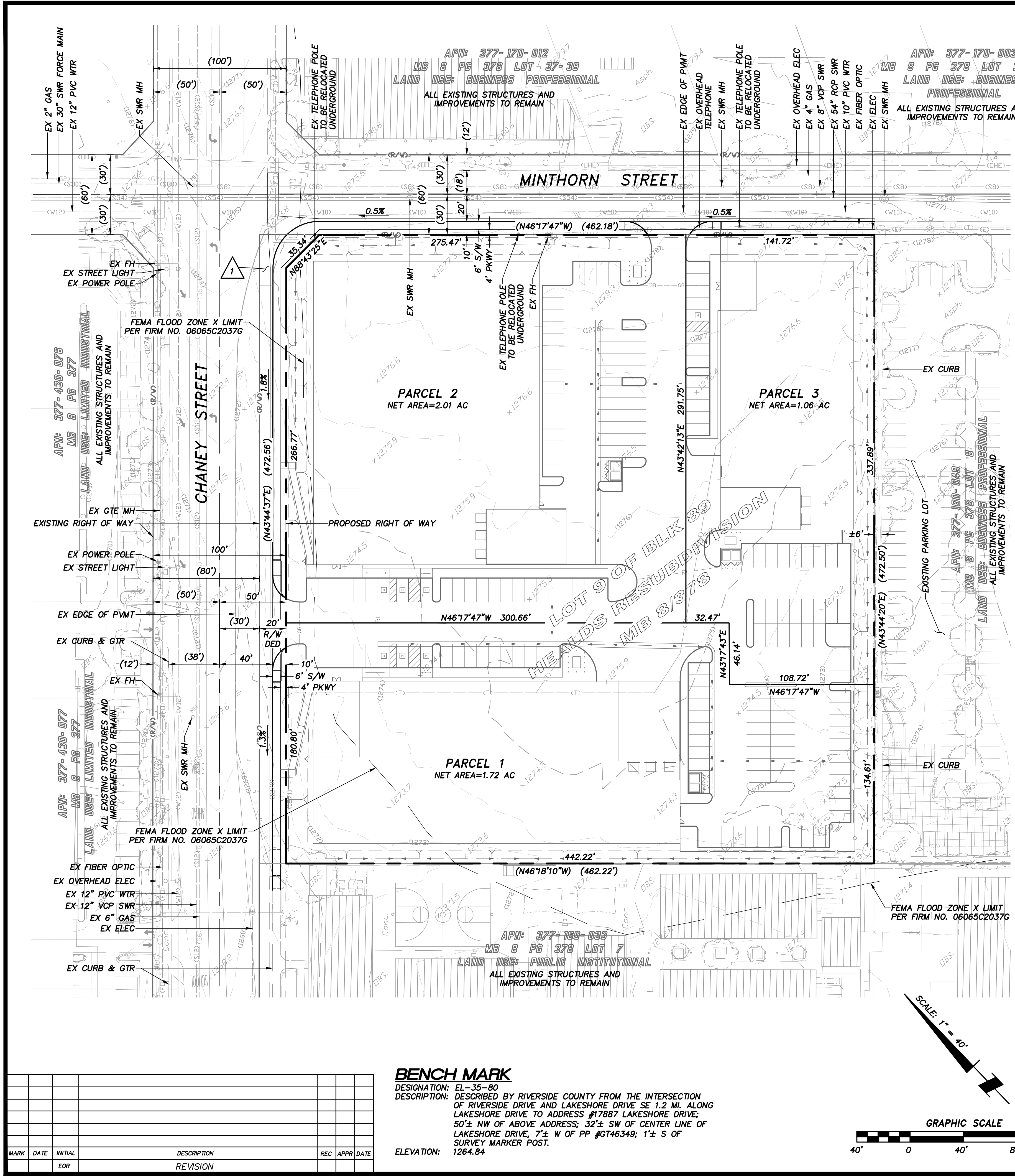




TENTATIVE PARCEL MAP No. 37710

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

- LEGEND**
- (R/W) EXISTING RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED PROPERTY LINE
 - STREET CENTERLINE
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF DRAINAGE
 - PROPOSED SLOPE
 - PROPOSED CURB/CURB & GUTTER
 - PROPOSED SEWER
 - PROPOSED WATER
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING UNDERGROUND ELECTRICAL
 - EXISTING STREET LIGHT
 - EXISTING PALM TREE
 - EXISTING SINGLE TREE
 - EXISTING CATCH BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING METER / UTILITY
 - EXISTING MAN HOLE
 - EXISTING LIGHT POLE
 - UTILITY POLE
 - EXISTING SIGNS
 - EXISTING STREET SIGN
 - EXISTING GATE
 - EXISTING VALVE
 - EXISTING ARROW / STRAIGHT
 - EXISTING ARROW / TURNS
 - EXISTING ARROWS / TURNS
 - EXISTING TRAFFIC PAINT
 - EXISTING TRAFFIC PAINT

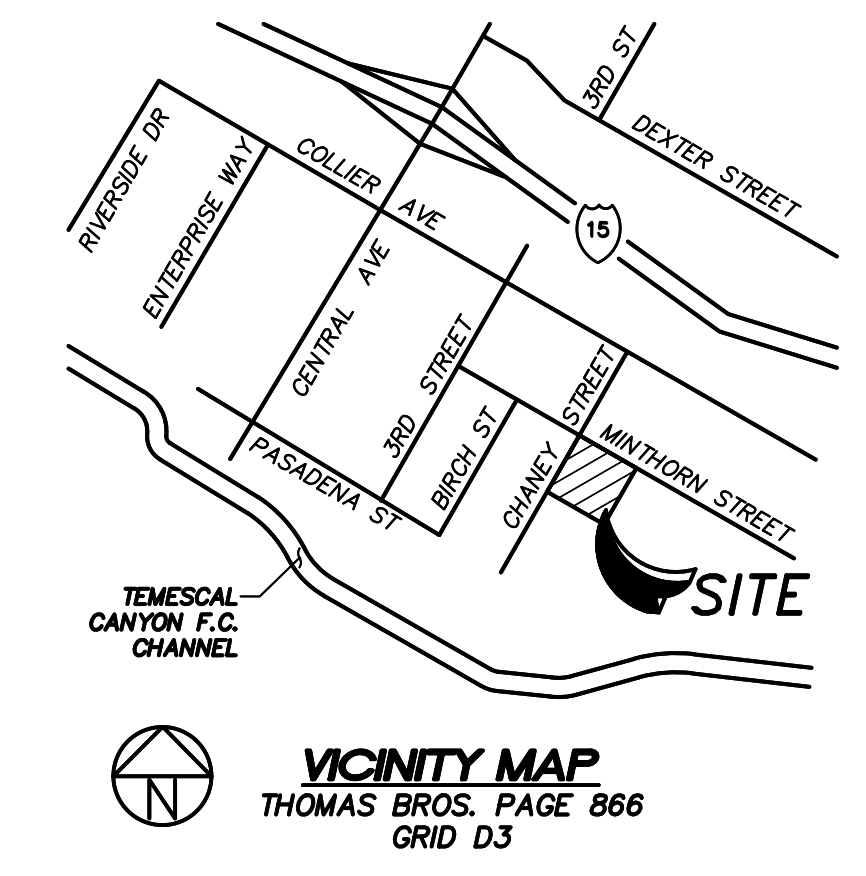
OWNER/DEVELOPER
PENNINGTON INDUSTRIAL LLC
c/o TOLD CORPORATION, MANAGER
621 VIA ALONDRA, SUITE 602
CAMARILLO, CA 93012
ATTN: ROD OSHITA
PHONE: 310-939-7102

ENGINEER
SB&O INC.
41685 ENTERPRISE CIRCLE, STE 126
TEMECULA, CA 92590
ATTN: DON BROOKS
PHONE: 951-695-8900

LEGAL DESCRIPTION
APN: 377-160-014

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

LOT 9 IN BLOCK 89 OF HEALDS RESUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 378 OF MAPS, SAN DIEGO COUNTY RECORDS.



EXISTING EASEMENTS:

THE EFFECT OF A DEED TO THE CITY OF LAKE ELSINORE FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES.

RECORDED: JANUARY 26, 1979 AS INSTRUMENT NO. 19172 OF OFFICIAL RECORDS.
RE-CORRECTED: JULY 2, 1979 AS INSTRUMENT NO. 137912 OF OFFICIAL RECORDS.
RE-CORRECTED: SEPTEMBER 22, 1980 AS INSTRUMENT NO. 172553 OF OFFICIAL RECORDS.

- PROJECT INFORMATION**
- GROSS AREA: 5.01 ACRES
NET AREA: 4.79 ACRES
LOT SUMMARY
LOT 1: 74,915.00 SF, 1.72 AC
LOT 2: 87,376.52 SF, 2.01 AC (MAX)
LOT 3: 46,346.78 SF, 1.06 AC (MIN)
TOTAL: 208,638.30 SF, 4.79 AC
 - PROJECT DESCRIPTION: THREE INDUSTRIAL BUILDINGS
 - EXISTING & PROPOSED ZONING: M1 LIMITED MANUFACTURING
BUILDING SETBACKS:
FRONT YARD: 20'
SIDE YARD (ROW): 20'
LANDSCAPE SETBACKS:
ADJACENT TO STREET: MIN. 15'; AVERAGE 20'
LANDSCAPE COVERAGE: 12%
 - EXISTING LAND USE: LIMITED INDUSTRIAL
 - TYPE OF IMPROVEMENTS PROPOSED:
OFFSITE: STREETS, STREET LIGHTS, STRIPING, CONNECTION TO SEWER, WATER AND UTILITIES
ONSITE: DRAINAGE, SEWER, WATER, UTILITIES, GRADING
ESTIMATED CONSTRUCTION DATE: ???

UTILITIES

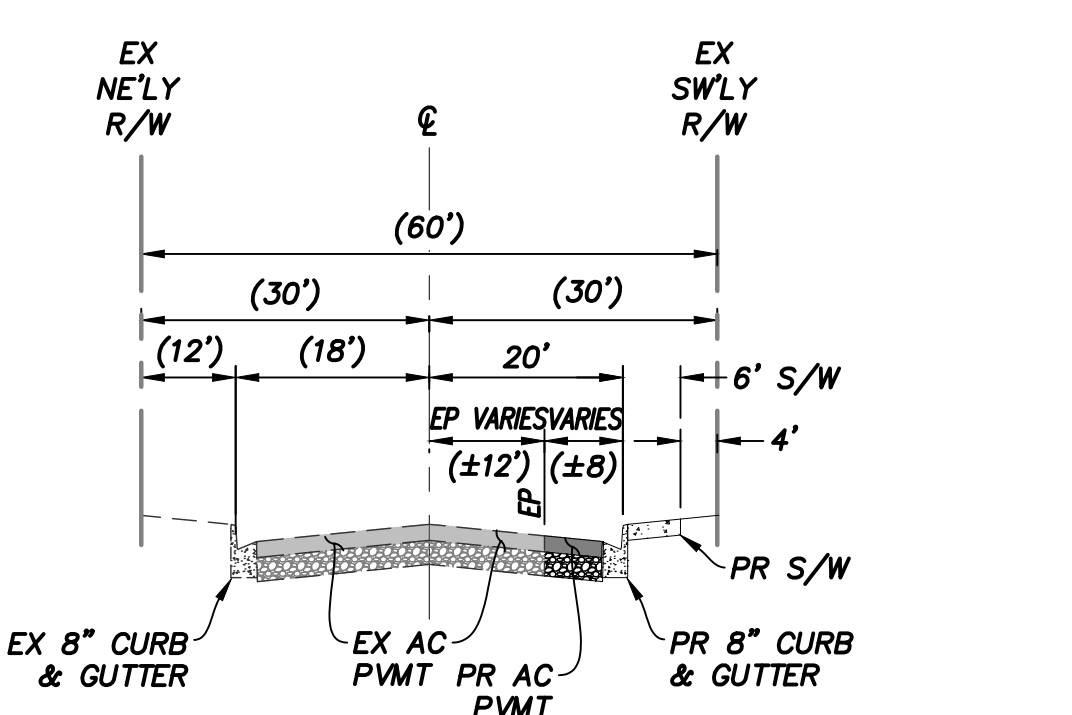
SEWER & WATER:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 674-3146

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1351 E FRANCIS STREET
ONTARIO, CA 91761
PHONE: (909)-930-8591

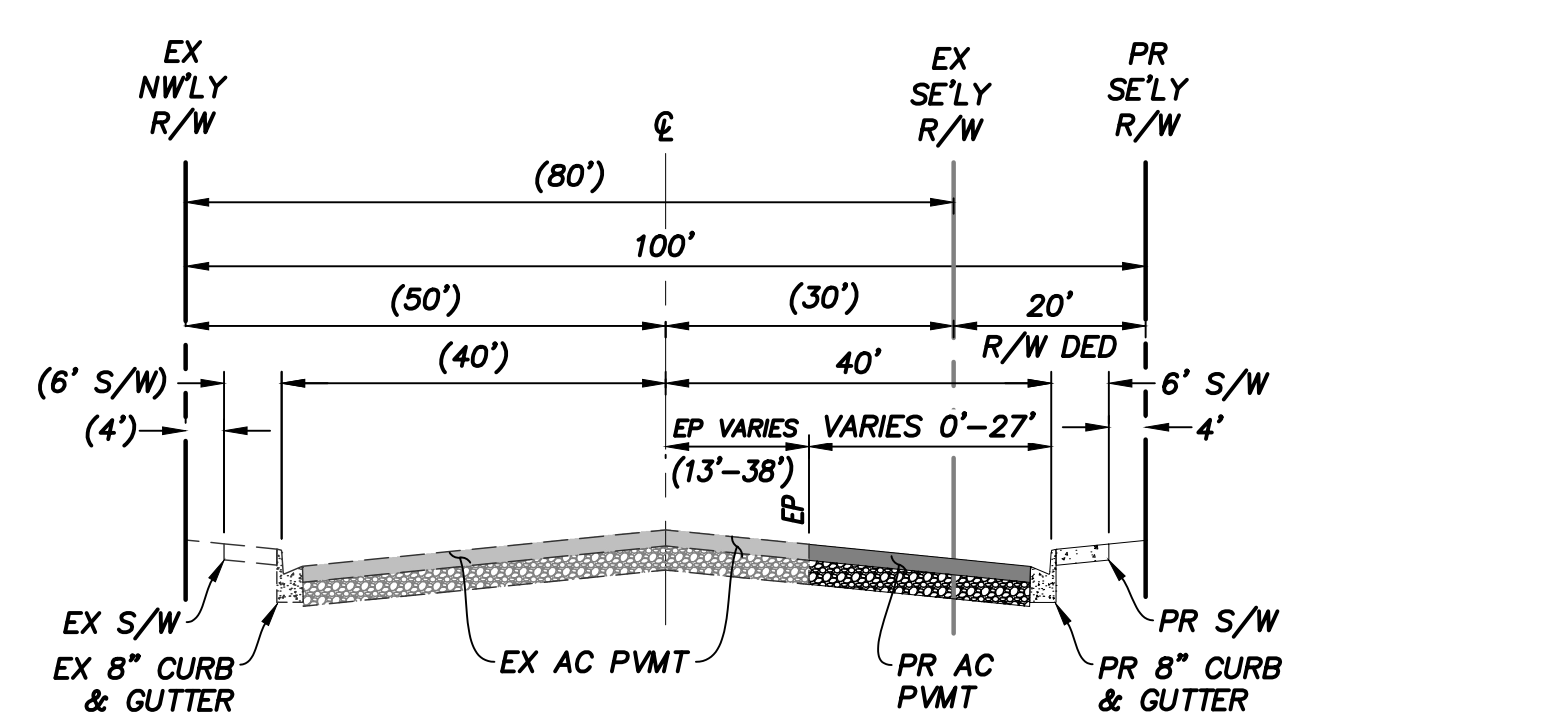
GAS:
SOUTHERN CALIFORNIA GAS CO.
155 S G STREET
SAN BERNARDINO, CA 92410
PHONE: (909) 335-7908

TELECOMMUNICATION:
CROWN CASTLE
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

CHARTER SPECTRUM
7337 CENTRAL AVE
RIVERSIDE, CA 92504
PHONE: (951) 406-1645



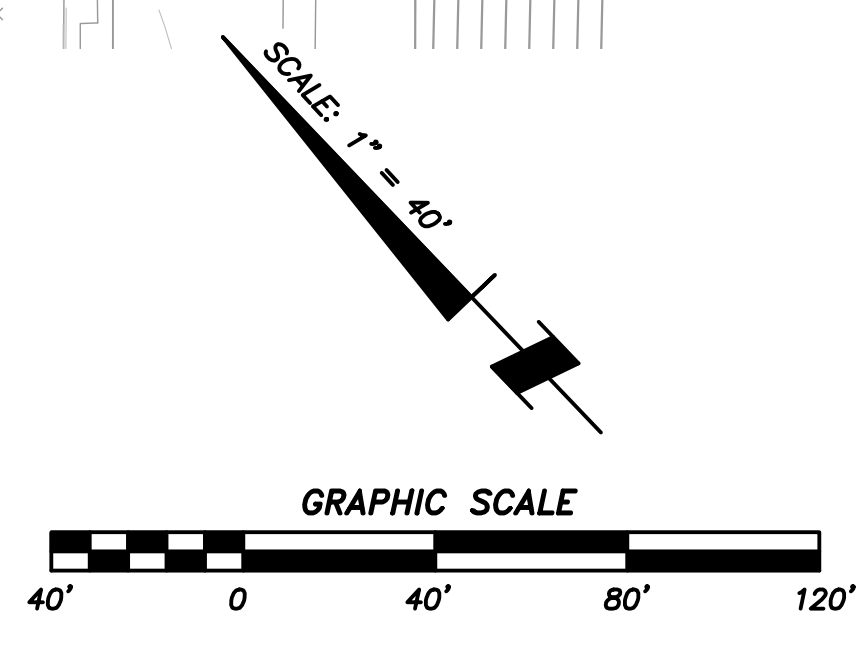
**TYPICAL SECTION
MINTHORN STREET**
STREET DESIGNATION: LOCAL
SCALE: 1"=20' (H.); 1"=4' (V)



**TYPICAL SECTION
CHANEY STREET**
STREET DESIGNATION: MAJOR ARTERIAL
SCALE: 1"=20' (H.); 1"=4' (V)

MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
			REVISION			

BENCH MARK
DESIGNATION: EL-35-80
DESCRIPTION: DESCRIBED BY RIVERSIDE COUNTY FROM THE INTERSECTION OF RIVERSIDE DRIVE AND LAKESHORE DRIVE SE 1.2 MI. ALONG LAKESHORE DRIVE TO ADDRESS #17887 LAKESHORE DRIVE; 50± NW OF ABOVE ADDRESS; 32± SW OF CENTER LINE OF LAKESHORE DRIVE, 7± W OF PP #GT46349; 1± S OF SURVEY MARKER POST.
ELEVATION: 1264.84



PLANNING ENGINEERING SURVEYING
41685 Enterprise Circle North, Suite 126
Temecula, CA 92590
951-695-8900
951-695-8901 Fax

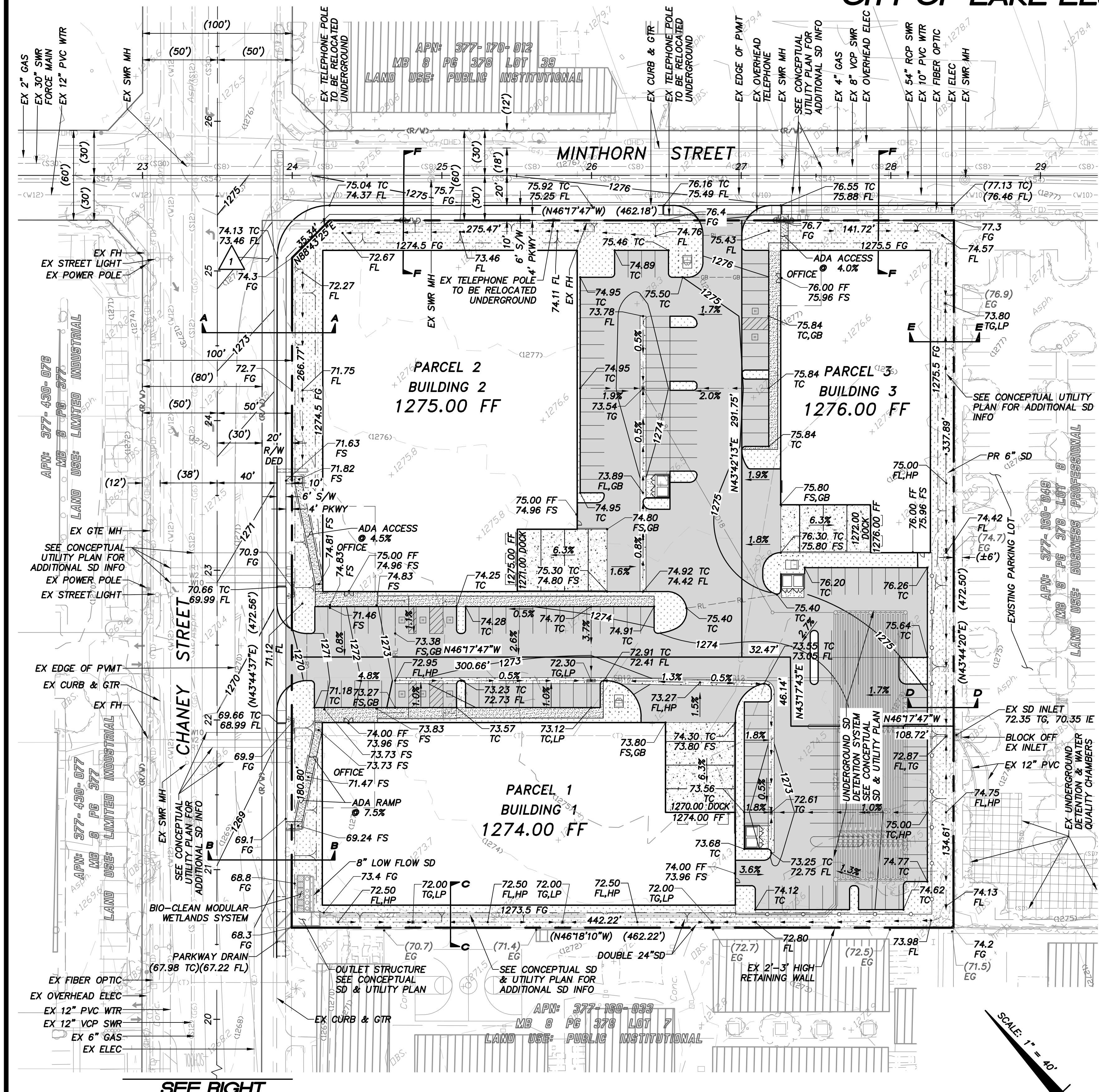
**TENTATIVE PARCEL MAP
No. 37710**

CITY OF LAKE ELSINORE

FOR: PENNINGTON INDUSTRIAL LLC

SHEET NO.
1
OF 1
FILE NO.

PENNINGTON INDUSTRIAL PARK
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF LAKE ELSINORE



LEGEND

- (R/W) EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
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- PROPOSED STORM DRAIN
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- EXISTING GATE
- EXISTING VALVE
- EXISTING ARROW / STRAIGHT
- EXISTING ARROW / TURNS
- EXISTING ARROWS / TURNS
- EXISTING TRAFFIC PAINT
- EXISTING TRAFFIC PAINT
- PROPOSED ASPHALT PVMT
- PROPOSED CONCRETE PVMT
- PROPOSED LANDSCAPE AREA

OWNER/DEVELOPER
PENNINGTON INDUSTRIAL LLC
c/o TOLD CORPORATION, MANAGER
621 VIA ALONDRA, SUITE 602
CAMARILLO, CA 93012
ATTN: ROD OSHITA
PHONE: 310-939-7102

ENGINEER
SB&O INC.
41689 ENTERPRISE CIRCLE, STE 126
TEMECULA, CA 92590
ATTN: DON BROOKS
PHONE: 951-695-8900

LEGAL DESCRIPTION

APN: 377-160-014
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LOT 9 IN BLOCK 89 OF HEALDS RESUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 378 OF MAPS, SAN DIEGO COUNTY RECORDS.

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RE-RECORDED: SEPTEMBER 22, 1980 AS INSTRUMENT NO. 172553 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
FLIGHT DATE: 11-01-18, CONTOUR INTERVAL = 1 FOOT

PROJECT INFORMATION

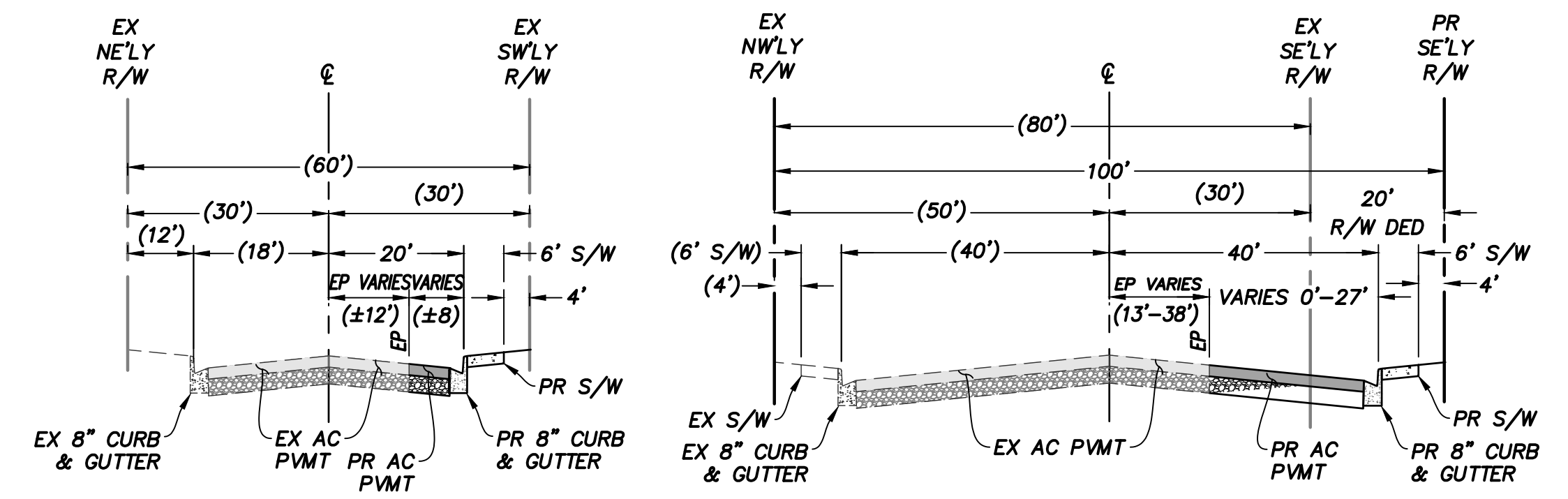
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BUILDING SETBACKS:
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ADJACENT TO STREET: MIN. 15'; AVERAGE 20'
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- EXISTING LAND USE: LIMITED INDUSTRIAL
- TYPE OF IMPROVEMENTS PROPOSED:
OFFSITE: STREETS, STREET LIGHTS, STRIPING, CONNECTION TO SEWER, WATER AND UTILITIES
ONSITE: DRAINAGE, SEWER, WATER, UTILITIES, GRADING
ESTIMATED CONSTRUCTION DATE: ???

UTILITIES

SEWER & WATER:
ELLSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 674-3146
ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1351 E FRANCIS STREET
ONTARIO, CA 91761
PHONE: (909)-930-8591
GAS:
SOUTHERN CALIFORNIA GAS COMPANY
155 S O STREET
SAN BERNARDINO, CA 92410
PHONE: (909) 335-7908
TELECOMMUNICATION:
CROWN CASTLE
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931
CHARTER SPECTRUM
7337 CENTRAL AVE
RIVERSIDE, CA 92504
PHONE: (951) 406-1645

EARTHWORK QUANTITY

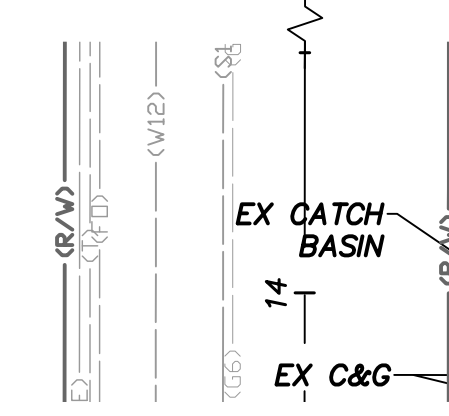
CUT: 695 C.Y.
FILL: 695 C.Y.



TYPICAL SECTION
MINTHORN STREET
STREET DESIGNATION: LOCAL
SCALE: 1"=20' (H.); 1"=4' (V)

TYPICAL SECTION
CHANEY STREET
STREET DESIGNATION: MAJOR ARTERIAL
SCALE: 1"=20' (H.); 1"=4' (V)

SEE LEFT

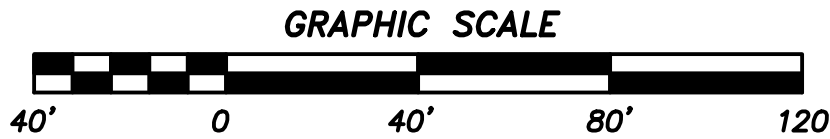


SHEET INDEX

- PRELIMINARY GRADING & DRAINAGE PLAN & NOTES
- GRADING SECTIONS & ABBREVIATIONS

BENCH MARK

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ELEVATION: 1264.84



MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
		EDR	REVISION			

PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, CA 92590
951-695-8900
951-695-8901 Fax

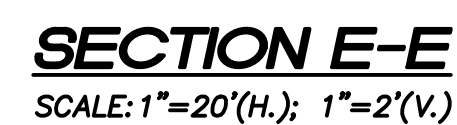
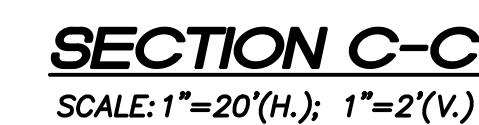
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF LAKE ELSINORE
FOR TPM 37710

FOR: PENNINGTON INDUSTRIAL LLC

SHEET NO.
1
OF **2**
FILE NO.

I:\74422 Pennington Industrial\Drawings\74422-CGP.dwg Jul 17, 2019 - 12:10pm

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
AVE	AVENUE
BDRY	BOUNDARY
C&G	CURB & GUTTER
CL	CENTERLINE
CONC	CONCRETE
DED	DEDICATION
DWY	DRIVEWAY
DWG	DRAWING
EA	EACH
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISHED GRADE
FI	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTIC
FS	FINISHED SURFACE
GB	GRADE BREAK
GTE	GENERAL TELEPHONE & ELECTRIC
GTR	GUTTER
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
LS	LANDSCAPE
MB	MAP BOOK
MH	MANHOLE
MIN	MINIMUM
NAP	NOT A PART
NE'LY	NORTHEASTERLY
NOT	NOT A SCALE
NW'LY	NORTHWESTERLY
PKWY	PARKWAY
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SE'LY	SOUTHEASTERLY
SF	SQUARE FOOT
SHT	SHEET
ST	STREET
STD	STANDARD
SW'LY	SOUTHWESTERLY
SWR	SEWER
S/W	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRADE
TI	TRAFFIC INDEX
TENT	TENTATIVE PARCEL MAP
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
WQ	WATER QUALITY
WTR	WATER

[illegible]

 PLANNING ENGINEERING SURVEYING 41689 Enterprise Circle North, Suite 126 Temecula, Ca. 92590 951-695-8900 951-695-8901 Fax	PRELIMINARY GRADING AND DRAINAGE PLAN CITY OF LAKE ELSINORE FOR TPM 37710		SHEET NO. 2
	SCALE: 1"=40'	FOR: PENNINGTON INDUSTRIAL LLC	OF 2
	DATE: 7/17/2019		FILE NO.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

BUILDING 1 | PERSPECTIVE VIEW
PENNINGTON INDUSTRIAL
 LAKE ELSINORE, CA - IRV18-0165-00

WARE MALCOMB

01.03.2019

PAGE
3



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.





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BUILDING 2 | PERSPECTIVE VIEW
PENNINGTON INDUSTRIAL
 LAKE ELSINORE, CA - IRV18-0165-00

WARE MALCOMB

01.03.2019

PAGE
5



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

1/8" = 1'-0"

04'8'16'

BUILDING 2 | EXTERIOR ELEVATIONS

PENNINGTON INDUSTRIAL

LAKE ELSINORE, CA - IRV18-0165-00



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

BUILDING 3 | PERSPECTIVE VIEW
PENNINGTON INDUSTRIAL
 LAKE ELSINORE, CA - IRV18-0165-00

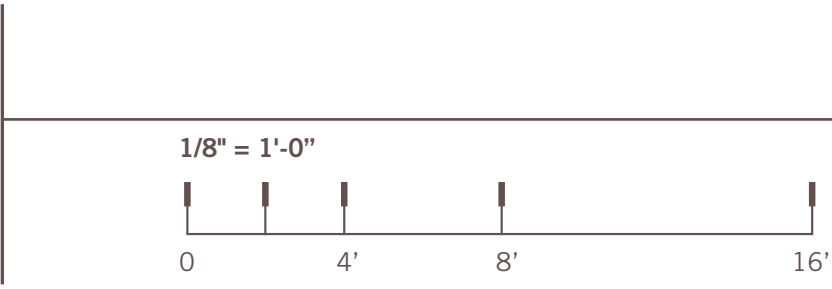
WARE MALCOMB

01.03.2019

PAGE
7



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BUILDING 3 | EXTERIOR ELEVATIONS
PENNINGTON INDUSTRIAL
LAKE ELSINORE, CA - IRV18-0165-00

WARE MALCOMB

01.03.2019

PAGE
8



PROJECT DATA:

SITE AREA:	
GROSS:	4.79 AC 208,638 SF
BUILDING AREA:	
TOTAL FOOTPRINT:	86,140 SF
MEZZANINE:	@ 6% 5,000 SF
TOTAL BUILDING AREA:	91,140 SF
FAR:	0.44
COVERAGE:	41%

BUILDING 1

FOOTPRINT	30,940 SF
MEZZANINE	@ 6% 2,000 SF
TOTAL BUILDING AREA	32,940 SF

BLDG 1 PARCEL AREA:	
GROSS:	1.77 AC 77,152 SF

FAR:	0.43
------	------

BUILDING USE	
WAREHOUSE	28,940 SF
OFFICE	@ 12% 4,000 SF

REQUIRED PARKING	
WAREHOUSE	1/1000 SF 29 STALLS
OFFICE	1/500 SF 8 STALLS
TOTAL	37 STALLS

PROVIDED PARKING	
AUTO	65 STALLS
REQ. ACCESSIBLE	3 STALLS

DOCK DOORS	
DOCK-HIGH DOORS	3
GRADE-LEVEL DOORS	1

BUILDING 2

FOOTPRINT	37,000 SF
MEZZANINE	@ 5% 2,000 SF
TOTAL BUILDING AREA	39,000 SF

BLDG 2 PARCEL AREA:	
GROSS:	2.01 AC 87,377 SF

FAR:	0.45
------	------

BUILDING USE	
WAREHOUSE	35,000 SF
OFFICE	@ 10% 4,000 SF

REQUIRED PARKING	
WAREHOUSE	1/1000 SF 35 STALLS
OFFICE	1/500 SF 8 STALLS
TOTAL	43 STALLS

PROVIDED PARKING	
AUTO	63 STALLS
REQ. ACCESSIBLE	3 STALLS

DOCK DOORS	
DOCK-HIGH DOORS	3
GRADE-LEVEL DOORS	1

BUILDING 3	
FOOTPRINT	18,200 SF
MEZZANINE	@ 5% 1,000 SF
TOTAL BUILDING AREA	19,200 SF

BLDG 3 PARCEL AREA:	
GROSS:	1.01 AC 44,130 SF

FAR:	0.44
------	------

BUILDING USE	
WAREHOUSE	17,200 SF
OFFICE	@ 10% 2,000 SF

REQUIRED PARKING	
WAREHOUSE	1/1000 SF 18 STALLS
OFFICE	1/500 SF 4 STALLS
TOTAL	22 STALLS

PROVIDED PARKING	
AUTO	39 STALLS
REQ. ACCESSIBLE	2 STALLS

DOCK DOORS	
DOCK-HIGH DOORS	2
GRADE-LEVEL DOORS	1

DEVELOPMENT STANDARDS

LAND USE:	LI
ZONING:	M1
MIN. LOT AREA	.46AC
MAX. F.A.R.:	0.45
STREET FRONTAGE WIDTH:	100 FT

BUILDING SETBACKS:	
FRONT:	20 FT
SIDE YARD ROW:	20 FT
SIDE:	0 FT ¹
REAR:	0 FT ¹

BUILDING HEIGHT:	40 FT
------------------	-------

LANDSCAPE SETBACKS:	
FRONT:	20 FT
SIDE:	5 FT ²
REAR:	5 FT ²

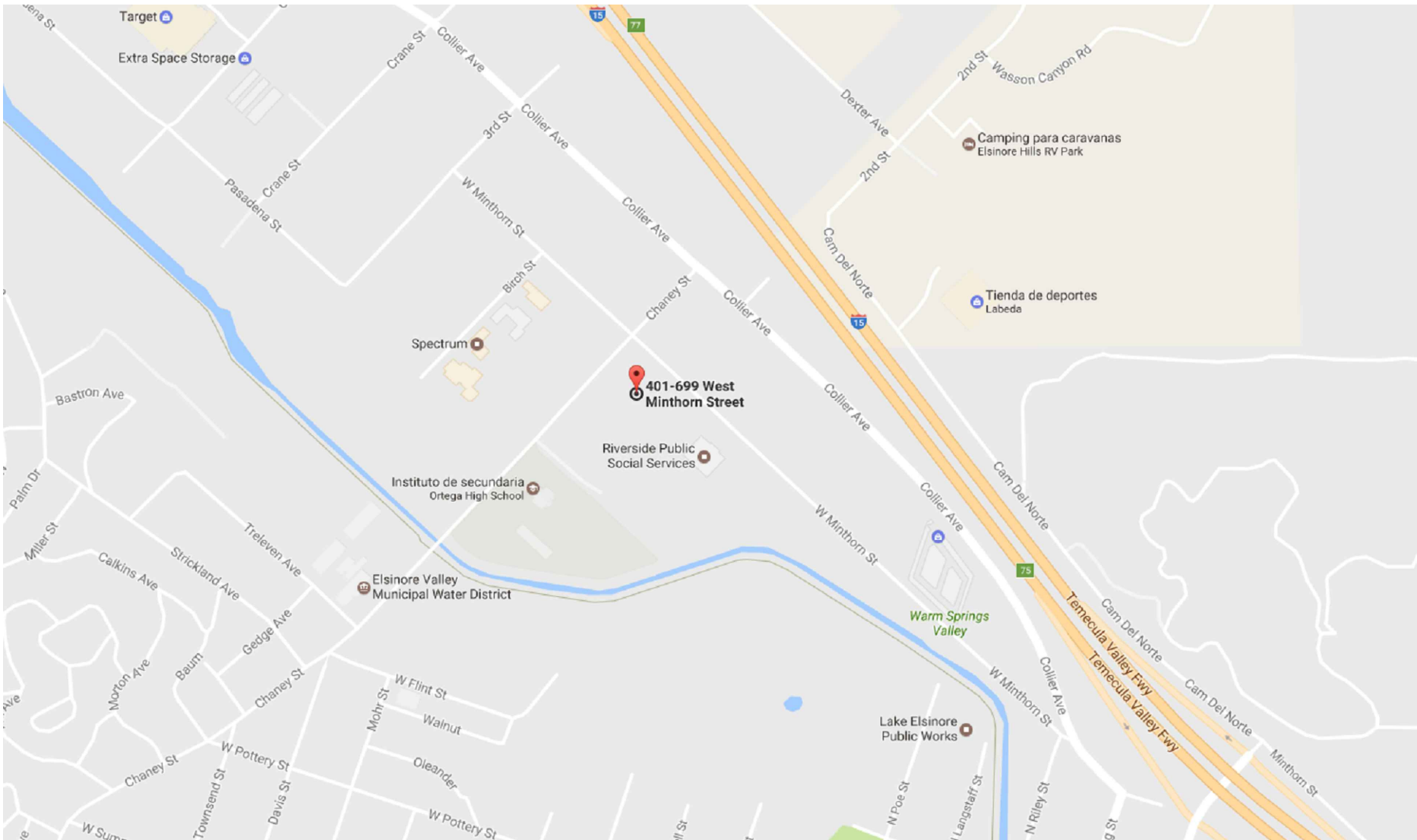
LANDSCAPE	MIN. 15'
ADJ. TO STREET:	AVG. 20'
LANDSCAPE REQ.:	12%

OFF-STREET PARKING:	
STANDARD:	9x18
COMPACT:	
COMPACT %:	
DRIVE AISLE:	26 FT
FIRE LANE:	
OVERHANG:	2 FT
TREE WELL:	

REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF

LEGEND:

- PROPOSED BUILDING AREA
- OFFICE AREA
- LANDSCAPING AREA
- PAVED AREA
- DOCK DOOR
- DRIVE IN DOOR



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scheme: 12.6

Conceptual Site Plan

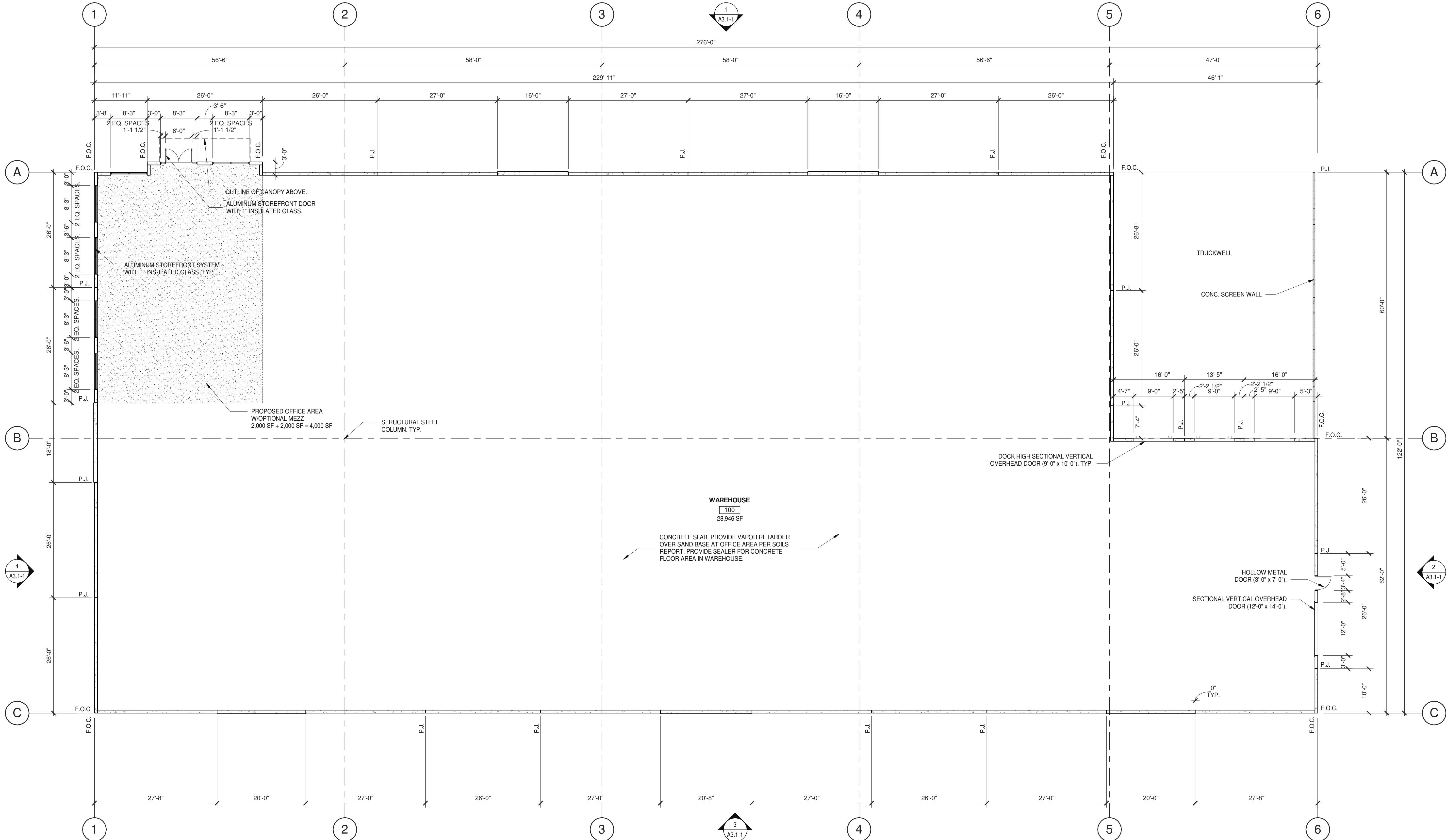
Lake Elsinore Property
SWC Chaney and Minthorn Street, Lake Elsinore, CA

WARE MALCOMB

IRV18-0165-00
06.25.2019

FLOOR PLAN	
DATE	REMARKS

PA/PM:	J. STANARD
DRAWN BY:	H.A. / A.C.
JOB NO.:	IRV18-0165-00



LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL

3/32" = 1'-0"

BUILDING 1 - FLOOR PLAN

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

NOTES

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

10 Edلمان
Irvine, CA 92618
Tel: 949.863.1581
Fax: 949.863.1581

PENNINGTON INDUSTRIAL PARK
CHANEY STREET & W MINTHORN STREET,
LAKE ELSINORE, CALIFORNIA, 92530

FLOOR PLAN	
DATE	REMARKS

PA/PM:	J. STANARD
DRAWN BY:	H.A. / A.C.
JOB NO.:	IRV18-0165-00

SHEET
A2.1-2
BUILDING 2

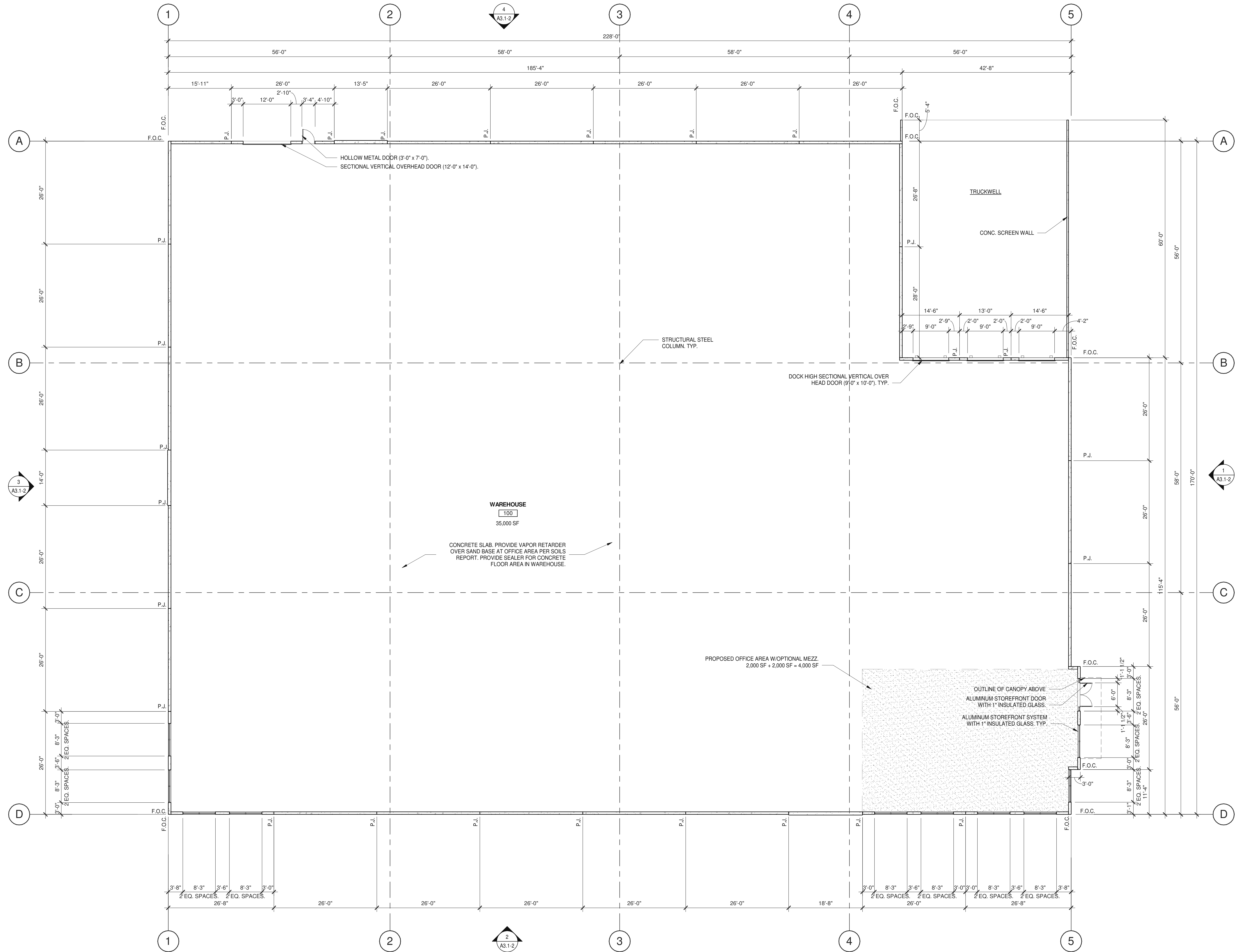
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LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

CONCRETE WALL



3/32" = 1'-0"

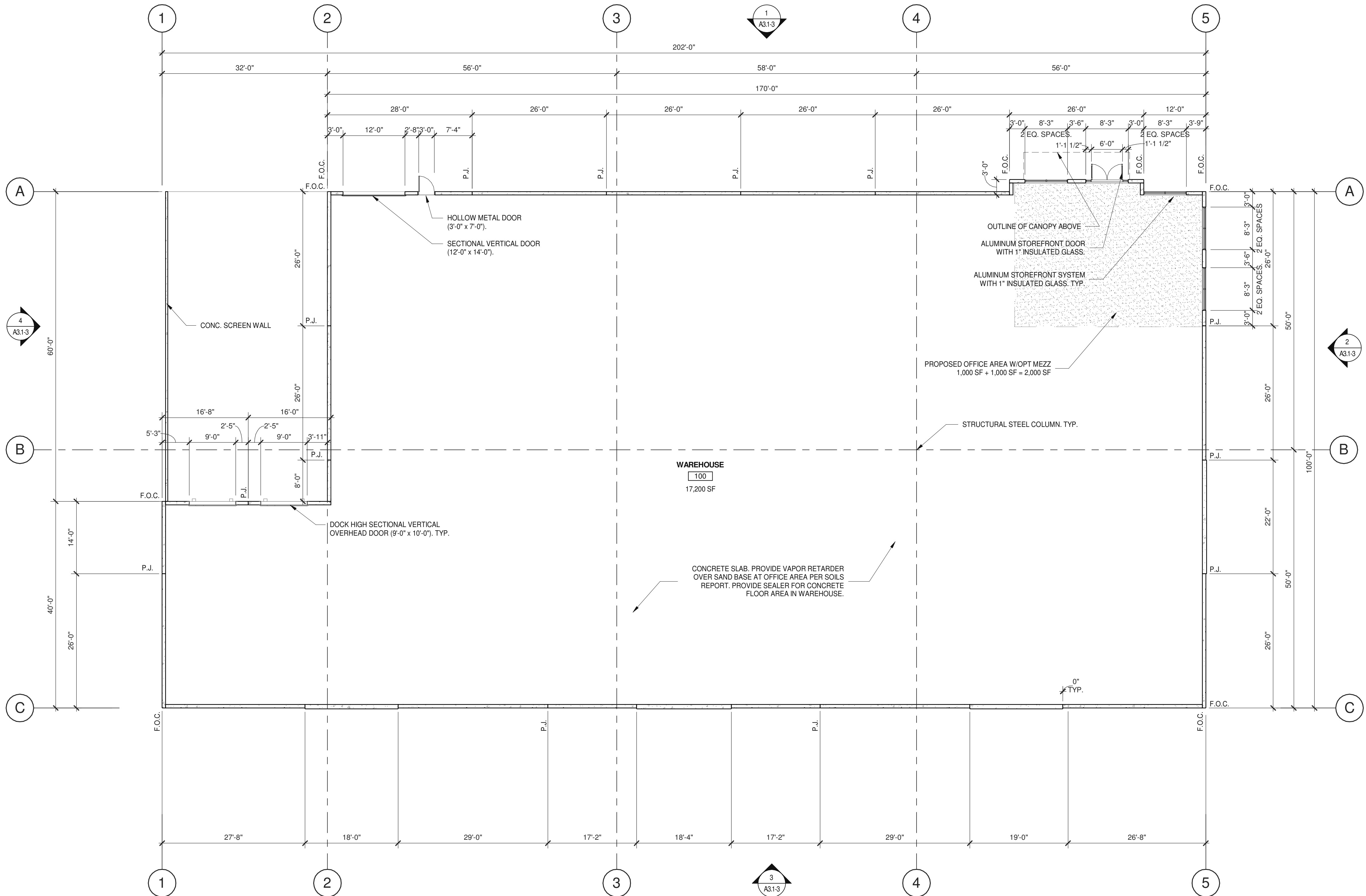
BUILDING 2 - FLOOR PLAN

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

1/2

FLOOR PLAN	
DATE	REMARKS

PA/PM:	J. STANARD
DRAWN BY:	H.A. / A.C.
JOB NO.:	IRV18-0165-00



OVERALL SF = 19,200 SF

LEGEND

PROPOSED FUTURE OFFICE AREA

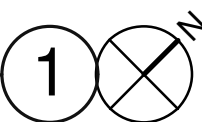
WALL LEGEND

CONCRETE WALL

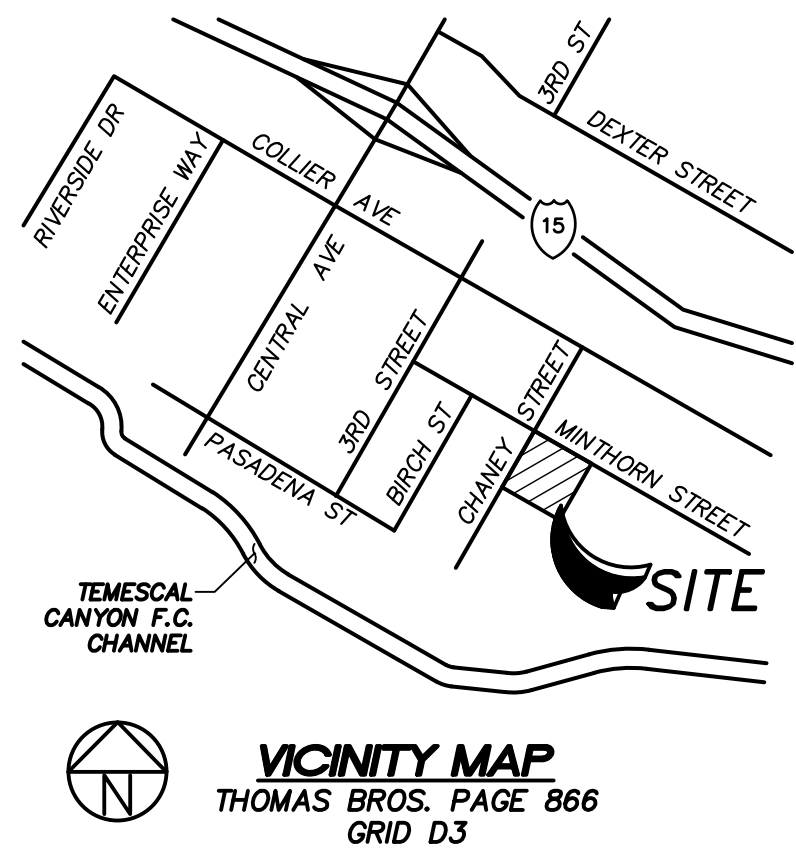
3/32" = 1'-0"
0 4' 8' 16' 24' 48'

BUILDING 3 - FLOOR PLAN

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



PENNINGTON INDUSTRIAL PARK
CONCEPTUAL STORM DRAIN AND UTILITY PLAN
CITY OF LAKE ELSINORE



OWNER/DEVELOPER

PENNINGTON INDUSTRIAL LLC
c/o TOLD CORPORATION, MANAGER
621 VIA ALONDRA, SUITE 602
CAMARILLO, CA 93012
ATTN: ROD OSHITA
PHONE: 310-939-7102

ENGINEER

SB&O INC.
41689 ENTERPRISE CIRCLE, STE 126
TEMECULA, CA 92590
ATTN: DON BROOKS
PHONE: 951-695-8900

LEGAL DESCRIPTION

APN: 377-160-014

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

LOT 9 IN BLOCK 89 OF HEADS RESUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 378 OF MAPS, SAN DIEGO COUNTY RECORDS.

EXISTING EASEMENTS:

THE EFFECT OF A DEED TO THE CITY OF LAKE ELSINORE FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES.

RECORDED: JANUARY 26, 1979 AS INSTRUMENT NO. 19172 OF OFFICIAL RECORDS.
RE-RECORDED: JULY 2, 1979 AS INSTRUMENT NO. 137912 OF OFFICIAL RECORDS.
RE-RECORDED: SEPTEMBER 22, 1980 AS INSTRUMENT NO. 172553 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
FLIGHT DATE: 11-01-18, CONTOUR INTERVAL = 1 FOOT

PROJECT INFORMATION

- GROSS AREA: 5.01 ACRES
NET AREA: 4.79 ACRES
LOT SUMMARY:
LOT 1: 74,915.00 SF, 1.72 AC
LOT 2: 87,376.52 SF, 2.01 AC (MAX)
LOT 3: 46,346.78 SF, 1.06 AC (MIN)
TOTAL: 208,638.30 SF, 4.79 AC
- PROJECT DESCRIPTION: THREE INDUSTRIAL BUILDINGS
- EXISTING & PROPOSED ZONING: M1 LIMITED MANUFACTURING
BUILDING SETBACKS:
FRONT YARD: 20'
SIDE YARD (ROW): 20'
LANDSCAPE SETBACKS:
ADJACENT TO STREET: MIN. 15'; AVERAGE 20'
LANDSCAPE COVERAGE: 12%
- EXISTING LAND USE: LIMITED INDUSTRIAL
- TYPE OF IMPROVEMENTS PROPOSED:
OFFSITE: STREETS, STREET LIGHTS, STRIPING, CONNECTION TO SEWER, WATER AND UTILITIES
ONSITE: DRAINAGE, SEWER, WATER, UTILITIES, GRADING
ESTIMATED CONSTRUCTION DATE: ???

UTILITIES

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

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
1351 E FRANCIS STREET
ONTARIO, CA 91761
PHONE: (909) 930-8591

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
155 S G STREET
SAN BERNARDINO, CA 92410
PHONE: (909) 335-7908

TELECOMMUNICATION:
CROWN CASTLE
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

CHARTER SPECTRUM
7337 CENTRAL AVE
RIVERSIDE, CA 92504
PHONE: (951) 406-1645

SEE RIGHT

SEE LEFT

BENCH MARK

DESIGNATION: EL-35-80
DESCRIPTION: DESCRIBED BY RIVERSIDE COUNTY FROM THE INTERSECTION OF RIVERSIDE DRIVE AND LAKESHORE DRIVE SE 1.2 MI. ALONG LAKESHORE DRIVE TO ADDRESS #17887 LAKESHORE DRIVE, 50'± NW OF ABOVE ADDRESS; 32'± SW OF CENTER LINE OF LAKESHORE DRIVE, 7'± W OF PP #G146349; 1'± S OF SURVEY MARKER POST.
ELEVATION: 1264.84

SB&O
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, CA 92590
951-695-8900
951-695-8901 Fax

SCALE: 1"=40'

DATE: 7/17/2019

CONCEPTUAL STORM
DRAIN AND UTILITY PLAN
CITY OF LAKE ELSINORE
FOR TPM 37710

FOR: PENNINGTON INDUSTRIAL LLC

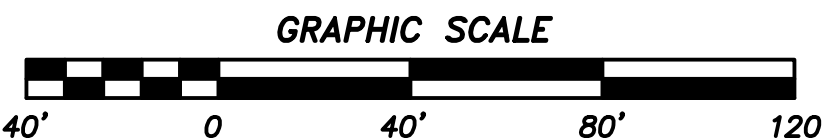
SHEET NO.

1

OF 1

FILE NO.

MARK	DATE	INITIAL	DESCRIPTION	REC	APPR	DATE
			REVISION			

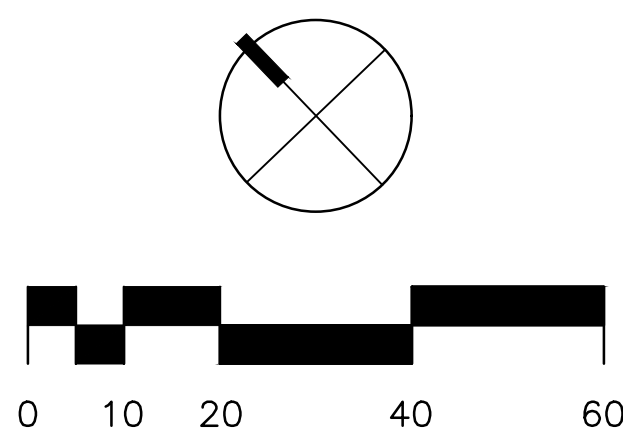




LEGEND

- 1 NATURAL COLOR CONCRETE PAVING WITH MEDIUM BROOM FINISH.
- 2 3/4 " CRUSH AGGREGATE GRAVEL
- 3 ACCESSIBLE CURB RAMP WITH TRUNCATED DOME PAVERS
- 4 ENTRY FOCAL PALMS
- 5 PARKING LOT
- 6 TRASH ENCLOSURE
- 7 NATURAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS AT BUILDING ENTRIES
- 8 NATURAL COLOR CONCRETE ACCESSIBLE RAMP TO BUILDING ENTRIES

PROPOSED PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL / STD	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX / STD.	LOW
	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	24" BTH DIAMOND CUT TRUNK	LOW
SHRUBS				
	ALOE STRIATA	CORAL ALOE	5 GAL. / 48" O.C.	LOW
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL. / 48" O.C.	LOW
	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	1 GAL. / 48" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 GAL. / 48" O.C.	LOW
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL. / 36" O.C.	MOD
	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	1 GAL. / 60" O.C.	LOW
	MYOPORUM PARVIFOLIUM	PINK AUSTRALIAN RACER	FLAT/ 12" O.C.	LOW
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL. / 60" O.C.	LOW
VINE				
	FICUS PUMILA	CREPPING FIG	PER PLAN	LOW



scheme: 12.1

CONCEPTUAL LANDSCAPE PLAN

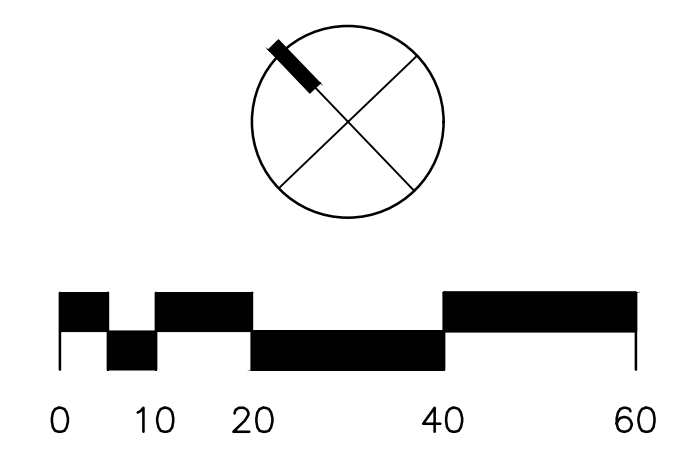
Lake Elsinore Property
SWC Chaney and Minthorn Street, Lake Elsinore, CA

W. MINTHORN STREET

CHANEY STREET



PROPOSED PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL / STD	LOW
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX / STD.	LOW
	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	24" BTH DIAMOND CUT TRUNK	LOW
SHRUBS				
	ALOE STRIATA	CORAL ALOE	5 GAL / 48" O.C.	LOW
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL / 48" O.C.	LOW
	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	1 GAL / 48" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 GAL / 48" O.C.	LOW
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	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL / 60" O.C.	LOW
VINE				
	FICUS PUMILA	CREPPING FIG	PER PLAN	LOW





PHOENIX DACTYLIFERA 'MEDJOOl' /
MEDJOOl DATE PALM



ACACIA STENOPHYLA /
SHOE-STRING ACACIA



GEIJERA PARVIFLORA /
AUSTRALINA WILLOW



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLE BRUSH



BOUGAINVILLEA 'LA JOLLA' /
LA JOLLA BOUGAINVILLEA



BACCHARIS P. 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH



ALOE STRIATA /
CORAL ALOE



WESTRINGIA F. 'MORNING LIGHT' /
MORNING LIGHT COAST ROSEMARY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK GROUNDCOVER MYOPORUM



MUHLENBERGIA EMERSLEYI 'EL TORO' /
BULL GRASS



FESTUCA MAIREI /
ATLAS FESCUE



NATURAL CONCRETE PAVING WITH MEDIUM BROOM
FINISH.