GENERAL NOTES

1. MEDIAN LANDSCAPE SHALL BE ON A SEPARATE SET OF PLANS FROM THE ONSITE LANDSCAPE PLANS. MEDIAN LANDSCAPE PLANS ARE TO BE SUBMITTED TO LANDSCAPE SERVICES NOT PLANNING. WHEN READY TO SUBMIT, PLEASE CONTACT DAN MONTO 951-413-3480 OR AT SDLANDSCAPE@MOVAL.ORG.
2. MVU WILL PROVIDE ELECTRICAL SERVICE TO THIS PROJECT FROM VAULT V1334. THERE ARE EXISTING CONDUIT STUBS LOCATED AT THE NORTHWEST CORNER OF ALESSANDRO BOULEVARD AND LESSALLE STREET.
3. THE DEVELOPER FOR THIS PROJECT WILL BE REQUIRED TO MAKE A REIMBURSEMENT PAYMENT TO THE CITY IN THE AMOUNT OF $68,558.18 FOR INFRASTRUCTURE INSTALLED BY THE CITY ALONG THE ALESSANDRO BOULEVARD PROJECT FRONTAGE OF THIS PROJECT. $68,558.18 = $206.19/LF X 665 LF X 50 %.
4. ONSITE ELECTRICAL EASEMENTS WILL BE REQUIRED IN ORDER FOR MVU TO ACCESS, OPERATE, MAINTAIN, AND REPAIR PRIMARY ELECTRICAL INFRASTRUCTURE LOCATED WITH THE SITE.
5. THE PROJECT APPLICANT SHALL DEVELOP AND SUBMITTAL A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE STATE WATER RESOURCES CONTROL BOARD, IN ACCORDANCE WITH THE STATEWIDE CONSTRUCTION GENERAL PERMIT. PROOF OF AN ACTIVE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) MUST BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF ANY PERMITS.
6. THE APPLICANT SHALL IMPLEMENT GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES (BMPS) FOR THE SITE TO ENSURE THAT POLLUTANTS ARE NOT DISCHARGED TO THE MUNICIPAL STORM DRAIN SYSTEM DURING CONSTRUCTION AND POST CONSTRUCTION.
7. PROJECT SUBJECT TO PROVIDING AN ONGOING FUNDING SOURCE FOR CERTAIN CITY PROGRAMS/SERVICES IMPACTED BY THE DEVELOPMENT. THESES COA'S CAN BE SATISFIED BY ANNEXING INTO CERTAIN SPECIAL FINANCING DISTRICTS.
8. LANDSCAPE CONSTRUCTION COORDINATION. IF PUBLIC LANDSCAPING IS REQUIRED THE DEVELOPER WILL COORDINATE THE CONSTRUCTION OF THE LANDSCAPE IMPROVEMENTS WITH LANDSCAPE SERVICES.
9. BICYCLE PARKING SPACES SHALL BE PROVIDED IN ALL COMMERCIAL AND OFFICE DISTRICTS EQUAL TO FIVER PERCENT OF THE REQUIRED AUTOMOBILE PARKING SPACES, WITH A MINIMUM OF TWO BICYCLE PARKING STALLS REQUIRED.
10. SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS SHALL CONFORM TO CITY OF MORENO VALLEY STANDARD NO. MVSI-164A-0, MVSI-164B-0, AND MVSI-164C-0.
11. SINGLE DIRECTION FIRE ACCESS ROAD SHALL BE A MINIMUM 20FT WIDE. PLEASE PROVIDE PLAN FOR FIRE DEPARTMENT ACCESS ROADS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TWENTY-FOUR (24) FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THEN THIRTEEN (13) FEET SIX (6) INCHES. (CFC 503.2.1 AND MVMC 8.36.060[E].
12. BIORETENTION BASIN MAINTENANCE. THE ONGOING MAINTENANCE OF ANY BIORENTENTION BASIN, OR OTHER LIKE WATER QUALITY BMP CONSTRUCTED IN THE PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION OR THE PROPERTY OWNER.
13. CLEAR AIR VEHICLE PARKING AND FUTURE EV PARKING THAT SHALL COMPLY WITH CALIFORNIA GREEN CODE - 5.106. PLANS SHOULD DETAIL THE LOCATION, PROVIDE THE MINIMUM # OF REQUIRED PARKING SPACES, AND SHALL BE DESIGNED TO THE CORRECT WIDTHS AND LENGTHS. A PERCENTAGE OF FUTURE EVCS PARKING SHALL BE DESIGNED FOR ACCESSIBLE COMPLIANCE IN ACCORDANCE WITH CBC - 11B SECTION 228.3 AND SECTION 812 REQUIREMENTS.
14. OFF-STREET PARKING REQUIREMENTS PER MUNICIPAL CODE SECTION 9.11.040.
15. THE TRASH ENCLOSURE DESIGN SHALL: A) PROVIDE A MINIMUM PLANTER DIMENSION OF THREE FEET ON THREE SIDES OF THE ENCLOSURE WALLS, AND ACCOMMODATE CLIMBING VINES AND SCREENING SHRUBS WITHIN THE PLANTER AREA. B) WHEN THERE IS A PARKING SPACE ADJACENT TO A TRASH ENCLOSURE A 5 FOOT LANDSCAPE AREA SHALL BE PROVIDED.
16. END PARKING SPACES ARE REQUIRED TO HAVE 5 FEET OF LANDSCAPE AREA.
17. IN ALL COMMERCIAL DISTRICTS, REQUIRED BUILDING SETBACK AREAS SHALL BE LANDSCAPED. IF THERE ARE BIO RETENTION/WQMP AREAS IN THE SETBACK AREA THE MUST BE LANDSCAPED PER THE CITY'S LANDSCAPE STANDARDS. IF THE BIO RETENTION/WQMP AREA ARE UNABLE TO BE PLANTED WITH LANDSCAPING THAT MEETS THE LANDSCAPE STANDARDS, THE BIO RETENTION AREAS NEED TO BE MOVED OUT OF THE SETBACK AREAS.
18. TREES MAY NOT BE PLANTED OUT IN THE PUBLIC RIGHT OF WAY. REQUIRED STREET TREES SHALL BE PLANTED ON PRIVATE PROPERTY.
19. SIGNS ARE NOT PART OF THIS REVIEW.
20. ALL EXISTING AND PROPOSED WALLS, FENCES, GATES, UNDER SEPERATE PERMIT.
21. ANY DRIVE-UP OR DRIVE-THROUGH SPEAK SYSTEM SHALL NOT BE DETECTABLE ABOVE DAYTIME AMBIENT NOISE LEVELS BEYOND THE PROPERTY BOUNDARIES, THE SYSTEM SHALL BE DESIGNED TO COMPENSATE FOR AMBIENT NOISE LEVELS IN THE IMMEDIATE AREA, AND SHALL NOT BE LOCATED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIAL DISTRICT OF ANY PROPERTY USED FOR RESIDENTIAL USES.
22. LIGHTING PHOTOMETRIC PLAN IS NOT PART OF THIS REVIEW. SITE LIGHTING UNDER SEPARATE PERMIT. PARKING LOT LIGHTING SHALL COMPLY WITH SECTION 9.08.100 LIGHTING OF THE MUNICIPAL CODE. THE LIGHTING LEVEL FOR ALL PARKING LOTS OR STRUCTURES SHALL BE A MINIMUM COVERAGE OF ONE FOOT-CANDLE OF LIGHT WITH A MAXIMUM OF EIGHT FOOT-CANDLES.
23. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO INTERCONNECT ALL BUILDINGS ON THE SITE. SITE PLANS SHALL BE AMENDED TO SHOW LOCATION OF THE PEDESTRIAN ACCESSIBLE ROUTE BETWEEN ALL BUILDINGS ON THE SITE. CBC 11B-206.2.2 WITHIN A SITE AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
24. COMMUNICATION CONDUIT ALONG PROJECT FRONTAGE SHALL BE REQUIRED PER CITY STANDARD PLAN NO. MVSI-186-0.
25. SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS SHALL CONFORM TO CITY OF MORENO VALLEY STANDARD NO. MVSI-165A-0, MVSI-154B-0, AND MVSI-164C-0 AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPE, AND STREET IMPROVEMENT PLANS.
26. ALESSANDRO BOULEVARD IS DESIGNATED AS A 6-LANE DIVIDED ARTERIAL PER CITY STANDARD PLAN NO. MVSI-101A-0. PER THE GENERAL PLAN, A RAISED LANDSCAPE MEDIAN IS PLANNED ALONG THE PROJECT FRONTAGE ON ALESSANDRO BOULEVARD AND THIS PROJECT WILL BE REQUIRED TO CONSTRUCT THE RAISED MEDIAN TO RESTRICT LEFT-TURN IN/OUT MOVEMENTS AT THE PROJECT DRIVEWAYS ON ALESSANDRO BOULEVARD. MEDIAN SHALL EXTEND AT LEAST 200 FEET BEYOND THE LIMITS OF ANY PROJECT DRIVEWAY. ANY OTHER IMPROVEMENTS UNDERTAKEN BY THIS PROJECT SHALL BE CONSISTENT WITH THE CITY'S STANDARDS FOR THIS FACILITY OR AS APPROVED BY THE CITY ENGINEER.
27. LASSELLE STREET IS CLASSIFIED AS AN ARTERIAL PER CITY STANDARD PLAN NO. MVSI-104A-0. ANY IMPROVEMENTS UNDERTAKEN BY THIS PROJECT SHALL BE CONSISTENT WITH THE CITY'S STANDARDS FOR THIS FACILITY.
28. TRANSFORMER CABINETS AND COMMERCIAL GAS METERS SHALL NOT BE LOCATED WITHIN REQUIRED SETBACKS AND SHALL BE SCREENED FROM PUBLIC VIEW EITHER BY ARCHITECTURAL TREATMENT OR WITH LANDSCAPING; MULTIPLE ELECTRICAL METERS SHALL BE FULLY ENCLOSED AND INCORPORATED INTO THE OVERALL ARCHITECTURAL DESIGN OF THE BUILDING(S); BACK-FLOW PREVENTERS SHALL BE SCREENED BY LANDSCAPING THAT WILL PROVIDE COMPLETE SCREENING UPON MATURITY.

3

NORTHWEST COMMERCIAL CENTER

W/ NORTHWEST MORENO PROPERTIES, LLC

3

PROJECT OWNER / APPLICANT

DANNY SINGH
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (949) 630-5345
E-MAIL: dannysingh9@gmail.com

DAVE BHATIA
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (714) 267-3290
E-MAIL: dbhatia2006@yahoo.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PROJECT DIRECTORY

COMMUNITY DEVELOPMENT:	PLANNING DIVISION 14177 FREDERICK STREET MORENO VALLEY, CA 92553 TEL: 951-413-3206 EMAIL: gabrield@moval.org CONTACT: GABRIEL DIAZ - ASSOC. PLANNER
COMMUNITY DEVELOPMENT:	BUILDING & SAFETY DIVISION 14177 FREDERICK STREET MORENO VALLEY, CA 92553 TEL: 951-413-3350
PUBLIC WORKS:	LAND DEVELOPMENT 14177 FREDERICK STREET MORENO VALLEY, CA 92553 TEL: 951-413-3120 EMAIL: landdevelopment@moval.org
FIRE DEPARTMENT:	MORENO VALLEY FIRE DEPARTMENT 14177 FREDERICK STREET MORENO VALLEY, CA 92553 TEL: 951-486-6780 CONTACT: ABDUL AHMAD - FIRE CHIEF
POLICE DEPARTMENT:	MORENO VALLEY POLICE DEPARTMENT 14177 FREDERICK STREET MORENO VALLEY, CA 92553 TEL: 951-486-6700 CONTACT: DAVID KURYLOWICZ - CHEIF OF POLICE
SCHOOL DISTRICT:	MORENO VALLEY UNIFIED 25634 ALESSANDRO BLVD. MORENO VALLEY, CA 92553 TEL: 951-571-7500
POWER:	MORENO VALLEY ELECTRIC UTILITY 14331 FREDERICK STREET STE 2 MORENO VALLEY, CA 92553 TEL: 844-341-6469 EMAIL: mvutility@moval.org
GAS:	SOCAL GAS COMPANY TEL: 800-427-2200
WATER/SEWER:	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92570 TEL: 951-928-3777 FAX: 951-928-6177
WASTE:	WASTE MANAGEMENT INLAND EMPIRE TEL: 800-423-9986
TELEPHONE/CABLE:	AT&T / SPECTRUM / FRONTIER

PROJECT TEAM

ARCHITECT:	EMPIRE DESIGN GROUP, INC. PO BOX 944 MURRIETA, CA 92564 PHONE: 951-696-1490 FAX: 951-696-1443 CELL PHONE: 951-809-7601 E-MAIL: ghann@empiregr.biz CONTACT: GREGORY HANN, ARCHITECT
CIVIL / WQMP / HYDROLOGY:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVE. ANAHEIM, CA 92805 PHONE: 714-385-1835 EXT. 110 FAX: 714-385-1834 CELL PHONE: 714-357-7323 E-MAIL: troy@peica.com CONTACT: TROY TRYFONOPOULOS, P.E.
LANDSCAPE:	ROBERT TAFT & ASSOCIATES 36275 AVENIDA DE ACACIAS TEMECULA, CA 92592 PHONE: 951-676-5688 E-MAIL: RobertETaftLA@gmail.com CONTACT: ROBERT TAFT
CEQA:	MATTHEW FAGAN CONSULTING SERVICES 42011 AVENIDA VISTA LADERA TEMECULA, CA 92591 PHONE: 951-265-5428 E-MAIL: matthewfagan@roadrunner.com CONTACT: MATTHEW FAGAN
AIR QUALITY/GREEN HOUSE / NOISE IMPACT ANALYSIS:	URBAN CROSSROADS 260 E. BAKER STREET, SUITE 200 COSTA MESA, CA 92626 PHONE: 949-660-1994 E-MAIL: hqureshi@urbanxroads.com CONTACT: HASEEB QURESHI
BIOLOGICAL / MSHCP:	KELLY RIOS 770 S. BREA BLVD. SUITE 215 BREA, CA 92821 PHONE: 714-742-5380
CULTURAL RESOURCES:	COGSTONE 1518 WEST TAFT AVENUE ORANGE, CA 92865 PHONE: 714-974-8300 CONTACT: MEGAN WILSON
ENERGY ANALYSIS/UTILITIES AND SERVICE SYSTEM STUDY:	RINCON CONSULTANTS, INC. 301 9TH STREET, SUITE 109 REDLANDS, CA 92374 PHONE: 909-312-2938 E-MAIL: cholcombe@rinconconsultants.com CONTACT: CHARLES HOLCOMBE
GEOTECHNICAL / PHASE 1 ENVIRONMENTAL:	EARTH STRATA GEOTECHNICAL SERVICES, INC. 4218 REMINGTON AVENUE TEMECULA, CA 92590 CELL PHONE: 951-536-5081 E-MAIL: gadalla@earth-strata.com CONTACT: GADALLA GADALLA "GUGU"
PALEONTOLOGY / PHASE 1 ARCHAEOLOGY:	BRIAN F. SMITH AND ASSOCIATES, INC. 14010 POWAY ROAD, SUITE A POWAY, CA 92064 PHONE: 858-484-0915 CELL PHONE: 858-688-6034 E-MAIL: bsmith@bfsa-ca.com CONTACT: BRIAN SMITH
TRAFFIC IMPACT STUDY:	K2 TRAFFIC ENGINEERING, INC. 1442 IRVINE BLVD. SUITE 210 TUSTIN, CA 92780 PHONE: 714-832-2116 E-MAIL: khsu@k2traffic.com CONTACT: JENDE KAY HSU
PHOTOMETRIC PLAN:	CREE LIGHTING 9201 WASHINGTON AVE. RACINE, WI 53406 PHONE: 714-812-8182 E-MAIL: jay@bostonmcdermott.com CONTACT: JAY BOSTON

DRAWING INDEX

G1.0 TITLE SHEET
AS 1.0 CONCEPTUAL SITE PLAN

CIVIL
C01 PRELIMINARY GRADING PLAN
C02 P-WQMP SITE PLAN
C03 SECTIONS
C04 UTILITY PLAN

LANDSCAPE
L1 LANDSCAPE CONCEPT PLAN
ML1 MEDIAN LANDSCAPE CONCEPT PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

ARCHITECTURAL
A 1.0 C-STORE AND QSR FLOOR PLAN
A 1.1 EXPRESS CAR WASH FLOOR PLAN
A 1.2 DRIVE-THRU AND RETAIL FLOOR PLAN
A 1.3 SIT DOWN DINING FLOOR PLAN
A 1.4 OFFICE FLOOR PLAN
A 1.5 BANK FLOOR PLAN
A 1.6 CANOPY FLOOR PLAN
A 2.0 C-STORE AND QSR ELEVATIONS
A 2.1 EXPRESS CAR WASH ELEVATIONS
A 2.2 DRIVE-THRU AND RETAIL ELEVATIONS
A 2.3 SIT DOWN DINING ELEVATIONS
A 2.4 OFFICE ELEVATIONS
A 2.5 BANK ELEVATIONS
A 2.6 CANOPY ELEVATIONS
A 2.7 TRASH ENCLOSURE PLAN
A 2.8 VACUUM AWNING PLAN

3 2

SCOPE OF WORK

1. PROPOSED 3,825 S.F. CONVENIENCE STORE, WITH AN ATTACHED 1,600 S.F. QUICK SERVE RESTAURANT.
2. PROPOSED 5,640 S.F. 8 MPD FUELING CANOPY.
3. PROPOSED 110' LONG 3,850 S.F. EXPRESS CAR WASH.
4. PROPOSED (2) 3,320 S.F. DRIVE-THRU RESTAURANTS WITH ATTACHED (2) 1,600 S.F. RETAIL SUITES. TOTALING 6,640 S.F. DRIVE-THRU AND 3,200 S.F. RETAIL.
5. PROPOSED 5,500 S.F. SIT DOWN DINNING RESTAURANT WITH ASSOCIATED 1,750 S.F. PATIO SEATING.
6. PROPOSED 3,375 S.F. BANK.
7. PROPOSED (2) 4,950 S.F. OFFICE BUILDINGS.
8. PROPOSED ASSOCIATED TRASH ENCLOSURES WITH OVERHEAD ROOF.
9. PROPOSED PARKING, LANDSCAPE, WQMP, AND HARDSCAPE IMPROVEMENTS.
10. PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS, UTILITY CONNECTIONS, AND MEDIAN LOCATED ALONG ALESSANDRO BOULEVARD.
11. PROPOSED ALCOHOL SALES.
12. SIGNAGE NOT A PART OF REVIEW.
13. A RECIPROCAL ACCESS AGREEMENT IS REQUIRED FOR ALL SHARED-USE DRIVEWAYS AND PARKING STALLS OR STATED IN CC &R'S.
14. TENTATIVE PARCEL MAP TO SUBDIVIDE THE PROPERTY.

3 2

SITE DATA

ADDRESS:	NWC ALESSANDRO BLVD. & LASSELLE ST. MORENO VALLEY, CA 92553
PERMIT NUMBER:	PEN21-0273
APN:	479-631-010
LEGAL:	8.37 ACRES M/L IN LOT 8 BLK 102 MB 011/010 SB BEAR VALLEY & ALESSANDRO DEVELOPMENT CO
LOT SIZE:	EXISTING NET: 8.51 ACRES (370,591 S.F.) PROPOSED TOTAL NET: 7.97 ACRES (347,154 S.F.) TOTAL GROSS: 10.16 ACRES (442,386 S.F.)
BUILDING AREAS:	C-STORE: 3,825 S.F. QSR: 1,600 S.F. CANOPY: 5,640 S.F. EXPRESS CAR WASH: 3,850 S.F. DRIVE-THRU A: 3,320 S.F. RETAIL A: 1,600 S.F. DRIVE-THRU B: 3,320 S.F. RETAIL B: 1,600 S.F. SIT DOWN DINNING: 5,500 S.F. W/ 1,750 S.F. PATIO BANK: 3,775 S.F. OFFICE A: 4,950 S.F. OFFICE B: 4,950 S.F. TRASH ENCLOSURE: 176 S.F. (TYP. OF 8)
FLOOR AREA RATIO:	.13
BUILDING HEIGHT:	MAX HEIGHT: 30'-0"
STORIES:	SINGLE
COUNTY:	RIVERSIDE
CONSTRUCTION TYPE:	V-B/(SPRINKLERED)
ALCOHOL SALES:	YES
OCCUPANCY:	M
SPECIFIC PLAN:	N/A
FEMA ZONE:	06065C0765G (ZONE X - OTHER AREAS)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETAIL / COMMERCIAL
EXISTING ZONE:	(COMU) - CORRIDOR MIXED USE
PROPOSED ZONE:	(COMU) - CORRIDOR MIXED USE
SURROUNDING LAND USE AND ZONING:	NORTH: (RS) - SINGLE FAMILY RESIDENTIAL SOUTH: (COMU) - CORRIDOR MIXED-USE EAST: (DC) - DOWNTOWN CENTER WEST: (RS) - SINGLE FAMILY RESIDENTIAL & (COMO) - CORRIDOR MIXED-USE
PARKING REQUIREMENTS:	PER MUNICIPAL CODE SECTION 9.11.040* C-STORE: (3,825/225) = 17 QSR: (1,600/100) = 16 CANOPY (AUTOMOBILE SERVICE STATION): 2 EXPRESS CAR WASH: (10 + 1 PER 2 EMPLOYEES) = 13 DRIVE-THRU A: (3,320/100) = 33 RETAIL A: (1,600/225) = 7 DRIVE-THRU B: (3,320/100) = 33 RETAIL B: (1,600/225) = 7 SIT DOWN DINNING: ((5,500 + 1,715)/100) = 73 BANK: (3,775/225) = 17 OFFICE A: (4,950/225) = 22 OFFICE B: (4,950/225) = 22 PARKING REQUIRED = 262 STALLS PROVIDED STANDARD 9'X18' = 246 RECIPROCAL PROVIDED VACUUM 12' X 20' = 24ADA TOTAL PARKING PROVIDED = 270 STALLS ADDITIONALLY PROVIDED CANOPY POSITIONS = 16 INCLUDED IN CALCULATION ABOVE: ADA PARKING POSITIONS = 12 STANDARD, 1 VAC CLEAN AIR VEHICLE PARKING REQUIRED: 12% MIN. CLEAN AIR VEHICLE PARKING REQUIRED: 32 STALLS CLEAN AIR VEHICLE PARKING PROVIDED: 32 STALLS EVCS VEHICLE PARKING REQUIRED: 10% OF TOTAL *INCLUDING: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, & 1 AMBULATORY EVCS VEHICLE PARKING REQUIRED: 27 STALLS EVCS VEHICLE PARKING PROVIDED: 28 STALLS
LOT COVERAGE:	BUILDING: 45,338 S.F. (13%) LANDSCAPING: 93,230 S.F. (27%) IMPERVIOUS: 208,586 S.F. (60%) TOTAL: 347,154 S.F. (100%)

3 2 4 4 6

LEGAL DESCRIPTION

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 102 OF MAP NO.1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK II PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
GREEN BUILDING:	2019 CALIFORNIA GREEN BUILDING CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE (2015 IFC)

*WITH CITY OF MORENO VALLEY AMENDMENTS

VICINITY MAP

NOT TO SCALE

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only, and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA — GREGORY SCOTT HANN — C-26663 — REN. 9/30/23 — LICENSED ARCHITECT

Date:	MAY 20, 2020
Project Number:	EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AH	

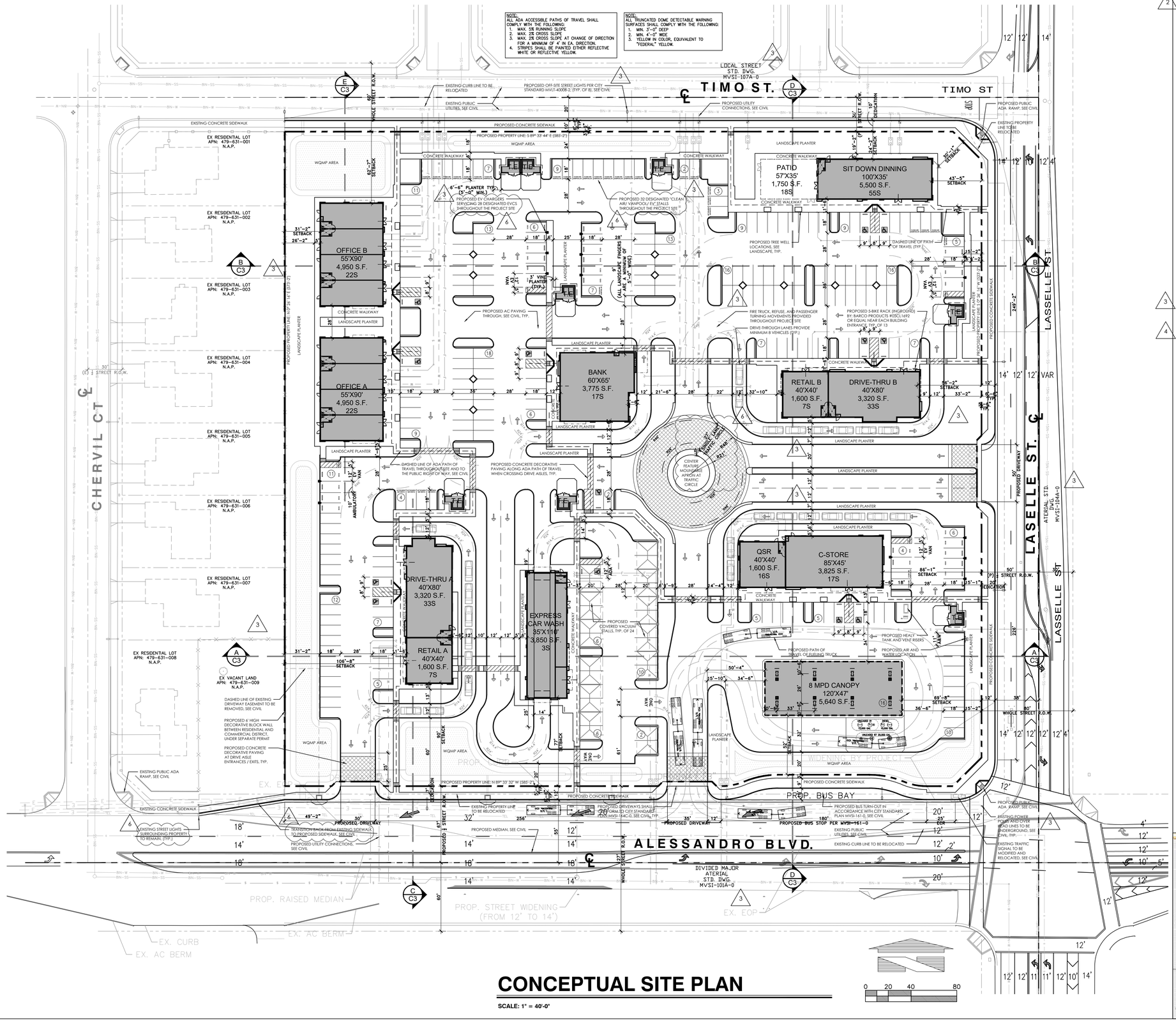
DRAWING TITLE:

TITLE SHEET

SHEET NO:

G 1.0

© EMPIRE DESIGN GROUP



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

SITE DATA

ADDRESS:	NWC ALESSANDRO BLVD. & LASSELLE ST. MORENO VALLEY, CA 92553
PERMIT NUMBER:	PEN21-0273
APN:	479-631-010
LEGAL:	8.37 ACRES M/L IN LOT 8 BLK 102 MB 011/010 SB BEAR VALLEY & ALESSANDRO DEVELOPMENT CO
LOT SIZE:	EXISTING NET: 8.51 ACRES (370,591 S.F.) PROPOSED TOTAL NET: 7.97 ACRES (347,154 S.F.) TOTAL GROSS: 10.16 ACRES (442,386 S.F.)
BUILDING AREAS:	C-STORE: 3,825 S.F. QSR: 1,600 S.F. CANOPY: 5,640 S.F. EXPRESS CAR WASH: 3,850 S.F. DRIVE-THRU A: 3,320 S.F. RETAIL A: 1,600 S.F. DRIVE-THRU B: 3,320 S.F. RETAIL B: 1,600 S.F. SIT DOWN DINNING: 5,500 S.F. W/ 1,750 S.F. PATIO BANK: 3,775 S.F. OFFICE A: 4,950 S.F. OFFICE B: 4,950 S.F. TRASH ENCLOSURE: 176 S.F. (TYP. OF 8)
FLOOR AREA RATIO:	.13
BUILDING HEIGHT:	MAX HEIGHT: 30'-0"
STORIES:	SINGLE
COUNTY:	RIVERSIDE
CONSTRUCTION TYPE:	V-B/(SPRINKLERED)
ALCOHOL SALES:	YES
OCCUPANCY:	M
SPECIFIC PLAN:	N/A
FEMA ZONE:	06065C0765G (ZONE X - OTHER AREAS)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETAIL / COMMERCIAL
EXISTING ZONE:	(COMU) - CORRIDOR MIXED USE
PROPOSED ZONE:	(COMU) - CORRIDOR MIXED USE
SURROUNDING LAND USE AND ZONING:	NORTH: (RS) - SINGLE FAMILY RESIDENTIAL SOUTH: (COMU) - CORRIDOR MIXED-USE EAST: (DC) - DOWNTOWN CENTER WEST: (RS) - SINGLE FAMILY RESIDENTIAL & (COMO) - CORRIDOR MIXED-USE
PARKING REQUIREMENTS:	PER MUNICIPAL CODE SECTION 9.11.040* C-STORE: (3,825/225) = 17 QSR: (1,600/100) = 16 CANOPY (AUTOMOBILE SERVICE STATION): 2 EXPRESS CAR WASH: (10 + 1 PER 2 EMPLOYEES) = 13 DRIVE-THRU A: (3,320/100) = 33 RETAIL A: (1,600/225) = 7 DRIVE-THRU B: (3,320/100) = 33 RETAIL B: (1,600/225) = 7 SIT DOWN DINNING: ((5,500 + 1,715)/100) = 73 BANK: (3,775/225) = 17 OFFICE A: (4,950/225) = 22 ~~OFFICE B: (4,950/225) = 22~~ PARKING REQUIRED = 262 STALLS PROVIDED STANDARD 9'X18' = 246 RECIPROCAL PROVIDED VACUUM 12' X 20' = 24 TOTAL PARKING PROVIDED = 270 STALLS ADDITIONALLY PROVIDED CANOPY POSITIONS = 16 INCLUDED IN CALCULATION ABOVE: ADA PARKING POSITIONS = 12 STANDARD, 1 VAC CLEAN AIR VEHICLE PARKING REQUIRED: 12% MIN. CLEAN AIR VEHICLE PARKING REQUIRED: 32 STALLS CLEAN AIR VEHICLE PARKING PROVIDED: 32 STALLS EVCS VEHICLE PARKING REQUIRED: 10% OF TOTAL *INCLUDING: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, & 1 AMBULATORY EVCS VEHICLE PARKING REQUIRED: 27 STALLS EVCS VEHICLE PARKING PROVIDED: 28 STALLS
LOT COVERAGE:	BUILDING: 45,338 S.F. (13%) LANDSCAPING: 93,230 S.F. (27%) IMPERVIOUS: 208,586 S.F. (60%) TOTAL: 347,154 S.F. (100%)

LEGAL DESCRIPTION

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 102 OF MAP NO.1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK II PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT OWNERS / APPLICANTS

DANNY SINGH
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (949) 630-5345
E-MAIL: dannysingh9@gmail.com

DAVE BHATIA
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (714) 267-3290
E-MAIL: dbhatia2006@yahoo.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

VICINITY MAP

NOT TO SCALE

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only, and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA — GREGORY SCOTT HANN — C 26663 — REN. 9/30/23 — LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

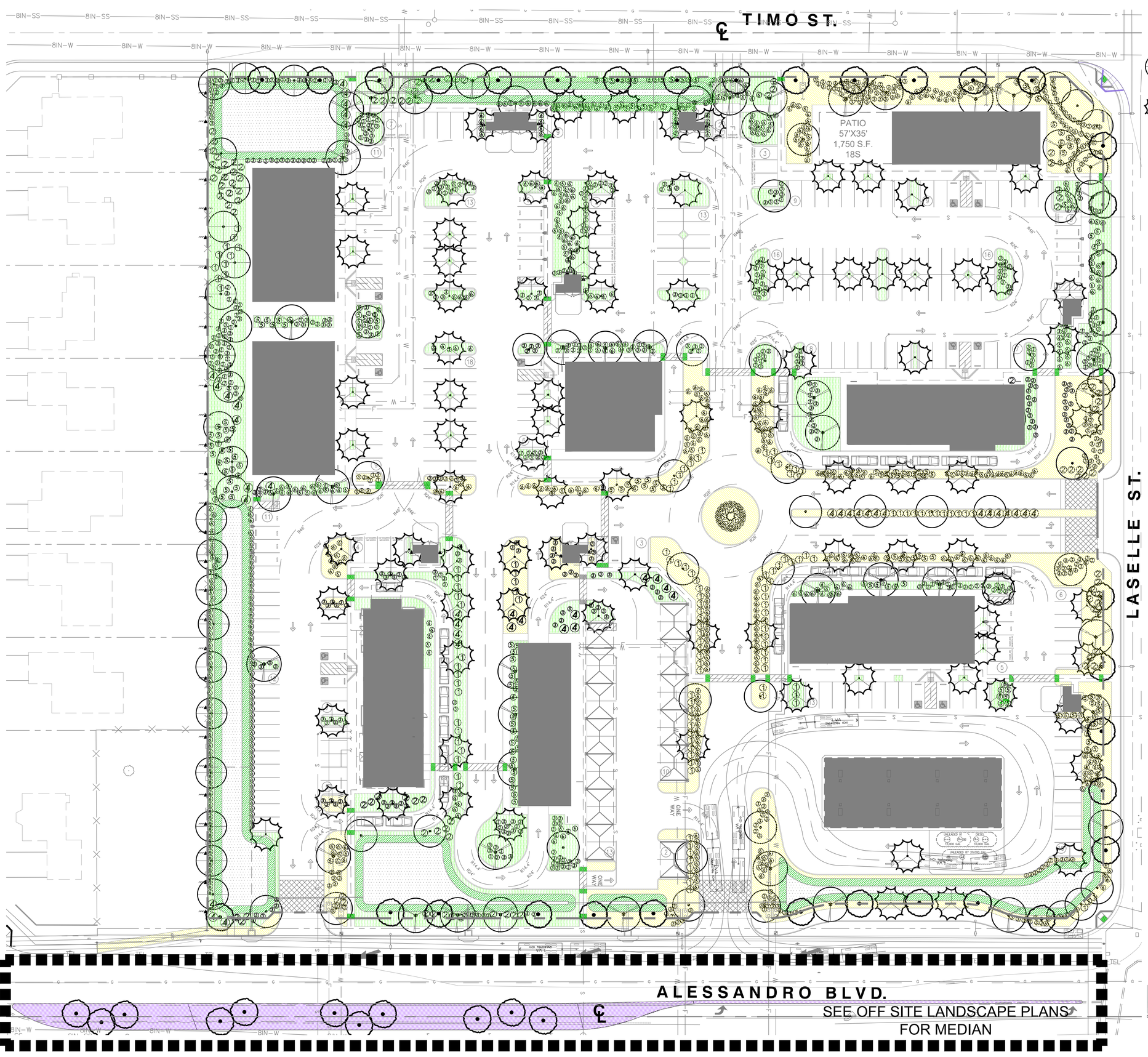
DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0



PLANT PALLETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
PROPOSED TREES:			
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	22
	ARBUTUS 'MARINA' / MARINA ARBUTUS	24" BOX	54
	CERCIDIUM F. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	105
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	36" BOX	43
	STREET TREE PER CITY REQUIREMENTS - SEE OFF SITE PLANS	15 GAL.	46
	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N.A.	3
	NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS		
PROPOSED SHRUBS:			
1	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	170
2	GAURA LINDHEIMERI / GAURA	5 GAL.	136
3	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.	957
4	LAVATERA MARITIMA / TREE MALLOW	5 GAL.	52
5	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	204
6	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS	1 GAL.	725
PROPOSED VINES:			
	MACFYDENA UNGIS-CATI / CAT'S CLAW VINE	5 GAL.	49
PROPOSED GROUND COVER:			
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL. @ 3' O.C.	44,662 S.F. = 4,913 PLANTS
	LANTANA M. 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL. @ 3' O.C.	25,465 S.F. = 2,801 PLANTS
NO SYMBOL	MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS	3" LAYER MIN.	80,761 S.F. = 748 CU. YDS.
PROPOSED INFILTRATION BASIN SLOPE PLANTING:			
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 4' O.C.	10,634 S.F. = 670 PLANTS
PROPOSED MEDIAN PLANTING:			
	MEDIAN PLANTING PER CITY REQUIREMENTS - SEE OFF SITE PLANS	5 GAL.	8,096 S.F.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.

2. ALL ON SITE STREET TREES ARE TO BE PLANTED ON PRIVATE PROPERTY.

3. TOTAL NEW PROPOSED LANDSCAPE AREA: 80,761 S.F
TOTAL NEW PROPOSED MEDIAN LANDSCAPE AREA: 8,096 S.F.

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
10. ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER THE CITY OF MORENO VALLEY CODES AND REGULATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF MORENO VALLEY CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH
14. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
15. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH A TWELVE (12) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
16. ALL STREET TREES SHALL BE 15 GALLON SIZE CONTAINERS AND SPACED AT 40' MINIMUM.
17. ALL HEADLIGHTS IN PARKING AREAS SHALL BE SCREENED WITH A 36" HIGH SHRUB ROW SHALL THEY DO NOT SHINE ONTO PUBLIC ROW OR ADJACENT PROPERTY.
18. ALL PARKING LOTS AND DRIVE-THROUGHS SHALL BE SCREENED FROM PUBLIC VIEW WITH A 36" HIGH SHRUB ROW.
19. ALL UTILITIES SHALL BE SCEENED WITH LANDSCAPE.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = Maximum Applied Water Allowance (GALLONS)

MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]

ETo = Reference Evapotranspiration (inches per year)	55.1
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	88,857
SLA = Special Landscape Area	0
TOTAL MAWA	1,365,990

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Client

EMPIRE DESIGN GROUP
24861 Washington Ave.
Murrieta, CA 92562
Contact: Gregory S Hann
Phone: 951.696.1490
Fax: 951.696.1443
Email: ghahn@empiregr.biz

Project

MORENO VALLEY COMMERCIAL CENTER

NWC Alessandro Blvd. &
Lasselle St.
Moreno Valley, California 92553

Plans

CONCEPTUAL LANDSCAPE PLANS

© ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE 2022
THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF ROBERT TAFT + ASSOCIATES LANDSCAPE ARCHITECTURE, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

Seal

LICENSED LANDSCAPE ARCHITECT
Robert E. Taft No. 3669
Signature
03-31-2024
Expiration Date
09-21-2022
Date
STATE OF CALIFORNIA

No.	Revision	Date

Sheet Title

LANDSCAPE CONCEPT PLAN

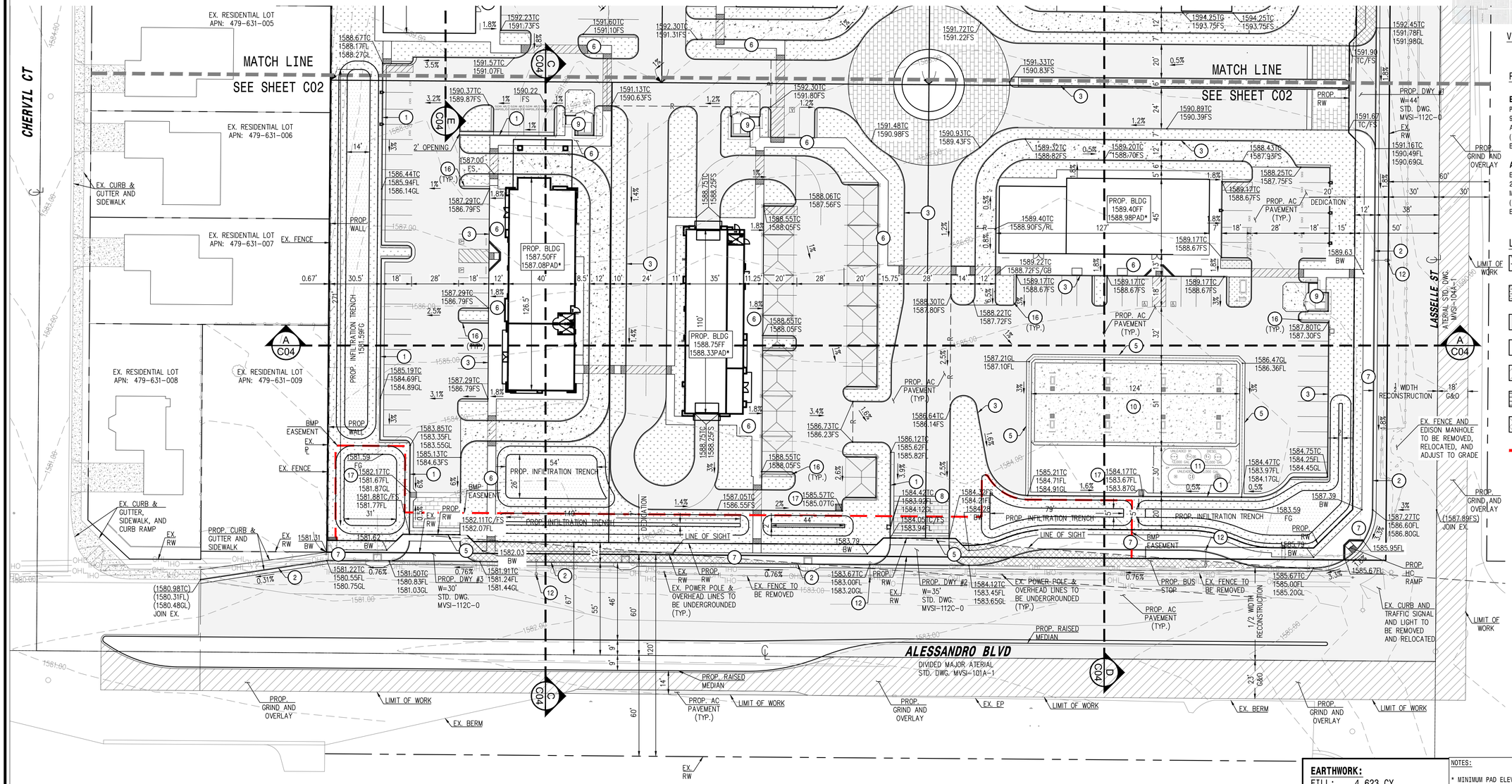
Drawn	R.E.T.
Date	September 21, 2022
Scale	See Plan
Job No.	
Sheet	*L1*
	of 1

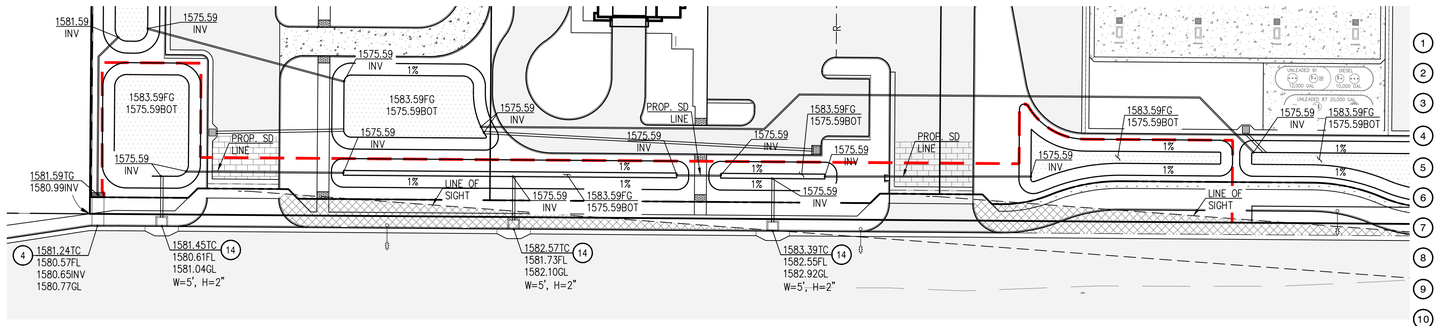
PRELIMINARY GRADING PLAN

FOR

COMMERCIAL RETAIL

NWC ALESSANDRO BLVD. & LASSELLE ST., MORENO VALLEY CA 92553





STREET DETAIL

SCALE: 1"=30'

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120A-0
2. CONSTRUCT 8" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120B-0
3. CONSTRUCT 6" CONCRETE CURB PER CITY MORENO VALLEY STD. DWG. MVSI-121A-0
4. CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF MORENO VALLEY STD. DWG. MVSI-151A-0
5. CONSTRUCT CONCRETE V-GUTTER
6. CONSTRUCT 4" CONCRETE WALKWAY
7. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. DWG. MVSI-115A-0
8. CONSTRUCT CURB OPENING PER DETAIL GR-1 ON SHEET C04.1
9. TRASH ENCLOSURE PER ARCHITECTURAL PLAN SET
10. GAS STATION PER ARCHITECTURAL/STRUCTURAL PLAN SET
11. UNDERGROUND GAS TANK PER PLUMBING PLAN SET
12. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400B-2
13. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400A-2
14. CONSTRUCT CATCH BASIN PER CITY OF MORENO VALLEY STD. DWG. MVFE-300A-0
16. CONSTRUCT STEP-THROUGH CURB PER DETAIL GR-2 ON SHEET C04.1
17. CONSTRUCT 12"x12" STORM DRAIN INLET

EARTHWORK:

FILL:	4,623 CY
CUT:	5,709 CY
EXPORT:	1,982 CY

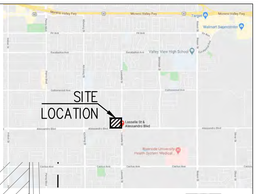
EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:

* MINIMUM PAD ELEVATION PER SOIL RECOMMENDATIONS
* IF PROPERTY SUBDIVIDED, CC & Rs OR RECIPROCAL ACCESS AGREEMENT WILL BE REQUIRED.

30' 0 30' 60' 90'

SCALE: 1" = 30'



VICINITY MAP N.T.S. N.A.

PROJECT INFORMATION:

ENGINEER
PLUMP ENGINEERING INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714)385-1835
EMAIL: TROY@PEICA.COM

ARCHITECT
EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETA, CA 92562
(951) 696-1490
EMAIL: GHANN@EMPIREGR.BIZ

LEGEND:

- LANDSCAPE AREA
- INFILTRATION TRENCH AREA
- AC PAVEMENT
- PCC PAVEMENT
- GRIND & OVERLAY
- CONCRETE PAVERS
- LINE OF SIGHT AREA
- BMP EASEMENT

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:

REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date:	11/3/2022
Project Number:	2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY:	TT
CHECKED BY:	TT
DRAWN BY:	AA/JT/NA/DD

DRAWING TITLE:

PRELIMINARY GRADING PLAN

SHEET NO:

C01

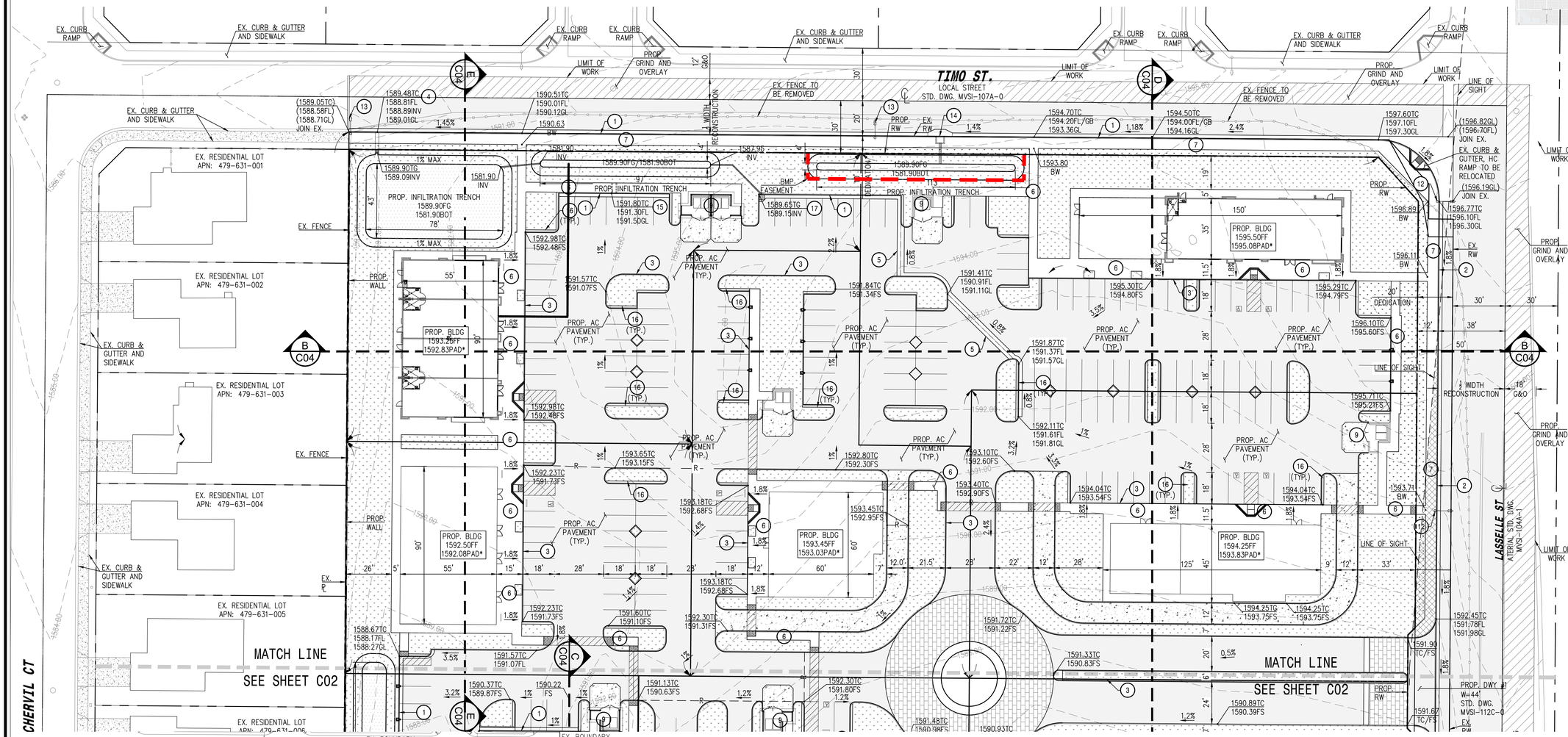
COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

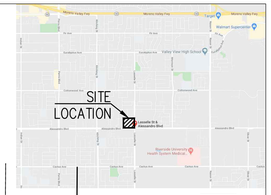
PRELIMINARY GRADING PLAN

FOR

COMMERCIAL RETAIL

NWC ALESSANDRO BLVD. & LASSELLE ST., MORENO VALLEY CA 92553



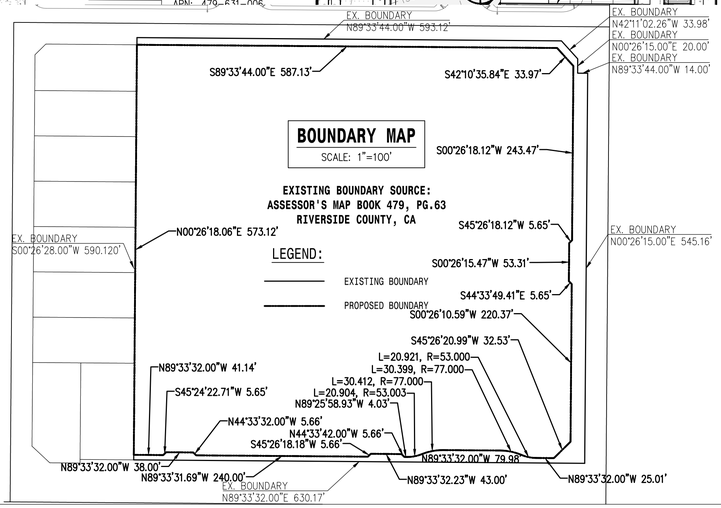


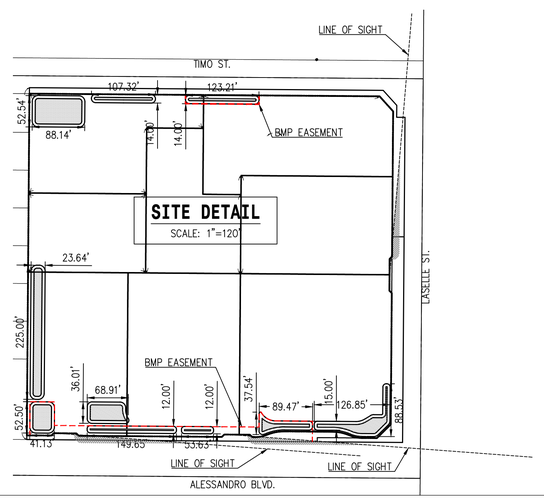
VICINITY MAP N.T.S. N.A.

PROJECT INFORMATION:

ENGINEER
PLUMP ENGINEERING INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714)385-1835
EMAIL: TROY@PEICA.COM

ARCHITECT
EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETTA, CA 92562
(951) 696-1490
EMAIL: GHANN@EMPIREGR.BIZ





CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120A-0
2. CONSTRUCT 8" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120B-0
3. CONSTRUCT 6" CONCRETE CURB PER CITY MORENO VALLEY STD. DWG. MVSI-121A-0
4. CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF MORENO VALLEY STD. DWG. MVSI-151A-0
5. CONSTRUCT CONCRETE V-GUTTER
6. CONSTRUCT 4" CONCRETE WALKWAY
7. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. DWG. MVSI-115A-0
8. CONSTRUCT CURB OPENING PER DETAIL GR-1 ON SHEET C04.1
9. TRASH ENCLOSURE PER ARCHITECTURAL PLAN SET
12. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400B-2
13. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400A-2
15. CONSTRUCT SIDEWALK UNDERDRAIN
16. CONSTRUCT STEP-THROUGH CURB PER DETAIL GR-2 ON SHEET C04.1

LEGEND:

- LANDSCAPE AREA
- INFILTRATION TRENCH AREA
- AC PAVEMENT
- PCC PAVEMENT
- GRIND & OVERLAY
- CONCRETE PAVERS
- LINE OF SIGHT AREA
- BMP EASEMENT

NOTE:
* MINIMUM PAD ELEVATION PER SOIL RECOMMENDATIONS

EARTHWORK:

FILL:	4,623 CY
CUT:	5,709 CY
EXPORT:	1,982 CY

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

30' 0 30' 60' 90'
SCALE: 1" = 30'

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date: 11/3/2022
Project Number: 2001078

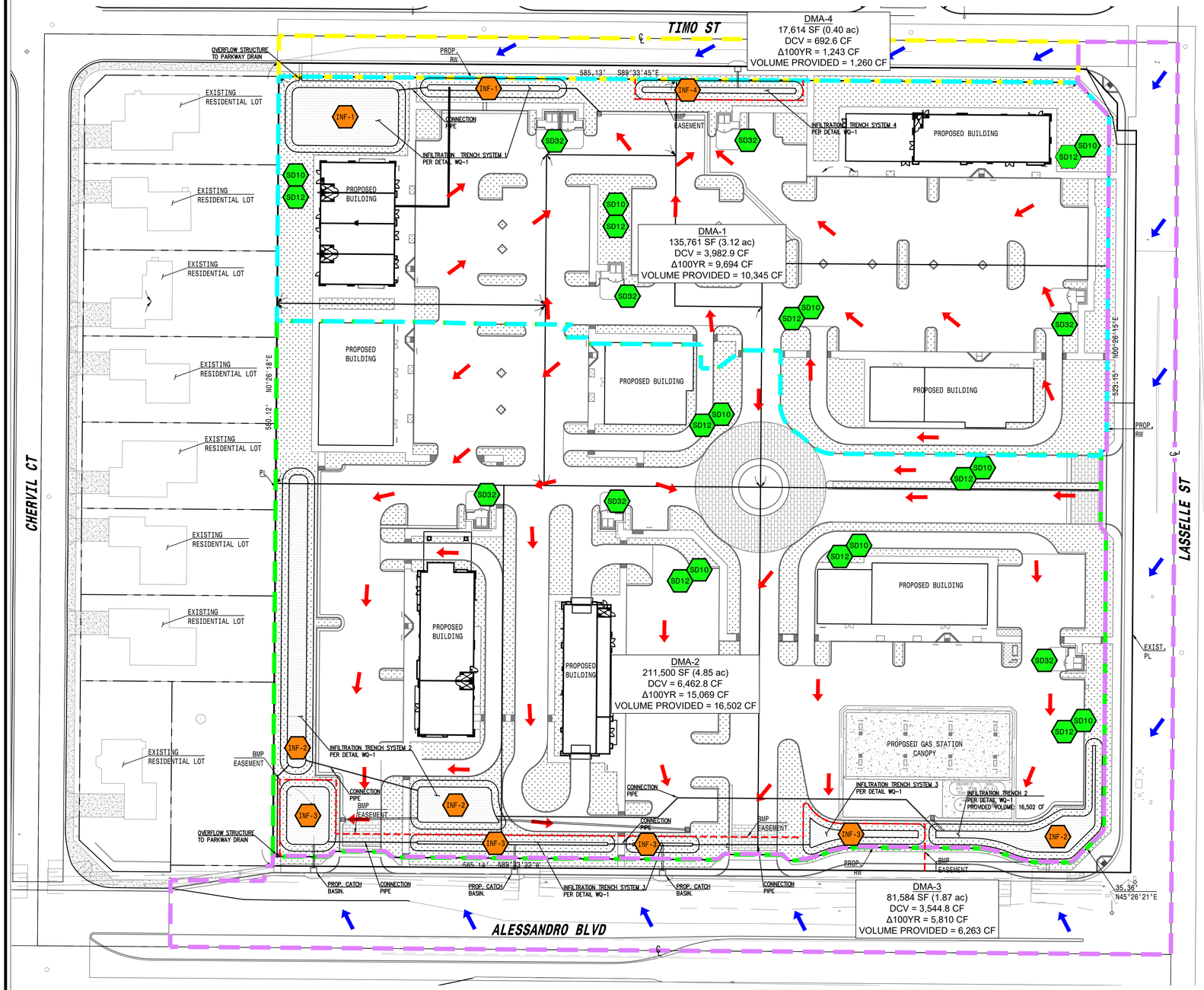
NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD
DRAWING TITLE:

PRELIMINARY GRADING PLAN

SHEET NO:

C02



SOURCE CONTROL BMP'S:

- SD10 — SITE DESIGN & LANDSCAPE PLANNING
- SD12 — EFFICIENT IRRIGATION
- SD21 — ALTERNATIVE BUILDING MATERIALS
- SD32 — TRASH STORAGE AREAS

NON STRUCTURAL CONTROL BMP'S:

- N4 — EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS (ENTIRE SITE)

TREATMENT CONTROL BMP'S:

- INF — INFILTRATION TRENCH

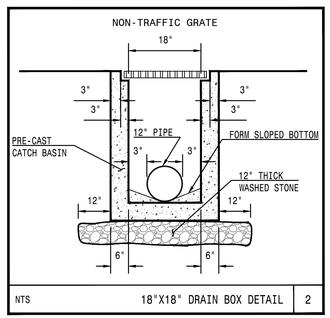
LEGEND:

- LANDSCAPE AREA
- INFILTRATION TRENCH AREA
- AC PAVEMENT
- PCC PAVEMENT
- GRIND & OVERLAY
- CONCRETE PAVERS
- LINE OF SIGHT AREA
- BMP EASEMENT
- OFFSITE DRAINAGE
- PROPOSED FLOW DIRECTION
- DMA BOUNDARY 1
- DMA BOUNDARY 2
- DMA BOUNDARY 3
- DMA BOUNDARY 4

DMA-X
X,XXX SF
XX.XX ac
DCV CF
VOL. CF
DMA INFORMATION

NTS — INFILTRATION TRENCH — WQ-1

*NOTE:
ALL OFF-SITE INFILTRATION TRENCHES (INF-3 & INF-4) ARE TO BE DEDICATED AS BMP EASEMENTS.



NTS — 18"X18" DRAIN BOX DETAIL — 2

PERVIOUS AND IMPERVIOUS AREAS

DMA	PERVIOUS AREA	IMPERVIOUS AREA	TOTAL
1	37,923 SF (0.87 AC)	97,838 SF (2.25 AC)	135,761 SF (3.12 AC)
2	54,300 SF (1.24 AC)	157,200 SF (3.61 AC)	211,500 SF (4.85 AC)
3	4,921 SF (0.11 AC)	76,663 SF (1.76 AC)	81,584 SF (1.87 AC)
4	2,020 SF (0.05 AC)	15,594 SF (0.35 AC)	17,614 SF (0.40 AC)
TOTAL	99,165 SF (2.28 AC)	347,294 SF (7.97 AC)	446,459 SF (10.25 AC)

RUNOFF VOLUME: 100YR-24HR STORM EVENT

DMA	PRE-DEVELOPMENT	POST-DEVELOPMENT	DIFFERENCE
1	30,876 CF	40,570 CF	9,694 CF
2	48,102 CF	63,171 CF	15,069 CF
3	18,555 CF	24,365 CF	5,810 CF
4	4,006 CF	5,249 CF	1,243 CF
TOTAL	30,876 CF	133,354 CF	31,816 CF

*NOTE:
ADDITIONAL CAPACITY PROVIDED TO DETAIN THE DIFFERENCE BETWEEN THE PRE AND POST-DEVELOPMENT, 100-YR 24-HR STORM EVENTS. (31,816 CUBIC FEET)

TOTAL VOLUME PROVIDED BY INFILTRATION TRENCHES IS 32,513 CUBIC FEET, MEETING THE REQUIRED AMOUNT.

40' 0 40' 80' 120'
SCALE: 1" = 40'

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date: 11/3/2022
Project Number: 2001078

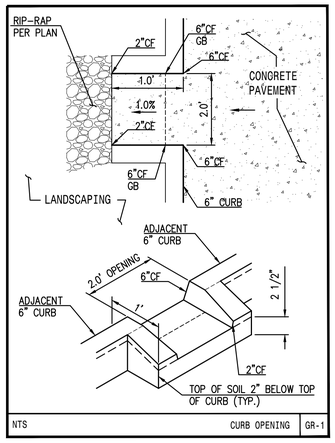
NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD

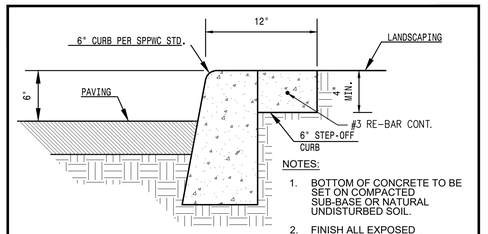
DRAWING TITLE:
P-WQMP PLAN

SHEET NO:
C03

DETAILS



NTS | CURB OPENING | GR-1

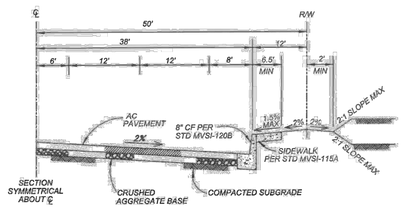


NOTES:

1. BOTTOM OF CONCRETE TO BE SET ON COMPACTED SUB-BASE OR NATURAL UNDISTURBED SOIL.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS @25'-0" O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.

NTS | CONCRETE STEP-OFF CURB | GR-2

SECTIONS



TYPICAL SECTION

NOTES:

1.) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED WHEN AN ARTERIAL HIGHWAY COINCIDES WITH AN ADOPTED ROUTE FOR AN ADDITIONAL PUBLIC FACILITY (I.E., PEDESTRIAN, BICYCLE, OR EQUESTRIAN TRAIL) OR FOR A SCENIC HIGHWAY.

2.) THICKNESS OF PAVEMENT SECTION TO BE DETERMINED BY R-VALUE TESTING PER CALTRANS DESIGN METHOD TEST 301 WITH RECOMMENDED SAFETY FACTOR, MINIMUM 0.50' AC / 1.00' CAB. R-VALUE = 50 MAXIMUM. AC SHALL BE PLACED IN LIFTS, AND THICKNESS OF EACH LIFT SHALL NOT EXCEED 3".*

3.) MINIMUM TI = 10, TRUCK ROUTES SHALL BE 12.

4.) HALF WIDTH STREETS SHALL BE CONSTRUCTED TO A WIDTH OF 1/2 STREET WIDTH PLUS 18'.

** MINIMUM 0.67' AC / 1.00' CAB ON STREETS DESIGNATED AS TRUCK ROUTES*

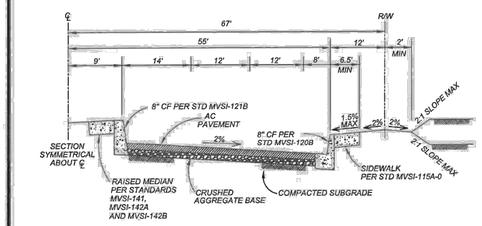
NOT TO SCALE

RECOMMENDED: DIVISION MANAGER — DATE 8/1/2022 | APPROVED: PUBLIC WORKS DIRECTOR/ CITY ENGINEER — DATE 8/1/22

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - TRANSPORTATION ENGINEERING DIVISION

ARTERIAL | STANDARD PLAN **MVSI-104A-1** | SHEET 1 OF 5

LASSELLE ST. AT SECTION A-A/B-B



TYPICAL SECTION

NOTES:

1.) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED WHEN AN ARTERIAL HIGHWAY COINCIDES WITH AN ADOPTED ROUTE FOR AN ADDITIONAL PUBLIC FACILITY (I.E., PEDESTRIAN, BICYCLE, OR EQUESTRIAN TRAIL), OR FOR A SCENIC HIGHWAY.

2.) THICKNESS OF PAVEMENT SECTION TO BE DETERMINED BY R-VALUE TESTING PER CALTRANS DESIGN METHOD TEST 301 WITH RECOMMENDED SAFETY FACTOR, MINIMUM 0.50' AC / 1.00' CAB, R-VALUE = 50 MAXIMUM. AC SHALL BE PLACED IN LIFTS, AND THICKNESS OF EACH LIFT SHALL NOT EXCEED 3".*

3.) MINIMUM TI = 10, TRUCK ROUTES SHALL BE 12.

*4.) HALF WIDTH STREETS SHALL BE CONSTRUCTED TO A WIDTH OF 1/2 STREET WIDTH PLUS 23' WITH MEDIAN. ***

** MINIMUM 0.67' AC / 1.00' CAB ON STREETS DESIGNATED AS TRUCK ROUTES*
*** UNLESS OTHERWISE DIRECTED BY CITY ENGINEER*

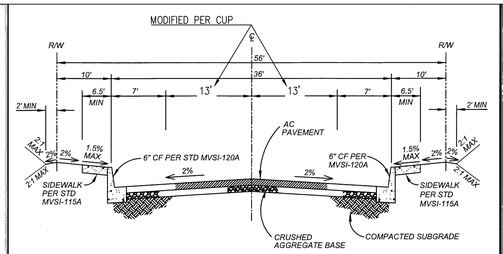
NOT TO SCALE

RECOMMENDED: DIVISION MANAGER — DATE 8/1/2022 | APPROVED: PUBLIC WORKS DIRECTOR/ CITY ENGINEER — DATE 8/1/22

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - TRANSPORTATION ENGINEERING DIVISION

DIVIDED MAJOR ARTERIAL | STANDARD PLAN **MVSI-101A-1** | SHEET 1 OF 2

ALESSANDRO BLVD. AT SECTION C-C/D-D



TYPICAL SECTION

NOTES:

1.) THICKNESS OF PAVEMENT SECTION TO BE DETERMINED BY R VALUE TESTING PER CALTRANS DESIGN METHOD TEST 301 WITH RECOMMENDED SAFETY FACTOR, MINIMUM 0.30' AC / 0.50' CAB. AC SHALL BE PLACED IN LIFTS, AND THICKNESS OF EACH LIFT SHALL NOT EXCEED 3".

2.) MINIMUM T.I. = 6.

3.) HALF WIDTH STREETS SHALL BE CONSTRUCTED TO A WIDTH OF 1/2 STREET WIDTH PLUS 12'.

4.) ALLOWED IN R2 AND R3 ZONING DISTRICTS.

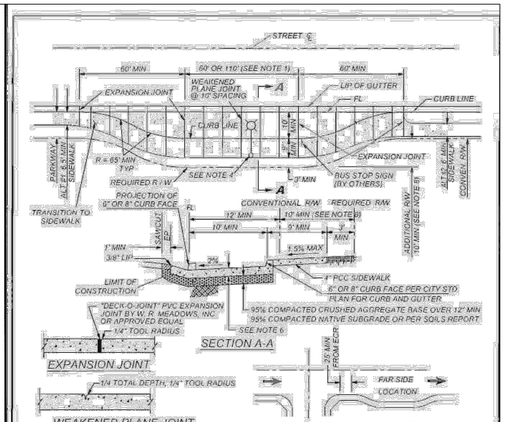
NOT TO SCALE

RECOMMENDED: DIVISION MANAGER — DATE 8/25/22 | APPROVED: PUBLIC WORKS DIRECTOR/ CITY ENGINEER — DATE 9/14/18

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - TRANSPORTATION ENGINEERING DIVISION

LOCAL STREET (MODIFIED PER CUP) | STANDARD PLAN **MVSI-107A-0** | SHEET 1 OF 4

TIMO ST. AT SECTION D-D/E-E



NOTES:

1. *LENGTH OF STORAGE DETERMINED BY SINGLE OR DOUBLE BUS STOP AS SPECIFIED BY SERVING TRANSIT AGENCY AND APPROVED BY THE CITY ENGINEER.*
2. *IF BENCH/SHELTER IS PROPOSED, 4 FEET MINIMUM OF SIDEWALK CLEARANCE IS REQUIRED.*
3. *FAR SIDE BUS BAY LOCATION IS PREFERRED, PER ABOVE DETAIL.*
4. *ADDITIONAL STREET LIGHTING WITH LONGER MAST ARM MAY BE REQUIRED AS DETERMINED BY THE CITY ENGINEER.*
5. *CONSTRUCT EXPANSION JOINTS (AT 60' SPACING) AND WEAKENED PLANE JOINTS (AT 10' SPACING) OR AS DIRECTED BY THE CITY ENGINEER.*
6. *PCC PAVEMENT THICKNESS SHALL BE DETERMINED BY THE ENGINEER. STRUCTURAL SECTION CALCULATIONS ARE REQUIRED. MINIMUM THICKNESS SHALL BE 8" PCC WITH #4 REBARS AT 24" OC IN BOTH DIRECTIONS OVER 6" AB OVER 12" MIN. 95% COMPACTED NATIVE SUBGRADE OR PER SOIL REPORT. CONCRETE SHALL BE CLASS 560-C-3250.*
7. *CURB SHALL BE POURED MONOLITHIC WITH PCC PAVEMENT.*
8. *ADDITIONAL R/W AND / OR EASEMENTS MAY BE REQUIRED BY CITY ENGINEER.*
9. *LOCATION OF BUS TURNOUT SHOULD BE AS APPROVED BY THE TRANSPORTATION DIVISION AND IN CONSULTATION WITH THE APPROPRIATE TRANSIT AGENCY.*

NOT TO SCALE

RECOMMENDED: DIVISION MANAGER — DATE 1/28/14 | APPROVED: PUBLIC WORKS DIRECTOR/ CITY ENGINEER — DATE 1/28/14

CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - CAPITAL PROJECTS DIVISION

BUS TURNOUT | STANDARD PLAN **MVSI-161-0** | SHEET 1 OF 1

ALESSANDRO BLVD. AT SECTION D-D

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

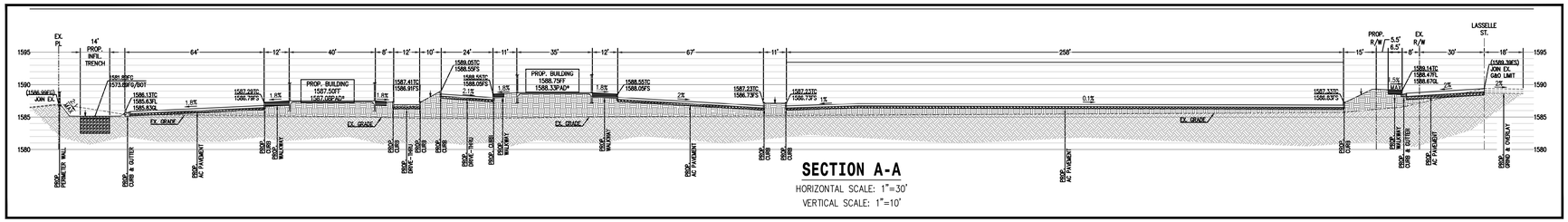
Date: 11/3/2022
Project Number: 2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD

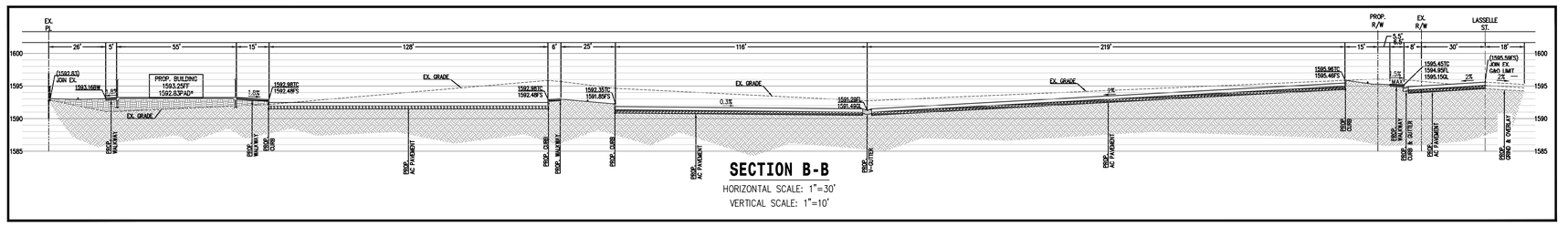
DRAWING TITLE:
SECTIONS & DETAILS

SHEET NO:
C04.1



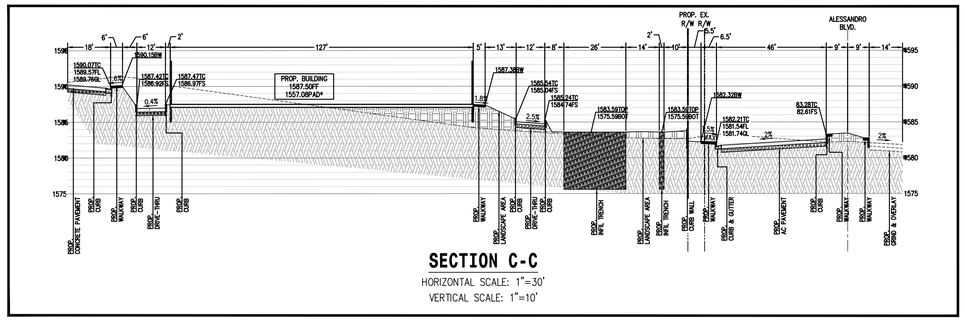
SECTION A-A

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



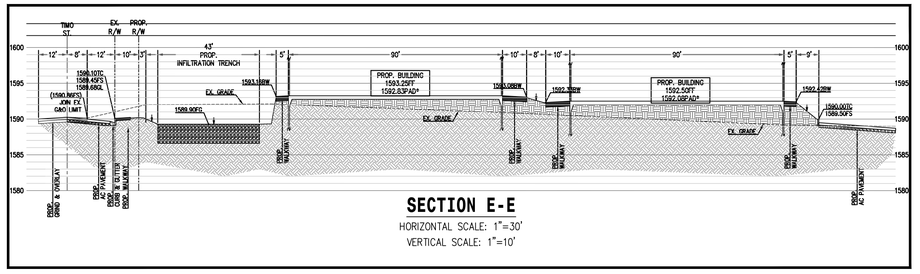
SECTION B-B

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



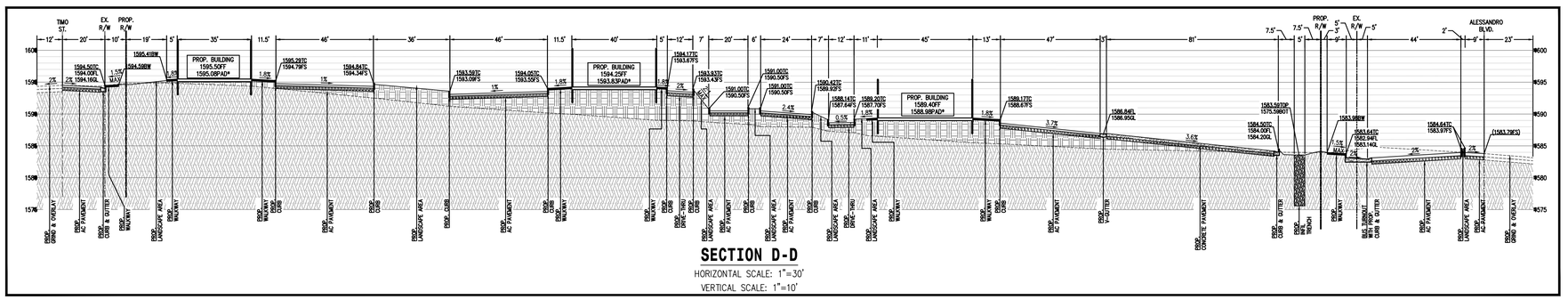
SECTION C-C

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



SECTION E-E

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



SECTION D-D

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:

REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date: 11/3/2022
Project Number: 2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD

DRAWING TITLE:

SECTIONS

SHEET NO:

C04

NOTES:

* WATER METER AND BACKFLOW DEVICE SIZE MAY VARY BASED ON WATER DEMAND FOR EACH BUILDING

** ALL POWER POLE AND ELECTRICAL OVERHEAD LINES LOCATED ON FRONTAGE OF PROPERTY TO BE UNDERGROUNDED PER ELECTRICAL PLAN SET

*** ALL TRAFFIC LIGHT, TRAFFIC SIGNAL TRAFFIC SIGN, PULL BOX, AND EDISON ELECTRICAL PANEL TO BE RELOCATED PER ELECTRICAL AND TRAFFIC PLAN SET

**** ALL STREET LIGHT LOCATION AND INSTALLATION PER CITY STANDARDS, ELECTRICAL AND TRAFFIC PLAN SET

SCALE: 1" = 40'

PLUMP ENGINEERING INC
CONSULTING ENGINEERS
IN CIVIL, SURVEYING,
AND STRUCTURAL
ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

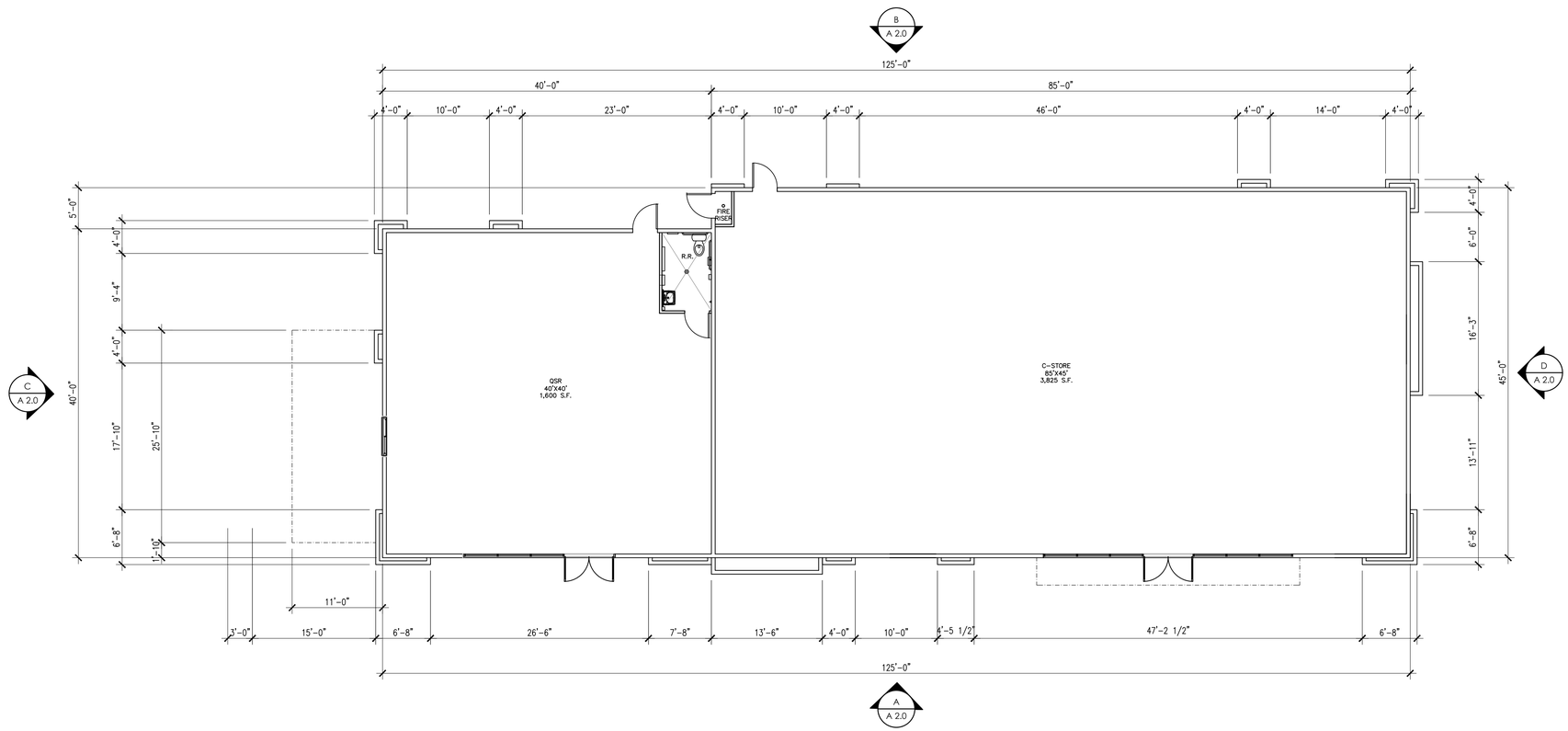
Date:	11/3/2022
Project Number:	2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY:	TT
CHECKED BY:	TT
DRAWN BY:	AA/JT/NA/DD

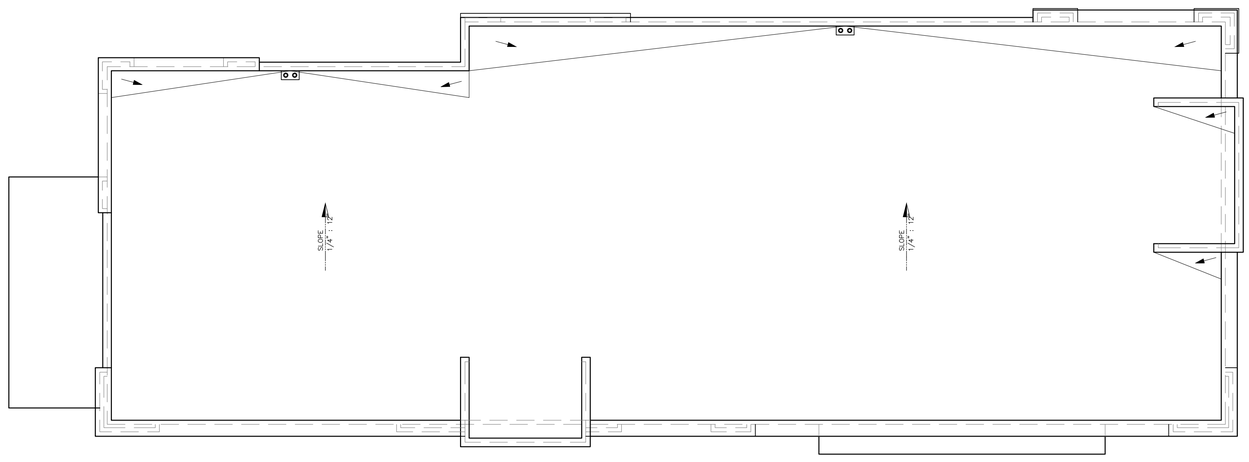
DRAWING TITLE:
PRELIMINARY UTILITY PLAN

SHEET NO:
C05



A C-STORE & QSR FLOOR PLAN

SCALE: 1/8"=1'-0"



B C-STORE & QSR ROOF PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AH	

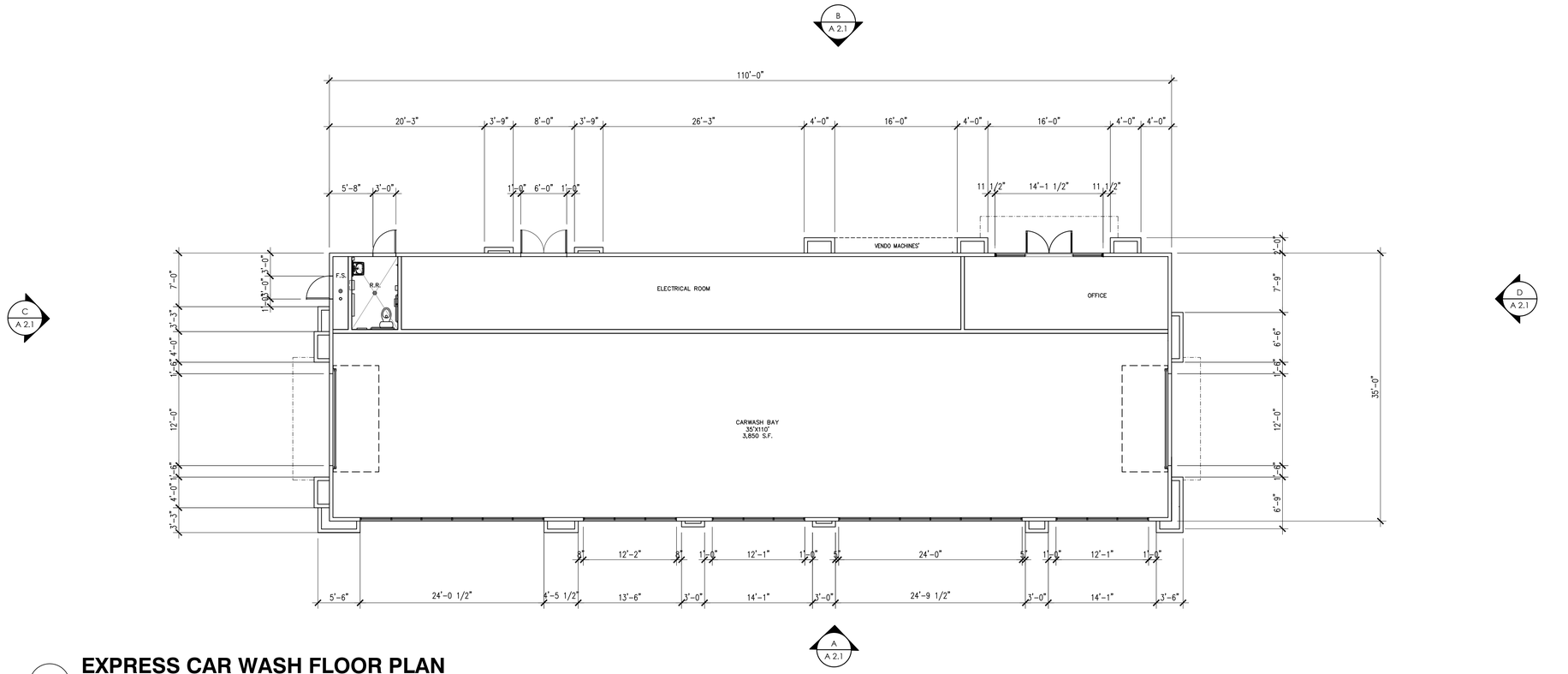
DRAWING TITLE:

C-STORE AND QSR FLOOR PLAN

SHEET NO:

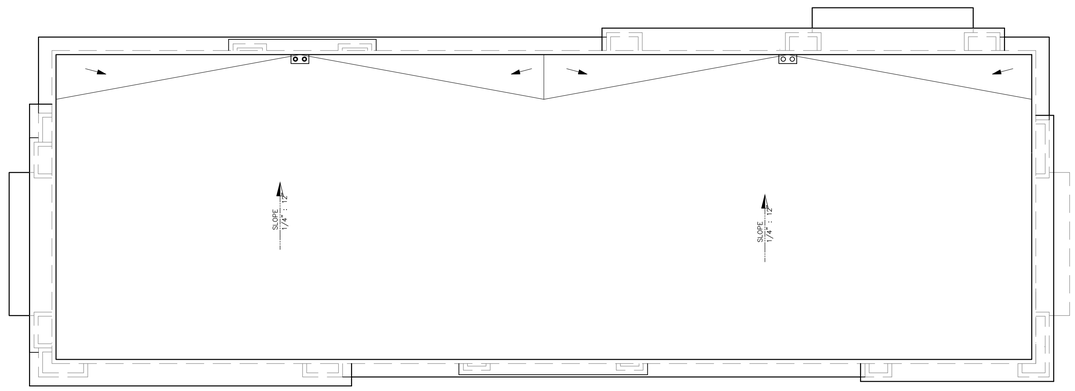
A 1.0

PLOTTED ON 4/15/2022



A EXPRESS CAR WASH FLOOR PLAN

SCALE: 1/8"=1'-0"



B EXPRESS CAR WASH ROOF PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

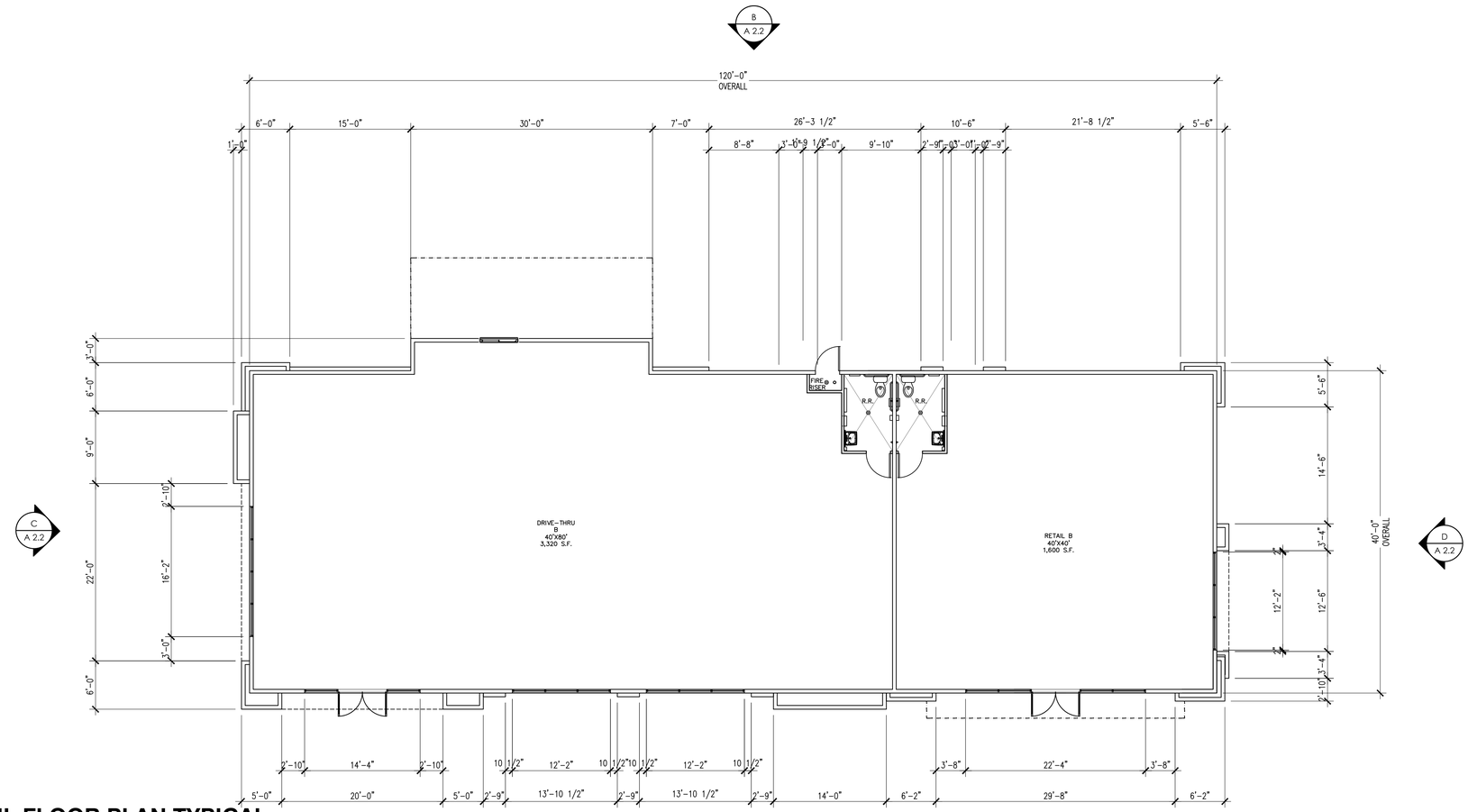
DRAWING TITLE:

EXPRESS CAR WASH
FLOOR PLAN

SHEET NO:

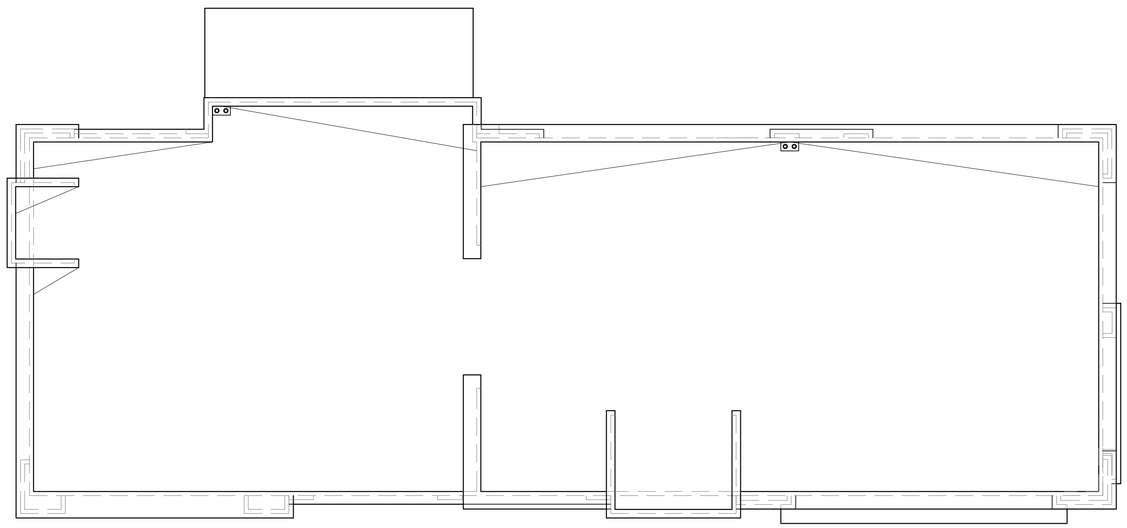
A 1.1

© EMPIRE DESIGN GROUP Inc.



A DRIVE THRU & RETAIL FLOOR PLAN TYPICAL

SCALE: 1/8"=1'-0"



B DRIVE THRU & RETAIL ROOF PLAN TYPICAL

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date:	MAY 20, 2020
Project Number:	EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

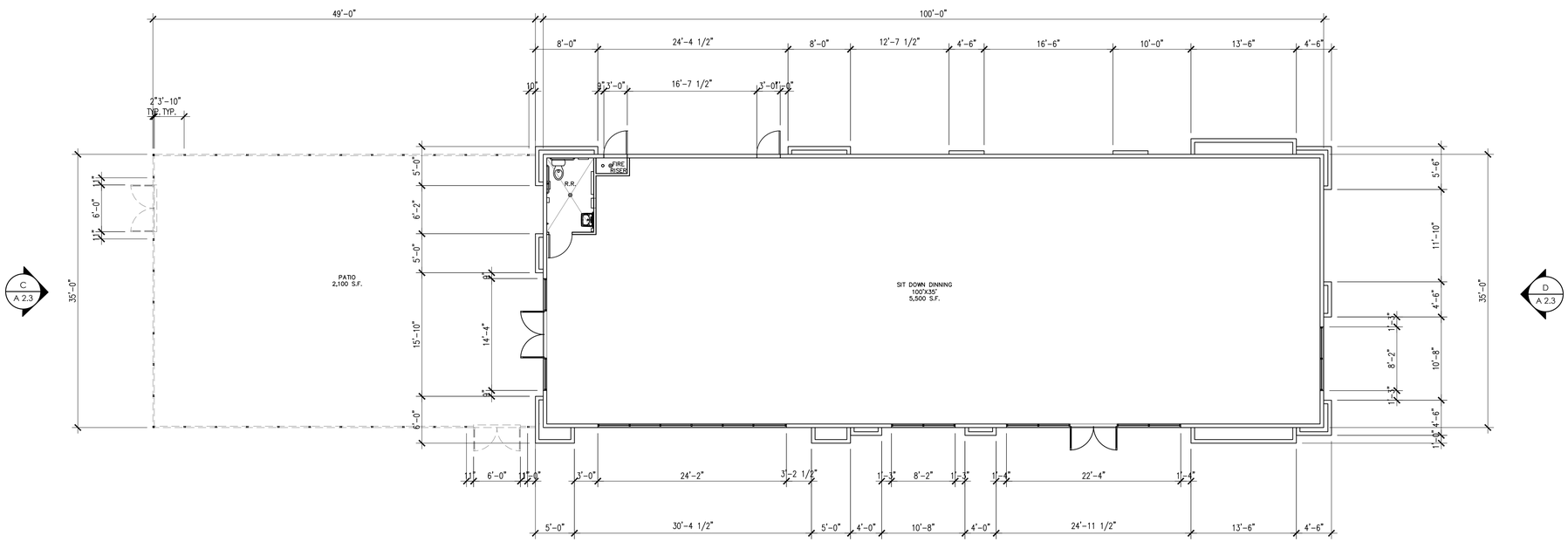
DRAWING TITLE:

DRIVE THRU AND RETAIL FLOOR PLAN

SHEET NO:

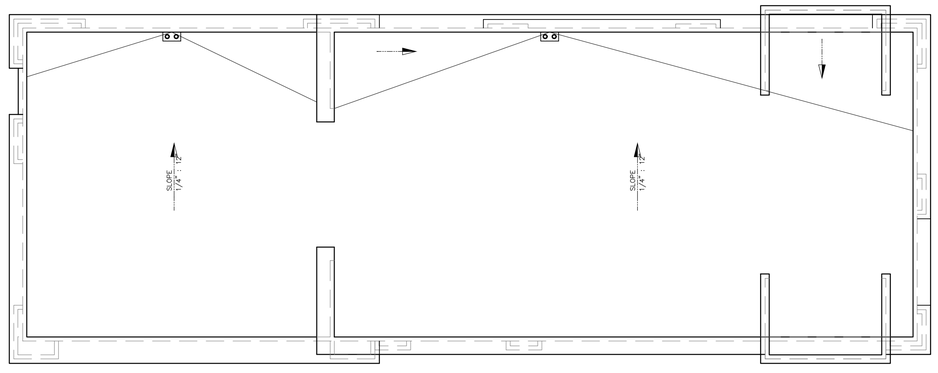
A 1.2

PLOTTED ON 4/15/2022



A SIT DOWN DINING FLOOR PLAN

SCALE: 1/8"=1'-0"



B SIT DOWN DINING ROOF PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AH	

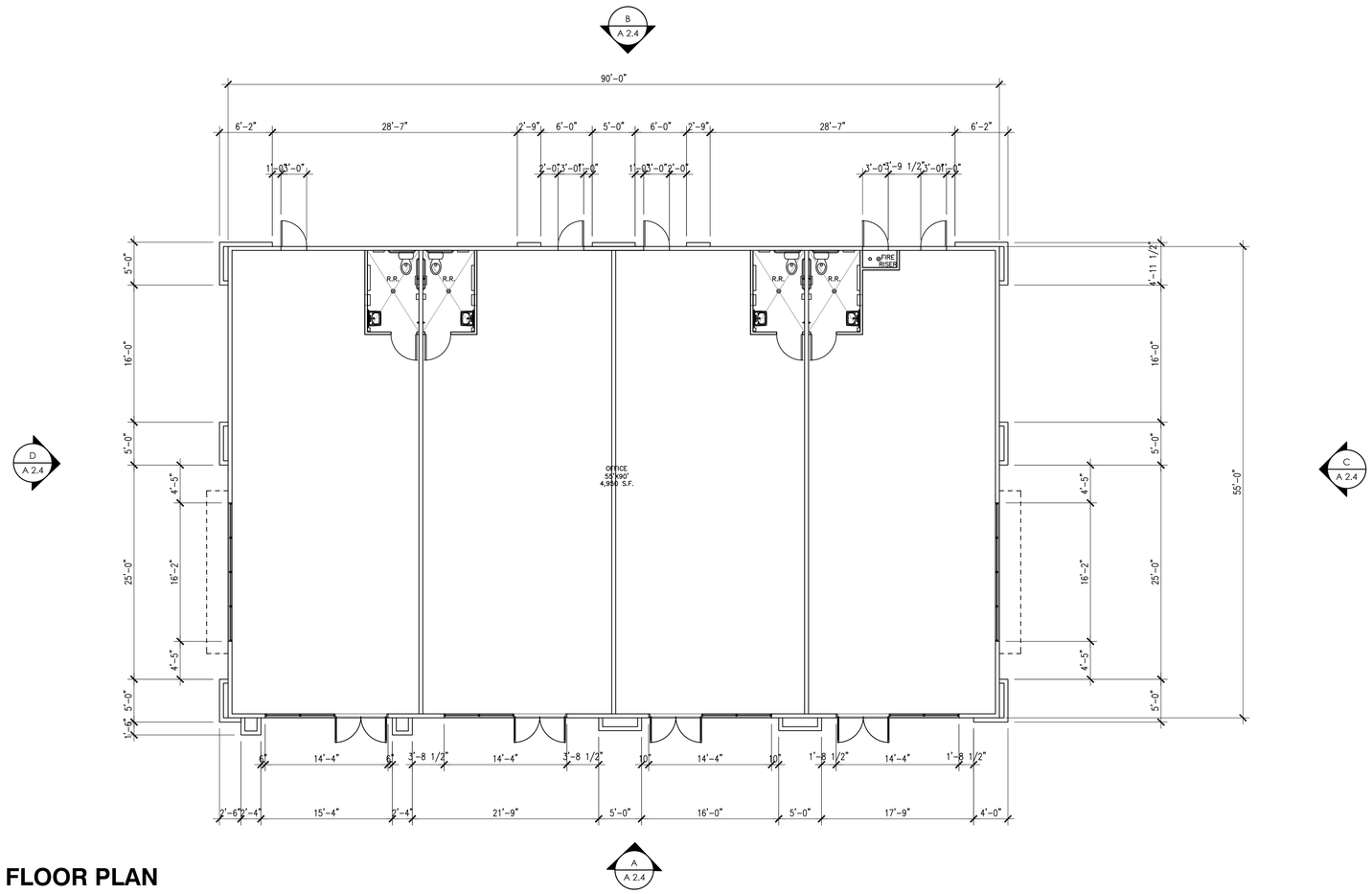
DRAWING TITLE:

SIT DOWN DINING
FLOOR PLAN

SHEET NO:

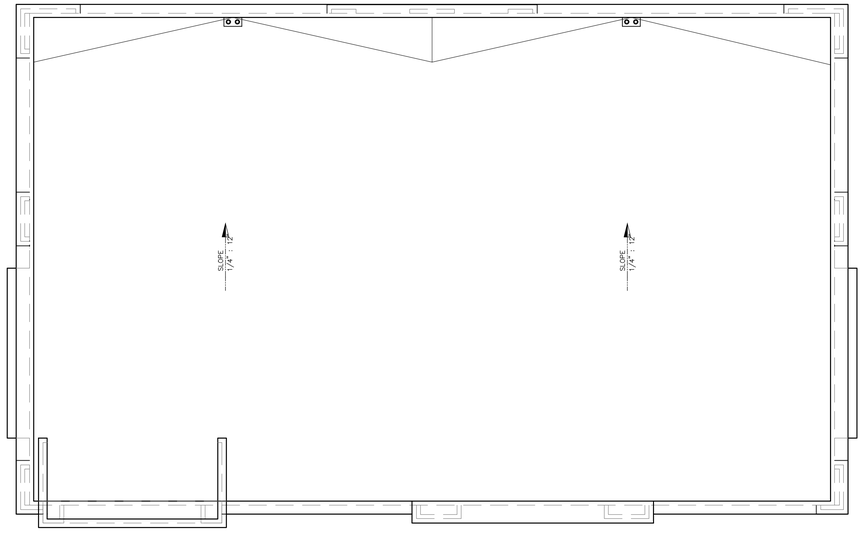
A 1.3

PLOTTED: 5/20/2022 11:08:29 AM



A OFFICE FLOOR PLAN

SCALE: 1/8"=1'-0"



B OFFICE ROOF PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

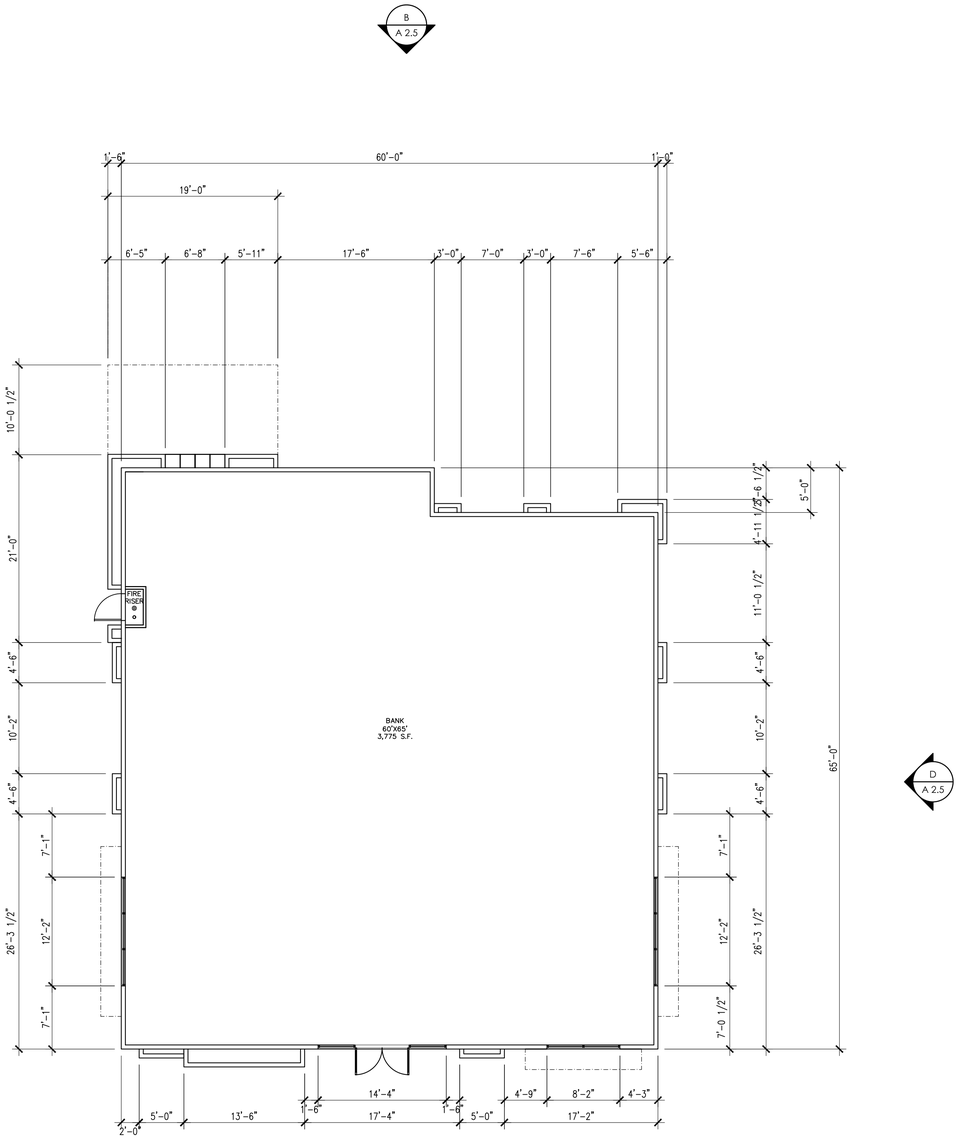
DRAWING TITLE:

OFFICE
FLOOR PLAN

SHEET NO:

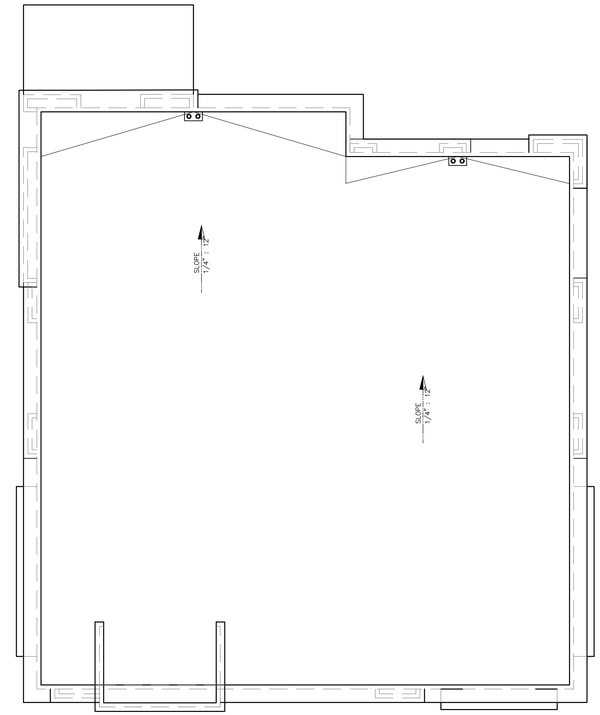
A 1.4

REPRODUCTION



A BANK FLOOR PLAN

SCALE: 1/8"=1'-0"



B BANK ROOF PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

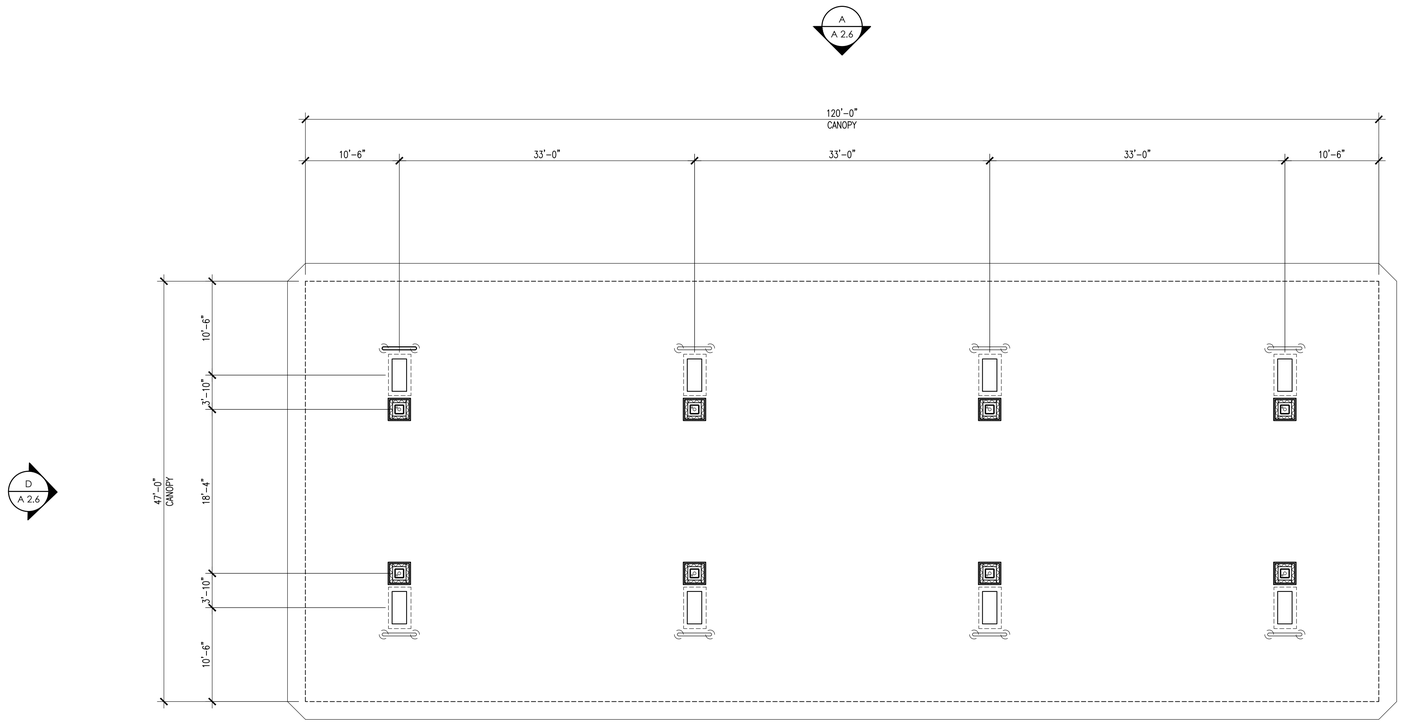
DRAWING TITLE:

BANK
FLOOR PLAN

SHEET NO:

A 1.5

COPYRIGHT 2020 EMPIRE DESIGN GROUP



A CANOPY FLOOR PLAN

SCALE: 1/8"=1'-0"

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

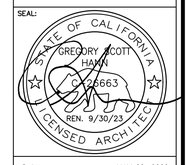
CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

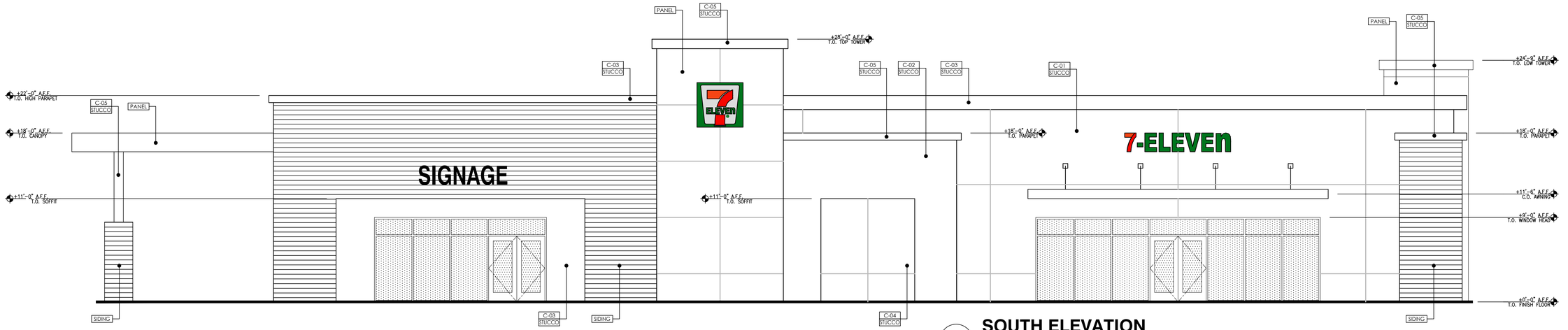
DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

CANOPY
FLOOR PLAN

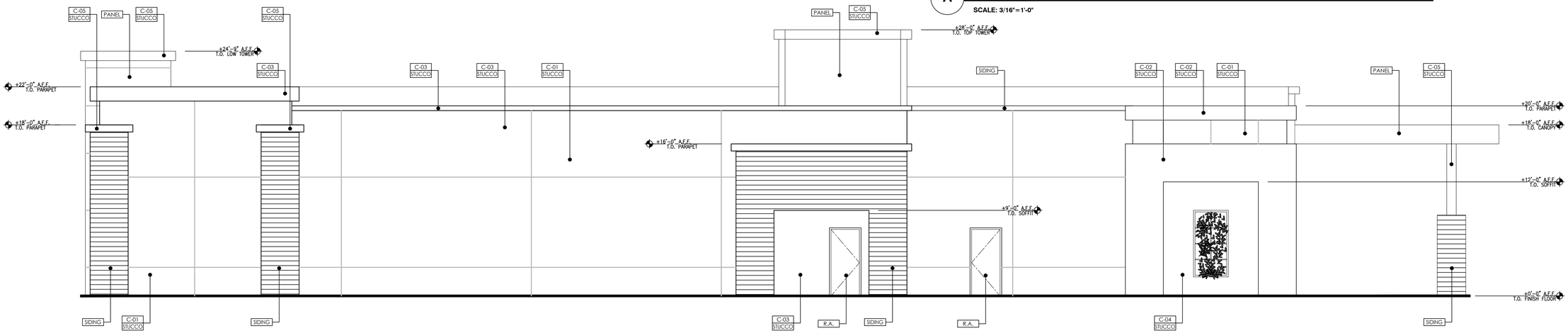
SHEET NO:

A 1.6



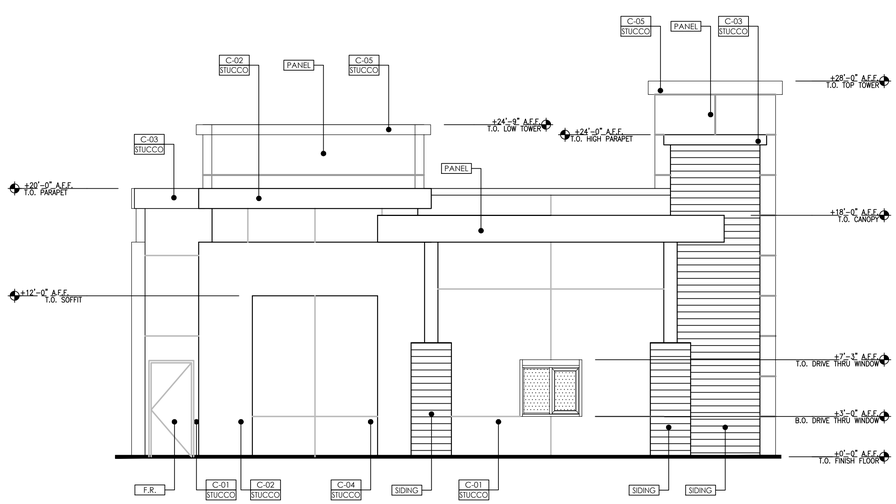
A SOUTH ELEVATION

SCALE: 3/16"=1'-0"



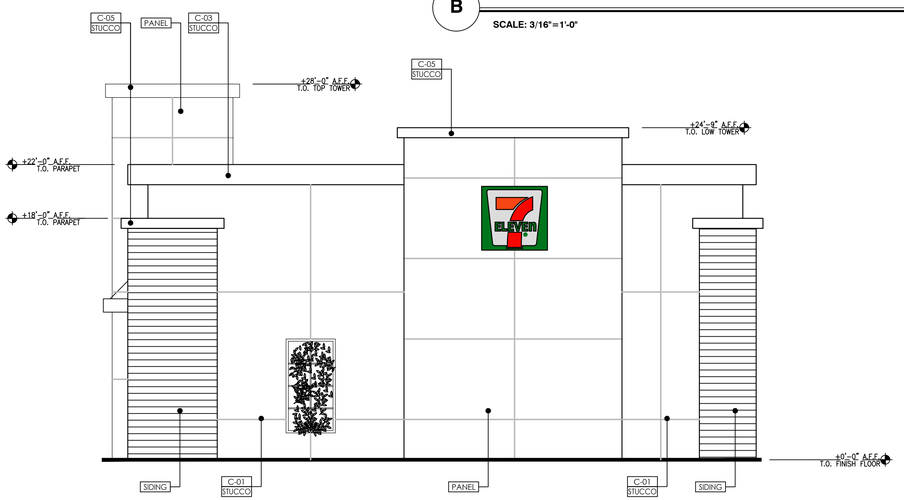
B NORTH ELEVATION

SCALE: 3/16"=1'-0"



C WEST ELEVATION

SCALE: 3/16"=1'-0"



D EAST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS:

F.R.	FIRE RISER ACCESS DOOR
R.A.	REAR BUILDING ACCESS DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

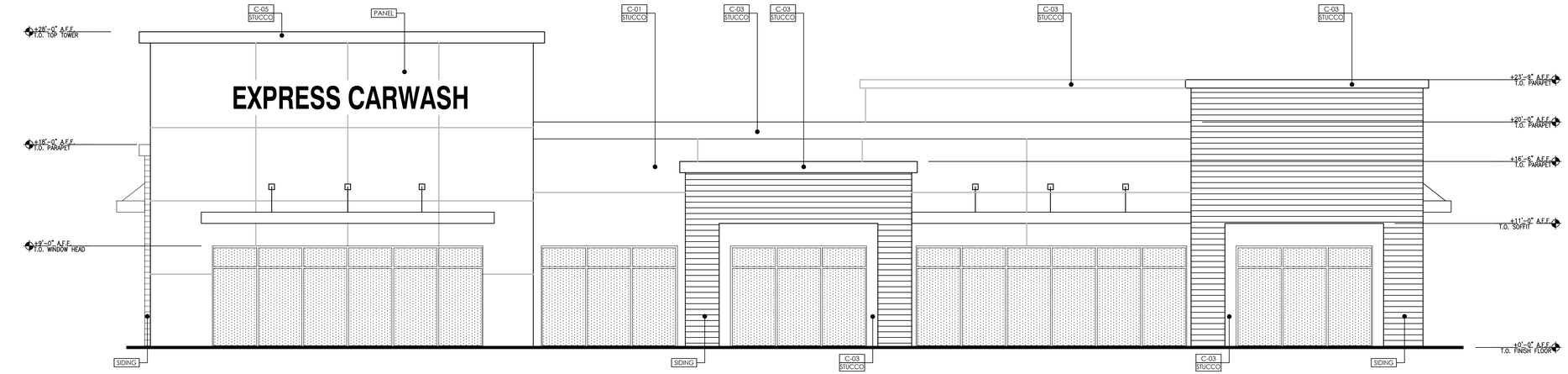
DRAWING TITLE:

C-STORE AND QSR ELEVATIONS

SHEET NO:

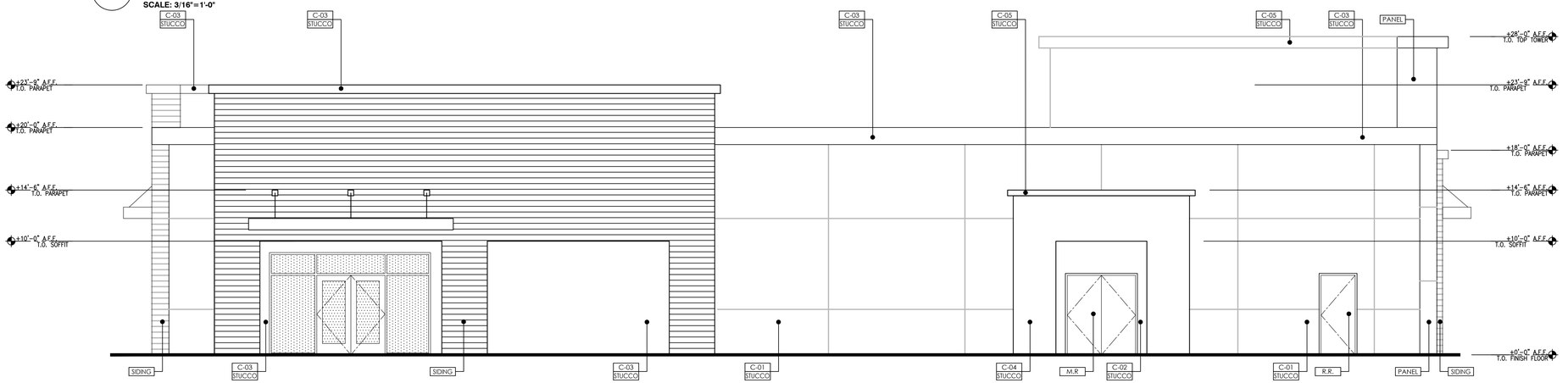
A 2.0

PLOTTED ON 7/14/22



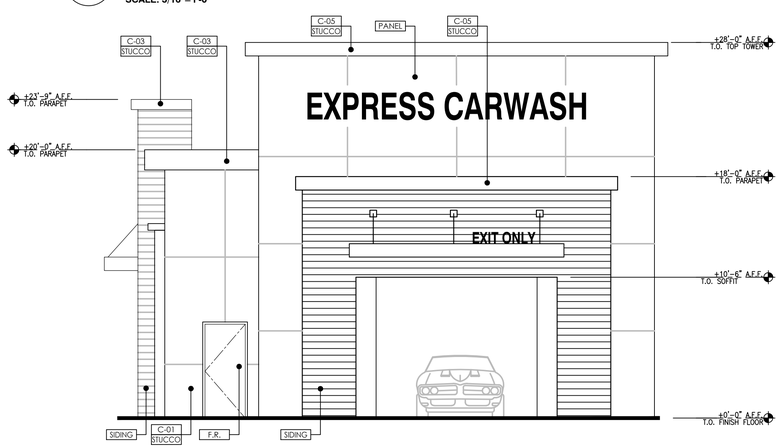
A WEST ELEVATION

SCALE: 3/16"=1'-0"



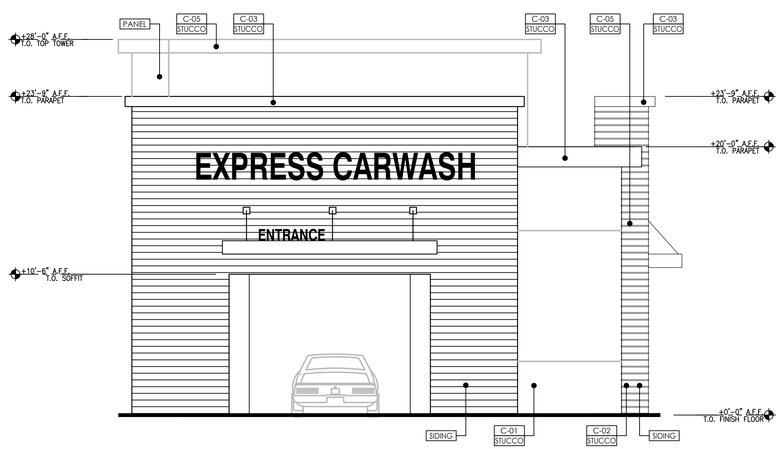
B EAST ELEVATION

SCALE: 3/16"=1'-0"



C SOUTH ELEVATION

SCALE: 3/16"=1'-0"



D NORTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
R.R.	RESTROOM DOOR
M.R.	MECHANICAL ROOM DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only, and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

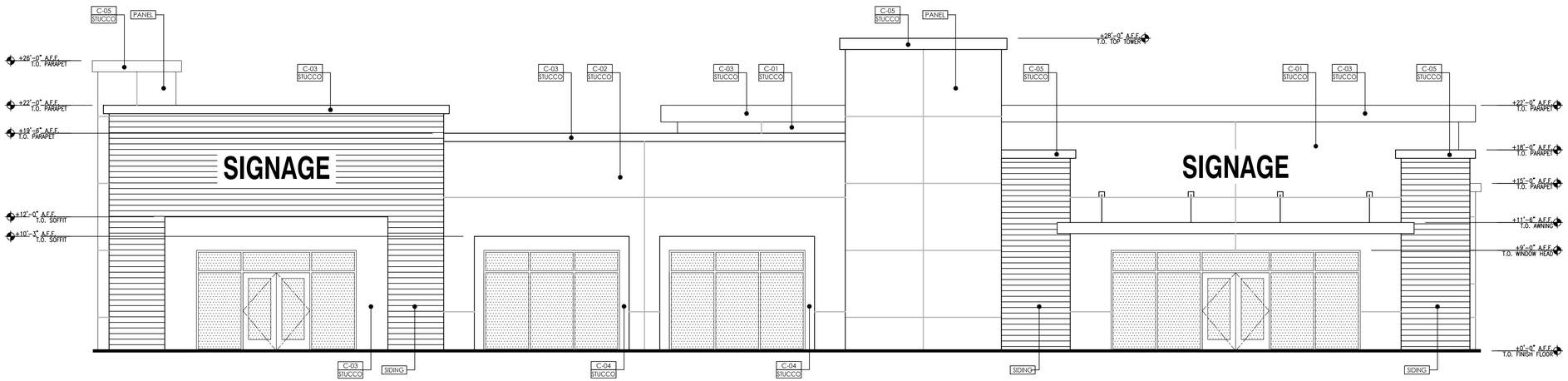
DRAWING TITLE:

EXPRESS CAR WASH ELEVATIONS

SHEET NO:

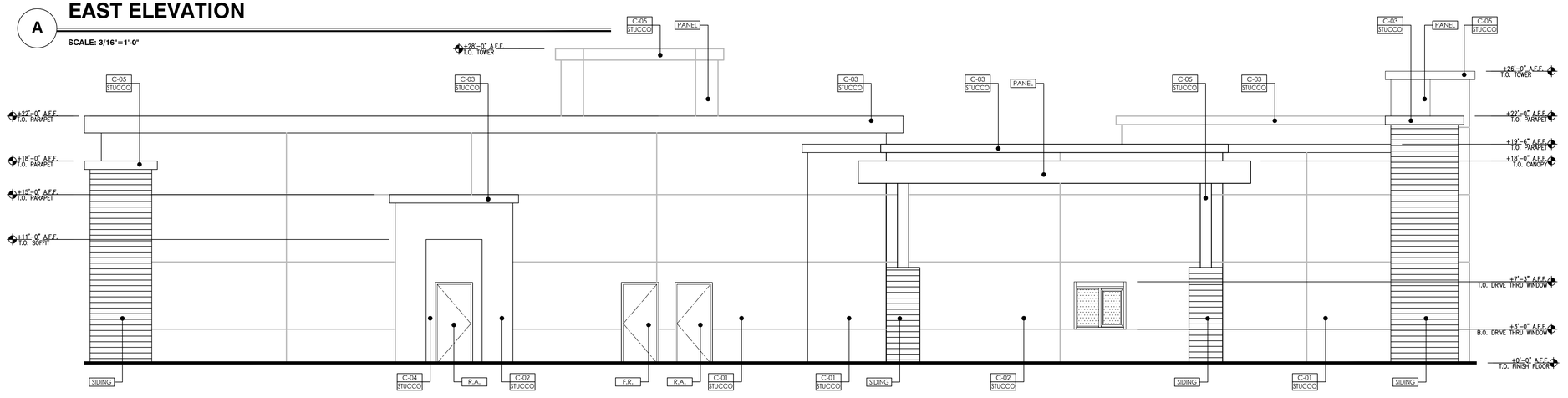
A 2.1

RE-USE POLICY



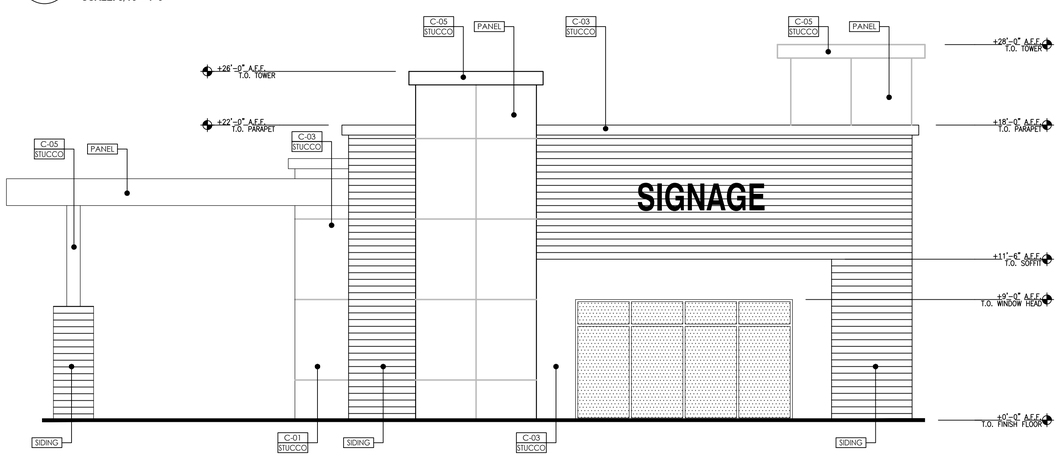
A EAST ELEVATION

SCALE: 3/16"=1'-0"



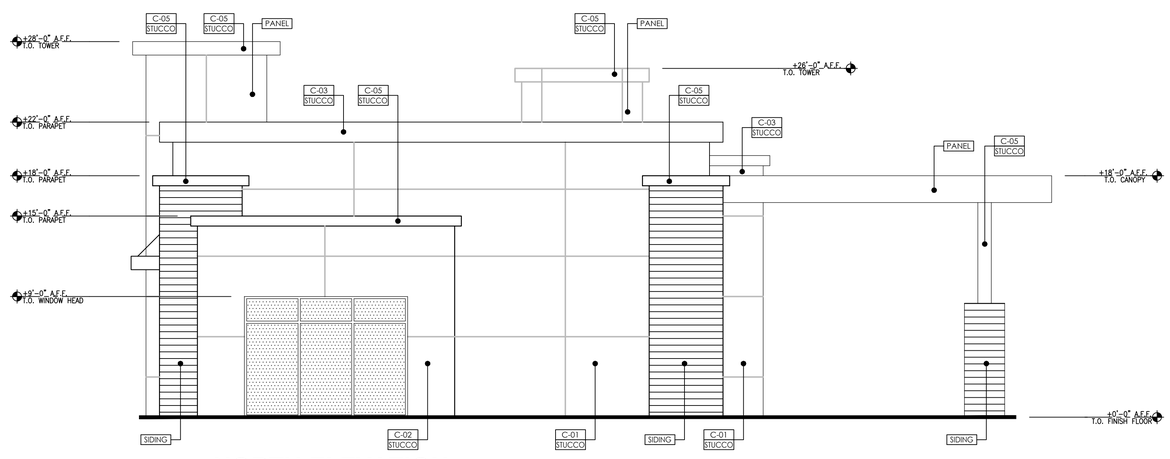
B WEST ELEVATION

SCALE: 3/16"=1'-0"



C SOUTH ELEVATION

SCALE: 3/16"=1'-0"



D NORTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
R.A.	REAR BUILDING ACCESS DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesignsgroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

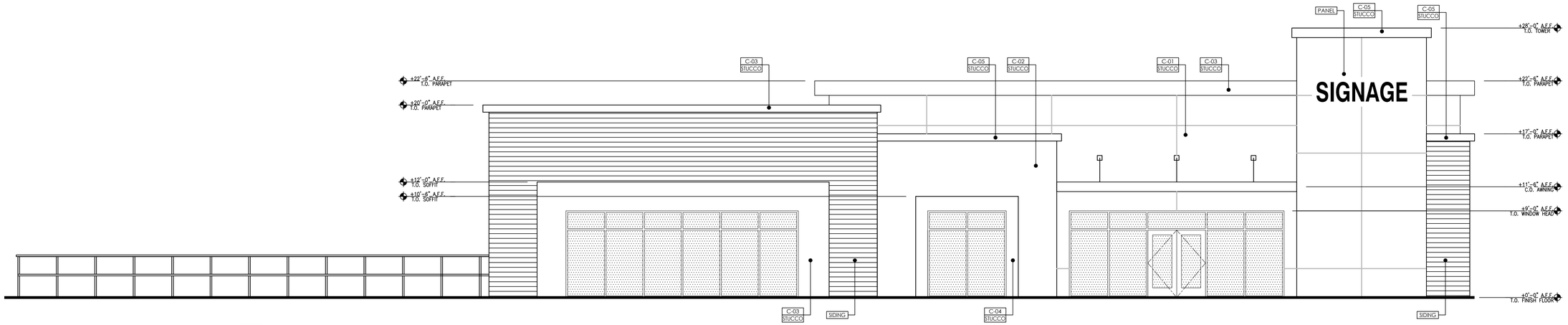
DRAWING TITLE:

DRIVE THRU AND RETAIL ELEVATIONS

SHEET NO:

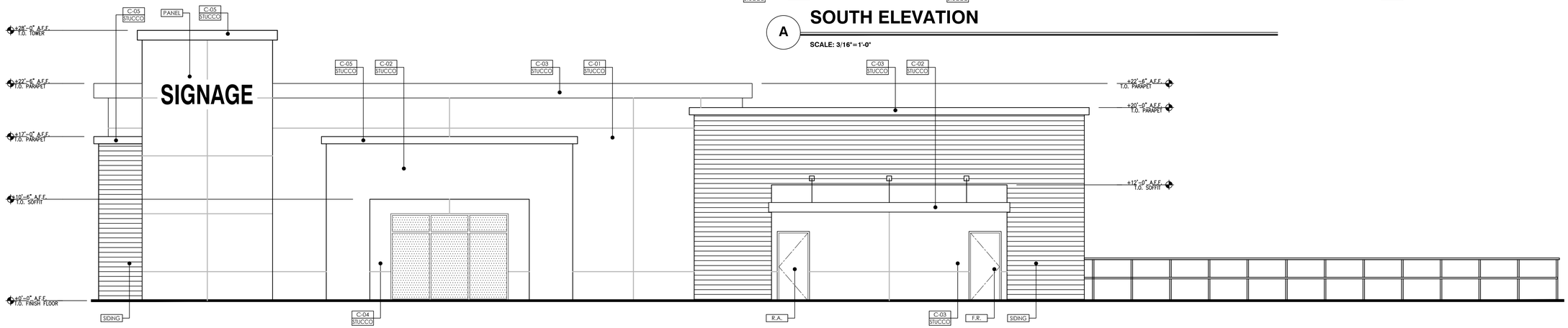
A 2.2

COPYRIGHT © 2020 EMPIRE DESIGN GROUP



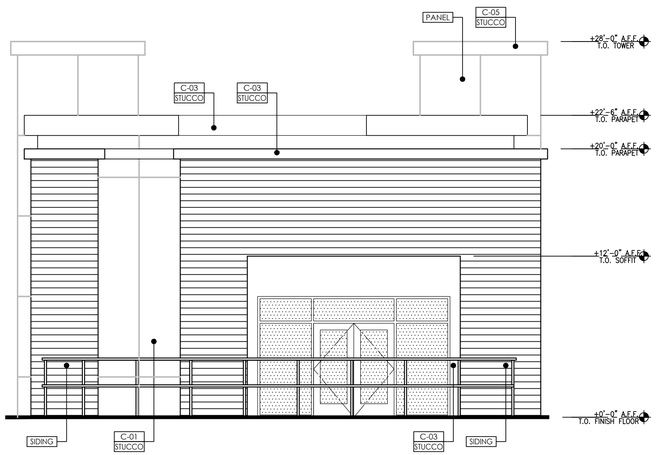
A SOUTH ELEVATION

SCALE: 3/16"=1'-0"



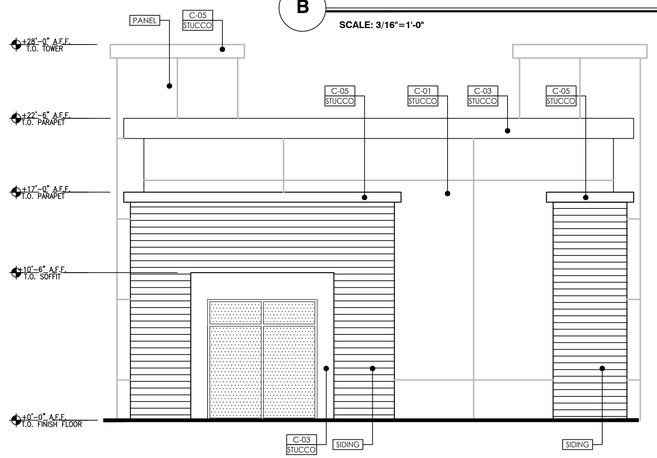
B NORTH ELEVATION

SCALE: 3/16"=1'-0"



C WEST ELEVATION

SCALE: 3/16"=1'-0"



D EAST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
R.A.	REAR BUILDING ACCESS DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-28663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

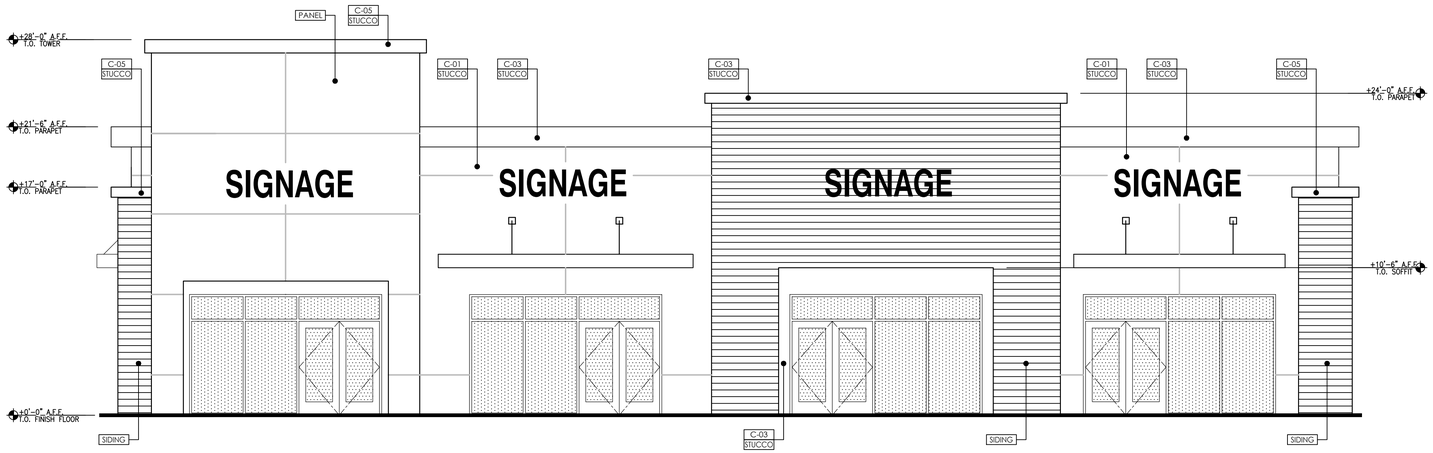
DRAWING TITLE:

SIT DOWN
DINING ELEVATIONS

SHEET NO:

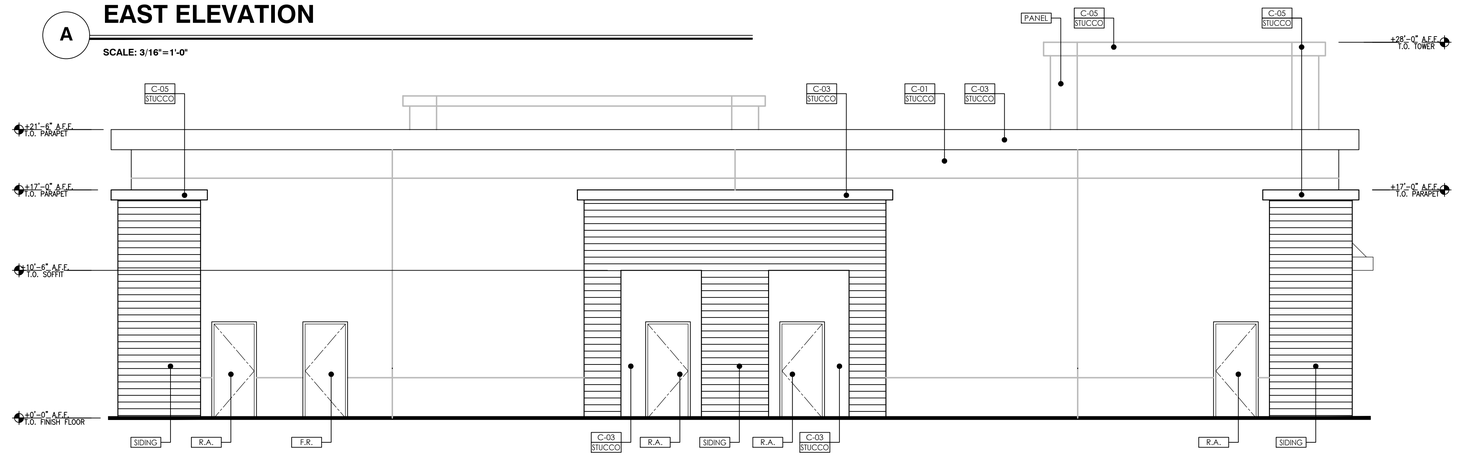
A 2.3

REPRODUCTION



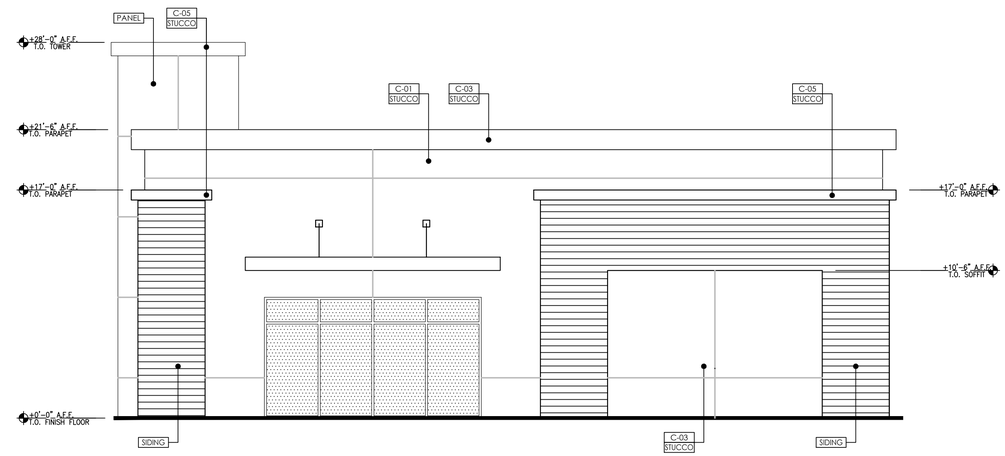
A EAST ELEVATION

SCALE: 3/16"=1'-0"



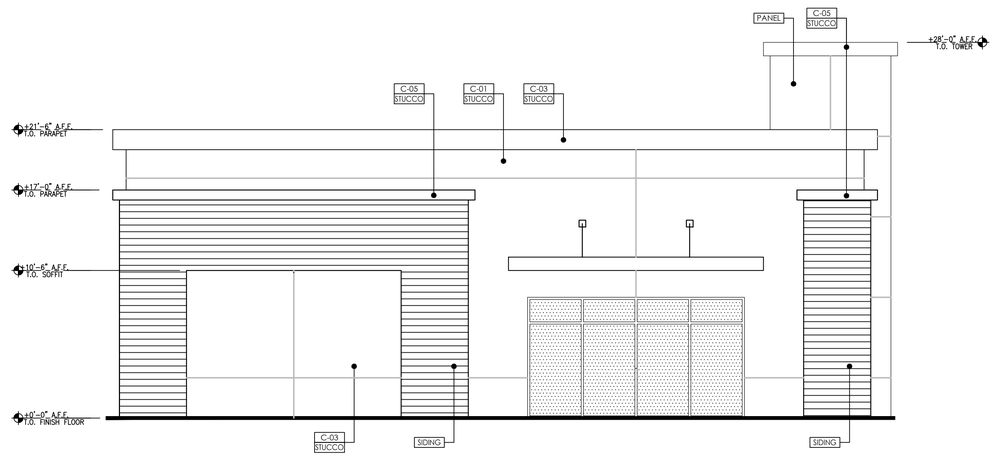
B WEST ELEVATION

SCALE: 3/16"=1'-0"



C NORTH ELEVATION

SCALE: 3/16"=1'-0"



D SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
R.A.	REAR BUILDING ACCESS DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020

Project Number: EDG#04.360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

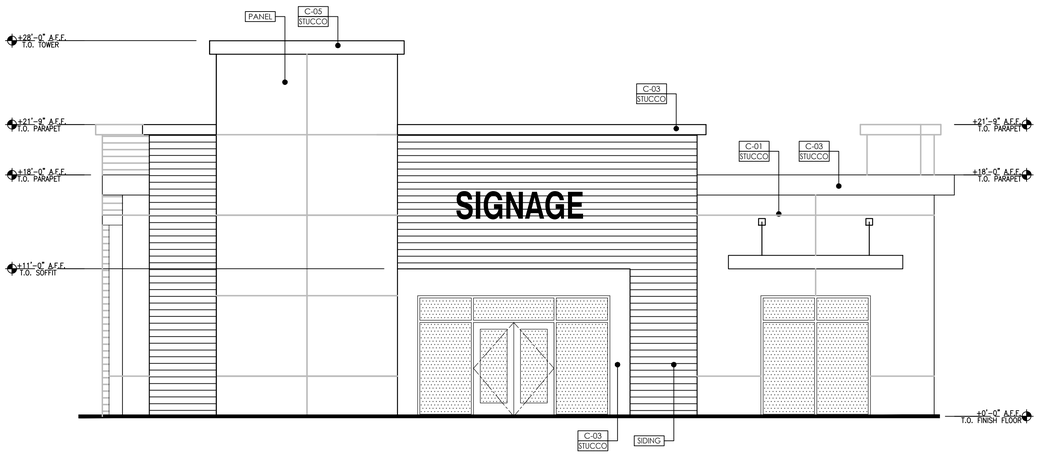
DRAWING TITLE:

OFFICE ELEVATIONS

SHEET NO:

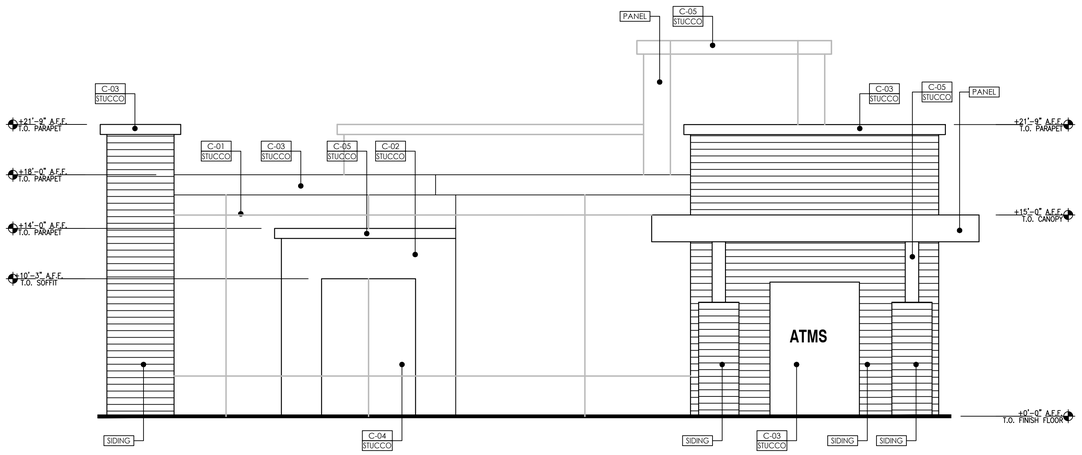
A 2.4

PLOTTED: 7/14/2022



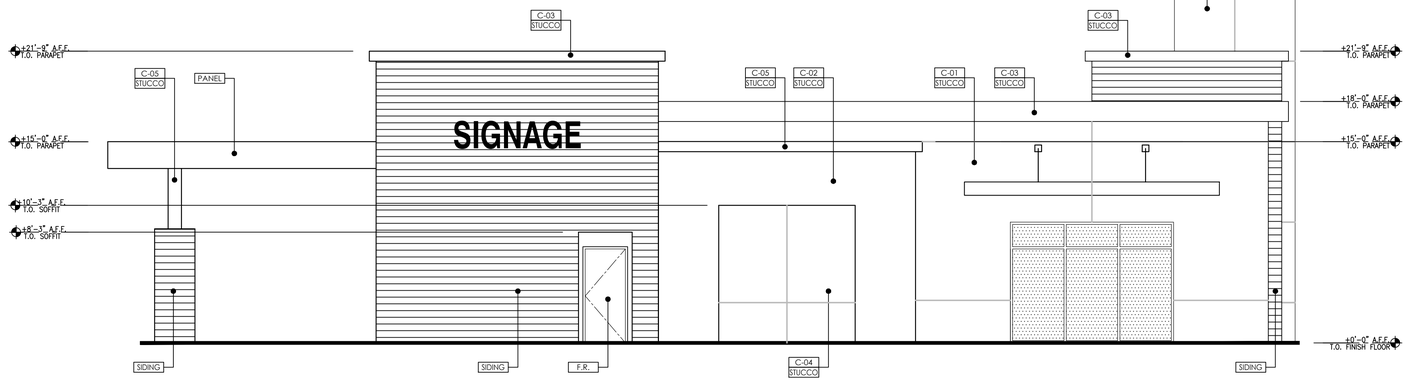
A WEST ELEVATION

SCALE: 3/16"=1'-0"



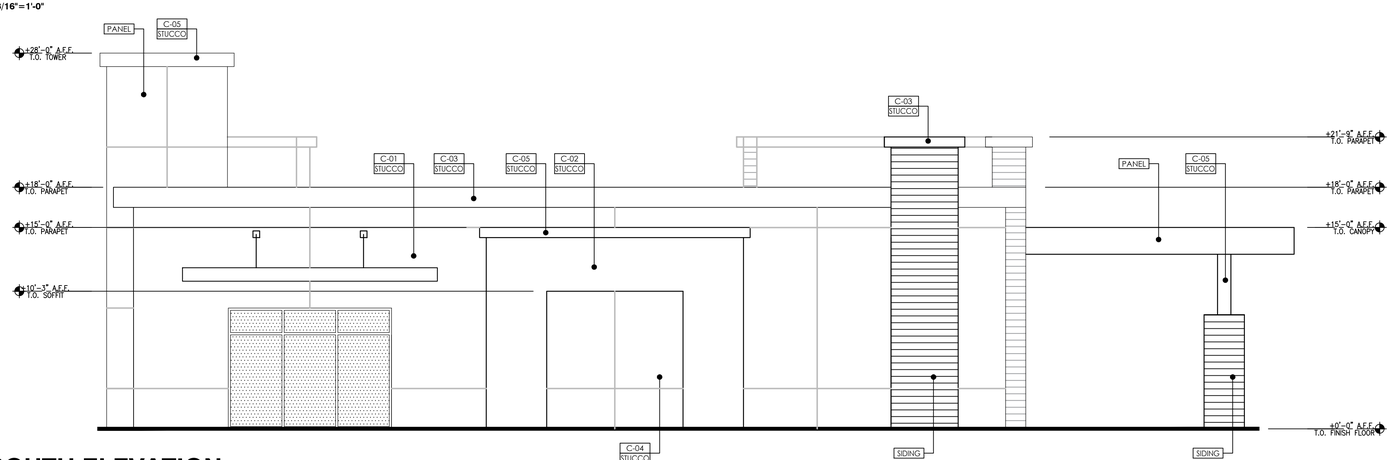
B EAST ELEVATION

SCALE: 3/16"=1'-0"



C NORTH ELEVATION

SCALE: 3/16"=1'-0"



D SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR

6

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

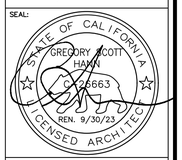
CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04.360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

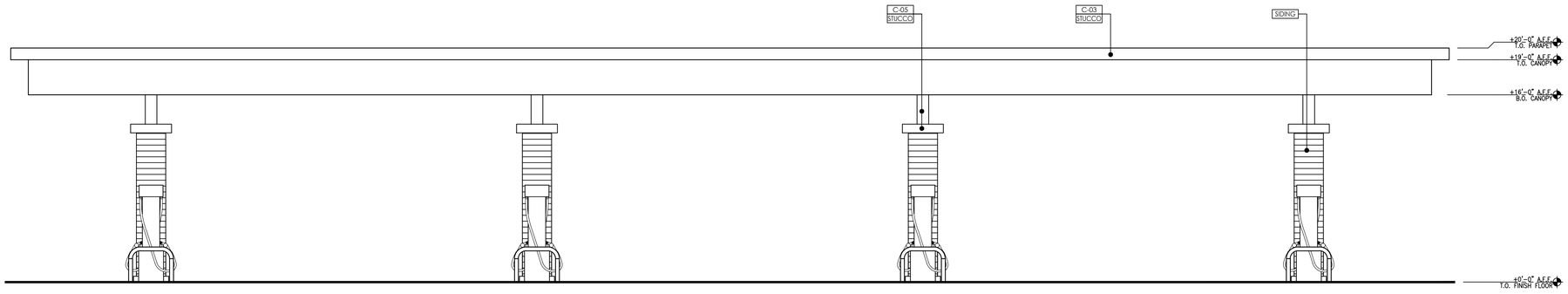
DRAWING TITLE:

BANK ELEVATIONS

SHEET NO:

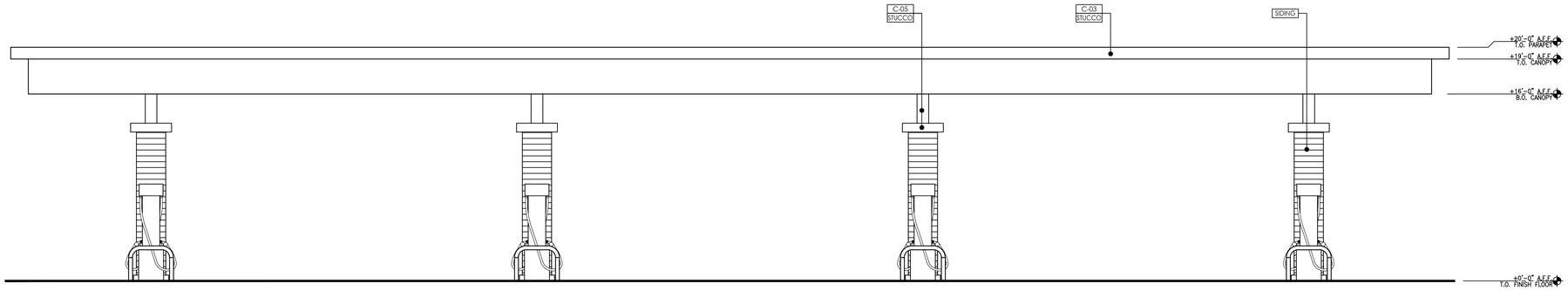
A 2.5

COPYRIGHT EMPIRE DESIGN GROUP



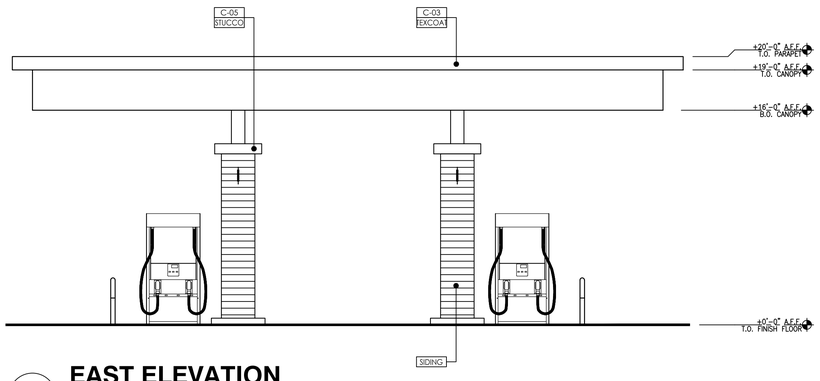
A NORTH ELEVATION

SCALE: 3/16"=1'-0"



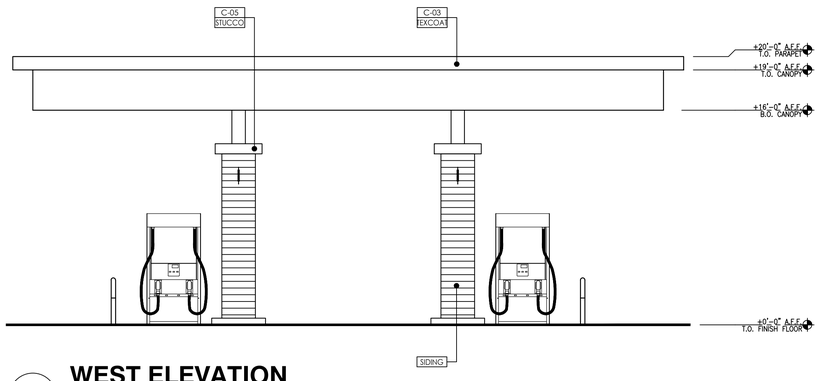
B SOUTH ELEVATION

SCALE: 3/16"=1'-0"



C EAST ELEVATION

SCALE: 3/16"=1'-0"



D WEST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH [20/30 SAND FLOAT] OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

6

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

Date: MAY 20, 2020
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

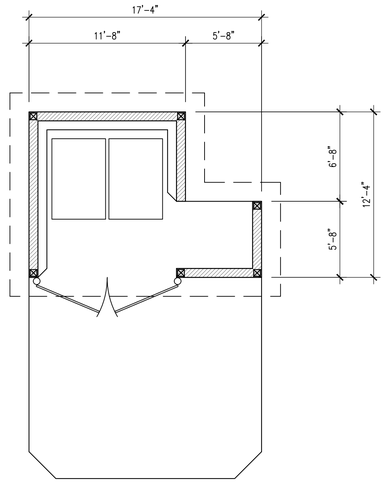
DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

CANOPY ELEVATIONS

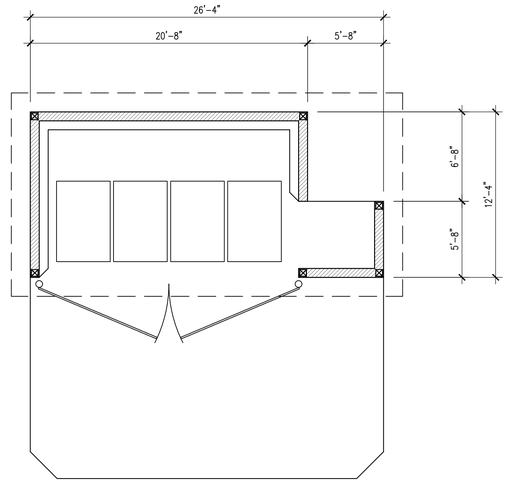
SHEET NO:

A 2.6



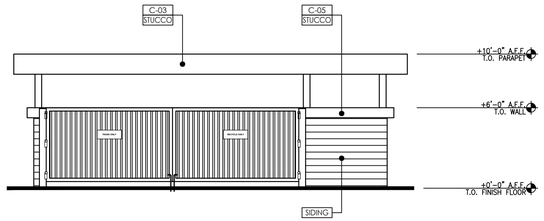
A FLOOR PLAN

SCALE: 3/16"=1'-0"



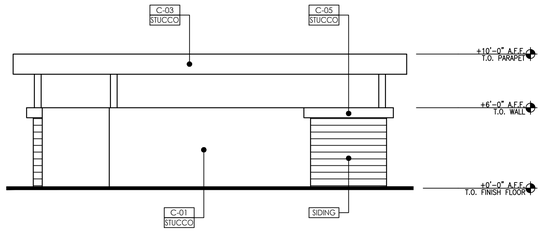
B FLOOR PLAN

SCALE: 3/16"=1'-0"



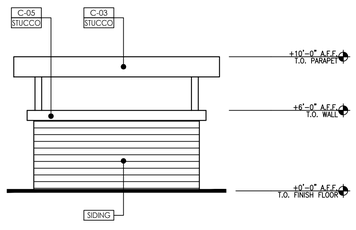
1 TYPICAL FRONT ELEVATION

SCALE: 3/16"=1'-0"



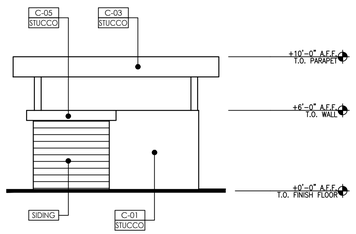
2 TYPICAL REAR ELEVATION

SCALE: 3/16"=1'-0"



3 TYPICAL SIDE ELEVATION

SCALE: 3/16"=1'-0"



4 TYPICAL SIDE ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

4

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

6

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/23
LICENSED ARCHITECT

Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

TRASH ENCLOSURE PLAN

SHEET NO:

A 2.7

PLOTTED: 7/14/22 3:29 PM

KEYED NOTES:

1. LINE OF FINISH GRADE
2. METAL FABRICATED AWNING
3. METAL SHADE COVER
4. FOUNDATION AND CONNECTION BY STRUCTURAL ENGINEER

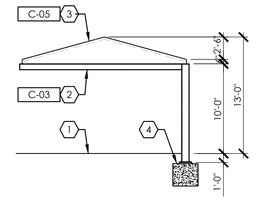
EXTERIOR PAINTS:

C-03 SW - 2835, "CRAFTSMAN BROWN"

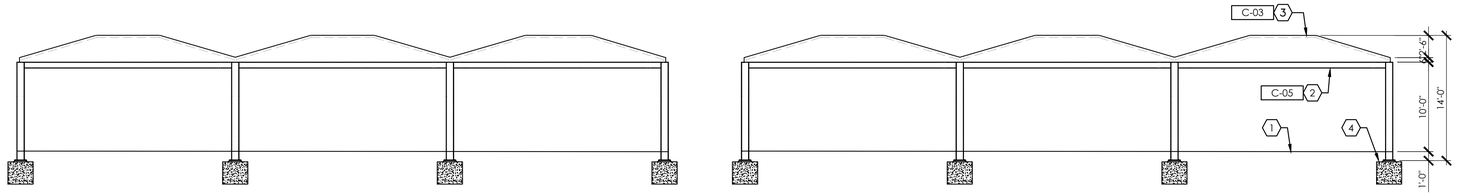
C-05 SW - 7011, "NATURAL CHOICE"

GENERAL NOTES:

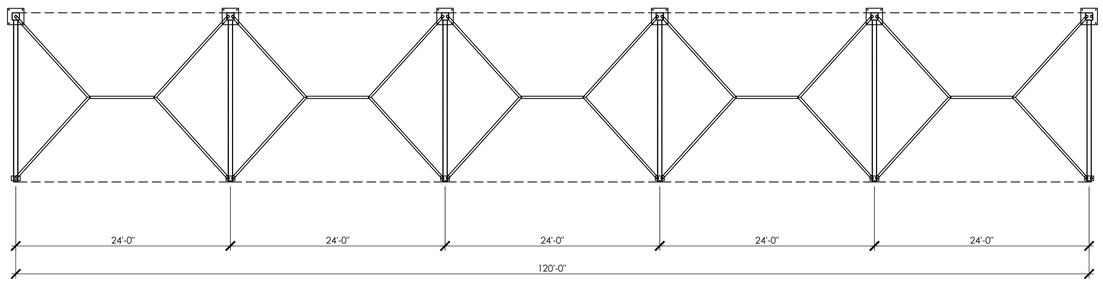
1. SIGNS ARE NOT PART OF THIS REVIEW.

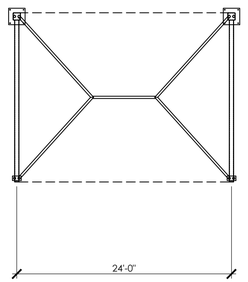


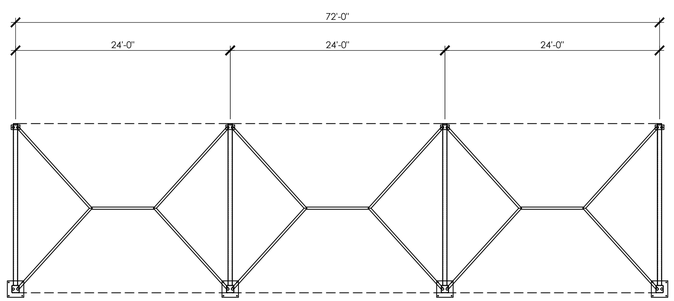
A — **AWNING SIDE VIEW (TYP.)**
SCALE: 1/8"=1'-0"

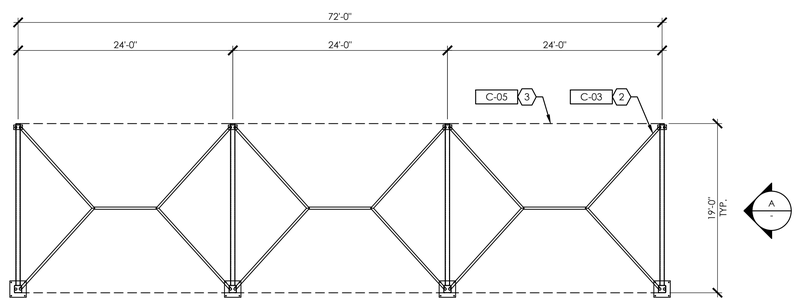


B — **AWNING FRONT VIEW (TYP.)**
SCALE: 1/8"=1'-0"









B

1 — **AWNING FLOOR PLAN**
SCALE: 1/8"=1'-0"

A

EMPIRE DESIGN GROUP Inc.

511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesignsgroup.biz

All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

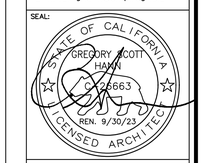
CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

VACUUM AWNING PLAN

SHEET NO:

A 2.8

TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCOPE:
THE INTENT OF THIS MAP IS TO SUBDIVIDE EXISTING PARCEL INTO EIGHT PROPOSED PARCELS FOR FUTURE DEVELOPMENT.

EXISTING AND PROPOSED ZONING:
THE LAND IS CURRENTLY, AND SHALL REMAIN, IN ZONING DISTRICT "COMU – CORRIDOR MIXED USE"

EXISTING LEGAL DESCRIPTION:
LOT 8 IN BLOCK 102 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN: 479-631-010

BASIS OF BEARING:
THE CENTERLINE OF ALESSANDRO BLVD, BEING NORTH 89°33'32" WEST, AS SHOWN ON TRACT MAP FILED IN BOOK 157, PAGE 62 OF MAPS, COUNTY OF RIVERSIDE.

LAND OWNER:
NORTHWEST MORENO PROPERTIES, LLC
3017 E. EDINGER AVENUE
TUSTIN, CA 92780

FEMA ZONE:
FLOOD MAP 06065C0765G
CITY OF MORENO VALLEY
COMMUNITY NUMBER 065074
ZONE X

CONTIGUOUS OWNERSHIP:
THIS TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

APPLICANT:
NORTHWEST MORENO PROPERTIES, LLC
3017 E. EDINGER AVENUE
TUSTIN, CA 92780

SURVEYOR:
PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
714-385-1835

GEOLOGICAL HAZARDS:
SITE IS NOT WITHIN A EARTHQUAKE FAULT ZONE.
SITE IS NOT WITHIN A LIQUEFACTION ZONE.
SITE IS NOT WITHIN A LANDSLIDE ZONE.

ARCHITECT:
EMPIRE DESIGN GROUP, INC.
24861 WASHINGTON AVENUE
MURRIETA, CA 92562
951-696-1490

ENGINEER:
PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
714-385-1835

FLOOD HAZARDS:
SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITY PROVIDERS:
SEWER:
MORENO VALLEY PUBLIC WORKS
951-413-3100

WATER:
EASTERN MUNICIPAL WATER DISTRICT
714-765-3300

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
800-655-4555

GAS:
THE GAS COMPANY
800-427-2200

TRASH:
WASTE MANAGEMENT OF INLAND VALLEY
800-423-9986

TELEPHONE:
AT&T
800-750-2355

CABLE:
SPECTRUM
855-757-7328

PROPERTY INFORMATION:
EXISTING PARCELS
PARCEL 1
GROSS AREA: 8.516 ACRES
NET AREA: 8.440 ACRES
APN: 479-631-010

ADJACENT PROPERTIES WITHIN 100 RADIUS ARE ZONED AS FOLLOWS:

NORTH: SINGLE FAMILY RESIDENTIAL (R5)
SOUTH: CORRIDOR MIXED-USE (COMU)
EAST: DOWNTOWN CENTER (DC)
WEST: SINGLE FAMILY RESIDENCE (R5)
CORRIDOR MIXED-USE (COMU)

PROPOSED PARCELS
PARCEL 1
GROSS AREA: 0.876 ACRES
NET AREA: 0.876 ACRES

PARCEL 2
GROSS AREA: 1.023 ACRES
NET AREA: 1.023 ACRES

PARCEL 3
GROSS AREA: 0.600 ACRES
NET AREA: 0.600 ACRES

PARCEL 4
GROSS AREA: 0.725 ACRES
NET AREA: 0.725 ACRES

PARCEL 5
GROSS AREA: 0.957 ACRES
NET AREA: 0.957 ACRES

PARCEL 6
GROSS AREA: 1.051 ACRES
NET AREA: 1.051 ACRES

PARCEL 7
GROSS AREA: 1.183 ACRES
NET AREA: 1.183 ACRES

PARCEL 8
GROSS AREA: 1.557 ACRES
NET AREA: 1.557 ACRES

BENCHMARK:
BENCHMARK USED FROM RIVERSIDE COUNTY LISTED AS FOLLOWS:

DESIGNATION – M-40-5
DATUM – NGVD29
STATE/COUNTY – CA/RIVERSIDE
ELEVATION – 1584.492

AT THE SOUTHEAST CORNER OF LASSELLE STREET AND ALESSANDRO BOULEVARD; 49.0 FEET EAST OF LASSELLE STREET (AS EXISTING APRIL 1970); 44.0 FEET SOUTH OF ALESSANDRO BOULEVARD; 1.0 FEET SOUTH WEST OF TELEPHONE POLE #6353; 1.0 FOOT NORTHEAST OF A MARKER POST, A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED M-40-5-63

ADJACENT PROPERTY INFORMATION:
APN: 479-631-001
ADDRESS: 13884 CHERVIL CT
OWNER: GABINO GARCIA & JOANNE M GARCIA
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-002
ADDRESS: 13898 CHERVIL CT
OWNER: CRUZ EVELYN LIVING TRUST
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-003
ADDRESS: 13912 CHERVIL CT
OWNER: ANGELA R CLARK LOUQUE
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-004
ADDRESS: 13926 CHERVIL CT
OWNER: FRANCISCO JAVIER NUNEZ JR
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-005
ADDRESS: 13940 CHERVIL CT
OWNER: TYLER J MEZZANATTO
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-006
ADDRESS: 13954 CHERVIL CT
OWNER: NAIMA MUBAREK ZEROUALI
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-007
ADDRESS: 13968 CHERVIL CT
OWNER: LEON ROBERT MANUEL & PANOSSIAN GUIRAGOS
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-008
ADDRESS: 13996 CHERVIL CT
OWNER: MARTINEZ MIGUEL & MARTINEZ MARIA LUISA & MARTINEZ DARIO
ZONING: R5 – SINGLE FAMILY RESIDENTIAL

APN: 479-631-009
ADDRESS: 25876 ALESSANDRO BLVD
OWNER: SU CHIN WU
ZONING: COMU – CORRIDOR MIXED-USE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'44"W	29.50'
L2	N00°26'15"E	32.07'
L3	N42°10'36"W	33.97'
L4	N45°26'18"E	5.66'
L5	N00°26'15"E	26.65'
L6	N00°26'15"E	26.66'
L7	N44°33'49"W	5.66'
L8	N45°26'28"E	32.53'
L9	N89°33'32"W	25.00'
L10	N89°25'59"W	4.03'
L11	N44°33'42"W	5.66'
L12	N89°33'32"W	18.00'
L13	N89°33'32"W	25.00'
L14	N45°26'18"E	5.66'
L15	N44°33'32"W	5.66'
L16	N89°33'32"W	38.00'
L17	N45°24'23"E	5.65'
L18	N42°11'02"W	33.98'
L19	N00°26'15"E	20.00'
L20	N89°33'44"W	14.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°37'00"	53.00'	20.92'
C2	22°37'12"	77.00'	30.40'
C3	22°37'48"	77.00'	30.41'
C4	22°35'48"	53.00'	20.90'

SURVEYOR'S STATEMENT
I HEREBY STATE THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EMPIRE DESIGN GROUP.

DATED: DECEMBER 20, 2022

GREGORY S. MCELVAIN, P.L.S. 9697
LICENSE EXPIRES 09-30-2024

ACCESS NOTES:
ACCESS TO PARCELS 3 AND 4 TO BE GRANTED BY RECIPROCAL ACCESS AGREEMENT AND CC&RS FOR OVERALL DEVELOPMENT.

EASEMENT NOTES:
THE INFORMATION WAS COMPILED FROM FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY REPORT ORDER NO. NCS-1007253-ONT1, DATED OCTOBER 26, 2022.

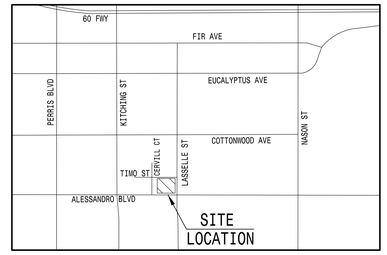
(X) DENOTES PLOTTED AS SHOWN

(10) AN EASEMENT FOR NON-EXCLUSIVE DRIVEWAY AND INCIDENAL PURPOSES, RECORDED JANUARY 31, 1995 AS INSTRUMENT NO. 1995-31317 OF OFFICIAL RECORDS.

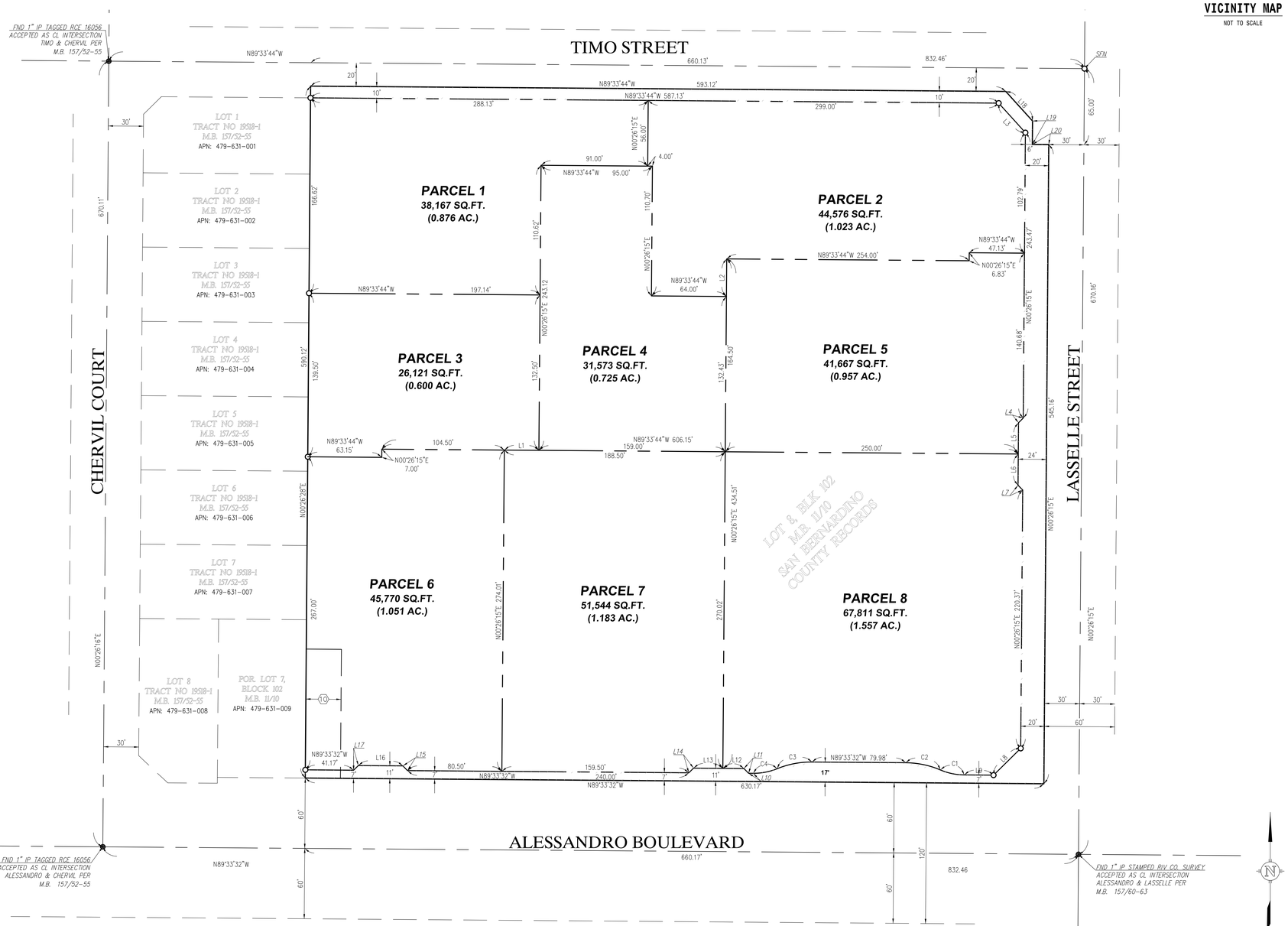
IN FAVOR OF: JESUS CASTRELLON AND VIRGINIA CASTRELLON

THIS EASEMENT TO BE ABANDONED UPON APPROVAL.

DEDICATION NOTES:
DENOTES AREA OF PROPOSED DEDICATION FOR PUBLIC RIGHT OF WAY PURPOSES. DEDICATED HEREON.



VICINITY MAP
NOT TO SCALE



MONUMENTS:
● – INDICATES FOUND MONUMENT AS NOTED
○ – INDICATES PROPERTY CORNERS/PROPOSED PROPERTY CORNERS/SFN

REVISIONS					
DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF
CHECKED BY: GSM
DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN 12-20-2022 DATE

PROFESSIONAL LAND SURVEYOR GREGORY MCELVAIN 9679 STATE OF CALIFORNIA

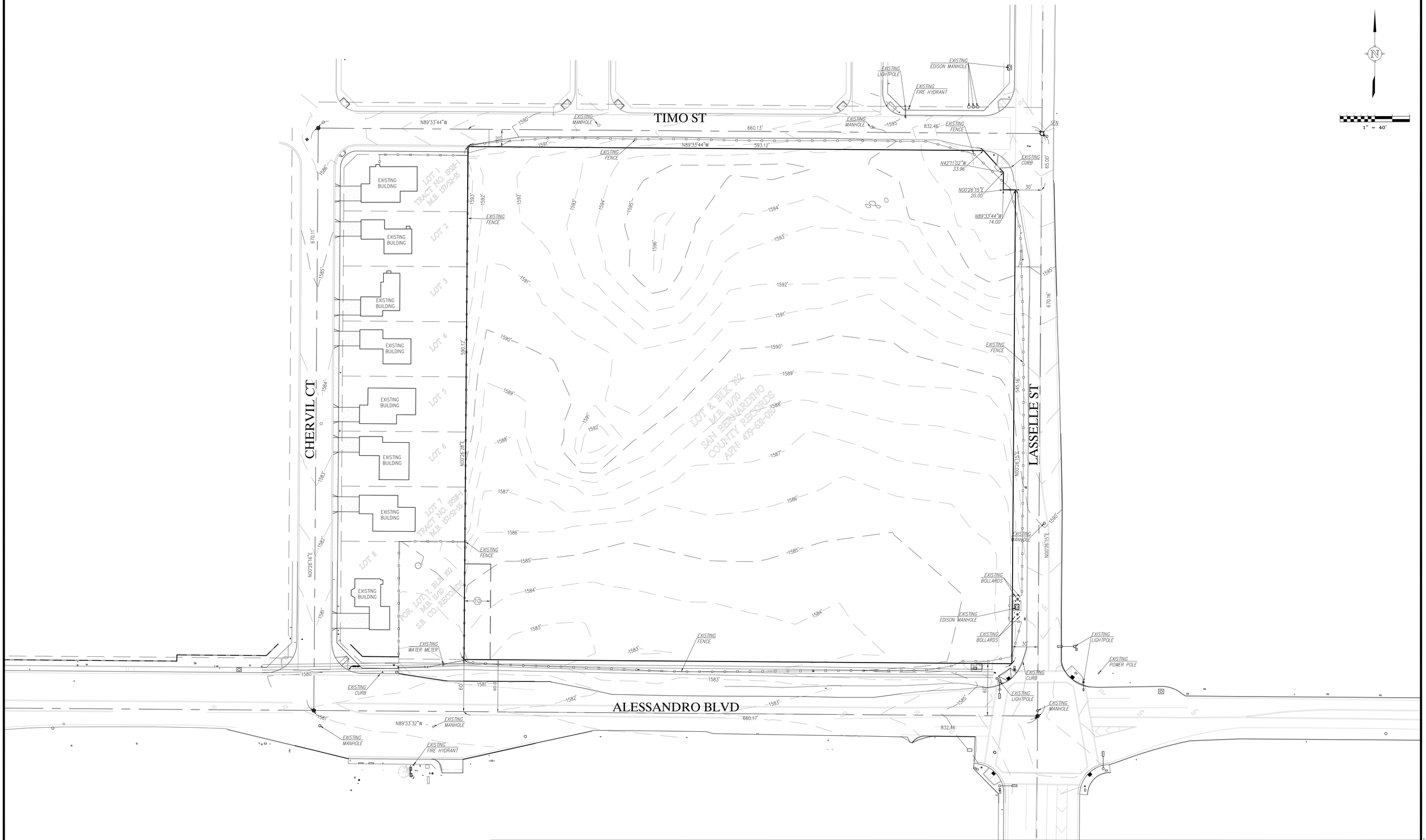
TENTATIVE TRACT MAP
TITLE SHEET & BOUNDARY

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

DRAWING NO. TTM 01
SHEET: 1 OF 6
PROJECT NO. 2001078

THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF PLUMP ENGINEERING INC. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PLUMP ENGINEERING, INC.

TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



N

1" = 40'

REVISIONS					
DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF

CHECKED BY: GSM

DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL, SURVEYING, ARCHITECTURAL
AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN — 12-20-2022 DATE

PROFESSIONAL LAND SURVEYOR GREGORY MCELVAIN 9679 STATE OF CALIFORNIA

TENTATIVE TRACT MAP
EXISTING CONDITIONS

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

DRAWING NO.
TTM 02

SHEET: 2 OF 6

PROJECT NO.
2001078

THE INFORMATION AND DESIGN CONTAINED IN THESE PLANS IS THE SOLE PROPERTY OF PLUMP ENGINEERING INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PLUMP ENGINEERING, INC. IS PROHIBITED. ANY VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

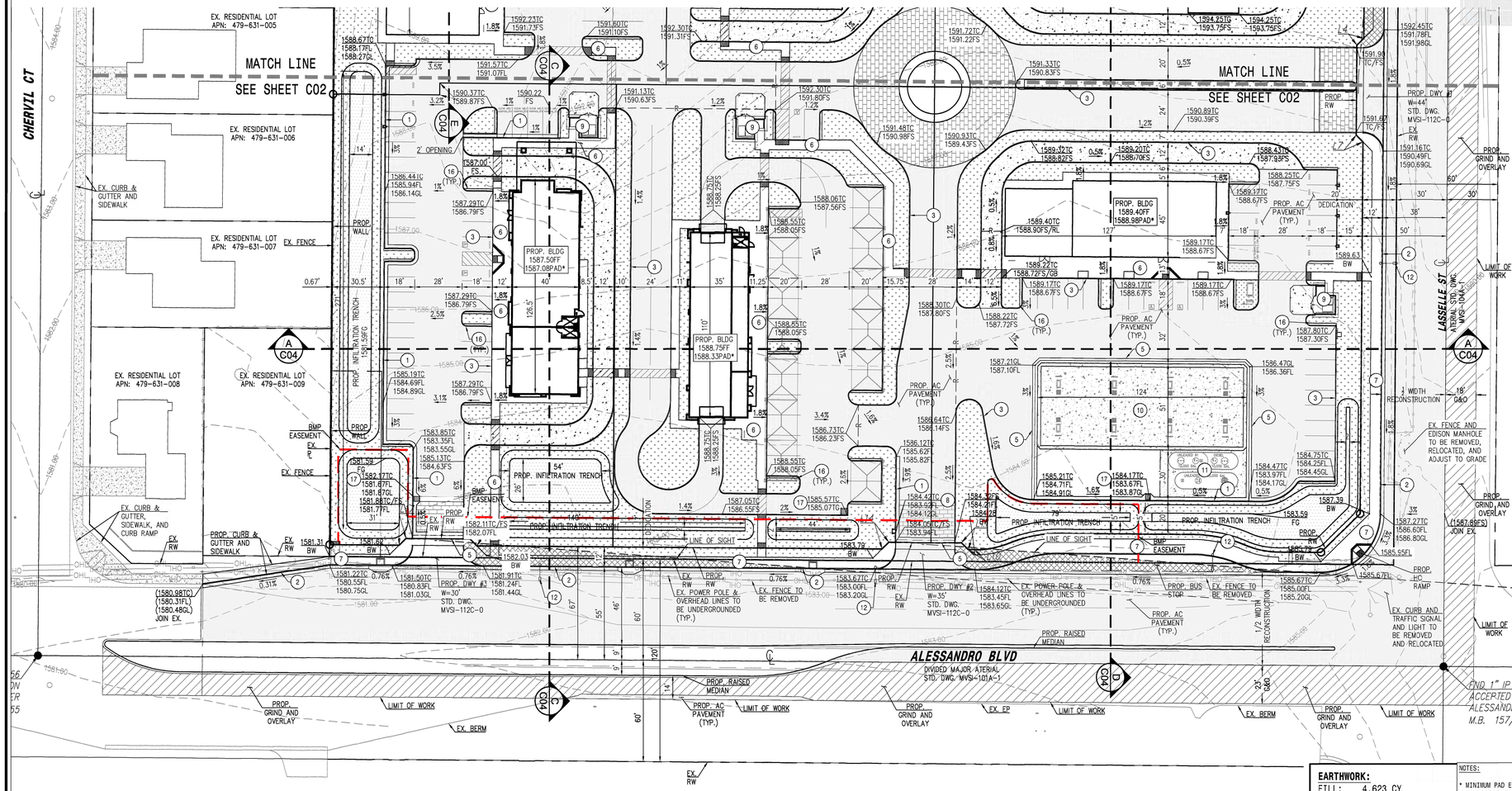
TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

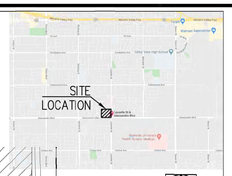
PRELIMINARY GRADING PLAN

FOR

COMMERCIAL RETAIL

NWC ALESSANDRO BLVD. & LASSELLE ST., MORENO VALLEY CA 92553





VICINITY MAP N.T.S. N.A.

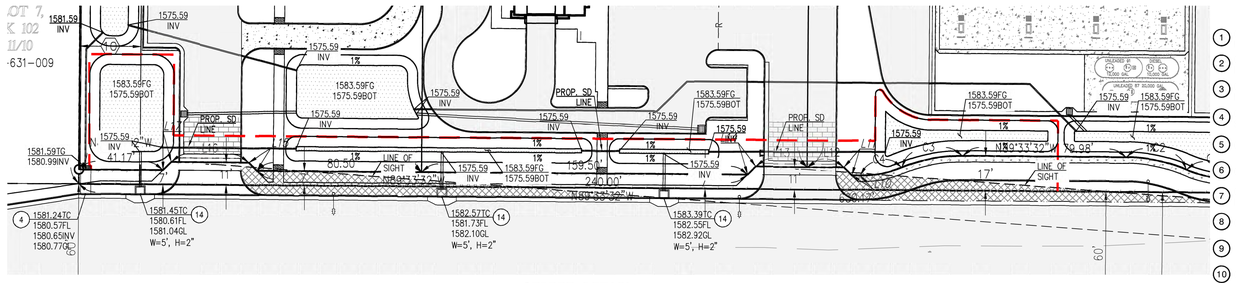
PROJECT INFORMATION:

ENGINEER
PLUMP ENGINEERING INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714)385-1835
EMAIL: TROY@PEICA.COM

ARCHITECT
EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETTA, CA 92562
(951) 696-1490
EMAIL: GHANN@EMPIREGR.BIZ

LEGEND:

- LANDSCAPE AREA
- INFILTRATION TRENCH AREA
- AC PAVEMENT
- PCC PAVEMENT
- GRIND & OVERLAY
- CONCRETE PAVERS
- LINE OF SIGHT AREA
- BMP EASEMENT



STREET DETAIL
SCALE: 1"=30'

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120A-0
2. CONSTRUCT 8" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120B-0
3. CONSTRUCT 6" CONCRETE CURB PER CITY MORENO VALLEY STD. DWG. MVSI-121A-0
4. CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF MORENO VALLEY STD. DWG. MVSI-151A-0
5. CONSTRUCT CONCRETE V-GUTTER
6. CONSTRUCT 4" CONCRETE WALKWAY
7. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. DWG. MVSI-115A-0
8. CONSTRUCT CURB OPENING PER DETAIL GR-1 ON SHEET C04.1
9. TRASH ENCLOSURE PER ARCHITECTURAL PLAN SET
10. GAS STATION PER ARCHITECTURAL/STRUCTURAL PLAN SET
11. UNDERGROUND GAS TANK PER PLUMBING PLAN SET
12. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400B-2
13. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400A-2
14. CONSTRUCT CATCH BASIN PER CITY OF MORENO VALLEY STD. DWG. MVFE-300A-0
16. CONSTRUCT STEP-THROUGH CURB PER DETAIL GR-2 ON SHEET C04.1
17. CONSTRUCT 12"x12" STORM DRAIN INLET

EARTHWORK:

FILL:	4,623 CY
CUT:	5,709 CY
EXPORT:	1,982 CY

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:
* MINIMUM PAD ELEVATION PER SOIL RECOMMENDATIONS
* IF PROPERTY SUBDIVIDED, CC & Rs OR RECIPROCAL ACCESS AGREEMENT WILL BE REQUIRED.

30' 0 30' 60' 90'
SCALE: 1" = 30'

N

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER TRYFON P. TRYFONOPOULOS NO. 65859 EXP.12/31/23 CIVIL STATE OF CALIFORNIA

Date:	12/20/2022
Project Number:	2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY:	TT
CHECKED BY:	TT
DRAWN BY:	AA/JT/NA/DD

DRAWING TITLE:
PRELIMINARY GRADING PLAN

SHEET NO:
C01

REVISIONS

DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF
CHECKED BY: GSM
DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN 12-20-2022 DATE

PROFESSIONAL LAND SURVEYOR GREGORY MCELVAIN 8679 STATE OF CALIFORNIA

TENTATIVE TRACT MAP
PROPOSED IMPROVEMENTS & GRADING

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

DRAWING NO.
TTM 03

SHEET: 3 OF 6

PROJECT NO.
2001078

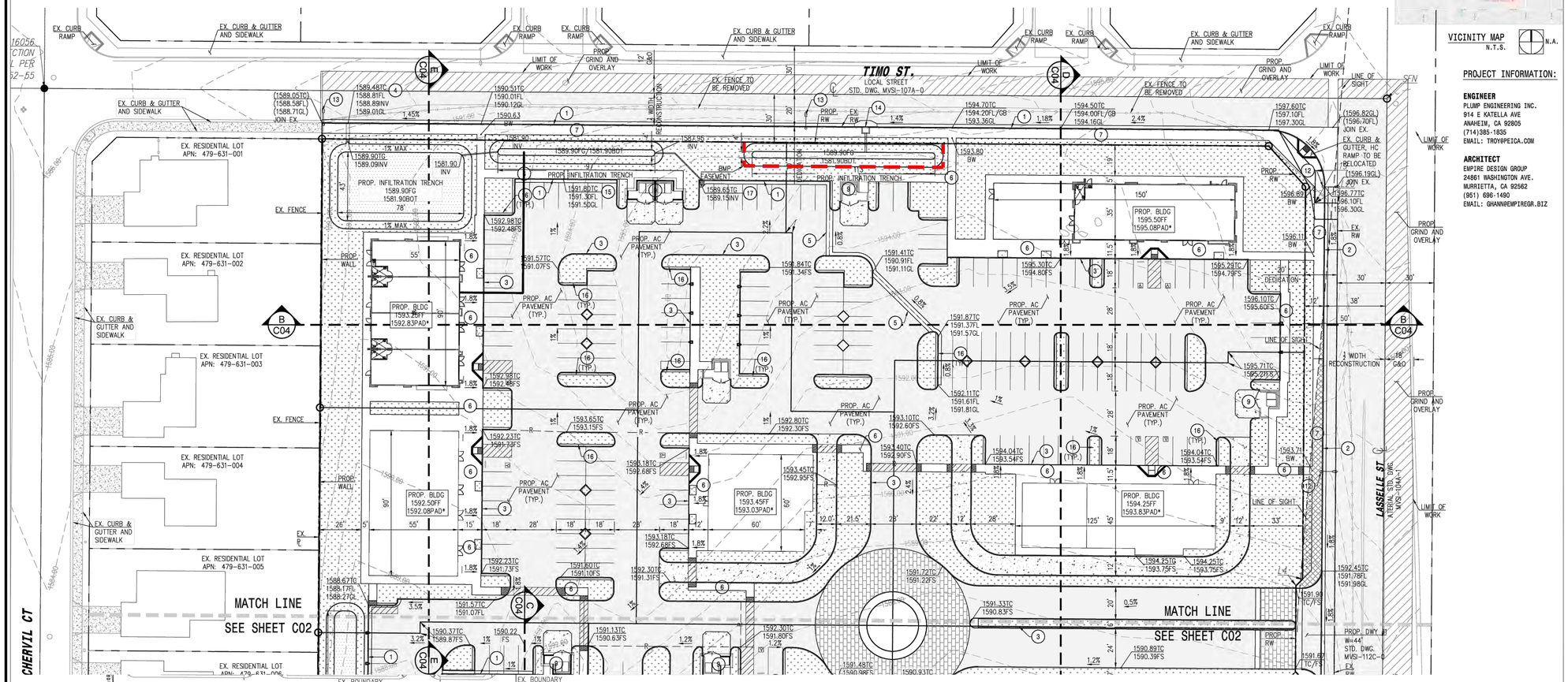
TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

FOR

COMMERCIAL RETAIL

NWC ALESSANDRO BLVD. & LASSELLE ST., MORENO VALLEY CA 92553

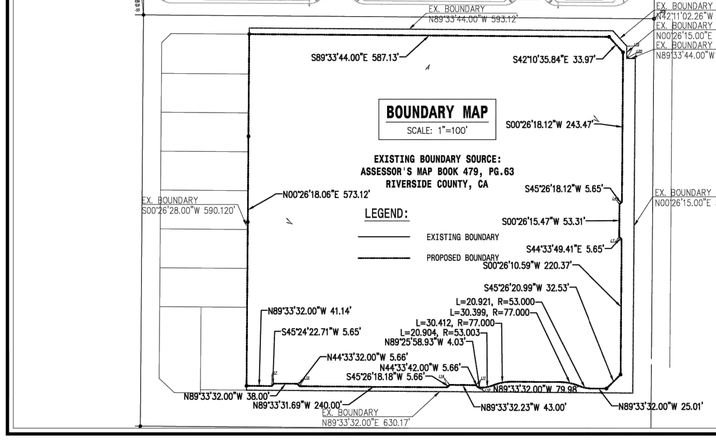


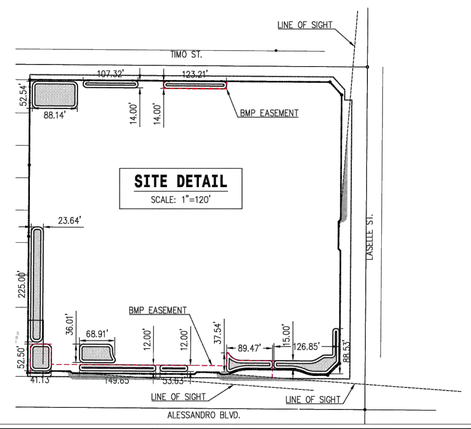
VICINITY MAP N.T.S. N.A.

PROJECT INFORMATION:

ENGINEER
PLUMP ENGINEERING INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714)385-1835
EMAIL: TROY@PEICA.COM

ARCHITECT
EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETTA, CA 92562
(951) 696-1490
EMAIL: GHANN@EMPIREGR.BIZ





CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120A-0
2. CONSTRUCT 8" CONCRETE CURB & GUTTER PER CITY MORENO VALLEY STD. DWG. MVSI-120B-0
3. CONSTRUCT 6" CONCRETE CURB PER CITY MORENO VALLEY STD. DWG. MVSI-121A-0
4. CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF MORENO VALLEY STD. DWG. MVSI-151A-0
5. CONSTRUCT CONCRETE V-GUTTER
6. CONSTRUCT 4" CONCRETE WALKWAY
7. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. DWG. MVSI-115A-0
8. CONSTRUCT CURB OPENING PER DETAIL GR-1 ON SHEET C04.1
9. TRASH ENCLOSURE PER ARCHITECTURAL PLAN SET
12. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400B-2
13. FURNISH & INSTALL STREET LIGHT PER CITY OF MORENO VALLEY STD. DWG. MVLT-400A-2
15. CONSTRUCT SIDEWALK UNDERDRAIN
16. CONSTRUCT STEP-THROUGH CURB PER DETAIL GR-2 ON SHEET C04.1

LEGEND:

- LANDSCAPE AREA
- INFILTRATION TRENCH AREA
- AC PAVEMENT
- PCC PAVEMENT
- GRIND & OVERLAY
- CONCRETE PAVERS
- LINE OF SIGHT AREA
- BMP EASEMENT

NOTE:
* MINIMUM PAD ELEVATION PER SOIL RECOMMENDATIONS

EARTHWORK:

FILL:	4,623 CY
CUT:	5,709 CY
EXPORT:	1,982 CY

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

30' 0 30' 60' 90'
SCALE: 1" = 30'

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP, Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

Date: 12/21/2022
Project Number: 2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD

DRAWING TITLE:
PRELIMINARY GRADING PLAN

SHEET NO:
C02

REVISIONS

DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF
CHECKED BY: GSM
DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN 12-20-2022 DATE

PROFESSIONAL LAND SURVEYOR GREGORY MCELVAIN 9679 STATE OF CALIFORNIA

TENTATIVE TRACT MAP
PROPOSED IMPROVEMENTS & GRADING

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

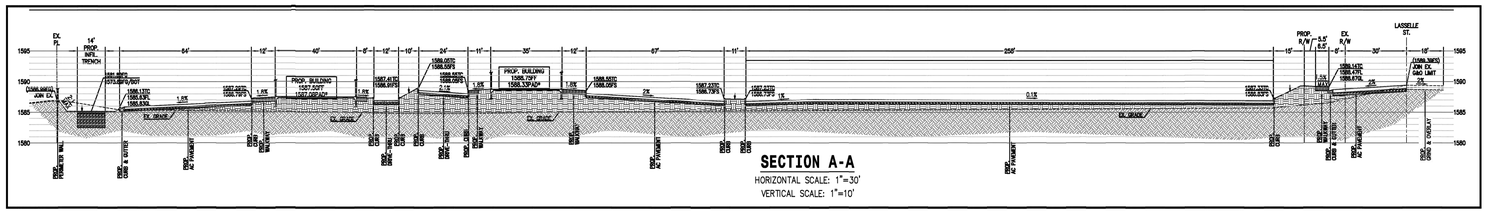
DRAWING NO.
TTM 04

SHEET: 4 OF 6

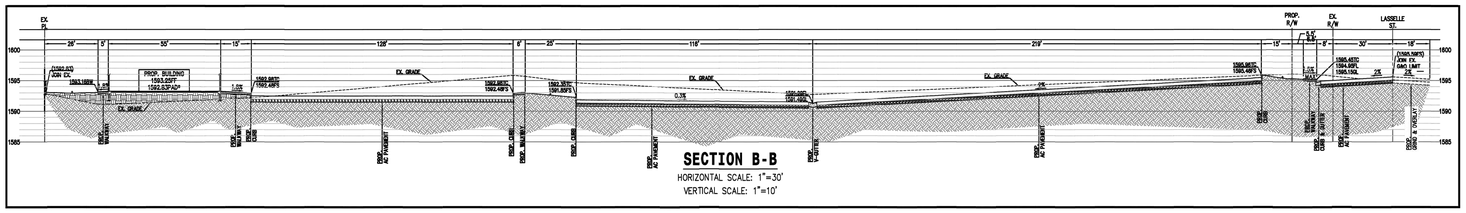
PROJECT NO.
2001078

THE DESIGNS SHOWN AND DESCRIBED ON THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PLUMP ENGINEERING INC. AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WHEN EXPRESSLY AUTHORIZED IN WRITING BY PLUMP ENGINEERING INC. ANY REPRODUCTION OF THESE PLANS AND SPECIFICATIONS OR ANY PORTION THEREOF WITHOUT THE WRITTEN CONSENT OF PLUMP ENGINEERING INC. IS PROHIBITED.

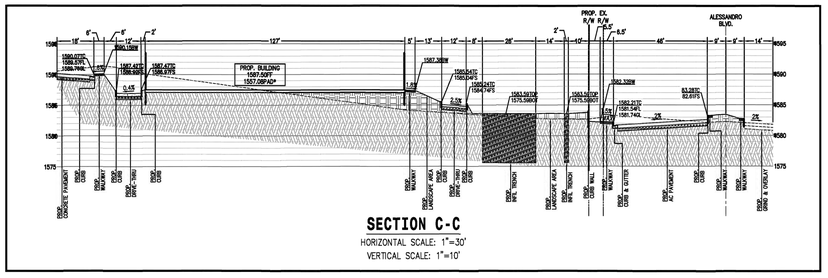
TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



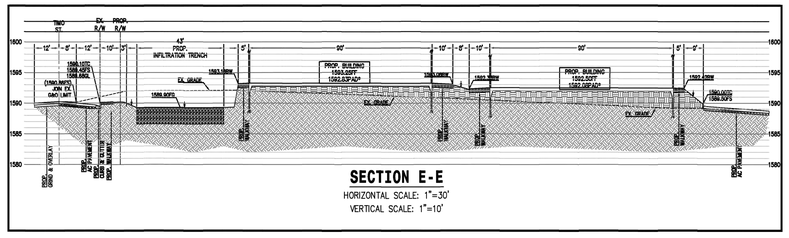
SECTION A-A
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



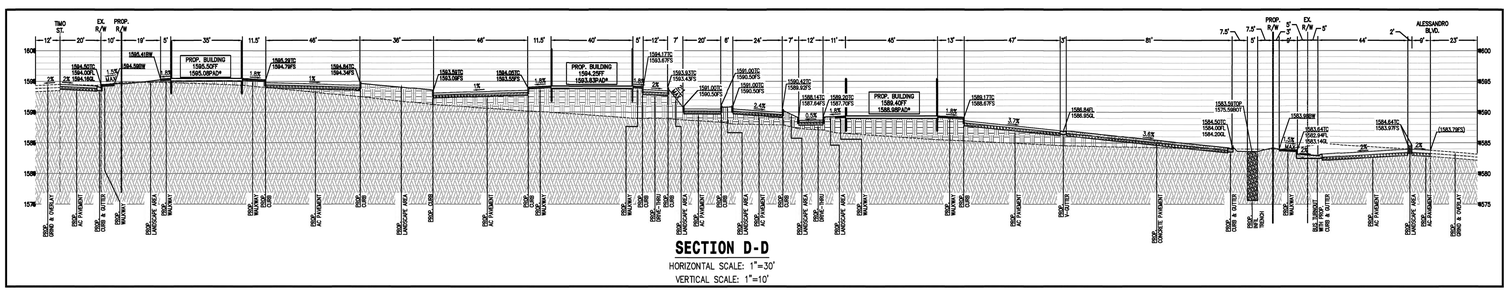
SECTION B-B
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



SECTION C-C
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



SECTION E-E
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



SECTION D-D
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE, ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date: 12/20/2022
Project Number: 2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AA/JT/NA/DD

DRAWING TITLE:
SECTIONS

SHEET NO:
C04

REVISIONS					
DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF
CHECKED BY: GSM
DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN — 12-20-2022 DATE

PROFESSIONAL LAND SURVEYOR GREGORY MCELVAIN 9679 STATE OF CALIFORNIA

TENTATIVE TRACT MAP
SECTIONS

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

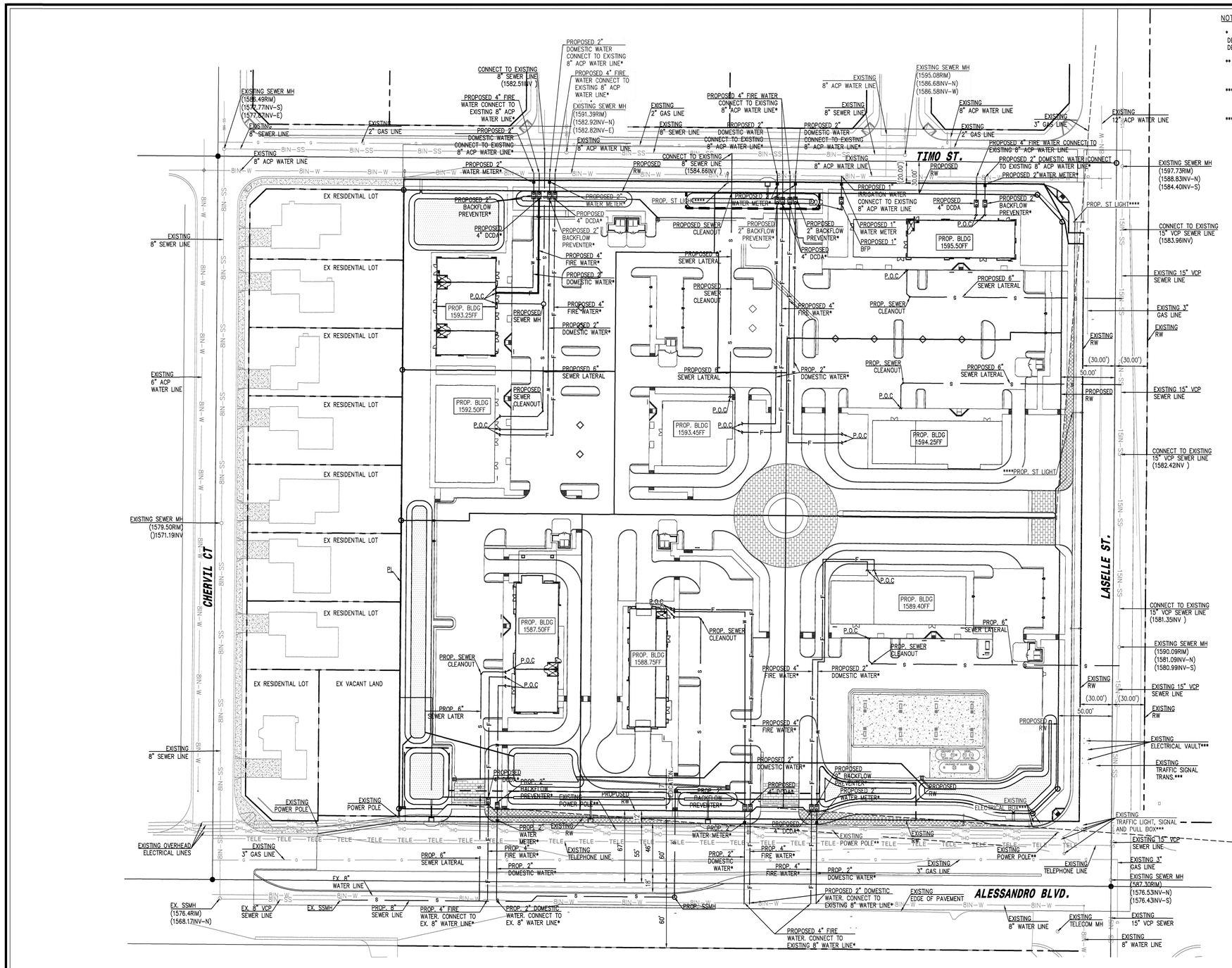
DRAWING NO.
TTM 05

SHEET: 5 OF 6

PROJECT NO.
2001078

THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF PLUMP ENGINEERING INC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PLUMP ENGINEERING INC.

TENTATIVE TRACT MAP NO. 38621
LOCATED IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:
EMPIRE DESIGN GROUP, Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
NORTHWEST MORENO PROPERTIES LLC

COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP.12/31/23
CIVIL
STATE OF CALIFORNIA

Date:	12/20/2022
Project Number:	2001078

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY:	TT
CHECKED BY:	TT
DRAWN BY:	AA/JT/NA/DD

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

SHEET NO:
C05

REVISIONS

DATE	NO.	DESCRIPTION	BY	CH'K	APP

DRAWN BY: RDF

CHECKED BY: GSM

DATE: 12-20-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

GREGORY S. MCELVAIN 12-20-2022
DATE

PROFESSIONAL LAND SURVEYOR
GREGORY MCELVAIN
9679
STATE OF CALIFORNIA

TENTATIVE TRACT MAP
EXSITING & PROPOSED
UTILITIES

NWC ALESSANDRO BLVD & LASSELLE ST.
MORENO VALLEY, CA 92553

DRAWING NO.
TTM 06

SHEET: 6 OF 6

PROJECT NO.
2001078

THE IDEAS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE EMPIRE DESIGN GROUP, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE EMPIRE DESIGN GROUP, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THESE DRAWINGS ARE NOT TO BE SCALED.