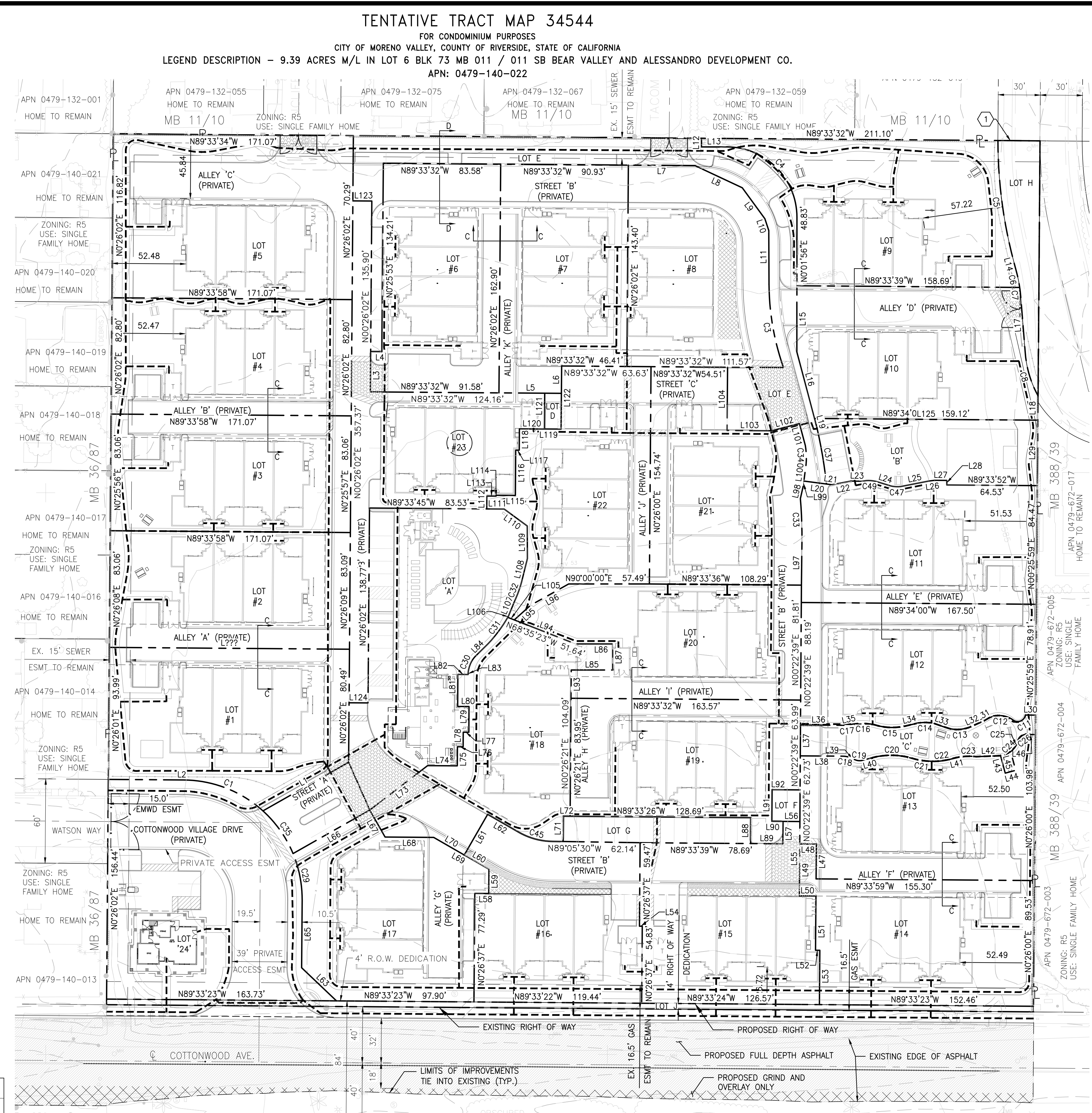


LINE DATA			LINE DATA			CURVE DATA			
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	CURVE #	RADIUS	LENGTH	DELTA
L1	N60°26'21"E	70.14'	L65	N00°26'30"E	48.05'	C1	85.00'	61.92'	41°44'09"
L2	N89°33'37"W	53.74'	L66	N60°26'20"E	62.81'	C3	181.50'	60.64'	19°08'33"
L3	N00°26'02"E	28.69'	L67	S29°33'40"E	22.12'	C4	50.00'	78.57'	90°01'56"
L4	S89°33'40"E	8.00'	L68	S89°33'39"E	34.64'	C5	335.00'	86.81'	14°50'49"
L5	S89°33'32"E	32.58'	L69	S60°05'20"E	45.36'	C6	95.00'	10.87'	6°33'15"
L6	S00°34'08"W	19.50'	L70	N60°05'20"W	25.09'	C7	95.00'	6.11'	3°41'06"
L7	S89°33'32"E	47.40'	L71	S00°26'37"W	18.06'	C8	75.00'	31.85'	24°19'42"
L8	S64°53'28"E	37.25'	L72	N89°33'26"W	4.81'	C11	5.60'	10.51'	107°39'36"
L9	S36°07'44"E	27.31'	L73	N52°29'36"E	51.92'	C12	16.72'	20.75'	71°05'37"
L10	S18°12'00"E	8.80'	L74	S89°38'47"E	21.17'	C13	24.92'	19.38'	44°33'18"
L11	S00°16'16"E	38.19'	L75	N00°22'55"E	13.58'	C14	28.64'	12.78'	25°33'57"
L12	N00°26'28"E	6.17'	L76	S89°32'33"E	4.08'	C15	42.00'	22.35'	30°29'34"
L13	N90°00'00"W	17.99'	L77	S89°38'47"E	4.00'	C16	38.45'	16.11'	24°35'47"
L14	S14°50'11"E	8.41'	L78	N00°21'13"E	10.38'	C17	12.00'	2.42'	11°33'42"
L15	N00°01'56"E	47.14'	L79	N00°20'00"E	18.30'	C18	12.00'	4.62'	22°03'38"
L16	N14°50'26"W	49.01'	L80	N89°38'47"W	8.08'	C19	8.00'	5.28'	37°46'56"
L17	S04°35'50"E	41.02'	L81	N00°22'09"E	22.82'	C20	52.00'	24.93'	27°28'23"
L18	S00°26'01"W	17.28'	L82	S89°35'53"E	7.32'	C21	64.77'	18.35'	16°14'01"
L19	N14°50'26"W	7.23'	L83	N00°26'21"E	1.05'	C22	41.66'	10.87'	14°57'22"
L20	S82°31'22"E	20.55'	L84	N45°26'21"E	12.76'	C23	46.83'	11.28'	13°47'38"
L21	N82°31'22"W	4.33'	L85	N90°00'00"E	29.63'	C24	14.30'	2.82'	11°17'59"
L22	S79°07'19"W	14.12'	L86	N90°00'00"W	26.74'	C25	14.38'	6.87'	27°22'03"
L23	N88°43'11"W	7.17'	L87	N00°00'00"E	18.63'	C26	5.96'	7.58'	72°47'59"
L24	N73°05'33"W	10.41'	L88	N00°26'37"E	18.50'	C29	85.00'	34.12'	22°59'55"
L25	S78°54'44"W	19.13'	L89	N89°33'39"W	22.95'	C30	19.18'	13.00'	38°49'56"
L26	S82°57'36"W	4.02'	L90	S89°33'39"E	8.00'	C31	99.29'	23.69'	13°40'19"
L27	N89°33'39"W	8.72'	L91	S00°26'02"W	22.49'	C32	90.14'	14.84'	9°26'02"
L28	N00°26'21"E	3.24'	L92	N89°37'21"W	20.00'	C33	307.48'	29.76'	5°32'44"
L29	S00°26'00"W	46.62'	L93	N00°26'21"E	20.14'	C34	52.34'	13.71'	15°00'50"
L30	N89°34'00"W	7.31'	L94	N68°35'23"W	46.67'	C35	85.00'	37.48'	25°15'56"
L31	S59°16'32"W	1.96'	L95	S48°09'47"W	15.54'				
L32	S66°21'40"W	9.22'	L96	S60°45'24"W	31.13'				
L33	N70°34'09"W	9.15'	L97	S00°41'03"W	31.85'				
L34	S76°56'21"W	7.79'	L98	N12°42'25"E	9.30'				
L35	S78°52'18"W	2.46'	L99	N07°28'38"E	3.49'				
L36	N89°34'00"W	31.53'	L100	S07°28'38"W	11.77'				
L37	S00°22'39"W	22.00'	L101	S15°00'01"E	16.20'				
L38	S89°33'38"E	30.57'	L102	N74°59'59"E	20.08'				
L39	S67°30'09"E	4.45'	L103	S89°33'32"E	32.14'				
L40	N75°00'34"E	8.73'	L104	S00°26'28"W	45.00'				
L41	N76°45'07"E	7.97'	L105	N68°35'23"W	4.97'				
L42	N87°50'03"E	17.28'	L106	N29°37'12"E	1.01'				
L43	S14°59'49"E	12.85'	L107	N22°09'22"E	10.99'				
L44	N75°00'11"E	7.73'	L108	N13°56'18"E	17.42'				
L45	N14°59'49"W	13.78'	L109	N00°16'33"W	23.19'				
L46	N90°00'00"E	6.82'	L110	N5°34'42"W	20.37'				
L47	N00°00'00"E	24.80'	L111	N89°33'30"W	12.39'				
L48	N89°37'21"W	11.85'	L112	N00°26'57"E	9.19'				
L49	N00°22'39"E	36.98'	L113	S89°33'03"E	6.56'				
L50	N89°33'39"W	11.81'	L114	N00°26'57"E	0.59'				
L51	N00°26'21"E	38.63'	L115	S89°33'03"E	13.71'				
L52	N89°33'39"W	3.04'	L116	N00°26'57"E	32.26'				
L53	N00°26'21"E	38.67'	L117	S89°33'03"E	2.51'				
L54	N90°00'00"W	2.00'	L118	N00°28'29"E	15.16'				
L55	S00°22'39"W	52.94'	L119	S89°33'07"E	11.83'				
L56	S89°33'39"E	12.02'	L120	N89°33'07"W	17.82'				
L57	N00°26'00"E	15.95'	L121	S00°26'21"W	25.50'				
L58	N89°33'39"W	9.91'	L122	S00°34'08"W	45.00'				
L59	S00°29'14"W	17.30'	L123	S89°33'58"E	13.50'				
L60	N60°05'20"W	20.28'	L124	N89°33'58"W	13.50'				
L61	N29°54'40"E	33.50'							
L62	S60°05'20"E	25.49'							
L63	N46°27'55"W	34.24'							



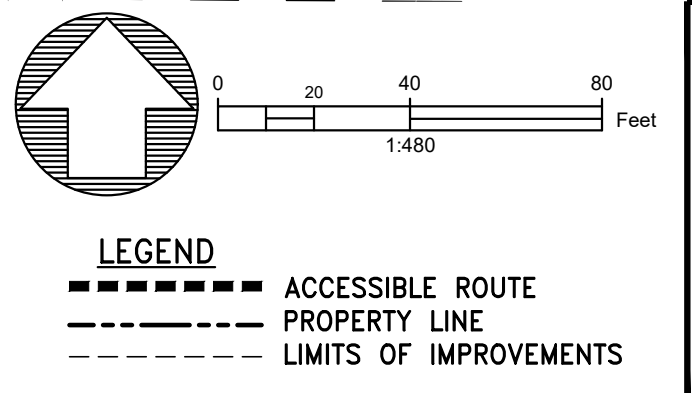
Parcel #	Area	PROPOSE/USE
1	16,708	RESIDENTIAL
2	14,212	RESIDENTIAL
3	14,210	RESIDENTIAL
4	14,164	RESIDENTIAL
5	19,984	RESIDENTIAL
6	13,845	RESIDENTIAL
7	13,907	RESIDENTIAL
8	13,831	RESIDENTIAL
9	16,469	RESIDENTIAL
10	15,231	RESIDENTIAL
11	14,277	RESIDENTIAL
12	14,338	RESIDENTIAL
13	14,415	RESIDENTIAL
14	14,241	RESIDENTIAL
15	14,109	RESIDENTIAL
16	13,875	RESIDENTIAL
17	14,479	RESIDENTIAL
18	14,039	RESIDENTIAL
19	13,741	RESIDENTIAL
20	13,745	RESIDENTIAL
21	14,451	RESIDENTIAL
22	13,691	RESIDENTIAL
24	20,446	RESIDENTIAL

Parcel #	Area	PROPOSE/USE
LOT A	12,380	OPEN SPACE/RECREATION
LOT B	7,080	OPEN SPACE/RECREATION
LOT C	3,880	OPEN SPACE/RECREATION

Parcel #	Area	PROPOSE/USE
STREET 'A'	2,408	PRIVATE STREET
STREET 'B'	5,208	PRIVATE STREET

Parcel #	Area	PROPOSE/USE
LOT D	302	MISCELLANEOUS LOT
LOT E	13,173	MISCELLANEOUS LOT
LOT F	450	MISCELLANEOUS LOT
LOT G	2,458	MISCELLANEOUS LOT

Parcel #	Area	PROPOSE/USE
LOT H	3,231	DEDICATION
LOT J	2,640	DEDICATION



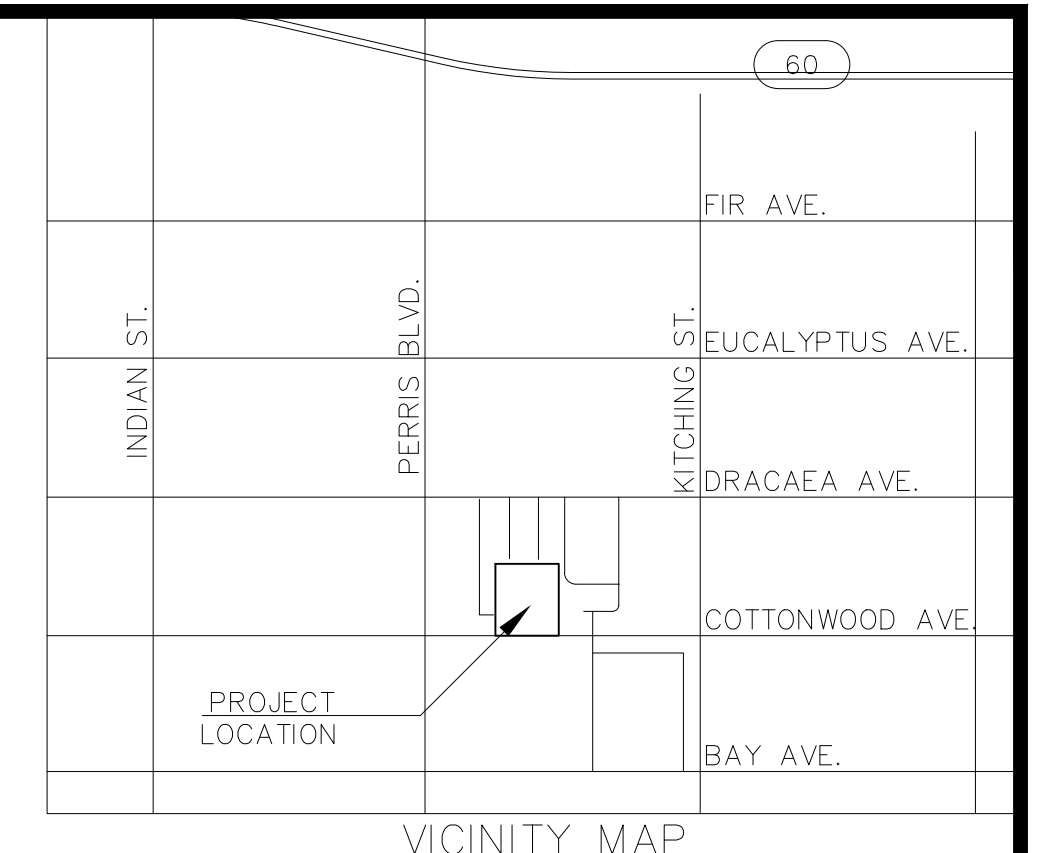
**BLUE Engineering & Consulting, Inc**  
UNDER THE SUPERVISION OF:  
ANGEL CESAR  
RCE 87222  
DATE: \_\_\_\_\_

**CITY OF MORENO VALLEY**  
TTM  
**COTTONWOOD VILLAGE**  
TTM 34544

DATE OF PREPARATION MARCH 11, 2021  
PEN21-0147

SHEET 1 of 10  
CITY ID No \_\_\_\_\_

DATE PREPARED MARCH 11, 2021



**DETAILED PROJECT DESCRIPTION**  
PROPOSED DEVELOPMENT OF 92 ATTACHED MULTIFAMILY HOMES WITH A MANAGER APARTMENT ABOVE OFFICE. A TOTAL OF 23 BUILDINGS WILL BE PROPOSED.

**AREA AND DENSITY**  
GROSS ACREAGE 9.4 ACRES  
TOTAL NO. OF UNITS CREATED 93  
DENSITY 9.89 U/AC

**PARKING**  
2 CAR GARAGE PER UNIT  
ON STREET PARKING PER CITY OF MORENO VALLEY GUEST PARKING

**FLOOD HAZARD**  
THE SUBJECT TRACT OUTSIDE THE 500 YEAR ZONE X FLOOD PLAIN. FLOOD INSURANCE PANEL NO. 065074 0025a. THE SUBJECT TRACT IS WITHIN THE SUNNYMEAD MASTER DRAINAGE PLAN AND SERVED BY LINE "S-2"

**SCHOOL**  
MORENO VALLEY UNIFIED SCHOOL DISTRICT

**THOMAS BROTHERS GUIDE**  
PAGE 717 G-4, 2005 EDITION

**LAND USE AND ZONING**  
CURRENT GENERAL PLAN R10  
CURRENT ZONING MAP R10  
EXISTING LAND USE VACANT  
PROPOSED LAND USE CONDOMINIUM  
PROPOSED GENERAL PLAN COMU  
PROPOSED ZONING MAP COMU

**FEMA FLOOD ZONE**  
PROJECT SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NO. 060650761G

**FIRE SPRINKLER NOTE**  
EACH 4 FLY BUILDING WILL CONTAIN A FIRE SPRINKLER SYSTEM THAT WILL BE INSTALLED TO MEET NFPA 13R REQUIREMENTS. THE MANAGER/LEASING OFFICE AND COMMUNITY BUILDING WILL CONTAIN A FIRE SPRINKLER SYSTEM THAT WILL BE INSTALLED TO MEET NFPA 13.

**APPLICANT/DEVELOPER/PROPERTY OWNER**  
COTTONWOOD 939  
4340 VON KARMAN AVE., SUITE 110  
NEWPORT BEACH, CA 92660  
ATTN: DANA HAYNES  
949-705-0408  
DHAYNES@CITIVESTINC.COM

**PLAN PREPARER**  
BLUE ENGINEERING AND CONSULTING, INC  
9320 BASELINE RD., STE. D  
RANCHO CUCAMONGA, CA 91701  
ATTN: ANGEL CESAR  
909-248-6557  
ANGEL@BLUECIVILENG.COM

**EASEMENT**  
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: RONALD E. TENDLER AND CARRIE J. TENDLER, TRUSTEES OF THE TENDLER TRUST DATED MAY 14, 1990 AS AMENDED AND RESTATED DECEMBER 29TH, 1998  
PURPOSE: ROAD, UTILITY, DRAINAGE AND CONSTRUCTION PURPOSES  
RECORDING DATE: OCTOBER 1, 2004  
RECORDING NO.: 2004-0783790, OFFICIAL RECORDS AFFECTS: THE LAND STATEMENT  
TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.



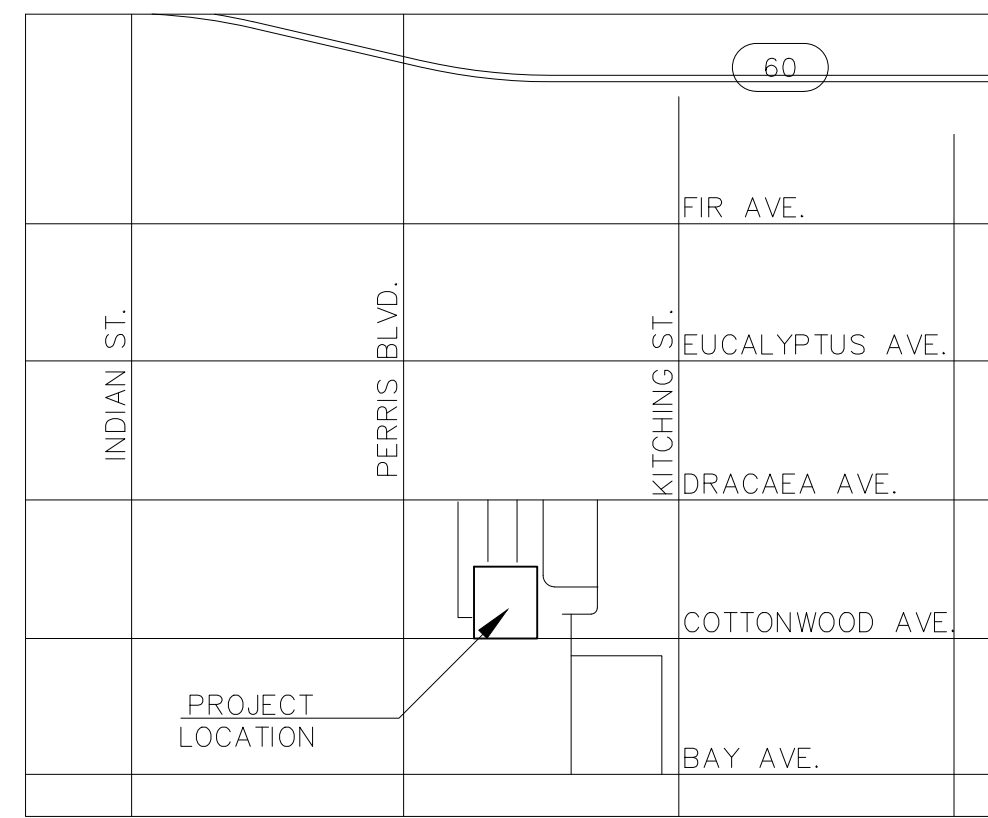
TENTATIVE TRACT MAP 34544

FOR CONDOMINIUM PURPOSES

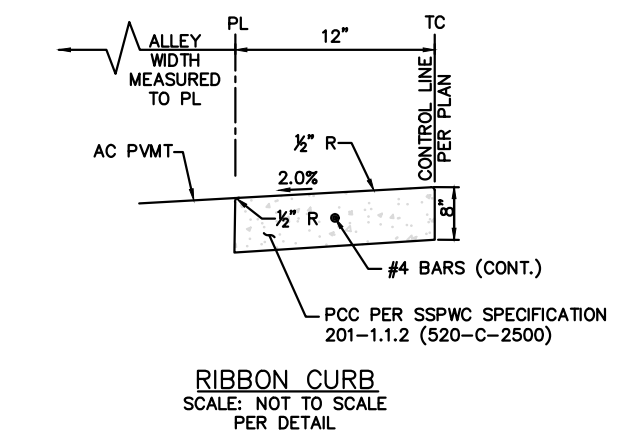
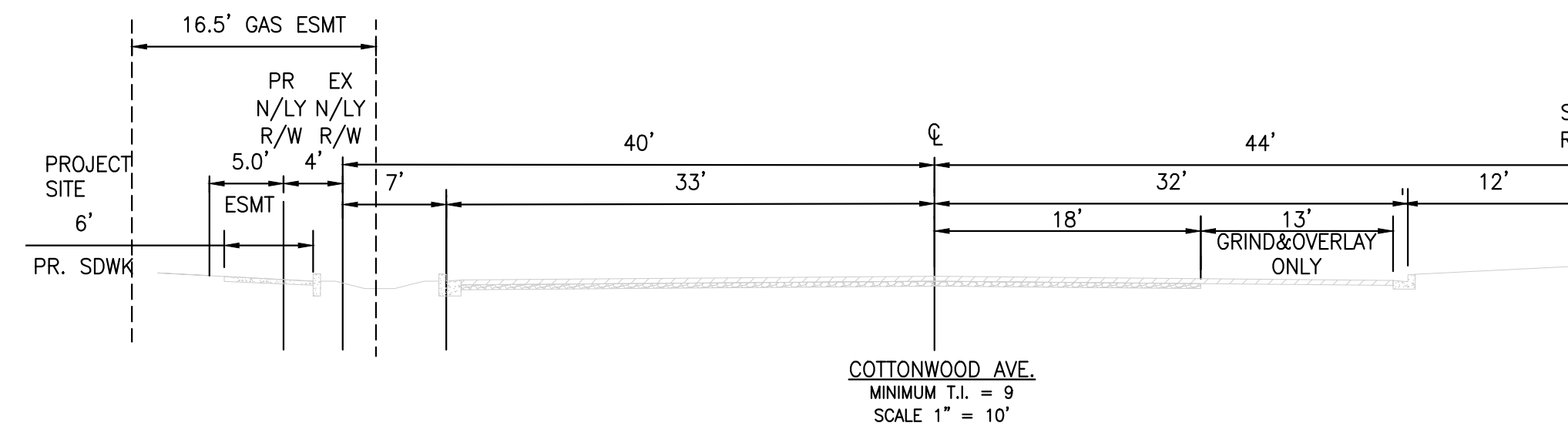
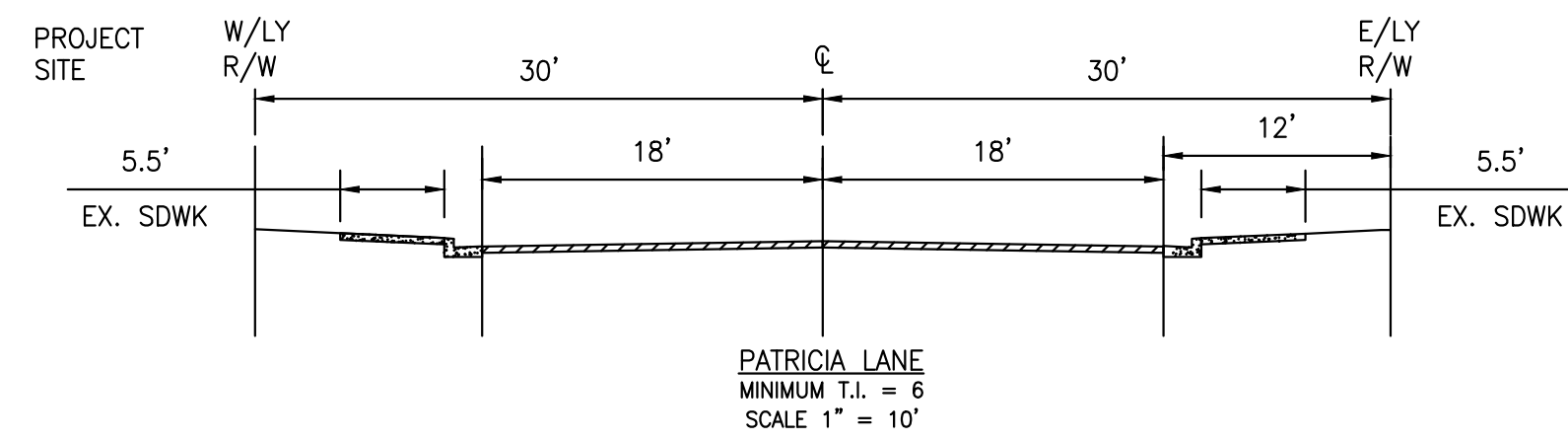
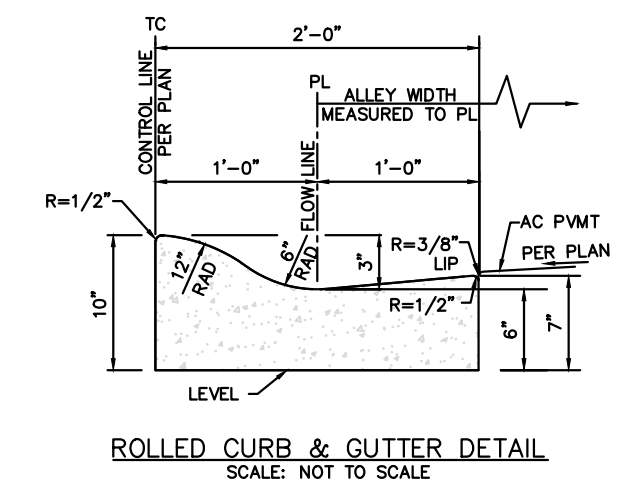
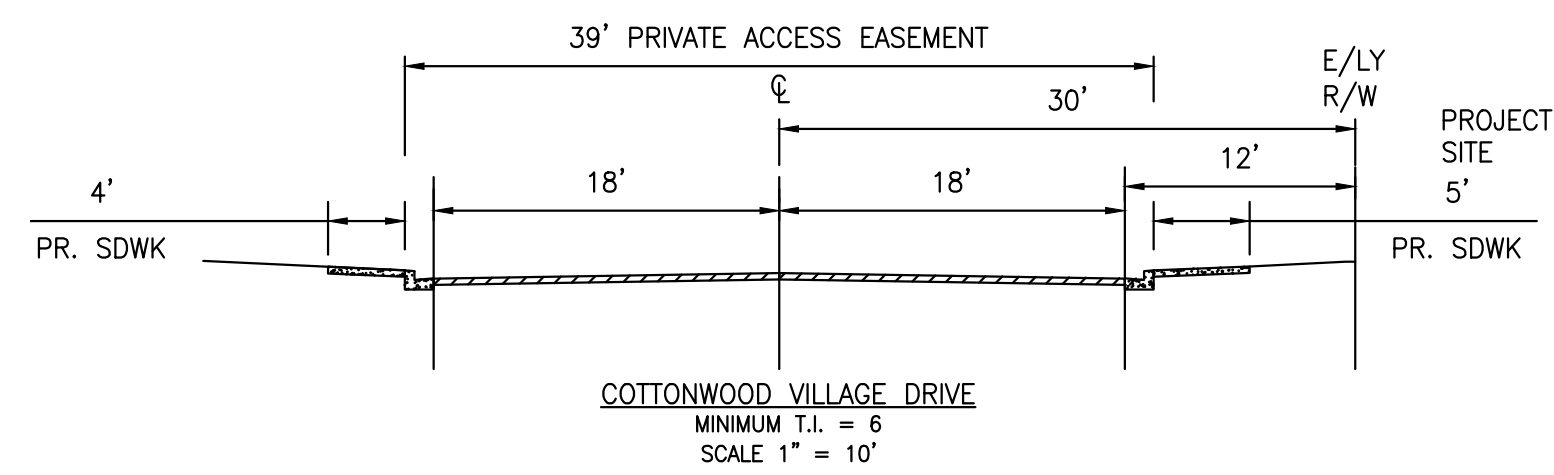
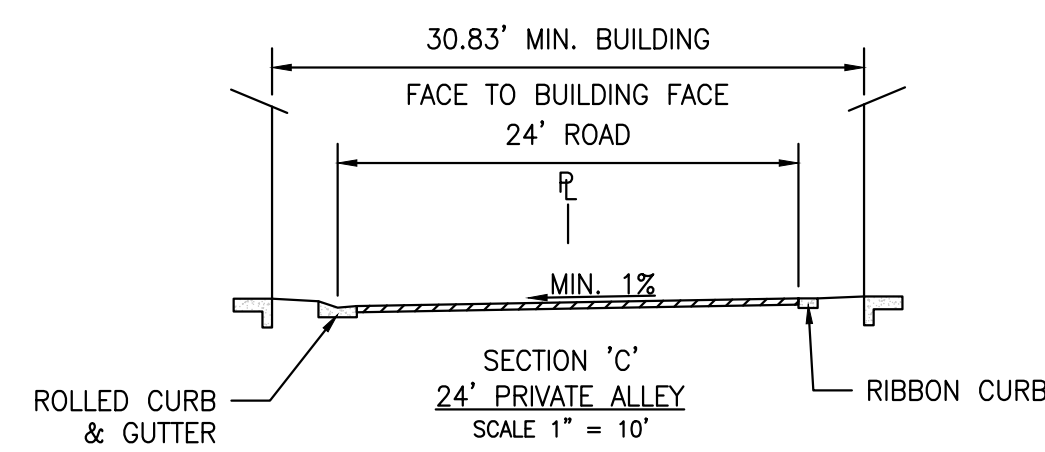
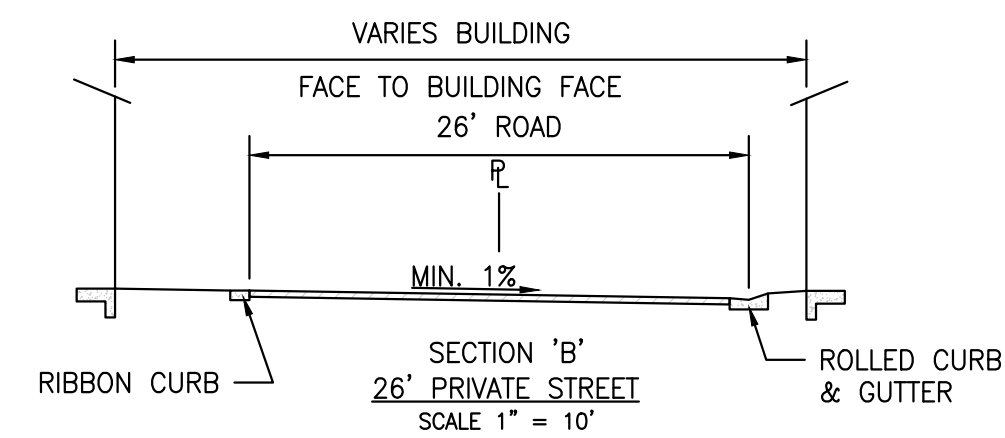
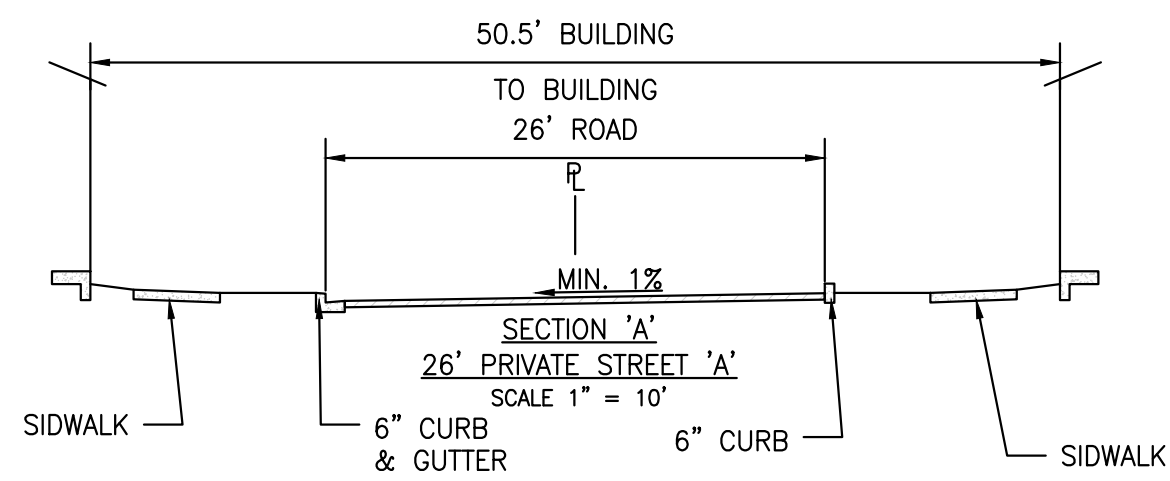
CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND DESCRIPTION - 9.39 ACRES M/L IN LOT 6 BLK 73 MB 011 / 011 SB BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.

APN: 0479-140-022

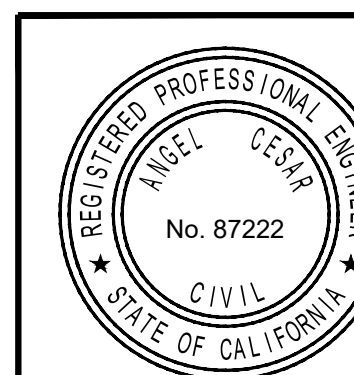


VICINITY MAP  
N.T.S.



NOTE: PAVEMENT REHABILITATION WILL BE REQUIRED CURB-TO-CURB BETWEEN AND ALONG THE PROJECT FRONTAGE. THIS MAY REQUIRE REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT BASED ON PAVEMENT CORE SAMPLES. AS A MINIMUM, A 1.5 INCH MIN. GRIND AND OVERLAY (FINAL CAP) SPECIFIED BY AS PG 64-16 RHMA WILL BE REQUIRED.

DATE OF PREPARATION MARCH 11, 2021  
PEN21-0147



UNDER THE SUPERVISION OF:

ANGEL CESAR  
RCE 87222

DATE

CITY OF MORENO VALLEY

TTM SECTIONS  
COTTONWOOD VILLAGE  
TTM 34544

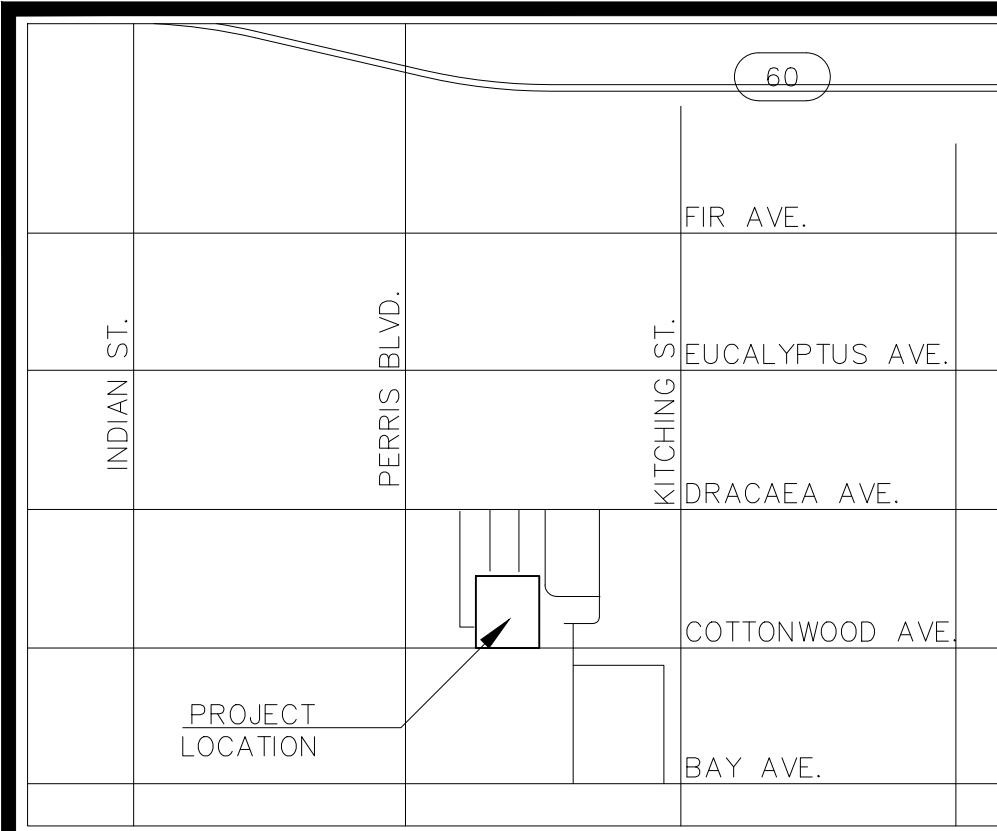
SHEET 2 OF 10

CITY ID No

APN. 479-140-022

DATE PREPARED MARCH 11, 2021

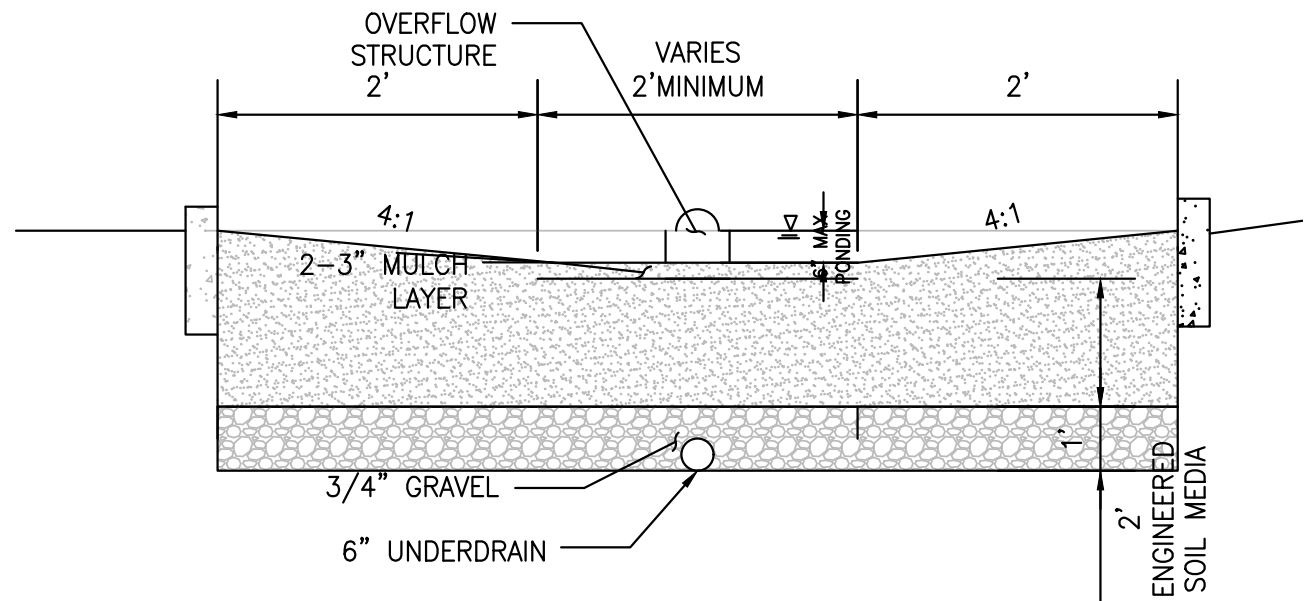




VICINITY MAP  
N.T.S.

**BIOFILTRATION ANALYSIS**

NAME	AREA (SF)	BASE ELEVATION (FT)	DIMENSIONS (L' x W')
A	425	1586.49	25' x 17'
B	600	1585.34	25' x 24'
C	575	1584.17	25' x 23'
D	497	1584.12	27.5' x 18'
E	1,370	1583.56	45' x 30.5'
F	1,122	1584.81	34' x 33'
G	928	1584.09	32' x 29'
H	2,386	1582.57; 1582.21	32' x 34.5'; 38' x 33.5'
I	310	1583.93; 1584.10	12' x 10'; 19' x 10'
K	1980	1582.54	6' X 330'



**BIORETENTION TYPICAL SECTION**

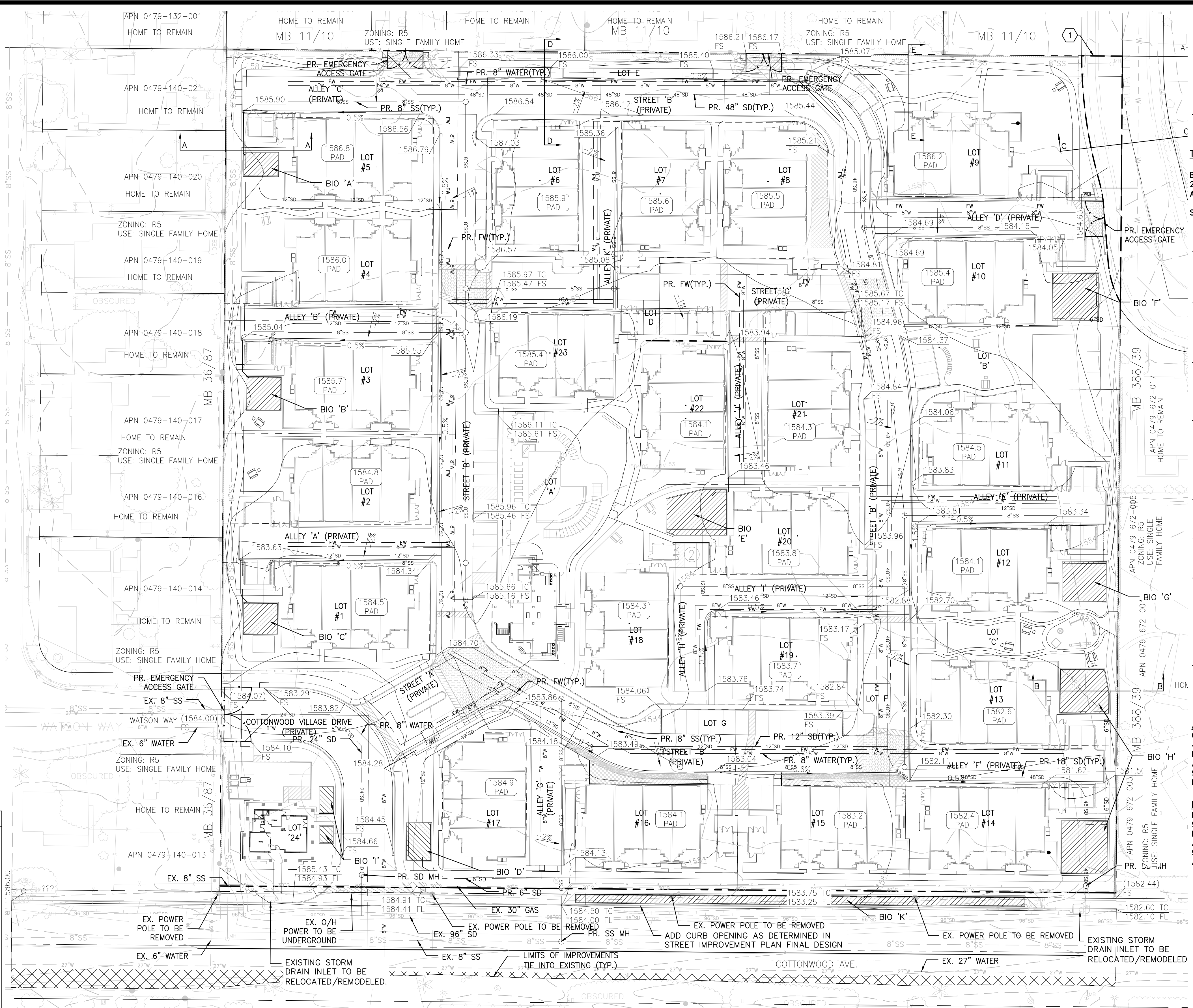
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**EASEMENT**

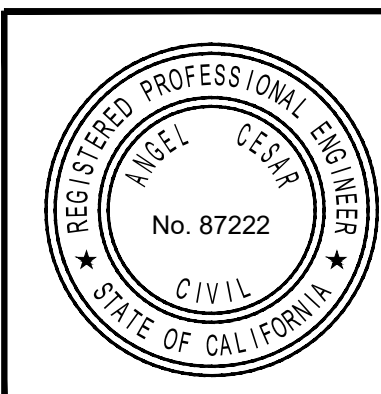
1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: RONALD E. TENDLER AND CARRIE J. TENDLER, TRUSTEES OF THE TENDLER TRUST DATED MAY 14, 1990 AS AMENDED AND RESTATED DECEMBER 29TH, 1998  
 PURPOSE: ROAD, UTILITY, DRAINAGE AND CONSTRUCTION PURPOSES  
 RECORDING DATE: OCTOBER 1, 2004  
 RECORDING NO.: 2004-0783790, OFFICIAL RECORDS  
 AFFECTS: THE LAND

LOT AREA COVERAGE			
LOT #	LOT (Sq. Ft.)	Building Outline (Sq. Ft.)	%
1	16708.4	5301.2	32
2	14211.7	5301.3	37
3	1420.1	5301.2	37
4	14164.2	5301.2	37
5	19983.9	5301.2	27
6	13844.5	5085.4	37
7	13907.1	5085.4	37
8	13830.6	5085.9	37
9	16468.6	5301.4	32
10	15231.2	5301.0	35
11	14277.0	5305.0	37
12	14505.7	5301.2	37
13	14415.4	5301.2	37
14	14241.0	5301.2	37
15	14109.3	5280.9	37
16	13874.8	5085.4	37
17	14198.2	5245.3	37
18	14039.4	5085.4	36
19	13740.8	5085.4	37
20	13744.9	5085.4	37
21	14450.7	5085.4	35
22	13691.5	5085.4	37
23	13772.3	5085.4	37
24	20445.6	2413.6	12

FLOOR AREA RATIO			
LOT #	LOT (Sq. Ft.)	Building Total (Sq. Ft.)	%
1	16708.4	10602.5	63
2	14211.7	10602.5	75
3	14210.1	10602.5	75
4	14164.2	10602.5	75
5	19983.9	10602.5	53
6	13844.5	10170.7	73
7	13907.1	10170.8	74
8	13830.6	10170.8	74
9	16468.6	10602.7	64
10	15231.2	10601.9	70
11	14277.0	10609.9	74
12	14505.7	10602.5	73
13	14415.4	10602.5	74
14	14241.0	10602.5	74
15	14109.3	10561.8	75
16	13874.8	10170.8	73
17	14198.2	10170.8	74
18	14039.4	10170.8	72
19	13740.8	10170.8	74
20	13744.9	10170.8	74
21	14450.7	10170.8	70
22	13691.5	10170.8	74
23	13772.3	10170.8	74
24	20445.6	4827.2	24



LEGEND		LEGEND	
8" W	DOMESTIC WATER LINE	[Cross-hatch pattern]	GRIND AND OVERLAY
FW	FIRE WATER LINE	---	LIMITS OF IMPROVEMENTS
8" SS	SEWER LINE		
12" SD	STORM DRAIN LINE		
---	PROPOSED PROPERTY LINE		
[Hatched pattern]	BIOFILTRATION BASIN		
8" SS	EXISTING SEWER LINE		
8" W	EXISTING WATER LINE		



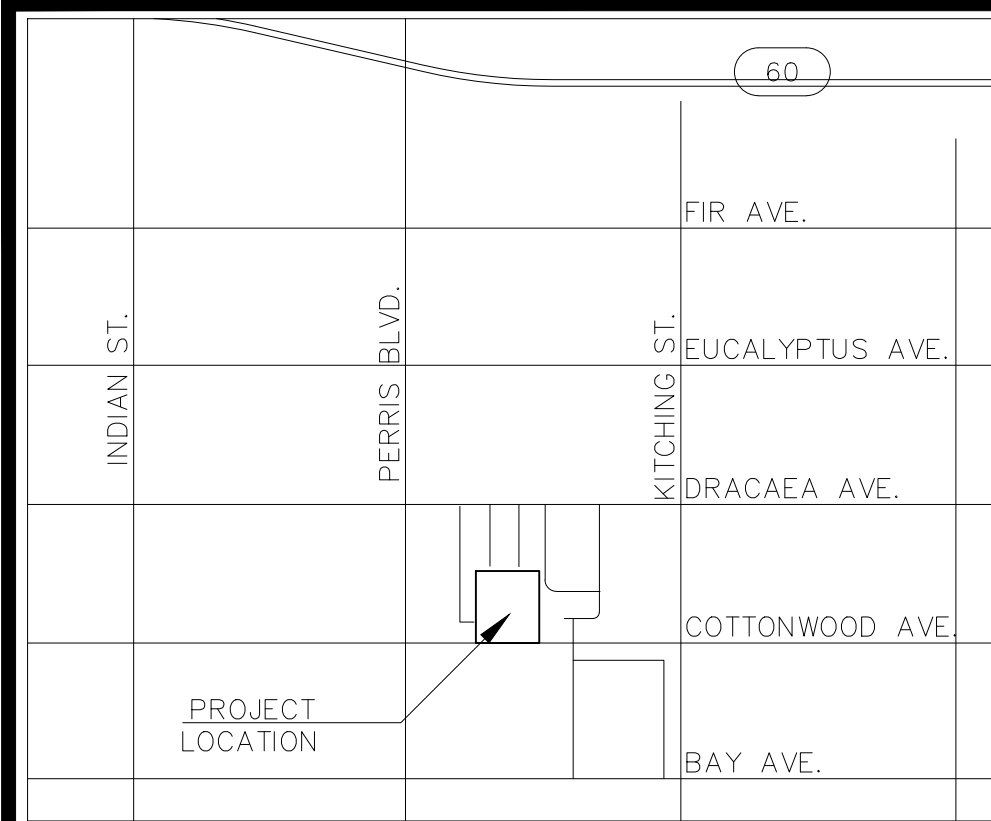
**BLUE Engineering & Consulting, Inc**  
 UNDER THE SUPERVISION OF:  
 ANGEL CESAR  
 RCE 87222

**CITY OF MORENO VALLEY**  
**CONCEPTUAL GRADING PLAN**  
**COTTONWOOD VILLAGE**  
**TTM 34544**  
 SHEET 3 of 10  
 CITY ID No

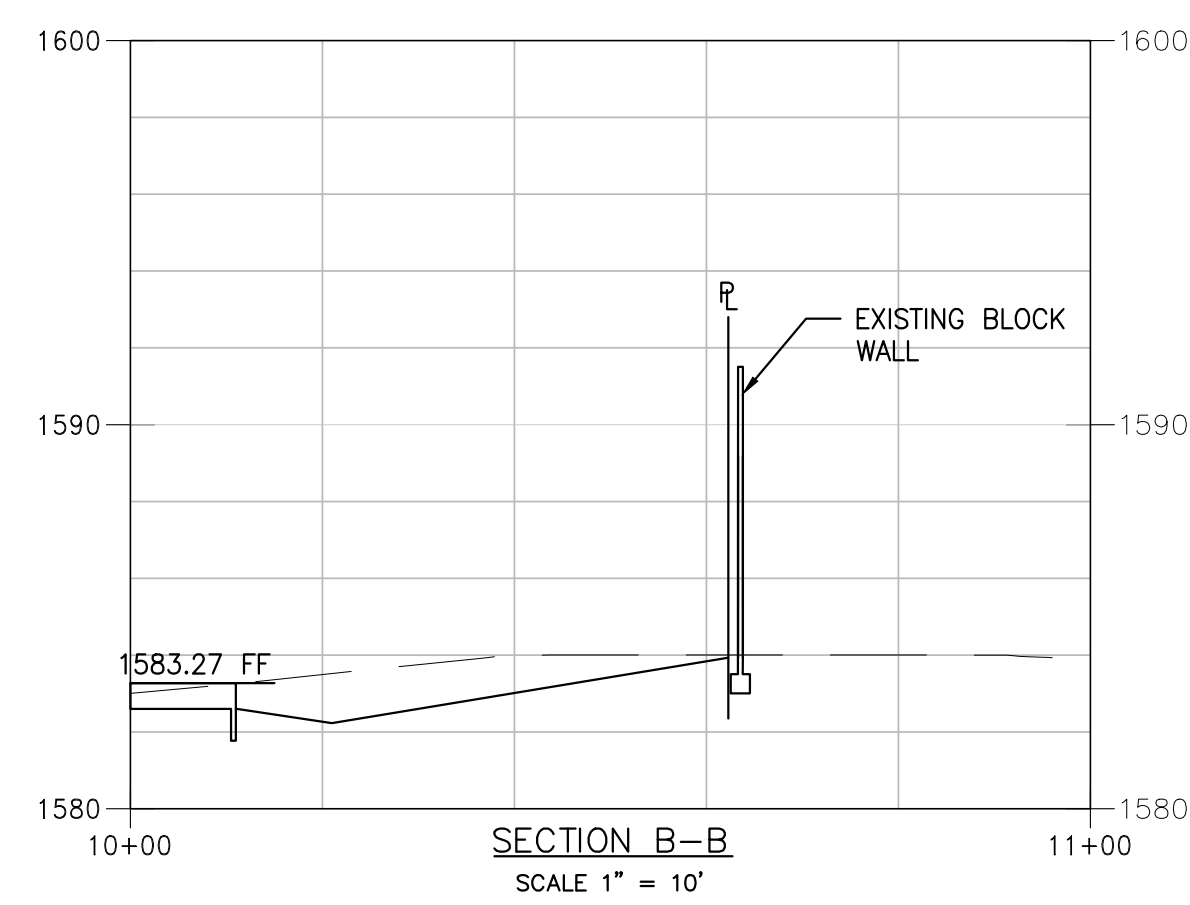
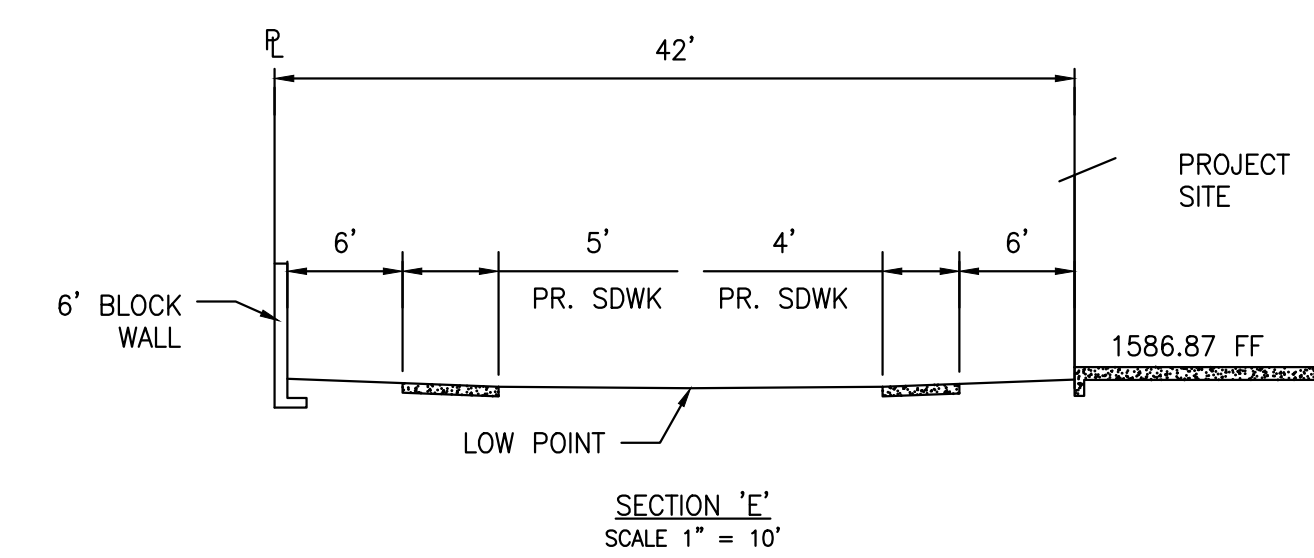
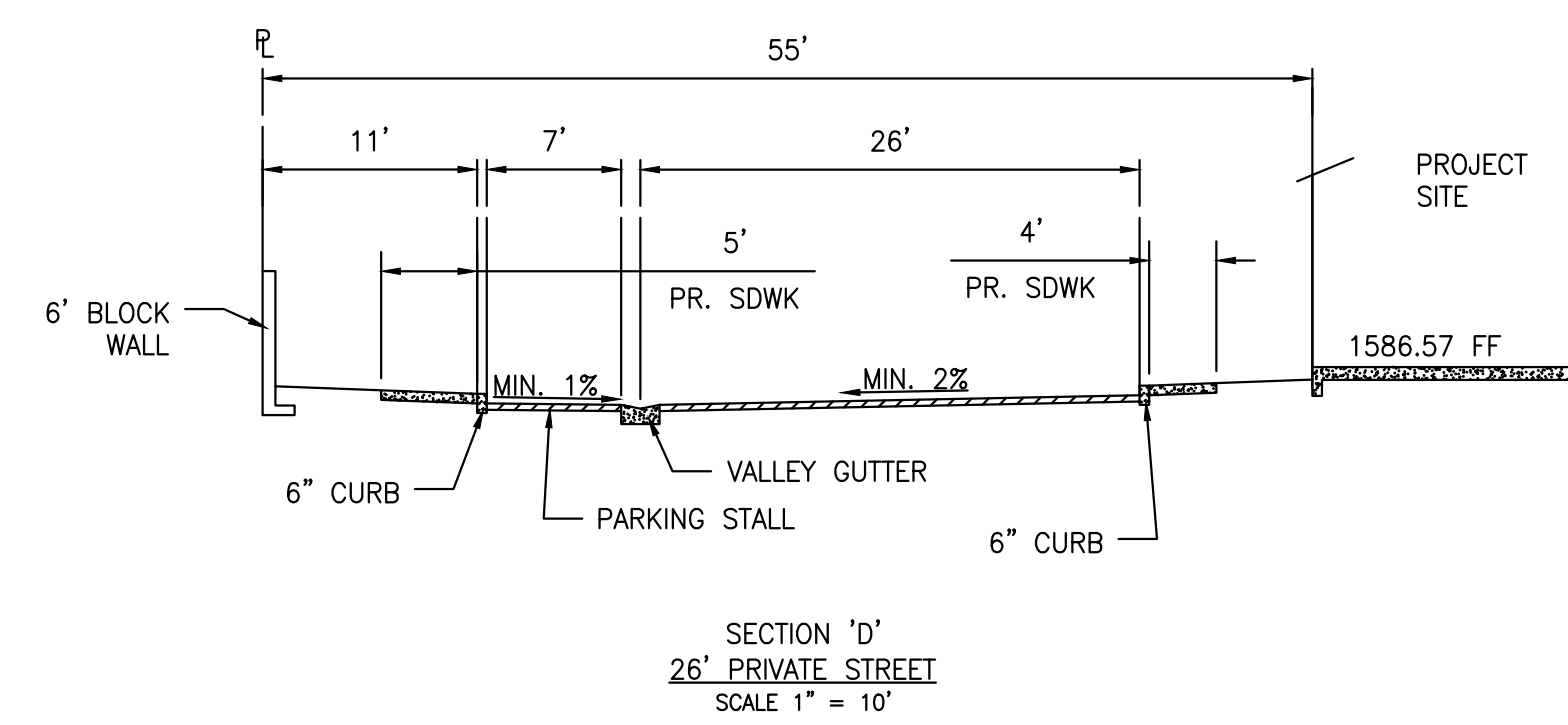
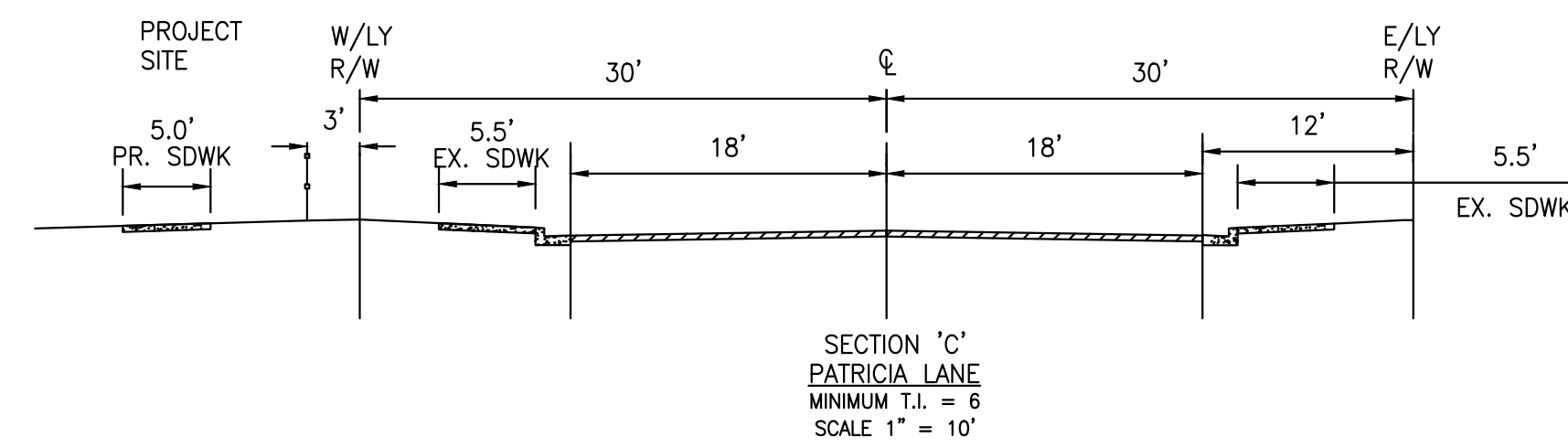
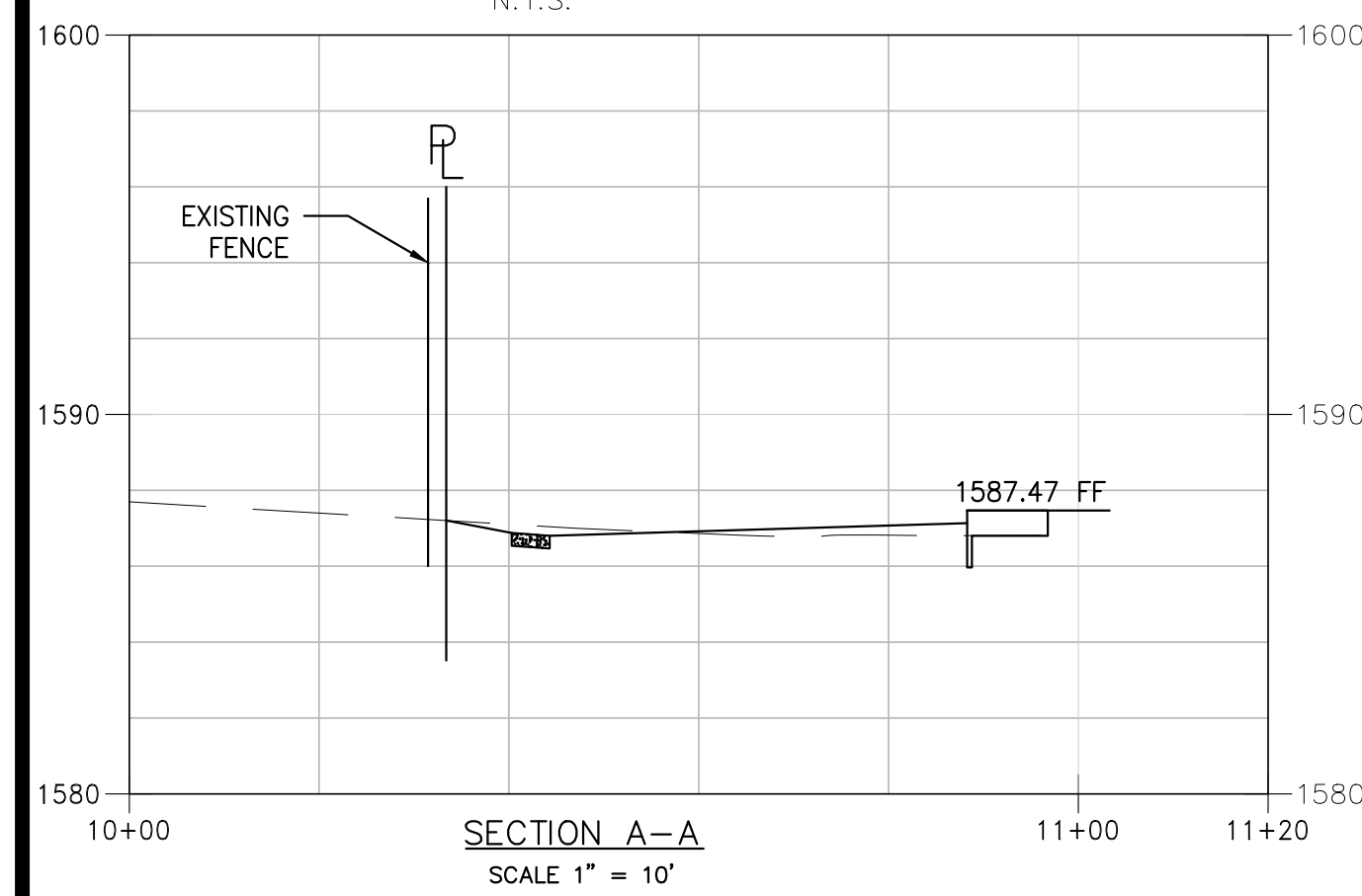
**EARTHWORK QUANTITIES**  
 3,144 CUT 4,095 FILL  
 3,144 ±314 SHRINKAGE 1,265 FILL  
**TOPOGRAPHY SOURCE**  
 B&E ENGINEERS  
 20 E. FOOTHILL AVE., STE 230  
 ARCADIA CA. 91006  
 SURVEY DATE: 04-3-14  
 04-4-14  
 04-24-14  
**LEGEND DESCRIPTION**  
 9.39 ACRES M/L IN LOT 6 BLK 73 MB 011 / 011  
 SB BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
**AREA AND DENSITY**  
 GROSS ACREAGE 9.4 ACRES  
 TOTAL NO. OF UNITS CREATED 93  
 DENSITY 9.89 U/AC  
**PARKING**  
 2 CAR GARAGE PER UNIT  
 ON STREET PARKING PER CITY OF MORENO VALLEY  
 GUEST PARKING  
**FLOOD HAZARD**  
 THE SUBJECT TRACT OUTSIDE THE 500 YEAR ZONE X  
 FLOOD PLAN. FLOOD INSURANCE PANEL NO. 065074  
 0025a. THE SUBJECT TRACT IS WITHIN THE  
 SUNNYMEAD MASTER DRAINAGE PLAN AND SERVED BY  
 LINE "S-2"  
**SCHOOL**  
 MORENO VALLEY UNIFIED SCHOOL DISTRICT  
**THOMAS BROTHERS GUIDE**  
 PAGE 717 G-4, 2005 EDITION  
**LAND USE AND ZONING**  
 CURRENT GENERAL PLAN R10  
 CURRENT ZONING MAP R10  
 EXISTING LAND USE VACANT  
 PROPOSED LAND USE CONDOMINIUM  
 PROPOSED GENERAL PLAN COMU  
 PROPOSED ZONING MAP COMU  
**FEMA FLOOD ZONE**  
 PROJECT SITE IS LOCATED IN ZONE X (AREAS  
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
 CHANCE FLOOD PLAN) PER FLOOD INSURANCE RATE  
 MAP NO. 06065C0761G  
**APPLICANT/DEVELOPER/PROPERTY OWNER**  
 COTTONWOOD 939  
 4340 VON KARMAN AVE., SUITE 110  
 NEWPORT BEACH, CA 92660  
 ATTN: DANA HAYNES  
 949-705-0408  
 DHAYNES@CITIVESTINC.COM  
**PLAN PREPARER**  
 BLUE ENGINEERING AND CONSULTING, INC  
 9320 BASELINE RD., STE. D  
 RANCHO CUCAMONGA, CA 91701  
 ATTN: ANGEL CESAR  
 909-248-6557  
 ANGEL@BLUECIVILENG.COM  
**UTILITY COMPANIES**  
 CHARTER SPECTRUM (877) 906-9121  
 EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777  
 FRONTIER COMMUNICATION (800) 921-8101  
 SOUTHERN CALIFORNIA EDISON (800) 655-4555  
 SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200  
 UNDERGROUND SERVICE ALERT (800) 422-4133  
 VERIZON WIRELESS (800) 922-0204  
 MORENO VALLEY UNIFIED SCHOOL DISTRICT (951) 571-7500  
**EMERGENCY NUMBERS**

CONCEPTUAL GRADING PLAN  
 TTM 34544  
 DATE OF PREPARATION MARCH 11, 2021  
 PEN21-0147

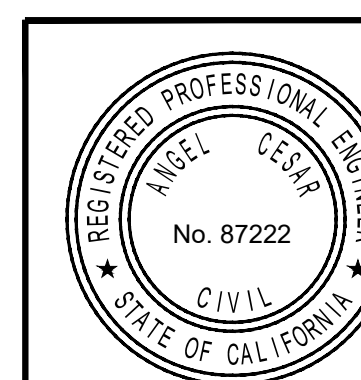




VICINITY MAP  
N.T.S.



CONCEPTUAL GRADING PLAN SECTIONS  
TTM 34544  
DATE OF PREPARATION MARCH 11, 2021  
PEN21-0147



**BLUE** Engineering & Consulting, Inc

UNDER THE SUPERVISION OF:

ANGEL CESAR  
RCE 87222

DATE

CITY OF MORENO VALLEY

CONCEPTUAL GRADING PLAN SECTIONS  
COTTONWOOD VILLAGE  
TTM 34544

APN. 479-140-022 DATE PREPARED MARCH 11, 2021

SHEET 4 OF 10  
CITY ID No



TENTATIVE TRACT MAP 34544

FOR CONDOMINIUM PURPOSES  
 CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LEGEND DESCRIPTION - 9.39 ACRES M/L IN LOT 6 BLK 73 MB 011 / 011 SB BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
 APN: 0479-140-022

DETAILED PROJECT DESCRIPTION

PROPOSED DEVELOPMENT OF 92 ATTACHED MULTIFAMILY HOMES WITH A MANAGER APARTMENT ABOVE OFFICE. A TOTAL OF 23 BUILDINGS WILL BE PROPOSED.

AREA AND DENSITY

GROSS ACREAGE 9.4 ACRES  
 TOTAL NO. OF UNITS CREATED 93  
 DENSITY 9.89 U/AC

PARKING

2 CAR GARAGE PER UNIT ON STREET PARKING PER CITY OF MORENO VALLEY GUEST PARKING

FLOOD HAZARD

THE SUBJECT TRACT OUTSIDE THE 500 YEAR ZONE X FLOOD PLAIN. FLOOD INSURANCE PANEL NO. 065074 0025G. THE SUBJECT TRACT IS WITHIN THE SUNNYMEAD MASTER DRAINAGE PLAN AND SERVED BY LINE "S-2"

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

THOMAS BROTHERS GUIDE

PAGE 717 G-4, 2005 EDITION

LAND USE AND ZONING

CURRENT GENERAL PLAN R10  
 CURRENT ZONING MAP R10  
 EXISTING LAND USE VACANT  
 PROPOSED LAND USE CONDOMINIUM

FEMA FLOOD ZONE

PROJECT SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NO. 06065C0761G

FIRE SPRINKLER NOTE

EACH BUILDING WILL CONTAIN A FIRE SPRINKLER SYSTEM THAT WILL BE INSTALLED TO MEET NFPA 13R REQUIREMENTS.

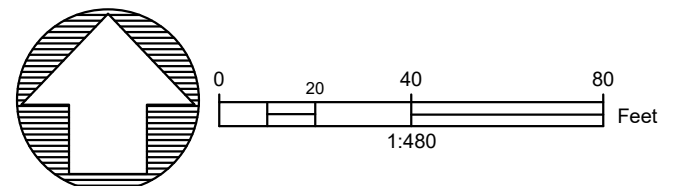
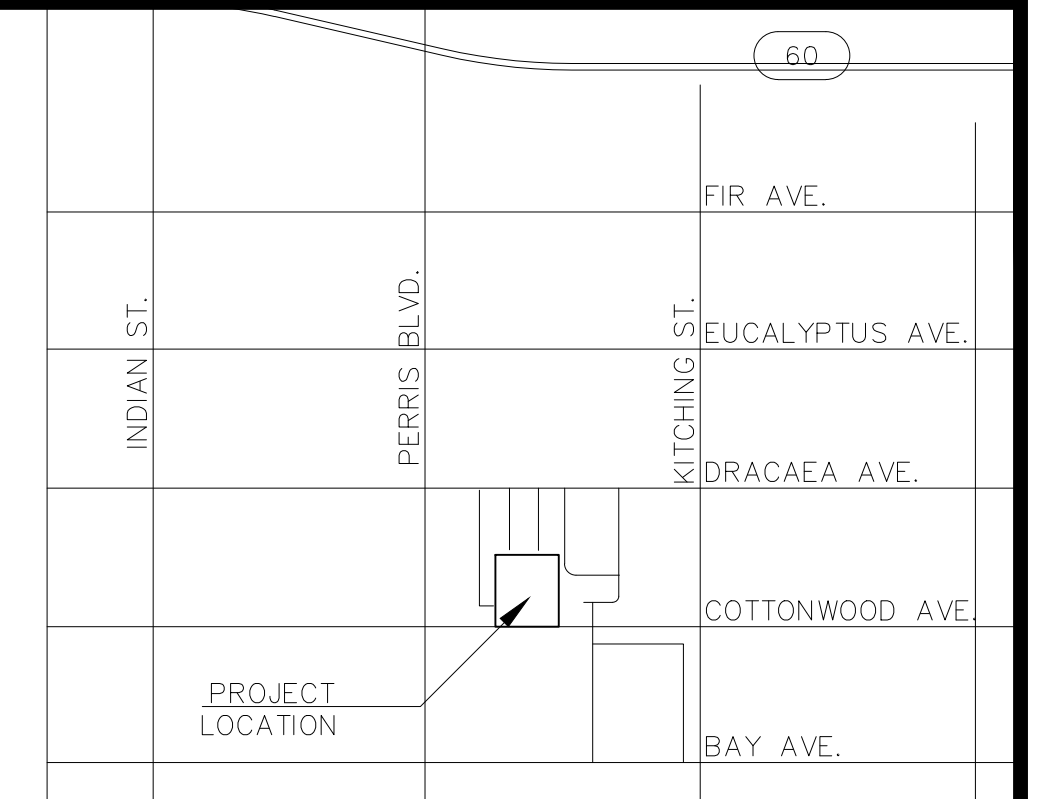
APPLICANT/DEVELOPER/PROPERTY OWNER

COTTONWOOD 939  
 4340 VON KARMAN AVE., SUITE 110  
 NEWPORT BEACH, CA 92660  
 ATTN: DANA HAYNES  
 949-705-0408  
 DHAYNES@CITIVESTINC.COM

-TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER OR ONLY A PORTION THEREOF-

PLAN PREPARER

BLUE ENGINEERING AND CONSULTING, INC  
 9320 BASELINE RD., STE., D  
 HO CUCAMONGA, CA 91701  
 ATTN: ANGEL CESAR  
 909-248-6557  
 ANGEL@BLUECIVILENG.COM



LEGEND  
 - - - - - ACCESSIBLE ROUTE  
 \_\_\_\_\_ PROPERTY LINE

DATE OF PREPARATION MARCH 11, 2021  
 PEN21-0147

REGISTERED PROFESSIONAL ENGINEER  
 ANGEL CESAR  
 No. 87222  
 CIVIL  
 STATE OF CALIFORNIA

**BLUE** Engineering & Consulting, Inc  
 UNDER THE SUPERVISION OF:  
 ANGEL CESAR  
 RCE 87222

DATE \_\_\_\_\_

CITY OF MORENO VALLEY

PLOT PLAN  
 COTTONWOOD VILLAGE  
 TTM 34544

SHEET 5 OF 10  
 CITY ID No \_\_\_\_\_

APN. 479-140-022  
 DATE PREPARED MARCH 11, 2021

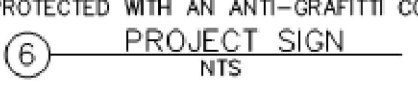


# WATER QUALITY MANAGEMENT PLAN EXHIBIT

THIS WATER QUALITY BASIN RECEIVES RUNOFF FROM STREETS, YARDS AND OPEN SPACES. IT HAS BEEN DESIGNED TO TREAT INCIDENTAL POLLUTANTS IN RUNOFF AND IS NOT DESIGNED TO TREAT HOUSEHOLD POLLUTANTS. DUMPING IS PROHIBITED.

AUTHORIZED PERSONNEL ONLY.

  
**MORENO VALLEY PUBLIC WORKS**  
 TO REPORT A PROBLEM WITH THIS FACILITY CALL 951.413.3120  
 WWW.MORENO-VALLEY.CA.US

- NOTES:**
- 1.) SIGNS SHALL BE SECURELY MOUNTED ON OUTSIDE OF TUBULAR IRON FENCE, 1 FOOT BELOW THE TOP OF TUBULAR IRON FENCE. LOCATION PER DIRECTION OF CITY ENGINEER.
  - 2.) OUTSIDE DIMENSIONS SHALL BE 4' x 2'.
  - 3.) LETTERS, BORDER, AND CITY LOGO SHALL BE BLACK ON WHITE BACKGROUND.
  - 4.) TEXT HEIGHT SHALL BE 1" AND TEXT WIDTH SHALL BE 0.6". TEXT SHALL BE ALL UPPERCASE.
  - 5.) FONT STYLE SHALL BE UNIVERSAL.
  - 6.) SIGN SHOULD BE MADE OF 5052-H38 ALUMINUM ALLOY AND HAVE A THICKNESS OF 0.08".
  - 7.) MOUNTING HARDWARE SHALL BE STAINLESS STEEL BRACKETS AND MOUNTED TO THE FENCE USING SECURITY SCREWS.
  - 8.) CITY LOGO SHALL BE 3.5" IN HEIGHT BY 4" WIDE.
  - 9.) SIGN SHALL BE PROTECTED WITH AN ANTI-GRAFFITI COATING.
- 

## LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- 8"SS SEWER MAIN
- 8"W DOMESTIC WATER
- 18"SD STORM DRAIN
- CENTERLINE
- FLOW LINE
- MANHOLE
- DIRECTIONAL FLOW ARROW
- BIOFILTRATION TRENCH
- \* 36" SOIL FILTER MEDIA
- LANDSCAPE AREA

## BIOFILTRATION ANALYSIS

NAME	AREA (SF)	DIMENSIONS (L' x W')
A	425	25' x 17'
B	600	25' x 24'
C	575	25' x 23'
D	497	27.5' x 18'
E	1,370	45' x 30.5'
F	1,122	34' x 33'
G	928	32' x 29'
H	2,386	32' x 34.5'; 38' x 33.5'
I	310	12' x 10'; 19' x 10'

## PROJECT BMP RATIOS

NAME	AREA (SF)	LANDSCAPE AREA (SF)	RATIO (%)	IMPERVIOUS AREA	RATIO (%)
A	18,108	4,890	27	13,218	73
B	25,945	7,050	27	18,895	73
C	25,788	7,879	31	17,909	69
D	13,798	4,015	29	9,783	71
E	63,050	13,036	21	50,004	79
F	50,029	14,065	28	35,964	72
G	41,651	12,424	30	29,227	70
H	123,523	34,014	27	89,839	73
I	7,280	3,360	54	3,960	46
J	16,300	4,500	28	11,800	72
K	55,658	0	0	55,658	100

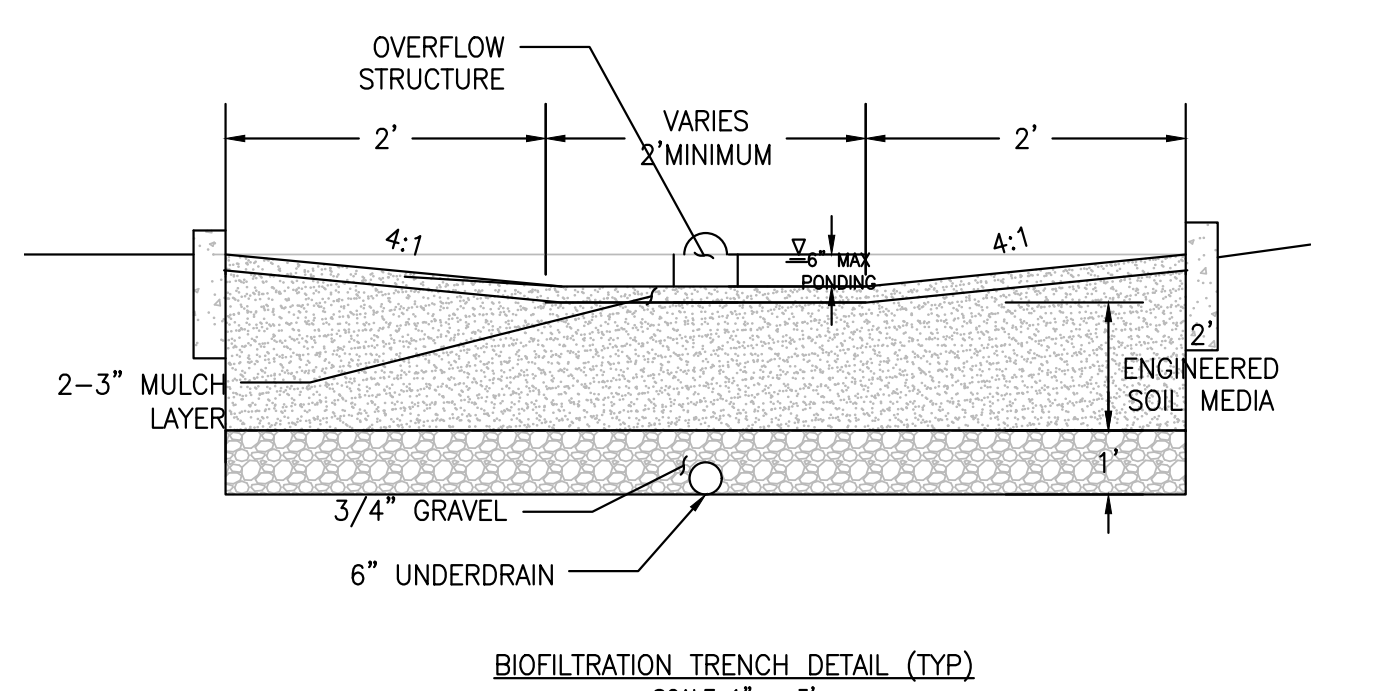
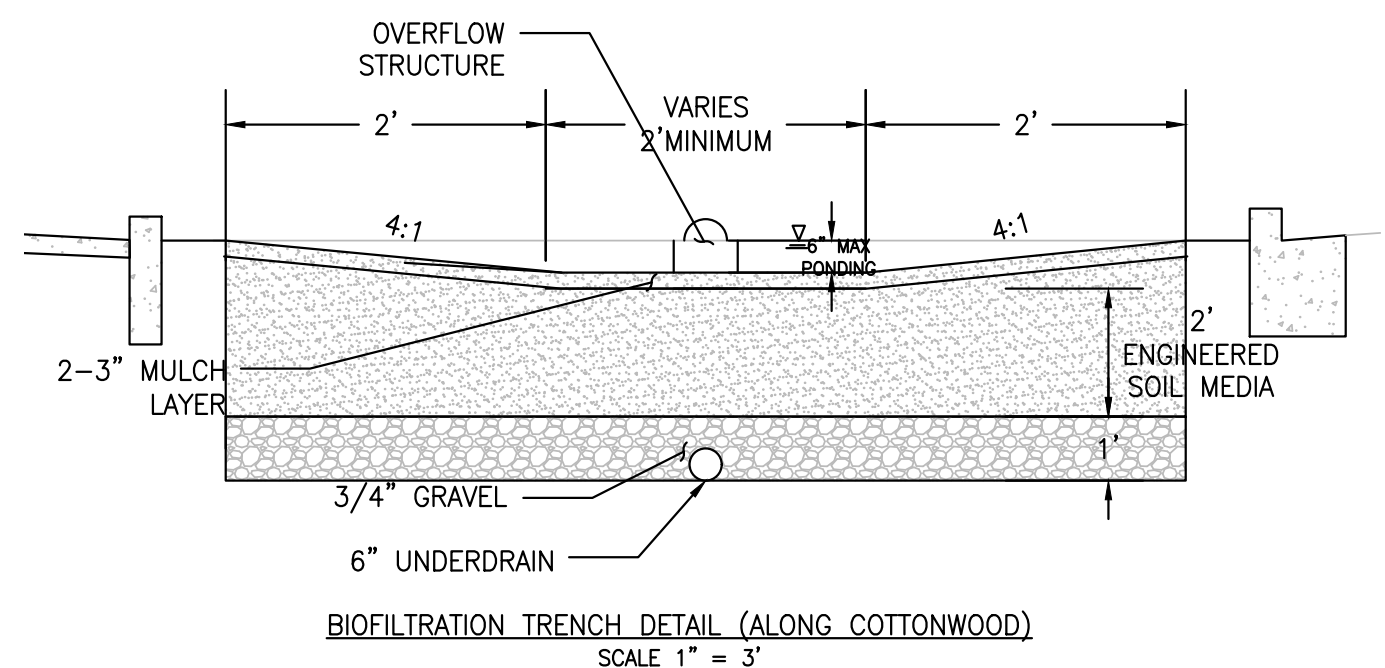
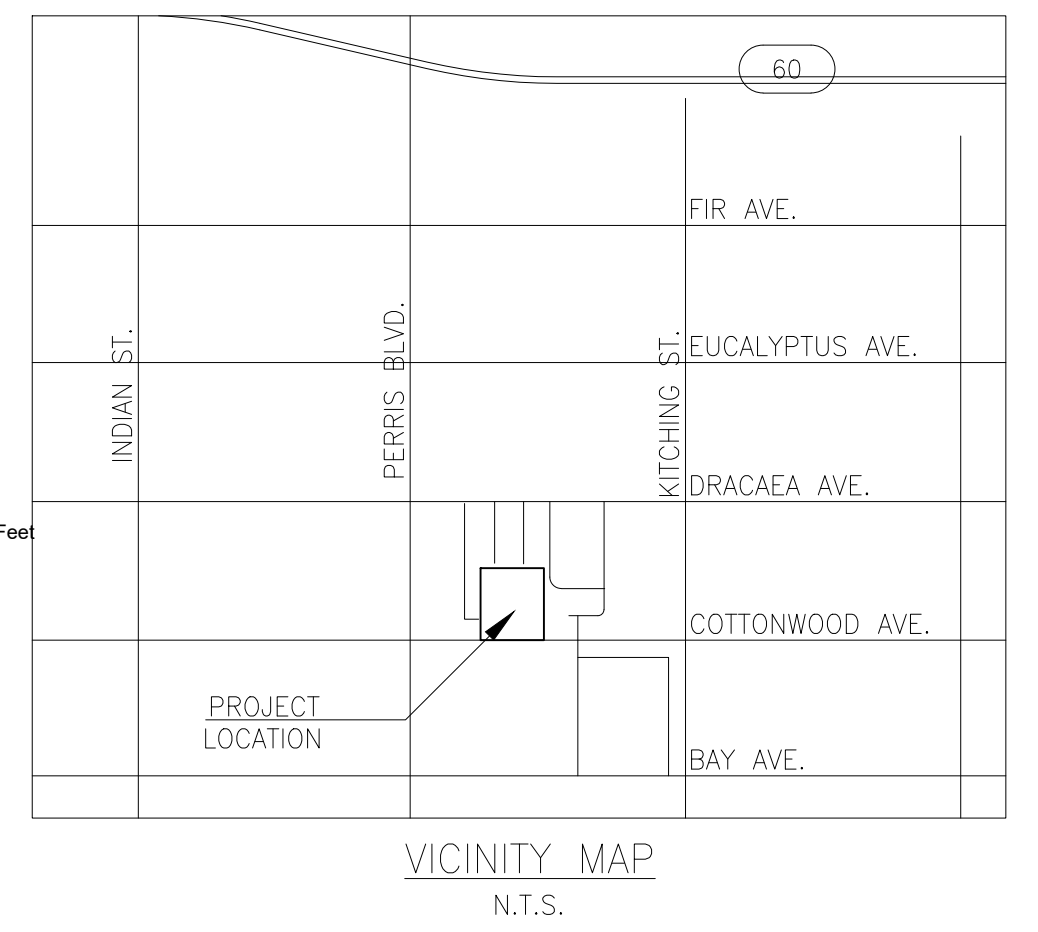
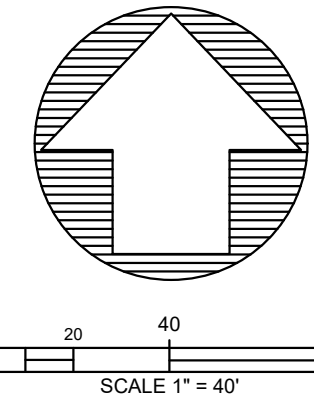
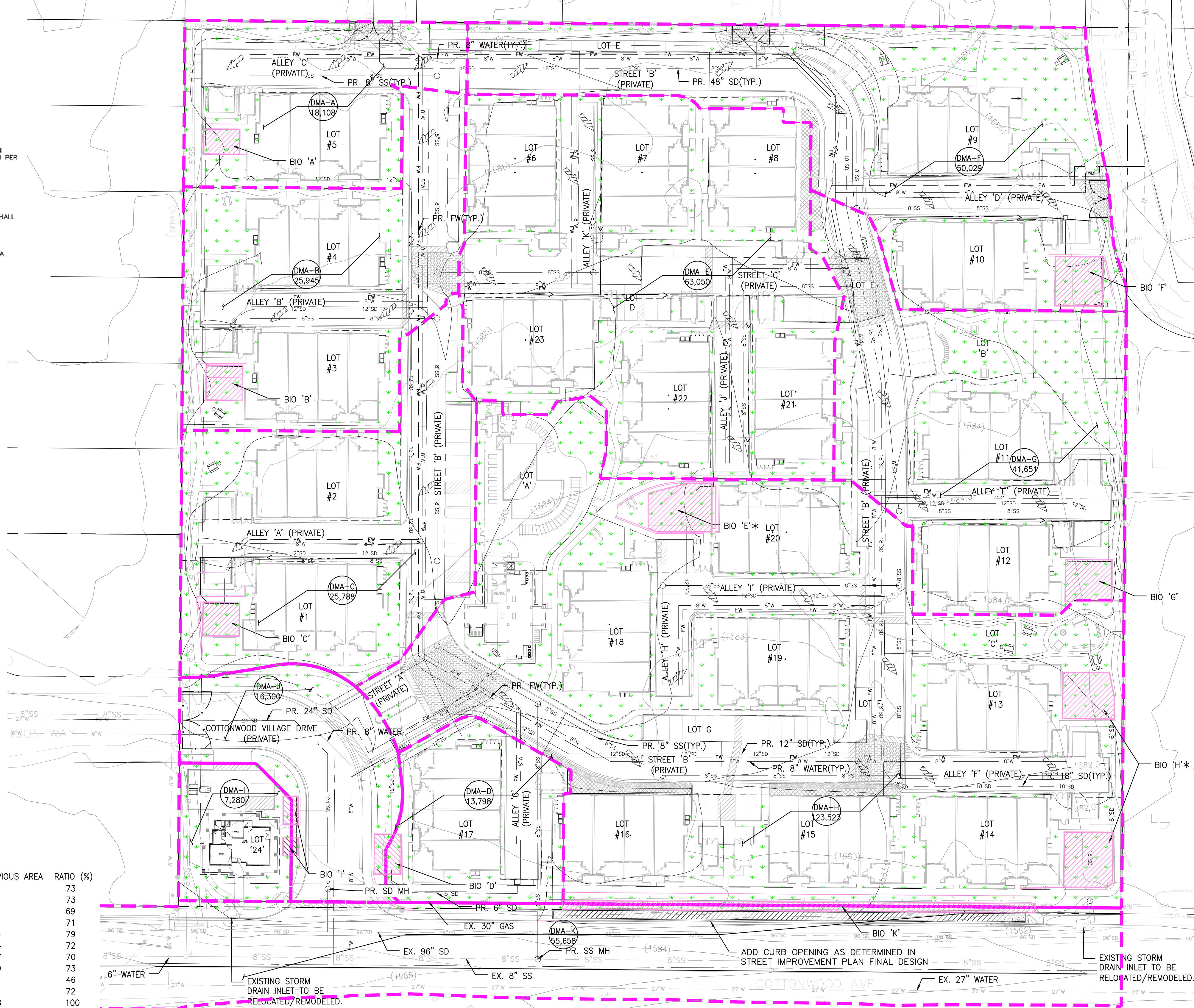
## NCE ANALYSIS

NAME	AREA (SF)	i	C	DMA AREA	V <sub>BMP</sub>	BMP	A <sub>PROVIDED</sub>	V <sub>PROVIDED</sub>
DMA A	18,108	0.81	0.61	11,066.9	608.7	BIO 'A'	425 SF	624.75 C.F.
DMA B	25,945	0.81	0.61	15,856.5	872.1	BIO 'B'	600 SF	882 C.F.
DMA C	25,788	0.79	0.59	15,155.3	833.5	BIO 'C'	575 SF	845.3 C.F.
DMA D	13,798	0.80	0.60	8,269.1	454.8	BIO 'D'	497 SF	730.5 C.F.
DMA E	63,050	0.86	0.67	42,526.5	2,339	BIO 'E'	1,370 SF	2,436.8 C.F.
DMA F	50,029	0.80	0.60	29,982.2	1,649	BIO 'F'	1,122 SF	1,660.5 C.F.
DMA G	41,651	0.79	0.59	24,477.9	1,346.3	BIO 'G'	928 SF	1,376.4 C.F.
DMA H	123,523	0.81	0.61	75,492.1	4,152.1	BIO 'H'	2,386 SF	4,270 C.F.
DMA I	7,280	0.62	0.42	3,090.6	170	BIO 'I'	310 SF	443.3 C.F.
DMA J	16,300	0.81	0.61	9,961.9	547.9			
DMA K	55,658	1.00	0.89	49,646.9	2,730.6	BIO 'K'	1,980 SF	2,732.4 C.F.
<b>TOTAL REQUIRED</b>					<b>15,704 C.F.</b>			<b>16,000 C.F. TOTAL PROVIDED</b>

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

## DIGALERT

  
 CALL  
 811 or  
 1-800-422-4133  
 2 Working Days Before You Dig  
 WWW.CALL811.COM



## ENGINEERED SOIL MEDIA REQUIREMENTS

THE ENGINEERED SOIL MEDIA SHALL BE COMPRISED OF 85 PERCENT MINERAL COMPONENT AND 15 PERCENT ORGANIC COMPONENT, BY VOLUME, DRUM MIXED PROR TO PLACEMENT. THE MINERAL COMPONENT SHALL BE A CLASS A SANDY LOAM TOPSOIL THAT MEETS THE RANGE SPECIFIED IN TABLE 1 BELOW. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST, SUCH THAT NITROGEN DOES NOT LEACH FROM THE MEDIA.


### TABLE 1: MINERAL COMPONENT RANGE REQUIREMENTS

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

NOTE: LANDSCAPING AND IRRIGATION PER LANDSCAPE PLANS

DATE OF PREPARATION MARCH 11, 2021  
PEN21-0147



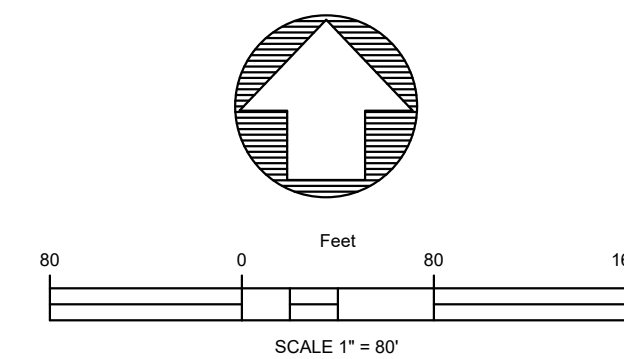
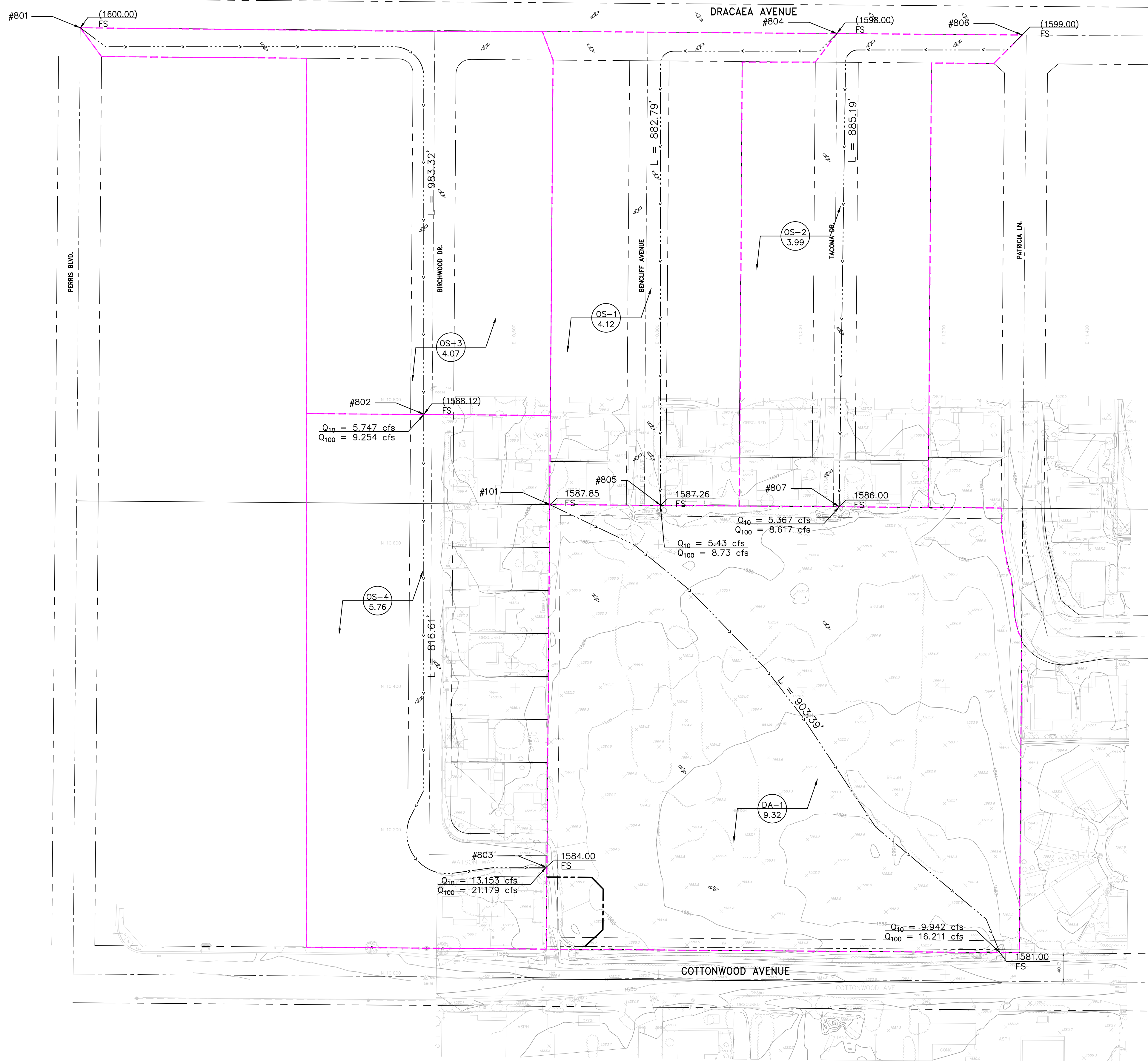
  
 UNDER THE SUPERVISION OF:  
 ANGEL CESAR  
 RCE 87222

**CITY OF MORENO VALLEY**  
 WQMP  
 COTTONWOOD VILLAGE  
 TTM 34544

SHEET **6** OF **10**  
 CITY ID No

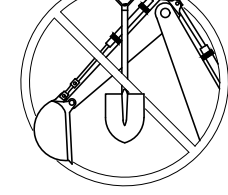
APN. 479-140-022  
 DATE PREPARED MARCH 11, 2021





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**DIGALERT**



CALL 811 or 1-800-422-4133 2 Working Days Before You Dig WWW.CALL811.COM

DATE OF PREPARATION MARCH 11, 2021 PEN21-0147



**BLUE** Engineering & Consulting, Inc

UNDER THE SUPERVISION OF:

ANGEL CESAR RCE 87222

DATE

CITY OF MORENO VALLEY

PRE DEVELOPMENT EXHIBIT

COTTONWOOD VILLAGE

TTM 34544

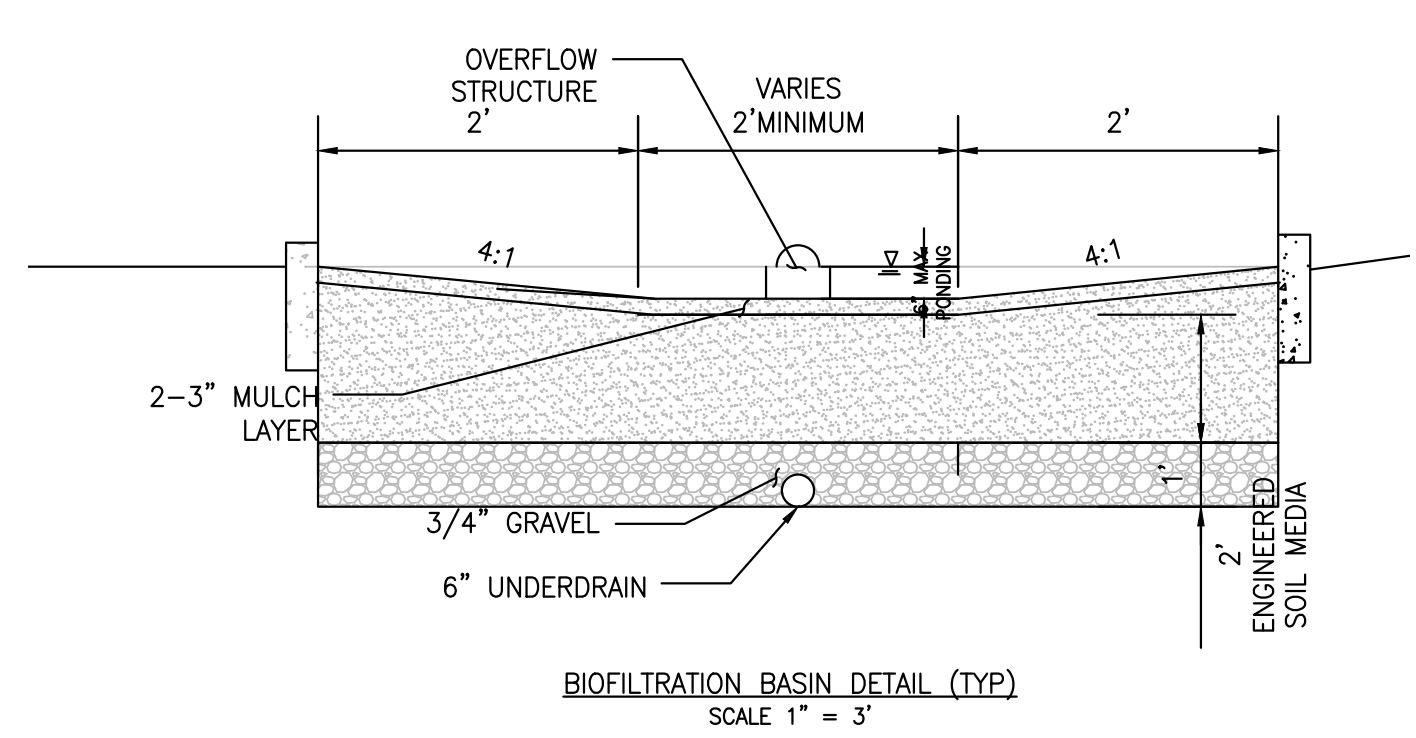
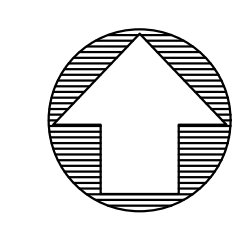
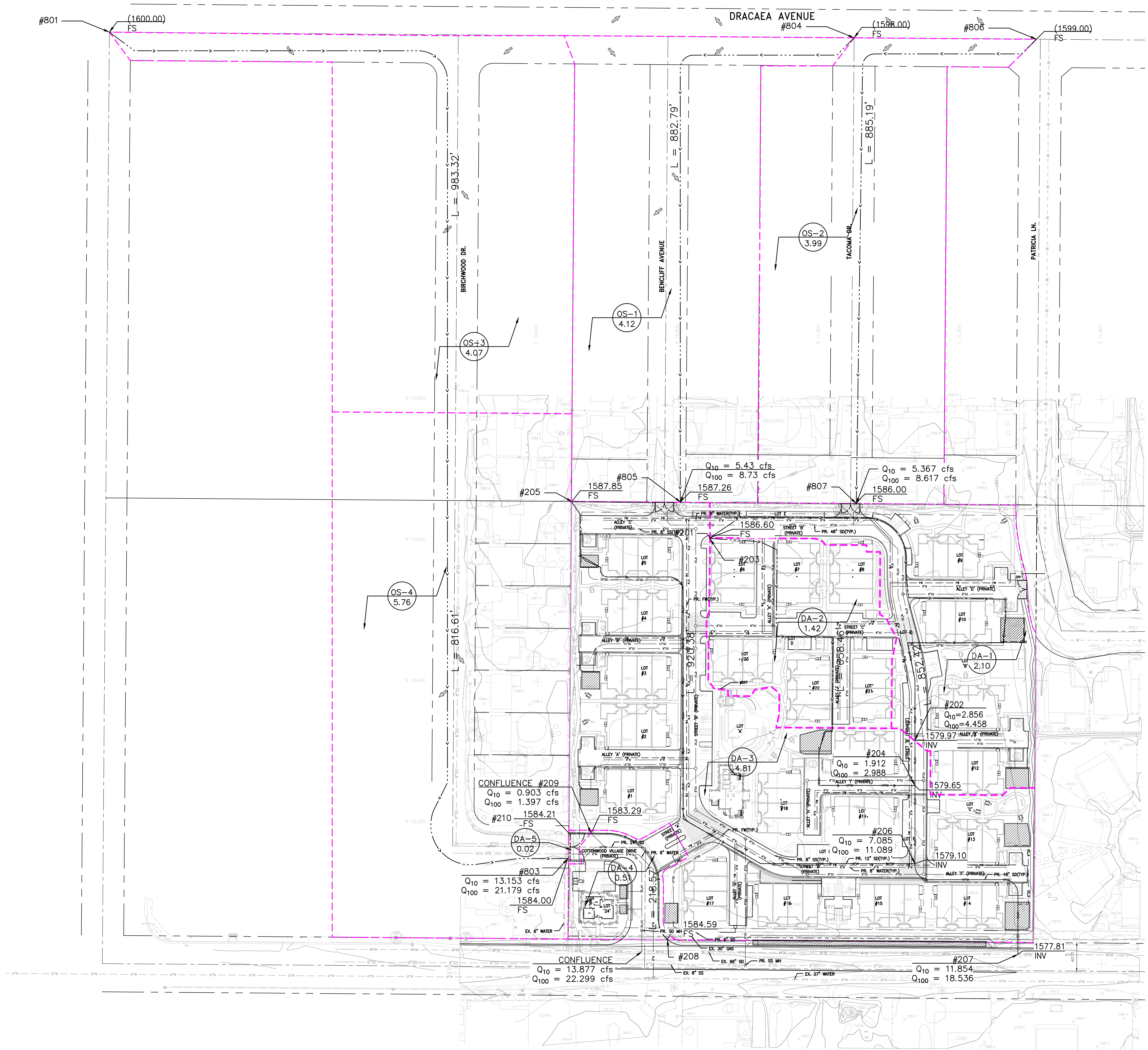
SHEET 7 OF 10

CITY ID No

APN. 479-140-022

DATE PREPARED MARCH 11, 2021





- LEGEND**
- DRAINAGE AREA
  - 8"SS SEWER MAIN
  - 8" W DOMESTIC WATER
  - 18" SD STORM DRAIN
  - CENTERLINE
  - FLOW LINE
  - MANHOLE
  - ➔ DIRECTIONAL FLOW ARROW
  - ▨ BIOFILTRATION TRENCH

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DATE

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**CITY OF MORENO VALLEY**

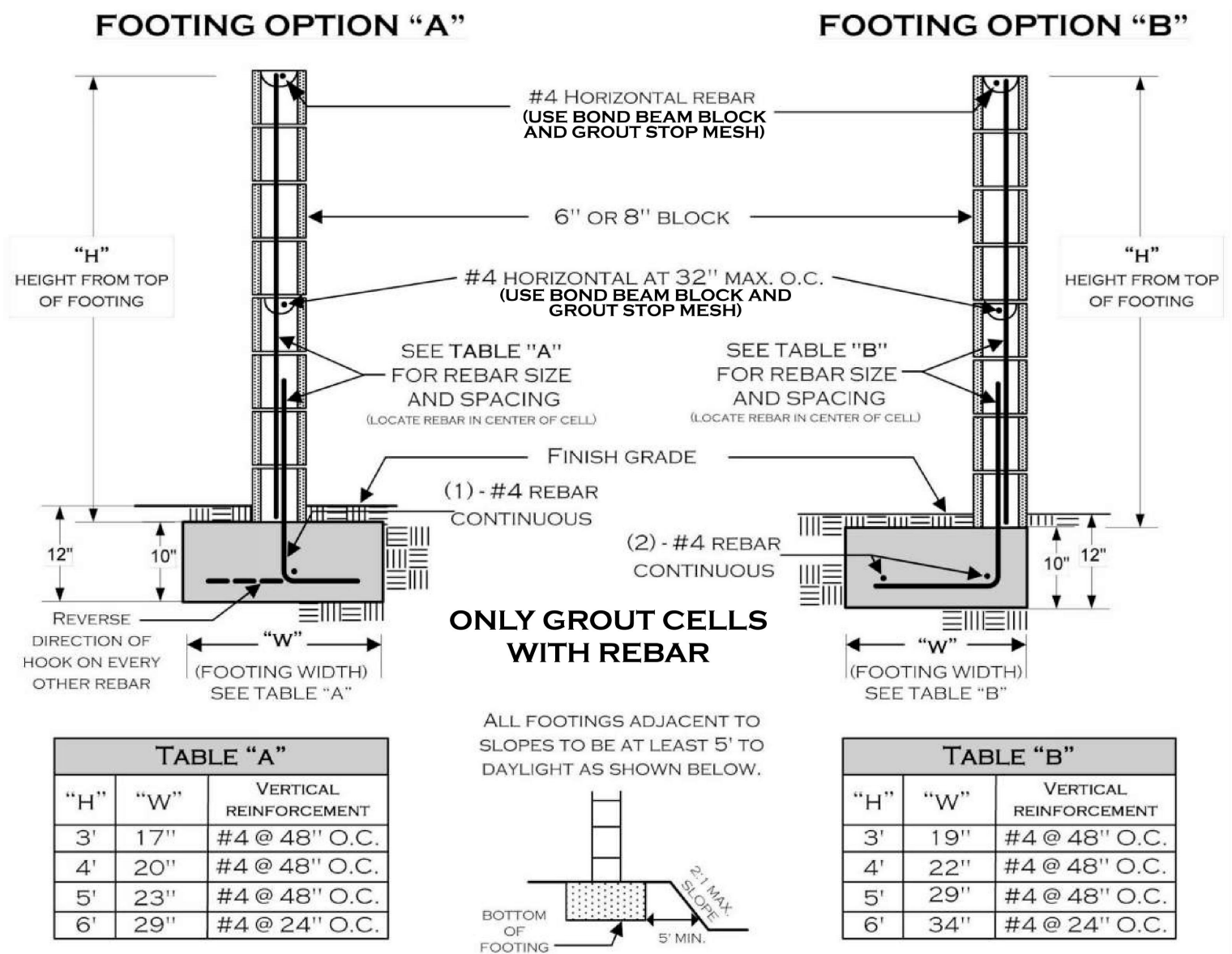
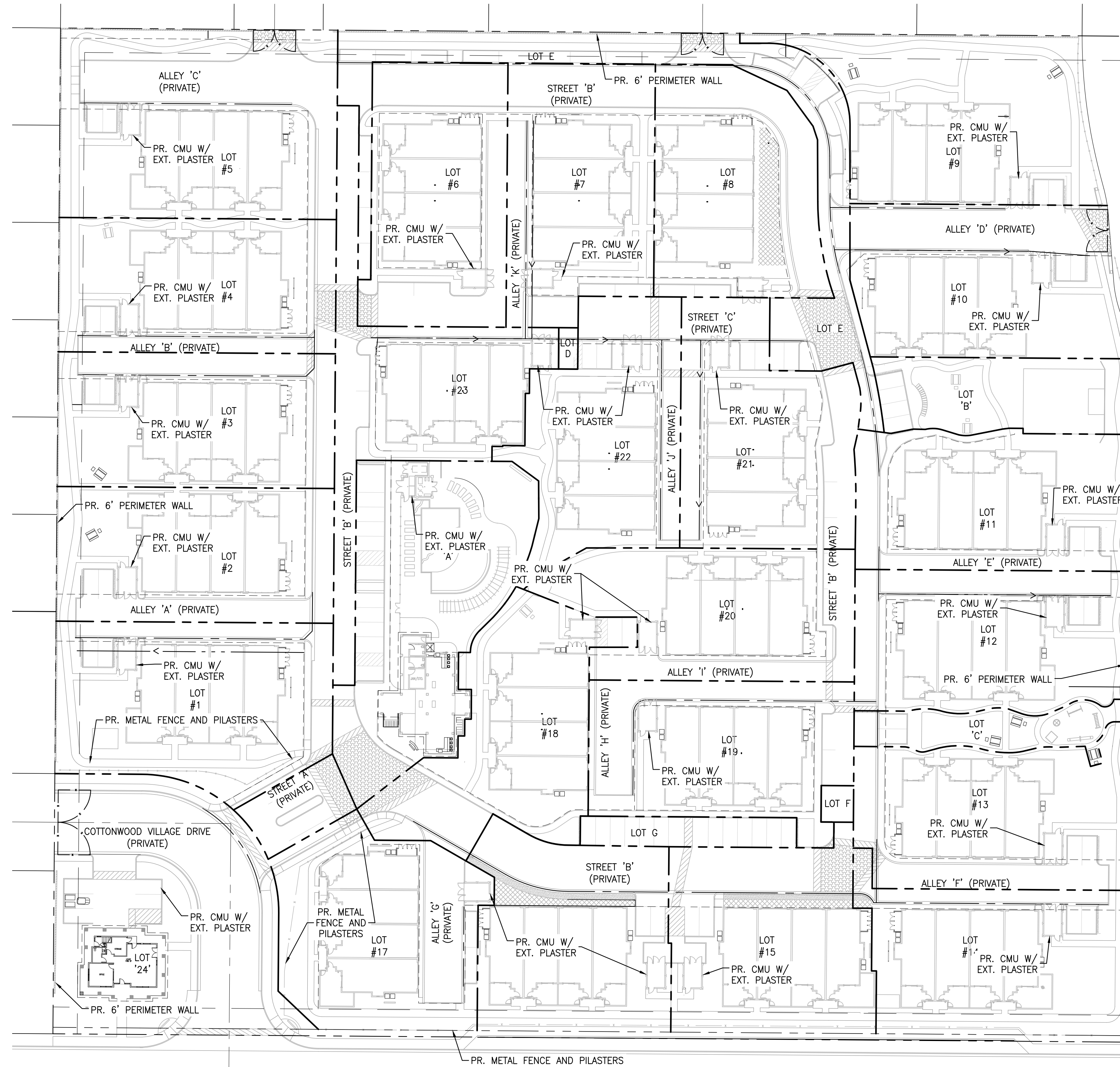
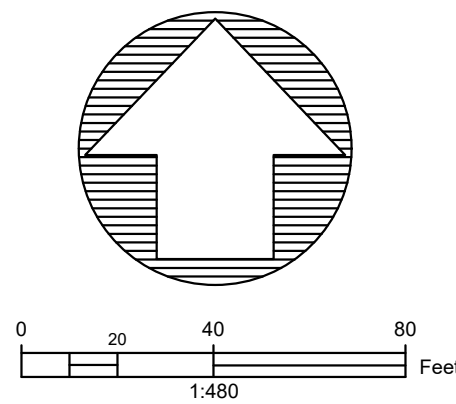
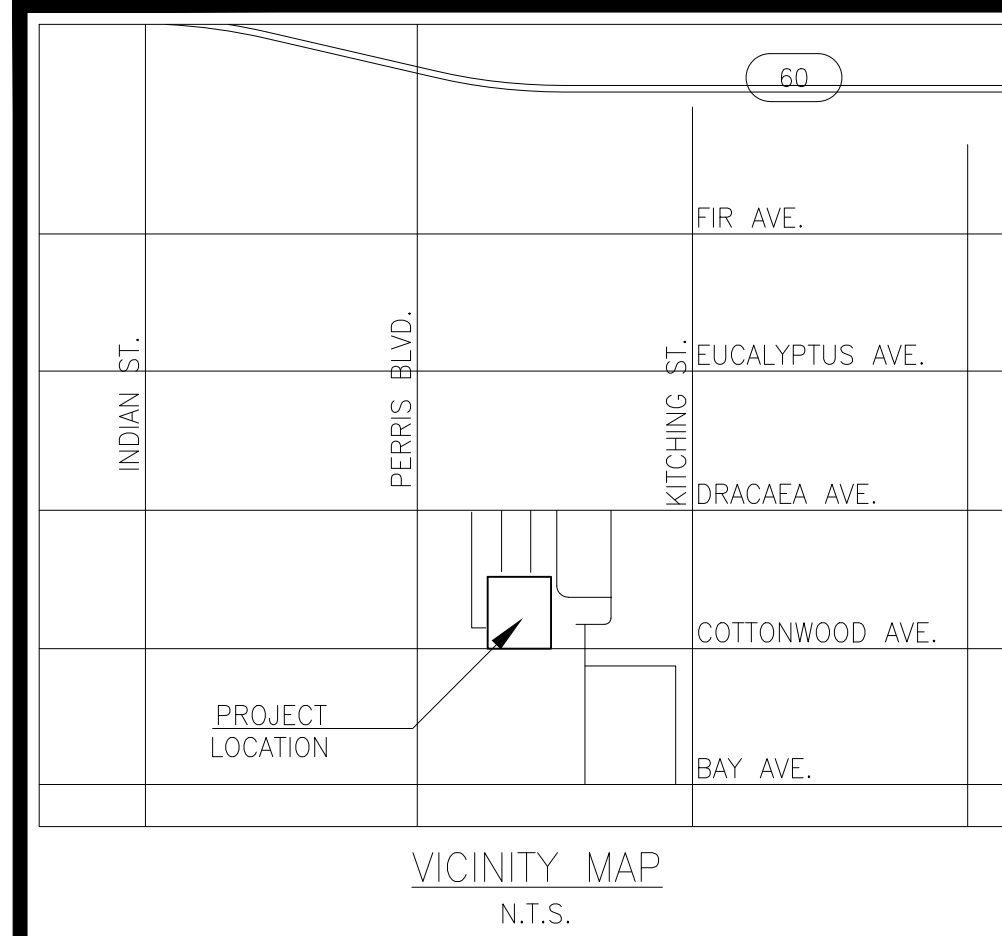
POST DEVELOPMENT EXHIBIT  
COTTONWOOD VILLAGE  
TTM 34544

SHEET **8** OF 10  
GITY ID No

APN. 479-140-022  
DATE PREPARED MARCH 11, 2021



# WALL PLAN EXHIBIT



- NOTES:**
- THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
  - FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
  - NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
  - GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
  - ALL REBAR TO BE ASTM SPEC. A615, GRADE 40 MINIMUM.
  - ALL REBAR LAP SPICES TO BE 24" MINIMUM.
  - ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
  - REBAR TO BE CENTERED IN MASONRY CELLS.
- DISCLAIMER:**  
ALTERNATE DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

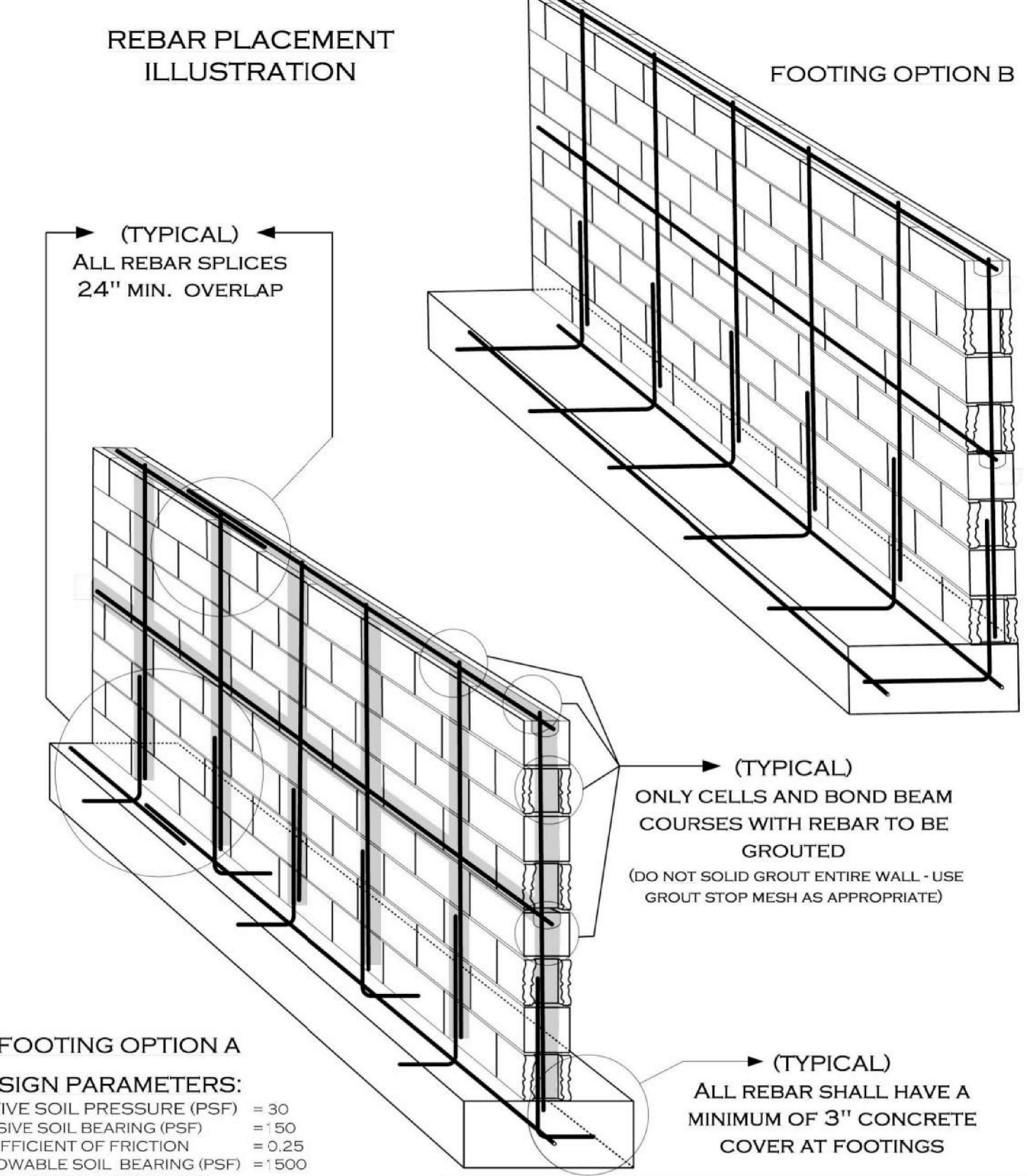
WESTERN RIVERSIDE COUNTY CODE UNIFORMITY PROGRAM

**CITY OF MORENO VALLEY**  
Building & Safety Division

**FREESTANDING BLOCK WALL**

14177 FREDRICK ST.  
MORENO VALLEY, CA 92553

951.413.3350 | 1/23/2014 | SHOWNWALLPLAN.VXD | PAGE 1 OF 2



**FOOTING OPTION A**

**DESIGN PARAMETERS:**

- ACTIVE SOIL PRESSURE (PSF) = 30
- PASSIVE SOIL BEARING (PSF) = 150
- COEFFICIENT OF FRICTION = 0.25
- ALLOWABLE SOIL BEARING (PSF) = 500
- WIND = 80 MPH, EXPOSURE C
- SEISMIC: NA=1.3, Nv=1.6, Z=0.4, SOIL PROFILE=SD

DATE OF PREPARATION MARCH 11, 2021  
PEN21-0147

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

**DIGALERT**

CALL 811 or 1-800-422-4133  
2 Working Days Before You Dig  
WWW.CALL811.COM



**BLUE Engineering & Consulting, Inc**

UNDER THE SUPERVISION OF:

ANGEL CESAR  
RCE 87222

DATE

**CITY OF MORENO VALLEY**

**WALL PLAN**  
**COTTONWOOD VILLAGE**  
**TTM 34544**

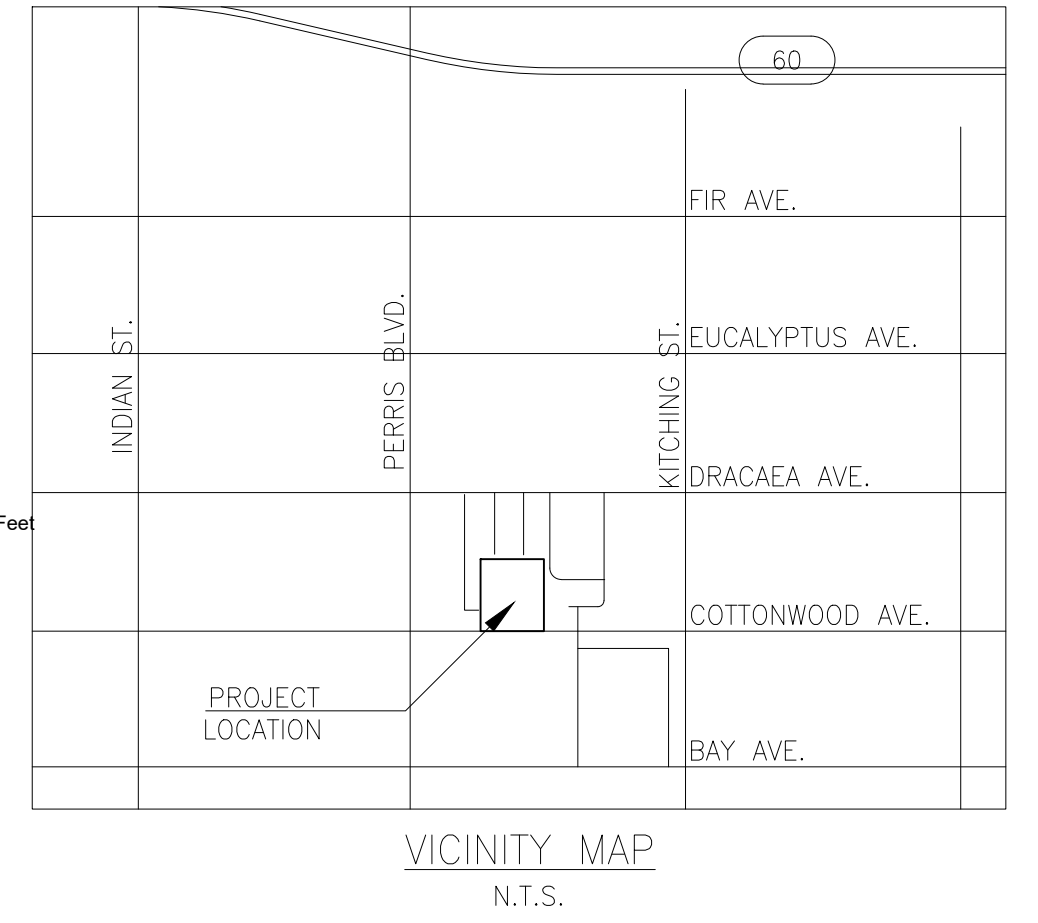
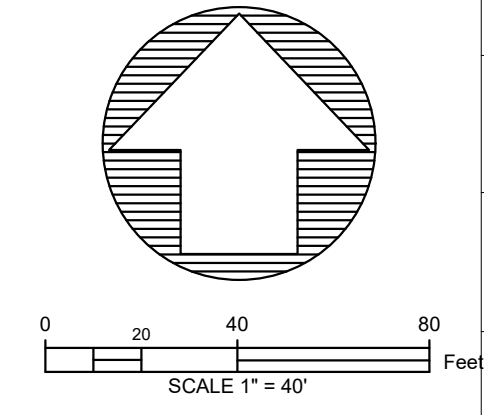
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DATE PREPARED MARCH 11, 2021


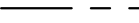
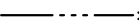
SHEET 9 OF 10  
CITY ID No



# LANDSCAPE PLAN EXHIBIT



## LEGEND

-  LANDSCAPE AREA
-  CENTERLINE
-  FLOW LINE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

**DIGALERT**  
  
 CALL 811 or 1-800-422-4133  
 2 Working Days Before You Dig  
 WWW.CALL811.COM

DATE OF PREPARATION MARCH 11, 2021  
 PEN21-0147



**BLUE Engineering & Consulting, Inc**  
 UNDER THE SUPERVISION OF:  
 ANGEL CESAR  
 RCE 87222  
 DATE

**CITY OF MORENO VALLEY**  
 LANDSCAPE PLAN  
 COTTONWOOD VILLAGE  
 TTM 34544  
 SHEET 10 OF 10  
 CITY ID No  
 DATE PREPARED MARCH 11, 2021  
 APN. 479-140-022