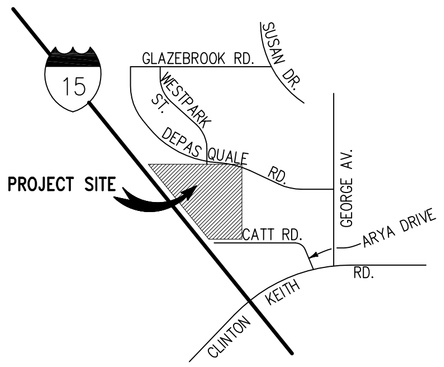
TENTATIVE PARCEL MAP NO. 36612

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/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

376-410-013; 376-410-023 & 376-410-025

UTILITY PURVEYORS:

SCHOOL ..... : ELSINORE VALLEY 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 ..... : JANUARY 2016
2. THOMAS BROS. ..... : 2006, PG. 897, F7
3. EXISTING ZONING ..... : SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING ..... : GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE ..... : COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE ..... : VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE ..... : 27.6± 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:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES:

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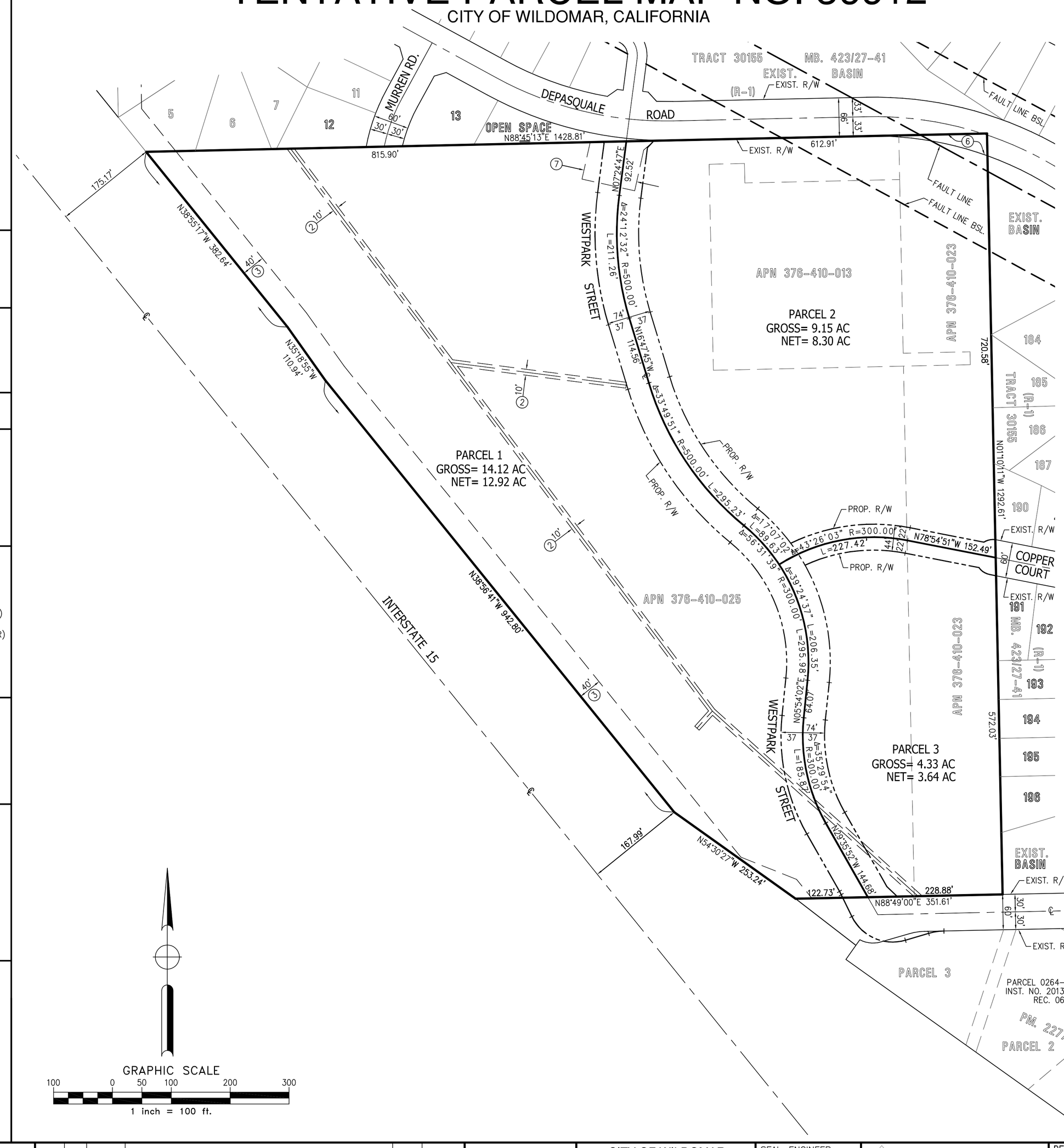
(3) AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 21, 1972 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS. (TO BE VACATED)

(6) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED)

LEGEND:

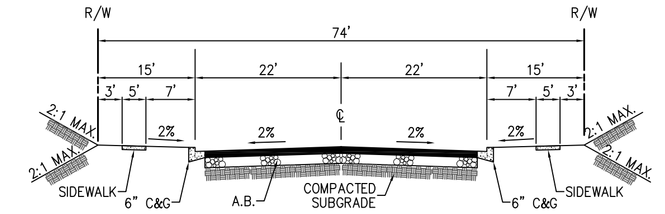
☆ 10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



GRAPHIC SCALE

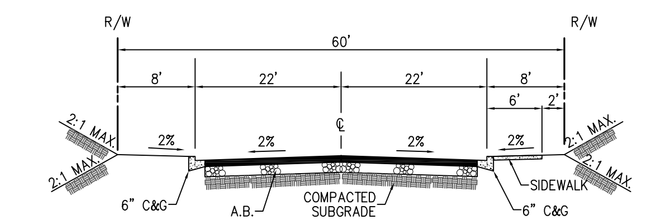
100 0 50 100 200 300

1 inch = 100 ft.



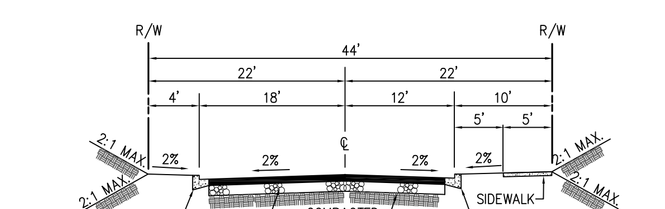
WESTPARK STREET

RIV. CO. STD. NO.103
N.T.S.



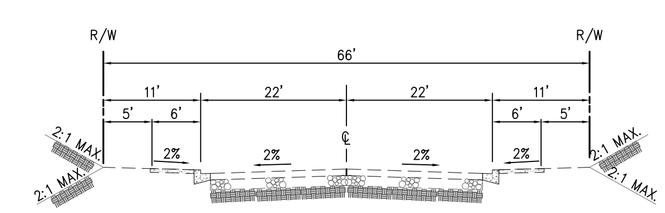
CATT ROAD

RIV. CO. STD. NO.103 (MODIFIED)
N.T.S.



COPPER COURT

PRIVATE STREET
N.T.S.



DEPASQUALE ROAD

(EXISTING)
N.T.S.

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
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

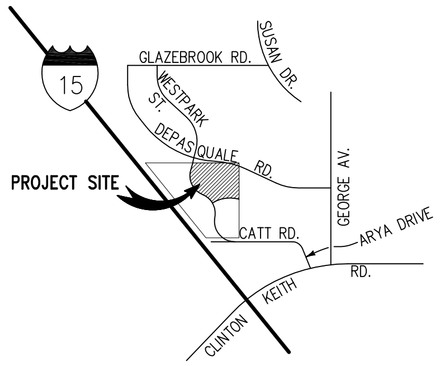
TENTATIVE PARCEL MAP 36612
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE PARCEL MAP

SHEET No. 1 OF 5 SHTS

S:\Land Projects 2004\27210 CLINTON KEITH 28\DWG\20-TENTATIVE\TPM 36612\TPM 36612.dwg 7-19-16 09:20:54 AM

TENTATIVE TRACT MAP NO. 36781

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

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

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376-410-013; POR. OF 376-410-025 & 376-410-023

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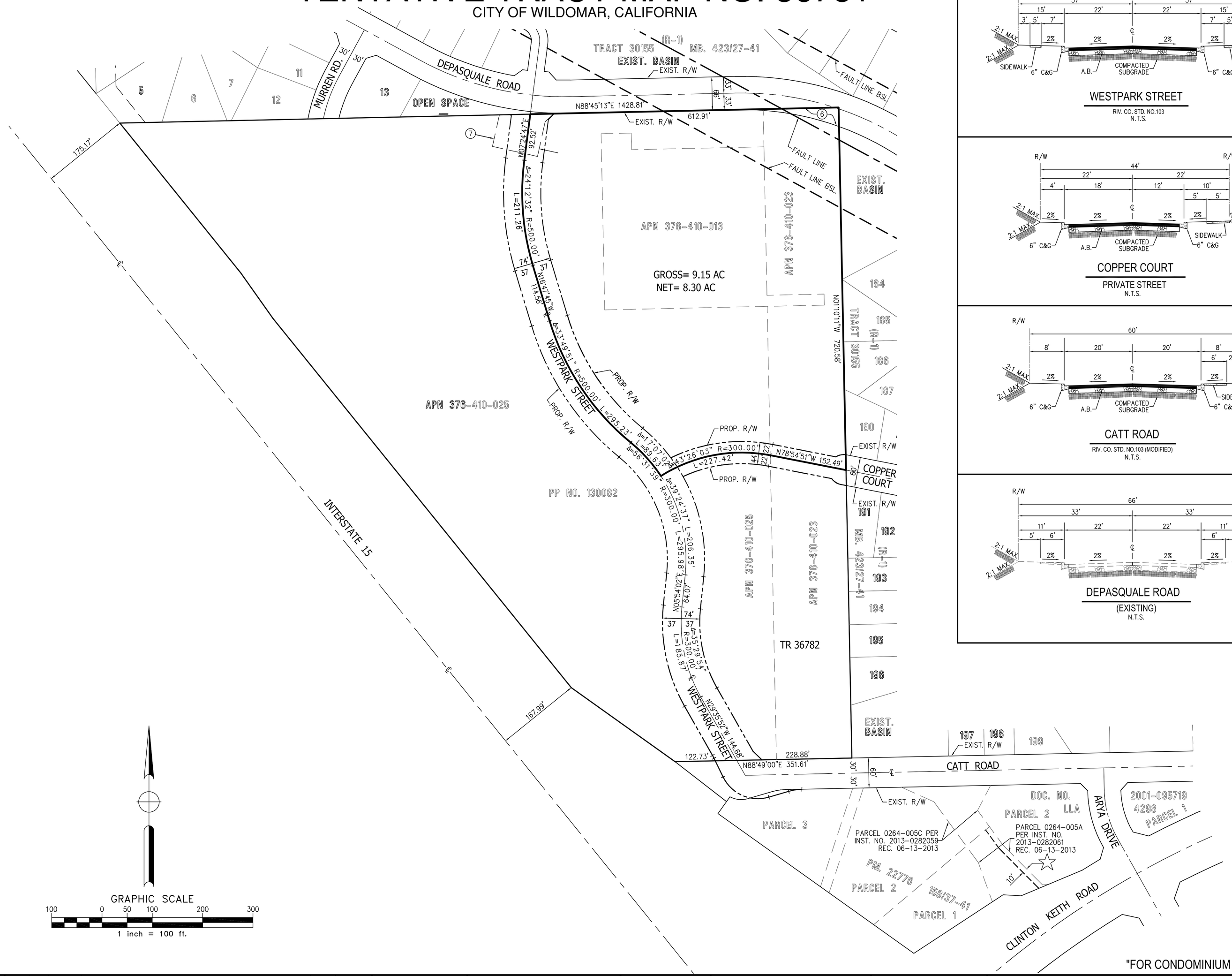
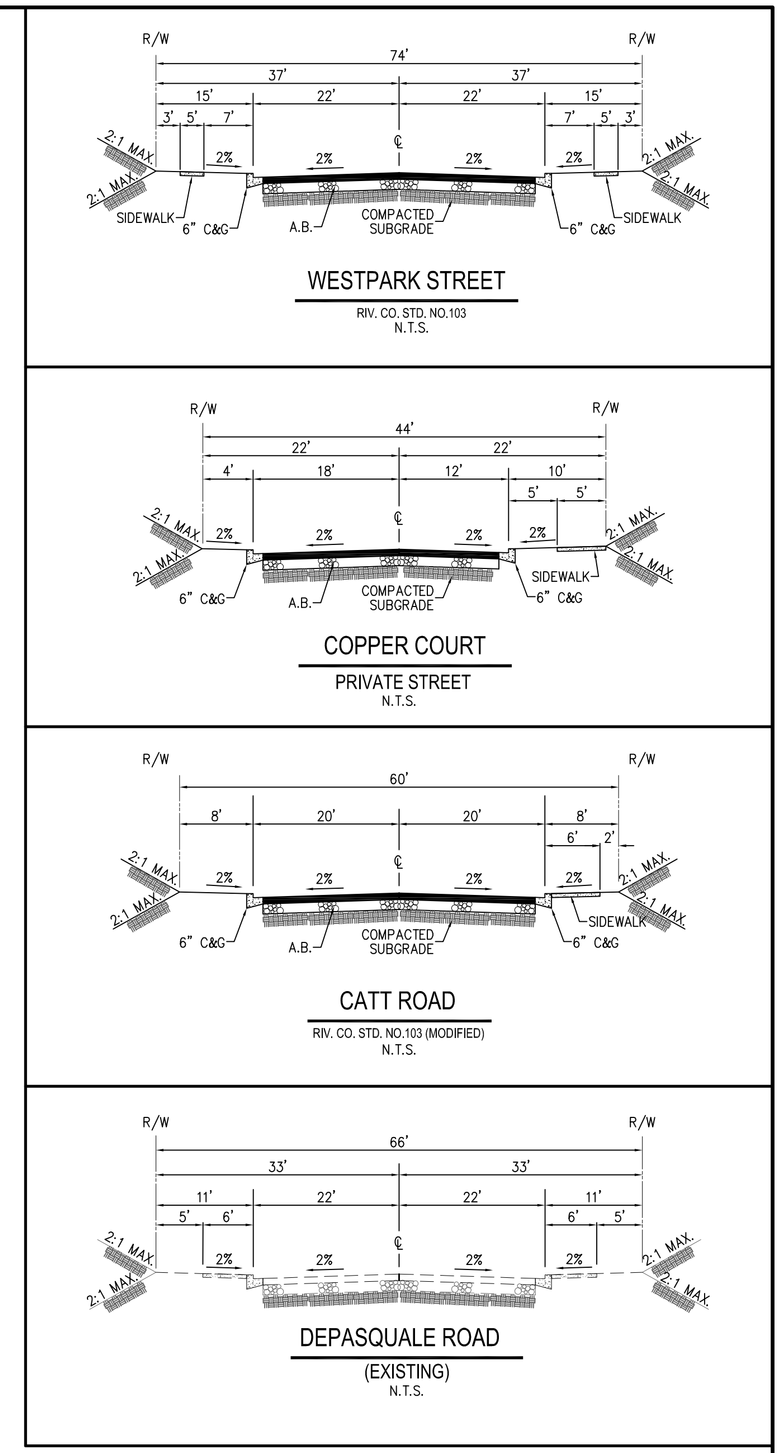


"FOR CONDOMINIUM PURPOSES"



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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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

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

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MURRIETA, CALIFORNIA 92562
TEL (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT
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)

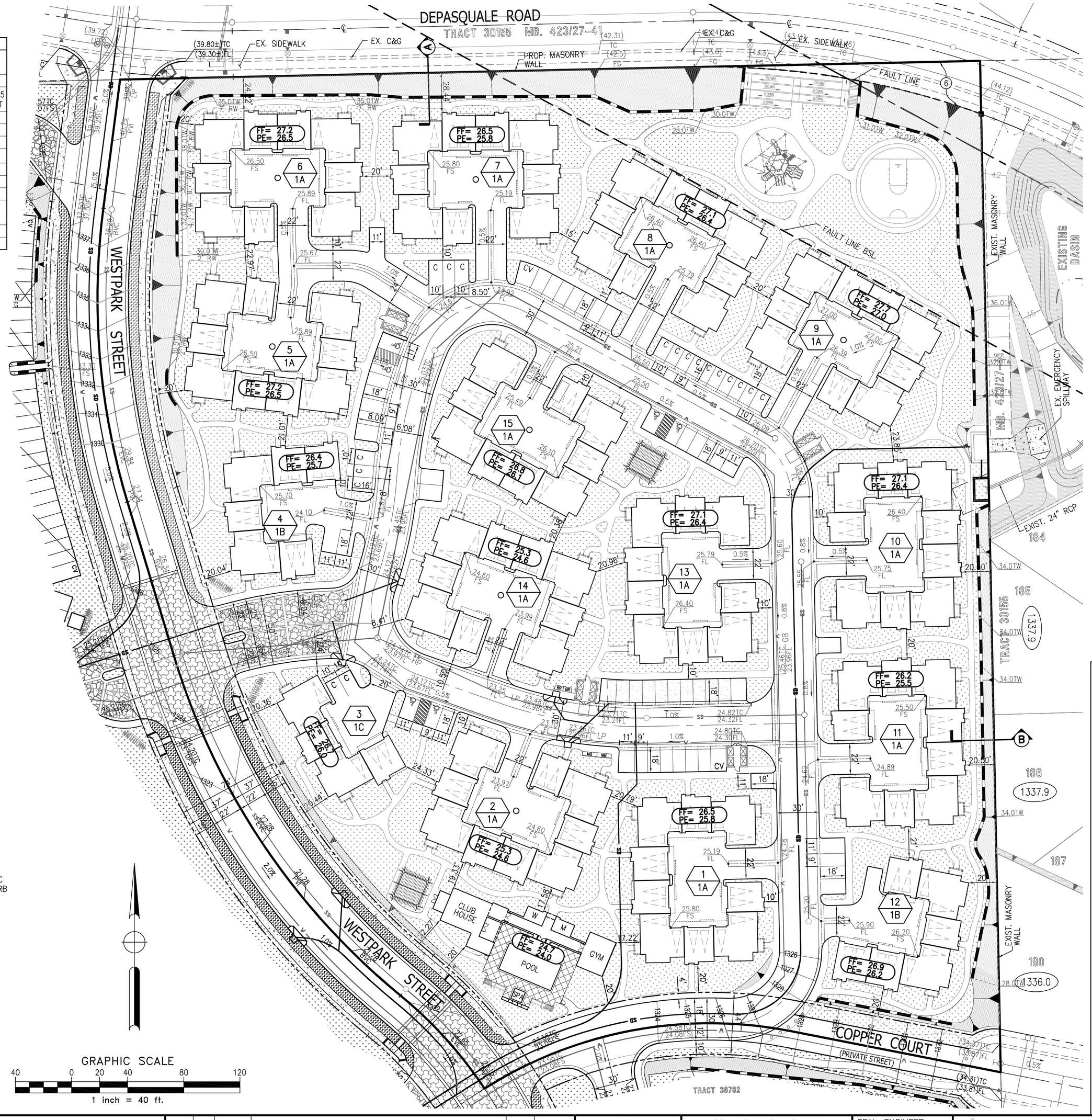
SCALE:
H: As Noted V: As Noted

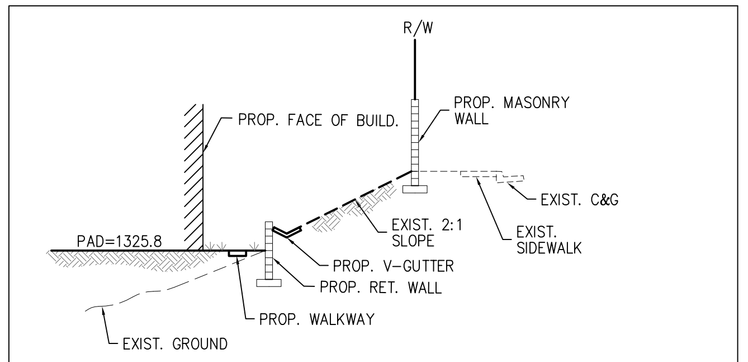
TENTATIVE TRACT MAP 36781
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 2 OF 5 SHTS

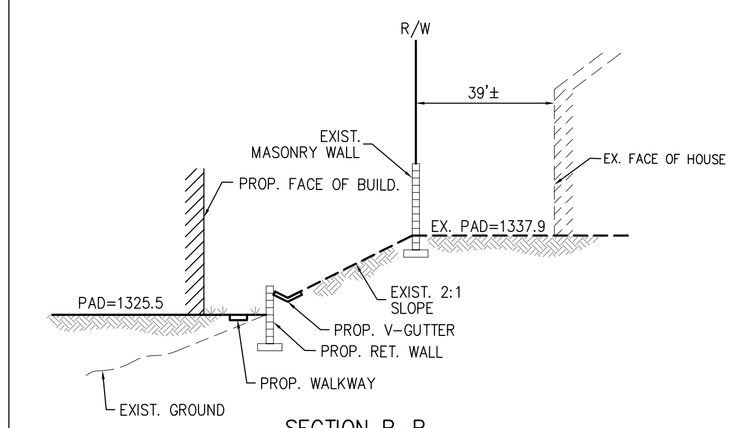
S:\Land Projects 2004\27210 CLINTON KEITH 28\DWG\25-TENTATIVE\TPM_36781\TPM_36781_SHT 1.dwg 7-19-16 09:23:42 AM

POD-2 PARKING BREAKDOWN				
124 UNIT SINGLE FAMILY ATTACHED HOMES				
		REQUIRED		
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	4BR UNITSx2.75 SPACES/UNIT
A	39	87.75	–	–
B	31	–	85.25	–
C	54	–	–	148.50
SUBTOTAL		87.75	85.25	148.50
TOTAL	124	321.50		
PROVIDED				
	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	248	17	50	6
GRAND TOTAL PARKING		322		





SECTION A–A
N.T.S.



SECTION B–B
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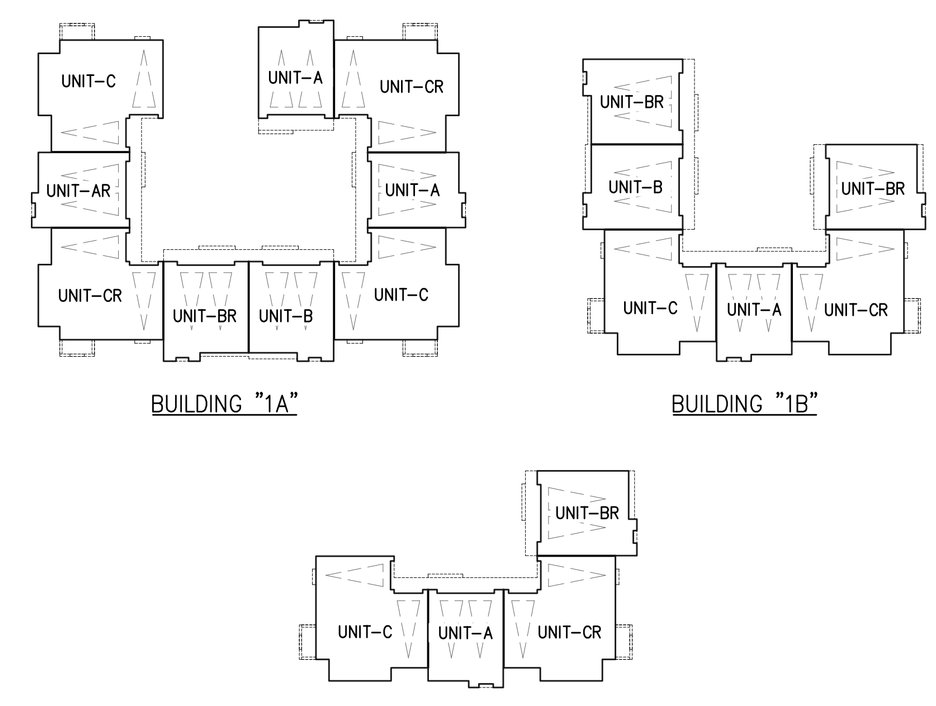

BUILDING "1A"

BUILDING "1B"

BUILDING "1C"

BUILDING TYPE:

SCALE: 1"=30'

"FOR CONDOMINIUM PURPOSES"

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECHTURAL PLANS
- DAYLIGHT LINE
- PROPOSED CRIB WALL
- SS — SEWER
- W — WATER
- SD — STORMDRAIN
- CONCRETE
- GRASS/LANDSCAPE
- ADA "NO PARKING" STRIPING
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION AREA
- ENHANCE PAVEMENT DESINED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING

C – COMPACT
CV – CLEAN AIR/VANPOOL/EV
BR – BICYCLE RACK
MB – MAIL BOX
BSL – BUILDING SETBACK LINE
– ADA PARKING
1 / 1A – BUILDING NO. / BUILDING TYPE
FF= 27.0 / PE= 26.3 – FINISH FLOOR ELEVATION / PAD ELEVATION
1337.9 – EXIST. PAD ELEVATION

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ACCEPTED BY:
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DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

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

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SCALE:
H: As Noted V: As Noted

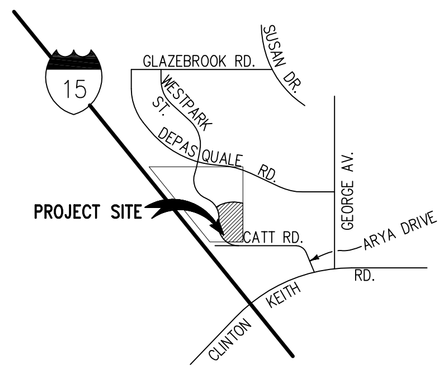
TENTATIVE TRACT MAP 36781
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 3 OF 5 SHTS

S:\Land Projects 2004\27210 CLINTON KEITH 20\DWG\20-TENTATIVE\TPM_36781\TPM_36781_SHT 2.dwg 7-19-16 09:24:46 AM

TENTATIVE TRACT MAP NO. 36782

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP
NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/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

POR. OF 376-410-025 & 376-410-023

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GENERAL NOTES:

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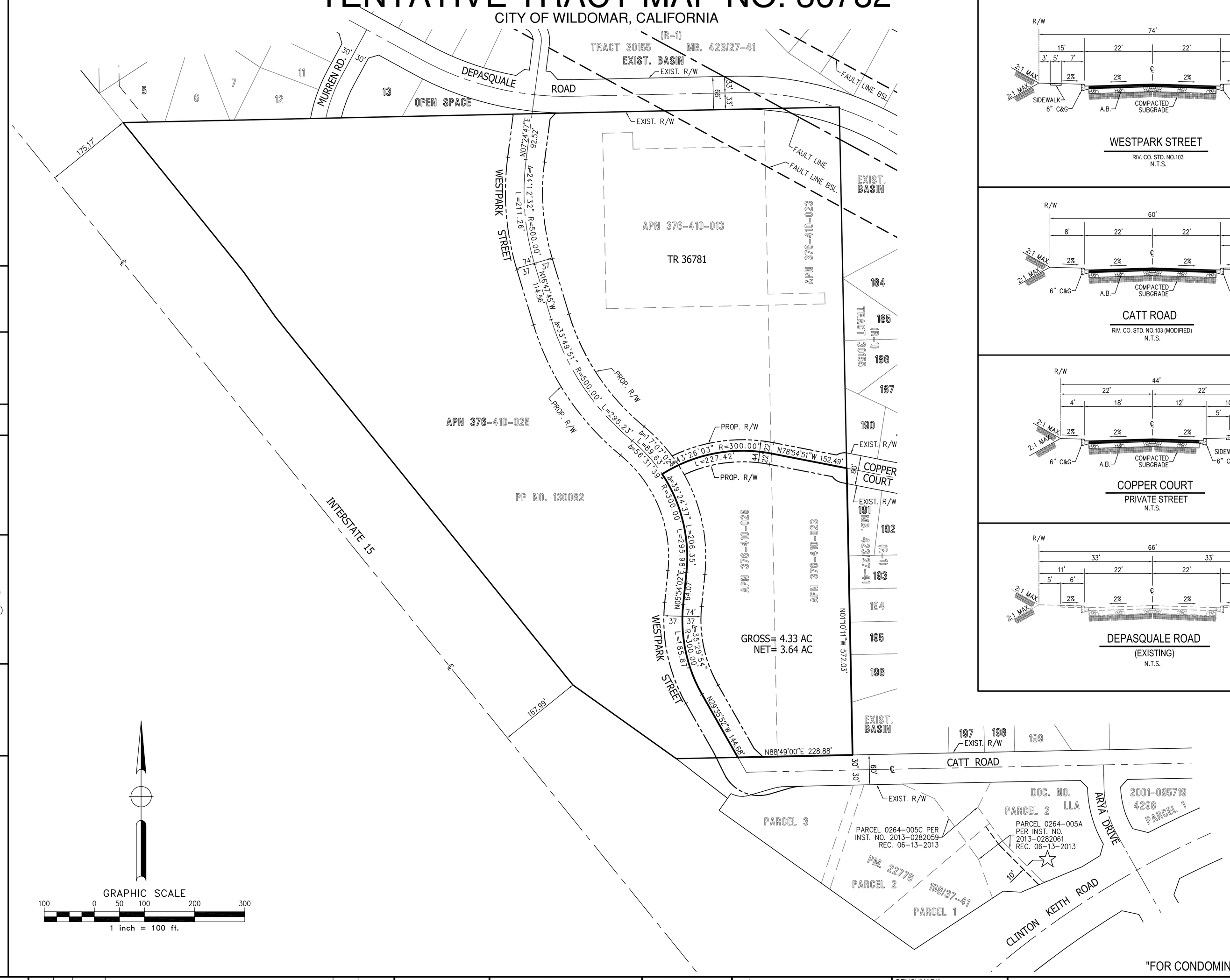
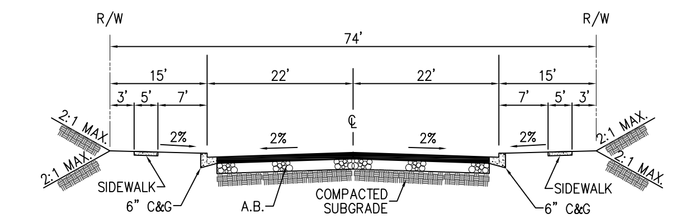


GRAPHIC SCALE
100 0 50 100 200 300
1 inch = 100 ft.



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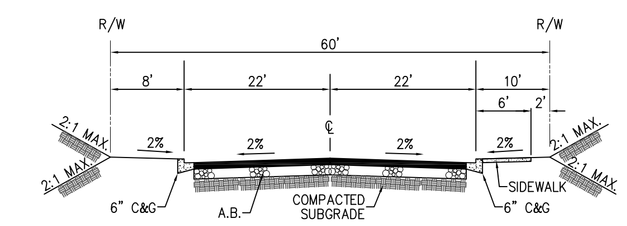

CATT ROAD
RIV. CO. STD. NO.103 (MODIFIED)
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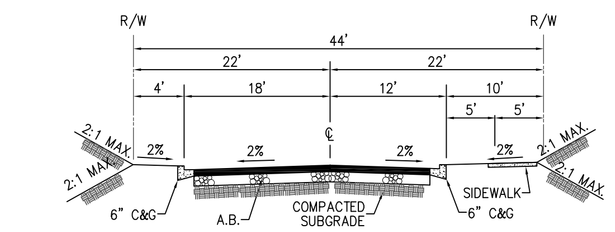
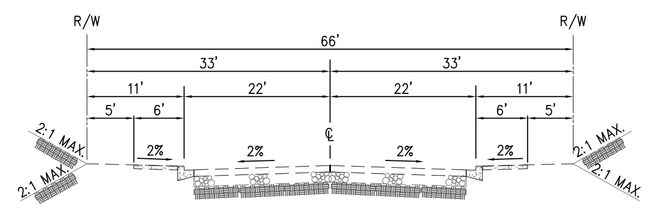


COPPER COURT
PRIVATE STREET
N.T.S.



DEPASQUALE ROAD
(EXISTING)
N.T.S.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
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
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

TENTATIVE TRACT MAP 36782
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 4
OF 5 SHTS

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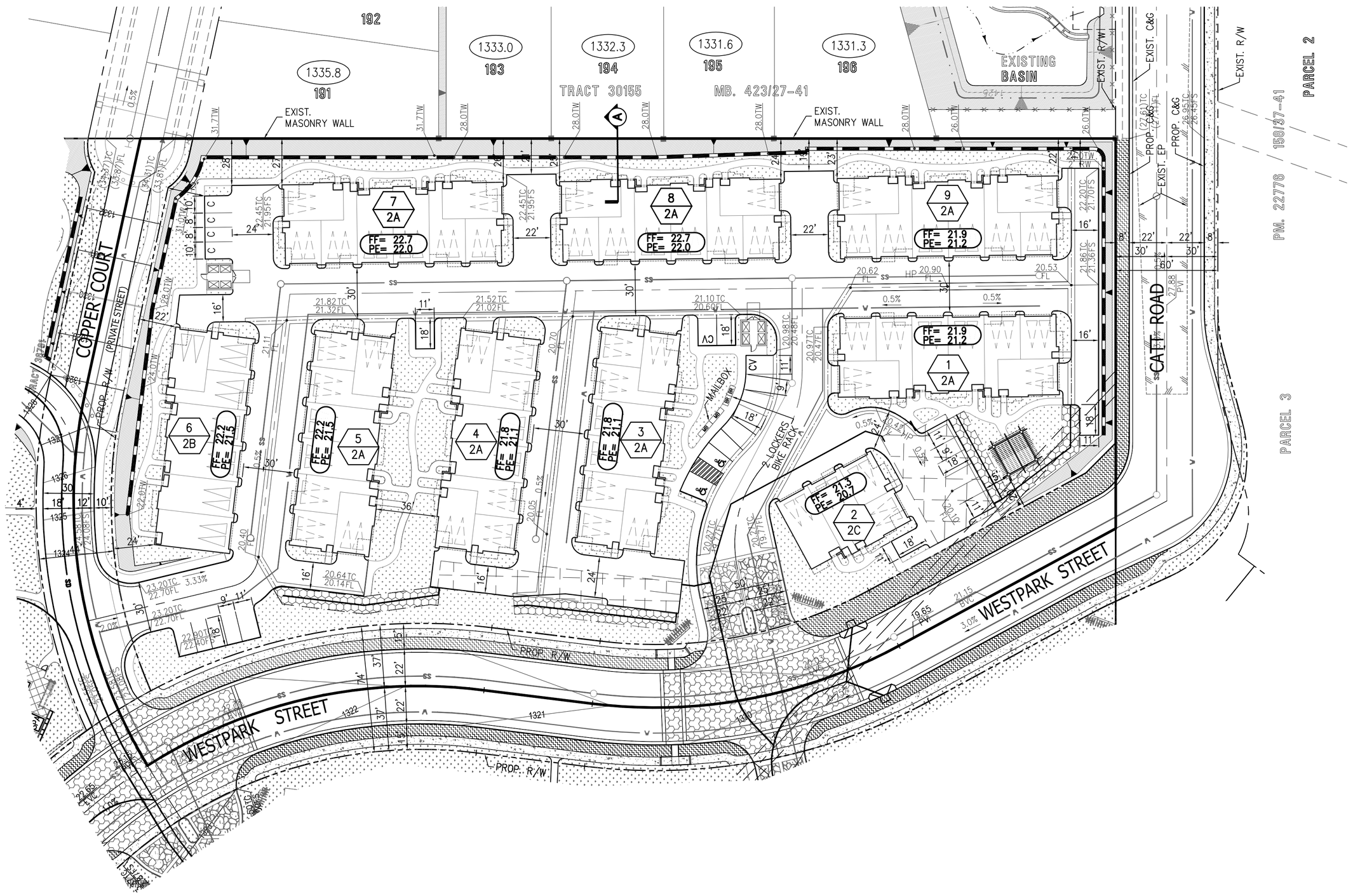
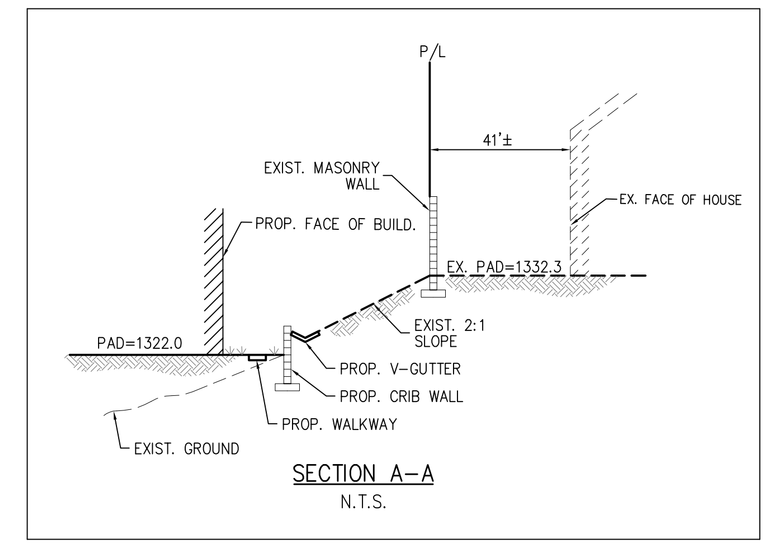
LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECHTURAL PLANS
- DAYLIGHT LINE
- PROPOSED CRIB WALL
- SS — SEWER
- W — WATER
- SD — STORMDRAIN
- CONCRETE
- GRASS/LANDSCAPE
- ADA "NO PARKING" STRIPING
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION
- ENHANCE PAVEMENT DESINED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING

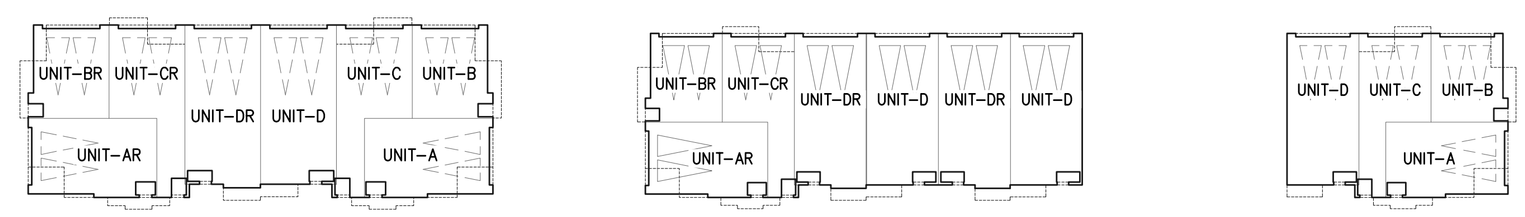
C – COMPACT
CV – CLEAN AIR/VANPOOL/EV
BR – BICYCLE RACK
MB – MAIL BOX
BSL – BUILDING SETBACK LINE
& – ADA PARKING
1 / 1A – BUILDING NO. / BUILDING TYPE
FF= 27.0 / PE= 26.3 – FINISH FLOOR ELEVATION / PAD ELEVATION
1337.9 – EXIST. PAD ELEVATION

POD-3 PARKING BREAKDOWN				
67 UNIT SINGLE FAMILY ATTACHED HOMES				
		REQUIRED		
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	
A	16	36	–	
B	16	36	–	
C	16	36	–	
D	19	–	52.25	
SUBTOTAL		108	52.25	
TOTAL	67	160.25		
		PROVIDED		
	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	134	4	25	2
GRAND TOTAL PARKING		165		





SECTION A–A
N.T.S.



BUILDING "2A" BUILDING "2B" BUILDING "2C"

BUILDING TYPE:
SCALE: 1"=30'

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

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TWO WORKING DAYS BEFORE YOU DIG
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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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TENTATIVE TRACT MAP 36782
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 5 OF 5 SHTS

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