



**PRELIMINARY FEE ESTIMATE #3223-0  
NOT FOR PAYMENT**

May 20, 2019

P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530  
Phone: (951) 674-3146 ~ Fax: (951) 674-7554

<b>Description:</b> Commercial (WO# 19-014)	<b>Zoning:</b> Commercial
<b>Address:</b> SW corner of Minthorn St. & Chaney St.	<b># of Lots:</b> 1
<b>City:</b> Lake Elsinore <b>State:</b> CA <b>Zip:</b> 92530	<b>Acreage:</b> 5
<b>APN:</b> 377-160-014	<b>Tract Map:</b> N/A
<b>Phone:</b> (310) 939-7104	<b>Pressure Zone:</b> 1434
<b>Email:</b> roshita@fairwaypartners.net	

Pennington Industrial LLC c/o TOLD Corporation  
1601 N. Sepulveda, Suite 104  
Manhattan Beach, CA 90266  
*Attn: Rod Oshita - Pennington Industrial*

**Will Serve Fees Paid:** \$340.00  
**Paid Date:** 04/23/2019  
**Check / Receipt #:** 439316

**DEVELOPER**

Pennington Industrial LLC c/o TOLD Corporation  
1601 N. Sepulveda, Suite 104  
Manhattan Beach, CA 90266  
*Attn: Rod Oshita - Pennington Industrial*

**ENGINEERING**

SB&O, Inc.  
41689 Enterprise Circle N., Ste 126  
Temecula, CA 92590  
*Attn: Don Brooks*

**Water Fees (Valid from 1/1/2019 to 6/30/2019)**

**Project is in the District and is eligible for service.**

Construct facilities per District Approved Plans. 1 meter will be required per suite/unit. A backflow prevention device of like size or 1 size larger than the meter shall be installed with commercial, domestic, and irrigation meters as required by District Standards. The meter will be locked off after installation until the backflow device has been inspected. All backflows must have copper or brass from meter to Backflow device per District standards.

Fee Type	Category	Quantity	EDU's	Per Unit	Extended Amt
Water Capacity Fee	1-1/2" Comp Mtr	3.0	9.9999	\$43,449.57	\$130,348.70
1 1/2" HS CMPD Meter Hardware	Meter Hardware	3.0	3.0000	\$1,760.00	\$5,280.00
Irrigation Water Capacity Fee	1-1/2" Turb Mtr	1.0	3.3333	\$43,449.57	\$43,449.57
1 1/2" HS Turb Meter Hardware	Meter Hardware	1.0	1.0000	\$1,315.00	\$1,315.00
Backflow Inspection	Inspection	4.0	4.0000	\$300.00	\$1,200.00

**WATER SUB-TOTAL: \$181,593.26**

**Sewer Fees (Valid from 1/1/2019 to 6/30/2019)**

**Project is in the District and is eligible for service.**

Construct Facilities Per District Approved Plans.

Fee Group	Category	Unit	Qty	EDU's	Per Unit	Extended Amt
Regional Sewer Capacity Fee	Warehousing	1000 SF	26.94	3.4133	\$988.26	\$26,623.72
Regional Sewer Capacity Fee	Office Building	1000 SF	4	3.0272	\$5,903.04	\$23,612.16
Regional Sewer Capacity Fee	Office Building	1000 SF	4	3.0272	\$5,903.04	\$23,612.16
Regional Sewer Capacity Fee	Warehousing	1000 SF	33	4.1811	\$988.26	\$32,612.58
Regional Sewer Capacity Fee	Office Building	1000 SF	2	1.5136	\$5,903.04	\$11,806.08
Regional Sewer Capacity Fee	Warehousing	1000 SF	16.2	2.0525	\$988.26	\$16,009.81

**SEWER SUB-TOTAL: \$134,276.52**

**Total Water and Sewer Fees: \$315,869.78**

### Additional Connection Fee Information

**Connection to District facilities must occur within six months of purchase date or any subsequent fee increases are applicable.**

A Service Application must be submitted with the payment of fees, to a Customer Service Billing Specialist, in the lobby of the District office. A \$10.00 Service Origination fee for all new accounts will be billed on the first month's statement. All applications must include Assessor's Parcel Number(s), (APN).

District Standards allow for a 30-day installation period after the (water or sewer or both) application and payment of service has been submitted. On average, meters are installed within 14-21 working days of receipt of the application and payment.

This quote does not include an estimate for any Engineering deposits or fees related to plan check or inspection deposits. Please contact the Development Coordinator at 951-674-3146, Ext. 8427, with any questions

Current fees are subject to change, without notice by the District's Board of Directors. Fees will be based on the current fee in effect at the time of payment.

The Developer shall grant, to the District, all water rights including surface and ground water rights over, upon and under all lands within the project, (Section 3903.E EVMWD Administrative code).

The District reserves the right to re-evaluate, revise, and update the Service Availability Letter at any time. The District considers the conditions to have expired, automatically, two years from the date of issuance of the Letter, (Section 3903. C EVMWD Administrative Code).

### Backflow Requirements

A backflow prevention device shall be installed with commercial, domestic, and irrigation meters as required by District Standards. The meter will be locked off after installation until the backflow device has been inspected by District staff. Please contact the Engineering Inspection Department to schedule an inspection at 951-674-3146, Ext. 8402 or email [inspections@evmwd.net](mailto:inspections@evmwd.net).

For all commercial developments, contact the District's Sewage Pre-Treatment staff at 951-674-3146, Ext. 8326, regarding requirements for an Industrial Waste Application, fees, and Inspection.

Authorized by: Christina Bachinski Date: 5/20/19

RECEIVED

APR 23 2019

E. V. M. W. D.  
CUSTOMER SERVICE

**COMMERCIAL/INDUSTRIAL  
ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
WILL SERVE & CONNECTION FEE APPLICATION**

**GENERAL INFORMATION**

Date of Application: 04/17/2019

Agency Requesting Letter: SB&O Inc.

Preferred Delivery Method of Completed Will Serve (Check One):  
 Pickup at District Offices  
 Email to (Circle one): Owner/Developer **Representative**  
 Mail to (Circle one): Owner/Developer Representative

**CONTACT INFORMATION**

*Owner/Developer*

Contact Name: Rod Oshita

Business Name: Pennington Industrial LLC c/o TOLD Corporation, Manager

Mailing Address: 1601 N. Sepulveda, Suite 401 City: Manhattan Beach State: CA Zip: 90266

Email: roshita@fairwaypartners.net Telephone: (310) 939-7104 Ext. \_\_\_\_\_

*Representative for Owner/Developer (or) Engineering Firm, if applicable*

Contact Name: Don Brooks

Business Name: SB&O Inc. Business Type: Engineering Firm

Mailing Address: 41689 Enterprise Circle North, Suite 126 City: Temecula State: CA Zip: 92590

Email: donbrooks@sboinc.com Telephone: (951) 695-8900 Ext. 106

**PROJECT INFORMATION**

Property Address: Southwesterly corner of Chaney St and Minthorn St City: Lake Elsinore State: CA Zip: \_\_\_\_\_

Assessor's Parcel Number(s): 377-160-014

Total Acres: 5

Nearest Cross Streets: Chaney Street and Minthorn Street

Type of Construction:  New Construction\*\*  Tenant Improvement  New Tenant  Change in Ownership  
Will Serve Request for:  Water & Sewer  Water Only  Sewer Only  Irrigation Meters

\*\* FOR NEW COMMERCIAL/INDUSTRIAL BUILDINGS:

- Attach a Site Map (8.5" x 11") identifying building/suite numbers, associated square footage(s), and intended uses (i.e. office, warehouse, retail, restaurant, etc.).
- Provide Engineer's domestic & irrigation water demand calculations.

*DL 3773 19-014*

**PROJECT INFORMATION (continued)**

Duplicate this page for each building/suite.

Building/Suite # Building 1

Square Footage 30,940

**OPERATION(S) (Check all that apply.)**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Animal Kennel                      | <input type="checkbox"/> Financial Institutions                      | <input type="checkbox"/> Restaurant, # Fixtures _____                    |
| <input type="checkbox"/> Auditorium/Amusement               | <input type="checkbox"/> Golf Course/Camp/Park                       | <input type="checkbox"/> Retail Sales/Store/Unknown                      |
| <input type="checkbox"/> Auto Detail/Wash, Type _____       | <input type="checkbox"/> Health Spa                                  | <input type="checkbox"/> RV Camp With Sewer Hookups,<br># Sites _____    |
| <input type="checkbox"/> Auto Sales/Repair                  | <input type="checkbox"/> Hospital                                    | <input type="checkbox"/> School  |
| <input type="checkbox"/> Auto Service/Repair                | <input type="checkbox"/> With Showers, # Rooms _____                 | <input type="checkbox"/> With Cafeteria and Showers,<br># Students _____ |
| <input type="checkbox"/> Bar, # Seats _____                 | <input type="checkbox"/> Without Showers, # Rooms _____              | <input type="checkbox"/> Cafeteria without Showers,<br># Students _____  |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____  | <input type="checkbox"/> Hotel/Motel/Rooming House,<br># Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers,<br># Students _____   |
| <input type="checkbox"/> Bowling/Skating                    | <input type="checkbox"/> Indoor Theater                              | <input type="checkbox"/> Service Shop                                    |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____                | <input type="checkbox"/> Service Station                                 |
| <input type="checkbox"/> Car Wash-Tunnel Type               | <input type="checkbox"/> Lumber Yard                                 | <input type="checkbox"/> Shopping Center                                 |
| <input type="checkbox"/> Car Wash-Wand Type                 | <input type="checkbox"/> Mobile Home Park, # Spaces _____            | <input type="checkbox"/> Special Events Center,<br># Attendance _____    |
| <input type="checkbox"/> Church                             | <input type="checkbox"/> Mortuary/Cemetery                           | <input type="checkbox"/> Supermarket                                     |
| <input type="checkbox"/> Club                               | <input type="checkbox"/> Night Club                                  | <input type="checkbox"/> Veterinarian                                    |
| <input type="checkbox"/> Dentist Office                     | <input type="checkbox"/> Nurseries/Greeneries                        | <input checked="" type="checkbox"/> Warehousing                          |
| <input type="checkbox"/> Doctor Office                      | <input type="checkbox"/> Nursing Home, # Beds _____                  | <input type="checkbox"/> Wholesale Outlet                                |
| <input type="checkbox"/> Drive-In Theater                   | <input type="checkbox"/> Office Building                             |  |
| <input type="checkbox"/> Dry Cleaning                       | <input type="checkbox"/> Open Storage                                |  |
| <input type="checkbox"/> Office Only, # Employees _____     | <input type="checkbox"/> Pre-School, # Students _____                |  |
| <input type="checkbox"/> Plant, # Employees _____           | <input type="checkbox"/> Professional Building                       |  |
| <input type="checkbox"/> Dry Manufacturing                  |  |  |
| <input type="checkbox"/> Other _____                        |  |  |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Construction of three (3) industrial buildings ranging in size from 18,200 sq. ft. to 37,000 sq. ft. at the southwesterly corner of Chaney Street and Minthorn Street in the City of Lake Elsinore.

4,000 SF office

(Need Plans)  
To Verify

**PROJECT INFORMATION (continued)**

Duplicate this page for each building/suite.

Building/Suite # Building 2

Square Footage 37,000

**OPERATION(S) (Check all that apply.)**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Animal Kennel                      | <input type="checkbox"/> Financial Institutions                      | <input type="checkbox"/> Restaurant, # Fixtures _____                    |
| <input type="checkbox"/> Auditorium/Amusement               | <input type="checkbox"/> Golf Course/Camp/Park                       | <input type="checkbox"/> Retail Sales/Store/Unknown                      |
| <input type="checkbox"/> Auto Detail/Wash, Type _____       | <input type="checkbox"/> Health Spa                                  | <input type="checkbox"/> RV Camp With Sewer Hookups,<br># Sites _____    |
| <input type="checkbox"/> Auto Sales/Repair                  | <input type="checkbox"/> Hospital                                    | <input type="checkbox"/> School  |
| <input type="checkbox"/> Auto Service/Repair                | <input type="checkbox"/> With Showers, # Rooms _____                 | <input type="checkbox"/> With Cafeteria and Showers,<br># Students _____ |
| <input type="checkbox"/> Bar, # Seats _____                 | <input type="checkbox"/> Without Showers, # Rooms _____              | <input type="checkbox"/> Cafeteria without Showers,<br># Students _____  |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____  | <input type="checkbox"/> Hotel/Motel/Rooming House,<br># Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers,<br># Students _____   |
| <input type="checkbox"/> Bowling/Skating                    | <input type="checkbox"/> Indoor Theater                              | <input type="checkbox"/> Service Shop                                    |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____                | <input type="checkbox"/> Service Station                                 |
| <input type="checkbox"/> Car Wash-Tunnel Type               | <input type="checkbox"/> Lumber Yard                                 | <input type="checkbox"/> Shopping Center                                 |
| <input type="checkbox"/> Car Wash-Wand Type                 | <input type="checkbox"/> Mobile Home Park, # Spaces _____            | <input type="checkbox"/> Special Events Center,<br># Attendance _____    |
| <input type="checkbox"/> Church                             | <input type="checkbox"/> Mortuary/Cemetery                           | <input type="checkbox"/> Supermarket                                     |
| <input type="checkbox"/> Club                               | <input type="checkbox"/> Night Club                                  | <input type="checkbox"/> Veterinarian                                    |
| <input type="checkbox"/> Dentist Office                     | <input type="checkbox"/> Nurseries/Greeneries                        | <input checked="" type="checkbox"/> Warehousing                          |
| <input type="checkbox"/> Doctor Office                      | <input type="checkbox"/> Nursing Home, # Beds _____                  | <input type="checkbox"/> Wholesale Outlet                                |
| <input type="checkbox"/> Drive-In Theater                   | <input type="checkbox"/> Office Building                             |  |
| <input type="checkbox"/> Dry Cleaning                       | <input type="checkbox"/> Open Storage                                |  |
| <input type="checkbox"/> Office Only, # Employees _____     | <input type="checkbox"/> Pre-School, # Students _____                |  |
| <input type="checkbox"/> Plant, # Employees _____           | <input type="checkbox"/> Professional Building                       |  |
| <input type="checkbox"/> Dry Manufacturing                  |  |  |
| <input type="checkbox"/> Other _____                        |  |  |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

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4000. SF Office

**PROJECT INFORMATION (continued)**

Duplicate this page for each building/suite.

Building/Suite # Building 3

Square Footage 18,200

**OPERATION(S) (Check all that apply.)**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Animal Kennel                      | <input type="checkbox"/> Financial Institutions                      | <input type="checkbox"/> Restaurant, # Fixtures _____                    |
| <input type="checkbox"/> Auditorium/Amusement               | <input type="checkbox"/> Golf Course/Camp/Park                       | <input type="checkbox"/> Retail Sales/Store/Unknown                      |
| <input type="checkbox"/> Auto Detail/Wash, Type _____       | <input type="checkbox"/> Health Spa                                  | <input type="checkbox"/> RV Camp With Sewer Hookups,<br># Sites _____    |
| <input type="checkbox"/> Auto Sales/Repair                  | <input type="checkbox"/> Hospital                                    | <input type="checkbox"/> School  |
| <input type="checkbox"/> Auto Service/Repair                | <input type="checkbox"/> With Showers, # Rooms _____                 | <input type="checkbox"/> With Cafeteria and Showers,<br># Students _____ |
| <input type="checkbox"/> Bar, # Seats _____                 | <input type="checkbox"/> Without Showers, # Rooms _____              | <input type="checkbox"/> Cafeteria without Showers,<br># Students _____  |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____  | <input type="checkbox"/> Hotel/Motel/Rooming House,<br># Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers,<br># Students _____   |
| <input type="checkbox"/> Bowling/Skating                    | <input type="checkbox"/> Indoor Theater                              | <input type="checkbox"/> Service Shop                                    |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____                | <input type="checkbox"/> Service Station                                 |
| <input type="checkbox"/> Car Wash-Tunnel Type               | <input type="checkbox"/> Lumber Yard                                 | <input type="checkbox"/> Shopping Center                                 |
| <input type="checkbox"/> Car Wash-Wand Type                 | <input type="checkbox"/> Mobile Home Park, # Spaces _____            | <input type="checkbox"/> Special Events Center,<br># Attendance _____    |
| <input type="checkbox"/> Church                             | <input type="checkbox"/> Mortuary/Cemetery                           | <input type="checkbox"/> Supermarket                                     |
| <input type="checkbox"/> Club                               | <input type="checkbox"/> Night Club                                  | <input type="checkbox"/> Veterinarian                                    |
| <input type="checkbox"/> Dentist Office                     | <input type="checkbox"/> Nurseries/Greeneries                        | <input checked="" type="checkbox"/> Warehousing                          |
| <input type="checkbox"/> Doctor Office                      | <input type="checkbox"/> Nursing Home, # Beds _____                  | <input type="checkbox"/> Wholesale Outlet                                |
| <input type="checkbox"/> Drive-In Theater                   | <input type="checkbox"/> Office Building                             |  |
| <input type="checkbox"/> Dry Cleaning                       | <input type="checkbox"/> Open Storage                                |  |
| <input type="checkbox"/> Office Only, # Employees _____     | <input type="checkbox"/> Pre-School, # Students _____                |  |
| <input type="checkbox"/> Plant, # Employees _____           | <input type="checkbox"/> Professional Building                       |  |
| <input type="checkbox"/> Dry Manufacturing                  |  |  |
| <input type="checkbox"/> Other _____                        |  |  |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Construction of three (3) industrial buildings ranging in size from 18,200 sq. ft. to 37,000 sq. ft. at the southwesterly corner of Chaney Street and Minthorn Street in the City of Lake Elsinore.

*2,000. SF Office*



**SERVICES REQUESTED**

Building/Suite #	SEWER	WATER		
	No. of Units	Meter Type Domestic / Irrigation	Meter Size ¾" 1" 1-½" 2" 3" 4"	Backflow Required? Yes / No / Not applicable
Building 1	1	Domestic & Fire	1-1/2" Domestic, 6" Fire	Yes
Building 2	1	Domestic & Fire	1-1/2" Domestic, 6" Fire	Yes
Building 3	1	Domestic & Fire	1-1/2" Domestic, 6" Fire	Yes
OVERALL SITE		Irrigation	1-1/2"	Yes

*If you require more information please contact Engineering at (951) 674-3146 Ext. 8427*

**ENGINEERING FEES (EVMWD Administrative Code, Section 2600)**

**SERVICE AVAILABILITY LETTERS**

Tract & Commercial Development \$340.00

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

<b>FOR EVMWD USE ONLY</b>	Fees Due: _____	Reviewed by: _____
	Reimbursements: <input type="checkbox"/> Yes <input type="checkbox"/> No	Reimbursement #(s) _____
	Date Payment Received: _____	Receipt No.: _____ CK: _____
	Date Received by Engineering: _____	Division: _____
	Will Serve #: _____	WO#: _____ <input type="checkbox"/> GIS <input type="checkbox"/> Log <input type="checkbox"/> CIPAce
	Previous Account#: _____	Meter Size: _____ Pressure Zone: _____

Mail application form with appropriate fee to: EVMWD, P.O. Box 3000, Lake Elsinore, CA 92531-3000.

For questions, please contact Engineering at (951) 674-3146 Ext. 8427 or email [Development@evmwd.net](mailto:Development@evmwd.net).

***Please allow up to 10 working days for processing once the completed application has been accepted by the District.***

THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

Pennington Industrial LLC

621 Via Alondra, Suite 602  
Camarillo, CA 93012  
(805)-388-4757

City National Bank  
1100 Flynn Road, Suite 100  
Camarillo, CA 93012

000337  
16-1606  
1220

Date	Check No	Check Amount
4/11/2019	000337	\$340.00

Three Hundred Forty AND 00/100 Dollars

Pay to the order of:

ELSINORE VALLEY MUNICIPAL  
WATER DISTRICT  
P.O. BOX 3000  
LAKE ELSINORE CA 92531-3000

⑈000337⑈ ⑆122016066⑆ 041968257⑈



31315 Chaney St  
PO Box 3000  
Lake Elsinore, CA 92531  
Office: (951) 674-3146  
Fax: (951) 346-3352

April 23, 2019 10:33

Staff ID: FROU  
Receipt No. 439316  
Account:  
Customer:  
Service:

Tender Methods	
Check 000337	(\$340.00)
Total	(\$340.00)
Change	\$0.00
<hr/>	
Beginning Balance	\$340.00
Payments applied	(\$340.00)

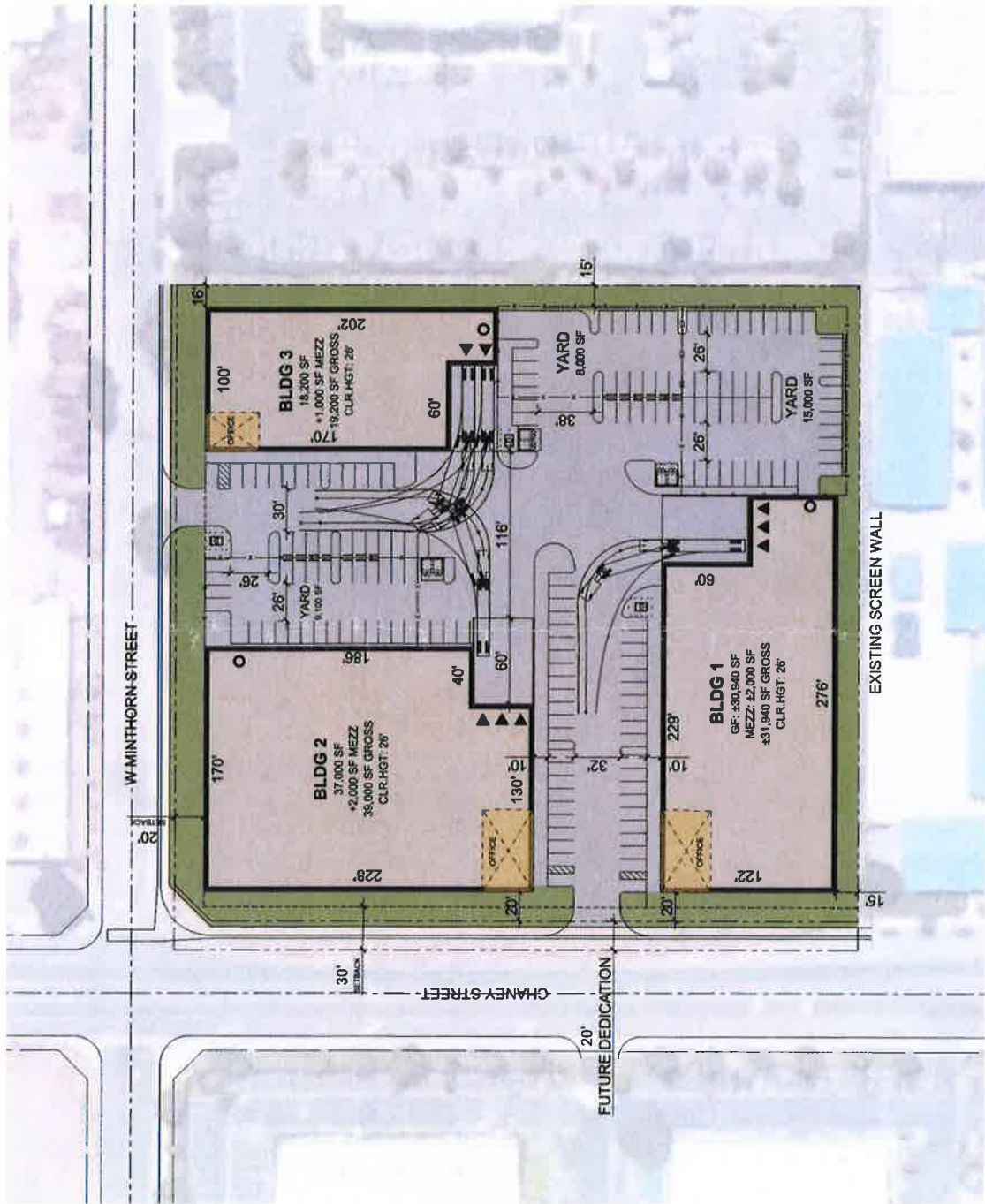
**THANK YOU FOR YOUR PAYMENT !**

Did you know you can make payments 24/7 using your credit/debit card by calling our main number or accessing your account at [www.evmond.com](http://www.evmond.com)?

Visit our website at [www.evmond.com](http://www.evmond.com) to access your account and make payments 24/7 or get valuable conservation information.

USE WATER WISELY !





**PROJECT DATA:**

**SITE SUMMARY:**  
4.79 AC (208,608 SF)  
15,845 SF ± = 2,545 SF MEZZ + 13,300 SF GROSS  
37,000 SF ± = 2,000 SF MEZZ + 35,000 SF GROSS  
16,200 SF ± = 1,000 SF MEZZ + 15,200 SF GROSS  
TOTAL BLDG AREA: 61,045 SF (INCLUDING MEZZ)  
1,140 SF ± (INCLUDING MEZZ)  
± 114,000 SF (708,838 SF ± 40.3% GROSS)  
43 (OFFICES)

**BUILDING AREA:**  
BLDG 1: 431,940 SF  
BLDG 2: 39,000 SF  
BLDG 3: 19,200 SF  
TOTAL BLDG AREA: 490,140 SF

**LOT COVERAGE:**  
43 (OFFICES)

**LANDSCAPE SUMMARY:**  
1500 SF UP TO 20' ± 11,000 SF OVER 20K ± 11,000 SF WAREHOUSE  
OFFICE/INDUSTRIAL: 20,000 SF @ 1000 ± 40 STALLS  
OFFICE/INDUSTRIAL: 11,000 SF @ 1100 ± 20 STALLS  
WAREHOUSE: 51,000 SF @ 1100 ± 20 STALLS  
TOTAL PARKING REQUIRED: 115 STALLS

**PARKING PROVIDED:**  
180 STALLS  
ACCESSIBLE STALLS: 8 STALLS  
TOTAL PARKING PROVIDED: 188 STALLS @ 17% 100%

**DEVELOPMENT STANDARDS:**  
ZONING: M1  
MAX. F.A.R.:  
MAX. COVERAGE:  
BUILDING SETBACKS:  
FRONT: 20 FT  
SIDE: 5 FT  
REAR: 0 FT  
LANDSCAPE SETBACKS:  
FRONT: 20 FT  
SIDE: 5 FT  
REAR: 5 FT  
LANDSCAPE REQ.: 12%  
OFF-STREET PARKING: 9X18  
STANDARD:  
COMPACT:  
DRIVE ALLEYS:  
FIRE LANE:  
OVERHANG:  
TREE WELL:  
REQ. PARKING RATIO BY USE:  
WAREHOUSE: 17,000 SF  
MANUFACTURE: 17,500 SF  
OFFICE:

**NOTES:**  
1. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.  
2. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.  
3. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.  
4. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.

- LEGEND:**
- PROPOSED BUILDING AREA
  - OFFICE AREA
  - LANDSCAPING AREA
  - PAVED AREA
  - DOCK DOOR
  - DRIVE IN DOOR



# PENNINGTON INDUSTRIAL PARK PRELIMINARY GRADING AND DRAINAGE PLAN CITY OF LAKE ELSNORE

**OWNER/DEVELOPER**  
C/O TAD CORPORATION, MANAGER  
2700 ALABAMA, SUITE 602  
DOWNEY, CA 90241  
PHONE: 310-457-7102

**ENGINEER**  
5840 N.C.  
4666 ENTERPRISE CIRCLE, STE 126  
DOWNEY, CA 90241  
PHONE: 951-495-8900

**LEGAL DESCRIPTION**  
APN: 377-100-014  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOT 8 IN BLOCK 89 OF NEALDES MEADOWS, IN THE CITY OF LAKE ELSNORE, COUNTY OF SAN DIEGO COUNTY RECORDS.

**EXISTING EASEMENTS**  
THE EFFECT OF A DEED TO THE CITY OF LAKE ELSNORE FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES.  
RECORDED: JANUARY 26, 1979 AS INSTRUMENT NO. 19172 OF OFFICIAL RECORDS.  
RECORDED: MAY 12, 1979 AS INSTRUMENT NO. 13712 OF OFFICIAL RECORDS.  
RECORDED: SEPTEMBER 21, 1980 AS INSTRUMENT NO. 17253 OF OFFICIAL RECORDS.

**SOURCE OF TOPOGRAPHY**  
NAD 83 ADJACENT SURVEYS, INC.  
FLIGHT DATE 11-01-18, CONTOUR INTERVAL = 1 FOOT

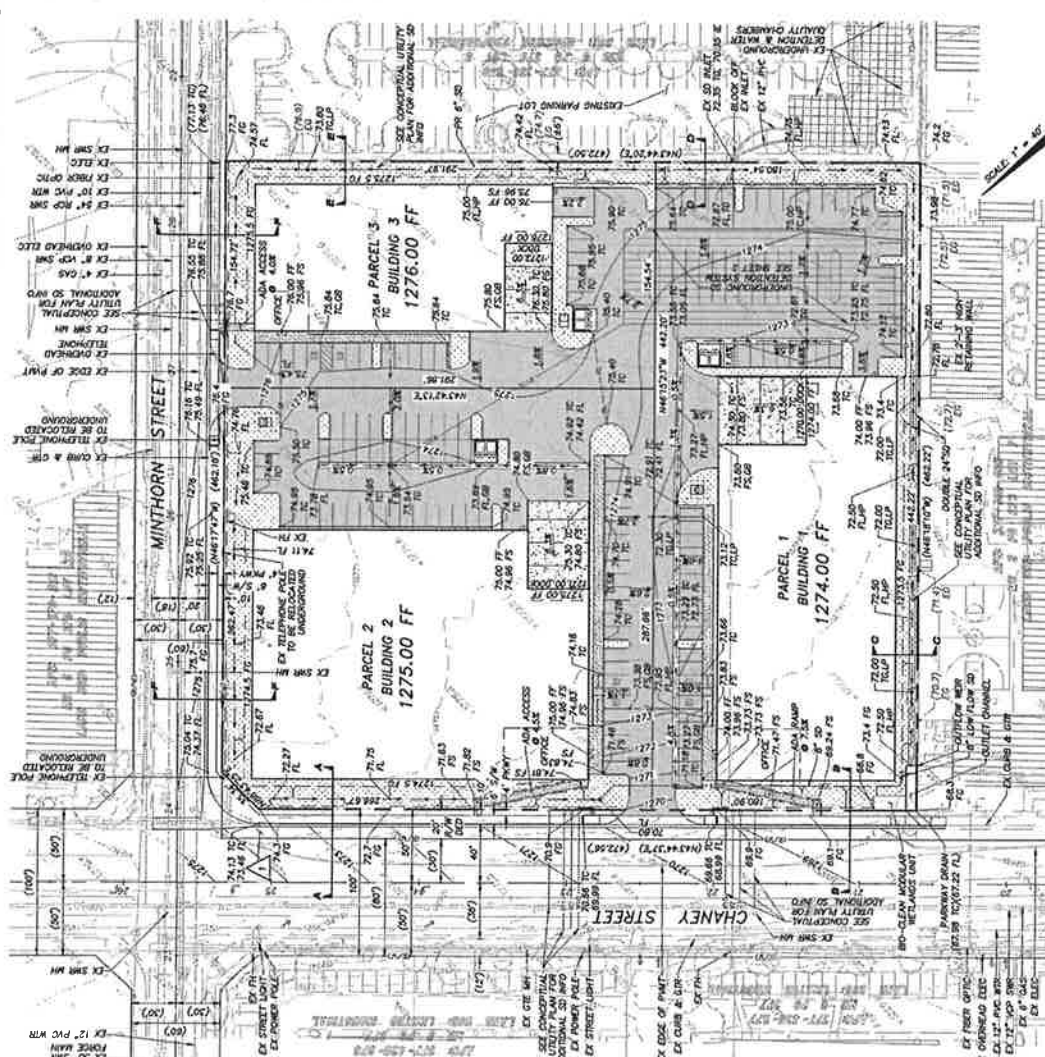
**PROJECT INFORMATION**  
1. PROJECT AREA: 5.0 ACRES  
NET AREA: 4.78 ACRES  
LOT 1: 2.00 AC  
LOT 2: 61.58 AC  
LOT 3: 45.13 AC  
TOTAL: 107.71 AC

**UTILITIES**  
SOUTHERN CALIFORNIA Edison  
ELECTRIC  
DOWNEY, CALIFORNIA GAS COMPANY  
355 S O STREET  
DOWNEY, CA 90241  
PHONE: (909) 530-4591

**RECOMMENDATIONS**  
LANDSCAPE STRIPES:  
2000 CORPORATE DRIVE  
DOWNEY, CA 90241  
PHONE: (909) 532-0241

**EARTHWORK QUANTITY**  
CUT: 685 - C.Y.  
FILL: 685 - C.Y.

- LEGEND**
- (R/W) EXISTING HIGH-RISE HWY
  - (R/W) EXISTING PROPERTY LINE
  - (R/W) PROPOSED BOUNDARY LINE
  - (R/W) PROPOSED PROPERTY LINE
  - (R/W) STREET CENTERLINE
  - (R/W) EXISTING CURB & GUTTER
  - (R/W) EXISTING SIDEWALK
  - (R/W) EXISTING CONTOUR
  - (R/W) PROPOSED CONTOUR
  - (R/W) DIRECTION OF DRAINAGE
  - (R/W) PROPOSED SLOPE
  - (R/W) PROPOSED CURB/CURB & GUTTER
  - (R/W) PROPOSED SEWER
  - (R/W) PROPOSED WATER
  - (R/W) PROPOSED STORM DRAIN
  - (R/W) EXISTING SEWER
  - (R/W) EXISTING WATER
  - (R/W) EXISTING STORM DRAIN
  - (R/W) EXISTING UNDERGROUND ELECTRICAL
  - (R/W) EXISTING STREET LIGHT
  - (R/W) EXISTING SINGLE TREE
  - (R/W) EXISTING CATCH BASIN
  - (R/W) EXISTING FIRE HYDRANT
  - (R/W) EXISTING METER / UTILITY
  - (R/W) EXISTING MAN HOLE
  - (R/W) EXISTING LIGHT POLE
  - (R/W) UTILITY PALE
  - (R/W) EXISTING SIGNS
  - (R/W) EXISTING STREET SIGN
  - (R/W) EXISTING GATE
  - (R/W) EXISTING VALVE
  - (R/W) EXISTING ARROW / STRAIGHT
  - (R/W) EXISTING ARROW / TURN
  - (R/W) EXISTING ARROWS / TURNS
  - (R/W) EXISTING THROAT PAINT
  - (R/W) EXISTING TRAFFIC PAINT
  - (R/W) PROPOSED ASPHALT PAVT
  - (R/W) PROPOSED CONCRETE PAVT
  - (R/W) PROPOSED LANDSCAPE AREA



**BENCH MARK**  
ELEVATION: 128.64  
DESCRIPTION: DISCOVERED BY RIVERSIDE COUNTY FROM THE INTERSECTION OF LAKE ELSNORE DRIVE AND ADDRESS #1893 LAKEVIEW DRIVE, 50' E HWY OF ABOVE ADDRESS, 32' SW OF CENTER LINE OF LAKEVIEW DRIVE, 1/2 W OF PAVT #0166249, 1 1/2 S OF SUNSET MARKET POST.

**GRAPHIC SCALE**  
0 40' 80' 120'

**TYPICAL SECTION MINTHORN STREET**  
STREET DESIGNATION: LOCAL  
SCALE: 1"=30' (SEE PLAN 1-54-02)

**TYPICAL SECTION CHANEY STREET**  
STREET DESIGNATION: MAJOR ARTERIAL  
SCALE: 1"=30' (SEE PLAN 1-54-02)

**SB&O**  
SHEET NO. 1 OF 2  
DATE: 3/4/2019  
FOR: PENNINGTON INDUSTRIAL LLC

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
CITY OF LAKE ELSNORE  
FOR TAD 37710

**1. PRELIMINARY GRADING & DRAINAGE PLAN & NOTES**  
**2. ABBREVIATIONS**

