

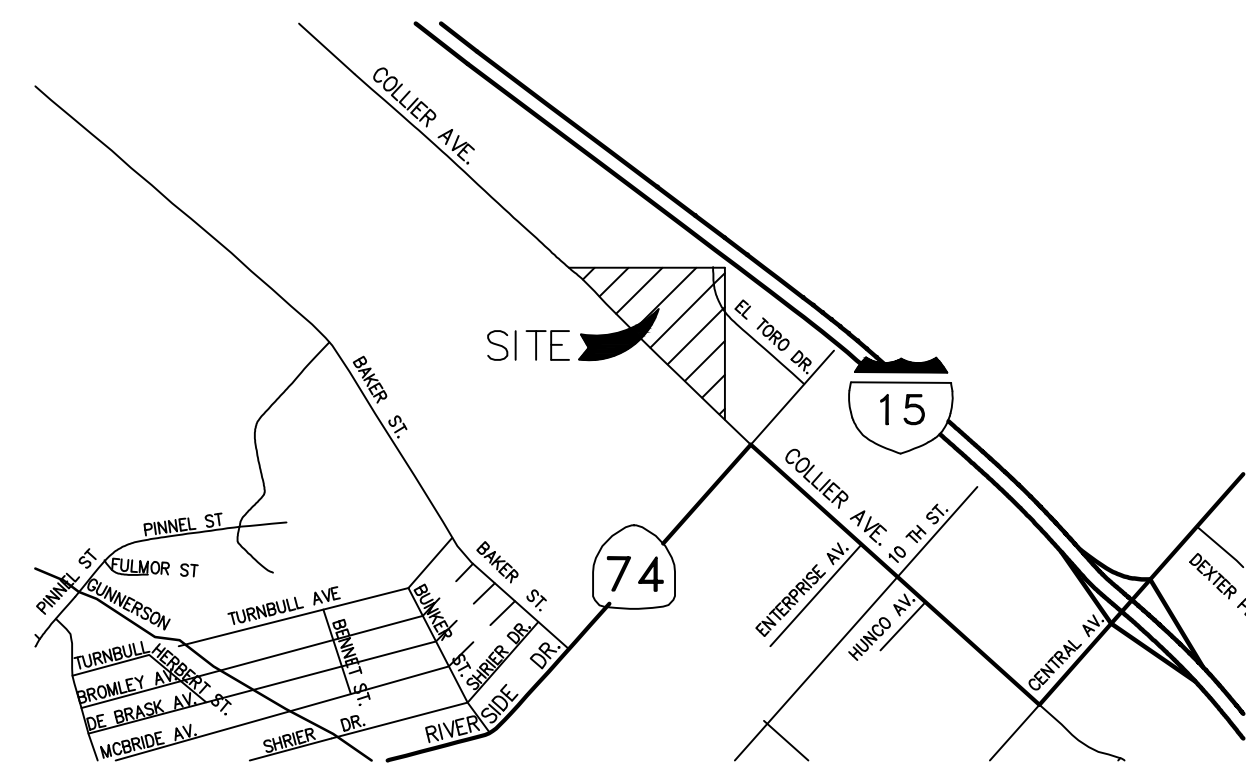
# TENTATIVE PARCEL MAP 38124

## NORTH ELSINORE BUSINESS PARK APRIL 2021

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, CALIFORNIA.

### EASEMENT NOTES

- 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, 1985 AS INSTRUMENT NUMBER 1985-110956, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RE-RECORDED MARCH 10, 1986 AS INSTRUMENT NUMBER 1986-25699, 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.
  - 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.
  - 5 AN EASEMENT IN FAVOR OF THE CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, FOR DRAINAGE, PUBLIC UTILITIES, WRES, CABLES, CONDUITS, STORM 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.



**VICINITY MAP**  
**THOMAS GUIDE REF.:**  
**PAGE 866, GRID C1**  
 NOT TO SCALE

### PARCEL SUMMARY

PAR. No.	AREA	AREA SQ. FT.	BUILDING AREA	PARKING SPACES
1	0.86AC NET	37,263 SQ. FT.	9,000 SQ. FT.	36 SPACES
2	0.50AC NET	21,662 SQ. FT.	8,300 SQ. FT.	21 SPACES
3	0.65AC NET	28,431 SQ. FT.	9,850 SQ. FT.	27 SPACES
4	0.88AC NET	38,445 SQ. FT.	9,140 SQ. FT.	19 SPACES
5	0.50AC NET	21,635 SQ. FT.	7,070 SQ. FT.	18 SPACES
6	0.34AC NET	14,964 SQ. FT.	5,595 SQ. FT.	13 SPACES
7	0.71AC NET	31,014 SQ. FT.	8,270 SQ. FT.	26 SPACES
8	0.58AC NET	25,096 SQ. FT.	6,120 SQ. FT.	21 SPACES
9	0.52AC NET	22,863 SQ. FT.	7,000 SQ. FT.	20 SPACES
10	0.80AC NET	34,672 SQ. FT.	8,220 SQ. FT.	23 SPACES
11	0.71AC NET	31,134 SQ. FT.	10,200 SQ. FT.	33 SPACES
12	0.46AC NET	19,963 SQ. FT.	5,900 SQ. FT.	14 SPACES
<b>TOTAL</b>	<b>7.51AC NET</b>	<b>327,142 SQ. FT.</b>	<b>94,665 SQ. FT.</b>	<b>271 SPACES</b>

### PARKING NOTES:

- PARKING ON EACH PARCEL IS RESERVED FOR EXCLUSIVE USE OF TENANTS AND GUESTS OF THAT PARCEL
- LISTED SPACES INCLUDE REQUIRED ACCESSIBLE SPACES AS WELL AS ONE 12' x 20' LOADING SPACE FOR EACH PARCEL

### GENERAL NOTES

PREPARED BY:  
  
**IE SURVEY & ENGINEERING, INC.**  
 4166 ELM STREET, SUITE G  
 MURHETA, CA 95562  
 T: (916) 698-1898  
 E: INFO@IESURVEYANDENG.COM

**APPLICANT:**  
 SADDLEBACK ASSOCIATES  
 MARK SEVERSON, PRESIDENT  
 27405 PUERTA REAL, SUITE 120 MISSION VIEJO CA 92691  
 PHONE (951) 719-2600  
 EMAIL MSEVERSON@SADDLEBACKASSOCIATES.COM

**DEVELOPMENT CONSULTANT:**  
 MARKHAM DEVELOPMENT STRATEGIES, LLC  
 28693 OLD TOWN FRONT STREET, SUITE 300-D,  
 TEMECULA CA 92590  
 PHONE 909-332-8482  
 EMAIL LRMM@MARKHAMDS.COM

**FLOOD ZONING:**  
 FLOOD PANEL NO. 06065C2028G  
 FLOOD ZONE: ZONE X, SHADED ZONE X, AND ZONE AE  
 PROPERTY NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS  
 PROPERTY NOT IN A SPECIAL ZONE  
 PROPERTY IS NOT IN A FIRE HAZARD ZONE  
 PROPERTY PARTIALLY WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD  
 PORTION OF PROPERTY SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN  
 PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT  
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

ZONING: M1, LIMITED MANUFACTURING  
 GENERAL PLAN DESIGNATION: LIMITED INDUSTRIAL  
 NO CHANGES PROPOSED

ASSESSOR'S PARCEL NO.: 389-220-003, 004, 005, 006  
 ADDRESS: COLLIER AVENUE (NO NUMBERS ASSIGNED)  
 NUMBER OF PARCELS: 12

TOTAL ACREAGE: 7.51 GROSS ACRES  
 7.51 NET ACRES

SOURCE OF TOPOGRAPHY:  
 AERIAL SURVEY PERFORMED ON 2/5/2020

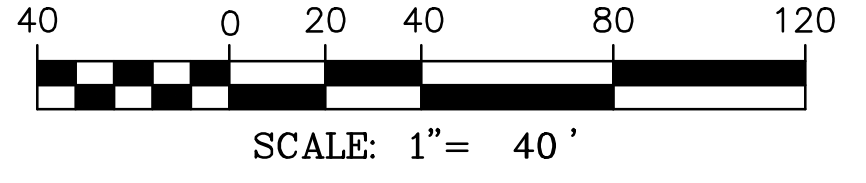
CONTOUR INTERVAL: 1'  
 SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

**UTILITIES:**  
 TELEPHONE \_\_\_\_\_ FRONTIER  
 CABLE \_\_\_\_\_ FRONTIER  
 WATER \_\_\_\_\_ EVMD  
 SEWER \_\_\_\_\_ EVMD  
 ELECTRICITY \_\_\_\_\_ SOUTHERN CALIFORNIA EDISON  
 GAS \_\_\_\_\_ SOUTHERN CALIFORNIA GAS

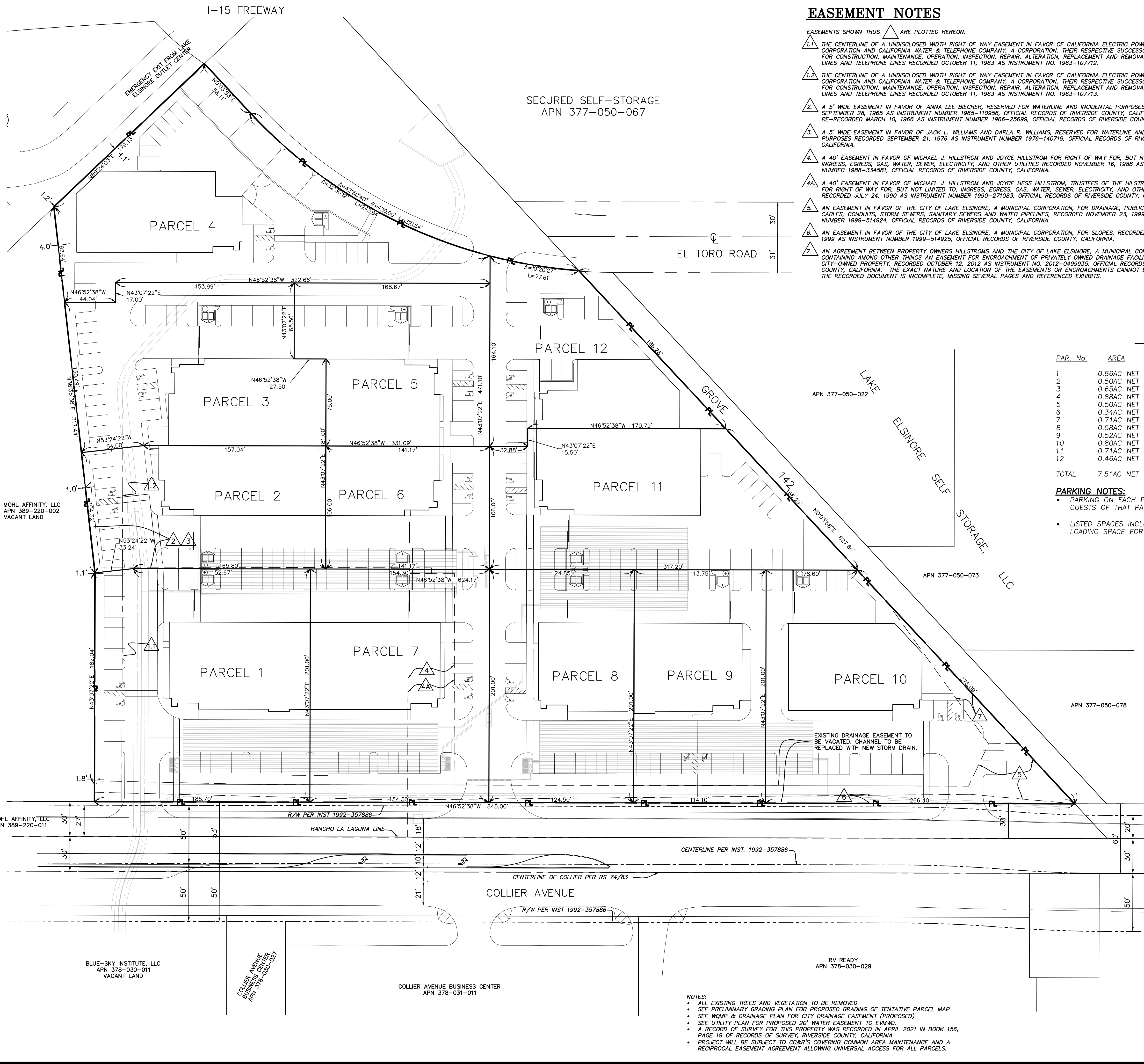
DATE MAP PREPARED: 3/19/2021  
 JOB No. 20038  
 THOMAS BROS. 2008, MAP COORD. 866, C1

SHEET 1 CITY OF LAKE ELSINORE SHEETS 1

TENTATIVE PARCEL MAP  
 APN 389-220-003 THRU APN 389-220-006  
 NORTH ELSINORE BUSINESS PARK, LAKE ELSINORE, CA



REVISION BLOCK	
NO.	DATE



- NOTES:**
- ALL EXISTING TREES AND VEGETATION TO BE REMOVED
  - SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING OF TENTATIVE PARCEL MAP
  - SEE WOMP & DRAINAGE PLAN FOR CITY DRAINAGE EASEMENT (PROPOSED)
  - SEE UTILITY PLAN FOR PROPOSED 20' WATER EASEMENT TO EVMD.
  - A RECORD OF SURVEY FOR THIS PROPERTY WAS RECORDED IN APRIL 2021 IN BOOK 156, PAGE 19 OF RECORDS OF SURVEY, RIVERSIDE COUNTY, CALIFORNIA.
  - PROJECT WILL BE SUBJECT TO C&G'S COVERING COMMON AREA MAINTENANCE AND A RECIPROCAL EASEMENT AGREEMENT ALLOWING UNIVERSAL ACCESS FOR ALL PARCELS.

MOHL AFFINITY, LLC  
 APN 389-220-002  
 VACANT LAND

BLUE-SKY INSTITUTE, LLC  
 APN 378-030-011  
 VACANT LAND

COLLIER MARINE  
 BUSINESS CENTER  
 APN 378-038-007

COLLIER AVENUE BUSINESS CENTER  
 APN 378-031-011

SECURED SELF-STORAGE  
 APN 377-050-067

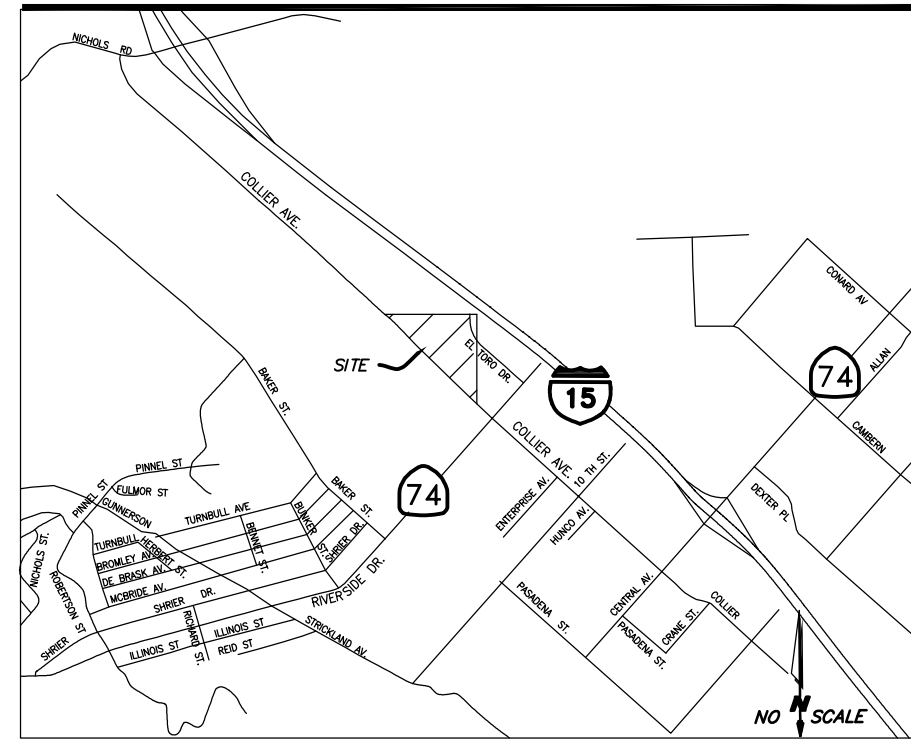
LAKE ELSINORE SELF STORAGE, LLC  
 APN 377-050-022

APN 377-050-073

APN 377-050-078

RV READY  
 APN 378-030-029

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 (9' 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 1/4 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

- 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:  
THE ALHAMBRA GROUP  
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 rlu@esurveyandegn.com

LANDSCAPE ARCHITECT:  
THE ALHAMBRA GROUP  
VINCE DIDONATO  
41635 ENTERPRISE CIRCLE NORTH, SUITE C  
TEMECULA, CA 92590  
951.970.6156 vince@alhambragroup.net

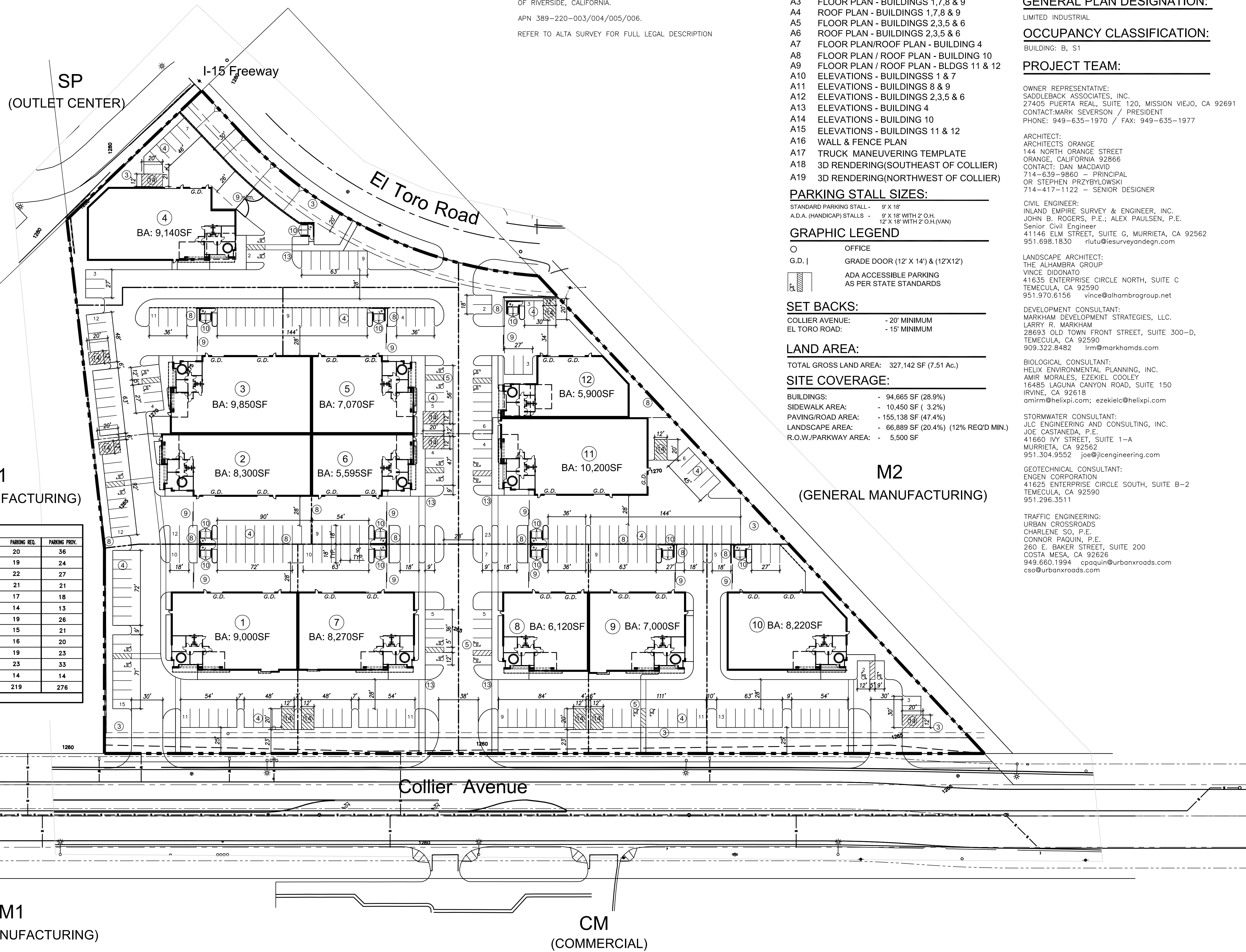
DEVELOPMENT CONSULTANT:  
MARKHAM DEVELOPMENT STRATEGIES, LLC.  
LARRY R. MARKHAM  
28693 OLD TOWN FRONT STREET, SUITE 300-D,  
TEMECULA, CA 92590  
909.322.8482 lrm@markhams.com

BIOLOGICAL CONSULTANT:  
HELI-X ENVIRONMENTAL PLANNING, INC.  
AMIR MORALES, EZEKIEL COOLEY  
16485 LAGUNA CANYON ROAD, SUITE 150  
IRVINE, CA 92618  
amirm@helixpi.com; ezekeiel@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@urbanroads.com  
cso@urbanroads.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.	PARKING PROV.
1	.86 AC	37,263	24.2%	9,000	-	1,000	8,000	4	18	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	29.8%	5,900	-	1,000	4,900	4	10	14	14
<b>TOTAL</b>	<b>7.51 AC</b>	<b>327,142</b>	<b>28.9%</b>	<b>94,665</b>	<b>-</b>	<b>12,000</b>	<b>82,665</b>	<b>48</b>	<b>171</b>	<b>219</b>	<b>276</b>

AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA

SADDLEBACK ASSOCIATES, INC.

MASTER PLAN

SHEET A1



144 North Orange Street, Orange, California 92666  
714 / 639-9860  
aoarchitects.com

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

SP  
(OUTLET CENTER)

I-15 Freeway

El Toro Road

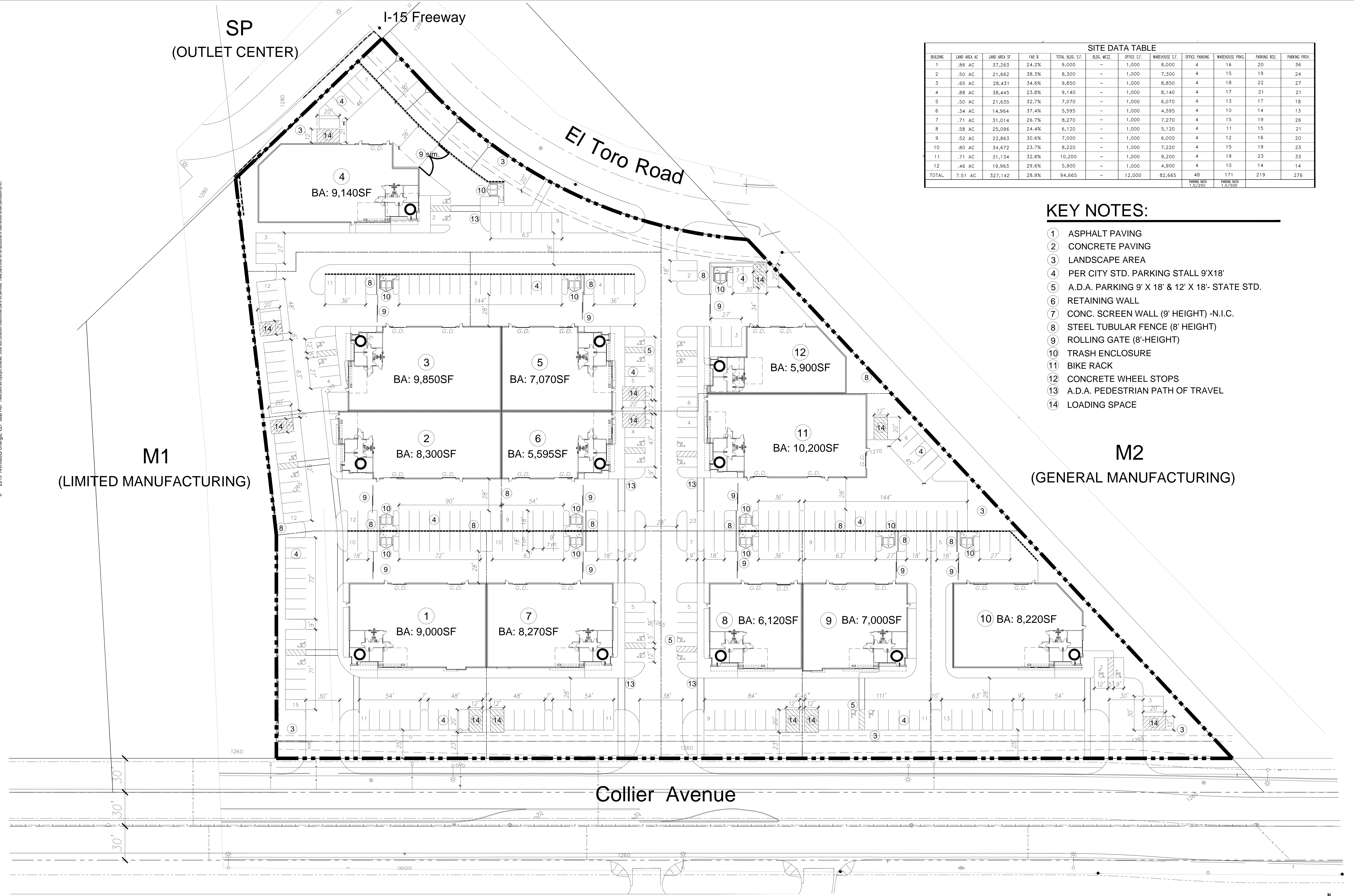
SITE DATA TABLE												
BUILDING	LAND AREA AC	LAND AREA SF	FAR %	TOTAL BLDG. S.F.	BLDG. WZLL.	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.	PARKING PROV.	
1	.86	37,263	24.2%	9,000	-	1,000	8,000	4	16	20	36	
2	.50	21,662	38.3%	8,300	-	1,000	7,300	4	15	19	24	
3	.55	28,431	34.6%	9,850	-	1,000	8,850	4	18	22	27	
4	.88	38,445	23.8%	9,140	-	1,000	8,140	4	17	21	21	
5	.50	21,635	32.7%	7,070	-	1,000	6,070	4	13	17	18	
6	.34	14,964	37.4%	5,595	-	1,000	4,595	4	10	14	13	
7	.71	31,014	26.7%	8,270	-	1,000	7,270	4	15	19	26	
8	.58	25,096	24.4%	6,120	-	1,000	5,120	4	11	15	21	
9	.52	22,863	30.6%	7,000	-	1,000	6,000	4	12	16	20	
10	.80	34,672	23.7%	8,220	-	1,000	7,220	4	15	19	23	
11	.71	31,134	32.8%	10,200	-	1,000	9,200	4	19	23	33	
12	.46	19,963	29.6%	5,900	-	1,000	4,900	4	10	14	14	
TOTAL	7.51	327,142	28.9%	94,665	-	12,000	82,665	48	171	219	276	
								PARKING REQ.	1.8/250			
								PARKING PROV.	1.8/500			

**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 (9' 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

M1  
(LIMITED MANUFACTURING)

M2  
(GENERAL MANUFACTURING)



sheet name: JUN112021 @ 4:37 PM  
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AO NO. 2020-489-00

**North Elsinore Business Park**

LAKE ELSINORE, CA



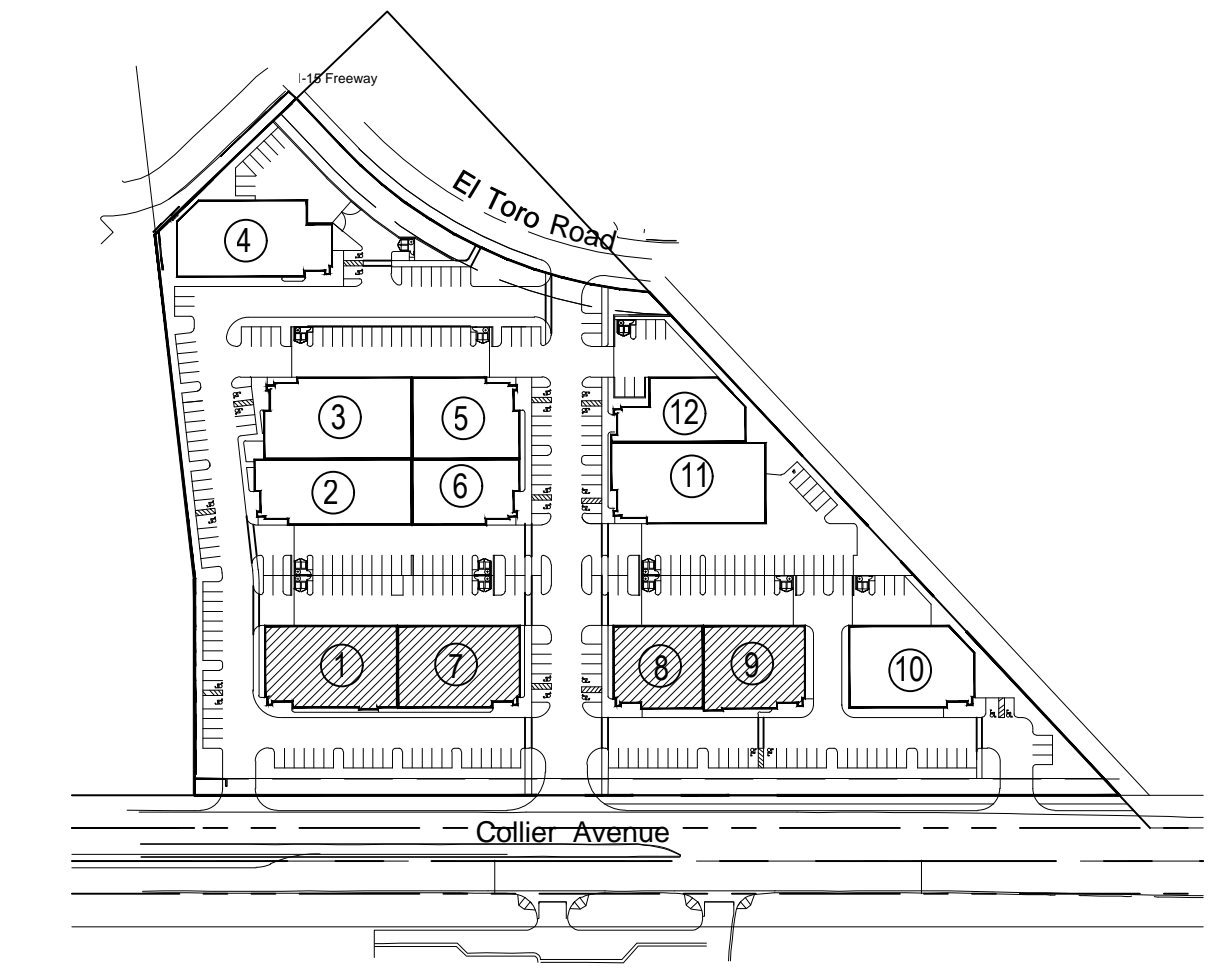
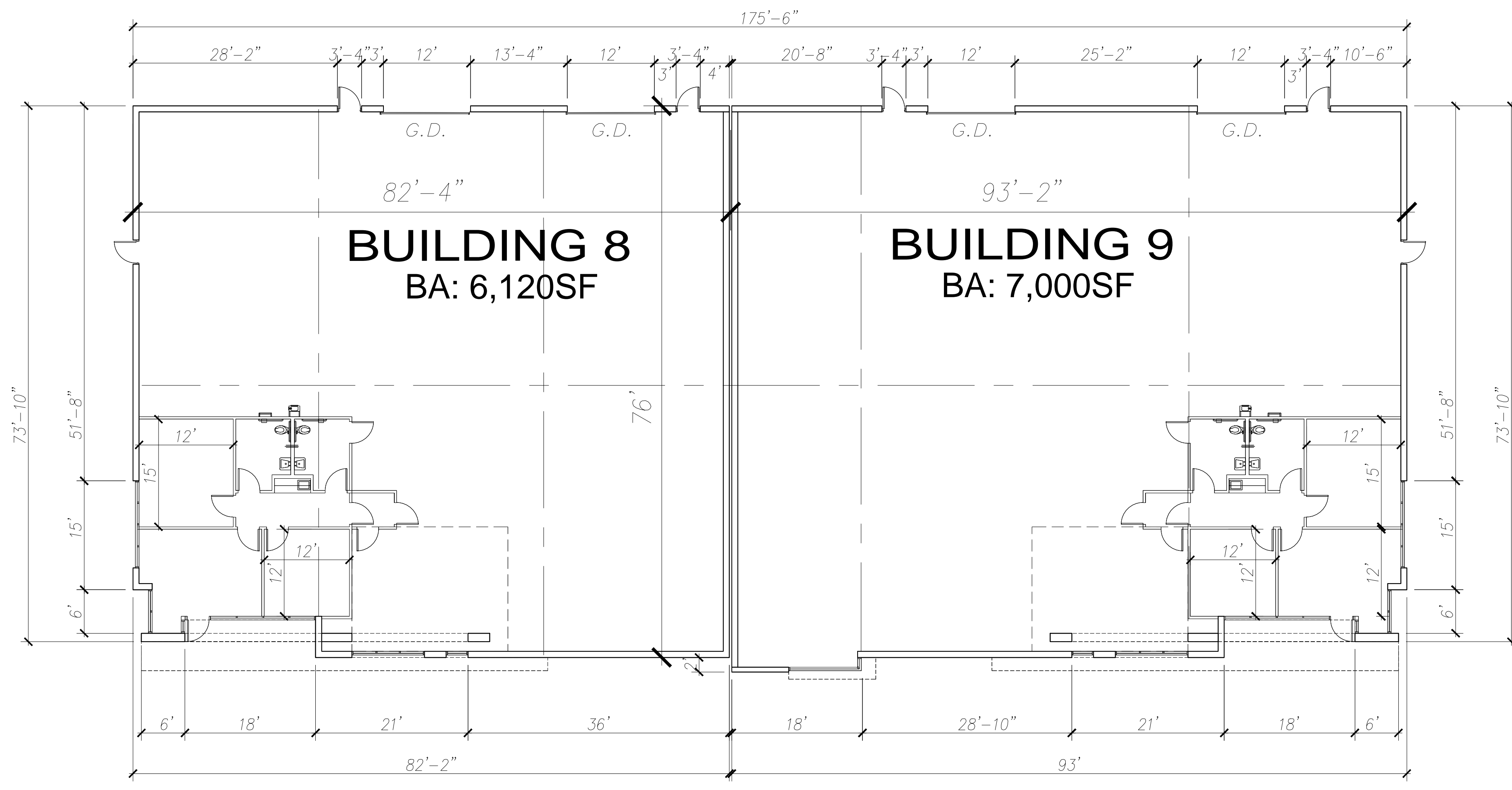
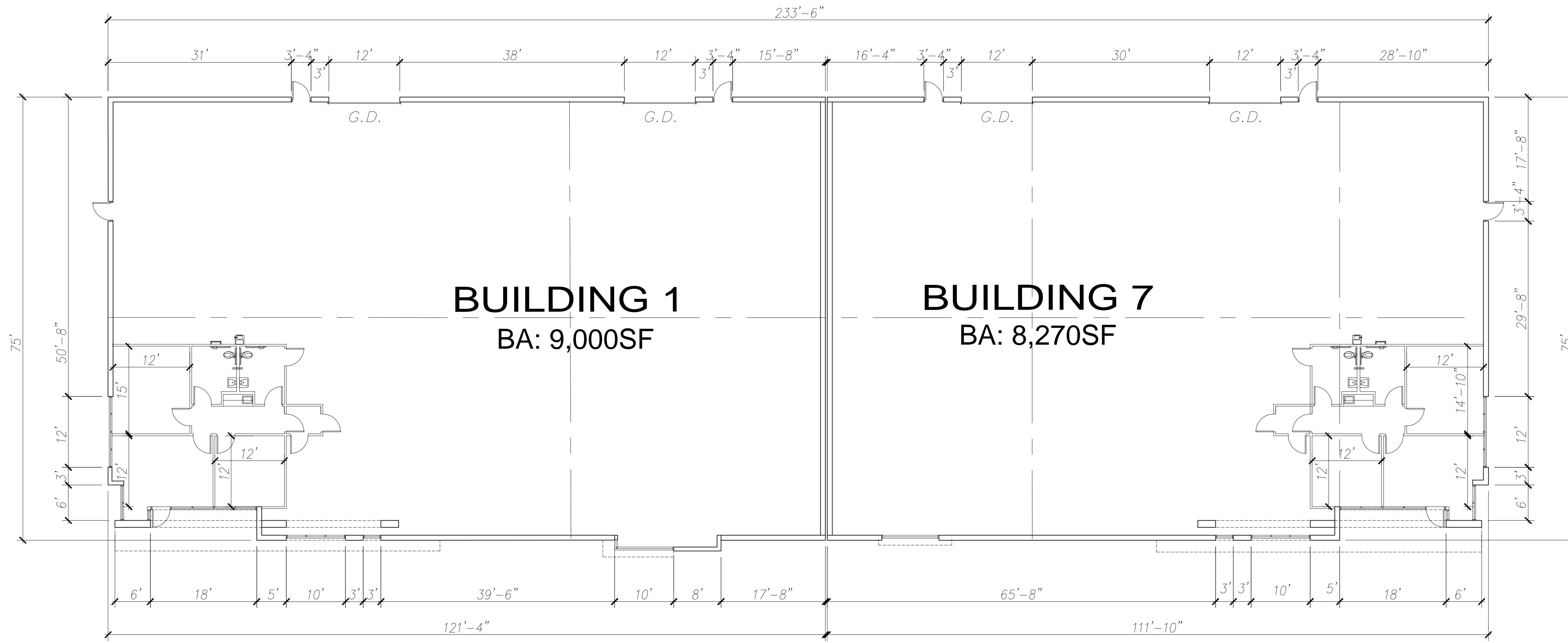
**ENLARGED SITE PLAN**

SHEET A2



144 North Orange Street, Orange, California 92866  
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Scale  
Job No.  
Date 07-01-2021

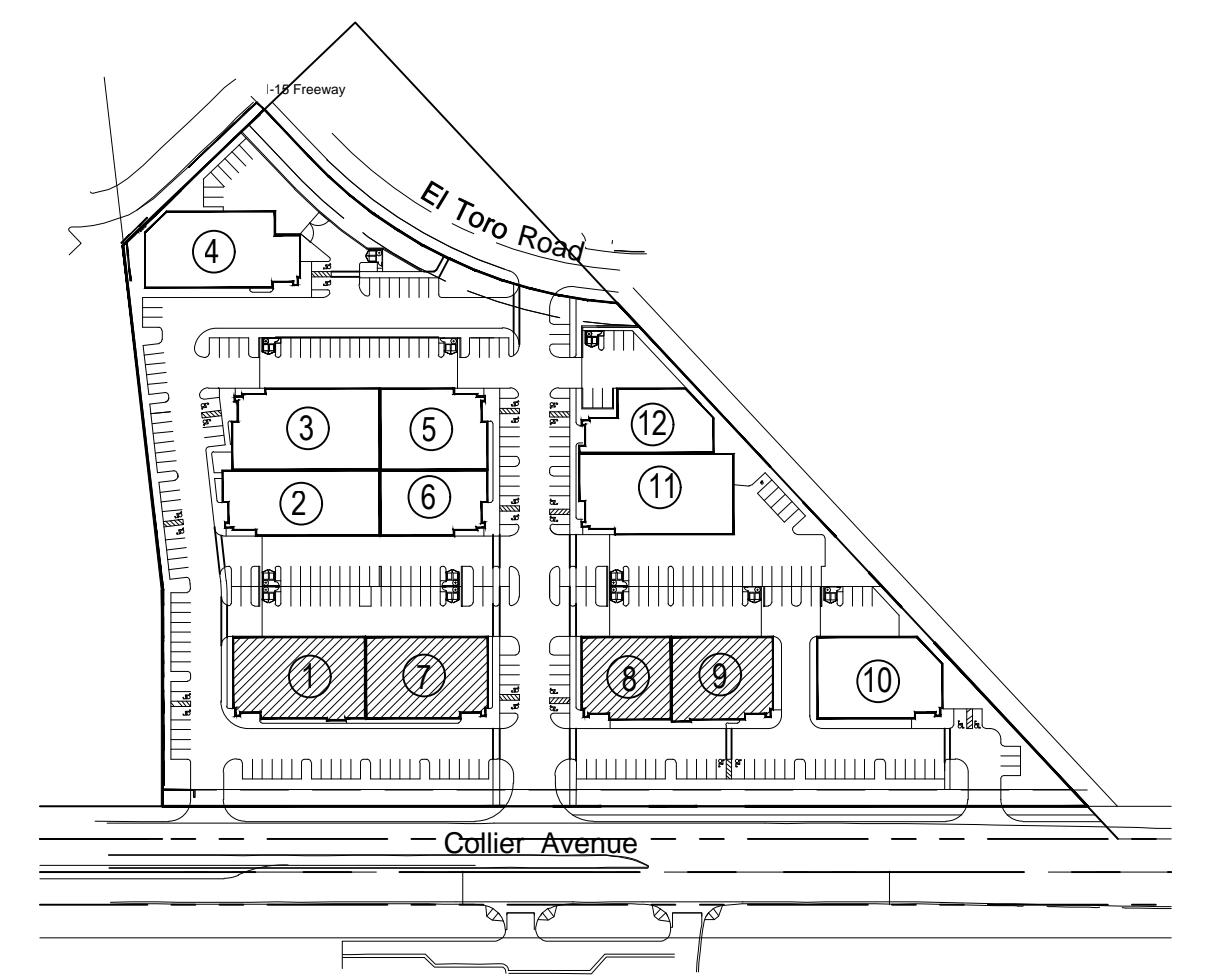
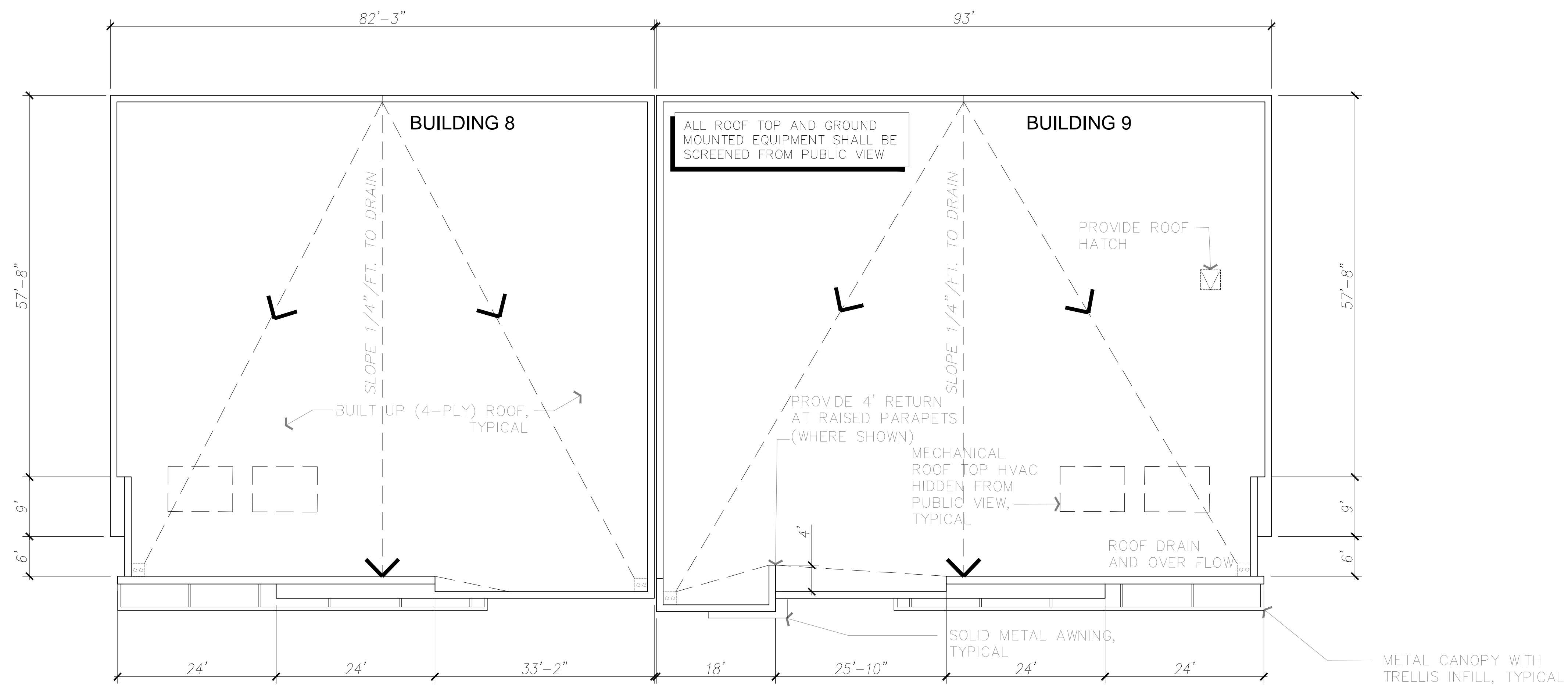
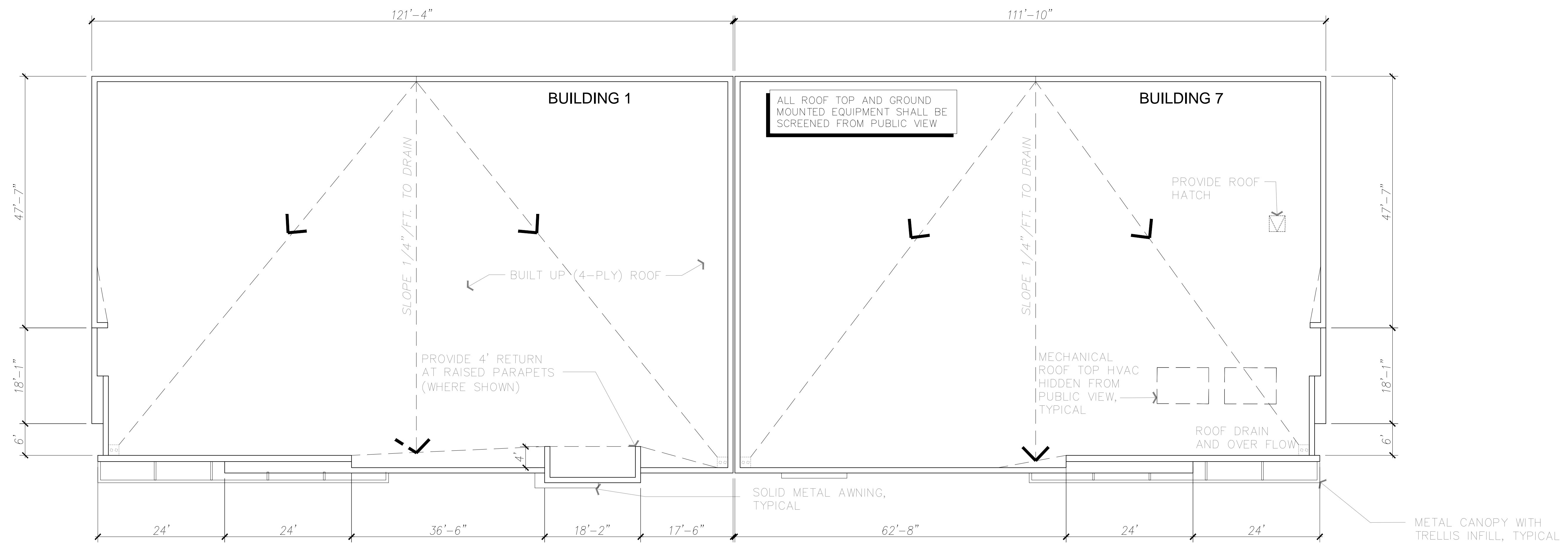


KEY PLAN NOT TO SCALE

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 Job No.  
 Date 07-01-2021



KEY PLAN NOT TO SCALE

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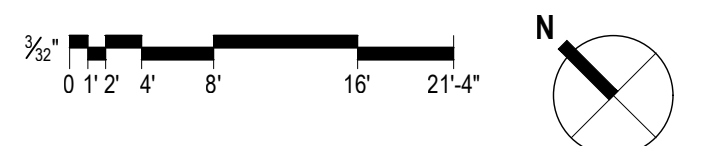
# North Elsinore Business Park

LAKE ELSINORE, CA



## ROOF PLAN - BLDG 1,7,8 & 9

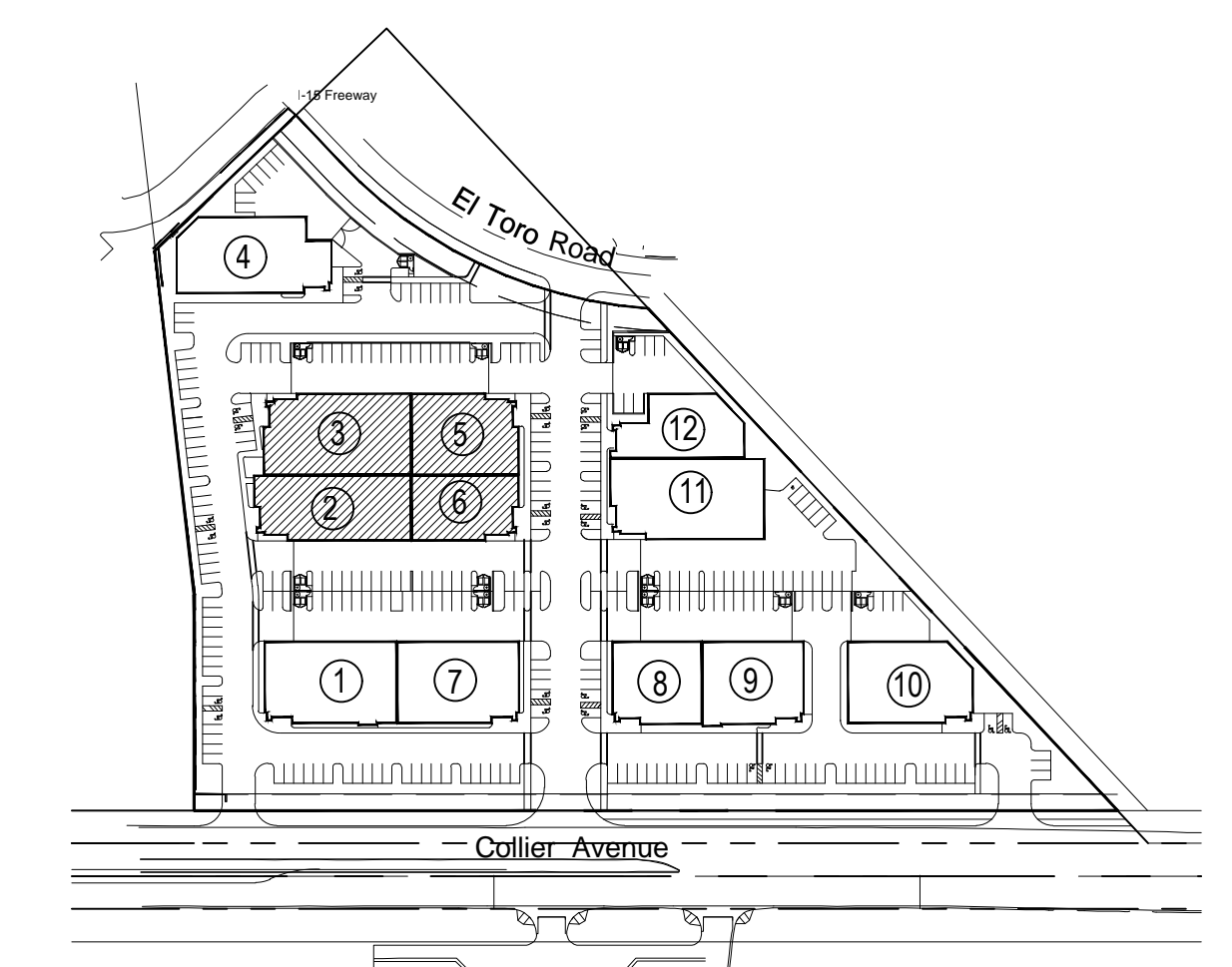
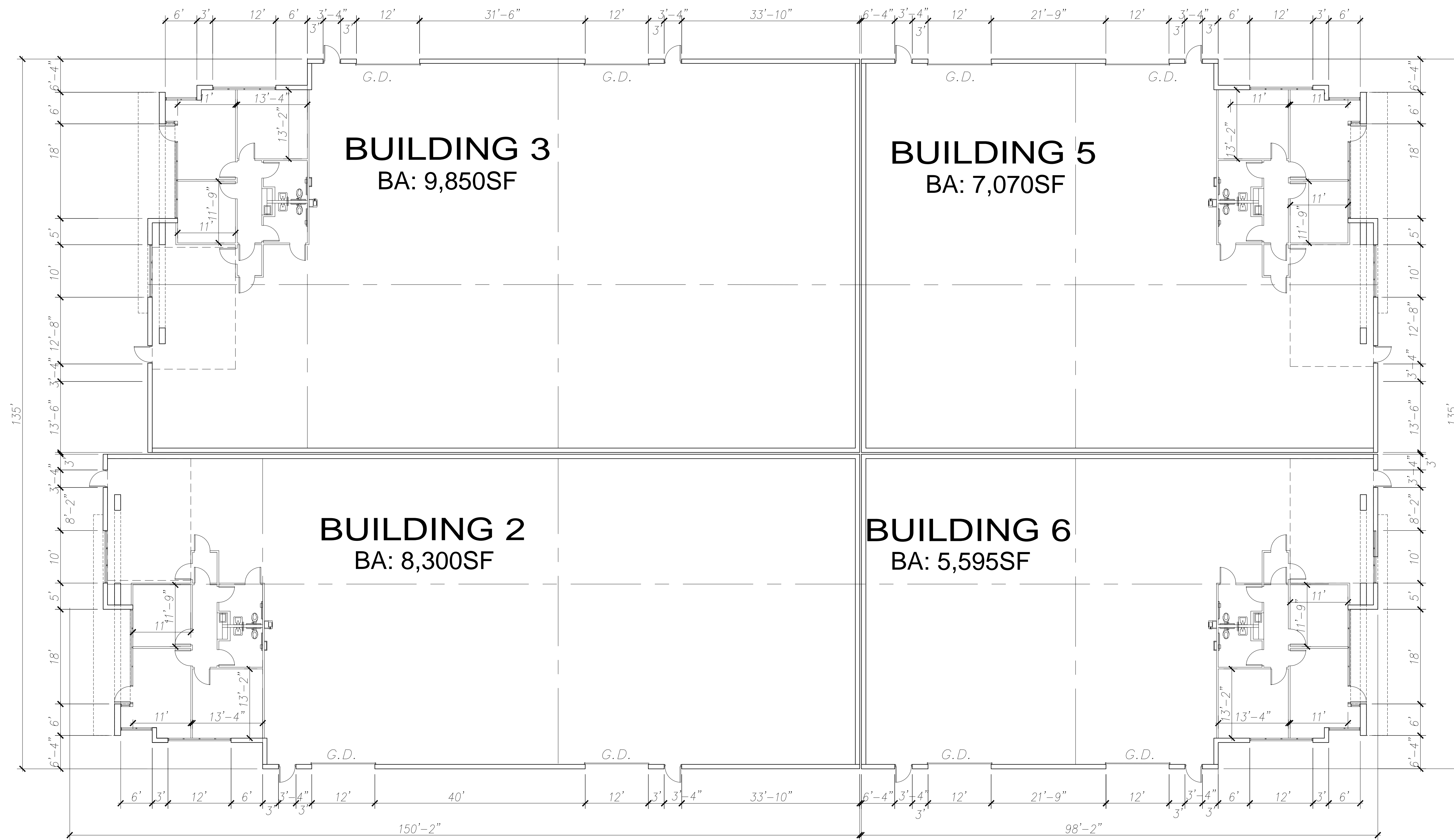
SHEET A4



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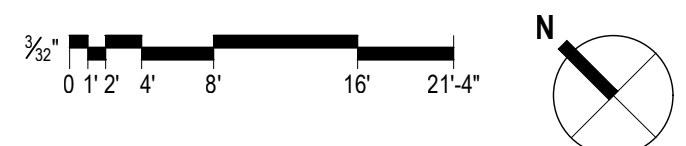
# North Elsinore Business Park

LAKE ELSINORE, CA



## FLOOR PLAN - BLDG 2,3,5 & 6

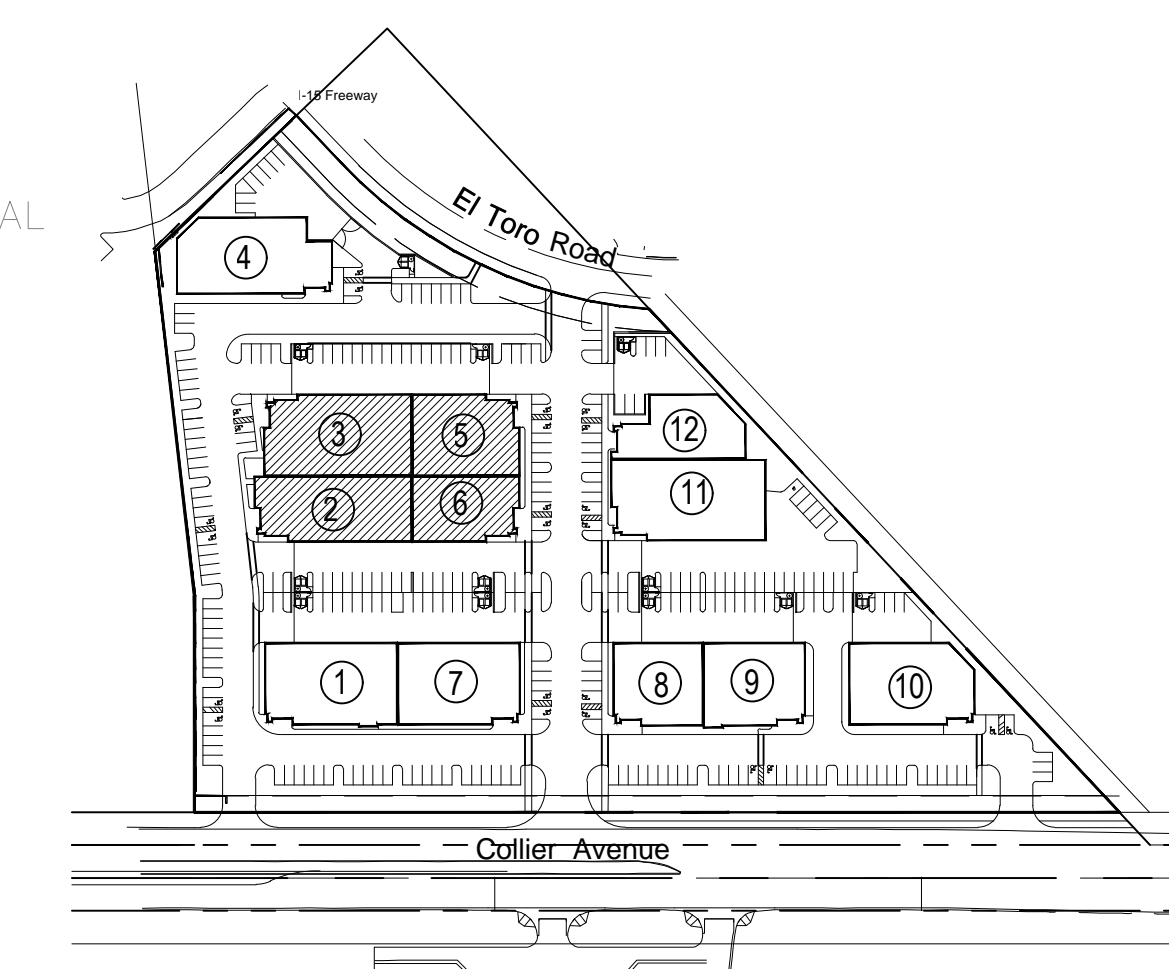
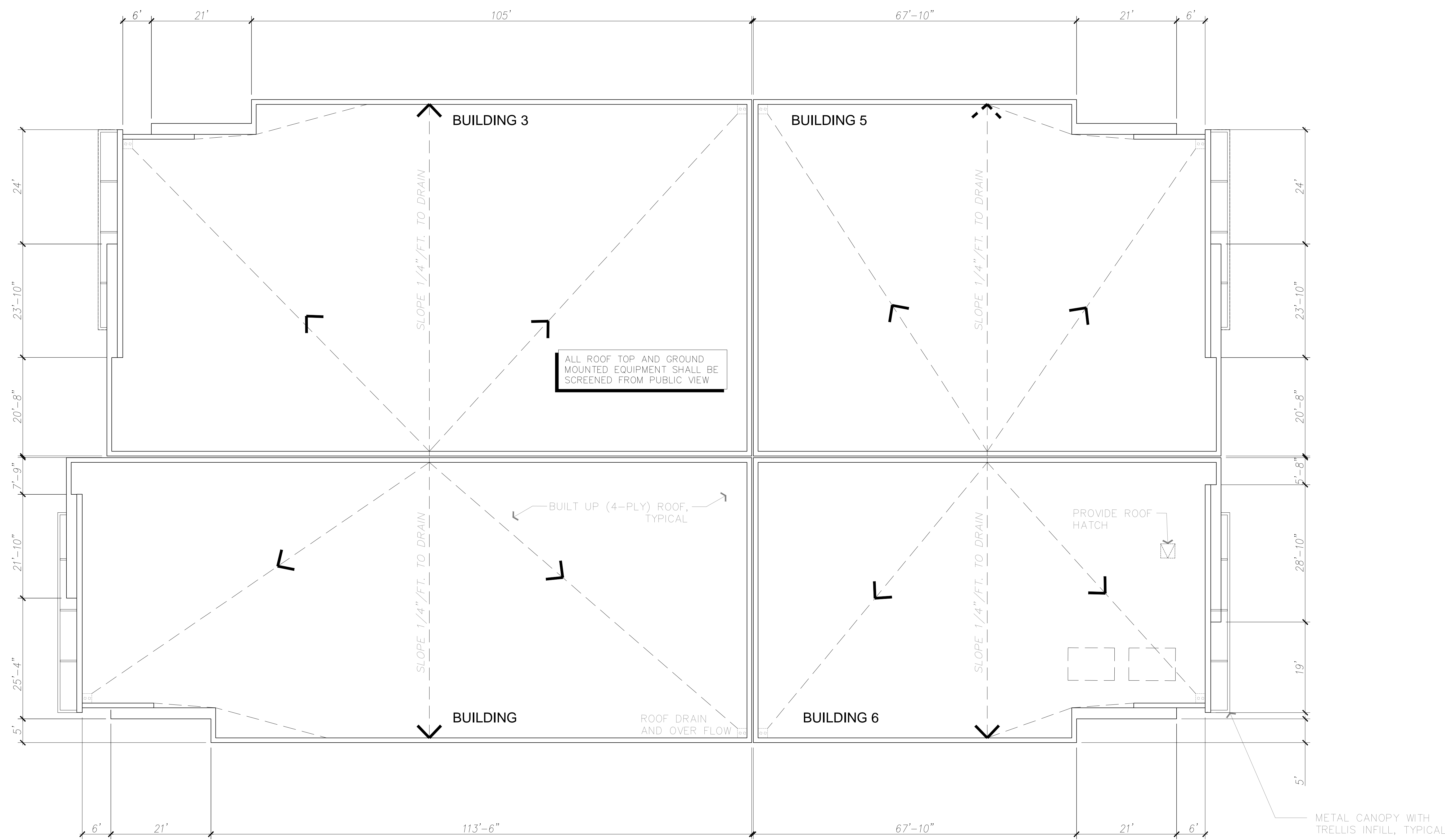
SHEET A5



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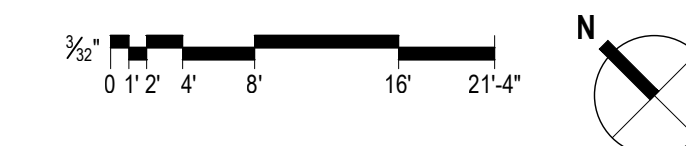
# North Elsinore Business Park

LAKE ELSINORE, CA



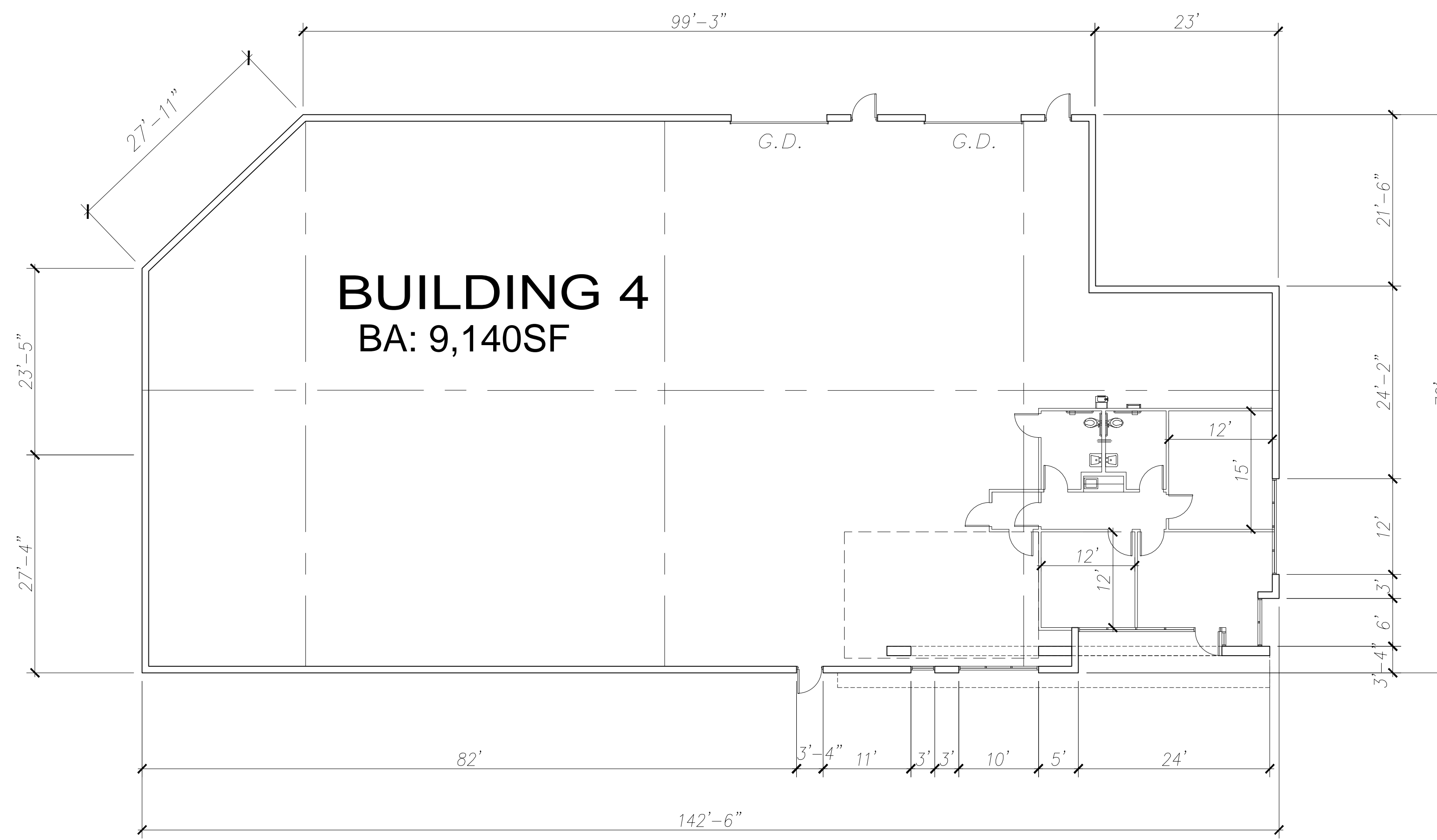
## ROOF PLAN - BLDG 2,3,5 & 6

SHEET A6

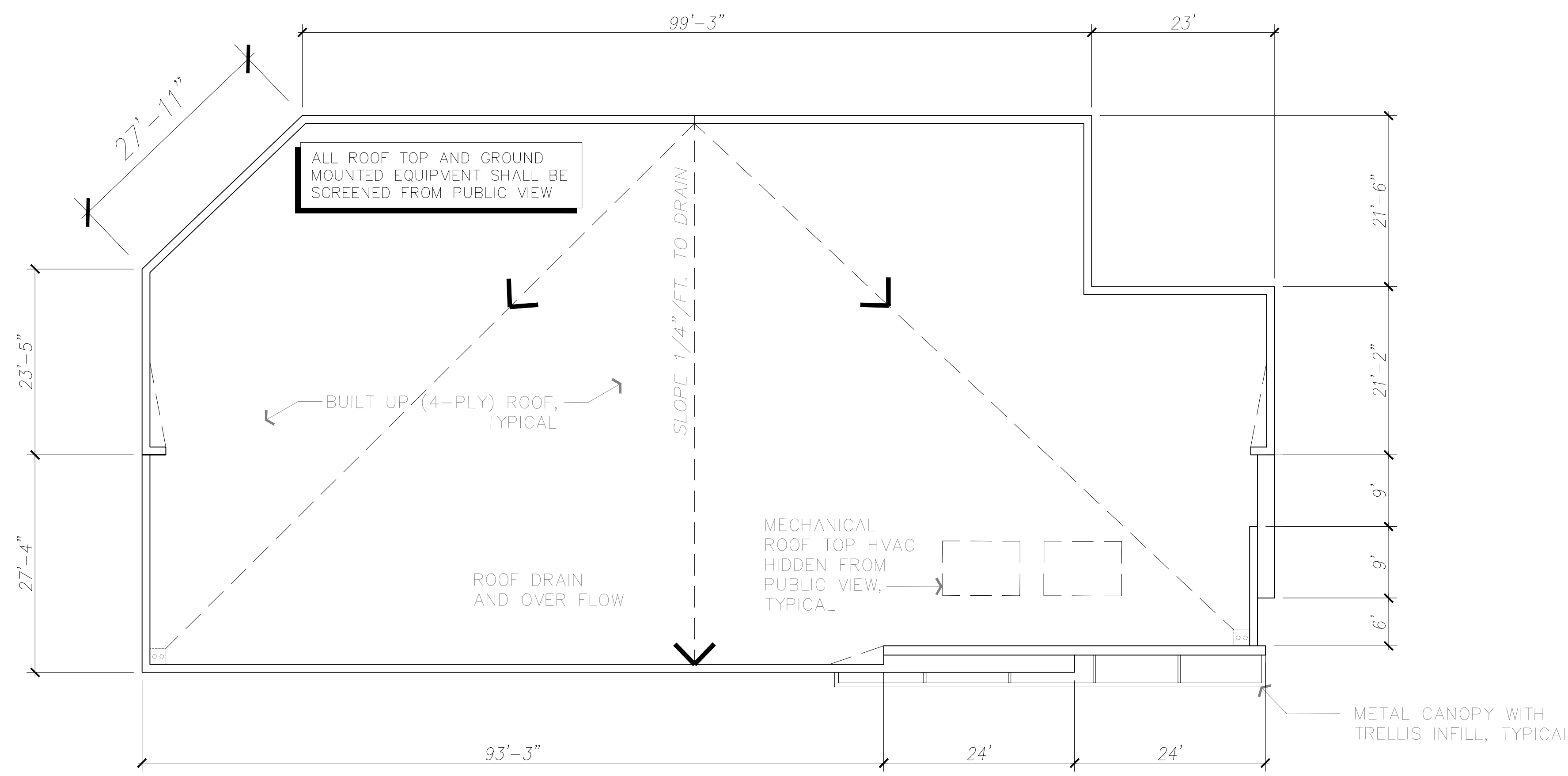


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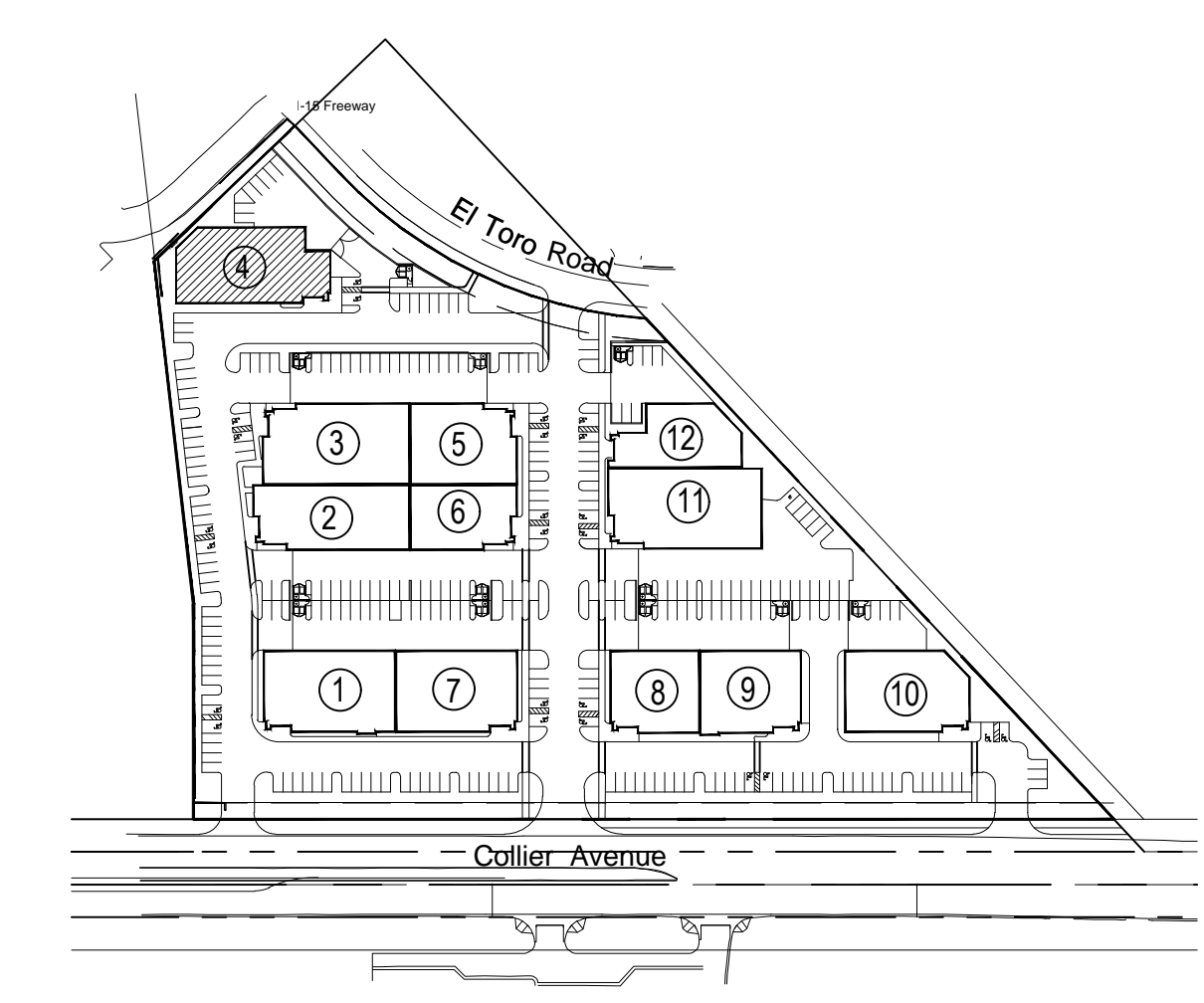
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 Job No.  
 Date 07-01-2021



FLOOR PLAN



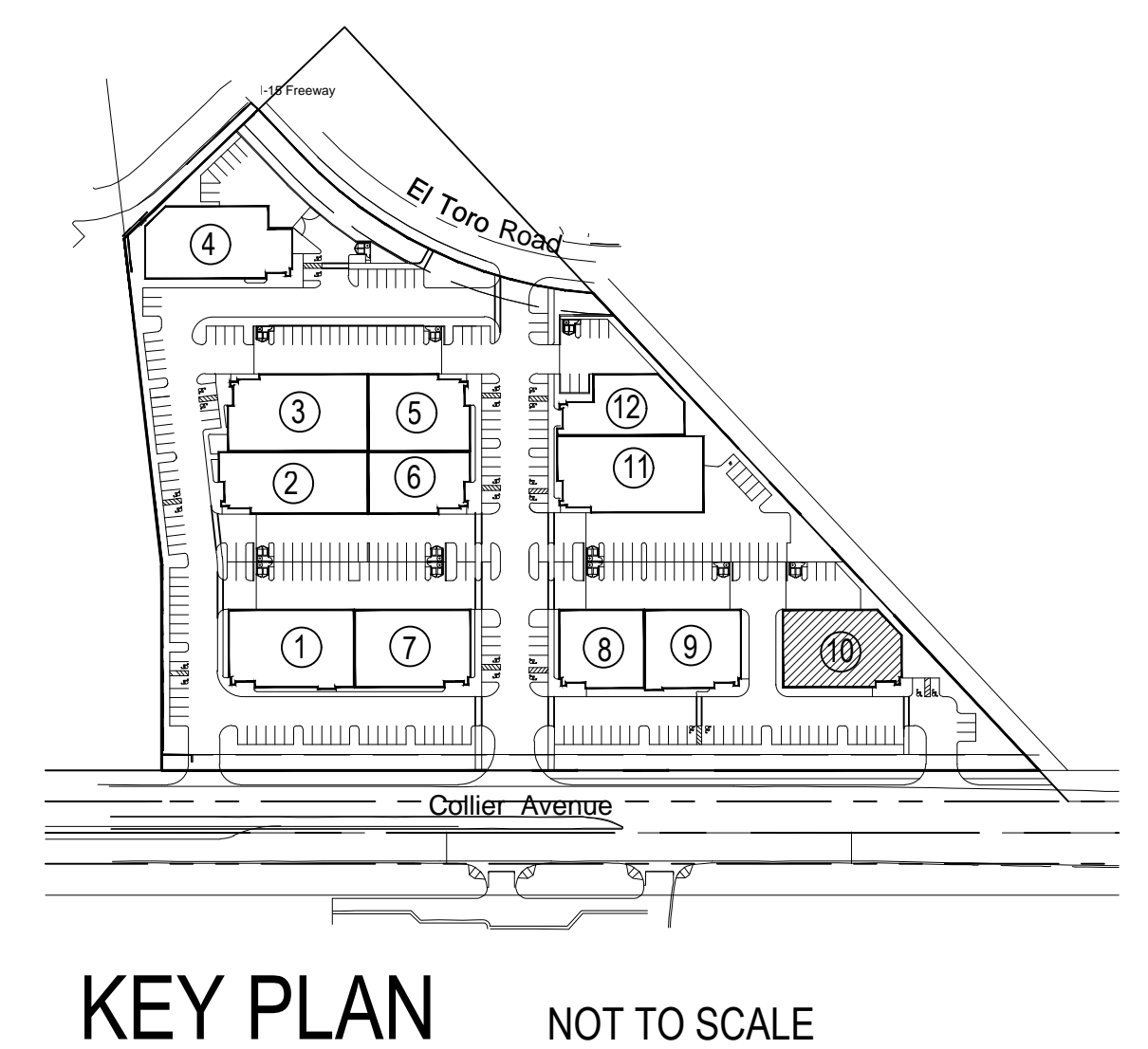
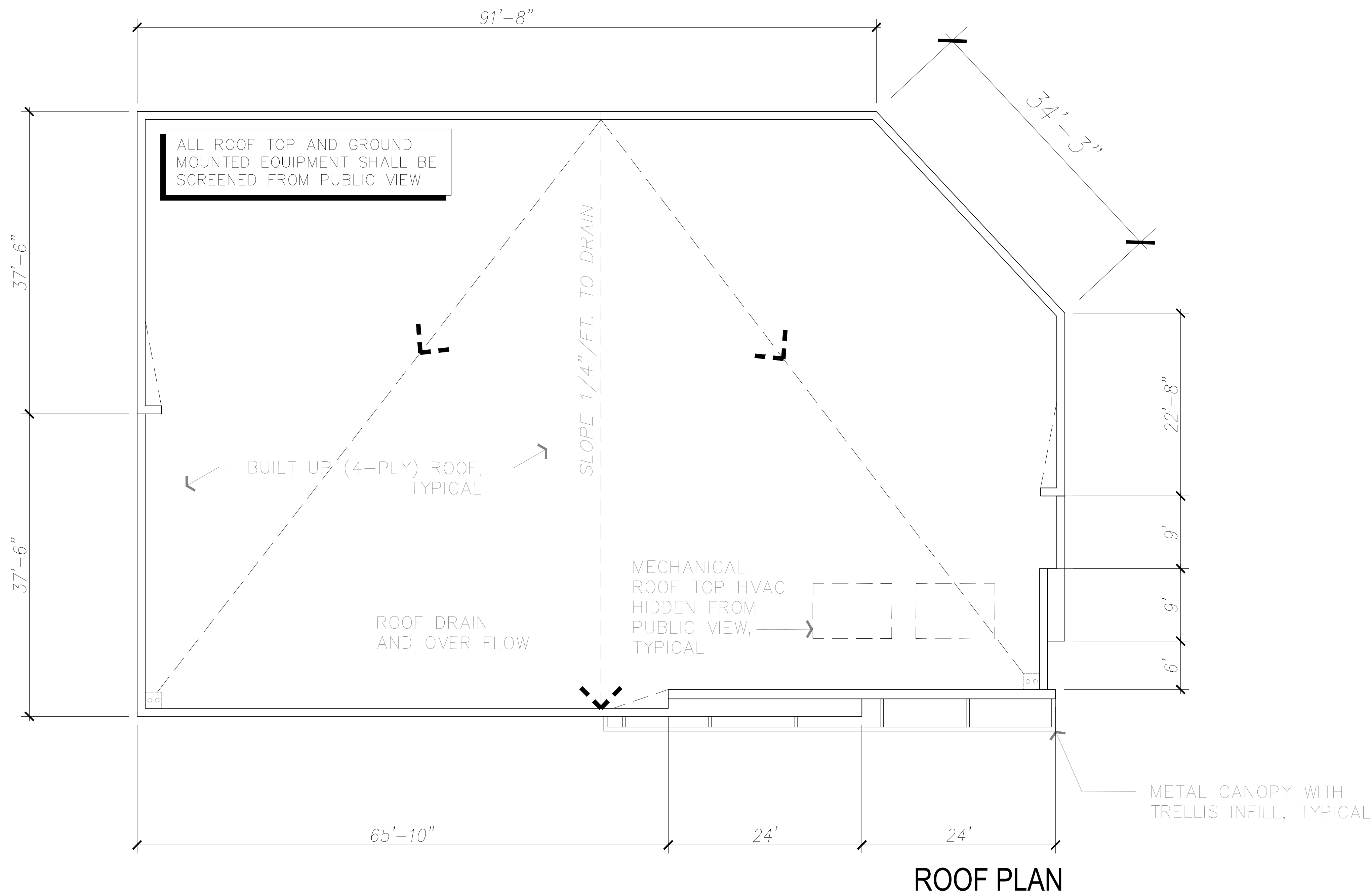
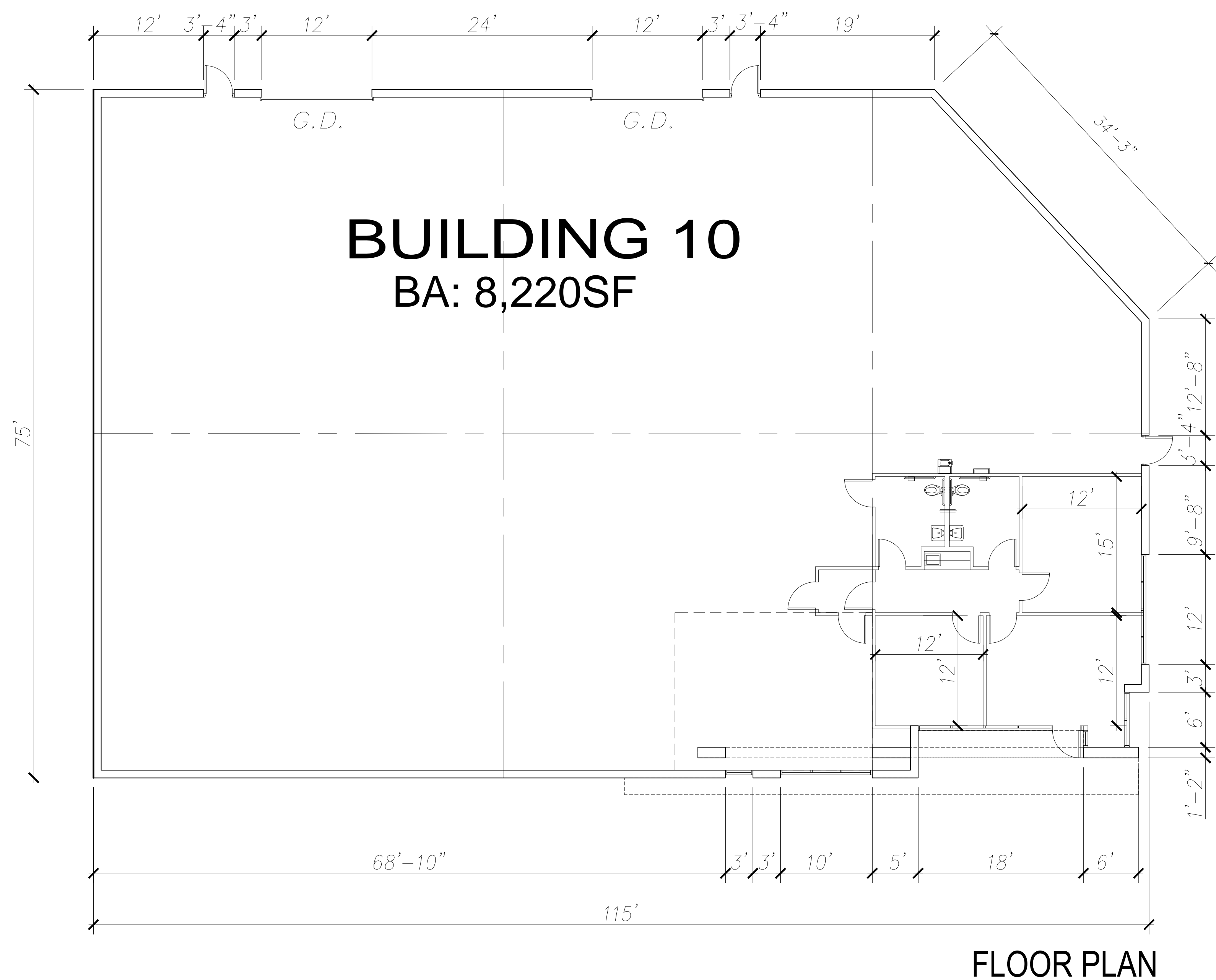
ROOF PLAN



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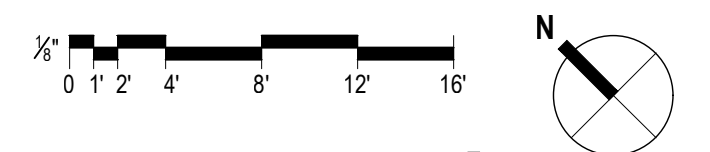
**North Elsinore Business Park**

LAKE ELSINORE, CA



FLOOR PLAN - ROOF PLAN - BUILDING 10

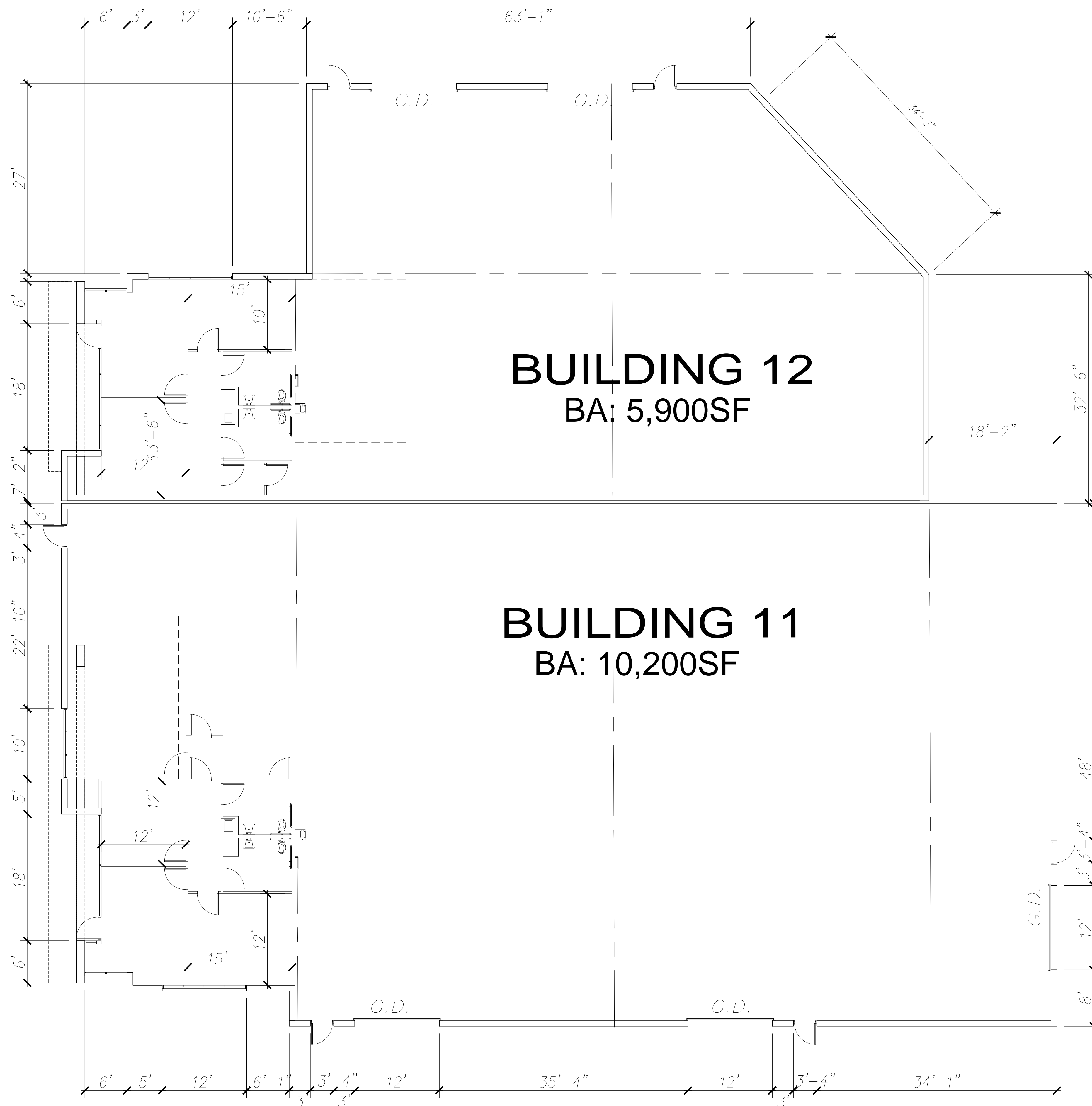
SHEET A8



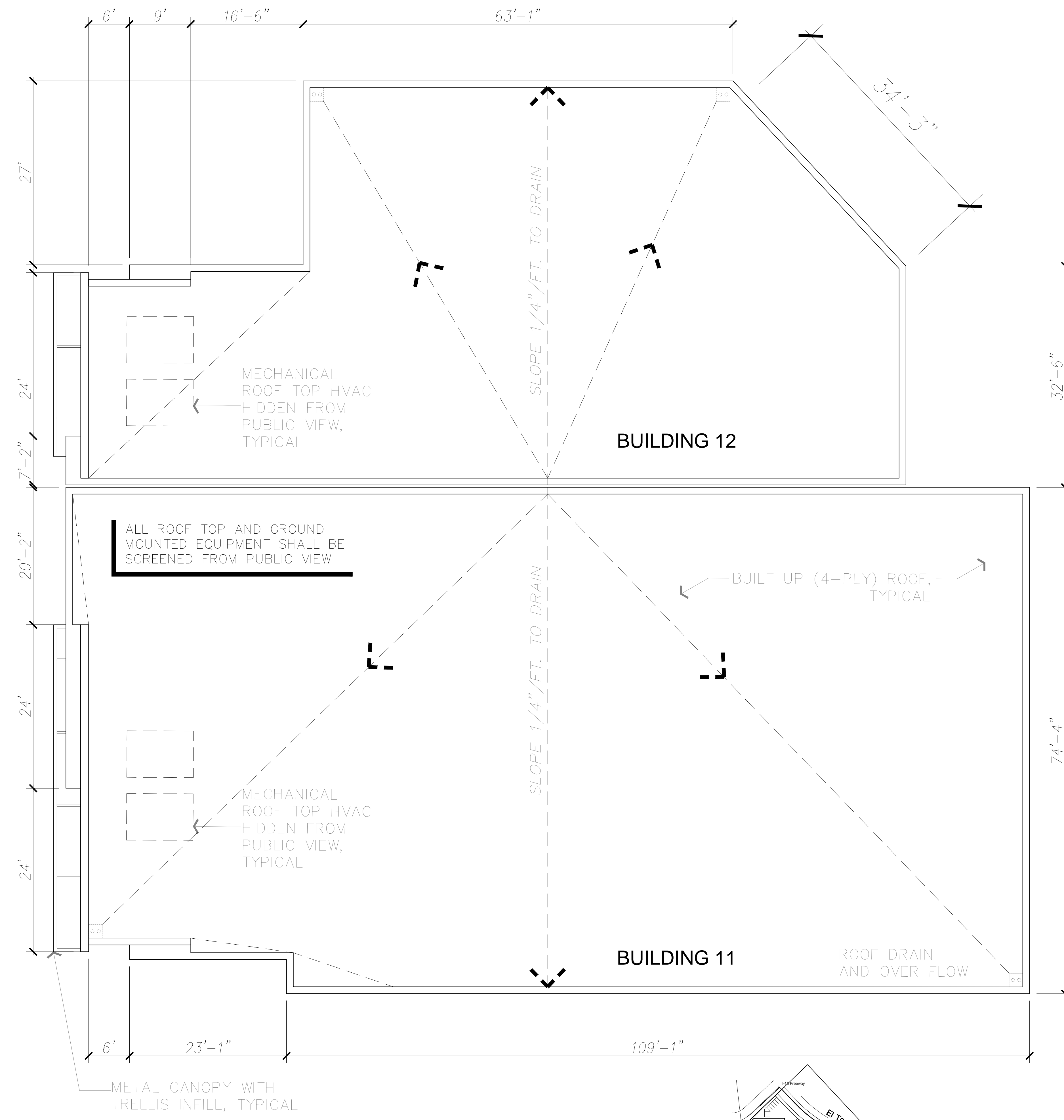
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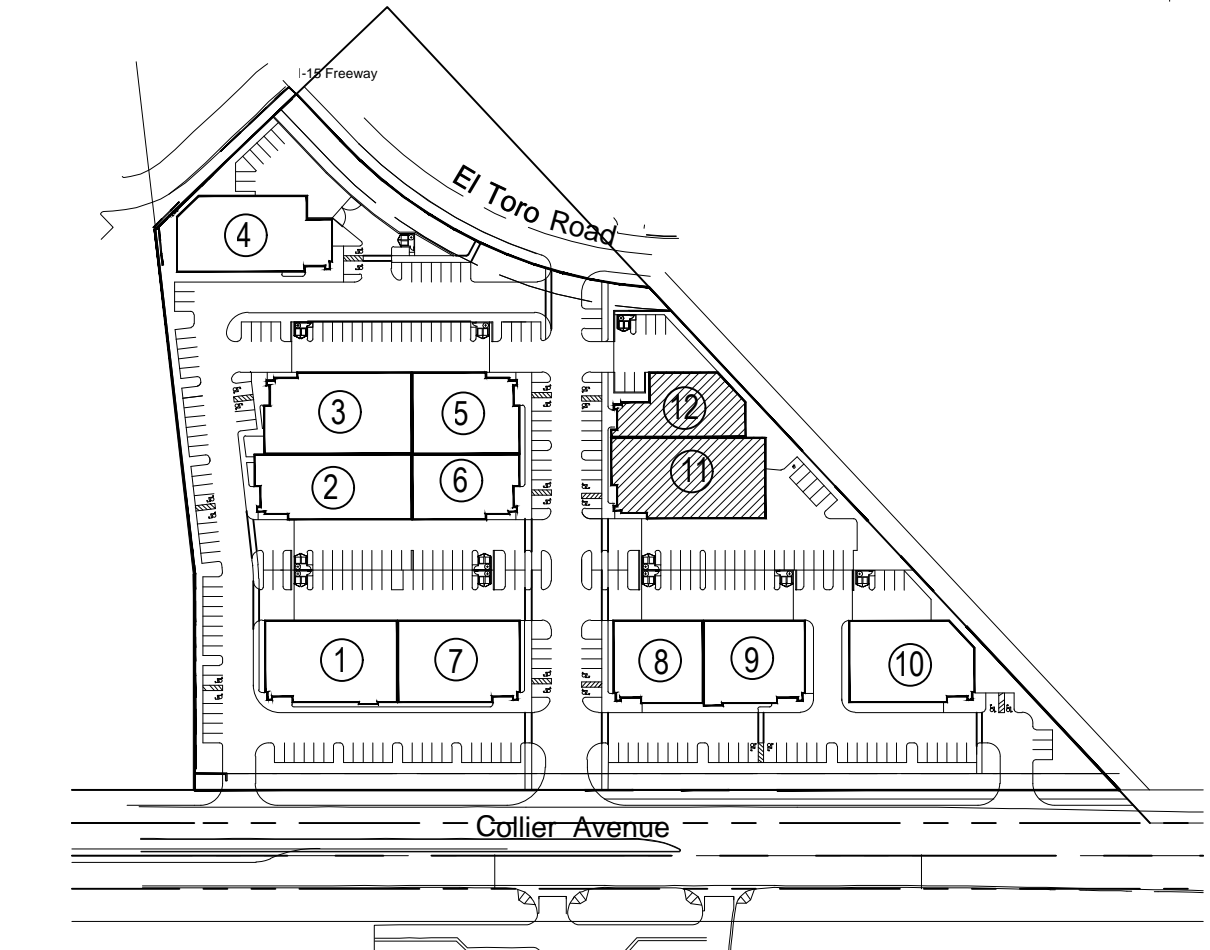
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Job No.  
Date 07-01-2021



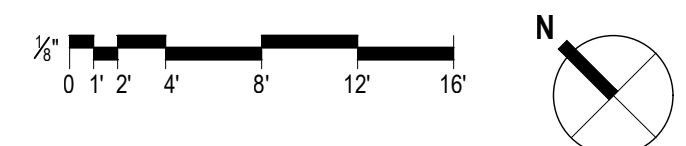
FLOOR PLAN



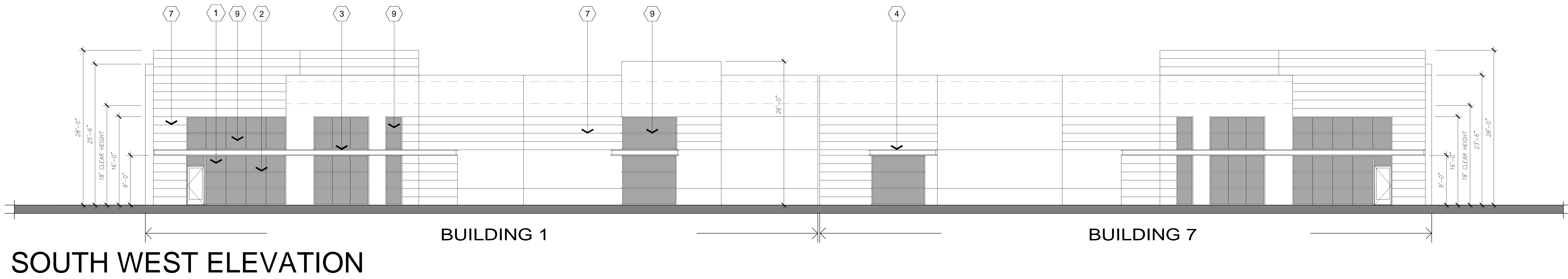
ROOF PLAN



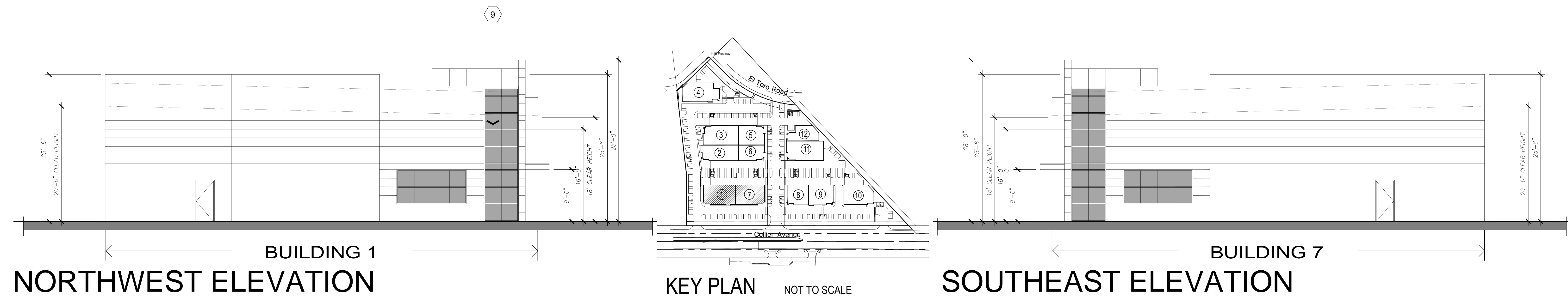
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SOUTH WEST ELEVATION



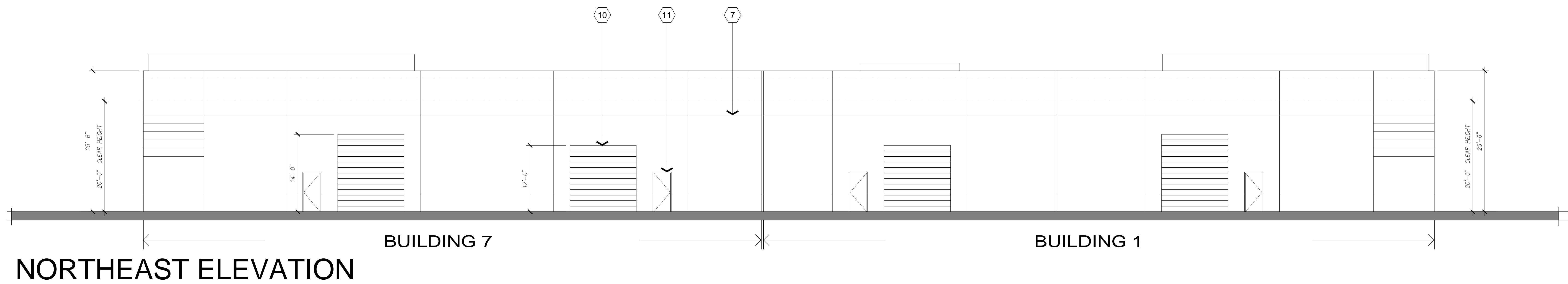
NORTHWEST ELEVATION

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 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



NORTHEAST ELEVATION

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# North Elsinore Business Park

LAKE ELSINORE, CA



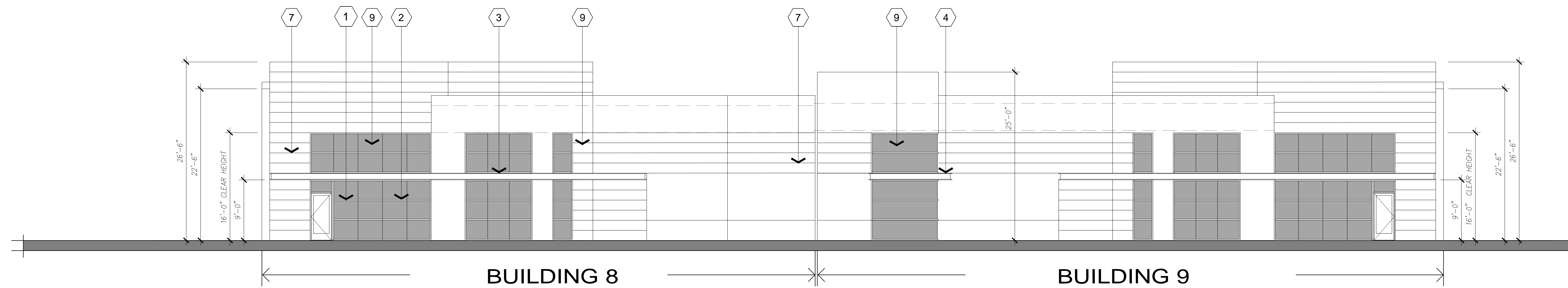
## ELEVATIONS - BUILDING 1 & 7

SHEET A10

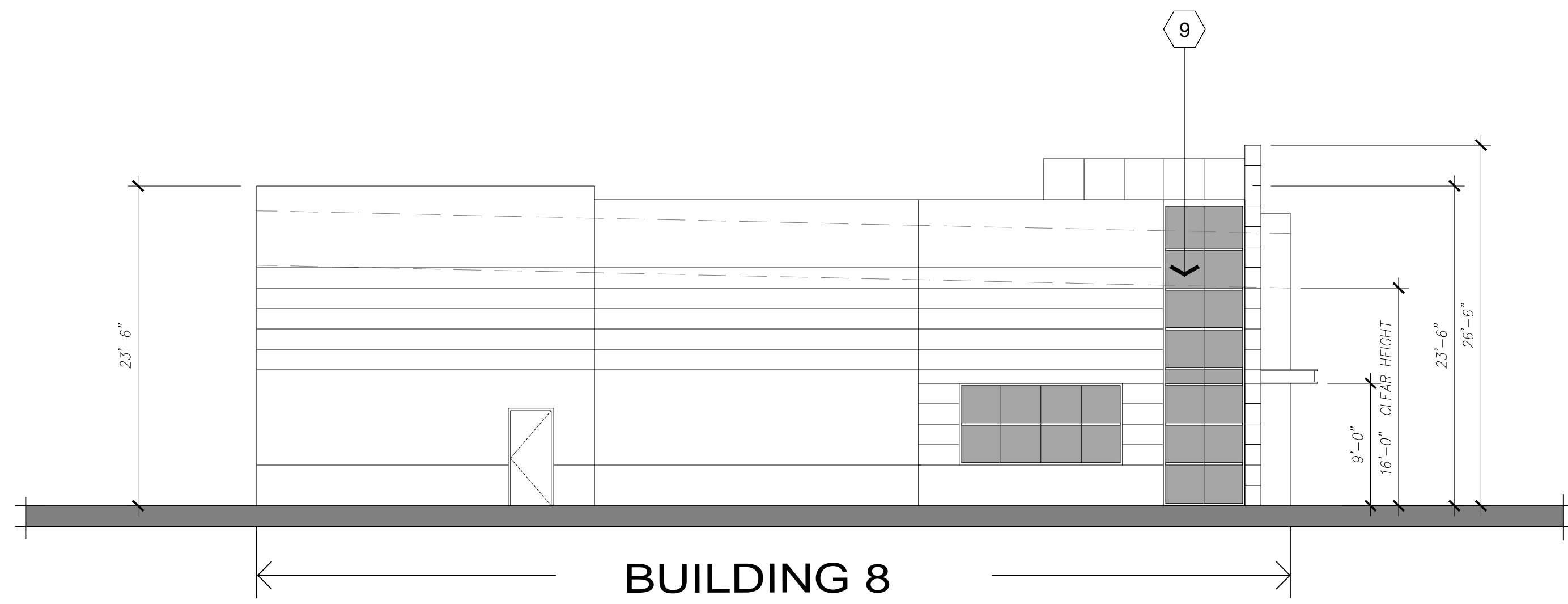


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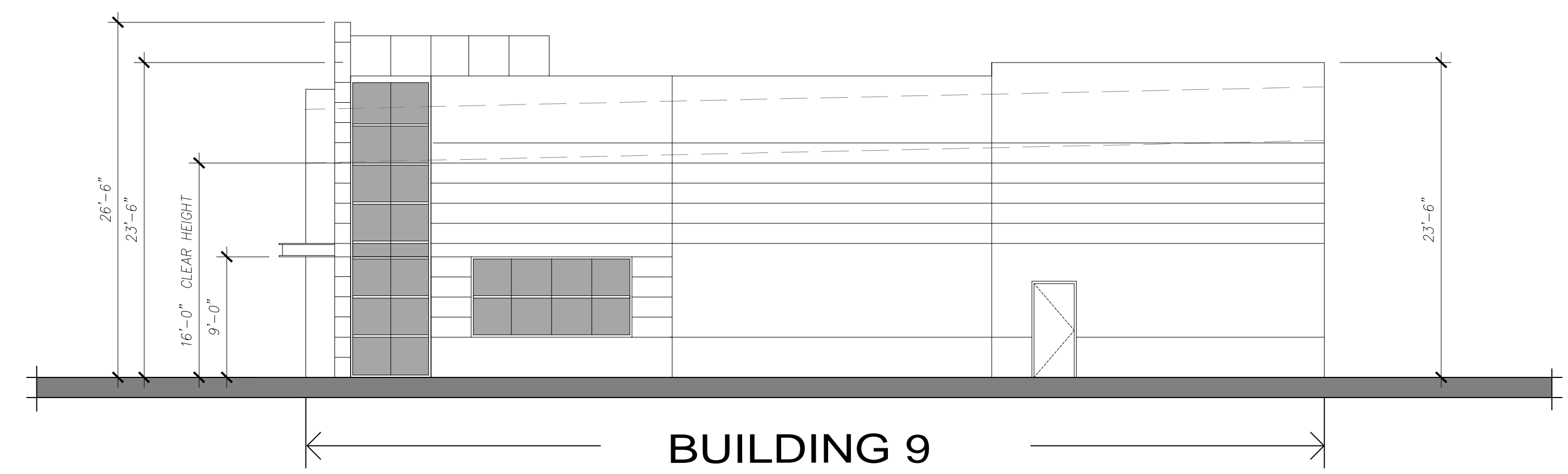
**SOUTH WEST ELEVATION**



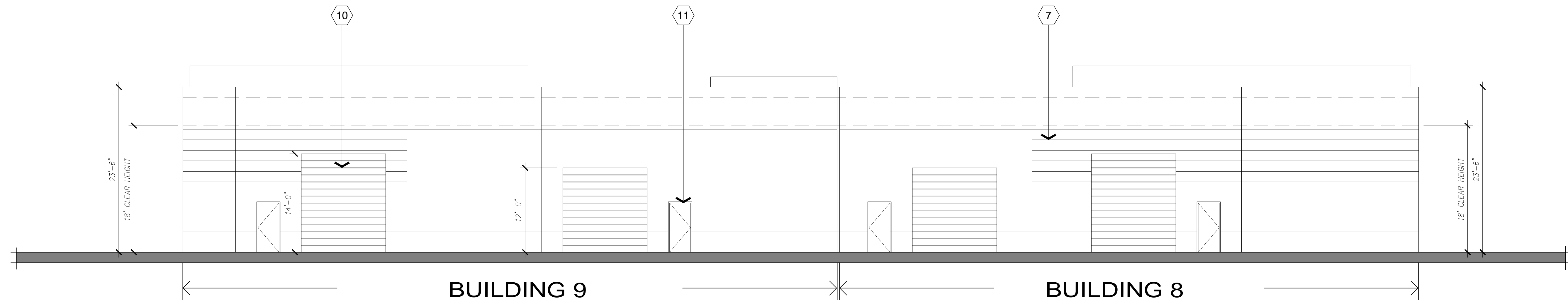
**NORTHWEST ELEVATION**

**KEYNOTES:**

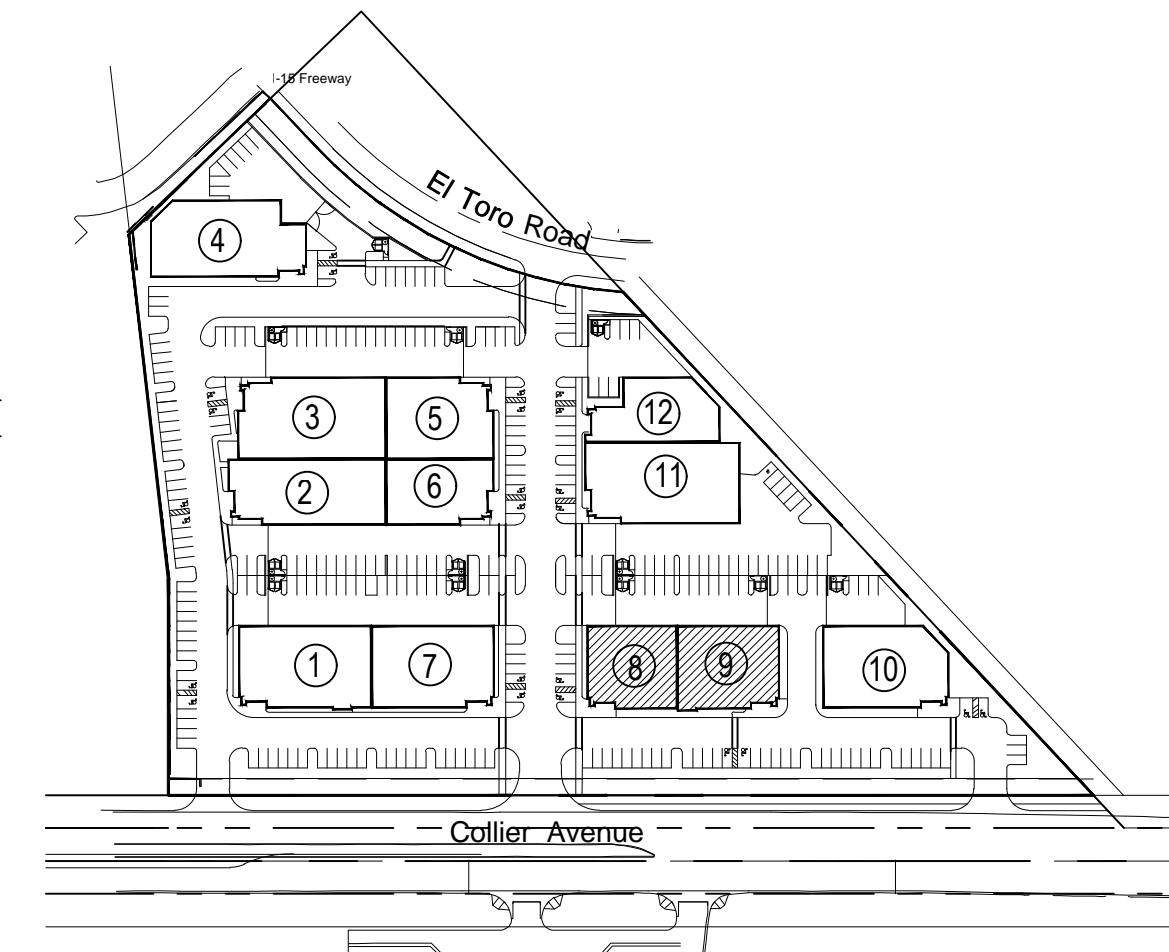
- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH TRELIS INFILL
- 4 METAL POP-OUT LINTEL 18" PROJECTION
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- 7 3/4" DEEP X 1" WIDE REVEAL
- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



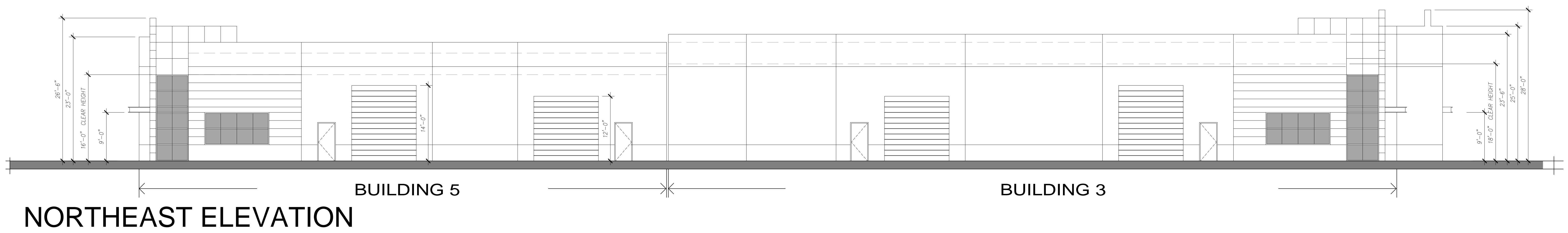
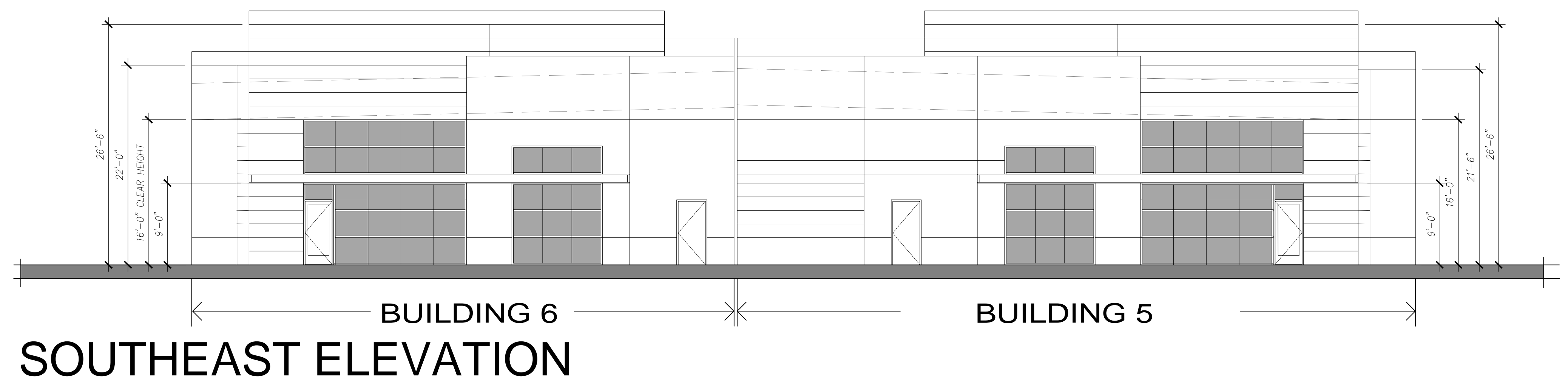
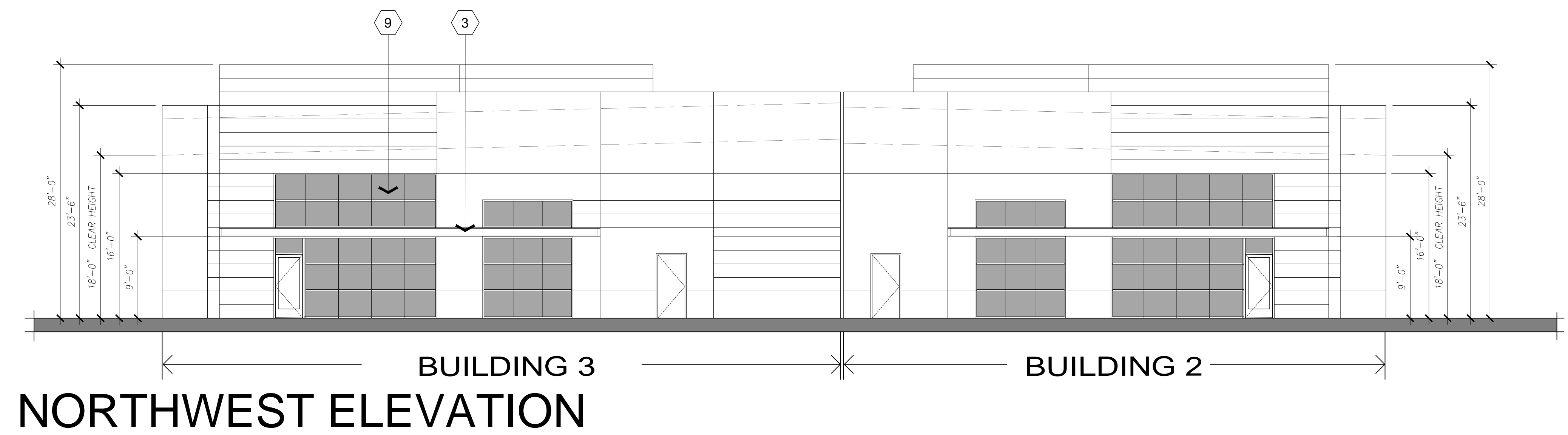
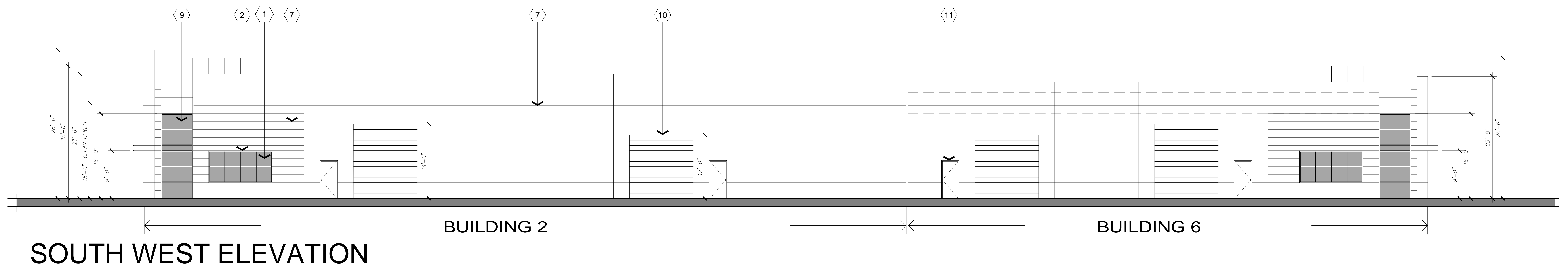
**SOUTHEAST ELEVATION**



**NORTHEAST ELEVATION**

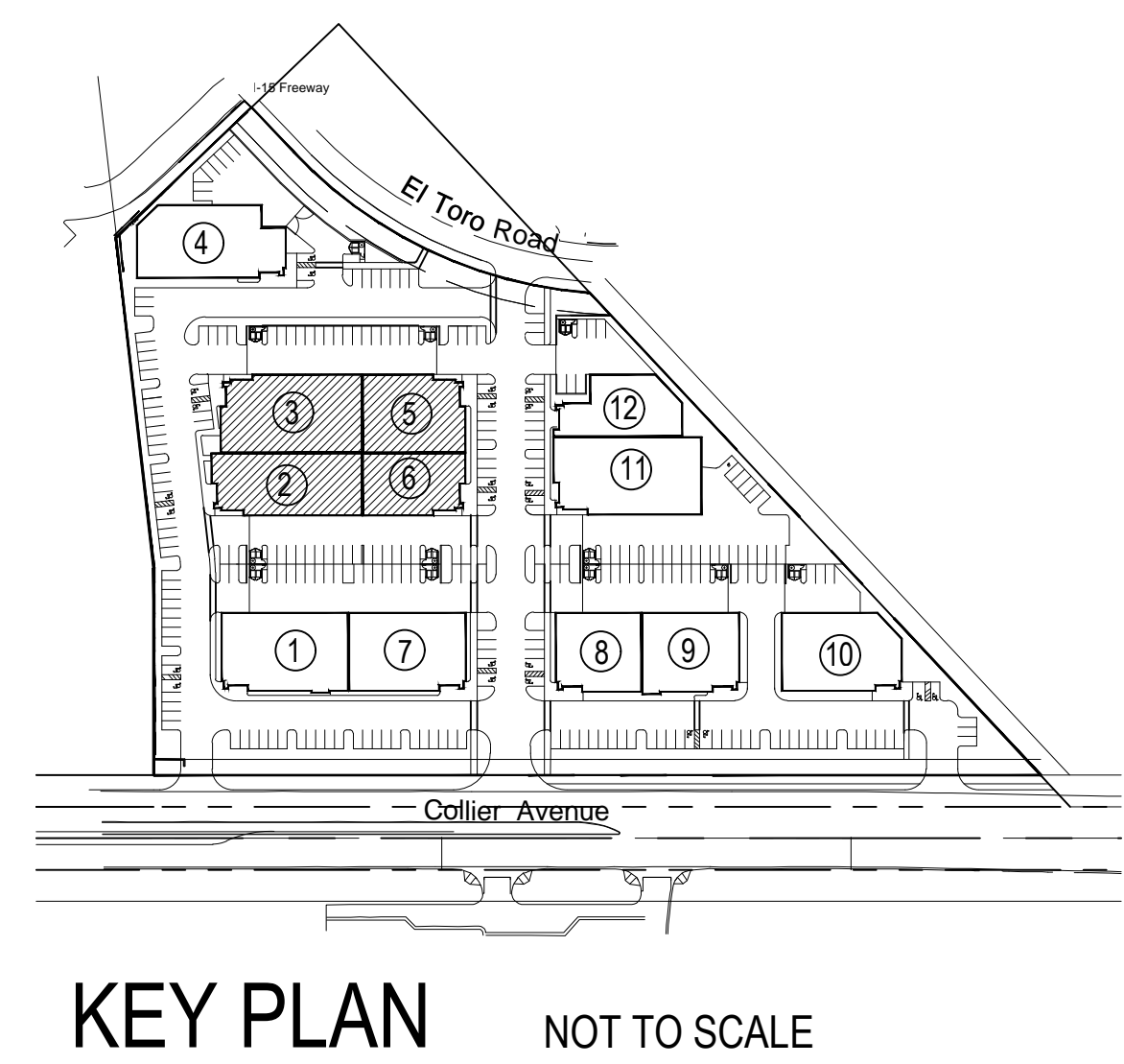


**KEY PLAN** NOT TO SCALE



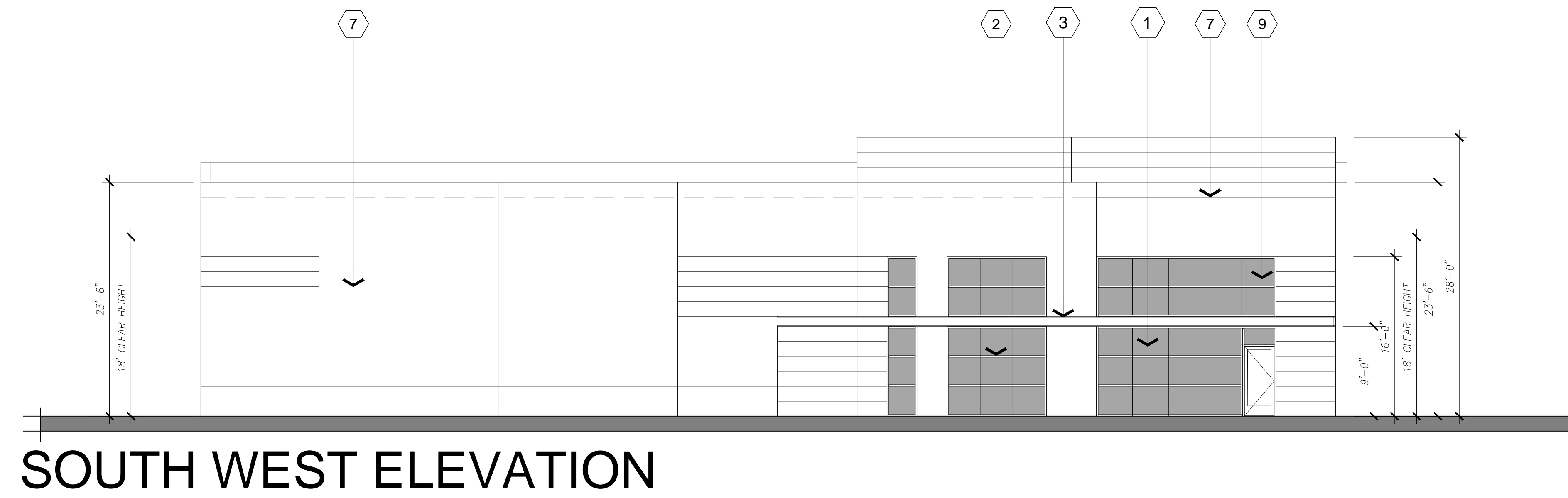
**KEYNOTES:**

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
- 3 METAL CANOPY WITH TRELIS 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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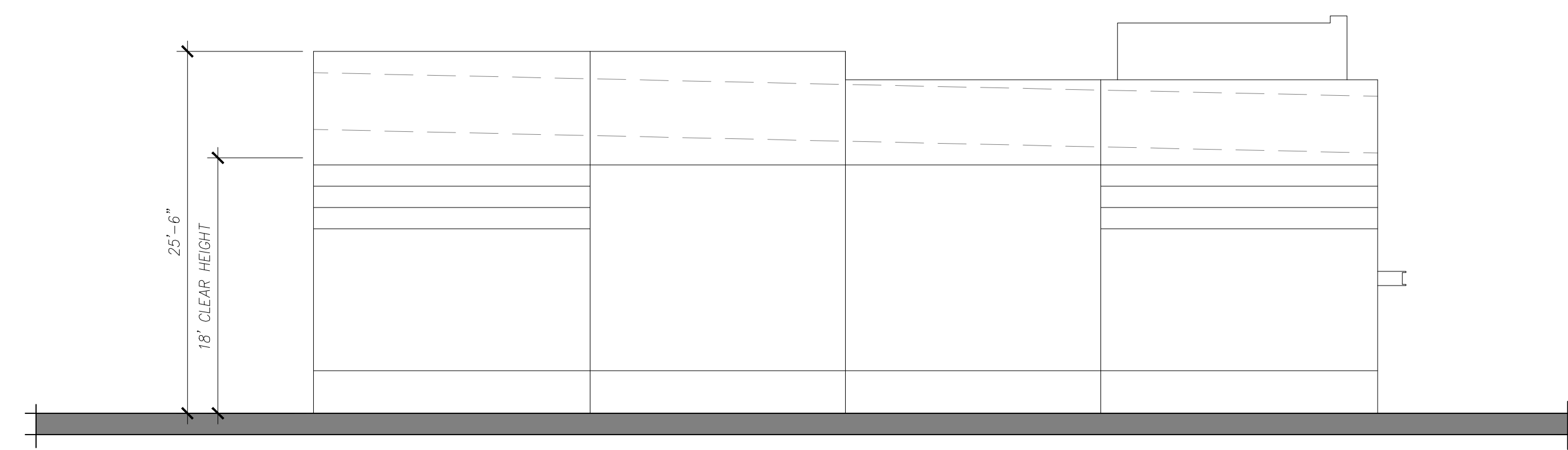




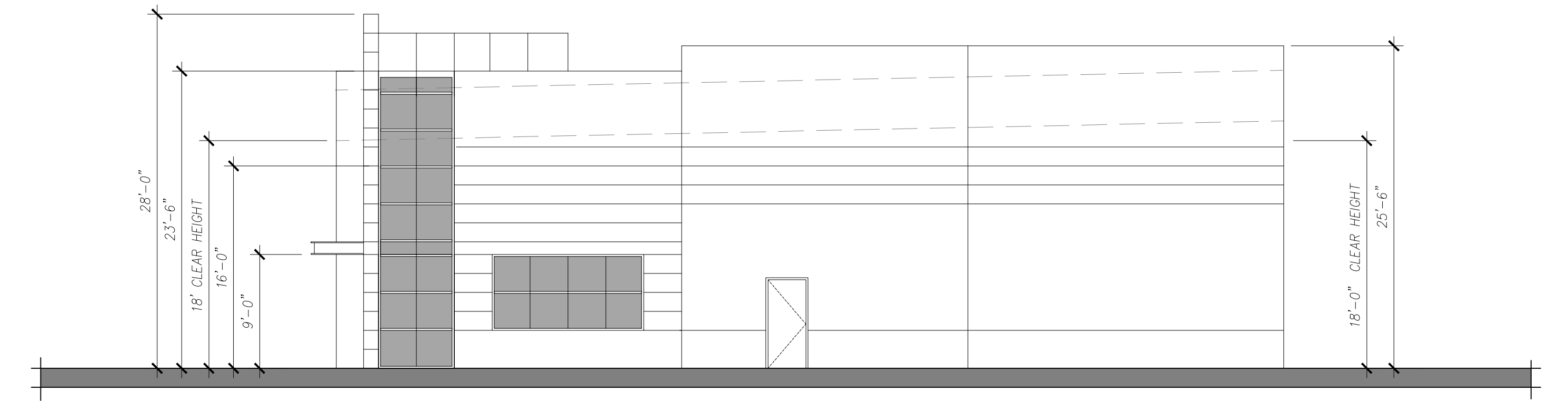
**SOUTH WEST ELEVATION**

**KEYNOTES:**

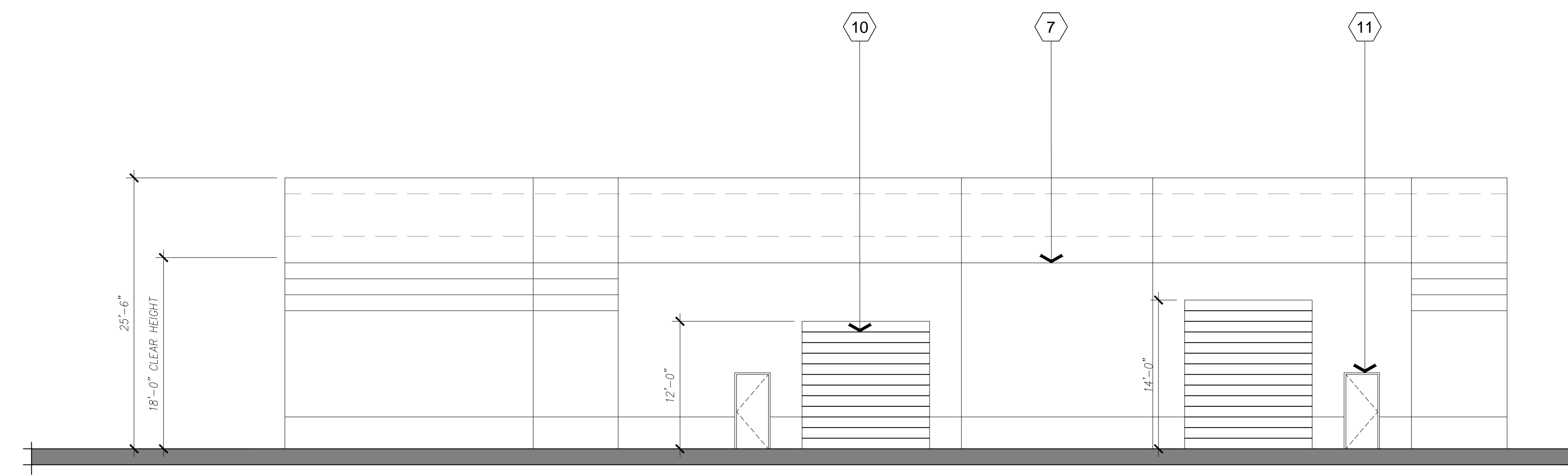
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- ② CLEAR ANODIZED MULLION SYSTEM
- ③ METAL CANOPY WITH TRELLIS INFILL
- ④ METAL POP-OUT LINTEL 18" PROJECTION
- ⑤ THICKENED PANEL AT ACCENT TOWER FORM
- ⑥ DECORATIVE WALL SCIENCE
- ⑦ 3/4" DEEP X 1" WIDE REVEAL
- ⑧ 3/4" DEEP PAINTED ACCENT INSET
-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



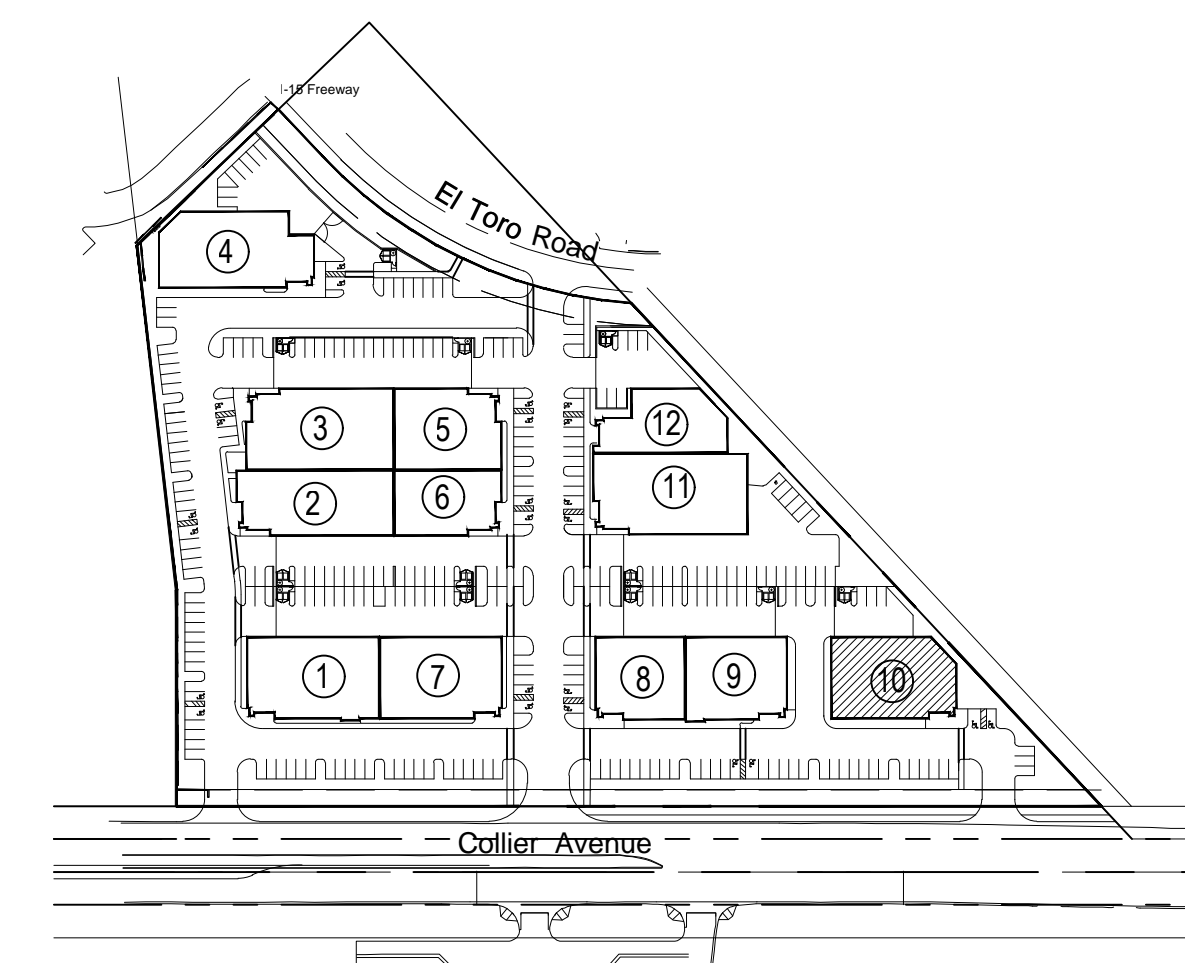
**NORTHWEST ELEVATION**



**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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 drawing time: 11:32 AM  
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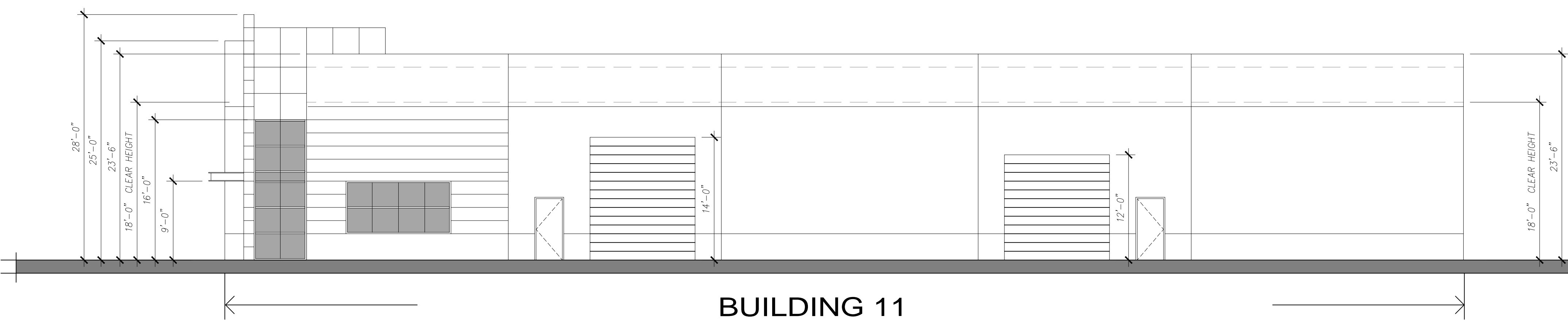
# North Elsinore Business Park



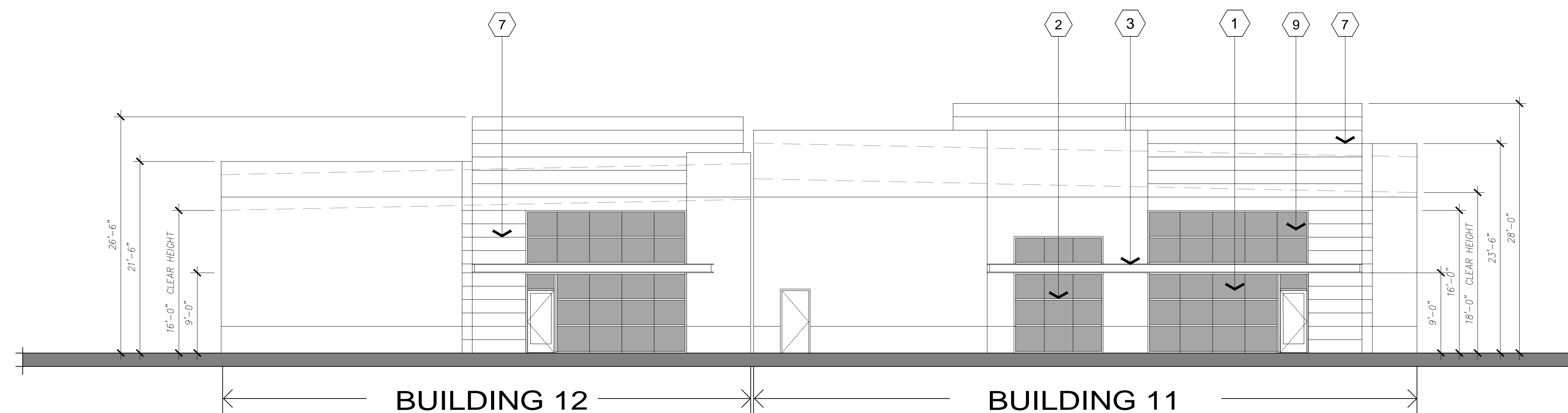
LAKE ELSINORE, CA

## ELEVATIONS - BUILDING 11 & 12

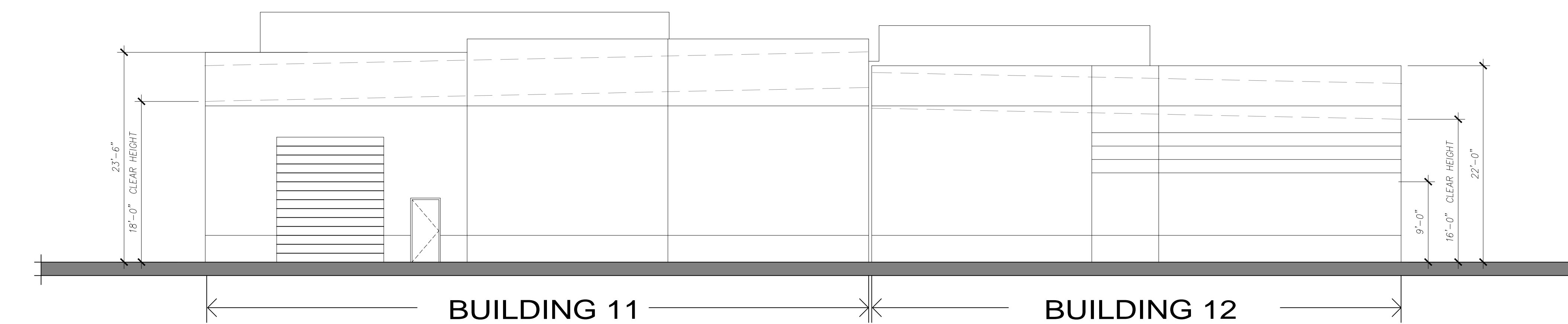
SHEET A15



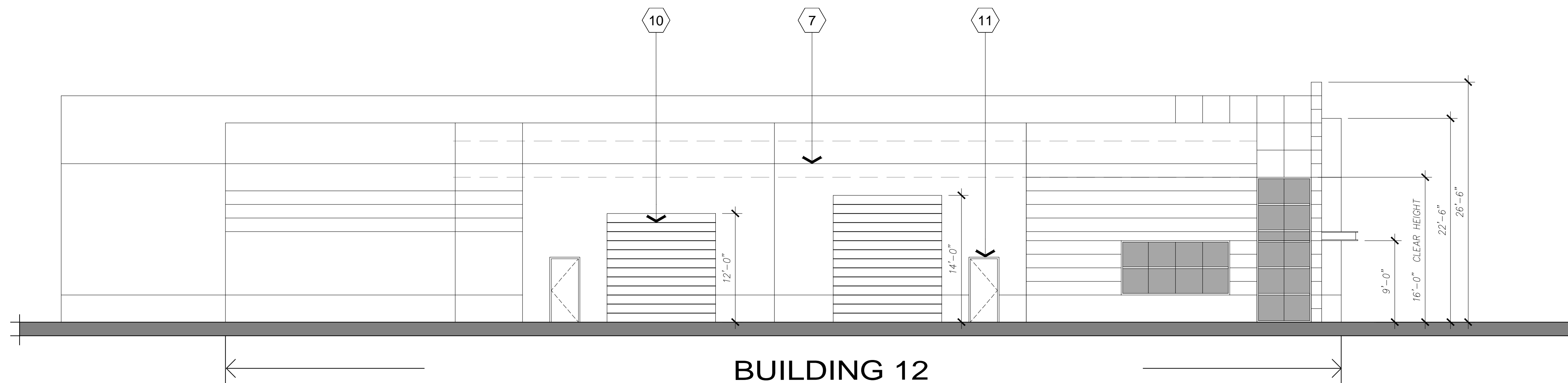
SOUTH WEST ELEVATION



NORTHWEST ELEVATION



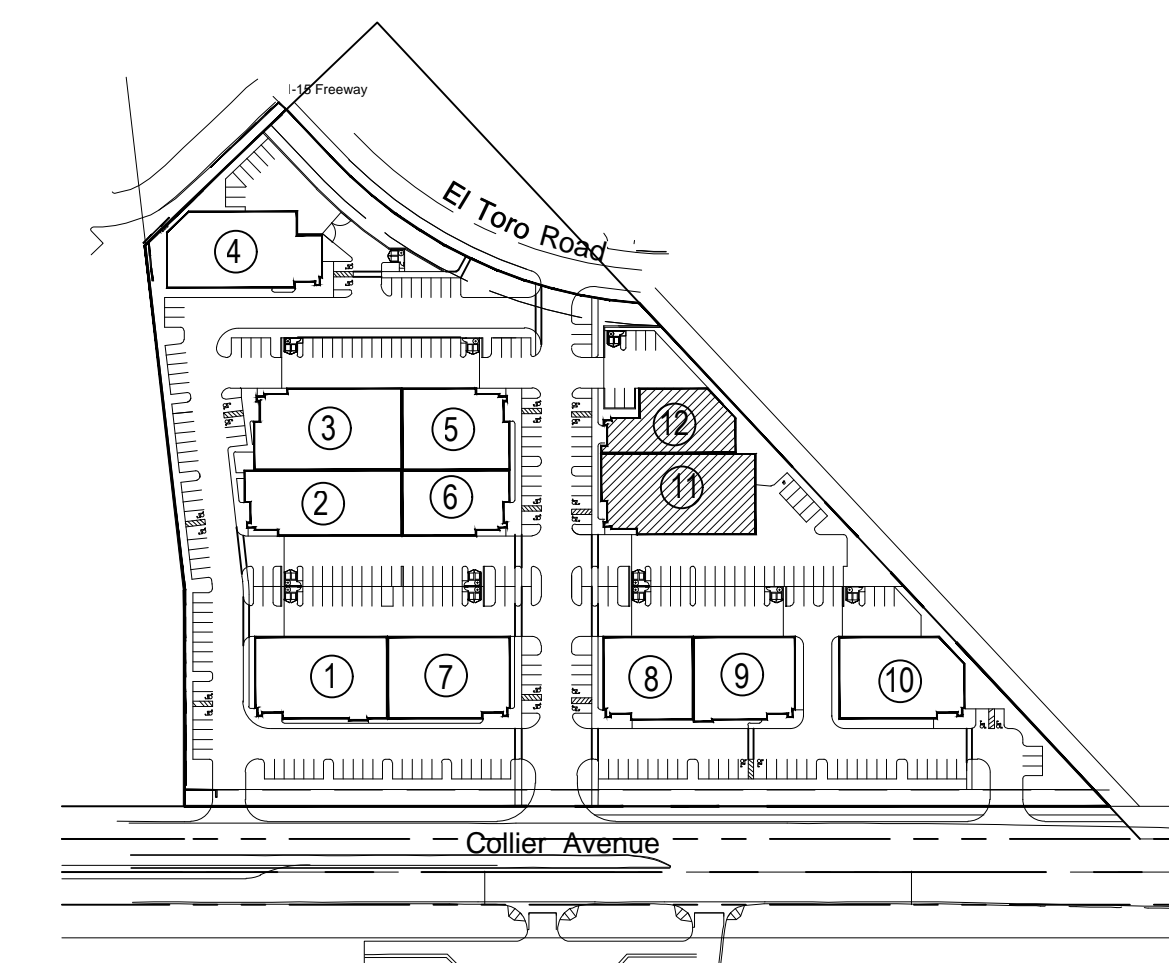
SOUTHEAST ELEVATION



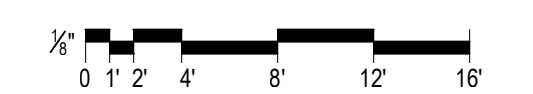
NORTHEAST ELEVATION

KEYNOTES:

- 1 MEDIUM PERFORMANCE REFLECTIVE GLAZING
- 2 CLEAR ANODIZED MULLION SYSTEM
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- 8 3/4" DEEP PAINTED ACCENT INSET
- 9 SPANDREL GLASS
- 10 GRADE DOOR
- 11 METAL DOOR



KEY PLAN NOT TO SCALE



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SP  
(OUTLET CENTER)

I-15 Freeway

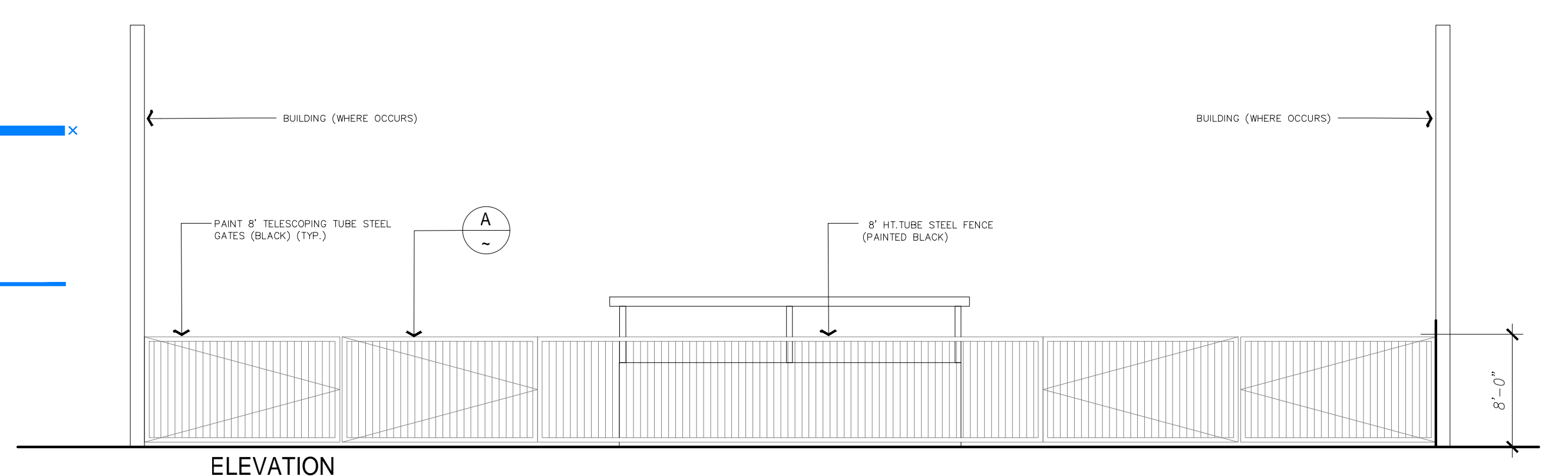
El Toro Road

**LEGEND:**

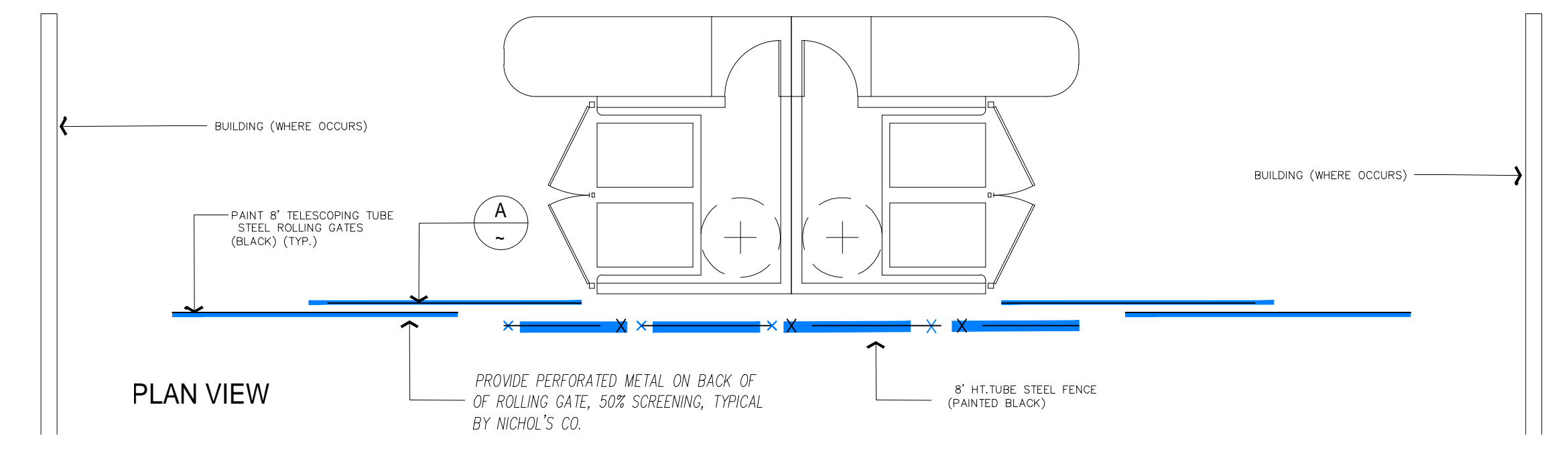
FUTURE 8' HEIGHT TUBE STEEL FENCE (PAINTED BLACK)



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



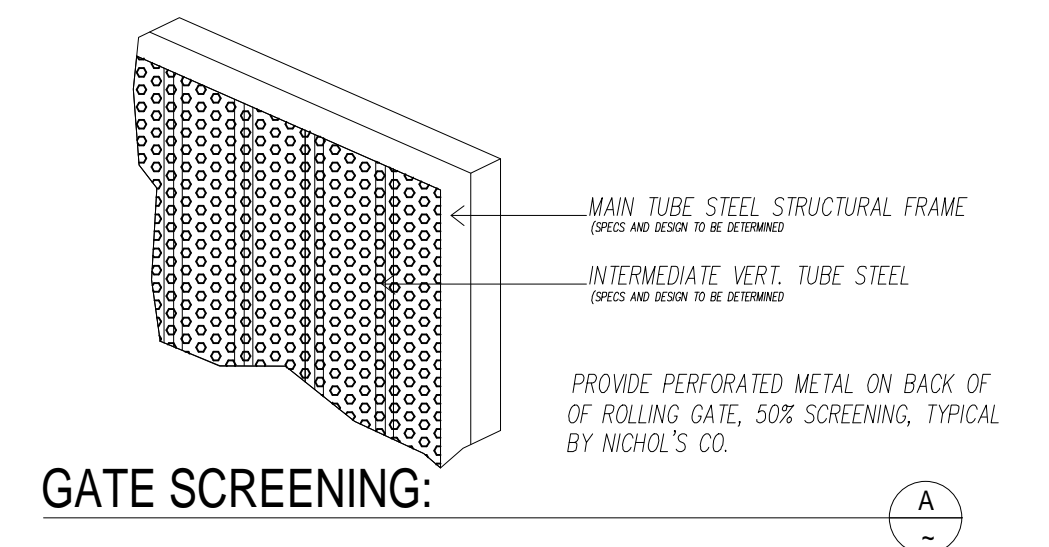
ELEVATION



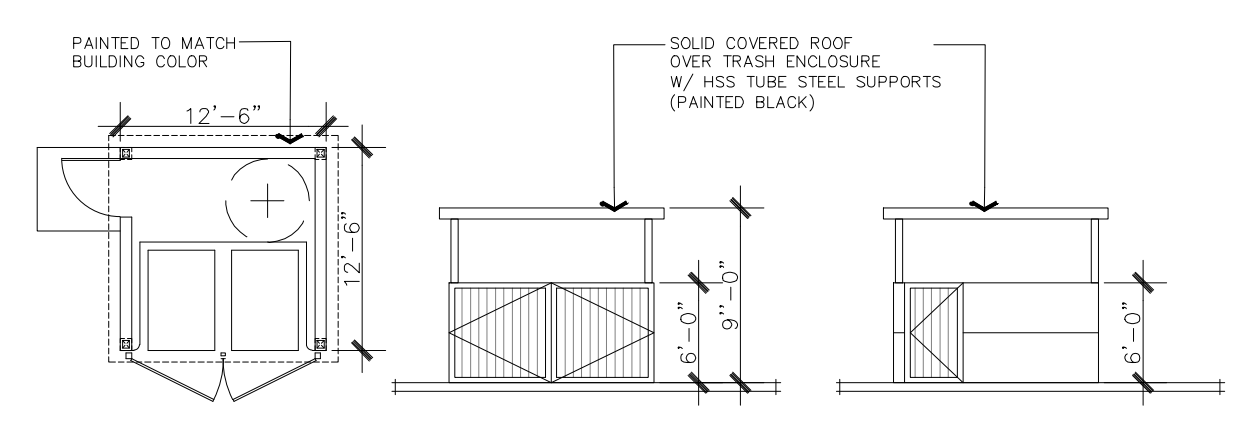
PLAN VIEW



TYPICAL SCREEN WALL



GATE SCREENING:



Trash enclosure

11  
UFACTURING)

(GENE

4  
BA: 9,140SF

3  
BA: 9,850SF

5  
BA: 7,070SF

12  
BA: 5,900SF

2  
BA: 8,300SF

6  
BA: 5,595SF

11  
BA: 10,200SF

1  
BA: 9,000SF

7  
BA: 8,270SF

8  
BA: 6,120SF

9  
BA: 7,000SF

10  
BA: 8,220SF

Collier Avenue

AO NO. 2020-489-00

North Elsinore Business Park

LAKE ELSINORE, CA



WALL & FENCE PLAN

SHEET A16

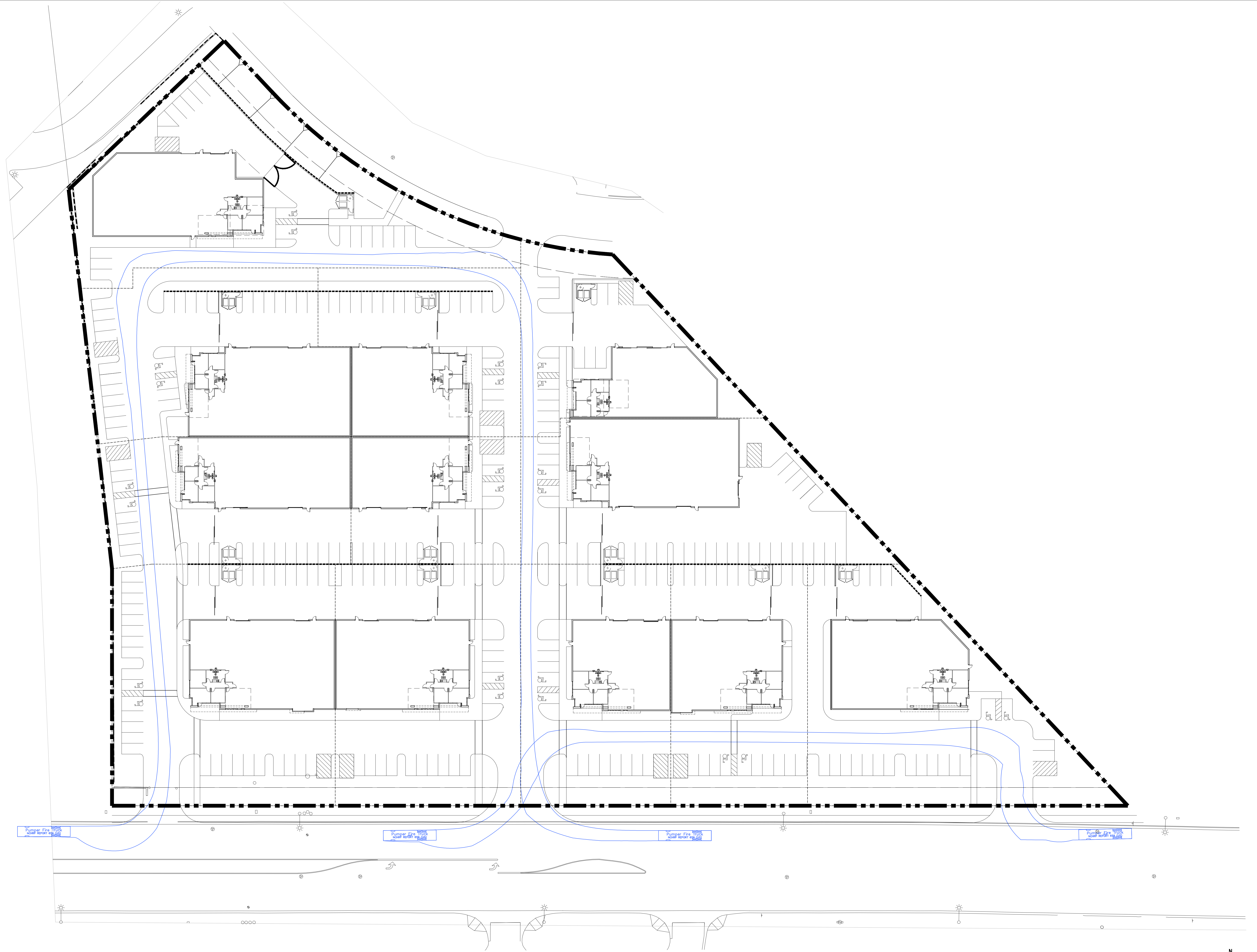


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Date 07-01-2021

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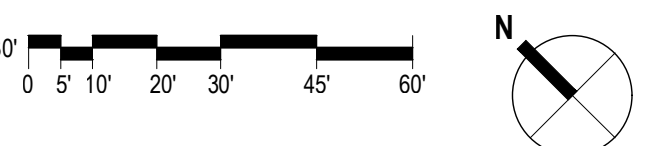
# North Elsinore Business Park

LAKE ELSINORE, CA



## TRUCK TURNING TEMPLATE PLAN

SHEET 17



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VIEW FROM COLLIER AVENUE ( LOOKING SOUTHEAST)

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VIEW FROM COLLIER AVENUE ( LOOKING NORTHWEST)

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# North Elsinore Business Park

LAKE ELSINORE, CA



3D RENDERING

SHEET A 19



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

# PRELIMINARY GRADING PLAN

FOR THE

## NORTH ELSINORE BUSINESS PARK

### CUP# \_\_\_\_\_

### 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, CALIFORNIA; 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 INTERSECTION 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 FRACTIONAL 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

### 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  $\triangle$  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.
- 7A. 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  $\blacktriangledown$

### 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

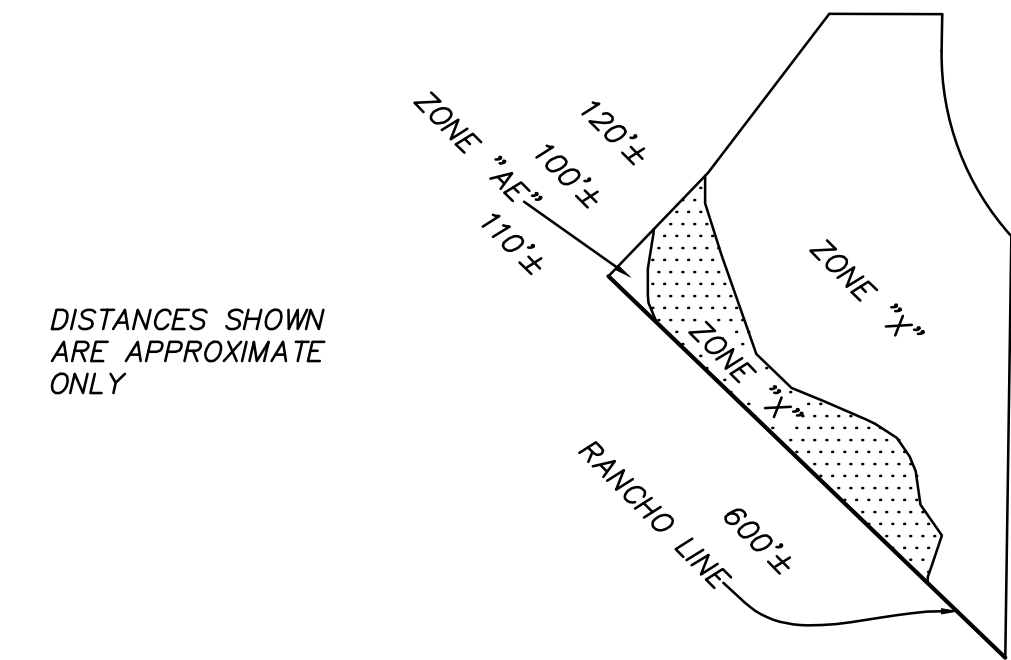
BUSINESS PROFESSIONAL

### 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

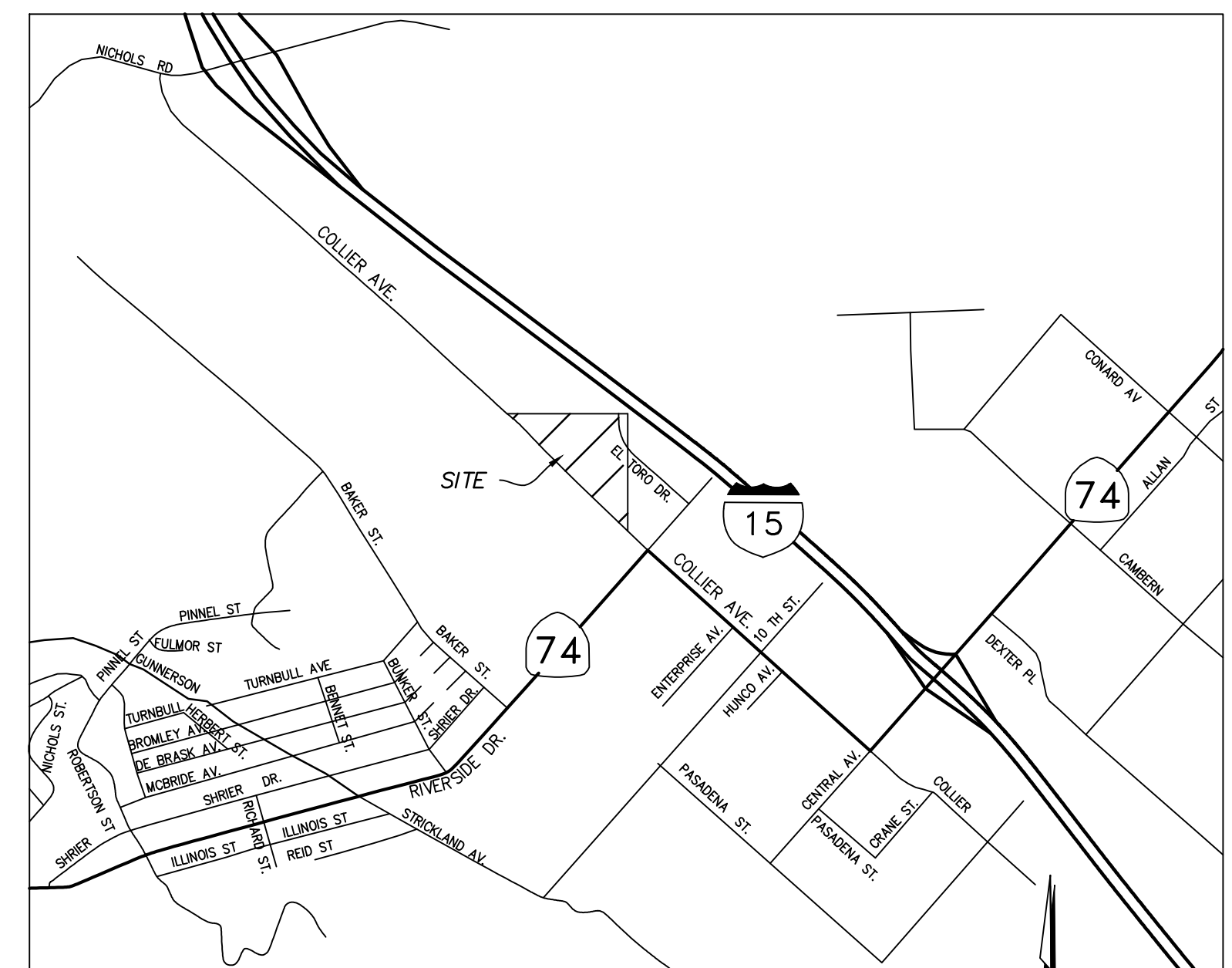
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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.

### LEGEND

- TREE
- PALM
- SHRUB
- WATER METER BOX
- WATER VALVE
- WATER SERVICE
- GAS METER BOX
- SEWER CLEAN OUT
- TOP OF DIKE
- AC ASPHALT CONCRETE
- NO ACCESS PER ITEM C
- CF CURB FACE
- BO WATER BLOW OFF
- FIRE HYDRANT
- MANHOLE
- STORMDRAIN
- LIGHT STANDARD
- TYP. TYPICAL
- OD OUTSIDE DIAMETER
- EDISON VAULT
- WATER VAULT
- TELEPHONE VAULT
- IRRIGATION CONTROL VALVE
- ELECTRIC RISER
- SIGN
- TRAFFIC VAULT
- TRAFFIC BOX
- POWER POLE
- A.V.A.R
- ANCHOR
- SEWER RISER
- GAS VALVE
- DRAIN
- ELECTRIC BOX
- COMMUNICATION RISER
- AC PAVEMENT
- BLOCK WALL
- WOOD FENCE
- FF FINISHED FLOOR ELEVATION
- PAD PAD ELEVATION
- HP HIGH POINT
- GB GRADE BREAK
- FL FLOW LINE
- € CENTERLINE
- ℓ PROPERTY LINE
- 2:1 SLOPE (UNLESS OTHERWISE NOTED)
- 1040 EXISTING CONTOUR
- 1050 PROPOSED CONTOUR
- C CUT/FILL LINE
- F DAYLIGHT
- RIP RAP
- SWALE
- CONCRETE INTERCEPTOR
- SPOT ELEVATION



VICINITY MAP

NO SCALE

### 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

### 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

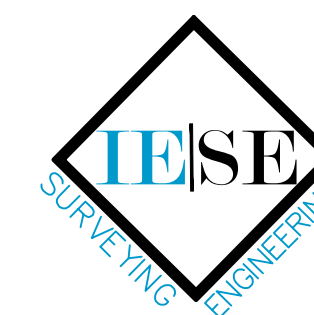
### GEOTECHNICAL ENGINEER:

EnGen Corporation  
41625 Enterprise Circle S., Suite B-2, Temecula, CA 92590  
(951) 296-3511  
EnGen Project No. 4628G5

### EARTHWORK QUANTITIES

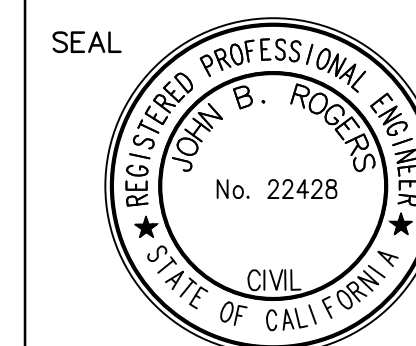
CUT: 17,000 Cu. Yds.  
FILL: 7,000 Cu. Yds.  
BALANCE: 10,000 Cu. Yds (EXPORT)

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



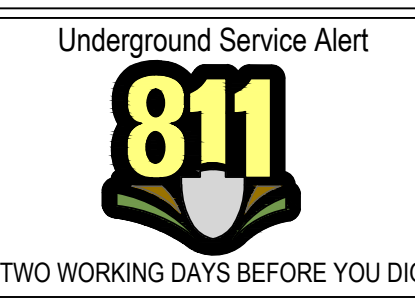
IE SURVEY & ENGINEERING, INC.

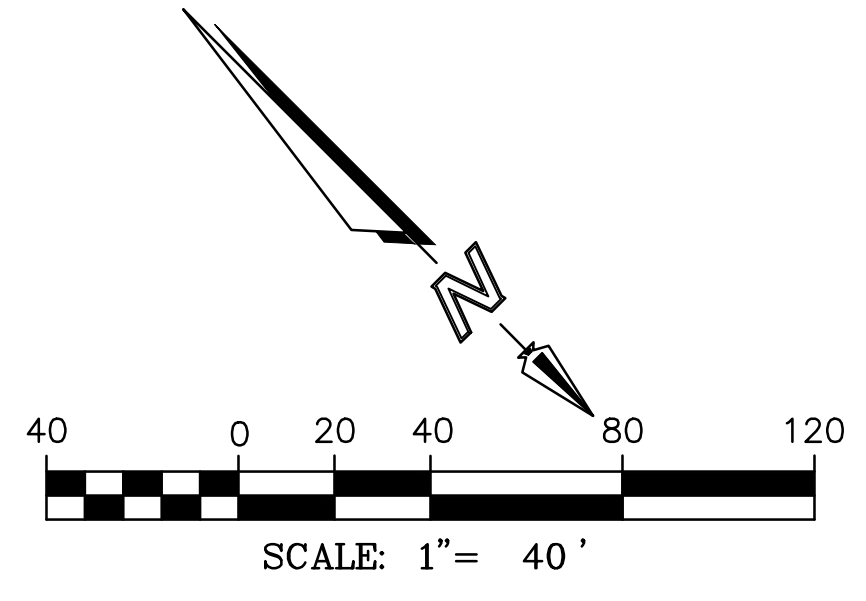
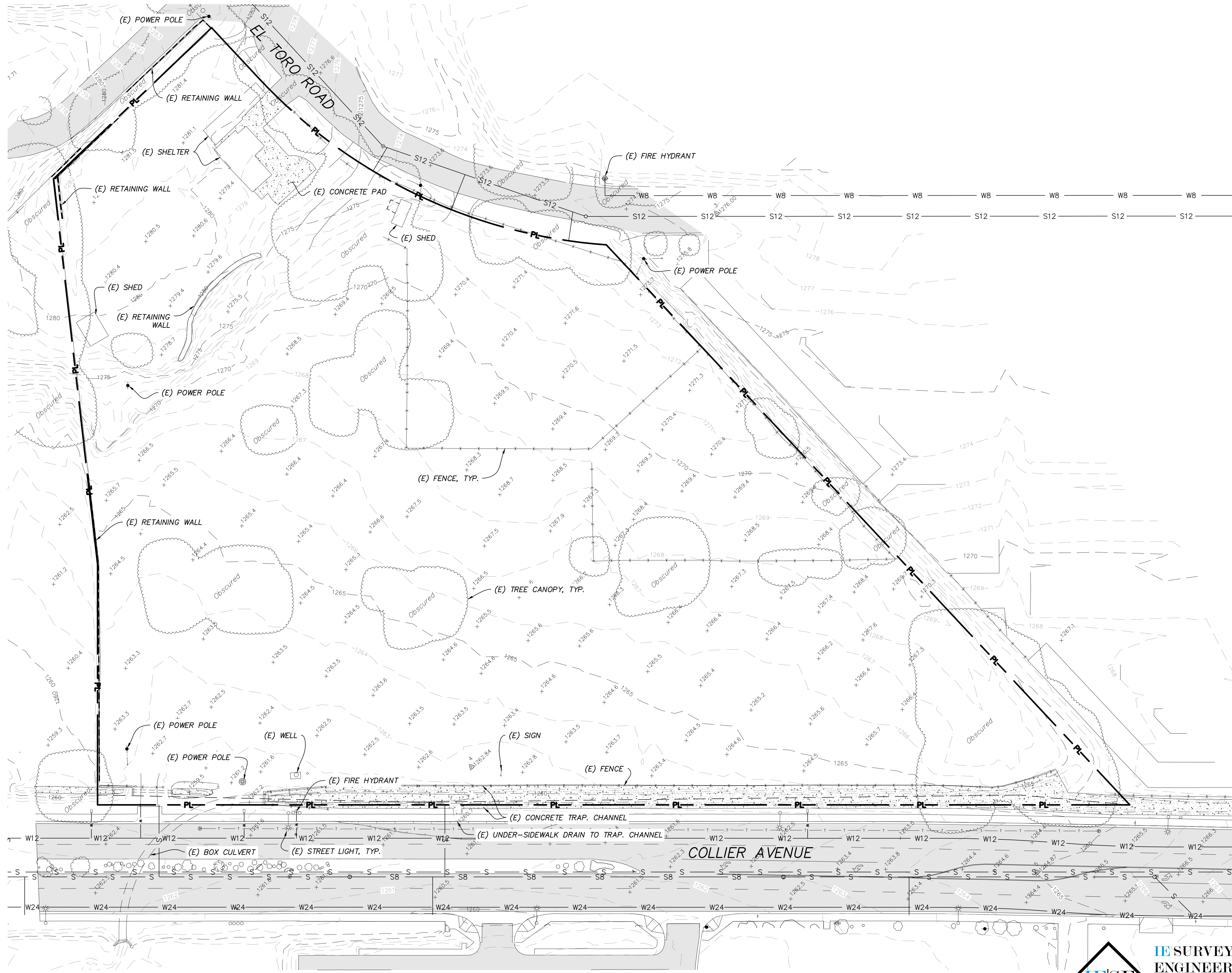
41146 ELAM STREET, SUITE G  
MURRIETA, CA 92562  
T: (951) 698-1890  
E: INFO@IESURVEYANDENG.COM



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	CITY OF LAKE ELSINORE	SHEET 1 OF 5 SHEETS
					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 TERRASCRIIBE ON 2-5-2020	APN 389-220-003 THRU APN 389-220-004 NORTH ELSINORE BUSINESS PARK	FILE NO.
					REMON HABIB, PE RCE No. 83156		SCALE: 1" = 40'		
					CITY ENGINEER CITY OF LAKE ELSINORE		BENCH MARK: ELEVATIONS SHOWN HEREON ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD88		
							DATE: 8-3-2021		

DWG: 20038\_CGP\_22010803.dwg SHEET: TITLE DATE: Aug 03, 2021 1:13:30pm





**IE SURVEY & ENGINEERING, INC.**  
 4116 ELM STREET, SUITE G  
 MURRHETA, CA 92562  
 T: (951) 698-1830  
 E: INFO@IESURVEYANDENG.COM

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 \_\_\_\_\_

PREPARED BY:  
 John B. Rogers, P.E., R.C.E. No. 22428  
 DATE \_\_\_\_\_



**SOURCE OF TOPOGRAPHY**  
 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'

DATE: 8-3-2021

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

CITY OF LAKE ELSINORE

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

SHEET 2 OF 5 SHEETS  
 FILE No. \_\_\_\_\_

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**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.

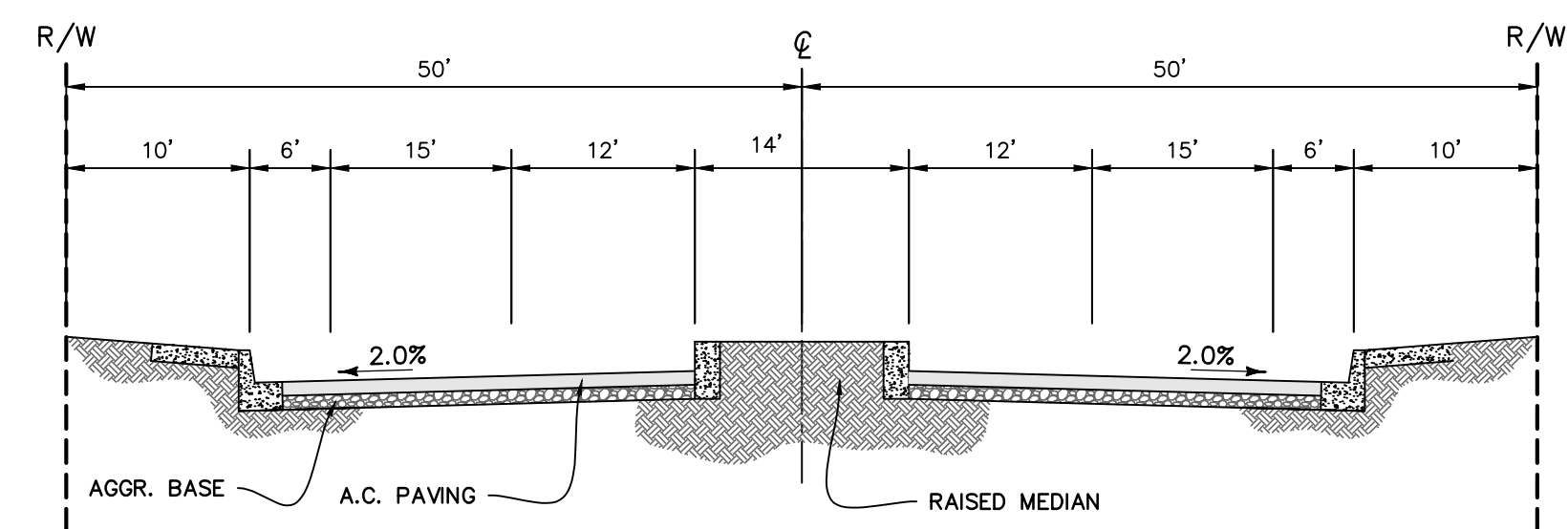
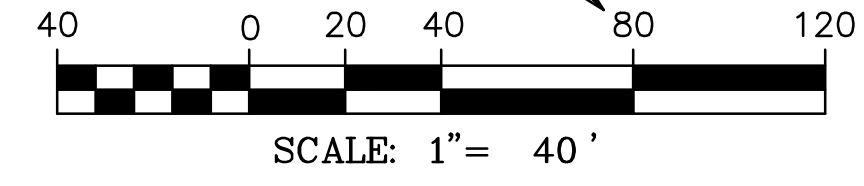
NO WORK SHALL COMMENCE WITHIN ROAD RIGHT-OF-WAY (R/W) PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT BY THE CITY.

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.

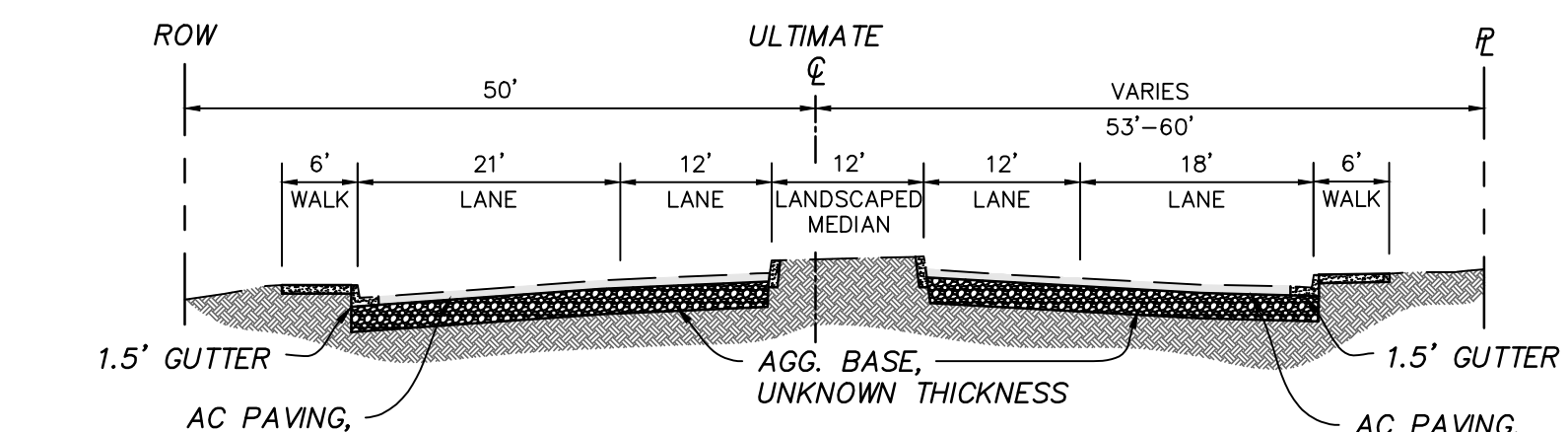
EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FINISH FLOOR ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

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



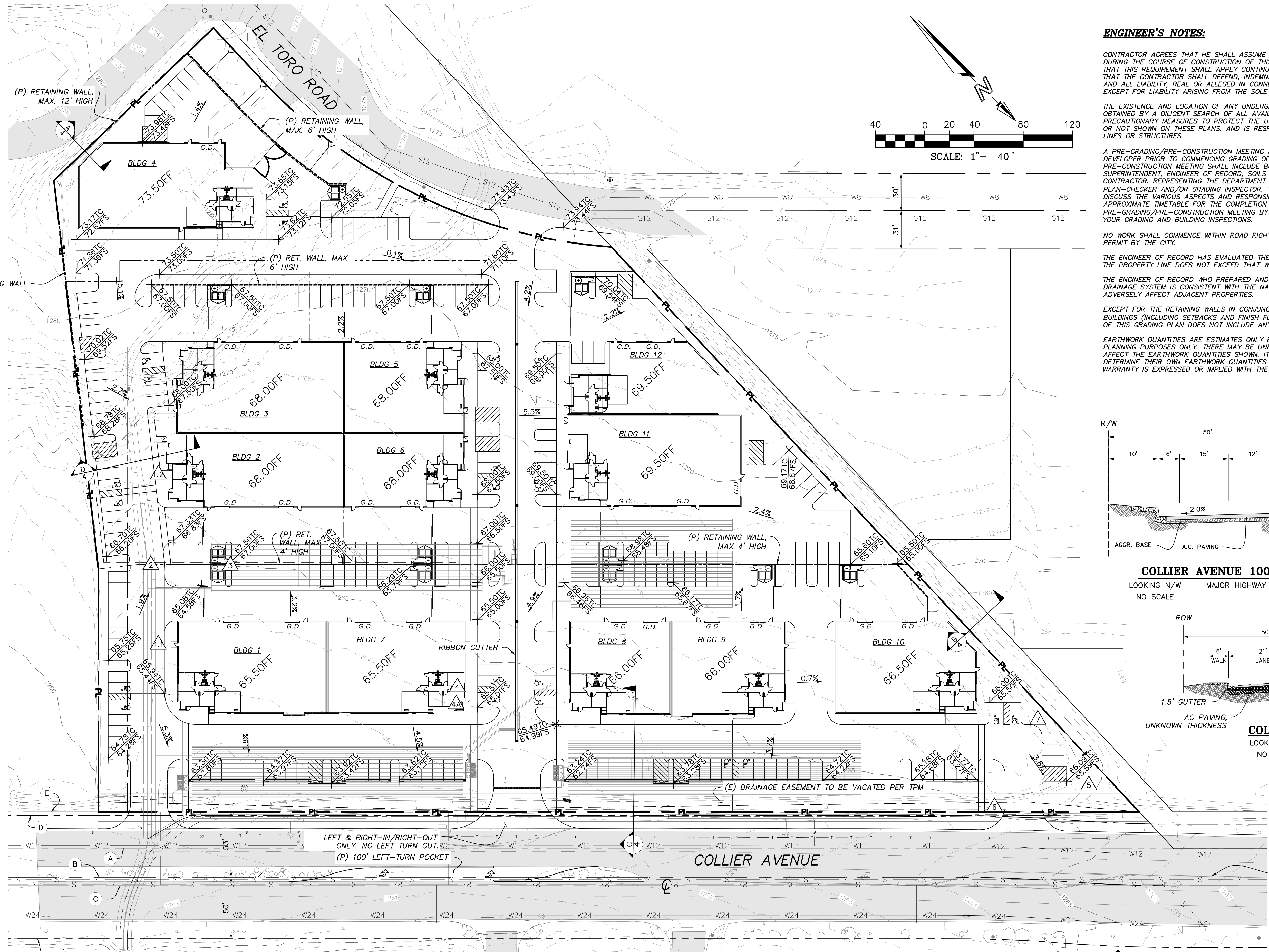
**COLLIER AVENUE EXISTING SECTION**

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, 9-INCH HIGH RAISED MEDIAN CURB TO DETER LEFT-HAND TURNS INTO RV LOT SOUTHERLY OF SUBJECT LOT.

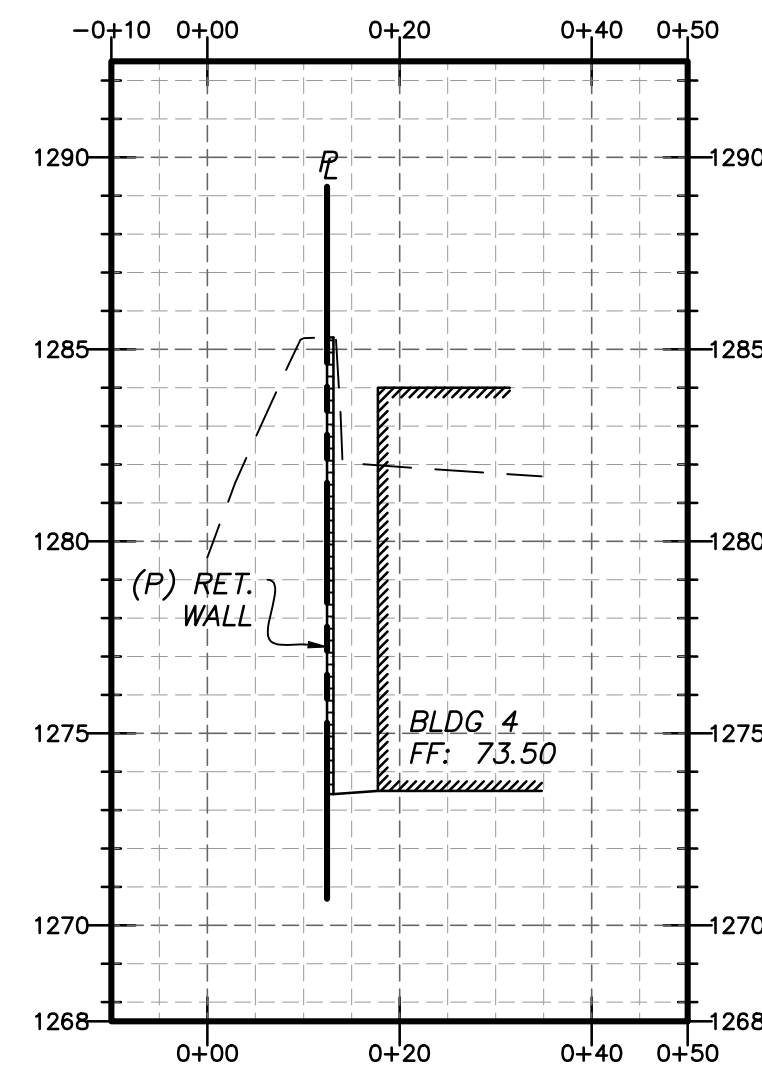


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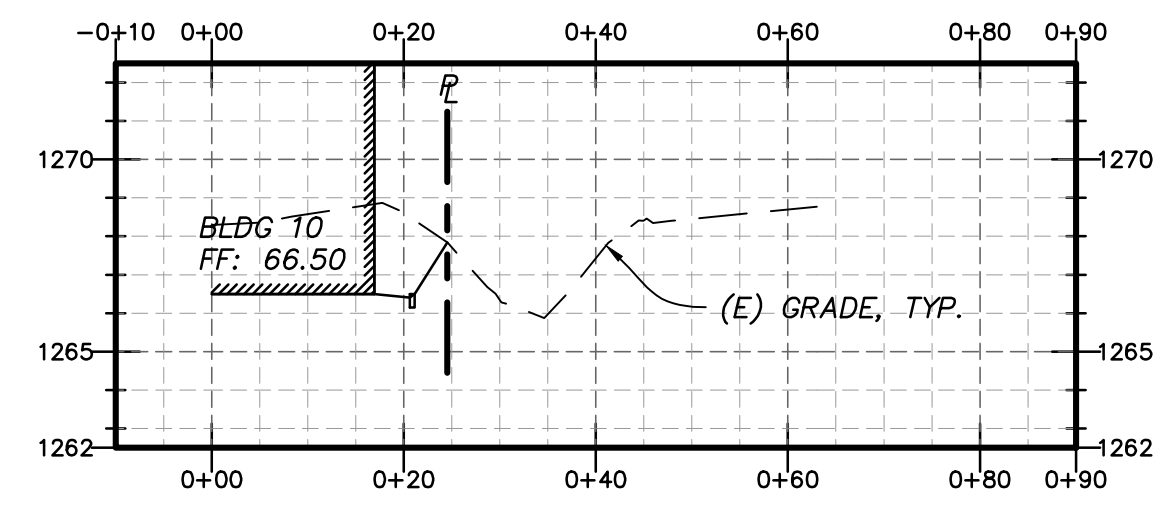


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 E: INFO@IESURVEYANDENG.COM

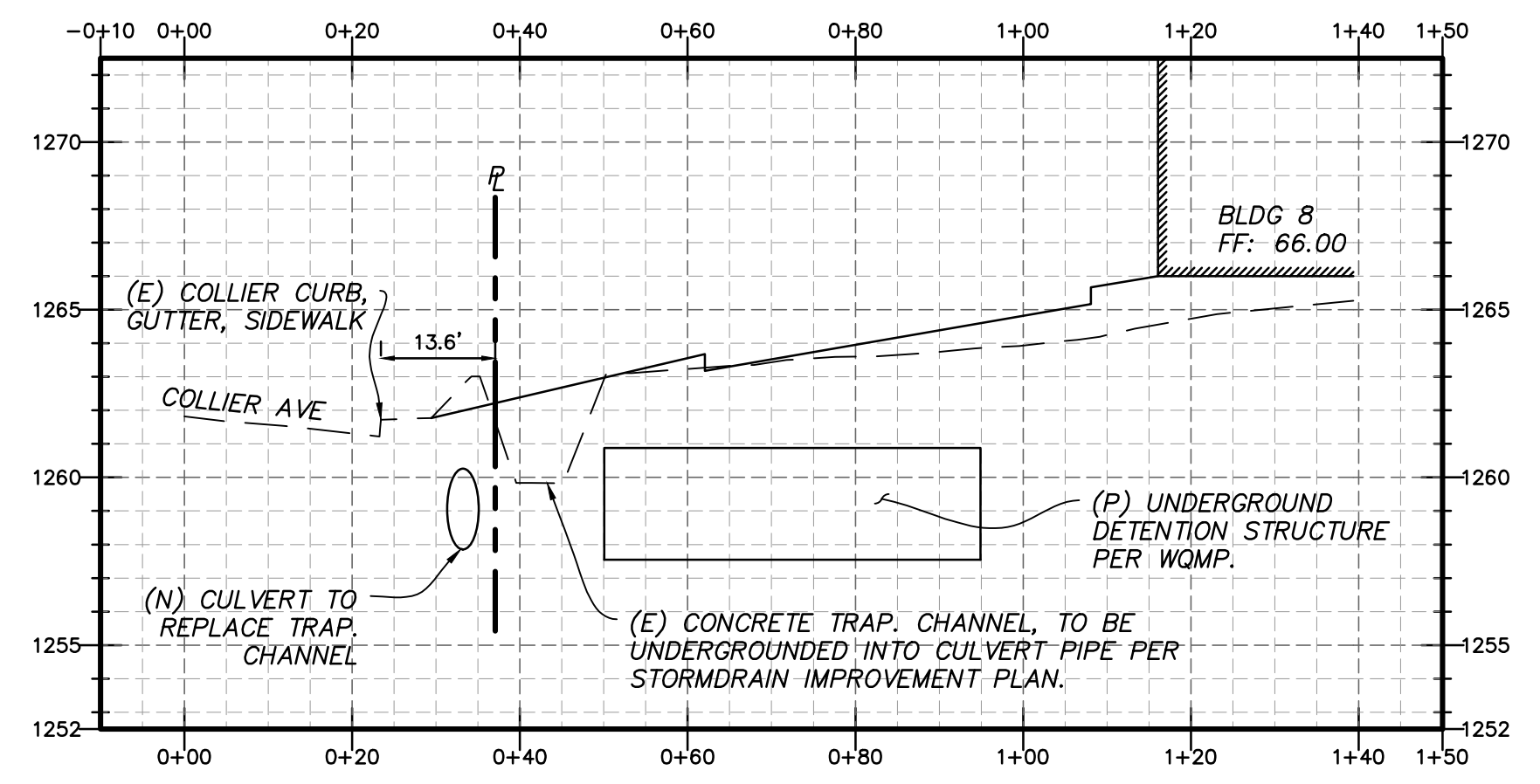
MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:	SEAL	SOURCE OF TOPOGRAPHY		CITY OF LAKE ELSINORE	SHEET 3 OF 5 SHEETS
					REMON HABIB, PE RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE	JOHN B. ROGERS No. 22428 CIVIL STATE OF CALIFORNIA	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'		
					John B. Rogers, P.E., R.C.E. No. 22428	DATE	8-3-2021			



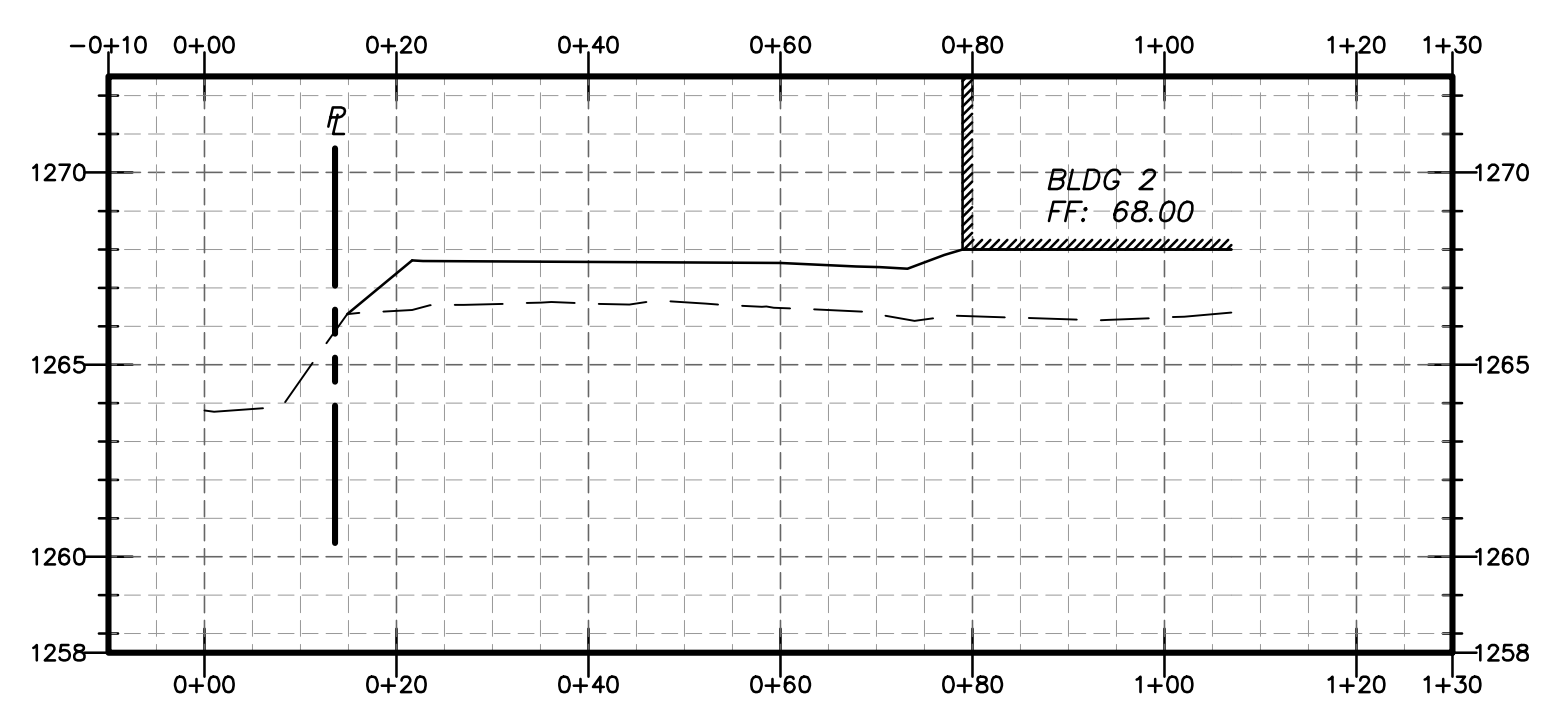
**CROSS SECTION A-A**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'



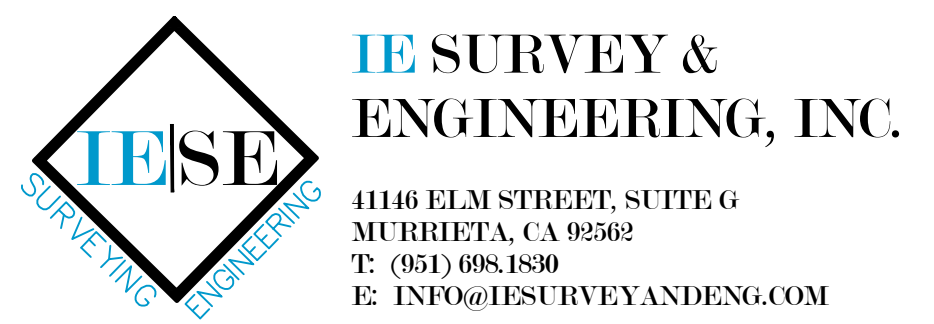
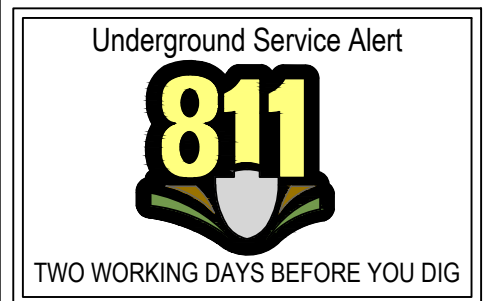
**CROSS SECTION B-B**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'



**CROSS SECTION C-C**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'



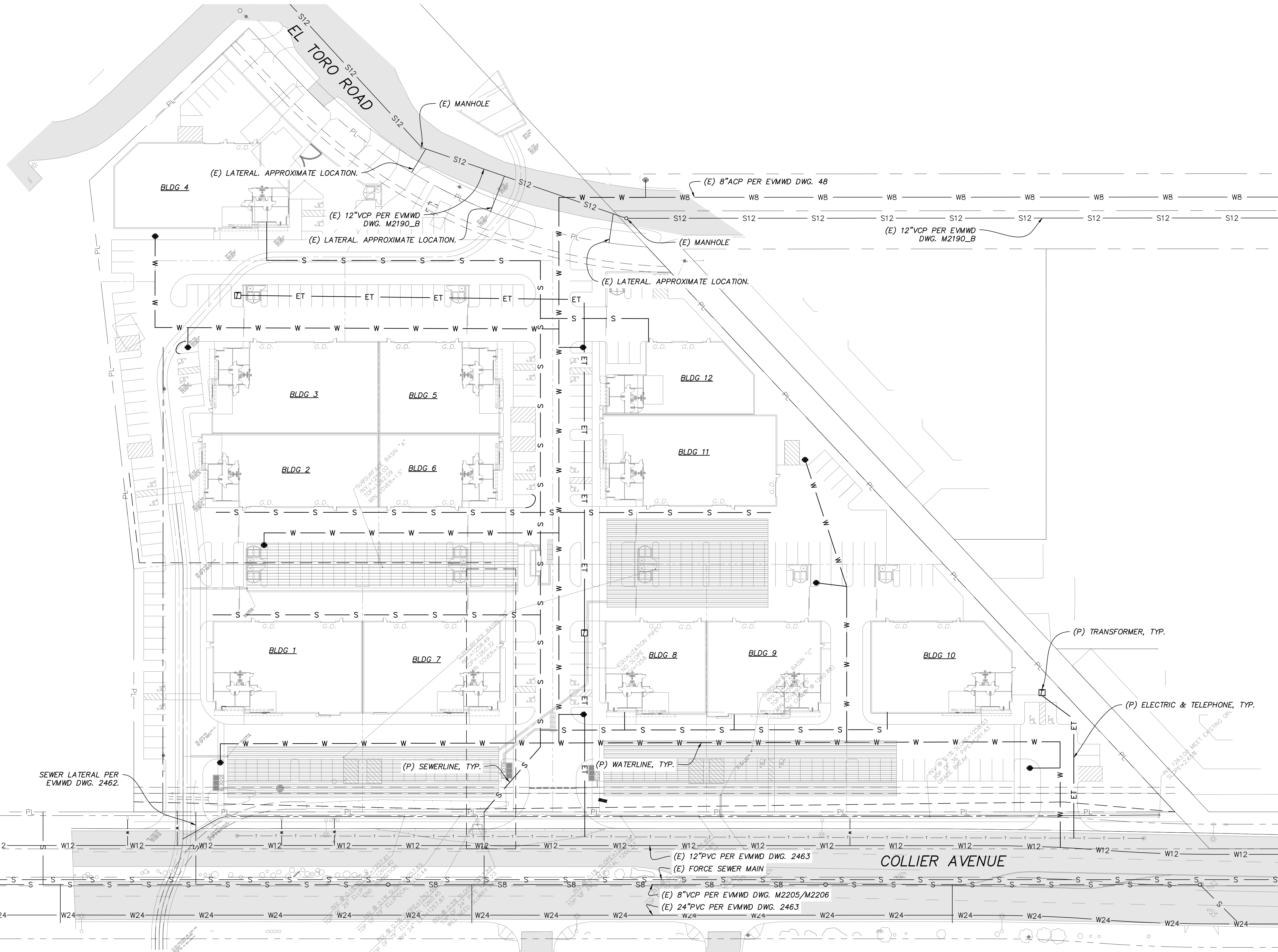
**CROSS SECTION D-D**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'



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	CITY OF LAKE ELSINORE	SHEET
					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'	CITY OF LAKE ELSINORE	4
				REMON HABIB, PE RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE		BENCH MARK: ELEVATIONS SHOWN HEREON ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD88	CROSS SECTIONS APN 389-220-003 THRU APN 389-220-004 NORTH ELSINORE BUSINESS PARK	5
							DATE: 8-3-2021		OF SHEETS
									FILE No.

DWG: 20038\_CGP\_20210803.dwg SHEET: SECTIONS DATE: Aug 03, 2021 - 12:13:10pm





- 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" PVC PER EVMWD DWG. 2463

(E) FORCE SEWER MAIN

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

(E) 24" PVC PER EVMWD DWG. 2463

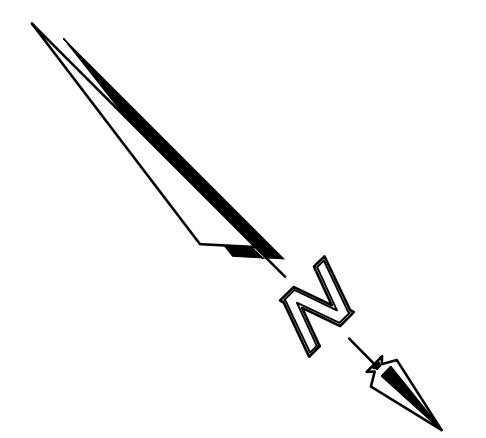
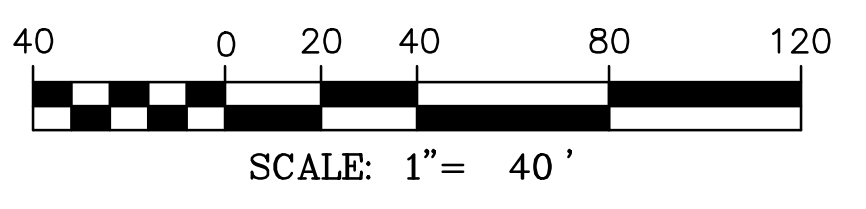
DWG: 20038\_CGP\_20210803.dwg SHEET: UTILITY DATE: Aug 03, 2021 - 12:13:12pm



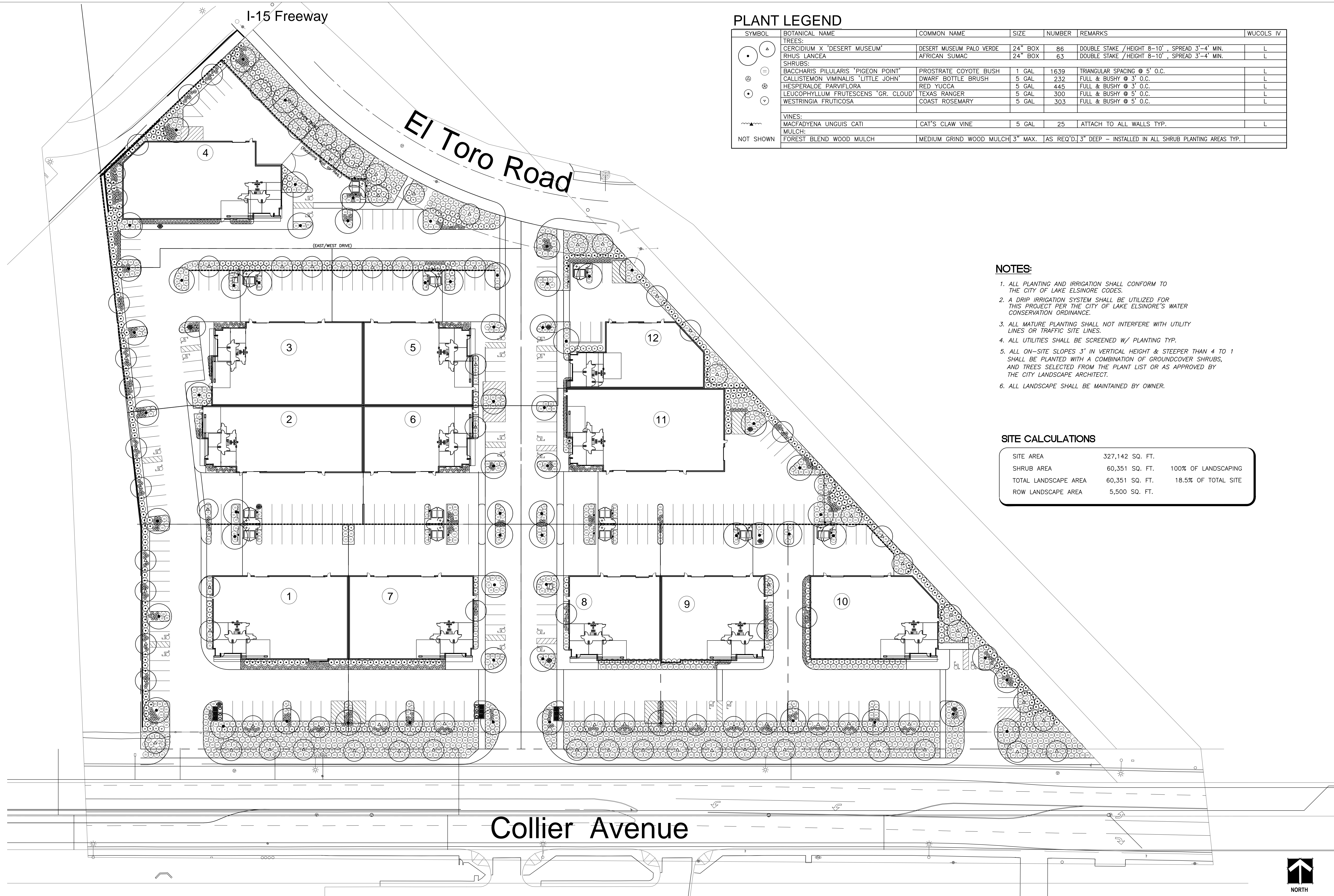
NOTE: ALL SEWER LATERALS TO BUILDINGS TO BE 6-INCH VCP. ALL WATER LINE SERVICE CONNECTIONS TO BUILDINGS TO BE 2-INCH WATER SERVICE, MINIMUM. ALL SERVICE CROSSINGS TO COMPLY WITH EVMWD SERVICE CROSSING STANDARDS.



**IE SURVEY & ENGINEERING, INC.**  
 41146 ELMI STREET, SUITE G  
 MURRIETA, CA 92562  
 T: (951) 698-1890  
 E: INFO@IESURVEYANDENG.COM



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				DATE	DATE		DATE: 8-3-2021		



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV	
<b>TREES:</b>							
⊙	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	
<b>SHRUBS:</b>							
⊙	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	
<b>VINES:</b>							
⊙	MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	25	ATTACH TO ALL WALLS TYP.	L	
<b>MULCH:</b>							
NOT SHOWN	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH 3" MAX.	AS REQ'D, 3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.				

**NOTES:**

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF LAKE ELSINORE CODES.
2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF LAKE ELSINORE'S WATER CONSERVATION ORDINANCE.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. 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.
6. ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.

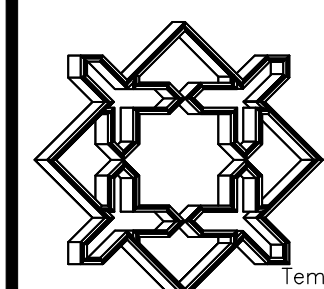
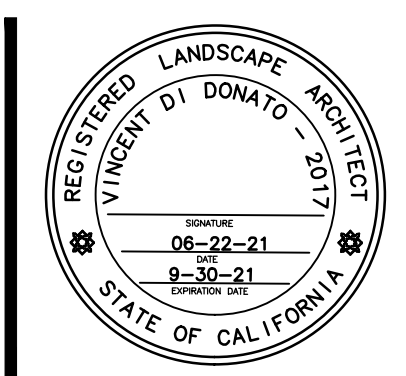
**SITE CALCULATIONS**

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.	

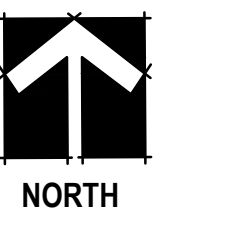
**SADDLEBACK/ ELSINORE BUSINESS PARK** LAKE ELSINORE, CA (Existing Collier Avenue Street Conditions) CONCEPTUAL LANDSCAPE PLAN 6-22-2021

**Saddleback | Associates, Inc.**

**MP1C**



**ALHAMBRA GROUP**  
LANDSCAPE ARCHITECTURE  
California license #2017  
RECREATION FACILITIES PLANNING  
41635 Enterprise Circle North, Suite C  
Emeryville, CA 94595 (951) 298-6802 JOB# 20-126



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