APPLICANT

EVERGREEN DEVCO, INC. 2390 E. CAMELBACK RD, SUITE 410 PHOENIX, AZ 85016 PHONE: (602) 808-8600 ATTENTION: JON PRYSTASZ

ARCHITECT

BRR ARCHITECTURE, INC.

8131 METCALF AVENUE, SUITE 300 **OVERLAND PARK, KANSAS 66204** PHONE: FAX: ATTENTION: EMAIL:

(913) 262-9095 (913) 262-9094 SHAD VERMEESCH shad.vermeesch@brrarch.com

PROJECT VICINITY MAP:



SITE

PROJECT DESCRIPTION:

NEW DEVELOPMENT FOR RETAIL GROCERY STORE BUILDING AND OTHER FUTURE TENANT PADS. WORK TO INCLUDE ALL SITE DEVELOPMENT, GRADING & DRAINAGE, LANDSCAPING, PARKING, AND SITE LIGHTING.

EXISTING PROPERTY IS 5 PARCELS. PROPOSED PLANS REALLOCATE THE AREA INTO 5 DIFFERENTLY-SIZED PARCELS UNDER SEPARATE OWNERSHIP. PROJECT WILL CONSIST OF TWO PHASES. EACH PROPOSED PARCEL LAYOUT INCLUDES THE REQUIRED PARKING PROVIDED REGARDLESS OF PHASING:

- PHASE I WILL INCLUDE THE FUELING STATION/C-STORE, QSR DRIVE-THRU, AND DRIVE-THRU CARWASH OUTPARCELS ALONG CENTRAL AVE.
- 2. PHASE II WILL INCLUDE THE ANCHOR/GROCERY AND A QSR DRIVE-THRU OUTPARCEL ALONG CAMBERN AVE.

THE SITE FALLS WITHIN THE "BUSINESS DISTRICT" OF THE CITY'S GENERAL PLAN, AND IS ZONED AS C-2 GENERAL COMMERCIAL (WHICH ALSO PERMITS THE USES OF C-0 AND C-1). ALL BUILDING USES FIT THE PRIMARY GOAL OF THE "BUSINESS DISTRICT" TO ENCOURAGE ITS POSITION AS THE COMMERCIAL HUB OF THE CITY, AND TO SUPPORT A VIBRANT COMMERICAL HUB WITH HIGH QUALITY DEVELOPMENTS THAT HAVE A STRONG ORIENTATION TOWARDS MAJOR CORRIDORS (CENTRAL AVE). THE GAS STATION/C-STORE & QUICK SERVICE RESTAURANTS PROVIDE AMENITIES FOR THE SURROUNDING AREA, AS WELL AS SERVICING ADDITIONAL TRAFFIC DUE TO THE PROXIMITY TO I-15 AND ADJACENCY TO HWY 74. THE CAR WASH AND GROCERY STORE PROVIDE GREAT AMENITIES FOR THE SURROUNDING NEIGHBORHOODS AND TRAFFIC ALONG HWY 74.

"CONDITIONAL USE PERMITS" ARE REQUESTED FOR THE CAR WASH AND TWO DRIVE-THRU QSR PADS, FOR THE GAS STATION USE PER LEMC 17.120.030. A "PUBLIC CONVENIENCE AND NECESSITY" APPLICATION IS REQUESTED FOR THE GENERAL ALCOHOL SALES AT THE GROCER AND C-STORE GAS STATION FOR CONSUMPTION OFF OF THE PREMISES.

EVERGREEN DEVELOPMENT SEC OF CENTRAL AVE & CAMBERN AVE LAKE ELSINORE, CA 92532

PLANNING DESIGN REVIEW

CONSULTANTS:

*CONSULTANTS UNDER CONTRACT WITH TENANT

ELECTRICAL ENGINEER

KRAEMER CONSULTING ENGINEERS

2050 W. WHISPERING WIND DR., SUITE 158 PHOENIX, AZ 85085

PHONE: (602) 285-1669 ATTENTION: MARK BENTLEY II EMAIL: mark2@kraemereng.com

LOT 1 (PROPOSED LOT 3)

EXISTING ZONING:

EXISTING ZONING:

EXISTING ZONING:

LEGAL DESCRIPTION:

LOT 4 (PROPOSED LOT 1)

LOT 5 (PROPOSED LOTS 4 & 5)

PROPOSED ZONING:

LEGAL DESCRIPTION:

EXISTING ZONING:

LEGAL DESCRIPTION:

ASSESSOR PARCEL NUMBER: #377020016

ASSESSOR PARCEL NUMBER: #377020014

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

ASSESSOR PARCEL NUMBER:

GENERAL PLAN DESIGNATION:

LOT 2 (PROPOSED LOTS 2 & 3)

ASSESSOR PARCEL NUMBER:

LOT 3 (PROPOSED LOTS 1 & 2)

ASSESSOR PARCEL NUMBER:

EXISTING PARCEL SUMMARY:

GENERAL COMMERICAL (C-2)

GENERAL COMMERICAL (GC)

GENERAL COMMERICAL (C-2)

GENERAL COMMERICAL (C-2)

GENERAL COMMERICAL (GC)

GENERAL COMMERICAL (C-2)

1.33 ACRES M/L IN PAR 4 PM 054/044 PM 11504

LOTTYPE PARCEL PARCEL 4 RECMAPTYPE

PARCEL MAP MAPPLATB 054 MAPPLATP 044

.98 ACRES M/L IN PAR 3 PM 054/044 PM 11504

LOTTYPE PARCEL PARCEL 3 RECMAPTYPE

PARCEL MAP MAPPLATB 054 MAPPLATP 044

.98 ACRES M/L IN PAR 2 PM 054/044 PM 11504

LOTTYPE PARCEL PARCEL 2 RECMAPTYPE

PARCEL MAP MAPPLATB 054 MAPPLATP 044

.98 ACRES M/L IN PAR 1 PM 054/044 PM 11504

LOTTYPE PARCEL PARCEL 1 RECMAPTYPE

PARCEL MAP MAPPLATB 054 MAPPLATP 044

SUBDIVISIONNAME PM 11504 ACRES 000.98 M/L

4.96 ACRES IN LOT 6 BLK 14 MB 005/105 NORTH

NORTH ELSINORE TR ACRES 004.96 LOTTYPE

ELSINORE TR LOT 6 BLOCK 14 SUBDIVISIONNAME

SUBDIVISIONNAME PM 11504 ACRES 000.98 M/L

SUBDIVISIONNAME PM 11504 ACRES 000.98 M/L

SUBDIVISIONNAME PM 11504 ACRES 001.33 M/L

#377020019

#377020018

#377020017

GENERAL PLAN DESIGNATION: GENERAL COMMERICAL (GC)

GENERAL PLAN DESIGNATION: GENERAL COMMERICAL (GC)

GENERAL PLAN DESIGNATION: GENERAL COMMERICAL (C-2)

GENERAL PLAN DESIGNATION: GENERAL COMMERICAL (GC)

CIVIL ENGINEER

DRC ENGINEERING, INC. 160 S. OLD SPRINGS RD., SUITE 210 ANAHEIM HILLS, CA 92808 (714) 685-6860 PHONE: ATTENTION:

CHRIS McKEE EMAIL: cmckee@drc-eng.com

LANDSCAPE ARCHITE WILSON DAVIS ASSOCIATES

2825 LITCHFIELD DR. RIVERSIDE, CA 92503 PHONE: (951) 353-2436 ATTENTION: TIM DAVIS EMAIL: tim@wilsondavisassociates

PROPOSED PARCEL SUMMARY:

LOT 1 (TPM-38195) ZONING: LOT SIZE: GROSS ACREAGE: LAND USE: ADDITIONAL PERMITS:

LOT 2 (TPM-38195) ZONING: LOT SIZE: GROSS ACREAGE: LAND USE: ADDITIONAL PERMITS:

LOT 3 (TPM-38195) ZONING: LOT SIZE: GROSS ACREAGE: LAND USE: ADDITIONAL PERMITS:

LOT 4 (TPM-38281) ZONING: LOT SIZE: GROSS ACREAGE: LAND USE: ADDITIONAL PERMITS:

LOT 5 (TPM-38281) ZONING: LOT SIZE: GROSS ACREAGE: LAND USE: ADDITIONAL PERMITS:

GENERAL COMMERICAL (C-2) 51,717 S.F. ±1.19 ACRES DRIVE-THRU CAR WASH -C.U.P. REQUIRED FOR AUTOMATIC CAR WASH UNDER LEMC 17.120.030-A.

GENERAL COMMERICAL (C-2) 47.727 S.F. ±1.10 ACRES DRIVE-THRU QUICK SERVICE RESTAURANT -C.U.P. REQUIRED FOR DRIVE-THRU RESTAURANT UNDER LEMC 17.120.030-D.

GENERAL COMMERICAL (C-2) 62,012 S.F. ±1.42 ACRES FUELING STATION & C-STORE -C.U.P. REQUIRED FOR GAS DISPENSING ESTABLISHMENT UNDER LEMC 17.120.030-F. -P.C.N. LICENSE FOR GENERAL ALCOHOL SALES FOR CONSUMPTION OFF THE PREMISES.

GENERAL COMMERICAL (C-2) 156,156 S.F. ±3.59 ACRES FOOD STORE / MARKET -P.C.N. LICENSE FOR GENERAL ALCOHOL SALES FOR CONSUMPTION OFF THE PREMISES.

GENERAL COMMERICAL (C-2) 44,676 S.F. ±1.03 ACRES DRIVE-THRU QUICK SERVICE RESTAURANT -C.U.P. REQUIRED FOR DRIVE-THRU RESTAURANT UNDER LEMC 17.120.030-D.

LOT RECMAPTYPE MAP BOOK MAPPLATB 005 MAPPLATP 105		RESTAURANT UNDER		. 120.030-D.
RECORD OWNERS:		ABBREVIAT	IONS	
EXISTING PARCELS 1, 2, 3, AND 4 OF PARCEL MAP NUMBER 11,504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PACEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. RECORD OWNERS: TIMOTHY A. NIELSEN AND SHARON NIELSEN	A/C AC AFF ALUM. BLK BLDG.	AIR CONDITIONING ASPHALTIC CONCRETE ABOVE FINISHED FLOOR ALUMINUM BLOCK BUILDING	M.H. M.O. MTR MIN MFR. NIC	MANHOLE MASONRY OPENING METER MINIMUM MANUFACTURER NOT IN CONTRACT
25092 WILD VIEW RD MENIFEE, CA 92584 MOBILE: 805.758.7258	BLDG. B.M. C.B.	BOILDING BOTTOM OF MASONRY CATCH BASIN	NTS O/	NOT TO SCALE
 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. 	C.J. CL CLG	CONTROL JOINT CENTER LINE CEILING	0.C. 0.D. 0.S.	ON CENTER OVERFLOW DRAIN OVERFLOW SCUPPER
 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. 	CLR COL CONC. CONT. C.T.	CLEAR COLUMN CONCRETE CONTINUOUS CERAMIC TILE	P.L. P.O.C.	OPPOSITE PROPERTY LINE POINT OF CONNECTION
LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	D.S.	DOWNSPOUT	R.S. SIM	ROUGH SAWN SIMILAR
RECORD OWNERS:	E.D.F. E.J.	ELECTRONIC DRINKING FOUNTAIN EXPANSION JOINT	S.S.	STAINLESS STEEL
BILLIE J. BOYLE AND JOSEPHINE BOYLE, TRUSTEES OF THE BOYLE FAMILY TRUST 4337 N. DESERTS GATE CIRCLE MESA, ARIZONA 85207	E.W.C. EXP.	ELECTRIC WATER COOLER EXPANSION	T.C. T.M. T.P.	TOP OF CONCRETE TOP OF MASONRY TOP OF PARAPET
HOME: 480.556.1512	F.D. F.G.	FLOOR DRAIN FINISH GRADE		TYPICAL
 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. 	F.O.C.	FIRE HYDRANT FINISH FLOOR FACE OF CONCRETE		UNLESS NOTED OTHERWISE
	F.O.M. F.O.S.	FACE OF MASONRY FACE OF STUD		WITH WATER HEATER WATER

UTILITY

ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON: P.O. BOX 800 ROSEMEAD, CA 91770 PHONE: (800) 655-4555

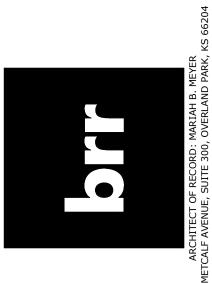
GAS SERVICE <u>SoCAL GAS:</u> P.O. BOX 1626 MONTEREY PARK, CA 91754 PHONE: (800) 427-2000

TELPHONE SERVICE: SOUTHERN CALIFORNIA TELEPHON 27515 ENTERPRISE CIRCLE WEST TEMECULA, CA 92590 PHONE: (800) 481-4999

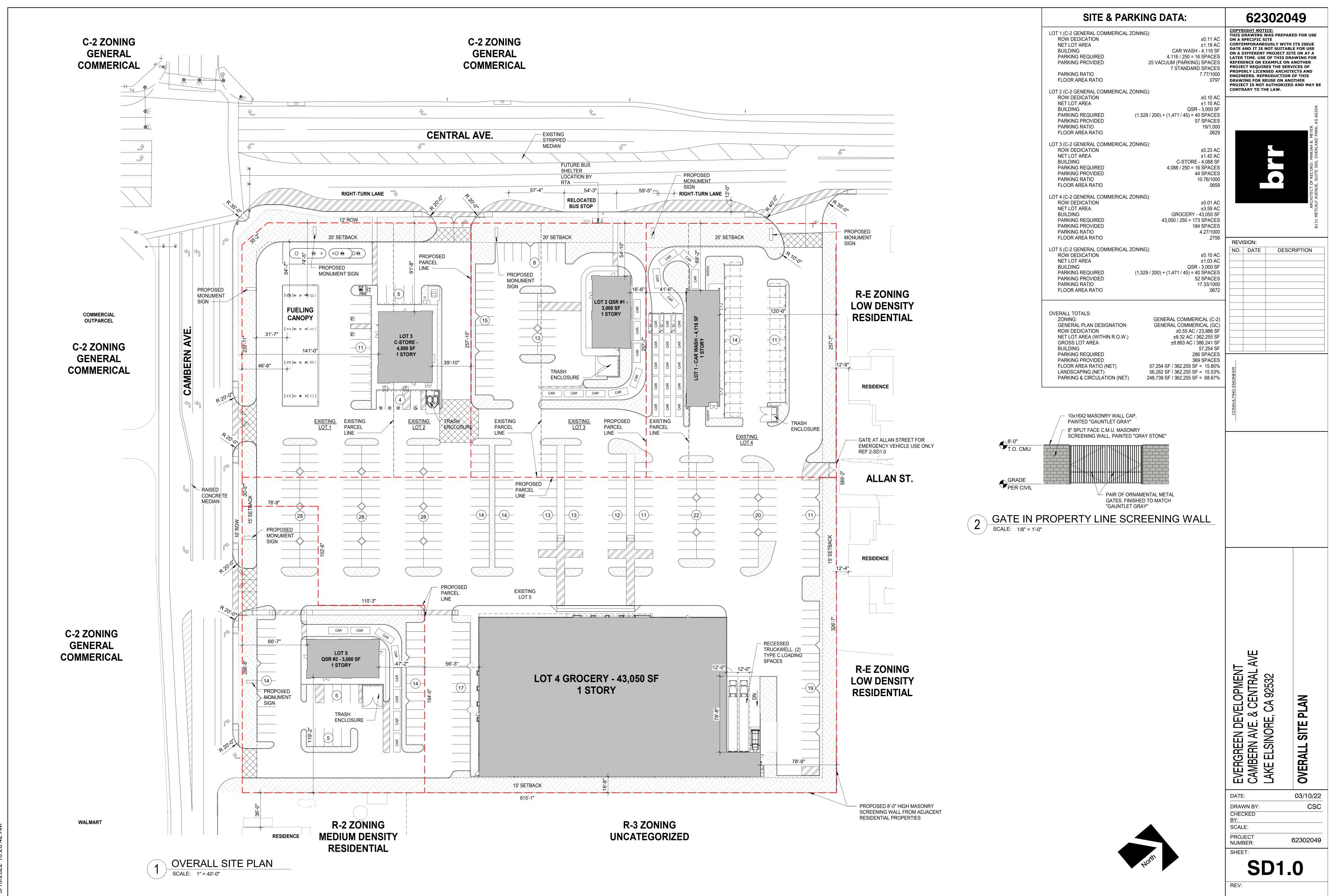
CABLE SERVICE: SPECTRUM: 31500 GRAPE ST., SUITE 9 LAKE ELSINORE, CA 92532 PHONE: (888) 406-7063

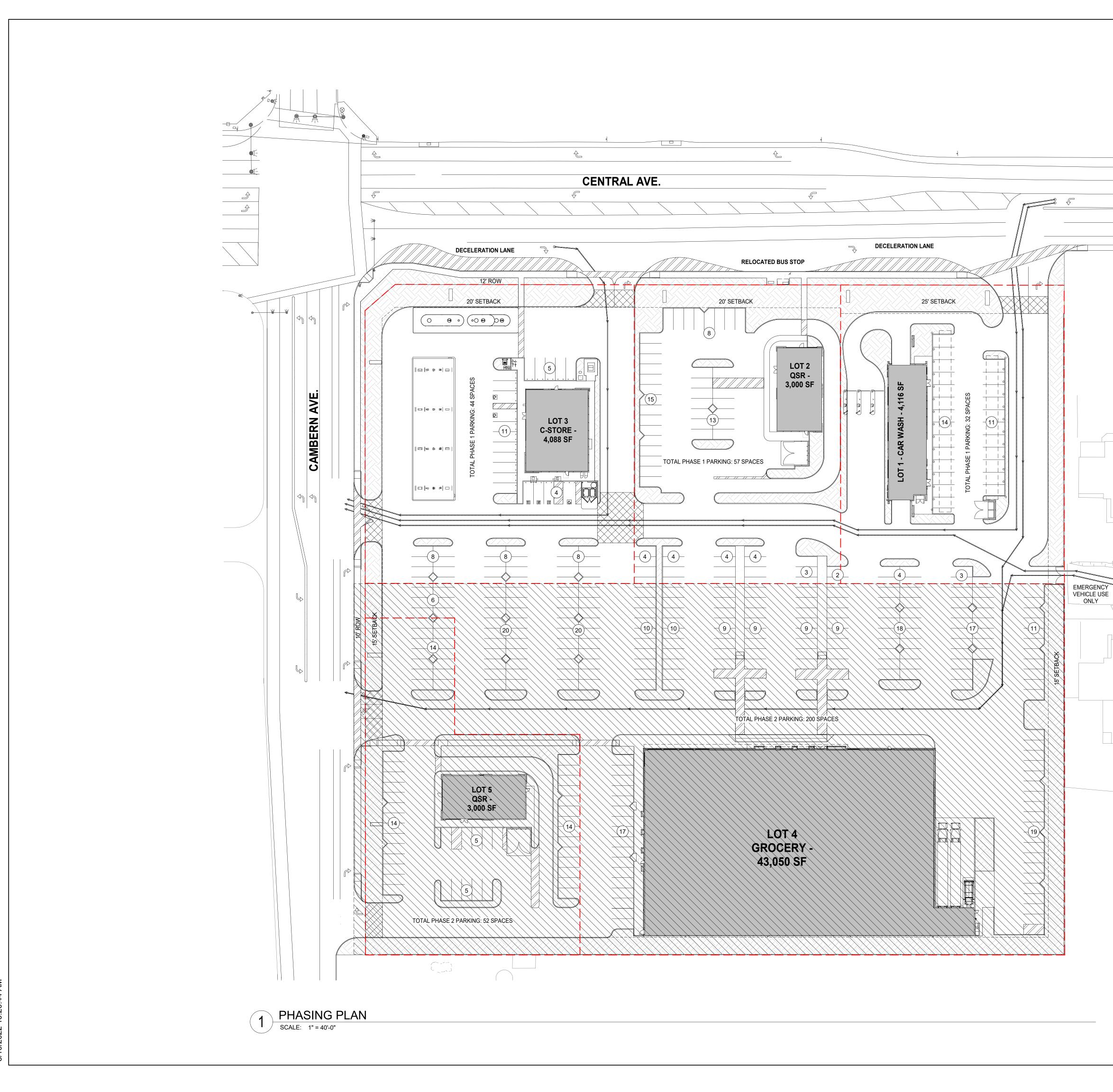
WATER & SEWER: ELSINORE VALLEY MUNICIPAL WAT 31315 CHANEY ST. LAKE ELSINORE, CA 92530 PHONE: (951) 674-3146

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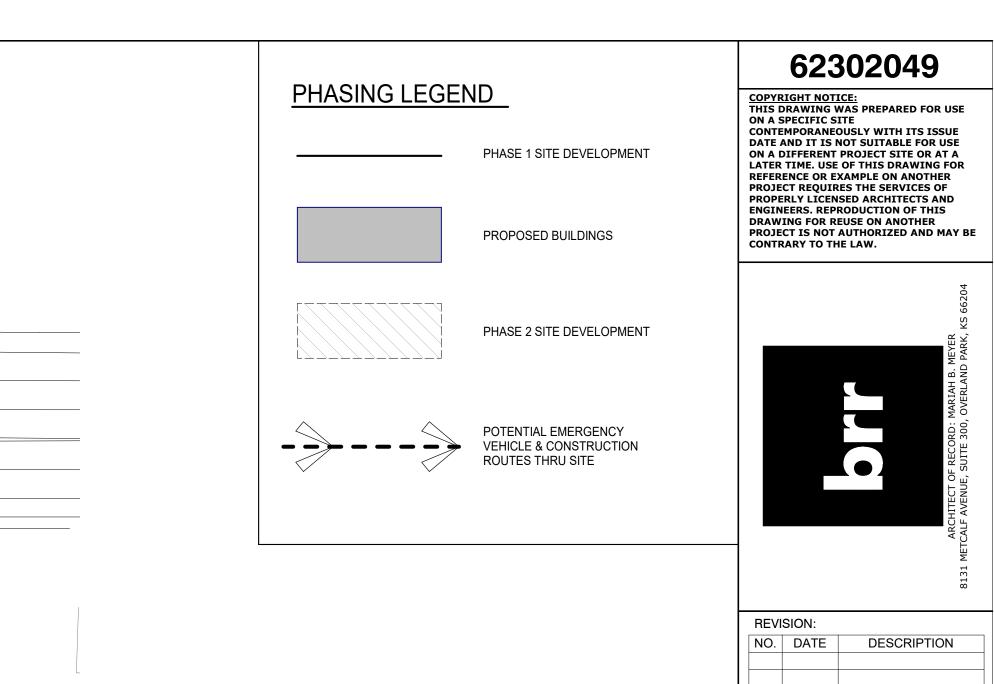


		PROJECT SHEET INDEX				AVENUE
	SHEET	SHEET TITLE				ARCH ETCALF /
	01 GENERAL T1.0	TITLE SHEET				ARCHITECT (8131 METCALF AVENUE
	02 SITE SD1.0	OVERALL SITE PLAN	REVI	SION:		
	SD1.0 SD1.1 SD1.2	PAD PHASING PLAN SITE PLAN (PHASE 1 ONLY)	NO.	DATE	DESC	RIPTION
<u>ECT</u> s	03 ARCHITECTURAL A1.0 A1.1 A1.2 A1.3 A1.4 A3.0 A4.0 A4.1 A4.2 A4.3 A4.3 A4.4	GROCERY FLOOR PLAN CARWASH FLOOR PLAN QSR #1 FLOOR PLAN QSR #2 FLOOR PLAN CONVENIENCE STORE FLOOR PLAN GROCERY ROOF PLAN GROCERY ELEVATIONS CARWASH ELEVATIONS QSR #1 ELEVATIONS QSR #2 ELEVATIONS CONVENIENCE STORE ELEVATIONS				
es.com	04 ELECTRICAL E1.0 E2.0	PHOTOMETRIC SITE PLAN LIGHTING CUTSHEETS				
Y DIRECTORY	05 CIVIL C1.0 C1.1 C2.0 C2.1 C3.0 C3.1 C4.0	CONCEPTUAL UTILITY PLAN CONCEPTUAL UTILITY PLAN TRACT MAINTENANCE PLAN (PHASE 1) TRACT MAINTENANCE PLAN (PHASE 2) TENTATIVE PARCEL MAP (PHASE 1 ONLY) TENTATIVE PARCEL MAP CONCEPT GRADING PLAN	CONSULTING ENGINEER			
	C4.1 C4.2 C4.3 C5.0	CONCEPT GRADING PLAN CONCEPT GRADING PLAN CONCEPT GRADING PLAN TRUCK HAUL ROUTE EXHIBIT				
	06 LANDSCAPE L1.0 L1.1	LANDSCAPE PLAN (PHASE 1) OVERALL LANDSCAPE PLAN				
<u>ONE COMPANY:</u> T						
ATER DISTRICT:						
			EVERGREEN DEVELOPMEN	:	LAKE ELSINOHE, CA 92532	L3HS 31LL 06/24/22
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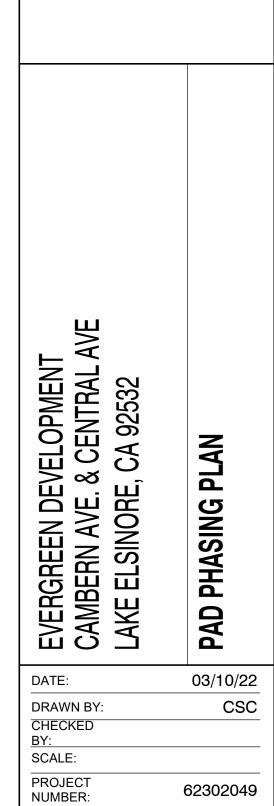


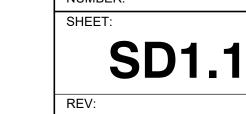
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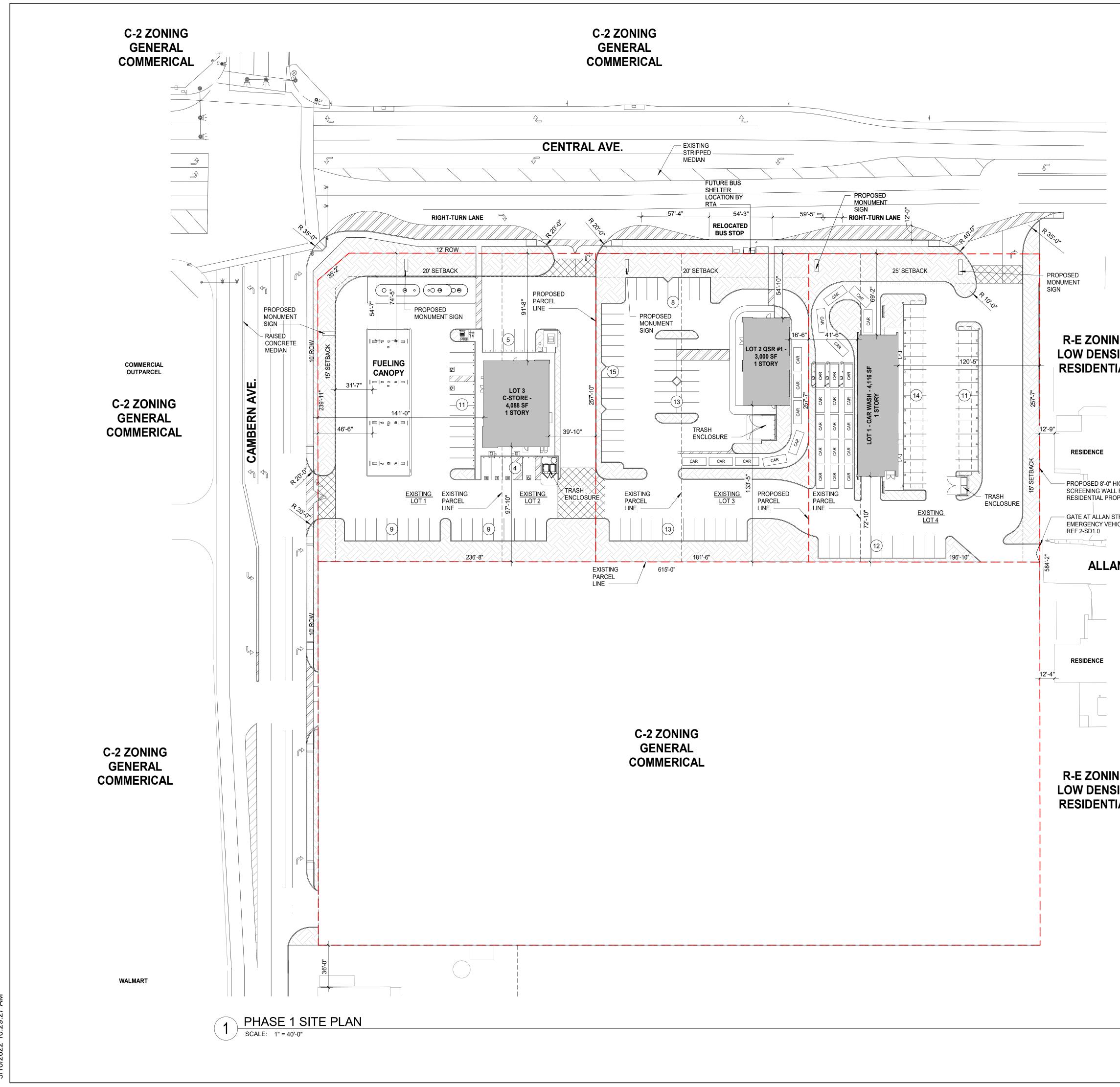




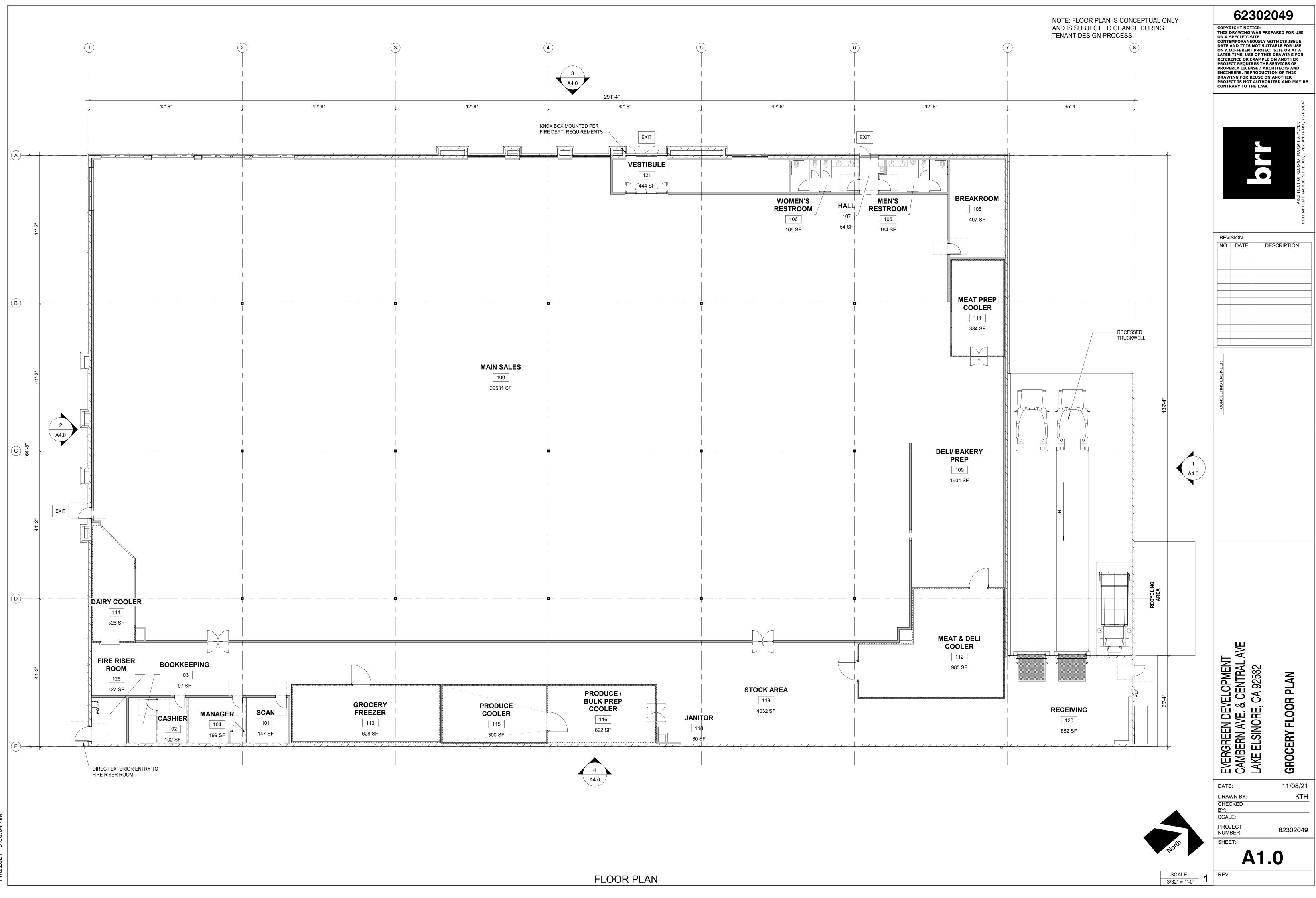
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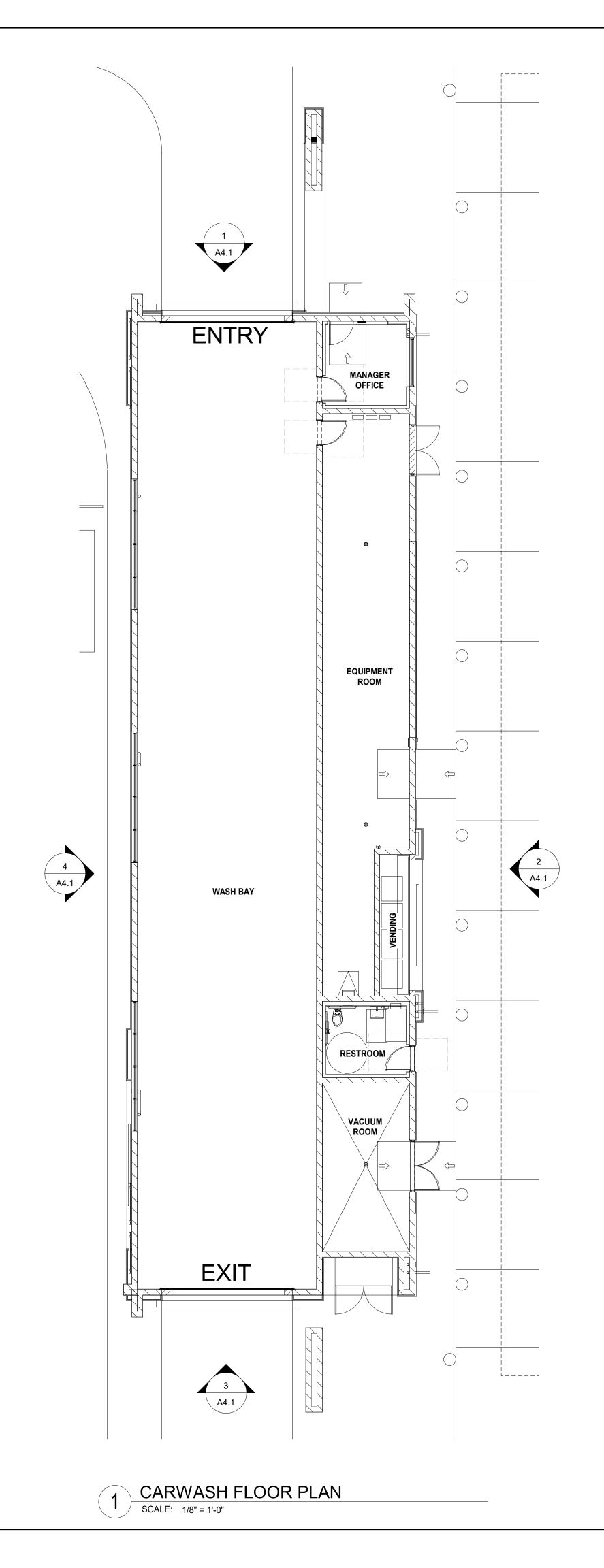




	SITE & PARKING DATA:	62302049
	LOT 1 (C-2 GENERAL COMMERICAL ZONING): ROW DEDICATION ±0.11 AG NET LOT AREA ±1.19 AG BUILDING CAR WASH - 4,116 S PARKING REQUIRED 4,116 / 250 = 16 SPACES PARKING PROVIDED 25 VACUUM (PARKING) SPACES 12 STANDARD SPACES PARKING RATIO 8.99/100 FLOOR AREA RATIO .079	C CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A S LATER TIME. USE OF THIS DRAWING FOR S REFERENCE OR EXAMPLE ON ANOTHER S PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS
	LOT 2 (C-2 GENERAL COMMERICAL ZONING): ROW DEDICATION ±0.10 A0 NET LOT AREA ±1.10 A0 BUILDING QSR - 3,000 S PARKING REQUIRED (1,529 / 200) + (1,471 / 45) = 40 SPACES PARKING PROVIDED 49 SPACES PARKING RATIO 16.33/1,00 FLOOR AREA RATIO .062	CONTRARY TO THE LAW.
	LOT 3 (C-2 GENERAL COMMERICAL ZONING): ROW DEDICATION ±0.23 A0 NET LOT AREA ±1.42 A0 BUILDING C-STORE - 4,088 S PARKING REQUIRED 4,088 / 250 = 16 SPACES PARKING PROVIDED 38 SPACES PARKING RATIO 9.30/100 FLOOR AREA RATIO .065	F RECORD: MAR SUITE 300, OVI
	OVERALL TOTALS:GENERAL COMMERICAL (C-2ZONING:GENERAL PLAN DESIGNATION:GENERAL PLAN DESIGNATION:GENERAL COMMERICAL (GCROW DEDICATION $\pm 0.43 \text{ AC} / 18,896 \text{ S}$ NET LOT AREA (WITHIN R.O.W.) $\pm 3.70 \text{ AC} / 161,253 \text{ S}$ GROSS LOT AREA $\pm 4.14 \text{ AC} / 180,149 \text{ S}$ BUILDING $11,204 \text{ S}$ PARKING REQUIRED 72 SPACES FLOOR AREA RATIO (NET) $11,204 \text{ SF} / 161,253 \text{ SF} = 6.959$ LANDSCAPING (NET) $37,378 \text{ SF} / 161,253 \text{ SF} = 23.179$ PARKING & CIRCULATION (NET) $112,671 \text{ SF} / 161,253 \text{ SF} = 69.889$	F F S REVISION: S NO. DATE DESCRIPTION
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)" HIGH MASONRY		CONSULTING ENGINEER
ALL FROM ADJACENT ROPERTIES		CONSI
I STREET FOR EHICLE USE ONLY		
AN ST.		
ING SITY TIAL		EVERGREEN DEVELOPMENT CAMBERN AVE. & CENTRAL AVE LAKE ELSINORE, CA 92532 SITE PLAN (PHASE 1 ONLY)
		DATE: 03/10/22 DRAWN BY: CSC CHECKED BY: SCALE: PROJECT NUMBER: 62302049 SHEET:
	North	SHEET: SD1.2 REV:

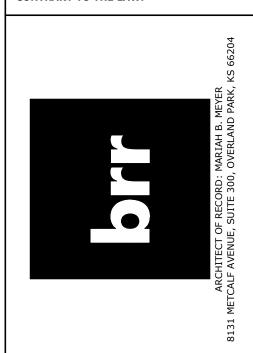


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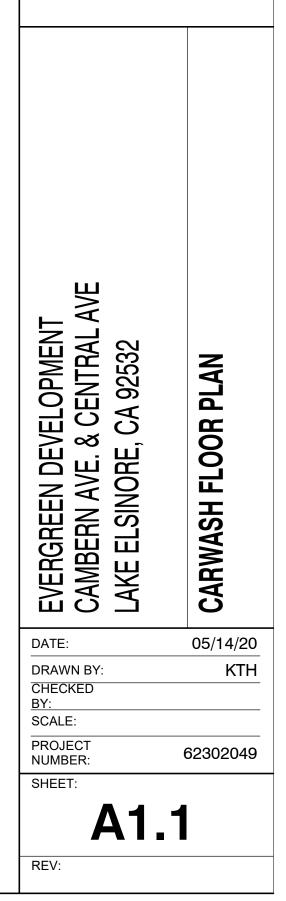


NOTE: FLOOR PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE DURING TENANT DESIGN PROCESS.

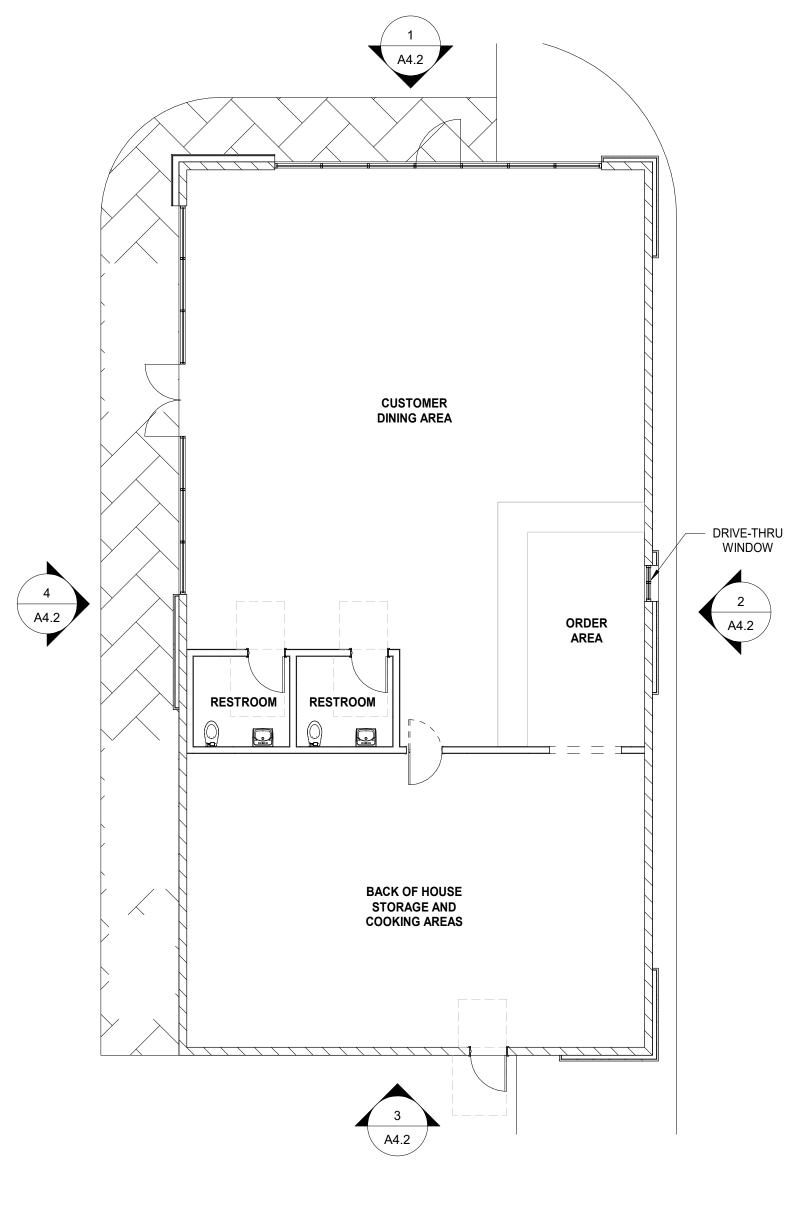
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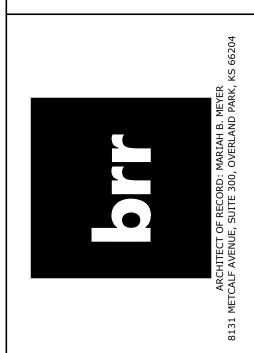
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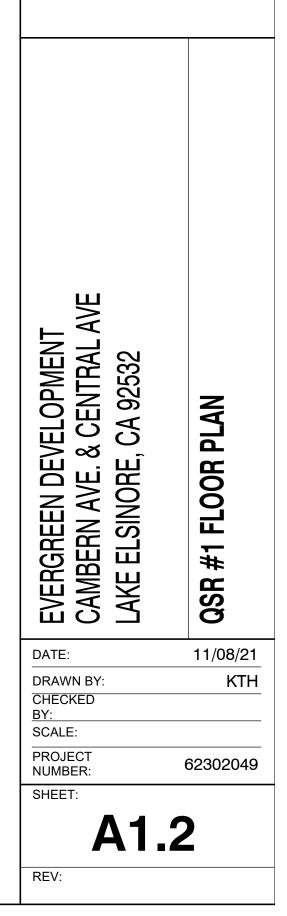
QSR #1 FLOOR PLAN SCALE: 1/8" = 1'-0"

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

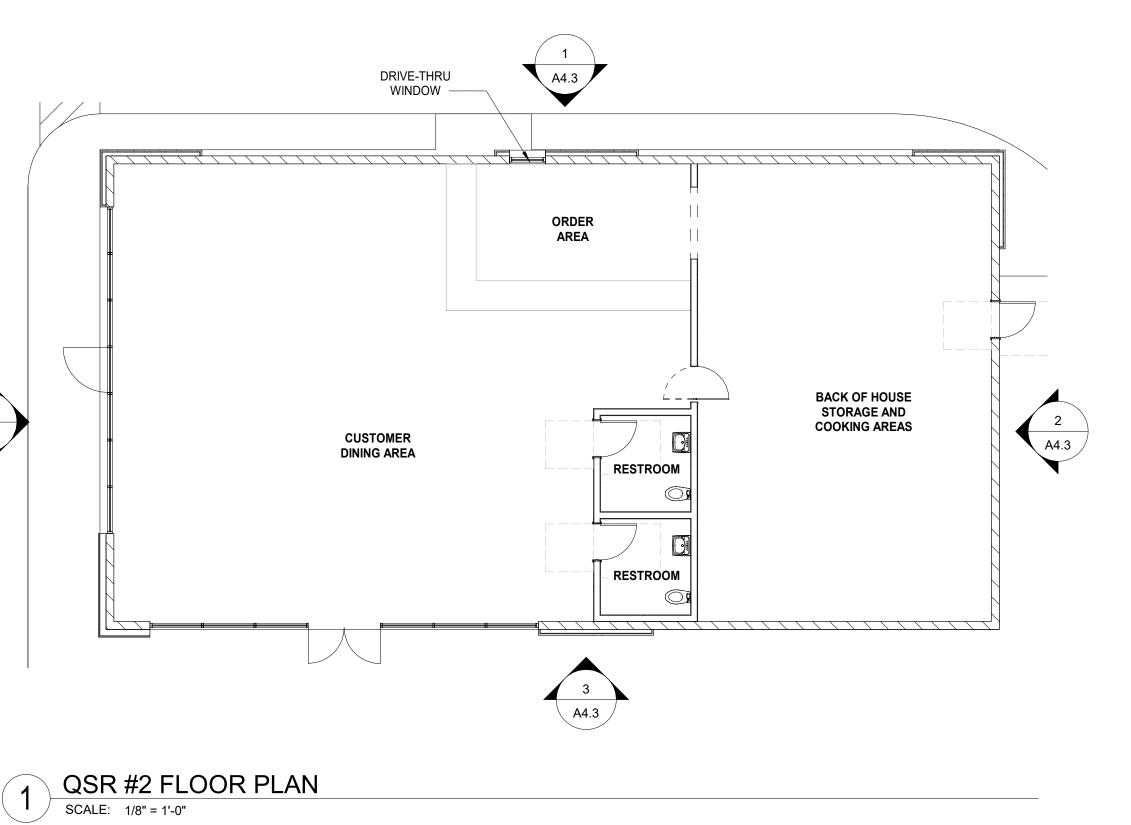
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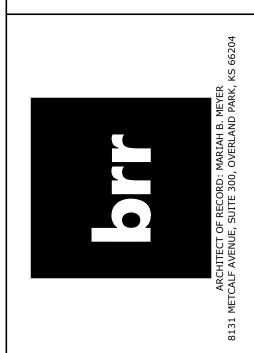
ORR #2 FLOOR PLAN SCALE: 1/8" = 1'-0"

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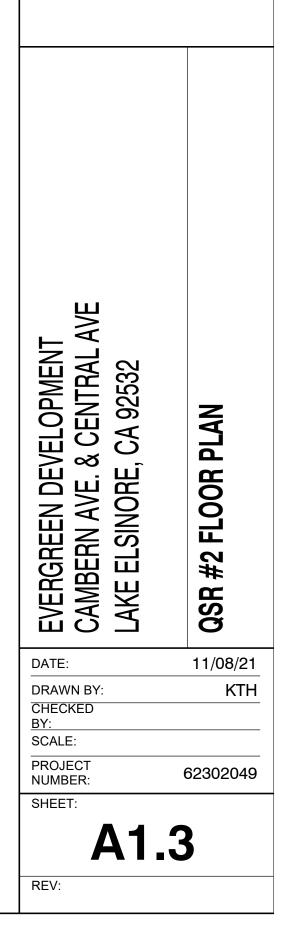
A4.3

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

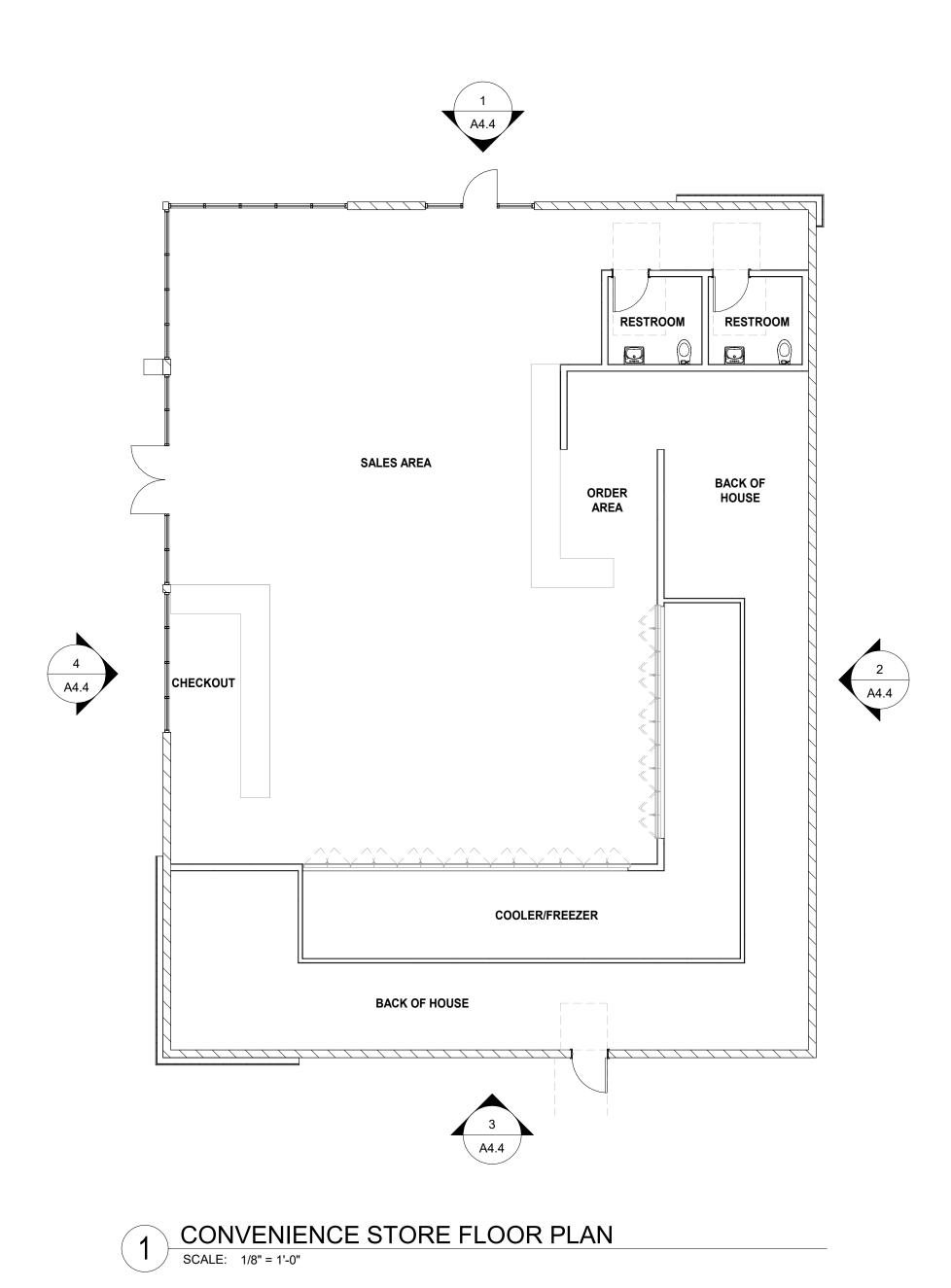
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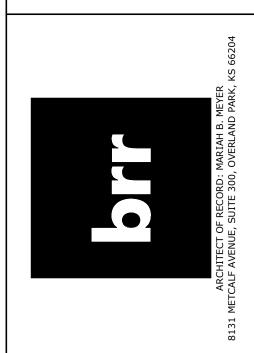


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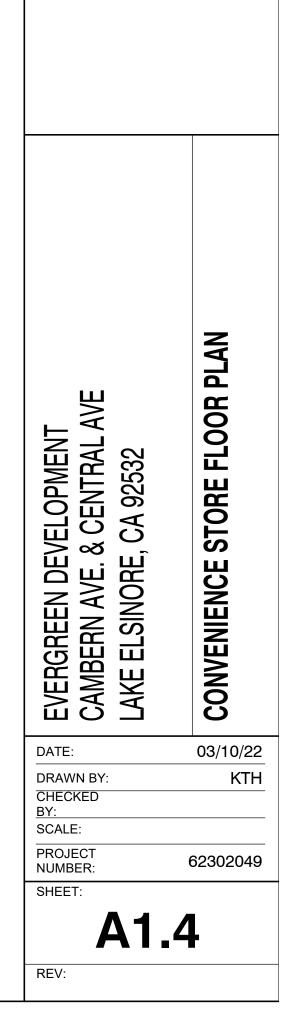


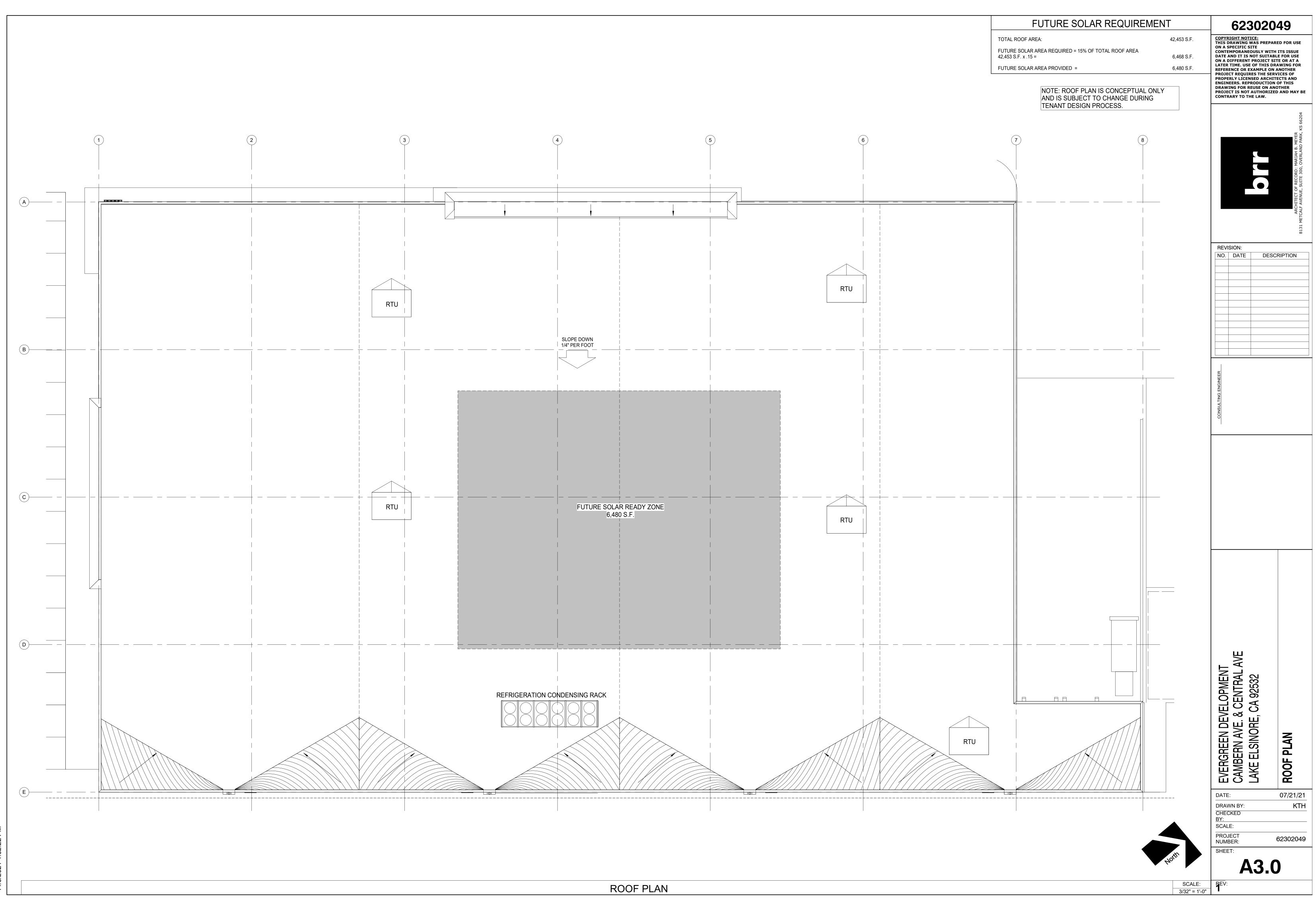
NOTE: FLOOR PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE DURING TENANT DESIGN PROCESS.

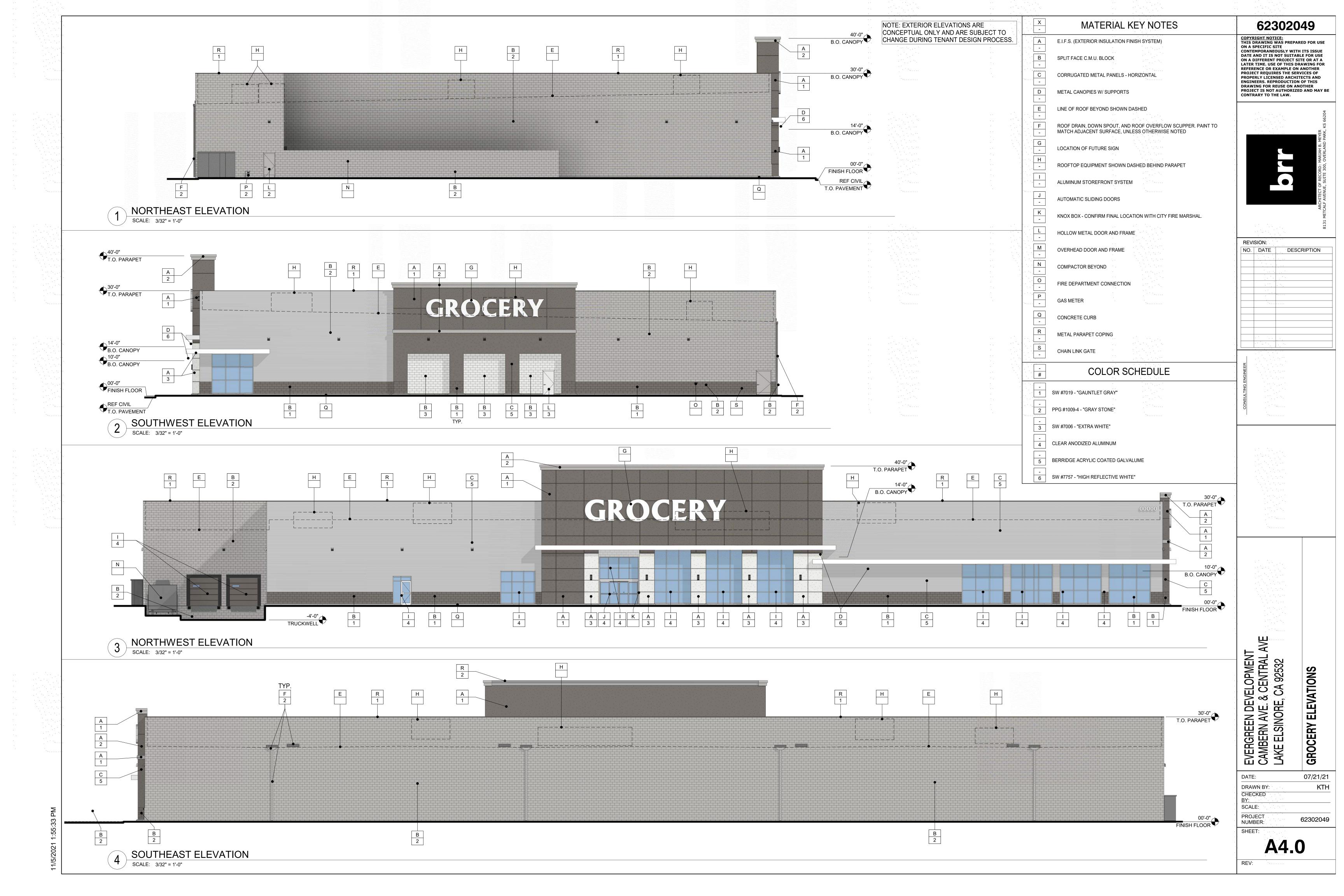
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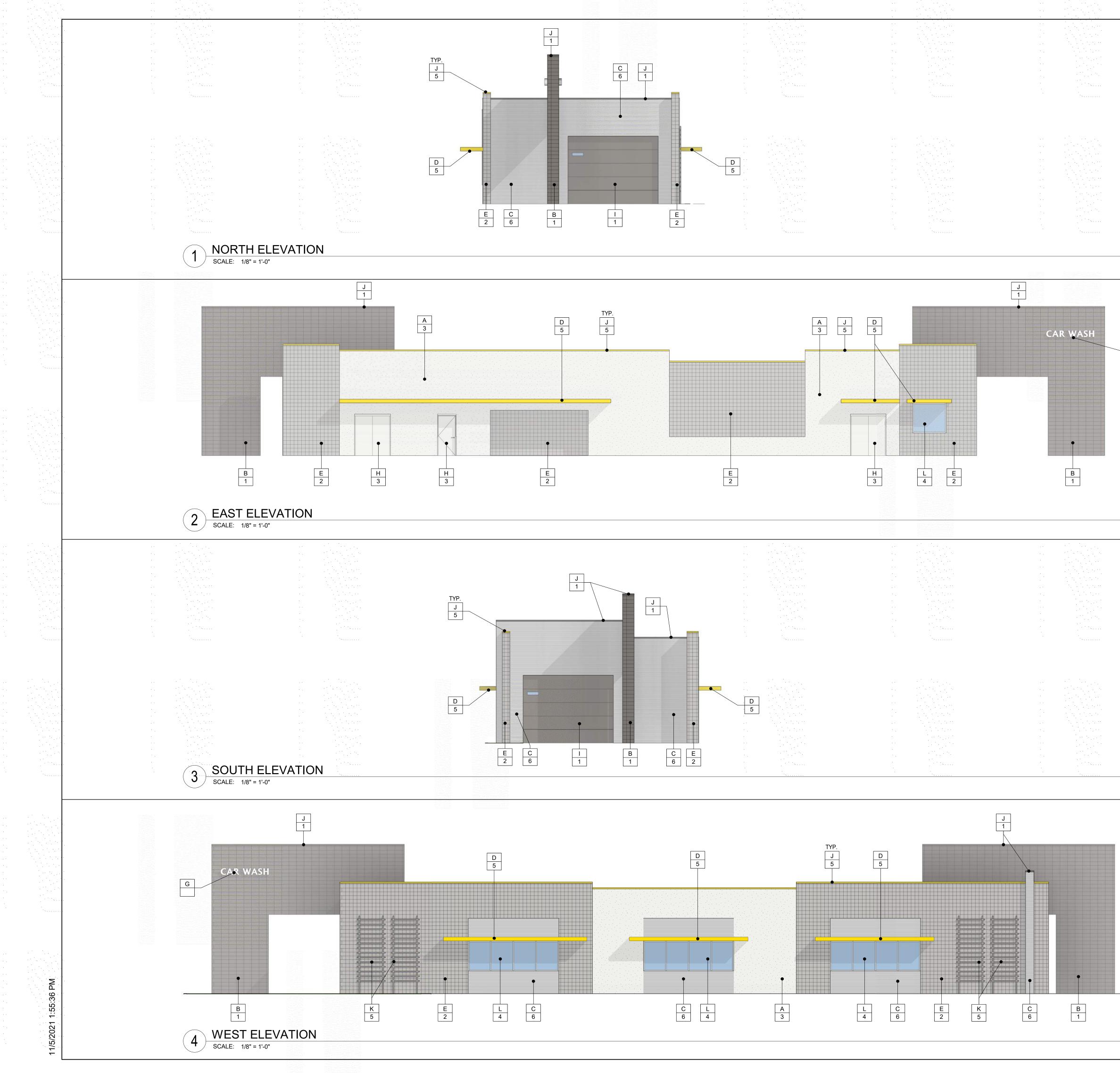


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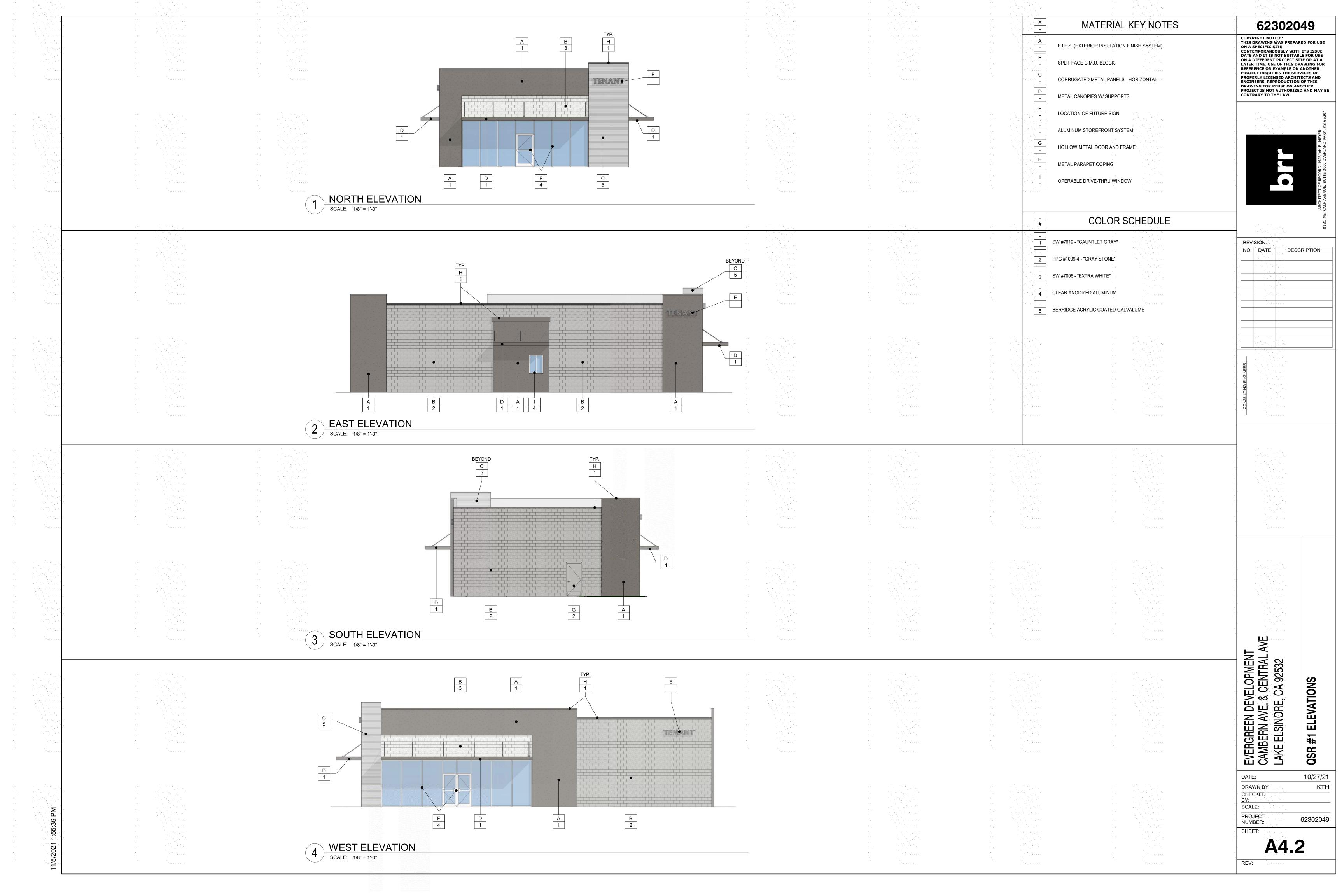


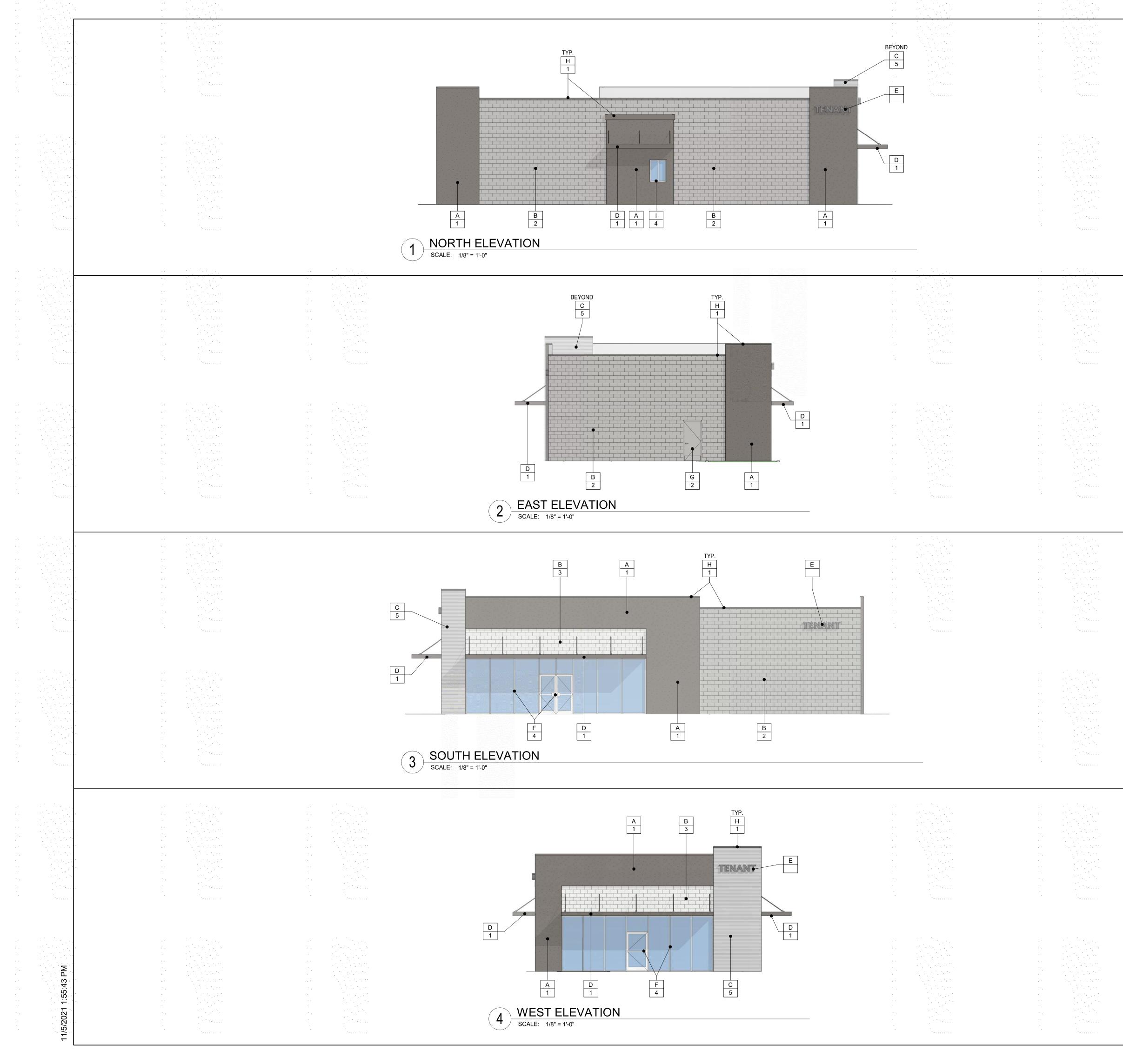




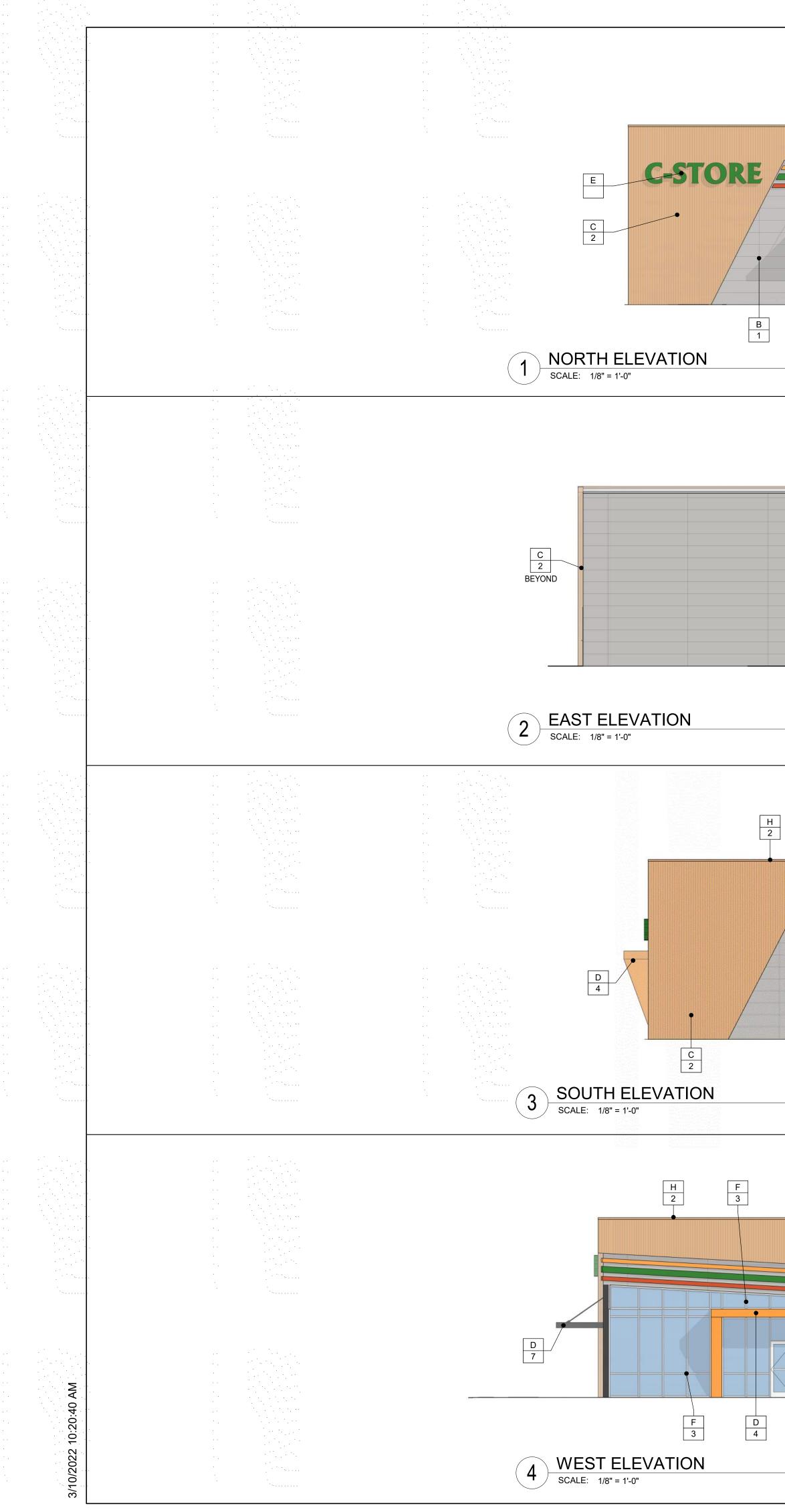


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	• • •		X -	MATERIAL KEY NOTES	62302049
	* . 		A -	E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM)	THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE
	• • . •	•	B -	STACKED C.M.U. BLOCK	DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER
			C _	CORRUGATED METAL PANELS - HORIZONTAL	PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER
			D -	METAL CANOPIES W/ SUPPORTS	PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
	• •	 	E -	SINGLE SCORE C.M.U.	66204
	• • •		F -	ADHERED STONE VENEER	ARK, KS
			G -	LOCATION OF FUTURE SIGN	ARIAH B. MEVER
	· · · ·		H -	HOLLOW METAL DOOR AND FRAME	300, OVE
	• . • •	•	-	OVERHEAD DOOR AND FRAME	OF RECO
			·J _	METAL PARAPET COPING	CHITECT
			К -	"GREEN SCREN" WALL HUNG TRELLIS PANELS	ARCHITECT OF RECORD: MARIAH B. MEYE
	•••		L -	WINDOW	8 31 3 1 3
	· · · · ·				REVISION: NO. DATE DESCRIPTION
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	· · · · · · · · · · · · · · · · · · ·		#	COLOR SCHEDULE	
G		•		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	
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					EVERGREEN DEVELOPMENT CAMBERN AVE. & CENTRAL AVE LAKE ELSINORE, CA 92532 CARWASH ELEVATIONS
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	· · · ·				N DEVELOPMI Ave. & Centr Iore, ca 9253 Elevations
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		•	· · ·		EVERGREEN CAMBERN AV LAKE EL SINO CARWASH E
		. [.] .	• • • _. • • •		DATE: 10/27/21 DRAWN BY: KTH
	• . •				CHECKED BY: SCALE:
					PROJECT 62302049
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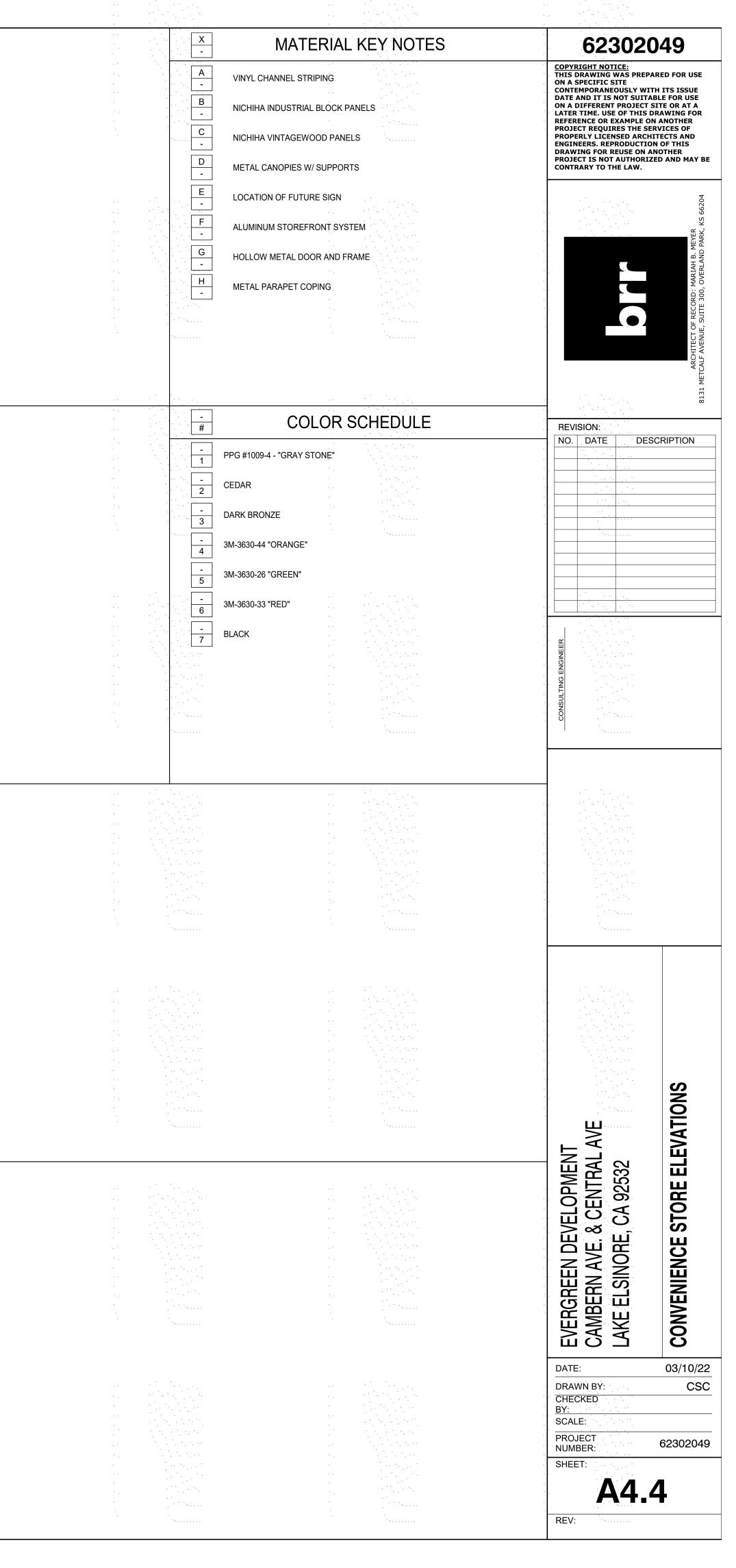


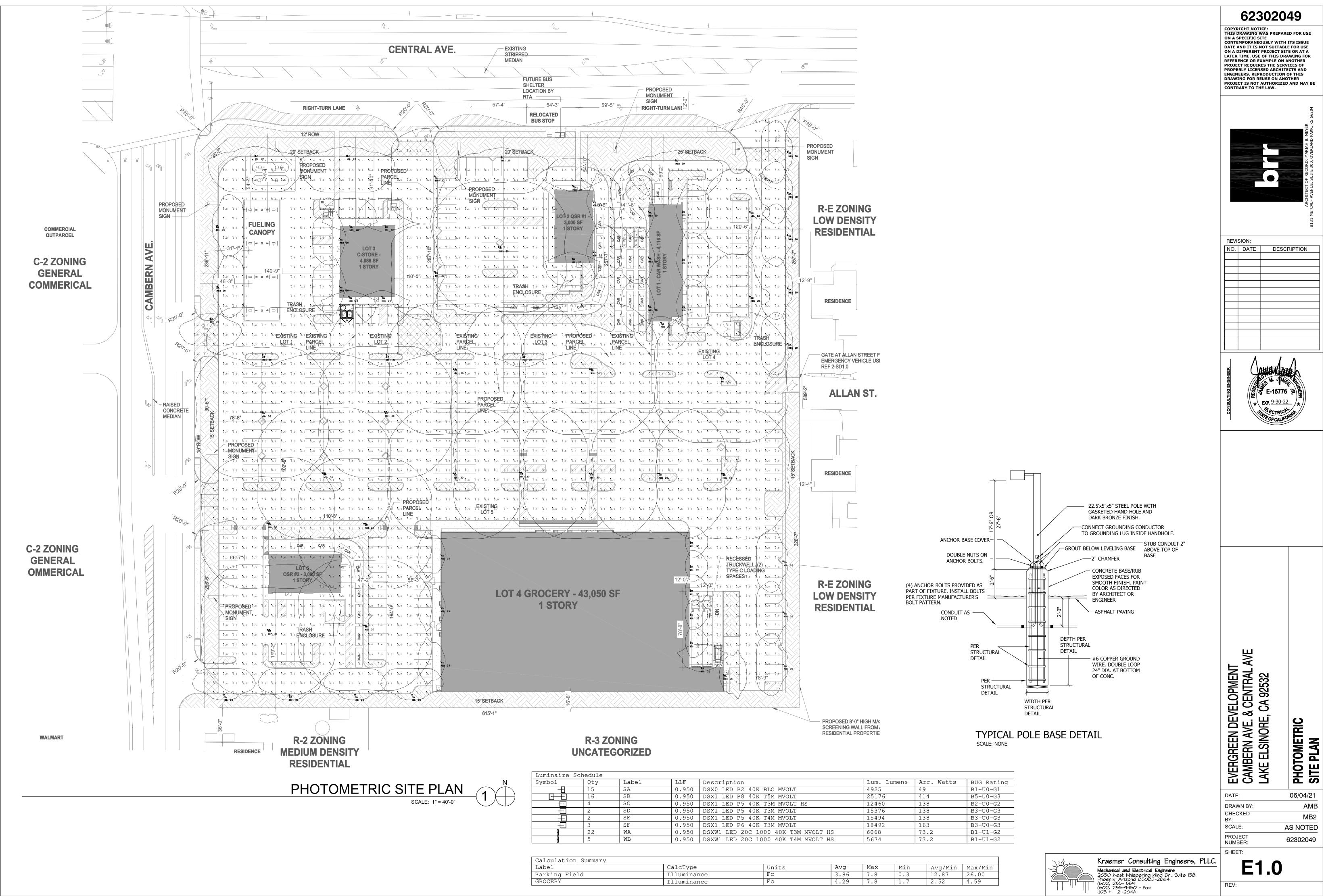


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· · · · ·	X	MATERIAL KEY NOTES	62302049
		E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM)	COPYRIGHT NOTICE: THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE
· · · · · · · · · · · · · · · · · · ·			CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A
		SPLIT FACE C.M.U. BLOCK	LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF
	···· -	CORRUGATED METAL PANELS - HORIZONTAL	PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER
	D -	METAL CANOPIES W/ SUPPORTS	PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
	E -	LOCATION OF FUTURE SIGN	662204 662204
· . ·	F	ALUMINUM STOREFRONT SYSTEM	× ×
	G	HOLLOW METAL DOOR AND FRAME	B. MEYI
	<u>-</u> <u>H</u>		MARIAH
· · · · · · · · · · · · · · · · · · ·		METAL PARAPET COPING	RECORD: MARIAH B. MEYER SUITE 300, OVERLAND PARK
· · ·		OPERABLE DRIVE-THRU WINDOW	
			ARCHITECT C
		COLOR SCHEDULE	
· . • .			8 8 8 8 13
		SW #7019 - "GAUNTLET GRAY"	REVISION:
	- 2	SW #7019 - "GAUNTLET GRAY" PPG #1009-4 - "GRAY STONE"	
	- 3	SW #7006 - "EXTRA WHITE"	
· · ·	-	CLEAR ANODIZED ALUMINUM	
	-	BERRIDGE ACRYLIC COATED GALVALUME	
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• * * • •			EEN DEVELOI RN AVE. & CEN SINORE, CA 9 ELEVATIONS
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			EVERGRI CAMBER LAKE ELS QSR #2
	- Sec		EVERGREEN DEVELOPMENT CAMBERN AVE. & CENTRAL AVE LAKE ELSINORE, CA 92532 QSR #2 ELEVATIONS
			DATE: 11/04/21
··· · · ·			DRAWN BY: Author CHECKED
· · · · · · · · · · · · · · · · · · ·			BY: SCALE:
			PROJECT 62302049
- 			SHEET:
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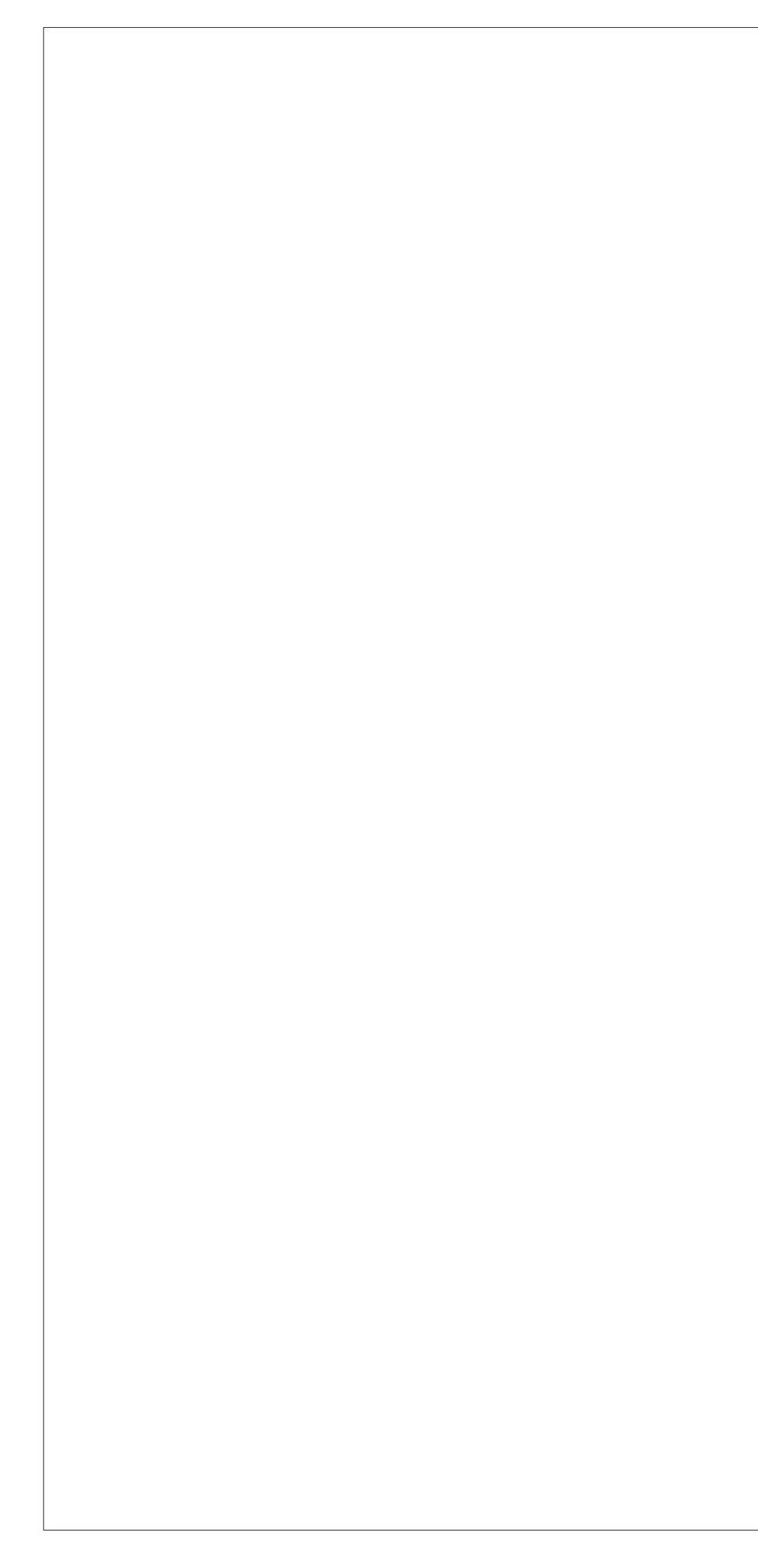
A A 6 4 5 6 F C-STORE	





Symbol	Qty	Label	LLF	Description	Lum. L
	15	SA	0.950	DSX0 LED P2 40K BLC MVOLT	4925
<u> </u>	16	SB	0.950	DSX1 LED P8 40K T5M MVOLT	25176
	4	SC	0.950	DSX1 LED P5 40K T3M MVOLT HS	12460
	2	SD	0.950	DSX1 LED P5 40K T3M MVOLT	15376
	2	SE	0.950	DSX1 LED P5 40K T4M MVOLT	15494
	3	SF	0.950	DSX1 LED P6 40K T3M MVOLT	18492
	22	WA	0.950	DSXW1 LED 20C 1000 40K T3M MVOLT HS	6068
Ī	5	WB	0.950	DSXW1 LED 20C 1000 40K T4M MVOLT HS	5674

Calculation Summary					
Label	CalcType	Units	Avg	Max	Mi
Parking Field	Illuminance	Fc	3.86	7.8	0.
GROCERY	Illuminance	Fc	4.29	7.8	1.





Catalog Number			
Notes			
Туре			

Introduction

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.

DSX1 L	ED		-		
eries	LEDs	Color temperature	Distribution	Voltage Mounting	
DSX1 LED	Forward optics P1 P41 P71 P2 P51 P8 P3 P61 P91 Rotated optics P102 P122 P112 P1312 P1312	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short. (Automotive) TSVS Type V very short ³ T2S Type II short TSM Type V medium ³ T2M Type II medium TSW Type V wide ³ T3S Type III short BLC Backlight control ⁴ T3M Type IV medium LCCO Left corner cutoff ⁴ T4M Type IV medium RCCO Right corner cutoff ⁴ TFTM Forward throw medium Not show medium RCCO	(277V-480V) RPA RO 120 ° WBA W 208 ° SPUMBA Sq 240 ° RPUMBA Ro 277 ° Shipped separately 347 °	uare pole mounting pund pole mounting " all bracket ³ uare pole universal mounting adaptor " pund pole universal mounting adaptor " y ast arm mounting bracket adaptor pecify finish) ¹²
<mark>ontrol</mark> of Shipped NLTAIR2 PIRHN PER	ntions installed nLight AIR generation 2 enabled ¹³ Network, high/low motion/ambient so NEMA twist-lock receptacle only (cor Five-pin receptacle only (controls or Seven-pin receptacle only (controls o	ntrols ordered separate) ¹⁵ lered separate) ^{15,36}	PIR High/low, motion/ambient sensor, 8–15' mounting hei ambient sensor enabled at 5fc ^{20,21} PIRH High/low, motion/ambient sensor, 15–30' mounting hei ambient sensor enabled at 5fc ^{20,21} PIR1FC3V High/low, motion/ambient sensor, 8–15' mounting hei ambient sensor enabled at 1fc ^{20,21} PIR1FC3V Bi-level, motion/ambient sensor, 15–30' mounting hei ambient sensor enabled at 1fc ^{20,21}	HS House-side shield ²³ eight, SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) L90 Left rotated optics ²	CARLE BOOKSTONE CONSTRUCTION



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED Rev. 05/11/21 Page 1 of 8

FIXTURES TYPE 'SA', 'SB', 'SC', 'SD', 'SE' & 'SF'









d"seri	es				ntroductio	use over the page to see all interactive elements.
ecifications minaire dth: 13-3/4" W (34.9 cm) pth: 10" (25.4 cm) ight: 6-3/8" (16.2 cm)	Veight: 12 lbs (5.4 kg)	Width: 13-3 (34.5 Depth: (10.2 Height: 6-3 (16.2	cm) Weight: (2 4" E20WC 10 cm) Weight: (4 /8" (4	i 5 bbs a 2 3 kg) a 0 bbs a 5 kg) a r c t t	ntegrated LE applications. and is careful energy-efficie and control o With an expe highttime use over compara the D-Series \	Wall luminaire is a stylish, fully D solution for building-mount It features a sleek, modern design ly engineered to provide long-lasting, ent lighting with a variety of optical ptions for customized performance. cted service life of over 20 years of and up to 74% in energy savings able 250W metal halide luminaires, Wall is a reliable, low-maintenance ion that produces sites that are illuminated.
ordering Info	rmation		EXAM	PLE: DS	XW1 LED 20	C 1000 40K T3M MVOLT DDBTXD
XW1 LED	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
SXW1 LED 10C 10 LED (one engine 20C 20 LED (two engine	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2SType II ShortT2MType II MediumT3SType III ShortT3MType III MediumT4MType IV MediumTFTMForward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface- mounted back box (for conduit entry) ^s	Shipped installed PE Photoelectric cell, button type * DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ¹⁷ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ¹⁷ PIRHFC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁷
ner Options		Finish	trauned			
hipped installed Single fuse (120, 277 of Double fuse (208, 240 House-side shield ¹¹ D Separate surge protect	or 480V) ^{3,10} VG Var DDL Dif		D Dark bronze D Black D Natural aluminum		Sandstone Textured dark bronze Textured black Textured natural alumin	DWHGXD Textured white DSSTXD Textured sandstone um
Accessories Ordered and shipped separa (WHS U House-side shield (on light engine) (WBSW U Bird-deterrent spikes (WTVG U Vandal guard accesso	tely: 1 20C 1000 2 MVOLT d 2 MVOLT d 3 Single fus 5 Back box 6 Photocor 0' 7 Reference 8 Same as i available 9 Not avail 10 Not avail 11 Also avail	e (SF) requires 120, 277 or 34 able with 20C, 700mA or 101 ships installed on fixture. Ca trol (PE) requires 120, 208, 2 Motion Sensor table on pag old ELCW. Cold weather (-20 with 347 or 480 voltage optic able with SPD. able with E20WC.	age from 120-277V (50/60 Hz). 7 voltage option. Double fuse 10mA. Not available with PIR or not be field installed. Cannot b 40, 277 or 347 voltage option. e 3. C) rated. Not compatible with c	(DF) requires 20 PIRH. be ordered as an Not available w conduit entry app	accessory. ith motion/ambient ligh plications. Not available	
LITHONIA	One Lithonia W	/av • Convers, Georgia	30012 • Phone: 1-800-70	5-SERV (7378) • www.lithonia.c	om DSXW1-LED

D-Series Size 1 LED Wall Luminaire

Catalog Number

Notes

FIXTURES TYPE 'WA' & 'WB'

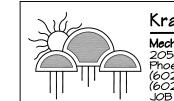
ERGREEN DEVELOPMENT MBERN AVE. & CENTRAL AVE KE ELSINORE, CA 92532 KE ELSINORE, CA 92532	HTING TSHEETS
EVER(CAMBI LAKE E	LIGHT CUTSI
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BY: SCALE:	AS NOTED
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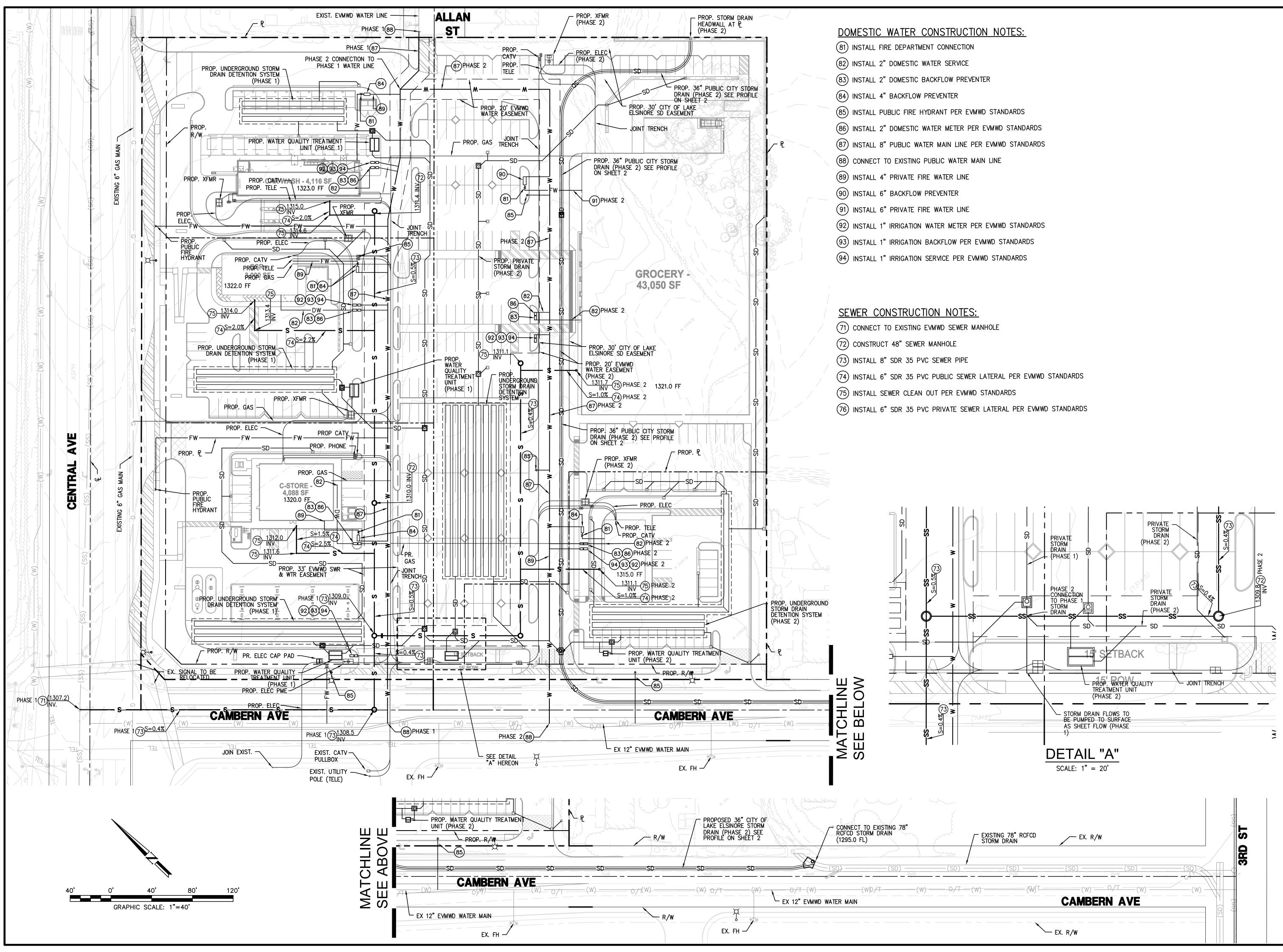
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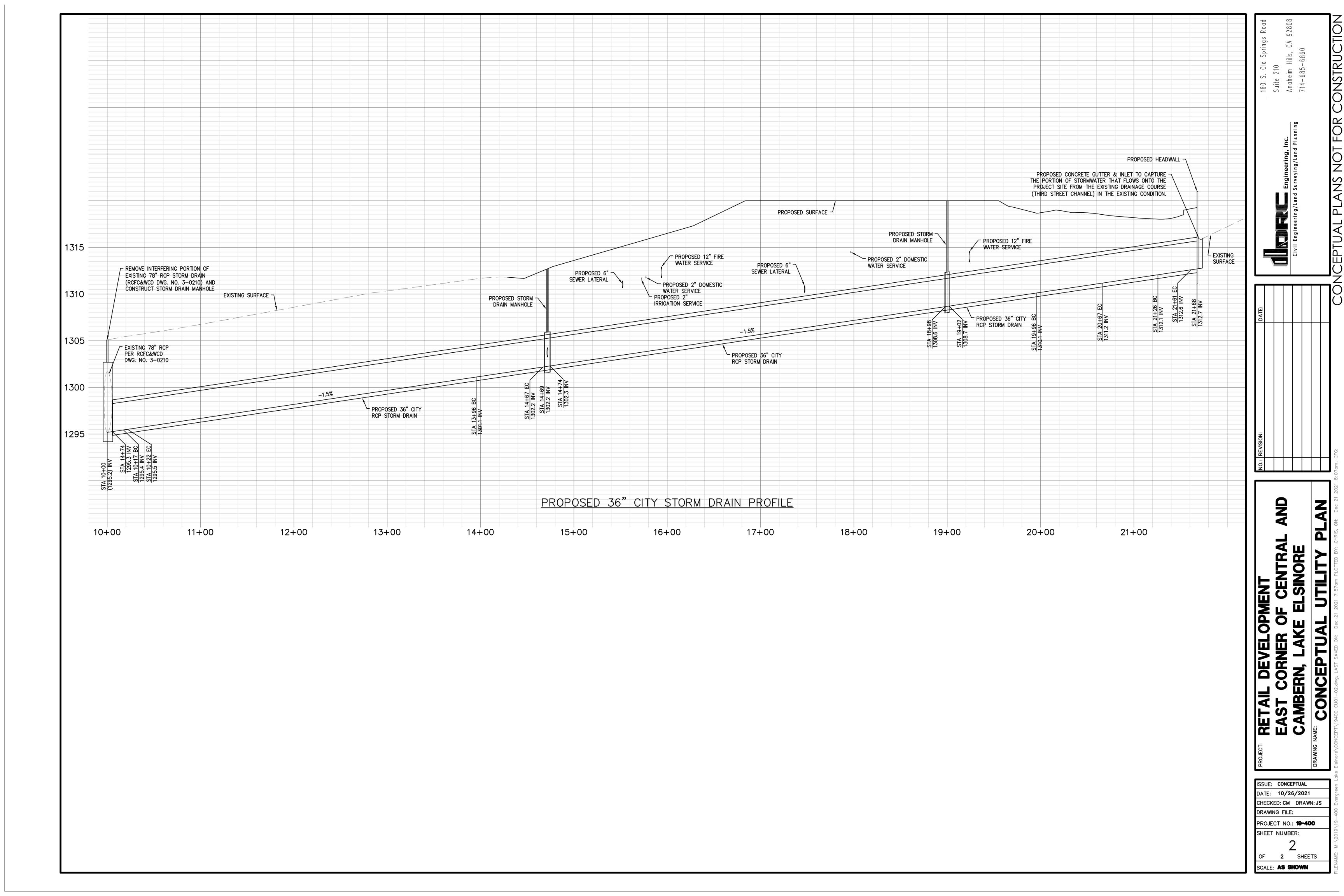
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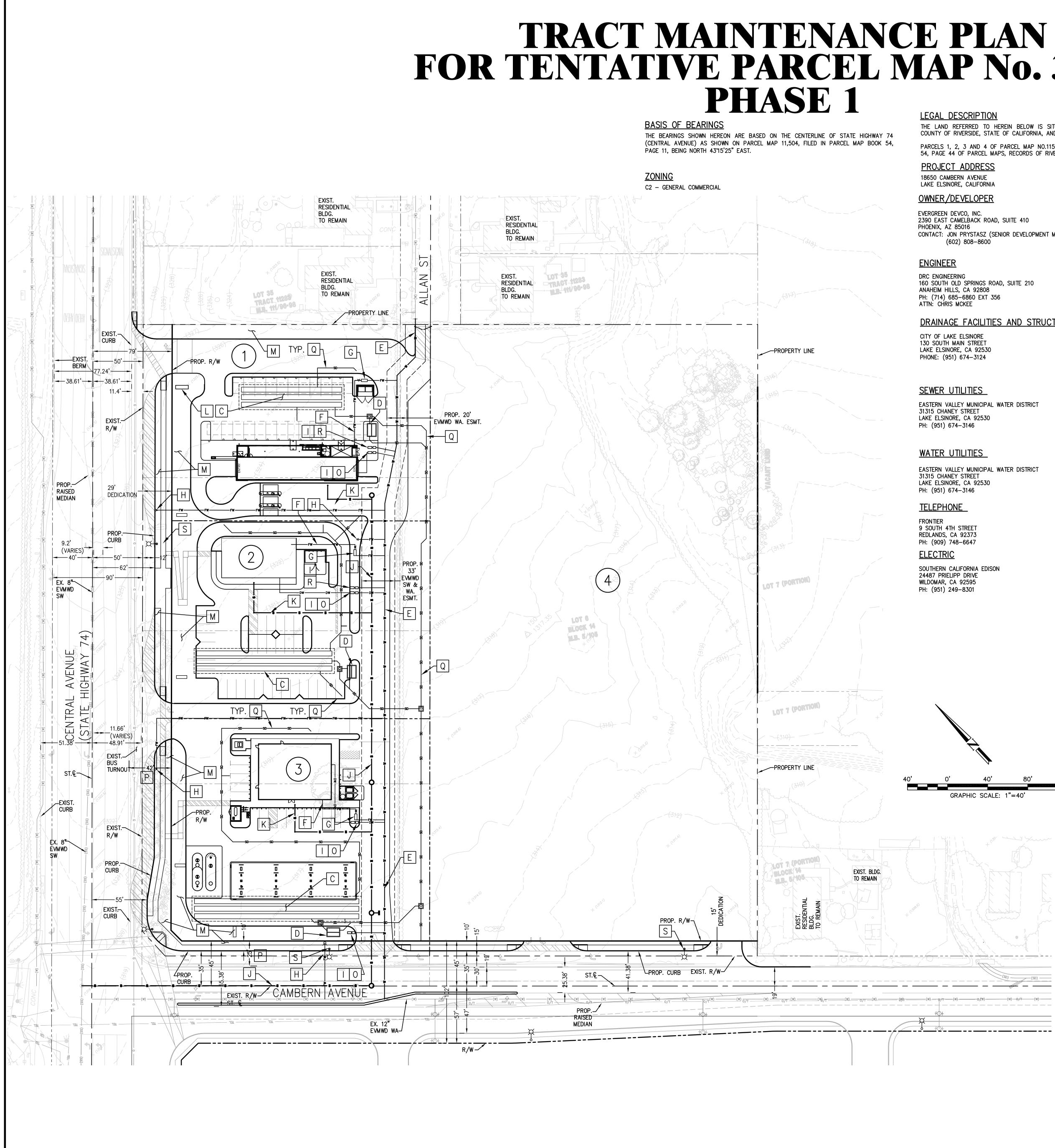


Kraemer Consulting Engineers, PLLC. Mechanical and Electrical Engineers 2050 West Whispering Wind Dr., Suite 158 Phoenix, Arizona 85085-2864 (602) 285-1669 (602) 285-9450 - fax JOB # 21-204A



DA CHI DR/ PR(SHI		NO.: REVISION:	DATE:		160 S Old Springs Road
TE: ECK AWIN OJE EET					
2/ ED: NG F CT NU	EAST CORNER OF CENTRAL AND				Suite 210
CM FILE NO.				Engineering, Inc.	Ancheim Hills, CA 92808
: 19 ER: 1	CAMRERN LAKE FI SINORF			Civil Engineering/Land Surveying/Land Planning	
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TRACT MAINTENANCE PLAN FOR TENTATIVE PARCEL MAP No. 38195

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

<u>ENGINEER</u> DRC ENGINEERING 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 PH: (714) 685-6860 EXT 356

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) 674-3146

WATER UTILITIES

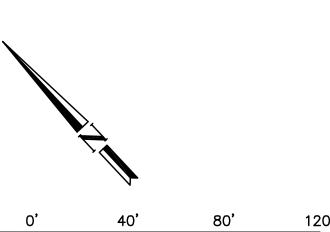
EASTERN VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY STREET LAKE ELSINORE, CA 92530

<u>TELEPHONE</u>

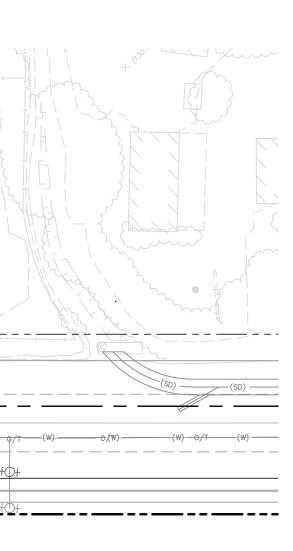
9 SOUTH 4TH STREET REDLANDS, CA 92373 PH: (909) 748-6647

SOUTHERN CALIFORNIA EDISON 24487 PRIELIPP DRIVE

WILDOMAR, CA 92595 PH: (951) 249-8301



GRAPHIC SCALE: 1"=40'

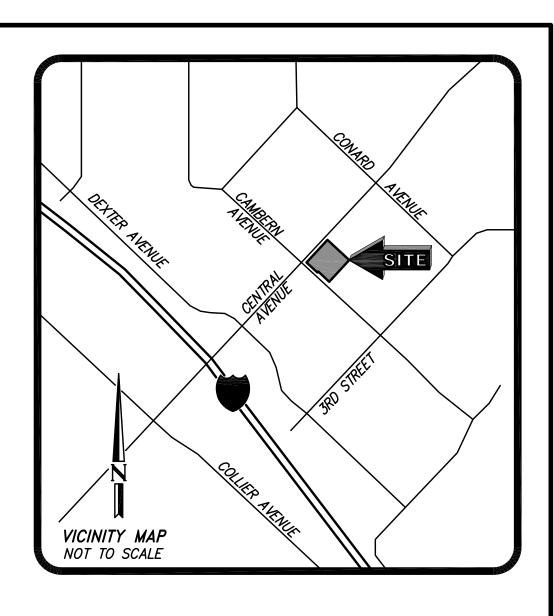


<u>CITY OF LAKE ELSI</u>	NORE STAFF
CITY ENGINEER:	REMON HABIB
COMMUNITY DEVELOPMENT DIRECTOR (ASSIST.):	JUSTIN KIRK
PLANNING COMMISSION CHAIRMAN:	RENDELL KLAARENBEEK

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

<u>CABLE</u> CHARTER COMMUNICATIONS/SPECTRUM 7337 CENTRAL AVENUE RIVERSIDE, CA 92504 (951) 406–1666

MAINTENANCE SUMMARY CONSTRUCTION MAINTENANCE ITEM OWNER STORM DRAIN DETENTION EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. SYSTEM MODULAR WETLAND EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. SYSTEM (WATER QUALITY) ELSINORE VALLEY MUNICIPAL WATER DISTRICT ELSINORE VALLEY EVERGREEN DEVCO, INC. 12" PVC DOMESTIC WATER MUNICIPAL WATER DISTRICT 6"/8" PVC FIRE WATER EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. (DCDA TO BLDG.) DOUBLE CHECK DETECTOR LSINORE VALLEY EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. MUNICIPAL WATER DISTRICT ASSEMBLY (DCDA) ELSINORE VALLEY ELSINORE VALLEY EVERGREEN DEVCO, INC. FIRE HYDRANT MUNICIPAL WATER DISTRICT MUNICIPAL WATER DISTRICT ELSINORE VALLEY ELSINORE VALLEY WATER METER EVERGREEN DEVCO, INC. MUNICIPAL WATER DISTRICT MUNICIPAL WATER DISTRICT SEWER LATERAL (EXIST ELSINORE VALLEY LSINORE VALLEY EVERGREEN DEVCO, INC. MAIN TO PROP. R/W) SEWER LATERAL (R/W TO MUNICIPAL WATER DISTRICT MUNICIPAL WATER DISTRICT EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. BLDG.) EVERGREEN DEVCO, INC. MONUMENT SIGN EVERGREEN DEVCO, INC. M LANDSCAPE 1"-3" SERVICE (PVC), EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. BFP TO BLDG. STREET WIDENING (PROP. CURB & GUTTER, SIDEWALK, CITY OF LAKE ELSINORE EVERGREEN DEVCO, INC. CITY OF LAKE ELSINORE DRIVEWAYS, RAMPS, LANDSCAPE) WITHIN THE R/W PRIVATE DRAINAGE PIPES, EVERGREEN DEVCO, INC. STORM DRAIN MANHOLES EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. AND DRAINAGE INLETS EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. EVERGREEN DEVCO, INC. 1" SERVICE FOR IRRIGATION STREET LIGHTS CITY OF LAKE ELSINORE EVERGREEN DEVCO, INC. CITY OF LAKE ELSINORE



LINE LEGEND

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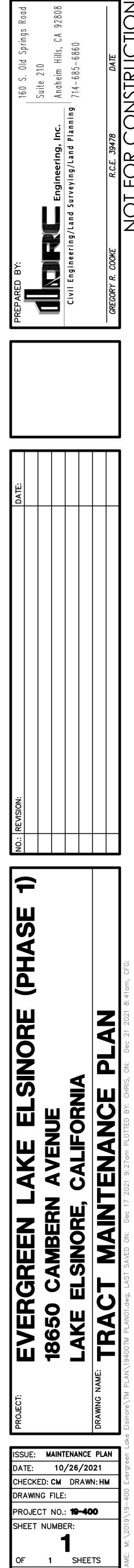
PROPOSED PROPERTY LINE/RIGHT-OF-WAY EXISTING PROPERTY LINE/RIGHT-OF-WAY

CENTER LINE EXISTING LOT LINE PROPOSED LOT LINE SEWER STORM DRAIN WATER FIRE WATER EXISTING FENCE PROPOSED WALL EXISTING BUILDING EXISTING WATER COURSE

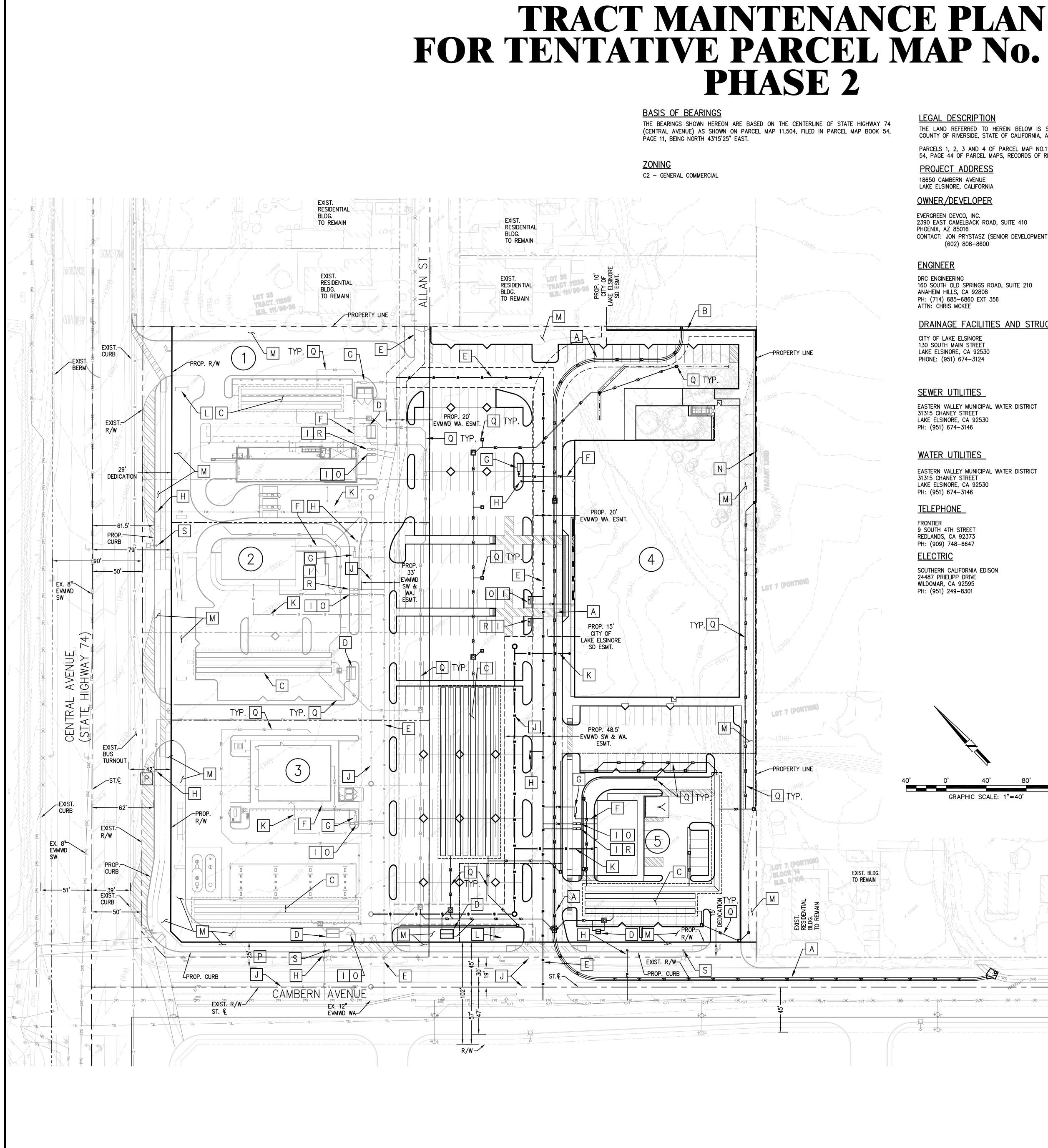
PROPOSED PARCEL NUMBER

EXISTING CONTOUR

PROPOSED CONTOUR



SCALE: AS SHOWN



TRACT MAINTENANCE PLAN FOR TENTATIVE PARCEL MAP No. 38281

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

<u>ENGINEER</u> DRC ENGINEERING 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 PH: (714) 685-6860 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) 674-3146

WATER UTILITIES

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

<u>TELEPHONE</u>

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

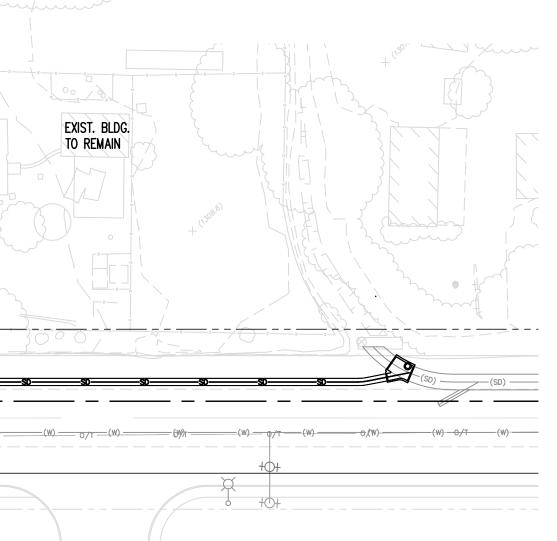
<u>ELECTRIC</u> Southern California Edison 24487 Prielipp Drive

WILDOMAR, CA 92595

120'

S STREET LIGHTS

GRAPHIC SCALE: 1"=40'



CITY OF LAKE ELSINORE STAFF CITY ENGINEER: **REMON HABIB** COMMUNITY DEVELOPMENT DIRECTOR (ASSIST.): JUSTIN KIRK PLANNING COMMISSION

RENDELL KLAARENBEEK

<u>GAS</u> SOCAL GAS COMPANY 251 E. FIRST STREET BEAUMONT, CA 92223

(800) 427-2200

(951) 406–1666

<u>CABLE</u> CHARTER COMMUNICATIONS/SPECTRUM 7337 CENTRAL AVENUE RIVERSIDE, CA 92504

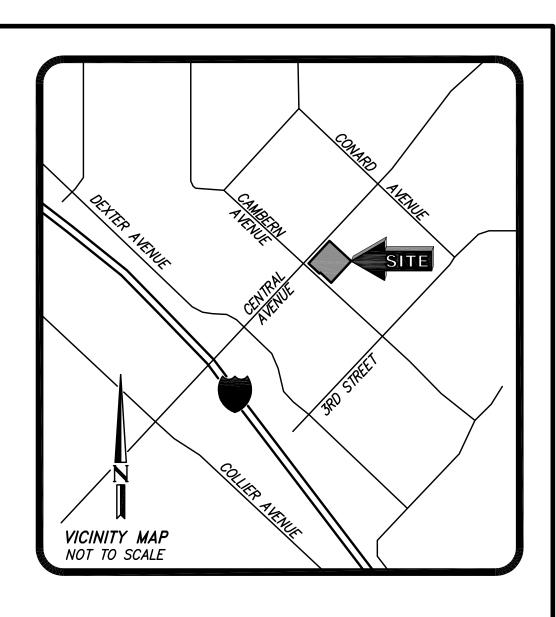
CHAIRMAN:

			~~~~	
	MAINTENANCE SUMM	ARY		
	ITEM	OWNER	CONSTRUCTION	MAINTENANCE
A	36" RCP STORM DRAIN	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
В	STORM DRAIN HEADWALL	CITY OF LAKE ELSINORE	EVERGREEN DEVCO, INC.	CITY OF LAKE ELSINORE
С	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.
Ε	12" PVC DOMESTIC WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
F	6"/8" 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.	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
Н	FIRE HYDRANT	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
I	WATER METER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
J	SEWER MAIN	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	EVERGREEN DEVCO, INC.	ELSINORE 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.
М	LANDSCAPE	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
Ν	RETAINING WALL (EAST)	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
0	1"-3" SERVICE (PVC), BFP TO BLDG.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.	EVERGREEN DEVCO, INC.
Ρ	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.
			1	

CITY OF LAKE ELSINORE

EVERGREEN DEVCO, INC.

CITY OF LAKE ELSINORE



LINE LEGEND

— s —	— s —	— s —	— s —	— s —
— SD —	— SD —	SD	— SD —	— SD ——
	- w		w	
— FW —	— FW —	FW	— FW —	— FW ——
xx	X	xx	x	X
/ /	/ /	/ /	/ /	_/_/
			$\mathbf{i}$	

+XXX)-

CENTER LINE EXISTING LOT LINE PROPOSED LOT LINE

SEWER STORM DRAIN WATER FIRE WATER EXISTING FENCE PROPOSED WALL

EXISTING BUILDING

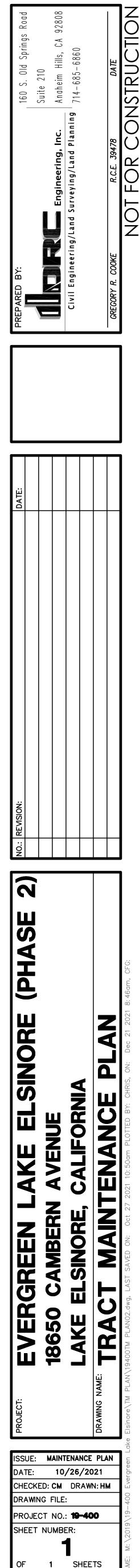
EXISTING CONTOUR

PROPOSED CONTOUR

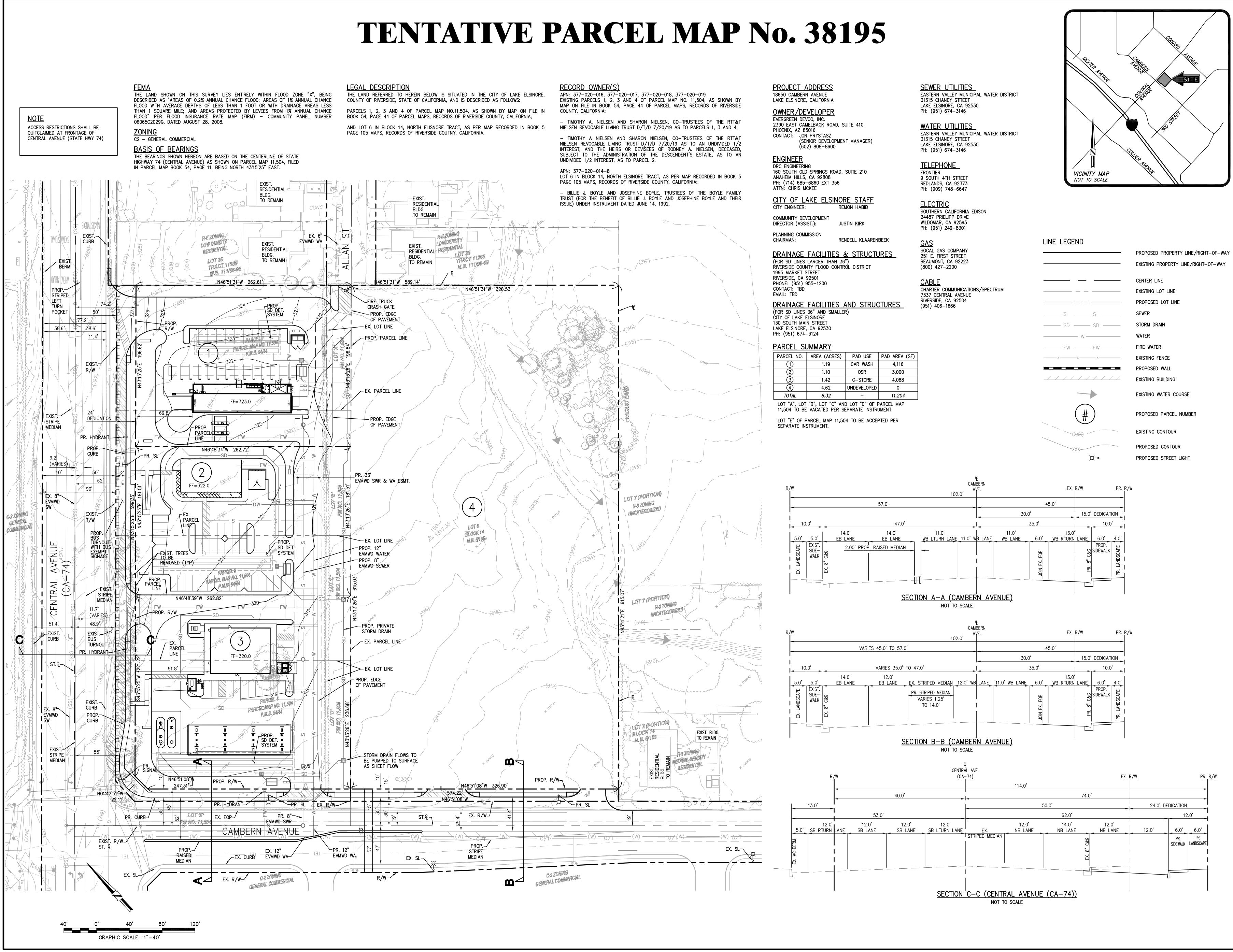
PROPOSED PROPERTY LINE/RIGHT-OF-WAY EXISTING PROPERTY LINE/RIGHT-OF-WAY

EXISTING WATER COURSE

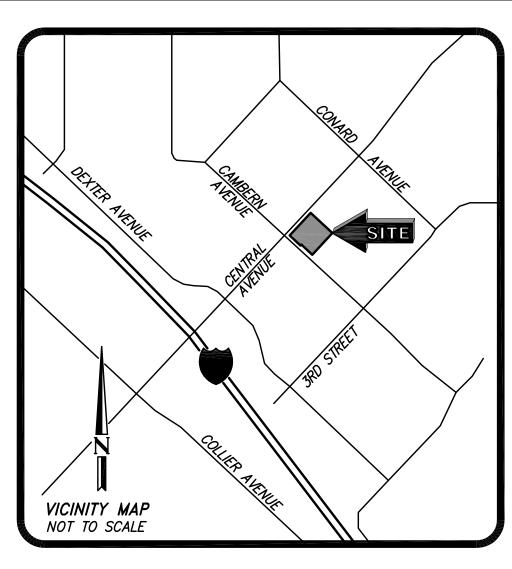
PROPOSED PARCEL NUMBER

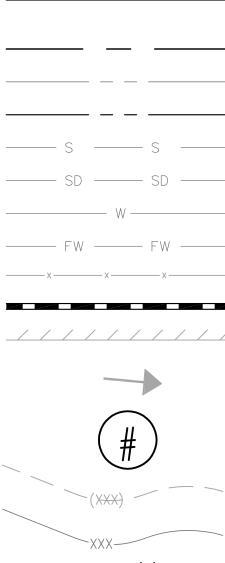


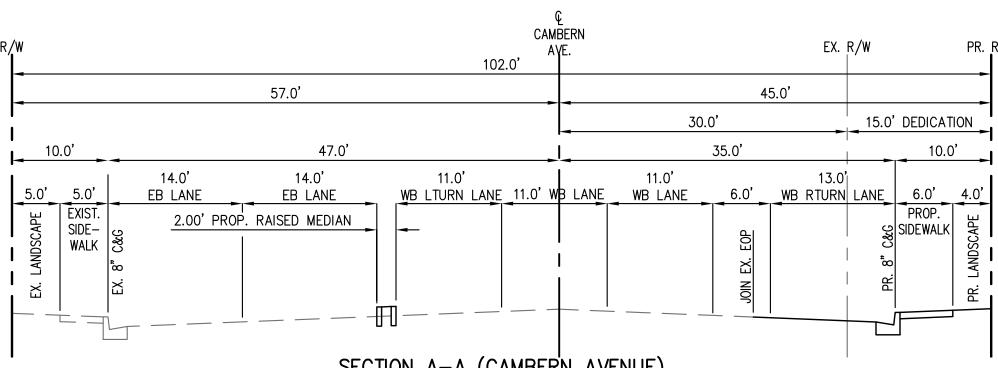
SCALE: AS SHOWN

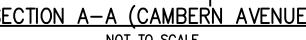


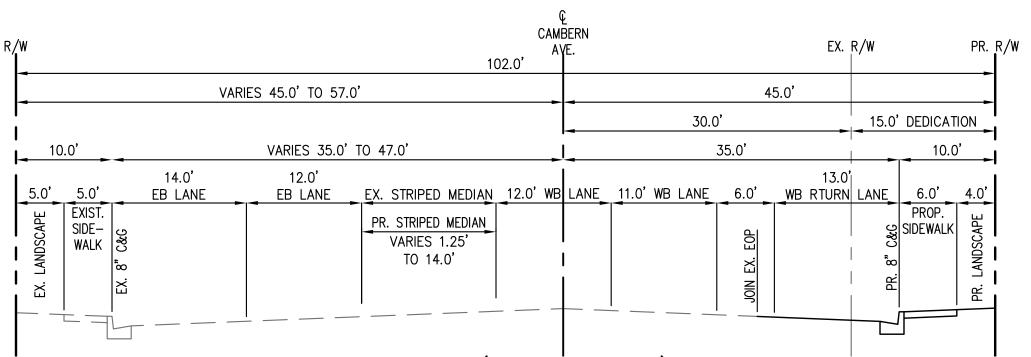
PARCEL NO.	AREA (ACRES)	PAD USE	PAD AREA (SF)
1	1.19	CAR WASH	4,116
2	1.10	QSR	3,000
3	1.42	C-STORE	4,088
4	4.62	UNDEVELOPED	0
TOTAL	8.32	-	11,204

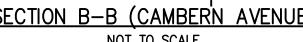


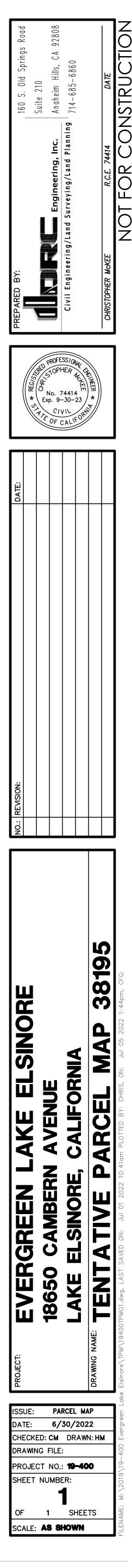


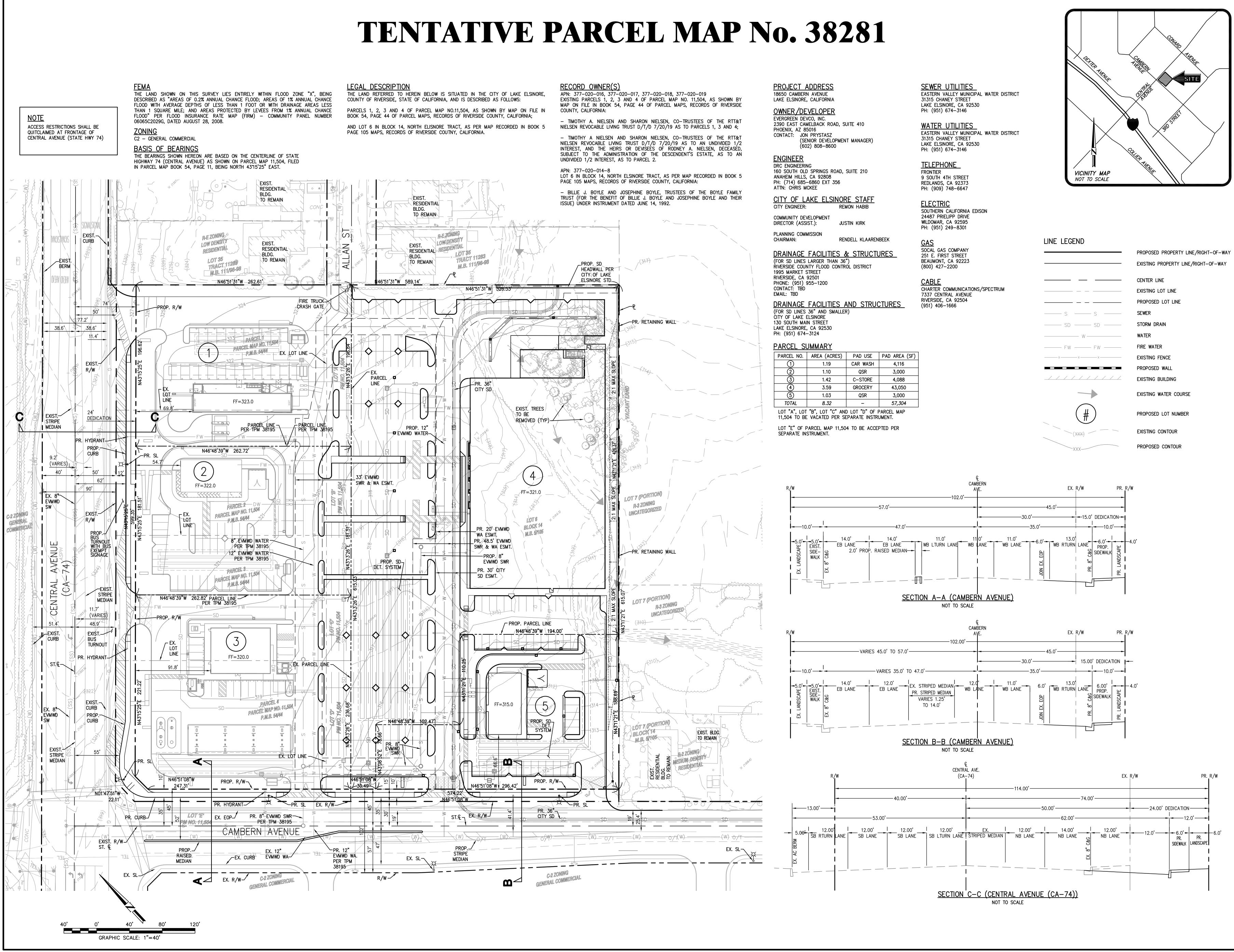




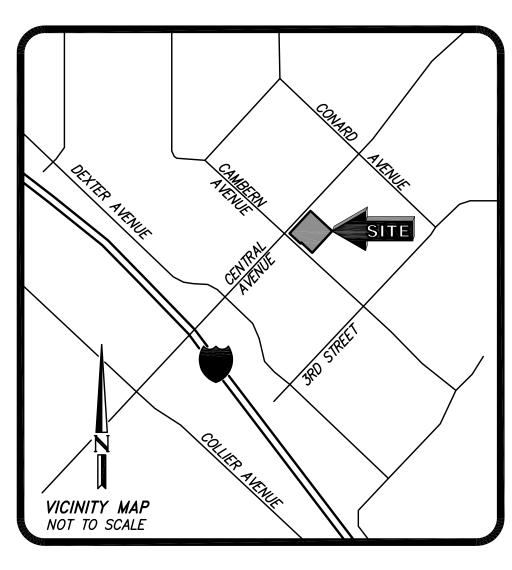




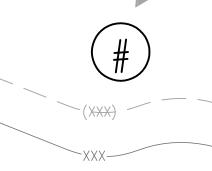


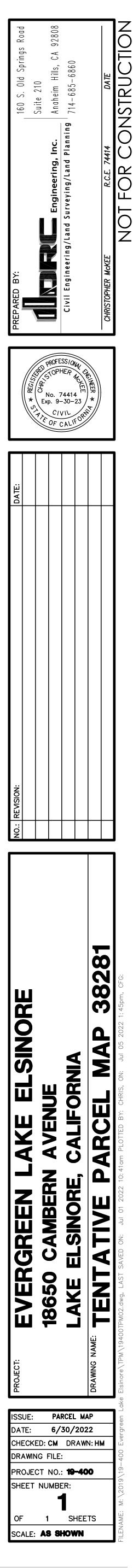


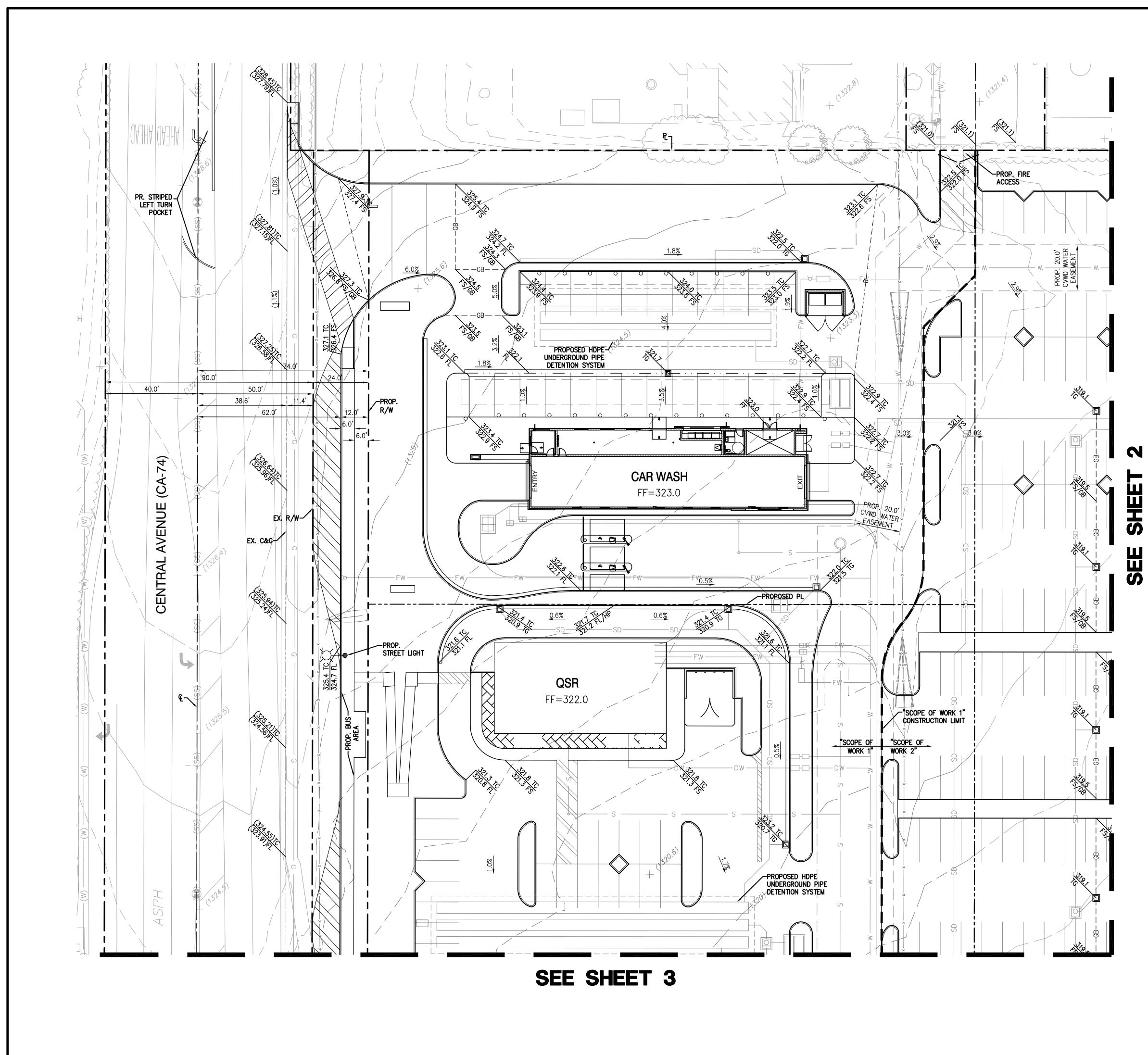
PARCEL NO.	AREA (ACRES)	PAD USE	PAD AREA (SF)
	1.19	CAR WASH	4,116
2	1.10	QSR	3,000
3	1.42	C-STORE	4,088
4	3.59	GROCERY	43,050
5	1.03	QSR	3,000
TOTAL	8.32	-	57,304

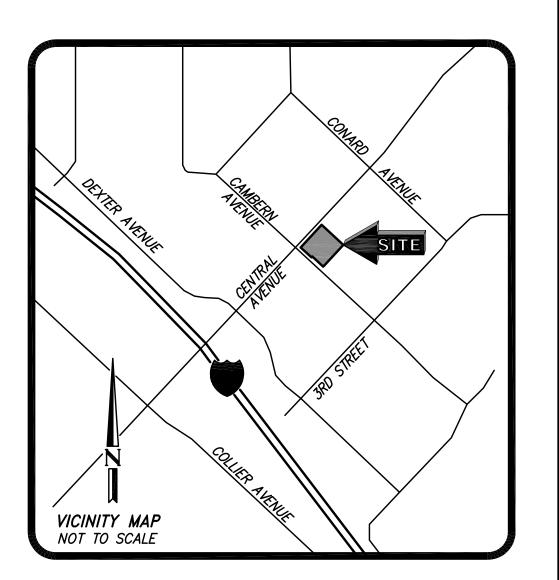


(		- S
	SD	- SD
F	-W	- FW
	(#	









## EARTHWORK QUANTITY ESTIMATE:

RAW (9" SECTION ACROSS SITE) OVEREXCAVATION SHRINKAGE (10%) UTILITY SPOILS	<u>CUT (CY)</u> 7,800 40,000 – 3,200	<u>FILL (CY)</u> 15,200 40,000 4,800 –
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

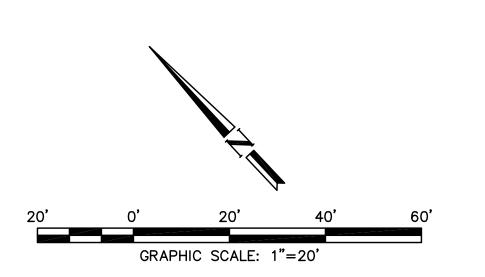
18650 CAMBERN STREET LAKE ELSINORE, CALIFORNIA

### OWNER/DEVELOPER

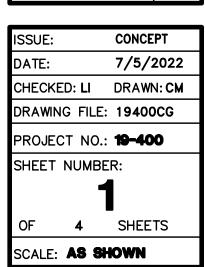
EVERGREEN DEVCO, INC. 2390 EAST CAMELBACK ROAD, SUITE 410 PHOENIX, ARIZONA 85016 CONTACT: JON PRYSTASZ PHONE: (602) 808-8600

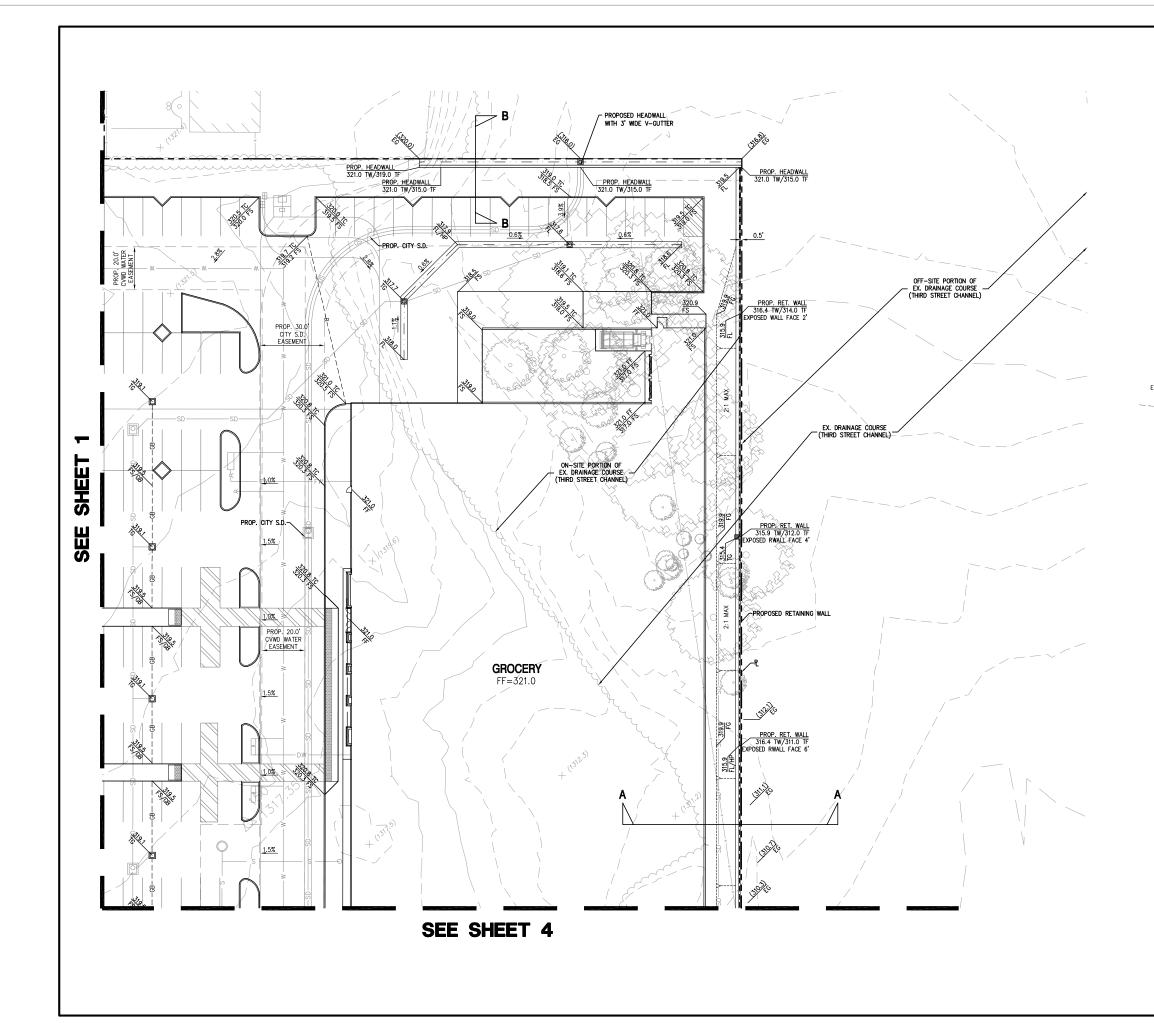
## <u>ENGINEER</u>

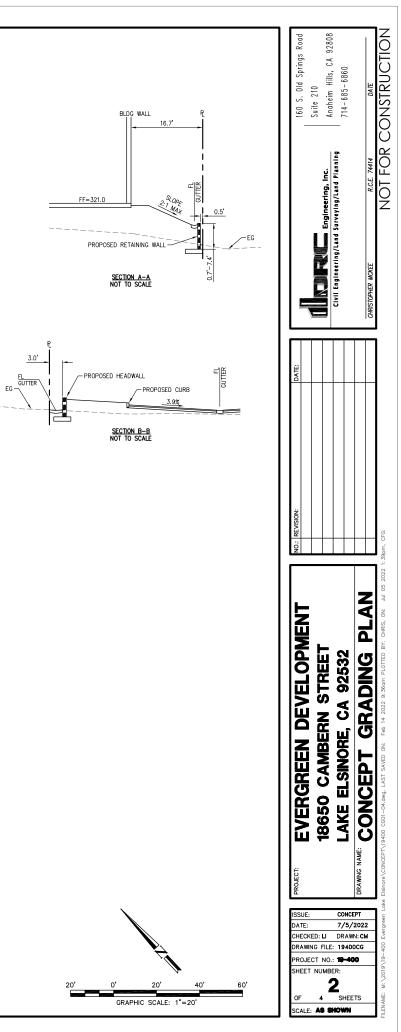
DRC ENGINEERING 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 PH: (714) 685–6860 EXT 356 ATTN: CHRIS MCKEE

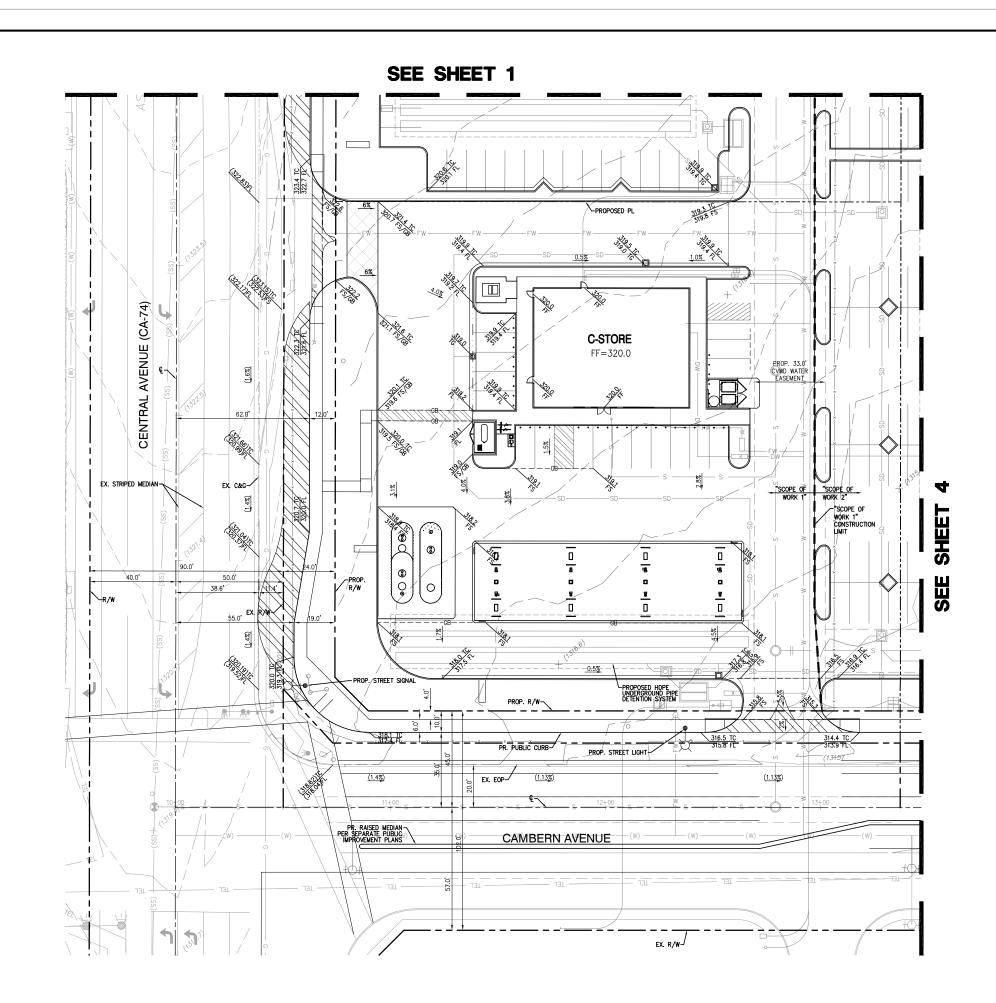


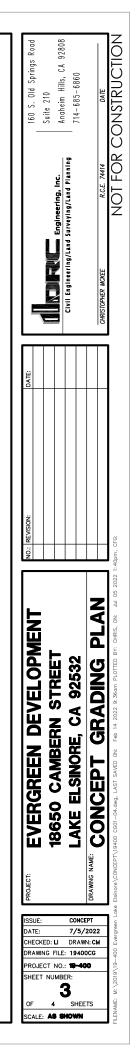
	NO.: REVISION: DA	DATE:	160 S Old Springs Road
			Suite 210
		Engineering, Inc.	Angheim Hills. CA 92808
		Civil Engineering/Land Surveying/Land Planning	
			1   4 - 0 0 3 - 0 0 0 0
		CHRISTOPHER MCKEE R.C.E. 74414	DATE
ke Elsinore\CONCEPT\19400 CG01-04.dwg, LAST SAVED ON: Feb 14 2022 9:36am PLOTTED BY: CHRIS, ON: Jul 05 2022 1:38pm, CFG:	38pm, CFG:	NOTFO	NOT FOR CONSTRUCTION

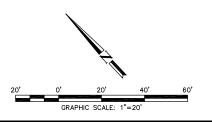


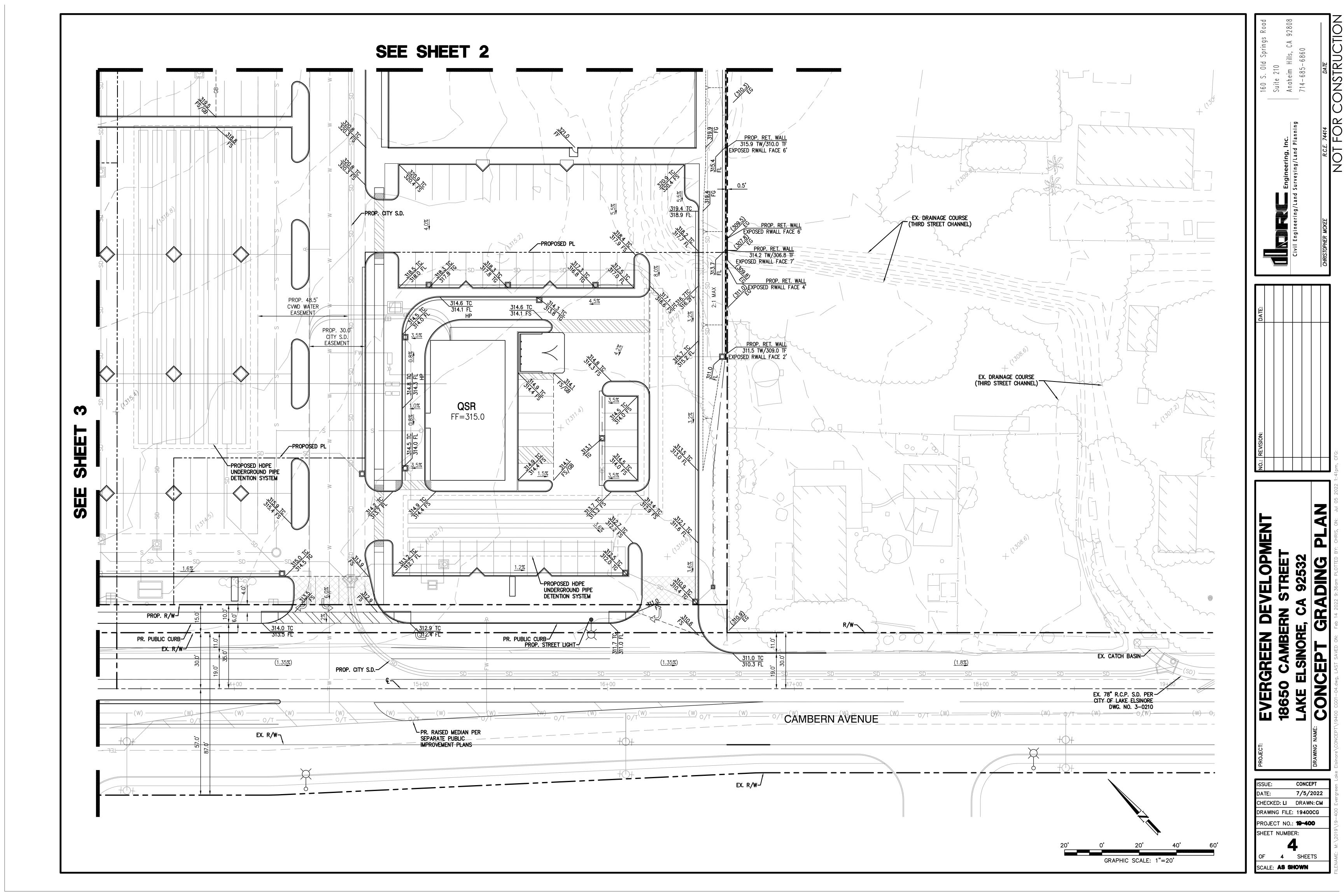












**Truck Haul Route Exhibit Evergreen Development** 

> **Inbound Route Outbound Route**

CA I-15 FREEWAY

A station manys

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

In the last

CENTRAI

CAMBERN AVE -----1 4 4 10

1. 30. 30

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



CEPT	PLANT SCHEDULE		
C.C.	<u>DECIDUOUS STREET TREE</u> Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	13	24" Box, M
	EVERGREEN PERIMETER BUFFER TREE Pinus eldarica / Afghan Pine Tristania conferta / Brisbane Box	12	24" Box, M 15 Gal., M
	<u>FLOWER DECIDUOUS ACCENT TREE</u> Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud Lagerstroemia indica x fauriei `Natchez` / Natchez Crape Myrtle	62	36" Box, M 36" Box, M
	EVERGREEN PARKING LOT SHADE TREE Acacia stenophylla / Shoestring Acacia Geijera parviflora / Australian Willow Rhus lancea / African Sumac	33	15 Gal., L 24" Box, L 24" Box, L
3	EVERGREEN ACCENT THEME TREE Eucalyptus papuana / Ghost Gum	37	24" Box, L
	LARGE EVERGREEN SCREEN HEDGE Prunus caroliniana `Monus` TM / Bright `N Tight Carolina Laurel Cherry Tecoma stans / Yellow Bells	149	15 Gal., M 15 Gal., M
	PARKING LOT SCREEN HEDGE Eleagnus x 'Quick Silver' / Quick Silver Silverberry Heteromeles arbutifolia / Toyon Westringia fruticosa `Wynabbie Gem` / Wynabbie Gem Coast Rosemary	614	5 Gal., L 5 Gal., L 5 Gal., L
	VINES Clytostoma callistegioides / Violet Trumpet Vine Jasminum mesnyi / Chinese Jasmine Vitis californica `Roger`s Red` / California Wild Grape	12	1 Gal., M 1 Gal., M 1 Gal., L
	SHRUBS ALONG STREET FRONTAGES Achillea millefolium 'Moonshine' / Yarrow Arbutus unedo 'Compacta' / Dwarf Strawberry Tree Dianella revoluta 'Little Rev' / Little Rev Flax Lily Dietes bicolor / Fortnight Lily Echium fastuosum / Pride Of Madeira Hemerocallis x 'Yellow' / Yellow Daylily Juncus patens / California Gray Rush Lantana x 'New Gold' / New Gold Lantana Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger Ligustrum texanum 'Compacta' / Texas Privet Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Rhaphiolepis indica / Indian Hawthorn Rosa x 'Flower Carpet Red' / Rose Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary Salvia clevelandii 'Winifred Gillman' / Cleveland Sage Salvia greggii 'Deep Red' / Autumn Sage Salvia leucantha 'Indigo Spires' / Indigo Spires Sage Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	6,827 sf 3,154 3,154 1,774 1,136 63,853 63,853 113,515	1 gal, L 5 Gal., L 1 Gal., L 5 Gal., M 5 Gal., L 1 Gal., M 1 Gal., L 5 Gal., L 5 Gal., L 5 Gal., M 1 Gal., M 1 Gal., M 1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L
	SHRUBS & GROUNDCOVERS AT PARKING LOTS Acacia redolens `Desert Carpet` TM / Bank Catclaw Achillea millefolium `Moonshine` / Yarrow Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry Cotoneaster horizontalis / Rock Cotoneaster Dianella tasmanica `Variegata` / Flax Lily Hemerocallis x 'Yellow' / Yellow Daylily Heteromeles arbutifolia / Toyon Iris germanica / German Iris Muhlenbergia capillaris `Pink Cloud` / Pink Muhly Vitex trifolia / Purple Vitex	20,418 sf 590 9,431 3,396 590 5,305 849 21,219 339,504 1,327	5 Gal., L 1 Gal., L 5 Gal., L 1 Gal., L 1 Gal., L 1 Gal., M 5 Gal., M 5 Gal., L 5 Gal., L
	GROUNDCOVERS ALONG STREET FRONTAGES Baccharis pilularis `Pigeon Point` / Pigeon Point Coyote Brush Carex tumulicola / Foothill Sedge Helictotrichon sempervirens / Blue Oat Grass Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine Rosa x `Flower Carpet Red` / Red Carpet Rose Rosa x `Flower Carpet White' / White Carpet Rose Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	11,194 sf	1 Gal., L 1 Gal., L 1 Gal., M 5 Gal., L 1 Gal., M 1 Gal., M 1 Gal., M

547 LF OF LANDSCAPE FRONTAGE = 18 TREES REQUIRED 487 LF OF LANDSCAPE FRONTAGE = 16 TREES REQUIRED

TOTAL SITE SQUARE FOOTAGE: 372,490 SF
LANDSCAPE SQUARE FOOTAGE PROVIDED: 66,451 SF PROVIDED - 17.8%
20% OF ALL TREES SHALL BE 24" BOX OR LARGER
20% OF ALL TREES SHALL BE 24" BOX OR LARGE

90

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1" = 30'

1. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES

INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX 2. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:

(22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER (2) TRI-C MYCO TABS PER 1 GALLON STOCK

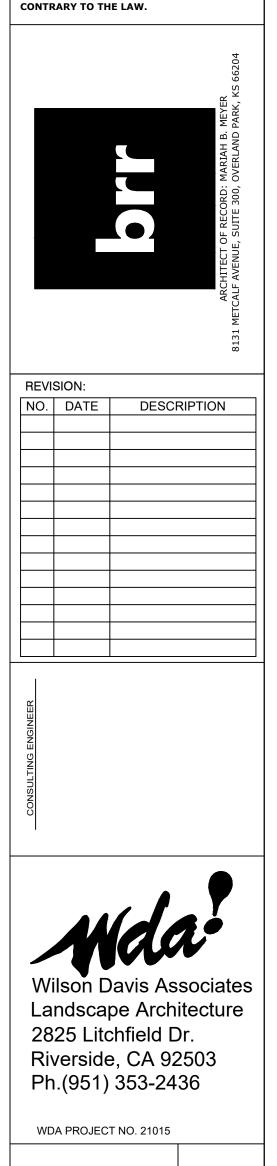
(8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK (16) TRI-C MYCO TABS PER 15 GALLON STOCK

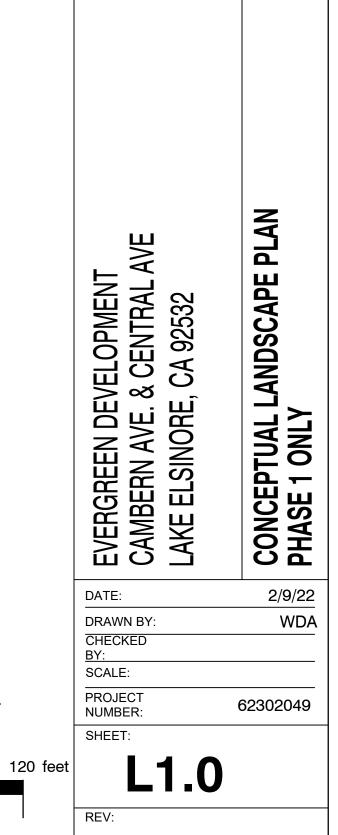
(1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS

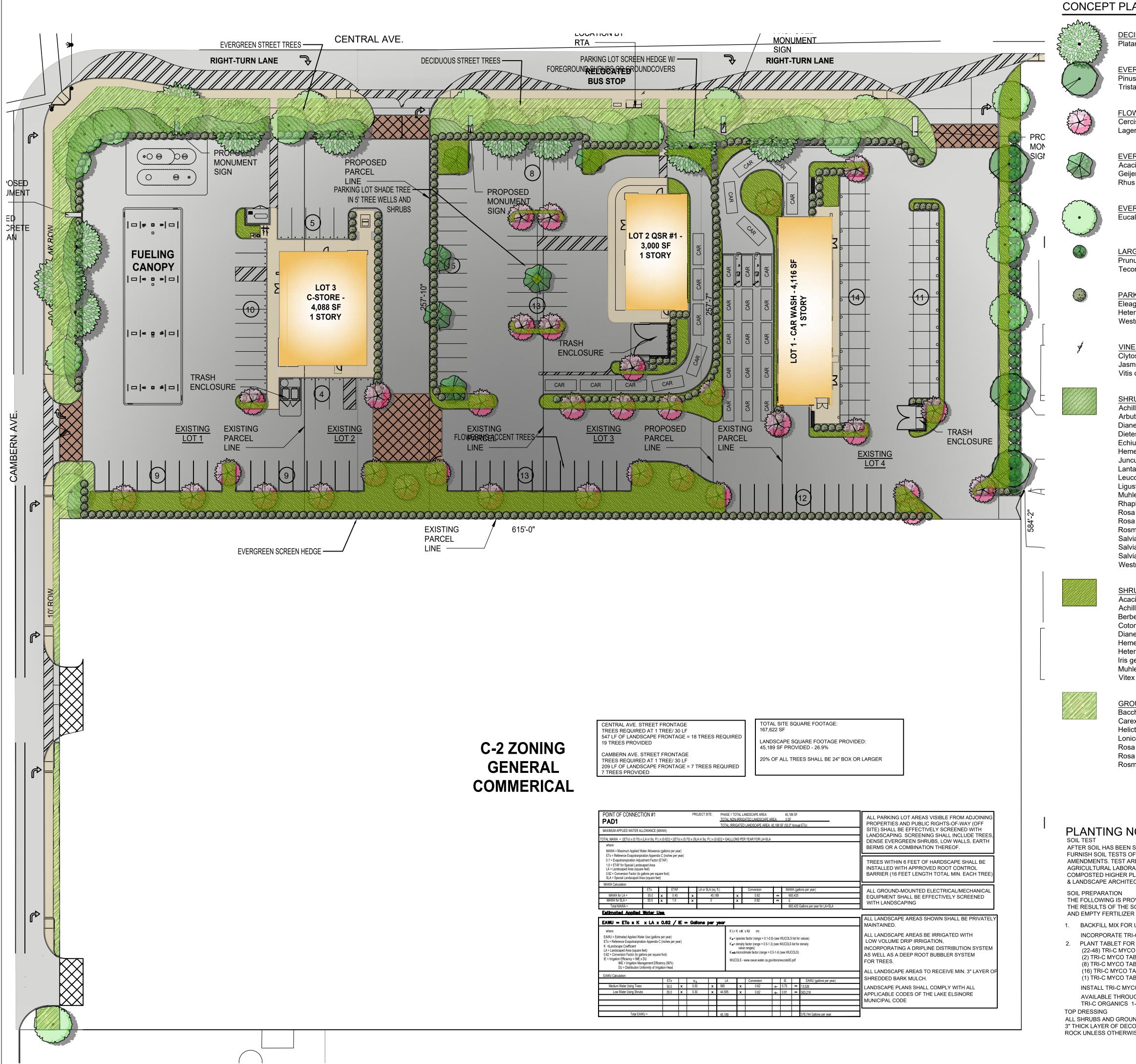
ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF DECOMPOSED GRANITE AND/OR 3/4" DECORATIVE

62302049 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



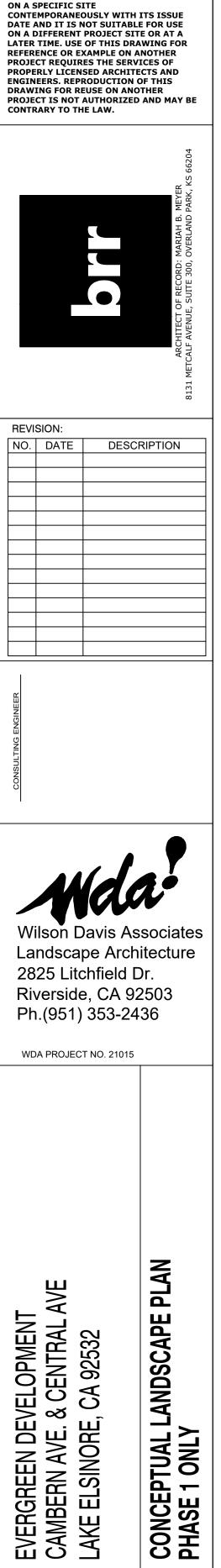




TOP DRESSING
ALL SHRUBS AND GROU
3" THICK LAYER OF DEC
ROCK UNLESS OTHERW

ANT SCHEDULE			62302	049
<u>CIDUOUS STREET TREE</u> tanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	10	24" Box, M	COPYRIGHT NOTICE: THIS DRAWING WAS PREF ON A SPECIFIC SITE CONTEMPORANEOUSLY W DATE AND IT IS NOT SUIT ON A DIFFERENT PROJECT LATER TIME. USE OF THIS REFERENCE OR EXAMPLE O	ITH ITS ISSUE ABLE FOR USE SITE OR AT A DRAWING FOR
ERGREEN PERIMETER BUFFER TREE us eldarica / Afghan Pine stania conferta / Brisbane Box	3	24" Box, M 15 Gal., M	PROJECT REQUIRES THE S PROPERLY LICENSED ARCI ENGINEERS. REPRODUCTI DRAWING FOR REUSE ON PROJECT IS NOT AUTHORI CONTRARY TO THE LAW.	ERVICES OF HITECTS AND ON OF THIS ANOTHER
<u>DWER DECIDUOUS ACCENT TREE</u> rcis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud gerstroemia indica x fauriei `Natchez` / Natchez Crape Myrtle	33	36" Box, M 36" Box, M		ER , KS 66204
ERGREEN PARKING LOT SHADE TREE acia stenophylla / Shoestring Acacia ijera parviflora / Australian Willow us lancea / African Sumac	6	15 Gal., L 24" Box, L 24" Box, L		ARCHITECT OF RECORD: MARIAH B. MEYER ARCALF AVENUE, SUITE 300, OVERLAND PARK, KS 66204
ERGREEN ACCENT THEME TREE calyptus papuana / Ghost Gum	19	24" Box, L		RCHITECT OF REC
RGE EVERGREEN SCREEN HEDGE inus caroliniana `Monus` TM / Bright `N Tight Carolina Laurel Cherry coma stans / Yellow Bells	32	15 Gal., M 15 Gal., M	REVISION:	A 8131 METCA
RKING LOT SCREEN HEDGE agnus x 'Quick Silver' / Quick Silver Silverberry teromeles arbutifolia / Toyon estringia fruticosa `Wynabbie Gem` / Wynabbie Gem Coast Rosemary	441	5 Gal., L 5 Gal., L 5 Gal., L	NO. DATE DE	SCRIPTION
N <u>ES</u> tostoma callistegioides / Violet Trumpet Vine sminum mesnyi / Chinese Jasmine s californica `Roger`s Red` / California Wild Grape	11	1 Gal., M 1 Gal., M 1 Gal., L		
RUBS ALONG STREET FRONTAGES hillea millefolium 'Moonshine' / Yarrow butus unedo 'Compacta' / Dwarf Strawberry Tree nella revoluta 'Little Rev' / Little Rev Flax Lily tes bicolor / Fortnight Lily hium fastuosum / Pride Of Madeira merocallis x 'Yellow' / Yellow Daylily hous patens / California Gray Rush htana x 'New Gold' / New Gold Lantana icoophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger ustrum texanum 'Compacta' / Texas Privet hlenbergia capillaris 'Pink Cloud' / Pink Muhly aphiolepis indica / Indian Hawthorn sa x 'Flower Carpet Red' / Rose smarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary via clevelandii 'Winifred Gillman' / Cleveland Sage via greggii 'Deep Red' / Autumn Sage via leucantha 'Indigo Spires' / Indigo Spires Sage stringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary RUBS & GROUNDCOVERS AT PARKING LOTS acia redolens 'Desert Carpet' TM / Bank Catclaw hillea millefolium 'Moonshine' / Yarrow beris thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry toneaster horizontalis / Rock Cotoneaster nella tasmanica 'Variegata' / Flax Lily	5,812 sf 2,685 2,685 1,511 967 54,361 54,361 96,642 15,153 sf 438 7,000 2,520 438 3,937	1 gal, L 5 Gal., L 1 Gal., L 5 Gal., M 5 Gal., L 1 Gal., M 1 Gal., L 5 Gal., L 5 Gal., L 5 Gal., M 1 Gal., M 1 Gal., M 1 Gal., L 1 Gal., L 1 Gal., L 5 Gal., L 1 Gal., L 5 Gal., L 1 Gal., L 1 Gal., L 1 Gal., L	Wilson Davis Landscape Ar 2825 Litchfield Riverside, CA Ph.(951) 353-	d Dr. 92503
merocallis x 'Yellow' / Yellow Daylily teromeles arbutifolia / Toyon germanica / German Iris hlenbergia capillaris `Pink Cloud` / Pink Muhly ex trifolia / Purple Vitex	630 15,748 251,966 985	1 Gal., M 5 Gal., M 1 Gal., M 5 Gal., L 5 Gal., L	WDA PROJECT NO. 210	)15
OUNDCOVERS ALONG STREET FRONTAGES ccharis pilularis `Pigeon Point` / Pigeon Point Coyote Brush rex tumulicola / Foothill Sedge ictotrichon sempervirens / Blue Oat Grass nicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine sa x `Flower Carpet Red` / Red Carpet Rose sa x `Flower Carpet White' / White Carpet Rose smarinus officinalis `Prostratus` / Dwarf Rosemary	10,713 sf	1 Gal., L 1 Gal., L 1 Gal., M 5 Gal., L 1 Gal., M 1 Gal., M 1 Gal., M		PLAN
			DEVELOPMENT VE. & CENTRAL AVE DRE, CA 92532	LANDSCAPE PL
NOTES: N SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF RATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITE TECT, PRIOR TO INSTALLATION.	ЕСТ		REN DEVELO RN AVE. & CE SINORE, CA	
ROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIF ER BAGS ON SITE FOR VERIFICATION OF MATERIAL. R USE OF PLANTING ALL TREES, SHRUBS & VINES RI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX			EVERGREEN CAMBERN AV LAKE ELSINO	CONCEP
OR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS: CO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER ABS PER 1 GALLON STOCK ABS TABLETS PER 5 GALLON STOCK TABS PER 15 GALLON STOCK ABS FOR EACH GROUNDCOVER HOLE			DATE: DRAWN BY: CHECKED BY: SCALE:	2/9/2 WD
/CO TABLETS PER MFG. RECOMMENDATIONS /UGH: 1-800-927-3311			SCALE: PROJECT NUMBER:	62302049
UNDCOVER AREAS ARE TO BE TOP DRESSED WITH COMPOSED GRANITE AND/OR 3/4" DECORATIVE WISE SPECIFIED. 0 30 6	60 s	90 120 f	eet L1.0	

1" = 30'



2/9/22

62302049

WDA

REV: