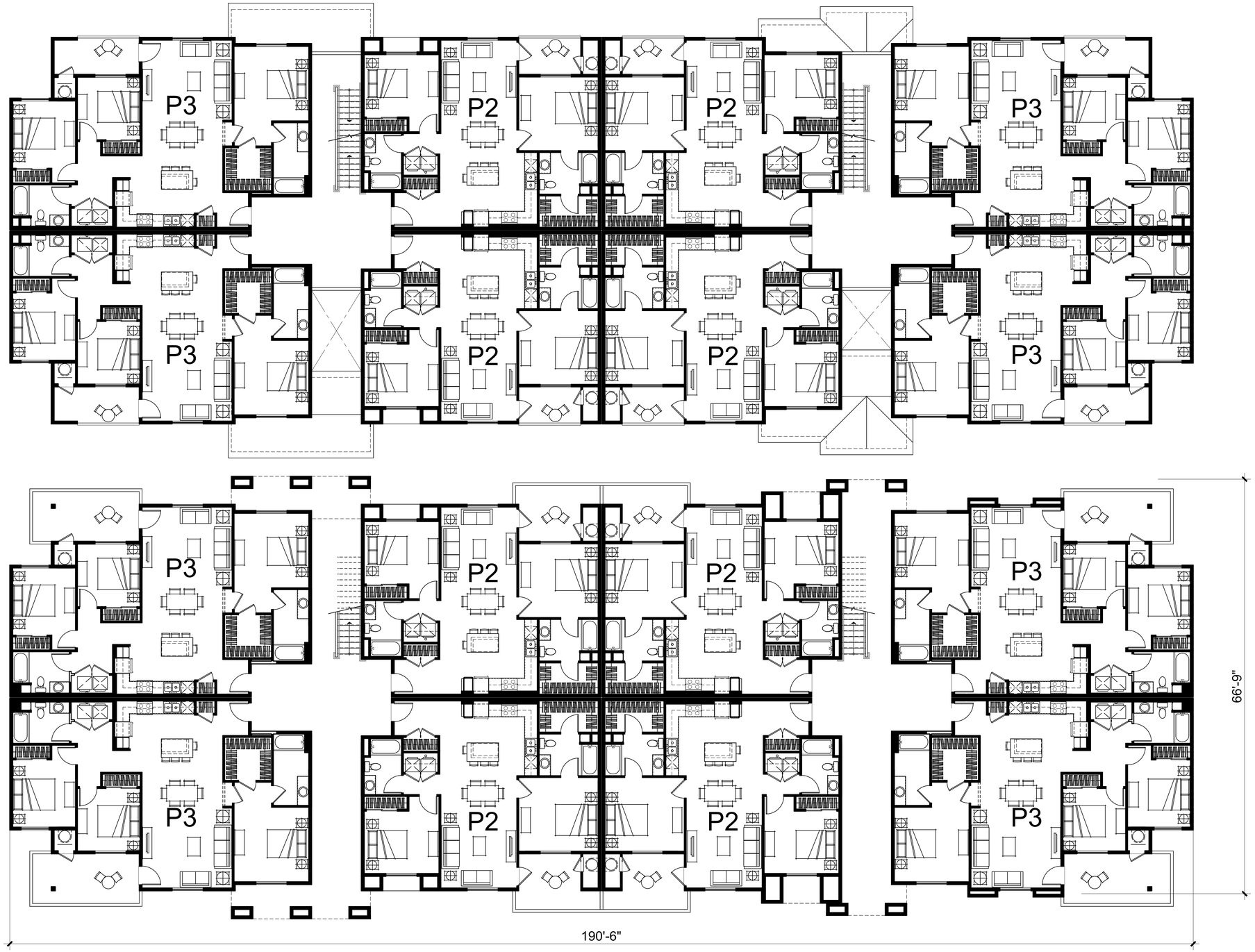
2ND & 3RD
FLOOR .

1ST FLOOR .




# BAXTER VILLAGE

## TYPICAL BUILDING PLAN (BUILDING D)

0 4 8 16

A3.3

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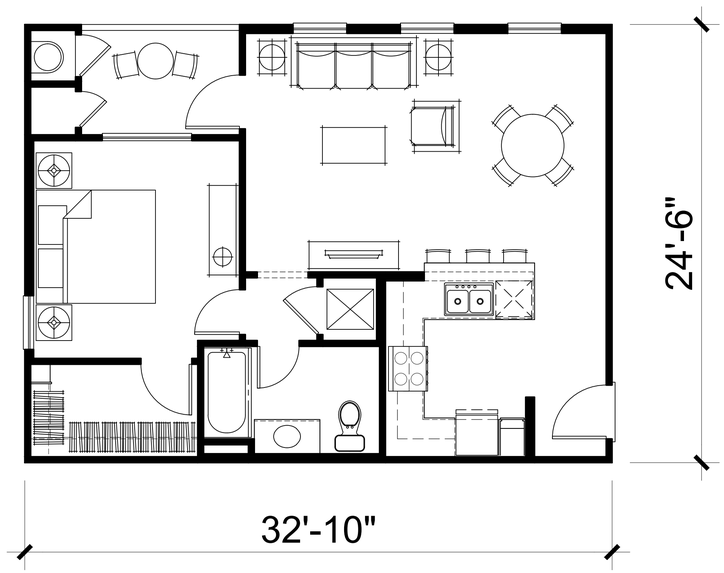
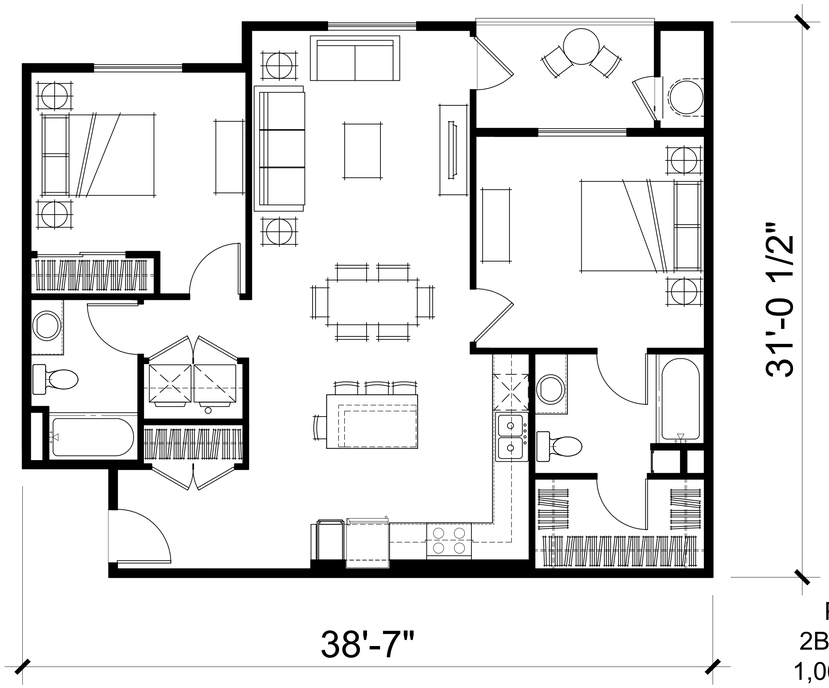
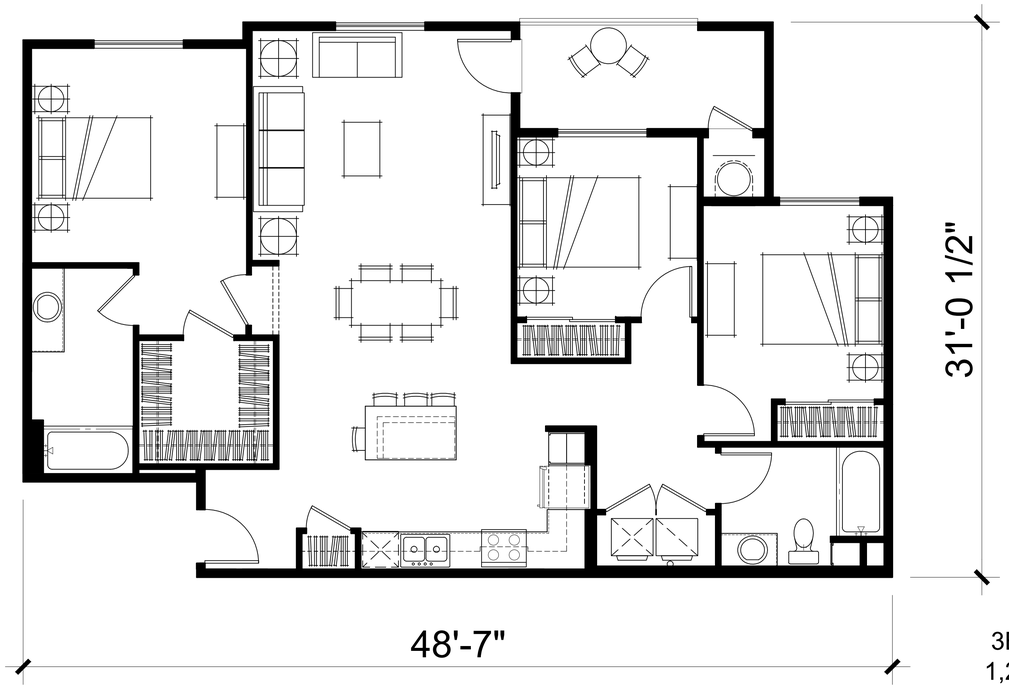



PLAN1
1Bed, 1Bath
735 SQ.FT.




PLAN 2
2Bed, 2Bath
1,064 SQ.FT.




PLAN 3
3Bed, 2Bath
1,281 SQ.FT.

# BAXTER VILLAGE

## TYPICAL UNIT PLANS (APARTMENTS BLDG.)

0 2 4 8

A3.4

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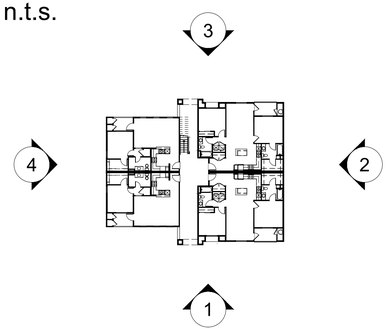
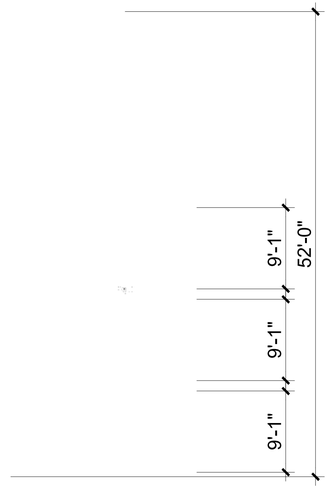
Key Map n.t.s.




## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame




1. FRONT

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-A)

A3.5

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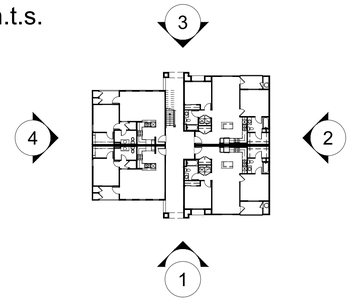
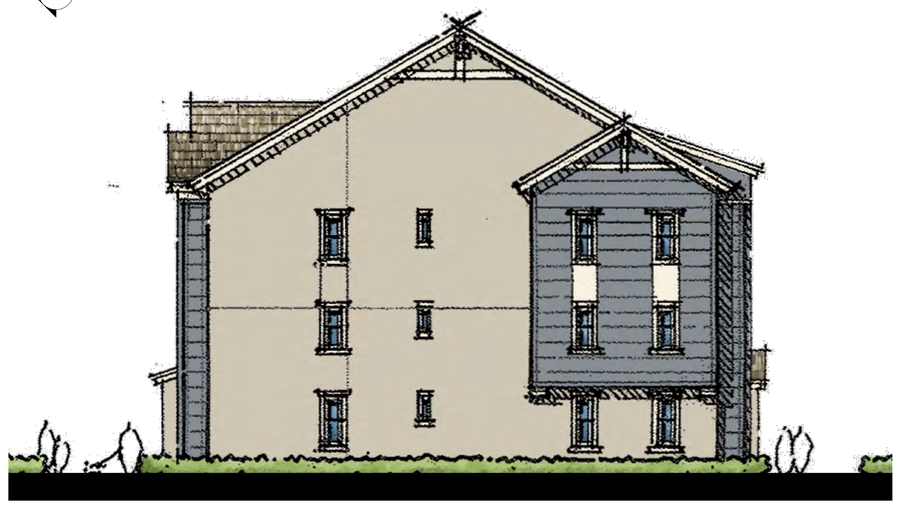
Key Map n.t.s.



4. LEFT



2. RIGHT

## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

3. REAR

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-A)

# A3.6

0 4 8 16

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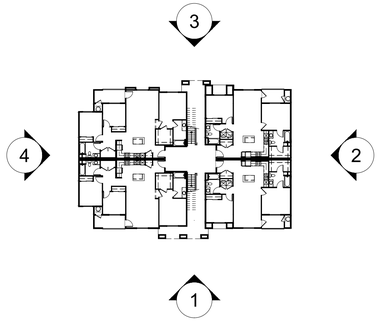
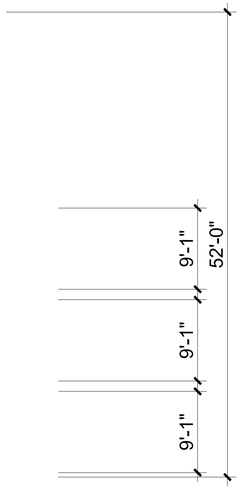
Key Map n.t.s.






## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

1. FRONT

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-B)

# A3.7


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

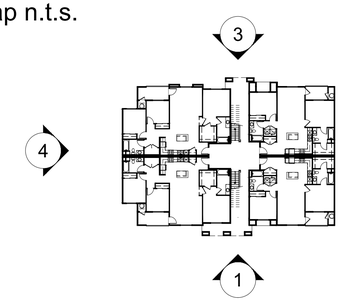

WILDOMAR, CALIFORNIA

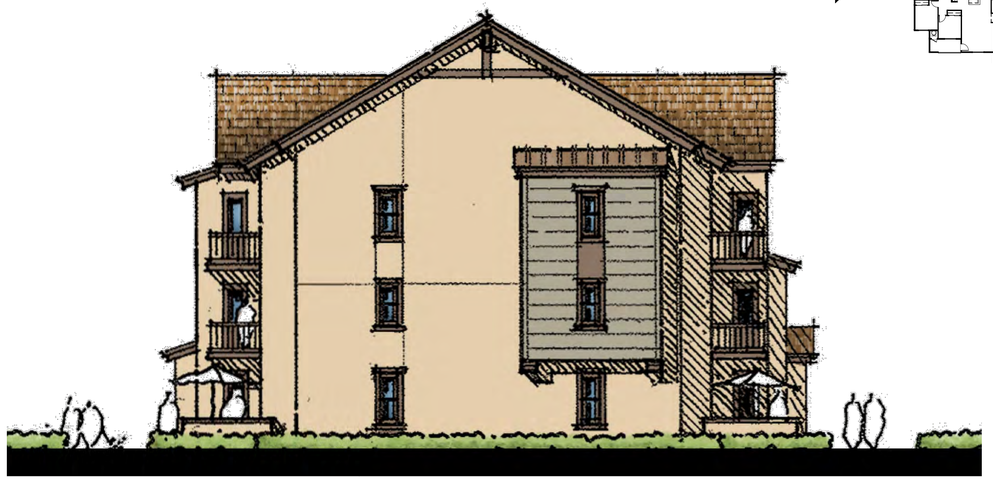
KTGY # 2013-0121

11.24.2014
12.12.2014


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

Key Map n.t.s.



4. LEFT

2. RIGHT

## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

3. REAR

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-B)

0 4 8 16

# A3.8

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

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

11.24.2014
12.12.2014

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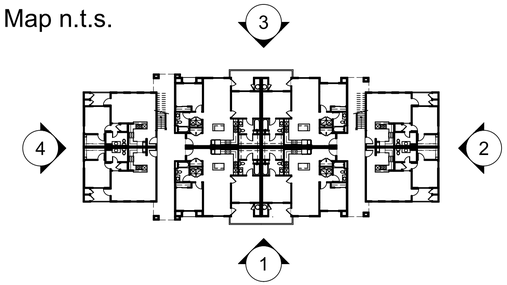
**Architecture+Planning**
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Key Map n.t.s.




## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

1. FRONT

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-C)

A3.9

**Strata Equity Group**
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
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KTGY # 2013-0121

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12.12.2014

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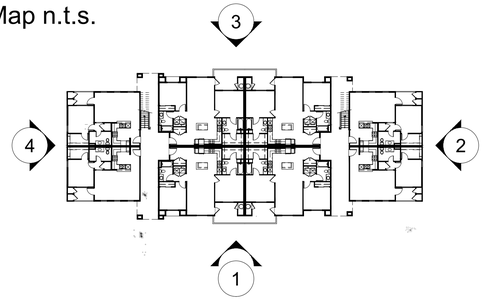
Irvine, CA 92614
949.851.2133
ktgy.com

Key Map n.t.s.



4. LEFT

2. RIGHT

## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

3. REAR

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-C)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

11.24.2014
12.12.2014

0 4 8 16

A3.10

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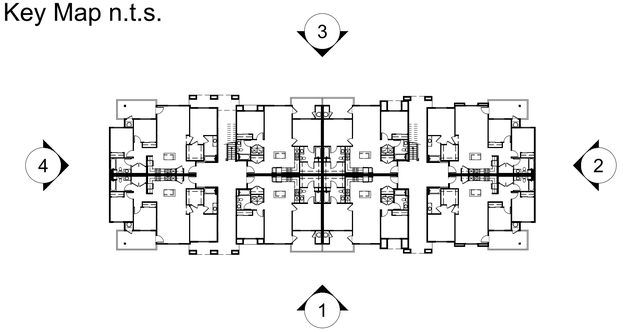
Irvine, CA 92614
949.851.2133
ktgy.com

Key Map n.t.s.




## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

1. FRONT

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-D)

A3.11

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San Diego, CA 92122
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WILDOMAR, CALIFORNIA

KTGY # 2013-0121

11.24.2014
12.12.2014

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**Architecture+Planning**
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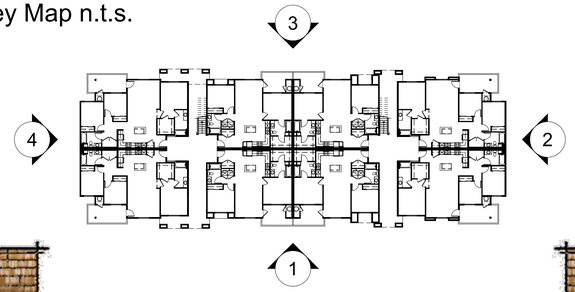
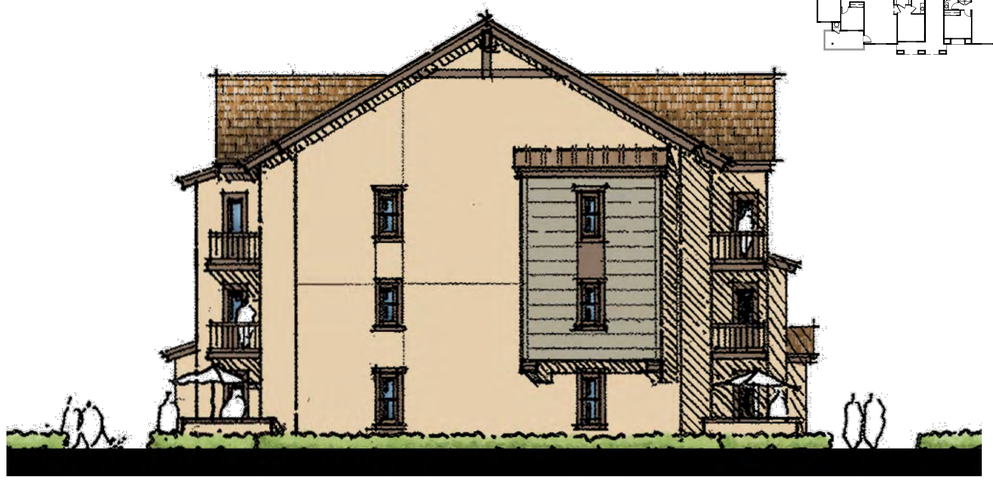
Irvine, CA 92614
949.851.2133
ktgy.com

Key Map n.t.s.



4. LEFT

2. RIGHT

## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

3. REAR

0 4 8 16

# BAXTER VILLAGE

# CHARACTER ELEVATION (BLDG.-D)

# A3.12

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WILDOMAR, CALIFORNIA

KTGY # 2013-0121

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12.12.2014

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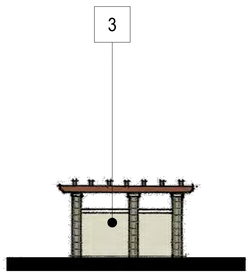
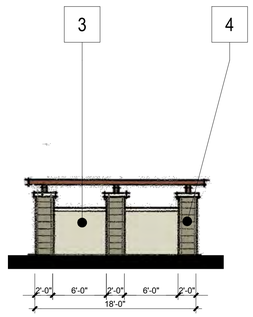
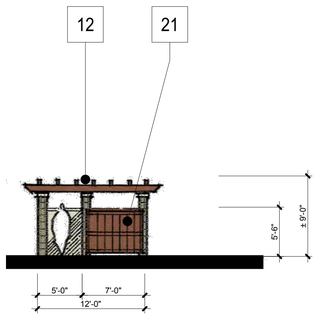
949.851.2133
ktgy.com




REAR

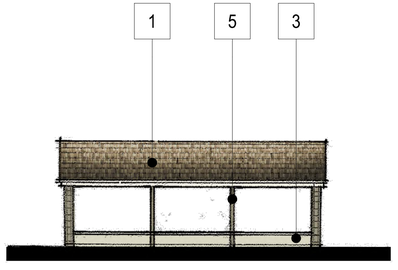



SIDE

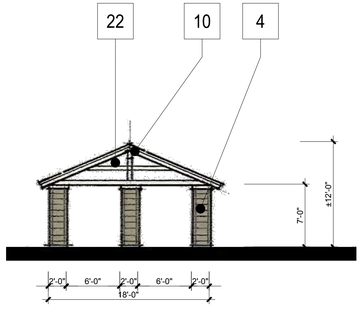



FRONT

## TRASH ENCLOSURE ELEVATION




REAR

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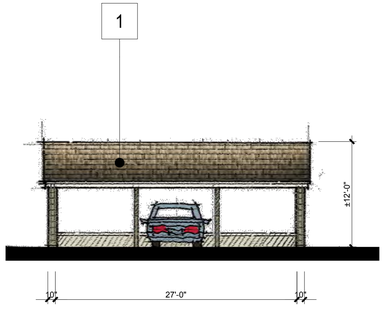


FRONT

## CARPORT ELEVATION

## Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

0 4 8 16

# CHARACTER ELEVATION (TRASH ENCLOSURE & CARPORT) A3.13

# BAXTER VILLAGE

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San Diego, CA 92122
(858) 546-0900

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KTGY # 2013-0121

11.24.2014
12.12.2014

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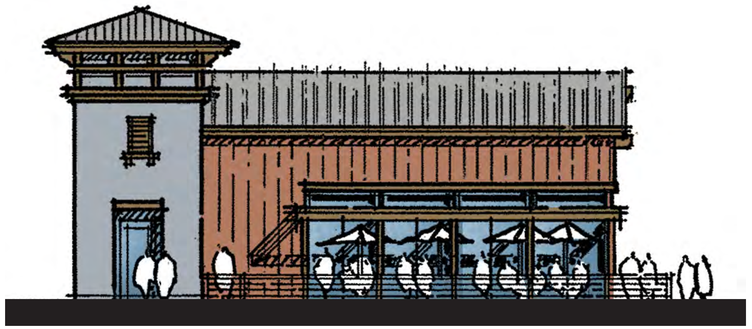
Irvine, CA 92614
949.851.2133
ktgy.com

REAR



LEFT

LEFT

FRONT

0 8 16 32

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. A

A4.0

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 12.11.2014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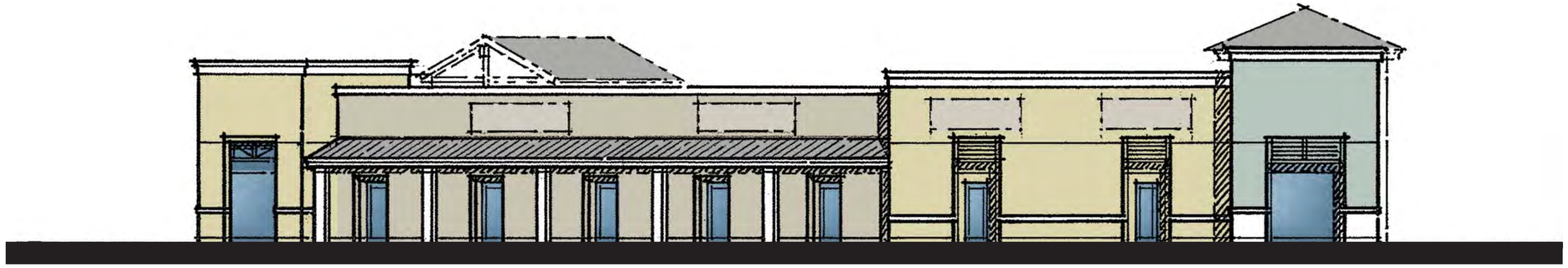
949.851.2133
ktgy.com



REAR

LEFT

RIGHT

FRONT

0 8 16 32

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. B

A4.1


**Strata Equity Group**
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San Diego, CA 92122
(858) 546-0900


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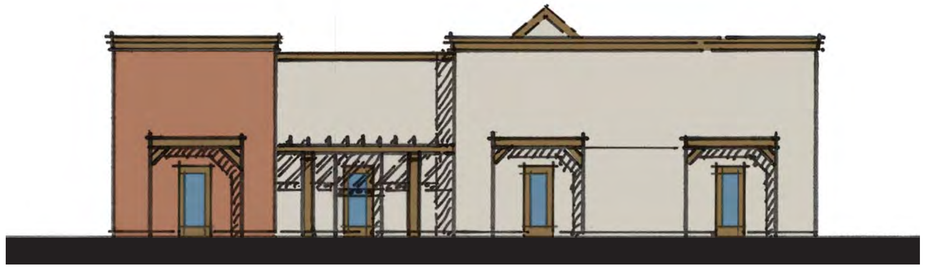
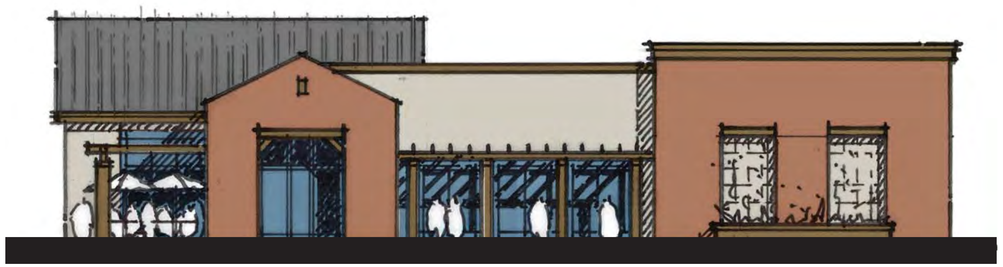
**Architecture+Planning**
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



REAR

LEFT



RIGHT

FRONT

0 8 16 32

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. C

# A4.2


**Strata Equity Group**
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122
(858) 546-0900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**Architecture+Planning**
17922 Fitch
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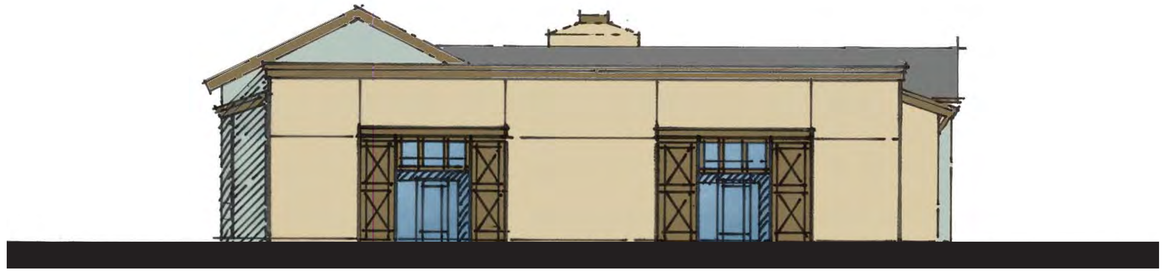
949.851.2133
ktgy.com



REAR

LEFT

RIGHT

FRONT

0 8 16 32

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. D

A4.3

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 12.11.2014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San Diego, CA 92122
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Irvine, CA 92614
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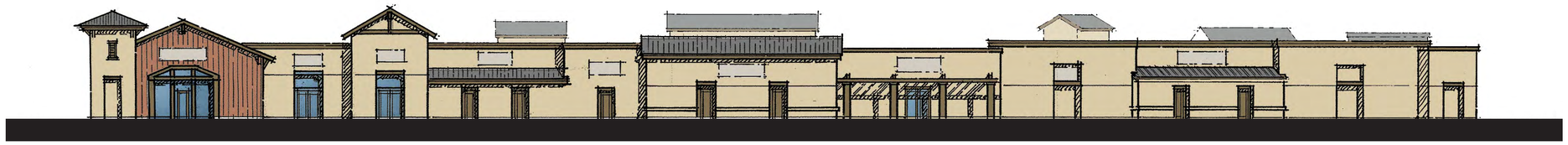
ktgy.com



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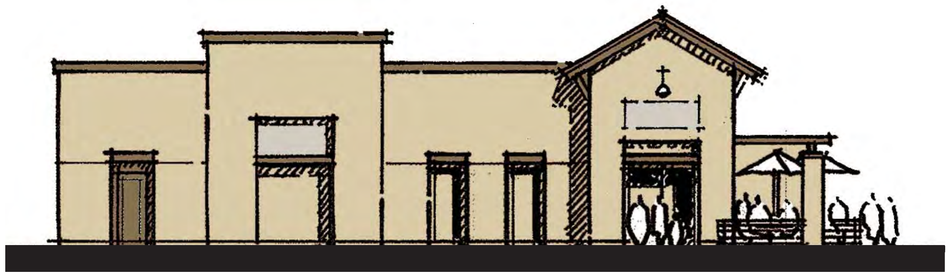

LEFT

RIGHT

FRONT

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. E

0 8 16 32

A4.4


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San Diego, CA 92122
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**Architecture+Planning**
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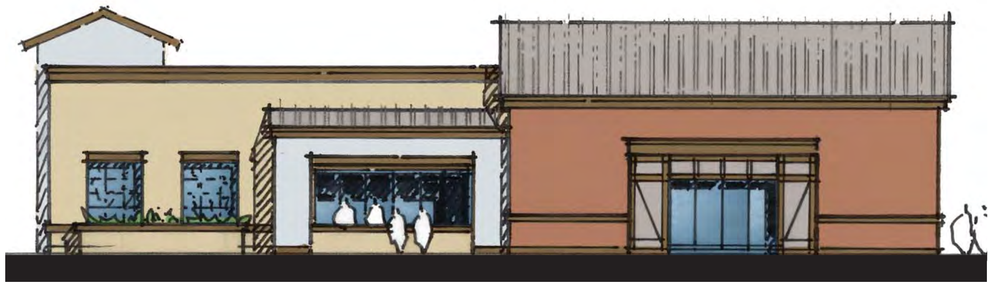
Irvine, CA 92614
949.851.2133
ktgy.com

REAR



LEFT

RIGHT

FRONT

0 8 16 32

# BAXTER VILLAGE

# CHARACTER ELEVATIONS - RETAIL BLDG. F

A4.5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San Diego, CA 92122
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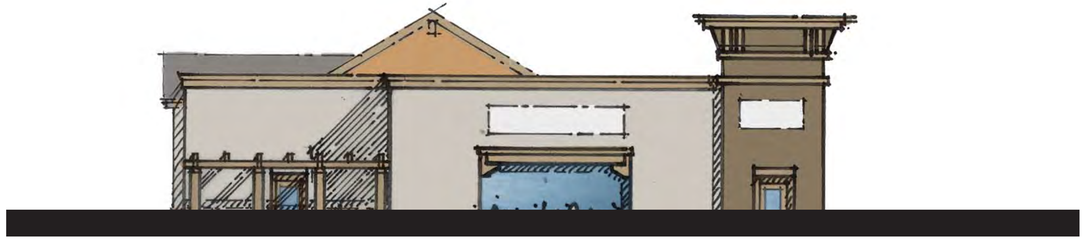
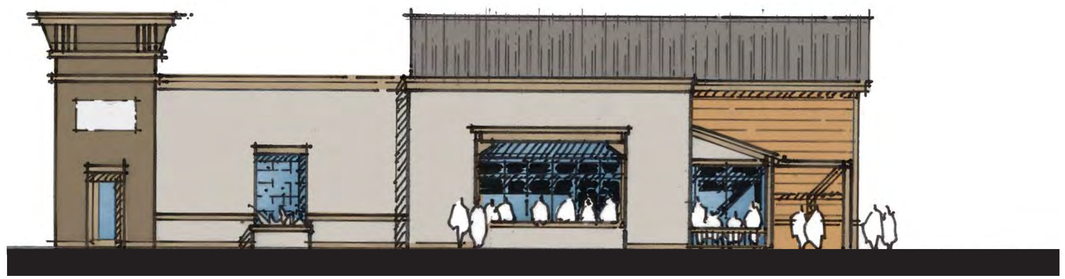
Irvine, CA 92614
949.851.2133
ktgy.com



REAR

LEFT



LEFT

FRONT

0 8 16 32

# BAXTER VILLAGE

## CHARACTER ELEVATIONS - RETAIL BLDG. G

A4.6

WILDOMAR, CALIFORNIA

KTGY # 2013-0121 12.11.2014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4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122
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**KTGY Group, Inc.**
**Architecture+Planning**
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

2/3/2015 JN M:\Mdata\133555\MXD\01 Vicinity Map.mxd

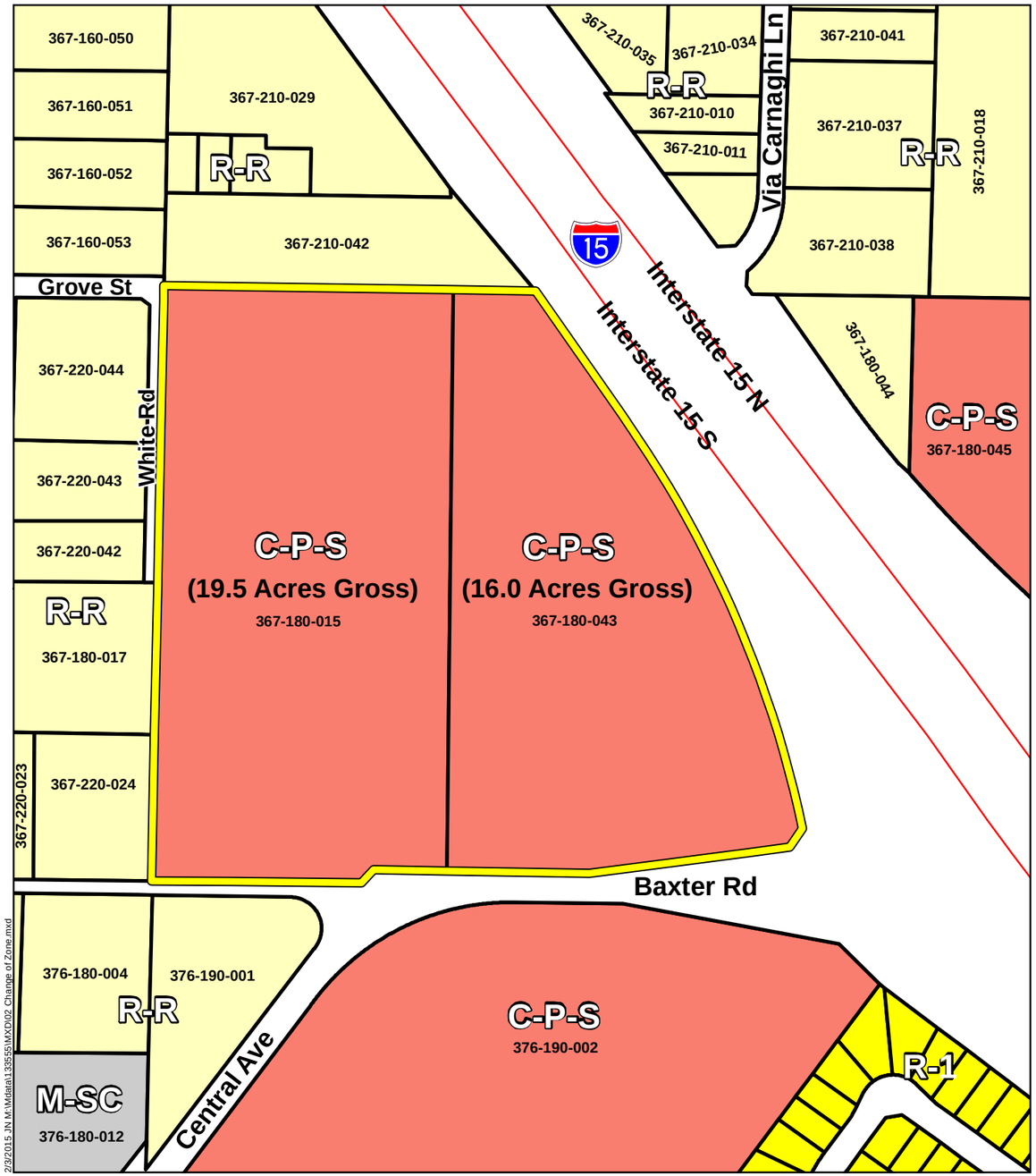
Michael Baker INTERNATIONAL

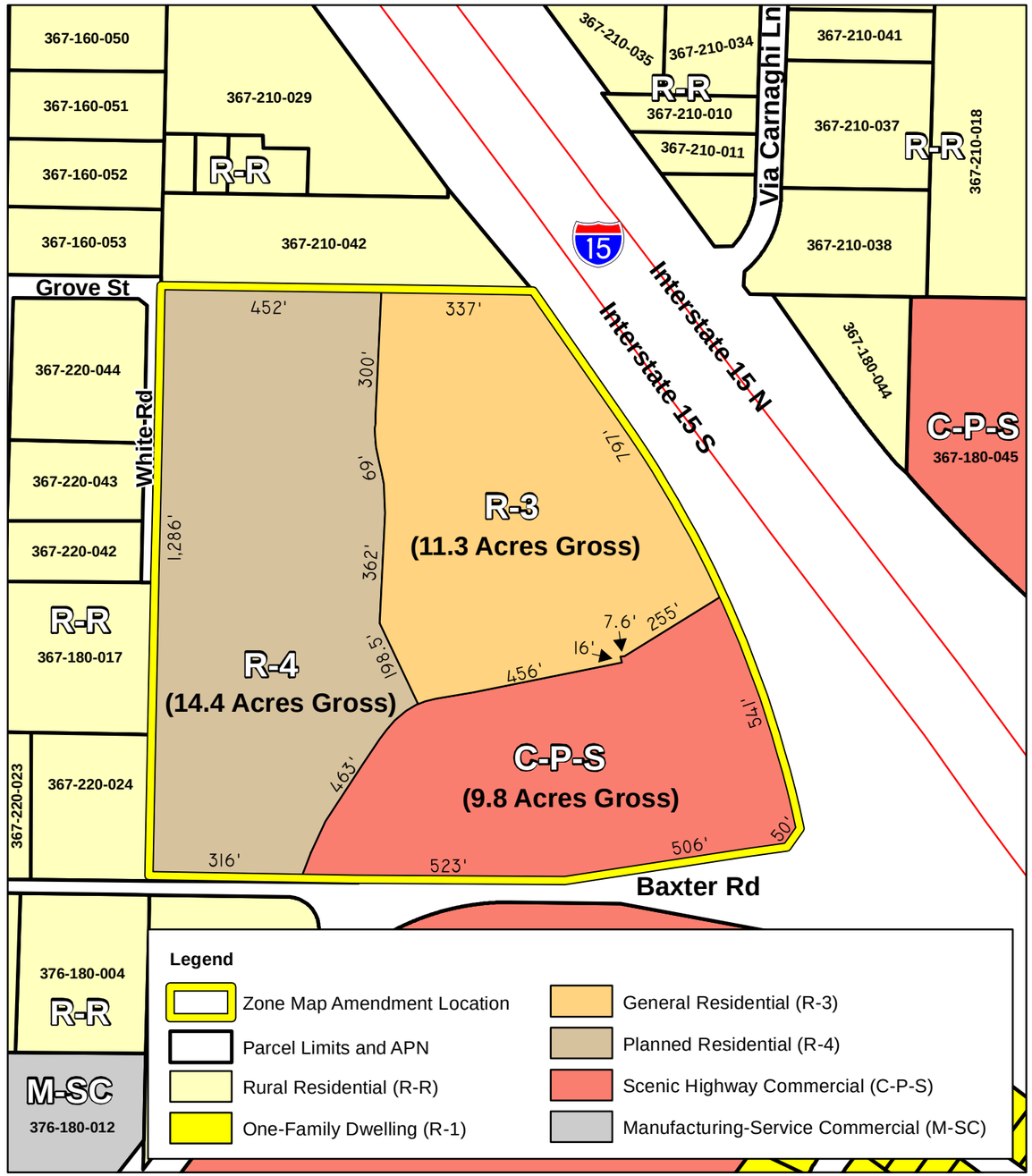
0 200 400 800 Feet

Source: Riverside County GIS, Eagle Aerial 2014

# Vicinity Map

Exhibit 1




2/3/2015 J:\N-M\Mitala\12355\MXD\02 Change of Zone.mxd

Source: City of Wildomar Zoning Map, Nov. 2013

Existing Zoning Designations

**Planning Application No. 14-0002**
**Tentative Tract Map No. 36674**

Proposed Zoning Designations

APPLICANT / LANDOWNER:
STRATA BAXTER, LLC
4370 La Jolla Village Dr #960, San Diego, CA 92122
(858) 546-0900

Michael Baker INTERNATIONAL

0 150 300 600 Feet

Source: City of Wildomar

Change of Zone

Exhibit 2

# BAXTER VILLAGE

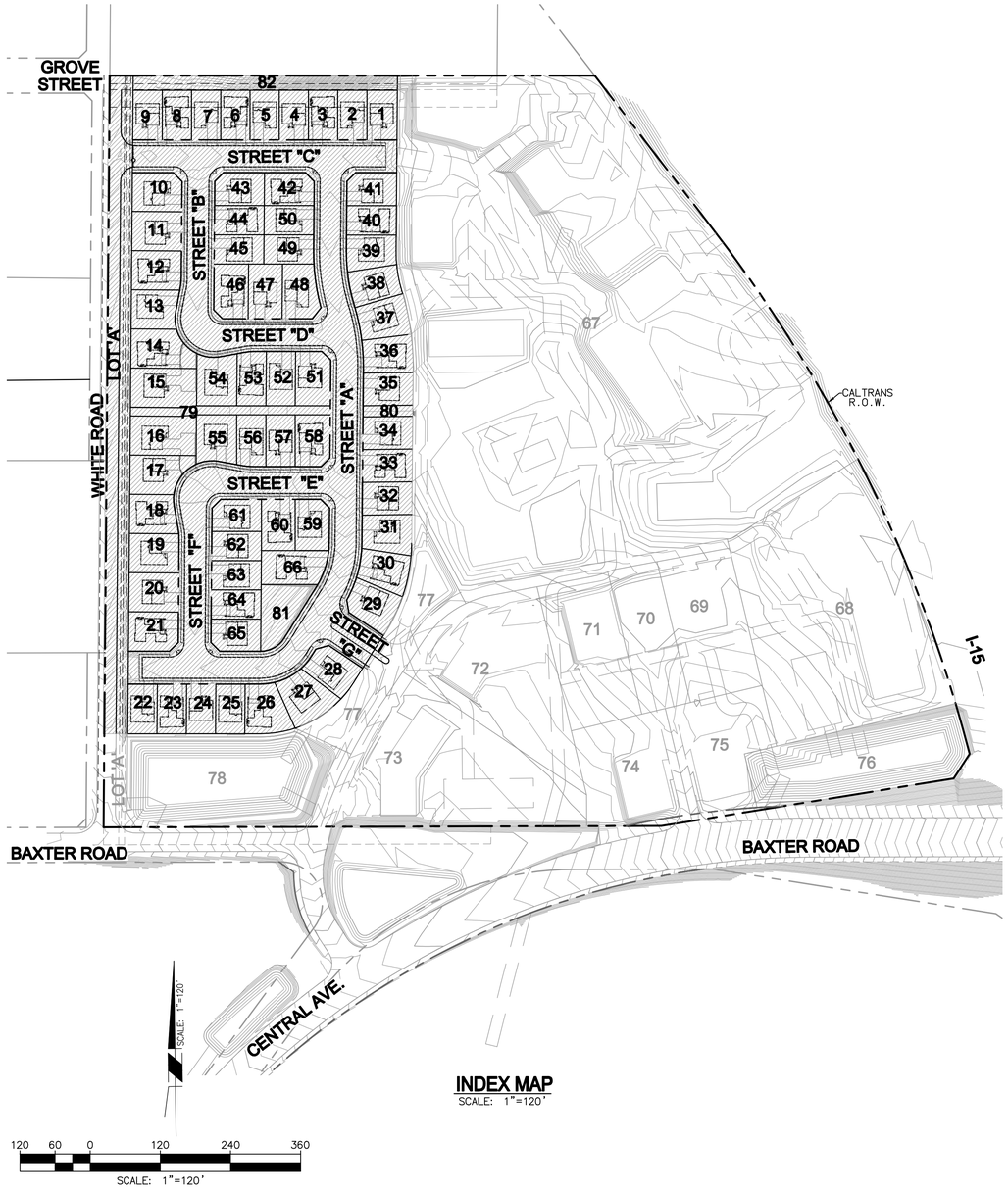
## FINAL SITE PLAN OF DEVELOPMENT

FOR

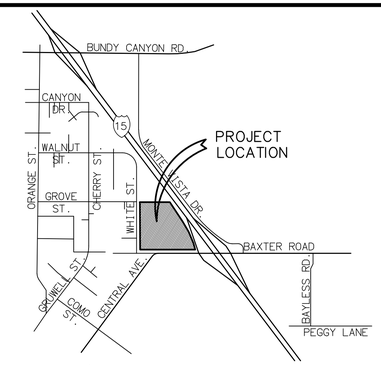
## LOTS 1–66, 79–82, OF TENTATIVE TRACT MAP 36674 & PA13–0040

CITY OF WILDOMAR, COUNTY OF RIVERSIDE

STATE OF CALIFORNIA




**INDEX MAP**
SCALE: 1"=120'




**VICINITY MAP**
NOT TO SCALE

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

## GENERAL DESCRIPTION

1. EXISTING LAND USE: VACANT
2. GENERAL PLAN: MUPA – MIXED USE POLICY AREA
3. EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
4. PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL AND R–4 PLANNED RESIDENTIAL
5. PROPOSED LAND USE: MIXED USE
6. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
7. ALL UTILITIES WILL BE UNDERGROUND
   GAS ---------- SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC ---------- SOUTHERN CALIFORNIA EDISON
   TELEPHONE ---------- VERIZON
8. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
9. PROPOSED NUMBER OF LOTS: 66 SINGLE FAMILY, 4 OPEN SPACE
10. THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
11. THOMAS BROTHER'S GUIDE – PAGE 897, COORDINATES C & D, AND 5 & 6
12. SITE INFORMATION

| | |
|---|---|
| GROSS AREA | 12.5 ACRES |
| NET AREA | 11.1 ACRES |
| UNITS | 66 UNITS |
| DENSITY | 5.9 DU/AC |

## 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.

## 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)

## 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

BOUNDARY LINE
RIGHT OF WAY
CENTERLINE
PROPOSED LOT LINE
LOT NUMBERS 25
TOP
TOE

PLAN 1
22 UNITS
ELEVATION "A"
ELEVATION "B"
ELEVATION "C"

PLAN 2
23 UNITS
ELEVATION "A"
ELEVATION "B"
ELEVATION "C"

PLAN 3
21 UNITS
ELEVATION "A"
ELEVATION "B"
ELEVATION "C"

PLANNING APPLICATION NO. 14–0002


RBF CONSULTING
A Baker Company


**BAXTER VILLAGE**
FINAL SITE PLAN OF DEVELOPMENT
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





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GROVE STREET

WHITE STREET

LOT 'A'

STREET "A"

STREET "B"

STREET "C"

STREET "D"

STREET "E"

SEE BELOW LEFT

SEE ABOVE RIGHT

## PLOTTING LEGEND

PLAN 1
22 UNITS
- ELEVATION "A"
- ELEVATION "B"
- ELEVATION "C"

PLAN 2
23 UNITS
- ELEVATION "A"
- ELEVATION "B"
- ELEVATION "C"

PLAN 3
21 UNITS
- ELEVATION "A"
- ELEVATION "B"
- ELEVATION "C"

SCALE: 1"=40'

40 20 0 40 80 120

SCALE: 1"=40'

PLANNING APPLICATION NO. 14-0002

RBF CONSULTING
A Baker Company

**BAXTER VILLAGE**
FINAL SITE PLAN OF DEVELOPMENT
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SHEET 2 OF 2 SHEETS

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# TENTATIVE TRACT MAP NO. 36674

## IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA



### OWNER / APPLICANT

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

### ENGINEER

RBF CONSULTING
40810 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA 92591-6022
PHONE: 951.676.8042 FAX: 951.676.7240

### ASSESSOR PARCEL NUMBER

367-180-015, AND 367-180-043

### UTILITIES

| | |
|---|---|
| SEWER: | ELSINORE VALLEY MUNICIPAL WATER DISTRICT |
| WATER: | ELSINORE VALLEY MUNICIPAL WATER DISTRICT |
| GAS: | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON COMPANY |
| TELEPHONE: | GENERAL TELEPHONE |
| CABLE TELEVISION: | SOUTHLAND CABLEVISION |

### GENERAL NOTES

THOMAS BROS. COORD'S: 897, C5, C6, D5, D6
GENERAL PLAN: MUPA - MIXED USE POLICY AREA
EXISTING ZONING: C P S
PROPOSED ZONING: R-4 AND C P S
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: COMMERCIAL/SINGLE FAMILY/APARTMENT
EXISTING SURROUNDING LAND USE: VACANT AND RESIDENTIAL

TOTAL SINGLE FAMILY LOTS: 66
LOT 67 IS FOR APARTMENT PURPOSES.
TOTAL APARTMENT UNITS: 204
TOTAL COMMERCIAL LOTS: 8
PROJECT ACREAGE: 35.98 ACRES (GROSS)
11.1 ACRES (NET - SINGLE FAMILY)
6.5 ACRES (NET - APARTMENTS)**
8.8 ACRES (NET - COMMERCIAL)

** 4.8 ACRES WITHIN LOT 67(APARTMENTS) IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.

PROJECT DENSITY: SINGLE FAMILY 5.9 D.U. PER ACRE
APARTMENTS 31 D.U. PER ACRE
MINIMUM LOT SIZE: 4,250 SF
SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT: N/A
F.E.M.A. PANEL NUMBER: 06065C2705G

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNWERSHIP OF THE LAND DIVIDER.

PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD (ZONE X ON FEMA PANEL 0605C2705G)

ALL STREETS PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.

LOTS 79 THROUGH 82, INCLUSIVE, ARE TO BE DEDICATED AS OPEN SPACE.

LOTS 76, 77 AND 78 ARE BASIN AREAS TO BE RESERVED FOR MAINTENANCE BY PRIVATE ASSOCIATION.

LOTS "A"(WHITE ROAD) AND "B"(BAXTER ROAD) ARE TO BE DEDICATED TO THE PUBLIC ON THE FINAL MAP.

### LEGAL DESCRIPTION - 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.

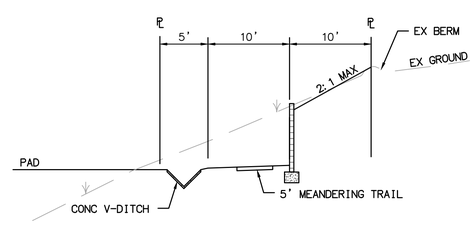
### LEGAL DESCRIPTION - APN 367-180-043

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 BERNARDINO 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.

### SOURCE OF TOPO

INLAND AERIAL SURVEYS, INC.
951-687-4252
PHOTOGRAPHY DATED 1/22/2013

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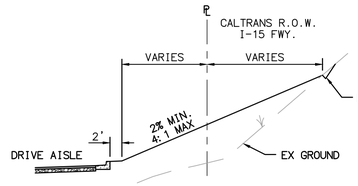
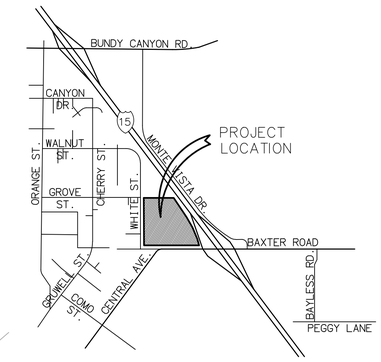
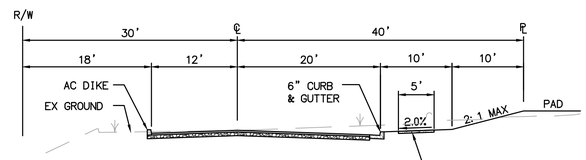



VICINITY MAP
NOT TO SCALE

SECTION E-E
NOT TO SCALE




SECTION B-B
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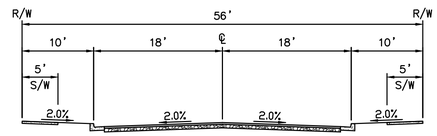
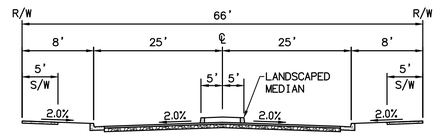
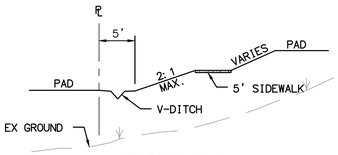



LOTS "C" THROUGH "F", "H" AND "I"
NOT TO SCALE




LOT "G"
NOT TO SCALE




SECTION C-C
NOT TO SCALE

LOT USES:
LOTS 1-66: SINGLE FAMILY RESIDENCES
LOT 67: APARTMENTS
LOTS 68-75: COMMERCIAL
LOTS 76, AND 78: WATER QUALITY BASINS
LOTS 77, 79, 80: OPEN SPACE
LOT 81: PARK
LOT 82: OPEN SPACE

SCALE: 1"=80'

80 40 0 80 160 240
SCALE: 1"=80'

LEGEND

TRACT BOUNDARY
R/W
STREET ℄
WATER SERVICE
SEWER SERVICE
AIR RELEASE VALVE
FIRE HYDRANT
DRIVEWAY
STREET LIGHT
SLOPE
LOT NUMBER 1

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. CENTERLINE ONLY IS SHOWN. WIDTH IS NOT DISCLOSED IN RECORDED DOCUMENT.

(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.

EXISTING EASEMENT NOTES (CONT.):

(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.(TO BE VACATED ON FINAL MAP)

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.

PLANNING APPLICATION NO. 14-0002

| DATE | REVISIONS |
|---|---|
| | |

RBF CONSULTING
A Baker Company

**BAXTER VILLAGE**

40810 COUNTY CENTER DRIVE, SUITE 100
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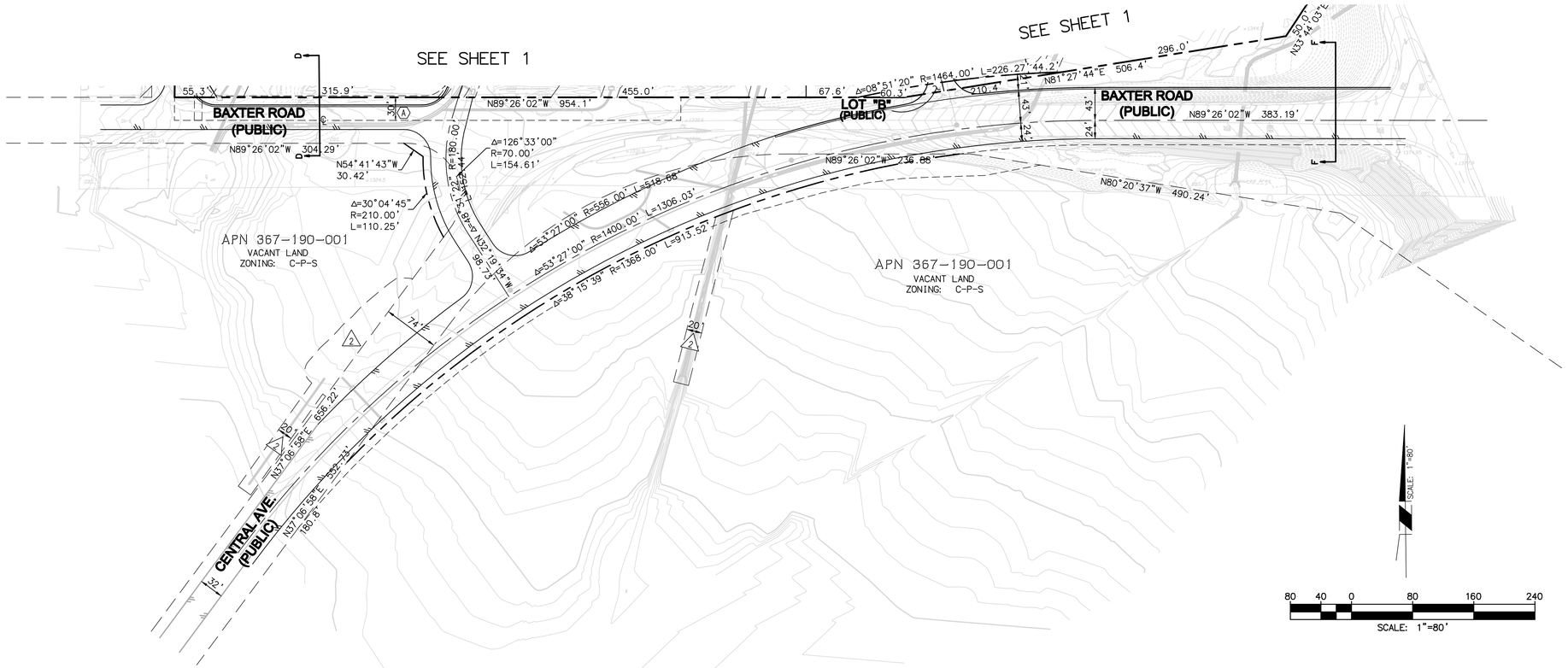


| AREA TABLE | | |
|---|---|---|
| LOTS | SQ FT | ACRES |
| 1 | 4,391 | 0.10 |
| 2 | 4,250 | 0.10 |
| 3 | 4,250 | 0.10 |
| 4 | 4,250 | 0.10 |
| 5 | 4,250 | 0.10 |
| 6 | 4,250 | 0.10 |
| 7 | 4,250 | 0.10 |
| 8 | 4,250 | 0.10 |
| 9 | 4,280 | 0.10 |
| 10 | 5,552 | 0.13 |
| 11 | 5,695 | 0.13 |
| 12 | 5,678 | 0.13 |
| 13 | 5,207 | 0.12 |
| 14 | 6,627 | 0.15 |
| 15 | 6,852 | 0.16 |
| 16 | 6,815 | 0.16 |
| 17 | 6,226 | 0.14 |
| 18 | 5,285 | 0.12 |
| 19 | 5,693 | 0.13 |
| 20 | 5,695 | 0.13 |
| 21 | 5,615 | 0.13 |
| 22 | 4,250 | 0.10 |
| 23 | 4,250 | 0.10 |
| 24 | 4,250 | 0.10 |
| 25 | 4,250 | 0.10 |
| 26 | 5,869 | 0.13 |
| 27 | 6,185 | 0.14 |
| 28 | 5,131 | 0.12 |
| 29 | 5,496 | 0.13 |
| 30 | 5,201 | 0.12 |

| AREA TABLE | | |
|---|---|---|
| LOTS | SQ FT | ACRES |
| 31 | 5,428 | 0.12 |
| 32 | 4,761 | 0.11 |
| 33 | 4,761 | 0.11 |
| 34 | 4,761 | 0.11 |
| 35 | 4,761 | 0.11 |
| 36 | 5,173 | 0.12 |
| 37 | 5,452 | 0.13 |
| 38 | 4,811 | 0.11 |
| 39 | 4,849 | 0.11 |
| 40 | 4,267 | 0.10 |
| 41 | 4,692 | 0.11 |
| 42 | 4,680 | 0.11 |
| 43 | 4,684 | 0.11 |
| 44 | 4,250 | 0.10 |
| 45 | 4,250 | 0.10 |
| 46 | 5,408 | 0.12 |
| 47 | 5,429 | 0.12 |
| 48 | 5,506 | 0.13 |
| 49 | 4,256 | 0.10 |
| 50 | 4,250 | 0.10 |
| 51 | 5,484 | 0.13 |
| 52 | 4,650 | 0.11 |
| 53 | 4,608 | 0.11 |
| 54 | 5,866 | 0.13 |
| 55 | 5,611 | 0.13 |
| 56 | 4,400 | 0.10 |
| 57 | 4,435 | 0.10 |
| 58 | 5,185 | 0.12 |
| 59 | 5,028 | 0.12 |
| 60 | 5,058 | 0.12 |

| AREA TABLE | | |
|---|---|---|
| LOTS | SQ FT | ACRES |
| 61 | 4,537 | 0.10 |
| 62 | 4,244 | 0.10 |
| 63 | 4,252 | 0.10 |
| 64 | 4,255 | 0.10 |
| 65 | 4,569 | 0.10 |
| 66 | 6,282 | 0.14 |
| 67 | 491,699 | 11.29 |
| 68 | 118,222 | 2.71 |
| 69 | 30,812 | 0.71 |
| 70 | 21,427 | 0.49 |
| 71 | 30,994 | 0.71 |
| 72 | 54,069 | 1.24 |
| 73 | 71,043 | 1.63 |
| 74 | 29,997 | 0.69 |
| 75 | 27,978 | 0.64 |
| 76 | 41,339 | 0.95 |
| 77 | 28,681 | 0.66 |
| 78 | 56,330 | 1.29 |
| 79 | 5,200 | 0.12 |
| 80 | 1,615 | 0.04 |
| 81 | 6,914 | 0.16 |
| 82 | 11,300 | 0.26 |
| LOT 'A' | 51,636 | 1.19 |
| LOT 'B' | 2,127 | 0.05 |
| LOT 'C' | 25,313 | 0.58 |
| LOT 'D' | 14,958 | 0.34 |
| LOT 'E' | 15,574 | 0.36 |
| LOT 'F' | 14,898 | 0.34 |
| LOT 'G' | 5,860 | 0.13 |
| LOT 'H' | 63,948 | 1.47 |
| LOT 'I' | 14,687 | 0.34 |

## EXISTING EASEMENT NOTES:

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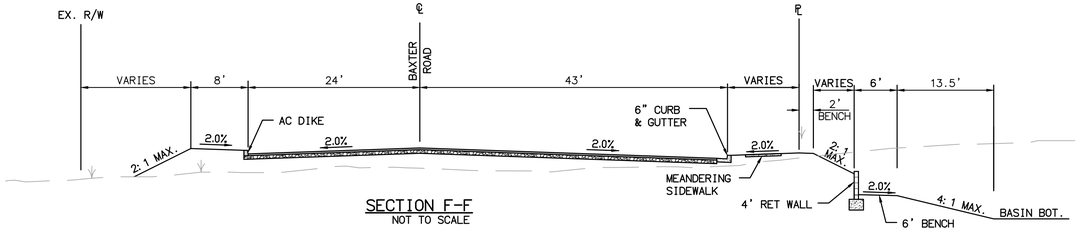
## PROPOSED EASEMENT NOTES:

(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.




SECTION F-F
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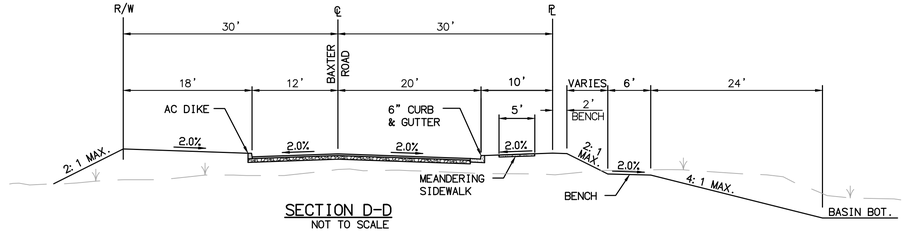


SECTION D-D
NOT TO SCALE

## LEGEND

- TRACT BOUNDARY
- R/W
- STREET ℄
- WATER SERVICE
- SEWER SERVICE
- AIR RELEASE VALVE
- FIRE HYDRANT
- DRIVEWAY
- STREET LIGHT
- SLOPE
- LOT NUMBER 1

PLANNING APPLICATION NO. 14-0002

| DATE | REVISIONS |
|---|---|
| | |

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