

Project Narrative

Project Description

This submittal package and application is requested to amend the Saddleback Planned Sign Program PSP # 2005 - 09 for the purpose of adding and additional monument sign at the northeast corner of the intersection of Saddleback and Portola Parkways.

This North Entry Monument Sign is proposed to complete the entrance to the Saddleback Campus from Portola Parkway as was intended when the Saddleback Church Campus was originally developed.

The monument sign includes approximately 8,110 square feet of area and is located on the northeast corner intersection of Portola Parkway and Saddleback Parkway. The site plan and photo simulation shown on sheet 2 of this submittal depicts the new sign, its location and relationship to the existing monument sign located on the south side of this intersection.

The design intent is to create a harmonious entry expression that reflects the same style, using the same materials and colors as the existing monument sign so that both roadway edges create a unified and welcome visitor arrival experience.

Monument Walls

The proposed monument design follows the cities general streetscape requirements and complies with the cities Retaining Wall Guidelines including the following design features:

1. The Monument proposes a stepped wall configuration to better fit with the adjacent corner slope. The terrace wall treatment also softens the appearance of the monument and the 10' wide space provided between the lower and upper terrace walls allows room for the installation of canopy trees, feature date palms, accent shrubs and adequate space for proper drainage.
2. The foreground wall is setback 10'- 6" from the adjacent sidewalk edge as shown in section A-A on sheet 3 of this submittal. . The curved layout is intended to reflect the general shape and stepped configuration of the existing saddleback south corner monument. The shape avoids sharp corners and the curved geometry frames and softens the existing corner slope.
3. Design features include decorative precast concrete wall caps and colored precast veneer stone to enhance the monuments visual appeal and to recall the character and form of the existing monument.
4. This north monument will also feature "Saddleback Church" identity signage and proposed accent lighting positioned to illuminate the raised center portion of the sign feature. The sign area will be the same size; (20' long x 30" wide), as the existing monument sign. Font lettering will be 18" tall arranged within the sign area to match the existing Saddleback Parkway monument sign. Sign area will also complying with the 50 sq. ft. area requirement and is consistent with the 13' height limit previously approved (SUP 2004 - 22), for the Purpose Drive monument sign. The sign will provide clear visibility and will match the character and scale of the existing Saddleback Parkway monument sign.
5. The monument is compatible with the scale and character of its setting completing the welcoming entrance to the Saddleback Church campus and along with complimentary landscaping improvements will provide a new and unified landscape setting for this entry and the streetscape edge along Portola Parkway and the north edge of Saddleback parkway.

Plant Materials:

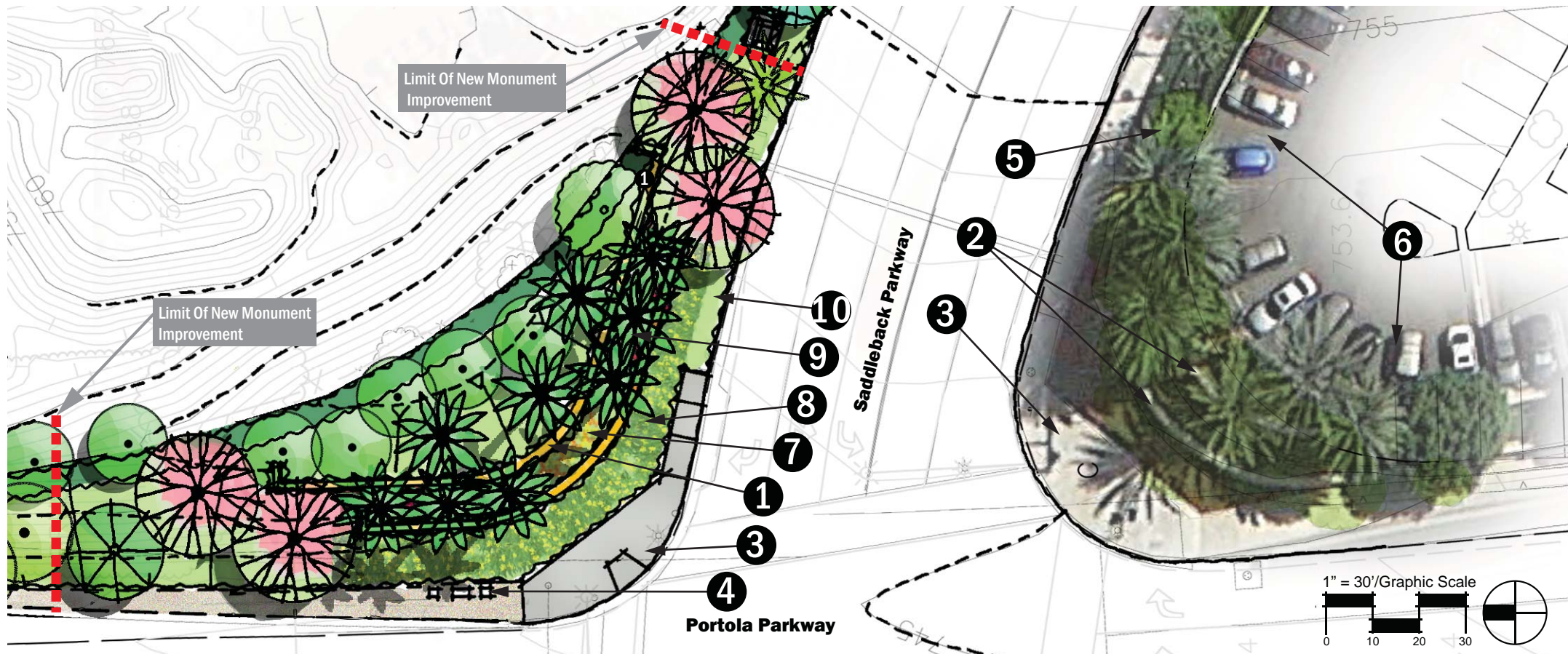
Date Palms will frame and accentuate the new north monument walls creating a unified skyline identity for both sides of Saddleback Parkway. Evergreen oaks and Strawberry trees are positioned to frame background views of the monument and are combined with flowering accent trees to reinforce and soften transitional edges at Portola parkway and the north edge of Saddleback Parkway. Flowering groundcover Bougainvillea will frame and soften the terrace walls and are combined with colorful Daylilies and flowering annuals to unify foreground edges and reinforce the continuity desired for both monument corners.

Along with the proposed plant material list, photo images of the proposed plant selections are also included on sheet 2 of this submittal package for reference only. The plant selections and irrigation design will follow the city's water efficiency landscape ordinance. The general landscape theme of informally grouped deciduous and evergreen trees combined with flowering shrubs and groundcovers is consistent and in substantial conformance with SDP # 2004 - 22 approved for the Portola Parkway slope frontage and Saddleback north corner intersection as part of the Purpose Drive Site Development Project.



SHEET INDEX

- Sheet 1: Project Description & Sheet Index
- Sheet 2: Site Plan Illustrative & Photo Simulation
- Sheet 3: Section & Elevation
- Sheet 4: Elevation with Plan Projected
- Sheet 5: Plant Images & Existing Site Conditions



Entry Monument Site Plan Illustrative






Entry Monument Photo Simulation

LEGEND

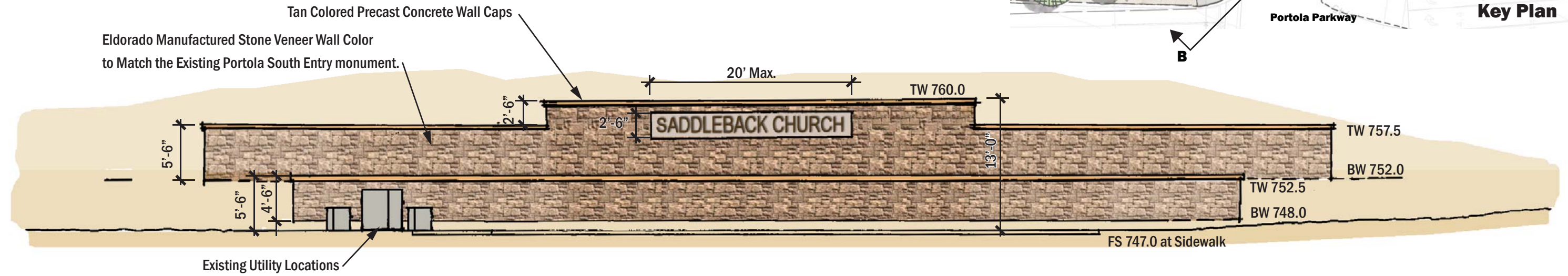
- ① Proposed Entry Monument Sign
- ② Existing Entry Monument Walls
- ③ Existing Sidewalk at Corner
- ④ Existing Utilities
- ⑤ Existing Landscape Areas
- ⑥ Existing Parking Area
- ⑦ Annual Color
- ⑧ Flowering Daylilies
- ⑨ Ground Cover Bougainvillea
- ⑩ Ground Cover Edge

PLANT MATERIAL SELECTIONS

Previously Approved (SUP 2004-22) - For Reference Only

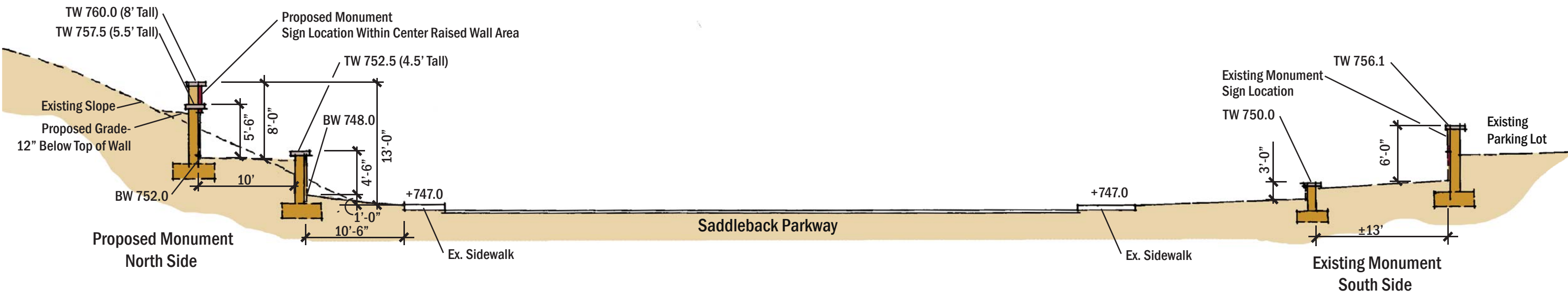
BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:		
 Accent/Flowering Tree <i>Robinia ambigua</i>	Purple Robe Locust	L
 Background Screening Trees <i>Arbutus marina</i>	Marina Strawberry Tree	M
<i>Quercus agrifolia</i>	Coast Live Oak	L
 Palms <i>Phoenix dactylifera</i>	Date Palm	L
<i>Washingtonia robusta</i>	Mexican Fan palm	L
SHRUBS & GROUND COVERS:		
<i>Anigozanthos</i> spp.	Kangaroo Paw	L
<i>Bougainvillea</i> 'Oo-La-La'	Red Groundcover Bougainvillea	L
<i>Hemerocallis</i> spp.	Evergreen Daylily	M
<i>Rosemarinus officinalis</i>	Rosemary	L
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	L
<i>Ligustrum j.</i> 'Texanum'	Texas Privet	M

WUCOLS Note: Per 'A Guide to Estimating Irrigation Water needs of Landscape Plantings in California' by California Department of Water Resources, WUCOLS, Water Use Classifications of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.
 L: Low Water Use
 M: Medium Water Use
 H: High Water Use



Elevation BB - Saddleback Portola North Entry Monument

Scale 1:10



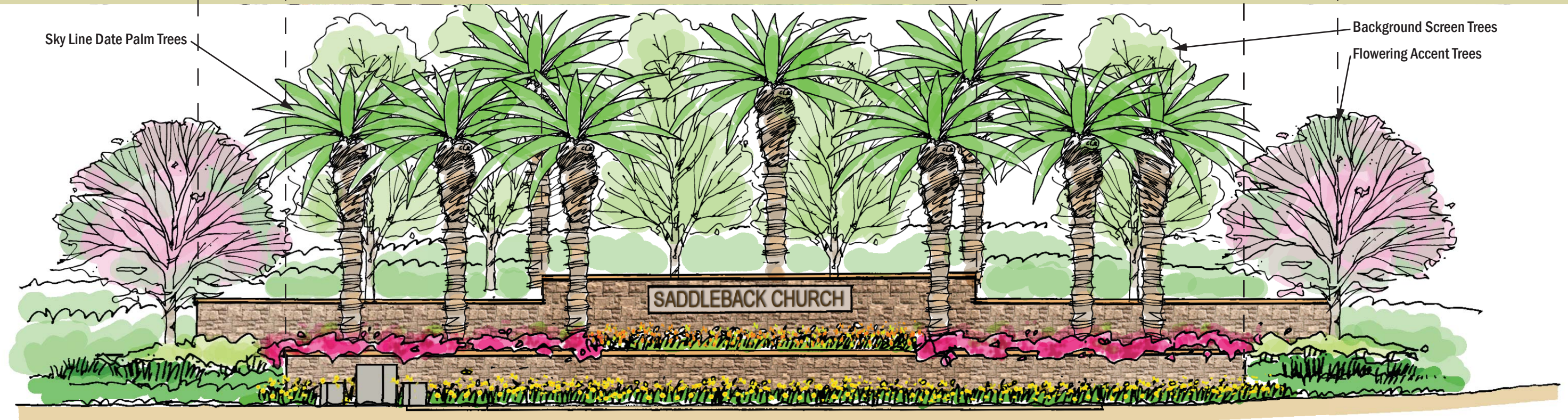
Section AA - Saddleback Parkway Intersection

Scale 1:10



Partial Plan View

Scale 1:10



Background Screen Trees
Flowering Accent Trees

Elevation BB - Saddleback Portola Entry Monument

Scale 1:10

Saddleback Entry Monument
Schematic Plan

Trees



Arbutus marina



Quercus agrifolia



Ronibia spp.



Phoenix dactylifera



Washingtonia robusta

Shrubs



Bougainvillea 'Oo-La-La'



Hemerocallis spp.



Anigozanthos spp.



Arbutus unedo 'Compacta'

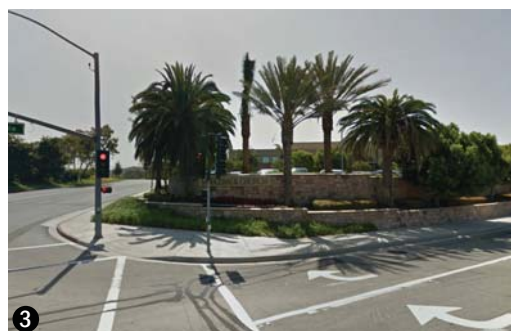


Rosmarinus officinalis



Ligustrum j. 'Texanum'

Plant Material Images



3



2



1



4



5



6

Existing Site Conditions

LANDSCAPE NOTE

MONUMENT CORNER PLANTING AREA: 8,110 SQ.FT. (WITH SLOPE FACTOR)
 OVERALL TREE SPACING: APPRX. 15'-20' APART

IRRIGATION SYSTEM

All planting areas shall have a fully automatic irrigation system.
 Irrigation system is to utilize water conserving features consistent with the City of Lake Forest water efficiency ordinance.



Key Plan - Project Area