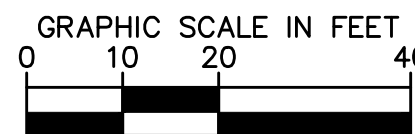


	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPERTY LINE
	CENTERLINE
	EASEMENT
	SETBACK LINE
	FIRE ACCESS ROUTE
	HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT
	FIRE TRUCK DEPLOYMENT AREA

FIRE ACCESS ROUTE:
 INNER RADIUS: 24' MIN.
 OUTER RADIUS: 45' MAX.
 WIDTH: 24' MIN.*

*MINIMUM WIDTH OF FIRE ACCESS ROUTE TO BE 34' IF ADJACENT TO FIRE TRUCK DEPLOYMENT AREA



Kimley»»Horn

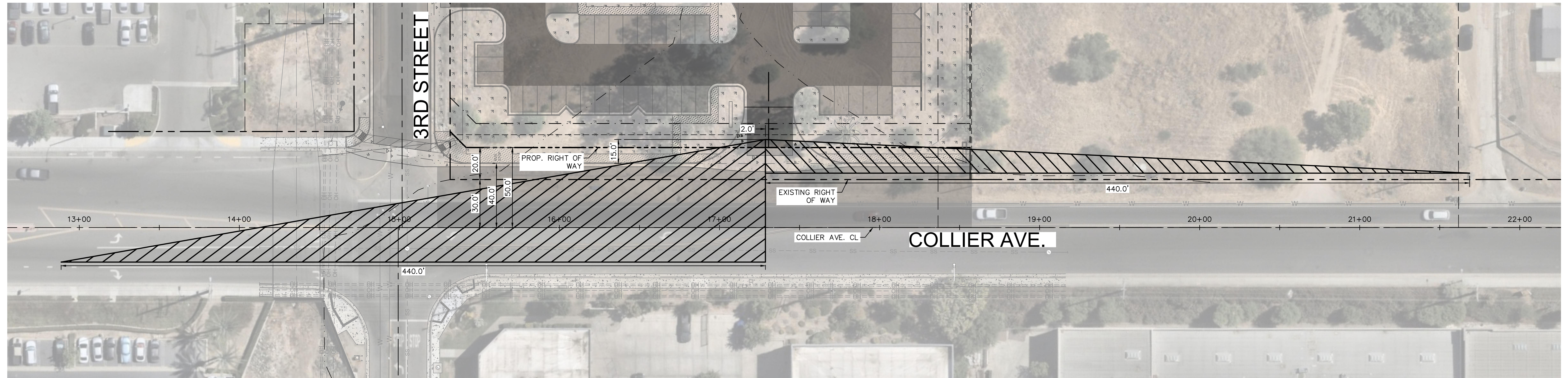
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401 B STREET, SUITE 600; SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

LAKE ELSINORE HOTEL
PREPARED FOR
HOLLADAY PROPERTIES

CA

SHEET NUMBER

OF



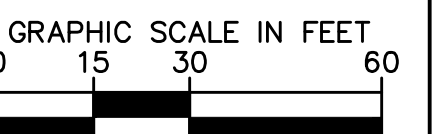
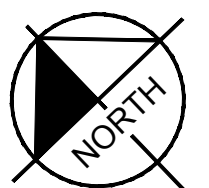
NO LONGER APPLIES PER
COMMENTS REMOVE SHEET.
IS FOUND WITHIN TRAFFIC
STUDY.

LEGEND

- | | |
|---|---|
|  | EXISTING RIGHT OF WAY |
|  | PROPOSED RIGHT OF WAY |
|  | PROPERTY LINE |
|  | CENTERLINE |
|  | HORIZONTAL LINE OF SITE DISTANCE
TRIANGLE PER CITY OF LAKE
ELSINORE STANDARD PLAN NO. 125 |

MINIMUM SIGHT DISTANCE REQUIREMENT

DESIGN SPEED (COLLIER AVE):	40 MPH
CORNER SIGHT DISTANCE:	440 FT
STOPPING SIGHT DISTANCE:	300 FT



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PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT
195579001

DATE
1/30/2025

SCALE AS SHOWN

DESIGNED BY	CL
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DRAWN BY	CL
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CHECKED BY	TM
------------	----

LAKE ELSINORE HOTEL

PREPARED FOR
HOLLADAY PROPERTIES

LAKE ELSINORE

CA

HORIZONTAL LINE OF SIGHT

SHEET NUMBER

DF

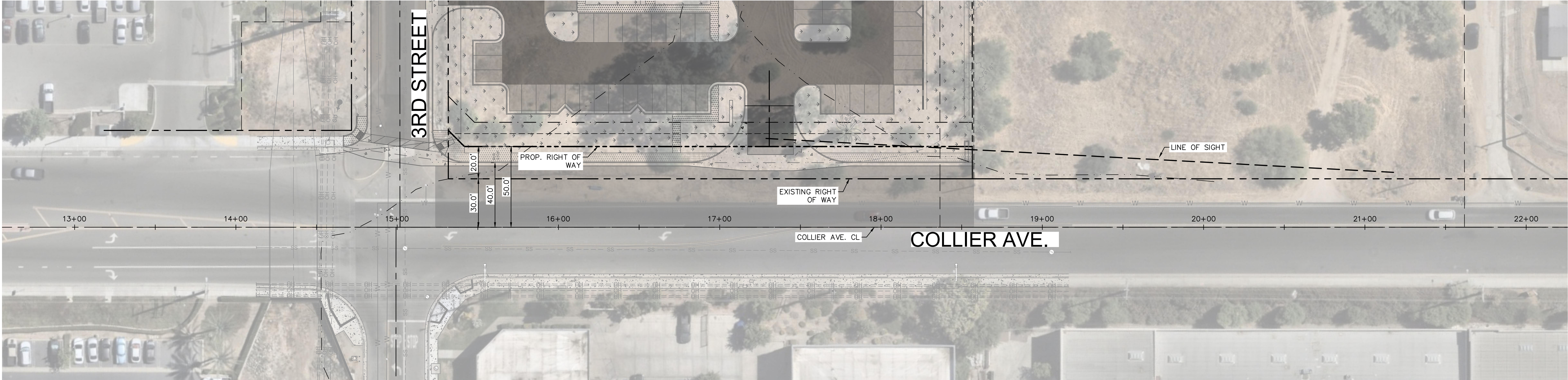
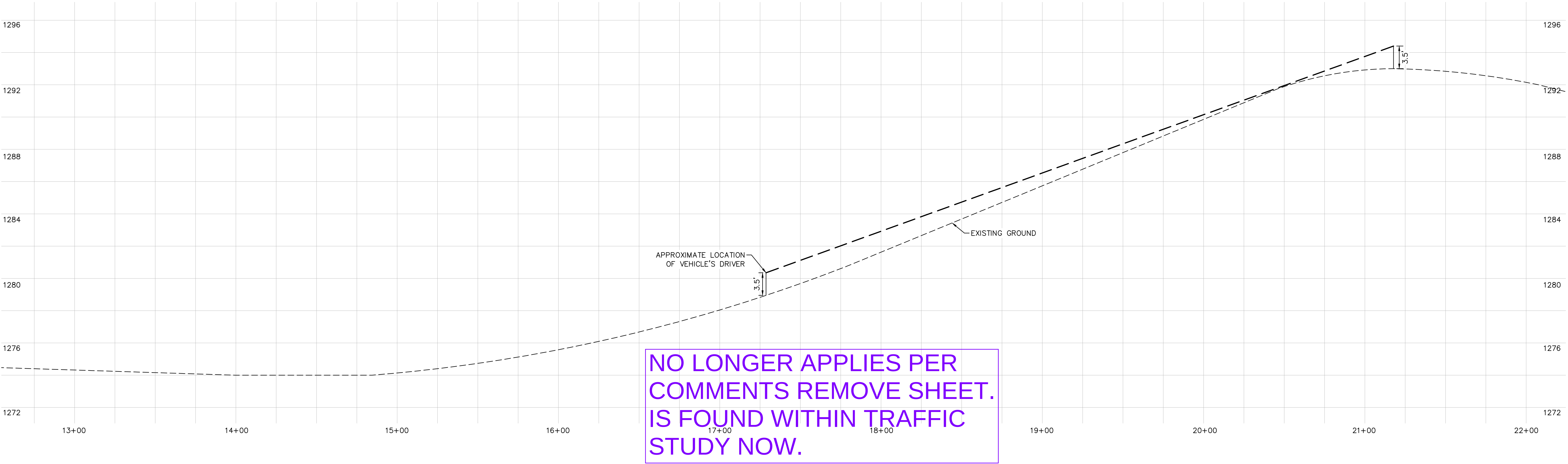
No.	
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REVISIONS

DATE _____

	BY
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Printed By: hshshshsh Michael Sheet Section: Layout\VERTICAL - January 20, 2025 04:45:44pm K:\SND_LDEV\195579001 - Holladay Lake Elsinore\CAD\Exhibit\VERT e - LINE OF SIGHT.dwg
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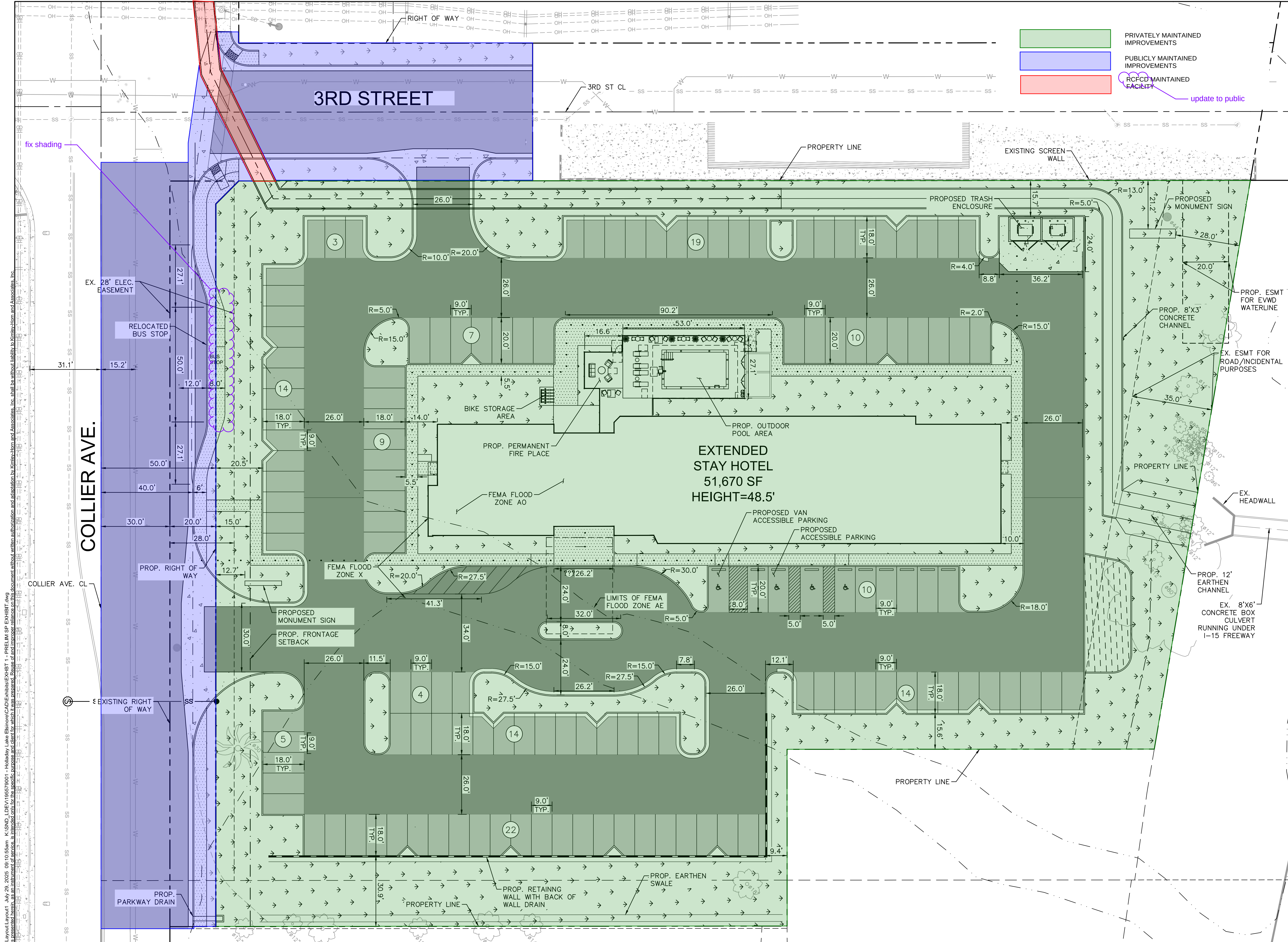


LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE

GRAPHIC SCALE IN FEET
0 15 30 60

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OF THE CLIENT'S DECISION TO OBTAIN BIDS, ORDER MATERIALS, OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISIONS UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.				Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600; SAN DIEGO, CA 92101 PHONE: 619-234-9411 WWW.KIMLEY-HORN.COM KHA PROJECT 195579001 DATE 1/30/2025 SCALE AS SHOWN DESIGNED BY CL DRAWN BY CL CHECKED BY TM LAKE ELSINORE HOTEL PREPARED FOR HOLLADAY PROPERTIES LAKE ELSINORE CA				VERTICAL LINE OF SIGHT				SHEET NUMBER OF	
No.	REVISIONS			DATE	BY								



LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- FLOOD PLANE LIMIT LINE
- EASEMENT
- SETBACK LINE
- ACCESSIBLE PATH OF TRAVEL

- PROPOSED LANDSCAPING
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- PET RELIEF AREA

NOTES

- ALL CURVE RADII ARE 5 FEET UNLESS OTHERWISE NOTED ON PLAN

PROJECT TEAM

OWNER
HOLLADAY PROPERTIES
1 WALKER AVE, SUITE 300
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CONTACT: TAMMIE MORENO
(619) 744-0115
EMAIL: TAMMIE.MORENO@KIMLEY-HORN.COM

SITE DATA

ADDRESS: NE CORNER OF COLLIER AVE. - 3RD ST. INTERSECTION, LAKE ELSINORE, CA 92530
APN: 377-081-015
LOT SIZE: 3.03 AC (GROSS) 2.88 AC (NET)
LAND USE DESIGNATION: GENERAL COMMERCIAL
ZONING DESIGNATION: GENERAL COMMERCIAL (C-2)
F.A.R. 0.38
LOT COVERAGE CALC: 63.7%
LANDSCAPE COVERAGE: 36.3%

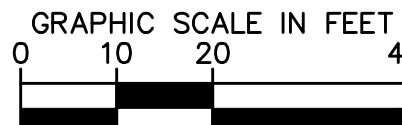
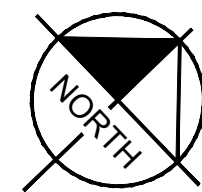
PARKING CALCULATION TABLE

REQUIRED PARKING	PROVIDED PARKING	REQUIRED ADA	PROVIDED ADA	REQUIRED VAN ADA	PROVIDED VAN ADA
127*	131	5	5	1	1

*REQUIRED PARKING CALC:
1 SPACE/ ROOM - 124 ROOMS X 1 SPACE = 124 SPACES
1 SPACE/ 3 EMPLOYEES - 9 EMPLOYEES/3 SPACES = 3 SPACES

MUNICIPAL CODE CONSISTENCY TABLE

LAND USE	HOTEL
LOT AREA	125,453 SF
STREET FRONTAGE WIDTH	325 FT
SETBACKS	
FRONT	15 FT
SIDE/REAR	NA
PERCENT LANDSCAPE	36.3%



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KHA PROJECT
195579001

DATE
7/29/2025

SCALE AS SHOWN

DESIGNED BY CL

DRAWN BY CL

CHECKED BY TM

LAKE ELSINORE HOTEL

PREPARED FOR

HOLLADAY PROPERTIES

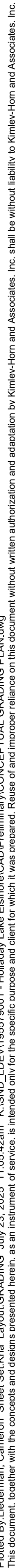
LAKE ELSINORE

CA

SITE PLAN

SHEET NUMBER

OF



	EXISTING PROPERTY LINE
	CENTERLINE
	PROPOSED LOT LINE
	EASEMENT
	FLOOD ZONE
	EX. LOT LINE
	EX. LOT LINE
	RIDGE LINE
	PROPOSED OFFSITE ROAD WIDENING
	STORM DRAIN MANHOLE
	CATCH BASIN
	CURB OPENING CATCH BASIN

1. CONSTRUCT 6" CURB
2. CONSTRUCT 6" CURB AND GUTTER
3. INSTALL STANDARD 90° PARKING STALLS
4. INSTALL ACCESSIBLE 90° PARKING STALLS
5. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
6. CONSTRUCT NEW DRIVEWAY APPROACH.
8. CONSTRUCT VARIABLE HEIGHT RETAINING WALL WITH BACK OF WALL DRAIN. MAX HEIGHT 8'.
9. CONSTRUCT 8'X3' CONCRETE CHANNEL.
10. CONSTRUCT 12' WIDE EARTHEN CHANNEL.
11. CONSTRUCT 3' WIDE EARTHEN SWALE.

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NGS POINT ID DX1730,
ELEVATION 1,276.1 FEET (NAVD 88).
DESCRIPTION:
DESCRIBED BY ATCHISON TOPEKA AND SANTA FE RAILROAD 1946 AT ELSINORE.
AT ELSINORE, RIVERSIDE COUNTY, ON THE ATCHISON, TOPEKA AND SANTA FE
RAILWAY, NEAR THE NORTHEAST END OF THE STATION, AT THE GRAHAM AVENUE
CROSSING, 20 FEET SOUTH OF THE CENTER OF THE CROSSING, 43.2 FEET
WEST OF THE CENTERLINE OF THE GRAHAM AVENUE, AND 32.2 FEET WEST
OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISC, STAMPED D 307
RESET 1946 AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE STATION
PLATFORM.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2010.00) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. BILL:
NORTHING = 2154994.98' EASTING = 6313564.17'

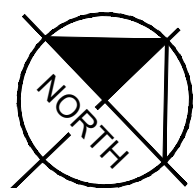
C.S.R.C. MLFP:
NORTHING = 2279468.18' EASTING = 6237668.03'

THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED
AT THE FOLLOWING POINT:
NORTHING = 2195181.30' EASTING = 6231447.31'

MAPPING ANGLE= -0°35'47" SCALE FACTOR = 1.00008294

THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADE ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY.

CUT:	12,802
FILL:	6,662
EXPORT:	6,139



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40 feet. The segment between 10 and 20 feet is shaded black.

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PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT	
195579001	
DATE	
7/23/2025	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LAKE ELSINORE HOTEL
PREPARED FOR
HOLLADAY PROPOERTIES

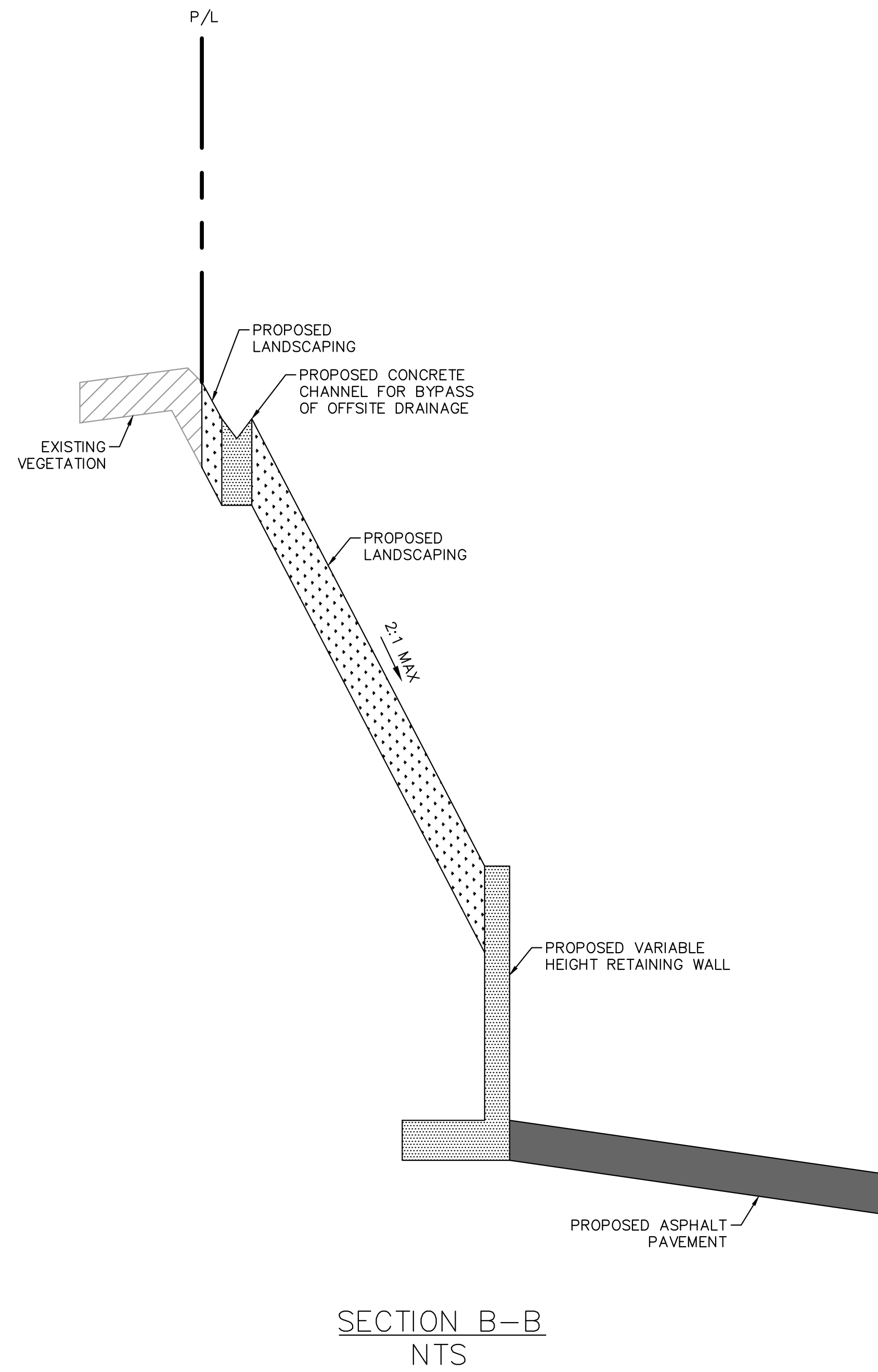
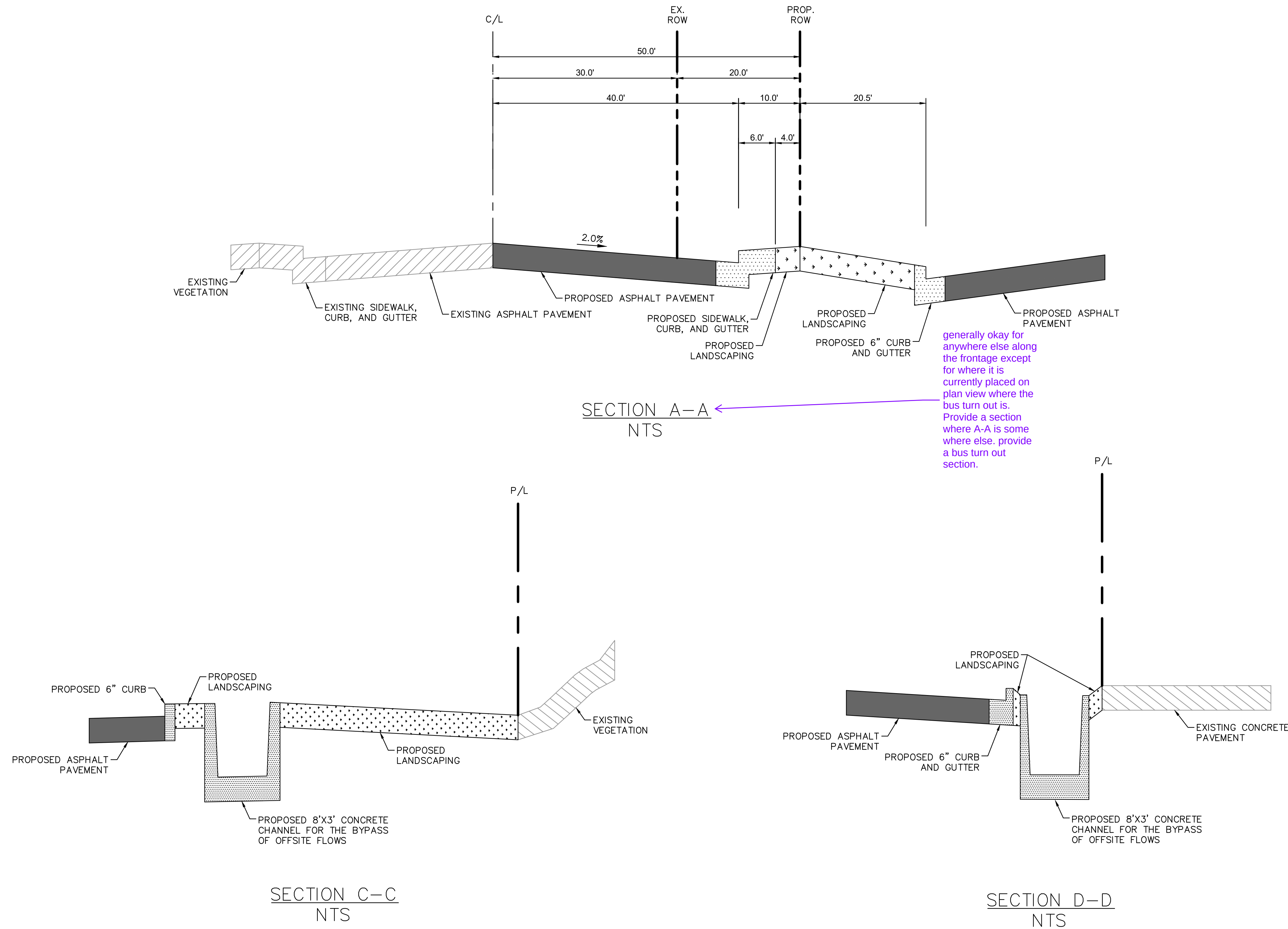
LAKE ELSINORE

CA

CONCEPTUAL GRADING PLAN

No.	REVISIONS	DATE	BY
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Plotted By: J. Williams, Camerica, Sheet Set: KHA Layout Sections, July 23, 2025, 11:05:45am, K:\SNO_LDS\195579001 - Holladay Lake Elsinore\CAD\Preliminary\CONCEPTUAL GRADING PLAN.dwg
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KHA PROJECT
195579001
DATE
7/23/2025
SCALE AS SHOWN
DESIGNED BY CL
DRAWN BY CL
CHECKED BY TM

LAKE ELSINORE HOTEL
PREPARED FOR
HOLLADAY PROPOERTIES

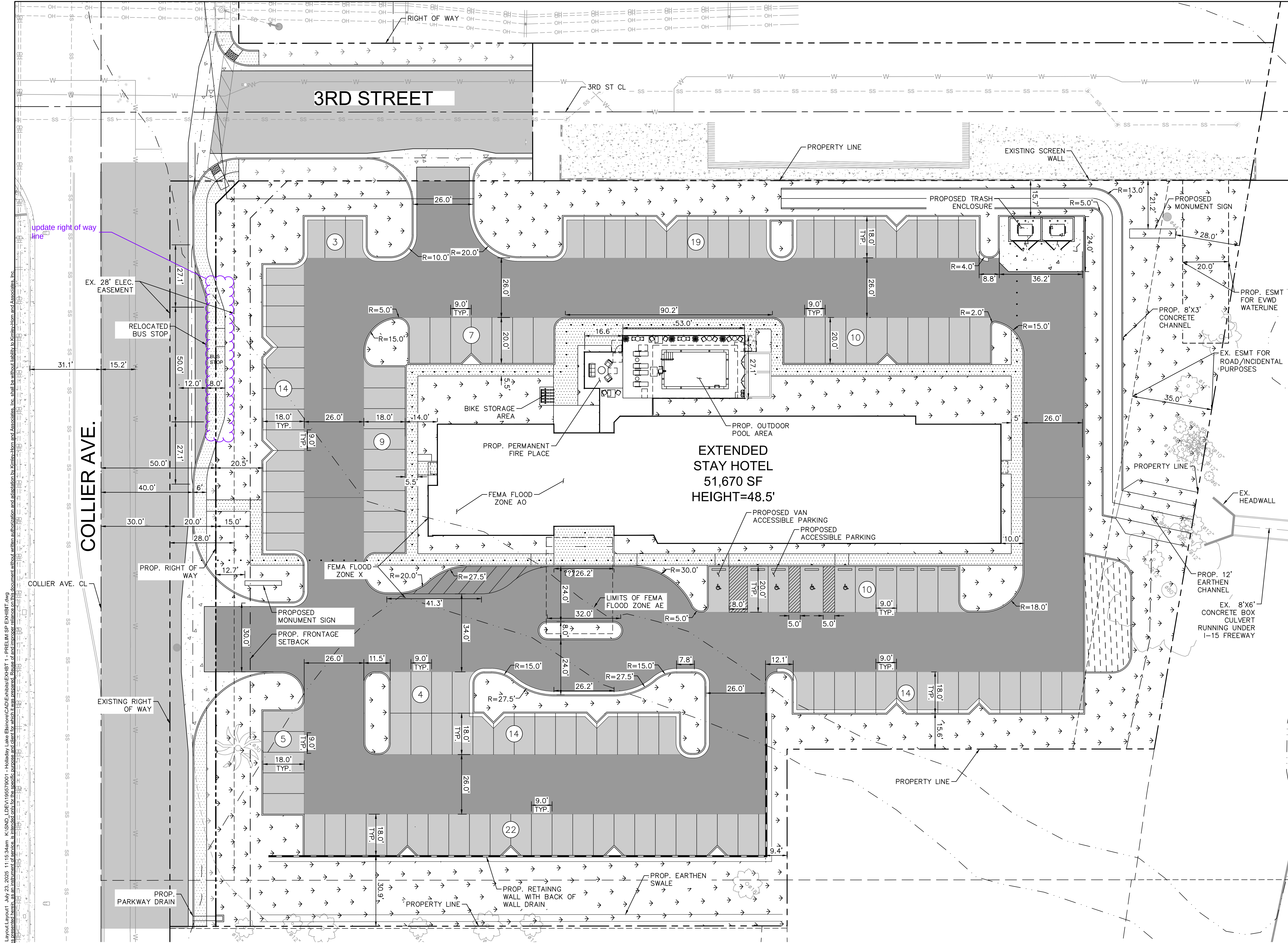
LAKE ELSINORE

CA

CONCEPTUAL GRADING PLAN
SECTIONS

SHEET NUMBER

OF



LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- FLOOD PLANE LIMIT LINE
- EASEMENT
- SETBACK LINE
- ACCESSIBLE PATH OF TRAVEL

- PROPOSED LANDSCAPING
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- PET RELIEF AREA

NOTES

- 1. ALL CURVE RADII ARE 5 FEET UNLESS OTHERWISE NOTED ON PLAN

PROJECT TEAM

OWNER
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1 WALKER AVE, SUITE 300
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202-365-8604
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EMAIL: TAMMIE.MORENO@KIMLEY-HORN.COM

SITE DATA

ADDRESS: NE CORNER OF COLLIER AVE. - 3RD ST. INTERSECTION, LAKE ELSINORE, CA 92530
377-081-015
APN: 3.03 AC (GROSS) 2.88 AC (NET)
LOT SIZE: GENERAL COMMERCIAL
LAND USE DESIGNATION: GENERAL COMMERCIAL (C-2)
ZONING DESIGNATION: F.A.R.
F.A.R. 0.38
LOT COVERAGE CALC: 63.7%
LANDSCAPE COVERAGE: 36.3%

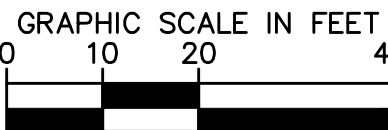
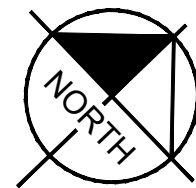
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SCALE AS SHOWN

DESIGNED BY CL

DRAWN BY CL

CHECKED BY TM

LAKE ELSINORE HOTEL

PREPARED FOR

HOLLADAY PROPERTIES

LAKE ELSINORE

CA

SITE PLAN

SHEET NUMBER

OF