

# TECHNICAL SITE PLAN

## FOR TENTATIVE PARCEL MAP NO. 36227

EXHIBIT DATE: SEPTEMBER 30, 2016

| REVISIONS |           |   |
|-----------|-----------|---|
| NO.       | DATE      | DESCRIPTION   |
| 1         | 12/6/2016 | REVISIONS (DIMENSIONS & LABELING) PER CITY OF MORENO VALLEY PROJECT REVIEW STAFF MEETING NOVEMBER 16, 2016 CONDITIONS OF APPROVAL |
| 2         | 03/30/17  | ADDED A BLANKET EASEMENT NOTE TO THE DATA TABLE PER CITY COMMENTS   |
| 3         | 05/18/17  | REVISIONS (LABELING) PER CITY OF MORENO VALLEY PROJECT REVIEW STAFF MEETING FEBRUARY 28, 2017 PRSC MEETING                        |

### DATA TABLE

|                                |   |                   |                |
|--------------------------------|---|-------------------|----------------|
| <b>APPLICANT / LAND OWNER:</b> | GALAXY MANAGEMENT INC.                                    |                   |                |
| <b>ADDRESS:</b>                | 5067 WALNUT GROVE AVENUE<br>SAN GABRIEL, CALIFORNIA 91776 |                   |                |
| <b>CONTACT:</b>                | RICHARD TORNG   | <b>TELEPHONE:</b> | (626) 818-4858 |
| <b>EXHIBIT PREPARER:</b>       | MSA CONSULTING, INC.                                      |                   |                |
| <b>ADDRESS:</b>                | 34200 BOB HOPE DRIVE<br>RANCHO MIRAGE, CALIFORNIA 92270   |                   |                |
| <b>CONTACT:</b>                | PAUL DEPALATIS, AICP                                      | <b>TELEPHONE:</b> | (760) 320-9811 |

|                                  |   |                   |                |
|----------------------------------|---|-------------------|----------------|
| <b>SOURCE OF TOPOGRAPHY:</b>     | INLAND AERIAL SURVEYS, INC.                                     |                   |                |
| <b>ADDRESS:</b>                  | 7117 ARLINGTON AVENUE, SUITE 'A'<br>RIVERSIDE, CALIFORNIA 92503 |                   |                |
| <b>DATE OF TOPOGRAPHY:</b>       | MAY 18, 2016  | <b>TELEPHONE:</b> | (951) 687-4252 |
| <b>ASSESSOR'S PARCEL NUMBER:</b> | 486-290-036 & -037  |                   |                |

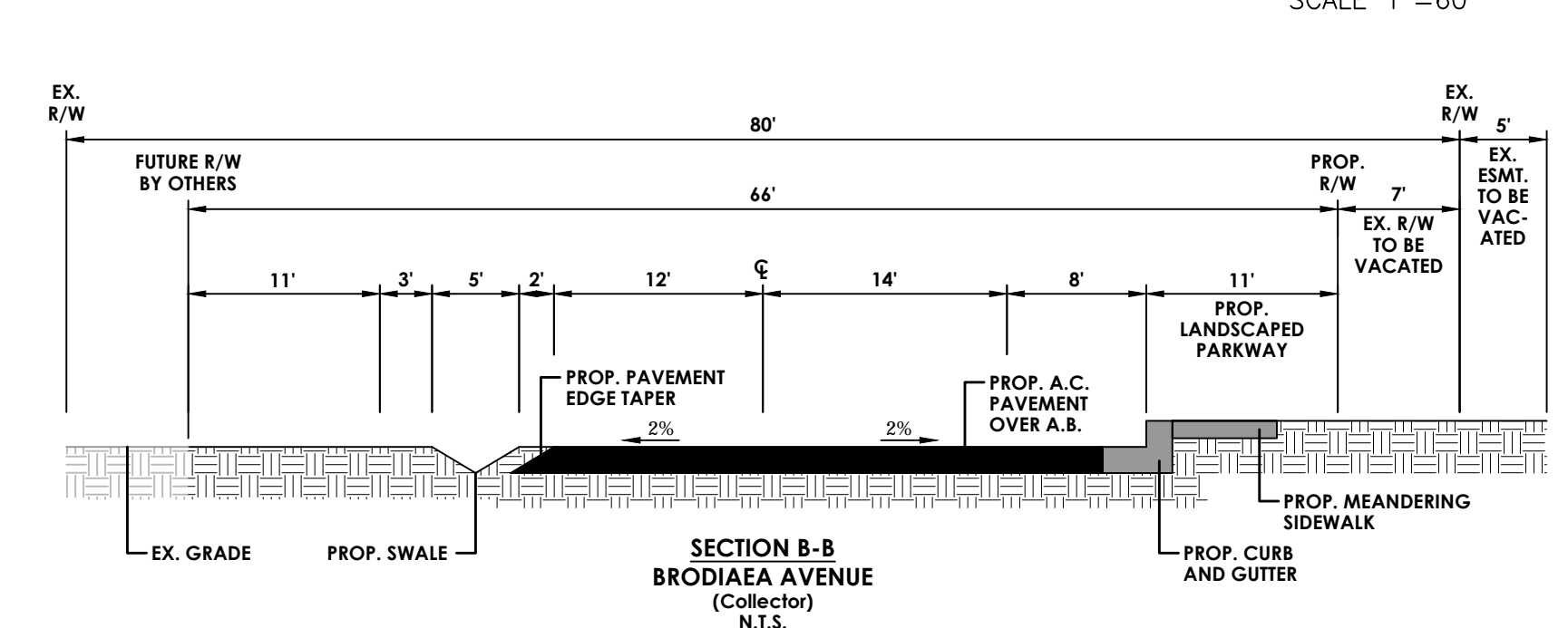
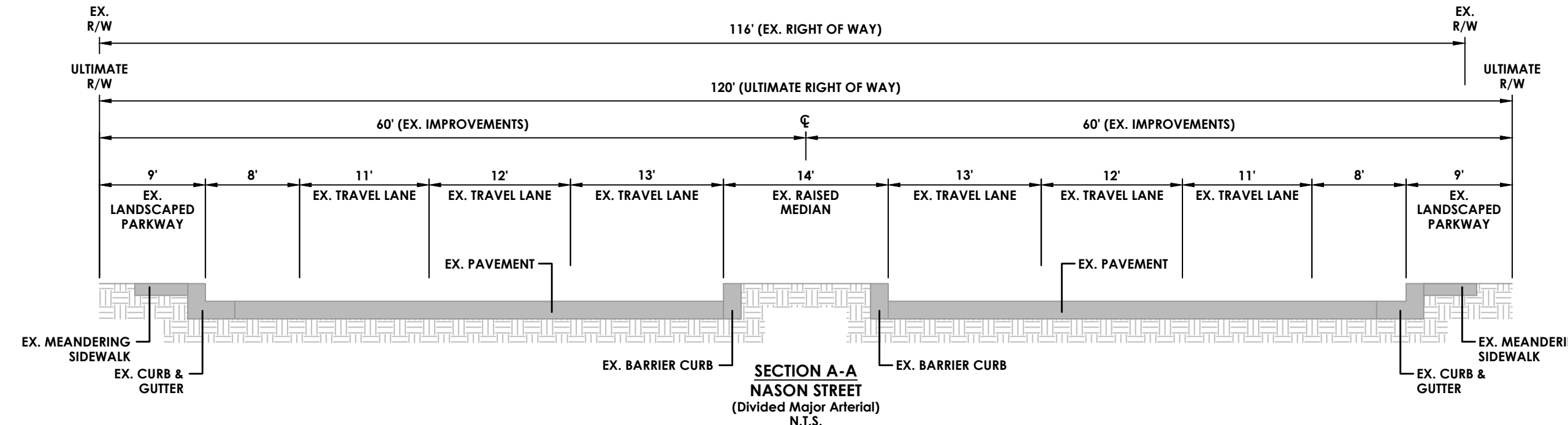
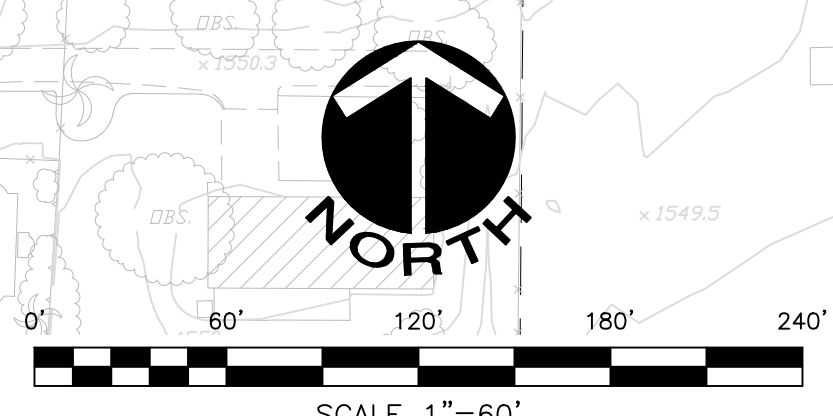
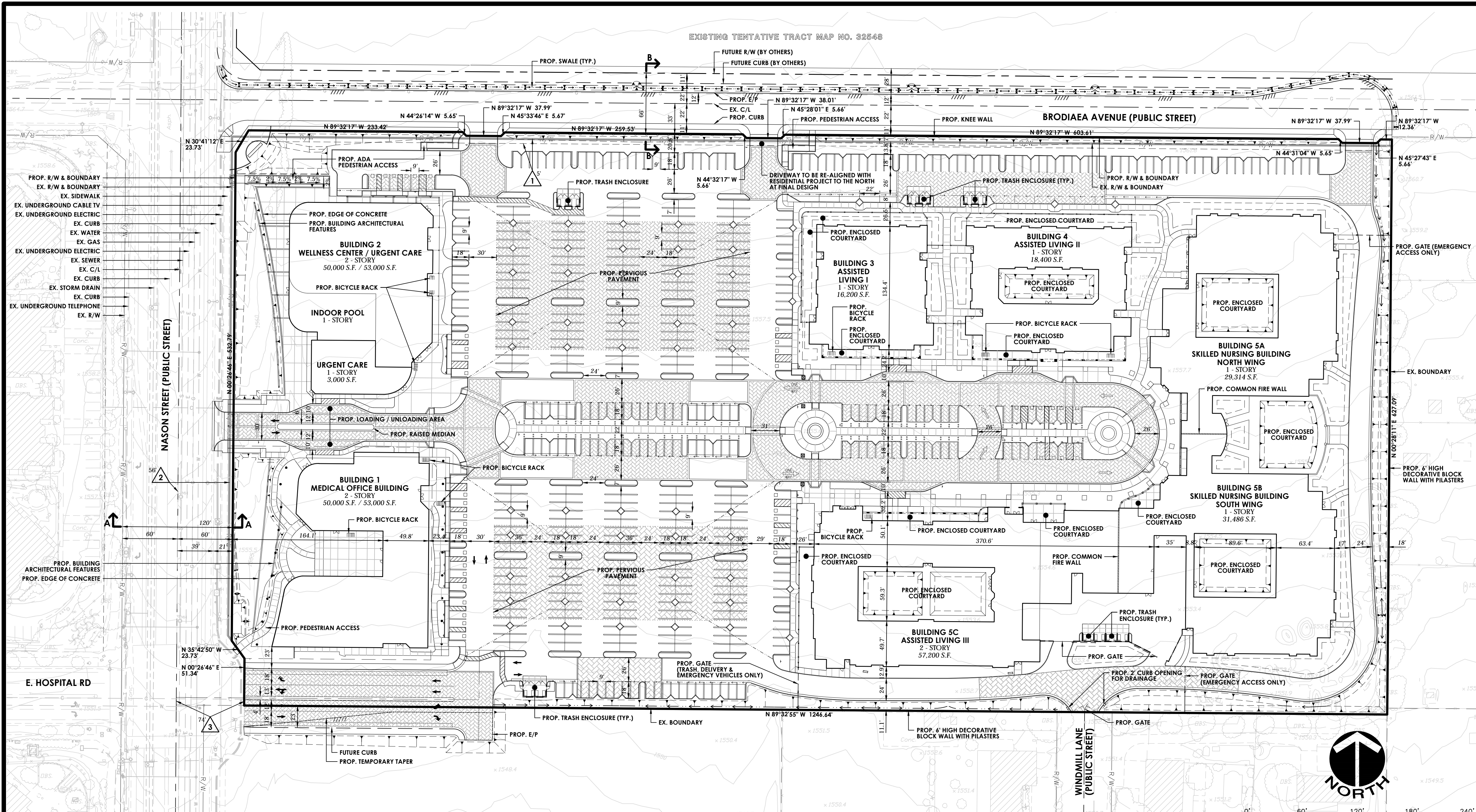
|   |  |                |  |
|---|--|----------------|--|
| <b>LEGAL DESCRIPTION:</b>                 | LOT 3 AND A PORTION OF LOT 4 OF BLOCK 131 MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER M.B. 11/10, SECTION 15 TOWNSHIP 3 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. |                |  |
| <b>LAND USE DESCRIPTION:</b>              |  | <b>ACREAGE</b> |  |
| EXISTING GROSS ACREAGE:                   |  | 17.98 AC.      |  |
| PUBLIC STREET DEDICATION (NASON STREET):  |  | 0.05 AC.       |  |
| PUBLIC STREET DEDICATION SUB-TOTAL:       |  | 17.93 AC.      |  |
| PUBLIC STREET VACATION (BRODIAEA AVENUE): |  | 0.19 AC.       |  |
| PROPOSED NET ACREAGE:                     |  | 18.12 AC.      |  |

|  |  |  |  |
|--|--|--|--|
| <b>EXISTING ZONING:</b>                | RESIDENTIAL AGRICULTURE - 2 UNITS PER ACRE (RA2) |  |  |
| <b>PROPOSED ZONING:</b>                | OFFICE (O) WITH MEDICAL USE OVERLAY (MUO)        |  |  |
| <b>EXISTING GENERAL PLAN LAND USE:</b> | RESIDENTIAL AGRICULTURE: MAX. 2 DU/AC (RA2)      |  |  |
| <b>PROPOSED GENERAL PLAN LAND USE:</b> | RESIDENTIAL/OFFICE (R/O)                         |  |  |

|                                  |                                  |                |  |
|----------------------------------|----------------------------------|----------------|--|
| <b>PUBLIC UTILITY PURVEYORS:</b> |                                  |                |  |
| ELECTRIC:                        | MORENO VALLEY ELECTRIC UTILITY   | (877) 811-8700 |  |
| GAS:                             | THE GAS COMPANY                  | (800) 427-2200 |  |
| TELEPHONE:                       | VERIZON COMPANY                  | (800) 483-5000 |  |
| WATER:                           | EASTERN MUNICIPAL WATER DISTRICT | (951) 928-6146 |  |
| CABLE:                           | TIME WARNER CABLE                | (866) 489-2249 |  |
| SEWER:                           | EASTERN MUNICIPAL WATER DISTRICT | (951) 928-6146 |  |
| USA:                             | UNDERGROUND SERVICE ALERT        | (800) 227-2600 |  |

|                                 |  |
|---------------------------------|--|
| <b>EXISTING EASEMENT NOTES:</b> |  |
| 1                               | 5' EASEMENT FOR WATER LINES PER BOOK 2164, PAGE 73, RECORDED OCTOBER 16, 1957, OF OFFICIAL RECORDS.  |
| 2                               | 56' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.  |
| 3                               | 74' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.  |
|                                 | WE HEREBY DEDICATE TO THE CITY OF MORENO VALLEY A PERPETUAL NON-EXCLUSIVE BLANKET EASEMENT OVER PARCEL 1 AND 2 OF ILA NO. 1002 FOR THE ELECTRICAL UTILITY PURPOSES. THE EASEMENT WILL INCLUDE RIGHTS OF INGRESS-EGRESS FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, FACILITY REPAIR AND METER READING. |

|  |   |
|--|---|
| <b>FEMA FLOOD ZONE DESIGNATION:</b>  |   |
| ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C-0765G & 06065C-0770G EFFECTIVE DATE: AUGUST 28, 2008. |   |
| <b>LIQUEFACTION:</b>   | LOW MODERATE & MODERATE LIQUEFACTION ZONE |



#### ABBREVIATIONS

|       |                          |        |                           |
|-------|--------------------------|--------|---------------------------|
| (B)   | EAST                     | N.T.S. | NOT TO SCALE              |
| (N)   | NORTH                    | O/H    | OVERHEAD                  |
| (S)   | SOUTH                    | OS/PP  | OPEN SPACE / PARKS        |
| (W)   | WEST                     | PG.    | PAGE                      |
| A.C.  | ASPHALT CONCRETE         | P.L.   | PROPERTY LINE             |
| AC    | ACREAGE                  | PROP.  | PROPOSED                  |
| APN   | ASSESSOR'S PARCEL NUMBER | P.U.E. | PUBLIC UTILITY EASEMENT   |
| BNDRY | BOUNDARY                 | R      | RADIUS                    |
| C/L   | CENTERLINE               | R.L.   | LOW DENSITY (RESIDENTIAL) |
| C&G   | CURB AND GUTTER          | R/W    | RIGHT OF WAY              |
| E/P   | EDGE OF PAVEMENT         | SF     | SQUARE FEET               |
| ESMT. | EASEMENT                 | STD.   | STANDARD                  |
| EX.   | EXISTING                 | TYP.   | TYPICAL                   |
| MAX.  | MAXIMUM                  | UG     | UNDERGROUND               |
| M.R.  | MAP BOOK                 |        |                           |
| MIN.  | MINIMUM                  |        |                           |
| NO.   | NUMBER                   |        |                           |

#### LEGEND

|  |       |                                   |
|--|-------|-----------------------------------|
|  | 679.3 | EXISTING SPOT ELEVATIONS          |
|  |       | EXISTING CONTOURS                 |
|  |       | EXISTING EASEMENT DELTA           |
|  |       | EXISTING CABLE                    |
|  |       | EXISTING IRRIGATION DRAIN LINE    |
|  |       | EXISTING EASEMENT                 |
|  |       | EXISTING ELECTRIC                 |
|  |       | EXISTING GAS                      |
|  |       | EXISTING IRRIGATION               |
|  |       | EXISTING LOT LINE                 |
|  |       | EXISTING EDGE OF PAVEMENT         |
|  |       | EXISTING TELEPHONE                |
|  |       | EXISTING OVERHEAD TELEPHONE       |
|  |       | EXISTING RIGHT OF WAY             |
|  |       | EXISTING SEWER                    |
|  |       | EXISTING SEWER FORCE MAIN         |
|  |       | EXISTING WATER                    |
|  |       | PROPOSED BOUNDARY                 |
|  |       | PROPOSED AND EXISTING CENTER LINE |
|  |       | PROPOSED CURB                     |
|  |       | PROPOSED EASEMENT                 |
|  |       | PROPOSED LOT LINE                 |
|  |       | PROPOSED RIGHT OF WAY             |

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