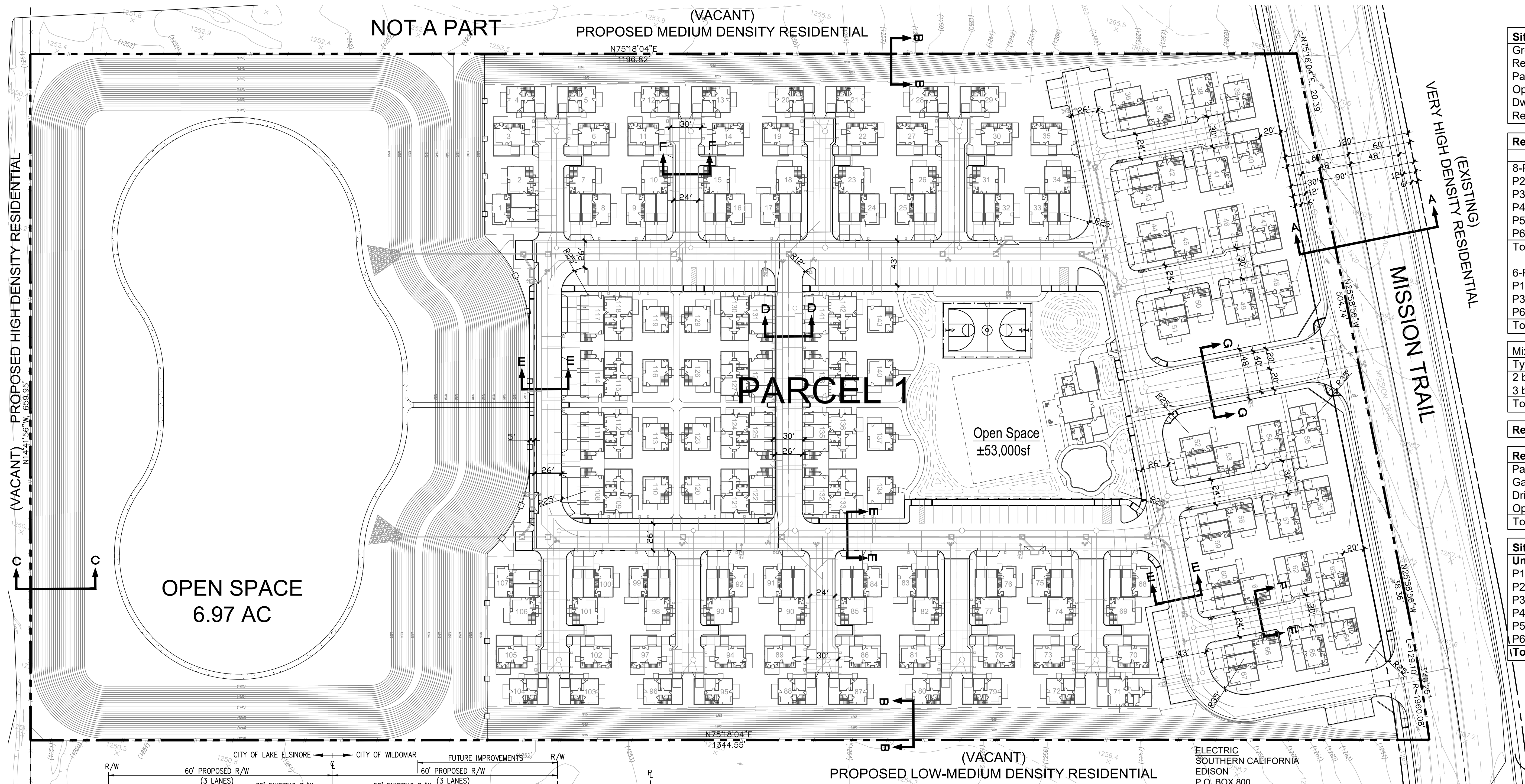




| Site Summary        |           |
|---------------------|-----------|
| Gross Site Area     | 19.43 AC  |
| Residential Area    | 11.25 AC  |
| Park Area           | 1.21 AC   |
| Open Space          | 6.97 AC   |
| Dwelling Units      | 143 DU    |
| Residential Density | 7.4 DU/AC |

| Residential Plan Summary |     |          |     |      |
|--------------------------|-----|----------|-----|------|
|                          | bed | Net Area | #   | %    |
| 8-Pack                   |     |          |     |      |
| P2                       | 2   | 969      | 27  | 25%  |
| P3                       | 3   | 1,222    | 27  | 25%  |
| P4                       | 3   | 1,219    | 23  | 22%  |
| P5                       | 3   | 1,203    | 27  | 25%  |
| P6                       | 3   | 937      | 3   | 3%   |
| Total                    |     |          | 107 | 100% |
| 6-Pack                   |     |          |     |      |
| P1                       | 2   | 770      | 12  | 33%  |
| P3                       | 3   | 1,222    | 12  | 33%  |
| P6                       | 3   | 937      | 12  | 33%  |
| Total                    |     |          | 36  | 100% |

| Mix             |           |      |
|-----------------|-----------|------|
| Type            | No. Units | Mix  |
| 2 bedroom total | 39        | 27%  |
| 3 bedroom total | 104       | 73%  |
| Total           | 143       | 100% |

|                     |          |
|---------------------|----------|
| Recreation Building | 2,200 SF |
|---------------------|----------|

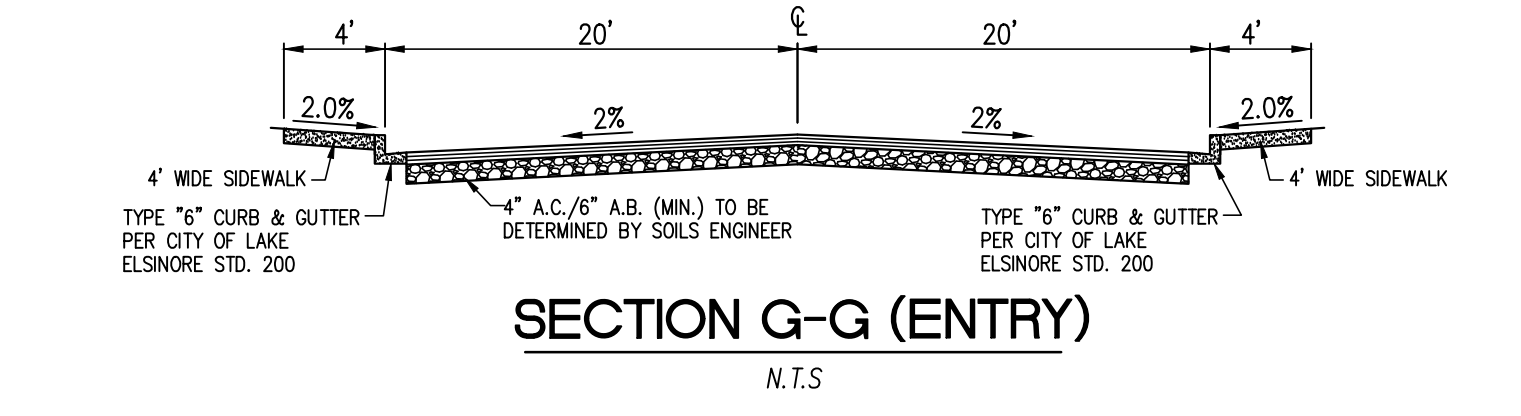
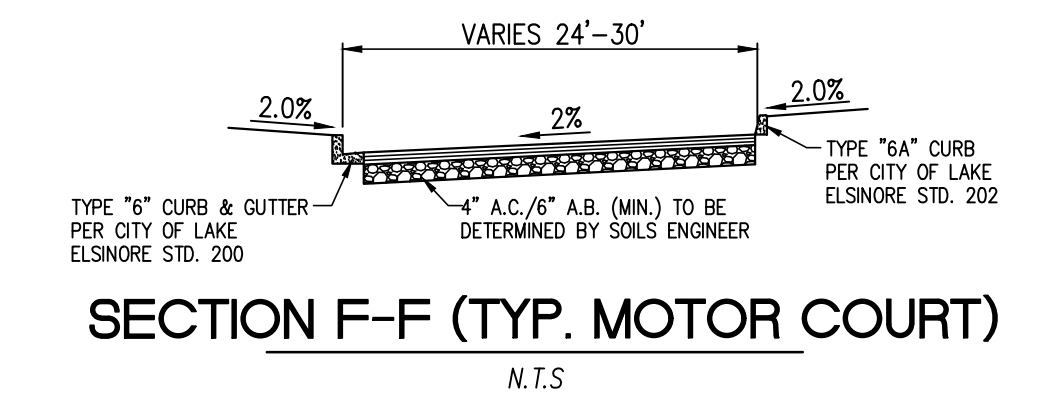
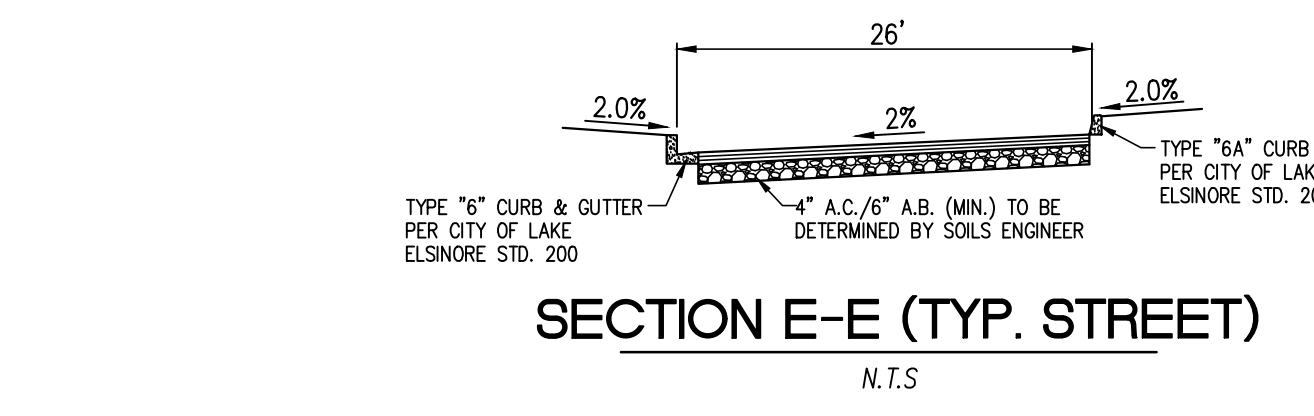
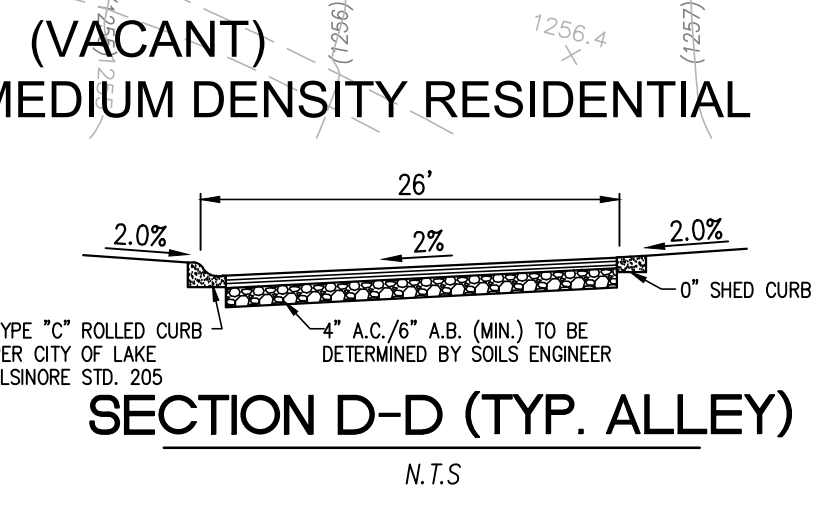
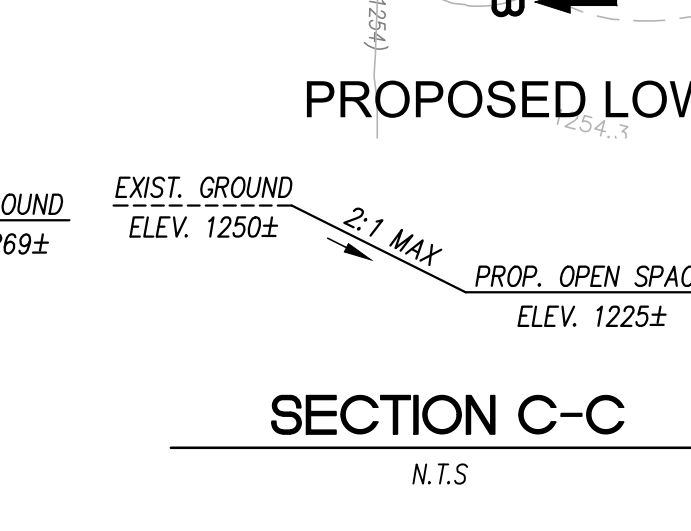
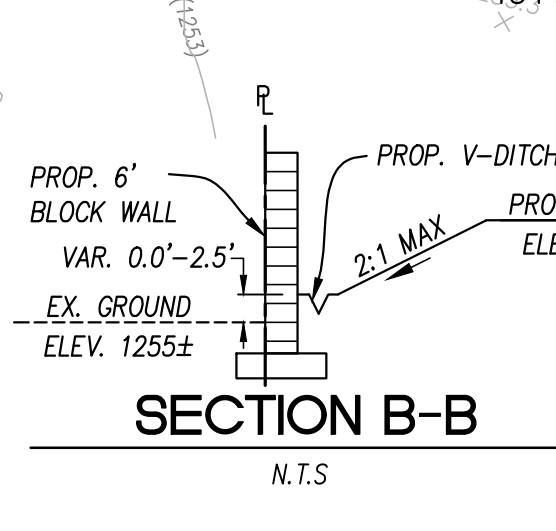
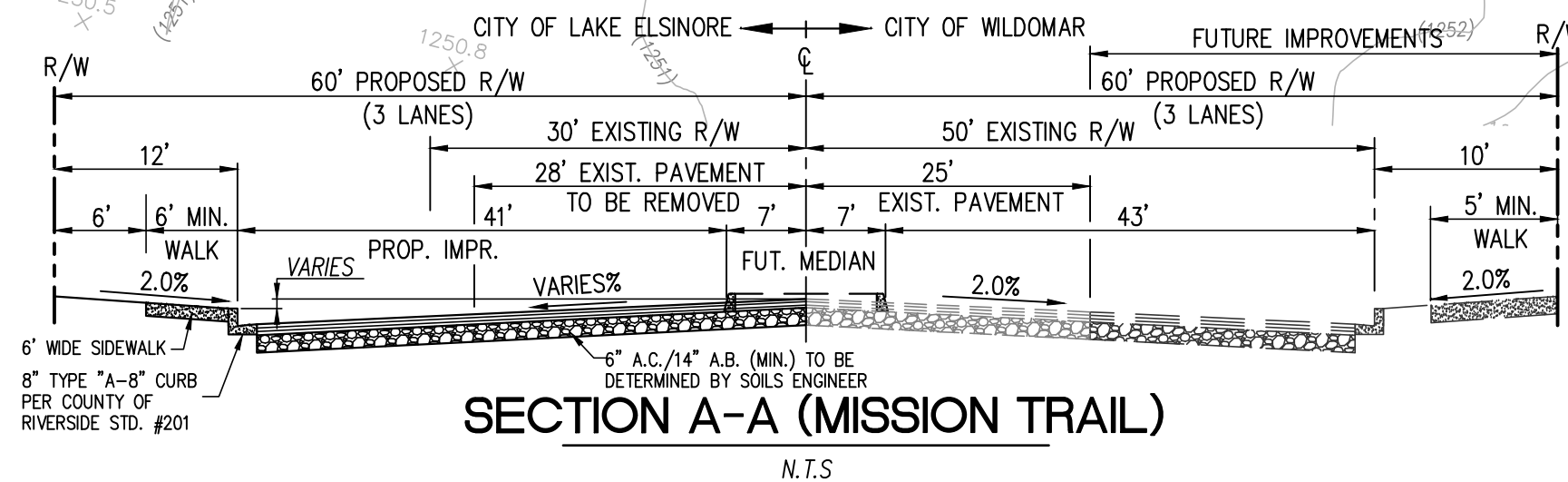
| Residential Parking Summary |             |       |
|-----------------------------|-------------|-------|
| Parking Provided            | Spaces/Unit | Space |
| Garage Spaces               |             | 143   |
| Driveway Spaces             |             | 87    |
| Open Spaces                 |             | 103   |
| Total parking spaces        | 2.33        | 333   |

| Site Summary |              |          |            |
|--------------|--------------|----------|------------|
| Unit         | No. of Units | Net Area | Total Beds |
| P1           | 12           | 9,240    |            |
| P2           | 27           | 26,163   |            |
| P3           | 39           | 47,658   |            |
| P4           | 23           | 28,037   |            |
| P5           | 27           | 32,481   |            |
| P6           | 15           | 14,055   |            |
| Total:       | 143          | 157,634  | 390        |

PROJECT LOCATION



VICINITY MAP



ELECTRIC  
SOUTHERN CALIFORNIA  
EDISON  
P.O. BOX 800  
ROSEMEAD, CA 91770  
P: 1-800-655-4555

TELEPHONE  
SOUTHERN CALIFORNIA  
TELEPHONE & ENERGY  
27515 ENTERPRISE CIRCLE W.  
TEMECULA, CA 92590-4864  
P: 1-800-840-6673

GAS  
THE GAS COMPANY  
P.O. BOX 3150  
MONTEREY PARK, CA 91756  
P: 1-800-427-2200

CABLE & BROADBAND  
TIME WARNER  
ONE TIME WARNER CENTER  
NEW YORK, NY 10019-8016  
P: 1-888-892-2253

WATER & SEWER  
ELSINORE VALLEY MUNICIPAL WATER  
DISTRICT (EVMWD)  
P.O. BOX 3000  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92531  
P: 951-674-3146

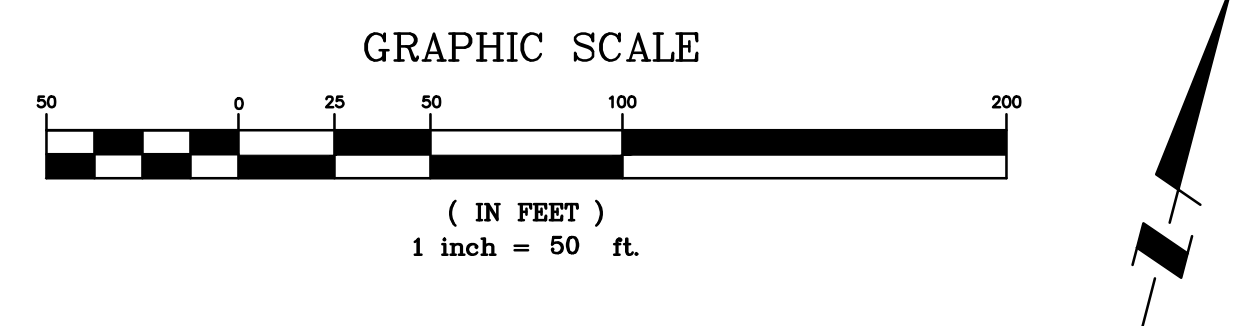
ASSESSOR PARCELS  
NUMBERS:  
365-030-004 thru 365-030-007  
365-030-016 thru 365-030-023  
365-030-027 thru 365-030-037



# THE COTTAGES AT MISSION TRAIL

# TENTATIVE PARCEL MAP 37393

**CIVIC PARTNERS**  
7777 Center Ave., Suite 230  
Huntington Beach, CA 92647  
714.230.8000



LAKE ELSINORE, CA  
WMC PROJECT NO. 10246.00

06/23/2017 1st SUBMITTAL  
10/03/2017 2nd SUBMITTAL



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IRVINE, CA 92606  
T: 949-679-0090