

I-15 INDUSTRIAL PARK BUILDING 1 SITE PLAN

PROJECT DATA

APPROX. NET INDUSTRIAL SITE AREA:
2,669,978 SF / 61.29 AC

BUILDING AREA:
1,108,000 SF

COVERAGE:
41.50%

AUTO PARKING REQUIRED:
15,000 SF OFFICE @ 3.33 / 1000 SF
WAREHOUSE: 20 + 0.4 / 1000 / 10K SF
TOTAL

PARKING PROVIDED:
STANDARD STALLS
ACCESSIBLE STALLS
TOTAL STALLS PROVIDED

EVCS STALLS
FUTURE EV STALLS
TOTAL EV CAPABLE STALLS

DOCK LOADING POSITIONS
TRAILER PARKING STALLS

LANDSCAPE PROVIDED

APPROVED:

2,669,978 SF / 61.29 AC

1,108,000 SF

41.50%

50 STALLS
457 STALLS
507 STALLS

459 STALLS
11 STALLS
511 STALLS

0 STALLS
0 STALLS
0 STALLS

213 DOCKS

413 TRAILERS

385,000 SF /14.4%

PROPOSED:

2,669,978 SF / 61.29 AC

1,045,894 SF

41.50%

50 STALLS
428 STALLS
478 STALLS

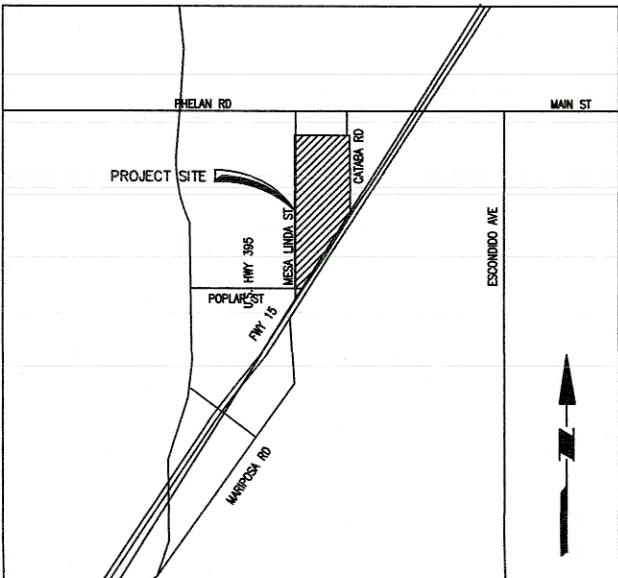
485 STALLS
9 STALLS
494 STALLS

50 STALLS
49 STALLS
99 STALLS

167 DOCKS

429 TRAILERS

395,000 SF /14.8%



VICINITY MAP

APPLICANT

COVINGTON GROUP INC.
14180 DALLAS PARKWAY, SUITE 730
DALLAS, TX 75254
(866) 878-1499

CONTACT: BRANDON GALLUP

ARCHITECT

RGA
15231 ALTON PARKWAY, SUITE 100
IRVINE CA, 92618
(949) 341-0920

CONTACT: CHRIS SAVAGE

CIVIL ENGINEER

LANGAN CA, INC.
3600 LIME ST BUILDING 2
RIVERSIDE, CA 92501
TEL: (949) 255-8640
CONTACT: SIMON URIARTE

UTILITY PURVEYORS

SCE
PO BOX 6400
RANCHO CUCAMONGA, CA 91729
(760) 951-3253
ATTENTION: HERIMON ROMERO

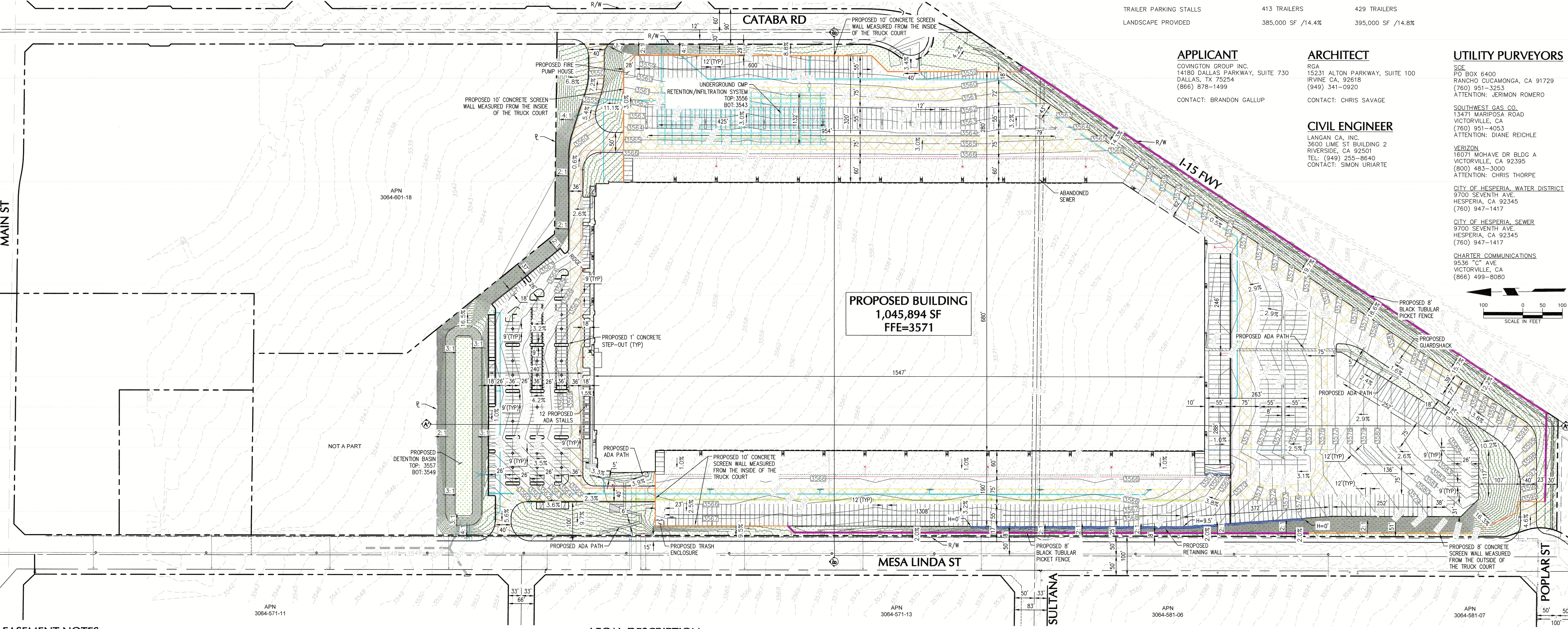
SOUTHWEST GAS CO.
13471 MARIPOSA ROAD
VICTORVILLE, CA
(760) 951-4053
ATTENTION: DIANE REICHEL

VERIZON
16071 MOHAVE DR BLDG A
VICTORVILLE, CA 92395
(800) 483-3000
ATTENTION: CHRIS THORPE

CITY OF HESPERIA, WATER DISTRICT
9700 SEVENTH AVE
HESPERIA, CA 92345
(760) 947-1417

CITY OF HESPERIA, SEWER
9700 SEVENTH AVE
HESPERIA, CA 92345
(760) 947-1417

CHARTER COMMUNICATIONS
9536 "C" AVE
VICTORVILLE, CA
(866) 499-8080



EASEMENT NOTES

- THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT, FILE NO.: 09184178-918-GKD-KRE, WITH AN EFFECTIVE DATE OF AUGUST 24, 2020 AT 7:30 A.M.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE COUNTY OF SAN BERNARDINO
PURPOSE: WATER LINES AND UTILITIES
RECORDING DATE: JUNE 23, 1987
RECORDING NO: 87-212716 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
A CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION OF EASEMENT(S) FOR PUBLIC ROADS RECORDED MARCH 26, 1990 AS INSTRUMENT NO. 90-112557 OF OFFICIAL RECORDS.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF SAN BERNARDINO, ON BEHALF OF C.S.A. 70, ZONE J-4
PURPOSE: PIPELINE(S), FIRE HYDRANTS, AND APPURTENANCES REQUIRED AS PART OF A WATER DISTRIBUTION SYSTEM, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION PURPOSES, AND FOR INGRESS AND EGRESS THROUGHOUT THE ENTIRE EASEMENT AND RIGHT-OF-WAY
RECORDING DATE: JANUARY 13, 1988
RECORDING NO: 88-010208 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
7. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): HIGHWAY, ROAD, AND PUBLIC UTILITY
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333350 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
8. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND AND FOR
PURPOSE(S): HIGHWAYS, ROADS, AND PUBLIC UTILITIES
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333352 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HESPERIA WATER DISTRICT
PURPOSE(S): INGRESS, EGRESS, AND PIPE LINES
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333356 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HESPERIA WATER DISTRICT
PURPOSE: PIPELINE(S) FOR PUBLIC PURPOSES, AND INGRESS AND EGRESS
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333357 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
- BASIS OF BEARINGS**
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "L-1047" DESCRIBED AS "BRASS DISK ON CONCRETE POST AT RANCHO ROAD AND MAPLE AVENUE" WITH AN ELEVATION OF 3544.26' AS REFERENCED IN "CITY OF HESPERIA 1989 FINAL ELEVATIONS LEVELING RUN" DOCUMENT.
- BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM A GPS SURVEY TIED TO CORS UTILIZING "P470" AND "P589" BEARING NORTH 55°35'15" EAST WITH A DISTANCE OF 103034.494', NAD 83, EPOCH 2017.50, DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND. (POINTS SCALED ABOUT POINT 170 FROM ORIGINAL GPS SURVEY. SCALE FACTOR 1.0002252806)

LEGEND OF ABBREVIATIONS & SYMBOLS

BC	BEGIN CURVE	MB	MAIL BOX
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BDNY	BOUNDARY	MIN	MINIMUM
CB	CATCH BASIN	OC	ON CURVE
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C/L	CENTERLINE	P/L	PROPERTY LINE
COM	COMMUNICATION	PRC	POINT OF REVERSE CURVE
DW	WATER LINE	RT	RIGHT
EC	END CURVE	RW	RECLAIMED WATER
EOR	END CURVE RETURN	R/W	RIGHT OF WAY
ELEC	ELECTRICAL	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EX. EXIST.	EXISTING	SL	STREET LIGHT
FL	FIRE HYDRANT	SP	STAND PIPE (RCP)
FL	FLOW LINE	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
FUT	FUTURE	SS	SANITARY SEWER LINE
FS	FINISHED SURFACE	STA	STATION
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TYP	TYPICAL
INT	INTERSECTION	TF	TOP OF FOOTING
LT	LEFT	TW	TOP OF WALL
LP	LOW POINT	TRW	TOP OF RETAINING WALL
		TRC	TOP OF RETAINING CURB

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 APN: 3064-601-07-0-000

PARCEL "B" OF LOT LINE ADJUSTMENT NO. LLA-2007-13, RECORDED MARCH 07, 2008 AS INSTRUMENT NO. 2008-0103328 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT OF SAID LAND, LYING NORTHERLY AND WESTERLY OF THE NORTHWESTERLY LINE OF PARCEL "A", AS DESCRIBED IN THE GRANT DEED RECORDED MAY 26, 1961 IN BOOK 5441, PAGE 149 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTHERLY LINE, NORTH 89°50'47" EAST 1322.27 FEET TO A POINT ON THE EASTERLY LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE, SOUTH 00°55'23" EAST 1419.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°50'15" WEST 510.85 FEET; THENCE NORTH 39°47'39" WEST 481.81 FEET; THENCE NORTH 00°52'03" WEST 387.51 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°50'15" WEST 510.04 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID WESTERLY LINE, SOUTH 00°52'03" EAST 1984.96 FEET TO THE CENTER OF SAID SECTION 22; THENCE ALONG THE SOUTHERLY LINE OF SAID WEST HALF, NORTH 89°47'18" EAST 1209.79 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL "A"; THENCE LEAVING LAST MENTIONED SOUTHERLY LINE, ALONG SAID NORTHWESTERLY LINE, NORTH 32°34'16" EAST 208.41 FEET TO SAID EASTERLY LINE; THENCE LEAVING SAID NORTHWESTERLY LINE, ALONG SAID EASTERLY LINE, NORTH 00°55'23" WEST 1050.01 FEET TO THE TRUE POINT OF BEGINNING.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	SITE PLAN
2	SECTIONS
3	UTILITY PLAN

Date	Description	No.
	Revisions	

PARCEL 2 APN: 3064-621-01-0-000

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT OF SAID LAND, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH A LINE PARALLEL WITH AND DISTANT 62 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE WEST ROADED OF STATE ROAD 08-SBD-15 (FORMERLY VII-SBD-31-C), SAID POINT BEING DISTANT ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°48'34" WEST, 1437.90 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE, SOUTH 32°54'00" WEST, 1572.53 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER.

EXCEPTING THEREFROM ALL MINERALS, OIL, GASES, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER PARCEL OF LAND HEREINAFOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG, OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED IN A DEED RECORDED OCTOBER 08, 1965 IN BOOK 6488, PAGE 936 OF OFFICIAL RECORDS.

HYDROLOGY SUMMARY

DMA ID	TRIBUTARY AREA (AC)	IMPERVIOUS RATIO	RUNOFF COEFFICIENT	DCV (CF)	100-YEAR VOLUME (CF)	TOTAL RETENTION VOLUME (CF)	ALLOWABLE FLOW RATE (CFS)	MESA LINDA STORM CAPACITY (CFS)*	MITIGATED BASIN OUTFLOW RATE (CFS)
A	35.91	.850	0.70	96,012	711,505	558,721			
B	25.35	.845	0.70	66,966	498,335	263,209	52.11	40.00	35.06
TOTAL	61.26	-	-	162,978	1,209,840	974,714			

LANGAN
Langan Engineering and Environmental Services, Inc.
3600 Lime St. Building 2
Riverside, CA 92501
T:949.255.8640 www.langan.com

Project
**I-15 INDUSTRIAL PARK
BUILDING 1**
CITY OF HESPERIA
SAN BERNARDINO COUNTY CALIFORNIA

Drawing Title
SITE PLAN

Project No.
722020701

Date
6/10/2026

Drawn By
LP

Checked By
SU

Drawing No.
1

Sheet 1 of 3

EARTHWORK QUANTITIES

	CUT	FILL
RAW (CY) ¹	380,990	478,218
PAVEMENT ²	88,700	-
SHRINKAGE ³	30,480	-
CMP ⁴	-	28,000
SPOILS ⁵	-	5,000
TOTAL	94,000	55,000
-	11,000 (CY) IMPORT	

(1) UNADJUSTED DIRT COMPARING PROPOSED AND EXISTING SURFACES, INCLUDES FINISH SURFACE ELEVATIONS, REQUIRES PAVEMENT THICKNESS DEDUCTION. EXCLUDES OVEREXCAVATION.
(2) 8" OF PCC PAVEMENT FOR ONSITE.
(3) 8% SHRINKAGE, PER GEOTECH REPORT "GEOTECHNICAL INVESTIGATION PROPOSED WAREHOUSE" BY SOCALGEOD DATED JUNE 13, 2022 RANGE OF SHRINKAGE PROVIDED 5%-14%.
(4) 144" CMP PIPE FOR UNDERGROUND STORAGE, ADDITIONAL 1' OF COVER OF GRAVEL ROCK & 2' GRAVEL BASE.
(5) SEWER, WATER, AND BUILDING FOOTINGS.

NOTE: THE EARTHWORK QUANTITIES REFLECTED ON THE TABLE ARE UNADJUSTED. VOLUMES DO ACCOUNT FOR SHRINKAGE, SWELL, OVEREXCAVATION, OR IMPORT REQUIREMENTS. FINAL QUANTITIES TO BE VERIFIED BASED ON GEOTECHNICAL RECOMMENDATIONS AND FINAL DESIGN GRADING.