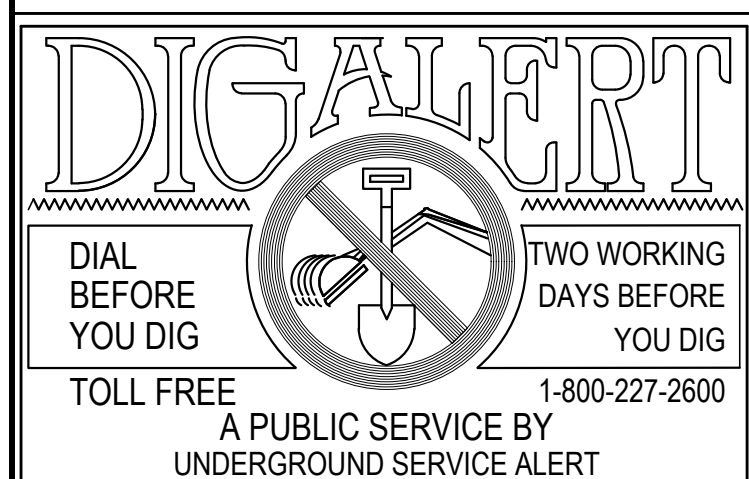
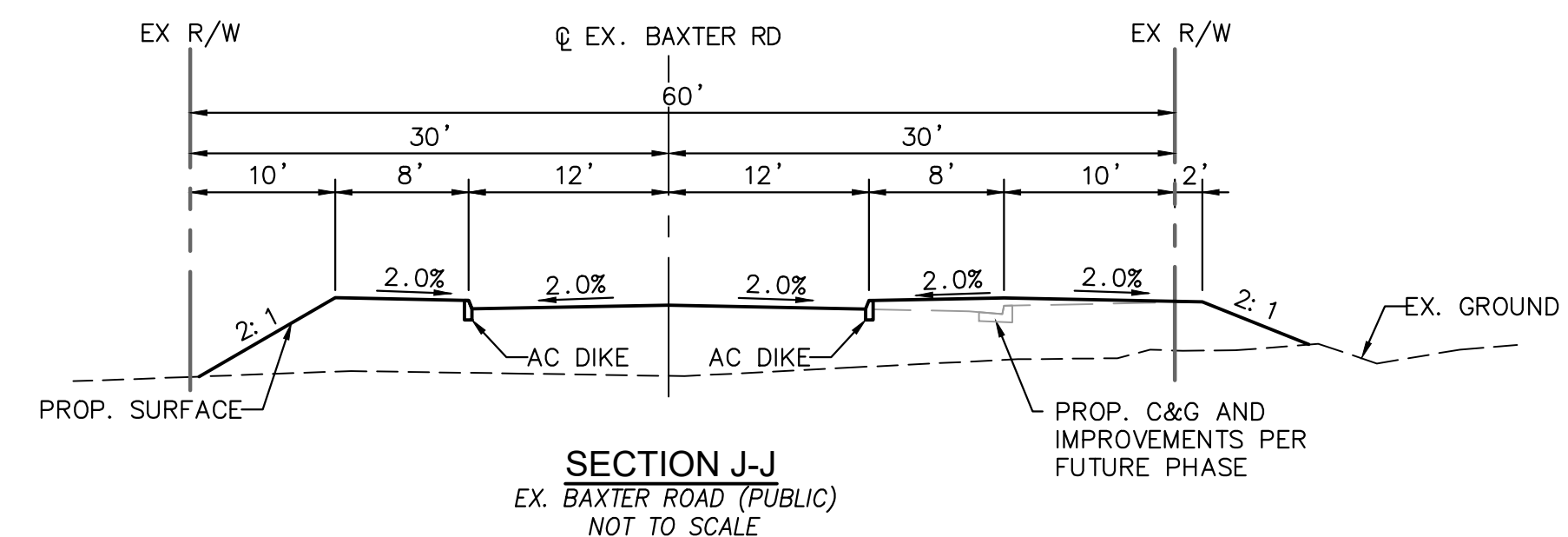
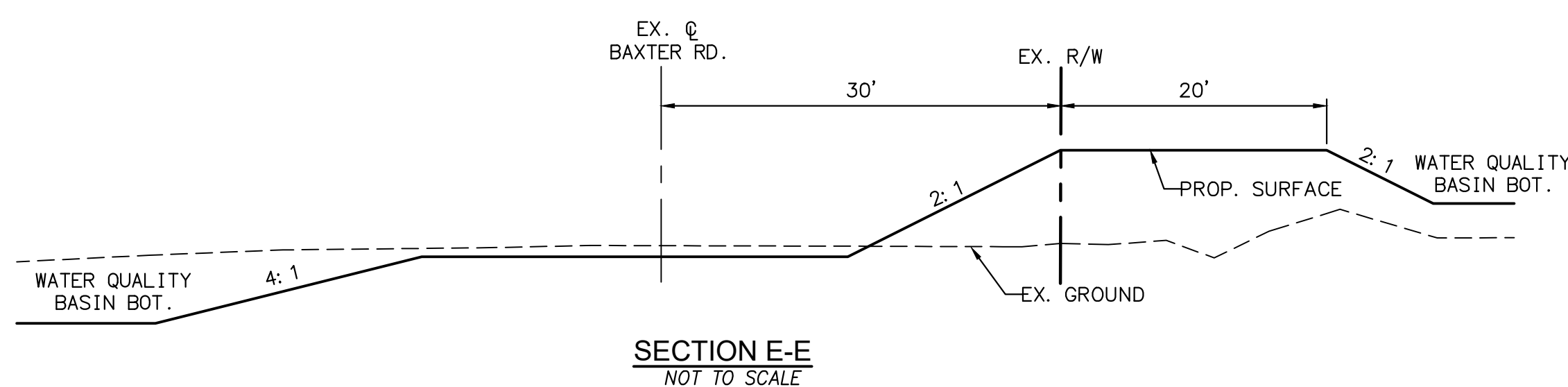
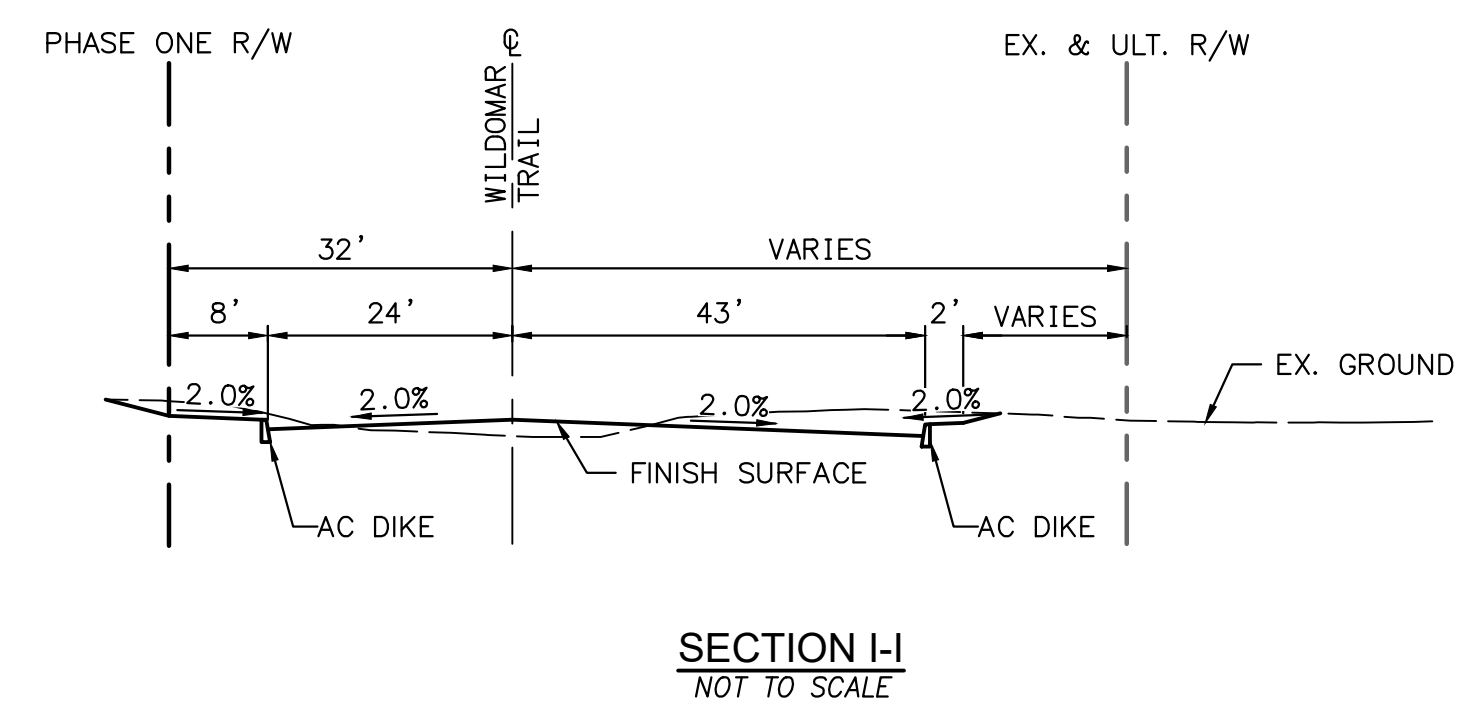
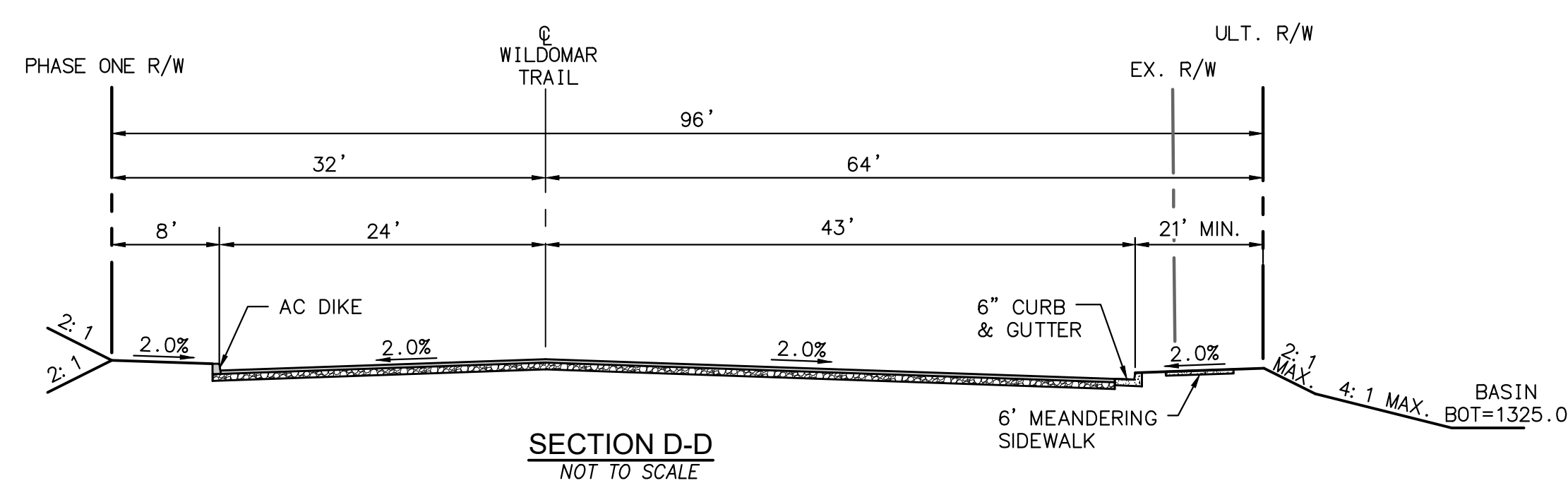
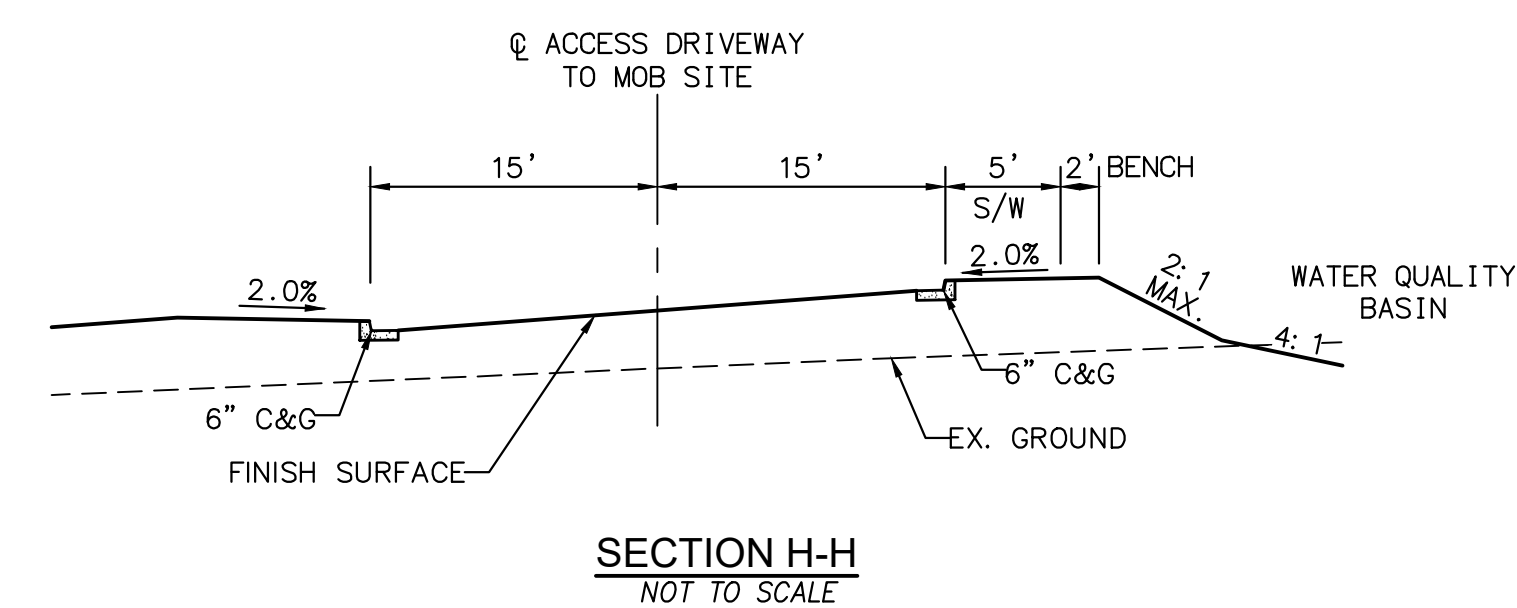
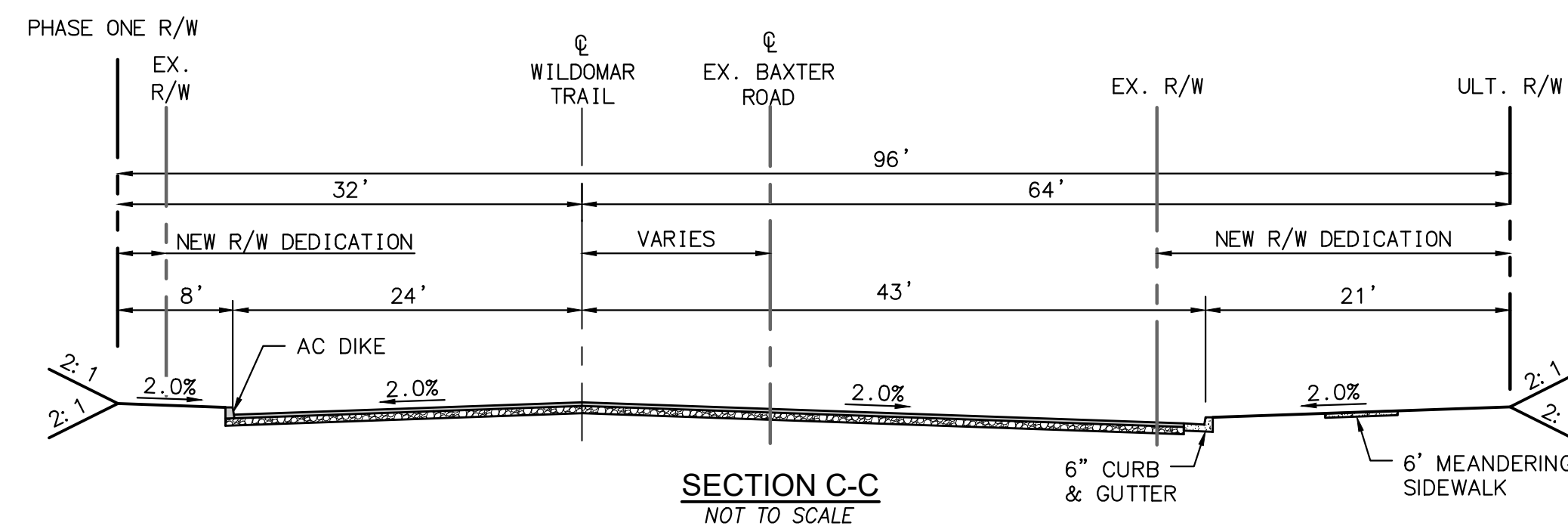
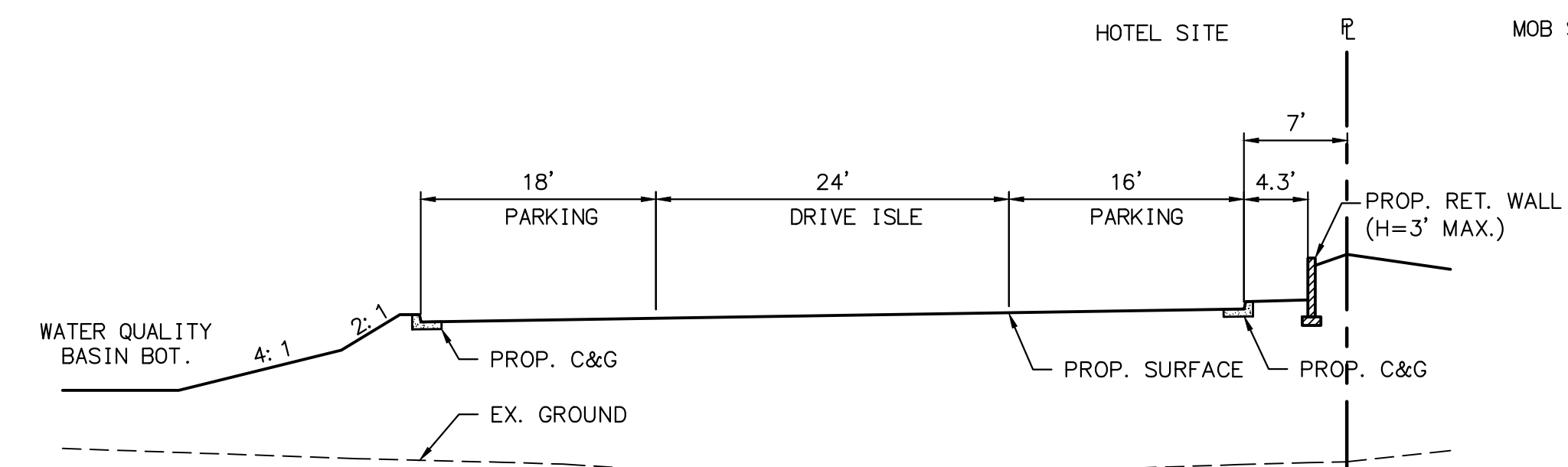
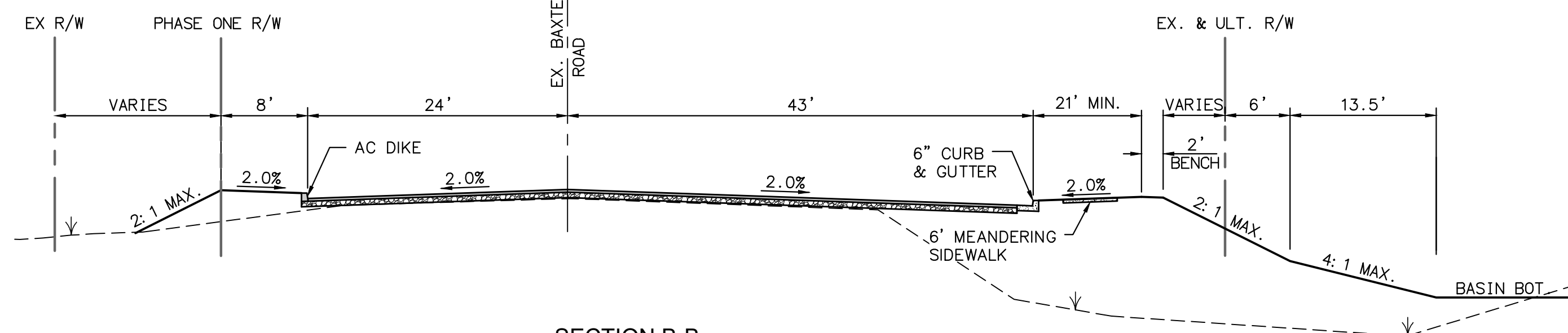
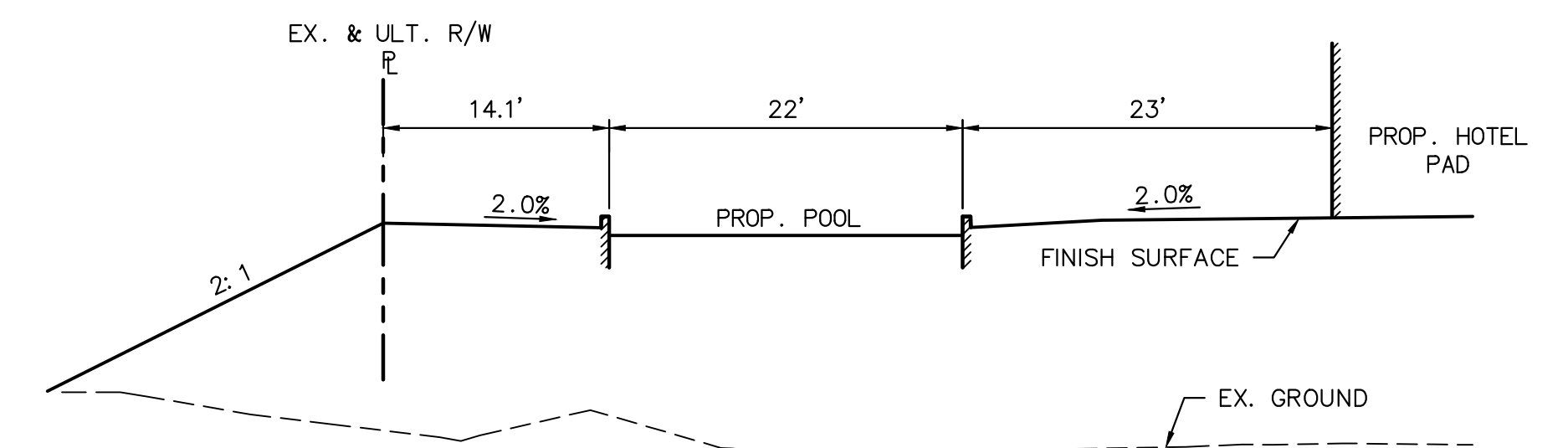
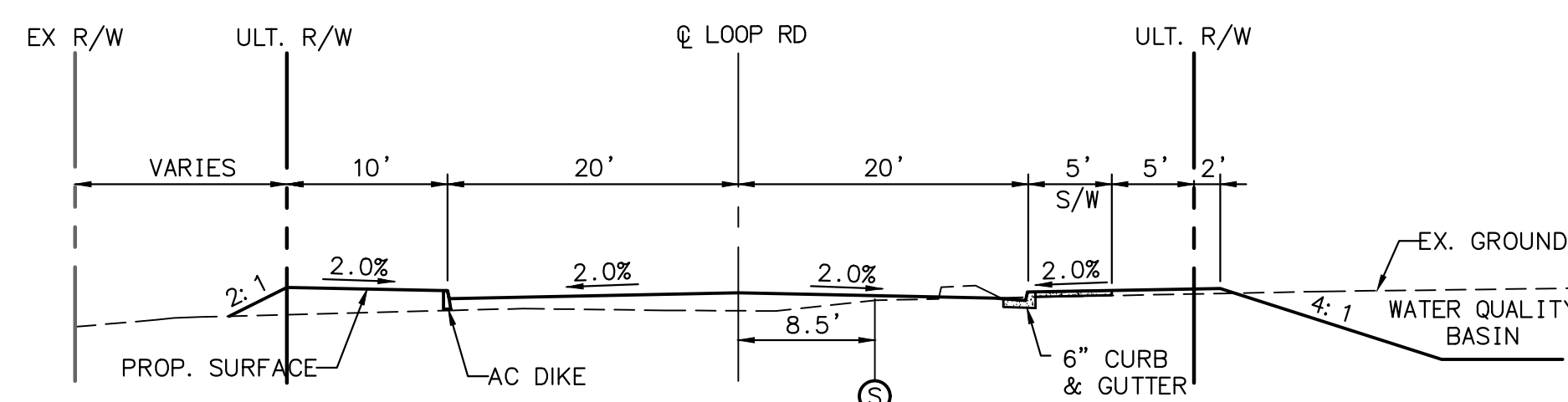
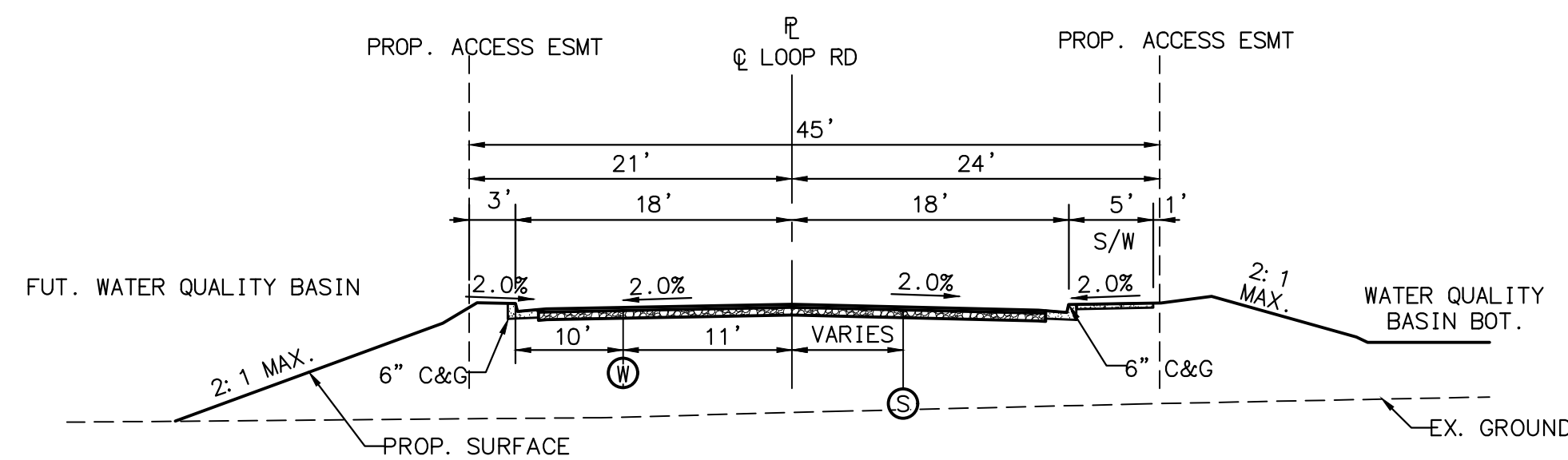


Appendices

Appendix A-1 Baxter Village Development Plan – Hotel

Appendices

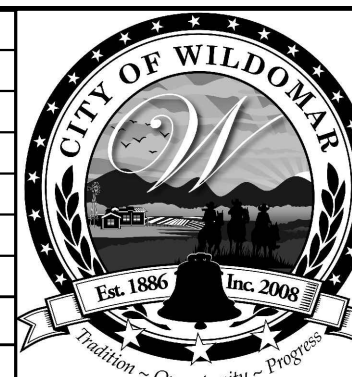
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NOTE:

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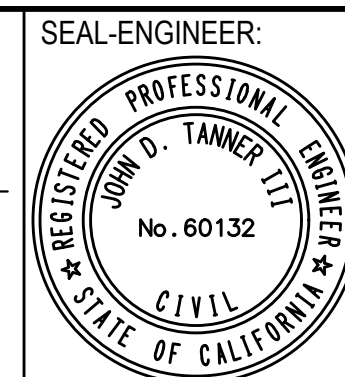
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[illegible]

CITY OF WILDOMAR
ACCEPTED BY:

Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 • MBAKERINTL.COM

PREPARED BY: JOHN D. TANNER III

R.C.E. No. 60132 DATE

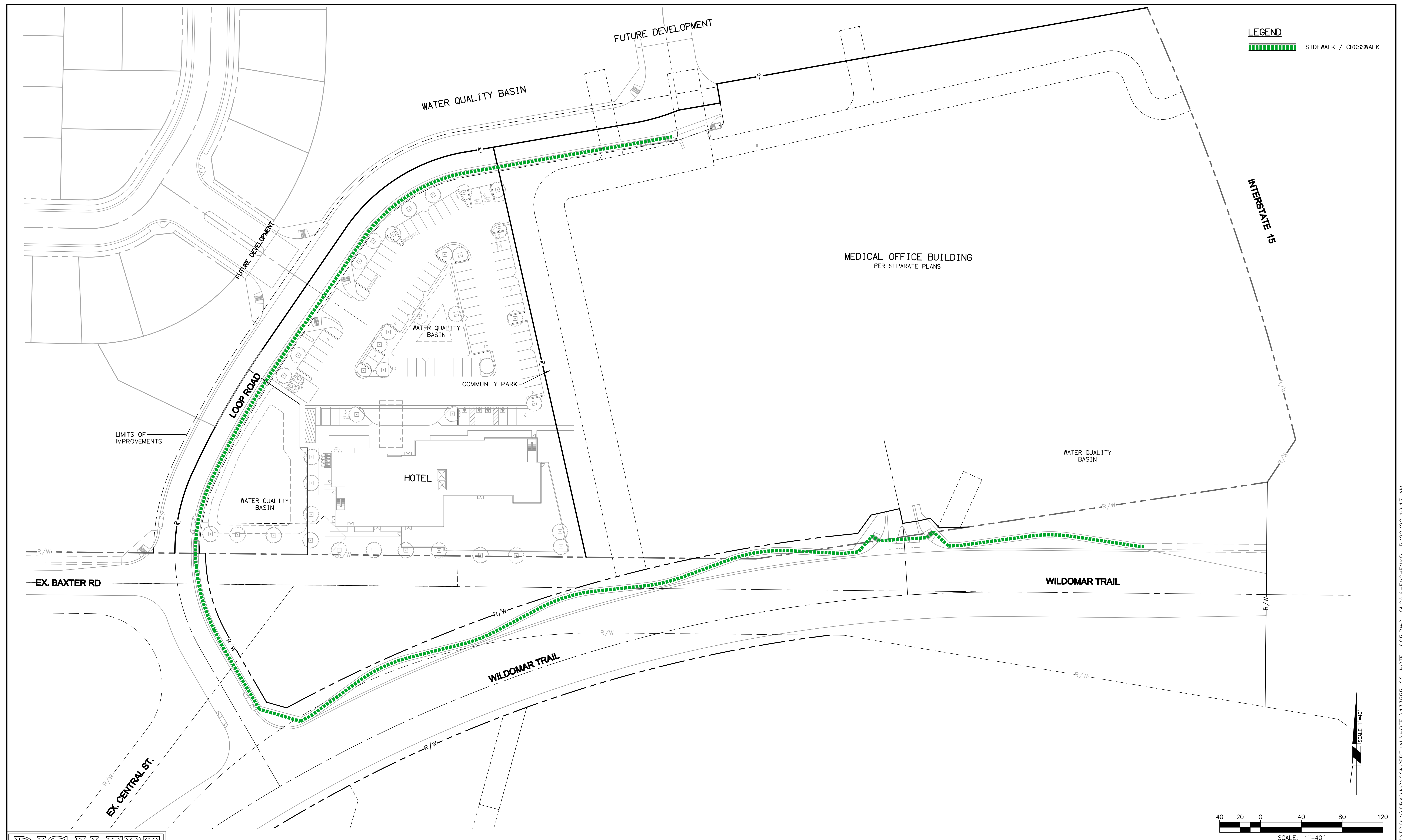
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Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

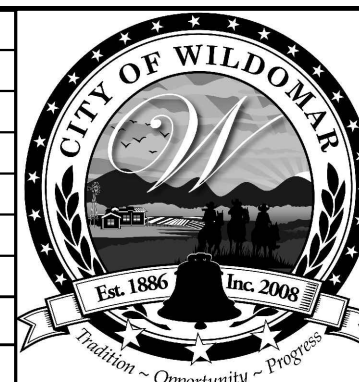
PA NO. 14-0002 CITY OF WILDOMAR BAXTER VILLAGE - HOTEL SITE SITE PLAN OF DEVELOPMENT TYPICAL SECTIONS & DETAILS		OF
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HEET No.
2
21 SHTS

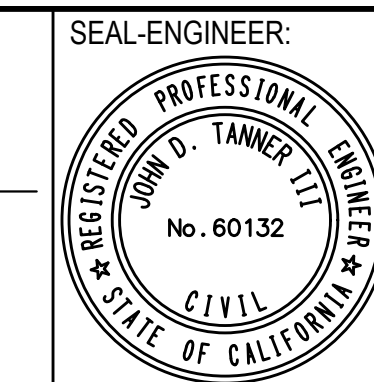


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MARK	BY	DATE							APPR.	DATE
ENGINEER			REVISIONS						CITY	



CITY OF WILDOMAR
 ACCEPTED BY: _____
 Date: _____
 Daniel A. York, Director of Public Works/
 City Engineer, PE 43212
 ACCEPTANCE AS TO CONFORMANCE
 WITH APPLICABLE CITY STANDARDS AND
 PRACTICES



Michael Baker
I N T E R N A T I O N A L
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 • MBAKERINTL.COM

PREPARED BY: JOHN D. TANNER III

R.C.E. No. 60132 DATE

	BENCHMARK: Elevation = 1304.04 Datum = NGVD29 BENCHMARK # E-6-70 THIS SURVEY WAS PERFORMED ON 01/22/13 BY INLAND AERIAL SURVEYS, INC. L.S. (number), EXP. (date)	
	SCALE: H: As Noted V: As Noted	

PA NO. 14-0002

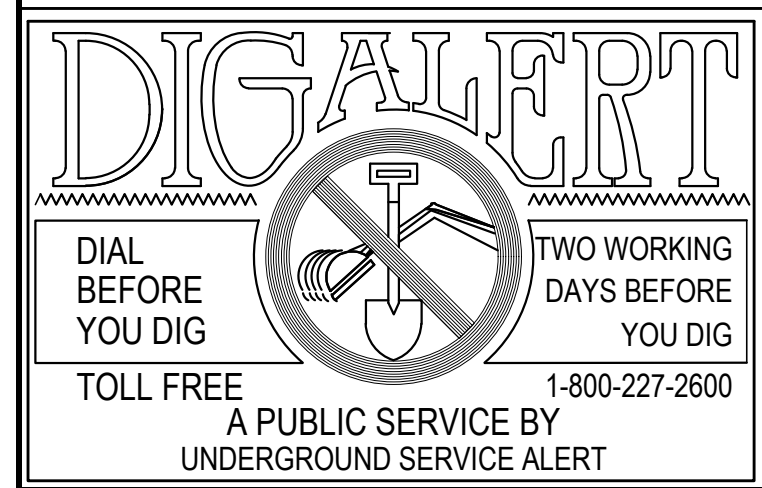
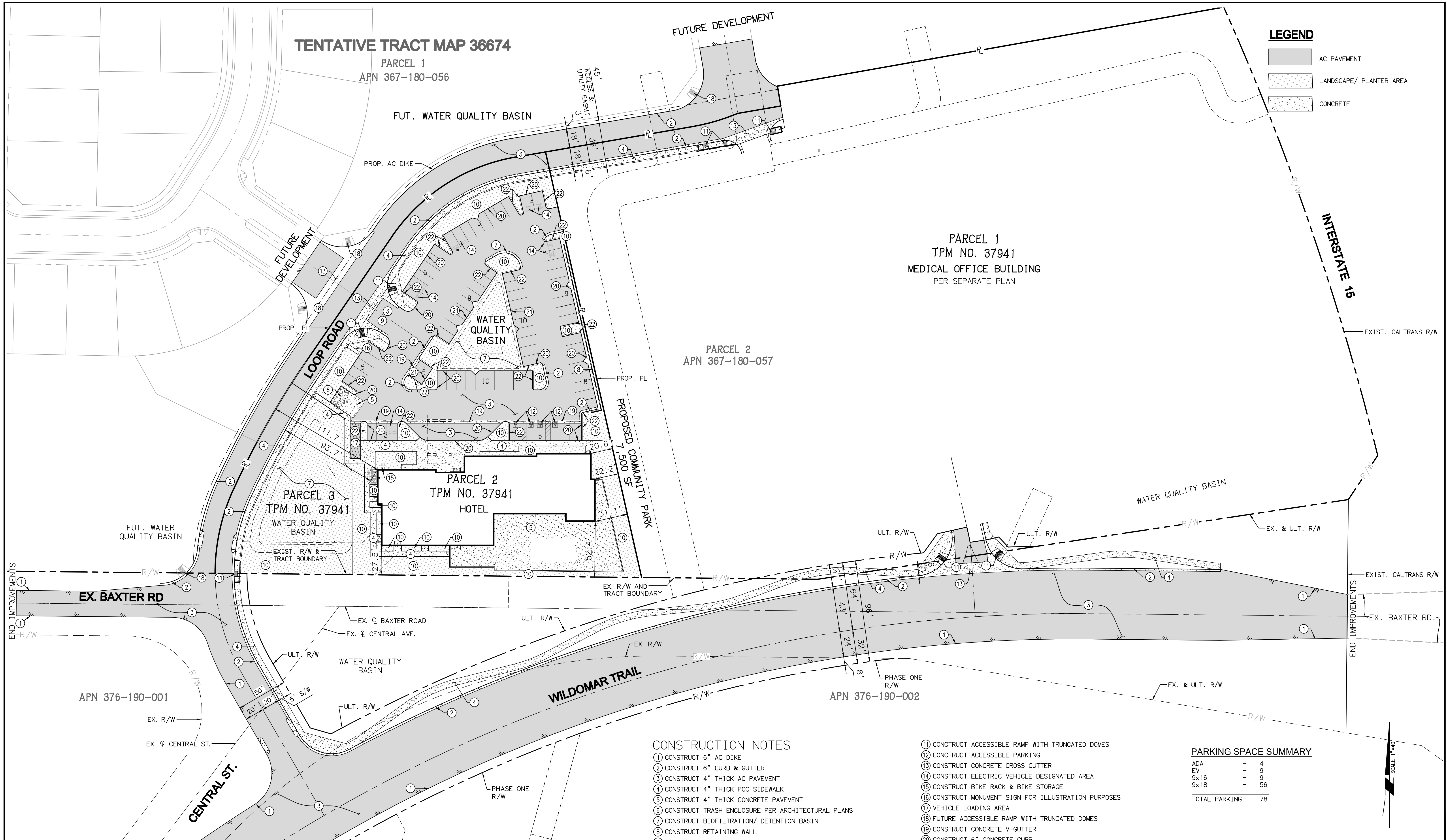
CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT

PEDESTRIAN CIRCULATION EXHIBIT - PHASE 1

SHEET No.
5
OF **21** SHTS



TENTATIVE TRACT MAP 36674

PARCEL 1
APN 367-180-056

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT
FUT. WATER QUALITY BASIN

PARCEL 1
TPM NO. 37941
MEDICAL OFFICE BUILDING
PER SEPARATE PLANS

PARCEL 2
TPM NO. 37941

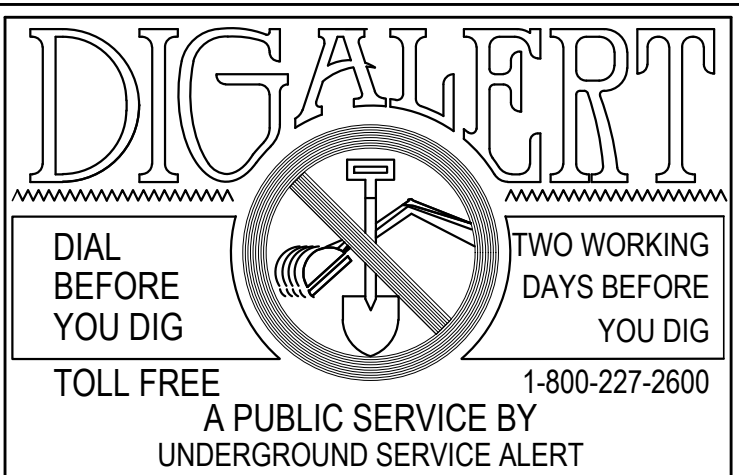
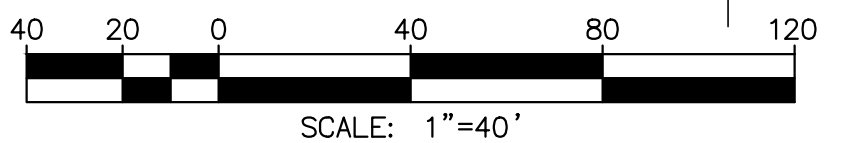
HOTEL
FP=1341.50

WILDOMAR TRAIL
(PUBLIC)

INTERSTATE 15

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.



NOTE:

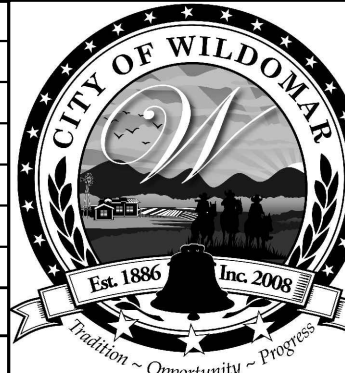
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MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
CITY

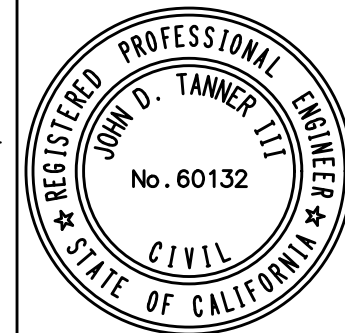


CITY OF WILDOMAR
ACCEPTED BY:

Date:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



Michael Baker
INTERNATIONAL

40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 675-8042 · MBACKERINTL.COM

PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

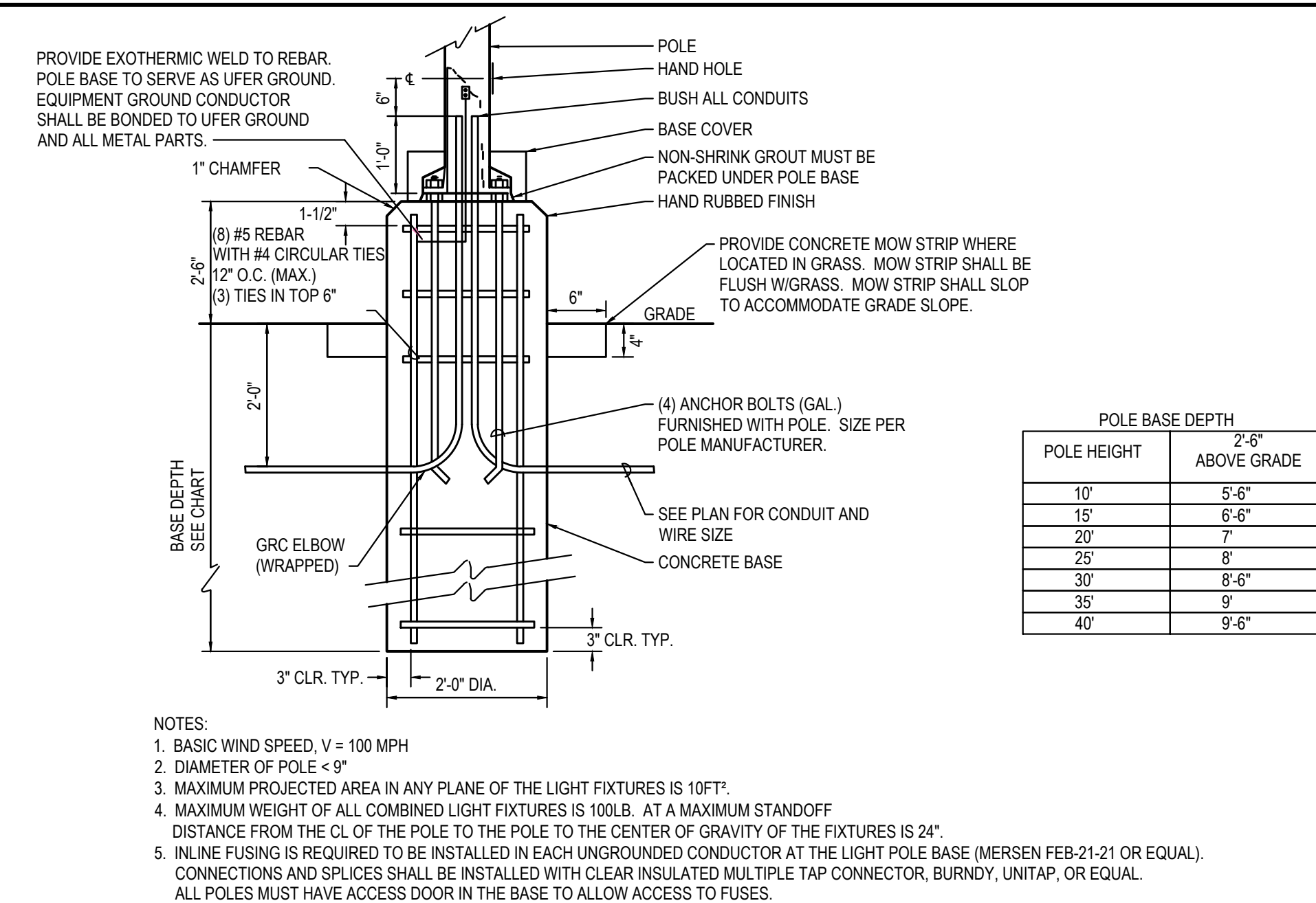
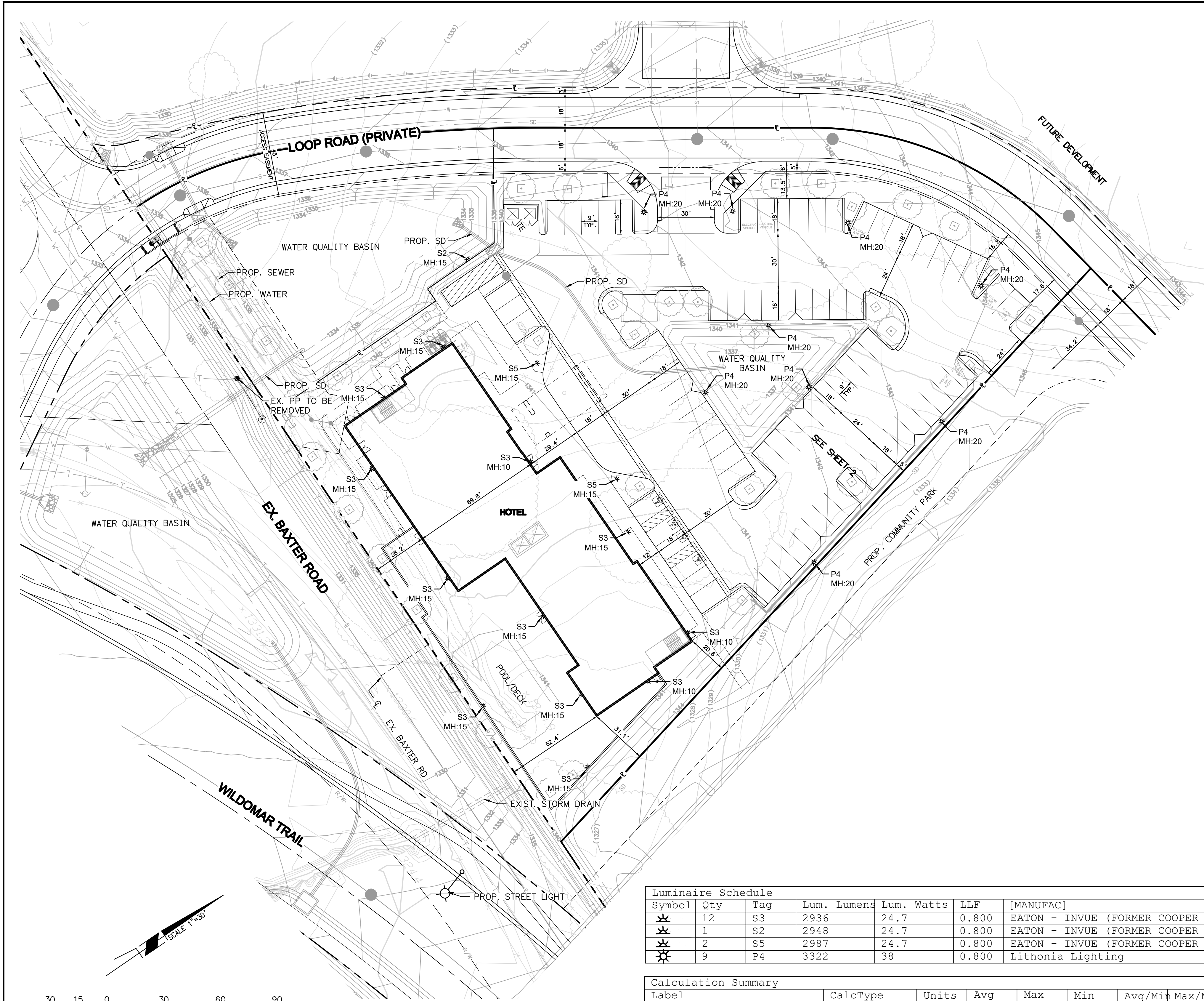
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L.S. (number), EXP. (date)

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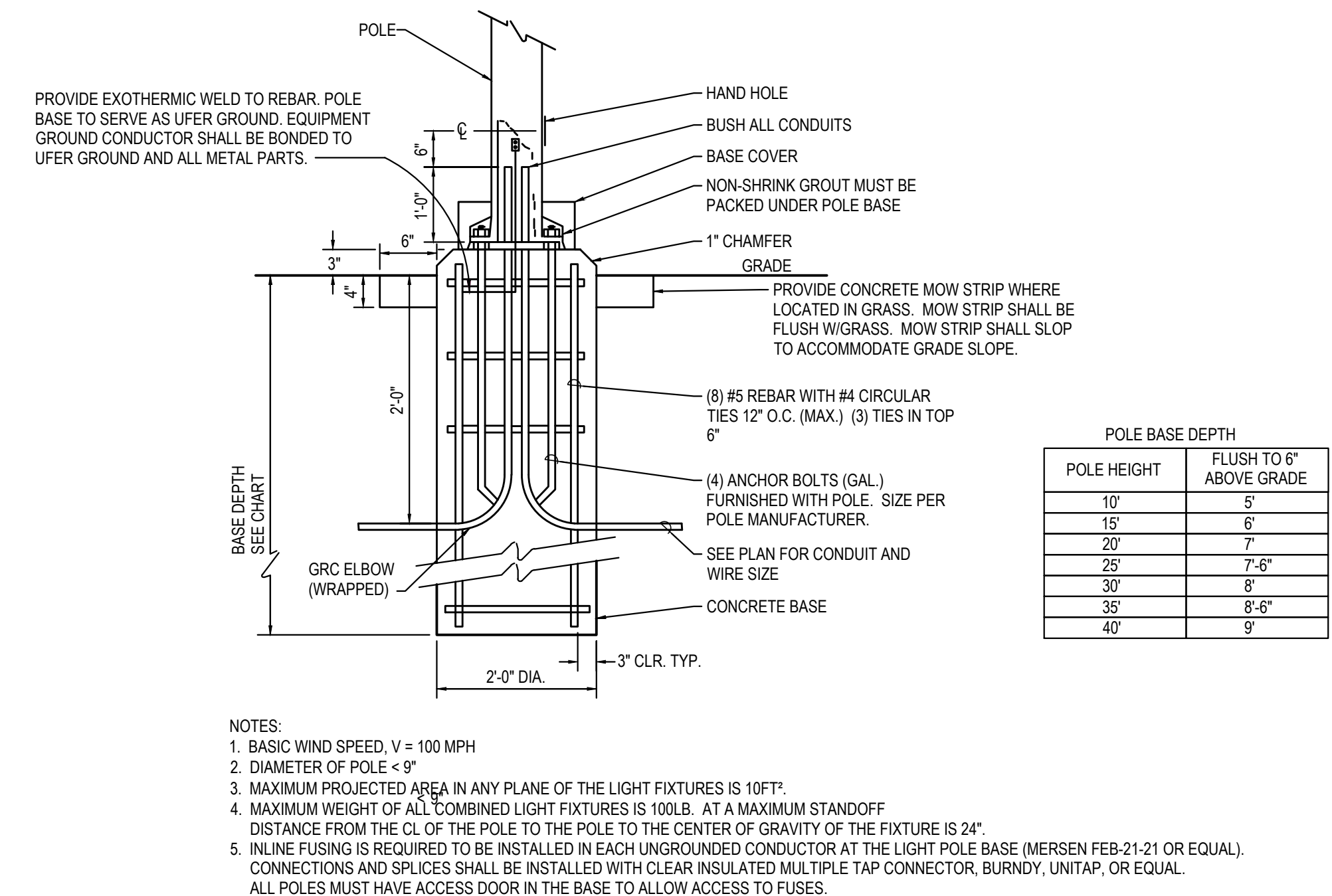
PA NO. 14-0002
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
CONCEPTUAL UTILITY PLAN

SHEET No.
8
OF 21 SHTS

H:\PROJECTS\33555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-008.DWG OLGA SHEVCHENKO 5/21/20 9:32 AM



A LIGHTING POLE BASE DETAIL

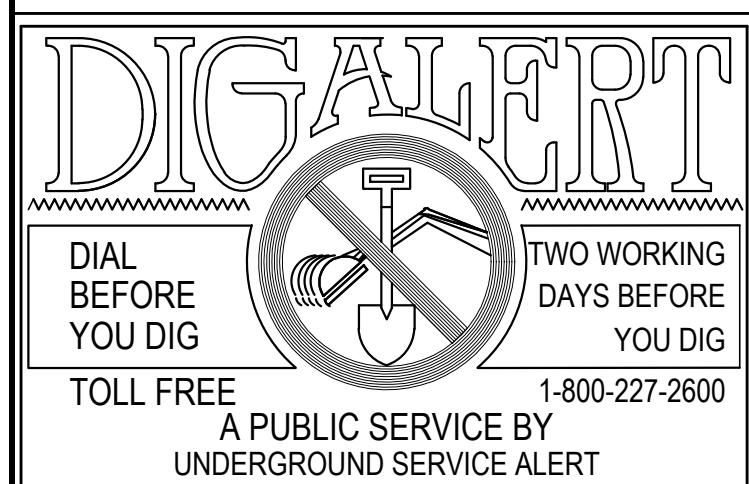


B LIGHTING POLE BASE DETAIL

Luminaire Schedule						
Symbol	Qty	Tag	Lum. Lumens	Lum. Watts	LLF	[MANUFAC] Description
☀	12	S3	2936	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING) EMM-E01-LED-E1-T3
☀	1	S2	2948	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING) EMM-E01-LED-E1-T2
☀	2	S5	2987	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING) EMM-E01-LED-E1-5WQ
☀	9	P4	3322	38	0.800	Lithonia Lighting DSX0 LED P1 30K T4M MVOLT HS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	0.71	1.4	0.2	3.55	7.00
Pool Area	Illuminance	Fc	0.99	2.1	0.3	3.30	7.00
Trespass East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass North West	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	1.06	2.5	0.3	3.53	8.33

LPD Area Summary					
Label	Area	Perimeter	Total Watts	LPD Units	LPD
Lighting Power Density	92329	1275	712.5002	Watts/Sq.Ft.	0.008



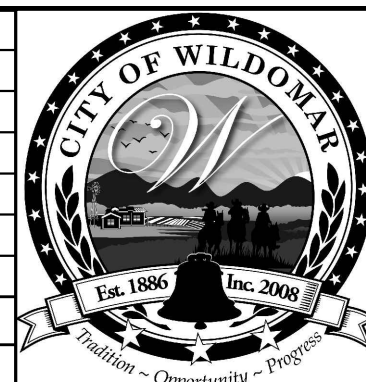
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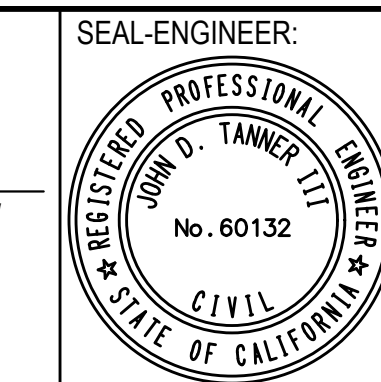
MARK	BY	DATE
	ENGINEER	

REVISIONS	

APPR	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
Date:
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 675-8042 • MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70
THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

PA NO. 14-0002
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
LIGHT PLAN

SHEET No.
9
OF 21 SHTS

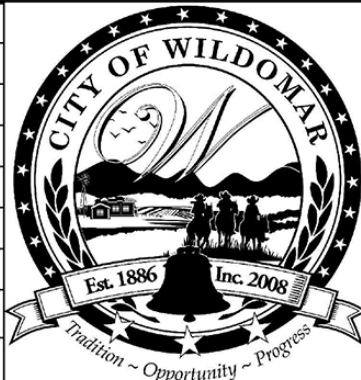


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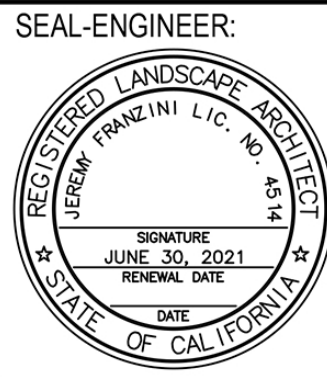
MARK	BY	DATE
ENGINEER		

APPR.	DATE
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APPR.	
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ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



PREPARED BY: JEREMY FRANZINI
No. 4514 EXP.

BENCHMARK:
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Datum = NGVD29
BENCHMARK # E-6-70

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ON 1/22/13
BY INLAND AERIAL SURVEYS, INC.

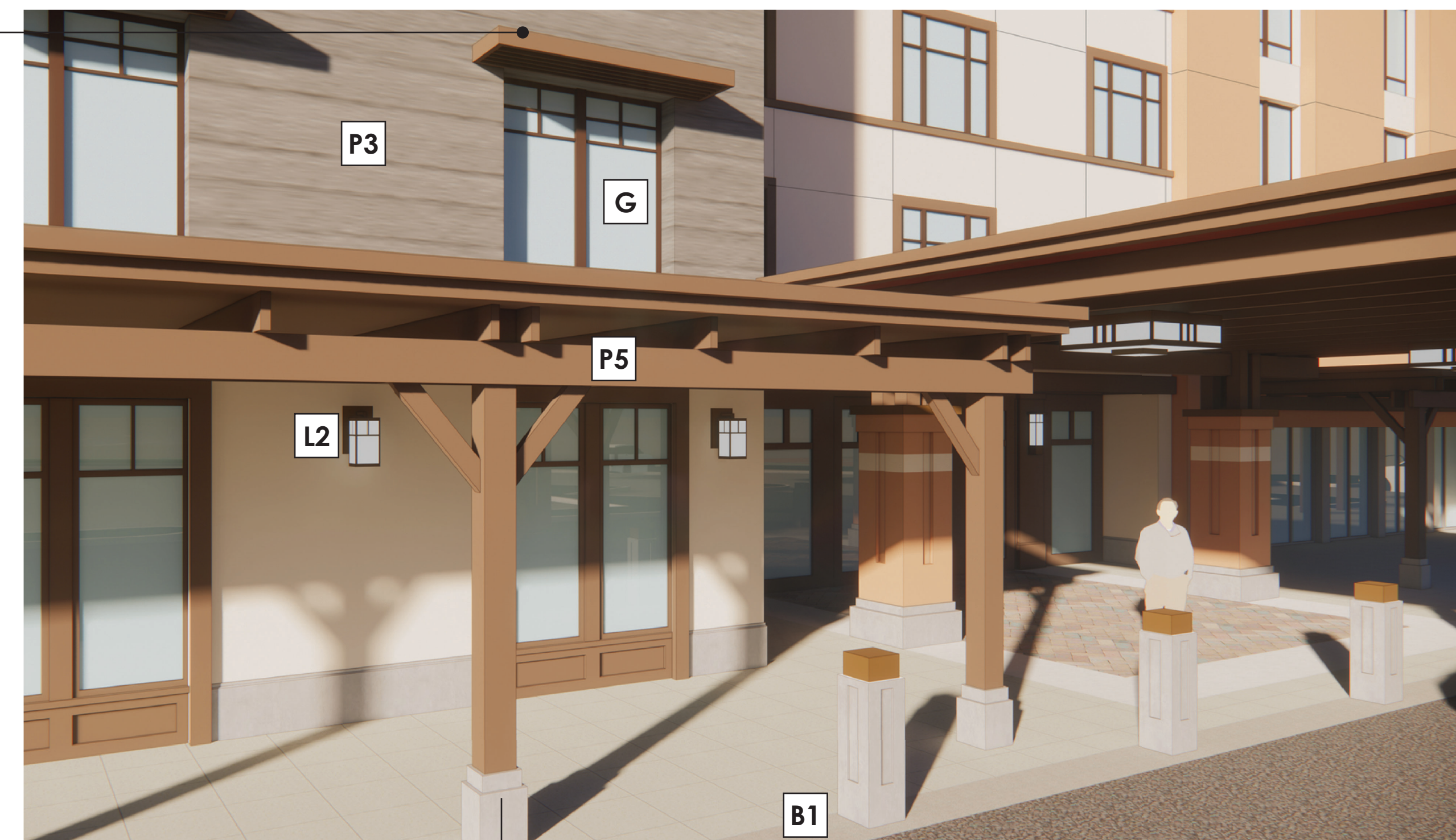
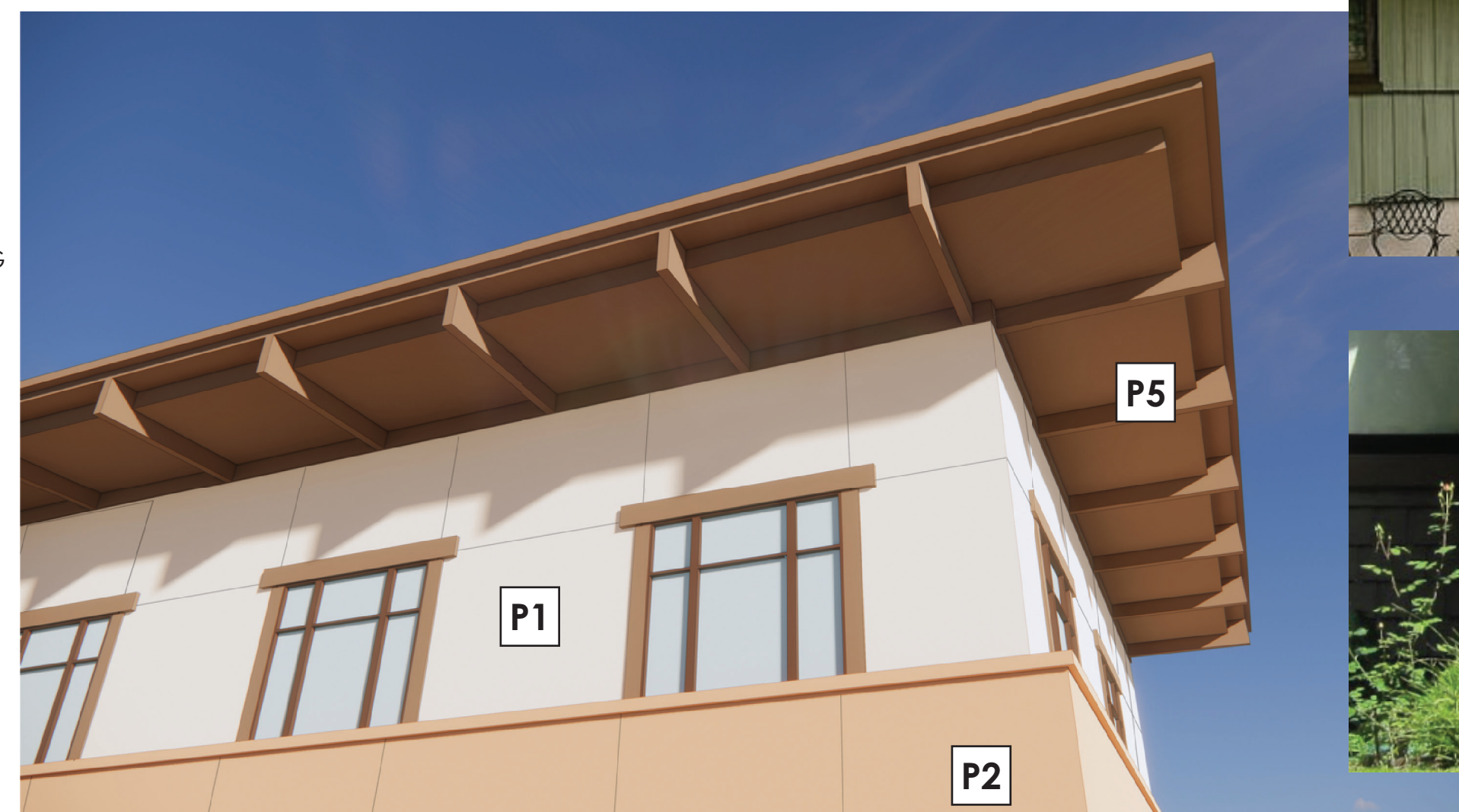
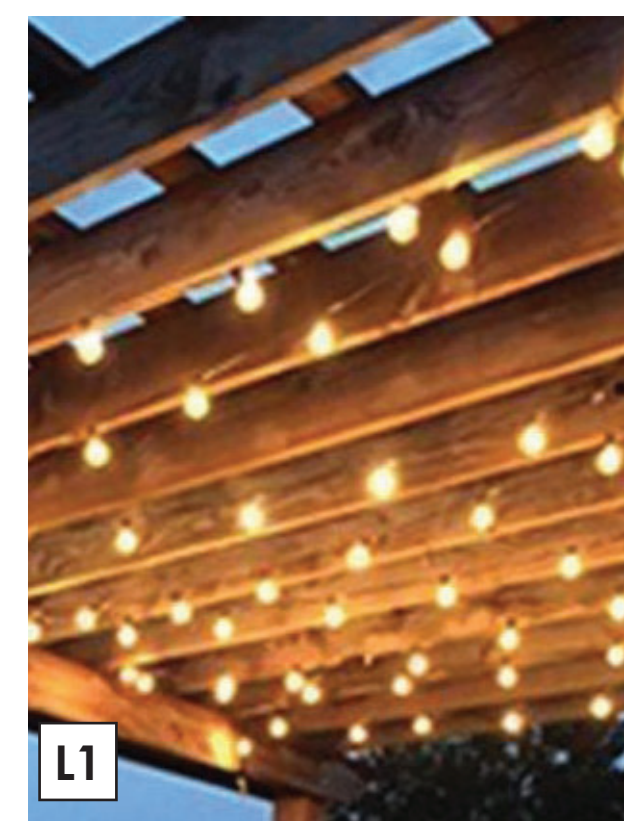
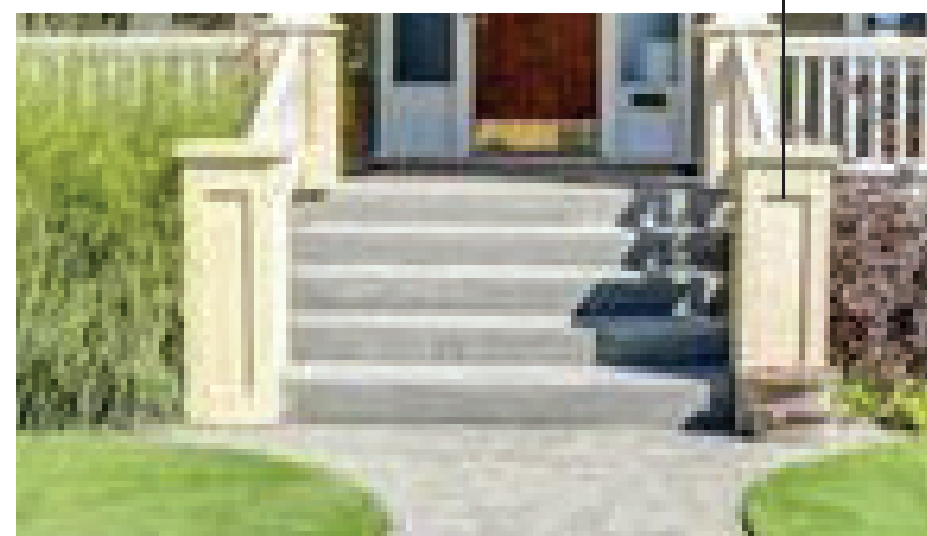
L.S. (number), EXP. (date)

SCALE:

H: As Noted V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL & MOB
LANDSCAPE SUBMITTAL
CONCEPTUAL LANDSCAPE PLAN

OF 21 SHTS



SHEET No.

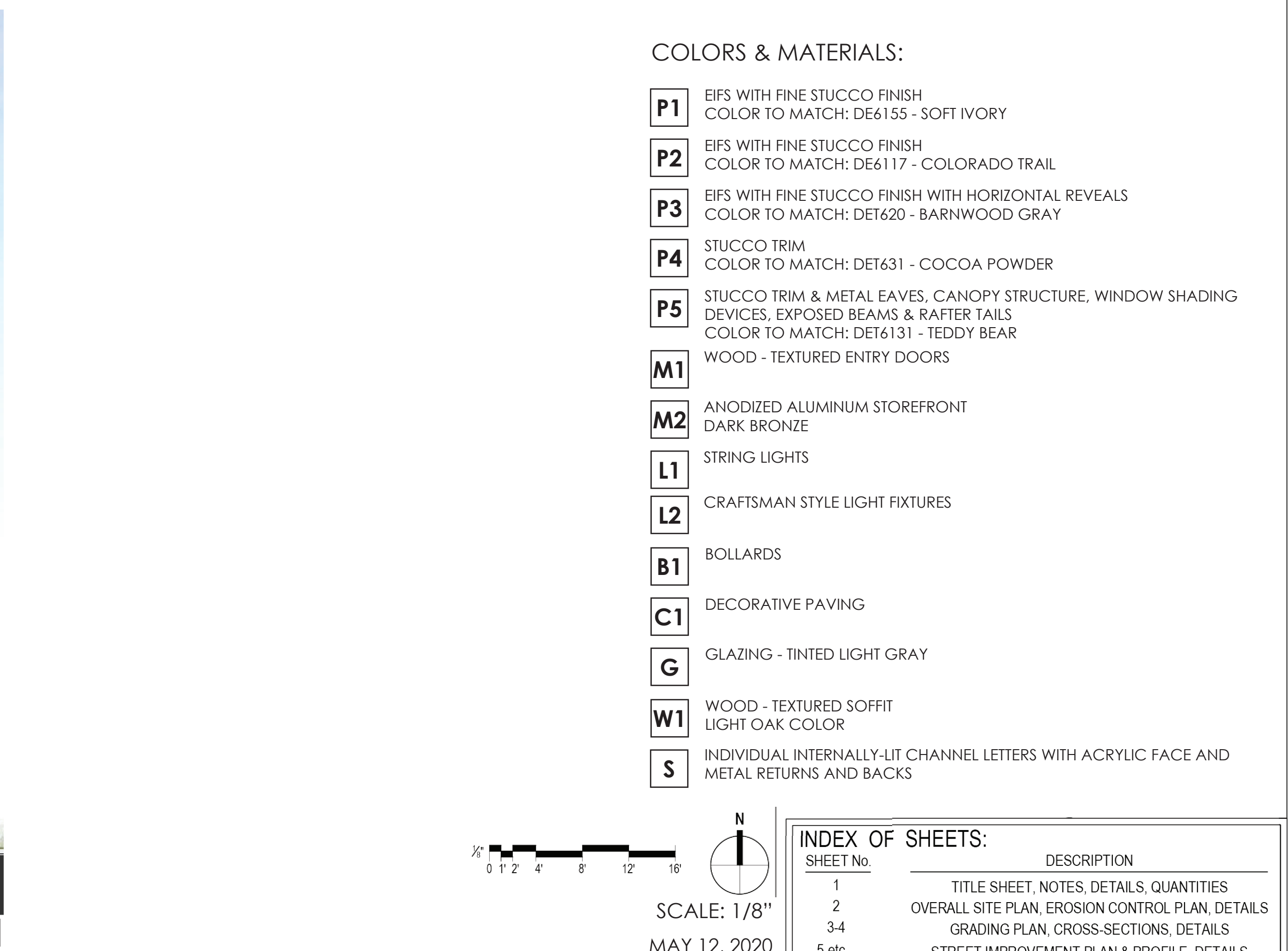
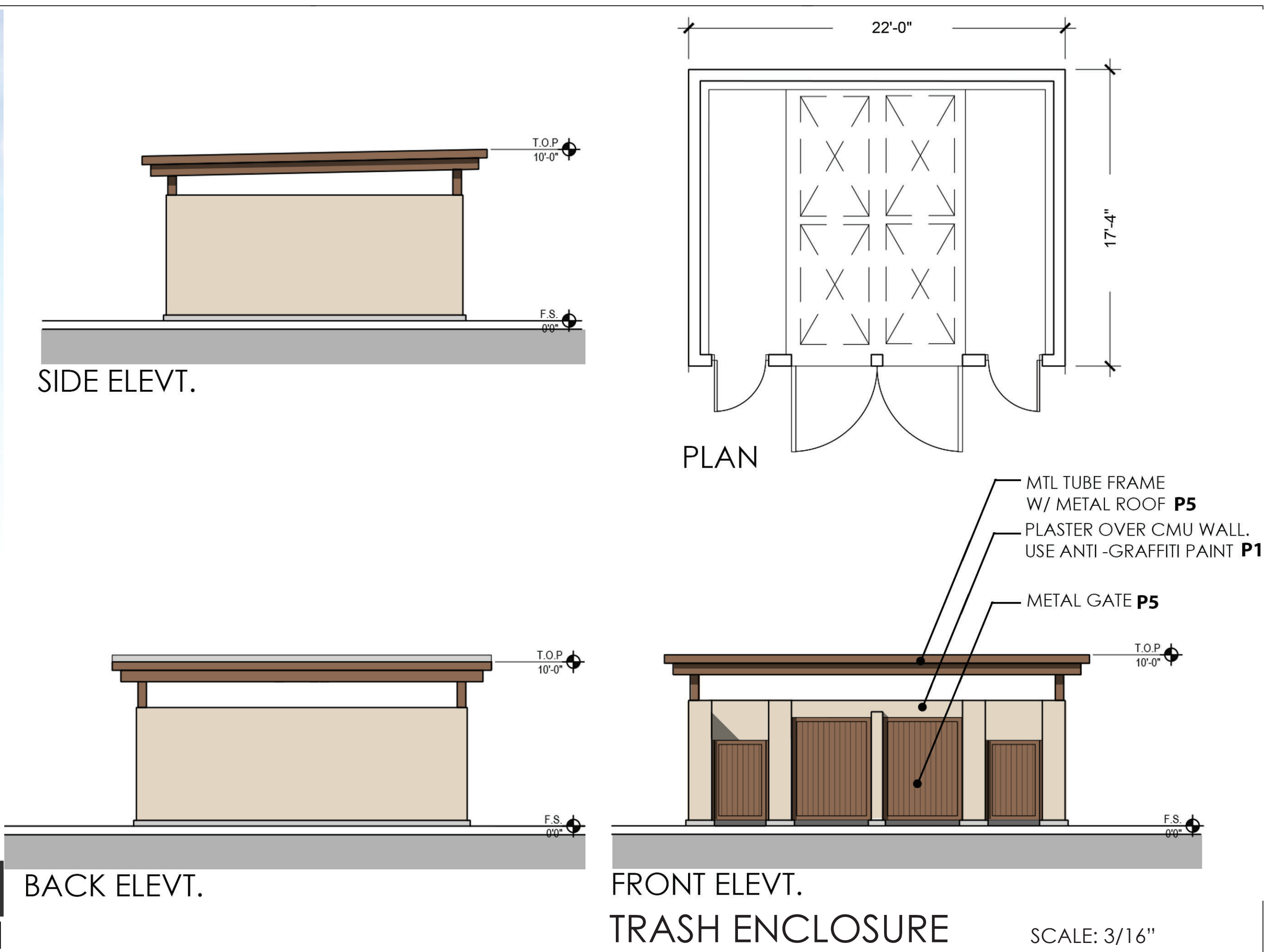
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OF 21 SHTS

SHEET No.

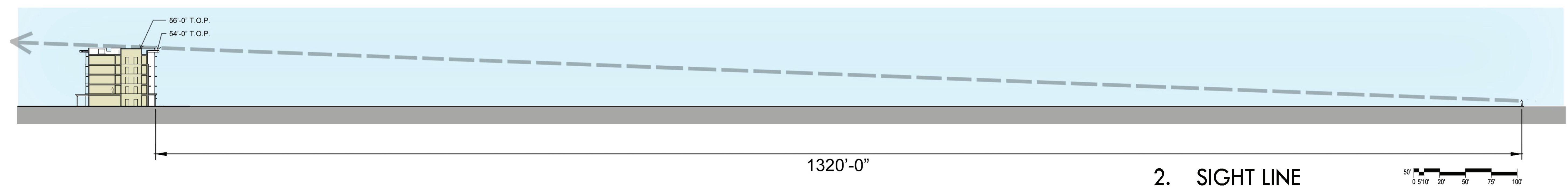
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OF **21** SHTS



SHEET No.
19

OF **21** SHTS



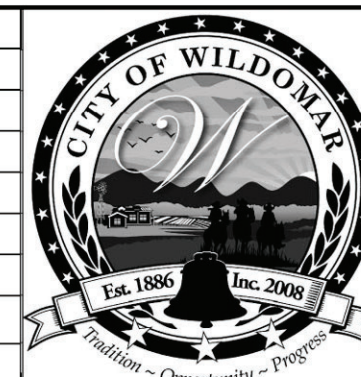
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SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

MAY 12, 2020

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[illegible]

CITY OF WILDOMAR
ACCEPTED BY:

Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

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

SCALE:
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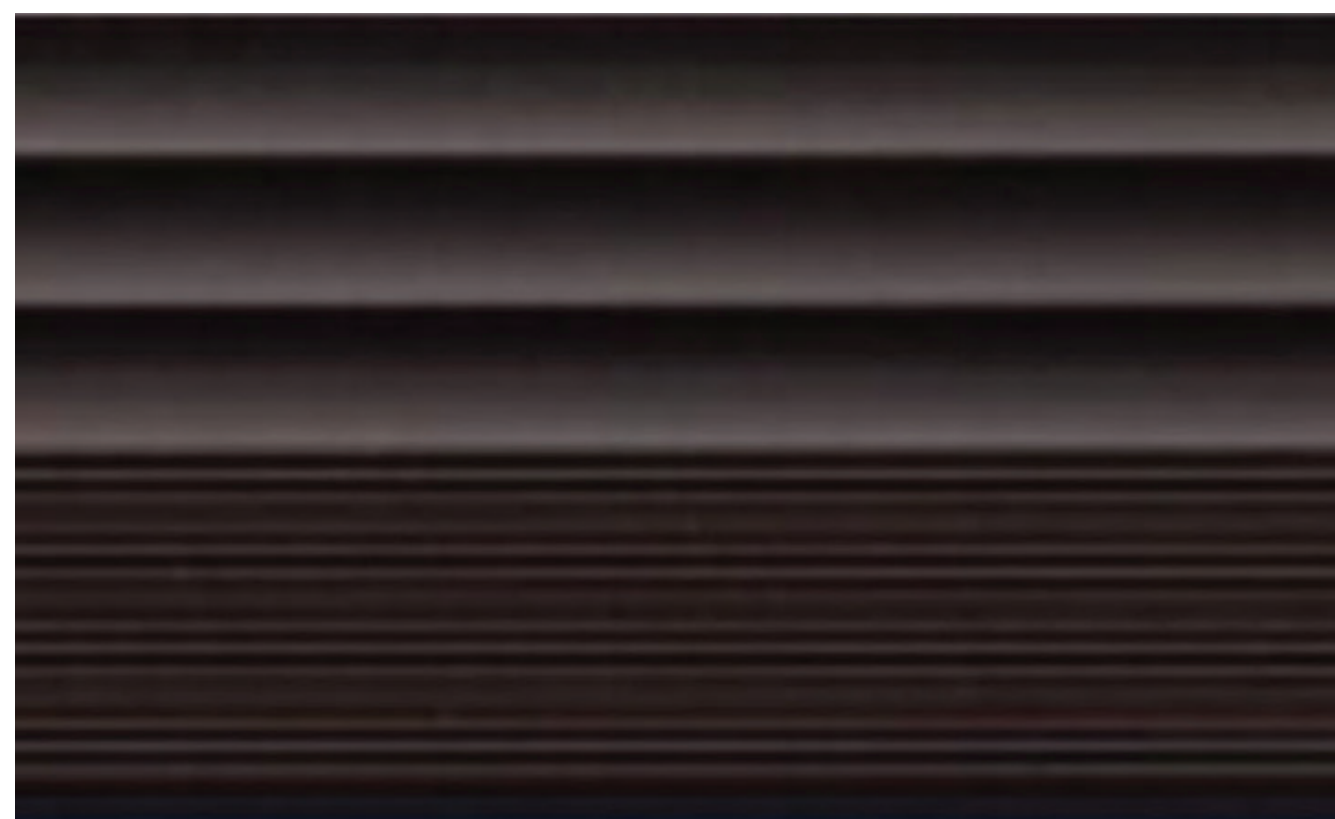
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
**HOTEL-BUILDING SECTION &
SIGHT LINE**

SHEET No.

21 SHTS



M1 EXAMPLES OF WOOD - TEXTURED ALUM. ENTRY DOORS



M2 ANODIZED ALUMINUM STOREFRONT
DARK BRONZE



L1 EXAMPLES OF STRING LIGHTS



L2 EXAMPLES OF CRAFTSMAN STYLE LIGHT FIXTURES



C1 EXAMPLE OF DECORATIVE PAVING

P1 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH DE6155 - SOFT IVORY



P2 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH
DE6117 - COLORADO TRAIL



P3 EIFS WITH FINE STUCCO FINISH
WITH HORIZONTAL REVEALS
COLOR TO MATCH
DET620 - BARNWOOD GRAY



P4 STUCCO TRIM - COLOR TO MATCH
DET631 - COCOA POWDER



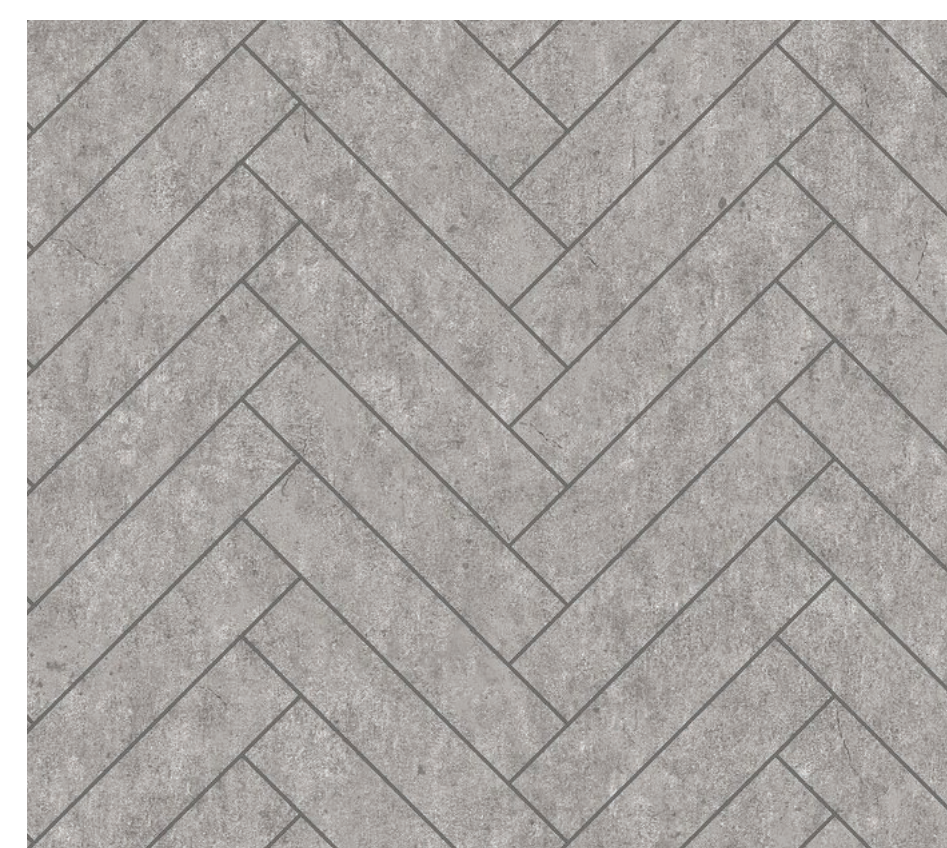
P5 STUCCO TRIM & METAL EAVES, CANOPY
STRUCTURE, WINDOW SHADING DEVICES,
EXPOSED BEAMS & RAFTER TAILS.
COLOR TO MATCH DE6131 - TEDDY BEAR



W1 WOOD - TEXTURED SOFFIT
LIGHT OAK



G GLAZING - TINTED LIGHT GRAY

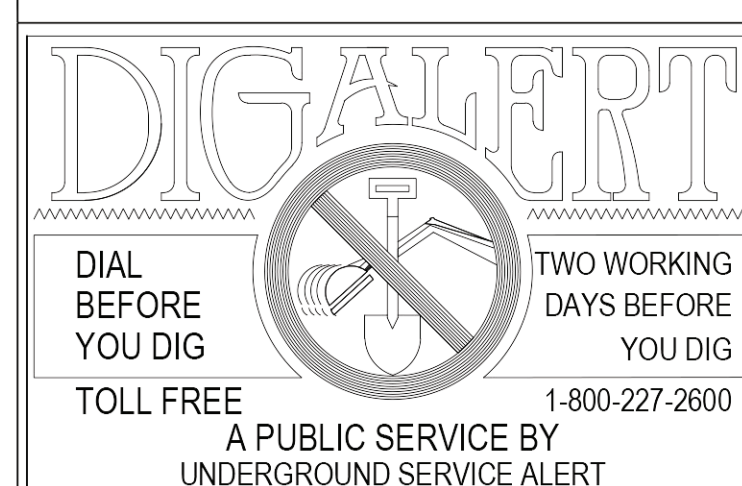


B1 EXAMPLES OF BOLLARDS



INDEX OF SHEETS:	
SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
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5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

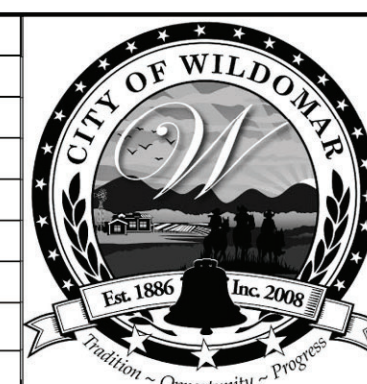
MAY 12, 2020



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[illegible]

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ACCEPTED BY:

Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



PREPARED BY: _____
R.C.E. No. _____ (number) EXP. _____ (date)

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

OS. THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
66 I S (number) EXP (date)

SCALE: H: As Noted Y: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
**HOTEL - MATERIALS & COLORS
BOARD**

SHEET No.
21
OF **21** SHT