

AREA SUMMARY:

PARCEL 1: (BUILDING 1)	2,727,285 SQ. FT. (NET) 62.61 ACRES (NET)	84.3 SQ. FT. 0.02 ACRES
PARCEL 2: (BUILDING 2)	302,839 SQ. FT. (NET) 6.94 ACRES (NET)	584 SQ. FT. 0.01 ACRES
LLA NO. 998 (BUILDING 3)	286,912 SQ. FT. (NET) 6.59 ACRES (NET)	
LLA NO. 999 (BUILDING 4)	377,844 SQ. FT. (NET) 8.67 ACRES (NET)	
PROJECT NET:	3,694,880 SQ. FT. (NET) 84.82 ACRES (NET)	
EXISTING HEACOCK STREET DEDICATION	32,388 SQ. FT. 0.74 ACRES	
EXISTING KRAMERIA AVENUE DEDICATION (AFTER 101 SQ. FT. STREET VACATION)	53,203 SQ. FT. 1.22 ACRES	
EXISTING INDIAN AVENUE DEDICATION	1,750 SQ. FT. 0.04 ACRES	
EXISTING COSMOS STREET DEDICATION	53,820 SQ. FT.	
LOT "A" COSMOS ST. DEDICATION: 157 SQ. FT. COSMOS ST. VACATION: 227 SQ. FT. PROPOSED COSMOS ST.	53,750 SQ. FT. 1.23 ACRES	
PROPOSED LOT "B" INDIAN STREET ON PARCEL MAP	58,260 SQ. FT. 1.34 ACRES	
PROPOSED ADDITIONAL 4' DEDICATION ALONG KRAMERIA AVENUE ON PARCEL MAP		
PROPOSED CARDINAL AVE. CUL-DE-SAC DEDICATION BY SEPARATE INSTRUMENT	19,864 SQ. FT. 0.46 ACRES	
PROPOSED KRAMERIA AVE. STREET VACATION ON PARCEL MAP (AREA INCLUDED IN PARCEL 3 NET)	101 SQ. FT.	
TENTATIVE PARCEL MAP NO. 36150	3,197,930 SQ. FT. (GROSS) 73.41 ACRES (GROSS)	
BUILDINGS 3 & 4	697,728 SQ. FT. (GROSS) 16.02 ACRES (GROSS)	
	664,756 SQ. FT. (NET) 15.26 ACRES (NET)	
TOTAL PROJECT:	3,895,658 SQ. FT. (GROSS) 89.43 ACRES (GROSS)	

TABULATION:

PARCEL MAP NO. 36150	PARCEL 1	PARCEL 2	SEE "DETAIL OF PROJECT LIMITS" ABOVE					EXISTING PUBLIC ST.	PROPOSED PUBLIC ST.	GROSS TOTAL
BUILDING NO.	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	NET TOTAL					
SITE AREA (NET SQ. FT.)	2,727,285	302,839	286,912	377,844	3,694,880	140,934	59,844	3,895,658		
SITE AREA (NET ACRES)	62.61	6.95	5.59	8.67	84.82	3.24	1.37	89.43		
BUILDING AREA										
WAREHOUSE	1,321,763	112,275	87,222	154,920	1,676,180					
MEZZANINE OFFICE	20,000	5,000	5,000	5,000	35,000					
OFFICE	10,000	5,000	5,000	5,000	25,000					
TOTAL BUILDING AREA	1,351,763	122,275	97,222	164,920	1,676,180					
COVERAGE	49.6%	40.4%	33.9%	43.6%	47.0%					
PARKING REQUIRED										
1st. 20K @ 1/1,000 S.F.	20	20	10	20	80					
2nd. 20K @ 1/2,000 S.F.	10	10	20	10	40					
ABOVE 40K @ 1/4,000 S.F.	321	19	12	29	381					
OFFICE @ 1/250 S.F.	120	40	40	40	240					
TOTAL PARKING REQUIRED	471	89	82	99	741					
PARKING PROVIDED										
STANDARD (9' x 18')	471	89	82	99	741					
TRAILERS (14 x 53')	236	22	39	26	323					
TOTAL	707	111	121	125	1,064					
ZONING ORDINANCE FOR CITY ZONING DESIGNATION - BP (BUSINESS PARK / LIGHT INDUSTRIAL)										
TRAILER STALLS RATIO (PER TRAILER STALL)	5728	5558	2493	6343	5375					
# OF DOCK DOORS PROVIDED	223	25	19	24	291					
DOCK DOORS RATIO (PER DOCK DOOR)	6062	4891	5117	6872	5966					

PROJECT NOTES:

- OWNER INFORMATION:
OWNER FOR TENTATIVE PARCEL MAP NO. 36150:
MOORPARK COUNTRY PROPERTIES, A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 90% INTEREST AND HARRY MURANAKA AND ROY MURANAKA, TRUSTEES OF THE C-R COUSINS, INC. MONEY PURCHASE PENSION TRUST AS TO AN UNDIVIDED 10% INTEREST.
OWNER FOR BUILDINGS 3 AND 4:
MOORPARK COUNTRY PROPERTIES, A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 90% INTEREST, AND C-R COUSINS, INC. MONEY PURCHASE PLAN, AS TO AN UNDIVIDED 10% INTEREST.
- NOTE: PROPOSED VACATIONS OF CARDINAL AVENUE 19,864 SQ. FT., KRAMERIA AVENUE 101 SQ. FT. AND COSMOS STREET 227 SQ. FT. INCLUDED IN ABOVE NET AREAS.
- SUBJECT SITE IS ZONED: "BP" (INDUSTRIAL) SP-208 (SPECIFIC PLAN 208)
- A PORTION OF THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE "X" UNSHADED, ZONE "X" SHADED AND ZONE "AO" AS SHOWN ON A FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06056-07656, EFFECTIVE DATE: AUGUST 28, 2008, COMMUNITY NUMBER: 065074 FOR CITY OF MORENO VALLEY AND 060245 FOR RIVERSIDE COUNTY, BOTH WITH PANEL NUMBER: 0765, SUFFIX: "G", AND AS ALSO SHOWN ON A FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06056-14306, EFFECTIVE DATE: AUGUST 28, 2008, COMMUNITY NUMBER: 065074 FOR CITY OF MORENO VALLEY, 060258 FOR CITY OF PERRIS AND 060245 FOR RIVERSIDE COUNTY, ALL WITH PANEL NUMBER: 1430, SUFFIX: "G".
- SUBJECT SITE IS VACANT UNDEVELOPED WITH NO EXISTING STRUCTURES.
- GEOLOGICAL HAZARDS:
A. ALOUSTI-PRIOLO SPECIAL STUDIES ZONES:
SUBJECT PROPERTY IS OUTSIDE OF ANY ALOUSTI-PRIOLO SPECIAL STUDIES ZONES AS SHOWN ON SPECIAL STUDIES ZONES OFFICIAL MAP FOR SUNNYMEAD QUADRANGLE, EFFECTIVE JULY 1, 1974.
B. SEISMIC HAZARD ZONES:
THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION OR FOR EARTHQUAKE-INDUCED LANDSLIDES BECAUSE NO SEISMIC HAZARD ZONES OFFICIAL MAP FOR SUNNYMEAD QUADRANGLE HAS BEEN PUBLISHED AS OF THIS DATE.
- ALL DRIVEWAYS TO BE BUILT TO CITY STANDARD NO. MVS1-112-C, MODIFIED TO PROJECT SPECIFICS.
- A PRELIMINARY WOMP IS INCLUDED IN THE SUBMITTAL PACKAGE.
- SUBJECT SITE CONTAINS NO KNOWN EXISTING SEPTIC, SEWER, IRRIGATION, OR UNDERGROUND STORM DRAIN FACILITIES.

PROJECT NOTES(CONT.):

- SUBJECT SITE IS ENCUMBERED BY THE EFFECT OF AN INSTRUMENT DECLARING SAID LAND TO BE WITHIN THE MARCH AIR FORCE BASE REDEVELOPMENT PROJECT AREA, RECORDED FEBRUARY 6, 2004 AS INST. NO. 04-86467 AND JUNE 11, 2007 AS INST. NO. 2007-0380610, BOTH OF O.R.

EARTHWORK ANALYSIS: BUILDING #4

MATERIAL AVAILABLE:	MATERIAL REQUIRED:	APPROXIMATE EXPORT
TOTAL EXCAVATION 13,691 C.Y.	FILL SUBSIDENCE (0.15') 4,789 C.Y.	
OVER EXCAVATION 31,411 C.Y.	SHRINKAGE (15%) 2,099 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 4,712 C.Y.	
	TOTAL FILL 13,691 C.Y.	APPROXIMATE EXPORT 0 C.Y.

EARTHWORK ANALYSIS: BUILDING #1

MATERIAL AVAILABLE:	MATERIAL REQUIRED:	APPROXIMATE EXPORT
TOTAL EXCAVATION 130,215 C.Y.	FILL SUBSIDENCE (0.15') 58,595 C.Y.	
OVER EXCAVATION 251,909 C.Y.	SHRINKAGE (15%) 15,152 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 18,682 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 37,786 C.Y.	
	TOTAL FILL 130,215 C.Y.	APPROXIMATE EXPORT 0 C.Y.

EARTHWORK ANALYSIS: BUILDING #2

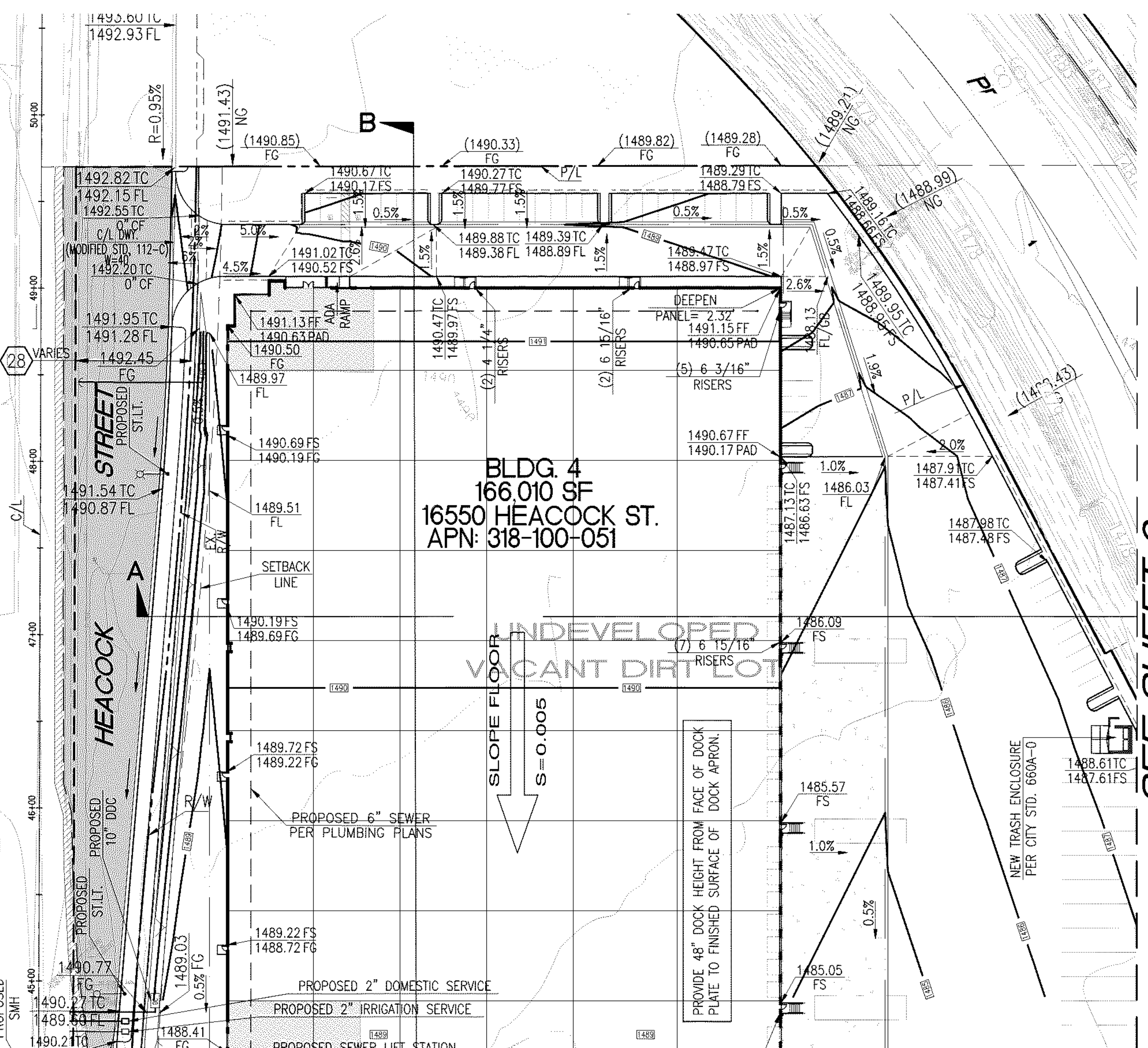
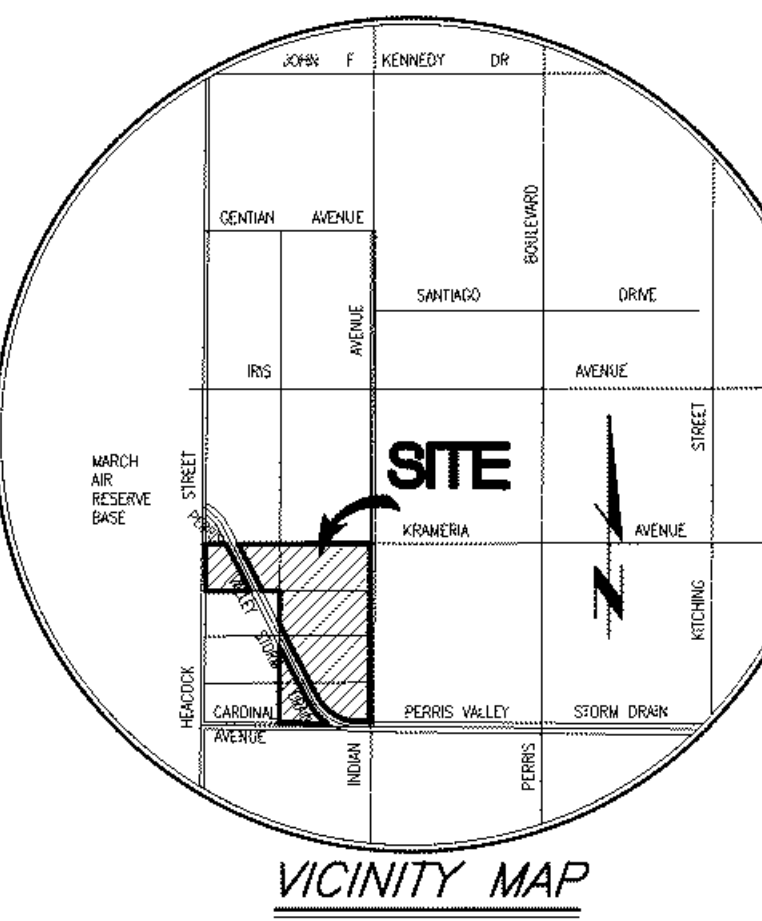
MATERIAL AVAILABLE:	MATERIAL REQUIRED:	APPROXIMATE EXPORT
TOTAL EXCAVATION 13,737 C.Y.	FILL SUBSIDENCE (0.15') 6,527 C.Y.	
OVER EXCAVATION 23,215 C.Y.	SHRINKAGE (15%) 1,677 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 2,051 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 3,482 C.Y.	
	TOTAL FILL 13,737 C.Y.	APPROXIMATE EXPORT 0 C.Y.

EARTHWORK ANALYSIS: BUILDING #3

MATERIAL AVAILABLE:	MATERIAL REQUIRED:	APPROXIMATE EXPORT
TOTAL EXCAVATION 11,540 C.Y.	FILL SUBSIDENCE (0.15') 5,199 C.Y.	
OVER EXCAVATION 18,759 C.Y.	SHRINKAGE (15%) 1,595 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 1,832 C.Y.	
	OVEREXCAVATION SHRINKAGE (15%) 2,814 C.Y.	
	TOTAL FILL 11,540 C.Y.	APPROXIMATE EXPORT 0 C.Y.

LEGENDS

- SCREEN WALL
- FLOW LINE
- GRADE BRAKE
- CENTER LINE
- SLOPE
- PROPOSED CONTOUR
- EXIST. CABLE TV CONDUIT
- EXIST. EDGE OF AC PAVEMENT
- EXIST. CURB AND GUTTER
- EXIST. SANITARY SEWER
- EXIST. STORM DRAIN
- EXIST. GAS LINE
- EXIST. TELEPHONE CONDUIT
- EXIST. WATER LINE
- EXIST. CONTOUR
- NEW PIPE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



BLDG. 4
166,010 SF
16550 HEACOCK ST.
APN: 318-100-051

UNDEVELOPED
VACANT DIRT LOT

SEE SHEET 6

EXISTING LEGAL DESCRIPTIONS:

- FOR TENTATIVE PARCEL MAP NO. 36150:
ASSIGNED BUT NOT ASSESSED APN: 316-100-058
EXISTING APN: 316-100-028 AND PORTIONS OF 316-100-030 & 052
- PARCEL 1 OF LOT LINE ADJUSTMENT NO. 1029, IN THE CITY MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 19, 2015 AS DOCUMENT NO. 20150109581, OF OFFICIAL RECORDS OF SAID COUNTY. CONTAINS: 2,687,577 SQ. FT. OR 61.698 ACRES.
- ASSIGNED BUT NOT ASSESSED APN: 316-100-055
EXISTING APN: A PORTION OF 316-100-052
- PARCEL 2 OF LOT LINE ADJUSTMENT NO. 1029, IN THE CITY MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 19, 2015 AS DOCUMENT NO. 20150109581, OF OFFICIAL RECORDS OF SAID COUNTY. CONTAINS: 333,612 SQ. FT. OR 7.659 ACRES.
- ASSIGNED BUT NOT ASSESSED APN: 316-100-057
EXISTING APN: A PORTION OF 316-100-030
- PARCEL 3 OF LOT LINE ADJUSTMENT NO. 1029, IN THE CITY MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MARCH 19, 2015 AS DOCUMENT NO. 20150109581, OF OFFICIAL RECORDS OF SAID COUNTY. CONTAINS: 176,741 SQ. FT. OR 4.057 ACRES.

ENGINEER:

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14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
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PREPARED FOR:

MOORPARK COUNTY PROPERTIES
c/o LAMB & KAWAKAMI LLP
333 S. GRAND AVENUE #4200
LOS ANGELES, CA 90071
PHONE: (213) 630-5575
FAX: (213) 630-5555

EXISTING EASEMENT:

AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED APRIL 14, 2009 AS DOCUMENT NO. 2009-00182723, O.R.

- LEGENDS:**
- ST. OVERLAY EXISTING AC PAVEMENT.
 - ST. NEW AC PAVEMENT

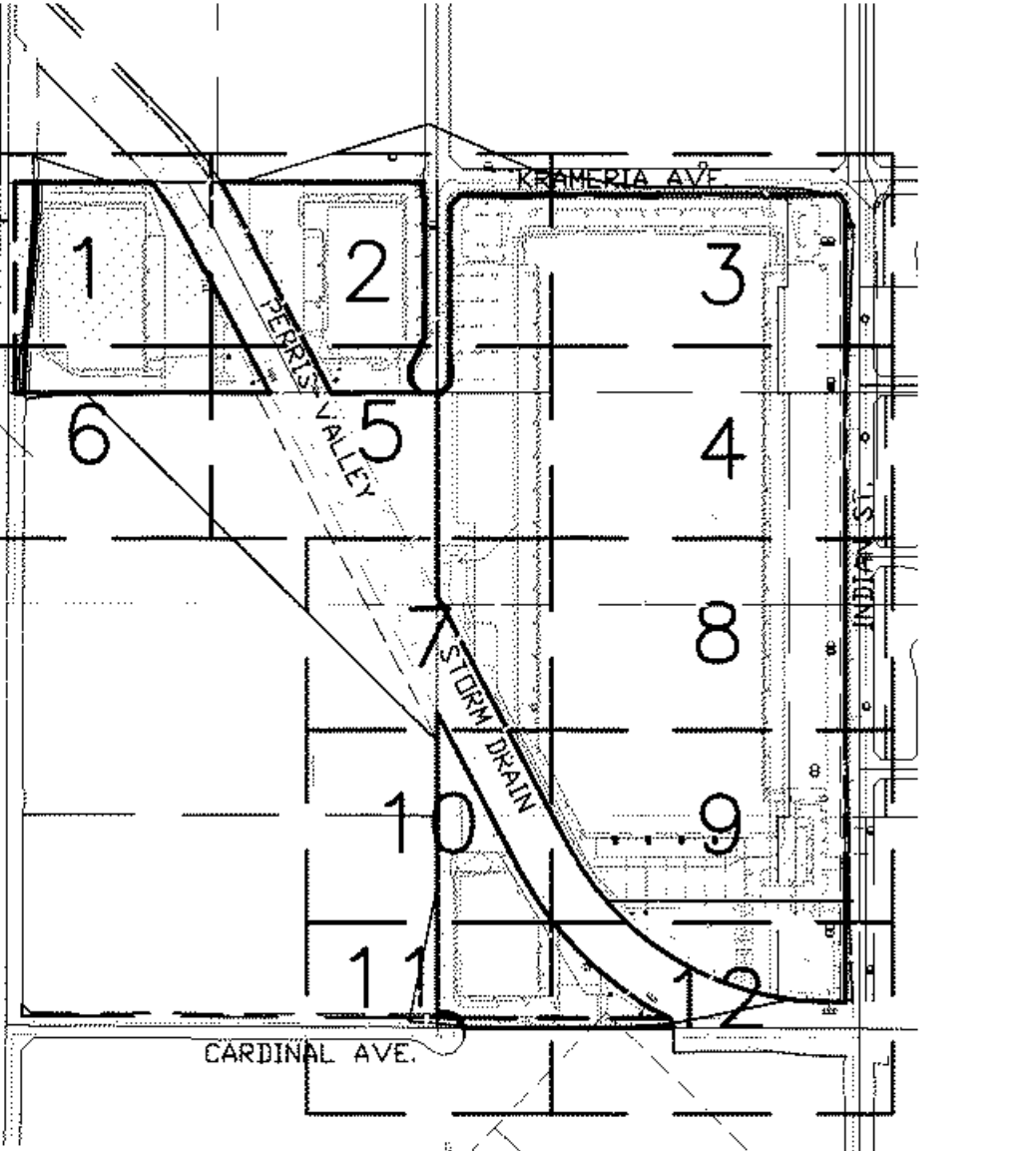
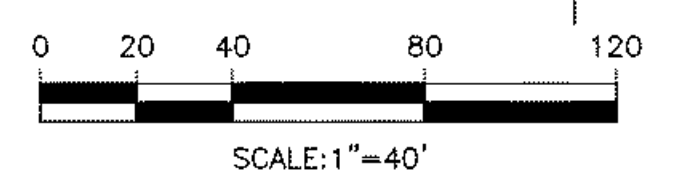
UTILITY PROVIDERS/AGENCIES:

- SEWER:**
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE RD., P.O. BOX 8300
PERRIS, CALIFORNIA 92572
ATTN: BRENDA DUMAS
(909) 928-3777
- DOMESTIC WATER:**
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE RD., P.O. BOX 8300
PERRIS, CALIFORNIA 92572
ATTN: BRENDA DUMAS
(909) 928-3777
- NATURAL GAS SERVICE:**
SOUTHERN CALIFORNIA GAS CO.
25200 TRUMBLE ROAD
ROMOLAND, CALIFORNIA 92585
ATTN: WANCE BELLEVILLE
(909) 335-3903
- CABLE TELEVISION:**
TIME WARNER CABLE
1581 COMMERCE STREET
CORONA, CALIFORNIA 92880
ATTN: DAVID ANDERSON
(951) 549-3977 EXT. 113
- SOLID WASTE:**
WASTE MANAGEMENT
800 S. TEMESCAL ST.
CORONA, CA 92879
(951) 280-5400
- TELEPHONE SERVICE:**
VERIZON
1980 ORANGE TREE LN, STE. 100
REDLANDS, CALIFORNIA 92374
ATTN: VICKI RODRIGUEZ
(909) 748-6640
- ELECTRIC SERVICE:**
MORENO VALLEY UTILITY (MVU)
P.O. BOX 88005
MORENO VALLEY, CA 92552-0805
ATTN: DARCY RAMIREZ
(951) 413-3487

TOPOGRAPHY BY THIENES ENG. INC.
09-08-2015

FEMA FLOOD ZONE DESIGNATION: "X" UNSHADED, "X" SHADED & "AO"
ZONING DESIGNATION: SP-208-I (INDUSTRIAL)

CLMOR:
TO BE SUBMITTED 10-2016
ESTIMATE APPROVAL 08-2017
LMB:
TO BE SUBMITTED AFTER PROJECT COMPLETED
ESTIMATED 4 MONTHS FOR APPROVAL FROM DATE OF SUBMITTED

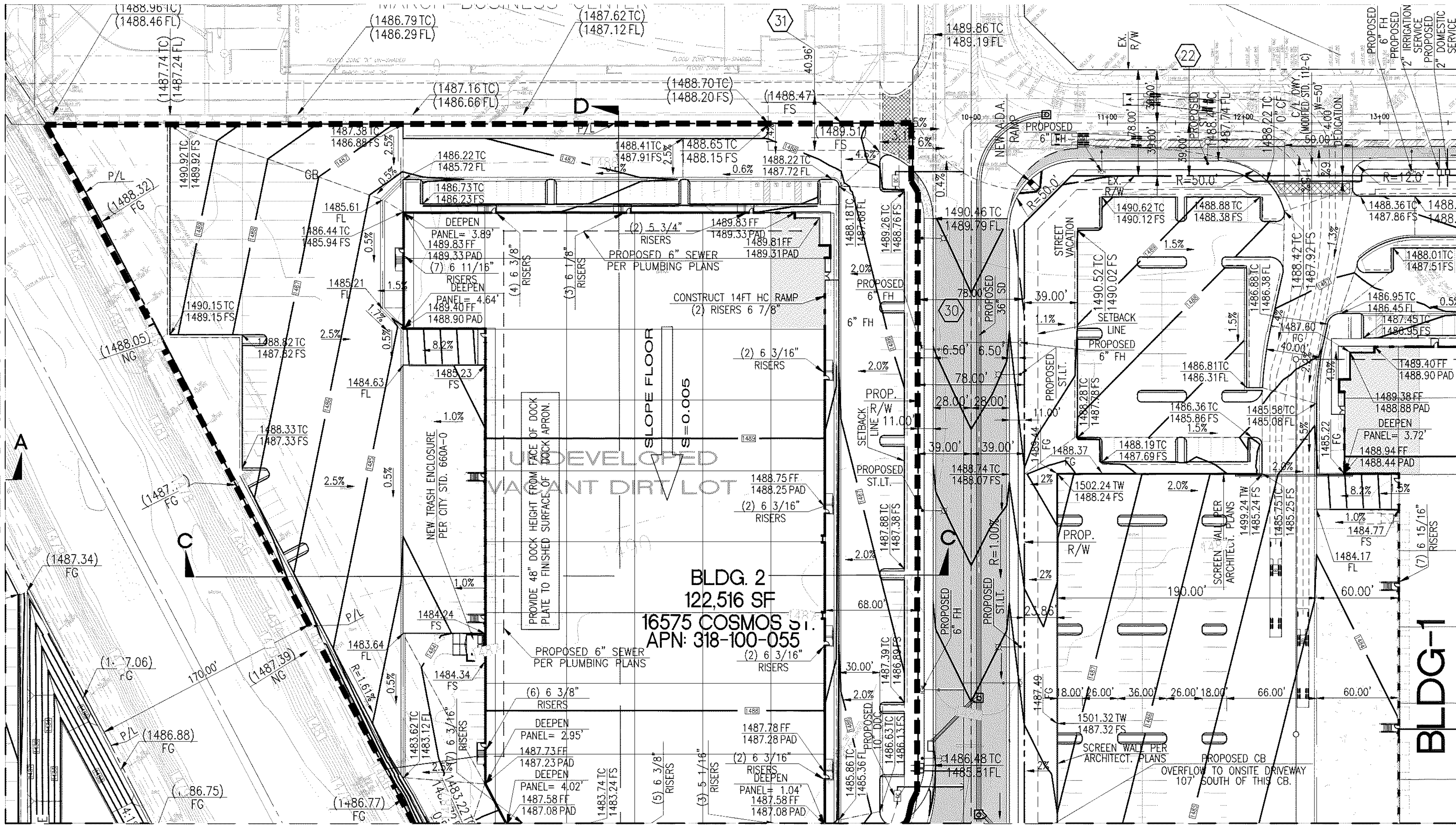


CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
INDIAN BUSINESS PARK
24400 KRAMERIA AVE.
16575 COSMOS ST.
16550 HEACOCK ST.
24300 CARDINAL AVE.

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Date _____		
Checked by _____		
Date _____	Sheet 1 of 18	Sheets

2890D / 1 OF 18 SHEET



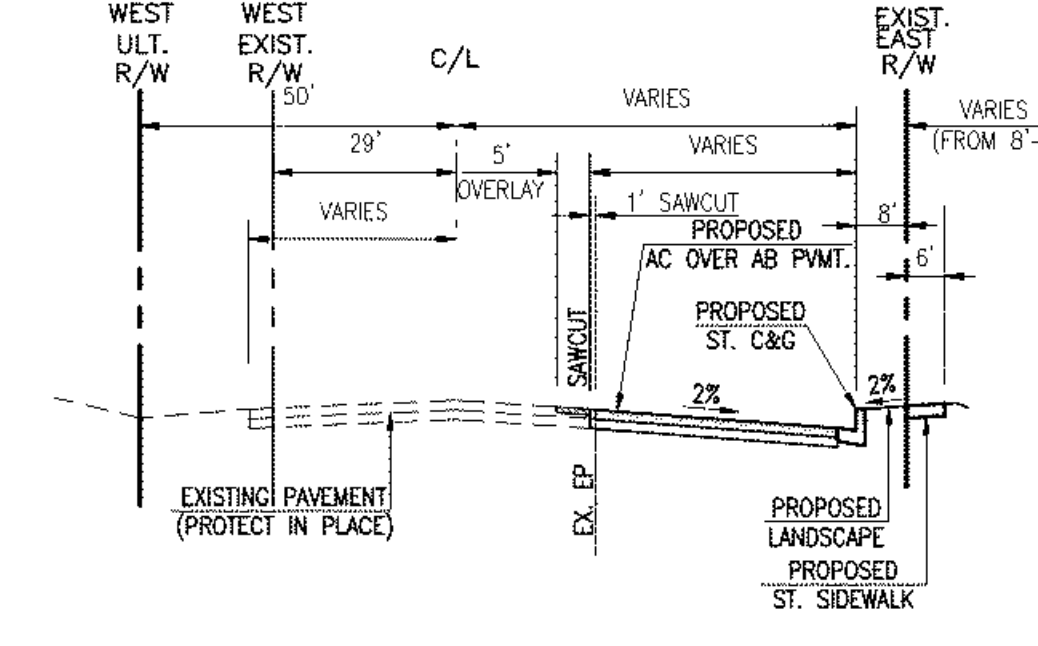
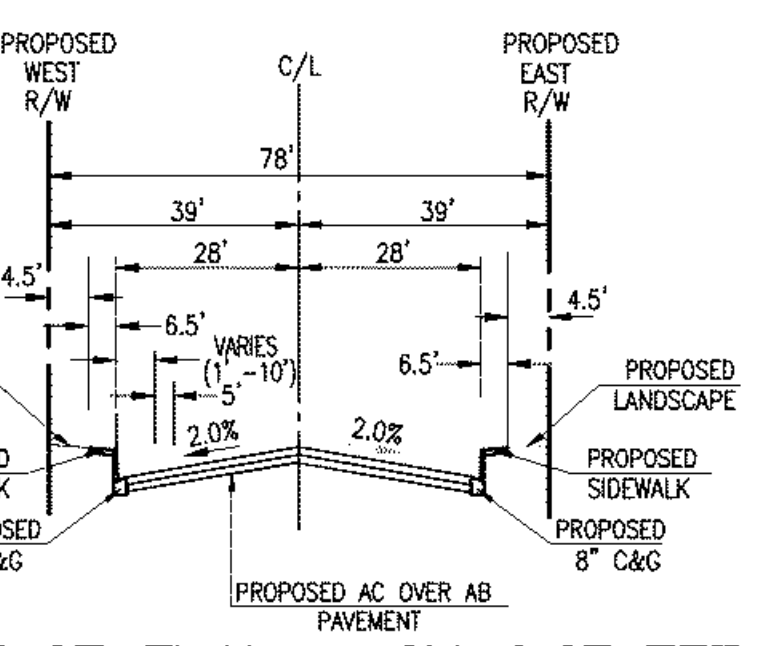
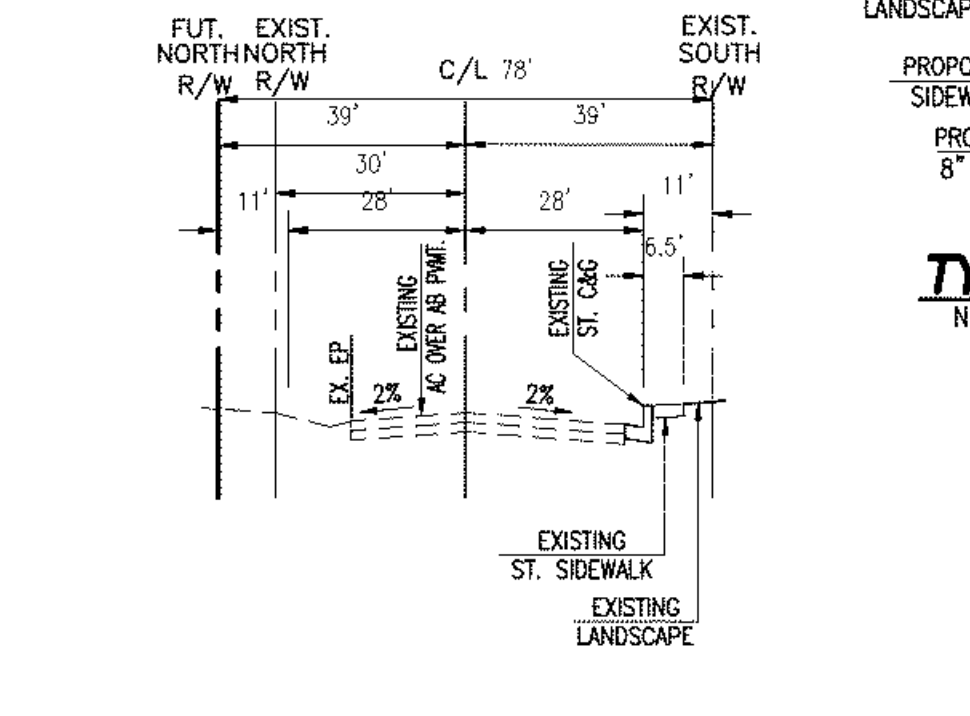
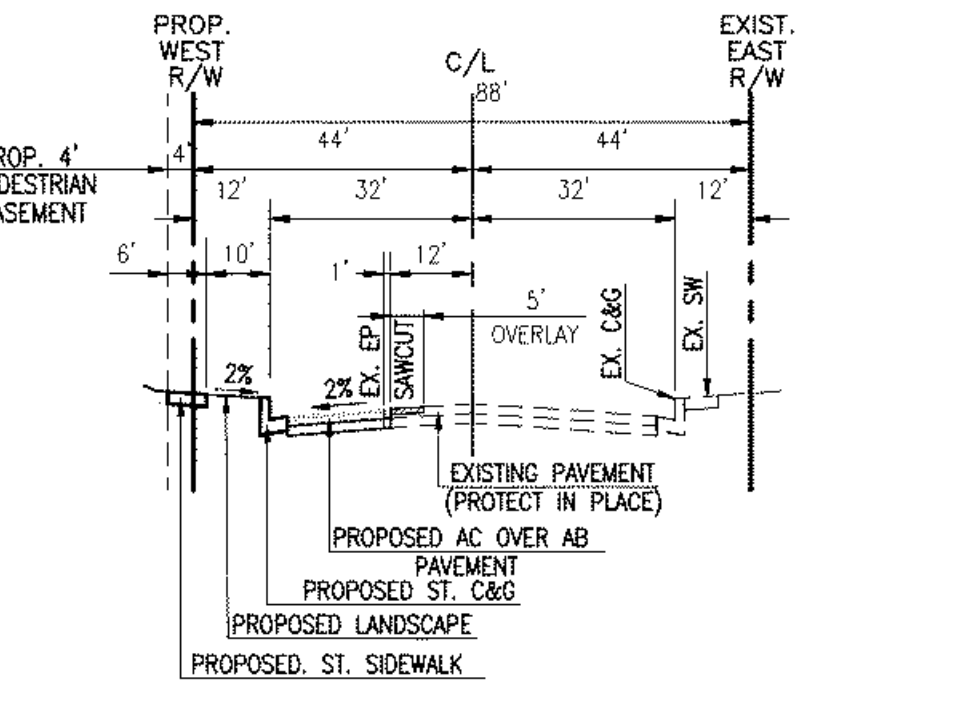
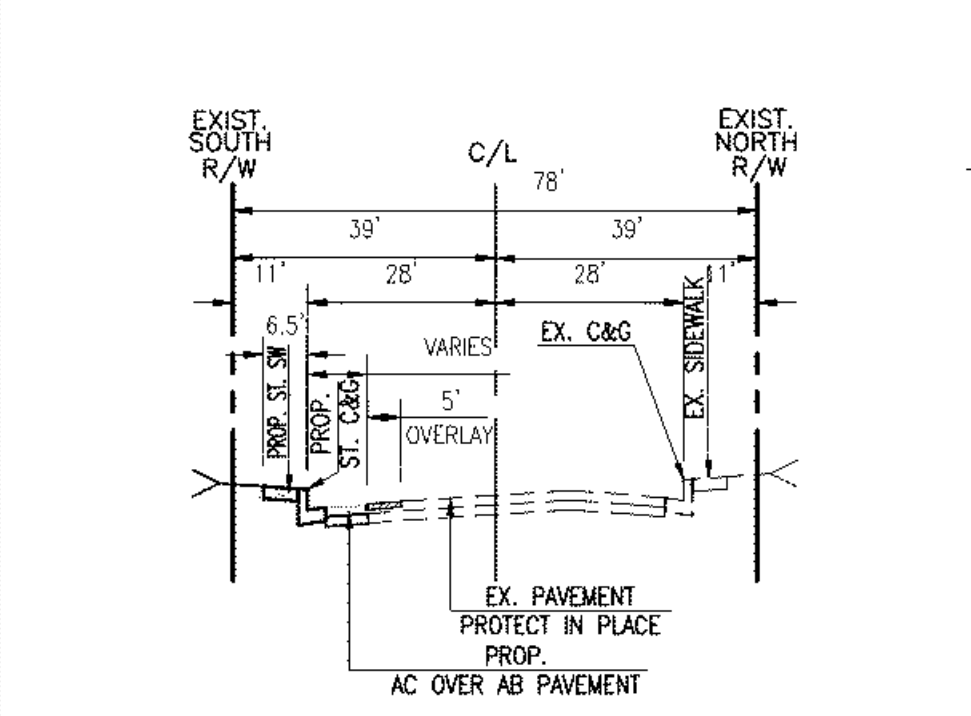
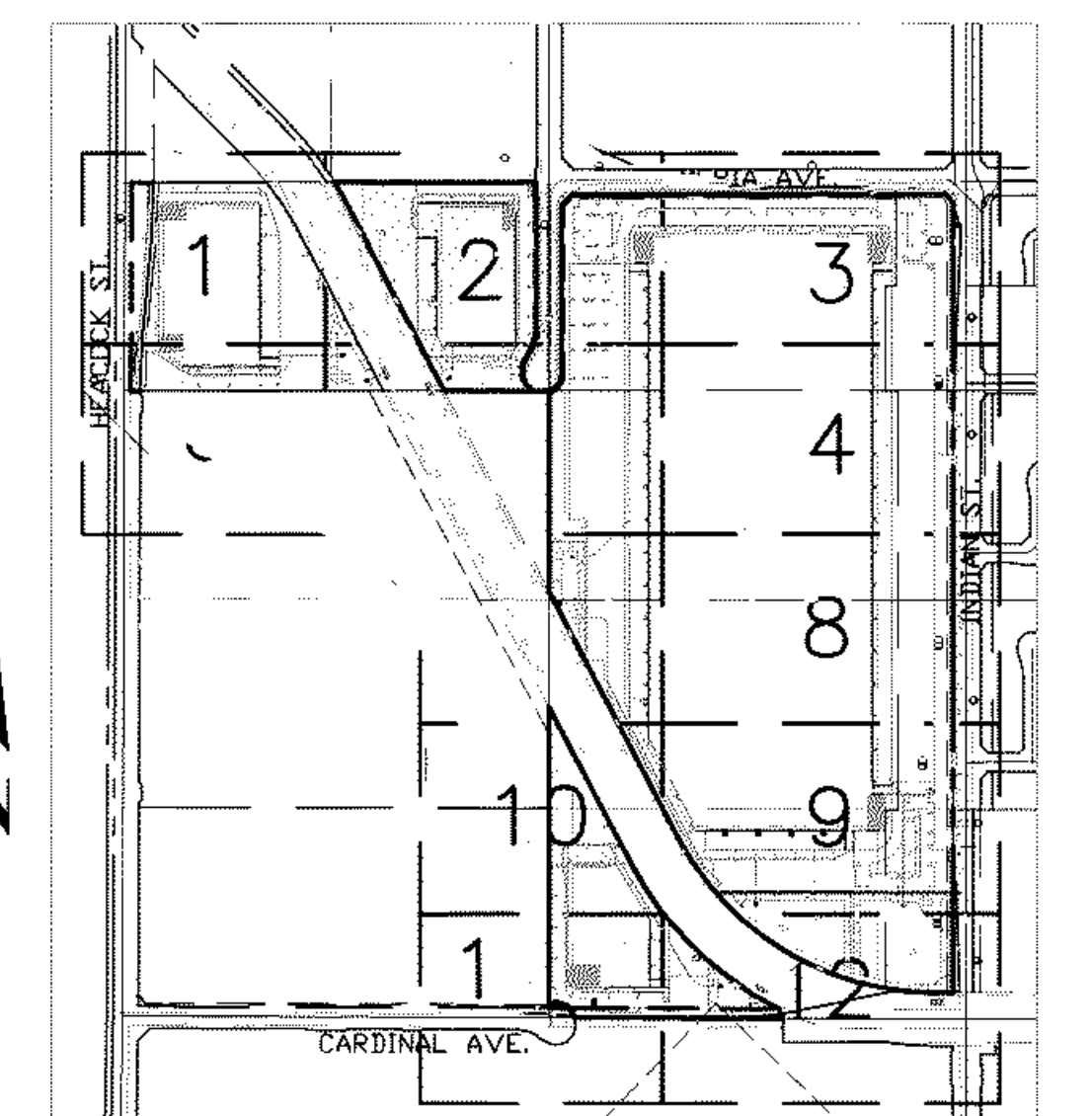
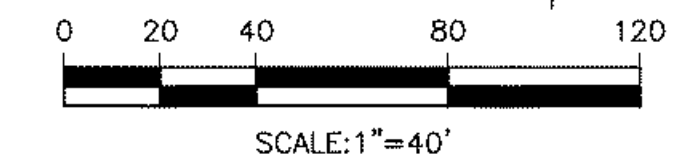
SEE SHEET 1

SEE SHEET 3

SEE SHEET 5

- EXISTING EASEMENTS:**
- 22 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED AUGUST 9, 2013 AS DOCUMENT NO. 2013-039062, O.R.
 - 30 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED MARCH 6, 2015 AS DOCUMENT NO. 2015-0091438, O.R.
 - (PORTIONS OF COSMOS STREET TO BE VACATED AND DEDICATED DUE TO A DRIVEWAY LOCATION REVISION)
 - 31 A RECIPROCAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS BETWEEN THE ADJOINING PROPERTY TO THE NORTH AND PARCELS 1 & 2, RECORDED JUNE 3, 2016 AS DOCUMENT NO. 2016-0228346, O.R.

- LEGENDS:**
- ST. OVERLAY EXISTING AC PAVEMENT.
 - ST. NEW AC PAVEMENT



TYPICAL SECTION - KRAMERIA AVENUE
N.T.S. INDUSTRIAL COLLECTOR (STD. NO. MVS1-106A-0) (T.I.=10)

TYPICAL SECTION - INDIAN STREET
N.T.S. MINOR ARTERIAL (STD. NO. MVS1-105A-0) (T.I. = 10.0)

TYPICAL SECTION - CARDINAL AVENUE
N.T.S. INDUSTRIAL COLLECTOR (STD. NO. MVS1-106A-0) (T.I.=10)

TYP. SECTION - COSMOS STREET
N.T.S. INDUSTRIAL COLLECTOR (STD. NO. MVS1-106A-0) (T.I.=10)

TYPICAL SECTION - HEACOCK STREET
N.T.S. ARTERIAL (STD. NO. MVS1-104A-0) (T.I.=10)

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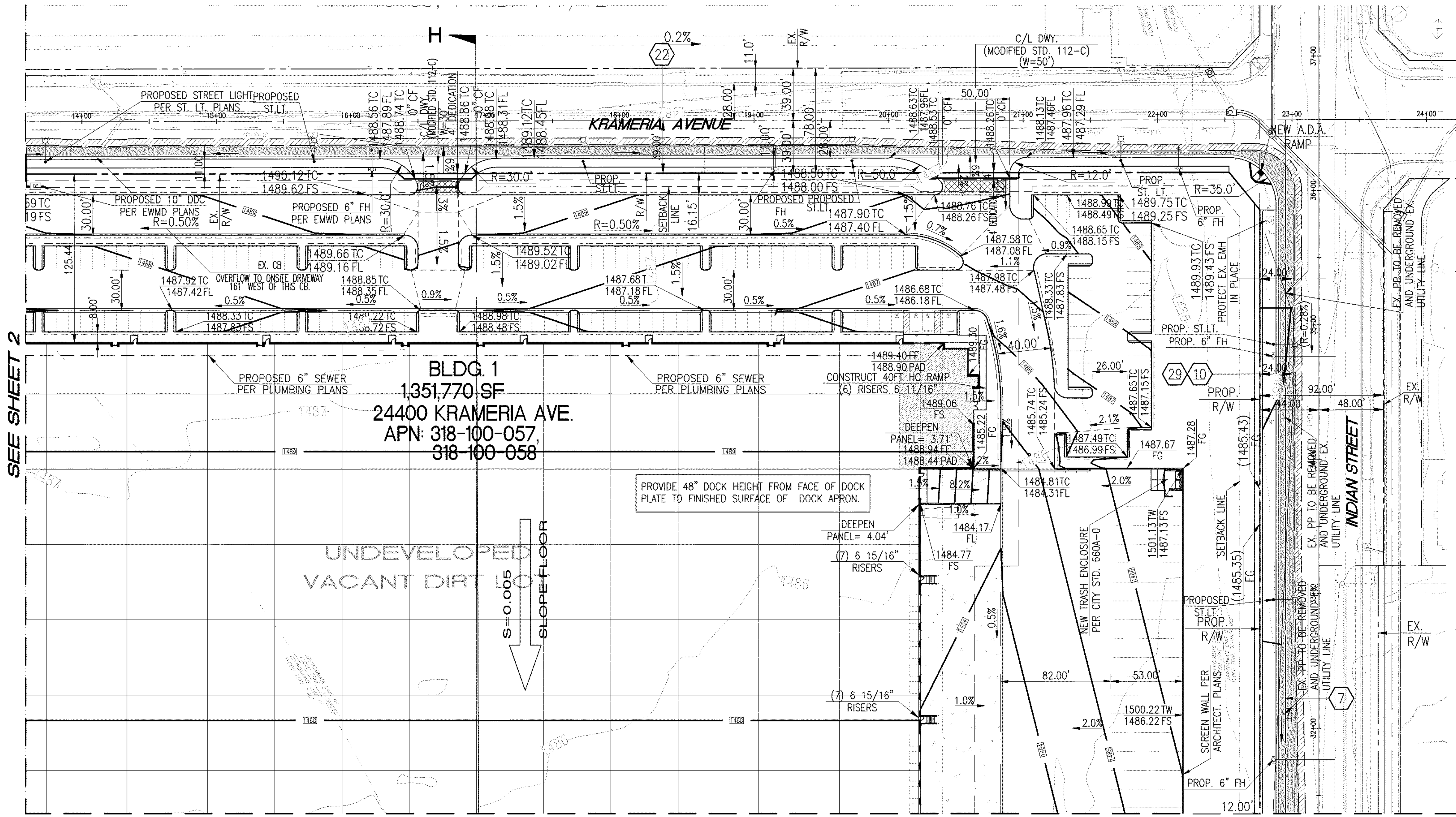
CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
INDIAN BUSINESS PARK
24400 KRAMERIA AVE.
16575 COSMOS ST.
16550 HEACOCK ST.
24300 CARDINAL AVE.

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Date _____		
Checked by _____		
Date _____		

Sheet **2** of **18** Sheets

2890D/ 2 OF 18 SHEET

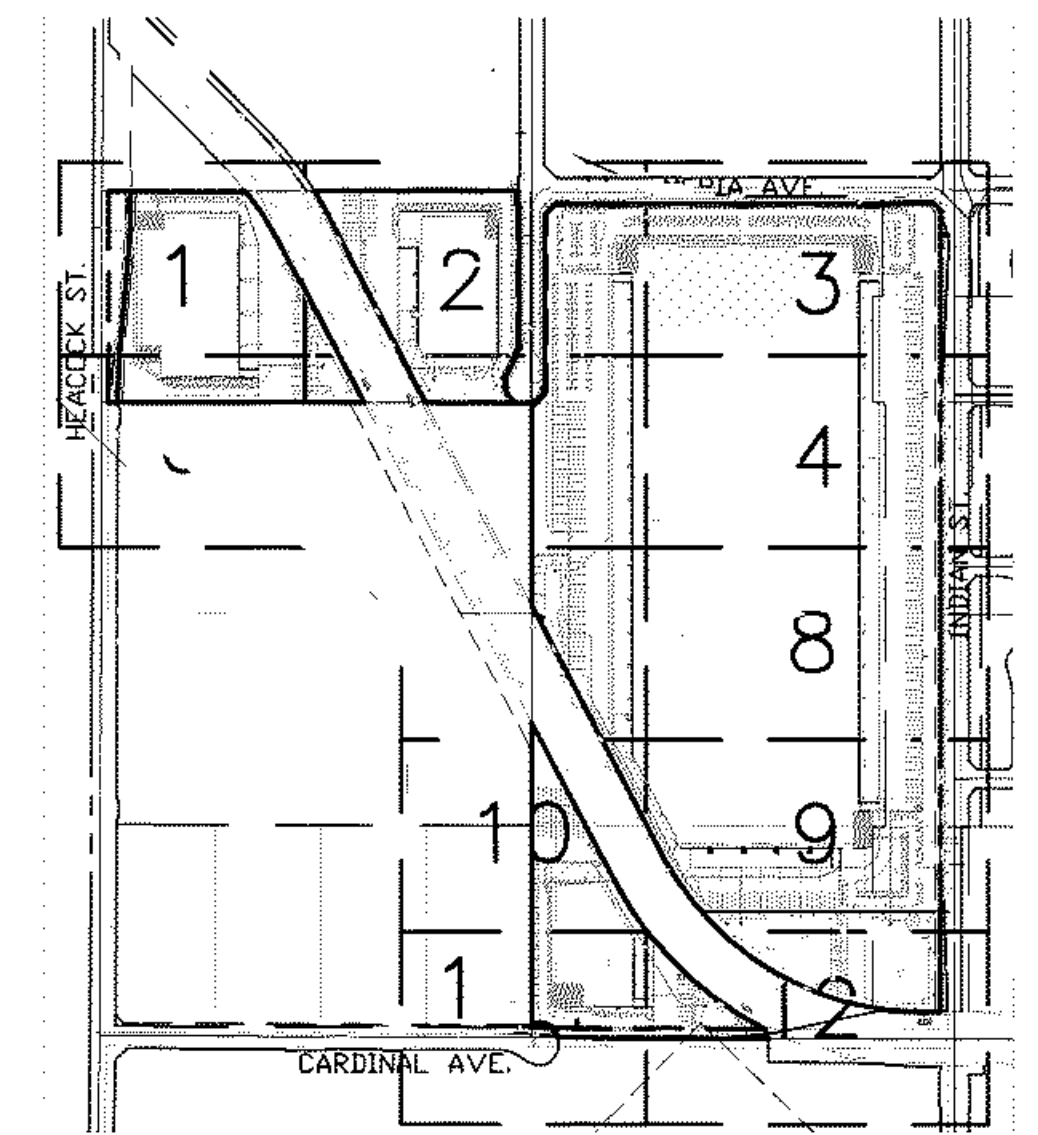


SEE SHEET 2

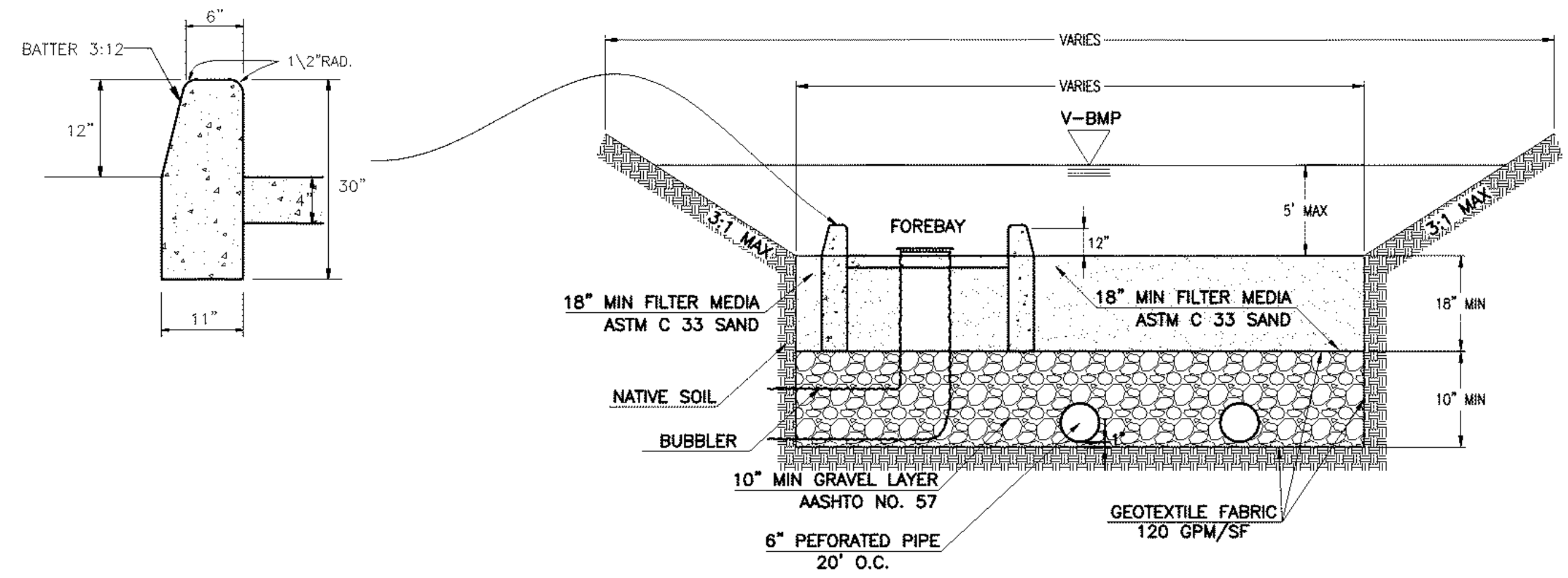
SEE SHEET 4

- EXISTING EASEMENTS:**
- 7 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRA POWER COMPANY, RECORDED APRIL 14, 1926 IN BOOK 667 OF DEEDS, PAGE 496. (NO WIDTH GIVEN)
 - 10 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, RECORDED MARCH 27, 1987 AS DOCUMENT NO. 87-83617 OF OFFICIAL RECORDS.
 - 22 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED AUGUST 9, 2013 AS DOCUMENT NO. 2013-0390062, D.R.
 - 29 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED APRIL 17, 2014 AS DOCUMENT NO. 2014-0140476, D.R.

- LEGENDS:**
- ST. OVERLAY EXISTING AC PAVEMENT.
 - ST. NEW AC PAVEMENT

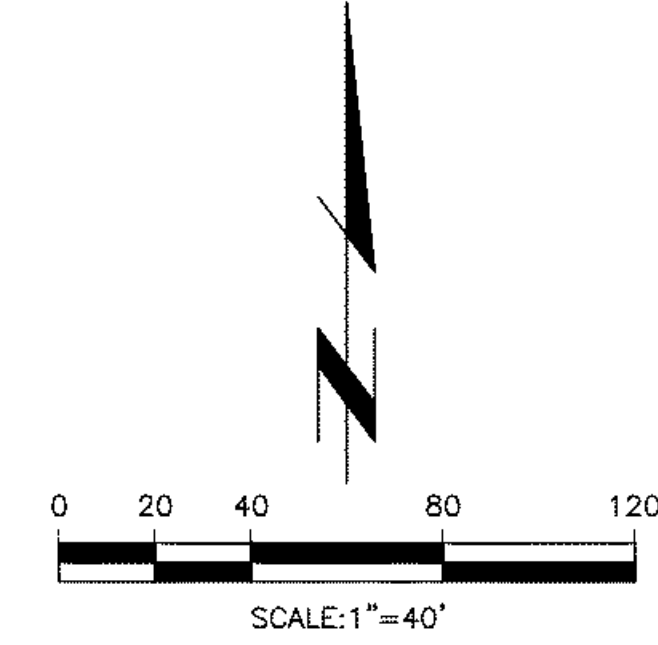


INDEX MAP SCALE: 1"=600'



TYPICAL SECTION FOR SAND FILTER BASIN

NTS



ENGINEER:
Thienes Engineering, Inc.
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 14349 FIRESTONE BOULEVARD
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 c/o LAMB & KAWAKAMI LLP
 333 S. GRAND AVENUE #4200
 LOS ANGELES, CA 90071
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 FAX: (213) 630-5555

CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT

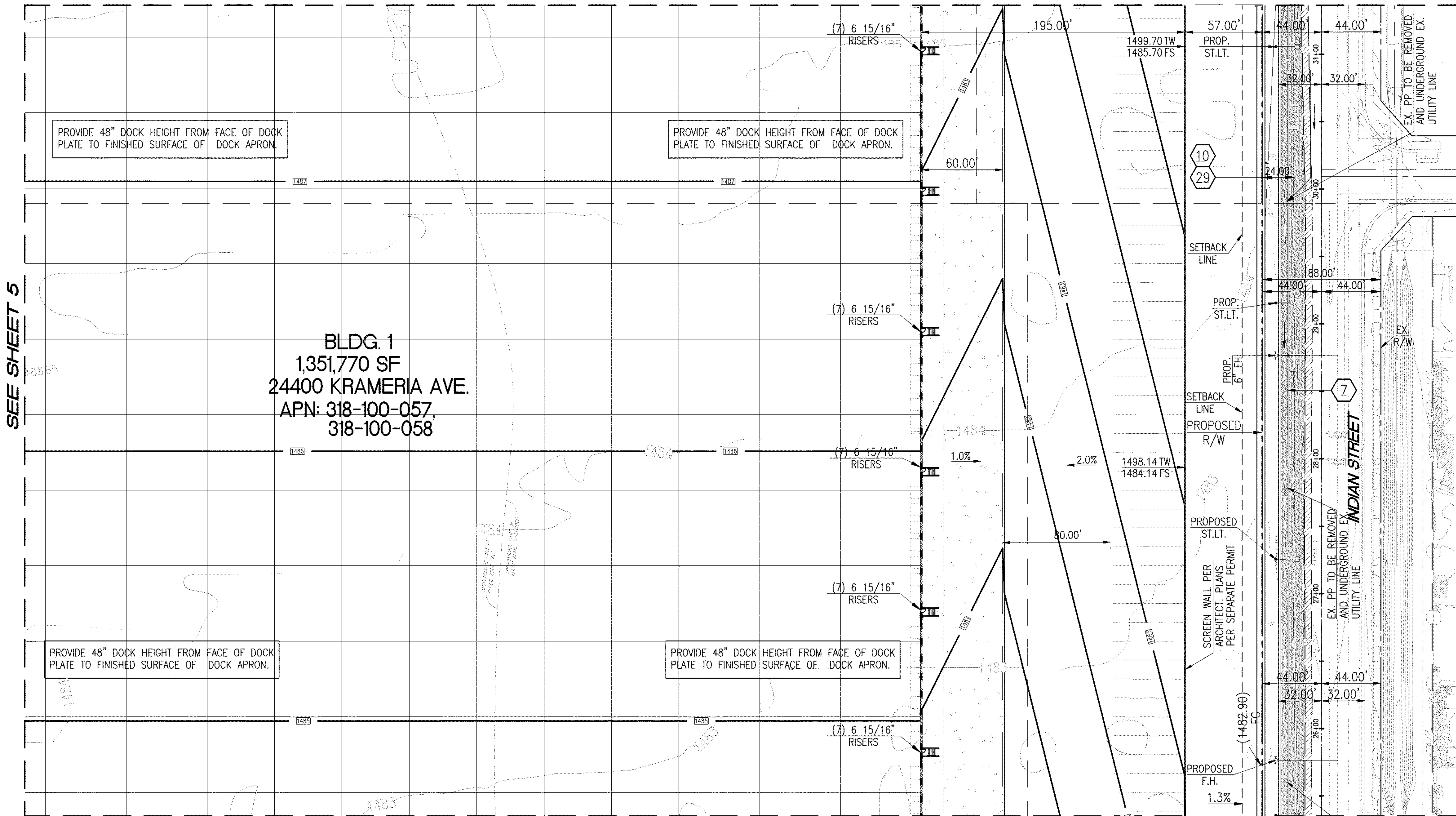
CONCEPTUAL GRADING PLAN
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 24400 KRAMERIA AVE.
 16575 COSMOS ST.
 24300 CARDINAL AVE.

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E.
Designed by _____	Date _____	
Checked by _____	Date _____	

Sheet **3** of **18** Sheets

2890D / 3 OF 18 SHEET

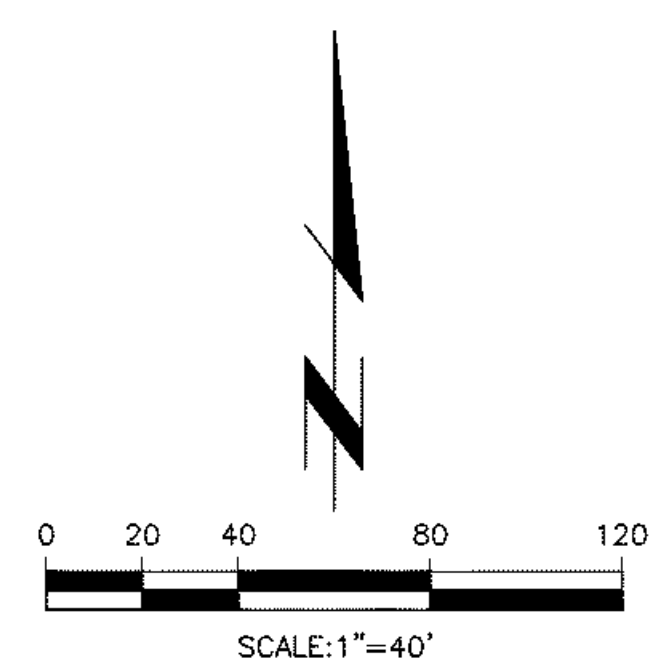
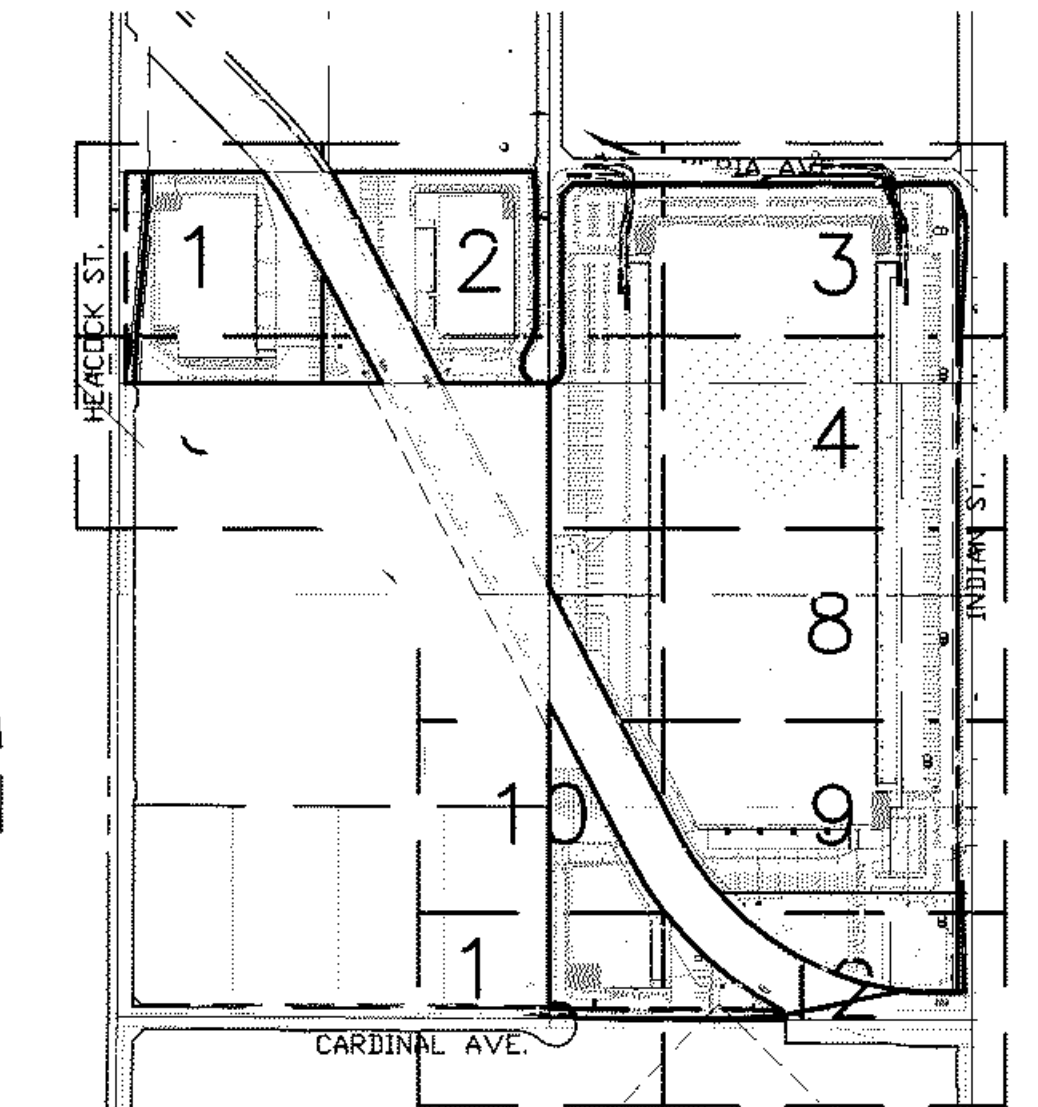
SEE SHEET 3



SEE SHEET 8

- EXISTING EASEMENTS:**
- 7 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRA POWER COMPANY, RECORDED APRIL 14, 1928 IN BOOK 667 OF DEEDS, PAGE 496. (NO WIDTH GIVEN)
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 - ST. NEW AC PAVEMENT



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c/o LAMB & KAWAKAMI LLP
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PHONE: (213) 630-5575
FAX: (213) 630-5555

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT

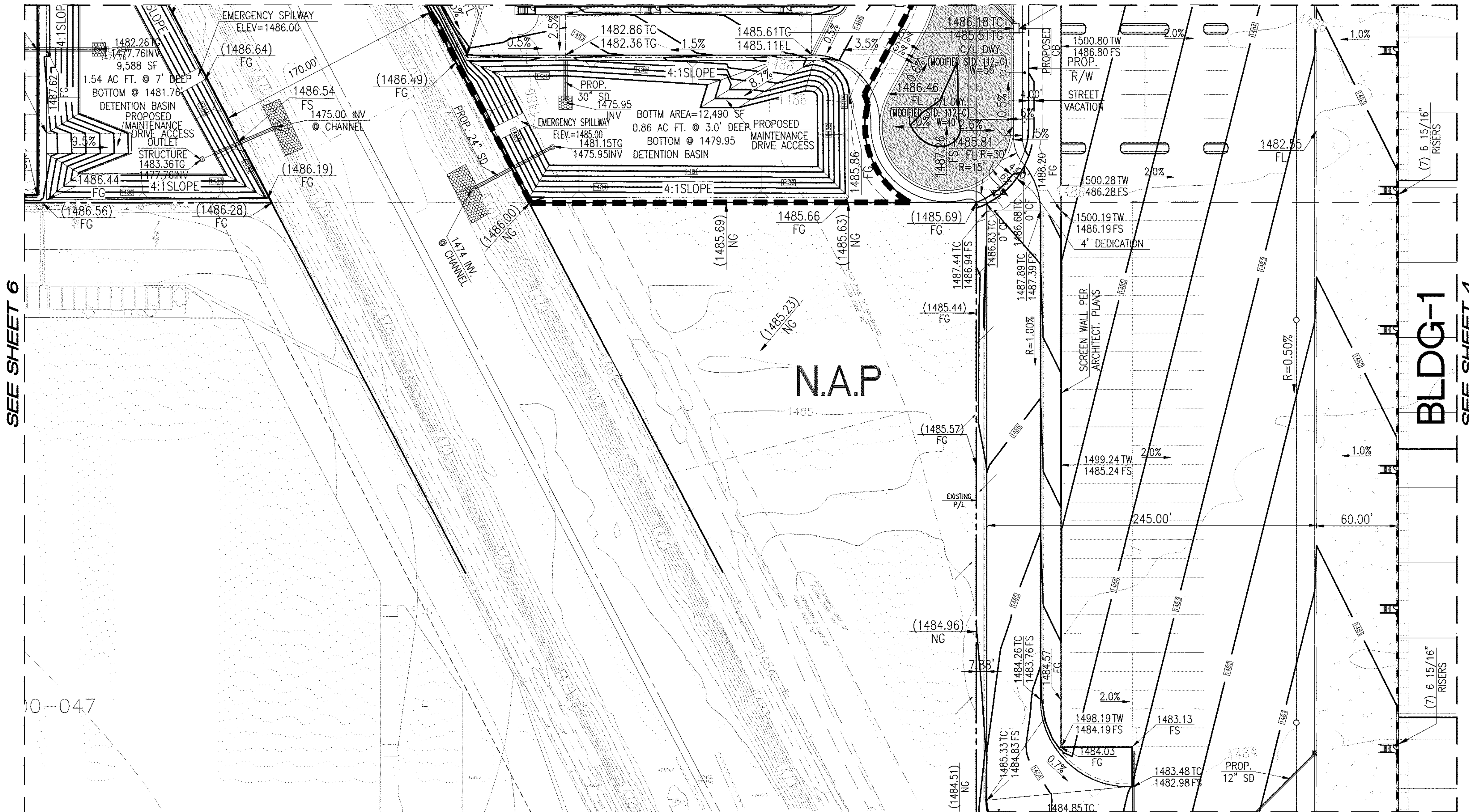
CONCEPTUAL GRADING PLAN

INDIAN BUSINESS PARK
24400 KRAMERIA AVE.
16575 COSMOS ST.
16550 HEACOCK ST.
24300 CARDINAL AVE.

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Checked by _____		
Date _____	Sheet 4 of 18 Sheets	

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SEE SHEET 2

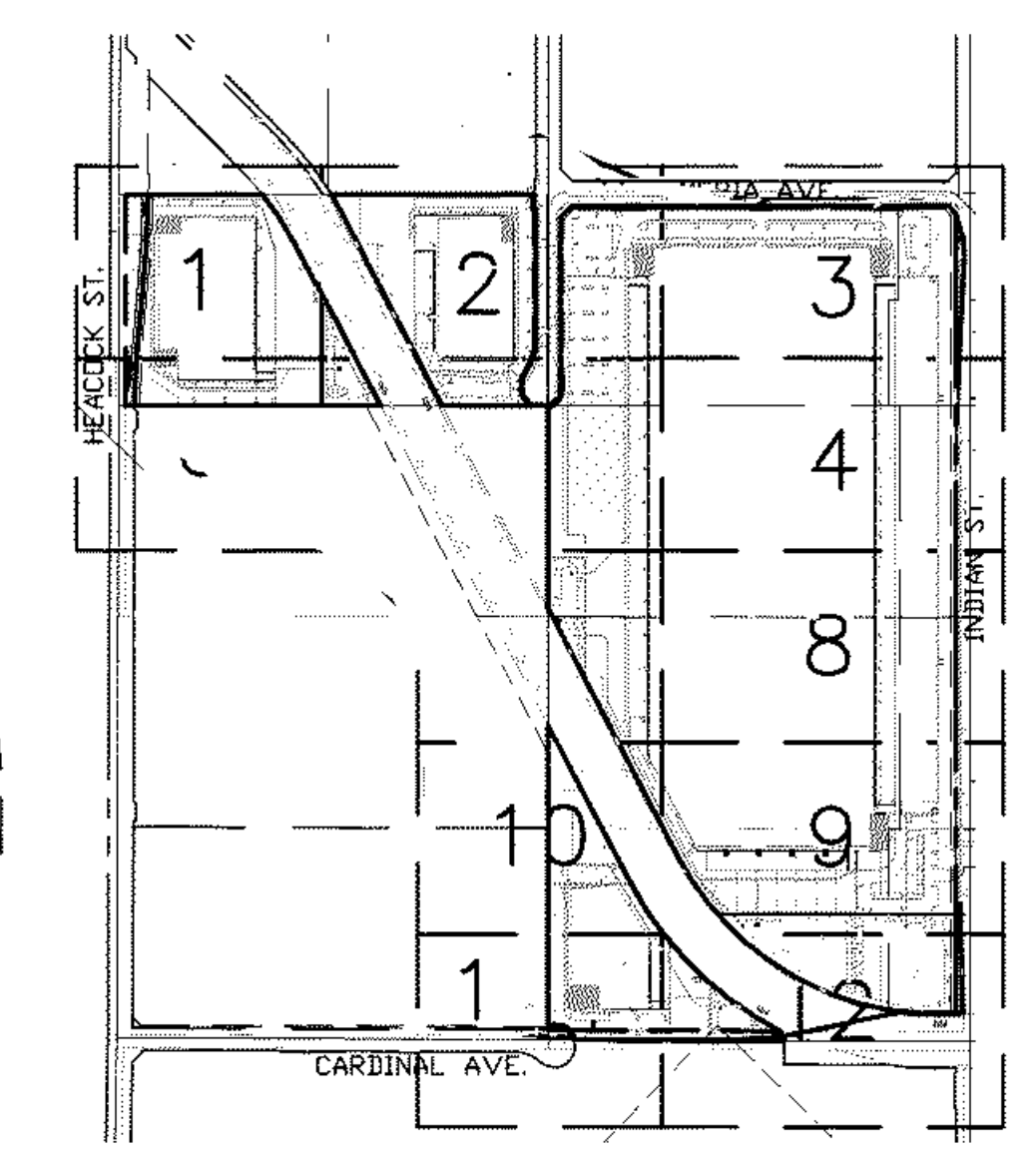


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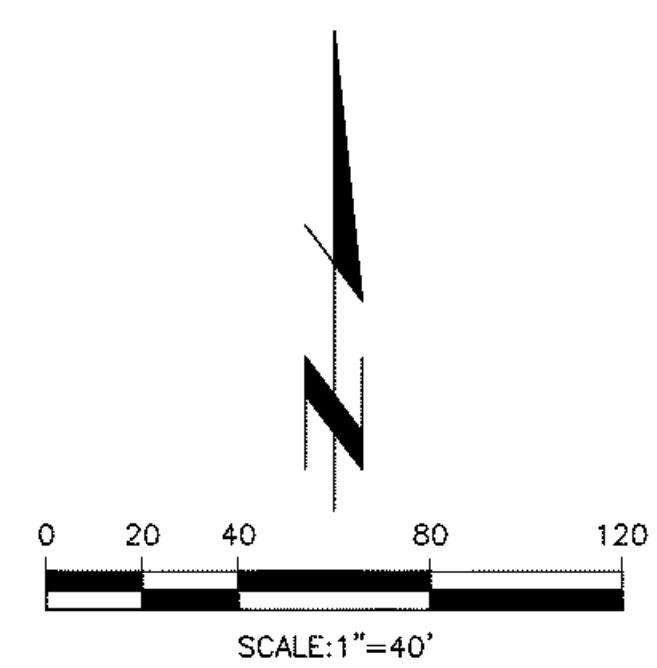
SEE SHEET 4

SEE SHEET 7

LEGEND:
 ST. NEW AC PAVEMENT



INDEX MAP
SCALE: 1" = 600'



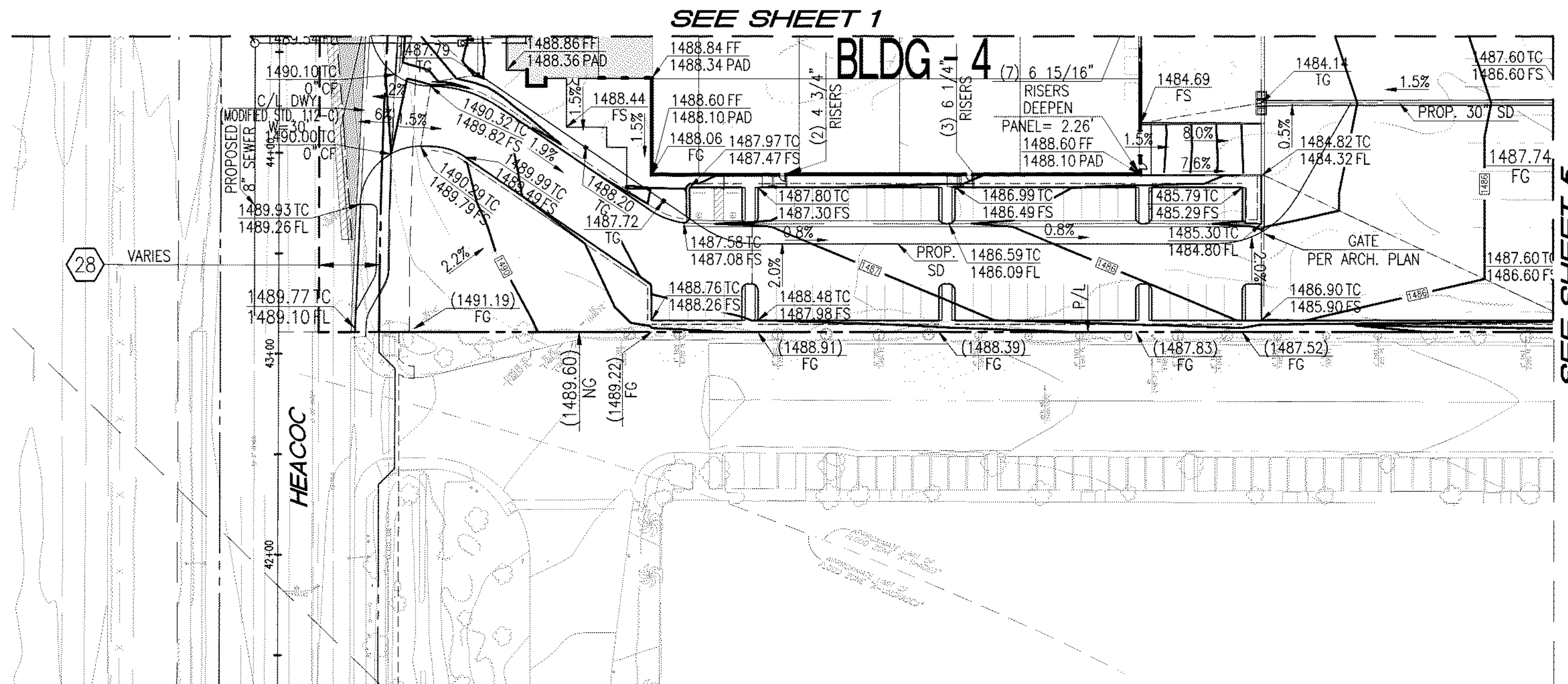
ENGINEER:

Thiens Engineering, Inc.
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 PH. (714) 521-4811 FAX (714) 521-4173

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CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT	
CONCEPTUAL GRADING PLAN	
INDIAN BUSINESS PARK	
24400 KRAMERIA AVE. 16575 COSMOS ST. 16550 HEACOCK ST. 24300 CARDINAL AVE.	
Designed by _____	Approved by _____ Date _____
Date _____	
Checked by _____	
Designed by _____	Public Works Director _____ R.C.E. _____
Date _____	
Checked by _____	
Date _____	
Sheet 5 of 18 Sheets	

2890D / 5 OF 18 SHEET



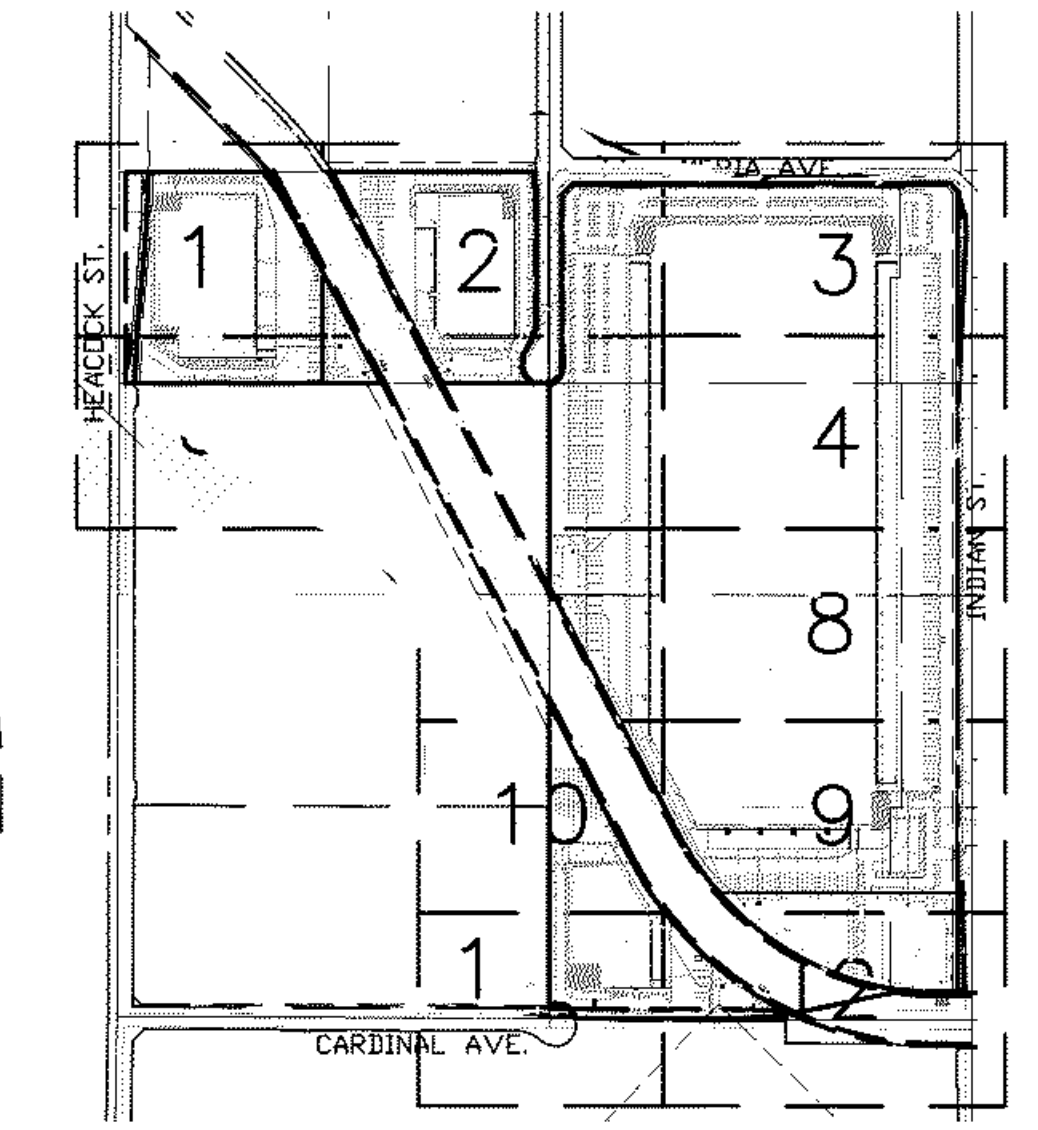
EXISTING EASEMENT:

28 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED APRIL 14, 2009 AS DOCUMENT NO. 2009-00182723, O.R.

LEGENDS:

ST. OVERLAY EXISTING AC PAVEMENT.

ST. NEW AC PAVEMENT



INDEX MAP
SCALE: 1" = 600'

CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT	
CONCEPTUAL GRADING PLAN	
INDIAN BUSINESS PARK	
24400 KRAMERIA AVE. 16575 COSMOS ST. 16550 HEACOCK ST. 24300 CARDINAL AVE.	
Designed by _____ Date _____	Approved by _____ Date _____
Checked by _____ Date _____	Public Works Director _____ R.C.E. _____
Designed by _____ Date _____	
Checked by _____ Date _____	
Sheet 6 of 18 Sheets	

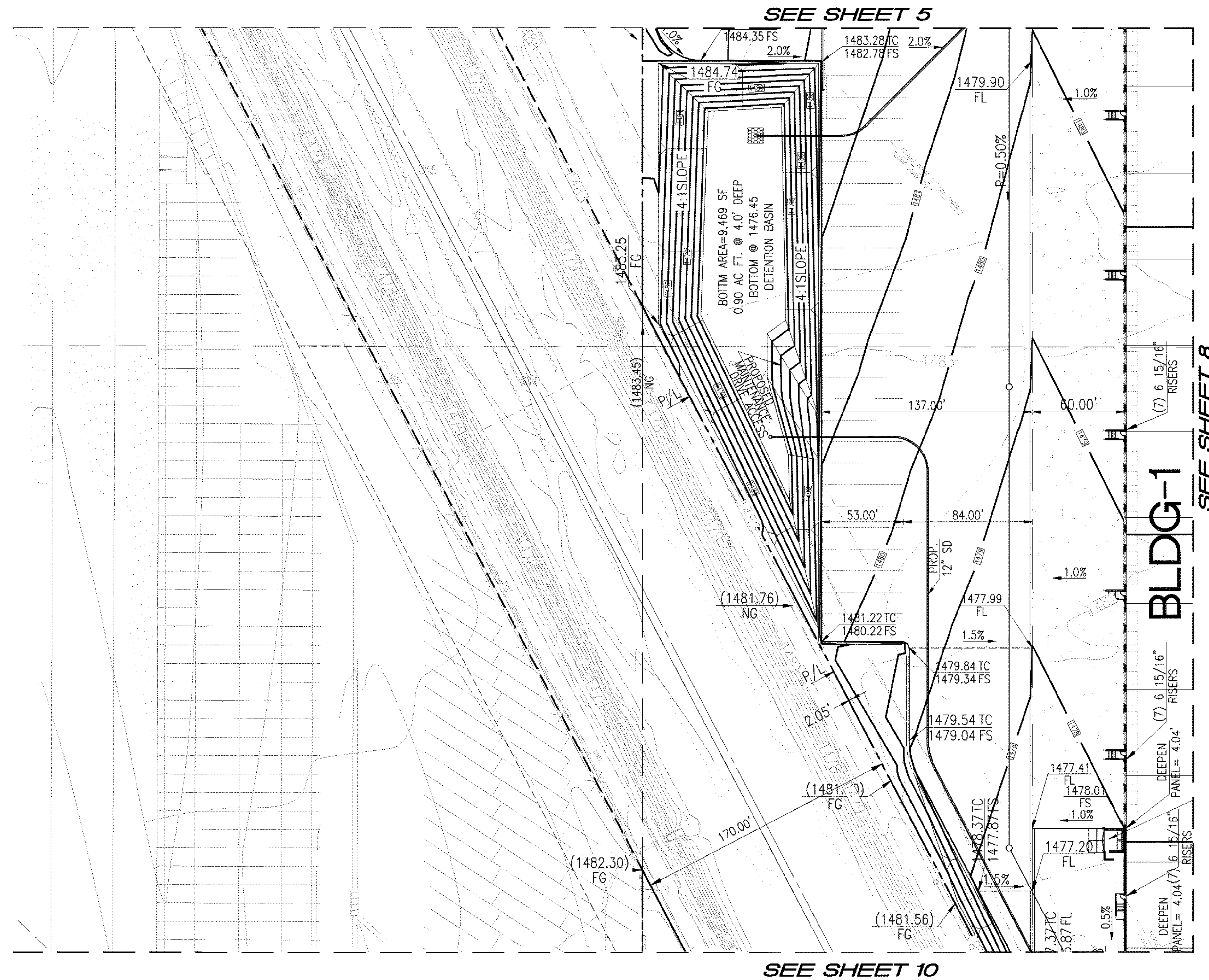
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2890D/ 6 OF 18 SHEET

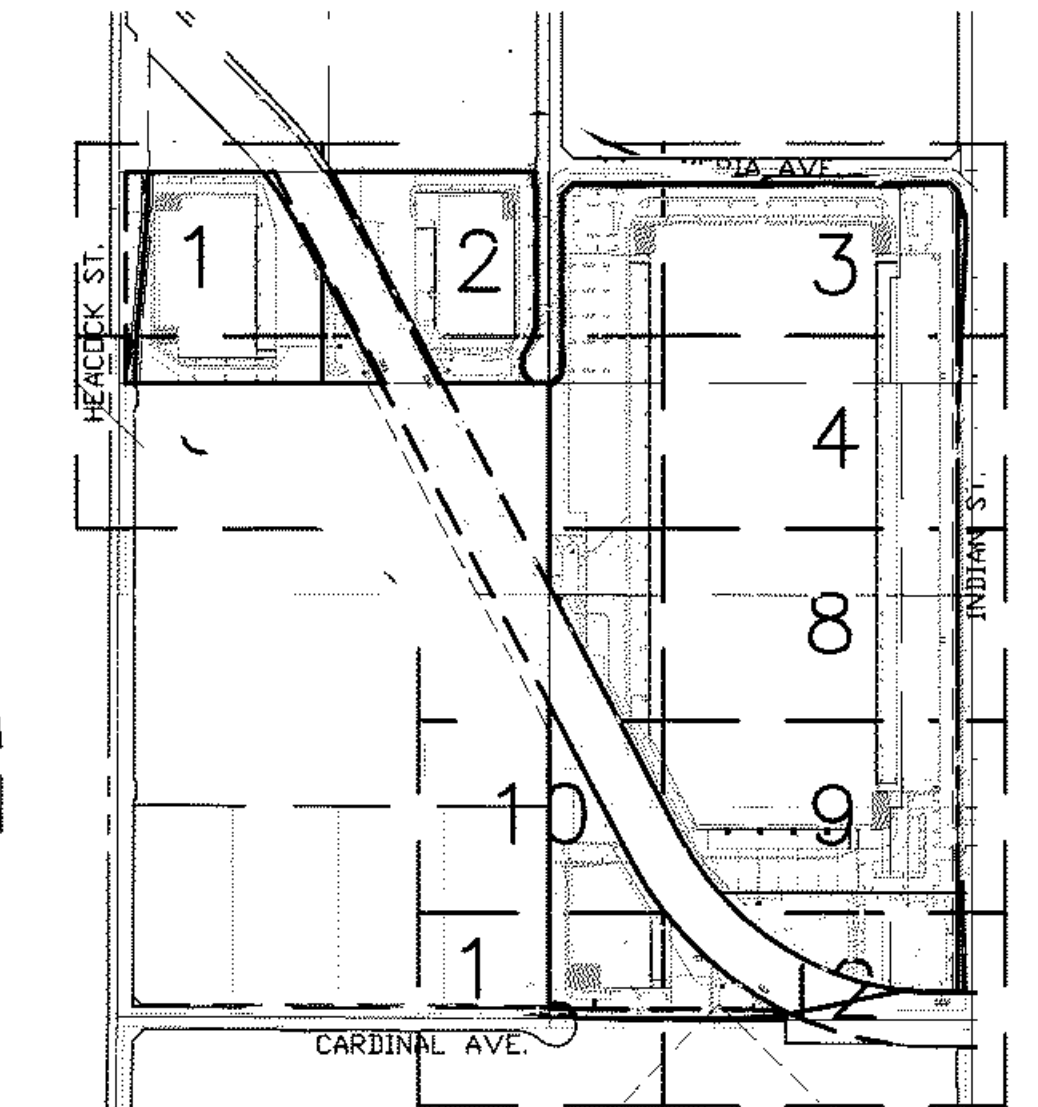


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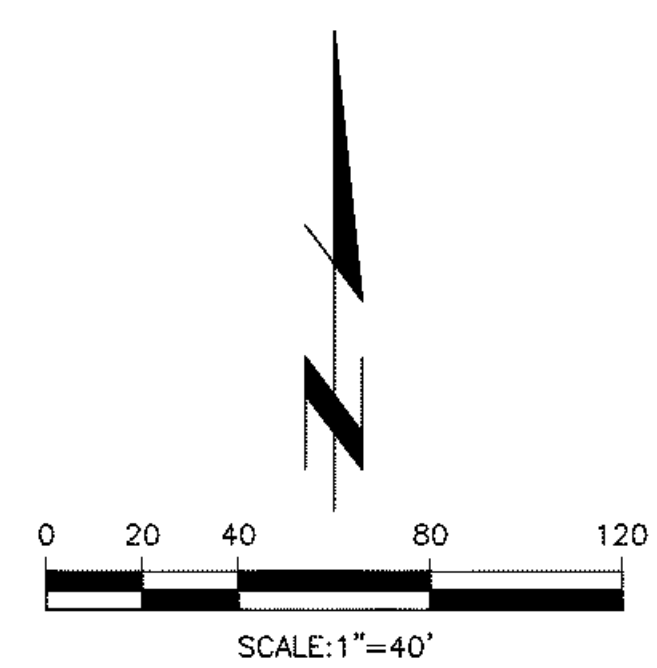
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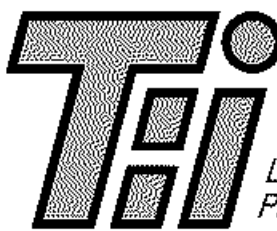
BLDG-1

SEE SHEET 8



INDEX MAP
SCALE: 1" = 60'



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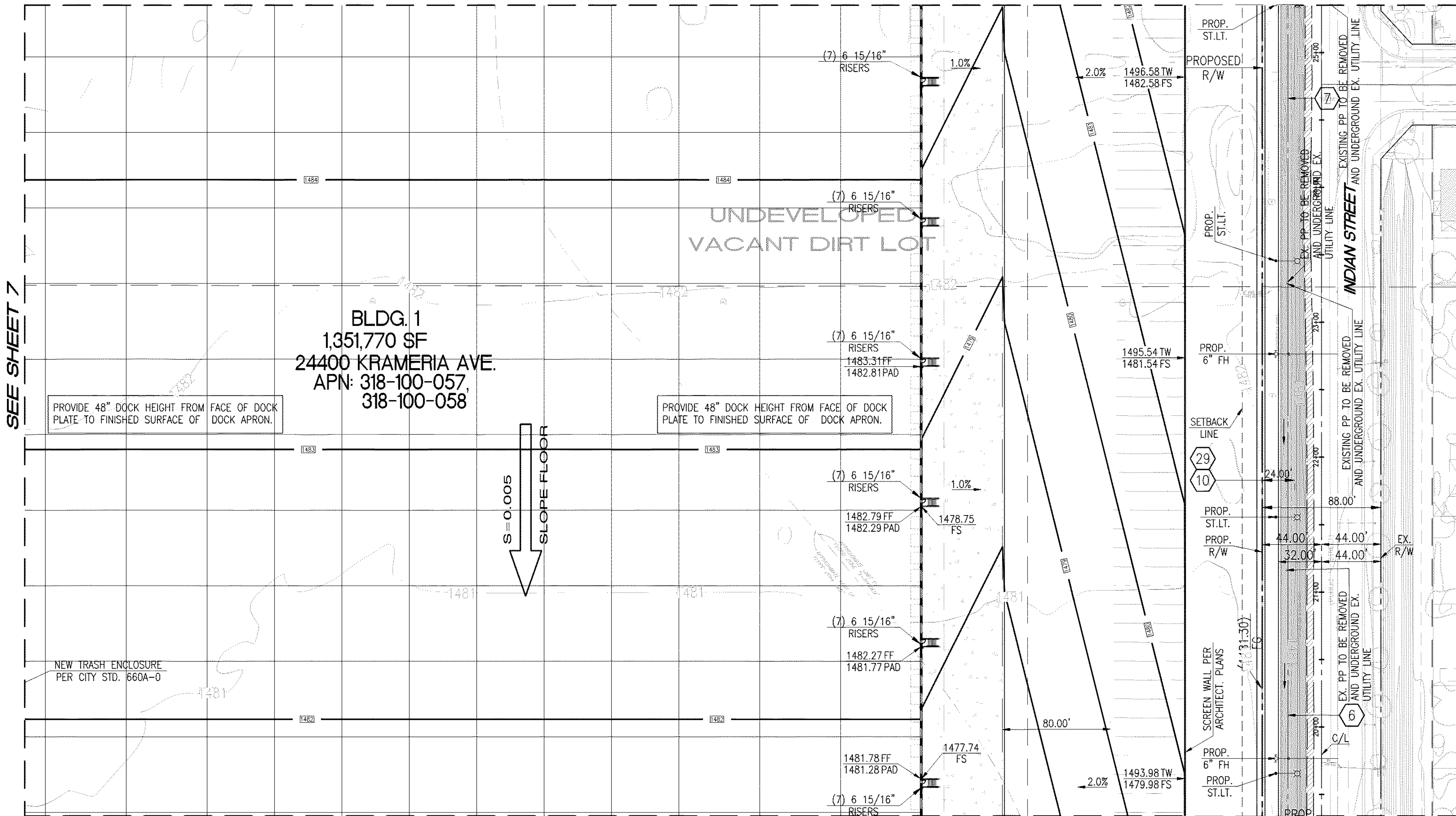
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CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT CONCEPTUAL GRADING PLAN INDIAN BUSINESS PARK 24400 KRAMERIA AVE. 16575 COSMOS ST. 16550 HEACOCK ST. 24300 CARDINAL AVE.	
Designed by _____ Date _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director R.C.E. _____ Date _____ Checked by _____ Date _____
Sheet 7 of 18 Sheets	

2890D / 7 OF 18 SHEET

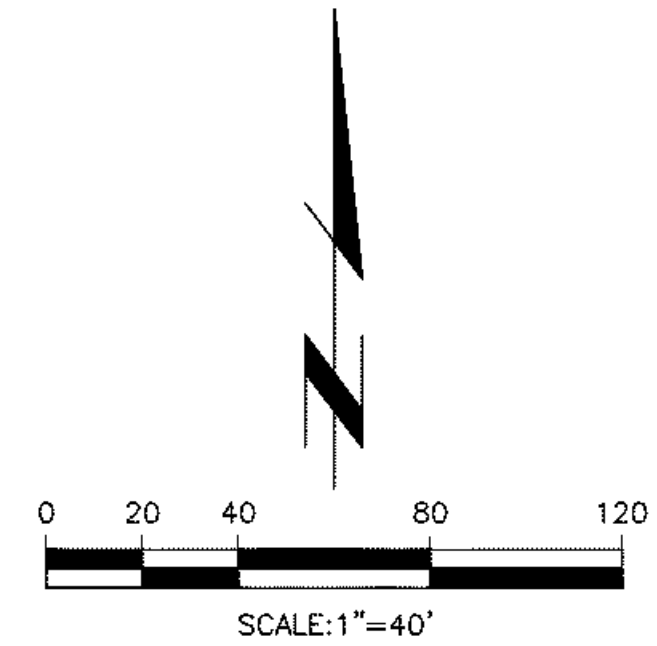
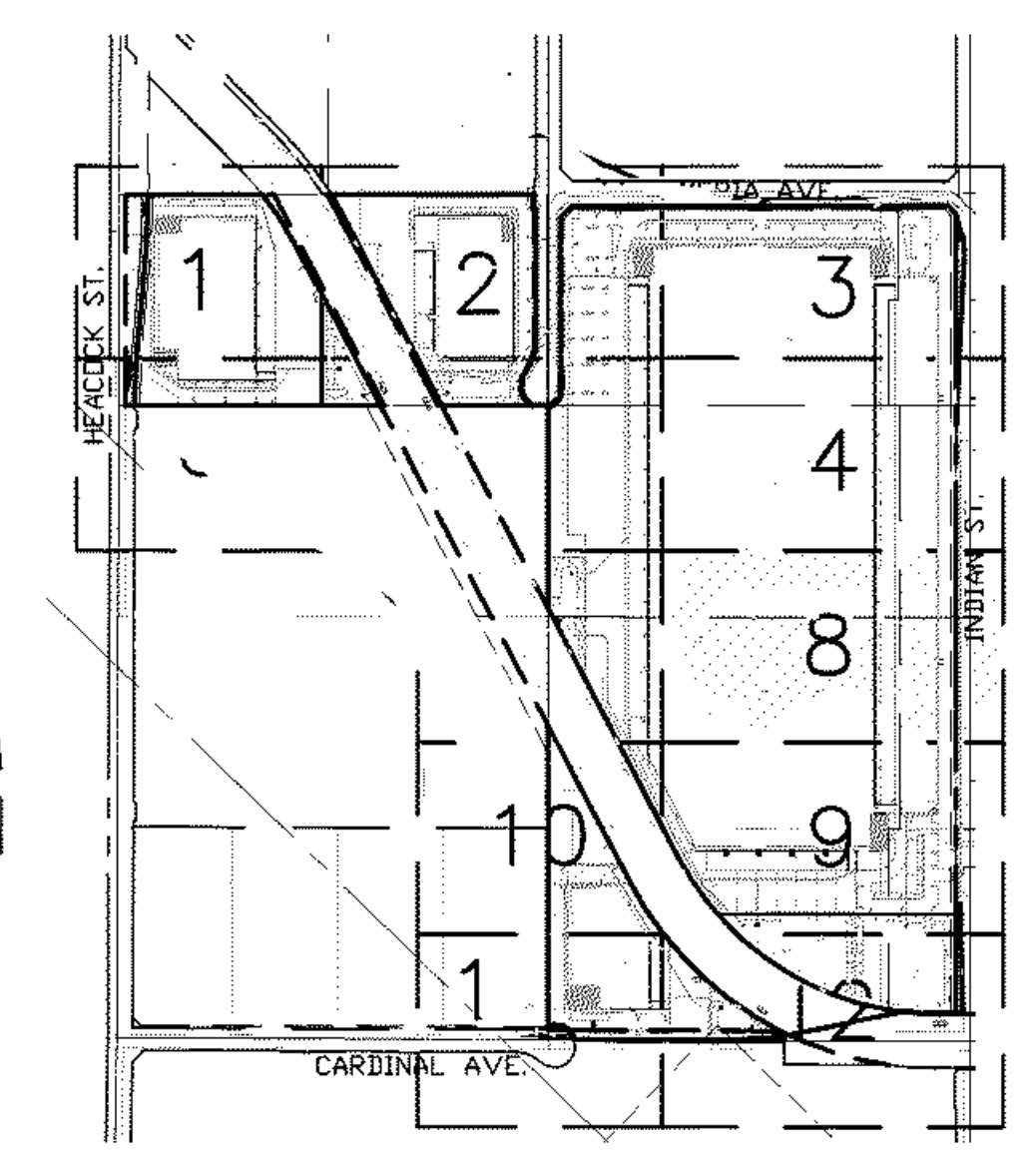
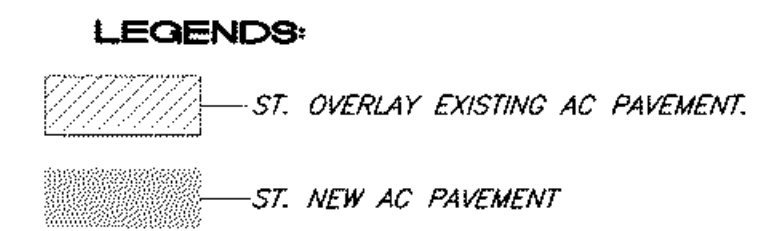
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SEE SHEET 4



SEE SHEET 9

- EXISTING EASEMENTS:**
- 6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRA POWER COMPANY, RECORDED APRIL 3, 1926 IN BOOK 674 OF DEEDS, PAGE 527. (NO WIDTH GIVEN)
 - 7 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRA POWER COMPANY, RECORDED APRIL 14, 1926 IN BOOK 667 OF DEEDS, PAGE 496. (NO WIDTH GIVEN)
 - 10 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, RECORDED MARCH 27, 1987 AS DOCUMENT NO. 87-83617 OF OFFICIAL RECORDS.
 - 29 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES INCLUDING PUBLIC UTILITY, IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED APRIL 17, 2014 AS DOCUMENT NO. 2014-0140476, O.R.



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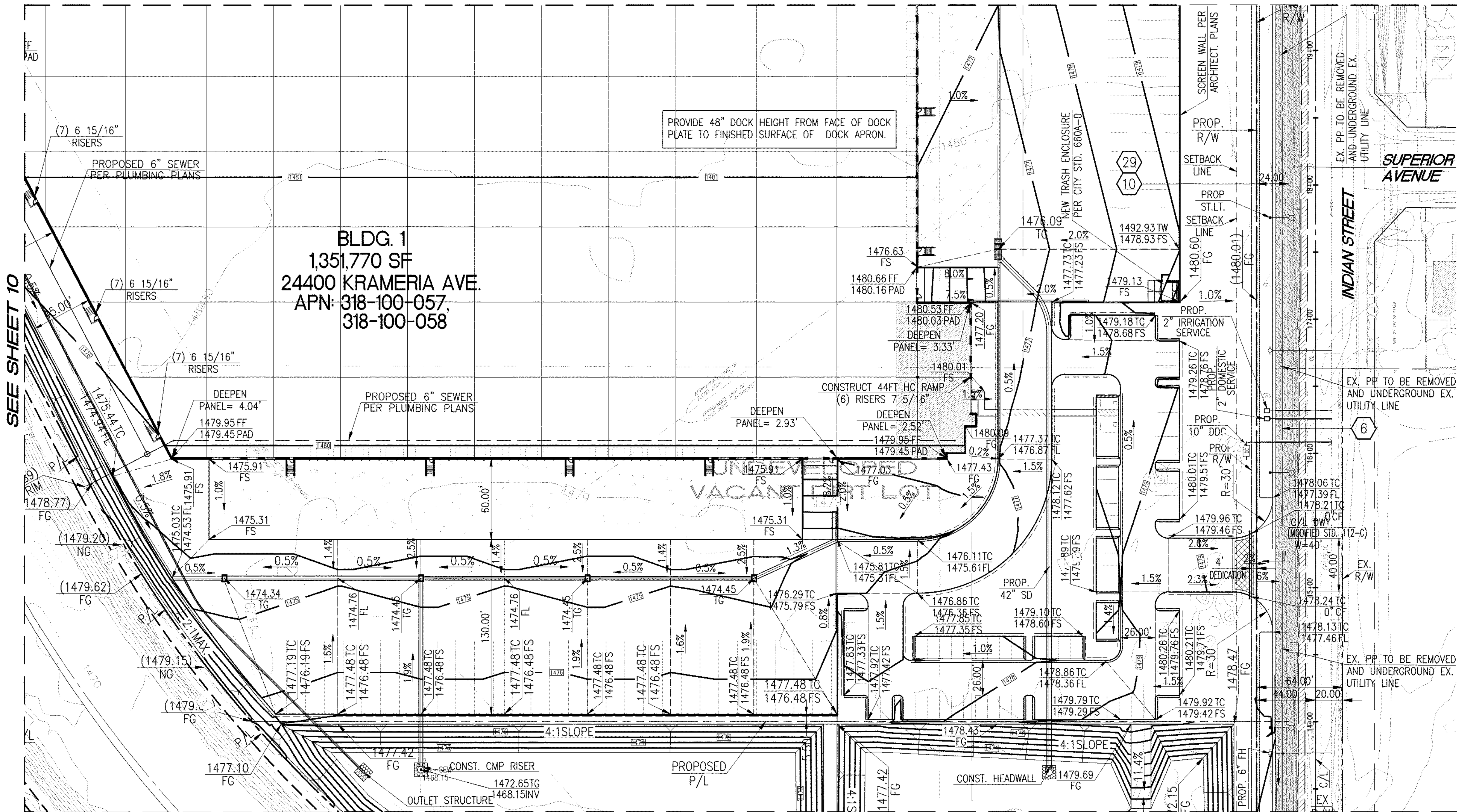
CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
INDIAN BUSINESS PARK
 24400 KRAMERIA AVE.
 16575 COSMOS ST.
 16550 HEACOCK ST.
 24300 CARDINAL AVE.

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Checked by _____		
Date _____	Sheet 8 of 18 Sheets	

2890D / 8 OF 18 SHEET

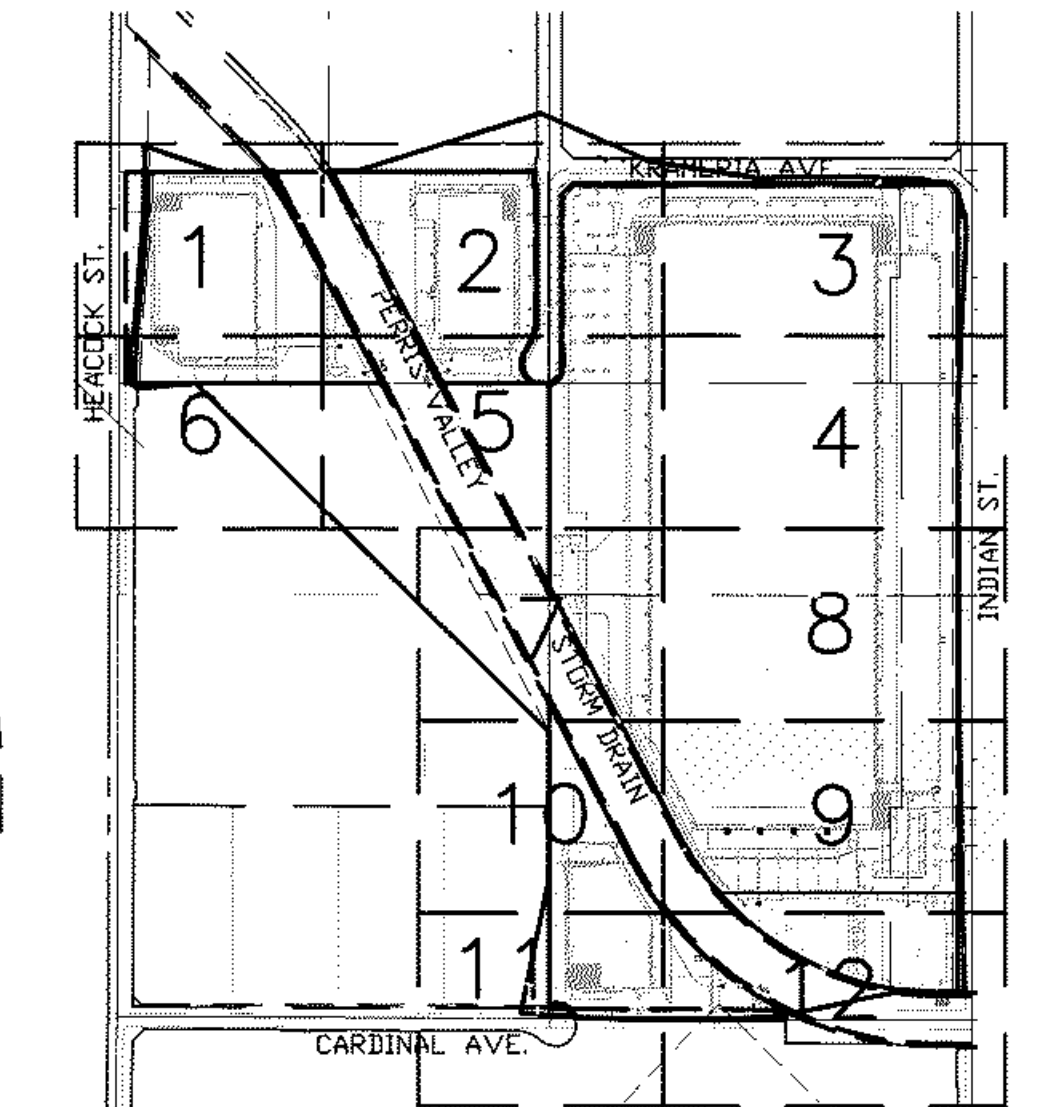
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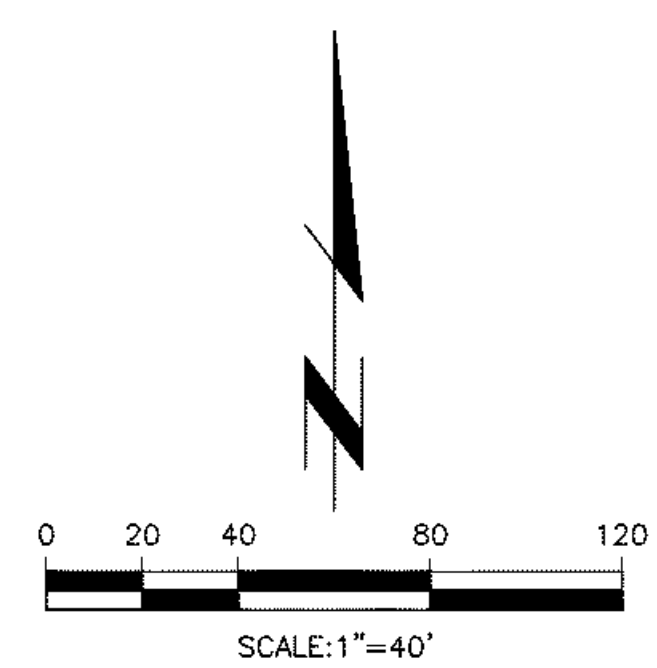
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- EXISTING EASEMENTS:**
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- LEGENDS:**
- ST. OVERLAY EXISTING AC PAVEMENT.
 - ST. NEW AC PAVEMENT.



INDEX MAP
SCALE: 1"=600'



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Designed by _____		
Checked by _____		

Sheet **9** of **18** Sheets

2890D / 9 OF 18 SHEET

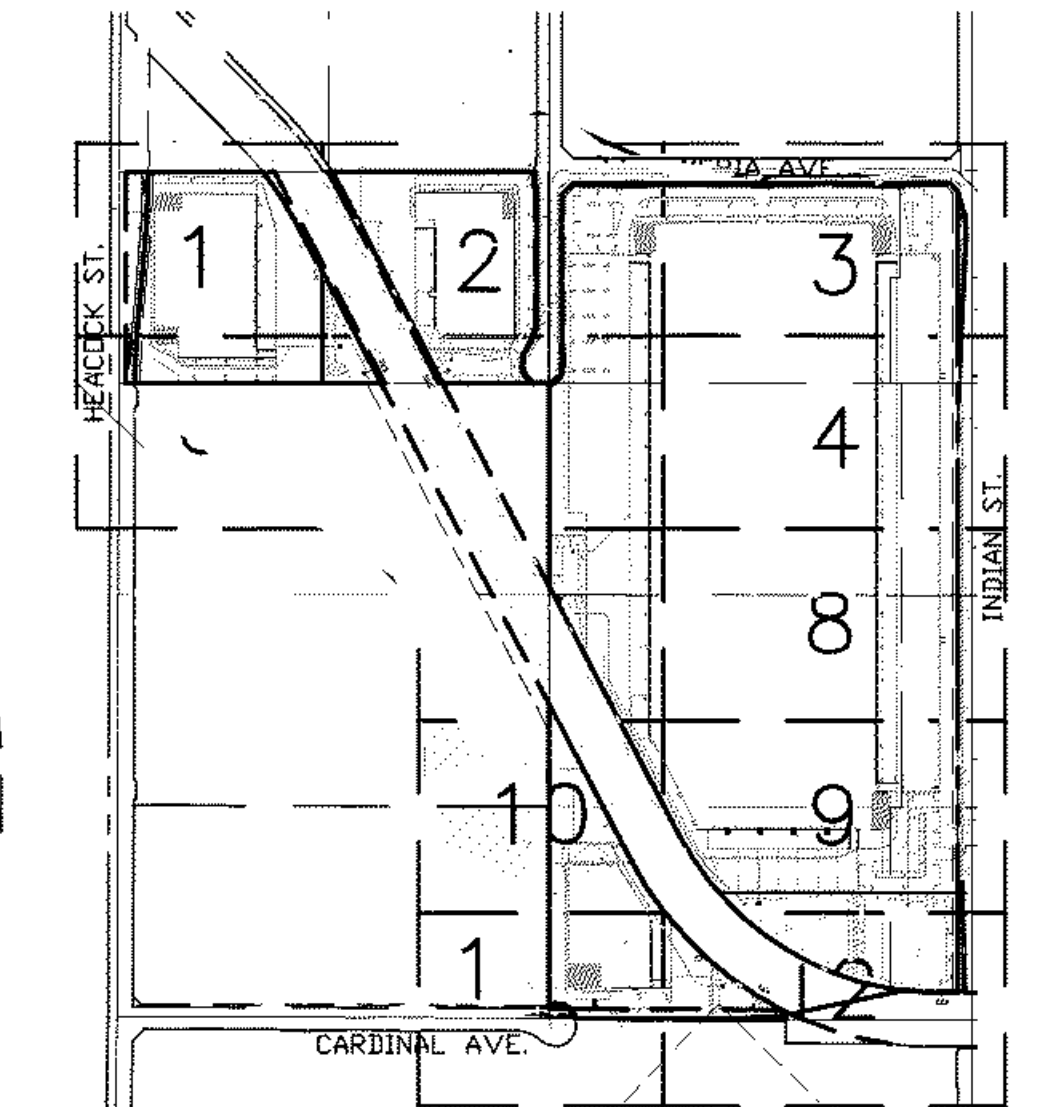
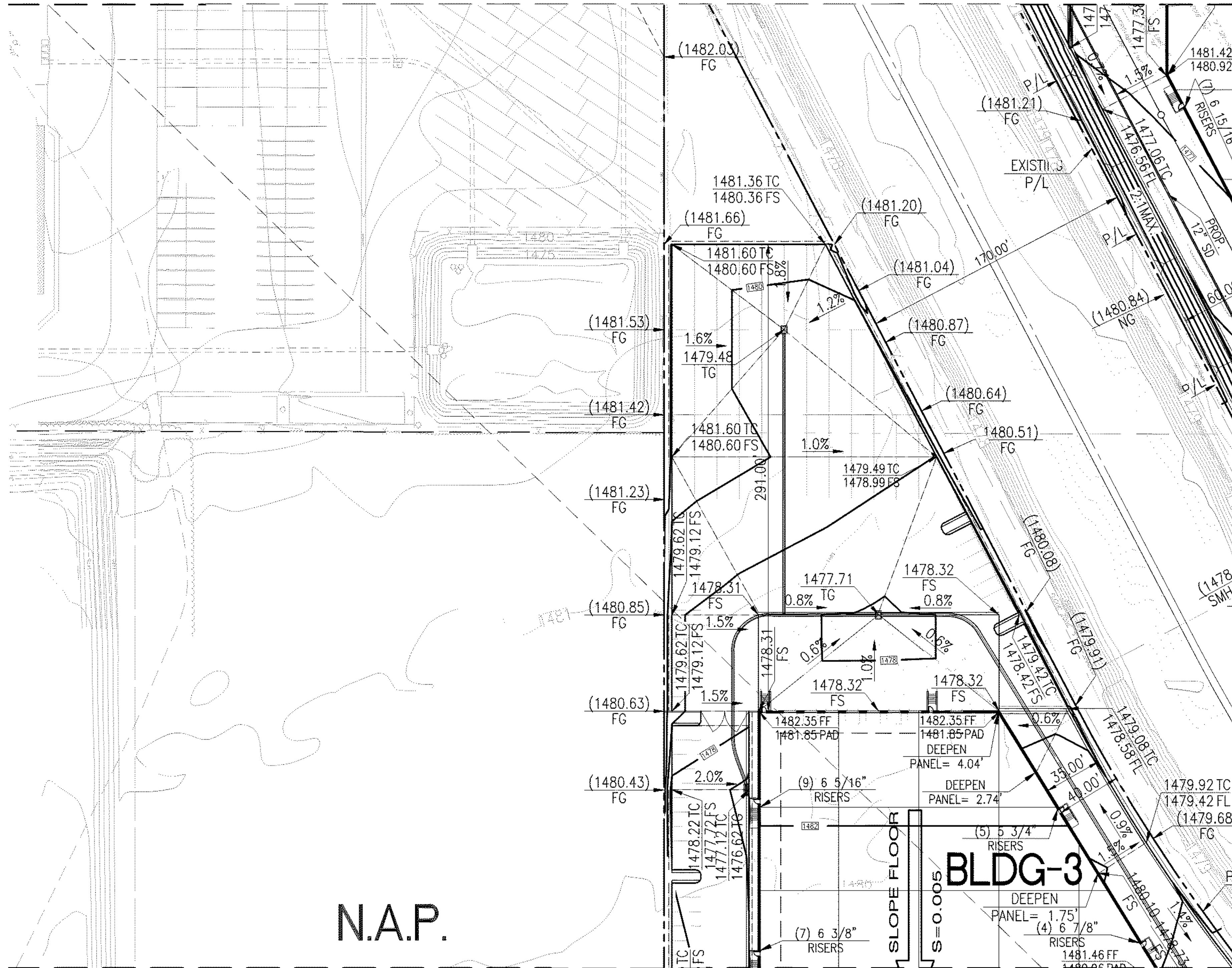
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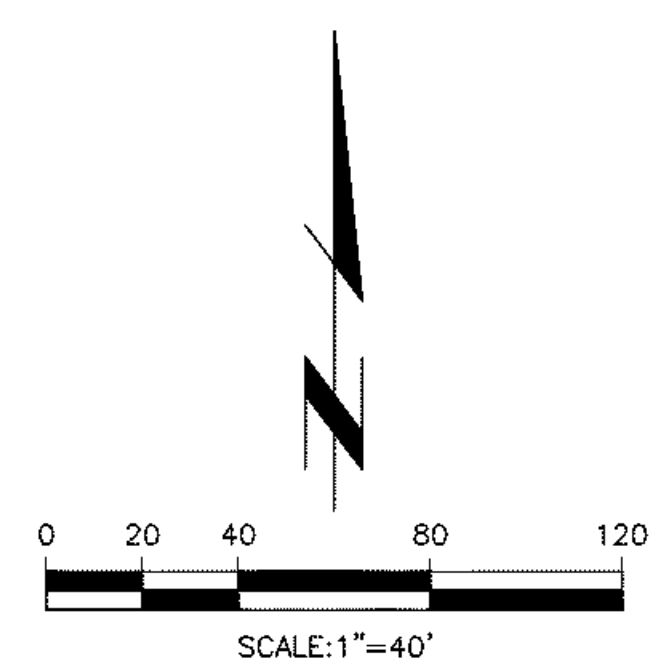
SEE SHEET 9

SEE SHEET 11

N.A.P.



INDEX MAP
SCALE: 1"=60'



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CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT

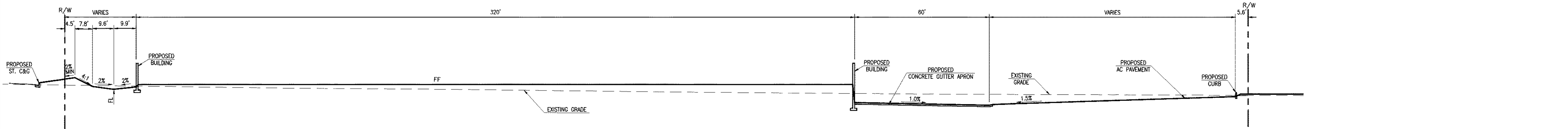
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INDIAN BUSINESS PARK
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 16575 COSMOS ST.
 16550 HEACOCK ST.
 24300 CARDINAL AVE.

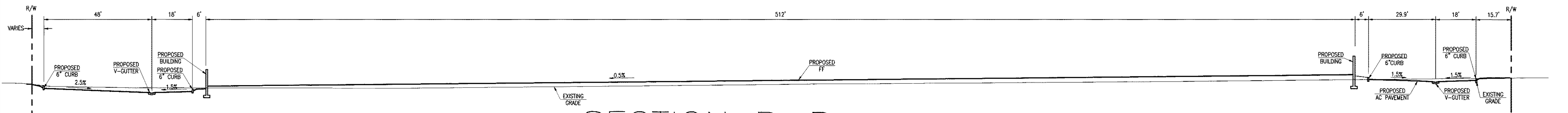
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Date _____		
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Designed by _____	Public Works Director _____	R.C.E. _____
Date _____		
Checked by _____		
Date _____		

Sheet **10** of **18** Sheets

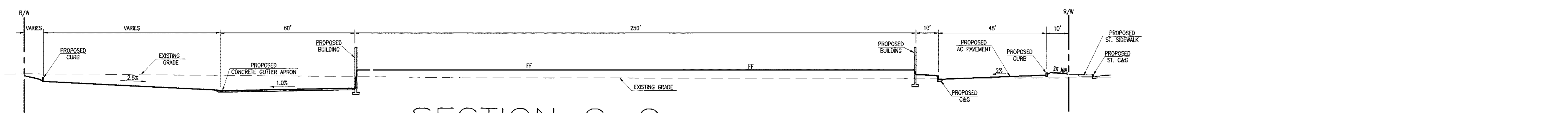
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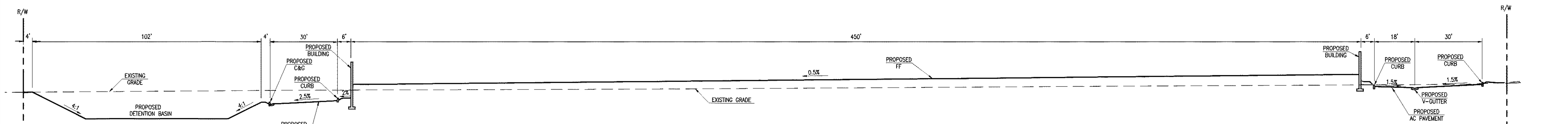
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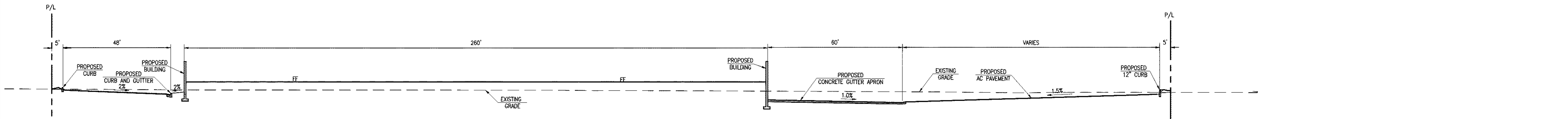
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SECTION C-C



SECTION D-D



SECTION E-E

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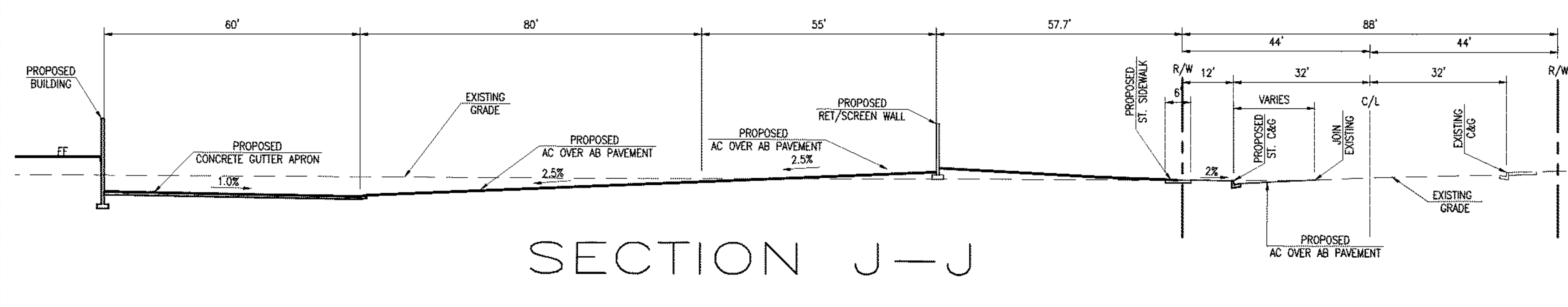
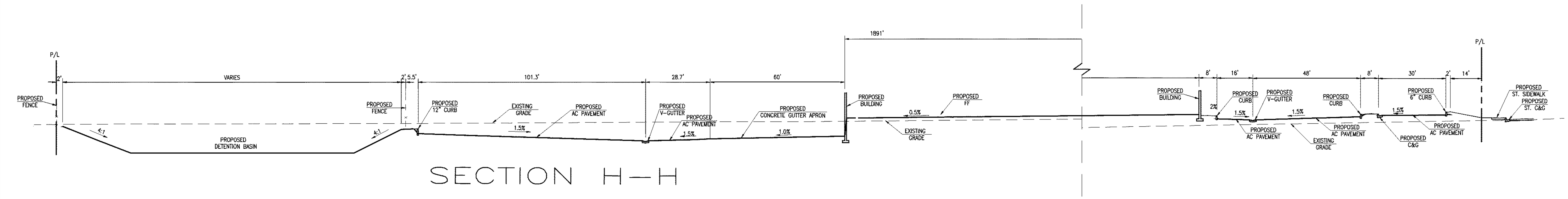
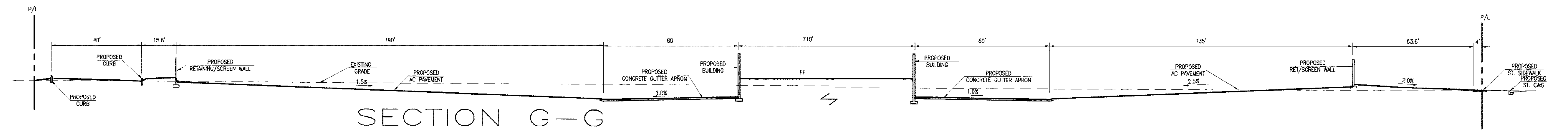
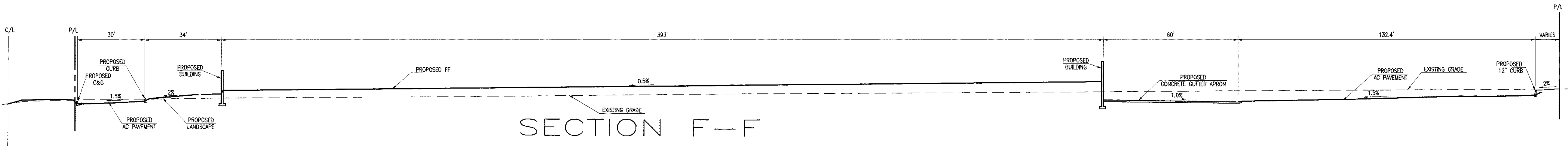
CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
 INDIAN BUSINESS PARK
 24400 KRAMERIA AVE.
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Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Date _____		
Designed by _____		
Date _____		
Checked by _____		
Date _____		
Sheet 13 of 18 Sheets		

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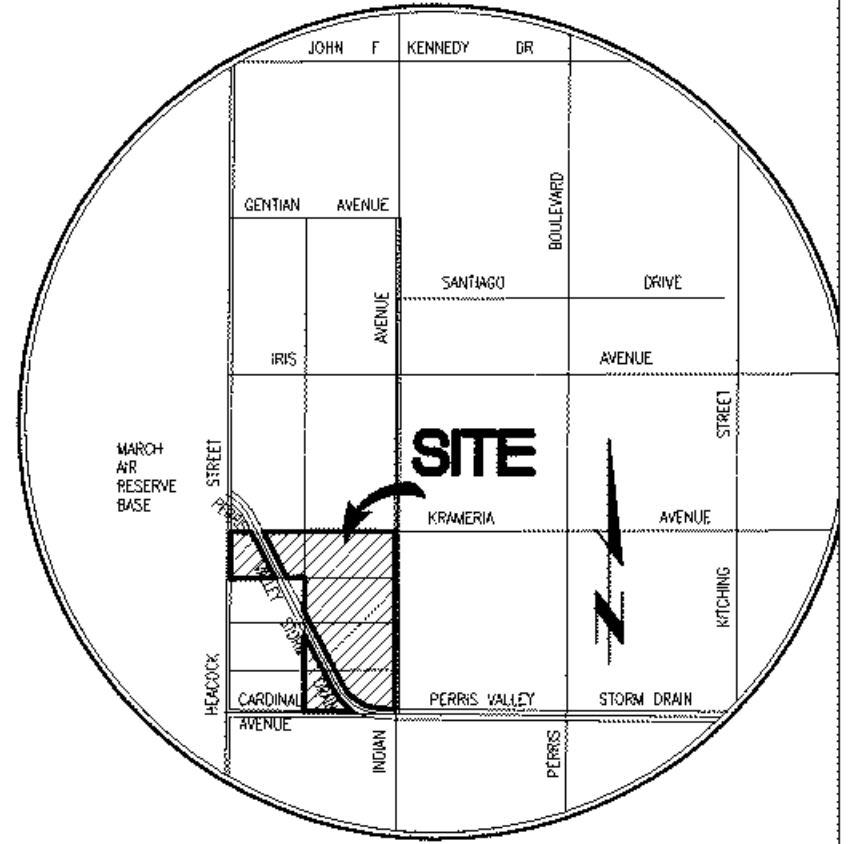
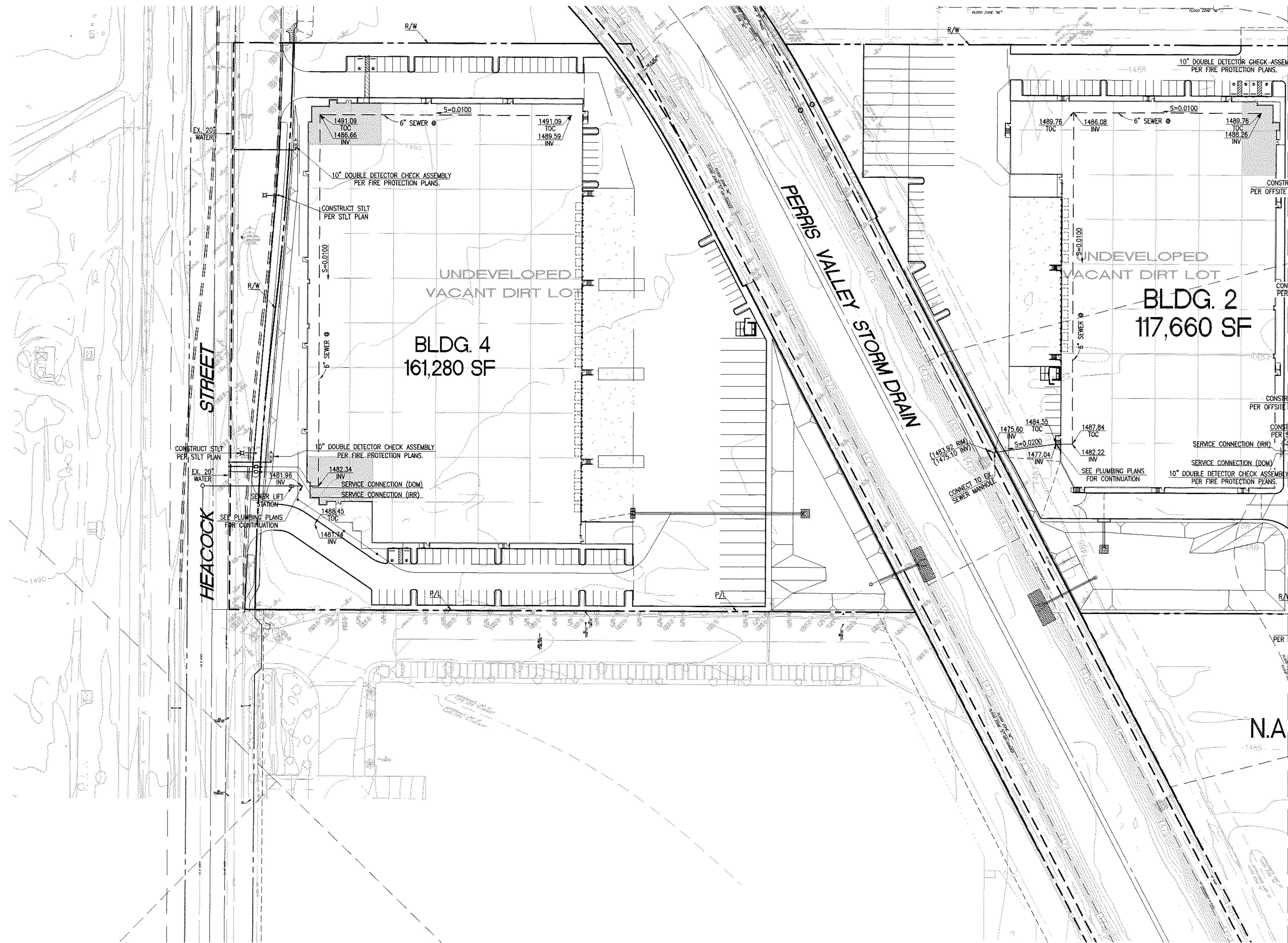
CITY OF MORENO VALLEY
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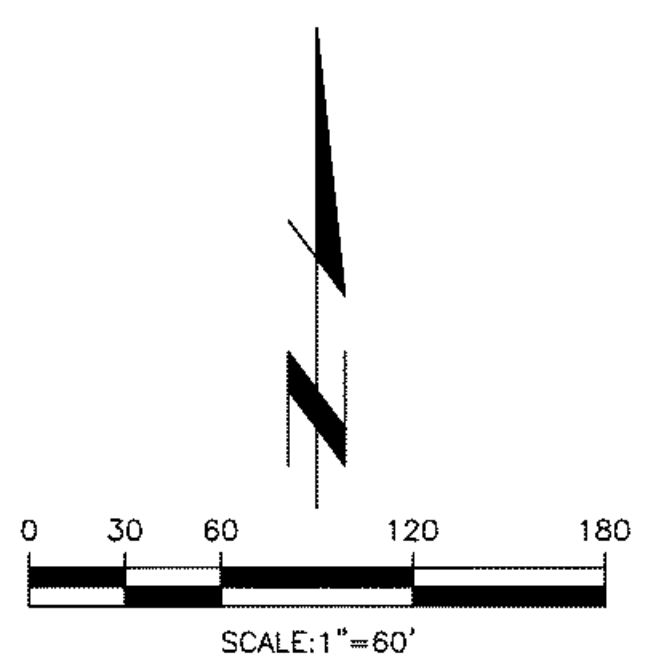
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Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Checked by _____		
Date _____	Sheet 14 of 18 Sheets	

2890D/ 14 OF 18 SHEET



VICINITY MAP
N.T.S.

MATCHLINE SEE SHEET 16



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CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT
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24400 KRAMERIA AVE.
16575 COSMOS ST.
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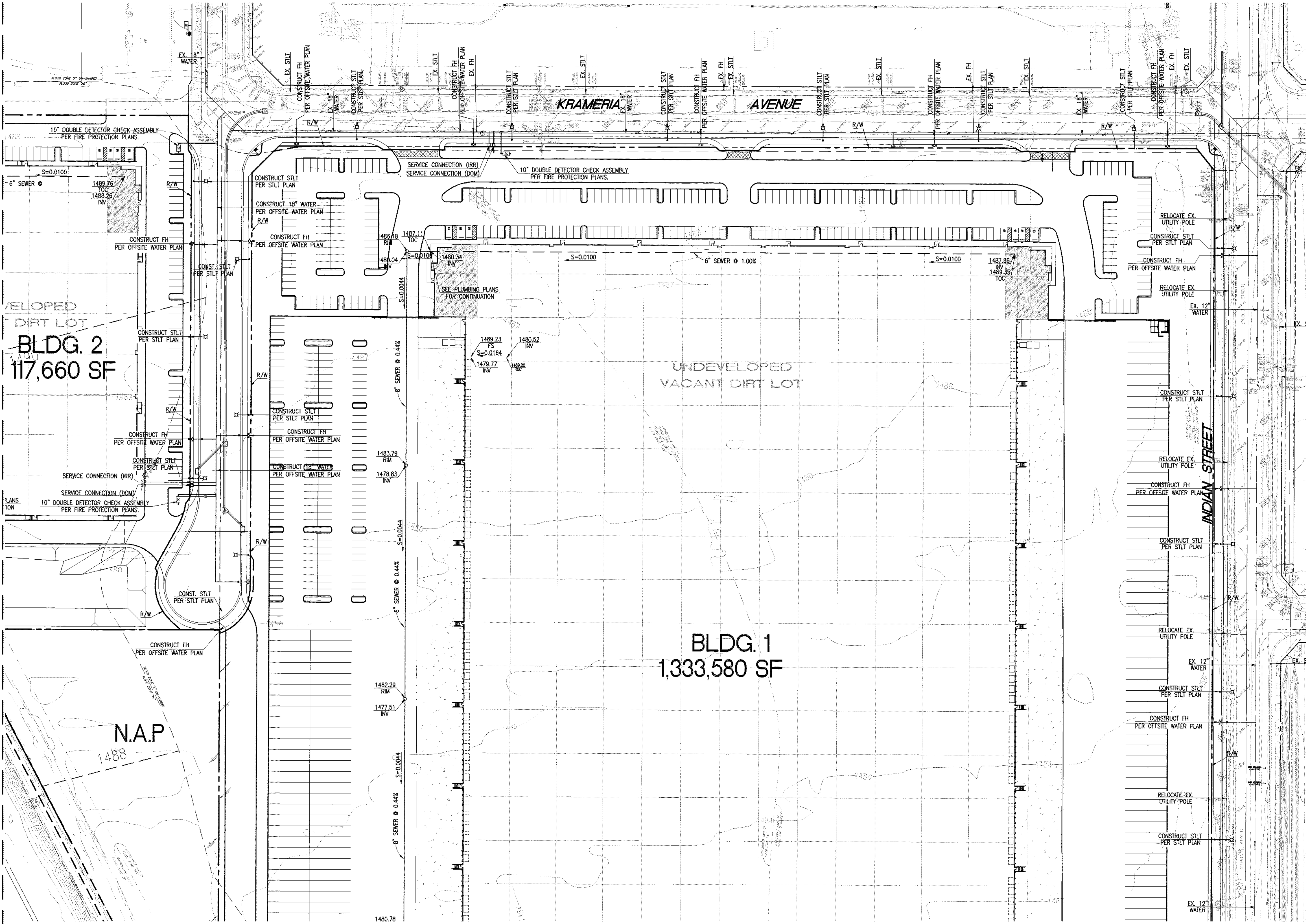
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Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Date _____		
Checked by _____		
Date _____		
Sheet 15 of 18 Sheets		

2890D/15 OF 18 SHEET

MATCHLINE SEE SHEET 15

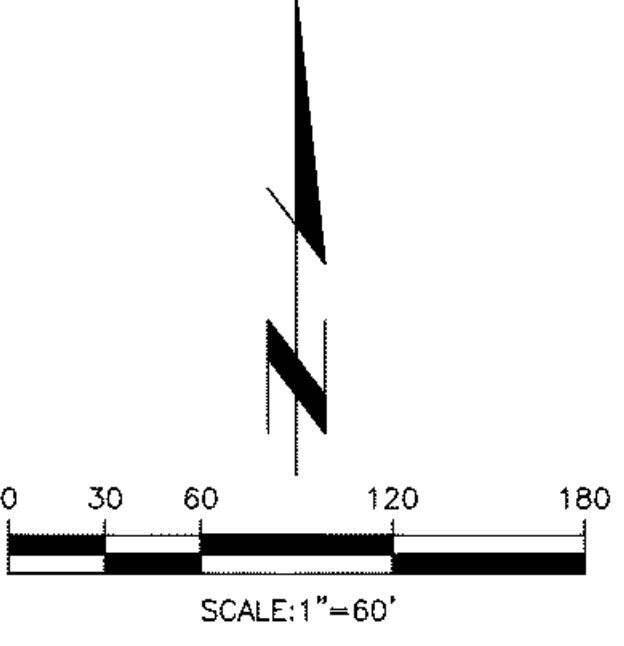


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BLDG. 1
1,333,580 SF

N.A.P.
1488

MATCHLINE SEE SHEET 17



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CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN

INDIAN BUSINESS PARK
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24300 CARDINAL AVE.

Designed by _____ Date _____ Checked by _____ Date _____ Designed by _____ Date _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director R.C.E. Sheet 16 of 18 Sheets
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2890D/16 OF 18 SHEET

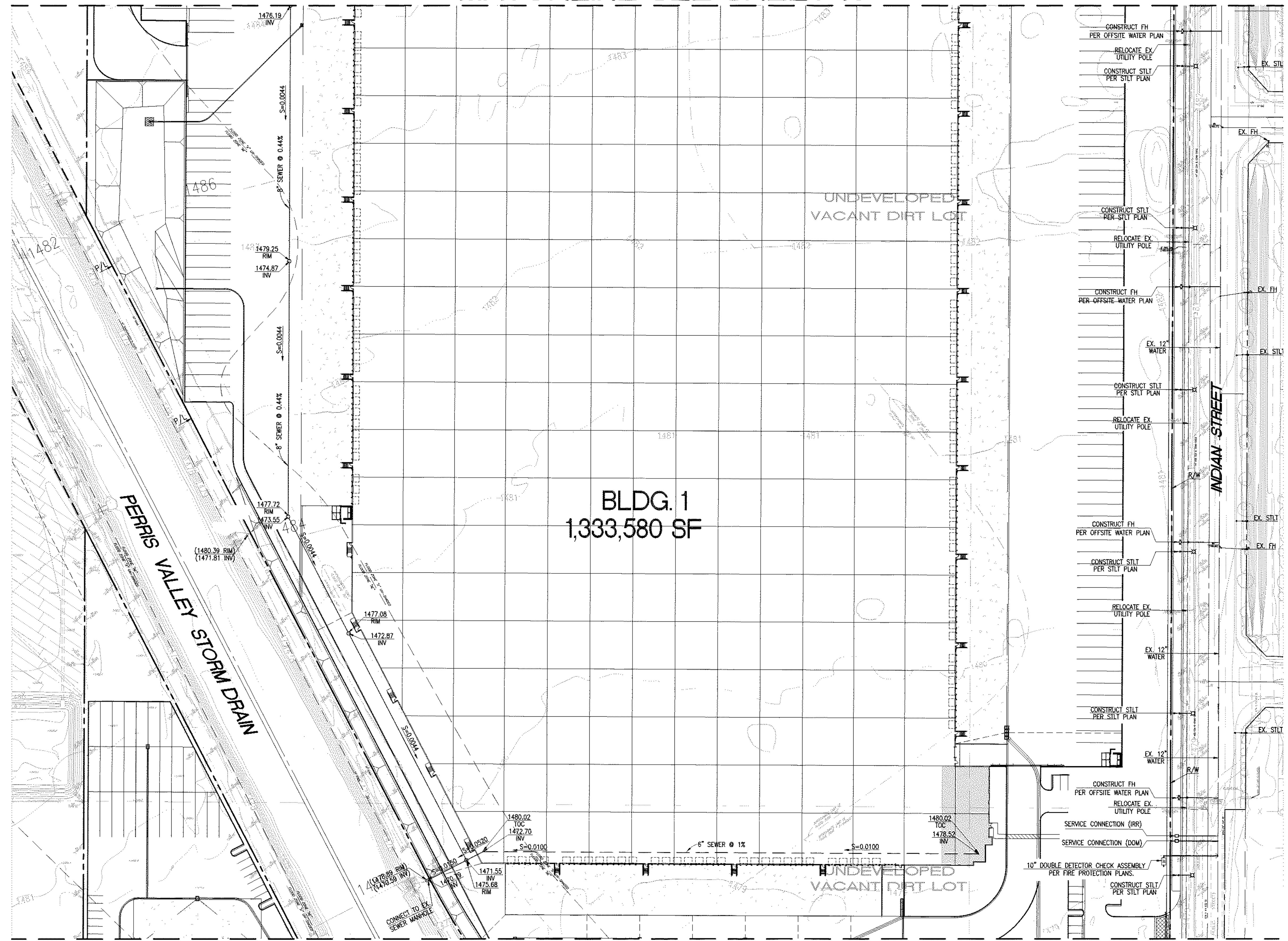
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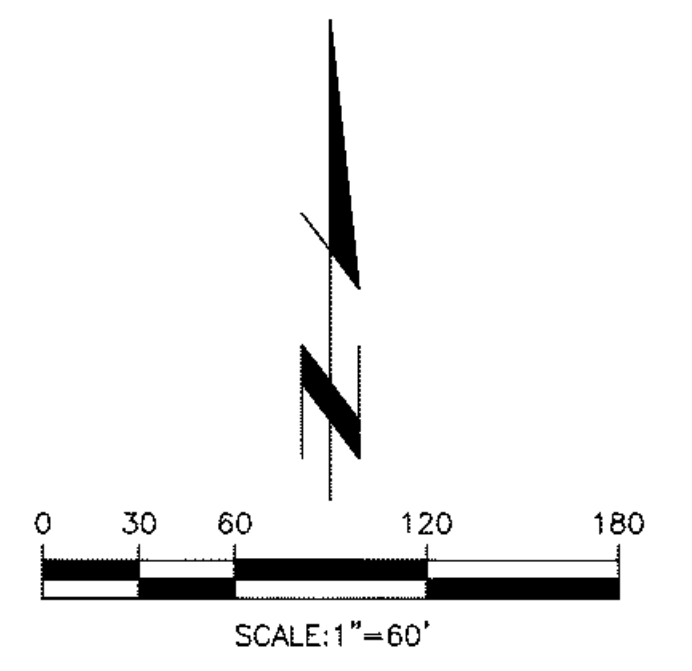
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MATCHLINE SEE SHEET 18



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CITY OF MORENO VALLEY
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CONCEPTUAL GRADING PLAN
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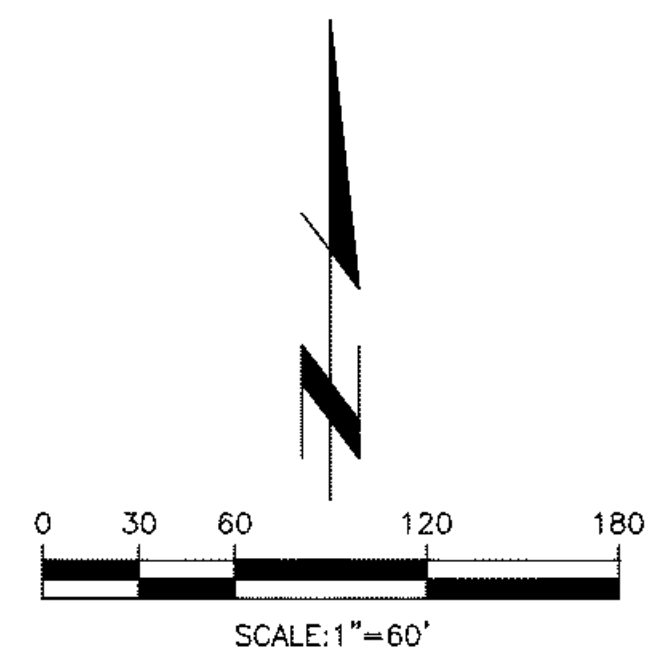
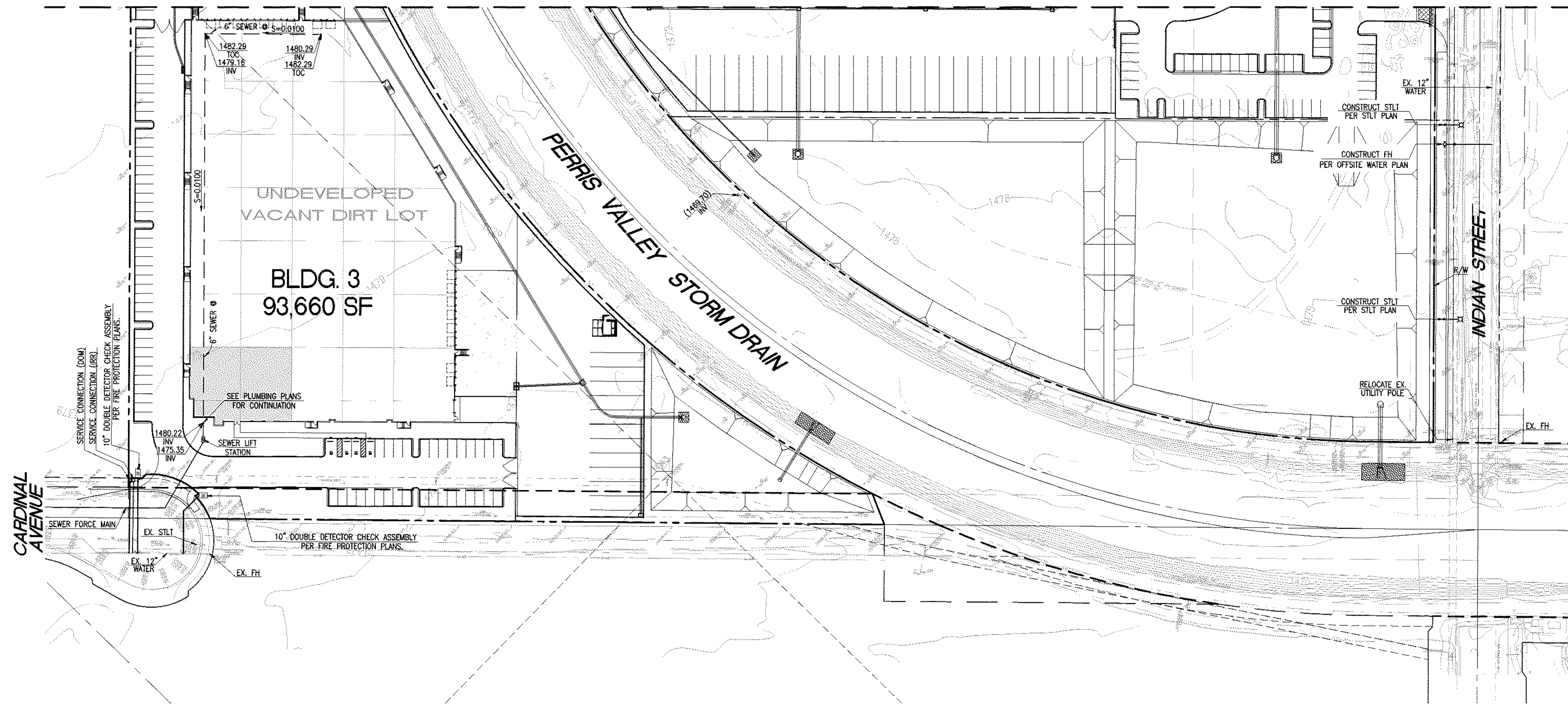
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Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. _____
Designed by _____		
Date _____		
Checked by _____		
Date _____		
Sheet 17 of 18 Sheets		

2890D/17 OF 18 SHEET


MATCHLINE SEE SHEET 17



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CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT	
CONCEPTUAL GRADING PLAN	
INDIAN BUSINESS PARK 24400 KRAMERIA AVE. 16575 COSMOS ST. 16550 HEACOCK ST. 24300 CARDINAL AVE.	
Designed by _____ Date _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director R.C.E. _____ Sheet 18 of 18 Sheets

ENGINEER:



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2890D/18 OF 18 SHEET