

3/10/2022 10:20:42 AM

C-2 ZONING
GENERAL
COMMERICAL

C-2 ZONING
GENERAL
COMMERICAL

SITE & PARKING DATA:

62302049

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ARCHITECT OF RECORD: ANJANA B. MEYER
8131 METCAL AVENUE, SUITE 300, OVERLAND PARK, KS 66204

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REVISION:

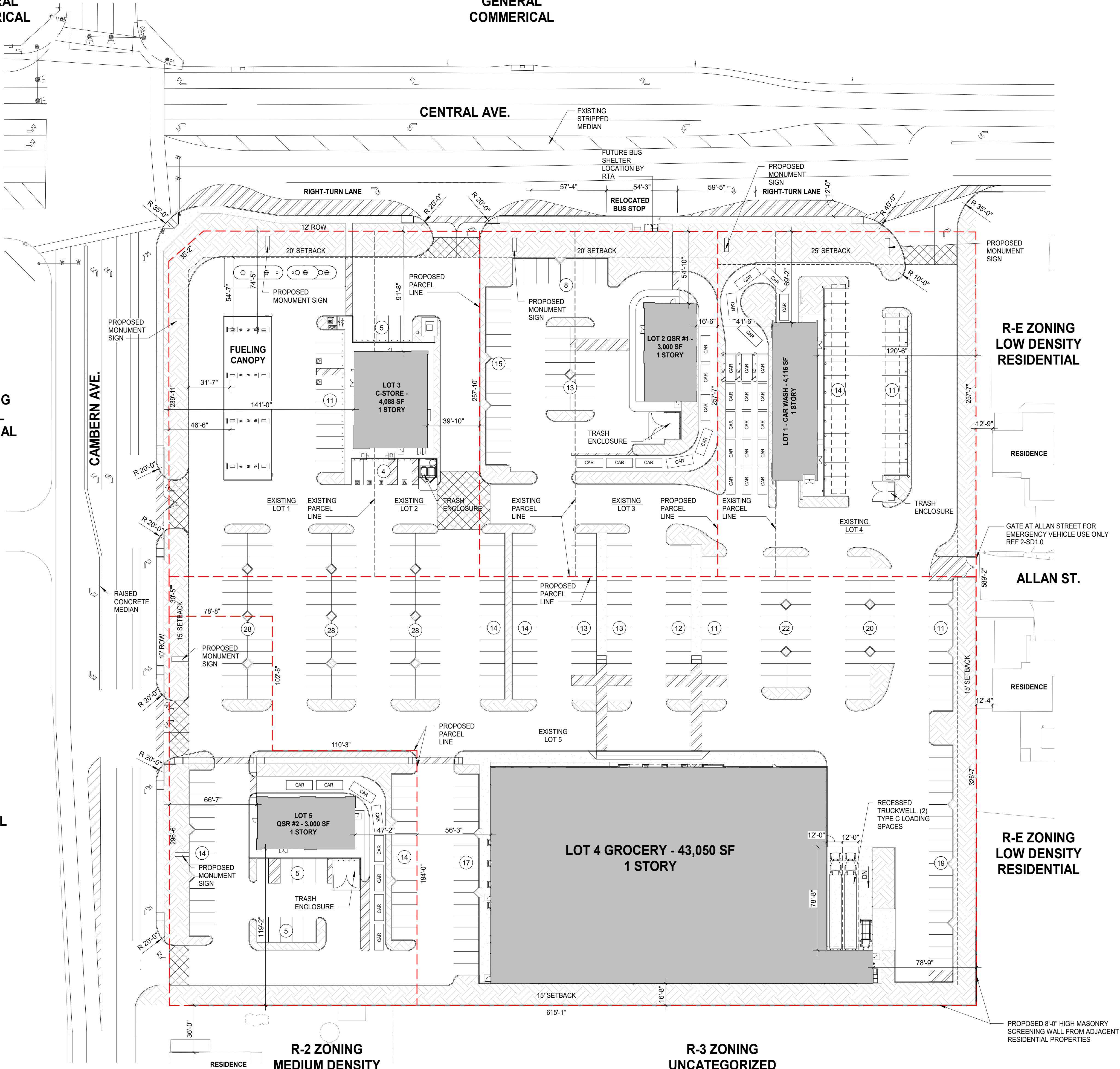
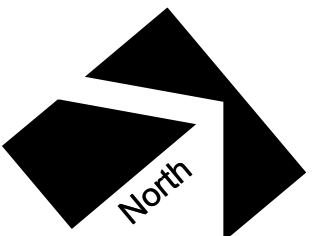
NO.	DATE	DESCRIPTION

CONSULTING ENGINEER

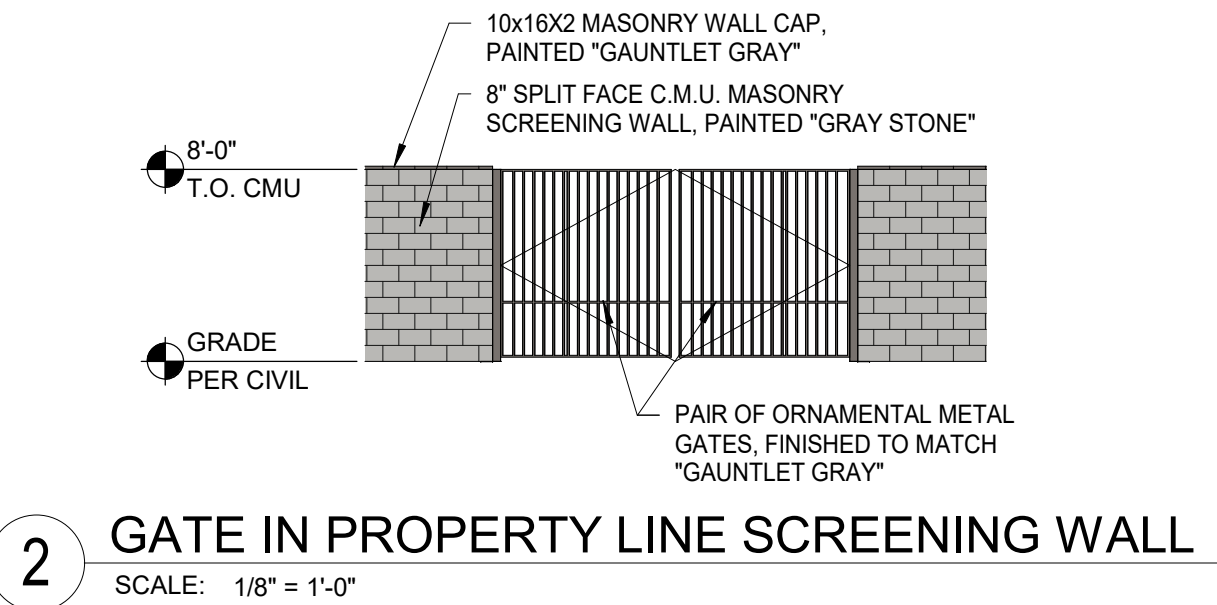
EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

OVERALL SITE PLAN

DATE: 03/10/22
DRAWN BY: CSC
CHECKED BY:
SCALE:
PROJECT NUMBER: 62302049
SHEET:
SD1.0
REV:



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"



[illegible]

EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

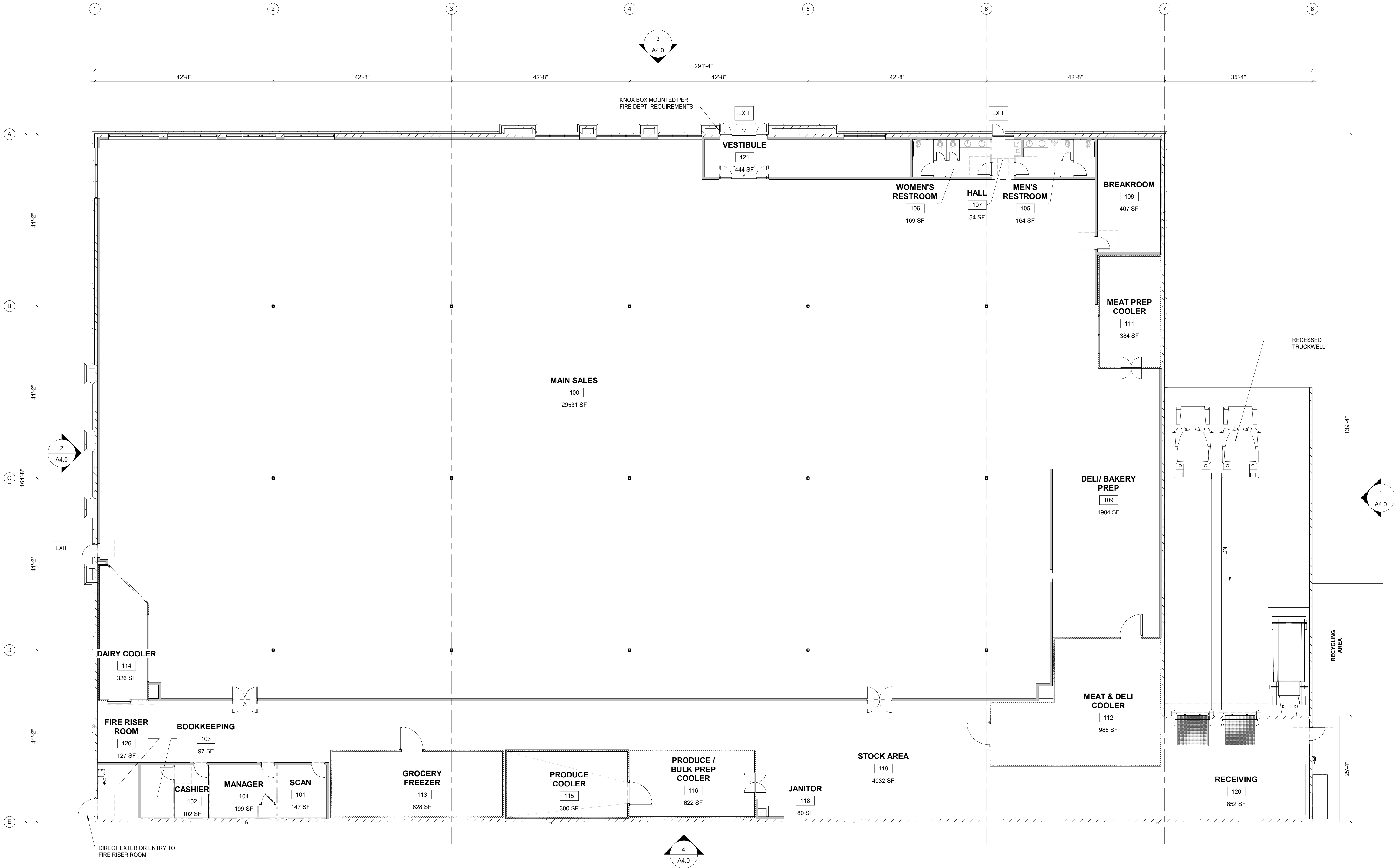
PAD PHASING PLAN

DATE:	03/10/22
DRAWN BY:	CSC
CHECKED	
BY:	
SCALE:	
PROJECT	
NUMBER:	62302049

SD1.1

EV:

NOTE: FLOOR PLAN IS CONCEPTUAL ONLY
AND IS SUBJECT TO CHANGE DURING
TENANT DESIGN PROCESS.



11/8/2021 10:30:04 AM

FLOOR PLAN

1

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ARCHITECT OF RECORD: MARIAH B. MEYER
8131 METCALF AVENUE, SUITE 300, OVERLAND PARK KS 66204

[illegible]

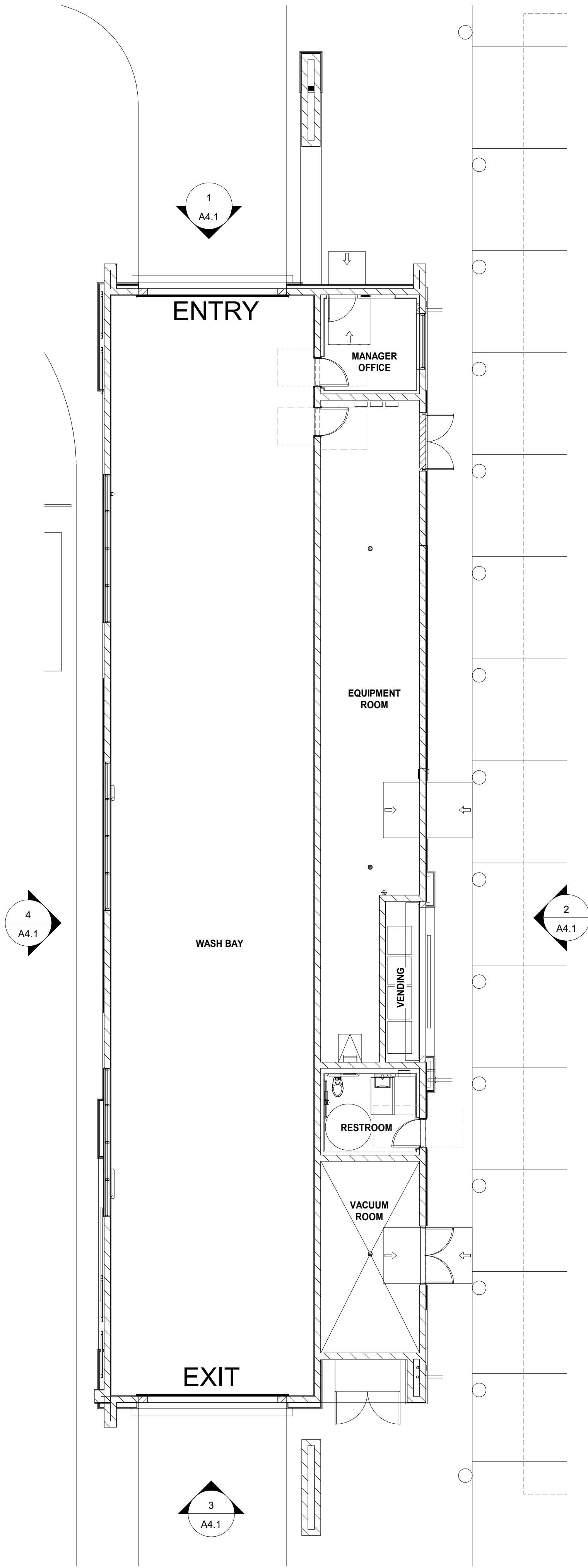
EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

CARWASH FLOOR PLAN

DATE:	05/14/20
DRAWN BY:	KTH
CHECKED	
BY:	
SCALE:	
PROJECT	
NUMBER:	62302049
HEET:	

A1.1

REV:



1 CARWASH FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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[illegible]

CONSULTING ENGINEER

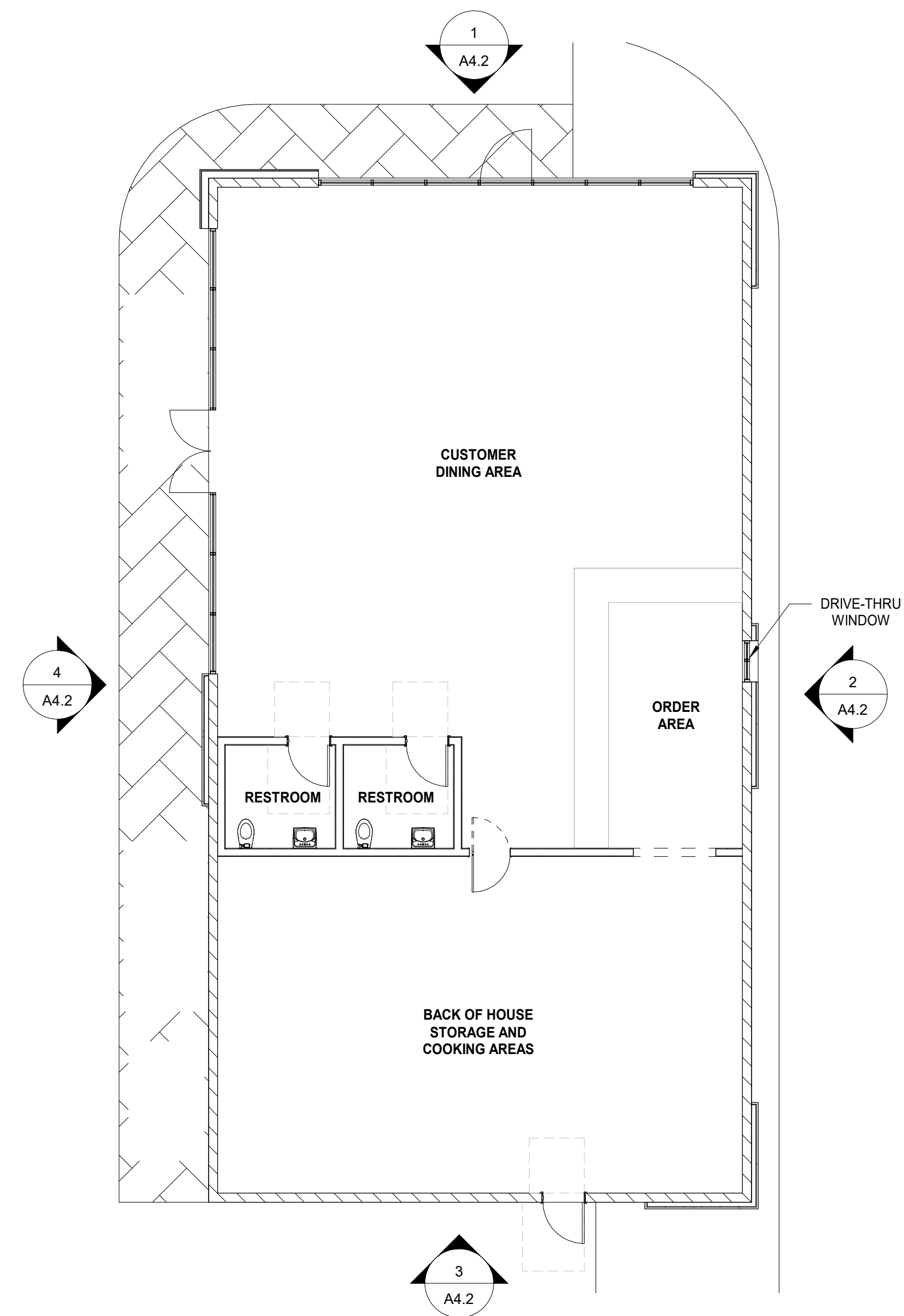
EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

QSR #1 FLOOR PLAN

DATE:	11/08/21
DRAWN BY:	KTH
CHECKED BY:	
SCALE:	
PROJECT NUMBER:	62302049

A1.2

REV:



1 QSR #1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD: MARIAN B. MEYER
8131 METCALF AVENUE, SUITE 300, OVERLAND PARK, KS 66204

REVISION:

[illegible]

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LAKE ELSINORE, CA 92532

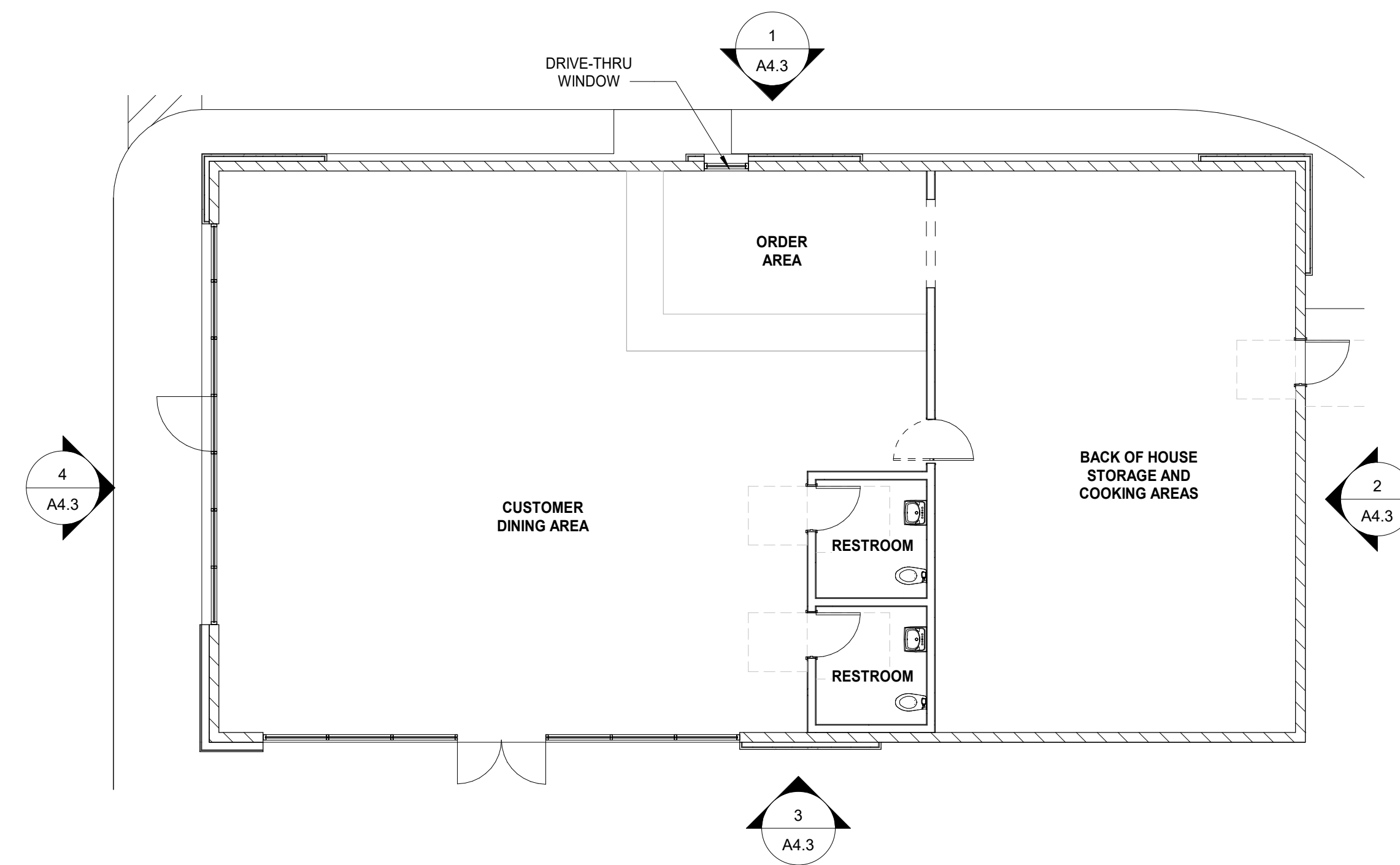
QSR #2 FLOOR PLAN

DATE:	11/08/21
DRAWN BY:	KTH
CHECKED	
BY:	
SCALE:	
PROJECT	
NUMBER:	62302049

SHEET:

A1.3

REV:



1 QSR #2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD: MARIAH B. MEYER
8131 METCALF AVENUE, SUITE 300, OVERLAND PARK KS 66204

REVISION:

[illegible]

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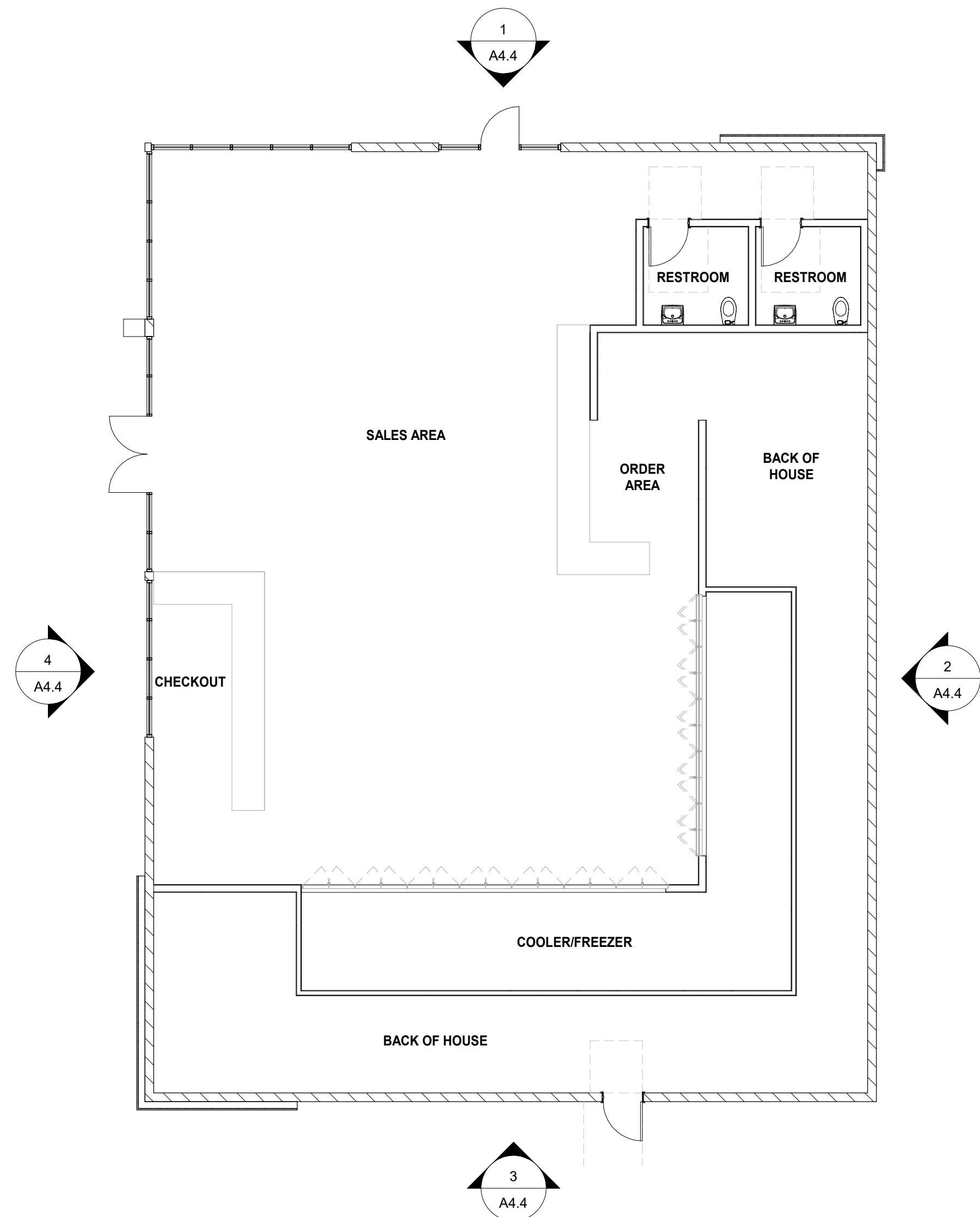
CONVENIENCE STORE FLOOR PLAN

DATE:	03/10/22
DRAWN BY:	KTH
CHECKED BY:	
SCALE:	
PROJECT NUMBER:	62302049

SHEET:

A1.4

REV:



1 CONVENIENCE STORE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD: MARILYN B. MEYER
18131 MIDCOURT AVENUE, SUITE 300, OVERLAND PARK, KS 66204

[illegible]

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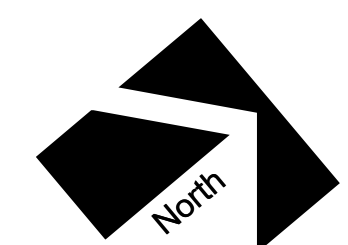
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LAKE ELSINORE, CA 92532

ROOF PLAN

DATE:	07/21/21
DRAWN BY:	KTH
CHECKED BY:	
SCALE:	
PROJECT NUMBER:	62302049
SHEET:	

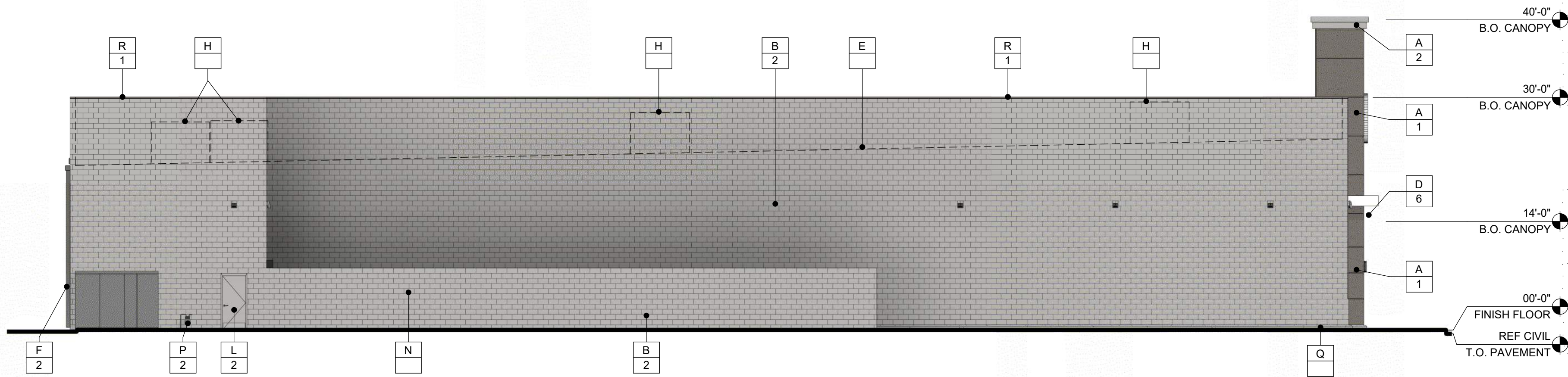
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SCALE:	REV:
3/32" = 1'-0"	1

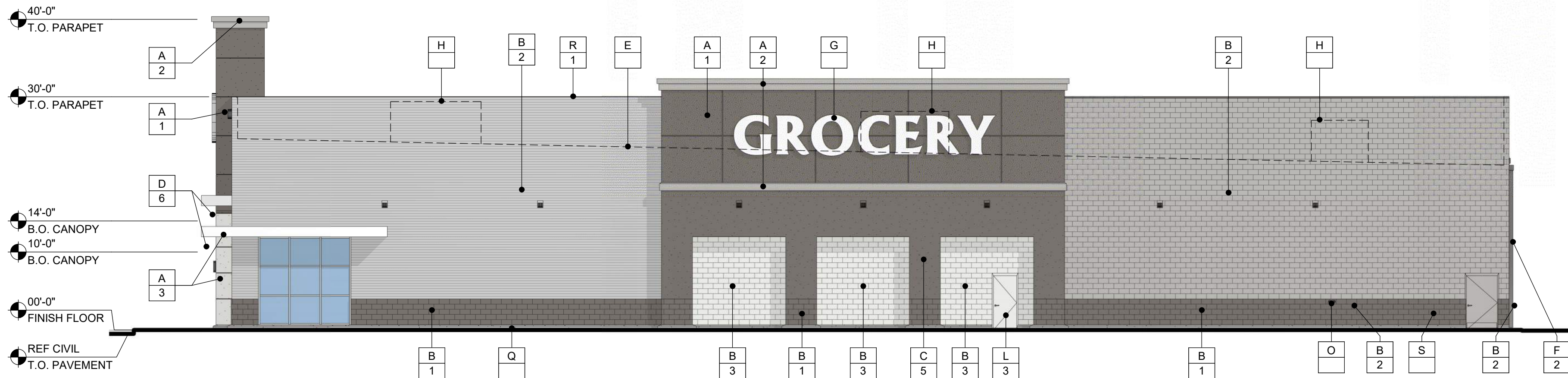


ROOF PLAN

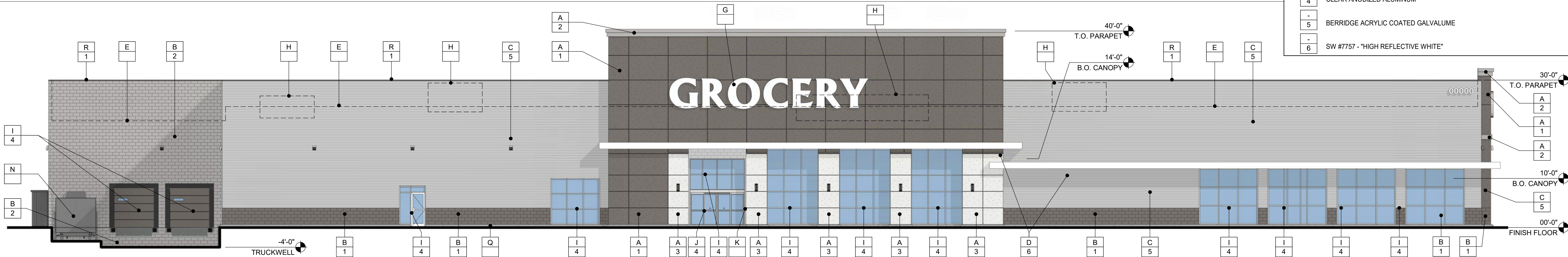
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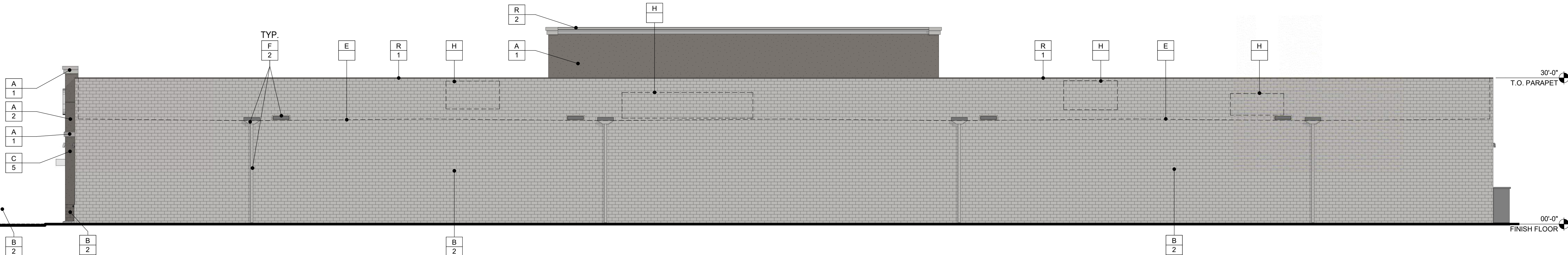
1 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE: EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING TENANT DESIGN PROCESS.

MATERIAL KEY NOTES	
X	E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM)
A	SPLIT FACE C.M.U. BLOCK
B	CORRUGATED METAL PANELS - HORIZONTAL
C	METAL CANOPIES W/ SUPPORTS
D	LINE OF ROOF BEYOND SHOWN DASHED
E	ROOF DRAIN, DOWN SPOUT, AND ROOF OVERFLOW SCUPPER. PAINT TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED
F	LOCATION OF FUTURE SIGN
G	ROOFTOP EQUIPMENT SHOWN DASHED BEHIND PARAPET
H	ALUMINUM STOREFRONT SYSTEM
I	AUTOMATIC SLIDING DOORS
J	KNOX BOX - CONFIRM FINAL LOCATION WITH CITY FIRE MARSHAL.
K	HOLLOW METAL DOOR AND FRAME
L	OVERHEAD DOOR AND FRAME
M	COMPACTOR BEYOND
N	FIRE DEPARTMENT CONNECTION
O	GAS METER
P	CONCRETE CURB
Q	METAL PARAPET COPING
R	CHAIN LINK GATE
S	

COLOR SCHEDULE	
1	SW #7019 - "GAUNTLET GRAY"
2	PPG #1009-4 - "GRAY STONE"
3	SW #7006 - "EXTRA WHITE"
4	CLEAR ANODIZED ALUMINUM
5	BERRIDGE ACRYLIC COATED GALVALUME
6	SW #7757 - "HIGH REFLECTIVE WHITE"

62302049

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NO.	DATE	DESCRIPTION

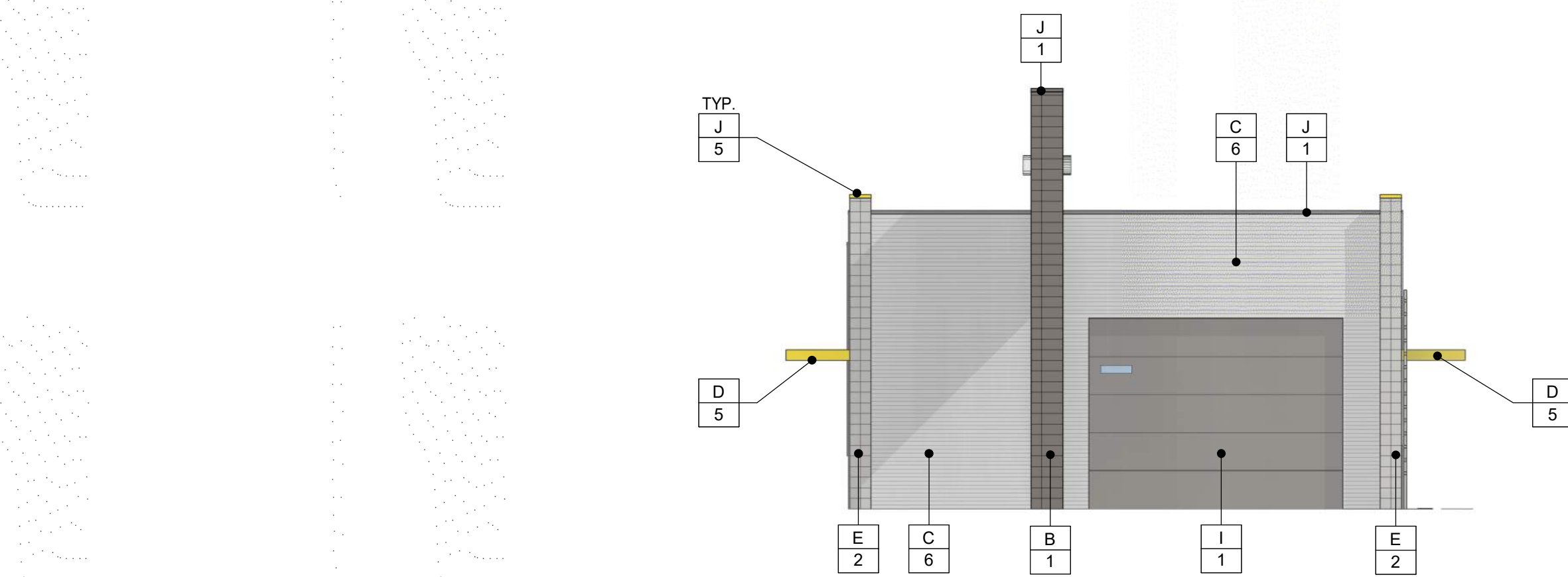
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LAKE ELSINORE, CA 92532

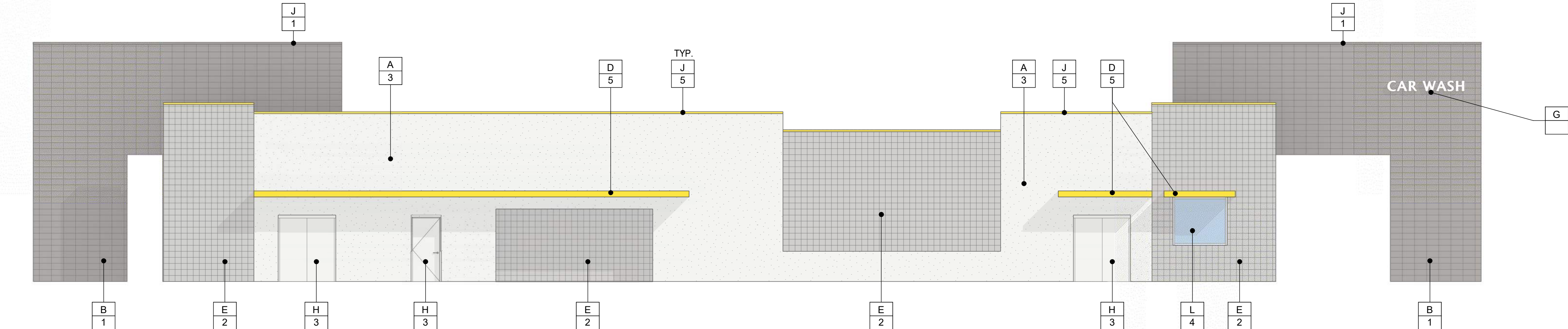
GROCERY ELEVATIONS

DATE:	07/21/21
DRAWN BY:	KTH
CHECKED BY:	
SCALE:	
PROJECT NUMBER:	62302049
SHEET:	A4.0
REV:	

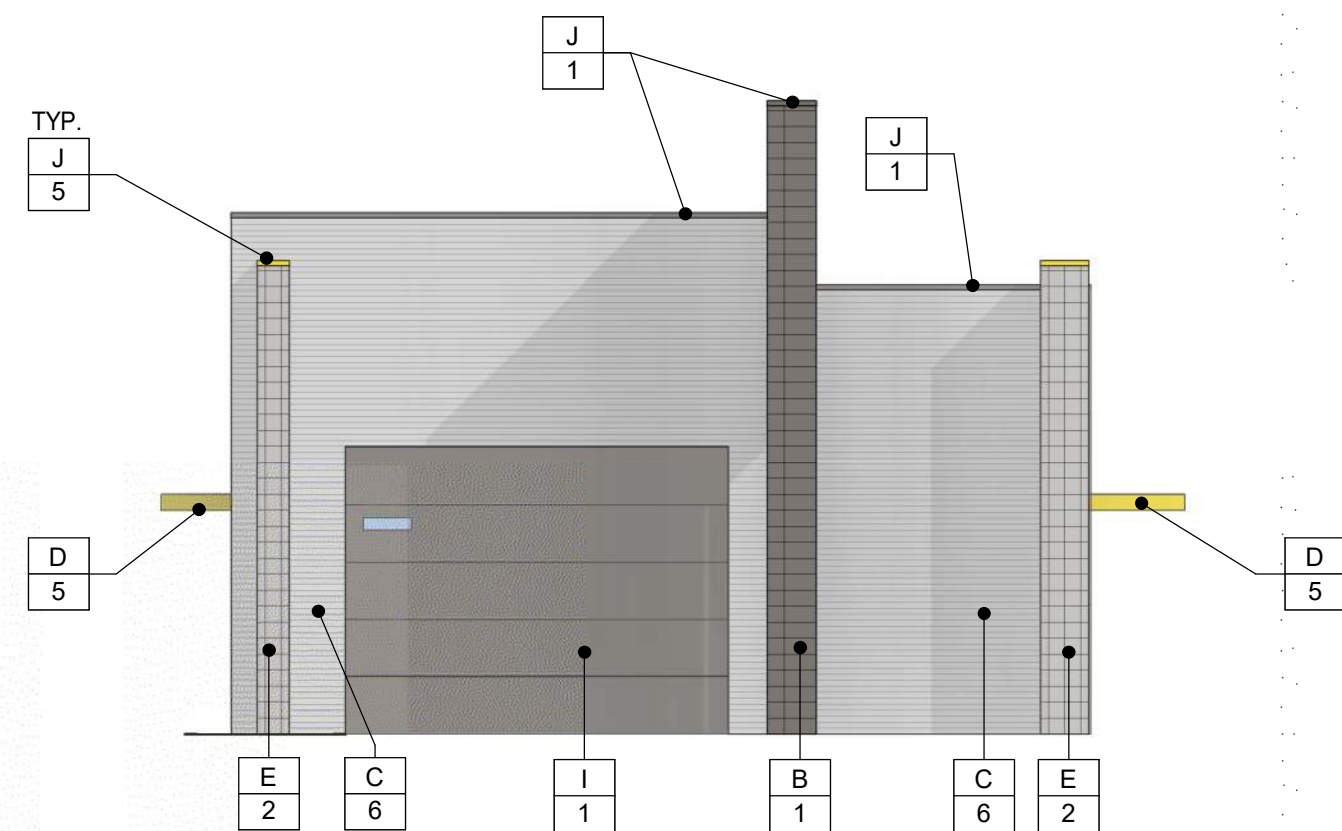
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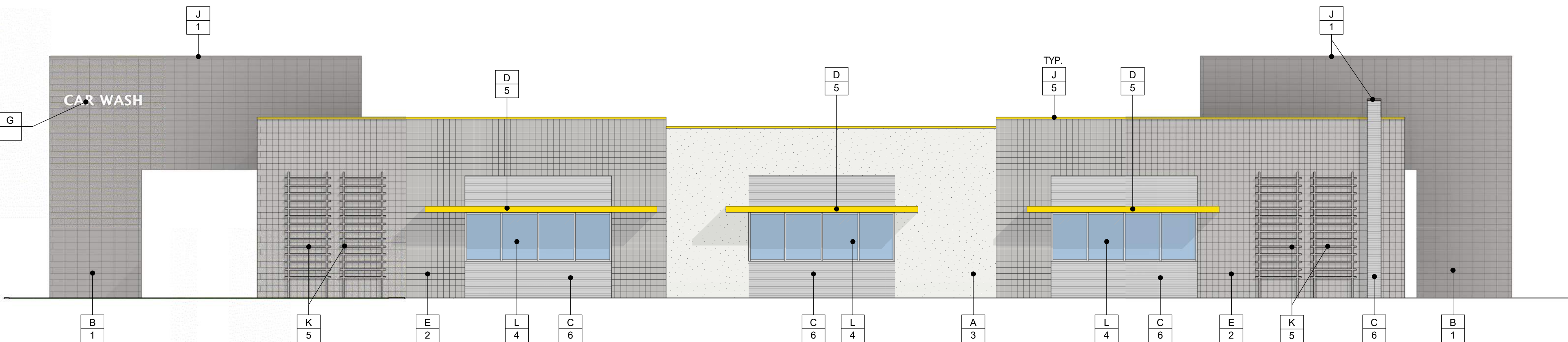
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



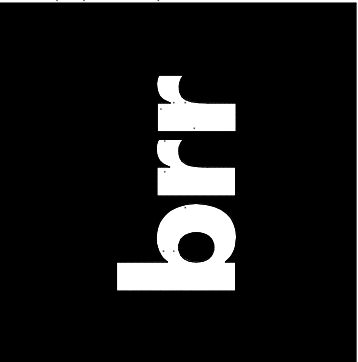
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES		62302049
X		<div>COPYRIGHT NOTICE: THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.</div> <div><div>ARCHITECT OF RECORD: MARLAH B. MEYER 8131 HEICAL AVENUE, SUITE 300, OVERLAND PARK, KS 66204</div></div>
A	E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM)	
B	STACKED C.M.U. BLOCK	
C	CORRUGATED METAL PANELS - HORIZONTAL	
D	METAL CANOPIES W/ SUPPORTS	
E	SINGLE SCORE C.M.U.	
F	ADHERED STONE VENEER	
G	LOCATION OF FUTURE SIGN	
H	HOLLOW METAL DOOR AND FRAME	
I	OVERHEAD DOOR AND FRAME	
J	METAL PARAPET COPING	
K	"GREEN SCREEN" WALL HUNG TRELLIS PANELS	
L	WINDOW	

COLOR SCHEDULE	
#	
1	SW #7019 - "GAUNTLET GRAY"
2	PPG #1009-4 - "GRAY STONE"
3	SW #7006 - "EXTRA WHITE"
4	CLEAR ANODIZED ALUMINUM
5	DE #5391 - "SUNFLOWER"
6	ACRYLIC COATED GALVALUME

REVISION:		
NO.	DATE	DESCRIPTION

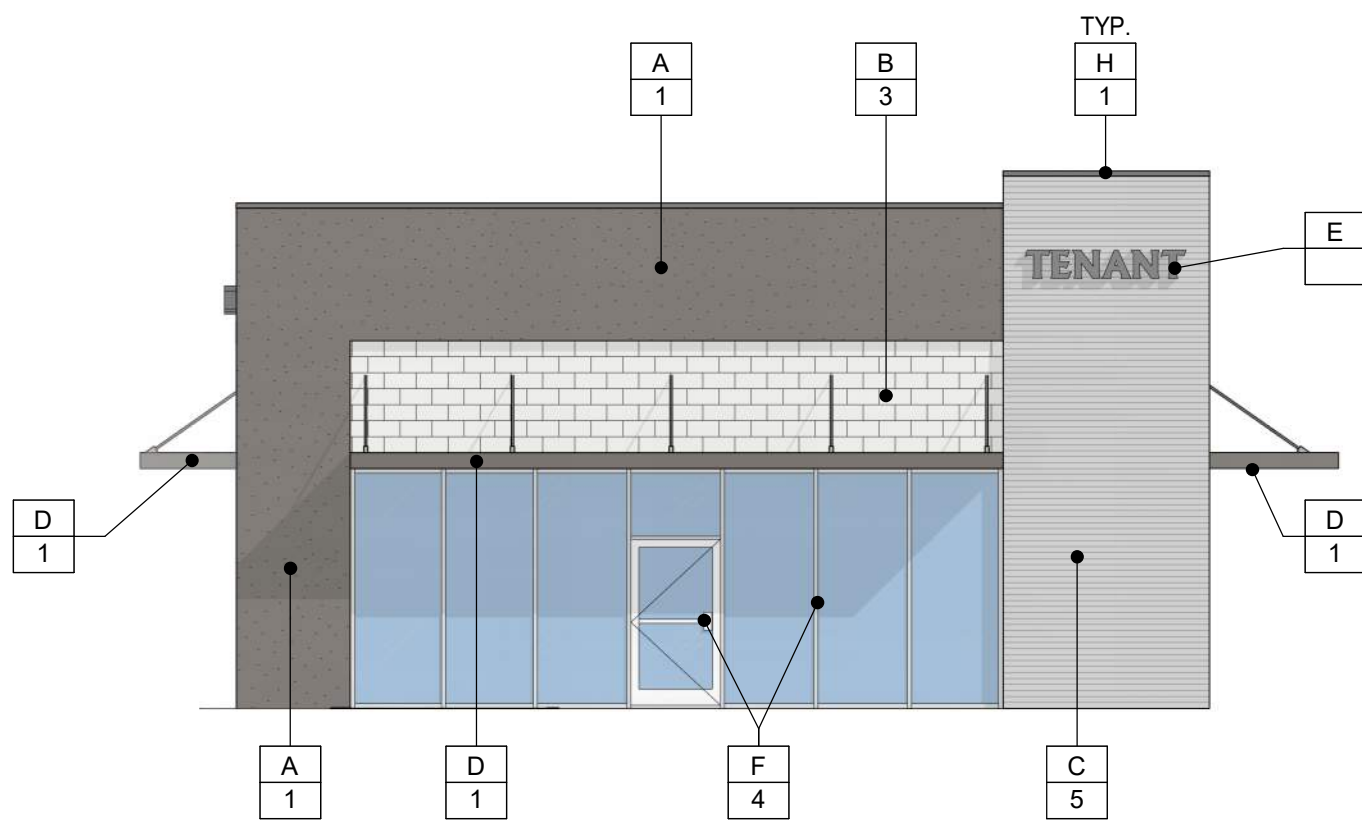
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CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

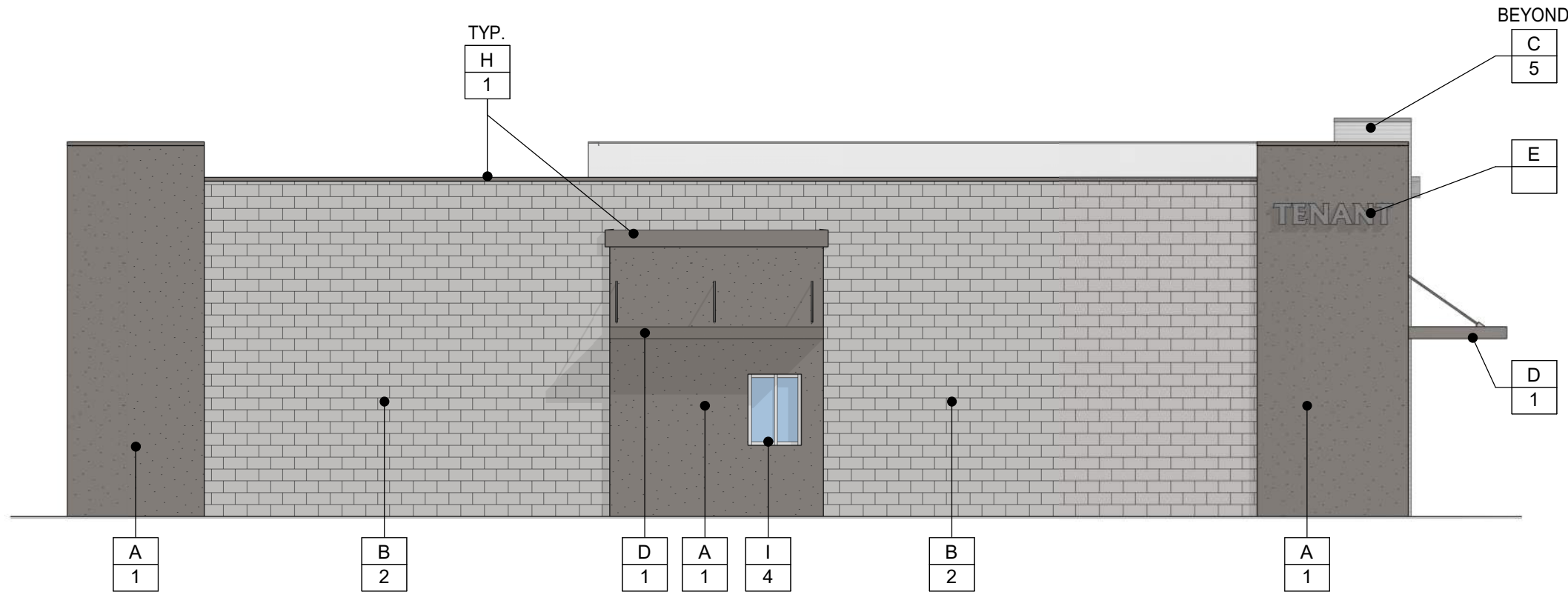
CARWASH ELEVATIONS

DATE:	10/27/21
DRAWN BY:	KTH
CHECKED BY:	
SCALE:	
PROJECT NUMBER:	62302049
SHEET:	A4.1
REV:	

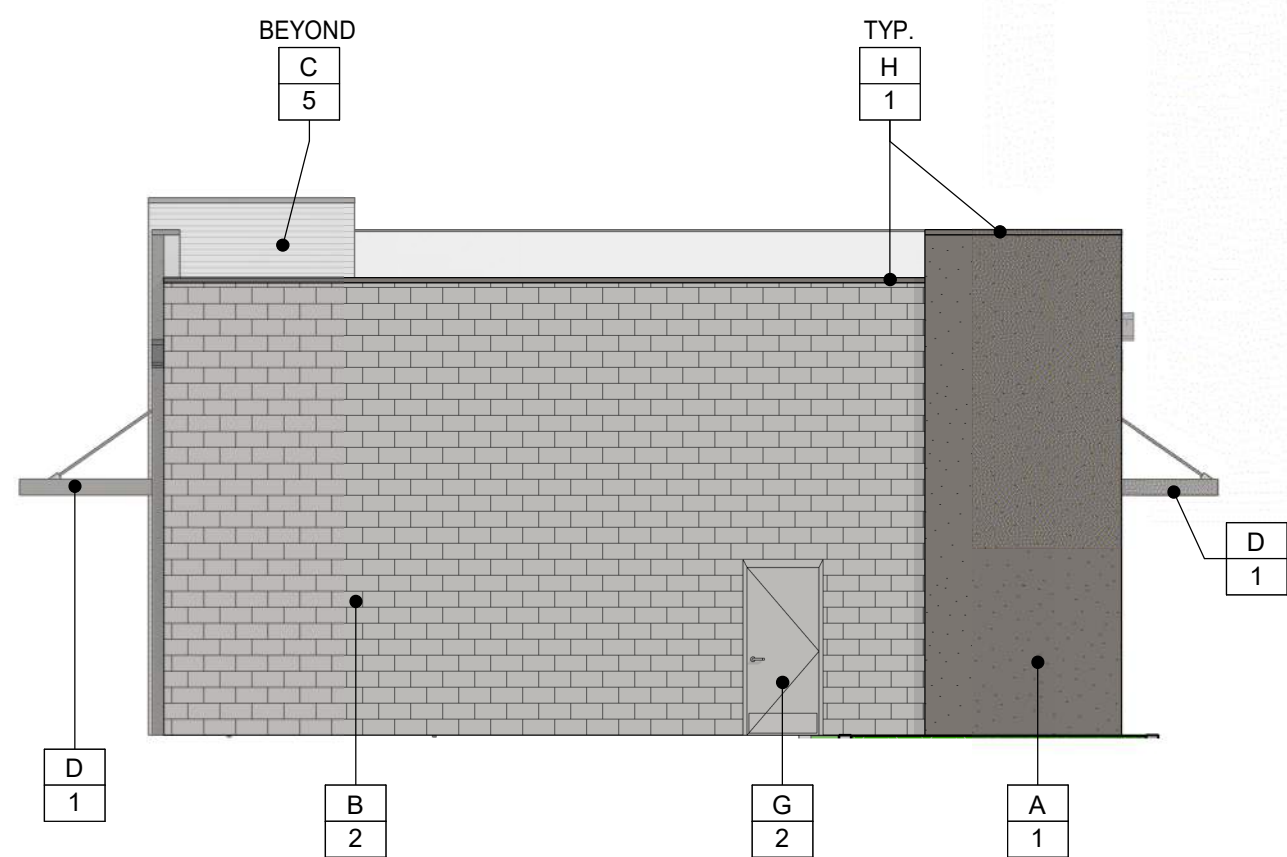
11/5/2021 1:55:39 PM



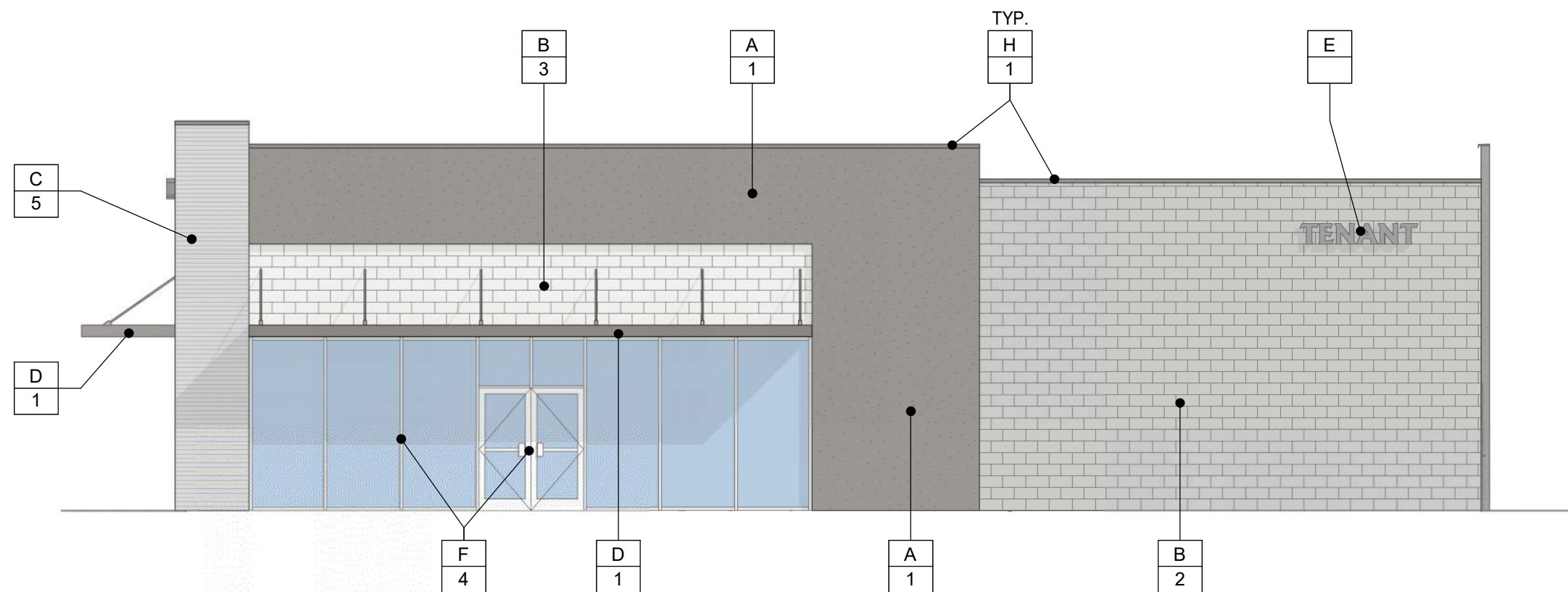
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES		62302049
X	E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM)	COPYRIGHT NOTICE: THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
B	SPLIT FACE C.M.U. BLOCK	
C	CORRUGATED METAL PANELS - HORIZONTAL	
D	METAL CANOPIES W/ SUPPORTS	
E	LOCATION OF FUTURE SIGN	
F	ALUMINUM STOREFRONT SYSTEM	
G	HOLLOW METAL DOOR AND FRAME	
H	METAL PARAPET COPING	
I	OPERABLE DRIVE-THRU WINDOW	

8131 ME

COLOR SCHEDULE	
1	SW #7019 - "GAUNTLET GRAY"
2	PPG #1009-4 - "GRAY STONE"
3	SW #7006 - "EXTRA WHITE"
4	CLEAR ANODIZED ALUMINUM
5	BERRIDGE ACRYLIC COATED GALVALUME

REVISION:		
NO.	DATE	DESCRIPTION

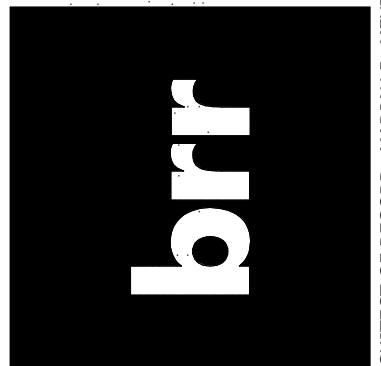
CONSULTING ENGINEER

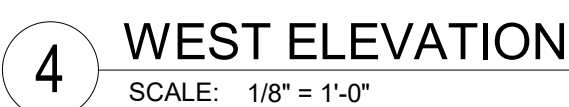
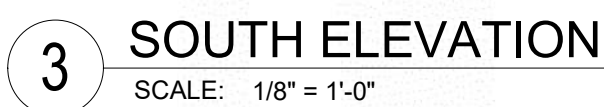
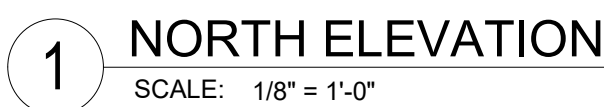
EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

QSR #1 ELEVATIONS

DATE:	10/27/21
DRAWN BY:	KTH
CHECKED BY:	
BY:	
SCALE:	
PROJECT NUMBER:	62302049
SHEET:	A4.2
REV:	

ARCHITECT OF RECORD: MARLAH B. MEYER
8131 METCAL AVENUE, SUITE 300, OVERLAND PARK, KS 66204



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EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

QSR #2 ELEVATIONS

DATE: 11/04/21

DRAWN BY: Author

CHECKED

Y:

SCALE:

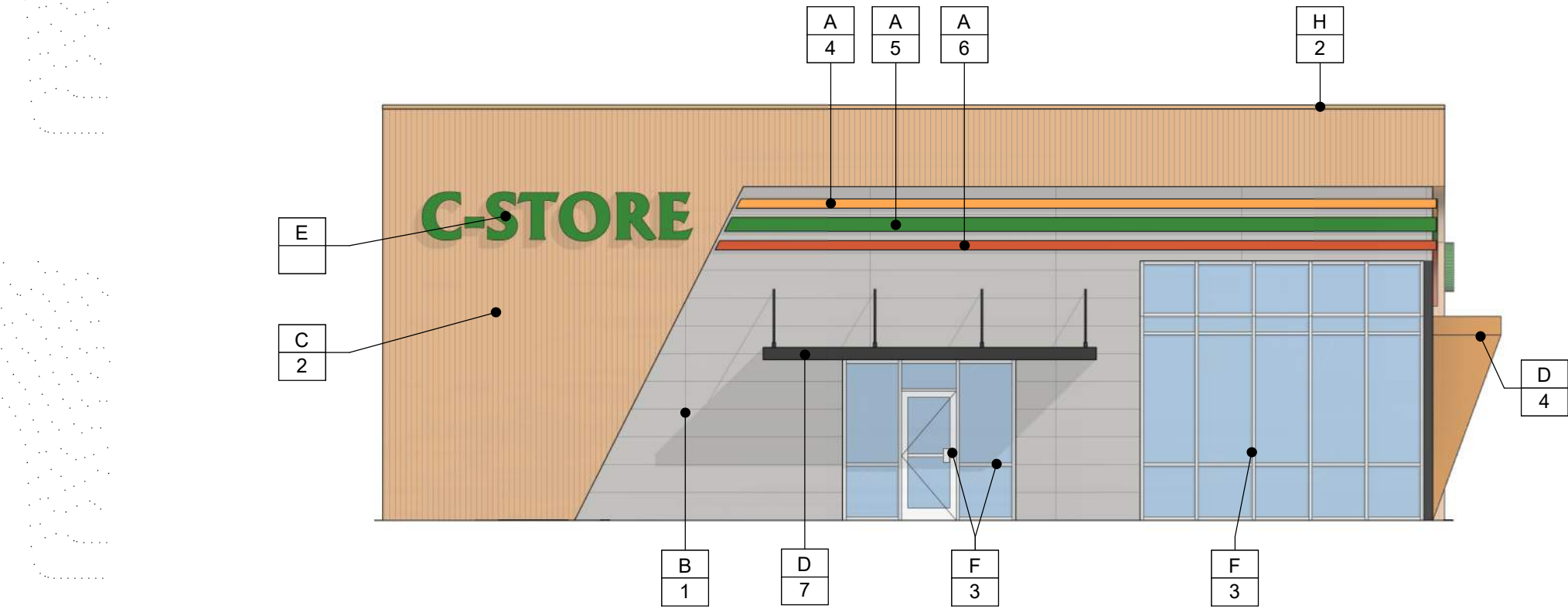
PROJECT NUMBER: 62302049

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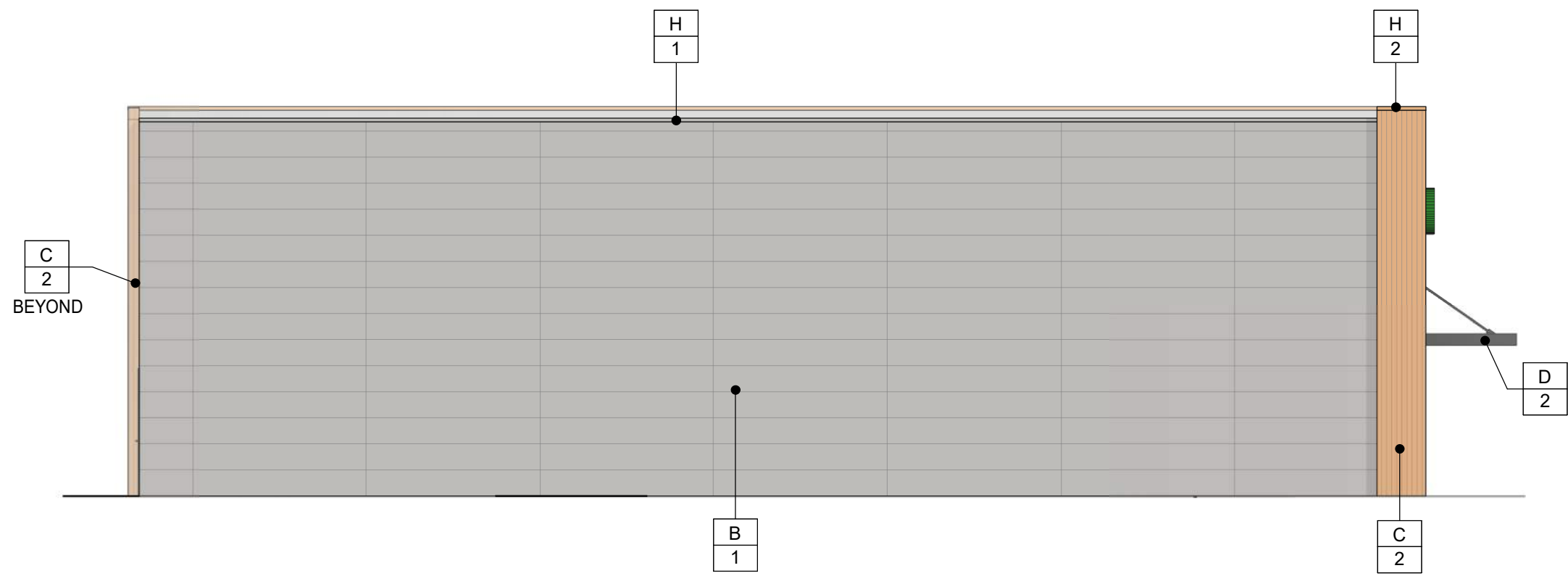
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REV:

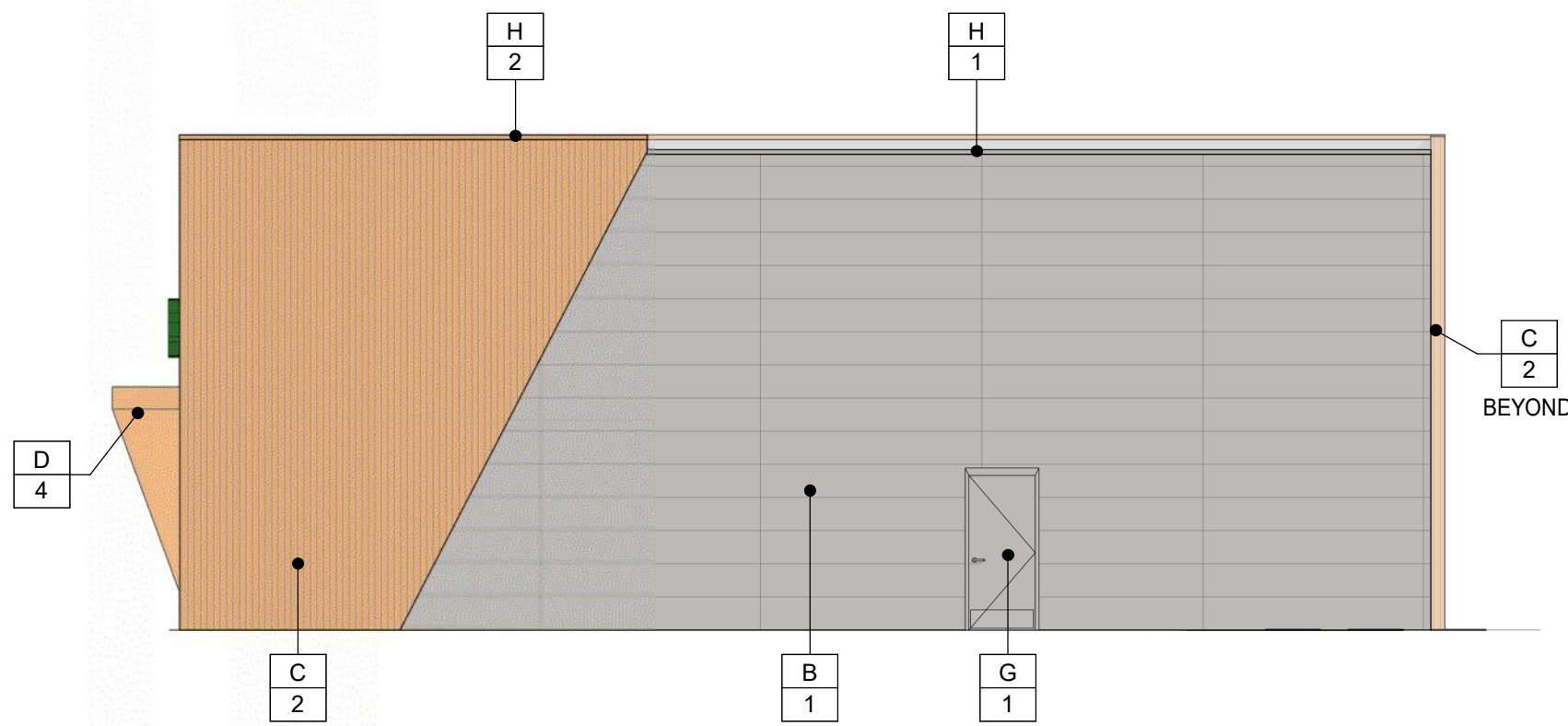
3/10/2022 10:20:40 AM



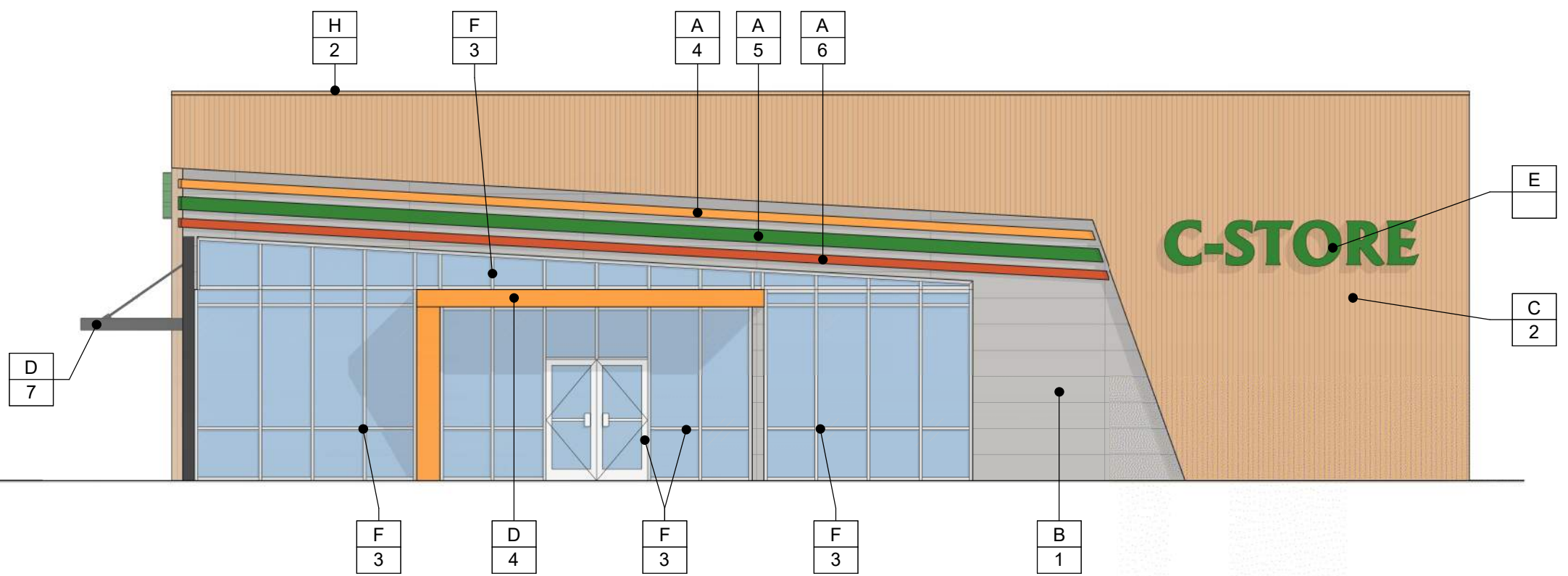
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES		62302049
X		COPYRIGHT NOTICE: THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
A	VINYL CHANNEL STRIPING	
B	NICHIHA INDUSTRIAL BLOCK PANELS	
C	NICHIHA VINTAGEWOOD PANELS	
D	METAL CANOPIES W/ SUPPORTS	
E	LOCATION OF FUTURE SIGN	
F	ALUMINUM STOREFRONT SYSTEM	
G	HOLLOW METAL DOOR AND FRAME	
H	METAL PARAPET COPING	

COLOR SCHEDULE		
#		
1	PPG #1009-4 - "GRAY STONE"	
2	CEDAR	
3	DARK BRONZE	
4	3M-3630-44 "ORANGE"	
5	3M-3630-26 "GREEN"	
6	3M-3630-33 "RED"	
7	BLACK	

REVISION:		
NO.	DATE	DESCRIPTION

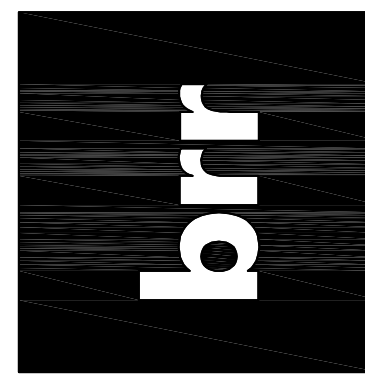
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EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532
CONVENIENCE STORE ELEVATIONS

DATE:	03/10/22
DRAWN BY:	CSC
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BY:	
SCALE:	
PROJECT NUMBER:	62302049
SHEET:	A4.4
REV:	

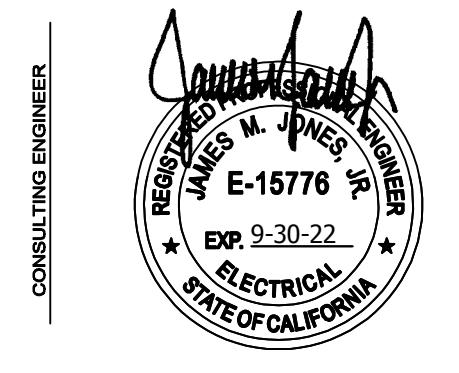
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PROJECT IS NOT AUTHORIZED AND MAY BE
CONTRARY TO THE LAW.



ARCHITECT OF RECORD: MARLAH B. MEYER
8131 METCAL AVENUE, SUITE 300, OVERLAND PARK, KS 66204

REVISION:		
NO.	DATE	DESCRIPTION



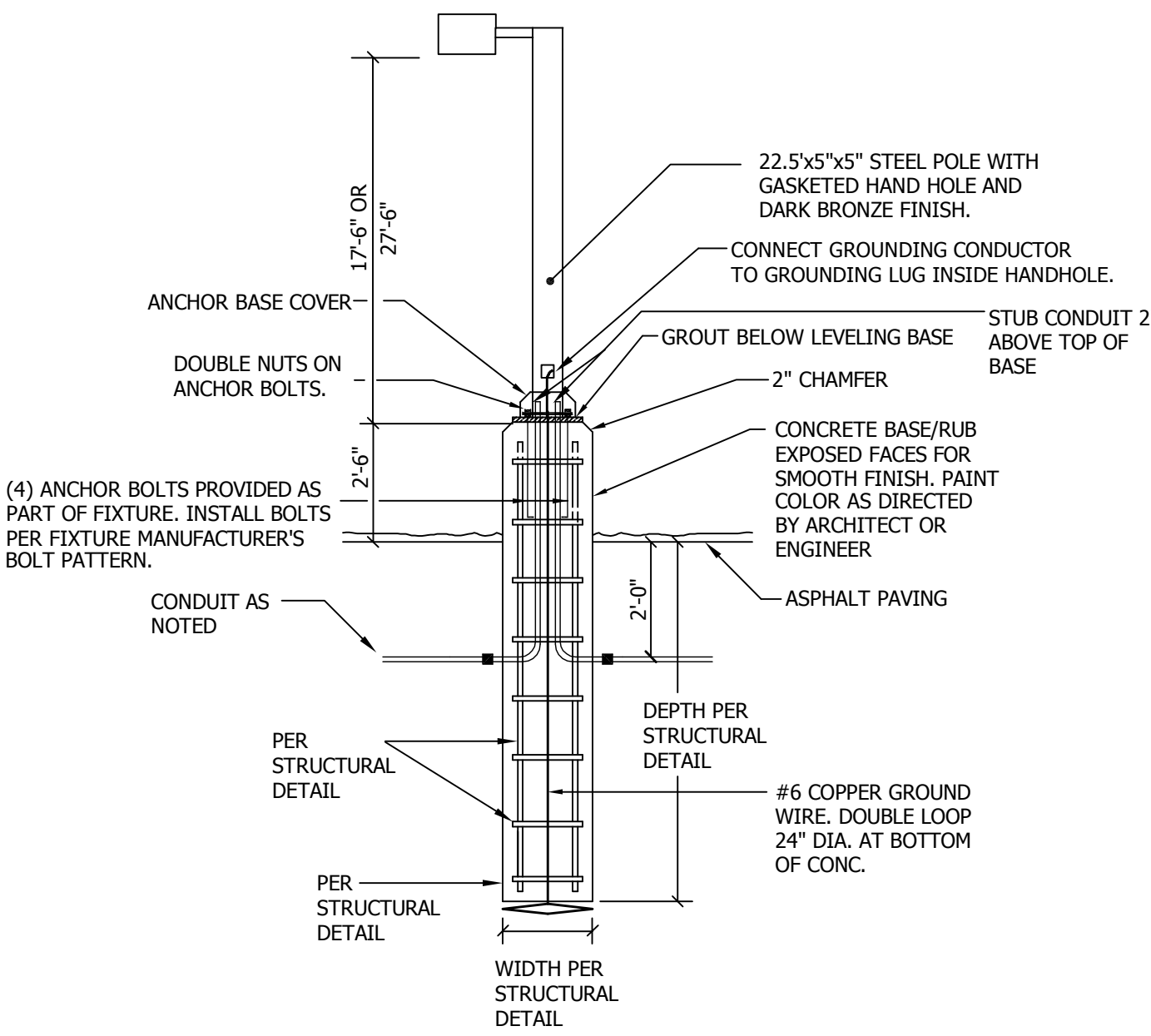
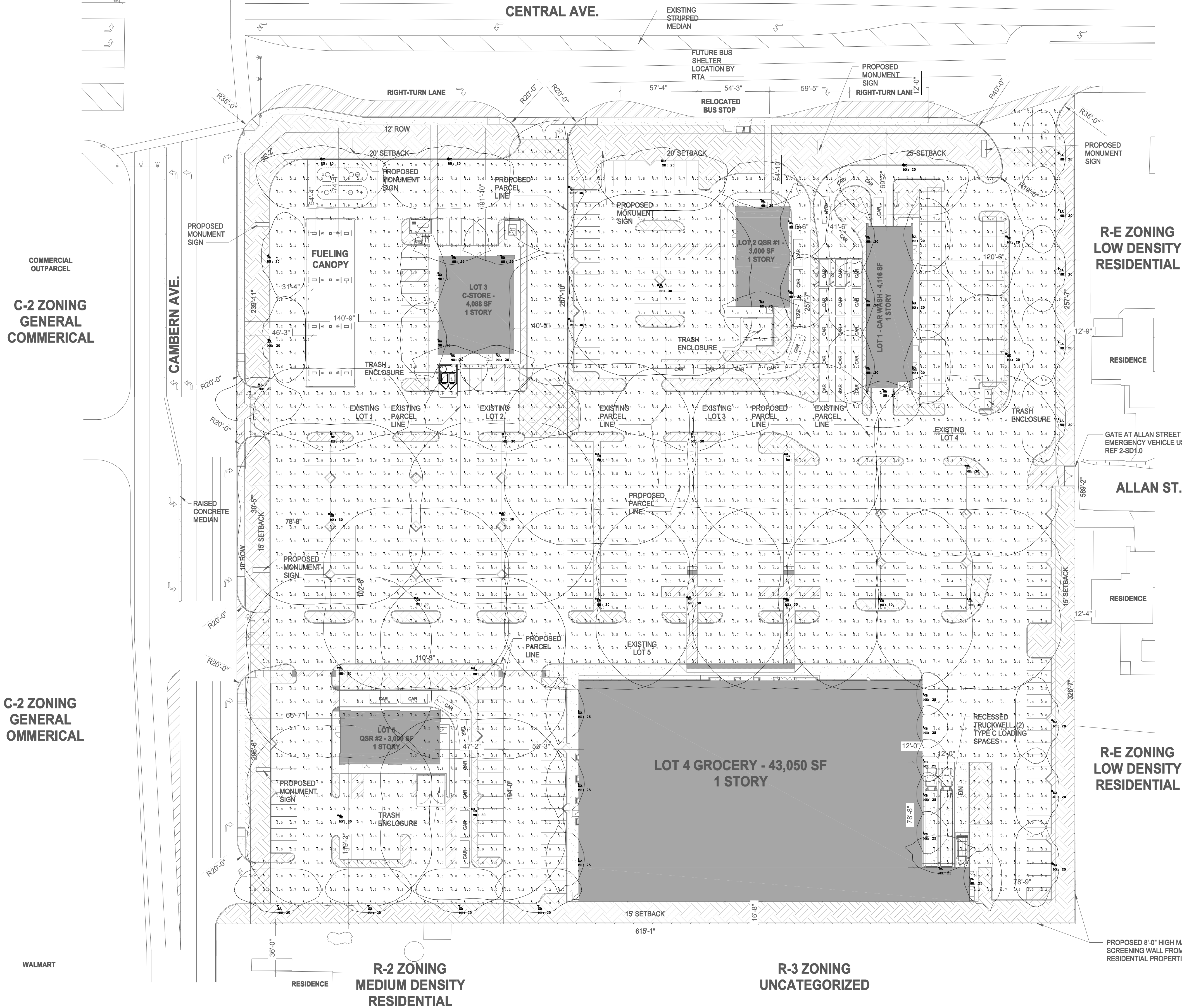
EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

PHOTOMETRIC
SITE PLAN

DATE: 06/04/21
DRAWN BY: AMB
CHECKED BY: MB2
SCALE: AS NOTED
PROJECT NUMBER: 62302049
SHEET:

E1.0

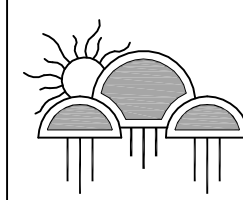
REV:



TYPICAL POLE BASE DETAIL
SCALE: NONE

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Lumens	Arr. Watts	BUG Rating
	15	SA	0.950	DSX0 LED P2 40K BLC MVOLT	4925	49	B1-U0-G1
	16	SB	0.950	DSX1 LED P8 40K T5M MVOLT	25176	414	B5-U0-G3
	4	SC	0.950	DSX1 LED P5 40K T3M MVOLT HS	12460	138	B2-U0-G2
	2	SD	0.950	DSX1 LED P5 40K T3M MVOLT	15376	138	B3-U0-G3
	2	SE	0.950	DSX1 LED P5 40K T4M MVOLT	15494	138	B3-U0-G3
	3	SF	0.950	DSX1 LED P6 40K T3M MVOLT	18492	163	B3-U0-G3
	22	WA	0.950	DSXW1 LED 20C 1000 40K T3M MVOLT HS	6068	73.2	B1-U1-G2
	5	WB	0.950	DSXW1 LED 20C 1000 40K T4M MVOLT HS	5674	73.2	B1-U1-G2

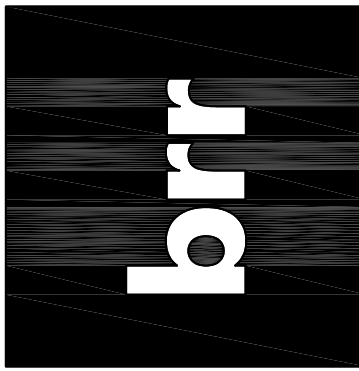
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Field	ILLUMINANCE	Fc	3.86	7.8	0.3	12.87	26.00
GROCERY	ILLUMINANCE	Fc	4.29	7.8	1.7	2.52	4.59



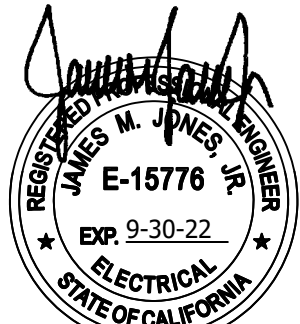
Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-1661
(602) 285-0450 - fax
JOB # 21-204A

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CONTRARY TO THE LAW.

ARCHITECT OF RECORD: MARIAH B. MEYER
8131 METCALF AVENUE, SUITE 300, OVERLAND PARK, KS 66204

[illegible]

CONSULTING ENGINEER



EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE ELSINORE, CA 92532

LIGHTING CUTSHEETS

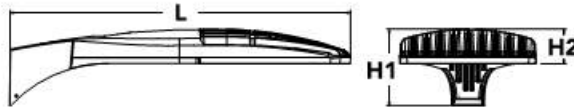
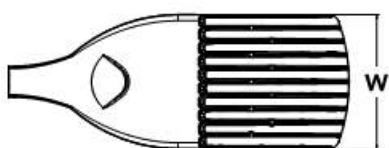
SHEET: _____

E2.0

REV:



EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Control options		Other options	Finish <i>(optional)</i>
Shipped installed		Shipped installed	DORBO Dark bronze
NITAZ® Right A/R generation 2 made 1	PIR High/Low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ^{1,2,3}	SE Single-face shielded 1	DEBLO Black
PIRBN Network, high/Low motion/ambient sensor ¹	PIRBH High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ^{1,2,3}	SF Single-face (130, 277, 347V) ¹	DRALD Natural aluminum
PERN NEMA 3E-rated receptacle only (controls ordered separately) ¹	PIRBTSCV High/Low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1K ^{1,2,3}	DF Double-face (480V, 240, 480V) ¹	DWYNO White
PERP Five-pin receptacle only (controls ordered separately) ^{1,2,3}	PIRHFCV High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ^{1,2,3}	L90 Left rotated optics ¹	DORBO Textured dark bronze
PERS Seven-pin receptacle only (controls ordered separately) ^{1,2,3}	PIRHLTCV High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ^{1,2,3}	R90 Right rotated optics ¹	DEBLO Textured black
DMS 0-15k drumming was pulled after fixture (for use with an external control, ordered separately)	FAO Field adjustable output at 1K ^{1,2,3}	HA 50°C ambient temperature ¹	DWYNO Textured natural white
OAG Dual switching		BAA Bay Area Councils EIC Compliant	
		Shipped separately	DWHTG Textured white
		BES Bird optics ¹	
		EGS External glare shield ¹	



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 05/11/21
Page 1 of 8

SCALE: NONE



Width: 13-3/4"
(34.9 cm)

Depth: 10"
(25.4 cm)

Height: 6-3/8"
(16.2 cm)

A diagram of a wide building with a central entrance and a wide base labeled 'W'.

Weight: 12 lbs
(5.4 kg)

P

Back Box (BBW, E20WC

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **E20WC** 10 lbs
Weight: 4.5 kg

Height: 6-3/8"
(16.2 cm)

$\frac{1}{2}P$ $\frac{1}{2}W$

conduit (BBW only)

Other Options		Finishes <i>Required</i>							
Shipped installed		Shipped separately [†]		D0B0	Dark bronze	D5SD	Sandstone	DWH0D	Textured white
SF	Single task (120, 277 or 347V) ¹⁰	BSW	Bid-deterrent species ¹⁰	DEB0	Black	D0BTD	Textured dark bronze	D5SD0	Textured sandstone
DF	Double task (208, 240 or 480V) ¹⁰	VG	Vandal guard	DNAL	Natural aluminum	DEB0D	Textured black	DNALD	Textured natural aluminum
HS	House-side shield ¹⁰	DOL	Diffused drop lens	DWH0D	White				
SPD	Separate surge protection ¹⁰								

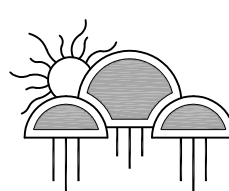
Accessories		NOTES
	<i>Ordered and shipped separately.</i>	<ul style="list-style-type: none"> 1 ZUC-1000 is not available with PWR, HPR, HPFCU or PRHFCU. 2 MIOCE driver operates on any live voltage from 12V-77V/50/60 Hz. 3 Single SPS requires 120V, 220 or 240 voltages operation. Double Live requires 208, 240 or 480 voltage operation. 4 Not available with ZSC-7000m or 9000m. Not available with PWR. 5 A single SPS requires 120V, 220 or 240 voltages operation. Cannot be field installed. Can be ordered as an accessory. 6 Not available with ZSC-1000, 240, 260, 275 or 347-voltage options. Not available with motor/belted light sensors (PWR or HPR). 7 Reference Manual Section tables on page 3. 8 Not available with CUL or external power supply. Not compatible with conduit type housings. Not available with BIM floating option. Not available with wiring. Not available with 347 or 480-voltage options. Emergency components located in back bay housing. Emergency module IES files located on product page at: www.bosch.com. 9 Not available with SPD. 10 Not available with EZDWC. 11 Available as a separate accessories see Accessories Information. 12 Not available with EZDWC.
DZEW01 U	Three phase unit	
DZEW02 U	Not dependent upon	
DZEW03 U	Rated current accuracy	



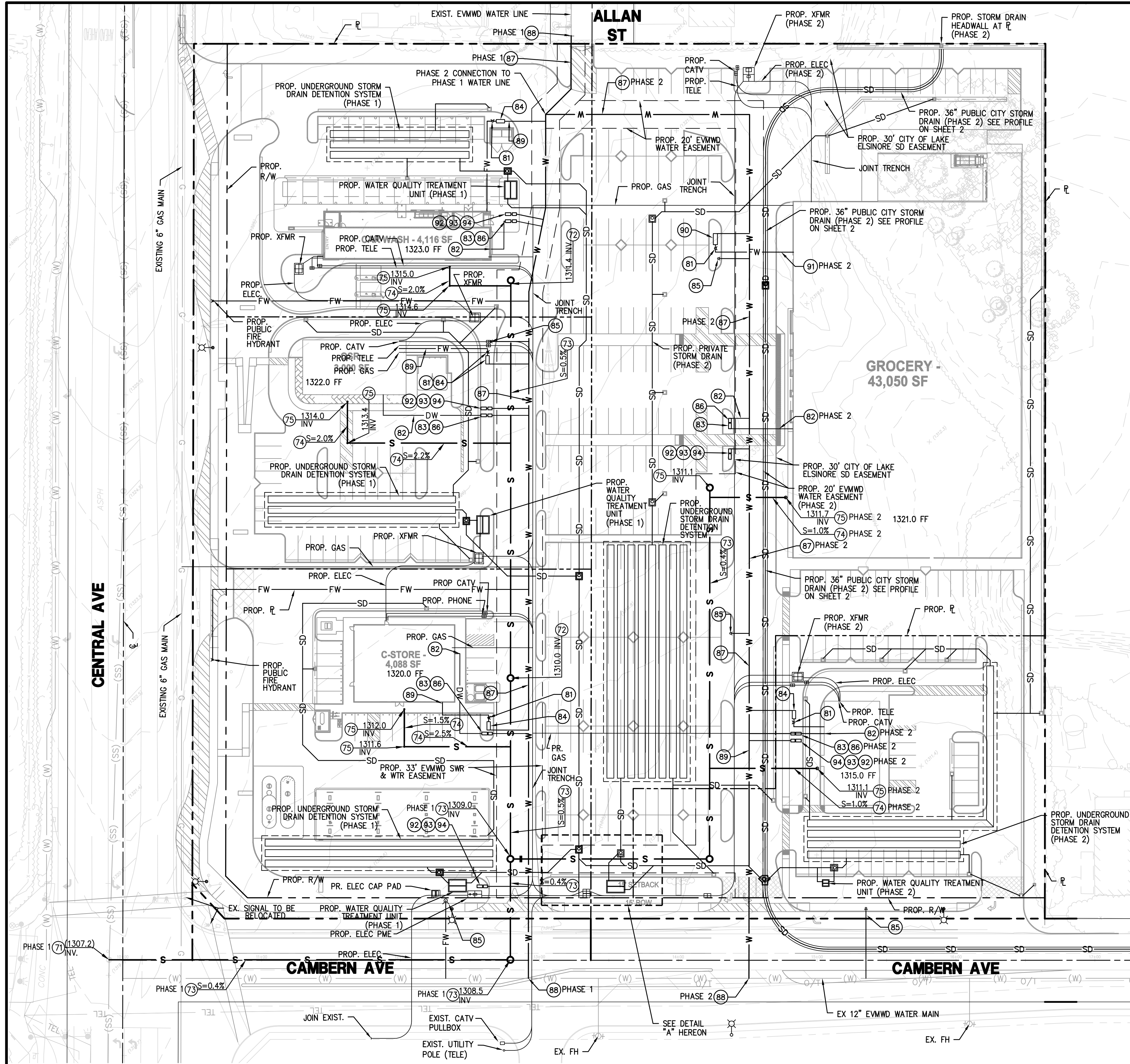
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DSXW1-LED
Rev. 6/02/2

SCALE: NONE



Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
 2050 West Whispering Wind Dr., Suite 150
 Phoenix, Arizona 85085-2864
 (602) 285-1669
 (602) 285-9450 - fax
 JOB # 21-204A

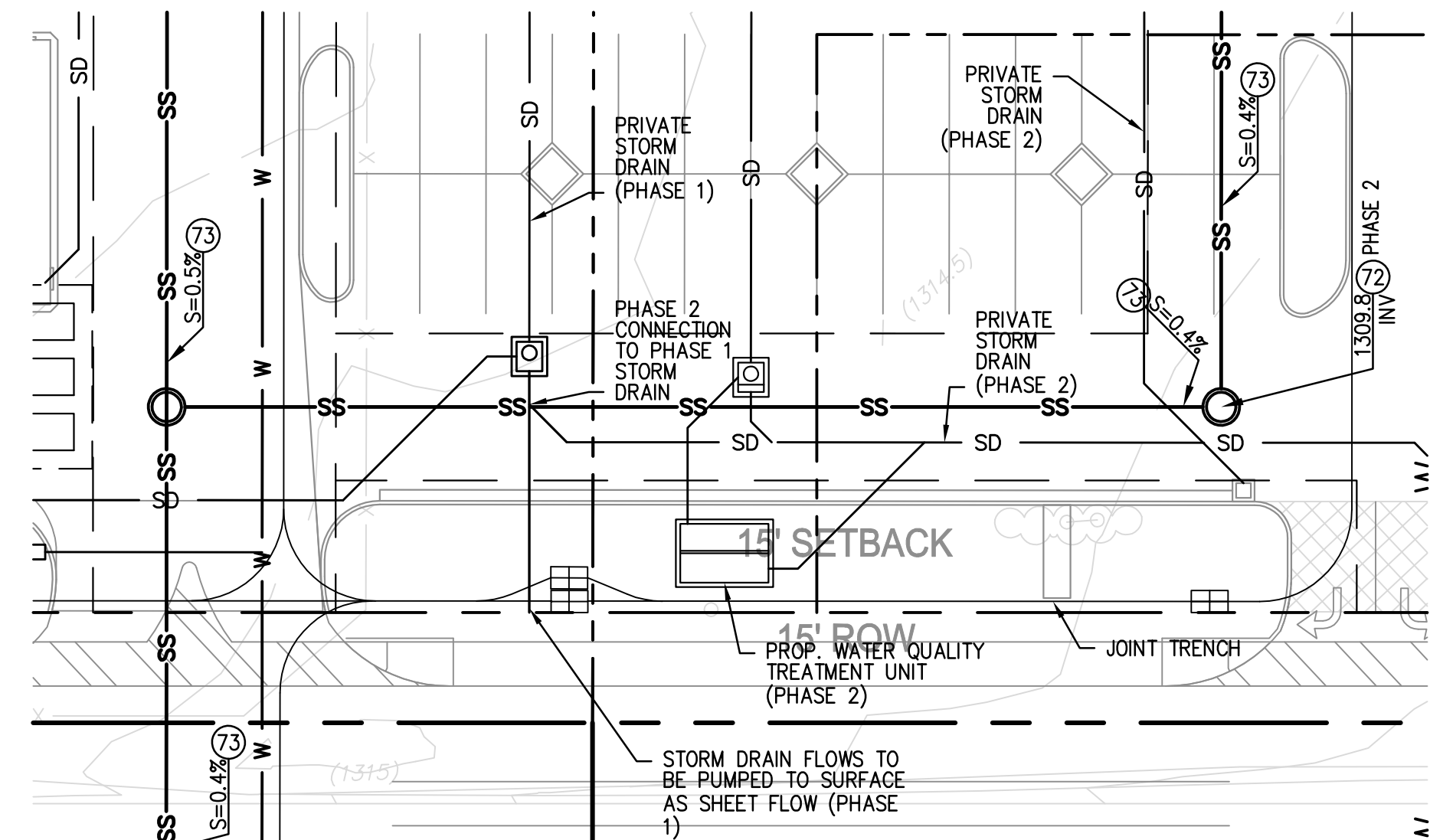


DOMESTIC WATER CONSTRUCTION NOTES:

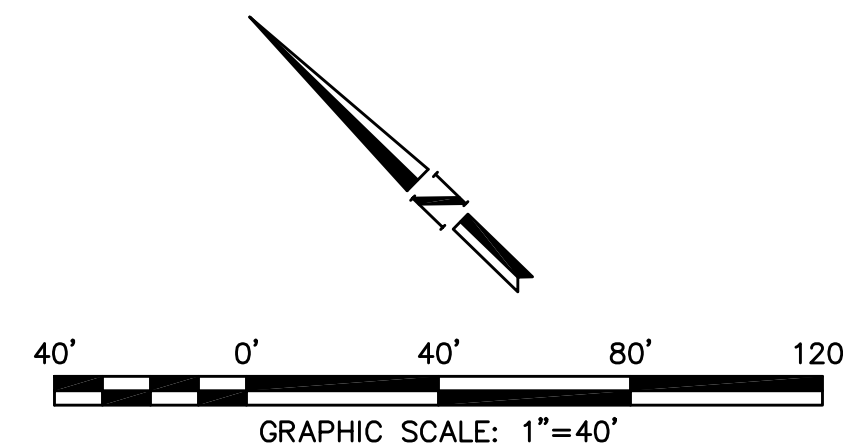
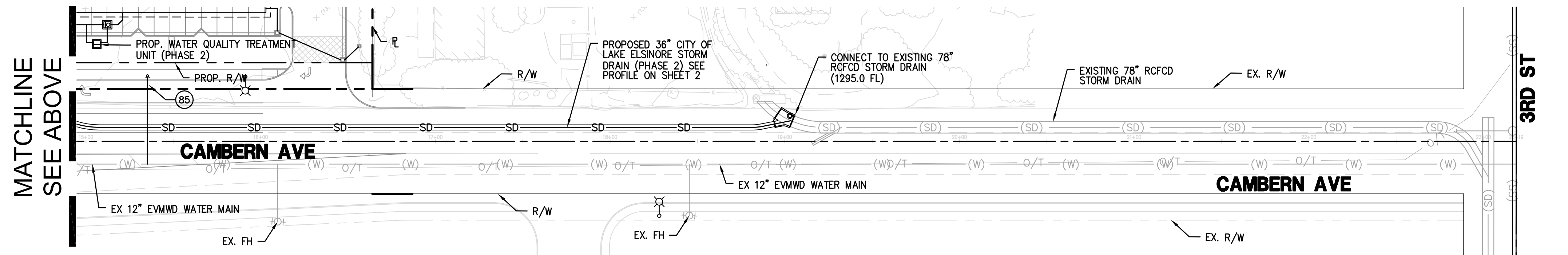
- 81) INSTALL FIRE DEPARTMENT CONNECTION
- 82) INSTALL 2" DOMESTIC WATER SERVICE
- 83) INSTALL 2" DOMESTIC BACKFLOW PREVENTER
- 84) INSTALL 4" BACKFLOW PREVENTER
- 85) INSTALL PUBLIC FIRE HYDRANT PER EVMD STANDARDS
- 86) INSTALL 2" DOMESTIC WATER METER PER EVMD STANDARDS
- 87) INSTALL 8" PUBLIC WATER MAIN LINE PER EVMD STANDARDS
- 88) CONNECT TO EXISTING PUBLIC WATER MAIN LINE
- 89) INSTALL 4" PRIVATE FIRE WATER LINE
- 90) INSTALL 6" BACKFLOW PREVENTER
- 91) INSTALL 6" PRIVATE FIRE WATER LINE
- 92) INSTALL 1" IRRIGATION WATER METER PER EVMD STANDARDS
- 93) INSTALL 1" IRRIGATION BACKFLOW PER EVMD STANDARDS
- 94) INSTALL 1" IRRIGATION SERVICE PER EVMD STANDARDS

SEWER CONSTRUCTION NOTES:

- 71) CONNECT TO EXISTING EVMD SEWER MANHOLE
- 72) CONSTRUCT 48" SEWER MANHOLE
- 73) INSTALL 8" SDR 35 PVC SEWER PIPE
- 74) INSTALL 6" SDR 35 PVC PUBLIC SEWER LATERAL PER EVMD STANDARDS
- 75) INSTALL SEWER CLEAN OUT PER EVMD STANDARDS
- 76) INSTALL 6" SDR 35 PVC PRIVATE SEWER LATERAL PER EVMD STANDARDS



DETAIL "A"
SCALE: 1" = 20'



PROJECT: RETAIL DEVELOPMENT
EAST CORNER OF CENTRAL AND
CAMBERN, LAKE ELSNORE

DRAWING NAME: CONCEPTUAL UTILITY PLAN

ISSUE: CONCEPTUAL
DATE: 2/14/2022
CHECKED: CM
DRAWN: JS

PROJECT NO.: 19-400
SHEET NUMBER:
1
OF 2 SHEETS
SCALE: AS SHOWN

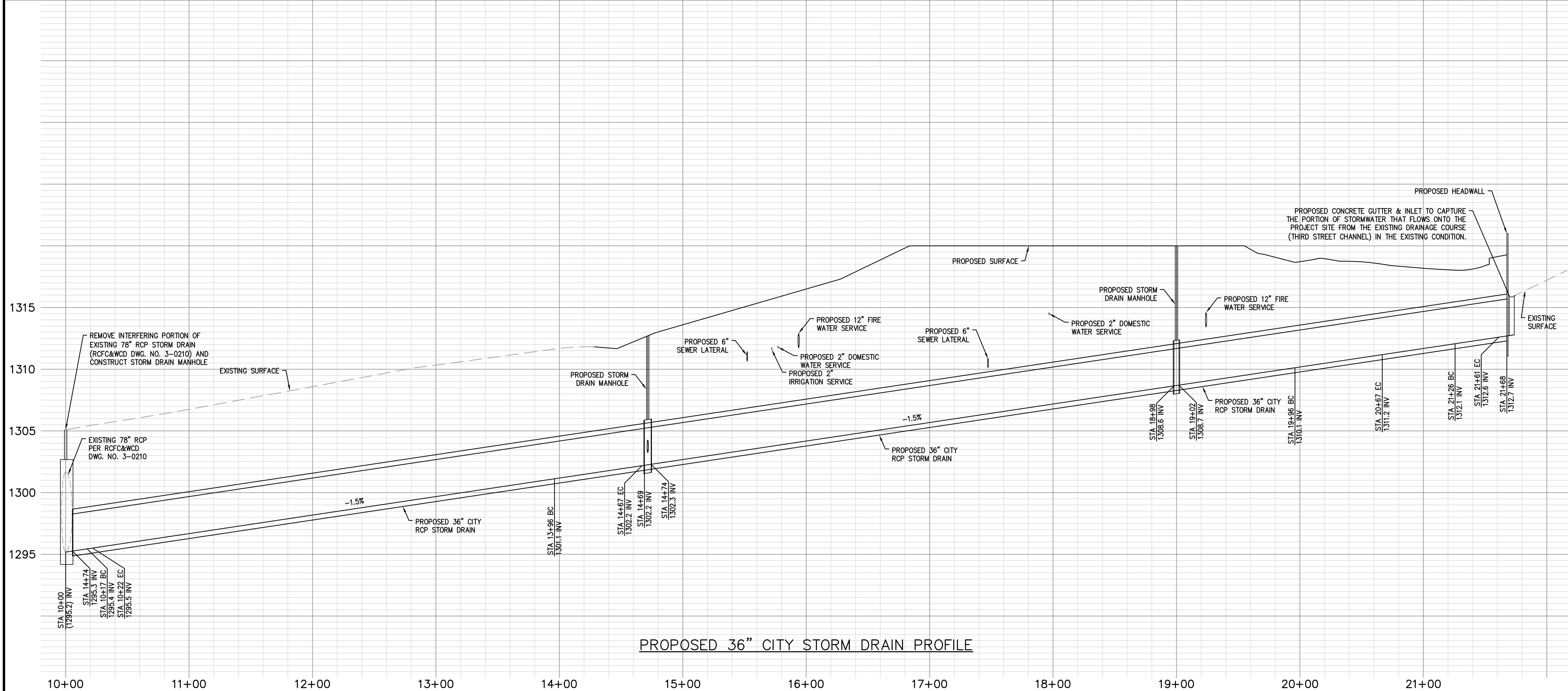
NO.: REVISION:

DATE:

11PRC
Civil Engineering/Land Surveying/Land Planning

Engineering, Inc.
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

CONCEPTUAL PLANS NOT FOR CONSTRUCTION



PROJECT: RETAIL DEVELOPMENT
EAST CORNER OF CENTRAL AND
CAMBERN, LAKE ELSNORE

DRAWING NAME: CONCEPTUAL UTILITY PLAN

ISSUE: CONCEPTUAL

DATE: 10/26/2021

CHECKED: CM DRAWN: JS

DRAWING FILE:

PROJECT NO.: 19-400

SHEET NUMBER:
2
OF 2 SHEETS

SCALE: AS SHOWN

NO.: REVISION:

DATE:

11DPRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anheim Hills, CA 92808
714-685-6860

CONCEPTUAL PLANS NOT FOR CONSTRUCTION

FILENAME: M:\2019\19-400 Evergreen Lake Elsinore\CONCEPT\19400 0101-02.dwg, LAST SAVED ON: Dec 21 2021 7:57am, PLOTTED BY: CHRIS, ON: Dec 21 2021 8:07am, CFG:

TRACT MAINTENANCE PLAN FOR TENTATIVE PARCEL MAP No. 38195 PHASE 1

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE HIGHWAY 74 (CENTRAL AVENUE) AS SHOWN ON PARCEL MAP 11,504, FILED IN PARCEL MAP BOOK 54, PAGE 11, BEING NORTH 43°15'25" EAST.

ZONING

C2 - GENERAL COMMERCIAL

LEGAL DESCRIPTION

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

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO.11504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT ADDRESS

18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
CONTACT: JON PRYSTASZ (SENIOR DEVELOPMENT MANAGER)
(602) 808-8600

ENGINEER

DRC ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
PH: (714) 655-8860 EXT 356
ATTN: CHRIS MCKEE

DRAINAGE FACILITIES AND STRUCTURES

CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 674-3124

SEWER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-5146

WATER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-5146

TELEPHONE

FRONTIER
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PH: (909) 748-6647

ELECTRIC

SOUTHERN CALIFORNIA EDISON
24487 PRIELIPP DRIVE
WILDOMAR, CA 92595
PH: (951) 249-8301

CITY OF LAKE ELSINORE STAFF

CITY ENGINEER: REMON HABIB
COMMUNITY DEVELOPMENT
DIRECTOR (ASSIST.): JUSTIN KIRK
PLANNING COMMISSION
CHAIRMAN: RENDELL KLAARENBECK

GAS

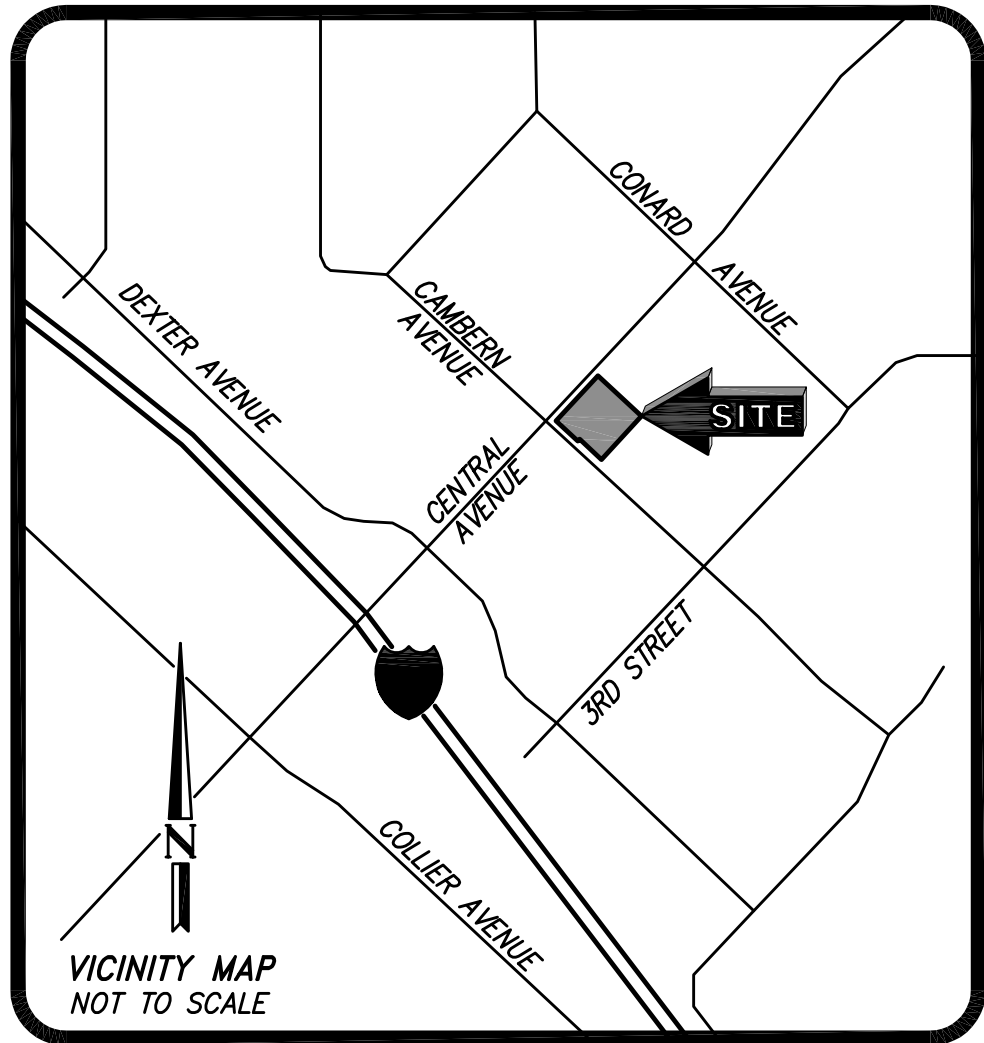
SOCAL GAS COMPANY
251 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

CABLE

CHARTER COMMUNICATIONS/SPECTRUM
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(951) 406-1666

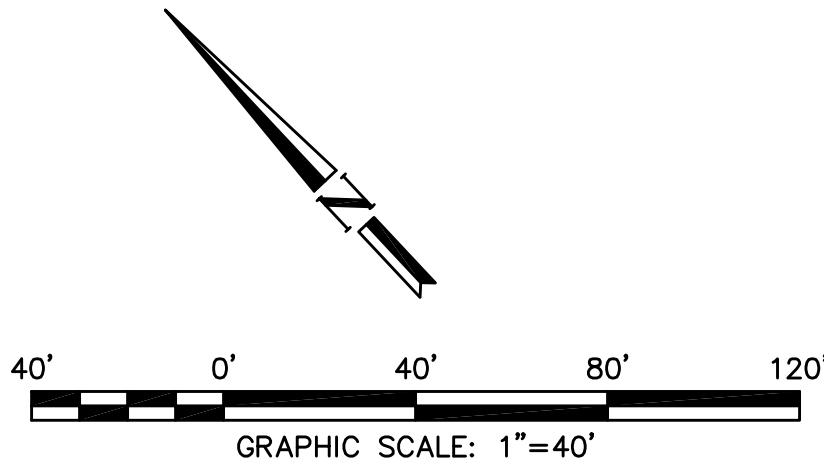
MAINTENANCE SUMMARY

	ITEM	OWNER	CONSTRUCTION	MAINTENANCE
C	STORM DRAIN DETENTION SYSTEM	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
D	MODULAR WETLAND SYSTEM (WATER QUALITY)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
E	12" PVC DOMESTIC WATER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
F	6" 78" PVC FIRE WATER (DCDA TO BLDG.)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
G	DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
H	FIRE HYDRANT	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
I	WATER METER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
J	SEWER LATERAL (EXIST. MAIN TO PROP. R/W)	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
K	SEWER LATERAL (R/W TO BLDG.)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
L	MONUMENT SIGN	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
M	LANDSCAPE	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
O	1"-3" SERVICE (PVC), BFP TO BLDG.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
P	STREET WIDENING (PROP. CURB & GUTTER, SIDEWALK, DRIVEWAYS, RAMPS, LANDSCAPE) WITHIN THE R/W	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
Q	PRIVATE DRAINAGE PIPES, STORM DRAIN MANHOLES AND DRAINAGE INLETS	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
R	1" SERVICE FOR IRRIGATION	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
S	STREET LIGHTS	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE



LINE LEGEND

---	PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- - -	EXISTING PROPERTY LINE/RIGHT-OF-WAY
---	CENTER LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	SEWER
---	STORM DRAIN
---	WATER
---	FIRE WATER
---	EXISTING FENCE
---	PROPOSED WALL
---	EXISTING BUILDING
---	EXISTING WATER COURSE
#	PROPOSED PARCEL NUMBER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



TRACT MAINTENANCE PLAN FOR TENTATIVE PARCEL MAP No. 38281 PHASE 2

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE HIGHWAY 74 (CENTRAL AVENUE) AS SHOWN ON PARCEL MAP 11,504, FILED IN PARCEL MAP BOOK 54, PAGE 11, BEING NORTH 43°15'25" EAST.

ZONING

C2 - GENERAL COMMERCIAL

LEGAL DESCRIPTION

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

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO.11504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT ADDRESS

18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
CONTACT: JON PRYSTASZ (SENIOR DEVELOPMENT MANAGER)
(602) 808-8600

ENGINEER

DRC ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHIM HILLS, CA 92808
PH: (714) 655-8660 EXT 356
ATTN: CHRIS MCKEE

DRAINAGE FACILITIES AND STRUCTURES

CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 674-3124

SEWER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-5146

WATER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
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TELEPHONE

FRONTIER
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REDLANDS, CA 92373
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ELECTRIC

SOUTHERN CALIFORNIA EDISON
24487 PRIELIPP DRIVE
WILDOMAR, CA 92595
PH: (951) 249-8301

CITY OF LAKE ELSINORE STAFF

CITY ENGINEER: REMON HABIB
COMMUNITY DEVELOPMENT
DIRECTOR (ASSIST.): JUSTIN KIRK
PLANNING COMMISSION
CHAIRMAN: RENDELL KLAARENBECK

GAS

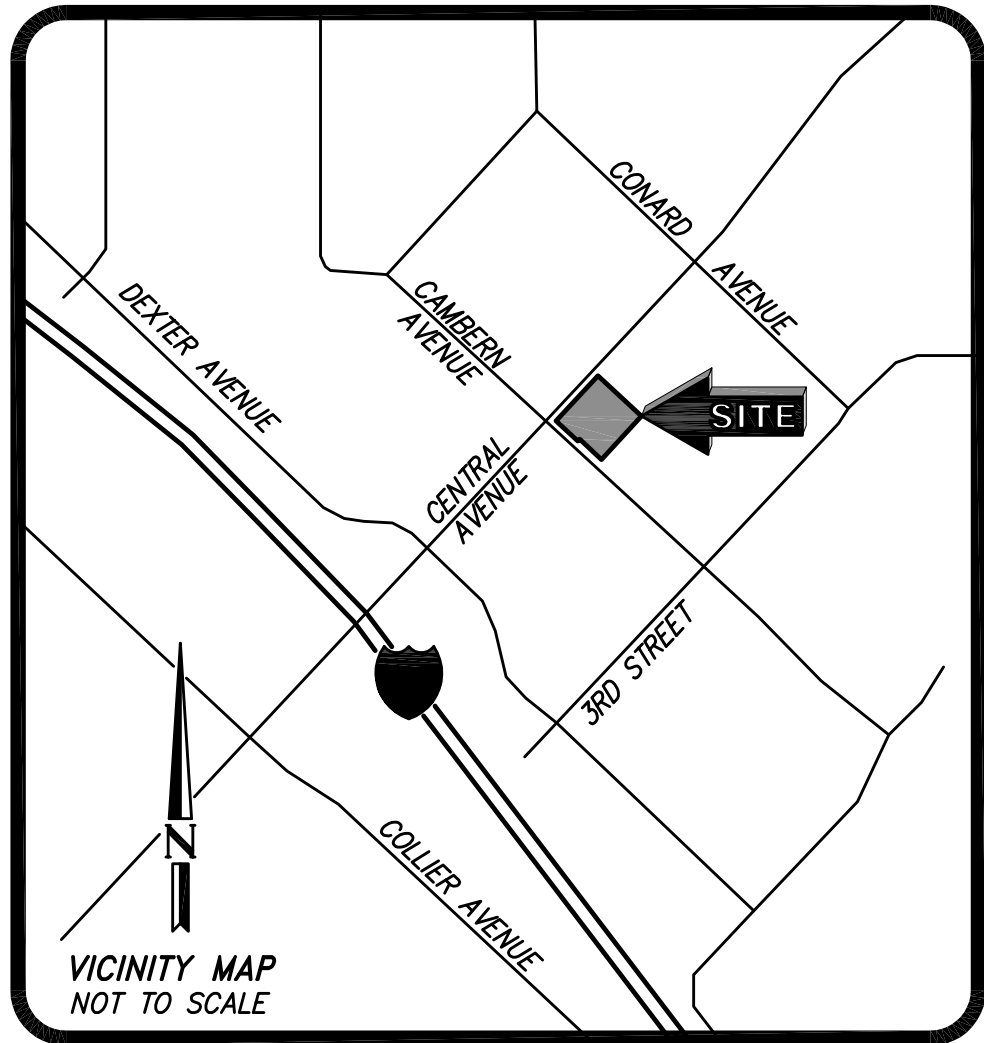
SOCAL GAS COMPANY
251 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

CABLE

CHARTER COMMUNICATIONS/SPECTRUM
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(951) 406-1666

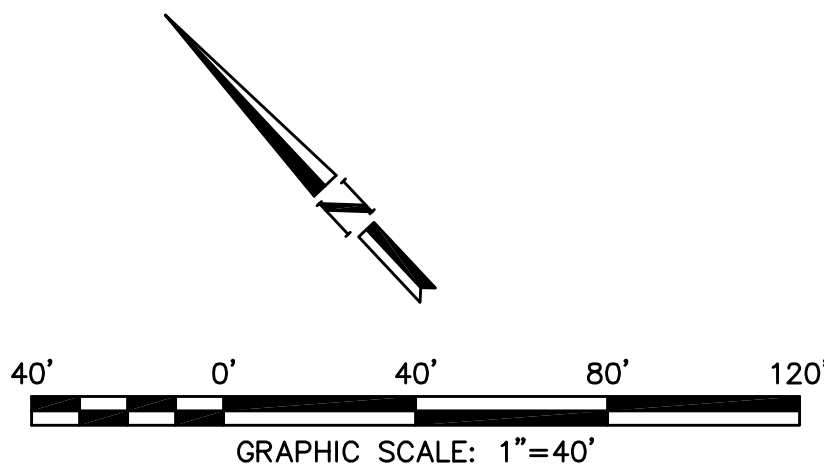
MAINTENANCE SUMMARY

ITEM	OWNER	CONSTRUCTION	MAINTENANCE
A 36" ROP STORM DRAIN	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
B STORM DRAIN HEADWALL	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
C STORM DRAIN DETENTION SYSTEM	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
D MODULAR WETLAND SYSTEM (WATER QUALITY)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
E 12" PVC DOMESTIC WATER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
F 6" 78" PVC FIRE WATER (DCDA TO BLDG.)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
G DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
H FIRE HYDRANT	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
I WATER METER	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
J SEWER MAIN	ELSNORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSNORE VALLEY MUNICIPAL WATER DISTRICT
K SEWER LATERAL	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
L MONUMENT SIGN	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
M LANDSCAPE	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
N RETAINING WALL (EAST)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
O 1"-3" SERVICE (PVC), BFP TO BLDG.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
P STREET WIDENING (PROP. CURB & GUTTER, SIDEWALK, DRIVEWAYS, RAMPS, LANDSCAPE) WITHIN THE R/W	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
Q PRIVATE DRAINAGE PIPES, STORM DRAIN MANHOLES AND DRAINAGE INLETS	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
R 1" SERVICE FOR IRRIGATION	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
S STREET LIGHTS	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE



LINE LEGEND

PROPOSED PROPERTY LINE/RIGHT-OF-WAY	EXISTING PROPERTY LINE/RIGHT-OF-WAY
CENTER LINE	EXISTING LOT LINE
PROPOSED LOT LINE	SEWER
STORM DRAIN	WATER
FIRE WATER	EXISTING FENCE
PROPOSED WALL	EXISTING BUILDING
EXISTING WATER COURSE	PROPOSED PARCEL NUMBER
EXISTING CONTOUR	PROPOSED CONTOUR



TENTATIVE PARCEL MAP No. 38195

NOTE

ACCESS RESTRICTIONS SHALL BE
QUITCLAIMED AT FRONTAGE OF
CENTRAL AVENUE (STATE HWY 74)

FEMA

THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "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" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06065C2029G, DATED AUGUST 28, 2008.

ZONING

C2 - GENERAL COMMERCIAL

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE HIGHWAY 74 (CENTRAL AVENUE) AS SHOWN ON PARCEL MAP 11,504, FILED IN PARCEL MAP BOOK 54, PAGE 11, BEING NORTH 43°15'25" EAST.

LEGAL DESCRIPTION

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

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO.11,504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

AND LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORD OWNER(S)

APN: 377-020-016, 377-020-017, 377-020-018, 377-020-019
EXISTING PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 11,504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

- TIMOTHY A. NIELSEN AND SHARON NIELSEN, CO-TRUSTEES OF THE RTT&T NIELSEN REVOCABLE LIVING TRUST D/T/D 7/20/19 AS TO PARCELS 1, 3 AND 4;

- TIMOTHY A. NIELSEN AND SHARON NIELSEN, CO-TRUSTEES OF THE RTT&T NIELSEN REVOCABLE LIVING TRUST D/T/D 7/20/19 AS TO AN UNDIVIDED 1/2 INTEREST AND THE HEIRS OR DEVISEES OF RODNEY A. NIELSEN, DECEASED, SUBJECT TO THE ADMINISTRATION OF THE DESCENDENT'S ESTATE, AS TO AN UNDIVIDED 1/2 INTEREST, AS TO PARCEL 2.

APN: 377-020-014-8
LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

- BILLIE J. BOYLE AND JOSEPHINE BOYLE, TRUSTEES OF THE BOYLE FAMILY TRUST (FOR THE BENEFIT OF BILLIE J. BOYLE AND JOSEPHINE BOYLE AND THEIR ISSUE) UNDER INSTRUMENT DATED JUNE 14, 1992.

PROJECT ADDRESS

18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
CONTACT: JON PRYSTASZ
(SENIOR DEVELOPMENT MANAGER)
(602) 808-8600

ENGINEER

DRG ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
PH: (714) 685-6860 EXT 356
ATTN: CHRIS MCKEE

CITY OF LAKE ELSINORE STAFF

CITY ENGINEER: REMON HABIB

COMMUNITY DEVELOPMENT
DIRECTOR (ASSIST.): JUSTIN KIRK

PLANNING COMMISSION
CHAIRMAN: RENDELL KLAARENBECK

DRAINAGE FACILITIES & STRUCTURES

(FOR SD LINES LARGER THAN 36")
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

1995 MARKET STREET
RIVERSIDE, CA 92501
PHONE: (951) 855-1200
CONTACT: TBD
EMAIL: TBD

DRAINAGE FACILITIES AND STRUCTURES

(FOR SD LINES 36" AND SMALLER)

CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3124

PARCEL SUMMARY

PARCEL NO.	AREA (ACRES)	PAD USE	PAD AREA (SF)
①	1.19	CAR WASH	4,116
②	1.10	QSR	3,000
③	1.42	C-STORE	4,088
④	4.62	UNDEVELOPED	0
TOTAL	8.32	-	11,204

LOT "A", LOT "B", LOT "C" AND LOT "D" OF PARCEL MAP 11,504 TO BE VACATED PER SEPARATE INSTRUMENT.

LOT "E" OF PARCEL MAP 11,504 TO BE ACCEPTED PER SEPARATE INSTRUMENT.

SEWER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3146

WATER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3146

TELEPHONE

FRONTIER
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PH: (909) 748-6847

ELECTRIC

SOUTHERN CALIFORNIA EDISON
24487 PRELIPP DRIVE
WILDOMAR, CA 92595
PH: (951) 249-8301

GAS

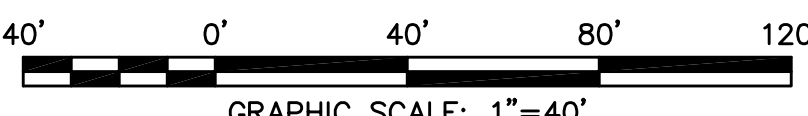
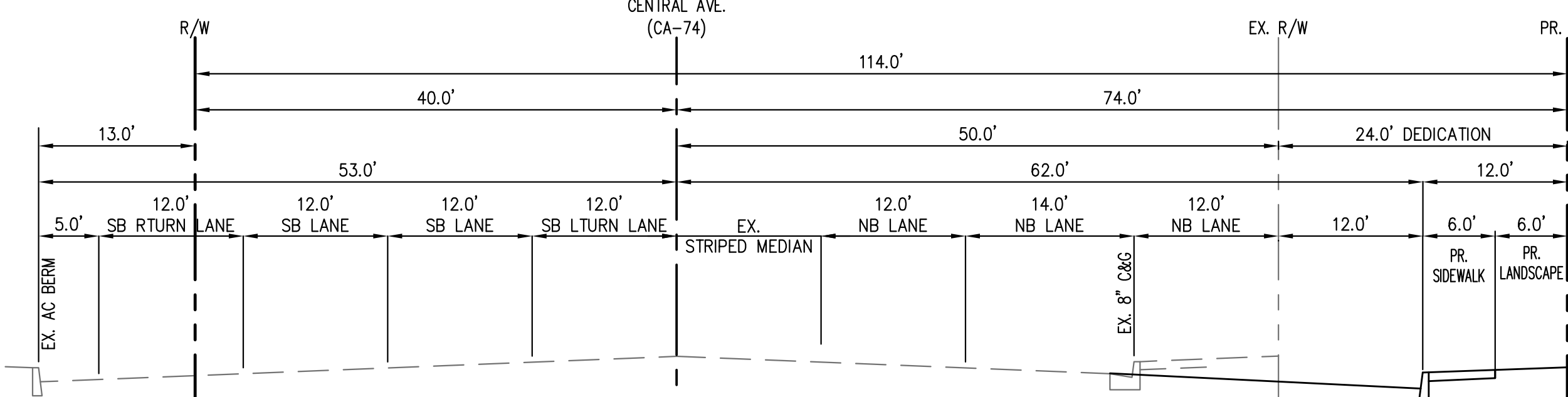
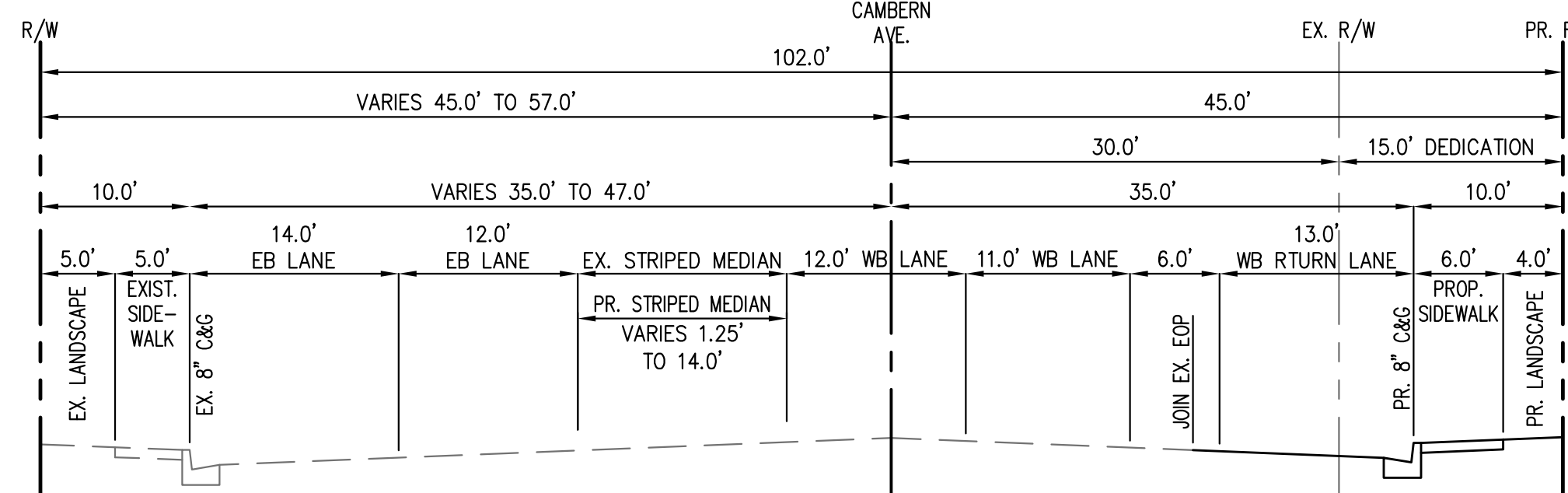
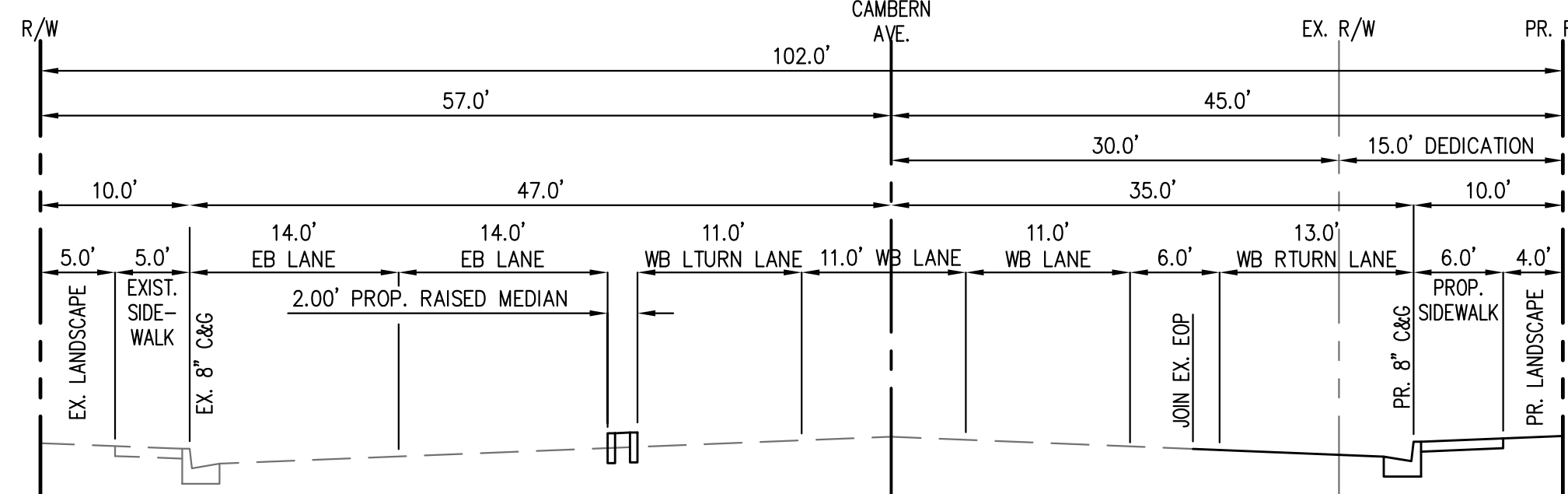
SOCAL GAS COMPANY
291 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

CABLE

CHARTER COMMUNICATIONS/SPECTRUM
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(951) 406-1666

LINE LEGEND

	PROPOSED PROPERTY LINE/RIGHT-OF-WAY
	EXISTING PROPERTY LINE/RIGHT-OF-WAY
	CENTER LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	SEWER
	STORM DRAIN
	WATER
	FIRE WATER
	EXISTING FENCE
	PROPOSED WALL
	EXISTING BUILDING
	EXISTING WATER COURSE
	PROPOSED PARCEL NUMBER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STREET LIGHT



PREPARED BY:
DRG Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:
R.C.E. 7414
CHRISTOPHER MCKEE

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. 7441
Exp. 9-30-23
CIVIL
STATE OF CALIFORNIA

DATE:
NO. REVISION:

PROJECT:
EVERGREEN LAKE ELSINORE
18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA
TENTATIVE PARCEL MAP 38195

DRAWING NAME:
ISSUE: PARCEL MAP
DATE: 6/30/2022
CHECKED: CM DRAWN: HM
DRAWING FILE:
PROJECT NO.: 19-400
SHEET NUMBER:
1
OF 1 SHEETS
SCALE: AS SHOWN

TENTATIVE PARCEL MAP No. 38281

NOTE
ACCESS RESTRICTIONS SHALL BE
QUITCLAIMED AT FRONTAGE OF
CENTRAL AVENUE (STATE HWY 74)

FEMA
THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "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" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06065C2029G, DATED AUGUST 28, 2008.

ZONING
C2 - GENERAL COMMERCIAL

BASIS OF BEARINGS
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AND LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORD OWNER(S)

APN: 377-020-016, 377-020-017, 377-020-018, 377-020-019
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- TIMOTHY A. NIELSEN AND SHARON NIELSEN, CO-TRUSTEES OF THE RTT&T NIELSEN REVOCABLE LIVING TRUST D/T/D 7/20/19 AS TO AN UNDIVIDED 1/2 INTEREST, AND THE HEIRS OR DEVISEES OF RODNEY A. NIELSEN, DECEASED, SUBJECT TO THE ADMINISTRATION OF THE DESCENDENT'S ESTATE, AS TO AN UNDIVIDED 1/2 INTEREST, AS TO PARCEL 2.

APN: 377-020-014-8
LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

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PROJECT ADDRESS

18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
CONTACT: JON PRYSTASZ
(SENIOR DEVELOPMENT MANAGER)
(602) 808-8600

ENGINEER

DRG ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
PH: (714) 685-6860 EXT 356
ATTN: CHRIS MCKEE

CITY OF LAKE ELSINORE STAFF

CITY ENGINEER: REMON HABIB

COMMUNITY DEVELOPMENT
DIRECTOR (ASSIST.): JUSTIN KIRK

PLANNING COMMISSION
CHAIRMAN: RENDELL KLAARENBECK

DRAINAGE FACILITIES & STRUCTURES

(FOR SD LINES LARGER THAN 36")
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
1995 MARKET STREET
RIVERSIDE, CA 92501
PHONE: (951) 865-1200
CONTACT: TBD
EMAIL: TBD

DRAINAGE FACILITIES AND STRUCTURES

(FOR SD LINES 36" AND SMALLER)

CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3124

PARCEL SUMMARY

PARCEL NO.	AREA (ACRES)	PAD USE	PAD AREA (SF)
1	1.19	CAR WASH	4,116
2	1.10	QSR	3,000
3	1.42	C-STORE	4,088
4	3.59	GROCERY	43,050
5	1.03	QSR	3,000
TOTAL	8.32		57,304

LOT "A", LOT "B", LOT "C" AND LOT "D" OF PARCEL MAP 11,504 TO BE VACATED PER SEPARATE INSTRUMENT.

LOT "E" OF PARCEL MAP 11,504 TO BE ACCEPTED PER SEPARATE INSTRUMENT.

SEWER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3146

WATER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PH: (951) 674-3146

TELEPHONE

FRONTIER
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PH: (909) 748-6847

ELECTRIC

SOUTHERN CALIFORNIA EDISON
24487 FRIELPP DRIVE
WILDOMAR, CA 92595
PH: (951) 249-8301

GAS

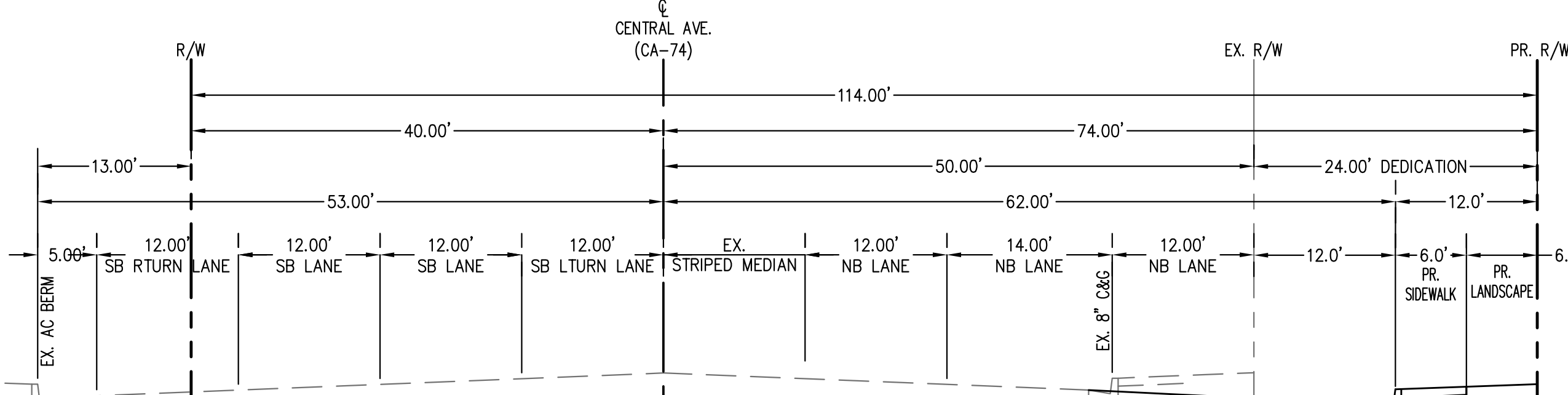
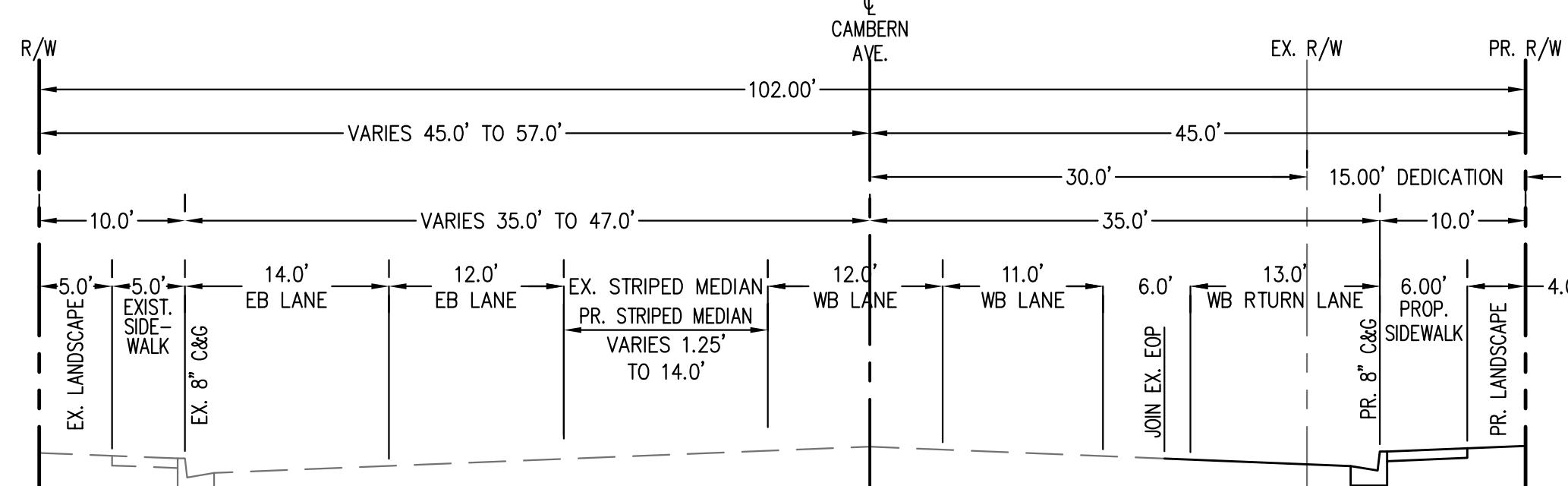
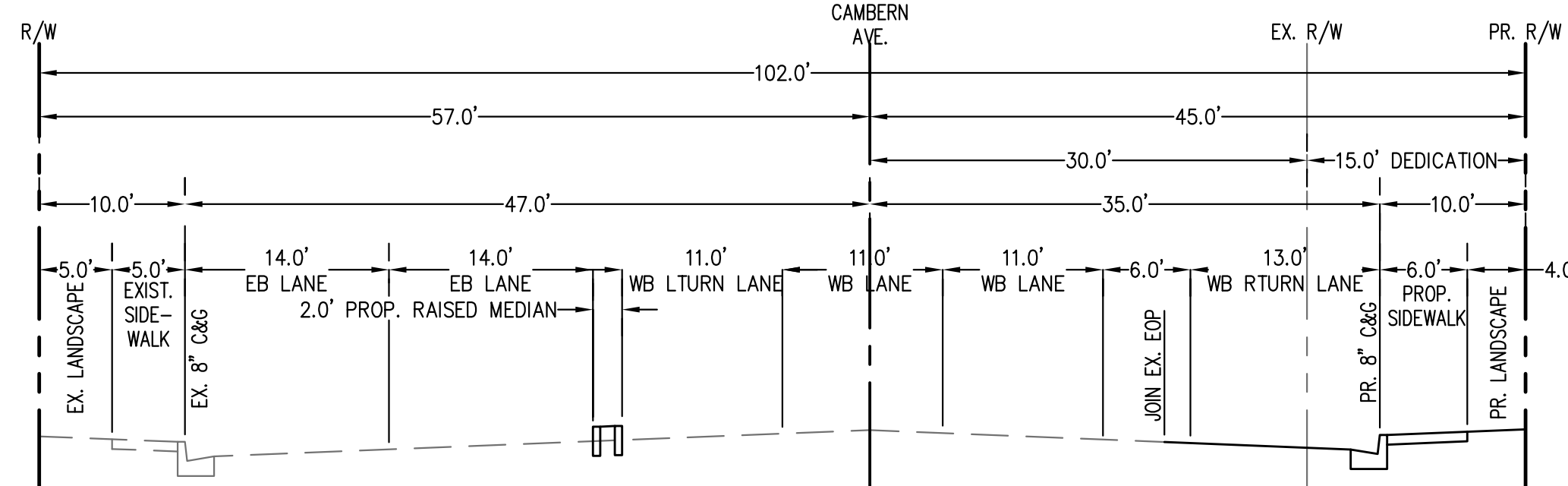
SOCAL GAS COMPANY
291 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

CABLE

CHARTER COMMUNICATIONS/SPECTRUM
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(951) 406-1666

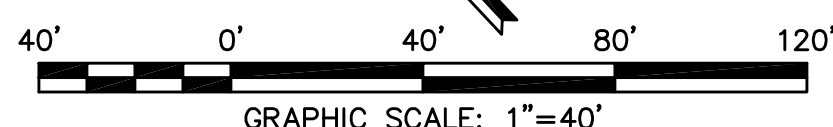
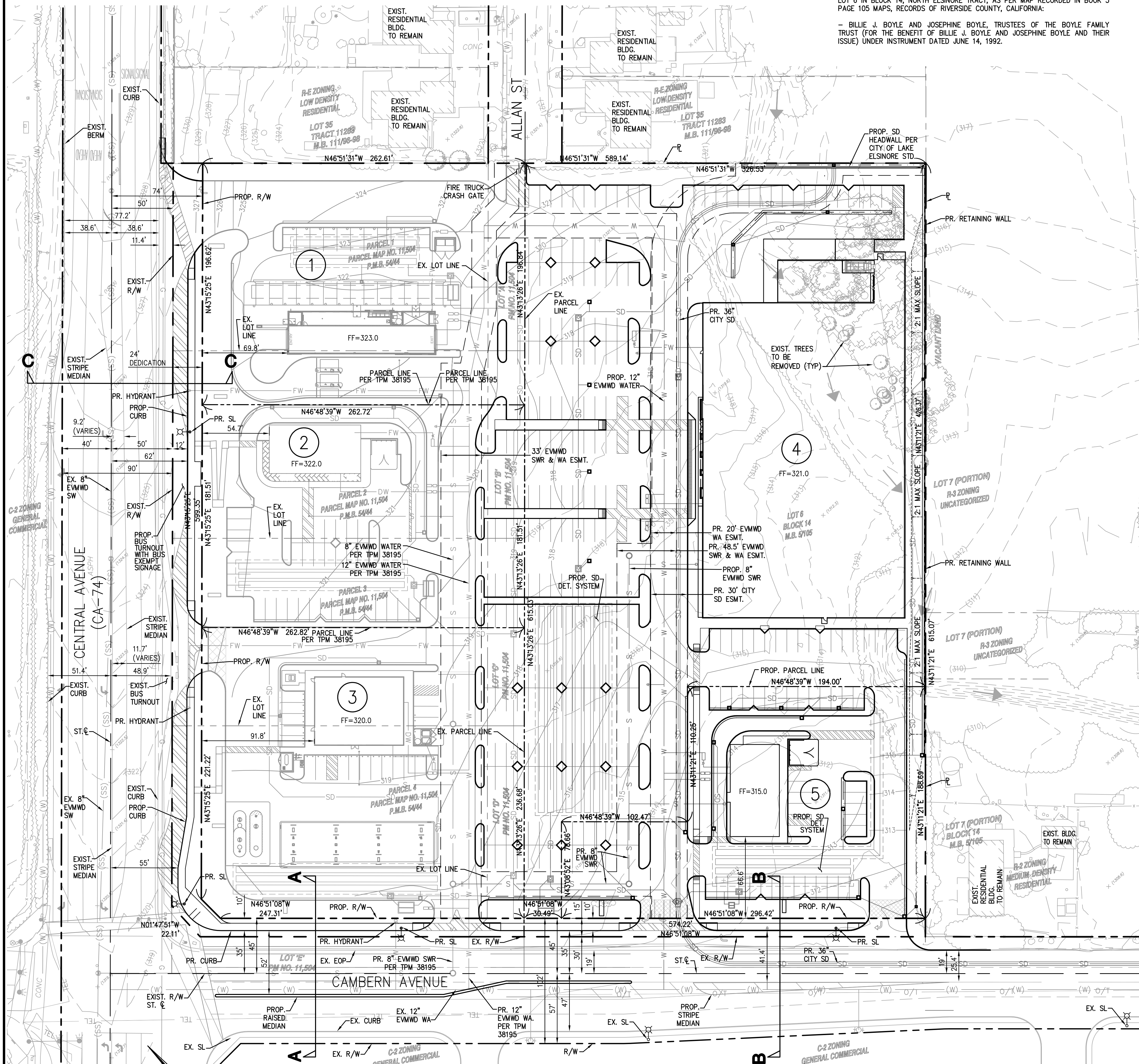
LINE LEGEND

---	PROPOSED PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING PROPERTY LINE/RIGHT-OF-WAY
---	CENTER LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	SEWER
---	STORM DRAIN
---	WATER
---	FIRE WATER
---	EXISTING FENCE
---	PROPOSED WALL
---	EXISTING BUILDING
---	EXISTING WATER COURSE
---	PROPOSED LOT NUMBER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



SECTION C-C (CENTRAL AVENUE (CA-74))

NOT TO SCALE



PREPARED BY:
DRG ENGINEERING, Inc.
Civil Engineering/Land Surveying/Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:
6/30/2022

PROJECT NO.:
19-400

SHEET NUMBER:
1

SCALE:
AS SHOWN

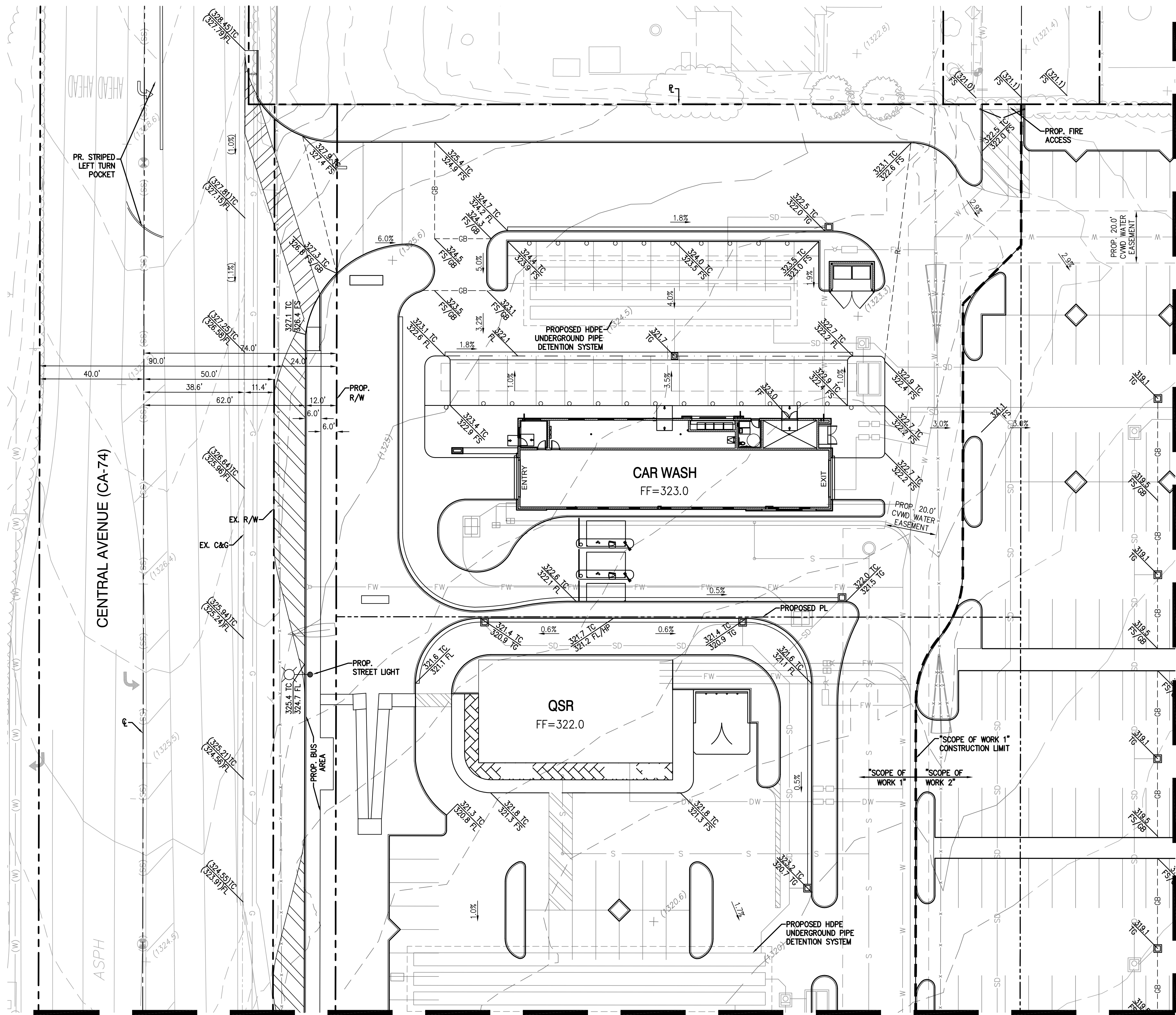
PROJECT:
EVERGREEN LAKE ELSINORE
18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA
TENTATIVE PARCEL MAP 38281

DRAWING NAME:
TENTATIVE PARCEL MAP 38281

ISSUE:
DATE:
CHECKED:
DRAWN:
PROJECT NO.:
SHEET NUMBER:
SCALE:

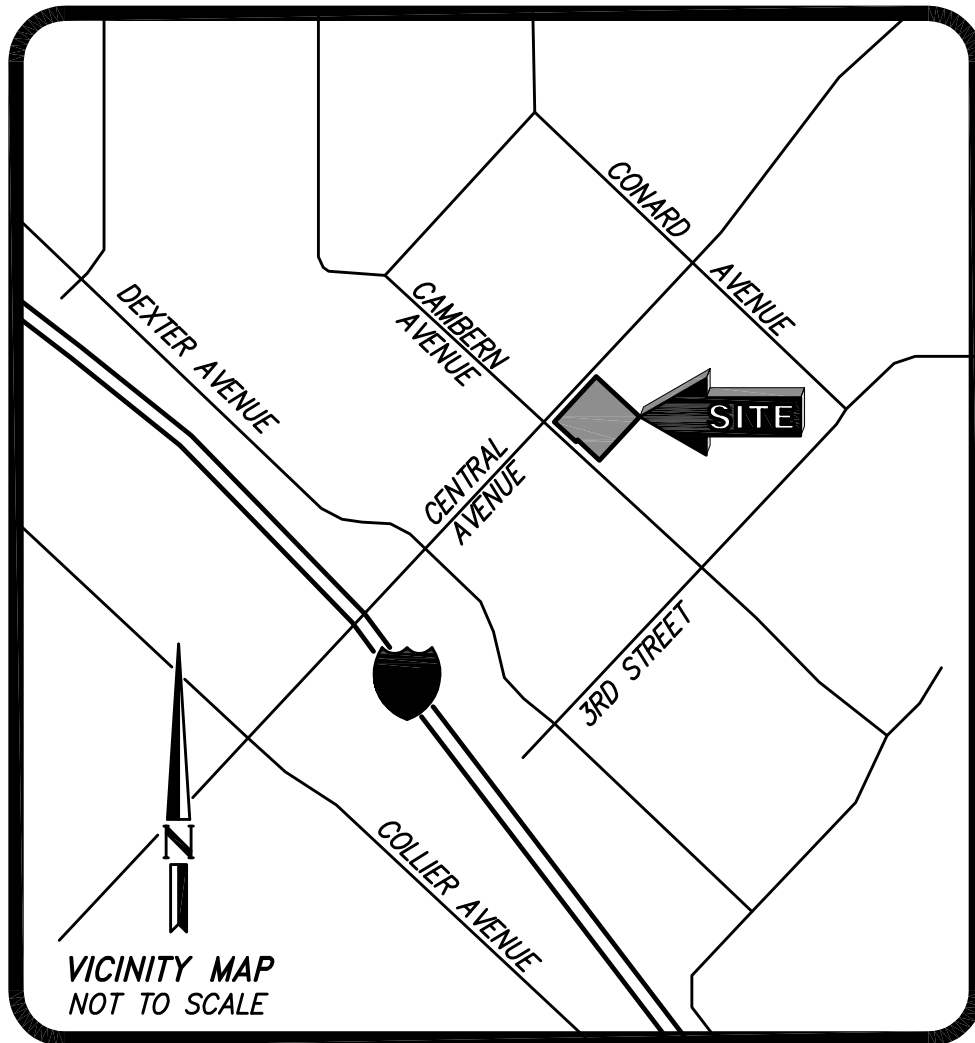
REGISTERED PROFESSIONAL ENGINEER
No. 74411
Exp. 9-30-23
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION



SEE SHEET 2

SEE SHEET 3



EARTHWORK QUANTITY ESTIMATE:

	CUT (CY)	FILL (CY)
RAW (9" SECTION ACROSS SITE)	7,800	15,200
OVEREXCAVATION	40,000	40,000
SHRINKAGE (10%)	-	4,800
UTILITY SPOILS	3,200	-
TOTAL	51,000	60,000

NET = 9,000 CY IMPORT
THE ABOVE QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE PURPOSES ONLY.
MAXIMUM FILL DEPTH IS 1.0'
MAXIMUM CUT DEPTH IS 10.7'

PROJECT ADDRESS

18650 CAMBERN STREET
LAKE ELSINORE, CALIFORNIA

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, ARIZONA 85016
CONTACT: JON PRYSTASZ
PHONE: (602) 808-8600

ENGINEER

DRC ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
PH: (714) 685-6860 EXT 356
ATTN: CHRIS MCKEE



EVERGREEN DEVELOPMENT
18650 CAMBERN STREET
LAKE ELSINORE, CA 92532
CONCEPT GRADING PLAN

PROJECT:	ISSUE:
DATE:	CONCEPT
CHECKED: LI	DATE: 7/5/2022
DRAWING FILE: 19400CG	DRAWN: CM
PROJECT NO.: 19-400	
SHEET NUMBER:	
1	
OF 4 SHEETS	
SCALE: AS SHOWN	

11DRC

Engineering, Inc.

Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

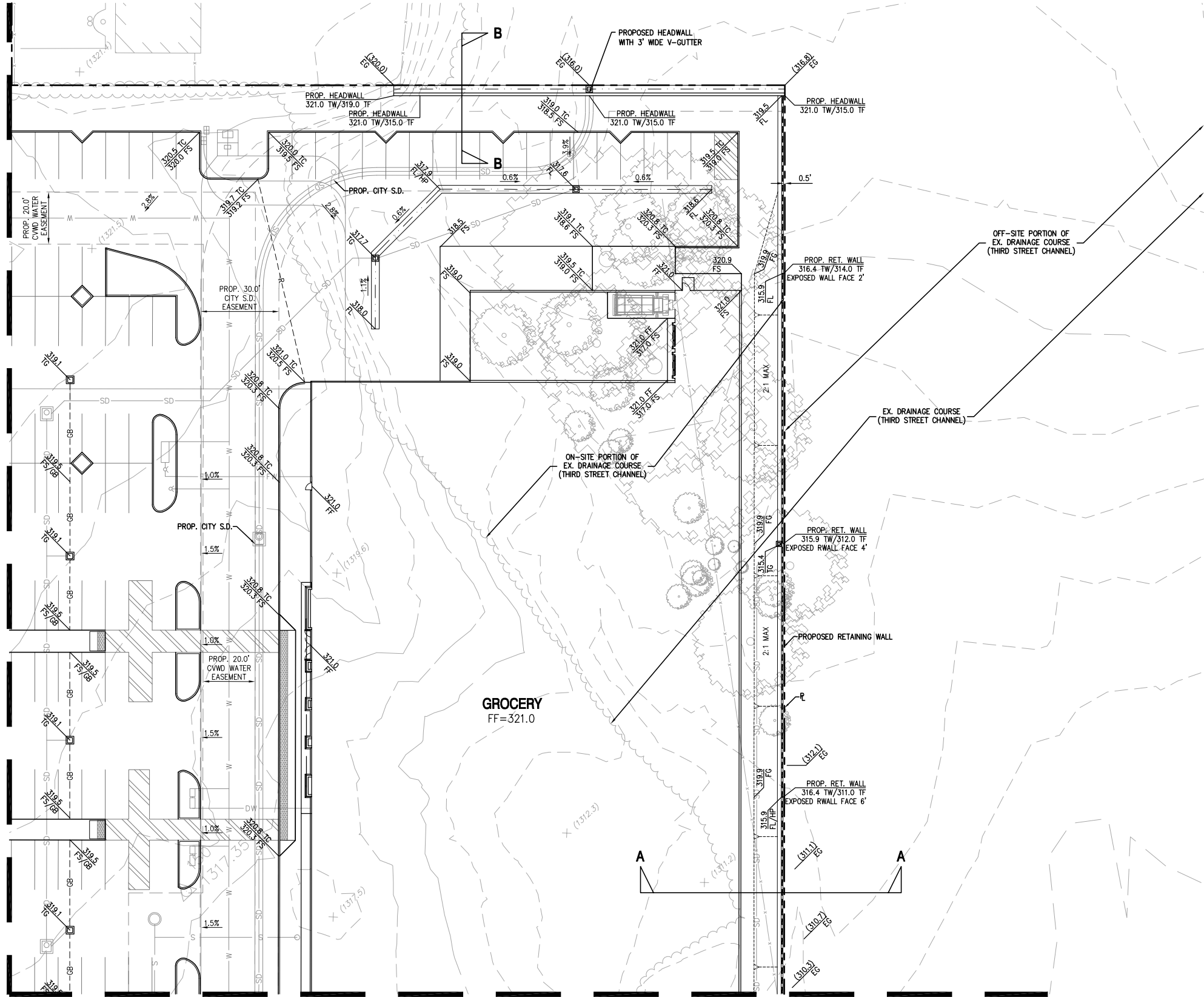
NOT FOR CONSTRUCTION

R.C.E. 7444

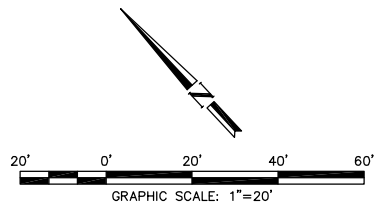
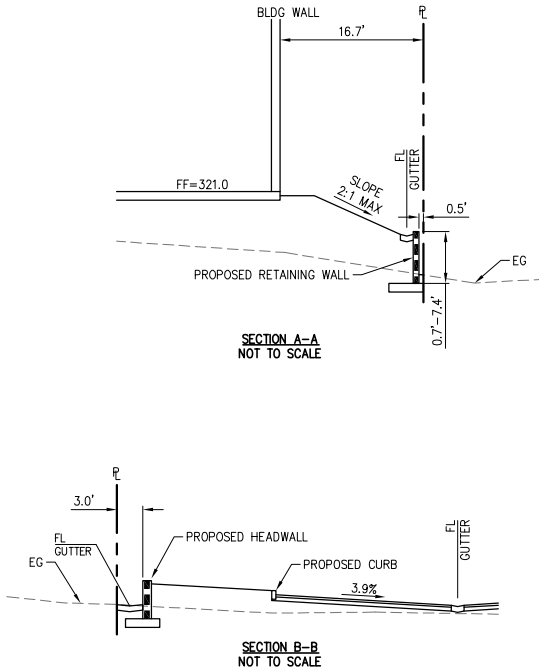
DATE

CHRISTOPHER MCKEE

SEE SHEET 1



SEE SHEET 4



EVERGREEN DEVELOPMENT
18650 CAMBERN STREET
LAKE ELSINORE, CA 92532

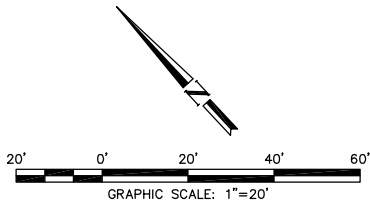
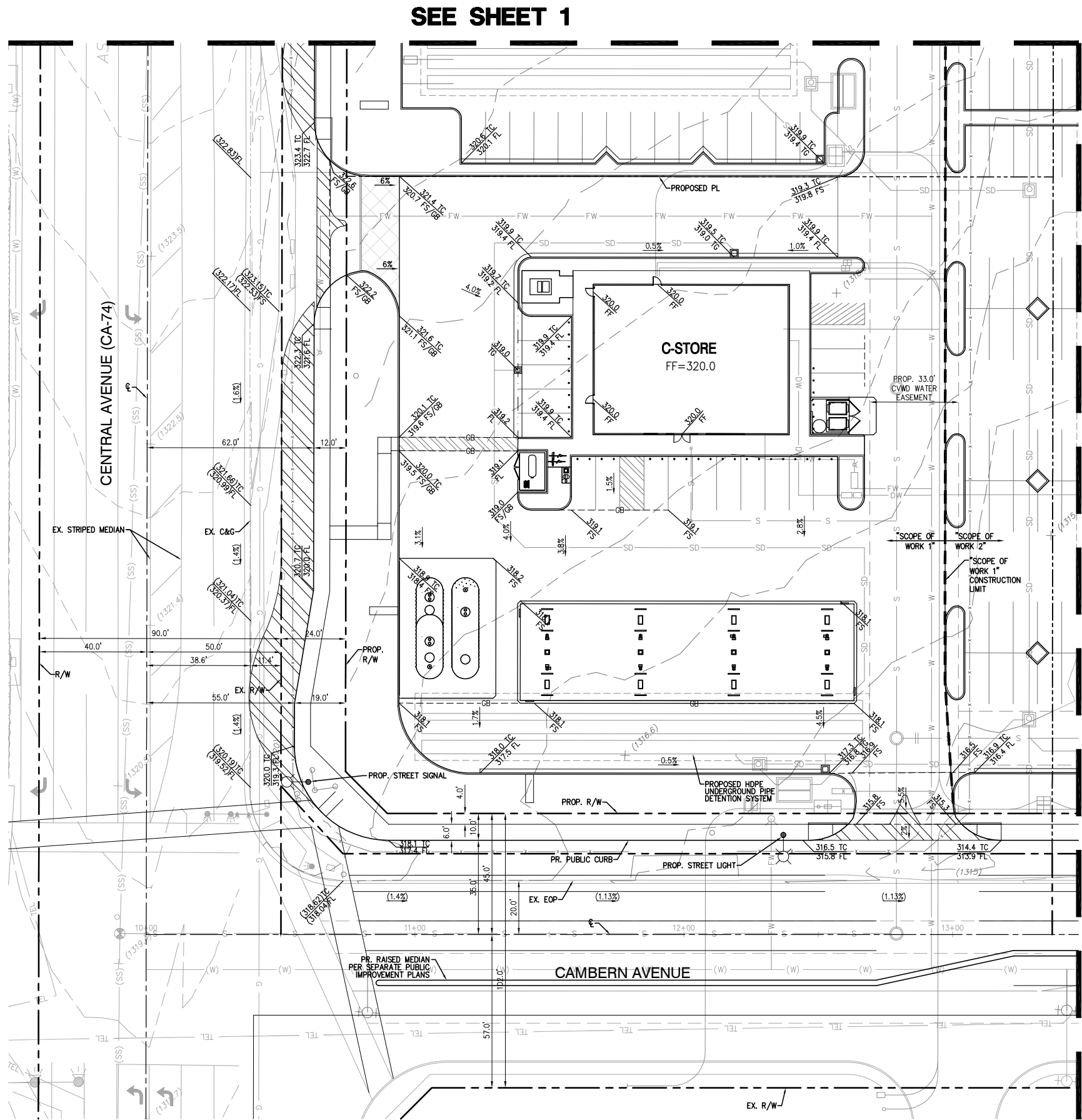
CONCEPT GRADING PLAN

PROJECT: 18-400
SHEET NUMBER: 2
OF 4 SHEETS
SCALE: AS SHOWN

NO.	REVISION	DATE

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE
R.C.E. 74414
CHRISTOPHER MOORE



PROJECT: **EVERGREEN DEVELOPMENT**
18650 CAMBERN STREET
LAKE ELSINORE, CA 92532

DRAWING NAME: **CONCEPT GRADING PLAN**

ISSUE: **CONCEPT**
DATE: **7/5/2022**
CHECKED: **LI** DRAWN: **CM**
DRAWING FILE: **19400CG**
PROJECT NO.: **19-400**
SHEET NUMBER: **3**
OF **4** SHEETS
SCALE: **AS SHOWN**

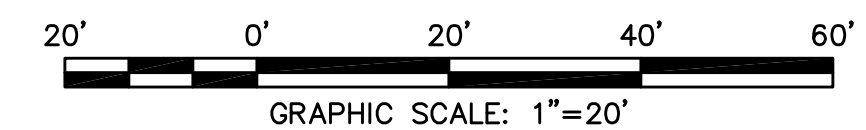
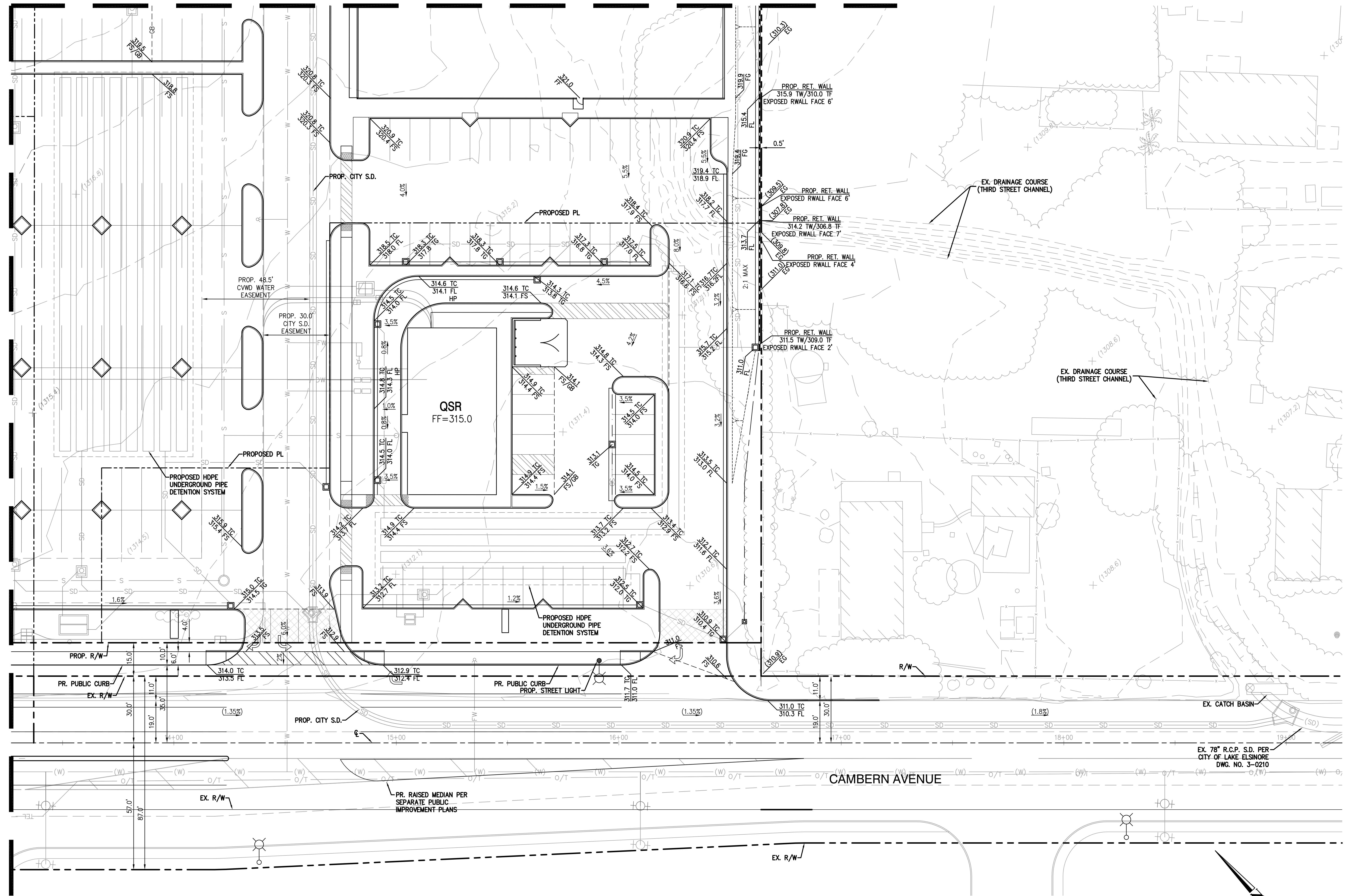
NO.	REVISION:	DATE:

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

CHRISTOPHER MOYEE
R.C.E. 74414
DATE

SEE SHEET 3

SEE SHEET 2



Truck Haul Route Exhibit Evergreen Development

— Inbound Route
— Outbound Route

Outbound trucks: From Property, Right Turn onto Cambern Ave., Left Turn onto Central Ave (CA-74), then Turn onto CA I-15 Freeway NB or SB Entrance Ramp.

Project Site
18650 Cambern Ave

CENTRAL AVE (CA-74)

CAMBERN AVE

Inbound trucks: From CA I-15 Freeway SB or NB Exit Ramps, Turn onto Central Ave. (CA-74), Right Turn onto Cambern Ave., Left Turn into Property.

Image Not
To Scale

CA I-15 FREEWAY

