

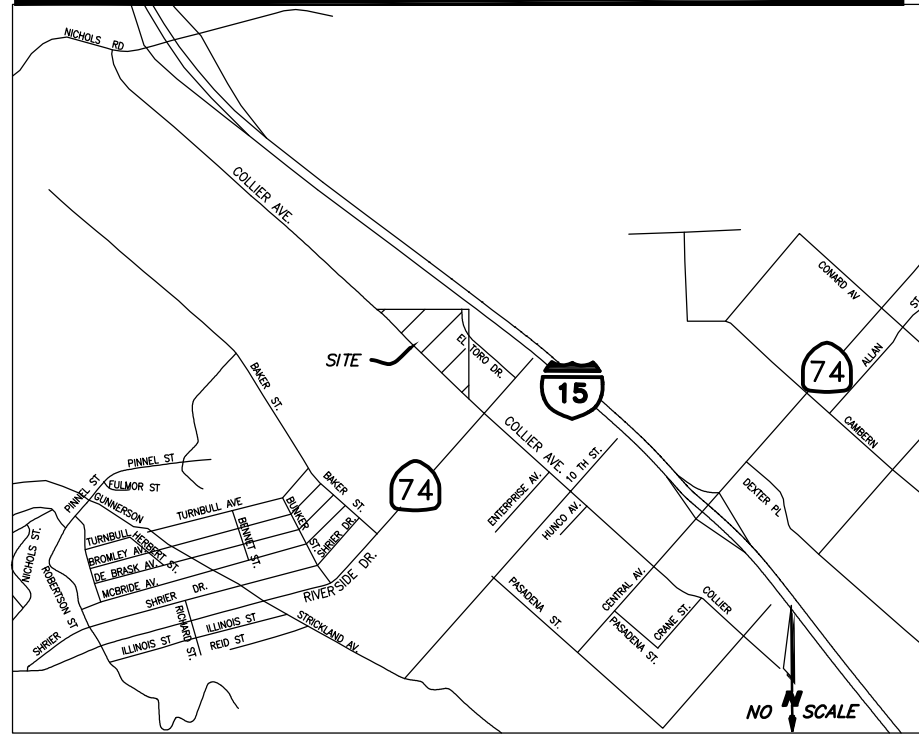
City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham

VICINITY MAP:



KEY NOTES:

- 1 ASPHALT PAVING
- 2 CONCRETE PAVING
- 3 LANDSCAPE AREA
- 4 PER CITY STD. PARKING STALL 9'X18'
- 5 A.D.A. PARKING 9' X 18' & 12' X 18'- STATE STD.
- 6 RETAINING WALL
- 7 CONC. SCREEN WALL (8' HEIGHT)-N.I.C.
- 8 STEEL TUBULAR FENCE (8' HEIGHT)
- 9 ROLLING GATE (8'-HEIGHT)
- 10 TRASH ENCLOSURE
- 11 BIKE RACK
- 12 CONCRETE WHEEL STOPS
- 13 A.D.A. PEDESTRIAN PATH OF TRAVEL
- 14 LOADING SPACE

ALL ROOF TOP AND GROUND
MOUNTED EQUIPMENT SHALL BE
SCREENED FROM PUBLIC VIEW

LEGAL DESCRIPTION

A PORTION OF THE NE ¼ OF FRACTIONAL SECTION 36,
T5S, R5W, S8M, IN THE CITY OF LAKE ELSINORE, COUNTY
OF RIVERSIDE, CALIFORNIA.

APN 389-220-003/004/005/006.

REFER TO ALTA SURVEY FOR FULL LEGAL DESCRIPTION

SHEET DESCRIPTION:

- A1 MASTER PLAN & PROJECT DATA
- A2 ENLARGED SITE PLAN
- A3 FLOOR PLAN - BUILDINGS 1,7,8 & 9
- A4 ROOF PLAN - BUILDINGS 1,7,8 & 9
- A5 FLOOR PLAN - BUILDINGS 2,3,5 & 6
- A6 ROOF PLAN - BUILDINGS 2,3,5 & 6
- A7 FLOOR PLAN/ROOF PLAN - BUILDING 4
- A8 FLOOR PLAN / ROOF PLAN - BUILDING 10
- A9 FLOOR PLAN / ROOF PLAN - BLDGS 11 & 12
- A10 ELEVATIONS - BUILDINGS 1 & 7
- A11 ELEVATIONS - BUILDINGS 8 & 9
- A12 ELEVATIONS - BUILDINGS 2,3,5 & 6
- A13 ELEVATIONS - BUILDING 4
- A14 ELEVATIONS - BUILDING 10
- A15 ELEVATIONS - BUILDINGS 11 & 12
- A16 WALL & FENCE PLAN
- A17 TRUCK MANEUVERING TEMPLATE
- A18 3D RENDERING(SOUTHEAST OF COLLIER)
- A19 3D RENDERING(NORTHWEST OF COLLIER)

PARKING STALL SIZES:

STANDARD PARKING STALL - 9' X 18'
A.D.A. (HANDICAP) STALLS - 9' X 18' WITH 2' O.H.
12' X 18' WITH 2' O.H.(VAN)

GRAPHIC LEGEND

- O OFFICE
- G.D. I GRADE DOOR (12' X 14') & (12'X12')
- ADA ACCESSIBLE PARKING
AS PER STATE STANDARDS

SET BACKS:

COLLIER AVENUE: -20' MINIMUM
EL TORO ROAD: -15' MINIMUM

LAND AREA:

TOTAL GROSS LAND AREA: 327,142 SF (7.51 Ac.)

SITE COVERAGE:

BUILDINGS: - 94,665 SF (28.9%)
SIDEWALK AREA: - 10,450 SF (3.2%)
PAVING/ROAD AREA: - 155,138 SF (47.4%)
LANDSCAPE AREA: - 66,889 SF (20.4%) (12% REQ'D MIN.)
R.O.W./PARKWAY AREA: - 5,500 SF

ZONING:

M-1 (LIMITED MANUFACTURING)

GENERAL PLAN DESIGNATION:

LIMITED INDUSTRIAL

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1

PROJECT TEAM:

OWNER REPRESENTATIVE:
SADDLEBACK ASSOCIATES, INC.
27405 PUERTA REAL, SUITE 120, MISSION VIEJO, CA 92691
CONTACT: MARK SEVERSON / PRESIDENT
PHONE: 949-635-1970 / FAX: 949-635-1977

ARCHITECT:

ARCHITECTS ORANGE

144 NORTH ORANGE STREET

ORANGE, CALIFORNIA 92666

CONTACT: DAN MACDAVID

714-639-9860 - PRINCIPAL

OR STEPHEN PRZYBYLOWSKI

714-417-1122 - SENIOR DESIGNER

CIVIL ENGINEER:

INLAND EMPIRE SURVEY & ENGINEER, INC.

JOHN B. ROGERS, P.E.; ALEX PAULSEN, P.E.

Senior Civil Engineer

41146 ELM STREET, SUITE G, MURRIETA, CA 92562

951.698.1830 rlutu@esurveyandegn.com

LANDSCAPE ARCHITECT:

THE ALHAMBRA GROUP

VINCE DIDONATO

41635 ENTERPRISE CIRCLE NORTH, SUITE C

TEMECULA, CA 92590

951.970.6156 vince@alhambragroup.net

DEVELOPMENT CONSULTANT:

MARKHAM DEVELOPMENT STRATEGIES, LLC.

LARRY R. MARKHAM

28693 OLD TOWN FRONT STREET, SUITE 300-D,

TEMECULA, CA 92590

909.322.8482 lrm@markhams.com

BIOLOGICAL CONSULTANT:

HELI-X ENVIRONMENTAL PLANNING, INC.

AMIR MORALES, EZEKIEL COOLEY

16485 LAGUNA CANYON ROAD, SUITE 150

IRVINE, CA 92618

amirm@helixpi.com; ezekeielc@helixpi.com

STORMWATER CONSULTANT:

JLC ENGINEERING AND CONSULTING, INC.

JOE CASTANEDA, P.E.

41660 IVY STREET, SUITE 1-A

MURRIETA, CA 92562

951.304.9552 joe@jlcengineering.com

GEOTECHNICAL CONSULTANT:

ENGEN CORPORATION

41625 ENTERPRISE CIRCLE SOUTH, SUITE B-2

TEMECULA, CA 92590

951.296.3511

TRAFFIC ENGINEERING:

URBAN CROSSROADS

CHARLENE SO, P.E.

CONNOR PAQUIN, P.E.

260 E. BAKER STREET, SUITE 200

COSTA MESA, CA 92626

949.660.1994 cpaquin@urbanxroads.com

csa@urbanxroads.com

SITE DATA TABLE										
BUILDING	LAND AREA AC	LAND AREA SF	FAR %	TOTAL BLDG. SF.	BLDG. MEZZ.	OFFICE SF.	WAREHOUSE SF.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.
1	.86 AC	37,263	24.2%	9,000	-	1,000	8,000	4	16	20
2	.50 AC	21,662	38.3%	8,300	-	1,000	7,300	4	15	19
3	.65 AC	28,431	34.6%	9,850	-	1,000	8,850	4	18	22
4	.88 AC	38,445	23.8%	9,140	-	1,000	8,140	4	17	21
5	.50 AC	21,635	32.7%	7,070	-	1,000	6,070	4	13	17
6	.34 AC	14,964	37.4%	5,595	-	1,000	4,595	4	10	14
7	.71 AC	31,014	26.7%	8,270	-	1,000	7,270	4	15	19
8	.58 AC	25,096	24.4%	6,120	-	1,000	5,120	4	11	15
9	.52 AC	22,863	30.6%	7,000	-	1,000	6,000	4	12	16
10	.80 AC	34,672	23.7%	8,220	-	1,000	7,220	4	15	19
11	.71 AC	31,134	32.8%	10,200	-	1,000	9,200	4	19	23
12	.46 AC	19,963	29.6%	5,900	-	1,000	4,900	4	10	14
TOTAL	7.51 AC	327,142	28.9%	94,665	-	12,000	82,665	48	171	219
				TOTAL BLDG. SF.		TOTAL BLDG. SF.		TOTAL BLDG. SF.		TOTAL BLDG. SF.
				10,200		10,200		10,200		10,200

AO NO. 2020-489-00

North Elsinore Business Park



LAKE ELSINORE, CA

MASTER PLAN

SHEET A1



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aarchitects.com

Scale 1"=30'
Job No. 2020-489-00
Date 07-26-2021

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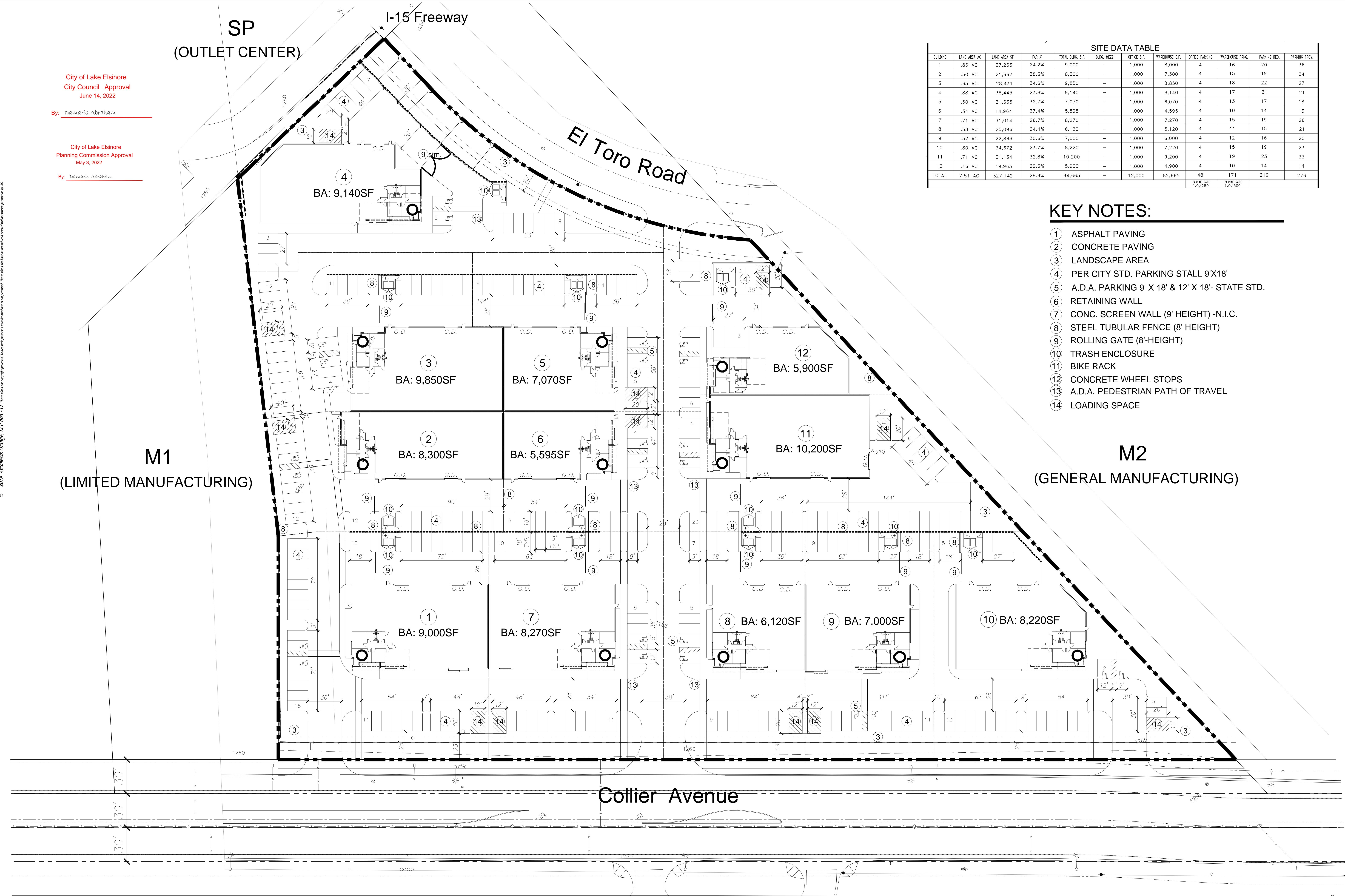
SITE DATA TABLE											
BUILDING	LAND AREA AC	LAND AREA SF	FAR %	TOTAL BLDG. S.F.	BLOG. WZLL	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.	PARKING PROV.
1	.86 AC	37,263	24.2%	9,000	—	1,000	8,000	4	16	20	36
2	.50 AC	21,662	38.3%	8,300	—	1,000	7,300	4	15	19	24
3	.65 AC	28,431	34.6%	9,850	—	1,000	8,850	4	18	22	27
4	.88 AC	38,445	23.8%	9,140	—	1,000	8,140	4	17	21	21
5	.50 AC	21,635	32.7%	7,070	—	1,000	6,070	4	13	17	18
6	.34 AC	14,964	37.4%	5,595	—	1,000	4,595	4	10	14	13
7	.71 AC	31,014	26.7%	8,270	—	1,000	7,270	4	15	19	26
8	.58 AC	25,096	24.4%	6,120	—	1,000	5,120	4	11	15	21
9	.52 AC	22,863	30.6%	7,000	—	1,000	6,000	4	12	16	20
10	.80 AC	34,672	23.7%	8,220	—	1,000	7,220	4	15	19	23
11	.71 AC	31,134	32.8%	10,200	—	1,000	9,200	4	19	23	33
12	.46 AC	19,963	29.6%	5,900	—	1,000	4,900	4	10	14	14
TOTAL	7.51 AC	327,142	28.9%	94,665	—	12,000	82,665	48	171	219	276
								PARKING RATIO 1.8/230		PARKING RATIO 1.8/500	

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- 14 LOADING SPACE

M1
(LIMITED MANUFACTURING)

M2
(GENERAL MANUFACTURING)



AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

SADDLEBACK ASSOCIATES, INC.

ENLARGED SITE PLAN

SHEET A2

AO Architecture.
Design.
Relationships.

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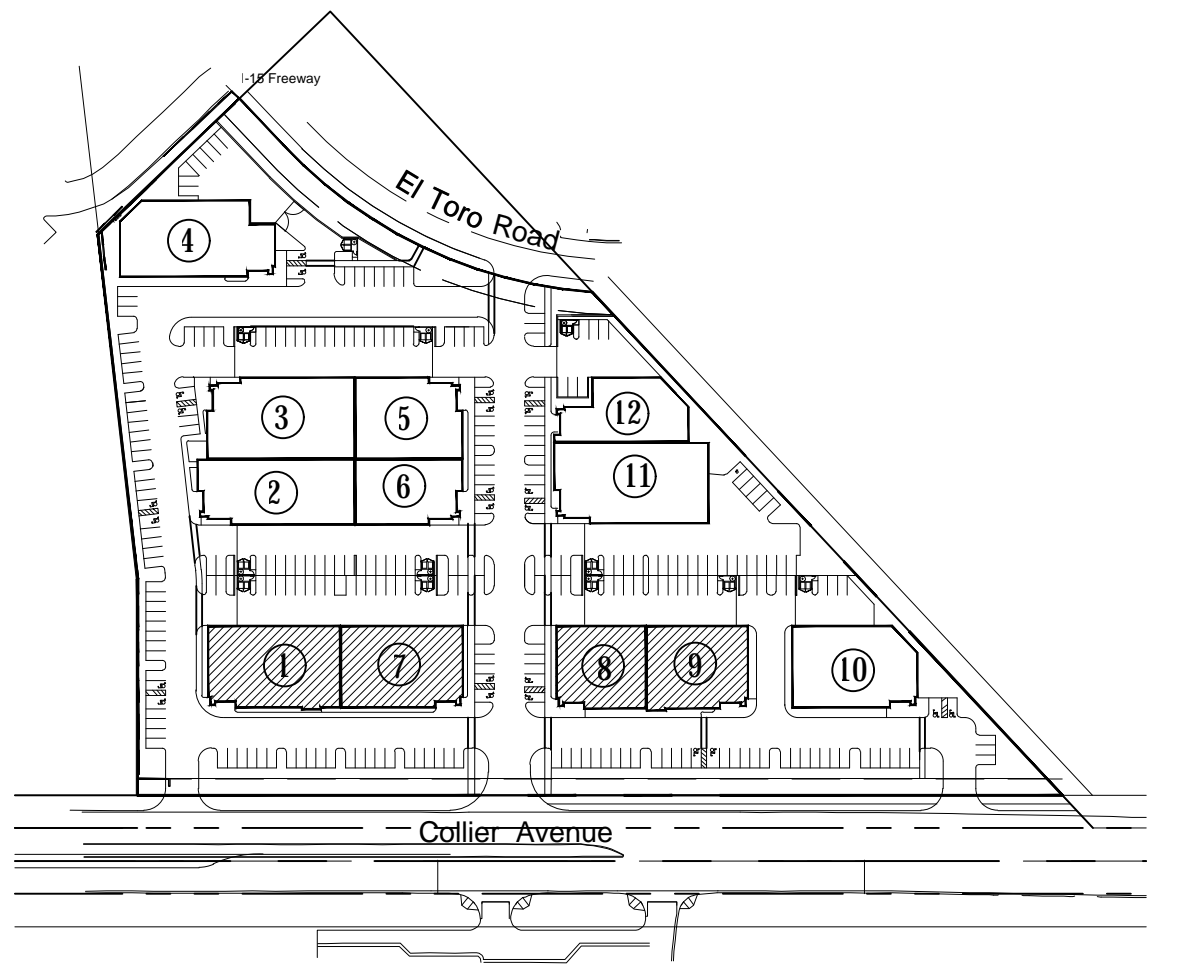
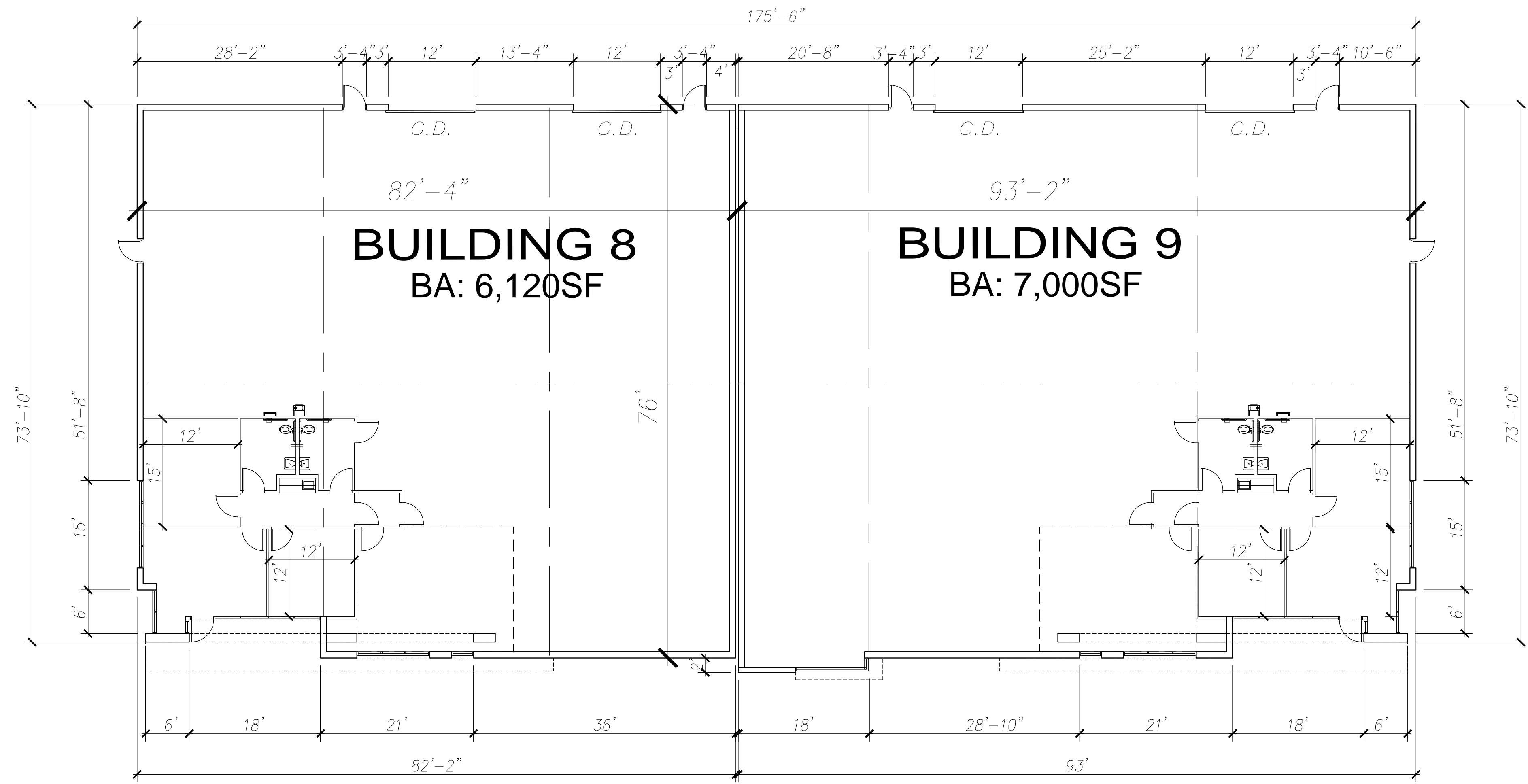
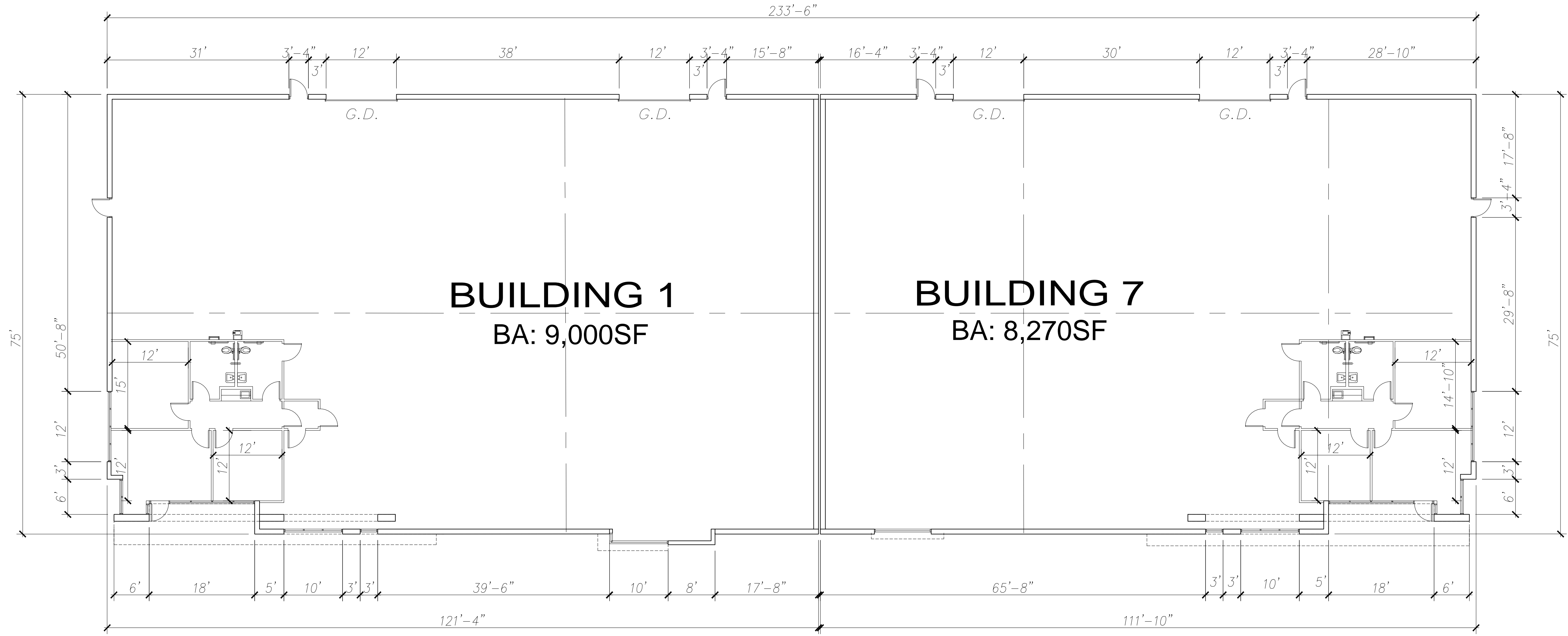
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City of Lake Elsinore
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May 3, 2022

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KEY PLAN NOT TO SCALE

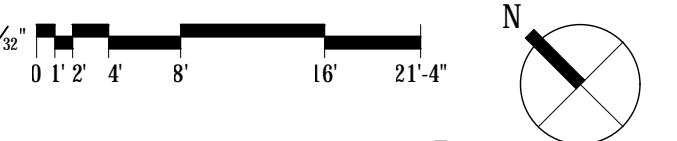
AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

FLOOR PLAN - BLDG 1,7,8 & 9

SHEET A3



AO Architecture.
Design.
Relationships.

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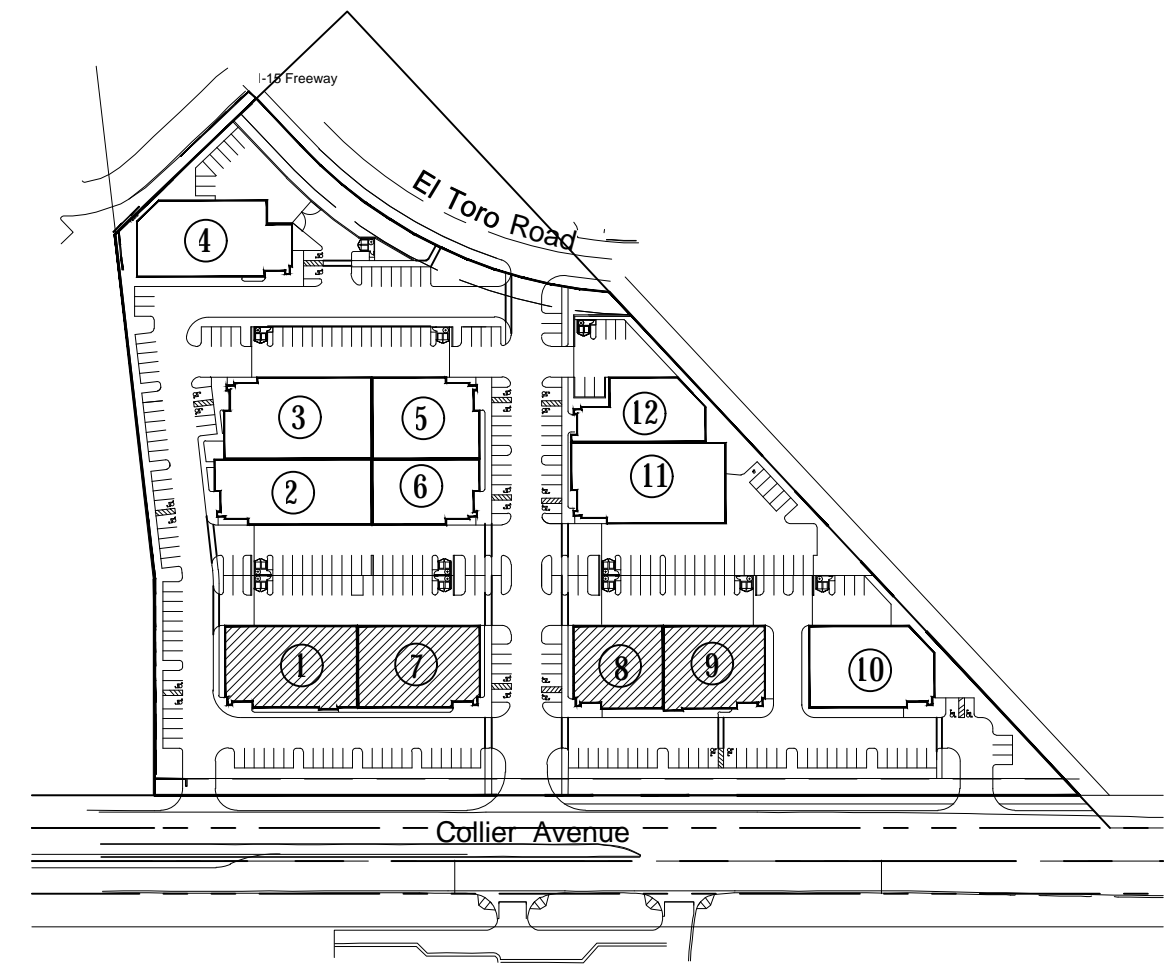
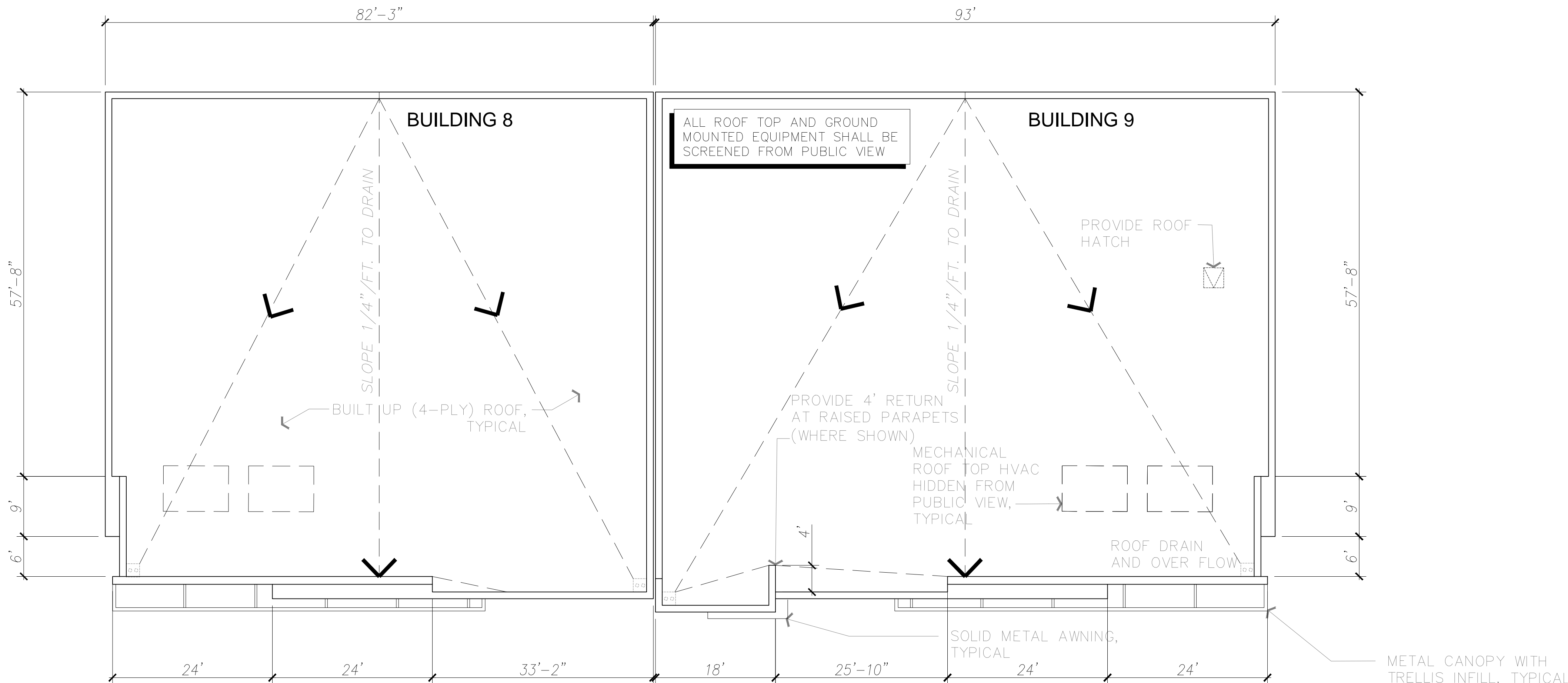
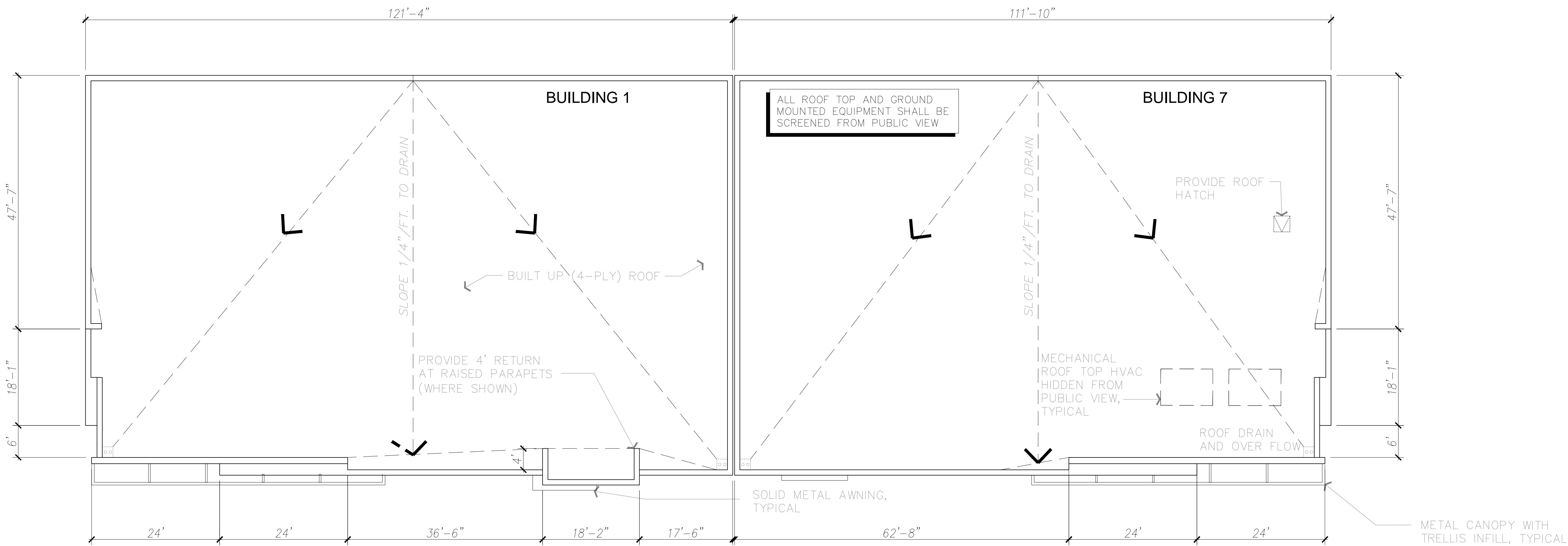
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KEY PLAN NOT TO SCALE

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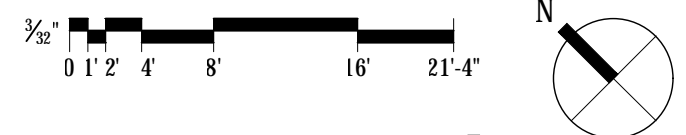
North Elsinore Business Park

LAKE ELSINORE, CA



ROOF PLAN - BLDG 1,7,8 & 9

SHEET A4



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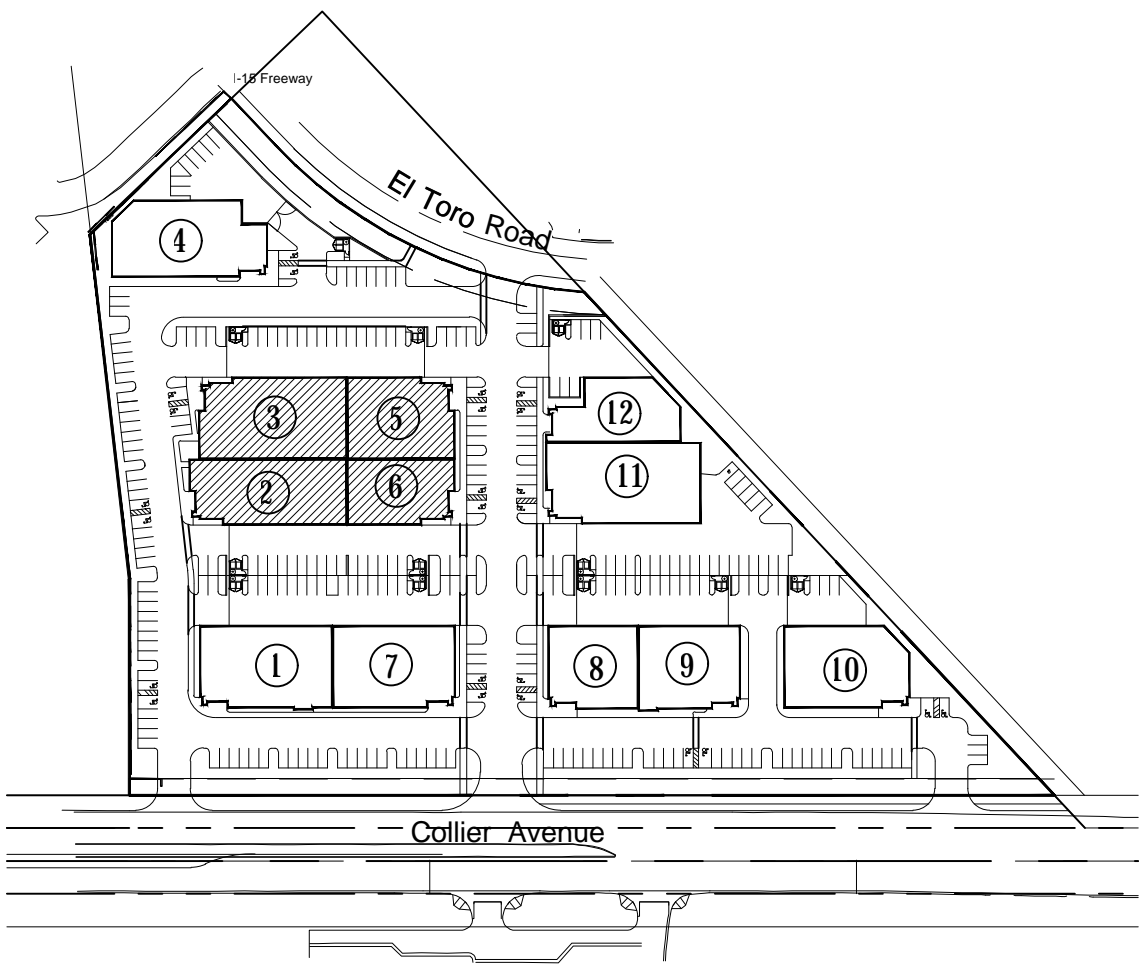
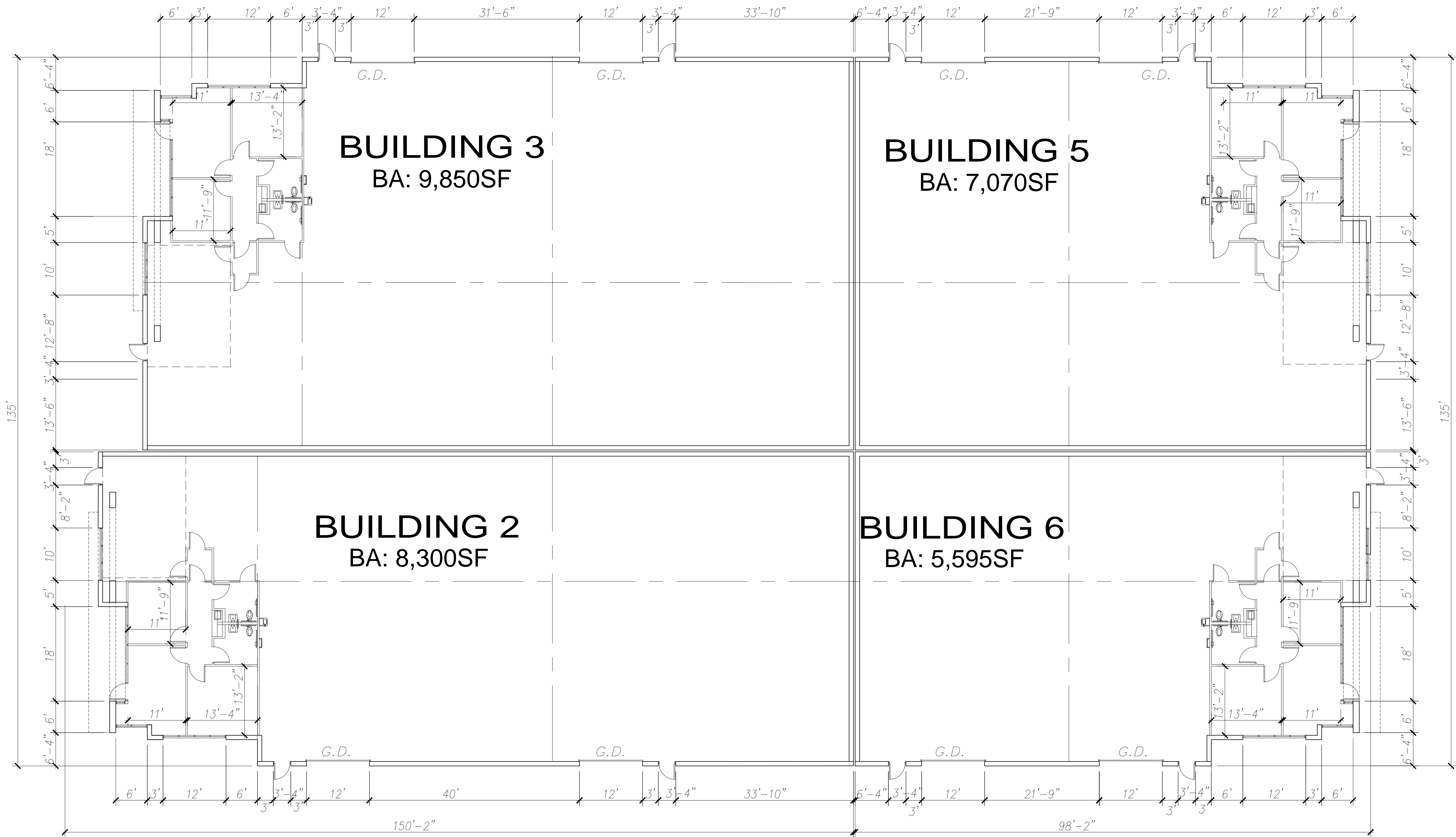
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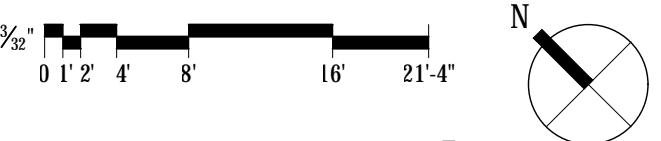
North Elsinore Business Park

LAKE ELSINORE, CA



FLOOR PLAN - BLDG 2,3,5 & 6

SHEET A5



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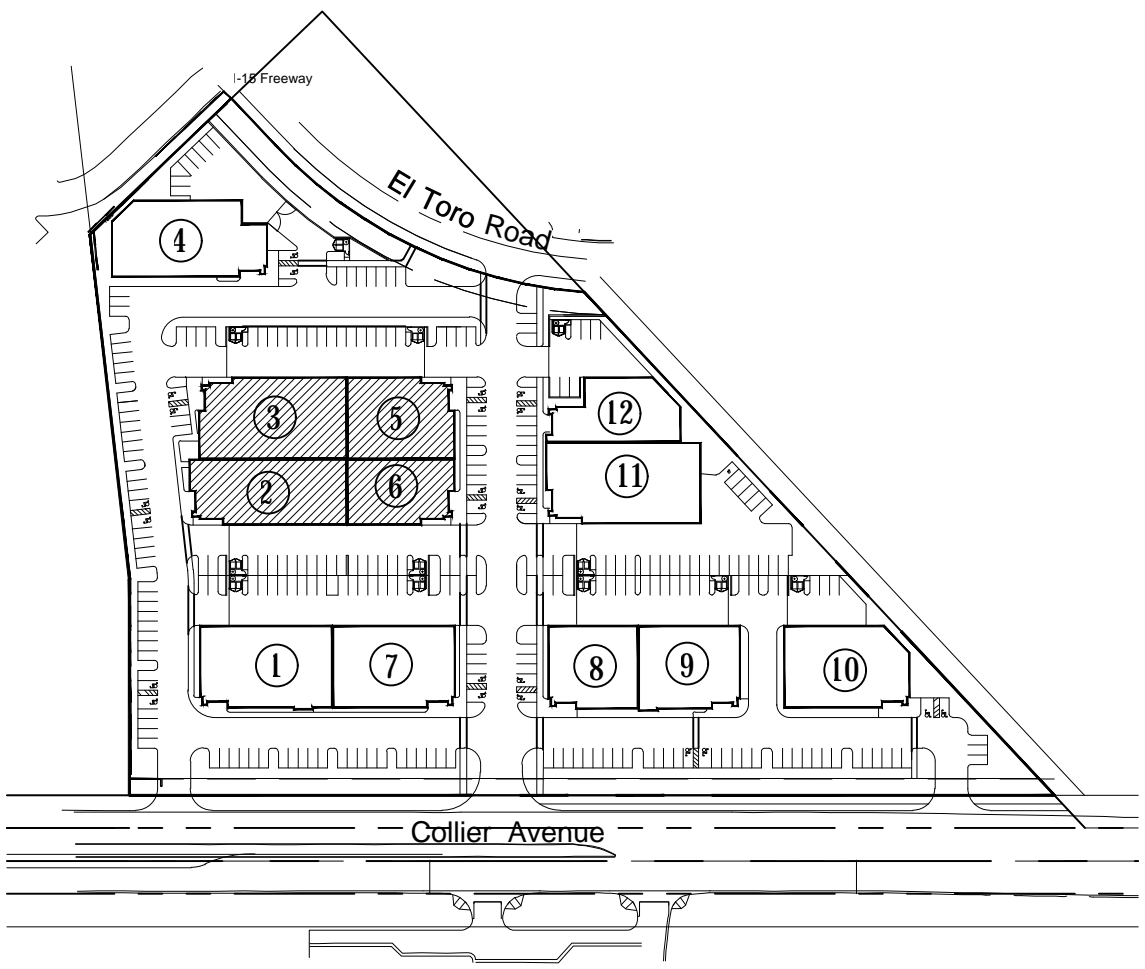
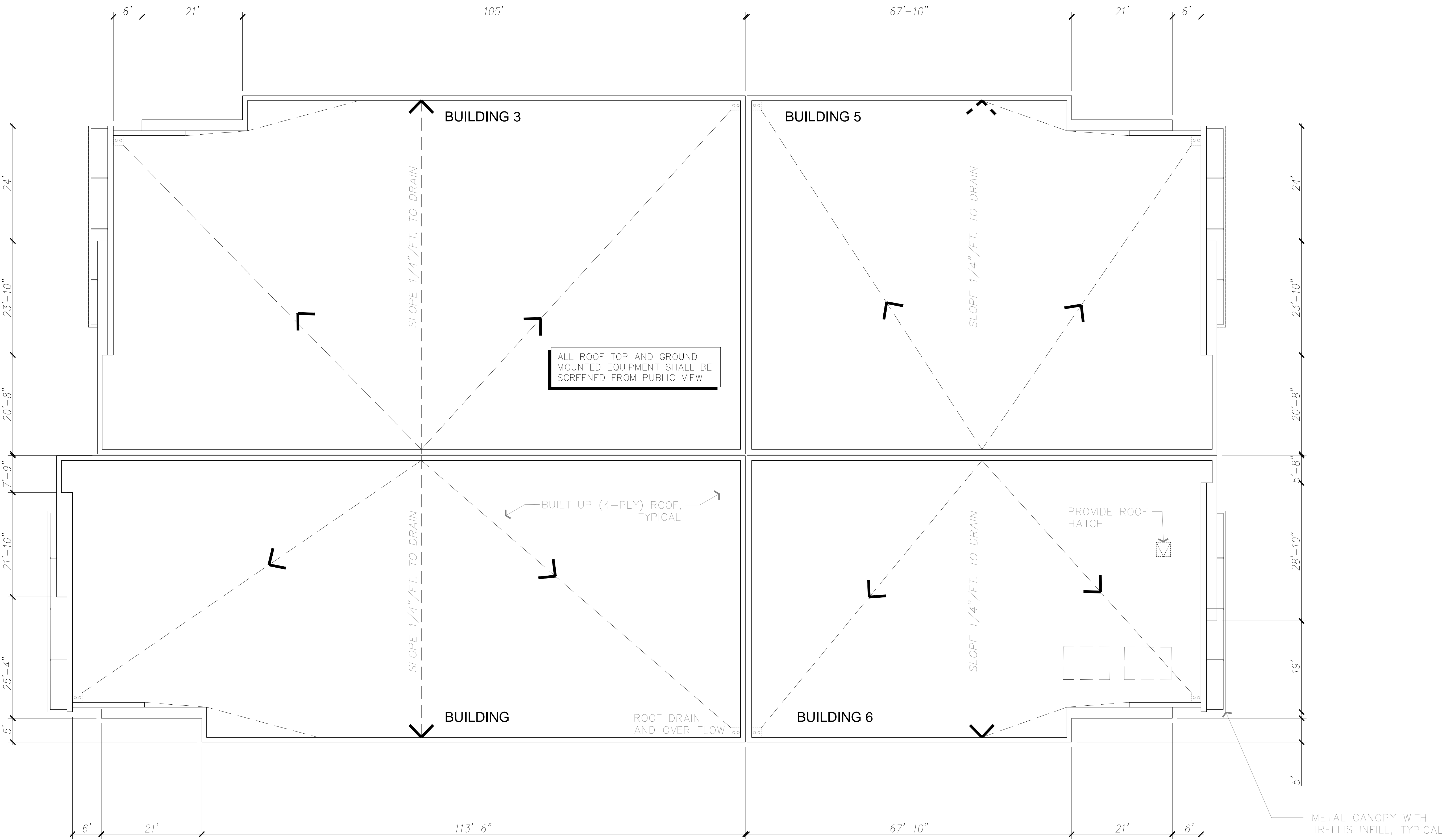
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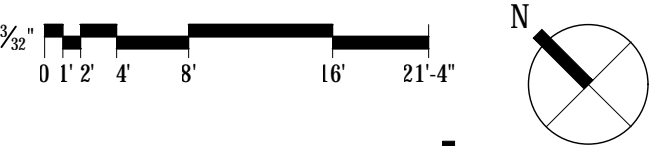
North Elsinore Business Park

LAKE ELSINORE, CA



ROOF PLAN - BLDG 2,3,5 & 6

SHEET A6



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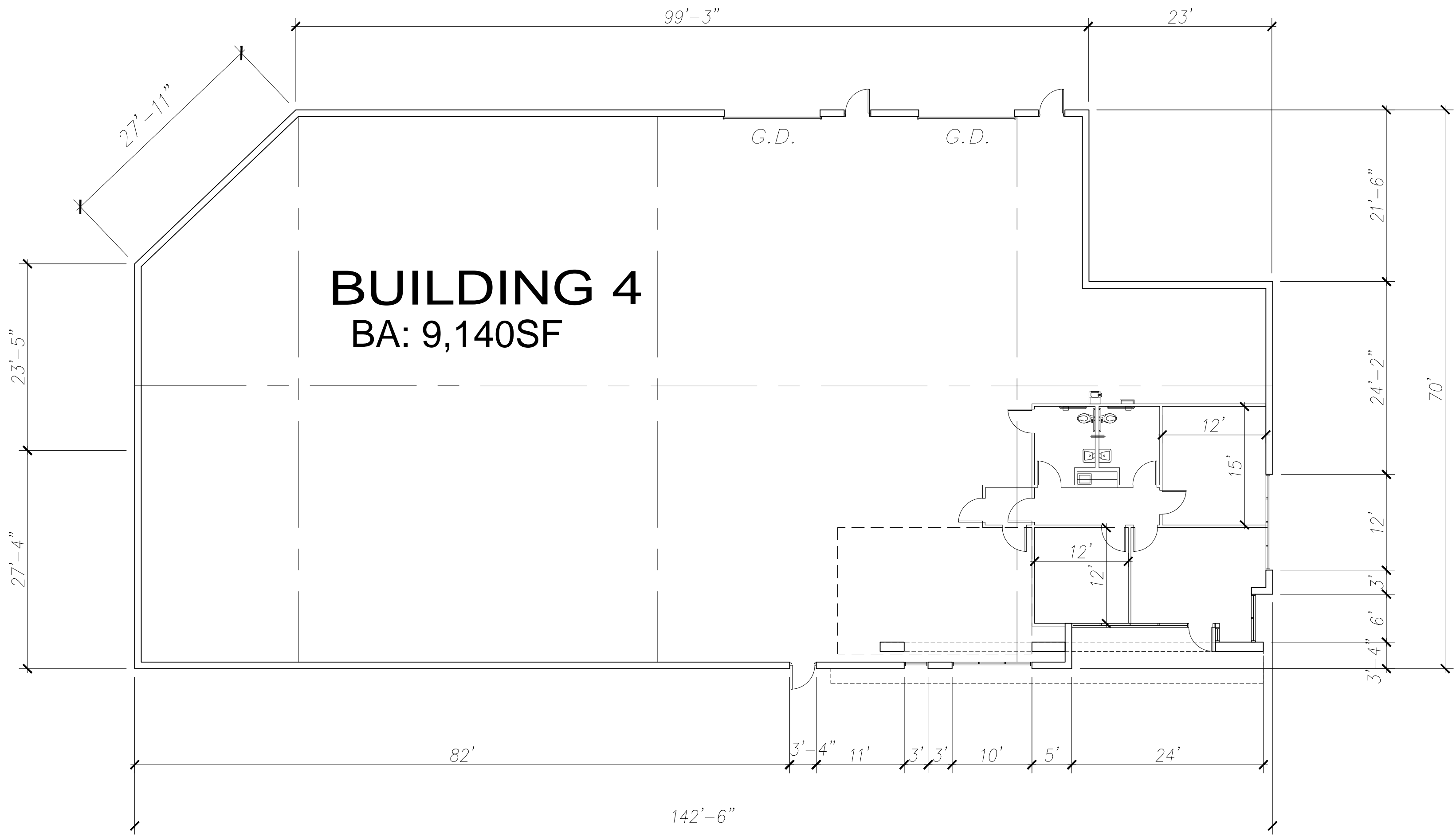
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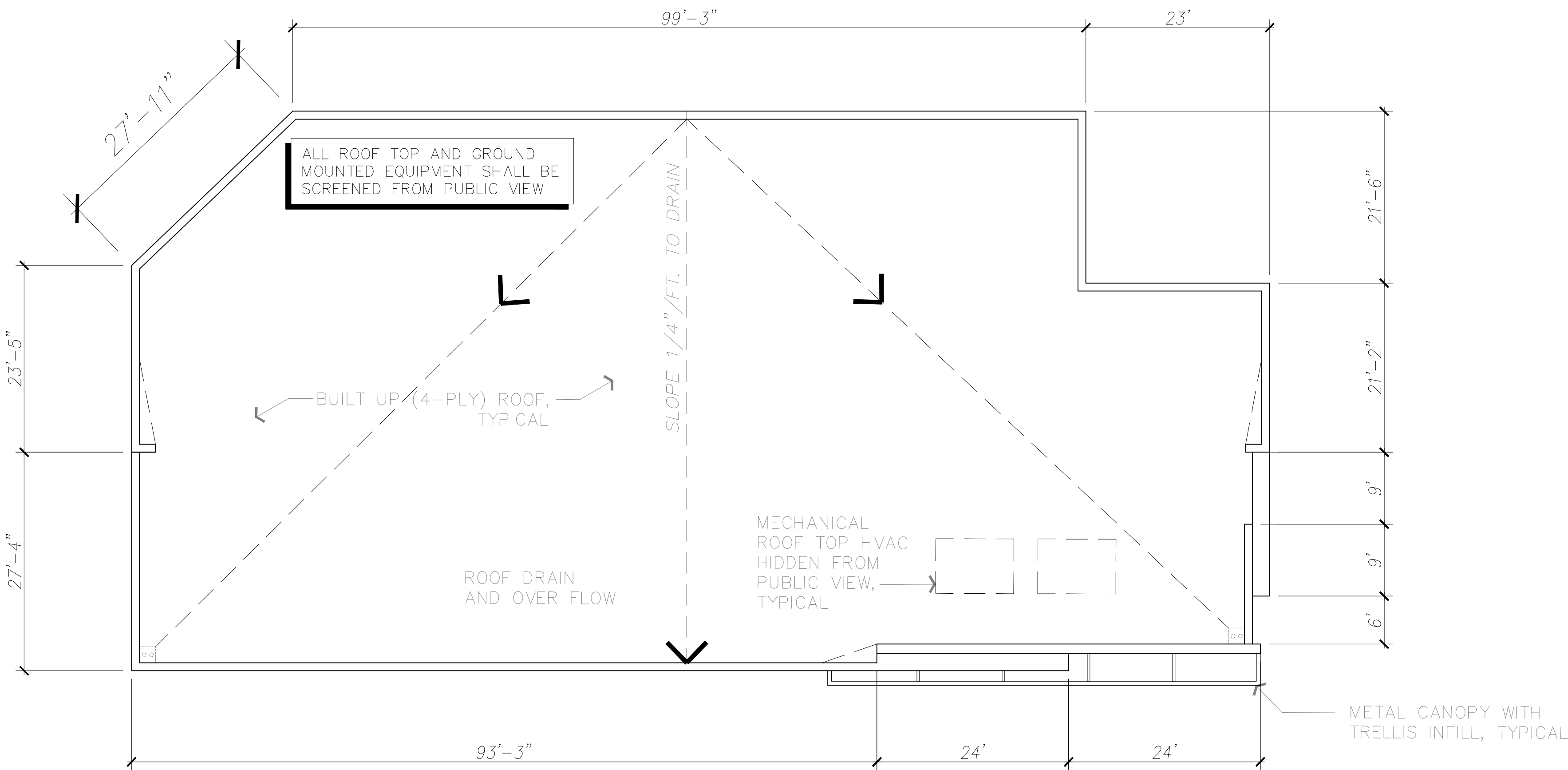
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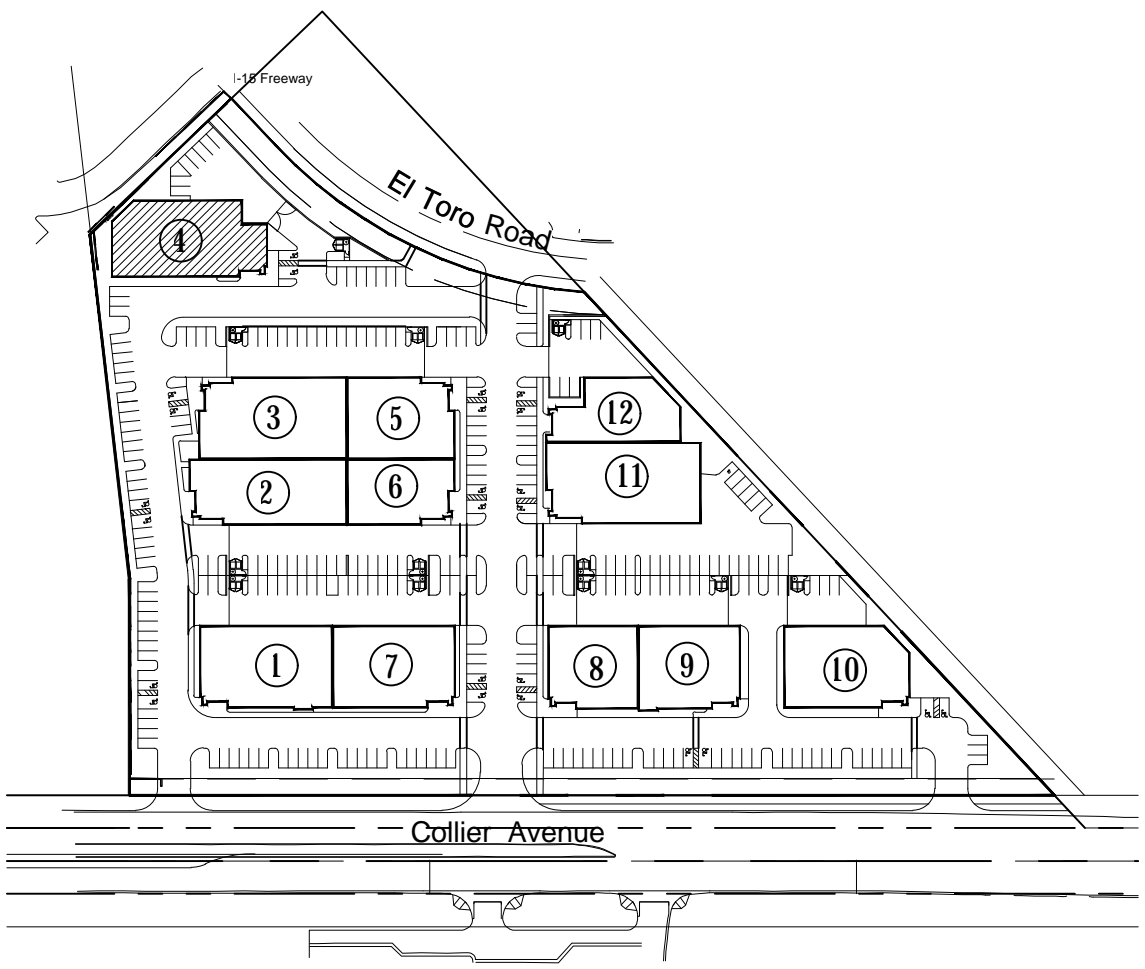
By: Damaris Abraham



FLOOR PLAN



ROOF PLAN



KEY PLAN NOT TO SCALE

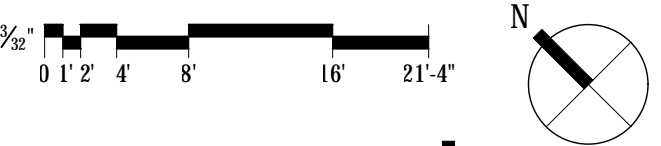
AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

FLOOR PLAN & ROOF PLAN - BUILDING 4

SHEET A7



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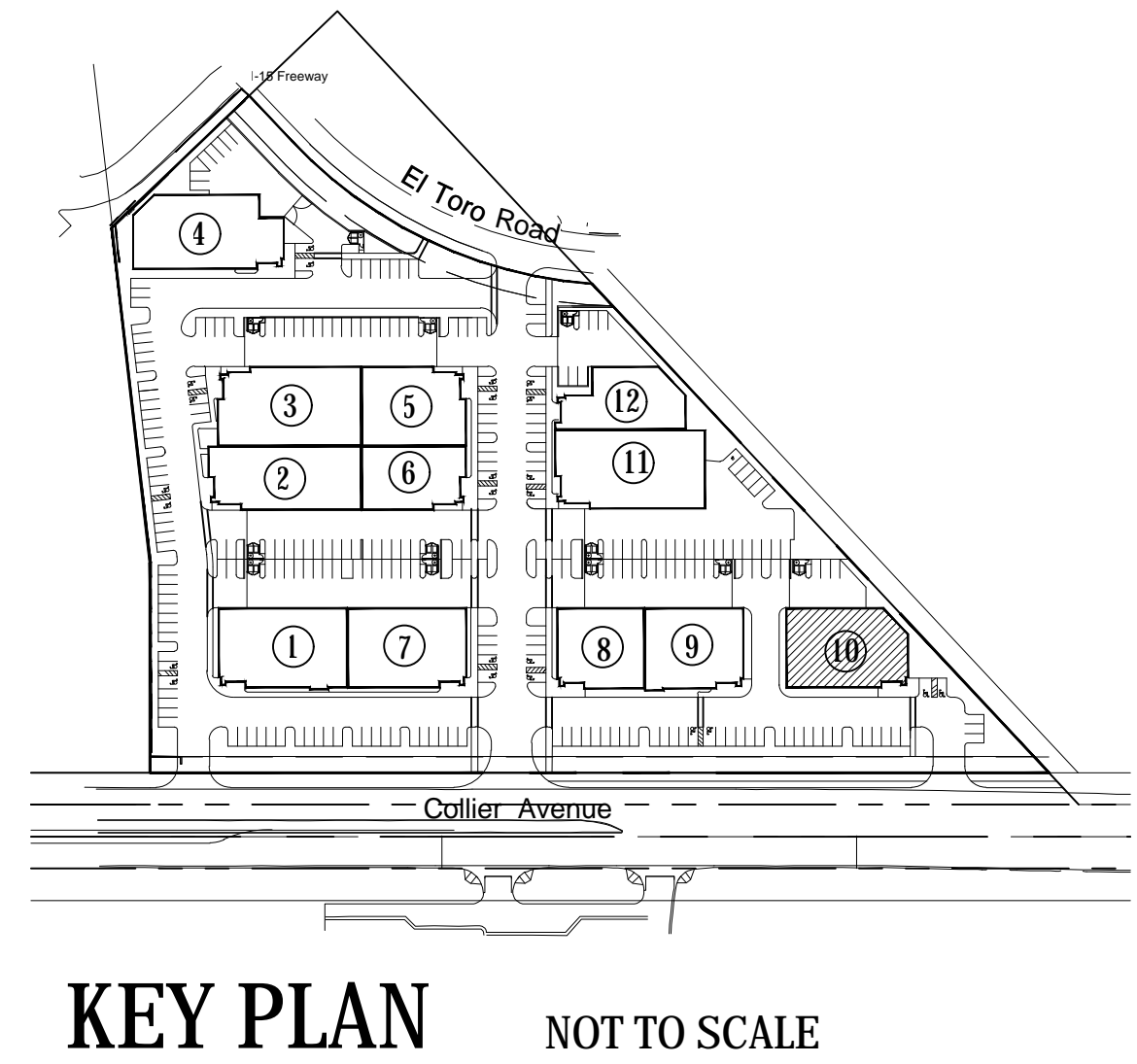
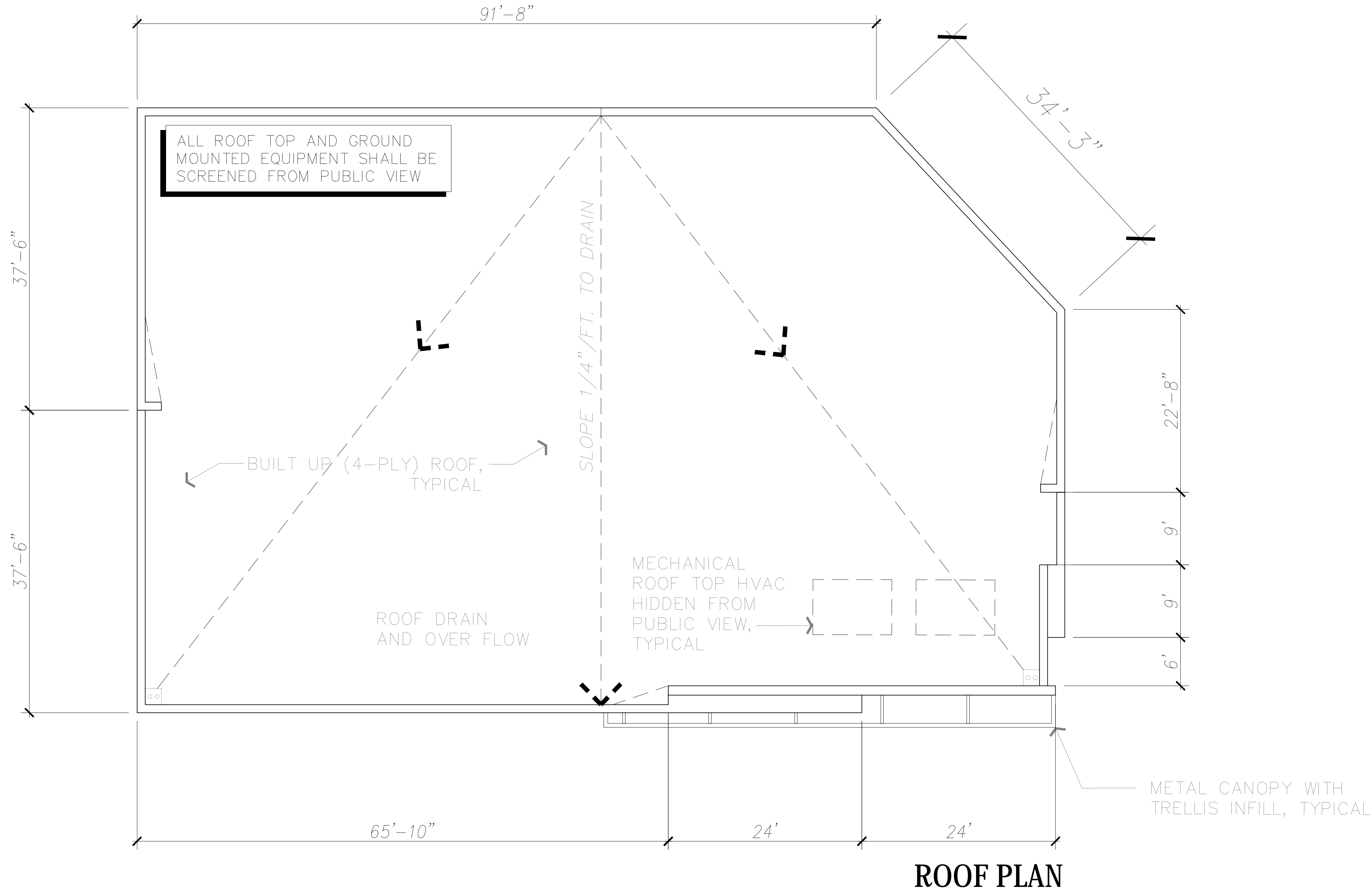
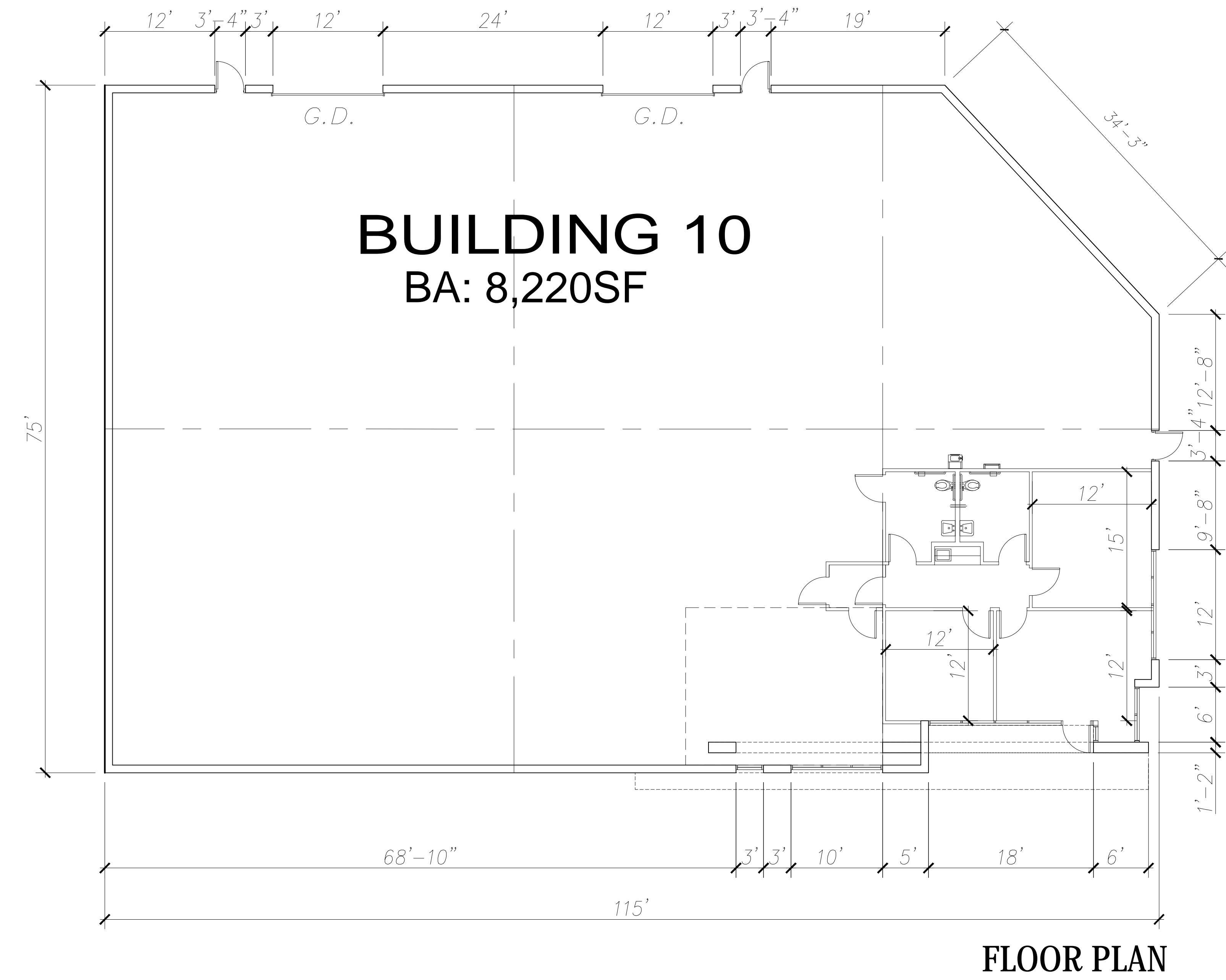
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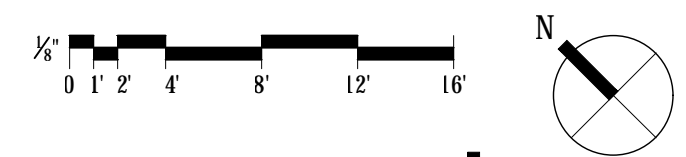
North Elsinore Business Park



LAKE ELSINORE, CA

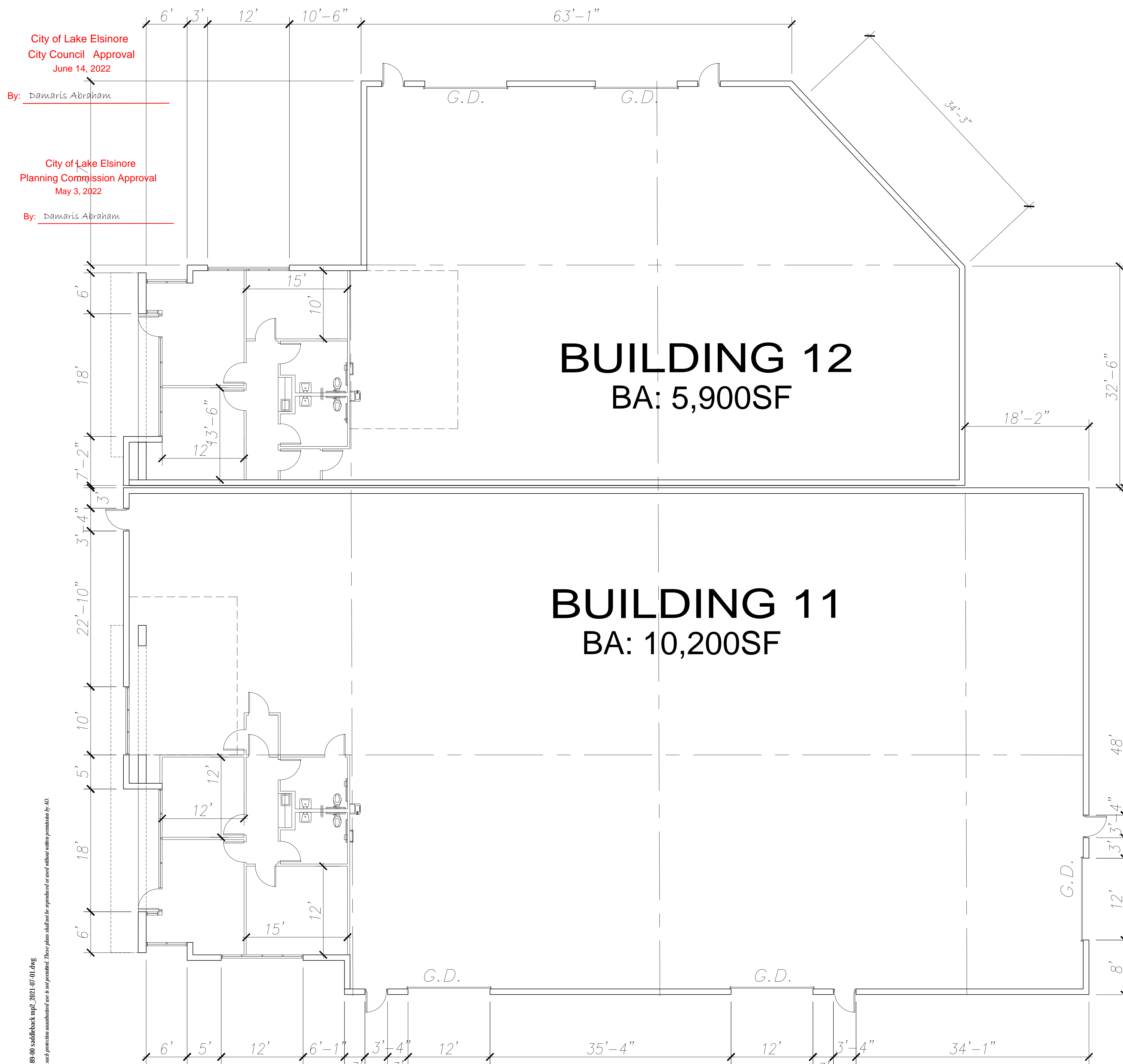
FLOOR PLAN - ROOF PLAN - BUILDING 10

SHEET A8

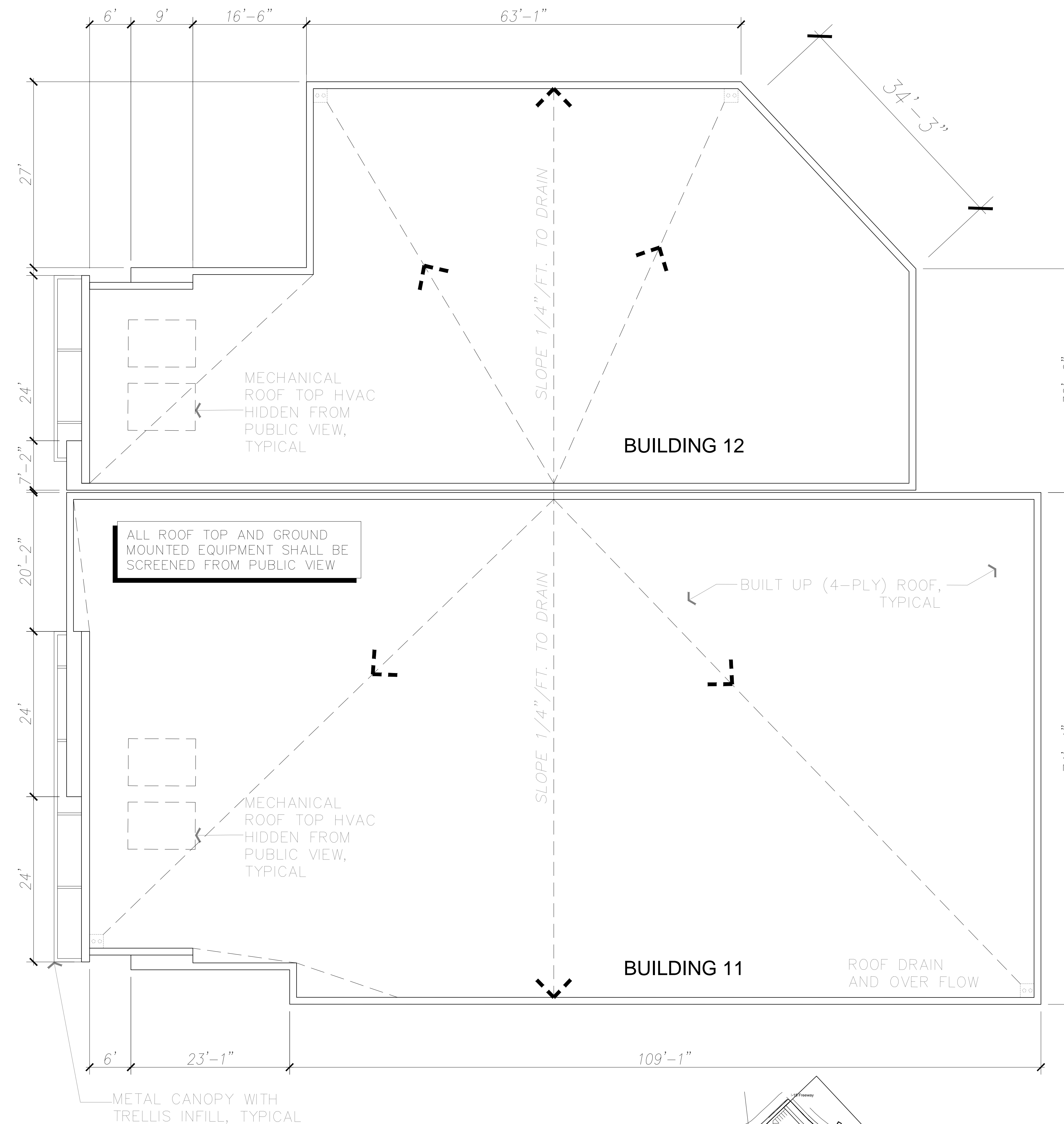


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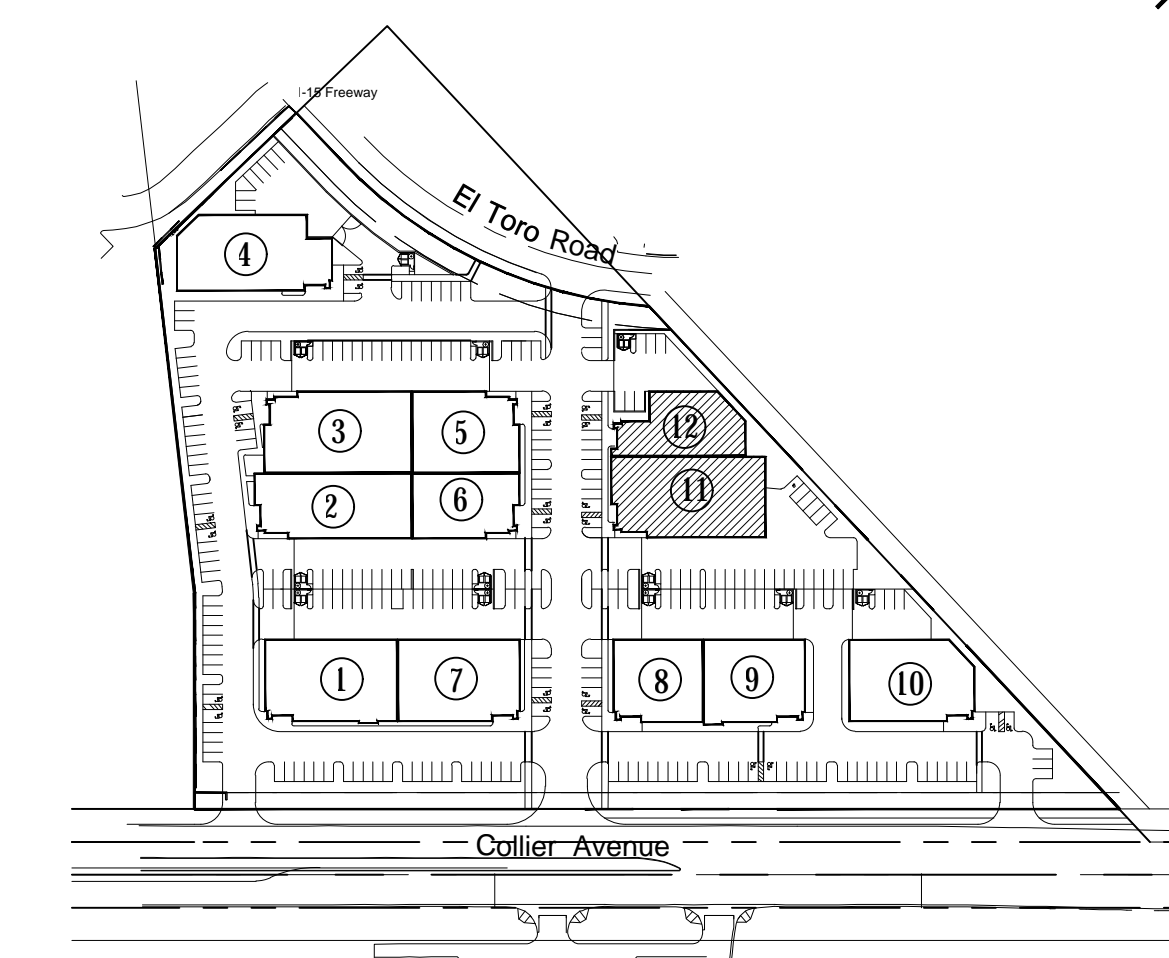
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Date 07-01-2021



FLOOR PLAN



ROOF PLAN



KEY PLAN

NOT TO SCALE

0 2 4 8 12 16

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AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

FLOOR PLAN & ROOF PLAN - BUILDINGS 11 & 12

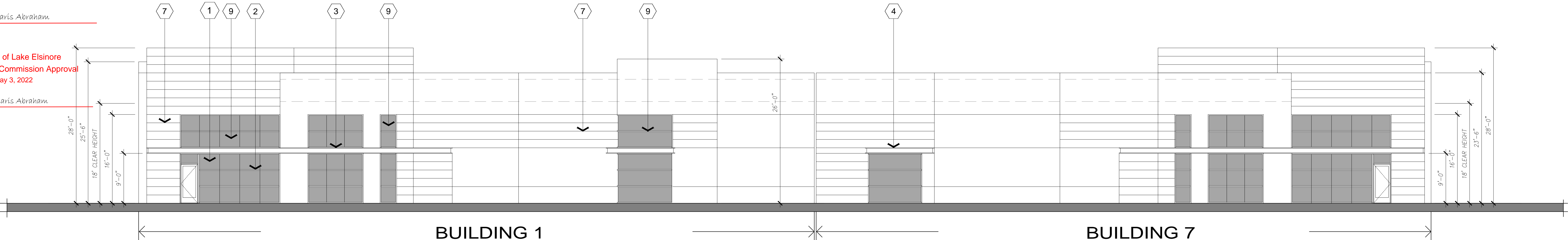
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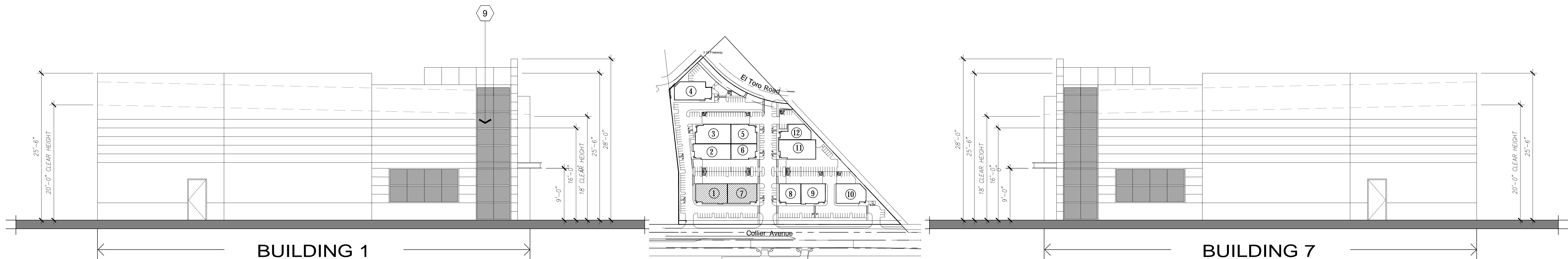
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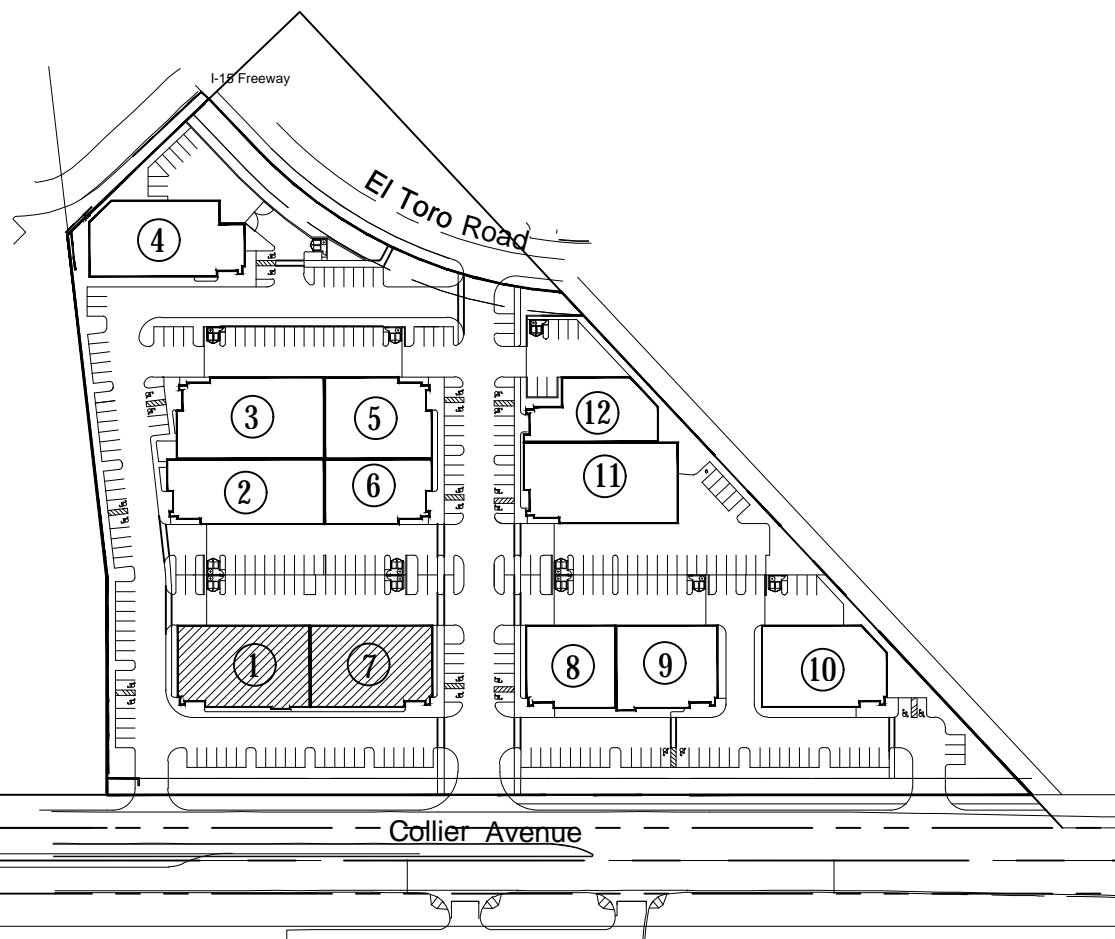
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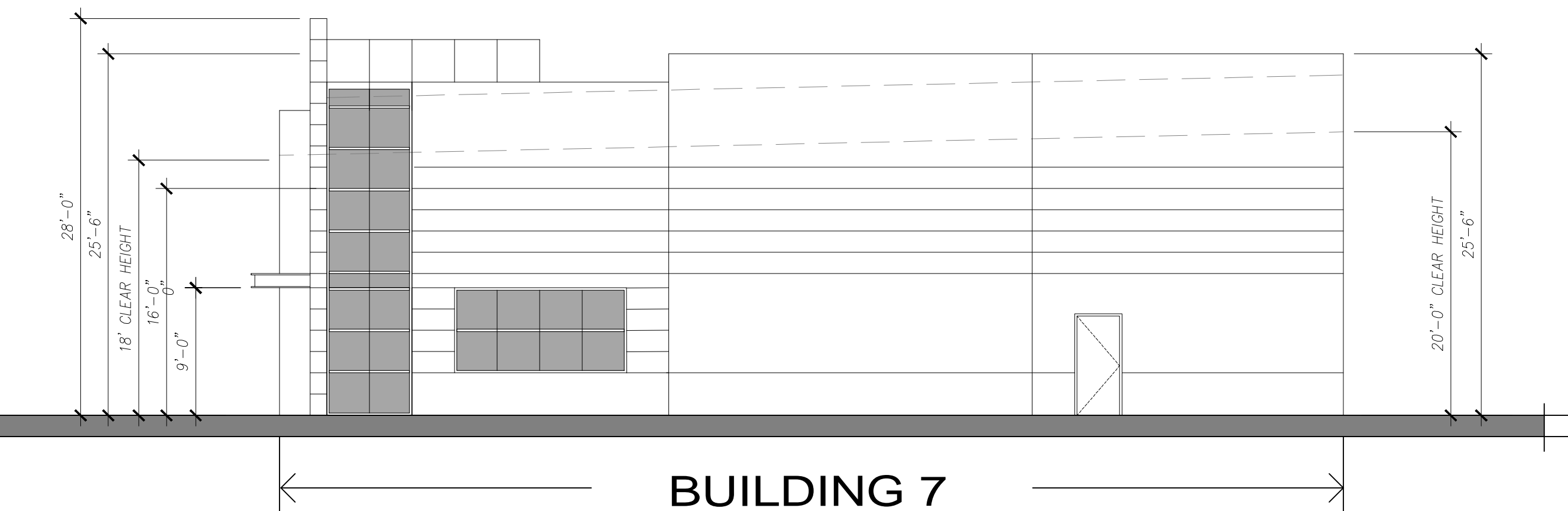
SOUTH WEST ELEVATION



NORTHWEST ELEVATION



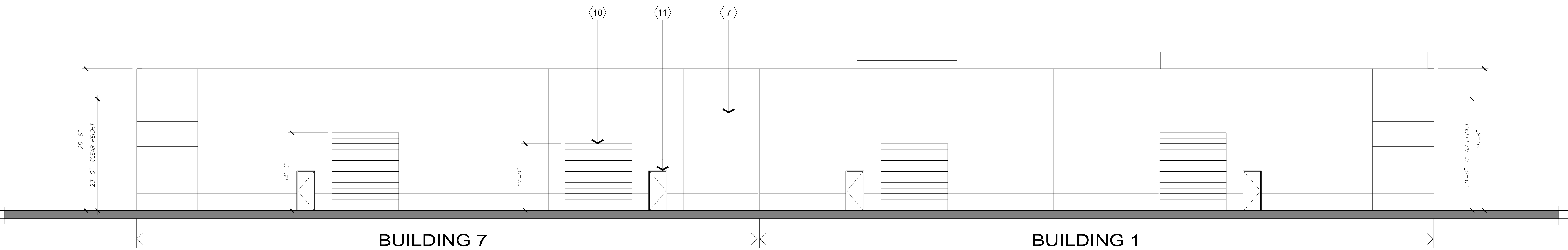
KEY PLAN NOT TO SCALE



SOUTHEAST ELEVATION

KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH TRELLIS INFILL
- 4 METAL POP-OUT LINTEL 18" PROJECTION
- 5 THICKENED PANEL AT ACCENT TOWER FORM
- 6 DECORATIVE WALL SCONCE
- 7 3/4" DEEP X 1 1/2" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



NORTHEAST ELEVATION

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North Elsinore Business Park



LAKE ELSINORE, CA

ELEVATIONS - BUILDING 1 & 7

SHEET A10



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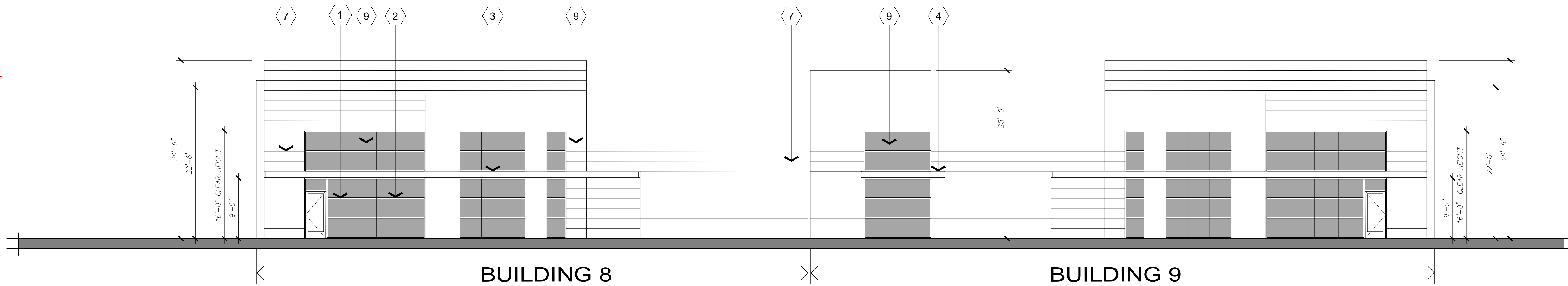
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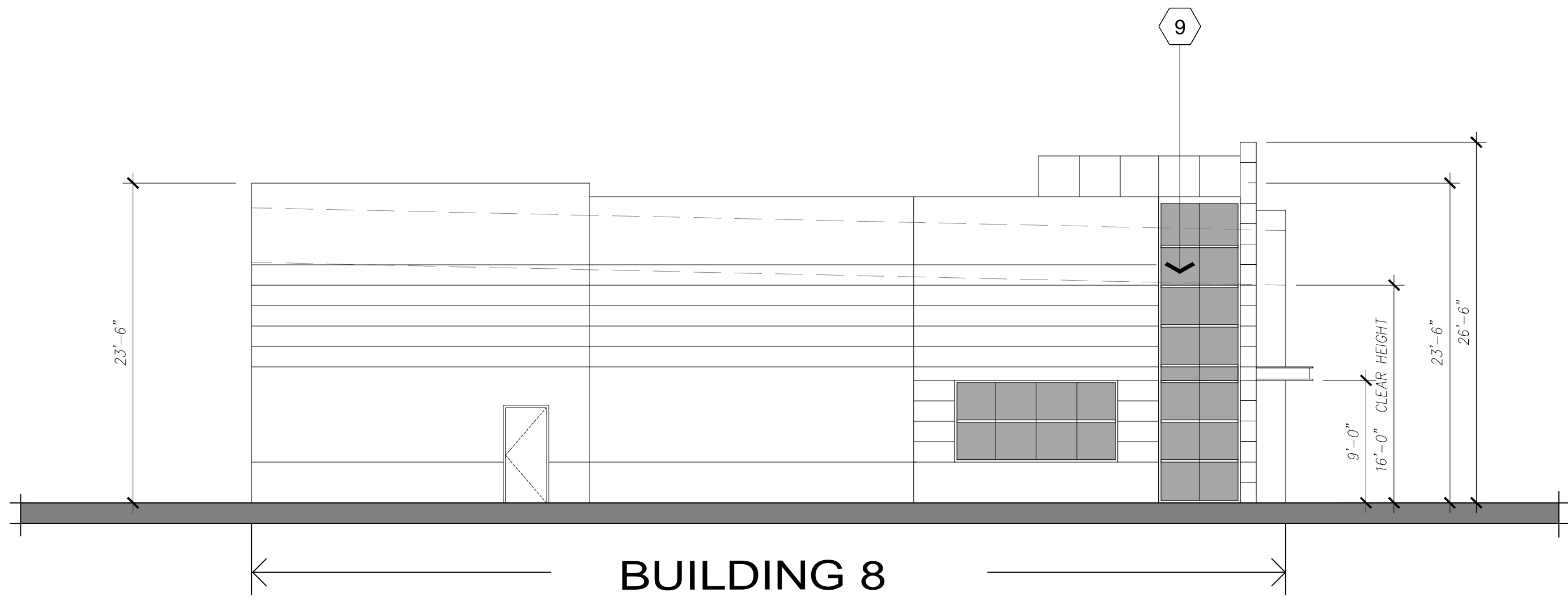
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Planning Commission Approval
May 3, 2022

By: Damaris Abraham



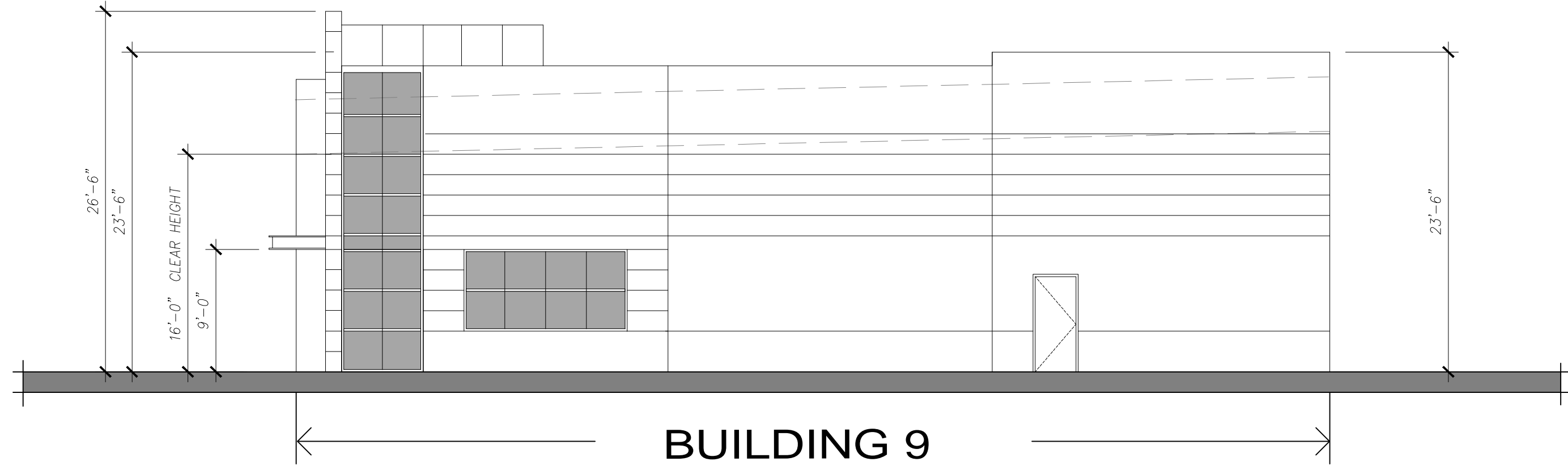
SOUTH WEST ELEVATION



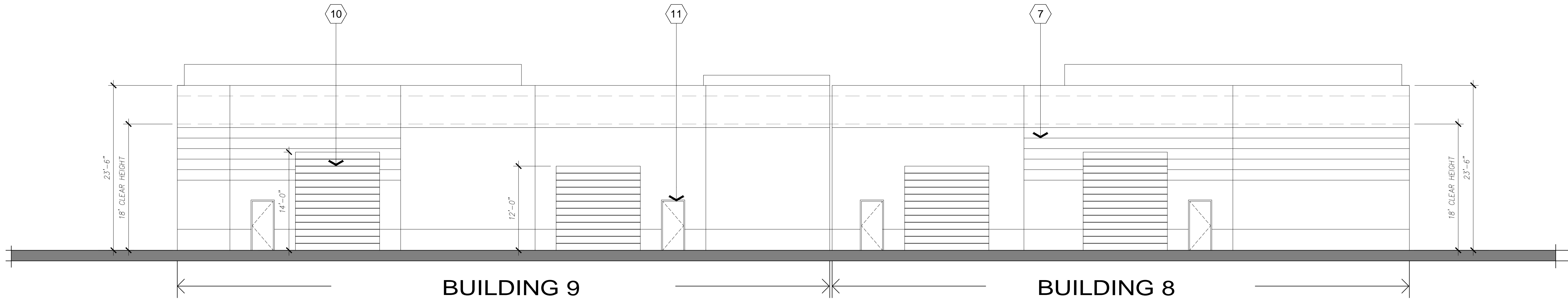
NORTHWEST ELEVATION

KEYNOTES:

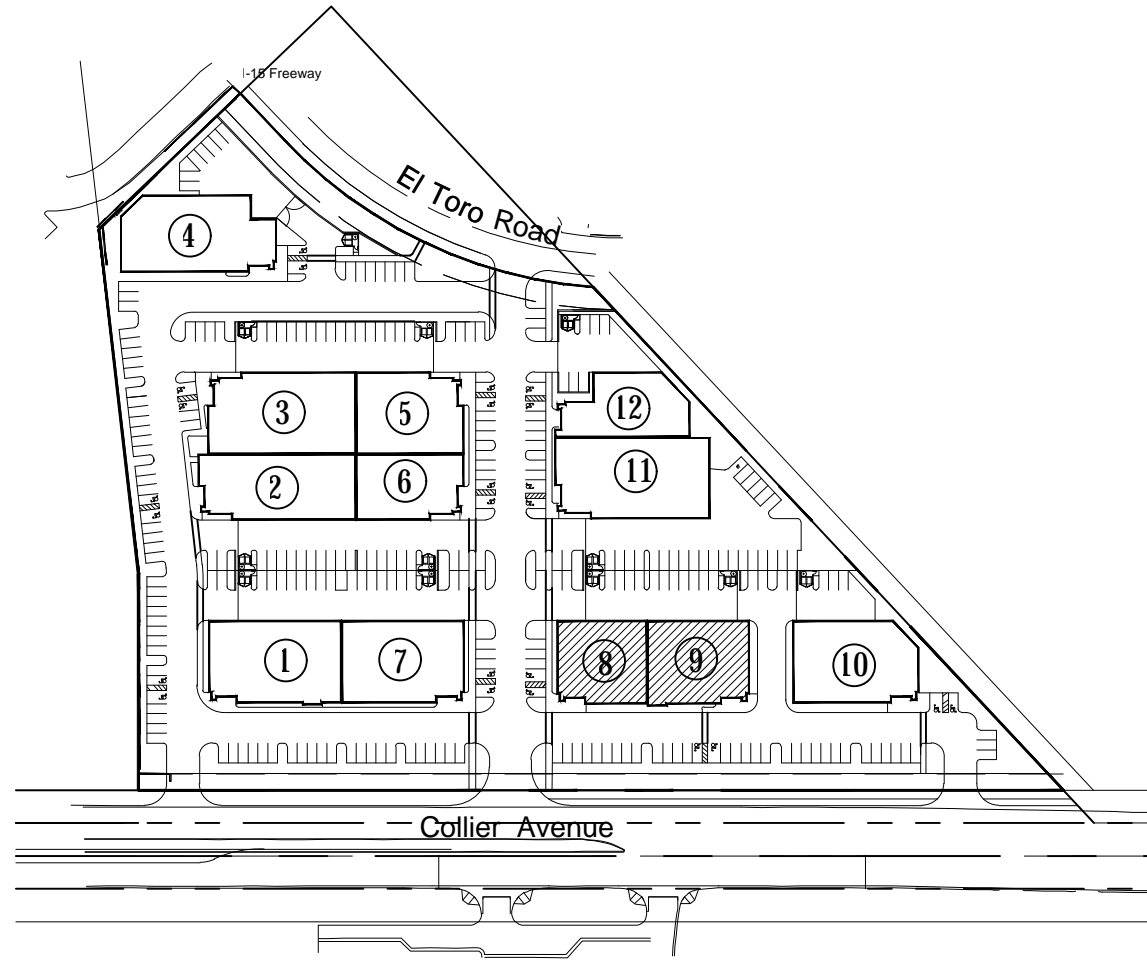
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- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH TRELLIS INFILL
- 4 METAL POP-OUT LINTEL 18" PROJECTION
- 5 THICKENED PANEL AT ACCENT TOWER FORM
- 6 DECORATIVE WALL SCONCE
- 7 3/4" DEEP X 1" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



KEY PLAN NOT TO SCALE

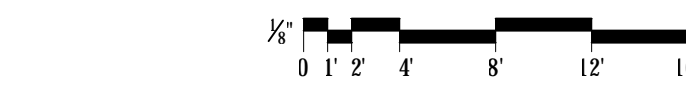
AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

ELEVATIONS - BUILDING 8 & 9

SHEET A11



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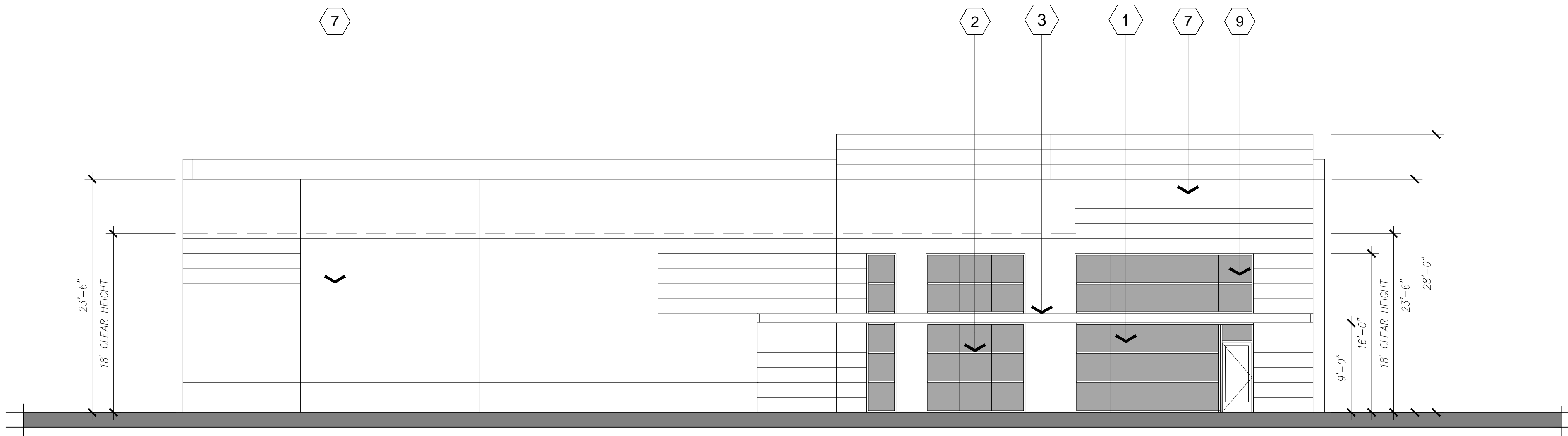
Scale
Job No.
Date 07-01-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

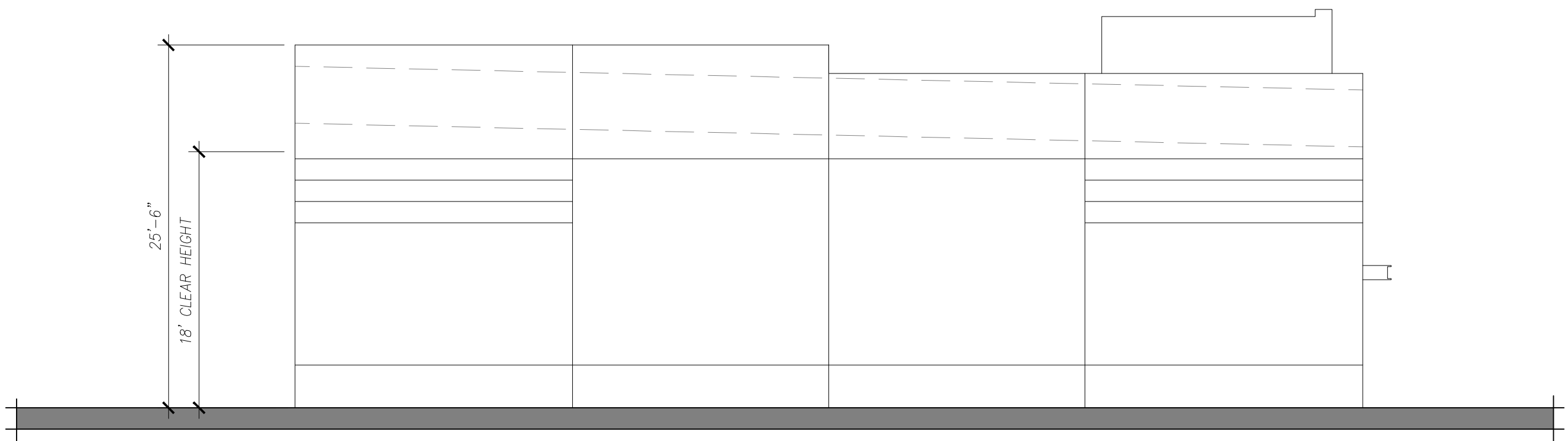
By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
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By: Damaris Abraham



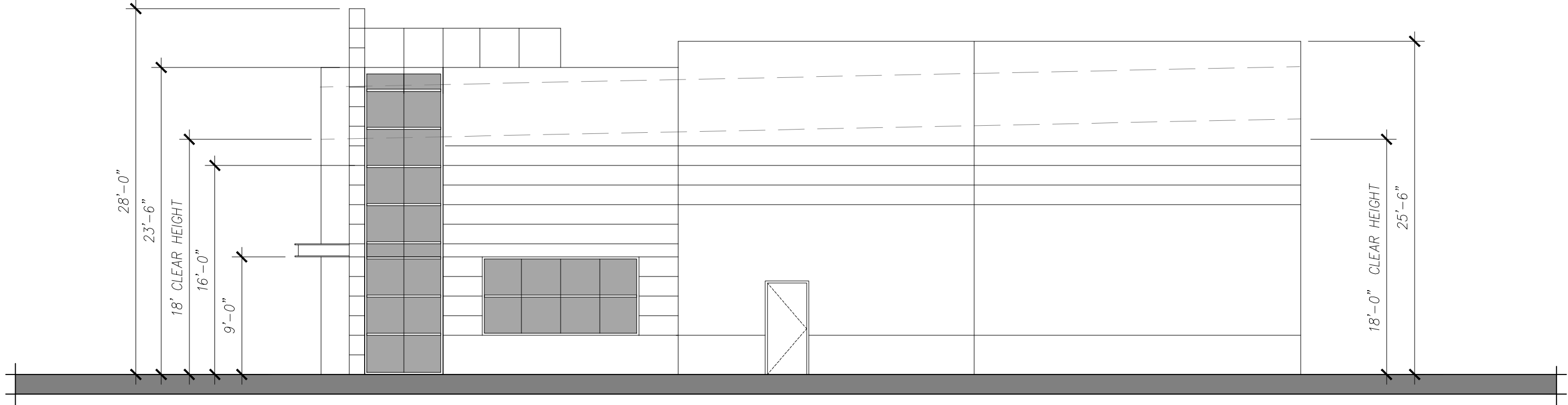
SOUTH WEST ELEVATION



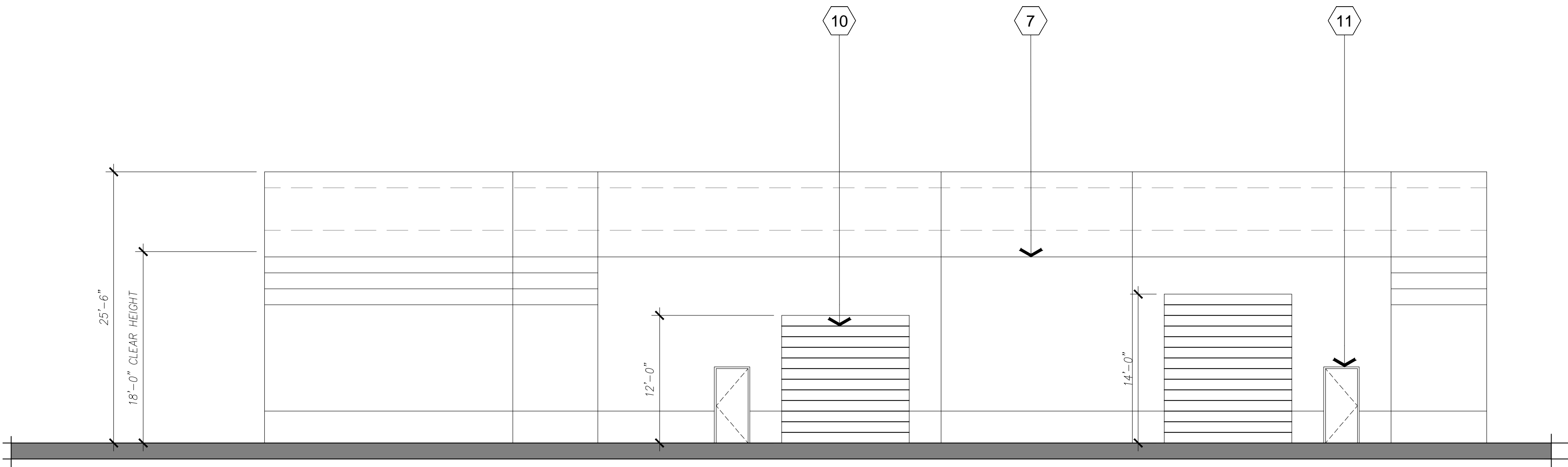
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KEYNOTES:

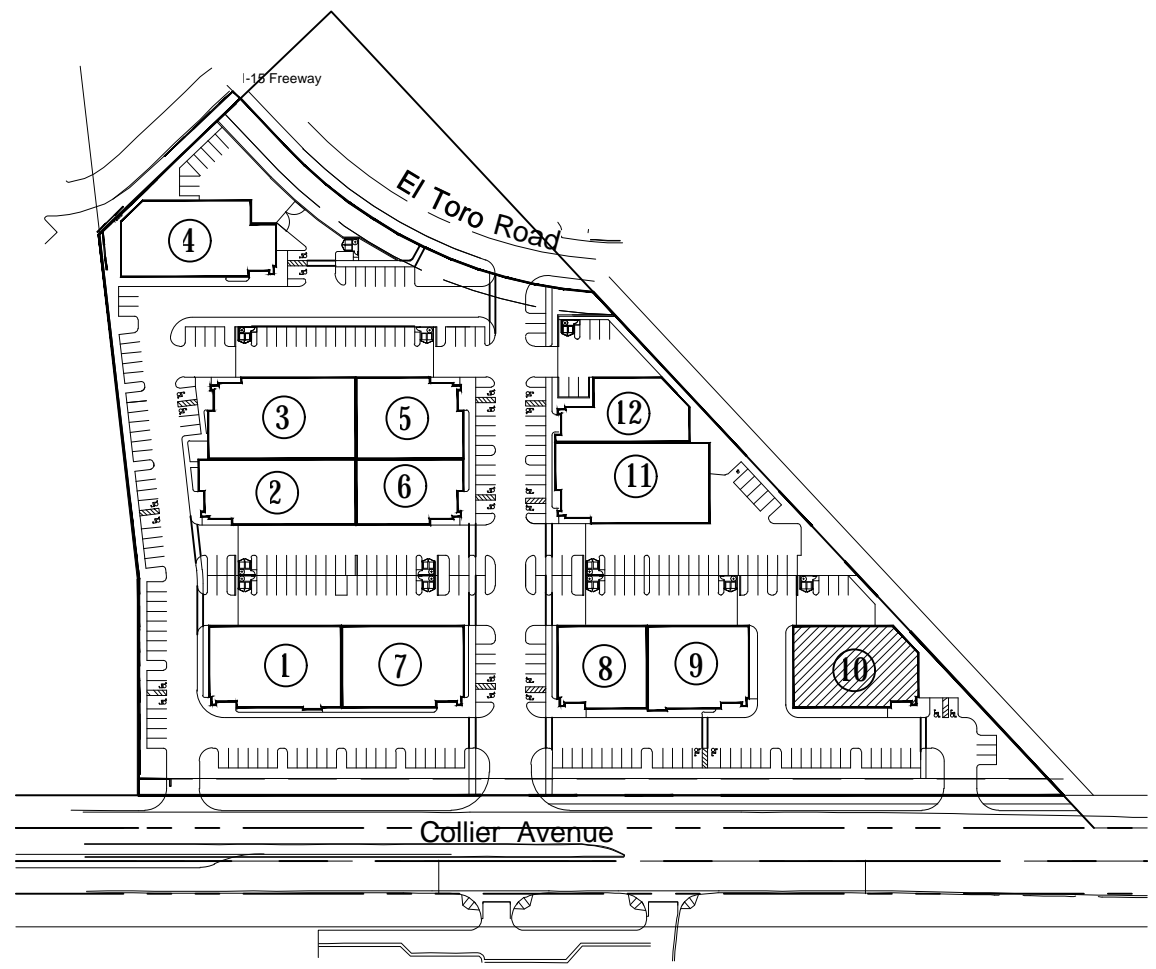
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- ② CLEAR ANODIZED MULLION SYSTEM
- ③ METAL CANOPY WITH TRELLIS INFILL
- ④ METAL POP-OUT LINTEL 18" PROJECTION
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- ⑥ DECORATIVE WALL SCONCE
- ⑦ 3/4" DEEP X 1" WIDE REVEAL
- ⑧ 3/4" DEEP PAINTED ACCENT INSET
- ⑨ SPANDREL GLASS
- ⑩ GRADE DOOR
- ⑪ METAL DOOR



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



KEY PLAN NOT TO SCALE

AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

ELEVATIONS - BUILDING 10

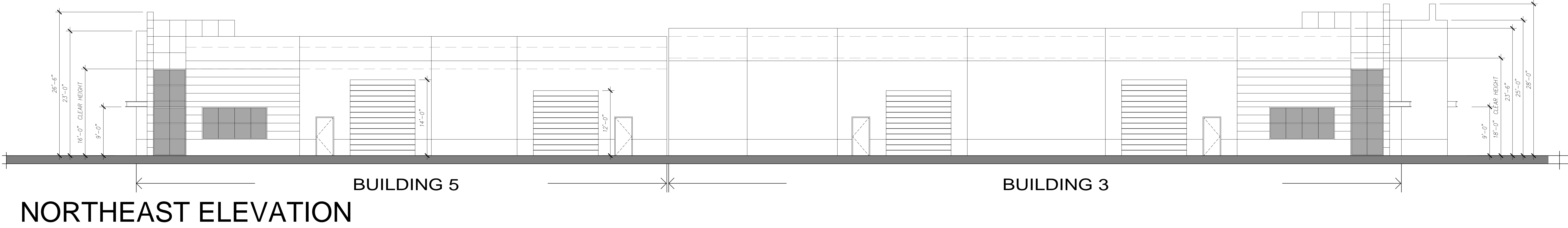
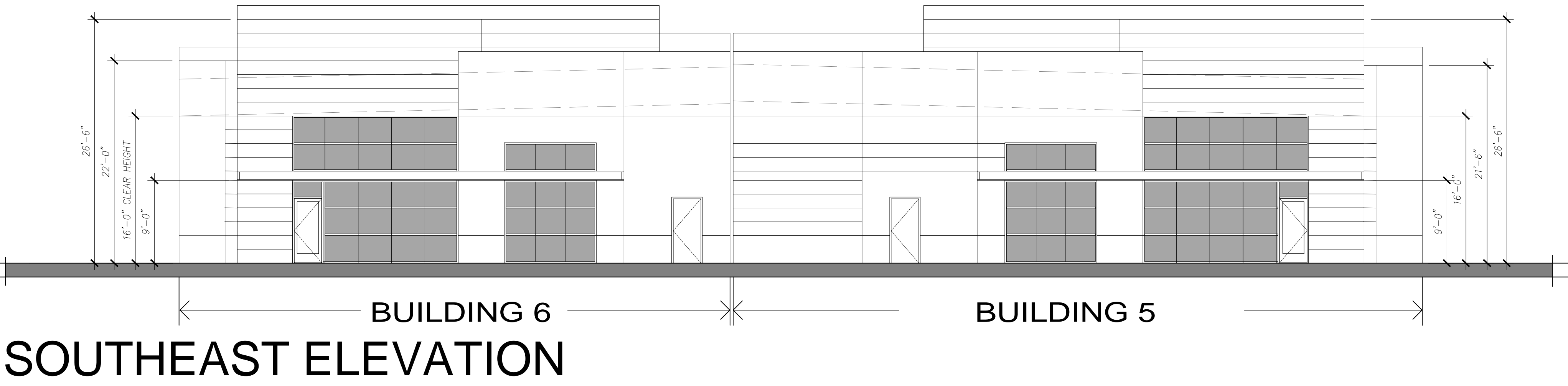
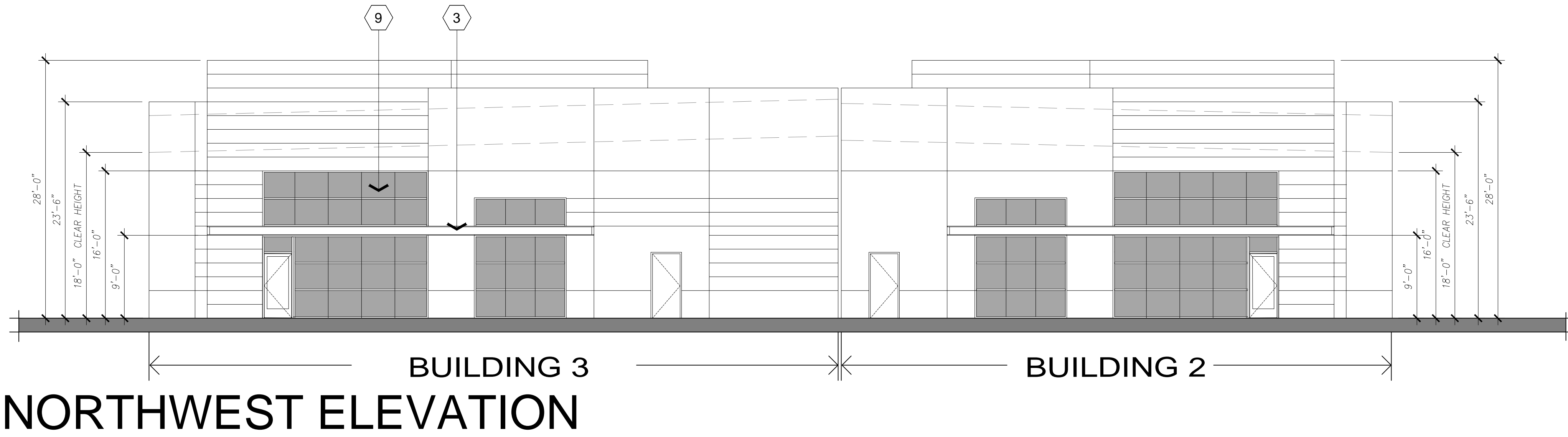
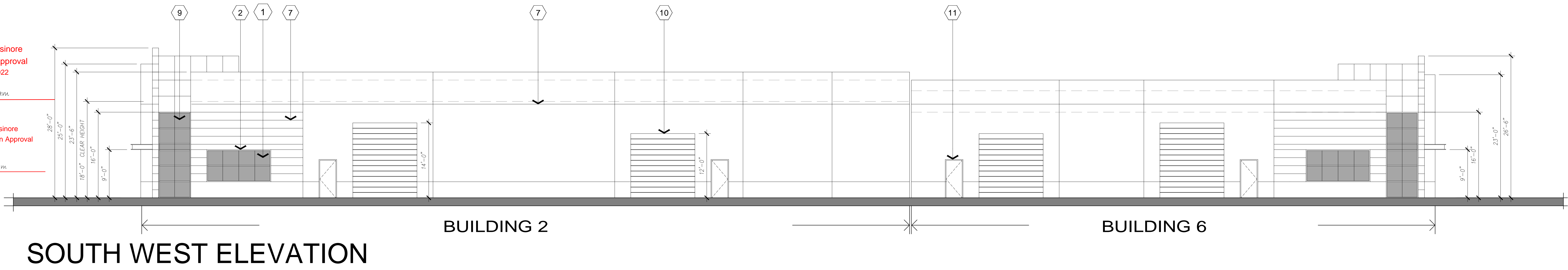
SHEET A14



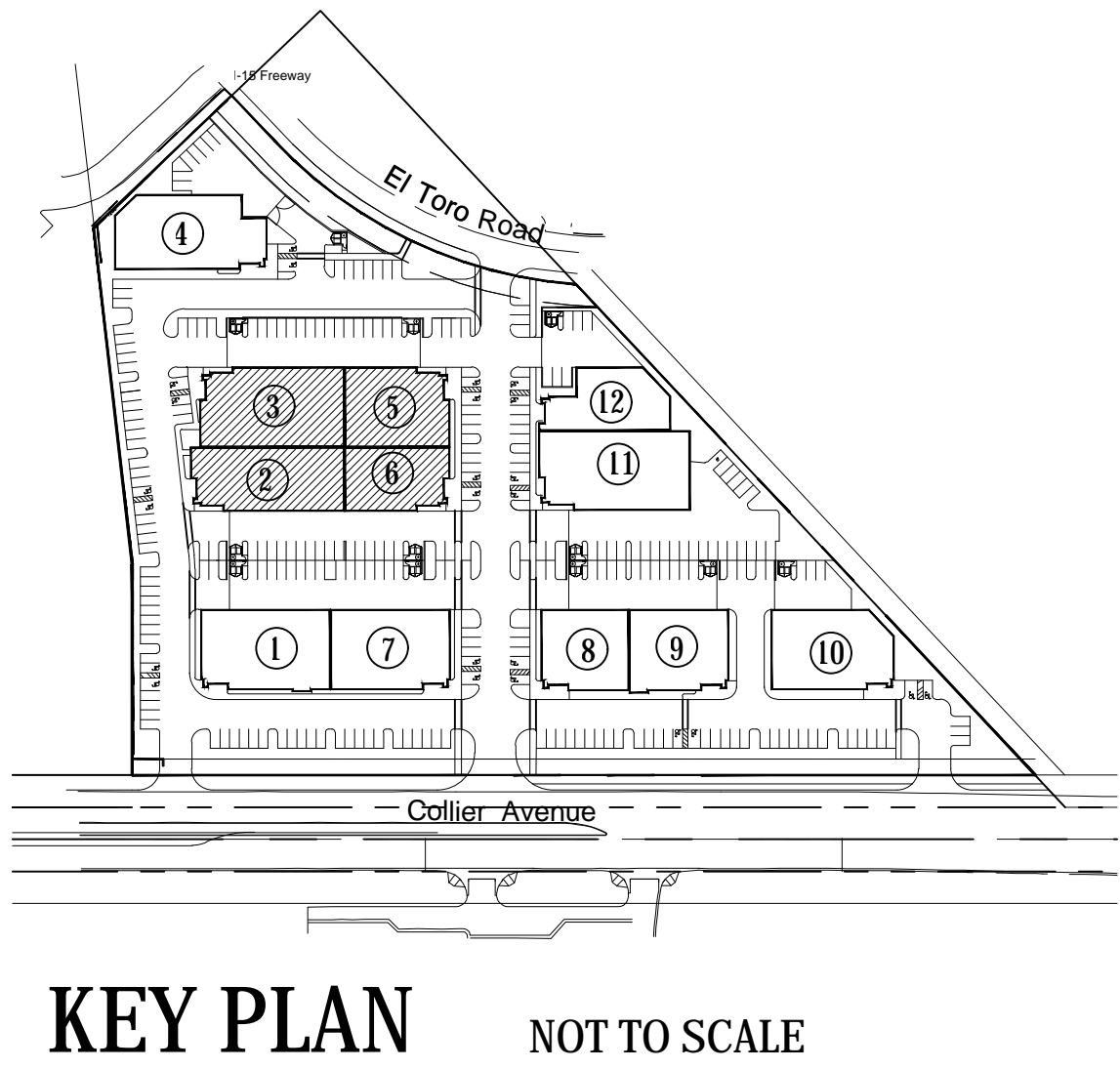
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Scale
Job No.
Date 07-01-2021

City of Lake Elsinore
City Council Approval
June 14, 2022
By: Damaris Abraham
City of Lake Elsinore
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- KEYNOTES:
- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
 - 2 CLEAR ANODIZED MULLION SYSTEM
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 - 9 SPANDREL GLASS
 - 10 GRADE DOOR
 - 11 METAL DOOR



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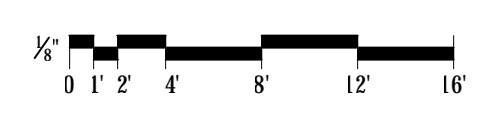
North Elsinore Business Park



LAKE ELSINORE, CA

ELEVATIONS - BUILDING 2,3,5 & 6

SHEET A12



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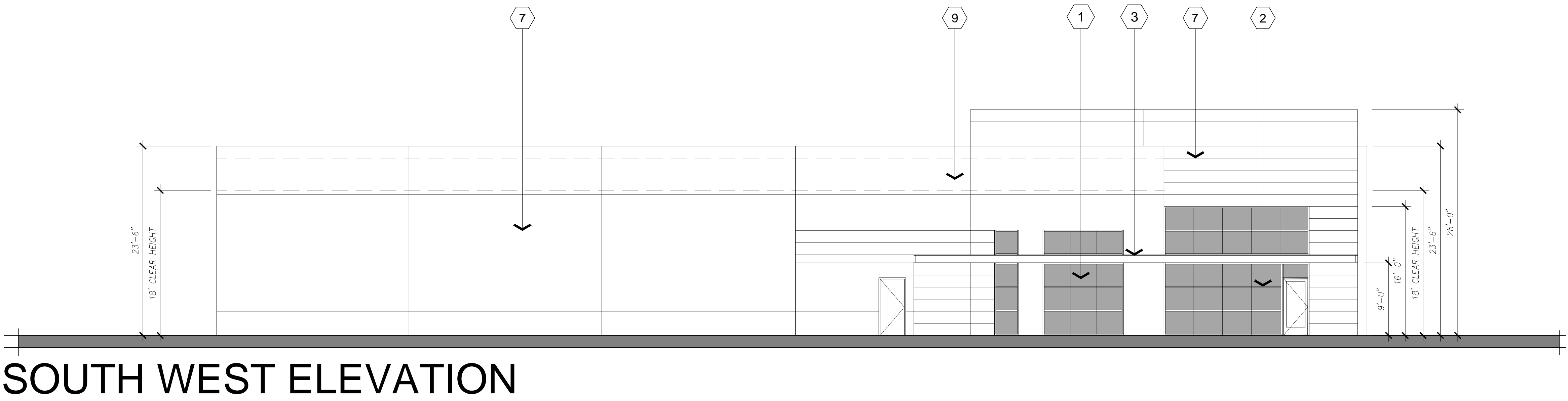
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Date 07-01-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

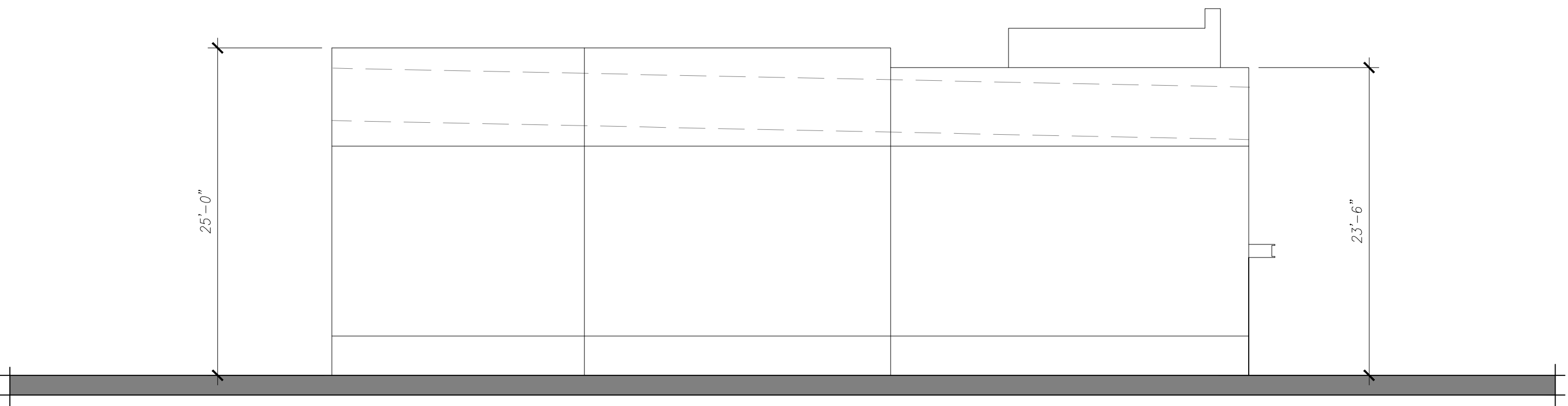
By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



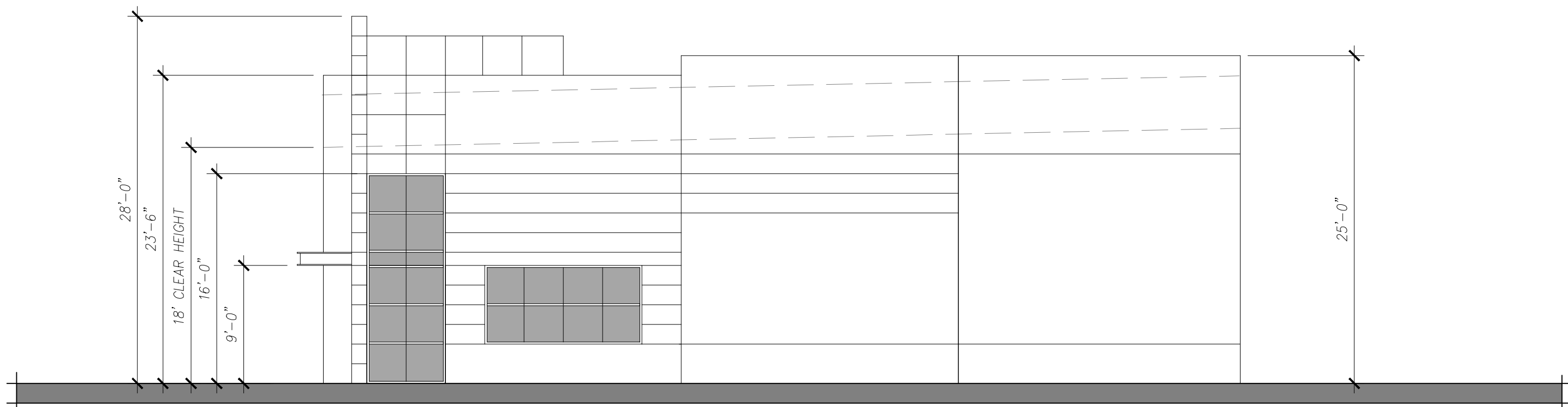
SOUTH WEST ELEVATION



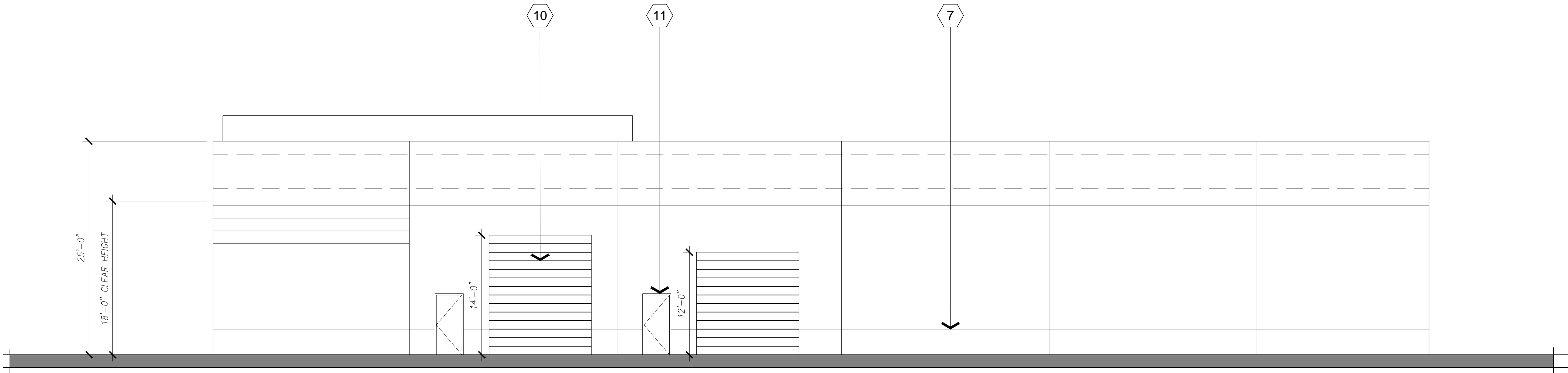
NORTHWEST ELEVATION

KEYNOTES:

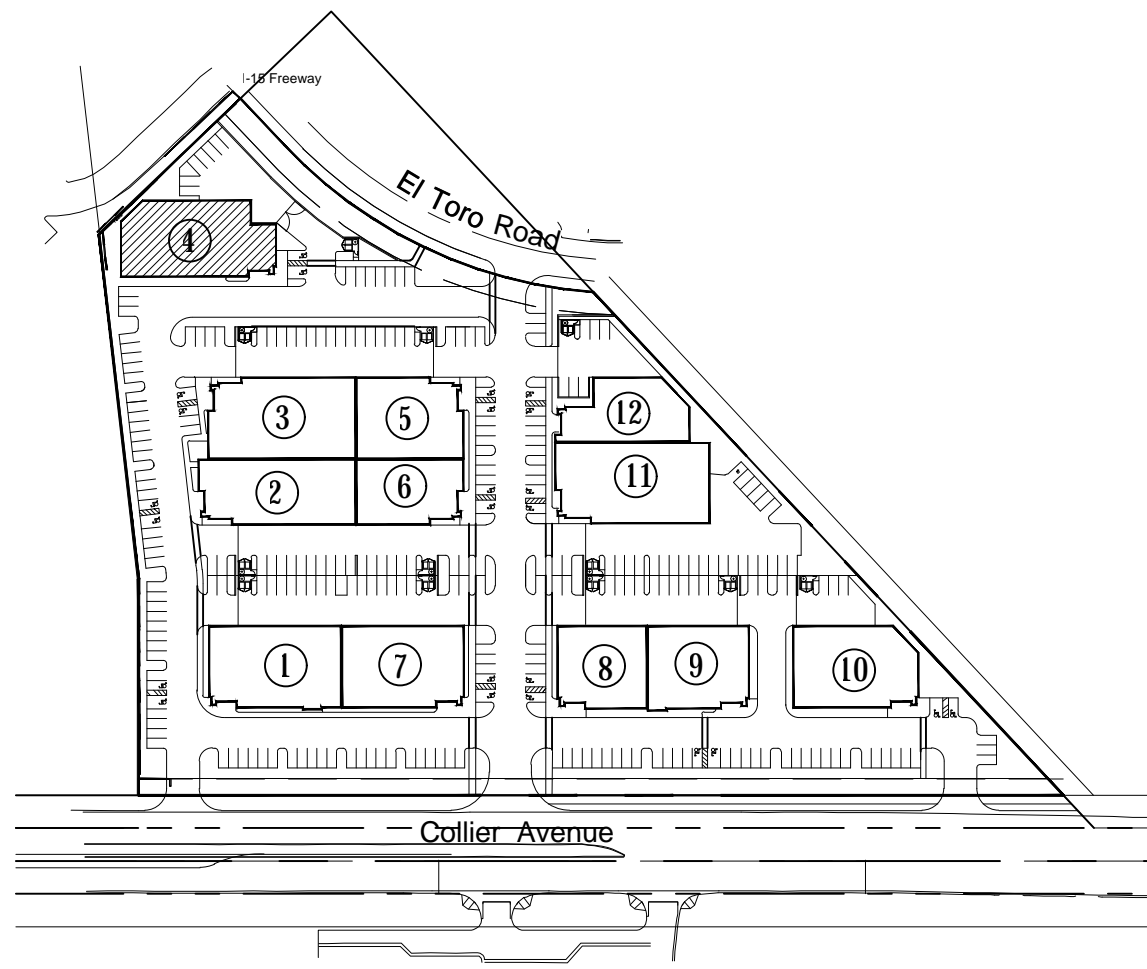
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- 10 GRADE DOOR
- 11 METAL DOOR



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



KEY PLAN NOT TO SCALE

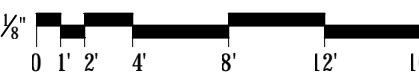
AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

ELEVATIONS - BUILDING 4

SHEET A13



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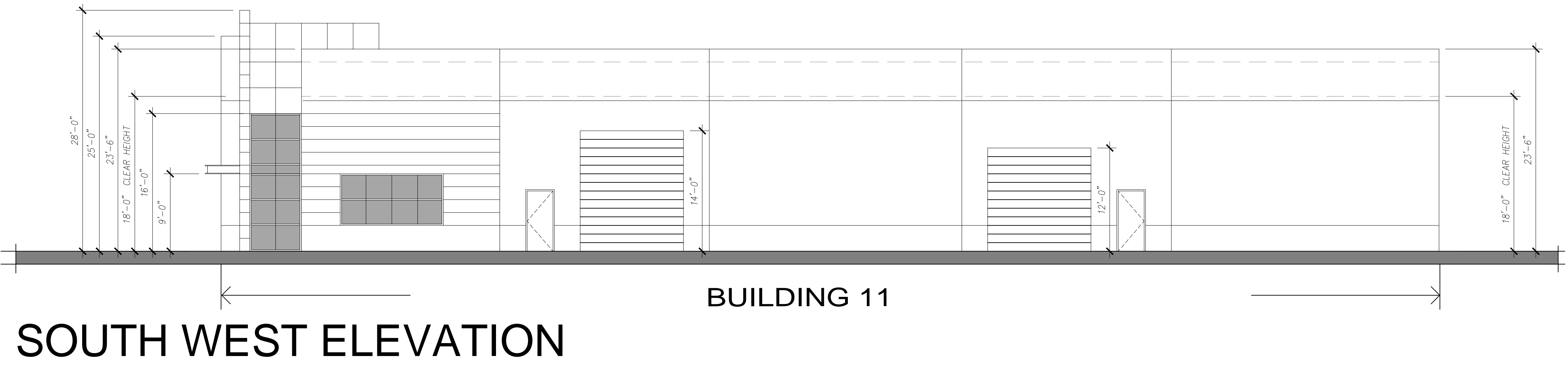
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Job No.
Date 07-01-2021

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City Council Approval
June 14, 2022

By: Damaris Abraham

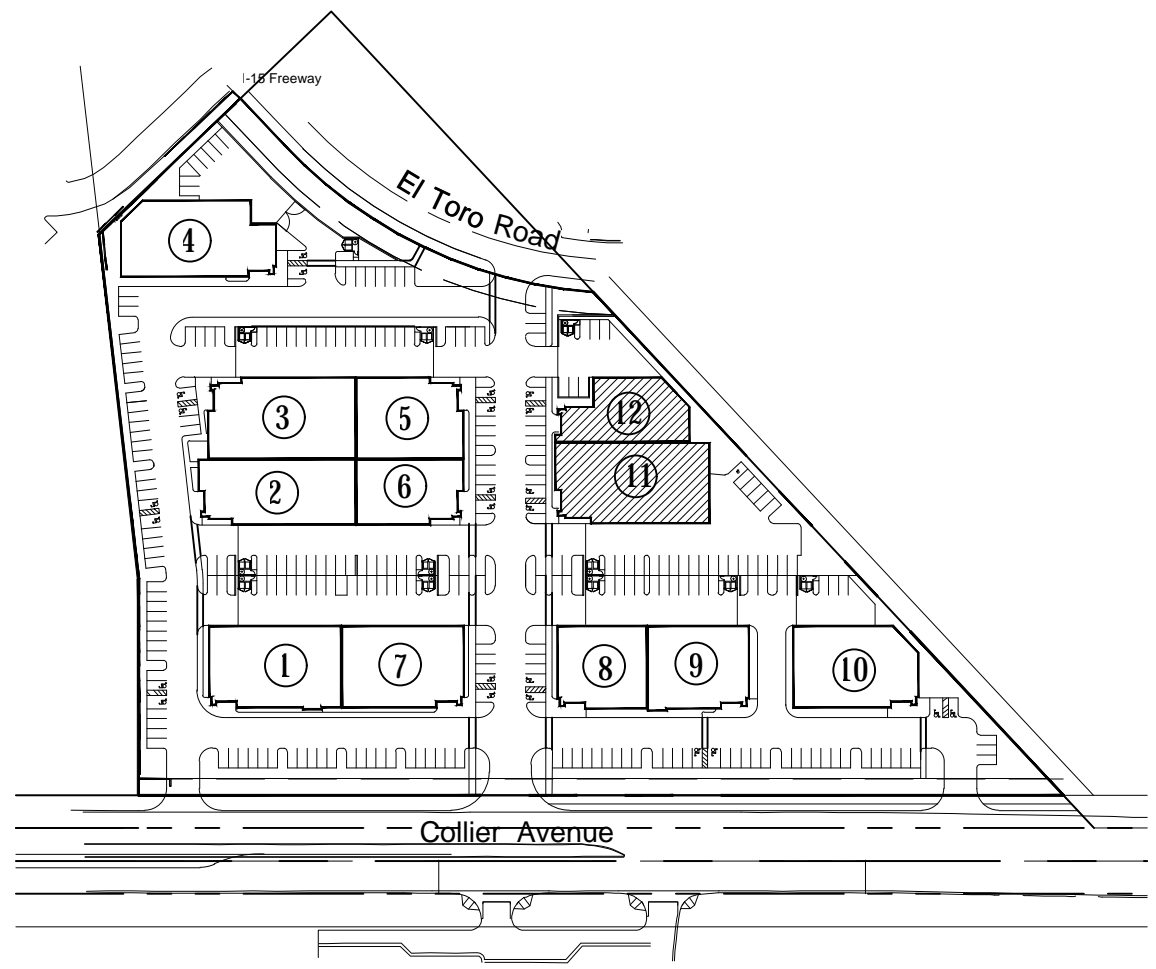
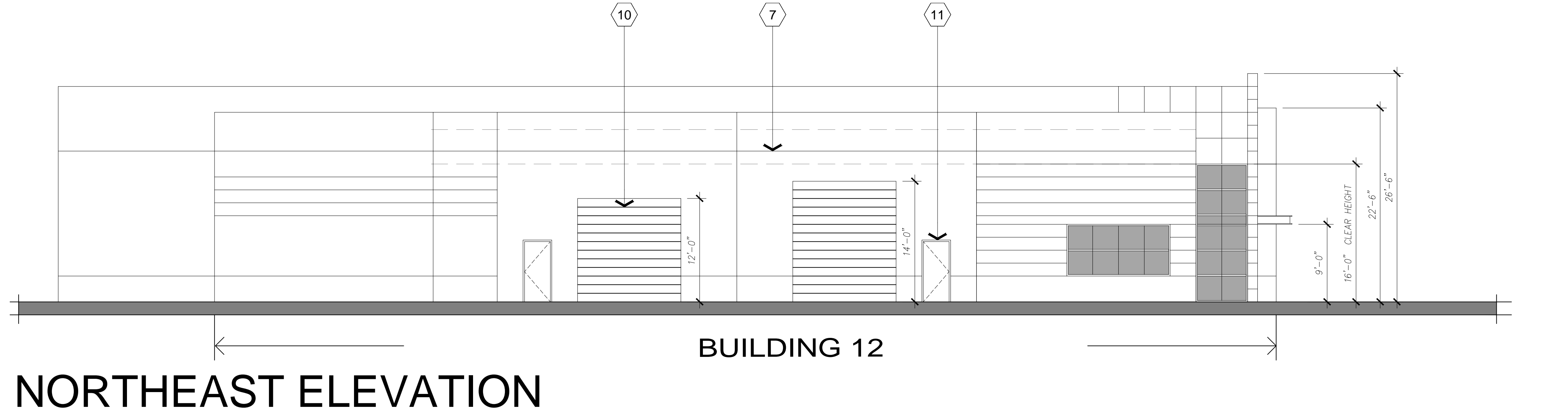
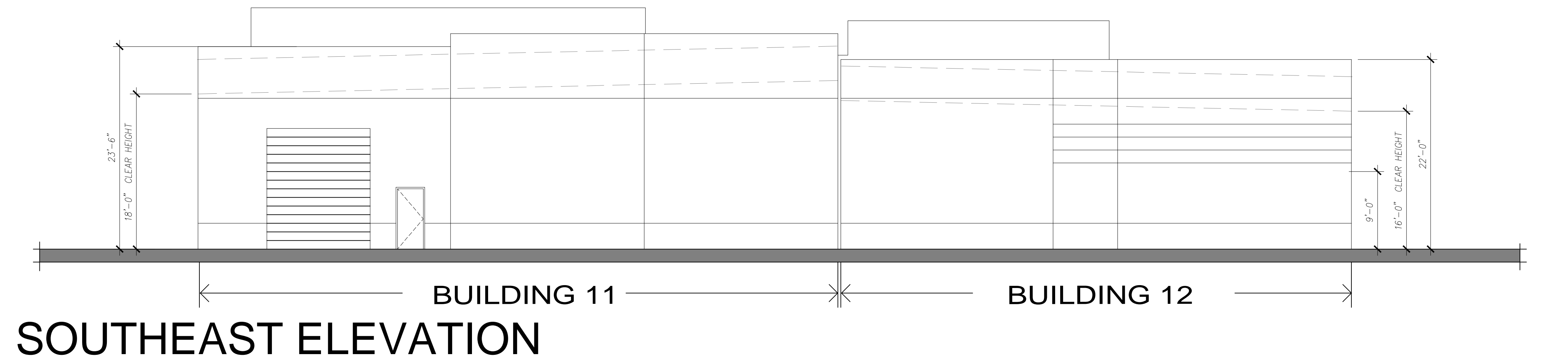
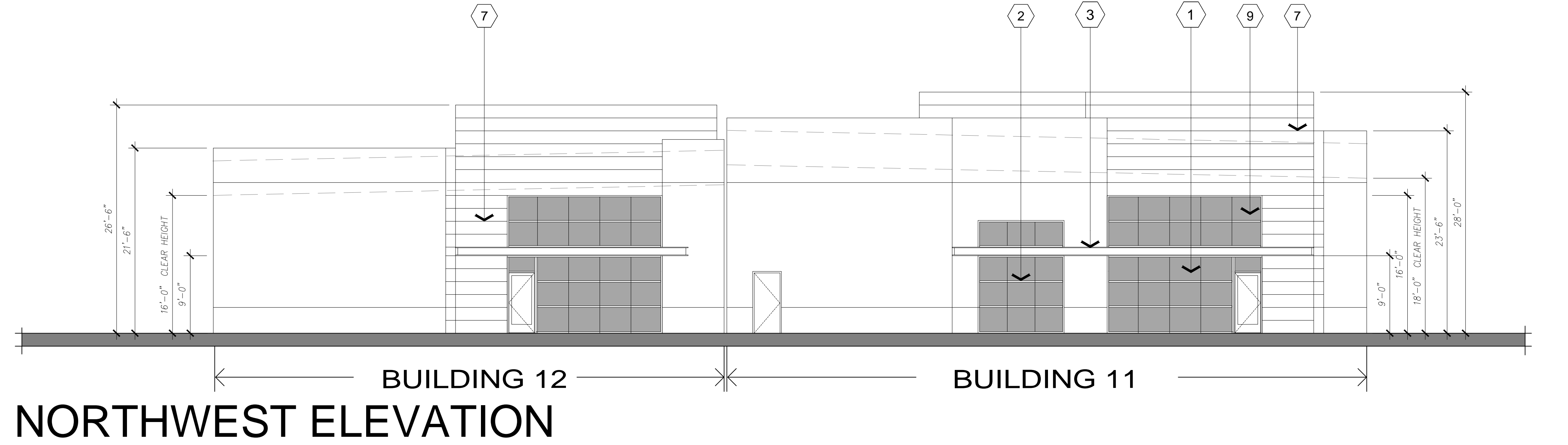
City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
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- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

ELEVATIONS - BUILDING 11 & 12

SHEET A15



1/8" = 1' 0"

AO Architecture.
Design.
Relationships.

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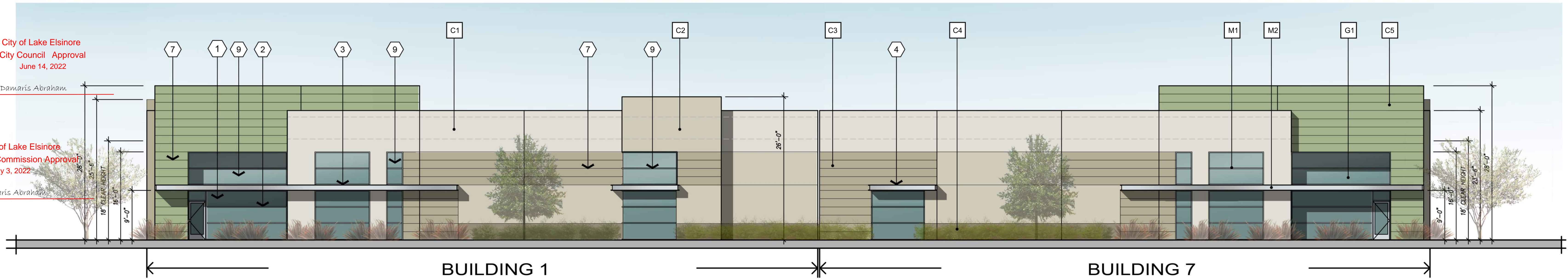
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Date 07-01-2021

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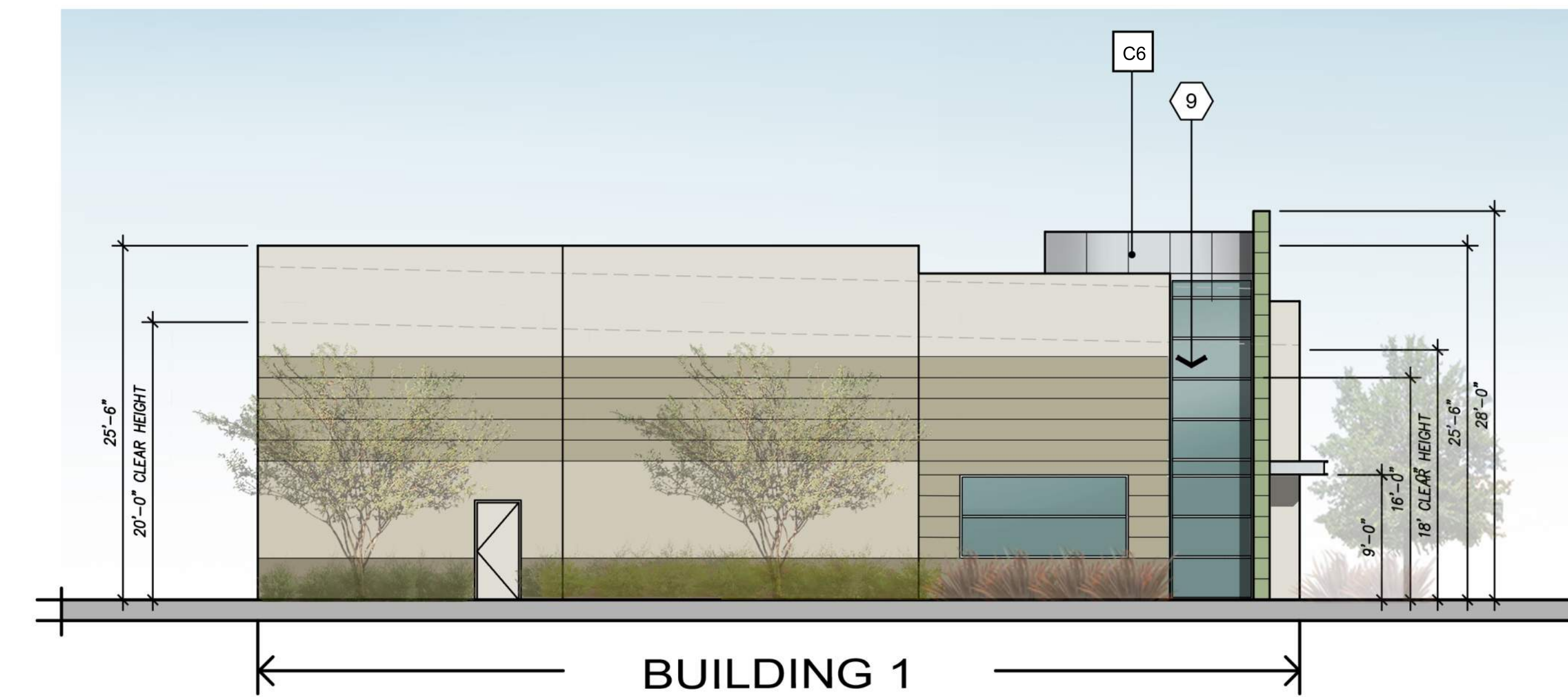
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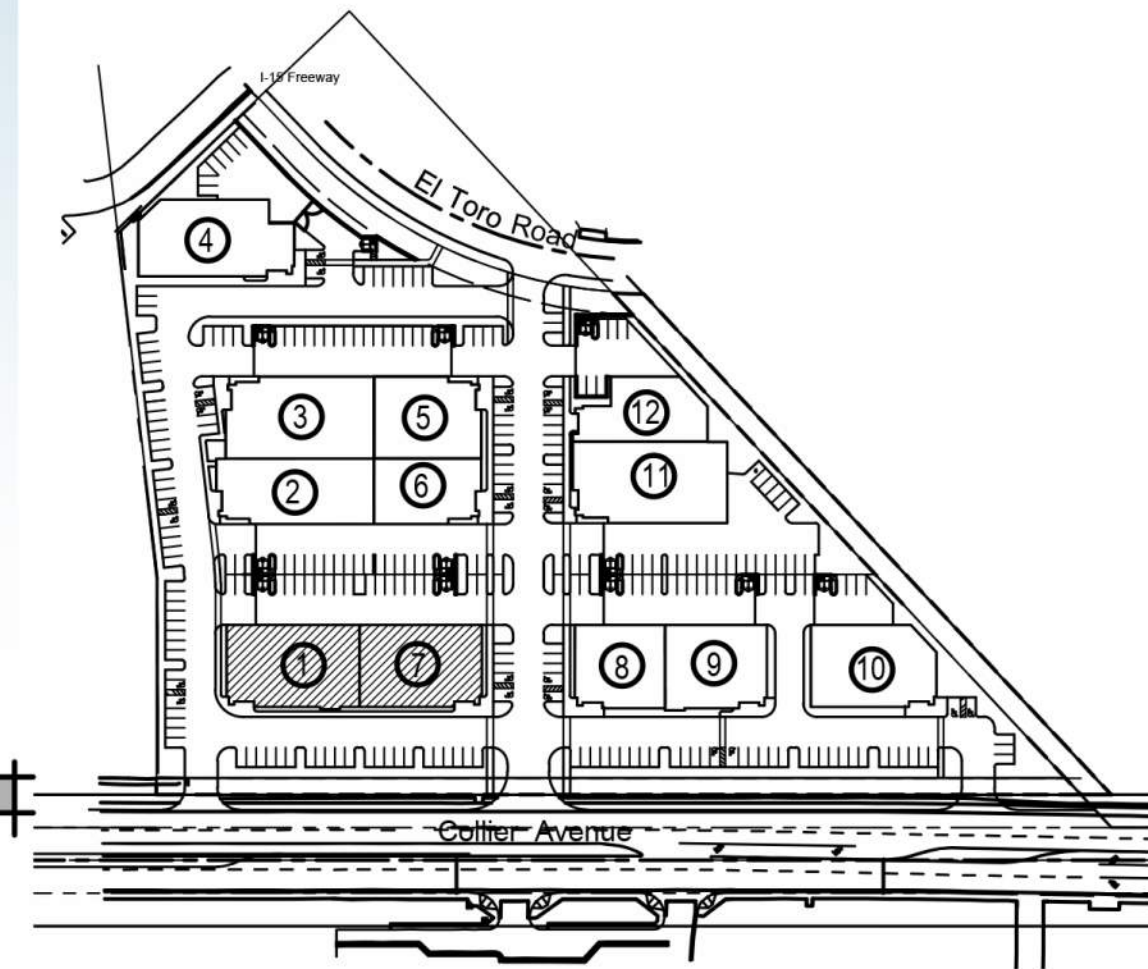
By: Damaris Abraham



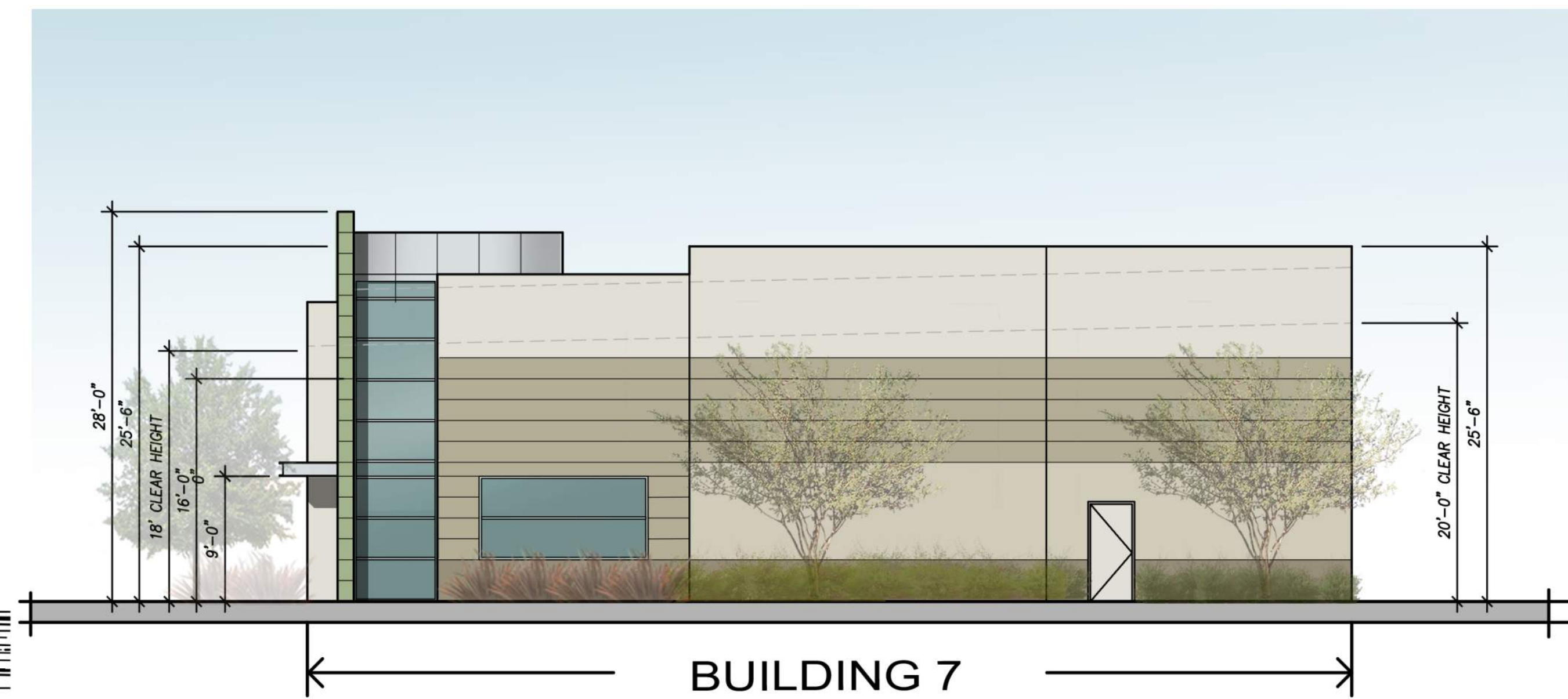
SOUTH WEST ELEVATION



NORTHWEST ELEVATION



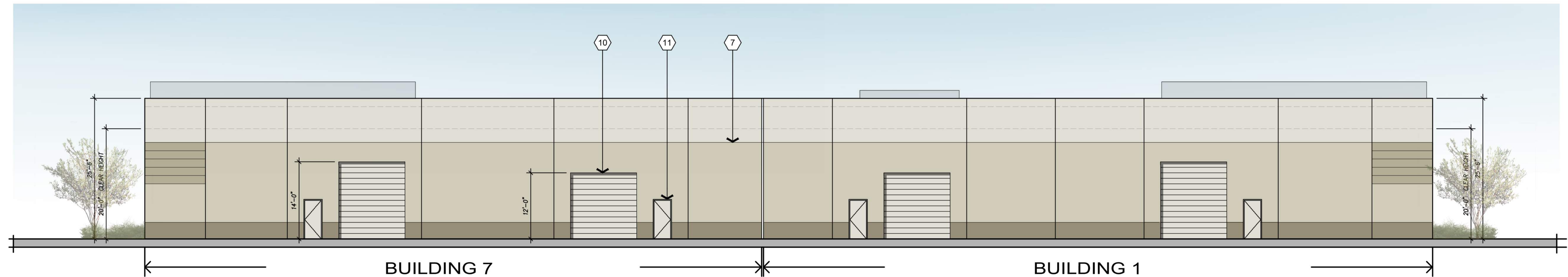
KEY PLAN NOT TO SCALE



SOUTHEAST ELEVATION

KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
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- 9 SPANDREL GLASS
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NORTHEAST ELEVATION

COLOR MATERIAL LEGEND

C1 SW 7049 - NUANCE BY SHERWIN WILLIAMS COLOR	C2 SW 6162 - ANCIENT MARBLE BY SHERWIN WILLIAMS COLOR	C3 SW 2860 - SAGE BY SHERWIN WILLIAMS COLOR	C4 SW 2845 - BUNGLEHOUSE GRAY BY SHERWIN WILLIAMS COLOR	C5 SW 6437 - HAVEN BY SHERWIN WILLIAMS COLOR	C6 SW 6254 - LAZY GRAY BY SHERWIN WILLIAMS COLOR
M1 CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	M2 COLOR TO MATCH : PARCHMENT BY BERRIDGE COLORS	G1 COLOR TO MATCH : V933 WARM GRAY - VIRASPAN BY VIRACON			

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North Elsinore Business Park

LAKE ELSINORE, CA

SADDLEBACK ASSOCIATES, INC.

ELEVATIONS - BUILDING 1 & 7

SHEET A10



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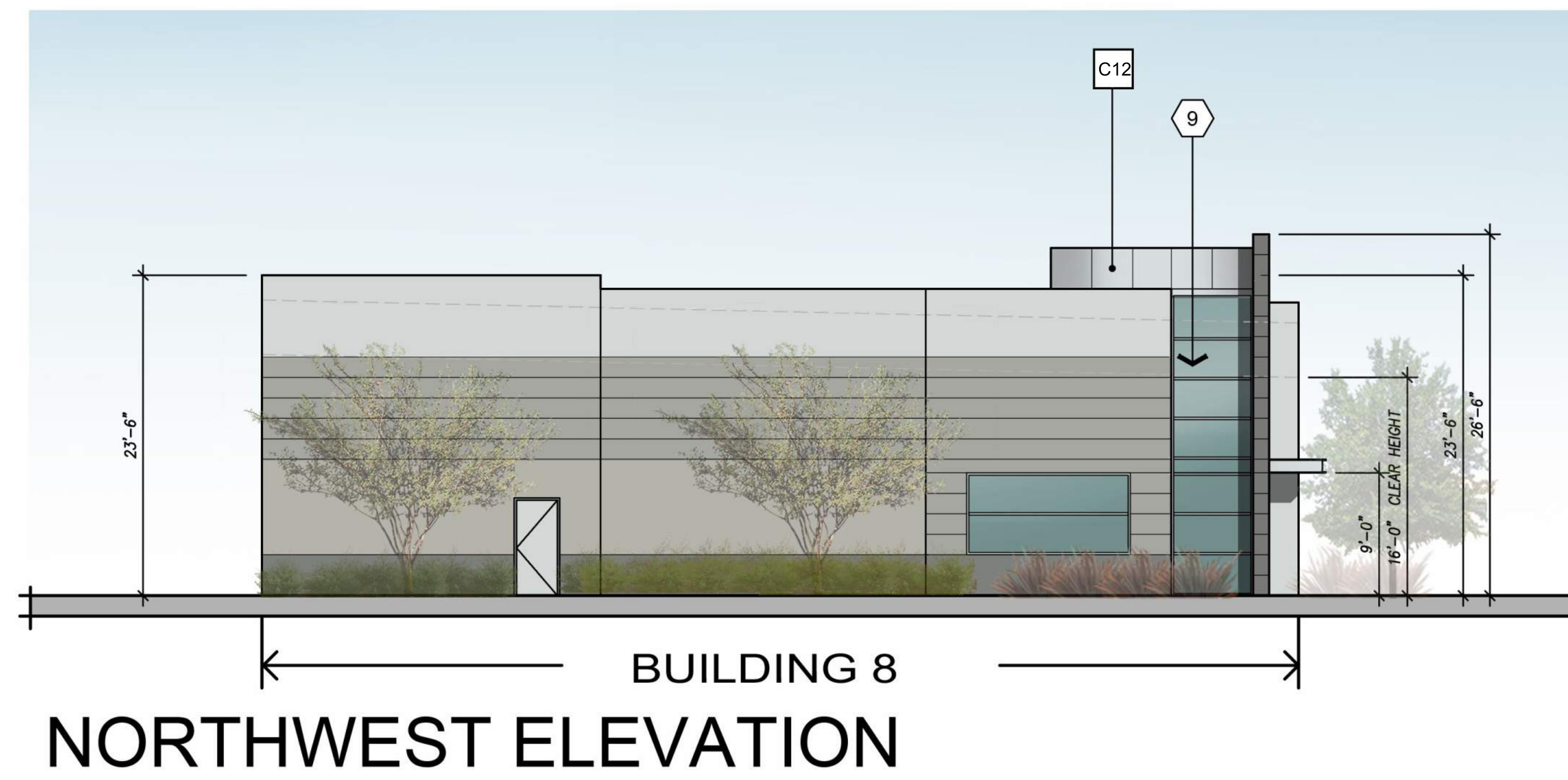
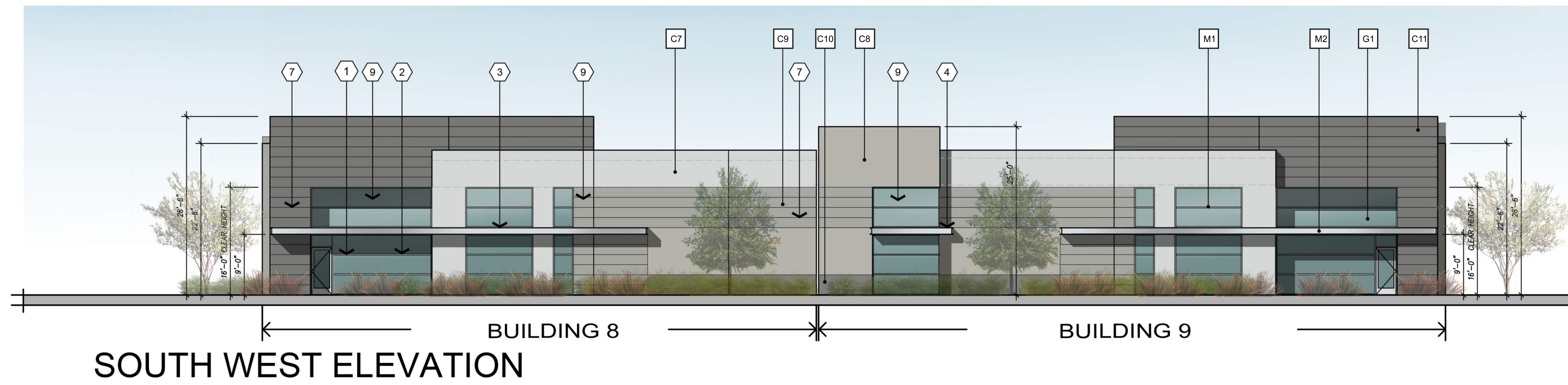
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Job No.
Date 03-31-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

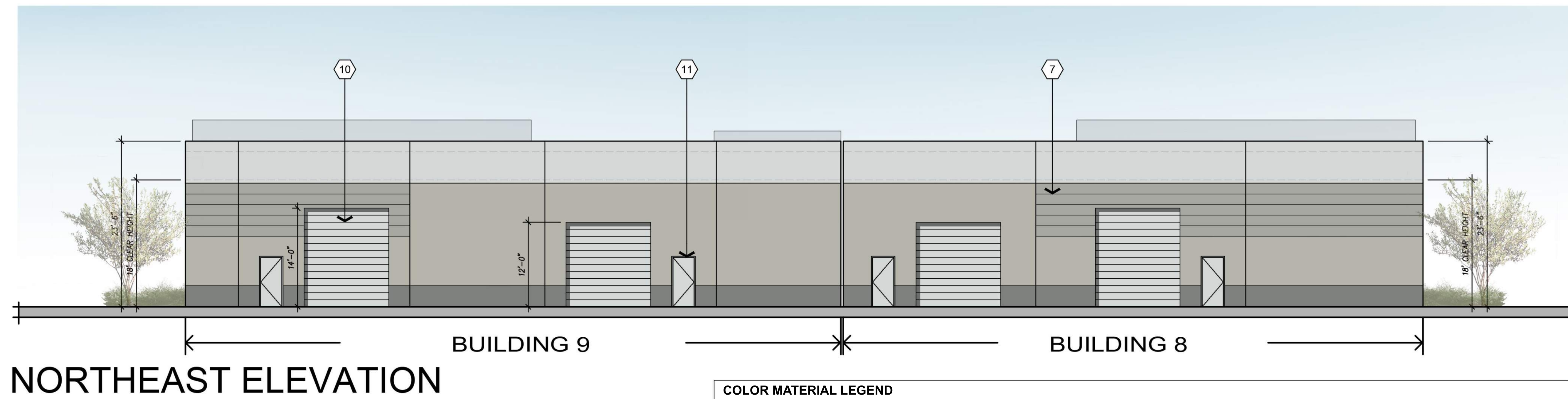
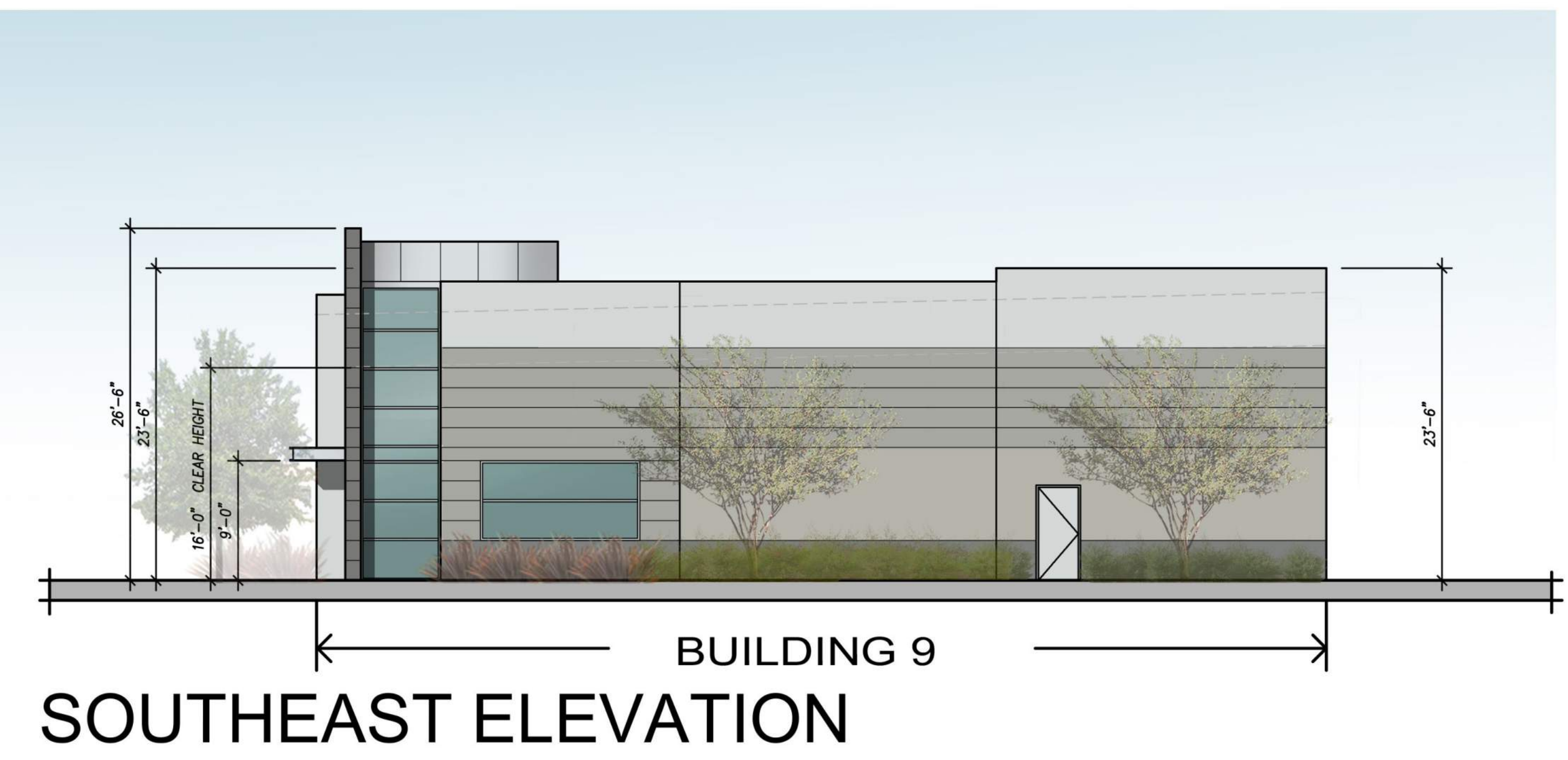
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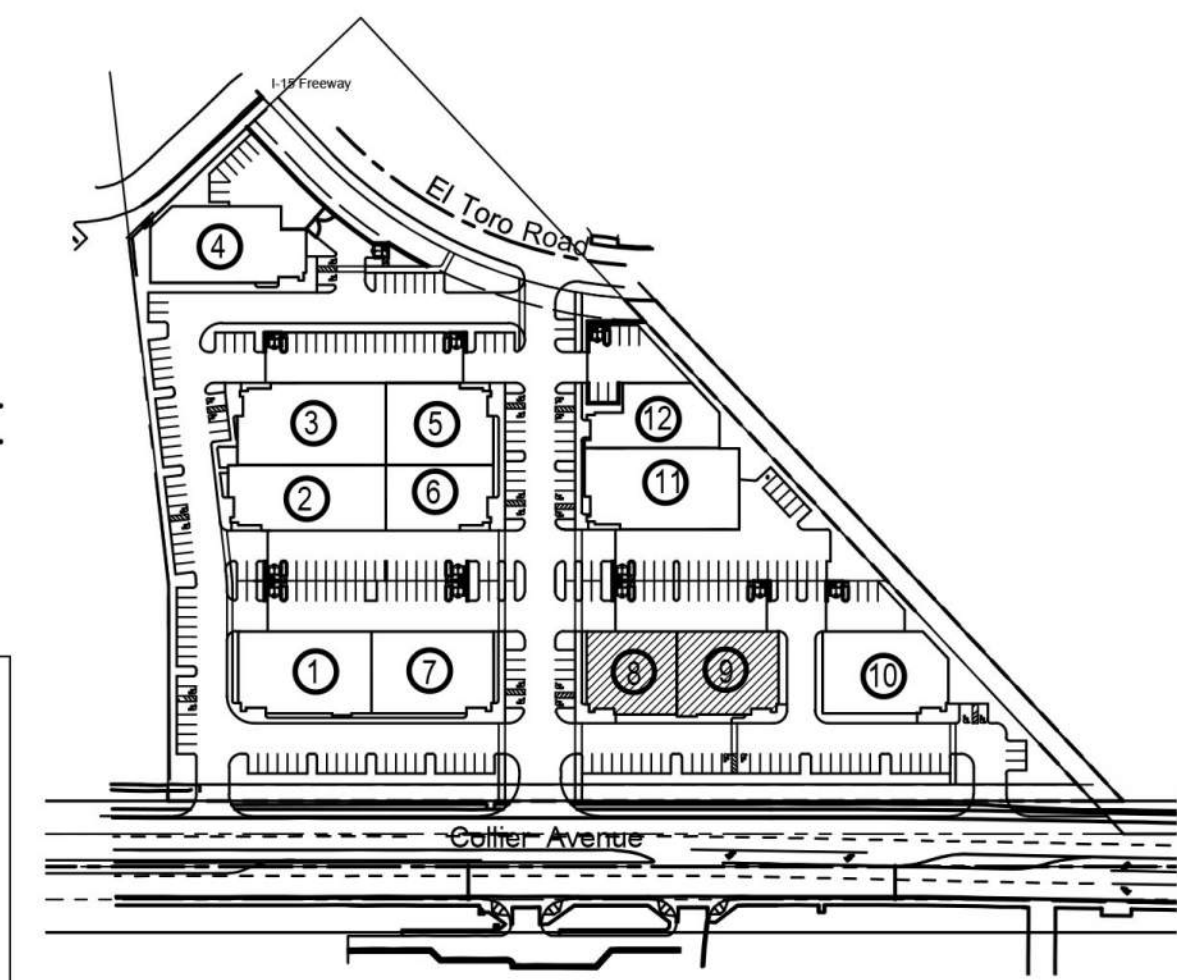
KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
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- 3 METAL CANOPY WITH TRELLIS INFILL
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- 7 3/4" DEEP X 1" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



COLOR MATERIAL LEGEND

C7 SW 6253 - OLYMPUS WHITE BY SHERWIN WILLIAMS COLOR	C8 SW 6198 - SENSIBLE HUE BY SHERWIN WILLIAMS COLOR	C9 SW 7066 - GRAY MATTERS BY SHERWIN WILLIAMS COLOR	C10 SW 7067 - CITYSCAPE BY SHERWIN WILLIAMS COLOR	C11 SW 2849 - WESTCHESTER GRAY BY SHERWIN WILLIAMS COLOR	C12 SW 2832 - COLONIAL REVIVAL GRAY BY SHERWIN WILLIAMS COLOR
M1 CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	M2 COLOR TO MATCH: PARCHMENT BY BERRIDGE COLORS	G1 COLOR TO MATCH: V933 WARM GRAY - VIRASPAN BY VIRACON			



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Job No.
Date 03-31-2021

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North Elsinore Business Park

LAKE ELSINORE, CA



ELEVATIONS - BUILDING 8 & 9

SHEET A11

March 2021 @ 8:48 PM
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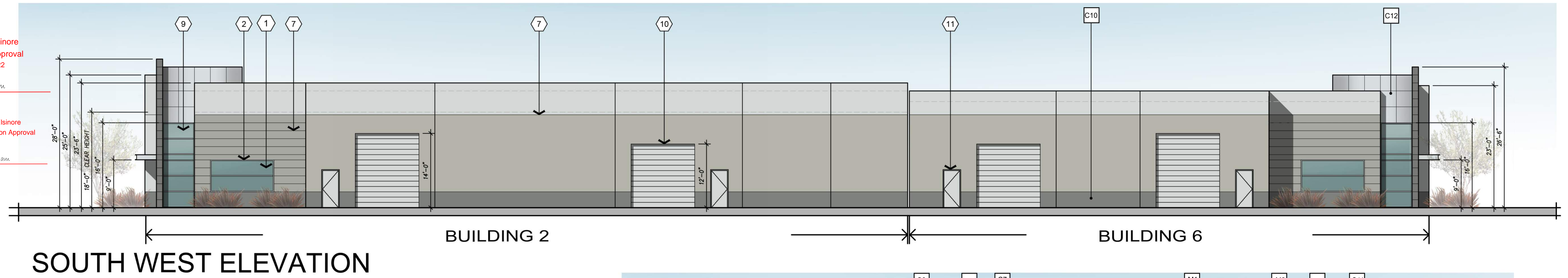
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June 14, 2022

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City of Lake Elsinore
Planning Commission Approval
May 3, 2022

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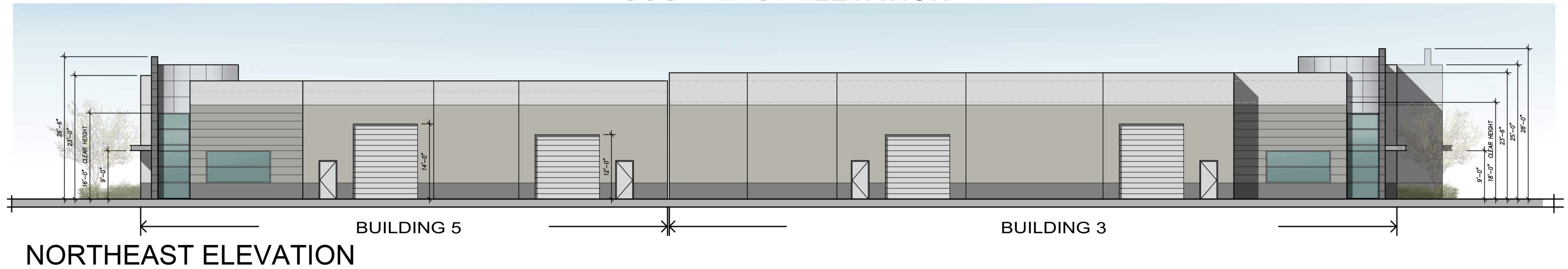
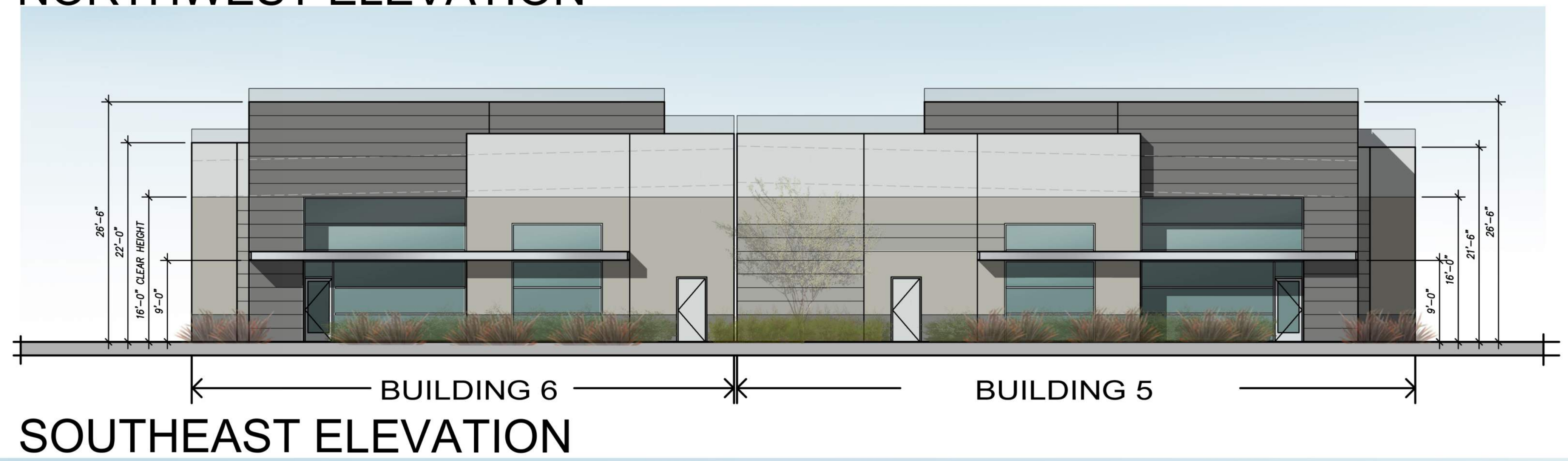
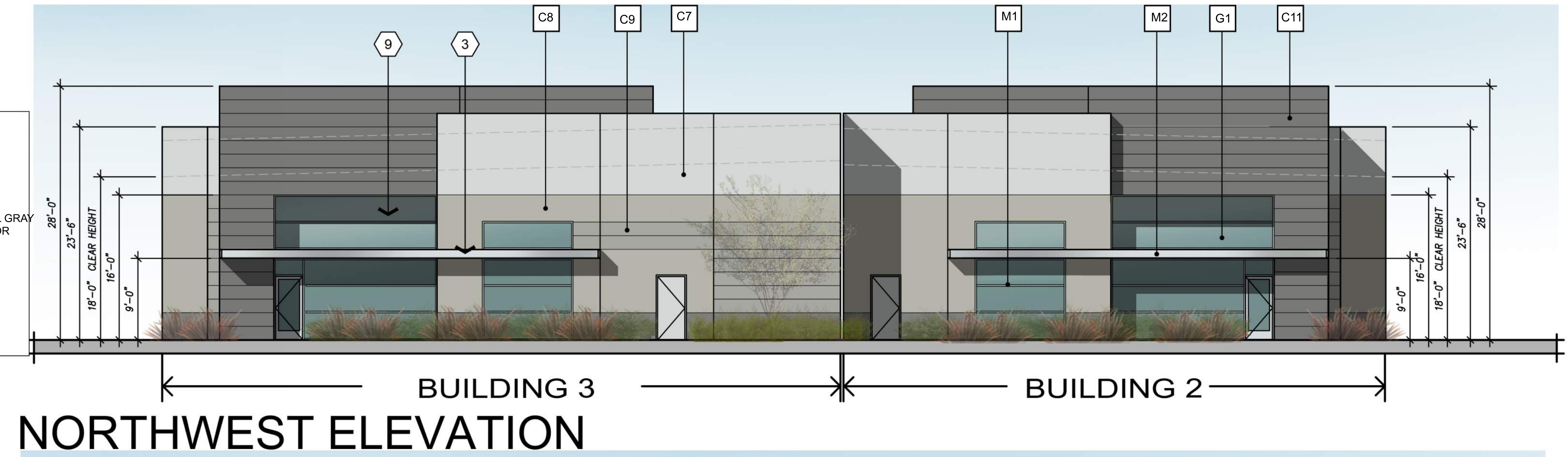
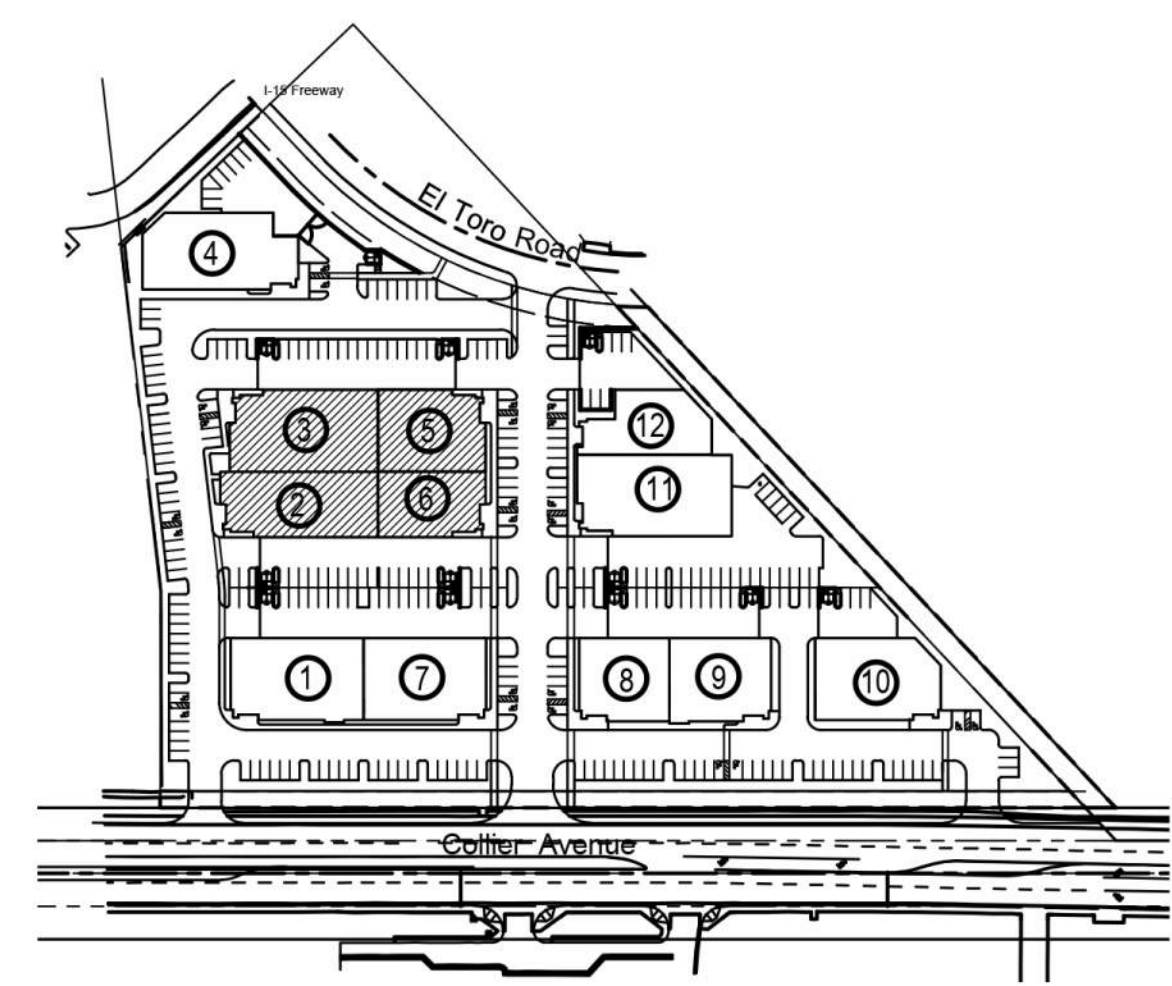


COLOR MATERIAL LEGEND

C7	C8	C9	C10	C11	C12
SW 6253 - OLYMPUS WHITE BY SHERWIN WILLIAMS COLOR	SW 6196 - SENSIBLE HUE BY SHERWIN WILLIAMS COLOR	SW 7066 - GRAY MATTERS BY SHERWIN WILLIAMS COLOR	SW 7067 - CITYSCAPE BY SHERWIN WILLIAMS COLOR	SW 2849 - WESTCHESTER GRAY BY SHERWIN WILLIAMS COLOR	SW 2832 - COLONIAL REVIVAL GRAY BY SHERWIN WILLIAMS COLOR
M1	M2	G1			
CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	COLOR TO MATCH : PARCHMENT BY BERRIDGE COLORS	COLOR TO MATCH : V933 WARM GRAY - VIRASPAN BY VIRACON			

KEYNOTES:

- 1 MEDIUM PERFORMANCE
REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH
TRELLIS INFILL
- 4 METAL POP-OUT LINTEL
18" PROJECTION
- 5 THICKENED PANEL AT
ACCENT TOWER FORM
- 6 DECORATIVE WALL SCOSCE
- 7 3/4" DEEP X 1" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



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North Elsinore Business Park

LAKE ELSINORE, CA

SADDLEBACK ASSOCIATES, INC.

ELEVATIONS - BUILDING 2,3,5 & 6

SHEET A12



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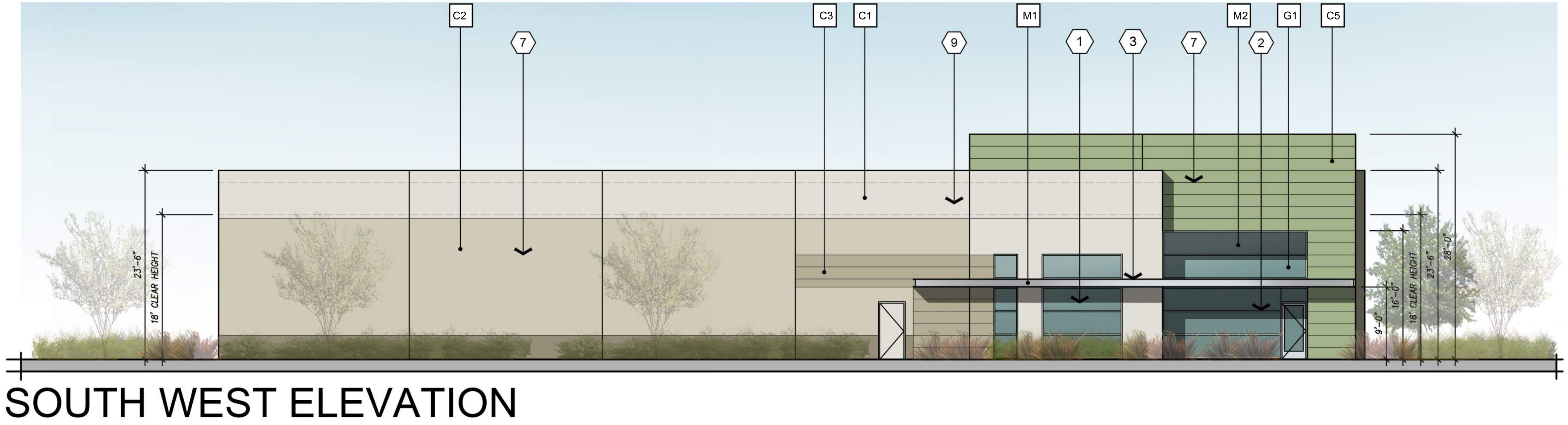
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City of Lake Elsinore
City Council Approval
June 14, 2022

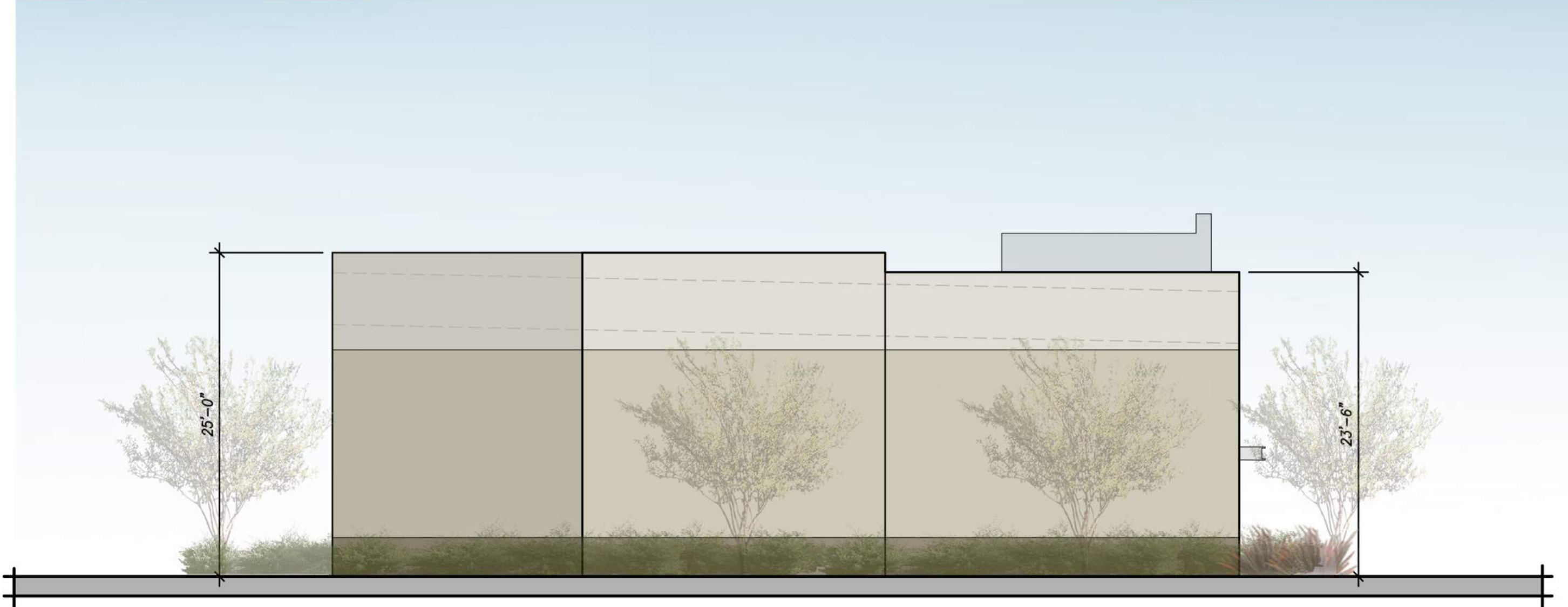
By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



SOUTH WEST ELEVATION




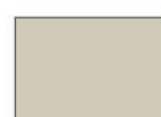





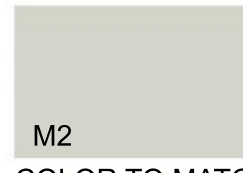

NORTHWEST ELEVATION

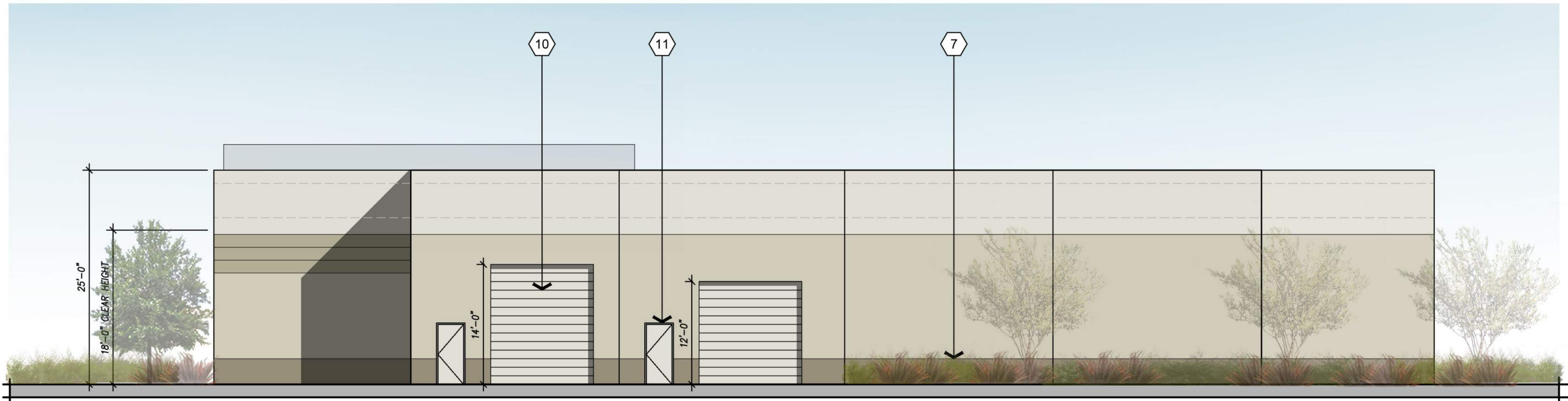
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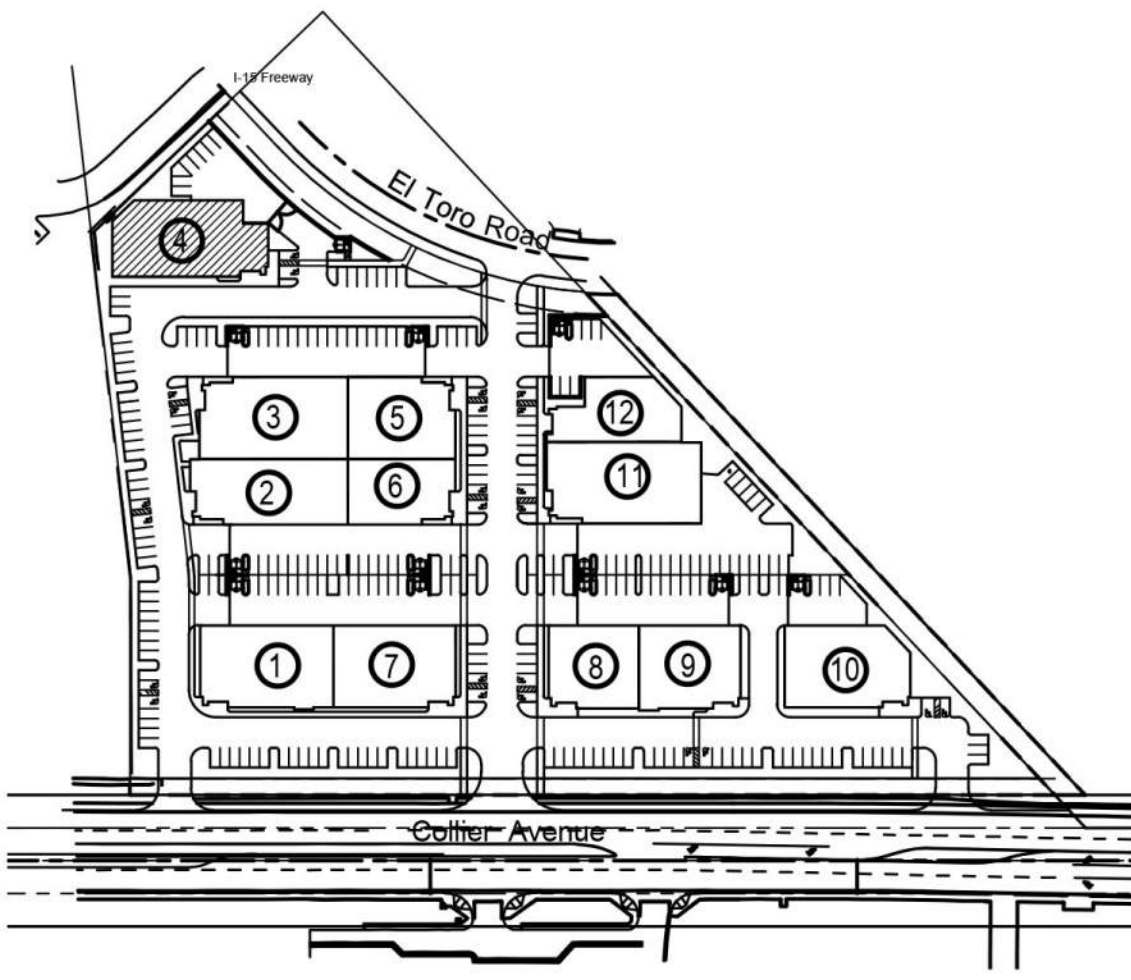
SOUTHEAST ELEVATION

COLOR MATERIAL LEGEND

 C1 SW 7049 - NUANCE BY SHERWIN WILLIAMS COLOR	 C2 SW 6162 - ANCIENT MARBLE BY SHERWIN WILLIAMS COLOR	 C3 SW 2860 - SAGE BY SHERWIN WILLIAMS COLOR
 C4 SW 2845 - BUNGLEHOUSE GRAY BY SHERWIN WILLIAMS COLOR	 C5 SW 6437 - HAVEN BY SHERWIN WILLIAMS COLOR	 C6 SW 6254 - LAZY GRAY BY SHERWIN WILLIAMS COLOR
 M1 CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	 M2 COLOR TO MATCH : PARCHMENT BY BERRIDGE COLORS	 G1 COLOR TO MATCH : V933 WARM GRAY - VIRASPAN BY VIRACON



NORTHEAST ELEVATION



KEY PLAN NOT TO SCALE

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North Elsinore Business Park



LAKE ELSINORE, CA

ELEVATIONS - BUILDING 4

SHEET A13



AO Architecture.
Design.
Relationships.
144 North Orange Street, Orange, California 92866
714 / 639-9860
aoarchitects.com

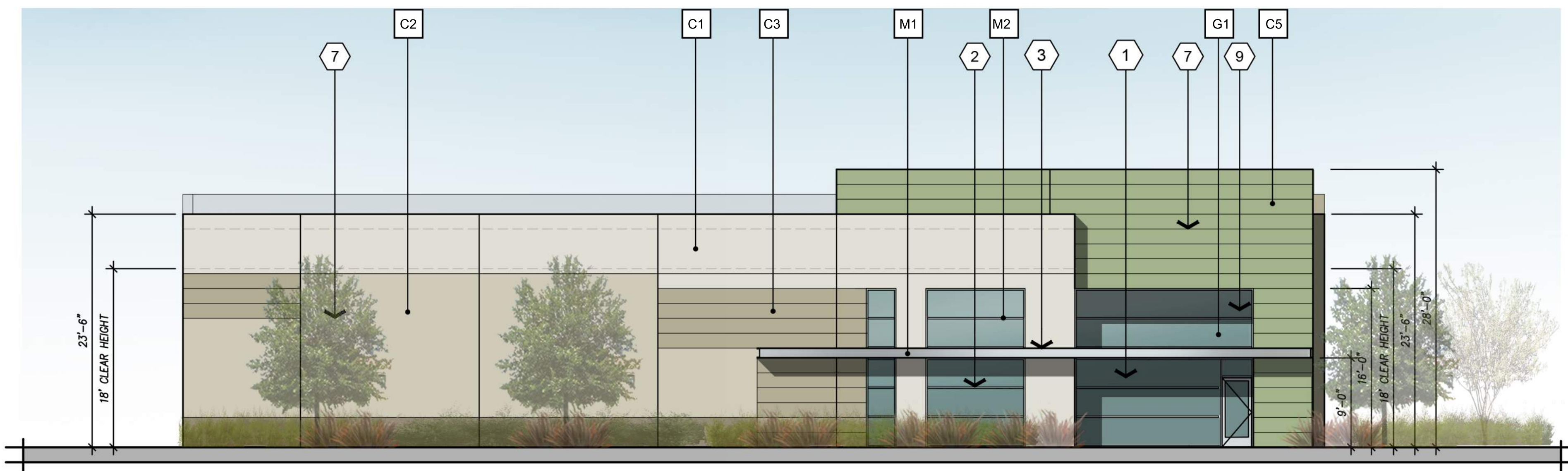
Scale
Job No.
Date 03-31-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

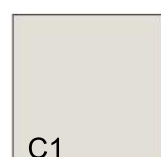
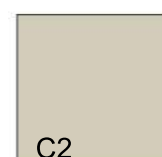

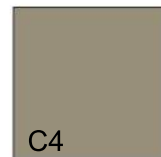
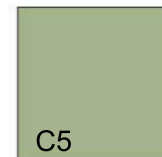
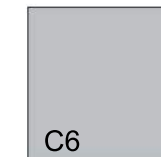



By: Damaris Abraham

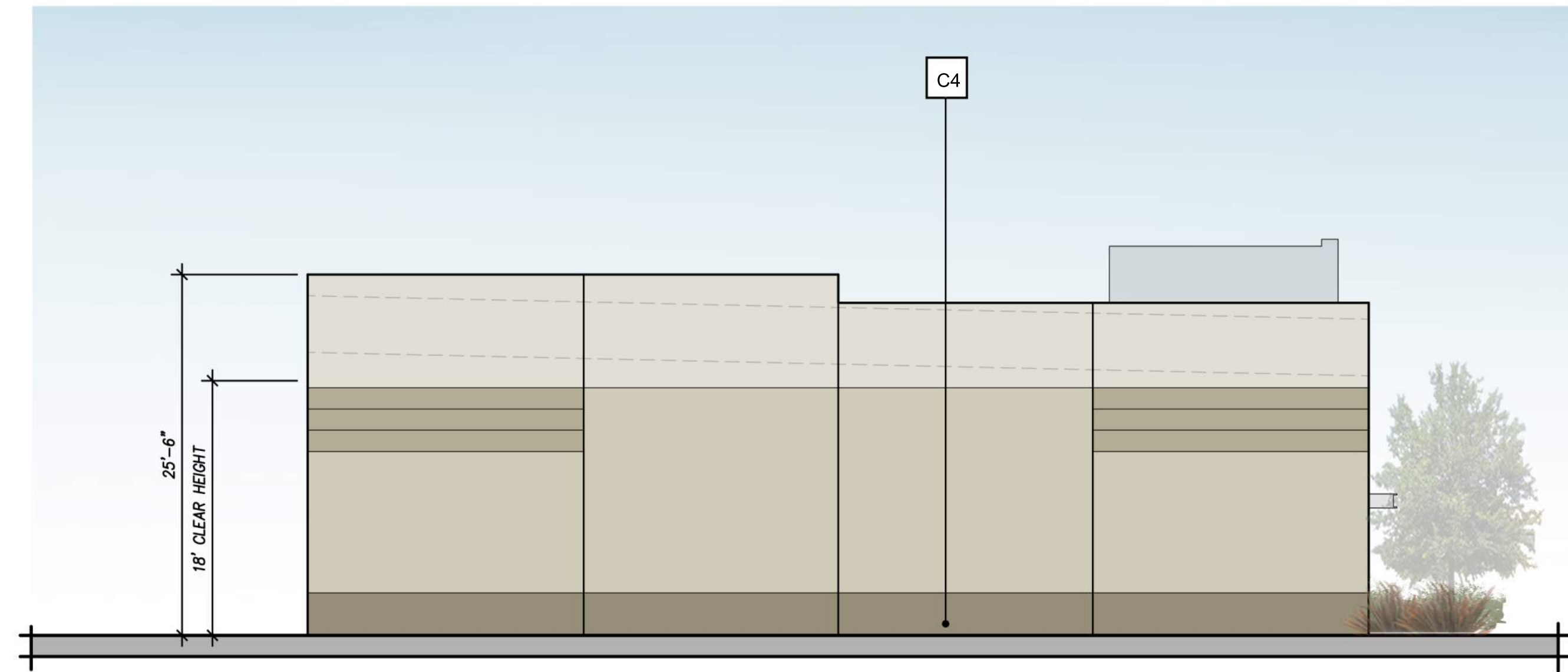
City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



SOUTH WEST ELEVATION

COLOR MATERIAL LEGEND		
 C1 SW 7049 - NUANCE BY SHERWIN WILLIAMS COLOR	 C2 SW 6162 - ANCIENT MARBLE BY SHERWIN WILLIAMS COLOR	 C3 SW 2860 - SAGE BY SHERWIN WILLIAMS COLOR
 C4 SW 2845 - BUNGLEHOUSE GRAY BY SHERWIN WILLIAMS COLOR	 C5 SW 6437 - HAVEN BY SHERWIN WILLIAMS COLOR	 C6 SW 6254 - LAZY GRAY BY SHERWIN WILLIAMS COLOR
 M1 CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	 M2 COLOR TO MATCH : PARCHMENT BY BERRIDGE COLORS	 G1 COLOR TO MATCH : V933 WARM GRAY - VIRASPAN BY VIRACON

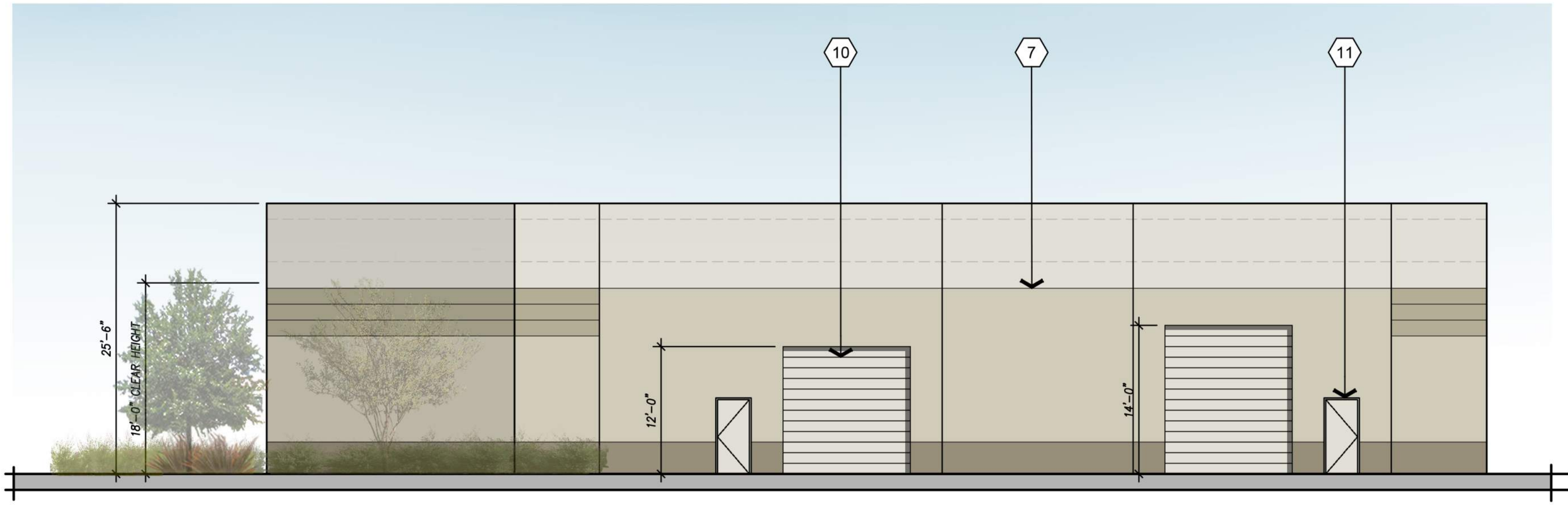


NORTHWEST ELEVATION

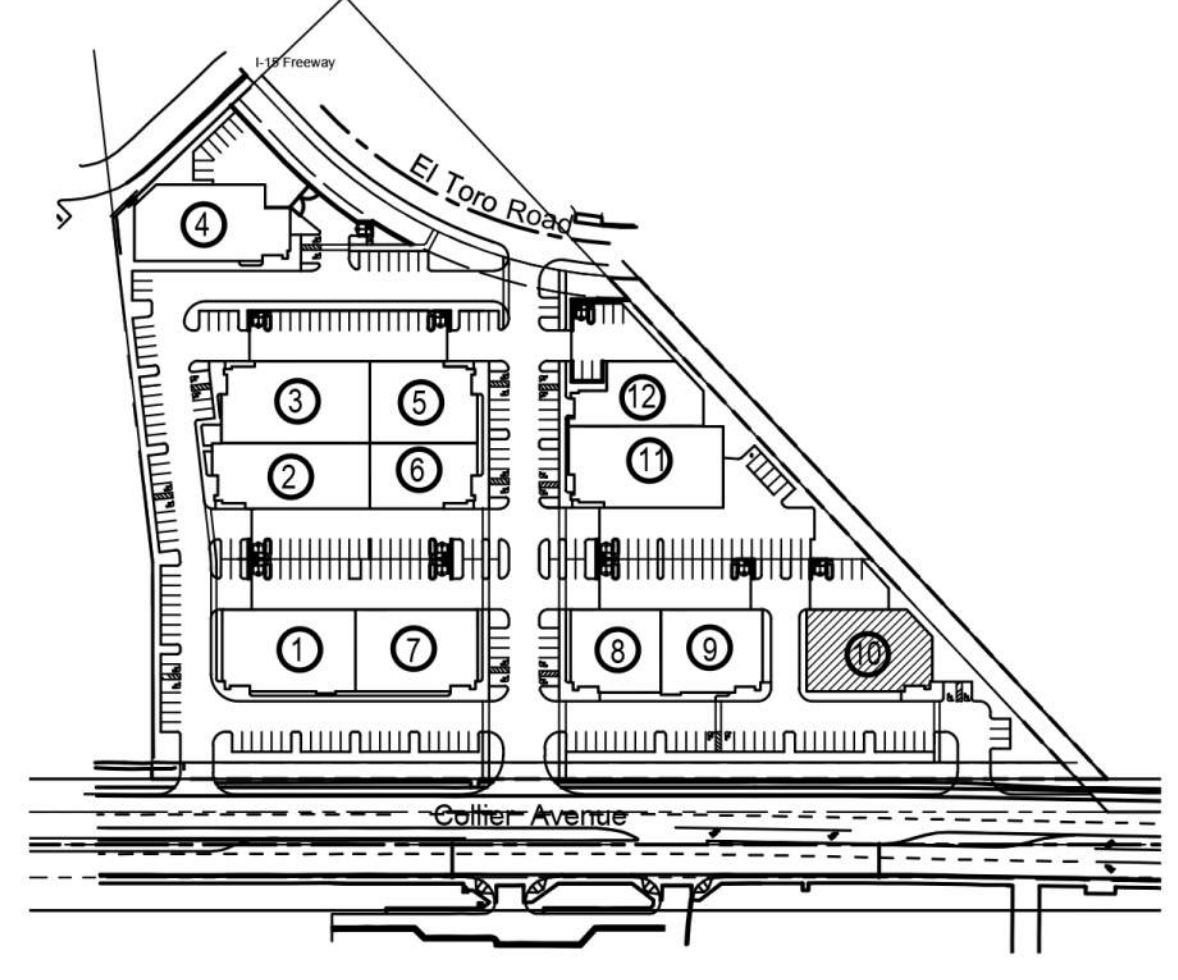
- KEYNOTES:
- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
 - 2 CLEAR ANODIZED MULLION SYSTEM
 - 3 METAL CANOPY WITH TRELLIS INFILL
 - 4 METAL POP-OUT LINTEL 18" PROJECTION
 - 5 THICKENED PANEL AT ACCENT TOWER FORM
 - 6 DECORATIVE WALL SCIENCE
 - 7 3/4" DEEP X 1" WIDE REVEAL
 - 8 3/4" DEEP PAINTED ACCENT INSET
 - 9 SPANDREL GLASS
 - 10 GRADE DOOR
 - 11 METAL DOOR



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



KEY PLAN NOT TO SCALE

DISCLAIMER:
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT
TO CHANGE PENDING OWNER AND OR AGENCY REVIEW
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AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA



ELEVATIONS - BUILDING 10

SHEET A14



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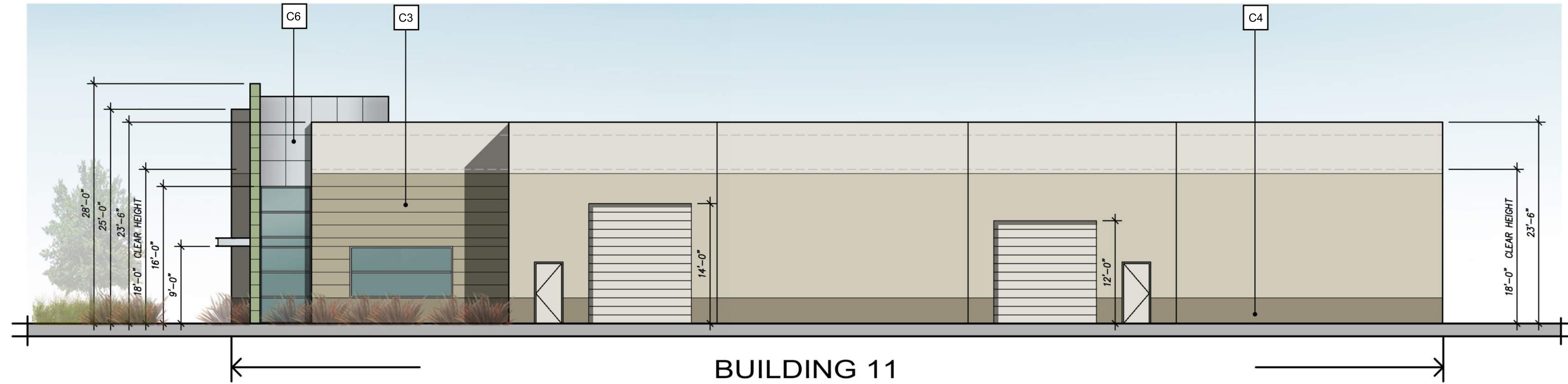
Scale
Job No.
Date 03-31-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

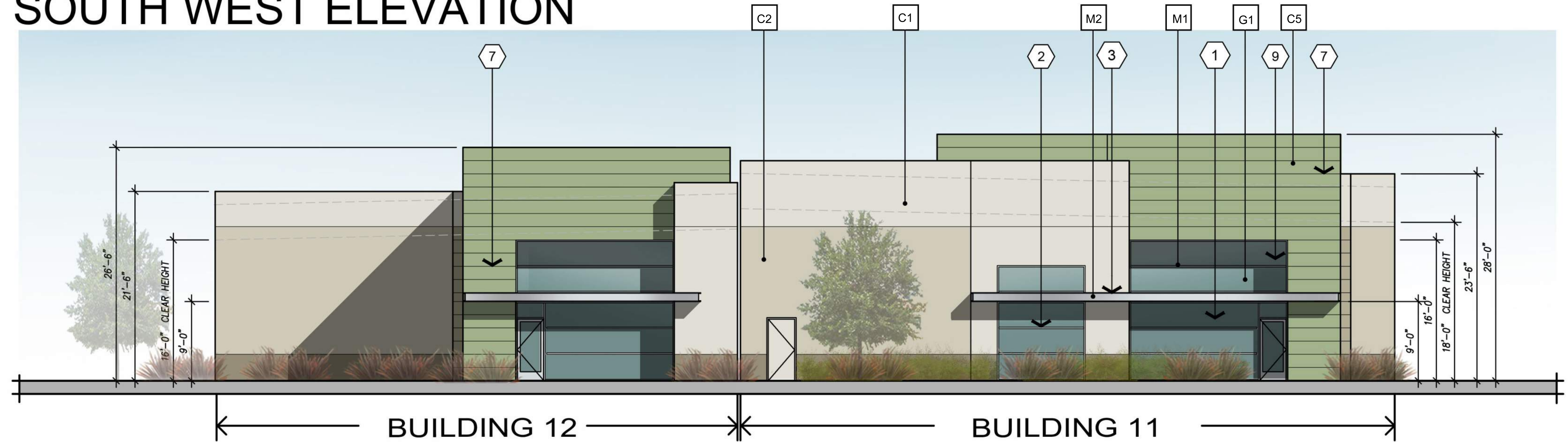
By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

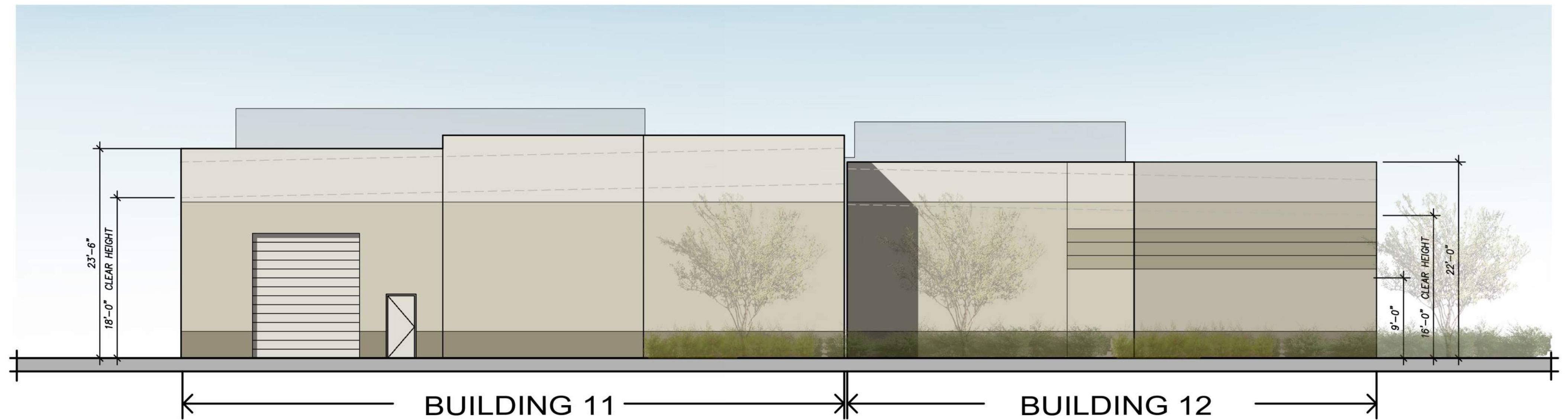
By: Damaris Abraham



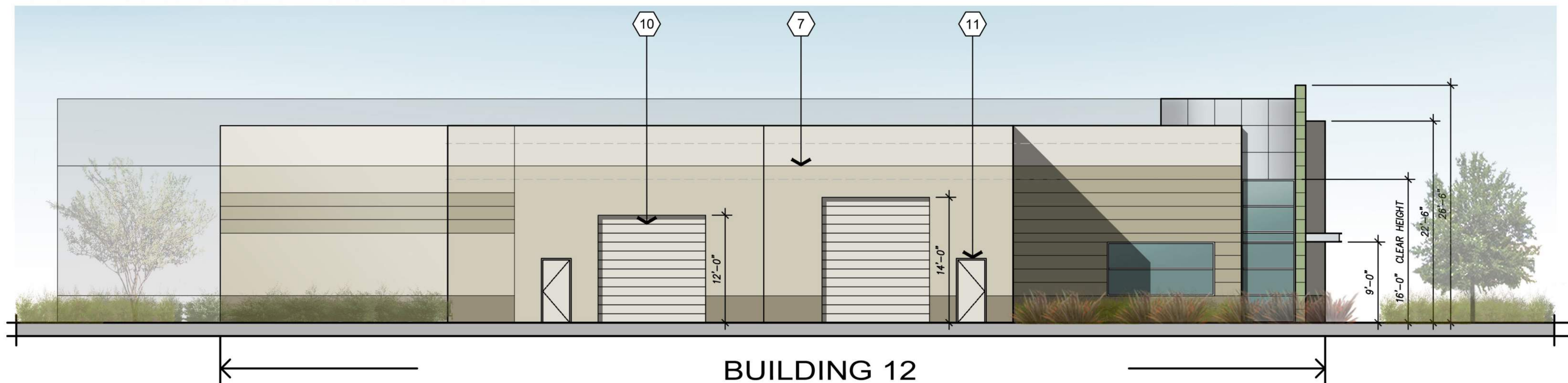
SOUTH WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



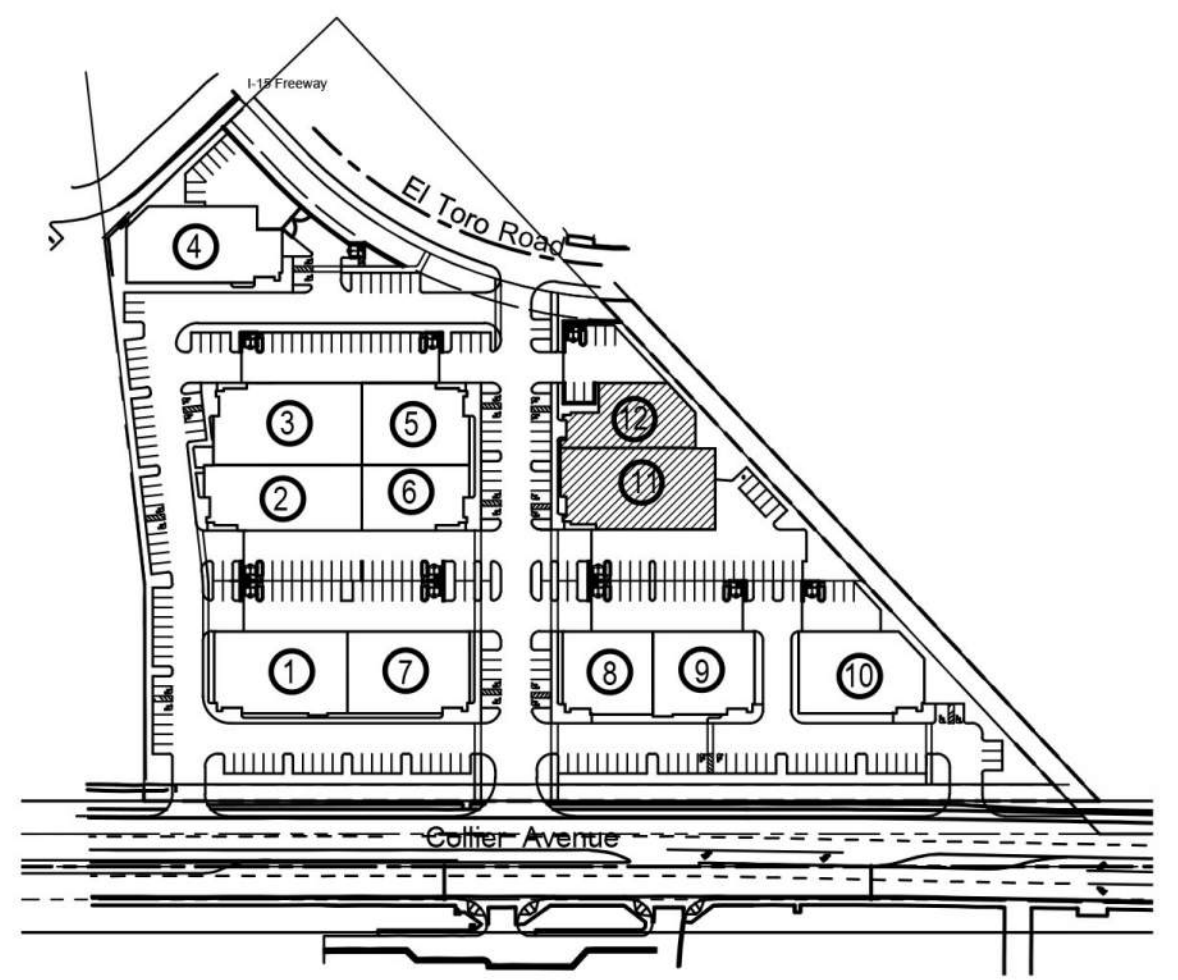
NORTHEAST ELEVATION

KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH TRELLIS INFILL
- 4 METAL POP-OUT LINTEL 18" PROJECTION
- 5 THICKENED PANEL AT ACCENT TOWER FORM
- 6 DECORATIVE WALL SCOSCE
- 7 3/4" DEEP X 1" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR

COLOR MATERIAL LEGEND

C1 SW 7049 - NUANCE BY SHERWIN WILLIAMS COLOR	C2 SW 6162 - ANCIENT MARBLE BY SHERWIN WILLIAMS COLOR	C3 SW 2860 - SAGE BY SHERWIN WILLIAMS COLOR
C4 SW 2845 - BUNGLEHOUSE GRAY BY SHERWIN WILLIAMS COLOR	C5 SW 6437 - HAVEN BY SHERWIN WILLIAMS COLOR	C6 SW 6254 - LAZY GRAY BY SHERWIN WILLIAMS COLOR
M1 CLEAR ANODIZED ALUMINUM #11 AC-2 BY ARCADIA	M2 COLOR TO MATCH : PARCHMENT BY BERRIDGE COLORS	G1 COLOR TO MATCH : V933 WARM GRAY - VIRASPAN BY VIRACON



KEY PLAN NOT TO SCALE



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North Elsinore Business Park

LAKE ELSINORE, CA

ELEVATIONS - BUILDING 11 & 12

SHEET A15



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Scale
Job No.
Date 03-31-2021

sheet plotted: JUN01/2021 @ 4:21 PM
drawing file name: p:\2020-489 saddleback business park\lake elsinore\design\2020-489 00 saddleback.mxd, 2021.07.01.dwg
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City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham

11
(UFACTURING)

SP
(OUTLET CENTER)

I-15 Freeway

El Toro Road

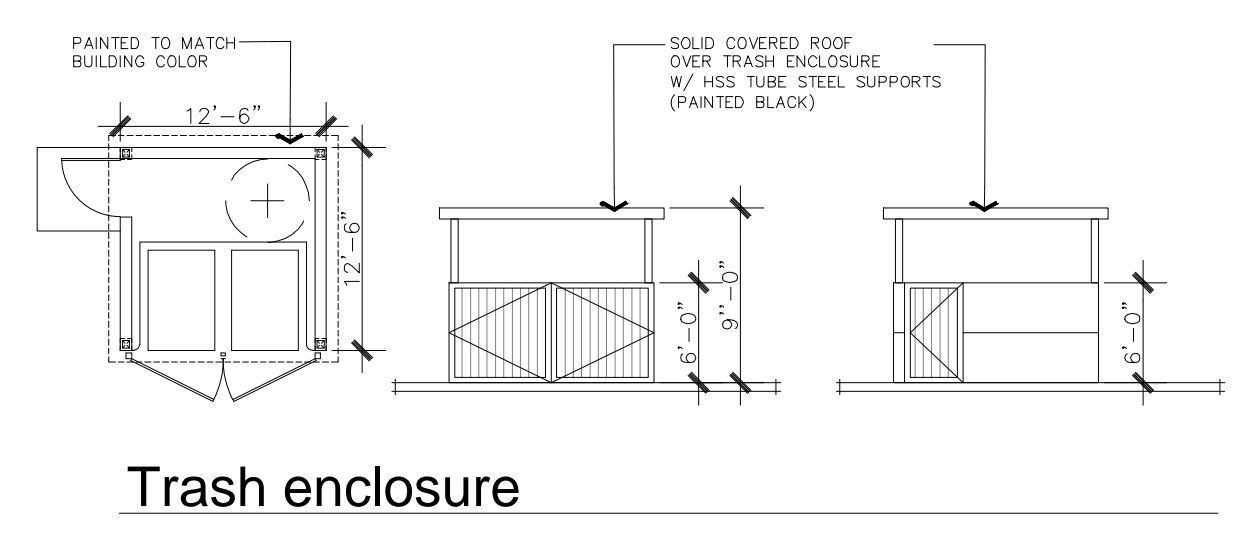
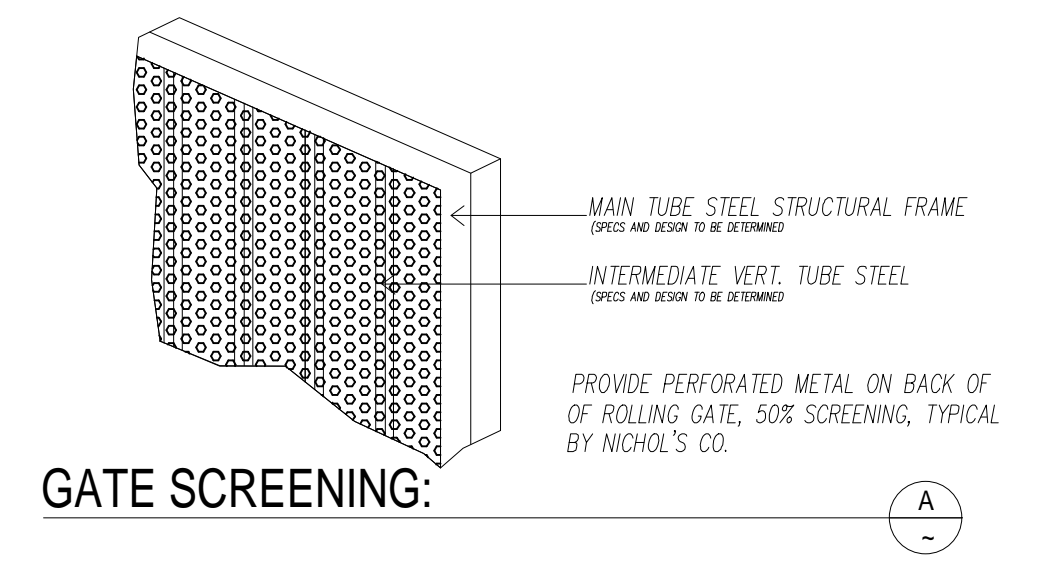
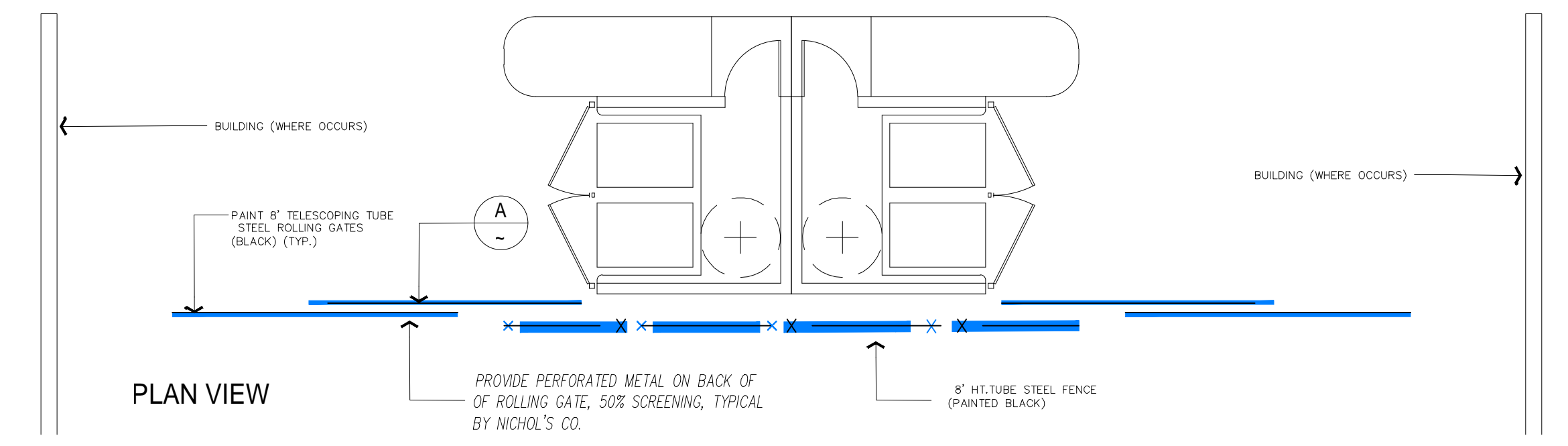
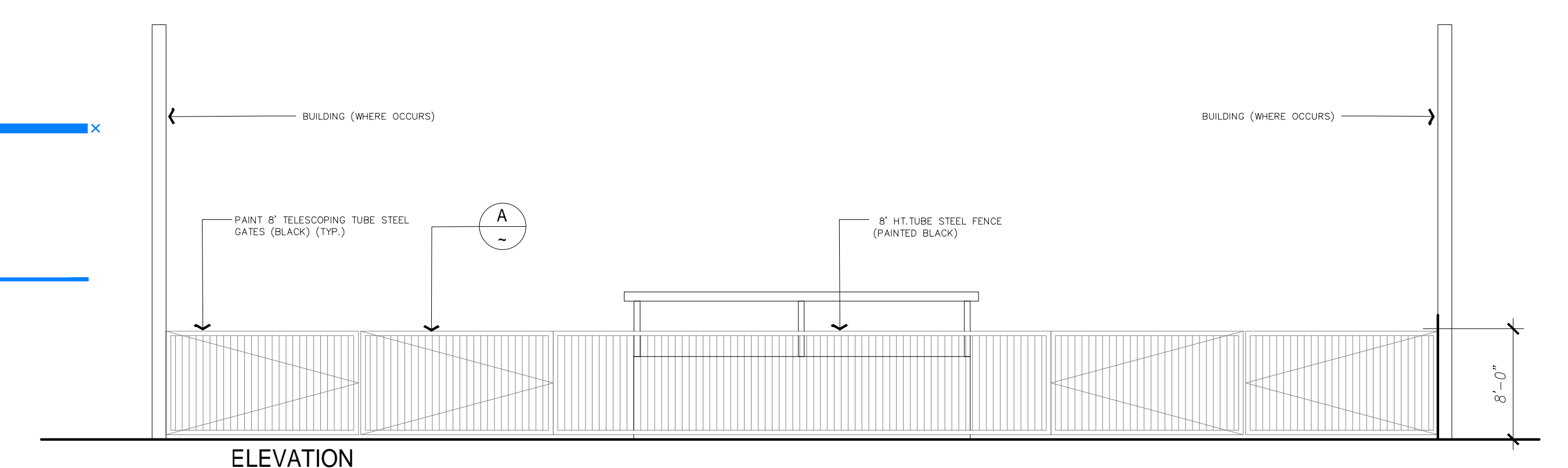
Collier Avenue

LEGEND:

FUTURE 8' HEIGHT TUBE STEEL
FENCE (PAINTED BLACK)



FUTURE 8' HEIGHT TUBE STEEL
ROLLING GATE (PAINTED BLACK)



AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA



WALL & FENCE PLAN

SHEET A16



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Scale
Job No.
Date 07-01-2021

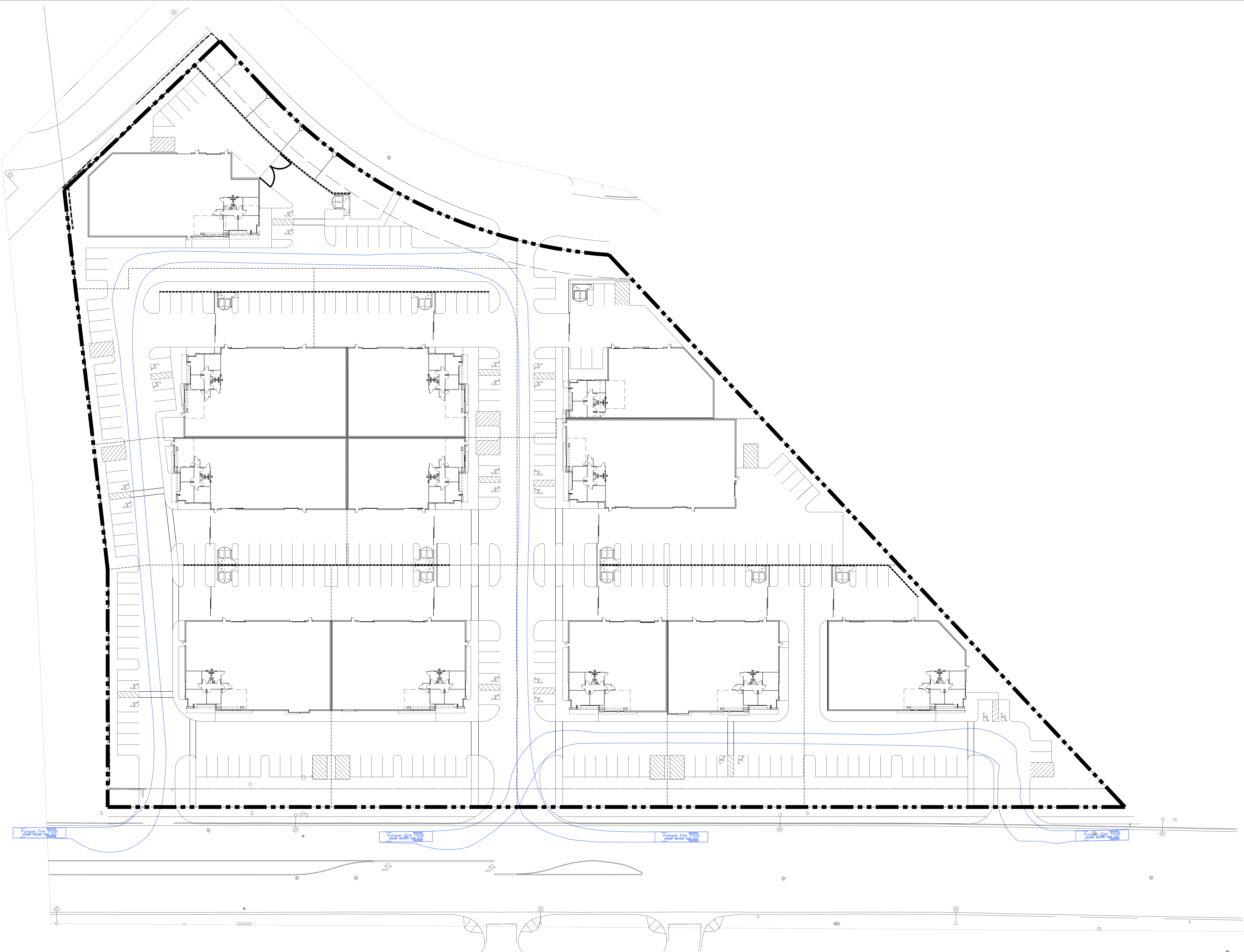
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City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



AO NO. 2020-489-00

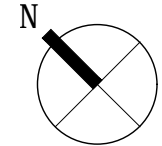
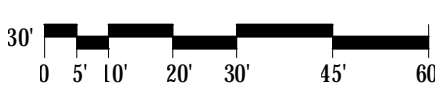
North Elsinore Business Park

LAKE ELSINORE, CA



TRUCK TURNING TEMPLATE PLAN

SHEET 17



144 North Orange Street, Orange, California 92866
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Scale 1"=30'
Job No. 2020-489-00
Date 07-01-2021

City of Lake Elsinore
City Council Approval
June 14, 2022

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham

By: Damaris Abraham

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36, AND THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA; THENCE SOUTH 46°30' EAST, ALONG SAID NORTHEASTERLY LINE OF RANCHO LA LAGUNA, 603.46 FEET; THENCE NORTH 43°30' EAST, 227.22 FEET; THENCE NORTH 36°58'16" EAST, 317.71 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 36, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 293.31 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 195.18 FEET; THENCE NORTH 89°45'40" WEST, TO A POINT WHICH BEARS SOUTH 36°58'16" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 36°58'16" EAST, A DISTANCE OF 243.54 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 15, 1955 IN BOOK 1723, PAGE 537 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED DECEMBER 9, 1963 AS INSTRUMENT NO. 129506 IN BOOK 3552, PAGE 358 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
ALL THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36, AND THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA;
THENCE SOUTH 46°30' EAST ALONG SAID NORTHEASTERLY LINE OF RANCHO LA LAGUNA 603.46 FEET;
THENCE NORTH 43°30' EAST, 227.22 FEET;
THENCE SOUTH 46°30' EAST, 290 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 43°30' EAST TO THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 9, 1963, AS INSTRUMENT NO. 129506 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE EASTERLY LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION TO A LINE THAT BEARS SOUTH 46°30' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 46°30' WEST IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
ALL THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36, AND THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA;
THENCE SOUTH 46°30' EAST ALONG SAID NORTHEASTERLY LINE OF RANCHO LA LAGUNA 603.46 FEET;
THENCE NORTH 43°30' EAST, 227.22 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 46°30' EAST 290 FEET;
THENCE NORTH 43°30' EAST, TO A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 9, 1963 AS INSTRUMENT NO. 129506 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 430 FEET, A CENTRAL ANGLE OF 42°50'45" AND AN ARC DISTANCE OF 321.55 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CONVEYANCE TO THE COUNTY OF RIVERSIDE, A DISTANCE OF 60 FEET, TO A POINT OF INTERACTION WITH A LINE THAT IS NORTH 36°58'16" EAST, 74.17 FEET, AND SOUTH 89°45'40" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°45'40" WEST TO A POINT THAT IS NORTH 36°58'16" EAST, 74.14 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°58'16" WEST, 74.14 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:
THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION WITH THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA;
THENCE 46°30' EAST, ON THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA, 603.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 43°30' EAST, 227.22 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED, TO CHARLES E. BICKER AND WIFE, BY DEED FILED FOR RECORD JANUARY 17, 1962 AS INSTRUMENT NO. 4864;
THENCE SOUTH 46°30' EAST ON THE SOUTHWESTERLY LINE OF SAID PARCEL, 660.69 FEET, MORE OR LESS TO THE EAST LINE OF SAID FRACTION SECTION 36;
THENCE SOUTH ON THE EAST LINE OF SAID SECTION 310.91 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID FRACTIONAL SECTION 36;
THENCE NORTH 43°30' WEST ON THE NORTHEASTERLY LINE OF RANCHO LA LAGUNA, 872.49 FEET TO THE TRUE POINT OF BEGINNING.

APNS: 389-220-003/004/005/006

ADDRESS: 29033 EL TORO ROAD
COLLIER AVENUE, NUMBER NOT YET ASSIGNED.

AREA

PARCEL 1: 1.15 AC GROSS = 50,207 SQ FT
PARCEL 2: 1.43 AC GROSS = 62,082 SQ FT
PARCEL 3: 1.52 AC GROSS = 66,373 SQ FT
PARCEL 4: 3.41 AC GROSS = 148,480 SQ FT

BASIS OF BEARINGS

BEARINGS HEREON ARE BASED UPON THE RANCHO LA LAGUNA LINE AS SHOWN ON PM 219-1/-7, OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA, BEING N 46° 51' 59" W

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN


FOR THE

NORTH ELSINORE BUSINESS PARK

CUP# _____

EASEMENT NOTES

CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 00128508-987-0C1-K27 DATED JUNE 1, 2020. NUMBERS SHOWN HEREON REFER TO ITEMS LISTED AS EXCEPTIONS AND EXCLUSIONS IN SAID REPORT.


EASEMENTS SHOWN THUS  ARE PLOTTED HEREON.

- 1.1 THE CENTERLINE OF A UNDISCLOSED WIDTH RIGHT OF WAY EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION, REPLACEMENT AND REMOVAL OF ELECTRICAL LINES AND TELEPHONE LINES RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 1963-107712.
- 1.2 THE CENTERLINE OF A UNDISCLOSED WIDTH RIGHT OF WAY EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION, REPLACEMENT AND REMOVAL OF ELECTRICAL LINES AND TELEPHONE LINES RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 1963-107713.
2. A 5' WIDE EASEMENT IN FAVOR OF ANNA LEE BIECHER, RESERVED FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 28, 1965 AS INSTRUMENT NUMBER 1965-110956, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RE-RECORDED MARCH 10, 1966 AS INSTRUMENT NUMBER 1966-25699, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. A 5' WIDE EASEMENT IN FAVOR OF JACK L. WILLIAMS AND DARLA R. WILLIAMS, RESERVED FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 21, 1976 AS INSTRUMENT NUMBER 1976-140719, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. A 40' EASEMENT IN FAVOR OF MICHAEL J. HILLSTROM AND JOYCE HILLSTROM FOR RIGHT OF WAY FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, GAS, WATER, SEWER, ELECTRICITY, AND OTHER UTILITIES RECORDED NOVEMBER 16, 1988 AS INSTRUMENT NUMBER 1988-334581, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, FOR DRAINAGE, PUBLIC UTILITIES, WIRES, CABLES, CONDUITS, STORM SEWERS, SANITARY SEWERS AND WATER PIPELINES, RECORDED NOVEMBER 23, 1999 AS INSTRUMENT NUMBER 1999-514924, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, FOR SLOPES, RECORDED NOVEMBER 23, 1999 AS INSTRUMENT NUMBER 1999-514925, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. AN AGREEMENT BETWEEN PROPERTY OWNERS HILLSTROMS AND THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION CONTAINING AMONG OTHER THINGS AN EASEMENT FOR ENCROACHMENT OF PRIVATELY OWNED DRAINAGE FACILITIES INTO CITY-OWNED PROPERTY, RECORDED OCTOBER 12, 2012 AS INSTRUMENT NO. 2012-0499935, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT NATURE AND LOCATION OF THE EASEMENTS OR ENCROACHMENTS CANNOT BE DETERMINED AS THE RECORDED DOCUMENT IS INCOMPLETE, MISSING SEVERAL PAGES AND REFERENCED EXHIBITS.
- 4A. A 40' EASEMENT IN FAVOR OF MICHAEL J. HILLSTROM AND JOYCE HESS HILLSTROM, TRUSTEES OF THE HILLSTROM FAMILY TRUST FOR RIGHT OF WAY FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, GAS, WATER, SEWER, ELECTRICITY, AND OTHER UTILITIES RECORDED JULY 24, 1990 AS INSTRUMENT NUMBER 1990-271083, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOPOGRAPHY SOURCE

CONTOURS SHOWN HEREON ARE BASED ON AN AERIAL SURVEY PERFORMED ON FEBRUARY 5, 2020. FIELD CONTROL SET BY IE SURVEY AND ENGINEERING, INC. ON FEBRUARY 3, 2020.

CONTOUR INTERVAL: 1'

BENCHMARK: ELEVATIONS ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD 1988. TEMPORARY BENCHMARK IS A PK NAIL IN ASPHALT NORTHERLY OF PROPERTY. ELEV 1277.71'. SHOWN HEREON AS .

ZONING

M-1 (LIMITED MANUFACTURING)

SETBACKS-REFER TO CITY ZONING ORDINANCE FOR EXCEPTIONS
FRONT-AVERAGE 20 FEET BUT NOT LESS THAN 15'
SIDE, STREET-AVERAGE 20 FEET BUT NOT LESS THAN 15'
SIDE, INTERIOR-0'
REAR, INTERIOR-0'

PARKING: AS PROVIDED BY LEMC CHAPTER 17.148

BUILDING HEIGHT
40 FOOT MAXIMUM UNLESS OTHERWISE PROVIDED BY LEMC 17.136.030

GENERAL PLAN DESIGNATION

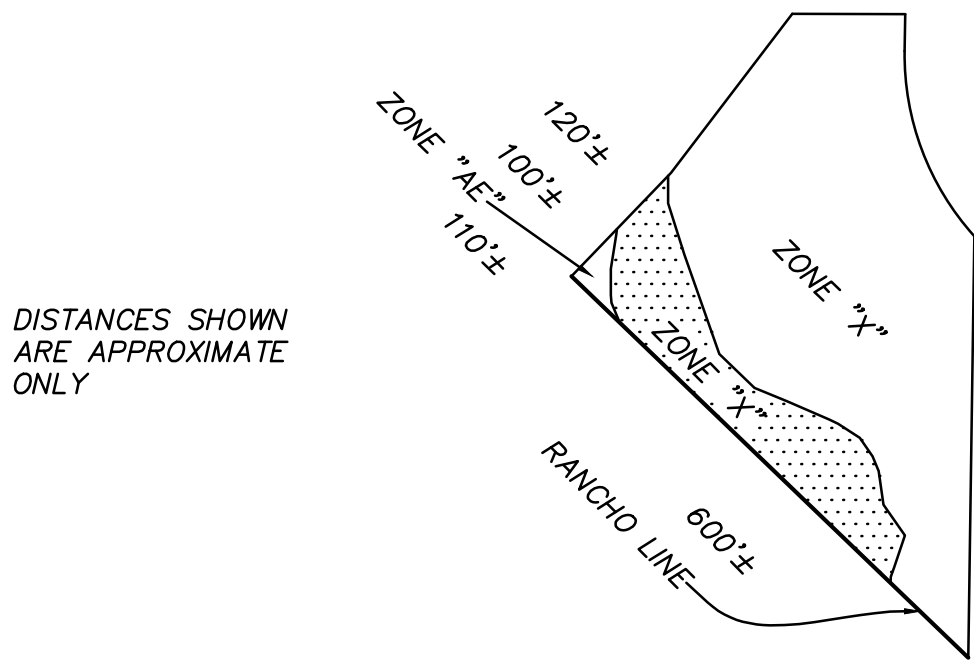
BUSINESS PROFESSIONAL

UTILITIES

UTILITIES SHOWN HEREON ARE PLOTTED FROM OBSERVATION OF SURFACE MANIFESTATIONS OF UNDERGROUND UTILITIES AND FROM EXAMINATION OF AVAILABLE PUBLIC RECORD PLANS. THE PROPERTY IS SERVED BY WATER, SEWER, & OVERHEAD ELECTRICAL.

FLOOD STATEMENT

THE PROPERTY LIES WITHIN FEMA FLOOD INSURANCE RATE MAP NO. 06065C PANEL 2028G, EFFECTIVE DATE AUGUST 28, 2008, AND IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

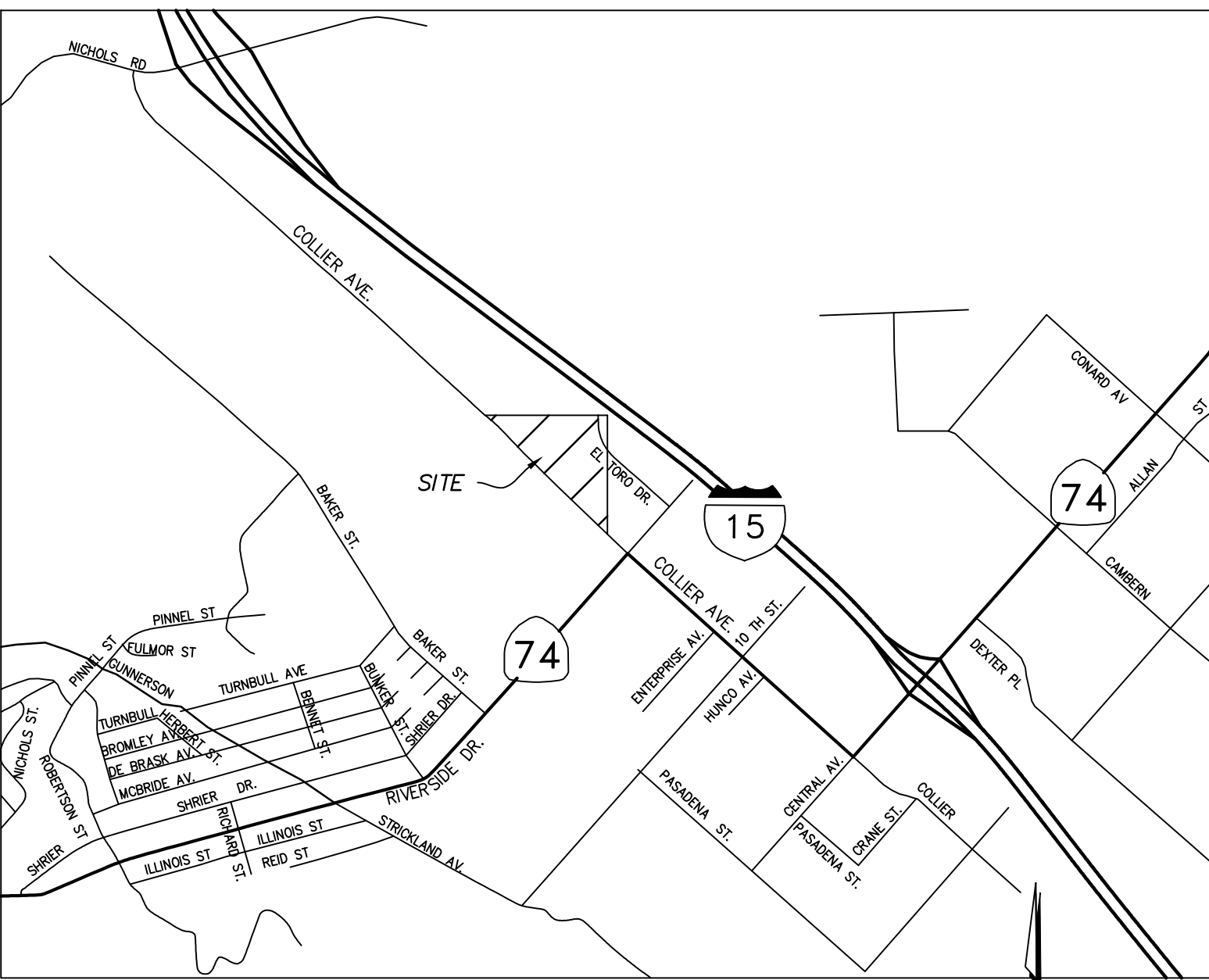


DISTANCES SHOWN
ARE APPROXIMATE
ONLY

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SHADED ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

ZONE AE: SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED TO BE AT ELEV. 1261.



VICINITY MAP

NO SCALE

APPLICANT:

SADDLEBACK ASSOCIATES
c/o Mark Severson, President
27405 Puerta Real, Suite 120
Mission Viejo, CA 92691
Tel: (949) 635-1970
Email: mseverson@saddlebackassociates.com

GEOTECHNICAL ENGINEER:

EnGen Corporation
41625 Enterprise Circle S., Suite B-2, Temecula, CA 92590
(951) 296-3511
EnGen Project No. 4626GS

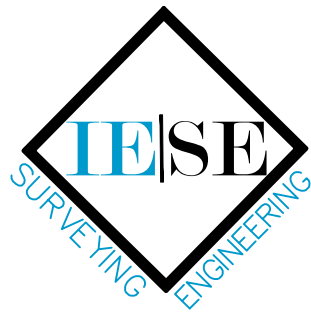
EARTHWORK QUANTITIES

CUT:	17,000 Cu. Yds.
FILL:	7,000 Cu. Yds.
BALANCE:	10,000 Cu. Yds (EXPORT)

NOTE: EARTHWORK QUANTITIES BASED ON AN ASSUMED ONSITE TRAFFIC INDEX (TI) OF 6 & PER GEOTECH PAVING RECOMMENDATIONS.

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: EXISTING SITE PLAN
SHEET 3: PRELIMINARY GRADING PLAN
SHEET 4: CROSS SECTIONS
SHEET 5: WET UTILITY PLAN



IE SURVEY & ENGINEERING, INC.

41146 ELAM STREET, SUITE G
MURRIETA, CA 92562
T: (951) 698-1890
E: INFO@IESURVEYANDENG.COM



SOURCE OF TOPOGRAPHY

ON-SITE FIELD SURVEY BY INLAND EMPIRE SURVEY AND ENGINEERING, INC. ON 2-3-2020
AERIAL SURVEY PERFORMED BY TERRASCRIIBE ON 2-5-2020

SCALE:

1"= 40'

BENCH MARK:

ELEVATIONS SHOWN HEREON ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD88

DATE: 8-3-2021

PREPARED BY:

John B. Rogers, P.E., R.C.E. No. 22428

DATE

SEAL

MARK

REVISIONS

APPR.

DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

REMON HABIB, PE RCE No. 83156
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

Underground Service Alert



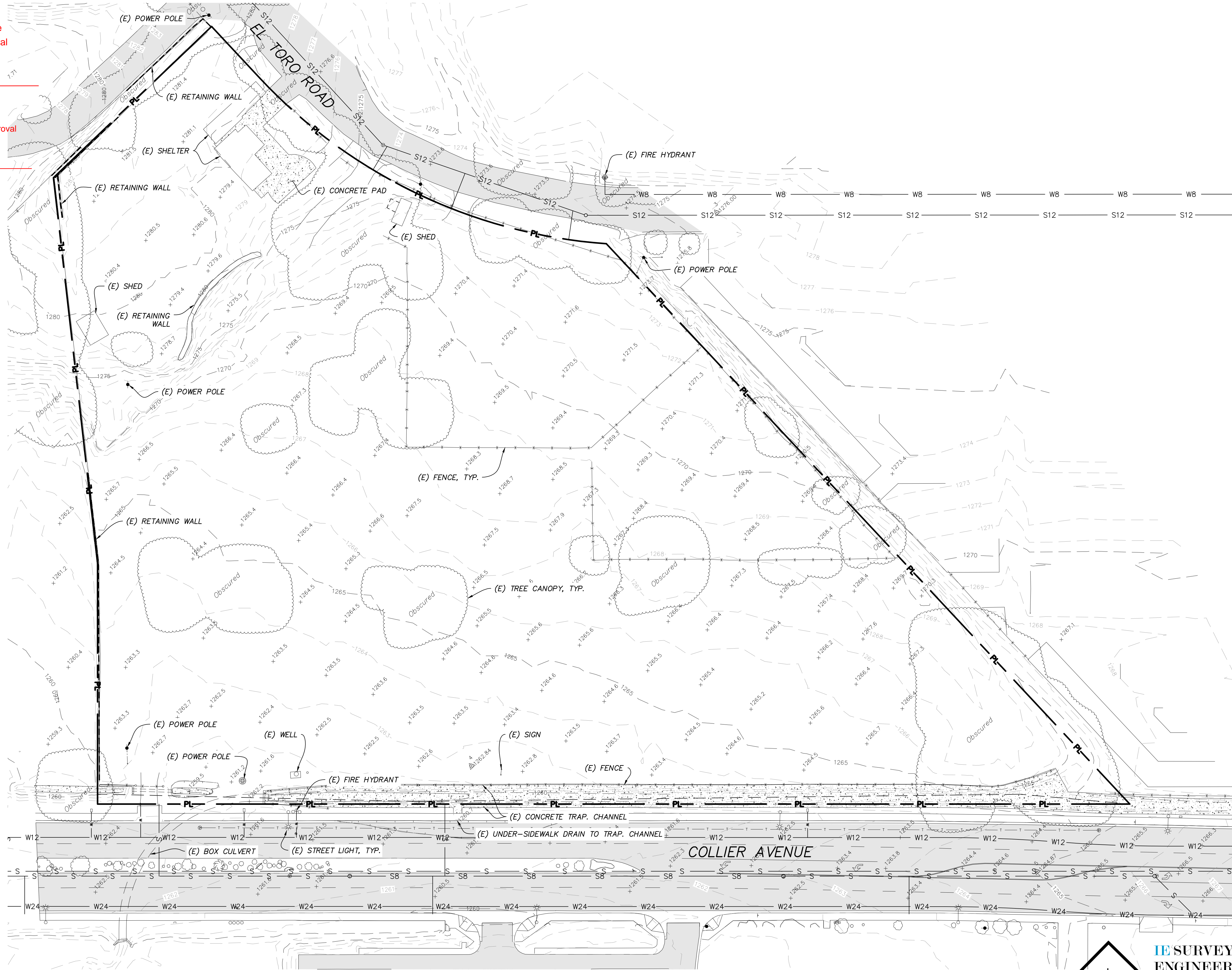
TWO WORKING DAYS BEFORE YOU DIG

City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham



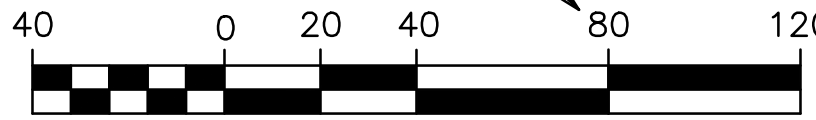
Underground Service Alert



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SCALE: 1"= 40'

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					John B. Rogers, P.E., R.C.E. No. 22428		ON-SITE FIELD SURVEY BY INLAND EMPIRE SURVEY AND ENGINEERING, INC. ON 2-3-2020 AERIAL SURVEY PERFORMED BY TERRASCRIBE ON 2-5-2020 SCALE: 1"= 40'	EXISTING CONDITIONS	2
							BENCH MARK: ELEVATIONS SHOWN HEREON ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD88.	APN 389-220-003 THRU APN 389-220-004 NORTH ELSINORE BUSINESS PARK	5
							DATE: 8-3-2021		OF SHEETS
									FILE No.

City of Lake Elsinore
City Council Approval
June 14, 2022

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
May 3, 2022

By: Damaris Abraham

ENGINEER'S NOTES:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A DILIGENT SEARCH OF ALL AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOILS ENGINEER, GRADING CONTRACTOR, AND UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING/PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.

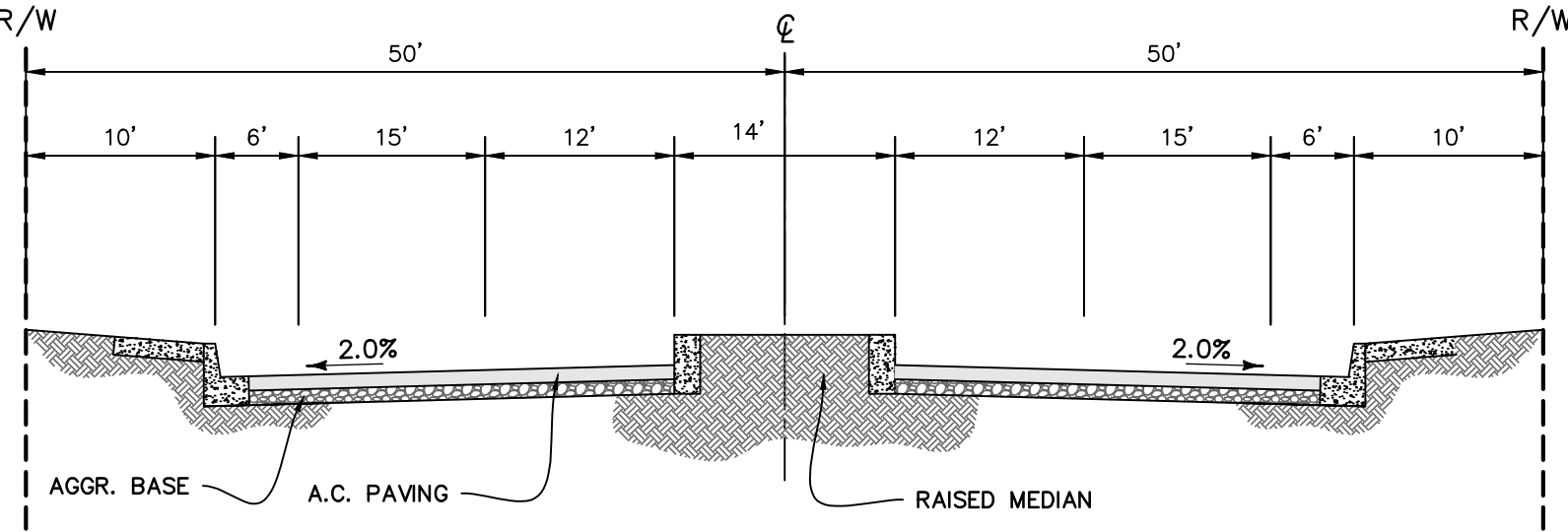
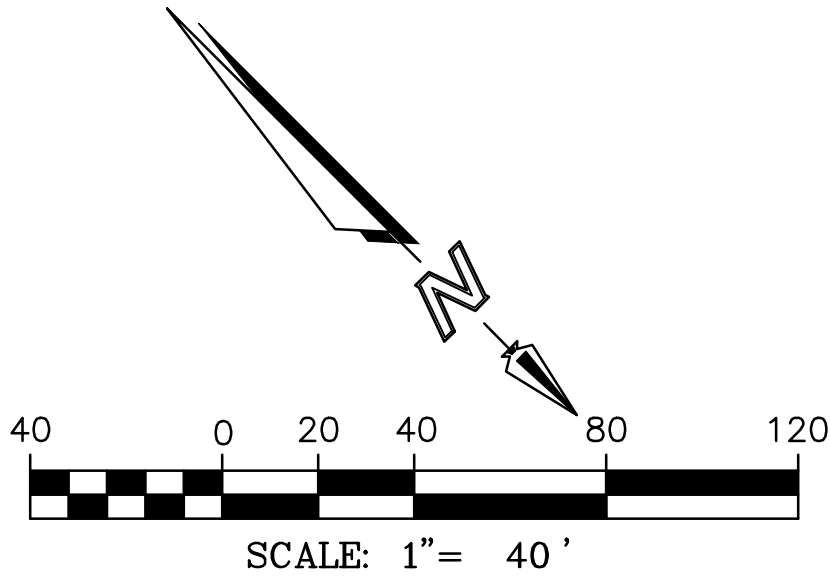
NO WORK SHALL COMMENCE WITHIN ROAD RIGHT-OF-WAY (R/W) PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT BY THE CITY.

THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE DRAINAGE ACROSS THE PROPERTY LINE DOES NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING.

THE ENGINEER OF RECORD WHO PREPARED AND SIGNED THE GRADING PLAN HAS VERIFIED THAT THE PROPOSED DRAINAGE SYSTEM IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN OF THE SITE AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

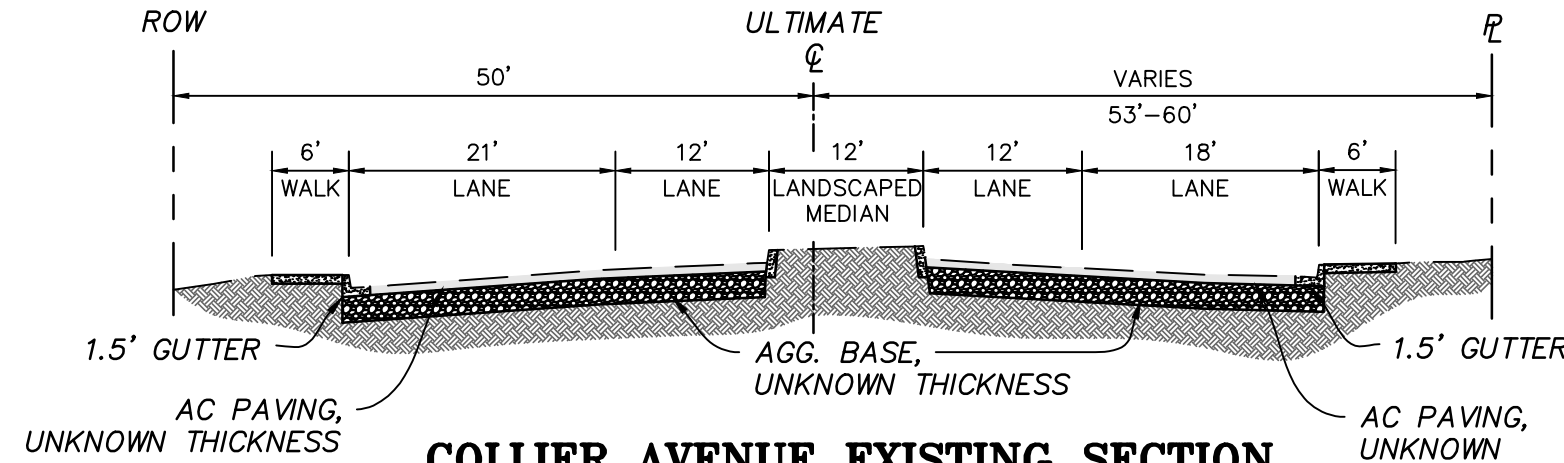
EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

EARTHWORK QUANTITIES ARE ESTIMATES ONLY BASED UPON THE TOPO AND SHALL ONLY BE USED FOR PLANNING PURPOSES ONLY. THERE MAY BE UNFORSEEN OR OTHERWISE UNQUANTIFIABLE VARIABLES THAT MAY AFFECT THE EARTHWORK QUANTITIES SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DETERMINE THEIR OWN EARTHWORK QUANTITIES FOR PURPOSES OF BIDDING AND PLANNING. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED WITH THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS.



COLLIER AVENUE 100 R/W ULTIMATE TYPICAL SECTION

LOOKING N/W MAJOR HIGHWAY (4-LANE) PER CITY STANDARD 100C
NO SCALE



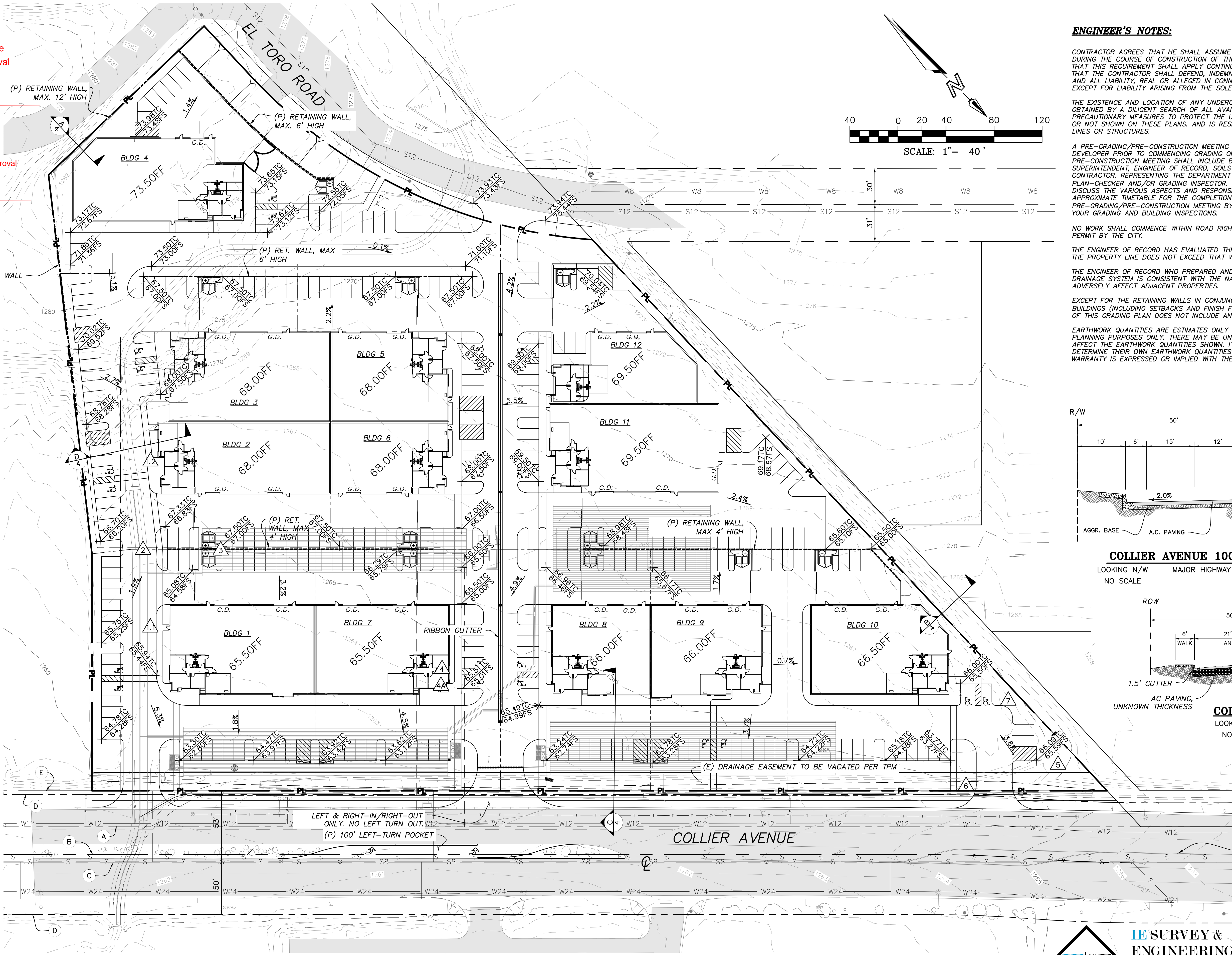
COLLIER AVENUE EXISTING SECTION

LOOKING N/W
NO SCALE

CENTERLINE, RIGHT-OF-WAY, PROPERTY LINE NOTES

- A RANCHO LINE PER PM 32991 PARCEL MB 219
- B ULTIMATE CENTERLINE
- C CENTERLINE PER RS 74/82
- D ULTIMATE RIGHT-OF-WAY
- E PL PER LEGAL DESCRIPTION

(E) DOUBLE YELLOW STRIPING TO BE CHANGED TO 12-INCH WIDE, 8-INCH HIGH RAISED MEDIAN CURB TO DETER LEFT-HAND TURNS INTO RV LOT SOUTHERLY OF SUBJECT LOT.



Underground Service Alert



MARK REVISIONS

APPR. DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

PREPARED BY:

SEAL



SOURCE OF TOPOGRAPHY

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AERIAL SURVEY PERFORMED BY TERRASCRIIBE ON 2-5-2020

SCALE: 1" = 40'

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ELEVATIONS SHOWN HEREON
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CITY OF LAKE ELSINORE

PRELIMINARY GRADING PLAN

APN 389-220-003 THRU APN 389-220-004
NORTH ELSINORE BUSINESS PARK

SHEET 3

OF SHEETS

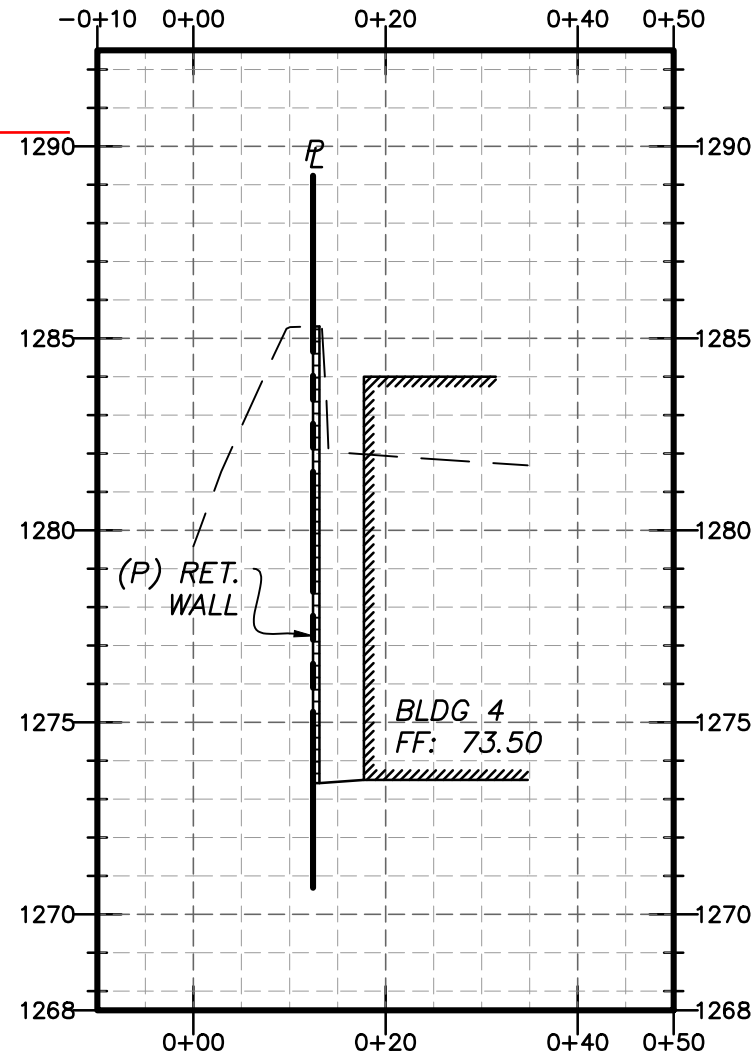
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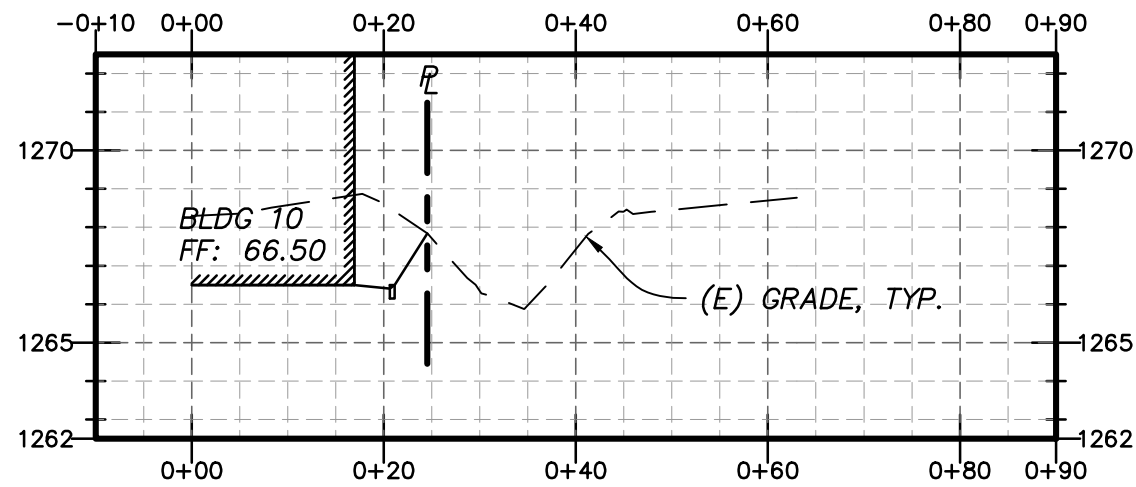
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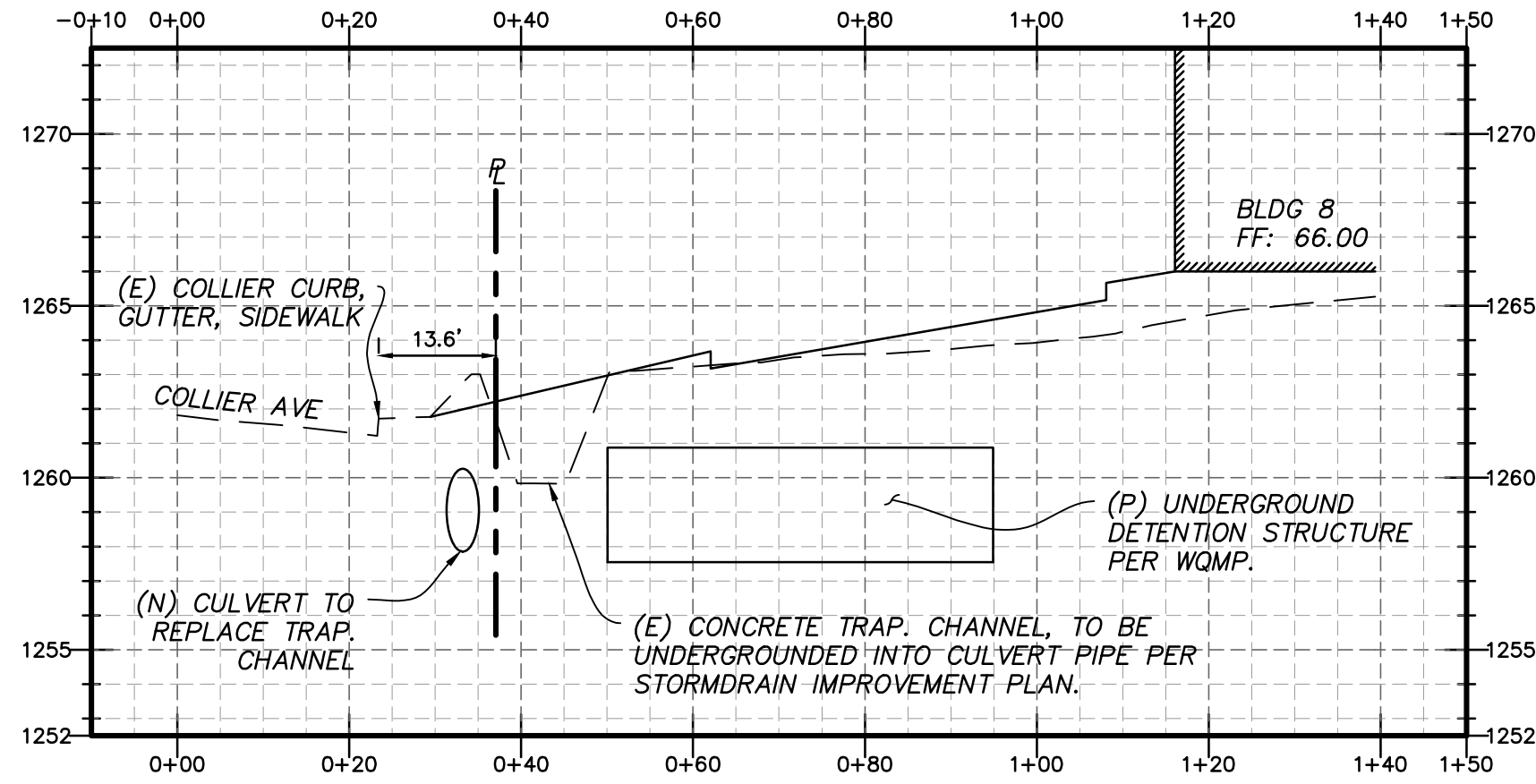
CROSS SECTION A-A

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



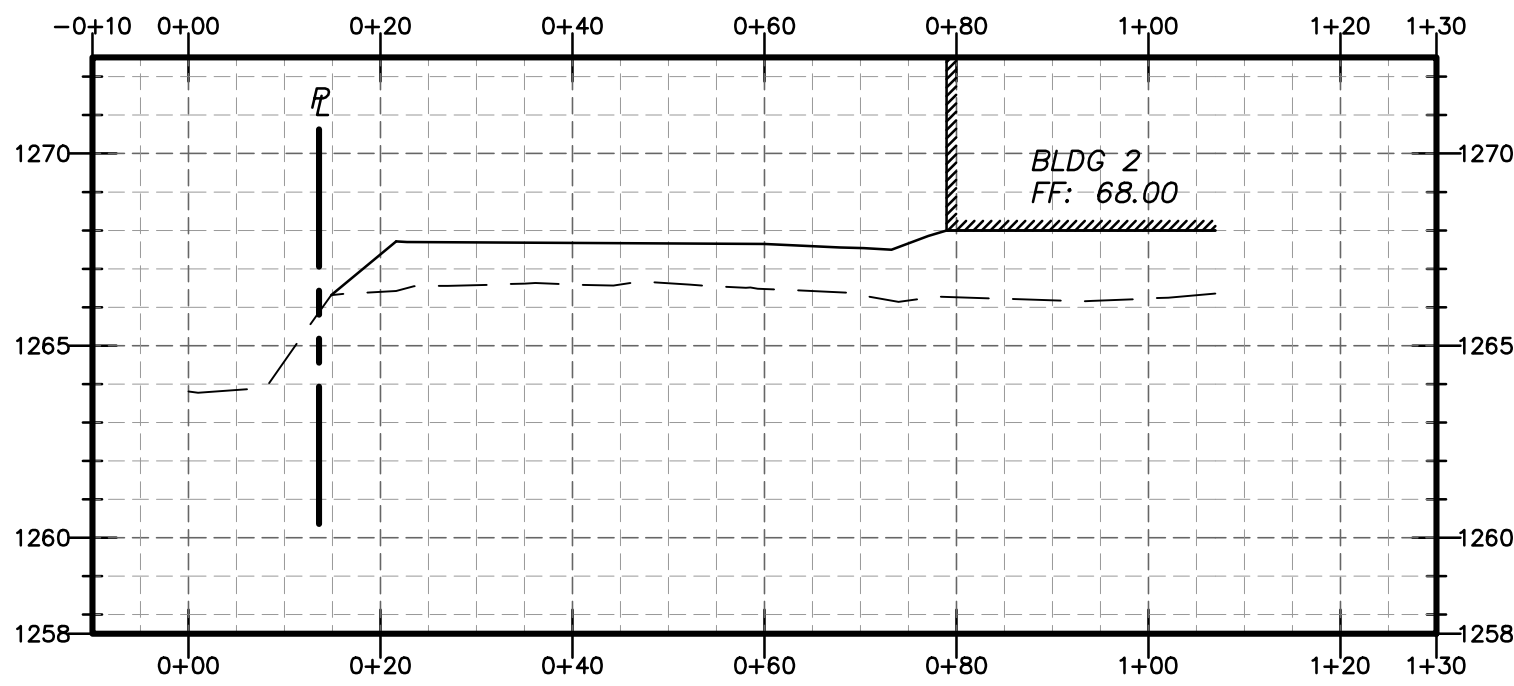
CROSS SECTION B-B

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



CROSS SECTION C-C

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



CROSS SECTION D-D

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

Underground Service Alert



TWO WORKING DAYS BEFORE YOU DIG



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REMON HABIB, PE RCE No. 83156
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

PREPARED BY:

John B. Rogers, P.E., R.C.E. No. 22428

DATE

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CITY OF LAKE ELSINORE

CROSS SECTIONS

APN 389-220-003 THRU APN 389-220-004
NORTH ELSINORE BUSINESS PARK

SHEET

4

OF

5

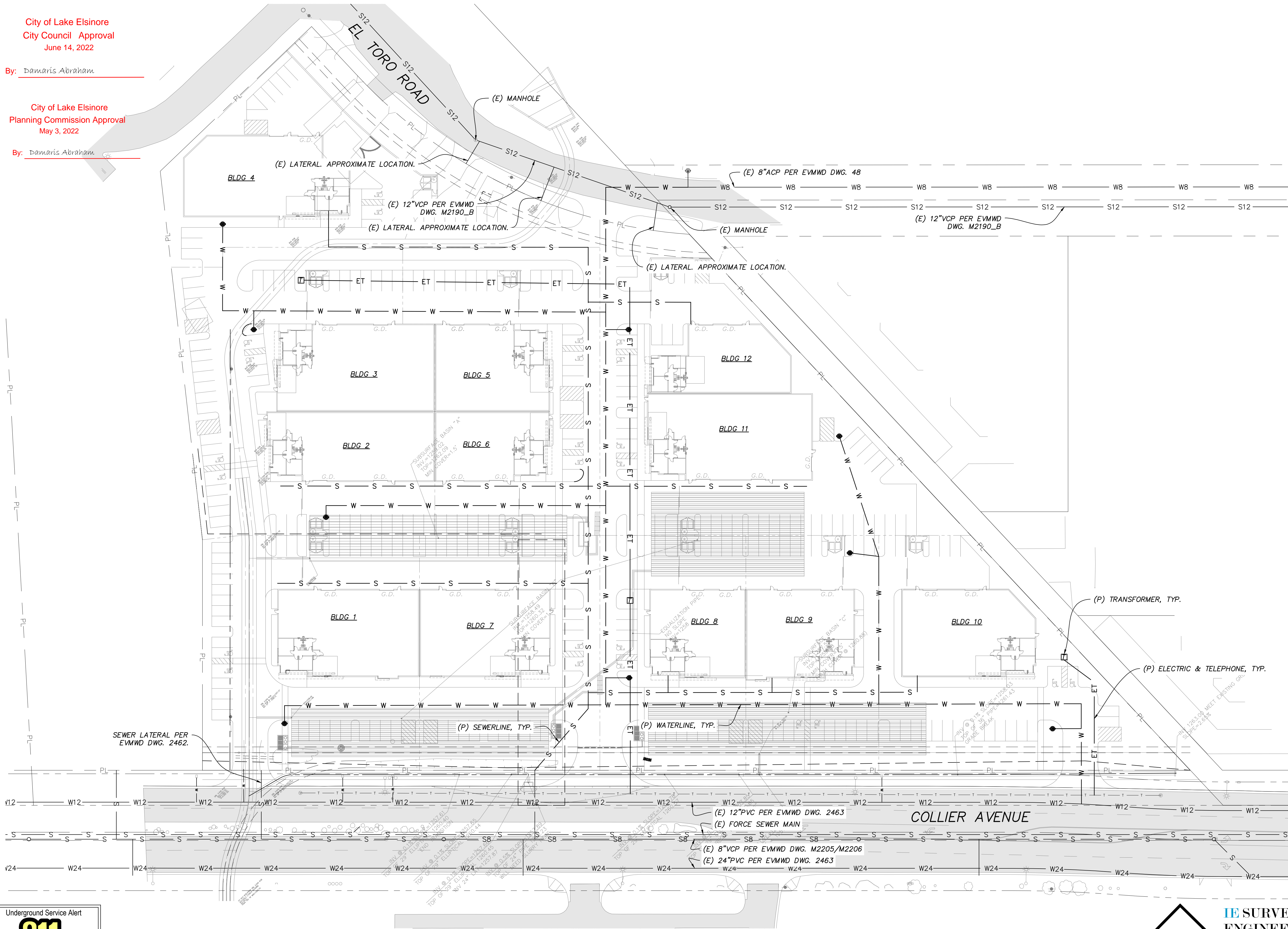
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UTILITY NOTES

1. WATER LINES & HYDRANTS SHOWN SHALL BE WITHIN EVMWD-OWNED 20' WIDE EASEMENT, LOCATED 10' ON EITHER SIDE OF WATER LINE.
2. SEPARATE DCDA'S & FDC'S REQUIRED FOR EACH BUILDING.
3. BASIC POWER & TELEPHONE BACKBONE SHOWN. ADDITIONAL TRANSFORMERS & PULL BOXES WILL BE REQUIRED.

SEWER LATERAL PER
EVMWD DWG. 2462.

(P) SEWERLINE, TYP.

(P) WATERLINE, TYP.

(P) TRANSFORMER, TYP.

(P) ELECTRIC & TELEPHONE, TYP.

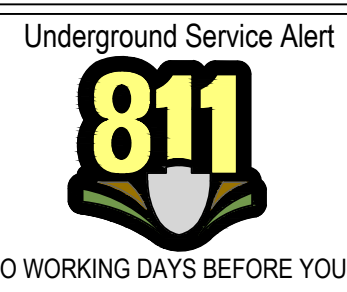
COLLIER AVENUE

(E) 12"VCP PER EVMWD DWG. 2463

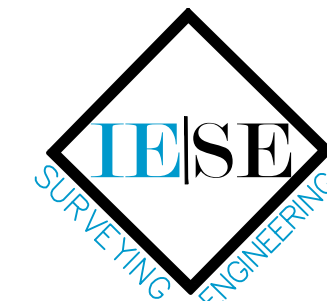
(E) FORCE SEWER MAIN

(E) 8"VCP PER EVMWD DWG. M2205/M2206

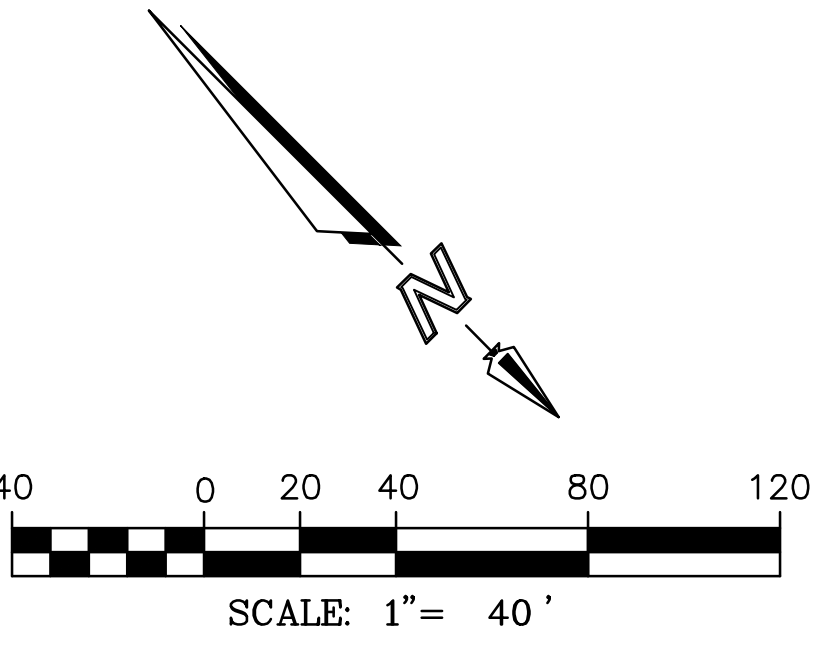
(E) 24"VCP PER EVMWD DWG. 2463



NOTE: ALL SEWER LATERALS TO BUILDINGS TO BE 6-INCH VCP. ALL WATER LINE SERVICE CONNECTIONS TO BUILDINGS TO BE 2-INCH WATER SERVICE, MINIMUM. ALL SERVICE CROSSINGS TO COMPLY WITH EVMWD SERVICE CROSSING STANDARDS.



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MARK	REVISIONS	APPR.	DATE	PREPARED BY:	SEAL	SOURCE OF TOPOGRAPHY	CITY OF LAKE ELSINORE	SHEET
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PLANT LEGEND

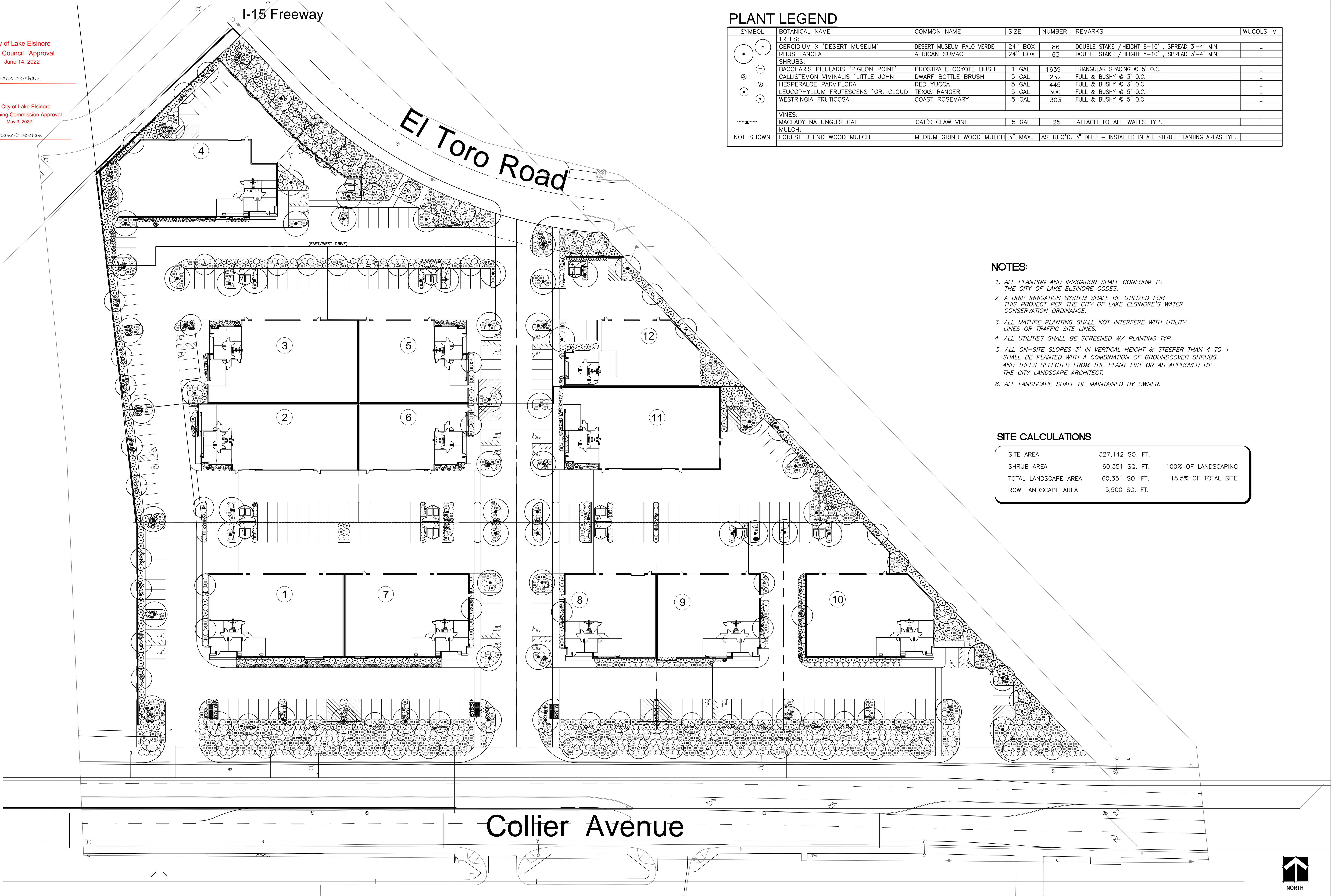
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV																																																																									
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div></div></div> <tr><td>TREES:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>CERCIDIUM X 'DESERT MUSEUM'</td><td>DESERT MUSEUM PALO VERDE</td><td>24" BOX</td><td>86</td><td>DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.</td><td>L</td></tr> <tr><td>RHUS LANCEA</td><td>AFRICAN SUMAC</td><td>24" BOX</td><td>63</td><td>DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.</td><td>L</td></tr> <tr><td>SHRUBS:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>BACCHARIS PILULARIS 'PIGEON POINT'</td><td>PROSTRATE COYOTE BUSH</td><td>1 GAL</td><td>1639</td><td>TRIANGULAR SPACING @ 5' O.C.</td><td>L</td></tr> <tr><td>CALLISTEMON VIMINALIS 'LITTLE JOHN'</td><td>DWARF BOTTLE BRUSH</td><td>5 GAL</td><td>232</td><td>FULL & BUSHY @ 3' O.C.</td><td>L</td></tr> <tr><td>HESPERALOE PARVIFLORA</td><td>RED YUCCA</td><td>5 GAL</td><td>445</td><td>FULL & BUSHY @ 3' O.C.</td><td>L</td></tr> <tr><td>LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'</td><td>TEXAS RANGER</td><td>5 GAL</td><td>300</td><td>FULL & BUSHY @ 5' O.C.</td><td>L</td></tr> <tr><td>WESTRINGIA FRUTICOSA</td><td>COAST ROSEMARY</td><td>5 GAL</td><td>303</td><td>FULL & BUSHY @ 5' O.C.</td><td>L</td></tr> <tr><td rowspan="2"><div><div><div></div><div></div></div><div><div></div><div></div></div></div></td><td>VINES:</td><td></td><td></td><td></td><td></td></tr> <tr><td>MACFADYENA UNGUIS CATI</td><td>CAT'S CLAW VINE</td><td>5 GAL</td><td>25</td><td>ATTACH TO ALL WALLS TYP.</td><td>L</td></tr> <tr><td rowspan="2">NOT SHOWN</td><td>MULCH:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>FOREST BLEND WOOD MULCH</td><td>MEDIUM GRIND WOOD MULCH 3" MAX.</td><td colspan="4">AS REQ'D, 3" DEEP -- INSTALLED IN ALL SHRUB PLANTING AREAS TYP.</td></tr>	TREES:						CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	86	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L	RHUS LANCEA	AFRICAN SUMAC	24" BOX	63	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L	SHRUBS:						BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	1639	TRIANGULAR SPACING @ 5' O.C.	L	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	232	FULL & BUSHY @ 3' O.C.	L	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	445	FULL & BUSHY @ 3' O.C.	L	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	TEXAS RANGER	5 GAL	300	FULL & BUSHY @ 5' O.C.	L	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	303	FULL & BUSHY @ 5' O.C.	L	<div><div><div></div><div></div></div><div><div></div><div></div></div></div>	VINES:					MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	25	ATTACH TO ALL WALLS TYP.	L	NOT SHOWN	MULCH:						FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH 3" MAX.	AS REQ'D, 3" DEEP -- INSTALLED IN ALL SHRUB PLANTING AREAS TYP.			
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NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF LAKE ELSINORE CODES.
- A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF LAKE ELSINORE'S WATER CONSERVATION ORDINANCE.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- ALL ON-SITE SLOPES 3' IN VERTICAL HEIGHT & STEEPER THAN 4 TO 1 SHALL BE PLANTED WITH A COMBINATION OF GROUNDCOVER SHRUBS, AND TREES SELECTED FROM THE PLANT LIST OR AS APPROVED BY THE CITY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.

SITE CALCULATIONS

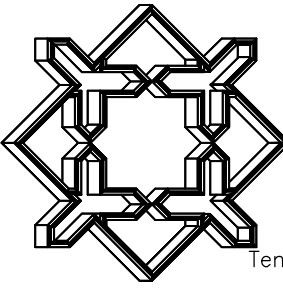
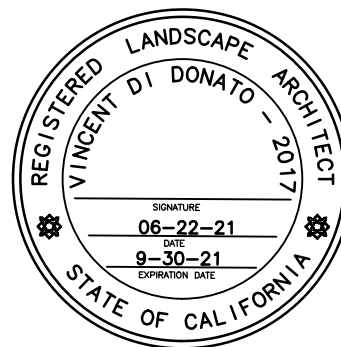
SITE AREA	327,142 SQ. FT.	
SHRUB AREA	60,351 SQ. FT.	100% OF LANDSCAPING
TOTAL LANDSCAPE AREA	60,351 SQ. FT.	18.5% OF TOTAL SITE
ROW LANDSCAPE AREA	5,500 SQ. FT.	



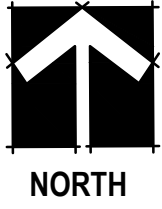
SADDLEBACK/ ELSINORE BUSINESS PARK LAKE ELSINORE, CA (Existing Collier Avenue Street Conditions) CONCEPTUAL LANDSCAPE PLAN 6-22-2021

Saddleback | Associates, Inc.

MP1C



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Irvine, CA 92614 (951) 296-6802 JOB# 20-126



Scale 1"=30'-0"
Job No. 20-126
Date 6-22-2021