

949 240-6591

GR O U P
ADKVAS



Real property in the City of Lake Elsinore, County of Riverside, State of California,
described as follows:

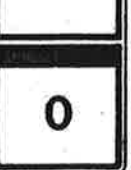
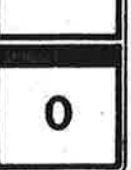
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6M02042017

9.12.2017

REVISION 01

9.12.17

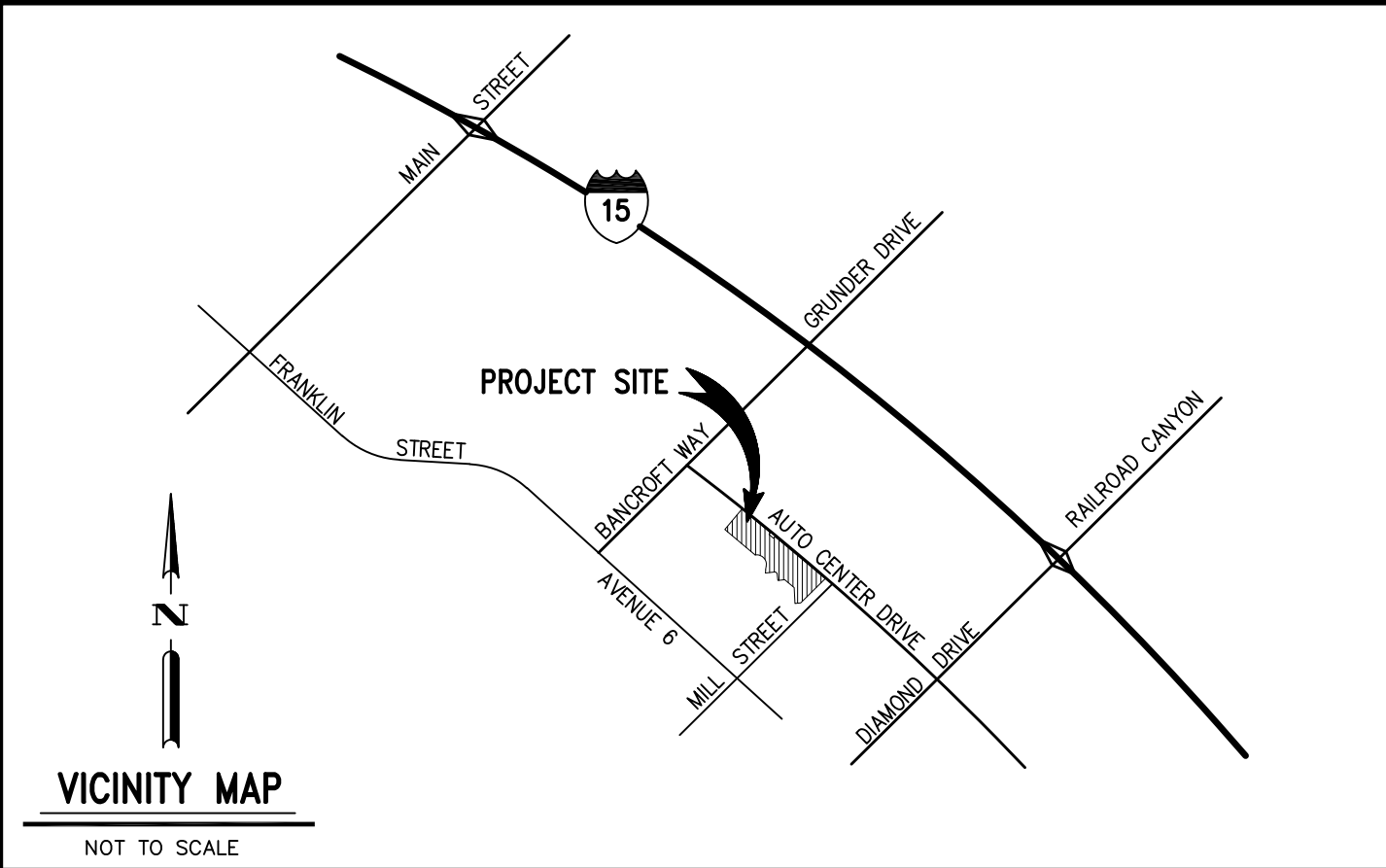


VICINITY MAP

GENERAL NOTES

- [illegible]

 SITE



DEVELOPER/APPLICANT

AUTO CENTER & MILL, LLC
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CA. 92562

CONTACT : JOHN CAPELLI
EMAIL : johncapelli27@gmail.com
TELEPHONE : (714) 334-6711

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER:

363-112-025, 363-112-026 & 363-112-031

- GENERAL NOTES**
1. PREPARED : APRIL 24, 2017
 2. EXISTING ZONING : GENERAL COMMERCIAL (C-2)
 3. PROPOSED ZONING : GENERAL COMMERCIAL (C-2)
 4. EXISTING LAND USE : GENERAL COMMERCIAL (C-2 AUTOMALL OVERLAY)
 5. PROPOSED LAND USE : GENERAL COMMERCIAL (C-2 AUTOMALL OVERLAY)
 6. PROJECT ACREAGE : 1.31 AC GROSS
 7. PROPOSED BUILDING : 2447.57 SF (1ST FLOOR) 819.00 SF (2ND FLOOR)
 8. CUSTOMER PARKING (CP) : 6 SPACES
 9. ELECTRIC VEHICLE CHARGING STATION (EV) : 1 SPACE
 10. HANDICAPPED PARKING : 1 SPACE
 11. REGULAR PARKING : 77 SPACES
 12. COMPACT PARKING (C) : 41 SPACES
 13. TOTAL PARKING PROVIDED : 118 SPACES

UTILITY PURVEYORS

SCHOOL : LAKE ELSINORE UNIFIED SCHOOL DISTRICT
SEWER : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS : SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE : SPECTRUM/FRONTIER
ELECTRIC : SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV : SPECTRUM/FRONTIER

LEGAL DESCRIPTION

PARCEL 1, 2 AND 3 AS SHOWN ON LOT LINE ADJUSTMENT NO. 92-05, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 06, 1993 AS INSTRUMENT NO. 93-483042 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "B" OF PARCEL MAP OF PARCEL MAP 26890 AS SHOWN BY MAP ON FILE IN BOOK 177 PAGES 96 AND 97 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF LAKE ELSINORE PER DOCUMENT RECORDED OCTOBER 19, 1992 AS INSTRUMENT NO. 92-392583, OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF LAKE ELSINORE PER DOCUMENT RECORDED APRIL 20, 1993 AS INSTRUMENT NO. 93-143988, OF OFFICIAL RECORDS.

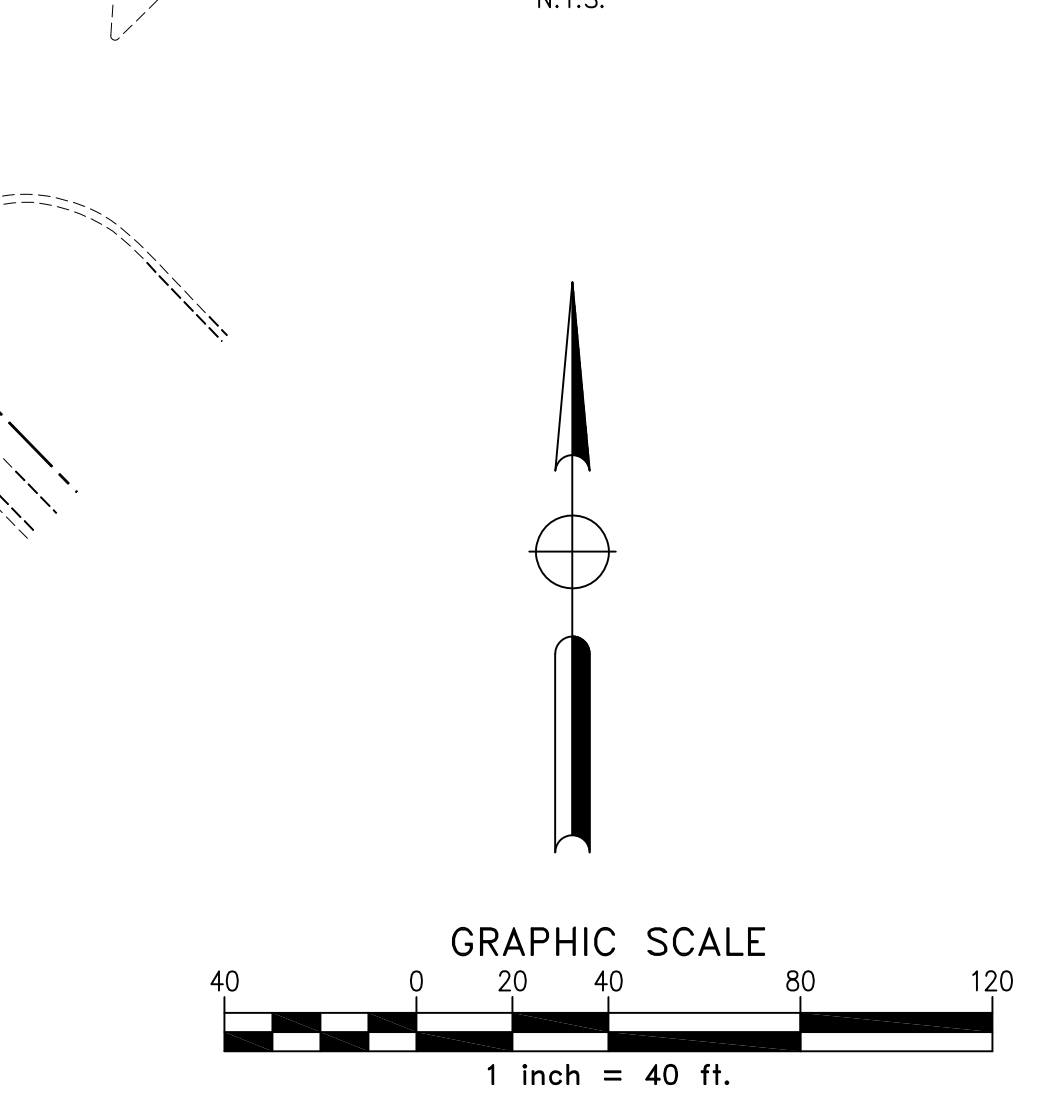
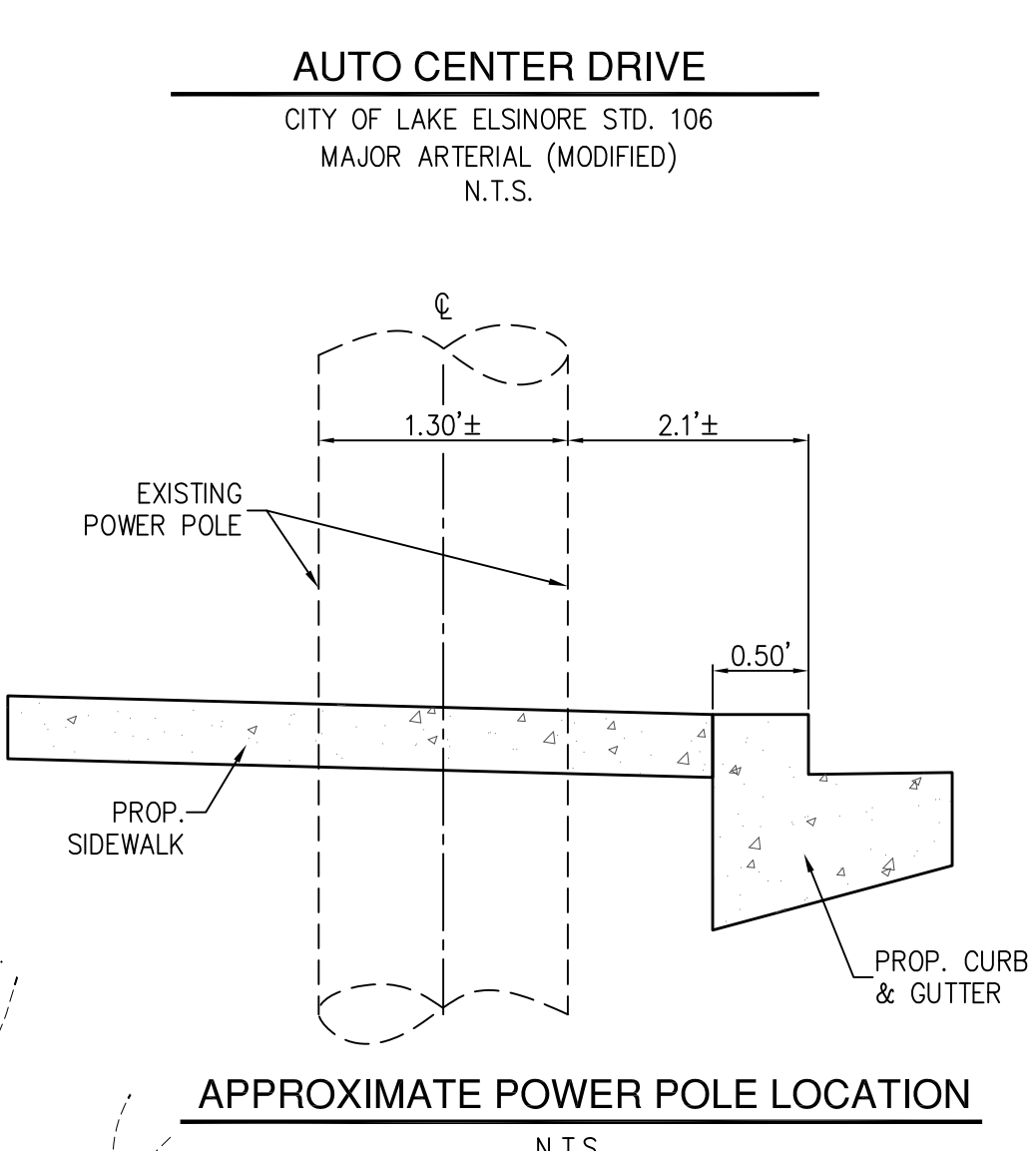
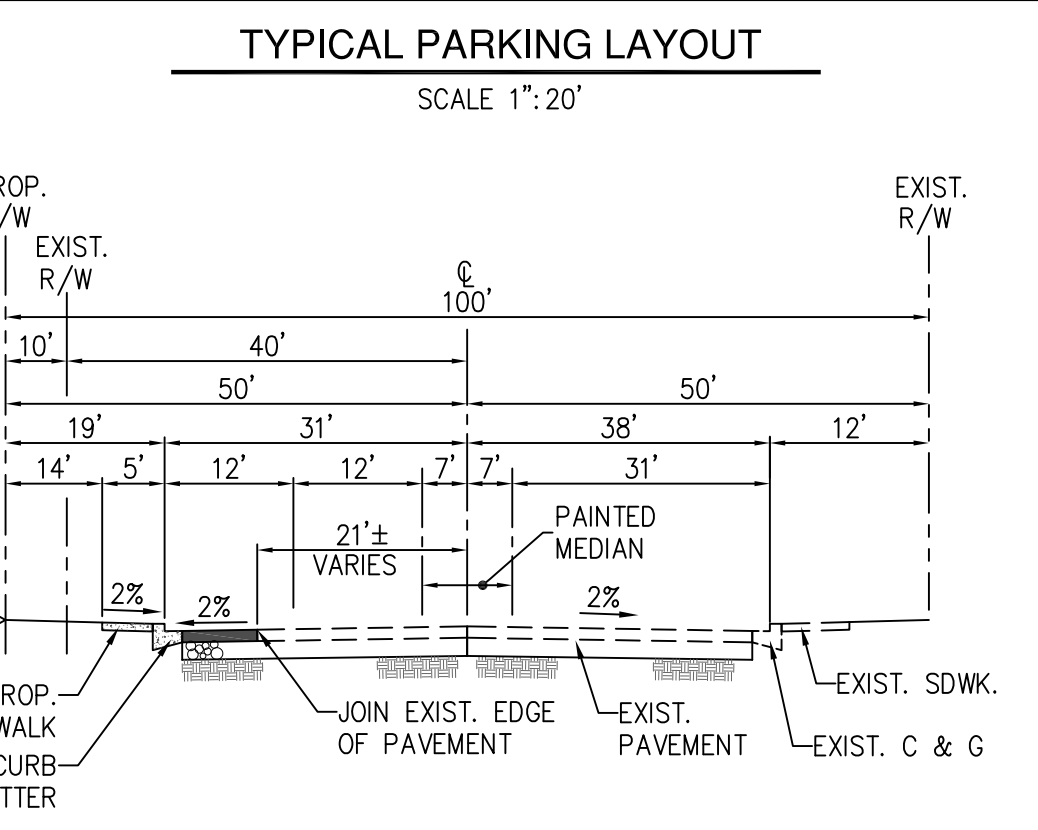
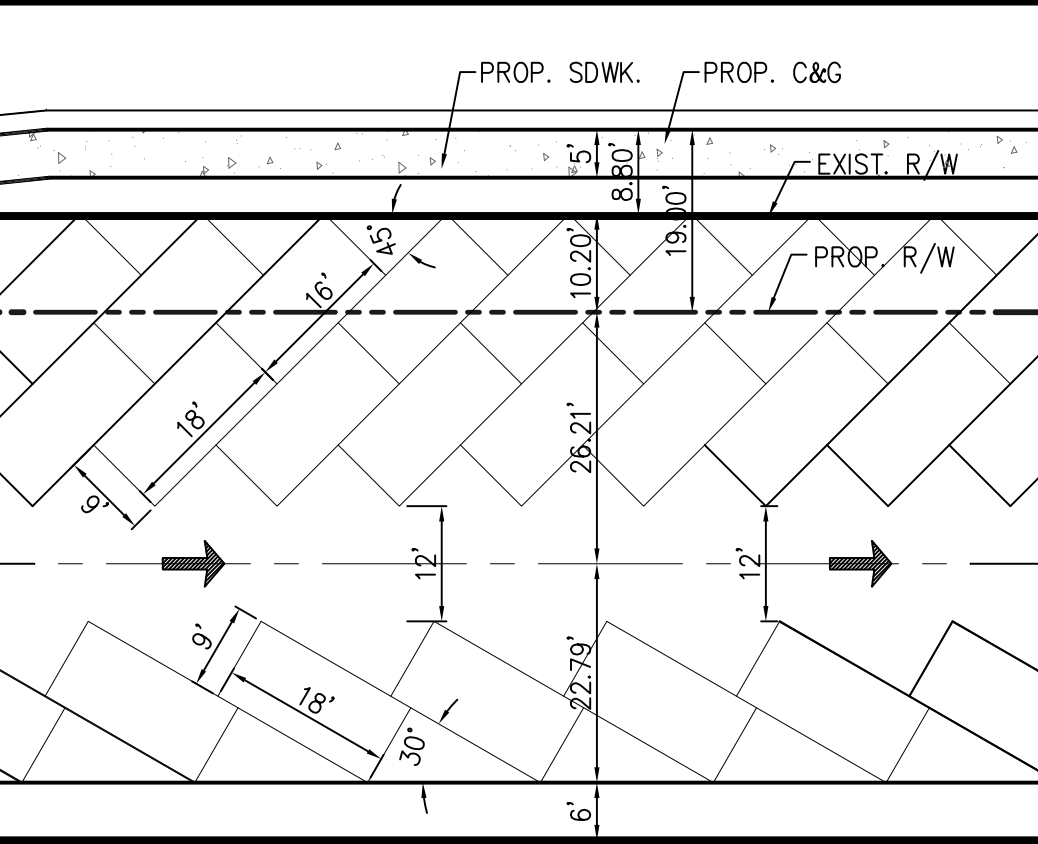
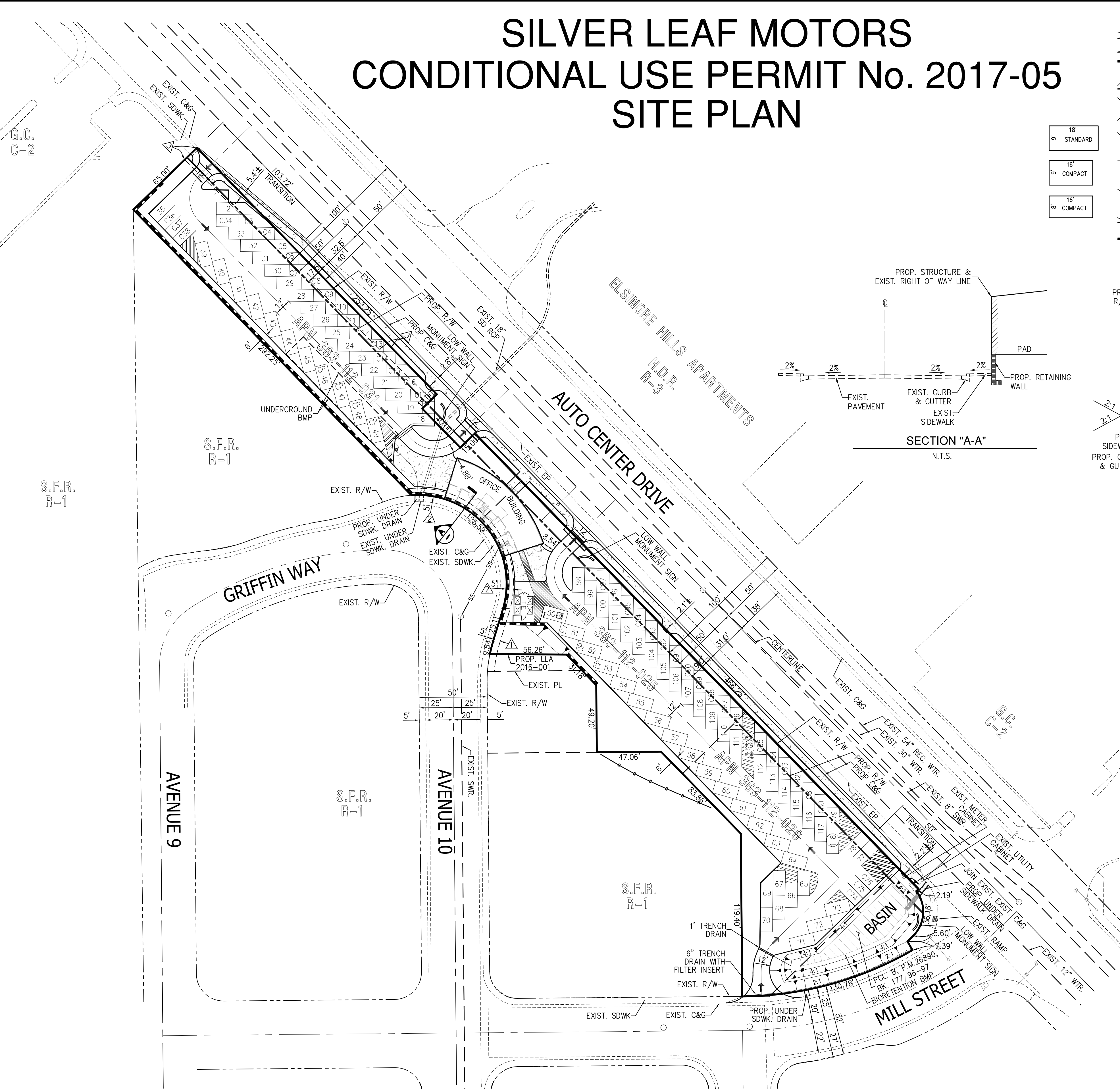
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED APRIL 10, 2006 AS INSTRUMENT NO. 06-254884, OF OFFICIAL RECORDS.

LEGEND

PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
EXISTING RIGHT OF WAY
EXISTING POWER POLE PROTECT IN PLACE
EV
CP
C
T.E.

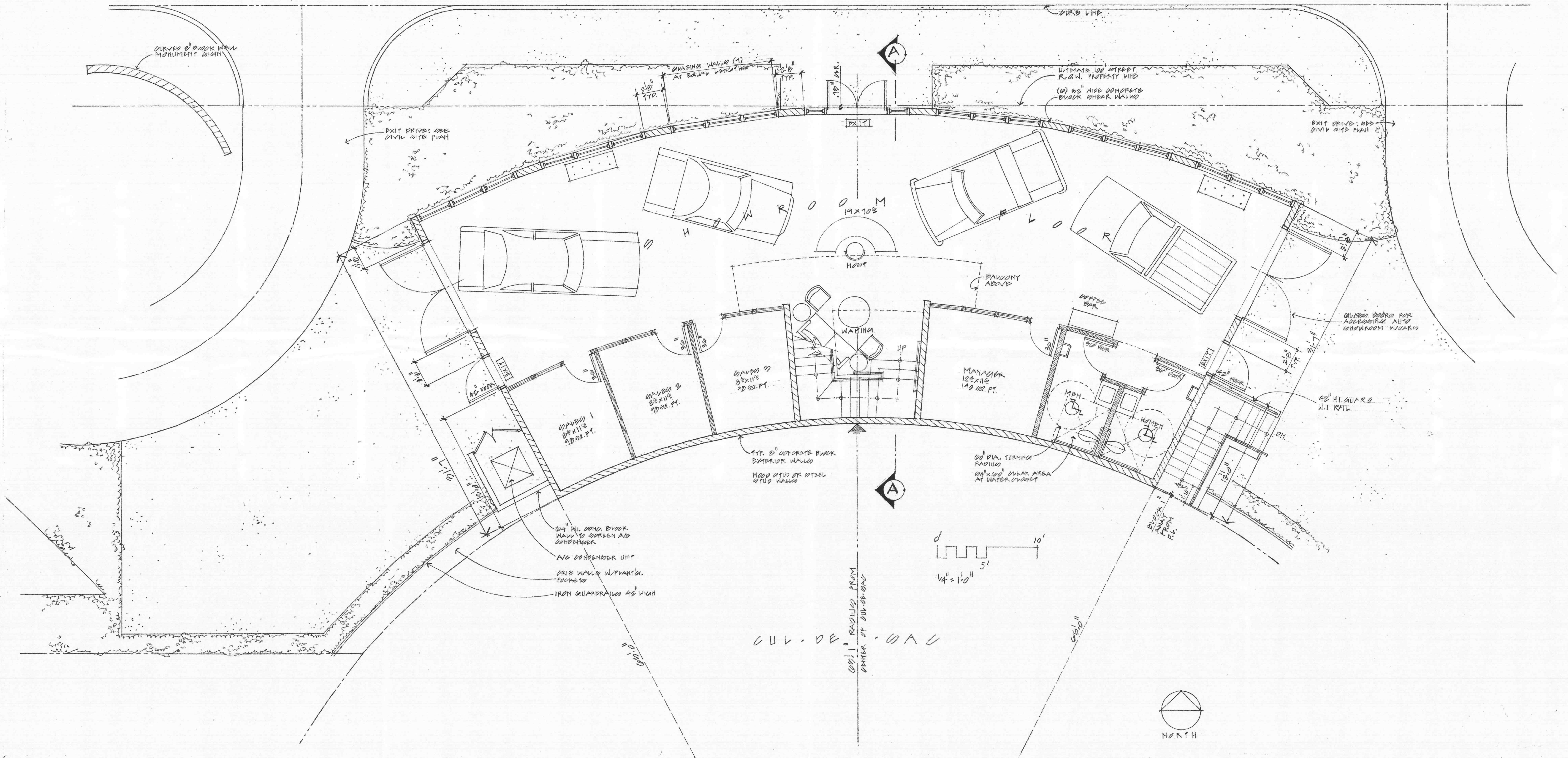
ELECTRIC VEHICLE CHARGING STATION
CUSTOMER PARKING
COMPACT PARKING
TRASH ENCLOSURE

MARK	REVISIONS	APPR.	DATE
1	REVISED SITE PLAN & BASIN		8-8-17
2	REVISED AUTO CENTER DRIVE STREET SECTION		5-14-19



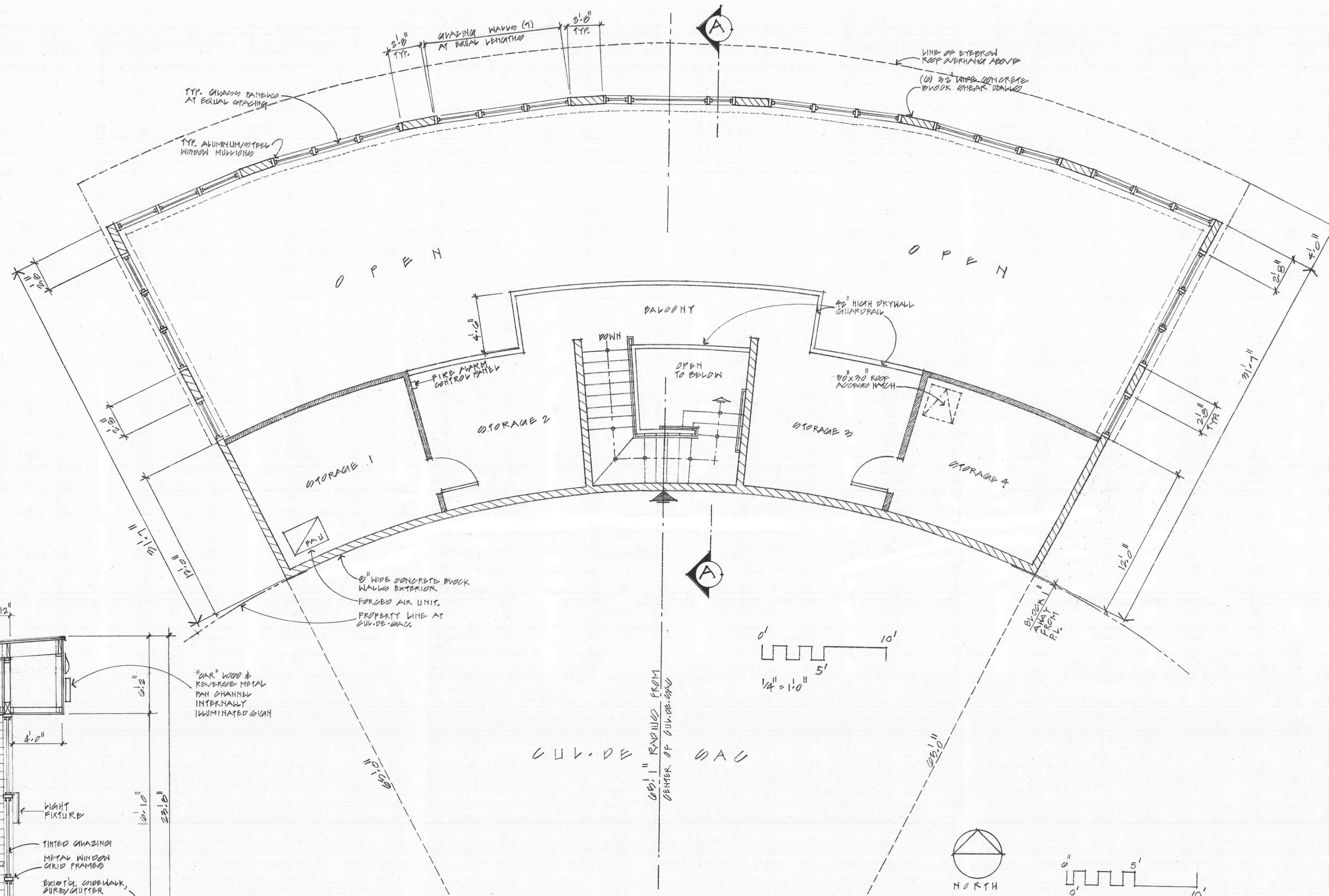
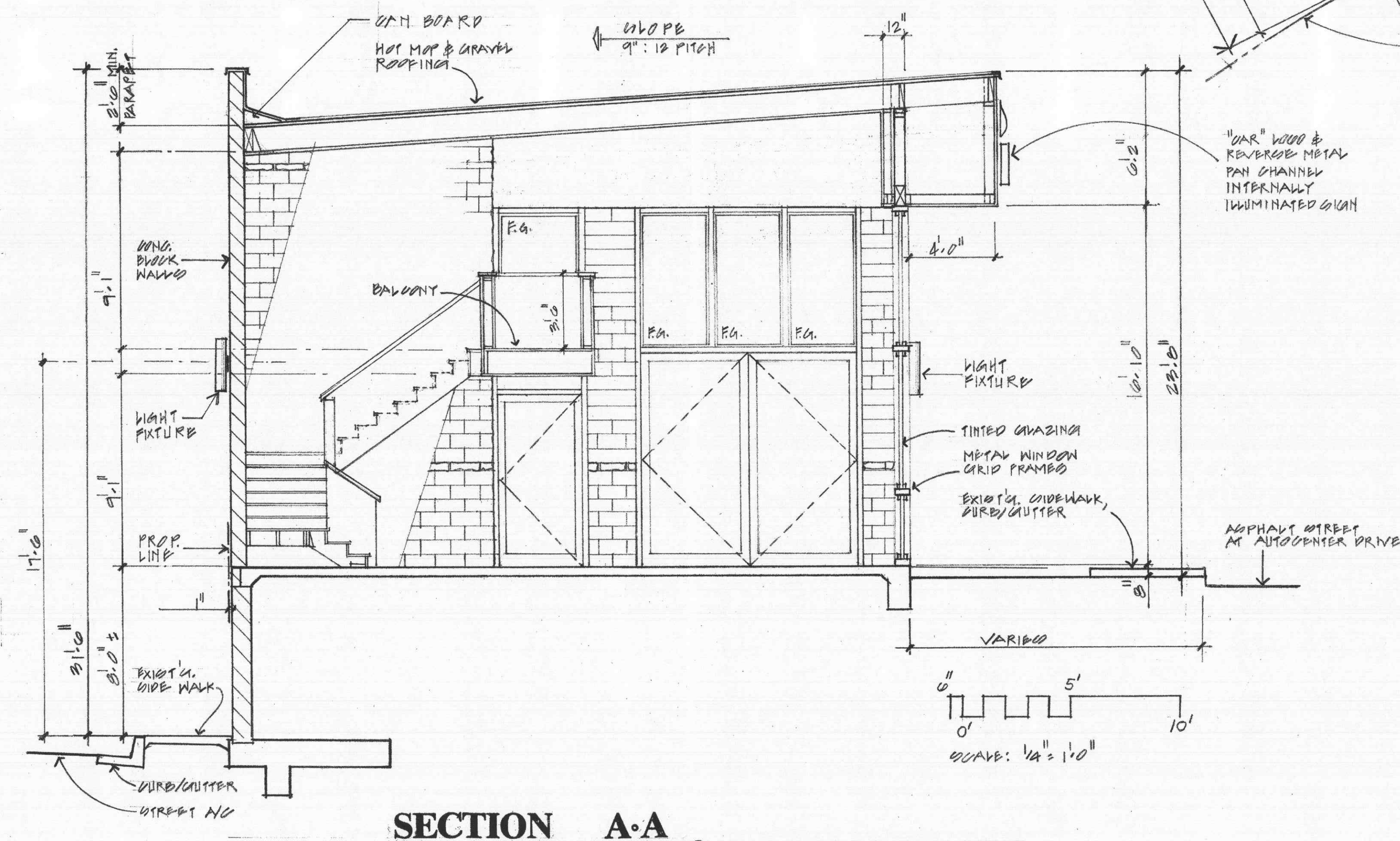
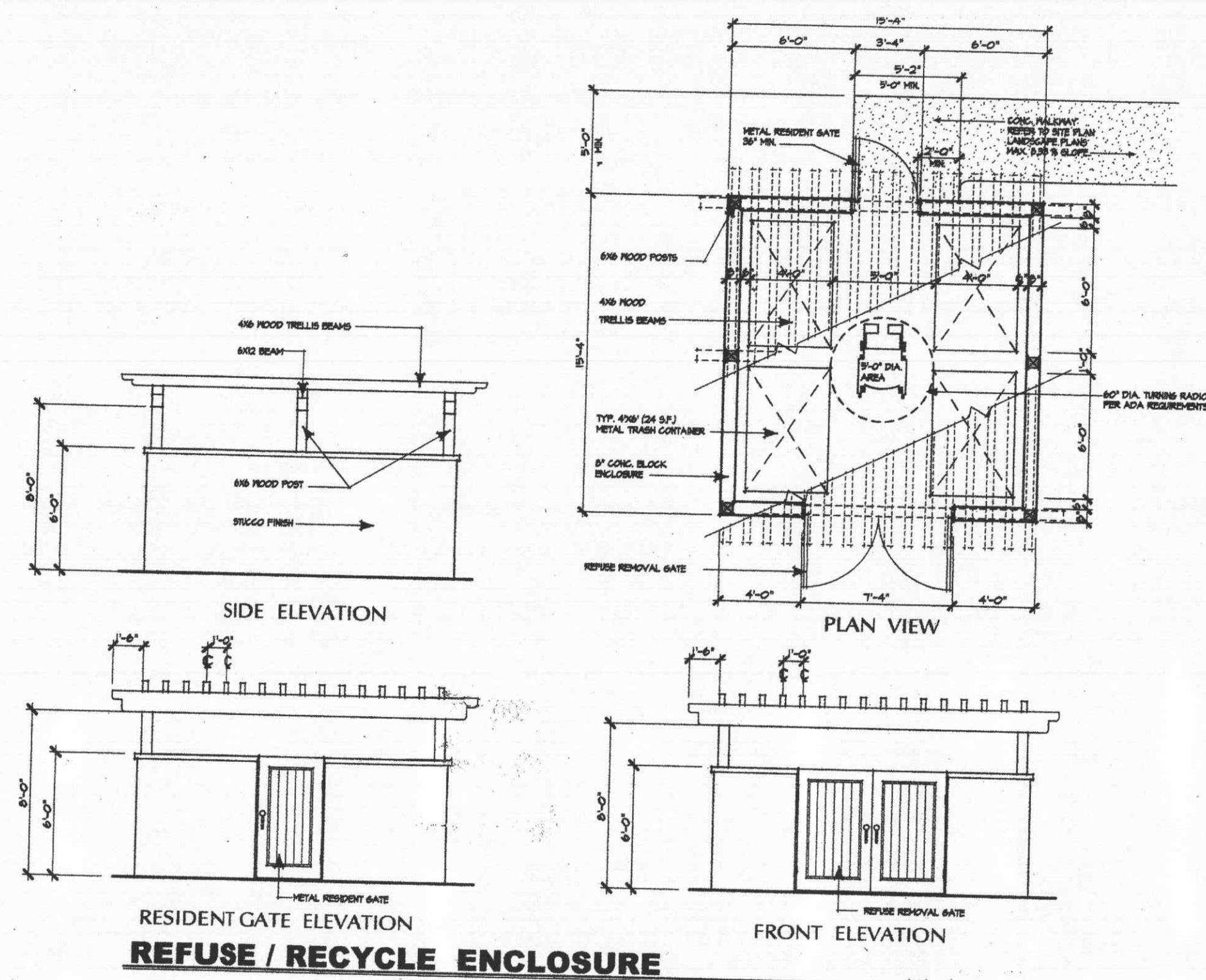
MARK	REVISIONS	APPR.	DATE		PACIFIC COAST LAND CONSULTANTS, Inc. Civil Engineering • Land Planning • Land Surveying 25096 Jefferson Avenue, Suite "D" Murrieta, Ca. 92562 Tel: (951) 698-1350 Fax: (951) 698-8657	SEAL	CITY OF LAKE ELSINORE	CONDITIONAL USE PERMIT No. 2017-05	SHEET 1 OF 1 SHEETS
1	REVISED SITE PLAN & BASIN		8-8-17						
2	REVISED AUTO CENTER DRIVE STREET SECTION		5-14-19						

AUTO CENTER DRIVE



FIRST FLOOR PLAN

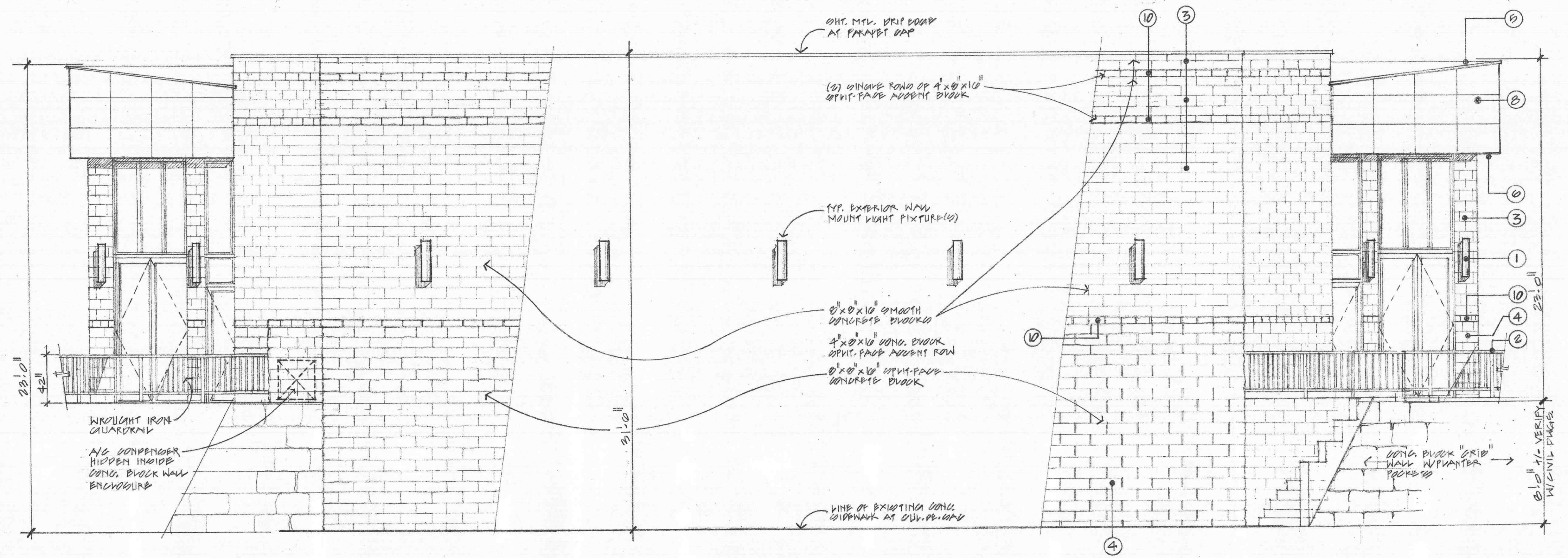
8,447.97 SQ. FT.



SECOND FLOOR PLAN

219 SQ. FT. STORAGE ROOMS

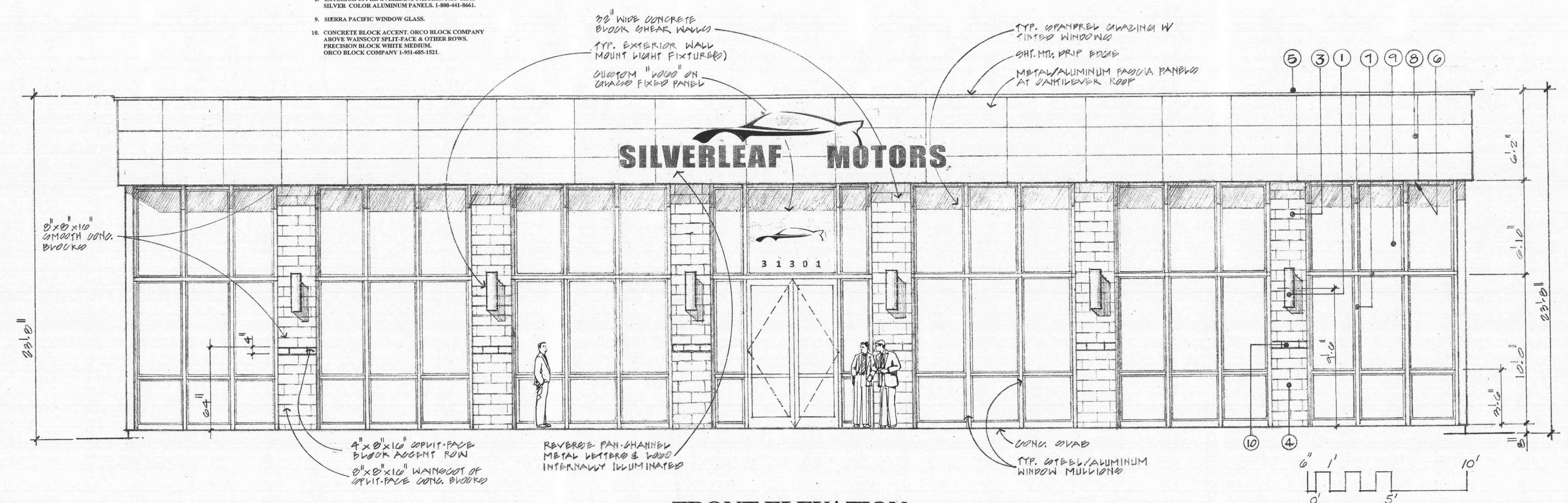
SCALE 1/4" = 1'-0"
100 SQ. FT.



REAR ELEVATION

COLORS & MATERIALS SILVERLEAF MOTORS

1. WALL MOUNTED DOWNLIGHTS, PROGRESS LIGHTING COMPANY, DOWNLIGHT UPLIGHT MODEL P562-32-30K SILVER CHROME FINISH.
2. WROUGHT IRON RAILINGS EACH SIDE OF BLD'G. ENDS AT RETAINING WALL. PAINT WITH BENJAMIN MOORE HARBORCROSS BROWN.
3. CONCRETE BLOCK WALLS, ORCO BLOCK COMPANY UPPER WALL AREAS ABOVE WAINSCOT SPLIT-FACE. PRECISION BLOCK BLACK 100. ORCO BLOCK COMPANY 1-951-685-1521.
4. CONCRETE BLOCK WALLS, ORCO BLOCK COMPANY WAINSCOT SPLIT-FACE LOWER WALL AREAS. SPLIT-FACE BLOCK BLACK 200. ORCO BLOCK COMPANY 1-951-685-1521.
5. HOT-MOPED GRAVEL ROOFING, LOCAL ROOF CO.
6. EXTERIOR SOFFITS: PAC-CLAD AGED BRONZE COLOR ALUMINUM PANELS. 1-800-441-8661.
7. GLAZED WINDOWS: SIERRA PACIFIC WINDOWS CO. CLAD ALUMINUM IN LEXEN 2685 1-800-824-7544
8. EXTERIOR UPPER OVERHANG FASCIA: PAC-CLAD SILVER COLOR ALUMINUM PANELS. 1-800-441-8661.
9. SIERRA PACIFIC WINDOW GLASS.
10. CONCRETE BLOCK ACCENT, ORCO BLOCK COMPANY ABOVE WAINSCOT SPLIT-FACE & OTHER ROWS. PRECISION BLOCK WHITE MEDIUM. ORCO BLOCK COMPANY 1-951-685-1521.



FRONT ELEVATION

DESIGNERS & PLANNERS

ADKVAS

C R O U P

647 CAMINO DE LOS MARES • SUITE 206 • SAN CLEMENTE, CALIF. • 92673

SILVERLEAF MOTORS

31301 AUTO CENTER DRIVE LAKE ELSINORE, CALIFORNIA 92539
 Developer: BROSE INVESTMENT GROUP, LLC 949 874-7474
 31103 Rancho Viejo Road Suite D2535 San Juan Capistrano, CA 92675

JOB NO.

9M0904217

DATE

9-12-2017

PLAN NO.

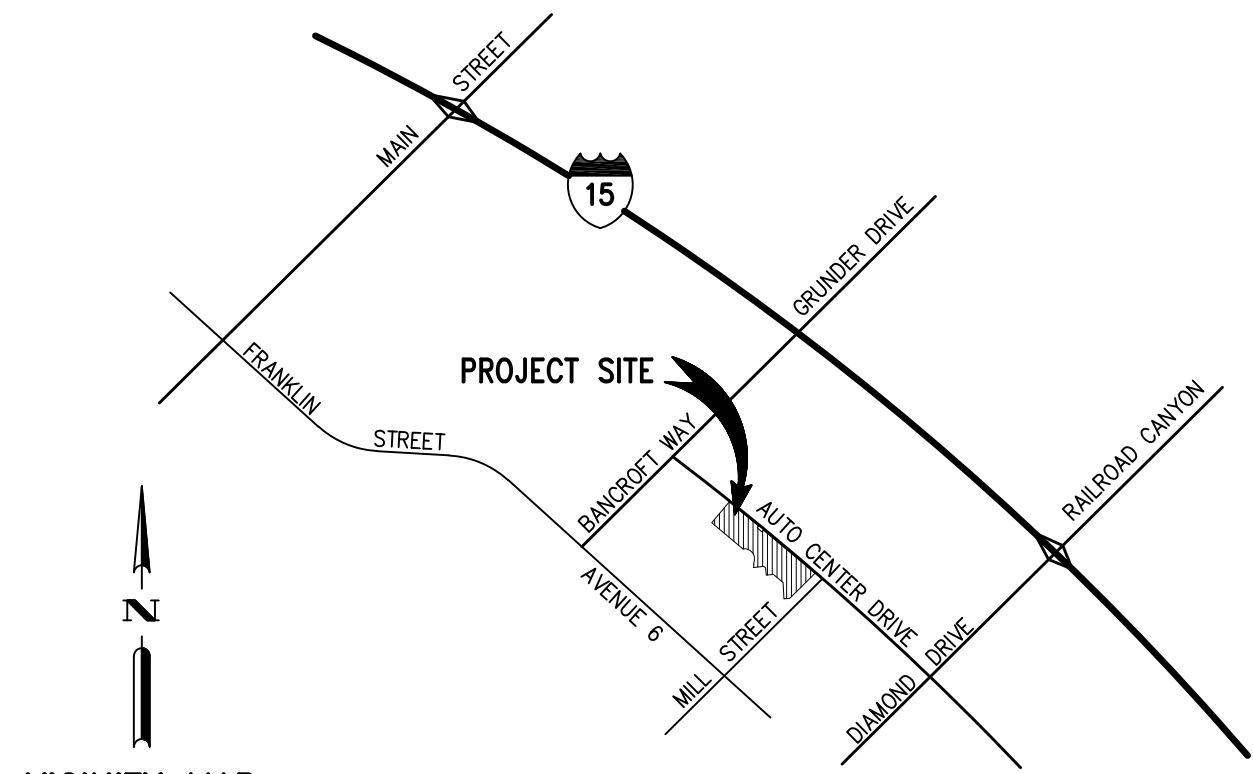
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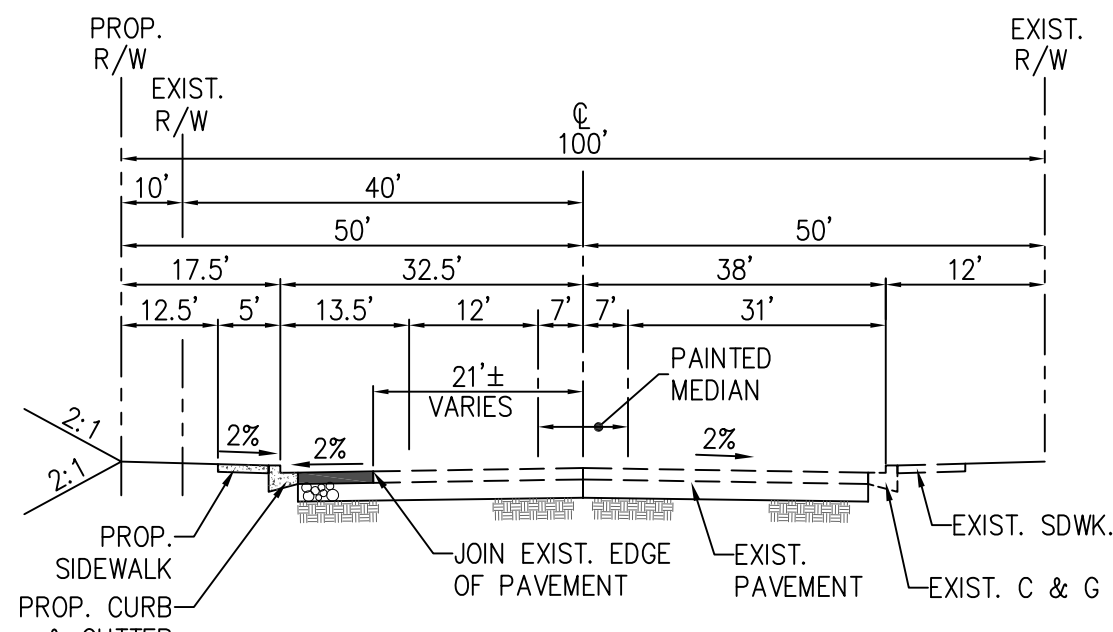


SILVER LEAF MOTORS

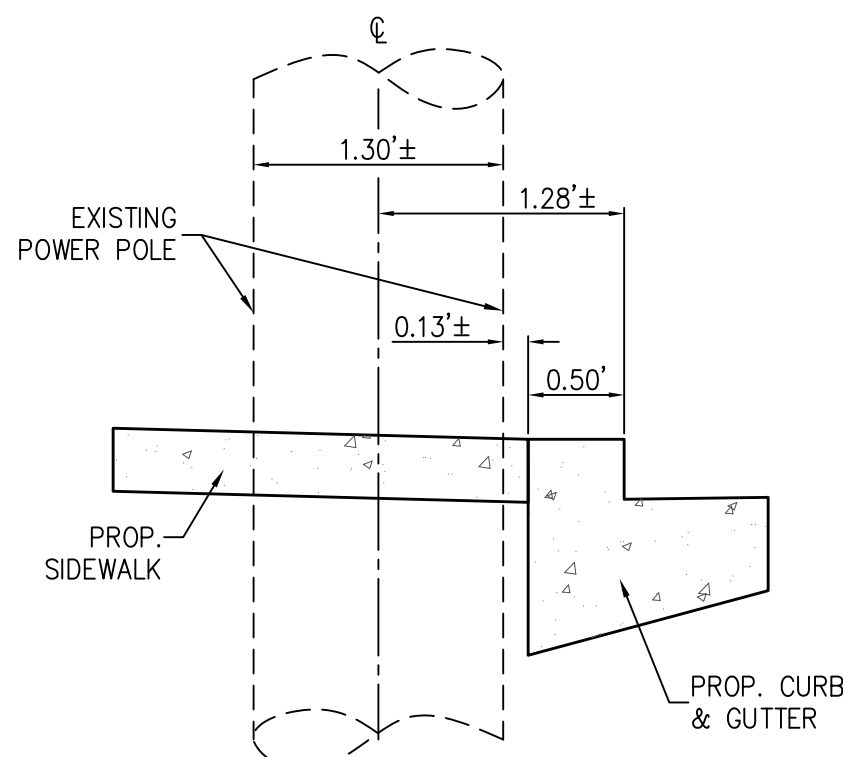
PRELIMINARY GRADING PLAN



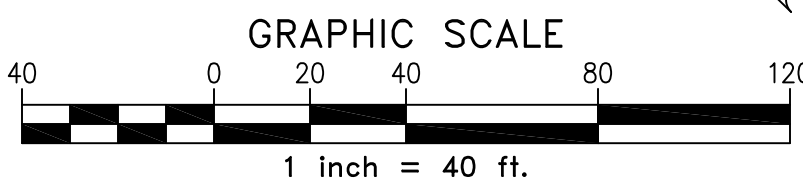
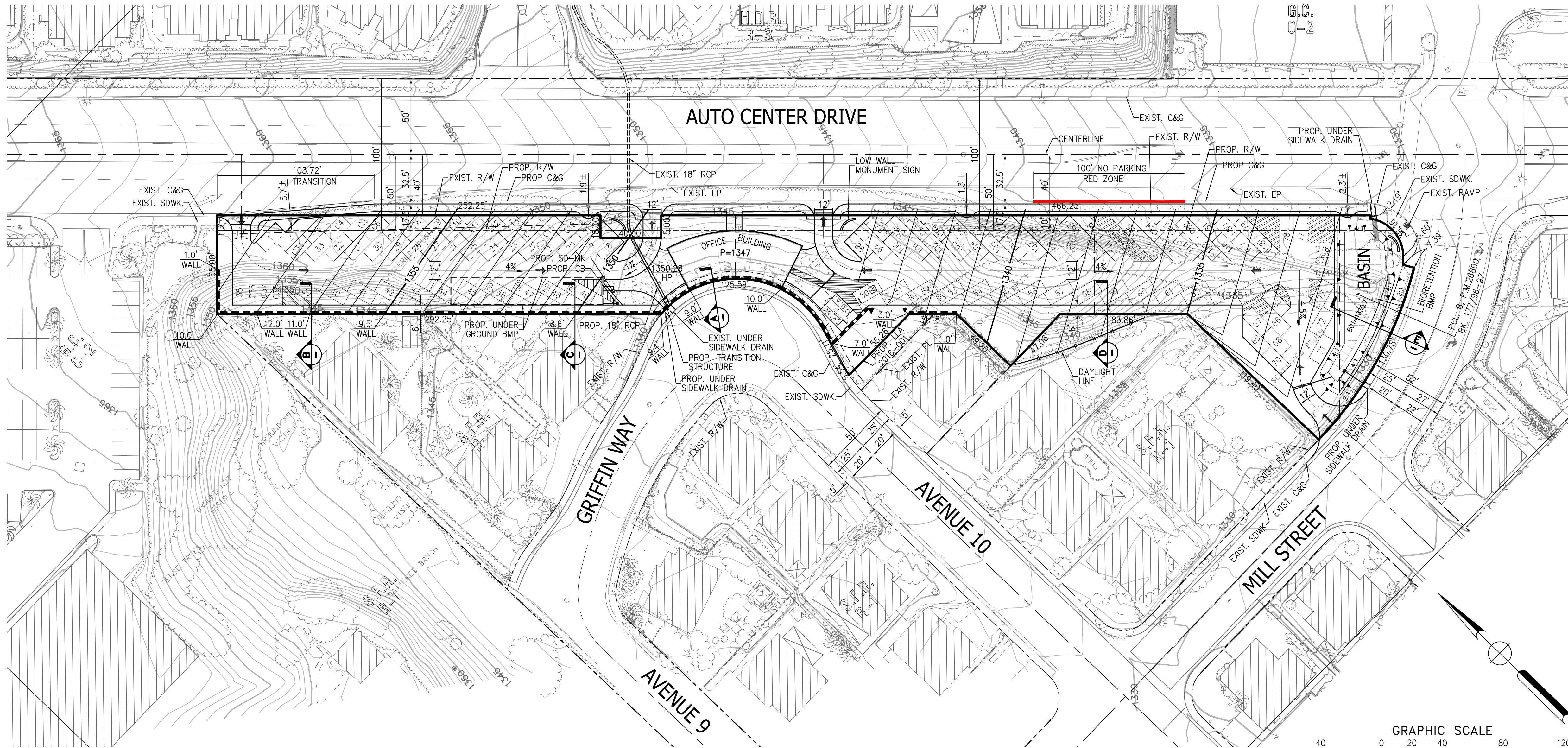
VICINITY MAP
NOT TO SCALE



AUTO CENTER DRIVE
CITY OF LAKE ELSINORE STD. 106
MAJOR ARTERIAL (MODIFIED)
N.T.S.



APPROXIMATE POWER POLE LOCATION
N.T.S.

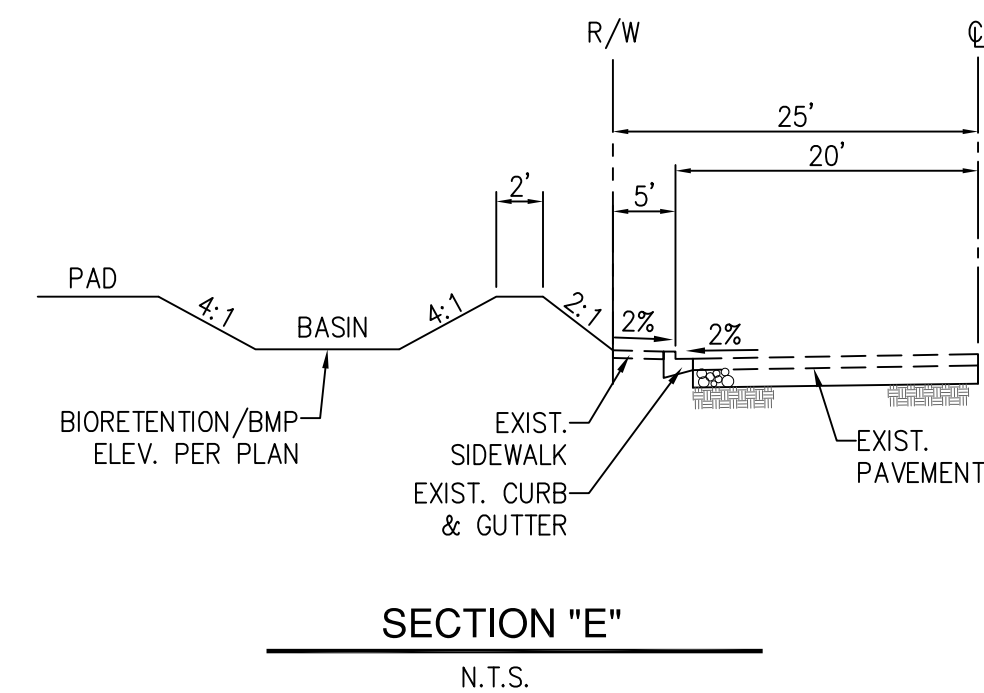
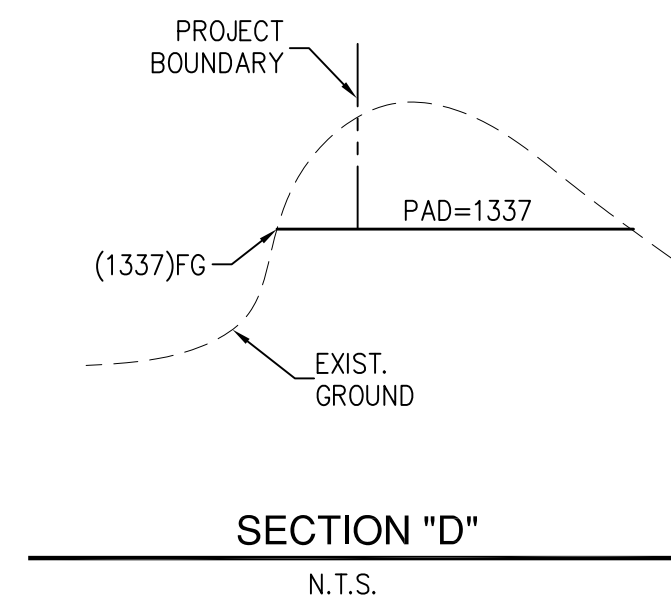
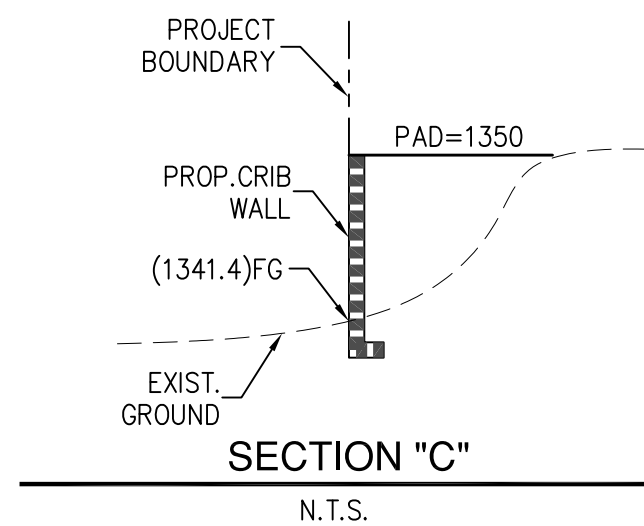
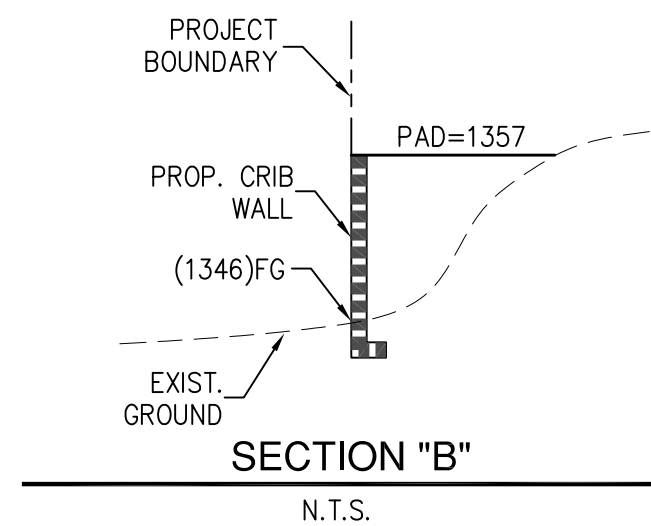
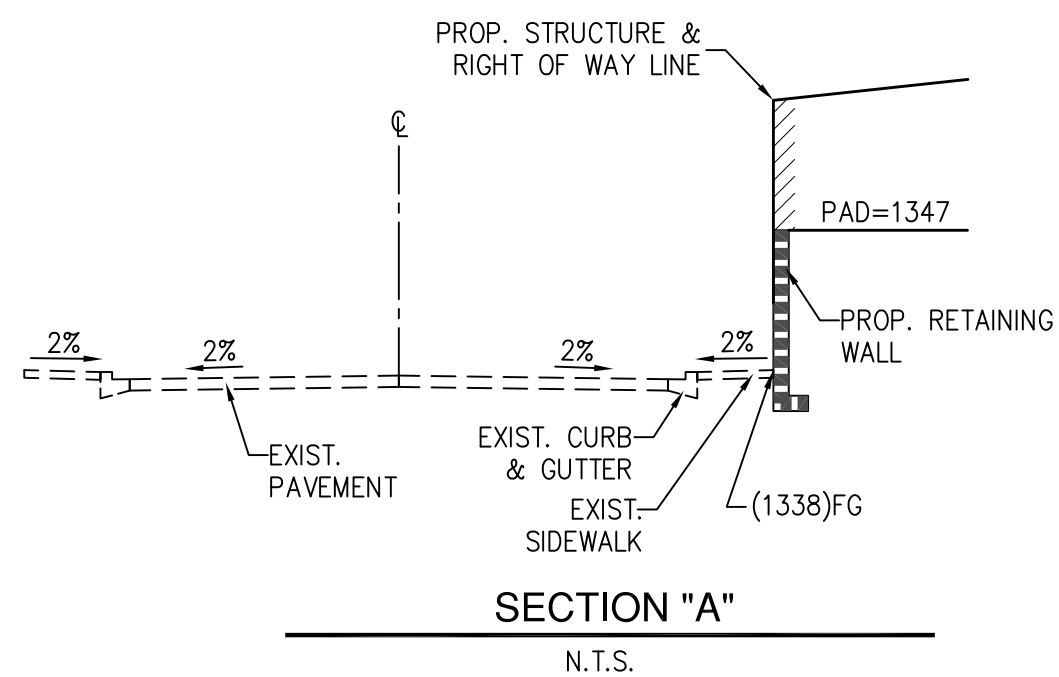


PRELIMINARY CUT & FILL

CUT = 5,000± CY
FILL = 5,000± CY

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING POWER POLE PROTECT IN PLACE



MARK	REVISIONS	APPR.	DATE



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

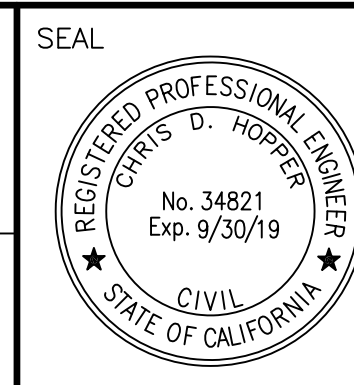
BRAD FAGRELL
CITY ENGINEER

DATE

PACIFIC COAST LAND CONSULTANTS, Inc.
Civil Engineering • Land Planning • Land Surveying
25096 Jefferson Avenue, Suite 'D' Murrieta, Ca. 92562
Tel: (951) 698-1350 Fax: (951) 698-8657

PREPARED BY:
CHRIS D. HOPPER
R.C.E. NO. 34821 EXP. DATE 09/30/19

DATE



SCALE:
SEE ABOVE

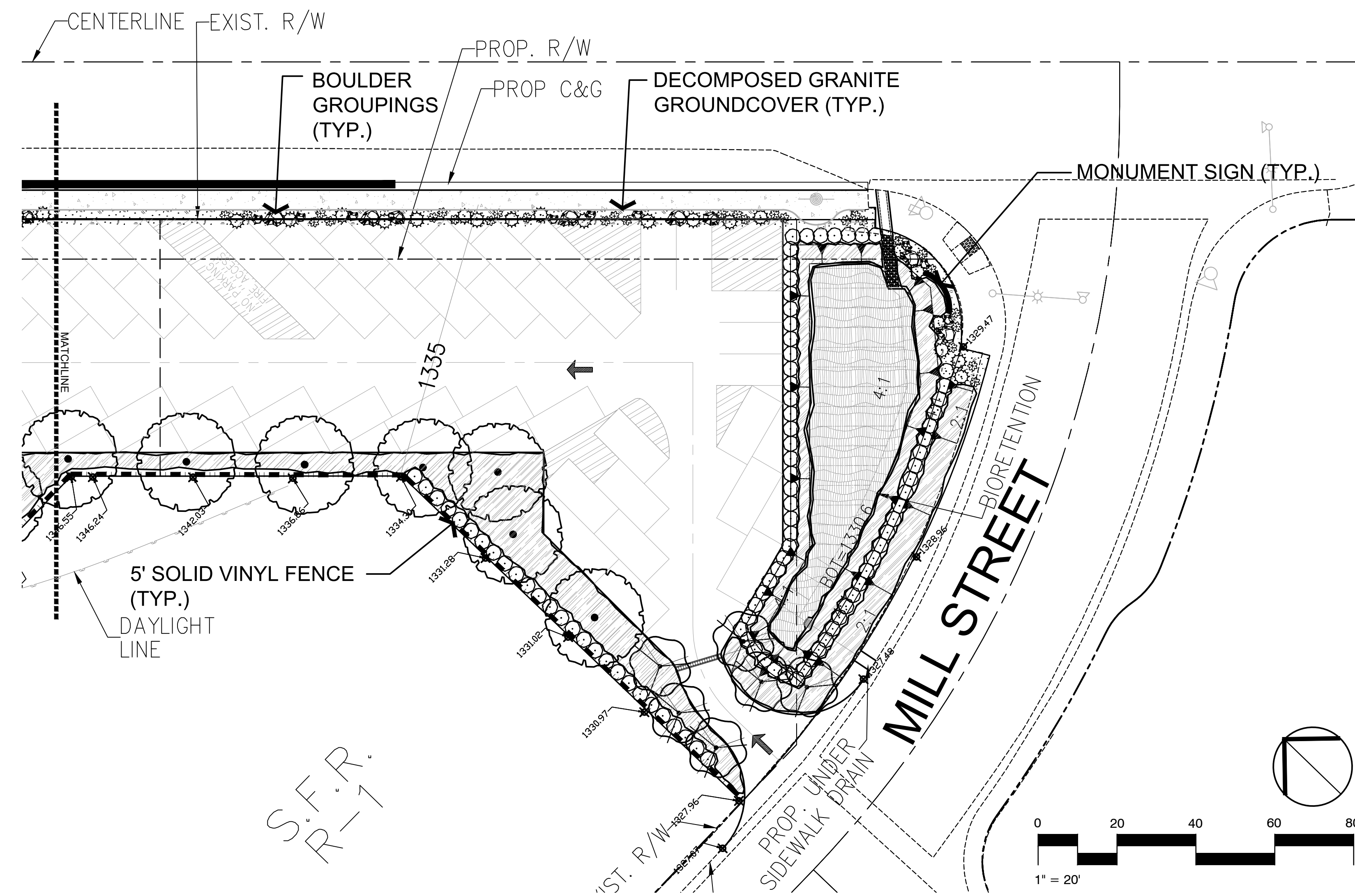
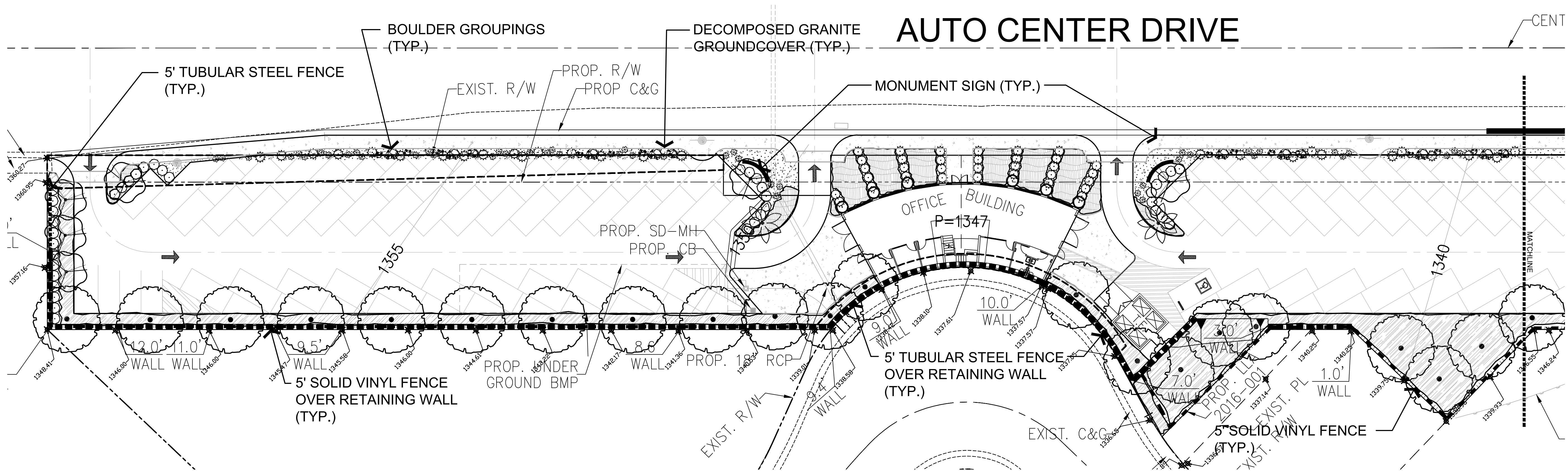
BENCH MARK:
DATE: APRIL 19, 2017

CITY OF LAKE ELSINORE

PRELIMINARY GRADING PLAN

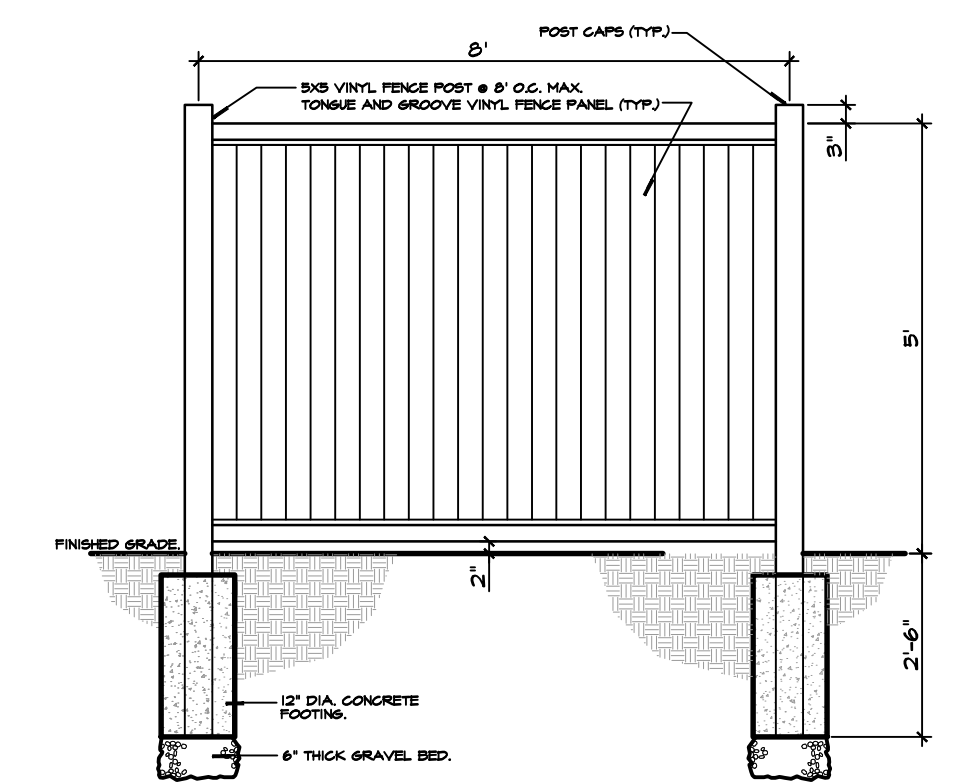
SHEET 1
OF 1
SHEETS

FILE No.

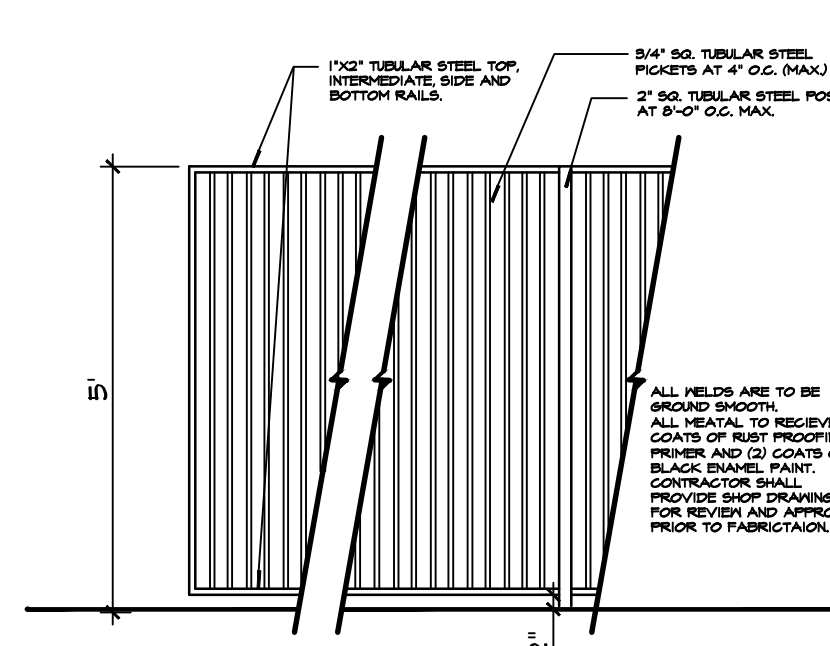


CONCEPT PLANT SCHEDULE		
	VERTICAL BUILDING ACCENT TREE Juniperus chinensis 'Spartan' / Spartan Juniper	6
	SMALL FLOWERING ACCENT TREE Sx 1' 45" EXH Lagerstroemia x 'Fecae' / Grape Myrtle Lagerstroemia x 'Tuscarora' / Red Grape Myrtle Lagerstroemia x 'Zuni' / Tree Grape Myrtle x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	12
	VERTICAL BUILDING ACCENT PALM Phoenix dactylifera 'Deglet Noor' / Date Palm Washingtonia filifera / California Fan Palm	2
	PERIMETER SCREEN TREE Brachydon papyrium / Bottle Tree Callerya elliptica / Rosewood Pinus eldarica / Afghan Pine	21
	SUCCULENT ACCENT SHRUBS Agave attenuata 'Ray of Light' / Variegated Fox Tail Agave Agave x 'Blue Flame' / Blue Flame Agave Hesperaloe parviflora / Red Yucca	80
	SMALL ACCENT SHRUBS Agave x 'Blue Glow' / Blue Glow Agave Aloe striata / Coral Aloe Aloe x 'Blue Elf' / Aloe Dianella caerulea 'Variegata' / Variegated Flax Lily Penstemon superbus / Superior Beardtongue Ruellia peninsularis / Wild Petunia	77
	BACKGROUND SCREEN SHRUBS Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Echin fastuosum / Pride of Madeira Elaeagnus argentea 'Marginala' / Silver-Edge Elaeagnus Hesperaloe parviflora 'Pyramidalis' / Pyramidalis Gem Coast Rosemary Xylocarpus gmelini 'Compacta' / Compact Xylocarpus	104
	CLUMP GRASSES 1 GAL. & 5 GAL. Festuca californica / California Fescue Festuca glauca 'Elijah Blue' / Blue Fescue Hesperaloe parviflora / Red Yucca Nassella pulchra / Purple Needle Grass Nassella tenuiflora / Texas Needle Grass Pennisetum setaceum 'Eaton Canyon' / Eaton Canyon Fountain Grass	2,150 sf
	SHRUBS AND GROUNDCOVERS Anagallis x 'Big Red' / Big Red Kangaroo Paw Baccharis pilularis 'Pigeon Point' / Coyote Brush Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Dianella caerulea 'Yellow Stripe' / Golden Flax Lily Hesperaloe parviflora 'Bright Yellow' / Day Lily Lavandula dentata 'Goodwin Creek' / Goodwin Creek Gray Lavender Leptosiphon scoparium / New Zealand Tea Tree Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine Hesperaloe parviflora 'Regal Mist' / Misty Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary Salvia greggii 'Red' / Autumn Sage Teucrium chamaedrys 'Prostratum' / Prostrate Germander Verbena peruviana / Peruvian Verbena Xylocarpus gmelini 'Compacta' / Compact Xylocarpus	8,068 sf

PROJECT SITE
1.3 ACRES - 56,628 SF
15% LANDSCAPE REQUIRED: 56,628 x .15 = 8,494 SF
LANDSCAPE AREA PROVIDED: 16,772 SF



5' SOLID VINYL FENCE
N.T.S.



5' TUBULAR STEEL FENCE
N.T.S.



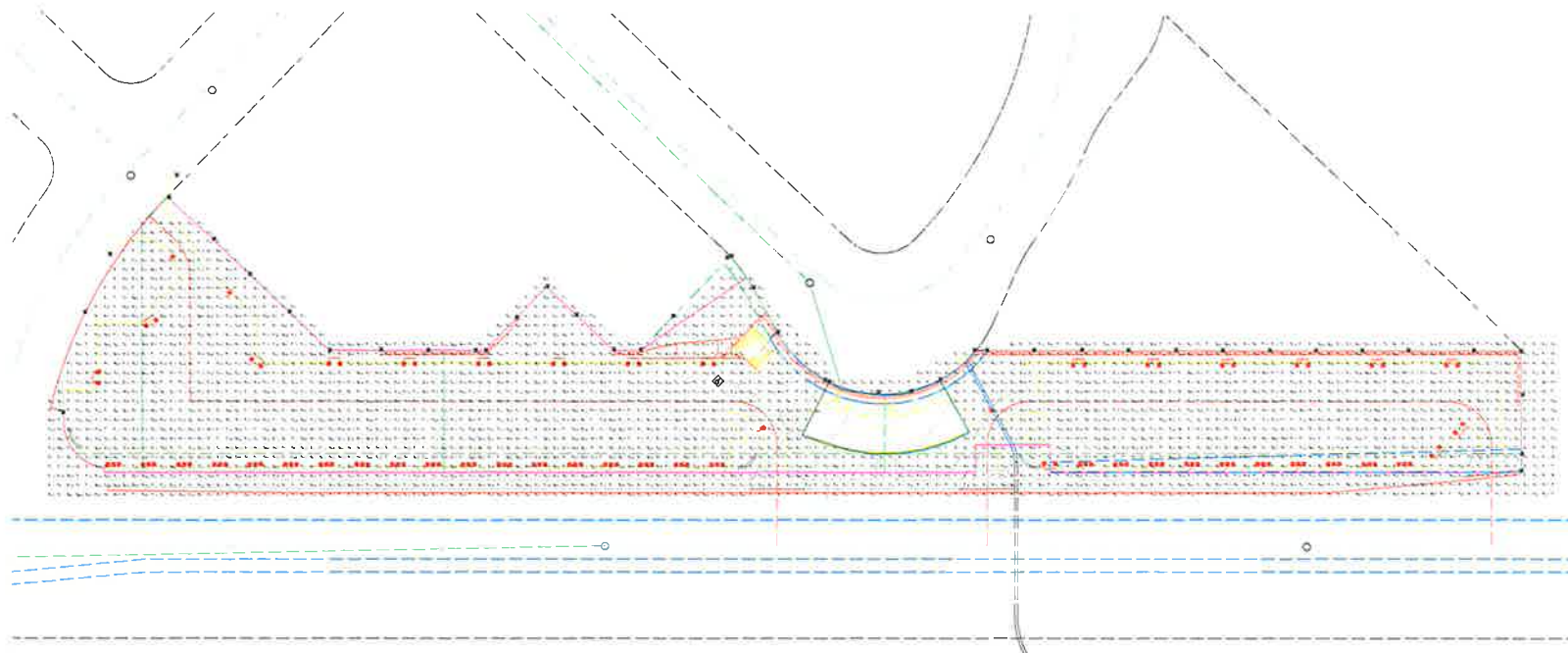
SILVER LEAF MOTORS
NAUTO CENTER DRIVE
LAKE ELSINORE, CALIFORNIA

CONCEPTUAL
LANDSCAPE PLAN

Drawn by:
Date: 3-15-19
Revisions:

19060

L-1.0



Scale: 1 inch= 30 Ft.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLP	Description	
1	18	A	ROTATED OPTICS-1-8A-1RL	27341	0.900	NEW VAS-1130-130-13-F-S	Lum. Watts
2	4	B	SINGLE	27341	0.900	NEW VAS-1130-130-13-F-S	110
3	28	AB	GROUP	N.A.	0.900	NEW VAS-1130-130-13-F-S-1 RL-1 8A-1 P	1100
							2280
							26880

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	25.89	84.5	1.0	39.89	94.50
BACK LOT LEFT	Illuminance	Fc	47.06	82.1	12.9	3.05	6.36
BACK LOT RIGHT	Illuminance	Fc	42.47	85.6	13.1	2.51	7.07
FRONT LOT LEFT	Illuminance	Fc	81.98	91.2	47.2	1.74	1.93
FRONT LOT RIGHT	Illuminance	Fc	84.24	94.5	47.5	1.78	2.00

DISCLAIMER

THIS LIGHTING CALCULATION IS BASED ON THE BEST INFORMATION PROVIDED TO CLS BY THE ARCHITECT, ENGINEER, LIGHTING DESIGNER OR INTERIOR DESIGNER. THESE FIGURES SHOULD BE VERIFIED BY A QUALIFIED ELECTRICAL ENGINEER AS TO THEIR ACCURACY. DESIGN CHANGES SUCH AS ROOM HEIGHT, ROOM WALL AND FLOOR REFLECTANCES OF ALL INTERIOR SURFACES INCLUDING PARTITION WALLS MAY AFFECT THE DESIGN. LIGHT LEVELS ARE IN FOOT CANTLES AND ARE NOT NEARLY REPRESENTATIVE AS TO THE VARIETY OF THESE CALCULATIONS, AND THEY SHOULD BE USED AS A DESIGN REFERENCE TOOL.

Silverleaf Motors

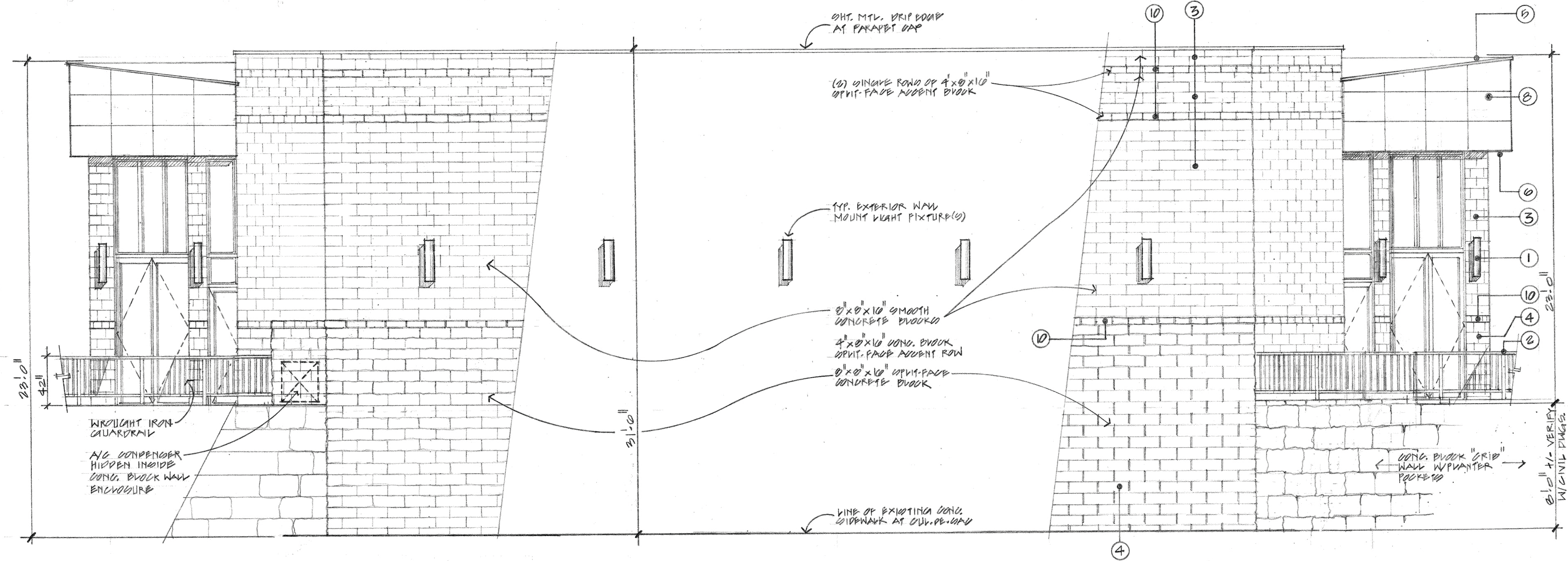
Site

1 OF 1

CLIENT:	
DATE:	5/2/2017
CLS SALESPERSON:	David Burandt
Photometrics:	Kathy Frey
Filename:	CL626-2625-AGI



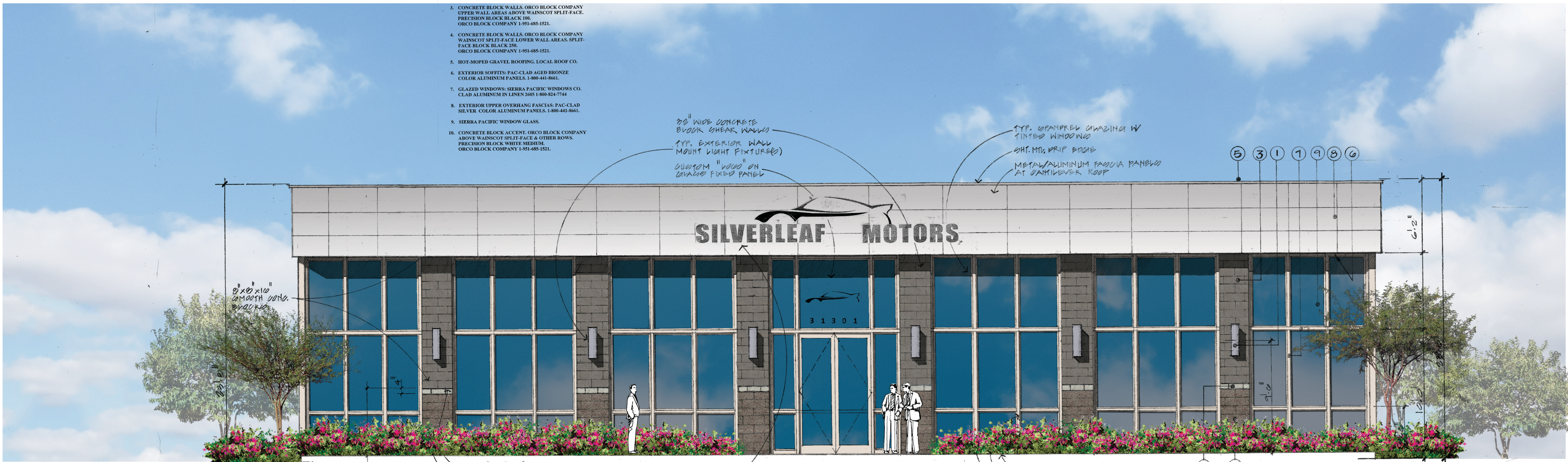
californialightingsales



REAR ELEVATION

COLORS & MATERIALS SILVERLEAF MOTORS

1. WALL MOUNTED DOWNLIGHTS, PROGRESS LIGHTING COMPANY, DOWNLIGHT TULIGHT MODEL 15645-SS-00K SILVER CHROME FINISH.
2. WROUGHT IRON RAILINGS EACH SIDE OF BLD'G. ENDS AT RETAINING WALL. PAINT WITH BENJAMIN MOORE HARBORCREEK BROWN.
3. CONCRETE BLOCK WALLS, ORCO BLOCK COMPANY UPPER WALL AREAS ABOVE WAINSCOT SPLIT-FACE, PRECISION BLOCK BLACK 100, ORCO BLOCK COMPANY 1-951-485-1521.
4. CONCRETE BLOCK WALLS, ORCO BLOCK COMPANY WAINSCOT SPLIT-FACE LOWER WALL AREAS, SPLIT-FACE BLOCK BLACK 250, ORCO BLOCK COMPANY 1-951-485-1521.
5. HOT-SHAPED GRAVEL ROOFING, LOCAL ROOF CO.
6. EXTERIOR SOFFITS, PAC-CLAD AGED BRONZE COLOR ALUMINUM PANELS, 1-800-441-8661.
7. GLAZED WINDOWS, SIERRA PACIFIC WINDOWS CO., CLAD ALUMINUM IN LINEN 2085 1-800-524-7744.
8. EXTERIOR UPPER OVERHANG FASCIA: PAC-CLAD SILVER COLOR ALUMINUM PANELS, 1-800-441-8661.
9. SIERRA PACIFIC WINDOW GLASS.
10. CONCRETE BLOCK ACCENT, ORCO BLOCK COMPANY ABOVE WAINSCOT SPLIT-FACE & OTHER ROWS, PRECISION BLOCK WHITE MEDIUM, ORCO BLOCK COMPANY 1-951-485-1521.



FRONT ELEVATION

SILVERLEAF MOTORS

31301 AUTO CENTER DRIVE LAKE ELSINORE, CALIFORNIA 92539
Developer: BROSE INVESTMENT GROUP, LLC 949 874-7474
31103 Rancho Viejo Road Suite D2535 San Juan Capistrano, CA 92675

JOB NO.

00000001

DATE

0.12.2017

PLAN NO.

SHEET

3

DESIGNERS & PLANNERS

ADKVAS
GROUP

(949) 240-6591

647 CAMINO DE LOS MARES • SUITE 208 • SAN CLEMENTE, CALIF. • 92673

SILVERLEAF MOTORS

COLOR & MATERIALS BOARD 1

10



2

5



1



8



SILVERLEAF MOTORS

COLOR & MATERIALS BOARD 2



3



4



9

Clear

7



6