

PROPOSED WAREHOUSE AND OFFICE FACILITY

APN: 3090-431-07
VICTORVILLE, CA

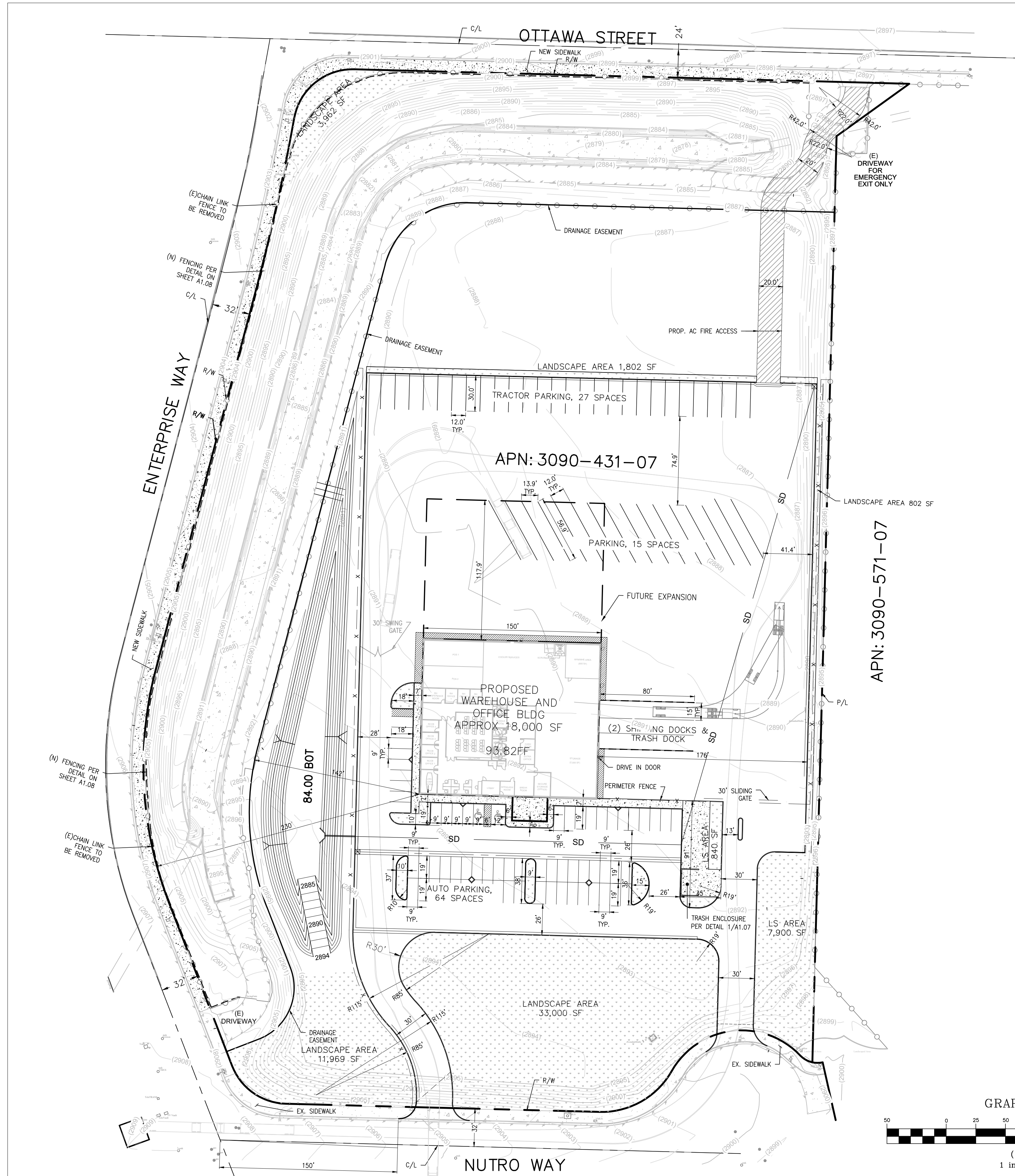


REYES HOLDINGS, LLC
6250 NORTH RIVER ROAD
ROSEMONT, IL 60018



Duke Engineering
CIVIL & STRUCTURAL
LANCASTER - CALIFORNIA

44732 YUCCA AVENUE
LANCASTER, CA
661-952-7918

**BUILDING INFORMATION:**

BUILDING AREA = 18,525 SQ. FT.
OCCUPANCY = B (OFFICE) & S-2 (WAREHOUSE)
TYPE OF CONSTRUCTION = III-B
EMPLOYEES = 60
BUILDING COVERAGE: 18,525/448,232 = 4.1% LOT COVERAGE
LANDSCAPING AREA: 50,475 SF

STATEMENT OF OPERATIONS:

THIS PROJECT WILL BE A A COMBINATION OF A
WAREHOUSE DISTRIBUTION CENTER WITH A SECTION OF
OFFICE SPACE FOR REYES HOLDINGS, A BEVERAGE
DISTRIBUTION COMPANY.

PARKING:

OFFICES: 7,700 SF / 200 SF = 39 SPACES REQUIRED
WAREHOUSES: 10,825 SF @ 10 SPACES PLUS 1 SPACE PER
1000 SF OVER 4000 SF = 17 SPACES REQUIRED
56 STANDARD PARKING STALLS
2 ACCESSIBLE PARKING STALLS (1 VAN)
58 TOTAL PARKING STALLS REQUIRED (67 PROVIDED)

SITE PLAN NOTES

1. THE APPLICANT SHALL ENSURE THAT THE UNOBSTRUCTED WIDTH OF ALL FIRE DEPARTMENT ACCESS LANES MEETS THE SATISFACTION OF THE LOCAL FIRE AUTHORITY.
2. ALL PROPOSED PROJECT SIGNS SHALL BE LOCATED OUTSIDE THE PROPOSED PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE
COUNTY OF SAN BERNARDINO, STATE OF
CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP NO. 16201, IN THE CITY OF
VICTORVILLE, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
202, PAGES 67, 68, 69 AND 70 OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN
BERNARDINO COUNTY, CALIFORNIA, CERTIFICATE
OF CORRECTION RECORDED JANUARY 6, 2006 AS
INSTRUMENT NO. 2006-0012275 OF OFFICIAL RECORDS

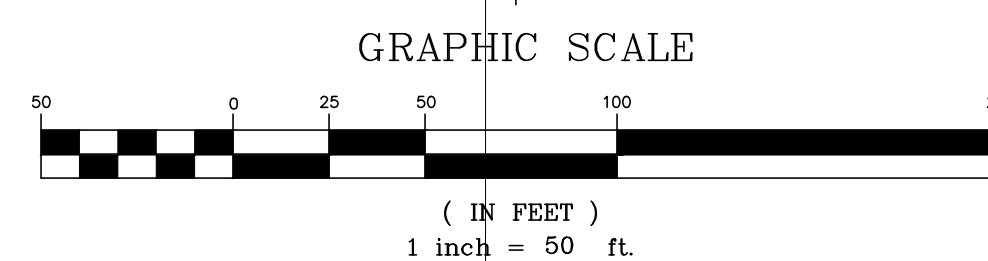
LAND INFORMATION:

ZONING: M-2
GENERAL PLAN: HEAVY INDUSTRIAL
GROSS LAND ACREAGE: 448,232 SQ. FT. - 10.29 ACRES
FLOOD ZONE: X

PLANNING NOTES:

- 1) (WTR-1) PRIOR TO ISSUANCE OF A GRADING PERMIT THE APPLICANT SHALL OBTAIN COVERAGE UNDER THE STATEWIDE GENERAL NPDES PERMIT FOR CONTROL OF CONSTRUCTION AND POST-CONSTRUCTION RELATED STORM WATER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SMALL MS4 GENERAL PERMIT. IN ADDITION, THE APPLICANT SHALL:

PREPARE A PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED IN THE NPDES PERMIT AND SHALL IDENTIFY SITE-SPECIFIC EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES THAT WILL BE IMPLEMENTED
THE SWPPP SHALL BE APPLICABLE TO ALL AREAS OF THE PROJECT SITE INCLUDING CONSTRUCTION AREAS, ACCESS ROADS TO AND THROUGH THE SITE, AND STAGING AND STOCKPILE AREAS.
TEMPORARY BEST MANAGEMENT PRACTICES FOR ALL COMPONENTS OF THE PROJECT MUST BE IMPLEMENTED UNTIL SUCH TIME AS PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES ARE IN PLACE AND FUNCTIONING; AND
ALL EXCESS SEDIMENT EXCAVATED AS PART OF THE PROJECT THAT IS NOT USED ON-SITE SHOULD BE STOCKPILED IN A LOCATION SUCH THAT IT WILL NOT BE TRANSPORTED BY WIND OR WATER INTO A SURFACE WATER. AN ADEQUATE COMBINATION OF SEDIMENT AND EROSION CONTROL BMPs MUST BE IMPLEMENTED AND MAINTAINED TO TEMPORARILY STABILIZE ALL STOCKPILED SEDIMENT UNTIL SUCH TIME THAT IT IS REUSED AND/OR PERMANENTLY STABILIZED.
- 2) (WTR - 2) THE APPLICANT/DEVELOPER SHALL PREPARE AND IMPLEMENT A COMPREHENSIVE SPILL PREVENTION AND RESPONSE PLAN FOR THE PROJECT SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER AND CITY ENGINEER (OR THEIR DESIGNEE) PRIOR TO THE ISSUANCE OF ANY ASSOCIATED BUILDING OR GRADING PERMIT. THIS PLAN SHOULD OUTLINE THE SITE-SPECIFIC MONITORING REQUIREMENTS AND LIST THE BEST MANAGEMENT PRACTICES NECESSARY TO PREVENT HAZARDOUS MATERIAL SPILLS OR TO CONTAIN AND CLEANUP A HAZARDOUS MATERIAL SPILL. SHOULD ONE OCCUR.
- 3) PERMITS FOR ALL MISCELLANEOUS PROCESS EQUIPMENT MUST BE OBTAINED AS REQUIRED BY MDAQMD.
- 4) A DUST CONTROL PLAN MUST BE COMPETED AND SUBMITTED TO MDAQMD PRIOR TO ANY EARTH MOVING ACTIVITIES.
- 5) SIGNAGE PER RULE 403 ATTACHMENT B SHALL BE ERECTED AT EACH PROJECT SITE ENTRANCE NO LATER THAN THE COMMENCEMENT OF CONSTRUCTION.
- 6) A WATERING TRUCK MUST BE USED TO MAINTAIN MOIST DISTURBED SURFACES ACTIVELY SPREAD WATER DURING VISIBLE DUSTING EPISODES TO MINIMIZE VISIBLE FUGITIVE DUST EMISSIONS.
- 7) ALL PERIMETER FENCING SHALL BE WIND FENCING OR EQUIVALENT TO A MINIMUM OF FOUR FEET OF HEIGHT OR THE TOP OF ALL PERIMETER FENCING. THE OWNER SHALL MAINTAIN THE WIND FENCING AS NEEDED TO KEEP INTACT AND REMOVE WIND DROP-OUT. AS REQUIRED BY MDAQMD.
- 8) ALL MAINTENANCE AND ACCESS VEHICULAR ROADS AND PARKING AREAS SHALL BE STABILIZED WITH CHEMICAL GRAVEL OR ASPHALTIC PAVEMENT SUFFICIENT TO ELIMINATE VISIBLE FUGITIVE DUST FROM VEHICULAR TRAVEL AND WIND EROSION.

[illegible]

**REYES HOLDINGS
VICTORVILLE**
APN: 3090-431-07
VICTORVILLE, CA 92395

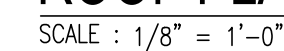
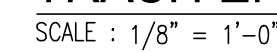


SITE PLAN

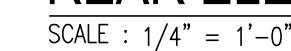
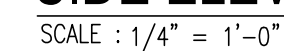
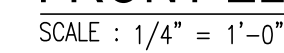
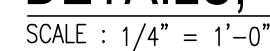
SHEET

A1.01

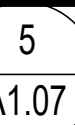
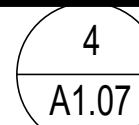
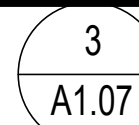
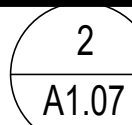
PROJECT: 21094



- **REFER TO STRUCTURAL DRAWINGS

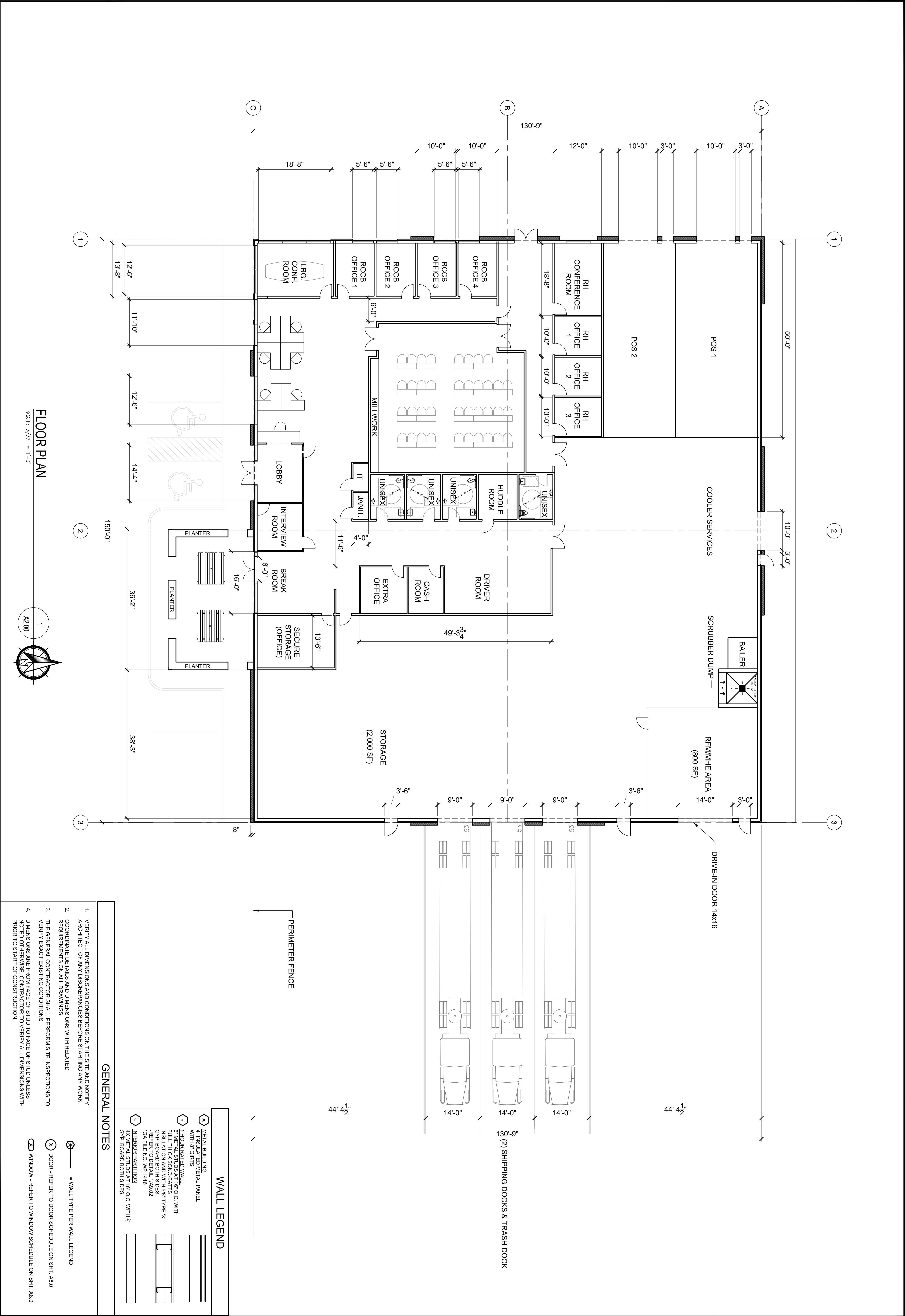


1.07



Project No. 21094

Project No. 2109.



PROJECT OWNER

REYES HOLDINGS, LLC

6250 NORTH RIVER ROAD
ROSEMONT, IL 60018

ENGINEER OF RECORD

Duke Engineering
CIVIL & STRUCTURAL
LANCASTER - CALIFORNIA

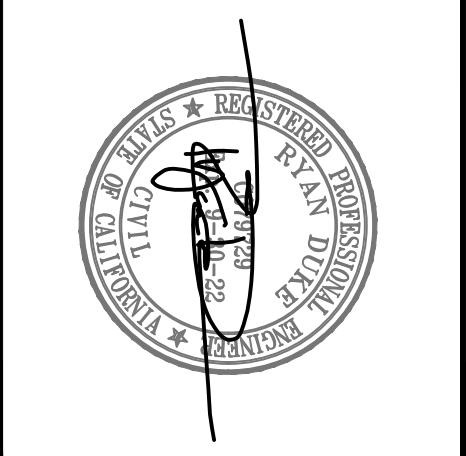
44732 YUCCA AVENUE
LANCASTER, CA
661-952-7918

Revisions		By	Date
No.	Revisions		

PROJECT

REYES HOLDINGS VICTORVILLE

APN: 3090-431-07
VICTORVILLE, CA 92395



SHEET TITLE

FLOOR PLAN

SHEET

A2.00

Project No. 21094

CITY OF VICTORVILLE
CONCEPTUAL GRADING

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 27170-01, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 322 PAGES 62 THROUGH 65 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAIS COUNTY.

APN: 3090-431-07

SOILS ENGINEER

BRUIN GSI
44732 YUCCA AVE
LANCASTER, CA 93534
(661)273-9078

BENCHMARK

BM-NO. TL5646 EL. 2327.370-FT
DPW BM TAG IN W CB 1FT S/O BCR @ SW COR SIERRA HWY & AVE H-B
65.6FT S/O & 31-2FT W/O C/L INT
LANCASTER QUAD NAVD 88-DATUM
2012 ADJ

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N04°11'33"E OF THE CENTERLINE OF TREVOR AVE AS SHOWN ON PARCEL MAP NO. 27170-01 RECORDED IN BOOK 322, PAGES 62 THROUGH 65, INCLUSIVE OF MAPS IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

UTILITIES

SOUTHERN CALIFORNIA EDISON
P.O. BOX 4349
42060 10TH STREET WEST
LANCASTER, CA 93534
DENISE HENDERSON
PHONE (661) 945-9327

VICTORVILLE MUNICIPAL UTILITY SERVICES
14343 CIVIC DRIVE
P.O. BOX 5001
VICTORVILLE, CA 92393-5001
PHONE (760) 243-6340
FAX (760) 269-0039

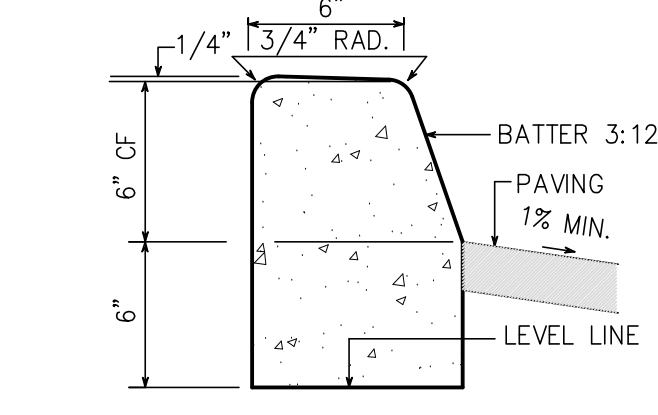
VICTORVILLE WATER DISTRICT
14343 CIVIC DRIVE
P.O. BOX 5001
VICTORVILLE, CA 92393-5001
PHONE (760) 955-5000
FAX (760) 269-0013

VICTORVILLE SEWER DISTRICT
14343 CIVIC DRIVE
P.O. BOX 5001
VICTORVILLE, CA 92393-5001
PHONE (760) 955-5000
FAX (760) 269-0013

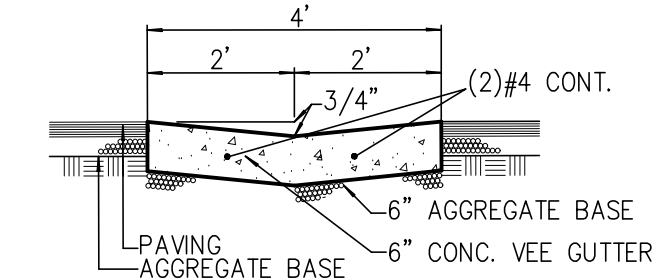
VERIZON
12133 HESPERIA ROAD
VICTORVILLE, CA 92395
PHONE (760) 243-3801



VICINITY MAP



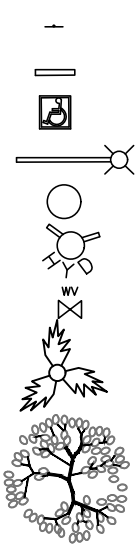
A 6" PCC CURB TYP.



B 4" RIBBON GUTTER TYP.

LEGEND/ABBREVIATIONS

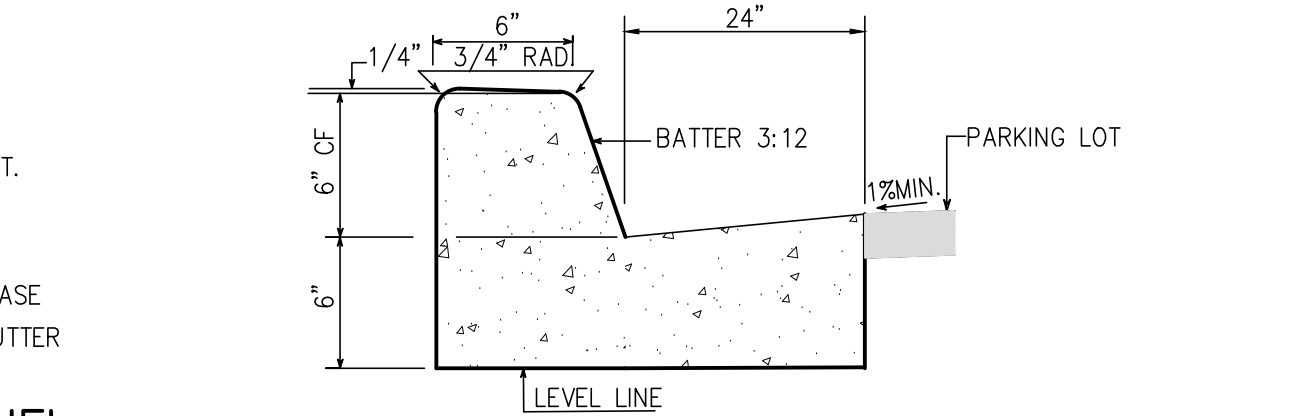
- CITY BOUNDARY
- EXISTING P/L
- EXISTING R/W
- EXISTING SEWER
- EXISTING WATER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED CURB
- EXISTING CURB
- BOLLARD
- PROPOSED FENCING



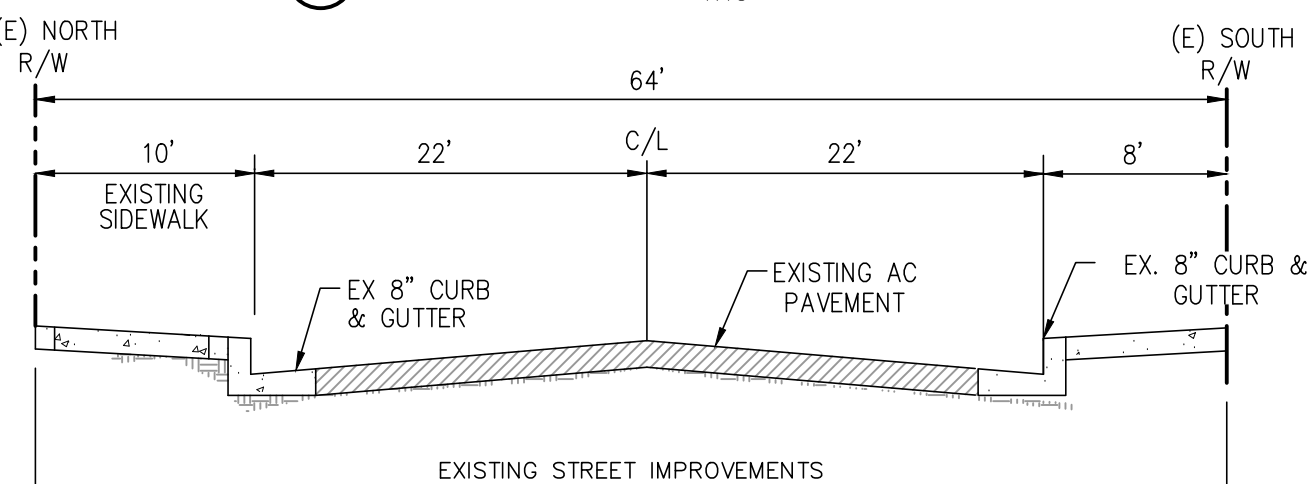
- ADA PARKING SIGN
- WHEEL STOP
- PAINTED ADA SYMBOL
- EXIST STREET LIGHT
- SEWER CLEAN - OUT
- FIRE HYDRANT
- WATER VALVE
- JOSHUA TREE
- EXISTING TREES

- TC TOP OF CURB
- FL FLOWLINE
- EG EDGE OF GUTTER
- LS LANDSCAPING
- BW BACK OF WALK
- FF FINISH FLOOR
- FS FINISH SURFACE
- FG FINISH GRADE
- GB GRADE BREAK
- GR EX. GROUND
- CONCRETE
- FIRE DEPARTMENT TURN-AROUND
- ADA PARKING

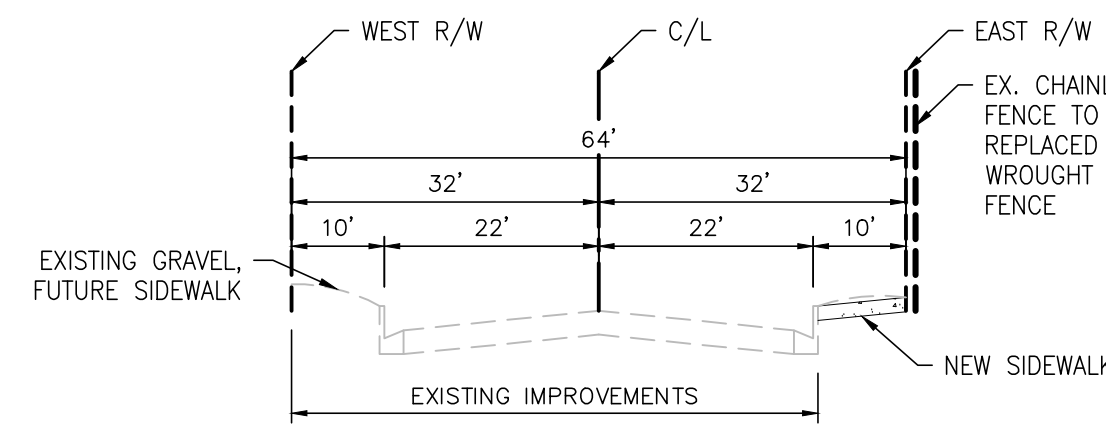
D 10' DRAINAGE CHANNEL



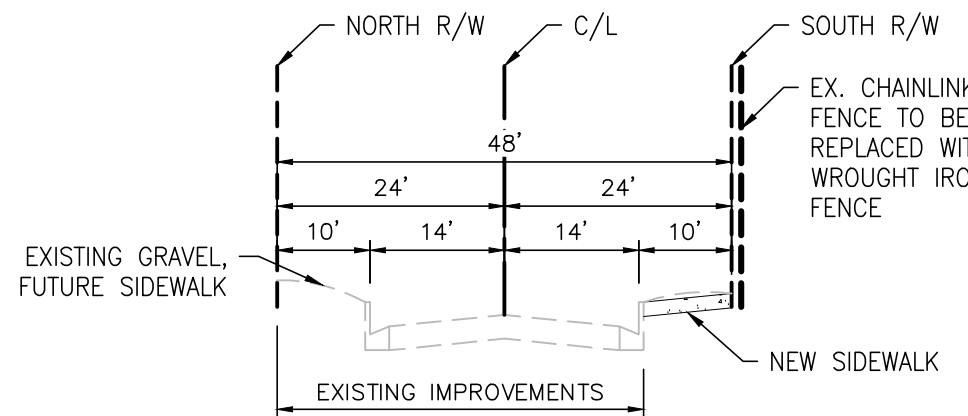
C 6" PCC CURB & GUTTER TYP.



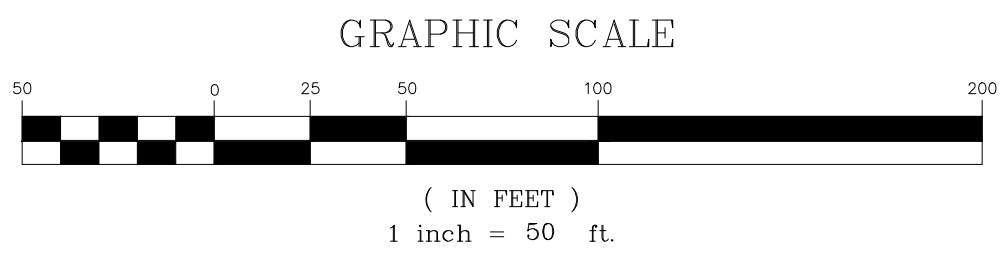
TYPICAL SECTION - NUTRO WAY -PUBLIC



ENTERPRISE WAY

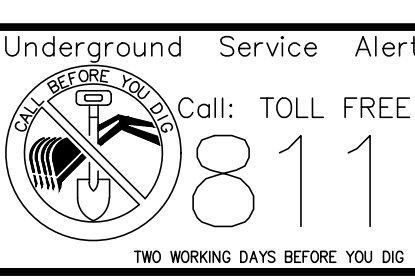
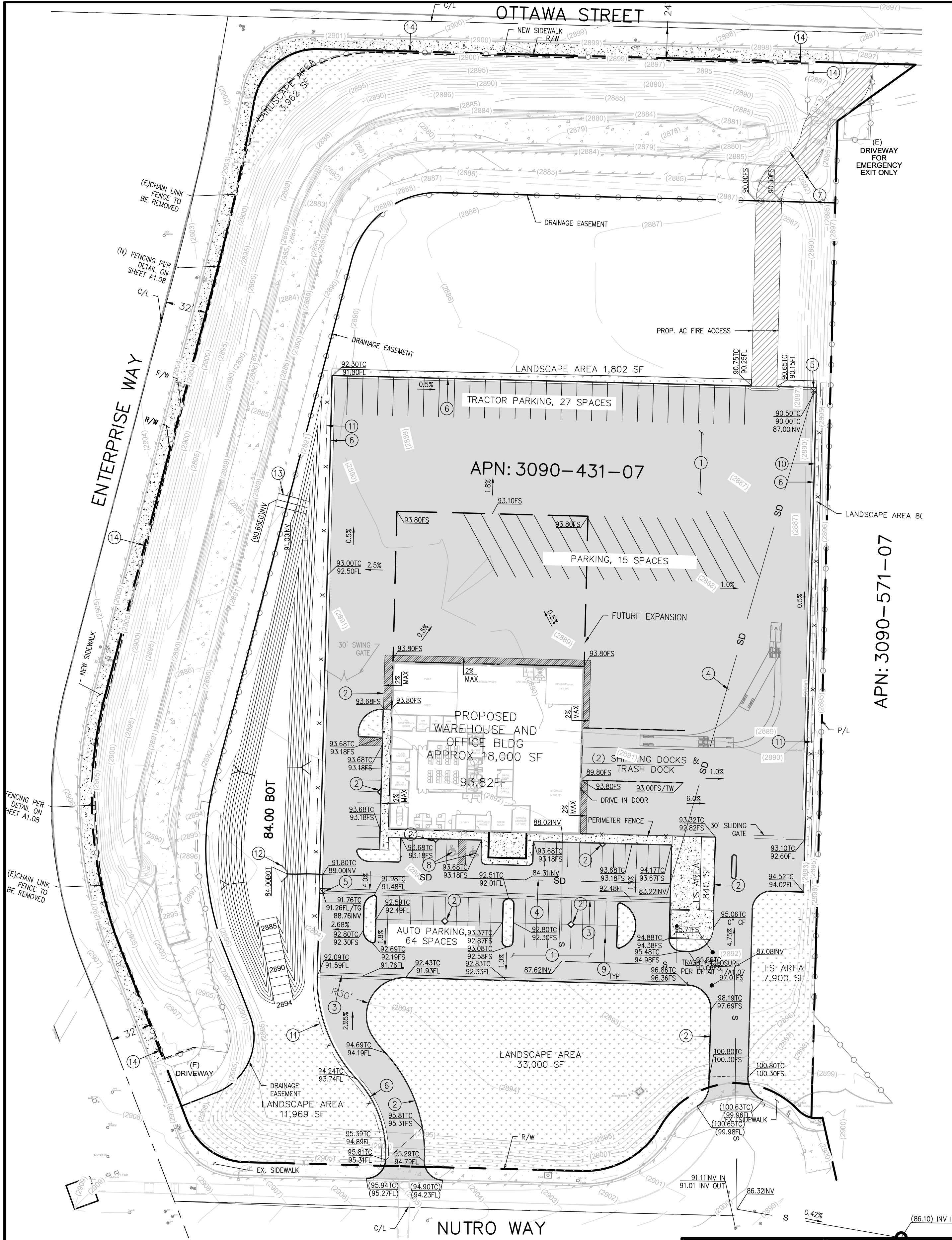


OTTAWA STREET



CONSTRUCTION NOTES:

- CONSTRUCT 6" THICK PCC PAVEMENT OVER 8" THICK AGGREGATE BASE OVER 95% COMPACTED SUBGRADE.
- CONSTRUCT 6" PCC CURB PER SPWC 120-2, A1-6 (150). SEE DETAIL 'A' HEREON.
- CONSTRUCT 4" WIDE RIBBON GUTTER PER DETAIL 'B' HEREON.
- INSTALL 12" HDPE STORM DRAIN
- INSTALL NDS 48" X 48" CATCH BASIN.
- CONSTRUCT 6" PCC CURB AND GUTTER PER SPWC 120-2, A2-6 (150). SEE DETAIL 'C' HEREON.
- FIRE DEPARTMENT ACCESS.
- INSTALL ADA PARKING SIGNAGE AND STRIPING PER 1-4/A1.08
- INSTALL WHITE PARKING STRIPING.
- INSTALL RETAINING WALL PER SEPARATE PERMIT
- INSTALL NEW WROUGHT IRON PERIMETER FENCE
- CONSTRUCT D89 CAL TRANS CONCRETE HEADWALL
- CONSTRUCT 10' WIDE CONCRETE DRAINAGE CHANNEL PER DETAIL 'D' HEREON
- REMOVE EXISTING CHAINLINK FENCE AND REPLACE WITH WROUGHT IRON FENCE W/ DECORATIVE PILASTERS EVERY 100' TO MATCH ADJACENT DEVELOPMENT



PREPARED FOR:
LONE OAK LANCASTER LLC.
6250 NORTH RIVER RD
ROSEMONT, IL 60018



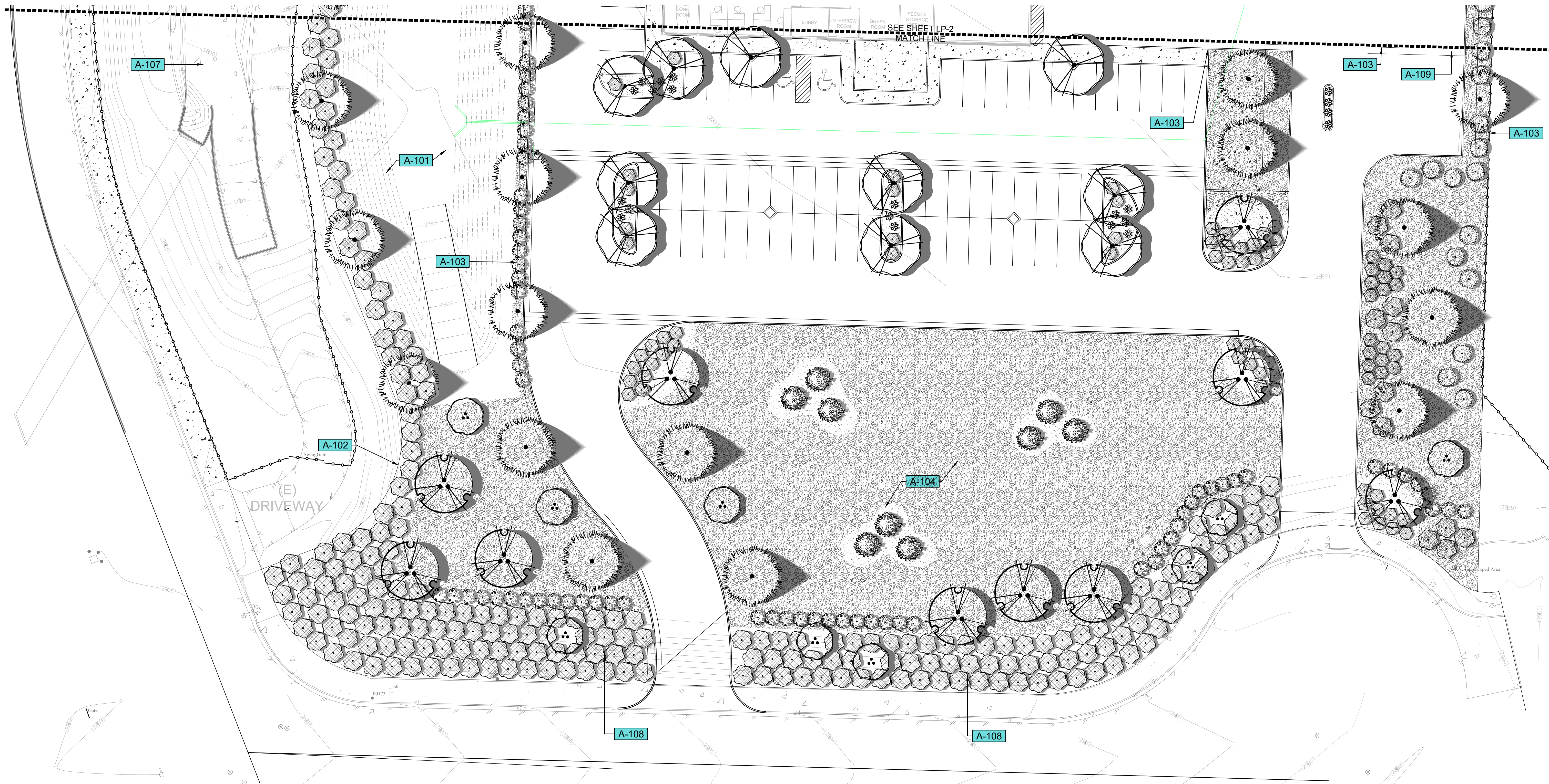
REVISION BLOCK		CITY	
REV #	DATE	APPR.	DATE

CITY OF VICTORVILLE

WAREHOUSE EXPANSION
INDUSTRIAL BUILDING

VICTORVILLE, CA
APN: 3090-431-07

SCALE: PER PLAN
DESIGNED: GB
DRAWN: GB
CHECKED: RD
DUKE ENG 21094
SHEET NO.
C1.00



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WULCOS
	13	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE	36" BOX	LOW
	12	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	24" BOX	LOW
	42	PINUS ELДАРICA LOW BRANCHED	AFGHAN PINE	15 GAL	MODERATE
	9	VITEX AGNUS-CASTUS LOW BRANCHED	CHASTE TREE	15 GAL	LOW

WATER CONSERVATION STATEMENT:

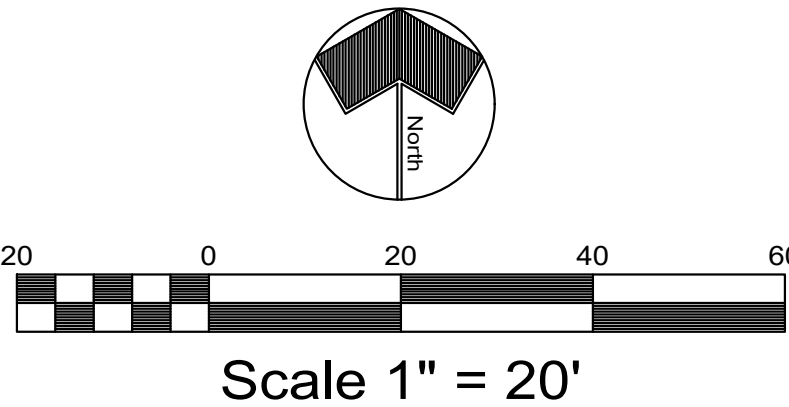
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WULCOS
	17	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL	LOW
	40	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL	
	170	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	LOW
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WULCOS
	34	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WULCOS
	286	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	LOW
	102	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	LOW

REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	INFILTRATION BASIN PER CIVIL ENGINEER--SOILS SURFACE TO RECIEVE EROSION CONTROL HYDROSEED EQUAL TO ATLAS SOIL
	DRAINAGE EASEMENT PER CIVIL PLANS
	FENCING PER CIVIL PLANS
	FUTURE PARKING LOT EXPANSION AREA PER CIVIL PLANS
	FUTURE BUILDING EXPANSION PER CIVIL PLANS
	PROPOSED FIRE ACCESS ROAD PER CIVIL PLANS
	EXISTING DRAINAGE CHANNEL
	GRADED SLOPE PER CIVIL PLANS--ALL SLOPES GREATER THAN 3:1 TO RECEIVE EROSION CONTROL FABRIC
	TRASH ENCLOSURE PER CIVIL PLANS
	ALL NON-PLANTED OR STONE MULCHED AREAS TO RECEIVE CHEMICAL STABILIZER EQUAL TO ATLAS SOILLOK
SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	GOLD DECOMPOSED GRANITE FINES WITH SOIL SECURE STABILIZER AT 6 LBS/TON
	BURGUNDY LAVA ROCK MULCH--3/4"-1" SIZE --MINIMUM-2" DEEP LAYER



PRELIMINARY-NOT FOR CONSTRUCTION

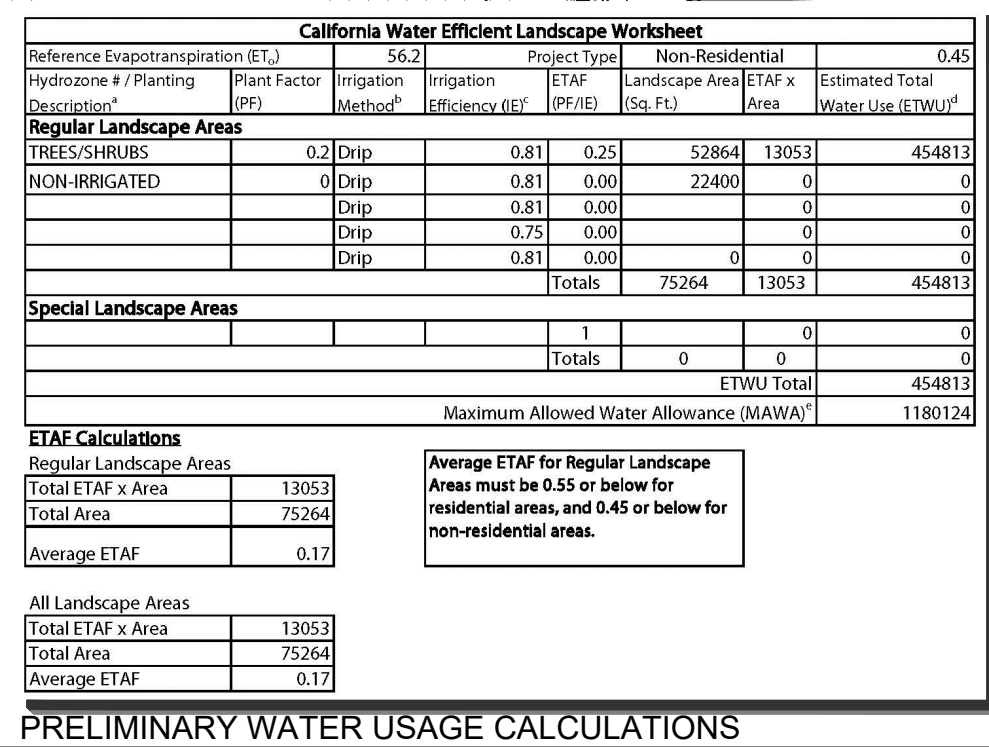


INDUSTRIAL WAREHOUSE
S/E CRNR, OTTAWA & ENTERPRISE WAY
VICTORVILLE, CALIFORNIA
APN 3090-431-07
PSUB 19-00093

PLANTING
PLAN

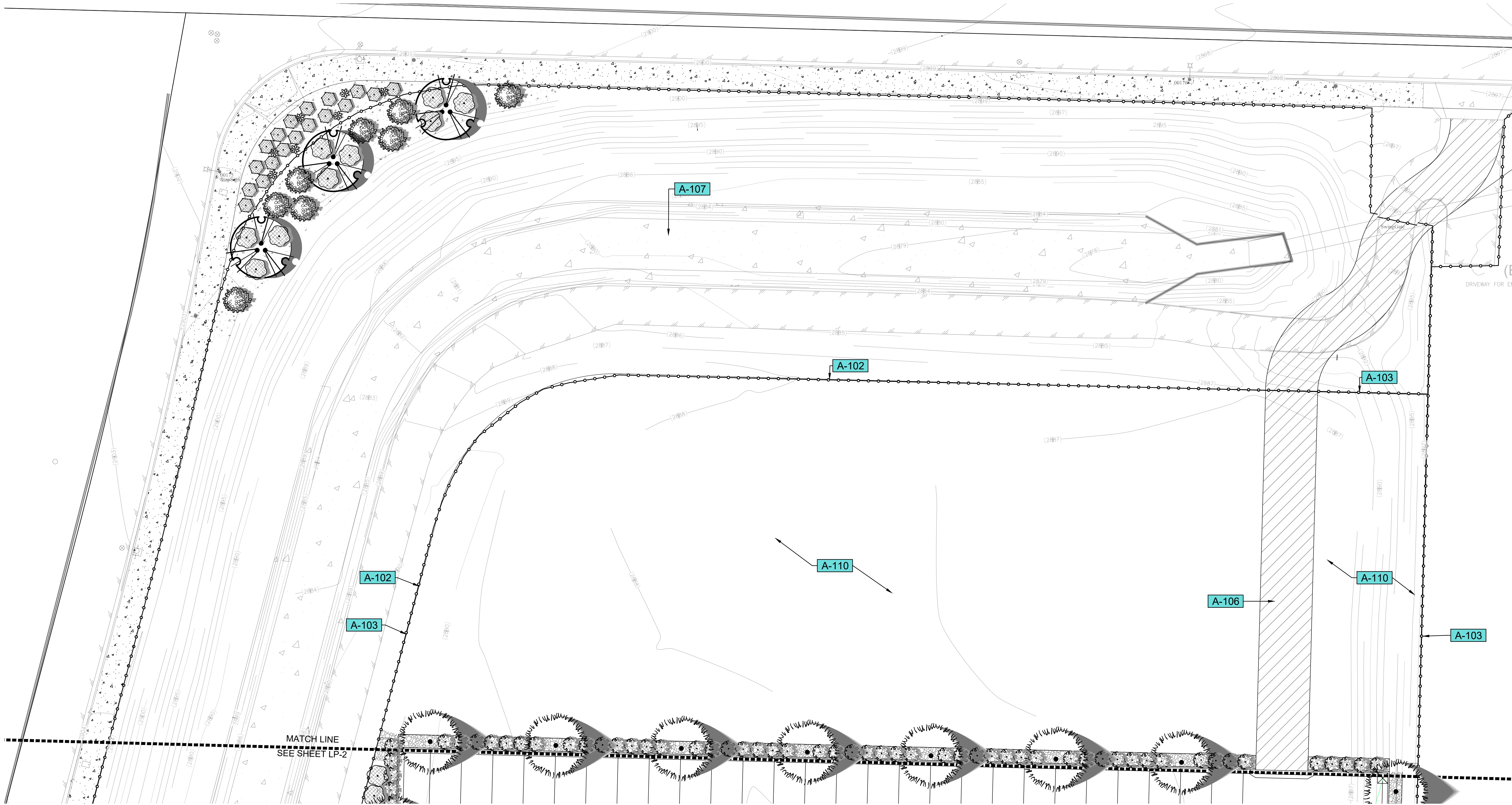
REVISIONS

DRAWN BY CAD
DESIGNED BY S.T.B.
CHECKED BY C.R.
DATE 4/25/22
JOB NO. 21-53
SCALE 1"=20'
SHEET LP-1
OF 3 SHEETS



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	13	CERCIDIUM x "DESERT MUSEUM" NATURAL MULTI-STEM	THORNLESS PALO VERDE	36" BOX	LOW
	12	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	24" BOX	LOW
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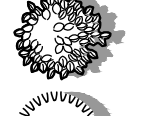
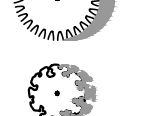
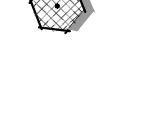
3 SHEETS



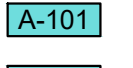
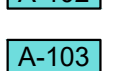
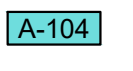
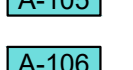
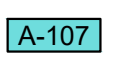
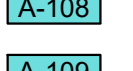
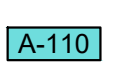
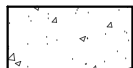
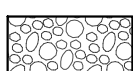
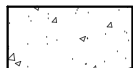
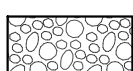
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	13	CERCIDIMUM X 'DESERT MUSEUM' NATURAL MULTI-STEM	THORNLESS PALO VERDE	36" BOX	LOW
	12	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	24" BOX	LOW
	42	PINUS ELIDARICA LOW BRANCHED	AFGHAN PINE	15 GAL	MODERATE
	9	VITEX AGNUS-CASTUS LOW BRANCHED	CHASTE TREE	15 GAL	LOW

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	17	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL.	LOW
	40	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	
	170	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	34	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	286	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL.	LOW
	102	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	LOW

REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	INFILTRATION BASIN PER CIVIL ENGINEER-SOILS SURFACE TO RECIEVE EROSION CONTROL HYDROSEED EQUAL TO ATLAS SOI
	DRAINAGE EASEMENT PER CIVIL PLANS
	FENCING PER CIVIL PLANS
	FUTURE PARKING LOT EXPANSION AREA PER CIVIL PLANS
	FUTURE BUILDING EXPANSION PER CIVIL PLANS
	PROPOSED FIRE ACCESS ROAD PER CIVIL PLANS
	EXISTING DRAINAGE CHANNEL
	GRADED SLOPE PER CIVIL PLANS-ALL SLOPES GREATER THAN 3:1 TO RECEIVE EROSION CONTROL FABRIC
	TRASH ENCLOSURE PER CIVIL PLANS
	ALL NON-PLANTED OR STONE MULCHED AREAS TO RECEIVE CHEMICAL STABILIZER EQUAL TO ATLAS SOILLOK
SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	GOLD DECOMPOSED GRANITE FINES WITH SOIL SECURE STABILIZER AT 6 LBS/TON
	BURGUNDY LAVA ROCK MULCH-3/4"-1" SIZE -MINIMUM-2" DEEP LAYER

